



City of Kuna

763 W. Avalon St.
Kuna, ID 83634

Phone: (208) 922-5274
Fax: (208) 922-5989
Web: kunacity.id.gov

Project: Timbermist Entry Monuments (four)

File #: 15-05-SN

Planner: Troy Behunin

Date: August 11, 2015

Applicant: Coleman Homes, LLC – Chris Taylor
3103 W. Sheryl Dr. Ste. 100
Meridian, ID 83642
208.424.0020
Ctaylor@mycolemanhome.com

Site Information:

Location	Hubbard & Linder Roads, Kuna, ID (NEC)
Parcel #	1 - S1312336005 and 2 - S1312346625
Lot Sizes	Approx. 1= 35 and 2 = 29 acres – <i>Plat Recorded 8.4.2015</i>
Zoning	R-4, Medium Density Residential District

Surrounding land use and zoning:

North	RR	Rural Residential – Ada County
South	R-4	Medium Residential District – Kuna City
East	RR, PUD	Rural Residential–Ada County & Planned Unit Development–Kuna City
West	RR	Rural Residential – Ada County

STAFF ANALYSIS:

Applicant has applied for four (two at each entry) subdivision entry monument signs for the Timbermist Subdivision (for phases one and two), there will be four signs total.

- 1- S. Saratov Avenue
- 2- W. Sagwon Drive

Applicant has acquired Design Review approval through 14-02-DR for site landscaping. Staff has determined the Timbermist Subdivision proposed four (4) subdivision entry monuments comply with Kuna City Code (Chapter 10, SIGNS, and Section 5-10-4 - O) and are hereby recommended for approval.

Reference: Exhibit A - Design specifications and building elevations.

Lee Young, Chairman
Kuna Planning and Zoning Commission

Troy Behunin, Senior Planner
Kuna Planning Department



To whom it may concern,

This letter is in regard to the application being submitted for the monument signs at Timbermist Subdivision #1 and Timbermist Subdivision #2.

The monument at Timbermist #1 is to be located at the entry to the subdivision from Hubbard Rd. There will be a (2) stone monuments with the subdivisions name on either side of the street at Saratov Ave. to the east and to the west. All documents including locations, dimensions, materials, and landscape are included in the submittal.

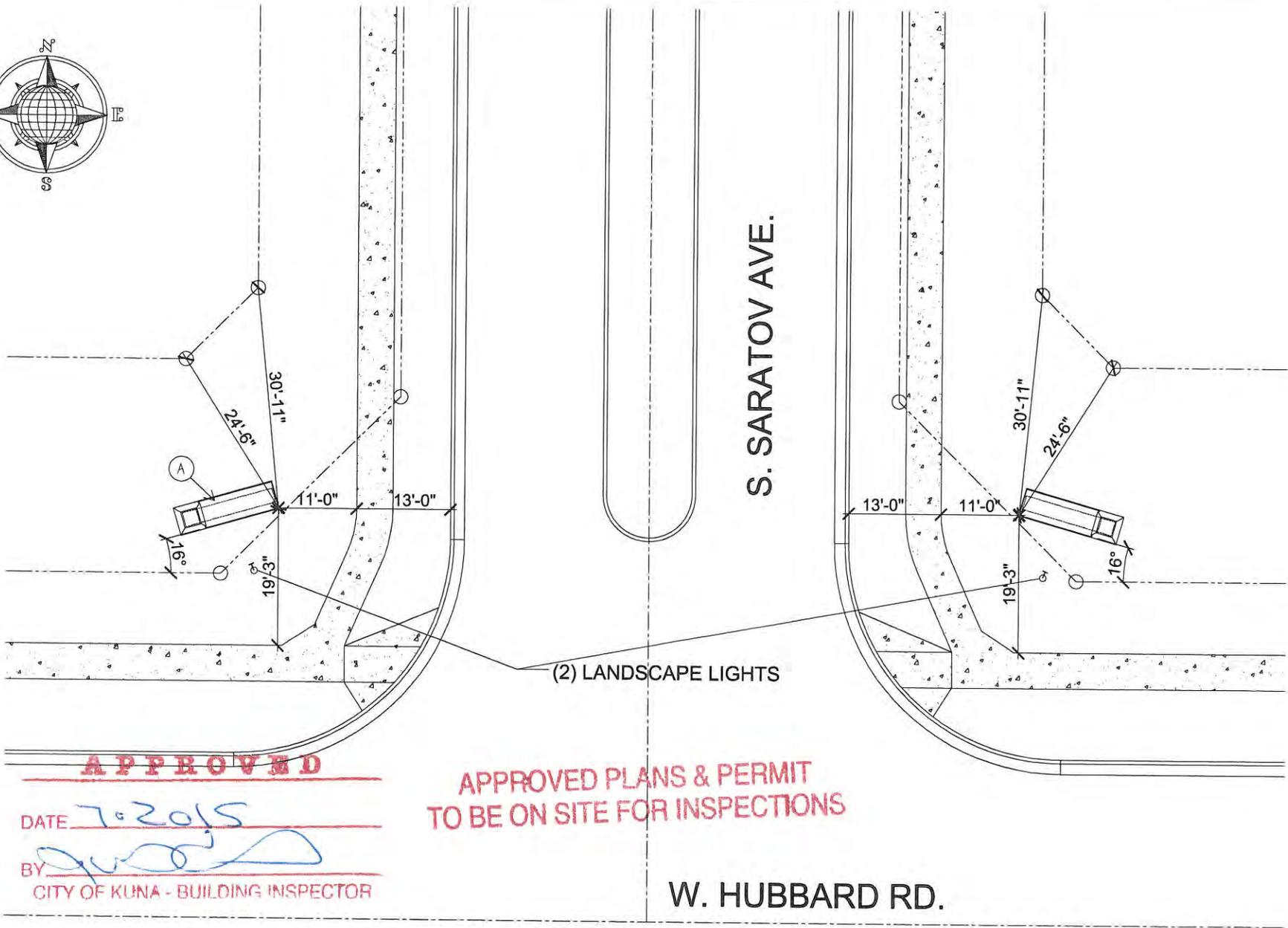
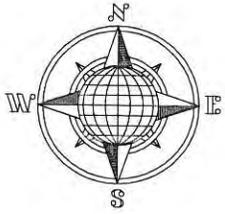
The (2) monuments at Timbermist #2 are to be located at the entry to the subdivision from S. Linder Rd. on either side of W. Sagwon Dr. to the north and to the south. The monuments will be the same monuments used at the entry of Timbermist #1. All documents including locations, dimensions, materials, and landscape are included in the submittal.

Thank you,

Eric Lind

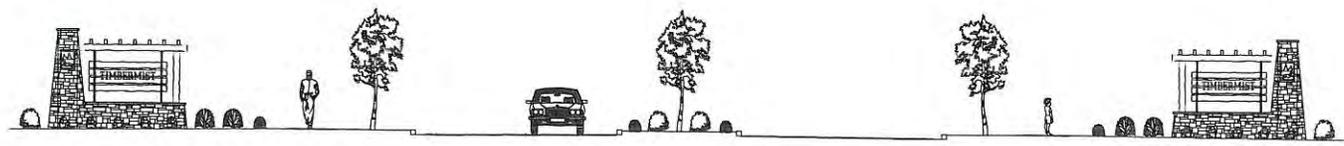
Drafting Assistant

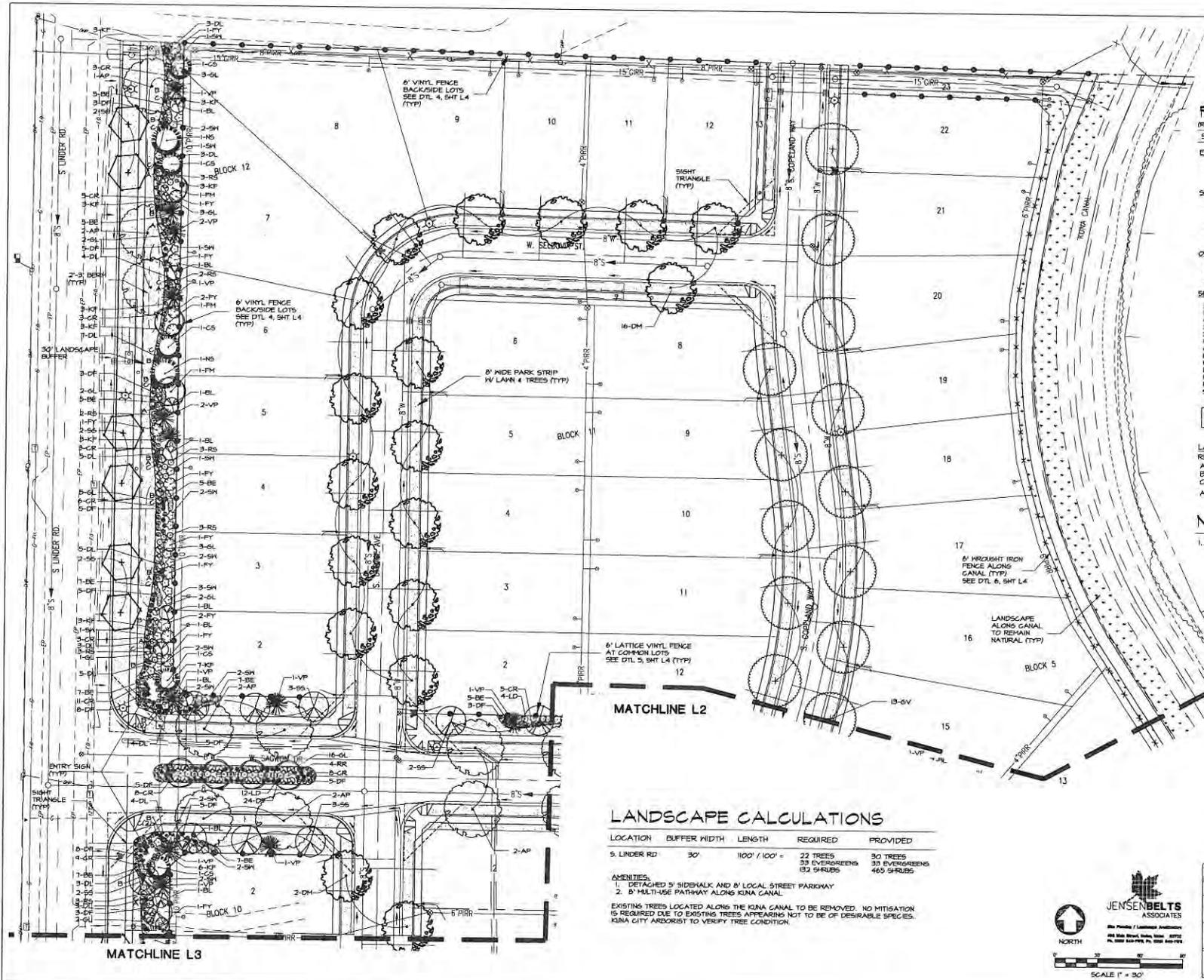




SITE PLAN

SCALE: 1" = 20' 0"





PLANT SCHEDULE

(REFERENCE SHT L4)

SYM	COMMON NAME
EVERGREEN TREES	
CS	COLORADO BLUE SPRUCE
NS	NORWAY SPRUCE
VP	VANDERHOLTS PINE
SHADE TREES (CLASS II)	
AP	AUTUMN PURPLE ASH
DM	DEBORAH MAPLE
GS	GREENSPIRE LINDEN
GV	GREEN VASE ZELKOVA
SK	SHERWOOD SWEETGUM
TT	TULIP TREE
ORNAMENTAL TREES (CLASS I)	
FM	FLAME AMAR MAPLE
RK	ROYAL RAINEBIRD CRABAPPLE
SS	SPRINGS DANCY CRABAPPLE
SUBSUBORNAMENTAL GRASSES/PERENNIALS	
BE	BLACK EYED SUSAN
BL	BLACK LAZE ELDERBERRY
CL	RED FLOWER GARRET ROSE
DF	DWARF FOUNTAIN GRASS
ST	STELLA DORO DANTILLA
FT	MEADOWLARK PASTYTHIA
OL	GRO-LOW BUMAC
IV	IVORY HALO DOGWOOD
KP	KARL FORSTER REED GRASS
LD	LITTLE DEVIL WHEBARC
MS	MAIDEN GRASS
RS	RUSSIAN SAGE
SH	SUMMERSINE WHEBARC

LANDSCAPE BOULDERS
REFER TO DTL 7, SHT L4

APPROX. SIZE
A 5' x 3'
B 4' x 2'
C 2' x 2'

NOTE
1. REFER TO SHT L4 FOR LANDSCAPE NOTES, SCHEDULES, AND DETAILS

LANDSCAPE CALCULATIONS

LOCATION	BUFFER WIDTH	LENGTH	REQUIRED	PROVIDED
S. LINDER RD	30'	1100' / 100' =	22 TREES 33 EVERGREENS 132 SHRUBS	30 TREES 33 EVERGREENS 465 SHRUBS

AMENITIES
1. DETACHED 5' SIDEWALK AND 8' LOCAL STREET PARKWAY
2. 6' MULTI-USE PATHWAY ALONG KINA CANAL

EXISTING TREES LOCATED ALONG THE KINA CANAL TO BE REMOVED. NO MITIGATION IS REQUIRED DUE TO EXISTING TREES APPEARING NOT TO BE OF DESIRABLE SPECIES. KINA CITY AERODIST TO VERIFY TREE CONDITION.

Plans Are Accepted For Public Street Construction

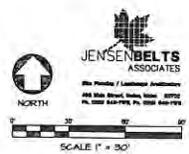
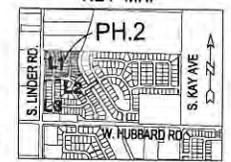


REGIONS: 44715
44715
SDB COUNTY: 44715
CONSTRUCTION SET

ENGINEERING SOLUTIONS
1028 N. ROSARIO STREET, SUITE 100
MERIDIAN, IDAHO 83642
Phone: (208) 336-7000 Fax: (208) 336-9044

TIMBERMIST
SUBDIVISION NO. 2
SECTION 12, T2N, R1W, B1M
CONSTRUCTION SET
LANDSCAPE PLAN

SCALE: AS SHOWN
DATE: 2/2/15
PROJ. NO.: 140508
SHEET 1 OF 5
L1



PLANT SCHEDULE

(REFERENCE SHT L3)

SYTH COMMON NAME

EVERGREEN TREES

CS COLORADO BLUE SPRUCE
NS NORWAY SPRUCE
VP VANDERHOLFS PINE

SHADE TREES (CLASS III)

LP LONDON PLANETREE

SHADE TREES (CLASS II)

AP AUTUMN PURPLE ASH
BP BRADFORD PEAR
DM DEBORAH MAPLE
SS GREENSPINE LINDEN
GV GREEN VASE YELKOVA
HL SKYLINE HONEYLOCUST
TT TULIP TREE

ORNAMENTAL TREES (CLASS I)

RR ROYAL RANDOLPHS CRABAPPLE
SS SPRING SNOW CRABAPPLE

SHRUBS/ORNAMENTAL GRASSES/PERENNIALS

BE BLACK EYED SUSAN
BL BLACK LACE ELDERBERRY
GR RED FLOREN GARNET ROSE
DF DUMFRIE FOUNTAIN GRASS
DL STELLA D'ORO DAYLILY
FY HEADONARK FORTSYTHA
SL BRID-LOW SIMAC
HL IVORY HALO DOGWOOD
KF KARL FOERSTER REED GRASS
LD LITTLE DEVIL NINEBARK
MG MAIDEN GRASS
RS RUSSIAN SAGE
SH SKY HIGH JUNIPER
SK SUMMERWINE NINEBARK

LANDSCAPE BOULDERS

REFER TO DTL 4, SHT L2

A 5' x 3'

B 4' x 2'

C 2' x 2'

APPROX. SIZE

NOTE

1. REFER TO SHT L3 FOR LANDSCAPE NOTES, SCHEDULES, AND DETAILS.

LANDSCAPE CALCULATIONS

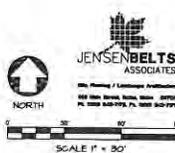
LOCATION	BUFFER WIDTH	LENGTH	REQUIRED	PROVIDED
W HUBBARD RD	30'	500' / 100' =	10 TREES 15 EVERGREENS 60 SHRUBS	14 TREES 19 EVERGREENS 185 SHRUBS

ASSUMPTIONS:

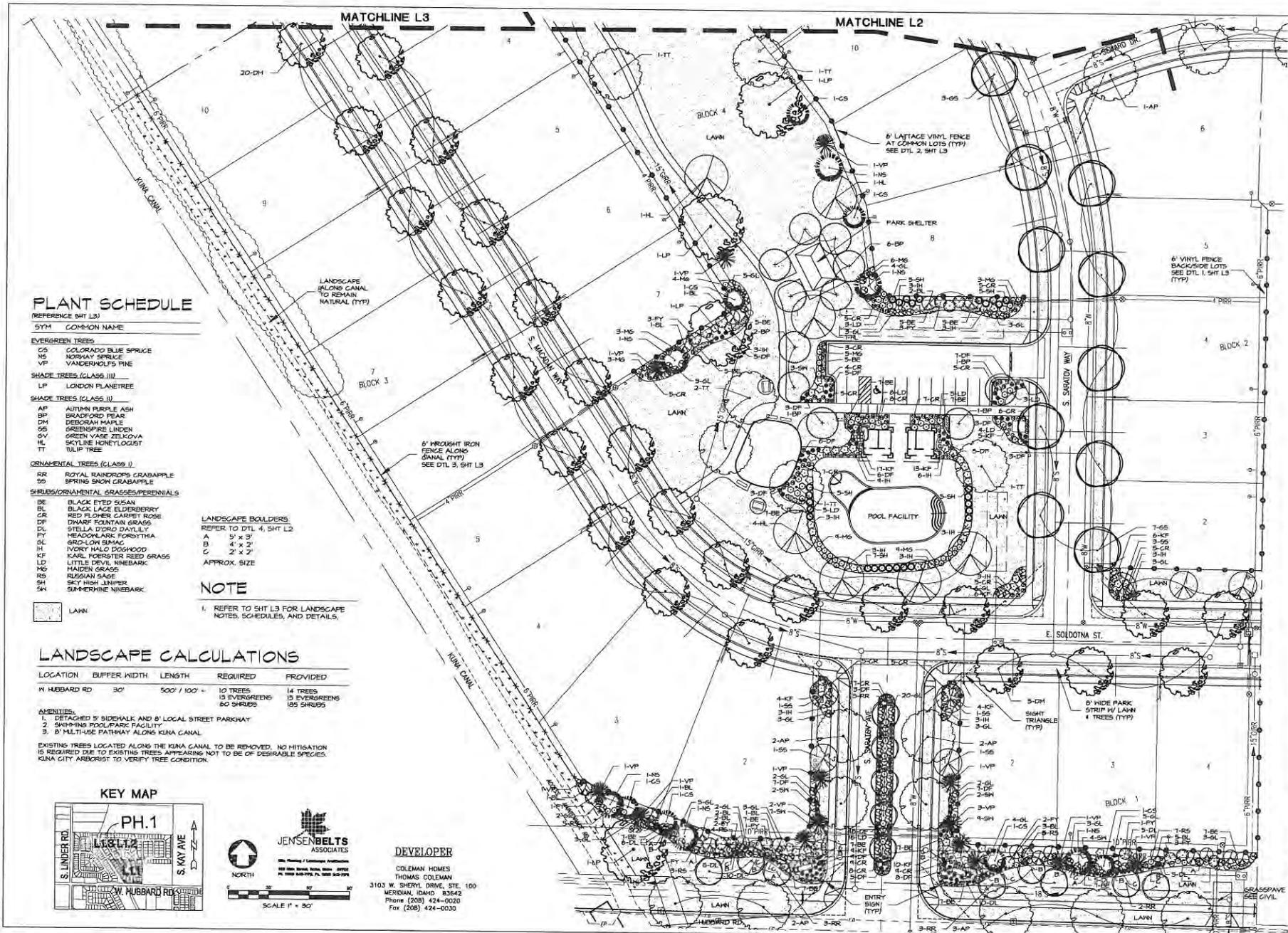
1. DETACHED 5' SIDEWALK AND 8' LOCAL STREET PARKWAY
2. SKIPPING POOL/PARK FACILITY
3. 8' MULTIPURPOSE PATHWAY ALONG KUNA CANAL

EXISTING TREES LOCATED ALONG THE KUNA CANAL TO BE REMOVED. NO MITIGATION IS REQUIRED DUE TO EXISTING TREES APPEARING NOT TO BE OF DESIRABLE SPECIES. KUNA CITY ARBORIST TO VERIFY TREE CONDITION.

KEY MAP



DEVELOPER
COLEMAN HOMES
THOMAS COLEMAN
3103 W. SHERYL DRIVE, STE. 100
MERIDIAN, IDAHO 83642
Phone (208) 424-0020
Fax (208) 424-0030



Plans Are Accepted For Public Street Construction

APPROVED FOR CONSTRUCTION
CITY OF KUNA



RECORDS
DATE 4/14/15
ADD COMMENTS

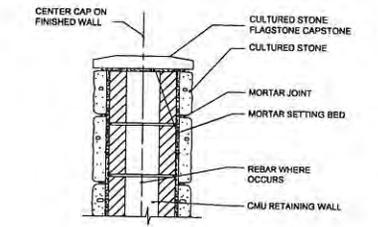
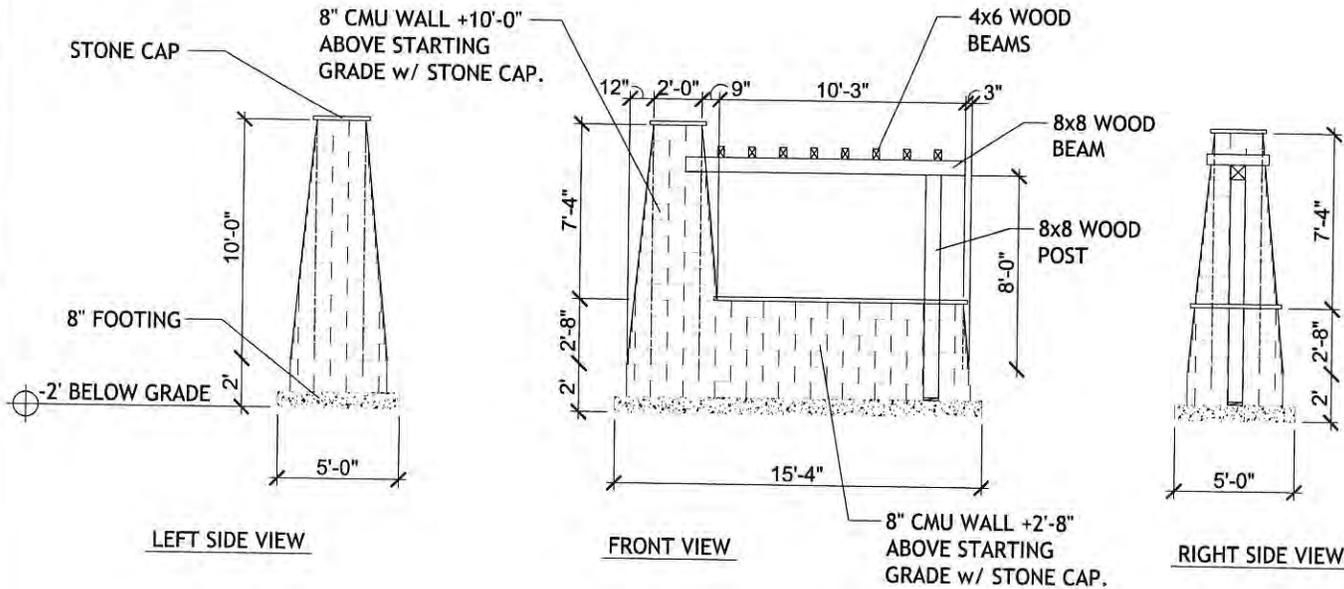
ENGINEERING SOLUTIONS, LP
1029 N. ROSARIO STREET, SUITE 100
MERIDIAN, IDAHO 83642
PHONE (208) 243-2000 FAX (208) 243-0441

TIMBERMIST
SUBDIVISION NO. 1
SECTION 12, 17N, 8, 10E, 8M
CONSTRUCTION SET
LANDSCAPE PLAN

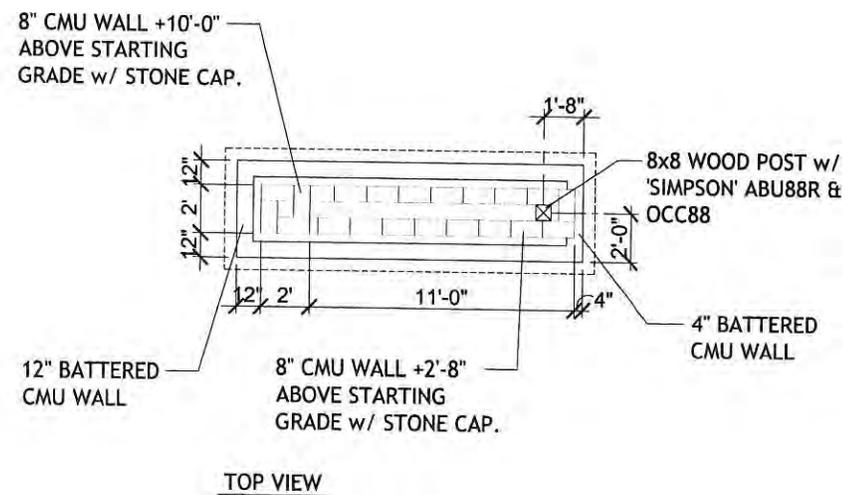
SCALE AS SHOWN
DATE 3/17/15
PROJ. NO. 140304

SHEET 1 OF 4
L1

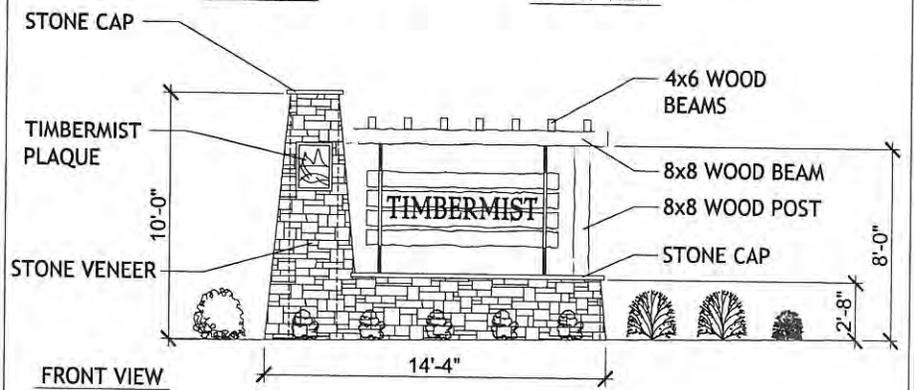
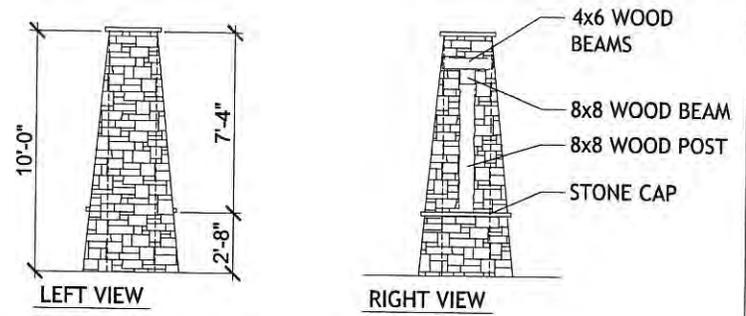
TIMBERMIST ENTRY WALL



CULTURED STONE 8" WIDE CMU
SCALE: NTS

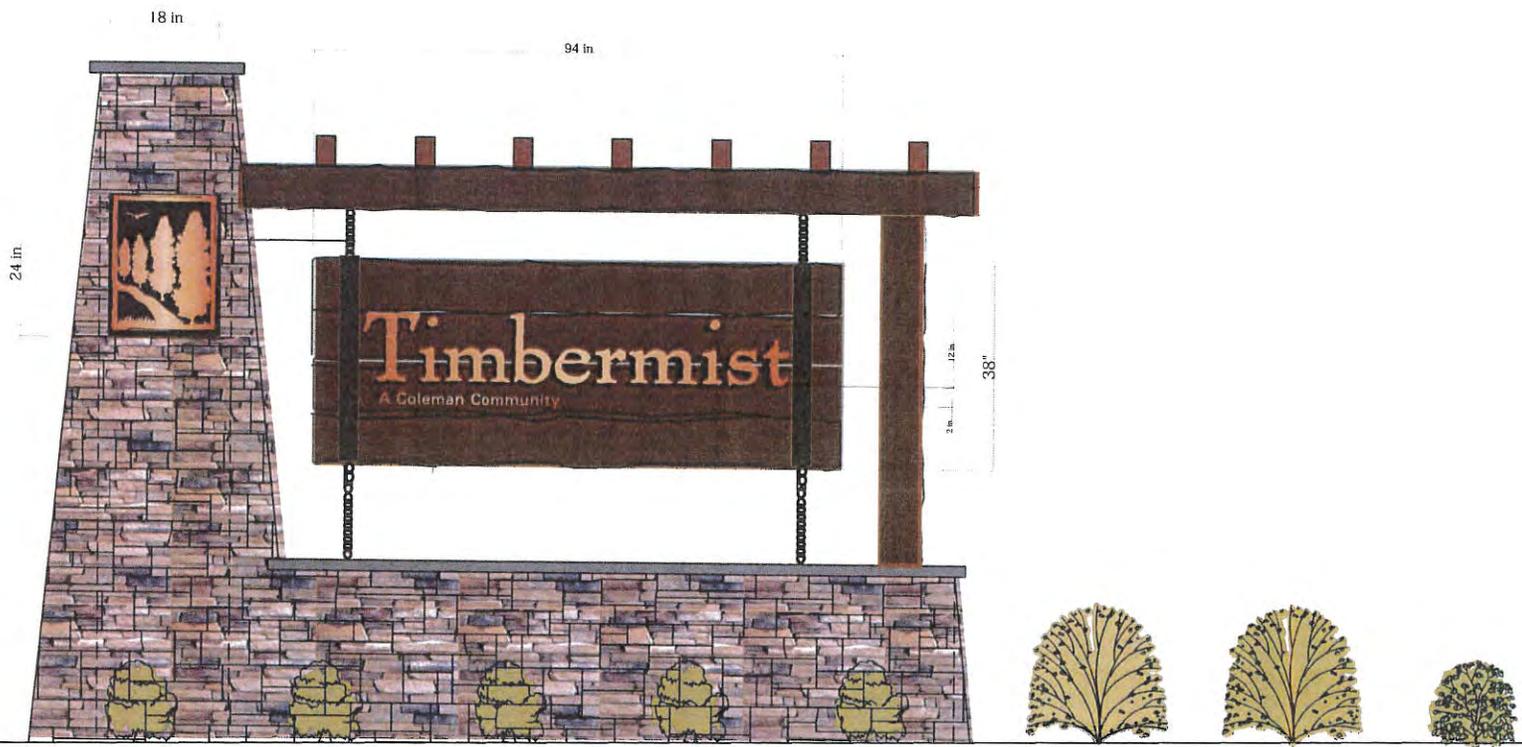


Detail A
scale: 1/8" = 1'-0"



TIMBERMIST ENTRY WALL

SHEET NAME: TIMBERMIST ENTRY WALL DETAIL
 DATE: 06-03-2015
 DRAWN BY: CTAYLOR



FINISH SPECS

scale: nts

SHEET #:
 OF