OFFICIALS
Lee Young, Chairman
Dana Hennis, Vice Chairman
Tyson Garten, Commissioner
Ginny Greger, Commissioner
Jim Main, Commissioner

CITY OF KUNA
Kuna City Hall Council Chambers, 751 W 4th Street, Kuna, Idaho 83634

Planning & Zoning Commission Meeting
REGULAR MEETING AGENDA
Tuesday January 24, 2023, 6:00 PM

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

1. CALL TO ORDER & ROLL CALL:

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

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

1. Regular Commission Meeting Minutes Dated January 10, 2023

2. Findings of Fact & Conclusions of Law
- ***A.*** Case Nos. 22-10-AN, 22-16-S & 22-39-DR for Perdido Cove Subdivision

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

A. Case Nos. 22-04-ZC (Rezone), 22-09-S (Preliminary Plat) & 22-29-DR (Design Review) for Aster Grove Subdivision – Troy Behunin, Senior Planner

Staff requests this item be tabled to a date certain of February 14, 2023, due to pending critical agency comments.

B. Case No. 22-15-AN (Annexation) for future Rising Sun West Subdivision – Troy Behunin, Senior Planner

Staff requests this item be tabled to a date uncertain pending additional review.

C. Case No. 22-03-CPF (Combo Plat) for Ashville Acres Subdivision – Troy Behunin, Senior Planner

Applicant requests Combo Plat for southeast corner of the Meridian Road and Profile Drive intersection (APNs: R0539771345, R0539771365); Section 19, Township 2 North, Range 1 East.

D. Case No. 22-09-AN (Annexation) for 1299 N School Avenue – Troy Behunin, Senior Planner

Applicant requests Annexation of 1299 N School Avenue (APN: S1323212800) with an R-4 (Medium Density Residential) zone; Section 23, Township 2 North, Range 1 West.

5. BUSINESS ITEMS:

6. ADJOURNMENT:

OFFICIALS
Lee Young, Chairman
Dana Hennis, Vice Chairman
Tyson Garten, Commissioner
Ginny Greger, Commissioner
Jim Main, Commissioner

CITY OF KUNA
Kuna City Hall Council Chambers, 751 W 4th Street, Kuna, Idaho 83634

Planning & Zoning Commission Meeting
REGULAR MEETING MINUTES
Tuesday January 10, 2023, 6:00 PM

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

1. CALL TO ORDER & ROLL CALL:

(Timestamp 00:00:20)
COMMISSION MEMBERS PRESENT:
Chairman Lee Young
Vice Chairman Dana Hennis
Commissioner Tyson Garten
Commissioner Ginny Greger
Commissioner Jim Main

CITY STAFF PRESENT:
Doug Hanson, Planning & Zoning Director
Matt Johnson, City Attorney
Kelsey Biggs, City Attorney
Troy Behunin, Senior Planner
Jessica Reid, Associate Planner

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

(Timestamp 00:00:45)

1. Regular Planning and Zoning Commission Meeting Minutes Dated December 13, 2022

2. Findings of Fact & Conclusions of Law
- ***A.*** Case No. 22-12-SUP (Special Use Permit) 6810 S Nordean In-home Group Daycare
- ***B.*** Case Nos. 22-13-S (Preliminary Plat) & 22-30-DR (Design Review) Paul Bunyan Plaza
- ***C.*** Case No. 22-04-CPF (Combo Plat) Single Lot Subdivision
- ***D.*** Case No. 22-41-DR (Design Review) Hawk Substation

(Timestamp 00:00:48)
Motion To: Approve the Consent Agenda.
Motion By: Vice Chairman Hennis
Motion Seconded: Commissioner Garten
Further Discussion: None
Voting No: None
Absent: None
Motion Passed: 5-0-0

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

(Timestamp 00:01:00)

A. Case Nos. 22-10-AN (Annexation), 22-16-S (Preliminary Plat) & 22-39-DR (Design Review) for Perdido Cove Subdivision – Troy Behunin, Senior Planner

(Timestamp 00:01:18)
Senior Planner Troy Behunin presented an overview of the proposed project, then stood for questions.

(Timestamp 00:03:32)
Applicant Chase Craig provided a visual presentation (Pages 129 – 143 of meeting packet). He requested clarification from staff on the Conditions of detached sidewalk and ingress/egress alignment with the previously approved subdivision (Ewing Meadows) to the north. Mr. Craig then stood for questions.

(Timestamp 00:10:54)
Chairman Young opened the public hearing.

Support:
Robbie Reno, Kuna Joint School District No. 3, 711 E Porter Street, Kuna, ID 83634 - Testified

Neutral:
None

Against:
None

(Timestamp 00:11:12)
Robbie Reno testified to the current enrollment for Crimson Point Elementary, which would serve this development. Mr. Reno explained the school district and the Applicant had been working collaboratively and he looked forward to continuing to do so.

(Timestamp 00:12:30)
Chairman Young closed the public hearing and the Commission proceeded into deliberation.

(Timestamp 00:12:40)
The Commission asked clarifying questions to Mr. Behunin and Mr. Craig, then discussed the detached sidewalks and alignment.

(Timestamp 00:24:11)
Motion To: Recommend Approval to City Council of Case Nos. 22-10-AN (Annexation) & 22-16-S) for Perdido Cove Subdivision, with the Conditions as outlined in the staff report except for the staff recommended Condition of aligning the ingress/egress with Shayla Avenue.
Motion By: Vice Chairman Hennis
Motion Seconded: Commissioner Garten
Further Discussion: None
Voting No: None
Absent: None
Motion Passed: 5-0-0

(Timestamp 00:24:43)
Motion To: Approve Case No. 22-39-DR (Design Review) for Perdido Cove Subdivision, with the Conditions as outlined in the staff report except for the staff recommended Condition of aligning the ingress/egress with Shayla Avenue.
Motion By: Vice Chairman Hennis
Motion Seconded: Commissioner Garten

Further Discussion: None
Voting No: None
Absent: None
Motion Passed: 5-0-0

5. BUSINESS ITEMS:

6. ADJOURNMENT:

(Timestamp 00:25:25)
City Attorney Matt Johnson introduced Kelsey Briggs, an associate from their law office which would be attending a few of the coming Commission meetings. The Commission welcomed Attorney Briggs.

(Timestamp 00:25:55)
Planning and Zoning Director Doug Hanson asked for Commission feedback on the new staff report layout; the Commission had no issues at this time.

(Timestamp 00:26:08)
Associate Planner Jessica Reid touched base with the Commission regarding attendance at the next regularly scheduled meeting; there were none which foresaw their absence.

(Timestamp 00:26:58)
Motion To: Adjourn.
Motion By: Commissioner Garten
Motion Seconded: Vice Chairman Hennis
Further Discussion: None
Voting No: None
Absent: None
Motion Passed: 5-0-0

CITY OF KUNA

751 W. 4th Street • Kuna, Idaho • 83634 • Phone (208) 922-5274
Fax: (208) 922-5989 • www.Kunacity.Id.gov

SIGN-UP SHEET

January 10, 2023 Commission Meeting

Case Name: **Perdido Cove Subdivision**
Case Nos.: 22-10-AN & 22-16-S
Case Type: Annexation & Preliminary Plat

Please print your name below if you would like to testify in regards to this item.
item to the **Council**/Commission.

IN FAVOR	NEUTRAL	IN OPPOSITION
☑ Testify ☐ Not Testify	☐ Testify ☐ Not Testify	☐ Testify ☐ Not Testify
Print Name: Robbie Drew (NSD)	Print Name	Print Name
Print Address: 711 E Porter	Print Address	Print Address
City: Nampa State, Zip: ID 83634	City State, Zip	City State, Zip
☐ Testify ☐ Not Testify	☐ Testify ☐ Not Testify	☐ Testify ☐ Not Testify
Print Name	Print Name	Print Name
Print Address	Print Address	Print Address
City State, Zip	City State, Zip	City State, Zip
☐ Testify ☐ Not Testify	☐ Testify ☐ Not Testify	☐ Testify ☐ Not Testify
Print Name	Print Name	Print Name
Print Address	Print Address	Print Address
City State, Zip	City State, Zip	City State, Zip
☐ Testify ☐ Not Testify	☐ Testify ☐ Not Testify	☐ Testify ☐ Not Testify
Print Name	Print Name	Print Name
Print Address	Print Address	Print Address
City State, Zip	City State, Zip	City State, Zi

BEFORE THE PLANNING AND ZONING COMMISSION
OF THE CITY OF KUNA

IN THE MATTER OF THE APPLICATIONS OF **AC3 PROPERTIES, LLC** *2535 W Ardell Road.*	)	**Case Nos. 22-10-AN (Annexation), 22-16-S (Preliminary Plat) and 22-39-DR (Design Review).** **FINDINGS OF FACT CONCLUSIONS OF LAW AND RECOMMENDED APPROVAL FOR ANNEXATION, & PRELIMINARY PLAT, AND APPROVAL FOR DESIGN REVIEW.**

THESE MATTERS came before the Commission for Public Hearing on January 10, 2023, for receipt and consideration by the Commission of these Findings of Fact, Conclusions of Law and Order of Decision for the above referenced application. The Commission does now hereby make and set forth the Record of Proceedings, and these Findings of Fact, Conclusions of Law, and their recommended Findings of Fact and Conclusions of Law (FCO's).

I
RECORD OF PROCEEDINGS

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

1.1 Exhibits:

	DESCRIPTION OF EVIDENCE	*Withdrawn*	*Refused*	*Admitted*
1.1	Staff Report			X
2.1	Application Coversheet			X
2.2	Preliminary Plat Application			X
2.3	Narrative			X
2.4	Vicinity Map			X
2.5	Legal Description			X
2.6	Warranty Deed			X
2.7	Affidavit of Legal Interest			X

2.8	Neighborhood Meeting Certification			X
2.9	Commitment to Post Site			X
2.10	Subdivision Name Reservation			X
2.11	Preliminary Plat			X
2.12	Landscape Plan			X
2.13	TIS Executive Summary			X
2.14	Design Review Application			X
2.15	Landscape Plan COLOR RENDERING			X
2.16	CC&R's			X
2.17	Agency Transmittal Letter			X
2.18	City Engineer			X
2.19	ACHD (Ada County Highway District)			X
2.20	Boise Project Board of Control			X
2.21	CDHD (Central District Health Department)			X
2.22	COMPASS			X
2.23	Nampa Meridian Irr. Dist.			X
2.24	Kuna Melba News (11.9.22)			X
2.25	Proof of Site Posting (11.9.22)			X
2.26	300 Ft. Legal Mailer (11.9.22)			X
2.27	Website Notice (11.9.22)			X
2.28	Kuna Melba News (12.13.22)			X

1.2 Hearings

1.2.1 The Commission heard this application December 13, 2022. The FCO's have been requested to go to the Commission on January 10, 2023. A Neighborhood Meeting was held May 18, 2022, and three (3) residents attended. A legal notice was published in the Kuna Melba Newspaper on November 23, 2022. The Applicant posted a sign on the property November 11, 2022. Neighborhood Notices were mailed to land owners within 300-FT of the proposed project site on November 22, 2022.

1.3 Witness Testimony

1.3.1 Those who testified at the Commissions' January 10, 2023, hearing are as follows, to-wit:

1.3.1.1 City Staff:
Troy Behunin, Senior Planner

1.3.1.2 Appearing for the Applicant:
Chase Craig, Boise Basin Development, LLC, 1065 S Allante Pl., Boise, ID 83709 - Testified

1.3.1.3 Appearing in Favor:
None

1.3.1.4 Appearing Neutral:
Robbie Reno, Kuna School District, 711 E Porter St., Kuna - Testified

1.3.1.5 Appearing in Opposition:
None

II
DECISION

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

III
FINDINGS OF FACT

3.1 Findings Regarding Notice

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

3.1.2 Notice Provided

3.1.2.1 Notice was published for the January 10, 2023, hearing for Perdido Cove Subdivision in the *Kuna Melba News*, the official City of Kuna newspaper, which has general circulation within the boundaries of the city, Ada County and Canyon County.

Newspaper	***Dates Published***
Kuna Melba News	December 21, 2022

3.1.2.2 Notice for the January 10, 2023, hearing containing the description of the proposed applications, was mailed on December 23, 2022, to all known and affected property owners within at least 300 feet of the boundaries of the area described in the application.

3.1.2.3 Notice for the January 10, 2023, hearing was posted on signs in accordance with Kuna City Code (KCC) 5-1A-8, on December 28, 2022. A Proof of Property Posting was provided to staff on December 28, 2022.

3.1.2.4 Notice for the January 10, 2023, hearing was posted on the City Website.

3.2 Findings Regarding Preliminary Plat and Design Review

3.2.1 The land proposed for Annexation, Subdivision, and Design Review; is as follows:

Parcel No.	Owner	Size	Zone
S1315314800	AC3 Properties, LLC	4.75 ac.	RR – Rural Residential

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

North	R-6	Medium Density Residential – City of Kuna
South	R-3	Low Density Residential – City of Kuna
East	R-6	Medium Density Residential – City of Kuna
West	R-3	Low Density Residential – City of Kuna

3.2.3 The Applicant held a Neighborhood Meeting on May 17, 2022. Ten residents attended the meeting. Neighborhood Notices were mailed out to residents within 300-feet of the proposed project site on December 23, 2022, and a legal notice was published in the Kuna Melba Newspaper on December 21, 2022. The Applicant posted a sign on the property on December 28, 2022.

3.2.4 The Applicant has submitted a complete application, and following staff review for technical compliance, the application appears to be in general compliance with the design requirements, public improvement requirements, objectives and considerations listed in Kuna City Code Title 5 and Title 6, if the sewer infrastructure improvements recommended by the Public Works Department are completed.

3.2.5 The Comp Plan has listed numerous goals for providing a variety of housing densities and types to accommodate various lifestyles, ages and economic groups in Kuna, as well as the installation of pathways and open space. The proposed zoning district is R-6; The Comp Plan Map designates the property as Medium Density Residential.

3.2.6 According to Exhibit 2.18, Public Works staff conditionally supports the Perdido Cove Subdivision development with requirements of that support listed in the Engineers Memo.

3.2.7 Throughout the development of the project and beyond, connection fees, impact fees (Fire, Police, Parks and Ada County Highway District), and property taxes will be collected, therefore satisfying the financial capability to provide supporting services.

3.2.8 Connection to City services, as well as other public improvements such as streetlights, fire hydrants, sidewalks, etc., are required to be implemented as a part of this project. No major wildlife habitats will be impacted by the proposed development.

3.2.9 A six (6) foot vinyl fence is proposed around the perimeter of the subdivision where permitted. A Common lot(s) will be required along the northern and eastern property lines that fronts future segments of two Mid-Mile Collectors known as Ardell Road and Shayla Avenue and shall preserve adequate space for a 20-to-30-foot landscape buffer.

3.2.10 Pursuant to Idaho Code §67-8003, the Owner of private property that is subject of such action may submit a written request for a regulatory taking analysis with the City Clerk, not more that twenty-eight (28) days after the final decision concerning the matter at issue. The City shall prepare a written taking analysis concerning the action if requested.

3.3 Testimony of the City Planner

3.3.1 **Conclusions**: The City Planner in a staff report to the Commission dated January 10, 2023, confirmed a review of the site plan and records on file at the City of Kuna has been completed with the following conclusions:

3.3.1.1 The Applicant proposes a private driveway for a cluster of two (2) lots within the project; staff recommends the Applicant be Conditioned to work with the City Engineer for proper easement widths for the project as a whole, and in particular, the clustered homes near the private driveway. Private driveways shall be designed in accordance with KCC 6-4-2-B.8.

3.3.1.2 All dimensional standards are in compliance with KCC 5-3-3.

3.3.1.3 Staff recommends the private road be Conditioned to line up with Ewing Meadows on the north side as discussed at the Pre-application meeting.

3.3.1.4 The Applicant shall provide at least two (2) off street parking spots for each single-family residential unit in accordance with KCC 5-9-3.

3.3.1.5 The Applicant shall post "No Parking" Signs on Lot 13, Block 1.

3.3.1.6 The Applicant proposes 0.48 acres, or 10.10%, of the total project as qualified open space; this area does not include required landscape buffers. KCC 5-17-12-D requires that a minimum 7.00% of the developments gross land area shall be used for open space purposes and mutually exclusive of required residential buffers. Staff views the proposal to be compliant with KCC.

3.3.1.7 Staff recommends a pedestrian walkway be added to proposed Lot 13, Block 1 for access to Shayla and Lot 15, Block 1 for pedestrian and bike connectivity and access. Staff highlights if this project is approved, it is the responsibility of the Developer to ensure any anticipated residential or commercial buildings fit any given buildable lot.

3.3.1.8 If this project is approved, at the time of civil plan development, landscaping cannot be placed within ten (10) feet of any meter pits, pressurized irrigation valves, or ACHD underground facilities in accordance with KCC 6-4-2-B.11. In the event that locations of landscaping elements are within the locations listed above, those trees must be moved to an alternate location, and an updated landscape plan must be provided to staff prior to scheduling a landscape inspection. Any elements that must be moved to another spot, may not simply be removed.

3.3.1.9 All proposed landscaping, buffers and common space shall comply with KCC 5-17.

3.3.1.10 The Developer, Owner and/or Applicant is hereby notified that this project is subject to Design Review inspection fees. Required inspections (post construction), are to verify landscaping compliance prior to requesting signature on the Final Plat.

3.3.1.11 Perimeter fencing shall be 6 foot vinyl or other approved fencing as stated in KCC 6-4-2-B-4.

3.3.1.12 The Applicant shall install "see-through" fencing along all residential buildable lot property lines abutting pathways, greenbelts and common areas. All fencing shall comply with comply with KCC 5-5-5.

3.3.1.13 According to Exhibit 2.18, Public Works staff supports the Perdido Cove Subdivision development with requirements of that support listed in the Engineers Memo.

3.3.1.14 The Applicant shall be required to work with staff to install street lights a maximum spacing of 250-feet; the final location of street lights will be approved at the time of construction document review. Staff notes that these streetlights must be designed and installed according to "Dark Sky" standards and are required to be LED lights. All street light installation shall comply with KCC 6-4-2.

3.3.1.15 Upon review, staff finds the request for Annexation, Preliminary Plat and Design Review to be in compliance with KCC Title 5 and Title 6; (I.C.) § 67-65 and (I.C.) § 50-222; and the Kuna Comprehensive Plan, if the sewer infrastructure improvements recommended by the Public Works department are completed. The Applicant will be required to work with Kuna's staff, ACHD, the Kuna Rural Fire District (KRFD) and any other applicable agencies to ensure conformance to each agency's requirements.

3.3.2 **Conditions of Approval:** As a result of the review, the Commission Approves Case No. 22-39-DR, and recommends Approval to City Council for Case Nos. 22-10-AN and 22-16-S, with the Applicant being subject to the following Conditions:

3.3.2.1 Applicant shall dedicate Rights-Of-Way (ROW) totaling 35-feet from centerline of Ardell Road and Shayla Avenue for a total minimum of 70' of ROW.

3.3.2.2 Applicant shall line up the private road with Ewing Meadows Subdivision on the north side. *Commission Removed this condition of approval.*

3.3.2.3 Applicant shall add a pedestrian walkway to Lot 13, Block 1 for access to Shayla and Lot 15, Block 1, for connectivity and access.

3.3.2.4 Buffers, curb, gutter and sidewalk (attached and detached) shall be installed in accordance with KCC 5-17-14 and 6-4-2.

3.3.2.5 Developer/Owner/Applicant shall work with Ada County Highway District and the City of Kuna to complete all required traffic improvements to the

surrounding roadways and intersections as detailed in the Ada County Highway District staff report.

3.3.2.6 Developer/Owner/Applicant shall install a sign at the terminus of every proposed stub street stating "these roads will continue in the future". Developer/Owner/Applicant shall obtain proper language from Ada County Highway District.

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

3.3.2.8 Applicant shall ensure the proper easement widths on all lots in accordance with KCC 6-3-8.

3.3.2.9 It is the responsibility of the Developer to ensure any anticipated buildings fit any given buildable lot in accordance with KCC 5-3-3.

3.3.2.10 Fencing within and around the site shall comply with KCC 5-5-5 (unless specifically approved otherwise and permitted).

3.3.2.11 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 three (3) days or as the planting season permits as required to meet the standards of these requirements. Maintenance and planting in public ROW shall be with approval from ACHD.

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

3.3.2.13 The Landscape Plan (dated 10.12.21) and Preliminary Plat (dated 10.12.21) will be considered binding site plans as amended and/or approved.

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

3.3.2.15 If any revisions are made, the Applicant shall provide the Planning and Zoning Staff with a revised copy of the Preliminary Plat. Any revisions of the plat are subject to Administrative Determination to rule if the revision is substantial.

3.3.2.16 Develop/Owner/Applicant is hereby notified that this project is subject to Design Review inspection fees. Required inspections (post construction), are to verify landscaping compliance prior to requesting signature on the final plat.

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

3.3.2.18 Compliance with I.C. §31-3805 is required. Delivery of water shall not be impeded by any construction on site. Compliance with the requirements of the Boise Project Board of Control is required.

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

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

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

3.3.2.22 The Developer/Owner/Applicant shall not submit an application for Final Plat until the City's Public Works Director issues a Will-Serve Letter stating the City's appurtenance has capacity to service the proposed development with domestic water, and accept the wastewater discharged from the proposed development.

3.3.2.23 In the event a Will-Serve Letter is not issued within the time the Applicant is required to record a Final Plat, the Applicant shall have good cause and be eligible to receive, pursuant to KCC 6-2-3-J., a Time Extension to file a Final Plat up to and until a Will-Serve Letter has been issued.

3.3.2.24 Developer/Owner/Applicant shall work with staff in order to provide final locations of streetlights as required by Kuna City Code. Street lights for the site shall be LED lighting and must comply with Kuna City Code and established Dark Sky practices.

3.3.2.25 Equivalent Dwelling Units (EDU's) will be issued on a Phase-by-Phase basis (per Final Plat).

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

3.3.2.26.1 The City Engineer shall approve all sewer connections.

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

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

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

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

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

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

3.3.2.27 The Developer/Owner/Applicant, and any future assigns having an interest in the subject property, shall fully comply with all conditions of development as approved by the City Council, or seek amending them through Public Hearing processes.

3.3.2.28 Developer/Owner/Applicant/Contractors are hereby notified of Kuna's working hours. Construction of any kind shall only be conducted within the hours specified in KCC 10-6-3. Noises and other public nuisances/distractions outside of this time frame are subject to lawful penalties.

3.3.2.29 Developer/Owner/Applicant is hereby notified of Kuna's weed control policies and requirements KCC 8-1-3. Weeds, grasses, vines or other growth which endanger property or are over twelve (12) inches in height shall be continuously cut down, weeded out, sprayed, burned, removed or destroyed throughout all seasons.

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

3.4 Other Testimony

3.4.1 1/10/2023 Public Hearing – Chase Craig, Boise Basin Development, LLC, 1065 S Allante Pl., Boise, ID 83709 - Testified this project is a great infill and property and checks all of the good planning boxes and fits the Comp Plan and the area. Chase testified they had a good and productive neighborhood meeting with great comments> in response they placed as much open space next to their neighbors. Chase testified they met with the School District and that this is a short walk to Crimson Point Elementary. He testified they believe the lot sizes will likely attract more empty nesters. Chase mentioned he is in real estate sales and about the lack of housing inventory in Kuna and how there may only be 1.4 month supply.

3.4.2 1/10/2023 Public Hearing – Robbie Reno, Kuna School District, 711 E Porter St., Kuna – Testified Crimson Point is currently at 485 students enrolled and can handle up to 600. He testified they appreciate the collaboration with Chase and their development team.

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

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

4.2 The power of the City of Kuna lies in the Planning and Zoning Commission to hear this matter as provided in Idaho Code §67-65, and Kuna City Code 1-14-3.

V
CONCLUSIONS OF LAW
RE: APPLICATION FOR ANNEXATION

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

5.2 I.C. § 50-222(1) provides that:

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

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

5.4 The Annexation, proposed by the application Case No. 22-01-AN, would constitute an orderly development and would not contribute to urban sprawl of the city.

VI
CONCLUSIONS OF LAW
RE: APPLICATION FOR PRELIMINARY PLAT

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

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

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

VII
CONCLUSIONS OF LAW
RE: APPLICATION FOR DESIGN REVIEW

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

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

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

VIII
ORDER OF RECOMMENDED APPROVAL OF APPLICATION FOR ANNEXATION AND PRELIMINARY PLAT

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

8.1 The Annexation Application (Case No. 22-10-AN) is recommended *Approval*.

8.2 The Preliminary Plat Application (Case No. 22-13-S) is recommended *Approval*.

IX
ORDER OF APPROVAL OF APPLICATION FOR DESIGN REVIEW

9.1 The Design Review Application (22-39-DR) is hereby Approved.

BY ACTION OF THE PLANNING AND ZONING COMMISSION of the City of Kuna at its regular meeting held on the 24th day of January 2023.

_____
Chairman, Lee Young

BEFORE THE PLANNING AND ZONING COMMISSION
OF THE CITY OF KUNA

IN THE MATTER OF THE APPLICATIONS OF **ROCKY MOUNTAIN COMPANIES** *Near the southeast corner of Meridian Road and Profile Lane.*	)	**Case Nos. 22-03-CPF (Combo Pre-Plat and Final Plat).** **ASHVILLE ACRES SUBDIVISON STAFF REPORT.**

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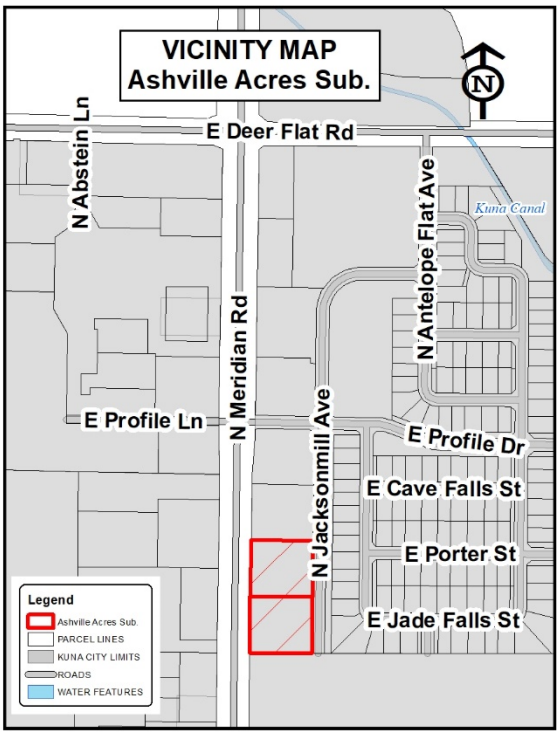


I
EXHIBIT LIST

The exhibits of the above-referenced matter consist of the following, to-wit:

1.1 Exhibits:

	DESCRIPTION OF EVIDENCE	*Withdrawn*	*Refused*	*Admitted*
1.1	Staff Report			X
2.1	P&Z Application Coversheet			X
2.2	CPF Application			X

2.3	Narrative			X
2.4	Vicinity Map			X
2.5	Legal Description & Exhibit			X
2.6	Affidavit of Legal Interest - Heartland			X
2.7	Affidavit of Legal Interest – Taco, LLC			X
2.8	Neighborhood Meeting Certification			X
2.9	Commitment to Property Posting			X
2.10	Subdivision Name Reservation			X
2.11	Quit Claim Deed – Parcel 'A'			X
2.12	Quit Claim Deed – Parcel 'B'			X
2.13	Preliminary Plat			X
2.14	Final Plat			X
2.15	Landscape Plan			X
2.16	Construction Plans – City Engineer Approved 12.19.2018			X
2.17	Ashton Estates FCO's – Approved			X
2.18	Agency Transmittal			X
2.19	City Engineer's Memo			X
2.21	Ada County Development Services			X
2.22	Boise Project Board of Control			X
2.23	CDH - Central District Health Department			X
2.24	NMID - Nampa Meridian Irrig. Dist.			X
2.25	Kuna Melba News Proof			X
2.26	Proof of Property Posting			X
2.27	300' Legal Mailer Notice			X
2.28	Website Notice			X

II
PROJECT SUMMARY

Description	Details
Acreage	2.38
Existing Land Use(s)	C-1, Neighborhood Commercial
Future Land Use Designation	Commercial
Proposed Land Use(s)	Commercial
Lots (No. and Type)	2 Commercial Lots
Number of Residential Units	0
Number of Phases	1
Net Density (Dwelling Units per Acre)	N/A

III
APPLICANTS REQUEST

3.1 Rocky Mountain Companies, requests Combination Preliminary Plat and Final Plat approval near the southeast corner of the Meridian Road and Profile Drive, in Section 19, Township 2 North, Range 1 East (APN: R0539771345, and R0539771365).

IV
PROCESS AND NOTICING

4.1 Kuna City Code (KCC), 1-14-3 states that Combination Preliminary Plat and Final Plats are designated as Public Hearings with the Commission as a recommending body and Council as the decision-making body. These land use applications were given public notice following Idaho Code (I.C.) § 67-65.

4.1.1 Notifications

4.1.1.1	Neighborhood Meeting:	September 29, 2022 (2 Attendees)
4.1.1.2	Agency Comments Request:	November 22, 2022
4.1.1.3	300 FT Legal Mailer Notice:	January 6, 2023
4.1.1.4	Kuna Melba News Newspaper:	January 4, 2023
4.1.1.5	Site Posted:	January 12, 2023

V
GENERAL PROJECT FACTS

5.1 Site Features

5.1.1 The subject site (APN; R0539771345, and R0539771365) is located in City Limits, and is known as Lots 3 & 4, Blk 12, in Ashton Estates No. 2, and has historically been vacant Commercial Lots.

5.1.2 The proposed project site currently has vegetation consistent with that of vacant lots. The site has an estimated average slope of 0.09%. According to the USDA Soil Survey for Ada County, bedrock depth is estimated to be greater than 60 inches.

5.1.3 Staff is not aware of any environmental issues, health or safety conflicts and as platted lots within Ashton Estates No. 2, the site is eligible to connect to Central City Services. Idaho Department of Environmental Quality (DEQ) has provided recommendations for surface and groundwater protection practices and requirements for development of the site.

5.2 Surrounding Land Uses

North	C-1	Neighborhood Commercial – Kuna City
South	AG	Agriculture – Kuna City
East	R-6	Medium Density Residential – Kuna City
West	C-1	Neighborhood Commercial – Kuna City

VI
TRANSPORTATION AND CONNECTIVITY

6.1 Ada County Highway District

ACHD provided comments regarding the Ashton Estates Subdivision (Case No. 17-04-S; Approved 09.19.2017) which the subject site is within. As of today, ITD nor ACHD have not provided additional comments regarding this Combo Plat request. The following applications are for properties involving the subject property or are adjacent to the subject property, within Ashton Estates No.2;

- Case No.21-05-LLA (approved 03.01.'22),
- Case 22-09-DR (Dr. Phan approved 08.09.'22), and
- Case 21-30-DR (Heartland Dental approved 02.08.'22)

These applications have all received minimal comments from ACHD; and as such, staff would recommend the Commission condition the applicant to be subject to any forthcoming official comments from ACHD to be spelled out before the Council.

6.1.1 Jacksonmill Avenue:

Applicant shall follow all standards and requirements in accordance with KCC 5-17-13 and 6-4-2-B.3. *Sidewalks along arterials roadways shall be eight (8) foot wide detached.*

6.1.3 Internal Local Roads:

No internal roads are proposed.

6.1.4 Roadway Offsets:

There are no proposed Roadway Offsets.

6.1.5 Stub Streets:

No Stub Streets are proposed with this application.

All stub streets shall be installed in accordance with KCC 6-3-3-C.. *Where adjoining areas are not subdivided, the arrangement of streets in new subdivisions shall be such that said streets extend to the boundary line of the tract to make provisions for the future extension of said streets into adjacent areas. The terminus of all stub streets shall have a sign that reads "Road to be extended in future".*

6.1.6 Traffic Calming:

On site will be private drives. No public roads are proposed

6.2 Idaho Transportation

The Idaho Transportation Department (ITD) did not return comments.

6.3 COMPASS

COMPASS did not return comments.

6.4 Pathways and Trails Master Plan

The Pathways Master Plan Map does not indicate a future trail, pathway or bike path on or through the site. Meridian road and Jacksonmill Avenue have existing sidewalks for pedestrian use.

VII
STAFF ANALYSIS

7.1 Site Layout and Dimensional Standards

The Applicant proposes a private driveway for a cluster of three (3) lots within the project, Staff recommends the Applicant be conditioned to work with the City Engineer for proper easement widths for the project as a whole, and in particular the clustered homes near the private driveway. Private driveways shall be designed in accordance with KCC 6-4-2-B.8.

All dimensional standards are in compliance with KCC 5-3-3.

7.2 Parking

If approved, commercial parking will be reviewed in accordance with KCC 5-9-3 and 5-9-5 at time of future design review application(s).

7.3 Open Space

This is a commercial project and is not required to provide usable open space.

If this project is approved, at the time of civil plan development, landscaping cannot be placed within ten (10) feet of any meter pits, pressurized irrigation valves, or ACHD underground facilities in accordance with KCC 6-4-2-B.11. In the event that locations of landscaping elements are within the locations listed above, those trees must be moved to an alternate location, and an updated landscape plan must be provided to staff prior to scheduling a landscape inspection. Any elements that must be moved to another spot, may not simply be removed.

All proposed landscaping, buffers and common space shall comply with KCC 5-17.

The Developer, Owner and/or Applicant is hereby notified that this project is subject to Design Review inspection fees. Required inspections (post construction), are to verify landscaping compliance prior to requesting signature on the Final Plat.

7.4 Fencing

Fences placed between Commercial and Residential uses shall be sight obscuring. All fencing shall comply with comply with KCC 5-5-5.

7.5 Public Works

According to Exhibit 2.19, Public Works staff conditionally supports the Ashville Acres Subdivision development with conditions of that support listed in Section five (5) of the Engineers Memo. This project has received a will-serve for two commercial lots. The additional two lots shall receive a will-serve when additional sewer capacity is available. Additional capacity shall be available in the Danskin lift station basin when the 18" Danskin force main project is complete. Public Works staff can support approval of this application.

The Applicant shall be required to work with staff to install street lights a maximum spacing of 250-feet.; the final location of street lights will be approved at the time of construction document review. Staff notes that these streetlights must be designed and installed according to "Dark Sky" standards and are required to be LED lights. Street light installation shall comply with KCC 6-4-2.

7.6 Comprehensive Plan Analysis

7.6.1 Goal Area 1: Kuna will be Economically Diverse and Vibrant.

- Goal 1.A.: Ensure Land Use in Kuna will support economic development.
- Goal 1.C.: Attract and Encourage new and existing businesses.
  - Objective 1.C.2.: Create an environment that is friendly to business creation, expansion and relocation.
    - Policy 1.C.2.d: Ensure infrastructure and public facilities are in place and parcels identified for commercial or industrial are shovel-ready.

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

- Goal 3.D.: Encourage development of housing options and strong neighborhoods.
  - Objective 3.D.1.: Encourage development of housing options for all citizens.
    - Policy 3.D.1.a: Encourage preservation and development of housing that meets demand for household sizes, lifestyles and settings.
  - Objective 3.D.2.: Create strong neighborhoods through preservation, new development, connectivity and programming.
    - Policy 3.D.2.d: Work to ensure all neighborhoods in Kuna benefit from good connectivity through sidewalk, pathway and trail, on-street and transit infrastructure.
- Goal 3.G.: Respect and protect private property rights.
  - Objective 3.G.1.: Ensure land use policies, restrictions, and fees do not violate private property rights.
    - Policy 3.G.1.b: Encourage preservation and development of housing that meets demand for household sizes, lifestyles and settings.
    - Policy 3.G.1.c: Ensure land use actions, decisions and regulations do not prevent a private property Owner from taking advantage of a fundamental property right. Ensure city actions do not impose a substantial and significant limitation on the use of the property.

Analysis: *The development of additional Commercial within the Meridian Road Corridor follows the City Goals of diverse and adequate Commercial activities for the residents. The subject sites are within an already established Commercial Subdivision with existing sidewalks and Jacksonmill Avenue for access and is adjacent toa residential subdivisions with road and sidewalk connectivity.*

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

- Goal 4.B.: Increase sidewalk coverage and connectivity and invest in pedestrian facilities to increase walkability.
  - Objective 4.B.2.: Maintain/expand sidewalks/pedestrian facilities within the community.
    - Policy 4.B.2.b: Install detached sidewalks and/or protected pedestrian routes/facilities along high trafficked roads as development occurs.
    - Policy 4.B.2.c: Promote the installation of off-system pedestrian pathways to create neighborhood connections and reduce the length of non-motorized transportation routes.
    - Policy 4.B.2.g: Coordinate with developers to connect and/or enhance pedestrian facilities, including on and off-system pathways, footbridges (across canals, etc.), road bridges, sidewalks, pedestrian crossings and wayfinding signage.

- Goal 4.C.: Increase pathway, trail and on-street bicycle facilities.
  - Objective 4.C.1.: Maintain/enhance existing pathways/trails/on-street bicycle facilities.
    - Policy 4.C.1.a: Expand the bicycle network as identified in the Kuna Pathways Master Plan and ACHD Roadways to Bikeways Plans through land use developments and capital improvement projects.
    - Policy 4.C.1.e: Coordinate with developers to connect to and/or enhance bicycle facility connections, including pathways, non-motorized canal crossings, road bridges and wayfinding signage.
  - Objective 4.C.2.: Ensure expansion of pathways, trails and on-street bicycle routes.
    - Policy 4.C.2.b: Promote the installation of off-system bicycle pathways to create neighborhood connections and reduce non-motorized transportation route lengths.

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

Analysis: *Existing sidewalks within the existing and adjacent subdivisions provide pedestrian/cyclist connectivity. Established roadways connect proposed Ashville Acres Subdivision, to neighboring subdivisions and to Meridian Road, which is a Principal Arterial. Adequate ROW's have already been established with approvals and construction of Ashton Estates Subdivision No. 2.*

7.7 Conclusion:

Upon review, staff finds the request for Combo Plat to be in compliance with KCC Title 5 and Title 6; (I.C.) § 67-65 and §50-13,; and the Kuna Comprehensive Plan; and staff recommends the Commission recommend Approval of Case No. 22-03-CPF, with the Applicant being subject to the Conditions of Approval listed in Section "IX" (9) of this report.

VIII
PROPOSED FINDINGS OF FACT

Based upon the record contained in Case No. 22-03-CPF, including the Comprehensive Plan, Kuna City Code, Staff's Memorandums, including the exhibits, and the testimony during the Public Hearing and the Commission hereby recommends (***Approval/Conditional Approval/Denial***) for the Combination Preliminary and Final Plat.

If the Planning and Zoning Commission wishes to approve, deny or modify specific parts of the Findings of Fact and Conclusions of Law as detailed below, those changes must be specified.

8.1 The public notice requirements ***have*** been met and the Neighborhood Meeting was conducted within the guidelines of applicable Idaho Code and City Ordinances.

Staff Finding: *The Applicant held a Neighborhood Meeting September 29, 2022 (2 Attendees) attended the meeting. Neighborhood Notices were mailed out to residents within 300-feet of the proposed project site on January 6, 2023, and a legal notice was published in the Kuna Melba Newspaper on January 4, 2023. The Applicant posted a sign on the property on January 12, 2022.*

8.2 Based on the evidence presented this proposal ***does*** generally comply with Kuna City Code (KCC).

Staff Finding: *The Applicant has submitted a complete application, and following staff review for technical compliance, the application appears to comply with KCC Title 5 and Title 6.*

8.3 Based on the evidence presented this proposal ***does*** generally comply with the Comprehensive Plan.

Staff Finding: *The Comp Plan has listed numerous goals for Kuna to be Economically Diverse and Vibrant while encouraging new and existing businesses.*

8.4 The availability of existing and proposed public services and streets ***can*** accommodate the proposed development.

Staff Finding: *According to Exhibit 2.19 Public Works Department states, the additional two lots shall receive a will-serve when additional sewer capacity is available. Additional capacity shall be available in the Danskin lift station basin when the 18" Danskin force main project is complete. Public Works staff can support approval of this application.*

8.5 The public ***does*** have the financial capability to provide supporting services to the proposed development.

Staff Finding: *Through development of the project and beyond, connection fees, impact fees (Fire, Police, Park and Ada County Highway District), and property taxes will be collected, therefore satisfying the financial capability to provide supporting services.*

8.6 The proposed project ***does*** consider health and safety of the public and the surrounding area's environment.

Staff Finding: *Connection to City services, as well as other public improvements such as streetlights, fire hydrants, sidewalks, etc. are required to be implemented as a part of this project. No major wildlife habitats will be impacted by the proposed development.*

8.7 The site landscaping ***meets*** the intent of the landscape ordinance.

Staff Finding: *Existing common lot(s) along Meridian Road and Jacksonmill Avenue on the west and eastern property lines will remain and the future development on site shall follow KCC 5-17.*

8.8 The Applicant and/or Owner of the property have the right to request a written regulatory taking analysis.

Staff Finding: *Pursuant to Idaho Code 67-8003, the Owner of private property that is subject of such action may submit a written request for a regulatory taking analysis with the City Clerk, not more that twenty-eight (28) days after the final decision concerning the matter at issue. The City shall prepare a written taking analysis concerning the action if requested.*

IX
PROPOSED COMMISSION'S RECCOMENDATION

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

Based upon the record contained in Case No. 22-03-CPF, including the Comprehensive Plan, Kuna City Code, Staff's Memorandums, including the exhibits, and the testimony during the Public Hearing the Commission hereby (***recommends Approval/Conditional Approval/Denial)*** of the Combo Plat, subject to the following Conditions of Approval:

9.1 Staff Recommended Conditions:

- Staff recommends Commission condition the applicant to combine access points on to Jacksonmill Avenue to avoid multiple access points.

9.2 Transportation

9.2.1 Buffers, curb, gutter and sidewalk (attached and detached) shall be installed in accordance with KCC 5-17-14 and 6-4-2.

9.2.2 Developer/Owner/Applicant shall work with Ada County Highway District and the City of Kuna to complete all required traffic improvements to the surrounding roadways and intersections as detailed in the Ada County Highway District staff report.

9.3 Site Layout, Dimensional Standards and Parking

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

9.3.2 Applicant shall ensure proper easement widths on all lots in accordance with KCC 6-3-8.

9.3.3 It is the responsibility of the Developer to ensure any anticipated buildings fit any given buildable lot in accordance with KCC 5-3-3.

9.4 Landscape, Open Space and Fencing

9.4.1 Fencing within and around the site shall comply with KCC 5-5-5 (unless specifically

approved otherwise and permitted).

9.4.2 All required landscaping shall be permanently maintained in a healthy growing condition. The property Owner shall remove and replace unhealthy or dead plant material within 3 days or as the planting season permits as required to meet the standards of these requirements. Maintenance and planting in public Rights-of-Way shall be with approval from ACHD.

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

9.4.4 The Preliminary Plat (dated 8.26.21) and Final Plat (dated 8.5.21) will be considered binding site plans as amended and/or approved.

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

9.4.6 If any revisions are made, the Applicant shall provide the Planning and Zoning Staff with a revised copy of the Preliminary Plat. Any revisions of the plat are subject to Administrative Determination to rule if the revision is substantial.

9.4.7 Develop/Owner/Applicant is hereby notified that this project is subject to Design Review inspection fees. Required inspections (post construction), are to verify building and landscaping compliance prior to requesting signature on the final plat.

9.5 Public Works

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

9.5.2 Compliance with I.C. §31-3805 is required. Delivery of water shall not be impeded by any construction on site. Compliance with the requirements of the Boise Project Board of Control is required.

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

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

9.5.5 The Developer/Owner/Applicant shall not submit an application for Final Plat until the City's Public Works Director issues a Will-Serve Letter stating the City's appurtenance has capacity to service the proposed development with domestic water, and accept the wastewater discharged from the proposed development.

9.5.6 In the event a Will-Serve Letter is not issued within the time the Applicant is required to record a Final Plat, the Applicant shall have good cause and be eligible to receive, pursuant to KCC 6-2-3-J., a Time Extension to file a Final Plat up to and until a Will-Serve Letter

has been issued.

9.5.7 Developer/Owner/Applicant shall work with staff in order to provide final locations of street lights as required by Kuna City Code. Street lights for the site shall be LED lighting and must comply with Kuna City Code and established Dark Sky practices.

9.6 General

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

9.6.1.1 The City Engineer shall approve all sewer connections.

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

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

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

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

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

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

9.6.2 The Developer/Owner/Applicant, and any future assigns having an interest in the subject property, shall fully comply with all conditions of development as approved by the City Council, or seek amending them through Public Hearing processes.

9.6.3 Developer/Owner/Applicant/Contractors are hereby notified of Kuna's working hours. Construction of any kind shall only be conducted within the hours specified in KCC 10-6-3. Noises and other public nuisances/distractions outside of this time frame are subject to lawful penalties.

9.6.4 Developer/Owner/Applicant is hereby notified of Kuna's weed control policies and requirements KCC 8-1-3. Weeds, grasses, vines or other growth which endanger property or are over twelve (12) inches in height shall be continuously cut down, weeded out, sprayed, burned, removed or destroyed throughout all seasons.

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

DATED this 24th day of January, 2023.

Planning & Zoning Application Coversheet

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

****Office Use Only****

File No.(s): 22-03-CPF

Project Name: Ashville Acres Sub

Date Received: 10.4.22

Date Accepted as Complete: 11.16.22

Type of review requested (check all that apply):

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

Owner of Record

Name: Heartland Kuna LLC & Taco Kuna LLC

Address: 350 N 9th Street, Suite 200, Boise, Idaho 83702

Phone: _____ Email: _____

Applicant (Developer) Information

Name: Rocky Mountain Companies - Brian Watt

Address: 350 N 9th Street, Suite 200, Boise, Idaho 83702

Phone: 208.354.7030 Email: bw@rmcos.com

Engineer/Representative Information

Name: KM Engineering, LLP. - Stephanie Hopkins

Address: 5725 N Discovery Way, Boise, Idaho 83713

Phone: 208.639.6939 Email: shopkins@kmengllp.com

Subject Property Information

Site Address: 1035 & 1097 N Jacksonmill Avenue, Kuna, Idaho 83634

Nearest Major Cross Streets: Near the NE corner of Meridian Road and Meadow View Road

Parcel No.(s): R0539771345 & R0539771365

Section, Township, Range: Section 19, T2N, R1E

Property Size: +/- 2.38 acres

Current Land Use: Undeveloped Proposed Land Use: Professional office and restaurant

Current Zoning: C-1 Proposed Zoning: no change

Project Description

Project Name: Ashville Acres

General Description of Project: Four lot commercial subdivision proposed to accommodate future commercial development

Type of proposed use (check all that apply and provide specific density/zoning):
☐ Residential: R-2 R-4 R-6 R-8 R-12 R-20 ☒ Commercial: (C-1) C-2 C-3 ☐ CBD
☐ Office ☐ Industrial: M-1 M-2 ☐ Other: _____

Type(s) of amenities provided with development: not applicable

Residential Project Summary (If Applicable)

Are there existing buildings? YES NO

If YES, please describe: _____

Will any existing buildings remain? YES NO

No. of Residential Units: _____ No. of Building Lots: _____

No. of Common Lots: _____ No. of Other Lots: _____

Type of dwelling(s) proposed (check all that apply):
☐ Single-Family ☐ Townhomes ☐ Duplexes ☐ Multi-Family
☐ Other: _____

Minimum square footage of structure(s): _____

Gross Density (Dwelling Units ÷ Total Acreage): _____

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

Percentage of Open Space provided: _____ Acreage of Open Space: _____

Type of Open Space provided (i.e. public, common, landscaping): _____

_____

_____

Non-Residential Project Summary (If Applicable)

Number of building lots: 4 Other lots: 0

Gross floor area square footage: tbd Existing (if applicable): n/a

Building height: tbd Hours of Operation: tbd

Total No. of Employees: tbd Max No. of Employees at one time: tbd

No. of and ages of students: n/a Seating capacity: n/a

Proposed Parking

ADA accessible spaces: tbd Dimensions: _____

Regular parking spaces: _____ Dimensions: _____

Width of driveway aisle: _____

Proposed lighting: _____

Is lighting "Dark Sky" compliant? YES NO

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

Landscaping was approved with preliminary plat, individual lots will be landscaped in accordance with

code requirements with subsequent applications.

_____

_____

Applicant Signature: Stephanie Hopkins Date: 9.27.22

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

Upon completion of this form, please email to pzapplications@kunaid.gov. A link will be provided to you for application attachments to be uploaded to the cloud.

Combination Preliminary Plat & Final Plat Application

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

Combo Plats require Public Hearings with both the Planning & Zoning Commission and City Council. Public Hearing signs will be required to be posted by the applicant for both meetings. Sign posting regulations are available online.

****Office Use Only****

Case No(s).: 22-03-CPF

Project Name: Ashville Acres Sub

Date of Pre-Application Meeting: 9.15.22 ~~Valid for three (3) months, unless otherwise determined by Staff~~

Date Received: 10.4.22

Date Accepted as Complete: 11.16.22

Application shall contain one (1) copy of the following (digital copies preferred):

- Complete Planning & Zoning Application Coversheet
- Complete Preliminary Plat Application
- Detailed narrative or justification for the application, describing the project, design elements, serviceability, amenities, and how the project complies with the requirements found within Kuna City Code.
- Vicinity Map 8.5" x 11": Drawn to scale of 1" = 300' (or similar), showing the location of subject property. Map shall contain a shaded area showing the annexation property; surrounding street names; and name(s) of surrounding subdivisions.
- Legal Description of Preliminary Plat Area: Include metes & bounds description to the section line of all adjacent roadways; stamped & signed by a registered professional Land Surveyor; calculated closure sheet; and a map showing the boundaries of the legal description.
- Recorded Warranty Deed for property.
- Affidavit of Legal Interest if the individual submitting this application is not the legal property owner. (*One Affidavit required for each party involved. Originals must be submitted to the Planning & Zoning Department.)*
- Neighborhood Meeting Certification.
- Commitment of Property Posting form signed by the applicant/agent.
- A letter or email from the Ada County Engineer showing the subdivision name reservation. (*A name change needs to be submitted and approved by the Planning & Zoning Director & Ada County Engineer*.)
- Plat Plans (24" x 36"): Drawn to a scale of 1" = 100' (or similar), showing
    - Topography at 2' intervals
    - Land uses (location, layout, types & dimensions) of Residential, Commercial & Industrial
    - Street right-of-way (ROW) including dimensions of ROW dedication for all roadways, street sections, improvements, etc.
    - Easements/common space such as utility easements, parks, community spaces, etc.
    - Layout & dimensions of lots
    - Improvements drawing showing water, sewer, drainage, electricity, irrigation, telephone, gas, proposed street lighting, proposed street names, fire hydrant placement, storm water disposal, underground utilities, and sidewalks.

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

This application shall not be considered complete (nor will a Public Hearing be scheduled) until Staff has received all required information. Once the application is deemed complete, Staff will notify the Applicant of the scheduled hearing date, fees due, and any additional items via a Letter of Completeness.

Information to Note:
The date of application acceptance shall be the date the applicant submits the final required information to the Planning & Zoning Department, including the application fee *(KCC 5-1A-2C)*.

Complete applications shall be reviewed within sixty (60) days of date of acceptance *(KCC 5-1A-5A)*.

Applicant Signature: Stephanie Hopkins Date: 9.30.22

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

September 30, 2022
Project No.: 21-097

Mr. Doug Hanson
Planning & Zoning Director
City of Kuna
751 West 4th Street
Kuna, ID 83634

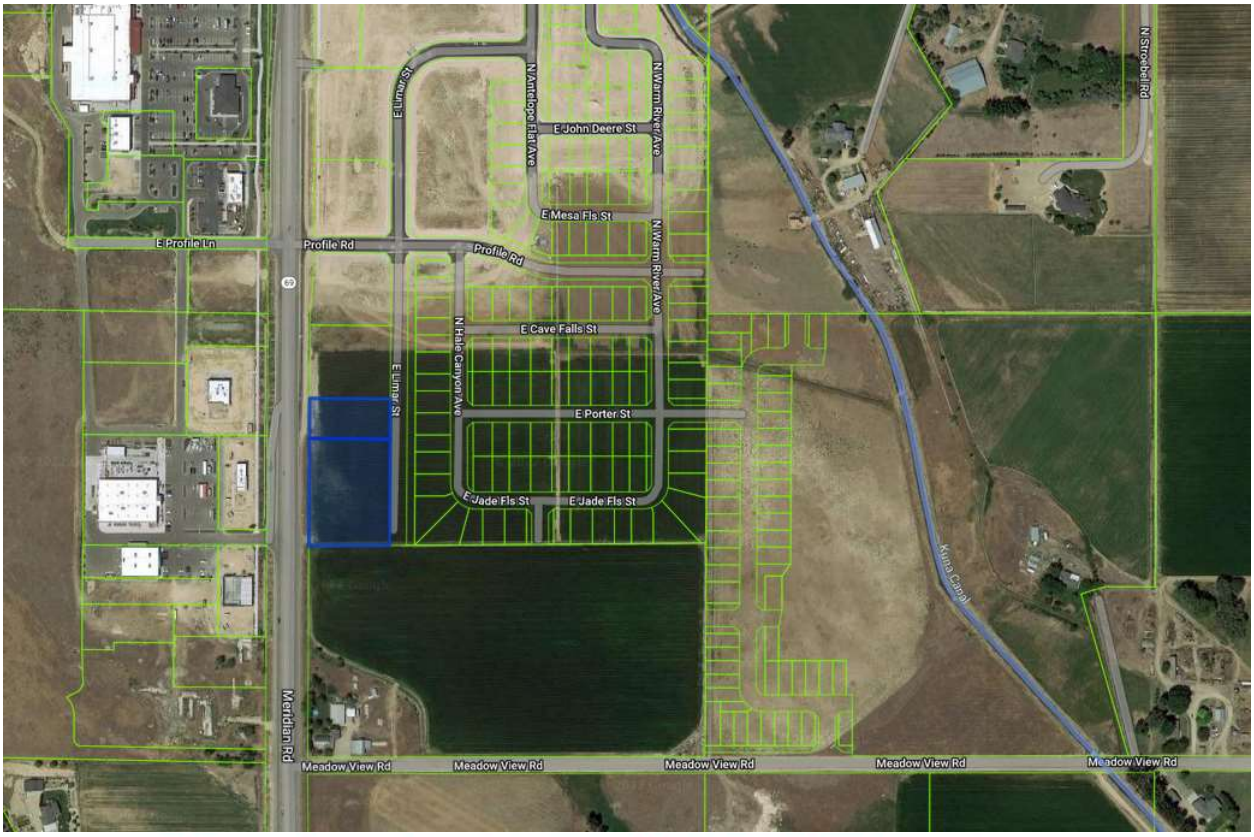
RE: Ashville Acres Subdivision – Kuna, ID
Combined Preliminary & Final Plat Application

Dear Mr. Hanson:

On behalf of Rocky Mountain Companies, we are pleased to submit the attached application and required supplements for a combined preliminary and final plat for the Ashville Acres Subdivision.

Site Information and Background

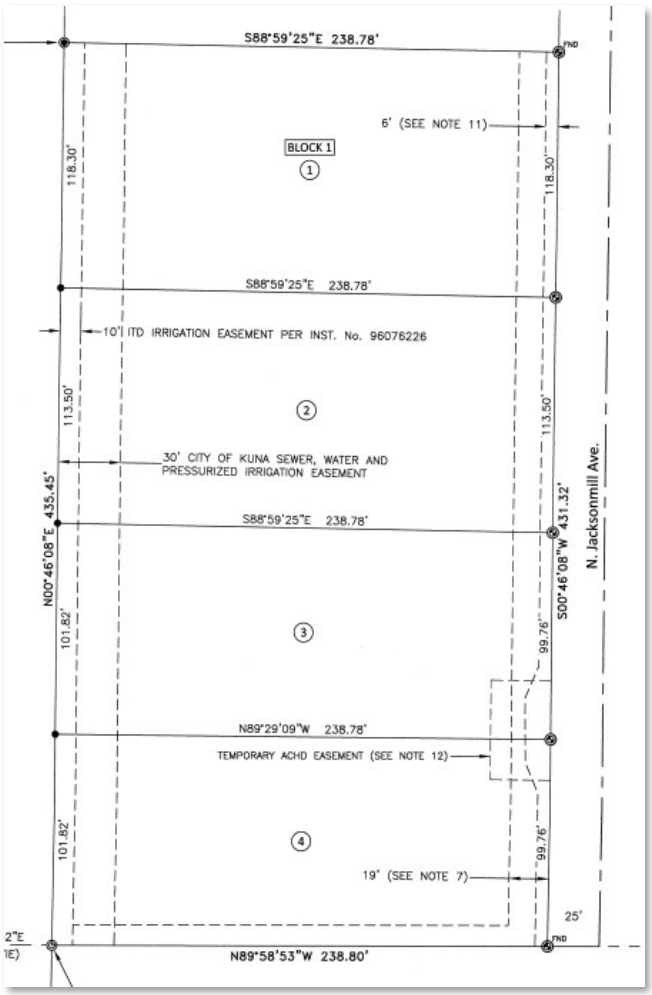
The subject properties comprise approximately 2.37 acres identified as parcel numbers R0539771345 and R0539771365 or Lots 3 & 4, Block 12 within the Ashton Estates No. 2. Subdivision. Ashton Estates Subdivision No. 2 was recorded in 2019 and included four commercial lots and approximately 50 residential lots. We are requesting to replat Lots 3 & 4 to yield four commercial lots from the two existing commercial lots shown below.



A lot line adjustment was approved in 2022 (Case No. 21-05-LLA) to reconfigure the interior boundary between the two existing lots in order to accommodate future development.

Combined Preliminary & Final Plat

In accordance with City Code, the proposed combined preliminary and final plat for Ashville Acres does not exceed 10 lots, is not proposing new street dedication or widening, no special development considerations (floodplain, hillside development, etc.) are proposed, and all required information for the preliminary and final plat is enclosed.



Ashville Acres will create four commercial lots by resubdividing lots 3 & 4 in the Ashton Estates No. 2 Subdivision. The proposed lots will comprise Lots 1-4 in the Ashville Acres Subdivision. Lot sizes exceed the C-1 zoning district minimum requirements and range from approximately 24,000 square feet to 28,000 square feet.

All dimensional standards and previous conditions of approval pertaining to the preliminary plat will be acknowledged in future development of the proposed lots. All existing public utility easements including water, sewer, drainage, gravity and pressurized irrigation will be maintained as required with previous approvals.

The City committed to serve the Ashton Estates No. 2 Subdivision at the time of its original approval through the "will serve" mechanism. Lots 3 & 4 were allocated one equivalent dwelling unit (water, sewer and pressurized irrigation) each at that time. We are requesting four service units total, one for each lot. Two services have already been allotted per building permits issued for two users in this subdivision. Service for each of the proposed lots is imperative as future commercial users have expressed interest in the two remaining lots.

Primary access for this project is proposed via driveway connections to Jacksonmill Avenue which travels north to connect with Profile Drive and the existing Ashton Estates No. 2 Subdivision. Profile Road and Jacksonmill Avenue have both been constructed.

Conclusion

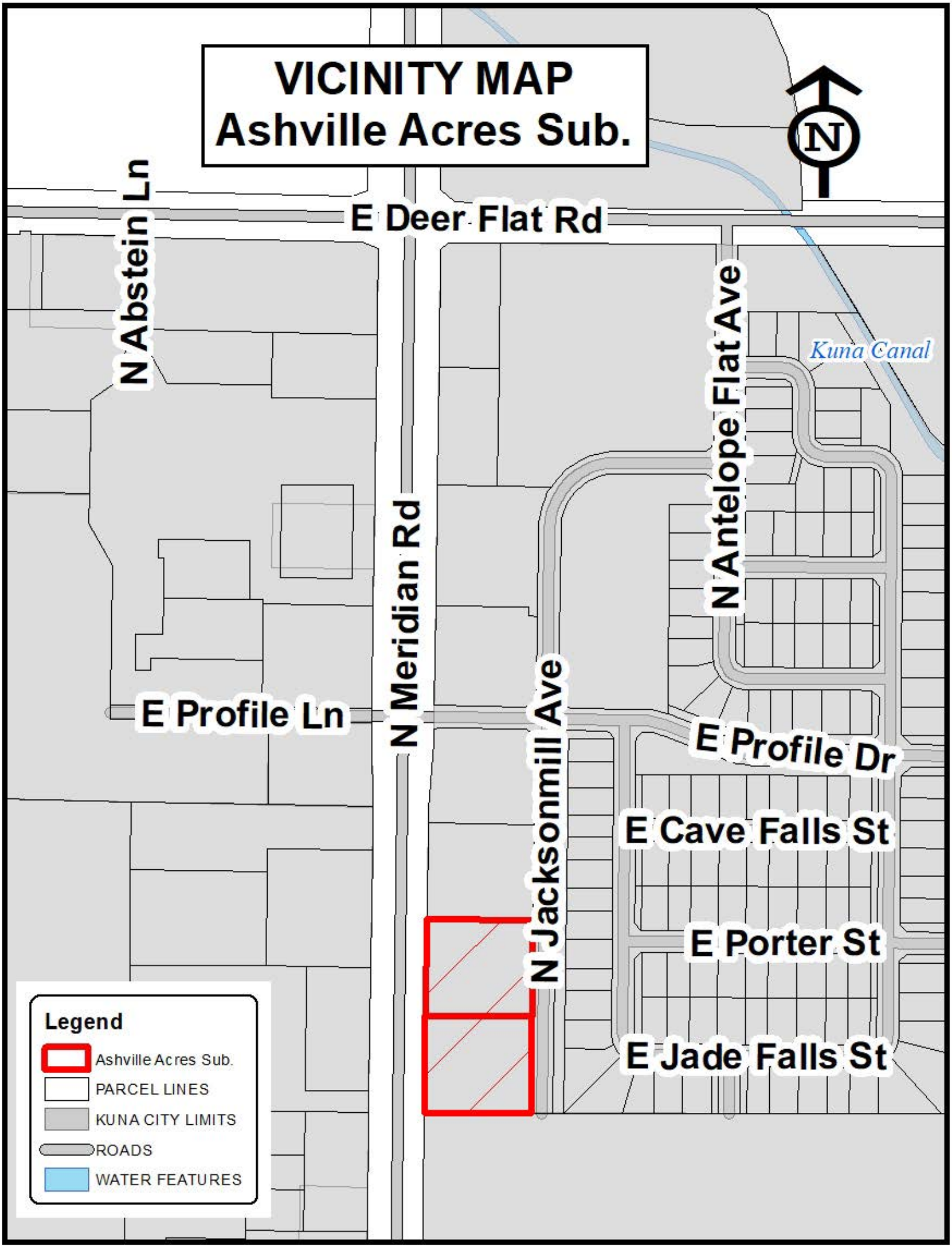
The Ashville Acres Subdivision supports the City's vision for growth by providing additional commercial opportunities in this area. The provision of four commercial lots in an area close to existing transportation corridors and residential properties supports numerous Comprehensive Plan goals and objectives. The proposed combined preliminary and final plat is in compliance with City Code as well as previous approvals.

Should you have questions or require further information in order to process these applications, please feel free to contact me.

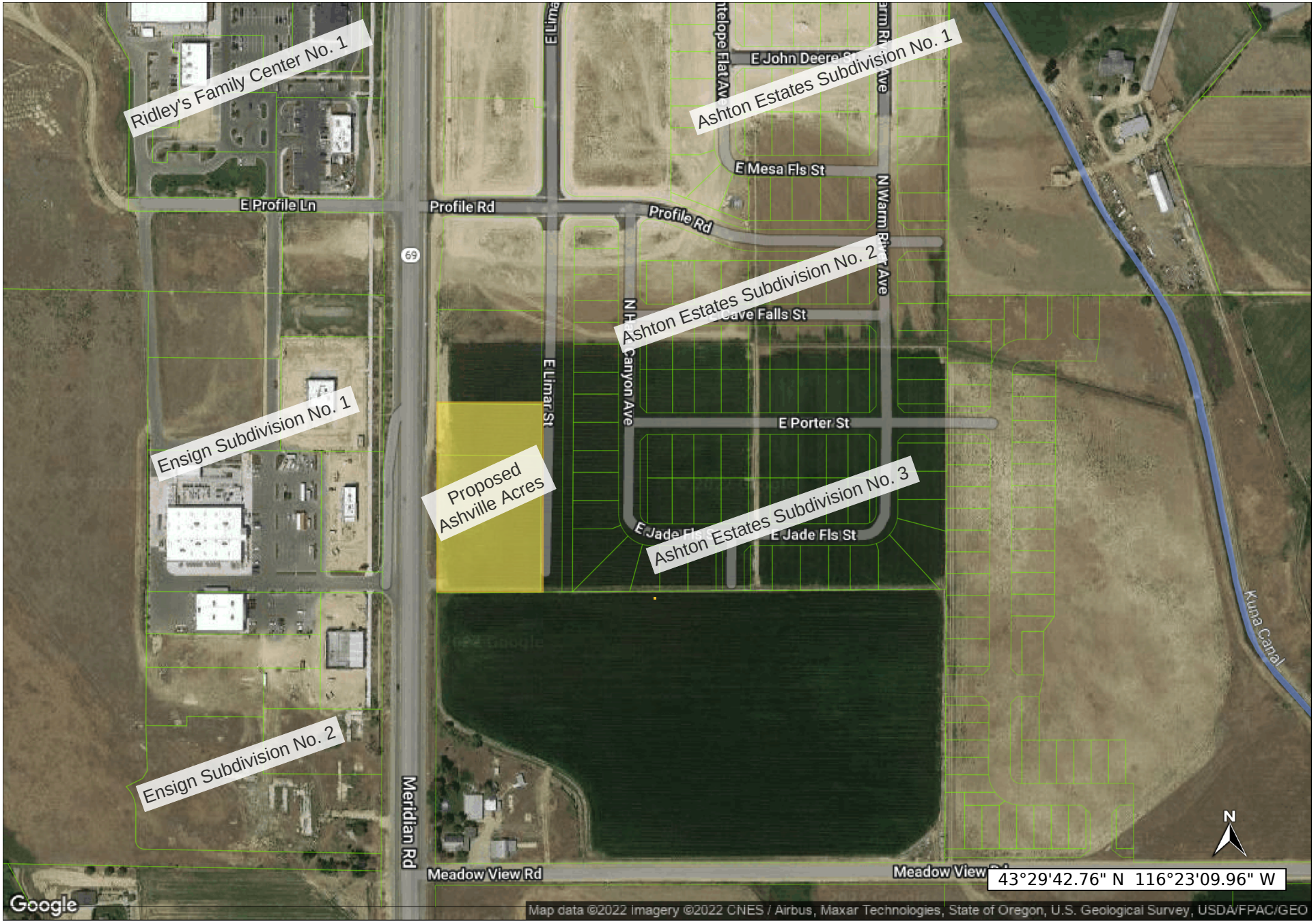
Sincerely,
KM Engineering, LLP

Stephanie Hopkins
Land Planning Manager

cc: Rocky Mountain Companies


VICINITY MAP
Ashville Acres Sub.
N
E Deer Flat Rd
N Abstein Ln
N Meridian Rd
N Antelope Flat Ave
Kuna Canal
E Profile Ln
N Jacksonmill Ave
E Profile Dr
E Cave Falls St
E Porter St
E Jade Falls St
Legend
Ashville Acres Sub.
PARCEL LINES
KUNA CITY LIMITS
ROADS
WATER FEATURES

VIcinity Map



Sep 26, 2022 - landproDATA.com
Scale: 1 inch approx 300 feet

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

km
ENGINEERING

October 6, 2022
Ashville Acres Subdivision
Project No. 21-097
Legal Description

Exhibit A

Lots 3 and 4, Block 12 of Ashton Estates Subdivision No. 2 (Book 116 of Plats, Pages 17,575-17,578, records of Ada County, Idaho), situated in a portion of Government Lot 2 of Section 19, Township 2 North, Range 1 East, Boise Meridian, City of Kuna, Ada County, Idaho and being more particularly described as follows:

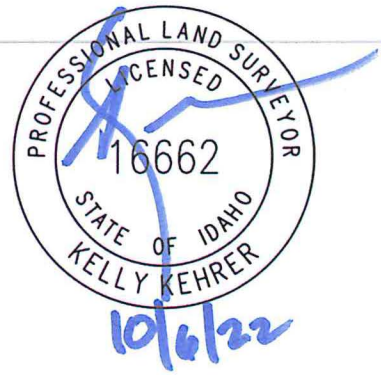
Commencing at a found aluminum cap marking the West 1/4 corner of said Section 19, which bears S00°46'08"W a distance of 2,649.32 feet from the Northwest corner of said Section 19, thence following the westerly line of said Government Lot 2, N00°46'08"E a distance of 641.29 feet;
Thence leaving said westerly line, N89°13'52"W a distance of 60.00 feet to a found 5/8-inch rebar, marking the Southwest corner of said Lot 4, on the easterly right-of-way line of N. Meridian Rd. / State Highway 69, and being the **POINT OF BEGINNING**.

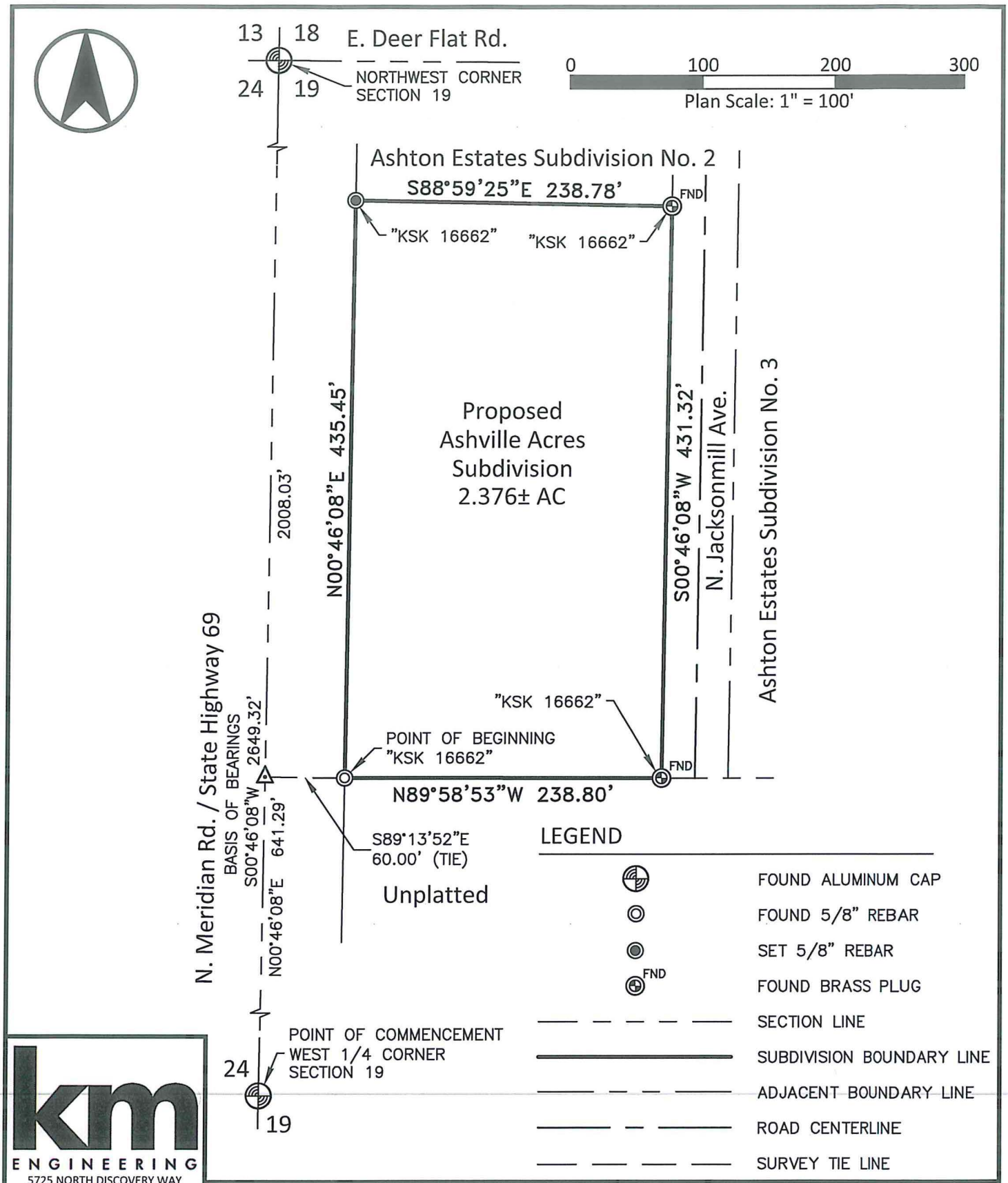
Thence following said easterly right-of-way line, N00°46'08"E a distance of 435.45 feet to a set 5/8-inch rebar marking the Northwest corner of said Lot 3;
Thence leaving said easterly right-of-way line and following the northerly line of said Lot 3, S88°59'25"E a distance of 238.78 feet to a found brass plug marking the Northeast corner of said Lot 3 on the westerly right-of-way line of N. Jacksonmill Ave.;
Thence leaving said northerly line and following said westerly right-of-way line, S00°46'08"W a distance of 431.32 feet to a found brass plug marking the Southeast corner of said Lot 4;
Thence leaving said westerly right-of-way line and following the southerly line of said Lot 4, N89°58'53"W a distance of 238.80 feet to the **POINT OF BEGINNING**.

Said parcel contains 2.376 acres, more or less, and is subject to any existing easements and/or rights-of-way of record or implied.

Attached hereto is **Exhibit B**, and by this reference is made a part hereof.

All subdivisions, deeds, records of survey, and other instruments of record referenced herein are recorded documents of the county in which these described lands are situated.





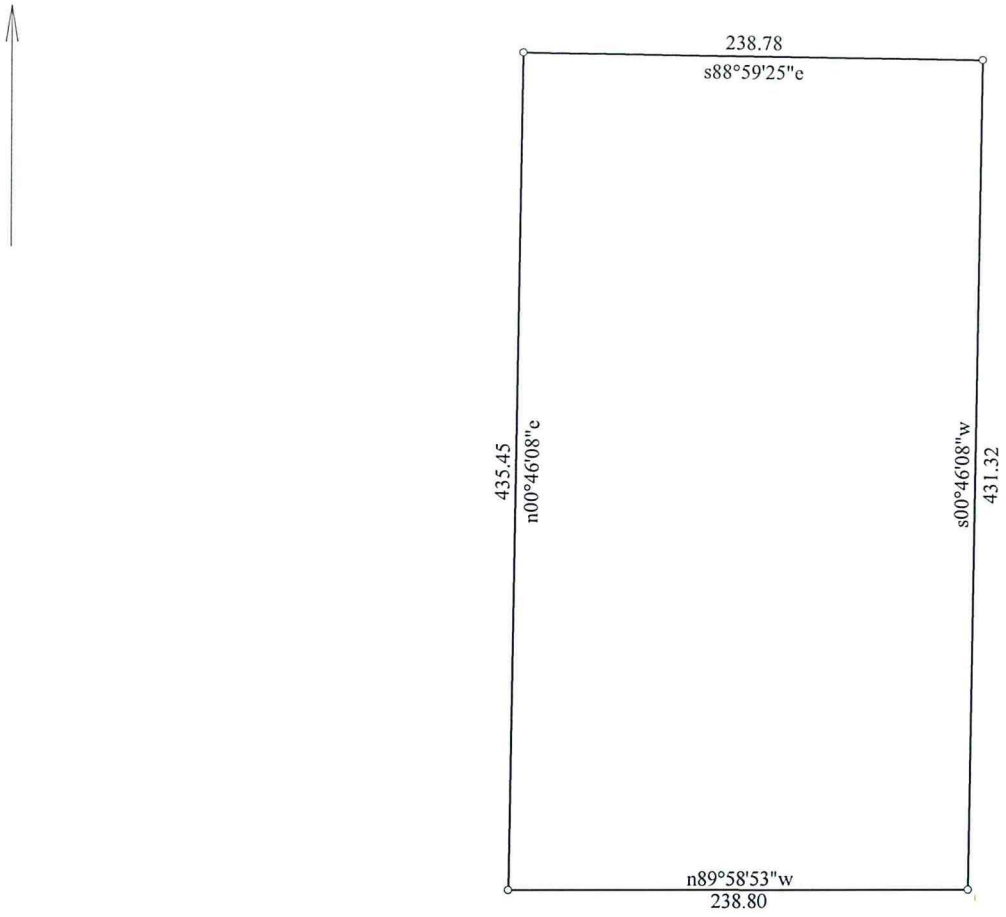
km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

DATE:	October 2022
PROJECT:	21-097
SHEET:	1 OF 1

Exhibit B
Ashville Acres Subdivision

Lot 3 and 4, Block 12 of Ashton Estates Sub division, situated in a portion of Gov't Lot 2, Section 19, T2N, R1E, B.M., City of Kuna, Ada County, Idaho

P:\21-097\CAD\SURVEY\EXHIBITS\21-097 BOUNDARY EXHIBIT.DWG, PETER FRIEDEWALD, 10/6/2022, DWG TO PDF.PC3, 08.5X11 P [PDF]



Title:	Date: 10-06-2022
Scale: 1 inch = 100 feet	File: Deed Plotter.des

Tract 1: 2.376 Acres: 103483 Sq Feet: Closure = n69.5616e 0.00 Feet: Precision =1/768180: Perimeter = 1344 Feet

001=n00.4608e 435.45
002=s88.5925e 238.78
003=s00.4608w 431.32
004=n89.5853w 238.80

AFFIDAVIT OF LEGAL INTEREST

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

State of Idaho)
) ss
County of Ada)

I, Heartland Kuna LLC (Full Name),

350 N 9th Street, Suite 200 (Address) Boise (City) Idaho (State) 83702 (ZIP)

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

A. That I am the record owner of the property described on the attached, and I grant my permission to KM Engineering, LLP. (Full Name)

5725 N Discovery Way (Address) Boise (City) Idaho (State) 83713 (ZIP)

to submit the accompanying application pertaining to that property.

B. I agree to indemnify, defend, and hold City of Kuna and its employees, harmless from any claim or liability resulting from any dispute as to the statements contained herein or as to the ownership of the property which is the subject of the application.

C. I hereby grant permission to the City of Kuna staff to enter the subject property for the purpose of site inspections related to processing said application(s).

Dated this _____Date_____ day of _____Month_____, 20__Year__

_____
Signature

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

_____Print Name_____

Residing at: _____Address_____

_____City_____State_____ZIP_____ Affix Seal Here

My Commission expires: _____Date_____

_____
Signature

AFFIDAVIT OF LEGAL INTEREST

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

State of Idaho)
) ss
County of Ada)

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Dated this _____Date_____ day of _____Month_____, 20__Year__

_____
Signature

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

_____Print Name_____

Residing at: _____Address_____

_____City_____State_____ZIP_____ Affix Seal Here

My Commission expires: _____Date_____

_____
Signature

Neighborhood Meeting Certification

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

You **must** conduct a Neighborhood Meeting **prior** to submission of an application for Annexation; Rezone; Special Use Permit; Subdivision; and Variance. Please see Kuna City Code 5-1A-2 for more information or contact the Planning & Zoning Department at (208) 922-5274.

The Neighborhood Meeting Certification packet includes the following:

- Neighborhood Meeting Certification – This acts as quick reference information regarding your project.
- Sign-in Sheet – This provides written record of who attended your Neighborhood Meeting.
- Neighborhood Meeting Minutes – Provides space in which to record the items discussed and any concerns attendees may have.

A Neighborhood Meeting cannot take place more than two (2) months prior to acceptance of the application and an application will not be accepted before the meeting is conducted. You are required to mail written notification of your meeting, allowing at least fourteen (14) days before your meeting for property owners to plan to attend. **Contacting and/or meeting individually with property owners will not fulfill Neighborhood Meeting requirements.** You may request a 300' property owners mailing list by completing the Neighborhood Meeting Mailing List Request form located under Forms & Applications on the City of Kuna website.

Neighborhood Meetings must be held on either a weekend between 10:00 Am & 7:00 PM, or a weekday between 6:00 PM & 8:00 PM. The meeting **cannot** be conducted on holidays, holiday weekends, or the day before/after a holiday or holiday weekend. The meeting must be held at one of the following locations:

- Subject property;
- Nearest available public meeting place (i.e. Libraries, Community Centers, etc.); or
- An office space within a one (1) mile radius of the subject property.

Once you have held your Neighborhood Meeting, please complete this certification form and include with your application along with the Sign-in Sheet, Neighborhood Meeting Minutes & a copy of the notification mailed to attendees.

Description of proposed project: Four lot commercial subdivision to accommodate future commercial development

Date of Meeting: September 29, 2022 Time: 6 p.m.

Meeting Location: Project site - 1097 Jacksonmill Avenue

Site Information

Location: Section 19 Township 2N Range 1E Total Acres +/- 2.38

Subdivision Name: Ashville Acres Lot _____ Block _____

Address: 350 N 9th Street, Suite 200

Parcel No(s).: R0539771345 & R0539771365

Include ALL addresses and parcel numbers for your application.

Current Property Owner

Name: Heartland Kuna LLC & Taco Kuna LLC

Address: 350 N 9th Street, Suite 200, Boise, Idaho 83702

Contact Person

Name: Stephanie Hopkins

Business Name (if applicable): KM Engineering, LLP.

Address: 5725 N Discovery Way, Boise, Idaho 83713

Phone: 208.639.6939 Email: shopkins@kmengllp.com

Applicant

Name: Rocky Mountain Companies

Address: 350 N 9th Street, Suite 200, Boise, Idaho 83702

Phone: 208.354.7030 Email: bw@rmcos.com

I, Stephanie Hopkins *, certify that a Neighborhood Meeting was conducted at the time and location noted on this form in accordance with Kuna City Code 5-1A-2.*

Applicant Signature: _____ Date: _____

SIGN-IN SHEET

Project Name: Ashville Acres

	Name	Address	Phone
1	Ryan Rose	3880 E Valley Pkwy	208-571-6068
2	Travis Rigney	1701 N. Peakhurst Ave	310-882-3849
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NEIGHBORHOOD MEETING MINUTES

Meeting Date: September 30, 2022 Number of Attendees: 2

Location: Project site - 1097 Jacksonmill Avenue

Project Description: Four lot commercial subdivision to accommodate future commercial development

Attendee Comments or Concerns:

- Question and discussion about proposed uses and current property under construction
- timeframe of request and subdivision process

I, Stephanie Hopkins *, hereby certify the above information and the information provided within these forms is true, complete and correct to the best of my knowledge.*

Applicant Signature: _____ Date: 10.5.2022

COMMITMENT TO PROPERTY POSTING

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

Per Kuna City Code (KCC) 5-1A-8, the Applicant, for all applications requiring a Public Hearing, shall post the subject property *not less than ten (10) days prior to the hearing*. The Applicant shall post a copy of the Public Hearing notice on the property under consideration; all posting must be in substantial compliance.

The Applicant shall submit proof of property posting in the form of a notarized statement and a photograph of the posting to the Planning and Zoning Department *no later than seven (7) days* prior to the Public Hearing, attesting to where and when the sign(s) were posted. Unless such certificate is received by the required date, the hearing will be continued to the next available date, as scheduling permits.

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

Print Name: Stephanie Hopkins

Signature: _____ Date: _____

Stephanie Hopkins

From: Sub Name Mail <subnamemail@adacounty.id.gov>
Sent: Wednesday, June 23, 2021 6:25 AM
To: Stephanie Hopkins
Cc: Kelly Kehrer
Subject: RE: Ashville Acres Subdivision Name Reservation

June 23, 2021

Kelly Kehrer, KM Engineering
Stephanie Hopkins, KM Engineering

RE: Subdivision Name Reservation: **ASHVILLE ACRES SUBDIVISION**

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

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

Sincerely,

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

From: Stephanie Hopkins <shopkins@kmengllp.com>
Sent: Tuesday, June 22, 2021 3:42 PM
To: Sub Name Mail <subnamemail@adacounty.id.gov>
Subject: [EXTERNAL] Subdivision Name Reservation Request - Kuna, Idaho

CAUTION: This email originated from outside Ada County email servers. Do not click on links or open attachments unless you recognize the sender and know the content is safe. Verify the sender by mouse-hovering over their display name in order to see the sender's full email address and confirm it is not suspicious. If you are unsure an email is safe, please report the email by using the 'Phish Alert' button in Outlook.

Hi Glen,

Could we please reserve the name “Ashville Acres” for a new subdivision in Kuna? We’re going to be re-subdividing two of the commercial lots within the Ashton Estates Subdivision No. 2 into three lots. Attaching a vicinity map here and information below.

- The project location (Township / Range / Section & Quarter) along with the current parcel numbers of all of the parcels that will be included in the plat - **Parcel of land situated in a portion of government Lots 1 & 2 of Section 19, T2N, R1E**
- The name and contact information for the survey firm doing the work and the name of the Land Surveyor in charge of the plat - **KM Engineering, 208-639-6939; Kelly Kehrer**
- The name of the owner/developer – **Rocky Mountain Companies**

Please let me know if you need any additional information.

Thank you!

Stephanie Hopkins
Land Planner
KM ENGINEERING [kmengllp.com]
5725 North Discovery Way | Boise, ID 83713 [goo.gl]
208.639.6939

When recorded, return to:
21st & Chicago, LLC
350 N. 9th Street, Suite 200
Boise, Idaho 83702
Attn: Tracy V. Vance, Esq.

ADA COUNTY RECORDER Phil McGrane
BOISE IDAHO Pgs=3 BONNIE OBERBILLIG
KM ENGINEERING

2022-031199
03/29/2022 02:50 PM
AMOUNT:$15.00

01138887202200311990030036

QUITCLAIM DEED

Quitclaim Deed made this 15th day of March 2022, between 21st & Chicago, LLC, an Idaho limited liability company ("Grantor"), and 21st & Chicago, LLC, an Idaho limited liability company, whose address is 350 N. 9th Street, Suite 200, Boise, Idaho 83702 ("Grantee"), witnesseth:

That Grantor, for and in consideration of the sum of Ten Dollars and No Cents ($10.00), and other good and valuable consideration, the receipt whereof is hereby acknowledged, does, by these remise, release and forever quitclaim unto Grantee and to Grantee's heirs and assigns, all the following described real estate situated in the County of Ada, State of Idaho:

See Exhibit "A" attached to and made a part hereof

Together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, the rents, issues and profits thereof; and all estate, right, title and interest in and to the Property, as well in law as in equity, except as expressly provided otherwise herein. To have and to hold, all and singular the above-described premises together with the appurtenances unto Grantee and its heirs and assigns forever.

[Signature and acknowledgement on following page]

GRANTOR:

21ST & CHICAGO, LLC,
an Idaho limited liability company

By: Michael N. Fery, its Manager

State of Idaho)
) ss
County of Ada)

This record was acknowledged before me on March 15th, 2022, by Michael N. Fery, as the Manager of 21st & Chicago, LLC, an Idaho limited liability company.

BRITTANY MALESPIN
COMMISSION #67029
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 01/27/2028

Notary Public for State of Idaho
My commission expires: 1.27.2028

Exhibit A
Description of Property

A parcel of land being a portion of Lot 3, Block 12 of Ashton Estates Subdivision No. 2 (Book 116 of Plats, Pages 17575-17578), situated in a portion of Government Lot 2 of Section 19, Township 2 North, Range 1 East, Boise Meridian, City of Kuna, Ada County, Idaho and being more particularly described as follows:

BEGINNING at a found 1/2-inch rebar marking the Northwest corner of said Lot 3, thence following the northerly boundary line of said Lot 3, S88°59'25"E a distance of 238.78 feet to a found brass plug marking the Northeast corner of said Lot 3 on the westerly right-of-way line of N. Jacksonmill Avenue;
Thence leaving said northerly boundary line and following said westerly right-of-way line, S00°46'08"W a distance of 118.30 feet to a set brass plug;
Thence leaving said westerly right-of-way line, N88°59'25"W a distance of 238.78 feet to a set 1/2-inch rebar on the easterly right-of-way line S. Meridian Road;
Thence following said easterly right-of-way line, N00°46'08"E a distance of 118.30 feet to the **POINT OF BEGINNING**.

Said parcel contains 0.648 acres, more or less, and is subject to all existing easements and/or rights-of-way of record or implied.

When recorded, return to:
21st & Chicago, LLC
350 N. 9th Street, Suite 200
Boise, Idaho 83702
Attn: Tracy V. Vance, Esq.

ADA COUNTY RECORDER Phil McGrane
BOISE IDAHO Pgs=3 BONNIE OBERBILLIG
KM ENGINEERING

2022-031200
03/29/2022 02:50 PM
AMOUNT:$15.00

01138888202200312000030031

QUITCLAIM DEED

Quitclaim Deed made this 15th day of March 2022, between 21st & Chicago, LLC, an Idaho limited liability company ("Grantor"), and 21st & Chicago, LLC, an Idaho limited liability company, whose address is 350 N. 9th Street, Suite 200, Boise, Idaho 83702 ("Grantee"), witnesseth:

That Grantor, for and in consideration of the sum of Ten Dollars and No Cents ($10.00), and other good and valuable consideration, the receipt whereof is hereby acknowledged, does, by these remise, release and forever quitclaim unto Grantee and to Grantee's heirs and assigns, all the following described real estate situated in the County of Ada, State of Idaho:

See Exhibit "A" attached to and made a part hereof

Together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, the rents, issues and profits thereof; and all estate, right, title and interest in and to the Property, as well in law as in equity, except as expressly provided otherwise herein. To have and to hold, all and singular the above-described premises together with the appurtenances unto Grantee and its heirs and assigns forever.

[Signature and acknowledgement on following page]

GRANTOR:

21ST & CHICAGO, LLC,
an Idaho limited liability company

By: Michael N. Fery, its Manager

State of Idaho)
) ss
County of Ada)

This record was acknowledged before me on March 15th, 2022, by Michael N. Fery, as the Manager of 21st & Chicago, LLC, an Idaho limited liability company.

BRITTANY MALESPIN
COMMISSION #67029
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 01/27/2028

Notary Public for State of Idaho
My commission expires: 1.27.2028

Exhibit A
Description of Property

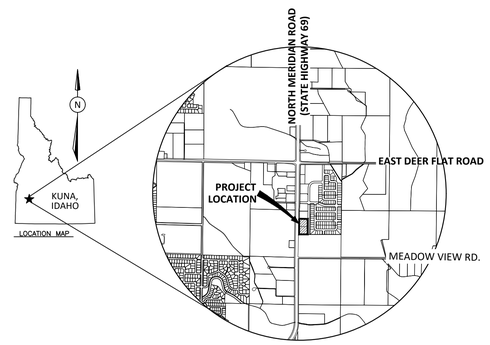
A parcel of land being a portion of Lot 3 and all of Lot 4, Block 12 of Ashton Estates Subdivision No. 2 (Book 116 of Plats, Pages 17575-17578), situated in a portion of Government Lot 2 of Section 19, Township 2 North, Range 1 East, Boise Meridian, City of Kuna, Ada County, Idaho and being more particularly described as follows:

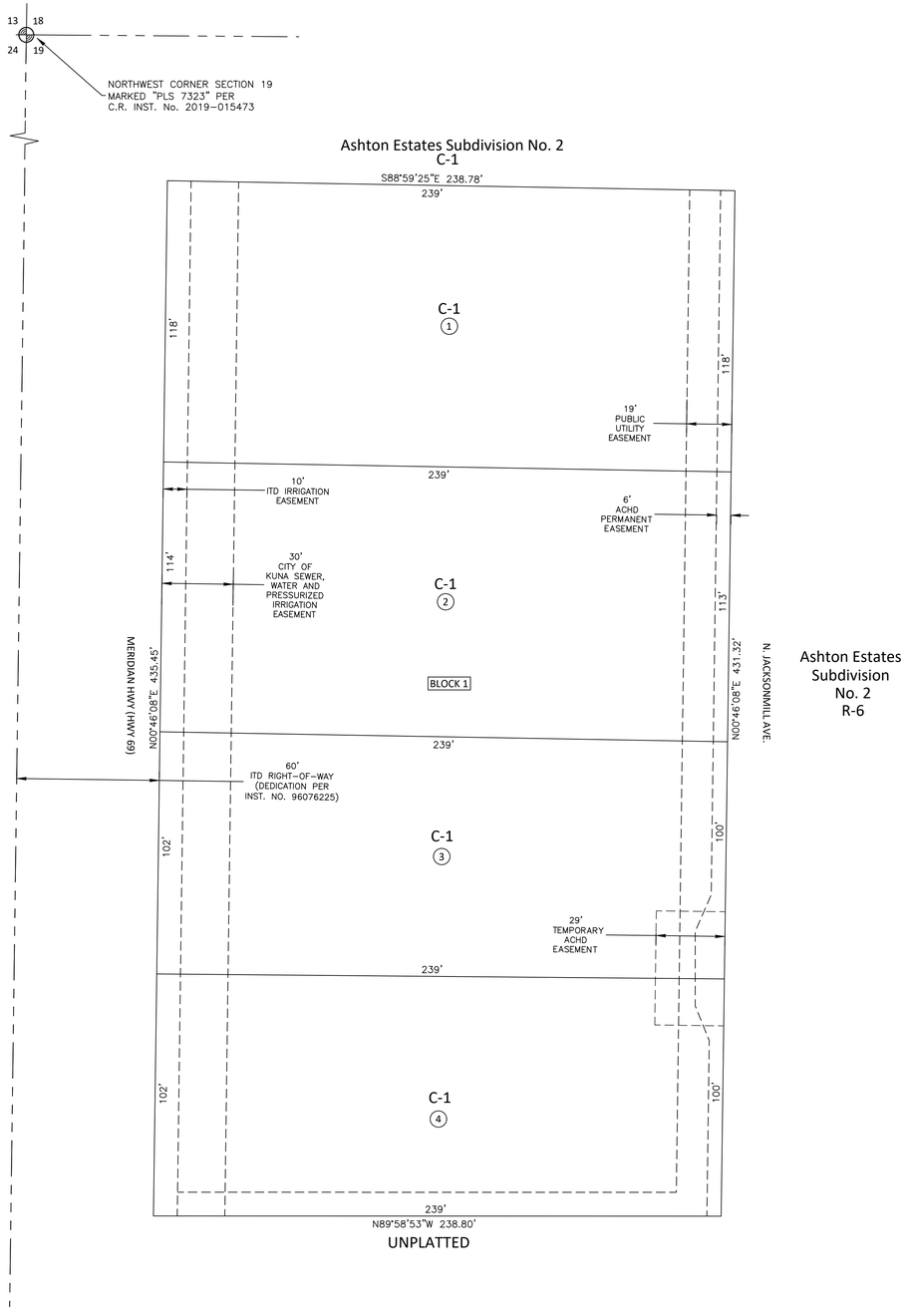
BEGINNING at a found 5/8-inch rebar marking the Southwest corner of said Lot 4, thence following the easterly right-of-way line of S. Meridian Road, N00°46'08"E a distance of 317.14 feet to a set 1/2-inch rebar;
Thence leaving said westerly subdivision boundary line, S88°59'25"E a distance of 238.78 feet to a set brass plug on the westerly right-of-way line of N. Jacksonmill Avenue;
Thence following said westerly right-of-way line, S00°46'08"W a distance of 313.02 feet to a found brass plug marking the Southeast corner of said Lot 4;
Thence leaving said westerly right-of-way line and following the southerly boundary line of said Lot 4, N89°58'53"W a distance of 238.80 feet to the **POINT OF BEGINNING**.

Said parcel contains 1.727 acres, more or less, and is subject to all existing easements and/or rights-of-way of record or implied.

PRELIMINARY PLAT SHOWING
ASHVILLE ACRES SUBDIVISION

LOTS 3 AND 4, BLOCK 12 OF ASHTON ESTATES SUBDIVISION NO. 2, SITUATED IN A PORTION OF GOVERNMENT LOTS 2 OF SECTION 19, TOWNSHIP 2 NORTH, RANGE 1 EAST, BOISE MERIDIAN, CITY OF KUNA, ADA COUNTY, IDAHO. 2019





PRELIMINARY PLAT DATA

SITE DATA	
TOTAL AREA OF SITE	2.38 ACRES
ZONING	
CURRENT ZONING	C-1 (CITY OF KUNA)
PROPOSED ZONING	C-1 (CITY OF KUNA)
MINIMUM PROPERTY SIZE	34,474 SF
MINIMUM ROADWAY FRONTAGE	0'
MAXIMUM LOT COVERAGE	100% DR
MAXIMUM BUILDING HEIGHT	35'
SETBACKS	
FRONT YARD SETBACK ON A LOCAL ROAD	15'
FRONT YARD SETBACK ON AN ARTERIAL OR COLLECTOR STREET	0'
REAR YARD SETBACK	5'
INTERIOR SIDE YARD SETBACK	0'
STREET SIDE YARD SETBACK	10'
UTILITIES	
WATER:	CITY OF KUNA
SEWER:	CITY OF KUNA
POWER:	IDAHO POWER
NATURAL GAS:	INTERMOUNTAIN GAS CO.
TELEPHONE:	CENTURYLINK
PRESSURE IRRIGATION:	CITY OF KUNA

LEGEND

BOUNDARY LINE	
CENTERLINE	
EASEMENT	
OFFSITE PROPERTY LINE	
LOT LINE	
SECTION LINE	
R-6	ADJACENT PROPERTY ZONE
BLOCK 10	BLOCK NUMBER
(10)	LOT NUMBER

SURVEY CONTROL NOTES

1. ALL SURVEY DATA IS BASED ON THE NAD83 STATE PLANE COORDINATE SYSTEM (IDAHO WEST 1103) AND VERTICAL (NAVD88) DATUM.

NOTES

1. A 5-FOOT JOINT UTILITY EASEMENT WILL BE PROVIDED ALONG ALL SIDE LOT LINES.
2. INTERNAL LOT LINES ARE CONCEPTUAL AND MAY CHANGE DURING FINAL PLATTING.
3. LANDSCAPING AND BUILDINGS SHALL BE PER FUTURE APPROVED PLANS.
4. CROSS-ACCESS EASEMENTS AND STORM DRAINAGE EASEMENTS MAY BE PROVIDED ACROSS LOT LINES AS DETERMINED DURING FINAL DESIGN.
5. ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE CITY OF KUNA STANDARDS AND SPECIFICATIONS AND THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (LATEST EDITION).
6. ALL EASEMENTS AND BUILDING SETBACKS SHALL CONFORM TO THE CITY OF KUNA ZONING ORDINANCE, OR AS OTHERWISE APPROVED.

INDEX OF DRAWINGS

SHEET NO.	SHEET TITLE
PP1.0	PRELIMINARY PLAT
PP2.0	EXISTING CONDITIONS
PPL1.0	LANDSCAPE PLAN

CONTACT INFORMATION

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OWNER / DEVELOPER
21ST & CHICAGO, LLC
350 N 9TH ST
STE 200
BOISE, IDAHO 83702

ASHVILLE ACRES SUBDIVISION
KUNA, IDAHO
PRELIMINARY PLAT

PROFESSIONAL ENGINEER REGISTERED 1616 STATE OF IDAHO KELLY KEHRER 08/26/21

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DATE: AUGUST 2021
PROJECT: 21-097
SHEET NO. PP1.0

PRELIMINARY PLAT COVER

0 30 60 90
Plan Scale: 1" = 30'

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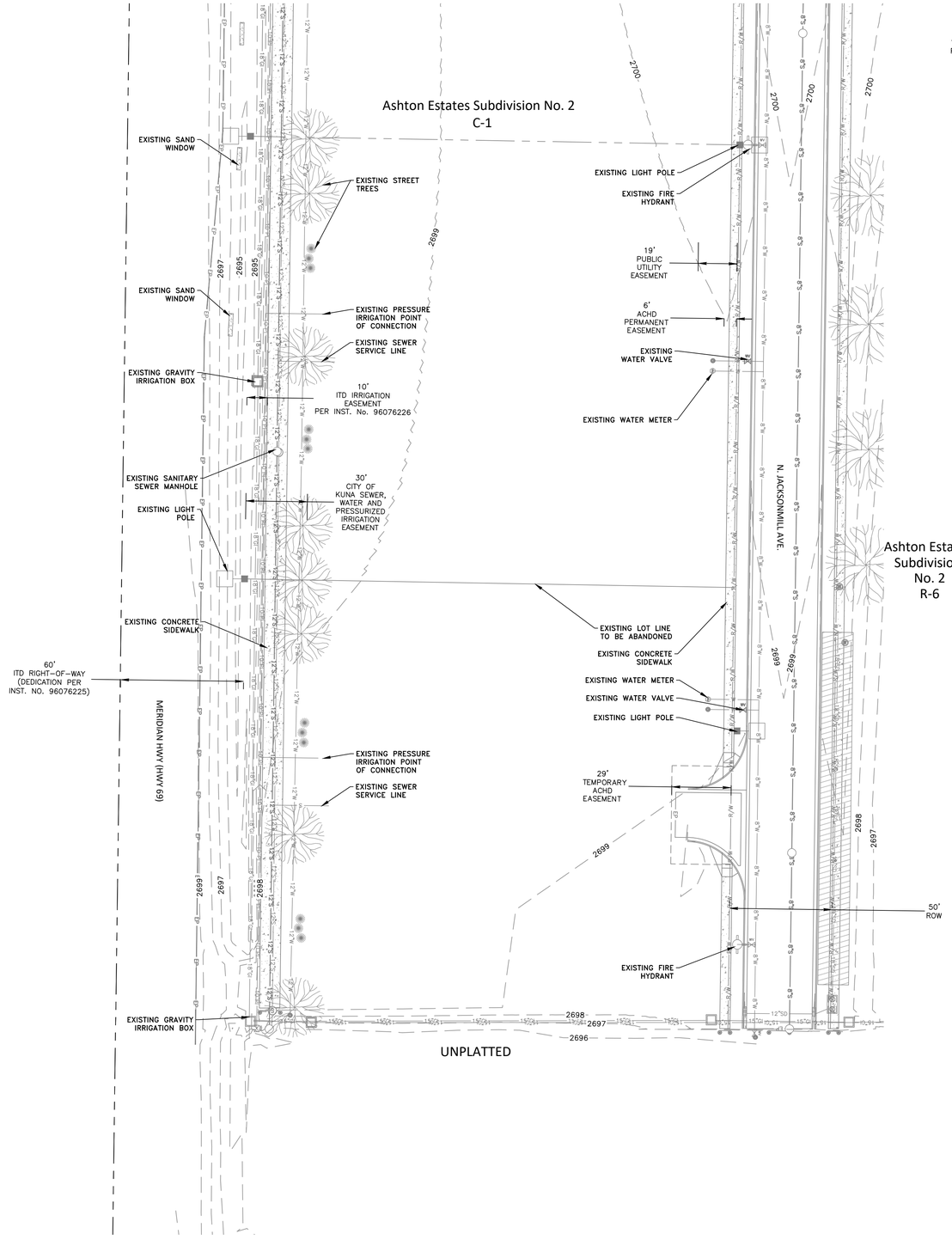

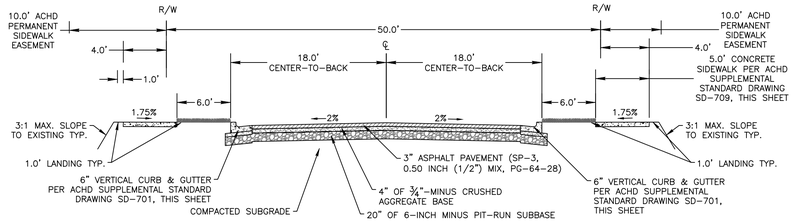

EXISTING PROFILE OF N. JACKSONMILL AVE)

SCALE: NTS

LEGEND

- BOUNDARY LINE
- OFFSITE BOUNDARY LINE
- EASEMENT
- ROAD CENTERLINE
- LOT LINE
- RIGHT-OF-WAY LINE
- CONCRETE
- SEEPAGE BED
- SANITARY SEWER LINE
- WATER LINE
- GAS LINE
- GRAVITY IRRIGATION LINE
- PRESSURE IRRIGATION LINE
- SEWER MANHOLE
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- LIGHT POLE
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- EXISTING TREE DECIDUOUS
- EXISTING TREE CONIFEROUS
- EXISTING GRADE CONTOUR

PRELIMINARY PLAT EXISTING IMPROVEMENTS

0 30 60 90

Plan Scale: 1" = 30'

CONTACT INFORMATION

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ASHVILLE ACRES SUBDIVISION
KUNA, IDAHO
EXISTING SITE CONDITIONS

PROFESSIONAL ENGINEER REGISTERED STATE OF IDAHO KELLY KEHRER 11616 08/26/21

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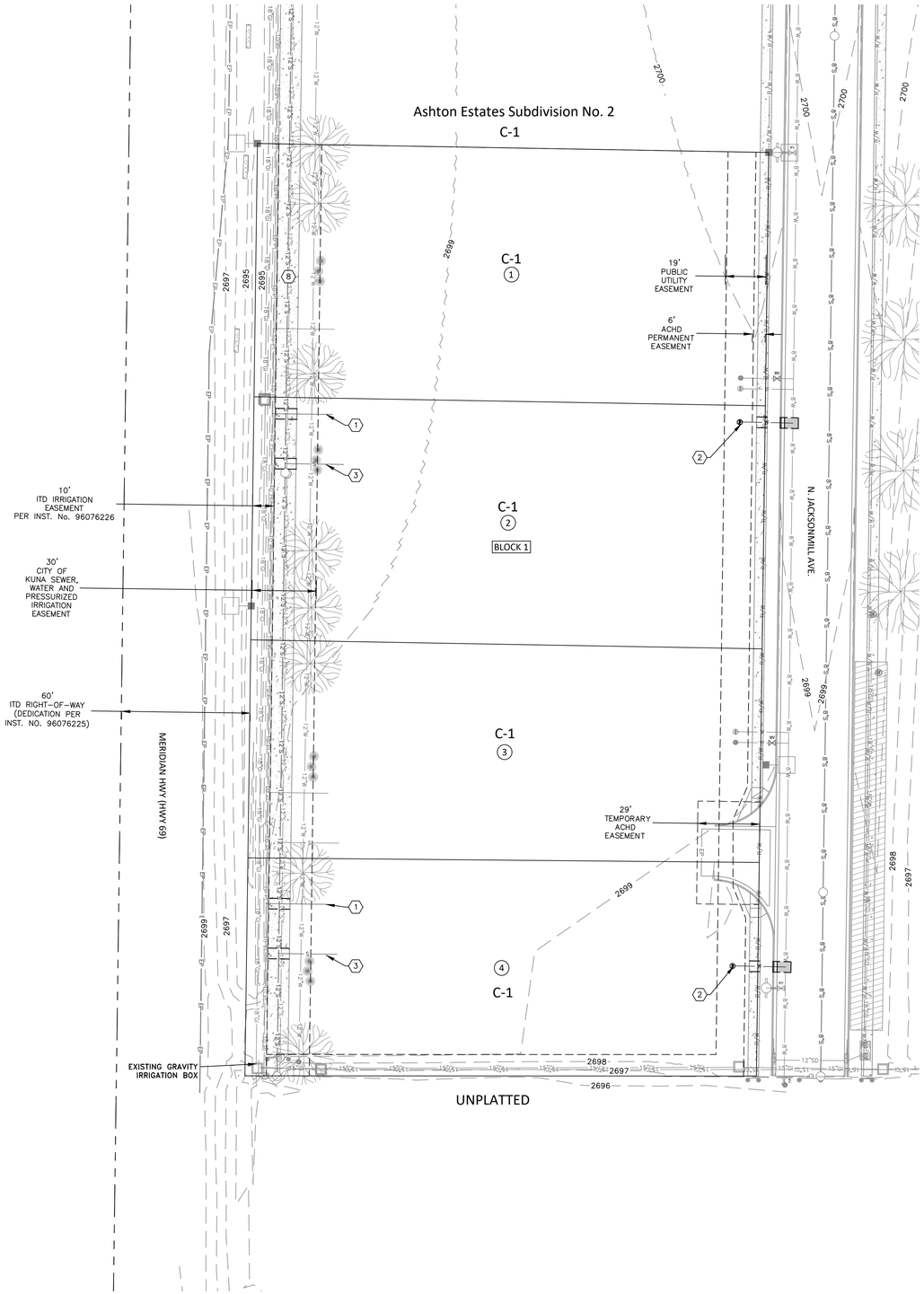
DATE: AUGUST 2021
PROJECT: 21-097
SHEET NO. PP2.0

P:\21-097\CAD\PLAT\PRELIMINARY\21-097 EXISTING CONDITIONS.DWG, ALYSSA YENSEN, 8/25/2021, DWG TO PDF.PC3, 24X36 (.PDF)

KEYNOTES

1. PROPOSED 1" PRESSURE IRRIGATION SERVICE.
2. PROPOSED 2" WATER METER AND SERVICE.
3. PROPOSED 6" SEWER SERVICE.



PRELIMINARY PLAT UTILITY PLAN

0 30 60 90

Plan Scale: 1" = 30'

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ASHVILLE ACRES SUBDIVISION
KUNA, IDAHO
UTILITY PLAN

PROFESSIONAL ENGINEER REGISTERED 11616 STATE OF IDAHO KELLY KEHRER 08/26/21

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DATE: AUGUST 2021
PROJECT: 21-097
SHEET NO. PP3.0

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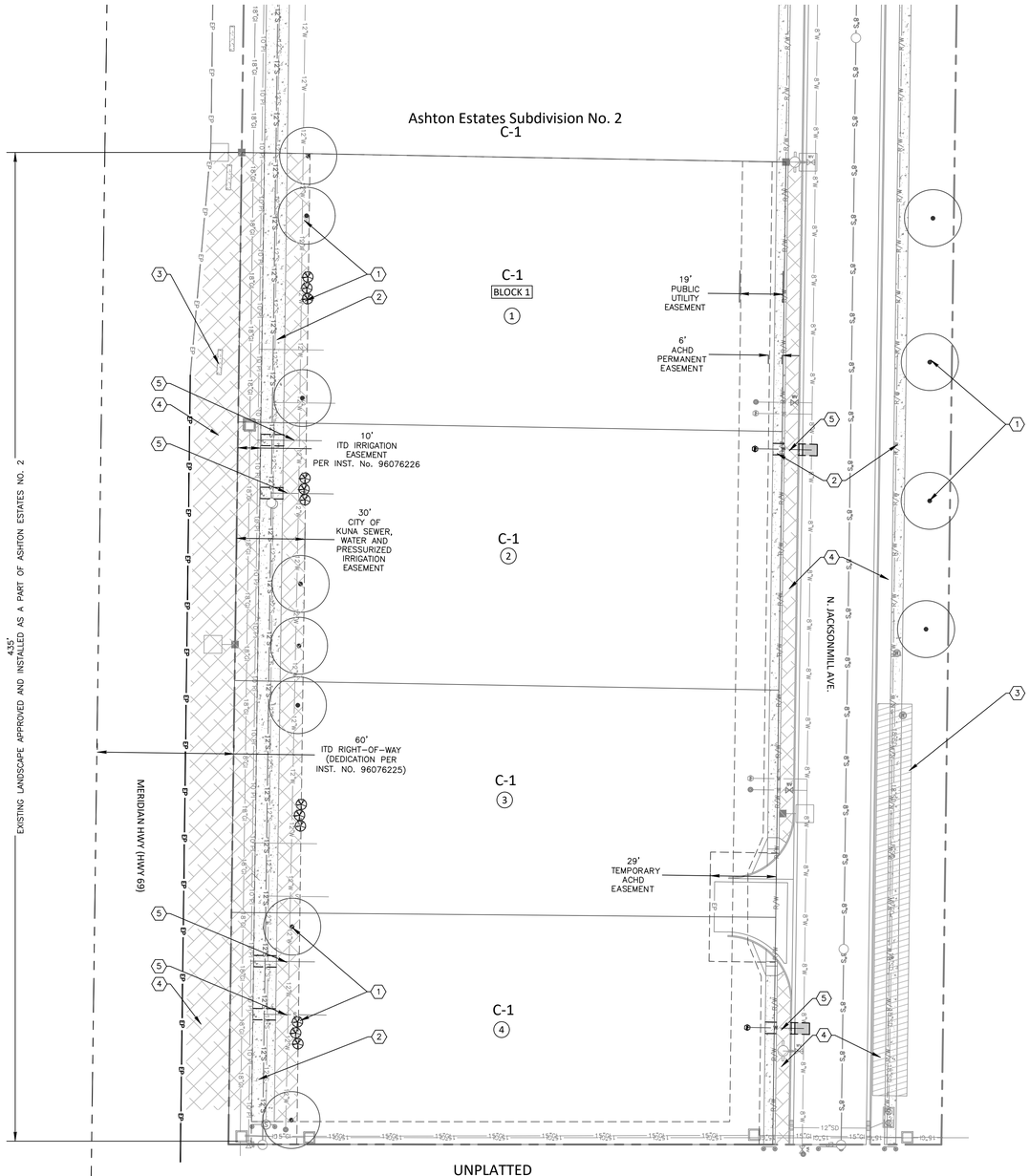

KEY NOTES (TYPICAL) (#)

1. EXISTING TREES TO REMAIN. PRESERVE AND PROTECT.
2. EXISTING SIDEWALK TO REMAIN. PRESERVE AND PROTECT.
3. DRAINAGE FACILITIES. PRESERVE AND PROTECT.
4. EXISTING LANDSCAPING AND IRRIGATION TO REMAIN. RETAIN, PROTECT, AND OR ADJUST AS SHOWN. CONTRACTOR SHALL FIELD VERIFY LIMITS OF DISTURBANCE AND PATCH BACK ALONG PHASE BOUNDARY AS NECESSARY. TRANSITION BETWEEN NEW AND EXISTING LANDSCAPE SHALL BE NON RECOGNIZABLE AND COHESIVE WHEN FINISHED. CONTRACTOR IS RESPONSIBLE TO REPAIR ALL EXISTING LANDSCAPE PLANTING AREAS AND IRRIGATION COMPONENTS DAMAGED AS A RESULT OF NEW CONSTRUCTION. THE CONTRACTOR SHALL ENSURE THAT THE EXISTING IRRIGATION SYSTEM REMAINS OPERABLE DURING CONSTRUCTION AND THAT FOLLOWING CONSTRUCTION, THE EXISTING IRRIGATION SYSTEM OPERATES AS GOOD, OR BETTER THAN EXISTED PRIOR TO THIS PROJECT. CONTRACTOR SHALL REPLACE, AT NO ADDITIONAL COST TO THE OWNER, PLANT MATERIALS DAMAGED DURING EXECUTION OF THIS PROJECT OR DAMAGED DUE TO THE CONTRACTORS FAILURE TO MAINTAIN OPERATION OF THE EXISTING SYSTEM DURING THE COURSE OF CONSTRUCTION.
5. PATCH BACK IRRIGATION, SOD AND ANY ADDITIONAL EXISTING LANDSCAPING AFTER NEW UTILITY INSTALLATION. SEE KEY NOTE #4.

ACHD LANDSCAPE NOTES

1. TREES SHALL NOT BE PLANTED WITHIN THE 10' CLEAR ZONE OF ALL ACHD STORM DRAIN PIPE, STRUCTURES, OR FACILITIES.
2. SEEPAGE BEDS MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM.

GENERAL LANDSCAPE NOTES

1. CONTRACTOR SHALL LOCATE AND IDENTIFY EXISTING UNDERGROUND AND OVERHEAD UTILITIES WITHIN CONTRACT WORK AREAS PRIOR TO CONSTRUCTION. CONTACT DIG LINE, INC. @ 1.800.342.1585. PROVIDE ADEQUATE MEANS OF PROTECTION OF UTILITIES AND SERVICES DESIGNATED TO REMAIN. REPAIR UTILITIES DAMAGED DURING SITE WORK OPERATIONS AT CONTRACTOR'S EXPENSE.
2. ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN NURSERYMAN STANDARDS FOR TYPE AND SIZE SHOWN.

GENERAL IRRIGATION NOTES

1. ALL PLANT MATERIALS TO BE WATERED BY THE DEVELOPMENTS OR SUBDIVISIONS PRESSURIZED IRRIGATION SYSTEM.
2. COVERAGE; THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE ONE HUNDRED PERCENT (100%) COVERAGE WITH HEAD TO HEAD SPACING OR TRIANGULAR SPACING AS APPROPRIATE.
3. MATCHED PRECIPITATION RATES: SPRINKLER HEADS SHALL HAVE MATCHED PRECIPITATION RATES WITHIN EACH CONTROL VALVE.
4. IRRIGATION DISTRICTS: SPRINKLER HEADS IRRIGATING LAWN OR OTHER HIGH WATER DEMAND AREAS SHALL BE CIRCUITED SO THAT THEY ARE ON THE SEPARATE ZONE OR DISTRICT FROM THOSE IRRIGATING TREES, SHRUBS, OR OTHER REDUCED WATER DEMAND AREAS.
5. OVERSPRAY: SPRINKLER HEADS SHALL BE ADJUSTED TO REDUCE OVERSPRAY ONTO IMPERVIOUS SURFACES SUCH AS STREETS, SIDEWALKS, DRIVEWAYS, AND PARKING AREAS.

TREE PROTECTION NOTES

1. THE CONTRACTOR SHALL TAKE EXTREME CARE TO PROTECT THE CRITICAL ROOT ZONE OF ALL TREES AT ALL TIMES THROUGHOUT PROJECT.
2. PRIOR TO COMMENCING WORK, TEMPORARY FENCING SHALL BE INSTALLED IMMEDIATELY AROUND EACH TREE IMPACTED BY DEMOLITION OR CONSTRUCTION. FENCING SHALL BE MAINTAINED THROUGHOUT THE COURSE OF THE ENTIRE DEMOLITION AND CONSTRUCTION PROCESS.
3. BULK MATERIAL, EQUIPMENT, VEHICLES, AND CONSTRUCTION DEBRIS AND WASTE SHALL NOT BE STOCKPILED WITHIN HE CRITICAL ROOT ZONE.
4. COMPACTION BY EQUIPMENT TRAFFIC IS PROHIBITED WITHIN THE CRITICAL ROOT ZONE.
5. MAINTAIN WATERING WITHIN THE CRITICAL ROOT ZONE. APPLY A MIN. 1.5" OF WATER OVER THE CRITICAL ROOT ZONE PER WEEK. THIS IS A MIN. RECOMMENDATION. CONTRACTOR IS RESPONSIBLE TO DETERMINE IF MORE WATER IS NECESSARY DURING CONSTRUCTION.
6. ANY DAMAGE TO EXISTING TREES DURING CONSTRUCTION SHALL BE THE CONTRACTORS RESPONSIBILITY. THE CONTRACTOR SHALL PERFORM REMEDIAL WORK TO DAMAGED TREES AT THE CONTRACTOR'S EXPENSE.

PLANT SCHEDULE

EXISTING TREES	QTY	BOTANICAL / COMMON NAME	SIZE	MATURE HXW	CLASS
	12	EXISTING CONIFEROUS TREE TO REMAIN PRESERVE AND PROTECT SEE TREE PROTECTION NOTES	EXISTING	VARIES	EVERGREEN
	8	EXISTING DECIDUOUS TREE TO REMAIN PRESERVE AND PROTECT SEE TREE PROTECTION NOTES	EXISTING	VARIES	CLASS II

SOD/ARTIFICIAL TURF	QTY	BOTANICAL / COMMON NAME	CONT
	18,465 SF	EXISTING TURF TO REMAIN PRESERVE AND PROTECT SEE KEY NOTE 5	SOD

PRELIMINARY PLAT LANDSCAPE PLAN

0 30 60 90

Plan Scale: 1" = 30'

CONTACT INFORMATION

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ASHVILLE ACRES SUBDIVISION
KUNA, IDAHO
PRELIMINARY PLAT LANDSCAPE PLAN

STATE OF IDAHO · ALYSSA YENSEN · LICENSED LANDSCAPE ARCHITECT · LA-16577 · 08/26/21

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DATE: AUGUST 2021
PROJECT: 21-097
SHEET NO. PPL1.0

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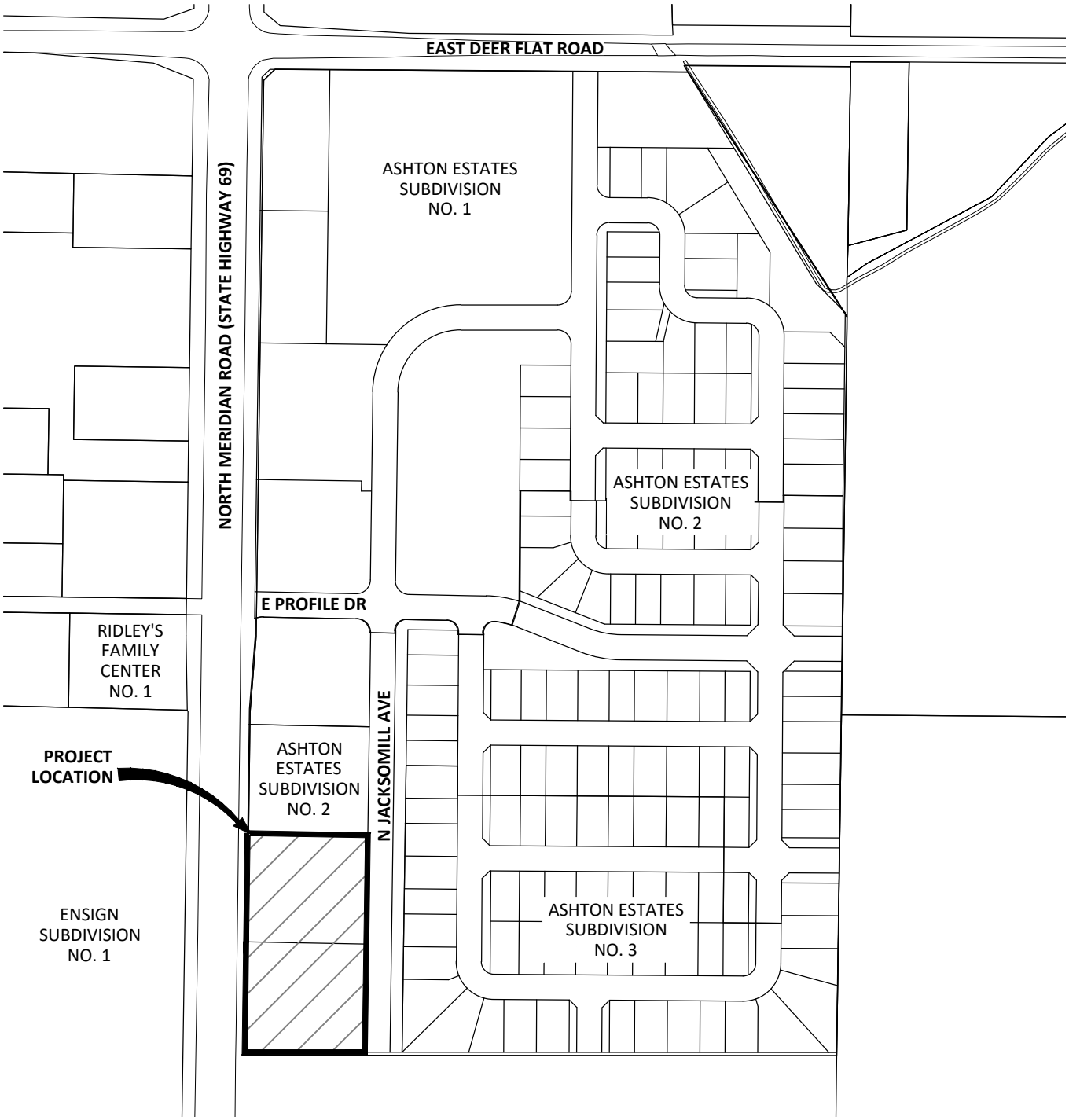

0 300 600 900

Plan Scale: 1" = 300'

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DATE: AUGUST 2021

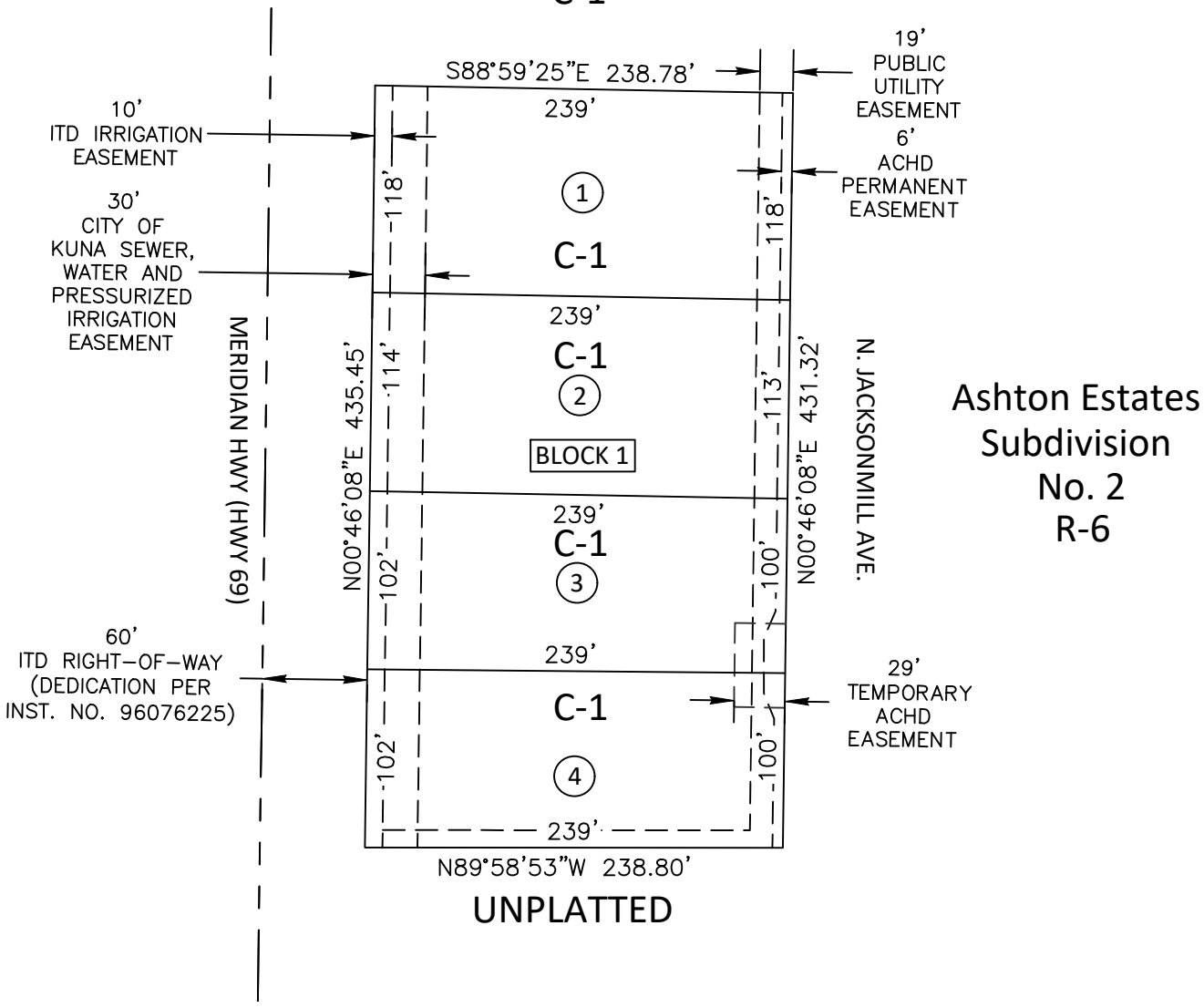
PROJECT: 21-097

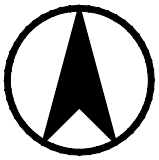
SHEET: EX1.0

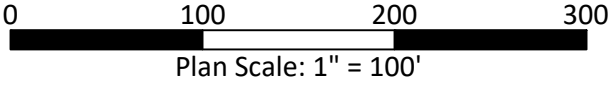
ASHVILLE ACRES SUBDIVISION
KUNA, IDAHO

VICINITY MAP

P:\21-097\CAD\EXHIBITS\21-097 VICINITY MAP.DWG, ALYSSA YENSEN, 8/25/2021, DWG TO PDF.PC3, 08.5X11 P [PDF]







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DATE:	AUGUST 2021
PROJECT:	21-097
SHEET:	EX2.0

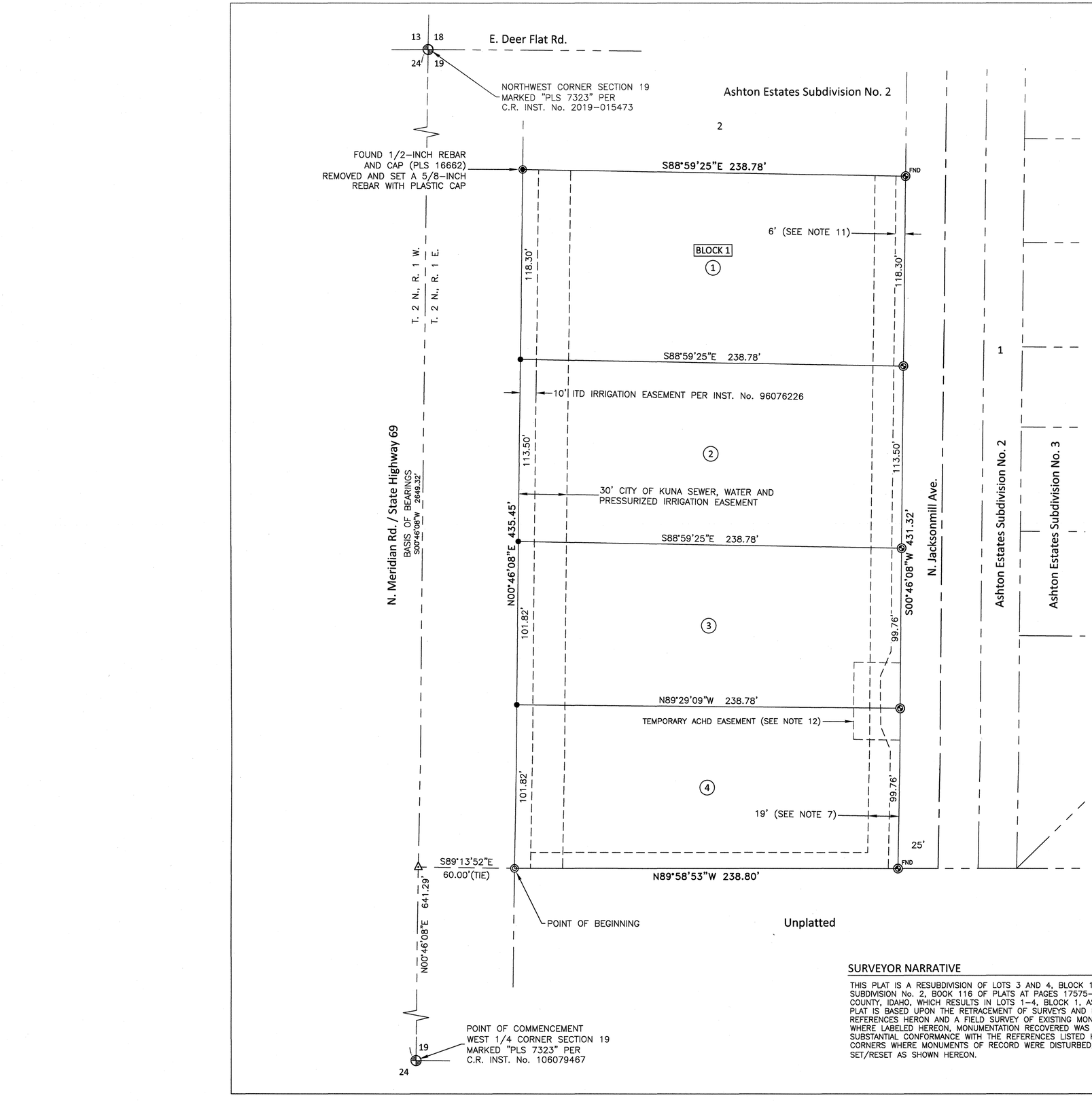
ASHVILLE ACRES SUBDIVISION
KUNA, IDAHO

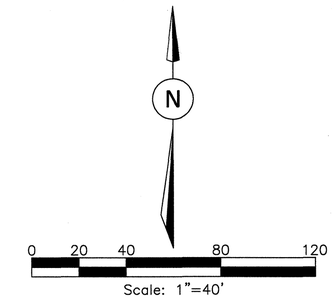
REDUCED PRELIMINARY PLAT

P:\21-097\CAD\PLAT\PRELIMINARY\21-097 PRELIMINARY PLAT.DWG, ALYSSA YENSEN, 8/25/2021, DWG TO PDF.PC3, ----

PLAT OF
ASHVILLE ACRES SUBDIVISION

A RESUBDIVISION OF LOTS 3 AND 4, BLOCK 12 OF ASHTON ESTATES SUBDIVISION No. 2,
SITUATED IN A PORTION OF GOVERNMENT LOTS 2 OF
SECTION 19, TOWNSHIP 2 NORTH, RANGE 1 EAST, BOISE MERIDIAN,
CITY OF KUNA, ADA COUNTY, IDAHO. 2021





SHEET INDEX

SHEET 1 – SUBDIVISION PLAT MAP
SHEET 2 – CERTIFICATE OF OWNERS, NOTES
SHEET 3 – CERTIFICATES AND APPROVALS

LEGEND

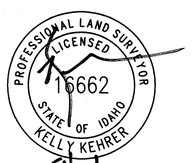
- SUBDIVISION BOUNDARY LINE
- SUBDIVISION LOT LINE
- SECTION LINE
- ADJACENT BOUNDARY LINE
- ROAD CENTERLINE
- EASEMENT LINE AS NOTED
- SURVEY TIE LINE
- FOUND ALUMINUM CAP MONUMENT
- FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "KSK 16662"
- FOUND 1/2" REBAR WITH PLASTIC CAP MARKED "KSK 16662"
- FND FOUND BRASS PLUG MONUMENT WITH MAGNET MARKED "KSK 16662"
- SET 5/8" X 24" REBAR WITH PLASTIC CAP MARKED "KSK 16662"
- SET BRASS PLUG MONUMENT WITH MAGNET MARKED "KSK 16662"
- SET 1/2" X 24" REBAR WITH PLASTIC CAP MARKED "KSK 16662"
- CALCULATED POINT
- (13) LOT NUMBER
- BLOCK 1 BLOCK NUMBER
- 1 ADJACENT SUBDIVISION LOT NUMBER

REFERENCES

R1. RECORD OF SURVEY No. 2499, RECORDS OF ADA COUNTY, IDAHO.
R2. RECORD OF SURVEY No. 9887, RECORDS OF ADA COUNTY, IDAHO.
R3. RECORD OF SURVEY No. 6738, RECORDS OF ADA COUNTY, IDAHO.
R4. FEDERAL AID PROJECT STP-3782(101), RECORDS OF IDAHO TRANSPORTATION DEPARTMENT, DISTRICT 3.
R5. PLAT OF RIDLEY'S FAMILY CENTER SUBDIVISION No. 1, BOOK 107 OF PLATS AT PAGES 14820-14822, RECORDS OF ADA COUNTY, IDAHO.
R6. PLAT OF ASHTON ESTATES SUBDIVISION No. 2, BOOK 116 OF PLATS AT PAGES 17575-17578, RECORDS OF ADA COUNTY, IDAHO.
R7. PLAT OF ASHTON ESTATES SUBDIVISION No. 3, BOOK 118 OF PLATS AT PAGES 18144-18148, RECORDS OF ADA COUNTY, IDAHO.
R8. AMENDED RECORD OF SURVEY No. 11677, RECORDS OF ADA COUNTY, IDAHO.

SURVEYOR NARRATIVE

THIS PLAT IS A RESUBDIVISION OF LOTS 3 AND 4, BLOCK 12 OF ASHTON ESTATES SUBDIVISION No. 2, BOOK 116 OF PLATS AT PAGES 17575-17578, RECORDS OF ADA COUNTY, IDAHO, WHICH RESULTS IN LOTS 1-4, BLOCK 1, AS SHOWN HEREON. THIS PLAT IS BASED UPON THE RETRACEMENT OF SURVEYS AND PLATS LISTED IN THE REFERENCES HERON AND A FIELD SURVEY OF EXISTING MONUMENTATION. EXCEPT FOR WHERE LABELED HEREON, MONUMENTATION RECOVERED WAS FOUND TO BE IN SUBSTANTIAL CONFORMANCE WITH THE REFERENCES LISTED HERON. ALL PROPERTY CORNERS WHERE MONUMENTS OF RECORD WERE DISTURBED, OR NOT FOUND, WERE SET/RESET AS SHOWN HEREON.



DEVELOPER
Rocky Mountain Companies
BOISE, IDAHO

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JOB NO. 21-097	SHEET 1 OF 3

PLAT OF
ASHVILLE ACRES SUBDIVISION

CERTIFICATE OF OWNERS

A RESUBDIVISION OF LOTS 3 AND 4, BLOCK 12 OF ASHTON ESTATES SUBDIVISION NO. 2 (BOOK 116 OF PLATS, PAGES 17575–17578, RECORDS OF ADA COUNTY, IDAHO), SITUATED IN A PORTION OF GOVERNMENT LOT 2 OF SECTION 19, TOWNSHIP 2 NORTH, RANGE 1 EAST, BOISE MERIDIAN, CITY OF KUNA, ADA COUNTY, IDAHO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND ALUMINUM CAP MARKING THE WEST 1/4 CORNER OF SAID SECTION 19, WHICH BEARS S00°46'08"W A DISTANCE OF 2,649.32 FEET FROM A FOUND ALUMINUM CAP MARKING THE NORTHWEST CORNER OF SAID SECTION 19, THENCE FOLLOWING THE WESTERLY LINE OF SAID GOVERNMENT LOT 2, N00°46'08"E A DISTANCE OF 641.29 FEET;
THENCE LEAVING SAID WESTERLY LINE, S89°13'52"E A DISTANCE OF 60.00 FEET TO A FOUND 5/8–INCH REBAR, MARKING THE SOUTHWEST CORNER OF SAID LOT 4, ON THE EASTERLY RIGHT–OF–WAY LINE OF N. MERIDIAN RD. / STATE HIGHWAY 69, AND BEING THE POINT OF BEGINNING.

THENCE FOLLOWING SAID EASTERLY RIGHT–OF–WAY LINE, N00°46'08"E A DISTANCE OF 435.45 FEET TO A SET 5/8–INCH REBAR MARKING THE NORTHWEST CORNER OF SAID LOT 3;
THENCE LEAVING SAID EASTERLY RIGHT–OF–WAY LINE AND FOLLOWING THE NORTHERLY BOUNDARY LINE OF SAID LOT 3, S88°59'25"E A DISTANCE OF 238.78 FEET TO A FOUND BRASS PLUG MARKING THE NORTHEAST CORNER OF SAID LOT 3 ON THE WESTERLY RIGHT–OF–WAY LINE OF N. JACKSONMILL AVE.;
THENCE LEAVING SAID NORTHERLY LINE AND FOLLOWING SAID WESTERLY RIGHT–OF–WAY LINE, S00°46'08"W A DISTANCE OF 431.32 FEET TO A FOUND BRASS PLUG MARKING THE SOUTHEAST CORNER OF SAID LOT 4;
THENCE LEAVING SAID WESTERLY RIGHT–OF–WAY LINE AND FOLLOWING THE SOUTHERLY LINE OF SAID LOT 4, N89°58'53"W A DISTANCE OF 238.80 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 2.376 ACRES, MORE OR LESS.

IT IS THE INTENTION OF THE UNDERSIGNED TO HEREBY INCLUDE SAID LAND IN THIS PLAT. THE EASEMENTS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC BUT THE RIGHTS TO USE SAID EASEMENTS ARE HEREBY PERPETUALLY RESERVED FOR PUBLIC UTILITIES AND SUCH OTHER USES AS SHOWN ON THIS PLAT. NO STRUCTURES OTHER THAN FOR SUCH UTILITY AND OTHER DESIGNATED PUBLIC USES ARE TO BE ERECTED WITHIN THE LIMITS OF SAID EASEMENTS UNLESS NOTED OTHERWISE ON THIS PLAT. THE UNDERSIGNED, BY THESE PRESENTS, DEDICATES TO THE PUBLIC ALL PUBLIC STREETS AS SHOWN ON THIS PLAT. ALL LOTS WITHIN THIS PLAT WILL RECEIVE WATER SERVICE FROM THE CITY OF KUNA AND SAID CITY HAS AGREED IN WRITING TO SERVE ALL OF THESE LOTS.

_____
MICHAEL N. FERY, PRESIDENT & CEO
21st & CHICAGO, LLC

ACKNOWLEDGMENT

STATE OF IDAHO)
) SS
COUNTY OF ADA)

ON THIS _____DAY OF _____, IN THE YEAR _____A.D., BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED MICHAEL N. FERY, KNOWN OR IDENTIFIED TO ME TO BE THE PRESIDENT & CEO OF 21st & CHICAGO, LLC. AND THE PERSON WHO EXECUTED THIS INSTRUMENT ON BEHALF OF SAID LIMITED LIABILITY CORPORATION AND ACKNOWLEDGED TO ME THAT SUCH LIMITED LIABILITY CORPORATION EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

_____
NOTARY PUBLIC FOR THE STATE OF

RESIDING AT _____

MY COMMISSION EXPIRES _____

CERTIFICATE OF SURVEYOR

I, KELLY KEHRER, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED BY THE STATE OF IDAHO, AND THAT THIS PLAT OF ASHVILLE ACRES SUBDIVISION AS DESCRIBED IN THE "CERTIFICATE OF OWNERS" AND AS SHOWN ON THE ATTACHED PLAT, WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED THEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

_____
KELLY KEHRER, P.L.S. 16662

PROFESSIONAL LAND SURVEYOR
LICENSED
16662
STATE OF IDAHO
KELLY KEHRER
8/5/21

NOTES

1. MINIMUM BUILDING SETBACK LINES SHALL CONFORM TO THE APPLICABLE ZONING REGULATIONS OF THE CITY OF KUNA AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
2. ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS OF THE CITY OF KUNA IN EFFECT AT THE TIME OF RESUBDIVISION.
3. IRRIGATION WATER WILL BE PROVIDED BY THE CITY OF KUNA IN COMPLIANCE WITH IDAHO CODE SECTION 31–3805(1)(B). ALL LOTS WITHIN THIS SUBDIVISION WILL BE ENTITLED TO IRRIGATION RIGHTS AND WILL BE OBLIGATED FOR ASSESSMENTS FROM THE CITY OF KUNA.
4. MAINTENANCE OF ANY IRRIGATION AND DRAINAGE PIPES OR DITCHES CROSSING A LOT IS THE RESPONSIBILITY OF THE LOT OWNER UNLESS SUCH RESPONSIBILITY IS ASSUMED BY AN IRRIGATION/DRAINAGE ENTITY. SUCH LOTS MUST REMAIN FREE OF ENCROACHMENTS AND OBSTRUCTIONS TO SAID IRRIGATION/DRAINAGE FACILITIES.
5. THIS DEVELOPMENT RECOGNIZES SECTION 22–4503 OF THE IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES: "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF".
6. THIS SUBDIVISION IS SUBJECT TO AN EXISTING PUBLIC UTILITY EASEMENT AS FOLLOWS (UNLESS OTHERWISE DIMENSIONED), PER PLAT OF ASHTON ESTATES SUBDIVISION No. 2, BOOK 116 OF PLATS AT PAGES 17575–17578, RECORDS OF ADA COUNTY, IDAHO:
   – 10–FEET WIDE ALONG PUBLIC RIGHTS–OF–WAY, REAR LOT LINES, AND THE EXTERIOR BOUNDARY
   – 10–FEET WIDE CENTERED ON INTERIOR LOT LINES
7. THIS SUBDIVISION IS SUBJECT TO EXISTING WATER, SEWER, DRAINAGE, GRAVITY IRRIGATION, AND PRESSURIZED IRRIGATION EASEMENTS FOR THE CITY OF KUNA FOR THE INSTALLATION AND MAINTENANCE OF LINES AS SHOWN HERON (UNLESS OTHERWISE DIMENSIONED), PER PLAT OF ASHTON ESTATES SUBDIVISION No. 2, BOOK 116 OF PLATS AT PAGES 17575–17578, RECORDS OF ADA COUNTY, IDAHO:
   – 10–FEET WIDE ALONG PUBLIC RIGHTS–OF–WAY, REAR LOT LINES, AND THE EXTERIOR BOUNDARY
   – 10–FEET WIDE CENTERED ON INTERIOR LOT LINES
8. NO ADDITIONAL DOMESTIC WATER SUPPLIES SHALL BE INSTALLED BEYOND THE WATER SYSTEM APPROVED IN THE SANITARY RESTRICTION RELEASE.
9. THIS SUBDIVISION IS SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS FOR ASHTON ESTATES SUBDIVISION PER INSTRUMENT No. 2018–089358 AND ASHVILLE ACRES SUBDIVISION PER INSTRUMENT No. 2021–_____, RECORDS OF ADA COUNTY, IDAHO AND ANY FUTURE AMENDMENTS.
10. THIS PLAT IS SUBJECT TO A TEMPORARY ACHD LANDSCAPE LICENSE AGREEMENT PER INSTRUMENT No. 2019–012349, RECORDS OF ADA COUNTY, IDAHO.
11. LOTS 1–4, BLOCK 1 ARE SUBJECT TO AN ACHD PERMANENT EASEMENT PER INSTRUMENT No. 2019–006665, RECORDS OF ADA COUNTY, IDAHO.
12. LOT 3 AND 4, BLOCK 1 ARE SUBJECT TO A TEMPORARY ACHD EASEMENT PER INST. No. 2019–006664, RECORDS OF ADA COUNTY, IDAHO.

DEVELOPER
Rocky Mountain Companies
BOISE, IDAHO

km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

PLAT OF
ASHVILLE ACRES SUBDIVISION

APPROVAL OF ADA COUNTY HIGHWAY DISTRICT

THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ON THE _____ DAY OF _____, 20____.

_____
PRESIDENT
ADA COUNTY HIGHWAY DISTRICT

APPROVAL OF KUNA CITY ENGINEER

THIS PLAT IS ACCEPTED AND APPROVED THIS_____ DAY OF _____, AD 20___, BY THE CITY ENGINEER OF THE CITY OF KUNA, ADA COUNTY, IDAHO.

_____
CITY ENGINEER, P.E. No._____

APPROVAL OF CITY COUNCIL

I, _____, CITY CLERK IN AND FOR THE CITY OF KUNA, ADA COUNTY, IDAHO, DO HEREBY CERTIFY THAT IN A REGULAR MEETING OF THE CITY COUNCIL HELD ON THE DAY OF _____, A.D. 20___, THIS PLAT WAS DULY ACCEPTED AND APPROVED.

_____
KUNA CITY CLERK

CERTIFICATE OF COUNTY SURVEYOR

I, THE UNDERSIGNED, PROFESSIONAL SURVEYOR FOR ADA COUNTY, IDAHO, DO HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT AND FIND THAT IT COMPLIES WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

_____ _____
COUNTY SURVEYOR DATE

HEALTH CERTIFICATE

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED ACCORDING TO THE LETTER TO BE READ ON FILE WITH THE COUNTY RECORDER OR HIS AGENT LISTING THE CONDITIONS OF APPROVAL. SANITARY RESTRICTIONS MAY BE REIMPOSED, IN ACCORDANCE WITH SECTION 50–1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

_____ _____
HEALTH OFFICER DATE

CERTIFICATE OF ADA COUNTY TREASURER

I, THE UNDERSIGNED, COUNTY TREASURER IN AND FOR THE COUNTY OF ADA, STATE OF IDAHO, PER THE REQUIREMENTS OF I.C. 50–1308, DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND OR DELINQUENT COUNTY PROPERTY TAXES FOR THE PROPERTY INCLUDED IN THIS SUBDIVISION HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

_____ _____
COUNTY TREASURER DATE:

CERTIFICATE OF COUNTY RECORDER

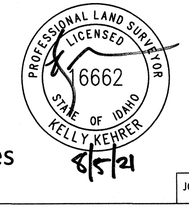
STATE OF IDAHO)
) SS
ADA COUNTY)

I HEREBY CERTIFY THAT THIS PLAT OF ASHVILLE ACRES SUBDIVISION WAS FILED AT THE REQUEST OF _____ AT ____ MINUTES PAST ____ O'CLOCK __.M., THIS __DAY OF _____, _____ A.D., IN MY OFFICE AND WAS DULY RECORDED AS BOOK _____ OF PLATS AT PAGES _____ THRU _____.

INSTRUMENT NUMBER _____.

_____ _____
DEPUTY EX–OFFICIO RECORDER

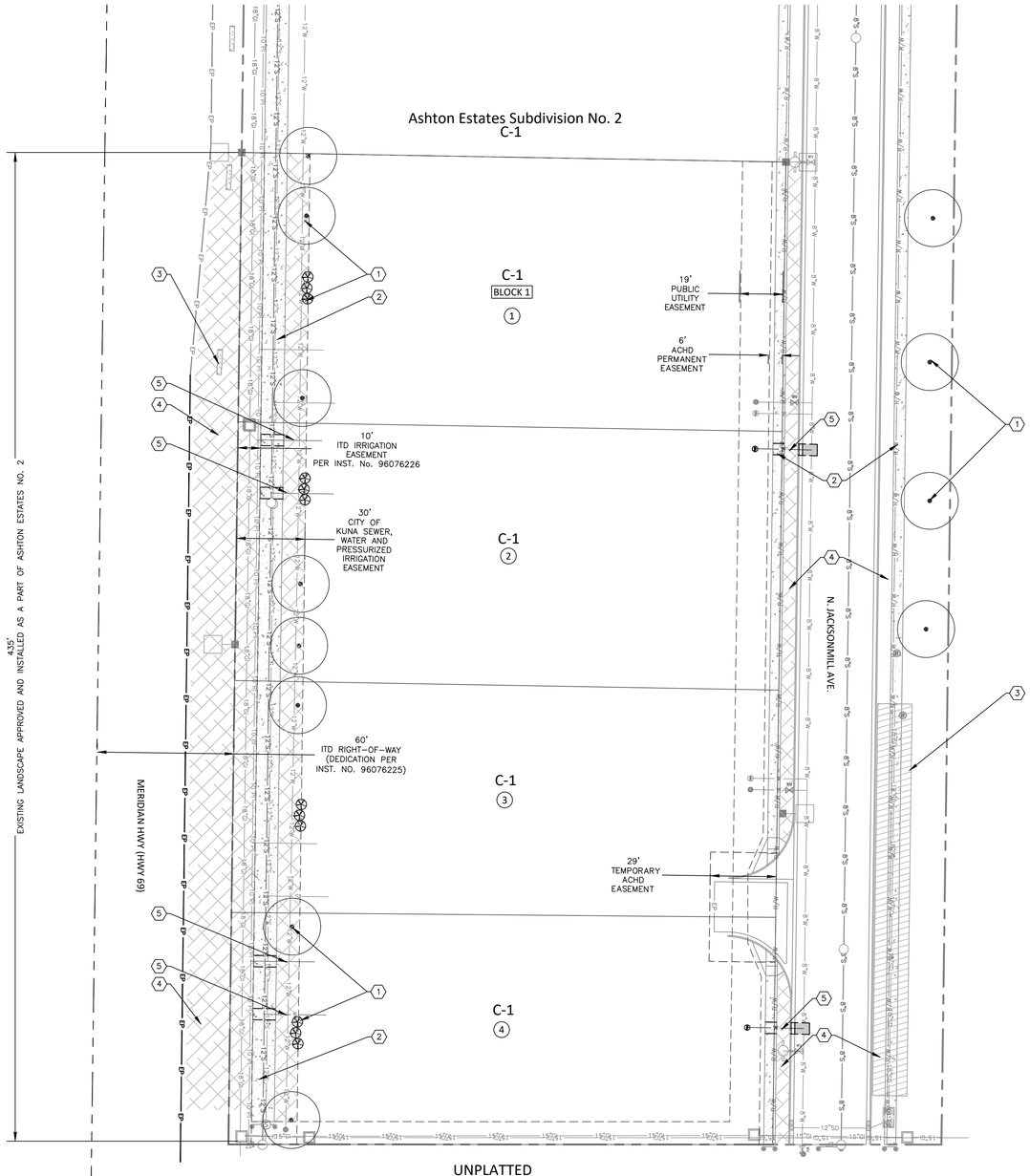
FEE:



DEVELOPER
Rocky Mountain Companies
BOISE, IDAHO

km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

JOB NO. 21-097 | SHEET 3 OF 3



KEY NOTES (TYPICAL) (#)

1. EXISTING TREES TO REMAIN. PRESERVE AND PROTECT.
2. EXISTING SIDEWALK TO REMAIN. PRESERVE AND PROTECT.
3. DRAINAGE FACILITIES. PRESERVE AND PROTECT.
4. EXISTING LANDSCAPING AND IRRIGATION TO REMAIN. RETAIN, PROTECT, AND OR ADJUST AS SHOWN. CONTRACTOR SHALL FIELD VERIFY LIMITS OF DISTURBANCE AND PATCH BACK ALONG PHASE BOUNDARY AS NECESSARY. TRANSITION BETWEEN NEW AND EXISTING LANDSCAPE SHALL BE NON RECOGNIZABLE AND COHESIVE WHEN FINISHED. CONTRACTOR IS RESPONSIBLE TO REPAIR ALL EXISTING LANDSCAPE PLANTING AREAS AND IRRIGATION COMPONENTS DAMAGED AS A RESULT OF NEW CONSTRUCTION. THE CONTRACTOR SHALL ENSURE THAT THE EXISTING IRRIGATION SYSTEM REMAINS OPERABLE DURING CONSTRUCTION AND THAT FOLLOWING CONSTRUCTION, THE EXISTING IRRIGATION SYSTEM OPERATES AS GOOD, OR BETTER THAN EXISTED PRIOR TO THIS PROJECT. CONTRACTOR SHALL REPLACE, AT NO ADDITIONAL COST TO THE OWNER, PLANT MATERIALS DAMAGED DURING EXECUTION OF THIS PROJECT OR DAMAGED DUE TO THE CONTRACTORS FAILURE TO MAINTAIN OPERATION OF THE EXISTING SYSTEM DURING THE COURSE OF CONSTRUCTION.
5. PATCH BACK IRRIGATION, SOD AND ANY ADDITIONAL EXISTING LANDSCAPING AFTER NEW UTILITY INSTALLATION. SEE KEY NOTE #4.

ACHD LANDSCAPE NOTES

1. TREES SHALL NOT BE PLANTED WITHIN THE 10' CLEAR ZONE OF ALL ACHD STORM DRAIN PIPE, STRUCTURES, OR FACILITIES.
2. SEEPAGE BEDS MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM.

GENERAL LANDSCAPE NOTES

1. CONTRACTOR SHALL LOCATE AND IDENTIFY EXISTING UNDERGROUND AND OVERHEAD UTILITIES WITHIN CONTRACT WORK AREAS PRIOR TO CONSTRUCTION. CONTACT DIG LINE, INC. @ 1.800.342.1585. PROVIDE ADEQUATE MEANS OF PROTECTION OF UTILITIES AND SERVICES DESIGNATED TO REMAIN. REPAIR UTILITIES DAMAGED DURING SITE WORK OPERATIONS AT CONTRACTOR'S EXPENSE.
2. ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN NURSERYMAN STANDARDS FOR TYPE AND SIZE SHOWN.

GENERAL IRRIGATION NOTES

1. ALL PLANT MATERIALS TO BE WATERED BY THE DEVELOPMENTS OR SUBDIVISIONS PRESSURIZED IRRIGATION SYSTEM.
2. COVERAGE; THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE ONE HUNDRED PERCENT (100%) COVERAGE WITH HEAD TO HEAD SPACING OR TRIANGULAR SPACING AS APPROPRIATE.
3. MATCHED PRECIPITATION RATES: SPRINKLER HEADS SHALL HAVE MATCHED PRECIPITATION RATES WITHIN EACH CONTROL VALVE.
4. IRRIGATION DISTRICTS: SPRINKLER HEADS IRRIGATING LAWN OR OTHER HIGH WATER DEMAND AREAS SHALL BE CIRCUITED SO THAT THEY ARE ON THE SEPARATE ZONE OR DISTRICT FROM THOSE IRRIGATING TREES, SHRUBS, OR OTHER REDUCED WATER DEMAND AREAS.
5. OVERSPRAY: SPRINKLER HEADS SHALL BE ADJUSTED TO REDUCE OVERSPRAY ONTO IMPERVIOUS SURFACES SUCH AS STREETS, SIDEWALKS, DRIVEWAYS, AND PARKING AREAS.

TREE PROTECTION NOTES

1. THE CONTRACTOR SHALL TAKE EXTREME CARE TO PROTECT THE CRITICAL ROOT ZONE OF ALL TREES AT ALL TIMES THROUGHOUT PROJECT.
2. PRIOR TO COMMENCING WORK, TEMPORARY FENCING SHALL BE INSTALLED IMMEDIATELY AROUND EACH TREE IMPACTED BY DEMOLITION OR CONSTRUCTION. FENCING SHALL BE MAINTAINED THROUGHOUT THE COURSE OF THE ENTIRE DEMOLITION AND CONSTRUCTION PROCESS.
3. BULK MATERIAL, EQUIPMENT, VEHICLES, AND CONSTRUCTION DEBRIS AND WASTE SHALL NOT BE STOCKPILED WITHIN HE CRITICAL ROOT ZONE.
4. COMPACTION BY EQUIPMENT TRAFFIC IS PROHIBITED WITHIN THE CRITICAL ROOT ZONE.
5. MAINTAIN WATERING WITHIN THE CRITICAL ROOT ZONE. APPLY A MIN. 1.5" OF WATER OVER THE CRITICAL ROOT ZONE PER WEEK. THIS IS A MIN. RECOMMENDATION. CONTRACTOR IS RESPONSIBLE TO DETERMINE IF MORE WATER IS NECESSARY DURING CONSTRUCTION.
6. ANY DAMAGE TO EXISTING TREES DURING CONSTRUCTION SHALL BE THE CONTRACTORS RESPONSIBILITY. THE CONTRACTOR SHALL PERFORM REMEDIAL WORK TO DAMAGED TREES AT THE CONTRACTOR'S EXPENSE.

PLANT SCHEDULE

EXISTING TREES	QTY	BOTANICAL / COMMON NAME	SIZE	MATURE HXW	CLASS
	12	EXISTING CONIFEROUS TREE TO REMAIN PRESERVE AND PROTECT SEE TREE PROTECTION NOTES	EXISTING	VARIES	EVERGREEN
	8	EXISTING DECIDUOUS TREE TO REMAIN PRESERVE AND PROTECT SEE TREE PROTECTION NOTES	EXISTING	VARIES	CLASS II

SOD/ARTIFICIAL TURF	QTY	BOTANICAL / COMMON NAME	CONT
	18,465 SF	EXISTING TURF TO REMAIN PRESERVE AND PROTECT SEE KEY NOTE 5	SOD

PRELIMINARY PLAT LANDSCAPE PLAN

0 30 60 90

Plan Scale: 1" = 30'

CONTACT INFORMATION

ENGINEERING CONSULTANT
KM ENGINEERING, LLP
5725 N. DISCOVERY WAY
BOISE, IDAHO 83713
PHONE: (208) 639-6939
FAX: (208) 639-6930
CONTACT: ALYSSA YENSEN, P.L.A.
EMAIL: AYENSEN@KMENGLLP.COM

OWNER / DEVELOPER
21ST & CHICAGO, LLC
350 N 9TH ST
STE 200
BOISE, IDAHO 83702

ASHVILLE ACRES SUBDIVISION
KUNA, IDAHO
PRELIMINARY PLAT LANDSCAPE PLAN

STATE OF IDAHO · ALYSSA YENSEN · LICENSED LANDSCAPE ARCHITECT · LA-16577 · 08/26/21

km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

DATE: AUGUST 2021
PROJECT: 21-097
SHEET NO. PPL1.0

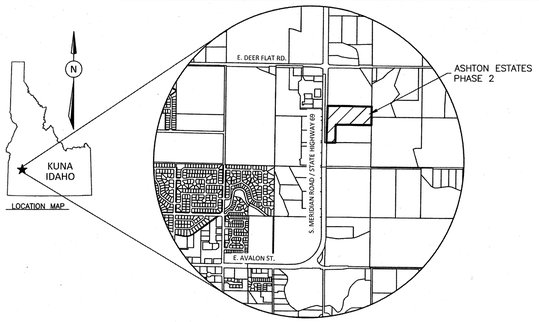
P:\21-097\CAD\PLAT\PRELIMINARY\21-097 PRELIMINARY LANDSCAPE PLAN.DWG, ALYSSA YENSEN, 8/25/2021, DWG TO PDF.PC3, 24X36 L (PDF)

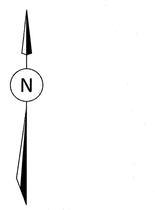
ASHTON ESTATES SUBDIVISION NO. 2

KUNA, IDAHO

CONSTRUCTION PLANS

AUGUST 2018





0 50 100 200 300

Plan Scale

LEGEND

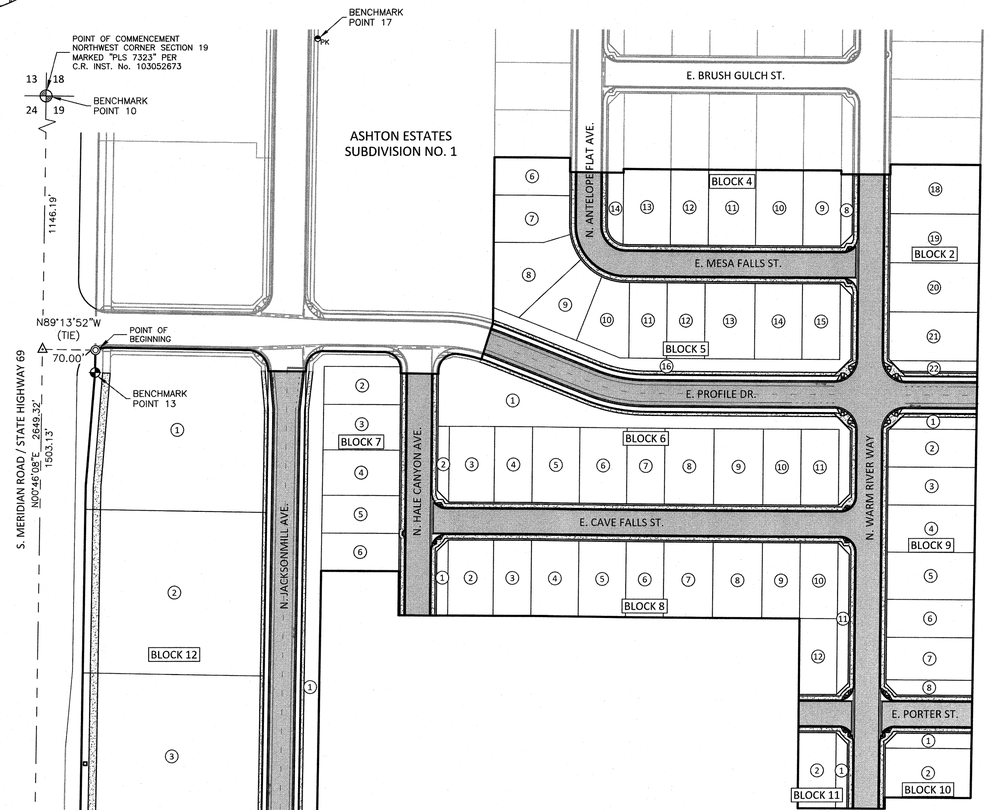
- BOUNDARY LINE
- OFFSITE BOUNDARY LINE
- SETBACKS
- ROAD CENTERLINE
- LOT LINE LINE
- R/W R/W RIGHT-OF-WAY LINE
- FOUND 1/2 INCH REBAR
- FOUND 5/8 INCH REBAR
- FOUND BRASS CAP
- FOUND ALUMINUM CAP
- CALCULATED POINT

PROPOSED IMPROVEMENTS

- S S S SEWER LINE
- W W WATER LINE
- SD SD STORMDRAIN LINE
- PI PI PRESSURE IRRIGATION LINE
- SEWER MANHOLE
- WV WATER VALVE
- WM WATER METER
- FIRE HYDRANT
- W W SINGLE WATER SERVICE
- W W DOUBLE WATER SERVICE
- DRAINAGE ARROWS

EXISTING IMPROVEMENTS

- S S S SANITARY SEWER LINE
- W W WATER LINE
- G G G GAS LINE
- OP OP OVERHEAD POWER LINE
- GI GI GRAVITY IRRIGATION LINE
- SEWER MANHOLE
- WV WATER VALVE
- WM WATER METER
- FIRE HYDRANT
- POWER POLE
- POWER BOX
- EP EP EDGE OF PAVEMENT
- EG EG EDGE OF GRAVEL
- TREE DECIDUOUS
- 2645 EXISTING GRADE CONTOUR



BENCHMARK					
POINT NUMBER	POINT STYLE	NORTHING	EASTING	ELEVATION	DESCRIPTION
10	⊕	669787.95	2453839.15	2705.17	ALUMINUM CAP
13	⊕	668611.52	2453893.39	2698.92	BRASS CAP ITD MONUMENT
17	PK	669051.83	2454186.55	2702.18	PK NAIL

CONTRACTOR SHALL VERIFY BENCHMARKS WITH KM ENGINEERING SURVEY DEPARTMENT PRIOR TO CONSTRUCTION.

LEGAL DESCRIPTION

A PORTION OF GOVERNMENT LOTS 1 AND 2 OF SECTION 19, TOWNSHIP 2 NORTH, RANGE 1 EAST, BOISE MERIDIAN, CITY OF KUNA, ADA COUNTY, IDAHO.

ACHD COMPLIANCE

THE ENGINEER OF RECORD CERTIFIES THAT THE PLANS ARE PREPARED IN SUBSTANTIAL CONFORMANCE WITH THE ACHD POLICY AND STANDARDS IN EFFECT AT THE TIME OF PREPARATION. THE ENGINEER ACKNOWLEDGES THAT ACHD ASSUMES NO LIABILITY FOR ERRORS OR DEFICIENCIES IN THE DESIGN. ALL VARIANCES FROM ACHD POLICY SHALL BE APPROVED IN WRITING. THE FOLLOWING VARIANCES, LISTED BY DATE AND SHORT DESCRIPTION, WERE APPROVED FOR THE PROJECT:

- NONE

CONTACT INFORMATION

OWNER/DEVELOPER

SDN LLC
PO BOX 1939
EAGLE, IDAHO 83714
CONTACT: DON NEWELL

ENGINEERING & SURVEYING CONSULTANT

KM ENGINEERING, LLP
9233 WEST STATE STREET
EAGLE, IDAHO 83714
PHONE: (208) 639-6939
FAX: (208) 639-6930
CONTACT: KEVIN McCARTHY, P.E.
SCOTT MARSHALL, E.I.
EMAIL: kevin@kmengllp.com
smarshall@kmengllp.com

INDEX OF DRAWINGS

SHEET NO.	SHEET TITLE	SHEET DESCRIPTION	
C1.0	COVER SHEET		
C1.1	PROJECT NOTES		
C1.2	PROJECT NOTES AND ACRONYMS		
C1.3	EXISTING CONDITIONS AND DEMOLITION PLAN		
C2.0	ROADWAY IMPROVEMENT PLANS	OVERALL ROADWAY PLAN	
C2.1	ROADWAY IMPROVEMENT PLANS	N. WARM RIVER WAY PLAN AND PROFILE	STA. 19+22.74 TO 25+20.00
C2.2	ROADWAY IMPROVEMENT PLANS	N. WARM RIVER WAY PLAN AND PROFILE – STA. 25+20.00 TO 27+59.74	E. PORTER ST. PLAN AND PROFILE – STA. 15+05.00 TO 17+34.05
C2.3	ROADWAY IMPROVEMENT PLANS	N. ANTELOPE FLAT AVE. / E. MESA FALLS ST. PLAN AND PROFILE	STA. 19+07.35 TO 23+79.45
C2.4	ROADWAY IMPROVEMENT PLANS	E. PROFILE DR. PLAN AND PROFILE	STA. 15+87.93 TO 22+47.76
C2.5	ROADWAY IMPROVEMENT PLANS	E. CAVE FALLS ST. PLAN AND PROFILE	STA. 10+00.00 TO 15+95.00
C2.6	ROADWAY IMPROVEMENT PLANS	N. JACKSONMILL AVE. PLAN AND PROFILE	STA. 13+51.49 TO 20+10.00
C2.7	ROADWAY IMPROVEMENT PLANS	N. JACKSONMILL AVE. PLAN AND PROFILE– STA. 20+10.00 TO 21+85.12	N. HALE CANYON AVE. PLAN AND PROFILE– STA. 10+52.50 TO 13+71.88
C2.8	ROADWAY IMPROVEMENT PLANS	DETAILS	
C2.9	ROADWAY IMPROVEMENT PLANS	STREET LIGHT AND OVERALL UTILITY PLAN	
C2.10	ROADWAY IMPROVEMENT PLANS	E. PROFILE DR. STRIPING PLAN	
C2.11	ROADWAY IMPROVEMENT PLANS	N. JACKSONMILL AVE. STRIPING PLAN	
C3.0	GRADING IMPROVEMENT PLAN		
C4.0	STORM IMPROVEMENT PLANS		
C4.1	STORM IMPROVEMENT PLANS		
C4.2	STORM IMPROVEMENT PLANS		
C5.0	SEWER IMPROVEMENT PLANS	OVERALL SEWER PLAN	
C5.1	SEWER IMPROVEMENT PLANS	SEWER ALIGNMENT "A" PLAN AND PROFILE – STA. 1+00.00 TP 3+18.06	SEWER ALIGNMENT "E" PLAN AND PROFILE – STA. 1+00.00 TO 5+97.46
C5.2	SEWER IMPROVEMENT PLANS	ALIGNMENT "B" PLAN AND PROFILE – STA. 1+00.00 TO 5+11.91	ALIGNMENT "C" PLAN AND PROFILE – STA. 1+00.00 TO 4+77.42
C5.3	SEWER IMPROVEMENT PLANS	ALIGNMENT "D" PLAN AND PROFILE – STA. 1+00.00 TO 6+32.57	ALIGNMENT "E" PLAN AND PROFILE – STA. 1+00.00 TO 2+46.85
C5.4	SEWER IMPROVEMENT PLANS	SEWER ALIGNMENT "F" PLAN AND PROFILE	STA. 1+00.00 TO 2+51.80
C5.5	SEWER IMPROVEMENT PLANS	SEWER ALIGNMENT "H" PLAN AND PROFILE	STA. 1+00.00 TO 9+22.07
C6.0	WATER IMPROVEMENT PLANS		
C6.1	WATER IMPROVEMENT PLANS	DETAILS	
C7.0	PRESSURE IRRIGATION IMPROVEMENT PLANS		
C7.1	PRESSURE IRRIGATION IMPROVEMENT PLANS	DETAILS	
C8.0	GRAVITY IRRIGATION IMPROVEMENT PLANS		
L1.0	LANDSCAPE COVER		
L2.0	LANDSCAPE PLAN		
L3.0	LANDSCAPE PLAN		
L4.0	LANDSCAPE PLAN		
ESC1.0	STORM WATER POLLUTION AND PREVENTION PLAN **		
ESC1.1	STORM WATER POLLUTION AND PREVENTION PLAN **	DETAILS	

** SWPP PLAN TO BE SUBMITTED FOLLOWING PLAN ACCEPTANCE AT ACHD

Water, sewer and irrigation plans are approved for construction. The design registered professional engineer's responsibilities and obligations listed in IDAPA 10.01.02 remain in effect.

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

Plans Are Accepted For Public Street Construction

By stamping and signing the Improvement plans, the Registered Engineer ensures the District that the plans conform to all District policies and standards. Variances or waivers must be specifically and previously approved by the District in writing. Acceptance of the Improvement plans by the District does not relieve the Registered Engineer of these responsibilities.

BY Michael Ahrens DATE 12-19-18
ADA COUNTY HIGHWAY DISTRICT

PROFESSIONAL ENGINEER
REGISTERED
10821
11/30/18
STATE OF IDAHO
KEVIN P. McCARTHY

RECEIVED
DEC 04 2018

REVISIONS

NO.	ITEM	DATE
1	CITY OF KUNA COMMENTS	8/29/18
2	ACHD COMMENTS	9/17/18
3	ACHD COMMENTS	11/7/18
4	CITY OF KUNA COMMENTS	11/28/18

ASHTON ESTATES SUBDIVISION NO. 2
KUNA, IDAHO

COVER SHEET

DRAWING STATUS:

APPROVED FOR CONSTRUCTION

km ENGINEERING
ENGINEERS . SURVEYORS . PLANNERS
9233 WEST STATE STREET
BOISE, IDAHO 83714
PHONE (208) 639-6939
FAX (208) 639-6930

DESIGN BY:	SRM
DRAWN BY:	SRM
CHECKED BY:	AFN/KPM
DATE:	8/9/18
PROJECT:	18-053

SHEET NO.

C1.0

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CITY OF KUNA GENERAL NOTES

STANDARD NOTES FOR
RESIDENTIAL/COMMERCIAL SUBDIVISIONS AND
COMMERCIAL PROJECTS WITH PUBLIC MAINS

REVISED 4/4/2018

GENERAL CONSTRUCTION

1. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE SPECIFICATIONS AND/OR REQUIREMENTS OF THE CITY OF KUNA PUBLIC WORKS DEPARTMENT, THE ADA COUNTY HIGHWAY DISTRICT, AND/OR THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPWC –LATEST EDITION).
2. A PRE–CONSTRUCTION CONFERENCE WILL BE HELD AT LEAST 48 HOURS PRIOR TO START OF WORK. ALL PROJECT RELATED CONTRACTORS, SUBCONTRACTORS AND/OR UTILITY CONTRACTORS SHOULD BE PRESENT.
3. THE CONTRACTOR SHALL NOTIFY THE CITY OF KUNA WHEN SHUTTING DOWN A JOB FOR ANY REASON AND PROVIDE 48 HOURS NOTICE BEFORE RESTARTING WORK.
4. WHERE IT IS NECESSARY FOR A NON–POTABLE WATER LINE AND A POTABLE WATER LINE TO CROSS EACH OTHER AND THE NON–POTABLE LINE IS LESS THAN 18" BELOW OR ABOVE THE WATER MAIN, THE NON–POTABLE WATER LINE SHALL BE CONSTRUCTED WITH POTABLE WATER DR18 PIPE FOR A MINIMUM OF TEN (10) FEET ON EITHER SIDE OF THE POTABLE WATER PIPELINE WITH A SINGLE TWENTY (20) FOOT SECTION OF DR18 WATER PIPE CENTERED ON THE CROSSING. PRESSURE SEWER MAINS SHALL BE NO CLOSER THAN 18 INCHES FROM POTABLE MAINS. IN LIEU OF CONSTRUCTING OR RECONSTRUCTING, THE NON–POTABLE WATER LINE TO CONFORM TO WATER MAIN STANDARDS, THE POTABLE WATER LINE MAY BE PROTECTED BY A SLEEVING MATERIAL ACCEPTABLE TO THE DEPARTMENT OF ENVIRONMENTAL QUALITY (DEQ) FOR A DISTANCE OF TEN (10) HORIZONTAL FEET ON BOTH SIDES OF CROSSING.
5. CONTRACTOR(S) SHALL REMOVE ALL OBSTRUCTIONS, ABOVE AND BELOW GROUND, AS REQUIRED FOR THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS. THIS SHALL INCLUDE CLEARING AND GRUBBING WHICH CONSISTS OF CLEARING THE GROUND SURFACE OF ALL TREES, STUMPS, BRUSH, UNDERGROWTH, HEDGES, HEAVY GROWTH OF GRASS OR WEEDS. FENCE STRUCTURES, DEBRIS, RUBBISH AND MATERIALS WHICH, IN THE OPINION OF THE ENGINEER, ARE UNSUITABLE FOR THE FOUNDATION OF PAVEMENTS.
6. ALL MATERIAL(S) NOT SUITABLE FOR FUTURE USE ON SITE SHALL BE DISPOSED OF OFF SITE IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS.
7. SURVEY CONTROL POINTS WHICH ARE CRITICAL TO THE CONSTRUCTION OF THE PROJECT ARE TO BE LOCATED WITHIN THE LIMITS OF WORK. THE CONTRACTOR SHALL PROTECT THE POINTS IN PLACE.
8. SURVEY CONTROL MONUMENTS SHALL BE PRESERVED, SET, AND/OR RESTORED IN ACCORDANCE WITH IDAHO CODE 50–1303.
9. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING DRAINAGE FACILITIES WITHIN THE CONSTRUCTION AREA UNTIL REPLACEMENT DRAINAGE IMPROVEMENTS ARE IN PLACE AND FUNCTIONING.
10. ALL CONTRACTORS WORKING WITHIN THE PROJECT BOUNDARIES ARE RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE SAFETY LAWS OF ANY JURISDICTIONAL BODY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BARRICADES, TRENCH SHORING, SAFETY DEVICES AND TRAFFIC CONTROL WITHIN AND AROUND THE CONSTRUCTION AREA.
11. EXISTING A.C. PAVEMENT SHALL BE CUT TO A NEAT, STRAIGHT LINE PARALLEL OR PERPENDICULAR TO THE STREET CENTERLINE AND THE EXPOSED EDGE SHALL BE TACKED WITH EMULSION PRIOR TO PAVING.
12. ALL MATERIALS FURNISHED ON OR FOR THE PROJECT MUST MEET THE MINIMUM REQUIREMENTS OF THE APPROVING AGENCIES OR AS SET FORTH HEREIN, WHICHEVER IS MORE RESTRICTIVE.
13. CONTRACTORS MUST FURNISH PROOF THAT ALL MATERIALS INSTALLED ON THE PROJECT MEET THE REQUIREMENTS OF ITEM #12 AT THE REQUEST OF THE AGENCY AND/OR THE ENGINEER.
14. ALL CONTRACTORS WORKING WITHIN THE PUBLIC ROAD RIGHT–OF–WAY ARE REQUIRED TO SECURE A RIGHT– OF–WAY PERMIT FROM ACHD AT LEAST 24 HOURS PRIOR TO ANY CONSTRUCTION.
15. ALL COSTS OF RETESTING FOR PREVIOUSLY FAILED TESTS SHALL BE BORNE BY THE CONTRACTOR.
16. ALL COSTS TO THE CONTRACTOR INCURRED IN CORRECTING DEFICIENT WORK SHALL BE TO THE CONTRACTORS ACCOUNT. FAILURE TO CORRECT SUCH WORK WILL BE CAUSE FOR A STOP WORK ORDER AND POSSIBLE TERMINATION.
17. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CURBS, GUTTERS, STORM DRAINS, CHANNEL CROSSINGS AND SEWER ELEVATIONS OR INVERTS PRIOR TO CONSTRUCTION AND SHALL NOTIFY THE ENGINEER WHEN ELEVATIONS OR INVERTS DO NOT MATCH PROJECT DRAWINGS.
18. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
19. EACH CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ANY NECESSARY NPDES PERMITS, SUBMITTING NOTICE OF INTENT (NOI) TO DISCHARGE STORM WATER, AND PREPARING A POLLUTION PREVENTION PLAN (PPP) IN ACCORDANCE WITH ENVIRONMENTAL PROTECTION AGENCY (EPA) REGULATIONS. CONTACT THE EPA AT (208) 378–5746 FOR THE REQUIRED INFORMATION. SAID PERMIT SHALL BE PRESENTED TO THE ENGINEER AT LEAST 48 HOURS PRIOR TO THE BEGINNING OF CONSTRUCTION.
20. ALL UTILITIES, INCLUDING SERVICE LINES, WITHIN STREET TRAVEL WAYS SHALL BE IN PLACE PRIOR TO CURB, GUTTER, SIDEWALK AND STREET CONSTRUCTION.
21. PIPE CONTRACTOR SHALL REPLACE ALL PAVEMENT AND CONCRETE REMOVED FOR THE INSTALLATION OF WATER, SEWER, OR IRRIGATION PIPE. ALL PAVEMENT SHALL BE REPLACED WITHIN SEVEN (7) CALENDAR DAYS FROM THE TIME THE PAVEMENT AND/OR CONCRETE IS REMOVED. CONCRETE AND PAVEMENT SHALL BE REPLACED PER ISPWC AND ACHD STANDARDS.
22. NO PAVING SHALL OCCUR UNTIL THE CONTRACTOR OBTAINS WRITTEN APPROVAL OF ALL INSTALLED WATER, SEWER, AND PRESSURE IRRIGATION FACILITIES FROM THE CITY OF KUNA.
23. IN AREAS WHERE ROCK EXCAVATION IS REQUIRED ALL BLASTING SHALL OCCUR PRIOR TO THE INSTALLATION OF ANY SEWER MAINS, WATER MAINS, PRESSURE IRRIGATION MAINS AND/OR SERVICE LINE CROSSINGS. BLASTING IN THE PROXIMITY OF EXISTING UTILITIES MAY BE PERFORMED AS LONG AS THE HORIZONTAL DISTANCE FROM THE EXISTING UTILITY IS EQUAL TO OR GREATER THAN THE EXCAVATION DEPTH FROM THE EXISTING UTILITY OR FIFTEEN (15) FEET, WHICHEVER IS GREATER. THE CONTRACTOR PERFORMING THE BLASTING SHALL BE RESPONSIBLE FOR ANY/ALL DAMAGE TO ANY/ALL EXISTING UTILITIES.
24. THE DEVELOPER IS REQUIRED TO RETAIN A QUALIFIED REGISTERED ENGINEER TO PERFORM INSPECTION SERVICES DURING CONSTRUCTION. THE ENGINEER SHALL FURNISH WRITTEN CERTIFICATION LETTER TO THE CITY OF KUNA THAT THE PROJECT WAS COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS. COPIES OF ALL AIR TESTS, DEFLECTION TESTS, PRESSURE TESTS, AND BACTERIOLOGICAL TEST RESULTS SHALL BE FURNISHED WITH THE CERTIFICATION LETTER.
25. THE CITY OF KUNA WILL PROVIDE PERIODIC INSPECTION AND OBSERVE TESTING FOR AN EIGHT (8) HOUR DAY, FROM 8:00 A.M. TO 5:00 P.M., FOR A FORTY (40) HOUR WORK WEEK. THE CONTRACTOR SHALL REIMBURSE THE CITY AT RATES ESTABLISHED BY THE CITY FOR INSPECTIONS EXCEEDING THE NORMAL WORK WEEK, INCLUDING LEGAL HOLIDAYS. OVERTIME INSPECTION RATES AND A LIST OF LEGAL HOLIDAYS CAN BE OBTAINED FROM THE CITY PUBLIC WORKS DEPARTMENT.
26. ALL PLANS USED FOR CONSTRUCTION SHALL BEAR THE CITY OF KUNA (CITY) "APPROVED FOR CONSTRUCTION" STAMP. THE DEVELOPER OR HIS ENGINEER SHALL DELIVER THE ORIGINAL DRAWINGS TO THE CITY ENGINEER FOR APPLICATION OF THE APPROVAL STAMP FOLLOWING APPROVAL BY ALL OTHER AGENCIES AND PRIOR TO PRINTING THE FINAL PLAN SETS FOR CONSTRUCTION. COPIES OF AGENCY APPROVAL LETTERS SHALL BE SUBMITTED WITH THE ORIGINAL DRAWINGS TO RECEIVE THE APPROVAL STAMP. ALL PLANS PRINTED "FOR CONSTRUCTION" SHALL BE PRINTED ON A PALE–YELLOW PAPER. THREE (3) COMPLETE SETS OF FINAL CONSTRUCTION PLANS FOR THE WATER, SEWER, PRESSURE IRRIGATION AND ROADWAY IMPROVEMENTS SHALL BE FURNISHED TO THE CITY BEFORE BEGINNING CONSTRUCTION. USE OF ANY PLANS WITHOUT THE KUNA "APPROVED FOR CONSTRUCTION" STAMP WILL BE CAUSE FOR A CITY ORIGINATED STOP WORK ORDER. ANY MODIFICATIONS DURING CONSTRUCTION MUST BE APPROVED IN WRITING BY THE CITY.
27. WHEN CONSTRUCTION IS SATISFACTORILY COMPLETED, CLEANED AND TESTED AND AFTER ALL OTHER UTILITIES ARE INSTALLED THE DEVELOPER SHALL REQUEST A CITY OF KUNA FINAL ACCEPTANCE INSPECTION. AT A MINIMUM, THE FINAL ACCEPTANCE INSPECTION SHALL INCLUDE:
    a. CLEAN ALL SEWER MAINLINES
    b. DEFLECTION TEST THE SEWER MAINLINE
    c. VISUALLY INSPECT EACH MANHOLE
    d. WITNESS SEWER MAINLINE AIR PRESSURE TEST
    e. WITNESS WATER MAINLINE PRESSURE TEST
    f. WITNESS PRESSURE IRRIGATION PRESSURE TEST
    g. CLEAN AND TELEVISE ALL SEWER MAIN LINES
    h. VISUAL INSPECTION OF THE SEWER MAINS
    i. PROVIDE A DVD OF ALL SEWER MAIN VISUAL INSPECTION
    j. ALL TESTING SHALL BE PROVIDED AND PAID FOR BY THE DEVELOPER.
28. THE CITY HAS THE RIGHT TO INSPECT THE WORK AT ANY TIME DURING CONSTRUCTION. ANY WORK THAT DOES NOT CONFORM TO THE APPROVED PLANS AND SPECIFICATIONS SHALL BE REJECTED.
29. THE DEVELOPER SHALL GUARANTEE ALL WORK FOR A PERIOD OF ONE YEAR FOLLOWING ACCEPTANCE BY THE CITY. THIS GUARANTEE SHALL COVER ALL DAMAGE TO THE CITY UTILITY SYSTEMS OF ANY KIND.
30. DEVELOPER SHALL NOTIFY ALL PURCHASERS OF LOTS, AND THEIR CONTRACTORS, THAT CITY UTILITY SYSTEMS HAVE BEEN ACCEPTED BY THE CITY. ANY DAMAGE TO THESE SYSTEMS DURING HOME CONSTRUCTION SHALL BE BILLED DIRECTLY TO THE OWNER OF RECORD AT THE TIME THE DAMAGE IS FOUND.
31. THE DEVELOPER SHALL FURNISH RECORD DRAWINGS TO THE CITY OF KUNA AS FOLLOWS: ONE (1) SET OF ELECTRONIC DRAWINGS ON CD IN PDF FORMAT, AND TWO (2) 24 X 36 SETS ON WHITE PAPER BEFORE FINAL PLAT OR WITHIN 30 DAYS OF FINAL ACCEPTANCE.

WATER

1. THE WATER SYSTEM SHALL BE CONSTRUCTED TO CONFORM WITH STANDARDS SET FORTH IN THE "IDAHO RULES FOR PUBLIC DRINKING WATER SYSTEMS", THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPWC LATEST EDITION) AND THE CITY OF KUNA STANDARDS.
2. CONTRACTOR SHALL NOTIFY OWNER'S ENGINEER AND THE CITY OF KUNA FORTY–EIGHT (48) HOURS BEFORE INITIAL CONSTRUCTION BEGINS AND SHALL REQUEST THE CITY OF KUNA INSPECTION OF WATER LINES AND APPURTENANCES TWENTY–FOUR (24) HOURS IN ADVANCE OF BACKFILLING.
3. CONTRACTOR SHALL PREVENT THE ENTRY OF ANIMALS, DIRT AND OTHER FOREIGN MATTER INTO PIPES AND SHALL NOT LEAVE ANY OPEN PIPE END AT ANY TIME WHEN ABSENT FROM THE WORK SITE.
4. ALL WATER MAINS SHALL BE PVC CONFORMING TO THE PROVISIONS OF AWWA C–900 DR 18 (235 PSI) OR CLASS 150 CEMENT MORTAR LINED DUCTILE IRON CONFORMING TO AWWA C–151. ALL FITTINGS SHALL BE DUCTILE IRON CONFORMING TO AWWA C–110.
5. MINIMUM DEPTH FOR ALL WATER MAINS SHALL BE FOUR (4) FEET FROM FINISHED GRADE TO TOP OF PIPE.
6. AFTER INSTALLATION OF WATER MAINS, TRENCHES SHALL BE COMPACTED TO 95% OF MAXIMUM PROCTOR DENSITY.
7. ALL MAIN LINE WATER VALVES SHALL BE RESILIENT WEDGE VALVES FOR WATER SUPPLY SERVICE CONFORMING TO ANSI/AWWA C–509. ACCEPTABLE VALVES ARE MUELLER MODEL A–2360 AND A–2361 OR CLOW MODEL 2639 AND 2640. ANY OTHERS MUST BE EXPLICITLY APPROVED BY THE CITY ENGINEER.
8. ALL WATER VALVES SHALL BE FURNISHED WITH A STANDARD CAST IRON 5–1/4 INCH DIAMETER 3–PIECE ADJUSTABLE VALVE BOX. THE CAST IRON COVER SHALL BE DESIGNED TO SLIP INSIDE THE TOP BELL AND SHALL BE MARKED WITH THE WORD "WATER" AS AN INTEGRAL PART OF THE COVER. A CONCRETE COLLAR SHALL BE REQUIRED WHEN LOCATED IN PAVEMENT.
9. ALL TEES, PLUGS, BENDS, AND OTHER LOCATIONS WHERE UNBALANCED FORCES EXIST, SHALL BE SECURED AND ANCHORED BY SUITABLE THRUST BLOCKING AS SHOWN ON SD–403 (ISPWC).
10. NO. 12 DIRECT BURIAL TRACER WIRE SHALL BE TAPED TO THE CROWN OF WATER MAINS AND SERVICE LINES. THE TRACER WIRE SHALL BE LOOPED FROM THE MAIN LINE TO EACH SERVICE VAULT ALONG THE SERVICE PIPE AND BACK TO THE MAIN LINE. THE TRACER WIRE SHALL BE ACCESSIBLE AT ALL VALVE BOXES AND SHALL BE EXTENDED ALONG THE OUTSIDE OF THE LOWER PORTION OF THE VALVE BOX AND ALONG THE INSIDE OF THE UPPER PORTION. WIRE SHALL BE TAPED TO GATE VALVES SO IT IS ACCESSIBLE FROM ABOVE WITHOUT INTERFERING WITH VALVE OPERATION. AN ELECTRICAL CONTINUITY TEST SHALL BE CONDUCTED BEFORE PAVING TO VERIFY THE TRACER WIRE'S INTEGRITY.
11. ALL WATER MAINLINES SHALL BE LEAK–TESTED, FLUSHED AND DISINFECTED AFTER INSTALLATION OF ALL UTILITIES, BEFORE PAVING AND BEFORE CONNECTING TO THE SYSTEM. THE DISTRIBUTION SYSTEM SHALL BE PRESSURE TESTED TO 150 PSI MINIMUM OR IN ACCORDANCE WITH SECTION 401 OF THE ISPWC.
12. WATER MAINLINES SHALL BE DISINFECTED ACCORDING TO SECTION 401 OF THE ISPWC AND THEN FLUSHED. THE DISINFECTION AND FINAL FLUSHING PROCEDURE SHALL BE TESTED TO DETERMINE IF THE APPROPRIATE MINIMUM CHLORINE RESIDUALS HAVE BEEN MET.
13. EACH METER SETTER SHALL BE OPENED TO VERIFY THAT THE CORPORATION STOP IS OPEN AND THE SERVICE IS OPERABLE BEFORE PAVING. EACH VALVE AND HYDRANT SHALL BE OPERATED TO ENSURE IT IS FUNCTIONAL BEFORE PAVING. A CITY OF KUNA REPRESENTATIVE SHALL OBSERVE THE TESTING.
14. ALL INSTALLED WATER LINES SHALL BE DISINFECTED IN ACCORDANCE WITH DIVISION 400 OF THE ISPWC SPECIFICATIONS AND PASS THE REQUIRED BACTERIOLOGICAL TEST BEFORE BEING PUT INTO SERVICE. CONTRACTOR SHALL PROVIDE REPORTS FROM A CERTIFIED LABORATORY OF THE BACTERIA SAMPLES SHOWING THAT THE WATER LINES HAVE PASSED BACTERIA SAFETY REQUIREMENTS. A CITY OF KUNA REPRESENTATIVE SHALL OBSERVE THE SAMPLE EVENT.
15. THE CONTRACTOR MAY PRESSURE TEST ALL WATER LINES AFTER DISINFECTION AND FLUSHING BUT PRIOR TO INSTALLATION OF OTHER UTILITIES. AFTER ALL UTILITIES ARE INSTALLED AND PRIOR TO PAVING THE CONTRACTOR SHALL PERFORM A FINAL PRESSURE TEST WITH CITY PERSONNEL IN ATTENDANCE. THE CONTRACTOR SHALL FURNISH ALL PERSONNEL AND EQUIPMENT NECESSARY TO CONDUCT THE TEST.
16. CONTRACTOR SHALL FIELD VERIFY ALL VALVE BOX LID ELEVATIONS TO ENSURE THAT LID ELEVATIONS MATCH FINAL STREET GRADE, AND ALL METER LID ELEVATIONS MATCH SIDEWALK ELEVATIONS.
17. VALVES, FLANGED OR M.J., SHALL BE LOCATED IN THE STREET UNLESS EXPLICITLY APPROVED BY THE CITY ENGINEER. ALL GATE VALVES SHALL BE SET AS CLOSE (FLANGE CONNECTED) AS POSSIBLE TO MAIN LINE FITTINGS. ALL WATER METERS AND FIRE HYDRANTS SHALL BE LOCATED OUT OF THE ROAD RIGHT–OF–WAY. THERE MUST BE AT LEAST ONE (1) FOOT SEPARATION BETWEEN BACK OF SIDEWALK (OR CURB IF NO SIDEWALK) AND THE LEADING EDGE OF ANY FIRE HYDRANT.
18. WATER SERVICE LINES SHALL BE PLACED IN A FOUR (4) INCH DIAMETER SCHEDULE 80 WATER CLASS PIPE WHEREVER THE SERVICE LINE CROSSES A STREET DRAINAGE SEEPAGE BED.
19. THE CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER SERVICE TO ALL EXISTING WATER USERS AFFECTED BY CONSTRUCTION.
20. THE CONTRACTOR SHALL LOCATE AND MARK ALL EXISTING SERVICE CONNECTIONS WITH AN 8 FOOT 2" X 4" BOARD PAINTED BLUE.
21. CONTRACTOR SHALL STAMP OR STENCIL THE SIDEWALK AT THE POINT WHERE THE WATER SERVICE CROSSES UNDER THE SIDEWALK.
22. THE PAVING CONTRACTOR SHALL SET WATER VALVE RISERS IN CONCRETE COLLARS PER ISPWC STANDARD DRAWING SD–406.
23. ALL FIRE HYDRANTS SHALL BE DRY BARREL CONFORMING TO AWWA C–502, INSTALLED PER ISPWC SECTION 403 AND ISPWC DWG SD–404. FIRE HYDRANTS SHALL HAVE A FIVE (5) FOOT SETTING MINIMUM, 150 PSI WORKING PRESSURE, ONE 4–1/2 INCH DIAMETER NATIONAL STANDARD PUMPER NOZZLE WITH STORZ FITTING, AND TWO 2–1/2 INCH DIAMETER NATIONAL STANDARD THREAD FIRE HOSE NOZZLES. THE VALVE OPERATOR SHALL OPEN COUNTER CLOCKWISE. THE HYDRANT SHALL BE EQUIPPED WITH A DRAIN THAT OPENS WHEN THE HYDRANT IS CLOSED; AND A SIX (6) INCH FLANGED BY MECHANICAL JOINT RESILIENT WEDGE VALVE ATTACHED DIRECTLY TO THE WATER MAIN LINE TEE. FIRE HYDRANTS SHALL BE CLOW MEDALLION, WATEROUS PACER 100, OR MUELLER A423. NO OTHERS WILL BE ACCEPTED. MAXIMUM HYDRANT SPACING SHALL BE 450 FEET. HYDRANT LOCATIONS SHALL BE APPROVED IN WRITING BY THE KUNA RURAL FIRE DEPARTMENT AND SUBMITTED WITH THE CONSTRUCTION PLANS FOR FINAL REVIEW AND APPROVAL BY THE CITY ENGINEER.
24. INDIVIDUAL ONE (1)–INCH WATER SERVICES SHALL BE INSTALLED FOR EACH CONNECTION FROM A SINGLE OR DUAL METER VAULT. THE ONE (1)–INCH WATER SERVICE FOR EACH CONNECTION SHALL BE EXTENDED A MINIMUM OF 10–FEET ON THE HOUSE SIDE OF THE METER, OR AS REQUIRED TO EXTEND PAST OTHER UTILITIES LOCATED WITHIN THE 10–FOOT UTILITY EASEMENT. WATER METERS SHALL BE FURNISHED AND INSTALLED BY THE CITY OF KUNA. EXCEPT AS NOTED BELOW, SERVICE DETAILS SHALL BE AS NOTED IN ISPWC DWG SD–401. EACH SERVICE LEG SHALL BE PROVIDED WITH 18–INCH TALL ¾–INCH COPPER METER SETTER, CURB STOP, LOCKABLE SHUTOFF VALVE AND CHECK VALVE, 20–INCH DIAMETER BY 36–INCH TALL INSULATED METER BOX AS MANUFACTURED BY "MID–STATES PLASTICS, INC." (OR APPROVED EQUAL), AND A CAST IRON FRAME AND COVER TAPPED WITH A 1–INCH DIAMETER RECESSED HOLE FOR THE CITY AUTOREAD METER SENSOR AS APPROVED BY THE CITY. WHERE PRACTICAL, METER BOXES SHALL BE LOCATED ON THE NORTH OR EAST SIDE OF THE PROPERTY, OR IN CASE OF DUAL WATER SERVICE, ON THE NORTH OR EAST SIDE OF THE COMMON PROPERTY LOT LINE. THE CENTERLINE OF THE METER SETTER SHALL BE LOCATED 18–INCHES BELOW FINISH GRADE. METERS SHALL BE PLACED 18–INCHES INSIDE THE PROPERTY LINE AND 18–INCHES AWAY FROM THE SIDE LOT LINE.
25. MULTIPLE TAPS IN THE SAME PIPE JOINT SHALL BE STAGGERED AND SHALL BE SEPARATED BY A MINIMUM OF ONE (1) FOOT.
26. ALL PIPE, WATER MAIN LINES, AND SERVICES SHALL BE BEDDED WITH TYPE I OR TYPE III BEDDING. IN AREAS OF ROCK EXCAVATION, BEDDING SHALL BE SIX (6) INCHES BELOW THE BOTTOM OF PIPE.

PRESSURIZED IRRIGATION

1. ALL DESIGN AND CONSTRUCTION OF PRESSURE IRRIGATION DISTRIBUTION FACILITIES SHALL CONFORM TO THE CITY OF KUNA DESIGN AND CONSTRUCTION STANDARDS FOR PRESSURE IRRIGATION FACILITIES, "IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION–LATEST EDITION" (ISPWC), IDAHO STATE PLUMBING CODE, FEDERAL AND STATE LAWS, AND WHERE APPLICABLE, RELEVANT WATER AND SEWER DESIGN AND CONSTRUCTION STANDARDS. COPIES OF THE CITY OF KUNA REQUIREMENTS MAY BE OBTAINED FROM THE CITY ENGINEER.
2. ALL NEW DEVELOPMENT WITHIN THE CITY OF KUNA SHALL INSTALL SEPARATE IRRIGATION SYSTEMS CONSISTING OF IRRIGATION MAINS AND INDIVIDUAL SERVICE CONNECTIONS TO EACH LOT. ANY CONNECTION TO THE CITY OF KUNA MUNICIPAL WATER (POTABLE) SYSTEM FOR IRRIGATION PURPOSES MUST BE APPROVED BY THE CITY ENGINEER, IS LIMITED TO LANDSCAPED COMMON AREAS ONLY, IS LIMITED IN TIME OF USE TO SHOULDER WATER SEASON ONLY AND SHALL BE THROUGH AN APPROVED SINGLE METERED CONNECTION EQUIPPED WITH A REDUCED PRESSURE BACKFLOW PREVENTION DEVICE. IF MULTIPLE CONNECTIONS ARE REQUIRED TO PROVIDE SERVICE TO MULTIPLE COMMON AREAS, EACH CONNECTION SHALL BE METERED AND EQUIPPED WITH A REDUCED PRESSURE BACKFLOW PREVENTION Device. ALL BACKFLOW PREVENTION DEVICES SHALL CONFORM TO IDAPA 58.01.08.900.02, AWWA C5LL AND REQUIREMENTS OF THE IDAHO DEPARTMENT OF HEALTH AND WELFARE– DIVISION OF ENVIRONMENTAL QUALITY.
3. BACKFLOW PROTECTION: A REDUCED PRESSURE BACKFLOW PREVENTION ASSEMBLY (WATTS REGULATOR SERIES 009 OR APPROVED EQUAL) SHALL BE INSTALLED FOR A CONNECTION TO THE POTABLE WATER SYSTEM. THIS INSTALLATION MAY BE USED FOR LANDSCAPING AND OTHER PUBLIC USE AREAS BUT IS NOT APPROVED AS A DEVELOPMENT SYSTEM CONNECTION TO THE POTABLE WATER SYSTEM (SEE NOTE 2).
4. WATER RIGHTS: THE RIGHT TO USE WATER RIGHTS FROM LAND CONNECTING TO THE PRESSURE IRRIGATION SYSTEM SHALL BE TRANSFERRED TO THE CITY PRESSURE IRRIGATION SYSTEM. THE LAND OWNER SHALL FURNISH THE CITY WITH A LETTER REQUESTING THAT THEIR IRRIGATION RIGHTS BE POOLED FOR DELIVERY PURPOSES AS DEFINED IN IDAHO STATE CODE (I.S.C.) 50–1805A TO THE BENEFIT OF THE CITY IRRIGATION SYSTEM AT THE TIME OF FINAL PLAT APPLICATION OR CONNECTION TO THE SYSTEM.
5. LINE DIAMETER: THE MINIMUM DISTRIBUTION LINE DIAMETER IS 4 INCHES. ALL RESIDENTIAL DEVELOPMENTS, AND SOME COMMERCIAL DEVELOPMENTS, WHEN DIRECTED BY THE CITY ENGINEER, SHALL PROVIDE A LARGER DIAMETER PERIMETER DISTRIBUTION LOOP LINE ADJACENT TO THE DEVELOPMENT BOUNDARIESSET IN A TEN FOOT WIDE EASEMENT (OR RIGHT–OF–WAY IF AVAILABLE), ACCORDING TO THE FOLLOWING SCHEDULE: A) THE LOTS OR LESS – MAY BE WAIVED AT THE DISCRETION OF THE CITY ENGINEER; B) TWENTY FIVE LOTS OR LESS –– 4 INCH DIAMETER; C) EIGHTY LOTS OR LESS –6 INCH DIAMETER; D) TWO HUNDRED LOTS OR LESS – 8 INCH DIAMETER; E) MORE THAN TWO HUNDRED LOTS –– MULTIPLE LOOPS AS REQUIRED BY THE CITY ENGINEER. INTERNAL DISTRIBUTION MAINS MUST BE LOOPED, EXCEPT FOR END LATERALS WHICH SERVICE 10 HOMES OR LESS. THE CITY ENGINEER MAY DIRECT THAT SOME INTERNAL MAINS ARE LARGER DIAMETER TO ENSURE ADEQUATE SUPPLY TO ALL PARTS OF THE CONNECTING PROPERTY.
6. A MINIMUM OF two MAIN LINE CONNECTIONS SHALL BE PROVIDED FOR ALL SUBDIVISIONS OVER 25 LOTS. THE MINIMUM MAIN LINE SIZE OF THE CONNECTION SHALL BE ONE PIPE SIZE LARGER THAN THE SMALLER CONNECTED DISTRIBUTION MAIN, UNLESS APPROVED OTHERWISE BY THE CITY ENGINEER.
7. IRRIGATION MAIN MUST BE DESIGNED FOR AN AVERAGE DEMAND OF 7.5 GALLONS PER MINUTE PER RESIDENTIAL LOT WHILE PROVIDING AT LEAST 15 GPM TO THE LOWEST PRESSURE SERVICE BASED UPON A 1–INCH RISER, AND MAIN LINE PRESSURE OF 60 PSI AT THE CONNECTION POINT TO THE CITY IRRIGATION DISTRIBUTION SYSTEM SUPPLY.
8. THE CITY SUPPLY SYSTEM WILL BE DESIGNED USING A MAXIMUM LOT SIZE OF 10,000 SQUARE FEET, NORMAL OPERATING RANGE OF 50–70 PSI, 7.5 GALLONS PER MINUTE PER LOT PEAK HOUR DEMAND, AND AN ALTERNATE DAY USE (15 GPM DELIVERY RATE TO LOT PEAK HOUR DEMAND). IRRIGATION SPRINKLER SYSTEMS ON EACH LOT SHALL BE LIMITED TO A DEMAND OF 15 GPM, EXCEPT THAT FLOW RATES FOR LOTS GREATER THAN 10,000 SQUARE FEET MAY BE PROPORTIONALLY INCREASED BASED UPON ACTUAL LOT SIZE.
9. WHEN PRESSURE IRRIGATION LINES ARE INSTALLED IN LANDS THAT ARE NOT YET FINAL PLATTED, MAINS WILL BE INSTALLED IN THE 10 FOOT UTILITY EASEMENT LOCATED ADJACENT TO SUBDIVISION BOUNDARIES AND RIGHT–OF – – WAY. ADEQUATELY SIZED PVC CASINGS SHALL BE INSTALLED UNDER EACH DRIVE AND NEW ROADWAYS WHERE FUTURE MAINS WILL BE REQUIRED.
10. LOT SERVICE REQUIREMENTS SHALL BE AS FOLLOWS:

LOT SIZE S.F.	IRRIGATION RISERS
0––14,000	ONE 1"
14,000 ––– 26,000	TWO 1" OR ONE 1.5"
26,000+	TO BE DETERMINED BY CITY ENGINEER

11. PIPE DEPTH: MINIMUM BURIAL DEPTH FOR ALL IRRIGATION MAINS NOT WITHIN ROADWAYS SHALL BE THREE (3) FEET FROM FINISH GRADE TO THE TOP OF PIPE IF THE PIPE IS FREE DRAINING. UNDER ROADWAYS OR IN AREAS WHERE THE PIPE IS NOT FREE–DRAINING, A MINIMUM OF FOUR (4) FEET OF COVER SHALL BE REQUIRED FROM Finish GRADE.
12. PRESSURE IRRIGATION MAIN LINE PIPING SHALL BE CONSTRUCTED OF POLYVINYL CHLORIDE (PVC), DR21 (200 PSI), CONFORMING TO ASTM D2241, FOR PIPES 3 INCH DIAMETER AND LARGER, AND SCHEDULE 40, CONFORMING TO ASTM D2466 FOR PIPES 2.5 INCH DIAMETER AND SMALLER– ALL JOINTS ON PIPE 3 INCH AND LARGER SHALL BE RUBBER GASKETED.
13. ALL PLASTIC PIPE SHALL BE INSTALLED WITH A #12 DIRECT BURIAL TRACER WIRE PLACED AND TAPED ALONG THE CROWN OF THE PRESSURE IRRIGATION MAINLINE. THE TRACER WIRE SHALL BE LOOPED FROM THE MAINLINE TO EACH SERVICE VAULT ALONG THE SERVICE PIPE AND BACK TO THE MAINLINE. THE TRACER WIRE SHALL BE ACCESSIBLE AT ALL VALVE BOXES AND SHALL BE EXTENDED ALONG THE OUTSIDE OF THE LOWER PORTION OF THE VALVE BOX AND ALONG THE INSIDE OF THE UPPER PORTION. AN ELECTRICAL CONTINUITY TEST SHALL BE CONDUCTED BEFORE PAVING TO PROVE INTEGRITY OF THE TRACER WIRE. ALL PIPE SHALL BE CLEARLY MARKED WITH TYPE, CLASS AND/OR THICKNESS AS APPLICABLE. LETTERING SHALL BE LEGIBLE AND PERMANENT UNDER NORMAL CONDITIONS OF HANDLING AND STORAGE.
14. ALL FITTINGS SHALL BE CAST IRON, DUCTILE IRON, PVC. BRASS OR STAINLESS STEEL, AND SHALL HAVE A MINIMUM PRESSURE RATING EQUAL TO 200 PSI OR GREATER. ALL FITTINGS FOUR 4 INCHES AND LARGER SHALL BE DUCTILE IRON WITH FLANGED OR MECHANICAL JOINTS. THRUST BLOCKS OR OTHER CITY ENGINEER APPROVED RESTRAINTS SHALL BE PROVIDED AT CHANGES OF DIRECTION.
15. VALVES UP TO 3 INCH DIAMETER SHALL BE RISING STEM, SOLID DOUBLE WEDGE DISC, SCREW BONNET, WITH HAND WHEELS, THE VALVE BODY, BONNET, DISC AND STEM SHALL BE BRONZE. VALVE BOXES FOR SIZES UP TO 3 INCHES SHALL BE 4 INCH DIAMETER PVC OR ABS PIPE WITH A FEMALE ADAPTER, AND THREADED PLUG WITH SQUARE NUT.
16. VALVES 3 INCH DIAMETER AND LARGER SHALL BE RESILIENT WEDGE GATE VALVES CONFORMING TO THE REQUIREMENTS OF ANSI/AWWA C509, WITH MECHANICAL OR FLANGED JOINTS AND 2 INCH SQUARE OPERATING NUT. ACCEPTABLE VALVES ARE MUELLER MODEL A–2360 AND A–2361 OR CLOW MODEL 2639 AND 2640. ANY OTHERS MUST BE EXPLICITLY APPROVED BY THE CITY ENGINEER. VALVE BOXES FOR VALVES 3 INCH DIAMETER AND LARGER SHALL BE STANDARD

ACHD NOTES

1. ALL CONSTRUCTION WITHIN THE ADA COUNTY HIGHWAY DISTRICT'S (ACHD) RIGHT-OF-WAY SHALL CONFORM TO THE LATEST EDITION OF THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPWC) AND THE ACHD SUPPLEMENTAL SPECIFICATIONS. NO EXCEPTIONS TO DISTRICT POLICY, STANDARDS, AND THE ISPWC WILL BE ALLOWED UNLESS SPECIFICALLY APPROVED IN WRITING BY THE DISTRICT.
2. ALL WATER VALVES, BLOW-OFFS, AND MANHOLES SHALL BE GRADED AND PLACED SO AS NOT TO CONFLICT WITH ANY CONCRETE CURB, GUTTERS, SIDEWALK OR OTHER STREET IMPROVEMENTS.
3. CONSTRUCT ALL PAVEMENT MATCHES (INCLUDING DRIVEWAY APPROACHES AND UTILITY CUT STREET REPAIRS) WITHIN THE DISTRICT'S RIGHT-OF-WAY TO MATCH THE EXISTING STREET PAVEMENT SECTION OR THE ROAD SECTIONS SHOWN ON THE ROADWAY PLANS. USE WHICHEVER PAVEMENT SECTION IS GREATER.
4. TRUNCATED DOMES SHALL BE CONSTRUCTED ON ALL PEDESTRIAN RAMPS WITHIN ACHD RIGHT-OF-WAY. DOMES SHALL BE CONSTRUCTED PER ISPWC SD-712. DOMES SHALL BE CAST INTO THE CONCRETE (STAMPED CONCRETE AND ADHESIVE MATS NOT ALLOWED) AND SHALL BE COLORED 'TRAFFIC YELLOW.'
5. TRAFFIC PLANS AND SAWCUTS ASSOCIATED WITH THE CONSTRUCTION OF ANY UTILITY WILL BE COORDINATED AND APPROVED THROUGH INSPECTION SERVICES OF ACHD (387-6284) PRIOR TO INITIATING ANY CONSTRUCTION.
6. ACHD WILL INSPECT ALL IMPROVEMENTS WHICH FALL WITHIN THE ACHD RIGHT-OF-WAY OR EASEMENT INCLUDING BUT NOT LIMITED TO STORM DRAIN CONSTRUCTION, TRENCH BACKFILL PROCEDURES, ROAD WAY CONSTRUCTION AND CONCRETE WORK. ANY WORK TO BE DONE OUTSIDE OF THE 300' EXTENDED BOUNDARY OF THE PROJECT WILL REQUIRE A SEPARATE PERMIT THROUGH ACHD CONSTRUCTION SERVICES DIVISION. THE CONTRACTOR WILL SCHEDULE AND INSPECTION, REQUESTED THROUGH ACHD CONSTRUCTION SERVICES, 208-387-6284, A MINIMUM OF 24 HRS. PRIOR TO CONSTRUCTION STARTING.
7. ALL UTILITY IMPROVEMENTS ARE TO BE CONSTRUCTED TO ACCOMMODATE THE COLLAR REQUIREMENT PER ISPWC SD-616 AND BE IN ACCORDANCE WITH SECTION 703 OF THE ISPWC.
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. ACHD INSPECTION STAFF WILL BE MORE CLOSELY MONITORING PEDESTRIAN FACILITIES FOR COMPLIANCE WITH ADA STANDARDS. AS A REMINDER, SIDEWALK CROSS SLOPE SHALL NOT EXCEED 2.0%; THERE ARE NO "TOLERANCES" ALLOWED.
10. ABANDONED TEST PITS OR WATERWAYS LOCATED WITHIN CURRENT OR FUTURE RIGHT-OF-WAY SHALL BE RE-EXCAVATED TO NATIVE SOIL AND BACKFILLED WITH STRUCTURAL FILL PER ISPWC SPECIFICATIONS. PROVIDE SOILS DATA TO VERIFY NATIVE MATERIAL MEETS THE REQUIREMENTS FOR ENGINEERED FILL PER ISPWC SPECIFICATIONS AND A COPY OF THE COMPACTION TESTS.
11. PRIOR TO PLACEMENT OF ANY PAVEMENT MARKINGS CONTACT ACHD INSPECTION FOR VERIFICATION OF COMPLIANCE WITH POLICY AND EXISTING PAVEMENT MARKINGS.
12. FOR SUBDIVISION SIGN INSTALLATION; OUTSIDE INSTALLERS MUST BE BONDED WITH ACHD AND OBTAIN A NO-CHARGE RIGHT-OF-WAY PERMIT.
13. ACTUAL FIELD CONDITIONS DURING TRENCHING MAY REQUIRE ADDITIONAL PAVEMENT REPAIR BEYOND THE LIMITS SHOWN ON THE PLAN. THE FOLLOWING CONDITIONS ARE LISTED IN SECTION 6000 OF THE ACHD POLICY MANUAL.

    1. ALL ASPHALT MATCH LINES FOR PAVEMENT REPAIR SHALL BE PARALLEL TO THE CENTERLINE OF THE STREET AND INCLUDE ANY AREA DAMAGED BY EQUIPMENT DURING TRENCHING OPERATIONS.
    2. IF THE CUMULATIVE DAMAGED PAVEMENT AREA EXCEEDS 50% OF THE TOTAL ROAD SURFACE, CONTRACTOR SHALL REPLACE THE ENTIRE ROADWAY SURFACE.
    3. CONTRACTOR SHALL REPLACE THE PAVEMENT SURFACE TO ENSURE MATCH LINE DOES NOT FALL WITHIN THE WHEEL PATH OF A LANE.MATCH LINE SHALL ONLY FALL IN THE CENTER OR EDGE OF A TRAVEL LANE.
    4. FLOWABLE FILL OR IMPORTED MATERIAL MAY BE REQUIRED IF THE NATIVE TRENCH MATERIAL IS DEEMED UNSUITABLE BY ACHD INSPECTOR, DOES NOT MEET COMPACTION STANDARDS OR TIME IS A CRITICAL FACTOR.
    5. ANY EXCEPTIONS TO THESE RULES SHALL BE PRE-APPROVED IN WRITING BY DISTRICT STAFF BEFORE CONSTRUCTION BEGINS.

TRAFFIC CONTROL NOTES

1. ALL WORK SHALL CONFORM TO THE LATEST EDITION OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" FOR STREETS AND HIGHWAYS.
2. ALL WARNING FLAGS AND FLASHERS SHALL BE CONSIDERED INCIDENTAL TO THE TRAFFIC CONTROL BID ITEMS.
3. THE FLAGGERS SHALL BE EQUIPPED WITH TWO WAY RADIOS CAPABLE OF TRANSMITTING A DISTANCE OF 2 MILES AND BATTERIES TO LAST THROUGH EACH DAY OF OPERATION.
4. SIGNS AND SIGN STANDS NOT IN USE SHALL BE REMOVED OR LAID DOWN AT LEAST 15 FEET FROM THE EDGE OF THE TRAVEL WAY.
5. ONE LANE OF TRAFFIC SHALL BE OPEN TO LOCAL TRAFFIC AT ALL TIMES.
6. CONTRACTOR SHALL PROVIDE ALL SIGNAGE NECESSARY TO ALERT THE SURROUNDING PUBLIC OF THE CONSTRUCTION TAKING PLACE. THE CONTRACTOR ASSUMES RESPONSIBILITY FOR THE SIGNS NEEDED FOR PUBLIC SAFETY.
7. ALL CONTRACTORS WORKING WITH THE PUBLIC ROAD RIGHT-OF-WAY ARE REQUIRED TO SECURE A RIGHT-OF-WAY CONSTRUCTION PERMIT FROM ACHD AT LEAST TWENTY-FOUR (24) HOURS PRIOR TO ANY CONSTRUCTION.
8. CONTRACTOR SHALL PROVIDE A DETAILED TRAFFIC CONTROL PLAN TO ACHD FOR APPROVAL PRIOR TO ANY CONSTRUCTION.

UTILITY NOTES

1. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BY CALLING DIGLINE AT PHONE # (800) 342-1585 BEFORE COMMENCING WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES TO EXISTING UNDERGROUND UTILITIES.
2. ALL WELL ABANDONMENT SHALL BE COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE IDAHO DEPARTMENT OF WATER RESOURCES (IDWR) AND IDAHO CODE. THE CONTRACTOR SHALL RETAIN A LICENSED WELL DRILLER FOR ABANDONMENT. COORDINATE WITH ROB WHITNEY AT IDWR WESTERN REGION (334-2190).
3. EXISTING OVERHEAD POWERLINES SHALL BE RETAINED AND PROTECTED AS NEEDED TO MAINTAIN SERVICE TO ADJACENT PROPERTIES. THE CONTRACTOR SHALL COORDINATE WITH IDAHO POWER COMPANY TO ABANDON OR RELOCATE ALL OTHER OVERHEAD POWER LINES AND POLES AS REQUIRED.
4. EXISTING SEPTIC SYSTEMS ASSOCIATED WITH ANY ABANDONED BUILDINGS ON THE SITE SHALL BE ABANDONED ACCORDING TO THE REQUIREMENTS OF THE IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY TECHNICAL GUIDANCE MANUAL. THE CONTRACTOR SHALL VERIFY THE LOCATION OF THE SEPTIC TANK, DRAINFIELD AND ALL APPURTENANCES. ALL INLET AND OUTLET PIPING SHALL BE DISCONNECTED FROM THE SEPTIC TANK. ALL BURIED PIPING SHALL BE EXCAVATED AND TRACED FROM THE SEPTIC TANK TO THE DRAIN FIELD TO THE FULL EXTENTS. THE CONTRACTOR SHALL VERIFY THE EXISTENCE OF A DRAINFIELD AND SHALL EXCAVATE THE DRAINFIELD SOILS TO AT LEAST THE MINIMUM GROUNDWATER LEVEL OR AS DIRECTED BY THE GEOTECHNICAL ENGINEER AFTER FIELD SITE INSPECTION OF THE DRAINFIELD AREA. THE DRAINFIELD SOILS SHALL BE DISPOSED OF OFF SITE OR MIXED WITH THE WETLAND STRIPPINGS IF AUTHORIZED BY THE ENGINEER. AFTER INSPECTION OF EXCAVATED SOILS, THE CONTRACTOR SHALL BACKFILL THE DRAINFIELD AREA WITH STRUCTURAL FILL.
5. THE HORIZONTAL SEPARATION OF POTABLE WATER MAINS AND NON-POTABLE WATER MAINS (SANITARY SEWER, STORM DRAIN, AND IRRIGATION) SHALL BE A MINIMUM OF TEN (10) FEET. WHERE IT IS NECESSARY FOR A POTABLE WATER MAIN AND NON-POTABLE WATER MAIN TO CROSS WITH LESS THAN EIGHTEEN (18) INCHES OF VERTICAL SEPARATION, THE CROSSING SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 542.07 OF THE IDAHO RULES FOR PUBLIC DRINKING WATER SYSTEMS (IDAPA 58.01.08) AND SECTION 430.02 OF THE WASTEWATER RULES (IDAPA 58.01.16).
6. THE HORIZONTAL SEPARATION OF NON-POTABLE SERVICES AND POTABLE WATER SERVICES OR POTABLE WATER MAINS SHALL BE A MINIMUM OF SIX (6) FEET. WHERE IT IS NECESSARY FOR A POTABLE WATER MAIN AND NON-POTABLE WATER MAIN TO CROSS WITH LESS THAN EIGHTEEN (18) INCHES OF VERTICAL SEPARATION, THE CROSSING SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 542.07 OF THE IDAHO RULES FOR PUBLIC DRINKING WATER SYSTEMS (IDAPA 58.01.08) AND SECTION 430.02 OF THE WASTEWATER RULES (IDAPA 58.01.16).

DEMOLITION NOTES

1. COORDINATE GRAVITY IRRIGATION DITCH AND PIPE REMOVAL WITH DEVELOPER PRIOR TO COMMENCING CONSTRUCTION.
2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS AND/OR REQUIREMENTS OF THE CITY OF KUNA, ADA COUNTY HIGHWAY DISTRICT, THE LATEST EDITION OF THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPWC), AND THE IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY. NO EXCEPTIONS WILL BE ALLOWED UNLESS SPECIFICALLY AND PREVIOUSLY APPROVED IN WRITING BY ALL APPROPRIATE ENTITIES.
3. THE LOCATION OF EXISTING UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL COMPLY WITH IDAHO CODE, CHAPTER 22, TITLE 55 REGARDING UNDERGROUND FACILITIES DAMAGE PREVENTION. THE CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITY COMPANIES OR DIGLINE (1-800-342-1585) FOR EXACT LOCATION A MINIMUM OF 48 HOURS PRIOR TO DIGGING.
4. UTILITIES ON THIS PLAN ARE BASED UPON DIGLINE MARKS, RECORD DRAWINGS, AND FACILITY MAPS. KM ENGINEERING MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHER, KM ENGINEERING DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED AND HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. THE CONTRACTOR SHALL TAKE EVERY PRECAUTION TO PRESERVE AND PROTECT EXISTING FACILITIES NOT SCHEDULED FOR REMOVAL AND COORDINATE WITH THE PROJECT ENGINEER IF UNEXPECTED FACILITIES ARE ENCOUNTERED.
5. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING DEMOLITION WITH THE APPROPRIATE PHASE OF CONSTRUCTION.
6. ALL DEMOLISHED DEBRIS MUST BE COMPLETELY REMOVED FROM THE SITE. REMOVAL OF EXISTING CONSTRUCTION DEBRIS MUST CONTINUE TO EXPOSE NATIVE, UNDISTURBED GRANULAR SOILS. SUITABLE NATIVE SOILS INCLUDE GW, GP, GM, SW, SP, SM IN ACCORDANCE WITH THE UNIFIED SOIL CLASSIFICATION SYSTEM (USCS). CONTRACTOR SHALL COMPLY WITH ALL RECOMMENDED CONSTRUCTION CONSIDERATIONS, AS CONTAINED IN THE PROJECT GEOTECHNICAL ENGINEERING REPORT, PREPARED BY SITE CONSULTING, LLC.
7. AFTER REMOVAL OF ALL DEBRIS, THE EXPOSED, EXCAVATED AREA SHALL BE INSPECTED BY THE MATERIALS TESTING & INSPECTION CONSULTANT TO VERIFY SUITABILITY OF SUBGRADE FOR PLACEMENT OF STRUCTURAL FILL. THE EXPOSED SUBGRADE MUST BE IN A COMPACT, FIRM AND STABLE CONDITION PRIOR TO FILL PLACEMENT. THIS WILL BE CONFIRMED BY PROOF-ROLLING THE SUBGRADE IN A MANNER ACCEPTABLE TO THE TESTING AND INSPECTION CONSULTANT.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSING OF ALL DEMOLISHED MATERIALS AT AN APPROVED OFF-SITE LOCATION. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR THESE MATERIALS AFTER REMOVAL FROM THE SITE.
9. CONTRACTOR IS RESPONSIBLE FOR SECURING AND PAYING FOR ALL PERMITS REQUIRED BY ANY POLITICAL SUBDIVISION OR AGENCY.
10. CONTRACTOR SHALL BE REQUIRED TO PROVIDE A WATER TRUCK, AS NECESSARY, FOR DUST ABATEMENT DURING DEMOLITION AND REMOVAL OPERATIONS.
11. CONTRACTOR SHALL CONDUCT CONSTRUCTION OPERATIONS TO PREVENT ANY SOIL OR OBJECTIONABLE MATERIAL RUNOFF FROM LEAVING THE SITE, OR ENTERING THE PUBLIC RIGHTS-OF-WAY.
12. CONTRACTOR SHALL REMOVE ORGANIC OR DISTURBED SOILS WITHIN CLEARING LIMITS SHOWN ON THE CONSTRUCTION PLANS, AND WASTED OR STOCKPILED FOR LATER USE. ADDITIONAL DEPTHS MAY BE NECESSARY TO OBTAIN SUITABLE SUBGRADE MATERIALS AS DETERMINED BY THE GEOTECH CONSULTANT.
13. CONTRACTOR SHALL CLEAR AND GRUB ALL EXISTING UNSUITABLE TOPSOIL AND VEGETATION WHERE STRUCTURAL FILL IS TO BE PLACED. CONTRACTOR SHALL STOCKPILE MATERIAL IN DESIGNATED ON-SITE SPOIL PILE LOCATION FOR LANDSCAPING. MATERIAL IN EXCESS OF THE LANDSCAPING NEEDS SHALL BE DISPOSED OF IN AN APPROVED OFF-SITE LOCATION.
14. ITEMS SHOWN ON SHEET C1.3 REPRESENT THE EXISTING CONDITIONS OF THE SITE PRIOR TO CONSTRUCTION.
15. OVER-EXCAVATION, IN AREAS WHERE EXISTING GRAVITY IRRIGATION IS PROPOSED TO BE TILED AND/OR REMOVED, IS ANTICIPATED IN ORDER TO REMOVE SOFT SUBGRADE SOILS. THE CONTRACTOR SHALL COMPLY WITH THE RECOMMENDATIONS OF THE PRIOR REFERENCED GEOTECHNICAL ENGINEERING REPORT, BY SITE CONSULTING, LLC., FOR DITCH EXCAVATIONS AND SHALL HAVE ALL EXCAVATED DITCH SUBGRADES INSPECTED BY A TESTING COMPANY OR THE GEOTECHNICAL ENGINEER, PRIOR TO PLACEMENT OF PIPE AND/OR BACKFILL OF THE DITCHES.

GRADING NOTES

1. ALL EARTHWORK INCLUDING CLEARING, GRUBBING, EXCAVATION, EMBANKMENT, BACKFILL, DEWATERING, AND EROSION CONTROL SHALL MEET THE SPECIFICATIONS OF SECTION 200 OF THE ISPWC AS WELL AS THE SPECIFICATIONS AND RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEERING REPORT.
2. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING DRAINAGE FACILITIES WITH THE CONSTRUCTION AREA UNTIL TEMPORARY AND/OR PERMANENT DRAINAGE IMPROVEMENTS ARE IN PLACE AND FUNCTIONING.
3. IF REQUIRED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A SHORT TERM ACTIVITY EXEMPTION PERMIT FROM THE IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY (DEQ). CONTACT CRAIG SHEPHARD AT THE SOUTHWEST REGIONAL DEQ OFFICE (373-0557). THE CONTRACTOR SHALL SUBMIT TO DEQ A DEWATERING PLAN WHICH OUTLINES THE LOCATION OF PROPOSED BMPS AND THE SEQUENCING OF THE DEWATERING ACTIVITIES. ALL CONSTRUCTION WATER GENERATED FROM EXCAVATION SHALL BE FREE OF SEDIMENT AND DEBRIS BEFORE IT LEAVES THE SITE.
4. PRIOR TO PLACEMENT OF FILL MATERIAL, THE CONTRACTOR SHALL CLEAR THE SITE OF ALL WASTE MATERIALS AND VEGETATION AND PREPARE THE SUBGRADE AS RECOMMENDED IN THE GEOTECHNICAL REPORT. ALL WASTE MATERIAL SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS. THE SITE SHALL BE PROOF-ROLLED PRIOR TO PLACEMENT OF FILL MATERIAL TO ENSURE STABILITY OF SUBGRADE. A REPRESENTATIVE OF GEOTECHNICAL CONSULTANT SHALL REMAIN ON SITE TO ENSURE PROPER PLACEMENT AND COMPACTION OF STRUCTURAL FILL.
5. NO WORK SHALL BE DONE WITHIN JURISDICTIONAL WETLAND AREAS UNTIL A 404 PERMIT HAS BEEN ISSUED BY THE US ARMY CORPS OF ENGINEERS. ALL WORK WITHIN WETLAND AREAS SHALL ADHERE TO THE REQUIREMENTS OF THE 404 PERMIT.
6. STRIP AND STOCKPILE TOPSOIL AND DISPOSE OF DEBRIS OFF-SITE. THE DEPTH OF STRIPPING COULD VARY IN THE FIELD DEPENDING ON THE DEPTH OF THE ROOT ZONE, SOIL COMPOSITION INCLUDING SOIL TYPE, MOISTURE CONTENT AND STABILITY AND THE WEATHER CONDITIONS DURING CONSTRUCTION. STRIPPING DEPTHS SHALL BE DIRECTED BY THE ONSITE GEOTECHNICAL CONSULTANT. LOCATION OF STOCKPILED MATERIAL SHALL BE COORDINATED WITH THE OWNER AND ENGINEER PRIOR TO PLACEMENT.
7. TESTING SHALL BE PERFORMED PER THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT. FILL MATERIAL WITHIN THE LOT AREAS SHALL BE COMPACTED TO 95% MODIFIED PROCTOR PER THE REQUIREMENTS OF ASTM D 1557. TESTING FREQUENCY SHALL ALLOW FOR A MINIMUM OF ONE COMPACTION TEST PER LIFT PER LOT. THE COMPACTION TESTS ON THE FINAL LIFT FOR EACH LOT SHALL BE SUPPLIED TO THE PROJECT ENGINEER AT THE COMPLETION OF THE PROJECT.
8. THE SUBGRADE WITHIN THE ROAD RIGHT-OF-WAYS SHALL BE STRIPPED, COMPACTED, INSPECTED AND PROOF ROLLED WITH A HEAVY RUBBER-TIRED FULL LOADED TANDEM AXLE OR EQUIVALENT PRIOR TO PLACEMENT OF FILL. FILL WITHIN THE ROADWAY AREAS SHALL BE COMPACTED TO NOT LESS THAN 95% OF THE MAXIMUM DRY DENSITY OF THE SOIL AS INDICATED BY ASTM D698 IN FLEXIBLE PAVEMENT AREAS.
9. STRUCTURAL FILL IS DEFINED BY THE GEOTECHNICAL CONSULTANT. SEE GEOTECHNICAL REPORT FOR ADDITIONAL INFORMATION.
10. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER TO DETERMINE WHICH TREES WITHIN THE PROJECT LIMITS ARE TO REMAIN AND WHICH ARE TO BE REMOVED.
11. TOPSOIL AND OTHER STOCKPILE AREAS TO BE COORDINATED BETWEEN CONTRACTOR AND OWNER BEFORE THE START OF CONSTRUCTION.
12. NO GRADING WORK SHALL OCCUR UNTIL THE OWNER HAS FILED A NOTICE OF INTENT FOR CONSTRUCTION ACTIVITY WITH THE EPA.
13. ALL MATERIAL FURNISHED ON OR FOR THE PROJECT MUST MEET THE MINIMUM REQUIREMENTS OF THE APPROVING AGENCIES OR AS SET FORTH HEREIN, WHICHEVER IS MORE RESTRICTIVE. CONTRACTORS MUST FURNISH PROOF THAT ALL MATERIALS INSTALLED ON THIS PROJECT MEET THE REQUIREMENTS AT THE REQUEST OF THE AGENCY AND/OR THE ENGINEER.

ACRONYMS

CL	– CENTERLINE	N	– NORTHING
CO	– CLEANOUT	OHP	– OVERHEAD POWER
E	– EASTING	PC	– POINT OF CURVATURE
ELEV	– ELEVATION	PI	– PRESSURE IRRIGATION
EP	– EDGE OF PAVEMENT	PS	– PRESSURE SEWER
FL	– FLOW LINE	PT	– POINT OF TANGENCY
FLG	– FLANGE	R	– STATION OFFSET RIGHT
GI	– GRAVITY IRRIGATION	RIM	– RIM OF STRUCTURE
HP	– HIGH POINT	SD	– STORM DRAIN
INV	– INVERT	SDMH	– STORM DRAIN MANHOLE
ISPWC	– IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION	SG	– SAND AND GREASE TRAP
		SS	– SANITARY SEWER
L	– STATION OFFSET LEFT	SSMH	– SEWER MANHOLE
LF	– LINEAR FOOT	STA	– ROADWAY STATION FROM CENTERLINE
LIP	– LIP OF GUTTER	SW	– SIDEWALK
MA	– MATCH EXISTING	TBC	– TOP BACK OF CURB
MJ	– MECHANICAL JOINT	TOC	– TOP OF CONCRETE
MW	– MONITORING WELL		

Water, sewer and irrigation plans are approved for construction. The design registered professional engineer's responsibilities and obligations listed in IDAPA 10.01.02 remain in effect.

Paul A Stevens, P.E. **Date:** 4 JAN 2019
Kuna City Engineer

Plans Are Accepted For Public Street Construction

By stamping and signing the improvement plans, the Registered Engineer ensures the District that the plans conform to all District policies and standards. Variances or waivers must be specifically and previously approved by the District in writing. Acceptance of the improvement plans by the District does not relieve the Registered Engineer of these responsibilities.

BY Michael Obradovich DATE 12-19-18
ADA COUNTY HIGHWAY DISTRICT

PROFESSIONAL ENGINEER — KEVIN P. MCCARTHY — 10821 — STATE OF IDAHO — 11/30/18

REVISIONS

NO.	ITEM	DATE
1	CITY OF KUNA COMMENTS	8/29/18
2	ACHD COMMENTS	9/17/18
3	ACHD COMMENTS	11/7/18
4	CITY OF KUNA COMMENTS	11/28/18

ASHTON ESTATES SUBDIVISION NO. 2
KUNA, IDAHO

PROJECT NOTES AND ACRONYMS

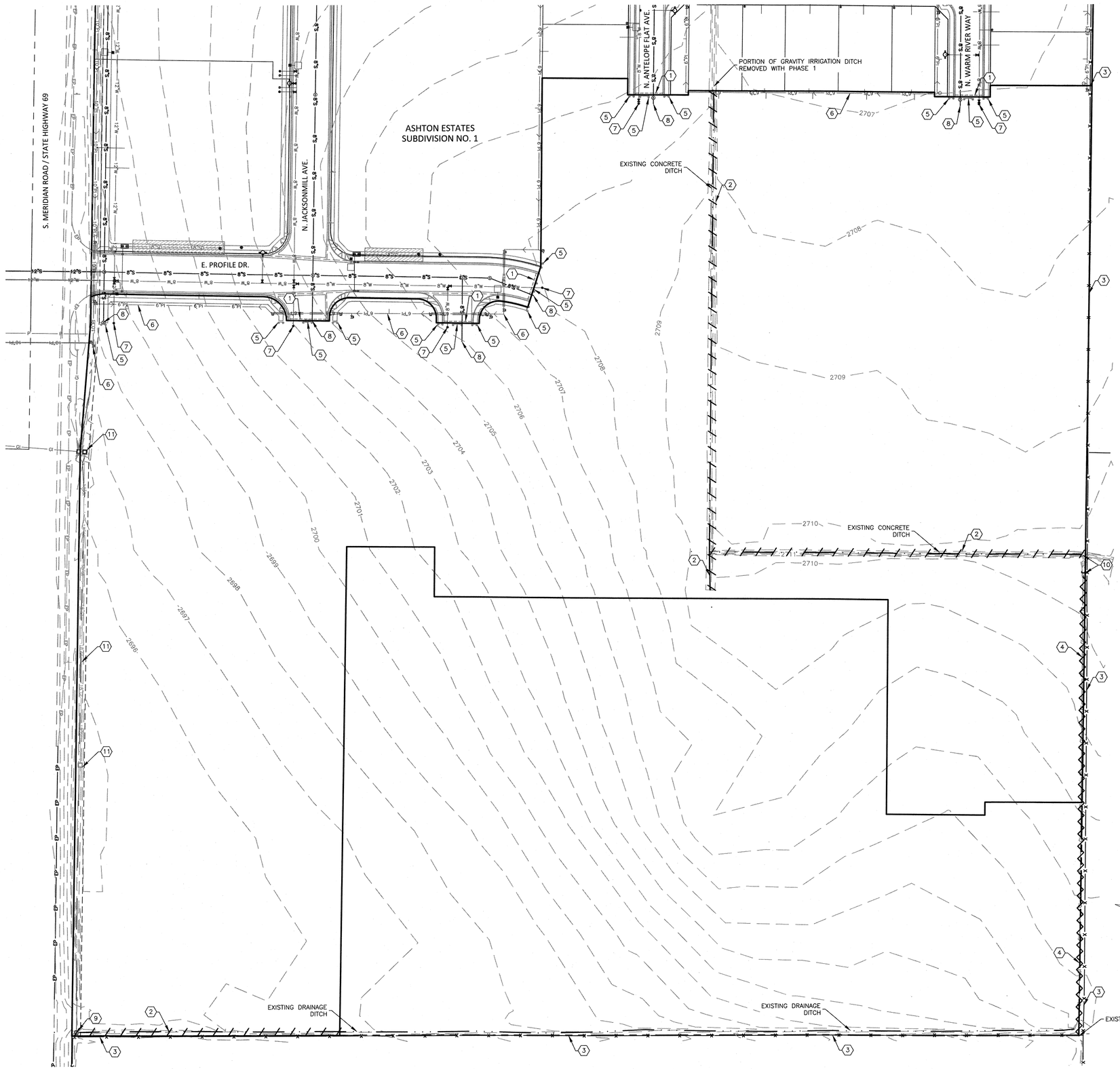
DRAWING STATUS:
APPROVED FOR CONSTRUCTION

km ENGINEERING
ENGINEERS . SURVEYORS . PLANNERS
9233 WEST STATE STREET
BOISE, IDAHO 83714
PHONE (208) 639-6939
FAX (208) 639-6930

DESIGN BY:	SRM
DRAWN BY:	SRM
CHECKED BY:	AFN/KPM
DATE:	8/9/18
PROJECT:	18-053

SHEET NO.
C1.2

P:\18-053\CAD\CONSTRUCTION PLANS\18-053 NOTES.DWG, SCOTT MARSHALL, 11/29/2018, AUTOCAD PDF (GENERAL DOCUMENTATION).PC3, 23.04 L [PDF]



N

0 50 100 200 300

Plan Scale

LEGEND

- DITCH REMOVAL
- PIPE REMOVAL
- ASPHALT SAWCUT LINE

SHEET NOTES

1. SEE SHEET C1.2 FOR GENERAL AND DEMOLITION NOTES.

KEYNOTES (#)

1. SAWCUT (2' MINIMUM INTO EXISTING PAVEMENT) AND PAVEMENT PATCH PER ISPWC SD-303 AND ACHD REQUIREMENTS.
2. EXISTING GRAVITY IRRIGATION DITCH TO BE REMOVED. OVER-EXCAVATION, IN AREAS WHERE EXISTING GRAVITY IRRIGATION IS PROPOSED TO BE REMOVED, IS ANTICIPATED IN ORDER TO REMOVE SOFT SUBGRADE SOILS. THE CONTRACTOR SHALL COMPLY WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER FOR DITCH EXCAVATIONS. ALL EXCAVATED DITCH SUBGRADES SHALL BE INSPECTED BY A TESTING COMPANY OR THE GEOTECHNICAL ENGINEER, PRIOR TO PLACEMENT OF PIPE AND/ OR BACKFILL OF THE DITCHES.
3. PROTECT EXISTING FENCE.
4. REMOVE 12" GATED GRAVITY IRRIGATION PIPE.
5. RELOCATE OR REMOVE AND SALVAGE ROAD AND SIDEWALK TERMINUS SIGNS TO OWNERS.
6. RETAIN AND PROTECT EXISTING PRESSURE IRRIGATION MAINS AND SERVICES.
7. RETAIN AND PROTECT WATER MAIN. CONNECT TO EXISTING SYSTEM PER WATER IMPROVEMENT PLANS.
8. RETAIN AND PROTECT SEWER MAIN. CONNECT TO EXISTING SYSTEM PER SEWER IMPROVEMENT PLANS.
9. REMOVE EXISTING GRAVITY IRRIGATION BOX.
10. REMOVE EXISTING WEIR SYSTEM AND CONCRETE STRUCTURES. COORDINATE REMOVAL WITH DITCH OWNER PRIOR TO EXCAVATION.
11. RETAIN AND PROTECT EXISTING GRAVITY IRRIGATION BOX AND MAIN.

Water, sewer and irrigation plans are approved for construction. The design registered professional engineer's responsibilities and obligations listed in IDAPA 10.01.02 remain in effect.

Paul A Stevens, P.E.
Kuna City Engineer

Date: 4 JAN 2019

Plans Are Accepted For Public Street Construction

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BY: Michael Abraham DATE: 12-19-18
ADA COUNTY HIGHWAY DISTRICT

PROFESSIONAL ENGINEER
REGISTERED
10821
11/30/18
STATE OF IDAHO
KEVIN P. MCCARTHY

REVISIONS

NO.	ITEM	DATE
1	CITY OF KUNA COMMENTS	8/29/18
2	ACHD COMMENTS	9/17/18
3	ACHD COMMENTS	11/7/18
4	CITY OF KUNA COMMENTS	11/28/18

ASHTON ESTATES SUBDIVISION NO. 2
KUNA, IDAHO

EXISTING CONDITIONS AND DEMOLITION PLAN

DRAWING STATUS:

APPROVED FOR CONSTRUCTION

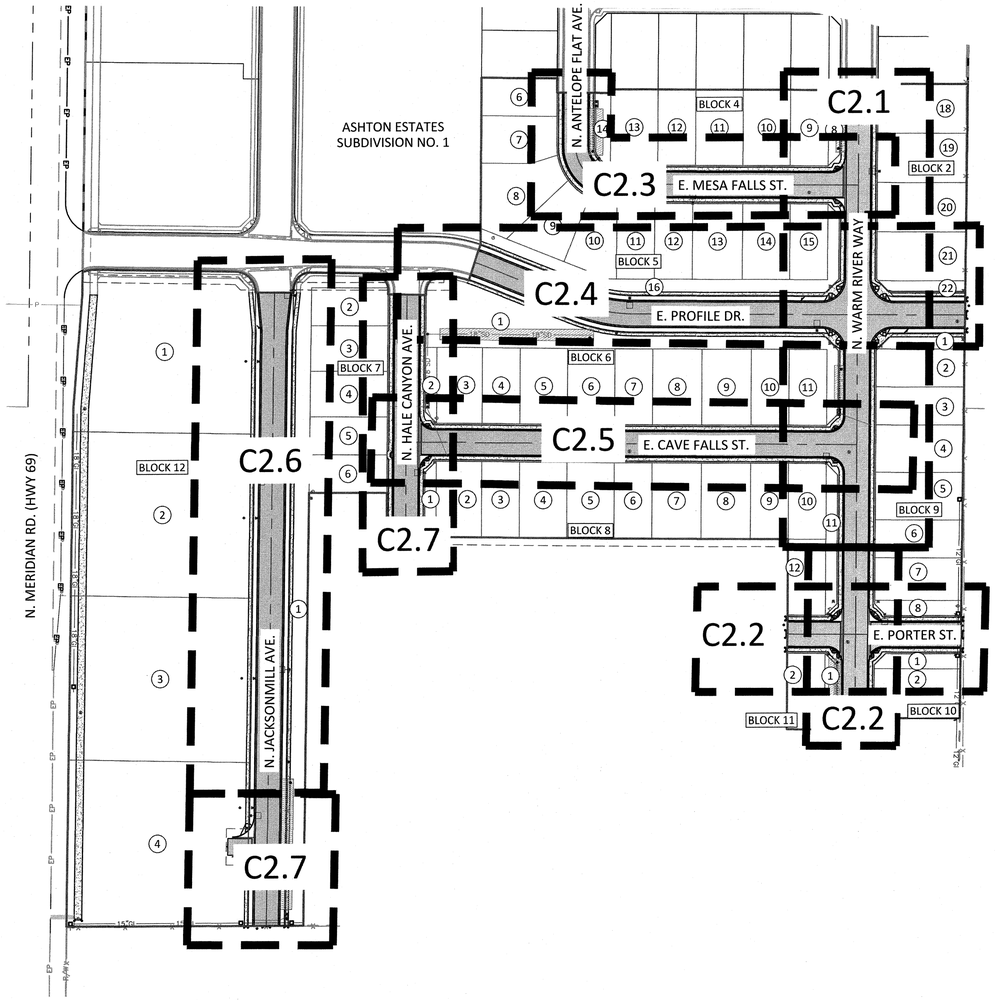
km ENGINEERING
ENGINEERS . SURVEYORS . PLANNERS
9233 WEST STATE STREET
BOISE, IDAHO 83714
PHONE (208) 639-6939
FAX (208) 639-6930

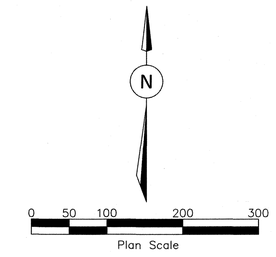
DESIGN BY:	SRM
DRAWN BY:	SRM
CHECKED BY:	AFN/KPM
DATE:	8/9/18
PROJECT:	18-053

SHEET NO.

C1.3

P:\18-053\CAD\CONSTRUCTION PLANS\18-053 EXISTING CONDITIONS AND DEMOLITION PLAN.DWG, SCOTT MARSHALL, 11/30/2018, AUTOCAD PDF (GENERAL DOCUMENTATION).PC3, 23X34 L (PDF)





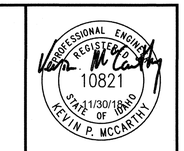
SHEET NOTES

A. SEE SHEET C1.0, C1.1, & C1.2 FOR GENERAL, GRADING, AND ACHD NOTES.

B. SEE SHEET C2.1–C2.7 FOR ROADWAY PLAN AND PROFILES.

C. SEE SHEET C2.8 FOR ROADWAY SECTION.

D. SEE SHEET C2.9 FOR STREET LIGHT PLAN.



REVISIONS

NO.	ITEM	DATE
1	CITY OF KUNA COMMENTS	8/29/18
2	ACHD COMMENTS	9/17/18
3	ACHD COMMENTS	11/7/18
4	CITY OF KUNA COMMENTS	11/28/18

ASHTON ESTATES SUBDIVISION NO. 2
KUNA, IDAHO

ROADWAY IMPROVEMENT PLANS
OVERALL ROADWAY PLAN

DRAWING STATUS:

APPROVED FOR CONSTRUCTION

km ENGINEERING
ENGINEERS . SURVEYORS . PLANNERS
9233 WEST STATE STREET
BOISE, IDAHO 83714
PHONE (208) 639-6939
FAX (208) 639-6930

DESIGN BY:	SRM
DRAWN BY:	SRM
CHECKED BY:	AFN/KPM
DATE:	8/9/18
PROJECT:	18-053

SHEET NO.

C2.0

Water, sewer and irrigation plans are approved for construction. The design registered professional engineer's responsibilities and obligations listed in IDAPA 10.01.02 remain in effect.

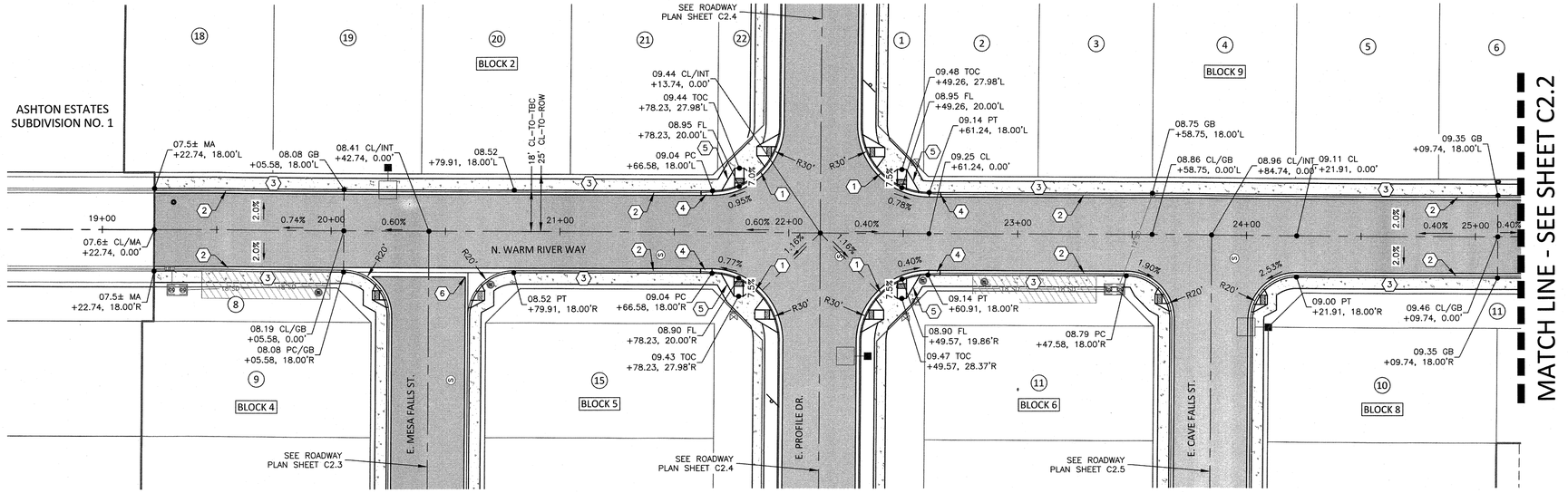
Paul A Stevens, P.E. **Date:**
Kuna City Engineer

Plans Are Accepted For Public Street Construction

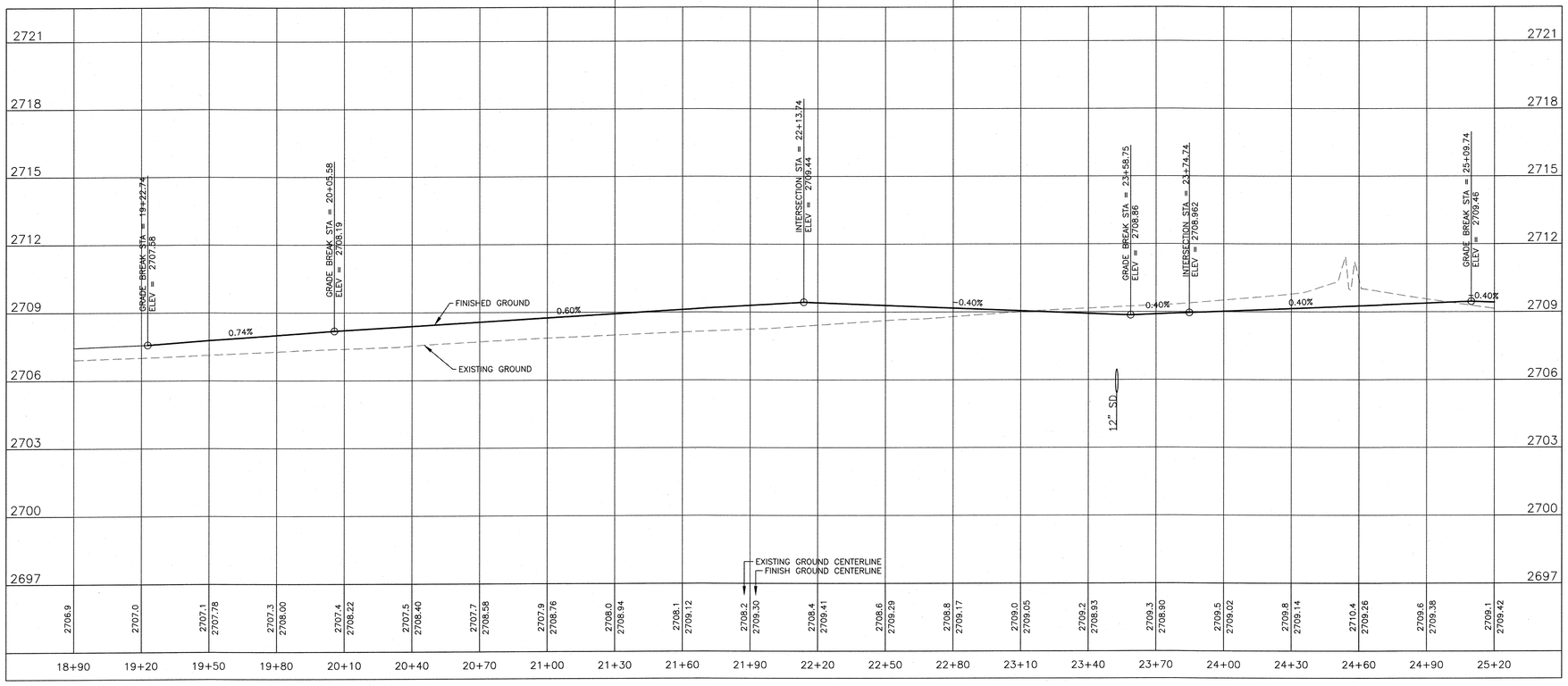
By stamping and signing the improvement plans, the Registered Engineer ensures the District that the plans conform to all District policies and standards. Variances or waivers must be specifically and previously approved by the District in writing. Acceptance of the improvement plans by the District does not relieve the Registered Engineer of these responsibilities.

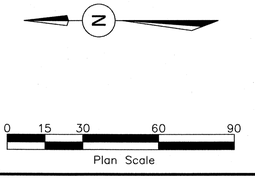
BY: Michael Abston DATE: 12-19-18
ADA COUNTY HIGHWAY DISTRICT

P:\18-053\CAD\CONSTRUCTION PLANS\18-053 ROAD.DWG, SCOTT MARSHALL, 11/29/2018, AUTOCAD PDF (GENERAL DOCUMENTATION).PC3, 23X34 (.PDF)



N. WARM RIVER WAY (STA. 19+22.74 TO 25+20.00)





SHEET LEGEND

- ELE. & DESCRIPTION STA., OFFSET SIDE — FINISHED GRADE ELEVATION
- 1.50% — FINISHED GRADE SLOPE
- GRADE BREAK

CIVIL ACRONYMS

ALL GRADES ARE TO TOP BACK OF CURB UNLESS NOTED AS FOLLOWS:

STA.	– ROADWAY STATION FROM CENTERLINE
CL	– ROADWAY CENTERLINE
PC	– POINT OF CURVATURE
PT	– POINT OF TANGENCY
ELE.	– ELEVATION
L	– STATION OFFSET LEFT
R	– STATION OFFSET RIGHT
TBC	– TOP BACK OF CURB
RIM	– RIM OF STRUCTURE
LIP	– LIP OF GUTTER
MA	– MATCH EXISTING
SW	– SIDEWALK
EP	– EDGE OF PAVEMENT
FL	– FLOW LINE
TOC	– TOP OF CONCRETE
HP	– HIGH POINT
CR	– CURB RETURN
POC	– POINT ON CURVE

SHEET NOTES

A. SEE SHEET C1.1 & C1.2 FOR GENERAL, GRADING, AND ACHD NOTES.

B. SEE SHEET C2.9 FOR STREET LIGHT PLAN.

C. SEE SHEET C2.8 FOR TYPICAL ROAD SECTION.

D. SEE SHEET C3.0 FOR LOT GRADING.

E. SIDEWALK CROSS SLOPE SHALL NOT EXCEED 2.0%. NO TOLERANCES WILL BE ALLOWED.

F. ALL STATION AND OFFSET LABELING RELATED TO EACH SPOT ELEVATIONS ARE REFERENCED TO THE ROAD ALIGNMENT.

G. SEE SHEETS C4.0 – C4.2 FOR STORM WATER PLANS.

KEYNOTES

1. INSTALL 6" VERTICAL CURB AND GUTTER PER ACHD SUPPLEMENTAL STANDARD DRAWING SD-701, SHEET C2.11.
2. INSTALL 3" ROLLED CURB AND GUTTER PER ACHD SUPPLEMENTAL STANDARD DRAWING SD-702, SHEET C2.11.
3. INSTALL 5' WIDE ATTACHED CONCRETE SIDEWALK PER ACHD SUPPLEMENTAL STANDARD DRAWING SD-709, SHEET C2.11.
4. INSTALL 5' TRANSITION FROM 6" VERTICAL CURB AND GUTTER TO 3" ROLLED CURB AND GUTTER.
5. INSTALL PEDESTRIAN RAMP TYPE "A" PER ISPWC SD-712A, SHEET C2.8, WITH TRUNCATED DOMES PER ACHD SUPPLEMENTAL DRAWINGS SD-712. DOMES SHALL BE RIGID INSERTS WET-SET INTO THE CONCRETE (CONCRETE STAMP AND ADHESIVE MATS NOT ALLOWED) AND SHALL BE COLORED 'TRAFFIC YELLOW'.
6. INSTALL 4' WIDE VALLEY GUTTER PER ACHD SUPPLEMENTAL STANDARD DRAWING SD-708, SHEET C2.11.

Plans Are Accepted For Public Street Construction

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BY: Michael Ashton DATE: 12-19-18
ADA COUNTY HIGHWAY DISTRICT

PROFESSIONAL ENGINEER
REGISTERED
10821
11/30/18
STATE OF IDAHO
KEVIN P. MCCARTHY

REVISIONS

NO.	ITEM	DATE
1	CITY OF KUNA COMMENTS	8/29/18
2	ACHD COMMENTS	9/17/18
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ASHTON ESTATES SUBDIVISION NO. 2
KUNA, IDAHO

ROADWAY IMPROVEMENT PLANS
N. WARM RIVER WAY PLAN AND PROFILE
STA. 19+22.74 TO 25+20.00

DRAWING STATUS:

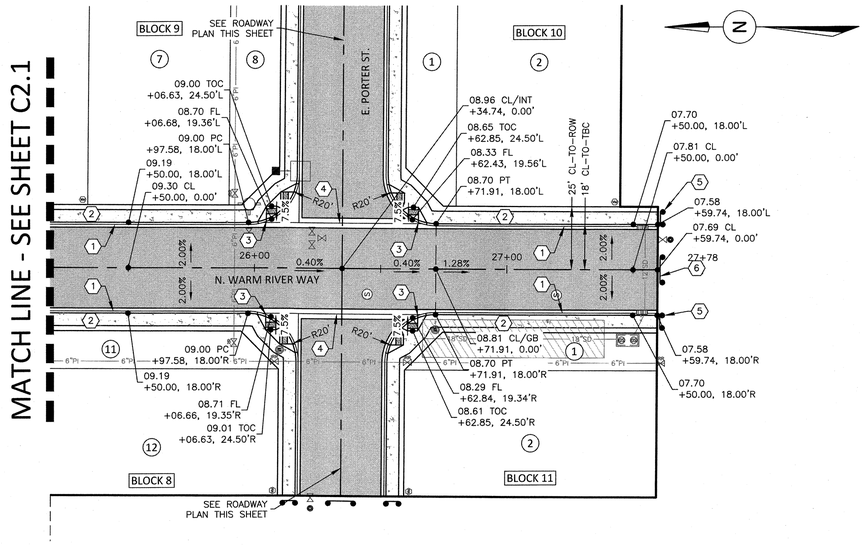
APPROVED FOR CONSTRUCTION

km ENGINEERING
ENGINEERS . SURVEYORS . PLANNERS
9233 WEST STATE STREET
BOISE, IDAHO 83714
PHONE (208) 639-6939
FAX (208) 639-6930

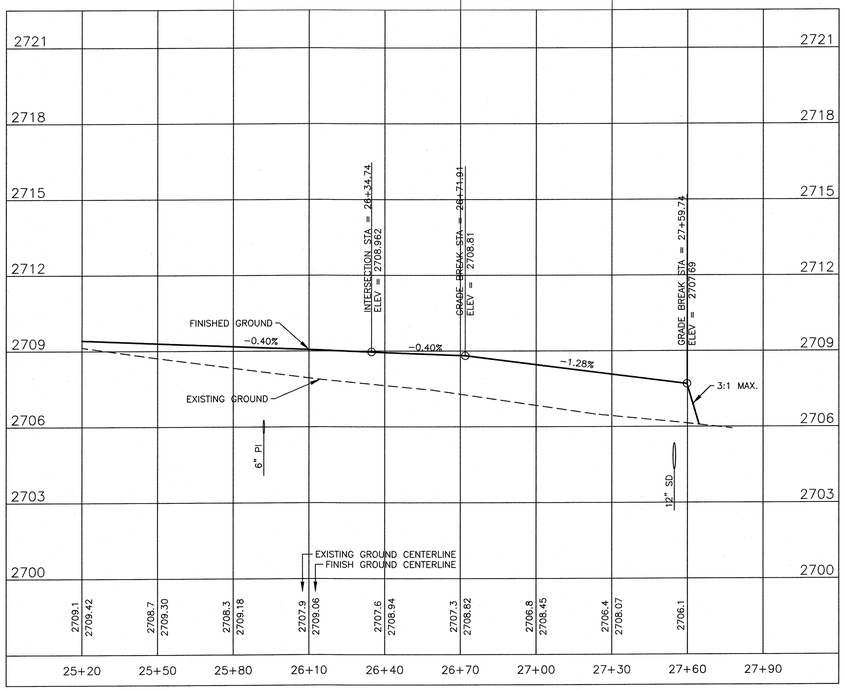
DESIGN BY:	SRM
DRAWN BY:	SRM
CHECKED BY:	AFN/KPM
DATE:	8/9/18
PROJECT:	18-053

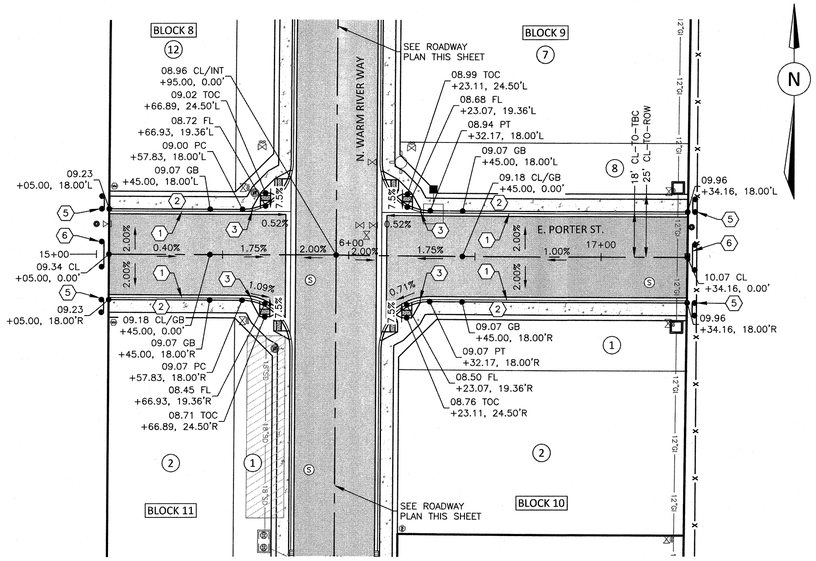
SHEET NO.
C2.1

P:\18-053\ENGINEERING\CONSTRUCTION PLANS\18-053 ROAD.DWG, SCOTT MARSHALL, 11/30/2018, AUTOCAD PDF (GENERAL DOCUMENTATION).PC3, 22X34 (.PDF)

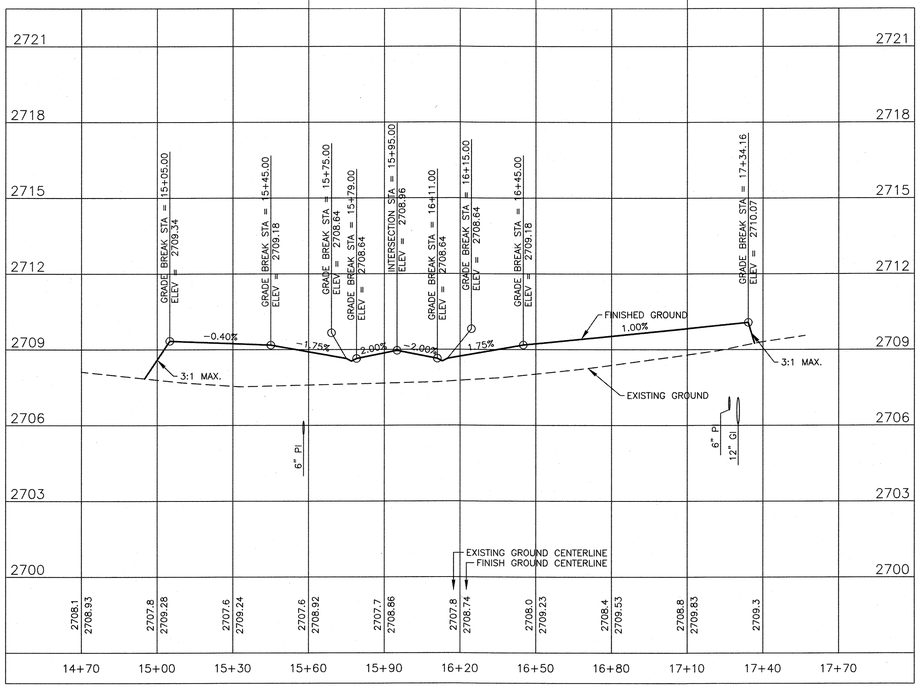


N. WARM RIVER WAY (STA. 25+20.00 TO 27+59.74)





E. PORTER ST. (STA. 15+05.00 TO 17+34.05)



SEE VIEWPORT FOR ORIENTATION

0 15 30 60 90

Plan Scale

SHEET LEGEND

- ELE. & DESCRIPTION STA., OFFSET SIDE — FINISHED GRADE ELEVATION
- 1.50% — FINISHED GRADE SLOPE
- GRADE BREAK

CIVIL ACRONYMS

ALL GRADES ARE TO TOP BACK OF CURB UNLESS NOTED AS FOLLOWS:

STA.	– ROADWAY STATION FROM CENTERLINE
CL	– ROADWAY CENTERLINE
PC	– POINT OF CURVATURE
PT	– POINT OF TANGENCY
ELE.	– ELEVATION
L	– STATION OFFSET LEFT
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TBC	– TOP BACK OF CURB
RIM	– RIM OF STRUCTURE
LIP	– LIP OF GUTTER
MA	– MATCH EXISTING
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EP	– EDGE OF PAVEMENT
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TOC	– TOP OF CONCRETE
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SHEET NOTES

A. SEE SHEET C1.1 & C1.2 FOR GENERAL, GRADING, AND ACHD NOTES.

B. SEE SHEET C2.9 FOR STREET LIGHT PLAN.

C. SEE SHEET C2.8 FOR TYPICAL ROAD SECTION.

D. SEE SHEET C3.0 FOR LOT GRADING.

E. SIDEWALK CROSS SLOPE SHALL NOT EXCEED 2.0%. NO TOLERANCES WILL BE ALLOWED.

F. ALL STATION AND OFFSET LABELING RELATED TO EACH SPOT ELEVATIONS ARE REFERENCED TO THE ROAD ALIGNMENT.

G. SEE SHEETS C4.0 – C4.2 FOR STORM WATER PLANS.

KEYNOTES (#)

1. INSTALL 3" ROLLED CURB AND GUTTER PER ACHD SUPPLEMENTAL STANDARD DRAWING SD-702, SHEET C2.8.
2. INSTALL 5' WIDE ATTACHED CONCRETE SIDEWALK PER ACHD SUPPLEMENTAL STANDARD DRAWING SD-709, SHEET C2.8.
3. INSTALL PEDESTRIAN RAMP TYPE "H4" PER ISPWC SD-712H, SHEET C2.8, WITH TRUNCATED DOMES PER ACHD SUPPLEMENTAL DRAWINGS SD-712. DOMES SHALL BE RIGID INSERTS WET-SET INTO THE CONCRETE (CONCRETE STAMP AND ADHESIVE MATS NOT ALLOWED) AND SHALL BE COLORED 'TRAFFIC YELLOW'.
4. INSTALL 4' WIDE VALLEY GUTTER PER ACHD SUPPLEMENTAL STANDARD DRAWING SD-708, SHEET C2.8.
5. INSTALL TERMINUS BARRICADE TYPE II WITH KICK PLATE PER ACHD SUPPLEMENTAL STANDARD DRAWING SD-1132A. BARRICADES SHALL HAVE THICKENED EDGE ALUMINUM WITH 6" WIDE REFLECTIVE RED/WHITE DIAGONAL DECALS. PAINTED SIGNS NO LONGER ALLOWED.
6. INSTALL TERMINUS BARRICADE TYPE III PER ACHD SUPPLEMENTAL STANDARD DRAWING SD-1132B. BARRICADES SHALL HAVE THICKENED EDGE ALUMINUM WITH 6" WIDE REFLECTIVE RED/WHITE DIAGONAL DECALS. PAINTED SIGNS NO LONGER ALLOWED.

PROFESSIONAL ENGINEER REGISTERED 10821 STATE OF IDAHO 11/30/18 KEVIN P. MCCARTHY

REVISIONS		
NO.	ITEM	DATE
1	CITY OF KUNA COMMENTS	8/29/18
2	ACHD COMMENTS	9/17/18
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ASHTON ESTATES SUBDIVISION NO. 2
KUNA, IDAHO

ROADWAY IMPROVEMENT PLANS
N. WARM RIVER WAY PLAN AND PROFILE - STA. 25+20.00 TO 27+59.74
E. PORTER ST. PLAN AND PROFILE - STA. 15+05.00 TO 17+34.05

DRAWING STATUS:

APPROVED FOR CONSTRUCTION

km ENGINEERING
ENGINEERS . SURVEYORS . PLANNERS
9233 WEST STATE STREET
BOISE, IDAHO 83714
PHONE (208) 639-6939
FAX (208) 639-6930

DESIGN BY:	SRM
DRAWN BY:	SRM
CHECKED BY:	AFN/KPM
DATE:	8/9/18
PROJECT:	18-053

SHEET NO.

C2.2

Plans Are Accepted For Public Street Construction

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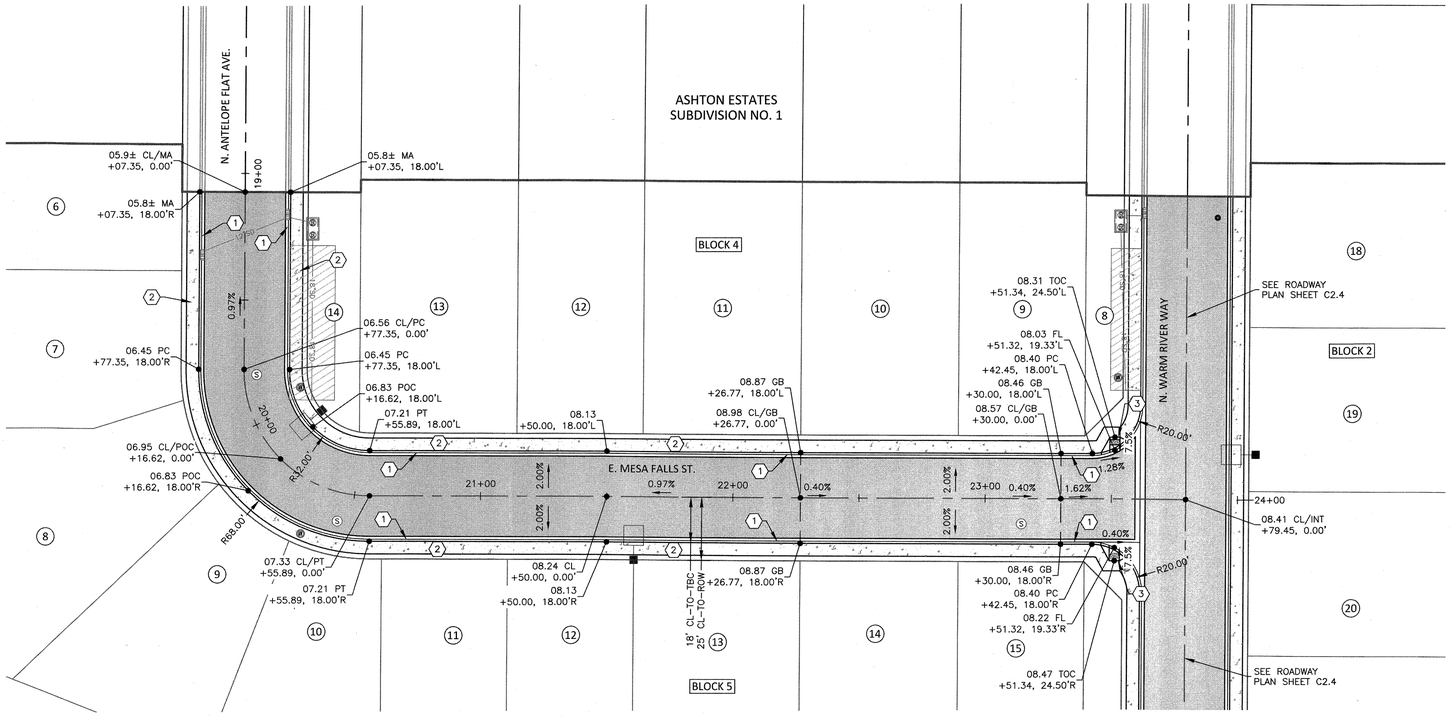
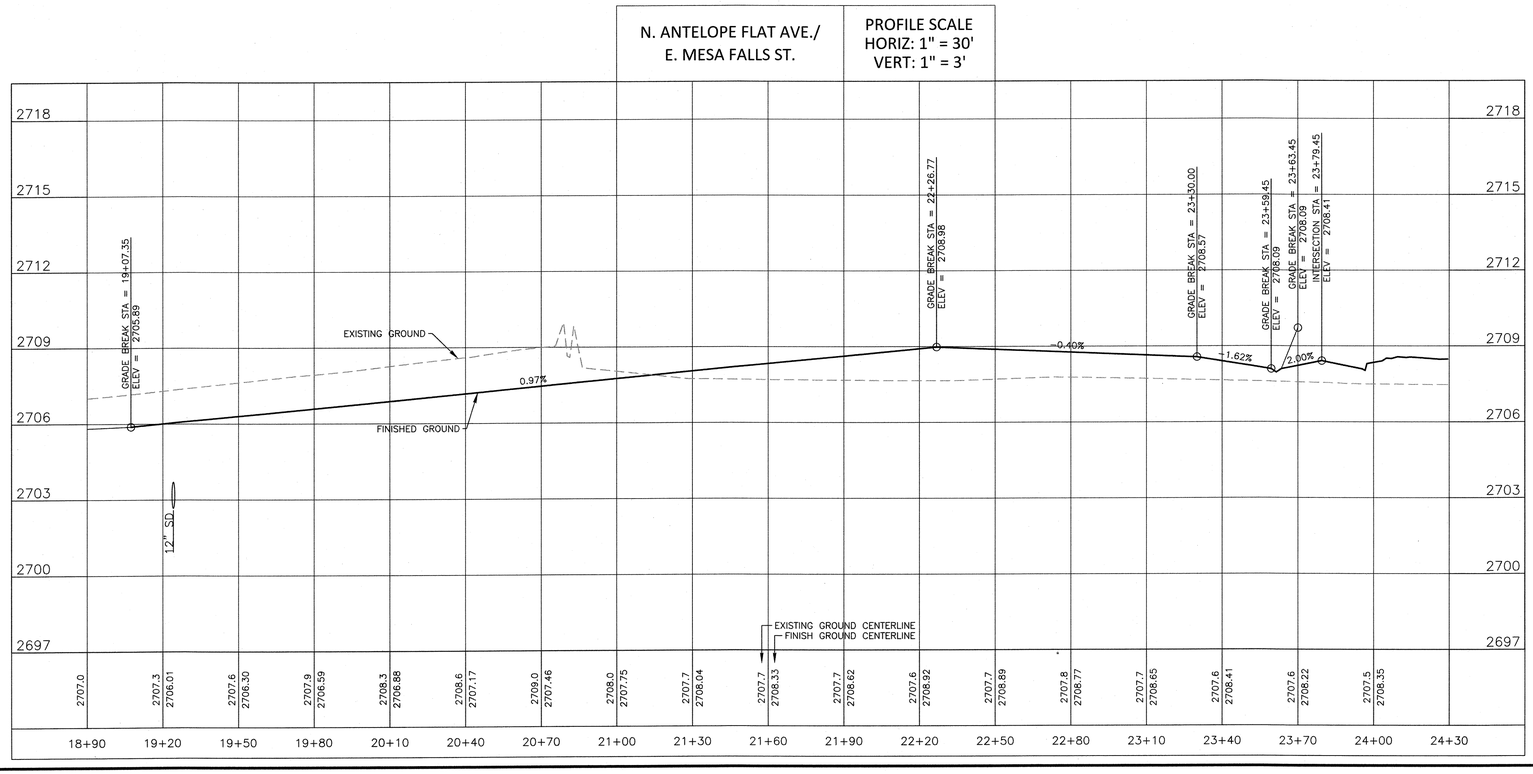
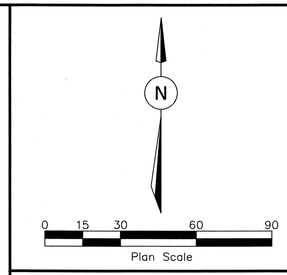
BY: Michael Rhyne DATE: 12-19-18
ADA COUNTY HIGHWAY DISTRICT

P:\18-053\CAD\CONSTRUCTION PLANS\18-053 ROAD SHEET C2.2.DWG, SCOTT MARSHALL, 11/30/2018, AUTOCAD PDF (GENERAL DOCUMENTATION).PC3, 23X34 L (PDF)



N. ANTELOPE FLAT AVE./E. MESA FALLS ST. (STA. 19+07.35 TO 23+79.45)





SHEET LEGEND

- ELE. & DESCRIPTION / STA., OFFSET SIDE — FINISHED GRADE ELEVATION
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CIVIL ACRONYMS

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SHEET NOTES

A. SEE SHEET C1.1 & C1.2 FOR GENERAL, GRADING, AND ACHD NOTES.

B. SEE SHEET C2.9 FOR STREET LIGHT PLAN.

C. SEE SHEET C2.8 FOR TYPICAL ROAD SECTION.

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G. SEE SHEETS C4.0 – C4.2 FOR STORM WATER PLANS.

KEYNOTES (#)

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PROFESSIONAL ENGINEER
REGISTERED
10821
STATE OF IDAHO
11/30/18
KEVIN P. MCCARTHY

REVISIONS			
NO.	ITEM	DATE	
1	CITY OF KUNA COMMENTS	8/29/18	
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ASHTON ESTATES SUBDIVISION NO. 2
KUNA, IDAHO

ROADWAY IMPROVEMENT PLANS
N. ANTELOPE FLAT AVE. / E. MESA FALLS ST. PLAN AND PROFILE
STA. 19+07.35 TO 23+79.45

DRAWING STATUS:

APPROVED FOR CONSTRUCTION

km ENGINEERING
ENGINEERS . SURVEYORS . PLANNERS
9233 WEST STATE STREET
BOISE, IDAHO 83714
PHONE (208) 639-6939
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Plans Are Accepted For Public Street Construction

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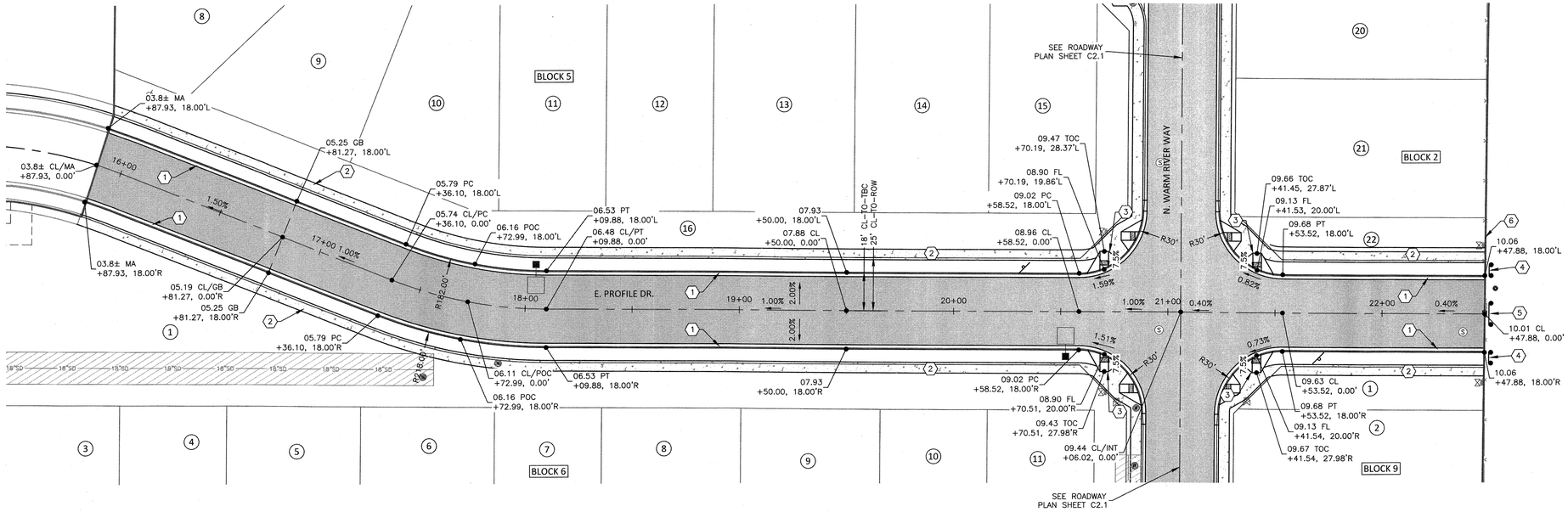
BY Michael Alexander DATE 12-19-18
ADA COUNTY HIGHWAY DISTRICT

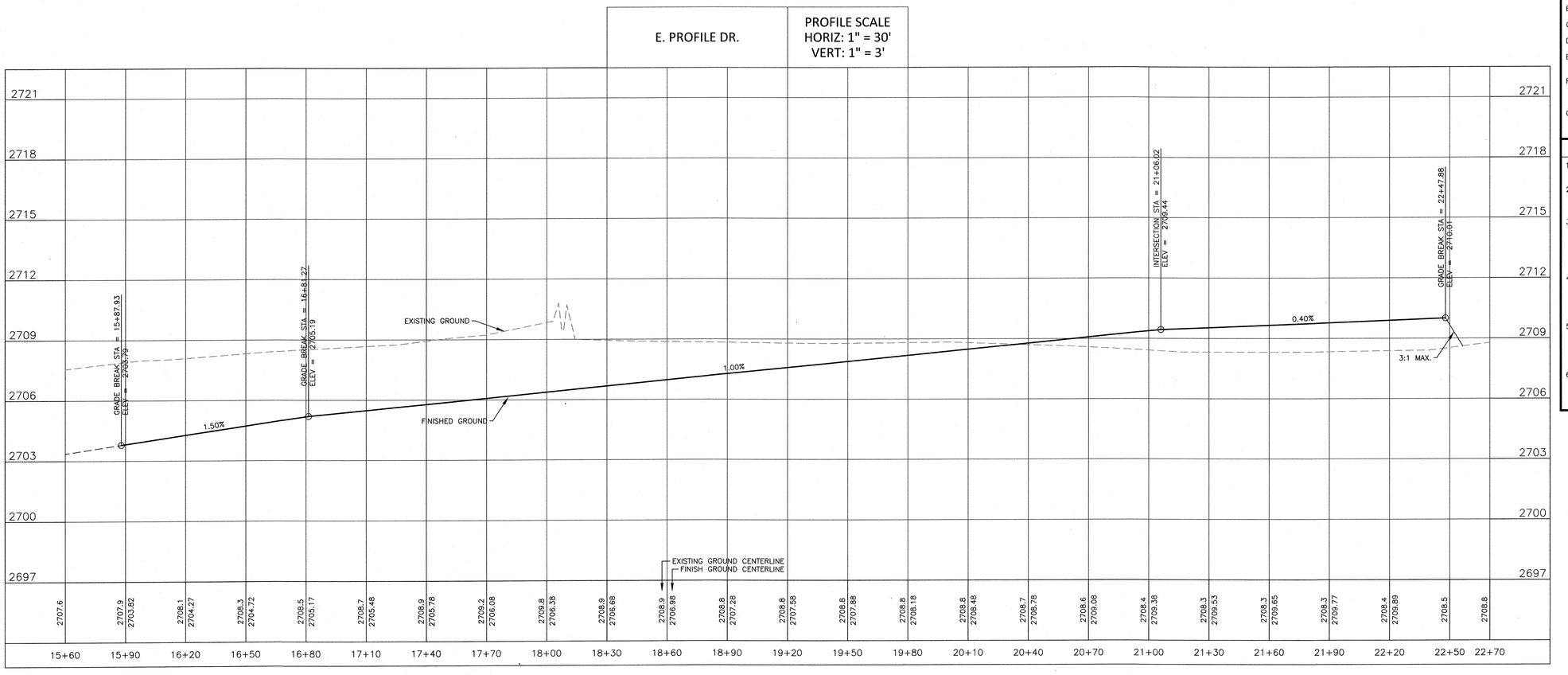
DESIGN BY:	SRM
DRAWN BY:	SRM
CHECKED BY:	AFN/KPM
DATE:	8/9/18
PROJECT:	18-053

SHEET NO.
C2.3

P:\18-053\CAD\CONSTRUCTION PLANS\18-053 ROAD.DWG, SCOTT MARSHALL, 11/30/2018, AUTOCAD PDF (GENERAL DOCUMENTATION).PC5, 22X34 (.PDF)



E. PROFILE DR. (STA. 15+87.93 TO 22+47.76)



0 15 30 60 90
Plan Scale

SHEET LEGEND

- ELE. & DESCRIPTION STA., OFFSET SIDE — FINISHED GRADE ELEVATION
- 1.50% — FINISHED GRADE SLOPE
- GRADE BREAK

CIVIL ACRONYMS

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SHEET NOTES

A. SEE SHEET C1.1 & C1.2 FOR GENERAL, GRADING, AND ACHD NOTES.

B. SEE SHEET C2.9 FOR STREET LIGHT PLAN.

C. SEE SHEET C2.8 FOR TYPICAL ROAD SECTION.

D. SEE SHEET C3.0 FOR LOT GRADING.

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G. SEE SHEETS C4.0 – C4.2 FOR STORM WATER PLANS.

KEYNOTES (#)

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2. INSTALL 5' WIDE DETACHED CONCRETE SIDEWALK PER ACHD SUPPLEMENTAL STANDARD DRAWING SD-709, SHEET C2.8.
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4. INSTALL TERMINUS BARRICADE TYPE II WITH KICK PLATE PER ACHD SUPPLEMENTAL STANDARD DRAWING SD-1132A. BARRICADES SHALL HAVE THICKENED EDGE ALUMINUM WITH 6" WIDE REFLECTIVE RED/WHITE DIAGONAL DECALS. PAINTED SIGNS NO LONGER ALLOWED.
5. INSTALL TERMINUS BARRICADE TYPE III PER ACHD SUPPLEMENTAL STANDARD DRAWING SD-1132B. BARRICADES SHALL HAVE THICKENED EDGE ALUMINUM WITH 6" WIDE REFLECTIVE RED/WHITE DIAGONAL DECALS. PAINTED SIGNS NO LONGER ALLOWED.
6. COORDINATE FENCE REMOVAL AND RECONSTRUCTION WITH WITH ADJACENT PROPERTY OWNER PRIOR TO CONSTRUCTION.

Plans Are Accepted For Public Street Construction

By stamping and signing the Improvement plans, the Registered Engineer ensures the District that the plans conform to all District policies and standards. Variances or waivers must be specifically and previously approved by the District in writing. Acceptance of the Improvement plans by the District does not relieve the Registered Engineer of these responsibilities.

BY Michael Abrahamson DATE: 12-19-18
ADA COUNTY HIGHWAY DISTRICT

PROFESSIONAL ENGINEER
REGISTERED
10821
STATE OF IDAHO
11/30/18
KEVIN P. MCCARTHY

REVISIONS

NO.	ITEM	DATE
1	CITY OF KUNA COMMENTS	8/29/18
2	ACHD COMMENTS	9/17/18
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ASHTON ESTATES SUBDIVISION NO. 2
KUNA, IDAHO

ROADWAY IMPROVEMENT PLANS
E. PROFILE DR. PLAN AND PROFILE
STA. 15+87.93 TO 22+47.76

DRAWING STATUS:
APPROVED FOR CONSTRUCTION

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DESIGN BY:	SRM
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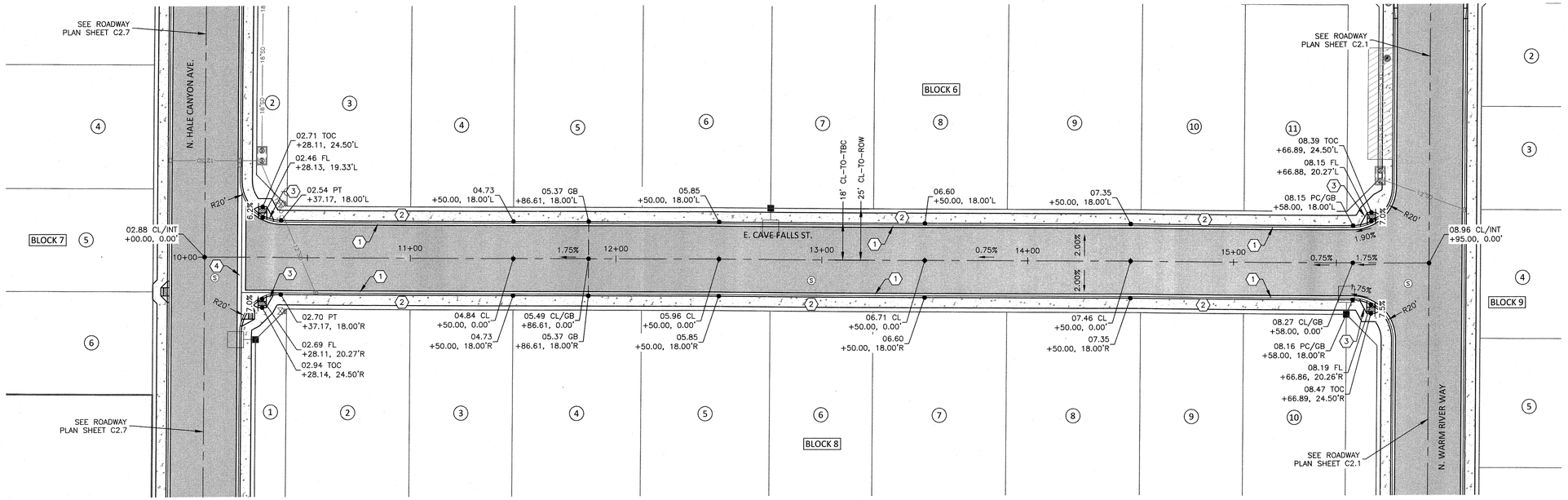
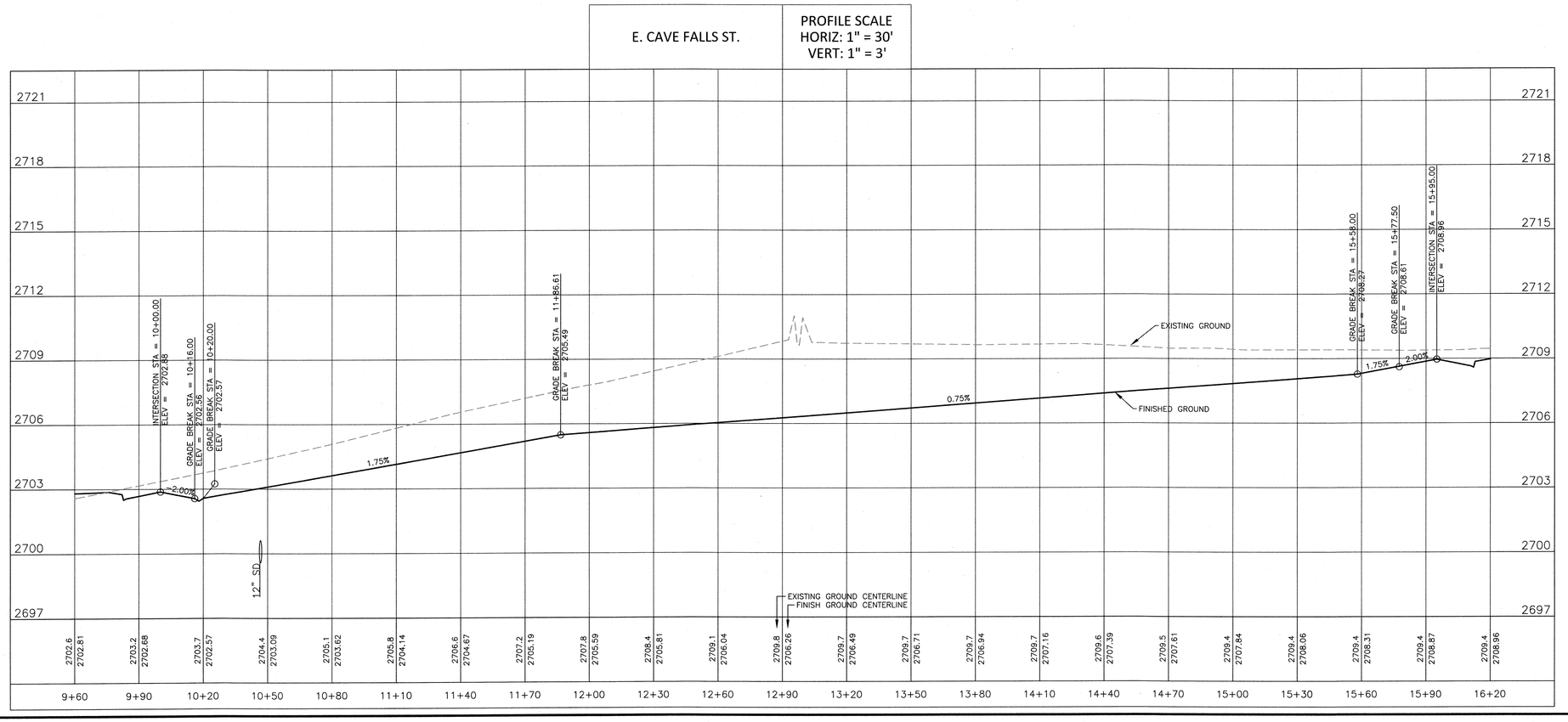
DATE:	8/9/18
PROJECT:	18-053

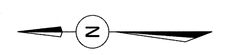
SHEET NO.
C2.4

P:\18-053\CAD\CONSTRUCTION PLANS\18-053 ROAD.DWG, SCOTT MARSHALL, 11/30/2018, AUTOCAD PDF (GENERAL DOCUMENTATION).PC5, 22X34 (.PDF)



E. CAVE FALLS ST. (STA. 10+00.00 TO 15+95.00)





SHEET LEGEND

ELE. & DESCRIPTION STA., OFFSET SIDE — FINISHED GRADE ELEVATION

1.50% — FINISHED GRADE SLOPE

GRADE BREAK

CIVIL ACRONYMS

ALL GRADES ARE TO TOP BACK OF CURB UNLESS NOTED AS FOLLOWS:

STA.	–	ROADWAY STATION FROM CENTERLINE
CL	–	ROADWAY CENTERLINE
PC	–	POINT OF CURVATURE
PT	–	POINT OF TANGENCY
ELE.	–	ELEVATION
L	–	STATION OFFSET LEFT
R	–	STATION OFFSET RIGHT
TBC	–	TOP BACK OF CURB
RIM	–	RIM OF STRUCTURE
LIP	–	LIP OF GUTTER
MA	–	MATCH EXISTING
SW	–	SIDEWALK
EP	–	EDGE OF PAVEMENT
FL	–	FLOW LINE
TOC	–	TOP OF CONCRETE
HP	–	HIGH POINT
CR	–	CURB RETURN
POC	–	POINT ON CURVE

SHEET NOTES

A. SEE SHEET C1.1 & C1.2 FOR GENERAL, GRADING, AND ACHD NOTES.

B. SEE SHEET C2.9 FOR STREET LIGHT PLAN.

C. SEE SHEET C2.8 FOR TYPICAL ROAD SECTION.

D. SEE SHEET C3.0 FOR LOT GRADING.

E. SIDEWALK CROSS SLOPE SHALL NOT EXCEED 2.0%. NO TOLERANCES WILL BE ALLOWED.

F. ALL STATION AND OFFSET LABELING RELATED TO EACH SPOT ELEVATIONS ARE REFERENCED TO THE ROAD ALIGNMENT.

G. SEE SHEETS C4.0 – C4.2 FOR STORM WATER PLANS.

KEYNOTES (#)

1. INSTALL 3" ROLLED CURB AND GUTTER PER ACHD SUPPLEMENTAL STANDARD DRAWING SD-702, SHEET C2.8.
2. INSTALL 5' WIDE ATTACHED CONCRETE SIDEWALK PER ACHD SUPPLEMENTAL STANDARD DRAWING SD-709, SHEET C2.8.
3. INSTALL PEDESTRIAN RAMP TYPE "H4" PER ISPWC SD-712H, SHEET C2.8, WITH TRUNCATED DOMES PER ACHD SUPPLEMENTAL DRAWINGS SD-712. DOMES SHALL BE RIGID INSERTS WET-SET INTO THE CONCRETE (CONCRETE STAMP AND ADHESIVE MATS NOT ALLOWED) AND SHALL BE COLORED 'TRAFFIC YELLOW'.
4. INSTALL 4' WIDE VALLEY GUTTER PER ACHD SUPPLEMENTAL STANDARD DRAWING SD-708, SHEET C2.8.

PROFESSIONAL ENGINEER — REGISTERED — 10821 — STATE OF IDAHO — 11/30/18 — KEVIN P. MCCARTHY

REVISIONS

NO.	ITEM	DATE
1	CITY OF KUNA COMMENTS	8/29/18
2	ACHD COMMENTS	9/17/18
3	ACHD COMMENTS	11/7/18
4	CITY OF KUNA COMMENTS	11/28/18

ASHTON ESTATES SUBDIVISION NO. 2
KUNA, IDAHO

ROADWAY IMPROVEMENT PLANS
E. CAVE FALLS ST. PLAN AND PROFILE
STA. 10+00.00 TO 15+95.00

DRAWING STATUS:
APPROVED FOR CONSTRUCTION

km ENGINEERING
ENGINEERS . SURVEYORS . PLANNERS
9233 WEST STATE STREET
BOISE, IDAHO 83714
PHONE (208) 639-6939
FAX (208) 639-6930

DESIGN BY:	SRM
DRAWN BY:	SRM
CHECKED BY:	AFN/KPM
DATE:	8/9/18
PROJECT:	18-053

SHEET NO. C2.5

Plans Are Accepted For Public Street Construction

By stamping and signing the improvement plans, the Registered Engineer ensures the District that the plans conform to all District policies and standards. Variances or waivers must be specifically and previously approved by the District in writing. Acceptance of the improvement plans by the District does not relieve the Registered Engineer of these responsibilities.

BY: Michael Gladstone DATE: 12-19-18
ADA COUNTY HIGHWAY DISTRICT

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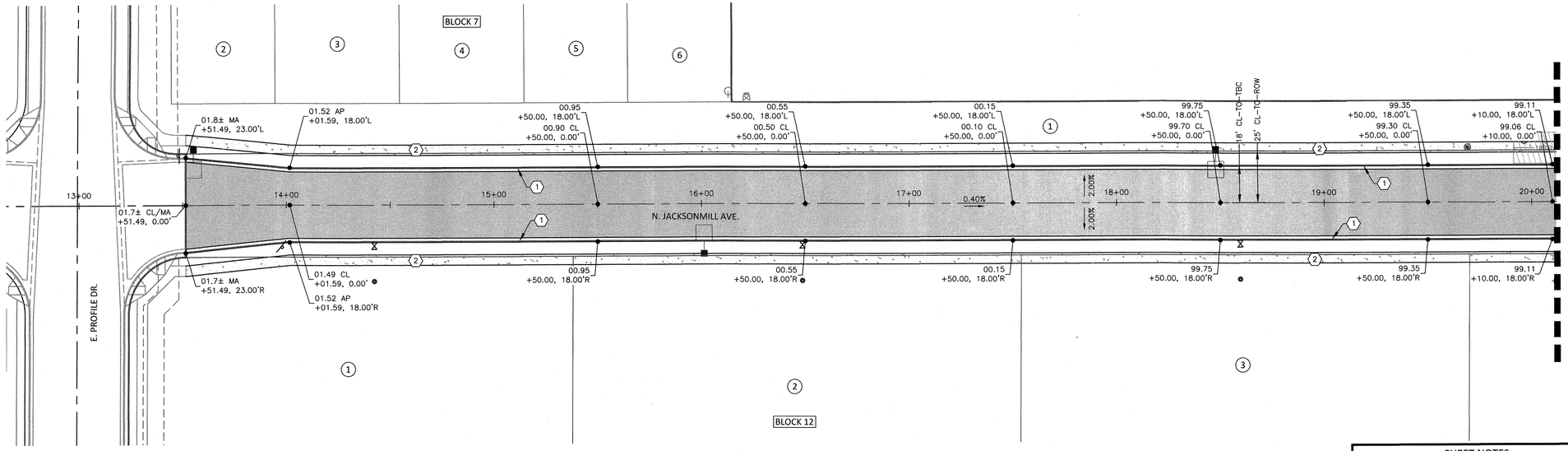
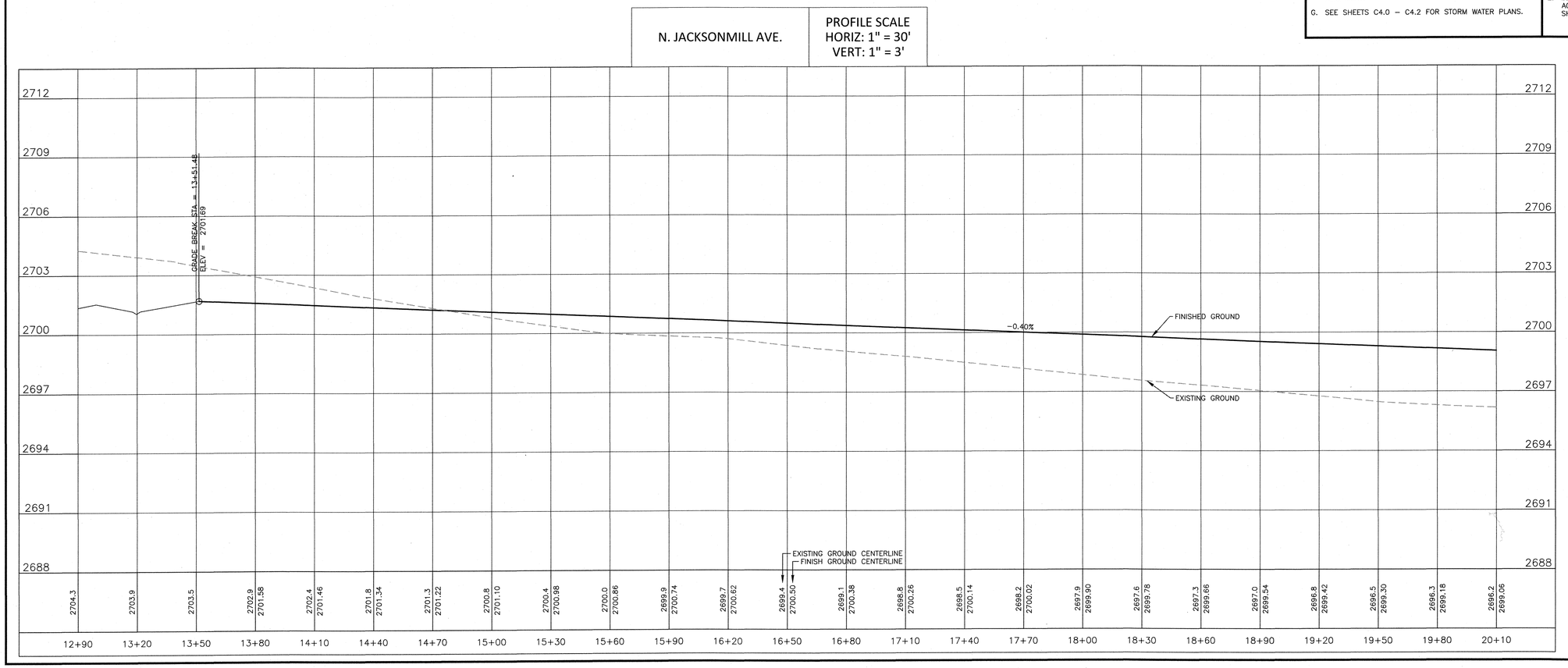


N. JACKSONMILL AVE. (STA. 13+51.49 TO 20+10.00)



SHEET NOTES

A. SEE SHEET C1.1 & C1.2 FOR GENERAL, GRADING, AND ACHD NOTES.

B. SEE SHEET C2.9 FOR STREET LIGHT PLAN.

C. SEE SHEET C2.8 FOR TYPICAL ROAD SECTION.

D. SEE SHEET C3.0 FOR LOT GRADING.

E. SIDEWALK CROSS SLOPE SHALL NOT EXCEED 2.0%. NO TOLERANCES WILL BE ALLOWED.

F. ALL STATION AND OFFSET LABELING RELATED TO EACH SPOT ELEVATIONS ARE REFERENCED TO THE ROAD ALIGNMENT.

G. SEE SHEETS C4.0 – C4.2 FOR STORM WATER PLANS.

N

0 15 30 60 90

Plan Scale

SHEET LEGEND

ELE. & DESCRIPTION
STA., OFFSET SIDE — FINISHED GRADE ELEVATION

1.50% — FINISHED GRADE SLOPE

GRADE BREAK

CIVIL ACRONYMS

ALL GRADES ARE TO TOP BACK OF CURB UNLESS NOTED AS FOLLOWS:

STA.	– ROADWAY STATION FROM CENTERLINE
CL	– ROADWAY CENTERLINE
PC	– POINT OF CURVATURE
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ELE.	– ELEVATION
L	– STATION OFFSET LEFT
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TBC	– TOP BACK OF CURB
RIM	– RIM OF STRUCTURE
LIP	– LIP OF GUTTER
MA	– MATCH EXISTING
SW	– SIDEWALK
EP	– EDGE OF PAVEMENT
FL	– FLOW LINE
TOC	– TOP OF CONCRETE
HP	– HIGH POINT
CR	– CURB RETURN
POC	– POINT ON CURVE

KEYNOTES (#)

1. INSTALL 6" VERTICAL CURB AND GUTTER PER ACHD SUPPLEMENTAL STANDARD DRAWING SD-701, SHEET C2.8.
2. INSTALL 5' WIDE DETACHED CONCRETE SIDEWALK PER ACHD SUPPLEMENTAL STANDARD DRAWING SD-709, SHEET C2.8.

PROFESSIONAL ENGINEER
REGISTERED
10821
11/30/18
STATE OF IDAHO
KEVIN P. MCCARTHY

REVISIONS

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ASHTON ESTATES SUBDIVISION NO. 2
KUNA, IDAHO

ROADWAY IMPROVEMENT PLANS
N. JACKSONMILL AVE. PLAN AND PROFILE
STA. 13+51.49 TO 20+10.00

DRAWING STATUS:
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ENGINEERS . SURVEYORS . PLANNERS
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PHONE (208) 639-6939
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DESIGN BY:	SRM
DRAWN BY:	SRM
CHECKED BY:	AFN/KPM
DATE:	8/9/18
PROJECT:	18-053

SHEET NO.
C2.6

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BY: Michael Alvarez DATE: 12-9-18
ADA COUNTY HIGHWAY DISTRICT

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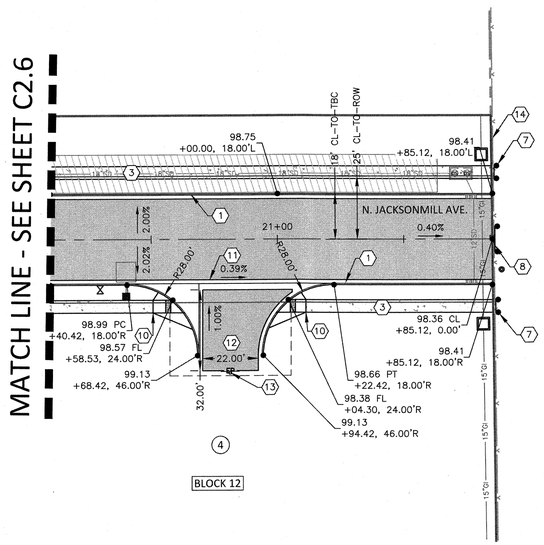
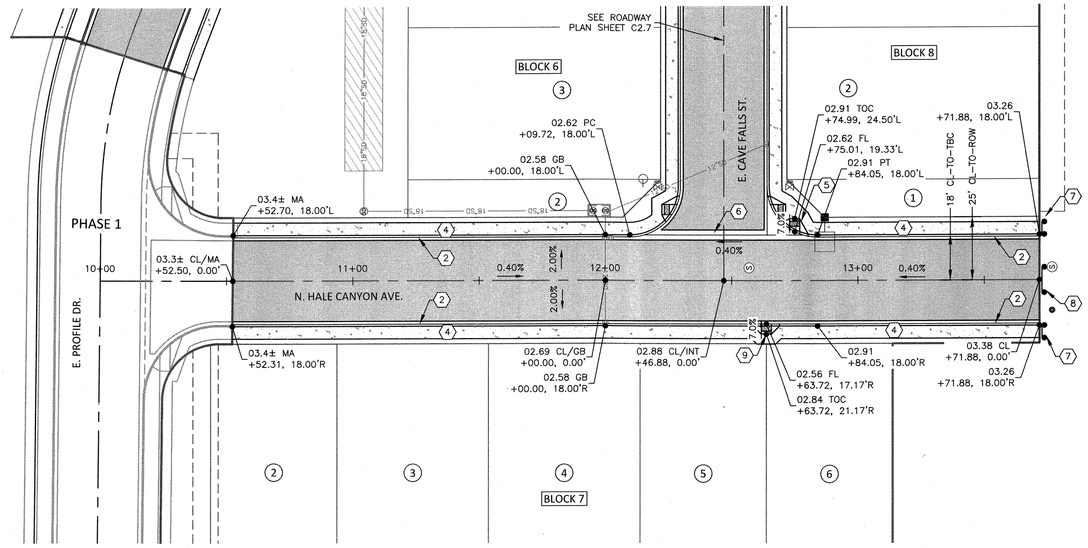
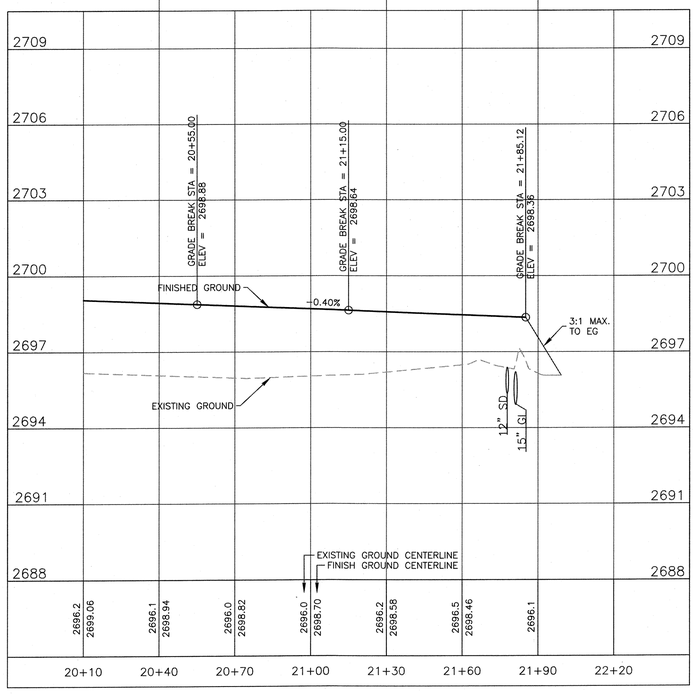
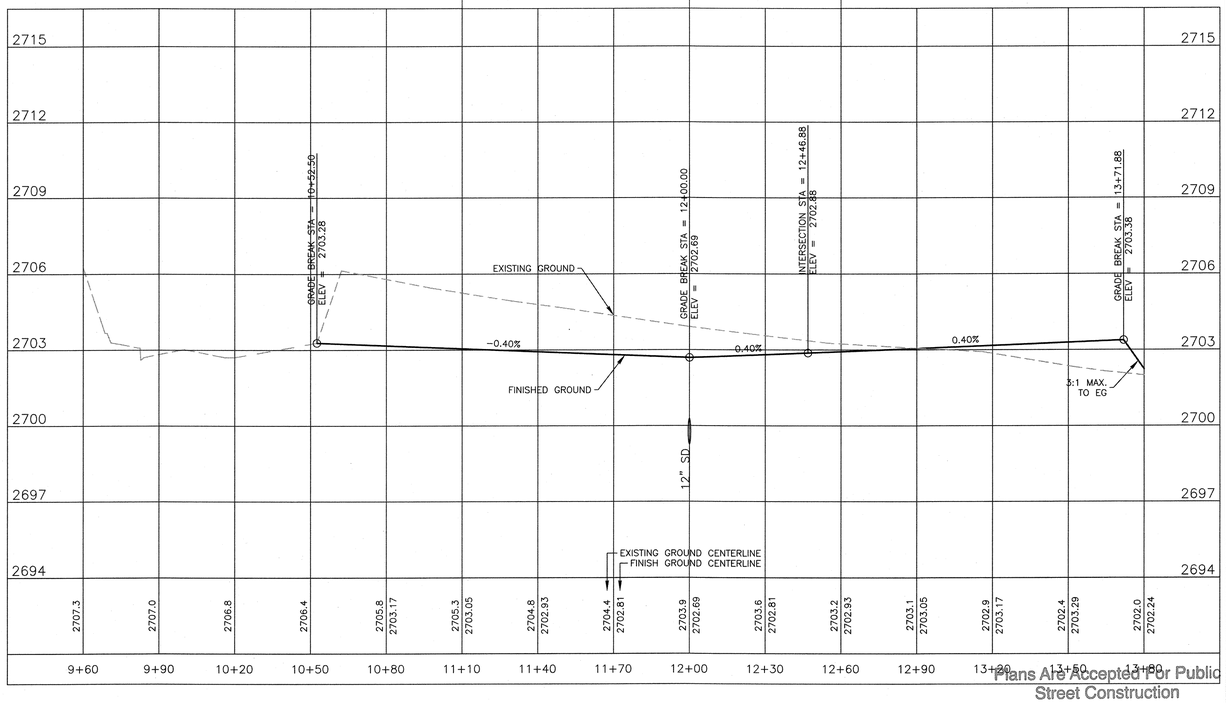




N. JACKSONMILL AVE. (STA. 20+10.00 TO 21+85.12)



N. HALE CANYON AVE. (STA. 10+52.50 TO 13+71.88)



Plans Are Accepted For Public Street Construction

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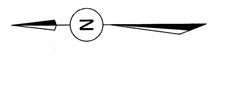
BY: Michael Abern DATE: 12-19-18
ADA COUNTY HIGHWAY DISTRICT



SHEET LEGEND

- ELE. & DESCRIPTION / STA., OFFSET SIDE — FINISHED GRADE ELEVATION
- 1.50% — FINISHED GRADE SLOPE
- GRADE BREAK

CIVIL ACRONYMS

ALL GRADES ARE TO TOP BACK OF CURB UNLESS NOTED AS FOLLOWS:

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SHEET NOTES

A. SEE SHEET C1.1 & C1.2 FOR GENERAL, GRADING, AND ACHD NOTES.

B. SEE SHEET C2.9 FOR STREET LIGHT PLAN.

C. SEE SHEET C2.8 FOR TYPICAL ROAD SECTION.

D. SEE SHEET C3.0 FOR LOT GRADING.

E. SIDEWALK CROSS SLOPE SHALL NOT EXCEED 2.0%. NO TOLERANCES WILL BE ALLOWED.

F. ALL STATION AND OFFSET LABELING RELATED TO EACH SPOT ELEVATIONS ARE REFERENCED TO THE ROAD ALIGNMENT.

G. SEE SHEETS C4.0 – C4.2 FOR STORM WATER PLANS.

KEYNOTES (#)

1. INSTALL 6" VERTICAL CURB AND GUTTER PER ACHD SUPPLEMENTAL STANDARD DRAWING SD-701, SHEET C2.8.
2. INSTALL 3" ROLLED CURB AND GUTTER PER ACHD SUPPLEMENTAL STANDARD DRAWING SD-702, SHEET C2.8.
3. INSTALL 5' WIDE DETACHED CONCRETE SIDEWALK PER ACHD SUPPLEMENTAL STANDARD DRAWING SD-709, SHEET C2.8.
4. INSTALL 5' WIDE ATTACHED CONCRETE SIDEWALK PER ACHD SUPPLEMENTAL STANDARD DRAWING SD-709, SHEET C2.8.
5. INSTALL PEDESTRIAN RAMP TYPE "H4" PER ISPWC SD-712H, SHEET C2.8, WITH TRUNCATED DOMES PER ACHD SUPPLEMENTAL DRAWINGS SD-712. DOMES SHALL BE RIGID INSERTS WET-SET INTO THE CONCRETE (CONCRETE STAMP AND ADHESIVE MATS NOT ALLOWED) AND SHALL BE COLORED 'TRAFFIC YELLOW'.
6. INSTALL 4' WIDE VALLEY GUTTER PER ACHD SUPPLEMENTAL STANDARD DRAWING SD-708, SHEET C2.8.
7. INSTALL TERMINUS BARRICADE TYPE II WITH KICK PLATE PER ACHD SUPPLEMENTAL STANDARD DRAWING SD-1132A. BARRICADES SHALL HAVE THICKENED EDGE ALUMINUM WITH 6" WIDE REFLECTIVE RED/WHITE DIAGONAL DECALS. PAINTED SIGNS NO LONGER ALLOWED.
8. INSTALL TERMINUS BARRICADE TYPE III PER ACHD SUPPLEMENTAL STANDARD DRAWING SD-1132B. BARRICADES SHALL HAVE THICKENED EDGE ALUMINUM WITH 6" WIDE REFLECTIVE RED/WHITE DIAGONAL DECALS. PAINTED SIGNS NO LONGER ALLOWED.
9. INSTALL PEDESTRIAN RAMP TYPE "G" PER ISPWC SD-712G, SHEET C2.8, WITH TRUNCATED DOMES PER ACHD SUPPLEMENTAL DRAWINGS SD-712. DOMES SHALL BE RIGID INSERTS WET-SET INTO THE CONCRETE (CONCRETE STAMP AND ADHESIVE MATS NOT ALLOWED) AND SHALL BE COLORED 'TRAFFIC YELLOW'.
10. INSTALL PEDESTRIAN RAMP TYPE "A" PER ISPWC SD-712A, SHEET C2.8, WITH TRUNCATED DOMES PER ACHD SUPPLEMENTAL DRAWINGS SC-712. DOMES SHALL BE RIGID INSERTS WET-SET INTO THE CONCRETE (CONCRETE STAMP AND ADHESIVE MATS NOT ALLOWED) AND SHALL BE COLORED 'TRAFFIC YELLOW'.
11. INSTALL 4' WIDE VALLEY GUTTER PER ACHD SUPPLEMENTAL DRAWING SD-798, SHEET C2.8.
12. INSTALL TEMPORARY 22-FOOT WIDE ASPHALT TURNAROUND FOR EMERGENCY ACCESS. MATCH ASPHALT ROADWAY SECTION FOR TYPICAL LOCAL COMMERCIAL ROADWAY SECTION ON C2.8.
13. INSTALL "NO PARKING FIRE LANE" SIGN WITH TWO WAY ARROW PER IFC APPENDIX D SECTION 103.6.
14. COORDINATE FENCE REMOVAL AND RECONSTRUCTION WITH ADJACENT PROPERTY OWNER PRIOR TO CONSTRUCTION.

PROFESSIONAL ENGINEER REGISTERED 10821 STATE OF IDAHO 11/30/18 KEVIN P. MCCARTHY

REVISIONS

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ASHTON ESTATES SUBDIVISION NO. 2
KUNA, IDAHO

ROADWAY IMPROVEMENT PLANS
N. JACKSONMILL AVE. PLAN AND PROFILE- STA. 20+10.00 TO 21+85.12
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DRAWING STATUS:

APPROVED FOR CONSTRUCTION

km ENGINEERING
ENGINEERS . SURVEYORS . PLANNERS
9233 WEST STATE STREET
BOISE, IDAHO 83714
PHONE (208) 639-6939
FAX (208) 639-6930

DESIGN BY:	SRM
DRAWN BY:	SRM
CHECKED BY:	AFN/KPM
DATE:	8/9/18
PROJECT:	18-053

SHEET NO.
C2.7

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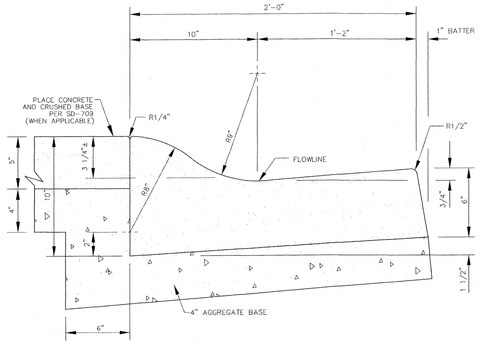


NOTES:

(A) GRADE AND ALIGNMENT TO BE ESTABLISHED OR APPROVED BY THE ENGINEER AND THE PUBLIC AGENCY HAVING JURISDICTION.

(B) BASE: 4-INCH COMPACTED DEPTH OF 3/4-INCH MINUS CRUSHED AGGREGATE BASE MATERIAL, PLACED AS SPECIFIED AND PAID UNDER SECTION-802 ISPWC; COMPACTED TO EXCEED 95% OF STANDARD PROCTOR.

(C) SUBBASE: PLACE TO LENGTH BEHIND CURB AS SHOWN IN ABOVE FOR AGGREGATE BASE MATERIAL. PLACEMENT DEPTH PER PLAN OR AS DIRECTED AND PAID UNDER SECTION-801 ISPWC; COMPACTION SHALL MEET REQUIREMENTS OF SECTION 801-ISPWC.

(D) CONTINUOUS PLACEMENT PREFERRED, SCORE INTERVALS AT 10-FEET MAXIMUM SPACING (OR CONSISTENT WITH 2× SIDEWALK WIDTH FOR SCORE SPACING.)

(E) MATERIALS AND CONSTRUCTION IN COMPLIANCE WITH ISPWC SPECIFICATIONS.

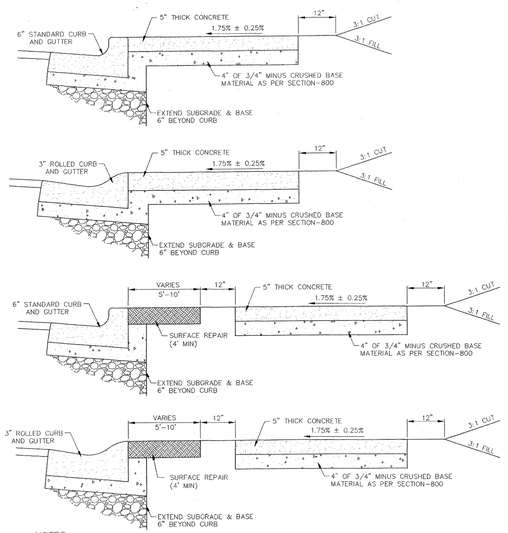
(F) BACKFILL AS PER ISPWC SECTION-706.

(G) SECURE RIGHT-OF-WAY PERMIT BEFORE BEGINNING CONSTRUCTION IN PUBLIC RIGHT-OF-WAY.

(H) USE ROLLED CURB IN RESIDENTIAL AREAS. WHEN LOCAL JURISDICTION REQUIRES VERTICAL CURB AT INTERSECTIONS VERTICAL CURB LENGTH TO BE FULL RADIUS PLUS 5 FEET AT EACH END. TRANSITION LENGTH FROM ROLLED CURB TO VERTICAL CURB 2 FEET.

2017 ACHD REVISION

IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ACHD SUPPLEMENT)	3" ROLLED CURB AND GUTTER	STANDARD DRAWING NO. SD-702



NOTES:

(A) LOCATION GRADE AND WIDTH TO BE ESTABLISHED OR APPROVED BY THE OWNER.

(B) BASE TO BE COMPACTED TO EXCEED 95% OF STANDARD DENSITY.

(C) SLOPE SIDEWALK TOWARD THE STREET NOT TO EXCEED 1.75% ± 0.25% UNLESS OTHERWISE SPECIFIED BY THE OWNER.

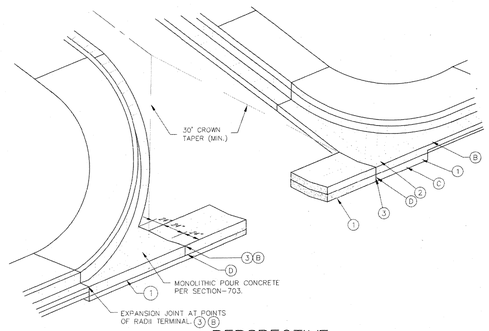
(D) SCORE AT INTERVALS TO MATCH WIDTH OF WALK NOT TO EXCEED 5 FEET SPACING.

(E) 1/2" TRANSVERSE PREFORMED BITUMINOUS JOINTS AT THE TERMINUS POINTS FOR CURVE AND WHERE SIDEWALK IS PLACED BETWEEN TWO PERMANENT FOUNDATIONS, PLACE 1/2" EXPANSION JOINT MATERIAL ALONG THE BACK OF WALK THE FULL LENGTH.

(F) DRIVEWAY APPROACH ACROSS PLANTER STRIP TO BE 5" MINIMUM CONCRETE OVER 4" OF 3/4" MINUS CRUSHED BASE.

2017 ACHD REVISION

IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ACHD SUPPLEMENT)	CONCRETE SIDEWALK	STANDARD DRAWING NO. SD-709



LEGEND:

(1) 6" OF 3/4" MINUS CRUSHED AGGREGATE BASE MINIMUM.

(2) CONCRETE.

(3) 1/2" EXPANSION JOINT.

TYPICAL SECTION

NOTES:

(A) GRADE OF GUTTER MINIMUM 0.4%

(B) FILLET DETAIL FOR CORNER RADIUS 15 FEET OR LESS.

(C) FILLET AND BASE SECTION THICKNESS SHALL MATCH THE VALLEY GUTTER, TYPICAL.

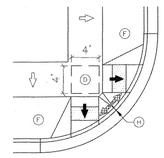
(D) PAY LIMITS FOR VALLEY GUTTER.

2017 ACHD REVISION

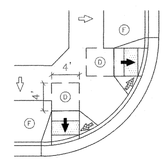
IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ACHD SUPPLEMENT)	VALLEY GUTTER	STANDARD DRAWING NO. SD-708

* NOTE: DEPTH OF VALLEY GUTTER SHALL EQUAL 3/4" TO MATCH VERTICAL AND ROLLED CURB AND GUTTER.

DETACHED SIDEWALKS



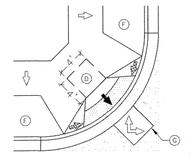
TYPE "H1"



TYPE "H2"

DIRECTIONAL RAMPS - STANDARD DOMES

LEGEND
- 1.5% ± 0.5% (2% Max. Slope)
- 7.3% ± 1.0% (8.3% Max. Slope)
- 9% ± 1.0% (10% Max. Slope)



TYPE "H3"

NON DIRECTIONAL RAMPS W/ RADIAL DOMES

NOTES:

(A) RAMPS FOR CORNERS WITH A MIN. 15' RADII AND UTILIZING ROLLED CURB.

(B) RAMPS ARE CONTAINED WITHIN THE CURB RADIUS.

(C) RAMP DIMENSIONS, MINIMUM DIMENSION INDICATED MUST ALSO MEET SLOPE CRITERIA IDENTIFIED ABOVE.
CURB TYPE = STANDARD 3" ROLLED PER ISPWC SD-702
THROAT DEPTH = 4' FROM FACE OF CURB
THROAT WIDTH = 4' MIN.
WING = 3' TRAVERSABLE
WING = 1.5' NON TRAVERSABLE

(D) RAMPS REQUIRE A MINIMUM 4'X4' LANDING IN SIDEWALK @ 1.5% ± 0.5% (2% Max. Slope)

(E) RAMPS SHALL NOT EXCEED 12:1 (8.3%) SLOPE & TRAVERSABLE WINGS 10:1 (10%)

(F) NON TRAVERSABLE AREA = PATTERNED CONCRETE\LAWN\GRAVEL\ETC.

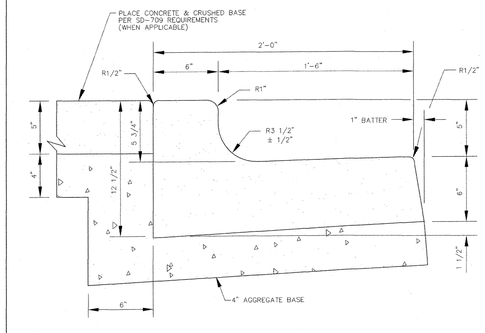
(G) 4'x4' FLAT STREET SIDE LANDING = CONCRETE FILLET IS REQUIRED (AS SHOWN) CONCRETE FILLET MUST HAVE A THICKNESS OF 8" AS SHOWN ON SD-708

(H) CURB IS NOT REQUIRED TO BE FULL-HEIGHT

2017 ACHD REVISION

Sheet 1 Of 3

IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ACHD SUPPLEMENT)	PEDESTRIAN RAMP TYPE "H" FOR ROLLED CURB	STANDARD DRAWING NO. SD-712H



NOTES:

(A) GRADE AND ALIGNMENT TO BE ESTABLISHED OR APPROVED BY THE ENGINEER AND THE PUBLIC AGENCY HAVING JURISDICTION.

(B) BASE: 4-INCH COMPACTED DEPTH OF 3/4-INCH MINUS CRUSHED AGGREGATE BASE MATERIAL, PLACE AS SPECIFIED AND PAID UNDER SECTION-802 ISPWC; COMPACTED TO EXCEED 95% OF STANDARD PROCTOR.

(C) SUBBASE: PLACE TO LENGTH BEHIND CURB AS SHOWN IN ABOVE FOR AGGREGATE BASE MATERIAL. PLACEMENT DEPTH PER PLAN OR AS DIRECTED AND PAID UNDER SECTION-801 ISPWC; COMPACTION SHALL MEET REQUIREMENTS OF SECTION 801-ISPWC.

(D) CONTINUOUS PLACEMENT PREFERRED, SCORE INTERVALS AT 10-FEET MAXIMUM SPACING (OR CONSISTENT WITH 2X SIDEWALK WIDTH FOR SCORE SPACING).

(E) MATERIALS AND CONSTRUCTION IN COMPLIANCE WITH ISPWC SPECIFICATIONS.

(F) BACKFILL AS PER SECTION-706.

(G) SECURE RIGHT-OF-WAY PERMIT BEFORE BEGINNING CONSTRUCTION IN PUBLIC RIGHT-OF-WAY.

(H) STANDARD CURB TO BE USED ON:
1. COLLECTOR AND ARTERIAL STREETS, UNLESS OTHERWISE INDICATED.
2. ALL RADII PLUS 5-FEET EACH END WITH 2-FEET TRANSITION TO ROLL CURB.
3. TO MATCH EXISTING CURBS.
4. SEE SD-709 FOR CURB CONSTRUCTION WHEN SIDEWALK IS INCLUDED.

2017 ACHD REVISION

IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ACHD SUPPLEMENT)	6" VERTICAL CURB AND GUTTER	STANDARD DRAWING NO. SD-701

NOTES:

(A) THIS TYPE OF RAMP TO BE USED FOR ALL CORNERS EXCEPT WHERE LOCAL STREETS MEET.

(B) CURB ON THE RADIUS TO BE 6" STANDARD CURB FOR SHOWN DIMENSIONS.

(C) ALL RAMP SURFACES TO BE 12 TO 1 SLOPE TO CONFORM TO ADA REQUIREMENTS.

(D) THIS TYPE OF CORNER TO HAVE TWO RAMPS CENTERED IN RADIUS WITH 6' BETWEEN RAMP WING TIPS.

(E) CORNER RADIUS IS 30' AS A MINIMUM WHEN ADJOINING ANY COLLECTOR OR ARTERIAL STREET. THE ENGINEER MAY REQUIRE LARGER RADIUS SIZES WHERE LARGER VEHICLE TURNING IS EXPECTED.

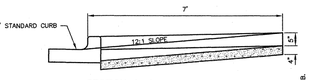
(F) PROPERTY TRIANGLE SIZE TO BE EQUAL TO THE RADIUS SIZE AS A MINIMUM. THE ENGINEER MAY REQUIRE LARGER TRIANGLES TO ACCOMMODATE VARIOUS TRAFFIC EQUIPMENT AND UTILITIES.

(G) THE RAMP THROAT WIDTH TO BE 4 FEET MEASURED PERPENDICULAR TO THE 7 FOOT THROAT SIDE. THE RAMP THROAT DEPTH TO BE 7 FEET MEASURED FROM THE FACE OF THE CURB TO THE BACK OF THE APPROACH. THE 7 FOOT SIDE OF THE RAMP THROAT TO BE PARALLEL WITH THE EXPECTED PATH OF THE PEDESTRIAN AND NOT PERPENDICULAR TO THE CURB. FOR EXAMPLE: PARALLEL WITH THE CROSS WALK STRIPES OR STOP BAR.

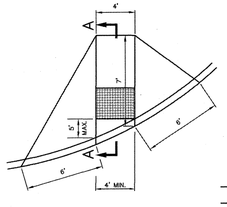
(H) THE RAMP WINGS TO BE 6 FEET MEASURED AT THE CURB FACE FOR 6" STANDARD CURB.

(I) ALL RAMPS TO HAVE A 4 FOOT WIDE CONTINUOUS PATH BEHIND THEM FOR PEDESTRIANS.

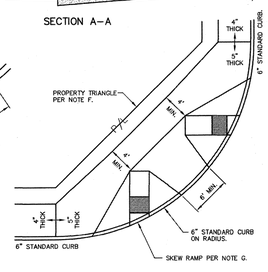
(J) ALL CONCRETE ADJOINING THE RADIUS WITHIN AND AROUND THE RAMPS TO BE 5 INCHES THICK WITH 4 INCHES OF 3/4 INCH AGGREGATE BASE.



SECTION A-A



RAMP DETAIL



TYPICAL CORNER
30' RADIUS MINIMUM

2015

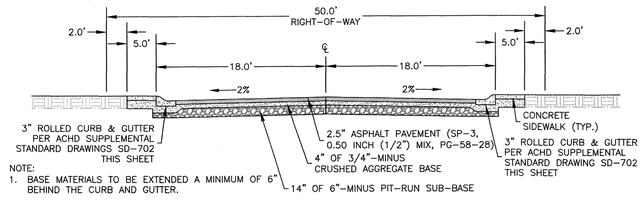
IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION	PEDESTRIAN RAMP TYPE "A" FOR NEW DEVELOPMENT	STANDARD DRAWING NO. SD-712A

Plans Are Accepted For Public Street Construction

By stamping and signing the improvement plans, the Registered Engineer ensures the District that the plans conform to all District policies and standards. Variances or waivers must be specifically and previously approved by the District in writing. Acceptance of the improvement plans by the District does not relieve the Registered Engineer of these responsibilities.

BY Michael Ofsthun DATE 12-19-18

ADA COUNTY HIGHWAY DISTRICT

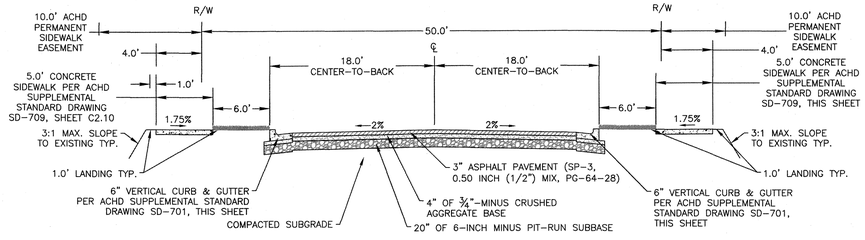


NOTE:
1. BASE MATERIALS TO BE EXTENDED A MINIMUM OF 6" BEHIND THE CURB AND GUTTER.

N. ANTELOPE FLAT AVE./E. MESA FALLS ST. STA. 19+07.35 TO 23+79.45
N. WARM RIVER WAY STA. 19+22.74 TO 27+59.74
E. PORTER ST. STA. 15+05.00 TO 17+34.05
E. CAVE FALLS ST. STA. 10+00.00 TO 15+95.00
N. HALE CANYON AVE. STA. 10+52.50 TO 13+71.88

TYPICAL LOCAL RESIDENTIAL ROAD SECTION (3" ROLLED CURB AND GUTTER)

NTS



E. PROFILE DR. STA. 15+87.93 TO 22+47.76
N. JACKSONMILL AVE. STA. 13+51.49 TO 21+85.12

TYPICAL COLLECTOR AND LOCAL COMMERCIAL ROAD SECTION (6" VERTICAL CURB AND GUTTER)

SCALE: NTS

PROFESSIONAL ENGINEER
REGISTERED
10821
11/30/18
STATE OF IDAHO
KEVIN P. MCCARTHY

REVISIONS

NO.	ITEM	DATE
1	CITY OF KUNA COMMENTS	8/29/18
2	ACHD COMMENTS	9/17/18
3	ACHD COMMENTS	11/7/18
4	CITY OF KUNA COMMENTS	11/28/18

ASHTON ESTATES SUBDIVISION NO. 2
KUNA, IDAHO

ROADWAY IMPROVEMENT PLANS
DETAILS

DRAWING STATUS:

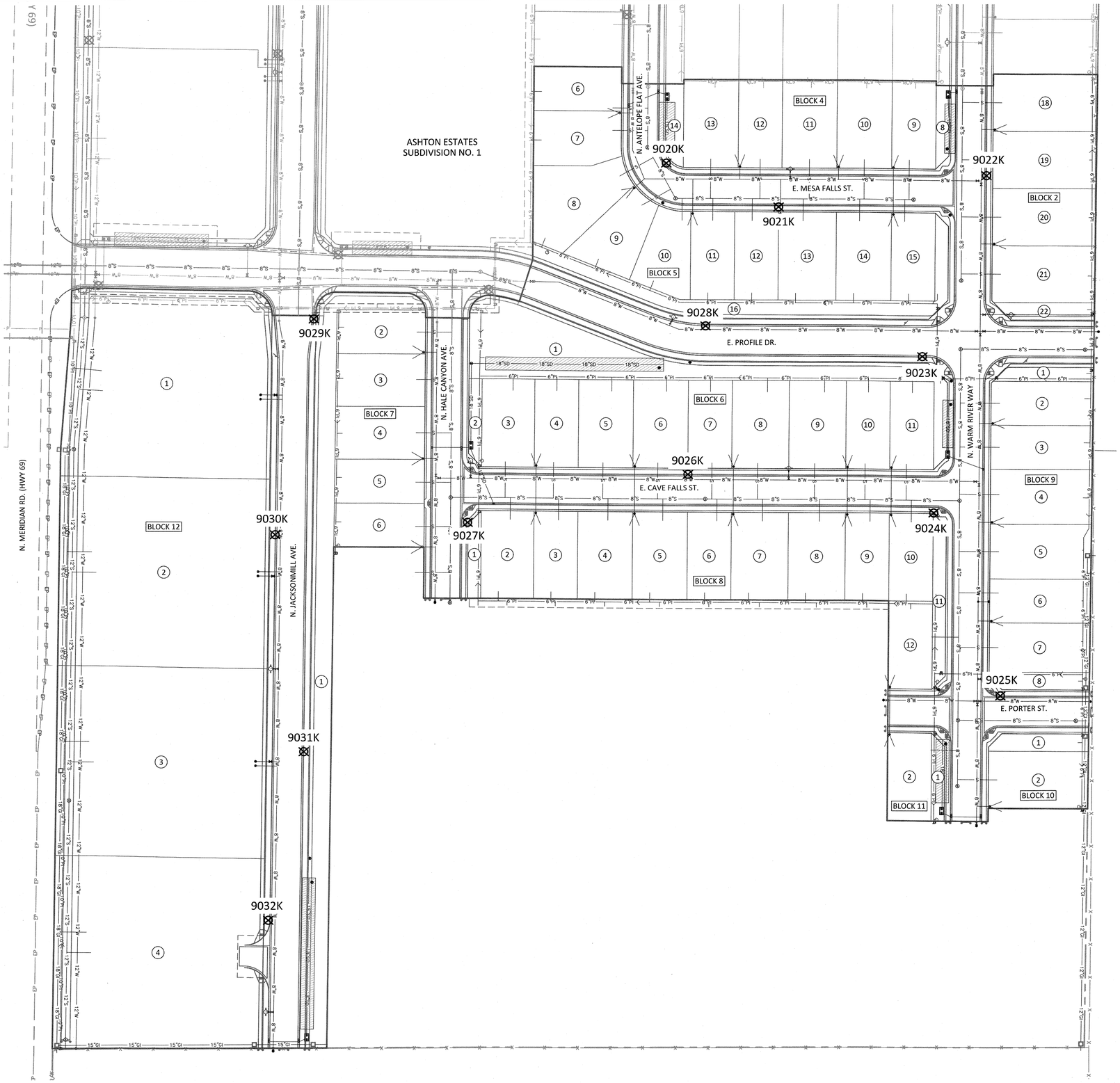
APPROVED FOR CONSTRUCTION

km ENGINEERING
ENGINEERS . SURVEYORS . PLANNERS
9233 WEST STATE STREET
BOISE, IDAHO 83714
PHONE (208) 639-6939
FAX (208) 639-6930

DESIGN BY:	SRM
DRAWN BY:	SRM
CHECKED BY:	AFN/KPM
DATE:	8/9/18
PROJECT:	18-053

SHEET NO.
C2.8

P:\18-053\CAD\CONSTRUCTION PLANS\18-053 ROAD.DWG, SCOTT MARSHALL, 11/30/2018, AUTOCAD PDF (GENERAL DOCUMENTATION).PC5, 22X34 (.PDF)



N

0 30 60 120 180

Plan Scale

SHEET NOTES

A. THIS PLAN IS THE OFFICIAL LIGHTING DESIGN, ANY OTHERS WILL NOT BE HONORED AND MOVEMENT OF LIGHTS WILL BE AT THE CONTRACTORS EXPENSE.

B. CONTRACTOR TO VERIFY STREET LIGHT LOCATIONS WITH CITY OF KUNA AND ACHD PRIOR TO INSTALLATION AND NOTIFY ENGINEER IF SAFETY HAZARDS OR UTILITY CONFLICTS EXIST.

C. STREET LIGHTS SHALL BE OWNED/MAINTAINED BY THE CITY OF KUNA.

D. SERVICE – ALL STREET LIGHTS SHALL HAVE UNDERGROUND ELECTRICAL SERVICES PROVIDED. SERVICE VOLTAGE SHALL BE 120 OR 240 VOLTS ONLY. CONTRACTOR SHALL DETERMINE CONDUIT SLEEVE LOCATIONS, SIZES, AND AMOUNT REQUIRED AT ALL UTILITY AND PAVEMENT CROSSINGS.

E. METERING – CONTRACTOR SHALL COORDINATE METER LOCATIONS WITH IDAHO POWER AND CITY OF KUNA.

WHERE A METERED SYSTEM IS REQUIRED, NEW DEVELOPMENTS SHALL INSTALL CONDUIT WITH ONE NO. 10 STRANDED PULLWIRE FROM THE LAST LIGHT ON EACH END OF THE SYSTEM TO THE ADJACENT PROPERTY LINE ON A STUBBED STREET, WHERE THE ADJACENT PROPERTY HAS NO EXISTING STREET LIGHT SYSTEM. THIS WILL ALLOW FOR THE CONTINUATION OF THE STREET LIGHTS WHEN THE ADJACENT PROPERTY IS DEVELOPED.

F. SEE SHEETS C4.0 – C4.2 FOR STORM DRAINAGE IMPROVEMENT PLANS.

G. SEE SHEETS C5.0 – C5.5 FOR SEWER IMPROVEMENT PLANS.

H. SEE SHEETS C6.0 – C6.1 FOR WATER IMPROVEMENT PLANS.

I. SEE SHEETS C7.0 – C7.1 FOR PRESSURE IRRIGATION IMPROVEMENT PLANS.

J. SEE SHEET C8.0 FOR GRAVITY IRRIGATION IMPROVEMENT PLANS.

LEGEND

- EXISTING STREET LIGHT
- INSTALL LED STREET LIGHT POLE IN ACCORDANCE WITH THE CITY OF KUNA, DEPARTMENT OF PUBLIC WORKS IMPROVEMENT STANDARDS FOR STREET LIGHTING, "DARK SKIES" STANDARDS, AND THE CITY OF KUNA STANDARD METAL STREET LIGHT DETAIL, STANDARD DRAWING KSD–1116. INSTALL STREET LIGHT POLE AND HEAD PER CITY OF KUNA STANDARD METAL STREET LIGHT DETAIL, STANDARD DRAWING KSD–11116.
  ALL INTERIOR SUBDIVISION STREET LIGHTS TO BE AUTOBAHN SERIES ATBO CLASS "A" WITH CLASS 50 BULB.

PROFESSIONAL ENGINEER
REGISTERED
10821
11/30/18
STATE OF IDAHO
KEVIN P. MCCARTHY

REVISIONS

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ASHTON ESTATES SUBDIVISION NO. 2
KUNA, IDAHO

ROADWAY IMPROVEMENT PLANS
STREET LIGHT AND OVERALL UTILITY PLAN

DRAWING STATUS:

APPROVED FOR CONSTRUCTION

km ENGINEERING
ENGINEERS . SURVEYORS . PLANNERS
9233 WEST STATE STREET
BOISE, IDAHO 83714
PHONE (208) 639-6939
FAX (208) 639-6930

DESIGN BY:	SRM
DRAWN BY:	SRM
CHECKED BY:	AFN/KPM
DATE:	8/9/18
PROJECT:	18-053

SHEET NO.

C2.9

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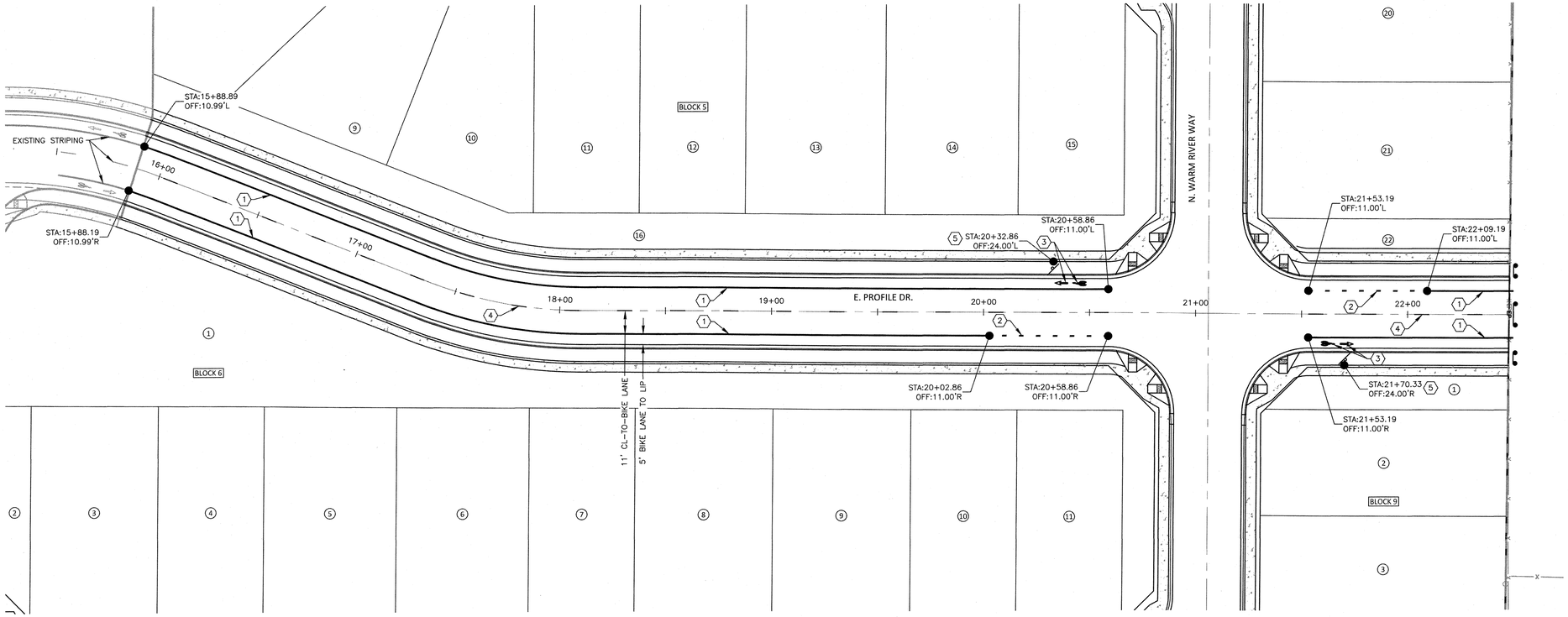

N

0 15 30 60 90

Plan Scale

SHEET NOTES

1. REFER TO ACHD STANDARD DETAIL TS-1112 FOR ADDITIONAL STRIPING AND SIGNAGE INFORMATION.
2. PRIOR TO PLACEMENT OF ANY PAVEMENT MARKINGS CONTACT ACHD INSPECTION FOR VERIFICATION OF COMPLIANCE WITH POLICY AND EXISTING PAVEMENT MARKINGS.

KEYNOTES (#)

1. 8-INCH WIDE SOLID WHITE LINE ACHD STANDARD DRAWING TS-1112, STRIPING DETAIL #15.
2. 8-INCH WIDE WHITE LINE (BIKE LANE AT INTERSECTION) PER ACHD STANDARD DRAWING TS-1112, STRIPING DETAIL #12.
3. BIKE LANE SYMBOL AND BIKE LANE ARROW PER ACHD STANDARD DRAWING TS-1113, SHEET 4 OF 12.
4. INTERMITTENT 4-INCH YELLOW (7'/18' GAP) STRIPING PER ACHD STANDARD DRAWING TS-1112, STRIPING DETAIL #3.
5. INSTALL "NO PARKING BIKE LANE" R7-9 SIGN (12"X18") PER MUTCD TO BE CANTED 45° TO ROADWAY.

PROFESSIONAL ENGINEER
REGISTERED
10821
11/30/18
STATE OF IDAHO
KEVIN P. MCCARTHY

REVISIONS

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ASHTON ESTATES SUBDIVISION NO. 2
KUNA, IDAHO

ROADWAY IMPROVEMENT PLANS
E. PROFILE DR. STRIPING PLAN

DRAWING STATUS:

APPROVED FOR CONSTRUCTION

km ENGINEERING
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9233 WEST STATE STREET
BOISE, IDAHO 83714
PHONE (208) 639-6939
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DATE:	8/9/18
PROJECT:	18-053

SHEET NO.

C2.10

Plans Are Accepted For Public Street Construction

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BY: [signature] DATE: 12-19-18

ADA COUNTY HIGHWAY DISTRICT

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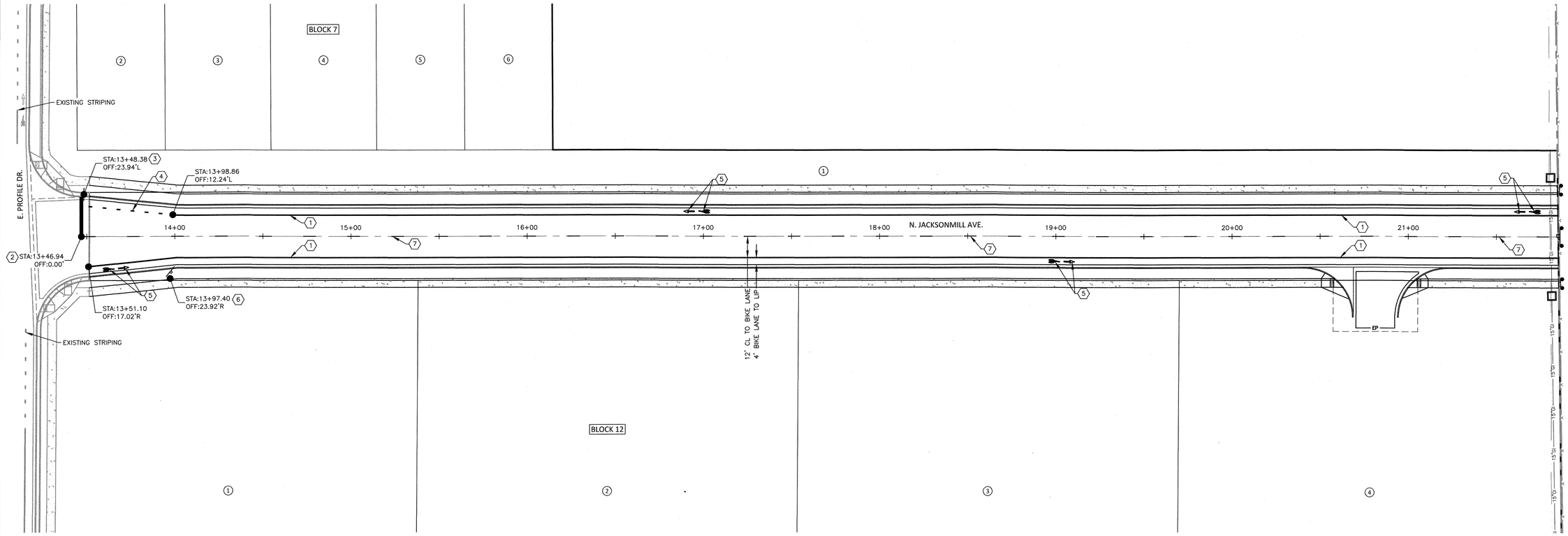

N

0 15 30 60 90

Plan Scale

SHEET NOTES

1. REFER TO ACHD STANDARD DETAIL TS-1112 FOR ADDITIONAL STRIPING AND SIGNAGE INFORMATION.
2. PRIOR TO PLACEMENT OF ANY PAVEMENT MARKINGS CONTACT ACHD INSPECTION FOR VERIFICATION OF COMPLIANCE WITH POLICY AND EXISTING PAVEMENT MARKINGS.

KEYNOTES (#)

1. 8-INCH WIDE SOLID WHITE LINE ACHD STANDARD DRAWING TS-1112, STRIPING DETAIL #15.
2. 24-INCH WIDE SOLID WHITE STOP BAR PER ACHD STANDARD DRAWING TS-1112, STRIPING DETAIL #19.
3. INSTALL "STOP" R1-1 SIGN (30"x30" W/ SNS) PER MUTCD.
4. 8-INCH WIDE WHITE LINE (BIKE LANE AT INTERSECTION) PER ACHD STANDARD DRAWING TS-1112, STRIPING DETAIL #12.
5. BIKE LANE SYMBOL AND BIKE LANE ARROW PER ACHD STANDARD DRAWING TS-1113, SHEET 4 OF 12.
6. INSTALL "NO PARKING BIKE LANE" R7-9 SIGN (12"X18") PER MUTCD TO BE CANTED 45° TO ROADWAY.
7. INTERMITTENT 4-INCH YELLOW (7'/18' GAP) STRIPING PER ACHD STANDARD DRAWING TS-1112, STRIPING DETAIL #3.

PROFESSIONAL ENGINEER
REGISTERED
10821
11/30/18
STATE OF IDAHO
KEVIN P. MCCARTHY

REVISIONS

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ASHTON ESTATES SUBDIVISION NO. 2
KUNA, IDAHO

ROADWAY IMPROVEMENT PLANS
N. JACKSONMILL AVE. STRIPING PLAN

DRAWING STATUS:

APPROVED FOR CONSTRUCTION

km ENGINEERING
ENGINEERS . SURVEYORS . PLANNERS
9233 WEST STATE STREET
BOISE, IDAHO 83714
PHONE (208) 639-6939
FAX (208) 639-6930

DESIGN BY:	SRM
DRAWN BY:	SRM
CHECKED BY:	AFN/KPM
DATE:	8/9/18
PROJECT:	18-053

SHEET NO.

C2.11

Plans Are Accepted For Public Street Construction

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BY: Michael Akester DATE: 12-19-18
ADA COUNTY HIGHWAY DISTRICT

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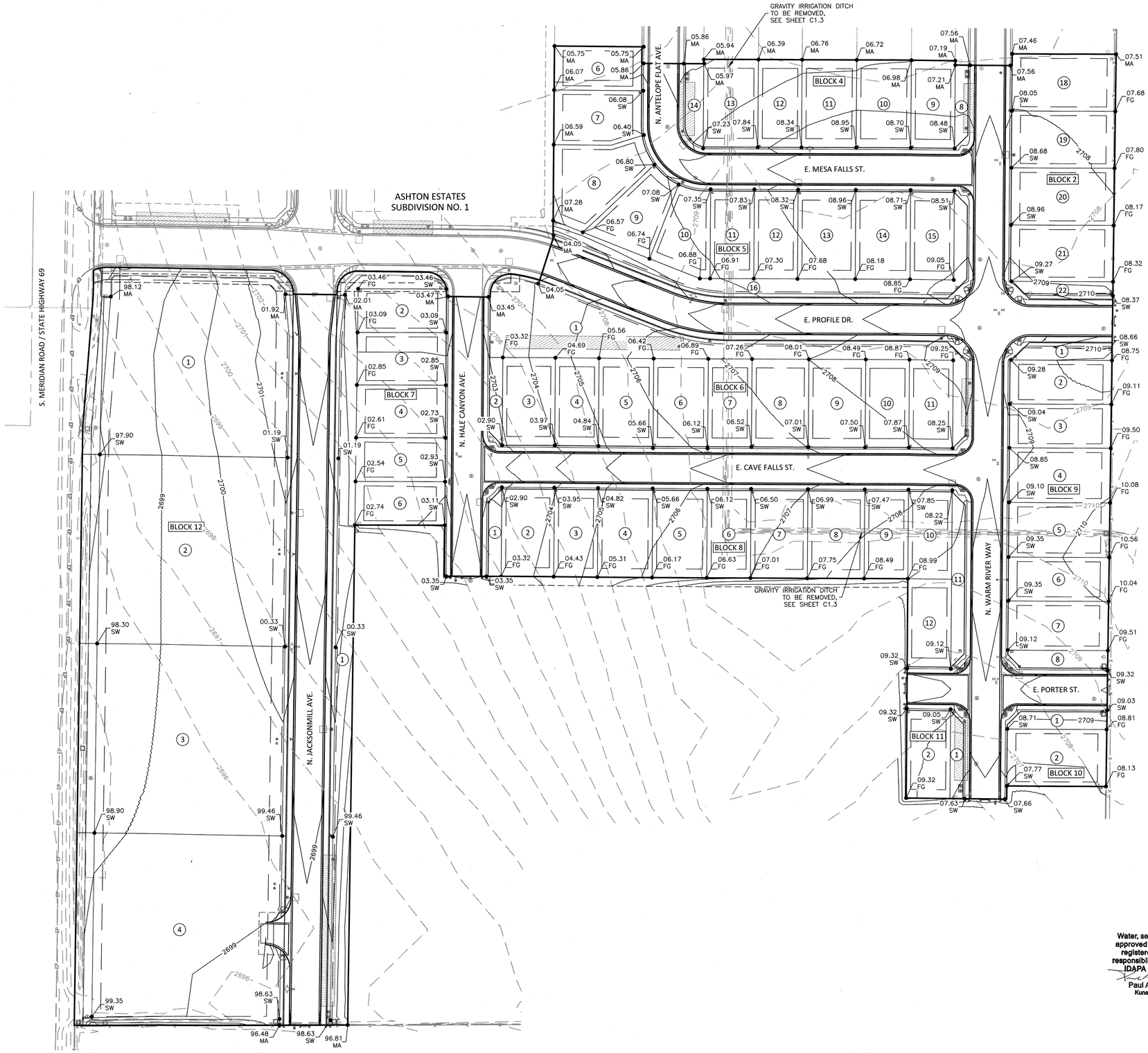

Water, sewer and irrigation plans are approved for construction. The design registered professional engineer's responsibilities and obligations listed in IDAPA 10.01.02 remain in effect.

Paul A Stevens, P.E. **Date:** 4 JAN 2019
Kuna City Engineer

N

0 30 60 120 180
Plan Scale

GRADING LEGEND

- 42.50 — FINISHED GRADE ELEVATION
- 1.50% — FINISHED GRADE SLOPE
- 2626 — FINISHED GRADE CONTOUR
- 2645 — EXISTING GRADE CONTOUR
- GRADE BREAK

CIVIL ACRONYMS

ALL GRADES ARE TO FINISHED GROUND UNLESS NOTED AS FOLLOWS:

STA.	– ROADWAY STATION FROM CENTERLINE
CL	– ROADWAY CENTERLINE
PC	– POINT OF CURVATURE
PT	– POINT OF TANGENCY
ELE.	– ELEVATION
L	– STATION OFFSET LEFT
R	– STATION OFFSET RIGHT
TBC	– TOP BACK OF CURB
LIP	– LIP OF GUTTER
SW	– SIDEWALK
TOC	– TOP OF CONCRETE
FG	– FINISH GRADE

SHEET NOTES

A. SEE SHEET C1.2 FOR GRADING NOTES.

B. SEE SHEETS C2.0–C2.7 FOR ROADWAY IMPROVEMENT PLANS.

C. SEE SHEET C2.8 FOR TYPICAL ROAD SECTION.

D. THE CONTOURS AND BENCHMARK ELEVATION ARE BASED ON THE NAVD 88 VERTICAL DATUM.

PROFESSIONAL ENGINEER
REGISTERED
10821
11/30/18
STATE OF IDAHO
KEVIN P. MCCARTHY

REVISIONS

NO.	ITEM	DATE
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3	ACHD COMMENTS	11/7/18
4	CITY OF KUNA COMMENTS	11/28/18

ASHTON ESTATES SUBDIVISION NO. 2
KUNA, IDAHO

GRADING IMPROVEMENT PLAN

DRAWING STATUS:
APPROVED FOR CONSTRUCTION

km ENGINEERING
ENGINEERS . SURVEYORS . PLANNERS
9233 WEST STATE STREET
BOISE, IDAHO 83714
PHONE (208) 639-6939
FAX (208) 639-6930

DESIGN BY:	SRM
DRAWN BY:	SRM
CHECKED BY:	AFN/KPM
DATE:	8/9/18
PROJECT:	18-053

SHEET NO.
C3.0

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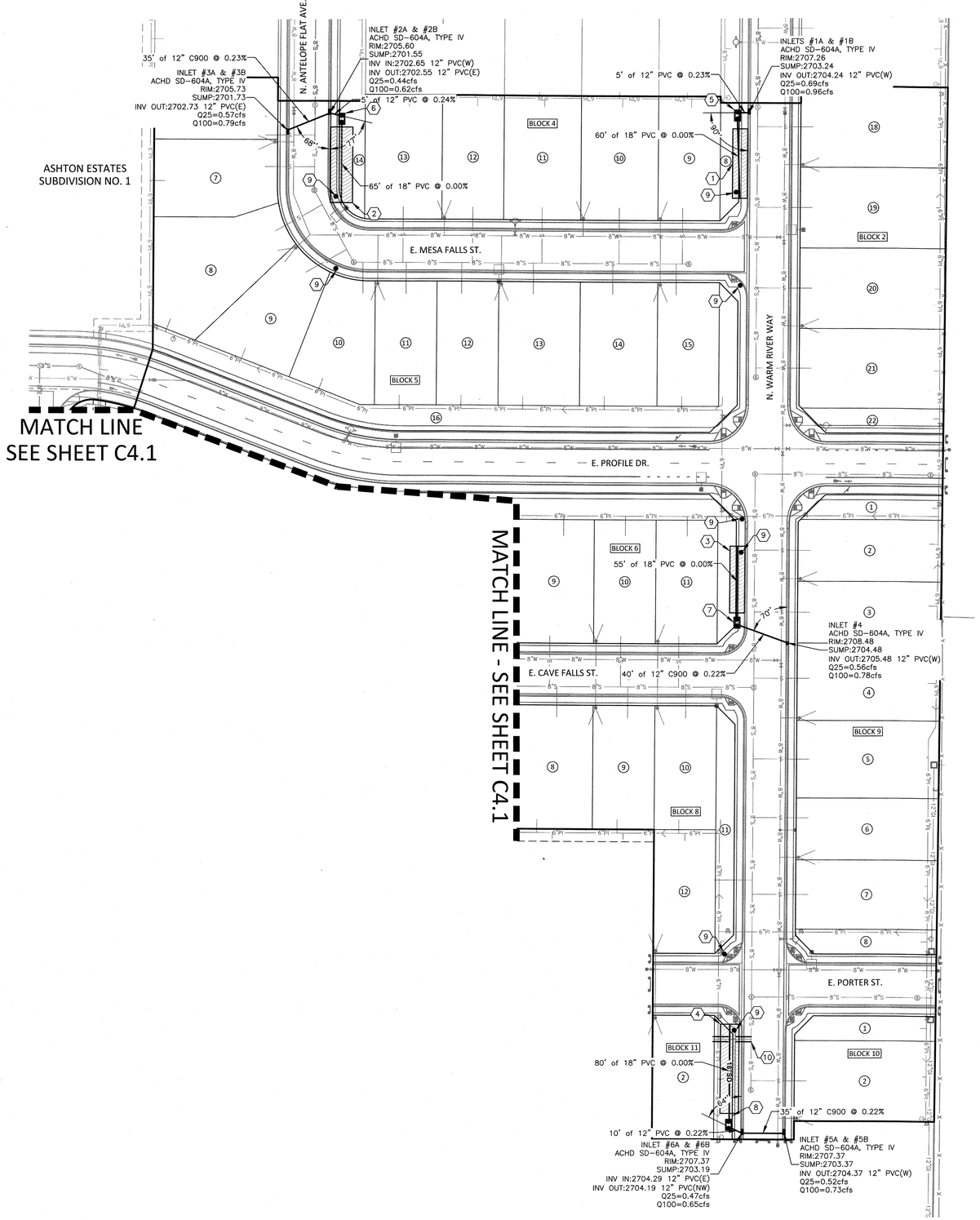

N

0 25 50 100 150

Plan Scale

SHEET NOTES

A. SEE SHEET C1.1 & C 1.2 FOR GENERAL, ACHD, AND UTILITY NOTES.

B. SEE SHEETS C4.2 FOR STORM WATER DETAILS.

C. GROUNDWATER IS EXPECTED TO REMAIN AT A DEPTH OF APPROXIMATELY 20' OR GREATER BELOW EXISTING GROUND. CONTRACTOR TO NOTIFY ENGINEER IMMEDIATELY IF GROUND WATER IS ENCOUNTERED. REFER TO THE GEOTECHNICAL REPORT PREPARED BY SITE CONSULTING, DATED NOVEMBER 12, 2017.

D. PROVIDE WATER-TIGHT SEALS AT PIPING ENTRANCES/EXITS FOR SAND AND GREASE TRAP AND CATCH BASINS.

E. INSTALL SAND AND GREASE TRAPS PER ACHD STORMWATER DESIGN GUIDELINES STANDARD DRAWING BMP 01, SHEET C4.2. BAFFLE SPACING SHALL BE 20".

F. ALL STORM PIPE WITHIN ROW SHALL BE C900 WHERE COVER OVER PIPE IS LESS THAN 2 FEET. OUTSIDE OF ROW OR WHERE COVER IS GREATER THAN 2 FEET THE STORM PIPE SHALL BE ADS N-12 HP PIPE OR APPROVED EQUAL. FLOWABLE FILL SHALL BE USED WHEN LESS THAN 5-FEET OF SEPARATION BETWEEN STRUCTURES.

G. ALL DRAINAGE STRUCTURES SHALL BE PER ISPWC STANDARDS AND THE ACHD SUPPLEMENTS TO THE ISPWC. STORM DRAIN STRUCTURES SHALL HAVE HS-25 TRAFFIC RATED LIDS UNLESS OTHERWISE SPECIFIED.

H. THE CONTRACTOR SHALL COMPLY WITH ALL THE REQUIREMENTS FOR STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITY. THIS INCLUDES IMPLEMENTING THE BMP'S RECOMMENDED IN THE SWPP PLAN PREPARED FOR THIS SITE, REGULAR SITE INSPECTIONS, DOCUMENTATION OF MODIFICATIONS TO THE SWPPP AND OTHER REQUIREMENTS AS SET FORTH IN THE NPDES GENERAL PERMIT.

I. ALL CHANGES REQUIRE APPROVAL BY THE DESIGN ENGINEER AND ACHD.

J. THE CONTRACTOR SHALL PROVIDE AND INSTALL STORM DRAIN MONUMENTS TO IDENTIFY ALL STORM DRAIN MANHOLES, SEDIMENT BOXES, DROP INLETS, AND OTHER PIPE JUNCTIONS OR TERMINUSES IN ACCORDANCE WITH SECTION 8018 OF THE ACHD DEVELOPMENT POLICY MANUAL AND ISPWC SD-623.

KEYNOTES (#)

1. SB #1 SEE DETAIL ON SHEET C4.2
   (56'L x 12'W x 8' D)
2. SB #2 SEE DETAIL ON SHEET C4.2
   (61'L x 18'W x 8' D)
3. SB #3 SEE DETAIL ON SHEET C4.2
   (54'L x 12'W x 8' D)
4. SB #4 SEE DETAIL ON SHEET C4.2
   (72'L x 15'W x 8' D)
5. INSTALL 1000 GAL SAND AND GREASE TRAP (SGT #1)
   RIM = 2707.65 (N)
   RIM = 2707.69 (S)
   INV IN = 2704.22 (N) (12" PVC)
   INV OUT = 2703.37 (S) (18" PVC)
   INLET BAFFLE = 2703.62
   OUTLET BAFFLE = 2704.12
6. INSTALL 1000 GAL SAND AND GREASE TRAP (SGT #2)
   RIM = 2706.02 (N)
   RIM = 2706.07 (S)
   INV IN = 2702.53 (NW) (12" PVC)
   INV OUT = 2701.68 (S) (18" PVC)
   INLET BAFFLE = 2701.83
   OUTLET BAFFLE = 2702.43
7. INSTALL 1000 GAL SAN AND GREASE TRAP (SGT #3)
   RIM = 2708.93 (N)
   RIM = 2708.91 (S)
   INV IN = 2705.39 (E) (12" PVC)
   INV OUT = 2704.54 (N) (18" PVC)
   INLET BAFFLE = 2704.71
   OUTLET BAFFLE = 2705.29
8. INSTALL 1000 GAL SAND AND GREASE TRAP (SGT #4)
   RIM = 2707.98 (N)
   RIM = 2707.92 (S)
   INV IN = 2704.17 (SE) (12" PVC)
   INV OUT = 2703.32 (N) (18" PVC)
   INLET BAFFLE = 2703.57
   OUTLET BAFFLE = 2704.07
9. INSTALL GROUND WATER OBSERVATION WELL PER ACHD SD-627, SHEET C4.2. INSTALL WITHIN THE INFILTRATION BED 5' FROM THE END AND OUTSIDE OF BED A MINIMUM OF 20' FROM THE PERIMETER OF THE BED.
10. INSTALL WATER CLASS SLEEVES ON SERVICES CROSSING BELOW SEEPAGE BED PER CITY OF KUNA STANDARDS AND UTILITY CROSSING SEEPAGE BED DETAIL, SHEET C4.2.

Plans Are Accepted For Public Street Construction

By stamping and signing the improvement plans, the Registered Engineer ensures the District that the plans conform to all District policies and standards. Variances or waivers must be specifically and previously approved by the District in writing. Acceptance of the improvement plans by the District does not relieve the Registered Engineer of these responsibilities.

BY: Michael Allen DATE: 12-19-18
ADA COUNTY HIGHWAY DISTRICT

PROFESSIONAL ENGINEER
REGISTERED
10821
11/30/18
STATE OF IDAHO
KEVIN P. MCCARTHY

REVISIONS

NO.	ITEM	DATE
1	CITY OF KUNA COMMENTS	8/29/18
2	ACHD COMMENTS	9/17/18
3	ACHD COMMENTS	11/7/18
4	CITY OF KUNA COMMENTS	11/28/18

ASHTON ESTATES SUBDIVISION NO. 2
KUNA, IDAHO

STORM IMPROVEMENT PLANS

DRAWING STATUS:

APPROVED FOR CONSTRUCTION

km ENGINEERING
ENGINEERS . SURVEYORS . PLANNERS
9233 WEST STATE STREET
BOISE, IDAHO 83714
PHONE (208) 639-6939
FAX (208) 639-6930

DESIGN BY:	SRM
DRAWN BY:	SRM
CHECKED BY:	AFN/KPM
DATE:	8/9/18
PROJECT:	18-053

SHEET NO.

C4.0

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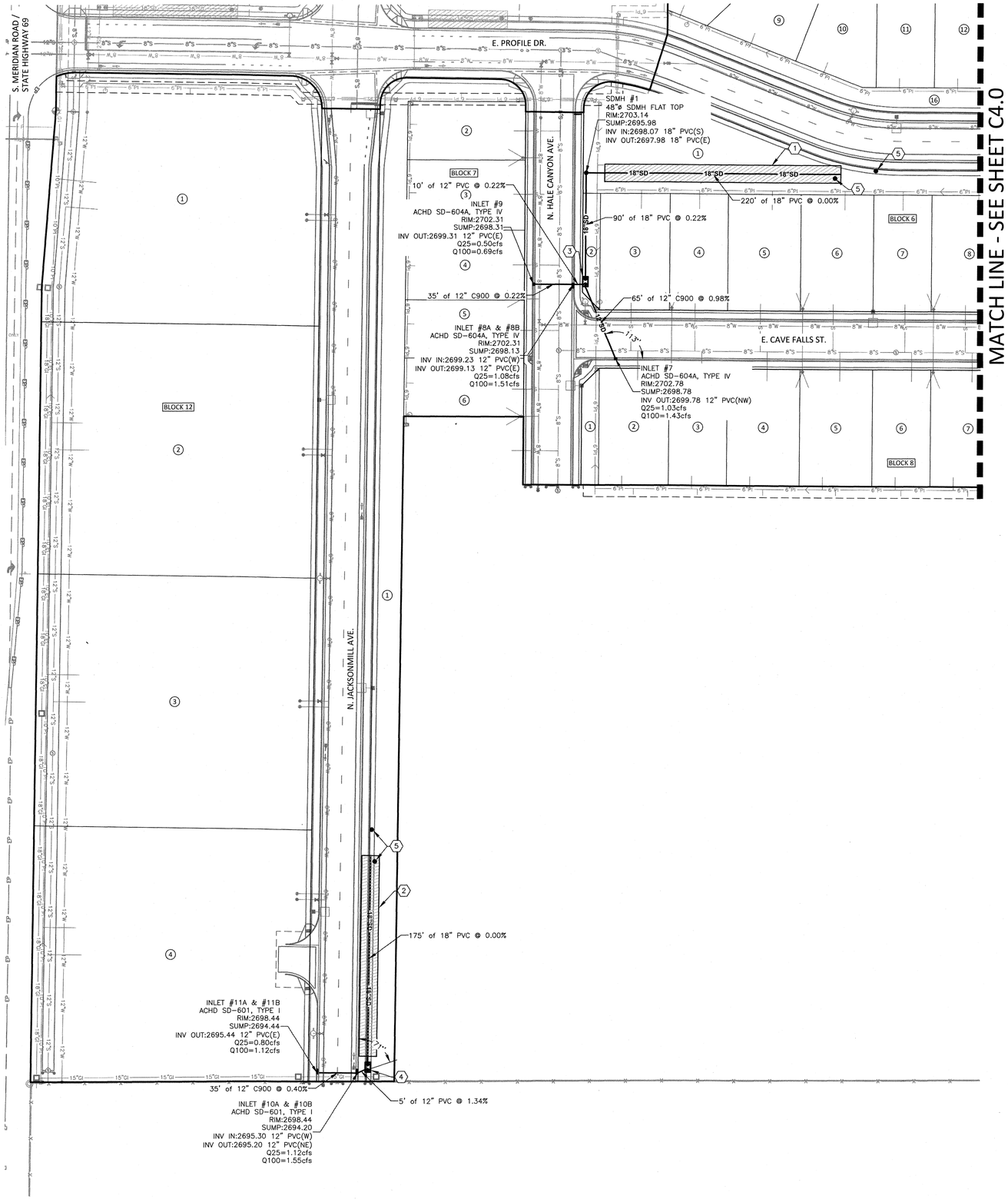

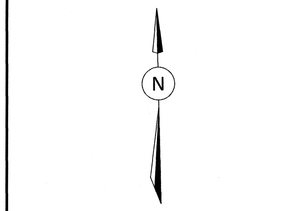

SHEET NOTES

A. SEE SHEET C1.1 & C 1.2 FOR GENERAL, ACHD, AND UTILITY NOTES.

B. SEE SHEETS C4.2 FOR STORM WATER DETAILS.

C. GROUNDWATER IS EXPECTED TO REMAIN AT A DEPTH OF APPROXIMATELY 20' OR GREATER BELOW EXISTING GROUND. CONTRACTOR TO NOTIFY ENGINEER IMMEDIATELY IF GROUND WATER IS ENCOUNTERED. REFER TO THE GEOTECHNICAL REPORT PREPARED BY SITE CONSULTING, DATED NOVEMBER 12, 2017.

D. PROVIDE WATER-TIGHT SEALS AT PIPING ENTRANCES/EXITS FOR SAND AND GREASE TRAP AND CATCH BASINS.

E. INSTALL SAND AND GREASE TRAPS PER ACHD STORMWATER DESIGN GUIDELINES STANDARD DRAWING BMP 01, SHEET C4.2. BAFFLE SPACING SHALL BE 20".

F. ALL STORM PIPE WITHIN ROW SHALL BE C900 WHERE COVER OVER PIPE IS LESS THAN 2 FEET. OUTSIDE OF ROW OR WHERE COVER IS GREATER THAN 2 FEET THE STORM PIPE SHALL BE ADS N-12 HP PIPE OR APPROVED EQUAL. FLOWABLE FILL SHALL BE USED WHEN LESS THAN 5-FEET OF SEPARATION BETWEEN STRUCTURES.

G. ALL DRAINAGE STRUCTURES SHALL BE PER ISPWC STANDARDS AND THE ACHD SUPPLEMENTS TO THE ISPWC. STORM DRAIN STRUCTURES SHALL HAVE HS-25 TRAFFIC RATED LIDS UNLESS OTHERWISE SPECIFIED.

H. THE CONTRACTOR SHALL COMPLY WITH ALL THE REQUIREMENTS FOR STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITY. THIS INCLUDES IMPLEMENTING THE BMP'S RECOMMENDED IN THE SWPP PLAN PREPARED FOR THIS SITE, REGULAR SITE INSPECTIONS, DOCUMENTATION OF MODIFICATIONS TO THE SWPPP AND OTHER REQUIREMENTS AS SET FORTH IN THE NPDES GENERAL PERMIT.

I. ALL CHANGES REQUIRE APPROVAL BY THE DESIGN ENGINEER AND ACHD.

J. THE CONTRACTOR SHALL PROVIDE AND INSTALL STORM DRAIN MONUMENTS TO IDENTIFY ALL STORM DRAIN MANHOLES, SEDIMENT BOXES, DROP INLETS, AND OTHER PIPE JUNCTIONS OR TERMINUSES IN ACCORDANCE WITH SECTION 8018 OF THE ACHD DEVELOPMENT POLICY MANUAL AND ISPWC SD-623.

KEYNOTES (#)

1. SB #5 SEE DETAIL ON SHEET C4.2
   (203'L x 15'W x 8' D)

2. SB #6 SEE DETAIL ON SHEET C4.2
   (172'L x 15'W x 8' D)

3. INSTALL 1500 GAL SAND AND GREASE TRAP (SGT #5)
   RIM = 2702.77 (N)
   RIM = 2702.75 (S)
   INV IN = 2699.12 (W) (12" PVC)
   INV IN = 2699.12 (SE) (12" PVC)
   INV OUT = 2698.27 (N) (18" PVC)
   INLET BAFFLE = 2698.44
   OUTLET BAFFLE = 2699.02

4. INSTALL 1000 GAL SAND AND GREASE TRAP (SGT #6)
   RIM = 2698.62 (N)
   RIM = 2698.60 (S)
   INV IN = 2695.11 (S) (12" PVC)
   INV OUT = 2694.26 (N) (18" PVC)
   INLET BAFFLE = 2694.51
   OUTLET BAFFLE = 2695.01

5. INSTALL GROUND WATER OBSERVATION WELL PER ACHD SD-627, SHEET C4.2. INSTALL WITHIN THE INFILTRATION BED 5' FROM THE END AND OUTSIDE OF BED A MINIMUM OF 20' FROM THE PERIMETER OF THE BED.

PROFESSIONAL ENGINEER
REGISTERED
10821
STATE OF IDAHO
KEVIN P. MCCARTHY
12/31/18

REVISIONS

NO.	ITEM	DATE
1	CITY OF KUNA COMMENTS	8/29/18
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ASHTON ESTATES SUBDIVISION NO. 2
KUNA, IDAHO

STORM IMPROVEMENT PLANS

DRAWING STATUS:

APPROVED FOR CONSTRUCTION

km ENGINEERING
ENGINEERS . SURVEYORS . PLANNERS
9233 WEST STATE STREET
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DESIGN BY:	SRM
DRAWN BY:	SRM
CHECKED BY:	AFN/KPM
DATE:	8/9/18
PROJECT:	18-053

SHEET NO.

C4.1

Plans Are Accepted For Public Street Construction

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BY: Michael Webster DATE: 12-19-18
ADA COUNTY HIGHWAY DISTRICT

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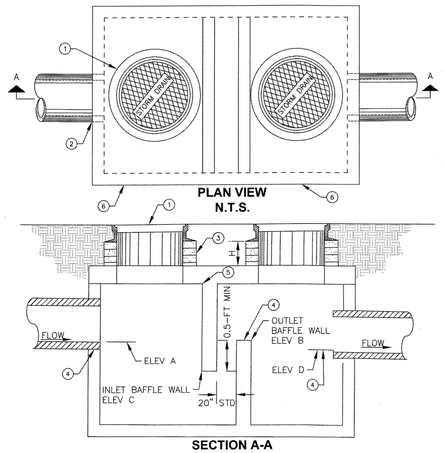
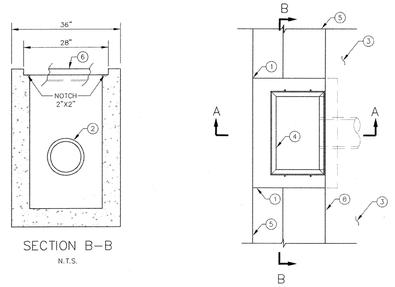


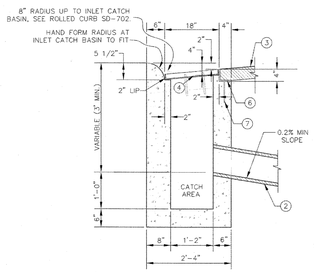
SECTION A-A
N.T.S.

NOTES
1. SAND AND GREASE TRAP USED FOR SUBSURFACE FACILITIES ONLY

LEGEND:
1. MANHOLE FRAME AND COVER PER SD-617 (TYPICAL)
2. LOCATION AND FL ELEV. PER DESIGN PLANS (TYPICAL)
3. H 1-FT USE GRADE RINGS (TYPICAL)
   1-FT < H <= 2-FT USE 24" DIA RCP RISER
   2-FT < H <= 10-FT USE MANHOLE CONE & 48" DIA RISERS
4. EL. A > EL. B BY 0.10' MIN
   EL. D < EL. B BY 0.10' MIN
   EL. C < EL. B BY 0.50' MIN. UNLESS OTHERWISE APPROVED BY ACHD
5. WATERTIGHT SEAL
6. PRECAST BOX MANUFACTURER SHALL MARK FLOW DIRECTION AND LABEL INLET OR OUTLET ON SIDE OF BOX

2015 ACHD STORMWATER DESIGN GUIDELINES	SAND AND GREASE TRAP	STANDARD DRAWING BMP 01 1 OF 2



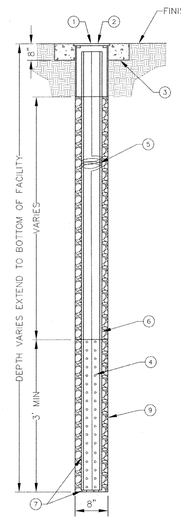


SECTION A-A
N.T.S.

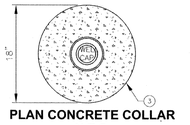
LEGEND
1. ADJOINING TOP OF CURB.
2. OUTLET.
3. PAVEMENT SURFACE.
4. STANDARD GRATE AND GRATE FRAME, SEE SD-609 OR SD-610A.
5. STANDARD ROLLED CURB AND GUTTER.
6. 4" x 4" x 3/8" ANGLE IRON
7. (3) 7" NO.4 BARS
8. EDGE OF GUTTER

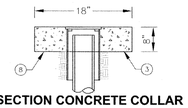
2017 ACHD REVISION

IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ACHD SUPPLEMENT)	INLET CATCH BASIN TYPE IV (FOR ROLLED CURB)	STANDARD DRAWING NO. SD-604A



SECTION
N.T.S.





2017 ACHD REVISION

IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ACHD SUPPLEMENT)	GROUNDWATER OBSERVATION WELL	STANDARD DRAWING SD-627 1 OF 2

LEGEND
1. WELL COVER, 8" DIA. WATERTIGHT GALVANIZED STEEL BOLT DOWN COVER AND CANISTER
2. 2 OR 3 BOLT LID WITH 9/16" HEAD AND SAE THREADS, GASKETED
3. CONCRETE (COLLAR), CLASS 3000 (ISPWC SECTION 703)
4. 3/8" DIA HOLES OR SLOTS CUT INTO PIPE AT 3" ON CENTER
5. TRACER WIRE SHALL BE PLACED ON OUTSIDE OF PVC PIPE, MINIMUM 18 GAUGE, INSULATED, SINGLE-CONDUCTOR COPPER WIRE, INSULATION COLOR SHALL BE GREEN WITH THREE 6" DIAMETER COILS
6. PIPE SHALL BE PERFORATED PVC, ASTM D-3035, SDR 35. WELLS BACKFILLED IN A PIT REQUIRE 6" PIPE. DRILLED WELLS MAY USE 4" PIPE
7. NONWOVEN FILTER FABRIC AROUND OPENINGS AND BOTTOM, FABRIC OVER CHIPS/DRAIN ROCK
8. POLYPROPYLENE FIBER REINFORCEMENT AT 1 1/2 LBS/CY
9. BACKFILL MATERIAL TO MATCH STORAGE MEDIA FOR OBSERVATION WELLS LOCATED WITHIN A BMP FACILITY. USE PIPE BEDDING CHIPS FOR OBSERVATION WELLS LOCATED OUTSIDE BMP FACILITIES

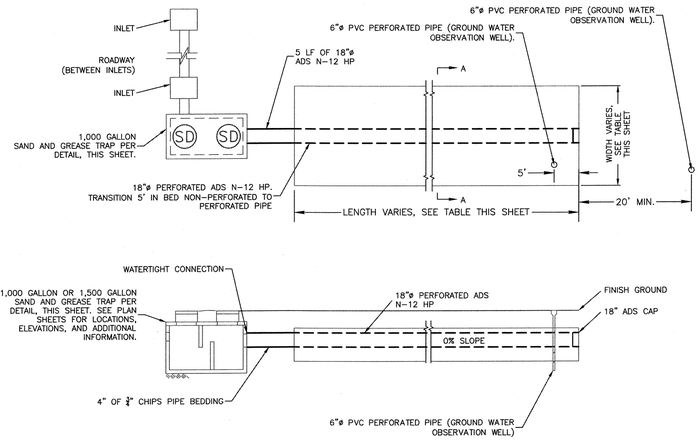
NOTES:
1. GROUNDWATER OBSERVATION WELLS ARE FOR MEASUREMENT OF GROUNDWATER LEVELS WITHIN OR NEAR STORM DRAINAGE FACILITIES
2. THIS DETAIL IS FOR WELLS INSTALLED BY DRILLING OR BY EXCAVATED PITS
3. LOCATION OF GROUNDWATER OBSERVATION WELLS SHALL BE APPROVED BY ACHD
4. OBSERVATION WELLS NOT ALLOWED IN CURB OR VALLEY GUTTER SECTION

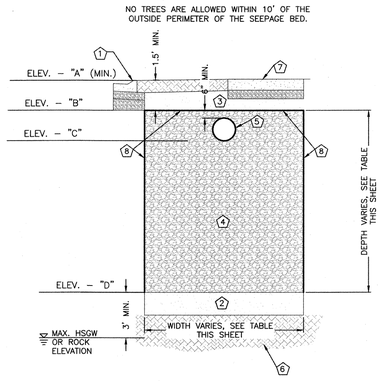
2017 ACHD REVISION

IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ACHD SUPPLEMENT)	GROUNDWATER OBSERVATION WELL	STANDARD DRAWING SD-627 2 OF 2

SEEPAGE BED TABLE										
SEEPAGE BED	BED LENGTH	BED WIDTH	BED DEPTH	ELEVATION "A"	ELEVATION "B"	ELEVATION "C"	ELEVATION "D"	GROUND WATER EL.	100-YR VOLUME PROVIDED	INFILTRATION RATE
SB #1	56'	12'	8'	2707.62	2705.37	2703.37	2697.37	2650.0±	1,473 CF	0.5 IN/HR
SB #2	61'	18'	8'	2706.01	2703.68	2701.68	2695.68	2650.0±	2,397 CF	0.5 IN/HR
SB #3	54'	12'	8'	2708.78	2706.54	2704.54	2698.54	2650.0±	1,421 CF	0.5 IN/HR
SB #4	72'	15'	8'	2707.88	2705.32	2703.32	2697.32	2650.0±	2,338 CF	0.5 IN/HR
SB #5	203'	15'	8'	2703.45	2699.98	2697.98	2691.98	2650.0±	6,640 CF	0.5 IN/HR
SB #6	172'	15'	8'	2698.32	2696.26	2694.26	2688.26	2650.0±	5,624 CF	0.5 IN/HR

GENERAL NOTES
A. REFER TO THE LIMITED SUBSURFACE INVESTIGATION REPORT PREPARED BY SITE CONSULTING, LLC., DATED NOVEMBER 12, 2017. GROUNDWATER IS EXPECTED TO REMAIN AT OR BELOW A DEPTH OF APPROXIMATELY 20' BELOW EXISTING GROUND. CONTACT DESIGN ENGINEER FOR SEEPAGE BED REDESIGN IF GROUNDWATER IS ENCOUNTERED ABOVE MAX HSGW ELEVATION.
B. ALL SAND AND GREASE TRAPS SHALL BE HS25 OR GREATER LOAD RATED.
C. ALL GEOTEXTILE SEAMS SHALL OVERLAP 1 FOOT MINIMUM.
D. BED WIDTH SHALL REMAIN CONSTANT.
E. THE MINIMUM DESIGN PERCOLATION RATE FOR THE STORM DRAIN FACILITY IS SHOWN IN THE SEEPAGE BED TABLE AND ID TO MEET THE REQUIREMENT OF 100% VOLUME WITHIN 48HR AND SHALL BE VERIFIED IN FIELD.
F. IF ROCK IS ENCOUNTERED, CONTRACTOR MUST HAVE A PERCOLATION TEST PERFORMED BY A SOILS ENGINEER AFTER SEEPAGE BED IS FULLY EXCAVATED. (NOTE: AN ACHD INSPECTOR MUST BE PRESENT FOR THE TEST). IF THE PERCOLATION IS LESS THAN SPECIFIED BY THE SOILS REPORT AND ENGINEER, CONTRACTOR MAY NEED TO BLAST OR BORE TO CREATE CONDUIT FOR DRAINAGE TO OCCUR OR RE-DESIGN THE SYSTEM TO ACHIEVE THE REQUIRED INFILTRATION.
G. WATER AND SEWER SERVICES CROSSING SEEPAGE BED SHALL BE SLEEVED PER OPTION 2 OF ACHD STORM WATER DESIGN GUIDELINES SECTION 8200 DETAIL 12.
H. STORAGE VOLUME DOESN'T INCLUDE SAND WINDOW.
I. FOR UNDERGROUND INFILTRATION SYSTEMS, INSTALL ELECTRONIC MARKERS ON EACH CORNER OF THE FACILITY. THE CONTRACTOR SHALL COORDINATE WITH THE ACHD INSPECTION DEPARTMENT FOR PLACEMENT OF THE MARKERS DURING CONSTRUCTION AND PRIOR TO BACKFILLING.





SECTION VIEW A-A

KEY
1. CURB AND GUTTER PER ROADWAY PLANS.
2. 3.0" FILTER SAND, ISPWC 801 OR ASTM C33 FILTER SAND.
3. MINIMUM OF 1' COVER FROM TOP OF BED TO FINISH GRADE. BACKFILL WITH NATIVE TOPSOIL.
4. ANGULAR 1" TO 2" ROCK.
5. 18"ø PERFORATED PIPE. INSTALL PERFORATIONS PER ACHD STORMWATER DESIGN GUIDELINES DETAIL BMP 04.
6. EXTEND 2' (MIN.) INTO FREE DRAINING MATERIAL.
7. 5' WIDE SIDEWALK PER ROADWAY PLANS.
8. NON-WOVEN FABRIC PER ACHD STORMWATER DESIGN GUIDELINES SECTION 8200 DETAIL BMP 04. OVERLAP MINIMUM OF 1-FT TOP AND SIDES ONLY.

Plans Are Accepted For Public Street Construction

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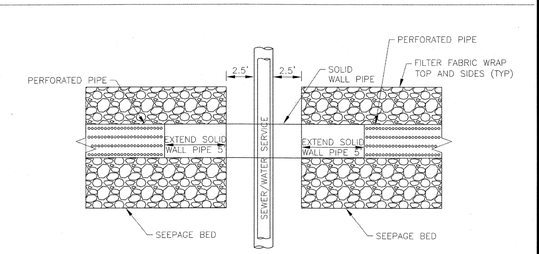
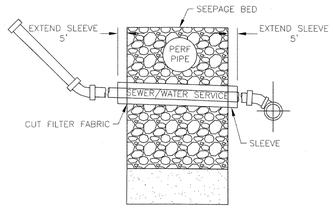
BY: Michael Alexander DATE: 12-19-18
ADA COUNTY HIGHWAY DISTRICT



OPTION 1: BREAK BED
PLAN
N.T.S.



OPTION 2: SLEEVE LINE
SECTION
N.T.S.

NOTES
1. OPTION 1 REQUIRES SEEPAGE BED LENGTH TO BE INCREASED BY GAP LENGTH

2017 ACHD STORMWATER DESIGN GUIDELINES	SEEPAGE BED/SEWER & WATER SERVICE CONFLICT	STANDARD DRAWING DETAIL 07

SEEPAGE BED (SB #1-6)
NTS

PROFESSIONAL ENGINEER REGISTERED 10821 11/30/18 STATE OF IDAHO KEVIN P. MCCARTHY

REVISIONS

NO.	ITEM	DATE
1	CITY OF KUNA COMMENTS	8/29/18
2	ACHD COMMENTS	9/17/18
3	ACHD COMMENTS	11/7/18
4	CITY OF KUNA COMMENTS	11/28/18

ASHTON ESTATES SUBDIVISION NO. 2
KUNA, IDAHO

STORM IMPROVEMENT PLANS

DRAWING STATUS:
APPROVED FOR CONSTRUCTION

km ENGINEERING
ENGINEERS . SURVEYORS . PLANNERS
9233 WEST STATE STREET
BOISE, IDAHO 83714
PHONE (208) 639-6939
FAX (208) 639-6930

DESIGN BY:	SRM
DRAWN BY:	SRM
CHECKED BY:	AFN/KPM
DATE:	8/9/18
PROJECT:	18-053

SHEET NO.
C4.2

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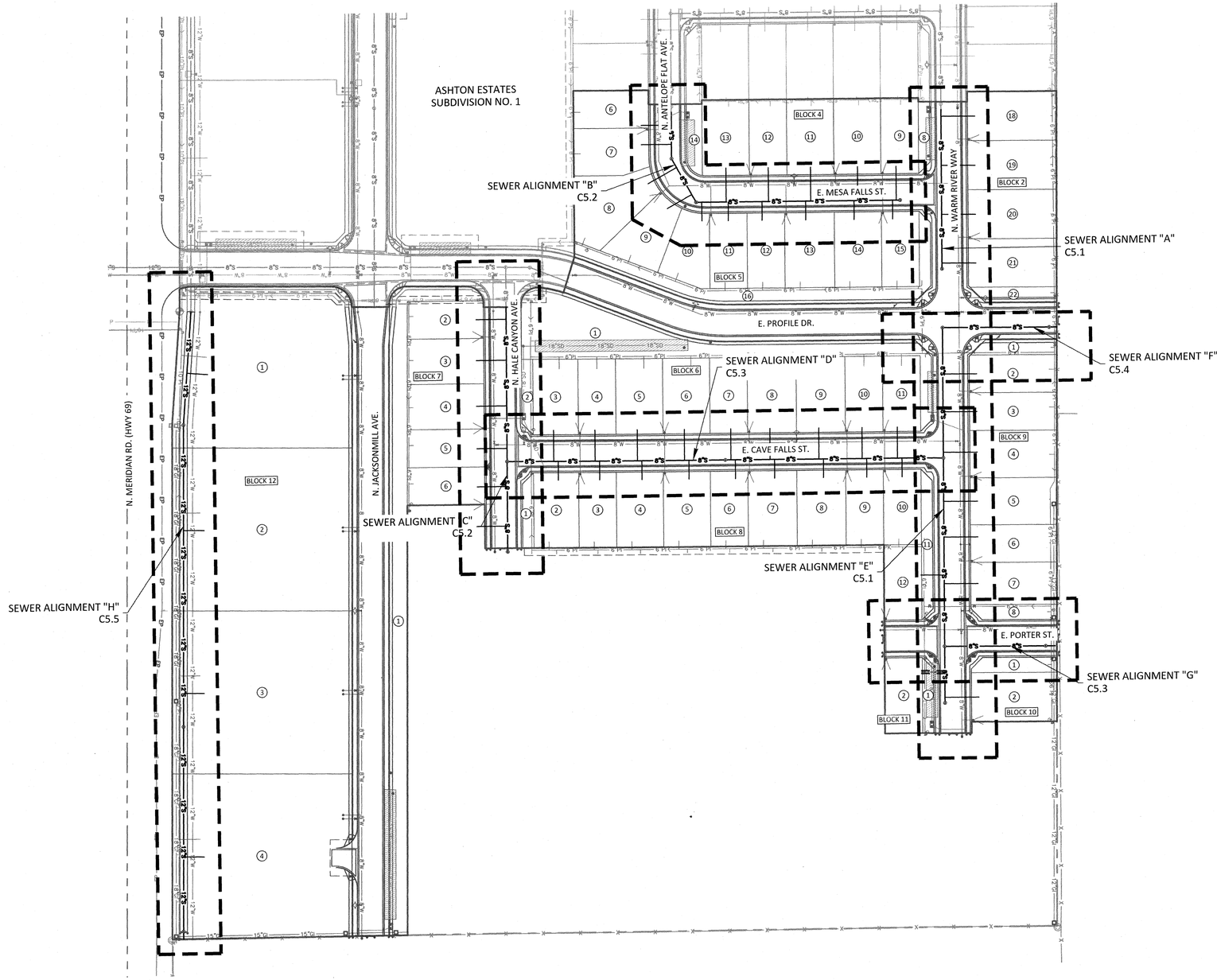

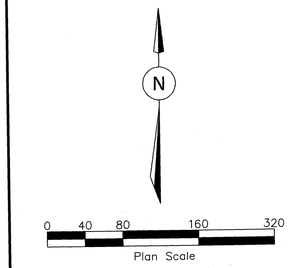

SHEET NOTES

A. SEE SHEET C1.1 FOR GENERAL AND SANITARY SEWER NOTES.

B. SEE SHEETS C5.1–C5.4 FOR SEWER PLAN AND PROFILES.

PROFESSIONAL ENGINEER
REGISTERED
10821
11/30/18
STATE OF IDAHO
KEVIN P. MCCARTHY

REVISIONS

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4	CITY OF KUNA COMMENTS	11/29/18

ASHTON ESTATES SUBDIVISION NO. 2
KUNA, IDAHO

SEWER IMPROVEMENT PLANS

DRAWING STATUS:

APPROVED FOR CONSTRUCTION

Water, sewer and irrigation plans are approved for construction. The design registered professional engineer's responsibilities and obligations listed in IDAPA 10.01.02 remain in effect.

Paul A Stevens, P.E.
Kuna City Engineer

Date: 4 JAN 2019

km ENGINEERING
ENGINEERS . SURVEYORS . PLANNERS
9233 WEST STATE STREET
BOISE, IDAHO 83714
PHONE (208) 639-6939
FAX (208) 639-6930

DESIGN BY:	SRM
DRAWN BY:	SRM
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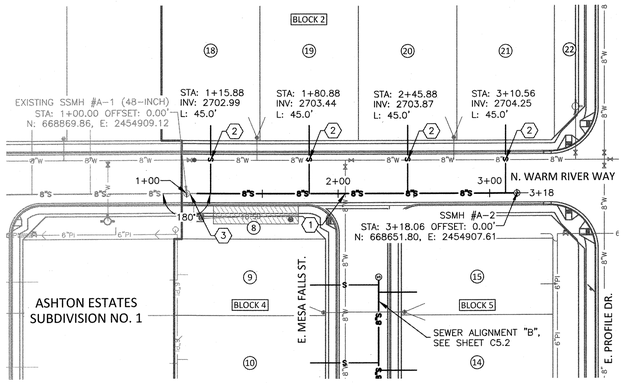
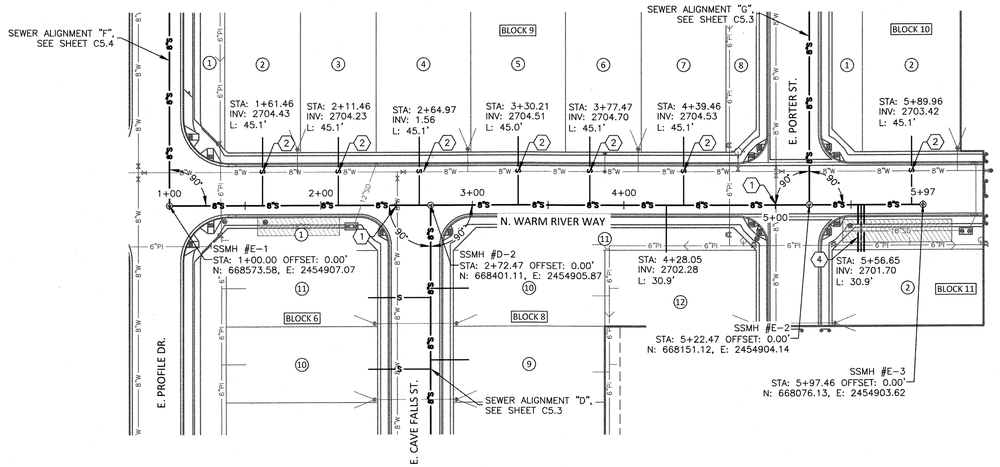
SHEET NO.

C5.0

P:\18-053\CAD\CONSTRUCTION PLANS\18-053 SEWER.DWG, SCOTT MARSHALL, 11/30/2018, AUTOCAD PDF (GENERAL DOCUMENTATION) (PCS, 22X34).(PDF)



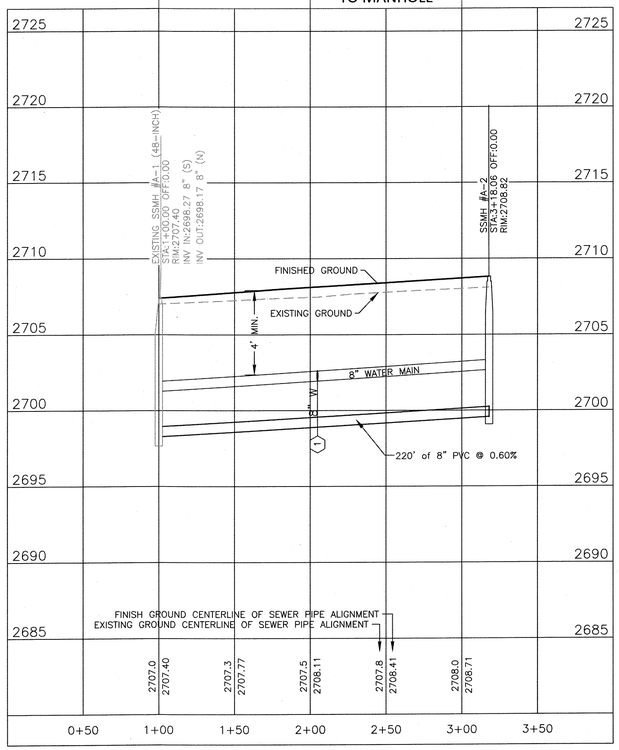
SEWER ALIGNMENT "A" (STA. 1+00.00 TO 3+18.06)



SEWER ALIGNMENT "E" (STA. 1+00.00 TO 5+97.46)

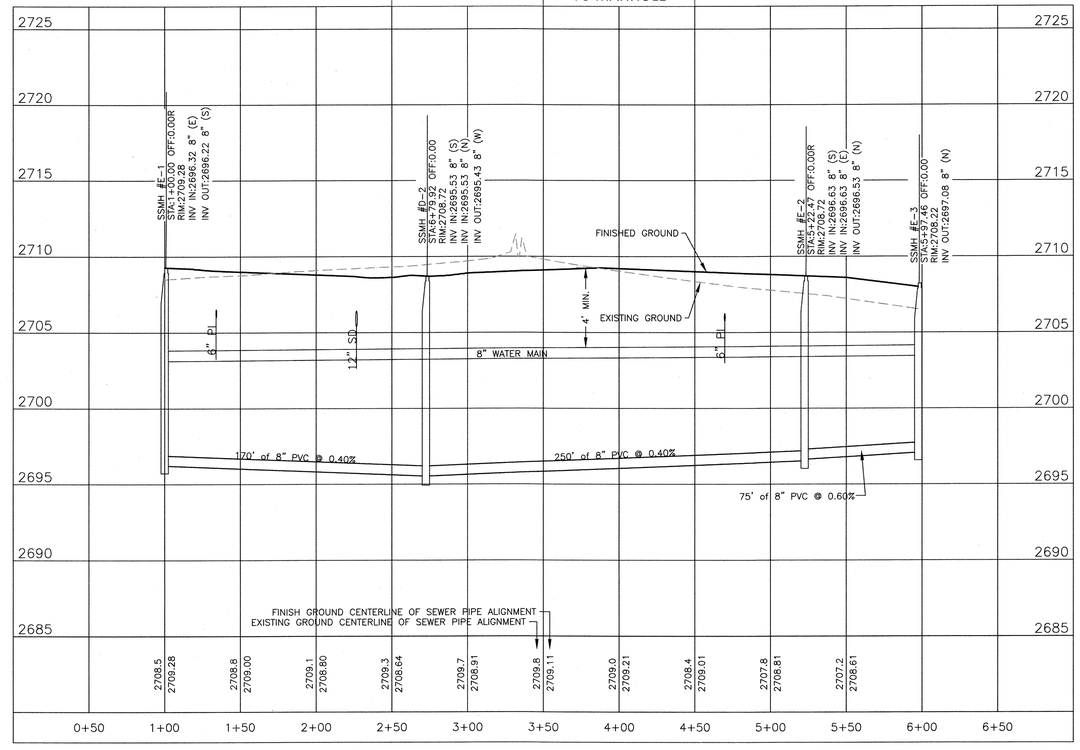
PROFILE SCALE
HORIZ: 1" = 50'
VERT: 1" = 5'

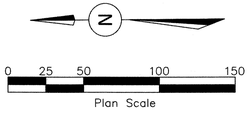
PIPE DIMENSION IS
MEASURED FROM
CENTER MANHOLE
TO MANHOLE



PROFILE SCALE
HORIZ: 1" = 50'
VERT: 1" = 5'

PIPE DIMENSION IS
MEASURED FROM
CENTER MANHOLE
TO MANHOLE





SHEET NOTES

A. SEE SHEET C1.1 FOR GENERAL AND SANITARY SEWER NOTES.

B. STATIONING BASED ON SEWER ALIGNMENT CENTERLINE.

C. SEWER MANHOLES SHALL BE 48" IN DIAMETER PER ISPWC SD-501. INSTALL MANHOLE FRAME AND COVER PER ISPWC SD-501.

D. INSTALL STANDARD SERVICE MARKERS PER ISPWC SD-512.

E. CONTRACTOR IS RESPONSIBLE FOR INSTALLING SEWER SERVICES 5' BEYOND JOINT TRENCH EASEMENT. VERIFY EXACT LOCATION OF SEWER SERVICES WITH OWNER PRIOR TO INSTALLATION. SERVICE LENGTH AND INVERT ARE BASED ON STUB LOCATION. STATIONING TAKEN FROM CENTERLINE OF SEWER ALIGNMENT.

KEYNOTES (#)

1. MAINTAIN VERTICAL (18" TYP.) AND HORIZONTAL (10 TYP.) POTABLE/NON-POTABLE MAIN LINE SEPARATION PER CITY OF KUNA REQUIREMENTS. SEE UTILITY NOTE 5 SHEET C1.2 FOR ADDITIONAL INFORMATION.

2. MAINTAIN VERTICAL (18" TYP.) AND HORIZONTAL (10' TYP.) POTABLE/NON-POTABLE MAIN/SERVICE OR SERVICE/SERVICE LINE SEPARATION PER CITY OF KUNA REQUIREMENTS. SEE UTILITY NOTE 6 SHEET C1.2 FOR ADDITIONAL INFORMATION.

3. REMOVE STUB AND CONNECT TO EXISTING SEWER MANHOLE. CONTRACTOR TO VERIFY INVERT ELEVATION OF EXISTING SEWER PRIOR TO ANY CONSTRUCTION AND NOTIFY DESIGN ENGINEER IMMEDIATELY IF FIELD CONDITIONS DIFFER FROM PLANS.

4. INSTALL WATER CLASS SLEEVES ON SERVICES CROSSING BELOW SEEPAGE BED PER CITY OF KUNA STANDARDS AND UTILITY CROSSING SEEPAGE BED DETAIL, SHEET C4.2.

Water, sewer and irrigation plans are approved for construction. The design registered professional engineer's responsibilities and obligations listed in IDAPA 10.01.02 remain in effect.

Paul A Stevens, P.E.
Kuna City Engineer

Date: 4 JAN 2019

PROFESSIONAL ENGINEER
REGISTERED
10821
STATE OF IDAHO
11/30/18
KEVIN P. MCCARTHY

REVISIONS

NO.	ITEM	DATE
1	CITY OF KUNA COMMENTS	8/29/18
2	ACHD COMMENTS	9/17/18
3	ACHD COMMENTS	11/7/18
4	CITY OF KUNA COMMENTS	11/28/18

ASHTON ESTATES SUBDIVISION NO. 2
KUNA, IDAHO

SEWER IMPROVEMENT PLANS
SEWER ALIGNMENT "A" PLAN AND PROFILE - STA. 1+00.00 TP 3+18.06
SEWER ALIGNMENT "E" PLAN AND PROFILE - STA. 1+00.00 TO 5+97.46

DRAWING STATUS:

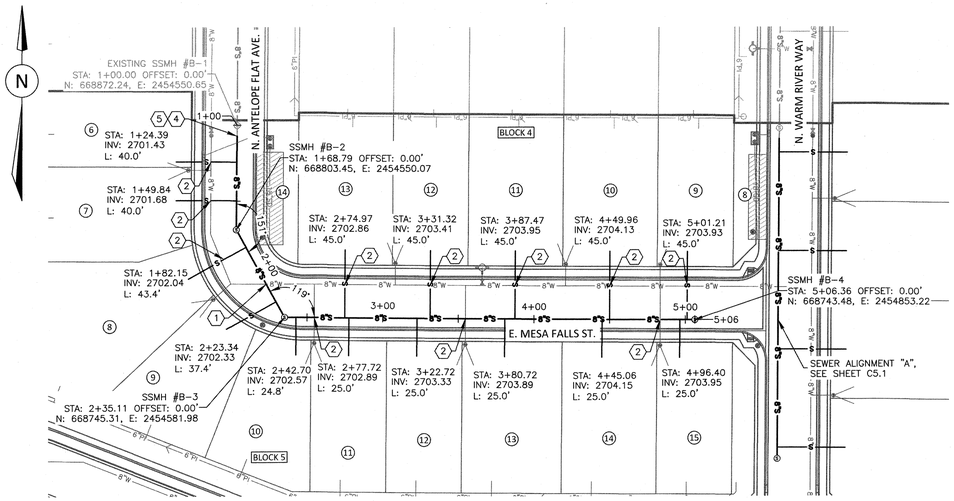
APPROVED FOR CONSTRUCTION

km ENGINEERING
ENGINEERS . SURVEYORS . PLANNERS
9233 WEST STATE STREET
BOISE, IDAHO 83714
PHONE (208) 639-6939
FAX (208) 639-6930

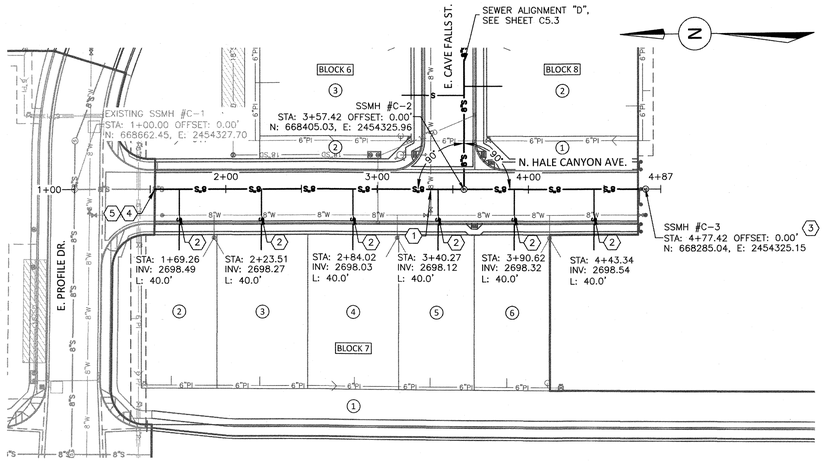
DESIGN BY:	SRM
DRAWN BY:	SRM
CHECKED BY:	AFN/KPM
DATE:	8/9/18
PROJECT:	18-053

SHEET NO.
C5.1

P:\18-053\CAD\CONSTRUCTION PLANS\18-053 SEWER.DWG, SCOTT MARSHALL, 11/30/2018, AUTOCAD PDF (GENERAL DOCUMENTATION).PC3, 22X34 (.PDF)



SEWER ALIGNMENT "B" (STA. 1+00.00 TO 5+11.91)



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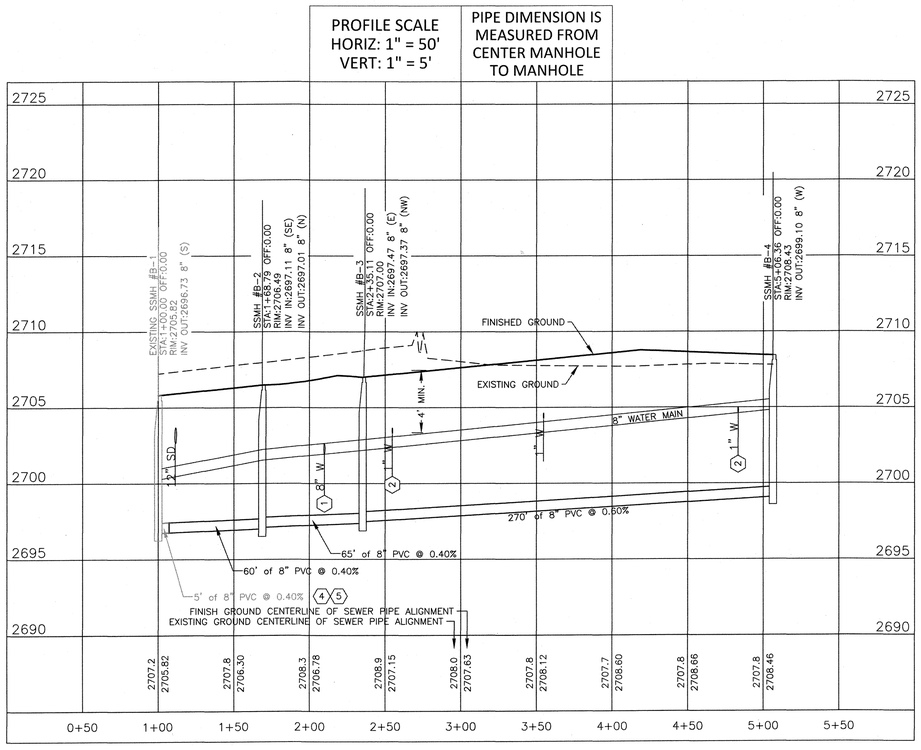

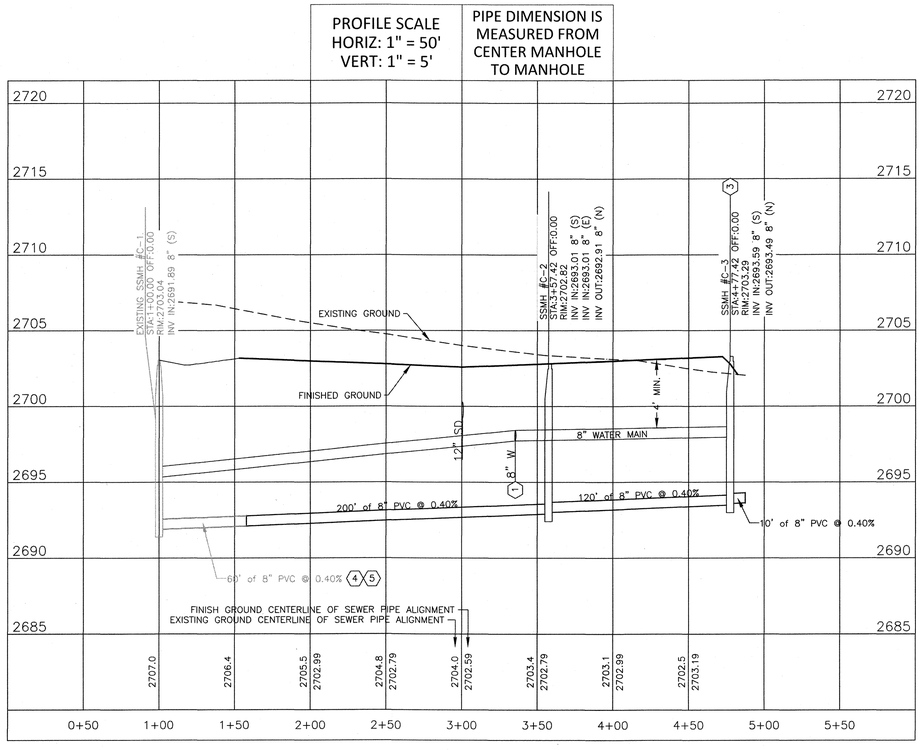

SEE VIEWPORT
FOR ORIENTATION

0 25 50 100 150
Plan Scale

SHEET NOTES

A. SEE SHEET C1.1 FOR GENERAL AND SANITARY SEWER NOTES.

B. STATIONING BASED ON SEWER ALIGNMENT CENTERLINE.

C. SEWER MANHOLES SHALL BE 48" IN DIAMETER PER ISPWC SD-501. INSTALL MANHOLE FRAME AND COVER PER ISPWC SD-501.

D. INSTALL STANDARD SERVICE MARKERS PER ISPWC SD-512.

E. CONTRACTOR IS RESPONSIBLE FOR INSTALLING SEWER SERVICES 5' BEYOND JOINT TRENCH EASEMENT. VERIFY EXACT LOCATION OF SEWER SERVICES WITH OWNER PRIOR TO INSTALLATION. SERVICE LENGTH AND INVERT ARE BASED ON STUB LOCATION. STATIONING TAKEN FROM CENTERLINE OF SEWER ALIGNMENT.

KEYNOTES (#)

1. MAINTAIN VERTICAL (18" TYP.) AND HORIZONTAL POTABLE/NON-POTABLE MAIN LINE SEPARATION PER CITY OF KUNA REQUIREMENTS. SEE UTILITY NOTE 5 SHEET C1.2 FOR ADDITIONAL INFORMATION.
2. MAINTAIN VERTICAL (18" TYP.) AND HORIZONTAL POTABLE/NON-POTABLE MAIN/SERVICE OR SERVICE/SERVICE LINE SEPARATION PER CITY OF KUNA REQUIREMENTS. SEE UTILITY NOTE 6 SHEET C1.2 FOR ADDITIONAL INFORMATION.
3. 8" SEWER MAIN STUB FOR FUTURE EXTENSION. MARK PER ISPWC SD-512.
4. CONNECT TO EXISTING SEWER MAIN STUB.
5. CONTRACTOR TO VERIFY INVERT ELEVATION OF EXISTING SEWER PRIOR TO ANY CONSTRUCTION AND NOTIFY DESIGN ENGINEER IMMEDIATELY IF FIELD CONDITIONS DIFFER FROM PLANS.

PROFESSIONAL ENGINEER
REGISTERED
10821
11/30/18
STATE OF IDAHO
KEVIN P. MCCARTHY

REVISIONS

NO.	ITEM	DATE
1	CITY OF KUNA COMMENTS	8/29/18
2	ACHD COMMENTS	9/17/18
3	ACHD COMMENTS	11/7/18
4	CITY OF KUNA COMMENTS	11/29/18

ASHTON ESTATES SUBDIVISION NO. 2
.
KUNA, IDAHO

SEWER IMPROVEMENT PLANS
ALIGNMENT "B" PLAN AND PROFILE - STA. 1+00.00 TO 5+11.91
ALIGNMENT "C" PLAN AND PROFILE - STA. 1+00.00 TO 4+77.42

DRAWING STATUS:
APPROVED FOR CONSTRUCTION

Water, sewer and irrigation plans are approved for construction. The design registered professional engineer's responsibilities and obligations listed in IDAPA 10.01.02 remain in effect.

Paul A Stevens, P.E. **Date:** 4 Jan 2019
Kuna City Engineer

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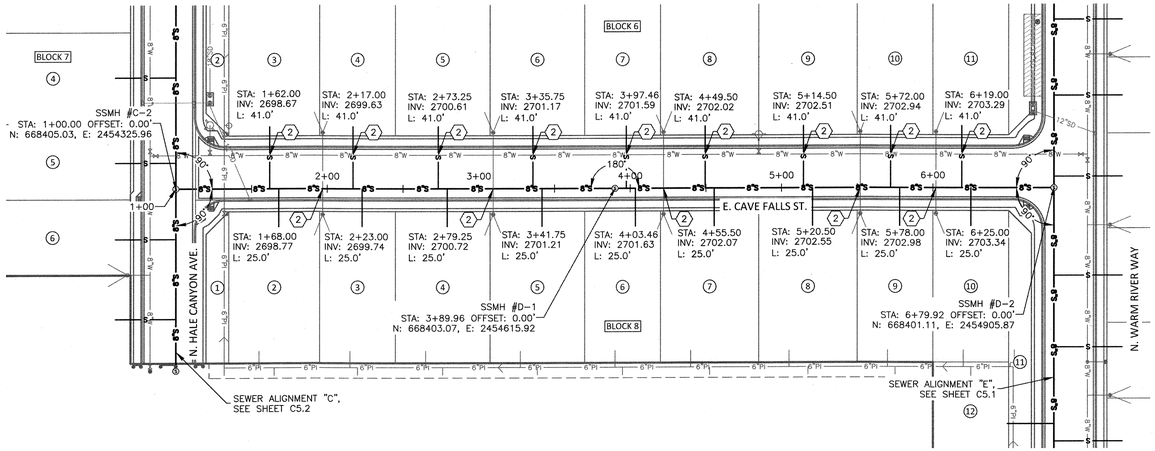
FAX (208) 639-6930

DESIGN BY:	SRM
DRAWN BY:	SRM
CHECKED BY:	AFN/KPM
DATE:	8/9/18
PROJECT:	18-053

SHEET NO.
C5.2

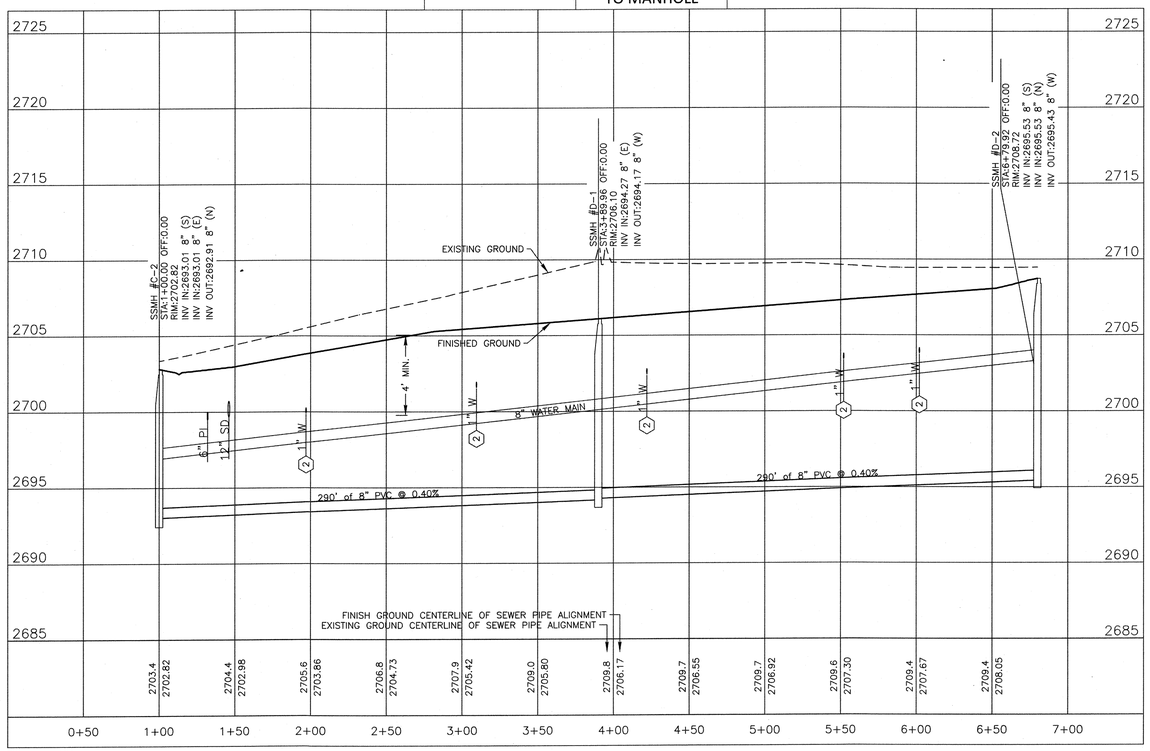
P:\18-053\CAD\CONSTRUCTION PLANS\18-053 SEWER.DWG, SCOTT MARSHALL, 11/30/2018, AUTOCAD PDF (GENERAL DOCUMENTATION) (C5.2 22X34) [PDF]

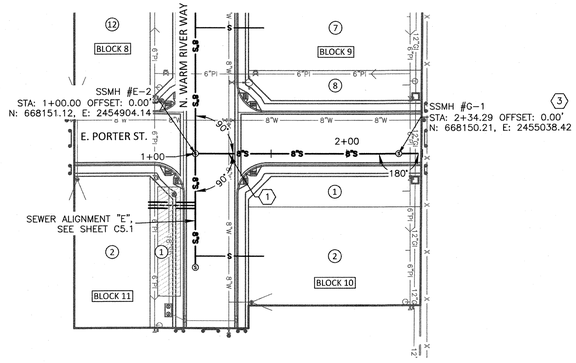


SEWER ALIGNMENT "D" (STA. 1+00.00 TO 6+79.92)

PROFILE SCALE HORIZ: 1" = 50' VERT: 1" = 5'

PIPE DIMENSION IS MEASURED FROM CENTER MANHOLE TO MANHOLE

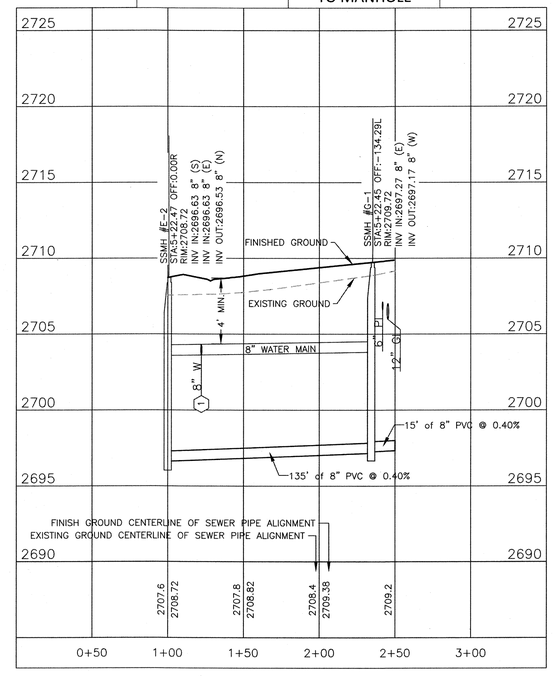


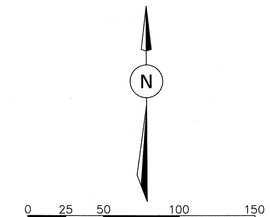


SEWER ALIGNMENT "G" (STA. 1+00.00 TO 2+34.29)

PROFILE SCALE HORIZ: 1" = 50' VERT: 1" = 5'

PIPE DIMENSION IS MEASURED FROM CENTER MANHOLE TO MANHOLE





SHEET NOTES

A. SEE SHEET C1.1 FOR GENERAL AND SANITARY SEWER NOTES.

B. STATIONING BASED ON SEWER ALIGNMENT CENTERLINE.

C. SEWER MANHOLES SHALL BE 48" IN DIAMETER PER ISPWC SD-501. INSTALL MANHOLE FRAME AND COVER PER ISPWC SD-501.

D. INSTALL STANDARD SERVICE MARKERS PER ISPWC SD-512.

E. CONTRACTOR IS RESPONSIBLE FOR INSTALLING SEWER SERVICES 5' BEYOND JOINT TRENCH EASEMENT. VERIFY EXACT LOCATION OF SEWER SERVICES WITH OWNER PRIOR TO INSTALLATION. SERVICE LENGTH AND INVERT ARE BASED ON STUB LOCATION. STATIONING TAKEN FROM CENTERLINE OF SEWER ALIGNMENT.

KEYNOTES (#)

1. MAINTAIN VERTICAL (18" TYP.) AND HORIZONTAL POTABLE/NON-POTABLE MAIN LINE SEPARATION PER CITY OF KUNA REQUIREMENTS. SEE UTILITY NOTE 5 SHEET C1.2 FOR ADDITIONAL INFORMATION.

2. MAINTAIN VERTICAL (18" TYP.) AND HORIZONTAL POTABLE/NON-POTABLE MAIN/SERVICE OR SERVICE/SERVICE LINE SEPARATION PER CITY OF KUNA REQUIREMENTS. SEE UTILITY NOTE 6 SHEET C1.2 FOR ADDITIONAL INFORMATION.

3. 8" SEWER MAIN STUB FOR FUTURE EXTENSION. MARK PER ISPWC SD-512.

Water, sewer and irrigation plans are approved for construction. The design registered professional engineer's responsibilities and obligations listed in IDAPA 10.01.02 remain in effect.

Paul A Stevens, P.E.
Kuna City Engineer

Date: 4 JAN 2019

PROFESSIONAL ENGINEER
REGISTERED
10821
11/30/18
STATE OF IDAHO
KEVIN P. McCARTHY

REVISIONS

NO.	ITEM	DATE
1	CITY OF KUNA COMMENTS	8/29/18
2	ACHD COMMENTS	9/17/18
3	ACHD COMMENTS	11/7/18
4	CITY OF KUNA COMMENTS	11/28/18

ASHTON ESTATES SUBDIVISION NO. 2
KUNA, IDAHO

SEWER IMPROVEMENT PLANS
ALIGNMENT "D" PLAN AND PROFILE - STA. 1+00.00 TO 6+32.57
ALIGNMENT "E" PLAN AND PROFILE - STA. 1+00.00 TO 2+46.85

DRAWING STATUS:
APPROVED FOR CONSTRUCTION

km ENGINEERING
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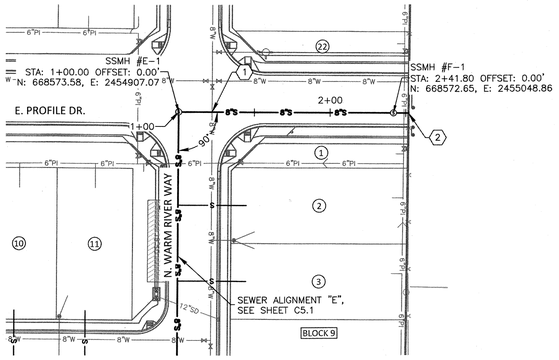
BOISE, IDAHO 83714
PHONE (208) 639-6939
FAX (208) 639-6930

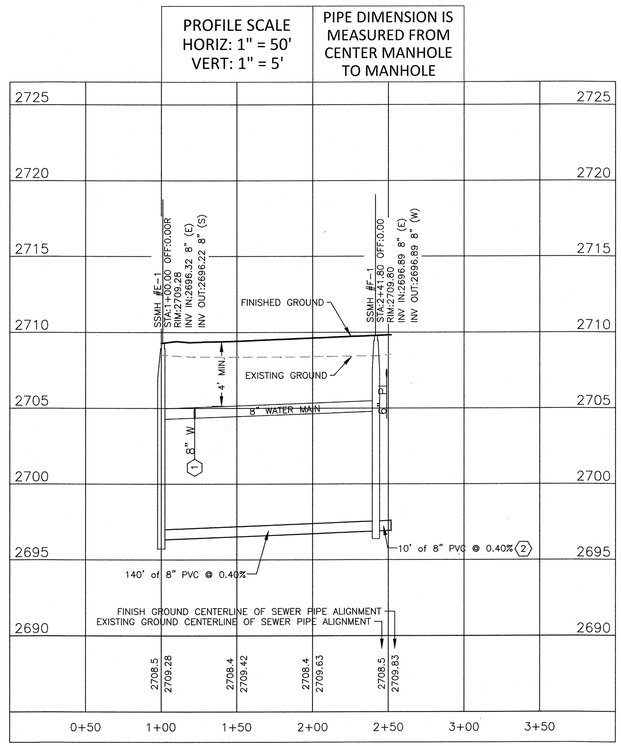
DESIGN BY:	SRM
DRAWN BY:	SRM
CHECKED BY:	AFN/KPM
DATE:	8/9/18
PROJECT:	18-053

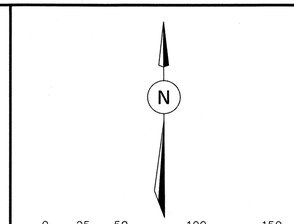
SHEET NO.
C5.3

P:\18-053\CAD\CONSTRUCTION PLANS\18-053 KEVIN.DWG, SCOTT MARSHALL, 11/30/2018, 8:47:06 AM, DWG TO PDF (GENERAL DOCUMENTATION).PC3, 23X34 (1:1)[PDF]



SEWER ALIGNMENT "F" (STA. 1+00.00 TO 2+51.80)





SHEET NOTES

A. SEE SHEET C1.1 FOR GENERAL AND SANITARY SEWER NOTES.

B. STATIONING BASED ON SEWER ALIGNMENT CENTERLINE.

C. SEWER MANHOLES SHALL BE 48" IN DIAMETER PER ISPWC SD-501. INSTALL MANHOLE FRAME AND COVER PER ISPWC SD-501.

D. INSTALL STANDARD SERVICE MARKERS PER ISPWC SD-512.

E. CONTRACTOR IS RESPONSIBLE FOR INSTALLING SEWER SERVICES 5' BEYOND JOINT TRENCH EASEMENT. VERIFY EXACT LOCATION OF SEWER SERVICES WITH OWNER PRIOR TO INSTALLATION. SERVICE LENGTH AND INVERT ARE BASED ON STUB LOCATION. STATIONING TAKEN FROM CENTERLINE OF SEWER ALIGNMENT.

KEYNOTES (#)

1. MAINTAIN VERTICAL (18" TYP.) AND HORIZONTAL POTABLE/NON-POTABLE MAIN LINE SEPARATION PER CITY OF KUNA REQUIREMENTS. SEE UTILITY NOTE 5 SHEET C1.2 FOR ADDITIONAL INFORMATION.

2. 8" SEWER MAIN STUB FOR FUTURE EXTENSION. MARK PER ISPWC SD-512.

Water, sewer and irrigation plans are approved for construction. The design registered professional engineer's responsibilities and obligations listed in IDAPA 10.01.02 remain in effect.

Paul A Stevens, P.E.
Kuna City Engineer
Date: 4 JAN 2019

PROFESSIONAL ENGINEER
REGISTERED
10821
11/30/18
STATE OF IDAHO
KEVIN P. MCCARTHY

REVISIONS

NO.	ITEM	DATE
1	CITY OF KUNA COMMENTS	8/29/18
2	ACHD COMMENTS	9/17/18
3	ACHD COMMENTS	11/7/18
4	CITY OF KUNA COMMENTS	11/28/18

ASHTON ESTATES SUBDIVISION NO. 2
KUNA, IDAHO

SEWER IMPROVEMENT PLANS
SEWER ALIGNMENT "F" PLAN AND PROFILE
STA. 1+00.00 TO 2+51.80

DRAWING STATUS:
APPROVED FOR CONSTRUCTION

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9233 WEST STATE STREET
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FAX (208) 639-6930

DESIGN BY:	SRM
DRAWN BY:	SRM
CHECKED BY:	AFN/KPM
DATE:	8/9/18
PROJECT:	18-053

SHEET NO.
C5.4

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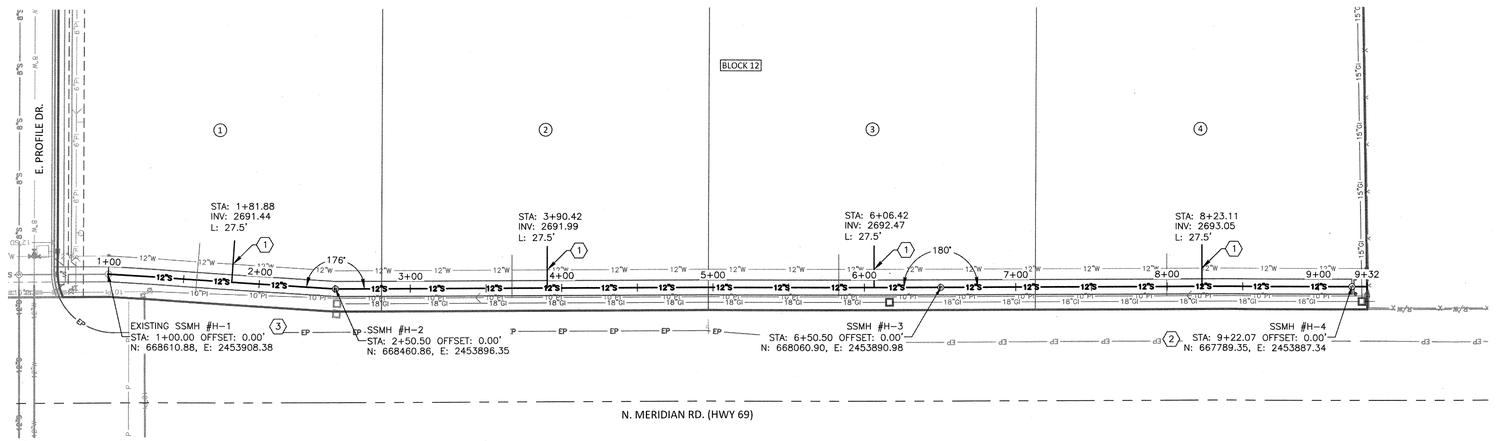
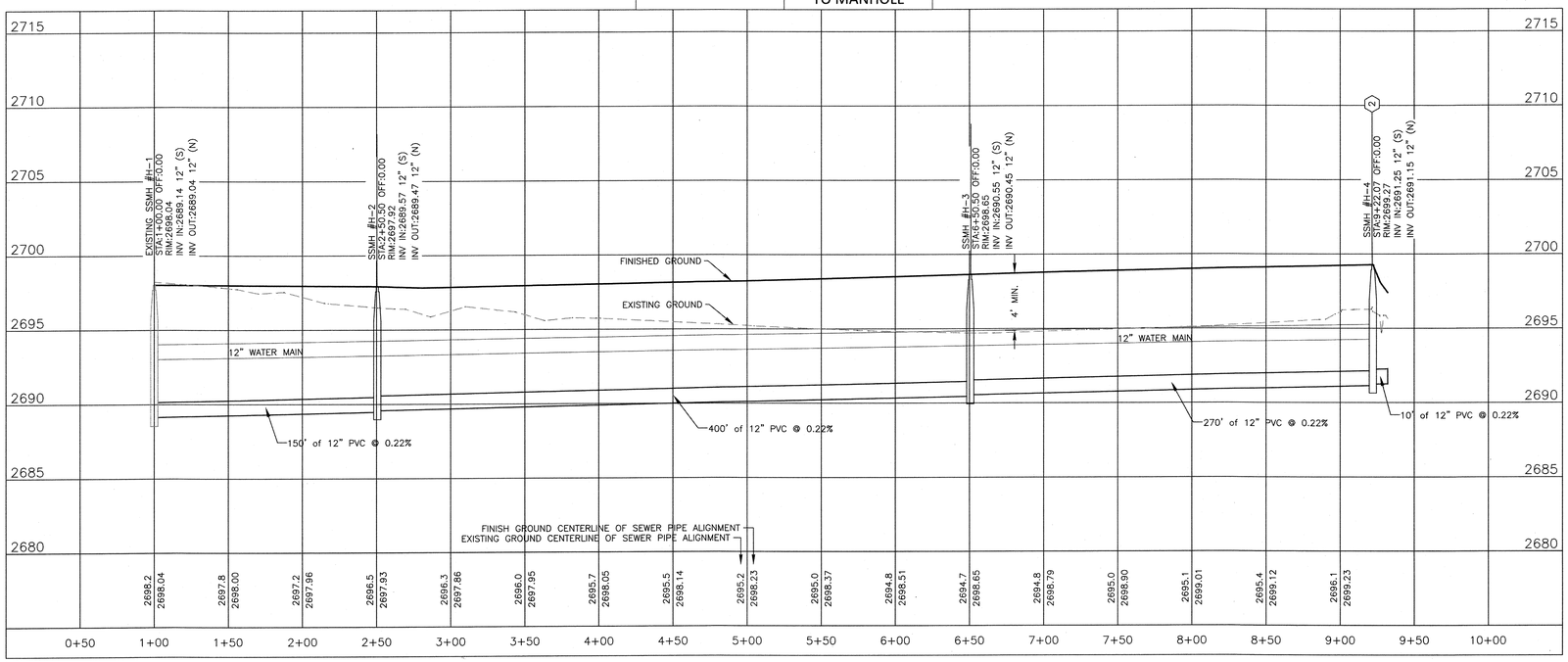
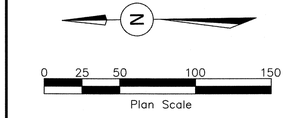


SEWER ALIGNMENT "H" (STA. 1+00.00 TO 9+22.07)

PROFILE SCALE
HORIZ: 1" = 50'
VERT: 1" = 5'

PIPE DIMENSION IS MEASURED FROM CENTER MANHOLE TO MANHOLE





SHEET NOTES

A. SEE SHEET C1.1 FOR GENERAL AND SANITARY SEWER NOTES.

B. STATIONING BASED ON SEWER ALIGNMENT CENTERLINE.

C. SEWER MANHOLES SHALL BE 48" IN DIAMETER PER ISPWC SD-501. INSTALL MANHOLE FRAME AND COVER PER ISPWC SD-501.

D. INSTALL STANDARD SERVICE MARKERS PER ISPWC SD-512.

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KEYNOTES (#)

1. MAINTAIN VERTICAL AND HORIZONTAL POTABLE/NON-POTABLE MAIN/SERVICE OR SERVICE/SERVICE LINE SEPARATION PER CITY OF KUNA REQUIREMENTS. SEE UTILITY NOTE 6 SHEET C1.2 FOR ADDITIONAL INFORMATION.

2. 8" SEWER MAIN STUB FOR FUTURE EXTENSION. MARK PER ISPWC SD-512.

3. REMOVE STUB AND CONNECT TO EXISTING SEWER MANHOLE. CONTRACTOR TO VERIFY INVERT ELEVATION OF EXISTING SEWER PRIOR TO ANY CONSTRUCTION AND NOTIFY DESIGN ENGINEER IMMEDIATELY IF FIELD CONDITIONS DIFFER FROM PLANS.

Water, sewer and irrigation plans are approved for construction. The design registered professional engineer's responsibilities and obligations listed in IDAPA 10.01.02 remain in effect.

Paul A Stevens, P.E.
Kuna City Engineer
Date: 4 JAN 2019

PROFESSIONAL ENGINEER
REGISTERED
10821
11/30/18
STATE OF IDAHO
KEVIN P. McCARTHY

REVISIONS

NO.	ITEM	DATE
1	CITY OF KUNA COMMENTS	8/29/18
2	ACHD COMMENTS	9/17/18
3	ACHD COMMENTS	11/7/18
4	CITY OF KUNA COMMENTS	11/28/18

ASHTON ESTATES SUBDIVISION NO. 2
KUNA, IDAHO

SEWER IMPROVEMENT PLANS
SEWER ALIGNMENT "H" PLAN AND PROFILE
STA. 1+00.00 TO 9+22.07

DRAWING STATUS:

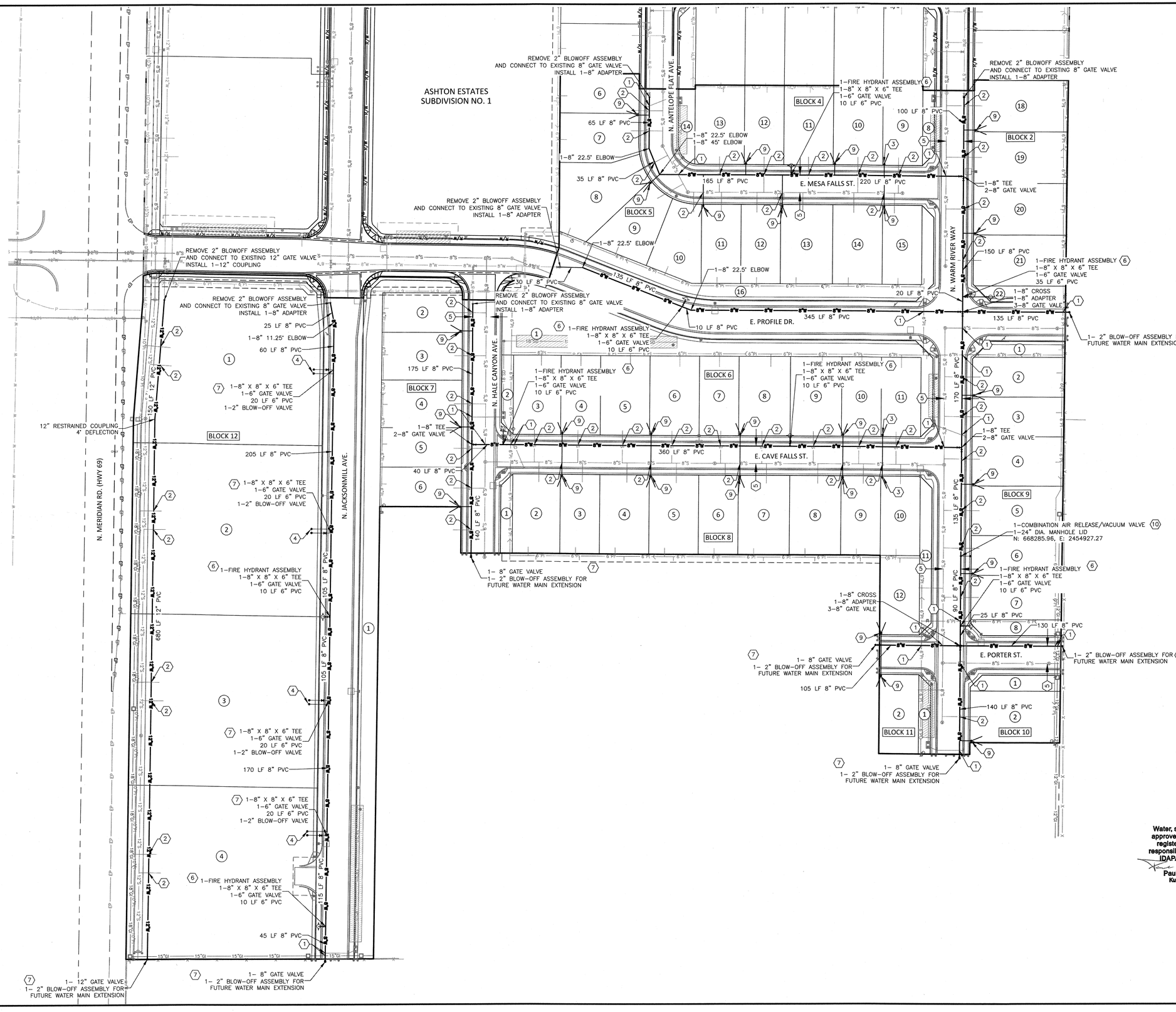
APPROVED FOR CONSTRUCTION

km ENGINEERING
ENGINEERS . SURVEYORS . PLANNERS
9233 WEST STATE STREET
BOISE, IDAHO 83714
PHONE (208) 639-6939
FAX (208) 639-6930

DESIGN BY:	SRM
DRAWN BY:	SRM
CHECKED BY:	AFN/KPM
DATE:	8/9/18
PROJECT:	18-053

SHEET NO.
C5.5

P:\18-053\CAD\CONSTRUCTION PLANS\18-053 SEWER.DWG, SCOTT MARSHALL, 11/30/2018, AUTOCAD PDF (GENERAL DOCUMENTATION) (FC3, 22X34) [PDF]



0 30 60 120 180

Plan Scale

CIVIL ACRONYMS

STA:	–	ROAD STATION
MJ	–	MECHANICAL JOINT
FLG	–	FLANGE
N:	–	NORTHING
E:	–	EASTING
L	–	STATION OFFSET LEFT
R	–	STATION OFFSET RIGHT

SHEET NOTES

A. SEE SHEET C1.1 FOR GENERAL AND WATER NOTES.

B. THRUST OR ANCHOR BLOCKS ARE REQUIRED AT ALL CHANGES OF DIRECTION PER CITY OF MERIDIAN REQUIREMENTS.

C. INSTALL WATER SERVICE MARKERS PER CITY OF MERIDIAN STANDARD DRAWING SW3.

D. 8" WATER MAINS SHALL HAVE A MINIMUM OF 4' OF COVER.

E. 12" WATER MAINS SHALL HAVE A MINIMUM OF 4' OF COVER.

F. INSTALL WATER VALVE BOX AND LID PER CITY OF MERIDIAN STANDARD DRAWING W11.

KEYNOTES (#)

1. MAINTAIN VERTICAL (18" TYP.) AND HORIZONTAL POTABLE/NON–POTABLE MAIN LINE SEPARATION PER CITY OF KUNA REQUIREMENTS. SEE UTILITY NOTE 5 SHEET C1.2 FOR ADDITIONAL INFORMATION.
2. MAINTAIN VERTICAL (18" TYP.) AND HORIZONTAL POTABLE/NON–POTABLE MAIN/SERVICE OR SERVICE/SERVICE LINE SEPARATION PER CITY OF KUNA REQUIREMENTS. SEE UTILITY NOTE 6 SHEET C1.2 FOR ADDITIONAL INFORMATION.
3. SINGLE METERED SERVICE CONNECTION, 1", WITH 3/4" METER AND 3/4" METER SETTERS PER CITY OF KUNA STANDARD DRAWING K402.
4. SINGLE METERED SERVICE CONNECTION, 2", WITH 2" METER AND 2" METER SETTERS PER CITY OF KUNA STANDARD DRAWING K401–2.
5. 10' MINIMUM SEPARATION REQUIRED BETWEEN POTABLE AND NON–POTABLE MAINS.
6. INSTALL FIRE HYDRANT PER ISPWC SD–404 WITH STORTZ HOSE CONNECTORS.
7. INSTALL 2" BLOW–OFF ASSEMBLY PER CITY OF KUNA STANDARD DRAWING KIRR–405.
8. 25' MINIMUM SEPARATION REQUIRED BETWEEN POTABLE WATER MAINS AND SEEPAGE BEDS.
9. DOUBLE METERED SERVICE CONNECTION, 1", WITH 3/4" METER AND 3/4" METER SETTERS PER CITY OF KUNA STANDARD DRAWING K402.
10. COMBINATION AIR RELEASE/VACUUM VALVE PER ISPWC SD–408A.

Water, sewer and irrigation plans are approved for construction. The design registered professional engineer's responsibilities and obligations listed in IDAPA 10.01.02 remain in effect.

Paul A Stevens, P.E.
Kuna City Engineer

Date: 4 JAN 2019

PROFESSIONAL ENGINEER
REGISTERED
10821
11/30/18
STATE OF IDAHO
KEVIN P. MCCARTHY

REVISIONS

NO.	ITEM	DATE
1	CITY OF KUNA COMMENTS	8/29/18
2	ACHD COMMENTS	9/17/18
	ACHD COMMENTS	11/7/18
3	CITY OF KUNA COMMENTS	11/28/18
4		

ASHTON ESTATES SUBDIVISION NO. 2
KUNA, IDAHO
WATER IMPROVEMENT PLANS

DRAWING STATUS:

APPROVED FOR CONSTRUCTION

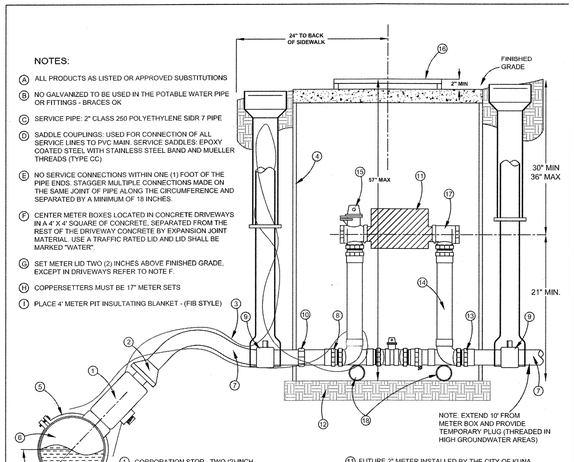
km ENGINEERING
ENGINEERS . SURVEYORS . PLANNERS
9233 WEST STATE STREET
BOISE, IDAHO 83714
PHONE (208) 639-6939
FAX (208) 639-6930

DESIGN BY:	SRM
DRAWN BY:	SRM
CHECKED BY:	AFN/KPM
DATE:	8/9/18
PROJECT:	18-053

SHEET NO.

C6.0

P:\18-053\CAD\CONSTRUCTION PLANS\18-053 WATER.DWG, SCOTT MARSHALL, 11/30/2018, DWG TO PDF.PC3, 22X34 (.PDF)



NOTES:

(A) ALL PRODUCTS AS LISTED OR APPROVED SUBSTITUTIONS

(B) NO GALVANIZED TO BE USED IN THE POTABLE WATER PIPE OR FITTINGS - BRACES OK.

(C) SERVICE PIPE: 2" CLASS 250 POLYETHYLENE SIDR 7 PIPE

(D) SADDLE COUPLINGS: USED FOR CONNECTION OF ALL SERVICE LINES TO PVC MAIN. SERVICE SADDLES: EPOXY COATED STEEL WITH STAINLESS STEEL BAND AND MUELLER THREADS (TYPE CC)

(E) NO SERVICE CONNECTIONS WITHIN ONE (1) FOOT OF THE PIPE ENDS. STAGGER MULTIPLE CONNECTIONS MADE ON THE SAME JOINT OF PIPE ALONG THE CIRCUMFERENCE AND SEPARATED BY A MINIMUM OF 18 INCHES.

(F) CENTER METER BOXES LOCATED IN CONCRETE DRIVEWAYS IN A 4' X 4' SQUARE OF CONCRETE, SEPARATED FROM THE REST OF THE DRIVEWAY CONCRETE BY EXPANSION JOINT MATERIAL. USE A TRAFFIC RATED LID AND LID SHALL BE MARKED "WATER".

(G) SET METER LID TWO (2) INCHES ABOVE FINISHED GRADE, EXCEPT IN DRIVEWAYS REFER TO NOTE F.

(H) COPPERSETTERS MUST BE 17" METER SETS

(I) PLACE 4' METER PIT INSULTATING BLANKET - (FIB STYLE)

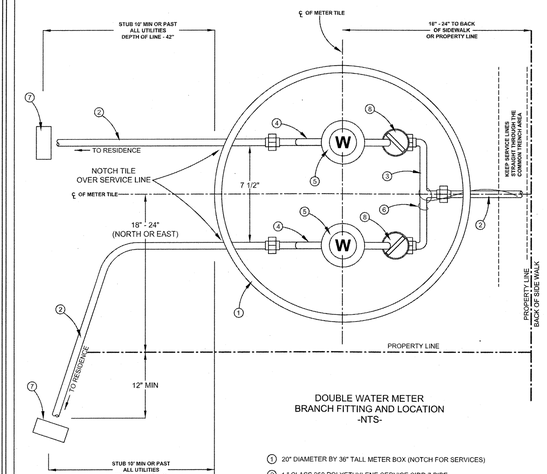
30" UNLESS OTHERWISE DIRECTED BY THE CITY ENGINEER

1. CORPORATION STOP - TWO (2) INCH
2. PACK JOINT COMPRESSION FITTING
3. NO. 12 COPPER LOCATE/TRACER WIRE LOOPED BACK TO WATERMAIN.
4. 30" DIA X 36" DEEP METER BOX (NOTCH FOR SERVICE LINES)
5. EPOXY COATED TAPPING SADDLE WITH STAINLESS STEEL BAND
6. WATERMAIN (SIZE VARIES - 8" TYP.)
7. 2" SERVICE LINE CLASS 250 POLYETHYLENE SIDR 7 PIPE (TYP.) NO SPLICING IS ALLOWED
8. SWIVEL IRON PIPE THREAD CONNECTION
9. FULL OPENING TWO (2) INCH BALL VALVE, w/3 PIECE VALVE CAN AND IF NEEDED CONCRETE COLLAR IN ROAD .
10. PACK JOINT CURB STOP FITTING
11. FUTURE 2" METER INSTALLED BY THE CITY OF KUNA
12. FIRM UNDISTURBED EARTH. (SET TILE ON 2" X 30" DIAMETER PRECAST CONCRETE BLOCK IF OVER EXCAVATION OCCURS)
13. DOUBLE PURPOSE COUPLING
14. FORD **VBHH77-21B-11-77-NL** WITH FEMALE CONNECTION
15. FORD BALL VALVE 18" - TWO (2) INCH COPPER SETTER WITH PADLOCK WINGS AND EXTENDED END ON EACH PER ITEM #14
16. D&L 5024 CAST IRON MANHOLE LID WITH RECESSED ANTENNAE HOLE; 24" OPENING
17. CARTRIDGE CHECK VALVE FOR BACK-FLOW PREVENTION PER ITEM #14
18. ONE (1) INCH GALVANIZED BRACE PIPE MIN. 18" - REQUIRED TWO (2)

v.18/09/12

CITY OF KUNA
763 W AVALON AVE
KUNA, ID 83634
(208) 922-5546

WATER SERVICE CONNECTION
STANDARD 2" WATER SERVICE
KUNA STD DWG K402



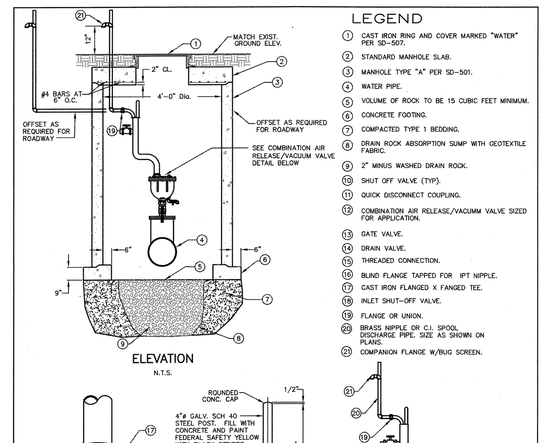
DOUBLE WATER METER
BRANCH FITTING AND LOCATION
-NTS-

1. 20" DIAMETER BY 36" TALL METER BOX (NOTCH FOR SERVICES)
2. 1 " CLASS 250 POLYETHYLENE SERVICE SIDR 7 PIPE
3. 1" BRANCH FITTING (ADAPTABLE TO ITEM #4)
4. COPPER METER SETTER WITH LOCKABLE SHUT OFF VALVE AND ANGLE DUAL CARTRIDGE CHECK VALVE PART NUMBER PER APPROPRIATE SERVICE SIZE.
5. WATER METER **(7" METER TYP.)** FURNISHED BY CITY OF KUNA
6. No. 12 TRACER WIRE- LOOPED TO WATERMAIN
7. 2" X 4" MARKING POST PAINTED BLUE
8. FULL OPENING BALL VALVE BASED ON SERVICE SIZE

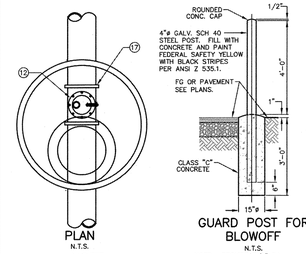
v.18/03/14

CITY OF KUNA
763 W AVALON AVE
KUNA, ID 83634
(208) 922-5546

WATER SERVICE CONNECTION
WATER METER & PIT LAYOUT
KUNA WATER DETAIL K-403



ELEVATION
N.T.S.

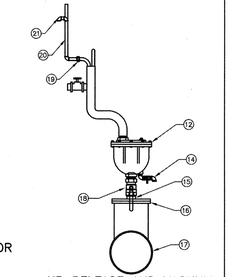


PLAN
N.T.S.

NOTE:
(A) USE GALVANIZED STEEL FOR PIPE AND NIPPLES AND GALVANIZED MALLEABLE FITTINGS.

GUARD POST FOR BLOWOFF
N.T.S.

NOTE: PROVIDE 3/8" EJ MATERIAL WHERE INSTALLED IN CONC PAVING.



AIR RELEASE AND VACUUM VALVE DETAIL
N.T.S.

LEGEND

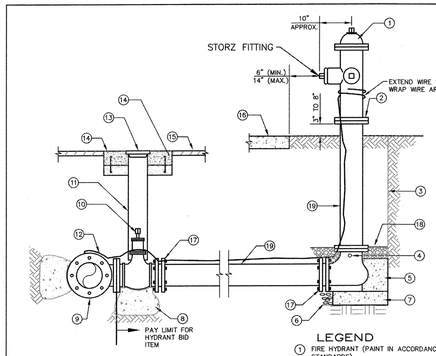
1. CAST IRON RING AND COVER MARKED "WATER" PER SD-507.
2. STANDARD MANHOLE SLAB.
3. MANHOLE TYPE "A" PER SD-501.
4. WATER PIPE.
5. VOLUME OF ROCK TO BE 15 CUBIC FEET MINIMUM.
6. CONCRETE FOOTING.
7. COMPACTED TYPE 1 BEDDING.
8. DRAIN ROCK ABSORPTION SUMP WITH GEOTEXTILE FABRIC.
9. 2" MINUS WASHED DRAIN ROCK.
10. SHUT OFF VALVE (TYP).
11. QUICK DISCONNECT COUPLING.
12. COMBINATION AIR RELEASE/VACUMM VALVE SIZED FOR APPLICATION.
13. GATE VALVE.
14. DRAIN VALVE.
15. THREADED CONNECTION.
16. BLIND FLANGE TAPPED FOR IPT NIPPLE.
17. CAST IRON FLANGED X FANGED TEE.
18. INLET SHUT-OFF VALVE.
19. FLANGE OR UNION.
20. BRASS NIPPLE OR C.I. SPOOL DISCHARGE PIPE. SIZE AS SHOWN ON PLANS.
21. COMPANION FLANGE W/BUG SCREEN.

2015

IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION

COMBINATION AIR RELEASE/VACUUM VALVE

STANDARD DRAWING NO. SD-408A



FIRE HYDRANT DETAIL
N.T.S.

LEGEND

1. FIRE HYDRANT (PAINT IN ACCORDANCE WITH LOCAL STANDARDS).
2. BREAK AWAY BOLTS.
3. END OF TRENCH, EDGE OF RIGHT-OF-WAY.
4. DRAIN - KEEP CLEAR.
5. CAST IN PLACE CONCRETE THRUST BLOCK (4 SQ. FT. OF THRUST BLOCK REQUIRED) (SEE NOTE D).
6. 1" DRAIN ROCK EXTENDS 12" HORIZONTALLY FROM EACH SIDE OF CONCRETE BASE AND THRUST BLOCK AND VERTICALLY TO 2" ABOVE HYDRANT DRAIN WALL.
7. PRECAST CONCRETE BLOCK 1' X 1' X 6" THICK.
8. VALVE SUPPORT (PRECAST OR CAST IN PLACE).
9. TEE (MJ X MI X FLANGE) WITH THRUST BLOCK.
10. 6" C.I. AUXILIARY VALVE (MJ X FLANGE).
11. CAST IRON VALVE BOX.
12. NO. 12 AWG. COPPER WIRE FINDER. SEE SD-514 FOR SPLICING (SEE NOTE E).
13. 5 1/4" LOCKING LID (TYLER NO. 6855).
14. 24"ø X 6" CONCRETE COLLAR WITH (2) #4 REBAR HOOPS.
15. FINISHED GRADE.
16. SIDEWALK.
17. MECHANICAL CONNECTION.
18. COVER DRAIN ROCK WITH FILTER FABRIC.
19. 6" DIAMETER PIPE.

NOTES:

(A) HYDRANTS THAT ARE TO BE RELOCATED AS CALLED FOR ON THE PLAN VIEW SHALL BE REINSTALLED IN ACCORDANCE WITH THIS DETAIL, LOCATION TO BE SET IN ACCORDANCE WITH LOCAL STANDARDS OR AS DIRECTED BY THE ENGINEER.

(B) ALL AUXILIARY VALVES TO BE LOCATED AT THE TEE ON THE WATER MAIN AS SHOWN ON THIS DETAIL OR AS DIRECTED BY THE ENGINEER. WHERE EXISTING FITTINGS ARE NOT COMPATIBLE WITH NEW MAIN CONSTRUCTION, USE SUITABLE ADAPTERS OR NEW FITTINGS UPON APPROVAL BY THE ENGINEER.

(C) ALL ANCHORS AND BLOCKING TO BEAR AGAINST UNDISTURBED SOIL.

(D) IF WATER SERVICE TO HYDRANT IS TO COMMENCE PRIOR TO SETTING OF CONCRETE THRUST BLOCKING, USE A COMBINATION OF CONCRETE AND UNI-FLANGE SERIES 1300 JOINT RESTRAINT.

(E) PLACE LOCATOR WIRE DIRECTLY ABOVE PIPE. SECURE FINDER WIRE UNDER (MJ) BOLT AT MAIN.

(F) JOINT RESTRAINT DEVICES MAY BE USED AS AN ALTERNATE TO THRUST BLOCK WITH ENGINEER'S APPROVAL.

2015

IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION

FIRE HYDRANT DETAIL

STANDARD DRAWING NO. SD-404

NOTES:

(A) **ALL PRODUCTS AS LISTED OR APPROVED SUBSTITUTIONS**

(B) NO GALVANIZED PIPE OR YELLOW BRASS FITTINGS TO BE USED

(C) SERVICE PIPE: 1" CLASS 250 POLYETHYLENE SIDR 7 PIPE

(D) SADDLE COUPLINGS: USED FOR CONNECTION OF ALL SERVICE LINES TO PVC MAIN. SERVICE SADDLES: EPOXY COATED STEEL WITH STAINLESS STEEL BAND AND MUELLER THREADS (TYPE CC)

(E) NO SERVICE CONNECTIONS WITHIN ONE (1) FOOT OF THE PIPE ENDS. STAGGER MULTIPLE CONNECTIONS MADE ON THE SAME JOINT OF PIPE ALONG THE CIRCUMFERENCE AND SEPARATED BY A MINIMUM OF 18 INCHES.

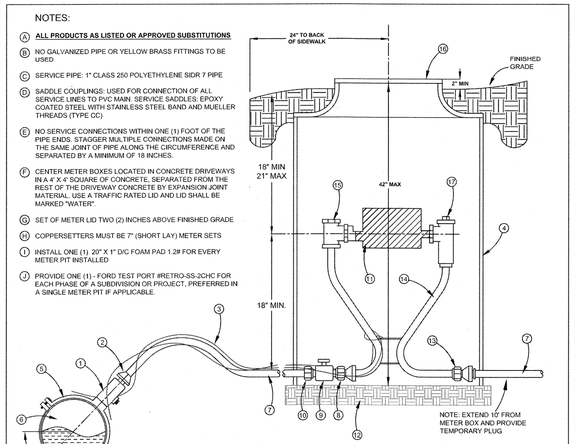
(F) CENTER METER BOXES LOCATED IN CONCRETE DRIVEWAYS IN A 4' X 4' SQUARE OF CONCRETE, SEPARATED FROM THE REST OF THE DRIVEWAY CONCRETE BY EXPANSION JOINT MATERIAL. USE A TRAFFIC RATED LID AND LID SHALL BE MARKED "WATER".

(G) SET OF METER LID TWO (2) INCHES ABOVE FINISHED GRADE

(H) COPPERSETTERS MUST BE 7" (SHORT LAY) METER SETS

(I) INSTALL ONE (1) 20" X 1" D/C FOAM PAD 1.2# FOR EVERY METER PIT INSTALLED

(J) PROVIDE ONE (1) - FORD TEST PORT #RETRO-SS-2CHC FOR EACH PHASE OF A SUBDIVISION OR PROJECT, PREFERRED IN A SINGLE METER PIT IF APPLICABLE.



30" UNLESS OTHERWISE DIRECTED BY THE CITY ENGINEER

1. FORD FB-1101 OR MUELLER BALL CORPORATION STOP - ONE (1) INCH
2. PACK JOINT COMPRESSION FITTING
3. NO. 12 COPPER LOCATE/TRACER WIRE LOOPED BACK TO WATERMAIN.
4. 20" DIA X 36" DEEP METER BOX (NOTCH FOR SERVICE LINES)
5. EPOXY COATED TAPPING SADDLE WITH STAINLESS STEEL BAND
6. WATERMAIN (SIZE VARIES - 8" TYP.)
7. **USE 1" DIA. CLASS 250 POLYETHYLENE SIDR 7 PIPE** (TYP.) NO SPLICING IS ALLOWED
8. SWIVEL IRON PIPE THREAD CONNECTION
9. FULL OPENING ONE (1) INCH MUELLER 300 BALL OR FORD B-11333 BALL VALVE
10. PACK JOINT CURB STOP ADAPTER
11. FUTURE 7" METER INSTALLED BY THE CITY OF KUNA
12. FIRM UNDISTURBED EARTH OR COMPACTED SAND/GRAVEL
13. DOUBLE PURPOSE COUPLING
14. FORD **VBHC94-18W-81-44-NL** WITH MALE CONNECTION OR APPROVED EQUAL
15. VALVE PER ITEM #14
16. D&L L2242 CAST IRON LID WITH TWO (2) RECESSED HOLES FOR DUAL SERVICE PITS AND ONE (1) RECESSED HOLE FOR SINGLE SERVICE METER PITS; 13 1/2" OPENING - 1 1/32" PENTAGONAL NUT
17. CARTRIDGE CHECK VALVE FOR BACK-FLOW PREVENTION PER ITEM #14

v.18/09/12 August 9th, 2017

CITY OF KUNA
763 W AVALON AVE
KUNA, ID 83634
(208) 922-5546

WATER SERVICE CONNECTION
STANDARD 1" WATER SERVICE
KUNA STD DWG K401-1

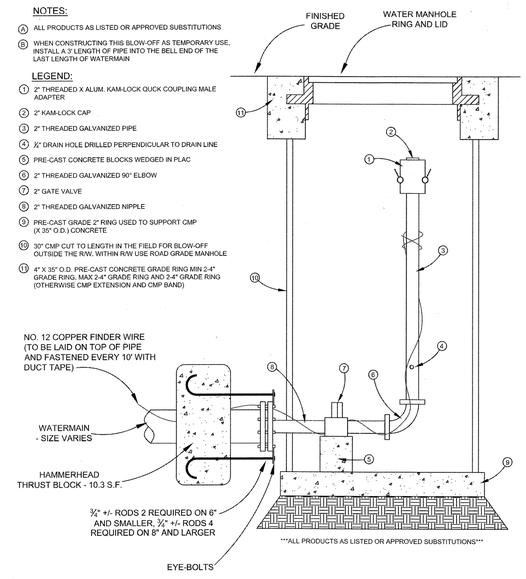
NOTES:

(A) ALL PRODUCTS AS LISTED OR APPROVED SUBSTITUTIONS

(B) WHEN CONSTRUCTING THIS BLOW-OFF AS TEMPORARY USE, INSTALL A 3' LENGTH OF PIPE INTO THE BELL END OF THE LAST LENGTH OF WATERMAIN

LEGEND:

1. 2" THREADED X ALUM. KAM-LOCK QUICK COUPLING MALE ADAPTER
2. 2" KAM-LOCK CAP
3. 2" THREADED GALVANIZED PIPE
4. ½" DRAIN HOLE DRILLED PERPENDICULAR TO DRAIN LINE
5. PRE-CAST CONCRETE BLOCKS WEDGED IN PLAC
6. 2" THREADED GALVANIZED 90° ELBOW
7. 2" GATE VALVE
8. 2" THREADED GALVANIZED NIPPLE
9. PRE-CAST GRADE 2" RING USED TO SUPPORT CMP (X 35" O.D.) CONCRETE
10. 30" CMP CUT TO LENGTH IN THE FIELD FOR BLOW-OFF OUTSIDE THE R/W, WITHIN R/W USE ROAD GRADE MANHOLE
11. 4' X 35" O.D. PRE-CAST CONCRETE GRADE RING MIN 2-4" GRADE RING, MAX 2-4" GRADE RING AND 2-4" GRADE RING (OTHERWISE CMP EXTENSION AND CMP BAND)



ALL PRODUCTS AS LISTED OR APPROVED SUBSTITUTIONS

v.18/03/14

CITY OF KUNA
763 W AVALON AVE
KUNA, ID 83634
(208) 922-5546

2" BLOW-OFF ASSEMBLY DETAIL
TO BE USED ON MAINS <12" DIA
KUNA STD DWG K-405

Water, sewer and irrigation plans are approved for construction. The design registered professional engineer's responsibilities and obligations listed in IDAPA 10.01.02.remain in effect.

Paul A Stevens, P.E.
Kuna City Engineer
Date: 4 Jan 2019

PROFESSIONAL ENGINEER
REGISTERED
10821
11/30/18
STATE OF IDAHO
KEVIN P. MCCARTHY

REVISIONS

NO.	ITEM	DATE
1	CITY OF KUNA COMMENTS	8/29/18
2	ACHD COMMENTS	9/17/18
3	ACHD COMMENTS	11/7/18
4	CITY OF KUNA COMMENTS	11/26/18

ASHTON ESTATES SUBDIVISION NO. 2
KUNA, IDAHO

WATER IMPROVEMENT PLANS

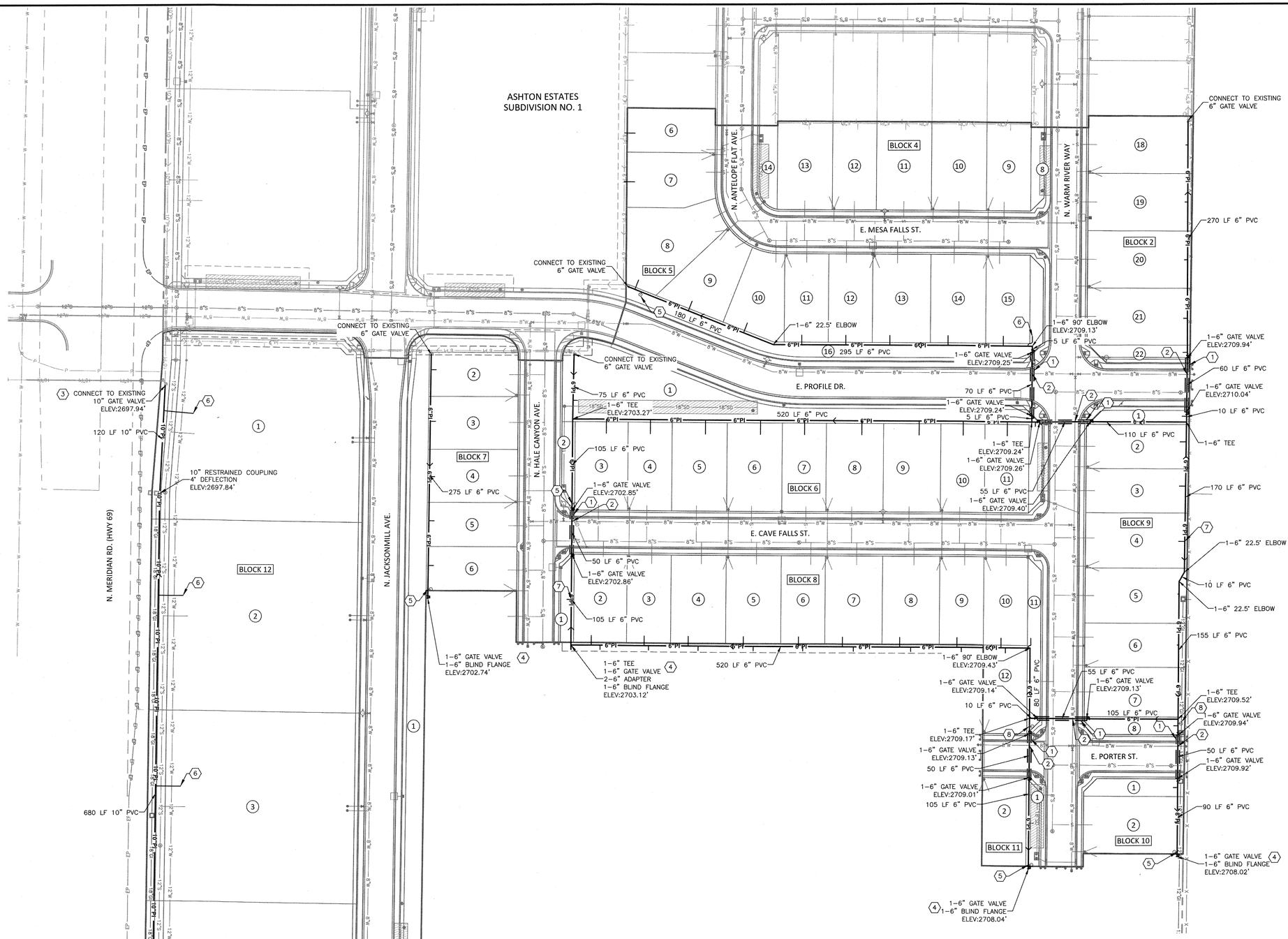
DRAWING STATUS:
APPROVED FOR CONSTRUCTION

km ENGINEERING
ENGINEERS . SURVEYORS . PLANNERS
9233 WEST STATE STREET
BOISE, IDAHO 83714
PHONE (208) 639-6939
FAX (208) 639-6930

DESIGN BY:	SRM
DRAWN BY:	SRM
CHECKED BY:	AFN/KPM
DATE:	8/9/18
PROJECT:	18-053

SHEET NO.
C6.1

P:\18-053\CAD\CONSTRUCTION PLANS\18-053 WATER.DWG, SCOTT MARSHALL, 11/30/2018, DWG TO PDF.PC3, 23X34.1 (PDF)



SHEET NOTES

A. SEE SHEET C1.1 GENERAL, IRRIGATION, AND ACHD NOTES.

B. SEE SHEET C7.1 FOR PRESSURE IRRIGATION DETAILS.

C. RESIDENTIAL AND COMMON LOT IRRIGATION SERVICES SHALL BE 1" CLASS 200 POLYETHYLENE PIPE PER DETAIL, SHEET C7.1, TYPICAL.

D. COMMERCIAL LOT IRRIGATION SERVICES SHALL BE 1.5" CLASS 200 POLYETHYLENE PIPE PER DETAIL SHEET C7.1, TYPICAL.

E. ALL FITTINGS AND VALVES SHALL BE THE SAME SIZE AS THE LARGEST DIAMETER PIPE COMING INTO THE FITTING OR VALVE.

F. ALL ROAD-CROSSINGS SHALL BE SLEEVED PER TYPICAL SLEEVED ROAD CROSSING DETAIL, SHEET C7.1.

G. THRUST OR ANCHOR BLOCKS ARE REQUIRED AT ALL CHANGES OF DIRECTIONS PER ISPWC STANDARD DRAWING SD-403.

H. PRESSURE IRRIGATION PIPE TO BE CLASS 200, SDR-21 PVC OR APPROVED EQUAL.

I. INSTALL AIR RELEASE VALVE(S) AND DRAIN VALVES PER THE DETAILS ON SHEET C7.1. COORDINATE LOCATIONS WITH PROJECT ENGINEER DURING CONSTRUCTION.

J. THE PROPOSED PRESSURE IRRIGATION SYSTEM WILL CONNECT TO THE CITY OF KUNA SYSTEM THAT WILL BE OWNED, MAINTAINED, AND OPERATED BY THE CITY OF KUNA.

KEYNOTES (#)

1. INSTALL AWWA C-900 SLEEVE PER DETAIL, SHEET C7.1.
2. MAINTAIN VERTICAL (18" TYP.) AND HORIZONTAL SEPARATION OF THE POTABLE WATER AND NON-POTABLE PIPELINES (SEWER, STORM DRAIN, IRRIGATION, AMENITY, ETC.). SEE UTILITY NOTE 5, SHEET C1.2.
3. CONNECT TO EXISTING 10" PRESSURE IRRIGATION MAIN.
4. INSTALL MARKER FOR FUTURE CONNECTION.
5. INSTALL DRAIN VALVE PER CITY OF KUNA STANDARD DRAWING KIRR-03.
6. INSTALL 1" SERVICE.
7. INSTALL AIR RELEASE SERVICE.
8. INSTALL ARV PER CITY OF KUNA STANDARD DRAWING K-905.

PROFESSIONAL ENGINEER
REGISTERED
10821
11/30/18
STATE OF IDAHO
KEVIN P. MCCARTHY

REVISIONS

NO.	ITEM	DATE
1	CITY OF KUNA COMMENTS	8/29/18
2	ACHD COMMENTS	9/17/18
3	ACHD COMMENTS	11/7/18
4	CITY OF KUNA COMMENTS	11/28/18

ASHTON ESTATES SUBDIVISION NO. 2
KUNA, IDAHO

PRESSURE IRRIGATION IMPROVEMENT PLANS

DRAWING STATUS:

APPROVED FOR CONSTRUCTION

Water, sewer and irrigation plans are approved for construction. The design registered professional engineer's responsibilities and obligations listed in IDAPA 10.01.02 remain in effect.

Paul A Stevens, P.E. Date: 4 JAN 2019
Kuna City Engineer

Plans Are Accepted For Public Street Construction

By stamping and signing the improvement plans, the Registered Engineer ensures the District that the plans conform to all District policies and standards. Variances or waivers must be specifically and previously approved by the District in writing. Acceptance of the improvement plans by the District does not relieve the Registered Engineer of these responsibilities.

BY: Michael Alvarez DATE: 12-19-16
ADA COUNTY HIGHWAY DISTRICT

km ENGINEERING
ENGINEERS . SURVEYORS . PLANNERS
9233 WEST STATE STREET
BOISE, IDAHO 83714
PHONE (208) 639-6939
FAX (208) 639-6930

DESIGN BY:	SRM
DRAWN BY:	SRM
CHECKED BY:	AFN/KPM
DATE:	8/9/18
PROJECT:	18-053

SHEET NO.

C7.0

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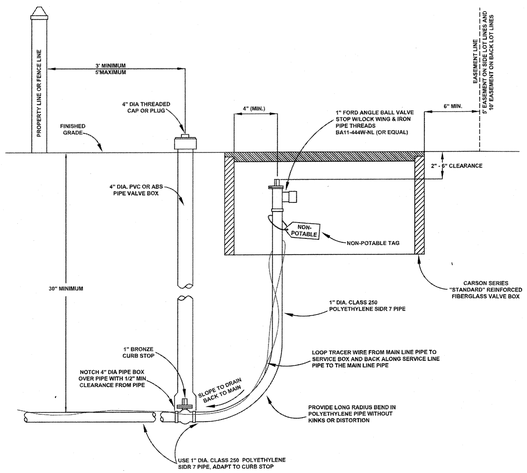
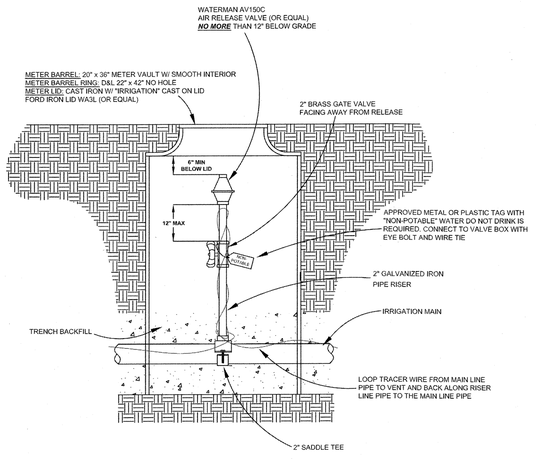


ALL CONNECTIONS SHALL BE MADE USING COMPRESSION BRASS GRIP JOINT/PACK JOINT FITTINGS. NO HOSE CLAMPS WILL BE ALLOWED.

CITY OF KUNA
763 W AVALON AVE
KUNA, ID 83634
(208) 922-5546

PRESSURIZED IRRIGATION
STANDARD RESIDENTIAL 1" SERVICE
MAIN SIDE (LONG SIDE)
KUNA STD DWG K-902-L



ALL PRODUCTS AS LISTED OR APPROVED SUBSTITUTIONS

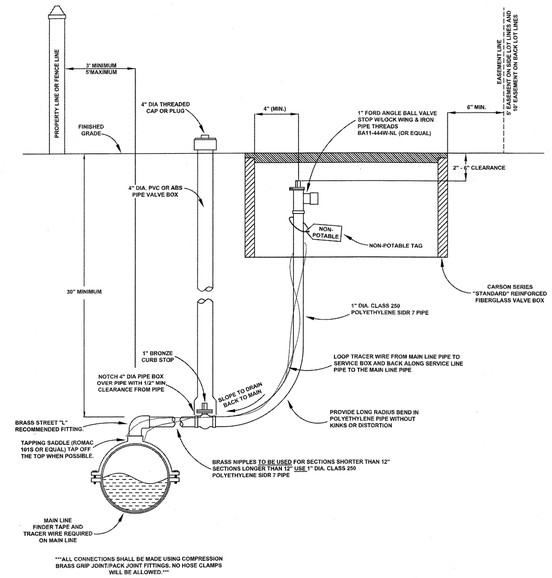
Water, sewer and Irrigation plans are approved for construction. The design registered professional engineer's responsibilities and obligations listed in IDAPA 10.01.02 remain in effect.

Paul A Stevens, P.E.
Kuna City Engineer
Date: 4 JAN 2019

v.18/03/14

CITY OF KUNA
763 W AVALON AVE
KUNA, ID 83634
(208) 922-5546

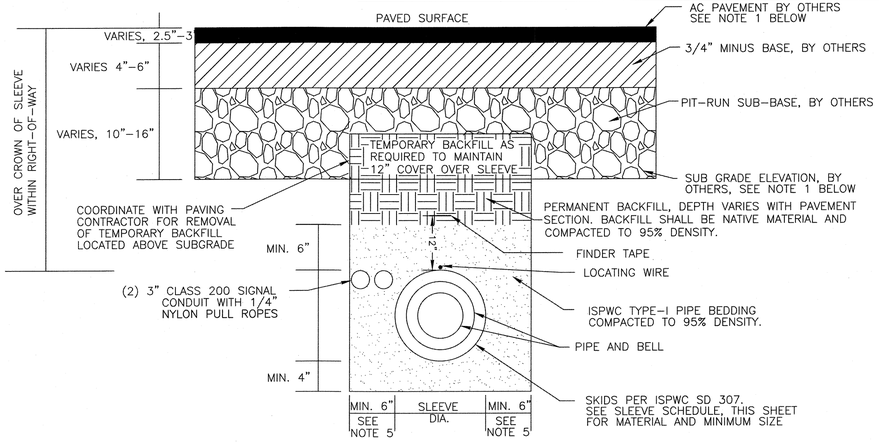
PRESSURIZED IRRIGATION
AIR RELEASE VALVE
KUNA STD DWG K-905



ALL CONNECTIONS SHALL BE MADE USING COMPRESSION BRASS GRIP JOINT/PACK JOINT FITTINGS. NO HOSE CLAMPS WILL BE ALLOWED.

CITY OF KUNA
763 W AVALON AVE
KUNA, ID 83634
(208) 922-5546

PRESSURIZED IRRIGATION
STANDARD RESIDENTIAL 1" SERVICE
MAIN SIDE (SHORT SIDE)
KUNA STD DWG K-902-S

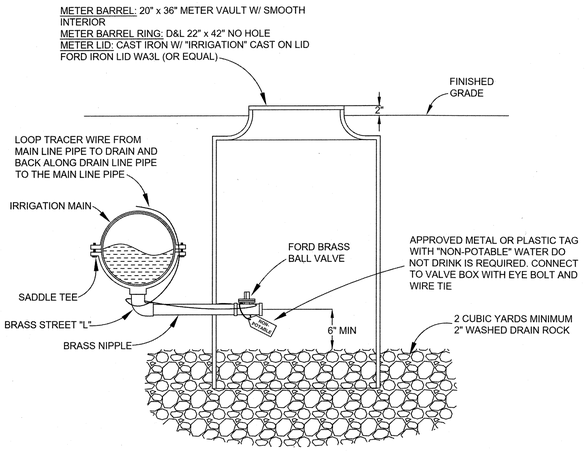


SLEEVE SCHEDULE (INCHES)			
PIPE DIA.	PIPE BELL O.D.	SLEEVE MIN. DIA.	SLEEVE I.D.
3"	4.17"	6" PVC C900	6.31"
4"	5.36"	8" PVC C900	8.28"
6"	7.89"	10" PVC C900	10.16"
8"	10.27"	14" PVC C905	14.0"
10"	12.79"	16" PVC C905	15.92"
12"	15.17"	18" PVC C905	17.85"

NOTES:
A. SLEEVE SCHEDULE BASED ON 1 INCH MINIMUM CLEAR DISTANCE AROUND PIPE BELL.
B. CONTRACTOR IS SOLELY RESPONSIBLE FOR VERIFYING ACTUAL DIMENSIONS OF ALL PROPOSED MATERIALS AND SLEEVE SIZES REQUIRED FOR FIELD FIT.

NOTES:
1. COORDINATE WITH PAVING CONTRACTOR TO INSTALL SLEEVE, SIGNAL CONDUIT, FINDER TAPE AND LOCATING WIRE PRIOR TO INSTALLATION OF ROAD SUB–BASE, ROAD BASE AND PAVEMENT.
2. SLEEVED ROAD CROSSING INSTALLATION REQUIREMENTS APPLY WITHIN THE FULL EXTENT OF RIGHT–OF–WAY PLUS SUFFICIENT SLEEVE LENGTH TO CLEAR SIDEWALK.
3. SLEEVED ROAD CROSSINGS SHALL COMPLY WITH ISPWC SD–307 EXCEPT THAT SLEEVE SHALL BE CLASS 200 PVC PIPE, ADS N–12 OR ALUMINIZED CMP PIPE AS SPECIFIED IN SLEEVE SCHEDULE.
4. IN CASE OF CONFLICTS WITH OTHER UTILITIES, IRRIGATION SLEEVE SHALL CROSS BELOW OTHER UTILITIES.
5. INCREASE STATED DISTANCE AS REQUIRED TO MEET COMPACTION.
6. THE CONTRACTOR SHALL CONSTRUCT ALL ROAD CROSSINGS OF THE IRRIGATION PIPE AND POTABLE WATER PIPE IN ACCORDANCE WITH THE IDAHO RULES FOR PUBLIC DRINKING WATER SYSTEMS AND I.S.P.W.C. SD–407.

TYPICAL SLEEVED ROAD CROSSING
NTS



NOTES:

INSTALL MAIN LINE DRAINS AS REQUIRED AT ALL LOW POINTS TO PROVIDE COMPLETED DRAINAGE WINTER SHUT DOWN OF IRRIGATION SYSTEM

DRAIN PIPE AND FITTING SIZES SHALL USE BEST MANAGEMENT PRACTICES (BMP), PREFERRED SIZES INCLUDE 1-1/2" AND 2" DRAINS.

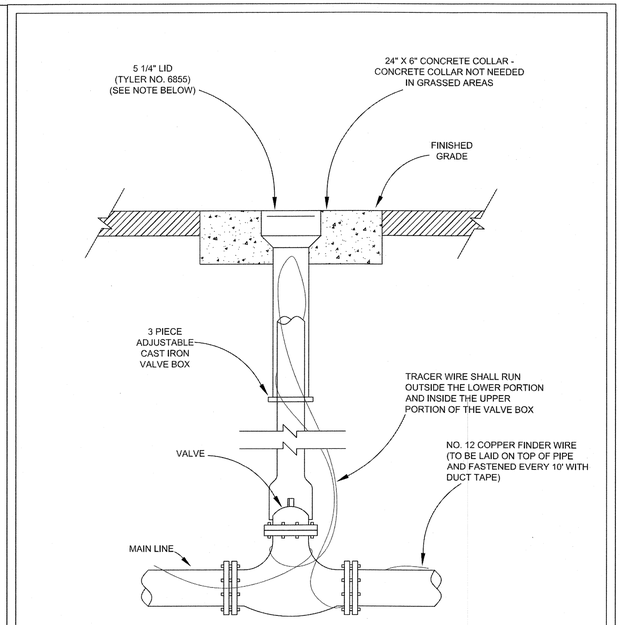
*****ALL PRODUCTS AS LISTED OR APPROVED SUBSTITUTIONS*****

Water, sewer and irrigation plans are approved for construction. The design registered professional engineer's responsibilities and obligations listed in IDAPA 10.01.02 remain in effect.

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

CITY OF KUNA
763 W AVALON AVE
KUNA, ID 83634
(208) 922-5546

PRESSURIZED IRRIGATION
DRAIN VALVE
KUNA STD DWG KIRR-03



ALL PRODUCTS AS LISTED OR APPROVED SUBSTITUTIONS

v.18/03/14

CITY OF KUNA
763 W AVALON AVE
KUNA, ID 83634
(208) 922-5546

PRESSURIZED IRRIGATION
MAIN LINE VALVE
KUNA STD DWG K-406

PROFESSIONAL ENGINEER
REGISTERED
10821
11/30/18
STATE OF IDAHO
KEVIN P. MCCARTHY

REVISIONS

NO.	ITEM	DATE
1	CITY OF KUNA COMMENTS	8/29/18
2	ACHD COMMENTS	9/17/18
3	ACHD COMMENTS	11/7/18
4	CITY OF KUNA COMMENTS	11/26/18

ASHTON ESTATES SUBDIVISION NO. 2
KUNA, IDAHO

PRESSURE IRRIGATION IMPROVEMENT PLANS
DETAILS

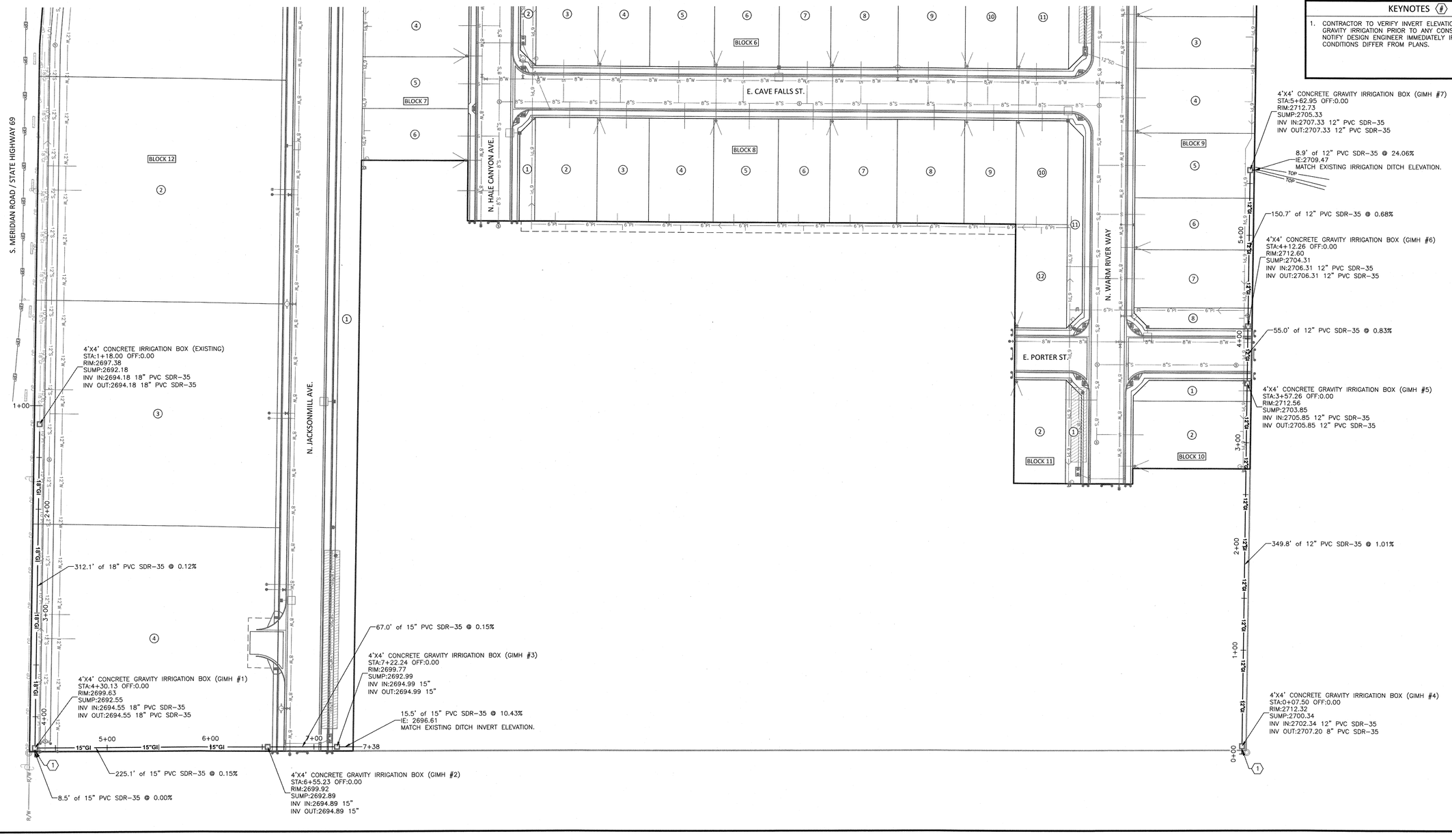
DRAWING STATUS:
APPROVED FOR CONSTRUCTION

km ENGINEERING
ENGINEERS . SURVEYORS . PLANNERS
9233 WEST STATE STREET
BOISE, IDAHO 83714
PHONE (208) 639-6939
FAX (208) 639-6930

DESIGN BY:	SRM
DRAWN BY:	SRM
CHECKED BY:	AFN/KPM
DATE:	8/9/18
PROJECT:	18-053

SHEET NO.
C7.1

P:\18-053\CAD\CONSTRUCTION PLANS\18-053 PI.DWG, SCOTT MARSHALL, 11/26/2018, A1TOCADYDF (GENERAL DOCUMENTATION) (FC3, 22X34 L) [PDF]



N

0 25 50 100 150

Plan Scale

SHEET NOTES

A. SEE SHEET C1.1 GENERAL, IRRIGATION, AND ACHD NOTES.

KEYNOTES (#)

1. CONTRACTOR TO VERIFY INVERT ELEVATION OF EXISTING GRAVITY IRRIGATION PRIOR TO ANY CONSTRUCTION AND NOTIFY DESIGN ENGINEER IMMEDIATELY IF FIELD CONDITIONS DIFFER FROM PLANS.

PROFESSIONAL ENGINEER
REGISTERED
10821
11/30/18
STATE OF IDAHO
KEVIN P. MCCARTHY

REVISIONS

NO.	ITEM	DATE
1	CITY OF KUNA COMMENTS	8/29/18
2	ACHD COMMENTS	9/17/18
3	ACHD COMMENTS	11/7/18
4	CITY OF KUNA COMMENTS	11/28/18

ASHTON ESTATES SUBDIVISION NO. 2
KUNA, IDAHO

GRAVITY IRRIGATION IMPROVEMENT PLANS

DRAWING STATUS:

APPROVED FOR CONSTRUCTION

km ENGINEERING
ENGINEERS . SURVEYORS . PLANNERS
9233 WEST STATE STREET
BOISE, IDAHO 83714
PHONE (208) 639-6939
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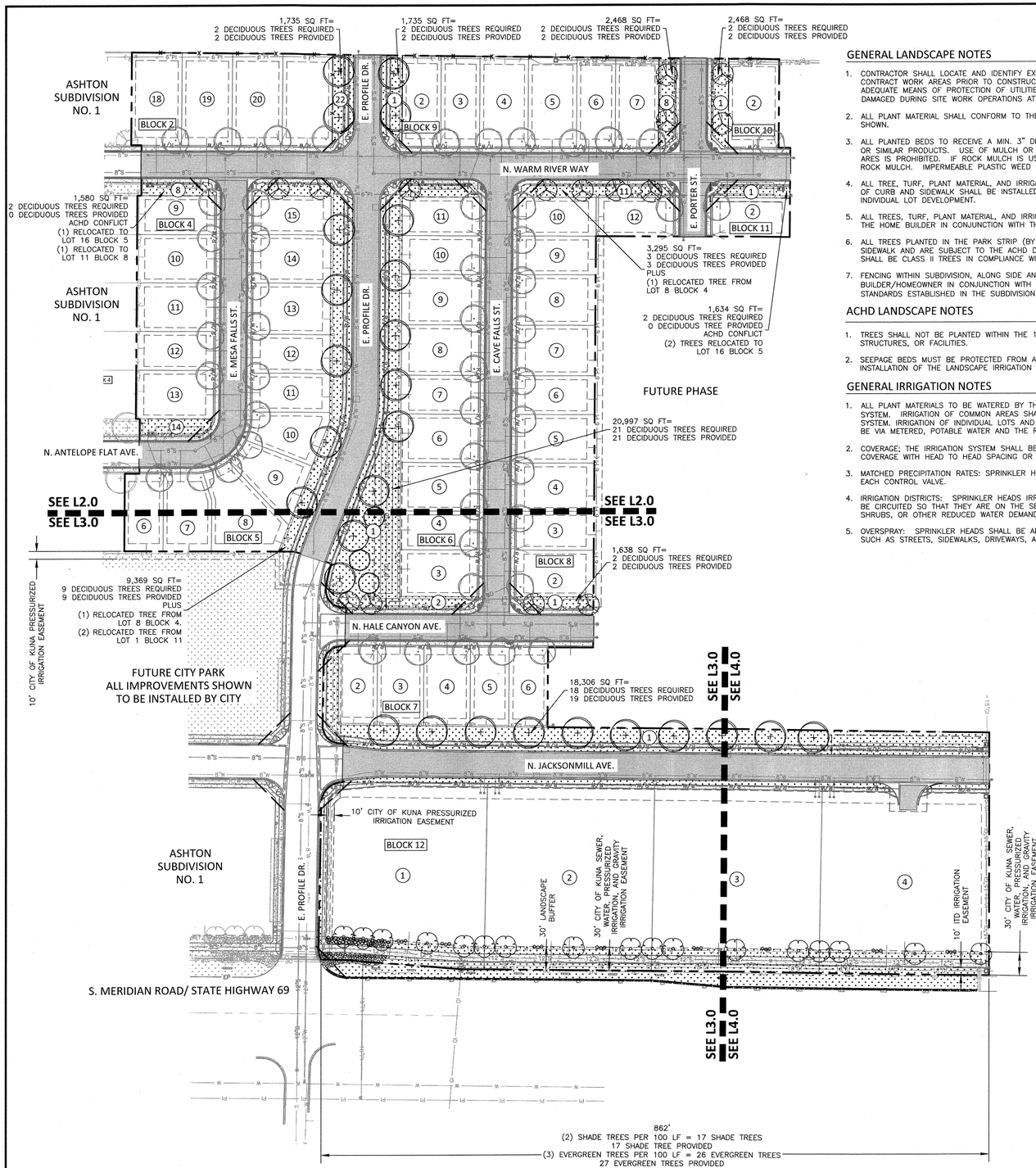
SHEET NO.

C8.0

P:\18-053\CAD\CONSTRUCTION PLANS\18-053 GRAVITY.DWG, SCOTT MARSHALL, 11/30/2018, AUTOCAD PDF (GENERAL DOCUMENTATION).PC3, 22X34 (.PDF)



GENERAL LANDSCAPE NOTES

1. CONTRACTOR SHALL LOCATE AND IDENTIFY EXISTING UNDERGROUND AND OVERHEAD UTILITIES WITHIN CONTRACT WORK AREAS PRIOR TO CONSTRUCTION. CONTACT DIG LINE, INC. @ 1.800.342.1885. PROVIDE ADEQUATE MEANS OF PROTECTION OF UTILITIES AND SERVICES DESIGNATED TO REMAIN. REPAIR UTILITIES DAMAGED DURING SITE WORK OPERATIONS AT CONTRACTOR'S EXPENSE.
2. ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN NURSERYMAN STANDARDS FOR TYPE AND SIZE SHOWN.
3. ALL PLANTED BEDS TO RECEIVE A MIN. 3" DEPTH ORGANIC MULCH, SUCH AS BARK, SOIL AID, PERMABARK, OR SIMILAR PRODUCTS. USE OF MULCH OR ROCK AS THE ONLY GROUND COVER IN REQUIRED PLANTING ARES IS PROHIBITED. IF ROCK MULCH IS USED, INSTALL A PERMEABLE FABRIC WEED BARRIER UNDER ROCK MULCH. IMPERMEABLE PLASTIC WEED BARRIERS ARE PROHIBITED.
4. ALL TREE, TURF, PLANT MATERIAL, AND IRRIGATION PROPOSED WITHIN THE PLANTER STRIP BETWEEN BACK OF CURB AND SIDEWALK SHALL BE INSTALLED BY THE HOME BUILDER IN CONJUNCTION WITH THE INDIVIDUAL LOT DEVELOPMENT.
5. ALL TREES, TURF, PLANT MATERIAL, AND IRRIGATION SHOWN ON INDIVIDUAL LOTS SHALL BE INSTALLED BY THE HOME BUILDER IN CONJUNCTION WITH THE INDIVIDUAL LOT DEVELOPMENT.
6. ALL TREES PLANTED IN THE PARK STRIP (BY BUILDER) TO BE CENTERED BETWEEN BACK OF CURB AND SIDEWALK AND ARE SUBJECT TO THE ACHD DEVELOPMENT AGREEMENT FOR LANDSCAPING AND AS SUCH SHALL BE CLASS II TREES IN COMPLIANCE WITH THE ACHD STREET TREE PLANTING POLICIES.
7. FENCING WITHIN SUBDIVISION, ALONG SIDE AND REAR LOT LINES SHALL BE INSTALLED BY BUILDER/HOMEOWNER IN CONJUNCTION WITH INDIVIDUAL LOT DEVELOPMENT AND SHALL COMPLY WITH THE STANDARDS ESTABLISHED IN THE SUBDIVISION'S CC&RS.

ACHD LANDSCAPE NOTES

1. TREES SHALL NOT BE PLANTED WITHIN THE 10' CLEAR ZONE OF ALL ACHD STORM DRAIN PIPE, STRUCTURES, OR FACILITIES.
2. SEEPAGE BEDS MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM.

GENERAL IRRIGATION NOTES

1. ALL PLANT MATERIALS TO BE WATERED BY THE DEVELOPMENT OR SUBDIVISION PRESSURIZED IRRIGATION SYSTEM. IRRIGATION OF COMMON AREAS SHALL BE VIA THE SUBDIVISION'S PRESSURIZED IRRIGATION SYSTEM. IRRIGATION OF INDIVIDUAL LOTS AND LANDSCAPING ALONG THE FRONTAGE OF PRIVATE LOTS SHALL BE VIA METERED, POTABLE WATER AND THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNERS.
2. COVERAGE; THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE ONE HUNDRED PERCENT (100%) COVERAGE WITH HEAD TO HEAD SPACING OR TRIANGULAR SPACING AS APPROPRIATE.
3. MATCHED PRECIPITATION RATES: SPRINKLER HEADS SHALL HAVE MATCHED PRECIPITATION RATES WITHIN EACH CONTROL VALVE.
4. IRRIGATION DISTRICTS: SPRINKLER HEADS IRRIGATING LAWN OR OTHER HIGH WATER DEMAND AREAS SHALL BE CIRCUITED SO THAT THEY ARE ON THE SEPARATE ZONE OR DISTRICT FROM THOSE IRRIGATING TREES, SHRUBS, OR OTHER REDUCED WATER DEMAND AREAS.
5. OVERSPRAY: SPRINKLER HEADS SHALL BE ADJUSTED TO REDUCE OVERSPRAY ONTO IMPERVIOUS SURFACES SUCH AS STREETS, SIDEWALKS, DRIVEWAYS, AND PARKING AREAS.

PLANT SCHEDULE

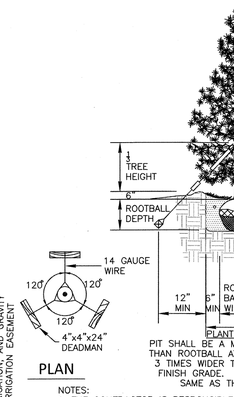
DECIDUOUS TREES	CODE	BOTANICAL NAME	SIZE	MATURE HXW	CLASS	QTY
	AC	ACER PLATANOIDES 'CRIMSON KING' CRIMSON KING MAPLE	2" CAL. B&B	35'X30'	CLASS II	15
	CE	CARPINUS BETULUS EUROPEAN HORNBEAM	2" CAL. B&B	30'X30'	CLASS I	17
	FA	FRAXINUS AMERICANA 'AUTUMN PURPLE' AUTUMN PURPLE ASH	2" CAL. B&B	45'X45'	CLASS II	27
	GS	GLEDITSIA TRIACANTHOS 'SKYLINE' SKYLINE HONEY LOCUST	2" CAL. B&B	35'X30'	CLASS II	3

EVERGREEN TREES	CODE	BOTANICAL NAME	SIZE	MATURE HXW	CLASS	QTY
	JB	JUNIPERUS SCOPULORUM 'BLUE ARROW' BLUE ARROW JUNIPER	5'-6' B&B	12'X3'		27

OTHER SYMBOLS	CODE	BOTANICAL NAME	SIZE	MATURE HXW	CLASS	QTY
	LT	INDIVIDUAL LOT TREES SCHEMATIC LOCATION PER KUNA CITY CODE 6-4-2V INSTALL ONE TREE PER LOT. INDIVIDUAL LOT TREES SHALL BE INSTALLED BY THE INDIVIDUAL HOME BUILDER IN CONJUNCTION WITH THE INDIVIDUAL LOT DEVELOPMENT. THESE TREES ARE NOT THE RESPONSIBILITY OF THE DEVELOPER.	2" CAL.		CLASS II	52

SHRUBS	CODE	BOTANICAL NAME	SIZE	MATURE HXW	QTY
	MM	MISCANTHUS SINENSIS 'MORNING LIGHT' EULALIA GRASS	1 GAL.	5'X4'	17
	NJ	NEPETA X FAASSENII 'JUNIOR WALKER' JUNIOR WALKER CATMINT	1 GAL.	1.5' X 4'	41
	R3	ROSA X 'NEARLY WILD' NEARLY WILD ROSE	2 GAL.	2'X3'	33
	SN	SPIRAEA NIPPONICA 'SNOWMOUND' SNOWMOUND SPIREA	5 GAL.	4'X4'	10

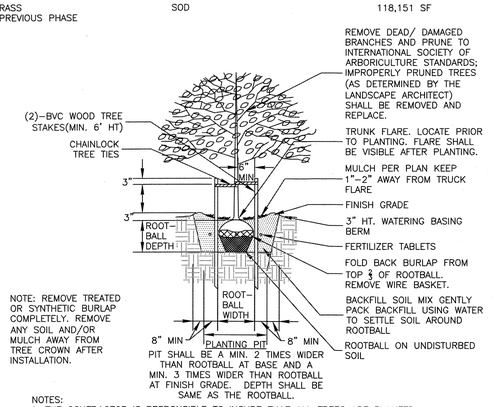
GROUND COVERS	CODE	BOTANICAL NAME	CONT	QTY
	TR	TURF GRASS MATCH PREVIOUS PHASE	SOD	118,151 SF



PLAN

NOTES:
1. THE CONTRACTOR IS RESPONSIBLE TO INSURE THAT ALL TREES ARE PLANTED STRAIGHT AND THAT THEY REMAIN STRAIGHT FOR A MINIMUM OF 1 YEAR. ALL STAKING SHALL BE REMOVED AT THE END OF THE ONE YEAR WARRANTY PERIOD.

1 CONIFEROUS TREE PLANTING AND GUYING DETAIL
NTS



NOTES:
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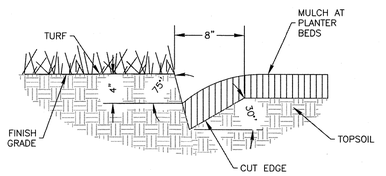
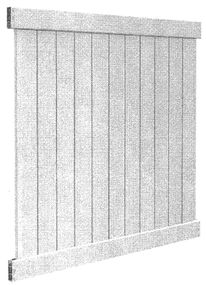
2 DECIDUOUS TREE PLANTING AND STAKING DETAIL
NTS



3 SHOVEL CUT
NTS



4 FENCING
NTS

STATE OF IDAHO
MELISSA YENSEN
LICENSED LANDSCAPE ARCHITECT
LA-16577
10/24/18

REVISIONS

NO.	ITEM	DATE

ASHTON ESTATES SUBDIVISION NO. 2
KUNA, IDAHO

LANDSCAPE COVER

DRAWING STATUS:
FOR AGENCY REVIEW

km ENGINEERING
ENGINEERS . SURVEYORS . PLANNERS
9233 WEST STATE STREET
BOISE, IDAHO 83714
PHONE (208) 639-6939
FAX (208) 639-6930

DESIGN BY:	RH
DRAWN BY:	RH
CHECKED BY:	AY
DATE:	7/30/18
PROJECT:	18-053

SHEET NO.
L1.0

PRELIMINARY - NOT FOR CONSTRUCTION

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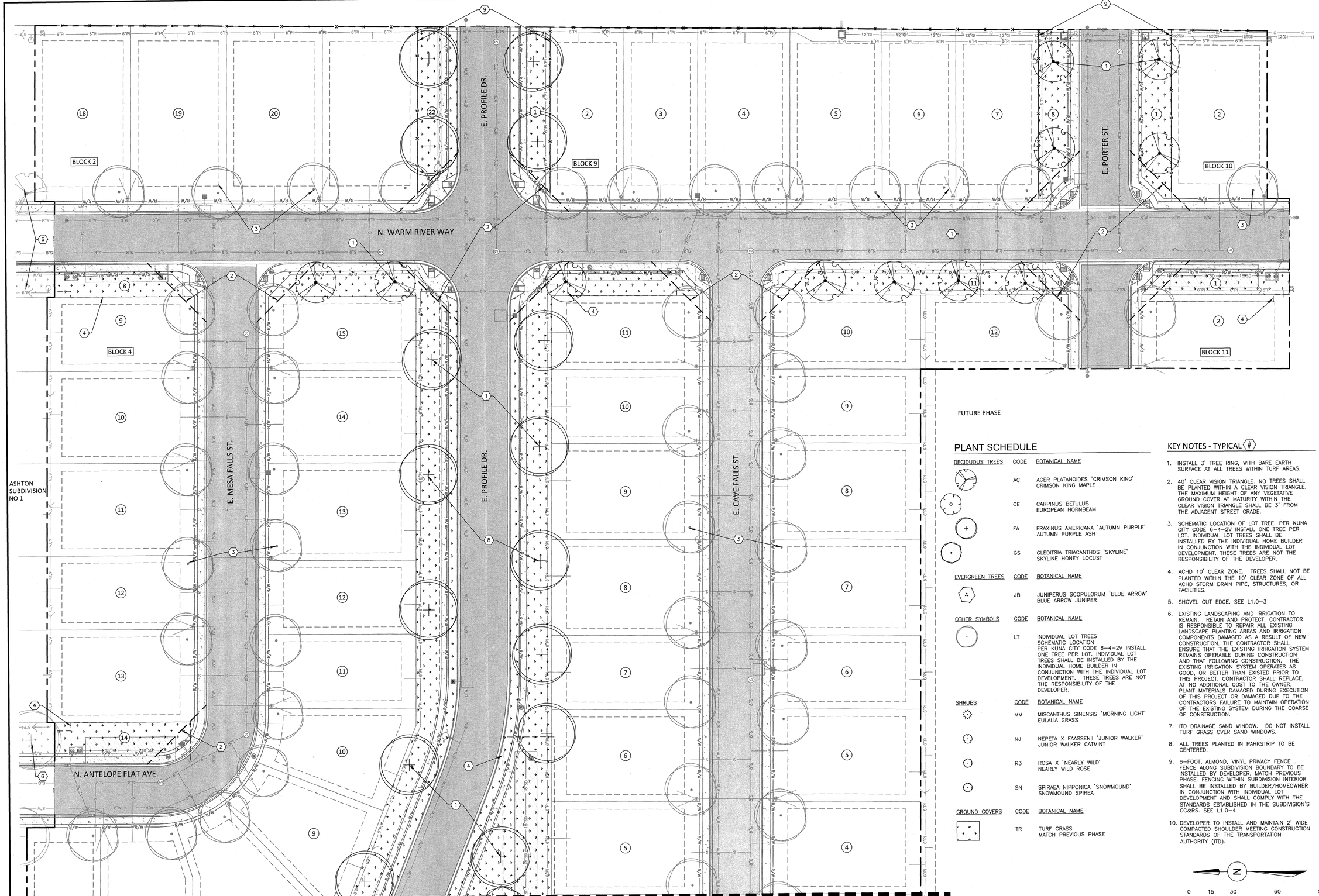

PLANT SCHEDULE

DECIDUOUS TREES	CODE	BOTANICAL NAME
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	CE	CARPINUS BETULUS EUROPEAN HORNBEAM
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	GS	GLEDITSIA TRIACANTHOS 'SKYLINE' SKYLINE HONEY LOCUST

EVERGREEN TREES	CODE	BOTANICAL NAME
	JB	JUNIPERUS SCOPULORUM 'BLUE ARROW' BLUE ARROW JUNIPER

OTHER SYMBOLS	CODE	BOTANICAL NAME
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SHRUBS	CODE	BOTANICAL NAME
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	R3	ROSA X 'NEARLY WILD' NEARLY WILD ROSE
	SN	SPIRAEA NIPPONICA 'SNOWMOUND' SNOWMOUND SPIREA

GROUND COVERS	CODE	BOTANICAL NAME
	TR	TURF GRASS MATCH PREVIOUS PHASE

KEY NOTES - TYPICAL (#)

1. INSTALL 3' TREE RING, WITH BARE EARTH SURFACE AT ALL TREES WITHIN TURF AREAS.
2. 40' CLEAR VISION TRIANGLE. NO TREES SHALL BE PLANTED WITHIN A CLEAR VISION TRIANGLE. THE MAXIMUM HEIGHT OF ANY VEGETATIVE GROUND COVER AT MATURITY WITHIN THE CLEAR VISION TRIANGLE SHALL BE 3' FROM THE ADJACENT STREET GRADE.
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5. SHOVEL CUT EDGE. SEE L1.0-3
6. EXISTING LANDSCAPING AND IRRIGATION TO REMAIN. RETAIN AND PROTECT. CONTRACTOR IS RESPONSIBLE TO REPAIR ALL EXISTING LANDSCAPE PLANTING AREAS AND IRRIGATION COMPONENTS DAMAGED AS A RESULT OF NEW CONSTRUCTION. THE CONTRACTOR SHALL ENSURE THAT THE EXISTING IRRIGATION SYSTEM REMAINS OPERABLE DURING CONSTRUCTION AND THAT FOLLOWING CONSTRUCTION, THE EXISTING IRRIGATION SYSTEM OPERATES AS GOOD, OR BETTER THAN EXISTED PRIOR TO THIS PROJECT. CONTRACTOR SHALL REPLACE, AT NO ADDITIONAL COST TO THE OWNER, PLANT MATERIALS DAMAGED DURING EXECUTION OF THIS PROJECT OR DAMAGED DUE TO THE CONTRACTORS FAILURE TO MAINTAIN OPERATION OF THE EXISTING SYSTEM DURING THE COARSE OF CONSTRUCTION.
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10. DEVELOPER TO INSTALL AND MAINTAIN 2' WIDE COMPACTED SHOULDER MEETING CONSTRUCTION STANDARDS OF THE TRANSPORTATION AUTHORITY (ITD).

N

0 15 30 60 90

STATE OF IDAHO
ALYSSA YENSEN
LA-16577
10/24/18
LICENSED LANDSCAPE ARCHITECT

REVISIONS

NO.	ITEM	DATE

ASHTON ESTATES SUBDIVISION NO. 2
KUNA, IDAHO

LANDSCAPE PLAN

DRAWING STATUS:
FOR AGENCY REVIEW

km ENGINEERING
ENGINEERS . SURVEYORS . PLANNERS
9233 WEST STATE STREET
BOISE, IDAHO 83714
PHONE (208) 639-6939
FAX (208) 639-6930

DESIGN BY:	RH
DRAWN BY:	RH
CHECKED BY:	AY
DATE:	7/30/18
PROJECT:	18-053

SHEET NO.
L2.0

PRELIMINARY - NOT FOR CONSTRUCTION

P:\18-053\CIVIL\LANDSCAPE\CONSTRUCTION PLANS\18-053 LANDSCAPE PLAN.DWG, ALYSSA YENSEN, 10/24/2018, DWG TO PDF.PC3, ----

MATCH LINE - SEE SHEET L2.0

BLOCK 5

BLOCK 6

BLOCK 7

BLOCK 8

BLOCK 12

E. CAVE FALLS ST.

N. HALE CANYON AVE.

N. JACKSONMILL AVE.

E. PROFILE DR.

FUTURE CITY PARK
ALL IMPROVEMENTS SHOWN
TO BE INSTALLED BY CITY

FUTURE PHASE

ASHTON
SUBDIVISION
NO. 1

S. MERIDIAN ROAD/ STATE HIGHWAY 69

MATCH LINE - SEE SHEET L4.0

PLANT SCHEDULE

DECIDUOUS TREES	CODE	BOTANICAL NAME
	AC	ACER PLATANOIDES 'CRIMSON KING' CRIMSON KING MAPLE
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N

0 15 30 60 90

STATE OF IDAHO
ALYSSA YENSEN
LICENSED LANDSCAPE ARCHITECT
No. 16577
10/24/18

REVISIONS

NO.	ITEM	DATE

ASHTON ESTATES SUBDIVISION NO. 2
KUNA, IDAHO

LANDSCAPE PLAN

DRAWING STATUS:

FOR AGENCY REVIEW

km ENGINEERING
ENGINEERS . SURVEYORS . PLANNERS
9233 WEST STATE STREET
BOISE, IDAHO 83714
PHONE (208) 639-6939
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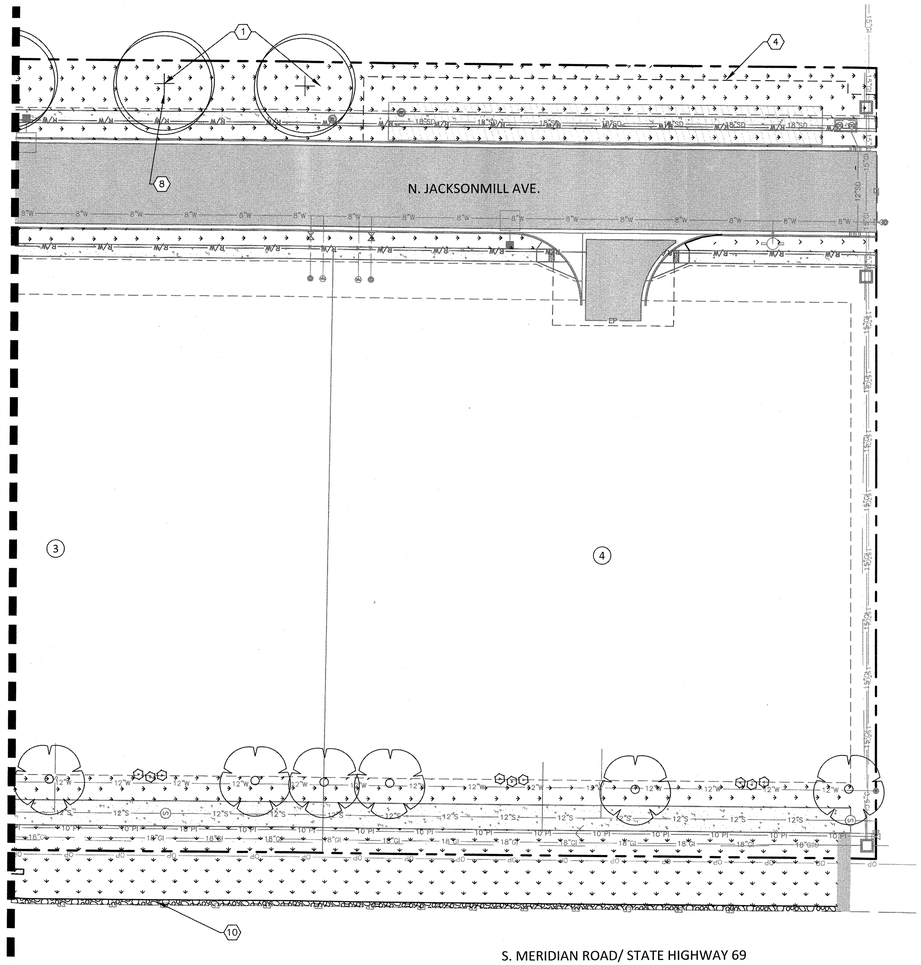
DESIGN BY:	RH
DRAWN BY:	RH
CHECKED BY:	AY
DATE:	7/30/18
PROJECT:	18-053

SHEET NO.
L3.0

PRELIMINARY - NOT FOR CONSTRUCTION

P:\18-053\CAD\LANDSCAPE\CONSTRUCTION PLANS\18-053 LANDSCAPE PLAN.DWG, ALYSSA YENSEN, 10/24/2018, DWG TO PDF.PC3, ---



KEY NOTES - TYPICAL (#)

1. INSTALL 3' TREE RING, WITH BARE EARTH SURFACE AT ALL TREES WITHIN TURF AREAS.
2. 40' CLEAR VISION TRIANGLE. NO TREES SHALL BE PLANTED WITHIN A CLEAR VISION TRIANGLE. THE MAXIMUM HEIGHT OF ANY VEGETATIVE GROUND COVER AT MATURITY WITHIN THE CLEAR VISION TRIANGLE SHALL BE 3' FROM THE ADJACENT STREET GRADE.
3. SCHEMATIC LOCATION OF LOT TREE. PER KUNA CITY CODE 6-4-2V INSTALL ONE TREE PER LOT. INDIVIDUAL LOT TREES SHALL BE INSTALLED BY THE INDIVIDUAL HOME BUILDER IN CONJUNCTION WITH THE INDIVIDUAL LOT DEVELOPMENT. THESE TREES ARE NOT THE RESPONSIBILITY OF THE DEVELOPER.
4. ACHD 10' CLEAR ZONE. TREES SHALL NOT BE PLANTED WITHIN THE 10' CLEAR ZONE OF ALL ACHD STORM DRAIN PIPE, STRUCTURES, OR FACILITIES.
5. SHOVEL CUT EDGE. SEE L1.0-3
6. EXISTING LANDSCAPING AND IRRIGATION TO REMAIN. RETAIN AND PROTECT. CONTRACTOR IS RESPONSIBLE TO REPAIR ALL EXISTING LANDSCAPE PLANTING AREAS AND IRRIGATION COMPONENTS DAMAGED AS A RESULT OF NEW CONSTRUCTION. THE CONTRACTOR SHALL ENSURE THAT THE EXISTING IRRIGATION SYSTEM REMAINS OPERABLE DURING CONSTRUCTION AND THAT FOLLOWING CONSTRUCTION, THE EXISTING IRRIGATION SYSTEM OPERATES AS GOOD, OR BETTER THAN EXISTED PRIOR TO THIS PROJECT. CONTRACTOR SHALL REPLACE, AT NO ADDITIONAL COST TO THE OWNER, PLANT MATERIALS DAMAGED DURING EXECUTION OF THIS PROJECT OR DAMAGED DUE TO THE CONTRACTORS FAILURE TO MAINTAIN OPERATION OF THE EXISTING SYSTEM DURING THE COARSE OF CONSTRUCTION.
7. ITD DRAINAGE SAND WINDOW. DO NOT INSTALL TURF GRASS OVER SAND WINDOWS.
8. ALL TREES PLANTED IN PARKSTRIP TO BE CENTERED.
9. 6-FOOT, ALMOND, VINYL PRIVACY FENCE . FENCE ALONG SUBDIVISION BOUNDARY TO BE INSTALLED BY DEVELOPER. MATCH PREVIOUS PHASE. FENCING WITHIN SUBDIVISION INTERIOR SHALL BE INSTALLED BY BUILDER/HOMEOWNER IN CONJUNCTION WITH INDIVIDUAL LOT DEVELOPMENT AND SHALL COMPLY WITH THE STANDARDS ESTABLISHED IN THE SUBDIVISION'S CC&RS. SEE L1.0-4
10. DEVELOPER TO INSTALL AND MAINTAIN 2' WIDE COMPACTED SHOULDER MEETING CONSTRUCTION STANDARDS OF THE TRANSPORTATION AUTHORITY (ITD).

PLANT SCHEDULE

DECIDUOUS TREES	CODE	BOTANICAL NAME
	AC	ACER PLATANOIDES 'CRIMSON KING' CRIMSON KING MAPLE
	CE	CARPINUS BETULUS EUROPEAN HORNBEAM
	FA	FRAXINUS AMERICANA 'AUTUMN PURPLE' AUTUMN PURPLE ASH
	GS	GLEDITSIA TRIACANTHOS 'SKYLINE' SKYLINE HONEY LOCUST

EVERGREEN TREES	CODE	BOTANICAL NAME
	JB	JUNIPERUS SCOPULORUM 'BLUE ARROW' BLUE ARROW JUNIPER

OTHER SYMBOLS	CODE	BOTANICAL NAME
	LT	INDIVIDUAL LOT TREES SCHEMATIC LOCATION PER KUNA CITY CODE 6-4-2V INSTALL ONE TREE PER LOT. INDIVIDUAL LOT TREES SHALL BE INSTALLED BY THE INDIVIDUAL HOME BUILDER IN CONJUNCTION WITH THE INDIVIDUAL LOT DEVELOPMENT. THESE TREES ARE NOT THE RESPONSIBILITY OF THE DEVELOPER.

SHRUBS	CODE	BOTANICAL NAME
	MM	MISCANTHUS SINENSIS 'MORNING LIGHT' EULALIA GRASS
	NJ	NEPETA X FAASSENII 'JUNIOR WALKER' JUNIOR WALKER CATMINT
	R3	ROSA X 'NEARLY WILD' NEARLY WILD ROSE
	SN	SPIRAEA NIPPONICA 'SNOWMOUND' SNOWMOUND SPIREA

GROUND COVERS	CODE	BOTANICAL NAME
	TR	TURF GRASS MATCH PREVIOUS PHASE

STATE OF IDAHO
ALYSSA YENSEN
LICENSED LANDSCAPE ARCHITECT
LA-16577
10/24/18

REVISIONS

NO.	ITEM	DATE

ASHTON ESTATES SUBDIVISION NO. 2
KUNA, IDAHO

LANDSCAPE PLAN

DRAWING STATUS:
FOR AGENCY REVIEW

km ENGINEERING
ENGINEERS . SURVEYORS . PLANNERS
9233 WEST STATE STREET
BOISE, IDAHO 83714
PHONE (208) 639-6939
FAX (208) 639-6930

DESIGN BY:	RH
DRAWN BY:	RH
CHECKED BY:	AY
DATE:	7/30/18
PROJECT:	18-053

SHEET NO.
L4.0

PRELIMINARY - NOT FOR CONSTRUCTION

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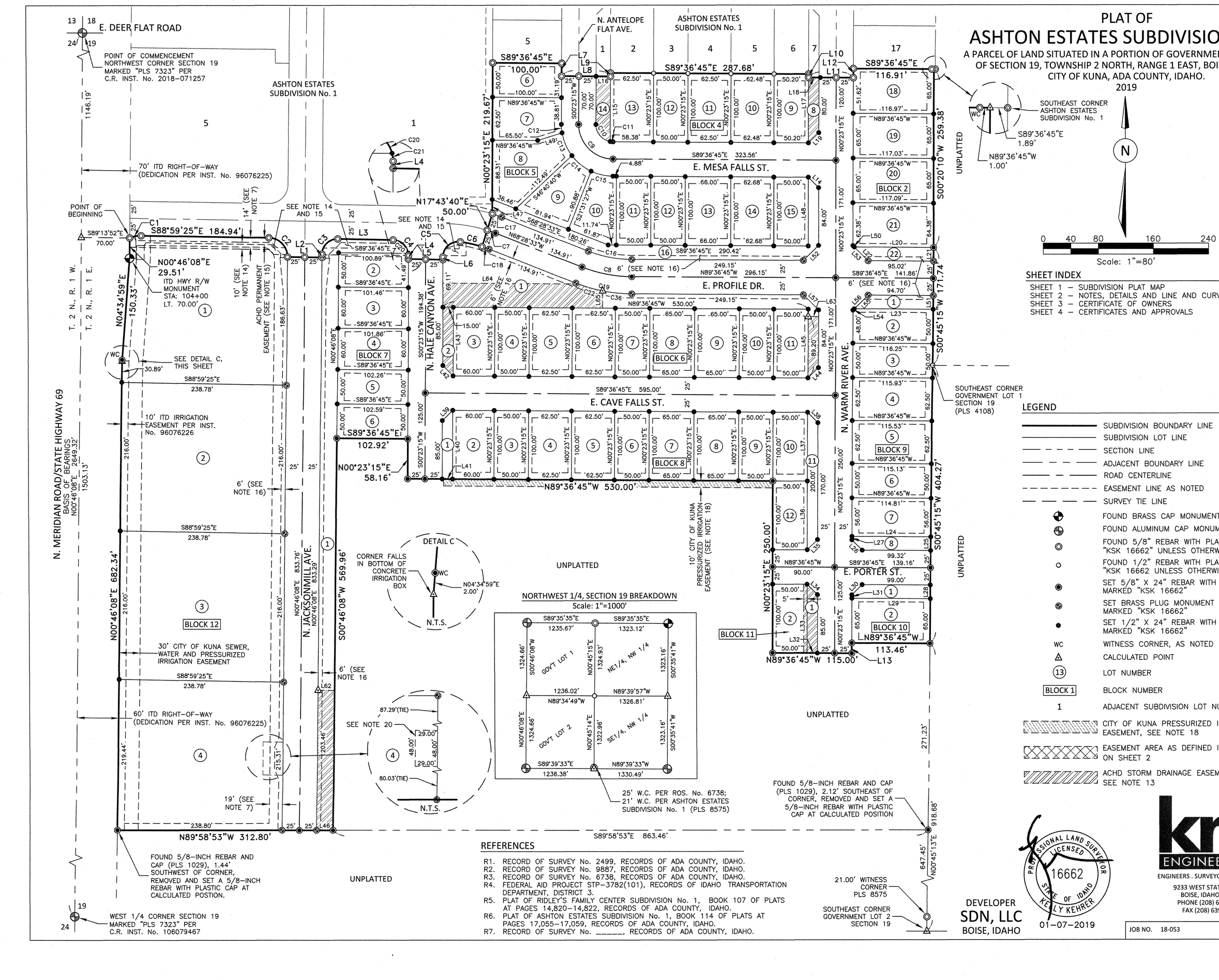
PLAT OF
ASHTON ESTATES SUBDIVISION No. 2

A PARCEL OF LAND SITUATED IN A PORTION OF GOVERNMENT LOTS 1 AND 2 OF SECTION 19, TOWNSHIP 2 NORTH, RANGE 1 EAST, BOISE MERIDIAN, CITY OF KUNA, ADA COUNTY, IDAHO.

2019



SHEET INDEX

SHEET 1 – SUBDIVISION PLAT MAP
SHEET 2 – NOTES, DETAILS AND LINE AND CURVE TABLES
SHEET 3 – CERTIFICATE OF OWNERS
SHEET 4 – CERTIFICATES AND APPROVALS

LEGEND

- SUBDIVISION BOUNDARY LINE
- SUBDIVISION LOT LINE
- SECTION LINE
- ADJACENT BOUNDARY LINE
- ROAD CENTERLINE
- EASEMENT LINE AS NOTED
- SURVEY TIE LINE
- FOUND BRASS CAP MONUMENT
- FOUND ALUMINUM CAP MONUMENT
- FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "KSK 16662" UNLESS OTHERWISE NOTED
- FOUND 1/2" REBAR WITH PLASTIC CAP MARKED "KSK 16662 UNLESS OTHERWISE NOTED"
- SET 5/8" X 24" REBAR WITH PLASTIC CAP MARKED "KSK 16662"
- SET BRASS PLUG MONUMENT WITH MAGNET MARKED "KSK 16662"
- SET 1/2" X 24" REBAR WITH PLASTIC CAP MARKED "KSK 16662"
- WC — WITNESS CORNER, AS NOTED
- CALCULATED POINT
- (13) — LOT NUMBER
- BLOCK 1 — BLOCK NUMBER
- 1 — ADJACENT SUBDIVISION LOT NUMBER
- CITY OF KUNA PRESSURIZED IRRIGATION EASEMENT, SEE NOTE 18
- EASEMENT AREA AS DEFINED IN DETAILS ON SHEET 2
- ACHD STORM DRAINAGE EASEMENT, SEE NOTE 13

REFERENCES

R1. RECORD OF SURVEY No. 2499, RECORDS OF ADA COUNTY, IDAHO.
R2. RECORD OF SURVEY No. 9887, RECORDS OF ADA COUNTY, IDAHO.
R3. RECORD OF SURVEY No. 6738, RECORDS OF ADA COUNTY, IDAHO.
R4. FEDERAL AID PROJECT STP–3782(101), RECORDS OF IDAHO TRANSPORTATION DEPARTMENT, DISTRICT 3.
R5. PLAT OF RIDLEY'S FAMILY CENTER SUBDIVISION No. 1, BOOK 107 OF PLATS AT PAGES 14,820–14,822, RECORDS OF ADA COUNTY, IDAHO.
R6. PLAT OF ASHTON ESTATES SUBDIVISION No. 1, BOOK 114 OF PLATS AT PAGES 17,055–17,059, RECORDS OF ADA COUNTY, IDAHO.
R7. RECORD OF SURVEY No. _____, RECORDS OF ADA COUNTY, IDAHO.

DEVELOPER
SDN, LLC
BOISE, IDAHO

PROFESSIONAL LAND SURVEYOR LICENSED 16662 STATE OF IDAHO KELLY KEHRER
01–07–2019

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BOISE, IDAHO 83714
PHONE (208) 639-6939
FAX (208) 639-6930

JOB NO. 18-053 | SHEET 1 OF 4

PLAT OF
ASHTON ESTATES SUBDIVISION No. 2

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BRG	CHORD
C1	39.50'	16.95'	24°35'20"	N78°42'55"E	16.82'
C2	27.50'	43.08'	89°45'33"	S44°06'38"E	38.81'
C3	22.50'	35.44'	90°14'27"	N45°53'22"E	31.89'
C4	22.50'	35.10'	89°22'40"	S44°18'05"E	31.65'
C5	22.50'	38.11'	97°02'57"	N48°54'43"E	33.72'
C6	175.00'	32.06'	10°29'45"	S77°18'56"E	32.01'
C7	200.00'	12.63'	3°37'03"	N70°17'04"W	12.63'
C8	200.00'	73.78'	21°08'12"	N79°02'39"W	73.36'
C9	50.00'	78.54'	90°00'00"	S44°36'45"E	70.71'
C10	25.00'	35.13'	80°30'36"	S39°52'03"E	32.31'
C11	25.00'	4.14'	9°29'24"	S84°52'03"E	4.14'
C12	75.00'	12.43'	9°29'53"	S4°21'41"E	12.42'
C13	75.00'	36.35'	27°46'09"	S22°59'42"E	36.00'
C14	75.00'	36.19'	27°38'54"	S50°42'13"E	35.84'
C15	75.00'	32.84'	25°05'05"	S77°04'13"E	32.57'
C16	175.00'	64.56'	21°08'10"	S79°02'38"E	64.19'
C17	225.00'	14.28'	3°38'14"	N70°17'40"W	14.28'
C18	175.00'	10.97'	3°35'31"	N70°16'18"W	10.97'
C19	225.00'	83.00'	21°08'10"	S79°02'38"E	82.53'
C20	22.50'	31.82'	81°02'16"	S48°28'17"E	29.24'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BRG	CHORD
C21	22.50'	3.28'	8°20'24"	N3°46'57"W	3.27'
C22	225.00'	37.18'	9°28'05"	S74°01'41"E	37.14'
C23	39.50'	5.40'	7°49'51"	N70°20'11"E	5.39'
C24	39.50'	11.55'	16°45'29"	N82°37'51"E	11.51'
C25	27.50'	44.08'	91°50'35"	S43°04'07"E	39.51'
C26	22.50'	35.44'	90°14'27"	N45°53'22"E	31.89'
C27	22.50'	23.09'	58°48'32"	S59°35'09"E	22.09'
C28	22.50'	24.47'	62°18'02"	N66°17'11"E	23.28'
C29	175.00'	32.43'	10°37'07"	S77°15'15"E	32.39'
C30	225.00'	0.38'	0°05'44"	N72°03'55"W	0.38'
C31	230.00'	1.94'	0°28'56"	S72°15'51"E	1.94'
C32	39.50'	8.53'	12°22'09"	S72°36'20"W	8.51'
C33	27.50'	3.50'	7°17'15"	S2°52'29"E	3.50'
C34	22.50'	24.44'	62°14'49"	S57°52'01"E	23.26'
C35	175.00'	23.73'	7°46'06"	N75°57'06"W	23.71'
C36	225.00'	42.61'	10°51'00"	S84°11'14"E	42.54'

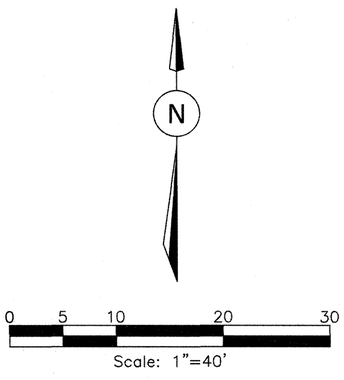
LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	50.00	S89°13'52"E
L2	4.58	N0°46'08"E
L3	80.15	S88°59'25"E
L4	5.24	S0°23'15"W
L5	50.00	S88°59'25"E
L6	3.80	S0°23'15"W
L7	18.81	S0°23'15"W
L8	70.88	S89°36'45"E
L9	5.00	N0°23'15"E
L10	5.00	S0°23'15"W
L11	65.00	S89°36'45"E
L12	13.38	N0°23'15"E
L13	15.00	S0°23'15"W
L14	21.21	S44°36'45"E
L15	94.66	N0°23'15"E
L16	20.88	S89°36'45"E
L17	95.00	N0°23'15"E
L18	15.00	S89°36'45"E
L19	21.21	S45°23'15"W
L20	115.14	N89°36'45"W

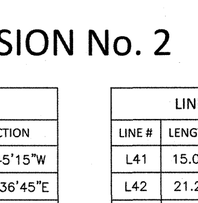
LINE TABLE		
LINE #	LENGTH	DIRECTION
L21	20.00	S0°45'15"W
L22	28.28	S44°36'45"E
L23	114.57	N89°36'45"W
L24	114.45	N89°36'45"W
L25	20.00	S0°45'15"W
L26	21.21	N44°36'45"W
L27	5.00	N0°23'15"E
L28	20.00	S0°45'15"W
L29	113.87	N89°36'45"W
L30	21.21	S45°23'15"W
L31	5.00	N0°23'15"E
L32	15.00	N89°36'45"W
L33	100.00	N0°23'15"E
L34	21.21	S44°36'45"E
L35	21.21	S45°23'15"W
L36	100.00	N0°23'15"E
L37	100.00	N0°23'15"E
L38	21.21	S44°36'45"E
L39	21.21	S45°23'15"W
L40	100.00	N0°23'15"E

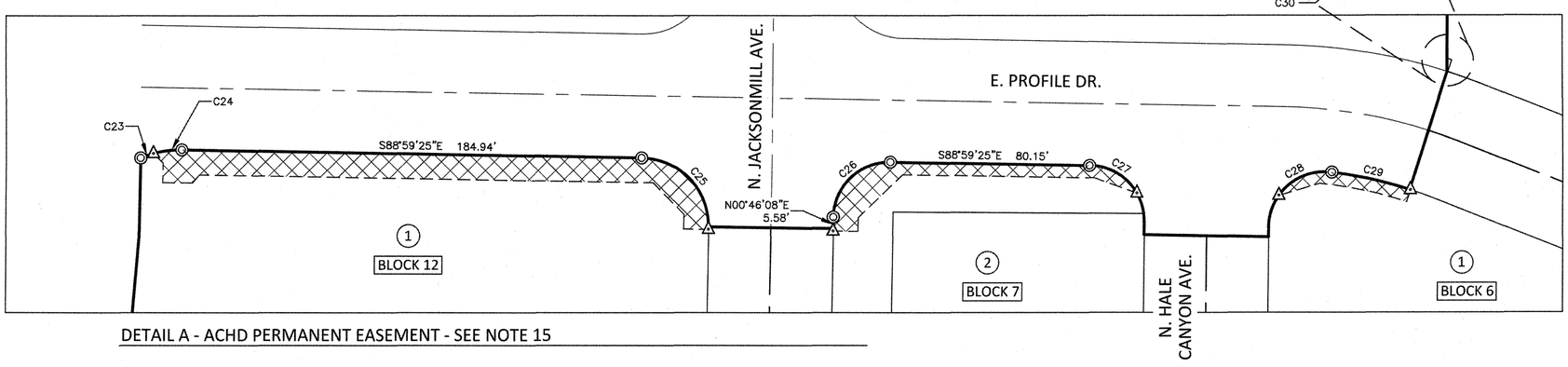
LINE TABLE		
LINE #	LENGTH	DIRECTION
L41	15.00	N89°36'45"W
L42	21.21	S44°36'45"E
L43	100.00	N0°23'15"E
L44	21.21	S45°23'15"W
L45	100.00	N0°23'15"E
L46	24.00	N89°58'53"W
L47	20.86	S0°23'15"W
L48	100.00	N0°23'15"E
L49	37.28	S72°43'32"W
L50	2.83	S44°36'45"E
L51	20.00	S0°45'15"W
L52	31.11	N45°23'15"E
L53	31.11	N44°36'45"W
L54	2.83	N45°23'15"E
L55	28.28	N45°23'15"E
L56	31.11	S45°23'15"W
L57	31.11	N44°36'45"W

NOTES

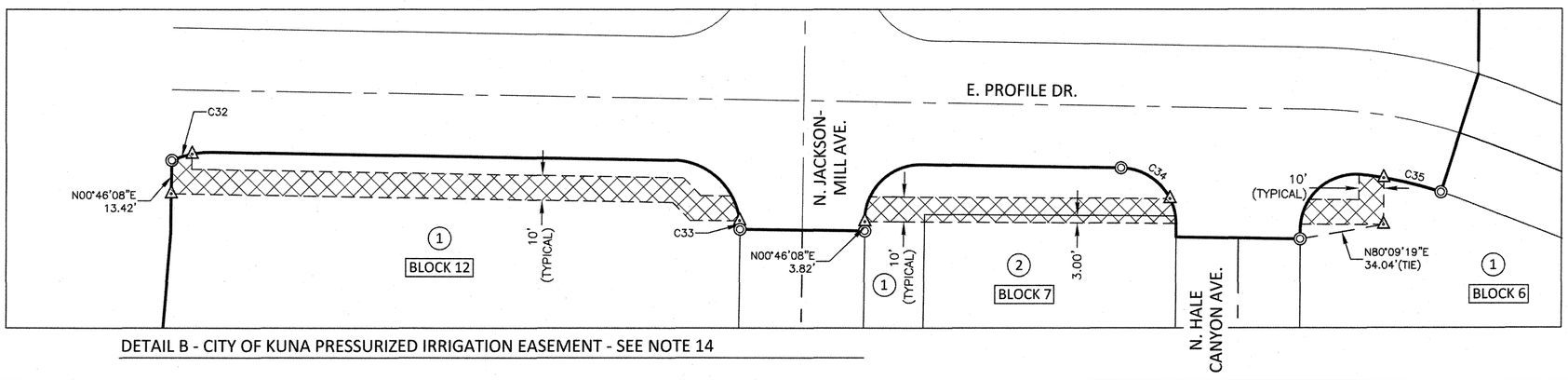
1. MINIMUM BUILDING SETBACK LINES SHALL CONFORM TO THE APPLICABLE ZONING REGULATIONS OF THE CITY OF KUNA AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
2. ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS OF THE CITY OF KUNA IN EFFECT AT THE TIME OF RESUBDIVISION.
3. IRRIGATION WATER WILL BE PROVIDED BY THE CITY OF KUNA IN COMPLIANCE WITH IDAHO CODE SECTION 31–3805(1)(B). ALL LOTS WITHIN THIS SUBDIVISION WILL BE ENTITLED TO IRRIGATION RIGHTS AND WILL BE OBLIGATED FOR ASSESSMENTS FROM THE CITY OF KUNA.
4. MAINTENANCE OF ANY IRRIGATION AND DRAINAGE PIPES OR DITCHES CROSSING A LOT IS THE RESPONSIBILITY OF THE LOT OWNER UNLESS SUCH RESPONSIBILITY IS ASSUMED BY AN IRRIGATION/DRAINAGE ENTITY. SUCH LOTS MUST REMAIN FREE OF ENCROACHMENTS AND OBSTRUCTIONS TO SAID IRRIGATION/DRAINAGE FACILITIES.
5. THIS DEVELOPMENT RECOGNIZES SECTION 22–4503 OF THE IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES: "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF".
6. LOT 22, BLOCK 2, LOTS 8 AND 14, BLOCK 4, LOT 16, BLOCK 5, LOTS 1 AND 2, BLOCK 6, LOT 1, BLOCK 7, LOTS 1 AND 11, BLOCK 8, LOTS 1 AND 8, BLOCK 9, LOT 1, BLOCK 10 AND LOT 1, BLOCK 11 ARE COMMON LOTS AND SHALL BE OWNED AND MAINTAINED BY THE ASHTON ESTATES HOMEOWNER'S ASSOCIATION, OR ASSIGNS. THESE COMMON LOTS ARE SUBJECT TO BLANKET EASEMENTS FOR PUBLIC UTILITIES AND CITY OF KUNA IRRIGATION.
7. A PUBLIC UTILITY EASEMENT IS HEREBY RESERVED AS FOLLOWS (UNLESS OTHERWISE DIMENSIONED):
   - 10–FEET WIDE ALONG PUBLIC RIGHTS–OF–WAY.
8. WATER, SEWER, DRAINAGE AND IRRIGATION EASEMENTS ARE HEREBY RESERVED FOR THE CITY OF KUNA FOR THE INSTALLATION AND MAINTENANCE OF LINES AS SHOWN HEREON (UNLESS OTHERWISE DIMENSIONED).
   - 10–FEET WIDE ALONG PUBLIC RIGHTS–OF–WAY, REAR LOT LINES AND THE EXTERIOR BOUNDARY.
   - 10–FEET WIDE CENTERED ON INTERIOR RESIDENTIAL LOT LINES.
9. LOTS SHALL NOT BE REDUCED IN SIZE WITHOUT PRIOR APPROVAL FROM THE HEALTH AUTHORITY AND THE CITY OF KUNA.
10. NO ADDITIONAL DOMESTIC WATER SUPPLIES SHALL BE INSTALLED BEYOND THE WATER SYSTEM APPROVED IN THE SANITARY RESTRICTION RELEASE.
11. THIS SUBDIVISION IS SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS FOR ASHTON ESTATES SUBDIVISION PER INSTRUMENT No. 2018–089358 RECORDS OF ADA COUNTY, IDAHO AND ANY FUTURE AMENDMENTS.
12. THE HOMEOWNERS' ASSOCIATION (HOA), ITS OWNERSHIP AND MAINTENANCE COMMITMENTS CANNOT BE DISSOLVED WITHOUT THE EXPRESS WRITTEN CONSENT OF THE CITY OF KUNA, IDAHO. ALL IMPROVED INDIVIDUAL LOTS ARE SUBJECT TO A FRACTIONAL SHARE OF THE IRRIGATION ASSESSMENT FOR EACH HOA COMMON LOT(S) THAT RECEIVE(S) MUNICIPAL IRRIGATION. IF THE ASSESSMENT IS NOT PAID BY THE HOA, THE INDIVIDUAL IMPROVED LOTS ARE SUBJECT TO A LIEN FOR NON–PAYMENT.
13. ALL OF LOTS 8 AND 14, BLOCK 4, LOT 2, BLOCK 6, LOT 1, BLOCK 11 AND A PORTION OF LOT 1, BLOCK 6, LOT 1, BLOCK 7 AND LOT 2, BLOCK 11 ARE SERVIENT TO AND CONTAIN THE ACHD STORM WATER DRAINAGE SYSTEM. THESE LOTS ARE ENCUMBERED BY THAT CERTAIN FIRST AMENDED MASTER PERPETUAL STORM WATER DRAINAGE EASEMENT RECORDED ON NOVEMBER 10, 2015, AS INSTRUMENT NO. 2015–103256, OFFICIAL RECORDS OF ADA COUNTY, AND INCORPORATED HEREIN BY THIS REFERENCE AS IF SET FORTH IN FULL (THE "MASTER EASEMENT"). THE MASTER EASEMENT AND THE STORM WATER DRAINAGE SYSTEM ARE DEDICATED TO ACHD PURSUANT TO SECTION 40–2302, IDAHO CODE. THE MASTER EASEMENT IS FOR THE OPERATION AND MAINTENANCE OF THE STORM WATER DRAINAGE SYSTEM.
14. LOT 1, BLOCK 6, LOTS 1 AND 2, BLOCK 7 AND LOT 1, BLOCK 12 ARE SUBJECT TO A CITY OF KUNA PRESSURIZED IRRIGATION EASEMENT PER INSTRUMENT No. 2018–039505, RECORDS OF ADA COUNTY, IDAHO.
15. LOT 1 BLOCK 6, LOT 1 BLOCK 7 AND LOT 1 BLOCK 12 ARE SUBJECT TO AN ACHD PERMANENT EASEMENT PER INSTRUMENT No. 2018–016088, RECORDS OF ADA COUNTY, IDAHO.
16. LOT 22, BLOCK 2, LOT 16, BLOCK 5, LOT 1, BLOCK 6, LOT 1, BLOCK 7, LOT 1, BLOCK 9 AND LOTS 1, 2, 3 AND 4, BLOCK 12, ARE SUBJECT TO AN ACHD PERMANENT EASEMENT PER INSTRUMENT No. 2019–_____, RECORDS OF ADA COUNTY, IDAHO.
17. THIS PLAT IS SUBJECT TO AN ACHD LANDSCAPE LICENSE AGREEMENT PER INSTRUMENT No. 2019–_____, RECORDS OF ADA COUNTY, IDAHO.
18. CITY OF KUNA PRESSURIZED IRRIGATION EASEMENT PER INSTRUMENT No. 2019–_____, RECORDS OF ADA COUNTY, IDAHO.
19. DIRECT RESIDENTIAL LOT ACCESS TO N. JACKSONMILL AVENUE IS PROHIBITED.
20. LOT 4, BLOCK 12 IS SUBJECT TO A TEMPORARY ACHD EASEMENT PER INST. No. 2019–_____, RECORDS OF ADA COUNTY, IDAHO.







DETAIL A - ACHD PERMANENT EASEMENT - SEE NOTE 15



DETAIL B - CITY OF KUNA PRESSURIZED IRRIGATION EASEMENT - SEE NOTE 14

DEVELOPER
SDN, LLC
BOISE, IDAHO

PROFESSIONAL LAND SURVEYOR LICENSED 16662 STATE OF IDAHO KELLY KEHRER
01–07–2019

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JOB NO. 18-053 | SHEET 2 OF 4

City of Kuna

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

City Council - Findings of Fact & Conclusions of Law

To: City Council

Case Numbers: 17-04-ZC (Rezone) and
17-04-S (Preliminary Plat)
Ashton Estates Subdivision

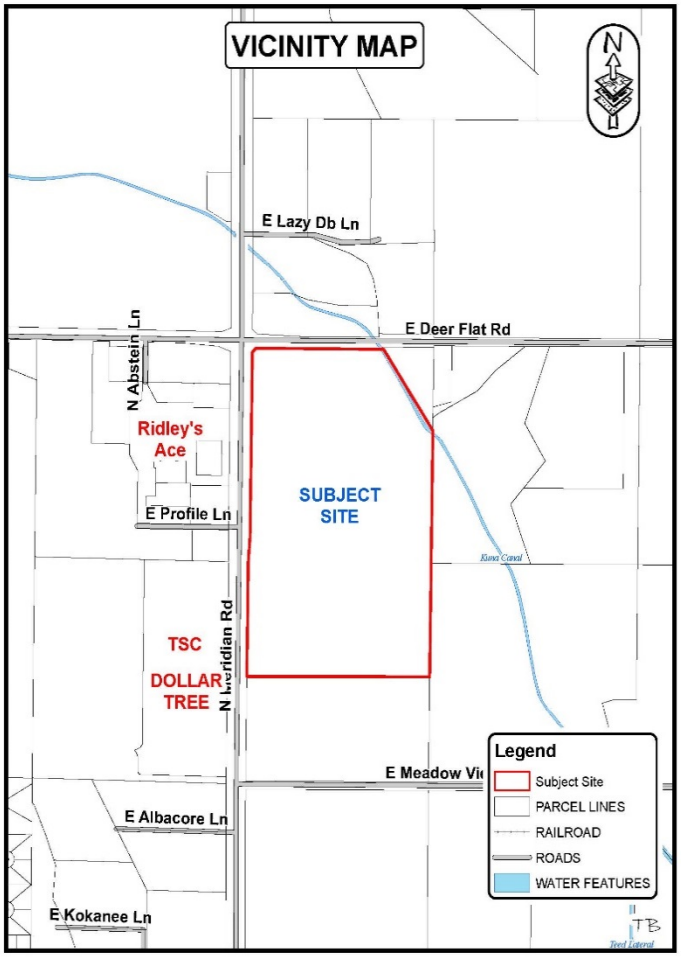
Location: Southeast Corner
(SEC) Meridian and
Deer Flat Roads,
Kuna, Idaho 83634

Planner: Troy Behunin,
Planner III

Hearing Date: *September 5, 2017*
Findings of Fact: ***September 19, 2017***

Owner: **SDN, LLC,**
Don Newell
P.O. Box 1939
Eagle, ID 83616
208.404.2161
Ashton.home@hotmail.com

Engineer: **KM Engineering**
Kirsti Grabo
9233 W. State St,
Boise, ID 83714
208.639.6930
KGrabo@kmengllp.com



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J. Findings of Fact
K. Comprehensive Plan Analysis
L. Idaho Code Analysis
M. Conclusions of Law
N. Commission Recommended Conditions
O. Councils Order of Decision

A. Process and Noticing:`

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

a. **Notifications**

i.	Neighborhood Meeting	April 12, 2017 (2 people attended)
ii.	Agency Comment Request	May 30, 2017
iii.	315' Property Owners Notice	August 14, 2017
iv.	Kuna, Melba Newspaper	August 9, 2017
v.	Site Posted	August 25, 2017

B. Applicant's Request:

On behalf of SDN, LLC, the applicant, Kirsti Grabo with KM Engineering, requests approval to rezone the portions of this site previously zoned as R-12 (High Density Res.) to, and increasing the C-1 (Neighborhood Commercial) and the R-6 (Medium Density Residential) zones. Applicant also requests approval for a preliminary plat that includes 9 commercial lots, 133 single-family lots, 20 common lots and a proposed City park lot. The subject site is located on the southeast corner (SEC) of Meridian and Deer Flat Roads.

C. Aerial Map:

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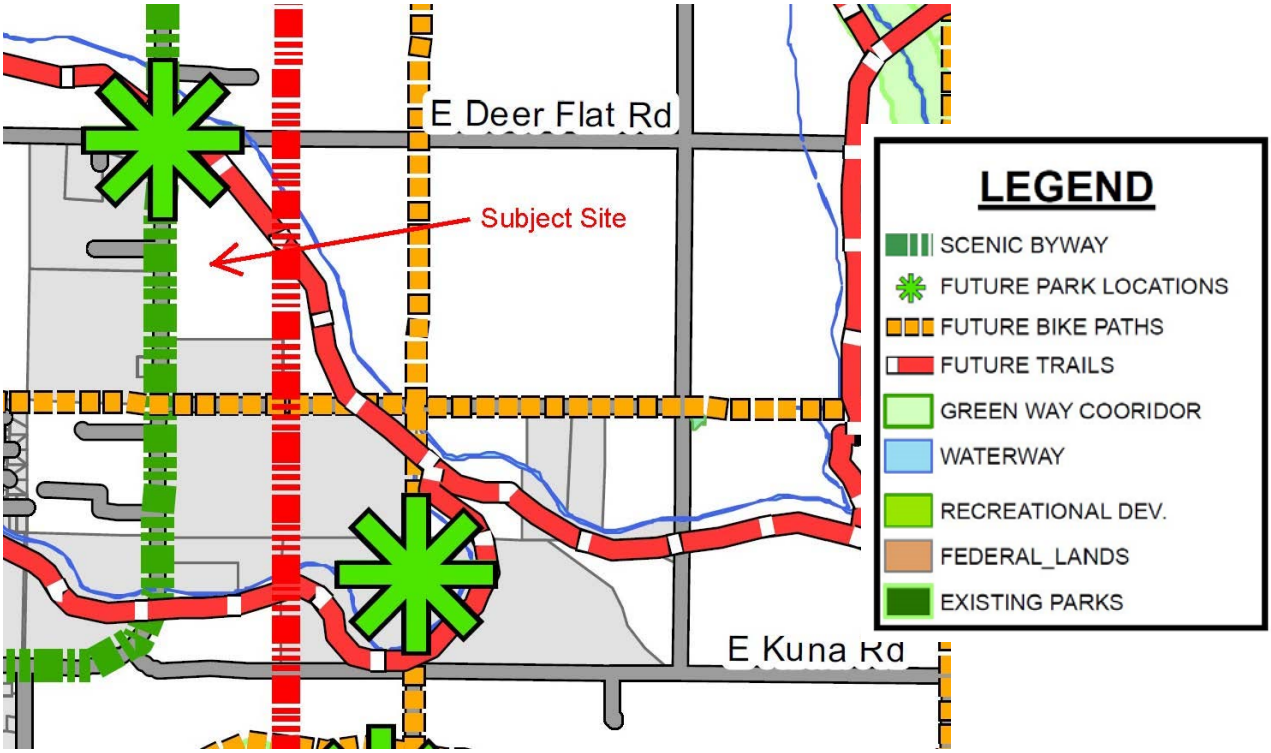
D. Site History:

This site is in the City limits and historically has been farmed. It is directly east of two Kuna City commercial subdivisions – the Merrell Family Center and Ensign Subdivisions.

E. General Projects Facts:

1. **Comprehensive Plan Map:** The Future Land Use Map (Comprehensive [Comp] Plan Map) is intended to serve as a *guide* for the decision making body for the City. This map indicates land use designations generally speaking, it is not the actual zone. The Comp Plan Map designation for this site was recently amended to Mixed-Use General for the approximate 50.7 acres.

2. **Recreation and Pathways Map:** The Recreation and Pathways Master Plan Map indicates a future trail through the northeast corner (NEC) of the site, situated along the Kuna Canal. It is the City's goal and desire to increase the number of trails and pathways in Kuna. Accordingly, it is necessary for each parcel to develop trails and pathways along frontages of their canals and ditches to comply with the Master Plan goals by either starting a pathway, or extending one in the area of the project.



3. **Surrounding Land Uses:**

North	RUT	Rural Urban Transition – Ada County
South	A	Agriculture – Kuna City
East	RR	Rural Residential – Ada County
West	C-1	Neighborhood Commercial – Kuna City

4. **Parcel Sizes, Current Zoning, Parcel Number(s):**
   - Parcel Size: 50.7 acres (approximately).
   - Zoning: **R-12** (High Density Residential), **R-6** (Medium Density Residential) and **C-1** (Neighborhood Commercial), Kuna City.
   - Parcel (APN) #: S1419223151.

5. **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 Police (Ada County Sheriff's office)
Sanitation Services – J & M Sanitation

6. **Existing Structures, Vegetation and Natural Features:**
The land is currently used for agricultural purposes. Applicant anticipates that the land will continue the historic agricultural uses on the lands until development occurs. This site is generally flat, with a slight slope from the north end to the center of the site, and a slight slope from the south end toward the center of the site. Soils appear to be a Hydrologic Group D for the majority of the site with a general slope of less than 2%.

7. **Transportation / Connectivity:**
The applicant proposes four access points for the site. Two access points on Meridian Road, to include one full public road access on the south and a Right-in/Right-out (RIRO) driveway on the north end of the Meridian frontage. The applicant has proposed two access points on Deer Flat Road, including one full public access on the east side, and a second RIRO (driveway) on the west side of the Deer Flat frontage. Staff notes that Kuna's Highway Overlay District (District) standards state that connection to Meridian Road and other points of access within the District shall be limited to the full and/or mid-mile alignments, or at a distance greater than 600' from centerline of Meridian Road.

8. **Environmental Issues:**
Staff is not aware of any environmental, health or safety conflicts, beyond the designation of being in the nitrate priority area.

9. **Agency Responses:**
The following agencies returned comments which are included as exhibits with this case file and report:
- City Engineer (Antonio Conti, P.E.) *Exhibit B 1*
- Ada County Highway District (Stacey Yarrington) *Exhibit B 2*
- Boise Project Board of Control (Bob Carter) *Exhibit B 3*
- Central Dist. Health Dept. (Lori Badigian), *Exhibit B 4*
- *Compass-Community Planning Association (Carl Miller), Exhibit B5*
- Department of Environmental Quality (DEQ) *Exhibit B 6*

F. Staff Analysis:

Fulfilling the conditions of approval for the entitlements received in early 2017 (16-10-AN & 16-03-CPM), the applicant proposes this subdivision application which includes nine commercial lots, 133 residential lots and 20 common lots and a proposal for a City park. This project is adjacent to a principle arterial (Meridian Rd.) and minor arterial (Deer Flat Rd.). All major public utilities are near, or adjacent to this site. Applicant intends to develop the site as a mixed-use development with commercial pads and new single-family housing options. It is anticipated this development will require four phases for complete build-out, for both residential lots and commercial pads.

The project size is approximately 51 acres in size and proposes two different zones as delineated on the preliminary plat where the zone lines are proposed. The C-1 (Neighborhood Commercial) is proposed to be approximately 19.86 acres and the R-6 (Medium Density Residential) is proposed to be approximately 34.76 acres (this includes lands to the centerline of both roadways). The proposed commercial uses along Meridian and Deer Flat Roads are in compliance with recommendations from the Comprehensive Plan and with staffs request to extend commercial uses as far south and east as reasonable, as directed by Council. The medium residential uses provide a buffer between the proposed commercial and current uses on the east and southern sides of the site and complies with mixed-use design principles. The proposed City Park is centrally located and applies good design principles, highlights mixed-use principles, and compliments the two proposed uses.

Staff has reviewed Kuna's Comprehensive Plan (Comp Plan), which promotes commercial development, and a variety of housing types for all income levels numerous times throughout the document. The sections of the Comp Plan that address new commercial and various housing types are included below, in Section K

(Comp Plan analysis) of this report. The City attempts to balance new commercial uses as well as all housing types. Applicant will be required to maintain technical compliance with Kuna City Code (KCC), as the site develops. Staff recommends the applicant work with Kuna Rural Fire District (KRFD) to conform to the secondary access requirements of the KRFD, for the number of homes utilizing access points, roadway access and circulation at time of development.

The Highway Overlay District (District) standards state that connection to Meridian Road and other points of access within the District shall be limited to the full and/or mid-mile alignments, or at distances greater than 600' from centerline of Meridian Road. Since this project does not abut a full/mid-mile road, Council should consider allowing the entrances as proposed but as temporary full-accesses only. Furthermore, as the area further develops, the City, ACHD or ITD may enforce the access portion of the Overlay District (or other policies / standards) in the form of a right-in/right-out for one or both of the proposed full entrances due to traffic volume and/or safety concerns and/or other needs.

Applicant is made aware that all new commercial uses must go through design review for the building(s), signage, parking lot(s) and landscaping for future development, prior to building permits being issued.

Staff has determined this application complies with the goals and policies of Kuna city for this corridor, and Title 5 and 6 of the Kuna City Code; Idaho Statute § 67-6511; and the Kuna Comprehensive Plan; and forwards a recommendation of approval for Case No's 17-04-ZC and 17-4-S, subject to the conditions of approval by Kuna's City Council.

G. Applicable Standards:

1. City of Kuna Zoning Ordinance Title 5, Chapter 13
2. City of Kuna Comprehensive Plan, adopted September 1, 2009
3. City of Kuna Subdivision Regulations Title 6, Chapters 3 and 4
4. City of Kuna Design Review Code Title 5, Chapter 4
5. City of Kuna Landscape Code Title 5, Chapter 17
6. Idaho Code, Title 67, Chapter 65- the Local Land Use Planning Act.

H. Procedural Background:

At a regular meeting on September 5, 2017, the Council considered the applications, including agency comments, staff's report, application exhibits and public testimony presented or given.

I. Factual Summary:

This site is located on the southeast corner of Meridian and Deer Flat Roads. The project consists of 50.7 (approx.) acres and is currently zoned R-12, R-6 and C-1. Applicant requests changing portions of the approved R-12 zone to C-1, while other portions of the R-12 are proposed to change to Medium Density Residential. The C-1 (Neighborhood Commercial) will increase in size from approximately 17.99 acres to (approx.) 19.86 acres. While the R-6 (Medium Density Residential) will increase in size from approximately 27.26 acres to (approx.) 34.76 acres. If approved, this project will take access from Meridian Road (principle arterial) in two places, and from Deer Flat Road (minor arterial) in two places. Both existing roads are classified roadways.

J. Findings of Fact:

17-04-ZC and 17-04-S: Based upon the record contained in Case No's 17-04-ZC and 17-04-S**,** including the Comprehensive Plan, Kuna City Code, staff's memorandums, the exhibits, and the testimony during the public hearing, the Council hereby *approves* / *denies* the Findings of Fact and Conclusions of Law, and conditions of approval for Case No's 17-04-ZC and 17-04-S, a request for a rezone and preliminary plat in Kuna City limits request by the applicant follows:

The Council *concludes that the applications comply with the City of Kuna's Zoning regulations (Title 5) of KCC.*

1. The Council accepts the facts as outlined in the staff memo, the public testimony and the supporting evidence list presented.

Comment: *The* Council *held a public hearing on the subject applications on September 5, 2017, to hear from City staff, the applicant and to accept public testimony. The decision by the* Council *is based on the application, staff report and public testimony, both oral and written.*

2. Based on the evidence contained in Case No's 17-04-ZC and 17-04-S, this proposal does / does not appear to *generally* comply with the Comprehensive Plan and Comp Plan Map.

Comment: *The Comp Plan has listed numerous goals for providing commercial, single-family housing in Kuna. The Comp Plan Map designates this property as Medium Density. As this project proposes to accommodate commercial and residential uses the project generally follows the goals of the Comp Plan and the Comp Plan Map.*

3. The Council has the authority to approve these two applications.

Comment: *At a regular meeting on September 5, 2017,* Council *voted to approve cases* 17-04-ZC and 17-04-S*.*

4. The public notice requirements were met and the public hearing was conducted within the guidelines of applicable Idaho Code and City Ordinances.

Comment: *As noted in the process and noticing sections, notice requirements were met to hold a regular public hearing on September 5, 2017.*

K. Comprehensive Plan Analysis:

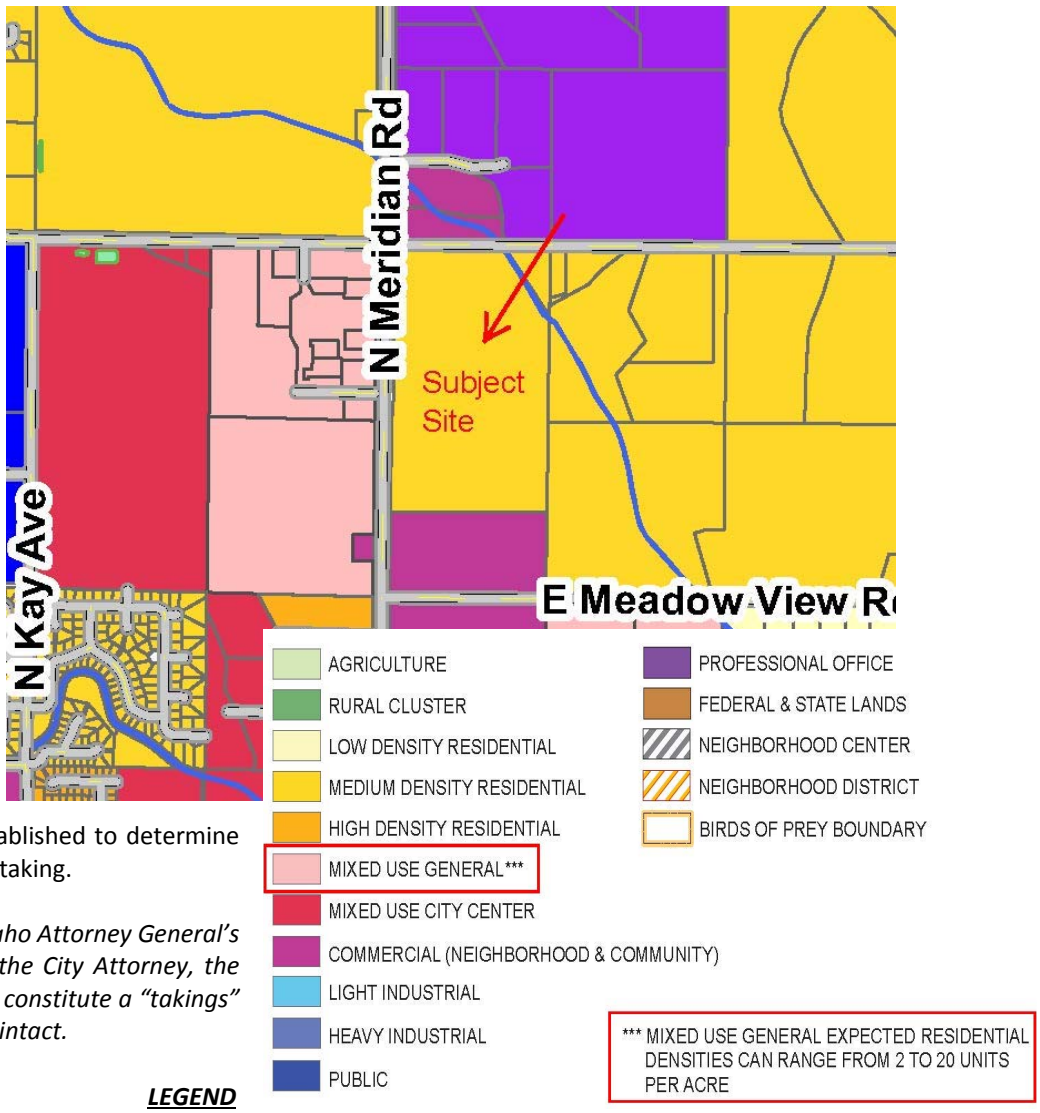
Council had determined the proposed subdivision for the *site is* consistent with the following Comp Plan components:

Housing: Residents envisioned higher densities in the City's core to include opportunities for mixed residential and light commercial activity. They expressed interest in a mix of residential type dwellings applications; including single-family, *multi-family*, apartments and condominiums. They were receptive to a greater mix of lot sizes and house price to appeal to a variety of people. A goal expressed by many was the preservation of large lots and rural cluster development in appropriate balance with a complement of other types of residential development (Page 21 [Comprehensive Plan –CP]).

Residents hoped for the creation of business and light commercial use centers within neighborhoods. These centers would include restaurants, gas stations, churches, multi-family use facilities, and other mixed-use developments (Page 13 - CP).

Comment*: The Comp Plan and the corresponding Future Land Use Map (with land use designations) provides for a mix of medium density and high density residential uses and commercial uses. This project has proposed a variety of densities mixed with commercial, therefore it generally conforms to the Comp Plan and the Future Land Use Map.*

Private Property Rights Goals and Objectives - Section 2 - Summary:
Ensure the City *land use policies, restrictions, conditions and fees do not violate private property rights and ensure that land use actions, decisions, and regulations do not effectively eliminate all economic value of the subject property.* Ensure that City land use actions, decisions, and regulations do not prevent a private property owner from taking advantage of a fundamental property right and 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.



Comment: *Utilizing the Idaho Attorney General's criteria, and a review by the City Attorney, the proposed project does not constitute a "takings" and the Economic value is intact.*

LEGEND

Economic Development Goals and Objectives - Section 5 - Summary:
Promote and support a diverse and sustainable economy that will allow more Kuna residents to work in their community, and develop policies to provide incentives and assistance to attract companies. Ensure an adequate supply of housing for all income levels and facilitate pedestrian connections, both visually and physically, to enhance pedestrian movement (Pg. 42 – 1.5, Pg. 43 – 3.1 and Pg. 41 – 1 & 1.3 [CP]).

Comment: *The Comp Plan encourages a mix of commercial uses and adequate housing for all income levels and calls for increasing pedestrian connections. This project supplies a number of additional housing types to Kuna's inventory and provides opportunities for quality housing. This development should add to the City's pedestrian network for non-motorized transportation, by proposing pathway connections for development to connect to in the future.*

Land Use Goals and Objectives - Section 6 - Summary:
Encourage and support mixed uses to accommodate a diverse range of business and commercial activity balanced with residential uses. Provide a broad mix of services within walking distances while strengthening the economy and providing opportunity for social interactions. Encourage commercial development on transportation corridors. Adopt a future land use plan and map that includes natural and developed open spaces, while providing

a variety of housing densities and types to accommodate various lifestyles, ages and economic groups. Protect existing neighborhoods and ensure new development is sustainable and keeps Kuna desirable. Develop cohesive neighborhoods with character and quality while incorporating a variety of densities and styles (Pg. 63 – 1.1, Pg. 64 – 2.1, 2.2, 2.2.1, 3.1 & Goal 3, Pg. 65 – 4.3 and 6.4.1 Def. Pg. 89 [CP]).

Comment: *This project adds a number of quality commercial opportunities and several housing varieties to the City's inventory for all types of lifestyles, ages and economic groups.*

Transportation - Section 9: Encourage developers to create mixed-use developments that will reduce travel demand through trip capture. Increase Kuna's employment opportunities as a means of reducing commuter trips (Page 119 – Obj. 3.2 Policy 1 and 2 [CP]).

Comment: *Applicant proposes a mixed-use development adding to employment opportunities and may reduce commuter trips, therefore, it generally complies with the comp plan goals and policies*

Housing Goals and Objectives - Section 12 - Summary:
Adopt mixed-use land strategies which assure the self-sufficiency of neighborhoods. Encourage developers to provide high-quality development with a variety of lot sizes, dwelling types, densities and price points to meet the needs of current and future population while creating safe and aesthetically-pleasing neighborhoods. Ensure housing is available throughout the community for all income levels and those with special needs. Encourage logical and orderly mixed-use development while discouraging developers from developing land divisions greater than one half acre because large lot subdivisions increase municipal costs, require public subsidy and create sprawl (Pg. 155 – Obj. 1.1, Pg. 163 12.4 and Pg. 165 – 2.1 [CP]).

Encourage mixed-use development that includes town centers, single-family, *multi-family*, accessory units, and other types of residential development. – Policy 1.1.2, Section 12, Housing (Page 155 [CP]).

Comment: *Applicant proposes a high-quality development for commercial development along with a variety of dwelling types, densities, and price points for many income levels in this part of Kuna as encouraged by the Comp Plan. This project significantly adds to the City's overall network of commercial uses, utilities, sidewalks and roadways, therefore it complies with logical, orderly development and discourages land divisions and development greater than one half acre, and avoids increased municipal services costs and sprawl.*

Community Design Goals and Objectives - Section 13 - Summary:
Strengthen Kuna's Image through good community and urban design principles that create mixed-uses and self-sufficient neighborhoods. Foster good community design concepts that incorporate landscape features to serve as buffers between incompatible uses while reducing scale and creates a sense of place (Pg.167 – Goal 1 and Pg. 168 – 1.2 and 2.1[CP]).

Comment: *Applicant proposes good community and urban design principles through creation of Mixed-Uses and a self-sustaining development, adding to the pedestrian pathway network and adding to the City's sidewalk network. Applicant also proposes improving Deer Flat Road, which adds to the roadway system thereby complying with the adopted Master Street Plan of Kuna (Functional Classified Road Map). This development should also incorporate landscape buffers creating a sense of place for citizens. Therefore, this project fosters sound community design concepts and complies with the Comp Plan goals and strengthens Kuna's image.*

Neighborhoods:
Kuna's updated Plan is an advocate for the development of self-sufficient and mixed-use neighborhoods. These neighborhoods are intended to be connected by transit and other non-motorized methods of transportation. Each neighborhood will have a center, a core and an edge (Page 179 [CP]).

Comment: *Applicant proposes an extension of the sidewalk and roadway system which complies with the Master Street Plan adopted by Kuna. Applicant should also propose connections to adjacent parcels by adding stub streets, pathways and sidewalks for pedestrian and non-motorized transportation. Applicant proposes R-6 housing densities thereby complying with call for a variety of housing types outlined within the Comp Plan and Comp Plan Map.*

L. Idaho State Code Analysis:

1. **IC §67-6511 (2) C** requires that the City Council analyze the proposed changes to zoning ordinances to ensure that they are not in conflict with the policies of the adopted comprehensive plan. If the request is found by the governing board to be in conflict with the adopted plan, ***or*** would result in demonstrable adverse impacts upon the delivery of services by any political subdivision providing public services, including school districts, within the planning jurisdiction.

2. **IC §67-6513** provides that the City provide for mitigation of the effects of subdivision development on the ability of political subdivisions of the state, including school districts, to deliver services without compromising quality of service delivery to current residents or imposing substantial additional costs upon current residents to accommodate the proposed subdivision.

3. Through discussions and comments submitted by public service providers, the project would not create demonstrable adverse impact to quality of emergency service and/or delivery of said services, or impose substantial additional costs to current residents.

M. Conclusions of Law:

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

1. The Council feels the site *is* physically is suitable for subdivision and development into a single-family and commercial subdivision, as proposed.

   Comment: *The 50.7 acre (approximate) project appears to be suitable for this subdivision and development as a mixed-use style subdivision, as proposed.*

2. The subdivision uses are not likely to cause substantial environmental damage or avoidable injury to wildlife or their habitat.

   Comment: *The land to be subdivided is not used as wildlife habitat. Roads, driveways, family units and open spaces are planned for construction according the City and ACHD requirements and best practices and will therefore not cause environmental damage or loss of habitat.*

3. The Rezone and Subdivision applications are not likely to cause adverse public health problems.

   Comment: *The subdivision of the property would/would not generally comply with the Comp Plan. The project would connect to public sewer and potable water systems, therefore eliminating the occurrence of adverse public health problems.*

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

   Comment*: Through correspondence with public service providers and application evaluation, this project appears to avoid detriment to surrounding uses.* Council *did consider the subdivision and the location of the property with adjacent uses.*

5. The existing and proposed street and utility services in proximity to the site are suitable *or* adequate for commercial and residential purposes.

   Comment: *Correspondence from ACHD and Kuna Public Works confirms that the streets and utility services are suitable and adequate for the residential project.*

6. Based on the evidence contained in Case No.s 17-04-ZC and 17-04-S, Council finds Case No.s 17-04-ZC and 17-04-S, adequately comply with Kuna City Code.

7. Based on the evidence contained in Case No.s 17-04-ZC and 17-04-S, Council finds Case No.s 17-04-ZC and 17-04-S, generally comply with Kuna's zoning Code.

N. Commission Recommended Conditions of Approval:

On July 13, 2017, the Planning and Zoning Commission voted to recommend *approval* for case No.s 17-04-ZC and 17-04-S, based upon the Comp Plan, Kuna City Code, the record before the Commission, the applicant's presentation, testimony and Commission discussion at the public hearing, the Kuna Commission votes to recommend approval for Case No.s 17-04-ZC and 17-04-S with the following conditions of approval *at time of development in the future*:

- Applicant shall follow all conditions listed in the staff report and those agreed upon during the meeting, to include:
  - Working with staff and ITD for additional landscaping along Meridian Road (in the form of additional trees, shrubs and grass),
  - Discuss options and work with ITD for improved Pedestrian crossings at Meridian and Deer Flat Roads intersection,
  - Work with staff and City Engineer concerning the water reservoir as outlined in the Engineers memo.
  - Add larger trees to the east side of the site as agreed.

O. **City Council's Order of Decision:**

17-04-ZC (Rezone) and 17-04-Sub (Subdivision), *Note: This proposed motion is for approval, conditional approval, or denial for this request.. If the* Council *wishes to approve or deny specific parts of the requests as detailed in this report, those changes must be specified.*

On September 5, 2017, the Council voted to *approve* case No.s 17-04-ZC, 17-04-S, based upon the Comp Plan, Kuna City Code, the record before the Council, the applicant's presentation, testimony and Council discussion at the public hearing, the Council hereby votes to approve Case No.s 17-04-ZC and 17-04-S with the following conditions of approval *at time of development*:

- Follow all staff and agency conditions of approval as listed in the staff memo.
- Applicant shall meet with staff to clarify and also plan for the booster station and retention pond and park (for discussion, not decision).

1. The applicant and/or owner shall obtain written approval on letterhead or may be written/stamped on the approved plans of the construction plans from the agencies noted below. All submittals are required to include the lighting, landscaping, drainage, and development plans. All site improvements are prohibited prior to approval of the following agencies:
   a. The City Engineer shall approve the sewer hook-ups.
   b. The City Engineer shall approve the drainage and grading plans. Central District Health Department recommends the plan be designed and constructed in conformance with standards contained in, "Catalog for Best Management Practices for Idaho Cities and Counties". No

construction, grading, filling, clearing or excavation of any kind shall be initiated until the applicant has received approval of the drainage plan.

c. The Kuna Fire District shall approve fire flow requirements and/or building plans. Installation of fire protection facilities as required by Kuna Fire District is required.
d. The *Boise-Kuna* Irrigation District shall approval any modifications to the existing irrigation system.
e. Approval from Ada County Highway District (ACHD) shall be obtained and Impact Fees must be paid prior to *issuance* of any building permit(s).

2. All public rights-of-way shall be dedicated and constructed to standards of the City, Ada County Highway District and Idaho Transportation Department. No public street construction may commence without the approval and permit from Ada County Highway District and/or Idaho Transportation Department.
   2.1– With development and as necessary, dedicate right-of-way in sufficient amounts to follow 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. When required, submit a petition to the City (as necessary, confirmed with the City engineer) consenting to the pooling of irrigation surface water rights for delivery purposes and request to annex the irrigation surface water rights appurtenant to the property over to the Kuna Municipal Pressure Irrigation system of the City (KMID).
6. Street lights and parking lights for the site shall be LED lighting and must comply with Kuna City Code and established Dark Skies practices.
7. Parking within the site shall comply with Kuna City Code. (Unless specifically approved otherwise).
8. Fencing within and around the site shall comply with Kuna City Code (Unless specifically approved otherwise and permitted). Perimeter fencing (and permit) is required prior to requesting final plat signatures from Kuna City Clerk and Engineer.
9. All signage within/for the project shall comply with Kuna City Code and shall be approved in the design review process with all new commercial and multi-family.
10. All required landscaping shall be permanently maintained in a healthy growing condition. The property owner shall remove and replace unhealthy or dead plant material within 3 days or as the planting season permits as required to meet the standards of these requirements. Maintenance and planting within public rights-of-way shall be with approval from the public entities owning the property.
11. The applicant's proposed preliminary plat (dated 05.5.17) and landscape plan (dated 05.3.2017) shall be considered a binding site plans, or as modified and approved through the public hearing process.
12. Applicant shall add the following notes to the landscape plans and resubmit a PDF for Planning and Zoning approved plans, bearing the changes.
    12.1 – *Landscape contractor shall remove all twine/ropes and burlap from root balls.*
    12.2 – *Landscape contractor shall remove the wire basket from the top 1/2 of the root ball.*
13. Applicant shall be conditioned to add appropriate and necessary pathways along water bodies to comply with the Master Recreation and Pathways Map at time of development.
14. The land owner/applicant/developer, and/or any future assigns having an interest in the subject property, shall fully comply with all conditions of development as approved by the City Council, or seek amending them through public hearing processes.
15. Applicant shall follow staff, City engineers and other agency recommended requirements as applicable.
16. Developer/owner/applicant shall comply with all local, state and federal laws.

DATED: This 19th day of September, 2017.

Joe Stear, Mayor
Kuna City

ATTEST:

Chris Engels
Kuna City Clerk

CITY OF KUNA CORPORATE SEAL STATE OF IDAHO

Troy Behunin

From: Troy Behunin
Sent: Tuesday, November 22, 2022 4:24 PM
To: 'Ada County Highway District'; Adam Ingram; Bobby Withrow; 'Boise Project Board of Control'; Boise-Kuna Irri. Dist.; 'Brent Moore (Ada County)'; Catherine Feistner; 'Central District Health Department '; 'Chief Fratusco'; COMPASS; Danielle Horras; 'DEQ'; Doug Hanson; 'Eric Adolfson'; Erika Olvera; gashley@boiseproject.org; 'Idaho Power Easements'; 'Idaho Power Easements 2'; 'Intermountain Gas'; ITD; 'J&M Sanitation'; 'Krystal Hinkle'; 'Leon Letson (Ada County)'; 'Marc Boyer (Kuna Postmaster)'; 'Nampa Meridian Irrigation District '; 'New York Irrigation'; 'Niki Benyakhlef ITD'; 'Paris Dickerson'; Paul Stevens; PWoffice; 'Robbie Reno'; Scott FCCNWI; 'Stacey Yarrington (Ada County)'; TLawrence Kuna Fire; USPS; 'Mindy Wallace'; 'Mindy Wallace'
Subject: Ashville Acres Combo Plat Request for Comments

Categories: Agency Comments

More Afternoon Greetings,
Please find the request for formal comments below for a new proposal in the City of Kuna.

Agency Transmittal – November 22, 2022

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

CASE NUMBER(S):	22-03-CPF (Combo Plat) Ashville Acres Subdivision.
PROJECT DESCRIPTION	Applicant requests approval to re-plat Lots 3 & 4, Blk 12, in Ashton Estates No. 2, in order to divide the existing two (2) lots into four (4) total lots, APN's, R0539771345, and R0539771365
SITE LOCATION(S)	1035 N and 1097 N Jacksonmill Avenue, Kuna, Idaho.
REPRESENTATIVE	KM Engineering, LLP Stephanie Hopkins 5825 N Discovery Way Boise, ID 83713 208.639.6939 Shopkins@kmengllp.com, Or, jjantz@kmengllp.com
SCHEDULED HEARING DATE	Tuesday, **January 24, 2023,** at 6:00 PM, Kuna City Hall Council Chambers, 751 W 4th Street, Kuna, ID 83634
STAFF CONTACT	Troy Behunin Senior Planner TBehunin@kunaid.gov
PROJECT PACKET LINK	https://www.kunacity.id.gov/DocumentCenter/View/8316/Ashville-Acres-Combo-Plat-PDF-

Click the link in the **Project Packet Link** Box – Either hover and <***CLICK***>, or hold the Ctrl and <***CLICK***>.
Please let us know if you have any questions or, if you need additional information.

Thanks and have a GREAT **Thanksgiving Day!!**
Troy

Troy Behunin
Senior Planner
City of Kuna
751 W. 4th Street
Kuna, ID 83634
TBehunin@KunaId.Gov

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CITY OF KUNA
P.O. BOX 13
KUNA, ID 83634
www.kunacity.id.gov

Catherine Feistner, E.I.T.
Assistant Kuna City Engineer

Brady Barroso
Engineering Technician I

MEMORANDUM

To: **Doug Hanson** **- Planning and Zoning Director**

From: **Brady Barroso** **- Engineering Technician I**

Catherine Feistner **- Assistant City Engineer**

Date: **13 January 2023**

RE: **Public Works Comments**

Ashville Acres Subdivision, 22-03-CPF (Combination Preliminary and Final Plat)

The Ashville Acres Subdivision, 22-03-CPF, combination preliminary and final plat request dated 16 November 2022 has been reviewed. The applicant wishes to split two parcels zoned C-1 (Neighborhood Commercial) into four lots. These comments apply to the application as they affect public works infrastructure. Review of civil design drawings is accomplished separately, when received.

This project has received a will-serve for two commercial lots. The additional two lots shall receive a will-serve when additional sewer capacity is available. Additional capacity shall be available in the Danskin lift station basin when the 18" Danskin force main project is complete. Public Works staff can support approval of this application.

Comments may be expanded or refined in connection with the future land-use actions.

1) Inspection & Fees

a) An inspection fee will apply to inspect the final construction of water, sewer, and irrigation facilities associated with this development.
b) The developer shall retain a qualified responsible, Idaho registered professional engineer to provide sufficient inspection to certify to DEQ that the project was completed in accordance with approved plans and specifications and to provide accurate as-built drawings to the City.
c) The Kuna Rural Fire District's fees can be found on their website. *Payment is due and payable prior to the preconstruction meeting.*

2) General

a) Elevations shall be actual NAVD 88 datum elevations. A localized elevation system is not acceptable.
b) All positional information shall be from the most recent state plane coordinate system.
c) Provide engineering certification on all final engineering drawings.

Troy Behunin

From: Stacey Yarrington <syarrington@adacounty.id.gov>
Sent: Tuesday, November 22, 2022 4:44 PM
To: Troy Behunin
Subject: RE: Ashville Acres Combo Plat Request for Comments

Categories: Agency Comments

Hi Troy,
Ada County does not have any comments on this.
Thanks and Happy Turkey Day!!!

Stacey Yarrington
Community & Regional Planner
Ada County Development Services
200 W. Front St., Boise, ID 83702
syarrington@adacounty.id.gov
(208) 287-7944 *office*
(208) 287-7909 *fax*

From: Troy Behunin <tbehunin@kunaid.gov>
Sent: Tuesday, November 22, 2022 4:24 PM
To: 'Ada County Highway District' <planningreview@achdidaho.org>; Adam Ingram <Adam.Ingram@sparklight.biz>; Bobby Withrow <bwithrow@kunaid.gov>; 'Boise Project Board of Control' <TRitthaler@boiseproject.org>; Boise-Kuna Irri. Dist. <aflavel.bkirrdist@gmail.com>; Brent Moore <bmoore@adacounty.id.gov>; Catherine Feistner <cfeistner@kunaid.gov>; 'Central District Health Department ' <lbadigian@cdhd.idaho.gov>; Mike Fratusco <mfratusco@adacounty.id.gov>; COMPASS <lklopfenstein@compassidaho.org>; Danielle Horras <drhorras@kunaschools.org>; 'DEQ' <BRO.Admin@deq.idaho.gov>; Doug Hanson <dhanson@kunaid.gov>; 'Eric Adolfson' <eadolfson@compassidaho.org>; Erika Olvera <eolvera@nmid.org>; gashley@boiseproject.org; 'Idaho Power Easements' <easements@idahopower.com>; 'Idaho Power Easements 2' <kfunke@idahopower.com>; 'Intermountain Gas' <bryce.ostler@intgas.com>; ITD <D3Development.Services@itd.idaho.gov>; 'J&M Sanitation' <Chad.Gordon@jmsanitation.com>; 'Krystal Hinkle' <khinkle@kunafire.com>; Leon Letson <lletson@adacounty.id.gov>; 'Marc Boyer (Kuna Postmaster)' <marc.c.boyer@usps.gov>; 'Nampa Meridian Irrigation District ' <nmid@nmid.org>; 'New York Irrigation' <terri@nyid.org>; 'Niki Benyakhlef ITD' <Niki.Benyakhlef@itd.idaho.gov>; 'Paris Dickerson' <PDickerson@idahopower.com>; Paul Stevens <PStevens@kunaid.gov>; PWoffice <PWoffice@kunaid.gov>; 'Robbie Reno' <rreno@kunaschools.org>; Scott FCCNWI <scott@fccnwi.com>; Stacey Yarrington <syarrington@adacounty.id.gov>; TJ Lawrence <tlawrence@kunafire.com>; USPS <camille.r.burt@usps.gov>; 'Mindy Wallace' <Mwallace@achdidaho.org>; 'Mindy Wallace' <Mwallace@achdidaho.org>
Subject: [EXTERNAL] Ashville Acres Combo Plat Request for Comments

CAUTION: This email originated from outside Ada County email servers. Do not click on links or open attachments unless you recognize the sender and know the content is safe. Verify the sender by mouse-hovering over their display name in order to see the sender's full email address and confirm it is not suspicious. If you are unsure an email is safe, please report the email by using the 'Phish Alert' button in Outlook.

More Afternoon Greetings,
Please find the request for formal comments below for a new proposal in the City of Kuna.

Agency Transmittal – November 22, 2022

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

CASE NUMBER(S):	22-03-CPF (Combo Plat) Ashville Acres Subdivision.
PROJECT DESCRIPTION	Applicant requests approval to re-plat Lots 3 & 4, Blk 12, in Ashton Estates No. 2, in order to divide the existing two (2) lots into four (4) total lots, APN's, R0539771345, and R0539771365
SITE LOCATION(S)	1035 N and 1097 N Jacksonmill Avenue, Kuna, Idaho.
REPRESENTATIVE	KM Engineering, LLP Stephanie Hopkins 5825 N Discovery Way Boise, ID 83713 208.639.6939 Shopkins@kmengllp.com, Or, jjantz@kmengllp.com
SCHEDULED HEARING DATE	Tuesday, **January 24, 2023,** at 6:00 PM, Kuna City Hall Council Chambers, 751 W 4th Street, Kuna, ID 83634
STAFF CONTACT	Troy Behunin Senior Planner TBehunin@kunaid.gov
PROJECT PACKET LINK	https://www.kunacity.id.gov/DocumentCenter/View/8316/Ashville-Acres-Combo-Plat-PDF- [kunacity.id.gov]

Click the link in the **Project Packet Link** Box – Either hover and <***CLICK***>, or hold the Ctrl and <***CLICK***>.
Please let us know if you have any questions or, if you need additional information.
Thanks and have a GREAT **Thanksgiving Day!!**
Troy

Troy Behunin
Senior Planner
City of Kuna
751 W. 4th Street
Kuna, ID 83634
TBehunin@KunaId.Gov

CONFIDENTIALITY NOTICE
This e-mail and any attachments may contain confidential or privileged information. If you are not the intended recipient, you are not authorized to use or distribute any information included in this e-mail or its attachments. If you receive this e-mail in error, please delete it from your system and contact the sender.

DAVID REYNOLDS
CHAIRMAN OF THE BOARD

DONALD BARKSDALE
VICE CHAIRMAN OF THE BOARD

ROBERT D. CARTER
PROJECT MANAGER

THOMAS RITTHALER
ASSISTANT PROJECT MANAGER

APRYL GARDNER
SECRETARY-TREASURER

MARY SUE CHASE
ASSISTANT SECRETARY-TREASURER

BOISE PROJECT BOARD OF CONTROL

(FORMERLY BOISE U.S. RECLAMATION PROJECT)

2465 OVERLAND ROAD
BOISE, IDAHO 83705-3155

RECEIVED
DEC 02 2022
CITY OF KUNA

OPERATING AGENCY FOR 167,000 ACRES FOR THE FOLLOWING IRRIGATION DISTRICTS

NAMPA-MERIDIAN DISTRICT
BOISE-KUNA DISTRICT
WILDER DISTRICT
NEW YORK DISTRICT
BIG BEND DISTRICT

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

29 November 2022

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

RE: Ashville Acres Sub **22-03-CPF**
1035 & 1097 N Jacksonmill Ave. Kuna, Id
Boise-Kuna Irrigation District BK-1401
Kuna Canal 110+00
Sec. 19, T2N, R1E, BM.

Troy Behunin, Senior Planner:

There are no Boise Project or Boise-Kuna Irrigation District facilities located on the above-mentioned properties, however they do in fact possess a valid water right.

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

If you have any further questions or comments regarding this matter, please do not hesitate to contact me at (208) 344-1141.

Sincerely,

Thomas Ritthaler
Assistant Project Manager, BPBC

tbr/tr
cc: Clint McCormick Watermaster, Div; 2 BPBC
Alicia Flavel Secretary – Treasurer, BKID
File

CENTRAL DISTRICT HEALTH

Ada County Transmittal

Division of Community and Environmental Health

Return to:

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

Rezone/OTD # _____

Conditional/Accessory Use # _____

Preliminary / Final / Short Plat 22-03-CPF

Development Name/Section Ashville Acres

☐ 1. We have No Objections to this Proposal.

☐ 2. We recommend Denial of this Proposal.

☐ 3. Specific knowledge as to the exact type of use must be provided before we can comment on this Proposal.

☐ 4. Before we can comment concerning individual sewage disposal, we will require more data concerning the depth of:
☐ high seasonal ground water ☐ waste flow characteristics
☐ bedrock from original grade ☐ other _____

☐ 5. This office may require a study to assess the impact of nutrients and pathogens to receiving ground waters and surface waters.

☑ 6. After written approvals from appropriate entities are submitted, we can approve this proposal for:
☑ central sewage ☐ community sewage system ☐ community water well
☐ interim sewage ☑ central water
☐ individual sewage ☐ individual water

☑ 7. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
☑ central sewage ☐ community sewage system ☐ community water
☐ sewage dry lines ☑ central water

☑ 8. Infiltration beds for storm water disposal are considered shallow injection wells. If they are not in the City of Boise or ACHD right-of-way, an application and fee per well, vicinity map and construction plans must be submitted to CDH.

☐ 9. If restroom or plumbing facilities are to be installed, then a sewage system MUST be installed to meet Idaho State Sewage Regulations.

☐ 10. An accessory use application, fee, detailed site plan and floor plans must be submitted to CDH for review.

☐ 11. Land development application, fee per lot, test holes and full engineering report is required.

☐ 12. CDH makes no guarantee a septic permit will be issued on the split off lot. A speculative site evaluation is recommended.

☐ 13. We will require plans be submitted for a plan review for any:
☐ food establishment ☐ swimming pools or spas ☐ child care center
☐ beverage establishment ☐ grocery store

☐ 14. _____

_____

_____

_____ Reviewed By: _____ Date: 12/2/22

RECEIVED
DEC 05 2022
CITY OF KUNA

ORGANIZED 1904

Nampa & Meridian Irrigation District

1503 FIRST STREET SOUTH
FAX #208-463-0092

NAMPA, IDAHO 83651-4395
nmid.org

OFFICE: Nampa 208-466-7861
SHOP: Nampa 208-466-0663

November 29, 2022

Troy Behunin, Senior Planner
City of Kuna
751 W. 4th Street
Kuna, ID 83634

RE: 22-03-CPF/ Ashville Acres Subdivision; 1035 & 1097 N. Jacksonville Avenue

To Whom It May Concern:

Nampa & Meridian Irrigation District (NMID) has no comment on the above referenced application as it lies outside of our district boundaries. Please contact Thomas Ritthaler, Boise Project- Board of Control, at 208-344-1141 or 2465 Overland Road Room 202 Boise, ID 83705-3173.

All private laterals and waste ways must be protected. All municipal surface drainage must be retained on-site. If any surface drainage leaves the site NMID must review drainage plans. Developers must comply with Idaho Code 31-3805.

Sincerely,

David T. Duvall
Asst. Water Superintendent
Nampa & Meridian Irrigation District
DTD/ eol

Cc:
Office/ file
T. Ritthaler, Board of Control

APPROXIMATE IRRIGABLE ACRES
RIVER FLOW RIGHTS - 23,000
BOISE PROJECT RIGHTS - 40,000

21880 319451
1 KUNA, CITY OF

P.O. BOX 13
KUNA, ID 83634

LEGAL NOTICE

Case No. 22-03-CPF (Combo Plat), for Ashville Acres

NOTICE IS HEREBY GIVEN the P&Z Commission is scheduled to hold a public hearing on **Tuesday, January 24, 2023, at 6:00 PM**, (or as soon as can be heard); in City Hall Council Chambers, 751 W 4th Street, Kuna, ID, 83634, in connection with Ashville Acres Subdivision. Applicant requests approval to re-plat Lots 3 & 4, Blk 12, in Ashton Estates No. 2, in order to divide the existing two (2) lots into four (4) total lots, APN's, R0539771345, and R0539771365.

Please do not contact the Commission, City Council, or Mayor as this may jeopardize the public hearing process. The public is invited to provide written or oral testimony. If you require special accommodations, or would like additional information please contact P&Z Department prior to the meeting at (208) 922-5274.

Kuna P&Z Department

January 4, 2023 319451

AD# 319451

AFFIDAVIT OF PUBLICATION STATE OF IDAHO

County of Ada

SHARON JESSEN
of the State of Idaho, being of first duly sworn, deposes and says:

1. That I am a citizen of the United States, and at all times hereinafter mentioned was over the age of eighteen years, and not a party to the above entitled action.
2. That I am the Principle Clerk of the Kuna Melba News, a weekly newspaper published in the State of Idaho; that the said newspaper is in general circulation in the said county of Ada, and in the vicinity of Kuna, Idaho and has been uninterruptedly published in said County during a period of seventy -eight consecutive weeks prior to the first publication of this notice, a copy of which is hereto attached.
3. That the notice, of which the annexed is a printed copy, was published in said newspaper 1 times(s) in the regular and entire issue of said paper, and was printed in the newspaper proper, and not in a supplement

That said notice was published the following: 01/04/2023

Sharon Jessen

SHARON JESSEN
STATE OF IDAHO

On this 4th day of January, in the year of 2023 before me a Notary Public, personally appeared. SHARON JESSEN, known or identified to me to be the person whose name is subscribed to the within instrument, and being by me first duly sworn, declared that the statements therein are true, and acknowledge to me that he/she executed the same.

Notary Public of Idaho
My commission expires 6/28/23

COLLEEN R. NIELSEN
NOTARY PUBLIC
Comm No. 70215
STATE OF IDAHO

ADVERTISING PROOF

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

BILLING DATE:	ACCOUNT NO:
01/03/23	21880

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

AD #	DESCRIPTION	START	STOP	TIMES	AMOUNT
319451	22-03-CPF - ASHVILLE	01/04/23	01/04/23	1	$38.12

LEGAL NOTICE

Case No. 22-03-CPF (Combo Plat), for Ashville Acres

NOTICE IS HEREBY GIVEN the P&Z Commission is scheduled to hold a public hearing on **Tuesday, January 24, 2023, at 6:00 PM**, (or as soon as can be heard); in City Hall Council Chambers, 751 W 4th Street, Kuna, ID, 83634, in connection with Ashville Acres Subdivision. Applicant requests approval to re-plat Lots 3 & 4, Blk 12, in Ashton Estates No. 2, in order to divide the existing two (2) lots into four (4) total lots, APN's, R0539771345, and R0539771365.

Please do not contact the Commission, City Council, or Mayor as this may jeopardize the public hearing process. The public is invited to provide written or oral testimony. If you require special accommodations, or would like additional information please contact P&Z Department prior to the meeting at (208) 922-5274.

Kuna P&Z Department

January 4, 2023 319451

Payments:

Date	Method	Card Type	Last 4 Digits	Check	Amount

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

Gross:**$38.12**
Paid Amount:**$0.00**

Amount Due:**$38.12**

We Appreciate Your Business!

AD# 319451

KUNA
Planning & Zoning

Proof of Property Posting

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

This form shall confirm that the Public Hearing Notice for 22-03-CPF Ashville Acres was posted, as required per Kuna City Code 5-1A-8, on January 12, 2023. This form and associated photos shall be returned to the Planning & Zoning department no later than seven (7) days prior to the Public Hearing.

Signs shall be removed from the site within three (3) days after the Public Hearing.

DATED this 13 day of January, 2023.

Signature: Stephanie Hopkins

State of Idaho)
) ss
County of Ada)

On this 13 day of January, 2023, before me, the Undersigned, a Notary Public in and for said State, personally appeared before me (Owner/Developer).

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written. Subscribed and sworn to before me the day and year first above written.

Christen Haisty

Residing at: 5785 N Discovery Boise Idaho 83713

My Commission expires: 1.29.24

CHRISTEN HAISTY NOTARY PUBLIC Comm. No. 20180163 STATE OF IDAHO

Christen Haisty
Signature

CITY OF KUNA
PUBLIC HEARING NOTICE
BEFORE KUNA PLANNING
AND ZONING COMMISSION
THE CITY OF KUNA WILL HOLD A PUBLIC
HEARING ON JANUARY 24, 2023 AT
KUNA CITY HALL, AT 6:00 P.M.
PURPOSE: Combined Preliminary & Final Plat for
2.08 Acres, 4 Commercial Lots by re-subdividing
Lots 3 & 4 in the Ashton Estates No. 2 Subdivision
LOCATION: 1097 & 1035 N. Jacksonmill Avenue
APPLICATION BY: Rocky Mountain Properties
CONTACT: Kuna Planning and Zoning Dept.
208.922.5274

CITY OF KUNA
PUBLIC HEARING NOTICE
BEFORE KUNA PLANNING AND ZONING COMMISSION
THE CITY OF KUNA WILL HOLD A PUBLIC HEARING ON JANUARY 24, 2023 AT KUNA CITY HALL, AT 6:00 P.M.
PURPOSE: Combined Preliminary & Final Plat for 2.38 Acres, 4 Commercial Lots by re-subdividing Lots 3 & 4 in the Ashton Estates No. 2 Subdivision
LOCATION: 1097 & 1035 N. Jacksonmill Avenue
APPLICATION BY: Rocky Mountain Properties
CONTACT: Kuna Planning and Zoning Dept. 208.922.5274

TACO BELL
COMMERCIAL TIRE
CITY OF KUNA
PUBLIC HEARING NOTICE
BEFORE KUNA PLANNING AND ZONING COMMISSION
THE CITY OF KUNA WILL HOLD A PUBLIC HEARING ON JANUARY 24, 2023 AT KUNA CITY HALL, AT 6:00 P.M.
PURPOSE: Combined Preliminary & Final Plat for 2.28 Acres, 4 Commercial Lots by re-subdividing Lots 3 & 4 in the Ashton Estates No. 2 Subdivision
LOCATION: 1097 & 1035 N. Jacksonmill Avenue
APPLICATION BY: Rocky Mountain Properties
CONTACT: Kuna Planning and Zoning Dept. 208.922.5274

Suggestions for Testifying at Public Hearings:

Be Informed…
Review the proposal, Staff Report, applicable Ordinance(s), Comprehensive Plan & Idaho Code §67-65. All items pertaining to the application can be found online the Friday prior to the hearing at www.kunacity.id.gov >City Government >Agendas & Minutes.

Be on time…
Although the item you are interested in may not be first on the agenda, you never know when it will be heard; the governing body has authority to adjust the schedule according to its discretion, thus, anticipate attending from the beginning.

Speak to the Point…
The governing body appreciates pertinent, well organized, factual & concise comments. The Developer or their Representative is given 10 minutes to present their project; 3 minutes per individual is provided for public testimony; neighborhood groups are encouraged to select a community representative & the representative is provided 10 minutes (please inform staff). The Developer/Representative is given additional time for rebuttal.

If you do not wish to speak, write…
Written testimony received by close of business the Wednesday before the hearing will be included in the meeting packet; late submissions will be provided to the governing body at time of hearing. As a reminder, it is unreasonable to submit extensive written comments/info at the hearing and expect it to be reviewed prior to a decision.

KUNA
Planning & Zoning
PO BOX 13
Kuna, ID 83634

NEOPOST FIRST-CLASS MAIL
01/06/2023
US POSTAGE $000.00º
ZIP 83634
041M11460992

City Copy.
Proof of Mailer.
1/6/23 JR
TB 1.6.23

LEGAL NOTICE

Dear Property Owner: NOTICE IS HEREBY GIVEN the **P&Z Commission** is scheduled to hold a Public Hearing on **Tuesday, January 24, 2023, at 6:00 PM** (or as soon as can be heard), in City Hall Council Chambers, 751 W 4th Street, Kuna, ID, 83634, on the following case:

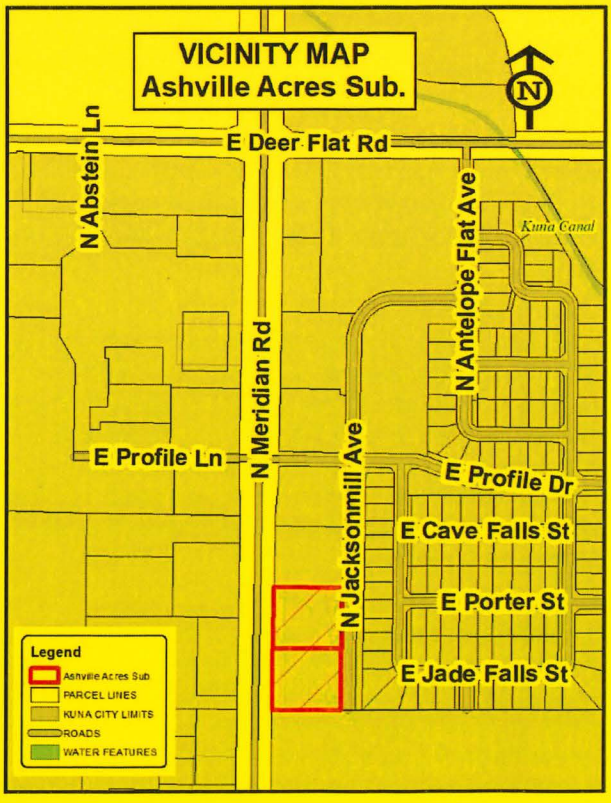
Case No. 22-03-CPF (Combo Pre-Plat & Final Plat) Ashville Acres.

Rocky Mountain Companies, requests Combination Preliminary Plat and Final Plat approval near the southeast corner of the Meridian Road and Profile Drive, in Section 19, Township 2 North, Range 1 East (APN: R0539771345, and R0539771365).

The public is invited to provide written or oral testimony. Please contact the Kuna Planning & Zoning at 208.922.5274 for more information.

Written testimony received by close of business on **January 19, 2023,** will be included with the packet distributed to the governing body prior to the hearing.

MAILED 1.6.2023



Speak to the Point…
The governing body appreciates pertinent, well organized, factual & concise comments. The Developer or their Representative is given 10 minutes to present their project; 3 minutes per individual is provided for public testimony; neighborhood groups are encouraged to select a community representative & the representative is provided 10 minutes (please inform staff). The Developer/Representative is given additional time for rebuttal.

If you do not wish to speak, write…
Written testimony received by close of business the Wednesday before the hearing will be included in the meeting packet; late submissions will be provided to the governing body at time of hearing. As a reminder, it is unreasonable to submit extensive written comments/info at the hearing and expect it to be reviewed prior to a decision.

JOHNSON HOWARD
JOHNSON SUSAN
468 SPRING MEADOWS DR
IDAHO FALLS, ID 83404-0000

neighborhood groups are encouraged to select a community representative & the representative is provided 10 minutes (please inform staff). The Developer/Representative is given additional time for rebuttal.

If you do not wish to speak, write…
Written testimony received by close of business the Wednesday before the hearing will be included in the meeting packet; late submissions will be provided to the governing body at time of hearing. As a reminder, it is unreasonable to submit extensive written comments/info at the hearing and expect it to be reviewed prior to a decision.

MEZA JAKELINE MELESIO
MCGLEN WILLIAM
1785 E CAVE FALLS ST
KUNA, ID 83634-0000

additional time for rebuttal.

If you do not wish to speak, write…
Written testimony received by close of business the Wednesday before the hearing will be included in the meeting packet; late submissions will be provided to the governing body at time of hearing. As a reminder, it is unreasonable to submit extensive written comments/info at the hearing and expect it to be reviewed prior to a decision.

BERNAL CONRADO
GONZALEZ MARIA
1783 E JADE FALLS ST
KUNA, ID 83634-0000

(please inform staff). The Developer/Representative is given additional time for rebuttal.

If you do not wish to speak, write…
Written testimony received by close of business the Wednesday before the hearing will be included in the meeting packet; late submissions will be provided to the governing body at time of hearing. As a reminder, it is unreasonable to submit extensive written comments/info at the hearing and expect it to be reviewed prior to a decision.

EXCHANGERIGHT NET LEASED
PORTFOLIO 16 DST
PO BOX 60308
PASADENA, CA 91116-0000

Representative is given 10 minutes to present their project; 3 minutes per individual is provided for public testimony; neighborhood groups are encouraged to select a community representative & the representative is provided 10 minutes (please inform staff). The Developer/Representative is given additional time for rebuttal.

If you do not wish to speak, write…
Written testimony received by close of business the Wednesday before the hearing will be included in the meeting packet; late submissions will be provided to the governing body at time of hearing. As a reminder, it is unreasonable to submit extensive written comments/info at the hearing and expect it to be reviewed prior to a decision.

PAHUKOA BROOKE
1189 N HALE CANYON AVE
KUNA, ID 83634-0000

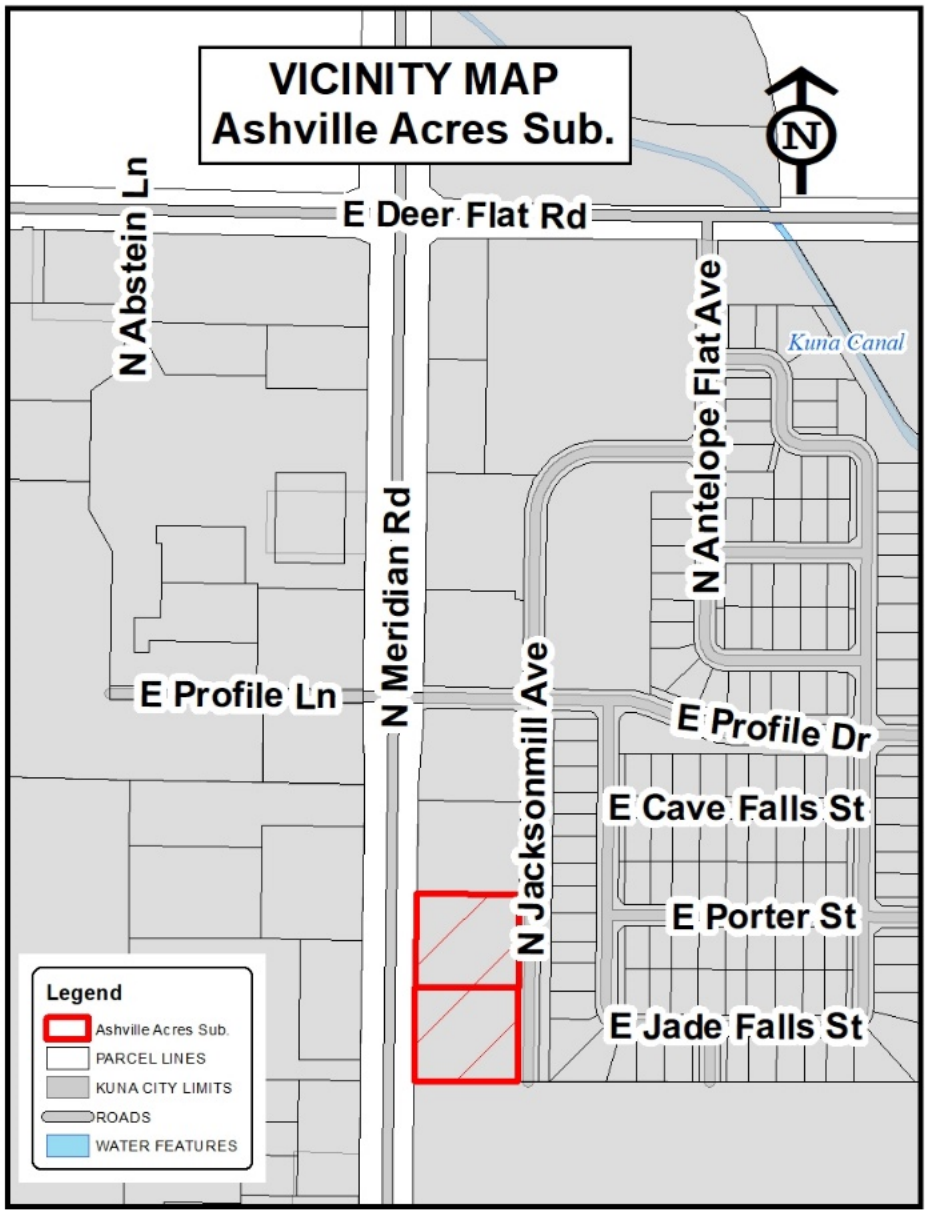
CITY OF KUNA
PO Box 13 - Kuna, ID 83634
Phone: 208.922.5274 - Fax: 208.922.5989

Case No. 22-03-CPF (Combo Pre-Plat & Final Plat) Ashville Acres.

NOTICE IS HEREBY GIVEN the P&Z Commission is scheduled to hold a public hearing on **Tuesday, January 24, 2023, at 6:00 PM**, (or as soon as can be heard); in City Hall Council Chambers, 751 W 4th Street, Kuna, ID, 83634, in connection with Ashville Acres Subdivision. Rocky Mountain Companies, requests Combination Preliminary Plat and Final Plat approval near the southeast corner of the Meridian Road and Profile Drive, in Section 19, Township 2 North, Range 1 East (APN: R0539771345, and R0539771365).

Please do not contact the P&Z Commissioners, City Council, or Mayor as this may jeopardize the public hearing process. The public is invited to provide written or oral testimony. If you have questions or require special accommodations, please contact the P&Z Department prior to the meeting at (208) 922-5274.

Kuna P&Z Department

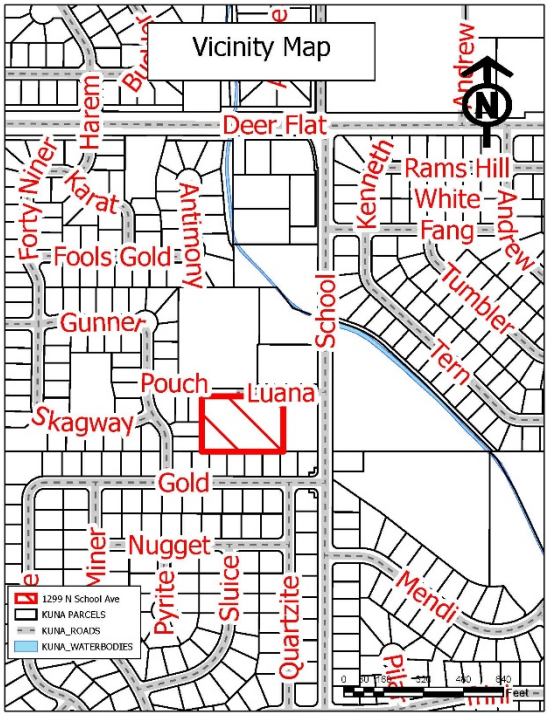


BEFORE THE PLANNING AND ZONING COMMISSION
OF THE CITY OF KUNA

IN THE MATTER OF THE APPLICATION OF	)	**Case No. 22-09-AN (Annexation).**
	)	
ASSOCIATED PACIFIC MOVERS	)	
	)	**1299 N SCHOOL AVENUE STAFF**
1299 N School Avenue	)	**REPORT.**

TABLE OF CONTENTS

1. Exhibit List
2. Project Summary
3. Applicants Request
4. Process and Noticing
5. General Project Facts
6. Transportation and Connectivity
7. Staff Analysis
8. Proposed Findings of Fact and Conclusions of Law
9. Proposed Commission's Recommendation



I
EXHIBIT LIST

The exhibits of the above-referenced matter consist of the following, to-wit:

1.1 Exhibits:

	DESCRIPTION OF EVIDENCE	*Withdrawn*	*Refused*	*Admitted*
1.1	Staff Report			X
2.1	P&Z Application Coversheet			X
2.2	Annex Application			X

2.3	Lot Split Application (*Excluded for Commission*)			X
2.4	LOI - Narrative			X
2.5	Legal Description - Overall			X
2.6	Legal Description lot 1			X
2.7	Legal Description lot 2			X
2.8	Vicinity Map Staff			X
2.9	Warranty Deed			X
2.10	Affidavit of Legal Interest			X
2.11	Neighborhood Meeting Certification & Minutes			X
2.12	Commitment to Property Posting			X
2.13	Record of Survey Proposed Lot Split			X
2.14	Recorded Access Easement – circa 9.26.1985			X
2.15	Original-Parcel Documentation			X
2.16	Agency Transmittal- Comments Request			X
2.17	City Engineer			X
2.18	ACHD – Ada County Highway Dist.			X
2.19	Ada County Development Services			X
2.20	BKID – Boise Kuna Irrig, Dist.			X
2.21	BPBC – Boise Project Board of Control			X
2.22	CDHD – Central Dist. Health Dept.			X
2.23	KRFD – Kuna Rural Fire Dist.			X
2.24	KMN Tear Sheet			X
2.25	Legal Notice Mailer			X
2.26	Proof of Property Posting			X
2.27	Web Site Notice			X
2.28	Jason Becker Letter			X

II
PROJECT SUMMARY

Description	Details
Acreage	1.66
Existing Land Use(s)	R4, Residential (Ada County)
Future Land Use Designation	Low Density Residential
Proposed Land Use(s)	R-4
Lots (No. and Type)	2 Residential Lots
Number of Residential Units	2
Number of Phases	N/A
Net Density (Dwelling Units per Acre)	N/A

III
APPLICANTS REQUEST

3.1 Associated Pacific Movers, requests Annexation approval for 1299 N School Avenue, in Section 23, Township 2 North, Range 1 West (APN: S1323212800).

IV
PROCESS AND NOTICING

2.1 Kuna City Code (KCC), 1-14-3 states that Annexations are designated as Public Hearings with the Commission as a recommending body and Council as the decision-making body. These land use applications were given public notice following Idaho Code (I.C.) § 67-65.

2.1.1 Notifications

2.1.1.1 Neighborhood Meeting: October 12, 2022 (6 Attendees)

2.1.1.2 Agency Comments Request: October 27, 2022

2.1.1.3 300 FT Legal Mailer Notice: January 6, 2023

2.1.1.4 Kuna Melba News Newspaper: January 4, 2023

2.1.1.5 Site Posted: January 6, 2023

V
GENERAL PROJECT FACTS

5.1 Site Features

5.1.1 The subject site (APN; S1323212800) is located in Ada County, and is adjacent to City Limits and has historically been used as a single-family residential lot.

5.1.2 The proposed project site currently has vegetation consistent with that of a residential lot. The site has an estimated average slope between 2.0 and 2.9%. According to the USDA Soil Survey for Ada County, bedrock depth is estimated to be between 20 and 40 inches.

5.1.3 Staff is not aware of any environmental issues, outside of the land being within the Nitrate Priority boundary. Idaho Department of Environmental Quality (DEQ) provides recommendations for surface and groundwater protection practices and requirements for development of the site.

5.2 Surrounding Land Uses

North	A RUT	Agriculture – Kuna City Rural Urban Transition – Ada County
South	A	Agriculture – Kuna City
East	RUT	Rural Urban Transition – Ada County
West	R-6	Medium Density Residential – Kuna City

VI
TRANSPORTATION AND CONNECTIVITY

6.1 Ada County Highway District

6.1.1 Private Driveway/School Avenue:

The private road should have the following requirements:
- Designed to discourage through traffic between two public streets,
- Graded to drain away from the public street intersection, and
- If a private road is gated, the gate or keypad (if applicable) shall be located a minimum of
- 50-feet from the near edge of the intersection and a turnaround shall be provided.

The applicant should be required to pave the driveway its full width and at least 30-feet into the site beyond the edge of pavement of the roadway and install pavement tapers in accordance with District Policy.

The following requirements must be met if the applicant wishes to dedicate the roadway to ACHD:
- Dedicate a minimum of 50-feet of right-of-way for the road.
- Construct the roadway to the minimum ACHD requirements.
- Construct a stub street to the surrounding parcels.

The applicant's proposal to use the existing private road/drive aisle that intersects School Avenue located 363-feet north of Gold Street meets District policy and should be approved as proposed. This appears to follow KCC 5-18-1.

6.1.3 Internal Local Roads:

N/A

6.1.4 Roadway Offsets:

The applicant's proposal for intersection of a private driveway and School Avenue meets District policy and should be approved as proposed.

6.1.5 Stub Streets:

N/A

6.1.6 Traffic Calming:

N/A

6.2 Idaho Transportation

Did not provide comment.

6.3 COMPASS

Did not provide comment.

6.4 Pathways and Trails Master Plan

The Pathways Master Plan Map does not indicate a future trail, pathway or bike path on or through the site.

VII
STAFF ANALYSIS

7.1 Site Layout and Dimensional Standards

The Applicant proposes expansion of an existing a private driveway for the project, Staff recommends the Applicant be conditioned to work with the City Engineer for proper easement widths for the project as a whole in connection with their forthcoming Lot Split request. Private driveways shall be designed in accordance with KCC 6-4-2-B.8.

All dimensional standards are in compliance with KCC 5-3-3.

7.2 Parking

The Applicant shall provide at least two (2) off street parking spots for each single-family residential unit in accordance with KCC 5-9-3.

7.3 Open Space

This project is exempt from providing usable open space according to KCC 5-17-12-D.

If this project is approved, at the time of civil plan development, landscaping cannot be placed within ten (10) feet of any meter pits, pressurized irrigation valves, or ACHD underground facilities in accordance with KCC 6-4-2-B.11.

7.4 Fencing

All fencing shall comply with comply with KCC 5-5-5.

7.5 Public Works

According to Exhibit 2.17 (Public Works Dept.), this project is located within the Danskin lift station basin which currently does not have capacity. The applicant shall purchase a prepaid sewer EDU from a willing seller for connection to City services. Prior to applying for building permits, the applicant shall provide Public Works with a civil utility plan for the potential lot split. A sewer inspection paid by the applicant shall be performed (by the City) to determine if the property is connected to City services. Public Works can support approval of this application, contingent that a prepaid EDU is purchased.

The Applicant shall be required to work with staff to install street lights a maximum spacing of 250-feet.; the final location of street lights will be approved at the time of construction document review. Staff notes that these streetlights must be designed and installed according to "Dark Sky" standards and are required to be LED lights. All street light installation shall comply with KCC 6-4-2.

7.6 Comprehensive Plan Analysis

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

- Goal 3.D.: Encourage development of housing options and strong neighborhoods.
  - Objective 3.D.1.: Encourage development of housing options for all citizens.
    - Policy 3.D.1.a: Encourage preservation and development of housing that meets demand for household sizes, lifestyles and settings.
  - Objective 3.D.2.: Create strong neighborhoods through preservation, new development, connectivity and programming.
    - Policy 3.D.2.d: Work to ensure all neighborhoods in Kuna benefit from good connectivity through sidewalk, pathway and trail, on-street and transit infrastructure.

- Goal 3.G.: Respect and protect private property rights.
  - Objective 3.G.1.: Ensure land use policies, restrictions, and fees do not violate private property rights.
    - Policy 3.G.1.b: Encourage preservation and development of housing that meets demand for household sizes, lifestyles and settings.
    - Policy 3.G.1.c: Ensure land use actions, decisions and regulations do not prevent a private property Owner from taking advantage of a fundamental property right. Ensure city actions do not impose a substantial and significant limitation on the use of the property.

Analysis: *The development of larger additional Residential lots in the City follows the City Goals of diverse and adequate Residential options for the residents.*

7.7 Conclusion:

Upon review, staff finds the request for Annexation to be in compliance with KCC Title 5; (I.C.) § 67-65 and §50-222; and the Kuna Comprehensive Plan; and recommends Approval of Case No. 22-09-AN, with the Applicant being subject to the Conditions of Approval listed in Section "IX" (9) of this report.

VIII
PROPOSED FINDINGS OF FACT

Based upon the record contained in Case No. 22-09-AN, including the Comprehensive Plan, Kuna City Code, Staff's Memorandums, including the exhibits, and the testimony during the Public Hearing and the Commission hereby recommends (***Approval/Conditional Approval/Denial***) for the Annexation request.
If the Planning and Zoning Commission wishes to approve, deny or modify specific parts of the Findings of Fact and Conclusions of Law as detailed below, those changes must be specified.

8.1 The public notice requirements ***have*** been met and the Neighborhood Meeting was conducted within the guidelines of applicable Idaho Code and City Ordinances.

Staff Finding: *The Applicant held a Neighborhood Meeting* October 12, 2022 *(6 Attendees) attended the meeting. Neighborhood Notices were mailed out to residents within 300-feet of the proposed project site on January 6, 2023, and a legal notice was published in the Kuna Melba Newspaper on January 4, 2023. The Applicant posted a sign on the property on January 6, 2022.*

8.2 Based on the evidence presented this proposal ***does*** generally comply with Kuna City Code (KCC).

Staff Finding: *The Applicant has submitted a complete application, and following staffs review annexation eligibility, the application appears to comply with KCC Title 5.*

8.3 Based on the evidence presented this proposal ***does*** generally comply with the Comprehensive Plan.

Staff Finding: *The Comp Plan has listed numerous goals for Kuna to have residential diversity for all income levels.*

8.4 The availability of existing and proposed public services and streets ***can*** accommodate the proposed development.

Staff Finding: *According to Exhibit 2.17, This project is located within the Danskin lift station basin which currently does not have capacity. The applicant shall purchase a prepaid sewer EDU from a willing seller for connection to City services. A sewer inspection paid by the applicant shall be performed (by the City) to determine if the property is connected to City services. Public Works can support approval of this application, contingent that a prepaid EDU is purchased. According to Exhibit 2.18 in the ACHD report it states, the applicant's proposal to use the existing private road/drive aisle located 363-feet north of Gold Street meets ACHD District policy.*

8.5 The public ***does*** have the financial capability to provide supporting services to the proposed development.

Staff Finding: *Through development of the project and beyond, connection fees, impact fees (Fire, Police, Park and Ada County Highway District), and property taxes will be collected, therefore satisfying the financial capability to provide supporting services.*

8.6 The proposed project ***does*** consider health and safety of the public and the surrounding area's environment.

Staff Finding: *Connection to City services as necessary are required as a part of this project.*

8.7 The site landscaping ***meets*** the intent of the landscape ordinance.

Staff Finding: *There will not be any common lot landscaping with this project.*

8.8 The Applicant and/or Owner of the property have the right to request a written regulatory taking analysis.

Staff Finding: *Pursuant to Idaho Code 67-8003, the Owner of private property that is subject of such action may submit a written request for a regulatory taking analysis with the City Clerk, not more that twenty-eight (28) days after the final decision concerning the matter at issue. The City shall prepare a written taking analysis concerning the action if requested.*

IX
PROPOSED COMMISSION'S RECCOMENDATION

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

Based upon the record contained in Case No. 22-09-AN, including the Comprehensive Plan, Kuna City Code, Staff's Memorandums, including the exhibits, and the testimony during the Public Hearing the Commission hereby (***recommends Approval/Conditional Approval/Denial)*** of the Annexation, subject to the following Conditions of Approval:

9.1 Staff Recommended Conditions:

- None.

9.2 Transportation

9.2.1 Buffers, curb, gutter and sidewalk (attached and detached) shall be installed in accordance with KCC 5-17-14 and 6-4-2.

9.2.2 Developer/Owner/Applicant shall work with Ada County Highway District and the City of Kuna to complete all required traffic improvements to the surrounding roadways and intersections as detailed in the Ada County Highway District staff report.

9.3 Site Layout, Dimensional Standards and Parking

9.3.1 Applicant shall ensure the proper easement widths on all lots in accordance with KCC 6-3-8.

9.3.2 It is the responsibility of the Developer to ensure any anticipated buildings fit any given buildable lot in accordance with KCC 5-3-3.

9.4 Landscape, Open Space and Fencing

9.4.1 Fencing within and around the site shall comply with KCC 5-5-5 (unless specifically approved otherwise and permitted).

9.4.2 All required landscaping shall be permanently maintained in a healthy growing condition. The property Owner shall remove and replace unhealthy or dead plant material within 3 days or as the planting season permits as required to meet the standards of these requirements. Maintenance and planting in public Rights-of-Way shall be with approval from ACHD.

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

9.5 Public Works

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

9.5.2 Compliance with I.C. §31-3805 is required. Delivery of water shall not be impeded by any construction on site. Compliance with the requirements of the Boise Project Board of Control is required.

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

9.6 General

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

9.6.1.1 The City Engineer shall approve all sewer connections.

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

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

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

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

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

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

9.6.2 The Developer/Owner/Applicant, and any future assigns having an interest in the subject property, shall fully comply with all conditions of development as approved by the City Council, or seek amending them through Public Hearing processes.

9.6.3 Developer/Owner/Applicant/Contractors are hereby notified of Kuna's working hours. Construction of any kind shall only be conducted within the hours specified in KCC 10-6-3. Noises and other public nuisances/distractions outside of this time frame are subject to lawful penalties.

9.6.4 Developer/Owner/Applicant is hereby notified of Kuna's weed control policies and requirements KCC 8-1-3. Weeds, grasses, vines or other growth which endanger property or are over twelve (12) inches in height shall be continuously cut down, weeded out, sprayed, burned, removed or destroyed throughout all seasons.

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

DATED this 24th day of January, 2023.

Planning & Zoning Application Coversheet

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

****Office Use Only****

File No.(s): _____

Project Name: _____

Date Received: _____

Date Accepted as Complete: _____

Type of review requested (check all that apply):

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

1299 N School Ave. Annex
8.4.2022
10.26.2022

Owner of Record

Name: Associated Pacific Movers
Address: 12348 W. Franklin Rd.
Phone: 208 941-7895 Email: ali@idahohousemovers.com

Applicant (Developer) Information

Name: "Owner"
Address: _____
Phone: _____ Email: _____

Engineer/Representative Information

Name: Jason Retherford
Address: 4606 Quail Ln Ontario, OR 97914
Phone: 208 869-8452 Email: jasonLretherford@gmail.com

Subject Property Information

Site Address: 1299 N. School ~~Rd.~~ Ave, Kuna, ID
Nearest Major Cross Streets: School ~~Rd.~~ Ave,

Parcel No.(s): S1323212800

Section, Township, Range: 02N / 01W / 23

Property Size: 1.66

Current Land Use: Single Proposed Land Use: Lot Split

Current Zoning: Ada County R-4 Proposed Zoning: R-4

Project Description

Project Name: 1299 N. School Rd. Ave, Kuna, ID

General Description of Project: Lot split, and exation: To seperate parcel and build home on new parcel.

Type of proposed use (check all that apply and provide specific density/zoning):

☒ Residential: R-2 R-4 R-6 R-8 R-12 R-20 ☐ Commercial: C-1 C-2 C-3 ☐ CBD

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

Type(s) of amenities provided with development:

Residential Project Summary (If Applicable)

Are there existing buildings? YES NO

If YES, please describe: Current home: 1299 N. School Rd. Ave. Water & Sewer connected.

Will any existing buildings remain? YES NO

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

No. of Common Lots: — No. of Other Lots: —

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

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

☐ Other:

Minimum square footage of structure(s): 2000 Sq. ft.

Gross Density (Dwelling Units ÷ Total Acreage): back lot 1 - 2nd Lot .66 acreage

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

Percentage of Open Space provided: _____ Acreage of Open Space: _____

Type of Open Space provided (i.e. public, common, landscaping): _____

_____

_____

Non-Residential Project Summary (If Applicable)

Number of building lots: X Other lots: _____

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

Building height: _____ Hours of Operation: _____

Total No. of Employees: _____ Max No. of Employees at one time: _____

No. of and ages of students: _____ Seating capacity: _____

Proposed Parking

ADA accessible spaces: _____ Dimensions: _____

Regular parking spaces: _____ Dimensions: _____

Width of driveway aisle: _____

Proposed lighting: _____

Is lighting "Dark Sky" compliant? YES NO

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

_____

_____

_____

_____

Applicant Signature: _____ Date: 5-3-2022

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

Upon completion of this form, please email to pzapplications@kunaid.gov. A link will be provided to you for application attachments to be uploaded to the cloud.

KUNA
Planning & Zoning

Annexation & Zoning Application

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

Annexation requires public hearings with <u>both</u> the Planning & Zoning Commission and City Council. Public hearing signs will be required to be posted by the applicant for both meetings. Sign posting regulations are available online in Kuna City Code 5-1A-8.

****Office Use Only****

Case No(s).: _____

Project Name: _____

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

Date Received: _____

Date Accepted as Complete: _____

<u>Application shall contain one (1) copy of the following (digital documents preferred):</u>

- Complete Planning & Zoning Application Coversheet.
- Complete Annexation Application (*It is the applicant's responsibility to use the most current application.*)
- Detailed narrative or justification for the application, describing the project, design elements, serviceability, amenities, and how the project complies with the requirements found within Kuna City Code 5-13 and Idaho Code §50-222.
- Legal Description of Annexation Area: Include metes & bounds description to the section line of all adjacent roadways; stamped & signed by a registered professional Land Surveyor; calculated closure sheet; and a map showing the boundaries of the legal description.
- Vicinity Map 8.5" x 11": Drawn to scale of 1" = 300' (or similar), showing the location of subject property. Map shall contain a shaded area showing the annexation property; surrounding street names; and name(s) of surrounding subdivisions.
- Recorded Warranty Deed for property.
- Affidavit of Legal Interest if the individual submitting this application is not the legal property owner. (*One Affidavit required for <u>each</u> party involved. Originals must be submitted to the Planning & Zoning Department.)*
- Neighborhood Meeting Certification.
- Commitment of Property Posting form signed by the applicant/agent.

This application shall not be considered complete (nor will a Public Hearing be scheduled) until Staff has received all required information. Once the application is deemed complete, Staff will notify the Applicant of the scheduled hearing date, fees due, and any additional items via a Letter of Completeness.

<u>Information to Note:</u>
The date of application acceptance shall be the date the applicant submits the final required information to the Planning & Zoning Department, including the application fee *(KCC 5-1A-2C).*

Complete applications shall be reviewed within sixty (60) days of date of acceptance *(KCC 5-1A-5A).*

Applicant Signature: _____ Date: 5-3-22

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

22-09-AN, 22-04-LS
1299 N School Ave. Annex
4.7.2022
8.4.2022
10.25.2022

KUNA
Planning & Zoning

Lot Split Application

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

****Office Use Only****

Case No(s).: _____

Project Name: _____

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

Date Received: _____

Date Accepted as Complete: _____

Application shall contain one (1) copy of the following (digital documents preferred):

- Complete Planning & Zoning Application Coversheet
- Complete Lot Split Application (*It is the applicant's responsibility to use the most current application.*)
- Detailed narrative or justification for the application, describing the project, how the project enhances and beautifies the community, and how the project complies with the requirements found within Kuna City Code 5-16-3.
- Vicinity Map 8.5" x 11": Drown to scale of 1" = 300' (or similar), showing surrounding streets, driveways property lines, etc.
- Legal description of property: 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 and legal description.
- Recorded Warranty Deed for property.
- Affidavit of Legal Interest if the individual submitting this application is not the legal property owner. (*One Affidavit required for <u>each</u> party involved. Originals must be submitted to the Planning & Zoning Department.)*
- Documentation demonstrating an original lot, tract or parcel of land has been split no more than two times as of the City of Kuna's date of origination (December 7, 1977). *(KCC 5-16-3:A states a Lot Split shall create no more than three (3) parcels from an original tract of land.)*
- Sketch of proposed Lot Split, including: Current lot size dimensions, square footage and street frontage; proposed Lot Split with new lot lines, dimensions, square footage and street frontages; streets, surrounding land uses, etc.; and existing & proposed public improvements including sidewalk, streets, lighting, landscaping, natural features, etc.

8.4.2022
10.26.2022
4.7.2022

This application shall not be considered complete nor will a hearing date be set, until staff has received all required information. Once application is deemed complete, staff will notify the applicant of the scheduled hearing date, fees due & any other necessary information via a Letter of Completeness.

<u>Information to Note:</u>
The date of application acceptance shall be the date the applicant submits the final required information to the Planning & Zoning Department, including the application fee *(KCC 5-1A-2C).*

Complete applications shall be reviewed within sixty (60) days of date of acceptance *(KCC 5-1A-5A).*

Applicant Signature: _____ Date: 5-3-22

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

Site Information

(Please make sure to include all parcels & addressed included in your proposed use.)

Project Name: School Rd. Ave.

Address: 1299 N. School Rd. Ave, Kuna, ID

Parcel No(s).: S1323212800

Section 23 Township 2N Range 1W Total Acres 1.66

Lot Count: 1 No. of Blocks: 1

Current Property Owner

Name: John Spencer

Address: 1774 SE 5th Way Meridian, ID 83642

Phone: 208 941-7895 Email: ali@idahohousemovers.com

Representative

Name: Jason Rutherford

Company Name: Action Real Estate LLP

Company Address: 4606 Quail Ln. Ontario, OR 97914

Phone: 208 869-8452 Email: jasonLrutherford@gmail.com

Project:

Annexation - Lot Split with private Lane, from N. School Ave.

New - Sewer -stub
New - Water -stub
> From Luana Ln.

LETTER OF INTENT

Project Narrative: 1299 N. School Ave. Kuna, ID 83634

My Client's, John and Ali Spencer, would like to create a home beside their brother who currently resides in subject property. Subject property currently is using a private lane to access home and has a recorded easement that gives access to subject property entire parcel. My clients would like to use same access point, private lane with current recorded easement to access their new lot of approximately .65 acres, only 1 other residence uses this access.
The Spencers would love to keep the same farm feeling and country nastalgia of Kuna by making another farm vs. a subdivision. The Spencers plan on moving in a beautiful home that they will call their primary residence.

Goals:

1. Annexation with City of Kuna
2. Lot Split Applicatin with private lane
3. File Building Permit
4. Build New Home

Other Information:

- All city departments were represented on previous zoom call. All departments stated there was capacity for 1 additional residence; sewer and water. Current residence has water and sewer.
- No neighbor objected to proposal at Neighborhood Meeting yet, comments were taken.
- ACHD capacity is light to moderate, traffic counts, on N. School Ave. Kuna access point, recorded easement on file.

LEGAL DESCRIPTION FOR
ASSOCIATED PACIFIC MOVERS INC
ANNEXATION PARCEL

The following describes a parcel of land for Annexation in to the City of Kuna, situated in the Northeast 1/4 of the Northwest 1/4 of Section 23, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho. Being further described as follows:

BASIS OF BEARING:
The East line of the Northwest 1/4 of Section 23, Township 2 North, Range 1 West, Boise Meridian, derived from found monuments and taken as South 00°05'45" West with the distance between monuments found to be 2636.05 feet.

BEGINNING at a point from which the Center 1/4 Corner of said Section 23, Township 2 North, Range 1 West, Boise Meridian bears South 06°08'17" East a distance of 1547.17 feet;

Thence South 00°03'41" West, to a point on the North boundary line of the Prospector Subdivision No. 5, Recorded in Book 70 at Page 7181, Ada County Records, a distance of 220.00 feet;

Thence along said North boundary line, North 89°57'50" West, to a point on the East boundary line of the Goldcreek Subdivision, Record in Book 83 at page 9174, Ada County Recorders, a distance of 326.93 feet;

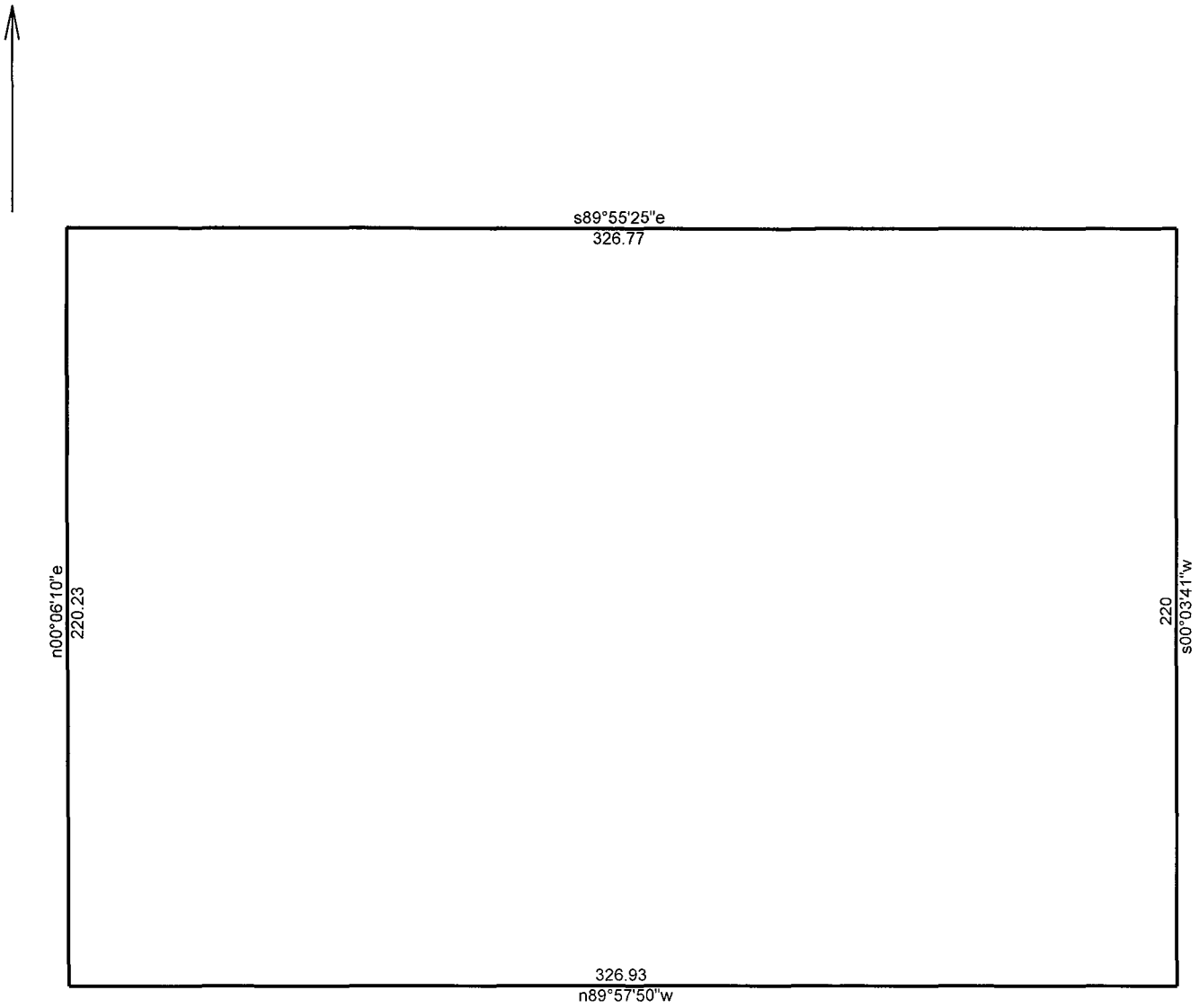
Thence along said East boundary line, North 00°06'10" East, a distance of 220.23 feet;

Thence leaving said East boundary line, South 89°55'25" East a distance of 326.77 feet to the **POINT OF BEGINNING**.

Said Parcel containing 71,944 square feet or 1.65 acres, more or less and is subject to all existing easements and rights-of-ways of record or implied.

END OF DESCRIPTION.

Kenneth H. Cook, P.L.S. 9895
Timberline Surveying
847 Park Centre Way, Suite 3
Nampa, Idaho 83651
(208) 465-5687



10/27/2022

Scale: 1 inch= 50 feet | File: ANNEXATION PARCEL 1.65 AC.ndp

Tract 1: 1.6516 Acres (71945 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=1094 ft.

01 s00.0341w 220
02 n89.5750w 326.93
03 n00.0610e 220.23
04 s89.5525e 326.77

LEGAL DESCRIPTION FOR
ASSOCIATED PACIFIC MOVERS INC
PARCEL 1

The following describes a parcel of land in to the City of Kuna, situated in the Northeast 1/4 of the Northwest 1/4 of Section 23, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho. Being further described as follows:

BASIS OF BEARING:
The East line of the Northwest 1/4 of Section 23, Township 2 North, Range 1 West, Boise Meridian, derived from found monuments and taken as South 00°05'45" West with the distance between monuments found to be 2636.05 feet.

BEGINNING at a point on the North boundary line of the Prospector Subdivision No. 5, Recorded in Book 70 at Page 7181, Ada County Records from which the Center 1/4 Corner of said Section 23, Township 2 North, Range 1 West, Boise Meridian bears South 15°27'37" East a distance of 1367.93 feet;

Thence along said North boundary line North 89°57'50" West, to a point on the East boundary line of the Goldcreek Subdivision, Record in Book 83 at page 9174, Ada County Recorders a distance of 127.95 feet;

Thence along said East boundary line North 00°06'10" East, a distance of 220.23 feet;

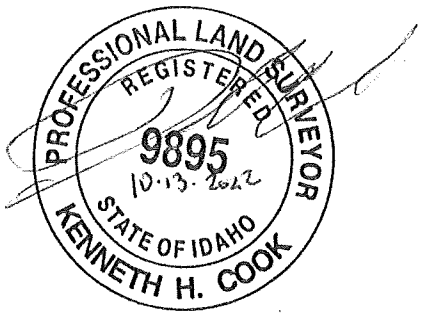
Thence leaving said East boundary line South 89°55'25" East, a distance of 127.95 feet;

Thence South 00°06'10" West, a distance of 220.14 feet to the **POINT OF BEGINNING**.

Said Parcel containing 28,172 square feet or 0.65 acres, more or less and is subject to all existing easements and rights-of-ways of record or implied.

END OF DESCRIPTION.

Kenneth H. Cook, P.L.S. 9895
Timberline Surveying
847 Park Centre Way, Suite 3
Nampa, Idaho 83651
(208) 465-5687



LEGAL DESCRIPTION FOR
ASSOCIATED PACIFIC MOVERS INC
PARCEL 2

The following describes a parcel of land in to the City of Kuna, situated in the Northeast 1/4 of the Northwest 1/4 of Section 23, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho. Being further described as follows:

BASIS OF BEARING:
The East line of the Northwest 1/4 of Section 23, Township 2 North, Range 1 West, Boise Meridian, derived from found monuments and taken as South 00°05'45" West with the distance between monuments found to be 2636.05 feet.

BEGINNING at a point on the North boundary line of the Prospector Subdivision No. 5, Recorded in Book 70 at Page 7181, Ada County Records from which the Center 1/4 Corner of said Section 23, Township 2 North, Range 1 West, Boise Meridian bears South 15°27'37" East a distance of 1367.93 feet;

Thence leaving said North boundary line North 00°06'10" East, a distance of 220.14 feet;

Thence South 89°55'25" East, a distance of 198.83 feet;

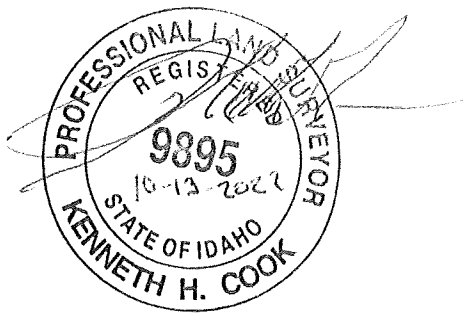
Thence South 00°03'41" West, to a point on said North boundary line a distance of 220.00 feet;

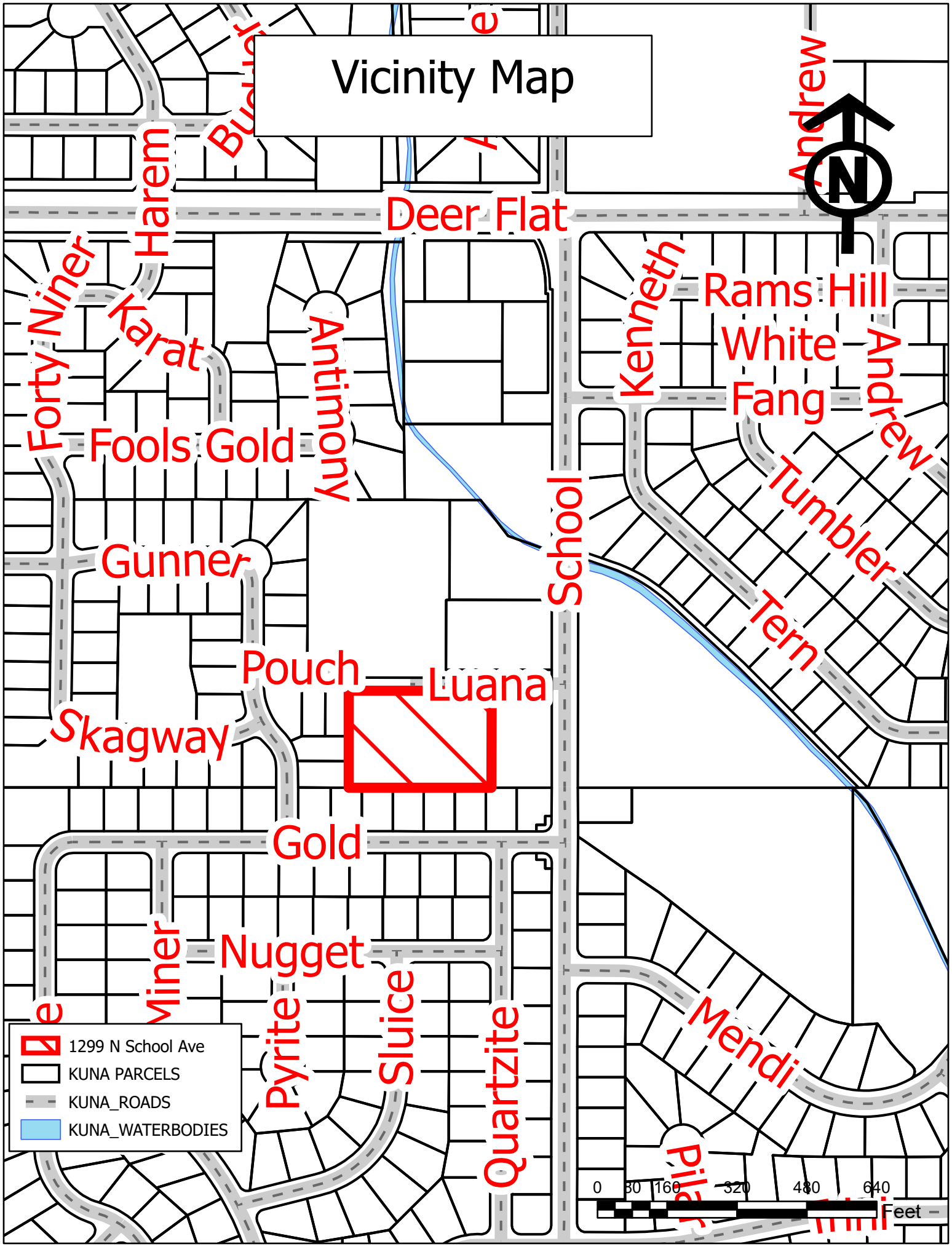
Thence along said North boundary line North 89°57'50" West, a distance of 198.98 feet to the **POINT OF BEGINNING**.

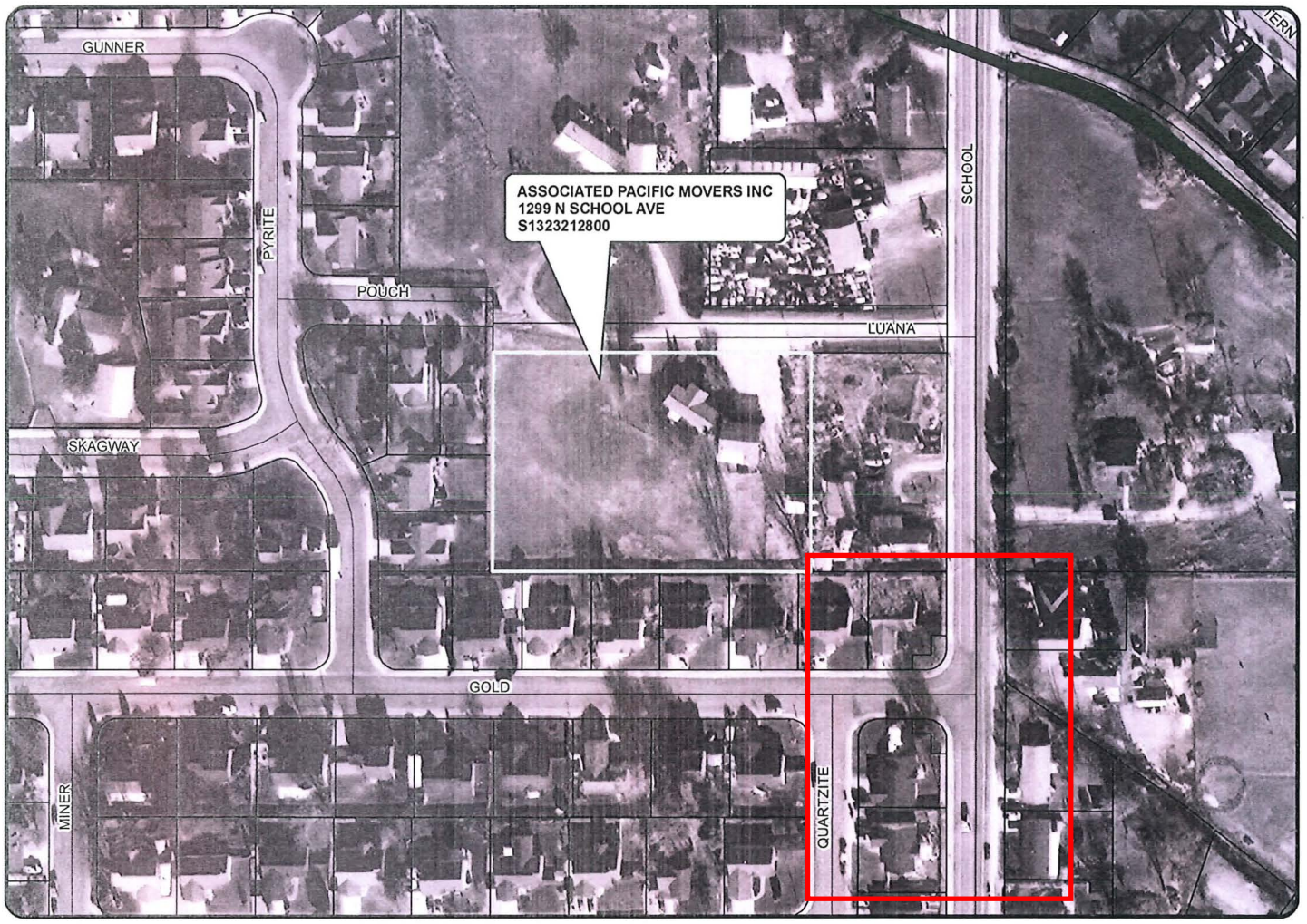
Said Parcel containing 43,772 square feet or 1.00 acres, more or less and is subject to all existing easements and rights-of-ways of record or implied.

END OF DESCRIPTION.

Kenneth H. Cook, P.L.S. 9895
Timberline Surveying
847 Park Centre Way, Suite 3
Nampa, Idaho 83651
(208) 465-5687




Vicinity Map
Harem
Deer Flat
Andrew
Niner
Karat
Forty
Fools Gold
Antimony
Kenneth
Rams Hill
White
Fang
Andrew
Tumbler
School
Tern
Gunner
Pouch
Luana
Skagway
Gold
Miner
Nugget
Pyrite
Sluice
Quartzite
Mendi
1299 N School Ave
KUNA PARCELS
KUNA_ROADS
KUNA_WATERBODIES
0
80
160
320
480
640
Feet



This Map and data displayed is a graphic representation derived from the Ada County Geographic Information System (GIS) data. It was designed and intended for staff use only. It is not guaranteed survey accuracy. This map is based on information available and was compiled from numerous sources which may not be accurate. Users are to field verify this information. Ada County and Single Point Solutions, llc are not liable for errors or omissions resulting from the use of this product for any purpose.

SPS Single Point Solutions
www.spsgis.com

PTC PioneerTitleCo.
GOING BEYOND

ELECTRONICALLY RECORDED
STAMPED FIRST PAGE NOW
INCORPORATED AS PART OF
THE ORIGINAL DOCUMENT

ADA COUNTY RECORDER Phil McGrane
BOISE IDAHO Pgs=2 ANGIE STEELE
TITLEONE BOISE

2020-175655
12/18/2020 02:44 PM
$15.00

TitleOne
a title & escrow co.

Order Number: 20394547

Warranty Deed

For value received,

Ralph Lawrence Nicholas, aka Ralph L. Nicholas, an unmarried man

the grantor, does hereby grant, bargain, sell, and convey unto

Associated Pacific Movers, Inc., an Idaho corporation

whose current address is 12348 W. Franklin Rd Boise, ID 83709

the grantee, the following described premises, in Ada County, Idaho, to wit:

Parcel I

A portion of the Northwest quarter of Section 23, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho, being more particularly described as follows:

Beginning at the Northeast corner of the Northwest quarter of Section 23, Township 2 North, Range 1 West, Boise Meridian; thence
South on the quarter line 1320 feet; thence
West 168 feet to the Real Point of Beginning; thence
West 327 feet; thence
North 222 feet; thence
East 327 feet; thence
South 222 feet to the Point of Beginning.

Parcel II

Together with an easement for ingress and egress which measures 50 feet by 495 feet and more particularly described in document recorded September 26, 1986 as Instrument No. 8551100, records of Ada County, Idaho.

To have and to hold the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances except those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee; and subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.

Dated: December 17, 2020

Ralph Lawrence Nicholas

Ralph Lawrence Nicholas by Luana Nicholas Attorney in Fact

Ralph Lawrence Nicholas by Lonni Hale Attorney in Fact

State of Idaho, County of Ada, ss.

On this 17th day of December in the year of 2020, before me, the undersigned, a Notary Public in and for said State, personally appeared Luana Nicholas known or identified to me to be the person whose name is subscribed to the within instrument, as the attorney-in-fact of Ralph Lawrence Nicholas, and acknowledged to me that she subscribed the name of Ralph Lawrence Nicholas, thereto as Principal, as Attorney-In-Fact.

Notary Public
My Commission Expires: July 18, 2024
(seal)

JAMES ALLEN
COMMISSION # 20181498
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 7-18-2024

State of Idaho, County of Ada, ss.

On this 17th day of December in the year of 2020, before me, the undersigned, a Notary Public in and for said State, personally appeared Lonni Hale known or identified to me to be the person whose name is subscribed to the within instrument, as the attorney-in-fact of Ralph Lawrence Nicholas, and acknowledged to me that she subscribed the name of Ralph Lawrence Nicholas, thereto as Principal, as Attorney-In-Fact.

Notary Public
My Commission Expires: July 18, 2024
(seal)

JAMES ALLEN
COMMISSION # 20181498
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 7-18-2024

Emailed To Sean

KUNA
Planning & Zoning

AFFIDAVIT OF LEGAL INTEREST

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

State of Idaho)
) ss
County of Ada)

I, John Spencer, Associated Pacific Movers LLC (Full Name),

1299 N. School Ave. Kuna, ID 83634 (Address City State ZIP)

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

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

Full Name

Address City State ZIP

to submit the accompanying application pertaining to that property.

B. I agree to indemnify, defend, and hold City of Kuna and its employees, harmless from any claim or liability resulting from any dispute as to the statements contained herein or as to the ownership of the property which is the subject of the application.

C. I hereby grant permission to the City of Kuna staff to enter the subject property for the purpose of site inspections related to processing said application(s).

Dated this 13 (Date) day of October (Month), 20 22 (Year)

Signature

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

Kimberly Muchow (Full Name)

Residing at: 220 W. Cherry Lane (Address)
Meridian (City) ID (State) 83642 (ZIP)

My Commission expires: 02/16/2028 (Date)

Signature

Affix Notary Seal

KIMBERLY A MUCHOW
Notary Public - State of Idaho
Commission Number 53252
My Commission Expires Feb 16, 2028

KUNA
Planning & Zoning

Neighborhood Meeting Certification

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

You **must** conduct a Neighborhood Meeting **prior** to submission of an application for Annexation; Rezone; Special Use Permit; Subdivision; and Variance. Please see Kuna City Code 5-1A-2 for more information or contact the Planning & Zoning Department at (208) 922-5274.

The Neighborhood Meeting Certification packet includes the following:

- Neighborhood Meeting Certification – This acts as quick reference information regarding your project.
- Sign-in Sheet – This provides written record of who attended your Neighborhood Meeting.
- Neighborhood Meeting Minutes – Provides space in which to record the items discussed and any concerns attendees may have.

A Neighborhood Meeting cannot take place more than two (2) months prior to acceptance of the application and an application will not be accepted before the meeting is conducted. You are required to mail written notification of your meeting, allowing at least fourteen (14) days before your meeting for property owners to plan to attend. **Contacting and/or meeting individually with property owners will not fulfill Neighborhood Meeting requirements.** You may request a 300' property owners mailing list by completing the Neighborhood Meeting Mailing List Request form located under Forms & Applications on the City of Kuna website.

Neighborhood Meetings must be held on either a weekend between 10:00 Am & 7:00 PM, or a weekday between 6:00 PM & 8:00 PM. The meeting **cannot** be conducted on holidays, holiday weekends, or the day before/after a holiday or holiday weekend. The meeting must be held at one of the following locations:

- Subject property;
- Nearest available public meeting place (i.e. Libraries, Community Centers, etc.); or
- An office space within a one (1) mile radius of the subject property.

Once you have held your Neighborhood Meeting, please complete this certification form and include with your application along with the Sign-in Sheet, Neighborhood Meeting Minutes & a copy of the notification mailed to attendees.

Description of proposed project: Annexation and lot split with a private lane.

Date of Meeting: 10-12-22 Time: 6:00pm

Meeting Location: Subject Property

Site Information

Location: Section 23 Township 2N Range 1W Total Acres 1.66

Subdivision Name: 2N 1W 23 Lot _____ Block _____

Address: 1299 N. School ~~Rd.~~ Ave. Kuna,ID83634

Parcel No(s).: S1323212800

Include ALL addresses and parcel numbers for your application.

Current Property Owner

Name: John Spencer

Address: 1774 SE 5th Way Meridian,ID 83642

Contact Person

Name: Jason Retherford

Business Name (if applicable): Ontario

Address: 4606 Quail Ln. ~~Ontatio~~,OR 97914

Phone: 208 869-8452 Email: jasonlretherford@gmail.com

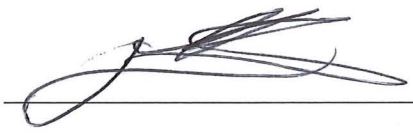
Applicant

Name: John Spencer

Address: 1774 SE 5th Way Meridian,ID 83642

Phone: 208941-7895 Email: ali@idahohousemovers.com

I, John Spencer *, certify that a Neighborhood Meeting was conducted at the time and location noted on this form in accordance with Kuna City Code 5-1A-2.*

Applicant Signature:  Date: 10-13-22

SIGN-IN SHEET

Project Name: 1299 School Rd.

	Name	Address	Phone
1	ROBERT SPENCER	1299 N. School St.	208-514-7548
2	John & Ali Spencer	1774 SE 5th Wy	208-941-7895
3	Daniel Hemmert	1211 N. Ave	208-713-7257
4	Jason Beadle	1301 N. School	208-994-1530
5	Adam Hudson	900 W Iowa St	2088700768
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35			

NEIGHBORHOOD MEETING MINUTES

Meeting Date: 10-12-22 6:00pm Number of Attendees: 5

Location: Subject Property

Project Description: 1.66 acreage with home. Applicant wants to Annex into City of Kuna and Split lot and use private drive to access.

Attendee Comments or Concerns:

#3 Pave From School ave To Subdivision

#4 Power lines should be Inground. Irrigation Should be pressurized. Access for all properties off N. School (proper) should be through Subdivision to West Street, and Sidewalks built up to fence. My irrigation Canal was backfilled prior to 2002 by Neighbors and have no access to irrigation Water, despite paying annual Irrigation costs.

#5 Irrig. pipe to 900 W Lucas In 2 parcels for drive.

* All comments were from Sign-in page, Numbered.

I, John Spencer, *hereby certify the above information and the information provided within these forms is true, complete and correct to the best of my knowledge.*

Applicant Signature: John Spence Date: 10-12-22

KUNA
Planning & Zoning

COMMITMENT TO PROPERTY POSTING

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

Per Kuna City Code (KCC) 5-1A-8, the Applicant, for all applications requiring a Public Hearing, shall post the subject property *not less than ten (10) days prior to the hearing.* The Applicant shall post a copy of the Public Hearing notice on the property under consideration; all posting must be in substantial compliance.

The Applicant shall submit proof of property posting in the form of a notarized statement and a photograph of the posting to the Planning and Zoning Department *no later than seven (7) days* prior to the Public Hearing, attesting to where and when the sign(s) were posted. Unless such certificate is received by the required date, the hearing will be continued to the next available date, as scheduling permits.

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

Print Name: John Spencer

Signature: _____ Date: 12-13-22

RECORD OF SURVEY FOR
JASON RETHERFORD

A PORTION OF THE NORTHEAST 1/4, OF THE NORTHWEST 1/4,
OF SECTION 23, TOWNSHIP 2 NORTH, RANGE 1 WEST, B.M.,
KUNA, ADA COUNTY, IDAHO
-2022-

RECORD OF SURVEY NO.

COUNTY RECORDER'S CERTIFICATE

STATE OF IDAHO } ss
COUNTY OF ADA }

INSTRUMENT NO. _____.

FILED FOR RECORD AT THE REQUEST OF JASON RETHERFORD,

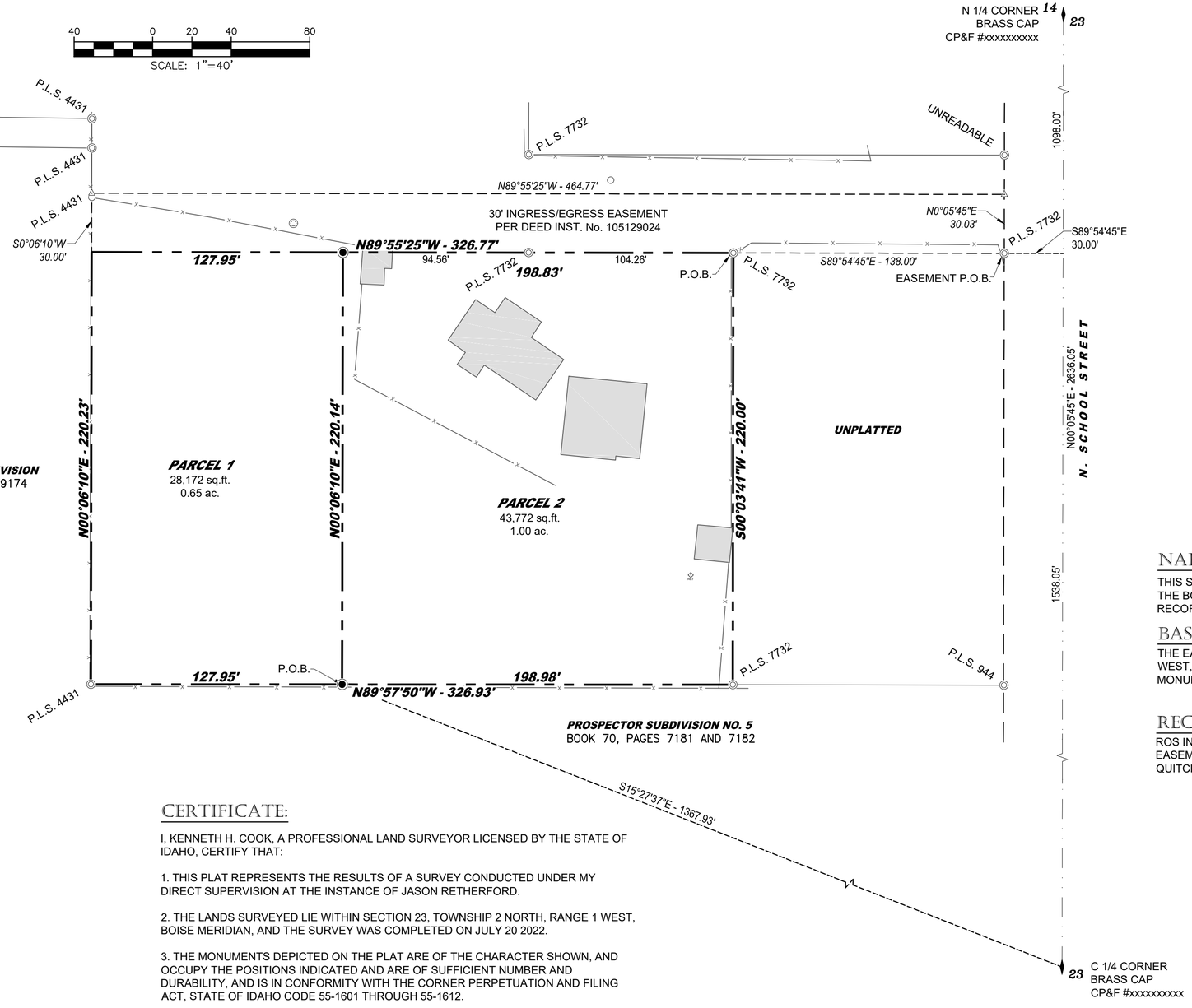
AT MINUTES PAST_____O'CLOCK __.M.,

THIS_____DAY OF_____, _____, IN 2022,

EX-OFFICIO RECORDER:_____,

DEPUTY:_____,

FEE:_____,



LEGEND

11 / 12	1/4 COR. MONUMENT AS NOTED
○	FOUND 1/2" REBAR AS NOTED
◎	FOUND 5/8" REBAR AS NOTED
●	SET 1/2" REBAR W/ CAP "KHC PLS 9895"
◉	SET 5/8" REBAR W/ CAP "KHC PLS 9895"
△	CALC POINT
P.O.B.	POINT OF BEGINNING
— — —	BOUNDARY LINE
———	ADJOINER LINE
——·——·——	SECTION LINE
—— —— ——	RIGHT OF WAY LINE
– – – – –	EASEMENT LINE
----------	TIE LINE
——x——x——	FENCE LINE

NARRATIVE:

THIS SURVEY WAS MADE AT THE REQUEST OF JASON RETHERFORD TO ESTABLISH THE BOUNDARY AS SHOWN. BOUNDARY WAS DEFINED FROM FOUND MONUMENTS OF RECORD.

BASIS OF BEARING:

THE EAST LINE OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN, TAKEN AS NORTH 00°05'45" EAST AND DISTANCE BETWEEN MONUMENTS FOUND TO BE 2636.05 FEET.

RECORD DATA

ROS INST. No. 107115394
EASEMENT AGREEMENT INST. No. 8551100
QUITCLAIM DEED INST. No. 105129024

CERTIFICATE:

I, KENNETH H. COOK, A PROFESSIONAL LAND SURVEYOR LICENSED BY THE STATE OF IDAHO, CERTIFY THAT:

1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF JASON RETHERFORD.

2. THE LANDS SURVEYED LIE WITHIN SECTION 23, TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN, AND THE SURVEY WAS COMPLETED ON JULY 20 2022.

3. THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN, AND OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY, AND IS IN CONFORMITY WITH THE CORNER PERPETUATION AND FILING ACT, STATE OF IDAHO CODE 55-1601 THROUGH 55-1612.

PRELIMIANRY

KENNETH H. COOK P.L.S. 9895

DISCLAIMER
Timberline Surveying assumes no responsibility for present or future compliance or noncompliance of any ordinance to include building permits or the issuance thereof.

TIMBERLINE SURVEYING
847 PARKCENTRE WAY, SUITE 3, NAMPA, IDAHO 83651
P: 208-465-5687 ~ F: 208-465-5690

FILE:22071 Retherford Split 7-12-2022.dwg
JOB NO: 22071 COUNTY: ADA
SHEET: 1 OF 1
INDEX NO. 214-23-4-1-0-00-00

111493

8551100

826 1092

EASEMENT AGREEMENT

THIS AGREEMENT, made and entered into this 6th day of September, 1985, by and between CARL A. PALMER and ROWENA R. PALMER, husband and wife, who reside at 3401 E. Garnet Ave., Spokane Washington 99207, and ERNEST R. HUTTON and FRANCIS N. HUTTON, husband and wife, whose address is 3401 E. Garnet Ave., Spokane, Washington 99207 % of CARL A. PALMER, and BENEDICT L. RIEDEL and ISABELLE C. RIEDEL, husband and wife, whose address is Rt.# 3, School St. Kuna, ID 83634 the parties of the first part herein, the grantors herein, and GLEN L. PALMER and BARBARA M. PALMER, whose address is 1842 So. Decator Ave., Denver, Colorado 90219, and the aforementioned BENEDICT L. RIEDEL and ISABELLE C. RIEDEL, husband and wife, whose address is Rt.# 3, School St. Kuna, Idaho 8363 and any future owners of any portion of the below described real property, the parties of the second part, the grantees herein, WITNESSETH:

That Whereas, the said CARL A. PALMER and ROWENA R. PALMER, husband and wife, together with the said ERNEST R. HUTTON and FRANCIS N. HUTTON, husband and wife, are the record title owners of the following described real property to-wit:

> BEGINNING at the NE corner of the NW 1/4, of Section 23, Township 2 North, Range 1, West of the Boise Meridian in Ada County, Idaho; thence South on the Quarter Line 1320 feet; thence West 495 feet to the REAL POINT OF BEGINNING: Thence West 825 feet; thence North 660 feet; thence East 1055.18 feet; thence South 228 feet; thence West 7.43 feet; thence South 160 feet; thence East 272.25 feet; thence South 50 feet; thence West 495 feet; thence South 222 feet to the REAL POINT OF BEGINNING.

And That Whereas the said BENEDICT L. RIEDEL and ISABELLE C. RIEDEL, husband and wife, are purchasing the following portion of said above described real property on the date of this instrument, consisting of approximately one acre which is described as follows:

> COMMENCING at the Northeast corner of the Northwest Quarter of Section 23, Township 2 North, Range 1 West of Boise Meridian, in Ada County, Idaho; thence South on the Quarter line 1,098 feet; thence West 495 feet to the REAL POINT OF BEGINNING: Thence South 83 feet; thence West 260 feet; thence North 147 feet; thence East 260 feet; thence South 34 feet; thence East 495 feet; thence South 30 feet; thence West 495 feet to the REAL POINT OF BEGINNING.

And That Whereas the said GLEN L. PALMER and BARBARA M. PALMER, husband and wife, are the record title owners of the

following described real property in Ada County, Idaho which is contiguous to portions of both tracts of real property above described, to-wit:

BEGINNING at the Northeast corner of the Northwest Quarter of Section 23, Township 2 North, Range 1 West of the Boise Meridian in Ada County, Idaho; thence South on the Quarter line 1,320 feet; thence West 168 feet to the REAL POINT OF BEGINNING: Thence West 327 feet; thence North 222 feet; thence East 327 feet; thence South 222 feet to the REAL POINT OF BEGINNING.

That in order to establish and insure that all landowners both present and future shall have adequate ingress and egress to their real property, or any portion of the same, above described, it is therefore, for Valuable Consideration agreed that there is hereby granted to the grantees herein, and to all owners and contract purchasers of any portion of all of the above described tracts of real property hereinabove described an Easement for the purpose of Ingress and Egress to and from any portion of any of the above described real property upon and across the following portion of said real property, to-wit:

COMMENCING at the NE Corner of the Northwest Quarter of Section 23, Township 2 North, Range 1, West of the Boise Meridian in Ada County, Idaho, thence proceed South on the Quarter line a distance of 1,098 feet to the REAL POINT OF BEGINNING: Thence West 495 feet; thence North 50 feet; thence East 495 feet; thence South 50 feet to the REAL POINT OF BEGINNING.

IT IS MUTUALLY AGREED and UNDERSTOOD by and between the parties hereto that this Easement is granted in perpetuity, and goes with the land, and is binding upon the heirs, executors, personal representatives, and assigns of the respective parties hereto.

IN WITNESS WHEREOF, the grantors hereto, have hereunto set their hands and seals hereto, on the day and year in this Agreement first above written.

Carl A. Palmer
CARL A. PALMER Grantor

Rowena R. Palmer
ROWENA R. PALMER-Grantor

Suzanne M. Brooks
By. Suzanne M. Brooks,
Attorney-in-fact

ACKNOWLEDGMENTS (continued)

STATE OF IDAHO)
) ss.
County of Canyon)

On this 6th day of September, 1985, before me, the undersigned a Notary Public in and for said State, personally appear MARY B. WILLIAMSON, the Attorney in fact for EARNEST R. HUTTON and FRANCIS N. HUTTON, husband and wife, for an on behalf of the said EARNEST R. HUTTON and FRANCIS N. HUTTON, which Attorney in fact is personally known to me, and personally acknowledged to me that she executed the above and foregoing instrument by and on behalf of the said EARNEST A. HUTTON and FRANCIS N. HUTTON.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this 6th day of September, 1985.

(Seal)

C. ROBERT YOST
NOTARY PUBLIC FOR IDAHO
RESIDING AT CALDWELL, IDAHO
COMM. EXP. 9-28-88

STATE OF IDAHO)
) ss.
County of Canyon)

On this 6th day of September, 1985, before me, the undersigned, a Notary Public in and for said State, personally appeared BENEDICT L. RIEDEL and ISABELLE C. RIEDEL, husband and wife, who are personally known to me, and personally acknowledged to me that they each executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and my official seal on the day and year in this acknowledgment first above written.

(Seal)

Ada County, Idaho, ss
Request of SAFECO TITLE
TIME 12:50 P M
DATE 9-26-85
JOHN BASTIDA
RECORDER
By J E Nichols
Deputy
8.00

Desiree A. Tolsma
NOTARY PUBLIC FOR IDAHO
RESIDING AT NAMPA, IDAHO
~~BOND~~ Comm EXP. Lifetime

3

LandAmerica Transnation

ADA COUNTY RECORDER J. DAVID NAVARRO AMOUNT 9.00 3
BOISE IDAHO 09/06/05 04:31 PM
DEPUTY Patti Thompson
RECORDED – REQUEST OF
Transnation Title

105129024

Escrow No. 0500034317 CMH

QUITCLAIM DEED

FOR VALUE RECEIVED
Dianna K. Nicholas

do(es) hereby convey, release and forever quitclaim unto:
Scott Nicholas and Dianna K. Nicholas, husband and wife

whose current address is: 900 W Luana ~~Drive~~ LANE
the following described premises, to-wit:

SEE EXHIBIT "A" ATTACHED
(Continued)

Date: August 29, 2005

Dianna K. Nicholas

Notary Acknowledgment – see page 2

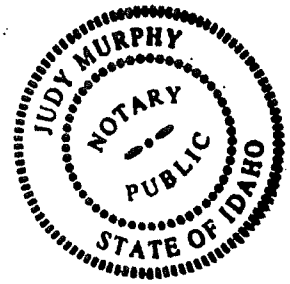
QUITCLAIM DEED - NOTARY ACKNOWLEDGMENT(S):

State of Idaho, County of Ada, ss.

On this 29 day of August in the year of 2005, before me, the undersigned, a Notary Public in and for said State, personally appeared Dianna K. Nicholas known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same.

Judy Murphy

Residing at: Residing in Emmett, ID
My commission expires: My Commission Expires 01/06/2010



Enter legal description (continued)

EXHIBIT "A"

PARCEL I

Commencing at the Northeast corner of the Northwest quarter of Section 23, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho; thence
South on the quarter line 1,068 feet to the POINT OF BEGINNING; thence
West 495 feet to a point; thence
North 34 feet to a point; thence
West 95 feet to a point; thence
North 374 feet to a point; thence
East 325.18 feet to a point; thence
South 228 feet to a point; thence
West 7.43 feet to a point; thence
South 160 feet to a point; thence
East 272.25 feet to a point; thence
South 20 feet to the POINT OF BEGINNING.

PARCEL II

An easement for ingress and egress described in document recorded September 26, 1985 as Instrument No. 855110 and in document recorded February 8, 2002 as Instrument No. 102016374, of Official Records, more particularly described as follows:

A 30 foot by 464.74 foot strip of land located in the Northeast quarter of the Northwest quarter of Section 23, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho, more particularly described as follows:

Commencing at the quarter corner common to Section 14 and the said Section 23, from which the center of said Section 23 bears
South 00°00'00" West, 2636.22 feet; thence
South 00°00'00" West, 1068.00 feet; thence
North 89°49'03" West, 30.00 feet to the REAL POINT OF BEGINNING; thence
South 00°00'00" West, 30.00 feet; thence
North 89°49'03" West, 464.74 feet; thence
North 00°00'11" West, 30.00 feet; thence
South 89°49'03" East, 464.74 feet to the POINT OF BEGINNING.

Ada County Property Profile Information

PioneerTitleCo.
GOING BEYOND

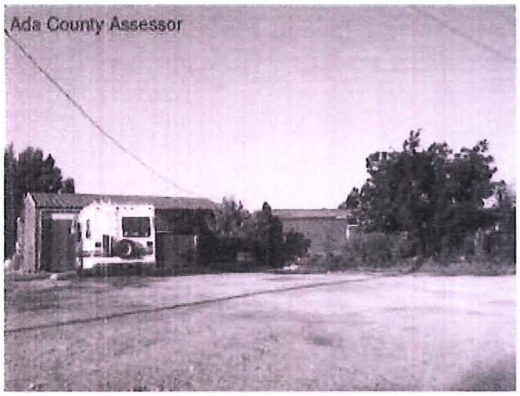
Parcel ID:	S1323212800
Property Addr:	1299 N School Ave Kuna ID 83634 - 1215
Property Type:	Residential

Owner Information

Owner Name:	Associated Pacific Movers Inc
Second Owner:	
Mail Addr:	12348 W Franklin Rd Boise ID 83709 - 0002

Assessor Information

Legal Desc:	PAR #2800 OF NE4NW4 SEC 23 2N 1W #212950-S
Subdivision:	2n 1w 23
Lot/Block:	
Twn/Rng/Sec:	02N / 01W / 23
Acres:	1.66
Irrigation Dist:	BOISE-KUNA IRR
Tax Code Area:	239
2021 Levy Rate:	0.0068
Zoning:	Ada County-R4
Homeowner Exemption:	



Treasurer Information

Year:	2019	**Tax:**	$808.02
Year:	2020	**Tax:**	$762.82
Year:	2021	**Tax:**	$1,810.36

Assessor Categories

Year	Cat.	Description	Acres	Value
2021	480	MFG CNVRT TO REAL PROP		$105,300.00
2021	120	RESIDENTIAL TRACT	1.66	$161,300.00
		Totals:	1.66	$266,600.00

Land Information

Residential Acres:	1.66	**Commercial Acres:**		**Other Acres:**		**Street:**	
Water Source:		**Sewer:**	Unknown	**Sidewalks:**	No	**Curbs and Gutters:**	No
View:		**Water Influence:**		**Corner:**	No	**Utilities:**	
Topography:		**Recreation:**					

Transfer Information

Rec. Date:	12/18/2020	**Sale Price:**		**Doc Num:**	175655	**Doc Type:**	Deed
Owner:	Associated Pacific Movers Inc			**Grantor:**	NICHOLAS RALPH L		
Orig. Loan Amt:				**Title Co:**	TITLEONE BOISE		
Finance Type:		**Loan Type:**		**Lender:**			

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

FORM No. 321—WARRANTY DEED—Idaho. STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

66 1379

THIS INDENTURE, made this 2nd *day of* March *, 19* 70 *,*
between Rupert W. Summit and Hannah G. Summit, husband and wife
of Kuna *, County of* Ada *, State of* Idaho *,*
the party of the first part and Willard L. Shrum and Hazel R. Shrum, husband and wife
of Kuna *, County of* Ada *, State of* Idaho *,*
the party of the second part,

WITNESSETH, that the said party of the first part, for and in consideration of the sum of Ten Dollars and other valuable considerations DOLLARS
lawful money of the United States of America
to party of the first part in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained, sold, and by these presents, does grant, bargain, sell and convey and confirm unto the said party of the second part, and to party of the second part's heirs and assigns, forever, all the following described real estate situated in Section 23 *, County of* Ada *,*
State of Idaho, to-wit:

Beginning at the Northeast corner of the Northeast Quarter of the Northwest Quarter of Section 23, Township 2 North, Range 1 West of the Boise Meridian, thence South 0°00' on the quarter line toward the center of said Section 788.00 feet, thence South 90°00' West 16.50 feet to the true point of beginning, thence continuing South 0°00' on the county road right of way 100.00 feet, thence South 90°00' West 264.82 feet, thence North 0°00' 228.00 feet, thence North 90°00' East 56.86 feet, thence South 43°31'10" East 112.01 feet, thence South 70°19'40" East 138.94 feet to the true point of beginning. Ada County, Idaho

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, and rents, issues and profits thereof; and all estate, right, title and interest in and to the said property, as well in law as in equity, of the said party of the first part,

TO HAVE AND TO HOLD, all and singular the above mentioned and described premises together with the appurtenances unto the party of the second part, and to party of the second part's heirs and assigns forever. And the said party of the first part, and said party of the first part's heirs shall and will warrant and by these presents forever defend the said premises in the quiet and peaceable possession of the said party of the second part, and party of the second part's heirs and assigns, against the said party of the first part, and party of the first part's heirs, and against all and every person and persons whomsoever, lawfully claiming or to claim the same.

In construing this deed and where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the said party of the first part hereunto has set his hand.

Rupert W. Summit
Hannah G. Summit

STATE OF IDAHO, } ss.
County of Ada

On this 2nd *day of* March *in the year 19* 70 *, before me*
Henrietta Young *, a Notary Public in and for said State, personally appeared*
Rupert W. Summit and Hannah G. Summit, Hunsband and Wife

(SEAL)

known to me to be the person s *whose name* s *subscribed to the within instrument, and acknowledged to me that* they *executed the same.*

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Henrietta Young
Notary Public for the State of Idaho
Residing at Kuna *, Idaho.*

No. 66 1379

WARRANTY DEED
(FORM No. 321)

Rupert W. Summit et ux
TO
Willard L. Shrum et ux

Dated , 19

STATE OF IDAHO, } ss.
County of Ada

I hereby certify that this instrument was filed for record at request of Capitol Title Co.
at 58 *minutes past* 12 *o'clock* P *M., this* 28 *day of* April *, 19*70*, in my office, and duly entered in Book* of *at page*

Ex-Officio Recorder.
By *Deputy.*
Fees, $ 2.00

Mail to Shrums

AFTER RECORDING RETURN TO

QUITCLAIM DEED 7710754

For Value Received WILLARD L. SHRUM and HAZEL R. SHRUM, husband and wife 396 1606

do hereby convey, release, remise and forever quit claim unto

RUPERT W. SUMMIT and HANNAH G. SUMMIT, husband and wife

whose current address is

the following described premises, to-wit:

Beginning at the Northeast corner of the NE¼ of the NW¼ of Section 23, Township 2 North, Range 1 West of the Boise Meridian; thence South 0°00' on the quarter line toward the center of said Section, 788.00 feet; thence South 90°00' West 16.50 feet to the true point of beginning; thence continuing South 0°00" on County road right-of-way, 100.00 feet; thence South 90°00' West, 264.82 feet; thence North 0°00' 228.00 feet; thence North 90°00' East 56.86 feet; thence South 43°31'10" East 112.01 feet; thence South 70°19'40" East 138.94 feet to the true point of beginning.

together with their appurtenances.

Dated: November 16, 1976

Willard L Shrum

Hazel R. Shrum

STATE OF IDAHO, COUNTY OF Ada

On this day of , 19 , before me, a notary public in and for said State, personally appeared Willard L. Shrum and Hazel R. Shrum, husband and wife

known to me to be the person S whose name S are subscribed to the within instrument, and acknowledged to me that they executed the same.

Notary Public

Residing at Idaho, Idaho

Comm. Expires 6-1-80

Ada County, Idaho, ss.
Request of Cazel Palmer
TIME 2:05 P M.
DATE 3-14-77
CLARENCE A. PLANTING
RECORDER
By J E Nichols Deputy
Fee 9.00

Furnished by the AMERICAN LAND TITLE CO., Pocatello, Idaho

7710755

WARRANTY DEED

306 1607

For Value Received RUPERT W. SUMMIT and HANNAH G. SUMMIT, husband and wife

the grantor S, do hereby grant, bargain, sell and convey unto

WILLARD L. SHRUM and HAZEL R. SHRUM, husband and wife

whose current address is

the grantee S, the following described premises, in.....Ada.....County Idaho, to wit:

Beginning at the Northeast corner of the NE¼ of the NW¼ of Section 23, Township 2 North, Range 1 West of the Boise Meridian; thence South 0°00' on the quarter line toward the center of said Section, 786.00 feet to the true point of beginning; thence continuing South 0°00" 100.00 feet; thence South 90°00' West, 264.82 feet; thence North 0°00' 228.00 feet; thence North 90°00" East 56.86 feet; thence South 43°31'10" East, 112.01 feet; thence South 70°19'40" East, 138.94 feet to the true point of beginning.

EXCEPT road rights-of-way.

THIS WARRANTY DEED IS BEING RE-RECORDED TO CORRECT THE LEGAL DESCRIPTION IN WARRANTY DEED #740212

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee S, their heirs and assigns forever. And the said Grantor S do hereby covenant to and with the said Grantee s, that they are the owner s in fee simple of said premises; that they are free from all incumbrances

and that t hey will warrant and defend the same from all lawful claims whatsoever.

Dated: October 28, 1976

R W Summit

Hannah G Summit

STATE OF IDAHO, COUNTY OF Ada

On this 11 day of March, 19 77, before me, a notary public in and for said State, personally appeared Rupert W. Summit and Hannah G. Summit, husband and wife

known to me to be the persons whose name s are subscribed to the within instrument, and acknowledged to me that executed the same.

Anna M. Knox

Notary Public

Residing at Kuna, Idaho

Comm. Expires 6-1-80

Ada County, Idaho, 3:05 P.M.
Request of Carl Palmer
TIME 3:05 P.M.
DATE 3-14-77
CLARENCE A. PLANTING
RECORDER
By E. Nichols
Deputy
Fee $1.00

Furnished by the AMERICAN LAND TITLE CO., Pocatello, Idaho

LAWYERS TITLE CO. of IDAHO

FA-52361

8057112

WARRANTY DEED

528 689

For Value Received R.W. SUMMIT, also known as RUPERT W. SUMMIT, presumptively subject to the community interest of HANNAH G. SUMMIT

the grantors, do hereby grant, bargain, sell and convey unto GLEN L. PALMER and BARBARA M. PALMER, husband and wife, whose address is 1842 So. Decatur, Denver, Colorado 80219

the grantees, the following described premises, in Ada County Idaho, to wit:

A portion of the Northwest quarter of Section 23, Township 2 North, Range 1 West, Boise-Meridian, Ada County, Idaho, being more particularly described as follows:

Beginning at the Northeast corner of the Northwest quarter of Section 23, Township 2 North, Range 1 West, Boise-Meridian; thence
South on the quarter line 1,320 feet; thence
West 168 feet to the REAL POINT OF BEGINNING; thence
West 327 feet; thence
North 222 feet; thence
East 327 feet; thence
South 222 feet to the POINT OF BEGINNING.

EXCEPT ditch and road rights-of-way.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantees, their heirs and assigns forever. And the said Grantors do hereby covenant to and with the said Grantees, that they are the owners in fee simple of said premises; that they are free from all encumbrances except current years taxes; U. S. patent reservations, irrigation district assessments, subdivision restrictions and public utility easements

and that they will warrant and defend the same from all lawful claims whatsoever.

Dated: December 4, 1980

Rupert W. Summit
RUPERT W. SUMMIT

Hannah G. Summit
HANNAH G. SUMMIT

STATE OF IDAHO, COUNTY OF ADA
On this 4th day of December, 1980, before me, a notary public in and for said State, personally appeared

RUPERT W. SUMMIT AND
HANNAH G. SUMMIT

known to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

Notary Public
Residing at Meridian, Idaho
Comm. Expires: 7/22/83

STATE OF IDAHO, COUNTY OF Ada
I hereby certify that this instrument was filed for record at the request of FIRST AMERICAN TITLE CO.
at 00 minutes past 8 o'clock A.M., this 5th day of Dec 19 80, in my office, and duly recorded in Book of Deeds at page
INSTRUMENT No

JOHN BASTIDA
Ex-Officio Recorder
By Deputy.

Fees $
Mail to: 2

First American Title Company of Idaho

1288000769

Title File No.: BT-B91-8763

WARRANTY DEED

FOR VALUE RECEIVED GLEN L. PALMER and BARBARA M. PALMER, husband and wife

GRANTOR(s), does(do) hereby GRANT, BARGAIN, SELL and CONVEY unto

BUSINESS MANAGEMENT ENTERPRISES, INC., an Idaho Corporation

GRANTEE(S), whose current address is P.O. Box 15312, Boise, ID 83715 the following described real property in Ada County, State of Idaho, more particularly described as follows, to wit:

A portion of the Northwest quarter of Section 23, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho, being more particularly described as follows:

Beginning at the Northeast corner of the Northwest quarter of Section 23, Township 2 North, Range 1 West, Boise Meridian; thence
South on the quarter line 1,320 feet; thence
West 168 feet to the REAL POINT OF BEGINNING; thence
West 327 feet; thence
North 222 feet; thence
East 327 feet; thence
South 222 feet to the POINT OF BEGINNING.

EXCEPT ditch and road rights-of-way.

TOGETHER WITH as easement for ingress and egress which measures 50 feet by 495 feet and more particularly described in document recorded September 26, 1986, as Instrument No. 8551100, records of Ada County, Idaho.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), and Grantee(s) heirs and assigns forever. And the said Grantor(s) does(do) hereby covenant to and with the said Grantee(s), that Grantor(s) is/are the owner(s) in fee simple of said premises, that said premises are free from all encumbrances, EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee(s), and subject to reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and general taxes and assessments, (including irrigation and utility assessments, if any) for the current year, which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

Dated: March 25, 1991

Glen L. Palmer

Barbara M. Palmer

STATE OF COLORADO, County of DENVER, ss

On this 27th day of March in the year of 1991 before me, the undersigned, a Notary Public in and for said State, personally appeared GLEN L. PALMER AND BARBARA M. PALMER known or identified to me to be the person whose name subscribed to the within instrument, and acknowledged to me that they executed the same.

Signature:

Name: MELVA A. CHRISTENSEN (type or print)

Residing at: 621-17th St Suite 1010 Denver CO 80293

My commission expires: 2/1/92

9116028

ADA COUNTY, ID. FOR BOISE TITLE & ESCROW
J. DAVID NAVARRO
RECORDER BY BBelveal
300

'91 MAR 29 PM 4 47

Deputy.
Fee $
Mail to:

Boise Title & Escrow, Inc.

ADA COUNTY RECORDER
J. DAVID NAVARRO
BOISE, IDAHO

1999 NO 30 PM 12:10

RECORDED - REQUEST OF
FEE 6.00 DEPUTY

99114601

STEWART TITLE 99114601

QUIT CLAIM DEED. THIS IS BEING RECORDED TO CORRECT THE GRANTOR NAME IN QUIT CLAIM DEED RECORDED AS INSTRUMENT NO. 99091905.

The GRANTOR, Business Management Enterprises, Inc., an Idaho Corporation, for and in consideration of ($1.00), one dollar in hand paid, and other valuable consideration, conveys and quit claims to BARBARA I NICHOLAS, GRANTEE, the right, title, and interest, which GRANTOR may have in the following described real estate:

Parcel 2800 of NE4NW4 Sec 23 2N 1W #212950-S #9116028 02N01W232800 which is known as 1299 N. School Ave, Kuna, Ada County, Idaho.

MORE PARTICULARLY DESCRIBED AS ATTACHED HERETO.

The GRANTEE, Barbara I Nicholas, hereby agrees to abide by the retirement agreement executed between Business Management Enterprises, Inc., and R. L. Nicholas concerning the above referenced property, a copy of which is attached.

Signed at Boise, Idaho this 18 -day of Nov. 1999

Business Management Enterprises, Inc.

Scott Nicholas
Scott Nicholas, President

Robert W. Thompson
Robert W. Thompson, Sect.

Barbara I Nicholas
Barbara I Nicholas

State of Idaho, County of Ada

On this day personally appeared before me BME, inc, personally known to me to be the individual described, and who executed the foregoing instrument, and acknowledged that they signed the same as their own voluntary act and deed, for the uses and purposes therein described.

Given under my hand and official seal on this 18 day of November 1999

Kathleen A. Howerton
NOTARY PUBLIC
STATE OF IDAHO

My commission expires 10/19/2000

LEGAL DESCRIPTION

Order Number: ***99006076***

A PORTION OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN, ADA COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP NORTH, RANGE 1 WEST, BOISE MERIDIAN; THENCE
SOUTH ON THE QUARTER LINE 1,320 FEET; THENCE
WEST 168 FEET TO THE REAL POINT OF BEGINNING; THENCE
WEST 327 FEET; THENCE
NORTH 22 FEET; THENCE
EAST 327 FEET; THENCE
SOUTH 222 FEET TO THE POINT OF BEGINNING.

EXCEPT DITCH AND ROAD RIGHTS-OF-WAY

TOGETHER WITH AS EASEMENT FOR INGRESS AND EGRESS WHICH MEASURES 50 FEET BY 495 FEET AND MORE PARTICULARLY DESCRIBED IN DOCUMENT RECORDED SEPTEMBER 26, 1986, AS INSTRUMENT NO. 8551100, RECORDS OF ADA COUNTY, IDAHO.

ADA COUNTY RECORDER Phil McGrane
BOISE IDAHO Pgs=2 ANGIE STEELE
TITLEONE BOISE

2020-175655
12/18/2020 02:44 PM
$15.00

TitleOne
a title & escrow co.

Order Number: 20394547

Warranty Deed

For value received,

Ralph Lawrence Nicholas, aka Ralph L. Nicholas, an unmarried man

the grantor, does hereby grant, bargain, sell, and convey unto

Associated Pacific Movers, Inc., an Idaho corporation

whose current address is 12348 W. Franklin Rd Boise, ID 83709

the grantee, the following described premises, in Ada County, Idaho, to wit:

Parcel I

A portion of the Northwest quarter of Section 23, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho, being more particularly described as follows:

Beginning at the Northeast corner of the Northwest quarter of Section 23, Township 2 North, Range 1 West, Boise Meridian; thence
South on the quarter line 1320 feet; thence
West 168 feet to the Real Point of Beginning; thence
West 327 feet; thence
North 222 feet; thence
East 327 feet; thence
South 222 feet to the Point of Beginning.

Parcel II

Together with an easement for ingress and egress which measures 50 feet by 495 feet and more particularly described in document recorded September 26, 1986 as Instrument No. 8551100, records of Ada County, Idaho.

To have and to hold the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances except those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee; and subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.

Dated: December 17, 2020

Ralph Lawrence Nicholas

Ralph Lawerence Nicholas by Luana Nicholas Attorney in Fact

Ralph Lawerence Nicholas by Lonni Hale Attorney in Fact

State of Idaho, County of Ada, ss.

On this 17th day of December in the year of 2020, before me, the undersigned, a Notary Public in and for said State, personally appeared Luana Nicholas known or identified to me to be the person whose name is subscribed to the within instrument, as the attorney-in-fact of Ralph Lawrence Nicholas, and acknowledged to me that she subscribed the name of Ralph Lawrence Nicholas, thereto as Principal, as Attorney-In-Fact.

Notary Public
My Commission Expires: July 18, 2024
(seal)

JAMES ALLEN
COMMISSION # 20181498
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 7-18-2024

State of Idaho, County of Ada, ss.

On this 17th day of December in the year of 2020, before me, the undersigned, a Notary Public in and for said State, personally appeared Lonni Hale known or identified to me to be the person whose name is subscribed to the within instrument, as the attorney-in-fact of Ralph Lawrence Nicholas, and acknowledged to me that she subscribed the name of Ralph Lawrence Nicholas, thereto as Principal, as Attorney-In-Fact.

Notary Public
My Commission Expires: July 18, 2024
(seal)

JAMES ALLEN
COMMISSION # 20181498
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 7-18-2024

Troy Behunin

From: Troy Behunin
Sent: Thursday, October 27, 2022 10:37 AM
To: 'Ada County Highway District'; Adam Ingram; Bobby Withrow; 'Boise Project Board of Control'; Boise-Kuna Irri. Dist.; 'Brent Moore (Ada County)'; Catherine Feistner; 'Central District Health Department '; 'Chief Fratusco'; COMPASS; Danielle Horras; 'DEQ'; 'Eric Adolfson'; Erika Olvera; gashley@boiseproject.org; 'Idaho Power Easements'; 'Idaho Power Easements 2'; 'Intermountain Gas'; 'ITD Vincent Trimboli'; 'J&M Sanitation'; 'Krystal Hinkle'; 'Leon Letson (Ada County)'; 'Marc Boyer (Kuna Postmaster)'; 'Nampa Meridian Irrigation District '; 'New York Irrigation'; 'Paris Dickerson'; Paul Stevens; PWoffice; 'Robbie Reno'; Scott FCCNWI; 'Stacey Yarrington (Ada County)'; TLawrence Kuna Fire; USPS; gashley@boiseproject.org; Doug Hanson
Subject: 1299 N. School Ave. Annexation Request for Official Comments

Categories: Important, Agency Comments

Morning Greetings Everyone,
Please find the request for formal comments below for a new proposal in the City of Kuna.

Agency Transmittal - October 27, 2022

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

CASE NUMBER(S):	22-09-AN (Annexation) and 22-04-LS (Lot Split), for **1299 N School Avenue**.
PROJECT DESCRIPTION	Applicant requests to Annex approximately 1.66 acres into the City of Kuna and requests the R-4 (Medium Density Residential) zone. Applicant desires to split the existing lot into two (2) lots, for a total of two (2) new lots (APN S1323212800).
SITE LOCATION(S)	The site is located near the SWC of Deer Flat Road and School Avenue, Kuna, Idaho.
REPRESENTATIVE	**Jason Rutherford** 4606 Quail Ln. Ontario, OR 97914 208.869.8452 jasonlretherford@gmail.com
SCHEDULED HEARING DATE	Tuesday, **January 24, 2023,** at 6:00 PM, Kuna City Hall Council Chambers, 751 W 4th Street, Kuna, ID 83634
STAFF CONTACT	Troy Behunin Senior Planner TBehunin@kunaid.gov
PROJECT PACKET LINK	http://kunacity.id.gov/DocumentCenter/View/8256/1299-N-School-Avenue-Annex

Click the link in the *Project Packet Link* Box – Either hover and <***CLICK***>, or hold the Ctrl and <***CLICK***>.
Please let us know if you have any questions or, if you need additional information.
Thanks and have a GREAT day.
Troy

Troy Behunin
Senior Planner
City of Kuna
751 W. 4th Street
Kuna, ID 83634
TBehunin@KunaId.Gov

CONFIDENTIALITY NOTICE
This e-mail and any attachments may contain confidential or privileged information. If you are not the intended recipient, you are not authorized to use or distribute any information included in this e-mail or its attachments. If you receive this e-mail in error, please delete it from your system and contact the sender.

CITY OF KUNA
P.O. BOX 13
KUNA, ID 83634
www.kunacity.id.gov

Catherine Feistner, E.I.T.
Assistant Kuna City Engineer

Brady Barroso
Engineering Technician I

MEMORANDUM

To:	**Doug Hanson**	**- Planning and Zoning Director**
From:	**Brady Barroso**	**- Engineering Technician I**
	Catherine Feistner	**- Assistant City Engineer**
Date:	**13 January 2023**	
RE:	**Public Works Comments**	
	1299 N School Ave, 22-09-AN (Annexation), 22-04-LS (Lot Split)	

The 1299 N School Ave property, 22-09-AN, 22-04-LS, annexation and lot split request dated 26 October 2022 has been reviewed. The applicant wishes to annex with a City of Kuna (City) R-4 (Low Density Residential) zone. These comments apply to the application as they affect public works infrastructure. Review of civil design drawings is accomplished separately, when received.

This project is located within the Danskin lift station basin which currently does not have capacity. The applicant shall purchase a prepaid sewer EDU from a willing seller for connection to City services. Prior to applying for building permits, the applicant shall provide Public Works with a civil utility plan for the potential lot split. A sewer inspection paid by the applicant shall be performed to determine if the property is connected to City services. Public Works can support approval of this application, contingent that a prepaid EDU is purchased.

Comments may be expanded or refined in connection with the future land-use actions.

1) General

a) The applicant requests approximately 2 acres to be annexed into the City of Kuna with an intent of R-4 zoning designation upon annexation.
b) Equivalent dwelling Units (EDU's) are reckoned at approximately 3.18 people per household. The resultant projected population for this lot split is approximately 6.
c) All positional information shall be from the most recent state plane coordinate system.
d) Provide engineering certification on all final engineering drawings.
e) No building permits will be issued and no construction can begin without adequate fire protection.

2) Right-of-Way

a) Sufficient right-of-way for existing and future classified streets shall be provided pursuant to City & ACHD standards.
b) Approaches onto classified streets must comply with ACHD approach policies.
c) All street construction must meet or exceed City of Kuna and ACHD development standards.
d) All City mainlines crossing proposed lots or located on the backs or sides of lots shall have easements that allow the City of Kuna to access and maintain the utilities.
e) The KRFD Deputy Fire Marshal, or representative, must approve fire/public safety access to the subdivision.
f) Roads must continue to and through to the next road connection to promote connectivity throughout the City.

3) Sanitary Sewer Connection

a) The applicant's property is potentially connected to City services. A sewer inspection shall be performed to determine if and where the property is connected to City services.
b) City code 5-16-3-B.2 states public sewer utilities shall be extended to each parcel when sewer is available within three hundred (300) feet of the parcels.
c) Existing sewage treatment facilities (septic tank and drain field) must be decommissioned in accordance with Idaho Department of Environmental Quality (DEQ) requirements. Documentation shall be provided to the City of Kuna.
d) Sewer must provide connectivity for surrounding developments.
e) No cleanouts are permitted at the end of runs in lieu of manholes per Kuna City Code 6-4-2-B.14.
f) All sewer infrastructure must meet or exceed City of Kuna requirements.
g) Sewer connection fees apply to each lot containing a home or other facility.
h) This application shall conform to the sewer masterplan as applicable. The sewer master plan specifies minimum pipe sizes and supports the "to and through" utility policy.

4) Potable Water Connection

a) The applicant's property is potentially connected to City services. The closest connection to potable water is located in N School Ave.
b) City code 5-16-3-B.2 states public water utilities shall be extended to each parcel when water is available within three hundred (300) feet of the parcels. It is expected the applicant will connect to City water services, in accordance with the City's "to and through" policy in Kuna City Code 6-4-2.
c) All existing wells shall be abandoned in accordance with Idaho Department of Water Resources (IDWR) requirements. Documentation shall be provided to the City of Kuna.
d) This application shall conform to the water masterplan and all water infrastructure must meet or exceed City of Kuna requirements.
e) Water connection fees apply to each lot containing a home or other facility.

5) Pressurized Irrigation

a) The applicant's property is not connected to City services. Connection to City services shall be coordinated with the City. The closest connection to pressurized irrigation is located to the south of the property.
b) Relying on municipal drinking water for irrigation purposes is contrary to City Code 6-4-2-B.9.

c) All pressurized irrigation infrastructure shall meet or exceed City of Kuna standards.
d) Existing irrigation ditches (supply & drain) must be relocated as needed and as approved by the irrigation ditch company/users.
e) Surface water rights shall be transferred to the City prior to the completion of the final plat.

6) Grading and Storm Drainage

a) Provide a grading and drainage plan which supports and maintains all upstream drainage rights and all downstream irrigation delivery rights as they presently exist for this property.
b) The City of Kuna relies on the ACHD Stormwater Policy Manual to establish the requirements for design of private storm water disposal systems.
c) Verify that existing and proposed elevations match at property boundaries such that a slope burden is not imposed on adjacent properties. Slopes shall not be steeper than 3:1 on lots adjacent to a street or common lot and no steeper than 4:1 for lots with common rear lot lines.
d) Runoff from public right-of-way is regulated by ACHD. On site storm water retention shall be reviewed in conjunction with the City's Civil Engineering Construction Improvements Review. Provide a storm water disposal & treatment plan which accounts for increased on-site storm water runoff volumes. Provide detailed drawings of drainage & treatment facilities with supporting calculations for review and approval.
e) Sidewalks, curb and gutter, street widening and any related storm drainage facilities, consistent with city code and policies, shall be provided in connection with property development.

7) As-Built Drawings

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

8) Exhibits

a) No maps are included to support Public Works comments.

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

November 18, 2022

To: Ali Spencer, via email
Associated Pacific Movers
12348 W. Franklin Road
Boise, ID 83709

Subject: KUNA22-0025/ 22-09-AN/ 22-04-LS
1299 N. School Avenue
Annexation and Lot Split

The applicant is requesting annexation and a lot split to create two lots on 1.6-acres to allow for the construction of a single family residence. The existing home is proposed to remain.

A. Findings of Fact

1. Private Road/Driveways

1.1 School Avenue

a. Existing Conditions: There is an existing private road/drive aisle that intersects School Avenue located 363-feet north of Gold Street that provides access to this site and one other parcel. There is an existing street sign installed for this private road.

There is an existing recorded easement agreement granting access to the private road/drive aisle for present and future land owners abutting the private road (attachment 3).

b. Policy:

Private Road Policy: District policy 7212.1 states that the lead land use agencies in Ada County establish the requirements for private streets. The District retains authority and will review the proposed intersection of a private and public street for compliance with District intersection policies and standards. The private road should have the following requirements:

- Designed to discourage through traffic between two public streets,
- Graded to drain away from the public street intersection, and
- If a private road is gated, the gate or keypad (if applicable) shall be located a minimum of 50-feet from the near edge of the intersection and a turnaround shall be provided.

Access Policy: District Policy 7205.4.1 states that all access points associated with development applications shall be determined in accordance with the policies in this section and Section 7202. Access points shall be reviewed only for a development application that is being considered by the lead land use agency. Approved access points may be relocated and/or restricted in the future if the land use intensifies, changes, or the property redevelops.

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

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

Successive Driveways: District policy 7206.4.5 Table 1, requires driveways located on collector roadways with a speed limit of 25 MPH and daily traffic volumes less than 100 VTD to align or offset a minimum of 150-feet from any existing or proposed driveway.

Driveway Width Policy: District policy 7206.4.6 restricts high-volume driveways (100 VTD or more) to a maximum width of 36-feet and low-volume driveways (less than 100 VTD) to a maximum width of 30-feet. Curb return type driveways with 30-foot radii will be required for high-volume driveways with 100 VTD or more. Curb return type driveways with 15-foot radii will be required for low-volume driveways with less than 100 VTD.

Driveway Paving Policy: Graveled driveways abutting public streets create maintenance problems due to gravel being tracked onto the roadway. In accordance with District policy, 7206.4.6, the applicant should be required to pave the driveway its full width and at least 30-feet into the site beyond the edge of pavement of the roadway and install pavement tapers in accordance with Table 2 under District Policy 7206.4.6.

c. **Applicant's Proposal:** The applicant is proposing to use the existing private road/drive aisle that intersects School Avenue located 363-feet north of Gold Street for access to the site.

d. **Staff Comments/Recommendations:** The applicant's proposal to use the existing private road/drive aisle that intersects School Avenue located 363-feet north of Gold Street meets District policy and should be approved.

Consistent with District Paving policy, the applicant should be required to pave the private road/drive aisle its full width and at least 30-feet into the site beyond the edge of pavement of School Avenue.

Street name and stop signs are required for the private road. The signs may be ordered through the District. Verification of the correct, approved name of the road is required.

ACHD does not make any assurances that the private road, which is a part of this application, will be accepted as a public road if such a request is made in the future. Substantial redesign and reconstruction costs may be necessary in order to qualify this road for public ownership and maintenance.

The following requirements must be met if the applicant wishes to dedicate the roadway to ACHD:

- Dedicate a minimum of 50-feet of right-of-way for the road.
- Construct the roadway to the minimum ACHD requirements.

- Construct a stub street to the surrounding parcles.

B. Site Specific Conditions of Approval

1. Pave the private road/drive aisle that intersects School Avenue located 363-feet north of Gold Street its full width and at least 30-feet into the roadway beyond the edge of pavement of School Avenue.
2. Install a stop sign for the private road/drive aisle. The sign may be ordered though the District.
3. A Traffic Impact Fee will be assessed by ACHD and will be due prior to issuance of a building permit. Please contact the ACHD Planner (see below) for information regarding impact fees.
4. Submit civil plans to ACHD Development Services for review and approval. The impact fee assessment will not be released until the civil plans are approved by ACHD.
5. Comply with the Standard Conditions of Approval as noted below.

C. Traffic Information

Trip Generation

This development is estimated to generate 9 additional vehicle trips per day (9 existing); and 1 additional vehicle trips per hour in the PM peak hour (1 existing), based on the Institute of Transportation Engineers Trip Generation Manual, 11th edition.

Condition of Area Roadways: ***Traffic Count is based on Vehicles per hour (VPH)***

Roadway	Frontage	Functional Classification	PM Peak Hour Traffic Count	PM Peak Hour Level of Service
School Avenue	None	Collector	129	Better than "D"

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

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

- The average daily traffic count for School Avenue south of Deer Flat Road was 2,121 on June 9, 2021.

D. Attachments

1. Vicinity Map
2. Site Plan
3. Easement Agreement
4. Standard Conditions of Approval
5. Appeal Guidelines

If you have any questions, please feel free to contact me at (208) 387-6218.

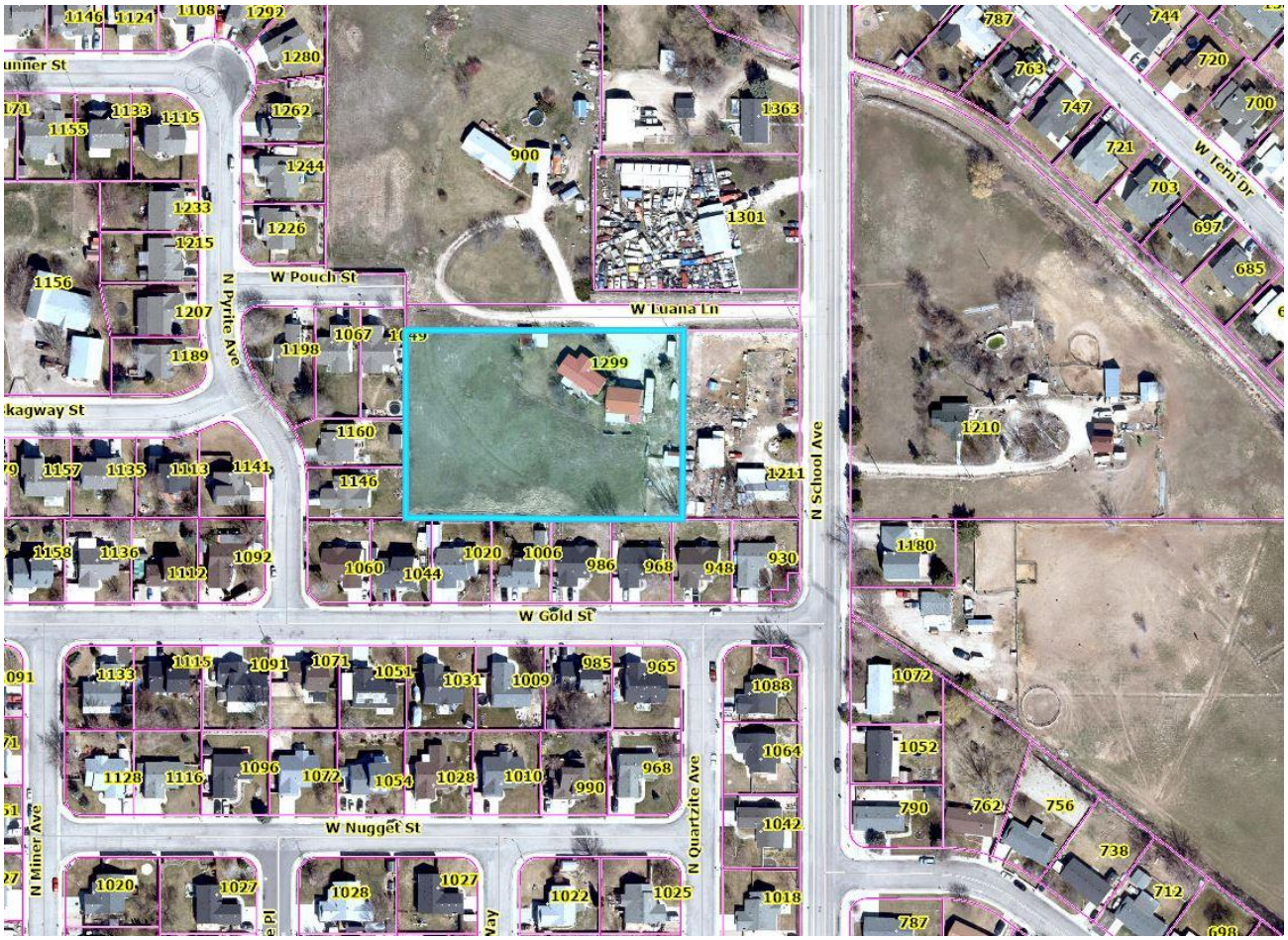
Sincerely,

Dawn Battles

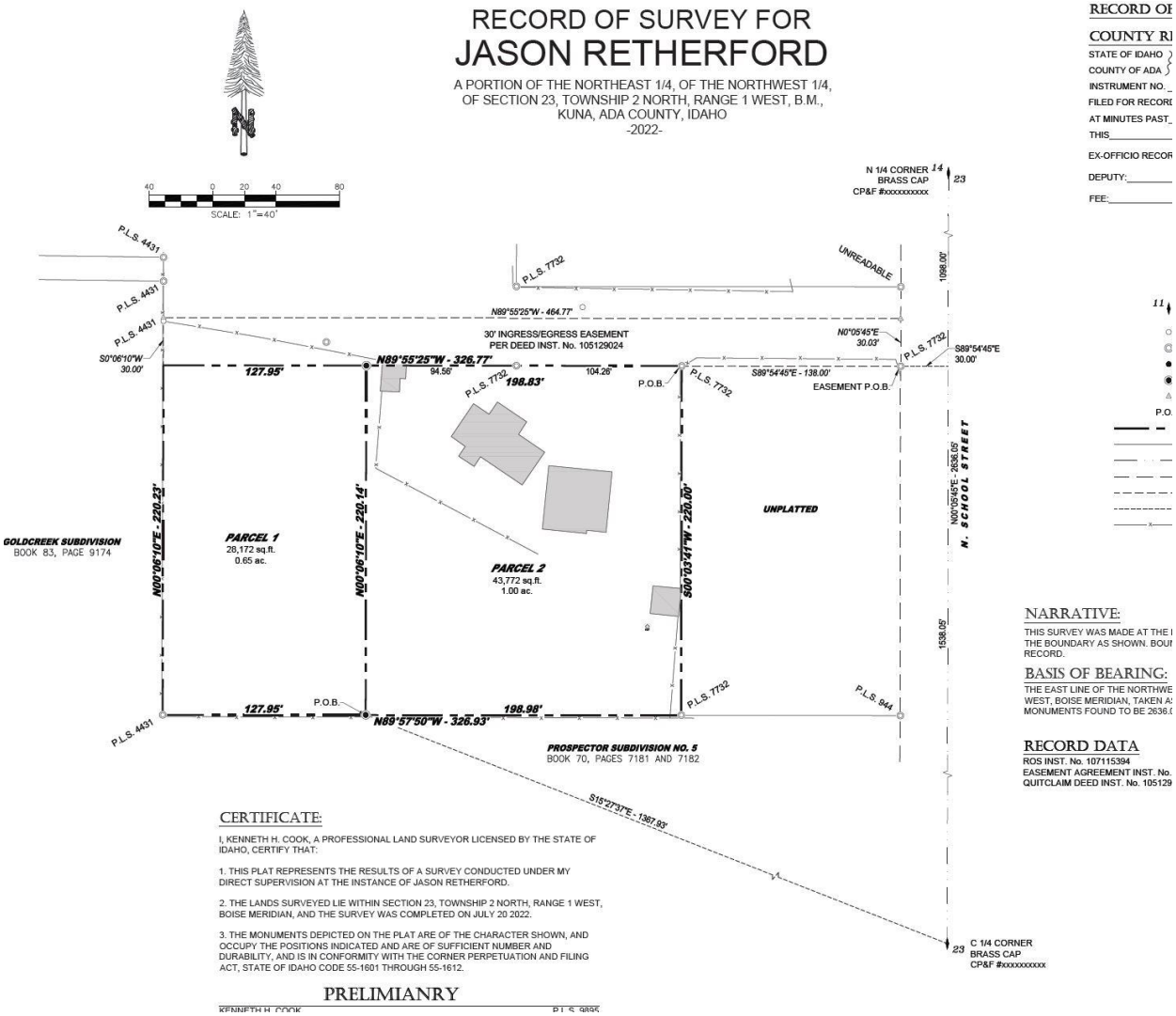
Dawn Battles
Senior Planner
Development Services

cc: City of Kuna (Troy Behunin), via email
Jason Retherford, via email

VICINITY MAP



SITE PLAN


RECORD OF SURVEY FOR
JASON RETHERFORD
A PORTION OF THE NORTHEAST 1/4, OF THE NORTHWEST 1/4,
OF SECTION 23, TOWNSHIP 2 NORTH, RANGE 1 WEST, B.M.,
KUNA, ADA COUNTY, IDAHO
-2022-
SCALE: 1"=40'
N 1/4 CORNER
BRASS CAP
CP&F #xxxxxxxxxx
UNREADABLE
1098.00'
N89°55'25"W - 464.77'
30' INGRESS/EGRESS EASEMENT
PER DEED INST. No. 105129024
N0°05'45"E
30.03'
S89°54'45"E
30.00'
S0°06'10"W
30.00'
N89°55'25"W - 326.77'
94.56'
104.26'
P.O.B.
S89°54'45"E - 138.00'
EASEMENT P.O.B.
127.95'
198.83'
GOLDCREEK SUBDIVISION
BOOK 83, PAGE 9174
PARCEL 1
28,172 sq.ft.
0.65 ac.
PARCEL 2
43,772 sq.ft.
1.00 ac.
UNPLATTED
N. SCHOOL STREET
N00°06'10"E - 220.23'
N00°06'10"E - 220.14'
S00°06'10"W - 220.00'
N00°05'45"E - 2636.05'
1538.05'
127.95'
P.O.B.
N89°57'50"W - 326.93'
198.98'
PROSPECTOR SUBDIVISION NO. 5
BOOK 70, PAGES 7181 AND 7182
S15°21'37"E - 1367.93'
C 1/4 CORNER
BRASS CAP
CP&F #xxxxxxxxxx
CERTIFICATE:
I, KENNETH H. COOK, A PROFESSIONAL LAND SURVEYOR LICENSED BY THE STATE OF IDAHO, CERTIFY THAT:
1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF JASON RETHERFORD.
2. THE LANDS SURVEYED LIE WITHIN SECTION 23, TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN, AND THE SURVEY WAS COMPLETED ON JULY 20 2022.
3. THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN, AND OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY, AND IS IN CONFORMITY WITH THE CORNER PERPETUATION AND FILING ACT, STATE OF IDAHO CODE 55-1601 THROUGH 55-1612.
PRELIMIANRY
KENNETH H. COOK
P.L.S. 9895
NARRATIVE:
BASIS OF BEARING:
RECORD DATA
ROS INST. No. 107115394
EASEMENT AGREEMENT INST. No.
QUITCLAIM DEED INST. No. 105129
RECORD OF
COUNTY R
STATE OF IDAHO
COUNTY OF ADA
INSTRUMENT NO.
FILED FOR RECORD
AT MINUTES PAST
THIS
EX-OFFICIO RECOR
DEPUTY:
FEE:

Standard Conditions of Approval

1. All proposed irrigation facilities shall be located outside of the ACHD right-of-way (including all easements). Any existing irrigation facilities shall be relocated outside of the ACHD right-of-way (including all easements).
2. Private Utilities including sewer or water systems are prohibited from being located within the ACHD right-of-way.
3. In accordance with District policy, 7203.6, the applicant may be required to update any existing non-compliant pedestrian improvements abutting the site to meet current Americans with Disabilities Act (ADA) requirements. The applicant's engineer should provide documentation of ADA compliance to District Development Review staff for review.
4. Replace any existing damaged curb, gutter and sidewalk and any that may be damaged during the construction of the proposed development. Contact Construction Services at 387-6280 (with file number) for details.
5. A license agreement and compliance with the District's Tree Planter policy is required for all landscaping proposed within ACHD right-of-way or easement areas.
6. All utility relocation costs associated with improving street frontages abutting the site shall be borne by the developer.
7. It is the responsibility of the applicant to verify all existing utilities within the right-of-way. The applicant at no cost to ACHD shall repair existing utilities damaged by the applicant. The applicant shall be required to call DIGLINE (1-811-342-1585) at least two full business days prior to breaking ground within ACHD right-of-way. The applicant shall contact ACHD Traffic Operations 387-6190 in the event any ACHD conduits (spare or filled) are compromised during any phase of construction.
8. Utility street cuts in pavement less than five years old are not allowed unless approved in writing by the District. Contact the District's Utility Coordinator at 387-6258 (with file numbers) for details.
9. All design and construction shall be in accordance with the ACHD Policy Manual, ISPWC Standards and approved supplements, Construction Services procedures and all applicable ACHD Standards unless specifically waived herein. An engineer registered in the State of Idaho shall prepare and certify all improvement plans.
10. Construction, use and property development shall be in conformance with all applicable requirements of ACHD prior to District approval for occupancy.
11. No change in the terms and conditions of this approval shall be valid unless they are in writing and signed by the applicant or the applicant's authorized representative and an authorized representative of ACHD. The burden shall be upon the applicant to obtain written confirmation of any change from ACHD.
12. If the site plan or use should change in the future, ACHD Planning Review will review the site plan and may require additional improvements to the transportation system at that time. Any change in the planned use of the property which is the subject of this application, shall require the applicant to comply with ACHD Policy and Standard Conditions of Approval in place at that time unless a waiver/variance of the requirements or other legal relief is granted by the ACHD Commission.

Request for Appeal of Staff Decision

1. **Appeal of Staff Decision:** The Commission shall hear and decide appeals by an applicant of the final decision made by the Development Services Manager when it is alleged that the Development Services Manager did not properly apply this section 7101.6, did not consider all of the relevant facts presented, made an error of fact or law, abused discretion or acted arbitrarily and capriciously in the interpretation or enforcement of the ACHD Policy Manual.

    a. Filing Fee: The Commission may, from time to time, set reasonable fees to be charged the applicant for the processing of appeals, to cover administrative costs.

    b. Initiation: An appeal is initiated by the filing of a written notice of appeal with the Secretary and Clerk of the District, which must be filed within ten (10) working days from the date of the decision that is the subject of the appeal. The notice of appeal shall refer to the decision being appealed, identify the appellant by name, address and telephone number and state the grounds for the appeal. The grounds shall include a written summary of the provisions of the policy relevant to the appeal and/or the facts and law relied upon and shall include a written argument in support of the appeal. The Commission shall not consider a notice of appeal that does not comply with the provisions of this subsection.

    c. Time to Reply: The Development Services Manager shall have ten (10) working days from the date of the filing of the notice of appeal to reply to the notice of the appeal, and may during such time meet with the appellant to discuss the matter, and may also consider and/or modify the decision that is being appealed. A copy of the reply and any modifications to the decision being appealed will be provided to the appellant prior to the Commission hearing on the appeal.

    d. Notice of Hearing: Unless otherwise agreed to by the appellant, the hearing of the appeal will be noticed and scheduled on the Commission agenda at a regular meeting to be held within thirty (30) days following the delivery to the appellant of the Development Services Manager's reply to the notice of appeal. A copy of the decision being appealed, the notice of appeal and the reply shall be delivered to the Commission at least one (1) week prior to the hearing.

    e. Action by Commission: Following the hearing, the Commission shall either affirm or reverse, in whole or part, or otherwise modify, amend or supplement the decision being appealed, as such action is adequately supported by the law and evidence presented at the hearing.

ADA COUNTY
DEVELOPMENT SERVICES

200 W. FRONT STREET, BOISE, IDAHO 83702-7300 PHONE (208) 287-7900
https://adacounty.id.gov/developmentservices FAX (208) 287-7909

BUILDING • COMMUNITY PLANNING • ENGINEERING & SURVEYING • PERMITTING

October 31, 2022

Troy Behunin
Kuna City Planning Department
PO Box 13
Kuna, ID 83634

RE: 22-05-AN, 22-04-LS/ 1299 N School Avenue/ Spencer Annexation

Troy,

The City of Kuna has requested feedback regarding the proposed annexation and lot split, which will allow for the development of two single-family lots, located at 1299 N School Avenue.

Ada County supports the annexation due to its compliance with the Kuna Comprehensive Plan, as adopted by the County, which designates the site as Medium Density Residential. The proposed R-4 (Medium density Residential) zone is compatible with this designation as it also allows for a residential density of up to six units per acre. The proposed annexation is also supported by the Ada County Comprehensive Plan as *Goal 2.2* calls for urban development to be directed to incorporated cities and Areas of City Impact where investments in urban services have already been made.

As the property is located within close proximity to Downtown Kuna, future residents will have nearby access to existing parks, schools, employment opportunities, and commercial services, and will help to support Kuna's Downtown businesses.

Please feel free to contact me with any questions.

Sincerely,

Stacey Yarrington

Stacey Yarrington
Community & Regional Planner
Ada County Development Services

RECEIVED
DEC 12 2022
CITY OF KUNA

Boise-Kuna Irrigation District

129 N. School Avenue
Kuna, ID 83634

Dave Reynolds, Director
Richard Durrant, Director
Dan Sheirbon, Director

Telephone (208) 922-5608
Fax (208) 922-5659

December 7, 2022

City of Kuna
Planning and Zoning Department
P.O. Box 13
Kuna, Idaho 83634

Re: Boise Kuna Irrigation District Board of Director's Review and Comment on Case Number 22-09-AN and 22-04-LS for 1299 N. School Avenue, Kuna

To Whom It May Concern:

At the November 1, 2022, regular board meeting of Boise Kuna Irrigation District ("BKID"), the Board of Directors reviewed and discussed the City of Kuna Planning and Zoning Ordinance Agency Transmittal as it relates to case number 22-09-AN and 22-04-LS. This case seeks the annexation of certain lands into the City of Kuna.

The Board has reviewed the location of the lands indicated by case number 22-09-AN and, based on the represented location of those lands, the Board has determined that those lands are within the boundaries of BKID and are entitled to BKID water.

As such, and by affirmative motion and vote by the Board on November 1, 2022, BKID approves the lands referred to in case number 22-09-AN for delivery of water by Kuna Municipal Irrigation System if the City of Kuna chooses to annex the water right into the Kuna Municipal Irrigation System by an Ordinance.

Sincerely,

Alicia Flavel
Secretary-Treasurer
On behalf of, and at the direction of the BKID Board

DAVID REYNOLDS
CHAIRMAN OF THE BOARD

DONALD BARKSDALE
VICE CHAIRMAN OF THE BOARD

ROBERT D. CARTER
PROJECT MANAGER

THOMAS RITTHALER
ASSISTANT PROJECT MANAGER

APRYL GARDNER
SECRETARY-TREASURER

MARY SUE CHASE
ASSISTANT SECRETARY-TREASURER

BOISE PROJECT BOARD OF CONTROL

(FORMERLY BOISE U.S. RECLAMATION PROJECT)

2465 OVERLAND ROAD
BOISE, IDAHO 83705-3155

OPERATING AGENCY FOR 167,000 ACRES FOR THE FOLLOWING IRRIGATION DISTRICTS

NAMPA-MERIDIAN DISTRICT
BOISE-KUNA DISTRICT
WILDER DISTRICT
NEW YORK DISTRICT
BIG BEND DISTRICT

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

RECEIVED
NOV 04 2022
CITY OF KUNA

1 November 2022

City of Kuna
P.O. Box 13
Kuna, Idaho 83634

RE: Associated Pacific Movers
1299 N School Ave. Kuna 83634
Boise-Kuna Irrigation District BK-366 A1
Summit 2.7 Lateral 21+60
Sec. 23, T2N, R1W, BM.

Troy Behunin, Senior Planner:

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

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

.

If you have any further questions or comments regarding this matter, please do not hesitate to contact me at (208) 344-1141.

Sincerely,

Thomas Ritthaler
Assistant Project Manager, BPBC

tbr/tr
cc: Clint McCormick — Watermaster, Div. 2 BPBC
Alicia Flavel — Secretary – Treasurer, BKID
File

CENTRAL DISTRICT HEALTH

Ada County Transmittal

Division of Community and Environmental Health

Return to:

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

Rezone/OTD # _____

Conditional/Accessory Use # _____

Preliminary / Final / Short Plat 22-04-LS

Development Name/Section 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. Before we can comment concerning individual sewage disposal, we will require more data concerning the depth of:
☐ high seasonal ground water ☐ waste flow characteristics
☐ bedrock from original grade ☐ other _____

☐ 5. This office may require a study to assess the impact of nutrients and pathogens to receiving ground waters and surface waters.

☐ 6. After written approvals from appropriate entities are submitted, we can approve this proposal for:
☐ central sewage ☐ community sewage system ☐ community water well
☐ interim sewage ☐ central water
☐ individual sewage ☐ individual water

☐ 7. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
☐ central sewage ☐ community sewage system ☐ community water
☐ sewage dry lines ☐ central water

☐ 8. Infiltration beds for storm water disposal are considered shallow injection wells. If they are not in the City of Boise or ACHD right-of-way, an application and fee per well, vicinity map and construction plans must be submitted to CDH.

☐ 9. If restroom or plumbing facilities are to be installed, then a sewage system MUST be installed to meet Idaho State Sewage Regulations.

☐ 10. An accessory use application, fee, detailed site plan and floor plans must be submitted to CDH for review.

☐ 11. Land development application, fee per lot, test holes and full engineering report is required.

☐ 12. CDH makes no guarantee a septic permit will be issued on the split off lot. A speculative site evaluation is recommended.

☐ 13. We will require plans be submitted for a plan review for any:
☐ food establishment ☐ swimming pools or spas ☐ child care center
☐ beverage establishment ☐ grocery store

☐ 14. _____

_____

_____

_____ Reviewed By: RobBoard Date: 11 / 1 / 22

KUNA RURAL FIRE DISTRICT
EST. 1951

150 W BOISE ST
PO Box 607
Kuna, ID 83634
PHONE: (208) 922-1144
FAX: (208) 922-1982

Date: 11/4/2022
From: Kuna Rural Fire District

Regarding: 22-04-LS (Lot Split)
1299 N School Avenue
Kuna, ID
Preliminary Comments

The Fire District can support the proposed (Lot Split) for 1299 N School Avenue with the following conditions. Final approval will require satisfactory final review and approval from the Fire District.

- Fire Apparatus Access:

  Overall roadway design shall include compliance with the 2018 IFC section 503 whereas fire apparatus shall be able to get within 150 feet of the furthest exterior portion of future structures. These service roadways or driveways shall be maintained unobstructed with an approved fire apparatus turn around if dead-end roadways exceed 150 feet. No Parking Fire Lane signs may be required where streets are less than 32 feet in width. Refer to IFC appendix "D103.6" for details.

- Fire Hydrants:

  At least one fire hydrant shall be available along approved service roadways and within 600 lineal feet of the furthest exterior portion of each future residential structure. Hydrants and fire flow shall be designed to meet the minimum requirements of IFC appendix B105 for one- and two-family dwellings.

Premises Identification:

- New buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address numbers shall be not less than 4 inches high with a minimum stroke of ½ inch. Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other means shall be used to identify the structure. (IFC 505.1)

Regards,

Kuna Rural Fire District
Kuna, ID 83634
1.208.922.1144 (main)

21880 319449
1 KUNA, CITY OF

P.O. BOX 13
KUNA, ID 83634

LEGAL NOTICE

Case No. 22-09-AN (Annexation), for 1299 N School Ave.

NOTICE IS HEREBY GIVEN the P&Z Commission is scheduled to hold a public hearing on **Tuesday, January 24, 2023, at 6:00 PM,** (or as soon as can be heard); in City Hall Council Chambers, 751 W 4th Street, Kuna, ID, 83634, in connection with a request to Annex approximately 1.66 acres into the City of Kuna and requests the R-4 zone. Applicant desires to split the existing lot into two (2) lots, for a total of two (2) new lots (APN S1323212800).

Please do not contact the Commission, City Council, or Mayor as this may jeopardize the public hearing process. The public is invited to provide written or oral testimony. If you require special accommodations, or would like additional information please contact P&Z Department prior to the meeting at (208) 922-5274.

Kuna P&Z Department

January 4, 2023 319449

AD# 319449

AFFIDAVIT OF PUBLICATION STATE OF IDAHO

County of Ada

SHARON JESSEN
of the State of Idaho, being of first duly sworn, deposes and says:

1. That I am a citizen of the United States, and at all times hereinafter mentioned was over the age of eighteen years, and not a party to the above entitled action.
2. That I am the Principle Clerk of the Kuna Melba News, a weekly newspaper published in the State of Idaho; that the said newspaper is in general circulation in the said county of Ada, and in the vicinity of Kuna, Idaho and has been uninterruptedly published in said County during a period of seventy -eight consecutive weeks prior to the first publication of this notice, a copy of which is hereto attached.
3. That the notice, of which the annexed is a printed copy, was published in said newspaper 1 times(s) in the regular and entire issue of said paper, and was printed in the newspaper proper, and not in a supplement

That said notice was published the following: 01/04/2023

Sharon Jessen

SHARON JESSEN
STATE OF IDAHO

On this 4th day of January, in the year of 2023 before me a Notary Public, personally appeared. SHARON JESSEN, known or identified to me to be the person whose name is subscribed to the within instrument, and being by me first duly sworn, declared that the statements therein are true, and acknowledge to me that he/she executed the same.

Colleen R. Nielsen

Notary Public of Idaho
My commission expires 4/28/23

COLLEEN R. NIELSEN NOTARY PUBLIC Comm No. 70215 STATE OF IDAHO

ADVERTISING PROOF

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

BILLING DATE:	ACCOUNT NO:
01/03/23	21880

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

AD #	DESCRIPTION	START	STOP	TIMES	AMOUNT
319449	22-09-AN - 1299 N. S	01/04/23	01/04/23	1	$37.38

LEGAL NOTICE

Case No. 22-09-AN (Annexation), for 1299 N School Ave.

NOTICE IS HEREBY GIVEN the P&Z Commission is scheduled to hold a public hearing on Tuesday, January 24, 2023, at 6:00 PM, (or as soon as can be heard); in City Hall Council Chambers, 751 W 4th Street, Kuna, ID, 83634, in connection with a request to Annex approximately 1.66 acres into the City of Kuna and requests the R-4 zone. Applicant desires to split the existing lot into two (2) lots, for a total of two (2) new lots (APN S1323212800).

Please do not contact the Commission, City Council, or Mayor as this may jeopardize the public hearing process. The public is invited to provide written or oral testimony. If you require special accommodations, or would like additional information please contact P&Z Department prior to the meeting at (208) 922-5274.

Kuna P&Z Department

January 4, 2023 319449

Payments:

Date	Method	Card Type	Last 4 Digits	Check	Amount

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

Gross:**$37.38**
Paid Amount:**$0.00**

Amount Due:**$37.38**

We Appreciate Your Business!

AD# 319449

Suggestions for Testifying at Public Hearings:

Be Informed…
Review the proposal, Staff Report, applicable Ordinance(s), Comprehensive Plan & Idaho Code §67-65. All items pertaining to the application can be found online the Friday prior to the hearing at www.kunacity.id.gov >City Government >Agendas & Minutes.

Be on time…
Although the item you are interested in may not be first on the agenda, you never know when it will be heard; the governing body has authority to adjust the schedule according to its discretion, thus, anticipate attending from the beginning.

Speak to the Point…
The governing body appreciates pertinent, well organized, factual & concise comments. The Developer or their Representative is given 10 minutes to present their project; 3 minutes per individual is provided for public testimony; neighborhood groups are encouraged to select a community representative & the representative is provided 10 minutes (please inform staff). The Developer/Representative is given additional time for rebuttal.

If you do not wish to speak, write…
Written testimony received by close of business the Wednesday before the hearing will be included in the meeting packet; late submissions will be provided to the governing body at time of hearing. As a reminder, it is unreasonable to submit extensive written comments/info at the hearing and expect it to be reviewed prior to a decision.

KUNA
Planning & Zoning

PO BOX 13
Kuna, ID 83634

NEOPOST
FIRST-CLASS MAIL
01/06/2023
US POSTAGE $000.00º
ZIP 83634
041M11460992

City Copy
Proof of Mailer
1/6/23 JR
1.6.23

LEGAL NOTICE

Dear Property Owner: NOTICE IS HEREBY GIVEN the **P&Z Commission** is scheduled to hold a Public Hearing on **Tuesday, January 24, 2023, at 6:00 PM** (or as soon as can be heard), in City Hall Council Chambers, 751 W 4th Street, Kuna, ID, 83634, on the following case:

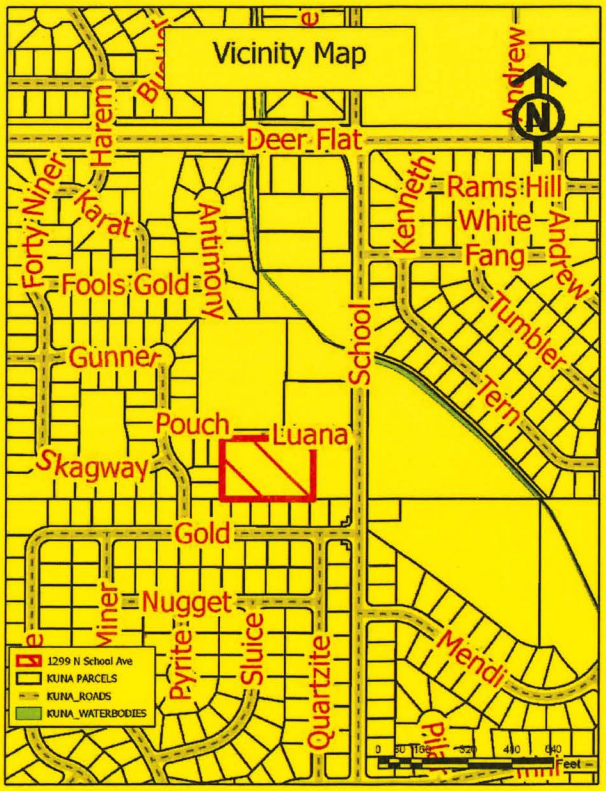
Case No. 22-09-AN (Annexation), 1299 N School Avenue

Associated Pacific Movers, requests Annexation approval for 1299 N School Avenue, in Section 23, Township 2 North, Range 1 West (APN: S1323212800).

The public is invited to provide written or oral testimony. Please contact the Planning & Zoning at (208) 922-5274 for more information.

Written testimony received by close of business on **January 19, 2023,** will be included with the packet distributed to the governing body prior to the hearing.

MAILED 1.6.2023



beginning.

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NICHOLAS SCOTT
NICHOLAS
900 W LUANA LN
KUNA, ID 83634-0000

Representative is given 10 minutes to present their project; 3 minutes per individual is provided for public testimony; neighborhood groups are encouraged to select a community representative & the representative is provided 10 minutes (please inform staff). The Developer/Representative is given additional time for rebuttal.

If you do not wish to speak, write...
Written testimony received by close of business the Wednesday before the hearing will be included in the meeting packet; late submissions will be provided to the governing body at time of hearing. As a reminder, it is unreasonable to submit extensive written comments/info at the hearing and expect it to be reviewed prior to a decision.

MITCHELL CHELSEA DAWN
MITCHELL
1136 W GOLD ST
KUNA, ID 83634-0000

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MCDANIEL CHRISTINE M
MCDANIEL
1116 W NUGGET ST
KUNA, ID 83634-0000

Speak to the Point...
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Written testimony received by close of business the Wednesday before the hearing will be included in the meeting packet; late submissions will be provided to the governing body at time of hearing. As a reminder, it is unreasonable to submit extensive written comments/info at the hearing and expect it to be reviewed prior to a decision.

MATAMOROS DAVID
MATAMOROS
763 W TERN DR
KUNA, ID 83634-0000

KUNA
Planning & Zoning

Proof of Property Posting

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

This form shall confirm that the Public Hearing Notice for 22-09-AN & 22-04-LS
1299 N. School Ave. Kuna,ID 83634 was posted, as required per Kuna City Code
5-1A-8, on 1-6-2023 Date. This form and associated photos shall be returned to the Planning & Zoning department no later than seven (7) days prior to the Public Hearing.

Signs shall be removed from the site within three (3) days after the Public Hearing.

DATED this 6th day of January, 2023.

Signature: _____ Owner/Developer

State of Idaho)
) ss
County of Ada)

On this 16th day of January, 2023, before me, the Undersigned, a Notary Public in and for said State, personally appeared before me _____ (Owner/Developer).

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written. Subscribed and sworn to before me the day and year first above written.

Kimberly Muchow
Residing at: 220 W. Cherry Lane
Meridian ID 83642

My Commission expires: 02-16-2028

_____
Signature

KIMBERLY A MUCHOW
Notary Public - State of Idaho
Commission Number 53252
My Commission Expires Feb 16, 2028

CITY OF KUNA PUBLIC HEARING NOTICE

KUNA PLANNING AND ZONING COMMISSION

WHEN: The City of Kuna will hold a public hearing on January 24, 2023, at Kuna City Hall at 6:00 pm

PURPOSE: Annexation of 1.66 acres into Kuna City, with a lot split creating 2 lots, 1.01 and 0.65 acres.

LOCATION: 1299 N School Ave. Kuna, ID 83634

APPLICATION BY: John Spencer

CONTACT: City of Kuna Planning and Zoning Department - Troy Behunin, Senior Planner, 208-922-5274

CITY OF KUNA PUBLIC HEARING NOTICE

KUNA PLANNING AND ZONING COMMISSION

WHEN:

PURPOSE:

LOCATION:

APPLICATION #'s:

CONTACT:

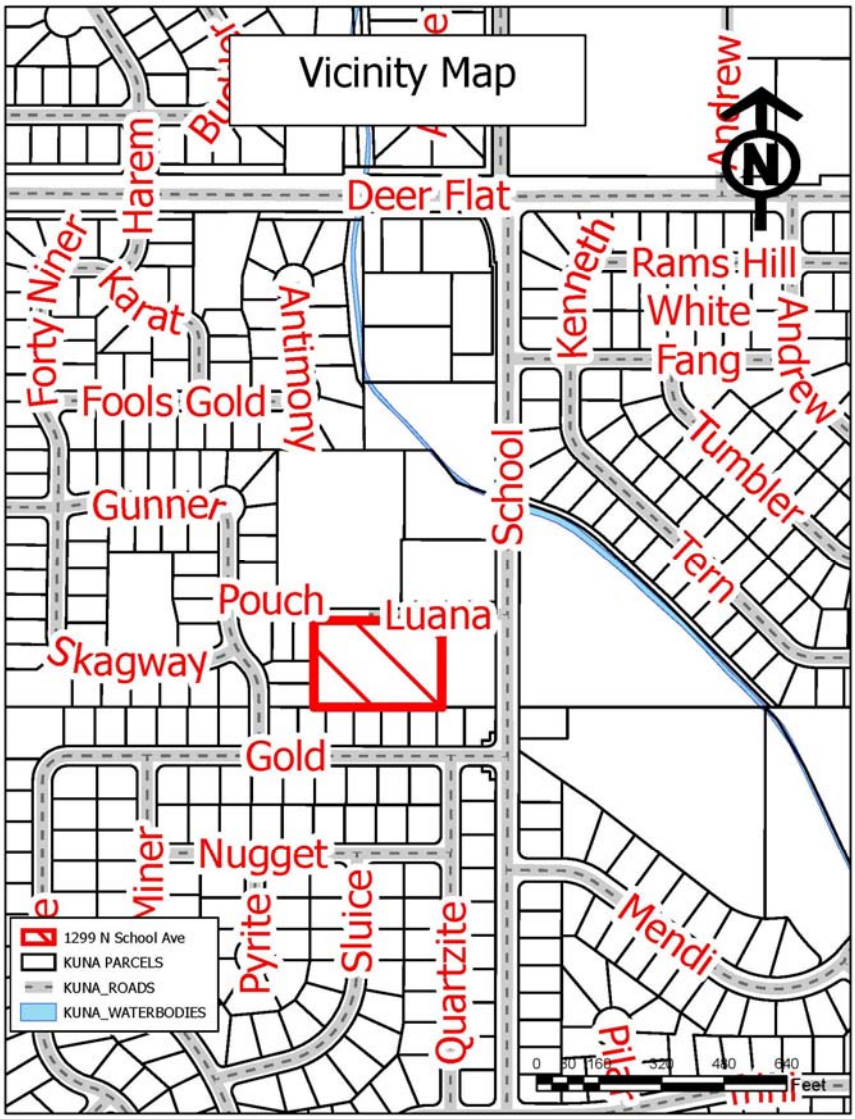
CITY OF KUNA
PO Box 13 - Kuna, ID 83634
Phone: 208.922.5274 - Fax: 208.922.5989

Case No. 22-09-AN (Annexation), 1299 N School Avenue

NOTICE IS HEREBY GIVEN the **P&Z Commission** is scheduled to hold a public hearing on **Tuesday, January 24, 2023, at 6:00 PM**, (or as soon as can be heard); in City Hall Council Chambers, 751 W 4th Street, Kuna, ID, 83634, in connection with 1299 N School Avenue. Associated Pacific Movers, requests Annexation approval for 1299 N School Avenue, in Section 23, Township 2 North, Range 1 West (APN: S1323212800).

Please do not contact the P&Z Commission, Council or the Mayor, as this may jeopardize the public hearing process. The public is invited to provide written or oral testimony. If you have questions or require special accommodations, please contact the P&Z Department prior to the meeting at (208) 922-5274.

Kuna Planning & Zoning Department



JASON E. BECKER
1301 N. SCHOOL AVE
KUNA, ID 83634-1215
Telephone (208) 484-9924
Electronic Mail: W9JEB@yahoo.com

October 13, 2022

Via: electronic mail

Kuna Planning and Zoning
751 West 4th Street
Kuna, ID 83634

Re: Proposed New Construction: 1299 North School Street, Kuna

Dear Jessica,

A neighborhood meeting took place at 6:00 P.M. on Wednesday, October 12, 2022, regarding new construction on property 1299 North School, Kuna, Idaho.

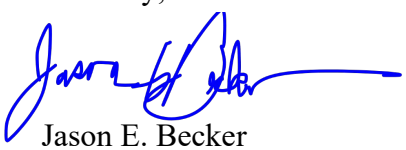
The property (1299 N. School) is not "land-locked;" and owners do not use a North School address for mail. Owners have used the dirt access road off North School since the purchase of my home in 2002. Vehicles, sometimes numbering 100, use the dirt road daily (also service providers like the garbage truck). The dirt access road crosses the sidewalk and view to the south (exiting from the dirt access road) is obstructed by a wood utility pole. Several close-call accidents over the years happened with the sound of screeching tires or wheels spinning on the dirt access road. A paved road with sidewalks stops at the property fence on west side of the property.

My concerns were voiced to the alleged property owners; and Jason – who said he represented the owners. I wrote my statements on their meeting record, as listed below:

1. Access to North School interior properties should be developed as a pedestrian "walk-through" gate only; exiting this property in a vehicle onto North School is too dangerous (Kuna Days fun run also at risk by vehicles on dirt access road)
    a. All vehicle access to homes without sidewalks on North School should be through the subdivision to the west, to/from Deer Flat (40 MPH road)
2. Irrigation water should be pressurized to modernize/assimilate with the community and irrigation district plans (no water master to request permission/manage water)
3. Power line should be in the ground – like new homes in our community

All 3 items written above are of great concern. My heirs intend to own our Kuna property into the unforeseeable future. Future subdivision interface plans with our large-property neighbors will impact our family and our neighborhood. Recommendations intended to improve public safety and set conditions for an efficient integration of new homes in our old neighborhood.

Truly,



Jason E. Becker