



City of Kuna

Staff Report

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Kunacity.id.gov

To: Planning and Zoning Commission

Case Number(s): 15-02-AN (Annexation) 15-02-ZC (Zone Change), 15-01-S (Preliminary Plat) and 15-04-DRC (Design Review) Memory Ranch Subdivision

Location: Southwest Corner (SWC) Ten Mile and Lake Hazel Roads, Kuna, Idaho 83634

Planner: Troy Behunin, Senior Planner

Hearing Date: August 11, 2015

Applicant: **Trilogy Development; Shawn Brownlee**
2358 S. Titanium Plc
Meridian, ID, 83642
208.895.8858
shawn@trilogvidaho.com

Engineer: **Suggs Community Solutions, Jane Suggs**
200 Louisa St.
Boise, ID 83712
208.939.91358
jbsuggs@cablone.net

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A. Course of Proceedings

1. Kuna City Code (KCC), Title 1, Chapter 14, Section 3, states annexation, zone changes and subdivisions are designated as public hearings, with the City Council as the decision making body. These land use applications were given proper public notice and followed the requirements set forth in Idaho Code, Chapter 65, Local Planning Act.

a. Notifications

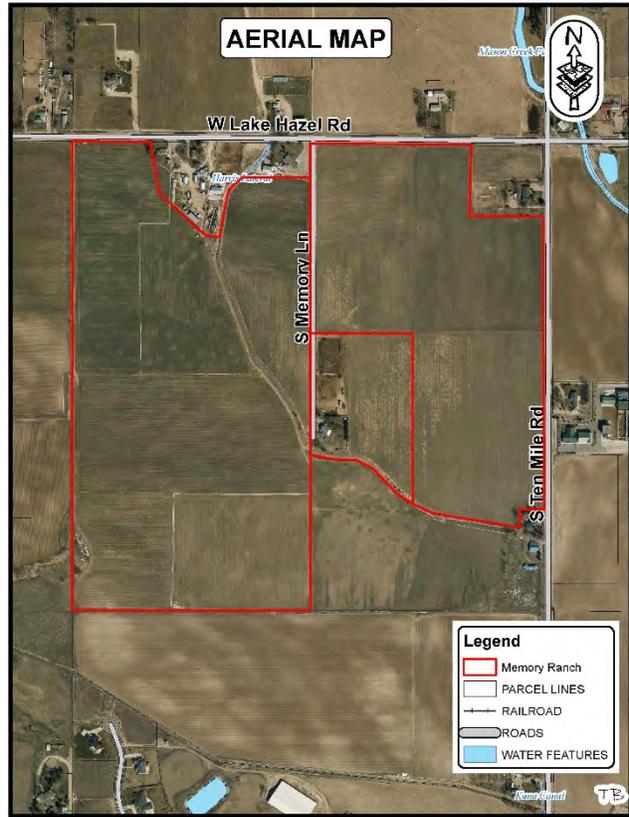
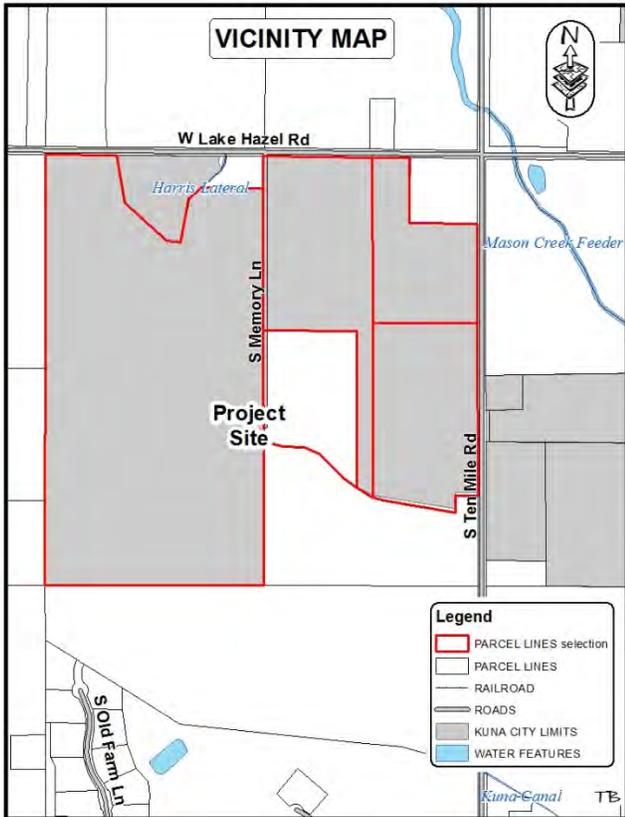
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|---------------------------|----------------|
| i. Neighborhood Meeting | April 22, 2015 |
| ii. Agencies | June 23, 2015 |
| iii. 300' Property Owners | July 27, 2015 |
| iv. Kuna, Melba Newspaper | July 22, 2015 |
| v. Site Posted | July 26, 2015 |

B. Applicants Request:

1. Request:

Applicant requests approval to annex approximately 10 acres into the City limits and rezone an additional (approximate) 125 acres from A (Agriculture) to R-6 (Medium Density Residential in order to create a 262 lot residential subdivision (Memory Ranch). The applicant also proposes to develop 20 additional lots into common lots for the use by residents. These common lots will make up 11.1% of the site, or 7.47 acres. The common lots will be developed as large parks, with a tot-lot, gazebo and a swimming pool facility. Others will be developed into a large open common lots including a large greenbelt that runs through the project on a southeast to north central axis (adjacent the Harris Lateral). The applicant seeks an R-6 (Medium Density Residential) zone for the subdivision as a whole. Applicant is proposing a minimum of seven (7) phases of development which will be driven by the consumer market. Applicant proposes to develop the east half of the overall site in six (6) phases and return in the future to develop the west half. The Harris lateral is the natural dividing line for the project. Applicant proposes to return and navigate the subdivision process as the market dictates. Applicant is aware this will require the public hearing process for a preliminary plat & final plat.

C. Vicinity and Aerial Maps:



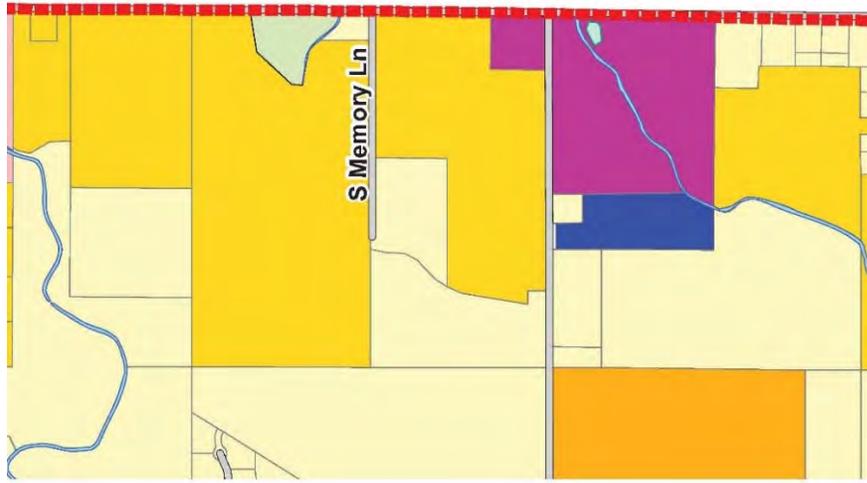


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D. History: The subject parcel is partially in Ada County and Kuna City limits. The 10 acres currently situated in Ada County are adjacent to Kuna City limits and are zoned RR (Rural Residential). The 121 acres already in Kuna are zoned A (Agriculture). This property has historically been used for Agriculture purposes and farmed.

E. General Projects Facts:

- 1. Comprehensive Plan Designation:** The Future Land Use Map (FLU) identifies the majority of this site as Medium Density Residential. The 10 acre parcel requiring annexation is designated as Low Density. Staff generally views this land use request to be consistent with the approved FLU map.



2. Surrounding Land Uses:

North	RUT	Rural Urban Transition – Ada County
South	RR	Rural Residential – Ada County
East	A, RR	Ag. – Kuna City, Rural Residential – Ada County
West	RR	Rural Residential – Ada County

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

- Approx. 135 total acres
- A, (Agriculture) and RR, (Rural Residential)
- Parcel #'s - S1303120820 (73 ac.), S1303110115 (33.5 ac.), and S1303111635 (10 ac.)

4. **Services:**

Sanitary Sewer– City of Kuna
Potable Water – City of Kuna
Irrigation District – Boise-Kuna Irrigation District
Pressurized Irrigation – City of Kuna (KMID)
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:** Currently there is a home on the 10 acre parcel, the remaining land is being used for agricultural purposes. It is anticipated it will continue its historic uses on the remaining lands until development occurs. This site slopes from northeast to southwest, generally.

6. **Transportation / Connectivity:** The applicant proposes two access points on Ten Mile Road and one access on the north side of the project, from Lake Hazel Road. When the west half develops, there will be additional points of access on Lake Hazel along with access points on the west side when a mid-mile road will be constructed with improvements to the west half of the project.

7. **Environmental Issues:** Staff is not aware of any environmental issues, health or safety conflicts.

8. **Agency Responses:** The following agencies returned comments: City Engineer (Gordon Law, P.E.), Ada County Highway District (ACHD), Central District Health Department and the Idaho Transportation Department (ITD). The responding agency comments are included as exhibits with this case file. The following agencies did not send in comments; Boise Project Board of Control, DEQ, Kuna Police Department, Kuna School District, Ada County Planning and Zoning, Idaho Power, J&M Sanitation, or the US Post Office.

F. **Staff Analysis:**

This site is located near the southwest corner (SWC) of Ten Mile & Lake Hazel Roads. The applicant proposes to annex 10 acres into the City and rezone approximately 125 acres from Ag. to R-6 (Med. Density Residential) in order to create a 262 buildable lot subdivision. Applicant proposes to develop 20 additional lots into common lots for the use by future residents. These common lots will make up 11.1% of the site, or 7.47 acres. The developed common lots will include amenities such as large parks, a tot-lot, gazebo and a swimming pool facility (with changing rooms), and a large greenbelt that runs through the project on a southeast to north central axis (adjacent the Harris Lateral). There are multiple connections (using pathways) through blocks to encourage a pedestrian friendly environment. An HOA will be established for the care and maintenance of the common lots. This application includes Design Review for the common spaces and buffers.

Applicant seeks an R-6 (Medium Density Residential) zone for the subdivision as a whole (all 135 acres). Applicant is proposing a minimum of seven (7) phases of development which will be driven by the consumer market. The Harris lateral is the natural dividing line for the project. The total number of phases will be determined when the west half returns for development and re-enters the public hearing process. Applicant proposes to develop the east half of the site in six phases and return in the future and navigate the

subdivision process. Applicant is aware the future preliminary & final plats will require the public hearing process.

Public services will be extended by the developer to the property from the existing facilities east of the project. The Kuna Waste Water Treatment Plant is directly (east) adjacent to the property. This project anticipates a new temporary lift station to serve this project.

Staff has determined this application complies with Title 5 of the Kuna City Code; Idaho Statute §50-222; and the Kuna Comprehensive Plan; and forwards Case No.'s 15-02-AN, 15-02-ZC, 15-01-Sub and 15-04-DRC, to the Commission with recommended conditions of approval.

G. Applicable Standards:

1. City of Kuna Zoning Ordinance No. 230, 546 and 570,
2. City of Kuna Subdivision Ordinance No. 2012-18, Title 5 Zoning Regulations,
3. City of Kuna Comprehensive Plan and Future Land Use Map,
4. City of Kuna Landscape Regulations, Title 5, Chapter 17, Section 1 thru 26,
5. Idaho Code, Title 67, Chapter 65, Local Land Use Planning Act.

H. Comprehensive Plan Analysis:

The Kuna Planning and Zoning Commission accepts the Comprehensive Plan components as described below.

1. The proposed applications for this site are consistent with the following Comprehensive Plan components:

GOALS AND POLICY – Property Rights

Goal 1: *Ensure that the City of Kuna land use policies, restrictions, conditions and fees do not violate private property rights. Establish an orderly, consistent review process for the City of Kuna to evaluate whether proposed actions may result in private property “takings”.*

Policy 1: As part of a land use action review, the staff shall evaluate with guidance from the City’s attorney; The Idaho Attorney General’s six criterion established to determine the potential for property taking.

GOALS AND POLICY – Economic Development

Goal 1: *Promote and support a diverse and sustainable economy that will allow more Kuna residents to work in their community.*

Policy 1.3: The City will develop a policy to provide incentives and/or assistance in order to competitively attract firms.

GOALS AND POLICY – Land Use

Goal 2: *Encourage a balance of land uses to ensure that Kuna remains a desirable, stable, and self-sufficient community.*

Objective 2.2: Plan for areas designed to accommodate a diverse range of businesses and commercial activity – within both the community-scale and neighborhood-scale centers – to strengthen the local economy and to provide more opportunities for social interaction.

Policy 2.3: Retail and residential land uses should be appropriately mixed and balanced with professional offices and service facilities to provide residents with a broader mix of services within walking distance from their homes.

I. Proposed Findings of Fact:

1. This request appears to be consistent and in compliance with all Kuna City Code (KCC).
2. The use appears to meet the general objectives of Kuna's Comprehensive Plan.
3. The site is physically suitable for a subdivision.
4. The annexation and subdivision uses are not likely to cause substantial environmental damage or avoidable injury to wildlife or their habitat.
5. The annexation application is not likely to cause adverse public health problems.
6. 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.
7. The existing and proposed street and utility services in proximity to the site are suitable and adequate for residential purposes.
8. The Kuna Planning and Zoning Commission accepts the facts as outlined in the staff report, any public testimony and the supporting evidence list as presented.
9. Based on the evidence contained in Case No.s 14-05-AN, 14-04-DA, 14-03-Sub and 14-06-DRC, this proposal appears to comply with the Comprehensive Plan and the Kuna Comprehensive Future Land Use Map (FLU).
10. The Planning and Zoning Commission has the authority to recommend approval or denial for these applications.
11. The public notice requirements were met and the public hearing was conducted within the guidelines of applicable Idaho Code and City Ordinances.

J. Proposed Conclusions of Law:

1. Based on the evidence contained in Case No's 15-02-AN, 15-02-ZC, 15-01-Sub and 15-04-DRC, the Kuna Planning and Zoning Commission finds Case No's 15-02-AN, 15-02-ZC, 15-01-Sub and 15-04-DRC, comply with Kuna City Code.
2. Based on the evidence contained in Case No's 15-02-AN, 15-02-ZC, 15-01-Sub and 15-04-DRC., the Kuna Planning and Zoning Commission finds Case No's 15-02-AN, 15-02-ZC, 15-01-Sub and 15-04-DRC, are consistent with Kuna's Comprehensive Plan.
3. The public notice requirements have been met and the neighborhood meeting was conducted within the guidelines of applicable Idaho Code and City Ordinances.

K. Proposed Decision by the Commission:

15-02-AN, 15-02-ZC and 15-01-Sub, 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.*

15-04-DRC--Design Review Note: *The proposed motion is also 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 report and the public testimony at the public hearing the Planning and Zoning Commission of Kuna, Idaho, hereby recommends (*approval/conditional approval/denial*) of Case No's 15-02-AN, 15-02-ZC, 15-01-Sub and 15-04-DRC, annexation, preliminary plat and Design Review (*with or without*) 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 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 Project and Board of Control* shall approval any modifications to the existing irrigation system.
 - e. Approval from Ada County Highway District shall be obtained and Impact Fees must be paid prior to issuance of any building permit.
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 be commenced without the approval and permit from Ada County Highway District and/or Idaho Transportation Department.
 - 2.1- With future development and as necessary, dedicate right-of-way in sufficient amounts to follow Kuna City and ACHD standards and widths.
 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. Street lighting shall use LED lights, with spacing and wattages meeting the approval of the City.
 6. Parking within the site shall comply with Kuna City Code, unless specifically approved otherwise.
 7. Fencing within and around the site shall comply with Kuna City Code unless specifically approved otherwise).
 8. Signage within the site shall comply with Kuna City Code (A sign permit is required prior to sign construction).
 9. 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.
 10. Submit a petition to the City (if necessary and 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 to the Kuna Municipal Pressure Irrigation system of the City (KMID) prior to requesting final plat signature from the City Engineer.
 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 Commission and/or Council, or seek amending them through public hearing processes.
 12. The applicant's proposed preliminary plat (dated 05.22.15) and landscape plan (dated 05.22.2015) shall be considered a binding site plans, or as modified and approved through the public hearing process.
 13. Applicant shall follow all staff, city engineer and other agency recommended requirements as applicable.
 14. Developer shall comply with all local, state and federal laws.

DATED: This ____ day of _____, 2015,



June 19, 2015

Mr. Troy Behunin
City of Kuna
763 W. Avalon Street
Kuna, ID 83634

Subject: Memory Ranch Subdivision
Design Review Application for Subdivision Landscaping

Dear Mr. Behunin:

Please accept the attached application for Design Review for landscaping the Memory Ranch Subdivision, located in the southwest corner of Lake Hazel Road and Ten Mile Road. (2N, 1W, Section 3). The 67.40 acres are to be subdivided into 261 building lots and 16 common lots. All common lots will be landscaped. The common lots - parks, trails, pathways, and buffers - total 7.47 acres or 11.1% of the project site. The open space without the buffers on Lake Hazel and Ten Mile Roads totals 5.78 acres, of which 3.98 acres is park space. All common lot landscaping will be maintained by the Memory Ranch Homeowners Association.

The landscape plan included with our application shows substantial landscaping throughout Memory Ranch. Trees line the entry streets and pathways between lots provide walkable connections between blocks and easy access to the parks. Parks provide a mix of open areas and tree shaded areas. Each home lot will include at least one tree and some shrubbery in the front yard.

There are two neighborhood sized parks in Memory Ranch. The northern park is just over 2.2 acres and slightly depressed to serve as a stormwater facility during heavy storm events. However the side slopes and depth have been designed to allow the area to be used as an impromptu sports field or just a great place for kids and pets to run and play. The smaller lots in Memory Ranch (4500 SF) surround this landscaped community green space.

The more active recreation amenities are located in the park in the center of Memory Ranch. This 1 ¾ acre park space includes a community pool with on-site restrooms and changing areas. Even though most families and children will walk to the pool and park, a few parking spaces are

Suggs Community Solutions
200 Louisa Street, Boise, Idaho 83712
jbsuggs@cablone.net
208.342.6941

also provided. This open space also features a tot lot and substantial landscaping that will make this area an attractive meeting space for families and friends.

Please refer to the multi-page landscape plan submitted with this application. Note that landscape details are shown on page L3 and landscape calculations are shown on page L4. The color landscape plan shows the plant palate and important notes.

We look forward to working with you and the Kuna staff during the approval process for Memory Ranch. Please do not hesitate to contact me if you have questions about our Design Review application or the project.

Sincerely,

Jane Suggs

Jane B. Suggs

VICINITY MAP



W Lake Hazel Rd

Harris Lateral

Mason Creek Feeder

S Memory Ln

Project Site

S Ten Mile Rd

S Old Farm Ln

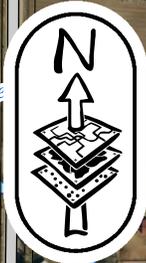
Legend

-  PARCEL LINES selection
-  PARCEL LINES
-  RAILROAD
-  ROADS
-  KUNA CITY LIMITS
-  WATER FEATURES

Kuna Canal

TB

AERIAL MAP



W Lake Hazel Rd

Mason Creek Fe

Harris Lateral

S Memory Ln

S Ten Mile Rd

Legend

-  Memory Ranch
-  PARCEL LINES
-  RAILROAD
-  ROADS
-  WATER FEATURES

Kuna Canal

TB



City of Kuna
 Planning & Zoning
 Department
 P.O. Box 13
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 Website: www.cityofkuna.com

Commission & Council Review Application

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

*Please submit the appropriate checklist (s) with application

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

For Office Use Only	
File Number (s)	
Project name	
Date Received	
Date Accepted/ Complete	
Cross Reference Files	
Commission Hearing Date	
City Council Hearing Date	

Contact/Applicant Information

Owners of Record: <u>Don Johnson</u>	Phone Number: _____
Address: <u>3985 W. Lake Hazel</u>	E-Mail: _____
City, State, Zip: <u>Meridian, ID 83642</u>	Fax #: _____
Applicant (Developer): <u>Trilogy Development</u>	Phone Number: <u>208-895-8858</u>
Address: <u>2358 S. Titanium</u>	E-Mail: _____
City, State, Zip: <u>Meridian, ID 83642</u>	Fax #: _____
Engineer/Representative: <u>Jane Suggs</u>	Phone Number: <u>208-342-6941</u>
Address: <u>200 Louisa Street</u>	E-Mail: <u>jsuggs@cablenet.net</u>
City, State, Zip: <u>Boise, ID 83712</u>	Fax #: _____

Subject Property Information

Site Address: <u>3601 S. Memory Lane</u>	
Site Location (Cross Streets): <u>W. Lake Hazel Rd : S. Ten Mile Rd.</u>	
Parcel Number (s): <u>51303110115, 51303111635, 51303120820</u>	
Section, Township, Range: <u>Section 3, 2N, 1W</u>	
Property size: <u>2.135 ac total, annex 10 ac, rezone 1.35 ac, subdivide 2.67 ac</u>	
Current land use: <u>agriculture + 2 homes</u>	Proposed land use: <u>SF subdivision</u>
Current zoning district: <u>A + RR</u>	Proposed zoning district: <u>R-6</u>

Project Description

Project / subdivision name: Memory Ranch Subdivision
 General description of proposed project / request: annexation - 10 ac, rezone - 135.5 ac
subdivide 674 ac for 262 homes

Type of use proposed (check all that apply):
 Residential w/ th parks, pool, pathways, landscaping
 Commercial _____
 Office _____
 Industrial _____
 Other _____

Amenities provided with this development (if applicable): parks, pool w/ changing rooms
to lot, pathway along canal, pathways between lots

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: 261/262 Number of building lots: 261/262
 Number of common and/or other lots: 20
 Type of dwellings proposed:
 Single-Family _____
 Townhouses _____
 Duplexes _____
 Multi-Family _____
 Other _____
 Minimum Square footage of structure (s): 1102 SF → 3730 SF 69% homes ≥ 1800 SF
 Gross density (DU/acre-total property): 3.87 Net density (DU/acre-excluding roads): ~ 5.3
 Percentage of open space provided: 11.1% Acreage of open space: 7.47
 Type of open space provided (i.e. landscaping, public, common, etc.): parks, pathways, buffers

Non-Residential Project Summary (if applicable)

Number of building lots: _____ Other lots: _____
 Gross floor area square footage: _____ Existing (if applicable): _____
 Hours of operation (days & hours): _____ Building height: _____
 Total number of employees: _____ Max. number of employees at one time: _____
 Number and ages of students/children: _____ Seating capacity: _____
 Fencing type, size & location (proposed or existing to remain): _____
 Proposed Parking: a. Handicapped spaces: _____ Dimensions: _____
 b. Total Parking spaces: _____ Dimensions: _____
 c. Width of driveway aisle: _____
 Proposed Lighting: _____
 Proposed Landscaping (berms, buffers, entrances, parking areas, common areas, etc.): _____

Applicant's Signature: James S. Sells Date: 5/15/15



City of Kuna
 Planning & Zoning
 Department
 P.O. Box 13
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 208.922.5274
 Fax: 208.922.5989
 Website: www.cityofkuna.com

Annexation Checklist

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

Project name: Memory Ranch	Applicant: Trilogy Development Jane Suggs, Rep.
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All applications are required to contain one copy of the following:

Applicant (✓)	Description	Staff (✓)
✓	Completed and signed Commission & Council Review Application.	
✓	Letter of Intent indicating reasons for proposed annexation and the availability of public services. If reason for annexation is development, also submit a conceptual plan.	
✓	Vicinity map drawn to scale, showing the location of the subject property. Map shall contain the following information: Shaded area showing the annexation property, Street names and names of surrounding subdivisions.	
✓	Legal description of the annexation area: Include a metes & bounds description to the section line of all adjacent roadways stamped & signed by a registered professional land surveyor with a calculated closure sheet & a map showing the boundaries of the legal description.	
✓	Recorded warranty deed for the property.	
✓	Proof of ownership—A copy of your deed <u>and</u> Affidavit of Legal Interest (All parties involved)	
N/A	Development Agreement & Development Agreement Checklist	
✓	Neighborhood meeting certification (certification & neighborhood meeting list forms shall accompany this application).	
✓	Commitment of Property Posting form signed by the applicant/agent.	

Note: Only one copy of the above items need to be submitted when applying for multiple applications.

This application shall not be considered complete (nor will a Public Hearing be set) until staff has received all required information. Once the application is deemed complete, staff will notify the applicant of the scheduled hearing date, fees due, additional copies needed, etc.

- Detailed site, landscape, drainage plan, elevation and to scale, (No smaller than 1"=30', unless otherwise approved.) *see preliminary plot*
- One of each plan** (site, landscape, drainage plan and elevations) is required to be submitted in the following plan sizes:

(1) 24" X 36" TO SCALE COPIES
 (1) 11" X 17" REDUCTIONS
 (1) 8 1/2" X 11" REDUCTIONS

- N/A Provide a color rendering and material sample board specifically noting where each color and material is to be located on the structure.
Note: Provide photo of the colored rendering and material samples board to City Staff electronically in a JPG or PDF format.

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

Site Plan

Applicant Use		Staff Use
<input type="checkbox"/>	North Arrow	<input type="checkbox"/>
<input type="checkbox"/>	To scale drawings	<input type="checkbox"/>
<input type="checkbox"/>	Property lines	<input type="checkbox"/>
<input type="checkbox"/>	Name of "Plan Preparer" with contact information	<input type="checkbox"/>
<input type="checkbox"/>	Name of project and date	<input type="checkbox"/>
<input type="checkbox"/>	Existing structures, identify those which are to be relocated or removed	<input type="checkbox"/>
<input type="checkbox"/>	On-site and adjoining streets, alleys, private drives and rights-of-way	<input type="checkbox"/>
<input 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 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 (a separate sign application must be submitted with this application)	<input type="checkbox"/>
<input type="checkbox"/>	On-site transportation circulation plan for motor vehicles, pedestrians and bicycles	<input type="checkbox"/>
<input type="checkbox"/>	Locations and uses of ALL open spaces	<input type="checkbox"/>
<input type="checkbox"/>	Locations, types and sizes of sound and visual buffers (Note: all buffers must be located outside the public right-of-way)	<input type="checkbox"/>
<input type="checkbox"/>	Parking layout including spaces, driveways, curb cuts, circulation patterns, pedestrian walks and vision triangle	<input type="checkbox"/>
<input type="checkbox"/>	Locations of subdivision lines (if applicable)	<input type="checkbox"/>
<input type="checkbox"/>	Illustration that demonstrates adequate sight distance is provided for motor vehicles, pedestrians and bicycles	<input type="checkbox"/>
<input 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 type="checkbox"/>	Location and designations of all sidewalks	<input type="checkbox"/>
<input 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. If there are any questions, please contact the City Forester, Natalie Reeder, at 208.880.0953</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. 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 checked="" 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 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. <i>see preliminary plot</i>	<input type="checkbox"/>

Building Elevations

Applicant Use		Staff Use
N/A	<input type="checkbox"/>	<input type="checkbox"/>
↓	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>

Detailed elevation plans of each side of any proposed building(s) or additions(s)
Note: Four (4) elevations to include all sides of development and must be in color

Identify the elevations as to north, south, east, and west orientation

Colored copies of all proposed building materials and indication where each material and color application is to be located
Note: Submit as 11"x17" reductions

Screening/treatment of mechanical equipment

Provide a cross-section of the building showing any roof top mechanical units and their roof placement

Detailed elevation plans showing the materials to be used in construction of trash enclosures

Lighting Plan

Applicant Use		Staff Use
N/A	<input type="checkbox"/>	<input type="checkbox"/>
↓	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>

Exterior lighting including detained cut sheets and photometric plan (pedestrian, vehicle, security, decoration)

Types and wattage of all light fixtures

Note: The City encourages use of "dark sky" lighting fixtures

Placement of all light fixtures shown on elevations and landscaping plans

Roof Plans

Applicant Use		Staff Use
N/A	<input type="checkbox"/>	<input type="checkbox"/>

Size and location of all roof top mechanical units

Design Review Application

Applicant: Trilogy Development Phone: 895-8858
 Owner Developer Representative Fax/Email: _____

Applicant's Address: 2358 S. Titanium
Meridian, ID Zip: 83642

Owner: Don Johnson Phone: _____

Owner's Address: 3985 W. Lake Hazel Email: _____
Meridian, ID Zip: 83642

Represented By: (if different from above) Jane Suggs Phone: 342-6941

Address: 200 Louisa St. Email: jsuggs@cadence.net
Boise, ID Zip: 83712

Address of Property: 3601 S. Memory Lane

Distance from Major Cross Street: @ W. Lake Hazel ' S. Ten Mile Zip: _____
Street Name(s): _____

Please check the box that reflects the intent of the application

BUILDING DESIGN REVIEW
 SUBDIVISION / COMMON AREA LANDSCAPE

DESIGN REVIEW MODIFICATION
 STAFF LEVEL APPLICATION

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

Common area landscaping for Memory Ranch Subdivision

- 1. Dimension of Property: 67.4 acres
- 2. Current Land Use(s): farm, ranch, farmstead homes and outbuildings
- 3. What are the land uses of the adjoining properties?

North: farm, farmstead home
 South: farm, farmstead home
 East: farm
 West: farm

- 4. Is the project intended to be phased, if so what is the phasing time period? _____
 Please explain: see phasing plan w/ preliminary plat

- 5. The number and use(s) of all structures: N/A

- 6. Building heights: N/A Number of stories: _____

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

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

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

- 7. What is the percentage of building space on the lot when compared to the total lot area? ~61% building lots
- 8. Exterior building materials & colors: (Note: This section must be completed in compliance with the City of Kuna Ordinance No. 2007-21A (as amended); found online at www.cityofkuna.com) under the City Code.

MATERIAL

COLOR

Roof: N/A / _____

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.

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

Other: _____ / _____

N/A 9. Please identify Mechanical Units: _____
Type/Height: _____
Proposed Screening Method: _____

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

11. Are there any irrigation ditches/canals on or adjacent to the property?
If yes, what is the name of the irrigation or drainage provider?
Harris Lateral
NMID

12. Fencing: (Please provide information about new fencing material as well as any existing fencing material)
Type: 6' vinyl fencing 5' wrought iron fence
Size: _____
Location: perimeter of property along common open spaces
(Please note that the City has height limitations of fencing material and requires a fence permit to be obtained prior to installation)

13. Proposed method of On-site Drainage Retention/Detention:
infiltration and shallow storage

14. Percentage of Site Devoted to Building Coverage: ≈ 61% building Lots (includes setbacks that are non-buildable)
% of Site Devoted to Landscaping: ≈ 11.1% Square Footage: 325,390 SF
(Including landscaped rights-of-way)
% of Site that is Hard Surface: ≈ 27% Square Footage: 79,270 SF (rough est.)
(Paving, driveways, walkways, etc.)
% of Site Devoted to other uses: _____
Describe: _____
% of landscaping within the parking lot (landscaped islands, etc.): _____

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

16. Are there any existing trees of 4" or greater in caliper on the property? (Please provide the information on the site plans.)
If yes, what type, size and the general location? (The City's goal is to preserve existing tree with greater than a four inch (4") caliper whenever possible):
see plan and calculations on page 64

N/A 17. Dock Loading Facilities:
Number of docking facilities and their location: _____
Method of screening: _____

18. Pedestrian Amenities: (bike racks, receptacles, drinking fountains, benches, etc.) see plan - trail, pathways
paths

19. Setbacks of the proposed building from property lines: see plan & subdivision letter



City of Kuna Design Review Application

P.O. Box 13
Kuna, Idaho 83634
(208) 922.5274
Fax: (208) 922.5989
Website: www.cityofkuna.com

FILE NO.: 15-04-DRC

CROSS REF. 15-02-AN, 15-02-ZC, 15-01-SUB

FILES: MEMORY RANCH SUB.

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 of these documents can be found online (www.cityofkuna.com) or are picked up in the City's Planning and zoning department is located at 763 W Avalon, Kuna ID. Staff is glad to assist you with your application form.

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>3/26/15</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 1/2" x 11") at 1" = 300' scale (or similar), label the location of the property and adjacent streets. <i>see subdivision application</i>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	One 8 1/2" x 11" colored aerial photo depicting proposed site, street names, and surrounding area within five-hundred feet (500'). <i>see sub. app.</i>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Copy of Deed; and, if the applicant is not the owner, an original notarized statement (affidavit of legal interest) from the owner (and all interested parties) stating the applicant is authorized to submit this application. <i>see sub. app.</i>	<input type="checkbox"/>

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

N/A 20. Parking requirements: _____
Total Number of Parking Spaces: _____ Width and Length of Spaces: _____
Total Number of Compact Spaces 8'x17'): _____

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

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

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

Signature of Applicant's Jane A. Seeger Date 6/19/15
Representative
City staff comments: _____

Signature of receipt by City Staff _____ Date _____

FOR ADDITIONAL INFORMATION:
(Please list page number and item in reference)



CITY OF KUNA
P.O. BOX 13
KUNA, ID 83634
www.cityofkuna.com

GORDON N. LAW
CITY ENGINEER

Telephone (208) 287-1727; Fax (208) 287-1731
Email: glaw@cityofkuna.com

MEMORANDUM

TO: Director of Kuna Planning and Zoning

FROM: Gordon N. Law
Kuna City Engineer

RE: Memory Ranch Project
Annexation, Rezone and Preliminary Plat
15-02-AN, 15-02-ZC, 15-01-S

DATE: June 24, 2015

The City Engineer has reviewed the annexation, rezone and Preliminary Plat request of the above applicant dated June 23, 2015. It is noted that specific development plans are provided, which includes 261 firm buildable lots and an option for an additional buildable lot in place of an approach which may be abandoned in the future. Accordingly, the City Engineer provides the following comments:

1. Sanitary Sewer Needs

- a) The City has sufficient sewer treatment capacity to serve this site. The Sewer Master Plan for disposal of wastewater from this area proposes discharge to a future regional lift station along Mason Creek. Preliminary investigations have concluded that all wastewater flows from this project could receive treatment at the North Wastewater Treatment facility. This site is not presently connected to the city system and would be subject to connection fees for the demand of the ultimate connected load as provided in the City's Standard Table.
- b) This property was included in Local Improvement District 2006-1 but never satisfied its obligations to the District and consequently does not have reserved treatment capacity. Treatment capacity may be secured for this site only from those who have reserved capacity or from capacity not reserved and upon payment of appropriate fees. When connecting to the sewer system, the applicant will need to abide by any relevant sewer reimbursement policies and agreements and any relevant connection fees.
- c) With the regional lift station not yet constructed, the developer has proposed installing a temporary lift station discharging to a 12-inch force main entering the North Wastewater Treatment Facility. This option can be implemented.

- d) City Code (6-4-20) requires connection to the City sewer system for all sanitary sewer needs.
- e) For any connected load, it is recommended this application be conditioned to conform to the sewer master plan except as recommended otherwise in 1.c above.
- f) At all reasonable locations where sewer service could be extended to adjoining properties, sewer mains should be stubbed to the property line or extended at useable depths in right-of-way adjacent to the project. This applies to a sewer main in Ten Mile Road, which should be extended to the south boundary of Memory Ranch Subdivision.
- g) For assistance in locating existing facilities and understanding issues associated with connection, please contact the City Engineer at 287-1727.

2. Potable Water Needs

- a) The City has sufficient potable water supply to serve this site. This site is not connected to the city system and would be subject to connection fees for the demand of the ultimate connected load as provided in the City's Standard Table.
- b) The nearest available water main (12-inch) is located in the Ten Mile right-of-way adjacent to the project.
- c) City Code (6-4-2X) requires connection to the City water system for all potable water needs.
- d) For any connected load, it is recommended this application be conditioned to conform to the water master plan. Specifically, 12-inch water mains are required in the portions of Ten Mile Road, Lake Hazel Road and one future mid-mile collector fronting the project.
- e) 8-inch water mains should be installed by developer in internal subdivision streets.
- f) At least 8-inch water mains are to be stubbed by developer to the property line or trunk lines on Donaway Ave. (2 places), Memorial St., Salutation St. and N. Memory Way.
- g) Improvements necessary to provide adequate fire protection as required by Kuna Fire District will be required of the development.
- h) For assistance in locating existing facilities, please contact the City Engineer at 287-1727.
- i) The City Engineer concludes redundancy of water transmission route to the development site is not yet provided by existing facilities.

3. Pressure Irrigation

- a) The applicant's property is not connected to the City pressure irrigation system. The nearest pressure main (10-inch and 12-inch) is located at Ten Mile Road and Mason Creek Road.
- b) The property's irrigation needs are presently served by the Nampa-Meridian Irrigation District. The city does not have pressure irrigation facilities adjacent to this development but the proposed use justifies either the extension of irrigation transmission lines to the site or the construction of a regional pump station on the site. The City Engineer recommends the extension of a Master Plan transmission line to the project.
- c) Relying on drinking water for irrigation purposes is contrary to City Code (6-4-2I) and the public interest and is not accounted for in the approved Water Master Plan. It is recommended this project be conditioned to require connection and annexation to the City Pressure Irrigation system at the time of development.
- d) The development is subject to connection fees based on number of dwellings and lot size for the residential area and based on ultimate landscaped area for the common lots, as provided in City Resolutions.

- e) For any connected load, it is recommended this application be conditioned to conform to the Pressure Irrigation Master Plan. The Master Plan designates the providing of trunk lines in the Ten Mile and Lake Hazel frontages where they don't presently exist. It also designates the providing of a trunk line in the future mid-mile collector street frontage.
- f) It is further recommended that annexation into the municipal irrigation district and pooling of water rights is a requirement at the time of final platting.
- g) It is recommended that conformity with approved City PI standards is required, including the providing of adequately sized internal loop lines.

4. Grading and Storm Drainage

The following is required because alteration of surface features is proposed (such as grading or paving) in connection with this application:

- a) Runoff from public right-of-way is regulated by ACHD or ITD, depending on the agency responsible for the right-of-way. Plans are required to conform to the appropriate agency standards.
- b) Exclusive of public right-of-way, 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.
- c) The city is now requiring with every new development, a documentation map that illustrates the surface and sub-surface water irrigation supply as well as drainage ways that exist in the applicant's property and in the right-of-way adjacent to the proposed development to be submitted with construction plans. The map must include 2-foot contours, a layout and essential features of existing irrigation ditches, drainage ditches and pipelines within and adjacent to the proposed development. Open and piped facilities should be noted. The map should include any proposed changes to the systems.
- d) All upstream drainage rights and downstream water delivery rights are to be preserved as a condition of development.

5. General

- a) With the addition of this property into the corporate limits of Kuna and its potential connection to water and irrigation services, this property will be placing demand not only on constructed facilities but on water rights provided by others. It is the reasonable expectation, in return, that this property transfer to the City at time of connection any 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.
- b) A plan approval letter will be required if this project affects any local irrigation districts.
- c) The City reserves the right of prior approval to all agreements involving the applicant (or its successors) and the irrigation or drainage district related to the property of this application and any attempt to abandon surface water rights.
- 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.
- g) The submittals attached to the application include some alignments for City infrastructure. This information is helpful but has not been reviewed in detail and has not received final approval. The applicant is advised that detailed review and plan approval occurs at the time of approval of the official improvement plans.

6. Inspection Fees

An inspection fee will be required for City inspection of the construction of any **public** water, sewer and irrigation facility associated with this development. The developer will still require a qualified responsible engineer to do 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. The developer's engineer and the City's inspector are permitted to coordinate inspections as much as possible. The current City 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 scheduling of a pre-construction conference.

7. Right-of-Way

The subject property fronts on its east and north sides on a section line arterial streets (Ten Mile and Lake Hazel) and on the south side a future mid-mile collector. The following conditions are related to these classified streets:

- a) Sufficient half right-of-way on the quarter line and section line for the classified streets should be provided pursuant to City and ACHD standards.
- b) Residential Easements – City Code (6-3-8) requires the providing of 10-foot front and back lot line easements and side-lot easements, as necessary. The City Engineer recommends the following:
 - a. 10-foot minimum subdivision boundary easement;
 - b. 10-foot minimum street frontage easement;
 - c. 10-foot back lot line easement as required in code;
 - d. 5-foot side lot line easement.
- c) It is recommended approaches onto classified streets comply with ACHD approach policies.
- d) It is recommended sidewalk, curb and gutter, street widening and any related storm drainage facilities, consistent with city code and policies, are provided at the time of land-use change, development or re-development.

8. As-Built Drawings

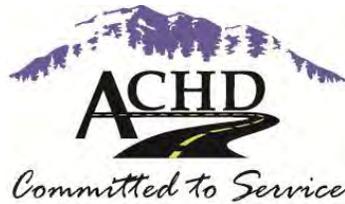
As-built drawings are required at the conclusion of any public facility construction project and are the responsibility of the developer's engineer. The city may help track changes, but will not be responsible for the finished product. As-built drawings will be required before occupancy or final plat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

9. Phasing of Development

- a) Any phasing plan, to be acceptable, must extend city services, extend transportation facilities and extend other utilities in a manner to maintain reliable service to the buildable lots in the subdivision and not disrupt service to neighboring properties.
- b) A phasing plan, to be acceptable, must not delay expenditures for infrastructure to burden with expenses in a disproportionate manner the later phases of a project.
- c) Irrespective of compliance with the above conditions, the City Engineer in general does not approve or reject phasing plans without the advice and consent of the Planning and Zoning Director.

10. Property Description

- a) The applicant provided a metes and bounds property description of the subject parcel.



Project/File: Memory Ranch / KPP15-0003 / 15-02-AN / 15-01-S

The applicant is requesting annexation of approximately 10 acres, rezoning of approximately 135 acres to R-6, and subdivision of approximately 67 acres as part of Memory Ranch Subdivision. The proposed subdivision will include 261 residential lots and 20 common lots, located near the southwest corner of Lake Hazel Road and Ten Mile Road.

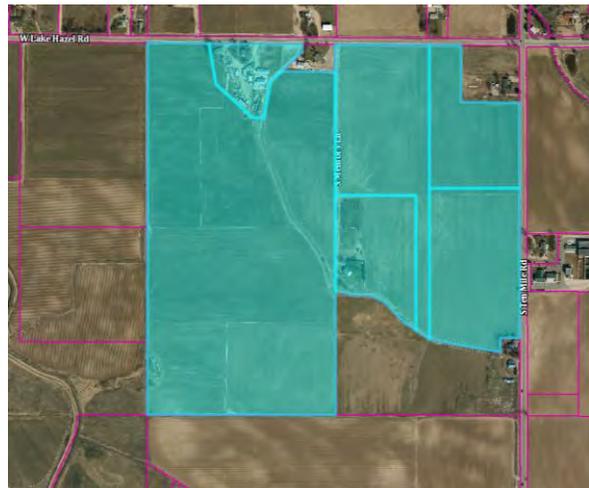
Lead Agency: City of Kuna

Site address: SWC of Ten Mile Road and Lake Hazel Road

Applicant: Jane Suggs
Suggs Community Solutions
200 Louisa St.
Boise, ID 83712

Representative: Trilogy Development
2358 S. Titanium Pl.
Meridian, ID 83642

Staff Contact: Austin Miller
Planner I
Phone: 387-6335
E-mail: amiller@achdidaho.org



A. Findings of Fact

1. **Description of Application:** The applicant is requesting annexation of approximately 10 acres, rezoning of approximately 135 acres to R-6, and subdivision of approximately 67 acres as part of Memory Ranch subdivision. The proposed subdivision will include 261 residential lots and 20 common lots, located near the southwest corner of Lake Hazel Road and Ten Mile Road.

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

Direction	Land Use	Zoning
North	Rural-Urban Transition	RUT
South	Rural Residential	RR
East	Rural Residential	RR
West	Rural Residential	RR

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

4. **New Center Lane Miles:** The proposed development includes approximately 1.8 lane miles of new public road.

5. **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.

6. **Capital Improvements Plan/ Integrated Five Year Work Plan:**

- The intersection of Ten Mile Road and Amity Road is scheduled in the IFYWP to be reconstructed as a roundabout in 2019.
- Lake Hazel Road is listed in the CIP to be widened to 5-lanes from Ten Mile Road to Black Cat Road between 2027 and 2031.
- Ten Mile Road is listed in the CIP to be widened to 5-lanes from Columbia Road to Lake Hazel Road between 2027 and 2031.
- The intersection of Lake Hazel Road and Ten Mile Road is listed in the CIP to be reconstructed as a dual-lane roundabout with a southbound right turn bypass lane between 2022 and 2026.
- The intersection of Ten Mile Road and Amity Road is listed in the CIP to be widened to 7-lanes on the north leg, 7-lanes on the south, 7-lanes east, and 7-lanes on the west leg, and signalized between 2027 and 2031.

B. Traffic Findings for Consideration

1. **Trip Generation:** This development is estimated to generate 2,494 vehicle trips per day; 196 vehicle trips per hour in the AM peak hour and 263 vehicle trips per hour in the PM peak hour, based on the traffic impact study.

2. **Traffic Impact Study**

Thompson Engineers prepared a traffic impact study for the proposed Memory Ranch Subdivision. Below is an executive summary of the findings **as presented by Thompson Engineers**. 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.

Proposed Development:

The project is a residential development of approximately 262 single family dwelling units. The final site plan was not finalized at the time of this report.

The site is expected to access the transportation system via Lake Hazel Road and Ten Mile Road. Future connectivity will be provided to the southwest.

Study Area:

The area of influence is anticipated to be west Ada County, Idaho, including the City of Kuna. The primary impact will be along Lake Hazel Road and Ten Mile Road. The study area will include the following intersections.

- Ten Mile Road and Lake Hazel Road
- Linder Road and Lake Hazel Road
- Amity Road and Ten Mile Road

Conclusions:

Below are the findings of the report:

- The site will access the transportation system via Lake Hazel Road, and Ten Mile Road.
- The intersection of Lake Hazel Road and Linder Road will operate at acceptable levels of service under background and total traffic conditions in the build out year. The critical peak hour is in the PM peak hour.

- The intersection of Ten Mile Road and Amity Road will operate at unacceptable levels of service under background and total traffic conditions in the build out year as an all way stop controlled intersection. The critical peak hour is in the PM peak hour. The ACHD Five Year Improvement plan includes reconstruction of this intersection to a roundabout. As a roundabout, the intersection will operate at an acceptable level of service in both the background and total traffic conditions.
- If we add traffic from approved off site developments to the existing traffic at the intersection of Ten Mile and Amity, we estimate that the intersection will operate at a poor LOS F. However, the subdivisions have not yet been approved and may not be at full build out prior to 2019. In the PM peak hour, the intersection will operate at LOS F with an additional 25 vehicles in the southbound through movement and 12 additional vehicles in the northbound through movement. The AM Peak hour has much more capacity available. Since the roundabout is a scheduled project, this intersection will only operate at a poor level of service for a year or two.
- The intersection of Lake Hazel Road and Ten mile Road will operate at acceptable levels of service under background and total traffic condition in the build out year as an all way stop controlled intersection. The critical peak hour is in the PM peak hour.
- Ten Mile Road is expected to operate at an acceptable better than LOS D in the build out year based on the ACHD policy of arterial roads.
- Lake Hazel Road is expected to operate at an acceptable better than LOS D in the build out year based on the ACHD policy for arterial roads. Lake Hazel Road is identified as a future primary east-west arterial roadway.
- The proposed site plan provides good circulation. Only one road is anticipated to exceed 1,000 vpd and there are no front-on houses on this segment. This road should be constructed to collector standards.
- The site access point on Lake Hazel road is approximately ¼ mile form Ten Mile Road, and is in conformance with ACHD access standards.
- The north site access point on Ten Mile road is approximately 1,000 feet south of Lake Hazel Road, and is in conformance with ACHD access standards.
- The south access point on Ten Mile Road is approximately 900 feet south of the north entrance, and is in conformance with ACHD access standards. This access is intended to be temporary, and will be closed upon the extension of the east-west mid mile collector road at Ten Mile Road.

3. Condition of Area Roadways

Traffic Count is based on Vehicles per hour (VPH)

Roadway	Frontage	Functional Classification	PM Peak Hour Traffic Count	PM Peak Hour Level of Service	Existing Plus Project
Lake Hazel Rd.	2,2010-feet	Principal Arterial	54	Better than "E"	Better than "E"
Ten Mile Rd.	1,660-feet	Minor Arterial	308	Better than "D"	Better than "D"

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

* Acceptable level of service for a two-lane minor arterial is "D" (550 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 Lake Hazel Road west of Ten Mile Road was 640 on January 26, 2012.
- The average daily traffic count for Ten Mile Road north of Columbia Road was 3,680 on February 28, 2012.

C. Findings for Consideration

1. Ten Mile Road and Amity Road Intersection

a. TIS Findings:

Under background and total traffic conditions in the build out year, the intersection of Ten Mile Road and Amity Road will operate at unacceptable levels of service as an all way stop controlled intersection. The critical peak hour is in the PM peak hour.

The ACHD Five Year Improvement plan includes reconstruction of this intersection to a roundabout. As a roundabout, the intersection will operate at an acceptable level of service in both the background and total traffic conditions.

With traffic added from approved and proposed developments in the area, it is estimated that the intersection will operate at LOS F. However, not all of the subdivisions included in this TIS have been approved and may not be fully built out prior to 2019. In the PM peak hour, the intersection will operate at LOS F with an additional 25 vehicles in the southbound through movement and 12 additional vehicles in the northbound through movement. The AM Peak hour has much more capacity available. Since the roundabout is a scheduled project, this intersection will only operate at a poor level of service for a year or two, IF all of the approved and proposed developments are built out.

PM Peak Hour Intersection Analysis Summary (assuming roundabout in 2019)

LOS Summary PM Peak Hour Conditions	2015			2020					
	Existing			Background			Total		
	Delay s/v	v/c	LOS	Delay s/v	v/c	LOS	Delay s/v	v/c	LOS
Amity/Ten Mile	43.2		E	16.2		C	18.9		C
NB Approach	17.6	0.50	C	11.6	0.53	B	11.6	0.53	B
SB Approach	70.8	1.00	F	30.0	0.81	C	30.0	0.86	D
EB Approach	18.2	0.52	C	10.8	0.40	B	10.8	0.38	B
WB Approach	32.6	0.80	D	11.5	0.38	B	11.5	0.46	B

b. Policy:

Level of Service Standards

The TIS shall evaluate the potential impact of a specific development on the existing system. Acceptable level of service standards for each roadway segment and/or intersection evaluated shall be in accordance with Table 2 and Table 3. For all roadway segments the minimum acceptable projected level of service shall be LOS E for Principal Arterials and LOS D for Minor Arterials and Collectors. The acceptable level of service for all intersections should be based on a maximum Volume to Capacity (V/C) ratio of .90. The projected traffic shall include the background traffic and the projected site traffic.

Table 2: Level of Service Standards for Roadway Segments (Maximum Peak Hour Volumes)

Functional Classification	Lanes		
Principal Arterials		LOS D	LOS E
	No Left-Turn Lanes		
	1	550	690
Minor Arterials			
No Left-Turn Lane			
	1	550	690

Table 3: Intersection and Capacity Analysis Method

Policy	Threshold	Defined Parameters				PHF
		Sat. Flow (vphpl)	Cycle Length (sec)	Min. Left (sec)	Lost Time (sec)	
Capacity:	LOS "D" = V/C .90 LOS "E" = 1.00					
Method:	Intersection V/C .90: AND Lane Group V/C 1.00	1,800	150	20	3	.90
Defined Parameters are: saturation flow-rate, signal cycle length, minimum left-turn phasing, lost time per phase, and peak hour factor.						

- c. **Applicant Proposal:** The applicant is not proposing any improvements to the intersection of Ten Mile Road and Amity Road, which is located one mile north of the site.
- d. **Staff Comments/Recommendations:** The Ten Mile Road and Amity Road intersection is listed in the adopted IFYWP and the draft for the updated IFYWP to be reconstructed as a roundabout in 2019. The intersection is currently operating at capacity. The intersection will operate at LOS F under current conditions and with the proposed development traffic added.

Typically, when a roadway or intersection adjacent to a development is at or above an acceptable level of service staff recommends that improvements be made to mitigate the additional traffic to be generated by the development, or that the developer wait until ACHD makes improvements, as scheduled in the CIP or IFYWP. The southbound thru movement is the only leg of the intersection that operates at LOS F. In this case, improvements include the reconstruction of the Ten Mile Road and Amity Road intersection. However, given timing of the development build out (estimated 2017-2018) in relation to the intersection project (2019), and the costs associated with reconstructing the intersection (in excess of \$1,200,000), accompanied with the aforementioned fact that the intersection is currently at capacity, it should not be necessary for the applicant to construct the improvements. Additionally, right-of-way acquisition is necessary for construction of the project, and because the intersection is located one mile north of the site, the applicant does not control or own parcels adjacent to the intersection project.

Staff recommends a waiver of District Policy 7601.4.1 Level of Service Standards due to the reasons previously discussed. This allows the project to move forward with the understanding that the intersection of Ten Mile Road and Amity Road will be reconstructed in 2019, consistent with the IFYWP.

2. Lake Hazel Road

- a. **Existing Conditions:** Lake Hazel Road is improved with 2-travel lanes and no curb, gutter or sidewalk abutting the site. There is 26-feet of pavement (13-feet from centerline), within 50-feet of right-of-way for Lake Hazel Road (25-feet from centerline).

b. Policy:

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

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

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

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

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

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

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

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

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

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

ACHD Master Street Map: ACHD Policy Section 3111.1 requires the Master Street Map (MSM) guide the right-of-way acquisition, arterial street requirements, and specific roadway features required through development. This segment of Arterial Road is designated in the MSM as a Residential Mobility Arterial with 5-lanes within 100-feet of right-of-way.

c. Applicant Proposal: The applicant is proposing to dedicate 50-feet of right-of way from centerline on Ten Mile Road abutting the site, and proposing to improve Lake Hazel Road with detached sidewalk.

d. Staff Comments/Recommendations: The applicant should be required to dedicate 50-feet of right-of-way from centerline on Lake Hazel Road abutting the site. The applicant should be required to widen the pavement to a minimum of 17-feet from centerline plus a 3-foot wide

gravel shoulder, and should construct a 5-foot wide (minimum) detached concrete sidewalk along Lake Hazel Road abutting the site.

3. Ten Mile Road

a. **Existing Conditions:** Ten Mile Road is improved with 2-travel lanes and no curb, gutter or sidewalk abutting the site. There is 26-feet of pavement (13-feet from centerline), within 50-feet of right-of-way for Ten Mile Road (25-feet from centerline).

b. **Policy:**

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

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

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

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

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

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

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

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

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

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

ACHD Master Street Map: ACHD Policy Section 3111.1 requires the Master Street Map (MSM) guide the right-of-way acquisition, arterial street requirements, and specific roadway features required through development. This segment of Ten Mile Road is designated in the MSM with 5-lanes.

- c. **Applicant Proposal:** The applicant is proposing to dedicate 50-feet of right-of way from centerline on Ten Mile Road abutting the site, and proposing to improve Ten Mile Road with detached sidewalk.
- d. **Staff Comments/Recommendations:** The applicant should be required to dedicate 48-feet of right-of-way from centerline on Ten Mile Road abutting the site, and should widen the pavement to a minimum of 17-feet from centerline plus a 3-foot wide gravel shoulder, and construct a 5-foot wide (minimum) detached concrete sidewalk along Ten Mile Road abutting the site.

4. Internal Local Streets

a. **Existing Conditions:** There are no roads constructed 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 50-feet wide and that the standard street section shall be 36-feet (back-of-curb to back-of-curb). The District will consider the utilization of a street width less than 36-feet with written fire department approval.

Standard Urban Local Street—36-foot to 33-foot Street Section and Right-of-way Policy: District Policy 7207.5.2 states that 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 concrete sidewalks on both sides and shall typically be within 50-feet of right-of-way.

The District will also consider the utilization of a street width less than 36-feet with written fire department approval. Most often this width is a 33-foot street section (back-of-curb to back-of-curb) for developments with any buildable lot that is less than 1 acre in size.

Continuation of Streets Policy: District Policy 7207.2.4 states that an existing street, or a street in an approved preliminary plat, which ends at a boundary of a proposed development shall be extended in that development. The extension shall include provisions for continuation of storm drainage facilities. Benefits of connectivity include but are not limited to the following:

- Reduces vehicle miles traveled.
- Increases pedestrian and bicycle connectivity.
- Increases access for emergency services.
- Reduces need for additional access points to the arterial street system
- Promotes the efficient delivery of services including trash, mail and deliveries.
- Promotes appropriate intra-neighborhood traffic circulation to schools, parks, neighborhood commercial centers, transit stops, etc.
- Promotes orderly development.

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

The sidewalk may be placed next to the back-of-curb. Where feasible, a parkway strip at least 8-feet wide between the back-of-curb and the street edge of the sidewalk is recommended to

provide increased safety and protection of pedestrians and to allow for the planting of trees in accordance with the District's Tree Planting Policy. If no trees are to be planted in the parkway strip, the applicant may submit a request to the District, with justification, to reduce the width of the parkway strip.

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

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

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

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

- c. **Applicant's Proposal:** The applicant is proposing to construct the internal local roads as 36-foot street sections within 52-feet of right-of way, complete with curb, gutter and 5-foot wide sidewalk.

Memory Way south of Lake Hazel Road is proposed to be constructed as a 54-foot street section within 80-feet of right-of-way, including a landscape median, vertical curb, gutter, and sidewalk. Memory Way tapers to the standard 36-foot street section north of Remembrance Drive.

Memorial Street between Ten Mile Road and Donaway Avenue is proposed as a 50-foot street section within 70-feet of right-of-way, including a landscape median, vertical curb, gutter, and sidewalk.

The applicant is proposing to construct knuckles throughout the site. The knuckles are all proposed to have 48-foot radii.

- d. **Staff Comments/Recommendations:** The applicant's proposal meets district policy and should be approved as proposed.

Landscape medians should be platted as right-of-way owned by ACHD. The medians are approved up to the 12-foot maximum width. Vertical curbs are required around the perimeter of any raised median. Gutters shall slope away from the curb to prevent ponding. The applicant should be required to provide 21-foot wide travel lanes on each side of the medians, as proposed.

A license agreement is required for all landscaping within ACHD right-of-way. 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.

5. Roadway Offsets

a. **Existing Conditions:** There are no public roads constructed internal to the site.

b. **Policy:**

Local Street Intersection Spacing on Principal Arterials: District policy 7205.4.3 states that new local streets should not typically intersect arterials. Local streets should typically intersect collectors. If it is necessary, as determined by ACHD, for a local street to intersect an arterial, the minimum allowable offset shall be 1,320-feet as measured from all other existing roadways as identified in Table 1b (7205.4.7).

Local Street Intersection Spacing on Minor Arterials: District policy 7205.4.3 states that new local streets should not typically intersect arterials. Local streets should typically intersect collectors. If it is necessary, as determined by ACHD, for a local street to intersect an arterial, the minimum allowable offset shall be 660-feet as measured from all other existing roadways as identified in Table 1a (7205.4.6).

Collector Offset Policy: District policy 7205.4.2 states that the optimum spacing for new signalized collector roadways intersecting arterial roadways is one half-mile.

Local Offset Policy: District policy 7206.4.5, requires local roadways to align or offset a minimum of 330-feet from a collector roadway (measured centerline to centerline).

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 locate Memory Way to intersect Lake Hazel Road approximately 1,300-feet west of Ten Mile Road (measured centerline to centerline).

The applicant is proposing to locate Memorial Street to intersect Ten Mile Road approximately 1,000-feet south of Lake Hazel Road, and Haymaker Street to temporarily intersect Ten Mile Road approximately 1,900-feet south of Lake Hazel Road (measured centerline to centerline).

All internal roads are proposed to align with or offset all other roads at distances greater than 125-feet.

d. **Staff Comments/Recommendations:** Memory Way is proposed to intersect Lake Hazel Road approximately ¼ mile west of Ten Mile Road. This location should be approved as proposed.

Memorial Street intersecting Ten Mile Road meets District policy and should be approved as proposed.

The applicant has proposed to construct Haymaker Road as a 36-foot wide temporary access road onto Ten Mile Road, located approximately 1,900-feet south of Lake Hazel Road (measured centerline to centerline). The temporary access is proposed to provide additional access to the development and is proposed to be closed once the planned future collector street is constructed.

Staff is supportive of the applicant's proposal and recommends that a temporary right-of-way easement be provided for the 36-foot wide temporary access road. The easement would be released after the planned future collector is constructed.

6. Stub Streets

a. **Existing Conditions:** There are no public roads existing internal to the site or stubbed to the site.

b. **Policy:**

Stub Street Policy: District policy 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 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 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 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 to construct 3 stub streets. Donaway Avenue is proposing to stub to the northeast corner of the site, as well as the southeast corner of the site abutting the Harris lateral canal. Salutation Street is proposed to stub west of the site along the Harris Lateral canal.

d. **Staff Comments/Recommendations:** The applicant's proposal should be approved as proposed.

The applicant should be required to provide a road trust deposit for half the cost of the extension of Donaway Avenue over Harris Lateral.

Typically when a stub street is proposed to stub to a canal and the site's property line extends to the middle of the canal the applicant is required to provide a road trust deposit for half the cost of the extension of the street over the canal, as is the case with Salutation Street and Donaway Avenue. In lieu of providing a road trust deposit for Salutation Street, the applicant has the option to enter into a Development Agreement (DA) which would require the construction of the bridge crossing of the Harris Lateral when the parcel on the west side of the canal develops.

The option for the DA in lieu of the road trust deposit is because the applicant owns the property on both sides of the canal at the proposed Salutation Street crossing. The parcel west of the canal that the bridge would connect to is large enough (approximately 60 acres) to fund the bridge construction.

Staff recommends that the applicant and ACHD enter into a DA which would be recorded against the approximately 60 acre parcel west of Harris Lateral. This will ensure that a bridge is constructed when the parcel west of the canal develops regardless of who owns the property at that time.

The DA should identify that when the parcel to the west of the canal develops that the bridge crossing of Harris Lateral will be constructed. The applicant should be required to provide a preliminary design for the bridge crossing to show that grades will work as part of plan approval for Salutation Street.

In order to ensure the bridge is constructed when the parcel west of the Harris Lateral develops, the DA must be in place and all conditions of the DA satisfied prior to signature of the first final plat within Memory Ranch Subdivision.

7. 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.

8. 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.

9. Other Access

Lake Hazel Road and Ten Mile Road are classified as arterial roadways. Other than the access specifically approved with this application, direct lot access is prohibited to these roadways and should be noted on the final plat.

D. Site Specific Conditions of Approval

1. Dedicate 50-feet of right-of-way from centerline on Lake Hazel Road abutting the site.
2. Dedicate 48-feet of right-of-way from centerline on Ten Mile Road abutting the site.
3. Widen the pavement of Lake Hazel Road and Ten Mile Road abutting the site to a minimum of 17-feet from centerline plus a 3-foot wide gravel shoulder.
4. Construct a minimum of 5-foot wide detached concrete sidewalk along Lake Hazel Road and Ten Mile Road abutting the site.
5. Construct the internal local roads as 36-foot street sections within 50-feet of right-of way, complete with curb, gutter and 5-foot wide sidewalk.

Memory Way south of Lake Hazel Road is to be constructed as a 54-foot street section within 80-feet of right-of-way, including a landscape median, vertical curb, gutter, and sidewalk. Memory Way tapers to the standard 36-foot street section north of Remembrance Drive. Right-of-way at the northern portion of Memory Way should extend to the western property line, allowing access to the western parcel for future development.

Memorial Street between Ten Mile Road and Donaway Avenue is to be a 50-foot street section within 70-feet of right-of-way, including a landscape median, vertical curb, gutter, and sidewalk.

6. Construct Haymaker Road as a 36-foot wide temporary access road onto Ten Mile Road, located approximately 1,900-feet south of Lake Hazel Road (measured centerline to centerline). The temporary access is proposed to provide additional access to the development and is proposed to be closed once the planned future collector street is constructed. Staff recommends that a

temporary right-of-way easement be provided for Haymaker Street, the 36-foot wide temporary access road. The easement would be released after the planned future collector is constructed.

7. Landscape medians should be platted as right-of-way owned by ACHD. The medians are approved up to the 12-foot maximum width. Vertical curbs are required around the perimeter of any raised median. Gutters shall slope away from the curb to prevent ponding. Provide 21-foot wide travel lanes on each side of the medians.
8. Stub Donaway Avenue to the northeast corner of the site. A sign shall be installed at the terminus of the stub street stating that, "THIS ROAD WILL BE EXTENDED IN THE FUTURE."
9. Provide a road trust deposit for half the cost of the extension of Donaway Avenue over Harris Lateral. Road will be extended sign
10. The applicant and ACHD shall enter into a Development Agreement which would be recorded against the approximately 60 acre parcel west of Harris Lateral, for the bridge extension of Salutation Street spanning Harris Lateral. This will ensure that a bridge is constructed when the parcel west of the canal develops regardless of who owns the property at that time. A sign shall be installed at the terminus of the stub street stating that, "THIS ROAD WILL BE EXTENDED IN THE FUTURE."
11. A license agreement is required for all landscaping within ACHD right-of-way.
12. Payment of impacts fees are due prior to issuance of a building permit.
13. Comply with all Standard Conditions of Approval.

E. Standard Conditions of Approval

1. All proposed irrigation facilities shall be located outside of the ACHD right-of-way (including all easements). Any existing irrigation facilities shall be relocated outside of the ACHD right-of-way (including all easements).
2. Private Utilities including sewer or water systems are prohibited from being located within the ACHD right-of-way.
3. In accordance with District policy, 7203.3, the applicant may be required to update any existing non-compliant pedestrian improvements abutting the site to meet current Americans with Disabilities Act (ADA) requirements. The applicant's engineer should provide documentation of ADA compliance to District Development Review staff for review.
4. Replace any existing damaged curb, gutter and sidewalk and any that may be damaged during the construction of the proposed development. Contact Construction Services at 387-6280 (with file number) for details.
5. A license agreement and compliance with the District's Tree Planter policy is required for all landscaping proposed within ACHD right-of-way or easement areas.
6. All utility relocation costs associated with improving street frontages abutting the site shall be borne by the developer.
7. It is the responsibility of the applicant to verify all existing utilities within the right-of-way. The applicant at no cost to ACHD shall repair existing utilities damaged by the applicant. The applicant shall be required to call DIGLINE (1-811-342-1585) at least two full business days prior to breaking ground within ACHD right-of-way. The applicant shall contact ACHD Traffic Operations 387-6190 in the event any ACHD conduits (spare or filled) are compromised during any phase of construction.
8. Utility street cuts in pavement less than five years old are not allowed unless approved in writing by the District. Contact the District's Utility Coordinator at 387-6258 (with file numbers) for details.

9. All design and construction shall be in accordance with the ACHD Policy Manual, ISPWC Standards and approved supplements, Construction Services procedures and all applicable ACHD Standards unless specifically waived herein. An engineer registered in the State of Idaho shall prepare and certify all improvement plans.
10. Construction, use and property development shall be in conformance with all applicable requirements of ACHD prior to District approval for occupancy.
11. No change in the terms and conditions of this approval shall be valid unless they are in writing and signed by the applicant or the applicant's authorized representative and an authorized representative of ACHD. The burden shall be upon the applicant to obtain written confirmation of any change from ACHD.
12. If the site plan or use should change in the future, ACHD Planning Review will review the site plan and may require additional improvements to the transportation system at that time. Any change in the planned use of the property which is the subject of this application, shall require the applicant to comply with ACHD Policy and Standard Conditions of Approval in place at that time unless a waiver/variance of the requirements or other legal relief is granted by the ACHD Commission.

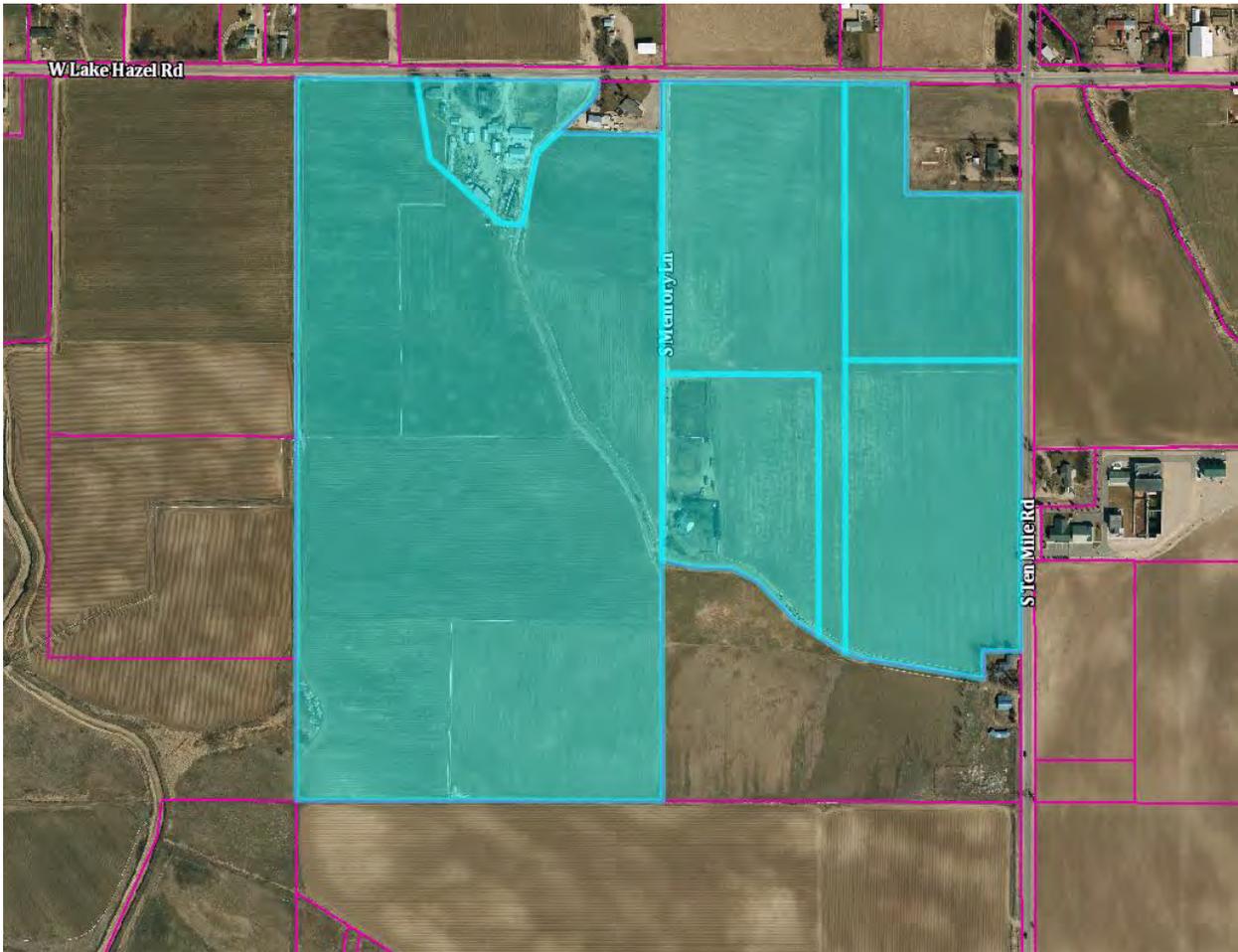
F. Conclusions of Law

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

G. Attachments

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

VICINITY MAP



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.



CENTRAL DISTRICT HEALTH DEPARTMENT
Environmental Health Division

Return to:

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

Rezone # 15-02-AM

Conditional Use # _____

Preliminary / Final / Short Plat _____

Memory Ranch Sub

RECEIVED

JUL 06 2015

CITY OF KUNA

- 1. We have No Objections to this Proposal.
- 2. We recommend Denial of this Proposal.
- 3. Specific knowledge as to the exact type of use must be provided before we can comment on this Proposal.
- 4. We will require more data concerning soil conditions on this Proposal before we can comment.
- 5. Before we can comment concerning individual sewage disposal, we will require more data concerning the depth of:
 - high seasonal ground water
 - 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: *Rowdy*
 Date: 6/26/15



IDAHO TRANSPORTATION DEPARTMENT

P.O. Box 8028
Boise, ID 83707-2028

(208) 334-8300
itd.idaho.gov

June 26, 2015

Troy Behunin
City of Kuna, Planning and Zoning Department
P.O. Box 13
Kuna, ID 83634

VIA EMAIL

RE: 15-02-AN AND 15-01-S MEMORY RANCH SUBDIVISION

The Idaho Transportation Department has reviewed the referenced annexation and subdivision application for the Memory Ranch Subdivision on the southwest corner of Lake Hazel and Ten Mile Road west of SH-69. ITD has the following comments:

1. ITD has no objection to the requested application. The project does not generate any more trips than anticipated under the Comprehensive Plan and this site does not require access to the State Highway System.

If you have any questions, you may contact Shona Tonkin at 334-8341 or me at 332-7191.

Sincerely,

A handwritten signature in blue ink that reads "James K. Morrison".

James K. Morrison
Development Services Manager
jim.morrison@itd.idaho.gov

Memory Ranch Subdivision

One Time Fee Revenue and Annual Tax Revenue (with assumptions)

One Time Fees

Type of Fee	Per du	# of units	Total
Sewer hook up fee	\$4,326	262	\$1,133,412
Water hook-up fee	\$2,258	262	\$591,596
Irrigation hook-up fee	\$1,520	262	\$398,240
Mechanical Fee w/o gas fireplace	\$93	262	\$24,366
Building Permit - Zoning	\$40	262	\$10,480
Building Permit - Application	\$30	262	\$7,860
Building Permit - Energy	\$25	262	\$6,550
Building Permit - Average SF	\$1,000	262	\$262,000
Building Permit - Elec/Plumbing	\$260	262	\$68,120
Building Permit - Water/sewer tie in	\$65	262	\$17,030
Building Permit - temp. elec. Pole	<u>\$65</u>	262	<u>\$17,030</u>
Total	\$9,682		\$2,536,684

Estimated Annual Service Fees

Type of Fee	Per du	# of units	Total
Average annual water use	\$186	262	\$48,732
Average annual sewer use	<u>\$210</u>	262	<u>\$55,020</u>
Total	\$396		\$103,752

Annual Tax Revenue

assumptions: avg. assess. value of home = \$213,292 w/o homeowner exemption
 avg. assess. value of home = **\$123,712** w/ homeowner exemption - value used
 using 2015 levy rates and 2015 homeowner exemption of \$89,580 for all homes
 build out to occur in 7-9 years

Taxing Entity	Levy	Per du	# of units	Total
Ada County	0.00302	\$374	262	\$97,886
Emergency Medical	0.00015	\$19	262	\$4,862
ACHD	0.00108	\$134	262	\$35,006
School District #3	0.00665	\$823	262	\$215,543
Kuna Library	0.00065	\$80	262	\$21,068
Kuna City	0.00320	\$423	262	\$110,914
Kuna Cemetery	0.00014	\$17	262	\$4,538
Kuna Fire	0.00144	\$178	262	\$46,674
Mosquito Abatement	0.00003	\$4	262	\$972
College of Western Idaho	0.00017	<u>\$21</u>	262	<u>\$5,510</u>
Total	0.01653	\$2,072		\$542,973

Suggs Community Solutions
 200 Louisa Street, Boise, Idaho 83712

jbsuggs@cablone.net

208.342.6941

EXECUTIVE SUMMARY

Introduction

Thompson Engineers, Inc. has been retained to prepare a traffic impact study for the proposed Memory Ranch Subdivision in Kuna, Idaho, approximately as shown in **Figure 1**. The purpose of this study is to evaluate the potential traffic impacts resulting from the project and make recommendations for mitigation of the impacts. The study is prepared in accordance with the requirements of the Ada County Highway District.

Proposed Development

The project is residential development of approximately 256 single family dwelling units. The final site plan was not finalized at the time of this report. A preliminary site plan is shown in **Figure 2**.

The site is expected to access the transportation system via Lake Hazel Road and Ten Mile Road. Future connectivity is provided to the southwest.

Study Area

The area of influence is anticipated to be west Ada County, Idaho, including the City of Kuna. The primary impacts will be along Lake Hazel Road and Ten Mile Road. The study area will include the following intersections:

- Ten Mile Road and Lake Hazel Road
- Linder Road and Lake Hazel Road
- Amity Road and Ten Mile Road.

Conclusions

Below are the findings of this report:

- Based on the trip generation methods recommended in the Trip Generation Manual, the site will generate 2437 trips per day of which 192 trips will occur during the AM peak hour and 256 trips will occur during the PM peak hour.
- The site will access the transportation system via Lake Hazel Road, and Ten Mile Road
- The intersection of Lake Hazel Road and Linder Road will operate at acceptable levels of service under background and total traffic conditions in build out year. The critical peak hour is in the PM peak hour.
- The intersection of Lake Hazel Road and Amity Road will operate at unacceptable levels of service under background and total traffic conditions in the build out year as an all way stop controlled intersection. The critical peak hour is in the PM peak hour. The ACHD Five Year Improvement plan includes reconstruction of this intersection to a roundabout. As a roundabout, the intersection will operate at an acceptable level of service in both the background and total traffic conditions.

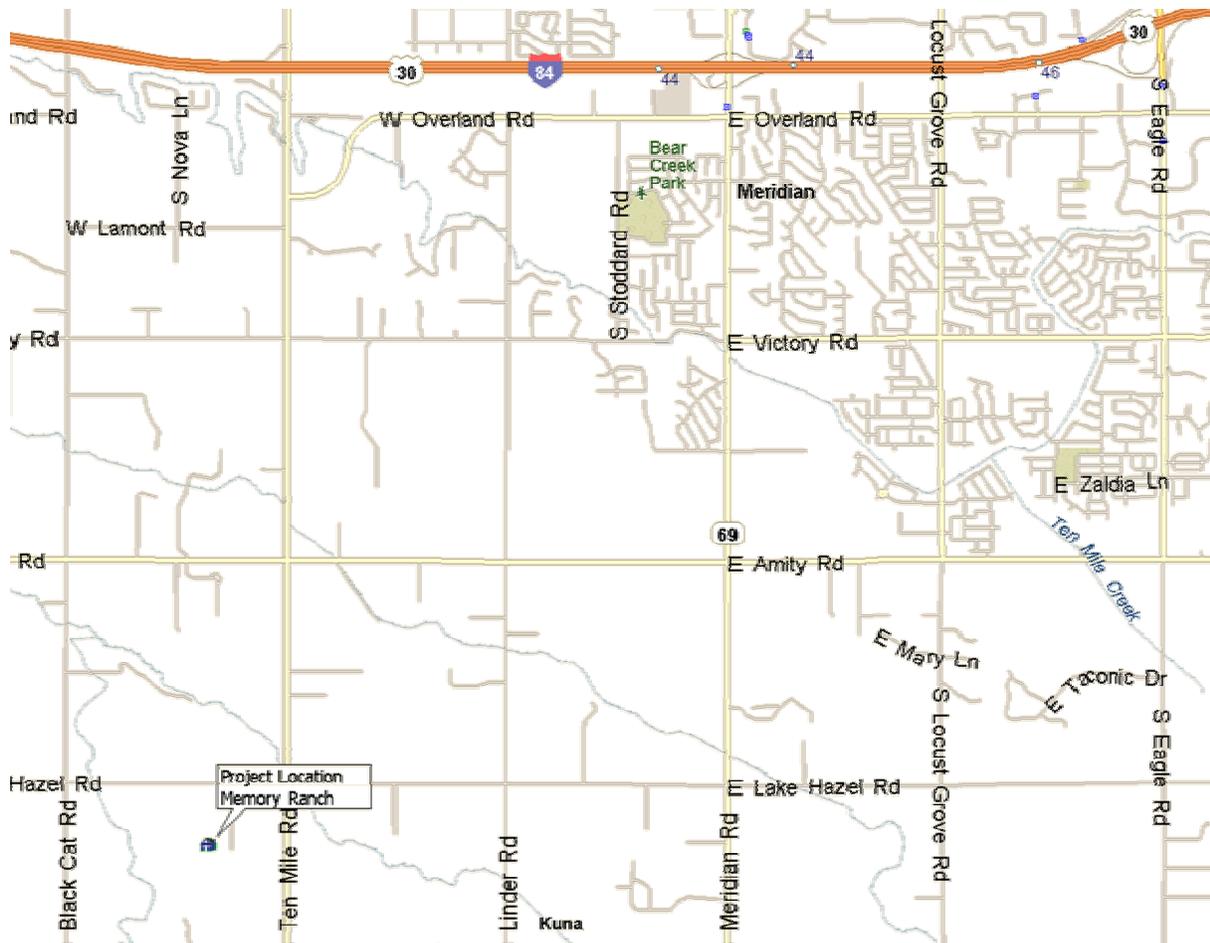
- The intersection of Lake Hazel Road and Ten Mile Road will operate at acceptable levels of service under background and total traffic conditions in the build out year as an all way stop controlled intersection. The critical peak hour is in the PM peak hour.
- Ten Mile Road is expected to operate at an acceptable better than LOS D in the build out year based on the ACHD policy for arterial roads
- Lake Hazel Road is expected to operate at an acceptable better than LOS D in the build out year based on the ACHD policy for arterial roads. Lake Hazel Road is identified as a future primary east-west arterial roadway.
- The proposed site plan provides good circulation. Only one road is anticipated to exceed 1000 vpd and there are no front on houses on this segment. This road should be constructed to a collector standards.
- The site access point on Lake Hazel Road is approximately ¼ mile from Ten Mile Road, and is in conformance with ACHD access standards.
- The north site access point on Ten Mile Road is approximately 1000 feet south of Lake Hazel Road, and is in conformance with ACHD access standards.
- The south access point on Ten Mile Road is approximately 900 feet south of the north entrance, and is in conformance with ACHD access standards.

INTRODUCTION

Thompson Engineers, Inc. has been retained to prepare a traffic impact study for the proposed Memory Ranch Subdivision in Kuna, Idaho, approximately as shown in **Figure 1**. The purpose of this study is to evaluate the potential traffic impacts resulting from the project and make recommendations for mitigation of the impacts. In particular, the scope of the study includes the following:

- Trip Generation of the proposed development
- Trip distribution and traffic assignment of the site generated traffic
- The capacity of the transportation system to support the development.
- Intersection treatment of the site access points.

Figure 1- Project Location



PROPOSED DEVELOPMENT

The project is residential development of approximately 256 single family dwelling units. The final site plan was not finalized at the time of this report. A preliminary site plan is shown in **Figure 2**.

The site is expected to access the transportation system via Columbia Road and Ten Mile Road via Mason Creek Road.

Figure 2 - Preliminary Site Plan



STUDY AREA CONDITIONS

Study Area

The area of influence is anticipated to be southwest Ada County, Idaho, including the City of Kuna. The primary impacts will be along Lake Hazel Road and Ten Mile Road. The study area will include the intersections of Ten Mile Road and Lake Hazel Road, Linder Road and Lake Hazel Road, and Amity Road and Ten Mile Road, as determined by a model run of the COMPASS transportation model.

Land Use

The site is within the Kuna city area of impact and is currently vacant. Existing zoning and land uses are for agricultural. A zoning change for residential use will be required.

STUDY PERIOD

Build Out Year

The Build out Year for this project is assumed to be 2020 to correspond with COMPASS data. The actual build out of the site will depend on market conditions and project implementation.

Horizon Year

2030 was selected as the horizon year, in accordance with the requirements of the Ada County Highway District.

EXISTING CONDITIONS

Road System

Lake Hazel Road is classified as a major arterial road by ACHD. In the vicinity of this project, it has one through lanes in each direction, and narrow shoulders. Lanes are approximately 12 feet wide. It does not have curb and gutter on either side of the roadway. There are multiple driveways on both sides of the highway. It has a posted speed of 50 MPH in front of the project.

Ten Mile Road is classified as a minor arterial road by ACHD. In the vicinity of this project, it has one through lanes in each direction, and narrow shoulders. Lanes are approximately 12 feet wide. It does not have curb and gutter on either side of the roadway. There are multiple driveways on both sides of the highway. It has a posted speed of 50 MPH in the vicinity of the project.

Traffic Volumes

AM and PM Traffic counts were obtained at the intersections in the study area the week of April 1, 2015. Existing AM Peak Hour traffic volumes are shown in **Figure 3**. Existing PM Peak Hour traffic volumes are shown in **Figure 4**.

Figure 3- Existing AM Peak Hour Conditions

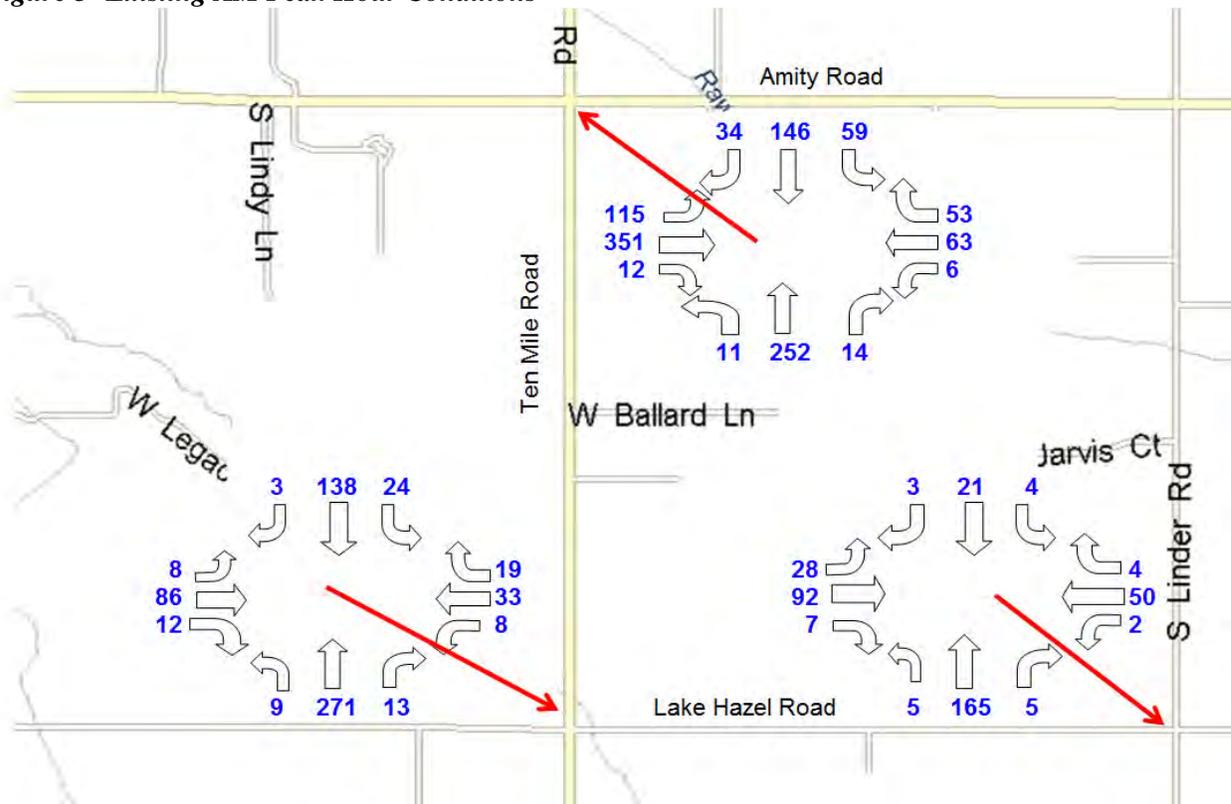
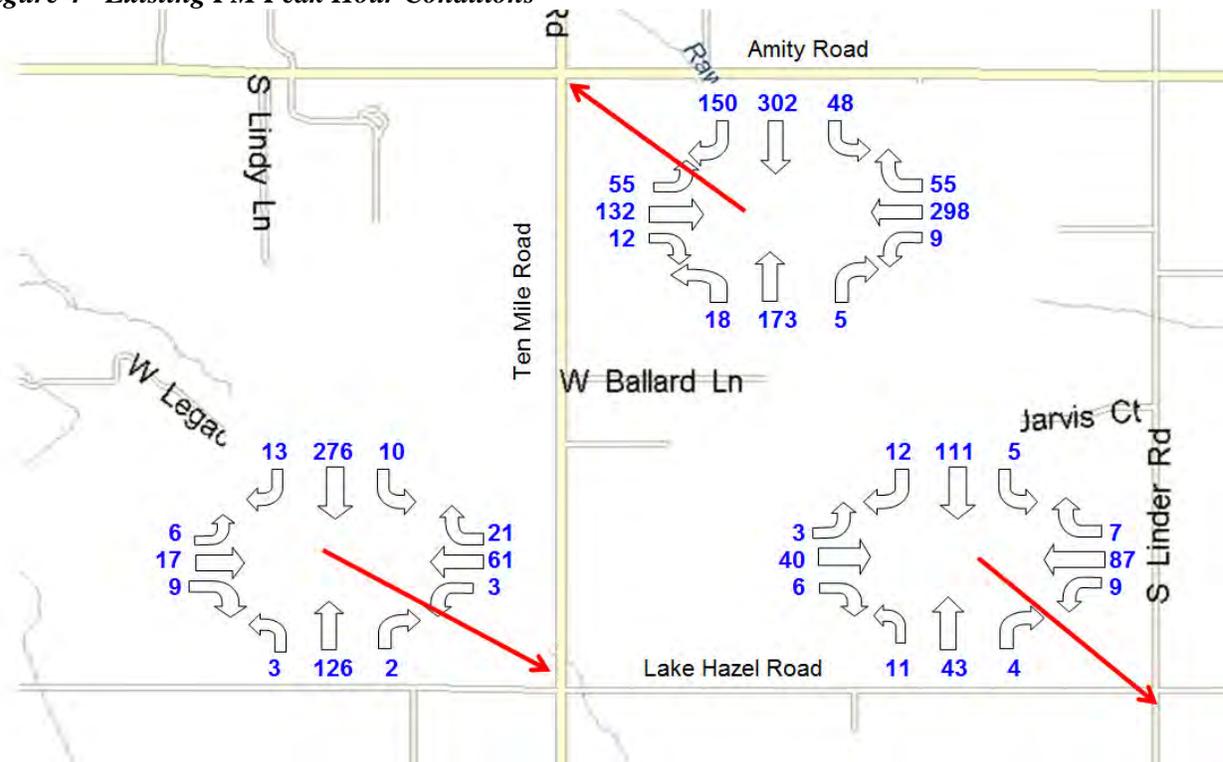


Figure 4 - Existing PM Peak Hour Conditions



System Improvements

The ACHD Five Year Capital Improvement Plan includes the reconstruction of the intersection of Amity Road and Ten Mile Road with a roundabout if FY 2019.

The 20 Capital Improvements Plan includes reconstruction of intersection of Ten Mile Road and Lake Hazel Road as a future roundabout.

The 20 Capital Improvements Plan includes reconstruction of Lake Hazel Road to five lanes. Lake Hazel Road is anticipated to provide a major east-west arterial in the future.

PROJECTED TRAFFIC

Background Traffic

Future traffic is obtained by expanding the existing traffic volumes by a growth factor. A growth factor of 2.0% per year is used. Background AM Peak Hour traffic for build out year is shown in **Figure 5**. Background PM Peak Hour traffic for the build out year is shown in **Figure 6**.

Horizon year traffic projections should be viewed with caution. Due to the effects of a compounding growth rate over time, even low growth rates can have significant impacts. Review of horizon year analysis should be limited to future right-of-way preservation, and additional planning issues.

Off Site Traffic

Ardell Estates and Silver Trail Subdivisions are currently in the approval process. Ardell Estates is located at Linder Road and Ardell Street. Silver Trail is located at Columbia Road between Ten Mile and Linder Roads. Both developments will add traffic to Ten Mile Road and Linder Road. This traffic is added to the background traffic.

Daily Traffic

Daily counts on Columbia Road were obtained by L2 Data Collection on April 1, 2015. Columbia Road is the only roadway fronting the project. Ten Mile Road data was obtained from the ACHD web site.

Table 1- Daily Traffic

Roadway Segment	Location	Count	Date
Ten Mile Road	North of Lake Hazel	5806	4/10/15
Ten Mile Road	South of Lake Hazel	5479	4/10/15
Lake Hazel Road	West of Ten Mile	1226	4/10/15
Lake Hazel Road	East of Ten Mile	1399	4/10/15

Figure 5- Build Out Year AM Peak Hour Background Traffic

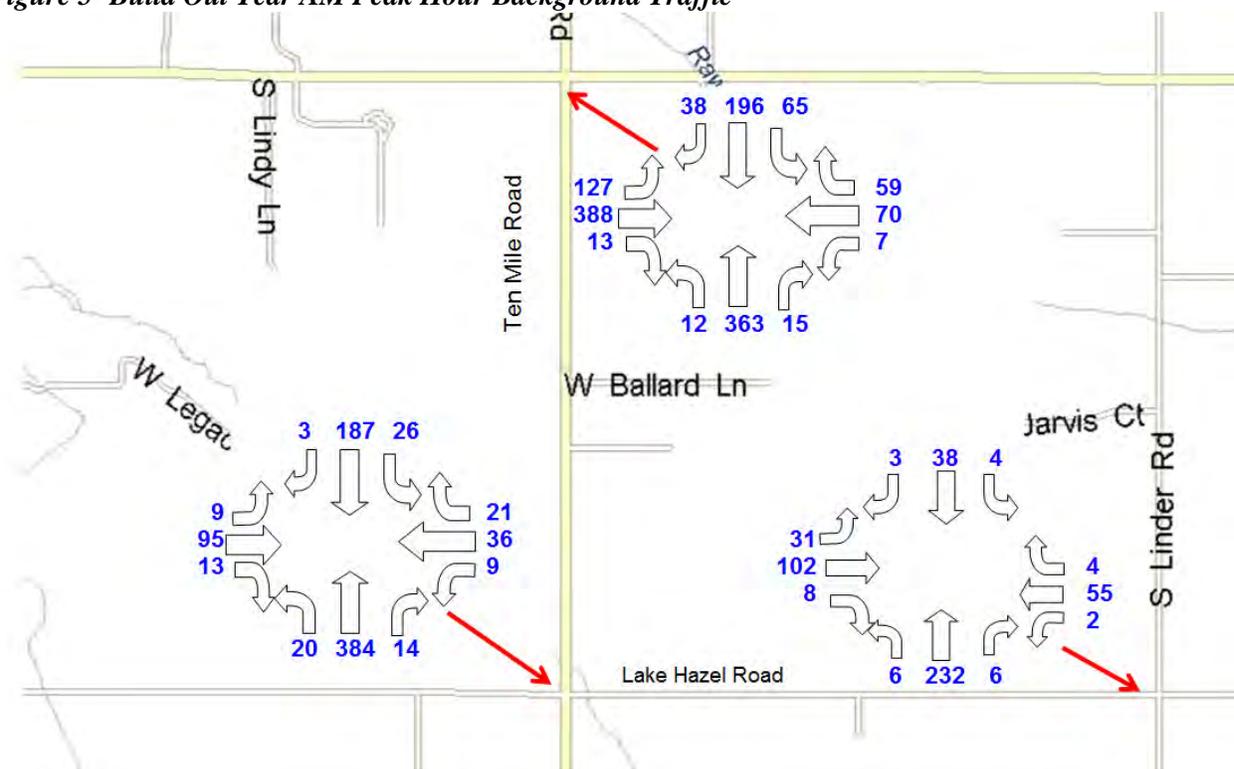
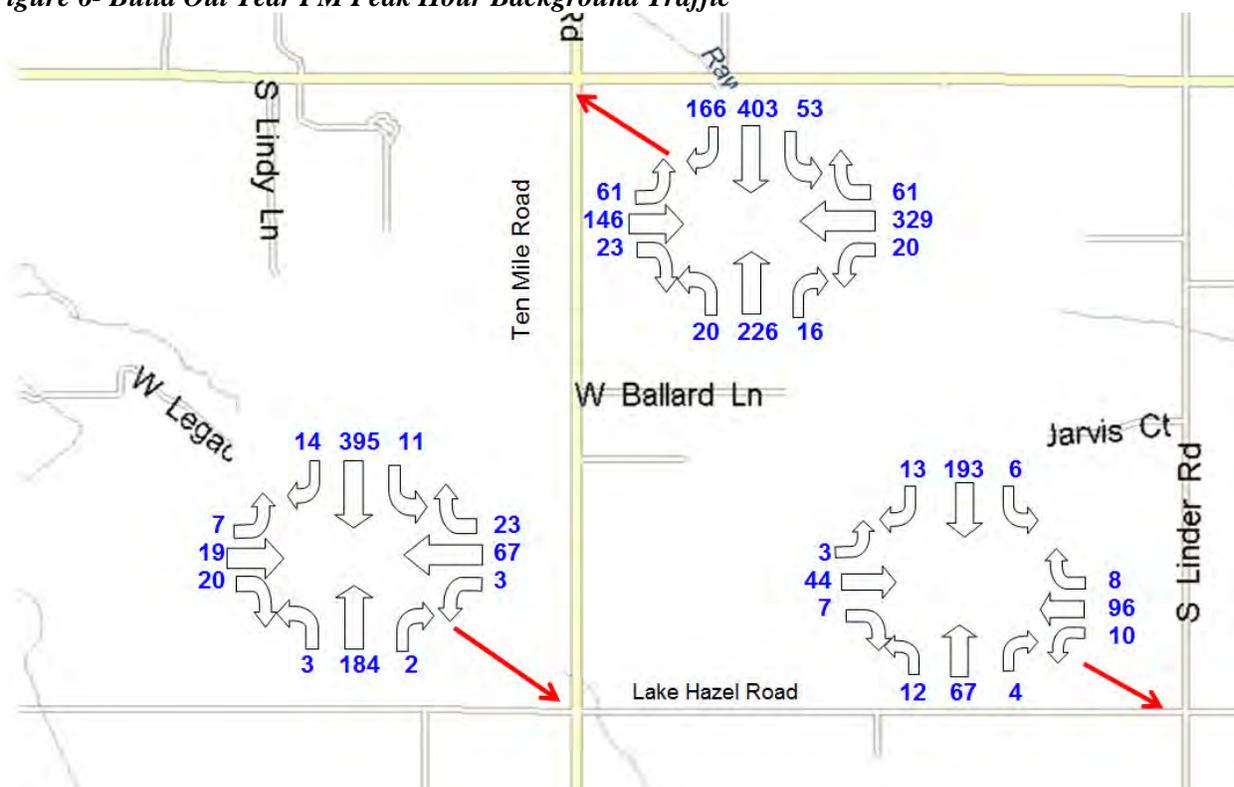


Figure 6- Build Out Year PM Peak Hour Background Traffic



Trip Generation

Site trip generation is estimated using the procedures recommended in the latest edition of the Trip Generation Manual (9th edition), published by the Institute of Transportation Engineers, in the absence of site-specific data. The site trip generation is obtained by applying the trips generation rates obtained from the Manual for each category of land use within the development. **Table 2** shows the trip generation of the site. Pass by rates are estimated from data published by the Institute of Transportation Engineers.

Table 2- Trip Generation

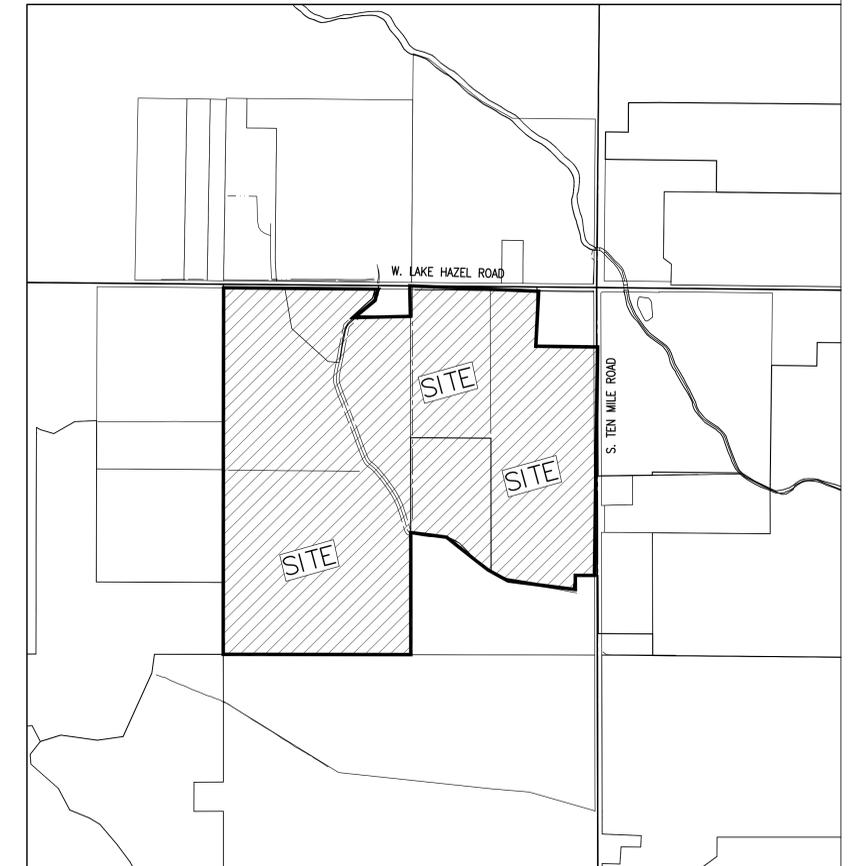
ITE Code	Land Use	Time Period	No.	Units	24 hr 2-Way		Total		
					Rate	Total			
210	Single Family Dwellings	Daily	262	DU	9.52	2494	2494		
					Enter		Exit		Total
					Rate	Total	Rate	Total	
210	Single Family Dwellings	AM Peak Hour	262	DU	0.19	49	0.56	147	196
210	Single Family Dwellings	PM Peak Hour	262	DU	0.75	197	0.25	66	263

Trip Distribution

In order to determine impacts, the trips generated by the site must be distributed to destinations throughout Ada County and assigned to the transportation system. Based on current travel patterns, the modal split is negligible, so all trips are assigned to vehicles, and the vehicles are assigned to the roadway system. The distribution for this development is based on information obtained from COMPASS and current travel patterns. The site traffic distribution for the development is shown in **Figure 7**.

PRELIMINARY PLAT FOR MEMORY RANCH SUBDIVISION

A PORTION OF NE 1/4 OF SECTION 3
TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN
KUNA, ADA COUNTY, IDAHO
2015



VICINITY MAP
N.T.S.

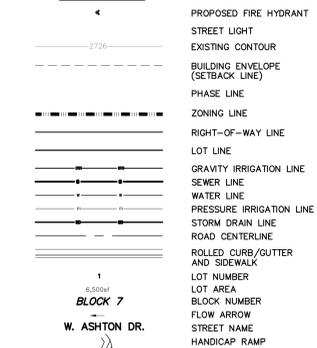
PLAN SHEET INDEX

SHEET	DESCRIPTION
PP-1	COVER SHEET, INDEX, MAP, & NOTES
PP-2	SUBDIVISION LAYOUT & DIMENSIONS
PP-3	SUBDIVISION LAYOUT & DIMENSIONS
PP-4	LOT & CURVE TABLES
PP-5	CONCEPTUAL ENGINEERING
PP-6	CONCEPTUAL ENGINEERING
PP-7	CONCEPTUAL SEWER PROFILES
PP-8	CONCEPTUAL SEWER PROFILES
PP-9	MASTER DRAINAGE PLAN
PP-10	EXISTING SITE TOPOGRAPHY

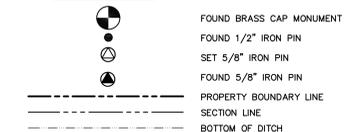
NOTES

- KUNA CITY WATER AND SEWER SERVICE SHALL BE EXTENDED TO ALL LOTS.
- THE SUBJECT PROPERTY DOES NOT FALL WITHIN ANY FEMA FLOOD HAZARD ZONE. REFERENCE FIRM PANEL 16001C0250J EFFECTIVE OCTOBER 2nd, 2003.
- ALL LOTS SHALL HAVE A PERMANENT EASEMENT FOR PUBLIC UTILITIES, STREET LIGHTS, IRRIGATION AND LOT DRAINAGE OVER THE 10 (TEN) FEET ADJACENT TO ANY PUBLIC STREET. ALL LOTS SHALL HAVE A PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION AND LOT DRAINAGE OVER THE 10 (TEN) FEET ADJACENT TO THE REAR LOT LINE, EXCEPT AS OTHERWISE SHOWN, THERE SHALL BE A 5 (FIVE) FOOT PUBLIC UTILITY, IRRIGATION AND LOT DRAINAGE EASEMENT ADJACENT TO ANY LOT LINE NOT ADJACENT TO A PUBLIC STREET.
- MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF THE CITY OF KUNA AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT.
- THE DEVELOPER SHALL PROVIDE PRESSURIZED IRRIGATION WATER TO EACH LOT. ALL LOTS IN THIS SUBDIVISION WILL BE SUBJECT TO ASSESSMENTS OF THE NAMPA MERIDIAN IRRIGATION DISTRICT UNTIL SERVED BY THE CITY OF KUNA MUNICIPAL IRRIGATION SYSTEM.
- STORM DRAINAGE SHALL BE RETAINED ON SITE THROUGH SURFACE DRAINAGE PONDS AND SUBSURFACE FACILITIES AS APPROVED BY ACHD.
- LOT 1, BLOCK 1; LOT 1, BLOCK 3; LOT 8, BLOCK 4; LOT 13, BLOCK 5; LOT 13, BLOCK 6; LOT 11, BLOCK 7; LOTS 1, 6 & 16, BLOCK 8; LOT 10, BLOCK 9; LOTS 8, 13 & 20, BLOCK 11; LOT 10, BLOCK 12 AND LOTS 1 & 4, BLOCK 15 ARE COMMON LOTS TO BE OWNED AND MAINTAINED BY THE SUBDIVISION HOMEOWNERS ASSOCIATION OR ITS ASSIGNS.
- ALL EXISTING STRUCTURES WILL BE REMOVED PRIOR TO DEVELOPMENT OF THE PHASE CONTAINING THE STRUCTURE.

PLAT LEGEND



SURVEY LEGEND



CONTACTS

DEVELOPER
TRILOGY DEVELOPMENT, INC.
2358 S. TITANIUM PLACE
KUNA, ID 83642

ENGINEER
DAVID A. BAILEY, P.E.
BAILEY ENGINEERING, INC.
4242 N. BROOKSIDE LANE
BOISE, ID 83714

PLANNER/CONTACT
SUGGS COMMUNITY SOLUTIONS LLC
JANE B. SUGGS
208-602-6941
200 E. LOUISA ST.
BOISE, ID 83712

OWNERS
DON W. JOHNSON
3985 W. LAKE HAZEL RD
MERIDIAN, ID 83642

UNION SQUARE LLC
2358 S. TITANIUM PLACE
MERIDIAN, ID 83642

HEARTLAND TOWNHOMES
PROPERTY MANAGEMENT LLC
2358 S. TITANIUM PLACE
MERIDIAN, ID 83642

REVISED

NO. DATE DESCRIPTION

NO.	DATE	DESCRIPTION

DRAWN BY: DAB CHECKED BY: DAVID A. BAILEY, P.E. PROJECT: C2014-25 DATE: 05-22-2015

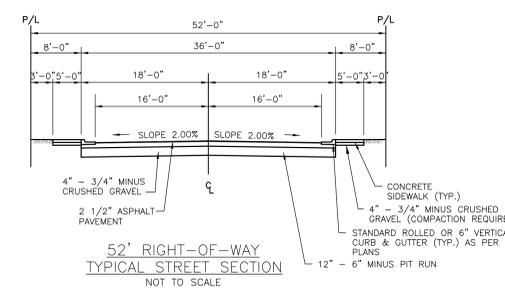
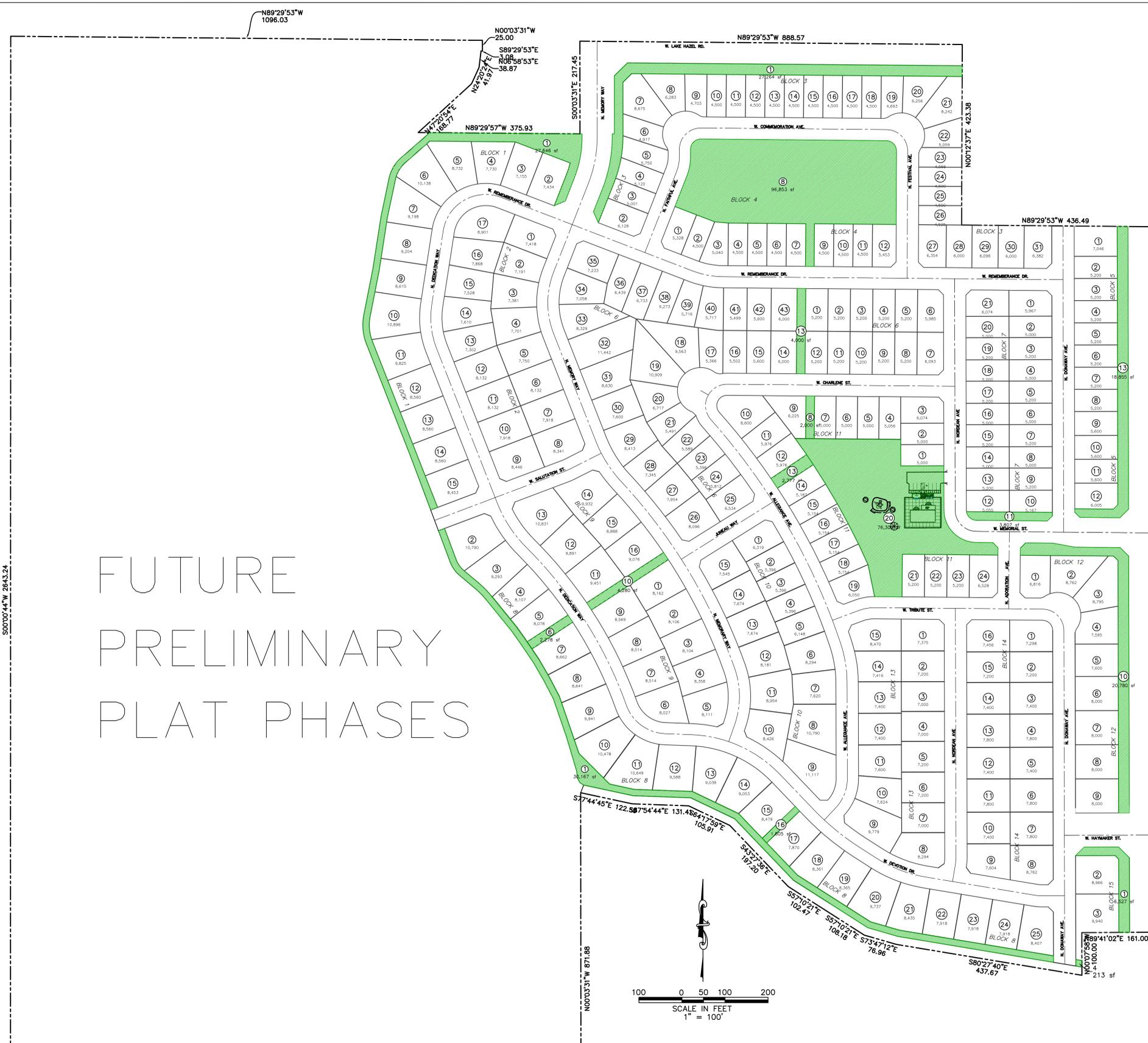
PRELIMINARY PLAT
MEMORY RANCH SUBDIVISION
TRILOGY DEVELOPMENT, INC.

Bailey Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD
4242 N. BROOKSIDE LANE
BOISE, ID 83714
TEL: 208-638-0013
WWW.BAILEYENGINEERING.COM

208-602-6941
200 E. LOUISA ST.
BOISE, ID 83712

DATE: 05-22-2015

SHEET
PP-1



DEVELOPMENT FEATURES	
ACREAGE	TOTAL PARCEL AREA - 135.47 ACRES CURRENT PHASE - 67.40 ACRES
CURRENT PHASE	TOTAL DWELLING UNITS - 277 BUNDABLE LOTS - SF RESIDENTIAL R6 - 261 COMMON LOTS - 16 DENSITY DU/ACRE - 3.87 COMMON AREA - 7.47 ACRES - 11.1% OPEN SPACE WITHOUT BUFFERS - 5.78 ACRES - 8.58% PARK OPEN SPACE 3.98 ACRES - 5.9%
ZONING	EXISTING - CITY OF KUNA A - COUNTY RUT PROPOSED KUNA-R-6
SEWAGE DISPOSAL	KUNA CITY SEWER
WATER SUPPLY	KUNA CITY WATER
CITY	KUNA CITY
SCHOOL DISTRICT	KUNA
FIRE DISTRICT	KUNA
IRRIGATION DISTRICT	NAMPA MERIDIAN IRRIGATION DISTRICT BOISE PROJECTS BOARD OF CONTROL

FUTURE
PRELIMINARY
PLAT PHASES

N89°29'53"W
1096.03

N00°03'31"W
25.00
S89°29'53"E
3.08
N08°58'53"E
38.87
N84°29'51"E
41.97

N89°29'53"W 888.57

N89°29'57"W 375.93

N89°29'53"W 436.49

S77°44'45"E 122.587
S87°54'44"E 131.458
S64°17'59"E 105.91

S57°10'21"E 102.47

S57°10'21"E 108.16

S73°47'12"E 76.96

S89°41'02"E 161.00

N00°07'59"E 100.00

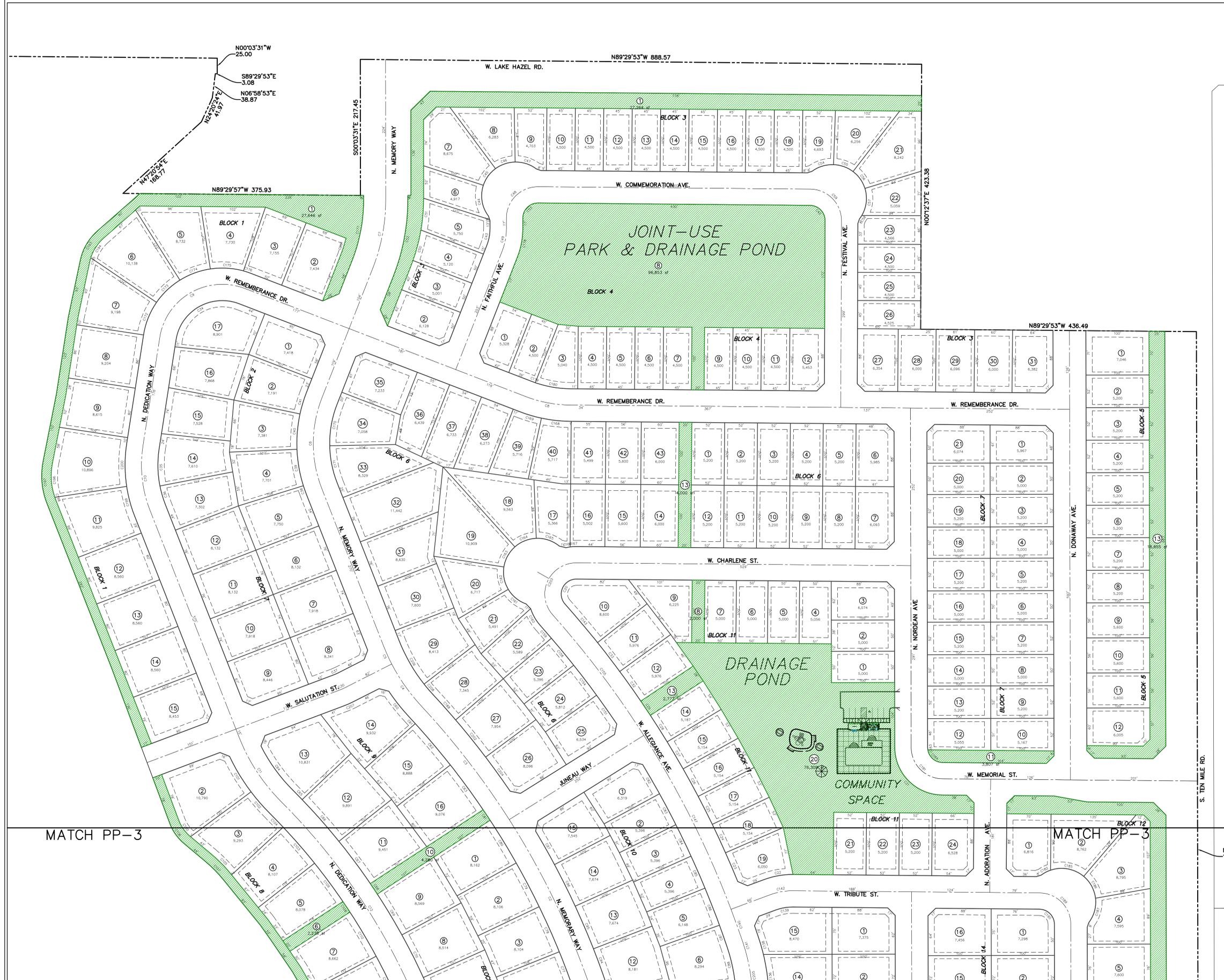
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SCALE IN FEET
1" = 100'

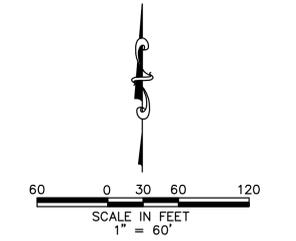
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**PRELIMINARY PLAT FOR
MEMORY RANCH SUBDIVISION**

A PORTION OF NE 1/4 OF SECTION 3
TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN
KUNA, ADA COUNTY, IDAHO
2015



- PLAT LEGEND**
- PROPOSED FIRE HYDRANT
 - STREET LIGHT
 - EXISTING CONTOUR
 - BUILDING ENVELOPE (SETBACK LINE)
 - PHASE LINE
 - ZONING LINE
 - RIGHT-OF-WAY LINE
 - LOT LINE
 - GRAVITY IRRIGATION LINE
 - SEWER LINE
 - WATER LINE
 - PRESSURE IRRIGATION LINE
 - STORM DRAIN LINE
 - ROAD CENTERLINE
 - ROLLED CURB/CUTTER AND SIDEWALK
 - LOT NUMBER
 - LOT AREA
 - BLOCK NUMBER
 - FLOW ARROW
 - STREET NAME
 - HANDICAP RAMP
- SURVEY LEGEND**
- FOUND BRASS CAP MONUMENT
 - FOUND 1/2" IRON PIN
 - SET 5/8" IRON PIN
 - FOUND 5/8" IRON PIN
 - PROPERTY BOUNDARY LINE
 - SECTION LINE
 - BOTTOM OF DITCH



MATCH PP-3

MATCH PP-3

REVISED NO.	DATE	DESCRIPTION
CIVIL ENGINEERING PLANNING CADD		
<small>4242 N. BROOKSIDE LANE TEL: 208-938-0013 BOISE, ID 83714 www.baileyengineering.com</small>		
DRAWN BY: DAB	CHECKED BY: DAVID A. BAILEY P.E.	PROJECT: C2014-025 DATE: 05-22-2015
PRELIMINARY PLAT		
MEMORY RANCH SUBDIVISION		
TRILOGY DEVELOPMENT, INC.		
SHEET		PP-2

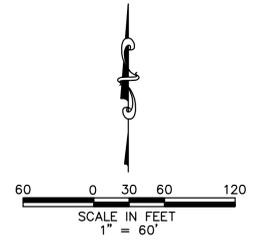
**PRELIMINARY PLAT FOR
MEMORY RANCH SUBDIVISION**

A PORTION OF NE 1/4 OF SECTION 3
TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN
KUNA, ADA COUNTY, IDAHO
2015



MATCH PP-2
N00°07'59"W
1654.46
S. TEN MILE RD.

- PLAT LEGEND**
- PROPOSED FIRE HYDRANT
 - STREET LIGHT
 - EXISTING CONTOUR
 - BUILDING ENVELOPE (SETBACK LINE)
 - PHASE LINE
 - ZONING LINE
 - RIGHT-OF-WAY LINE
 - LOT LINE
 - GRAVITY IRRIGATION LINE
 - SEWER LINE
 - WATER LINE
 - PRESSURE IRRIGATION LINE
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 - LOT NUMBER
 - LOT AREA
 - BLOCK NUMBER
 - FLOW ARROW
 - STREET NAME
 - HANDICAP RAMP
- SURVEY LEGEND**
- FOUND BRASS CAP MONUMENT
 - FOUND 1/2" IRON PIN
 - SET 5/8" IRON PIN
 - FOUND 5/8" IRON PIN
 - PROPERTY BOUNDARY LINE
 - SECTION LINE
 - BOTTOM OF DITCH



REVISED NO.	DATE	DESCRIPTION
CIVIL ENGINEERING PLANNING CADD 4242 N. BROOKSIDE LANE TEL: 208-938-0013 SCORIE, ID 83714 www.baileyengr.com		
DRAWN BY: DAB	CHECKED BY: DAVID A. BAILEY P.E.	PROJECT: C2014-025 DATE: 05-22-2015
PRELIMINARY PLAT MEMORY RANCH SUBDIVISION TRILOGY DEVELOPMENT, INC.		
SHEET		PP-3

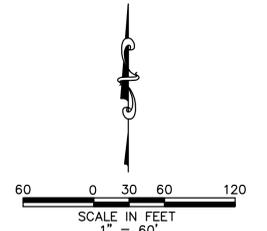
PRELIMINARY PLAT FOR MEMORY RANCH SUBDIVISION

A PORTION OF NE 1/4 OF SECTION 3
TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN
KUNA, ADA COUNTY, IDAHO
2015

CONCEPTUAL ROUNDABOUT
DESIGN PROVIDED BY ACHD



- PLAT LEGEND**
- ⊕ PROPOSED FIRE HYDRANT
 - STREET LIGHT
 - - - EXISTING CONTOUR
 - - - BUILDING ENVELOPE (SETBACK LINE)
 - PHASE LINE
 - - - ZONING LINE
 - - - RIGHT-OF-WAY LINE
 - LOT LINE
 - GRAVITY IRRIGATION LINE
 - SEWER LINE
 - WATER LINE
 - PRESSURE IRRIGATION LINE
 - STORM DRAIN LINE
 - ROAD CENTERLINE
 - ROLLED CURB/CUTTER AND SIDEWALK
 - ① LOT NUMBER
 - ② BLOCK NUMBER
 - FLOW ARROW
 - STREET NAME
 - HANDICAP RAMP
- SURVEY LEGEND**
- ⊕ FOUND BRASS CAP MONUMENT
 - FOUND 1/2" IRON PIN
 - SET 5/8" IRON PIN
 - FOUND 5/8" IRON PIN
 - - - PROPERTY BOUNDARY LINE
 - - - SECTION LINE
 - - - BOTTOM OF DITCH



MATCH PP-6

MATCH PP-6

REVISED	NO.	DATE	DESCRIPTION

Bailey Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD
4242 N. BROOKSIDE LANE TEL: 208-938-0013
BOISE, ID 83714 www.baileyengineering.com

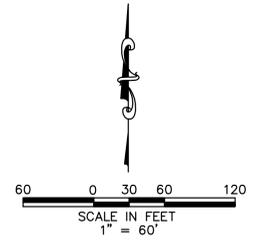
DRAWN BY: DAB CHECKED BY: DAVID A. BAILEY P.E. PROJECT: C2014-025 DATE: 05-22-2015
PRELIMINARY PLAT
MEMORY RANCH SUBDIVISION
TRILOGY DEVELOPMENT, INC. SHEET **PP-5**

**PRELIMINARY PLAT FOR
MEMORY RANCH SUBDIVISION**

A PORTION OF NE 1/4 OF SECTION 3
TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN
KUNA, ADA COUNTY, IDAHO
2015



- PLAT LEGEND**
- PROPOSED FIRE HYDRANT
 - STREET LIGHT
 - EXISTING CONTOUR
 - BUILDING ENVELOPE (SETBACK LINE)
 - PHASE LINE
 - ZONING LINE
 - RIGHT-OF-WAY LINE
 - LOT LINE
 - GRAVITY IRRIGATION LINE
 - SEWER LINE
 - WATER LINE
 - PRESSURE IRRIGATION LINE
 - STORM DRAIN LINE
 - ROAD CENTERLINE
 - ROLLED CURB/CUTTER AND SIDEWALK
 - LOT NUMBER
 - LOT AREA
 - BLOCK NUMBER
 - FLOW ARROW
 - STREET NAME
 - HANDICAP RAMP
- SURVEY LEGEND**
- FOUND BRASS CAP MONUMENT
 - FOUND 1/2" IRON PIN
 - SET 5/8" IRON PIN
 - FOUND 5/8" IRON PIN
 - PROPERTY BOUNDARY LINE
 - SECTION LINE
 - BOTTOM OF DITCH



REVISED	NO.	DATE	DESCRIPTION

4 213 sf

REVISIONS

BAILEY ENGINEERING, INC.
CIVIL ENGINEERING | PLANNING | CADD
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BOISE, ID 83714 www.baileyengineers.com

DRAWN BY: DAB CHECKED BY: DAVID A. BAILEY P.E. PROJECT: C2014-025 DATE: 05-22-2015

PRELIMINARY PLAT
MEMORY RANCH SUBDIVISION
TRILOGY DEVELOPMENT, INC.

SHEET
PP-6

PLANT PALETTE

SYM	COMMON NAME	BOTANICAL NAME
EVERGREEN TREES		
BH	BLACK HILLS SPRUCE	PICEA GLAUCA 'DENSATA'
DC	DEODAR CEDAR	CEDRUS DEODARA
VP	VANDERWOLFS PINE	PINUS FLEXILIS 'VANDERWOLFS'
STREET TREES (CLASS II & III)		
AA	AUTUMN PURPLE ASH	FRAXINUS AMERICANA 'JUNGINGER'
HL	SUNBURST HONEYLOCUST	GLEDITSIA TRIACANTHOS F. INERMIS 'SUNBURST'
LP	LONDON PLANETREE	PLATANUS x ACERIFOLIA
SG	AMERICAN SWEETGUM	LIQUIDAMBAR STYRACIFLUA
TT	TULIP TREE	LIRIODENDRON TULIPIFERA
ORNAMENTAL TREES (CLASS I)		
AM	AMUR MAPLE	ACER GINNALA
AP	ARISTOCRAT PEAR	PYRUS CALERYANA 'ARISTOCRAT'
PF	PRAIRIFIRE CRABAPPLE	MALUS x 'PRAIRIFIRE'
SHRUBS/ORNAMENTAL GRASSES/PERENNIALS		
AJ	AMBER JUBILEE NINEBARK	PHYSOCARPUS OPULIFOLIUS 'JEFAM'
	BLACK EYED SUSAN	RUDBECKIA FULGIDA 'GOLDSTRUM'
	BLUE RUG JUNIPER	JUNIPERUS HORIZONTALIS 'WILTON'
	CREEPING MAHONIA	MAHONIA REPENS
	RED FLOWER CARPET ROSE	ROSA 'FLOWER CARPET- NOARE'
	DWARF FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'HAMELN'
DL	PRIMAL SCREAM DAYLILY	HEMEROCALLIS 'PRIMAL SCREAM'
	ENDLESS SUMMER HYDRANGEA	HYDRANGEA ARBORESCENS 'PIIHM-I'
	FINE LINE BUCKTHORN	RHAMNUS FRAGULA 'RON WILLIAMS'
	GRO-LOW SUNAC	RHUS AROMATICA 'GRO-LOW'
	IVORY HALO DOSHOOD	CORNUS ALBA BAILHALO
KF	KARL FOERSTER REED GRASS	CALAMAGROSTIS ARUNDINACEA 'K.F.'
LD	LIMONCELLO BARBERRY	BERBERIS THUNBERGII 'BAILERIN'
LB	LITTLE DEVIL NINEBARK	PHYSOCARPUS OPULIFOLIUS 'DONNA MAY'
MG	MAIDEN GRASS	MISCANTHUS SINENSIS 'GRACILLIMUS'
	OTTO LUYKEN LAUREL	PRUNUS LAUROCERASUS 'OTTO LUYKEN'
	PJM RHODODENDRON	RHODODENDRON 'PJM'
PF	SONIC BLOOM PEARL WEIGELA	WEIGELA FLORIDA 'BAKRASOPEA'
SE	SHOW-OFF FORSYTHIA	FORSYTHIA x INTERMEDIA 'WINDOR'
SH	SUMMERWINE NINEBARK	PHYSOCARPUS OPULIFOLIUS 'SEWARD'
TB	TOSCANA BARBERRY	BERBERIS THUNBERGII 'BAILJULIA'



6' SOLID VINYL FENCE (TYP) BACK OF LOTS & SIDE YARDS

ENTRY MONUMENT (TYP)

5' WROUGHT IRON FENCE ALONG DRAIN (TYP)

5' WROUGHT IRON FENCE ALONG COMMON AREA (TYP)

25' LANDSCAPE BUFFER (TYP)

ENTRY MONUMENT (TYP)

6' SOLID VINYL FENCE (TYP) BACK OF LOTS & SIDE YARDS

HARRIS LATERAL (TYP)

INTERIM ACCESS

NOTES

- ALL LANDSCAPE SHALL BE INSTALLED IN ACCORDANCE WITH KUNA CITY ORDINANCE REQUIREMENTS. ALL LOTS WILL COMPLY WITH KUNA CITY ORDINANCE REQUIRING ONE (1) TREE PER LOT (PROVIDED BY BUILDER AND/OR DEVELOPER).
- ALL PLANTING AREAS TO BE WATERED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
- ALL COMMON SPACE LANDSCAPING SHALL BE OWNED AND MAINTAINED BY A HOMEOWNER'S ASSOCIATION.
- TREES SHALL NOT BE PLANTED WITHIN THE 10'-CLEAR ZONE OF ALL ACHD STORM DRAIN PIPE, STRUCTURES, OR FACILITIES. SEE PAGE BEDS MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM.
- NO TREES SHALL IMPEDE THE 40' STREET AND DEPARTURE VISION TRIANGLES AT ALL INTERSECTIONS. NO CONIFEROUS TREES OR SHRUBS OVER 3' HIGH AT MATURITY WILL BE LOCATED WITHIN VISION TRIANGLE OR ACHD ROW. AS TREES MATURE, THE OWNER SHALL BE RESPONSIBLE FOR PRUNING TREE CANOPIES TO MEET ACHD REQUIREMENTS FOR MAINTAINING CLEAR VISIBILITY WITHIN 40' STREET AND DEPARTURE VISION TRIANGLE. TREES SHALL BE PLANTED NO CLOSER THAN 50' FROM STOP SIGNS.
- LANDSCAPE AND TREES IN FRONT OF BUILDING LOTS ON INTERIOR STREETS TO BE COMPLETED DURING CONSTRUCTION OF THESE LOTS. TREE LOCATIONS MAY BE ALTERED TO ACCOMMODATE DRIVEWAYS AND UTILITIES. TREES SHALL NOT BE PLANTED WITHIN 5' OF WATER METERS OR UTILITY LINES.
- PLANT LIST IS REPRESENTATIVE AND SUBJECT TO SUBSTITUTIONS OF SIMILAR SPECIES BY OWNER, SUBJECT TO CITY FORESTER'S PRE-APPROVAL. BURLAP AND WIRE BASKETS TO BE REMOVED FROM ROOT BALL AS MUCH AS POSSIBLE, AT LEAST HALFWAY DOWN THE BALL OF THE TREE. ALL NYLON ROPES TO BE COMPLETELY REMOVED FROM TREES.

DEVELOPMENT FEATURES

TOTAL PARCEL AREA	135.41 ACRES
CURRENT PHASE	67.40 ACRES
TOTAL LOTS	277
RESIDENTIAL LOTS	261
COMMON LOTS	16
COMMON AREA	7.47 ACRES (11.1%)
OPEN SPACE W/OUT BUFFERS	5.78 ACRES (8.50%)
PARK OPEN SPACE	3.98 ACRES (5.9%)
PROPOSED ZONING	KUNA-R-6

LANDSCAPE CALCULATIONS

LOCATION	BUFFER WIDTH	LENGTH	REQUIRED	PROVIDED
W. LAKE HAZEL RD.	25'	810' / 100' =	17 TREES	18 TREES (14 SHADE TREES + 8 ORNAMENTAL TREES)
			25 EVERGREENS 98 SHRUBS	25 EVERGREENS 103 SHRUBS
S. TEN MILE RD.	25'	1515' / 100' =	31 TREES	34 TREES (23 SHADE TREES + 22 ORNAMENTAL TREES)
			46 EVERGREENS 182 SHRUBS	47 EVERGREENS 316 SHRUBS
NUMBER OF TREES PROVIDED ON COMMON LOTS:			154	
NUMBER OF TREES PROVIDED ON BUFFERS:			134	
TOTAL NUMBER OF TREES:			248	

FORTY-TWO (42) EXISTING TREES ARE LOCATED ADJACENT TO HOUSE TO BE REMOVE AT END OF MEMORY LANE. THIRTY-SEVEN (37) TREES ARE DEAD, DYING, OR UNDESIRABLE SPECIES (COTTONWOOD, WILLOW, POPLAR) AND WILL NOT REQUIRE MITIGATION. FIVE (5) TREES EQUALING 52" CAL INCHES ARE TO BE MITIGATED FOR WITH TREES PROVIDED BEYOND LANDSCAPE BUFFER AND OPEN SPACE REQUIREMENTS. MITIGATION TREES TO BE LOCATED WITH IN LANDSCAPE BUFFERS AND COMMON OPEN SPACES.

OWNERS

DON W JOHNSON 3985 W LAKE HAZEL RD MERIDIAN, ID 83642	UNION SQUARE LLC 2358 S TITANIUM PLACE MERIDIAN, ID 83642	HEARTLAND TOWNHOMES PROPERTY MANAGEMENT LLC 2358 S TITANIUM PLACE MERIDIAN, ID 83642
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DEVELOPER

TRILOGY DEVELOPMENT, INC.
2358 S. TITANIUM
MERIDIAN, ID 83642

PLANNER/CONTACT

SUGGS COMMUNITY SOLUTIONS LLC
JANE B SUGGS
200 E. LOUISA ST.
BOISE, ID 83712

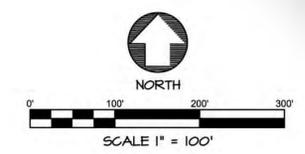


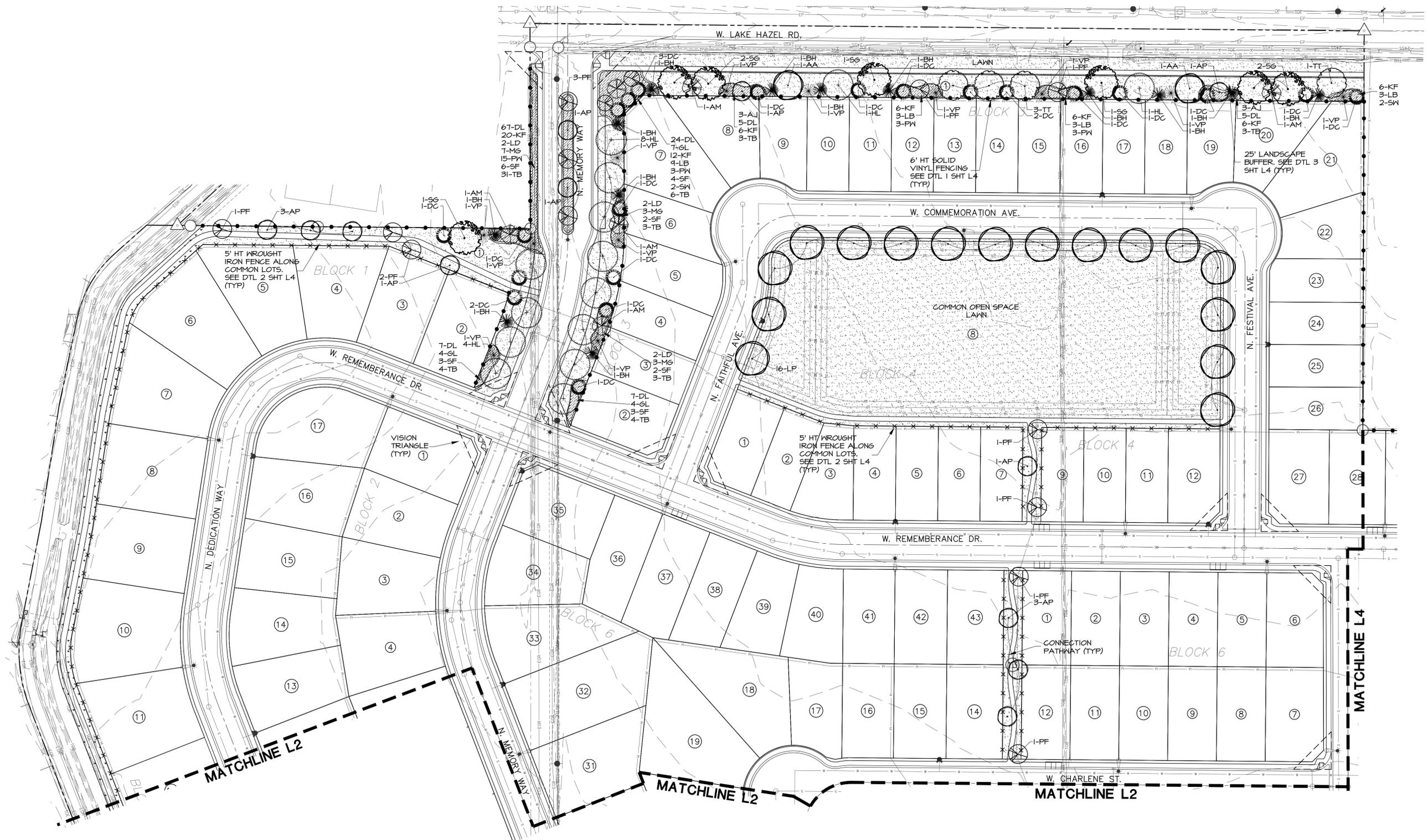
MAY 22, 2015
SHEET 1.0 OF 5

MEMORY RANCH SUBDIVISION

KUNA, ID

PRELIMINARY PLAT LANDSCAPE PLAN





PLANT PALETTE

(REFERENCE SHEET L4)

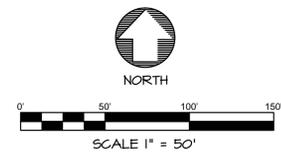
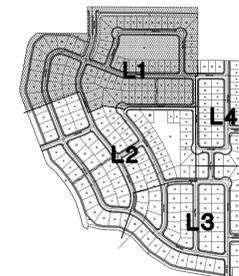
SYM	COMMON NAME	SYM	COMMON NAME
EVERGREEN TREES			
	BLACK HILLS SPRUCE		AMBER JUBILEE NINEBARK
	DEODAR CEDAR		BLACK EYED SUSAN
	VANDERWOLF'S PINE		BLUE RUG JUNIPER
STREET TREES (CLASS II & III)			
	AUTUMN PURPLE ASH		GREeping MAHONIA
	SUNBURST HONEYLOCUST		RED FLOWER CARPET ROSE
	LONDON PLANETREE		DWARF FOUNTAIN GRASS
	AMERICAN SWEETGUM		PRIMAL SCREAM DAYLILY
	TULIP TREE		ENDLESS SUMMER HYDRANGEA
ORNAMENTAL TREES (CLASS I)			
	AMUR MAPLE		FINE LINE BUCKTHORN
	ARISTOCRAT PEAR		GRO-LOW SUMAC
	PRAIRIFIRE CRABAPPLE		IVORY HALO DOGWOOD
			KARL FOERSTER REED GRASS
			LIMONCELLO BARBERRY
			LITTLE DEVIL NINEBARK
			MAIDEN GRASS
			OTTO LUYKEN LAUREL
			PJM RHODODENDRON
			SONIC BLOOM PEARL WEIGELA
			SHOW-OFF FORSYTHIA
			SUMMERINE NINEBARK
			TOSCANA BARBERRY

NOTES

1. REFER TO SHEET L3 FOR LANDSCAPE DETAILS; AND SHEET L4 FOR PLANT PALETTE & LANDSCAPE NOTES; LANDSCAPE & DEVELOPMENT CALCULATIONS; FENCING DETAILS AND LANDSCAPE BUFFER SECTION.

- LAWN
- UNKNOWN GRASS
- 6' VINYL FENCE ALONG PERIMETER PROPERTY LINES AND SIDE LOTS (TYP) SEE DTL 1, SHT L4
- 5' WROUGHT IRON FENCE ALONG COMMON OPEN SPACE LOTS. SEE DTL 2, SHT L4

KEY MAP



JENSEN BELTS ASSOCIATES
 Site Planning / Landscape Architecture
 495 Main Street, Boise, Idaho 83702
 Ph. (208) 349-7176, Fax. (208) 349-7178

REVISED	NO.	DATE	DESCRIPTION

DRAWN BY: JN | CHECKED BY: KCS | PROJECT: C2014-25 | DATE: 05-22-15

Bailey Engineering, Inc.
 CIVIL ENGINEERING | PLANNING | CADD
 4242 N. BROOKSIDE LANE | TEL. 208-838-0013
 BOISE, ID 83714 | www.baileyengineers.com

PRELIMINARY PLAT - LANDSCAPE PLAN
MEMORY RANCH SUBDIVISION
TRIOLOGY DEVELOPMENT, INC.

SHEET **L1**



PLANT PALETTE

(REFERENCE SHEET L 1.4)
SYM COMMON NAME

- EVERGREEN TREES**
- BLACK HILLS SPRUCE
 - DEODAR CEDAR
 - VANDERWOLFS PINE

- STREET TREES (CLASS II & III)**
- AUTUMN PURPLE ASH
 - SUNBURST HONEYLOCUST
 - LONDON PLANETREE
 - AMERICAN SWEETGUM
 - TULIP TREE

- ORNAMENTAL TREES (CLASS I)**
- AMUR MAPLE
 - ARISTOCRAT PEAR
 - PRAIRIFIRE CRABAPPLE

- SHRUBS/ORNAMENTAL GRASSES/PERENNIALS**
- AMBER JUBILEE NINEBARK
 - BLACK EYED SUSAN
 - BLUE RUG JUNIFER
 - CREeping MAHONIA
 - RED FLOWER CARPET ROSE
 - DWARF FOUNTAIN GRASS
 - PRIMAL SCREAM DAYLILY
 - ENDLESS SUMMER HYDRANGEA
 - FINE LINE BUCKTHORN
 - GRO-LOW SUMAC
 - IVORY HALO DOGWOOD
 - KARL FOERSTER REED GRASS
 - LIMONCELLO BARBERRY
 - LITTLE DEVIL NINEBARK
 - MAIDEN GRASS
 - OTTO LUYKEN LAUREL
 - FJM RHODODENDRON
 - SONIC BLOOM PEARL WEIGELA
 - SHOW-OFF FORSYTHIA
 - SUMMERWINE NINEBARK
 - TOSCANA BARBERRY

- LAWN** **UNKNOWN GRASS**

- 6' VINYL FENCE ALONG PERIMETER PROPERTY LINES AND SIDE LOTS (TYP) SEE DTL 1, SHT L4
- 5' WROUGHT IRON FENCE ALONG COMMON OPEN SPACE LOTS. SEE DTL 2, SHT L4

NOTES

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KEY MAP



NORTH

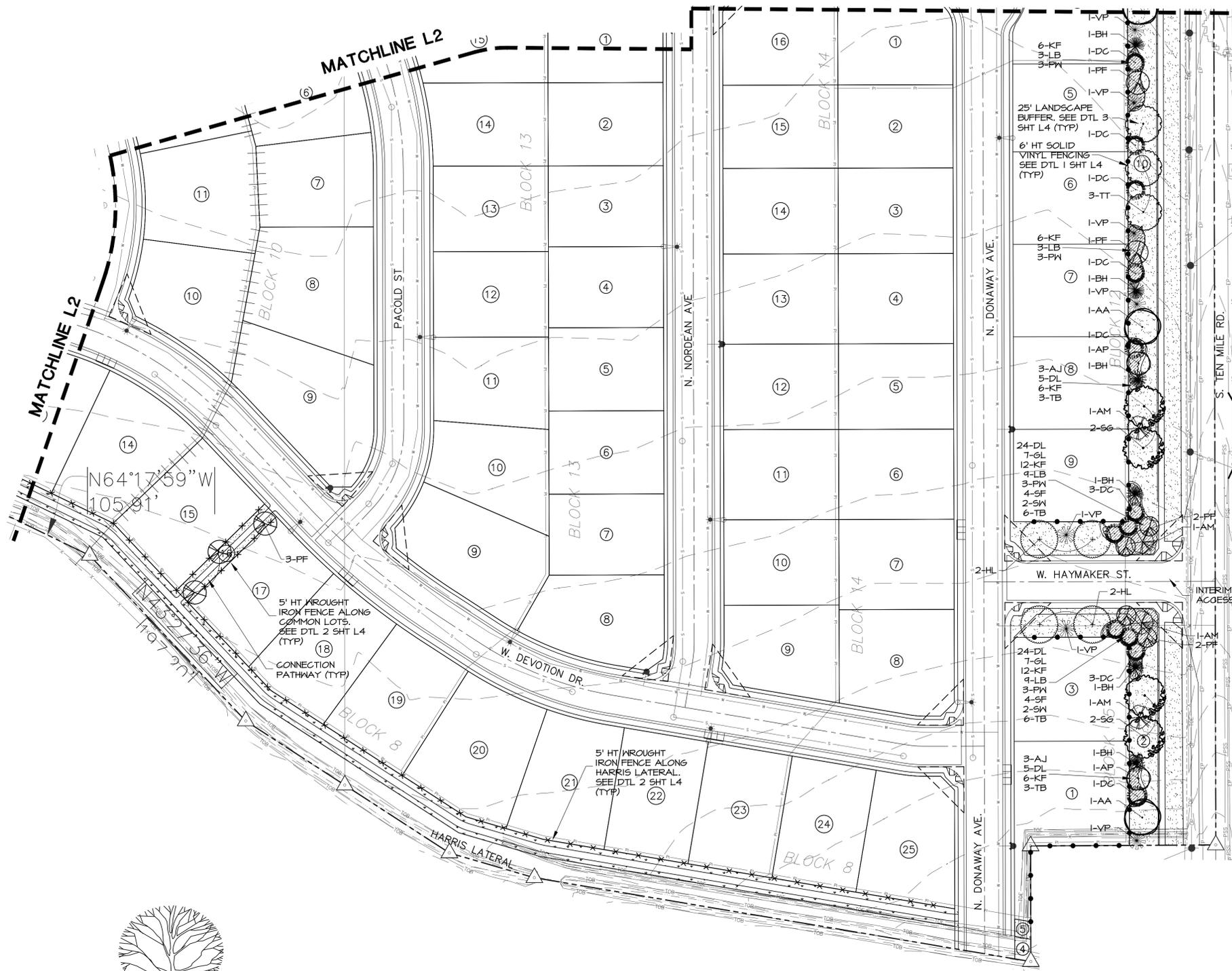


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PRELIMINARY PLAT - LANDSCAPE PLAN		
MEMORY RANCH SUBDIVISION		
TRILOGY DEVELOPMENT, INC.		
		SHEET L2

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MATCHLINE L4



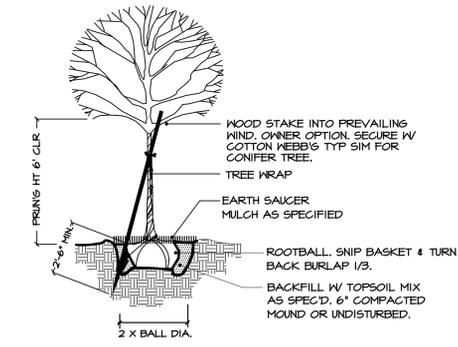
PLANT PALETTE

(REFERENCE SHEET L4)

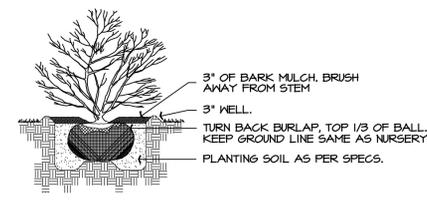
SYM	COMMON NAME	SYM	COMMON NAME
EVERGREEN TREES			
	BLACK HILLS SPRUCE		AMBER JUBILEE NINEBARK
	DEODAR CEDAR		BLACK EYED SUSAN
	VANDERWOLFS PINE		BLUE RUG JUNIPER
STREET TREES (CLASS II & III)			
	AUTUMN PURPLE ASH		RED FLOWER CARPET ROSE
	SUNBURST HONEYLOCUST		DWARF FOUNTAIN GRASS
	LONDON PLANETREE		PRIMAL SCREAM DAYLILY
	AMERICAN SWEETGUM		ENDLESS SUMMER HYDRANGEA
	TULIP TREE		FINE LINE BUCKTHORN
ORNAMENTAL TREES (CLASS I)			
	AMUR MAPLE		OTTO LUYKEN LAUREL
	ARISTOCRAT PEAR		FJM RHODODENDRON
	PRAIRIEFIRE CRABAPPLE		SONIC BLOOM PEAR
	LAWN		UNMOWN GRASS
	6' VINYL FENCE ALONG PERIMETER PROPERTY LINES AND SIDE LOTS (TYP) SEE DTL 1, SHT L4		
	5' WROUGHT IRON FENCE ALONG COMMON OPEN SPACE LOTS. SEE DTL 2, SHT L4		

NOTES

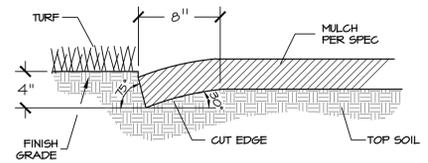
1. REFER TO SHEET L3 FOR LANDSCAPE DETAILS; AND SHEET L4 FOR PLANT PALETTE & LANDSCAPE NOTES; LANDSCAPE & DEVELOPMENT CALCULATIONS; FENCING DETAILS AND LANDSCAPE BUFFER SECTION.



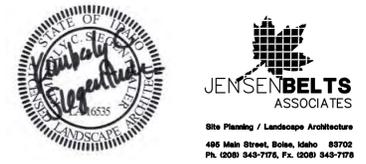
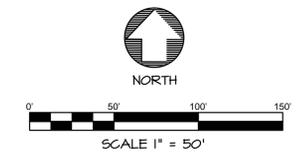
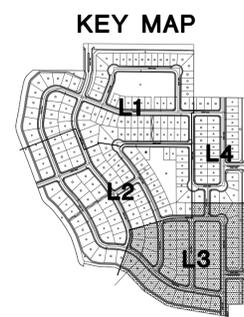
1 TREE PLANTING/STAKING NOT TO SCALE



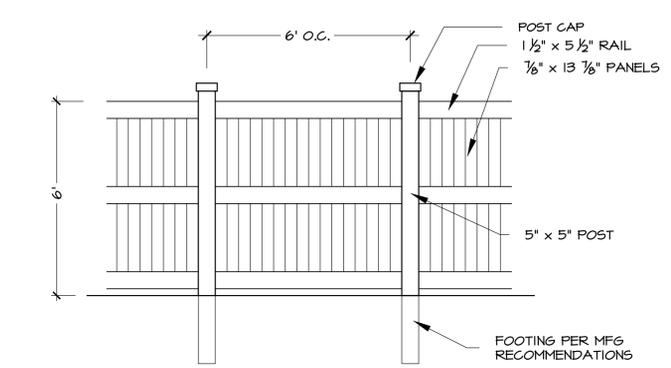
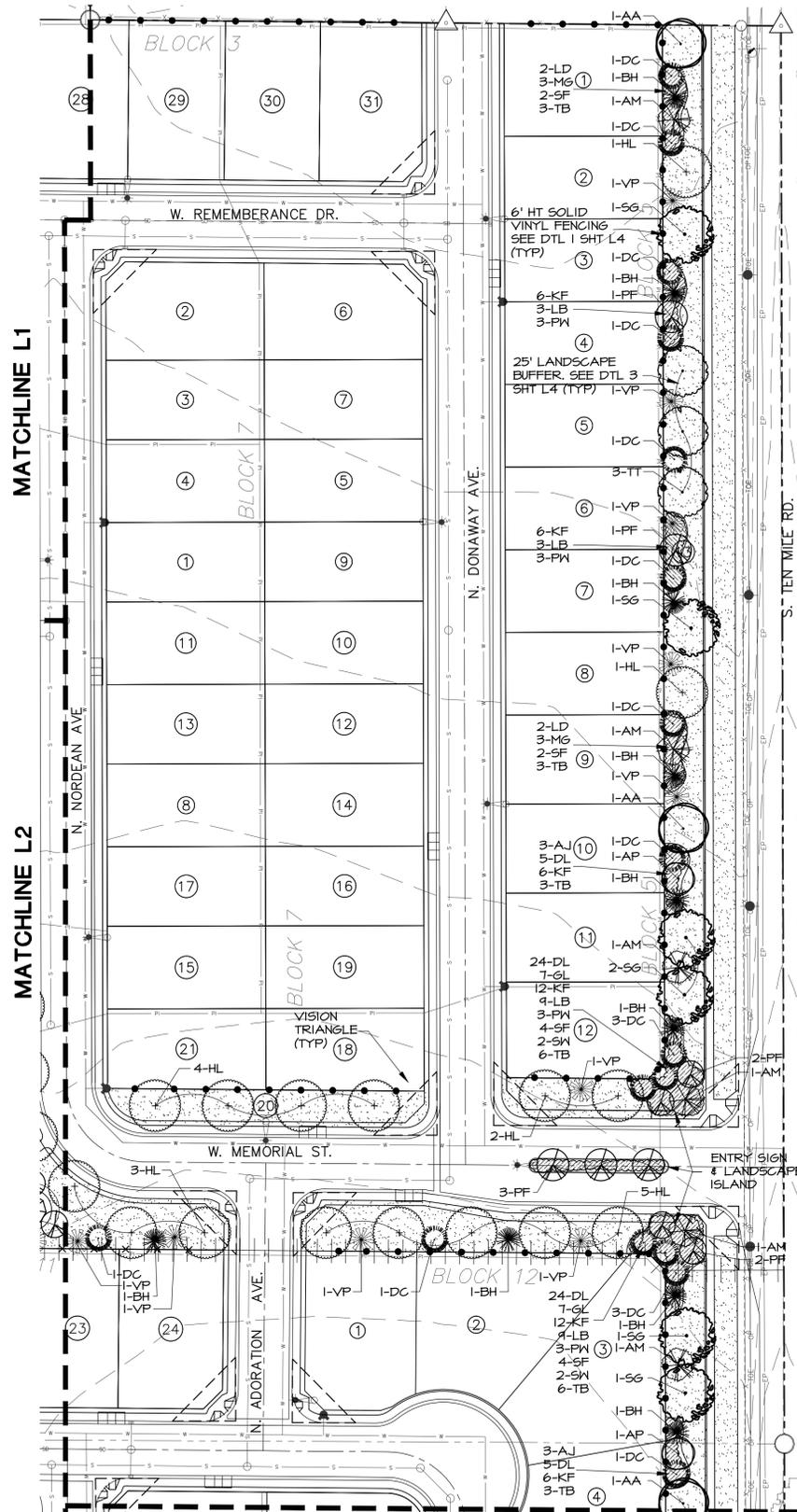
2 SHRUB PLANTING NOT TO SCALE



3 PLANTER CUT BED EDGE NOT TO SCALE



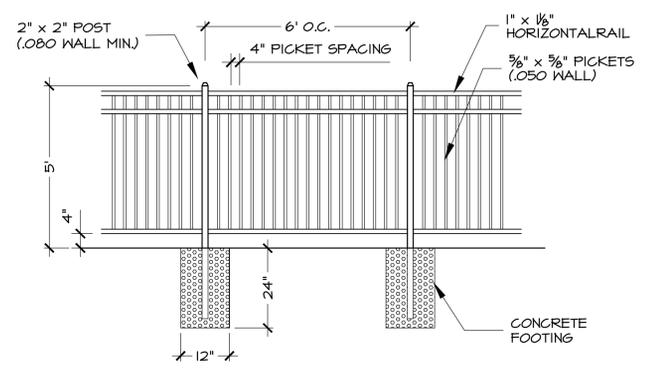
<p>REVISED</p> <table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	DATE	DESCRIPTION							<p>Bailey Engineering, Inc.</p> <p>CIVIL ENGINEERING PLANNING CADD</p> <p>4242 N. BROOKSIDE LANE TEL: 208-838-0013 BOISE, ID 83714 www.baileyengineers.com</p> <p>DRAWN BY: JN CHECKED BY: KCS PROJECT: C2014-25 DATE: 05-22-15</p>
NO.	DATE	DESCRIPTION								
<p>PRELIMINARY PLAT - LANDSCAPE PLAN</p> <p>MEMORY RANCH SUBDIVISION</p> <p>TRIOLOGY DEVELOPMENT, INC.</p>										



NOTES:
 1. FENCE TO STEP DOWN TO 3' HEIGHT 20' FROM ROW.

1 6' SOLID VINYL PRIVACY FENCE

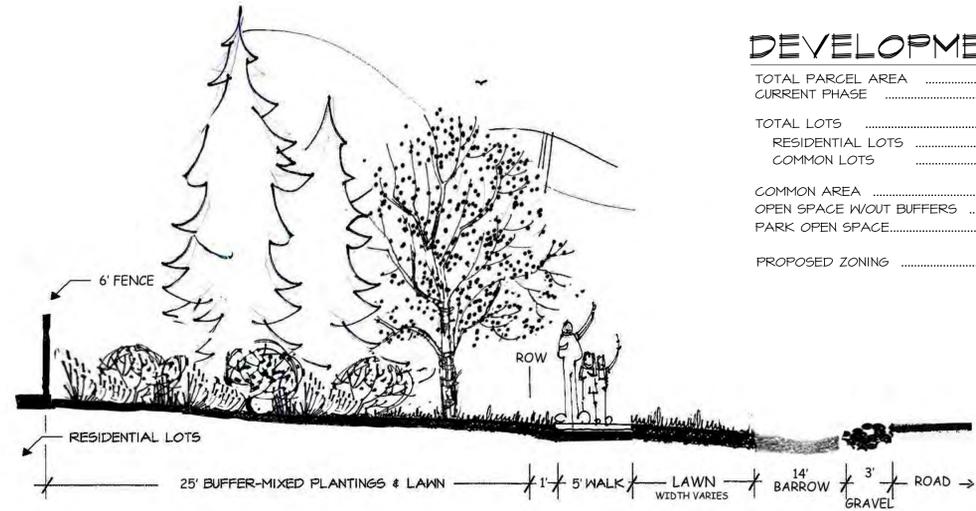
NOT TO SCALE



NOTES:
 1. WROUGHT IRON FENCE STYLE MAY VARY SLIGHTLY.
 2. FENCE TO STEP DOWN TO 3' HEIGHT 20' FROM ROW.

2 5' WROUGHT IRON FENCE

NOT TO SCALE



3 25' LANDSCAPE BUFFER SECTION

NOT TO SCALE

PLANT PALETTE

SYM	COMMON NAME	BOTANICAL NAME	SIZE	MATURE SIZE	QUANTITY
EVERGREEN TREES					
BH	BLACK HILLS SPRUCE	PICEA GLAUGA 'DENSATA'	6-8' HT B4B	20' HT x 12' W	34
DC	DEODAR CEDAR	CEDRUS DEODARA	6-8' HT B4B	50' HT x 25' W	51
VP	VANDERWOLFS PINE	PINUS FLEXILIS 'VANDERWOLFS'	6-8' HT B4B	20' HT x 10' W	31
STREET TREES (CLASS II & III)					
AA	AUTUMN PURPLE ASH	FRAXINUS AMERICANA 'JUNGINGER'	2" GAL B4B	50' HT x 35' W	7
HL	SUNBURST HONEYLOCUST	GLEDDITSIA TRIACANTHOS F. INERMIS 'SUNBURST'	2" GAL B4B	45' HT x 40' W	42
LP	LONDON PLANETREE	PLATANUS x ACERIFOLIA	2" GAL B4B	75' HT x 60' W	16
SG	AMERICAN SWEETGUM	LIQUIDAMBAR STRACIFLUA	2" GAL B4B	40' HT x 30' W	17
TT	TULIP TREE	LIRODENDRON TULIPIFERA	2" GAL B4B	45' HT x 40' W	14
ORNAMENTAL TREES (CLASS I)					
AM	AMUR MAPLE	ACER GINNALA	2" GAL B4B	20' HT x 20' W	16
AP	ARISTOCRAT PEAR	PYRUS GALERYANA 'ARISTOCRAT'	2" GAL B4B	15' HT x 15' W	24
PF	PRAIRIFIRE CRABAPPLE	MALUS x 'PRAIRIFIRE'	2" GAL B4B	15' HT x 20' W	44
SHRUBS/ORNAMENTAL GRASSES/PERENNIALS					
AJ	AMBER JUBILEE NINEBARK	PHYSCARPUS OPULIFOLIUS 'IEFAM'	5 GAL	5' HT x 5' W	SHRUBS QUANTITY (BUFFERS ONLY) 18
	BLACK EYED SUSAN	RUDBECKIA FULGIDA 'GOLDSTRUM'	1 GAL, 24" O.C.	2' HT x 2' W	
	BLUE RUG JUNIPER	JUNIPERUS HORIZONTALIS 'MILTONI'	2 GAL	6' HT x 6' W	
	CREeping MAHONIA	MAHONIA REPENS	3 GAL	18' HT x 3' W	
	RED FLOWER CARPET ROSE	ROSA 'FLOWER CARPET- NOARE'	3 GAL	2' HT x 2' W	
	DWARF FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'HAMELN'	1 GAL	3' HT x 2' W	
DL	PRIMAL SCREAM DAYLILY	HEMEROCALLIS 'PRIMAL SCREAM'	1 GAL	2.5' HT x 2' W	
	ENDLESS SUMMER HYDRANGEA	HYDRANGEA ARBORESCENS 'PIHM-1'	3 GAL	4' HT x 4' W	
	FINE LINE BUCKTHORN	RHAMNUS FRAGULA 'RON WILLIAMS'	5 GAL	6' HT x 2.5' W	
	GRO-LOW SUMAC	RHUS AROMATICA 'GRO-LOW'	3 GAL	2.5' HT x 6' W	
GL	IVORY HALO DOGWOOD	CORNUS ALBA 'BAILHALO'	5 GAL	5' HT x 6' W	
	KARL FOERSTER REED GRASS	CALAMAGROSTIS ARUNDINACEA 'K.F.'	1 GAL	4' HT x 2' W	231
KF	LIMONCELLO BARBERRY	Berberis thunbergii 'BAILERIN'	3 GAL	3' HT x 3' W	
LD	LITTLE DEVIL NINEBARK	PHYSCARPUS OPULIFOLIUS 'DONNA MAY'	3 GAL	3' HT x 3' W	
MG	MAIDEN GRASS	MISCANTHUS SINENSIS 'GRACILLIMUS'	1 GAL	7' HT x 4' W	
	OTTO LUYKEN LAUREL	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	5 GAL	3' HT x 6' W	
	PJM RHODODENDRON	RHODODENDRON 'PJM'	5 GAL	4' HT x 4' W	
	SONIC BLOOM PEARL WEIGELA	WEIGELA FLORIDA 'BAKRASOPEA'	5 GAL	4' HT x 4' W	
SF	SHOW-OFF FORSYTHIA	FORSYTHIA x INTERMEDIA 'MINDOR'	5 GAL	5' HT x 5' W	
SN	SUMMERWINE NINEBARK	PHYSCARPUS OPULIFOLIA 'SEWARD'	5 GAL	6' HT x 6' W	
TB	TOSCANA BARBERRY	Berberis thunbergii 'BAILJULIA'	3 GAL	4' HT x 3' W	



LANDSCAPE CALCULATIONS

LOCATION	BUFFER WIDTH	LENGTH	REQUIRED	PROVIDED
W. LAKE HAZEL RD.	25'	810' / 100' =	17 TREES	18 TREES (14 SHADE TREES + 4 ORNAMENTAL TREES)
			25 EVERGREENS 48 SHRUBS	25 EVERGREENS 103 SHRUBS
S. TEN MILE RD.	25'	1515' / 100' =	31 TREES	34 TREES (23 SHADE TREES + 11 ORNAMENTAL TREES)
			46 EVERGREENS 182 SHRUBS	47 EVERGREENS 316 SHRUBS

NUMBER OF TREES PROVIDED ON COMMON LOTS: 154
 NUMBER OF TREES PROVIDED ON BUFFERS: 134
 TOTAL NUMBER OF TREES: 288

FORTY-TWO (42) EXISTING TREES ARE LOCATED ADJACENT TO HOUSE TO BE REMOVE AT END OF MEMORY LANE. THIRTY-SEVEN (37) TREES ARE DEAD, DYING, OR UNDESIRABLE SPECIES (COTTONWOOD, WILLOW, POPLAR) AND WILL NOT REQUIRE MITIGATION. FIVE (5) TREES EQUALING 52' GAL INCHES ARE TO BE MITIGATED FOR WITH TREES PROVIDED TO MEET LANDSCAPE BUFFER AND OPEN SPACE REQUIREMENTS. MITIGATION TREES TO BE LOCATED WITH IN LANDSCAPE BUFFERS AND COMMON OPEN SPACES.

NOTES

- ALL LANDSCAPE SHALL BE INSTALLED IN ACCORDANCE WITH KUNA CITY ORDINANCE REQUIREMENTS. ALL LOTS WILL COMPLY WITH KUNA CITY ORDINANCE REQUIRING ONE (1) TREE PER LOT (PROVIDED BY BUILDER AND/OR DEVELOPER).
- ALL PLANTING AREAS TO BE WATERED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
- ALL COMMON SPACE LANDSCAPING SHALL BE OWNED AND MAINTAINED BY A HOMEOWNER'S ASSOCIATION.
- TREES SHALL NOT BE PLANTED WITHIN THE 10'-CLEAR ZONE OF ALL ACHD STORM DRAIN PIPE, STRUCTURES, OR FACILITIES. SEE PAGE BEDS MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM.
- NO TREES SHALL IMPEDE THE 40' STREET AND DEPARTURE VISION TRIANGLES AT ALL INTERSECTIONS. NO CONIFEROUS TREES OR SHRUBS OVER 3' HIGH AT MATURITY WILL BE LOCATED WITHIN VISION TRIANGLE OR ACHD ROW. AS TREES MATURE, THE OWNER SHALL BE RESPONSIBLE FOR PRUNING TREE CANOPIES TO MEET ACHD REQUIREMENTS FOR MAINTAINING CLEAR VISIBILITY WITHIN 40' STREET AND DEPARTURE VISION TRIANGLE. TREES SHALL BE PLANTED NO CLOSER THAN 50' FROM STOP SIGNS.
- LANDSCAPE AND TREES IN FRONT OF BUILDING LOTS ON INTERIOR STREETS TO BE COMPLETED DURING CONSTRUCTION OF THESE LOTS. TREE LOCATIONS MAY BE ALTERED TO ACCOMMODATE DRIVEWAYS AND UTILITIES. TREES SHALL NOT BE PLANTED WITHIN 5' OF WATER METERS OR UTILITY LINES.
- PLANT LIST IS REPRESENTATIVE AND SUBJECT TO SUBSTITUTIONS OF SIMILAR SPECIES BY OWNER, SUBJECT TO CITY FORESTER'S PRE-APPROVAL. BURLAP AND WIRE BASKETS TO BE REMOVED FROM ROOT BALL AS MUCH AS POSSIBLE, AT LEAST HALFWAY DOWN THE BALL OF THE TREE. ALL NYLON ROPES TO BE COMPLETELY REMOVED FROM TREES.

DEVELOPMENT FEATURES

TOTAL PARCEL AREA	135.41 ACRES
CURRENT PHASE	67.40 ACRES
TOTAL LOTS	277
RESIDENTIAL LOTS	261
COMMON LOTS	16
COMMON AREA	7.47 ACRES (5.5%)
OPEN SPACE W/OUT BUFFERS	5.78 ACRES (4.2%)
PARK OPEN SPACE	3.98 ACRES (2.9%)
PROPOSED ZONING	KUNA-R-6

KEY MAP



NORTH

SCALE 1" = 50'

JENSEN BELTS ASSOCIATES

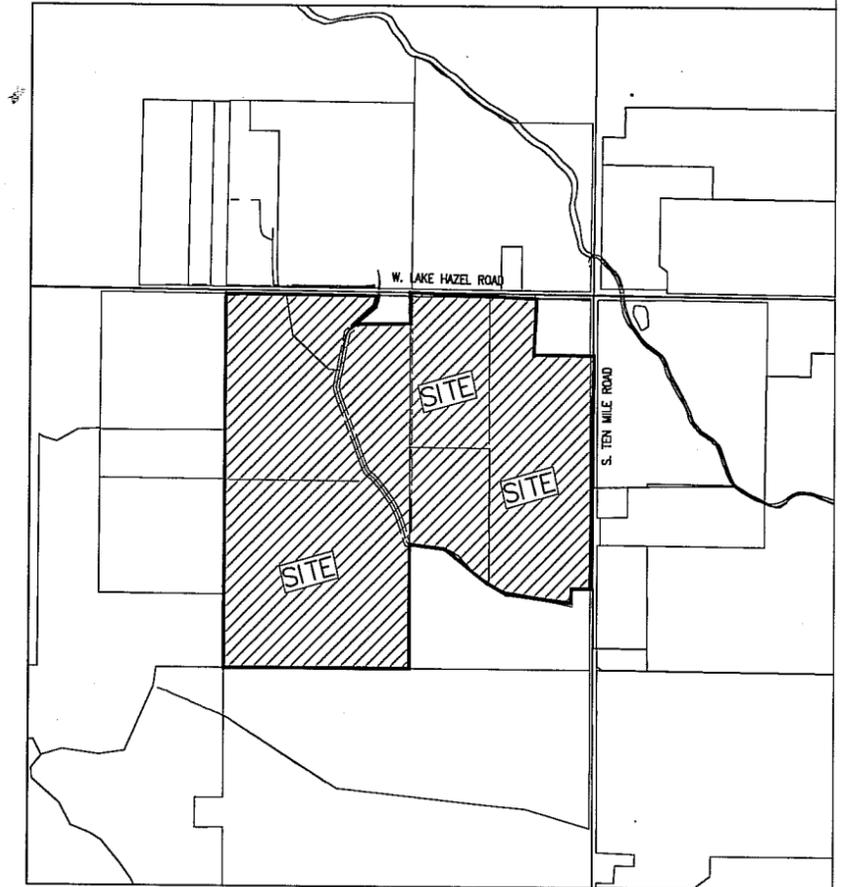
Site Planning / Landscape Architecture

495 Main Street, Boise, Idaho 83702
 Ph: (208) 343-7176, Fax: (208) 343-7178

REVISED	NO.	DATE	DESCRIPTION
Bailey Engineering, Inc.			
CIVIL ENGINEERING PLANNING CADD			
4242 N. BROOKSIDE LANE BOISE, ID 83714		TEL: 208-938-0013 www.baileyengineers.com	
DRAWN BY: JN	CHECKED BY: KCS	PROJECT: C2014-25	DATE: 05-22-15
PRELIMINARY PLAT - LANDSCAPE PLAN			
MEMORY RANCH SUBDIVISION			
TRILOGY DEVELOPMENT, INC.			

**PRELIMINARY PLAT FOR
MEMORY RANCH SUBDIVISION**

A PORTION OF NE 1/4 OF SECTION 3
TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN
KUNA, ADA COUNTY, IDAHO
2015



VICINITY MAP
N.T.S.

PLAN SHEET INDEX

SHEET	DESCRIPTION
PP-1	COVER SHEET, INDEX, MAP, & NOTES
PP-2	SUBDIVISION LAYOUT & DIMENSIONS
PP-3	SUBDIVISION LAYOUT & DIMENSIONS
PP-4	LOT & CURVE TABLES
PP-5	CONCEPTUAL ENGINEERING
PP-6	CONCEPTUAL ENGINEERING
PP-7	CONCEPTUAL SEWER PROFILES
PP-8	CONCEPTUAL SEWER PROFILES
PP-9	MASTER DRAINAGE PLAN
PP-10	EXISTING SITE TOPOGRAPHY

PLAT LEGEND

- PROPOSED FIRE HYDRANT
- STREET LIGHT
- EXISTING CONTOUR
- BUILDING ENVELOPE (SETBACK LINE)
- PHASE LINE
- ZONING LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- GRAVITY IRRIGATION LINE
- SEWER LINE
- WATER LINE
- PRESSURE IRRIGATION LINE
- STORM DRAIN LINE
- ROAD CENTERLINE
- ROLLED CURB/GUTTER AND SIDEWALK
- LOT NUMBER
- LOT AREA
- BLOCK NUMBER
- FLOW ARROW
- STREET NAME
- HANDICAP RAMP

SURVEY LEGEND

- FOUND BRASS CAP MONUMENT
- FOUND 1/2" IRON PIN
- SET 5/8" IRON PIN
- FOUND 3/8" IRON PIN
- PROPERTY BOUNDARY LINE
- SECTION LINE
- BOTTOM OF DITCH

NOTES

- KUNA CITY WATER AND SEWER SERVICE SHALL BE EXTENDED TO ALL LOTS.
- THE SUBJECT PROPERTY DOES NOT FALL WITHIN ANY FEMA FLOOD HAZARDOUS ZONE. REFERENCE FIRM PANEL 16001C0250J EFFECTIVE OCTOBER 2nd, 2003.
- ALL LOT SHALL HAVE A PERMANENT EASEMENT FOR PUBLIC UTILITIES, STREET LIGHTS, IRRIGATION AND LOT DRAINAGE OVER THE 10 (TEN) FEET ADJACENT TO THE REAR LOT LINE. EXCEPT AS OTHERWISE SHOWN, THERE SHALL BE A 5 (FIVE) FOOT PUBLIC UTILITY, IRRIGATION AND LOT DRAINAGE EASEMENT ADJACENT TO ANY LOT LINE NOT ADJACENT TO A PUBLIC STREET.
- MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF THE CITY OF KUNA AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT.
- THE DEVELOPER SHALL PROVIDE PRESSURIZED IRRIGATION WATER TO EACH LOT. ALL LOTS IN THIS SUBDIVISION WILL BE SUBJECT TO ASSESSMENTS OF THE NAMPA MERIDIAN IRRIGATION DISTRICT UNTIL SERVED BY THE CITY OF KUNA MUNICIPAL IRRIGATION SYSTEM.
- STORM DRAINAGE SHALL BE RETAINED ON SITE THROUGH SURFACE DRAINAGE PONDS AND SUBSURFACE FACILITIES AS APPROVED BY ACHD.
- LOT 1, BLOCK 1; LOT 1, BLOCK 3; LOT 8, BLOCK 4; LOT 13, BLOCK 5; LOT 13, BLOCK 6; LOT 11, BLOCK 7; LOTS 1, 6 & 15, BLOCK 8; LOT 10, BLOCK 9; LOTS 8, 13 & 20, BLOCK 11; LOT 10, BLOCK 12 AND LOTS 1 & 4, BLOCK 15 ARE COMMON LOTS TO BE OWNED AND MAINTAINED BY THE SUBDIVISION HOMEOWNERS ASSOCIATION OR ITS ASSIGNS.
- ALL EXISTING STRUCTURES WILL BE REMOVED PRIOR TO DEVELOPMENT OF THE PHASE CONTAINING THE STRUCTURE.

CONTACTS

DEVELOPER
TRILOGY DEVELOPMENT, INC.
2358 S. TITANIUM MERIDIAN, ID 83642

ENGINEER
DAVID A. BAILEY, P.E.
BAILEY ENGINEERING, INC.
4242 N. BROOKSIDE LANE
BOISE, ID 83714

PLANNER/CONTACT
JUGGS COMMUNITY SOLUTIONS LLC
JANE S. JUGGS
208-602-6941
200 E. LOUISA ST.
BOISE, ID 83712

OWNERS
DIGN W. JOHNSON
3985 W. LAKE HAZEL RD
MERIDIAN, ID 83642

UNION SQUARE LLC
2358 S TITANIUM PLACE
MERIDIAN, ID 83642

HEARTLAND TOWNHOMES
PROPERTY MANAGEMENT LLC
2358 S TITANIUM PLACE
MERIDIAN, ID 83642

DEVELOPMENT FEATURES

ACREAGE
TOTAL PARCEL AREA - 136.47 ACRES
CURRENT PHASE - 67.40 ACRES

SEWERAGE DISPOSAL
KUNA CITY SEWER

WATER SUPPLY
KUNA CITY WATER

CITY
KUNA CITY

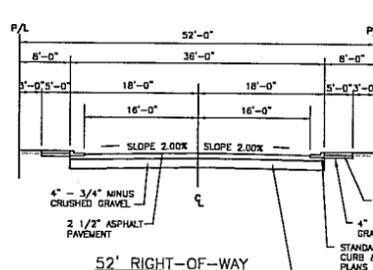
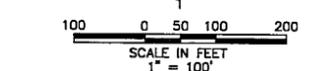
SCHOOL DISTRICT
KUNA

FIRE DISTRICT
KUNA

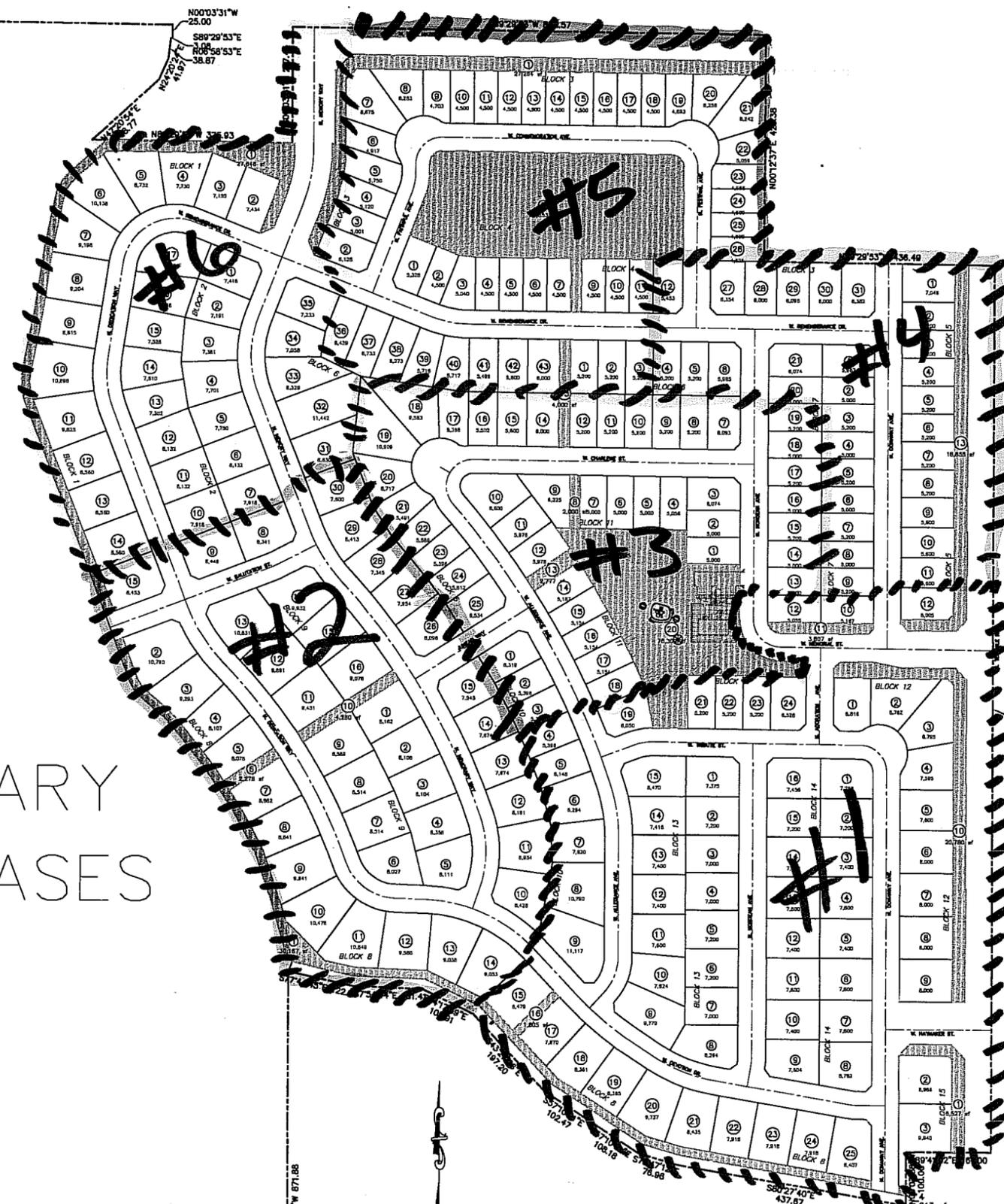
IRRIGATION DISTRICT

CLUBHOUSE PHASE
TOTAL LOTS - 277
TOTAL DWELLING UNITS - 261
BUILDABLE LOTS - 58
RESIDENTIAL RE - 261
COMMON LOTS - 16
DENSITY QUADRE - 3-87
COMMON AREA - 7.47 ACRES - 11.1%
OPEN SPACE WITHOUT BUFFERS - 5.78 ACRES - 4.58%
PARK OPEN SPACE 3.98 ACRES - 5.9%

ZONING
EXISTING



FUTURE
PRELIMINARY
PLAT PHASES



S00°00'44"W 2843.24

N89°29'53"W 1098.03

N00°03'31"W 25.00
S89°29'53"E 3.08
N08°58'53"E 38.67

S89°53'36"E 1323.74