

OFFICIALS

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

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

Planning & Zoning Commission
REGULAR MEETING AGENDA
Tuesday, September 23, 2025, at 6:00 PM



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

1. CALL TO ORDER & ROLL CALL:

2. CONSENT AGENDA:

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

A. Regular Commission Meeting Minutes Dated September 9, 2025

Potential Motion:

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

3. PUBLIC HEARINGS:

A. Case No. 25-05-S & 25-25-DR Newberry Place Subdivision - Marina Lundy - Planner

Applicants request Preliminary Plat and Design Review approval for 95 residential lots and 22 common lots. The site is located near the intersection of S Ten Mile and W Memorial St. (APN: S1303142000)

Potential Motions:

- *Motion to recommend approval/recommend denial of 25-05-S with Conditions as outlined in the staff report (and additional Conditions imposed by Commission, if applicable).*
- *Motion to approve/deny 25-25-DR, with Conditions as outlined in the staff report (and additional Conditions imposed by Commission, if applicable).*

B. Case No. 25-04-SUP & 25-27-DR Caliber Collision - Marina Lundy - Planner

Applicant is proposing the construction of a Caliber Collision auto body repair facility at the Southwest Corner of the intersection of N Linder Road and W Hubbard Road. This parcel is zoned C-3 (APN: R8555340189) and is a lot within Monarch Landing Subdivision.

Potential Motions:

- *Motion to approve/deny 25-04-SUP & 25-27-DR with Conditions as outlined in the staff report (and additional Conditions imposed by Commission, if applicable).*

4. BUSINESS ITEMS:

5. UPDATES & REPORTS:

6. ADJOURNMENT:

OFFICIALS

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

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



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

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

I. CALL TO ORDER & ROLL CALL:

(Timestamp 00:00:23)

Chairman Dana Hennis I'll go ahead and call to order the regularly scheduled Planning & Zoning Commission meeting for Tuesday, September 9th, 2025 and we'll begin with roll call.

Chairman Dana Hennis Thank you.

Planning & Zoning Director Doug Hanson Chairman Dana Hennis.

Chairman Dana Hennis Present, I think.

Planning & Zoning Director Doug Hanson Commissioner Bryan Clark.

Vice Chairman Bryan Clark Present.

Planning & Zoning Director Doug Hanson Commissioner Ginny Greger.

Commissioner Ginny Greger Present.

Planning & Zoning Director Doug Hanson Commissioner Jim Main.

Commissioner Jim Main Present.

Planning & Zoning Director Doug Hanson Commissioner Bobby Rossadillo.

Commissioner Bobby Rossadillo Present.

COMMISSIONERS PRESENT

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

CITY STAFF PRESENT

Doug Hanson, Planning & Zoning Director
Troy Behunin, Senior Planner
Marina Lundy, Planner
Matt Johnson, City Attorney

2. CONSENT AGENDA:

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

(Timestamp 00:00:45)

A. Regular Commission Meeting Minutes Dated August 26, 2025

B. Decision and Reasoned Statement(s)

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

Potential Motion:

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

(Timestamp 00:00:45)

Chairman Dana Hennis And first up on the agenda is our consent agenda.

Vice Chairman Bryan Clark Mr. Chairman, I move to approve the consent agenda.

Commissioner Bobby Rosadillo I'll second.

Chairman Dana Hennis Thank you. All in favor?

All Commissioners Aye.

Chairman Dana Hennis Any opposed? Thank you.

(Timestamp 00:00:49)

Motion To: Approve The Consent Agenda

Motion By: Commissioner Bryan Clark

Motion Seconded By: Commissioner Bobby Rosadillo

Further Discussion: None

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

Voting Nay: None

Absent: None

5-0-0

3. PUBLIC HEARING:

No Public Hearing Items

4. BUSINESS ITEMS:

(Timestamp 00:01:00)

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

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

Potential Motions:

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

(Timestamp 00:01:00)

Chairman Dana Hennis First up on business items on the agenda is case #25-22-DR for Meridian Mega Storage, Troy.

Senior Planner Troy Behunin Good evening, members of the Commission. For the record, Troy Behunin, Kuna Development Services Department. The application before you this evening is a request for design review approval, for approximately 14.01 acres, in order to place three flex building structures, also some self-storage structures with uncovered and uncovered RV storage. This project is located at the southeast corner of the Meridian Road and Aristocrat Drive alignment. Aristocrat is the road that goes into Pear Blossom on the west side. The alignment has not been constructed yet, but that's where it's at. Staff would like to highlight that there were a few recommended conditions of approval on the report. The first recommendation would be to provide internal landscaping between the buildings and other areas to avoid heat islands and avoid unneeded runoff during events. Also to resubmit a site plan with appropriate ADA spaces.

However, staff would like to correct, there was an ADA space or two that I was unable to find during my initial review. I did find them, so I would actually like to remove that one. They appear to have provided the appropriate number of ADA spaces. And the third and final highlight would be to install code compliant landscaping and a 10-foot wide sidewalk outside of the right-of-way for Meridian Road along its frontage on Highway 69 in the first phase. Staff has reviewed the proposed application for compliance with Kuna City Code, the comprehensive plan, and should the Commission approve the design review request, staff recommends the applicant be subject to the proposed recommended conditions of approval listed in the staff report. I will stand for any, I will be here for any questions that you have. *Oh, I'm sorry.* I probably should highlight that in the report, I do mention that it was a this is actually a repeat. This is the second design review for this site, for this request. Originally, it was approved for a special use permit, which remains valid, but the design review has a time limit or a shelf life, if you will, and this is a request to basically reinstate that design review. So, if it looks familiar to a couple of you, that's why.

Chairman Dana Hennis Are you saying we're old up here?

[Laughter]

Senior Planner Troy Behunin I am not saying anything about age.

Chairman Dana Hennis Thank you, Troy. So quick question on that. Is there anything that has changed from that initial design review that we had looked at?

Senior Planner Troy Behunin That's a good question, Commissioner Hennis, for the record, Troy Behunin. If there were changes, they were minor. There was nothing significant to report.

Chairman Dana Hennis Because it looked like everything was about the same from what I'd remembered.

Senior Planner Troy Behunin The buildings may have grown and shifted a little bit, but I mean, a side-by-side comparison would have to be what we would do. And because they were coming back for reapproval, I'm going to be honest, I really didn't put that kind of eye to the site plan comparison.

Chairman Dana Hennis Is there wasn't any conditions in the special use permit that would have varied?

Senior Planner Troy Behunin Not that I not that I remember, no.

Chairman Dana Hennis Okay. Thank you. Any other questions from the Commission?

Vice Chairman Bryan Clark Yeah, so just to verify, so looking at the site, the landscape plan, currently we're still asking for more above and beyond what's currently shown, or this is the enhanced landscape plan?

Senior Planner Troy Behunin That's a good question.

Vice Chairman Bryan Clark Because as of right now, we don't have any interior landscaping.

Senior Planner Troy Behunin So we're just...Staff felt that there needed to be a little bit more additional on the internal because there was nothing shown. Maybe they're planning to add some in between the buildings, but just to avoid some of the heat islands and the runoff. That was just one thing that I noticed. Again, maybe that was proposed the first time around, but I don't remember noticing it that much.

Vice Chairman Bryan Clark Okay, because I mean that was my primary concern with this site, because going in and looking at the site plan, it is proposed as all asphalt. So it's, I mean, it's 85% coverage of 14 acres with asphalt, which is my primary concern with this site.

Senior Planner Troy Behunin And that was why, I'm sorry, for the record, Troy Behunin, and that was why staff thought that it was appropriate to address that, just so that we don't avoid... so that we do avoid a heat island and excessive runoff, because they are uphill. I mean, even though they will, with, I'm sure, subsurface drainage and things like that, it's just a good idea.

Vice Chairman Bryan Clark I mean, the nice thing is, it is all running towards the street, so no, never mind. I saw that backwards. I think you're on the wrong street...

Senior Planner Troy Behunin Sorry, and if the Commission would like, the applicant is here to answer some questions, Mr. Matt Sanchi,

Chairman Dana Hennis Does the applicant want to address or have any presentation?

Senior Planner Troy Behunin No presentation, but..

Matt Sanchi, Cushing Terrell Yeah, I can speak to the Matt Sanchi. Matt Sanchi, previously ZGA Architects and Planners, currently Cushing Terrell. I can speak to the project as Troy has begun to

introduce it. We did not modify the project in any major way from the original application. Most of the drawings were the original application drawings.

Chairman Dana Hennis Okay.

Matt Sanchi, Cushing Terrell So you're clear on that. There might have been minor adjustments as grading and other developments occurred, but nothing to that. As far as the landscaping, and I noticed you were looking at the contours. The contours do come from the northeast to the southwest due to the condition of the site. We're bringing up the southwest corner and lowering the northeast corner as best we can, but the site to get it to about a 5% overall grade. We did not introduce landscape on the interior portion due to the non-public facing nature of the space. We did add the landscape along the west and the north portions to accommodate the new collector road and the existing meridian divide with everything on the inside. We didn't weren't clear that the if there was a requirement for landscaping on the interior for heat island effect as opposed to an aesthetic. And that's something we can discuss, although, you know, the idea here being clean, simple, low maintenance for the use.

Vice Chairman Bryan Clark Okay.

Chairman Dana Hennis Correct, thank you.

Vice Chairman Bryan Clark Are there any, I didn't see anything in the elevations or anything else, are there any stipulations for, lack of a better term, green roofing or solar or anything of that nature on any of the coverage, just something to reduce the heat output from even the roofing materials?

Matt Sanchi, Cushing Terrell Not currently, but I believe it is, the roofing is, *what am I'm trying* highly reflective. It's not a dark color. So we're looking for a light gray material to help with that heat effect and heat gain on the actual buildings.

Chairman Dana Hennis Any other questions for the applicant? Thank you.

Matt Sanchi, Cushing Terrell Thank you very much for your time.

Vice Chairman Bryan Clark Appreciate it.

Chairman Dana Hennis And Troy, Regarding a question for Troy and staff, what kind of road is Aristocrat considered then? Do we have, because I've noticed we've got no trees, it's just grass along that according to the landscape plan. So does Kuna City Code require some landscaping along there other than just grass?

Senior Planner Troy Behunin There would be a requirement for some depending on the classification...

Chairman Dana Hennis So, I'm not sure what.

Senior Planner Troy Behunin Aristocrat looks like it aligns with the half-mile, the mid-mile collector status, but there's a lot of there's a lot of coordination with the City of Meridian. They have an applicant that's worked with this particular outfit and this project in order to create that swoop. The proposed Aristocrat alignment going eastward, it's hard to say because that's outside of the city. So, we don't have any kind of classification that we can assign it from the city because it's not in the city of Kuna. It will be in the city of Meridian. So normally, yes, we would want some trees, yes.

Chairman Dana Hennis Okay.

Senior Planner Troy Behunin And shrubs.

Vice Chairman Bryan Clark I think it does say approved trees along there.

Senior Planner Troy Behunin But at the eastern side of the project, that is where Kuna ends and Meridian begins.

Chairman Dana Hennis Well, it does, as Bobby pointed out, it does say approved trees. corresponding to the Treasure Valley Tree Guide and the City of Kuna and ACHD, but it doesn't indicate anything.

Senior Planner Troy Behunin Yes, correct. And if that's something that the commission would like to see, then we could expand on the requirement for an updated landscape plan because, while there are some trees that are indicated along the frontage of Meridian Road and nothing along proposed Aristocrat, staff has recommended that they submit a code compliant landscape plan identifying trees and species and numbers and there's no shrubs at all shown.

Chairman Dana Hennis Correct. Okay, thank you.

Vice Chairman Bryan Clark And then I just have to ask, since we're sitting here... the lighting, this is in compliance with the dark skies, all that kind of fun stuff. I guess that's it.

Senior Planner Troy Behunin For the record Troy Behunin So that'll all be addressed at time of civil plan review because they're going to have to have a site plan. But yes, they have indicated that there would be some lighting. They're going to need some for safety anyway. But yes, that will... size, height, wattage, all of that will be handled at time of civil plan.

Chairman Dana Hennis Yeah, so this is just design review, landscape, and elevations, and such. Okay.

Vice Chairman Bryan Clark Okay, so on that note, I mean, can we approve design review without a, well, with the condition, I mean...

Chairman Dana Hennis Well as long as we specify what we're looking for to a certain level and have them work with the city because the city also sees what they're looking for too because two of the recommendations or three of the recommendations are staff based anyways and so considering that that's you know landscaping for planting is probably a more low-key condition we'd want to be looking at design of the elevations, the buildings, how that looks, we could just condition them to work with the city for kind of what, if we want trees along there, if they want shrubs in the front, we may have to be a little more specific than we have.

Vice Chairman Bryan Clark So I mean, do we just, because I mean, I mean, looking at the buildings, everything else, floor plans, everything else, looks good. I understand the constraints to the site with the grading, so long as the city's happy with the runoff and everything else. I don't see any reason to hold the application up for that. It really is just the heat island aspect of this project. If we can write something in there or speak something in there towards the landscaping, I just don't know what that looks like from our standpoint. It's just leave the city? Leave it to staff?

Chairman Dana Hennis Well, yeah, I mean, and the conditions as outlined to staff and the applicant, to work that through, because there's...but we have requirements against heat island effects just globally. So that would be something we couldn't really state, hey, I want 10 trees. We don't necessarily know.

Vice Chairman Bryan Clark Or 80% coverage?

Chairman Dana Hennis Right. So that'd be nice. But I think that's something we can condition enough to have the applicant work. Because yeah, I think as you say, I don't feel it's enough of an issue to hold up the application for another little bit, unless somebody has anything? Jim's thinking, I can tell.

Commissioner Jim Main Well, you know, I agree with Bryan regarding heat islands. Just in general, when I drive through Kuna, I see nothing but black roofs and paving. So, I don't know where we're at code-wise with heat island effects, but it may be something we need to look at better in the future here. But as far as this project goes, you know, it's not a bad looking project. It looks good. I don't know what we could get the applicant to do with the City that would improve the heat island effect. It would have to be something major to have much effect at all. You know, we could...I guess we could request that they look at some more landscaping along Aristocrat, *excuse me*, Aristocrat. But I think in interior landscaping would probably not fare well. So, I think I, you know, I agree with Bryan. I don't see any reason to hold this up at this point.

Chairman Dana Hennis Correct.

Commissioner Bobby Rosadillo Yeah, I mean, I don't see what they could do internally that would make that much of a difference. I mean, it's going to be storage.

Vice Chairman Bryan Clark It would need to be landscape islands with trees in order to get any kind of coverage. And that's what we're talking about. Because I mean, if you're able to put tree canopy on the site once they're matured, but yeah, that is increased costs with landscaping maintenance and irrigation. So, I mean, I don't know how to put that in code without just leaving it. I mean, staff knows what they're doing.

Planning & Zoning Director Doug Hanson Commissioner Clark, for the record, Doug Hanson, Kuna Planning & Zoning. So, as we zoom in some on the landscape plan, you can see that there are landscape islands provided. Currently in city code, our standard is 1 landscape island installed per eight parking spaces, but that is something that we can look into and see what kind of changes can be made to the code.

Vice Chairman Bryan Clark Does that apply to the RV stalls as well?

Planning & Zoning Director Doug Hanson That would just apply to the customer parking.

Vice Chairman Bryan Clark Right.

Chairman Dana Hennis Yeah, I think we're kind of more concerned with the back area and the storage and maybe how to avoid some of that. But I'm not sure what can be done.

Vice Chairman Bryan Clark Yeah, as soon as I saw this site plan, the song came into my mind. I mean, it's not quite paradise, but still they're putting up a parking lot.

[Laughter]

So, that really is my big concern. But again, from a site development, elevations, overall site plan, it's a good project. It really is the landscaping that holds me up here. So, I think I'm okay with leaving that in the city's capable hands to make a judgment on that one.

Chairman Dana Hennis There is a lighting plan in here too.

Vice Chairman Bryan Clark Yes. I saw the lighting plan; it was just a function of compliance with.

Chairman Dana Hennis Well, I agree, I guess if there's no other comments or concerns, I'd stand for a motion.

Vice Chairman Bryan Clark Mr. Chairman, I move... I'd like to make a motion to approve case #25-22-DR with conditions as outlined in the staff report with the understanding that the applicant will be working with city staff for landscaping.

Commissioner Bobby Rosadillo I'll second.

Chairman Dana Hennis All in favor?

All Commissioners Aye.

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

Planning & Zoning Director Doug Hanson Commissioners, Doug Hanson, Kuna Planning & Zoning for a point of clarification. We won't bring the decision and written statement or the written findings to you for signature until we have a code compliant landscape plan to affix to them.

Chairman Dana Hennis Sounds good. Thank you.

(Timestamp 00:19:09)

Motion To: Approve Case #25-22-DR With Conditions With The Understanding That Applicant Will Work With City Staff For Landscaping

Motion By: Commissioner Bryan Clark

Motion Seconded By: Commissioner Bobby Rosadillo

Further Discussion: None

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

Voting Nay: None

Absent: None

5-0-0

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

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

Potential Motions:

- *Motion to approve /deny 25-23-DR, with Conditions as outlined in the staff report (and additional Conditions imposed by Commission, if applicable).*
(Timestamp 00:20:00)

Chairman Dana Hennis *Sorry, I'm trying to find my agenda again.* Okay, so with that, we'll move to the next item on the agenda, which is case #25-23-DR for Falcon Crest Golf Village Amenity, Troy.

Senior Planner Troy Behunin Good evening once again, Commissioners. This, for the record, Troy Behunin, Kuna Development Services Department. So, the application before you this evening currently, is for a request for design review approval for residential amenities to include a pool, restrooms, accessory storage building, covered patios, and uncovered deck seating. The project is located near the northeast corner of Cloverdale and Kuna Road inside the Falcon Crest Golf Villages subdivision. Staff has reviewed the proposed application for compliance with city code and the Kuna Comprehensive Plan, and should the commission approve the design review, staff recommends the applicant be subject to the proposed recommended conditions as outlined in staff's report. I'll be here for any questions you might have. One clarification is, I believe it was on either condition 10 or 14, it mentions a final plat signature. That just needs to be removed. *I think it's on 10. Yeah.* The last part of condition number 10.

Vice Chairman Bryan Clark Okay, so we'll need the motion to remove that?

Senior Planner Troy Behunin Just that portion of it, yeah.

Vice Chairman Bryan Clark So condition 10?

Senior Planner Troy Behunin Part of, yeah. The part where it talks about a final plat signature.

Vice Chairman Bryan Clark Roger.

Chairman Dana Hennis Thank you. Is there any questions for staff at this time? And if the applicant would like to come up.

Chris Grant, M3 Companies Commissioner Hennis, Members of the Commission, appreciate the opportunity. Chris Grant with M3 Companies, 1673 West Shoreline Drive. This is a continued development of the Valor...the Valor Club and associated residential communities, and

we're continuing to really put forward our best foot on this project. We've got the complementary design consistent with the overall architecture and language of the buildings in this development. Similar items such as, you know, upgraded standing seam roofing, you've got your metal panels, and we can kind of click through the...*Yeah, I can do that, that's fine.*

[Brief Silence]

There we go. All right, so you can see right here it falls essentially in the heart of the overall development. And the old clubhouse is up here and we're in the process of building out the cart barn and fitness buildings up here, fall to spring. So right here in the middle. It's really, it's got to be a great facility. It's got the structure along this south edge and then surrounding the pool is seating area. We've got pergolas on each side, some BBQ area with fire pit as well. And then outside the fence line, we do have an expansive play structure and generous green space / grassy area. We do have a substantial amount of parking in the conditions is the requirement to provide two additional or two ADA parking spaces and we have already directed the civil engineer to proceed with that and we anticipate having that final design in the next two days. So, we've gone through and reviewed all the drainage and feel comfortable and that it meets all the requirements for drainage and that it's processed consistent with the standards and requirements for the site. So this, again, is the architecture. What's nice about this facility is it does really have the space to be able to get underneath these side areas, essentially a patio. It provides that balance between more than a residential, but still a residential field. So, plenty of location to get out of the sun, as my wife would have always appreciate at a pool.

So then, you know, these really nice barbecue areas and then the steel structure pergolas, which are going to be timeless and withstand the elements and the wear and tear of life. Really nice finishes for the wood the wood cladding and then the vertical steel as well and then again the standing seams roof and a couple of renderings here it'll show you the pool through here again the improved structure out here the playground area up along here and you know the generous landscape throughout so I'm happy to answer any questions and give any insight if you would like to.

Chairman Dana Hennis Thank you.

Chris Grant, M3 Companies Thank you.

Chairman Dana Hennis Is there any questions for the applicant?

Vice Chairman Bryan Clark And this is more from my own information than anything else. As far as the, so the exposed aggregate concrete slab, that's, I mean, I think that's a great look. Surface treatment on that is going to be anti-slip. That's the whole point. I think exposed.

Chris Grant, M3 Companies Yeah, that's exactly right. In fact, so...

Vice Chairman Bryan Clark It really helps with heat dissipation too on the feet.

Chris Grant, M3 Companies Well, yes, growing up in Arizona, I was firsthand experience of what it is to be flip-flops on a concrete slab in the summer. And if you go back to the renderings, it shows it really well. The landscaping is intertwined with the deck surface, so it's not just solid expansive concrete, it really is an amalgam of both green and concrete. So, and you note that there's trees that are planted throughout, similar to a parking area where you've got trees that are going to give shade to the vehicles, you've got trees that are going to give shade to different areas of the deck.

Vice Chairman Bryan Clark I appreciate it. It's a good looking site.

Chris Grant, M3 Companies Thank you.

Chairman Dana Hennis Thank you. Any other questions? Thank you.

Chris Grant, M3 Companies Thank you.

Chairman Dana Hennis Yeah, I mean, it's a nice, nice project. I mean, there's not just a plain pool. It looks really nice. It goes along with everything they've done out there so far. It's just always come out nice. So, I don't see any issues with what they've presented.

Vice Chairman Bryan Clark Just gotta wait for the trees to mature.

Chairman Dana Hennis Yeah, wow. All right. If there's no other comments or questions, I'd stand for a motion.

Vice Chairman Bryan Clark Mr. Chairman, I move that we approve case #25-23-DR, Falcon Crest Golf Village Amenity, with the conditions as outlined in the staff report, with the exclusion of that portion of condition 10 regarding the final plat signature.

Chairman Dana Hennis Thank you.

Commissioner Bobby Rosadillo I'll second.

Chairman Dana Hennis All in favor?

All Commissioners Aye.

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

(Timestamp 00:27:57)

Motion To: Approve Case #25-23-DR With Conditions, Excluding Portions Of Condition 10

Motion By: Commissioner Bryan Clark

Motion Seconded By: Commissioner Bobby Rosadillo

Further Discussion: None

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

Voting Nay: None

Absent: None

5-0-0

5. UPDATES & REPORTS:

(Timestamp 00:28:28)

Chairman Dana Hennis With that, I see no other items on the agenda. Is there any reports or updates from staff?

Planning & Zoning Director Doug Hanson Yeah, for the record, Doug Hanson, Kuna Planning and Zoning, one, bit of information... one information item here is that the Idaho American Planning Association is going to be putting on the Planning and Zoning 101, a hands-on workshop for locals, officials, and staff on October 1st, 2025, from 9:00 AM to 12:00 PM at the Nampa Civic Center. If any of you would be interested in attending, please let me know and the city can sign you up for that.

Chairman Dana Hennis Thank you. What date was that again?

Planning & Zoning Director Doug Hanson That is October 1st, 2025 from 9:00 A.M. to 12:00 P.M. And I can follow up with an e-mail tomorrow with the link to the actual page for more information.

Chairman Dana Hennis Thank you.

6. ADJOURNMENT:

(Timestamp 00:29:23)

Vice Chairman Bryan Clark Mr. Chairman, I move that we adjourn.

Chairman Dana Hennis Thank you.

Commissioner Ginny Greger I'll second that.

Chairman Dana Hennis Thank you. All in favor?

All Commissioners Aye.

Chairman Dana Hennis Thank you.

(Timestamp 00:29:23)

Motion To: Adjourn

Motion By: Commissioner Bryan Clark

Motion Seconded By: Commissioner Ginny Greger

Further Discussion: None

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

Voting Nay: None

Absent: None

5-0-0

Dana Hennis, Chairman

ATTEST:

Doug Hanson, Director

Minutes prepared by Garrett Michaelson, Deputy City Clerk.

CASE NO. 25-05-S & 25-25-DR

**NEWBERRY PLACE, SUBDIVISION AND
DESIGN REVIEW**

Planner: Marina Lundy, MLundy@kunaid.gov, (986)269-8341

ALL APPLICATION MATERIALS:
NEWBERRY PLACE SUBDIVISION 25-05-S &
25-24-DR

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



**CITY OF KUNA:
PLANNING AND ZONING
COMMISSION
STAFF REPORT**

Planning and Zoning Staff Report

Entitlements Requested:	Subdivision	Rezone	Annexation	Lot Split	Planned Unit Development	Design Review	Time Extension
Title:	Newberry Place		Application Number:		25-15-S & 25-25-DR		
Date:	9/23/2025		Staff Contact:		Marina Lundy		
Owner(s)/Applicant:	Matrix Engineering		Applicant Contact:		dunger@mat-eng.com ebutler@mat-eng.com 208.739.8668		
Representative:	Elwin Butler		Representative Contact:		ebutler@mat-eng.com 208.739.8668		

Purpose
 Applicant requests Subdivision and Design Review approval to subdivide the site into 95 residential lots and 22 common lots. The site is located at S Ten Mile Rd S3 T2N R1W (APN: S1303142000).

Statement of Fact	
Parcel Number(s):	S1303142000
Future Land Use Map Designation:	Medium Density Residential
Existing Land Use:	Agricultural
Current Zoning:	R-8
Proposed Zoning:	R-8
Development Area:	18.641 Acres
Adjacent Zoning Districts:	North: R-8 East: A South: RR West: RR
Adjacent Street(s) Existing & Proposed:	North: W Devotion Dr, S Donaway Ave (Existing) East: S Ten Mile Rd (Existing) South: None West: None
Internal Street(s) Existing & Proposed:	S Donaway Ave (Existing) W Milton St, W Morven Dr, Serial Ln, Washburn Dr (Proposed)
Adjacent Bike/Pedestrian Facilities:	None
Adjacent Parks:	None
Land Dedication Requirements:	N/A

Comprehensive Plan and Future Land Use Map Analysis

The Comprehensive Plan identifies the subject property as Medium Density Residential on the City's Future Land Use Map (FLUM). The parcel is currently zoned R-8. The proposed land use agrees with City's FLUM and Comprehensive Plan.

Staff Analysis

The applicant submitted a request for preliminary plat and design review to subdivide the subject site of 18.641 acres into 95 residential lots and 22 common lots.

This project was previously approved for subdivision and design review as a pre-plat with 98 residential lots and 25 common lots, but the approvals expired February 17, 2025.

The applicant has worked with the Boise Project Board of Control to get approval for decorative rock within the canal easement that intersects with the applicants landscape buffer. The project was previously approved with grass in the canal easement; this is no longer permitted by the Boise Project Board of Control.

Recommended Conditions of Approval

1. Developer/Owner/Applicant shall work with Ada County Highway District and the City of Kuna to complete all required traffic improvements to provide public access to the site as this project will have internal private streets, as detailed in the Ada County Highway District staff report.
2. Developer/Owner/Applicant shall measure all front building setbacks from back of sidewalk on all internal local roads.
3. Applicant shall ensure the proper easement widths on all lots in accordance with KCC 5-9-308.
4. It is the responsibility of the Developer to ensure any anticipated buildings fit any given buildable lot.
5. Fencing within and around the site shall comply with KCC 5-8-1005 (unless specifically approved otherwise and permitted).
6. All required landscaping shall be permanently maintained in a healthy condition. The property Owner shall remove and replace unhealthy or dead plant material within 3 days or as the planting season permits as required to meet the standards of these requirements. Maintenance and planting in public Rights-of-Way shall be with approval from ACHD.
7. Landscaping shall not be placed within ten (10) feet of any meter pits, pressurized irrigation valves and/or ACHD underground facilities and must honor all vision triangles.
8. All signage within/for the project shall comply with Kuna City Code and shall be approved through the applicable sign approval process listed in KCC 5-8-1704 through 1706.

9. 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.
10. Developer/Owner/Applicant is hereby notified this project is subject to Design Review inspections and fees. Required inspections (post construction), are to verify building and landscaping compliance prior to requesting signature on the final plat.
11. Installation of service facilities shall comply with the requirements of the public utility or irrigation district providing the services. All utilities shall be installed underground, see KCC 5-9-402-B-22.
12. Connection to City Services (Sewer and Water) is required. The Applicant shall conform to all corresponding City of Kuna Master Plans.
13. Developer/Owner/Applicant shall work with staff in order to provide final locations of streetlights as required by Kuna City Code. Streetlights for the site shall be LED lighting and must comply with Kuna City Code and established Dark Sky practices.
14. The Developer/Owner/Applicant, and any future assigns having an interest in the subject property, shall fully comply with all conditions of development as approved by the City Council, or seek amending them through Public Hearing processes.
15. Developer/Owner/Applicant/Contractors are hereby notified of Kuna's working hours. Construction of any kind shall only be conducted within hours specified in KCC 10-6-3. Noises and other public nuisances/distractions outside of this time frame are subject to lawful penalties
16. Developer/Owner/Applicant is hereby notified of Kuna's weed control policies and requirements KCC 8-1-3. Weeds, grasses, vines or other growth which endanger property or are over 12 inches in height shall be continuously cut down, weeded out, sprayed, burned, removed or destroyed throughout all seasons.
17. Upon City Council's approval, no revisions shall be made to the Final Plat. If revisions are desired, the Applicant shall bring a copy of the changes to Planning and Zoning staff to determine if a new approval is required via the Public Hearing process.
18. Correct and verified as-built (record drawings) drawings shall be required before occupancy or Final Plat approval by City Engineer is granted.
19. Applicant is conditioned to add decorative rock in the section of their landscape buffer on Ten Mile Road that intersects with the Harris Canal Easement.
23. Applicant is conditioned to work with the City Engineer for proper easement widths for the project as a whole.
24. Developer/Owner/Applicant and all successors shall comply with all Local, State and Federal Laws.

NEWBERRY Place – City of Kuna, Idaho

INTRODUCTION

NEWBERRY Place Development, annexed into the City of Kuna in 2019 and zoned R8, is situated in the SE ¼ of the NE ¼ of SEC 3, T.2 N., R 1 W, Boise Meridian and located at 7015 South Ten Mile Road, Kuna, Ada County, Idaho. The area of the development is = 18.641 acres. The purpose of this narrative is to provide a brief outline of the proposed development.

This project was previously Newberry Place proposing 97 townhomes. The new and current Owner is, Gary Clark, with RE ONE, LLC. During the legal proceedings and multiple purchase options, the previous preliminary plat approval extended beyond the time limits of the City Code by a few days, thus requiring a new submittal.

There are several agreements with many agencies associated with the previous approval and it is anticipated that the new plat will honor these agreements. These agreements included the School District, Bureau of Reclamation (BOR), City of Kuna, & Ada County Highway District. These agreements included the relocation of the existing gravity irrigation pipe, Harris Canal, landscape/buffer treatment of the BOR easement, school district donations, school bus access, and right of way for a future traffic circle.

Proposed improvements include 95 single family homes, public roads, and green open space. Water, sanitary sewer, and pressure irrigation utilities will be through the City of Kuna. Streets and access will remain the same as on the previous plat. Lot configurations have changed based on changes to the City Code and change of focus of the new Owner. A vicinity map of the project is in Exhibit A.

SITE DESCRIPTION

The project site is located west of South Ten Mile Road. Halfway between W. Lake Hazel Road and W. Columbia Road. The property is improved with a 2,500 square foot barn in the northeast corner. The easement along Ten Mile Road serves as the east boundary. Harris Canal is located within the Ten Mile Road easement. The canal flows to the north and is diverted to the west-northwest at the headworks near the northeast corner of the property. The centerline of the canal approximates the north property boundary. Average slopes are 2.0% to 3.0%. In a predevelopment study with over 100 test holes, bedrock was not found within the top 60-inches. The surrounding properties include:

- north is Memory Ranch Subdivision, R6, medium density residential,
- east is the City's wastewater treatment plant and agriculture/ rural residential (Ada County A & RR),
- south is Rural residential (Ada County RR), and
- west is Memory Ranch Subdivision, R6, medium density residential.

The property prior to annexation was agriculture. Since then, the property has remained agriculture during the City review process of the Preliminary Plat and ownership changes.

NEWBERRY Place is not located in the FEMA Flood Plain hazard area.

This development complies with the Comprehensive Plan and Land Use Map as R-8 high density residential and transitional property to commercial development. Per the City planning department, this property is a transitional parcel from medium density residential to commercial development.

PROPOSED DEVELOPMENT

Lots:

Newberry Place is proposing single family residential homes on individual lots. Code for R8 high density residential, 5-8-504 minimum lot size is 2900 square feet. The proposed plat provides 40-foot-wide lots with the minimum lot size of 3,517 square feet. The average lot size is 4,175 square feet. Code density is 8 units per acre; the proposed density is 5.10 units per acre.

Proposed building concepts include single story and two-story single-family homes. Exterior designs include traditional roof style along with modern architecture style. A variety of home styles, home fronts, and architecture will provide an attractive development and skyline.

The street along the south side of this parcel is a mid-mile street, proposed name, Butterfly Street. The construction of Butterfly Street will provide connectivity to the currently constructed Memory Ranch development to the west and provide access to Ten Mile Road. It is expected that Butterfly Street will be the main access to this development. Access and connectivity to the west will also be provided via Milton Street into Memory Ranch and to the north via Donaway Avenue, which is also Memory Ranch.

Streets

Butterfly Street includes an ACHD half street section, 48-foot right of way, a 20-foot-wide buffer, and an 8-foot attached sidewalk per City Code. The road section meets ACHD's half road section with a rural swale along the south and six-inch curb and gutter along the north side of the street.

All interior roads include a 50-foot right of way and meet both requirements of the City and ACHD of a local street. These local streets will include 36 feet of width, top back of curb to top back of curb, rolled curb, and a 5-foot wide attached sidewalk.

Ten Mile Road includes 50-foot right of way from the property line, which is approximately centerline of Ten Mile Road, additional pavement, stormwater swale, and an 8-foot sidewalk. The 40-foot-wide buffer area includes utility easements, Harris Canal Easement, and landscape easements. The buffer area includes an agreement between the City and BOR. The agreement provisions include a workable solution of transferring some of the trees from this area to the open green space and BOR allowing grass to be planted on their easement rather than remaining an un-landscaped area. Irrigation mains to keep the grass green will be located along the edges of the BOR easement.

Harris Canal

The Harris Canal along the north side includes a canal easement and green space along the edge of the canal easement. A BOR license agreement exists to connect water, sewer, and irrigation mains to the north and to install a culvert for connectivity to Donaway Avenue.

Harris Canal that is piped along the east side is required to be moved out of ACHD's proposed donated right of way. A thirty-foot-wide easement is required per the Department of Reclamation (BOR) and the Boise Project (Irrigation Company). The BOR has requirements and limitations of use within their easements. Thus, as mentioned above, an agreement has been made between the BOR, City of Kuna, and Newberry Place concerning the use of this easement.

The BOR and Boise Project are requiring the existing diversion points remain unchanged. There are three diversion points at the northeast corner of the parcel for the Harris Canal. This diversion structure will be relocated, and all diversion headgates will be provided.

Stormwater

Stormwater treatment will remain unchanged from the previous Newberry Place Plat submittal providing infiltration swales dispersed throughout the development. Storm water will be conveyed to the swales via curb and gutter, catch basins, and stormwater pipe to the swales. The grass swales include sand filter bottoms for additional treatment of stormwater. The stormwater swales within the subdivision will be maintained by the Homeowners Association. A license agreement is required between Newberry Place and ACHD concerning the maintenance of the swales.

An agreement has been made between Memory Ranch and Newberry Place that stormwater flow from West Milton Street will be accepted by Memory Ranch.

Stormwater along Butterfly Street and Ten Mile Road will be collected in swales along the back of sidewalk and from the shoulder of the pavement. These bio-swales will include sand filters for additional treatment of the stormwater.

The Stormwater distribution, catch basins, and infiltration swales may be viewed on Sheet C601 of the Construction Drawings. The Hydrology Analysis Report has also been provided with calculations for each Drainage Basin.

Water

Water will be provided by the City of Kuna. Connections will be made at South Donaway Avenue, West Milton Street, and at each end of West Butterfly Street. A stub connection is also being provided south, adjacent to Serai Lane.

Sewer

Sanitary Sewer will be accepted by the City of Kuna. Sewer flow will be gravity flow to West Milton Street. At this location, the gravity flow pipe will be connected to the existing stub provided by Memory Ranch. This agreement has been confirmed between the City, Memory Ranch, and Newberry Place.

The water main, water service locations, sanitary sewer mains, sewer manholes, and sewer services locations may be viewed on the Plat Engineering Concept Sheet as well as Sheet C301 and Sheets C401 through C407 of the Construction Drawings.

Pressure Irrigation

Irrigation water rights will be transferred to the City of Kuna with the acceptance of the final plat. The City will provide pressure irrigation to the development. Irrigation mains will be installed per

the City requirements with service to each residential and common lot. Main lines are provided along the back of each lot with easements as required. These main lines and services may be viewed on the Plat Engineering Concept Sheet as well as Sheet C901 of the Construction Drawings.

Kuna Fire District

The Fire District has approved the lay fire hydrant layout and spacing on January 24, 2024. A copy of the approved drawing is attached to this report in Exhibit C. See Sheet C302, Construction Drawings for a current drawing.

Open Green Space

City Code 5-10-12-D, Open space requirements, requires 7.5 percent for 50 to 100 dwelling units. Total open space is 22.6 percent including common lots, buffers, easements, swales, and qualified open space. The total qualified open space is 9.10 percent. The Plat Engineering Concept Sheet in Exhibit C shows a color depiction of open space and drainage swales. Table 1, Open Space Summary, below provides a summary of all common lots/open space including easement, buffers, access, storm water swales, and qualified open space.

Amenities will consist of landscaping within the common area open spaces, pathways. benches along the path, pavilion, and possible swing set are under consideration. The development goal for the open space is to provide quality and usable space for activities while not cluttering up the space with unused amenities while keeping maintenance costs at a minimum.

Fence

A perimeter 6-foot vinyl fence will be provided around the development. This fence is shown on the Landscape Plans.

The proposed Preliminary Plat and Plat Engineering Concept are included in this Narrative; full size copies are included with this application.

Table 1, Open Space Summary

Block	Lot	Square Feet	Type Space	Qualified Green Space	Percentage
1	1	1747	Easement		
1	2	856	Qualified Green	856	0.105%
1	5	1624	Qualified Green	1624	0.200%
1	8	2910	Access		
1	12	2329	Buffer		
1	18	5237	Storm Swale		
1	28	29085	Buffer		
2	1	9045	Buffer		
2	2	6418	Storm Swale		
2	10	5456	Storm Swale		
2	11	6877	Qualified Green	6877	0.847%
2	18	1024	Buffer		
3	6	2046	Buffer		
3	12	8744	Qualified Green	8744	1.077%
3	13	24311	Easement		
3	14	2931	Access		
3	19	7595	Storm Swale		
3	32	19325	Qualified Green	19325	2.30%
3	33	4032	Access		
4	8	40328	QG/Buffer	39078	4.813%
4	16	906	Buffer		

EXHIBIT A
VICININTY MAP



Google Earth

EXHIBIT B

OWNERSHIP

← Back Parcel: **S1303142000** Year: 2025 Parcel Status: **Active** [Interactive Map of this Parcel](#) [View Assessment Notice](#)

Property Details

Primary Owner: RE ONE LLC
Address: S TEN MILE RD MERIDIAN, ID 836420000
Instrument #: 2023057950
Subdivision: 2N 1W 03
Assessor ID: PAR #2000 SE4NE4 SEC 03 2N 1W #141900-S
Township/Range/Section: 2N1W03
Land Group Type: SECT
Zone Code: R-8
Total Acres: 18.641
Tax Code Area: 04-1

[Need help? Email the Appraiser assigned to this parcel.](#)



[Interactive Map of this Parcel](#) [View Assessment Notice](#)

The above information is obtained from the Ada County Assessor's Office, Parcel Viewer, showing RE ONE, LLC as the current owner of Parcel S1303142000.

Including the Zoning of R8 with a total acres of 18.641 acres.

EXHIBIT C
PROPOSED
PRELIMINARY PLAT
AND
PLAT ENGINEERING CONCEPT
STREETLIGHT & HYDRANT PLAN

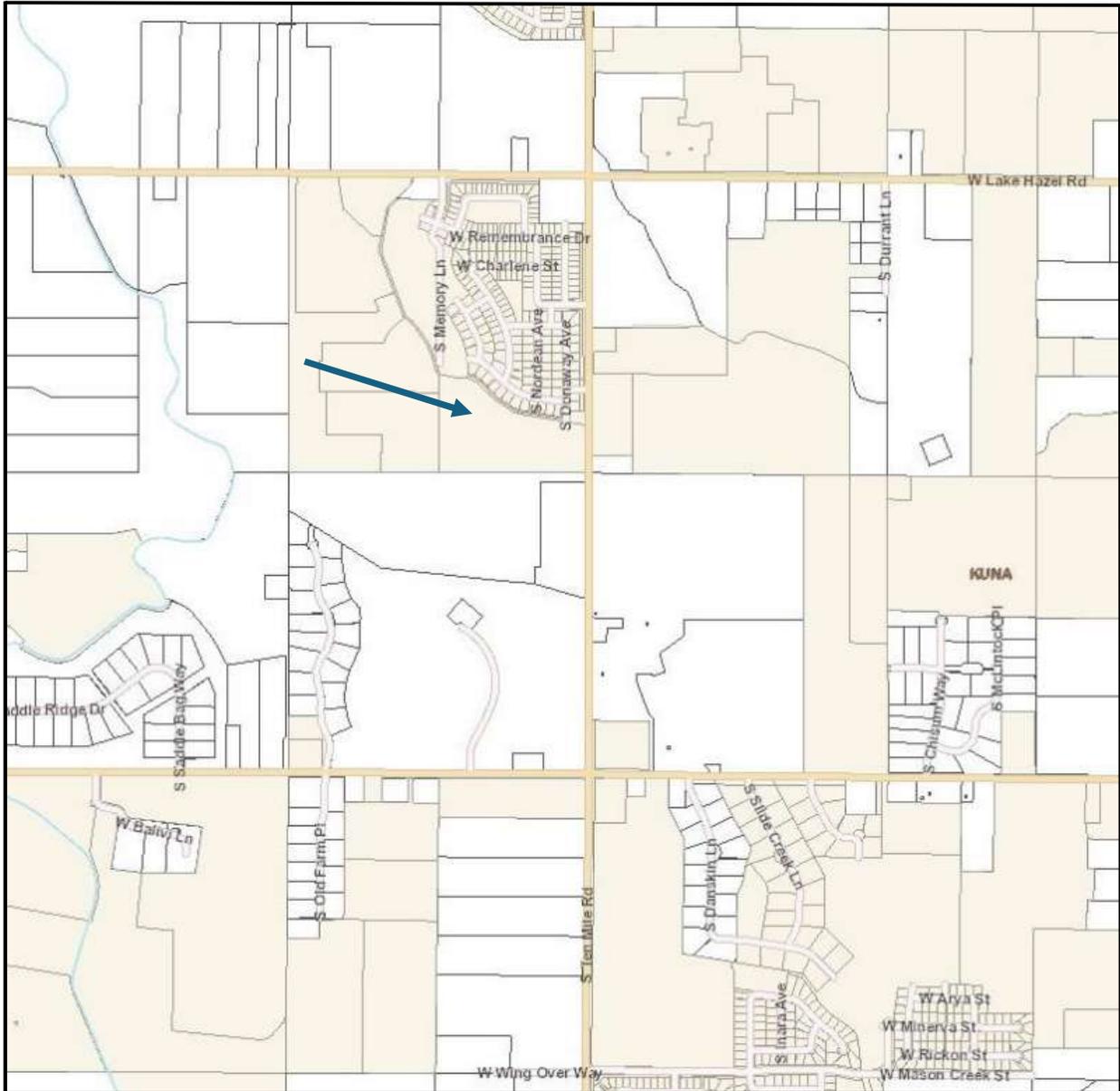
THREE PAGES

CONSTRUCTION PLANS
 NEWBERRY PLACE SUBDIVISION
 STREET LIGHT & HYDRANT PLAN

- 1" = 40' SCALE
- 1" = 20' SCALE
- 1" = 10' SCALE
- 1" = 5' SCALE
- 1" = 2' SCALE
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VICININTY MAP NEWBERRY PLACE SUBDIVISION

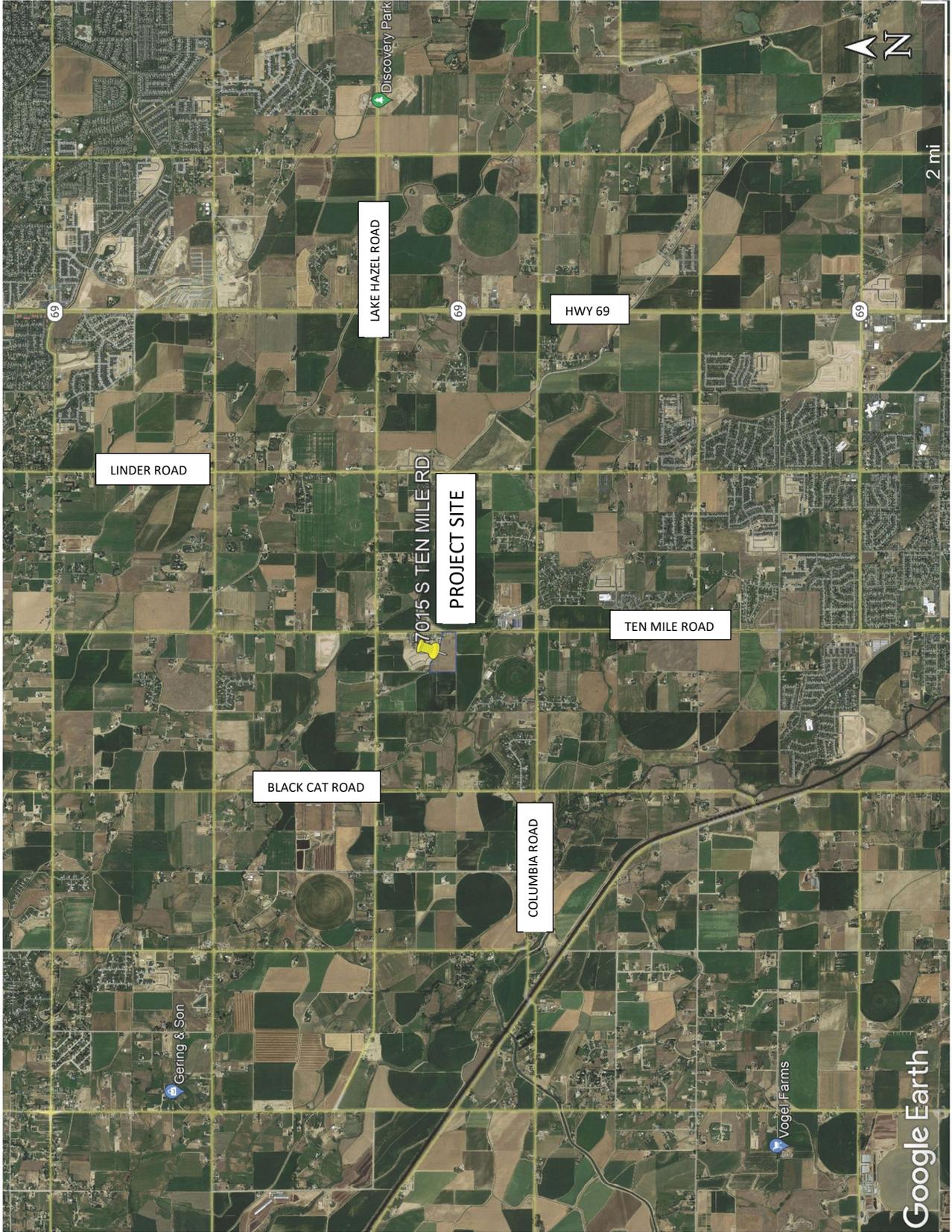
City of Kuna, Ada County, Idaho



Project Site: Near 7015 S. Ten Mile Road



1020 W. Main Street ■ Suite 100J ■ Boise, ID 83702 ■ 208.860.3127
Doug Unger, P.E., Elwin T. Butler, PE



LAKE HAZEL ROAD

LINDER ROAD

7015 S TEN MILE RD

PROJECT SITE

HWY 69

TEN MILE ROAD

BLACK CAT ROAD

COLUMBIA ROAD



2 mi

Gering & Son

Vogel Farms

Google Earth

DRAWING NOTE:

BOISE PROJECT, NAMPA & MERIDIAN IRRIGATION DISTRICT, HARRIS CANAL; CITY OF KUNA, BOISE PROJECT, AND CLARK PLACE AGREED TO CHANGES MADE ALONG TEN MILE ROAD.

- 1) 30-FOOT WIDE EASEMENT,
2) GRASS ON SURFACE OF EASEMENT,
3) ACCESS ROAD ALONG PIPE,
4) SCHOOL BUS PICKUP ACCESS PERMITTED,
5) LANDSCAPE IRRIGATION ALONG EDGES OF EASEMENT ONLY,
6) 5-FOOT UTILITY EASEMENTS ALONG BOTH SIDES OF 30-FOOT EASEMENT,
7) LANDSCAPE TREES MOVED INTO DEVELOPMENT.

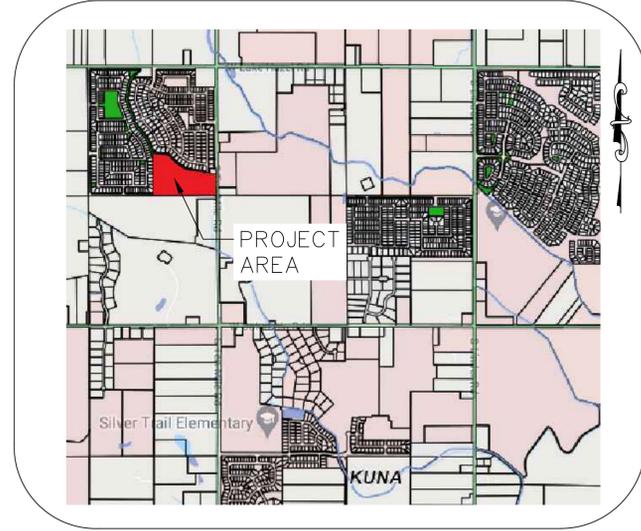
PRELIMINARY PLAT DATA

ZONING R-8
COMPREHENSIVE PLAN: RESIDENTIAL
TOTAL AREA 18.64 ACRES
AREA CALCULATIONS: RESIDENTIAL LOT AREA 9.22 ACRES, HOA/COMMON/OPEN AREA 4.22 ACRES, PUBLIC ROW 5.20 ACRES
SINGLE FAMILY LOTS 95, HOA / COMMON LOTS 22, MINIMUM LOT AREA 2517 SQ. FT., AVERAGE LOT AREA 4133 SQ. FT., % QUALIFIED OPEN SPACE 9.08%, GROSS DENSITY 5.10 UNIT/ACRE, NET DENSITY 7.08 UNIT/ACRE

PRELIMINARY PLAT, 05/08/25

NEWBERRY PLACE SUBDIVISION

LOCATED IN THE SE 1/4 OF THE NE 1/4 OF SECTION 3, TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN CITY OF KUNA, ADA COUNTY, IDAHO, 2025



GENERAL NOTES

- 1. PER IDAHO CODE, SECTION 31-3805(1)(b), ALL LOTS WITHIN THIS SUBDIVISION SHALL RECEIVE IRRIGATION WATER FROM NAMPA & MERIDIAN IRRIGATION DISTRICT...
2. LOT LINES COMMON TO A PUBLIC RIGHT OF WAY SHALL HAVE A PERMANENT TEN (10) FOOT WIDE PUBLIC UTILITY, CITY OF KUNA PRESSURE IRRIGATION AND LOT DRAINAGE EASEMENT...
3. REAR LOT LINES SHALL HAVE A PERMANENT TEN (10) FOOT WIDE CITY OF KUNA PRESSURE IRRIGATION AND LOT DRAINAGE EASEMENT...
4. ALL INTERIOR LOT LINES SHALL HAVE A FIVE (5) FOOT WIDE PERMANENT PUBLIC UTILITY, CITY OF KUNA PRESSURE IRRIGATION AND LOT DRAINAGE EASEMENT...
5. SITE STORM WATER RUNOFF SHALL BE RETAINED ON-SITE...
6. PUBLIC UTILITIES OWNED AND MAINTAINED BY THE CITY OF KUNA INCLUDE DOMESTIC WATER, SANITARY SEWER AND PRESSURE IRRIGATION...
7. THE HARRIS CANAL EASEMENTS ARE 20-FOOT EACH SIDE OF CENTERLINE OF THE CANAL...
8. LOTS 2 & 5, BLOCK 1; LOT 11, BLOCK 2; LOTS 12 & 32, BLOCK 3; AND LOT 8, BLOCK 4 ARE OWNED AND MAINTAINED BY THE NEWBERRY PLACE HOA...
9. LOT 8, BLOCK 1, AND LOTS 14 & 33, BLOCK 3 ARE DRIVEWAY ACCESS AND UTILITY EASEMENTS...
10. BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE APPLICABLE ZONING REGULATIONS OF THE CITY OF KUNA...
11. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS AT THE TIME OF THE RE-SUBDIVISION...
12. THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF IDAHO CODE, RIGHT TO FARM ACT...
13. COMMON LOTS INCLUDE LOTS 1, 2, 5, 8, 12, 18, 20, BLOCK 1; LOTS 1, 2, 10, 11, & 18, BLOCK 2; LOTS 6, 12, 14, 19, 32, 33, & 42, BLOCK 3; & LOT 8, BLOCK 4 ARE NON-BUILDABLE LOTS...
14. THE HOMEOWNERS ASSOCIATION (HOA), ITS OWNERSHIP AND MAINTENANCE COMMITMENTS CANNOT BE DISSOLVED WITHOUT THE EXPRESS WRITTEN CONSENT OF THE CITY OF KUNA, IDAHO...
15. ALL ROADS IN THIS SUBDIVISION WILL BE PUBLIC ROADS...
16. SURVEY MONUMENTS SHALL BE PRESERVED, SET, AND/OR RESTORED IN ACCORDANCE WITH IC 50-1303...
17. CONTOUR VERTICAL DATUM IS NAVD 88, DERIVED FROM AN OPUS SOLUTION...
18. THIS SUBDIVISION IS NOT LOCATED WITHIN THE FLOODPLAIN AS SHOWN ON THE FIRM PANEL 16001C0250J OF ADA COUNTY, IDAHO AND INCORPORATED AREAS: A BUILDING PERMIT SHALL NOT BE ISSUED FOR ANY LOT THAT IS LOCATED WITHIN THE MAPPED FLOODPLAIN UNTIL A FLOOD PLAIN DEVELOPMENT PERMIT IS OBTAINED FOR THE INDIVIDUAL LOT...



MATRIX ENGINEERING, INC.
1020 W. MAIN ST. SUITE 100J • BOISE, ID 83702
Email: dunge@mat-eng.com

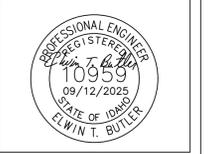


Table with columns: DATE, REVISION, APP'D, COMMENTS. Includes drawing information: DRAWN BY: B, CHECK BY: DU, APP'D BY: DU, DWG: PP 100522, PROJ NO: 200102.

RE ONE, LLC
GARY CLARK
PO BOX G
POCATELLO, ID 83205
(208) 233-2424

PRELIMINARY PLAT
NEWBERRY PLACE
KUNA, ADA COUNTY, IDAHO

DATE 06/25/2025
SHEET PP-01

LANDSCAPE NOTES:

- CONTRACTOR SHALL REPORT TO LANDSCAPE ARCHITECT ALL CONDITIONS WHICH IMPAIR AND/OR PREVENT THE PROPER EXECUTION OF THIS WORK, PRIOR TO BEGINNING WORK.
- NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT THE LANDSCAPE ARCHITECT'S PRIOR WRITTEN APPROVAL. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CAN NOT BE OBTAINED.
- COORDINATE ALL WORK WITH ALL OTHER SITE RELATED DEVELOPMENT DRAWINGS.
- COORDINATE WORK SCHEDULE AND OBSERVATIONS WITH LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION START-UP.
- ALL PLANT MATERIAL SHALL BE INSTALLED AS PER DETAILED SPECIFICATIONS, TEXTURE BY A RECOGNIZED COMMERCIAL OR GOVERNMENT AGENCY AND COPIES OF THE TESTING AGENCY'S FINDINGS AND RECOMMENDATIONS SHALL BE FURNISHED TO THE ARCHITECT'S REPRESENTATIVE BY THE CONTRACTOR. ALL TOPSOIL SHALL BE AMENDED TO ACHIEVE SPECIFIED PH AND ORGANIC REQUIREMENTS. RE-TEST TOPSOIL PRIOR TO FINAL COMPLETION TO ENSURE REQUIREMENTS HAVE BEEN MET. NO TOPSOIL SHALL BE PLACED WHILE IN A FROZEN OR MUDDY CONDITION.
- ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN NURSERYMAN STANDARDS FOR TYPE AND SIZE SHOWN. PLANTS WILL BE REJECTED IF NOT IN A SOUND AND HEALTHY CONDITION.
- IN THE EVENT OF A PLANT COUNT DISCREPANCY, PLANT SYMBOLS SHALL OVERRIDE SCHEDULE QUANTITIES AND CALL OUT SYMBOL NUMBERS.
- ALL PLANTING BEDS SHALL BE COVERED WITH A MINIMUM OF 3" DEPTH OF LARGE (1" MINUS) BARK MULCH. SUBMIT SAMPLE FOR APPROVAL.
- ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF ACCEPTANCE BY THE OWNER. REPLACE ALL PLANT MATERIAL FOUND DEAD OR NOT IN A HEALTHY CONDITION IMMEDIATELY WITH THE SAME SIZE AND SPECIES AT NO COST TO THE OWNER.
- FINISH GRADES SHALL PROVIDE A SMOOTH TRANSITION WITH ADJACENT SURFACES AND ENSURE IMMEDIATE DRAINAGE IN ACCORDANCE WITH THE SITE GRADING PLAN.
- AMEND EXISTING APPROVED TOPSOIL AT A RATIO OF THREE CUBIC YARDS OF APPROVED COMPOST PER 1000 SQUARE FEET. ROTO-TILL ORGANIC MATTER A MINIMUM OF 6 INCHES INTO TOPSOIL.
- FERTILIZE ALL TREES AND SHRUBS WITH "AGRIFORM" PLANTING TABLETS. QUANTITY PER MANUFACTURER'S RECOMMENDATIONS.
- ALL PLANTING BEDS SHALL HAVE A MINIMUM 18" DEPTH OF TOPSOIL. LAWN AREAS SHALL HAVE A MINIMUM 12" DEPTH OF TOPSOIL. SPREAD, COMPACT, AND FINE GRADE TOPSOIL TO A SMOOTH AND UNIFORM GRADE 3" BELOW ADJACENT SURFACES OF PLANTER BED AREAS, 1" BELOW ADJACENT SURFACES OF TURF SOD AREAS, AND 1" BELOW ADJACENT SURFACES OF TURF SEED AREAS. REUSE EXISTING TOPSOIL STOCKPILED ON THE SITE. SUPPLEMENT WITH IMPORTED TOPSOIL WHEN QUANTITIES ARE INSUFFICIENT. VERIFY SUITABILITY AND CONDITION OF TOPSOIL AS A GROWING MEDIUM. PERFORM SOIL TEST/ ANALYSIS AND PROVIDE ADDITIONAL AMENDMENT AS DETERMINED BY SOIL TESTS. TOPSOIL SHALL BE A LOOSE, FRABLE, SANDY LOAM, CLEAN AND FREE OF TOXIC MATERIALS, NOXIOUS WEEDS, WEED SEEDS, ROCKS, GRASS OR OTHER FOREIGN MATERIAL AND A HAVE A PH OF 5.5 TO 7.0. IF ON SITE TOPSOIL DOES NOT MEET THESE MINIMUM STANDARDS, CONTRACTOR IS RESPONSIBLE TO EITHER:
 - PROVIDE APPROVED IMPORTED TOPSOIL, OR
 - IMPROVE ON-SITE TOPSOIL WITH METHODS APPROVED BY THE LANDSCAPE ARCHITECT
- IF IMPORTED TOPSOIL SOURCES ARE REQUIRED, ENSURE IT IS FERTILE, FRABLE, NATURAL LOAM, SURFACE SOIL, REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH, WEEDS AND OTHER LITTER, AND FREE OF ROOTS, STUMPS, STONES, LARGER THAN 2 INCHES IN ANY DIMENSION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH.
 - OBTAIN TOPSOIL FROM LOCAL SOURCES OR FROM AREAS HAVING SIMILAR SOIL CHARACTERISTICS TO THOSE FOUND ON THE PROJECT SITE. OBTAIN TOPSOIL ONLY FROM NATURALLY, WELL-DRAINED SITES WHERE TOPSOIL OCCURS AT A DEPTH OF NOT LESS THAN 4 INCHES.
 - REPRESENTATIVE SAMPLES SHALL BE TESTED FOR ACIDITY, FERTILITY, TOXICITY, AND GENERAL TEXTURE BY A RECOGNIZED COMMERCIAL OR GOVERNMENT AGENCY AND COPIES OF THE TESTING AGENCY'S FINDINGS AND RECOMMENDATIONS SHALL BE FURNISHED TO THE OWNER'S REPRESENTATIVE BY THE CONTRACTOR. NO TOPSOIL SHALL BE DELIVERED IN A FROZEN OR MUDDY CONDITION. ACIDITY/ALKALINITY RANGE - PH. 5.5 TO 7.6.
- IMMEDIATELY CLEAN UP ANY TOPSOIL OR OTHER DEBRIS ON THE SITE CREATED FROM LANDSCAPE OPERATIONS AND DISPOSE OF PROPERLY OFF SITE.
- TREES SHALL NOT BE PLANTED WITHIN THE 10'-0" CLEAR ZONE OF ALL A.C.H.D. STORM DRAIN PIPE, STRUCTURES, OR FACILITIES. TREES SHALL NOT BE PLANTED WITHIN 5'-0" OF AN A.C.H.D. SIDEWALK.
- SEEPAGE BEDS AND OTHER STORM DRAINAGE FACILITIES MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM.
- IN THE EVENT OF A DISCREPANCY, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY.

TOPSOIL NOTES

- TOPSOIL REQUIREMENTS: ASTM D 5268, PH RANGE OF 5.5 TO 7, FOUR PERCENT ORGANIC MATERIAL MINIMUM, FREE OF STONES 1/2 INCH OR LARGER IN ANY DIMENSION, AND OTHER EXTRANEOUS MATERIALS HARMFUL TO PLANT GROWTH.
- TOPSOIL SOURCE: STRIP EXISTING TOPSOIL FROM ALL AREAS OF THE SITE TO BE DISTURBED. TOPSOIL SHALL BE FERTILE, FRABLE, NATURAL LOAM, SURFACE SOIL, REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH, WEEDS AND OTHER LITTER, AND FREE OF ROOTS, STUMPS, ORGANIC MATTER LARGER THAN 2 INCHES IN ANY DIMENSION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. TOPSOIL SHALL BE SCREENED TO ACHIEVE THIS REQUIREMENT.
- REPRESENTATIVE SAMPLES SHALL BE TESTED FOR ACIDITY, FERTILITY AND GENERAL TEXTURE BY A RECOGNIZED COMMERCIAL OR GOVERNMENT AGENCY AND COPIES OF THE TESTING AGENCY'S FINDINGS AND RECOMMENDATIONS SHALL BE FURNISHED TO THE ARCHITECT'S REPRESENTATIVE BY THE CONTRACTOR. ALL TOPSOIL SHALL BE AMENDED TO ACHIEVE SPECIFIED PH AND ORGANIC REQUIREMENTS. RE-TEST TOPSOIL PRIOR TO FINAL COMPLETION TO ENSURE REQUIREMENTS HAVE BEEN MET. NO TOPSOIL SHALL BE PLACED WHILE IN A FROZEN OR MUDDY CONDITION.
- PLACE TOPSOIL IN AREAS WHERE REQUIRED TO OBTAIN THICKNESS AS SCHEDULED. PLACE TOPSOIL DURING DRY WEATHER. PROVIDE ADDITIONAL IMPORTED TOPSOIL REQUIRED TO BRING SURFACE TO PROPOSED FINISH GRADE, AS REQUIRED.
- COMPACTED TOPSOIL THICKNESS AT THE FOLLOWING AREAS:
 - LAWN AREAS: 9 INCHES MINIMUM OR AS NECESSARY TO ACHIEVE EVEN GRADES WITH SURROUNDING LAWN AREAS.
 - PLANTER BEDS: 18 INCHES MINIMUM
- FINE GRADE TOPSOIL TO SMOOTH, EVEN SURFACE WITH LOOSE, UNIFORMLY FINE TEXTURE. REMOVE RIDGES AND FILL DEPRESSIONS, AS REQUIRED TO MEET FINISH GRADES. FINISH GRADE OF TOPSOIL SHALL BE 2" BELOW FINISH GRADE OF PAVEMENTS AREAS FOR SOD AND 1" FOR SEED.
- TOPSOIL STOCKPILE LOCATIONS TO BE COVERED COORDINATE WITH EROSION AND SEDIMENT CONTROL PLAN.
- ALL GRAVEL, SUBBASE, AND OTHER IMPORTED FILL MATERIALS OTHER THAN TOPSOIL SHALL ONLY BE STOCKPILED IN PROPOSED IMPERVIOUS AREAS. NO GRAVEL OR ROCK MATERIALS SHALL BE STOCKPILED OR TEMPORARILY PLACED IN PROPOSED LANDSCAPE AREAS TO PREVENT LANDSCAPE AREAS FROM BEING CONTAMINATED WITH ROCK MATERIALS. CONTRACTOR SHALL SUBMIT A DETAILED STOCKPILE PLAN TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO ANY EARTHWORK OPERATIONS.

WEED ABATEMENT NOTES:

- ALL AREAS TO BE PLANTED OR HYDROSEEDED SHALL HAVE WEED ABATEMENT OPERATIONS PERFORMED ON THEM PRIOR TO PLANTING OR HYDROSEEDING.
- CONTRACTOR SHALL SPRAY ALL EXPOSED WEEDS WITH "ROUND-UP" (CONTACT HERBICIDE) OR APPROVED EQUAL.
- DO NOT WATER FOR AT LEAST SEVEN (7) DAYS. REMOVE EXPOSED WEEDS FROM THE SITE.
- CONTRACTOR SHALL OPERATE THE AUTOMATIC IRRIGATION SYSTEM FOR A PERIOD OF FOURTEEN (14) DAYS. AT CONCLUSION OF THIS WATERING PERIOD, DISCONTINUE WATERING FOR THREE TO FIVE (3-5) DAYS.
- APPLY SECOND APPLICATION OF "ROUND-UP" TO ALL EXPOSED WEEDS. APPLY IN STRICT CONFORMANCE WITH MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS. DO NOT WATER FOR AT LEAST SEVEN (7) DAYS. REMOVE WEEDS FROM THE SITE.
- IF ANY EVIDENCE OF WEED GERMINATION EXISTS AFTER TWO (2) APPLICATIONS, CONTRACTOR SHALL BE DIRECTED TO PERFORM A THIRD APPLICATION.
- AT THE TIME OF PLANTING AND HYDROSEEDING, ALL PLANTING AREAS SHALL BE WEED FREE.

TURF AREA PREPARATION NOTES:

- LIMIT TURF SUBGRADE PREPARATION TO AREAS TO BE PLANTED.
- NEWLY GRADED SUBGRADES: LOOSEN SUBGRADE TO A MINIMUM DEPTH OF 4 INCHES. REMOVE STONES LARGER THAN 1 INCH IN ANY DIMENSION AND STICKS, ROOTS, RUBBISH, AND OTHER EXTRANEOUS MATTER AND LEGALLY DISPOSE OF THEM OFF OWNER'S PROPERTY.
- SPREAD PLANTING SOIL OVER LOOSENED SUBGRADE.
- REDUCE ELEVATION OF PLANTING SOIL TO ALLOW FOR SOIL THICKNESS OF SOD.
- UNCHANGED SUBGRADES: IF TURF IS TO BE PLANTED IN AREAS UNALTERED OR UNDISTURBED BY EXCAVATING, GRADING, OR SURFACE SOIL STRIPPING OPERATIONS, PREPARE SURFACE SOIL AS FOLLOWS:
 - REMOVE EXISTING GRASS, VEGETATION, AND TURF. DO NOT MIX INTO SURFACE SOIL.
 - LOOSEN SURFACE SOIL TO A DEPTH OF AT LEAST 6 INCHES. APPLY SOIL AMENDMENTS AND FERTILIZERS ACCORDING TO PLANTING SOIL MIX PROPORTIONS AND MIX THOROUGHLY INTO TOP 6 INCHES OF SOIL. TILL SOIL TO A HOMOGENEOUS MIXTURE OF FINE TEXTURE.
- APPLY SOIL AMENDMENTS DIRECTLY TO SURFACE SOIL BEFORE LOOSENING.
 - REMOVE STONES LARGER THAN 1 INCH IN ANY DIMENSION AND STICKS, ROOTS, TRASH, AND OTHER EXTRANEOUS MATTER.
 - LEGALLY DISPOSE OF WASTE MATERIAL, INCLUDING GRASS, VEGETATION, AND TURF, OFF OWNER'S PROPERTY.
- FINISH GRADING: GRADE PLANTING AREAS TO A SMOOTH, UNIFORM SURFACE PLANE WITH LOOSE, UNIFORMLY FINE TEXTURE. GRADE TO WITHIN PLUS OR MINUS 1/2 INCH OF FINISH ELEVATION. ROLL AND RAKE, REMOVE RIDGES, AND FILL DEPRESSIONS TO MEET FINISH GRADES. LIMIT FINISH GRADING TO AREAS THAT CAN BE PLANTED IN THE IMMEDIATE FUTURE.
- MOISTEN PREPARED AREA BEFORE PLANTING IF SOIL IS DRY. WATER THOROUGHLY AND ALLOW SURFACE TO DRY BEFORE PLANTING. DO NOT CREATE MUDDY SOIL.
- BEFORE PLANTING, OBTAIN LANDSCAPE ARCHITECT'S ACCEPTANCE OF FINISH GRADING; RESTORE PLANTING AREAS IF ERODED OR OTHERWISE DISTURBED AFTER FINISH GRADING.

DRYLAND SEEDING REQUIREMENTS

GENERAL OVERVIEW

THIS REPORT OUTLINES RECOMMENDED REVEGETATION AND SLOPE STABILIZATION MEASURES FOR DISTURBED CUT AND FILL SLOPES WITHIN THE PROJECT LIMITS AS DEFINED ON THE ACCOMPANYING PLAN WHICH WILL BE SEEDED WITH THE DRYLAND SEED MIX AND NOT IRRIGATED. THESE RECOMMENDATIONS ARE MADE TO PREVENT SHORT TERM AND LONG TERM SOIL EROSION AS WELL AS TO PROVIDE AN AESTHETIC REVEGETATION WHICH WILL BLEND WITH THE EXISTING NATURAL SURROUNDING AREA. THE MEASURES INCLUDE REVEGETATION AND HYDROMULCHING PROCEDURES FOLLOWING TOPSOIL DISTRIBUTION AND FINE GRADING. THE AREA TO BE REVEGETATED CONSISTS OF ALL DISTURBED AREAS RELATED TO GRADING FOR CONSTRUCTION AND ANY OTHER AREAS DISTURBED IN THE PROCESS OF CONSTRUCTION. THE SLOPES TO BE AFFECTED VARY WIDELY IN DEGREE AND ASPECT.

GENERAL EARTHWORK

ALL WORK SHALL BE LIMITED TO THE AREA REQUIRED FOR CONSTRUCTION WITH MINIMAL, IF ANY, DISTURBANCE TO THE SURROUNDING NATURAL SLOPE OR VEGETATION. ALL FINISHED GRADES SHALL BE SMOOTH AND ROUNDED TO ENSURE A NATURAL TRANSITION BETWEEN NEW AND EXISTING GRADES. REFER TO GRADING AND DRAINAGE PLANS FOR ADDITIONAL REQUIREMENTS.

SITE PREPARATION

EARTHWORK PROCESS SHOULD BEGIN WITH CLEARING LARGE SHRUBS FROM THE AREAS TO BE DISTURBED. WOODY STEMS AND BRANCHES SHALL BE CHIPPED ON SITE TO IMPROVE THE AMOUNT OF ORGANIC MATERIAL IN THE TOP SOIL. NATURAL TOPSOIL OCCURS AT VARYING DEPTHS ON THE PROJECT SITE. THE TOPSOIL SHOULD BE EXCAVATED AND STOCKPILED AT DESIGNATED STORAGE AREAS PRIOR TO THE PROPOSED GRADING OPERATIONS.

TOPSOIL DISTRIBUTION

ONCE THE GENERAL EARTHWORK IS COMPLETE AND ROUGH GRADING HAS BEEN ACCOMPLISHED, THE TOPSOIL SHOULD BE REDISTRIBUTED OVER THE AREA TO MINIMUM DEPTHS AS SPECIFIED. WHERE NEEDED, SLOPES SHOULD BE GRADED WITH SERRATION TO HOLD TOPSOIL ADEQUATELY. TOPSOIL SHOULD BE SPREAD AND LIGHTLY COMPACTED UTILIZING A SMALL CLEATED TRACTOR MOVING PERPENDICULAR TO THE CONTOURS OR ANOTHER METHOD WITH EQUAL CAPABILITY. IT IS OUR RECOMMENDATION THAT ANY NECESSARY MECHANICAL MEANS OF EROSION CONTROL BE IN PLACE PRIOR TO BEGINNING SITE DISTURBANCE.

ONCE TOPSOIL HAS BEEN DISTRIBUTED AND GRADED, REVEGETATION SEEDING SHALL FOLLOW IMMEDIATELY. IN ORDER TO ELIMINATE SURFACE CRUSTING AND TO FACILITATE BETTER ROOT PENETRATION, THE SURFACE SHOULD BE SCARIFIED PRIOR TO SEEDING.

SEEDING

APPLY SEED TO THE PROJECT SITE BY HYDROSEEDING. THE FOLLOWING INFORMATION PROVIDES MATERIAL AND EXECUTION FOR SEEDING.

SEED MIXTURE:	PURE LIVE SEED % MIX
HARD FESCUE	25
CANADA BLUE FESCUE	25
SHEEP FESCUE	25
WINGLEY CHEWINGS FESCUE	25
TOTAL SEED	40 LBS PURE LIVE SEED
	INSTALL @ 25 LBS / ACRE

FIBER MULCH MATERIAL

GROW NUTRIBASE FROM "QUATTRO ENVIRONMENTAL", A COMPOSTED POULTRY BASED MULCH MATERIAL FREE OF GROWTH OR GERMINATION INHIBITING INGREDIENTS. APPLY AT THE RATE OF 2000 LBS. PER ACRE.

ORGANIC SOIL AMENDMENT

GROW NUTRIBOOST FROM "QUATTRO ENVIRONMENTAL" (OR APPROVED EQUAL) APPLIED AT 5 GALLONS PER ACRE.

TACKIFIER

MULCH TACKIFIER SOIL STABILIZER - ECOLOGY CONTROLS M-BINDER. TACKIFIER APPLIED AT THE RATE OF 80 LBS. PER ACRE.
 GRANITE SEED
 1697 WEST 2100 NORTH
 P.O. BOX 177
 LEHI, UTAH 84043
 1-800-768-4433
 (OR APPROVED EQUAL)

HYDROSEEDING

MIX SPECIFIED SEED AND ORGANIC SOIL AMENDMENT IN WATER PER MANUFACTURER'S RECOMMENDATIONS. APPLY SEEDED SLURRY EVENLY IN TWO INTERSECTION DIRECTIONS. DO NOT HYDROSEED AREA IN EXCESS OF THAT WHICH CAN BE MULCHED ON SAME DAY. KEEP OFF ROADS, WALKS, STRUCTURES AND AREAS NOT TO BE SEEDED. CLEAN UP THESE AREAS. AFTER HYDROSEED, TRACK IN SEED USING A CLEATED CRAWLER WITH TRACK MARKS PERPENDICULAR TO THE SLOPE. AFTER TRACKED, MULCH SLOPE WITH 2000 LBS. PER ACRE OF FERTILE-FIBER MULCH MATERIAL AND 80 LBS. PER ACRE OF TACKIFIER.

MAINTENANCE

IMMEDIATELY RESEED AREAS WHICH SHOW BARE SPOTS. MINIMUM ACCEPTABLE PLANT COVERAGE IS 80 PERCENT AFTER ONE GROWING SEASON. PROTECT SEEDED AREAS WITH WARNING SIGNS DURING MAINTENANCE PERIOD. THE SEED WILL REQUIRE APPROXIMATELY NINETY (90) DAYS OF FAVORABLE GROWING CONDITIONS TO GERMINATE AND BECOME ESTABLISHED FOR SUCCESSFUL SURVIVAL WITH NORMAL MINIMAL SUMMER PRECIPITATION.

SEEDING TIME

THE OPTIMAL SEEDING TIME SHALL BE IN FALL, BETWEEN MID SEPTEMBER AND MID OCTOBER. IF SEEDING IS APPLIED TOO EARLY OR TOO LATE AND PROPER GERMINATION IS NOT REALIZED PRIOR TO FALL DORMANCY, THEN RESEEDING SHALL BE APPLIED IN EARLY SPRING, AS SOON AS SOIL IS WORKABLE (NOT MUDDY) BETWEEN MARCH AND MID MAY. THIS PLANTING TIME PROVIDES THE OPTIMUM WEATHER CONDITIONS FOR SEED GERMINATION AND SEEDLING SURVIVAL RATE. SEEDING AFTER NOVEMBER 20, "DORMANT SEEDING" INSURES THAT THE SEED DOES NOT GERMINATE PRIOR TO FREEZING WINTER TEMPERATURES AND SEED SHOULD BE IN PLACE FOR THE EARLY SPRING RAINS.

WATER

THE CONTRACTOR WILL PROVIDE SUPPLEMENTAL WATER TO ENSURE PROPER SEED GERMINATION.

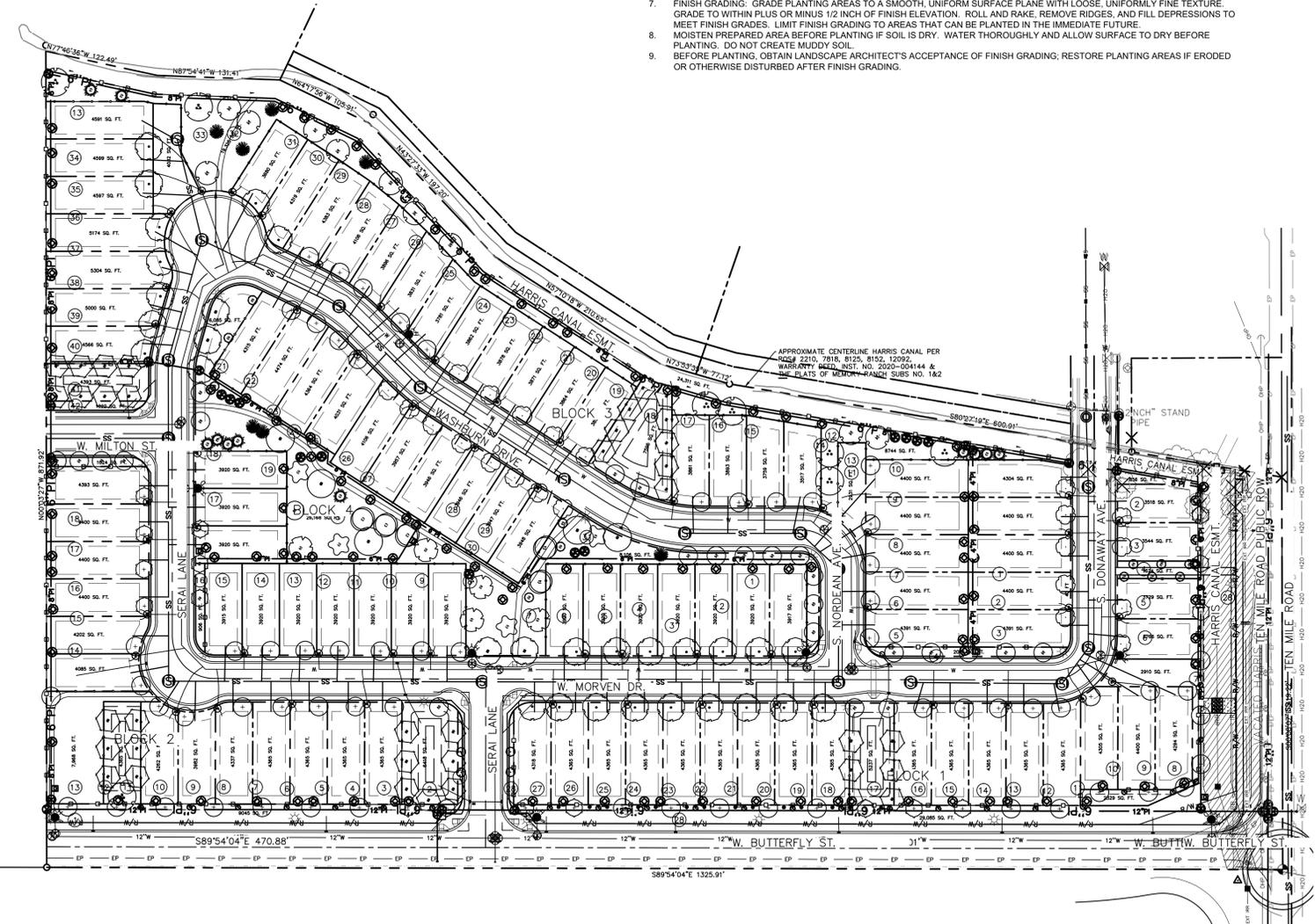
FERTILIZATION

FERTILIZATION IS NOT RECOMMENDED FOR RECLAMATION SEEDING DUE TO PROMOTION OF WEED COMPETITION. IF WEEDS ARE APPARENT, CONTACT LANDSCAPE ARCHITECT FOR WEED REMOVAL REQUIREMENTS.

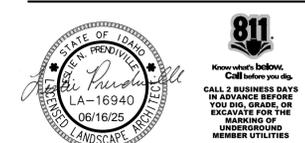
EROSION CONTROL

UNDER NORMAL CIRCUMSTANCES AND ADHERENCE TO THE CONSTRUCTION PRACTICES DESCRIBED IN THE SPECIFICATIONS, THE ABOVE RECOMMENDED EROSION CONTROL MEASURE SHOULD PROVIDE A STABLE SLOPE CONDITION. TO AVOID INCIDENTAL EROSION, IT IS IMPERATIVE THAT THE SLOPES, ONCE PREPARED, REMAIN UNDISTURBED UNTIL SEEDING GERMINATES AND IS ESTABLISHED.

AN 80% VEGETATION COVER IS RECOMMENDED TO CONTROL EROSION. SURFACE CONDITIONS SHOULD BE MONITORED DAILY. IF EROSION DETRIMENTAL TO THE SLOPE IS OBSERVED OR ANTICIPATED DUE TO EXCESSIVE RAINFALL, REMEDIAL MEASURES SHALL BE IMPLEMENTED AS REQUIRED. REFER TO THE STORM WATER POLLUTION PREVENTION PLAN FOR ADDITIONAL REQUIREMENTS.



NO.	REVISION/ISSUE	DATE

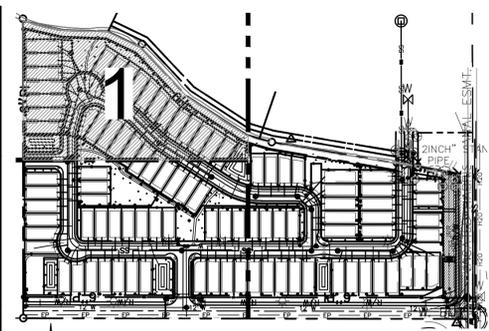
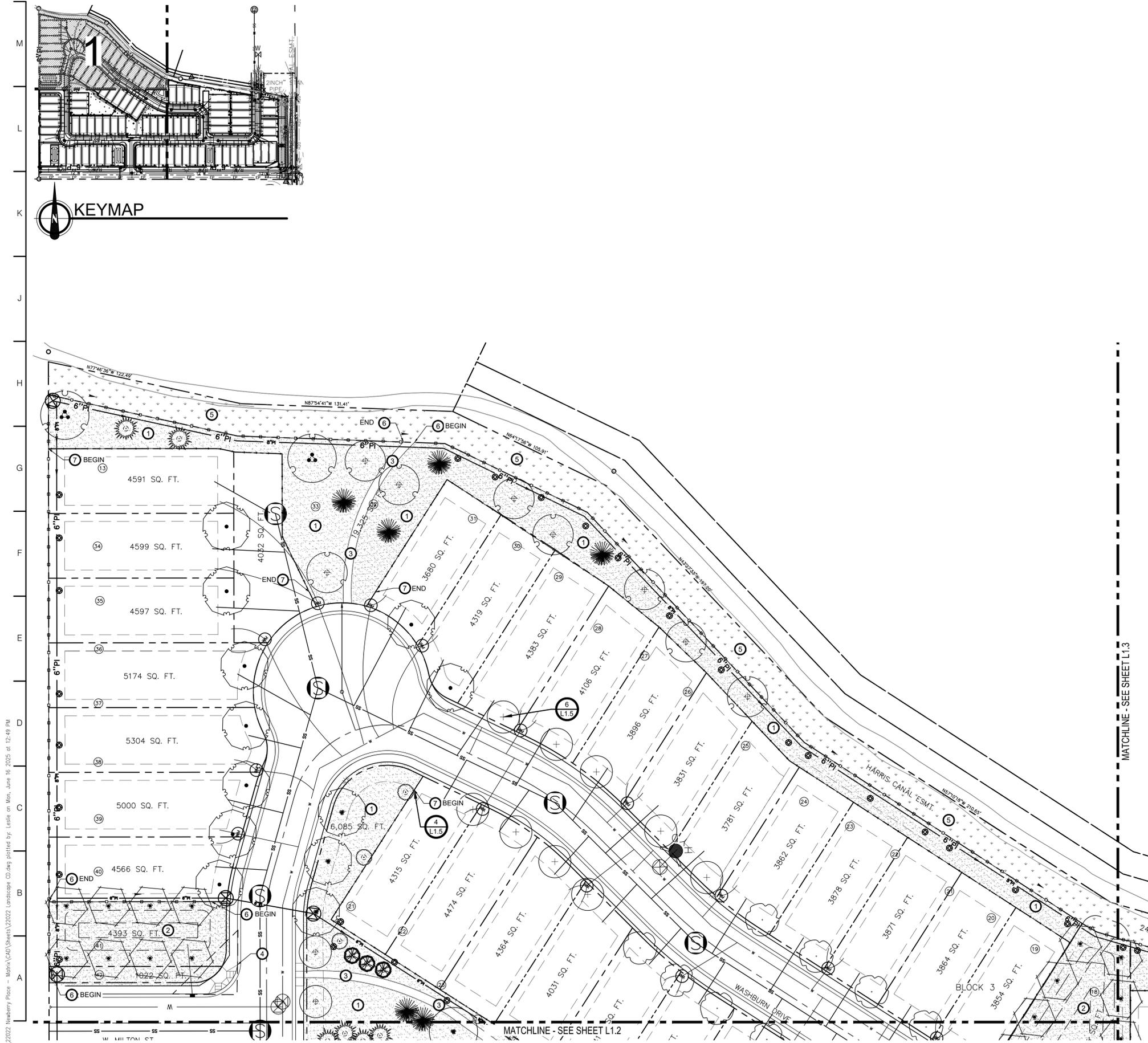


CLARK PLACE SUBDIVISION
 S. TEN MILE RD.
 KUNA, IDAHO
 SITE IMPROVEMENTS

OVERALL LANDSCAPE PLAN	
PROJECT	22022
DATE	06/16/25
DRAWN BY	LP
CHECKED BY	LP
SHEET	
L1.0	

Z:_RFP Projects\2022\22022 Newberry Place - Matrix\CAO\Sheets\22022 Landscape CD.dwg plotted by: Leale on Mon, June 16, 2025 at 12:49 PM

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- ### LANDSCAPE LEGEND
- PLANTS TO BE INSTALLED
 - EXISTING TREES TO BE REMOVED
 - EXISTING TREES TO BE SAVED
 - EDGING AS DETAILED
 - PROPERTY LINE (VERIFY)
 - 6' TALL SOLID PRIVACY FENCING, SEE DETAIL. STYLE AND COLOR TO BE APPROVED BY OWNER.
 - 6' TALL OPEN VISION FENCING, SEE DETAIL. STYLE AND COLOR TO BE APPROVED BY OWNER.
 - 4' TALL OPEN VISION WROUGHT IRON PATHWAY FENCING, SEE DETAIL. STYLE AND COLOR TO BE APPROVED BY OWNER.

- ### CALLOUT NOTES
1. COMMON GRASSY AREA
 2. STORMWATER SWALE, SEE CIVIL PLANS FOR ADDITIONAL INFORMATION
 3. PEDESTRIAN PATHWAY
 4. 40' STREET VISION TRIANGLE
 5. EXISTING IRRIGATION CANAL/EASEMENT TO REMAIN
 6. 6'-0" HGT. PRIVACY FENCING, COLOR AND MATERIAL TO BE DETERMINED BY OWNER
 7. 6'-0" HGT. OPEN VISION FENCING, COLOR AND MATERIAL TO BE DETERMINED BY OWNER
 8. 4'-0" HGT. OPEN VISION FENCING, COLOR AND MATERIAL TO BE DETERMINED BY OWNER

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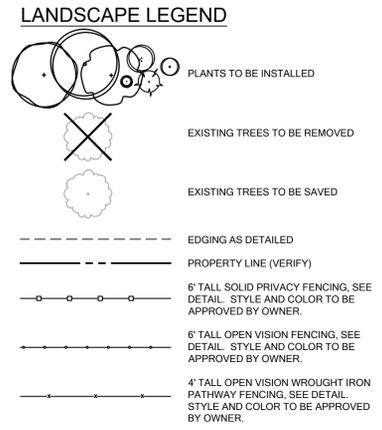
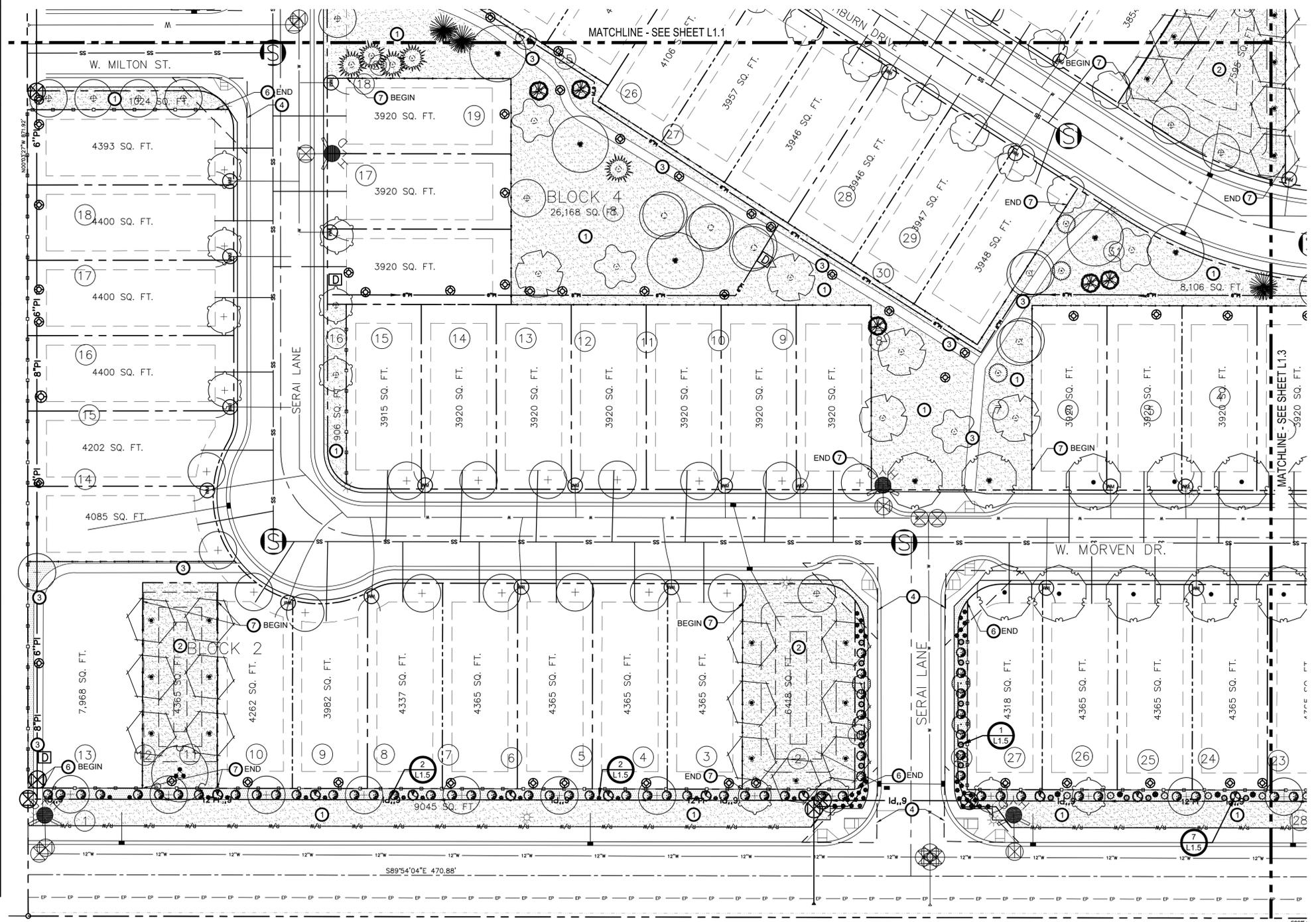
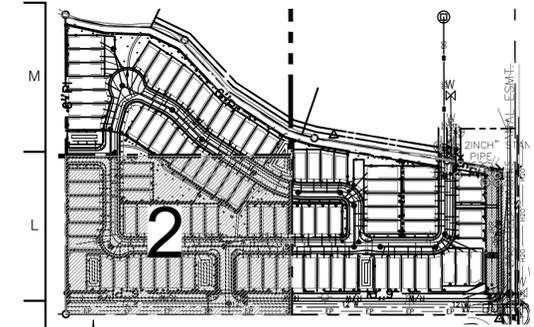
CLARK PLACE SUBDIVISION
S. TEN MILE RD.
KUNA, IDAHO
SITE IMPROVEMENTS

PROJECT		22022	SHEET
DATE		06/16/25	L1.1
DRAWN BY	CHECKED BY	LP	

100% CONSTRUCTION DOCUMENT

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- ### CALLOUT NOTES
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 8. 4'-0" HGT. OPEN VISION FENCING, COLOR AND MATERIAL TO BE DETERMINED BY OWNER
- CALLOUT NUMBERS REFER TO NUMBERED NOTES BELOW

NO.	REVISION/ISSUE	DATE

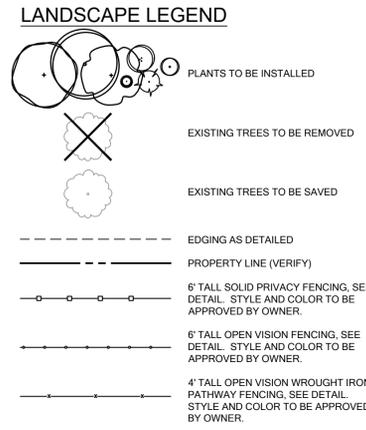
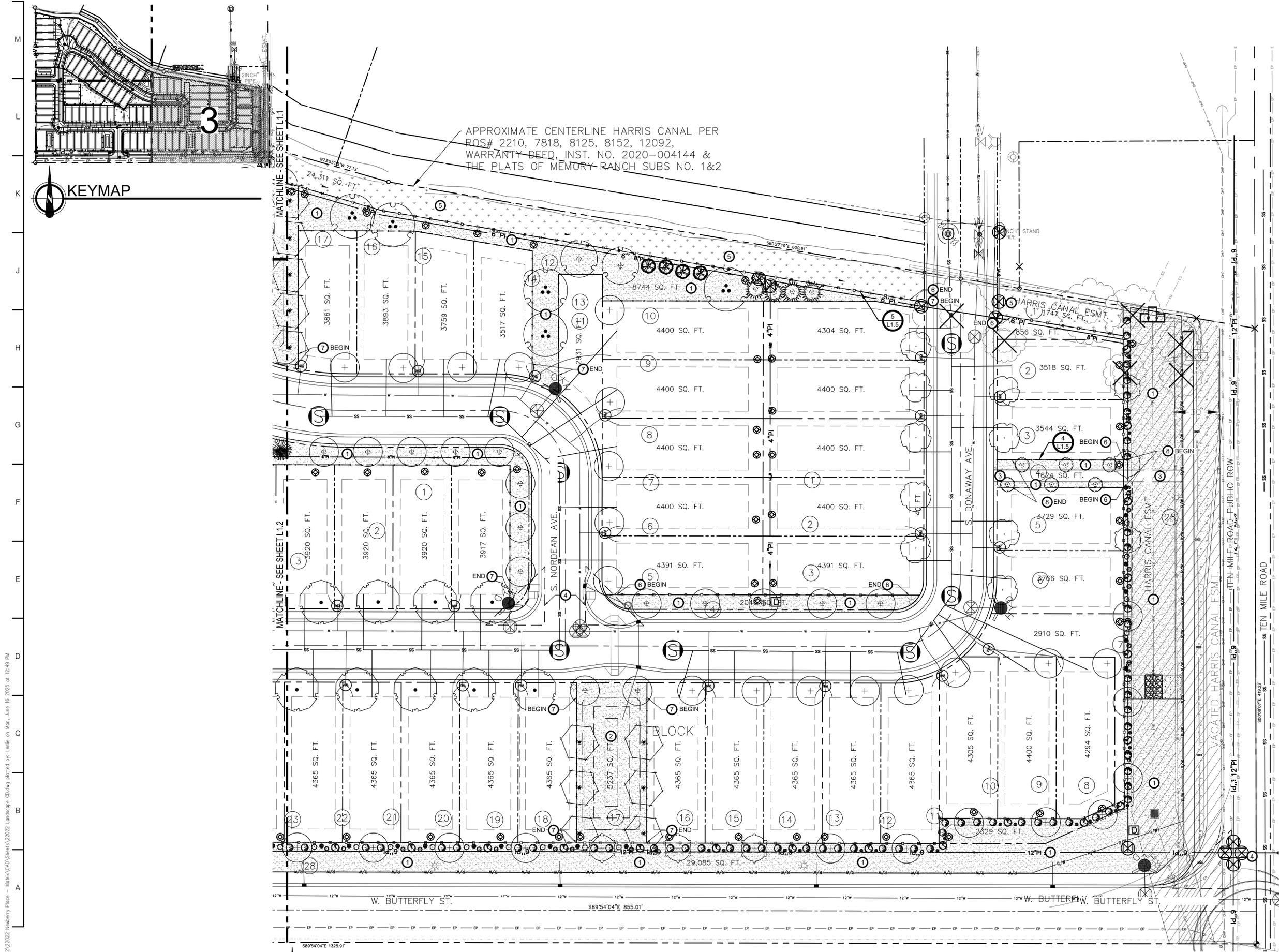


CLARK PLACE SUBDIVISION
S. TEN MILE RD.
KUNA, IDAHO
SITE IMPROVEMENTS

PROJECT		22022	SHEET
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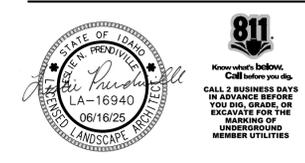
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- ### CALLOUT NOTES
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- CALLOUT NUMBERS REFER TO NUMBERED NOTES BELOW

NO.	REVISION/ISSUE	DATE



CLARK PLACE SUBDIVISION
 S. TEN MILE RD.
 KUNA, IDAHO
 SITE IMPROVEMENTS

LANDSCAPE PLAN - AREA 3

PROJECT	22022	SHEET	L1.3
DATE	06/16/25		
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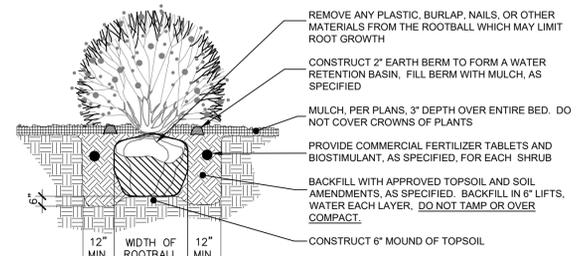
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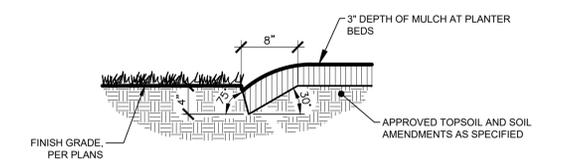
PLANT SCHEDULE

SYMBOL	QTY	COMMON / BOTANICAL NAME	PLANTING SIZE	MATURITY SIZE	CLASS
CONIFEROUS TREES					
	20	Skyrocket Juniper <i>Juniperus scopulorum</i> 'Skyrocket'	6' Ht.	20' H x 3' W	
	28	Columnar Norway Spruce <i>Picea abies</i> 'Cupressina'	6' Ht.	25' H x 6' W	
	11	Black Hills Spruce <i>Picea glauca</i> 'Densata'	6' Ht.	45' H x 20' W	
	12	Vanderwolf's Pyramid Pine <i>Pinus flexilis</i> 'Vanderwolf's Pyramid'	6' Ht.	40' H x 20' W	
	7	Austrian Pine <i>Pinus nigra</i>	6' Ht.	55' H x 30' W	
DECIDUOUS TREES					
	8	Sienna Glen Maple <i>Acer x freemanii</i> 'Sienna'	2' Cal. B&B	50' H x 35' W	Class II
	36	River Birch <i>Betula nigra</i>	2' Cal. B&B	40' H x 35' W	Class II
	30	Common Hackberry <i>Celtis occidentalis</i>	2' Cal. B&B	45' H x 35' W	Class II
	10	Cimmaron Ash <i>Fraxinus pennsylvanica</i> 'Cimzam'™	2' Cal. B&B	50' H x 30' W	Class II
	88	Summit Green Ash <i>Fraxinus pennsylvanica</i> 'Summit'	2' Cal. B&B	45' H x 25' W	Class II
	5	Skyline Honeylocust <i>Gleditsia triacanthos</i> 'Skycole'	2' Cal. B&B	45' H x 35' W	Class II
	17	Worplesdon Sweetgum <i>Liquidambar styraciflua</i> 'Worplesdon'	2' Cal. B&B	40' H x 25' W	Class II
	5	Tulip Tree <i>Liriodendron tulipifera</i>	2' Cal. B&B	60' H x 30' W	Class II
	5	Bur Oak <i>Quercus macrocarpa</i>	2' Cal. B&B	55' H x 45' W	Class II
	22	Boulevard American Linden <i>Tilia americana</i> 'Boulevard'	2' Cal. B&B	50' H x 25' W	Class II
FLOWERING TREES					
	4	Eastern Redbud <i>Cercis canadensis</i>	2' Cal. B&B	25' H x 30' W	Class I
	16	Chanticleer Pear <i>Pyrus calleryana</i> 'Glen's Form'™	2' Cal. B&B	40' H x 15' W	Class II
SHRUBS					
	112	Winter Gem Boxwood <i>Buxus microphylla japonica</i> 'Winter Gem'	5 gal.	5' H x 5' W	
	18	Blue Star Juniper <i>Juniperus squamata</i> 'Blue Star'	2 gal.	2' H x 4' W	
	30	Neon Flash Spiraea <i>Spiraea japonica</i> 'Neon Flash'	2 gal.	3' H x 3' W	
PERENNIALS					
	72	Moonbeam Threadleaf Coreopsis <i>Coreopsis verticillata</i> 'Moonbeam'	1 gal.	1.5' H x 2' W	
GROUND COVERS					
	11,240 sf	1" minus Bark Mulch	---	---	---
	3,819 sf	3/4" minus Angular Stone	---	---	---
	132,955 sf	RTF Sod	---	---	---
	26,206 sf	Rhizomatous Tall Fescue	---	---	---
	---	Dryland Seed Mix	---	---	---
	---	See Notes	---	---	---

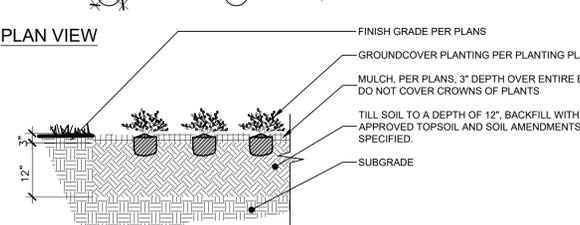
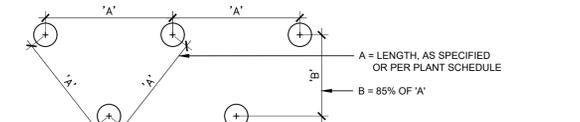


NOTES:
 1. SHRUB SHALL BEAR SAME RELATIONSHIP TO GRADE AS IT DID IN NURSERY.
 2. WATER SHRUB TWICE WITHIN FIRST 24 HOURS.
 3. THIN BRANCHES AND FOLIAGE BY 1/2.
 4. DO NOT CUT LEADERS TO RETAIN NATURAL SHRUB SHAPE.
 5. FOR CONTAINER GROWN PLANTS THAT ARE ROOTBOUND, SPLIT THE ROOTBALL WITH 3 EQUAL SPACED VERTICAL CUTS.

1 SHRUB PLANTING NOT TO SCALE

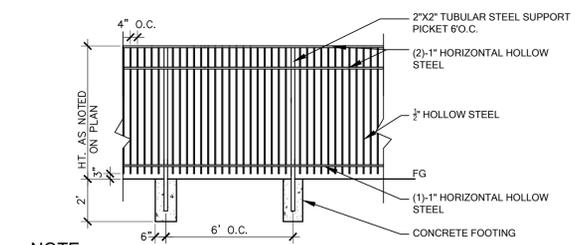


2 PLANTER BED CUT EDGE (TYPICAL AT TREES IN TURF AREAS) NOT TO SCALE



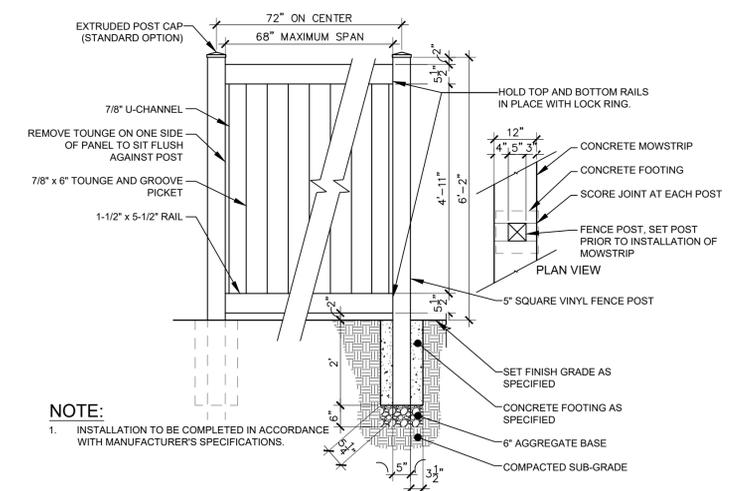
NOTES:
 1. ALL GROUNDCOVER PLANTS TO BE PLANTED ON CENTER AND IN A TRIANGULAR PATTERN.
 2. APPLY SPECIFIED PRE-EMERGENT PER MANUFACTURER'S RECOMMENDATIONS TO ALL GROUNDCOVER BEDS.

3 GROUNDCOVER PLANTING NOT TO SCALE

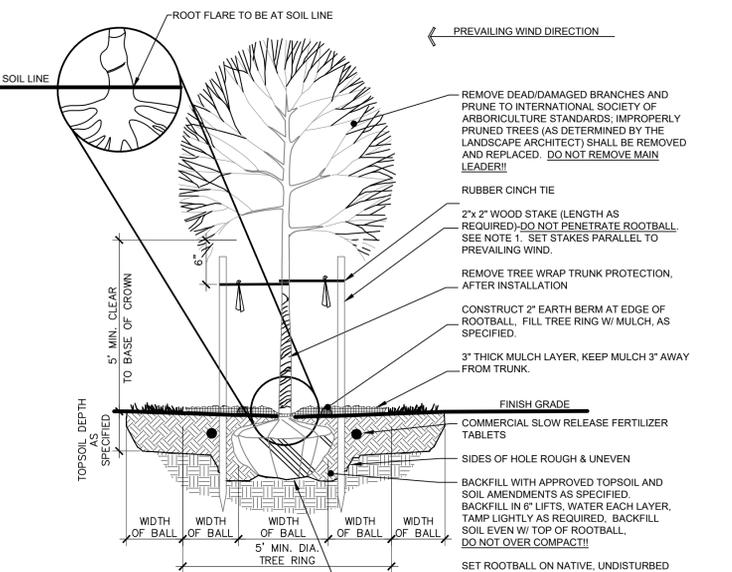


NOTE:
 1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

4 OPEN VISION METAL FENCE Scale: 1/4" = 1'-0"

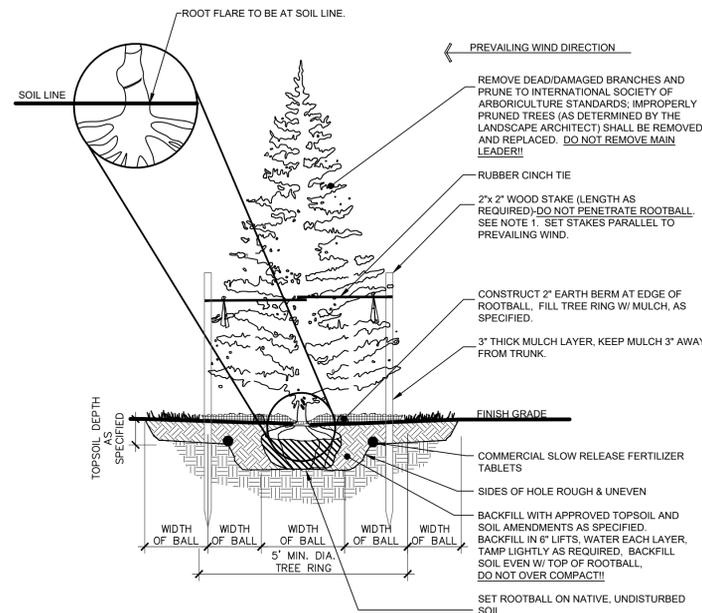


5 VINYL FENCE PANEL SCALE: 1/2" = 1'-0"



NOTES:
 1. REMOVE BURLAP, TWINE, AND WIRE BASKET FROM TOP 1/4 OF ROOTBALL. REMOVE ALL NAILS, TIES, AND PLASTIC FROM ROOTBALL. IF SYNTHETIC BURLAP IS UTILIZED TO WRAP THE ROOTBALL, IT SHALL BE COMPLETELY REMOVED. ONLY BIODEGRADABLE BURLAP SHALL BE LEFT ON THE BOTTOM OF THE ROOTBALL.
 2. THE STAKING OF TREES IS TO BE THE CONTRACTOR'S OPTION; HOWEVER, THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL TREES ARE PLANTED STRAIGHT AND THAT THEY REMAIN STRAIGHT FOR LENGTH OF WARRANTY PERIOD OR 1 YEAR AFTER SUBSTANTIAL COMPLETION WHICHEVER IS GREATER. ALL STAKING SHALL BE REMOVED AT THE END OF THE WARRANTY PERIOD.
 3. IN THE EVENT OF A QUESTION OR LACK OF CLARITY ON THE DRAWINGS, THE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT BEFORE PROCEEDING.
 4. LANDSCAPE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT AND OWNER PRIOR TO INSTALLATION OF PLANT MATERIAL.
 5. WRAP RUBBER CINCH TIES AROUND THE TREE TRUNKS AND STAKES USING EITHER THE STANDARD OR FIGURE EIGHT TYING METHOD. SECURE THE TIES TO THE STAKES WITH GALVANIZED NAILS TO PREVENT SLIPPAGE.
 6. WATER TREE TWICE WITHIN THE FIRST 24 HOURS.
 7. IN THE EVENT HARDPAN SOILS PREVENT TREE PLANTING AS DETAILED, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY. FOR TREES LOCATED WITHIN ROADSIDE PLANTERS LESS THAN 8'-0" IN WIDTH, PROVIDE TREE ROOT BARRIER (DEEPROOT #24-2 OR APPROVED EQUAL). LOCATE ROOT BARRIER AT BACK OF CURB AND EDGE OF SIDEWALK. ALL TREE INSTALLATIONS SHALL CONFORM TO ALL AGENCY APPROVAL REQUIREMENTS. CONTRACTOR SHALL VERIFY PRIOR TO ANY INSTALLATIONS.

6 DECIDUOUS TREE PLANTING NOT TO SCALE



NOTES:
 1. REMOVE BURLAP, TWINE, AND WIRE BASKET FROM TOP 1/4 OF ROOTBALL. REMOVE ALL NAILS, TIES, AND PLASTIC FROM ROOTBALL. IF SYNTHETIC BURLAP IS UTILIZED TO WRAP THE ROOTBALL, IT SHALL BE COMPLETELY REMOVED. ONLY BIODEGRADABLE BURLAP SHALL BE LEFT ON THE BOTTOM OF THE ROOTBALL.
 2. THE STAKING OF TREES IS TO BE THE CONTRACTOR'S OPTION; HOWEVER, THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL TREES ARE PLANTED STRAIGHT AND THAT THEY REMAIN STRAIGHT FOR LENGTH OF WARRANTY PERIOD OR 1 YEAR AFTER SUBSTANTIAL COMPLETION WHICHEVER IS GREATER. ALL STAKING SHALL BE REMOVED AT THE END OF THE WARRANTY PERIOD.
 3. IN THE EVENT OF A QUESTION OR LACK OF CLARITY ON THE DRAWINGS, THE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT BEFORE PROCEEDING.
 4. LANDSCAPE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT AND OWNER PRIOR TO INSTALLATION OF PLANT MATERIAL.
 5. WRAP RUBBER CINCH TIES AROUND THE TREE TRUNKS AND STAKES USING EITHER THE STANDARD OR FIGURE EIGHT TYING METHOD. SECURE THE TIES TO THE STAKES WITH GALVANIZED NAILS TO PREVENT SLIPPAGE.
 6. WATER TREE TWICE WITHIN THE FIRST 24 HOURS.
 7. IN THE EVENT HARDPAN SOILS PREVENT TREE PLANTING AS DETAILED, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY.

7 CONIFEROUS TREE PLANTING NOT TO SCALE

NO.	REVISION/ISSUE	DATE

811
 Know what's below. Call before you dig.
 CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.
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 PROFESSIONAL LANDSCAPE ARCHITECT
 Rodney Evans + Partners
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CLARK PLACE SUBDIVISION
 S. TEN MILE RD.
 KUNA, IDAHO
 SITE IMPROVEMENTS

LANDSCAPE DETAILS

PROJECT	22022	SHEET	L1.5
DATE	06/16/25		
DRAWN BY	LP	CHECKED BY	LP



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

Date: August 21st, 2025

To: Doug Unger / Elwin Butler

Staff Contact: Matt Pak, Planner

Project Description: Newberry Place

Trip Generation: This development is estimated to generate 896 vehicle trips per day, 89 vehicle trip per hour in the PM peak hour, based on the Institute of Transportation Engineers Trip Generation Manual, 11th edition.

Proposed Development Meets	
All ACHD Policies	
Requires Revisions to meet ACHD Policies	X

Traffic Impact Study	
Yes	
No	X
If yes, is mitigation required	

Area Roadway Level of Service	
Do area roadways meet ACHD's LOS Planning Thresholds?	
Yes	X
No	
Area roads will meet ACHD's LOS Planning Thresholds in the future with planned improvements?	
Yes	
No	

ACHD Planned Improvements	
FYP	X
CIP	X

Livable Street Performance Measures	
Pedestrian	LTS 3
Cyclist	LTS 1

Is Transit Available?	
Yes	
No	X

connecting you to more



Project/File: **Newberry Place / KPP25-0009 / 25-05-S / 25-24-DR**
 This is a preliminary plat and design review application to allow for the development of a 117-lot subdivision consisting of 95 single family residential lots and 22 common lots on 18.6-acres.

Lead Agency: City of Kuna

Site address: Parcel #S1303142000 (S Ten Mile Road)

Staff Approval: August 21st, 2025

Applicant: Doug Unger, PE / Elwin Butler, PE
 Matrix Engineering, Inc.
 1020 W Main Street, Suite 100J
 Boise, ID 83702

Representative: Gary Clark
 RE-ONE LLC
 P.O. Box G
 Pocatello, Idaho 83205

Staff Contact: Matt Pak
 Phone: 208-387-6171
 E-mail: mpak@achdidaho.org

Report Summary:

ACHD Planned Improvements2

Level of Service Planning Thresholds2

A. Site Specific Conditions of Approval3

B. Vicinity Map5

C. Site Plan6

D. Findings for Consideration7

E. Policy 11

F. Standard Conditions of Approval 18

G. Conclusions of Law..... 19

Request for Appeal of Staff Decision 19

ACHD Planned Improvements

1. Capital Improvements Plan (CIP)/ Five Year Plan (FYP):

- The intersection of Ten Mile Road and Columbia Road is scheduled in the FYP to be reconstructed as a single-lane expandable roundabout with a construction year yet to be determined.
- Ten Mile Road is listed in the CIP to be widened to 3-lanes from Columbia Road to Lake Hazel Road between 2036 and 2040.
- Ten Mile Road is listed in the CIP to be widened to 3-lanes from Lake Hazel Road to Amity Road between 2036 and 2040.
- The intersection of Lake Hazel Road and Ten Mile Road is listed in the CIP to be widened to 3-lanes on all legs and signalized between 2021 and 2025.
- The intersection of Columbia Road and Ten Mile Road is listed in the CIP to be reconstructed as a single-lane roundabout between 2026 and 2030.

Level of Service Planning Thresholds

1. 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
Lake Hazel Road	N/A	Principal Arterial	155	Better than "E"
Ten Mile Road	423-feet	Minor Arterial	506	Better than "E"
Columbia Road	N/A	Minor Arterial	410	Better than "E"

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

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

2. Average Daily Traffic Count (VDT)

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

- The average daily traffic count for Ten Mile Road south of Lake Hazel Road was 9,978 on October 10th, 2024.
- The average daily traffic count for Lake Hazel Road east of Ten Mile Road was 2,122 on July 19th, 2023.
- The average daily traffic count for Columbia Road east of Ten Mile Road was 5,126 on December 19th, 2024.

A. Site Specific Conditions of Approval

1. Dedicate right-of-way at the Ten Mile Road and Butterfly Street intersection consistent with the template shown in Finding 1, to accommodate the future construction of the multi-lane roundabout at the intersection.
2. Improve Ten Mile Road with 17-feet of pavement, a 3-foot wide gravel shoulder, barrow ditch and a 10-foot wide multi-use pathway abutting the site. Construct the multi-use pathway a minimum of 38-feet from the centerline of Ten Mile Road.
3. Dedicate additional right-of-way for Ten Mile Road to total 50-feet from the centerline. Sidewalk shall be located wholly within right-of-way or wholly within a permanent right-of-way easement
4. Construct Butterfly Street as ½ of a 36-foot wide collector street section with vertical curb, gutter and 8-foot wide attached concrete sidewalk on the north side of the roadway plus an additional 12-feet of pavement beyond the centerline, a 3-foot wide gravel shoulder and a barrow ditch on the south side of the roadway.
5. Dedicate right-of-way to extend to 2-feet behind back of sidewalk on the north side of the roadway and to 2-feet behind back of borrow ditch on the south side of the roadway on Butterfly Street.
6. Extend Donaway Avenue into the site and construct all of the internal local streets as 36-foot wide local street sections with rolled curb, gutter and 5-foot wide attached concrete sidewalk within 50-feet of right-of-way.
7. Construct a knuckle with a turning radius of 55-feet at the intersection of Serai Lane and Washburn Drive.
8. Construct Butterfly Street to intersect Ten Mile Road, located 2,601-feet south of Lake Hazel Road.
9. Construct Serai Lane to intersect Butterfly Street, located 852-feet west of Ten Mile Road.
10. If this project moves forward before the proposed stub streets Butterfly Street and Milton Avenue are constructed to the site's west property line as part of the Memory Ranch Subdivision, then construct two stub streets to the west property line, Butterfly Street and Milton Street.

Construct a temporary cul-de-sac turnaround at the terminus of Butterfly Street, as the roadway will extend greater in length than 150-feet. The temporary cul-de-sac turnaround should be paved with a minimum 50-foot turning radius. If the temporary turnarounds extend onto buildable lots, the entire lots shall be encumbered by an easement and identified on the plat as non-buildable lots until the street is extended.

Install a sign at the terminus of the Milton Street stating that, "THIS ROAD WILL BE EXTENDED IN THE FUTURE".

Install a sign at the terminus of Butterfly Street stating that, "THIS IS A DESIGNATED COLLECTOR ROADWAY. THIS STREET WILL BE EXTENDED AND WIDENED IN THE FUTURE".

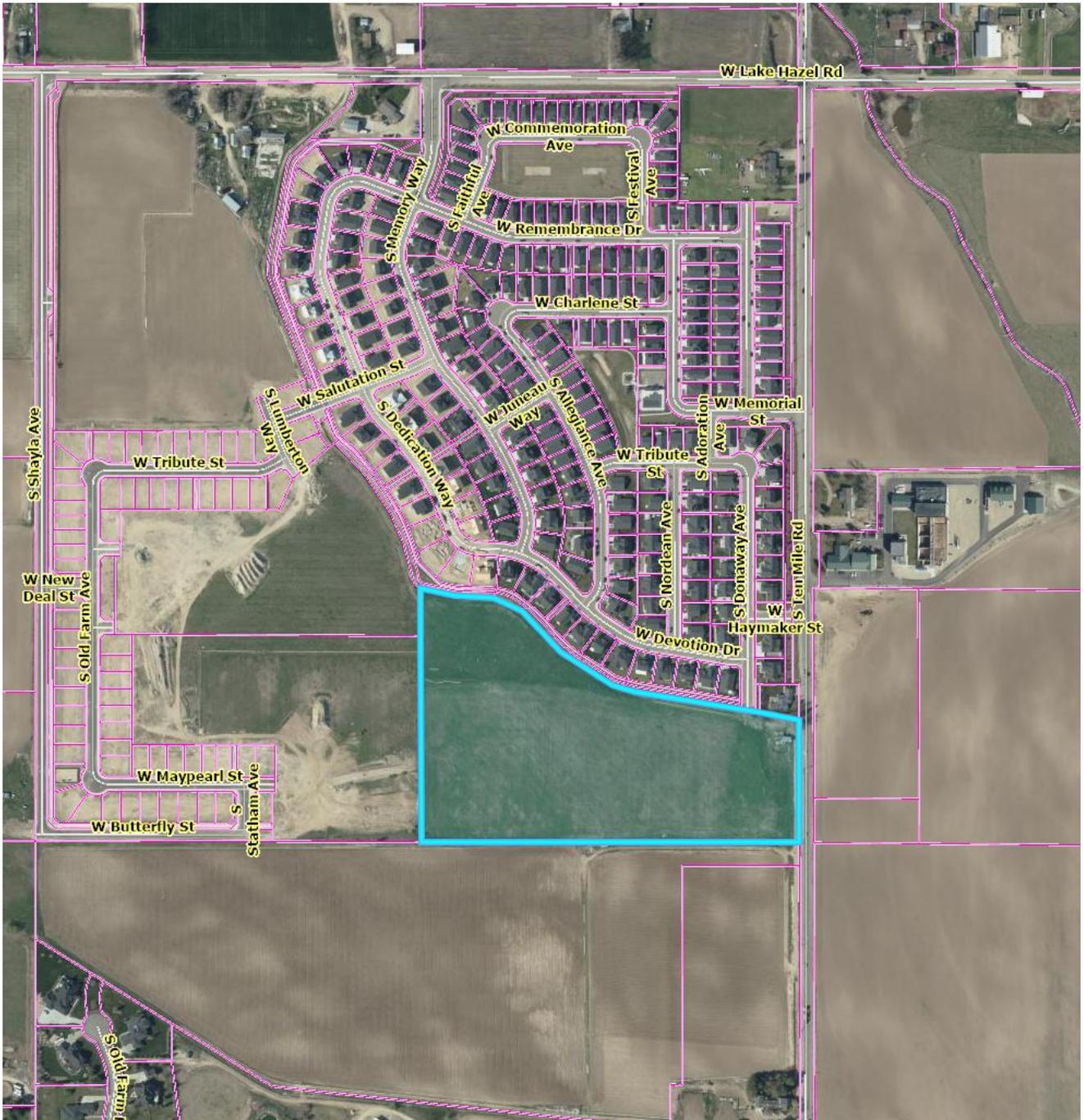
If the proposed stub streets, Butterfly Street and Milton Avenue are not constructed are constructed to the site's west property line as part of the Memory Ranch Subdivision prior to this project moving forward, then extend the roadways into the site.

11. Close the existing unimproved 25-foot wide driveway from the site onto Ten Mile Road, located 47-feet south of the site's north property line, driveway with pavement widening, a gravel shoulder, a barrow ditch and sidewalk.
12. Redesign Butterfly Street to reduce the length of the roadway or to include the use of passive design elements. Submit a revised preliminary plat showing the redesigned roadways for review and

approval prior to plan submittal for the first final plat. Speed humps/bumps and valley gutters will not be accepted as traffic calming.

13. Construct bulb-outs on Morvan Drive, as proposed. Provide a minimum of 24-feet from back of curb to back of curb for the bulb-outs and provide written fire department approval for use of a reduced street section.
14. ACHD approved plans for the crossing of the Kuna Canal (Donaway Avenue) prior to the pre-construction meeting and final plat approval, if necessary.
15. Other than the access specifically approved with this application, direct lot access is prohibited to Ten Mile Road and Butterfly Street and shall be noted on the final plat.
16. 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.
17. There will be an impact fee that is assessed and due prior to issuance of any building permits. The assessed impact fee will be based on the impact fee ordinance that is in effect at that time. The impact fee assessment will not be released until the civil plans are approved by ACHD.
18. Comply with all Standard Conditions of Approval.

B. Vicinity Map



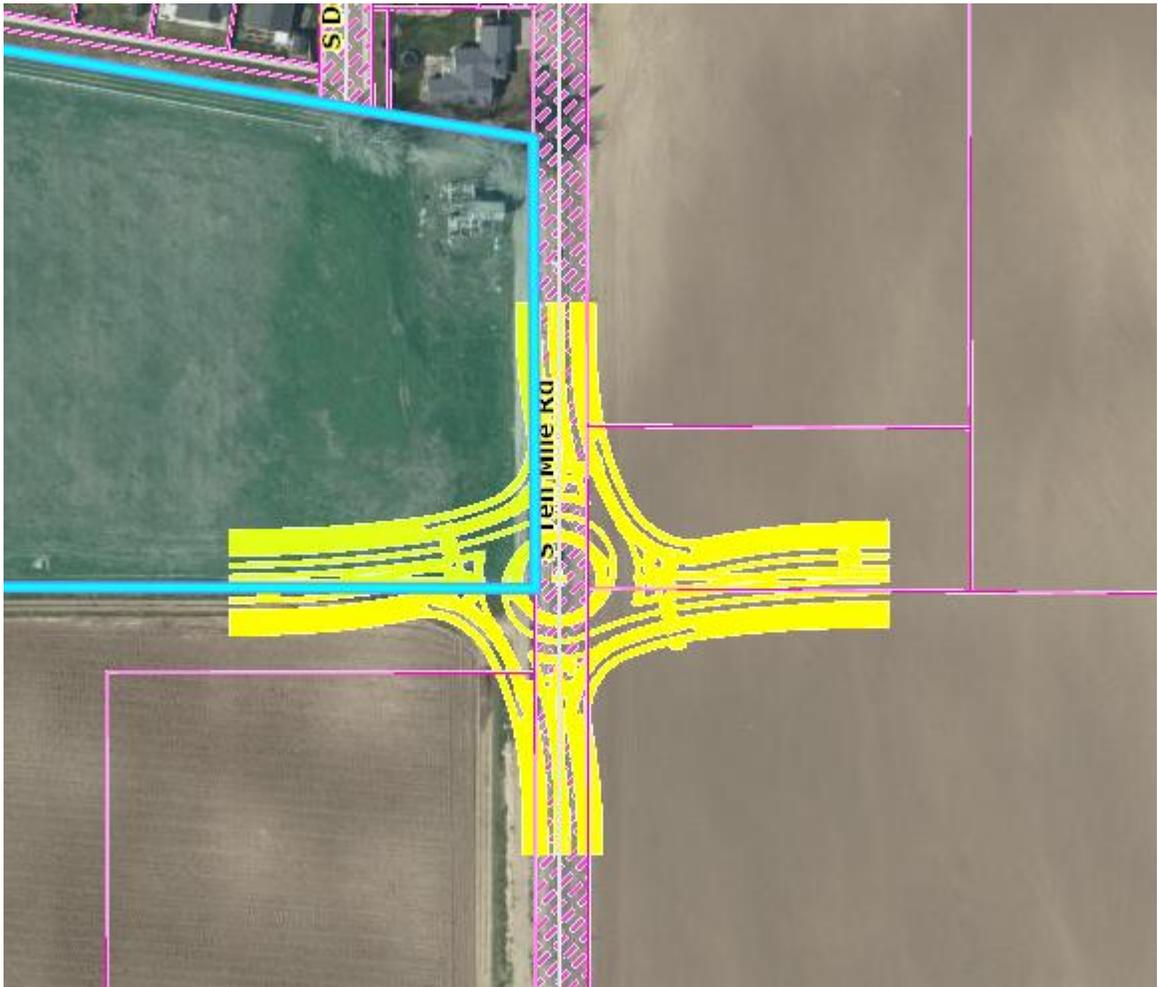
D. Findings for Consideration

1. Ten Mile Road/Butterfly Street Roundabout

a. Policy:

ACHD Master Street Map: ACHD Policy Section 3111.1 requires the Master Street Map (MSM) guide the right-of-way acquisition, collector street requirements, roundabout requirements, and specific roadway features required through development. A new multi-lane roundabout was identified on the MSM at the proposed intersection of Ten Mile Road/Butterfly Street.

- #### b. Staff Comments/Recommendations:
- As noted above, the intersection of Ten Mile Road/Butterfly Street is shown as a multi-lane roundabout on the MSM. The applicant should be required to dedicate right-of-way at the Ten Mile Road and Butterfly Street intersection consistent with the template shown below to accommodate the future construction of the multi-lane roundabout at the intersection.



2. Ten Mile Road

- #### c. Existing Conditions:
- Ten Mile Road is improved with 2-travel lanes and no curb, gutter or sidewalk abutting the site. There is 50-feet of right-of-way for Ten Mile Road (24-feet from centerline).
- #### d. Applicant Proposal:
- The applicant is proposing to improve Ten Mile Road with 17-feet of pavement, a 3-foot wide gravel shoulder, barrow ditch and an 8-foot wide detached concrete sidewalk abutting the site. The applicant is proposing to dedicate additional right-of-way for Ten Mile Road to total 50-feet from the centerline.

- e. **Staff Comments/Recommendations:** The applicant's proposal to improve Ten Mile Road meets District policy and should be approved, as proposed with the exception of the sidewalk width.

Consistent with ACHD's Pedestrian Facilities policy, which requires a minimum 10-foot wide multi-use path on arterial roadways identified for improvement in the Capital Improvement Plan, the applicant should be required to construct a minimum 10-foot wide multi-use pathway, located a minimum of 38-feet from the centerline of Ten Mile Road abutting the site. Sidewalk shall be located wholly within right-of-way or wholly within a permanent right-of-way easement.

3. Butterfly Street

- a. **Existing Conditions:** There are no public roadways constructed within the site.
- b. **Applicant Proposal:** The applicant is proposing to construct Butterfly Street as ½ of a 36-foot wide collector street section with vertical curb, gutter and 8-foot wide attached concrete sidewalk on the north side of the roadway plus an additional 12-feet of pavement beyond the centerline, a 3-foot wide gravel shoulder and a barrow ditch on the south side of the roadway.

Staff Comments/Recommendations: The applicant's proposal for Butterfly Street meets or exceeds District policy and should be approved, as proposed. Dedicate right-of-way to extend to 2-feet behind back of sidewalk on the north side of the roadway and to 2-feet behind back of borrow ditch on the south side of the roadway.

4. Internal Local Streets

- a. **Existing Conditions:** There are no public roadways constructed within the site.
- b. **Applicant's Proposal:** The applicant is proposing to construct all of the internal local streets as 36-foot wide local street sections with rolled curb, gutter and 5-foot wide attached concrete sidewalk within 50-feet of right-of-way.

The applicant is proposing to construct a knuckle with a turning radius of 55-feet at the intersection of Serai Lane and Washburn Drive.

- c. **Staff Comments/Recommendations:** The applicant's proposals meet District policy and should be approved, as proposed.

5. Roadway Offsets

- a. **Existing Conditions:** There are no public roadways constructed within the site.
- b. **Applicant's Proposal:** The applicant is proposing to construct Butterfly Street, a collector roadway, to intersect Ten Mile Road, a minor arterial roadway, located 2,601-feet south of Lake Hazel Road.

The applicant is proposing to construct Serai Lane, a local street, to intersect Butterfly Street, a collector roadway, located 852-feet west of Ten Mile Road.

- c. **Staff Comments/Recommendations:** The applicant's proposals meet District policies and should be approved, as proposed.

6. Stub Streets

- a. **Existing Conditions:** There is one stub street to the site's north property line, Donaway Avenue.

There are two streets proposed to stub to the site's west property line, Butterfly Street and Milton Avenue. Both stub streets were approved as part of ACHD's 2020 action on Memory Ranch Subdivision 6-9 located west of the site.

- b. **Applicant Proposal:** The applicant is proposing to extend Donaway Avenue into the site.

The applicant is proposing to stub Butterfly Street, a collector roadway, to the site's west property line, located 22-feet north of the site's south property line.

The applicant is proposing to stub Milton Street, a local street, to the site's west property line, located 463-feet north of the site's south property line. The stub street is proposed to be less than 150-feet in length.

- c. **Staff Comments/Recommendations:** The applicant's proposal to extend Donaway Avenue into the site meets District policy and should be approved, as proposed.

If the proposed stub streets, Butterfly Street and Milton Avenue, to be constructed as part of the adjacent Memory Ranch Subdivision are not constructed prior to Newberry Place moving forward, then stub Butterfly Street, a collector roadway, and Milton Street, a local street, to the site's west property line, as proposed.

The applicant should be required to construct a temporary cul-de-sac turnaround at the terminus of Butterfly Street, as the roadway will extend greater in length than 150-feet. The temporary cul-de-sac turnaround should be paved with a minimum 50-foot turning radius. If the temporary turnarounds extend onto buildable lots, the entire lots shall be encumbered by an easement and identified on the plat as non-buildable lots until the street is extended.

The applicant should be required to install a sign at the terminus of the Milton Street stating that, "THIS ROAD WILL BE EXTENDED IN THE FUTURE".

The applicant should be required to install a sign at the terminus of the Butterfly Street stating that, "THIS IS A DESIGNATED COLLECTOR ROADWAY. THIS STREET WILL BE EXTENDED AND WIDENED IN THE FUTURE".

If the proposed stub streets, Butterfly Street and Milton Avenue, to be constructed as part of the adjacent Memory Ranch Subdivision No. 8 are constructed prior to Newberry Place moving forward, then extend the roadways into the site.

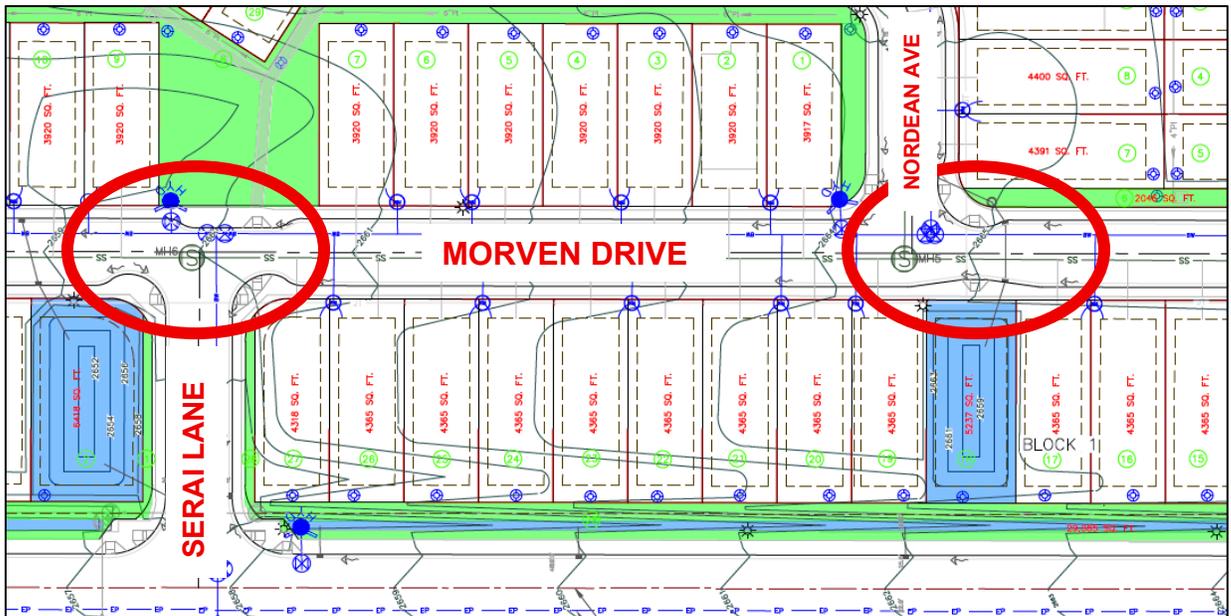
7. Driveways

7.1 Ten Mile Road

- a. **Existing Conditions:** There is an existing unimproved 25-foot wide driveway from the site onto Ten Mile Road, located 47-feet south of the site's north property line.
- b. **Applicant's Proposal:** The applicant is proposing to close the existing driveway with pavement widening, a gravel shoulder, a barrow ditch and sidewalk.
- c. **Staff Comments/Recommendations:** The applicant's proposal meets District policy and should be approved, as proposed.

8. Traffic Calming

- a. **Applicant's Proposal:** The applicant is proposing to construct Butterfly Street and Morven Drive to be greater than 750-feet in length. The applicant is proposing to construct two bulb-outs on Morven Drive, as shown below.



- b. **Staff Comments/Recommendations:** Staff is supportive of the applicant’s proposal bulb-outs on Morven Drive. The bulb-outs should be designed to provide a minimum of 24-feet of pavement from back of curb to back of curb and the design and location will be approved during the plan review process. Provide written fire department approval for use of a reduced street section.

Additionally, the applicant should be required to redesign Butterfly Street to reduce the length of the roadway or to include the use of passive design elements and submit a revised preliminary plat showing the redesigned roadways for review and approval prior to plan submittal on the first final plat.

Speed humps/bumps and valley gutters will not be accepted as traffic calming.

9. Bridge for Kuna Canal Crossing

The District will require that the applicant have ACHD approved plans for the crossing of the Kuna Canal (Donaway Avenue) prior to the pre-construction meeting and final plat approval, if a bridge is deemed necessary. Note: Timing of project plan submittals should take into account review times, lead time for precast members and potential roadway closures. To ensure construction prior to irrigation season, approval of the project plans must be attained by January 15th. The District retains the right to modify road closure approvals on any project based on the needs of the District. Construction of projects approved after January 15th may be postponed until after irrigation season is over in October. It is recommended that bridge submittals be submitted before the end of the current irrigation season to ensure the best time frame for construction is attained. Submittals will need to include the street section extending over the bridge to ensure the requirements of the roadway are met.

10. Other Access

Ten Mile Road is classified as a minor arterial roadway. Butterfly Street is classified as a collector roadways. Other than the access specifically approved with this application, direct lot access is prohibited to these roadways and should be noted on the final plat.

E. Policy

1. Federal Accessibility Design Guidelines and Standards

District policy 7203.1.1 states that developers shall follow the current version of the U.S. Access Board's Accessibility Guidelines for Pedestrian Facilities in the Public Right-of-Way (PROWAG), 36 CFR Part 1190, September 7, 2023; (Also see, <https://www.access-board.gov/prowag> and <https://www.access-board.gov/files/prowag/planning-and-design-for-alternatives.pdf> for additional information).

2. Minor Improvements

Minor Improvements Policy: District Policy 7203.3 states that minor improvements to existing Highways adjacent to a proposed development may be required. These needed transportation facilities are to correct deficiencies or replace deteriorated facilities. Included are sidewalk and/or bike lane construction or replacement (with physical buffers if missing and needed); construction of transitional sidewalk segments; crosswalk construction or replacement; curb and gutter construction or replacement; repair, replacement or expansion of curb extensions; replacement of unused driveways with curb, gutter, sidewalk, repair or addition of traffic calming or speed mitigation features; installation or reconstruction of pedestrian ramps; pavement repairs; signs, motor vehicle, pedestrian and bicycle traffic control devices; and other similar items. The current version of PROWAG will determine the applicable accessibility requirements for alterations and elements added to existing streets. ACHD staff is responsible for identifying the minor improvements that would be proportionate to the size and complexity of the development.

3. Livable Street Performance Measures

District policy 7203.8 states that ACHD has adopted performance measures (level of stress) for evaluating the experience of bicyclists and pedestrians. ACHD seeks to create a transportation network that serves all ages and abilities. Bike and pedestrian facilities built through development should achieve a bike and pedestrian level of traffic stress 1 or 2, with no new bike lane below a minimum of 5-feet.

4. Ten Mile Road

Arterial Roadway Policy: District Policy 7205.2.1 states that the developer is responsible for improving all street frontages adjacent to the site regardless of whether or not access is taken to all of the adjacent streets. Improvements shall include transitional segments in accordance with the current version of PROWAG.

Master Street Map and Typology Policy: District Policy 7205.5 states that the design of improvements for arterials shall be in accordance with District standards, including the Master Street Map, Livable Streets Design Guide, and the most current ACHD Livable Streets Performance Measures Plan as adopted by the ACHD Commission. The developer or engineer should contact the District before starting any design.

Street Section and Right-of-Way Width Policy: District Policies 7205.2.1 & 7205.5.2 state The standard 5-lane street section shall be 59-feet (back-of-curb to back-of-curb). This width typically accommodates two travel lanes in each direction, a continuous center left-turn lane or landscaped median with intermittent turn lanes, and curbs and gutters. A 5-lane road shall also include a minimum 10-foot wide multi-use path on both sides with an 8-foot wide buffer from back-of-curb. Other bike facility treatments as defined in the ACHD Bike Master Plan may be approved at the discretion of the ACHD Development Review Supervisor. If an interim on-street bike lane is required in order to connect to existing facilities, the street section shall be 75-feet to allow for a 5-foot wide bike lane and 3-foot wide painted buffer. The standard right-of-way width for a 5-lane arterial is 100-feet.

If a landscaped median is included in any of these cross sections, the landscaping shall be maintained by license agreement with the adjacent HOA, property owner, or by interagency agreement with the corresponding land use jurisdiction.

At the discretion of Traffic Engineering staff, adjustments may be made to the street section, including removal of the continuous center turn lanes or modification to lane widths, where no driveways or intersections are present or to ensure adequate space for pathway and buffers.

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

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

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

Pedestrian Facilities: District Policy 7205.5.7 requires a concrete sidewalk at least 5-feet wide are required on both sides of all arterial streets. A parkway strip at least 8-feet wide between the back-of-curb and street edge of the sidewalk is required to provide increased safety and protection of pedestrians. Alternatively, on roadways identified for improvement in the Capital Improvement Plan, a minimum 10-foot wide multi-use path may be required. The path shall be placed in accordance with planned buildout in the Master Street Map with a minimum 8-foot wide planter strip as measured to the closest edge of the path. Street trees are encouraged between the pedestrian facility and the roadway when irrigation and maintenance will occur by the adjacent property owner or HOA through an approved license agreement. Consult the District's planter width policy if trees are to be placed within the parkway strip. In some instances, to match existing conditions, a minimum 7-foot wide sidewalk may be constructed next to the back-of-curb. ACHD Development Review staff will be responsible for determining the required facility. Vertical hardscape alternatives to street trees may be considered in the buffer space when street trees are not practicable.

Detached sidewalks and multi-use paths are encouraged and should be parallel to the adjacent roadway. Pedestrian facilities will only be allowed to deviate from a straight line parallel to the roadway when authorized by Development Review staff to accommodate site specific conditions (i.e., street trees, utilities, etc.).

Appropriate easements shall be provided if public pedestrian facilities are placed out of the right-of-way. The easement shall encompass the entire area between the right-of-way line and 2-feet behind the back edge of the pedestrian facility. Pedestrian facilities shall either be located wholly within the public right-of-way or wholly within an easement.

Curb ramps or blended transitions shall be provided to connect the pedestrian access route at each pedestrian street crossing in accordance with the current version of PROWAG. Provide detectable warning surface in accordance with the current version of PROWAG.

Roadways Outside City's Area of Impact: District Policy 7205.2 states that if a proposed development abuts a paved road outside a City's area of impact, the District may consider waiving the requirement to construct sidewalk or multi-use path along the arterial roadway. If this waiver is granted by a Development Services Supervisor, other requirements may be established to accommodate pedestrians and non-motorized travel.

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

ACHD Master Street Map: ACHD Policy Section 3111.1 requires the Master Street Map (MSM) guide the right-of-way acquisition, arterial street requirements, and specific roadway features required through development. This segment of Ten Mile Road is designated in the MSM as a Transitional/Commercial Arterial with 5-lanes on-street bike lanes, a 59-foot street section within 99-feet of right-of-way.

5. Butterfly Street

Collector Street Policy: District policy 7206.2.1 states that the developer is responsible for improving all collector frontages adjacent to the site or internal to the development as required below, regardless of whether access is taken to all of the adjacent streets. Improvements shall include transitional segments in accordance with ADA and the current version of PROWAG.

Master Street Map and Typologies Policy: District policy 7206.5 states that if the collector street is designated with a typology on the Master Street Map, that typology shall be considered for the required street improvements. If there is no typology listed in the Master Street Map, then standard street sections shall serve as the default. ACHD reserves the right to require bicycle and pedestrian facilities above those identified in the Livable Streets Design Guide and Master Street Map to ensure the safest facility possible based on current best practice.

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

The standard street section shall be 47-feet (back-of-curb to back-of-curb). This width typically accommodates a single travel lane in each direction, a continuous center left-turn lane, and bike lanes. If a multi-use path is determined to be the required treatment, the street section shall be reduced to 37-feet. If it is determined a continuous center left-turn lane is not appropriate and a path is installed, the street section may be reduced to 26-feet.

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

At the discretion of Traffic Engineering staff, adjustments may be made to the street section, including removal of the continuous center turn lanes or modification to lane widths, where no driveways or intersections are present or to ensure adequate space for pathways and buffers.

Half Street Policy: District Policy 7206.2.2 required improvements shall consist of pavement widening to one-half the required width, including curb, gutter and concrete sidewalk (minimum 5-foot), plus 12-feet of additional pavement widening beyond the centerline established for the street to provide an adequate roadway surface, with the pavement crowned at the ultimate centerline. A 3-foot wide gravel shoulder and a borrow ditch sized to accommodate the roadway storm runoff shall be constructed on the unimproved side. Alternatively, on roadways identified as low-stress bikeways in ACHD's Bike Master Plan, a minimum 10-foot wide multi-use path may be required in lieu of sidewalks. ACHD Development Review staff will be responsible for determining the required facility. The path shall be built 8-feet behind the top back of curb as measured to the closest edge of the path. Street trees are encouraged between the pedestrian facility and the roadway when irrigation and maintenance will occur by the adjacent property owner or HOA through an approved license agreement. Vertical hardscape alternatives to street trees may be considered in the buffer space when street trees are not practicable.

Pedestrian Facilities: District policy 7206.5.6 requires a concrete sidewalk at least 5-feet wide to be constructed on both sides of all collector streets. A parkway strip at least 8-feet wide between the back-of-curb and street edge of the sidewalk is required to provide increased safety and protection of pedestrians. Consult the District's planter width policy if trees are to be placed within the parkway strip. Sidewalk constructed next to the back-of-curb shall be a minimum of 7-feet wide. Alternatively, on roadways identified as low-stress bikeways in ACHD's Bike Master Plan, a minimum 10-foot wide multi-use path may be required in lieu of sidewalks. ACHD Development Review staff will be responsible for determining the required facility. The path shall be built 8-feet behind the back-of-curb as measured to the closest edge of the path. Street trees are encouraged between the pedestrian facility and the roadway when irrigation and maintenance will occur by the adjacent property owner or HOA through an approved license agreement. Vertical hardscape alternatives to street trees may be considered in the buffer space when street trees are not practicable.

Pedestrian facilities should be parallel to the adjacent roadway. Pedestrian facilities will only be allowed to deviate from a straight line when authorized by Development Review staff to meet site specific conditions (i.e., street trees, utilities, etc.).

Appropriate easements shall be provided if public sidewalks or multi-use paths are placed out of the right-of-way. The easement shall encompass the entire area between the right-of-way line and 2-feet behind the back edge of the sidewalk or multi-use path. Sidewalks shall either be located wholly within the public right-of-way or wholly within an easement.

Curb ramps or blended transitions shall be provided to connect the pedestrian access route at each pedestrian street crossing in accordance with the current version of PROWAG. Provide detectable warning surface in accordance with the current version of PROWAG.

ACHD Master Street Map: ACHD Policy Section 3111.1 requires the Master Street Map (MSM) guide the right-of-way acquisition, collector street requirements, and specific roadway features required through development. A new collector roadway was identified on the MSM with the street typology of Residential Collector. The new collector roadway should align with Butterfly Street on the to the west of the site and continue through the property to intersect Ten Mile Road at the west property line. The Residential Collector typology as depicted in the Livable Street Design Guide recommends a 2-lane roadway with bike lanes and a 36-foot street section within 66-feet of right-of-way.

6. Internal Local Streets

Local Roadway Policy: District Policy 7207.2.1 states that the developer is responsible for improving all local street frontages adjacent to the site regardless of whether or not access is taken to all of the adjacent streets.

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

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

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

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

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

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

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

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

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

7. Roadway Offsets

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

District policy 7205.4.2 states that the optimum spacing for new signalized collector roadways intersecting principal arterials is one half-mile.

District policy 7206.4.2 states that the preferred spacing for new collectors intersecting existing collectors is $\frac{1}{4}$ mile to allow for adequate signal spacing and alignment.

District policy 7206.4.3 states that access is typically prohibited within the influence area of an existing or future roundabout intersection, which is generally considered the area from the intersection to the far end of the splitter islands.

District policy 7206.4.5, states that the preferred spacing for a new local street intersecting a collector roadway to align or offset a minimum of 330-feet from any other street (measured centerline to centerline).

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

District policy 7208.4.2, requires commercial roadways intersecting other local streets (residential, industrial or commercial) to provide a minimum offset of 125-feet from any other roadway or intersection (measured centerline to centerline).

District policy 7209.4.2, requires industrial roadways intersecting other local streets (residential, industrial or commercial) to provide a minimum offset of 125-feet from any other roadway or intersection (measured centerline to centerline).

8. Stub Streets

Stub Street Policy: District policy 7206.2.4.3 and 7207.2.4.3 states that stub streets will be required to provide circulation or to provide access to adjoining properties. Stub streets will conform with the requirements described in Section 7206.2.4 except a temporary cul-de-sac will not be required if the stub street has a length no greater than 150-feet. A sign shall be installed at the terminus of the stub street stating that, "THIS ROAD WILL BE EXTENDED IN THE FUTURE." or "THIS IS A DESIGNATED COLLECTOR ROADWAY. THIS STREET WILL BE EXTENDED AND WIDENED IN THE FUTURE."

In addition, stub streets must meet the following conditions:

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

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

9. Driveways

9.1 Ten Mile Road

Access Points 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.

Access Policy: District policy 7205.4.6 states that direct access to minor arterials is typically prohibited. If a property has frontage on more than one street, access shall be taken from the street having the lesser functional classification. If it is necessary to take access to the higher classified street due to a lack of frontage, the minimum allowable spacing shall be based on Table 1a under District policy 7205.4.6, unless a waiver for the access point has been approved by the District Commission.

Driveway Location Policy: District policy 7205.4.5 requires driveways located on minor arterial roadways from a signalized intersection with a single left turn lane shall be located a minimum of 330-feet from the nearest intersection for a right-in/right-out only driveway and a minimum of 660-feet from the intersection for a full-movement driveway.

District policy 7205.4.5 requires driveways located on minor arterial roadways from a signalized intersection with a dual left turn lane shall be located a minimum of 330-feet from the nearest intersection for a right-in/right-out only driveway and a minimum of 710-feet from the intersection for a full-movement driveway.

Successive Driveways: District policy 7205.4.6 Table 1a, requires driveways located on minor arterial roadways with a speed limit of 50 MPH to align or offset a minimum of 425-feet from any existing or proposed driveway.

Driveway Width Policy: District policy 7205.4.8 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, 7205.4.8, 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 7205.4.8.

Cross Access Easements/Shared Access Policy: District Policy 7202.4.1 states that cross access utilizes a single vehicular connection that serves two or more adjoining lots or parcels so that the driver does not need to re-enter the public street system.

10. Traffic Calming

Speed Control and Traffic Calming Policy (Local): District policy 7207.3.7 states that the design of local street systems should discourage excessive speeds by using passive design elements. If the design or layout of a development is anticipated to necessitate future traffic calming implementation by the District, then the District will require changes to the layout and/or the addition of passive design elements such as horizontal curves, bulb-outs, chokers, etc. The District will also consider texture changes to the roadway surface (i.e. stamped concrete) as a passive design element. These alternative methods may require maintenance and/or license agreement.

Speed Control and Traffic Calming Policy (Collectors): District policy 7206.3.8 states that collector streets should be designed to discourage speeds above 35 MPH and in a residential area, collector streets should be designed to discourage speeds above 30 MPH. The design of collector street systems should discourage excessive speeds by using passive design elements. If the design or layout of a development is anticipated to necessitate future traffic calming implementation by the District, then the District will require changes to the layout and/or the addition of passive design elements such as horizontal curves, bulb-outs, chokers, etc. The District will also consider texture changes to the roadway surface (i.e. stamped concrete) as a passive design element. These alternative methods may require a maintenance and/or license agreement.

11. Tree Planters

Tree Planter Policy: Tree Planter Policy: The District's Tree Planter Policy prohibits all trees in planters less than 8-feet in width without the installation of root barriers. Class II trees may be allowed in planters with a minimum width of 8-feet, and Class I and Class III trees may be allowed in planters with a minimum width of 10-feet.

12. Landscaping

Landscaping Policy: A license agreement is required for all landscaping proposed within ACHD right-of-way or easement areas. Trees shall be located no closer than 10-feet from all public storm drain facilities. Landscaping should be designed to eliminate site obstructions in the vision triangle at intersections. District Policy 5104.3.1 requires a 40-foot vision triangle and a 3-foot height

restriction on all landscaping located at an uncontrolled intersection and a 50-foot offset from stop signs. Landscape plans are required with the submittal of civil plans and must meet all District requirements prior to signature of the final plat and/or approval of the civil plans.

13. Pathway Crossings

United States Access Board R304.5.1.2 Shared Use Paths. In shared use paths, the width of curb ramps runs and blended transitions shall be equal to the width of the shared use path.

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

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

F. Standard Conditions of Approval

1. All proposed irrigation facilities shall be located outside of the ACHD right-of-way (including all easements). Any existing irrigation facilities shall be relocated outside of the ACHD right-of-way (including all easements).
2. Private Utilities including sewer or water systems are prohibited from being located within the ACHD right-of-way.
3. In accordance with District policy, 7203.3, the applicant may be required to update any existing non-compliant pedestrian improvements abutting the site to meet current Americans with Disabilities Act (ADA), Public Right-of-Way Accessibility Guidelines (PROWAG), ISPWC, or ACHD requirements. The applicant's engineer should provide documentation of compliance to District Development Review staff for review.
4. Replace any existing damaged curb, gutter and sidewalk and any that may be damaged during the construction of the proposed development. Contact Construction Services at 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.

G. Conclusions of Law

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

Request for Appeal of Staff Decision

To request an appeal of a staff level decision, see District policy 7101.6.7 at <https://www.achdidaho.org/home/showpublisheddocument/452/638243231708370000>

Request for Reconsideration of Commission Action

To request reconsideration of a Commission Action, see District policy 1006.11 at <https://www.achdidaho.org/home/showpublisheddocument/452/638243231708370000>

RICHARD MURGOITIO
CHAIRMAN OF THE BOARD

DAN SHEIRBON
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

RECEIVED

AUG 11 2025

CITY OF KUNA

NAMPA-MERIDIAN DISTRICT
BOISE-KUNA DISTRICT
WILDER DISTRICT
NEW YORK DISTRICT
BIG BEND DISTRICT

TEL: (208) 344-1141
FAX: (208) 344-1437

08 August 2025

City of Kuna
P.O. Box 13
Kuna, Idaho 83634

RE: RE ONE LLC, Newberry Place Sub
S Ten Mile Rd Kuna 83634
Nampa-Meridian Irrigation District NM-1599J
Harris Lateral 16+10
Sec. 3, T2N, R1W, BM.

25-05-S & 25-24-DR

Marina Lundy, Planner:

The United States' Harris Lateral lies within the boundary of the above-mentioned location. The easement for this canal is held in the name of the United States through the Bureau of Reclamation under the authority of the Act of August 30, 1890. (26 Stat. 391; 43 U.S.C. 945)

The Boise Project Board of Control is contracted to operate and maintain this Lateral. We assert the federal easement 25 feet west and southwest and 25 feet east and northeast of the lateral's centerline. Whereas this area is for the operation and maintenance of our facility, no activity should hinder our ability to do so.

If the original landscape is planned to be excavated more than 10 feet within 50 feet of the above quoted federal easement Boise Project will require that the canal/lateral to be piped by the landowner or developer to include all required box structures and deliveries within the project boundaries.

The Boise Project does not approve landscaping (gravel only) within its easements, as this will certainly increase our cost of maintenance. All easements must remain a flat drivable surface. No variances will be granted.

Fencing, gates, pathways and pressurized irrigation lines(as may be required) must be constructed just off the quoted easement, to ensure public safety and prevent encroachments. No variances will be granted.

Parking lots, curbing, light poles, signs, etc. and the placing of asphalt and/or cement over Project facility easements must be approved by Boise Project Board of Control prior to construction.

Project facilities and/or easements that parallel, and are within and/or intended to be within road right-of-ways due to any development of this property must be relocated outside of road right-of-ways. The easements of Boise Project facilities will remain the same unless agreed upon and/or approved with written permission from Boise Project Board of Control.

The construction of any roadway crossings must be conducted only during the non-irrigation season when the canal is dewatered. In any case no work shall take place within the easement before the proper crossing agreements have been secured through the Bureau of Reclamation and the Boise Project Board of Control.

Utilities planning to cross any project facility must do so in accordance with the master policies now held between the Bureau of Reclamation and most of the utilities. In any case, no work shall take place within the easement before proper crossing agreements have been secured through both the Bureau of Reclamation and the Boise Project Board of Control.

Crossing agreements must be secured and signed by all parties prior to March 1st of each year. A time schedule for the construction to be done during the non-irrigation season must be approved by Boise Project prior to any activity within Project easements. No construction will be allowed within the easement boundaries of the Boise Project Board of Control facilities after March 1st of each year. However, on a case by case basis, overhead utilities crossing over a Project facility may be allowed after March 1st if reviewed and approved by the Boise Project.

The piping and relocation of any Lateral, Canal and/or Drain must be reviewed and approved by the Project and is (to include all appurtenant boxes and/or structures) and must be warranted by the landowner/developer for a period of (5) five-years. The Warrantee Agreement must be secured prior to ANY disturbance of that facility.

Boise Project Board of Control must approve any requests and/or relocation of delivery points prior to construction.

Storm Drainage and/or Street Runoff must be retained on site.

NO DISCHARGE into any live irrigation system is permitted.

Per Idaho Statutes, Title 42, local irrigation/drainage ditches that cross this property, to serve neighboring properties, must remain unobstructed and protected by an appropriate easement by the landowner, developer and contractors. All developers are required to contact all neighbors to make sure their property and water will not be affected by the development.

This development is subject to Idaho Code 31-3805, in accordance, this office is requesting a copy of the irrigation and drainage plans.

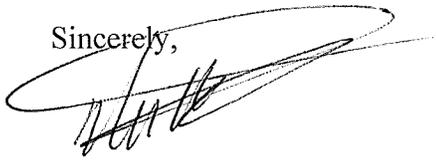
Wording on the preliminary and final recorded plat needs to state that any proposed and/or future usage of the Boise Project Board of Control facilities are subject to Idaho Statues, Title 42-1209.

We request a copy of the recorded final plat and/or record of survey (to include instrument, book and page numbers) be sent to the Boise Project Board of Control so we may track this project to closure.

Whereas this development is in its preliminary stages, Boise Project Board of Control reserves the right to review plans and require changes when our easements and/or facilities are affected by unknown factors.

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: Kevin Reeves Watermaster, Div.; 2 BPBC
 Dave Duvall Water Superintendent NMID
 File



Ada County Transmittal
Division of Community and Environmental Health

Return to:

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

Rezone/OTD # _____

Conditional/Accessory Use # _____

Preliminary / Final / Short Plat 25-05-S & 25-24-02

Development Name/Section Newberry Place CDH File # _____

- 1. We have No Objections to this Proposal.
- 2. We recommend Denial of this Proposal.
- 3. Specific knowledge as to the exact type of use must be provided before we can comment on this Proposal.
- 4. Before we can comment concerning individual sewage disposal, we will require more data concerning the depth of:
 - high seasonal ground water
 - bedrock from original grade
 - waste flow characteristics
 - other _____
- 5. This office may require a study to assess the impact of nutrients and pathogens to receiving ground waters and surface waters.
- 6. After written approvals from appropriate entities are submitted, we can approve this proposal for:
 - central sewage
 - interim sewage
 - individual sewage
 - community sewage system
 - central water
 - Individual water
 - community water well
- 7. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
 - central sewage
 - sewage dry lines
 - community sewage system
 - central water
 - community water
- 8. Infiltration beds for storm water disposal are considered shallow injection wells. If they are not in the City of Boise or ACHD right-of-way, an application and fee per well, vicinity map and construction plans must be submitted to CDH.
- 9. If restroom or plumbing facilities are to be installed, then a sewage system MUST be installed to meet Idaho State Sewage Regulations.
- 10. An accessory use application, fee, detailed site plan and floor plans must be submitted to CDH for review.
- 11. Land development application, fee per lot, test holes and full engineering report is required.
- 12. CDH makes no guarantee a septic permit will be issued on the split off lot. A speculative site evaluation is recommended.
- 13. We will require plans be submitted for a plan review for any:
 - food establishment
 - beverage establishment
 - swimming pools or spas
 - grocery store
 - child care center
- 14. _____

Reviewed By: Row Bay Date: 8/11/25



August 11, 2025

Marina Lundy, Planner
City of Kuna
751 W. 4th Street
Kuna, ID 83634
mlundy@kunaid.gov

Subject: City of Kuna Request for Comment Case No. 25-05-S & 25-25-DR

Dear Ms. Lundy:

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

<https://www.deq.idaho.gov/public-information/assistance-and-resources/outreach-and-education/>.

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

1. AIR QUALITY

- Please review IDAPA 58.01.01 for all rules on Air Quality, especially those regarding fugitive dust (58.01.01.651), and trade waste burning (58.01.01.600-617).
- For new development projects, all property owners, developers, and their contractor(s) must ensure that reasonable controls to prevent fugitive dust from becoming airborne are utilized during all phases of construction activities per IDAPA 58.01.01.651.
- DEQ recommends the city/county require the development and submittal of a dust prevention and control plan for all construction projects prior to final plat approval. Dust prevention and control plans incorporate appropriate best management practices to control fugitive dust that may be generated at sites.
- Citizen complaints received by DEQ regarding fugitive dust from development and construction activities approved by cities or counties will be referred to the city/county to address under their ordinances.
- Per IDAPA 58.01.01.600-617, the open burning of any construction waste is prohibited. The property owner, developer, and their contractor(s) are responsible for ensuring no prohibited open burning occurs during construction.
- For questions, contact David Luft, Air Quality Manager, at (208) 373-0550.

2. WASTEWATER AND RECYCLED WATER

- DEQ recommends verifying that there is adequate sewer to serve this project prior to approval. Please contact the sewer provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.16 and IDAPA 58.01.17 are the sections of Idaho rules regarding wastewater and recycled water. Please review these rules to determine whether this or future projects will require DEQ approval. IDAPA 58.01.03 is the section of Idaho rules regarding subsurface disposal of wastewater. Please review this rule to determine whether this or future projects will require permitting by the district health department.
- All projects for construction or modification of wastewater systems require preconstruction approval. Recycled water projects and subsurface disposal projects require separate permits as well.
- DEQ recommends that projects be served by existing approved wastewater collection systems or a centralized community wastewater system whenever possible. Please contact DEQ to discuss the potential for development of a community treatment system along with best management practices for communities to protect ground water.
- DEQ recommends that cities and counties develop and use a comprehensive land use management plan, which includes the impacts of present and future wastewater management in this area. Please schedule a meeting with DEQ for further discussion and recommendations for planning development and implementation.

For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0550.

3. DRINKING WATER

- DEQ recommends verifying that there is adequate water to serve this project prior to approval. Please contact the water provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.08 is the section of Idaho rules regarding public drinking water systems. Please review these rules to determine whether this or future projects will require DEQ approval.
- All projects for construction or modification of public drinking water systems require preconstruction approval.
- DEQ recommends verifying if the current and/or proposed drinking water system is a regulated public drinking water system (refer to the DEQ website at: <https://www.deq.idaho.gov/water-quality/drinking-water/>). For non-regulated systems, DEQ recommends annual testing for total coliform bacteria, nitrate, and nitrite.
- If any private wells are included in this project, we recommend that they be tested for total coliform bacteria, nitrate, and nitrite prior to use and retested annually thereafter.
- DEQ recommends using an existing drinking water system whenever possible or construction of a new community drinking water system. Please contact DEQ to discuss this project and to explore options to both best serve the future residents of this development and provide for protection of groundwater resources.
- DEQ recommends cities and counties develop and use a comprehensive land use management plan which addresses the present and future needs of this area for adequate, safe, and sustainable drinking water. Please schedule a meeting with DEQ for further discussion and recommendations for planning development and implementation.

For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0550.

4. SURFACE WATER

- Please contact DEQ to determine whether this project will require an Idaho Pollutant Discharge Elimination System (IPDES) Permit. A Multi-Sector General Permit from DEQ may be required for facilities that have an allowable discharge of storm water or authorized non-storm water associated with the primary industrial activity and co-located industrial activity. For questions, contact James Craft, IPDES Compliance Supervisor, at (208) 373-0144.
- If this project is near a source of surface water, DEQ requests that projects incorporate the best construction management practices (BMPs) to assist in the protection of Idaho's water resources. Additionally, please contact DEQ to identify BMP alternatives and to determine whether this project is in an area with Total Maximum Daily Load stormwater permit conditions.
- The Idaho Stream Channel Protection Act requires a permit for most stream channel alterations. Please contact the Idaho Department of Water Resources (IDWR), Western Regional Office, at 2735 Airport Way, Boise, or call (208) 334-2190 for more information. Information is also available on the IDWR website at: <https://idwr.idaho.gov/streams/stream-channel-alteration-permits.html>
- The Federal Clean Water Act requires a permit for filling or dredging in waters of the United States. Please contact the US Army Corps of Engineers, Boise Field Office, at 10095 Emerald Street, Boise, or call 208-345-2155 for more information regarding permits.

For questions, contact Lance Holloway, Surface Water Manager, at (208) 373-0550.

5. SOLID WASTE, HAZARDOUS WASTE AND GROUND WATER CONTAMINATION

- **Solid Waste.** No trash or other solid waste shall be buried, burned, or otherwise disposed of at the project site. These disposal methods are regulated by various state regulations including Idaho's Solid Waste Management Regulations and Standards (IDAPA 58.01.06), Rules and Regulations for Hazardous Waste (IDAPA 58.01.05), and Rules and Regulations for the Prevention of Air Pollution (IDAPA 58.01.01). Inert and other approved materials are also defined in the Solid Waste Management Regulations and Standards
- **Hazardous Waste.** The types and number of requirements that must be complied with under the federal Resource Conservation and Recovery Act (RCRA) and the Idaho Rules and Standards for Hazardous Waste (IDAPA 58.01.05) are based on the quantity and type of waste generated. Every business in Idaho is required to track the volume of waste generated, determine whether each type of waste is hazardous, and ensure that all wastes are properly disposed of according to federal, state, and local requirements.
- **Water Quality Standards.** Site activities must comply with the Idaho Water Quality Standards (IDAPA 58.01.02) regarding hazardous and deleterious-materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58.01.02.800); and the cleanup and reporting of oil-filled electrical equipment (IDAPA 58.01.02.849); hazardous materials (IDAPA 58.01.02.850); and used-oil and petroleum releases (IDAPA 58.01.02.851 and 852). Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.02.851.01 and 04. Hazardous material released to state waters, or to land such that there is likelihood that it will enter state waters, must be reported to DEQ in accordance with IDAPA 58.01.02.850.

- **Ground Water Contamination.** DEQ requests that this project comply with Idaho’s Ground Water Quality Rules (IDAPA 58.01.11), which states that “No person shall cause or allow the release, spilling, leaking, emission, discharge, escape, leaching, or disposal of a contaminant into the environment in a manner that causes a ground water quality standard to be exceeded, injures a beneficial use of ground water, or is not in accordance with a permit, consent order or applicable best management practice, best available method or best practical method.”

For questions, contact Matthew Pabich, Waste & Remediation Manager, at (208) 373-0550.

6. ADDITIONAL NOTES

- If an underground storage tank (UST) or an aboveground storage tank (AST) is identified at the site, the site should be evaluated to determine whether the UST is regulated by DEQ. EPA regulates ASTs. UST and AST sites should be assessed to determine whether there is potential soil and ground water contamination. Please call DEQ at (208) 373-0550, or visit the DEQ website <https://www.deq.idaho.gov/waste-management-and-remediation/storage-tanks/leaking-underground-storage-tanks-in-idaho/> for assistance.
- If applicable to this project, DEQ recommends that BMPs be implemented for any of the following conditions: wash water from cleaning vehicles, fertilizers and pesticides, animal facilities, composted waste, and ponds. Please contact DEQ for more information on any of these conditions.

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

Sincerely,

A handwritten signature in blue ink that reads "Troy G. Smith". The signature is stylized with a large, sweeping initial "T" and "S".

Troy Smith
Regional Administrator

RE: City of Kuna Request for Comment Case No. 25-05-S & 25-25-DR

From Kendra Conder <Kendra.Conder@itd.idaho.gov>

Date Tue 8/5/2025 4:09 PM

To Marina Lundy <MLundy@kunaid.gov>

Hi Marina,

ITD has reviewed the application transmittal for 25-05-S & 25-25-DR and does not have any comments.

Thank you!

Kendra Conder

District 3 | Development Services Coordinator

Idaho Transportation Department

Office: 208-334-8377

Cell: 208-972-3190



From: Marina Lundy <MLundy@kunaid.gov>

Sent: Tuesday, August 5, 2025 10:04 AM

To: Ada County Engineer <agilman@adaweb.net>; Ada County Highway District <planningreview@achdidaho.org>; Adam Ingram <adam.ingram@cableone.biz>; Angel Robins (Idaho Power) <ARobins@idahopower.com>; Boise Kuna Irrigation District <aflavel.bkirrdist@gmail.com>; Boise Project Board of Control <tritthaler@boiseproject.org>; Boise Project Board of Control 2 <gashley@boiseproject.org>; bmoore@adacounty.id.gov; Brian Graves Kuna School District <bgraves@kunaschools.org>; Camille Burt (USPS) <camille.r.burt@usps.gov>; Central District Health Department <lbadigian@cdhd.idaho.gov>; Chief Fratusco <mfratusco@adacounty.id.gov>; COMPASS <gisshared@compassidaho.org>; David Reinhardt <reinhardt.david@westada.org>; DEQ <BRO.Admin@deq.idaho.gov>; Eric Adolfson <eadolfson@compassidaho.org>; Erika Olvera (NMID) <eolvera@nmid.org>; Idaho Power Easements <easements@idahopower.com>; Idaho Power Easements 2 <kfunke@idahopower.com>; Intermountain Gas <bryce.ostler@intgas.com>; D3 Development Services <D3Development.Services@itd.idaho.gov>; Kendra Conder <Kendra.Conder@itd.idaho.gov>; J&M Sanitation <Chad.Gordon@jmsanitation.com>; Jonathon Gillen <gillen.jonathon@westada.org>; Justin Walker <jwalker@kellerassociates.com>; Krystal Hinkle <khinkle@kunafire.com>; lletson@adacounty.id.gov; Marc Boyer (Kuna Postmaster) <marc.c.boyer@usps.gov>; Megan Leatherman <mleatherman@adaweb.net>; Meridian Fire (Brandon Medica) <bmedica@meridiantcity.org>; Meridian Fire (Steve Taublee) <staulbee@meridiantcity.org>; Nampa Meridian Irrigation District <nmid@nmid.org>; New York Irrigation <terri@nyid.org>; Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>; Paris Dickerson <PDickerson@idahopower.com>; PWoffice <PWoffice@kunaid.gov>; Scott Arellano (KRFD) <scott@fccnw.com>; Sparklight/Cable One (John Walburn) <john.walburn@cableone.biz>; syarrington@adacounty.id.gov; Tim Jensen (Kuna School District) <tejensen@kunaschools.org>; TLawrence Kuna Fire <tlawrence@kunafire.com>; Bobby Withrow <bwithrow@kunaid.gov>; Sam Feist <SFeist@kunaid.gov>; Robbie Reno <rreno@kunaschools.org>

Cc: Taryn Villanueva <TVillanueva@kunaid.gov>

Subject: City of Kuna Request for Comment Case No. 25-05-S & 25-25-DR

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

Good afternoon,

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

CASE NUMBER:	<input type="checkbox"/> NEWBERRY PLACE SUBDIVISION 25-05-S & 25-24-DR
PROJECT DESCRIPTION	Applicant requests Subdivision and Design Review approval for 95 residential lots and 22 common lots. The site is located near the intersection of S Ten Mile and W Memorial St. (APN: S1303142000)
APPLICANT	Matrix Engineering Inc. (Doug Unger/Elwin T. Butler) dunger@mat-eng.com / ebutler@mat-eng.com
REPRESENTATIVE	Elwin Butler ebutler@mat-eng.com
SCHEDULED HEARING DATE	Tuesday, September 23, 2025, at 6:00 P.M.
STAFF CONTACT	Marina Lundy 208.922.5546 mlundy@kunaid.gov
<ul style="list-style-type: none">· We have enclosed information to assist you with your consideration and response; we would appreciate any information as to how this action would affect the service(s) your agency provides. <i>If your agency requires additional information, or if contact information for your agency needs updated, please notify our office.</i>· <i>No response within 15 business days will indicate you have no objection or comments regarding this project.</i>· The hearing is scheduled to begin at 6:00 p.m. or as soon as it may be heard. Kuna City Hall is located at 751 W. 4th Street, Kuna, ID 83634. Please contact staff with questions.	



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

Marina Lundy

Planner

City of Kuna | Development Services

Phone: 986.269.8341

Email: mlundy@kunaid.gov

www.kunacity.id.gov



CITY OF KUNA
P.O. BOX 13
KUNA, ID 83634
www.kunacity.id.gov

Michael L. Borzick
GIS Manager &
Plan Review Manager

PRELIMINARY PLAT MEMORANDUM

To: Marina Lundy - Planning and Zoning
From: Michael Borzick - GIS Manager & Plan Review Manager
Date: 17 September 2025
RE: Public Works Comments

The Newberry Subdivision, is located south and east of the Memory Ranch Subdivisions and west of Ten Mile Road. This review is based on land use as allowed or permitted in "R-8" zones. This application encompasses 18.641 acres. This application contains a total of 95 single-family residential lots, and 22 common lots. These comments apply to the application as they affect public works infrastructure. The applicant provided a preliminary plat and supporting documents as part of the application. Review of civil design drawings is accomplished separately, when received.

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 developer's engineer and the City's inspector are permitted to coordinate inspections. The current inspection fee is \$1.70 per lineal foot of sewer, water, and pressure irrigation pipe. *Payment is due and payable prior to the pre-construction meeting.*
- d) The Kuna Rural Fire District's current hydrant flow testing and plat base fee are \$300.00 and \$75.00 respectively for a total of \$375.00. *Payment is due and payable prior to the pre-construction meeting.*

2) General

- a) The Newberry Subdivision residential subdivision consists of 18.641 acres within the city's designated commercial zoning area.
- b) Equivalent Dwelling Units (EDUs) are rated at approximately 3.18 people per household. The resultant projected population for this subdivision is approximately 302. This makes the realized density approximately 16 people per acre.

- c) The preliminary plat shows three (3) access points to the subdivision – one (1) to the west into what will be Memory Ranch 7, one (1) off of W Butterfly St, and one (1) north into Memory Ranch 1.
- d) Areas for outside activities are incorporated into the project. Connection to the City of Kuna pathways presents a long-term goal that should be considered.
- e) A plan approval letter will be required if this project affects any local irrigation districts.
- f) Elevations shall be actual NAVD 88 datum elevations. A localized elevation system is not acceptable.
- g) All positional information shall be from the most recent state plane coordinate system.
- h) Provide engineering certification on all final engineering drawings.
- i) The City of Kuna requires streetlights in all subdivisions. Streetlights are required along arterial roads bordering the subdivision, at the entrance of the subdivision, at intersections, and at every 250' interval. Streetlights should coincide with Fire Hydrants whenever possible.
- j) Kuna Rural Fire District (KRFD) requires fire hydrants at 500' intervals.

3) 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 must approve fire access to the subdivision and any traffic calming measures.
- f) Roads must continue to and through to the next road connection to promote connectivity throughout the City.

4) Sanitary Sewer Connection

- a) The developer may be requested to participate in sewer gravity main upgrades.
- b) The applicant's property is not connected to City services and is subject to connection fees for the ultimate connected sewer load. 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) There are gravity sewer pipes constructed in both W Milton St by a developer building Memory Ranch 7 and to the north into Memory Ranch 1 within S Donaway Ave. The sewage flows to either Memory Ranch West Lift Station or Memory Ranch Lift Station, which both have adequate capacity for this project. It is Public Works' preference to sewer this project to the north vs. to the west in whole or in part.
- d) All sewer infrastructure must meet or exceed City of Kuna requirements.
- e) Sewer flow models will be required to verify pipe sizes.
- f) **Sewer connection fees apply to each home or dwelling. 1 home = 1 sewer connection. 1 duplex = 2 sewer connections. 4-plex = 4 sewer connections.**
- g) All existing sewage treatment facilities (septic tank and drain field) must be decommissioned in accordance with Idaho Department of Environmental Quality requirements. Documentation shall be provided to the City of Kuna.

- 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.

5) Potable Water Connection

- a) The applicant’s property is not connected to City services and is subject to connection fees for the ultimate connected water demand. City Code 6-4-2-X requires PUDs and master planned communities to have a master utility plan that addresses potable water issues. 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.
- b) There will be a water main constructed in W Milton St (8-in.), and within the S Donaway Ave (8-in.) that will need to be connected to.
- c) All water infrastructure must meet or exceed City of Kuna requirements.
- d) Water flow models will be required to verify adequate water supply and fire suppression.
- e) **Water connection fees apply to each home or dwelling. 1 home = 1 water connection. 1 duplex = 2 water connections. 4-plex = 4 water connections.**
- f) 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.
- g) This application shall conform to the water master plan as applicable.
- h) Fire hydrants are required in a layout acceptable to the KRFD.

6) Pressurized Irrigation

- a) The applicant’s property is not connected to the City’s pressurized irrigation system. Relying on drinking water for irrigation purposes is contrary to City Code 6-4-2-1.
- b) All pressurized irrigation infrastructure shall meet or exceed City of Kuna standards.
- c) This project requires connection to the City’s Pressurized Irrigation system.
- d) Annexation into the municipal irrigation district and pooling of water rights is a requirement of the final plat approval.
- e) Existing irrigation ditches (supply & drain) must be relocated as needed and as approved by the irrigation ditch company/users.
- f) Pressurized irrigation flow models will be required to verify adequate pressurized irrigation supply.
- g) All residential, common lots, and open areas with irrigation are required to connect to the pressurized irrigation system and to pay the associated connection fee.
- h) This application shall be conditioned to conform to the Pressure Irrigation Master Plan where applicable.

7) 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) 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. Provided detailed drawings of drainage & treatment facilities with supporting calculation for review and approval.

- d) 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.
- e) Verify that existing and proposed elevations match 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.

8) As-Built Drawings

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

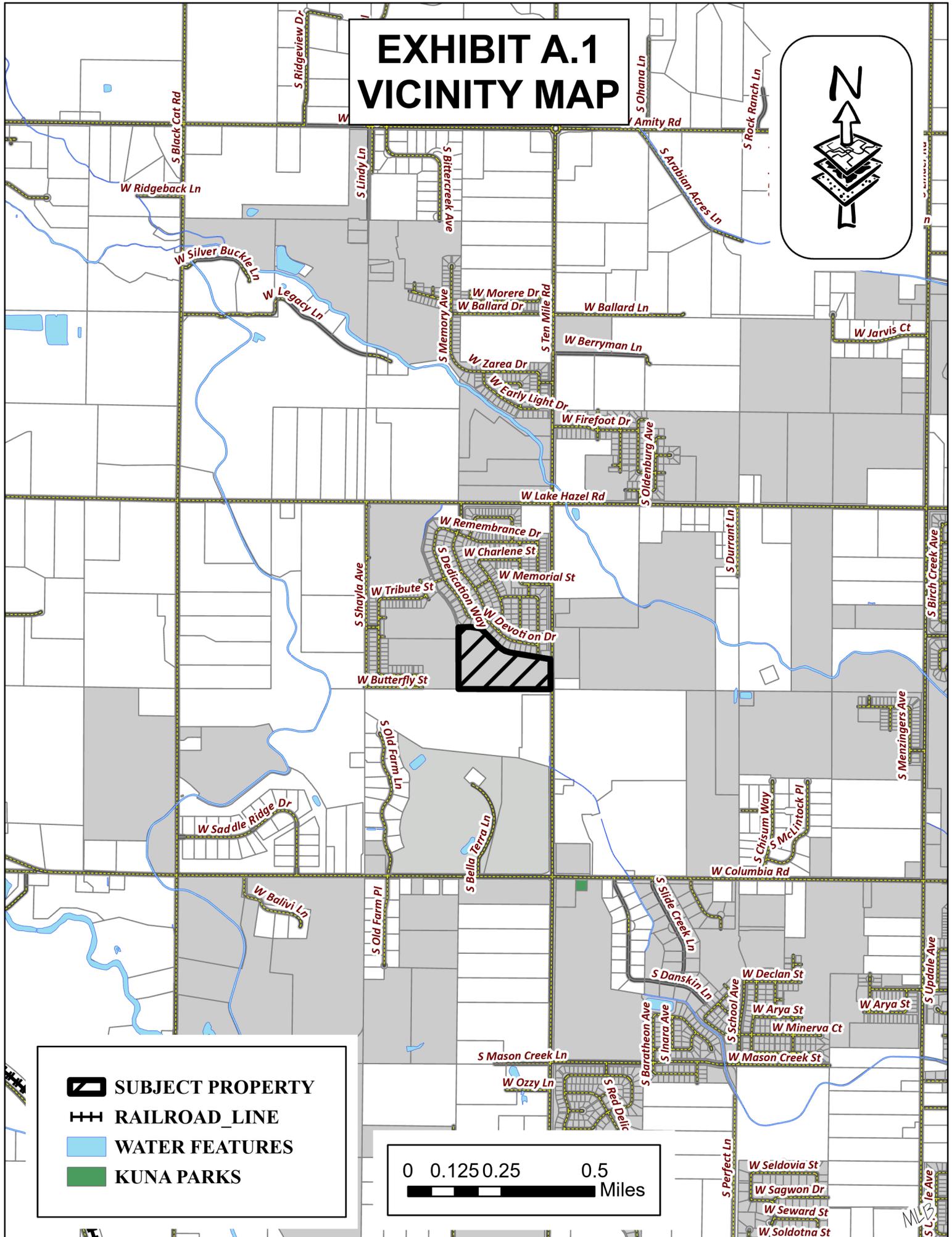
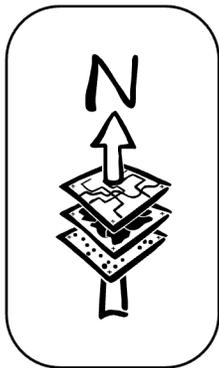
9) Recommendation

Public Works can fully support this area being constructed into a residential area at the densities the applicant requested; however, we would like to see if the developer and engineer can get some or all the sewer to gravity flow north into Memory Ranch Lift Station.

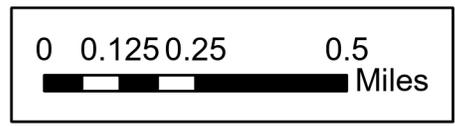
10) Exhibits

- a) Exhibit A.1 – Vicinity Map
- b) Exhibit A.2 – Topo Map
- c) Exhibit A.3 – Lot Value Map
- d) Exhibit A.4 – Lot Size Map
- e) Exhibit A.5 – Soil Slope Map
- f) Exhibit A.6 – Comp Plan Map
- g) Exhibit A.7 – Pathway and Bike Lane Map

EXHIBIT A.1 VICINITY MAP

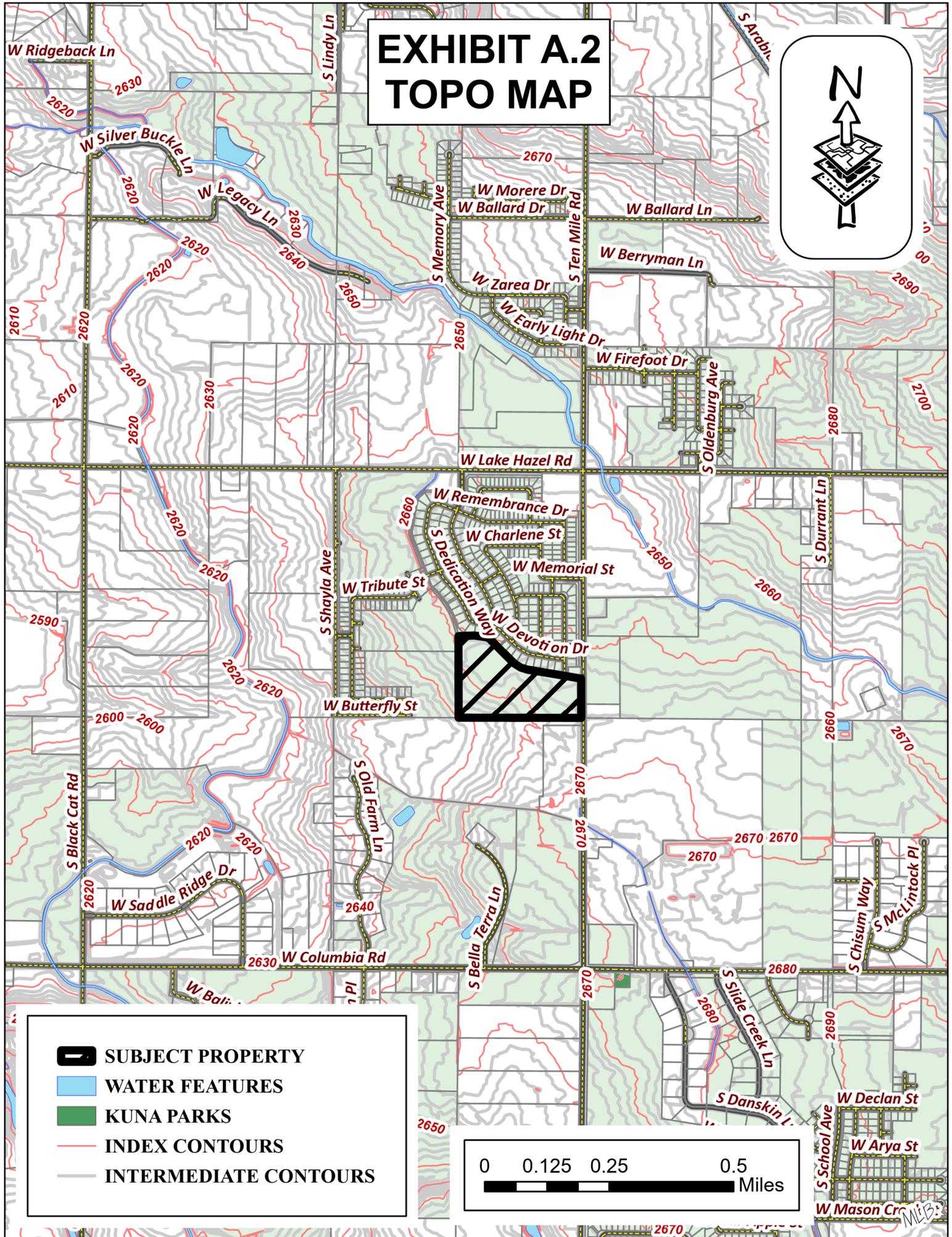
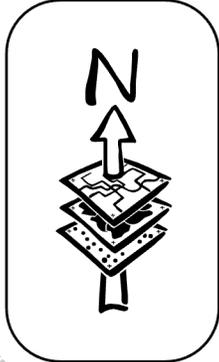


 **SUBJECT PROPERTY**
 **RAILROAD LINE**
 **WATER FEATURES**
 **KUNA PARKS**



MUNICIPALITY OF SOLDOTNA

EXHIBIT A.2 TOPO MAP



-  SUBJECT PROPERTY
-  WATER FEATURES
-  KUNA PARKS
-  INDEX CONTOURS
-  INTERMEDIATE CONTOURS

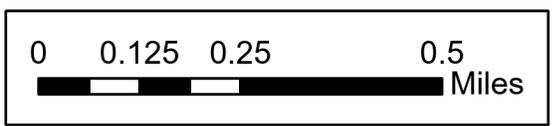
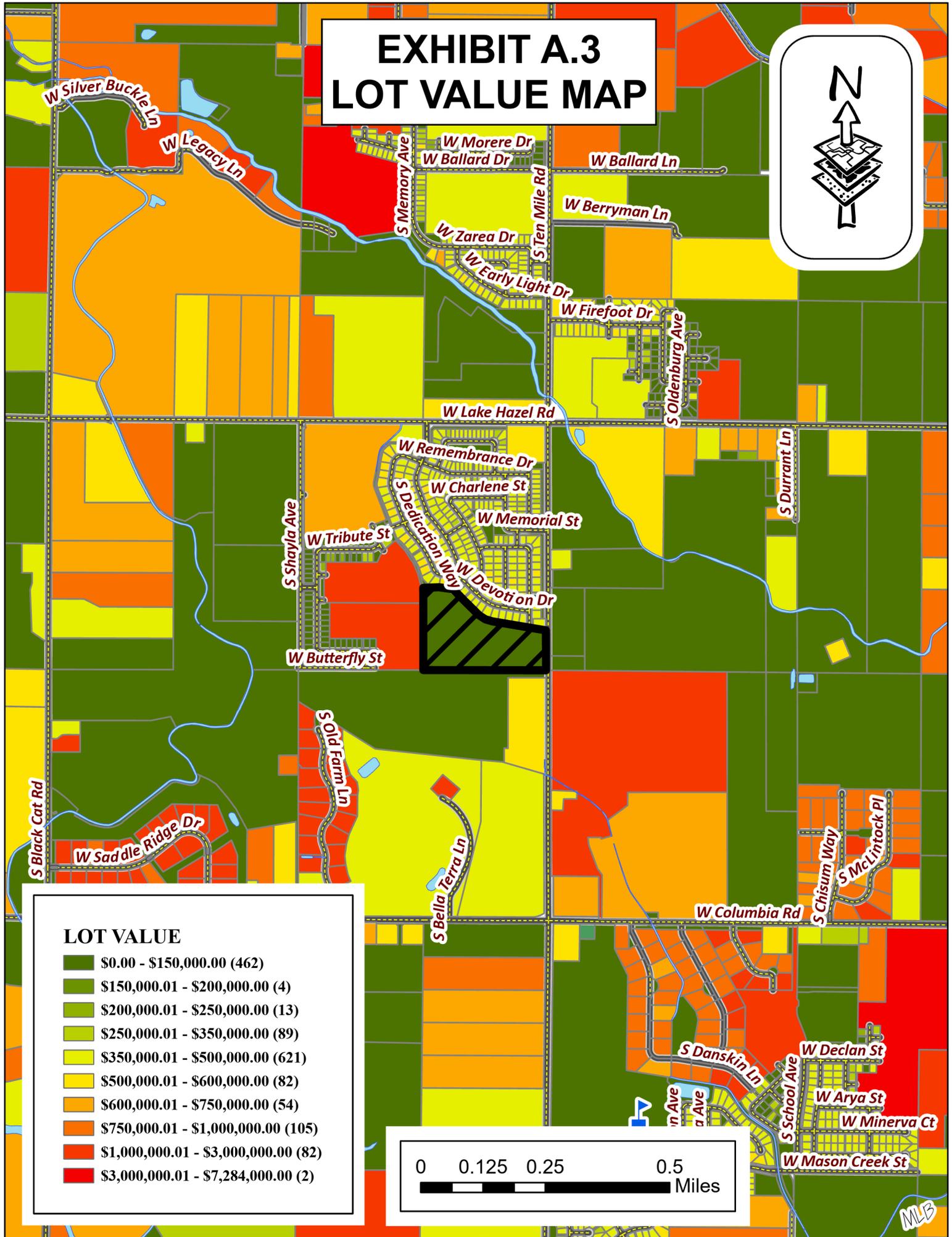
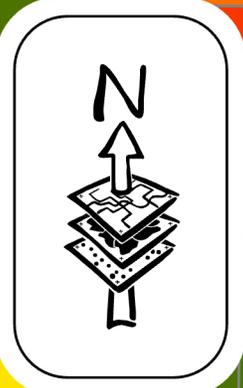
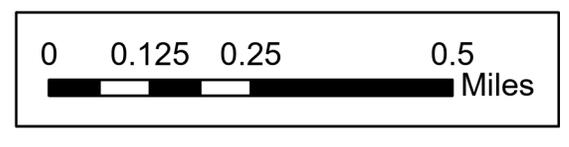


EXHIBIT A.3 LOT VALUE MAP



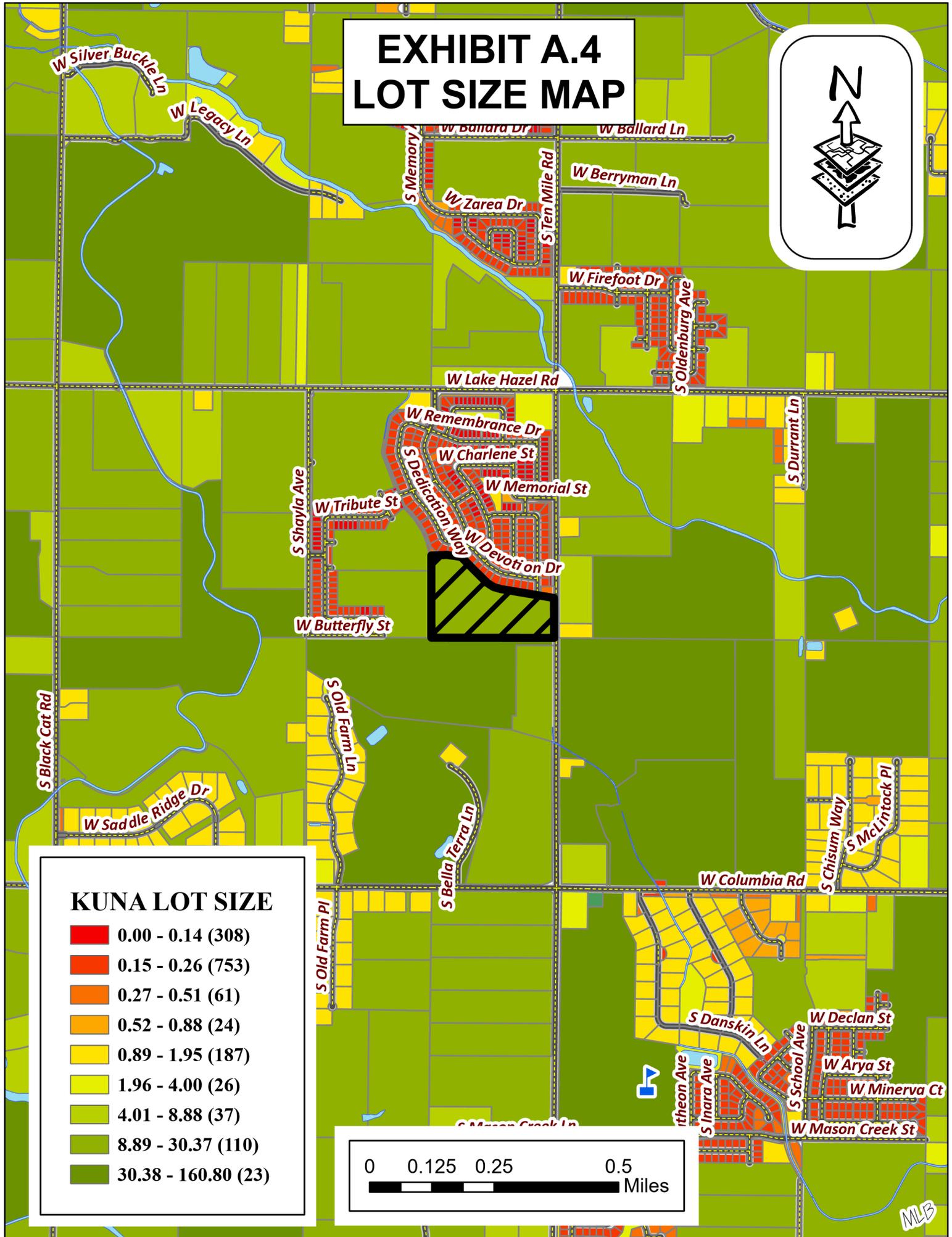
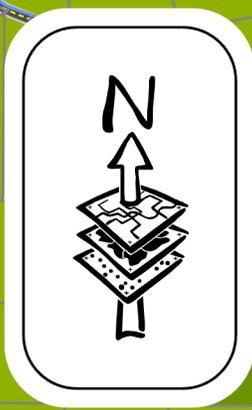
LOT VALUE

	\$0.00 - \$150,000.00 (462)
	\$150,000.01 - \$200,000.00 (4)
	\$200,000.01 - \$250,000.00 (13)
	\$250,000.01 - \$350,000.00 (89)
	\$350,000.01 - \$500,000.00 (621)
	\$500,000.01 - \$600,000.00 (82)
	\$600,000.01 - \$750,000.00 (54)
	\$750,000.01 - \$1,000,000.00 (105)
	\$1,000,000.01 - \$3,000,000.00 (82)
	\$3,000,000.01 - \$7,284,000.00 (2)

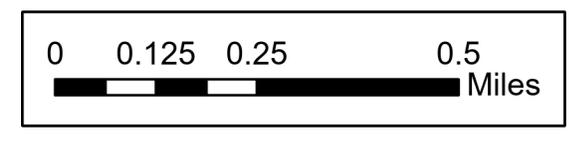


MLB

EXHIBIT A.4 LOT SIZE MAP

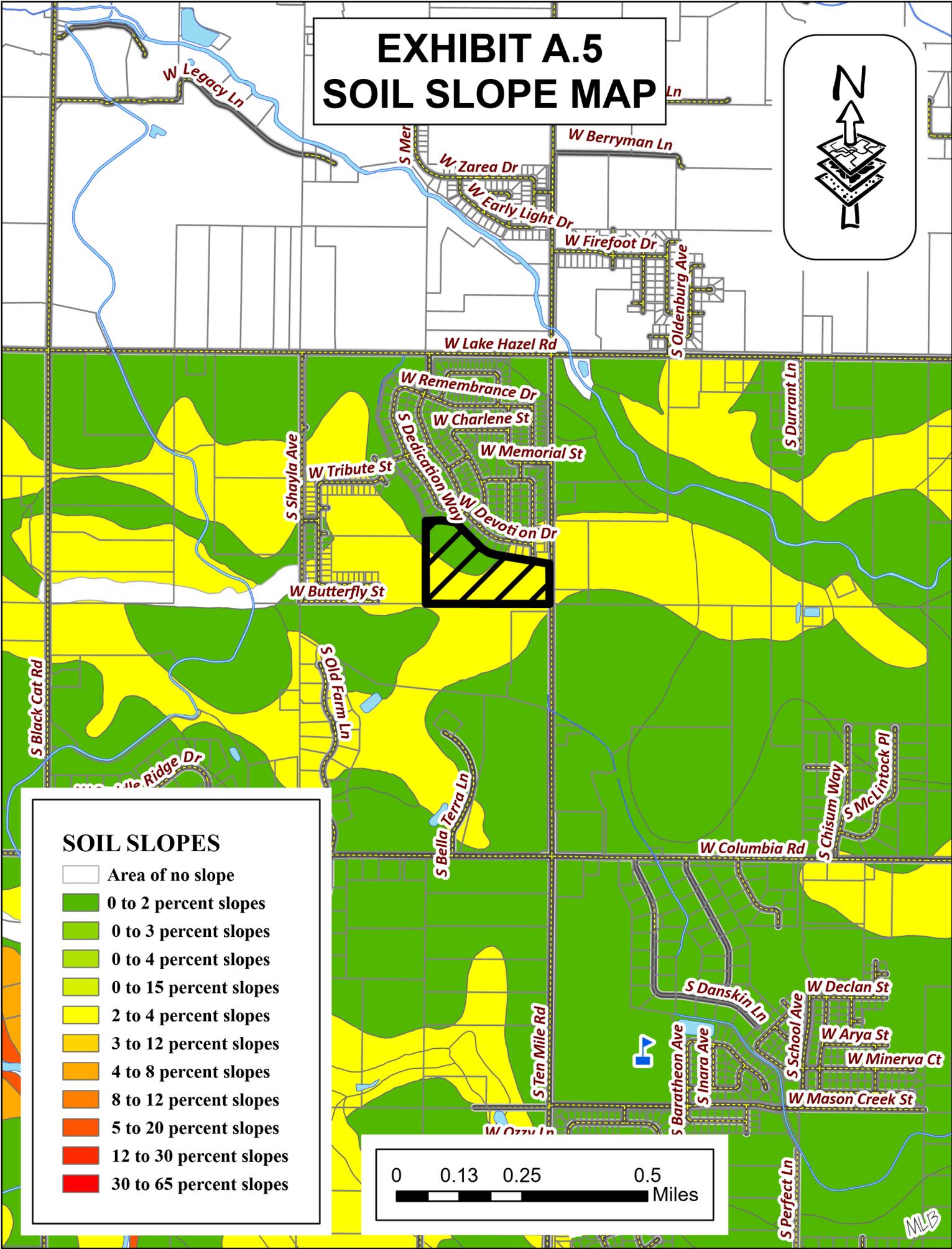
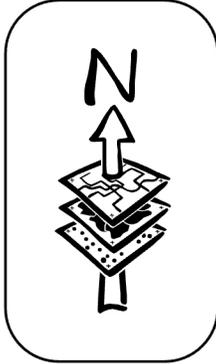


KUNA LOT SIZE	
	0.00 - 0.14 (308)
	0.15 - 0.26 (753)
	0.27 - 0.51 (61)
	0.52 - 0.88 (24)
	0.89 - 1.95 (187)
	1.96 - 4.00 (26)
	4.01 - 8.88 (37)
	8.89 - 30.37 (110)
	30.38 - 160.80 (23)



MLB

EXHIBIT A.5 SOIL SLOPE MAP



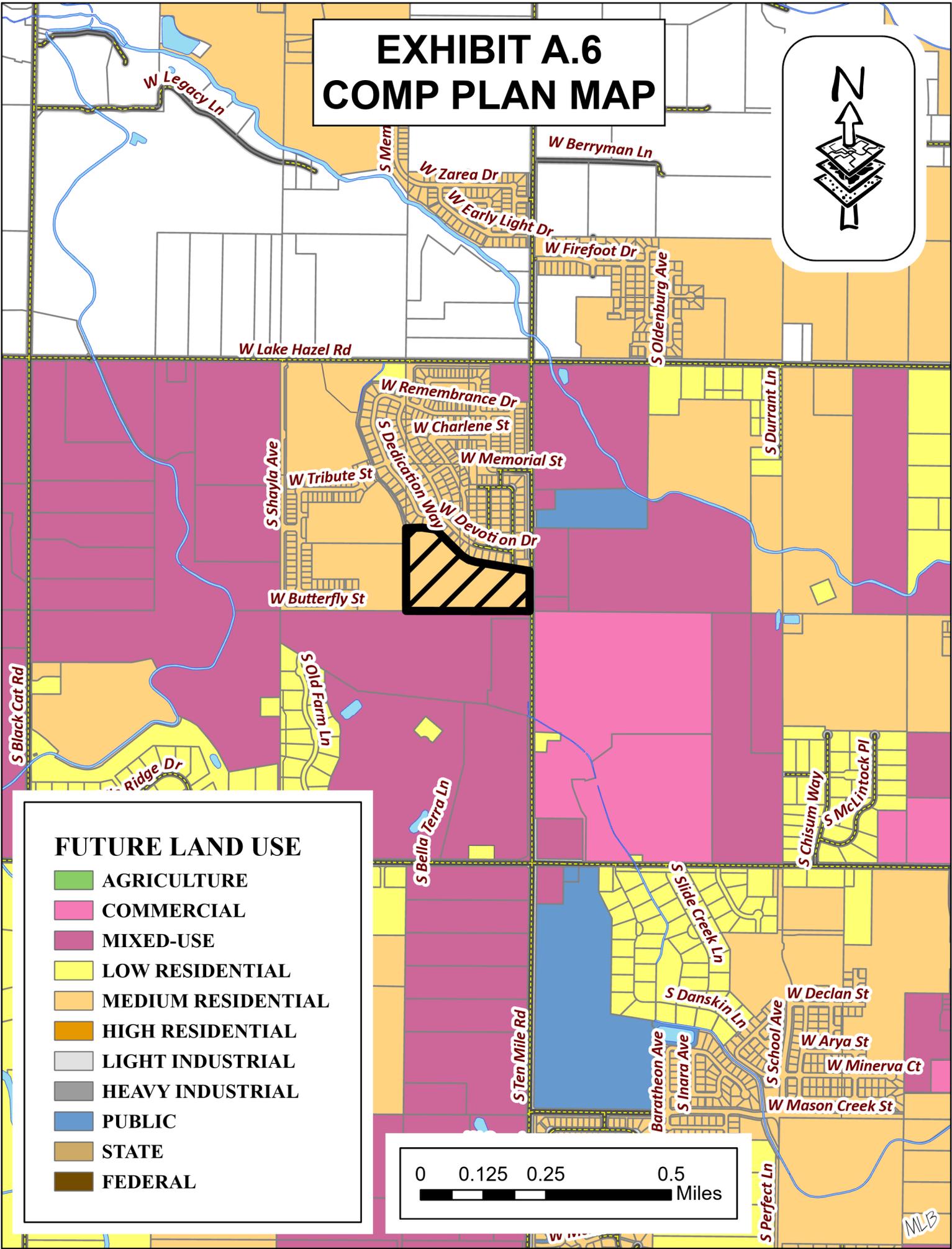
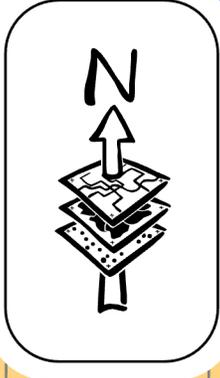
SOIL SLOPES

-  Area of no slope
-  0 to 2 percent slopes
-  0 to 3 percent slopes
-  0 to 4 percent slopes
-  0 to 15 percent slopes
-  2 to 4 percent slopes
-  3 to 12 percent slopes
-  4 to 8 percent slopes
-  8 to 12 percent slopes
-  5 to 20 percent slopes
-  12 to 30 percent slopes
-  30 to 65 percent slopes



MLB

EXHIBIT A.6 COMP PLAN MAP



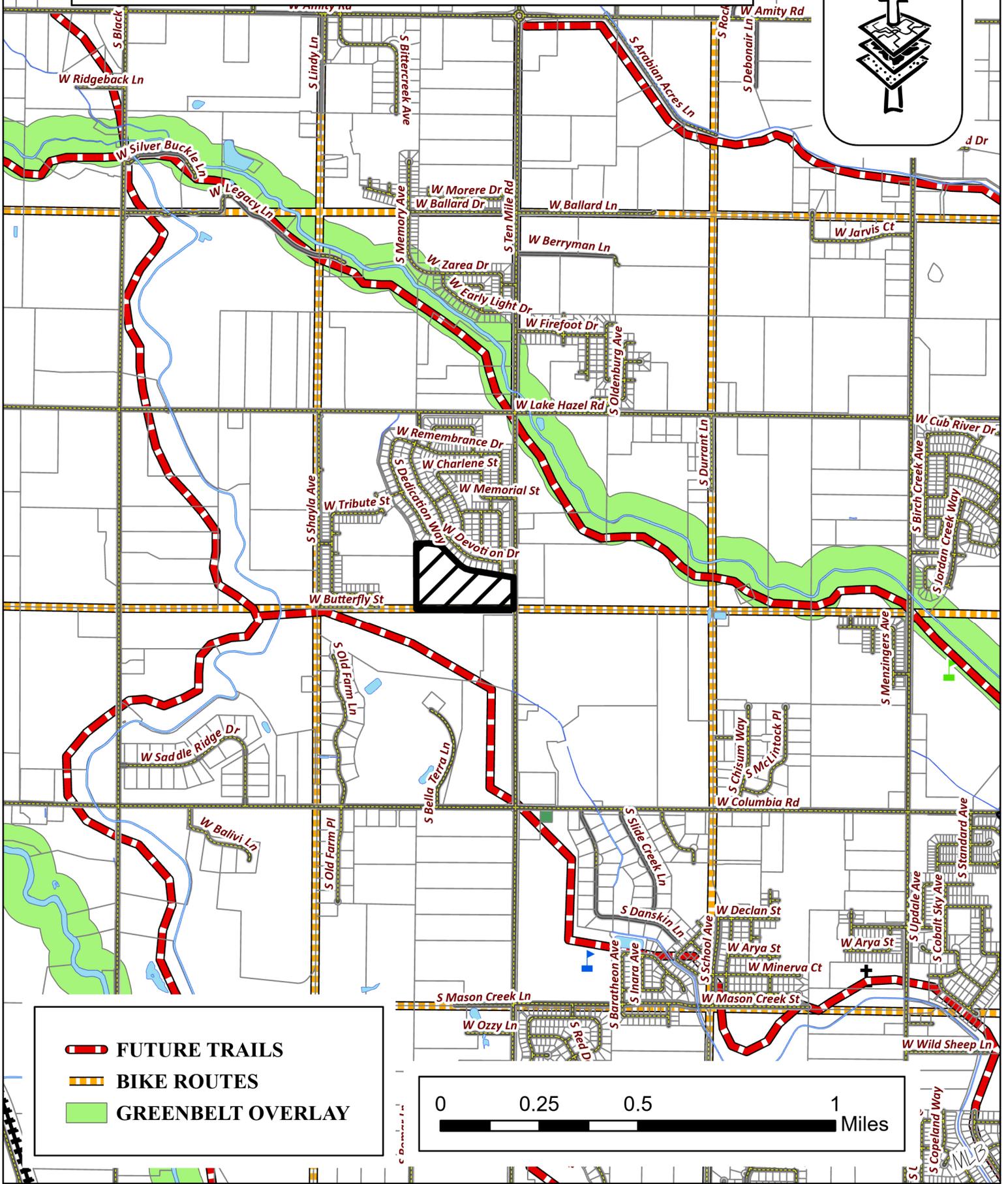
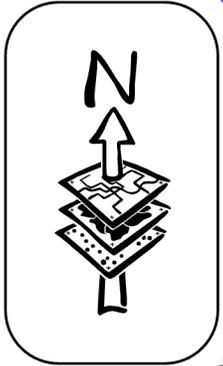
FUTURE LAND USE

- AGRICULTURE
- COMMERCIAL
- MIXED-USE
- LOW RESIDENTIAL
- MEDIUM RESIDENTIAL
- HIGH RESIDENTIAL
- LIGHT INDUSTRIAL
- HEAVY INDUSTRIAL
- PUBLIC
- STATE
- FEDERAL

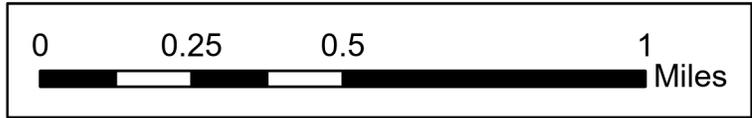


MLB

EXHIBIT A.7 PATHWAYS AND BIKE LANE MAP



-  FUTURE TRAILS
-  BIKE ROUTES
-  GREENBELT OVERLAY



CALIBER COLLISION[®]

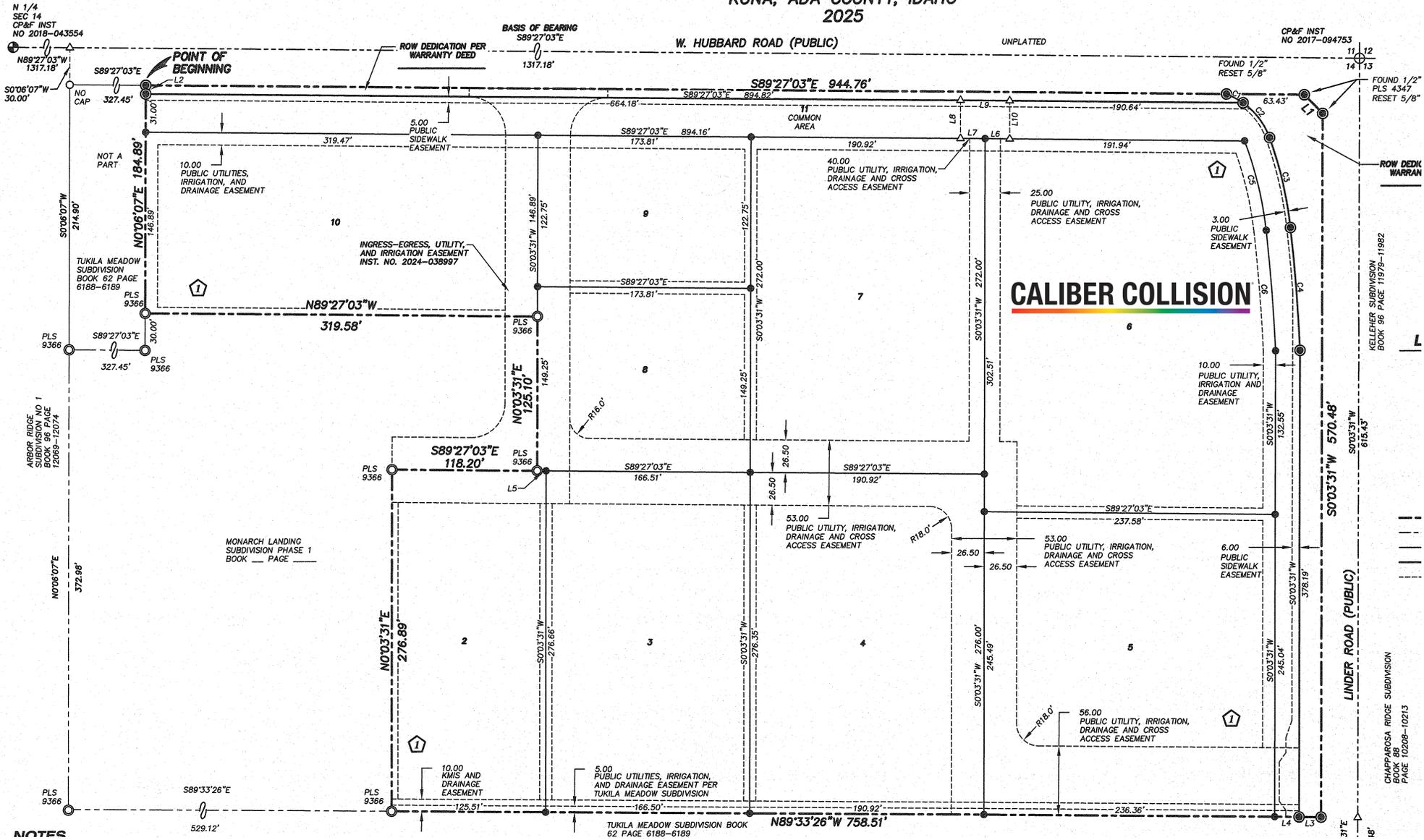
SW Intersection of N Linder Road & W Hubbard Road

Kuna, ID 83634



MONARCH LANDING SUBDIVISION PHASE 2

ALL OF LOT 1 BLOCK 1 OF TUKILA MEADOW SUBDIVISION,
A PART OF THE NE 1/4 NE 1/4, SECTION 14, T. 2 N., R. 1 W., B.M.,
KUNA, ADA COUNTY, IDAHO
2025



NOTES

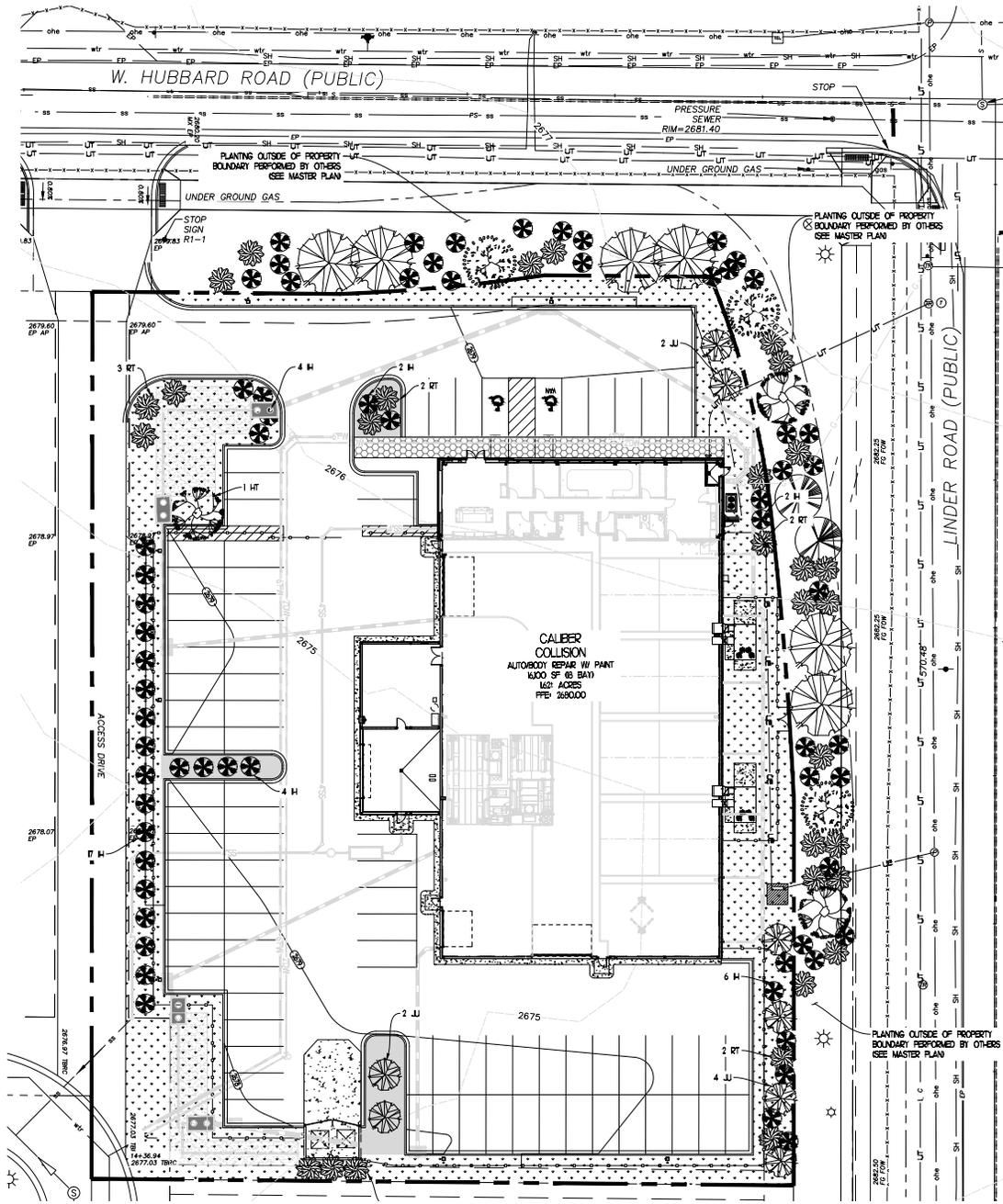
529.12'

TUKILA MEADOW SUBDIVISION BOOK 62 PAGE 6188-6189

N89°33'26"W 758.51'

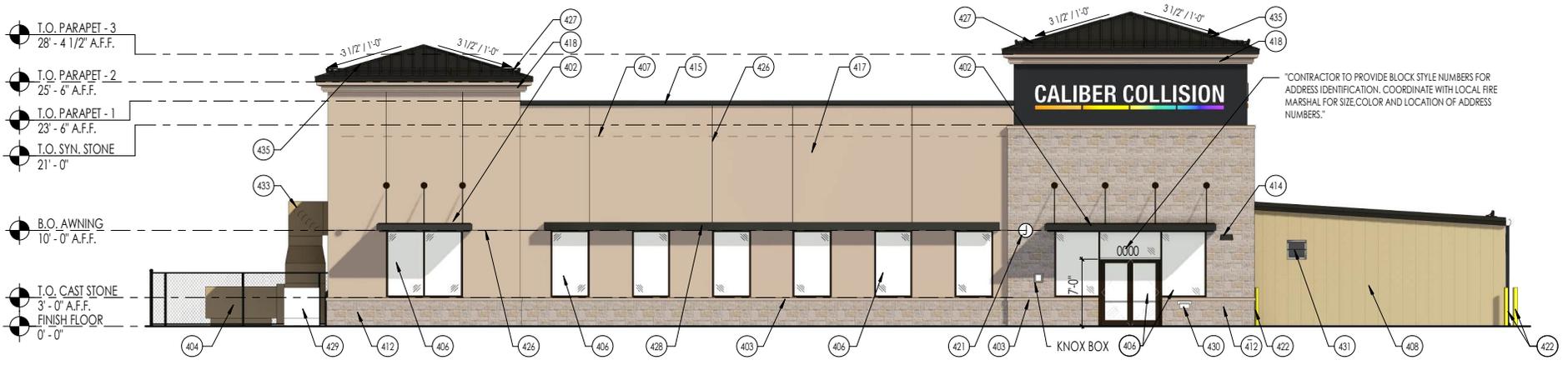
37°E 18'





PLANT LIST

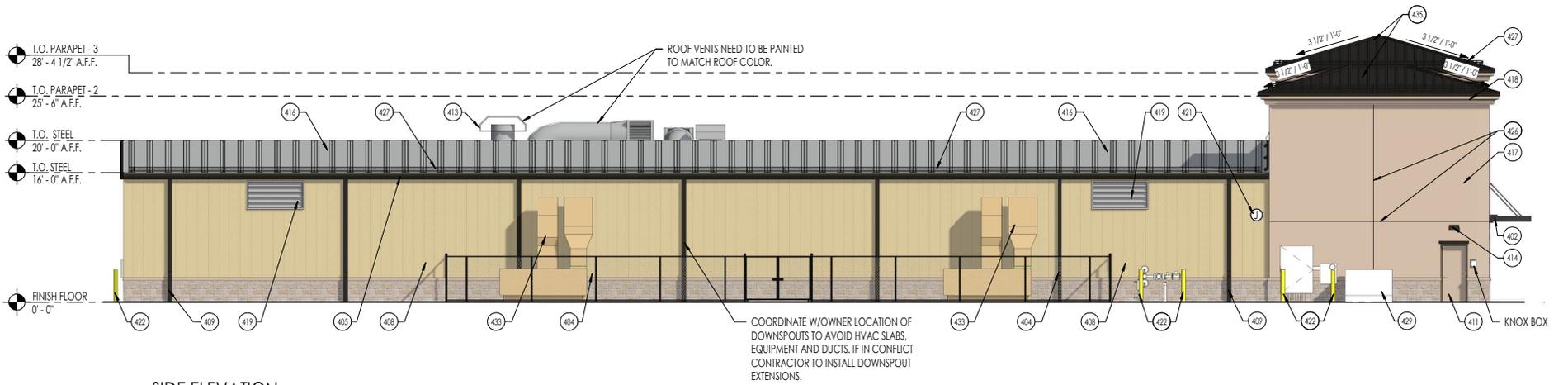
	QUANTITY	SYMBOL	LABELLED	SCIENTIFIC NAME	COMMON NAME	SIZE REQUIREMENTS	SPACING
TREES	8		JU	JUNIPERUS SCOPULORUM	JUNIPER UPRIGHT	2' MIN. CALIPER, 6' MIN. HT, B&B	AS SHOWN
	FOR REF. ONLY		LL	TILIA CORDATA	LINDEN LITTLELEAF	2' MIN. CALIPER, 8' MIN. HT, B&B	AS SHOWN
	FOR REF. ONLY		PF	PYRUS CALLERYANA	PEAR FLOWERING	2' MIN. CALIPER, 8' MIN. HT, B&B	AS SHOWN
	1		HT	GLEDITSIA TRIACANTHOS-VAR INERMIS	HONEYLOCUST THORNLESS	2' MIN. CALIPER, 8' MIN. HT, B&B	AS SHOWN
SHRUBS	37		IH	CORNUS ALBA 'BAI-HALO'	IVORY HALO	MIN. 2-GAL MIN. 18" HT.	AS SHOWN
	7		RT	CORNUS SERICEA	RED TWIG	MIN. 2-GAL MIN. 18" HT.	AS SHOWN



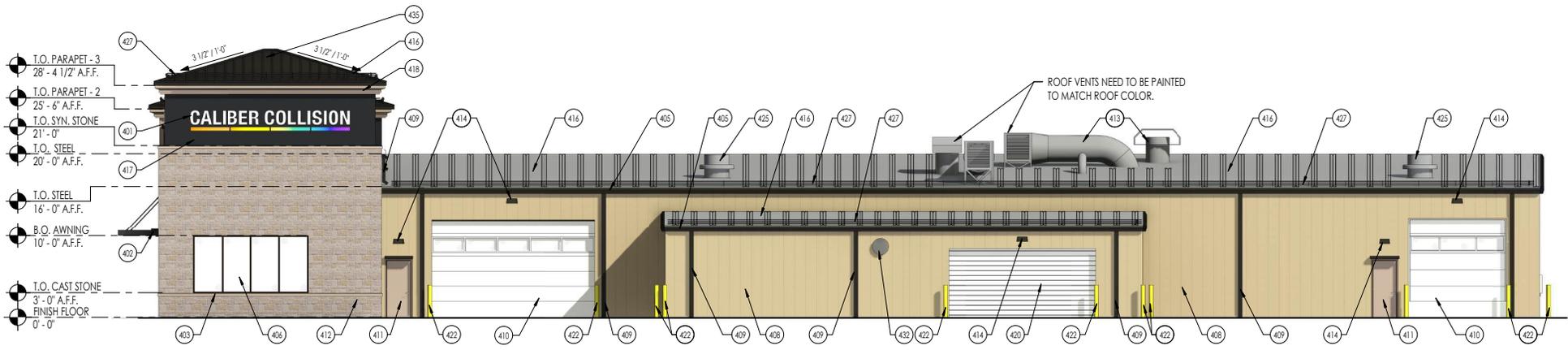
- T.O. PARAPET - 3
28' - 4 1/2" A.F.F.
- T.O. PARAPET - 2
25' - 6" A.F.F.
- T.O. PARAPET - 1
23' - 6" A.F.F.
- T.O. SYN. STONE
21' - 0"
- B.O. AWNING
10' - 0" A.F.F.
- T.O. CAST STONE
3' - 0" A.F.F.
- FINISH FLOOR
0' - 0"

"CONTRACTOR TO PROVIDE BLOCK STYLE NUMBERS FOR ADDRESS IDENTIFICATION. COORDINATE WITH LOCAL FIRE MARSHAL FOR SIZE, COLOR AND LOCATION OF ADDRESS NUMBERS."

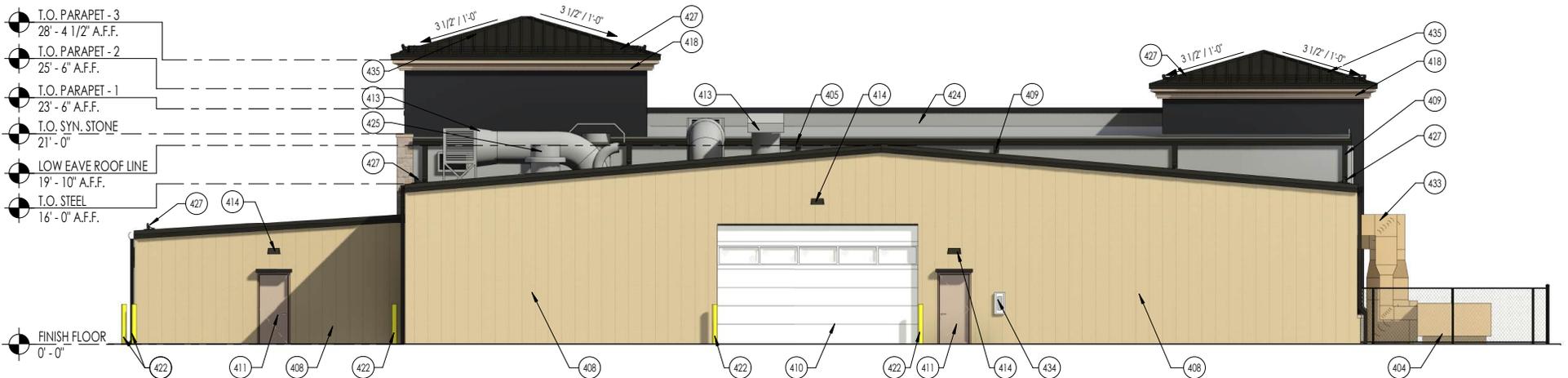
01 FRONT ELEVATION
SCALE: 1/8" = 1'-0"



02 SIDE ELEVATION
SCALE: 1/8" = 1'-0"



03 SIDE ELEVATION
SCALE: 1/8" = 1'-0"



04 BACK ELEVATION
 SCALE: 1/8" = 1'-0"

EXTERIOR FINISH LEGEND

FINISH KEY	DESCRIPTION	LOCATION	MANUFACTURER	PRODUCT COLOR	IDENTIFICATION/ FINISH/ STYLE
AL-2	STOREFRONT SYSTEM	OFFICE EXTERIOR	KAWNEER OR APPROVED EQUAL	DARK ANODIZED BRONZE	2" X 4-1/2" ALUMINUM FRAME
CS-1	CAST STONE (REF. ELEV)	OFFICE EXTERIOR	CORONADO STONE/ EL DORADO STONE	CORONADO- OFF WHITE EL DORADO- BUCKSKIN	REFER TO SPECS-047300
CP-1	CUSTOM CANOPY	LOBBY ENTRANCE	ARCHITECTURAL FABRICATORS	DARK BRONZE	HELIOS 399 X 446
GR-2	EXTERIOR MASONRY MORTAR	-	SGS-SOLOMON COLORS INC.	10X BUFF	TYPE S MORTAR
GR-3	EXTERIOR MASONRY MORTAR	-	SGS-SOLOMON COLORS INC.	30X LITE BROWN	TYPE N MORTAR
M-1	MANUFACTURED STONE VENEER	EXTERIOR FACADE	EL DORADO OR LISTED ALTERNATE	EL DORADO- CASA BLANCA	EL DORADO STONE OR ALT. REFER TO SPECS-047300
PT-3	EXTERIOR DOOR PAINT	EXTERIOR DOOR PAINT	SHERWIN WILLIAMS	NOMADIC DESERT	SW 6107 (EGGSHELL)
ST-1	3 STEP STUCCO	EXTERIOR FACADE	DRYVIT	CUSTOM INTEGRAL COLOR-MATCH SW 6107 NOMADIC DESERT	SHEEN: EGGSHELL TEXTURE: SAND PEBBLE w/MID BASE
ST-2	3 STEP STUCCO	EXTERIOR SIGNBAND WALL	DRYVIT	CUSTOM INTEGRAL COLOR-MATCH SW 6258 TRICORN BLACK	SHEEN: EGGSHELL TEXTURE: SAND PEBBLE
MTL-1	MTL. ROOFING	SHOP ROOF / OFFICE ROOF	METL-SPAN	SOLAR WHITE (SR:71 SRI:86)	24G BATTEN LOCK
MTL-2	RAKE, GUTTER, TRIM	EXTERIOR	METL-SPAN	BURNISHED SLATE	26G
PNL-1	ARCHITECTURAL WALL PANEL	SHOP EXTERIOR SIDING	STRUKTUROC	SAND	STUCCO TEXTURED ARCHITECTURAL PANEL
MTL-4	MTL.ROOFING	WASH/PARTS BAY ROOF	METL-SPAN	SOLAR WHITE(SR:71 SRI:86)	26G PBR
MTL-5	PBR PANELS AND TRIM	INTERIOR DETAIL BAY	METL-SPAN	WHITE	26G

ACCEPTABLE STONE SELECTIONS

#1 – ELDORADO – ROUGH CUT CASA BLANCA (CURRENTLY BEST LEAD TIME)

#2 – CULTURED STONE -COBBLEFIELD-TEXAS CREAM (VARYING LEAD TIMES)

#3 – DUTCH LIMESTONE-OHIO TAN (GOOD LEAD TIMES)









CASE NO. 25-04-SUP & 25-27-DR

**CALIBER COLLISION, SPECIAL USE
PERMIT AND DESIGN REVIEW**

Planner: Marina Lundy, MLundy@kunaid.gov, (986)269-8341

**ALL APPLICATION MATERIALS: 25-04-SUP
CALIBER COLLISION**

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



**CITY OF KUNA:
P&Z COMMISSION
STAFF REPORT**

City of Kuna P&Z Commission Staff Report

Entitlements Requested:	Subdivision	Rezone	Annexation	Special Use	Planned Unit Development	Design Review	Other
Title:	Caliber Collision		Application Number:		25-04-SUP & 25-27-DR		
Date:	09/23/2025		Staff Contact:		Marina Lundy		
Owner(s)/Applicant:	Jake Seaton/ Cross Development		Applicant Contact:		jake@crossdevelopment.net 727.348.1240		
Representative:	Same as above		Representative Contact:		Same as above		

Purpose
 Applicant requests Special Use Permit in order to construct a Caliber Collision auto body repair facility that will be approx. 16,100 sq ft. on the Southwest corner of N Linder Rd. and W Hubbard Rd.
 (APN: R855340189)

Statement of Fact	
Parcel Number(s):	R8555340189
Future Land Use Map Designation:	Commercial
Existing Land Use:	Vacant
Current Zoning:	C-3 (Service Commercial)
Proposed Zoning:	Same
Development Area:	1.62 acres
Adjacent Zoning Districts:	North: RR South: A East: C-1 West: R-4
Adjacent Street(s) Existing & Proposed:	North: W Hubbard Rd. (Existing) South: None East: N Linder Rd. (Existing) West: N Kelsan Ave (Existing)
Internal Street(s) Existing & Proposed:	None
Adjacent Bike/Pedestrian Facilities:	None
Adjacent Parks:	None
Land Dedication Requirements:	None

Comprehensive Plan and Future Land Use Map Analysis
 FLUM identifies this site as commercial. The parcel is zoned C-3 (Service Commercial). The proposed zoning and land use agrees with the FLUM of the City of Kuna.

Staff Analysis

The applicant requests a Special Use Permit in order to construct an approx. 16,100 sq ft Caliber Collision auto body repair facility in lot 6 of the Monarch Landing Subdivision.

Staff recommend enhancing the southern side of the site with additional tree and shrub plantings to provide visual interest and break up the continuous expanse of fencing. This would add additional visual buffering from long term parking spaces for cars that are undergoing continued work.

Upon staff review, the proposed application meets the requirements and intent of Kuna City Code and Comprehensive Plan. Staff recommends the Commission approve the application with the conditions outlined in staff's report.

Recommended Conditions of Approval

1. Applicant shall install a minimum 8 additional shrubs along the distance from the trash enclosure to the corner of the property on the southern border of the lot.
2. Fire District, Building Inspector and Central District Health Department inspections are required for final sign off; Applicant shall provide the Kuna Planning and Zoning Department with copies of said inspections prior to applying for a Kuna City Business License.
3. Applicant shall obtain a building permit for and install a proper fence and receive inspection approval prior to a business license being released.
4. Applicant shall renew the City business license as often as necessary.
5. In the event the uses or the building located on this parcel are enlarged, expanded upon or *altered in anyway*, the owner/applicant, and any future assigns having interest in the subject property, shall seek an amendment to the approvals of this Special Use Permit through the Planning and Zoning Department and public hearing process.
6. This Special Use Permit is *valid only if the Conditions of Approval are adhered to continuously*. In the event the conditions are not continuously followed, the Special Use Permit approval may be revoked.
7. The Applicant shall acquire a Kuna Business License through the Kuna City Clerk's Office once all Conditions of the Special Use Permit are met and shall maintain said license through the renewal process during the entirety the business is in operation.
8. The Special Use Permit is not transferable from one address to another.
If the applicant/owner wishes to expand or make changes in the future, this SUP will need to be evaluated to determine if modification is necessary.
9. Applicant shall follow all staff and agency recommendations.
10. Applicant shall comply with Kuna City Code.
11. Applicant shall comply with all local, state, and federal laws.

**Caliber Collision
Kuna, ID**

Summary Report

SW Intersection of N. Linder Road and W. Hubbard Road
Kuna, Ada County, Idaho

Original Date: July 22, 2025



LJA Engineering

*Engineers * Landscape Architects*

209 West Stone Avenue

Greenville, South Carolina 29609

Tel: 864.233.5497

PROJECT DESCRIPTION

This narrative outlines the proposed infrastructure for a proposed Caliber Collision store located at the southwest corner of the intersection of N. Linder Road and W. Hubbard Road in Kuna, ID within Ada County (Parcel No: R8555340189). The property is part of a larger development, Monarch Landing Subdivision, and will occupy parcel 6. The property is zoned C-3 (Service Commercial). The site is proposed to include a new Caliber Collision auto repair shop, parking, , utilities, and stormwater management facilities. Additional features include screened fencing, a screened dumpster pad, and landscape inclusions.

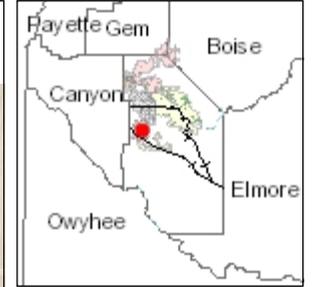
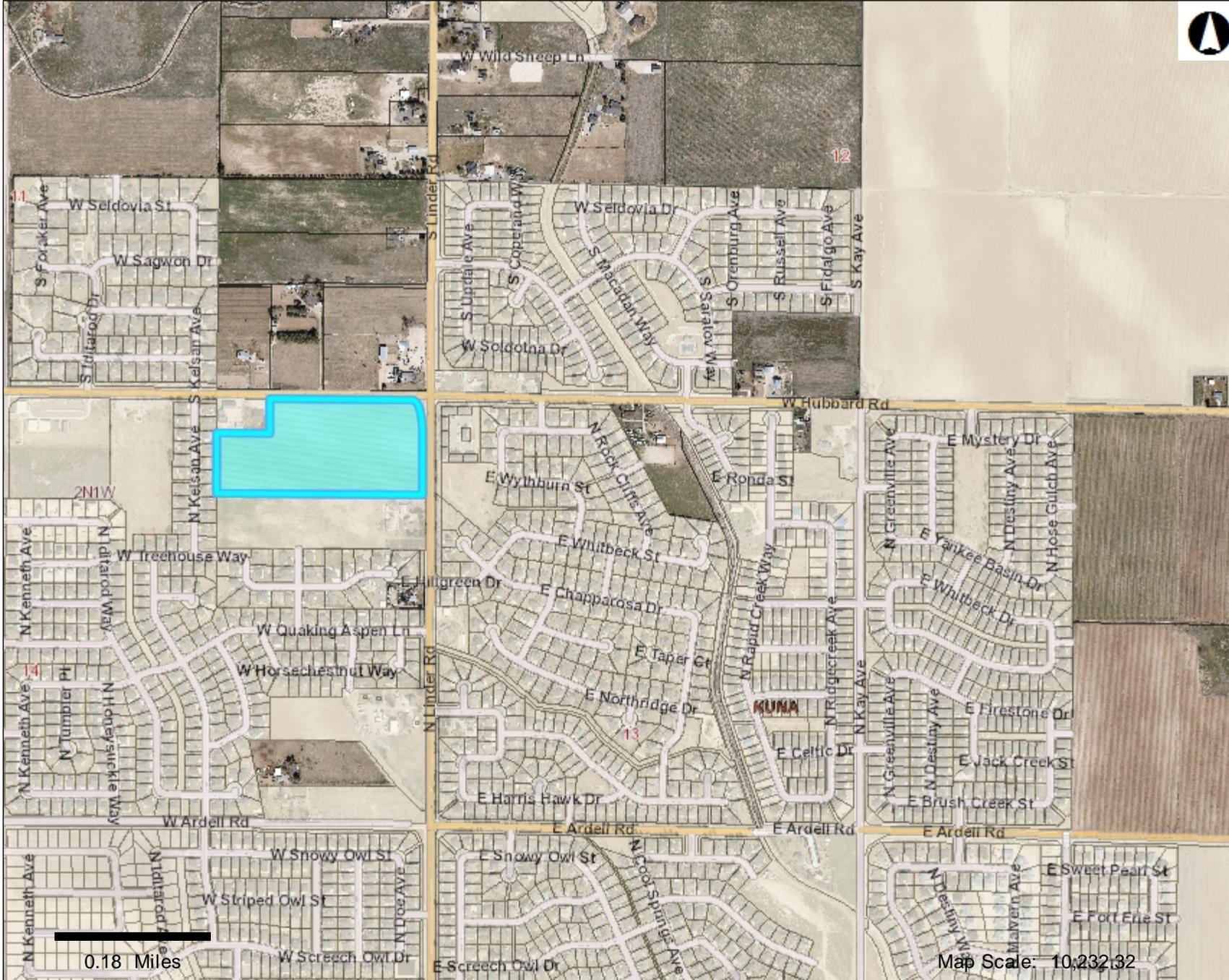
The property is bordered by N. Linder Road to the east, W. Hubbard Rd to the north, and undeveloped commercial lots also part of the Monarch Landing Subdivision to the west and south. Access will be provided via a single full-movement access internal to the overall development. Nearby access is provided to W. Hubbard Road via RI/RO access and N. Linder Road via full-movement access.

Under existing pre-development condition, runoff from the site sheet flows southwest away from the intersection. Slopes are very flat across the site, presenting no areas of concentrated flow. Runoff that does not infiltrate would eventually lead to Indian Creek. Under proposed post-development condition, runoff for the site is directed to infiltration basins via a storm pipe network. There have been no additions of concentrated flow to avoid adverse volumes or runoff velocities.

Erosion control measures including silt fence and inlet protection will be utilized to minimize sediment escape from the disturbed area. It is expected that the civil construction modifications will take less than 2 months. A screened fence enclosure will surround the vehicle storage facility and dumpster location. The overall development provides landscaping to meet the City of Kuna development and screening requirements. Additional landscaping has been added within the site based on parking lot layout and screening opportunities.

Ada County Assessor

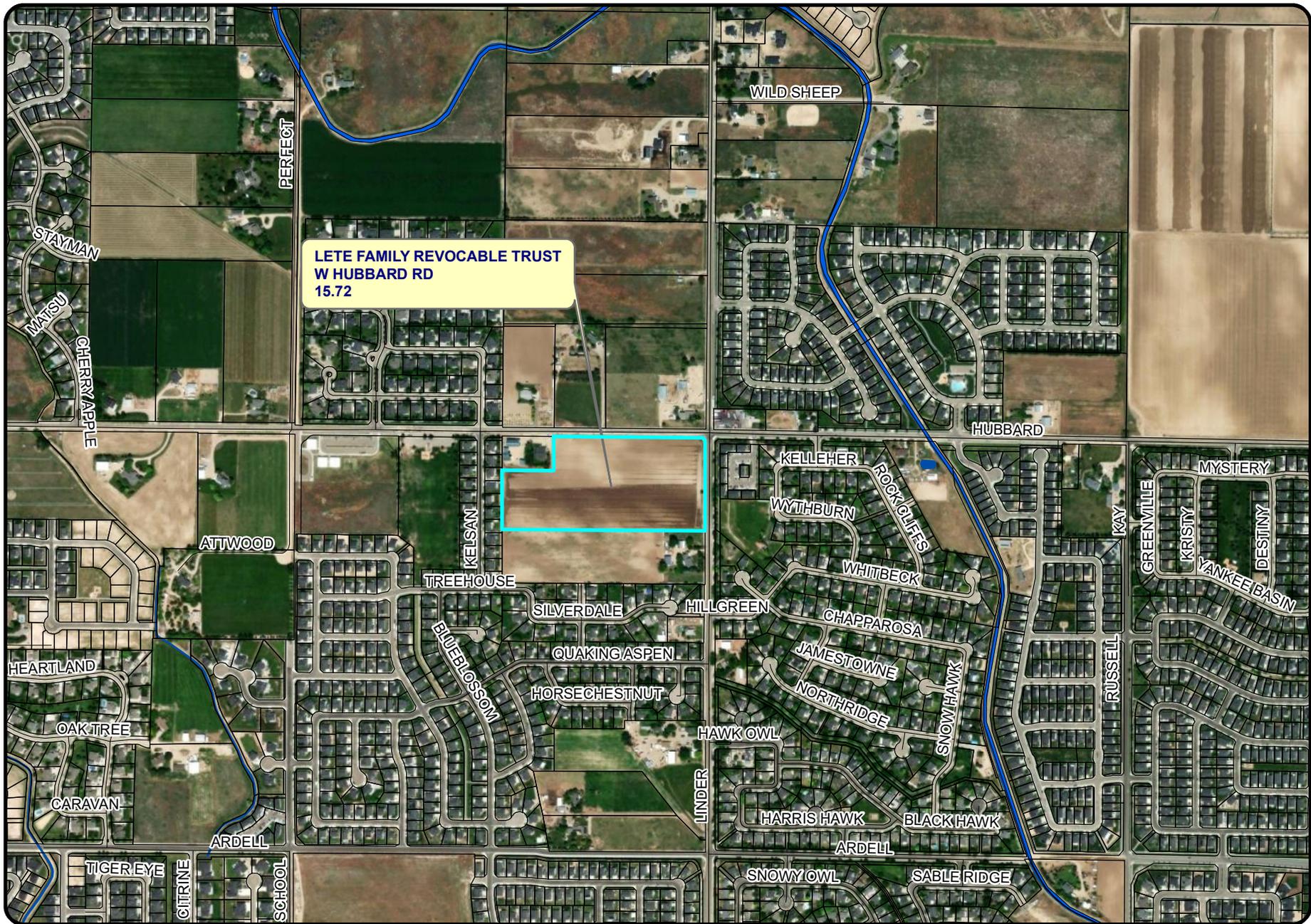
This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION OR LEGAL PURPOSES.



Legend

- + Railroad
- Roads (8,000 - 24,000)
 - <all other values>
 - Interstate
 - Ramp
 - Principal Arterial
 - Collector
 - Minor Arterial
 - Local
 - Parks
 - Alley
 - Driveway
- Parks
- City Limits
 - BOISE
 - EAGLE
 - GARDEN CITY
 - KUNA
 - MERIDIAN
 - STAR
- Townships
- Sections
- Condos
- Parcels
- raster.DBO.AdaOrthos:
 - Red: Band_1
 - Green: Band_2

7/16/2025



**LETE FAMILY REVOCABLE TRUST
W HUBBARD RD
15.72**

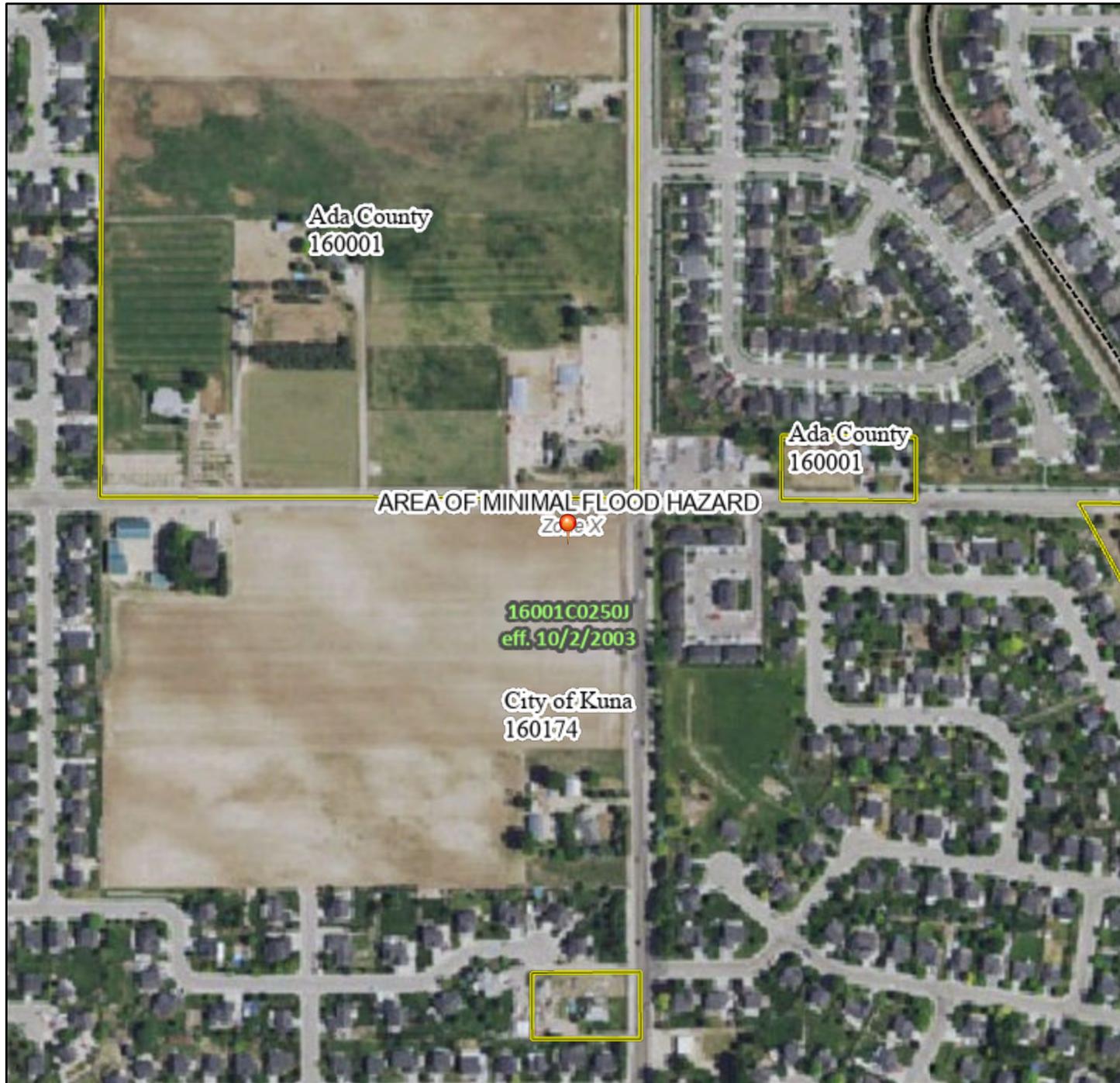
This Map and data displayed is a graphic representation derived from the Ada County Geographic Information System (GIS) data. It was designed and intended for staff use only; it is not guaranteed survey accuracy. This map is based on information available and was compiled from numerous sources which may not be accurate. Users are to field verify this information. Ada County and Single Point Solutions, Inc are not liable for errors or omissions resulting from the use of this product for any purpose.



National Flood Hazard Layer FIRMette



116°25'11"W 43°31'15"N



1:6,000

116°24'33"W 43°30'49"N

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) <i>Zone A, V, A99</i>
		With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i>
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile <i>Zone X</i>
		Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i>
		Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone X</i>
		Area with Flood Risk due to Levee <i>Zone D</i>
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard <i>Zone X</i>
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard <i>Zone D</i>
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped
		The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

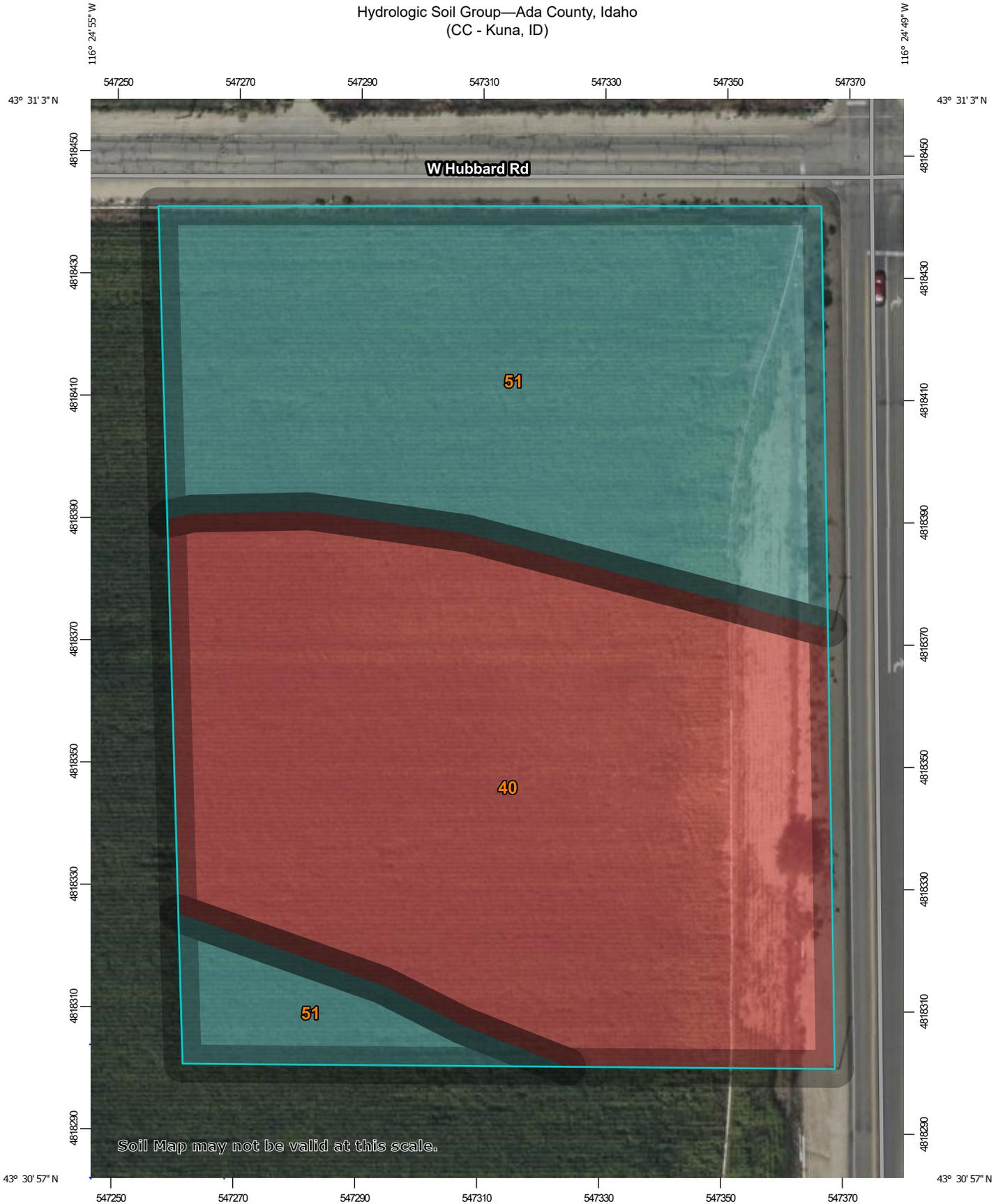


This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

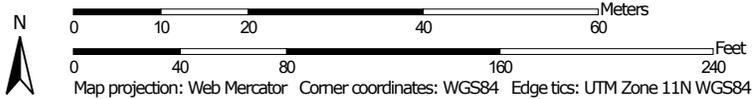
The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 7/15/2025 at 1:45 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Hydrologic Soil Group—Ada County, Idaho
(CC - Kuna, ID)



Map Scale: 1:860 if printed on A portrait (8.5" x 11") sheet.



MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

Soil Rating Polygons

 A
 A/D
 B
 B/D
 C
 C/D
 D
 Not rated or not available

Soil Rating Lines

 A
 A/D
 B
 B/D
 C
 C/D
 D
 Not rated or not available

Soil Rating Points

 A
 A/D
 B
 B/D

 C
 C/D
 D
 Not rated or not available

Water Features

 Streams and Canals

Transportation

 Rails
 Interstate Highways
 US Routes
 Major Roads
 Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Ada County, Idaho
 Survey Area Data: Version 12, Aug 23, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Sep 9, 2023—Sep 14, 2023

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
40	Colthorp silt loam, 0 to 2 percent slopes	D	2.0	54.2%
51	Elijah silt loam, bedrock substratum, 0 to 2 percent slopes	C	1.7	45.8%
Totals for Area of Interest			3.8	100.0%

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

SITE DEVELOPMENT PLANS FOR CALIBER COLLISION W HUBBARD RD & N LINDER RD KUNA ADA COUNTY, IDAHO

UTILITIES/GOVERNING AGENCIES CONTACTS:

<p>WATER CITY OF KUNA WATER/PI 751 W. 4TH STREET KUNA, ID 83634 CONTACT: ROBERT JONES PHONE: (208) 287-1728</p>	<p>GAS INTERMOUNTAIN GAS 555 N COLE ROAD BOISE, ID 83709 CONTACT: CUSTOMER SERVICE PHONE: (800) 548-3679</p>	<p>ELECTRIC IDAHO POWER 10790 FRANKLIN ROAD BOISE, ID 83709 CONTACT: PARIS DICKERSON PHONE: (208) 388-2022</p>
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<p>SEWER CITY OF KUNA WASTEWATER 751 W. 4TH STREET KUNA, ID 83634 CONTACT: TRAVIS FLEMING PHONE: (208) 287-1728</p>	<p>TELEPHONE/ CABLE AT&T CONTACT: CUSTOMER SERVICE PHONE: (866) 861-6075</p>
--	---

ADDITIONAL GOVERNING AGENCIES CONTACTS:

<p>PLANNING & ZONING COMMISSION CITY OF KUNA PLANNING & ZONING 751 W 4TH STREET KUNA, ID 83634 CONTACT: DOUG HANSON PHONE: (208) 629-8853</p>	<p>STORMWATER QUALITY ADA COUNTY ENGINEERING 200 W FRONT STREET BOISE, ID 83702 CONTACT: ZACH KIRK PHONE: (208) 287-7925</p>	<p>FIRE PREVENTION KUNA RURAL FIRE DISTRICT 150 W BOISE STREET KUNA, ID 83634 CONTACT: TJ LAWRENCE PHONE: (208) 922-1444</p>
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<p>EROSION CONTROL & WATER QUALITY IDEG - WATER QUALITY DIVISION 1400 N HILTON STREET BOISE, ID 83706 PHONE: (208) 373-0502</p>	<p>DEPARTMENT OF TRANSPORTATION ADA COUNTY HIGHWAY DISTRICT 5800 N MEEKER AVE BOISE, ID 83713 PHONE: (208) 387-6100</p>
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GENERAL NOTES

- INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS AND FIELD CONDITIONS WHEN POSSIBLE BUT THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES BY DIGGING TEST PITS BY HAND AT ALL UTILITY CROSSINGS WELL IN ADVANCE OF TRENCHING. IF THE CLEARANCES ARE LESS THAN SPECIFIED ON THE PLANS OR 12", WHICHEVER IS LESS, CONTACT FREELAND AND KAUFFMAN, INC. (864-282-3039) AND OWNER PRIOR TO PROCEEDING WITH CONSTRUCTION.
- THE CONTRACTOR SHALL INCLUDE IN HIS CONTRACT PRICE THE REMOVAL AND DISPOSAL OF ANY EXCESS TOPSOIL HEIGHTS DETERMINES IS NOT REQUIRED TO PERFORM THE FINAL GRADING AND LANDSCAPING OPERATION.
- THE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF ALL REQUIRED/NECESSARY SHEETING, SHORING, AND SPECIAL EXCAVATION MEASURES REQUIRED ON THE PROJECT TO MEET OSHA, FEDERAL, STATE AND LOCAL REGULATIONS PURSUANT TO THE INSTALLATION OF THE WORK INDICATED ON THE DRAWINGS. OWNER AND FREELAND AND KAUFFMAN, INC. ACCEPT NO RESPONSIBILITY FOR THE DESIGN TO INSTALL SAID ITEMS.
- CALL UTILITY LOCATOR SERVICE 72 HOURS IN ADVANCE OF DIGGING AT 811.
- ALL WORK SHALL CONFORM TO THE CITY OF KUNA STANDARDS AND SPECIFICATIONS.
- ALL CURB/HANDICAP RAMP DESIGNS SHALL CONFORM TO ADA STANDARDS OR CITY OF KUNA STANDARDS, WHICHEVER IS MORE RESTRICTIVE.
- PRE-CAST DRAINAGE AND SANITARY SEWER STRUCTURES HAVE BEEN SPECIFIED ON THE PLANS. OWNER AND FREELAND AND KAUFFMAN, INC. HOWEVER, ASSUME NO RESPONSIBILITY FOR THESE STRUCTURES AS FIELD CONDITIONS DURING CONSTRUCTION OFTEN DICTATE MINOR ELEVATION ADJUSTMENTS. THE CONTRACTOR ASSUMES ALL RESPONSIBILITY AND EXPENSE FOR MODIFYING THESE STRUCTURES TO ACCOMMODATE THESE FIELD ADJUSTMENTS.
- THE CONTRACTOR IS RESPONSIBLE FOR PREPARING AND SUBMITTING TO FREELAND AND KAUFFMAN, INC. AS-BUILT WATER AND SEWER INFORMATION, TO ENABLE FREELAND AND KAUFFMAN, INC. TO PREPARE THE REQUIRED AS-BUILT/RECORD DRAWINGS TO OBTAIN PERMITS TO PLACE UTILITIES INTO OPERATION. THE CONTRACTOR IS ALSO REQUIRED TO PROVIDE FREELAND AND KAUFFMAN, INC. COPIES OF THE WATER AND SEWER PRESSURE TESTS, WATER MAIN BACTERIOLOGICAL TESTS, BACK-FLOW PREVENTION TESTS BY A CERTIFIED BACKFLOW PREVENTION SPECIALIST, ETC. CONTRACTOR SHALL NOTIFY FREELAND AND KAUFFMAN, INC. AT LEAST 72 HOURS IN ADVANCE OF ALL UTILITY TESTING.
- ALL WATER LINE AND SEWER LINE INSTALLATION SHALL CONFORM TO THE STANDARDS AND DETAILS OF THE CITY OF KUNA AND IDAHO DEQ. THE CONTRACTOR IS RESPONSIBLE FOR FAMILIARIZING HIMSELF WITH THESE STANDARDS.
- THE LAND DISTURBANCE PERMIT MUST BE KEPT ON THE WORK SITE AND SHOWN UPON REQUEST.
- THE CONTRACTOR SHALL INCLUDE IN THE CONTRACT PRICE ALL MATERIAL AND LABOR ASSOCIATED WITH THE TESTING OF THE WATER AND SEWER LINES REQUIRED BY THE CITY OF KUNA AND IDAHO DEQ. THE CONTRACTOR SHALL INCLUDE IN THE CONTRACT PRICE ANY DE-WATERING NECESSARY TO CONSTRUCT THE PROJECT AS SHOWN ON THE PLANS.
- SEDIMENT CONTROL MEASURES MUST BE INSPECTED ONCE EVERY 7 CALENDAR DAYS AND WITHIN 24-HOURS OF QUALIFYING STORM EVENTS, AND MAINTAINED AS NEEDED TO INSURE THAT THE INTENDED PURPOSES ARE ACCOMPLISHED.
- ALL PRE-CAST DRAINAGE AND MAN-HOLE STRUCTURES MUST MEET IDAHO STATE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR SECURING THE SERVICES OF A IDAHO STATE REGISTERED LAND SURVEYOR ON-SITE TO PROVIDE ALL CONSTRUCTION STAKE-OUT SERVICES. THE CONTRACTOR IS ALSO RESPONSIBLE FOR INSURING THE SURVEYOR IS IN POSSESSION OF THE LATEST REVISIONS OF ALL PLANS.
- CITY OF KUNA AND ADA COUNTY HIGHWAY DISTRICT ENCROACHMENT PERMITS ARE REQUIRED FOR ALL WORK WITHIN THE PUBLIC ROADWAY RIGHT-OF-WAY.
- THE FINANCIAL RESPONSIBILITY (FRO) AND NPDES COVERAGE LETTER MUST BE KEPT ON THE JOB SITE AND SHOWN UPON REQUEST.

Sheet List Table

Sheet Number	Sheet Title
CO01	COVER
CO11	SURVEY
CO51	DEMO PLAN
CI01	SITE PLAN
CI11	GRADING PLAN
CI21	UTILITY PLAN
C201	STORM PLAN
C211	INLET AREA MAP
L101	LANDSCAPE PLAN

PRELIMINARY NOT FOR BID OR CONSTRUCTION

FREELAND and KAUFFMAN, INC.
ENGINEERS & LANDSCAPE ARCHITECTS
209 WEST STONE AVENUE
GREENVILLE, SOUTH CAROLINA 29609
864-282-3039

DRAWN BY: SWS

CHECKED BY: TMB

DATE: 07/18/2025



PROFESSIONAL ENGINEER
LICENSED
P-21336
STATE OF IDAHO
TODD M. BURNETT

07/21/2025

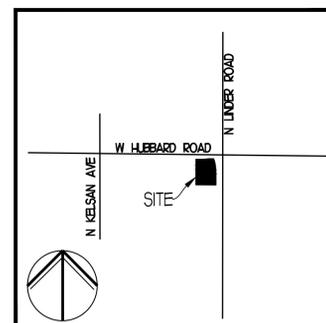
ENGINEER-
FREELAND and KAUFFMAN, INC.
209 WEST STONE AVENUE
GREENVILLE, SC 29609
TELEPHONE (864) 233-5497

DEVELOPER/OWNER-
CROSS DEVELOPMENT
4317 MARSH RIDGE ROAD
CARROLLTON, TX 75010
CONTACT: JAKE SEATON
TELEPHONE (727) 348-1240



REVISIONS

NO.	DATE	DESCRIPTION

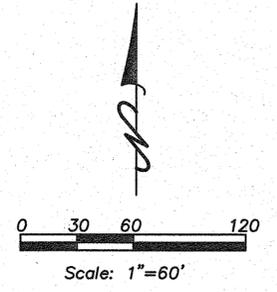
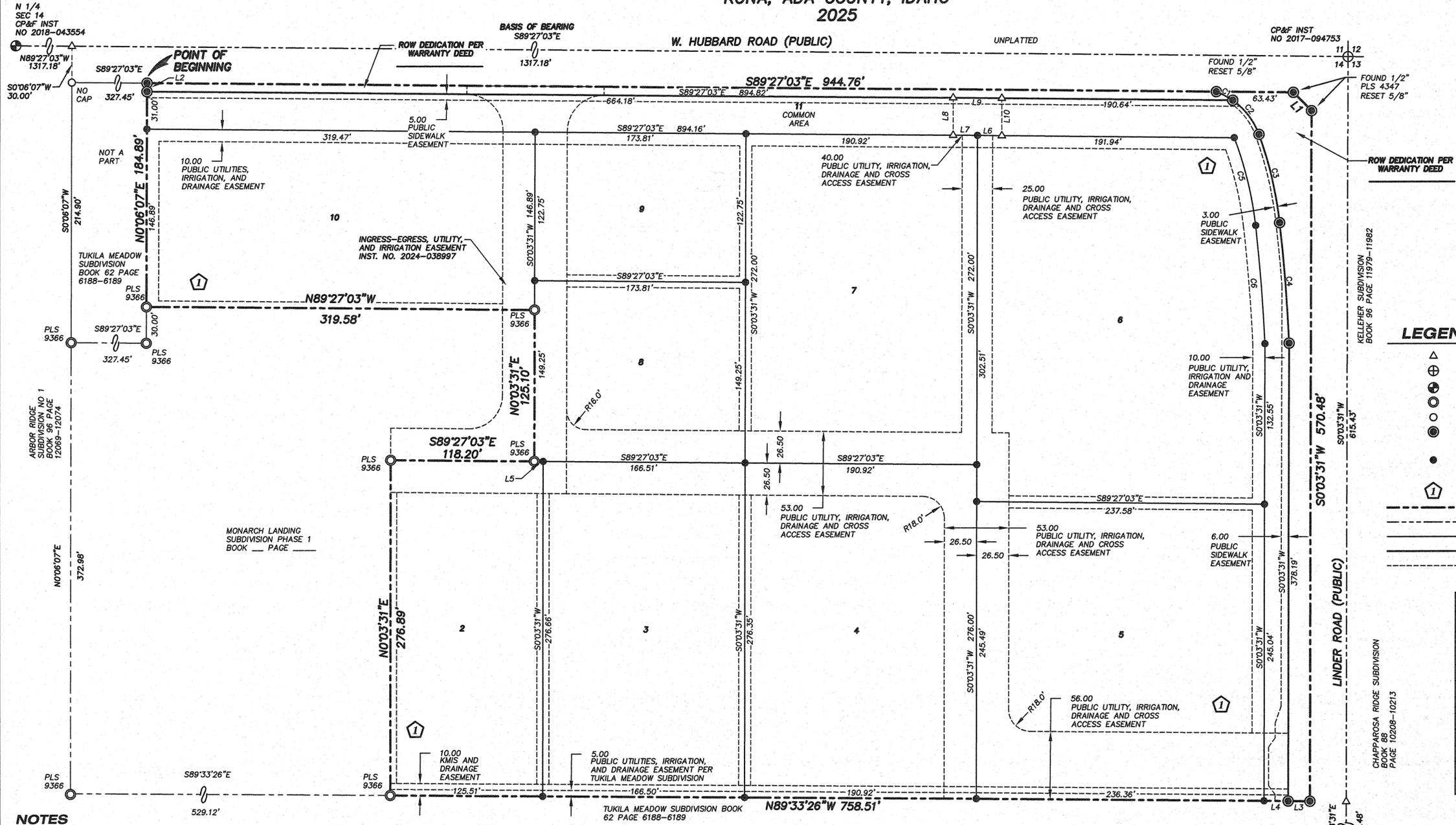


SITE LOCATION MAP

NOT TO SCALE

MONARCH LANDING SUBDIVISION PHASE 2

ALL OF LOT 1 BLOCK 1 OF TUKILA MEADOW SUBDIVISION,
A PART OF THE NE 1/4 NE 1/4, SECTION 14, T. 2 N., R. 1 W., B.M.,
KUNA, ADA COUNTY, IDAHO
2025



LEGEND

- CALCULATED POINT
- FOUND ALUMINUM CAP MONUMENT
- FOUND BRASS CAP MONUMENT
- FOUND 5/8" IRON PIN
- FOUND 1/2" IRON PIN
- SET 5/8" X 30" IRON PIN W/ PLASTIC CAP PLS 9366
- SET 1/2" X 24" IRON PIN W/ PLASTIC CAP PLS 9366
- BLOCK NUMBER
- SUBDIVISION BOUNDARY LINE
- SECTION LINE
- LOT LINE
- RIGHT OF WAY LINE
- EASEMENT LINE

Line Table

Line #	Direction	Length
L1	S44°41'46"E	21.30
L2	N0°06'07"E	7.00
L3	S89°33'26"E	18.00
L4	S89°33'26"E	20.00
L5	S89°27'03"E	7.30
L6	S89°27'03"E	20.00
L7	S89°27'03"E	20.00
L8	N0°03'31"E	31.00
L9	N89°27'03"W	40.00
L10	N0°03'31"E	31.00

NOTES

1. BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE CITY OF KUNA STANDARDS FOR THE APPLICABLE ZONE, C-1.
2. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT TO THE TIME OF THE RE-SUBDIVISION.
3. THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF THE IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES: AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF NOT A NUISANCE — EXCEPTION. 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.
4. LOTS 2-11 BLOCK 1 IS SUBJECT TO AN INGRESS/EGRESS, PUBLIC UTILITY, IRRIGATION AND DRAINAGE EASEMENT AS SHOWN.
5. LOT 11 BLOCK 1 IS A COMMON LOT WITH A BLANKET LANDSCAPING, PUBLIC UTILITY, IRRIGATION, AND DRAINAGE EASEMENT. SAID LOT IS SUBJECT TO A 40' WIDE CROSS ACCESS EASEMENT & 56' WIDE EASEMENT INST. NO. 2024-038997 AS SHOWN. LOT TO BE OWNED AND MAINTAINED BY THE BUSINESS OWNERS ASSOCIATION (BOA).
6. THIS PROPERTY IS IN FLOOD ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FEMA MAP NUMBER 16001C0250J, MAP REVISED OCTOBER 2, 2003.
7. IRRIGATION WATER WILL BE PROVIDED BY THE CITY OF KUNA IN COMPLIANCE WITH IDAHO CODE 31-3805(1)(B). ALL LOTS WITHIN THE SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS THROUGH BOISE-KUNA IRRIGATION DISTRICT AND WILL BE OBLIGATED FOR ASSESSMENTS FROM THE CITY OF KUNA.
8. THE BUSINESS OWNERS ASSOCIATION (BOA), 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 THE FRACTIONAL SHARE OF THE IRRIGATION ASSESSMENT FOR EACH BOA COMMON LOT(S) THAT RECEIVE(S) MUNICIPAL IRRIGATION. IF THE ASSESSMENT IS NOT PAID BY THE BOA, THE INDIVIDUAL IMPROVED LOTS ARE SUBJECT TO A LIEN FOR NON-PAYMENT.
9. LOTS SHALL NOT BE REDUCED IN SIZE WITHOUT PRIOR APPROVAL FROM THE HEALTH AUTHORITY.
10. NO ADDITIONAL DOMESTIC WATER SUPPLIES SHALL BE INSTALLED BEYOND THE WATER SYSTEM APPROVED IN SANITARY RESTRICTION RELEASE.
11. REFERENCE IS MADE TO PUBLIC HEALTH LETTER FILE NUMBER 6024, REGARDING ADDITIONAL RESTRICTIONS.
12. DIRECT LOT OR PARCEL ACCESS TO N. LINDER ROAD AND W. HUBBARD ROAD IS PROHIBITED.

NARRATIVE

THIS SURVEY WAS PERFORMED TO CREATE A SUBDIVISION. THE BOUNDARY LINES OF THIS PARCEL OF LAND FOR SAID SUBDIVISION WERE ESTABLISHED FROM RECORD INFORMATION AND FROM FOUND MONUMENTATION AS SHOWN AND DESCRIBED HEREON.

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	15.30	59.50	14°43'50"	N62°08'13"W	15.26	7.69
C2	36.11	59.50	34°46'12"	N37°23'12"W	35.56	18.63
C3	75.18	319.50	13°28'56"	N13°15'38"W	75.01	37.77
C4	99.85	1459.00	3°55'16"	N4°33'32"W	99.83	49.94
C5	74.83	299.50	14°18'53"	N13°40'37"W	74.63	37.61
C6	98.02	1439.00	3°54'10"	N4°34'05"W	98.00	49.03

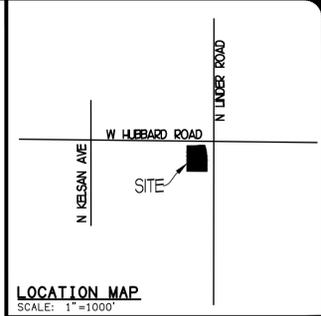
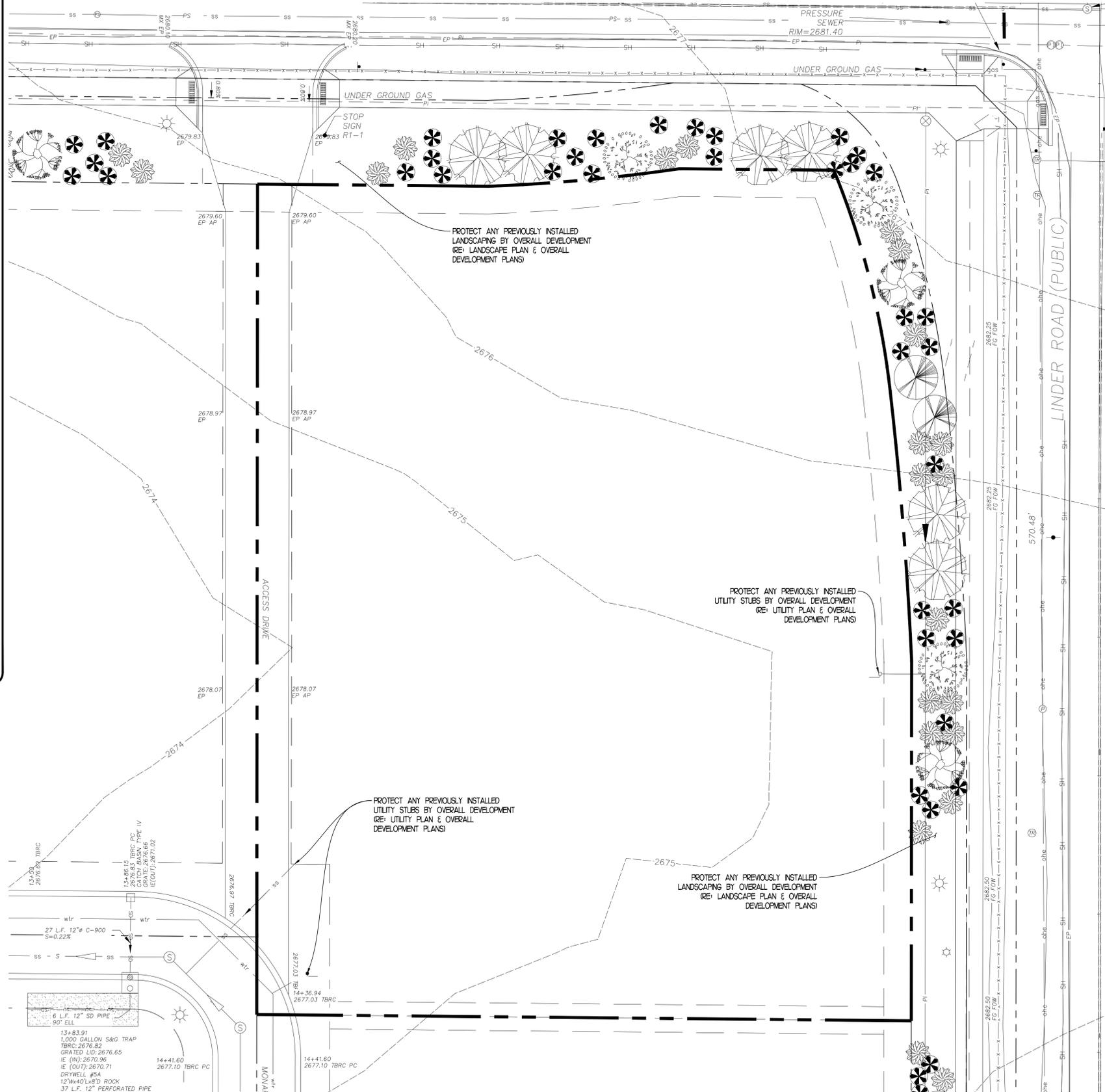


Mason & Associates
Professional Engineers,
Land Surveyors
& Planners
924 3rd St. South, Nampa, ID 83651
(208) 454-0256

DEMOLITION PLAN NOTES:

- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL LOCAL AND STATE PERMITS REQUIRED FOR DEMOLITION WORK.
- THE CONTRACTOR SHALL INDIVIDUALLY AND HOLD HARMLESS THE OWNER AND/OR ENGINEER FOR ANY AND ALL INJURIES AND/OR DAMAGES TO PERSONNEL, EQUIPMENT AND/OR EXISTING FACILITIES IN THE DEMOLITION AND CONSTRUCTION DESCRIBED IN THE PLANS AND SPECIFICATIONS.
- EXISTING CONDITIONS AS DEPICTED ON THESE PLANS ARE GENERAL AND ILLUSTRATIVE IN NATURE AND DO NOT INCLUDE MECHANICAL, ELECTRICAL AND MISCELLANEOUS STRUCTURES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO EXAMINE THE SITE AND BE FAMILIAR WITH EXISTING CONDITIONS PRIOR TO BIDDING ON THE DEMOLITION WORK FOR THIS PROJECT. IF CONDITIONS ENCOUNTERED DURING EXAMINATION ARE SIGNIFICANTLY DIFFERENT THAN THOSE SHOWN, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
- ALL EXISTING ABOVE AND BELOW GROUND STRUCTURES WITHIN THE LIMITS OF NEW CONSTRUCTION SHALL BE RAZED UNLESS NOTED OTHERWISE WITHIN THIS CONSTRUCTION SET, ARCHITECTURAL PLANS AND/OR PROJECT SPECIFICATIONS. THIS INCLUDES FOUNDATION SLABS, WALLS, AND FOOTINGS.
- ALL DEMOLITION WASTE AND CONSTRUCTION DEBRIS SHALL BE REMOVED BY THE CONTRACTOR AND DISPOSED OF IN A STATE APPROVED WASTE SITE AND IN ACCORDANCE WITH ALL LOCAL AND STATE CODES AND PERMIT REQUIREMENTS.
- ALL UTILITY REMOVAL, RELOCATION, CUTTING, CAPPING AND/OR ABANDONMENT SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANY.
- THE BURNING OF CLEARED MATERIAL AND DEBRIS SHALL NOT BE ALLOWED UNLESS CONTRACTOR GETS WRITTEN AUTHORIZATION FROM THE AUTHORITIES.
- UTILITY CONTACTS ARE LISTED ON THE COVER SHEET.
- EROSION AND SEDIMENTATION CONTROL MEASURES AROUND AREAS OF DEMOLITION SHALL BE INSTALLED PRIOR TO INITIATION OF DEMOLITION ACTIVITIES. REFER TO SWPP PLAN FOR DETAILS.
- ASBESTOS OR HAZARDOUS MATERIALS, IF FOUND ON SITE, SHALL BE REMOVED BY A LICENSED HAZARDOUS MATERIALS CONTRACTOR. CONTRACTOR SHALL NOTIFY OWNER IMMEDIATELY IF HAZARDOUS MATERIALS ARE ENCOUNTERED.
- CONTRACTOR SHALL PROTECT ALL CORNER PINS, MONUMENTS, PROPERTY CORNERS, AND BENCHMARKS DURING DEMOLITION ACTIVITIES. IF DISTURBED, CONTRACTOR SHALL HAVE DISTURBED ITEMS RESET BY A LICENSED SURVEYOR AT NO ADDITIONAL COST TO THE OWNER.
- CONTRACTOR SHALL ADHERE TO ALL LOCAL, STATE, FEDERAL, AND OSHA REGULATIONS WHEN OPERATING DEMOLITION EQUIPMENT AROUND UTILITIES.
- CONTRACTOR SHALL PROVIDE AND MAINTAIN TRAFFIC CONTROL MEASURES IN ACCORDANCE WITH THE NDOT STANDARDS, AND AS REQUIRED BY LOCAL AGENCIES WHEN WORKING IN AND/OR ALONG STREETS, ROADS, HIGHWAYS, ETC. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN APPROVAL AND COORDINATE WITH LOCAL AND/OR STATE AGENCIES REGARDING THE NEED, EXTENT, AND LIMITATIONS ASSOCIATED WITH INSTALLING AND MAINTAINING TRAFFIC CONTROL MEASURES.
- CONTRACTOR SHALL PROTECT AT ALL TIMES ADJACENT STRUCTURES AND ITEMS FROM DAMAGE DUE TO DEMOLITION ACTIVITIES.
- DEMOLITION CONTRACTOR SHALL COORDINATE EXISTING FACILITIES UTILITY DISCONNECTS WITH THE OWNER'S REPRESENTATIVE A MINIMUM 7 DAYS PRIOR TO ANTICIPATED DEMOLITION OF STRUCTURES.
- CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION.
- CONTRACTOR SHALL REMOVE AIR CONDITION UNITS / FREON IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REGULATIONS.
- ALL UTILITY OR SERVICE LINES THAT UNDERLIE THE PROPOSED STRUCTURES SHALL BE REMOVED. ALL STORM AND SANITARY SEWER LINES THAT LIE BENEATH A HWY LINE EXTENDING FROM THE BASE OF FOUNDATIONS FOR FREE STANDING FOUNDATIONS FOR LOAD BEARING WALLS SHOULD BE REMOVED OR PRESSURE-GROUTED IN PLACE.

ACREAGE SUMMARY (IN ACRES)	
TOTAL PARCEL AREA	1.62
ON-SITE DISTURBED AREA	1.62
OFF-SITE DISTURBED AREA	0.00
TOTAL DISTURBED AREA	1.62
IMPERVIOUS AREA PRE-CONSTRUCTION (ON-SITE ONLY)	0.00
PERVIOUS AREA PRE-CONSTRUCTION (ON-SITE ONLY)	1.62
IMPERVIOUS AREA POST-CONSTRUCTION (ON-SITE ONLY)	1.27
PERVIOUS AREA POST-CONSTRUCTION (ON-SITE ONLY)	0.35
IMPERVIOUS AREA INCREASE (PRE VS POST) (ON-SITE ONLY)	1.27



LEGEND

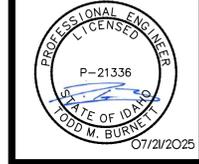
SYMBOL	DESCRIPTION (TO BE REMOVED)
	UTILITY POLE
	LIGHT FIXTURE
	WATER METER
	MAILBOX
	BUILDING/ STRUCTURE DEMO
	UTILITY LINES DEMO
	CONCRETE AND CURB & GUTTER DEMO
	ASPHALT PAVING DEMO

NOTE:

- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL LOCAL AND STATE PERMITS REQUIRED FOR DEMOLITION WORK.
- DEMOLITION CONTRACTOR SHALL COORDINATE EXISTING FACILITIES UTILITIES DISCONNECTS WITH OWNER'S REPRESENTATIVE A MINIMUM 7 DAYS PRIOR TO ANTICIPATED DEMOLITION OF STRUCTURES.

REVISIONS	BY

FREELAND & KAUFFMAN, INC.
 Engineers * Landscape Architects
 209 West Stone Avenue
 Greenville, South Carolina 29609
 864-233-5497



**NOT FOR
BID OR
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CALIBER COLLISION
 W HUBBARD RD & N LINDER RD
 KUNA, ID 83634
 CROSS DEVELOPMENT
 4838 MARSH RIDGE ROAD
 CARROLLTON, TX 76010

DRAWN
SWS
CHECKED
TMB
DATE
07/21/2025
SCALE
AS SHOWN

DRAWING
C051

CONTRACTOR SHALL USE EXTREME CAUTION WHILE WORKING UNDERNEATH OVER-HEAD POWER LINES. ANY DAMAGE TO THE EXISTING UTILITY POLES AND UTILITY LINES SHALL BE REPAIRED/REPLACED AT THE CONTRACTOR'S EXPENSE.

DEMO PLAN

DEMOLITION PLAN NOTES:

- CONTRACTOR SHALL REFER TO THE CALIBER COLLISION ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS, AND FOR THE EXACT LOCATION OF UTILITY ENTRANCES, ROOF LEADERS, EXIT DOORS, EXIT STOOPS, ETC.
- ALL DIMENSIONS ARE TO BUILDING FACE, FACE OF CURB, CENTERLINE OF PARKING, OR EDGE OF SIDEWALK UNLESS NOTED OTHERWISE.
- CONTRACTOR SHALL PROVIDE ALL LABOR AND MATERIALS FOR THE INSTALLATION OF TRAFFIC SIGNAGE AND PAVEMENT MARKINGS AS SHOWN ON THE CONSTRUCTION PLANS. ALL STRIPING SHALL BE WHITE, 4" WIDE, UNLESS NOTED OTHERWISE.
- CONTRACTOR SHALL COORDINATE FINAL LOCATION OF THE MONUMENT SIGN WITH CALIBER COLLISION.
- CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION.
- ALL WORK AND MATERIALS SHALL COMPLY WITH CITY OF KUNA REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
- ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED, UNLESS NOTED OTHERWISE.
- EXISTING SITE IMPROVEMENTS WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, ETC., AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
- SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY SURVEY COMPANY.
- UNLESS NOTED OTHERWISE, PAVEMENT SHALL BE STANDARD DUTY ASPHALT.
- ALL HANDICAP SPACES ARE TO RECEIVE A HANDICAP SIGN. ALL HANDICAPPED STALLS SHALL BE PER CITY OF KUNA STANDARDS. SPACES MARKED "VAN" SHALL RECEIVE A "VAN ACCESSIBLE" SIGN.
- STOP SIGNS SHALL MEET THE CRITERIA OF THE STATE OF IDAHO DEPT. OF TRANSPORTATION AND MUTCO STANDARDS.
- ALL PARKING SPACES ARE TO BE 9'0" WIDE AND 9'0" TYPICAL UNLESS NOTED OTHERWISE.
- LIGHT POLES ARE SHOWN FOR REFERENCE ONLY. RE: PHOTOMETRIC PLAN.

PROPERTY DATA

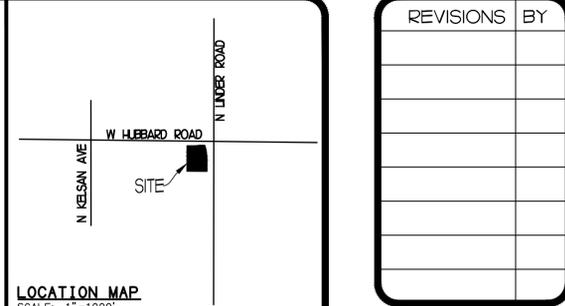
PID#: R855340199
 ADDRESS: W HUBBARD RD
 ACREAGE SUMMARY:
 TOTAL PARCEL: 1.62 AC.
 GROSS FLOOR AREA: 16,000 S.F.
ZONING & SETBACK DATA
 ZONED: C-3 (SERVICE COMMERCIAL)
 BUILDING SETBACKS:
 FRONT: 0'
 SIDE: 0'
 REAR: 0'
 LANDSCAPE SETBACKS:
 • 5' MIN BUFFER, 1 SHADE, 1 EVERGREEN, 15 SHRUBS PER 100 LF (ARTERIAL ADJUTING COMMERCIAL)
FEMA FLOOD INFORMATION
 FLOOD ZONE "X" (MINIMAL FLOOD HAZARD) PER FEMA MAP NO. 16010C0250J WITH EFFECTIVE DATE: 10/02/2003

PARKING SUMMARY:

PARKING SUMMARY:
 REQUIRED: 2 PER SERVICE BAY
 TOTAL: 36 SPACES REQUIRED
 PROVIDED: 13 CUSTOMER SPACES PROVIDED
 68 STORAGE SPACES PROVIDED
 2 ADA SPACES PROVIDED
 TOTAL: 83 SPACES PROVIDED

NOTES:

- TOTAL NUMBER OF ADA PARKING SPACES IS TO BE RESULT OF THE NUMBER OF CUSTOMER SPACES PROVIDED AND NOT TOTAL SPACES PROVIDED.
- GATES TO REMAIN OPEN DURING BUSINESS HOURS FOR ADDITIONAL CUSTOMER SPACES IF NEEDED.



LEGEND

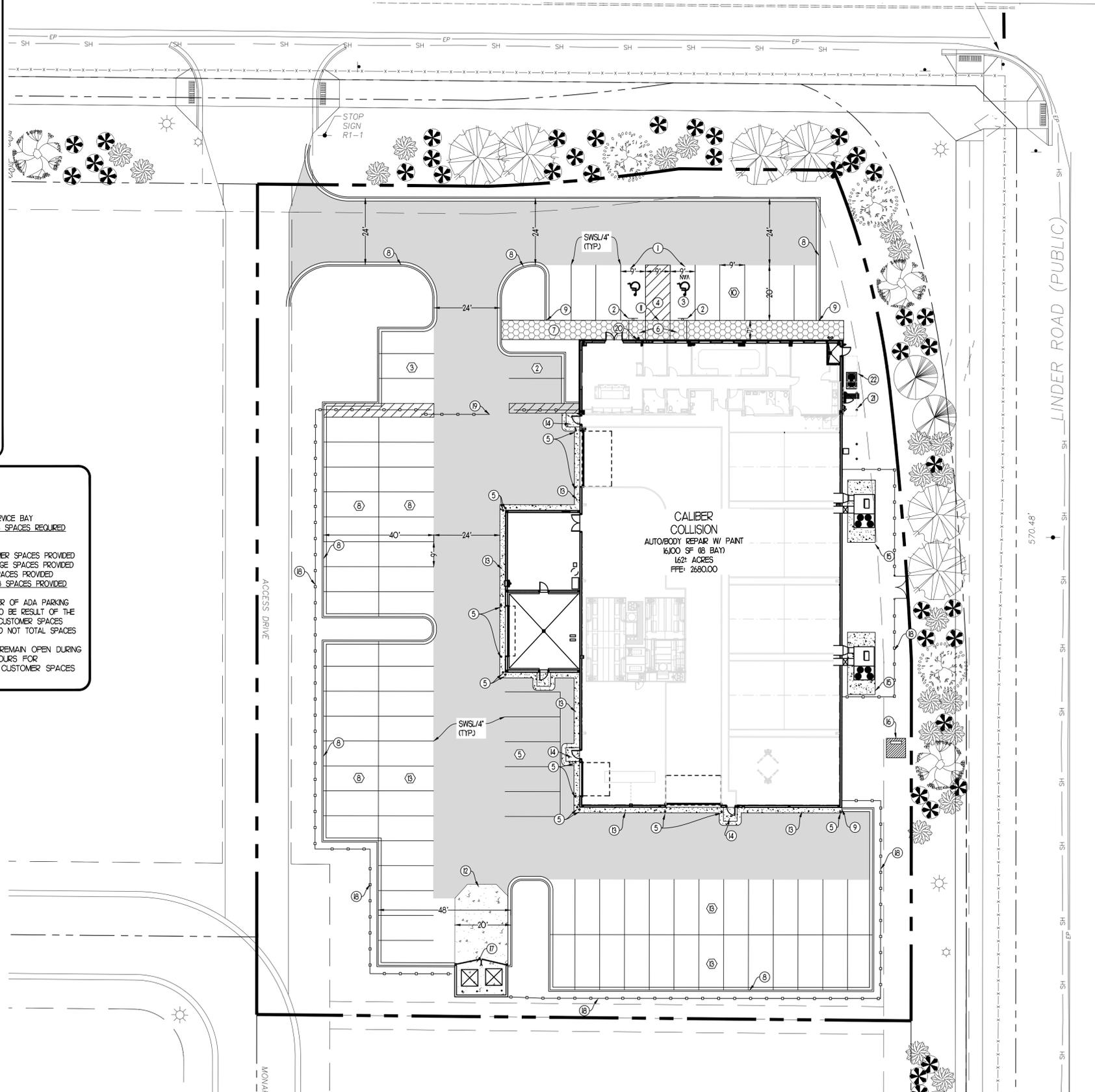
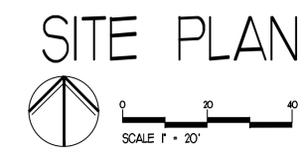
SYMBOL	DESCRIPTION
	HANDICAPPED SYMBOL
	NUMBER OF PARKING SPACES
	SITE SIGNAGE
	6" CHAIN LINK FENCE WITH VINYL SLATS
	STANDARD DUTY CONCRETE SIDEWALK
	STANDARD DUTY ASPHALT
	HEAVY DUTY ASPHALT
	HEAVY DUTY CONCRETE
	SAWCUT LINE

• COORDINATE WITH THE PAVEMENT DESIGN RECOMMENDATIONS IN THE GEOTECH REPORT PREPARED BY GEOTECHNICAL ENGINEER OF RECORD

PAVING STRIPING LEGEND
 SWS/4" - SINGLE WHITE SOLID LINE / 4" WIDE

- KEYNOTES:**
- ACCESSIBLE PARKING (SEE DETAIL)
 - HANDICAP PARKING SIGN IN 6" BOLLARD (SEE DETAIL)
 - ACCESSIBLE SPACE WITH SIGN "VAN" INDICATES VAN ACCESSIBLE SIGN MOUNTED IN BOLLARD (SEE DETAIL)
 - STRIPED AREA 4" WHITE STRIPES AT 45° AND SPACED 24" ON CENTER (SEE DETAIL)
 - 6" DIAMETER BOLLARD (SEE DETAIL)
 - SIDEWALK RAMP TYPE 'A' (SEE DETAIL)
 - CONCRETE SIDEWALK
 - TYPE 'A' 18" CURB AND GUTTER (SEE DETAIL)
 - TERMINATE CURB AND GUTTER
 - TAPER CONCRETE CURB FROM 6" TO 0" OVER 15 FEET
 - SIDEWALK FLUSH WITH ASPHALT PAVEMENT (RE: GRADING PLAN)
 - PAVEMENT TRANSITION ENSURE SMOOTH TRANSITION
 - 2" CONCRETE APRON AROUND BUILDING
 - 5' X 8" CONCRETE APRON AT ALL MAIN DOORS
 - CONCRETE HVAC PAD
 - CONCRETE TRANSFORMER PAD (SEE DETAIL)
 - DUMPSTER ENCLOSURE WITH HEAVY DUTY CONCRETE (RE: ARCH)
 - 6' CHAIN LINK FENCE WITH VINYL SLATS (RE: ARCH FOR DETAIL)
 - 24' SLIDING GATE (RE: ARCH FOR DETAIL)
 - KNOX BOX (RE: ARCH FOR DETAIL)
 - 160" X 54" ELECTRICAL CLEAR SPACE (RE: ARCH)
 - 136" X 6" GAS CLEAR SPACE (RE: ARCH)
 - SITE LIGHTING (PLACEHOLDER) (RE: PHOTOMETRIC PLAN)
 - SITE SIGNAGE (PLACEHOLDER) (PERMITTED BY OTHERS UNDER SEPARATE APPLICATION)

CONTRACTOR SHALL USE EXTREME CAUTION WHILE WORKING UNDERNEATH OVER-HEAD POWER LINES. ANY DAMAGE TO THE EXISTING UTILITY POLES AND UTILITY LINES SHALL BE REPAIRED/REPLACED AT THE CONTRACTOR'S EXPENSE



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DRAWN: SWS
 CHECKED: TMB
 DATE: 07/21/2025
 SCALE: AS SHOWN

DRAWING: C101



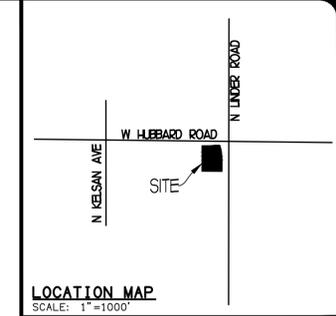
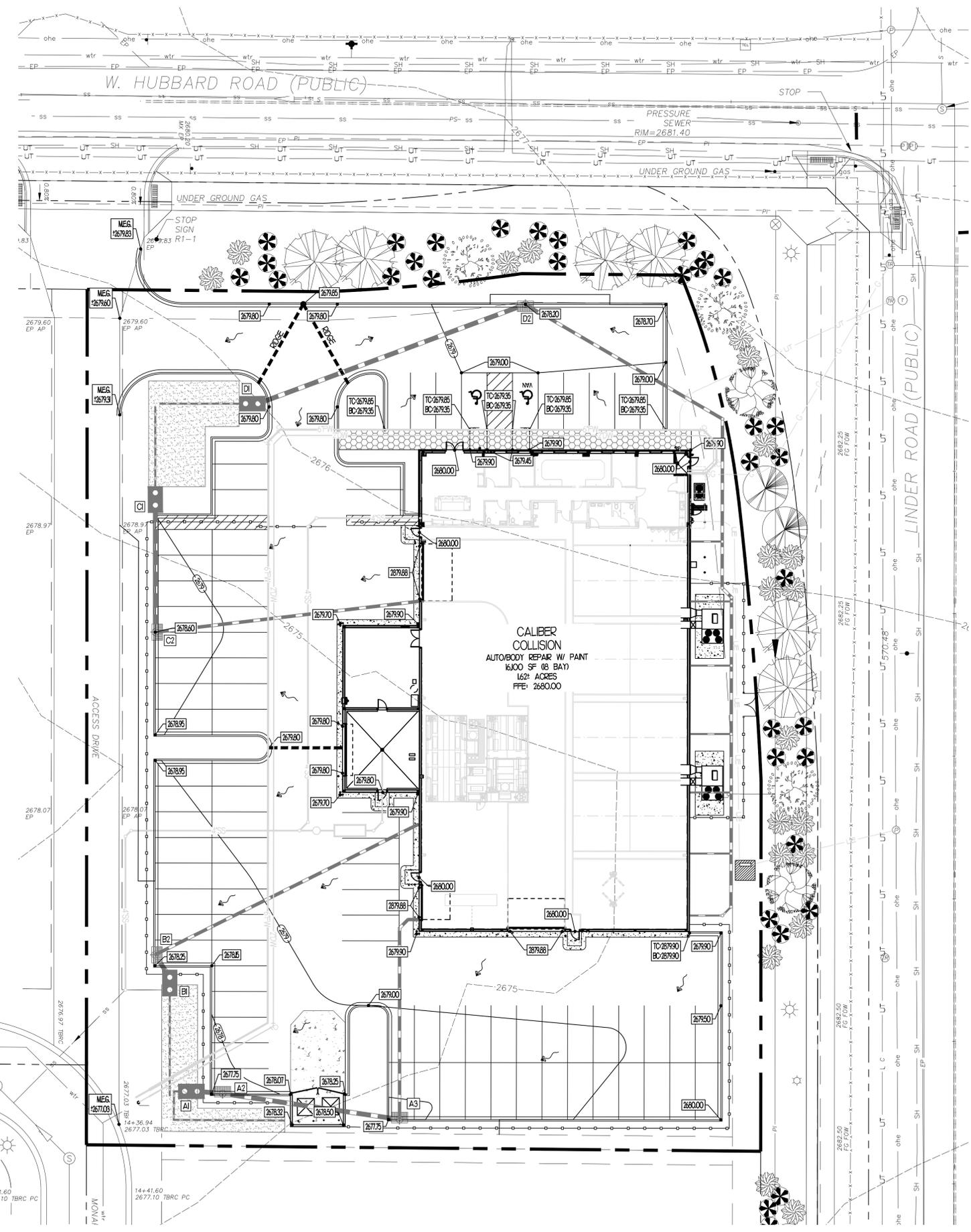
GRADING & DRAINAGE NOTES:

- ALL SITE WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE PLANS PREPARED BY FREELAND & KAUFFMAN, INC. THE CURRENT REQUIREMENTS OF CITY OF KUNA, APPLICABLE SECTIONS OF THE ACD STANDARD SPECIFICATIONS, AND ALL OTHER PERTINENT FEDERAL AND STATE LAWS.
- ALL EXISTING STRUCTURES, FENCING, TREES, ETC., WITHIN THE CONSTRUCTION LIMITS SHALL BE REMOVED AND PROPERLY DISPOSED OF OFF-SITE, UNLESS OTHERWISE NOTED TO REMAIN. BURNING ON-SITE SHALL NOT BE ALLOWED.
- ALL DRAINAGE STRUCTURES SHALL BE PRE-CAST AND SHALL MEET ACD MINIMUM REQUIREMENTS.
- ALL DRAINAGE STRUCTURES AND STORM SEWER PIPES SHALL MEET HEAVY DUTY TRAFFIC (H20) LOADING AND BE INSTALLED ACCORDINGLY.
- BEFORE EXCAVATION, ALL UNDERGROUND UTILITIES SHALL BE LOCATED IN THE FIELD BY THE PROPER AUTHORITIES. THE CONTRACTOR SHALL NOTIFY "CALL BEFORE YOU DIG" AT 811. THE LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES ARE APPROXIMATE AND MAY NOT ALL BE SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND THE EXACT LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES.
- SITE GRADING SHALL NOT PROCEED UNTIL EROSION CONTROL MEASURES HAVE BEEN INSTALLED.
- THE CONTRACTOR SHALL COMPLY AT ALL TIMES WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, PROVISIONS AND ORDINANCES GOVERNING SAFETY AND HEALTH INCLUDING THE FEDERAL CONSTRUCTION SAFETY ACT (PUBLIC LAW 91-504), FEDERAL REGISTER, CHAPTER XVII PART 1726 OF TITLE 29 REGULATIONS, OCCUPATIONAL SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION, AND SUBSEQUENT PUBLICATIONS UPDATING THESE REGULATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR EXAMINING THE AREAS AND CONDITIONS UNDER WHICH THE PROJECT IS TO BE CONSTRUCTED PRIOR TO THE SUBMISSION OF A BID. SUBMISSION OF A BID SHALL BE CONSTRUED TO MEAN THE CONTRACTOR HAS REVIEWED THE SITE AND IS FAMILIAR WITH CONDITIONS AND CONSTRAINTS OF THE SITE.
- AN AS-BUILT DRAWING OF NEW UTILITY SERVICES AND STORM DRAIN LINES MUST BE PREPARED BY THE CONTRACTOR AND SUBMITTED TO THE OWNER UPON COMPLETION OF THE PROJECT.
- ALL DISTURBED AREAS WHICH ARE NOT PAVED SHALL BE TOPSOILED, SEEDED AND MULCHED OR LANDSCAPED UNLESS OTHERWISE NOTED IN THE CONSTRUCTION DRAWINGS, SITE SPECIFICATIONS, OR INSTRUCTED BY THE OWNER.
- CONTRACTOR SHALL REFER TO THE GEOTECHNICAL REPORT, PREPARED BY OTHERS, PRIOR TO INITIATION OF ANY EARTHWORK ACTIVITY.
- IF ANY EXISTING STRUCTURES OR SITE FEATURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
- ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT. STORM PIPE MATERIALS SHALL MEET CITY OF KUNA STANDARDS AND REQUIREMENTS.
- THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN THE NPDES GENERAL PERMIT FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
- CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
- CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
- TOPOGRAPHIC INFORMATION TAKEN FROM A TOPOGRAPHIC SURVEY BY (TBD) SURVEYING. IF CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, HE SHALL HAVE MADE, AT HIS EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR AND SUBMIT IT TO THE OWNER FOR REVIEW.
- ALL STORM STRUCTURES SHALL HAVE A SMOOTH UNIFORM POURED MORTAR INVERT FROM INVERT IN TO INVERT OUT.
- EXISTING STORM DRAIN PIPES IMMEDIATELY ADJACENT TO THE SITE SHALL BE INSPECTED AND CLEANED TO REMOVE ALL SILT AND DEBRIS.
- CONTRACTOR TO PROVIDE SHOP DRAWINGS ON ALL STORM SEWER INLETS AND MANHOLES FOR REVIEW PRIOR TO ORDERING.
- ALL SIDEWALKS TO HAVE 2.00% MAXIMUM CROSS SLOPE AND 5.00% MAX LONGITUDINAL SLOPE.
- INSURE THAT ALL SIDEWALK CURBS LESS THAN 6" HEIGHT OR LESS ARE PAINTED YELLOW.
- PRIOR TO CERTIFICATE OF OCCUPANCY, SURVEYOR SEALED AS-BUILT DRAWINGS OF ALL WATER QUALITY BMP'S AND DETENTION SYSTEMS MUST BE PROVIDED.

STORM DRAIN NOTES

- ALL HYDRAULIC DATA FOR THE STORM DRAINAGE PIPES ARE BASED ON THE 100-YEAR DESIGN STORM.
- ALL MANHOLE DIAMETERS AND ALL INLET DIMENSIONS SHALL HAVE A MINIMUM INSIDE DIMENSION OF 4' DIAMETER (CIRCULAR) OR 4'x4' (SQUARE). STRUCTURES SHALL BE UP-SIZED AS NEEDED TO ACCOMMODATE THE CONNECTING PIPE SIZES/ ANGLES.
- STORM DRAIN PIPE SHALL BE CLASS III, WALL "B" ROP IN ACCORDANCE WITH ASTM C-76, UNLESS NOTED OTHERWISE.
- HIGH DENSITY POLYETHYLENE PIPE (HDPE) MAY BE USED AS AN ALTERNATE. ALL HDPE PIPE, JOINTS, AND FITTINGS SHALL MEET THE REQUIREMENTS OF AASHTO DESIGNATIONS M252 AND M294 TYPE S.
- PIPE LENGTHS ARE BASED ON HORIZONTAL DISTANCE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE AND USED FOR DESIGN ONLY. CONTRACTOR TO FIELD VERIFY ACTUAL PIPE LENGTHS NEEDED FOR CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR COMPARING THE STORM DRAIN WITH THE PROFILES FOR THE STORM DRAIN LINES AND INFORMING THE ENGINEER OF ANY CONFLICTS OR DISCREPANCIES PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- STORM DRAIN PIPE SHALL HAVE WATER TIGHT JOINTS IN ACCORDANCE WITH ASTM C 361, C443, AND D322.

WATER TIGHT STORM PIPES:
 CONTRACTOR TO ENSURE THAT ALL STORM PIPES ARE WATER TIGHT AND TESTED PER ASTM C902-02.
 CONTRACTOR TO ENSURE ALL STORM DRAIN PIPE SHALL HAVE WATER TIGHT JOINTS IN ACCORDANCE WITH ASTM C 361, C443 AND D322.



LEGEND

- PROPOSED CONTOURS
- - - EXISTING CONTOURS
- SPOT ELEVATION
- MEG. MATCH EXISTING GRADE
- PROPOSED STORM DRAIN
- PROPOSED STORM CATCH BASIN
- PROPOSED SAND AND GREASE TRAP
- DRAINAGE FLOW ARROW

SPOT ELEVATIONS

- TC = TOP OF CURB ELEVATION
- BC = BOTTOM OF CURB ELEVATION
- SPOT ELEVATIONS SHOWN ALONG THE CURB WITHOUT A "TC" OR "BC" DESIGNATION REPRESENT THE ELEVATION OF THE PAVEMENT UNLESS DENOTED OTHERWISE WITHIN THE PLAN SET.

DRAINAGE BASIN:
 SNAKE RIVER BASIN

RECEIVING WATERS:
 INDIAN CREEK

SOILS ON SITE:

- COLTHORP SILT LOAM - HSG D
- ELIJAH SILT LOAM - HSG C

STORM DRAIN STRUCTURE TABLE

STR. #	TYPE	RIM/THROAT	INV. IN	INV. OUT
A1	SSG TRAP	2678.65	2673.00 (A2)	2672.75 PERFE. PIPE
A2	COMB. INLET	2677.75	2673.05 (A3)	2673.05 (A3)
A3	COMB. INLET	2677.75	2673.46 (A2)	2673.46 (A2)
B1	SSG TRAP	2678.65	2673.00 (B2)	2672.75 PERFE. PIPE
B2	COMB. INLET	2678.25	2673.05 (B1)	2673.05 (B1)
C1	SSG TRAP	2680.00	2672.59 (C2)	2672.59 PERFE. PIPE
C2	COMB. INLET	2678.60	2672.28 (C1)	2672.28 (C1)
D1	SSG TRAP	2680.00	2674.00 (D2)	2673.75 PERFE. PIPE
D2	COMB. INLET	2679.97	2674.50 (D1)	2674.50 (D1)

STORM PIPE TABLE

STORM DRAIN PIPE	SIZE	LENGTH	SLOPE	INV. IN	INV. OUT
A1 - A2	18"	9'	-0.50%	2673.00'	2673.05'
A2 - A3	18"	63'	-0.50%	2673.05'	2673.46'
B1 - B2	18"	9'	-0.50%	2673.00'	2673.05'
C1 - C2	18"	45'	-0.50%	2672.59'	2672.28'
D1 - D2	18"	100'	-0.50%	2674.00'	2674.50'

ACREAGE SUMMARY (IN ACRES)

Category	Value
TOTAL PARCEL AREA	1.62
ON-SITE DISTURBED AREA	1.62
OFF-SITE DISTURBED AREA	0.00
TOTAL DISTURBED AREA	1.62
IMPERVIOUS AREA PRE-CONSTRUCTION (ON-SITE ONLY)	0.00
PERVIOUS AREA PRE-CONSTRUCTION (ON-SITE ONLY)	1.62
IMPERVIOUS AREA POST-CONSTRUCTION (ON-SITE ONLY)	1.27
PERVIOUS AREA POST-CONSTRUCTION (ON-SITE ONLY)	0.35
IMPERVIOUS AREA INCREASE (PRE VS POST) (ON-SITE ONLY)	1.27

CONTRACTOR SHALL USE EXTREME CAUTION WHILE WORKING UNDERNEATH OVERHEAD POWER LINES. ANY DAMAGE TO THE EXISTING UTILITY POLES AND UTILITY LINES SHALL BE REPAIRED/REPLACED AT THE CONTRACTOR'S EXPENSE.

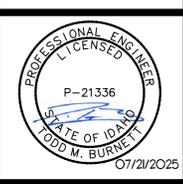
GRADING PLAN

SCALE 1" = 20'

REVISIONS BY

NO.	DESCRIPTION	DATE	BY

FREELAND & KAUFFMAN, INC.
 Engineers & Landscape Architects
 209 West Stone Avenue
 Greenville, South Carolina 29609
 864-233-5497



NOT FOR BID OR CONSTRUCTION

CALIBER COLLISION
 W HUBBARD RD & N LINDER RD
 KUNA, ID 83634
 CROSS DEVELOPMENT
 4838 MARSH RIDGE ROAD
 CARROLLTON, TX 76010

DRAWN: SWS
 CHECKED: TMB
 DATE: 07/21/2025
 SCALE: AS SHOWN

DRAWING: C111

ALWAYS CALL BEFORE YOU DIG

EVERY DIGGING JOB REQUIRES A CALL - EVEN SMALL PROJECTS LIKE PLANTING TREES OR SHRUBS. IF YOU HIT AN UNDERGROUND UTILITY LINE WHILE DIGGING, YOU CAN HARM YOURSELF OR THOSE AROUND YOU. DISRUPT SERVICE TO AN ENTIRE NEIGHBORHOOD AND POTENTIALLY BE RESPONSIBLE FOR FINES AND REPAIR COSTS.

SMART DIGGING MEANS CALLING 811 BEFORE EACH JOB. WHETHER YOU ARE A HOMEOWNER OR A PROFESSIONAL EXCAVATOR, ONE CALL TO 811 GETS YOUR UNDERGROUND UTILITY LINES MARKED FOR FREE.

UTILITY PLAN NOTES:

- ALL SITE WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE PLANS PREPARED BY FREELAND & KAUFFMAN CURRENT REQUIREMENTS OF CITY OF KUNA, AND ALL OTHER PERTINENT FEDERAL AND STATE LAWS.
- THE CONTRACTOR SHALL COMPLY AT ALL TIMES WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, PROVISIONS, AND POLICES GOVERNING SAFETY AND HEALTH INCLUDING THE FEDERAL CONSTRUCTION SAFETY ACT PUBLIC LAW 94-54, FEDERAL REGISTER, CHAPTER XVII, PART 1926 OF TITLE 29 REGULATIONS, OCCUPATIONAL SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION, AND SUBSEQUENT PUBLICATIONS UPDATING THESE REGULATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR EXAMINING THE AREAS AND CONDITIONS UNDER WHICH THE PROJECT IS TO BE CONSTRUCTED PRIOR TO THE SUBMISSION OF A BID. SUBMISSION OF A BID SHALL BE CONSTRUED TO MEAN THE CONTRACTOR HAS REVIEWED THE SITE AND IS FAMILIAR WITH CONDITIONS AND CONSTRAINTS OF THE SITE.
- BEFORE EXCAVATION ALL UNDERGROUND UTILITIES SHALL BE LOCATED IN THE FIELD BY THE PROPER AUTHORITIES. THE CONTRACTOR SHALL NOTIFY "CALL BEFORE YOU DIG" AT 811 THE LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES ARE APPROXIMATE AND MAY NOT ALL BE SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND EXACT LOCATION OF ALL EXISTING UTILITIES.
- ALL WORK SHALL BE COMPLETED IN A PROFESSIONAL, HIGH QUALITY MANNER, SUBSTANDARD, INCOMPLETE, OR OTHERWISE DEFICIENT WORK SHALL BE REJECTED.
- CONTRACTOR SHALL REQUEST CITY OF KUNA INSPECTION OF PRESSURED IRRIGATION SEWER, WATER LINES, AND APPURTENANCES AT LEAST 24 HOURS BEFORE BACKFILLING.
- CONTRACTOR SHALL NOTIFY OWNER'S ENGINEER AND THE CITY OF KUNA 48 HOURS BEFORE INITIAL CONSTRUCTION BEGINS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FEES ASSOCIATED WITH THE INSTALLATION, INSPECTION, TESTING AND FINAL ACCEPTANCE OF ALL PROPOSED UTILITIES.
- CONTRACTOR SHALL COORDINATE WITH THE APPROPRIATE UTILITY COMPANY ON THE ADDITION, REMOVAL AND/OR RELOCATION OF UTILITIES AND UTILITY POLES AND THE EXTENSION OF ALL PROPOSED UTILITIES TO THE BUILDING.
- ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE RESPECTIVE UTILITY COMPANY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE ALL UTILITIES ARE INSTALLED CORRECTLY TO MEET PROJECT REQUIREMENTS.
- WHETHER PERFORMED BY THE CONTRACTOR OR NOT, A SEALED AS-BUILT DRAWING OF NEW UTILITY SERVICES SHALL BE PREPARED BY THE ENGINEER/SURVEYOR AND SUBMITTED TO CITY OF KUNA UPON COMPLETION & PRIOR TO ACTIVATION OF THE PROJECT.
- REFER TO THE BUILDING PLANS FOR ALL CONDUIT SIZES, NUMBER AND LOCATIONS FOR SERVICE TO THE SIGN AND SITE LIGHT POLES, COORDINATE FINAL CONDUIT LOCATIONS WITH THE OWNER.
- CONTRACTOR SHALL COORDINATE WITH THE OWNER ON CONDUIT ROUTE TO THE STORE FROM THE TRANSFORMER AND/OR SERVICE UTILITY POLE FOR TELEPHONE AND ELECTRICAL SERVICES.
- ALL FILL MATERIAL IS TO BE IN PLACE AND COMPACTED PRIOR TO INSTALLATION OF PROPOSED UTILITIES.
- CONTRACTOR SHALL NOTIFY THE UTILITY COMPANY'S INSPECTORS 72 HOURS BEFORE CONNECTION OR DEMOLITION OF ANY EXISTING LINE.
- ALL UTILITIES SHOULD BE KEPT TEN (10') APART (PARALLEL OR WHEN CROSSING) 18" VERTICAL CLEARANCE (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE).
- MAINTAIN A MINIMUM OF 4'-0" COVER ON ALL WATERLINES.
- IN THE EVENT OF A VERTICAL CROSSING LESS THAN 18" BETWEEN WATERLINES AND SANITARY LINES (EXISTING AND PROPOSED), THE SANITARY LINE SHALL BE DUCTILE IRON PIPE WITH MECHANICAL JOINTS AT LEAST 10 FEET ON BOTH SIDES OF CROSSING, THE WATERLINE SHALL HAVE MECHANICAL JOINTS WITH APPROPRIATE THRUST BLOCKING AS REQUIRED MEETING REQUIREMENTS OF ANSI A210 OR ANSI 211 (AWWA C-51) (CLASS 50).
- ALL LINES UNDERGROUND SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.
- REFER TO INTERIOR PLUMBING DRAWINGS FOR TIE-IN OF ALL UTILITIES.

ELECTRIC SERVICE NOTES:

- CONTRACTOR RESPONSIBLE FOR COORDINATING TIMING AND EXACT CONDUIT ROUTING WITH DAHO POWER.
- CONTRACTOR RESPONSIBLE FOR COORDINATING TIMING, EXACT LOCATION, MATERIAL AVAILABILITY, AND ASSISTED INSTALL OF PRIMARY PEDESTAL WITH DAHO POWER.
- CONTRACTOR SHALL INSTALL TRANSFORMER PAD PER DAHO POWER STANDARDS AND SPECIFICATIONS.
- DAHO POWER SHALL INSTALL TRANSFORMER AT PROPOSED TRANSFORMER LOCATION.
- DAHO POWER SHALL PROVIDE AND INSTALL PRIMARY CONDUIT AND SERVICE FROM CONNECTION POINT TO TRANSFORMER.
- CONTRACTOR SHALL INSTALL CT ENCLOSURE, CT, METER BASE, AND METER ONCE DAHO POWER HAS INSTALLED THE TRANSFORMER.
- CONTRACTOR SHALL PROVIDE AND INSTALL SECONDARY CONDUIT FOR SERVICE (SEE KEYNOTES FOR SIZE AND QUANTITY).
- DAHO POWER SHALL PROVIDE AND INSTALL SECONDARY SERVICE WIRE FROM BUILDING TO TRANSFORMER.
- CONTRACTOR IS RESPONSIBLE FOR INSPECTION OF PROPER ELECTRICAL SERVICE INSTALLATION UPON COMPLETION.

CONTRACTOR IS RESPONSIBLE FOR RELOCATING ANY APPLICABLE CONFLICTING UTILITIES NECESSARY TO COMPLETE SERVICE INSTALLATIONS.

CONTRACTOR IS RESPONSIBLE FOR STAKING SITE AS NECESSARY TO DETERMINE SERVICE LOCATIONS AND ELEVATIONS PRIOR TO MOBILIZING TO INSTALL SERVICES.

CONTRACTOR TO INCLUDE ALL METER INSTALLATION AND CAPACITY FEES FOR UTILITY SERVICES IN THE BASE BID TO PROVIDE UTILITY SERVICES AS SHOWN.

CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY RIGHT OF WAY PERMITS FOR ANY WORK WITHIN THE RIGHT OF WAY, CONTACT THE CITY OF KUNA OR THE ADA COUNTY HIGHWAY DISTRICT AS NECESSARY FOR SAID PERMITS.

UTILITY CONTACTS

WATER & SEWER
CITY OF KUNA
751 W. 4TH STREET
KUNA, ID 83634
CONTACT: CITY REP
PHONE: (208) 287-1728

ELECTRIC
DAHO POWER
10750 FRANKLIN ROAD
BOISE, ID 83709
CONTACT: PARIS DICKERSON
PHONE: (208) 388-2022

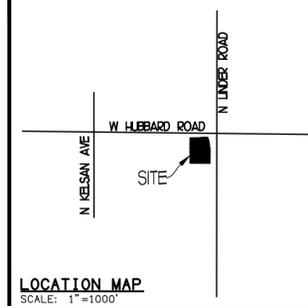
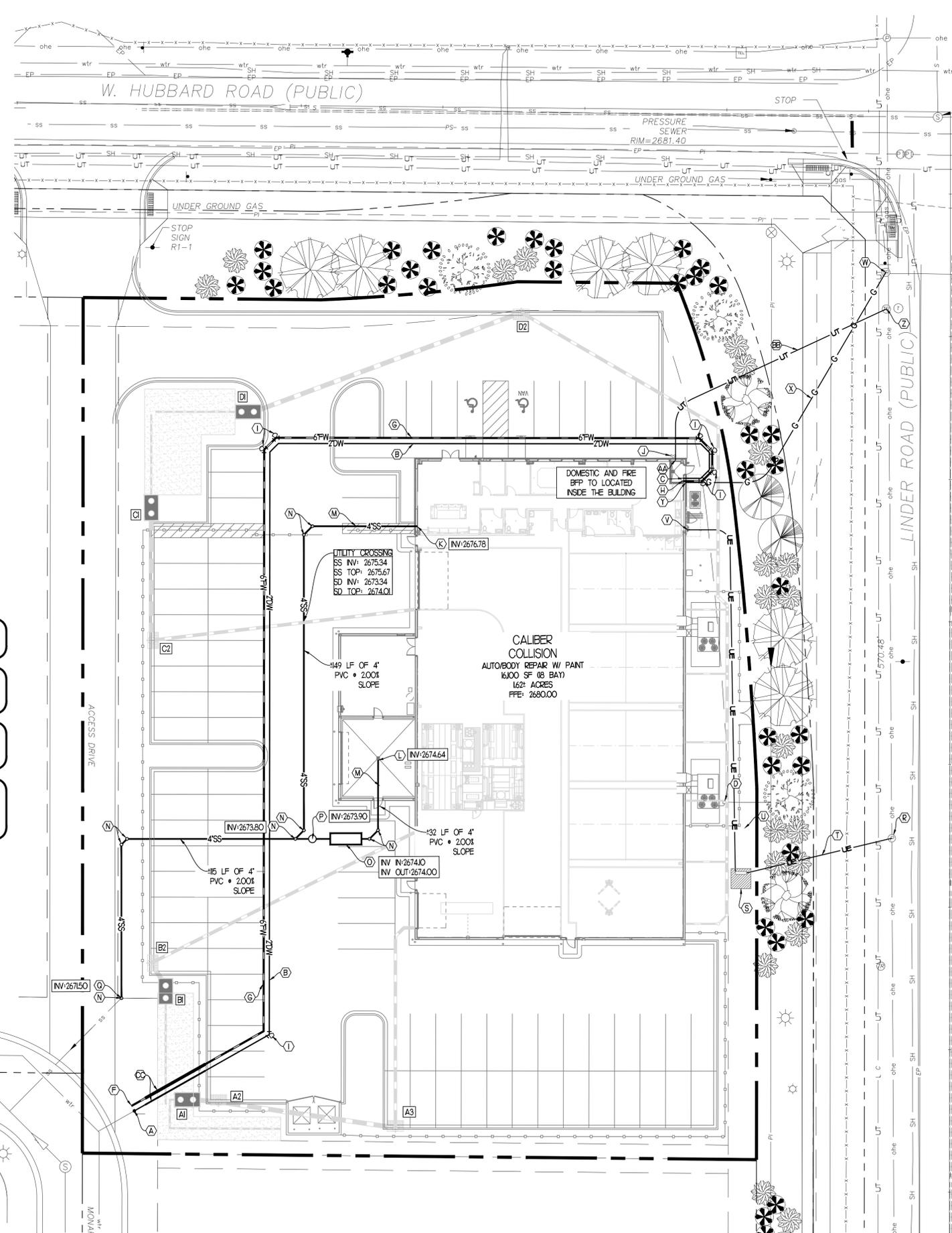
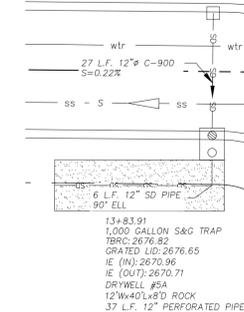
GAS
INTERMOUNTAIN GAS
555 N COLE ROAD
BOISE, ID 83709
CONTACT: CUSTOMER SERVICE
PHONE: (800) 548-3679

TELEPHONE/CABLE
AT&T
CONTACT: CUSTOMER SERVICE
PHONE: (866) 868-6075



EVERY DIGGING JOB REQUIRES A CALL - EVEN SMALL PROJECTS LIKE PLANTING TREES OR SHRUBS. IF YOU HIT AN UNDERGROUND UTILITY LINE WHILE DIGGING, YOU CAN HARM YOURSELF OR THOSE AROUND YOU. DISRUPT SERVICE TO AN ENTIRE NEIGHBORHOOD, AND POTENTIALLY BE RESPONSIBLE FOR FINES AND REPAIR COSTS.

SMART DIGGING MEANS CALLING 811 BEFORE EACH JOB. WHETHER YOU ARE A HOMEOWNER OR A PROFESSIONAL EXCAVATOR, ONE CALL TO 811 GETS YOUR UNDERGROUND UTILITY LINES MARKED FOR FREE.



LEGEND

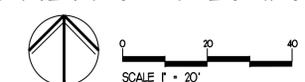
EXISTING	PROPOSED	DESCRIPTION
---	15" W	15" DOMESTIC WATER LINE
---	6" F	6" FIRE LINE
---	IRR	1" IRRIGATION WATER LINE
---	FD	FIRE HYDRANT
---	UE	UNDERGROUND ELECTRIC LINE
---	UT	UNDERGROUND TELEPHONE LINE
---	---	STORM DRAIN
---	6" SS	SANITARY SEWER LINE
---	G	GAS LINE
---	o	SS CLEAN-OUT
---	o	UTILITY POLE

KEYNOTES:

- 2" DOMESTIC WATER SERVICE CONNECTION
- 2" DOMESTIC WATER LINE PER CITY OF KUNA STANDARDS
- DOMESTIC WATERLINE ENTRY (RE: ARCH FOR EXACT LOCATION)
- 1" PRESSURE IRRIGATION SERVICE CONNECTION
- 1" PRESSURE IRRIGATION LINE (SEE IRRIGATION CONTRACTORS PLANS)
- 6" WATERLINE FOR FIRE SERVICE CONNECTION
- 6" WATERLINE FOR FIRE SERVICE PER CITY OF KUNA STDS.
- FIRE WATERLINE ENTRY (RE: ARCH FOR EXACT LOCATION)
- 1" THRUST BLOCK PER CITY OF KUNA STDS. (SEE DETAIL)
- BUILDING MOUNTED POC PER CITY OF KUNA STDS.
- SANITARY SEWER EXIT (RE: ARCH FOR EXACT LOCATION)
- SANITARY SEWER EXIT FROM DETAIL BAY (RE: ARCH FOR EXACT LOCATION AND ADDITIONAL INFORMATION)
- 4" PVC SANITARY SEWER LATERAL
- SANITARY SEWER CLEANOUT PER CITY OF KUNA STDS. (SEE DETAIL)
- SAND/VOL. SEPARATOR - SEE PLAN FOR INVERTS (RE: ARCH FOR SIZE)
- SAMPLING WELL (RE: ARCH FOR DETAIL)
- SANITARY POINT OF CONNECTION
- EXISTING DAHO POWER POLE TO SERVE 3 PHASE UNDERGROUND PRIMARY ELECTRICAL SERVICE GC TO CONFIRM LOCATION
- CONCRETE PAD & ELECTRICAL TRANSFORMER PER DAHO POWER STDS. & REQ. (SEE DETAIL)
- 12-4" PRIMARY ELECTRICAL CONDUIT & FILLWIRE PER DAHO POWER STDS. & REQ.
- 14-4" SECONDARY ELECTRICAL CONDUIT FILLWIRE PER DAHO POWER STDS. & REQ.
- SECONDARY ELECTRICAL BUILDING ENTRY (RE: ARCH FOR EXACT LOCATION)
- GAS LINE APPROXIMATE POINT OF CONNECTION TO INTERMOUNTAIN GAS EXISTING LINE
- 1" GAS SERVICE LINE PER INTERMOUNTAIN GAS STDS. & REQ.
- GAS LINE METER & ENTRY (RE: ARCH FOR EXACT LOCATION)
- COMMUNICATION & TELEPHONE APPROXIMATE POINT OF CONNECTION TO EXISTING LINE
- COMMUNICATION SERVICE ENTRY (RE: ARCH FOR EXACT LOCATION)
- CONTRACTOR SHALL SUPPLY 12" 4" CONDUIT WITH FILLWIRE FROM TELECOMMUNICATION CONNECTION POINT TO BUILDING - COORDINATE WITH SERVICE PROVIDER
- SLEEVE LINE FOR WATER SERVICE WITHIN SEEPAGE BED (SEE DETAIL)

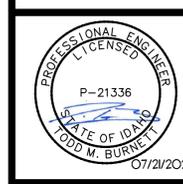
CONTRACTOR SHALL USE EXTREME CAUTION WHILE WORKING UNDERNEATH OVER-HEAD POWER LINES. ANY DAMAGE TO THE EXISTING UTILITY POLES AND UTILITY LINES SHALL BE REPAIRED/REPLACED AT THE CONTRACTOR'S EXPENSE

UTILITY PLAN



REVISIONS	BY

FREELAND & KAUFFMAN, INC.
Engineers & Landscape Architects
209 West Stone Avenue
Greenville, South Carolina 29609
864-233-5497



NOT FOR BID OR CONSTRUCTION

CALIBER COLLISION
W HUBBARD RD & N LINDER RD
KUNA, ID 83634
CROSS DEVELOPMENT
4838 MARSH RIDGE ROAD
CARROLLTON, TX 76010

DRAWN: SWS
CHECKED: TMB
DATE: 07/21/2025
SCALE: AS SHOWN

DRAWING: C121

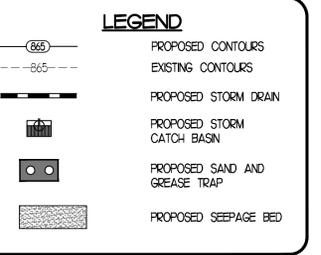
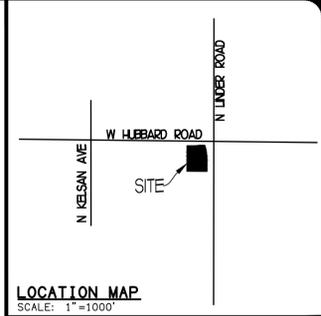
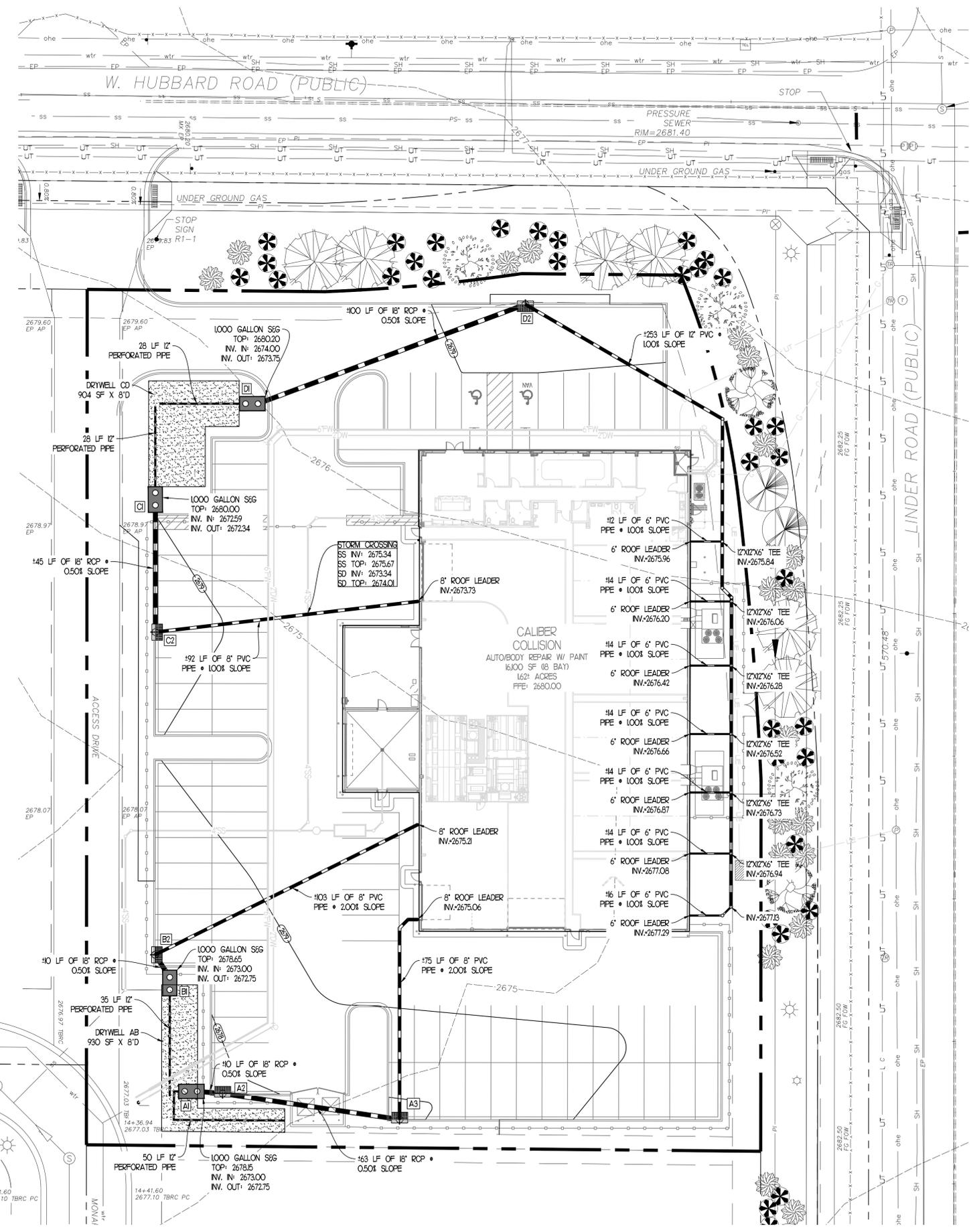
GRADING & DRAINAGE NOTES:

- ALL SITE WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE PLANS PREPARED BY FREELAND & KAUFFMAN, INC. THE CURRENT REQUIREMENTS OF CITY OF KUNA, APPLICABLE SECTIONS OF THE ACD STANDARD SPECIFICATIONS, AND ALL OTHER PERTINENT FEDERAL AND STATE LAWS.
- ALL EXISTING STRUCTURES, FENCING, TREES, ETC., WITHIN THE CONSTRUCTION LIMITS SHALL BE REMOVED AND PROPERLY DISPOSED OF OFF-SITE, UNLESS OTHERWISE NOTED TO REMAIN. BURNING ON-SITE SHALL NOT BE ALLOWED.
- ALL DRAINAGE STRUCTURES SHALL BE PRE-CAST AND SHALL MEET ACD MINIMUM REQUIREMENTS.
- ALL DRAINAGE STRUCTURES AND STORM SEWER PIPES SHALL MEET HEAVY DUTY TRAFFIC (H20) LOADING AND BE INSTALLED ACCORDINGLY.
- BEFORE EXCAVATION, ALL UNDERGROUND UTILITIES SHALL BE LOCATED IN THE FIELD BY THE PROPER AUTHORITIES. THE CONTRACTOR SHALL NOTIFY "CALL BEFORE YOU DIG" AT 811. THE LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES ARE APPROXIMATE AND MAY NOT ALL BE SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND THE EXACT LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES.
- SITE GRADING SHALL NOT PROCEED UNTIL EROSION CONTROL MEASURES HAVE BEEN INSTALLED.
- THE CONTRACTOR SHALL COMPLY AT ALL TIMES WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, PROVISIONS AND ORDINANCES COVERING SAFETY AND HEALTH INCLUDING THE FEDERAL CONSTRUCTION SAFETY ACT (PUBLIC LAW 94-54), FEDERAL REGISTER, CHAPTER XVII, PART 1726 OF TITLE 29 REGULATIONS, OCCUPATIONAL SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION, AND SUBSEQUENT PUBLICATIONS UPDATING THESE REGULATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR EXAMINING THE AREAS AND CONDITIONS UNDER WHICH THE PROJECT IS TO BE CONSTRUCTED PRIOR TO THE SUBMISSION OF A BID. SUBMISSION OF A BID SHALL BE CONSIDERED TO MEAN THE CONTRACTOR HAS REVIEWED THE SITE AND IS FAMILIAR WITH CONDITIONS AND CONSTRAINTS OF THE SITE.
- AN AS-BUILT DRAWING OF NEW UTILITY SERVICES AND STORM DRAIN LINES MUST BE PREPARED BY THE CONTRACTOR AND SUBMITTED TO THE OWNER UPON COMPLETION OF THE PROJECT.
- ALL DISTURBED AREAS WHICH ARE NOT PAVED SHALL BE TOPSOILED, SEEDED AND MULCHED OR LANDSCAPED UNLESS OTHERWISE NOTED IN THE CONSTRUCTION DRAWINGS, SITE SPECIFICATIONS, OR INSTRUCTED BY THE OWNER.
- CONTRACTOR SHALL REFER TO THE GEOTECHNICAL REPORT, PREPARED BY OTHERS, PRIOR TO INITIATION OF ANY EARTHWORK ACTIVITY.
- IF ANY EXISTING STRUCTURES OR SITE FEATURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
- ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT. STORM PIPE MATERIALS SHALL MEET CITY OF KUNA STANDARDS AND REQUIREMENTS.
- THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN THE NPDES GENERAL PERMIT FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
- CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
- CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
- TOPOGRAPHIC INFORMATION TAKEN FROM A TOPOGRAPHIC SURVEY BY SURVEYING. IF CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION HE SHALL HAVE MADE, AT HIS EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR AND SUBMIT IT TO THE OWNER FOR REVIEW.
- ALL STORM STRUCTURES SHALL HAVE A SMOOTH UNIFORM POURED MORTAR INVERT FROM INVERT IN TO INVERT OUT.
- EXISTING STORM DRAIN PIPES IMMEDIATELY ADJACENT TO THE SITE SHALL BE INSPECTED AND CLEANED TO REMOVE ALL SILT AND DEBRIS.
- CONTRACTOR TO PROVIDE SHOP DRAWINGS ON ALL STORM SEWER INLETS AND MANHOLES FOR REVIEW PRIOR TO ORDERING.
- ALL SIDEWALKS TO HAVE 2.0% MAXIMUM CROSS SLOPE AND 5.0% MAX LONGITUDINAL SLOPE.
- INSURE THAT ALL SIDEWALK CURBS LESS THAN 6" HEIGHT OR LESS ARE PAINTED YELLOW.
- PRIOR TO CERTIFICATE OF OCCUPANCY, SURVEYOR SEALED AS-BUILT DRAWINGS OF ALL WATER QUALITY BMP'S AND DETENTION SYSTEMS MUST BE PROVIDED.

STORM DRAIN NOTES:

- ALL HYDRAULIC DATA FOR THE STORM DRAINAGE PIPES ARE BASED ON THE 100-YEAR DESIGN STORM.
- ALL MAN-HOLE DIAMETERS AND ALL INLET DIMENSIONS SHALL HAVE A MINIMUM INSIDE DIMENSION OF 4' DIAMETER (CIRCULAR) OR 4"x4" (SQUARE). STRUCTURES SHALL BE UP-SIZED AS NEEDED TO ACCOMMODATE THE CONNECTING PIPE SIZES/ ANGLES.
- STORM DRAIN PIPE SHALL BE CLASS III, WALL "B" RCP IN ACCORDANCE WITH ASTM C-76, UNLESS NOTED OTHERWISE. HIGH DENSITY POLYETHYLENE PIPE (HDPE) MAY BE USED AS AN ALTERNATE. ALL HDPE PIPE, JOINTS, AND FITTINGS SHALL MEET THE REQUIREMENTS OF AASHTO DESIGNATIONS M252 AND M294 TYPE S.
- PIPE LENGTHS ARE BASED ON HORIZONTAL DISTANCE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE AND USED FOR DESIGN ONLY. CONTRACTOR TO FIELD VERIFY ACTUAL PIPE LENGTHS NEEDED FOR CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR COMPARING THE STORM DRAIN WITH THE PROFILES FOR THE STORM DRAIN LINES AND INFORMING THE ENGINEER OF ANY CONFLICTS OR DISCREPANCIES PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- STORM DRAIN PIPE SHALL HAVE WATER TIGHT JOINTS IN ACCORDANCE WITH ASTM C 361, C443, AND D322.

WATER TIGHT STORM PIPES:
 CONTRACTOR TO ENSURE THAT ALL STORM PIPES ARE WATER TIGHT AND TESTED PER ASTM C902-02.
 CONTRACTOR TO ENSURE ALL STORM DRAIN PIPE SHALL HAVE WATER TIGHT JOINTS IN ACCORDANCE WITH ASTM C 361, C443 AND D322.



DRAINAGE BASIN:
 SNAKE RIVER BASIN

RECEIVING WATERS:
 INDIAN CREEK

SOILS ON SITE:
 • COLTHORP SILT LOAM - HSG D
 • ELIJAH SILT LOAM - HSG C

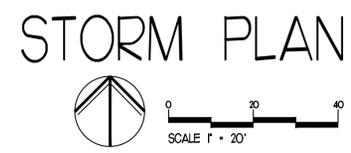
STORM DRAIN STRUCTURE TABLE

STR. #	TYPE	RIM/THROAT	INV. IN	INV. OUT
A1	SEG TRAP	2678.05	2673.00 (A2)	2672.75
A2	COMB. INLET	2677.75	2673.5 (A3)	2673.05 (A4)
A3	COMB. INLET	2677.75		2673.46 (A4)
B1	SEG TRAP	2676.65	2673.00 (B2)	2672.75
B2	COMB. INLET	2678.25		2673.05 (B3)
C1	SEG TRAP	2680.00	2672.59 (C2)	2672.34
C2	COMB. INLET	2678.60		2672.28 (C3)
D1	SEG TRAP	2680.20	2674.00 (D2)	2673.75
D2	COMB. INLET	2679.97		2674.50 (D3)

PIPE TABLE

STORM DRAIN PIPE	SIZE	LENGTH	SLOPE	INV. IN	INV. OUT
A1 - A2	18"	9'	-0.50%	2673.00'	2673.05'
A2 - A3	18"	63"	-0.50%	2673.5'	2673.46'
B1 - B2	18"	9'	-0.50%	2673.00'	2673.05'
C1 - C2	18"	45'	-0.50%	2672.59'	2672.28'
D1 - D2	18"	100'	-0.50%	2674.00'	2674.50'

CONTRACTOR SHALL USE EXTREME CAUTION WHILE WORKING UNDERNEATH OVER-HEAD POWER LINES. ANY DAMAGE TO THE EXISTING UTILITY POLES AND UTILITY LINES SHALL BE REPAIRED/REPLACED AT THE CONTRACTOR'S EXPENSE.



REVISIONS BY

FREELAND & KAUFFMAN, INC.
 Engineers & Landscape Architects
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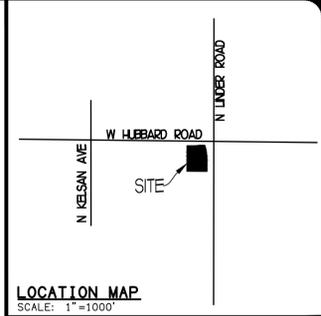
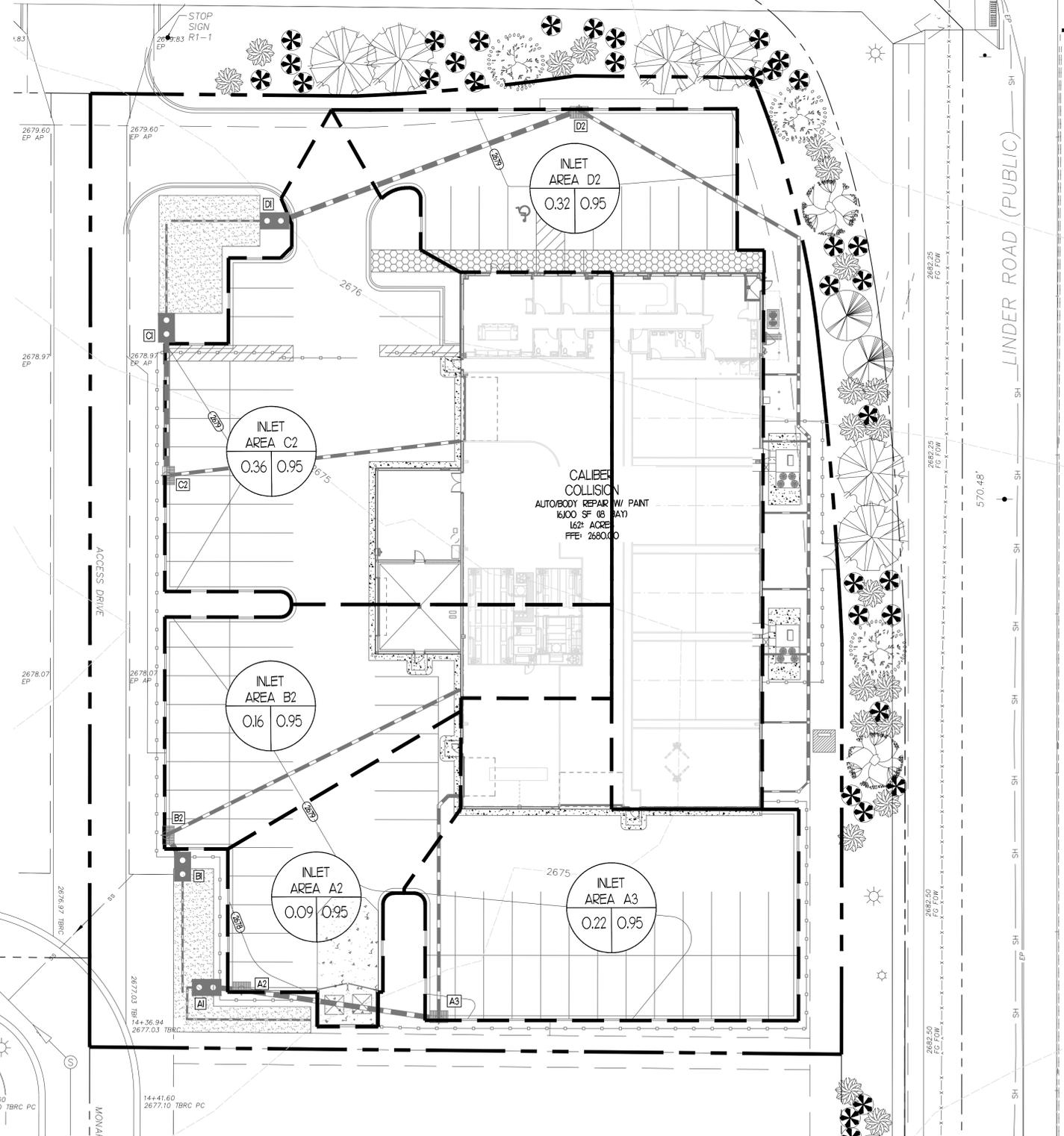
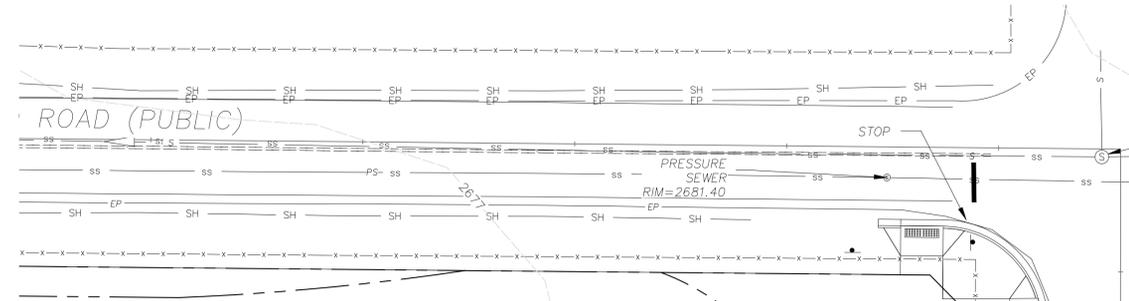
DRAWN
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 TMB
 DATE
 07/21/2025
 SCALE
 AS SHOWN

DRAWING
 C201

INLET AREA RUNOFF SUMMARY TABLE											
DRAINAGE AREA	TOTAL AREA (AC.)	IMPERVIOUS COVERAGE (ACRES)	IMPERVIOUS RUNOFF COEFFICIENT	PERVIOUS COVERAGE (ACRES)	PERVIOUS RUNOFF COEFFICIENT	WEIGHTED RUNOFF COEFFICIENT	Q2 (CFS)	Q10 (CFS)	Q25 (CFS)	Q50 (CFS)	Q100 (CFS)
INLET AREA A3	0.22	0.22	0.95	0.00	0.35	0.95	0.37	0.74	0.96	1.12	1.28
INLET AREA A2	0.09	0.09	0.95	0.00	0.35	0.95	0.15	0.30	0.39	0.46	0.52
INLET AREA B3	0.36	0.36	0.95	0.00	0.35	0.95	0.61	1.21	1.57	1.83	2.09
INLET AREA B2	0.16	0.16	0.95	0.00	0.35	0.95	0.27	0.54	0.70	0.81	0.93
INLET AREA C2	0.32	0.32	0.95	0.00	0.35	0.95	0.54	1.08	1.39	1.63	1.86

STORM DRAIN STRUCTURE TABLE					
STR. #	TYPE	RIM/THROAT	INV. IN	INV. OUT	
A1	SSG TRAP	2678.65	2673.00 (A2)	2673.05	PERF. PIPE
A2	COMB. INLET	2677.75	2673.45 (A3)	2673.05 (A2)	
A3	COMB. INLET	2677.75	2673.46 (A2)		
B1	SSG TRAP	2678.65	2673.00 (B2)	2673.05	PERF. PIPE
B2	COMB. INLET	2678.25	2673.05 (B3)		
C1	SSG TRAP	2680.00	2672.59 (C2)	2672.54	PERF. PIPE
C2	COMB. INLET	2678.60	2672.59 (C3)	2672.54	
D1	SSG TRAP	2680.00	2674.00 (D2)	2673.75	PERF. PIPE
D2	COMB. INLET	2679.97	2674.50 (D3)		

STORM PIPE TABLE						
STORMDRAIN PIPE	SIZE	LENGTH	SLOPE	INV. IN	INV. OUT	
A1 - A2	18"	9'	-0.50%	2673.00'	2673.05'	
A2 - A3	18"	63'	-0.50%	2673.45'	2673.46'	
B1 - B2	18"	9'	-0.50%	2673.00'	2673.05'	
C1 - C2	18"	45'	-0.50%	2672.59'	2672.54'	
D1 - D2	18"	100'	-0.50%	2674.00'	2674.50'	



LEGEND

A - BASIN DESIGNATION
 B - AREA IN ACRES
 C - RUNOFF COEFFICIENT

--- DRAINAGE BASIN BOUNDARY

DRAINAGE BASIN:
 SNAKE RIVER BASIN

RECEIVING WATERS:
 INDIAN CREEK

SOILS ON SITE:
 • COLTHORP SILT LOAM - HSG D
 • ELIJAH SILT LOAM - HSG C

RAINFALL INTENSITY DISTRIBUTION FOR KUNA, ID

STORM EVENT	2-YR	10-YR	25-YR	50-YR	100-YR
RAINFALL (INCHES)	1.79	3.54	4.58	5.36	6.12

• THE RAINFALL FOR RAINFALL DISTRIBUTION DATA TAKEN FROM THE NOAA ATLAS 14, VOLUME 12, VERSION 2 FOR KUNA, ID
 • BASED ON 5-MINUTE DURATION

REVISIONS	BY

FREELAND & KAUFFMAN, INC.
 Engineers & Landscape Architects
 209 West Stone Avenue
 Greenville, South Carolina 29609
 864-233-5497



NOT FOR BID OR CONSTRUCTION

CALIBER COLLISION
 W HUBBARD RD & N LINDER RD
 KUNA, ID 83634
 CROSS DEVELOPMENT
 4338 MARSH RIDGE ROAD
 CARROLTON, TX 76010

DRAWN: SWS
 CHECKED: TMB
 DATE: 07/21/2025
 SCALE: AS SHOWN

DRAWING: C211



INLET AREA MAP



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

August 18th, 2025

To: Jake Seaton, via email
Cross Development
4317 Marsh Ridge Rd
Carrollton, TX 75010

Subject: KPP20-0002/25-04-SUP
Parcel #R8555340189
Caliber Collision

On April 2nd, 2020, the Ada County Highway District approved KPP20-000/19-08-ZC/19-10-S/19-06-SUP Monarch Landing for a rezone, a preliminary plat and a special use permit application for a mixed-use commercial development on 17.34-acres. The site-specific conditions of approval also apply to KPP20-0002/25-04-SUP Caliber Collision.

If you have any questions, please feel free to contact me at (208) 387-6171.

Sincerely,

A handwritten signature in black ink, appearing to read 'Matt Pak', enclosed in a simple oval outline.

Matt Pak
Planner
Development Services

cc: City of Kuna (Marina Lundy), via email
Lete Family Revocable Trust (Inaki Lete), via email

connecting you to more

Standard Conditions of Approval

1. All proposed irrigation facilities shall be located outside of the ACHD right-of-way (including all easements). Any existing irrigation facilities shall be relocated outside of the ACHD right-of-way (including all easements).
2. Private Utilities including sewer or water systems are prohibited from being located within the ACHD right-of-way.
3. In accordance with District policy, 7203.3, the applicant may be required to update any existing non-compliant pedestrian improvements abutting the site to meet current Public Right-of-Way Accessibility Guidelines (PROWAG) requirements. The applicant's engineer should provide documentation of compliance to District Development Review staff for review.
4. Replace any existing damaged curb, gutter and sidewalk and any that may be damaged during the construction of the proposed development. Contact Construction Services at 208-387-6280 (with file number) for details.
5. A license agreement and compliance with the District's Tree Planter policy is required for all landscaping proposed within ACHD right-of-way or easement areas.
6. All utility relocation costs associated with improving street frontages abutting the site shall be borne by the developer.
7. It is the responsibility of the applicant to verify all existing utilities within the right-of-way. The applicant at no cost to ACHD shall repair existing utilities damaged by the applicant. The applicant shall be required to call DIGLINE (1-811-342-1585) at least two full business days prior to breaking ground within ACHD right-of-way. The applicant shall contact ACHD Traffic Operations 387-6190 in the event any ACHD conduits (spare or filled) are compromised during any phase of construction.
8. Utility street cuts in pavement less than five years old are not allowed unless approved in writing by the District. Contact the District's Utility Coordinator at 208-387-6258 (with file numbers) for details.
9. All design and construction shall be in accordance with the ACHD Policy Manual, ISPWC Standards and approved supplements, Construction Services procedures and all applicable ACHD Standards unless specifically waived herein. An engineer registered in the State of Idaho shall prepare and certify all improvement plans.
10. Construction, use and property development shall be in conformance with all applicable requirements of ACHD prior to District approval for occupancy.
11. No change in the terms and conditions of this approval shall be valid unless they are in writing and signed by the applicant or the applicant's authorized representative and an authorized representative of ACHD. The burden shall be upon the applicant to obtain written confirmation of any change from ACHD.
12. If the site plan or use should change in the future, ACHD Planning Review will review the site plan and may require additional improvements to the transportation system at that time. Any change in the planned use of the property which is the subject of this application, shall require the applicant to comply with ACHD Policy and Standard Conditions of Approval in place at that time unless a waiver/variance of the requirements or other legal relief is granted by the ACHD Commission.



Project/File: **Monarch Landing/ KPP20-0002/ 19-08-ZC/ 19-10-S/ 19-06-SUP**
This is a rezone from A to C-3, a preliminary plat consisting of 17 lots, and special use permit application for a mixed-use commercial development on 17.34-acres.

Lead Agency: City of Kuna

Site address: SWC of Linder Road and Hubbard Road

Staff Approval: April 2, 2020

Applicant: Lete Family Revocable Trust
 Inaki Lete
 117 N Kings Road
 Nampa, ID 83687

Representative: Mason and Associates, Inc.
 Will Mason
 924 3rd Street South, Ste. B
 Nampa, ID 83651

Staff Contact: Stacey Yarrington
 Phone: 387-6171
 E-mail: syarrington@achdidaho.org

A. Findings of Fact

1. **Description of Application:** The applicant is requesting approval of a rezone, preliminary plat and special use permit applications. The rezone and special use permit are to rezone the site from A (Agriculture) to C-3 (Service Commercial) to allow for self-storage units and mixed-use commercial development. The preliminary plat application consists of 10 commercial lots, 7 common lots and one existing residential lot, on 17.34-acres. The City of Kuna’s Future Land Use Map designates this site as Neighborhood Business Commercial.

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

Direction	Land Use	Zoning
North	Rural Residential (Ada County)	RR
South	Agriculture	A
East	Low density Residential, Neighborhood Business Commercial	R-4, C-1
West	Low density Residential	R-4

3. **Site History:** ACHD has not previously reviewed this site for a development application.
4. **Adjacent Development:** The following developments are pending or underway in the vicinity of the site:
- *Stem Charter School, a K-8th school located west of the site was approved by ACHD in June 2018.*

5. **Transit:** Transit services are not available to serve this site.
6. **New Center Lane Miles:** The proposed development includes 0 centerline miles of new public road.
7. **Impact Fees:** There will be an impact fee that is assessed and due prior to issuance of any building permits. The assessed impact fee will be based on the impact fee ordinance that is in effect at that time. The impact fee assessment will not be released until the civil plans are approved by ACHD.
8. **Capital Improvements Plan (CIP)/ Integrated Five Year Work Plan (IFYWP):**
There are no roadways, bridges or intersections in the general vicinity of the project that are in the Integrated Five Year Work Plan (IFYWP) or the District's Capital Improvement Plan (CIP).

B. Traffic Findings for Consideration

1. **Trip Generation:** Below is a list of land uses and estimated trip generation rates for uses that may be included within the site. Trip generation rates are based on the Institute of Transportation Engineers Trip Generation Manual, 10th edition.

Use	Avg. Daily Trips	Avg. PM Peak Hour
Mini-Warehouse (Self-storage) (per unit)	1.51	0.17
Medical/Dental Office Building (per 1,000 sf)	34.80	3.46
Convenience Market w/Gasoline pumps (fuel position)	322.50	23.04
Fast Food w/ Drive Thru (per 1,000 sf)	470.95	32.67

2. **Condition of Area Roadways**

Traffic Count is based on Vehicles per hour (VPH)

Roadway	Frontage	Functional Classification	PM Peak Hour Traffic Count	PM Peak Hour Level of Service
Hubbard Road	1,287-feet	Minor Arterial	237	Better than "E"
Linder Road	587-feet	Minor Arterial	295	Better than "E"

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

3. **Average Daily Traffic Count (VDT)**

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

- The average daily traffic count for Hubbard Road east of Linder Road was 3,596 on 06/06/2018.
- The average daily traffic count for Linder Road north of Deer Flat Road was 6,516 on 04/10/2019.

C. Findings for Consideration

1. **Hubbard Road/ Linder Road Intersection**

- a. **Policy:**

ACHD Master Street Map: ACHD Policy Section 3111.1 requires the Master Street Map (MSM) guide the right-of-way acquisition, collector street requirements, roundabout requirements, and specific roadway features required through development. A new roundabout

was identified on the MSM. The new multi-lane roundabout is planned at the mid-mile at the Hubbard Road/ Linder Road intersection.

b. Staff Comments/ Recommendations:

As noted above, the intersection of Hubbard Road and Linder Road is shown as a multi-lane roundabout on the MSM. Therefore, the applicant should be required to dedicate right-of-way at the Hubbard Road/ Linder Road intersection consistent with the template shown as Attachment 3 below to accommodate the future construction of the roundabout at the intersection. The roundabout is not listed in the IFYWP or CIP, therefore the right-of-way dedication is not impact fee eligible.



2. Hubbard Road

a. Existing Conditions: Hubbard Road is improved with 2-travel lanes, 24-feet of pavement, and no curb, gutter or sidewalk abutting the site. There is 55-feet of right-of-way for Hubbard Road (30-feet from centerline).

b. Policy:

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

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

Street Section and Right-of-Way Width Policy: District Policy 7205.2.1 & 7205.5.2 states that the standard 3-lane street section shall be 46-feet (back-of-curb to back-of-curb) within 70 feet of right-of-way. This width typically accommodates a single travel lane in each direction, a continuous center left-turn lane, and bike lanes.

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

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

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

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

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

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

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

ACHD Master Street Map: ACHD Policy Section 3111.1 requires the Master Street Map (MSM) guide the right-of-way acquisition, arterial street requirements, and specific roadway features required through development. This segment of Hubbard Road is designated in the MSM as a Residential Arterial with 3-lanes and on-street bike lanes, a 46-foot street section within 74-feet of right-of-way.

- c. **Applicant Proposal:** The applicant is not proposing any improvements to Hubbard Road abutting the site.
- d. **Staff Comments/Recommendations:** The applicant’s proposal does not meet District policy for right-of-way dedication or street improvements and should not be approved, as proposed. The applicant should be required to dedicate additional right-of-way to total 37-feet of right-of-way from the centerline of Hubbard Road abutting the site. Hubbard Road is not listed in the IFYWP or CIP and therefore the right-of-way dedication is not eligible for compensation.

The applicant should be required to improve Hubbard Road with 17-feet of pavement from centerline; and construct detached 5-foot wide concrete sidewalk located 30-feet from centerline to front face of sidewalk on Hubbard Road abutting the site. Provide a permanent right-of-way easement to 2-feet behind back of sidewalk for any sidewalk placed outside of the dedicated right-of-way.

The existing dwelling that is shown to be located on the site has officially been separated thru a Record of Survey and Deed Dedication and is therefore not a part of the project.



3. Linder Road

a. **Existing Conditions:** Linder Road is improved with 2-travel lanes, 25-feet of pavement, and no curb, gutter or sidewalk abutting the site. There is 65-feet of right-of-way for Linder Road (30-feet from centerline).

b. **Policy:**

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

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

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

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

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

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

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

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

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

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

ACHD Master Street Map: ACHD Policy Section 3111.1 requires the Master Street Map (MSM) guide the right-of-way acquisition, arterial street requirements, and specific roadway features required through development. This segment of Linder Road is designated in the MSM as a Residential Arterial with 5-lanes and on-street bike lanes, a 72-foot street section within 96-feet of right-of-way.

- c. **Applicant Proposal:** The applicant is not proposing any improvements to Linder Road abutting the site.
- d. **Staff Comments/Recommendations:** The applicant's proposal does not meet District policy for right-of-way dedication or street improvements and should not be approved, as proposed. The applicant should be required to dedicate additional right-of-way to total 48-feet of right-of-way from the centerline of Linder Road abutting the site. Linder Road is not listed in the IFYWP or CIP and therefore the right-of-way dedication is not eligible for compensation.

The applicant should be required to improve Linder Road with 17-feet of pavement from centerline; and construct detached 5-foot wide concrete sidewalk located 41-feet from centerline to front face of sidewalk on Linder Road abutting the site. Provide a permanent right-of-way easement to 2-feet behind back of sidewalk for any sidewalk placed outside of the dedicated right-of-way.

4. Driveways

4.1 Hubbard Road

- a. **Existing Conditions:** There is an existing circular residential driveway onto Hubbard Road located 160-feet and 276-feet east of the west property line.

- b. **Policy:**

Access Points 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.

Access Policy: District policy 7205.4.6 states that direct access to minor arterials is typically prohibited. If a property has frontage on more than one street, access shall be taken from the street having the lesser functional classification. If it is necessary to take access to the higher classified street due to a lack of frontage, the minimum allowable spacing shall be based on Table 1a under District policy 7205.4.6, unless a waiver for the access point has been approved by the District Commission.

Driveway Location Policy: District policy 7205.4.5 requires driveways located on minor arterial roadways from a signalized intersection with a single left turn lane shall be located a minimum of 330-feet from the nearest intersection for a right-in/right-out only driveway and a minimum of 660-feet from the intersection for a full-movement driveway.

Successive Driveways: District policy 7205.4.6 Table 1a, requires driveways located on minor arterial roadways with a speed limit of 45 MPH to align or offset a minimum of 380-feet from any existing or proposed driveway.

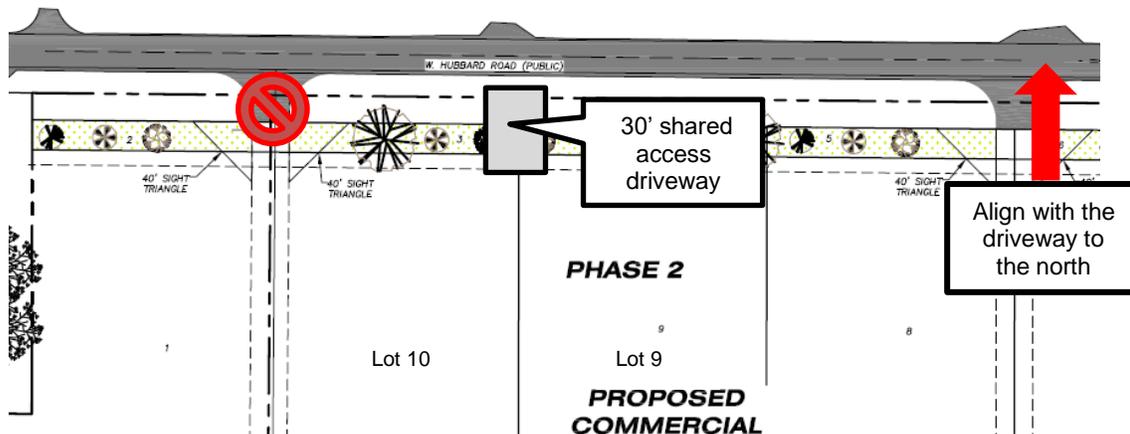
Driveway Width Policy: District policy 7205.4.8 restricts high-volume driveways (100 VTD or more) to a maximum width of 36-feet and low-volume driveways (less than 100 VTD) to a maximum width of 30-feet. Curb return type driveways with 30-foot radii will be required for high-volume driveways with 100 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, 7205.4.8, 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 7205.4.8.

Cross Access Easements/Shared Access Policy: District Policy 7202.4.1 states that cross access utilizes a single vehicular connection that serves two or more adjoining lots or parcels so that the driver does not need to re-enter the public street system.

- c. **Applicant’s Proposal:** The applicant is proposing to construct two, 30-foot wide commercial driveways onto Hubbard Road from the site located 330-feet and 820-feet west of Linder Road (measured centerline to centerline).
- d. **Staff Comments/Recommendations:** The applicant's proposal does not meet District Successive Driveway policy as the two proposed driveways do not meet the minimum offset of 380-feet from any existing driveway. There is an existing driveway located approximately 160-feet west of the proposed western driveway, and an existing driveway located approximately 340-feet west of the proposed eastern driveway onto Hubbard Road.

Staff recommends the applicant construct one 30-foot wide shared temporary full access driveway onto Hubbard Road located approximately 305-feet west of Linder Road in alignment with an existing driveway directly to the north (measured centerline to centerline). The proposed driveway does not meet the minimum 330-foot offset from the intersection for a right-in/right-out access, however, because of the existing driveway directly to the north, staff recommends a modification to District Location policy to allow the driveway due to the fact that it would be in alignment with an existing driveway reducing potential turning movement conflict; and staff is recommending that this driveway be approved, as a temporary full access driveway, as restricting the driveway to right-in/right-out at this time would also restrict the existing driveway across from the site that provides access to an existing residence and agricultural use. This is an 8% modification to the dimensional standards and is approved at the Development Services Managers discretion. This driveway may be restricted to right-in/right-out in the future as conditions warrant as determined by ACHD.



Staff recommends the applicant construct one 30-foot wide shared full access driveway onto Hubbard Road located approximately 365-feet east and west of existing driveways and 670-feet west of Linder Road between the proposed Lots 9 and 10 in alignment with an existing driveway directly north of the site (measured centerline to centerline). The proposed driveway is consistent with District Location requirements. This is a 4% modification to the dimensional standards and is approved at the Development Services Managers discretion.

Pave the driveways their entire width and at least 30-feet into the site beyond the edge of pavement of Hubbard Road.

Special Note to City of Kuna

Staff recommends that the City require cross access between all lots within the development and the existing home site located at 1901 W Hubbard Road.

4.2 Linder Road

a. **Existing Conditions:** There are no existing driveways onto Linder Road from the site.

b. **Policy:**

Access Points 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.

Access Policy: District policy 7205.4.6 states that direct access to minor arterials is typically prohibited. If a property has frontage on more than one street, access shall be taken from the street having the lesser functional classification. If it is necessary to take access to the higher classified street due to a lack of frontage, the minimum allowable spacing shall be based on Table 1a under District policy 7205.4.6, unless a waiver for the access point has been approved by the District Commission.

Driveway Location Policy: District policy 7205.4.5 requires driveways located on minor arterial roadways from a signalized intersection with a single left turn lane shall be located a minimum of 330-feet from the nearest intersection for a right-in/right-out only driveway and a minimum of 660-feet from the intersection for a full-movement driveway.

Successive Driveways: District policy 7205.4.6 Table 1a, requires driveways located on minor arterial roadways with a speed limit of 45 MPH to align or offset a minimum of 380-feet from any existing or proposed driveway.

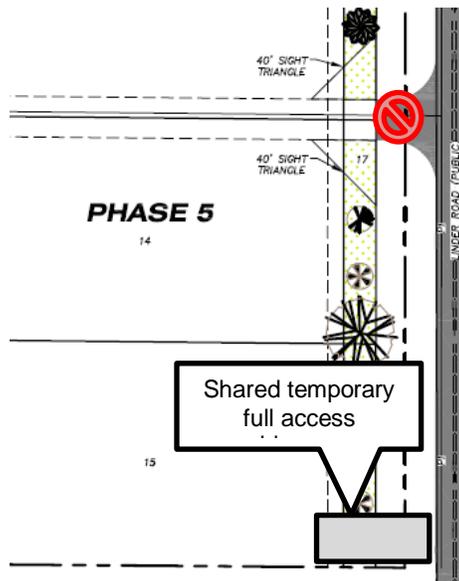
Driveway Width Policy: District policy 7205.4.8 restricts high-volume driveways (100 VTD or more) to a maximum width of 36-feet and low-volume driveways (less than 100 VTD) to a maximum width of 30-feet. Curb return type driveways with 30-foot radii will be required for high-volume driveways with 100 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, 7205.4.8, 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 7205.4.8.

Cross Access Easements/Shared Access Policy: District Policy 7202.4.1 states that cross access utilizes a single vehicular connection that serves two or more adjoining lots or parcels so that the driver does not need to re-enter the public street system.

c. **Applicant's Proposal:** The applicant is proposing to construct a 30-foot wide driveway onto Linder Road from the site located approximately 340-feet south of Hubbard Road and 400-feet north of an existing residential driveway (measured centerline to centerline).

d. **Staff Comments/Recommendations:** The applicant's proposal meets District policy for a right-in/right-out only driveway, however as mentioned above, the Hubbard/Linder intersection is listed in the MSM to be constructed as a future multi-lane roundabout. Therefore, staff recommends that the applicant move the proposed driveway to the south property line in order to be located outside the roundabout influence area. Staff recommends the applicant construct one 30-foot wide shared driveway onto Linder Road located approximately 600-feet south of Hubbard Road along the south property line (measured centerline to centerline). This proposed location does not meet District Location policy for a full access driveway that requires a 660-foot offset from an intersection. Therefore, staff recommends a modification of policy to allow a temporary full access driveway located 600-feet south of Hubbard Road as there is not enough frontage to meet the required offset. This is a 10% modification to the dimensional standards and is approved at the Development Services Managers discretion.



Pave the driveway its full width and at least 30-feet into the site beyond the edge of pavement of Linder Road.

Special Note to City of Kuna

Staff recommends that the City require cross access between this site and the property directly south of the site.

5. Tree Planters

Tree Planter Policy: Tree Planter Policy: The District’s Tree Planter Policy prohibits all trees in planters less than 8-feet in width without the installation of root barriers. Class II trees may be allowed in planters with a minimum width of 8-feet, and Class I and Class III trees may be allowed in planters with a minimum width of 10-feet.

6. Landscaping

Landscaping Policy: A license agreement is required for all landscaping proposed within ACHD right-of-way or easement areas. Trees shall be located no closer than 10-feet from all public storm drain facilities. Landscaping should be designed to eliminate site obstructions in the vision triangle at intersections. District Policy 5104.3.1 requires a 40-foot vision triangle and a 3-foot height restriction on all landscaping located at an uncontrolled intersection and a 50-foot offset from stop signs. Landscape plans are required with the submittal of civil plans and must meet all District requirements prior to signature of the final plat and/or approval of the civil plans.

7. Other Access

Hubbard Road and Linder Road are classified as minor arterials roadways. Other than the access specifically approved with this application, direct lot access is prohibited to these roadways and should be noted on the final plat.

D. Site Specific Conditions of Approval

1. Dedicate additional right-of-way at the Hubbard Road/ Linder Road intersection to accommodate the future construction of the multi-lane roundabout at the intersection, as shown on attachment 3.
2. Dedicate additional right-of-way to total 37-feet of right-of-way from the centerline of Hubbard Road abutting the site. Right-of-way dedication is not eligible for compensation.
3. Improve Hubbard Road with 17-feet of pavement from centerline and 3-foot wide gravel shoulder abutting the site.
4. Construct detached 5-foot wide concrete sidewalk located 30-feet from centerline to front face of sidewalk on Hubbard Road abutting the site.
5. Provide a permanent right-of-way easement to 2-feet behind back of sidewalk for any sidewalk placed outside of the dedicated right-of-way.
6. Dedicate additional right-of-way to total 48-feet of right-of-way from the centerline of Linder Road abutting the site. Right-of-way dedication is not eligible for compensation.
7. Improve Linder Road with 17-feet of pavement from centerline and 3-foot wide shoulder abutting the site.
8. Construct detached 5-foot wide concrete sidewalk located 41-feet from centerline to front face of sidewalk on Linder Road abutting the site.
9. Provide a permanent right-of-way easement to 2-feet behind back of sidewalk for any sidewalk placed outside of the dedicated right-of-way.
10. Construct one 30-foot wide full access driveway onto Hubbard Road located 670-feet west of Linder Road between the proposed Lots 9 and 10.
11. Construct one 30-foot wide temporary full access driveway onto Hubbard Road located 305-feet west of Linder Road in alignment with an existing driveway directly to the north.
12. Pave the driveways onto Hubbard Road their full width and at least 30-feet into the site beyond the edge of pavement of the roadway.
13. Construct a 30-foot wide temporary full access driveway onto Linder Road located 600-feet south of Hubbard Road along the south property line.
14. Pave the driveway onto Linder Road its full width and at least 30-feet into the site beyond the edge of pavement of roadway.
15. Other than the access approved with this application, direct lot access to Hubbard Road and Linder Road is prohibited and should be noted on the final plat.
16. 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.
17. Payment of impact fees is due prior to issuance of a building permit.
18. Comply with all Standard Conditions of Approval.

E. Standard Conditions of Approval

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

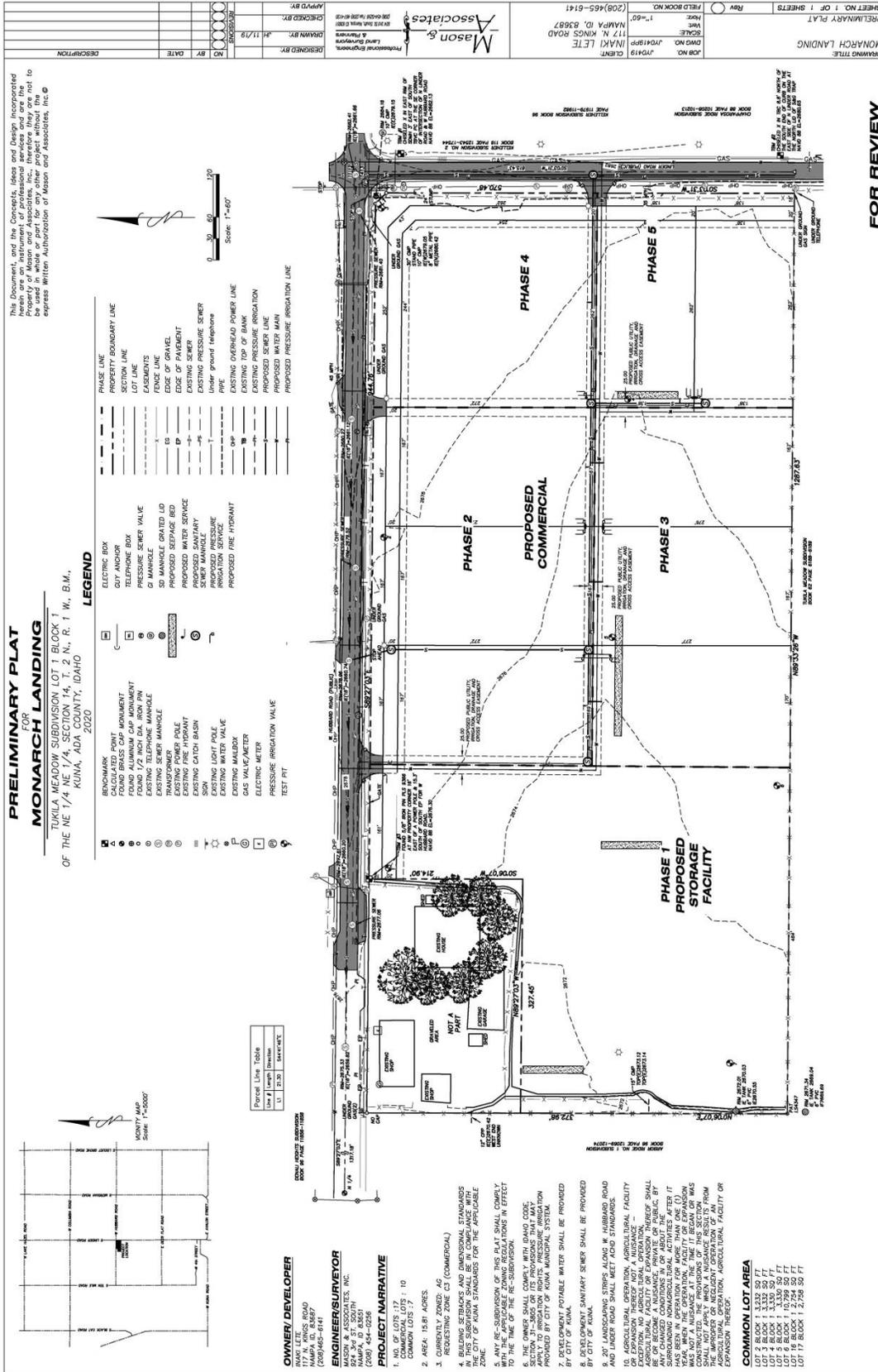
F. Conclusions of Law

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

G. Attachments

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

SITE PLAN



ROUNABOUT TEMPLATE

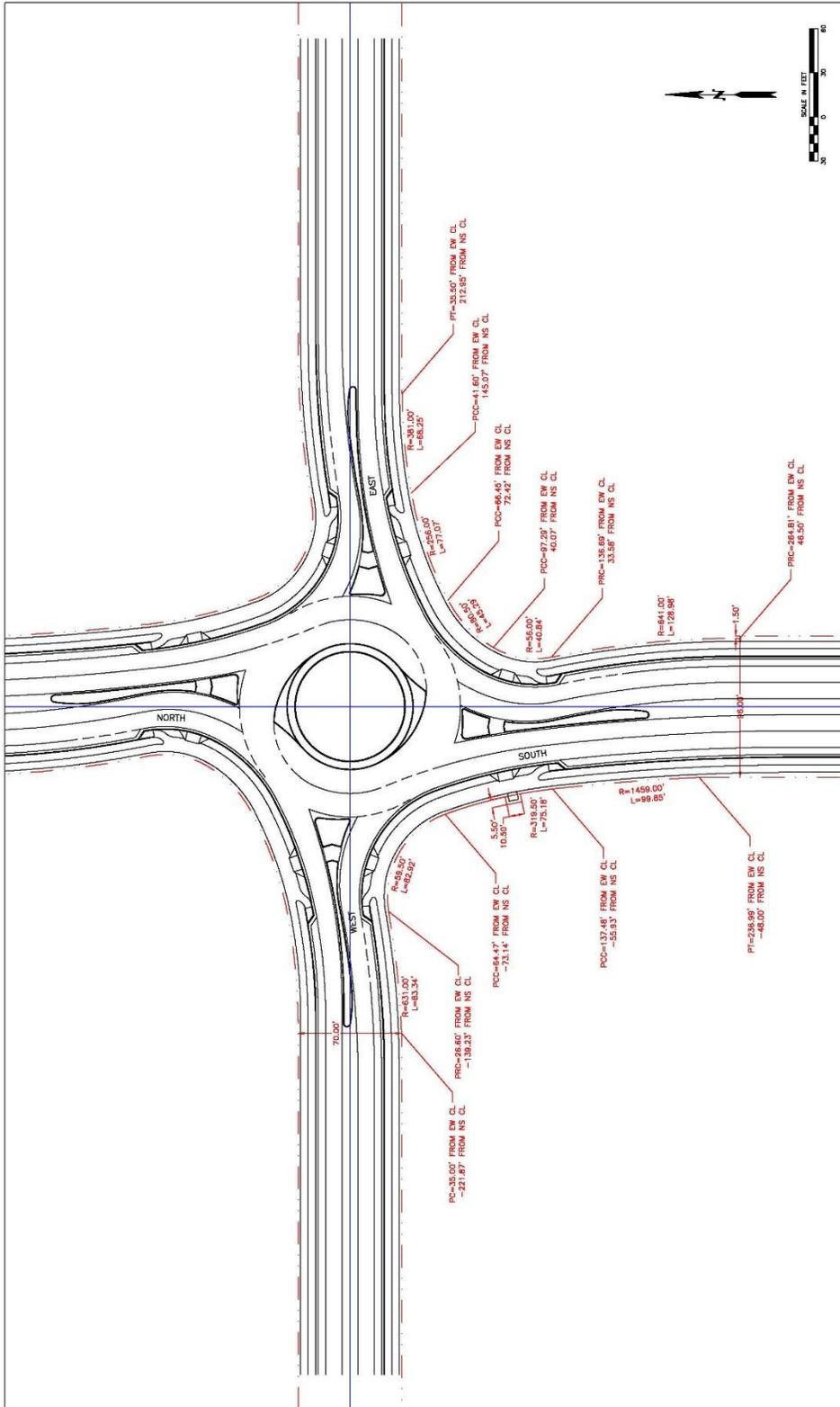


Figure 7
 ACHD - Multi-lane Roundabout
 Centered - RIGHT-OF-WAY
 September 2011

Resolutions
 19-08-ZC/ 19-10-S/ 19-06-SUP
 19-08-ZC/ 19-10-S/ 19-06-SUP
 19-08-ZC/ 19-10-S/ 19-06-SUP

Ada County Utility Coordinating Council

Developer/Local Improvement District Right of Way Improvements Guideline Request

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

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

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

Development Process Checklist

Items Completed to Date:

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

Items to be completed by Applicant:

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

DID YOU REMEMBER:

Construction (Non-Subdivisions)

Driveway or Property Approach(s)

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

Working in the ACHD Right-of-Way

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

Construction (Subdivisions)

Sediment & Erosion Submittal

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

Idaho Power Company

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

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

Request for Appeal of Staff Decision

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

RE: City of Kuna Request for Comment Case No. 25-04-SUP

From Stacey DuPuis <sdupuis@adacounty.id.gov>

Date Wed 8/13/2025 4:13 PM

To Marina Lundy <MLundy@kunaid.gov>

Hi Marina,
Ada County does not have any comments on this application.
Thanks,
Stacey



Stacey DuPuis
Community & Regional Planner
Ada County Development Services
200 W. Front St., Boise, ID 83702
(208) 287-7944 *office*
(208) 287-7909 *fax*

From: Marina Lundy <MLundy@kunaid.gov>

Sent: Wednesday, August 13, 2025 3:05 PM

To: Ada County Engineer <agilman@adaweb.net>; Ada County Highway District <planningreview@achdidaho.org>; Adam Ingram <adam.ingram@cableone.biz>; Angel Robins (Idaho Power) <ARobins@idahopower.com>; Bobby Withrow <bwithrow@kunaid.gov>; Boise Kuna Irrigation District <aflavel.bkirrdist@gmail.com>; Boise Project Board of Control <tritthaler@boiseproject.org>; Boise Project Board of Control 2 <gashley@boiseproject.org>; Brent Moore <bmoore@adacounty.id.gov>; Brian Graves Kuna School District <bgraves@kunaschools.org>; Camille Burt (USPS) <camille.r.burt@usps.gov>; Central District Health Department <lbadigian@cdhd.idaho.gov>; Mike Fratusco <mfratusco@adacounty.id.gov>; COMPASS <gisshared@compassidaho.org>; David Reinhardt <reinhardt.david@westada.org>; DEQ <BRO.Admin@deq.idaho.gov>; Eric Adolfson <eadolfson@compassidaho.org>; Erika Olvera (NMID) <eolvera@nmid.org>; Idaho Power (Taylor Dunn) <tdunn@idahopower.com>; 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>; ITD Kendra Conder <Kendra.Conder@itd.idaho.gov>; J&M Sanitation <Chad.Gordon@jmsanitation.com>; Jason Reddy (KSD) <jjreddy@kunaschools.org>; Jonathon Gillen <gillen.jonathon@westada.org>; Justin Walker <jwalker@kellerassociates.com>; Sam Feist <SFeist@kunaid.gov>; Kuna Fire Office <office@kunafire.com>; Leon Letson <lletson@adacounty.id.gov>; Lumen - Ebin Barnett <ebin.barnett@lumen.com>; Marc Boyer (Kuna Postmaster) <marc.c.boyer@usps.gov>; Megan Leatherman <mleatherman@adaweb.net>; Meridian Fire (Brandon Medica) <bmedica@meridiantcity.org>; Meridian Fire (Steve Taublee) <staulbee@meridiantcity.org>; Michelle Covert <mcovert@kunaid.gov>; Nampa Meridian Irrigation District <nmid@nmid.org>; New York Irrigation District <nyirrigation@nyid.org>; Niki Benyakhlef ITD <Niki.Benyakhlef@itd.idaho.gov>; Paris Dickerson <PDickerson@idahopower.com>; PWoffice <PWoffice@kunaid.gov>; Robbie Reno <rreno@kunaschools.org>; Scott Arellano (KRFD) <scott@fccnw.com>; Sparklight/Cable One (John Walburn) <john.walburn@cableone.biz>; Stacey DuPuis <sdupuis@adacounty.id.gov>; Tim Jensen (Kuna School District) <tejensen@kunaschools.org>; TJ Lawrence <tlawrence@kunafire.com>

Cc: Troy Behunin <tbehunin@kunaid.gov>; Taryn Villanueva <TVillanueva@kunaid.gov>

Subject: [EXTERNAL] City of Kuna Request for Comment Case No. 25-04-SUP

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.

Good morning,

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

CASE NUMBER:	25-04-SUP CALIBER COLLISION
PROJECT DESCRIPTION	The applicant is proposing the construction of a Caliber Collision auto body repair facility at the Southwest Corner of the intersection of N Linder Road and W Hubbard Road. This parcel is zoned C-3 (APN: R8555340189) and is a lot within Monarch Landing Subdivision.
APPLICANT	Jake Seaton jake@crossdevelopment.net 727.348.1240
REPRESENTATIVE	Cross Development jake@crossdevelopment.net 727.348.1240
SCHEDULED HEARING DATE	Tuesday, September 23, 2025 at 6:00 P.M.
STAFF CONTACT	Marina Lundy 986.269.8341 mlundy@kunaid.gov
<ul style="list-style-type: none">We have enclosed information to assist you with your consideration and response; we would appreciate any information as to how this action would affect the service(s) your agency provides. <i>If your agency requires additional information, or if contact information for your agency needs updated, please notify our office.</i><i>No response within 15 business days will indicate you have no objection or comments regarding this project.</i>The hearing is scheduled to begin at 6:00 p.m. or as soon as it may be heard. Kuna City Hall is located at 751 W. 4th Street, Kuna, ID 83634. Please contact staff with questions.	



751 W. 4th Street

Marina Lundy

Planner

City of Kuna | Development Services

Phone: 986.269.8341

Email: mlundy@kunaid.gov

P.O. Box 13
Kuna, ID 83634

www.kunacity.id.gov

RECEIVED

SEP 05 2025

CITY OF KUNA

Boise-Kuna Irrigation District

129 N. School Avenue
Kuna, ID 83634-2201

David Reynolds, Director
Richard Durrant, Director
Daniel Sheirbon, Director

Telephone (208) 922-5608
Fax (208) 922-5659

September 2, 2025

City of Kuna
P.O. Box 13
Kuna, Idaho 83634

BKID Account: 272 A1
RE: 25-04-SUP
Parcel: R8555340189
Lete Family Revocable Trust
W. Hubbard Road, Kuna, Idaho 83634

Dear Marina Lundy:

Boise-Kuna Irrigation District reaffirms the Boise Project Board of Control's letter and Idaho Statutes, Title 42, local irrigation and drainage ditches serving neighboring properties must remain unobstructed and be protected by proper easements by the landowners, developers and contractors.

Please identify irrigation deliveries and drainage ditches to adjoining properties on a GIS map. This ensures continued historical water access for our patrons and prevents harm from new developments.

If you have any questions, please feel to contact our office at 208-922-5608.

Sincerely,



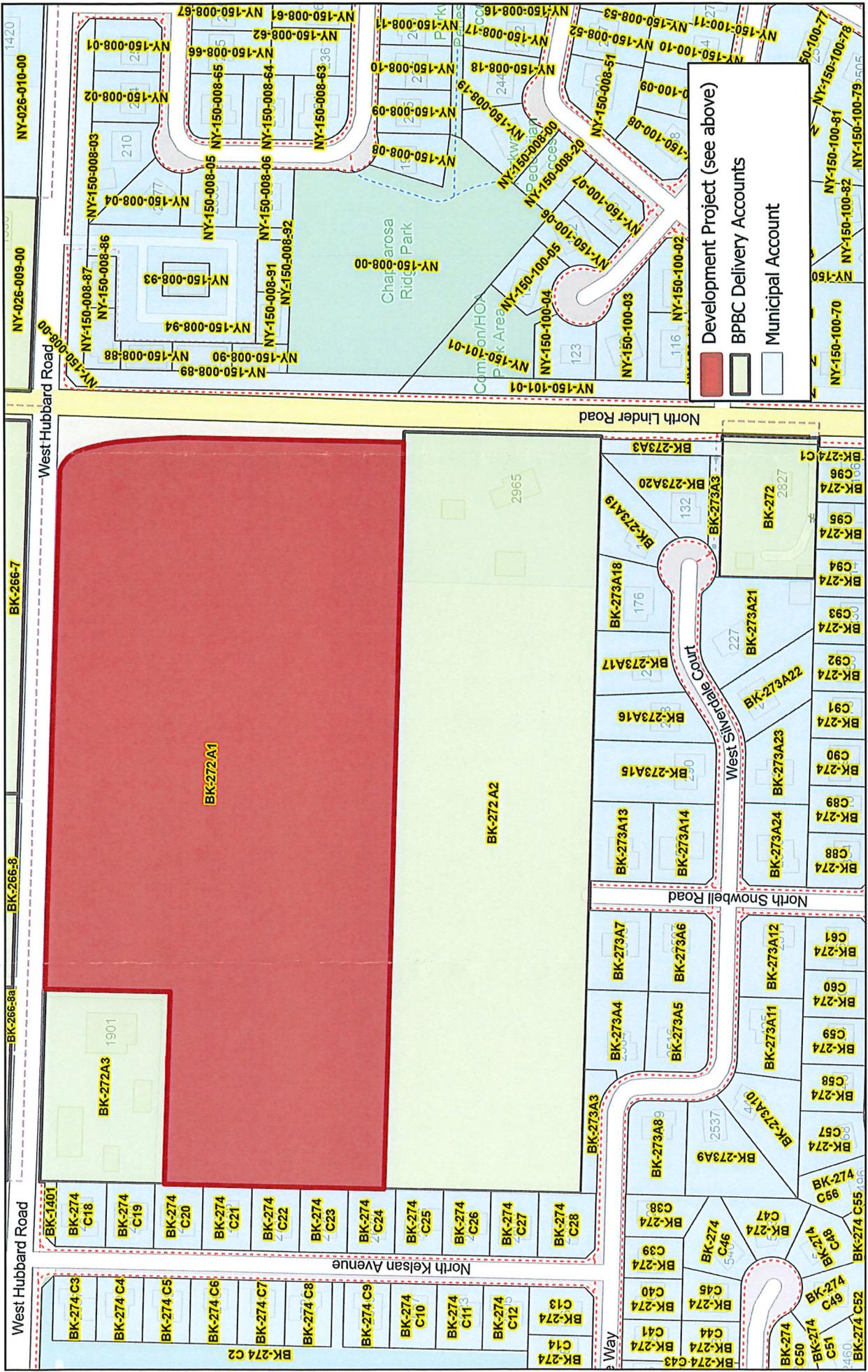
David Reynolds
Chairman

Case # 25-04-SUP Special Use Permit - Caliber Collision
Parcel #R8555340189
SW Cor of the intersection of N Linder Rd & W Hubbard Rd, Kuna

BK-272 A1 LETE FAMILY REVOCABLE TRUST ***BK-CITY OF KUNA ACCOUNT***

Agency: City of Kuna Development Services
 Contact: Marina Lundy, Planner mlundy@kunaid.gov (986) 269-8341
 Hearing Date: 9/23/2025 Response Deadline: 15 days from notice date (noticed on 8/5/2025).

X:\Scans\000_Miscellaneous\CaliberCollision_25_04_SUP





August 18, 2025

Marina Lundy, Planner
City of Kuna
751 W. 4th Street
Kuna, ID 83634
mlundy@kunaid.gov

Subject: City of Kuna Request for Comment Case No. 25-04-SUP

Dear Ms. Lundy:

Thank you for the opportunity to respond to your request for comment. While DEQ does not review every project on a project-specific basis, we attempt to provide the best review of the information provided. DEQ encourages agencies to review and utilize the Idaho Environmental Guide to assist in addressing project-specific conditions that may apply. This guide can be found at: <https://www2.deq.idaho.gov/admin/LEIA/api/document/download/15083>.

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

1. AIR QUALITY

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

For questions, contact David Luft, Air Quality Manager, at (208) 373-0550.

- IDAPA 58.01.01.201 requires an owner or operator of a facility to obtain an air quality permit to construct prior to the commencement of construction or modification of any facility that will be a source of air pollution in quantities above established levels. DEQ asks that cities and counties require a proposed facility to contact DEQ for an applicability determination on their proposal to ensure they remain in compliance with the rules.

For questions, contact the DEQ Air Quality Permitting Hotline at 1-877-573-7648.

2. WASTEWATER AND RECYCLED WATER

- DEQ recommends verifying that there is adequate sewer to serve this project prior to approval. Please contact the sewer provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.16 and IDAPA 58.01.17 are the sections of Idaho rules regarding wastewater and recycled water. Please review these rules to determine whether this or future projects will require DEQ approval. IDAPA 58.01.03 is the section of Idaho rules regarding subsurface disposal of wastewater. Please review this rule to determine whether this or future projects will require permitting by the local public health district.
- All projects for construction or modification of wastewater systems require preconstruction approval. Recycled water projects and subsurface disposal projects require separate permits as well.
- DEQ recommends that projects be served by existing approved wastewater collection systems or a centralized community wastewater system whenever possible. Please contact DEQ to discuss potential for development of a community treatment system along with best management practices for communities to protect groundwater.
- DEQ recommends that cities and counties develop and use a comprehensive land use management plan, which includes the impacts of present and future wastewater management in this area. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0550.

3. DRINKING WATER

- DEQ recommends verifying that there is adequate water to serve this project prior to approval. Please contact the water provider for a capacity statement, declining balance report, and willingness to serve this project.
- DEQ recommends verifying if the current and/or proposed drinking water system is a regulated public drinking water system. A drinking water system is a Public Water System (PWS) if it has at least 15 service connections or regularly serves an average of 25 or more people per day for at least 60 days per year (refer to the DEQ website at: <https://www.deq.idaho.gov/water-quality/drinking-water/>). For non-regulated systems, DEQ recommends annual testing for total coliform bacteria, nitrate, and nitrite.
- IDAPA 58.01.08 is the section of Idaho rules regarding public drinking water systems. Please review these rules to determine whether this or future projects will require DEQ approval.
- All projects for construction or modification of public drinking water systems require preconstruction approval.
- If any private wells will be included in this project, we recommend that they be tested for total coliform bacteria, nitrate, and nitrite prior to use and retested annually thereafter.
- DEQ recommends using an existing drinking water system whenever possible or construction of a new community drinking water system. Please contact DEQ to discuss this project and to explore options to both best serve the future residents of this development and provide for protection of groundwater resources.
- DEQ recommends cities and counties develop and use a comprehensive land use management plan which addresses the present and future needs of this area for adequate, safe, and sustainable drinking water. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0550.

4. SURFACE WATER

- Please contact DEQ to determine whether this project will require an Idaho Pollutant Discharge Elimination System (IPDES) Permit. A Multi-Sector General Permit from DEQ may be required for facilities that have an allowable discharge of storm water or authorized non-storm water associated with the primary industrial activity and co-located industrial activity. For questions, contact Emily Montague, IPDES Compliance Supervisor, at (208) 373-0433.
- If this project is near a source of surface water, DEQ requests that projects incorporate construction best management practices (BMPs) to assist in the protection of Idaho's water resources. Additionally, please contact DEQ to identify BMP alternatives and to determine whether this project is in an area with Total Maximum Daily Load stormwater permit conditions.
- The Idaho Stream Channel Protection Act requires a permit for most stream channel alterations. Please contact the Idaho Department of Water Resources (IDWR), Western Regional Office, at 2735 Airport Way, Boise, or call (208) 334-2190 for more information. Information is also available on the IDWR website at: <https://idwr.idaho.gov/streams/stream-channel-alteration-permits.html>
- The Federal Clean Water Act requires a permit for filling or dredging in waters of the United States. Please contact the US Army Corps of Engineers, Boise Field Office, at 10095 Emerald Street, Boise, or call 208-345-2155 for more information regarding permits.

For questions, contact Lance Holloway, Surface Water Manager, at (208) 373-0550.

5. SOLID WASTE, HAZARDOUS WASTE AND GROUNDWATER CONTAMINATION

- **Solid Waste.** No trash or other solid waste shall be buried, burned, or otherwise disposed of at the project site. These disposal methods are regulated by various state regulations including Idaho's Solid Waste Management Regulations and Standards (IDAPA 58.01.06), Rules and Regulations for Hazardous Waste (IDAPA 58.01.05), and Rules and Regulations for the Prevention of Air Pollution (IDAPA 58.01.01). Inert and other approved materials are also defined in the Solid Waste Management Regulations and Standards.
- **Hazardous Waste.** The types and number of requirements that must be complied with under the federal Resource Conservation and Recovery Act (RCRA) and the Idaho Rules and Standards for Hazardous Waste (IDAPA 58.01.05) are based on the quantity and type of waste generated. Every business in Idaho is required to track the volume of waste generated, determine whether each type of waste is hazardous, and ensure that all wastes are properly disposed of according to federal, state, and local requirements.
- **Water Quality Standards.** Site activities must comply with the Idaho Water Quality Standards (IDAPA 58.01.02) regarding hazardous and deleterious-materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58.01.02.800); and the cleanup and reporting of oil-filled electrical equipment (IDAPA 58.01.02.849); hazardous materials (IDAPA 58.01.02.850); and used-oil and petroleum releases (IDAPA 58.01.24.060 and 58.01.24.061). Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.24.060.01 and 58.01.24.061.04. Hazardous material releases to state waters, or to land such that there is likelihood that it will enter state waters, must be reported to DEQ in accordance with IDAPA 58.01.02.850.

- **Groundwater Contamination.** DEQ requests that this project comply with Idaho’s Ground Water Quality Rules (IDAPA 58.01.11), which states that “No person shall cause or allow the release, spilling, leaking, emission, discharge, escape, leaching, or disposal of a contaminant into the environment in a manner that causes a ground water quality standard to be exceeded, injures a beneficial use of ground water, or is not in accordance with a permit, consent order or applicable best management practice, best available method or best practical method.”

For questions, contact Matthew Pabich, Waste & Remediation Manager, at (208) 373-0550.

6. ADDITIONAL NOTES

- If an underground storage tank (UST) or an aboveground storage tank (AST) is identified at the site, additional regulations may apply. If an UST is present, the site should be evaluated to determine whether the UST is regulated by DEQ. If an AST is identified, EPA may have additional requirements. Both UST and AST sites should be assessed to determine whether there is potential soil and ground water contamination. Please call DEQ at (208) 373-0550, or visit the DEQ website <https://www.deq.idaho.gov/waste-management-and-remediation/storage-tanks/leaking-underground-storage-tanks-in-idaho/> for assistance. If applicable to this project, DEQ recommends that BMPs be implemented for any of the following land uses: wash water from cleaning vehicles, fertilizers and pesticides, animal facilities, composted waste, ponds and outdoor gun ranges. Please contact DEQ for more information on any of these conditions.

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

Sincerely,

A handwritten signature in blue ink that reads "Troy G Smith". The signature is stylized with a large initial "T" and a long horizontal stroke at the end.

Troy Smith
Regional Administrator

RE: City of Kuna Request for Comment Case No. 25-04-SUP

From Kendra Conder <Kendra.Conder@itd.idaho.gov>

Date Thu 8/14/2025 2:50 PM

To Marina Lundy <MLundy@kunaid.gov>

Hi Marina,

ITD has reviewed the application transmittal for 25-04-SUP and does not have any comments.

Thank you!

Kendra Conder

District 3 | Development Services Coordinator

Idaho Transportation Department

Office: 208-334-8377

Cell: 208-972-3190



From: Marina Lundy <MLundy@kunaid.gov>

Sent: Wednesday, August 13, 2025 3:05 PM

To: Ada County Engineer <agilman@adaweb.net>; Ada County Highway District <planningreview@achdidaho.org>; Adam Ingram <adam.ingram@cableone.biz>; Angel Robins (Idaho Power) <ARobins@idahopower.com>; Bobby Withrow <bwithrow@kunaid.gov>; Boise Kuna Irrigation District <aflavel.bkirrdist@gmail.com>; Boise Project Board of Control <tritthaler@boiseproject.org>; Boise Project Board of Control 2 <gashley@boiseproject.org>; bmoore@adacounty.id.gov; Brian Graves Kuna School District <bgraves@kunaschools.org>; Camille Burt (USPS) <camille.r.burt@usps.gov>; Central District Health Department <lbadigian@cdhd.idaho.gov>; Chief Fratusco <mfratusco@adacounty.id.gov>; COMPASS <gisshared@compassidaho.org>; David Reinhardt <reinhardt.david@westada.org>; DEQ <BRO.Admin@deq.idaho.gov>; Eric Adolfson <eadolfson@compassidaho.org>; Erika Olvera (NMID) <eolvera@nmid.org>; Idaho Power (Taylor Dunn) <tdunn@idahopower.com>; Idaho Power Easements <easements@idahopower.com>; Idaho Power Easements 2 <kfunke@idahopower.com>; Intermountain Gas <bryce.ostler@intgas.com>; D3 Development Services <D3Development.Services@itd.idaho.gov>; Kendra Conder <Kendra.Conder@itd.idaho.gov>; J&M Sanitation <Chad.Gordon@jmsanitation.com>; Jason Reddy (KSD) <jjreddy@kunaschools.org>; Jonathon Gillen <gillen.jonathon@westada.org>; Justin Walker <jwalker@kellerassociates.com>; Sam Feist <SFeist@kunaid.gov>; Kuna Fire Office <office@kunafire.com>; lletson@adacounty.id.gov; Lumen - Ebin Barnett <ebin.barnett@lumen.com>; Marc Boyer (Kuna Postmaster) <marc.c.boyer@usps.gov>; Megan Leatherman <mleatherman@adaweb.net>; Meridian Fire (Brandon Medica) <bmedica@meridiancity.org>; Meridian Fire (Steve Taublee) <staulbee@meridiancity.org>; Michelle Covert <mcovert@kunaid.gov>; Nampa Meridian Irrigation District <nmid@nmid.org>; New York Irrigation District <nyirrigation@nyid.org>; Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>; Paris Dickerson <PDickerson@idahopower.com>; PWorkoffice <PWorkoffice@kunaid.gov>; Robbie Reno <rreno@kunaschools.org>; Scott Arellano (KRFD) <scott@fccnw.com>; Sparklight/Cable One (John Walburn) <john.walburn@cableone.biz>; syarrington@adacounty.id.gov; Tim Jensen (Kuna School District) <tejensen@kunaschools.org>; TLawrence Kuna Fire <tlawrence@kunafire.com>

Cc: Troy Behunin <tbehunin@kunaid.gov>; Taryn Villanueva <TVillanueva@kunaid.gov>

Subject: City of Kuna Request for Comment Case No. 25-04-SUP

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

Good morning,

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

CASE NUMBER:	25-04-SUP CALIBER COLLISION
PROJECT DESCRIPTION	The applicant is proposing the construction of a Caliber Collision auto body repair facility at the Southwest Corner of the intersection of N Linder Road and W Hubbard Road. This parcel is zoned C-3 (APN: R8555340189) and is a lot within Monarch Landing Subdivision.
APPLICANT	Jake Seaton jake@crossdevelopment.net 727.348.1240
REPRESENTATIVE	Cross Development jake@crossdevelopment.net 727.348.1240
SCHEDULED HEARING DATE	Tuesday, September 23, 2025 at 6:00 P.M.
STAFF CONTACT	Marina Lundy 986.269.8341 mlundy@kunaid.gov
<ul style="list-style-type: none">· We have enclosed information to assist you with your consideration and response; we would appreciate any information as to how this action would affect the service(s) your agency provides. <i>If your agency requires additional information, or if contact information for your agency needs updated, please notify our office.</i>· <i>No response within 15 business days will indicate you have no objection or comments regarding this project.</i>· The hearing is scheduled to begin at 6:00 p.m. or as soon as it may be heard. Kuna City Hall is located at 751 W. 4th Street, Kuna, ID 83634. Please contact staff with questions.	



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

Marina Lundy

Planner

City of Kuna | Development Services

Phone: 986.269.8341

Email: mlundy@kunaid.gov

www.kunacity.id.gov

Re: City of Kuna Request for Comment Case No. 25-04-SUP

From Chad Gordon <chad.gordon@jmsanitation.com>

Date Tue 9/2/2025 10:08 AM

To Marina Lundy <MLundy@kunaid.gov>

Marina,

The plans for this enclosure look good.

Thanks,

On Thu, Aug 28, 2025 at 9:07 AM Marina Lundy <MLundy@kunaid.gov> wrote:

Good morning, Chad,

Attached is the detailed drawing of the trash enclosure for Caliber Collision. Please let me know if you need anything else for your review!

Best,



Marina Lundy

Planner

City of Kuna | Development Services

751 W. 4th Street

Phone: 986.269.8341

P.O. Box 13

Email: mlundy@kunaid.gov

Kuna, ID 83634

www.kunacity.id.gov

From: Chad Gordon <chad.gordon@jmsanitation.com>
Sent: Wednesday, August 13, 2025 3:44 PM
To: Marina Lundy <MLundy@kunaid.gov>
Subject: Re: City of Kuna Request for Comment Case No. 25-04-SUP

Marina,

Can I get a detailed drawing of the dumpster enclosure?

Thanks,

On Wed, Aug 13, 2025 at 3:05 PM Marina Lundy <MLundy@kunaid.gov> wrote:

Good morning,

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

CASE NUMBER:	<input type="checkbox"/> 25-04-SUP CALIBER COLLISION
PROJECT DESCRIPTION	The applicant is proposing the construction of a Caliber Collision auto body repair facility at the Southwest Corner of the intersection of N Linder Road and W Hubbard Road. This parcel is zoned C-3 (APN: R8555340189) and is a lot within Monarch Landing Subdivision.
APPLICANT	Jake Seaton jake@crossdevelopment.net 727.348.1240
REPRESENTATIVE	Cross Development jake@crossdevelopment.net 727.348.1240
SCHEDULED HEARING DATE	Tuesday, September 23, 2025 at 6:00 P.M.
STAFF CONTACT	Marina Lundy 986.269.8341 mlundy@kunaid.gov

· We have enclosed information to assist you with your consideration and response; we would appreciate any information as to how this action would affect the service(s) your agency provides. *If your agency requires additional information, or if contact information for your agency needs updated, please notify our office.*

· *No response within **15 business days** will indicate you have no objection or comments regarding this project.*

· The hearing is scheduled to begin at 6:00 p.m. or as soon as it may be heard. Kuna City Hall is located at 751 W. 4th Street, Kuna, ID 83634. Please contact staff with questions.



Marina Lundy

Planner

City of Kuna | Development Services

751 W. 4th Street

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