OFFICIALS
Dana Hennis, Chairman
Bryan Clark, Vice Chairman
Vacant, 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, October 14, 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 23, 2025

B. Decision and Reasoned Statement(s)
1. Case No. 25-04-SUP & 25-27-DR; Caliber Collision
2. Case No. 25-05-S & 25-25-DR; Newberry Place
3. Case No. 25-23-DR; Falcon Crest Golf Village Amenity

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. 25-08-S & 25-28-DR Valor North Subdivision - Marina Lundy - Planner

Applicant requests Subdivision and Design Review approval for 181 buildable lots, 19 common lots, 3 common driveway lots, 3 emergency driveway lots, and 2 private road lots on approx. 50.10 acres. The site is located at S Cloverdale Road (APNS: S1415336001, S1415341101, S1415438401, and S1415336300).

Potential Motions:
- *Motion to recommend approval/recommend denial of 25-08-S with Conditions as outlined in the staff report (and additional Conditions imposed by Commission, if applicable).*
- *Motion to approve/deny 25-28-DR, with Conditions as outlined in the staff report (and additional Conditions imposed by Commission, if applicable).*

B. Case No. 25-01-PUD, 25-04-S, 25-03-ZC & 25-06-DR, Napa Vineyards - Troy Behunin – Senior Planner

Applicant requests PUD, ZC, Preliminary Plat & Design Review approval for approx. 242 acres in Kuna City using the following zones P, R-6, R-20, C-1 & C-3. The Preliminary Plat proposes to subdivide the lands into 1,495 total residential, multiple common lots & common driveways, a School Site, Fire Station & a City Park in compliance with the approved Development Agreement. The site is in Sec. 12, Township 2 North, Range 1 West (APN numbers; S1312212400, R7135690180, S1312417410.

Potential Motions:

- *Motion to recommend approval/recommend denial of 25-01-PUD, 25-04-S,* & 25-03-ZC *with Conditions as outlined in the staff report (and additional Conditions imposed by Commission, if applicable).*
- *Motion to approve/deny & 25-06-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
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Planning & Zoning Commission
REGULAR MEETING MINUTES
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:

(Timestamp 00:00:07)

Chairman Dana Hennis Okay, looks like it's time to call to order the regularly scheduled Planning & Zoning Commission meeting for Tuesday, September 23rd, 2025. First up is roll call.

Planning & Zoning Director Doug Hanson Chairman Dana Hennis.

Chairman Dana Hennis Present.

Planning & Zoning Director Doug Hanson Commissioner Bryan Clark.

Vice Chairman Bryan Clark Present.

Planning & Zoning Director Doug Hanson Commissioner Ginny Greger…Commissioner Jim Main.

Commissioner Jim Main Present.

Planning & Zoning Director Doug Hanson Commissioner Bobby Rossadillo.

Commissioner Bobby Rossadillo Present.

Chairman Dana Hennis Thank you.

COMMISSIONERS PRESENT
Chairman Dana Hennis - Present
Vice Chairman Bryan Clark - Present
Commissioner Ginny Greger - Absent
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 00:00:33)

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.)*

(Timestamp 00:00:33)

Chairman Dana Hennis First up on the agenda is our consent agenda.

Commissioner Bobby Rosadillo I'll make a motion to approve the consent agenda.

Commissioner Jim Main I'll second that.

Chairman Dana Hennis Thank you. All in favor?

All Commissioners Aye.

Chairman Dana Hennis Any opposed? Thank you.

(Timestamp 00:00:38)
Motion To: Approve The Consent Agenda
Motion By: Commissioner Bobby Rosadillo
Motion Seconded By: Commissioner Jim Main
Further Discussion: None
Voting Aye: Commissioners Rosadillo, Main, Clark, Hennis
Voting Nay: None
Absent: Commissioner Greger
4-0-1

3. PUBLIC HEARINGS:

(Timestamp 00:00:49)

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).*

(Timestamp 00:00:49)

Chairman Dana Hennis First up under public hearings is case #25-05-S and #25-25-DR for Newberry Place subdivision.

Planner Marina Lundy Good evening, Members of the Commission. For the record, Marina Lundy, Planner, Kuna Development Services Department. The application before you this evening requests preliminary plat approval for approximately 18.6 acres, already zoned R-8, medium residential density, and to subdivide the site into 95 residential lots and 22 common lots. The site is located near the intersection of South Ten Mile Road and West Lake Hazel. Staff would like to note the project was previously approved as a pre-plat with 98 residential lots and 25 common lots, but the approvals expired February 17th, 2025. In the original approval, the Boise Project Board of Control had given the applicant permission to put grass in their easement. This is no longer permitted. The applicant has worked with the Board of Control to get approval for decorative rock to be put in the canal easement that intersects with the applicant's landscape buffer. Staff has reviewed the proposed pre-plat for compliance with Kuna City Code, Idaho Statutes, and the Kuna Comprehensive Plan. And should the commission recommend approval of the application, staff recommends the applicant be subject to the proposed recommended conditions as outlined in the staff report. I'll be here for any questions that you have, and the applicant is present tonight.

Chairman Dana Hennis Thank you. Is there any questions for staff at this time?

Commissioner Jim Main No.

Commissioner Bobby Rosadillo No.

Chairman Dana Hennis Thank you. If the applicant would like to come up and present, go ahead and state your name and address for the record, if you would, and press the bottom of the microphone till it turns green. *There you go.*

Elwin Butler, Matrix Engineering My name's Elwin Butler. I'm with Matrix Engineering. *And that's it? Do you want the address?*

Chairman Dana Hennis Yes, please.

Elwin Butler, Matrix Engineering I live in Caldwell at 3122 Sun Tree Street.

Chairman Dana Hennis Thank you.

Elwin Butler, Matrix Engineering Appreciate the opportunity to present Newberry Place to you once again. We apologize for the expiration date, but we've made, I think we've made some improvements based on changes of

ownership and lot configurations. Part of those lot configurations are based upon changes of your code, which helped considerably. As you were told, it's 18.6 acres. We have R-8 zoning. The new owner is RE1 LLC, which is the sole owner of that is Gary Clark out of Pocatello, Idaho. During the expiration date, there was a sales options taking place, ownership changes, and an oversight on the expiration date, and that's why we're here. It was debatable whether we'd have to come back anyway because there's a lot configuration changes. So maybe it's just good we're here. We, in talking with a local builder to build this subdivision, he wanted wider lots and he wanted to consider single-story and two-story homes rather than townhomes. And so the new plat is wider, wider lots. And we've looked at configuration of new homes. They'll be single-family homes, single-story and two-story homes. A mixture of architectural, homes that would be similar to some of the smaller homes over in Memory Ranch I've seen some of the homes over there that are probably really close to what they'll be building as far as two-story homes. *Could we pull up the plat? Thank you*. So what has changed uh what has not changed the road configuration has not changed from the previous uh development uh and approval uh in the previous uh plat approval, they asked us to move the connection to Butterfly Street down to mid-block rather than have it up on the end. It's kind of moved back and forth about three times based on fire department and ACHD and commission.

So, the road configuration has not changed from the previous plat approval and construction plan approval. What the street outline has not changed. The utilities have not changed. What has changed is the lot configuration and so they're square rectangle locks and the lots are white now wider than they were before. So, we went from 30, 30 foot lots, 30 foot wide lots to 40 foot wide lots. There's been minor changes to the green open space. *Can we go to the concept? Maybe we have it. There we go. Awesome*. So, the green is the open space and the blue is the infiltration swales. And the white are lots. The gray, there should be gray on there, are sidewalks and crosswalks. And we have on the… within the subdivision, we have a local street based on city code, 50 foot wide right of way and 36 feet from back of curb, back of curb, five foot sidewalks. Butterfly Street is a Ada County Highway District half street section.

In the initial submittal, the right of way was 48 feet. One of their conditions of approval was that right-of-way be widened out four feet, 2 feet for behind the swale and two feet behind the sidewalk. This latest plan shows that extension of that right-of-way on there. So, the total right of way is 52 feet and that gives them the extra 2 feet that they wanted on each side. On the Ten mile, on Ten mile… There's a lot going on Ten Mile. This property does have a lot of issues around the boundaries and it has to be addressed. It shows the outline of the roundabout for Ada County Highway District for future construction. So, it's just faintly in there to demonstrate that we have provided enough sufficient right-of-way for that roundabout to be built.

The existing canal, Harris Canal, underground pipe is currently right along the edge of Ten Mile Road. It's required to be relocated based on the 50-foot donation of right-of-way to the public right-of-way there. And so that moves over to within that green area*. I don't know if you have the other, the one without the... No, it's just that it would be number two on that development plan. We can move forward with this. We can just go back to the previous drawing.* So basically, in relocating the pipe, it created a situation where we would lose all the frontage along all the lots or ability to use that property along the front between Donaway and Ten Mile. We reached an agreement with the city staff and Boise Project and Bureau of Reclamation that we would kind of merge that and landscape requirements for the berm along Ten Miles, trees and that would be moved within the subdivision so that you received the same number of trees and landscaping ability. The Boise project initially agreed that we could plant grass there. Well, it was a Bureau of Reclamation. They rescinded that. We weren't going to have lines in that right of way, but we had easements on both sides of that to allow for irrigation lines so we could irrigate it and mow it. They want decorative rock there, and the city's tentatively agreed to that on the city staff. So that gives us a 40-foot buffer along Ten Mile Road. And then along Butterfly, we have a 20-foot buffer going up along there as required by city code.

Some of the things that went into*...Let me go back to utilities*. Our utility connections are at Donaway. We'll have sewer, water, and irrigation connections there, as well as street connection. The plans do not show the sewer line crossing. When we resubmit the plat, I changed the direction of the flow. Public Works has talked to me and asked that we redirect that flow back to Donaway to that lift station there and I agreed to do that. This land drops, this land drops off fairly quickly, so it limits how much we can run that direction. So we'll go, as we've agreed with the Public Works, we'll flow as much as we can north, and then when we have to, we'll change and go the other direction. The

other connection point for utilities is on Milton Street, which goes into Memory Ranch. It's a short Street, halfway up on the west side. And again, we have sewer, water, and street connections there. The third connection is Butterfly Street. On both ends of Butterfly Street, we have water connections and irrigation connections for pressure irrigation.

Harris Canal along the north side will be basically left untouched. They require the roadway to be operable, open canal. We have to get a Bureau of Reclamation permit to be able to do the crossing at Donaway, which we've received, as long as we can keep that intact so we can get going on to construction. We, again, the buried pipe, again, requires a permit from the Bureau of Reclamation and Boise Project and are controlled by both of those subjects. I was asked in a neighborhood meeting how many trees will be removed. The Bureau of Reclamation requires all trees removed from the easement for the canal, which pretty much takes care of most trees on site, because most of the trees are right on the canal right-of-way.

Ada County has requested that we close the current driveway, which is right by the existing shed on the northeast corner. And so that driveway will go away per ACHD. Also on Ten Mile Road, they asked that we change the 8-foot sidewalk to a 10-foot sidewalk. That's been a change since the previous submittals, and that is shown on the plan. At the bottom, a typical section on the right-hand side, it shows a 10-foot sidewalk, but on the text at the top, I left it 8-foot. I missed that. My time is up.

Chairman Dana Hennis Yep, I think so. Okay. Any other key points?

Elwin Butler, Matrix Engineering We've gone through all of the submittals that we received in your packet. I believe we either are currently meeting them or can easily meet all conditions submitted.

Chairman Dana Hennis Great. Thank you.

Elwin Butler, Matrix Engineering Any questions?

Chairman Dana Hennis Any questions for the applicant at this time? No. Thank you very much. So at this time, I'll go ahead and open up the public testimony at 6:14. And I have a list here of those that have signed up, and I'll ask at the end if there's anybody else. So first up, marked is Elwin, but, well, that was you, got that one….Clark Morgan. And if you would come on up and state your name and address for the record, please.

Clark Monson It's Clark Monson. Sorry. I'm here with my wife, Jean. We live at 3273 West Devotion Drive. We're at the corner of Donaway and Devotion on the southwest corner. So, we're right at the end of where Donaway stopped right now, which will be extended into this project. So we're right there. That's our side yards at the end of Donaway. I have to say that this is a better plan than what you all approved two and a half years ago. I appreciate that. One of my concerns is that I'm glad they're single-family homes, single-family lots. Just to point out, I know it's R-8, but they are smaller than the smallest lots in Memory Ranch. So, it's not a real reflection of Memory Ranch. It's much more dense than what Memory Ranch is. Last time we requested that their construction interest be at Butterfly and Ten Mile which was approved last time. That was a condition, I believe. Instead of using Donaway as their construction entrance, we ask that you use Butterfly and Ten Mile to be their only construction entrance.

The request I have also is that the house is along, would be the north side there, along the canal that butts up to Memory Ranch. I would request that you make all of those single story because we have a lot of two stories on devotion that would be looking at them. So, I think it'd be better if they were single story. And the other request I hope you would ask them to do or require them to do is to have a swimming pool. There is no swimming pool that we know of in the plan right now. You have 95 homes with the average family having two and a half kids. So that's about two and a half, 250 kids maybe in the, just when that build out. I think they could really use the pool and that would keep them from wanting to use our pool, which we have enough problems with people from other subdivisions coming into our pool now and with this being real close to us, I think that would be a major problem. Other than that, I think it's like I said, it's a much better plan than previous one. So, thank you.

Chairman Dana Hennis Thank you. Any questions?

Commissioner Jim Main No.

Chairman Dana Hennis Thank you. The next two names I have on the list of marked not to testify. Angela, do you still wish not to testify? Okay. And Dawn? Okay, perfect. Anybody else on or in the audience that did not get a chance to sign up on the list that would like to testify on this application? Okay, and seeing none, I'll go ahead and close the public testimony on this application at 6:19. That gives the applicant any rebuttal to the questions.

Elwin Butler, Matrix Engineering There were three concerns that were listed. The construction entrance will automatically be off Butterfly. I can only imagine the only time they'll use Donaway is when they're working on the crossing and have to have to be on that on the far side of that road. Otherwise we will have that construction entrance on the other side. That's easy to control just by having that road closed until it we get things wrapped up there.

Single story, you know, these homes One of the big complaints before was the four-plexes with four homes connected and at long distances and top and height. I think the two-story homes will be so similar to the neighboring development, and there's a, they have a setback from their, for the canal on their side, and we have a setback from the canal on our side, plus the rear lot sides. So that gives quite a distance between the homes. I would recommend not restricting the home size or height on there. We have the roof breakups are, you know, frequent. So, I think what we were concerned with was we don't want a row home appearance. We want a variety of architectural in here. We want it to look attractive. And we did pull the pool. The goal was to minimize HOA fees, make it attractive to people who can afford these homes and move in. We don't want it to be a slum area.

We want it to be a nice development. But again, in the green area, we do want to do some improvements such as benches or shades. We just kind of just kind of feeling it out right now, but we do want to do like a, but we don't want to put something there. I think the way to put it would be, we don't want to fill just a city requirement of putting some hardware in the open space. We want to put something there that's usable and it's not just going to get vandalized. So, we're carefully talking about how we can make that green area attractive for the homes, whether it's a gym set or just park benches, shades. We're talking about that and we'll entertain any recommendations for that from the city. Thank you.

Chairman Dana Hennis Thank you. And with that, that'll bring up our deliberation.

Vice Chairman Bryan Clark Honestly, I think my primary concern across the board with this facility is I'm kind of surprised it hasn't come up already. Right now the way it's laid out, and it's a good looking layout, but the fact of the matter is the way it's configured now until that roundabout comes in, the only way for anybody to go north on Ten Mile is going to be to go up Donaway through Memory Ranch and up to Lake Hazel. So, the primary means to head north, so it'll be Devotion to Dedication or Devotion to Memory to Lake Hazel. 85% of the traffic coming out of this track is going to be going through that development and turning left at Lake Hazel. There's no way, reasonably, I mean, there's southbound traffic, especially in the morning, is sufficient that getting out at Butterfly is going to be hard. Unless I haven't seen conditions for a stop sign or anything at that location which I'm not a big fan of. We have enough stop signs on Ten Mile. That's my biggest concern with this.

Everything else is attractive. I like the amount of open space that's available. From a design review standpoint, I think it's very attractive and even with the smaller sizes, the architecture that's being proposed is good. It would be nice to have a lot of consideration made along that north edge because we all like our views of the Owyhees when we have an option to see out to the south. But I don't know that it would be reasonable to restrict the two-story usage. Perhaps just...

Chairman Dana Hennis Yeah, usually it's if the other side, the existing side is one story. You don't really want to push two-story onto the one story, but the other way around, yeah. I still see...

Vice Chairman Bryan Clark And then also another interim condition, that bothers me. I mean, we do have two points of access which are nice. We do have both Butterfly and Donaway. But again, I think a large portion of the traffic, at least in the mornings, will be trying to flow north. I don't have a study to back that up, that's my guide. And that's just, as we've brought up in the past, unfortunately, Kuna is a commuter town. And the jobs are north.

Chairman Dana Hennis Yeah. I mean, I like the layout. I like it better than it was. I think there's some good open space. I think we do need to provide like a little playground area or something for kids in there. We've got enough open space. We can utilize some of that with a little playground equipment or a tot lot and such. I remember what I was going to ask staff…

Vice Chairman Bryan Clark Oh, actually, I'm sorry. Let me correct myself. We do have a way out towards Shayla, don't we? Oh, Shayla is currently connected to Lake Hazel. That alleviates a lot of my concern, actually.

Planning & Zoning Director Doug Hanson Chairman, if I may, just another piece of information that might help the bigger picture. For the record, Doug Hanson, Planning and Zoning Director. Just something that might not be apparent to everyone is Haymaker Road, which is a direct connection to Ten Mile in the Memory Ranch subdivision to the north. It tees into Donaway Ave. That is actually not public right-of-way. That's a lot and block within the Memory Ranch subdivision. The original intent was that to be a secondary point of access and then to be turned back into just a lot and closed off from Ten Mile when it was no longer needed. That will ultimately be up to ACHD in the future, but there is also the possibility that more traffic will actually be utilized going south on Donaway through this development rather than that development utilizing Donaway to go north and exit onto Haymaker. That access might not always exist from Memory Ranch.

Vice Chairman Bryan Clark Interesting.

Chairman Dana Hennis Well, and does, according to this vicinity map that I'm looking at, will Butterfly connect to the other portion of Butterfly? Because right now there is a big gap.

Vice Chairman Bryan Clark Right. Are they conditioned on the ACHD? Are they conditioned to connect to Butterfly West?

Chairman Dana Hennis Or has it been completed? This map is just old.

Planning & Zoning Director Doug Hanson Butterfly is being built out as a result of the Memory Ranch subdivision to the west. So when this, when Newberry Place is developed, that portion of Butterfly will be completed to Shayla through the Memory Ranch Development.

Chairman Dana Hennis Okay.

Vice Chairman Bryan Clark Okay. So that alleviates one of my big concerns because it would be an unfair burden or an undue burden on the Memory Ranch residents.

Chairman Dana Hennis Right, exactly.

Vice Chairman Bryan Clark But yeah, if they can go out to Shayla and then up to Lake Hazel, it still is going to put a lot of burden on Lake Hazel, but it's at least sized for it.

Chairman Dana Hennis Yeah. Question for staff. I did not see in the packet any response, agency response from the school district. Do we have anything?

Planner Marina Lundy No, we do not have any agency comment from the School District on this project.

Chairman Dana Hennis Okay, because I don't see them here either, so.

Vice Chairman Bryan Clark And Silver Trail is impacted.

Chairman Dana Hennis Right, okay, thank you. That's one of my big concerns too right now. It's just our schools are flooded. We've had this conversation every time.

Vice Chairman Bryan Clark Yeah, and the cute thing is, I mean, you know, ACHD has, if you build it, we will come kind of in reverse as far as the traffic stuff is concerned. So I'm less concerned about that. I know that there are improvements coming at Lake Hazel and Ten Mile, whether it be a signal or, I don't know if, I haven't seen the MSM on this one.

Chairman Dana Hennis It wasn't huge.

Vice Chairman Bryan Clark I don't know if it was going to be a signal or a roundabout here.

Chairman Dana Hennis Roundabout as far as I remember.

Vice Chairman Bryan Clark Okay.

Chairman Dana Hennis There wasn't a lot, most of them they were saying were in the capacities. But again, I have…

Vice Chairman Bryan Clark Opinions on how numbers used for capacities…

Chairman Dana Hennis Well, yes, of course. What about schools? This is bringing one point, was it two kids per house?

Vice Chairman Bryan Clark Two, two and a half-ish.

Chairman Dana Hennis Yeah, somewhere around there.

Vice Chairman Bryan Clark 1.8 children per household, depending. So yeah, we're still talking about somewhere between 180 to 150 kids. And of course, those would be everything from 0 to 18, so percentage-wise, who knows?

Commissioner Bobby Rosadillo Which the school would have commented on during the annexation process, right? The zoning.

Chairman Dana Hennis Correct, they should have. But they should have on this one too. But I would have, you know, the annexation and the original zoning probably would have been more direct. But that was, the annexation was five years ago, six years ago. A lot's changed. Compared to Memory Ranch, this is a small portion of the amount of homes that are already there. Comments?

Planning & Zoning Director Doug Hanson Chairman, real quick, just one more bit of information. So, the intersection improvements for Ten Mile Road and West Lake Hazel are actually programmed with a construction year of 2029. So those are on the calendar for construction.

Vice Chairman Bryan Clark Perfect. Do you know what those improvements are currently?

Planning & Zoning Director Doug Hanson Roundabout.

Vice Chairman Bryan Clark Roundabout.

Commissioner Jim Main Well I think it looks like a fairly good development there. Some of the issues I had of course were similar to Bryan's over there as far as exiting through the other subdivision. I'd also like to see some green area maybe more of a park setting somewhere in there that's a defined park setting instead of just green space with some benches. I don't think we can make them put a swimming pool in, can we?

Chairman Dana Hennis Not really.

Commissioner Jim Main Okay.

Chairman Dana Hennis Not necessarily. We can recommend certain amenities to be considered.

Commissioner Jim Main Yeah.

Chairman Dana Hennis Playground equipment, et cetera.

Commissioner Jim Main Yeah, I think I'd like to see a little more green area that's defined as more of a park setting. And, you know, as far as the schools go, yeah, I'm surprised the district isn't here, but as I think Bobby was saying is, you know, when this was first annexed and platted, they would have had their say then. So it's probably still an issue with the school district. And I'm not sure what we can do about that anyway.

Chairman Dana Hennis Well, I'm not sure if there's a previous agreement or anything. we're regarding the previous application, so.

Commissioner Jim Main Yeah, I do know that the school district is now approaching developers, requesting that they participate in some financial donation to the school district.

Chairman Dana Hennis Or something, yeah, something to help them.

Commissioner Jim Main Yeah, and that may be, but all in all, you know, it fits in the area. It looks it's a pretty decent looking solution. And I really don't have any issues with it other than the main issue of traffic. And, you know, ACHD is out several years on Lake Hazel and Ten Mile. So but this could this could also take a while to develop. So all in all, I think it's a fairly decent plan.

Chairman Dana Hennis If there's no more comments or concerns or questions, I would stand for a motion. And this would need to be separated into both motions.

Commissioner Jim Main Right. Well, Mr. Chairman, I recommend approval of 25-05-S with conditions as outlined in the staff report.

Vice Chairman Bryan Clark I'll second.

Chairman Dana Hennis Thank you. All in favor?

All Commissioners Aye.

Chairman Dana Hennis Any opposed? Thank you. *Next.*

(Timestamp 00:32:54)
Motion To: Recommend Approval of Case #25-05-S
Motion By: Commissioner Jim Main
Motion Seconded By: Commissioner Bryan Clark
Further Discussion: None
Voting Aye: Commissioners Rosadillo, Main, Clark, Hennis
Voting Nay: None
Absent: Commissioner Greger
4-0-1

Commissioner Jim Main Okay, Mr. Chairman, I move to approve 25-25-DR with conditions as outlined in the staff report.

Commissioner Bobby Rosadillo I'll second.

Chairman Dana Hennis Thank you. All in favor?

All Commissioners Aye.

Chairman Dana Hennis Any opposed?

Chairman Dana Hennis Thank you. Motion carries. Thank you.

(Timestamp 00:33:19)
Motion To: Approve Case #25-25-DR With Conditions
Motion By: Commissioner Jim Main
Motion Seconded By: Commissioner Bobby Rosadillo
Further Discussion: None
Voting Aye: Commissioners Rosadillo, Main, Clark, Hennis
Voting Nay: None
Absent: Commissioner Greger
4-0-1

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).*

(Timestamp 00:33:39)

Chairman Dana Hennis Next up on the agenda would be case #25-04-SUP and #25-27-DR for Caliber Collision, Marina.

Planner Marina Lundy Good evening, members of the commission. For the record, Marina Lundy, Planner, Kuna Development Services Department. The application before you this evening requests special use and design review approval to construct a Caliber Collision auto body repair facility on Lot 6 of the Monarch Landing subdivision. This lot is approximately 1.6 acres, already zoned C-3 service commercial, and is located at the southwest corner of North Linder Road and West Hubbard Road. Staff recommends in addition to the fencing that the applicant adds screening with trees and shrubs along the southern side of the site for visual interest and extra buffering. Staff has reviewed the request for compliance with Kuna City Code, Idaho Statutes, and the Kuna Comprehensive Plan. And should the commission approve the application, staff recommends the applicant be subject to the proposed recommended conditions as outlined in the staff report. I'll be here for any questions that you have, and the applicant is present tonight and has prepared a presentation.

Chairman Dana Hennis Thank you. Is there any questions for staff at this time? No? Thank you. If the applicant would like to come up.

Todd Burnett, Freeland and Goldman Good evening. My name is Todd Burnett. I'm an architect, our landscape architect and engineer for my project With Freeland and Goldman, the address is 209 Westone Avenue, Freeland, South Carolina.

[Inaudible]

Craig Kolchak *(Phonetic)* Craig Kolchak Address is 4839 Mountain View Drive, Boise, Idaho, 83704.

Chairman Dana Hennis Thank you.

Todd Burnett, Freeland and Goldman So we did put together just a quick presentation. It kind of goes over the proposed development. And we are at the existing Monarch Landing Subdivision Phase 2. We'll sit on outlot 6 of that development which is already under construction. I believe if anybody's driven by there, they've seen they've got utilities and kind of grading going on already. So, we're just coming in on a previously approved plat subdivision for commercial development, and we'll sit on that hard corner there at Hubbard and Linder. *If you want to just kind of click through, there's some images of the... Oh, sweet, perfect.*

All right, so yeah, so here's where we sit on the intersection. That's the overall subdivision for the Monarch Two subdivision phase two. And as I said, we'll sit at lot six, which is on this image, will be that hard top right corner. There you go. Even better, we colored it up. So, here's some kind of perspective views. We did hold a neighborhood meeting a few months ago, back in July, as required with the SUP. And part of that, there was some concerns. People just kind of wanted to see generally what is this going to look like, how is it going to look with landscaping. And as part of that Monarch two, or Monarch Landing subdivision, they do have their own landscaping that had to be installed in a buffer on that hard corner. So, what we're doing here is we're representing that landscaping in addition to our landscaping with the building. And just to give people an idea of what it's going to look like. So, this would be facing, you're going to be heading to the east towards Linder in this image. So that would be straight in front of you. The intersection would be in front of you.

So, here's a proposed site plan. It's zoomed in on lot 6. We're not proposing any new access to public right-of-way. We're just going to access through the approved access roads that are being built as part of that master plan. Here is some more of the landscaping and we did see staff's comments and that would be to add additional landscaping at the southern bottom of the screen here from the dumpster all the way to the hard corner. We really have no issues with that. That's totally, totally fine with us. *There we go.*

So, here's some building elevation. So, this would be facing the front of the building. So, your customer access entry would be on the right there at that double door. This will be the elevation as seen from Linder, I believe. *Is that right, Jake? [Inaudible Background]* And this will be the elevation as seen from kind of inside the development. You really won't ever be able to see much of that because as you pass that vertical column, there will be a fence, a screen slash security fence that we have to have because they do have the vehicles that they're working on back there. So, you really won't see that perspective per se, but that's what it would look like if you were inside the fence. And then a similar situation here. This is the rear of the building. Again, that's going to be behind landscaping and a screen fence. And this is just some details on materials for the building finish. Getting out of my wheelhouse a little bit on that. *Yeah, there we go.* I thought we had these in here. So yeah, these are kind of back to the perspective view. So again, this is dead facing straight on the building from Hubbard. And then this is standing on the other side of the intersection now. So, we're looking kind of at that. I guess you'd be facing southwest in this image. And then now we're on Linder, kind of facing towards the intersection, looking at the eastern facing side of the building. So that's all I got. I'll let you two say anything they want, but we're here to answer any questions you might have.

Chairman Dana Hennis Thank you.

Jake Seaton You guys want to know about operations or anything like that, business hours?

Chairman Dana Hennis Would this typically be on Monday through Friday?

Jake Seaton Monday through Friday, 8 to 5. All the work will take place inside the building. It's fully air conditioned. The cars parked in the storage lot are mostly just waiting on materials. There's no work actually taking place out in the yard. And it's a you guys know that over 90% of their business is insurance driven, so they don't take total cars. So if the insurance company totals a car, they don't take it. It's not anything near a salvage yard or anything like that. So any other operations questions I can answer for you all?

Chairman Dana Hennis Any other questions?

Commissioner Jim Main No.

Jake Seaton Thank you.

Chairman Dana Hennis Thank you.

Craig Kulchak One of the things that's kind of a concern to most people in this valley is drainage. The drainage in each one of these developments, each lot is self-contained. There's a storm drain sand grease trap on the north side of the property with a seepage bed, and then there's one on the southwest side of the property that contains that. Any development that's been going on as far as the construction goes, we'll have erosion control out there based on the swift that we have. So, it should be a good site.

Vice Chairman Bryan Clark And then I guess just a real quick question for you. I probably should have asked this before, but from an operations standpoint, just considering it is automotive and paint, hazardous waste is being dealt with per federal regulation, all that kind of fun stuff, under the auspices of the EPA, I imagine?

Craig Kulchak Yes.

Vice Chairman Bryan Clark Okay.

Chairman Dana Hennis Perfect, thank you. With that, I'll go ahead and open up the public testimony at 6:41. The only names I have currently on the list are the applicants that have spoken. Is there anybody else in the audience that did not get a chance to sign in that would like to speak on this application? Go ahead, Mr. Rocco.

Michael Rocco Michael Rocco, 1286 East Fort Erie Street in Kuna, Idaho. I think they laid it up. I just don't know the distance between the facility and how far away or how close that is to people's houses. So, they say that it's air conditioned. I've seen body shops operate before where depending on what the temperature is outside, the doors suddenly come up because they're not, they don't necessarily need to use the air conditioning. And then you have the air tools and various other things going on. So, there's possibly, you know, that. I've also seen body shops where they're always waiting for parts. And, you know, they're in various different phases of repairing a vehicle. Again, I don't know the size of their lot where the vehicles will be stored. Sometimes it becomes an eyesore, how things are stored on the property. The question was about the paint booth. You know, I guess I would be curious as to do they have more than one paint booth? You know, so anyway, so those are just some general questions I have as it affects the quality of life possibly around the houses around that property. Thank you.

Chairman Dana Hennis Thank you. Is there anybody else that would like to speak on this application? No and seeing none, I'll go ahead and close the public testimony at 6:43. And if the applicants would like to answer those questions, you have the opportunity.

Todd Burnett, Freeland and Goldman *Yep, if you want to click that for that site plan.*

Chairman Dana Hennis The vicinity map might be even better.

Todd Burnett, Freeland and Goldman So, on the question of the proximity to residential or anything, the closest we would be is directly across the street from Winder. And just, I mean, I was doing some real quick back there. I mean, we're probably close to 200 plus feet just to get to the other side of the road. So, then whatever exists from that right of way over, I don't know how much buffer they have on their side. But -- so you'd be going through our landscaping plus 200 plus feet of road plus whatever's on their side so I'm just going to ballpark it at around 300 feet I know when we were sending out the notifications that was pretty close to that distance so from a noise standpoint I'll let I mean Jake can kind of talk on this but they don't do any operations with doors open so doors are closed they're working on cars car comes in car comes out the doors go back down before there's any anything so and the other thing to think too is. They don't do any mechanical repairs. This is all, they want to pull a bumper off and put it back on. They're not in there taking engines apart and all that kind of thing, so... And then the question on the paint

booth, from what I understand that we've been told, and Jake probably knows more about it, the paint booth is like a state-of-the-art pre-package. It comes as its own unit and what we've heard is the air coming out is cleaner than the air going in. So I don't know if Jake wants to add anything to that.

Jake Seaton Yeah, no, they're self-contained. I don't know if you can see it on here. Can I walk up there?

Chairman Dana Hennis Sure.

Jake Seaton There's actually only three overhead doors on this building.

Chairman Dana Hennis Don't talk too much over there, just because we need to record your statements on there if you want to point.

Planning & Zoning Director Doug Hanson *If you want to use the mouse, you can.*

Jake Seaton *Oh, okay. Yeah.* All right.

Chairman Dana Hennis Thank you.

Jake Seaton Jake Seaton So yeah, the cars actually will come through here, and then there's about 16, to maybe 18, bays that can fit cars in here while they're working on them. And then they exit out the back. Once everything's done, then I'll drive them up front, park them, customer will come pick them up. So they do really try to keep the doors shut. Over here we'll have a detail bay, so that's like a car washing station, and then that's where all the parts storage is. All the paint that we use is water-based. And we have containment protocols and environmental cleanup companies. We have contracts with them on every project. What else am I missing? Screening. Oh, yes. So we have -- so parking, we have 68 behind the fence. And we'll have 15 up front, including two handicapped stalls. So all this will be the storage lot. This particular prototype, this parking lot is specifically the parking count is specifically designed for this prototype and what this building can produce and its output. So we should have significant parking. And it'll all be screened in all the way around here.

Chairman Dana Hennis Now what type of fencing is your screening?

Jake Seaton So right now we're proposing chain link with privacy slats. Six foot high and there will be tan slats to match the building.

Chairman Dana Hennis And does that meet the Kuna city code for that type of building?

[Brief Silence]

Commissioner Bobby Rosadillo I'll ask a question while we're waiting. On top of that fence, are you going to have any like security, you know, barbed wire or anything? Or is it just going to be a six-foot fence?

Jake Seaton No.

Chairman Dana Hennis And from what I see on the vicinity map, there's a significant amount of buffer between the southern houses as well, so the ones to the east will be closer, like the applicant said.

Planner Marina Lundy Yes, that does meet code. It just has to be site obscuring fencing.

Chairman Dana Hennis Yeah, that's what I couldn't remember. Thank you.

Jake Seaton Thank you, everybody.

Chairman Dana Hennis No, we don't have any more. Nope, unfortunately, public testimony has been closed at this time. Thank you, though. With that, leaves us to deliberation.

Vice Chairman Bryan Clark So on a site like this I understand the reasoning for the hardscape and I think unfortunately it is necessary but you know as per usual giant hunk of -- giant hunk of asphalt doesn't make me terribly happy but unfortunately with this usage I think it kind of is what it is.

Chairman Dana Hennis Well then there is there is open space between the other uses

Vice Chairman Bryan Clark And honestly it looks like we're probably close to 40% of landscape so I want to complain more if it's giant hunk of asphalt but…

[Laughter]

Chairman Dana Hennis You make your living with that.

Vice Chairman Bryan Clark I know. I didn't say I was happy about it.

Chairman Dana Hennis No, I think the building looks good. I think it's on a good corner for this. I think they've got the screening down well. Most all of these are fairly environmentally contained. The large corporate driven facilities don't want to fight the government. So they do and if water-based technology, then you're not going to get the VOCs off of their products as it is. For a body shop, it looks pretty good.

Commissioner Jim Main I agree. I think from both Linder and from Hubbard, I think that the building looks good. It doesn't reflect itself as being a repair shop. And I think with the fencing around the other two sides, it pretty much obscures any vision of what's going on the back. And as this development also builds out, we'll have other facilities in there as well. So I think it's a pretty good looking project.

Chairman Dana Hennis And that's one thing we don't have in the city at this point, is a body shop.

Commissioner Jim Main Right. And we need one as much traffic as we have.

Chairman Dana Hennis We'll keep them busy.

Commissioner Bobby Rosadillo I think for me it's, probably similar to Mr. Rocco's concerns, visual appearance, which I think looks pretty good, and then also livability for people that are around there. So, noise, smell, anything like that. And I think the applicant pretty much addressed the concerns that I had, you know, with everything being self-contained and filtered, you know, doors remaining shut. So, it's going to minimize noise. And then Monday through Friday, 8 to 5, where most people are going to be at work or school anyway. You know, the distance away from the closest neighbor I think is reasonable. So, you know, I think they address most of my concerns.

Vice Chairman Bryan Clark The other boon potentially to a site like this, though, is it is going to be bringing a couple of jobs into town and qualify or, you know, skilled like skilled jobs. So there is benefit there. The only thing -- The only thing that kind of struck me as odd about this project is why here and not why south of the tracks? But, again, I think it's not a terrible corner for it.

Chairman Dana Hennis I think, I mean, there's not a lot of...

Vice Chairman Bryan Clark No.

Chairman Dana Hennis Not a lot of sites for this across there. I think it's, you know, we're kind of running out of those. They're either bigger or just too small on the south side. So I think as we push our developments to our commercial corners, I think this is a good addition.

Vice Chairman Bryan Clark Yeah, agreed.

Chairman Dana Hennis With that if there's not any other concerns or questions?

Vice Chairman Bryan Clark Mr. Chairman, I move that we approve case #24-04-SUP and #25-27-DR with conditions as outlined in the staff report.

Commissioner Bobby Rosadillo I'll second.

Chairman Dana Hennis Thank you. All in favor?

All Commissioners Aye.

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

(Timestamp 00:52:36)
Motion To: Approve Case #24-04-SUP And #25-27-DR With Conditions
Motion By: Commissioner Bryan Clark
Motion Seconded By: Commissioner Bobby Rosadillo
Further Discussion: None
Voting Aye: Commissioners Rosadillo, Main, Clark, Hennis
Voting Nay: None
Absent: Commissioner Greger
4-0-1

4. BUSINESS ITEMS:

5. UPDATES & REPORTS:

(Timestamp 00:53:00)

Chairman Dana Hennis With that, I don't see anything further on our agenda for tonight, is there any items or reports from staff?

Planning & Zoning Director Doug Hanson That's it for this evening.

Chairman Dana Hennis Thank you.

6. ADJOURNMENT:

(Timestamp 00:53:13)

Commissioner Bobby Rosadillo I'll make a motion that we adjourn.

Vice Chairman Bryan Clark Seconded.

Chairman Dana Hennis All in favor?

All Commissioners Aye.

Chairman Dana Hennis Any opposed?

Vice Chairman Bryan Clark I hope not.

Chairman Dana Hennis Thank you.

(Timestamp 00:53:13)
Motion To: Adjourn
Motion By: Commissioner Bobby Rosadillo
Motion Seconded By: Commissioner Bryan Clark
Further Discussion: None
Voting Aye: Commissioners Rosadillo, Main, Clark, Hennis
Voting Nay: None
Absent: Commissioner Greger
4-0-1

_____
Dana Hennis, Chairman

ATTEST:

_____
Doug Hanson, Director

Minutes prepared by Garrett Michaelson, Deputy City Clerk.

BEFORE THE PLANNING AND ZONING COMMISSION
CITY OF KUNA, ADA COUNTY IDAHO

IN THE MATTER OF THE APPLICATION OF **CALIBER COLLISION** *Related to the special use permit for a commercial site at the Southwest corner of N Linder Rd and W Hubbard Rd (R8555340189)*	))))))	**Case No.:** 25-04-SUP (Special Use Permit) & 25-27-DR (Design Review) **DECISION AND REASONED STATEMENT FOR CALIBER COLLISION**

SECTION 1
INTRODUCTION AND PROCEDURAL BACKGROUND

THESE MATTERS came before the Planning & Zoning Commission of the City of Kuna (the "commission") for Public Hearing on September 23, 2025, the Commission entered a decision on the application. Thereafter, this Decision was prepared and presented to the Commission on October 14, 2025, for formal adoption of the Commission's decision.

SECTION 2
DECISION

The Commission, having considered the record and listened to the arguments and presentations at the hearing, DOES HEREBY ORDER AND DECIDE:

The Special Use Permit Application (25-04-SUP) is hereby *Approved*.

The Design Review Application (25-27-DR) is hereby *Approved*.

SECTION 3
RECORD OF EXHIBITS AND TESTIMONY

I. List of Exhibits.

- ACHD
- ADA COUNTY
- BKID
- BPBC
- IDEQ
- ITD
- J&M
- AFFIDAVIT
- APPLICATION COVERSHEET
- COMMITMENT TO PROPERTY POSTING

- LEGAL DESCRIPTION
- NARRATIVE
- NEIGHBORHOOT MEETING CERTIFICATION
- RENDERING EAST
- RENDERING NORTH
- SITE PLAN
- SPECIAL USE PERMIT APPLICATION
- TRASH ENCLOSURE DRAWINGS
- VICINITY MAP
- WARRANTY DEED
- AGENCY TRANSMITTAL
- LEGAL NOTICE PROOF 09.23.2025
- NEIGHBORHOOT MEETING NOTIFICATION
- PROOF OF LEGAL MAILER PZ 09.23.2025

II. Public Hearing Witnesses.

Witness Testimony: Those who testified at the Commission September 23, 2025, hearing are as follows, to wit:

a. City Staff:
Marina Lundy, Planner

b. Appearing for the Applicant:
Todd Burnett, 209 W Stone Ave, Greenville , SC 29609

Jake Seaton, 4317 Marsh Ridge Rd, Carrolton, TX 75010

Craig Colchack, 4839 Mountain View Dr, Boise, ID, 83704

c. Appearing to Testify:
Micheal Rocco, 1286 E Fort Erie, Kuna

SECTION 4
REASONED STATEMENT

I. Relevant Criteria and Standards Considered

a. Relevant City Ordinance Provisions.

1. Kuna City Code (KCC) Title 5 Development Regulations, Chapter 8, Part 8 Special use Permits

2. Kuna City Code (KCC) Title 5 Development Regulations, Chapter 8, Part 9 Design Review

b. Relevant Statutory Provisions.

1. Chapter 65 of Title 67, Idaho Code

i. I.C. § 67-6512 – Special Use Permits, Conditions, and Procedures

II. Factual Findings

a. General Factual Findings.

1. 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:	N/A

2. Procedural Findings:

Neighborhood Meeting	Held on June 6, 2025
Pre-Application Meeting	April 24, 2025
Agency Comments Request	August 13, 2025
300 FT Legal Mailer Notice Council	September 4, 2025
Idaho Press Newspaper Published Hearing Notice Council	September 2, 2025
Site Posting Commission	September 8, 2025
Commission Public Hearing	Held on September 23, 2025
Commission Written Decision and Reasoned Statement Entered	October 14, 2025

b. Relevant Contested Facts.
    1. Micheal Rocco presented concerns about long term vehicle storage and if noise from the work bays would be a burden to neighboring properties.

c. Commission's Factual Findings on Relevant Contested Fact.
    1. The Commission determined that the distance from neighboring homes is far enough to mitigate noise concerns and the proposed buffering through fencing and landscaping should be sufficient to block long term vehicle storage. This case was deemed to have met the requirements of Kuna City Code and should only be held to those requirements of code.

III. 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.

SECTION 5
REQUIRED NOTICES TO APPLICANT AND AFFECTED PARTIES

Special Use Permit
I.C. 6735(2)(b) Any applicant or affected person seeking judicial review of compliance with the provisions of this section must first seek reconsideration of the final decision within fourteen (14) days. Such written request must identify specific deficiencies in the decision for which reconsideration is sought. Upon reconsideration, the decision may be affirmed, reversed or modified after compliance with applicable procedural standards. A written decision shall be provided to the applicant or affected person within sixty (60) days of receipt of the request for reconsideration or the request is deemed denied. A decision shall not be deemed final for purposes of judicial review unless the process required in this subsection has been followed. The twenty-eight (28) day time frame for seeking judicial review is tolled until the date of the written decision regarding reconsideration or the expiration of the sixty (60) day reconsideration period, whichever occurs first.

Design Review
Pursuant to KCC 5-8-912, an applicant or affected party may appeal this decision to the Kuna City Council. The applicant or affected party must file a written notice of appeal with the City Clerk stating specifically the decision(s) to be reviewed by the Council and the grounds for the appeal with the Director before 5:00 p.m. of the tenth calendar day, or the next business day following the tenth calendar day should the tenth day fall on a weekend or holiday, after decision is issued and provided in writing to the applicant.

BY ACTION OF THE COMMISSION of the City of Kuna at its regular meeting held on the 14th day of October 2025.

_____
P&Z Commission Chairman,
Dana Hennis

BEFORE THE PLANNING AND ZONING COMMISSION
CITY OF KUNA, ADA COUNTY, IDAHO

IN THE MATTER OF THE APPLICATIONS OF **NEWBERRY PLACE** *Related to the development of real property located At S Ten Mile Road (Parcel No. S1303142000).*	)	**Case Nos.:** 25-05-S (Subdivision) & 25-25-DR (Design Review) **DECISION AND REASONED STATEMENT FOR NEWBERRY PLACE.**

SECTION 1
INTRODUCTION AND PROCEDURAL BACKGROUND

THESE MATTERS came before the Planning and Zoning Commission of the City of Kuna (the "Commission") for Public Hearing on September 23, 2025, the Commission entered recommendations and decisions on the two (2) applications. Thereafter, this Decision and Reasoned Statement was prepared and presented to the Commission on October 14, 2025, for formal adoption of the Commission's decision.

SECTION 2
DECISION

The Commission, having considered the record and listened to the arguments and presentations at the hearing, DOES HEREBY ORDER AND DECIDE:

The Preliminary Plat Application (Case No. 25-05-S) is hereby *Recommended Approval.*

The Design Review Application (25-25-DR) is hereby *Approved*.

SECTION 3
RECORD OF EXHIBITS AND WITNESSES

I. List of Exhibits.

- AFFIDAVIT OF LEGAL INTEREST
- APPLICATION COVERSHEET
- COMMITMENT TO PROPERTY POSTING
- CONSTRUCTION PLANS
- DEED
- DESIGN REVIEW APPLICATION
- ENGINEERING CONCEPT
- ENGINEERING REPORT
- HOME ELEVATION VIEWS
- LANDSCAPE PLAN

- LEGAL DISCRIPTION
- LIGHTING PLAN
- NARRATIVE
- NEIGHBORHOOD MEETING CERTIFICATION
- PRELIMINARY PLAT APPLICATION
- PRELIMINARY PLAT APPLICATION
- REPORT UPDATE LETTER 2
- REPORT UPDATE LETTER
- STORM DRAINAGE
- SUBDIVISION NAME RESERVATION
- VICINITY MAP
- LEGAL NOTICE PROOF 09.23.2025
- PROOF OF LEGAL MAILER PZ 09.23.2025
- AGENCY TRANSMITTAL
- BPBC
- CDH
- IDEQ
- ITD
- ACHD
- PW

II. Public Hearing Witnesses.

Witness Testimony: Those who testified at the Council May 20, 2025, hearing are as follows, to-wit:

a. City Staff:
Marina Lundy, Planner

b. Appearing for the Applicant:
Elwin Butler, 3122 Suntree St, Caldwell, ID 83665

c. Appearing to testify:
Clark Monson, 3273 W Devotion Dr, Meridian, ID 83642

SECTION 4
REASONED STATEMENT

I. Relevant Criteria and Standards Considered

a. Relevant City Ordinance Provisions.

1. Kuna City Code 1-14-3

b. Relevant Statutory Provisions.

1. Chapter 13 of Title 50, Idaho Code.
2. Chapter 65 of Title 67, Idaho Code
3. I.C. § 67-6513

c. Pertinent Constitutional Provisions

II. Factual Findings

a. General Factual Findings.

1. Statement of Fact

Parcel Number(s):	S1313142000
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

2. Procedural Findings:

Neighborhood Meeting	May 10, 2025
Pre-Application Meeting	April 10, 2025
Agency Comments Request	August 5, 2025
300 FT Legal Mailer Notice	Sent on September 4, 2025
Idaho Press Newspaper Published Hearing Notice	Published on September 2, 2025
Site Posting	Posted on September 8, 2025
Planning and Zoning Public Hearing	Held on September 23, 2025
Planning and Zoning Commission Written Recommendation and Decision Entered	Held on October 14, 2025

b. Relevant Contested Facts.

1. Clark Monson expressed concern over the density of the project, height of the homes neighboring the Memory Ranch Subdivision, the lack of a pool may cause residents to use the Memory Ranch Subdivision pool, and the entrance for construction vehicles should be at Butterfly St and Ten Mile.

c. Commissions Factual Findings on Relevant Contested Fact.

1. Commission felt that more amenities in the open space would be beneficial to the residents. Commission agreed that construction access should be limited to the Butterfly and Ten Mile. Commission felt that homes should not be limited to single story where two story homes exist on the transition. This case was deemed to have met the requirements of Kuna City Code and should only be held to those requirements of code.

III. Rationale for the Decision Based Upon Facts and Relevant Criteria and Standards Considered.

It is the rationale of the Commission that the design review and preliminary plat are compliant with Idaho Code, Kuna City Code and the Comprehensive plan.

IV. 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.

SECTION 5
REQUIRED NOTICES TO APPLICANT AND AFFECTED PARTIES

Design Review
Pursuant to KCC 5-8-912, an applicant or affected party may appeal this decision to the Kuna City Council. The applicant or affected party must file a written notice of appeal with the City Clerk stating specifically the decision(s) to be reviewed by the Council and the grounds for the appeal with the Director before 5:00 p.m. of the tenth calendar day, or the next business day following the tenth calendar day should the tenth day fall on a weekend or holiday, after decision is issued and provided in writing to the applicant.

Preliminary Plat
I.C. 6735(2)(b) Any applicant or affected person seeking judicial review of compliance with the provisions of this section must first seek reconsideration of the final decision within fourteen (14) days. Such written request must identify specific deficiencies in the decision for which reconsideration is sought. Upon reconsideration, the decision may be affirmed, reversed or modified after compliance with applicable procedural standards. A written decision shall be provided to the applicant or affected person within sixty (60) days of receipt of the request for reconsideration or the request is deemed denied. A decision shall not be deemed final for purposes of judicial review unless the process required in this subsection has been followed. The twenty-eight (28) day time frame for seeking judicial review is tolled until the date of the written decision regarding reconsideration or the expiration of the sixty (60) day reconsideration period, whichever occurs first.

BY ACTION OF THE CITY COUNCIL of the City of Kuna at its regular meeting held on the 14th day of October 2025.

_____
Planning & Zoning Commission Chairman,
Dana Hennis

BEFORE THE PLANNING AND ZONING COMMISSION
CITY OF KUNA, ADA COUNTY IDAHO

IN THE MATTER OF THE APPLICATION OF	)	**Case No. 25-23-DR**
	)	
FALCON CREST GOLF VILLAGE AMENITY	)	
	)	
Related to the development of real property	)	
located near the NEC of E Cloverdale Rd. and	)	
E Kuna Rd. (Parcel No. S1422142000)	)	**DECISION.**

SECTION 1
INTRODUCTION AND PROCEDURAL BACKGROUND

THIS MATTER came before the Planning & Zoning Commission of the City of Kuna (the "Commission") for Public Meeting on September 9, 2025, the Commission entered a decision on the application. Thereafter, this Decision and Reasoned Statement was prepared and presented to the Commission on October 14, 2025, for formal adoption of the Commission decision.

SECTION 2
DECISION

The Commission, having considered the record and listened to the arguments and presentations at the hearing, DOES HEREBY ORDER AND DECIDE:

Falcon Crest Golf Village Amenity (Case No. 25-23-DR) is hereby *Approved*.

SECTION 3
RECORD OF EXHIBITS AND TESTIMONY

I. List of Exhibits

- AFFIDAVIT OF LEGAL INTEREST
- APPLICATION COVERSHEET
- DESIGN REVIEW APPLICATION
- ELEVATIONS
- GRADING & DRAINAGE PLAN
- LANDSCAPE PLANS
- NARRATIVE
- OPEN SPACE EXHIBIT
- SITE PLAN
- VICINITY MAP
- WARRANTY DEEDS
- AGENCY COMMENTS REQUEST
- ACHD COMMENTS

- ITD COMMENTS
- APPLICANTS PRESENTATION

II. Public Meeting Testimony

Witness Testimony: Those who testified at the Commission meeting on September 9, 2025, are as follows, to-wit:

a. City Staff:

Troy Behunin, Senior Planner

b. Appearing for the Applicant:

Chris Grant, M3 Companies, LLC, 1673 W Shoreline Dr. Ste. 2000 Boise, ID 83702

III. Relevant Design Review Standards Considered.

a. Kuna City Code Title 5, Chapter 8, Part 9, Design Review.

SECTION 4
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 Site Plan. Any revisions of the Site Plan are subject to Administrative Determination to rule if the revision is substantial.

10. Develop/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. Developer/Owner/Applicant shall submit an updated site plan to accommodate two (2) additional ADA spaces, and submit a plan that complies with Kuna City Code 5-8-1403 parking standards.

18. Developer/Owner/Applicant will provide an updated site plan for the trash enclosures that complies with J&M Sanitation standards.

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

SECTION 5
NOTICES TO APPLICANT AND AFFECTED PARTIES

Pursuant to KCC 5-8-912, an applicant or affected party may appeal this decision to the Kuna City Council. The applicant or affected party must file a written notice of appeal with the City Clerk stating specifically the decision(s) to be reviewed by the Council and the grounds for the appeal

with the Director before 5:00 p.m. of the tenth calendar day, or the next business day following the tenth calendar day should the tenth day fall on a weekend or holiday, after decision is issued and provided in writing to the applicant.

BY ACTION OF THE CITY COMMISSION of the City of Kuna at its regular meeting held on the 14th day of October 2025.

_____

Dana Hennis, P&Z Chairman

VALOR NORTH SUBDIVISION

PRELIMINARY PLAT



m3companies

- A Reveille at VALOR
- A2 Builder Mod
- B Trilogy © at VALOR (55+)
- B2 Trilogy Models
- C Trilogy © VALOR Club
- D Future Trilogy © at VALOR (55+)
- E Falcon Crest Golf Club & Future VALOR Club
- F Future VALOR Club Mixed Use Development
- G Medallian at VALOR
- H Medallian Greens at VALOR
- I Medallian at VALOR
- J Medallian at VALOR (Future Residential)
- K Tribute at VALOR (Future Residential)
- L Future VALOR Residential
- M Future Commercial/Mixed Use

VALOR NORTH PRE-PLAT

VALOR SOCIAL CLUB

FALCON CREST GOF VILLAGES PRE-PLAT "Medallion"

ROBINHOOD PRE-PLAT "Reveille"

VALOR CLUB DRIVE

TIERCEL DRIVE

Park & Pool

FALCON CREST PRE-PLAT NO. 1 "Trilogy"

FALCON CREST EAST PRE-PLAT "Trilogy"

VALOR WEST PRE-PLAT "Tribute"

K-12 School

City Park

FIVE MILE ROAD

FALCON CREST PRE-PLAT NO. 2 "Trilogy"

Cloverdale Road

Kuna Road

Trilogy

m3companies

VALOR Master Plan

Subdivision Lot Type and Layouts are subject to change

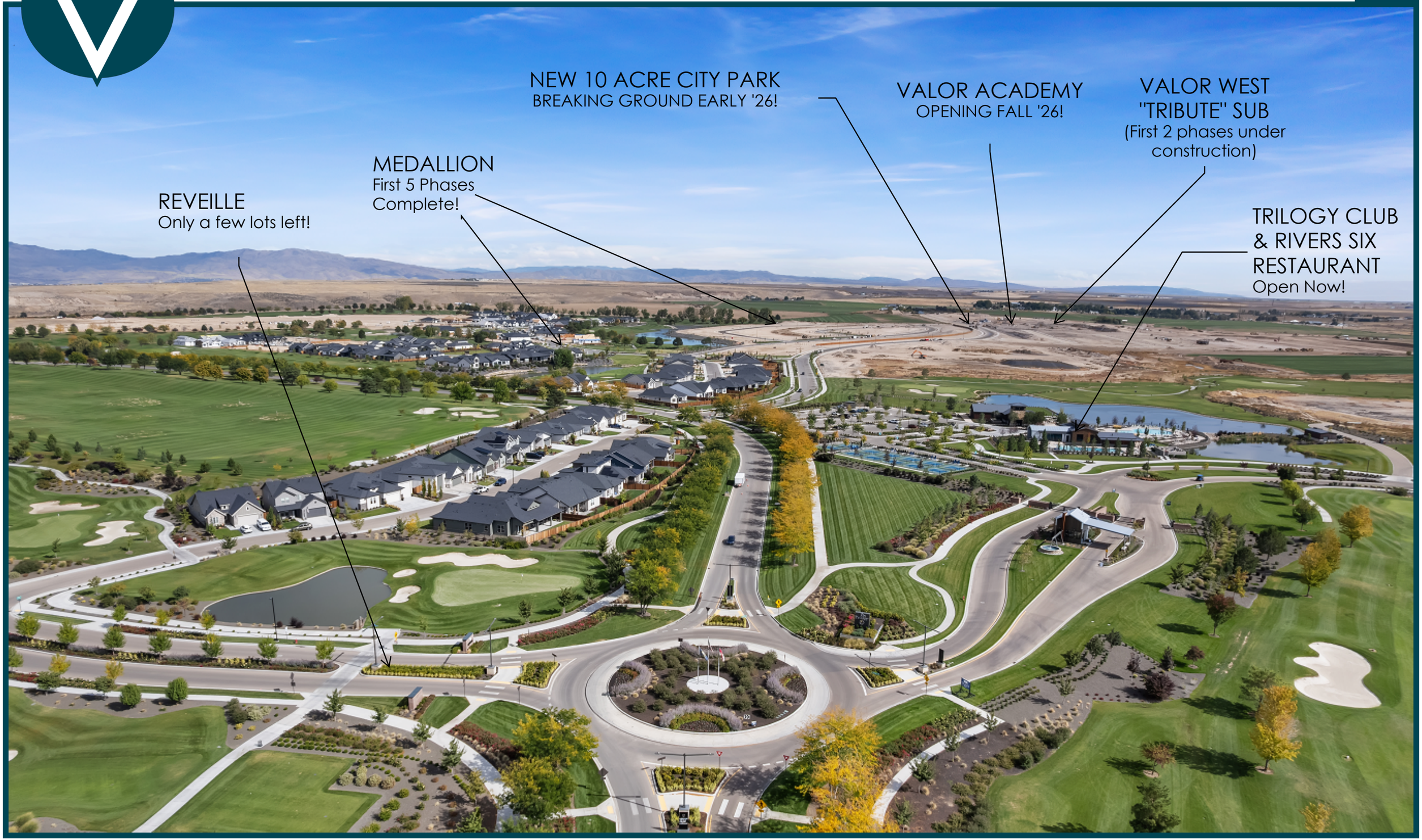
October 9, 2025

0 300 600 900

SCALE : 1" = 300'

GREEY|PICKETT


VALOR NORTH
VALOR CLUB
REVEILLE
VALOR NORTH
MEDALLION


NEW 10 ACRE CITY PARK
BREAKING GROUND EARLY '26!
VALOR ACADEMY
OPENING FALL '26!
VALOR WEST
"TRIBUTE" SUB
(First 2 phases under construction)
MEDALLION
First 5 Phases Complete!
REVEILLE
Only a few lots left!
TRILOGY CLUB & RIVERS SIX RESTAURANT
Open Now!


FUTURE CITY PARK
VALOR ACADEMY
OPENING LATE '26!
MEDALLION
VALOR WEST
"TRIBUTE" SUB
TRILOGY CLUB/
RIVERS SIX
RESTAURANT
REVEILLE
TRILOGY AT
VALOR - 55+

NEW PUTTING GREEN

NEW 18-HOLE PUTTING COURSE

NEW BOCCE COURTS AND OUTDOOR SEATING/TV AREAS





N

0 200 400

SCALE IN FEET

J-U-B ENGINEERS, INC.
2760 W. Excursion Ln.
Suite 400
Meridian, ID 83642
Phone: 208.376.7330
www.jub.com

PRELIMINARY PLANS

NOT FOR CONSTRUCTION

REUSE OF DRAWINGS
J-U-B SHALL RETAIN ALL COMMON LAW, STATUTORY, COPYRIGHT AND OTHER RESERVED RIGHTS OF THESE DRAWINGS, AND THE SAME SHALL NOT BE REUSED WITHOUT J-U-B'S PRIOR WRITTEN CONSENT. ANY REUSE WITHOUT WRITTEN CONSENT BY J-U-B WILL BE AT CLIENT'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO J-U-B.

NO.	DESCRIPTION	BY	APPR.	DATE
	REVISION			

VALOR SOCIAL CLUB PHASE 1
KUNA, IDAHO

VICINITY MAP

FILE :	EX-01_VICINITYMAP
JUB PROJ. # :	10-23-019
DRAWN BY:	MPD
DESIGN BY:	MPD
CHECKED BY:	MEP

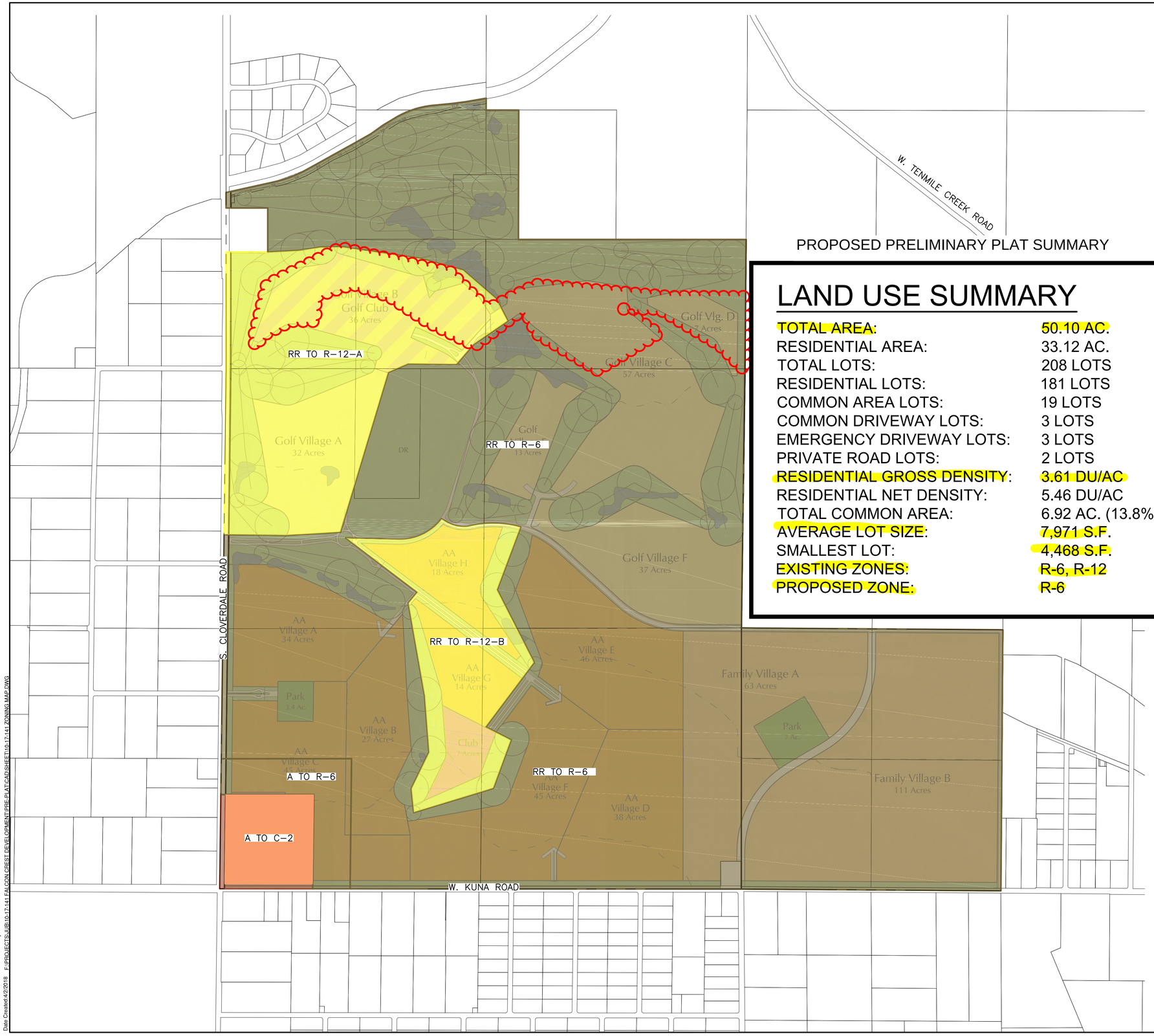
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AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY

LAST UPDATED: 4/3/2025

SHEET NUMBER:

EX-01

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Date Created=4/3/2025 \\JUB.COM\CENTRAL\CLIENTS\ID\MB\PROJECTS\10-23-019_VALORSOCIALCLUB\CAD\SITE_CONSTRUCTION_PHASE1\CAD\EXHIBITS\2025-04-03_DESIGNREVIEW\EXHIBITS\EX-01_VICINITYMAP.DWG



PROPOSED PRELIMINARY PLAT SUMMARY

LAND USE SUMMARY

TOTAL AREA:	50.10 AC.
RESIDENTIAL AREA:	33.12 AC.
TOTAL LOTS:	208 LOTS
RESIDENTIAL LOTS:	181 LOTS
COMMON AREA LOTS:	19 LOTS
COMMON DRIVEWAY LOTS:	3 LOTS
EMERGENCY DRIVEWAY LOTS:	3 LOTS
PRIVATE ROAD LOTS:	2 LOTS
RESIDENTIAL GROSS DENSITY:	3.61 DU/AC
RESIDENTIAL NET DENSITY:	5.46 DU/AC
TOTAL COMMON AREA:	6.92 AC. (13.8%)
AVERAGE LOT SIZE:	7,971 S.F.
SMALLEST LOT:	4,468 S.F.
EXISTING ZONES:	R-6, R-12
PROPOSED ZONE:	R-6

LEGEND

ZONE C-2

ZONE R-6

ZONE R-12

TOTAL ZONING BOUNDARY AREA	1033.47 Ac.
ZONE RR TO R-6	806.92 Ac.
ZONE A TO R-6	19.58 Ac.
ZONE RR TO R-12	188.09 Ac.
R-12-A	124.61 Ac.
R-12-B	63.48 Ac.
ZONE A TO C-2	20.89 Ac.
AREA TO BE ANNEXED	995.01 Ac.

8

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

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NO.	DESCRIPTION	BY	APPR.	DATE
	REVISION			

FALCON CREST SUBDIVISION
KUNA, IDAHO

ZONING MAP

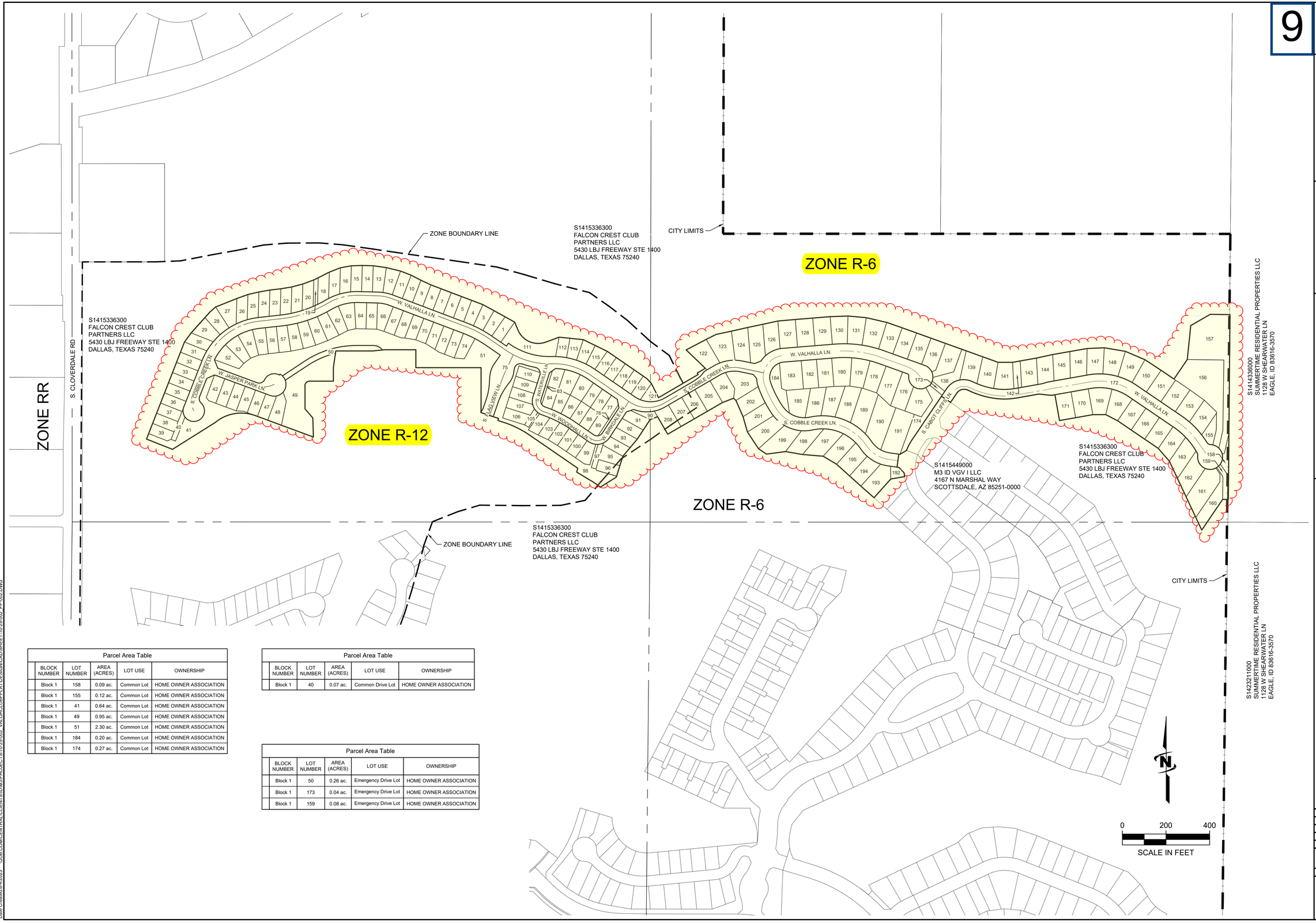
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JUB PROJ. # : 10-17-141
DRAWN BY: ##
DESIGN BY: ###
CHECKED BY: ###

ONE INCH
AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY

LAST UPDATED: 5/17/2018

SHEET NUMBER:
1

Plot Date:5/17/2018 4:10 PM Plotted By: Everett Earnest
Date Created:4/2/2018 F:\PROJECTS\JUB\10-17-141 FALCON CREST DEVELOPMENT\PRE-PLAT\CAD\SHEET\10-17-141 ZONING MAP.DWG



Parcel Area Table				
BLOCK NUMBER	LOT NUMBER	AREA (ACRES)	LOT USE	OWNERSHIP
Block 1	158	0.09 ac.	Common Lot	HOME OWNER ASSOCIATION
Block 1	155	0.12 ac.	Common Lot	HOME OWNER ASSOCIATION
Block 1	41	0.64 ac.	Common Lot	HOME OWNER ASSOCIATION
Block 1	49	0.95 ac.	Common Lot	HOME OWNER ASSOCIATION
Block 1	51	2.30 ac.	Common Lot	HOME OWNER ASSOCIATION
Block 1	184	0.20 ac.	Common Lot	HOME OWNER ASSOCIATION
Block 1	174	0.27 ac.	Common Lot	HOME OWNER ASSOCIATION

Parcel Area Table				
BLOCK NUMBER	LOT NUMBER	AREA (ACRES)	LOT USE	OWNERSHIP
Block 1	40	0.07 ac.	Common Drive Lot	HOME OWNER ASSOCIATION

Parcel Area Table				
BLOCK NUMBER	LOT NUMBER	AREA (ACRES)	LOT USE	OWNERSHIP
Block 1	50	0.26 ac.	Emergency Drive Lot	HOME OWNER ASSOCIATION
Block 1	173	0.04 ac.	Emergency Drive Lot	HOME OWNER ASSOCIATION
Block 1	159	0.08 ac.	Emergency Drive Lot	HOME OWNER ASSOCIATION

9

JUB ENGINEERS, INC.

J-U-B ENGINEERS, INC.
2760 W. Excursion Ln.
Suite 400
Meridian, ID 83642
Phone: 208.376.7330
www.jub.com

PROFESSIONAL ENGINEER
LICENSED
23446
STATE OF IDAHO
MATTHEW P. DAY

8/4/2025

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NO.	DESCRIPTION	BY	APPR.	DATE
	REVISION			

VALOR NORTH SUBDIVISION
KUNA, IDAHO

SURROUNDING LAND USE AND COMMON LOT TABLES

FILE : 10-25-002_PP-002
JUB PROJ. # : 10-25-002
DRAWN BY: PHM
DESIGN BY: MPD
CHECKED BY: MEP
ONE INCH
AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY
LAST UPDATED: 7/22/2025

SHEET NUMBER:
PP-02

Plot Date:7/24/2025 2:56 PM Plotted By: Matt Day
Date Created:6/4/2025 \\JUB.COM\CENTRAL\CLIENTS\ID\M3\PROJECTS\10-25-002_VALOR\CLUBPPLAT\DESIGN\CAD\SHEET\10-25-002_PP-002.DWG

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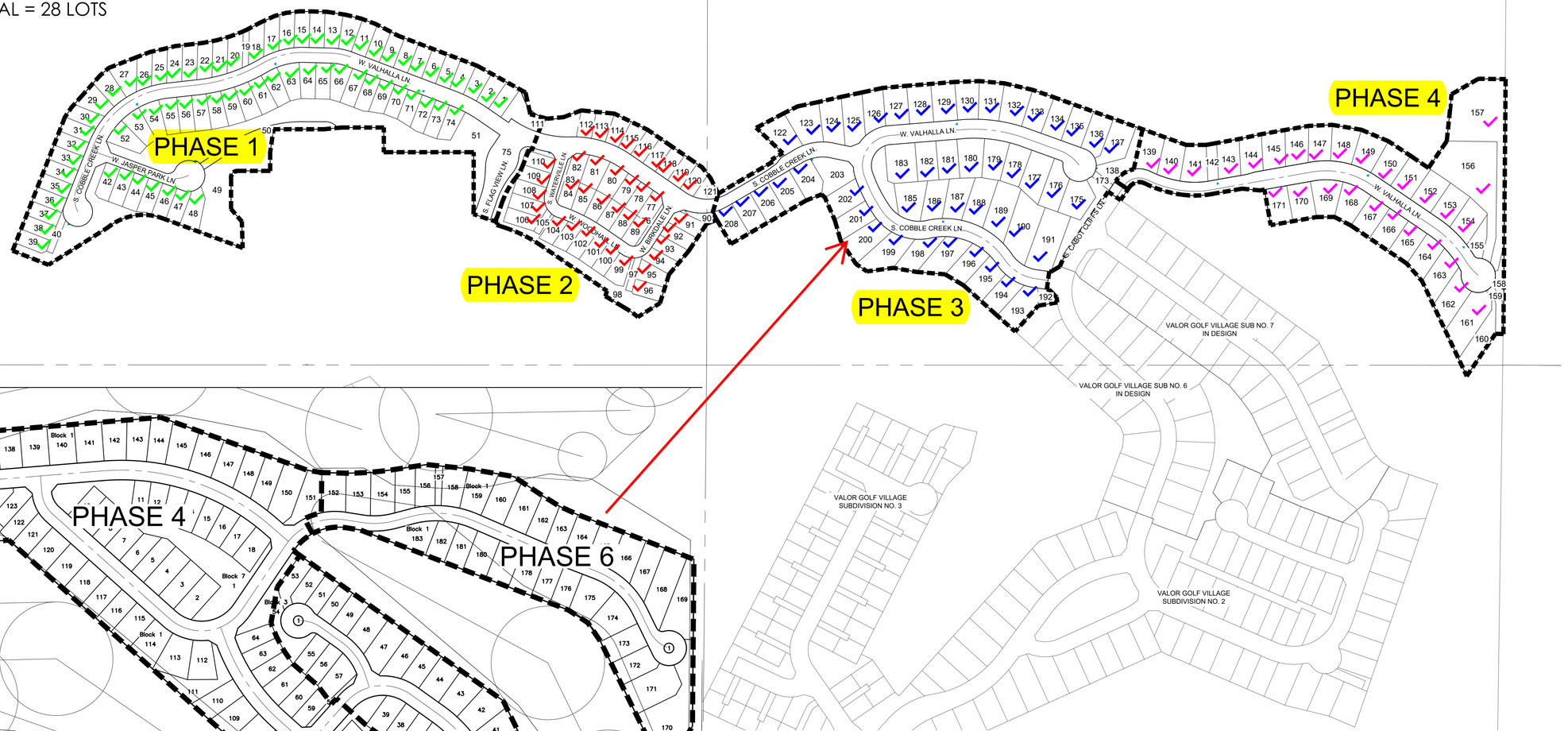
PHASE 1 = 68 LOTS

PHASE 2 = 38 LOTS

PHASE 3 = 47 LOTS
ORIGINAL = 50 LOTS

PHASE 4 = 28 LOTS
ORIGINAL = 28 LOTS

REDUCTION OF 3 LOTS



0 200 400
SCALE IN FEET

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2760 W. Excursion Ln.
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Meridian, ID 83642
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PROFESSIONAL ENGINEER
LICENSED
23446
STATE OF IDAHO
MATTHEW P. DAY

8/4/2025

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	REVISION			

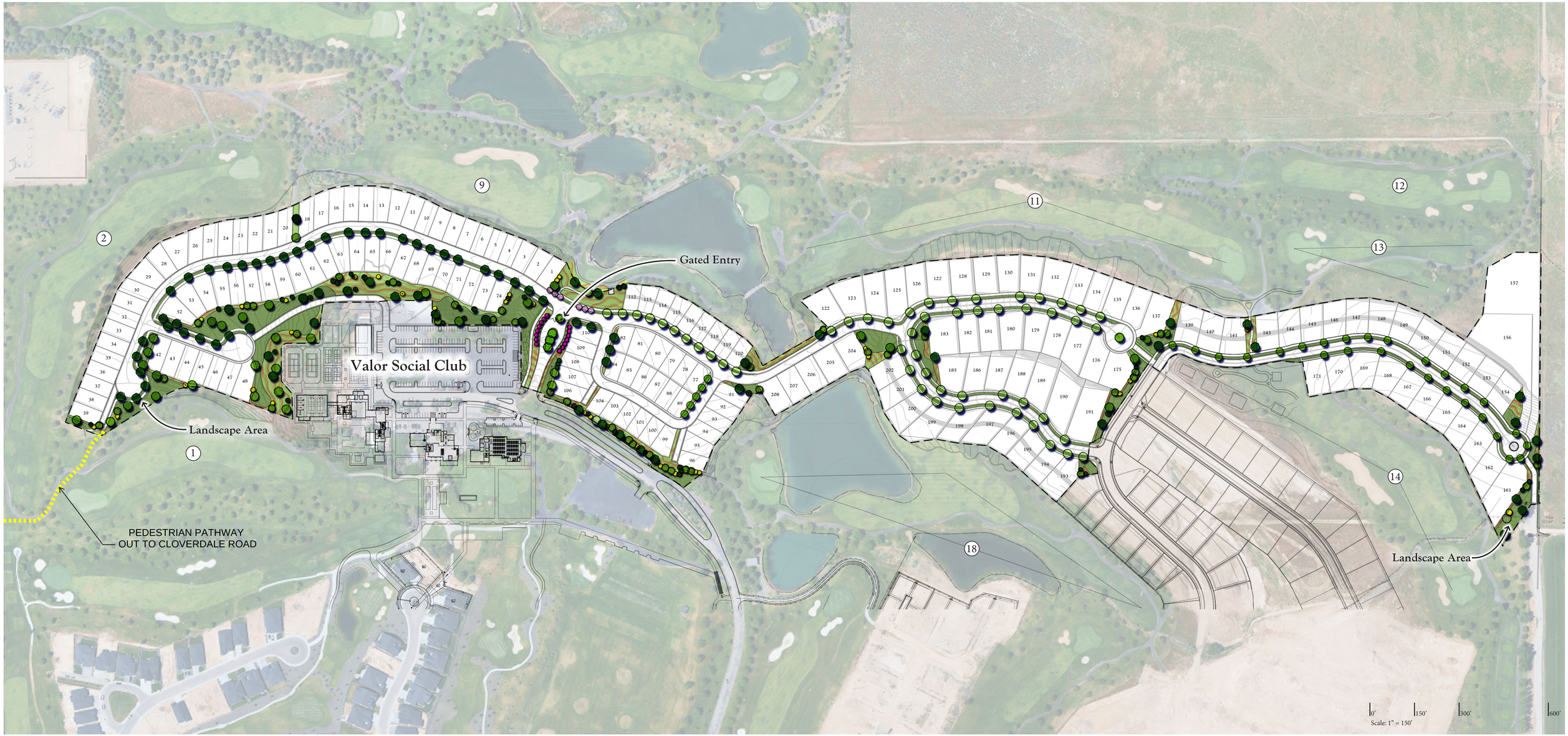
VALOR NORTH SUBDIVISION
KUNA, IDAHO

PHASING PLAN

FILE : 10-25-002_PP-007
JUB PROJ. # : 10-25-002
DRAWN BY: PHM
DESIGN BY: MPD
CHECKED BY: MEP
ONE INCH
AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY
LAST UPDATED: 7/24/2025

SHEET NUMBER:
PP-08

Date Created:7/9/2025 \\UB.COM\CENTRAL\CLIENTS\ID\M3\PROJECTS\10-25-002_VALOR\CLUBPPLAT\DESIGN\CAD\SHEET\10-25-002_PP-007.DWG



m3companies

Valor North Subdivision
Illustrative

GREEY|PICKETT

VALOR CLUB

GROUNDBREAKING
EVENT
VETERANS DAY
11/11/25!







CASE NO. 25-08-S & 25-28-DR

VALOR NORTH SUBDIVISION, PRE-PLAT AND DESIGN REVIEW

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

ALL APPLICATION MATERIALS: VALOR NORTH SUBDIVISION 25-08-S, 25-28-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 & ZONING
COMMISSION
STAFF MEMO

City of Kuna P&Z Commission Staff Memo

Entitlements Requested:	Pre-Plat	Rezone	Annexation	Special Use	Planned Unit Development	Design Review	Time Extension

Title:	Valor North Subdivision	**Application Number:**	25-08-S & 25-28-DR
Date:	10/14/2025	**Staff Contact:**	Marina Lundy
Owner(s)/Applicant:	M3 Companies – Mark Tate	**Applicant Contact:**	mtate@m3companiesllc.com 208.939.6263
Representative:	JUB Engineers – Matthew Day	**Representative Contact:**	mday@jub.com 208.376.7330

Staff Recommendation
Approval

Purpose
Applicant requests pre-plat and design review approval for the Valor North Subdivision, which is approx. 50.10 acres with an R-6 zone and will consist of a total lot count of 208, including 181 buildable lots, 19 common lots, 3 common lots, 3 emergency driveway lots, and 2 private road lots. The site is located at the NE corner of E Kuna Rd and S Cloverdale Rd. (APN S1415336001, 1415341101, S1415438401, S1415336300) S15, T2N, R1E.

Statement of Fact	
Parcel Number(s):	S1415336001, 1415341101, S1415438401, S1415336300
Future Land Use Map Designation:	Medium and high density residential
Existing Land Use:	Golf Course/ Open Land
Current Zoning:	R-6 and R-12
Proposed Zoning:	R-6
Development Area:	50.10 acres
Adjacent Zoning Districts:	**North:** R-6 **East:** RR **South:** R-6 **West:** RR
Adjacent Street(s) Existing & Proposed:	**North:** None **East:** None **South:** W Tiercel Dr. **West:** S Cloverdale Rd
Internal Street(s) Existing & Proposed:	S. Cobble Creek Ln., W. Jasper Park Ln., W. Valhalla Ln., S. Waterwille Ln., W. Woodhall Ln., W. Birkdale Ln.,
Adjacent Bike/Pedestrian Facilities:	None
Adjacent Parks:	None

Land Dedication Requirements:	N/A

Comprehensive Plan and Future Land Use Map Analysis

The Future Land Use Map identifies the subject property as medium and high density residential; the existing zone is a City of Kuna Zone; R-6 (medium density residential) and R-12 (high density residential). The proposed zoning and land use for the subject site agrees with the Future Land Use Map (FLUM) of the City of Kuna.

This project aligns with Comprehensive Plan Goals:
Objective 3.A.2 Encourage development in priority areas
Objective 4.B.2 Maintain and expand sidewalks and pedestrian facilities within the community

Staff Analysis

The applicant requests pre-plat and design review approval for the Valor North Subdivision consisting of 208 total lots. Access to the subdivision will be from the private street Valor Club Drive and through streets stubbed in the Valor Golf Village Subdivision. The development includes private streets, which will be constructed to City of Kuna standards but owned and maintained by the HOA. Additional EMS access points are included to provide sufficient emergency access to the project.

Extensions to W. Tiercel Drive and S. Five Mile Road are currently being constructed and will be completed prior to the commencement of this project. S. Cloverdale Road will be widened on the East side to 17' of pavement, publicly owned and maintained storm drainage facilities constructed, and an eight-foot-wide pathway extended north to the Idaho Power Company substation at 10548 S. Cloverdale Road.

The project will consist of approx. 7 acres of open space and an 8 ft. walking path that connects the entire community to existing and proposed amenities.

This Pre-plat request is part of the overall Falcon Crest Master Planned Community.

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

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. Develop/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 work with the City Engineer for proper easement widths for the project as a whole.

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

July 24, 2025

City of Kuna
Planning and Zoning Department
6950 S Ten Mile Rd
Kuna, ID 83642

RE: Valor North Subdivision **| Preliminary Plat Application Narrative**

Dear Staff and Commissioners:

We are pleased to submit the enclosed applications associated with the Preliminary Plat for Valor North Subdivision located east of S. Cloverdale Road and north of W. Tiercel Dr. in Kuna, ID. J-U-B Engineering represents the following parcel owners/developers for this application as depicted in Image 1:

- Falcon Crest LLC (Parcels S1415336001, S1415341101, and S1415438401)
- Falcon Crest Club Partners LLC (Parcel S1415336300)
- M3 ID VGV I LLC (Parcel S1415449000)

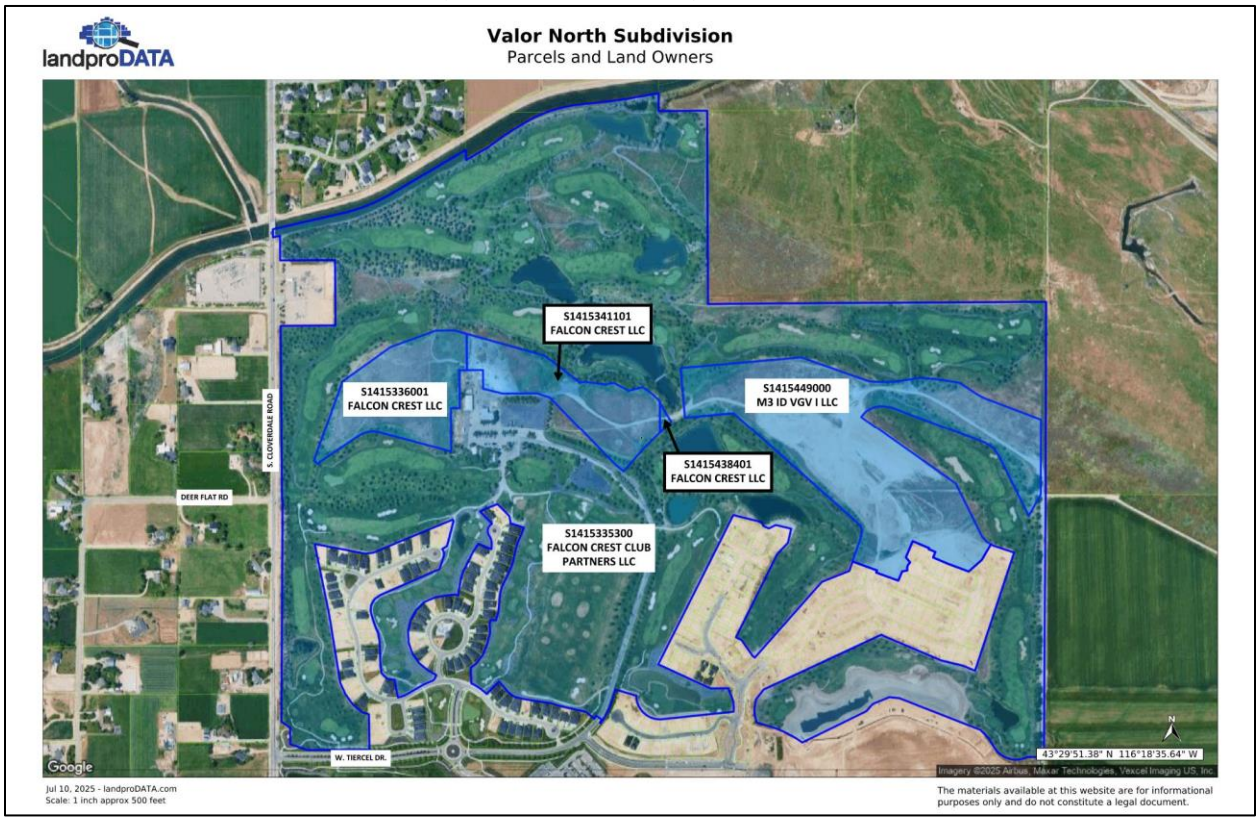


Image 1. Map of Associated Parcels and Landowners for Valor North Subdivision

Project Background

Valor North Subdivision is a part of the overall Falcon Crest Development and associated Development Agreement with instrument number 2019-111089. The site under consideration includes two areas. Area 1, as shown in Image 2, is located just north and northeast of the ongoing golf course club site improvements, known as Valor Social Club, and is being included in a preliminary plat for the first time. Area 1 is currently zoned Residential-12 (R-12).

Area 2 is the remainder of Valor Golf Village Subdivision as demonstrated in Image 2, and is being re-platted from previous Preliminary Plat application Case No. 21-04-S. Updating the preliminary plat layout for this area will reduce the number of lots in this area, help improve the overall project traffic flow, domestic water serviceability, sewer routing efficiency, and improved residential lot interaction with the golf course. Image 2 shows where these two areas a located in relation to the overall project to provide a visual for the above description.

In Area 3 the number of residential lots delivered on recorded final plats and final plats in design is 208 compared to the 212 approved lots on the preliminary plat. Additionally, the Preliminary Plat for the Valor North Subdivision is proposing 72 lots in Area 2 compared to the 79 lots approved on the original Preliminary Plat for the Valor Golf Village Subdivision. Overall there is a reduction in lots in Areas 2 and 3 combined, moving to a larger home product.

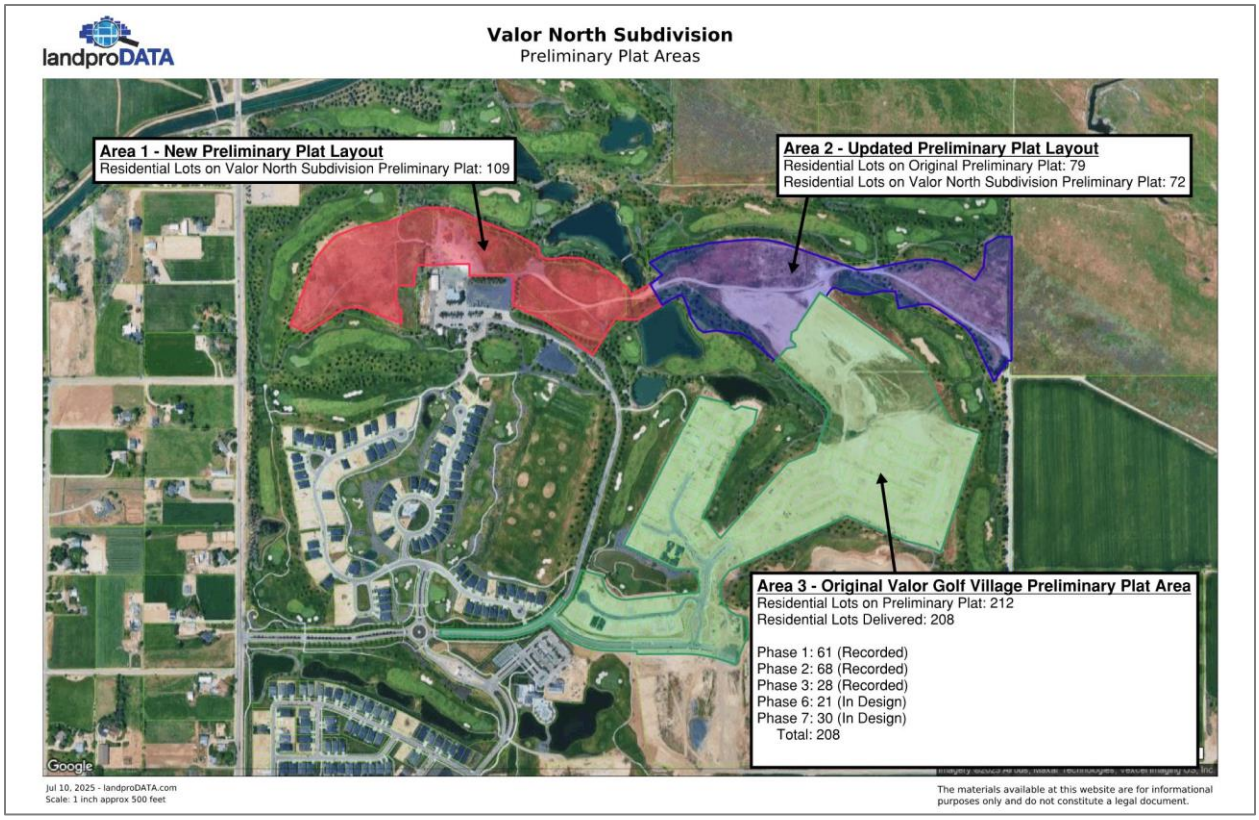


Image 2. Map demonstrating distinct areas included in the Valor North Subdivision Preiminary Plat and Corresponding Lot Counts

The city is currently processing a combination plat entitled, “Valor Social Club Subdivision”. The purpose of this combination plat is to re-align parcel boundaries to correspond to the development areas being proposed in the Preliminary Plat for the Valor North Subdivision.

Comprehensive Plan

The comprehensive plan designates the areas within the boundary for this subdivision as High Density Residential and Medium Density Residential following the zoning boundaries depicted in Image 3. This project is located within one of the city’s priority areas to encourage development as described in Envision Kuna City of Kuna 2019 Comprehensive Plan 3.A.2 and is in alignment with the city’s objectives described in Goal Area 3.

Project Information

The proposed Valor North Subdivision encapsulates approximately 50.10 acres. The project has a total lot count of 208 with 181 residential lots, 19 common area lots, 3 common driveway lots, 3 emergency driveway lots, and 2 private roadway lots. The project will include 6.92 acres of total common area (13.8%) and 3.87 acres of usable common area (7.72%). The average residential lot size is 7,971 square feet and the minimum residential lot size is 4,468 square feet. The residential gross density is 3.61 DU/AC, and the net density is 5.46 DU/AC. The existing zones, as shown in Image 3, are R-6 and R-12. No changes to zoning boundaries or types are being proposed.

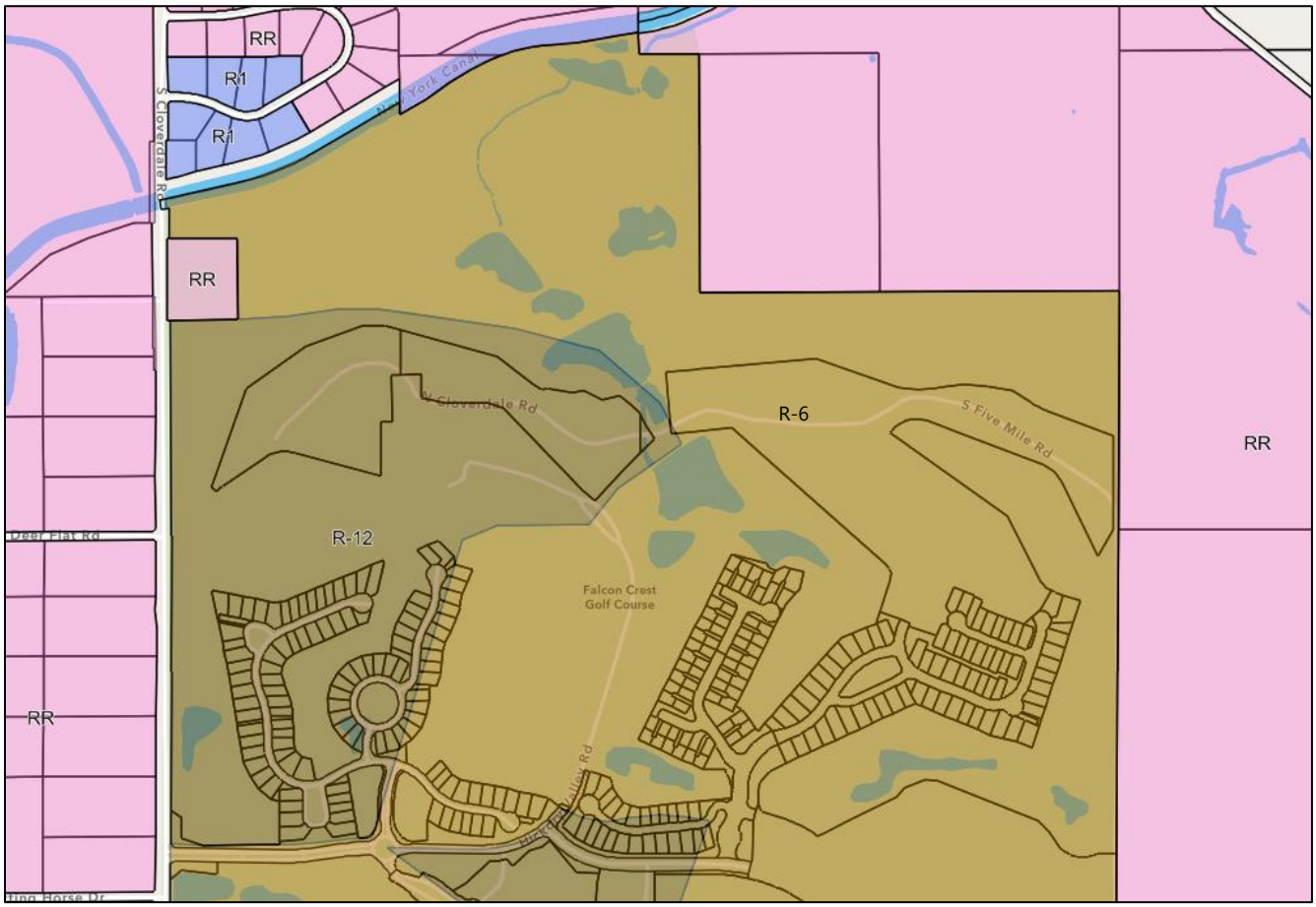


Image 3. Current zoning boundaries in and around the boundary for Valor North Subdivision

The project is anticipated to develop in four phases as outlined on sheet PP-08 of the Preliminary Plat for Valor North Subdivision.

Design Concept

Valor North Subdivision will provide the City of Kuna with various upscale housing types that will complement the surrounding Falcon Crest development. The overall density and variety of lot sizes will also be consistent with other nearby approved developments. The preliminary plat submitted shows the location of anticipated uses, but the specific home size, location, and orientation will be finalized as part of the final plat approval.

Neighborhood Meeting

A neighborhood meeting for the project was held on May 22, 2025, with seven nearby residents in attendance. The residents' comments pertinent to the project and how the developer is actively working to address these comments are outlined in Table 1.

Neighborhood Meeting Comments	Action Items
There are limited access points from S. Cloverdale Road and Kuna Road which consolidates everyday traffic and construction traffic to W. Tiercel Drive.	Extensions to W. Tiercel Drive and S. Five Mile Road are currently under construction and are projected to be completed by early 2026 providing an alternative access point and route for construction traffic.
The Valor North Subdivision access points are shared with other potions of the project. There are concerns that shared roadways will become excessively busy.	All subdivisions are accessed from public collector roads that will be owned and maintained by Ada County Highway District (ACHD). As an ACHD requirement, extensive traffic studies have been conducted on the overall project site and each individual development to ensure adequate traffic accommodations.
Residents reported low water pressure at existing residence.	In immediate response, the developer worked with Kuna Public Works to increase the working pressure at the booster pump feeding the overall project. Additionally, the developer and engineer working with Kuna Public Works are developing a plan to complete key components of the backbone water infrastructure that will provide additional water main looping to improve overall system function.

Utility Services

Domestic Water:

The City of Kuna will provide water service for domestic and fire protection via an extension of the water services that have been extended from W. Kuna Road up S. Cloverdale Road and through the following subdivisions:

- Falcon Crest
- Robinhood
- Valor Golf Village
- Valor West
- Valor Social Club

Sewer:

The City of Kuna will provide sanitary sewer service to all lots withing the subdivision via an extension of the existing service from W. Kuna Road which has been run through the following subdivisions where services will be connected:

- Falcon Crest
- Robinhood

Pressure Irrigation:

An existing pump station in the Falcon Crest Subdivision and another pump station in design in the Valor Golf Village Subdivision, owned and maintained by the Homeowner's Association (HOA), will provide pressure irrigation to Valor North Subdivision via mainlines extended through the following subdivision where services will be connected:

- Falcon Crest
- Robinhood
- Valor Golf Village
- Valor West
- Valor Social Club

Storm Water:

Runoff from storm events will be collected via curb inlets and treated and retained on-site. Facilities will be privately owned and maintained by the HOA.

Streets

Access to this subdivision will be taken off the private street Valor Club Drive and through streets stubbed in the Valor Golf Village Subdivision. The development will include private streets, owned and maintained by the HOA, constructed to City of Kuna standards to provide internal access to individual residential lots and amenities. The site has existing topography that creates grading pinch points where sidewalks on only one side of the street are proposed.

Additional Emergency access points have been included to provide sufficient emergency corridors to service the project.

Extensions to W. Tiercel Drive and S. Five Mile Road are currently being constructed and will be completed prior to the commencement of this project. This additional connection to the surrounding existing roadways will provide alternative points of ingress and egress to the overall project for all forms of traffic, which was noted as a concern at the neighborhood meeting.

S. Cloverdale Road will be widened on the East side to 17' of pavement, publicly owned and maintained storm drainage facilities constructed, and an eight-foot-wide pathway extended north to the Idaho Power Company substation at 10548 S. Cloverdale Road (Parcel Number S1415323550).

Landscaping and Amenities

There will be nearly 7 acres of common open space throughout the development. The open space areas will be landscaped to provide aesthetically pleasing environments and recreational areas for residents. Valor North Subdivision will also provide a key portion of an 8 foot pathway that loops through the entire community providing pedestrian access to existing and proposed amenities around the area. This subdivision is directly adjacent to the planned Valor Social Club that includes a pool, pickleball and tennis courts, bocce ball courts, putting course, golf, and clubhouse.

Applications

As discussed during the pre-application meeting with city staff on April 17, 2025, the required applications include a Planning and Zoning Application Coversheet and a Preliminary Plat Application.

We appreciate the opportunity to present these applications to the Planning and Zoning. As you complete your review, please don't hesitate to let me know if we can provide any additional information to clarify the project's vision. I can be reached via email at mday@jub.com or by phone at 208-376-7330

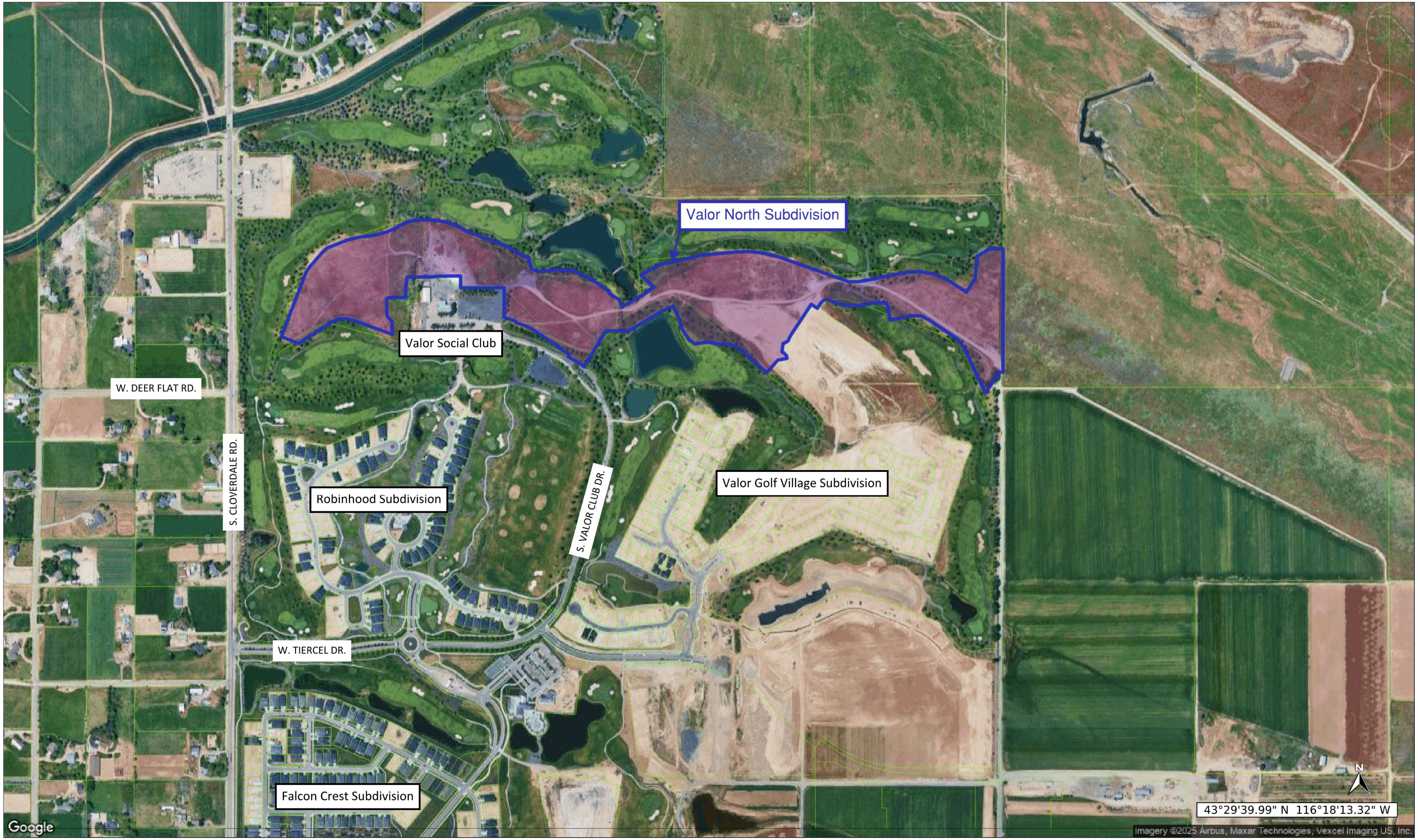
Kind regards,



Matthew Day, P.E.
J-U-B Engineers, Inc

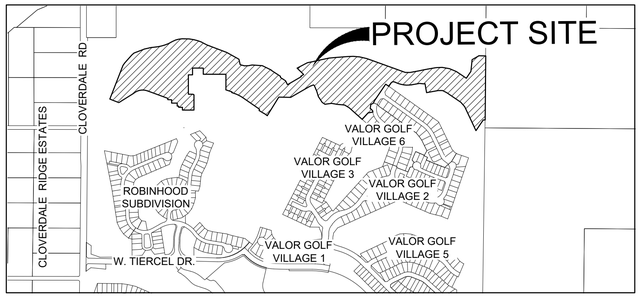
Valor North Subdivsion

Vicinity Map



Jul 10, 2025 - landproDATA.com
Scale: 1 inch approx 1000 feet

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



VICINITY MAP

SCALE: 1" = 1000'

PRELIMINARY PLAT FOR

VALOR NORTH SUBDIVISION

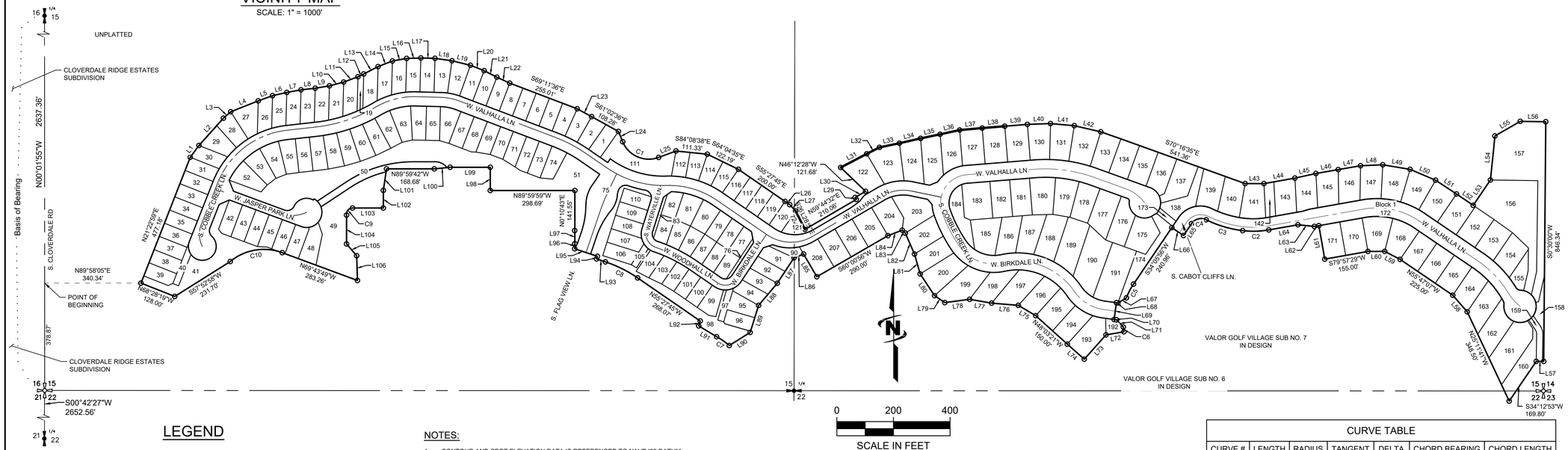
SITUATED IN THE SOUTH HALF OF THE SOUTH HALF OF SECTION 15 AND THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 2 NORTH, RANGE 1 EAST, BOISE MERIDIAN,

KUNA, IDAHO

2025

Sheet List Table

Sheet Number	Sheet Title
PP-01	BOUNDARY AND PROJECT INFORMATION
PP-02	SURROUNDING LAND USE AND COMMON LOT TABLES
PP-03	EXISTING AND PROPOSED CONDITIONS
PP-04	EXISTING AND PROPOSED CONDITIONS
PP-05	EXISTING AND PROPOSED CONDITIONS
PP-06	EXISTING AND PROPOSED CONDITIONS
PP-07	UTILITY PLAN
PP-08	PHASING PLAN



LEGEND

EXISTING		PROPOSED
SS	SANITARY SEWER LINE	SS
W	WATER LINE	W
IRR	GRAVITY IRRIGATION PIPE	IRR
PIRR	PRESSURE IRRIGATION LINE	PIRR
SD	STORM DRAIN LINE	SD
	CENTERLINE	
P/L	LOT LINE	
	6" VERTICAL CURB AND GUTTER	
	ROLLED CURB & GUTTER	
S	SEWER MANHOLE	S
D	STORM DRAIN MANHOLE	D
RS	GRAVITY IRRIGATION MANHOLE	RS
	DITCH FLOW LINE	
	STREET LIGHT	
	FIRE HYDRANT	
EG	EDGE OF GRAVEL	EG
EP	EDGE OF PAVEMENT	
OHP	OVERHEAD POWER	OHP
X	FENCE LINE	X
	CONCRETE SIDEWALK	

BOUNDARY LEGEND

- P/L — SUBDIVISION BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- R/W — RIGHT-OF-WAY LINE
- EXISTING PARCEL LINE
- SECTION CORNER
- QUARTER-SECTION CORNER
- PROPERTY CORNER
- CALCULATED POINT

NOTES:

1. CONTOUR AND SPOT ELEVATION DATA IS REFERENCED TO NAVD '88 DATUM.
2. THE STREETS WITHIN THIS DEVELOPMENT ARE PRIVATE STREETS. THE PRIVATE STREETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF KUNA SPECIFICATIONS.
3. ALL LOTS ARE RESIDENTIAL BUILDING LOTS EXCEPT LOTS 19, 41, 49, 51, 76, 83, 90, 98, 111, 121, 138, 142, 155, 158, 160, 174, 184, 192, AND 203 OF BLOCK 1, ARE COMMON AREA\DRAINAGE STORAGE LOTS, LOTS 40, 97, AND 105 OF BLOCK 1 ARE COMMON DRIVE LOTS, AND LOTS 50, 159, AND 173 OF BLOCK 1 ARE EMERGENCY ACCESS DRIVE LOTS, LOTS 75 AND 172 OF BLOCK 1 ARE PRIVATE ROADWAY LOTS.
4. STORMWATER RUN-OFF GENERATED ON THIS SITE SHALL HAVE A QUALITY CONTROL TREATMENT PRIOR TO BEING CONVEYED TO ONSITE STORAGE FACILITIES.
5. PUBLIC UTILITIES SHALL INCLUDE WATER, SEWER, ELECTRIC POWER, NATURAL GAS, TELEPHONE, AND CABLE TELEVISION.
6. THIS SUBDIVISION WILL RECEIVE PRESSURIZED IRRIGATION FOR RESIDENTIAL LOTS, COMMON LOTS, AND THE GOLF COURSE FROM EXISTING IRRIGATION WELLS. THE CONSTRUCTED PRESSURE IRRIGATION SYSTEM SHALL BE MAINTAINED AND OPERATED BY THE HOME OWNERS ASSOCIATION AND GOLF COURSE.
7. THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES, "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF."
8. DOMESTIC AND FIRE PROTECTION WATER SHALL BE PROVIDED BY THE CITY OF KUNA.
9. SANITARY SEWER COLLECTION SHALL BE PROVIDED BY THE CITY OF KUNA.
10. IRRIGATION DITCHES THROUGH THE PROJECT SHALL BE PIPED WHERE THEY CROSS ROADWAYS WITH ALL STRUCTURES LOCATED BEYOND ANY PUBLIC RIGHT-OF-WAY.
11. LANDSCAPED COMMON LOTS ARE LOCATED THROUGHOUT THE PROJECT AND ARE IDENTIFIED ON THE PLAN. THESE LOTS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
12. BUILDING SETBACKS AND DIMENSIONAL STANDARDS SHALL BE IN ACCORDANCE WITH THE DEVELOPMENT AGREEMENT WITH THE CITY OF KUNA.
13. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN AFFECT AT THE TIME OF THE RE-SUBDIVISION.
14. THE OWNER SHALL COMPLY WITH IDAHO CODE, SECTION 31-3805 OR ITS PROVISIONS THAT MAY APPLY TO IRRIGATION RIGHTS.
15. UTILITY EASEMENTS SHALL BE RESERVED FOR THE BENEFIT OF THE CITY OF KUNA. LANDSCAPING OVER SAID LOTS AND EASEMENTS WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
16. THIS PROPERTY IS IN ZONE X OF THE FLOOD INSURANCE RATE MAP NO. 16001C0265 J. COMMUNITY PANEL NO. 0265 J. WHICH BEARS AN EFFECTIVE DATE OF JUNE 6, 2020 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

LAND USE SUMMARY

TOTAL AREA:	50.10 AC.
RESIDENTIAL AREA:	33.12 AC.
TOTAL LOTS:	208 LOTS
RESIDENTIAL LOTS:	181 LOTS
COMMON AREA LOTS:	19 LOTS
COMMON DRIVEWAY LOTS:	3 LOTS
EMERGENCY DRIVEWAY LOTS:	3 LOTS
PRIVATE ROAD LOTS:	2 LOTS
RESIDENTIAL GROSS DENSITY:	3.61 DU/AC
RESIDENTIAL NET DENSITY:	5.46 DU/AC
TOTAL COMMON AREA:	6.92 AC. (13.8%)
AVERAGE LOT SIZE:	7,971 S.F.
SMALLEST LOT:	4,468 S.F.
EXISTING ZONES:	R-6, R-12
PROPOSED ZONE:	R-6

CURVE TABLE

CURVE #	LENGTH	RADIUS	TANGENT	DELTA	CHORD BEARING	CHORD LENGTH
C1	153.17'	100.00'	96.17'	87°45'44"	S66°27'47"E	138.63'
C2	92.74'	314.00'	46.71'	16°55'17"	S88°25'08"W	92.40'
C3	135.18'	399.50'	68.24'	19°23'14"	N73°25'37"W	134.53'
C4	58.07'	40.54'	35.28'	82°03'27"	S75°10'58"W	53.23'
C5	54.65'	233.00'	27.45'	13°26'22"	S27°22'45"W	54.53'
C6	17.07'	230.00'	8.54'	4°15'12"	S7°17'55"E	17.07'
C7	54.35'	262.49'	27.27'	11°51'50"	N55°07'41"W	54.26'
C8	127.59'	457.00'	64.21'	15°59'48"	N63°32'16"W	127.18'
C9	37.06'	21.52'	25.05'	98°40'00"	S40°03'09"W	32.65'
C10	194.81'	186.50'	107.35'	59°50'53"	S80°20'45"W	186.07'

LINE TABLE

LINE #	DIRECTION	LENGTH
L84	S68°46'08"W	54.01'
L85	N30°15'28"W	92.56'
L86	S68°59'30"W	36.23'
L87	S33°20'10"W	107.63'
L88	S40°08'57"W	102.36'
L89	S17°23'19"W	100.02'
L90	S57°58'15"W	87.04'
L91	N58°55'55"W	73.79'
L92	N16°00'56"E	18.32'
L93	N71°32'10"W	32.94'
L94	N18°27'50"E	9.50'
L95	N71°32'10"W	84.86'
L96	N2°02'15"E	18.03'
L97	N0°32'54"W	46.09'
L98	N0°00'00"E	82.00'
L99	S89°59'59"W	141.83'
L100	S84°22'01"W	56.27'
L101	S8°18'03"W	76.94'
L102	S0°00'19"W	62.31'
L103	N89°58'40"W	108.96'
L104	S0°01'19"W	101.86'
L105	S40°41'25"E	54.92'
L106	S1°47'17"E	87.41'

LINE TABLE

LINE #	DIRECTION	LENGTH
L1	S36°24'43"W	51.73'
L2	N41°51'13"E	129.23'
L3	N48°43'50"E	34.36'
L4	N68°21'36"E	104.58'
L5	N70°00'41"E	53.75'
L6	N77°11'54"E	51.61'
L7	N79°41'00"E	51.09'
L8	N83°26'47"E	50.50'
L9	N80°34'17"E	50.93'
L10	N75°13'25"E	52.10'
L11	N69°33'05"E	53.92'
L12	N64°07'09"E	22.53'
L13	N62°55'58"E	56.95'
L14	N68°35'45"E	54.29'
L15	N79°40'54"E	51.09'
L16	N88°23'05"E	50.08'
L17	S88°38'23"E	50.00'
L18	S81°56'28"E	60.75'
L19	S76°13'52"E	66.97'
L20	S68°38'39"E	52.18'
L21	S62°46'48"E	50.32'
L22	S65°10'30"E	50.13'
L23	S61°32'04"E	57.89'
L24	S22°34'55"E	39.27'
L25	N69°39'21"E	65.06'
L26	S55°27'45"E	20.00'
L27	S42°43'45"E	30.76'
L28	S26°52'25"E	72.44'
L29	N30°15'28"W	8.00'
L30	N59°44'32"E	42.63'
L31	N62°15'18"E	103.88'
L32	N63°15'35"E	50.45'
L33	N78°09'44"E	71.89'
L34	N77°11'51"E	76.60'
L35	N78°06'05"E	70.57'
L36	N77°41'58"E	70.63'
L37	N84°59'00"E	80.00'
L38	N85°21'49"E	80.00'
L39	N85°21'49"E	80.00'
L40	N88°00'20"E	81.83'
L41	S84°51'07"E	84.17'
L42	S77°00'51"E	96.26'
L43	S89°56'10"E	66.44'
L44	N79°53'31"E	111.26'
L45	N77°47'31"E	75.98'
L46	N79°57'29"E	79.84'
L47	N80°11'06"E	80.20'
L48	N87°32'46"E	78.47'
L49	S80°24'12"E	97.87'
L50	S67°01'20"E	97.87'
L51	S56°38'34"E	88.30'
L52	S55°47'07"E	71.31'
L53	N34°12'53"E	108.22'
L54	N5°50'57"E	156.23'
L55	N60°05'03"E	103.19'
L56	S89°10'07"E	90.28'
L57	N89°21'14"W	26.36'
L58	N40°59'44"W	77.57'
L59	N62°35'41"W	61.34'
L60	S89°46'45"W	59.05'
L61	N10°02'31"W	120.00'
L62	S79°57'29"W	16.00'
L63	N84°08'34"W	58.41'
L64	S79°57'29"W	104.45'
L65	S34°05'56"W	50.87'
L66	N55°54'04"W	50.00'
L67	S59°14'22"W	34.92'
L68	N82°10'49"W	5.53'
L69	S7°49'11"W	60.00'
L70	S82°10'49"E	8.60'
L71	S43°40'34"E	34.86'
L72	S80°05'57"W	64.32'
L73	S41°48'31"W	115.00'
L74	N48°23'11"W	80.27'
L75	N59°11'29"W	71.34'
L76	N85°13'55"W	94.69'
L77	N80°14'26"W	79.02'
L78	S82°25'09"W	88.15'
L79	N55°53'19"W	43.88'
L80	N33°29'40"W	92.08'
L81	N16°02'44"W	72.78'
L82	N23°37'03"W	80.85'
L83	N46°36'12"W	15.18'

OWNER & DEVELOPER:

M3 COMPANIES
1673 SHORELINE DR.
SUITE #200
BOISE, IDAHO 83702
MARK TATE (208) 939-6263

LAND SURVEYOR:

MICHAEL BYRNS, P.L.S.
IDAHO SURVEY GROUP
9939 W EMERALD STREET
BOISE, IDAHO 83704
PHONE: (208) 846-8570

ENGINEER OF RECORD:

J-U-B ENGINEERS
C/O MATT DAY, P.E.
2760 W. EXCURSION LN.
SUITE #400
MERIDIAN, ID. 83642
(208) 376-7330 X1067

SEWER & WATER:

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

ROADWAYS (PRIVATE):

VALOR VILLAGES HOMEOWNER'S ASSOCIATION, INC.
1673 SHORELINE DR.
SUITE #200
BOISE, IDAHO 83702
MARK TATE (208) 939-6263

POWER:

IDAHO POWER
1221 W. IDAHO STREET
BOISE, IDAHO 83702
PHONE: (208) 388-2167

IRRIGATION DISTRICT:

BOISE KUNA IRRIGATION DISTRICT
129 N. SCHOOL AVE
KUNA, IDAHO 83634
PHONE: (208) 922-5608

PRESSURE IRRIGATION:

VALOR MAINTENANCE CORPORATION
9601 W. STATE STREET
SUITE #203
BOISE, IDAHO 83714
PHONE: (208) 939-6000

FIRE DISTRICT:

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

SCHOOL DISTRICT:

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

PROFESSIONAL LAND SURVEYOR — LICENSED — 11334 — 7/24/25 — STATE OF IDAHO — MICHAEL S. BYRNS

BOUNDARY CERTIFICATION

J-U-B ENGINEERS, INC.
2760 W. Excursion Ln.
Suite 400
Meridian, ID 83642
Phone: 208.376.7330
www.jub.com

PROFESSIONAL ENGINEER — LICENSED — 23446 — STATE OF IDAHO — MATTHEW P. DAY

8/4/2025

REUSE OF DRAWINGS
IDEAS, DESIGNS AND PLANS AS AN INSTRUMENT OF SERVICE, COPYRIGHT AND OTHER RESERVED RIGHTS OF THESE DRAWINGS, AND THE SAME SHALL NOT BE REUSED WITHOUT J-U-B'S PRIOR WRITTEN CONSENT. ANY REUSE WITHOUT WRITTEN CONSENT BY J-U-B WILL BE AT CLIENT'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO J-U-B.

NO.	DESCRIPTION	BY	APPR.	DATE
	REVISION			

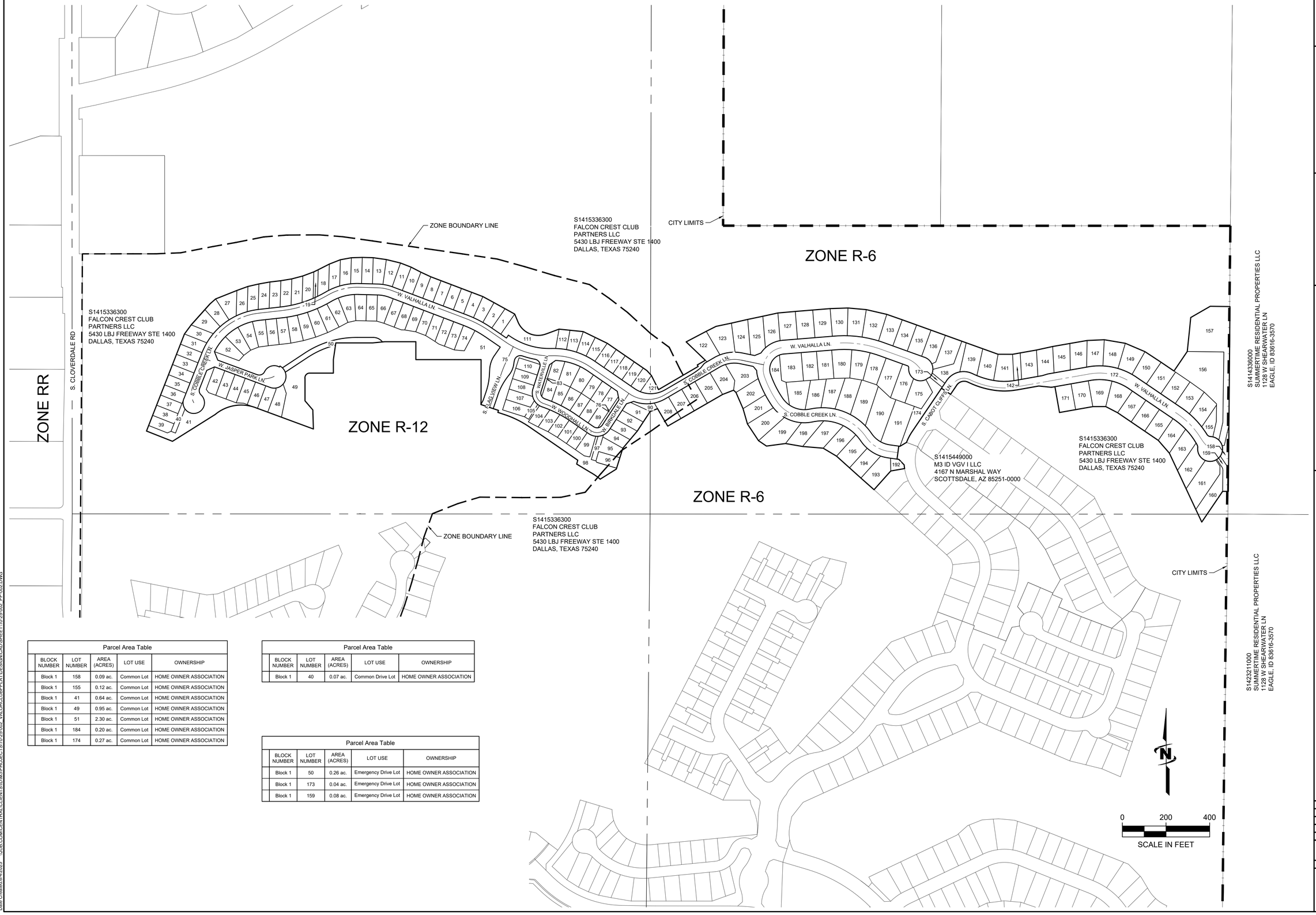
VALOR NORTH SUBDIVISION
KUNA, IDAHO

BOUNDARY AND PROJECT INFORMATION

FILE : 10-25-002_PP-001
JUB PROJ. # : 10-25-002
DRAWN BY: PHM
DESIGN BY: MPD
CHECKED BY: MEP
ONE INCH
AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY
LAST UPDATED: 7/23/2025

SHEET NUMBER:
PP-01

Plot Date: 7/24/2025 8:36 AM Plotted By: Matt Day
Date Created: 7/23/2025 \\JUB.COM\CENTRAL\CLIENTS\ID\M3\PROJECTS\10-25-002_VALOR\CLIB\PPLAT\DESIGN\CAD\SHEET\10-25-002_PP-001.DWG



Parcel Area Table				
BLOCK NUMBER	LOT NUMBER	AREA (ACRES)	LOT USE	OWNERSHIP
Block 1	158	0.09 ac.	Common Lot	HOME OWNER ASSOCIATION
Block 1	155	0.12 ac.	Common Lot	HOME OWNER ASSOCIATION
Block 1	41	0.64 ac.	Common Lot	HOME OWNER ASSOCIATION
Block 1	49	0.95 ac.	Common Lot	HOME OWNER ASSOCIATION
Block 1	51	2.30 ac.	Common Lot	HOME OWNER ASSOCIATION
Block 1	184	0.20 ac.	Common Lot	HOME OWNER ASSOCIATION
Block 1	174	0.27 ac.	Common Lot	HOME OWNER ASSOCIATION

Parcel Area Table				
BLOCK NUMBER	LOT NUMBER	AREA (ACRES)	LOT USE	OWNERSHIP
Block 1	40	0.07 ac.	Common Drive Lot	HOME OWNER ASSOCIATION

Parcel Area Table				
BLOCK NUMBER	LOT NUMBER	AREA (ACRES)	LOT USE	OWNERSHIP
Block 1	50	0.26 ac.	Emergency Drive Lot	HOME OWNER ASSOCIATION
Block 1	173	0.04 ac.	Emergency Drive Lot	HOME OWNER ASSOCIATION
Block 1	159	0.08 ac.	Emergency Drive Lot	HOME OWNER ASSOCIATION

J-U-B ENGINEERS, INC.

J-U-B ENGINEERS, INC.
2760 W. Excursion Ln.
Suite 400
Meridian, ID 83642
Phone: 208.376.7330
www.jub.com

PROFESSIONAL ENGINEER
LICENSED
23446
STATE OF IDAHO
MATTHEW P. DAY

8/4/2025

REUSE OF DRAWINGS
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NO.	DESCRIPTION	BY	APPR.	DATE
	REVISION			

VALOR NORTH SUBDIVISION
KUNA, IDAHO

SURROUNDING LAND USE AND COMMON LOT TABLES

FILE : 10-25-002_PP-002
JUB PROJ. # : 10-25-002
DRAWN BY: PHM
DESIGN BY: MPD
CHECKED BY: MEP
ONE INCH
AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY
LAST UPDATED: 7/22/2025

SHEET NUMBER:
PP-02

Plot Date: 7/24/2025 2:56 PM Plotted By: Matt Day
Date Created: 6/4/2025 \\JUB.COM\CENTRAL\CLIENTS\ID\M3\PROJECTS\10-25-002_VALOR\CLUBPPLAT\DESIGN\CAD\SHEET\10-25-002_PP-002.DWG

IDAHO POWER EASEMENT TO BE REMOVED

IDAHO POWER EASEMENT

W. VALHALLA LN. (PRVT)

W. JASPER PARK LN. (PRVT)

S. COBBLE CREEK LN. (PRVT)

CITY UTILITY EASEMENT

ACCESS EASEMENT

VALOR SOCIAL CLUB PH 1

SHEET PP-03

SHEET PP-04

1	5952 SF	2	5997 SF
3	6336 SF	4	6302 SF
5	5824 SF	6	5570 SF
7	5338 SF	8	5247 SF
9	5244 SF	10	5240 SF
11	5237 SF	12	5500 SF
13	5040 SF	14	5500 SF
15	5710 SF	16	5753 SF
17	5757 SF	18	6081 SF
19	2438 SF COMMON LOT	20	6099 SF
21	6088 SF	22	6065 SF
23	6023 SF	24	5931 SF
25	5770 SF	26	5750 SF
27	7710 SF	28	6560 SF
29	7133 SF	30	5448 SF
31	5373 SF	32	5300 SF
33	5294 SF	34	5288 SF
35	5281 SF	36	5275 SF
37	5269 SF	38	5263 SF
39	5173 SF	40	2883 SF
41	27698 SF COMMON LOT	42	5923 SF
43	6000 SF	44	6000 SF
45	5662 SF	46	5500 SF
47	5563 SF	48	7343 SF
49	41270 SF COMMON LOT	50	11132 SF COMMON LOT
51		52	7070 SF
53	6692 SF	54	6692 SF
55	6329 SF	56	6000 SF
57	6182 SF	58	6384 SF
59	6384 SF	60	6384 SF
61	6384 SF	62	6294 SF
63	6826 SF	64	6201 SF
65	5890 SF	66	6616 SF
67	6000 SF	68	5962 SF
69	5500 SF	71	5500 SF
72	5710 SF	73	5753 SF
74	5757 SF	75	

0 50 100

SCALE IN FEET

JUB

J-U-B ENGINEERS, INC.

J-U-B ENGINEERS, INC.
2760 W. Excursion Ln.
Suite 400
Meridian, ID 83642

Phone: 208.376.7330
www.jub.com

PROFESSIONAL ENGINEER
LICENSED
23446
STATE OF IDAHO
MATTHEW P. DAY

8/4/2025

REUSE OF DRAWINGS
IN ACCEPTANCE OF THESE DRAWINGS, COPYRIGHT AND OTHER RESERVED RIGHTS OF THESE DRAWINGS, AND THE SAME SHALL NOT BE REUSED WITHOUT J-U-B'S PRIOR WRITTEN CONSENT. ANY REUSE WITHOUT WRITTEN CONSENT BY J-U-B WILL BE AT CLIENT'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO J-U-B.

NO.	DESCRIPTION	BY	APPR.	DATE
	REVISION			

VALOR NORTH SUBDIVISION
KUNA, IDAHO

EXISTING AND PROPOSED CONDITIONS

FILE : 10-25-002_PP-003
JUB PROJ. # : 10-25-002
DRAWN BY: PHM
DESIGN BY: MPD
CHECKED BY: MEP

ONE INCH
AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY

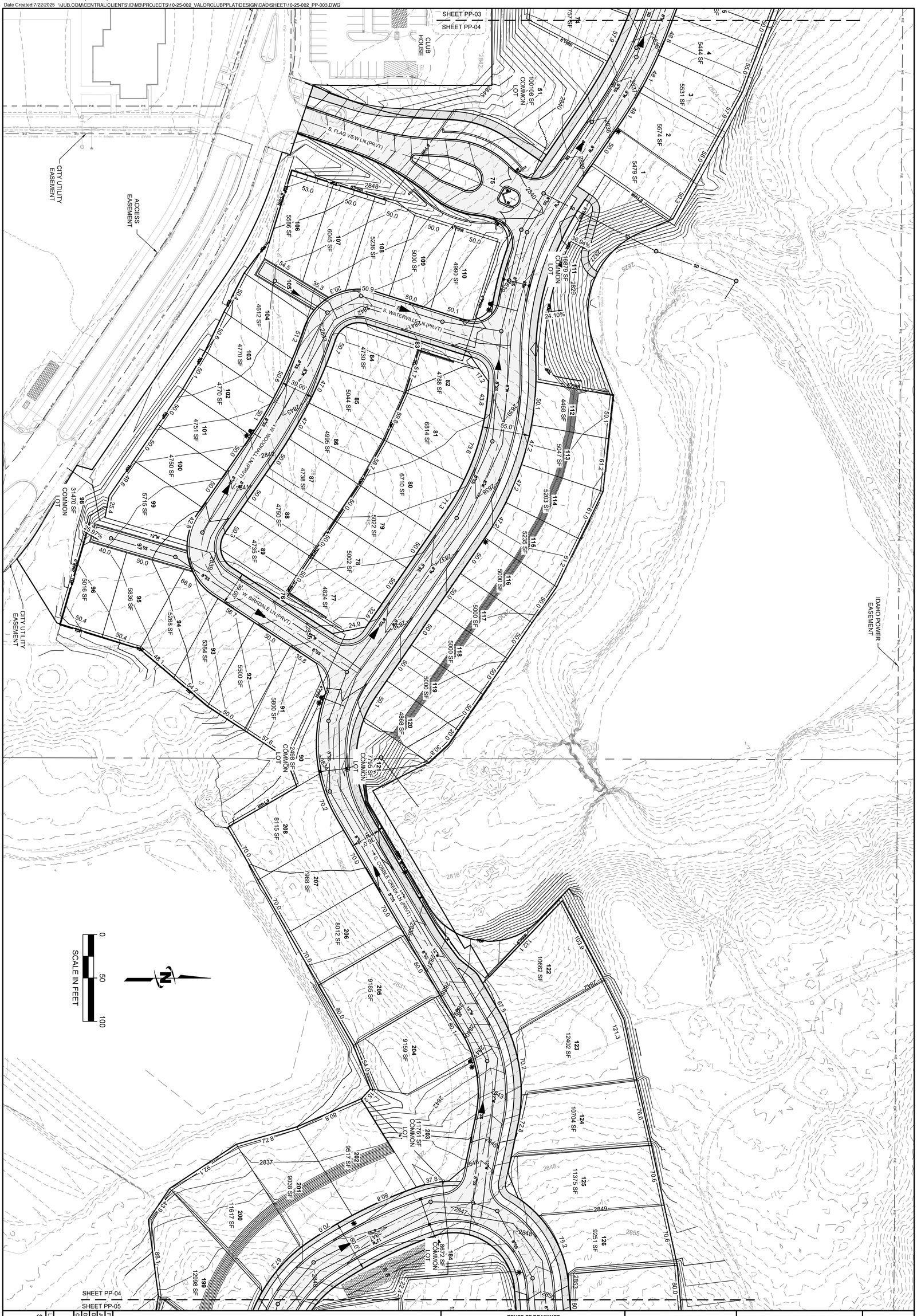
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SHEET NUMBER:

PP-03

Plot Date:8/8/2025 2:00 PM Plotted By: Matt Day
Date Created:7/22/2025 \\JUB.COM\CENTRAL\CLIENTS\ID\M3\PROJECTS\10-25-002_VALOR\CLUBPPLAT\DESIGN\CAD\SHEET\10-25-002_PP-003.DWG

Plot Date:8/6/2025 2:04 PM Plotted By: Matt Day
Date Created:7/22/2025 \\JUB.COM\CENTRAL\CLIENTS\ID\M3\PROJECTS\10-25-002_VALORCLUBPLAT\DESIGN\CAD\SHEET\10-25-002_PP-003.DWG



VALOR NORTH SUBDIVISION
KUNA, IDAHO

EXISTING AND PROPOSED CONDITIONS

REUSE OF DRAWINGS

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REVISION				
NO.	DESCRIPTION	BY	APR.	DATE

STATE OF IDAHO — MATTHEW P. DAY — 23446 — PROFESSIONAL ENGINEER
8/4/2025

J-U-B ENGINEERS, INC.
2760 W. Excursion Ln.
Suite 400
Meridian, ID 83642
Phone: 208.376.7330
www.jub.com

J-U-B ENGINEERS, INC.

SHEET NUMBER: PP-04

LAST UPDATED: 8/4/2025

AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY — ONE INCH

CHECKED BY: MEP
DRAWN BY: PHM
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FILE: 10-25-002_PP-003

Plot Date:8/6/2025 2:01 PM Plotted By: Matt Day
Date Created:7/22/2025 \\JUB.COM\CENTRAL\CLIENTS\ID\M3\PROJECTS\10-25-002_VALORCLUBPLAT\DESIGN\CAD\SHEET\10-25-002_PP-003.DWG



VALOR NORTH SUBDIVISION
KUNA, IDAHO

EXISTING AND PROPOSED CONDITIONS

SHEET NUMBER: PP-05

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CHECKED BY - MEP
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AT FULL SIZE. IF NOT ONE INCH, SCALE ACCORDINGLY
LAST UPDATED: 8/4/2025

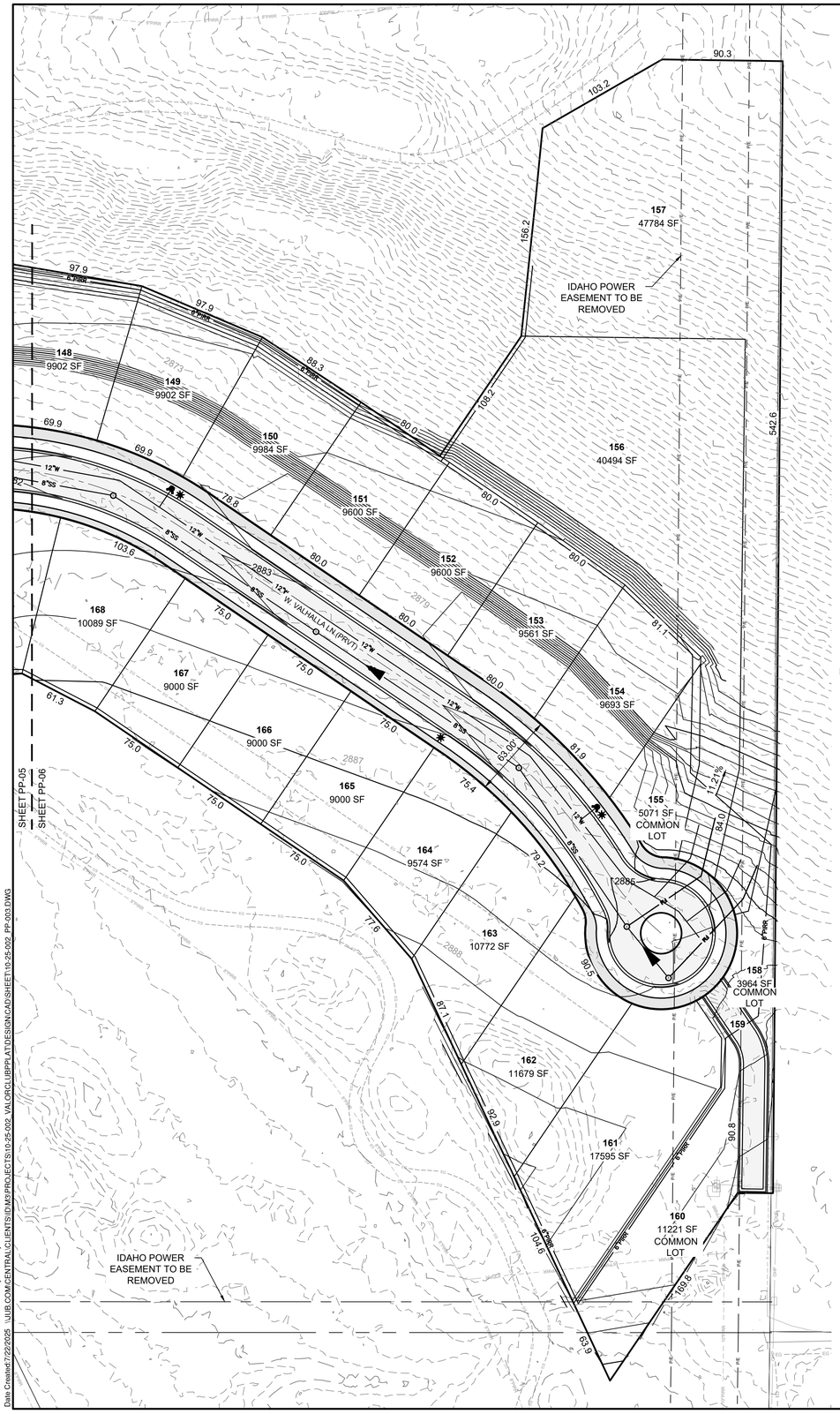
REUSE OF DRAWINGS
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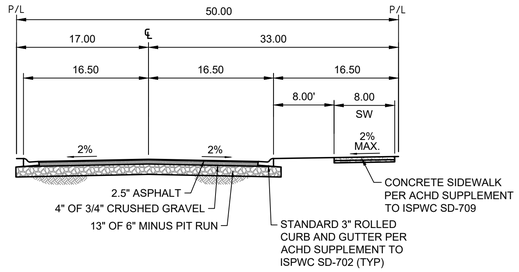
NO.	DESCRIPTION	BY	APR.	DATE
	REVISION			

STATE OF IDAHO — MATTHEW P. DAY — 23446 — PROFESSIONAL ENGINEER
8/4/2025

J-U-B ENGINEERS, INC.
2760 W. Excursion Ln.
Suite 400
Meridian, ID 83642
Phone: 208.376.7330
www.jub.com

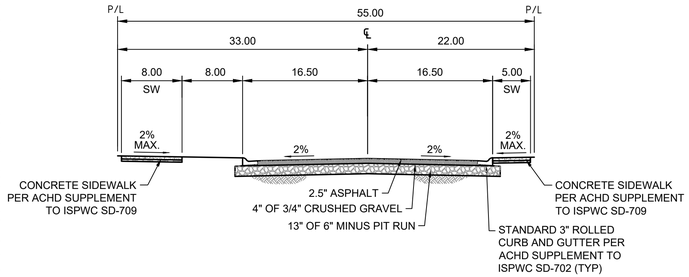
J-U-B ENGINEERS, INC.





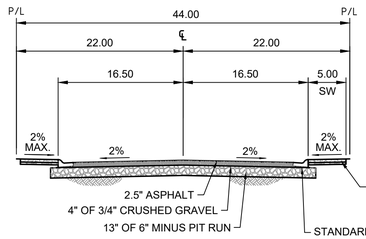
NOTE: REFER TO GEOTECHNICAL REPORT PREPARED BY GEOTEK, INC., DATED SEPTEMBER 27, 2019 FOR PAVEMENT SECTION REQUIREMENTS

1 50' ROW PRIVATE ROAD SECTION
SCALE:N.T.S.



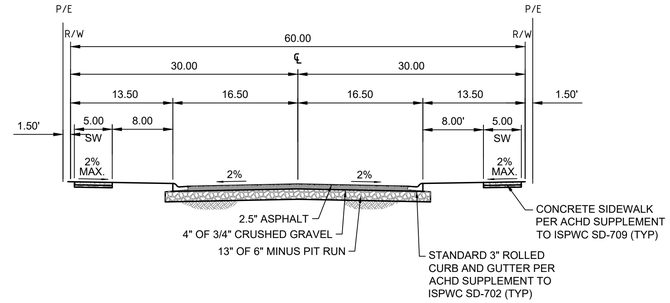
NOTE: REFER TO GEOTECHNICAL REPORT PREPARED BY GEOTEK, INC., DATED SEPTEMBER 27, 2019 FOR PAVEMENT SECTION REQUIREMENTS

2 55' ROW PRIVATE ROAD SECTION
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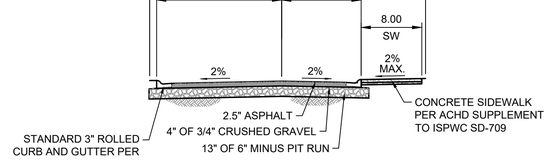
NOTE: REFER TO GEOTECHNICAL REPORT PREPARED BY GEOTEK, INC., DATED SEPTEMBER 27, 2019 FOR PAVEMENT SECTION REQUIREMENTS

3 44' ROW PRIVATE ROAD SECTION
SCALE:N.T.S.



NOTE: REFER TO GEOTECHNICAL REPORT PREPARED BY GEOTEK, INC., DATED SEPTEMBER 27, 2019 FOR PAVEMENT SECTION REQUIREMENTS

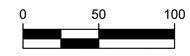
4 60' ROW PRIVATE ROAD SECTION
SCALE:N.T.S.



NOTE: REFER TO GEOTECHNICAL REPORT PREPARED BY GEOTEK, INC., DATED SEPTEMBER 27, 2019 FOR PAVEMENT SECTION REQUIREMENTS

5 36' ROW PRIVATE ROAD SECTION
SCALE:N.T.S.





J-U-B ENGINEERS, INC.

J-U-B ENGINEERS, INC.
2760 W. Excursion Ln.
Suite 400
Meridian, ID 83642
Phone: 208.376.7330
www.jub.com

PROFESSIONAL ENGINEER
LICENSED
23446
STATE OF IDAHO
MATTHEW P. DAY

8/4/2025

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IDAHO LAW (IDAHO CODE SECTION 54-1226)
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NO.	DESCRIPTION	BY	APPR.	DATE
	REVISION			

VALOR NORTH SUBDIVISION
KUNA, IDAHO

EXISTING AND PROPOSED CONDITIONS

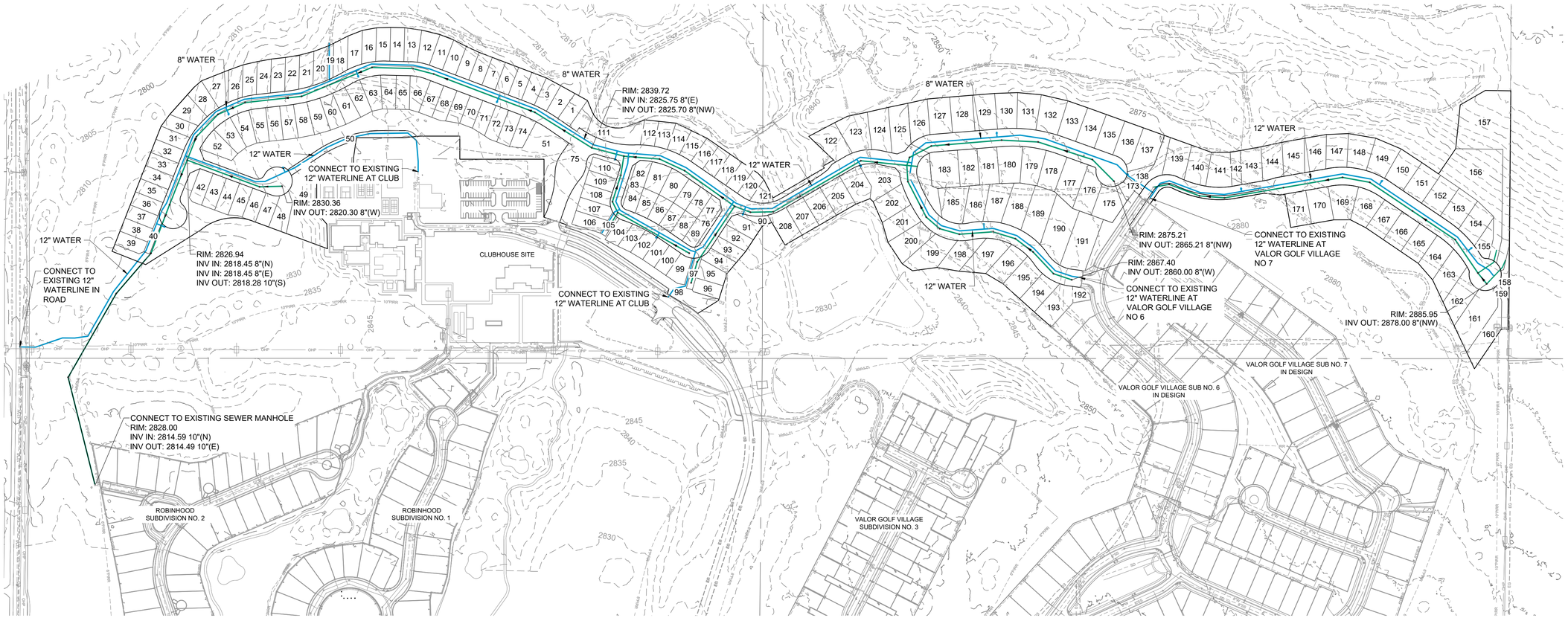
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JUB PROJ. # :	10-25-002
DRAWN BY:	PHM
DESIGN BY:	MPD
CHECKED BY:	MEP

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LAST UPDATED: 8/4/2025

SHEET NUMBER:
PP-06

Plot Date:8/6/2025 2:02 PM Plotted By: Matt Day
Date Created:7/22/2025 \\JUB.COM\CENTRAL\CLIENTS\ID\M3\PROJECTS\10-25-002_VALOR\CLUBPPLAT\DESIGN\CAD\SHEET\10-25-002_PP-003.DWG



J-U-B ENGINEERS, INC.
J-U-B ENGINEERS, INC.
2760 W. Excursion Ln.
Suite 400
Meridian, ID 83642
Phone: 208.376.7330
www.jub.com

PROFESSIONAL ENGINEER
LICENSED
23446
STATE OF IDAHO
MATTHEW P. DAY

8/4/2025

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NO.	DESCRIPTION	BY	APPL.	DATE
	REVISION			

VALOR NORTH SUBDIVISION
KUNA, IDAHO

UTILITY PLAN

FILE : 10-25-002_PP-007
JUB PROJ. # : 10-25-002
DRAWN BY: PHM
DESIGN BY: MPD
CHECKED BY: MEP
ONE INCH
AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY
LAST UPDATED: 7/22/2025

SHEET NUMBER:
PP-07

Plot Date:7/24/2025 3:26 PM Plotted By: Matt Day
Date Created:7/3/2025 \\JUB.COM\CENTRAL\CLIENTS\ID\MB\PROJECTS\10-25-002_VALOR\CLUBPPLAT\DESIGN\CAD\SHEET\10-25-002_PP-007.DWG



J-U-B ENGINEERS, INC.

J-U-B ENGINEERS, INC.
2760 W. Excursion Ln.
Suite 400
Meridian, ID 83642
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PROFESSIONAL ENGINEER
LICENSED
23446
STATE OF IDAHO
MATTHEW P. DAY

8/4/2025

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NO.	DESCRIPTION	BY	APPL.	DATE
	REVISION			

VALOR NORTH SUBDIVISION
KUNA, IDAHO

PHASING PLAN

FILE : 10-25-002_PP-007
JUB PROJ. # : 10-25-002
DRAWN BY: PHM
DESIGN BY: MPD
CHECKED BY: MEP

ONE INCH
AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY

LAST UPDATED: 7/24/2025

SHEET NUMBER:

PP-08

Plot Date:7/24/2025 3:34 PM Plotted By: Matt Day
Date Created:7/9/2025 \\JUB.COM\CENTRAL\CLIENTS\ID\M3\PROJECTS\10-25-002_VALOR\CLUBPPLAT\DESIGN\CAD\SHEET\10-25-002_PP-007.DWG

PRE-PLAT LANDSCAPE PLANS FOR

FALCON CREST
VALOR NORTH SUBDIVISION

CITY OF KUNA, IDAHO
2025

DEVELOPER

M3 COMPANIES
11673 Shoreline Dr.
Suite 200
Boise, Idaho 83702
(208) 939-6263 Fax: 208-939-6752

CIVIL ENGINEERS

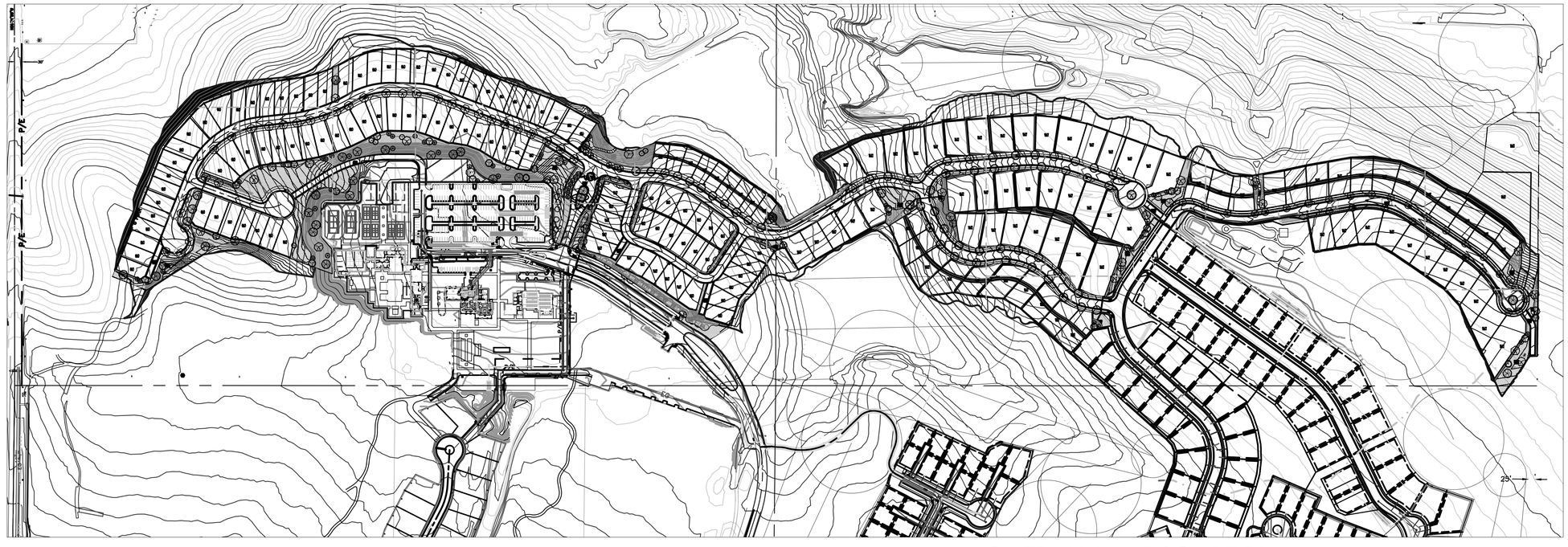
J-U-B ENGINEERS, INC.
2760 W. Excursion Ln., Suite 400
Meridian, ID 83642
(208) 376-7330 Fax: 208-323-9336

LANDSCAPE ARCHITECT

Greey | Pickett
Landscape Architecture | Community Design
7144 E. Stetson Drive, Suite 205
Scottsdale, Arizona 85251
(480) 609-0009 Fax: (480) 609-0068

SHEET INDEX

Cover Sheet	L0.0
General Notes / Materials Schedule	L0.1
Overall Landscape Sheet Layout	L3.0
Planting Plans	L3.1-3.8
Planting Details	L7.1
Planting Specifications	L8.1



OVERALL LANDSCAPE PLAN

0' 200' 400' 600'
Scale: 1" = 200'-0"

GREEY | PICKETT
landscape architecture | community design
7144 e stetson drive, suite 205
scottsdale, arizona 85251
480.609.0009p 480.609.0068

STATE OF IDAHO
RUSSELL GREEY
LA - 16653
Expires09/21/25
LICENSED LANDSCAPE ARCHITECT

FALCON CREST
VALOR NORTH SUBDIVISION
Pre-Plat Landscape Construction Documents
KUNA, IDAHO

revisions:

project #:
MTC088
scale:
As Shown
issued for:
REVIEW
drawn by:
TEAM
date:
08.06.2025
drawing:
Overall Landscape Plan

sheet #
L0.0
1 of 13

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GRADING GENERAL NOTES:

1. CONTRACTOR SHALL GRADE TO MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES. REVIEW ENGINEERS PLAN FOR DRAINAGE.
2. FINISH GRADING SHALL BE BY THE DIRECTION OF THE LANDSCAPE ARCHITECT.
3. LANDSCAPE ARCHITECT SHALL APPROVE GRADING PRIOR TO PLANTING.
4. GRADING FOR THIS PROJECT INCLUDES THE FOLLOWING:
   A) FINE GRADING OF EXISTING ROUGH GRADES IS REQUIRED TO PROVIDE SMOOTH, EVEN GRADE TRANSITION IN LANDSCAPE AREA.
   B) IMPORTING AND PLACING "OFF-SITE 3/8" MINUS TOPSOIL" IN THE FOLLOWING AREAS:
      i) TURF, AND ANNUAL AREAS (6" DEPTH).
      ii) PLANT BACKFILL (CAN BE SCREENED ON-SITE SOIL).
5. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ANY CALICHE ENCOUNTERED ON SITE AT NO ADDITIONAL COST TO THE OWNER. THE OWNER AND CONTRACTOR SHALL COORDINATE A SUITABLE LOCATION ON SITE TO DISPOSE OF THE CALICHE MATERIAL. SHOULD A SUITABLE LOCATION ON SITE NOT EXIST, THE OWNER SHALL BE RESPONSIBLE FOR ALL FEES ASSOCIATED WITH REMOVAL AND DISPOSAL OF THE CALICHE.
6. FINISH GRADE OF ALL PLANTING AREAS IS TO BE 1.5" BELOW ADJACENT PAVING UNLESS NOTED OTHERWISE.
7. REFERENCE CIVIL ENGINEERING DRAWINGS FOR GRADING AND DRAINAGE FLOWS. THE CONTRACTOR SHALL BE RESPONSIBLE THAT THESE ARE PROVIDED FOR AND NOT IMPAIRED WITH OBSTRUCTIONS.
8. THE CONTRACTOR IS RESPONSIBLE FOR GRADING ALL AREAS AT THE DIRECTION OF THE LANDSCAPE ARCHITECT TO CREATE A NATURALLY UNDULATING GROUND PLANE.

HARDSCAPE GENERAL NOTES:

1. FOOTINGS, WALLS AND FENCES SHALL BE PLACED OUTSIDE OF THE PUBLIC RIGHT-OF-WAY.
2. REFER TO CIVIL PLANS PREPARED BY MASON STANFIELD AND JUB ENGINEERS, INC. FOR ALL INFORMATION REGARDING HORIZONTAL AND VERTICAL CONTROLS.
3. ALL DETAILS SHALL BE REVIEWED BY A STRUCTURAL ENGINEER AND MODIFIED (IF NECESSARY) PRIOR TO CONSTRUCTION.
4. ALL DIMENSIONS SHOWN ON THIS PLAN ARE BASED ON THE CIVIL PLAN SUBMITTED BY CIVIL ENGINEER. SHOULD DISCREPANCIES OCCUR, FIELD REVISIONS SHALL BE REQUIRED.
5. THE CONTRACTOR SHALL HAVE SIDEWALK SURVEYED AND STAKED FOR REVIEW BY THE LANDSCAPE ARCHITECT , OR OWNER'S REPRESENTATIVE, PRIOR TO INSTALLATION.
6. IN ADDITION TO SUBMITTING MATERIAL SAMPLES OF ALL SITE RELATED MATERIALS, THE CONTRACTOR SHALL PREPARE A 4'X4' SAMPLE PANEL FOR EACH TYPE OF CONSTRUCTION, I.E., A) CONCRETE PAVERS, B) EXPOSED AGGREGATE PAVING, C) INTEGRAL COLORED CONCRETE, ETC., FOR APPROVAL BY THE LANDSCAPE ARCHITECT AND OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO FINAL CONSTRUCTION.
7. UNLESS NOTED OTHERWISE ON CONSTRUCTION DOCUMENTS OR NOTED IN DETAILS, SIDEWALKS SHALL BE 5'-0" WIDE (VARIES), 4" THICK, 3,000 PSI CONCRETE ON COMPACTED BASE WITH CONSTRUCTION JOINTS AT 5'-0" (VARIES) ON CENTER AND EXPANSION JOINTS AT 20'-0" (VARIES) ON CENTER. SIDEWALKS SHALL HAVE A MEDIUM BROOM, NON-SKID FINISH WITH 1/2" RADIUS TOOLED EDGES.
8. RADIUS AT SIDEWALK INTERSECTIONS SHALL BE 5'-0" (TYPICAL), UNLESS NOTED OTHERWISE.
9. THE CONTRACTOR SHALL LAYOUT AND VERIFY ALL HARDSCAPE ELEMENTS PRIOR TO CONSTRUCTION FOR REVIEW BY THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE. SHOULD DISCREPANCIES EXIST, CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE BEFORE PROCEEDING FURTHER.

PLANTING GENERAL NOTES:

1. THE CONTRACTOR SHALL REVIEW PLANTING PLANS WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
2. THE LANDSCAPE ARCHITECT OR HIS REPRESENTATIVE RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIALS HE DEEMS UNACCEPTABLE. SEE SPECIFICATIONS.
3. THE CONTRACTOR SHALL SUPPLY AND INSTALL ALL PLANT MATERIAL AS SPECIFIED ON THE PLANTING PLANS. HOWEVER, SHOULD THE PLANT MATERIAL BE TEMPORARILY UNAVAILABLE, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AND INSTALL 3 GALLON NURSERY BUCKETS WITH IRRIGATION AT EACH PLANT LOCATION. AS THE PLANT MATERIAL BECOMES AVAILABLE, THE 3 GALLON BUCKETS SHALL BE REMOVED AND PLANT MATERIAL INSTALLED.
4. ANY AND ALL SUBSTITUTIONS TO BE APPROVED BY THE LANDSCAPE ARCHITECT.
5. LOCATE PLANTS AWAY FROM SPRINKLER HEADS, LIGHT FIXTURES AND OTHER OBSTRUCTIONS.
6. FINAL LOCATION OF ALL PLANT MATERIAL SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER'S AUTHORIZED REPRESENTATIVE.
7. PLANTING AND IRRIGATION DESIGN MAY BE MODIFIED TO ADAPT TO WALK CONFIGURATIONS THAT DIFFER FROM THESE PLANS, OR BECAUSE OF GRADE LIMITATIONS ON SITE.
8. WATER TEST ALL TREE PLANTING HOLES PRIOR TO PLANTING. IF TREE HOLE DOES NOT DRAIN, DO NOT PLANT.
9. REFER TO THE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS NOT SHOWN ON DRAWINGS.
10. TREES SHALL BE PLANTED A MINIMUM OF 10'-0" FROM STREET LIGHTS/SEEPAGE BEDS/IDAHO POWER APPURTENANCES/ FIRE HYDRANTS, 6'-0" FROM EDGE OF UNDERGROUND PIPELINES AND A MINIMUM OF 4'-0" FROM WALKS, CURBS AND WALLS. SHRUBS SHALL BE PLANTED A MINIMUM OF 2'-0" FROM CURB AND WALKS.
11. ALL SPECIMEN TREES, SHRUBS AND GROUNDCOVER SHALL BE FIELD LOCATED BY LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE.
12. THE CONTRACTOR SHALL INSTALL "SHAWTOWN ROOT BARRIER PANELS" (OR APPROVED EQUAL) AT ALL TREES WITHIN 7'-0" FEET OF HARDSCAPE ELEMENTS INCLUDING (BUT NOT LIMITED TO) SIDEWALKS, ASPHALT, CONCRETE SLABS / FOOTINGS AND STRUCTURES. CONTRACTOR SHALL SUBMIT SPECIFICATION SHEETS OF PROPOSED ROOT BARRIER PANELS TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION, IF APPLICABLE.
13. ON-SITE AND OFF-SITE TOPSOIL SHALL CONFORM TO CONTENT REQUIREMENTS AS SPECIFIED IN PART 2 OF THE PLANTING SPECIFICATIONS. AGRONOMY TEST SUBMITTALS ARE REQUIRED FOR ALL MATERIAL USED FOR TOPSOIL AND BACKFILL. SUBMIT REPORT TO LANDSCAPE ARCHITECT FOR REVIEW.
14. ALL PLANT MATERIAL SHALL BE IN COMPLIANCE WITH THE AMERICAN STANDARDS FOR NURSERY STOCK, LATEST EDITION.
15. THE CONTRACTOR SHALL PROVIDE MAINTENANCE FOR ALL PLANT MATERIAL FROM THE TIME OF INSTALLATION THROUGH SUBSTANTIAL COMPLETION AND 90 DAY MAINTENANCE AFTER SUBSTANTIAL COMPLETION PRIOR TO TURNOVER TO HOME OWNER'S ASSOCIATION (HOA).
16. PLANT MATERIAL MARKED 'SALVAGE' SHALL BE SELECTED FROM ON-SITE SALVAGE INVENTORY. ALL MATERIAL SELECTIONS SHALL BE APPROVED BY LANDSCAPE ARCHITECT AND/OR OWNER'S AUTHORIZED REPRESENTATIVE.
17. ALL PLANTER BEDS SHALL BE TREATED WITH PRE-EMERGENT AS PER MANUFACTURER'S INSTRUCTIONS. RE-APPLY AS NECESSARY TO ELIMINATE INVASIVE WEEDS. REMOVE ALL DEAD DEBRIS.
18. ALL TREE STAKING SHALL CONFORM TO THE PLANTING DETAILS OR AS NOTED IN THE SPECIFICATIONS. THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE SHALL REVIEW TYPICAL TREE STAKING PRIOR TO FINAL ACCEPTANCE.

GENERAL NOTES:

1. THESE CONSTRUCTION DOCUMENTS, INCLUDING ALL PLANS, NOTES, DETAILS AND SPECIFICATIONS ARE INTENDED TO FACILITATE THE INSTALLATION CONTRACTOR BY PROVIDING GENERAL GUIDELINES FOR DESIGN INTENT. IT IS THE GOAL OF THE DOCUMENTS THAT THE WORK IS TO BE COMPLETED WITHOUT CHANGE ORDERS. ALL QUANTITIES SHOWN IN THE DOCUMENTS ARE ESTIMATES ONLY AND ARE NOT GUARANTEED; THE CONTRACTOR SHALL SUPPLY ALL MATERIALS, LABOR AND EQUIPMENT IN ORDER TO FULFILL THE INTENT OF THE DESIGN DRAWINGS.
2. INTERPRETATION OF THE PLANS AND SPECIFICATIONS SHALL BE MADE BY THE "AUTHOR" OR "LANDSCAPE ARCHITECT/ENGINEER-OF-RECORD" OF THE RESPECTIVE DOCUMENT AND SHALL BE CONSIDERED FINAL. ANY POSSIBLE AMBIGUITY SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR PRIOR TO SUBMITTING FORMAL BIDS. ALL CLARIFICATIONS SHALL BE PREPARED IN WRITING BY THE "LANDSCAPE ARCHITECT/ENGINEER-OF-RECORD" PRIOR TO BIDDING. THE CONTRACTOR SHALL ACCEPT THE INTERPRETATION OF THE "LANDSCAPE ARCHITECT/ENGINEER-OF-RECORD" AS THE CORRECT AND FINAL INTERPRETATION.
3. ANY INCIDENTAL INSTALLATION PROCEDURE, MATERIAL OR EQUIPMENT, NOT MENTIONED IN THESE CONSTRUCTION DOCUMENTS, THE SPECIFICATIONS NOR SHOWN ON THE PLANS, WHICH MAY BE NECESSARY FOR COMPLETION AND SATISFACTORY OPERATION OF THE DESIGN SYSTEM SHALL BE FURNISHED AND INSTALLED (AS BASED ON INDUSTRY STANDARDS) AS THOUGH SHOWN OR PROVIDED FOR.
4. EXISTING CONDITIONS AND BASE INFORMATION ARE BASED ON PLANS PREPARED BY: JUB ENGINEERS, INC. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE LOCATIONS OF EXISTING AND FUTURE UNDERGROUND SERVICES AND IMPROVEMENTS WHICH MAY CONFLICT WITH THE WORK TO BE DONE. NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE IMMEDIATELY SHOULD A CONFLICT ARISE.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL NECESSARY PERMITS AND SHALL NOTIFY ALL UTILITY COMPANIES WITH UTILITIES ON SITE PRIOR TO THE CONSTRUCTION OF THE PROJECT.
6. FOR UNDERGROUND UTILITY COORDINATION AND 48 HOURS PRIOR TO START OF CONSTRUCTION (DEPENDING ON AREA OR JURISDICTION), THE CONTRACTOR SHALL CONTACT:
   A) UTILITY DIG LINE SERVICE OF IDAHO 1-800-342-1585
   B) UNDERGROUND SERVICES ALERT (USA) 1-800-227-2600
   C) OVERHEAD UTILITIES
7. THESE NOTES ARE TO BE USED FOR GENERAL REFERENCE IN CONJUNCTION WITH AND AS A SUPPLEMENT TO THE WRITTEN SPECIFICATIONS, APPROVED ADDENDUMS, AND THE CHANGE ORDERS AS ASSOCIATED WITH THESE CONSTRUCTION DOCUMENTS.
8. SHOULD THE CONTRACTOR HAVE ANY QUESTIONS REGARDING THESE CONSTRUCTION DOCUMENTS OR SHOULD THERE BE ANY DISCREPANCIES, HE SHALL CONTACT THE LANDSCAPE ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING FURTHER.
9. ALL WORK SHALL CONFORM TO THE CONTRACT DOCUMENTS AND PER GOVERNING CODES AND/OR ORDINANCES.
10. THE CONTRACTOR SHALL PROVIDE BARRICADES AND TRAFFIC CONTROL ALONG PUBLIC STREETS, IF REQUIRED, DURING INSTALLATION.
11. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPORT TO THE LANDSCAPE ARCHITECT AND/OR THE OWNER'S AUTHORIZED REPRESENTATIVE ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DOCUMENTS AND FIELD CONDITIONS PRIOR TO THE START OF WORK.
12. BEFORE WORK BEGINS ON THE PROJECT, THE CONTRACTOR SHALL REVIEW THE PROJECT WITH THE LANDSCAPE ARCHITECT AND/OR THE OWNER'S AUTHORIZED REPRESENTATIVE.
13. THE LANDSCAPE ARCHITECT AND/OR THE OWNER'S AUTHORIZED REPRESENTATIVE SHALL APPROVE ANY OR ALL CHANGES PRIOR TO THE START OF WORK.
14. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND COORDINATING EXISTING SITE CONDITIONS.
15. THE CONTRACTOR SHALL ADHERE TO ALL APPLICABLE LOCAL, STATE, AND/OR FEDERAL LAWS AND/OR REGULATIONS PERTAINING TO THE PROJECT.
16. THE CONTRACTOR SHALL PROPERLY COORDINATE HIS WORK WITH OTHER CONTRACTOR'S WORK PRIOR TO INSTALLATION.
17. THE CONTRACTOR SHALL TAKE PRECAUTIONARY MEASURES TO PROTECT EXISTING IMPROVEMENTS AND THE PUBLIC FROM DAMAGE THROUGHOUT CONSTRUCTION.
18. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY DAMAGES IMPOSED, UNINTENTIONALLY OR ACCIDENTALLY TO EXISTING UTILITIES, STRUCTURES, WALLS, OR OTHER AMENITIES, DUE TO THE ACTION OF THE CONTRACTOR, CONTRACTOR'S EMPLOYEES AND/OR THE CONTRACTOR'S SUBCONTRACTORS. DAMAGE OCCURRED DURING THE CONTRACTOR'S OPERATION SHALL BE REPAIRED, AT THE EXPENSE OF THE CONTRACTOR, TO THE SATISFACTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE.
19. MATCH GRADES, LAYOUT AND ELEVATIONS OF ADJOINING LANDSCAPE WORK. NOTIFY THE LANDSCAPE ARCHITECT OF CONFLICTS BEFORE PROCEEDING WITH CONSTRUCTION.

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Expires09/21/25

FALCON CREST
VALOR NORTH SUBDIVISION
Pre-Plat Landscape Construction Documents
KUNA, IDAHO

revisions:
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△
△

project #: MTC088
scale: NTS
issued for: REVIEW
drawn by: TEAM
date: 08.06.2025
drawing: General Notes

sheet #
L0.1
2 of 13

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PLANT MATERIALS LEGEND

Sym.	Plant Name	Size	C
Class I Trees			
	Amelanchier 'Autumn Brilliance' Autumn Brilliance Serviceberry	2" Cal.	
	Cercis canadensis Eastern Redbud	2" Cal.	
	Cornus florida 'Cloud 9' Flowering Dogwood	2" Cal.	
	Prunus cerasifera 'Newport' Newport Purple Leaf Plum	2" Cal.	
	Pyrus calleryana 'Chanticleer' Chanticleer Pear	2" Cal.	
Class II Trees			
	Acer truncatum x Norwegian sunset Norwegian Sunset Maple	2" Cal.	
	Acer truncatum 'Pacific Sunset' Pacific Sunset Maple	2" Cal.	
	Betula nigra 'Heritage' Heritage Birch	2" Cal.	
	Ginko biloba 'Autumn Gold' Autumn Gold	2" Cal.	
	Gleditsia triancanthos var. inermis 'Shademast Shademaster Honey Locust	2" Cal.	
	Tilia americana 'Little Leaf' Little leaf Linden	2" Cal.	
Conifer Trees - Evergreen Trees			
	Cedrus deodara Karl Fuchs Karl Fuchs Pine	6'-8' HT. B&B	
	Pinus flexilis 'Vanderwolfs' Vanderwolfs Pine	6'-8' HT. B&B	
	Pinus sylvestris Scotch Pine	6'-8' HT. B&B	

Shrubs

	Berberis thunbergii 'Gentry' Royal Burgundy Barberry	3 gal.
	Buddleja davidii 'Black Knight' Black Knight Butterfly Bush	3 gal.
	Buddleja x flutterby 'Miss Molly' Miss Molly Butterfly Bush	3 gal.
	Caryopteris x clandonensis 'Dark Knight' Dark Knight Bluebeard	3 gal.
	Cornus alba 'Bailhalo' Ivory Halo Dogwood	3 gal.
	Cornus sericea 'Kelseyi' Kelsey's Dwarf Red-Osier Dogwood	3 gal.
	Euonymus fortunei 'Blondy' Blondy Euonymus	3 gal.
	Euonymus fortunei 'Emerald 'n Gold' Emerald & Gold Euonymus	3 gal.
	Euonymus japonica 'Aureo-marginata' Golden Euonymus	3 gal.
	Euonymus japonicus microphyllus Boxleaf Euonymus	3 gal.
	Euonymus kiautschovicus 'Manhattan' Manhattan Euonymus	3 gal.
	Forsythia x intermedia 'Spring Glory' Spring Glory Forsythia	3 gal.
	Juniperus x pfitzeriana 'Mint Julep' Mint Julep Juniper	3 gal
	Perovskia atriplicifolia Russian Sage	3 gal.
	Photinia x fraseri Photinia Fraseri	3 gal.
	Physocarpus opulifolius Summer Wine Ninebark	3 gal.
	Prunus x cistena Cistena Plum	3 gal.
	Rosa 'Nearly Wild' Nearly Wild Rose	3 gal.
	Rosa x 'Noare' Flower Carpet TM. Red Rose	3 gal.
	Rosa x 'Noalesa' Flower Carpet Yellow Rose	3 Gal.
	Rosa x 'Noala' Flower Carpet Coral Rose	3 Gal.
	Spiraea x bumalda 'Goldflame' Gold Flame Spirea	3 gal.
	Viburnum x burkwoodii Burkwood Viburnum	3 gal.
	Viburnum opulus 'Roseum' Common Snowball Viburnum	3 gal.

Groundcovers

	Juniperus horizontalis 'Wiltonii' Blue Rug Juniper	3 gal.
	Cerastium tomentosum Snow in Summer	3 Gal.
	Taxus cuspidata 'Monloo' Emerald Spreader® Japanese Yew	3 gal.
	Teucrium chamaedrys Germander	3 gal.

Grasses

	Helictotrichon sempervirens Blue Oat grass	3 gal.
	Miscanthus sinensis 'Gracillimus' Maiden Grass	3 gal.

Perennials

	Coreopsis 'Zagreb' Zagreb Coreopsis	3 gal.
	Hemerocallis 'Happy Returns' Daylily Happy Returns	3 gal.
	Sedum spectabile 'Autumn Joy' Autumn Joy Stonecrop	3 gal.
	Veronica spicata 'Red Fox' Red Fox Veronica	3 gal.

MASS PLANTING

Sym.	Description
	LAWN: FESCUE SOD

INERTS

Sym.	Description
	LIMIT OF TURF
	BARK MULCH, PREMIUM BLEND

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LANDSCAPE SHEET LAYOUT

N

0' 80' 160' 240'

Scale: 1" = 80'-0"

FALCON CREST
VALOR NORTH SUBDIVISION
Pre-Plat Landscape Construction Documents
KUNA, IDAHO

revisions:

project #: MTC088
scale: As Shown
issued for: REVIEW
drawn by: TEAM
date: 08.06.2025
drawing: Overall Landscape Plan

sheet #
L3.0
3 of 13

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MATCHLINE SEE SHEET L3.2



PLANT MATERIALS LEGEND

Sym.	Plant Name	Size
Class I Trees		
	Amelanchier 'Autumn Brilliance' Autumn Brilliance Serviceberry	2" Cal.
	Cercis canadensis Eastern Redbud	2" Cal.
	Cornus florida 'Cloud 9' Flowering Dogwood	2" Cal.
	Prunus cerasifera 'Newport' Newport Purple Leaf Plum	2" Cal.
	Pyrus calleryana 'Chanticleer' Chanticleer Pear	2" Cal.
Class II Trees		
	Acer truncatum x Norwegian sunset Norwegian Sunset Maple	2" Cal.
	Acer truncatum 'Pacific Sunset' Pacific Sunset Maple	2" Cal.
	Betula nigra 'Heritage' Heritage Birch	2" Cal.
	Ginko biloba 'Autumn Gold' Autumn Gold	2" Cal.
	Gleditsia triacanthos var. inermis 'Shademas Shademaster Honey Locust	2" Cal.
	Tilia americana 'Little Leaf' Little leaf Linden	2" Cal.
Conifer Trees - Evergreen Trees		
	Cedrus deodara Karl Fuchs Karl Fuchs Pine	6-8' HT. B&B
	Pinus flexilis 'Vanderwolfs' Vanderwolfs Pine	6-8' HT. B&B
	Pinus sylvestris Scotch Pine	6-8' HT. B&B
Shrubs		
	Berberis thunbergii 'Gentry' Royal Burgundy Barberry	3 gal.
	Buddleja davidii 'Black Knight' Black Knight Butterfly Bush	3 gal.
	Buddleja x flutterby 'Miss Molly' Miss Molly Butterfly Bush	3 gal.
	Caryopteris x clandonensis 'Dark Knight' Dark Knight Bluebeard	3 gal.
	Cornus alba 'Bailhalo' Ivory Halo Dogwood	3 gal.
	Cornus sericea 'Kelseyi' Kelsey's Dwarf Red-Osier Dogwood	3 gal.
	Euonymus fortunei 'Blondy' Blondy Euonymus	3 gal.
	Euonymus fortunei 'Emerald 'n Gold' Emerald & Gold Euonymus	3 gal.
	Euonymus japonica 'Aureo-marginatus' Golden Euonymus	3 gal.
	Euonymus japonicus microphyllus Boxleaf Euonymus	3 gal.
	Euonymus kiautschovicus 'Manhattan' Manhattan Euonymus	3 gal.
	Forsythia x intermedia 'Spring Glory' Spring Glory Forsythia	3 gal.
	Juniperus x pfitzeriana 'Mint Julep' Mint Julep Juniper	3 gal
	Perovskia atriplicifolia Russian Sage	3 gal.
	Photinia x fraseri Photinia Fraseri	3 gal.
	Physocarpus opulifolius Summer Wine Ninebark	3 gal.
	Prunus x cistena Cistena Plum	3 gal.
	Rosa 'Nearly Wild' Nearly Wild Rose	3 gal.
	Rosa x 'Noare' Flower Carpet TM Red Rose	3 gal.
	Rosa x 'Noalesa' Flower Carpet Yellow Rose	3 Gal.
	Rosa x 'Noala' Flower Carpet Coral Rose	3 Gal.
	Spiraea x bumalda 'Goldflame' Gold Flame Spirea	3 gal.
	Viburnum x burkwoodii Burkwood Viburnum	3 gal.
	Viburnum opulus 'Roseum' Common Snowball Viburnum	3 gal.
Groundcovers		
	Juniperus horizontalis 'Wiltonii' Blue Rug Juniper	3 gal.
	Cerastium tomentosum Snow In Summer	3 Gal.
	Taxus cuspidata 'Monloo' Emerald Spreader® Japanese Yew	3 gal.
	Teucrium chamaedrys Germander	3 gal.
Grasses		
	Helictotrichon sempervirens Blue Oat grass	3 gal.
	Miscanthus sinensis 'Gracillimus' Maiden Grass	3 gal.
Perennials		
	Coreopsis 'Zagreb' Zagreb Coreopsis	3 gal.
	Hemerocallis 'Happy Returns' Daylily Happy Returns	3 gal.
	Sedum spectabile 'Autumn Joy' Autumn Joy Stonecrop	3 gal.
	Veronica spicata 'Red Fox' Red Fox Veronica	3 gal.

MASS PLANTING

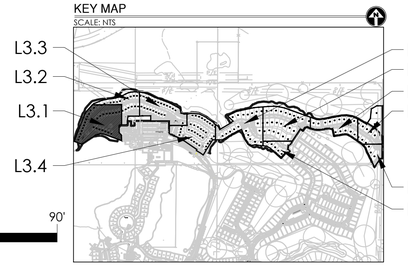
Sym.	Description
	LAWN: FESCUE SOD

INERTS

Sym.	Description
	LIMIT OF TURF
	BARK MULCH, PREMIUM BLEND

KEY MAP

SCALE: NTS



PLANTING PLAN - L3.1

Scale: 1" = 30'-0"

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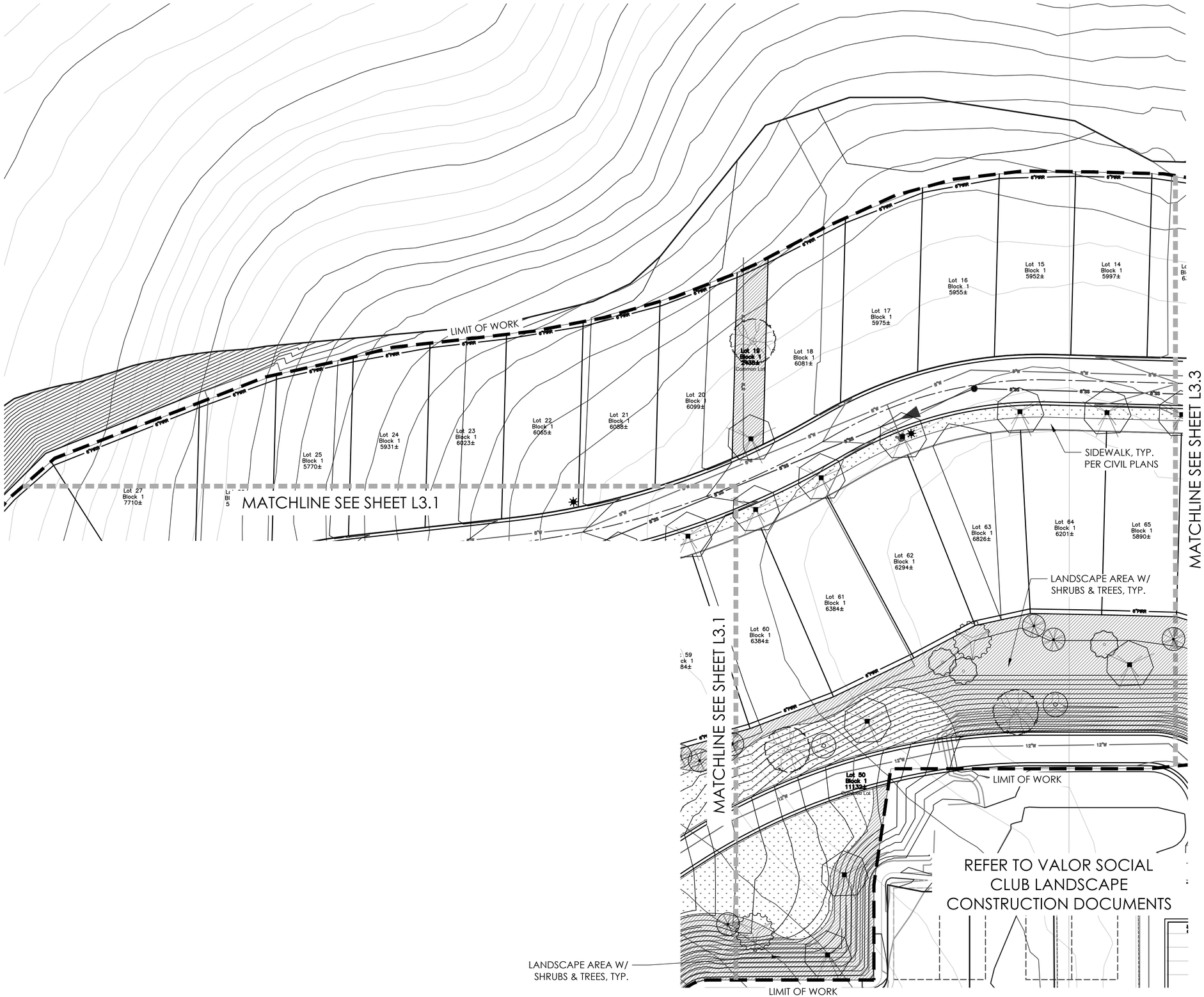
FALCON CREST
VALOR NORTH SUBDIVISION
Pre-Plat Landscape Construction Documents
KUNA, IDAHO

revisions:

project #: MTC088
scale: As Shown
issued for: REVIEW
drawn by: TEAM
date: 08.06.2025
drawing: Planting Plan

sheet #
L3.1
4 of 13

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PLANT MATERIALS LEGEND

Sym.	Plant Name	Size
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	Tilia americana 'Little Leaf' Little leaf Linden	2" Cal.
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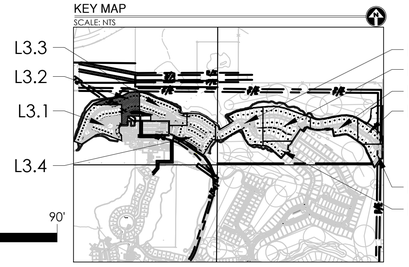
MASS PLANTING

Sym.	Description
	LAWN: FESCUE SOD

INERTS

Sym.	Description
	LIMIT OF TURF
	BARK MULCH, PREMIUM BLEND

KEY MAP
SCALE: NTS



PLANTING PLAN - L3.2

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

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VALOR NORTH SUBDIVISION
Pre-Plat Landscape Construction Documents
KUNA, IDAHO

revisions:

project #: MTC088
scale: As Shown
issued for: REVIEW
drawn by: TEAM
date: 08.06.2025
drawing: Planting Plan

sheet #
L3.2
5 of 13

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MATCHLINE SEE SHEET L3.2

Lot 13 Block 1 6336±
Lot 12 Block 1 6302±
Lot 11 Block 1 5824±
Lot 10 Block 1 5570±
Lot 9 Block 1 5338±
Lot 8 Block 1 5247±
Lot 7 Block 1 5244±
Lot 6 Block 1 5240±
Lot 5 Block 1 5237±
Lot 4 Block 1 5444±
Lot 3 Block 1 5531±
Lot 2 Block 1 5574±
Lot 1 Block 1 5479±
Lot 66 Block 1 6616±
Lot 67 Block 1 6000±
Lot 68 Block 1 5962±
Lot 69 Block 1 5500±
Lot 70 Block 1 5040±
Lot 71 Block 1 5500±
Lot 72 Block 1 5710±
Lot 73 Block 1 5753±
Lot 74 Block 1 5757±
Lot 110

LIMIT OF WORK

SIDEWALK, TYP. PER CIVIL PLANS

LANDSCAPE AREA W/ LAWN & TREES, TYP.

LANDSCAPE AREA W/ SHRUBS & TREES, TYP.

LANDSCAPE AREA W/ LAWN & TREES, TYP.

LANDSCAPE AREA W/ SHRUBS & TREES, TYP.

LANDSCAPE AREA W/ SHRUBS & TREES, TYP.

ENTRY GATES

LOW WALL

LOW (30") RETAINING WALL

LIMIT OF WORK

LANDSCAPE AREA W/ LAWN & TREES, TYP.

10' MULTI-USE PATH. REFER TO CIVIL ENGINEER DRAWINGS.

REFER TO VALOR SOCIAL CLUB LANDSCAPE CONSTRUCTION DOCUMENTS

MATCHLINE SEE SHEET L3.4

MATCHLINE SEE SHEET L3.4

PLANT MATERIALS LEGEND

Sym.	Plant Name	Size
Class I Trees		
	Amelanchier 'Autumn Brilliance' Autumn Brilliance Serviceberry	2" Cal.
	Cercis canadensis Eastern Redbud	2" Cal.
	Cornus florida 'Cloud 9' Flowering Dogwood	2" Cal.
	Prunus cerasifera 'Newport' Newport Purple Leaf Plum	2" Cal.
	Pyrus calleryana 'Chanticleer' Chanticleer Pear	2" Cal.
Class II Trees		
	Acer truncatum x Norwegian sunset Norwegian Sunset Maple	2" Cal.
	Acer truncatum 'Pacific Sunset' Pacific Sunset Maple	2" Cal.
	Betula nigra 'Heritage' Heritage Birch	2" Cal.
	Ginko biloba 'Autumn Gold' Autumn Gold	2" Cal.
	Gleditsia triacanthos var. inermis 'Shademas Shademaster Honey Locust	2" Cal.
	Tilia americana 'Little Leaf' Little leaf Linden	2" Cal.
Conifer Trees - Evergreen Trees		
	Cedrus deodara Karl Fuchs Karl Fuchs Pine	6-8' HT. B&B
	Pinus flexilis 'Vanderwolfs' Vanderwolfs Pine	6-8' HT. B&B
	Pinus sylvestris Scotch Pine	6-8' HT. B&B
Shrubs		
	Berberis thunbergii 'Gentry' Royal Burgundy Barberry	3 gal.
	Buddleja davidii 'Black Knight' Black Knight Butterfly Bush	3 gal.
	Buddleja x flutterby 'Miss Molly' Miss Molly Butterfly Bush	3 gal.
	Caryopteris x clandonensis 'Dark Knight' Dark Knight Bluebeard	3 gal.
	Cornus alba 'Bailhalo' Ivory Halo Dogwood	3 gal.
	Cornus sericea 'Kelseyi' Kelsey's Dwarf Red-Osier Dogwood	3 gal.
	Euonymus fortunei 'Blondy' Blondy Euonymus	3 gal.
	Euonymus fortunei 'Emerald 'n Gold' Emerald & Gold Euonymus	3 gal.
	Euonymus japonica 'Aureo-marginatus' Golden Euonymus	3 gal.
	Euonymus japonicus microphyllus Boxleaf Euonymus	3 gal.
	Euonymus kiautschovicus 'Manhattan' Manhattan Euonymus	3 gal.
	Forsythia x intermedia 'Spring Glory' Spring Glory Forsythia	3 gal.
	Juniperus x pfitzeriana 'Mint Julep' Mint Julep Juniper	3 gal
	Perovskia atriplicifolia Russian Sage	3 gal.
	Photinia x fraseri Photinia Fraseri	3 gal.
	Physocarpus opulifolius Summer Wine Ninebark	3 gal.
	Prunus x cistena Cistena Plum	3 gal.
	Rosa 'Nearly Wild' Nearly Wild Rose	3 gal.
	Rosa x 'Noare' Flower Carpet 1M Red Rose	3 gal.
	Rosa x 'Noalea' Flower Carpet Yellow Rose	3 Gal.
	Rosa x 'Noala' Flower Carpet Coral Rose	3 Gal.
	Spiraea x bumalda 'Goldflame' Gold Flame Spirea	3 gal.
	Viburnum x burkwoodii Burkwood Viburnum	3 gal.
	Viburnum opulus 'Roseum' Common Snowball Viburnum	3 gal.
Groundcovers		
	Juniperus horizontalis 'Wiltonii' Blue Rug Juniper	3 gal.
	Cerastium tomentosum Snow in Summer	3 Gal.
	Taxus cuspidata 'Monloo' Emerald Spreader® Japanese Yew	3 gal.
	Teucrium chamaedrys Germander	3 gal.
Grasses		
	Helictotrichon sempervirens Blue Oat grass	3 gal.
	Miscanthus sinensis 'Gracillimus' Maiden Grass	3 gal.
Perennials		
	Coreopsis 'Zagreb' Zagreb Coreopsis	3 gal.
	Hemerocallis 'Happy Returns' Daylily Happy Returns	3 gal.
	Sedum spectabile 'Autumn Joy' Autumn Joy Stonecrop	3 gal.
	Veronica spicata 'Red Fox' Red Fox Veronica	3 gal.

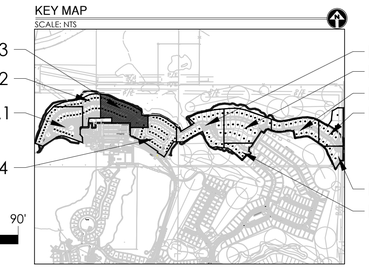
MASS PLANTING

Sym.	Description
	LAWN: FESCUE SOD

INERTS

Sym.	Description
	LIMIT OF TURF
	BARK MULCH, PREMIUM BLEND

KEY MAP
SCALE: NTS



PLANTING PLAN - L3.3

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

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6 of 13

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PLANT MATERIALS LEGEND

Sym.	Plant Name	Size
Class I Trees		
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	Cercis canadensis Eastern Redbud	2" Cal.
	Cornus florida 'Cloud 9' Flowering Dogwood	2" Cal.
	Prunus cerasifera 'Newport' Newport Purple Leaf Plum	2" Cal.
	Pyrus calleryana 'Chanticleer' Chanticleer Pear	2" Cal.
Class II Trees		
	Acer truncatum x Norwegian sunset Norwegian Sunset Maple	2" Cal.
	Acer truncatum 'Pacific Sunset' Pacific Sunset Maple	2" Cal.
	Betula nigra 'Heritage' Heritage Birch	2" Cal.
	Ginko biloba 'Autumn Gold' Autumn Gold	2" Cal.
	Gleditsia triacanthos var. inermis 'Shademas Shademaster Honey Locust	2" Cal.
	Tilia americana 'Little Leaf' Little leaf Linden	2" Cal.
Conifer Trees - Evergreen Trees		
	Cedrus deodara Karl Fuchs Karl Fuchs Pine	6-8' Ht. B&B
	Pinus flexilis 'Vanderwolfs' Vanderwolfs Pine	6-8' Ht. B&B
	Pinus sylvestris Scotch Pine	6-8' Ht. B&B
Shrubs		
	Berberis thunbergii 'Gentry' Royal Burgundy Barberry	3 gal.
	Buddleja davidii 'Black Knight' Black Knight Butterfly Bush	3 gal.
	Buddleja x flutterby 'Miss Molly' Miss Molly Butterfly Bush	3 gal.
	Caryopteris x clandonensis 'Dark Knight' Dark Knight Bluebeard	3 gal.
	Cornus alba 'Bailhalo' Ivory Halo Dogwood	3 gal.
	Cornus sericea 'Kelseyi' Kelsey's Dwarf Red-Osier Dogwood	3 gal.
	Euonymus fortunei 'Blondy' Blondy Euonymus	3 gal.
	Euonymus fortunei 'Emerald 'n Gold' Emerald & Gold Euonymus	3 gal.
	Euonymus japonica 'Aureo-marginatus' Golden Euonymus	3 gal.
	Euonymus japonicus microphyllus Boxleaf Euonymus	3 gal.
	Euonymus kiautschovicus 'Manhattan' Manhattan Euonymus	3 gal.
	Forsythia x intermedia 'Spring Glory' Spring Glory Forsythia	3 gal.
	Juniperus x pfitzeriana 'Mint Julep' Mint Julep Juniper	3 gal
	Perovskia atriplicifolia Russian Sage	3 gal.
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	Spiraea x bumalda 'Goldflame' Gold Flame Spirea	3 gal.
	Viburnum x burkwoodii Burkwood Viburnum	3 gal.
	Viburnum opulus 'Roseum' Common Snowball Viburnum	3 gal.
Groundcovers		
	Juniperus horizontalis 'Wiltonii' Blue Rug Juniper	3 gal.
	Cerastium tomentosum Snow in Summer	3 Gal.
	Taxus cuspidata 'Monloo' Emerald Spreader® Japanese Yew	3 gal.
	Teucrium chamaedrys Germander	3 gal.
Grasses		
	Helictotrichon sempervirens Blue Oat grass	3 gal.
	Miscanthus sinensis 'Gracillimus' Maiden Grass	3 gal.
Perennials		
	Coreopsis 'Zagreb' Zagreb Coreopsis	3 gal.
	Hemerocallis 'Happy Returns' Daylily Happy Returns	3 gal.
	Sedum spectabile 'Autumn Joy' Autumn Joy Stonecrop	3 gal.
	Veronica spicata 'Red Fox' Red Fox Veronica	3 gal.

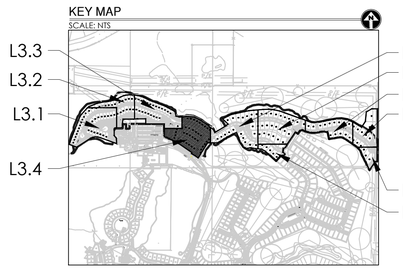
MASS PLANTING

Sym.	Description
	LAWN: FESCUE SOD

INERTS

Sym.	Description
	LIMIT OF TURF
	BARK MULCH, PREMIUM BLEND

KEY MAP
SCALE: NTS



PLANTING PLAN - L3.4

Scale: 1" = 30'-0"

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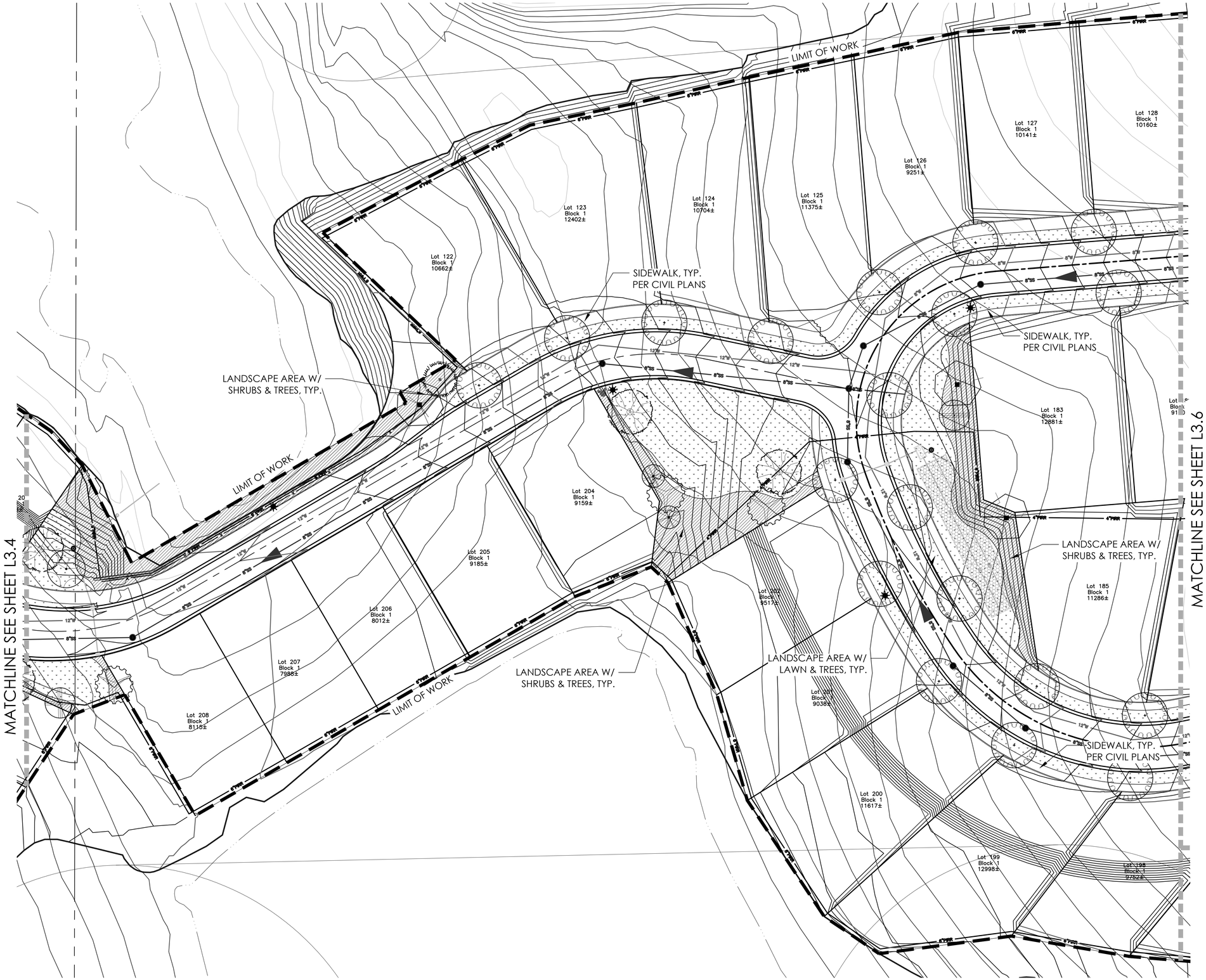
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7 of 13

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PLANT MATERIALS LEGEND

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	Gleditsia triacanthos var. inermis 'Shademas Shademaster Honey Locust	2" Cal.
	Tilia americana 'Little Leaf' Little leaf Linden	2" Cal.
Conifer Trees - Evergreen Trees		
	Cedrus deodara Karl Fuchs Karl Fuchs Pine	6-8' HT. B&B
	Pinus flexilis 'Vanderwolfs' Vanderwolfs Pine	6-8' HT. B&B
	Pinus sylvestris Scotch Pine	6-8' HT. B&B
Shrubs		
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Groundcovers		
	Juniperus horizontalis 'Wiltonii' Blue Rug Juniper	3 gal.
	Cerastium tomentosum Snow in Summer	3 Gal.
	Taxus cuspidata 'Monloo' Emerald Spreader® Japanese Yew	3 gal.
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Grasses		
	Helictotrichon sempervirens Blue Oat grass	3 gal.
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Perennials		
	Coreopsis 'Zagreb' Zagreb Coreopsis	3 gal.
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	Sedum spectabile 'Autumn Joy' Autumn Joy Stonecrop	3 gal.
	Veronica spicata 'Red Fox' Red Fox Veronica	3 gal.

MASS PLANTING

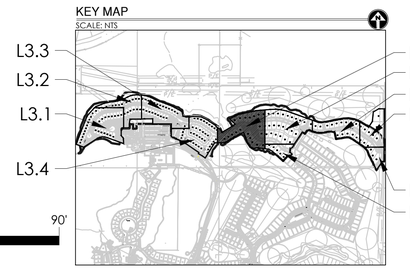
Sym.	Description
	LAWN: FESCUE SOD

INERTS

Sym.	Description
	LIMIT OF TURF
	BARK MULCH, PREMIUM BLEND

KEY MAP

SCALE: NTS



PLANTING PLAN - L3.5

Scale: 1" = 30'-0"

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PLANT MATERIALS LEGEND

Sym.	Plant Name	Size
Class I Trees		
	Amelanchier 'Autumn Brilliance' Autumn Brilliance Serviceberry	2" Cal.
	Cercis canadensis Eastern Redbud	2" Cal.
	Cornus florida 'Cloud 9' Flowering Dogwood	2" Cal.
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	Pyrus calleryana 'Chanticleer' Chanticleer Pear	2" Cal.
Class II Trees		
	Acer truncatum x Norwegian sunset Norwegian Sunset Maple	2" Cal.
	Acer truncatum 'Pacific Sunset' Pacific Sunset Maple	2" Cal.
	Betula nigra 'Heritage' Heritage Birch	2" Cal.
	Ginko biloba 'Autumn Gold' Autumn Gold	2" Cal.
	Gleditsia triacanthos var. inermis 'Shademas Shademaster Honey Locust	2" Cal.
	Tilia americana 'Little Leaf' Little leaf Linden	2" Cal.
Conifer Trees - Evergreen Trees		
	Cedrus deodara Karl Fuchs Karl Fuchs Pine	6-8' Ht. B&B
	Pinus flexilis 'Vanderwolfs' Vanderwolfs Pine	6-8' Ht. B&B
	Pinus sylvestris Scotch Pine	6-8' Ht. B&B
Shrubs		
	Berberis thunbergii 'Gentry' Royal Burgundy Barberry	3 gal.
	Buddleja davidii 'Black Knight' Black Knight Butterfly Bush	3 gal.
	Buddleja x flutterby 'Miss Molly' Miss Molly Butterfly Bush	3 gal.
	Caryopteris x clandonensis 'Dark Knight' Dark Knight Bluebeard	3 gal.
	Cornus alba 'Bailhalo' Ivory Halo Dogwood	3 gal.
	Cornus sericea 'Kelseyi' Kelsey's Dwarf Red-Osier Dogwood	3 gal.
	Euonymus fortunei 'Blondy' Blondy Euonymus	3 gal.
	Euonymus fortunei 'Emerald 'n Gold' Emerald & Gold Euonymus	3 gal.
	Euonymus japonica 'Aureo-marginatus' Golden Euonymus	3 gal.
	Euonymus japonicus microphyllus Boxleaf Euonymus	3 gal.
	Euonymus kiautschovicus 'Manhattan' Manhattan Euonymus	3 gal.
	Forsythia x intermedia 'Spring Glory' Spring Glory Forsythia	3 gal.
	Juniperus x pfitzeriana 'Mint Julep' Mint Julep Juniper	3 gal
	Perovskia atriplicifolia Russian Sage	3 gal.
	Photinia x fraseri Photinia Fraseri	3 gal.
	Physocarpus opulifolius Summer Wine Ninebark	3 gal.
	Prunus x cistena Cistena Plum	3 gal.
	Rosa 'Nearly Wild' Nearly Wild Rose	3 gal.
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Groundcovers		
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Grasses		
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Perennials		
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MASS PLANTING

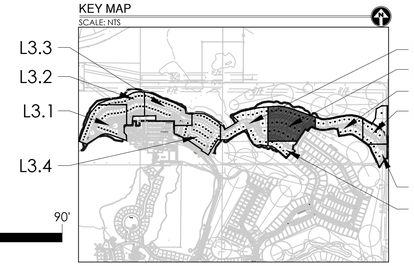
Sym.	Description
	LAWN: FESCUE SOD

INERTS

Sym.	Description
	LIMIT OF TURF
	BARK MULCH, PREMIUM BLEND

KEY MAP

SCALE: NTS



PLANTING PLAN - L3.6

0' 30' 60' 90'

Scale: 1" = 30'-0"

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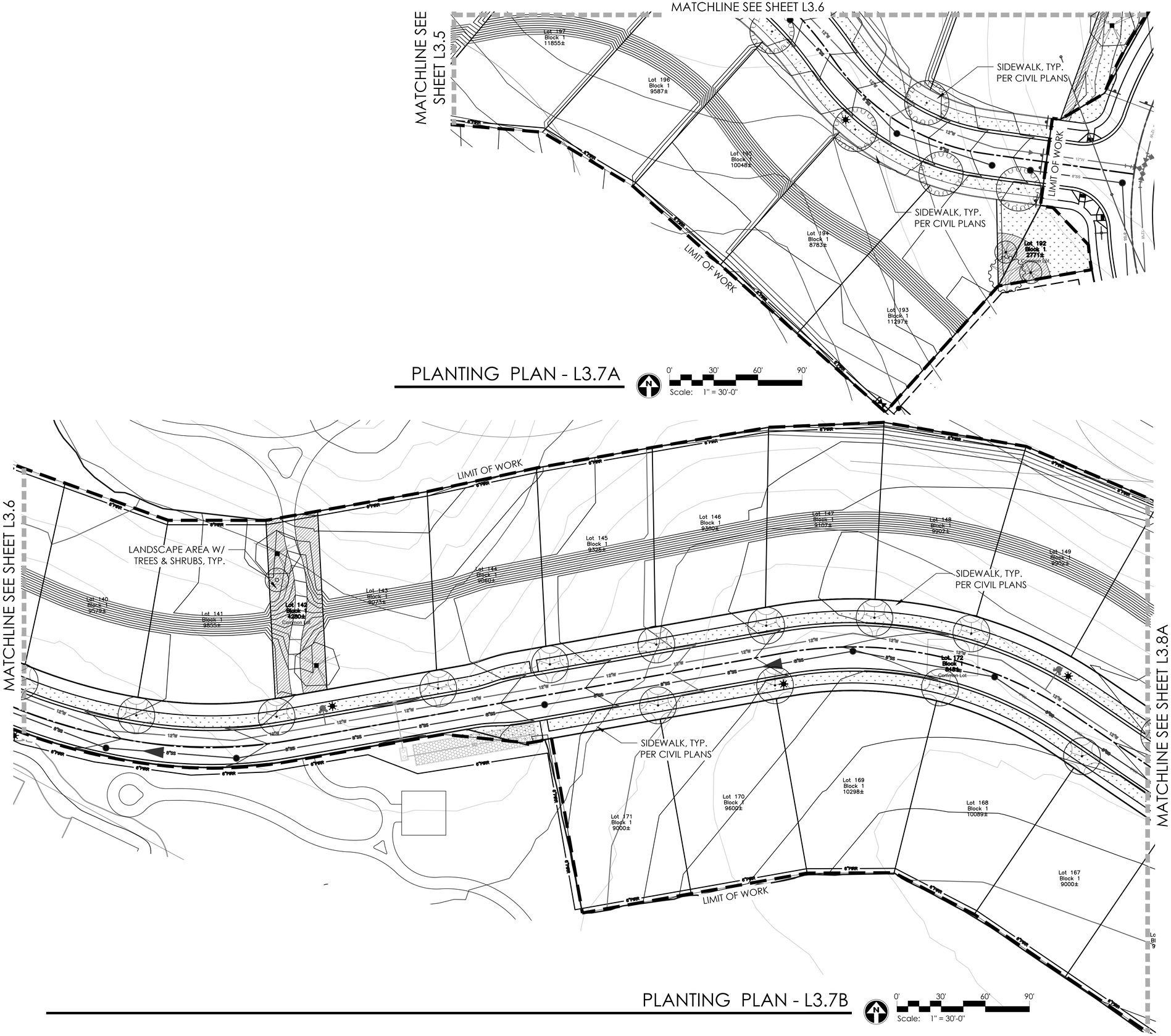
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PLANTING PLAN - L3.7A

0' 30' 60' 90'

Scale: 1" = 30'-0"

PLANTING PLAN - L3.7B

0' 30' 60' 90'

Scale: 1" = 30'-0"

PLANT MATERIALS LEGEND

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	Class I Trees	
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	Rosa x 'Noalesa' Flower Carpet Yellow Rose	3 Gal.
	Rosa x 'Noala' Flower Carpet Coral Rose	3 Gal.
	Spiraea x bumalda 'Goldflame' Gold Flame Spirea	3 gal.
	Viburnum x burkwoodii Burkwood Viburnum	3 gal.
	Viburnum opulus 'Roseum' Common Snowball Viburnum	3 gal.
	Groundcovers	
	Juniperus horizontalis 'Wiltonii' Blue Rug Juniper	3 gal.
	Cerastium tomentosum Snow In Summer	3 Gal.
	Taxus cuspidata 'Monloo' Emerald Spreader® Japanese Yew	3 gal.
	Teucrium chamaedrys Germander	3 gal.
	Grasses	
	Helictotrichon sempervirens Blue Oat grass	3 gal.
	Miscanthus sinensis 'Gracillimus' Maiden Grass	3 gal.
	Perennials	
	Coreopsis 'Zagreb' Zagreb Coreopsis	3 gal.
	Hemerocallis 'Happy Returns' Daylily Happy Returns	3 gal.
	Sedum spectabile 'Autumn Joy' Autumn Joy Stonecrop	3 gal.
	Veronica spicata 'Red Fox' Red Fox Veronica	3 gal.

MASS PLANTING

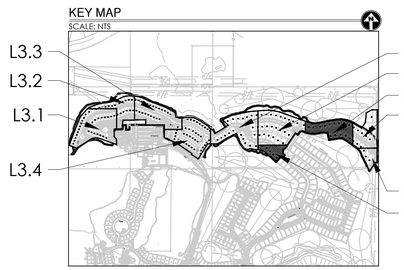
Sym.	Description
	LAWN: FESCUE SOD

INERTS

Sym.	Description
	LIMIT OF TURF
	BARK MULCH, PREMIUM BLEND

KEY MAP

SCALE: NTS



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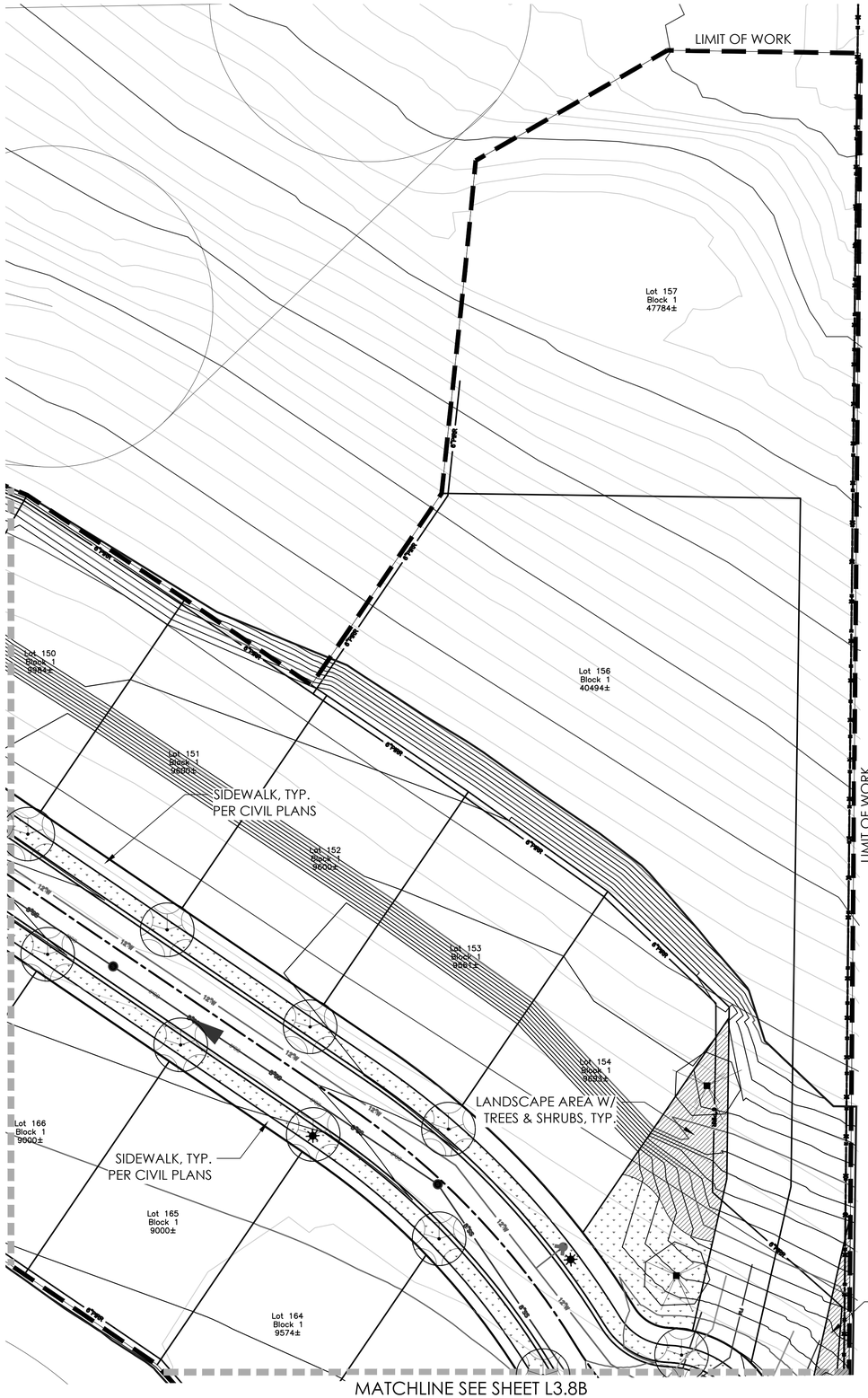
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revisions:

project #: MTC088
scale: As Shown
issued for: REVIEW
drawn by: TEAM
date: 08.06.2025
drawing: Planting Plan

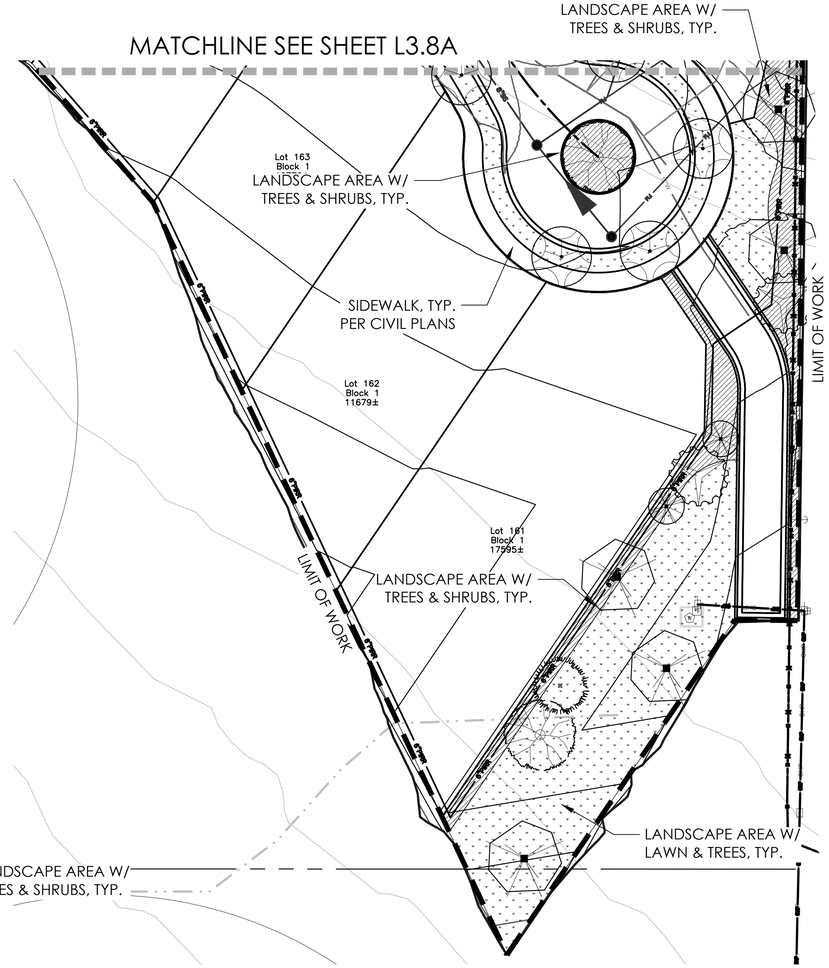
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L3.7
10 of 13

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PLANTING PLAN - L3.8A

Scale: 1" = 30'-0"



PLANTING PLAN - L3.8B

Scale: 1" = 30'-0"

PLANT MATERIALS LEGEND

Sym.	Plant Name	Size
Class I Trees		
	Amelanchier 'Autumn Brilliance' Autumn Brilliance Serviceberry	2" Cal.
	Cercis canadensis Eastern Redbud	2" Cal.
	Cornus florida 'Cloud 9' Flowering Dogwood	2" Cal.
	Prunus cerasifera 'Newport' Newport Purple Leaf Plum	2" Cal.
	Pyrus calleryana 'Chanticleer' Chanticleer Pear	2" Cal.
Class II Trees		
	Acer truncatum x Norwegian sunset Norwegian Sunset Maple	2" Cal.
	Acer truncatum 'Pacific Sunset' Pacific Sunset Maple	2" Cal.
	Betula nigra 'Heritage' Heritage Birch	2" Cal.
	Ginko biloba 'Autumn Gold' Autumn Gold	2" Cal.
	Gleditsia triacanthos var. inermis 'Shademas Shademaster Honey Locust	2" Cal.
	Tilia americana 'Little Leaf' Little leaf Linden	2" Cal.
Conifer Trees - Evergreen Trees		
	Cedrus deodara Karl Fuchs Karl Fuchs Pine	6-8' Ht. B&B
	Pinus flexilis 'Vanderwolfs' Vanderwolfs Pine	6-8' Ht. B&B
	Pinus sylvestris Scotch Pine	6-8' Ht. B&B
Shrubs		
	Berberis thunbergii 'Gentry' Royal Burgundy Barberry	3 gal.
	Buddleja davidii 'Black Knight' Black Knight Butterfly Bush	3 gal.
	Buddleja x flutterby 'Miss Molly' Miss Molly Butterfly Bush	3 gal.
	Caryopteris x clandonensis 'Dark Knight' Dark Knight Bluebeard	3 gal.
	Cornus alba 'Bailhalo' Ivory Halo Dogwood	3 gal.
	Cornus sericea 'Kelseyi' Kelsey's Dwarf Red-Osier Dogwood	3 gal.
	Euonymus fortunei 'Blondy' Blondy Euonymus	3 gal.
	Euonymus fortunei 'Emerald 'n Gold' Emerald & Gold Euonymus	3 gal.
	Euonymus japonica 'Aureo-marginatus' Golden Euonymus	3 gal.
	Euonymus japonicus microphyllus Boxleaf Euonymus	3 gal.
	Euonymus kiautschovicus 'Manhattan' Manhattan Euonymus	3 gal.
	Forsythia x intermedia 'Spring Glory' Spring Glory Forsythia	3 gal.
	Juniperus x pfitzeriana 'Mint Julep' Mint Julep Juniper	3 gal
	Perovskia atriplicifolia Russian Sage	3 gal.
	Photinia x fraseri Photinia Fraseri	3 gal.
	Physocarpus opulifolius Summer Wine Ninebark	3 gal.
	Prunus x cistena Cistena Plum	3 gal.
	Rosa 'Nearly Wild' Nearly Wild Rose	3 gal.
	Rosa x 'Noare' Flower Carpet 1M Red Rose	3 gal.
	Rosa x 'Noalea' Flower Carpet Yellow Rose	3 Gal.
	Rosa x 'Noala' Flower Carpet Coral Rose	3 Gal.
	Spiraea x bumalda 'Goldflame' Gold Flame Spirea	3 gal.
	Viburnum x burkwoodii Burkwood Viburnum	3 gal.
	Viburnum opulus 'Roseum' Common Snowball Viburnum	3 gal.
Groundcovers		
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	Taxus cuspidata 'Monloo' Emerald Spreader® Japanese Yew	3 gal.
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MASS PLANTING

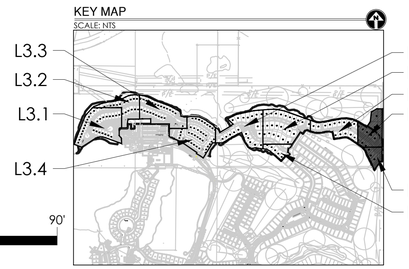
Sym.	Description
	LAWN: FESCUE SOD

INERTS

Sym.	Description
	LIMIT OF TURF
	BARK MULCH, PREMIUM BLEND

KEY MAP

SCALE: NTS



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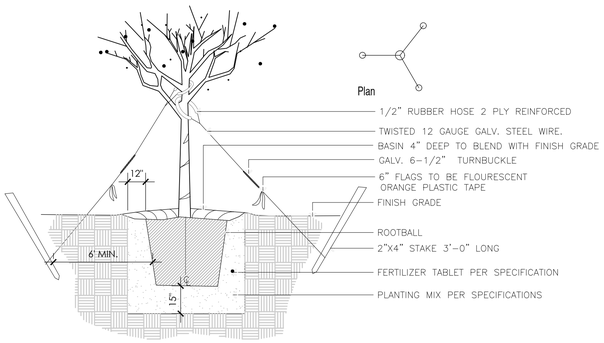
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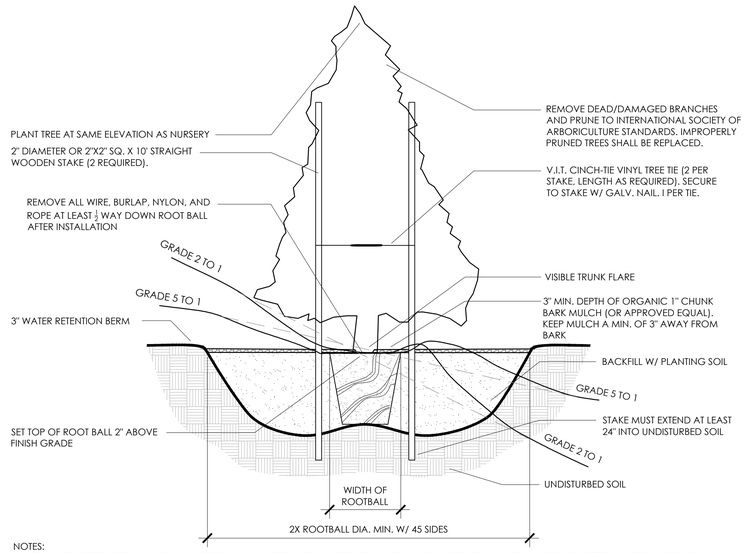
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L3.8
11 of 13

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1.3 Tree Guying Detail

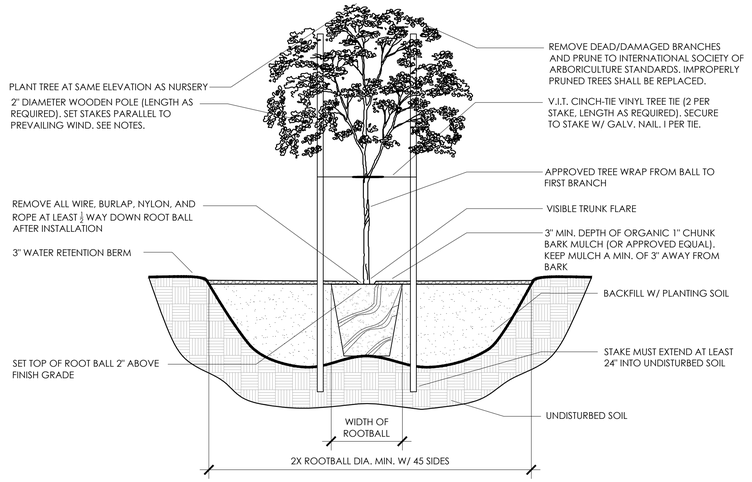
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NOTES:
1. THE CONTRACTOR IS RESPONSIBLE TO INSURE THAT ALL TREES ARE PLANTED STRAIGHT AND THAT THEY REMAIN STRAIGHT FOR THE TERM OF THE WARRANTY
2. WRAP RUBBER CINCH-TIE (OR APPROVED EQUAL) AROUND THE TREE TRUNKS AND STAKES USING EITHER THE STANDARD OR THE FIGURE EIGHT METHOD. SECURE THE TIES TO THE STAKES WITH GALVANIZED NAILS TO PREVENT MOVEMENT.
3. WATER IN BACKFILL BELOW THE ROOT BALL PRIOR TO SETTING TREE (TO INSURE NO SETTLING WILL OCCUR).
4. DEEP SOAK TREE TWICE WITHIN THE FIRST 48 HOURS.

1.2 Evergreen Tree Planting Detail

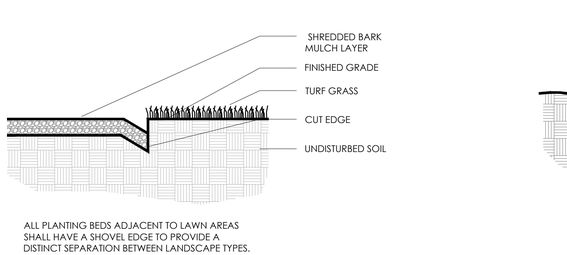
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NOTES:
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3. WATER IN BACKFILL BELOW THE ROOT BALL PRIOR TO SETTING TREE (TO INSURE NO SETTLING WILL OCCUR).
4. DEEP SOAK TREE TWICE WITHIN THE FIRST 48 HOURS.

1.1 Deciduous Tree Planting Detail

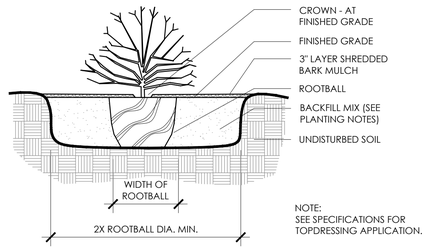
Scale: N.T.S.



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

1.6 Cut Edge Detail

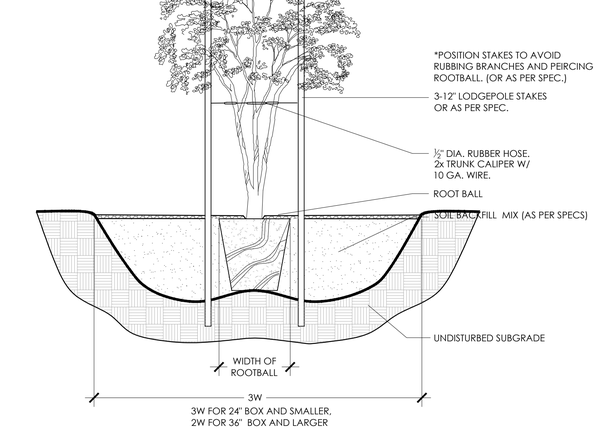
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NOTE:
SEE SPECIFICATIONS FOR TOPDRESSING APPLICATION.

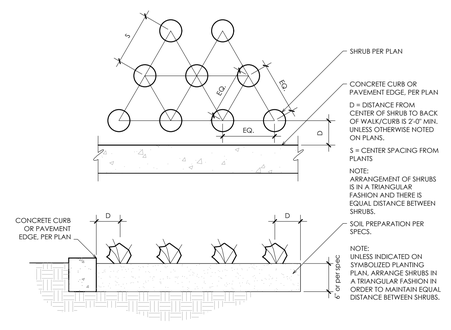
1.5 Shrub Planting Detail

Scale: N.T.S.



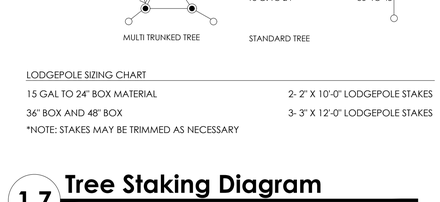
1.4 Tree Staking Detail

Scale: N.T.S.



1.8 PLANT SPACING DETAIL

Scale: 1/4" = 1'-0"



LODGEPOLE SIZING CHART

15 GAL TO 24" BOX MATERIAL	2- 2" X 10'-0" LODGEPOLE STAKES
36" BOX AND 48" BOX	3- 3" X 12'-0" LODGEPOLE STAKES

*NOTE: STAKES MAY BE TRIMMED AS NECESSARY

1.7 Tree Staking Diagram

Scale: NTS

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TEAM
date:
08.06.2025
drawing:
Planting/Site Details

sheet #
L7.1
12 of 13

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SECTION - 02900 LANDSCAPE

PART 1 - GENERAL

1.01 WORK INCLUDED

*Landscape finish grading.

* Soil preparation

*Tree supports

*Planting

*Watering

*Maintenance

Definitions:
Owner's representative - an authorized agent determined by owner to act on their behalf, in some cases the Landscape Architect may be the owner representative as outlined in these specs.
Plants - all shrubs other than trees and turf.
Plant Material - all trees, shrubs, ground cover, grasses, and other plants.

1.02 RELATED WORK

Contractor : Minimum 5 years experience in supply and installation of landscape materials. A Foreman with a minimum of 5 years experience in related work shall be on site at all times.

1.03 SOURCE QUALITY CONTROL

Provide certificates of inspection for all materials as required by law or regulation.

Package standard materials with manufacturers certified analysis. Provide analysis by recognized laboratory made in accordance with methods established by the Association of Official Chemists for all other material.

Provide trees and shrubs grown in a recognized nursery in accordance with good horticultural practice. Provide healthy, undamaged, vigorous stock grown under climatic conditions similar to conditions at project site and free of disease, insects, eggs, larvae and defects such as sun-scald, knots, injuries, abrasions or disfigurements. Provide trees and shrubs of the sizes indicated. Trees and shrubs of sizes larger than those indicated may be used provided roots, root ball, staking and planting pits are increased proportionately.

1.04 REFERENCE STANDARDS

ANSI 60.1 - American Standards for Nursery Stock.

1.05 SAMPLES

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

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

The Owner's Representative reserves the right to take and analyze samples of materials for conformity to Specification at any time. Furnish samples upon request by Owner's Representative. Rejected materials shall be immediately removed from the site and replaced at the contractors additional expense.

Submit samples of decomposed granite for approval of graduation and color. Sample shall be representative of variations within size and color to be provided.

1.06 PRODUCT DATA

Submit to Owner's Representative a minimum of 48 hours prior to start of work manufacturers comprehensive product description, including specifications and installation instructions.

1.07 CERTIFICATES AND TEST REPORTS

Provide and pay for all materials testing. Testing agency shall be acceptable to the Landscape Architect. Submit to Owner's Representative a minimum of 48 hours prior to start of work 2 copies of certificates of inspection as required by governmental authorities, and manufacturers' vendors certified analysis for soil amendments, fertilizer materials, and chemicals. Submit other data substantiation that materials comply with specified requirements. Certificates are required to determine the quality and quantity of all specified soil amendments.

Materials certification to be submitted include, but are not limited to: Topsoil source and nutrient analysis, mulch, fertilizers/soil amendments/chemicals. Test representative material samples proposed for use. Provide the following data:

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

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

Separate recommendations to be submitted for each crop. Crop to be identified as:
a. Irrigated trees and shrubs.
b. Turf.

1.08 MAINTENANCE DATA

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

1.09 PRODUCT DELIVERY, STORAGE AND HANDLING

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

Provide protective covers to plant life and trees during delivery. Do not prune trees prior to delivery. Do not bend-tie trees or shrubs in such a manner as to cause damage or destroy shape. Deliver materials after preparation for planting have been completed. Plant immediately. If planting is delayed for more than 6 hours after delivery, set plant material in shade, protect from weather and mechanical damage and keep roots moist.

Do not remove container grown stock including ground cover, from containers until planting time.

1.10 SITE CONDITIONS

Determine location of underground utilities. Execute work as required to prevent damage.

Maintain grade stakes set by others until directed otherwise.

Protect all existing plant life not scheduled for removal. If any plant material that is to remain is damaged, the Contractor, at his expense, will pay for a replacement plant of the same size and species (to be approved by Owner's Representative).

Protect existing utilities, paving and other facilities from damage during landscaping operation.

Coordinate with other contractors.

1.11 WARRANTY

Submit warranty to Owner's Representative. All plant material shall conform to the American Nurseryman Standards for type and size shown. Plants will be rejected if not in a sound and healthy condition.

Trees:
Warrant that trees will be alive and in good health for a period of 1 year after acceptance except for defects resulting from neglect by Owner, abuse or damage by others.

Owner must follow Contractors maintenance schedule and provide current maintenance log to Owner's Representative.

Remove and replace dead, unhealthy or girdled trees, that lose original form and size during warranty period with material equal to that specified. Replace any material which does not meet requirements within fifteen days of notification. All replacement trees shall be subject to an additional one year maintenance period.

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

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

PART 2 - PRODUCTS AND MATERIALS

2.01 FILL MATERIALS

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

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

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

2.02 COMMERCIAL GRADE FERTILIZERS

Agri-Sul, Dispersul - use only for sulfur
Agriculture grade gypsum

2.03 SOIL AMENDMENTS

Wood shavings: nitrogen stabilized fir or pine shavings containing 0.75% total nitrogen and 0.1 to 0.15% total iron, and under 60 ppm total manganese; composted, leached and aged for a minimum of 10 to 12 months; ph factor, 4.0 to 4.5. No soil amendments are required for salvaged plant material unless otherwise specified.

2.04 TREE SUPPORTS

Tree Stakes: 2" diameter or 2"x2" square x 10' straight wooden stake (2 required) for 15 gallon or larger tree. No tree stakes area required for salvaged plant material.

Tree Ties: Provide a minimum of two per tree: V.I.T. Cinch- tie vinyl tree tie (2 per stake, length as required). Secure to stake with galvanized nail. 1 per tree.

Anchors (Deadmen): 2 inch x 4 inch x 3 feet long; construction grade redwood.

Signals (Flags): For guy wires, 1/2 inch diameter, white or orange plastic tubing 5 feet long over each guy used.

2.05 HERBICIDES

Pre-emergent and contact Herbicides:

Fertilize all trees and shrubs with "Agriform" planting tablets, 21 gram or approved equal. Quantity per manufacturer's recommendation.

2.06 PLANTING MATERIAL

Plant Material: Healthy, shapely and well rooted. Roots shall show no evidence of having been restricted or deformed at any time. All plants shall be representative of their normal species and variety. They shall have normally developed branch systems. Plants shall be free from disfiguring knots, sun scald injuries and abrasions of bark. Plants not meeting these requirements shall be considered defective and shall be replaced immediately. All plants shall be true to name and shall be tagged, one of each variety. All plant material shall be grown in nurseries inspected by the State Department of Agriculture unless otherwise approved by the Owner's Representative.

Provide "Specimen" plants with a special height, shape or character. Tag at the source of supply prior to notifying Landscape Architect for inspection. The Landscape Architect shall inspect selections at source of supply for suitability and adaptability to selected location. When specimen plants cannot be purchased locally, provide sufficient photographs of proposed material for approval.

Plants may be inspected and approved at place of growth for compliance with specification requirements for quality, size, and variety. Such approval shall not impair the right of inspection and rejection upon delivery at the site or during the progress of the work.

2.07 TURF SOD

As noted on plans.

2.08 MULCH

All planting beds and tree wells in lawn areas (wells to be 3' in diameter) shall be covered with a minimum of 3" of small (1") bark chips. Submit sample for approval.

2.09 SEED MIXTURE

All lawn areas shall be seeded with 100% Turf Type Tall Fescue. Immediately after placement of sod, water to saturate sod and top 4" of topsoil, install and seed rate per manufacturer's recommendations.

2.10 TREE ROOT BARRIER

Tree root barriers shall be placed adjacent to all trees located in the landscape planter strip and planter islands per The City of Eagle and ACHD standard details. Install per City of Eagle standard detail and manufacturer's recommendations.

PART 3 - EXECUTION

3.01 GENERAL

Install in accordance with the methods, techniques and specifications of each representative manufacturer. If a conflict occurs between manufacturers and these specifications, consult with Owner's Representative for a decision.

Do not begin planting until the irrigation system is completely installed, is adjusted for full coverage and is completely operational.

3.02 BACKFILL, IMPORTED FILL OR ARTIFICIAL SOIL AND GRAVEL

Inspect the integrity of all damp-proofing and water-proofing membranes which occur over, on or against any construction to be fully or partially concealed by earthwork prior to the placement of any imported soil, backfill, gravel fill or sub-base.

Planting back fill for trees and planting beds shall be 5 parts topsoil and 1 part Nu-Earth compost with straw. Stake all trees per details.

Correct defects prior to proceeding with the work.

3.03 TOPSOIL

All seeded lawn areas shall have 6" of topsoil and all planting beds shall have 12" of topsoil. Topsoil shall be a loose, sandy loam, clean and free of toxic materials, noxious weeds, wee seeds, rocks, grass, or other foreign material larger than 1" in any dimension, a pH from 5.5 to 7.0. Topsoil from site shall be used if meeting these standards. Place $\frac{1}{2}$" Nu-Earth compost over all landscaped areas and rototill into top 4". Spread, compact, and fine grade topsoil to a smooth and uniform grade, 1" below surface of walks and curbs in areas to be sodded and 3" in planting bed areas.

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

3.04 LANDSCAPE FINE GRADING

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

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

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

3.05 MULCH

3.06 HERBICIDE APPLICATION

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

Apply contact herbicides in accordance with manufacturer's recommendations. Prior to application, moisten areas for fourteen days to encourage weed germination and growth. Apply before weeds attain a height of 6 inches. Remove taller weeds manually.

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

Do not apply pre-emergent herbicides at locations of revegetation seeding. The contractor shall manually remove invasive weeds within these areas.

3.07 TREE SUPPORT

Staked Trees: Stake trees as shown on the drawings within 48-hours of planting.

Tree supports shall be installed to prevent lodging, yet allow for trunk movement. Hoses that encircle trunks shall be large enough to allow for normal growth of the trunk during the first year without girdling.

3.08 TREES, SHRUBS, AND VINES

Layout locations with stakes or gypsum. Coordinate with Owner's Representative to assure appropriate location, prior to installation.

Test drainage of plant beds and pits by filling with water. Notify Owner's Representative of areas where water is retained more than 24 hours.

Where rock, underground construction or other detrimental conditions are encountered at plant pits, Owner's Representative may select alternate location.

Do not expose roots to air except during transplanting. Set up of plants at same level when planted as in the container. Cut plant containers on 2 sides without injuring root ball and carefully remove plant. Do not cut container with spade. Damaged plants will be rejected.

Dig pits with perpendicular sides to a minimum of 2 to 3 times the width (see details) of the root ball for containerized trees and shrubs. Dig pits only as deep as the root ball to prevent settling of the tree or shrub.

Place rootball of vines as close to structure or support system as possible. If rootball can't be placed closer than 12" notify Owner's Representative of situation for inspection and remedy.

Tie vines to trellis supports if applicable with green plant tape and remove any staking supplied with plant material.

Planting Mixture: One part wood shavings Two parts excavated soil amended to meet standards in Part 2.

Mix thoroughly outside the hole before start of backfilling.

3.09 BACKFILLING

Backfill plant pits and form shallow basin around the plant to hold enough water to saturate the root ball and backfill (only form basins if specified on detail). Water plants immediately after planting and allow backfill to settle in plant pit. Do not raise basin rim above surrounding grade.

Puddle planting mixture when pit is 2/3 full of plant mix. Continue back filling to within 1 inch of surrounding grade.

Finish grade to 2 inches below headers or concrete work.

Planting back fill for trees and planting beds shall be 5 parts topsoil and 1 part Nu-Earth compost with straw.

Treat all planting areas with a pre-emergent.

3.10 GROUND COVER

At time of transplanting, soil in flats shall be sufficient so as not to fall apart when lifting plants. Plant each plant with its proportionate amount of the flat soil in a manner that will ensure a minimum disturbance to the root structure.

Plant flat material sufficiently deep to cover all roots. Firmly tamp the earth around each plant to force out large air pockets.

3.11 TURF SOD

Soil Preparation: Provide soil with an organic matter content of 25-percent to 30-percent. Cultivate entire area to a depth of 6" minimum and remove all rock in excess of 1 1/2", all building rubble, building construction material waste and any other material that will impair satisfactory growth. This top 6" must meet the topsoil requirements noted in Section 2.01.

Soil Amendments: Prior to rototilling, apply gypsum at a rate of 100 lbs per 1,000 sf, phosphate at a rate of 2 lbs per 1,000 sf., and soil sulfur at 5 lbs per 1,000 sf. Rototill into soil.

Install sod along the straightest edge of turf area. Stagger joints in a brick-like pattern. Avoid gaps and overlapping. Place sod diagonally across, to avoid sliding. Water sod at least every 30 min. during installation. Finish by watering lightly and roll in two directions w/sod roller.

3.12 WATERING

Water all plants immediately after planting with hose in planting hole until the roots are completely saturated from the bottom of the hole to the top of the ground to avoid drying out until the entire planted area is thoroughly watered and the soil soaked to the full depth of each plant hole. Water stream shall not cause damage to planting hole or plant. Keep exposed roots wet by means of moist sawdust, peat moss or burlap at all times during planting operation. Repeat watering as often as necessary to keep the ground moist but not soaked, well below the root system of the plants.

3.13 CLEAN UP

Keep all areas clean and orderly during and after execution of work. Burning of trash is not permitted.

3.14 ADJUSTMENT

Prune each tree and shrub to preserve the natural character of the plant per American Standards for Nursery stock, as published by the American Association of Nurserymen. Prune only as directed by Owner's Representative and Landscape Architect to remove deadwood, suckers, or broken or badly bruised branches. Replace all plants damaged by excessive pruning, planting operations or construction damage.

3.15 MAINTENANCE PERIOD

When the Owner's Representative and Landscape Architect determine the work to be substantially complete in accordance with the Conditions of the Contract, Contractor will be advised, in writing, that the maintenance period is to begin.

Landscape contractor shall be responsible for maintenance of landscaped areas for a period of 90 days. Maintenance includes watering, trimming, weeding and cultivating of beds.

Landscape contractor, in order to protect his guarantee, shall give typewritten to Owner, a complete maintenance instruction booklet on the care and feeding of the landscape.

Contractor shall request, in writing, a Final Inspection with Landscape Architect at the completion of the maintenance period. If the Owner's Representative determines the work is satisfactory, the maintenance period will end on the date of the Final Inspection. If the maintenance is unsatisfactory, the maintenance period will be extended, at the Contractors expense, until such time as all corrections are made and the work is inspected and approved by the Owner's Representative and Landscape Architect. Retention will not be released until Final Inspection is made and approval issued by the Owner's Representative.

3.16 FIELD QUALITY CONTROL

Notify Owner's Representative of the requirement for inspection at least 48 hours in advance. Inspections are required, but not limited to, the following:

- Inspection and acceptance of plant material prior to shipping.
- At completion of rough grade and boulder placement
- At completion of landscape finish grading and soil preparation, prior to planting.
- At installation of irrigation system, prior to backfilling trenches and planting.
- During installation of specimen trees, or other specimen plant material.
- After staking locations for plant holes, but prior to planting; for approval.
- During the planting process.
- During the placement and aiming of all light fixtures.
- At Substantial Completion of the Work.
- During warranty period to observe maintenance procedures.
- At final Completion of the Work.

SECTION - 02930 SEEDING

PART 4 - APPLICATION

4.01 MATERIALS

Materials shall reflect evidence of proper storage and handling. Any material with indications of improper storage or handling (water, heat, chemical damage and the like), will be removed from the site and replaced by the contractor. All material shall be fresh and delivered in unopened containers. Seed shall be of the latest seasons crop and conform to state and federal seed laws.

2.02 ACCESSORY MATERIALS

Fertilizer: Uniform in composition, granular, free flowing and suitable for application with approved equipment - guaranteed analysis, 16-20-0, ammonium phosphate, or equal at a rate of 300 lbs per acre.

70% Virgin Wood Cellulose Fiber, 30% Max. recycled cellulose fiber:

Specially prepared wood cellulose fiber processed to contain no growth or germination inhibiting factors - maximum moisture content, air dry weight, 12% plus or minus 3% at the time of manufacture; pH range, 4.5 to 6.5.

Ash content 0.8% - 0.3% max.

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

Tackifier: Organic psillium muciloid hydrophilic water soluble dry. Derived from Plantago ovata/insularis powder at 70% min. purity, containing no agents toxic to seed germination. Addition of fertilizer to the slurry mix shall not change the properties of the tackifier. When applied, tackifier shall form a transparent crust permeable by water and air.

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

PART 5 - EXECUTION

5.01 PREPARATION

Limit preparation to areas that will be immediately seeded. Do not disturb natural areas or newly planted trees or shrubs in seed areas. Where equipment can operate, loosen topsoil to a depth of 4 inches by ripping using scarifier teeth. Rip along the contour to prevent runoff and erosion. Use hand tools where equipment can not operate. Remove and dispose of all stones 4" or greater, sticks, roots, rubbish or other deleterious material. Repair erosion damage, grade and slope as directed prior to seeding.

Spread 300 lbs./acre fertilizer as specified.

Rough harrow to break up any large dirt clods.

Fine harrow to create suitable seed bed.

5.02 APPLICATION

Apply seed immediately upon completion of tillage operation.

Seeding work should commence as soon as possible after site has been prepared. It is desirable to seed into a loose, friable surface which has not been allowed to crust or erode. Any undesirable weak growth or competing vegetation should be removed prior to seeding operations.

Hydroseed all material evenly in one (1) application of a uniform slurry of water, hydrofiber (mulch), seed, tackifier, fertilizer, soil conditioner, and other specified materials. Material shall be sprayed on all designated areas with overlapping on the crests of tops of berms and cuts.

Seed indicated areas within contract limits and areas adjoining contract limits disturbed due to the seeding preparation process.

Use a hydroseeder with a gear type pump with continuous paddle agitation during application. Do not put seed into water until just before the start of seeding.

Apply seed, mulch, fertilizer and tackifier in a one step process:
Slurry mix of water, seed, 300 lbs./acre of fertilizer, 80 lbs./acre tackifier for slopes less than 3:1, 100 lbs./acre for slopes greater than 3:1 and 2000 lbs./acre of wood fiber for slopes greater than 3:1, 1800 lbs./acre for slopes less than 3:1.

5.03 ESTABLISHMENT

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

Repair and reseed areas damaged by erosion or poor germination.

5.04 INSPECTION

Seeding operations and areas are subject to inspection at any time during installation for compliance with specified materials and installation requirements. Any method of installation or use of materials not in conformance with the Contract Documents will be reinstalled, repaired or removed, as directed by the Owner's Representative, at no additional cost to the Owner.

Formal inspections will be conducted by the Owner's Representative at the following work intervals:

Soil scarification upon completion.
Seed containers at time of delivery.
At time of seed and slurry mixing.
During application of seed.
During application of mulch.
Weekly for seed and weed germination.
Final inspection and approval - at the end of landscape establishment.

5.05 ACCEPTANCE

Upon notice of completion of the work from the landscape contractor, at the end of the Landscape Establishment period, the Owner's Representative will make an inspection. If all work provided for in the Contract Documents is found to be complete and the planted seeds yield a minimum stand as determined by the Owner's Representative based upon the specified germination rates and species used, and the seeded areas are free of weeds, disease and insects, this inspection will constitute the Final Inspection. The Owner's Representative will notify the Contractor in writing of this Acceptance.

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

GREEY | PICKETT
landscape architecture | community design
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STATE OF IDAHO
RUSSELL GREEY
LICENSED LANDSCAPE ARCHITECT
LA - 16653
Expires:09/21/25

FALCON CREST
VALOR NORTH SUBDIVISION
Pre-Plat Landscape Construction Documents
KUNA, IDAHO

revisions:
△
△
△

project #:
MTC088
scale:
N.A.
issued for:
REVIEW
drawn by:
TEAM
date:
08.06.2025
drawing:
Planting Specifications

sheet #
L8.1
13 of 13

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

Date: August 20, 2025

To: Mark Tate-M3 Companies/Falcon Crest Golf Holdings, LLC and Matthew Day-J-U-B Engineers, Inc.

Staff Contact: Dawn Battles, Senior Planner

Project Description: Valor North

Trip Generation: Below is a list of land uses and estimated trip generation rates for uses that may be included within the site as part of the 2 lots that are proposed for future residential development, based on the Institute of Transportation Engineers Trip Generation Manual, 11th edition.

Use	Avg. Daily Trips	Avg. PM Peak Hour
Single Family Detached Housing (unit)	9.43	0.94
Single Family Attached Housing (unit)	7.20	0.57
Multi-family Housing-Low-Rise 2 to 3 Floors (per unit)	6.74	0.51

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

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

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	

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

ACHD Planned Improvements	
FYP	X
CIP	X

Livable Street Performance Measures	
Pedestrian	LTS 1
Cyclist	LTS 1

Is Transit Available?	
Yes	
No	X

Project/File: **Valor North / KPP25-0010/ 25-08-S/ 25-28-DR**
This is a design review and a preliminary plat application to allow for the development of a 208 residential lot subdivision consisting of 181 buildable lots, 19 common lots, 3 common driveway lots, 3 emergency driveway lots and 2 private road lots on 50-acres. This site is located within the Falcon Crest Master Planned Community Planning Area.

Lead Agency: City of Kuna

Site address: 11102 S. Cloverdale Road

Staff Approval: August 20, 2025

Applicant: Mark Tate
M3 Companies
1673 W. Shoreline Drive, Suite 200
Boise, ID 83702

Representative: Matthew Day
J-U-B Engineers, Inc.
2760 W. Excursion Lane, Suite 400
Meridian, ID 83642

Owner: Mark Tate
Falcon Crest Golf Holdings, Inc.
4167 N. Marshall Way
Scottsdale, AZ 85251

Staff Contact: Dawn Battles, Senior Planner
Phone: 208-387-6218
E-mail: dbattles@achdidaho.org

Report Summary:

ACHD Planned Improvements 2
Level of Service Planning Thresholds 2
A. Site Specific Conditions of Approval 3
B. Vicinity Maps 4
C. Site Plan 6
D. Findings for Consideration 7
E. Policy 9
F. Attachments.....**Error! Bookmark not defined.**
G. Standard Conditions of Approval 13
H. Conclusions of Law.....13
Request for Appeal of Staff Decision 14

ACHD Planned Improvements

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

   - The intersection of Lake Hazel Road and Cloverdale Road is scheduled in the IFYWP to be widened to 5-lanes and signalized in 2026.
   - Cloverdale Road is listed in the CIP to be widened to 5-lanes from Columbia Road to Lake Hazel Road between 2036 and 2040.
   - Cloverdale Road is listed in the CIP to be widened to 5-lanes from Kuna Road to Deer Flat Road between 2036 and 2040.
   - Cloverdale Road is listed in the CIP to be widened to 5-lanes from Deer Flat Road to Hubbard Road between 2036 and 2040.
   - Deer Flat Road is listed in the CIP to be constructed as a new 3-lane rural arterial roadway from Eagle Road to Cloverdale Road between 2036 to 2040.
   - The intersection of Columbia Road and Cloverdale Road is listed in the CIP to be constructed as a multi-lane roundabout with 4-lanes on the north leg, 4-lanes on the south, 2-lanes east, and 2-lanes on the west leg, between 2036 and 2040.
   - The intersection of Deer Flat Road and Cloverdale Road is listed in the CIP to be constructed as a multi-lane roundabout with 2-lanes on the north leg, 2-lanes on the south, 2-lanes east, and 2-lanes on the west leg, between 2036 and 2040.
   - The intersection of Hubbard Road and Cloverdale Road is listed in the CIP to be constructed as a single-lane roundabout with 2-lanes on the north leg, 2-lanes on the south and 2-lanes on the west leg, between 2036 and 2040.
   - The intersection of Kuna Road and Cloverdale Road is listed in the CIP to be constructed as a multi-lane roundabout with 4-lanes on the north leg, 4-lanes on the south, 2-lanes on the east and 2-lanes on the west leg between 2036 and 2040.

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
Cloverdale Road	2,936-feet	Minor Arterial	213	Better than "E"
Tiercel Drive	431-feet	Collector	N/A	N/A

* 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 Cloverdale Road south of Deer Flat Road was 4,262 on September 7, 2023.
- There are no current traffic counts for Tiercel Drive.

A. Site Specific Conditions of Approval

1. Improve Cloverdale Road and tie into the existing improvements to the south with 17-feet of pavement from centerline, a 3-foot wide gravel shoulder and 8-foot wide detached concrete sidewalk abutting the northern 1,180-feet of the site north to the Idaho Power owned parcel (see image page 7).

2. Direct lot access is prohibited to Cloverdale Road and should be noted on the final plat.

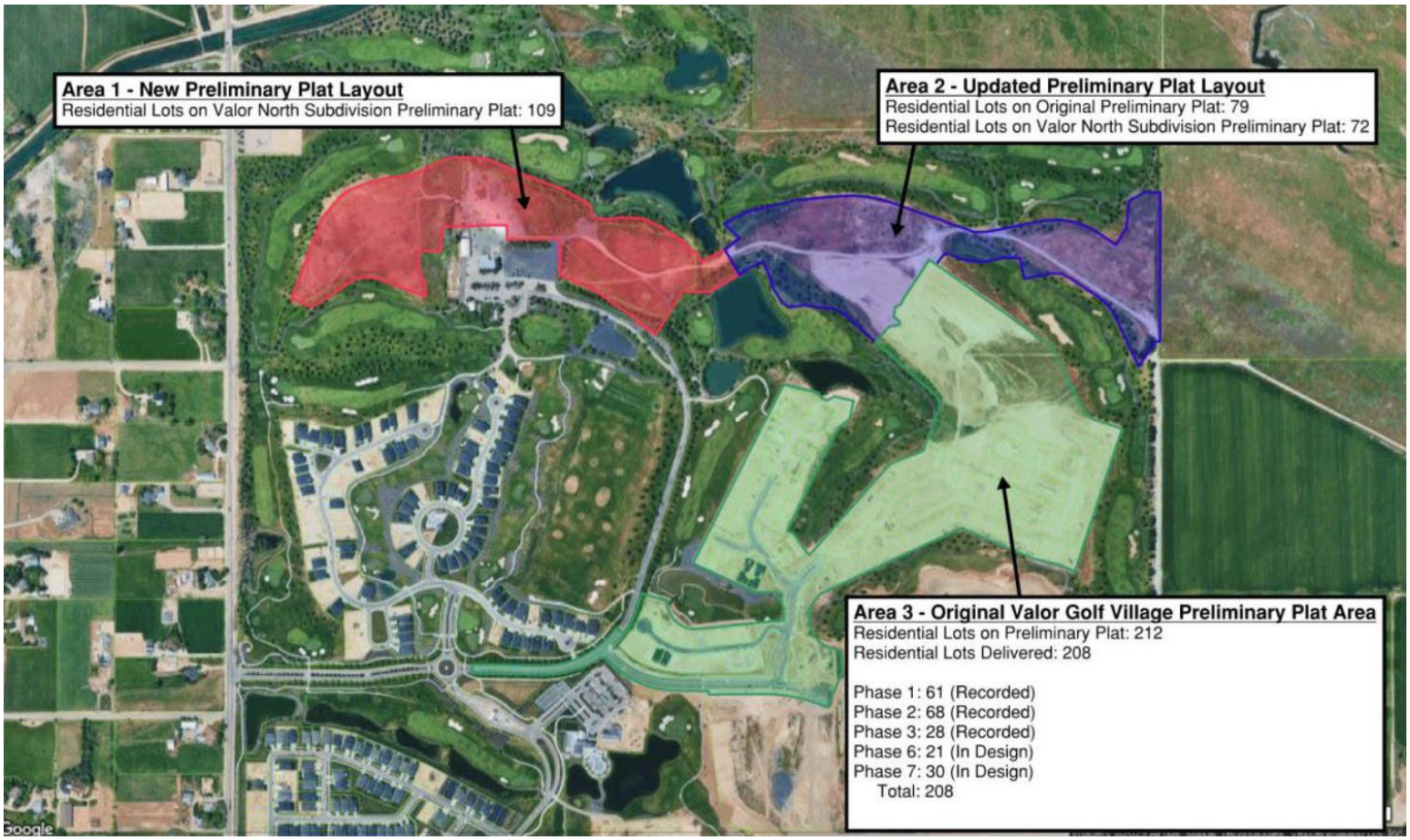
3. Submit civil plans to ACHD Development Services for review and approval. The impact fee assessment will not be released until the civil plans are approved by ACHD.

4. 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.

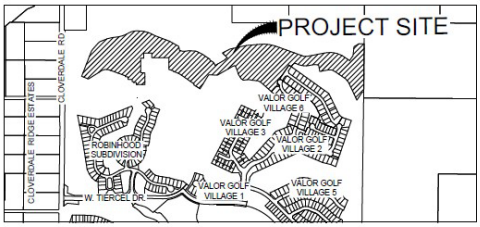
5. Comply with all Standard Conditions of Approval.

B. Vicinity Maps




Area 1 - New Preliminary Plat Layout
Residential Lots on Valor North Subdivision Preliminary Plat: 109
Area 2 - Updated Preliminary Plat Layout
Residential Lots on Original Preliminary Plat: 79
Residential Lots on Valor North Subdivision Preliminary Plat: 72
Area 3 - Original Valor Golf Village Preliminary Plat Area
Residential Lots on Preliminary Plat: 212
Residential Lots Delivered: 208
Phase 1: 61 (Recorded)
Phase 2: 68 (Recorded)
Phase 3: 28 (Recorded)
Phase 6: 21 (In Design)
Phase 7: 30 (In Design)
Total: 208
Google

C. Site Plan

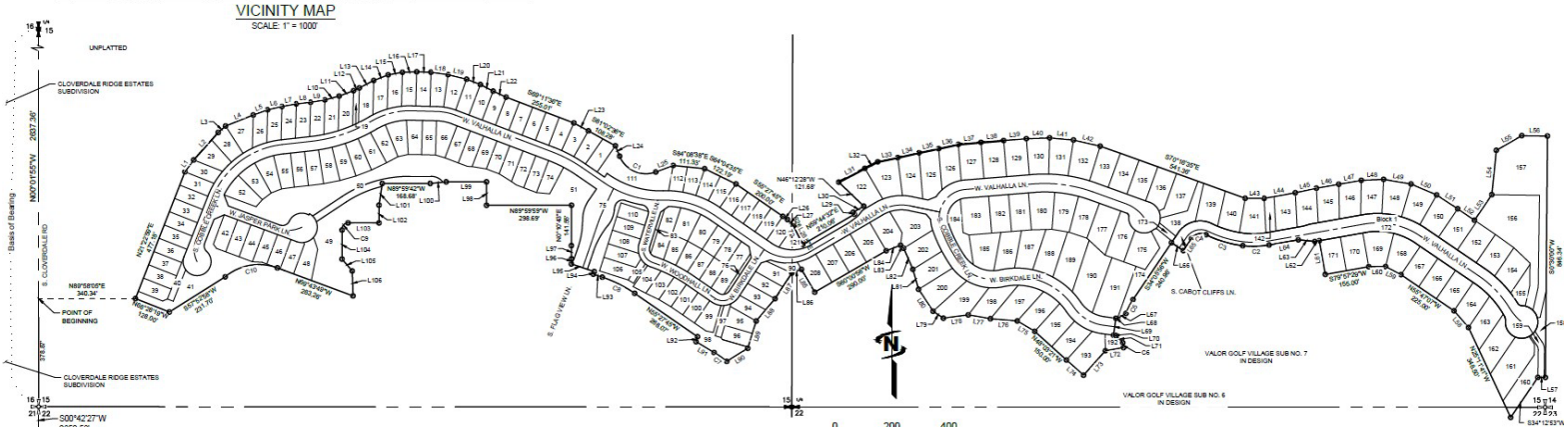


VICINITY MAP
SCALE: 1" = 1000'

PRELIMINARY PLAT FOR
VALOR NORTH SUBDIVISION
SITUATED IN THE SOUTH HALF OF THE SOUTH HALF OF SECTION 15 AND THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 2 NORTH, RANGE 1 EAST, BOISE MERIDIAN,
KUNA, IDAHO
2025

Sheet List Table

Sheet Number	Sheet Title
PP-01	BOUNDARY AND PROJECT INFORMATION
PP-02	SURROUNDING LAND USE AND COMMON LOT TABLES
PP-03	EXISTING AND PROPOSED CONDITIONS
PP-04	EXISTING AND PROPOSED CONDITIONS
PP-05	EXISTING AND PROPOSED CONDITIONS
PP-06	EXISTING AND PROPOSED CONDITIONS
PP-07	UTILITY PLAN
PP-08	PHASING PLAN

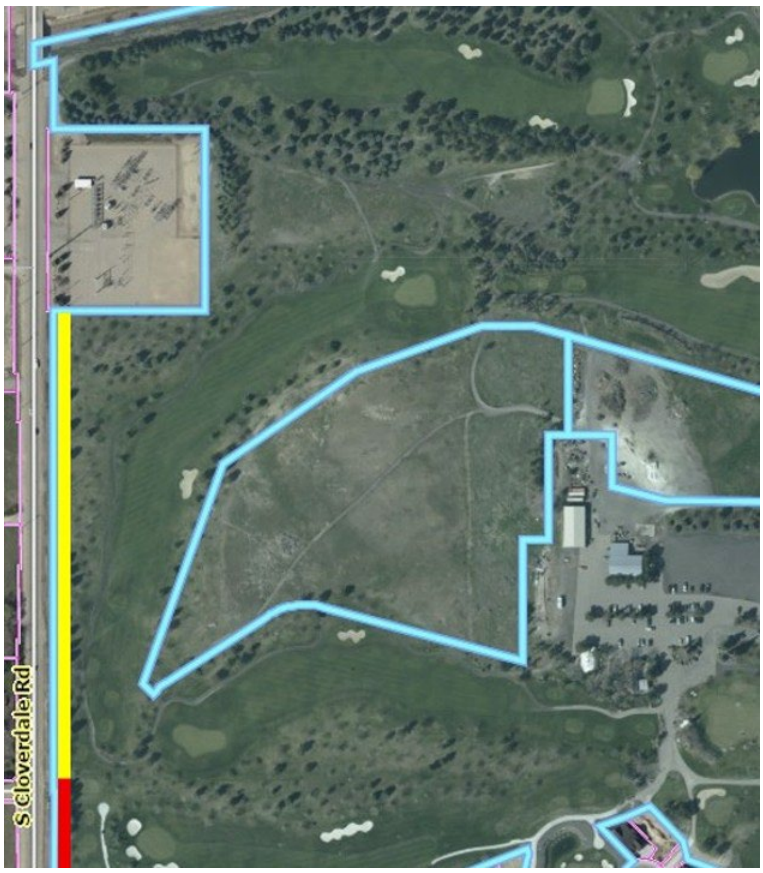


D. Findings for Consideration

1. Cloverdale Road

a. Existing Conditions: Cloverdale Road is improved with 2-travel lanes with 3-lanes at the intersection with Tiercel Drive, and no curb and gutter abutting the site. There is 84 to 105-feet of right-of-way for Cloverdale Road (48-feet from centerline).

As part of ACHD's plan approval of the off-site improvements for Cloverdale Road, Cloverdale Road was improved from the intersection with Tiercel Drive north abutting approximately 1,670-feet of the site with 17-feet of pavement from centerline, a 3-foot wide gravel shoulder and 8-foot wide detached concrete sidewalk located within a permanent right-of-way easement.



b. Applicant Proposal: The applicant is proposing to improve Cloverdale Road and tie into the existing improvements to the south (shown in red) with 17-feet of pavement from centerline, a 3-foot wide gravel shoulder and 8-foot wide detached concrete sidewalk abutting the northern 1,180-feet of the site (shown in yellow) north to the Idaho Power owned parcel (S1415323550).

c. Staff Comments/Recommendations: The applicant's proposal meets District policy and should be approved, as proposed.

Typically, the applicant would be required to provide a road trust deposit to accommodate the future widening of the bridge on Cloverdale Road over the New York Canal. However, Cloverdale Road is listed in the CIP as a funded project, and a road trust deposit is not required as part of this application.

2. Tiercel Drive

a. Existing Conditions: Tiercel Drive is improved with 2-travel lanes, 3-lanes at the intersection with Cloverdale Road, three center landscape medians, vertical curb, gutter, and 8-foot wide sidewalk on the north side of the roadway and 8 and 5-foot wide sidewalk on the south side of the roadway abutting the site. There is 70-feet of right-of-way for Tiercel Drive (40-feet from centerline).

b. Applicant Proposal: The applicant is not proposing street improvements to Tiercel Drive abutting the site.

c. Staff Comments/Recommendations: Tiercel Drive is fully improved abutting the site; therefore, no additional improvements should be required as part of this application.

3. Ballard Drive

a. Existing Conditions: Ballard Drive is improved with 2-travel lanes, 30-feet of pavement, curb, gutter, and 5-foot wide attached concrete sidewalk abutting the site. There is 47-feet of right-of-way for Ballard Drive (26-feet from centerline).

b. **Applicant's Proposal:** The applicant is not proposing street improvements to Ballard Drive abutting the site.

c. **Staff Comments/Recommendations:** Ballard Drive is fully improved; therefore, no additional street improvements should be required as part of this application.

4. Other Access

Cloverdale Road is classified as a minor arterial roadway Direct lot access is prohibited to this roadway 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. Cloverdale 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.

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.

5. Tiercel Drive

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.

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.

6. Ballard Drive

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

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

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

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

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

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

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. Tree Planters

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

8. Landscaping

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

9. 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

Outlook

Re: City of Kuna Request for Comment - Valor North Subdivision Case No. 25-08-S & 25-28-DR

From Alicia Flavel <aflavel.bkirrdist@gmail.com>

Date Fri 8/15/2025 11:18 AM

To Marina Lundy <MLundy@kunaid.gov>; 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 Project Board of Control <tritthaler@boiseproject.org>; Boise Project Board of Control 2 <gashley@boiseproject.org>; bmoore@adacounty.id.gov <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>

This property has NO surface irrigation water rights. Thanks!

Alicia Flavel
Secretary-Treasurer
Boise-Kuna Irrigation District
129 N. School Avenue
Kuna, Idaho 83634
Phone: 208-922-5608
Fax: 208-922-5659

From: Marina Lundy <MLundy@kunaid.gov>
Sent: Friday, August 15, 2025 9:02 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 <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>; 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>; Kuna Fire Office <office@kunafire.com>; lletson@adacounty.id.gov <lletson@adacounty.id.gov>; 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 ITD <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 <syarrington@adacounty.id.gov>; Tim Jensen (Kuna School District) <tejensen@kunaschools.org>; TLawrence Kuna Fire <tlawrence@kunafire.com>; Bobby Withrow <IMCEAEX-bwithrow+40kunaid+2Egov@namprd07.prod.outlook.com>; Idaho Power (Taylor Dunn) <tdunn@idahopower.com>; Sam Feist <SFeist@kunaid.gov>; Lumen - Ebin Barnett <ebin.barnett@lumen.com>; Robbie Reno <rreno@kunaschools.org>; rbeck@adacounty.id.gov <rbeck@adacounty.id.gov>
Subject: City of Kuna Request for Comment - Valor North Subdivision Case No. 25-08-S & 25-28-DR

Good afternoon,

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

CASE NUMBER:	VALOR NORTH SUBDIVISION 25-08-S, 25-28-DR
PROJECT DESCRIPTION	Applicant requests Subdivision and Design Review approval for 181 buildable lots, 19 common lots, 3 common driveway lots, 3 emergency driveway lots, and 2 private road lots on approx. 50.10 acres. The site is located at S Cloverdale Road (APNS: S1415336001, S1415341101, S1415438401, and S1415336300)
APPLICANT	M3 Companies mtate@m3companiesllc.com 208.939.6263
REPRESENTATIVE	J.U.B Engineers mday@jub.com 208.376.7330
SCHEDULED HEARING DATE	**Tuesday, October 14, 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.

DEVELOPMENT SERVICES KUNA IDAHO

Marina Lundy
Planner
City of Kuna | Development Services

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

Phone: 986.269.8341
Email: mlundy@kunaid.gov
www.kunacity.id.gov

CENTRAL DISTRICT HEALTH

Ada County Transmittal

Division of Community and Environmental Health

Return to:
- ☐ ACZ
- ☐ Boise
- ☐ Eagle
- ☐ Garden City
- ☐ Meridian
- ☒ Kuna
- ☐ Star

Rezone/OTD # _____

Conditional/Accessory Use # _____

Preliminary / Final / Short Plat 25-08-S

Development Name/Section Valor North 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: _____ Date: 9/8/25

3/22 lb

CENTRAL DISTRICT HEALTH

Ada County Transmittal

Division of Community and Environmental Health

Return to:
- ☐ ACZ
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Rezone/OTD # _____

Conditional/Accessory Use # _____

Preliminary / Final / Short Plat 25-08-S

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- ☐ food establishment
- ☐ beverage establishment
- ☐ swimming pools or spas
- ☐ grocery store
- ☐ child care center

☐ 14. _____

Reviewed By: _____ Date: 9/8/25

3/22 lb

1445 N Orchard St
Boise, ID 83706 • (208) 373-0550

Brad Little, Governor
Jess Byrne, Director

August 25, 2025

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

Subject: City of Kuna Request for Comment - Valor North Subdivision Case No. 25-08-S & 25-28-DR

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), and trade waste burning (58.01.01.600-617).
- For new development projects, all property owners, developers, and their contractors 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 contractors 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 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 Conservations 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,



Troy Smith
Regional Administrator

Outlook

RE: City of Kuna Request for Comment - Valor North Subdivision Case No. 25-08-S & 25-28-DR

From Kendra Conder <Kendra.Conder@itd.idaho.gov>
Date Fri 8/15/2025 2:00 PM
To Marina Lundy <MLundy@kunaid.gov>

Hi Marina,

ITD has reviewed the application transmittal for 25-08-S & 25-28-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: Friday, August 15, 2025 9:02 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>; Jason Reddy (KSD) <jjreddy@kunaschools.org>; Jonathon Gillen <gillen.jonathon@westada.org>; Justin Walker <jwalker@kellerassociates.com>; Kuna Fire Office <office@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@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>; 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 <IMCEAEX-bwithrow+40kunaid+2Egov@namprd07.prod.outlook.com>; Idaho Power (Taylor Dunn) <tdunn@idahopower.com>; Sam Feist <SFeist@kunaid.gov>; Lumen - Ebin Barnett <ebin.barnett@lumen.com>;

Robbie Reno <rreno@kunaschools.org>; rbeck@adacounty.id.gov
Subject: City of Kuna Request for Comment - Valor North Subdivision Case No. 25-08-S & 25-28-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:	VALOR NORTH SUBDIVISION 25-08-S, 25-28-DR
PROJECT DESCRIPTION	Applicant requests Subdivision and Design Review approval for 181 buildable lots, 19 common lots, 3 common driveway lots, 3 emergency driveway lots, and 2 private road lots on approx. 50.10 acres. The site is located at S Cloverdale Road (APNS: S1415336001, S1415341101, S1415438401, and S1415336300)
APPLICANT	M3 Companies mtate@m3companiesllc.com 208.939.6263
REPRESENTATIVE	J.U.B Engineers mday@jub.com 208.376.7330
SCHEDULED HEARING DATE	**Tuesday, October 14, 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.

DEVELOPMENT SERVICES KUNA IDAHO

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:	**22 September 2025**	
RE:	**Public Works Comments**	

The Valor North Subdivision, is located at the North end of the Falcon Crest Subdivision. This review is based on land use as allowed or permitted in "R-6" and "R-12" zones. This application encompasses 50.10 acres. This application contains a total of 208 single-family residential lots, and 27 common lots in a variety of common lot types. 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 Valor North Subdivision residential subdivision consists of 50.10 acres within the city's designated residential 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 159. This makes the realized density approximately 3.18 people per acre.
c) The preliminary plat shows three (3) access points into this subdivision.

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 this area have adequate capacity available for this project. We are approaching a point in the New York Lift Station that will need upgrades and pump purchases that have already been agreed to by the owner(s).
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) A Watermain connection from the west end of this project to and into Cloverdale Road is mandatory for this project to proceed.
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 cannot be connected to the City's pressurized irrigation system. Relying on drinking water for irrigation purposes is contrary to City Code 6-4-2-I.
b) All pressurized irrigation infrastructure shall meet or exceed City of Kuna standards.
c) Existing irrigation ditches (supply & drain) must be relocated as needed and as approved by the irrigation ditch company/users.
d) Pressurized irrigation flow models will be required to verify adequate pressurized irrigation supply.
e) 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.

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, the watermain from this project into Cloverdale Rd is mandatory. Additionally the Sewer Pumps at New York Lift Station are required to be upgraded as well.

NAPA VINEYARDS SUBDIVISION

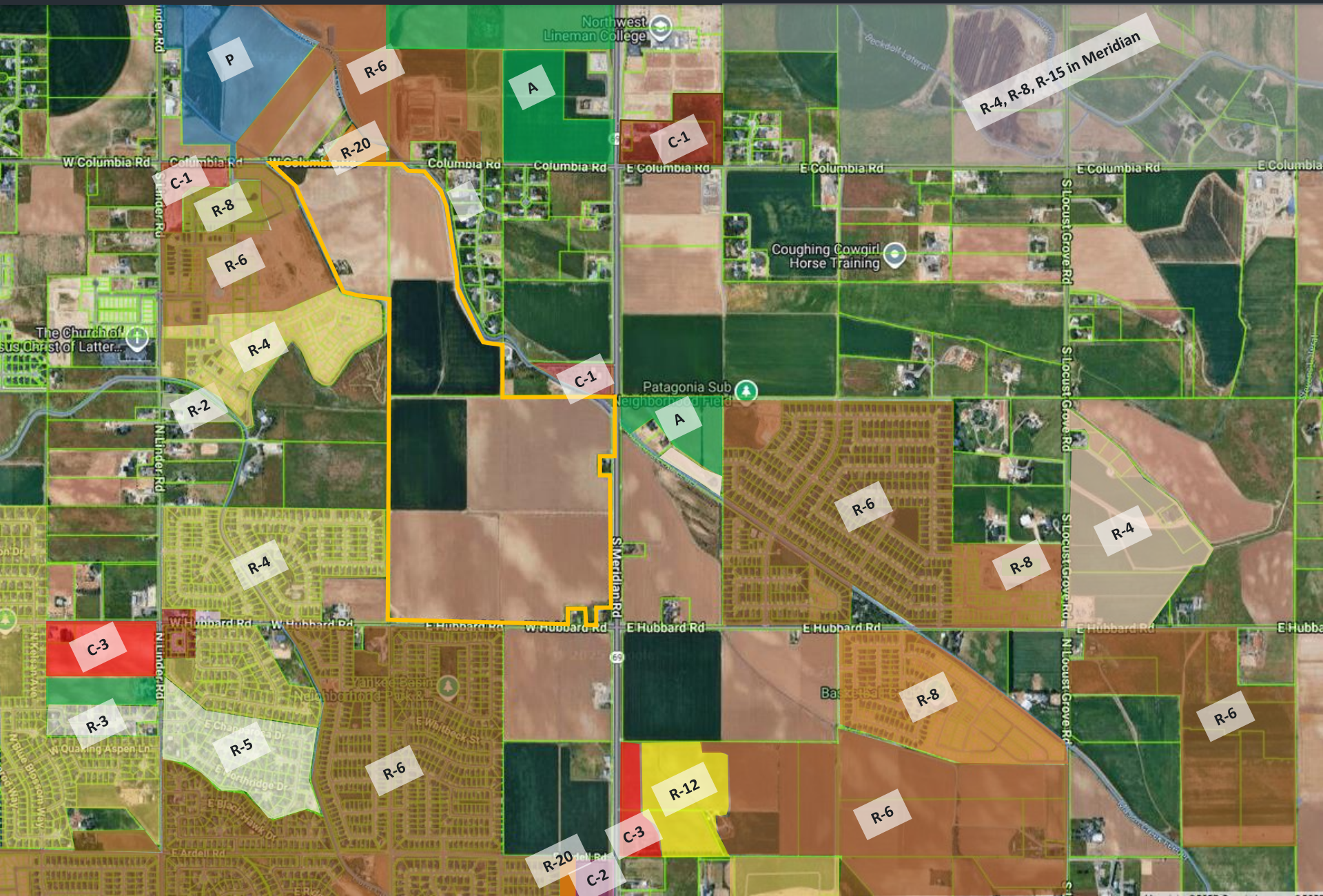
CONCEPTUAL, SUBJECT TO CHANGE



SITE LEGEND

- OPEN SPACE
- C-1 NEIGHBORHOOD BUSINESS DISTRICT
- C-3 SERVICE BUSINESS DISTRICT
- R-6 MEDIUM DENSITY RESIDENTIAL FUTURE SCHOOL
- R-6 MEDIUM DENSITY RESIDENTIAL SINGLE FAMILY LOTS
- R-6 MEDIUM DENSITY RESIDENTIAL COURTYARD LOTS
- R-6 MEDIUM DENSITY RESIDENTIAL PARKSIDE ALLEY-LOAD LOTS
- R-20 HIGH DENSITY MULTI-FAMILY RESIDENTIAL FUTURE

Adjacent Zoning and Vicinity



Adjacent Developments

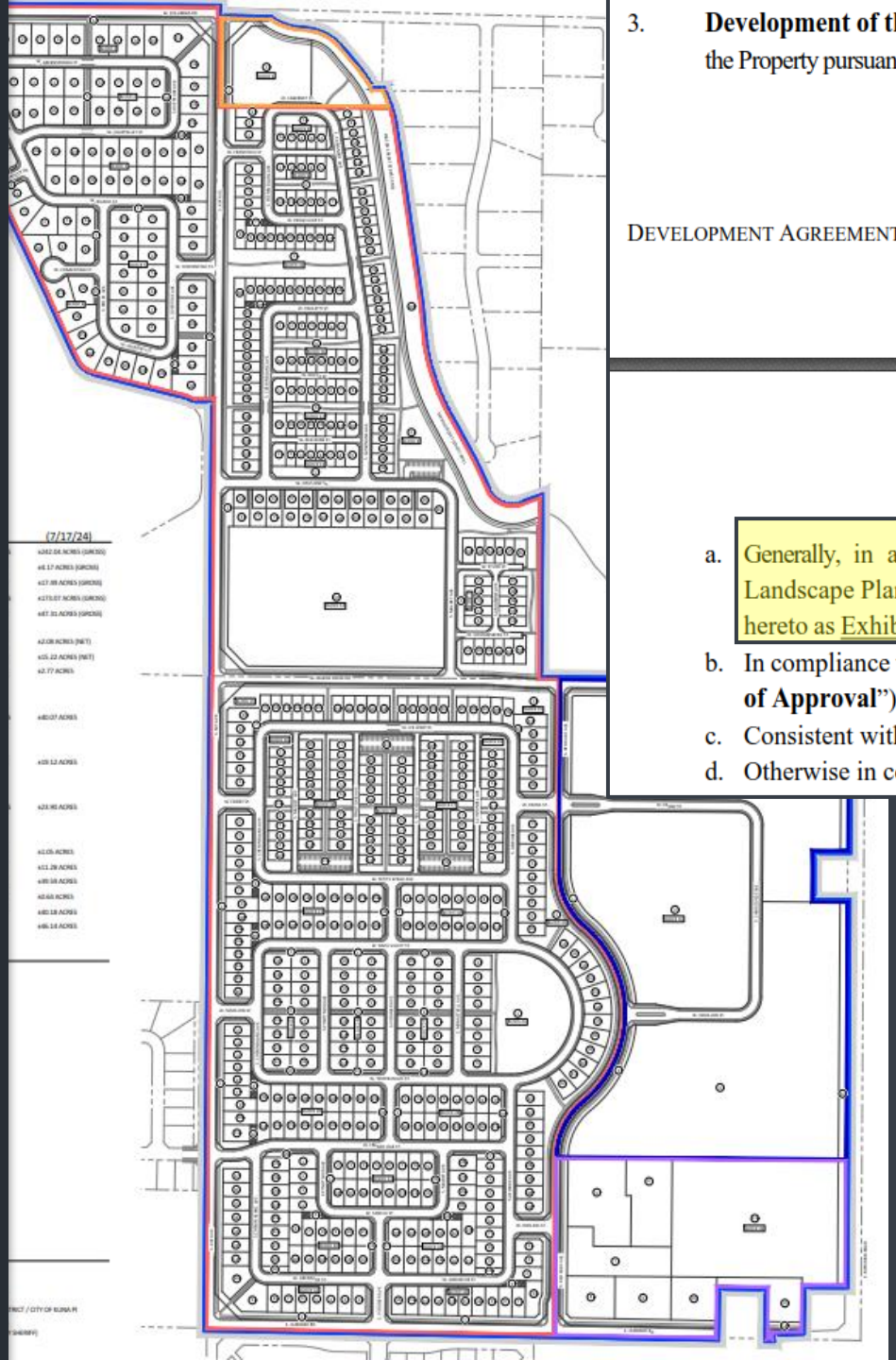


Site and Approval History

- **April 2009**: Annexation, zoning and planned unit development approved. R-20, R-6, C-3, C-1 districts assigned.
- **April 27, 2009:** Development Agreement recorded as instrument no. 109047091
- **October 15, 2024**: Development Agreement Modification approved by City Council. Modification of site layout to coincide with present layout.
- **November 19, 2024:** Decision and reasoned statement signed for Development Agreement Modification.

- **October 14, 2025:** P&Z Commission meeting for requested preliminary plat and planned unit development

Development Agreement



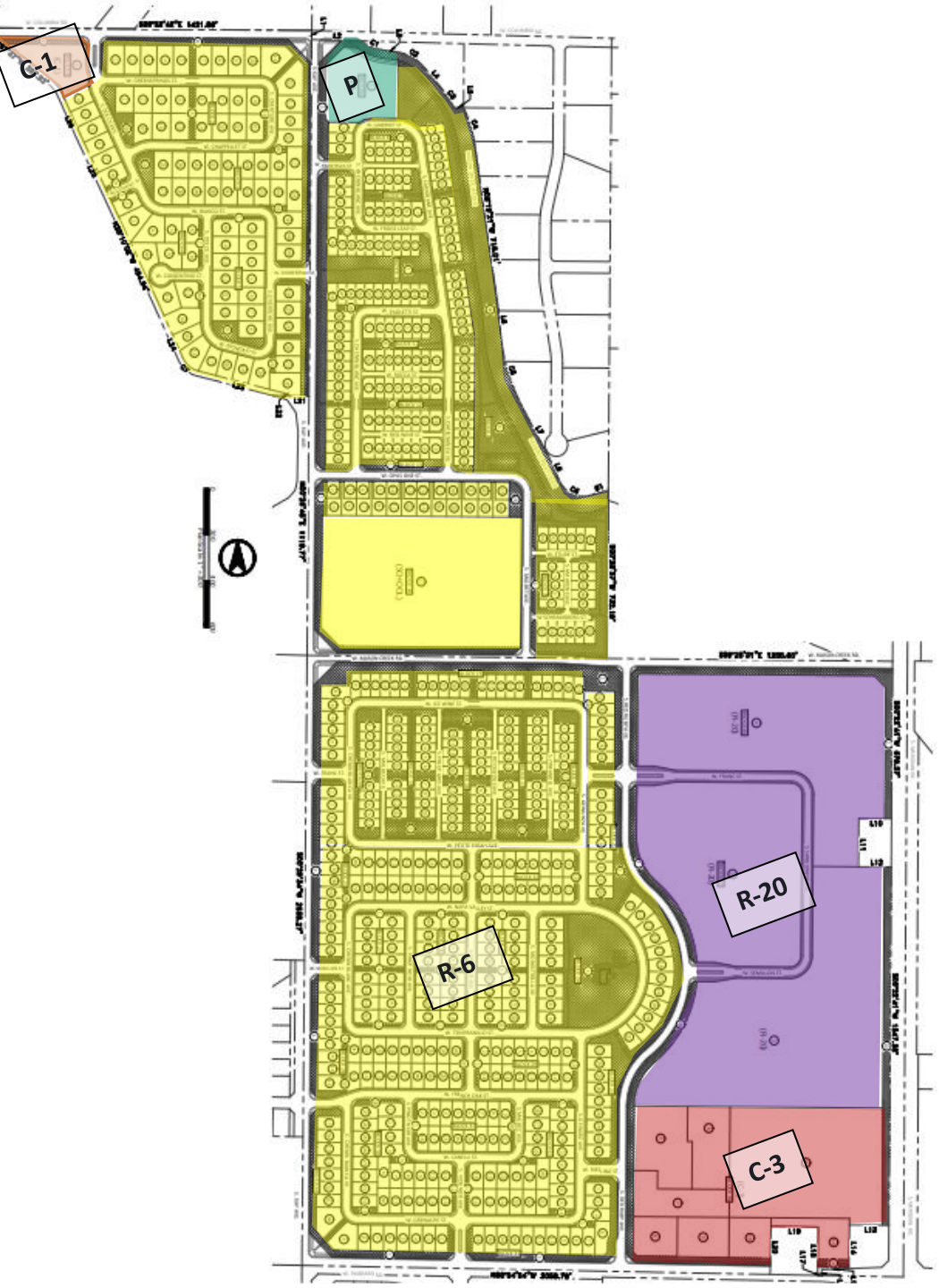
3. **Development of the Project.** Any new improvements and site work to be constructed on the Property pursuant to this Agreement (the "**Project**") will be:

a. Generally, in accordance with the Conceptual Site Plan (dated July 17, 2024), Landscape Plan (dated June 27, 2024) and Open Space Exhibit (dated June, 2024) attached hereto as Exhibit B and made a part hereof (the "**Preliminary Plans**");

b. In compliance with the conditions of approval set forth in Exhibit C (the "**Conditions of Approval**");

c. Consistent with the development standards set forth in Section 4 below; and

d. Otherwise in compliance with applicable law.



Existing Zoning Districts

Total Development : 242.03 acres

C-1 (Neighborhood Commercial):

+/- 1.84 acres

P (Public): +/- 2.89 acres

C-3 (Service Commercial):

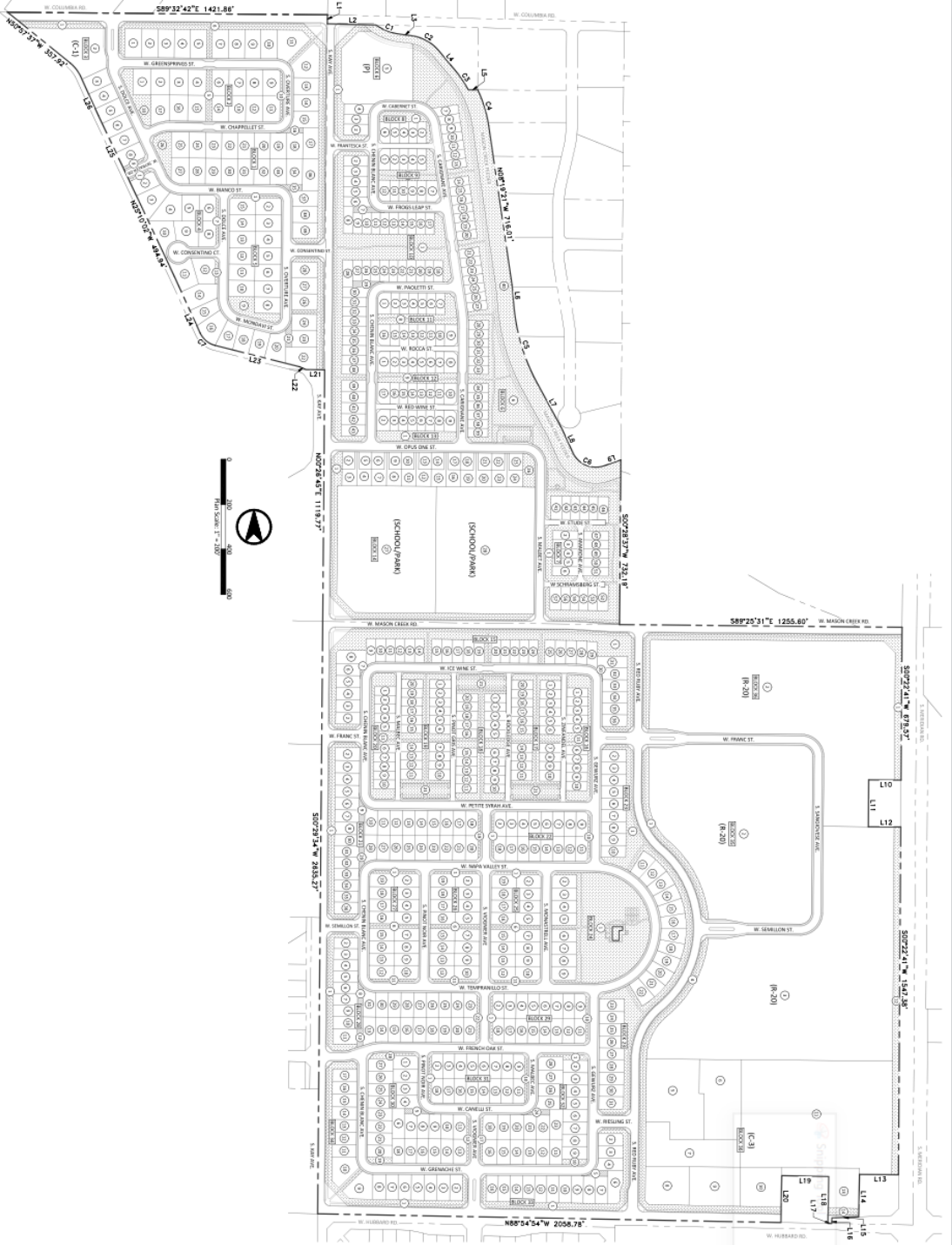
+/- 17.49 acres

R-6 (Medium Density Residential):

+/- 172.5 acres

R-20 (High Density Multi-family Residential):

+/- 47.3 acres



Preliminary Plat

Total Lots: 747

C-1 Lots: 1

C-3 Lots: 8

R-6 Lots:

Buildable Lots: 655

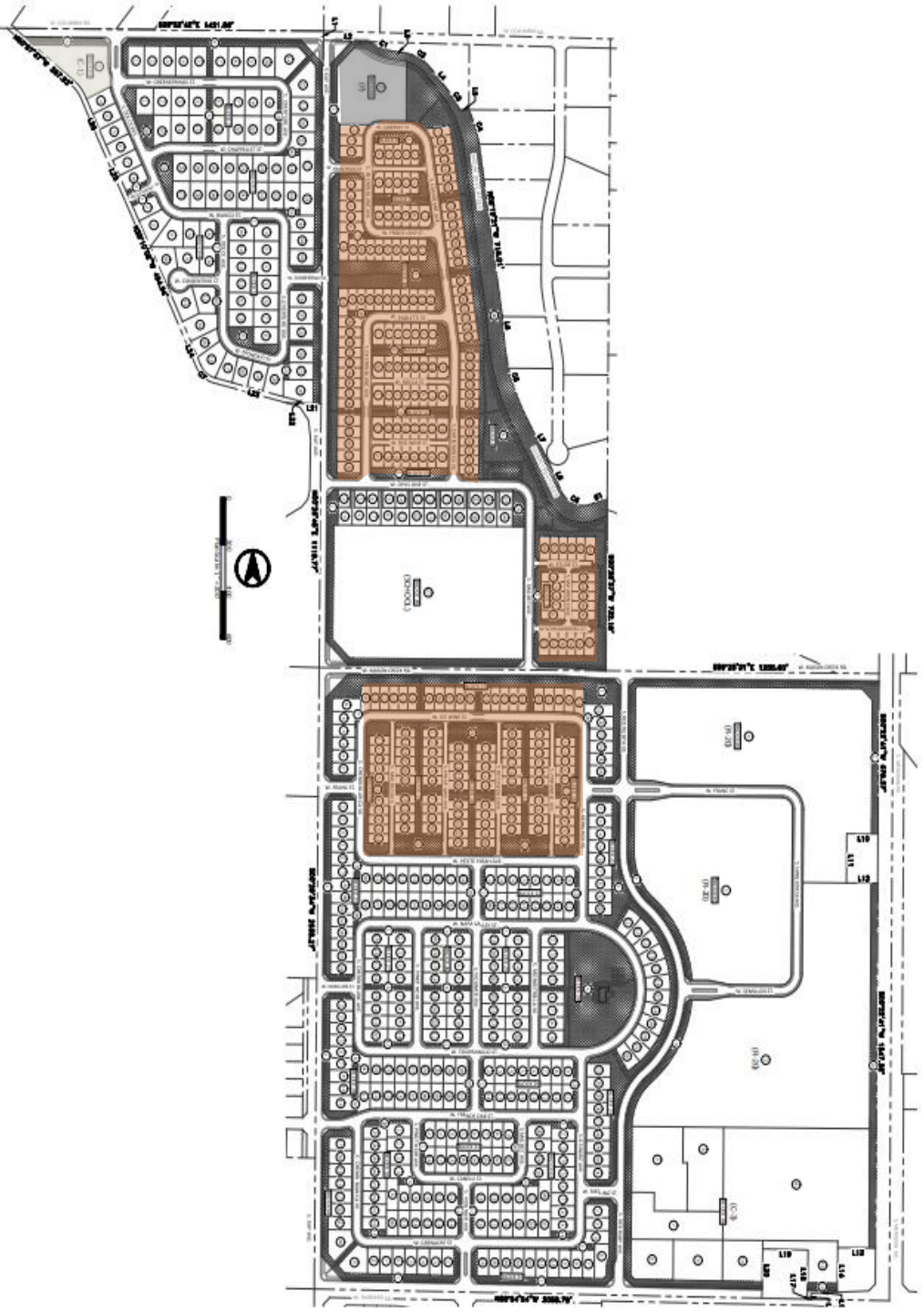
- 375 standard
- 24 courtyard
- 254 parkside
- 1 School Lot
- 1 Park Lot

Common Lots: 65

Common Driveway Lots: 14

P District Lot: 1 Fire Station Lot

R-20 Lots: 3



Planned Unit Development

"Parkside" Product

Range in size from 3,600 – 5,400 SF
Average lot size: 4,099 SF

Request PUD to allow for decreased lot size

- 3,600 minimum lot size requested
- 4,000 minimum lot size typically required

Open Space and Amenities

Open Space : 45.23 acres (18.69%) provided

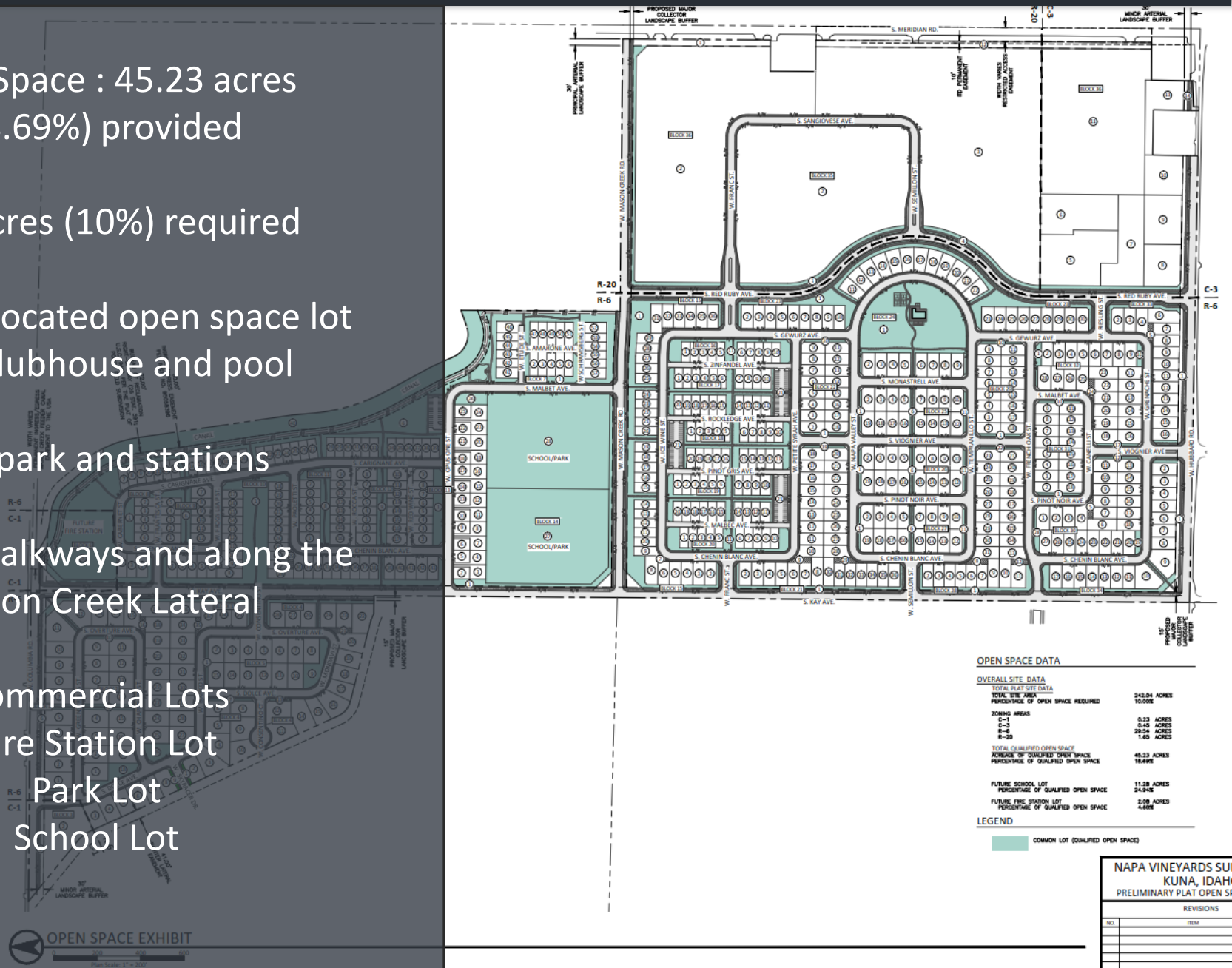
24.2 acres (10%) required

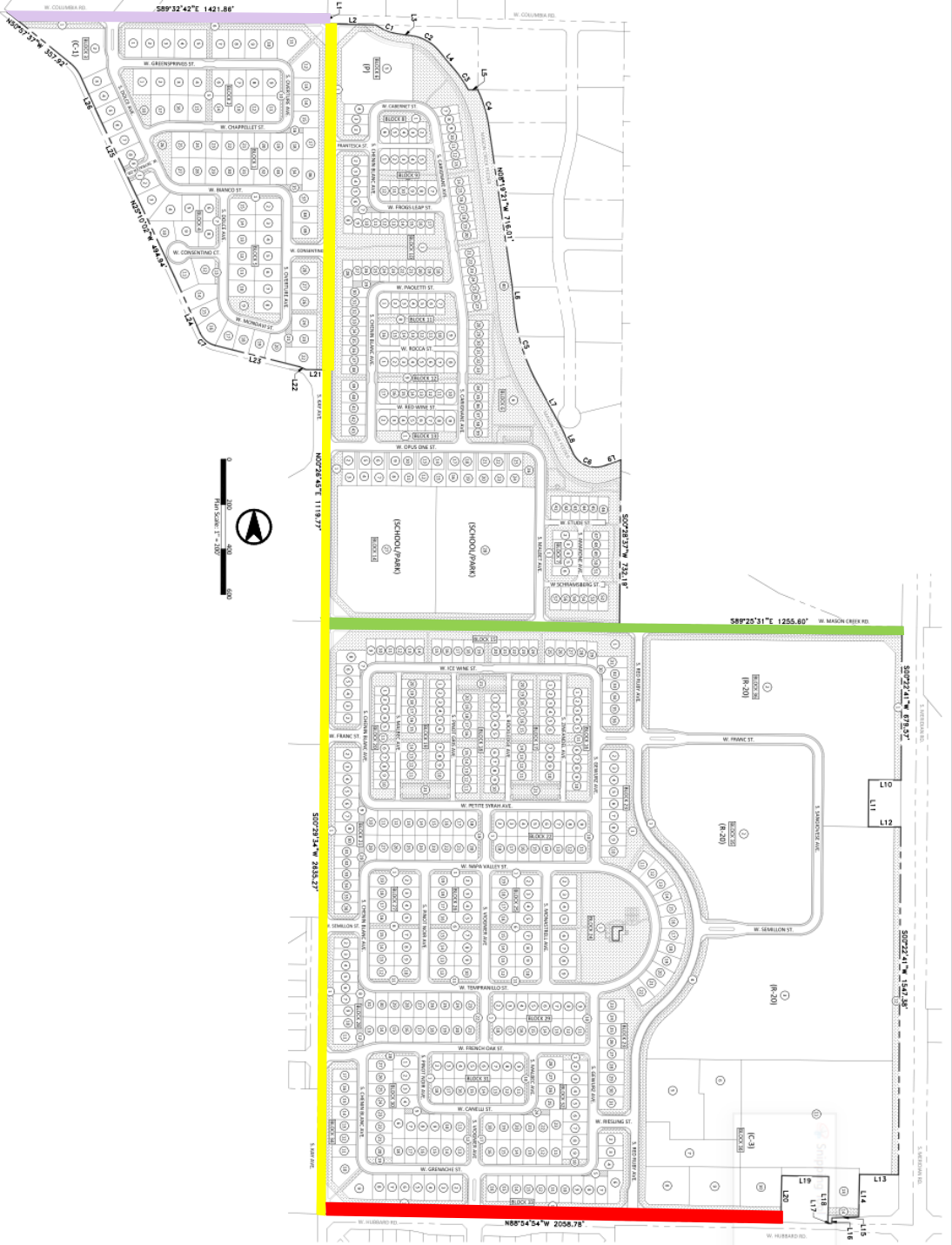
Centrally located open space lot with clubhouse and pool

Dog park and stations

Internal walkways and along the Mason Creek Lateral

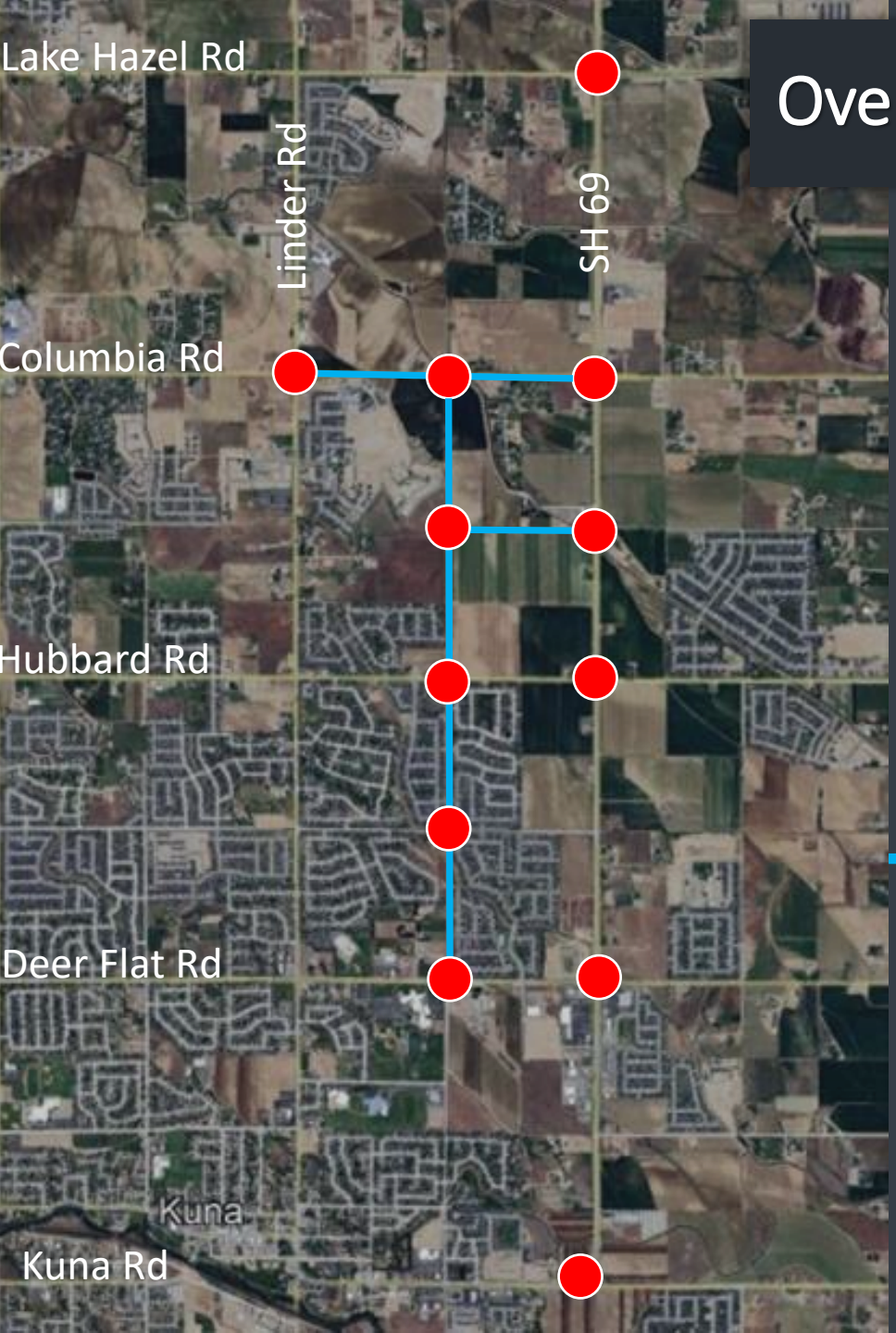
Commercial Lots
Fire Station Lot
Park Lot
School Lot





Access and Connectivity

- Mason Creek Road
  - New Collector Roadway connecting Meridian Road to Kay Ave
- Kay Avenue
  - New Collector Roadway connecting Hubbard and Columbia
  - Full and half width
- Hubbard Road – Principle Arterial
  - ½ of 110’ wide street section
  - 8’ detached sidewalk
- Columbia Road – Principle Arterial
  - ½ of 110’ wide street section
  - 8’ detached sidewalk



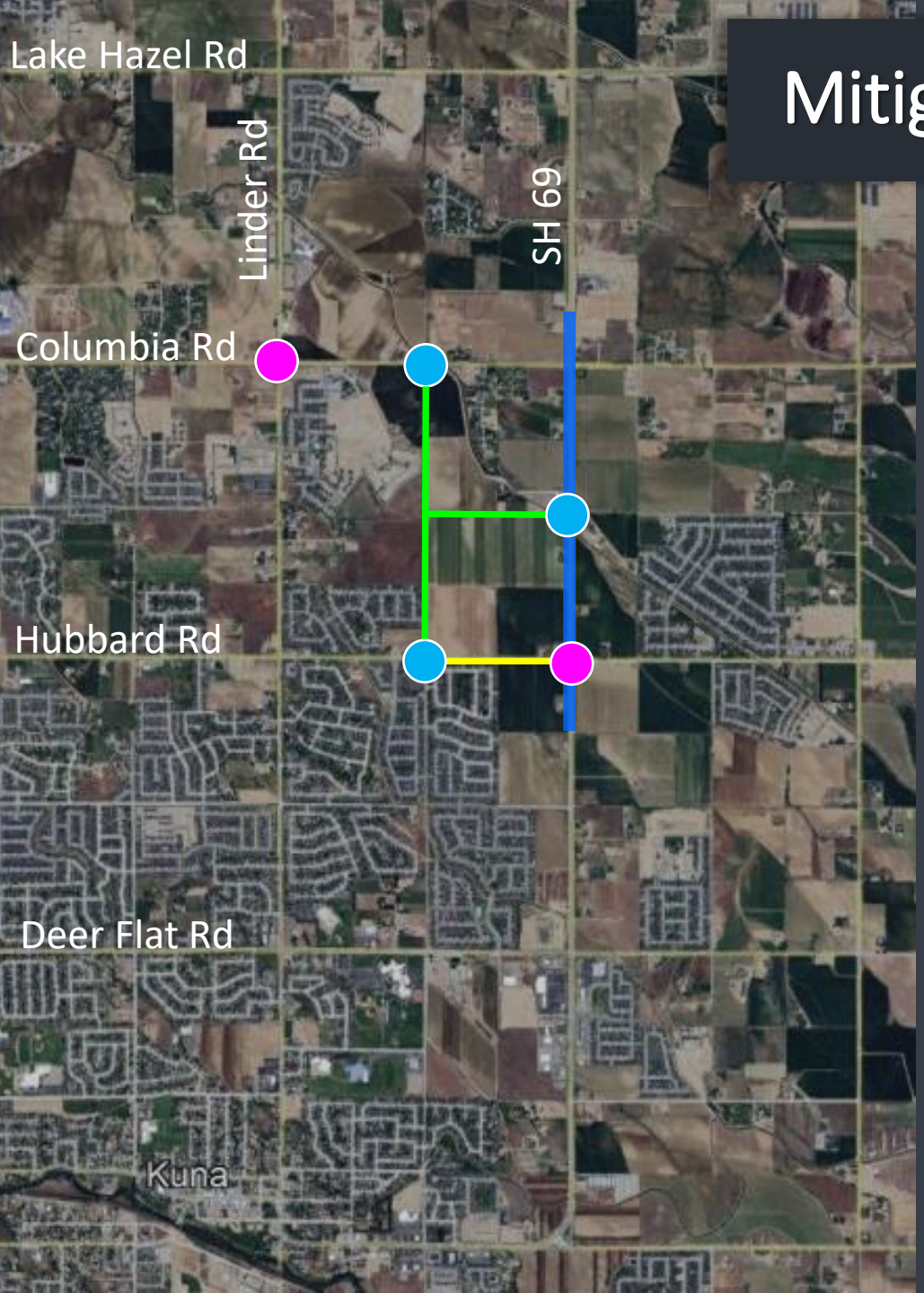
Overview of Transportation Study

- Study Timeframes
  - Existing Conditions
  - 2035 Background Conditions (without development)
  - 2035 Total Traffic Conditions Residential Buildout
  - 2035 Total Traffic Conditions Full Buildout (Residential + Commercial)

12 Study Intersections + Site Accesses

6 Study Roadway Segments

- Detailed Coordination & Review with ACHD & ITD



Mitigations & Improvements

- ACHD Impact Fees (>$2.2M)
  - Funding for future ACHD CIP Projects
- ITD Proportionate Share Contribution ($465,000)

Funding for improvements on SH 69

- Specific Mitigations

Add traffic signal

- Build new Collector road
- Add turn lanes/intersection mitigation
- Frontage improvements

ACHD Capital Improvements

Intersections

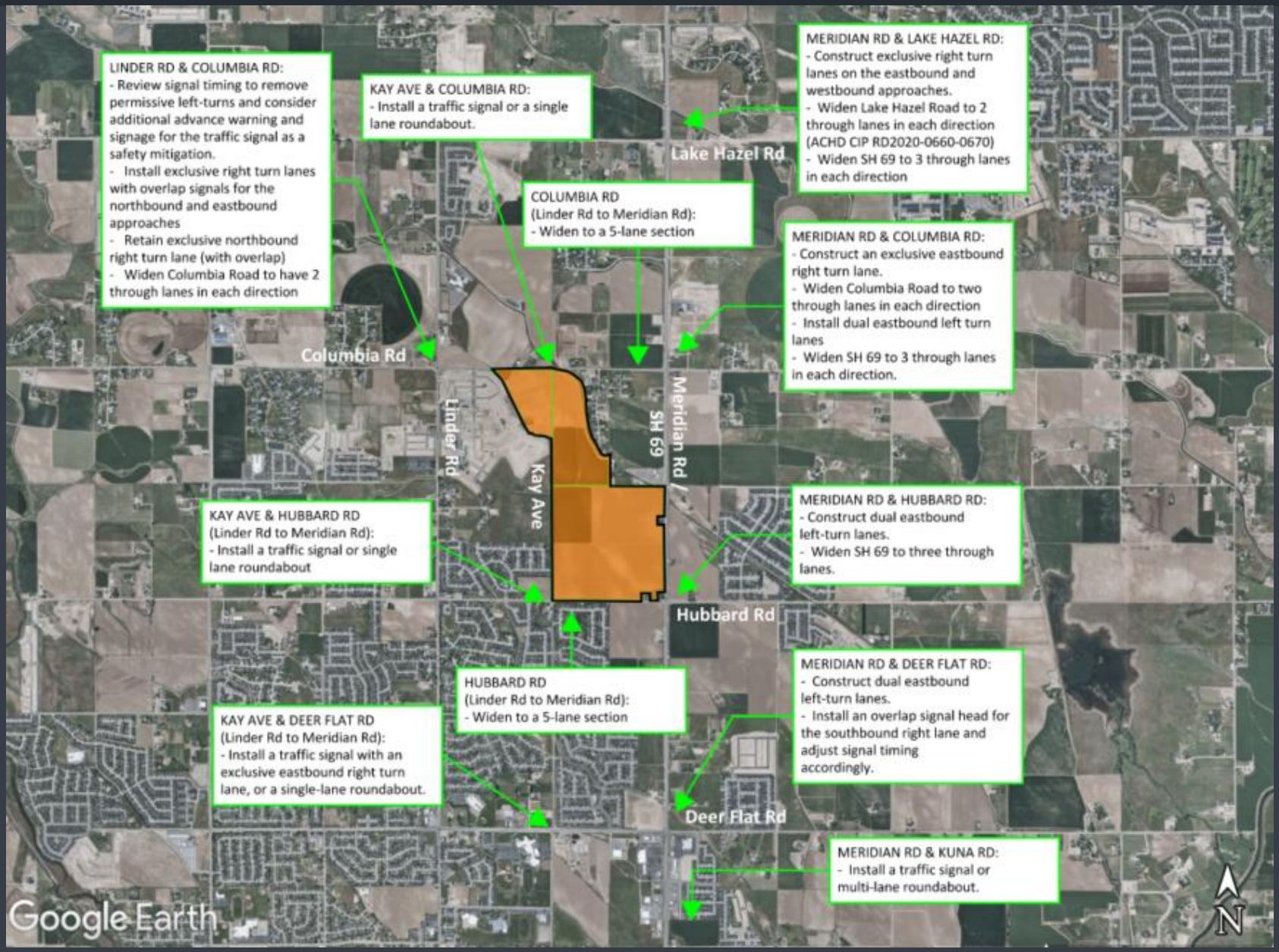
0680 Lake Hazel/Ten Mile
0620 Lake Hazel/Linder
0655 Lake Hazel/Meridian
0680 Lake Hazel/Ten Mile
0630 Lake Hazel/Locust Grove
0290 Columbia/Locust Grove
0520 Hubbard/Locust Grove
0330 Deer Flat/Locust Grove
0340 Deer Flat/Meridian
0350 Deer Flat/School
0530 Hubbard/Ten Mile
0300 Columbia/Ten Mile



Roads

1260 Ten Mile (Deer Flat-Columbia)
1270 Ten Mile (Columbia-Hubbard)
1280 Ten Mile (Columbia-Lake Hazel)
1290 Ten Mile (Lake Hazel-Amity)
0300 Deer Flat (Linder-Meridian)
0310 Deer Flat (Meridian- Locust Grove)
0630 Hubbard (Meridian- Locust Grove)
0680 Lake Hazel (Meridian- Locust Grove)
0670 Lake Hazel (Linder-Meridian)

Developer Funded Road Improvements



Impact Fees

Total dollar amount for impact fees on Napa Vineyards

ACHD: $3,493 x 653* = $2,280,929

Parks: $2,604 x 653* = $1,700,412

Police: $271 x 653* = $176,963

Fire: $1,792 x 653* = $1,170,176

TOTAL: $5,328,480

**** Total Number of Residences***

Development Benefits



Mason Creek Trunkline
Fire Dept. Lot
Park Lot
School Lot
Commercial lots
Pathway along Mason Creek

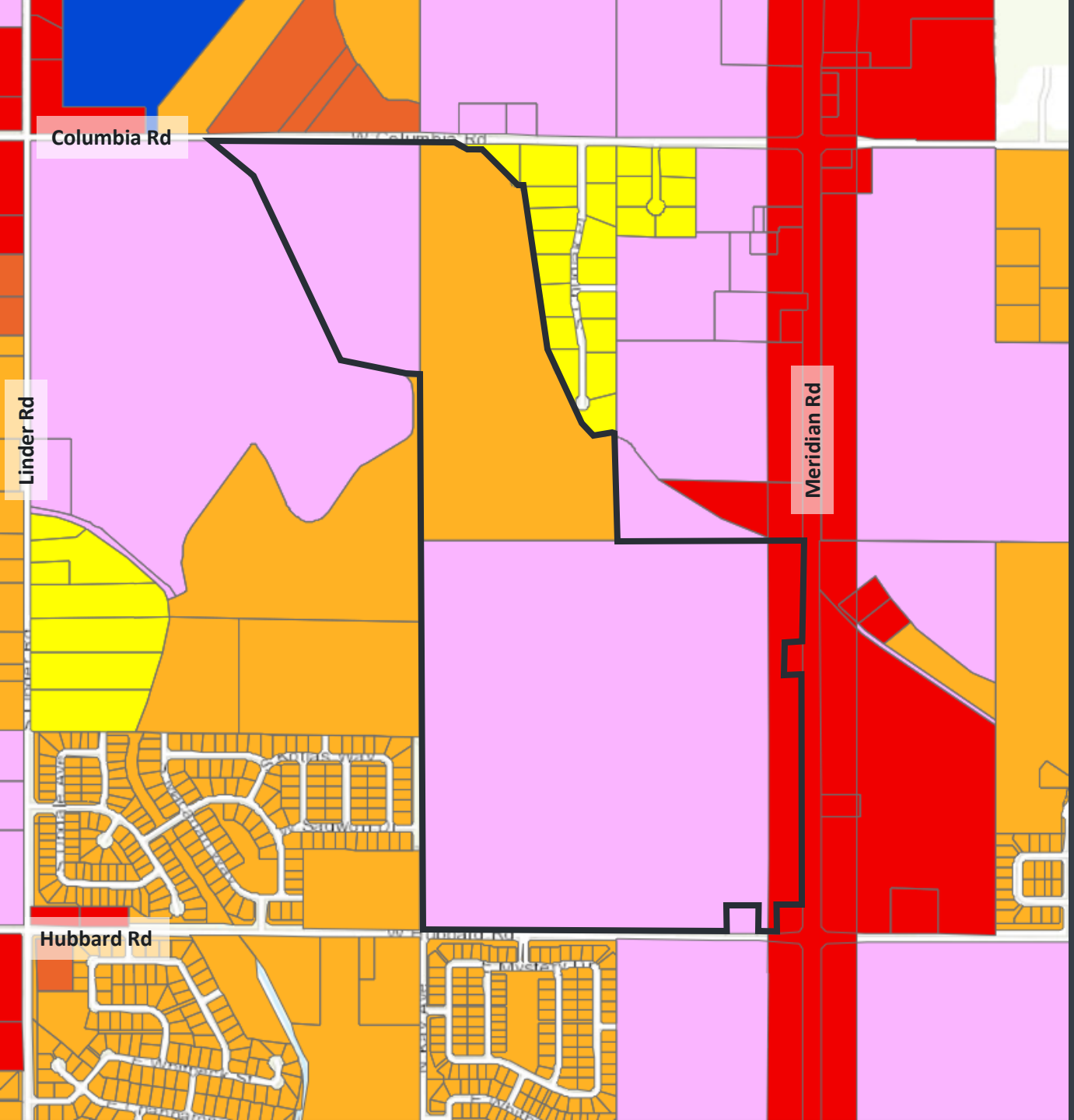


THANK YOU

Napa Vineyards is consistent with the City's goals and fulfills Comprehensive Plan policies.

We look forward to working with the City as we continue this project.

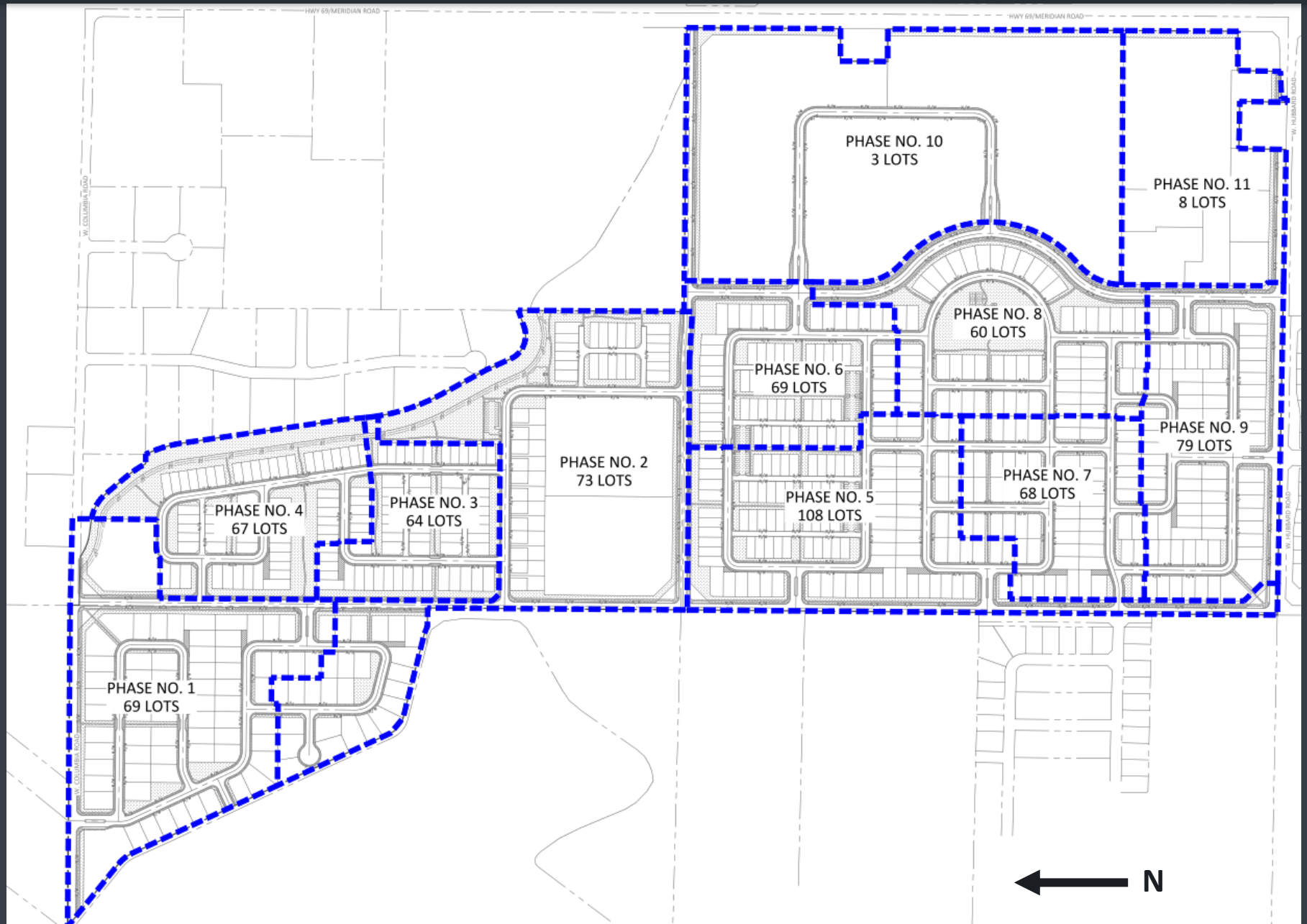
Future Land Use



FUTURE LAND USE

- AGRICULTURE
- COMMERCIAL
- HIGH
- INDUSTRIAL
- LOW
- MEDIUM
- MIXED-USE
- PUBLIC

Conceptual Phasing




FUTURE COMMERCIAL
FUTURE FIRE STATION
~60'
~120'
~100'
SCHOOL/PARK
SCHOOL/PARK
FUTURE MULTI-FAMILY
FUTURE MULTI-FAMILY
FUTURE MULTI-FAMILY
~120'
FUTURE COMMERCIAL

CASE NOS.
25-01-PUD, 25-04-S, 25-03-ZC & 25-06-DR

NAPA VINEYARDS P.U.D.

Planner: Troy Behunin
TBehunin@KunaID.gov
Phone: 208.387.7729

ALL APPLICATION MATERIALS:
Case Nos. 25-01-PUD, 25-04-S, 25-03-ZC, 25-06-DR:
for the NAPA VINEYARDS P.U.D.

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.

DEVELOPMENT SERVICES
KUNA
IDAHO

CITY OF KUNA:
P&Z COMMISSION
STAFF REPORT

P & Z Commission Staff Report

Entitlements Requested:	Subdivision	Rezone	Annexation	Special Use	Planned Unit Development	Design Review	Other

Title:	Napa Vineyards Sub.	**Application Number:**	25-01-PUD, 25-04-S, 25-03-ZC, & 25-06-DR
Date:	10.14.2025	**Staff Contact:**	Troy Behunin
Owner/Applicant:	NE Kuna Farm LLC, Open Door Rentals LLC - Owners	**Applicant Contact:**	1977 E Overland Rd. Meridian, ID 83642
Representative:	KM Engineering, LLP Stephanie Hopkins	**Representative Contact:**	SHopkins@kmengllp.com

Staff Recommendation

Approval.

Purpose

Applicant requests PUD, Preliminary Plat, & Design Review approval for approx. 242.03 acres in Kuna City using the following zones P, R-6, R-20, C-1 & C-3. The Preliminary Plat proposes to subdivide the lands into 1,495 total residential, multiple common lots & common driveways, a School Site, Fire Station & a City Park in compliance with the approved Development Agreement. The site is in Sec. 12, T2N, R1W (APN's; S1312212400, R7135690180, S1312417410.

Statement of Fact

Parcel Number(s):	S1312212400, R7135690180, S1312417410.
Future Land Use Map Designation:	Mixed-Use and Medium Residential Density
Existing Land Use:	Residential, Farm Fields
Current Zoning:	P, R-6, R-20, C-1 & C-3 (Kuna City)
Proposed Zoning:	P, R-6, R-20, C-1 & C-3
Development Area:	242.03 acres
Adjacent Zoning Districts:	**North:** R-20, R-6 & RR; **East:** C-1, A, (City) RR (County); **South:** R-6 & RR; **West:** R-4 & RR.
Adjacent Street(s) Existing:	**North:** W Columbia Rd.; **East:** Meridian Rd.; **South:** Hubbard Rd.; **West:** Kay Ave..
Internal Street(s) Existing & Proposed:	**Proposed**. W Columbia Road, W Greensprings, W Chappellet, W Skyracer, W Cabernet, W Frantesca, W Bianco, W Consention, W Mondavi, W Frogs Leap, W Paloetti, W Rocca, W Red Wine, W Opus, W Etude, W Schramsberg, W Mason Creek Road, W Ice Wine, W Franc, W Petite Syrah, W Napa Valley, W Semillion, W Temprenillo, W French Oak, W Canelli, W Riesling, W Grenache, W Hubbard Road, S Carignane, S Chenin Blanc, A Kay Avenue, S

	Overture, S Dolce, S Amarone, S Gewurz, S Malbec, S Zinfandel, S Red Ruby, S Rockledge, S Pinot Gris, S Malbec, S Monastrell, S Viogier.
Adjacent Bike/Pedestrian Facilities:	None
Adjacent Parks:	Providing a School Lot, City Park, internal open spaces and paths, and paths along canal.
Land Dedication Requirements:	N/A

Comprehensive Plan and Future Land Use Map Analysis

The Comprehensive Plan identifies the subject property as Mixed-Use and Medium Density Residential on the City's Future Land Use Map (FLUM). This parcel is currently zoned P, R-6, R-20, C-1 & C-3. The applicant is not proposing changes to the current zones, as the subject site complies with the FLUM.

The Comprehensive Plan identifies Kuna's land uses will support a desirable, distinctive and well-designed community.

The Comprehensive Plan identifies Kuna will be economically diverse and vibrant, ensure infrastructure and public facilities are in place and parcels identified are shovel ready. Kuna will attract and encourage new and existing businesses with an environment friendly to business creation, expansion and relocation. (Goal 1.A & C, Policy A & C, and Objective 1.C.2).

The Comprehensive Plan identifies the goal to encourage development of housing options and strong neighborhoods (Goal 3 D) and encourages housing types for all citizens (Objective 3 D.1).

The Comprehensive Plan encourages development of housing needs to meet demand, creation of neighborhoods connected through sidewalks, pathways, on-street and transit infrastructure (Goal 3 D, Goal 4 B & Goal 4 D).

The Comprehensive Plan identifies respecting and protecting private property rights ensuring land use policies and regulations do not violate those rights, and encourage preservation of development of housing needs, ensuring city actions do not limit the use of property (Goal 3 G).

The Comprehensive Plan promotes a well-connected street network incorporating collectors and crossings for neighborhood connectivity, while expanding classified roads and preserving Rights-of-Way (Goal 4 D).

The Comprehensive Plan promotes developers Working with the KSD and Charter School(s) to address future program and facility needs, (Objective 5.A.1.b).

The Comprehensive Plan identifies the goal to provide support to Kuna's schools and pre-K education opportunities to meet population demands (Goal 5.A). The applicant's proposal to dedicate an 11.28-acre school site and K-12 public charter school aims to meet the requirements of this goal.

The proposed development will include several open space amenities including park space, pickleball courts, a pool, and pedestrian pathways (Goal 2.).

The applicant has proposed to dedicate a lot to be utilized for a future Kuna Rural Fire District (KRFD) Station, providing land for the future expansion of public safety and emergency services (Goal 2.F.).

Approximately one mile of the future Mason Creek trunkline will go through the subject site, the applicant's dedication of an easement for the trunkline will aid in ensuring sewer can serve the future population of the city (Goal 4.F.).

The Comprehensive Plan identifies the goal to ensure that land uses within Kuna will support economic development (Goal 1.A). The applicant's proposal of approx. 17 acres of commercial land meets requirements of this goal. The proposed C-3 (Service Commercial) zone is proposed along the SH 69/Merdian Road corridor which is identified within the comp plan as an entryway corridor. The proposed commercial land inventory within the corridor in addition to the Ridley's Family Sub, Ensign Commercial Sub Ashton Estates Commercial Sub, and the approved Paul Bunyan Commercial Sub currently under construction adds to a well-planned regional commercial center that provides employment and services (Goal 3.C.1).

Staff Analysis

This project originally came before the Commission as a Planned Unit Development (PUD), Rezone, Pre Plat, Special Use Permit (SUP) and Design Review application on August 28, 2008, and continued until September 11, 2008. The application was approved by City Council January 20, 2009. In 2008 the developer proposed the C-3, C-1, R-6, & R-12 zones, to include senior and assisted living facilities, a School Lot, a Fire Station lot, and approx. 25.50 acres of Commercial, and 1,496 total residential lots/units with an overall Net Density of approx. 6.20 Dwelling Units an Acre (DUA). A Development Agreement (D.A.) was also crafted and agreed to and would be recorded with the County Recorders office on April 27, 2009. The project was annexed into the City limits in March of 2009, which awarded the zones as proposed in January 2009.

The project was obtained by the current owner in approx. 2019. On October 15, 2024, the Development Agreement went to City Council applying the public hearing process in order to modify the project to move the Fire Station and the C-1 commercial to more appropriate locations that function better for the public and the KRFD and by removing the senior housing and the 'age-restriction' for the R-20 zone.

The Council determined the project still met the City's Mixed- Use goals, by providing land for a public service facility, two locations of commercial uses, a school site, multiple housing types, and a possible City Park; all within the established commercial and Mixed-Uses corridor of Meridian Road.

On November 19, 2024, the City Council signed the Decision and Reasoned Statement thus approving the request for Development Agreement modification by the current developer; and included a project infrastructure condition providing a corridor for the future Mason Creek sewer trunk line.

The applicant proposes a Rezone of approx. 1.84 acres from Public to C-1 Commercial, to rezone approx. 2.89 acres from C-1 to Public for purposes of a future Fire Station for the KRFD. The remainder of the site will keep the original zone boundaries and the developer proposes a Preliminary Plat in order to subdivide the previously approved zones into nine (9) C-3 Commercial lots across 17.49 approx. acres, as well as 653 Residential Lots, 65 Common Lots and 14 Common Driveways, with a proposed density of +/- 3.79 Dwelling Units an Acre (DUA). The proposal includes a request for 842 units within the R-20 zone, with a proposed density of +/- 17.80 Units Per Acre (UPA). This proposal includes a ready-to-go 5.60 (approx.) acre school lot and 5.67 ac. (approx.) lot for a City Park.

Staff notes KCC calls for eight foot (8') sidewalks on classified roads to be within the Rights-of-Way (ROW) and staff recommends the applicant be conditioned to provide a Preliminary Plat demonstrating code compliant sidewalks on classified roads with the sidewalks inside the Rights-of-Way.

The Applicant submits a Design Review Application for the open space, common lots and buffers along the perimeter frontages. The Applicant proposes approx. 18.27 % or 40.18 acres of useable open space. The Kuna Pathways Master Plan indicates a bike path for this site on Meridian Road and Future Mason Creek Street. The Master Pathways Map also indicates a path along the Mason Creek Canal. The Pathway shall be paved and a minimum of 9 feet wide.

The tree planting detail shall reflect the wire basket and the burlap shall be removed at least 1/2 way down the root ball.

Staff will not submit the Decision to the Commission until the landscape plan is updated and submitted.

Recommended Conditions of Approval

1. Buffers, curb, gutter and sidewalk (attached and detached) shall be installed in accordance with *KCC 5-10-13-B-1-b.*
2. Developer/Owner/Applicant shall work with Ada County Highway District and the City of Kuna to complete all required traffic improvements to the susrrounding roadways and intersections as detailed in the Ada County Highway District staff report.
3. Developer/Owner/Applicant shall install a sign at the terminus of the proposed stub street stating; “this road will continue in the future”. Developer/Owner/Applicant shall obtain proper language from Ada County Highway District.
4. Developer shall place a Contractors Sign at the entry of the subdivision.
5. Developer/Owner/Applicant shall measure all front building setbacks from back of sidewalk on all internal local roads.
6. Developer/Owner/Applicant shall ensure the proper easement widths on all lots in accordance with *KCC 5-8-1117-D-6.*
7. It is the responsibility of the Developer to ensure any anticipated buildings fit any given buildable lot in accordance with *KCC 5-8-503.*
8. Fencing within and around the site shall comply with *KCC 5-8-905* (unless specifically approved otherwise and permitted).
9. All required landscaping shall be permanently maintained in a healthy growing condition. The property Owner shall remove and replace unhealthy or dead plant material within 3 days or as the planting season permits as required to meet the standards of these requirements. Maintenance and planting in public Rights-of-Way shall be with approval from ACHD.
10. 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.
11. The Landscape Plan and Preliminary Plat as submitted will be considered binding site plans as amended and/or approved.
12. 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 5-8-901-B*.
13. 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.

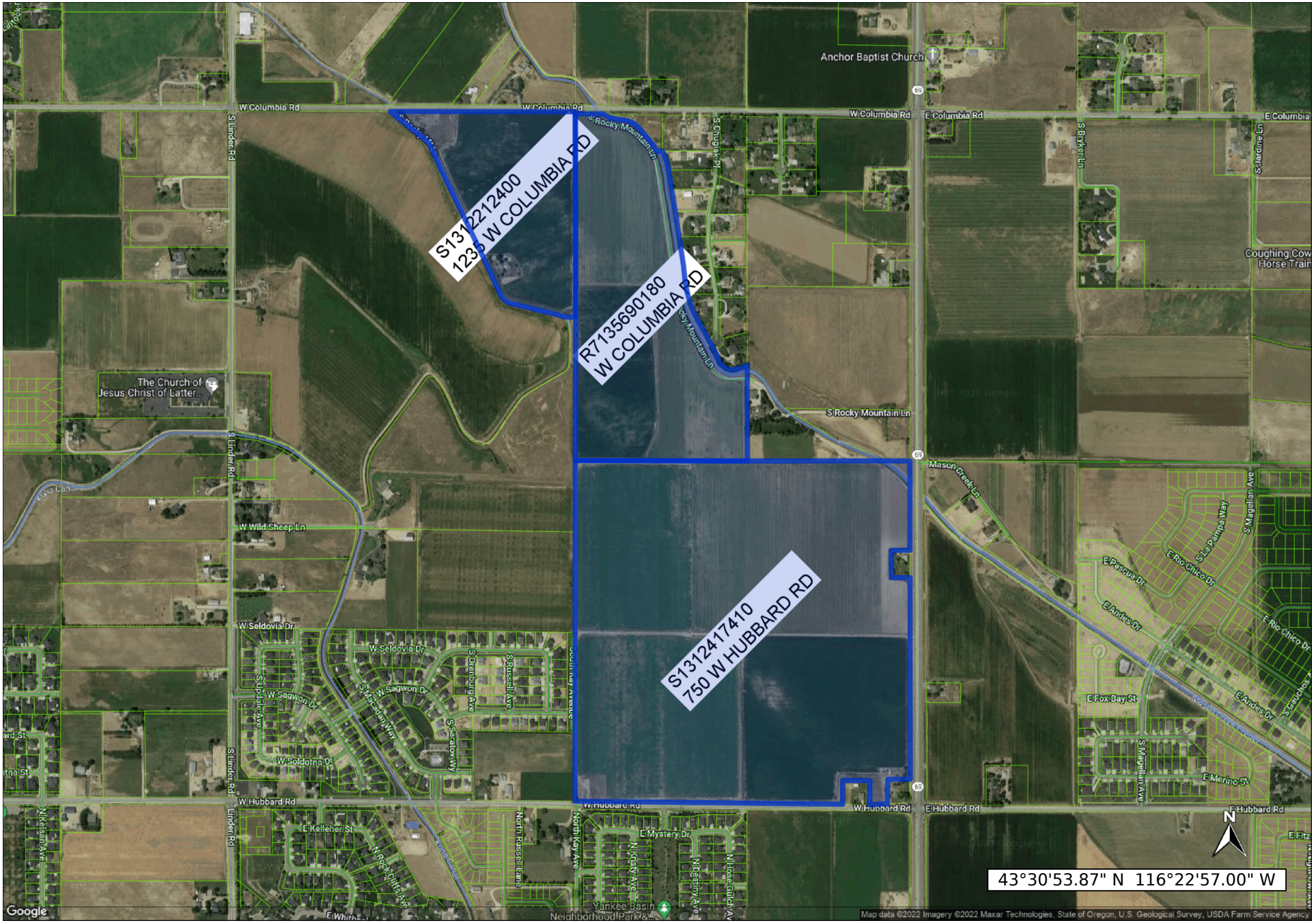
14. Developer/Owner/Applicant is hereby notified that this project is subject to Design Review inspection fees. Required inspections (post construction), are to verify building and landscaping compliance prior to requesting signature on the final plat.
15. Installation of service facilities shall comply 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*.
16. Compliance with *I.C. §31-3805* is required. Delivery of water shall not be impeded by any construction on site. Compliance with the requirements of the Boise Project Board of Control is required.
17. When required, submit a petition to the City (as necessary, confirmed with the City Engineer) consenting to the pooling of irrigation surface water rights for delivery purposes and request to annex the irrigation surface water rights appurtenant to the property over to the Kuna Municipal Pressure Irrigation System of the City (KMIS).
18. Connection to City Services (Sewer, Water, Pressurized Irrigation) is required. The Applicant shall conform to all corresponding City of Kuna Master Plans.
19. The Developer/Owner/Applicant shall be required to participate, as determined by the City Engineer, in the development of additional Lift Station capacity, and or a Water Booster Station as necessary.
20. The Developer/Owner/Applicant shall not submit an application for Final Plat until the City's Public Works Director issues a Will-Serve Letter stating the City's appurtenance has capacity to service the proposed development with domestic water, and accept the wastewater discharged from the proposed development.
21. In the event a Will-Serve Letter is not issued within the time the Applicant is required to record a Final Plat, the Applicant shall have good cause and be eligible to receive, pursuant to *KCC 5-9-203-J*, a Time Extension to file a Final Plat up to and until a Will-Serve Letter has been issued.
22. 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.
23. In accordance with *R90-2022*, once the Danskin Sewer Force Main is completed, 40 Equivalent Dwelling Units (EDU's) may be issued on a Phase-by-Phase basis.
24. The Developer/Owner/Applicant shall obtain written approval on letterhead or may be written/stamped on the approved plans of the construction plans from the agencies noted below. All submittals are required to include lighting, landscaping, drainage, and development plans. All site improvements are prohibited prior to approval of the following agencies:
    A. The City Engineer shall approve all sewer connections.
    B. The City Engineer shall approve all civil plans. No construction, grading, filling, clearing or excavation of any kind shall be initiated until the Applicant has received an approved drainage plan.
    C. Central District Health Department recommends the plan be designed and constructed in conformance with standards contained in, "Catalog for Best Management Practices for Idaho Cities and Counties".
    D. The Kuna Rural Fire District shall approve fire flow requirements and/or building plans. Installation of fire protection facilities as required by the Fire District are required.
    E. The Kuna Municipal Irrigation System and Boise Project Board of Control shall approve any modifications to the existing irrigation system.

F. Approval from Ada County Highway District (ACHD) shall be obtained, and Impact Fees must be paid prior to issuance of any building permit(s). Please consult staff if there are questions about the process.

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

25. 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.
26. 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.
27. Developer/Owner/Applicant is hereby notified of Kuna's weed control policies and requirements *KCC 8-1-3.* Weeds, grasses, vines or other growth which endanger property or are over twelve (12) inches in height shall be continuously cut down, weeded out, sprayed, burned, removed or destroyed throughout all seasons.
28. Applicant is conditioned to provide sidewalks entirely within the Rights-of-Way, compliant with Kuna City Code.
29. Applicant is conditioned to work with the City Engineer for proper easement widths for the project as a whole.
30. Applicant is conditioned to submit a Landscape plan with aa plant detail reflecting the required changes for staffs approval and be compliant with Kuna City Code.
31. Developer/Owner/Applicant and all successors shall comply with all Local, State and Federal Laws.

Vicinity Map



Mar 04, 2022 - landproDATA.com
Scale: 1 inch approx 1000 feet

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

April 4, 2025
Project No.: 22-020

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

RE: Napa Vineyards – Kuna, Idaho
Preliminary Plat, Planned Unit Development and Design Review Application

Dear Mr. Hanson:

On behalf of NE Kuna Farm LLC and Open Door Rentals LLC, and/or their assigns, we are pleased to present a preliminary plat, planned unit development (**"PUD"**) and design review application for Napa Vineyards. This is a mixed-use residential and commercial community spanning from West Columbia Road south to West Hubbard Road between Meridian Road and a collector roadway that will be partially constructed with the development, Kay Avenue.

With this preliminary plat and PUD application, we seek to align with the approved development agreement (**"DA"**) to accommodate a mix of commercial and residential uses. The DA was modified via a City Council hearing on October 15, 2024. The modification request was consistent with the previously approved PUD and Development Agreement (the "**Original Approvals**") while providing key updates and modernizations consistent with Kuna City Code and the Kuna Comprehensive Plan.



Figure 1

Site Information

The property is approximately +/- 242 acres identified as parcel numbers S1312212400, R7135690180, and S1312417410 and spans from Columbia Road to Hubbard Road, west of Meridian Road and adjacent to the future Kay Avenue (the "**Property**"). The site is currently zoned R-6, R-20, C-1 and C-3 and previously included a PUD (planned unit development) overlay within the City of Kuna ("**City**").

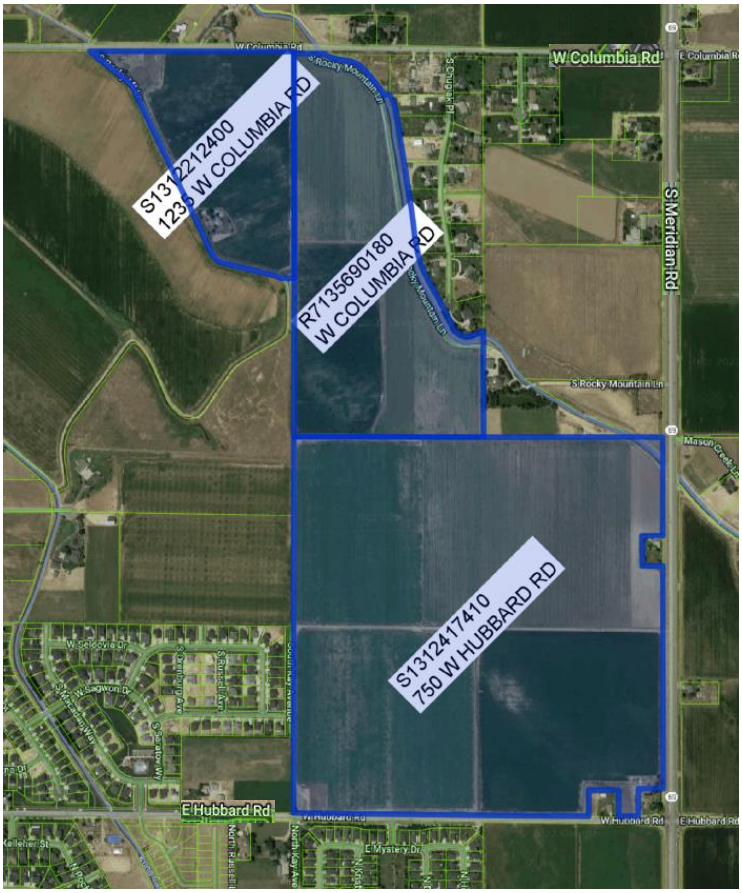


Figure 2

Background

The Property was annexed into the City in 2009. At that time, a mixed-use residential-commercial PUD was approved on the Property and the then-current owner entered into a development agreement approving R-6, R-20, C-1 and C-3 zoning. The DA was recorded as instrument number 109047091 in 2009.

Since that time, several of the City and ACHD's standards and best practices have changed, which resulted in the need for an updated development agreement. City Council agreed to the update and thus, the preliminary plat and planned unit development application closely follows requirements included in the modified DA.

Planned Unit Development Application

Napa Vineyards is presented as a PUD to support the proposed design and in conformance with its prior approval and the recently modified DA. The proposed PUD will create an efficient layout to integrate the uses proposed, while meeting a demand for housing and commercial options in this part of Kuna. In alignment with Goal 3.D and Objective 3.D.2 of the Comprehensive Plan, Napa Vineyards proposes to provide housing options and a strong neighborhood by utilizing a PUD to create a neighborhood-serving mixed-use and commercial activity center.

In alignment with City Code § 5-8-1106, the Napa Vineyards PUD proposes a mix of residential, commercial, office uses, and recreational space. The community boasts a variety of building types and densities, ample open space, and clustered higher density housing.

A PUD is requested to accommodate the "parkside" product planned within northern and southern portions of the R-6 district in the development, as allowed by City Code § 5-8-1104. The parkside lots range in size from 3,600 square feet to 5,400 square feet, with an average lot size of 4,099 square feet. A

portion of the overall 254 parkside lots sit below the minimum 4,000 square feet required in the R-6 district at 3,600 square feet.

Preliminary Plat

Consistent with the mixed-use, commercial, and medium-density residential FLUM designations and Meridian Road's designation as an Entryway Corridor in Kuna's Comprehensive Plan, Napa Vineyards proposes commercial and multi-family uses along both its Meridian Road and Hubbard Road frontages.

Napa Vineyards includes a diverse mix of housing in accordance with the Original Approvals and recently modified DA. The multi-family area is zoned R-20, and is located just north of the commercial area, between Meridian Road and the interior single-family homes.

The northern and central areas of the development contain single-family residences, a school donation site and a park donation site located within the R-6 district, in accordance with the medium-density residential and mixed use FLUM designation over these portions of the Property. A fire station donation site, zoned P, is located south of Columbia Road, east of the future Kay Avenue.

Overall, 653 lots are proposed within the 85.85-acre R-6 district area.[1] Lots will vary in size with four distinguished lot types proposed in the R-6 zone, allowing for varying housing types. These include "Courtyard", "Parkside", and "Traditional" detached Single Family Residential (50' x 110' and 70' x 115'). The following table provides a breakdown of proposed lot statistics within the R-6 district. Figure 3 depicts lot type location indicated with correlating colors.

R-6 ZONING DISTRICT			
Lot Type:	***Parkside (Alley-Load)***	***Courtyard***	***SFR (Traditional)***
Acreage:	+/- 23.90 acres	+/- 2.77 acres	+/- 59.18 acres
# of Lots:	254	24	375
Min. Lot Size:	3,600 sq. ft.	4,200 sq. ft.	5,400 sq. ft.
Max. Lot Size:	5,400 sq. ft.	6,150 sq. ft.	14,187 sq. ft.
Average Lot Size:	4,099 sq. ft.	5,025 sq. ft.	7,611 sq. ft.

Each lot type has been strategically placed throughout the development and are consistent with the concept plan included in the recently modified DA. Traditional detached single-family lots are located in the northwest portion of the development, just east of the Paloma Ridge Subdivision and within a portion of the south part of the development, indicated in yellow in Figure 3. Parkside single-family lots are located within the northern part of the development adjacent to the future fire station lot and abutting the future school and park lots, indicated in orange in Figure 3. Courtyard lots are depicted with purple directly next to the future school lot to provide a unique unit type.

Approximately 19.33 acres of Napa Vineyards has been set aside for commercial development, of which 1.84 acres is zoned C-1 (pink in Figure 3) and 17.49 acres is zoned C-3 (red in Figure 3). The C-3 district is ideally situated to provide a buffer between the single-family homes to the west and additional commercial opportunities along the busy Meridian Road/Highway 69 corridor. The C-3 area includes 8 buildable lots. The C-1 district includes one buildable lot in the northwest corner of the development.

[1] The Original Approvals allowed for 654 residential lots.

Proposed commercial lots will provide opportunities for neighborhood serving uses within a walkable distance to proposed residences within Napa Vineyards and adjacent residential development.

Napa Vineyards features a 2.08-acre lot that will be donated to the Kuna Rural Fire District (depicted in blue in Figure 3) and an 11.28-acre area that will be donated as two separate lots for a public school and park (depicted in light orange in Figure 3). The Original Approvals included the Fire donation property on the far western edge of the development. Since that time, and in concert with Kuna Rural Fire District, the lot has been moved to the southeast corner of Columbia Road and Kay Road. After discussions with the Kuna School District, the school site has been moved from an interior location on local roads to the intersection of Kay Avenue and Mason Creek Road, two new collector road extensions abutting and through the project.

Three lots comprise the multi-family area, making up a total of approximately 39.59 acres as depicted in gray in Figure 3. Within these multi-family lots, no more than 842 multi-family units are allowed per the Original Approvals and the updated DA. The multi-family component of the development is proposed to develop within a later phase of the overall development.



Figure 3

Density

The overall net density of the R-6 residential portion of the project is 4.05 dwelling units per acre excluding the 11.28-acres comprising the school and park sites. Including both lots, the net density for the R-6 residential portion of the project is 3.79 dwelling units per acre. Although a specific number of units is not currently proposed for the R-20 area, if 842 units are proposed as permitted with the original DA, the net density would be approximately 21.27 dwelling units per acre.

Public Infrastructure

The Mason Creek trunkline, which provides critical sewer infrastructure and connectivity in this area of Kuna, bisects the Project. All public infrastructure services and requirements are located within or adjacent to the project site.

Services
The property is less than 2 miles from downtown Kuna, which puts it in proximity to the area's schools, the Kuna Library, and various parks among other services and amenities. Kuna High School is located less than 1.5 away. Silver Trail Elementary and Fremont Middle School are both approximately 2 miles away. As mentioned, the developer proposes to donate an 11.28-acre area for a future school and park which will provide an easily accessible option for future residents within the community.

Various churches, preschools and daycares are also nearby, which will serve and be supported by future residents, and complement future commercial uses planned within Napa Vineyards.

Sewer and water infrastructure exists, and extension is planned to the Property, and development of Napa Vineyards will allow the critical extension of the Mason Creek sewer trunkline.

Access and Connectivity
The development will be accessed via two entrances on Columbia, including Kay Avenue (a collector road) and Dolce Avenue (a local street); three entrances on Hubbard, including Kay Avenue, Viognier Avenue and Red Ruby Avenue (both local streets); and Mason Creek Road (a new collector bisecting the property from east to west), will connect Meridian Road to Kay Avenue. The internal road network is designed to provide efficient movement, incorporating frontage and backage roads to alleviate traffic experienced on SH-69 and adjacent collector roadways.

A traffic impact study (TIS) has been accepted by ACHD and is currently under ITD review. Traffic improvements are significant and include the following:

- SH 69/Lake Hazel
    - Widen Lake Hazel to 2 through lanes in each direction
    - Widen SH 69 to 3 through lanes in each direction
    - Exclusive right turn lanes on the eastbound and westbound approaches
- SH 69/ Columbia
    - Widen Columbia Road to two through lanes in each direction
    - Install dual eastbound left turn lanes
    - Widen SH 69 to 3 through lanes in each direction
    - Construct an exclusive eastbound right turn lane
- SH 69/Hubbard
    - Widen SH 69 to three through lanes
    - Construct dual eastbound left-turn lanes
- SH 69/Deer Flat Road
    - Install an overlap signal head for the southbound right lane and adjust signal timing accordingly
    - Construct dual eastbound left-turn lanes
- SH 69/Kuna Road
    - Install a traffic signal or multi-lane roundabout
- Kay Avenue/Deer Flat Road
    - Install a traffic signal or a multi-lane roundabout

- Linder Road/Columbia Road
    - Install exclusive right turn lanes with overlap signals for the northbound and eastbound approaches
- Kay Avenue/Hubbard Road
    - Install a traffic signal or a single-lane roundabout
- Columbia Road (Linder to SH 69)
    - Widen to a 5-lane section
- Hubbard Road (Linder to SH 69)
    - Widen to a 5-lane section
- Kay Avenue/Columbia Road
    - Install a traffic signal or a single lane roundabout

All roadways within the subdivision, including alleyways serving alley-load product, will be improved to ACHD standards and will be owned and maintained by ACHD.

Project Phasing

Napa Vineyards is proposed to be constructed in eleven phases, as estimated with the schematic schedule below.

If approved, the applicant plans to begin construction in the Spring of 2026. It is estimated that one phase will occur each year after. The timing of subsequent phases will be market-driven; the current anticipated construction timing is summarized below.

Phase #	***Estimated Construction Start Date****
Phase 1	2026
Phase 2	2027
Phase 3	2028
Phase 4	2029
Phase 5	2030
Phase 6	2031
Phase 7	2032
Phase 8 (multi-family)	2033
Phase 9 (C-3 commercial)	2034

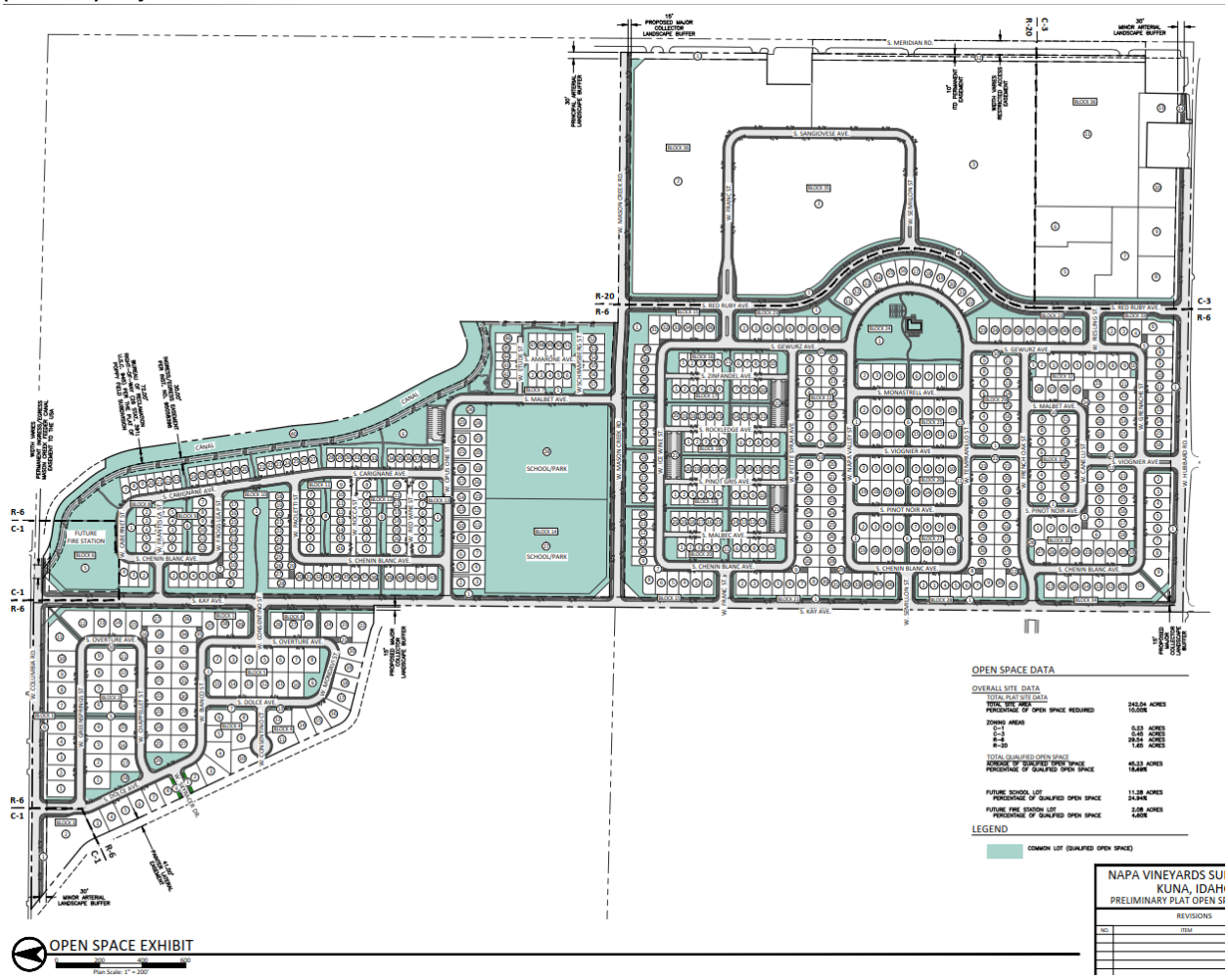
** Dependent upon market demand – dates are estimated and could change*

The first phase will include the future fire station lot, neighborhood serving commercial lot in the NW corner of the project, approximately 69 single-family residential lots, and improvements along Columbia Road and a portion of Kay Avenue. The first phase is configured to ensure extension of services and provision of the Fire Station lot. Phase 2 will include the school and park lot, pathways and open space including the proposed dog park, approximately 73 single-family residential lots and portions of Kay Avenue and Mason Creek Road. Phases 3 and 4 will include open space and pathways, and approximately 131 single-family residential lots combined. Phases 5 – 9 include the large central open space area including pool, changing rooms and sports court, alley-load product, and the remainder of single-family residential lots. Phases 5 – 9 will complete the remaining half

portion of Kay Avenue, half of Mason Creek Road and half of Hubbard Road fronting the development. Phase 10 includes the multi-family component of the development, the design of which will be proposed at a later date. Phase 11 includes the service commercial component of the project, uses and specific design will be proposed at a later date.

Design Review

Napa Vineyards includes more than 45.23 acres of qualified open space, or 18.69% of the Project, exceeding the 10% required under the Kuna ordinance. The open space calculation includes the approximately 11.28-acre area for the future school and park lots and the approximately 2.08-acre future fire station lot. Included in the open space are high-quality amenities for residents such as a swimming pool, changing rooms, sports courts, dog park, and pathways throughout the community, including a pathway adjacent to Mason Creek.

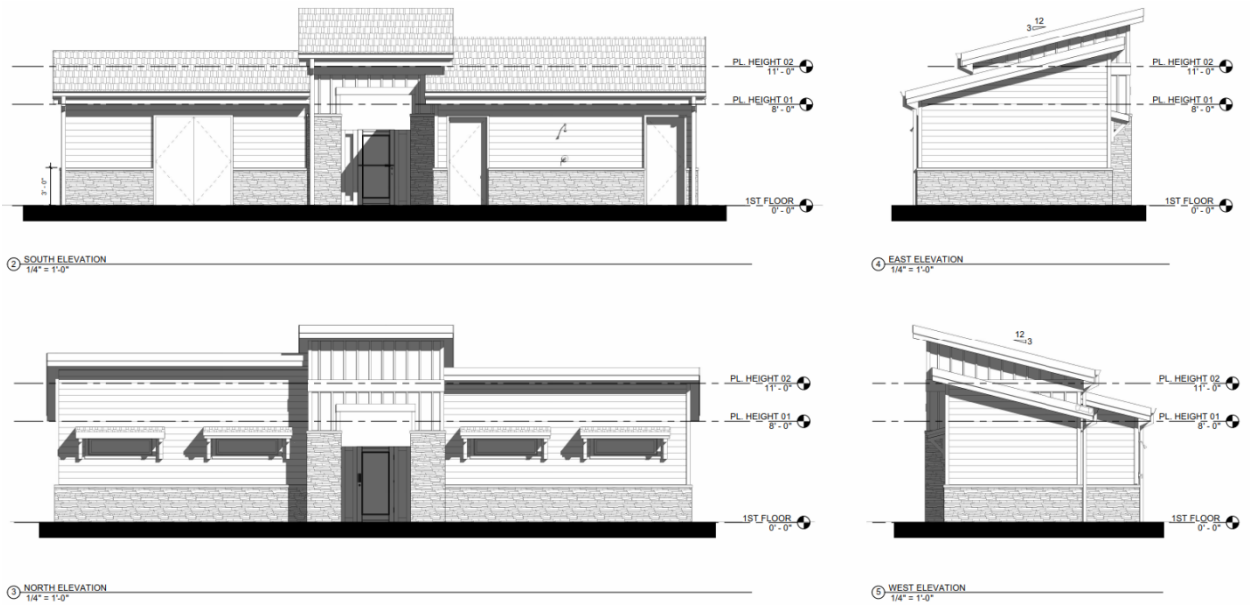


Ample open spaces are distributed throughout the Project, with a dog park, pathways and open space areas in the northern portion of the development and a pool with changing rooms, sports courts and recreation areas located within the southern portion of the development. The commercial component also includes areas that will invite outdoor dining, shopping and events.

Pedestrian walkways are located throughout the development to allow for integration of uses, interconnectivity and pedestrian access to the commercial areas and all amenities. The pathways also provide an active amenity for residents to safely walk around the entire neighborhood.

Fencing will meet all current Kuna City Code standards. Likewise, to the extent any pathways and sidewalks deviate from the Original Approvals, they will meet current Kuna City Code and ACHD standards.

Napa Vineyards proposes one large centrally located swimming pool within the southern part of the single-family residential community. We anticipate that an additional pool and amenities will be provided with the multi-family component of the development at a later date. Alongside the pool will be a building with both male and female changing rooms with stalls.



Conclusion

We are excited to bring Napa Vineyards to the City of Kuna. The Development Agreement for this mixed-use community was recently updated to reflect the current layout and City standards and will complement surrounding uses, fulfill comprehensive plan goals, and provide needed housing and employment opportunities in this area of Kuna. The community design and mix of uses will allow residents to play, shop, eat and interact with neighbors without leaving their neighborhood. Napa Vineyards complements the City's vision for growth and will be an asset to the community.

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

Sincerely,
KM Engineering, LLP.

Stephanie Hopkins

Stephanie Hopkins
Land Planning Manager

cc: NE Kuna Farm LLC, Open Door Rentals LLC

NAPA VINEYARDS SUBDIVISION

CONCEPTUAL, SUBJECT TO CHANGE



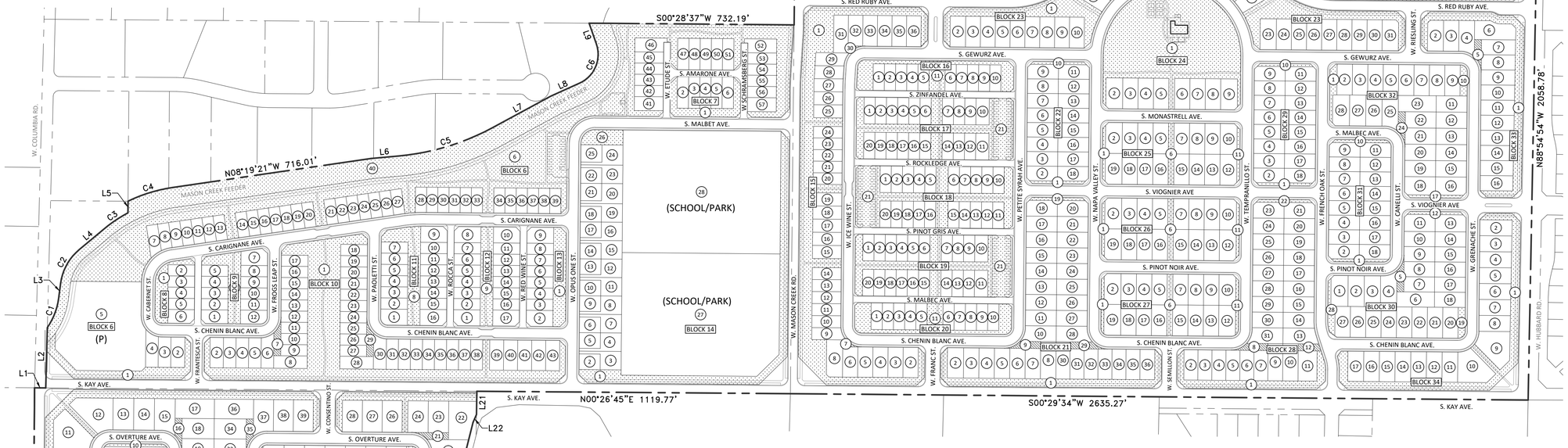
SITE LEGEND

- OPEN SPACE
- C-1 NEIGHBORHOOD BUSINESS DISTRICT
- C-3 SERVICE BUSINESS DISTRICT
- R-6 MEDIUM DENSITY RESIDENTIAL FUTURE SCHOOL
- R-6 MEDIUM DENSITY RESIDENTIAL SINGLE FAMILY LOTS
- R-6 MEDIUM DENSITY RESIDENTIAL COURTYARD LOTS
- R-6 MEDIUM DENSITY RESIDENTIAL PARKSIDE ALLEY-LOAD LOTS
- R-20 HIGH DENSITY MULTI-FAMILY RESIDENTIAL FUTURE

PRELIMINARY PLAT SHOWING
NAPA VINEYARDS SUBDIVISION
A PARCEL OF LAND BEING A PORTION OF LOT 13, BLOCK 2 OF POPPY FIELD SUBDIVISION (BOOK 70 OF PLATS AT PAGE 7195, RECORDS OF ADA COUNTY, IDAHO) AND UNPLATTED LAND SITUATED IN THE NORTHWEST 1/4 AND SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF KUNA, ADA COUNTY, IDAHO

PRELIMINARY PLAT NOTES

1. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF RE-SUBDIVISION.
2. MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE APPLICABLE ZONING AND SUBDIVISION REGULATIONS AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT OR AS SPECIFICALLY APPROVED AND/OR REQUIRED.
3. THIS DEVELOPMENT IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS.
4. DIRECT LOT ACCESS FROM COLLECTORS & ARTERIALS IS PROHIBITED UNLESS APPROVED BY ADA COUNTY HIGHWAY DISTRICT, IDAHO TRANSPORTATION DISTRICT AND THE CITY OF KUNA.
5. THIS DEVELOPMENT RECOGNIZES 22-4503 OF THE IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES: "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREON."
6. IRRIGATION WATER WILL BE PROVIDED BY NEW YORK IRRIGATION DISTRICT / BOISE PROJECT BOARD OF CONTROL IN COMPLIANCE WITH IDAHO CODE SECTION 31-3805(1)(b). LOTS WITHIN THIS SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS AND WILL BE OBLIGATED FOR ASSESSMENTS FROM SAID CANAL COMPANIES.
7. THE HOMEOWNER'S ASSOCIATION, UNDERLYING PROPERTY OWNER, OR ADJACENT PROPERTY OWNER IS RESPONSIBLE FOR ALL STORM DRAINAGE FACILITIES LOCATED OUTSIDE THE PUBLIC RIGHT-OF-WAY, INCLUDING ALL ROUTINE AND HEAVY MAINTENANCE.
8. INTERNAL LOT LINES ARE CONCEPTUAL AND MAY CHANGE DURING FINAL PLATTING.
9. STREET NAMES AS SHOWN ARE TEMPORARY AND SHALL BE NAMED ACCORDING TO CITY OF KUNA ZONING ORDINANCE PRIOR TO RECORDING OF FINAL PLAT.
10. ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE CITY OF KUNA STANDARDS AND SPECIFICATIONS AND THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (LATEST EDITION).



0 200 400 600
Plan Scale: 1" = 200'

LEGEND

- BOUNDARY LINE
- OFF-SITE BOUNDARY LINE
- ROAD CENTERLINE
- SECTION LINE
- EASEMENT LINE
- LOT LINE
- RIGHT-OF-WAY LINE
- COMMON OPEN SPACE

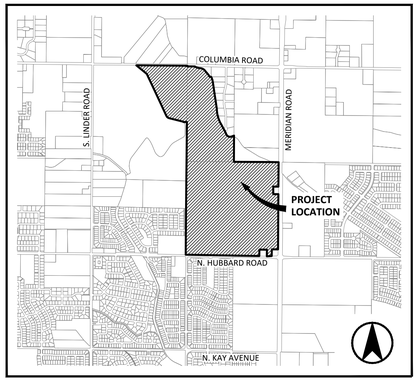
CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BRG	CHORD
C1	237.00'	112.73'	27°15'10"	S68°51'18"E	111.67'
C2	190.00'	141.21'	42°34'55"	N61°11'28"W	137.98'
C3	507.00'	104.69'	11°49'53"	N33°59'07"W	104.51'
C4	544.00'	167.64'	17°39'22"	N17°09'02"W	166.97'
C5	868.00'	351.91'	23°13'44"	S16°48'24"E	349.50'
C6	113.00'	167.43'	84°53'34"	S66°47'32"E	152.53'
C7	100.00'	89.56'	51°18'58"	S50°09'32"E	86.60'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N00°26'45"E	40.01'
L2	N88°31'57"W	215.71'
L3	N82°28'54"W	54.00'
L4	N39°54'02"W	114.00'
L5	S89°37'12"E	41.67'
L6	N05°11'31"W	100.01'
L7	N28°25'16"W	236.82'
L8	N24°20'44"W	112.32'
L9	S70°45'39"W	78.82'
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L11	S00°22'41"W	208.71'
L12	S89°37'19"E	143.71'
L13	N89°37'19"W	173.35'

LINE TABLE		
LINE	BEARING	DISTANCE
L14	S01°05'06"W	188.68'
L15	S87°50'27"W	119.10'
L16	S01°05'06"W	25.00'
L17	N88°54'54"W	17.28'
L18	N01°05'06"E	139.71'
L19	N88°54'54"W	208.71'
L20	S01°05'06"W	208.71'
L21	N89°01'39"W	82.95'
L22	N66°37'42"W	31.17'
L23	N75°49'02"W	387.38'
L24	N24°30'02"W	274.66'
L25	N25°20'02"W	299.08'
L26	N24°20'02"W	187.29'

VICINITY MAP

NOT TO SCALE



PROJECT SUMMARY

SITE DATA

PARCEL NUMBER:	S1312212400
PROPERTY ADDRESS:	1235 W. COLUMBIA ROAD
CITY/STATE/ZIP:	KUNA, IDAHO 83642
PARCEL NUMBER:	R7135690180
PROPERTY ADDRESS:	W. COLUMBIA ROAD
CITY/STATE/ZIP:	KUNA, IDAHO 83642
PARCEL NUMBER:	S1312417410
PROPERTY ADDRESS:	750 W. HUBBARD ROAD
CITY/STATE/ZIP:	KUNA, IDAHO 83642

CURRENT ZONING:

P (PUBLIC)	±2.89 ACRES
C-1 (NEIGHBORHOOD COMMERCIAL)	±1.84 ACRES
C-3 (SERVICE COMMERCIAL)	±17.49 ACRES
R-6 (MEDIUM DENSITY RESIDENTIAL)	±172.50 ACRES
R-20 (HIGH DENSITY MULTI-FAMILY RESIDENTIAL)	±47.31 ACRES
TOTAL PROJECT AREA:	±242.03 ACRES

R-6 (MEDIUM DENSITY RESIDENTIAL)	653 LOTS	±3.79 U.P.A.
R-20 (HIGH DENSITY MULTI-FAMILY RESIDENTIAL)	842 UNITS	±17.80 U.P.A.

R-6 (MEDIUM DENSITY RESIDENTIAL)

COURTYARD	24 LOTS	±2.77 ACRES
MINIMUM LOT SIZE:	4,200 SF	
MAXIMUM LOT SIZE:	6,150 SF	
AVERAGE LOT SIZE:	5,025 SF	
50'x110' LOT WIDTHS	283 LOTS	±40.06 ACRES
MINIMUM LOT SIZE:	5,400 SF	
MAXIMUM LOT SIZE:	12,039 SF	
AVERAGE LOT SIZE:	6,167 SF	
70'x115' LOT WIDTHS	92 LOTS	±19.12 ACRES
MINIMUM LOT SIZE:	7,881 SF	
MAXIMUM LOT SIZE:	14,817 SF	
AVERAGE LOT SIZE:	9,054 SF	
PARKSIDE	254 LOTS	±23.90 ACRES
MINIMUM LOT SIZE:	3,600 SF	
MAXIMUM LOT SIZE:	5,400 SF	
AVERAGE LOT SIZE:	4,099 SF	
FUTURE SCHOOL/PARK SITE:	2 LOT	±11.27 ACRES

R-20 (HIGH DENSITY MULTI-FAMILY RESIDENTIAL)

MULTI-FAMILY:	3 LOTS	±39.59 ACRES
*842 UNITS MAXIMUM PER DEVELOPMENT AGREEMENT		
COMMON DRIVE LOTS:	14 LOTS	±0.64 ACRES
COMMON LOTS:	65 LOTS	±40.18 ACRES
RIGHT-OF-WAY DEDICATION:	~	±46.14 ACRES

DIMENSIONAL STANDARDS PER PLANNED UNIT DEVELOPMENT (PUD)

C-1 (NEIGHBORHOOD COMMERCIAL)	
MINIMUM SQUARE FOOTAGE:	2,000 SF
MINIMUM FRONTAGE:	0'
FRONT YARD SETBACK:	15'
REAR YARD SETBACK:	5'
INTERIOR SIDE YARD SETBACK:	0'
STREET SIDE YARD SETBACK:	10'
MAXIMUM BUILDING HEIGHT:	35'
C-3 (SERVICE COMMERCIAL)	
MINIMUM SQUARE FOOTAGE:	1,300 SF
MINIMUM FRONTAGE:	0'
FRONT YARD SETBACK:	0'
REAR YARD SETBACK:	0'
INTERIOR SIDE YARD SETBACK:	0'
STREET SIDE YARD SETBACK:	10'
MAXIMUM BUILDING HEIGHT:	60'
R-6 (MEDIUM DENSITY RESIDENTIAL)	
MINIMUM SQUARE FOOTAGE:	3,600 SF
MINIMUM FRONTAGE:	45'
FRONT YARD SETBACK:	20'
REAR YARD SETBACK:	15'
INTERIOR SIDE YARD SETBACK:	5'
STREET SIDE YARD SETBACK:	20'
MAXIMUM BUILDING HEIGHT:	35'
R-20 (HIGH DENSITY MULTI-FAMILY RESIDENTIAL)	
MINIMUM SQUARE FOOTAGE:	1,300 SF
MINIMUM FRONTAGE:	40'
FRONT YARD SETBACK:	20'
REAR YARD SETBACK:	15'
INTERIOR SIDE YARD SETBACK:	5'
STREET SIDE YARD SETBACK:	20'
MAXIMUM BUILDING HEIGHT:	40'

SURVEY CONTROL NOTES

1. ALL SURVEY DATA IS BASED ON THE NAD83 STATE PLANE COORDINATE SYSTEM (IDAHO WEST 1103) AND NAVD 88 VERTICAL DATUM.

UTILITIES

UTILITIES

WATER:	CITY OF KUNA
SEWER:	CITY OF KUNA
ELECTRICAL:	IDAHO POWER
NATURAL GAS:	INTERMOUNTAIN GAS CO.
TELEPHONE:	CENTURYLINK
IRRIGATION:	NEW YORK IRRIGATION DISTRICT / BOISE PROJECT BOARD OF CONTROL / CITY OF KUNA PI
PRESSURIZED IRRIGATION:	CITY OF KUNA (KMID)
FIRE PROTECTION:	KUNA RURAL FIRE DISTRICT
POLICE PROTECTION:	KUNA POLICE (ADA COUNTY SHERIFF)
SANITATION:	J&M SANITATION
SCHOOL DISTRICT:	KUNA SCHOOL DISTRICT

PROJECT TEAM

PROPERTY OWNER

NAME:	NE KUNA FARM, LLC
CONTACT:	TIM ECK
ADDRESS:	2228 W. PIAZZA STREET
CITY/STATE/ZIP:	MERIDIAN, IDAHO 83646
EMAIL:	timothyeck@me.com

ENGINEERING

NAME:	KM ENGINEERING, LLP.
CONTACT:	KEVIN FROEHLICH, P.E. MATT DERR, P.E.
ADDRESS:	5725 N. DISCOVERY WAY
CITY/STATE/ZIP:	BOISE, IDAHO 83713
PHONE:	208.639.6939
EMAIL:	kfroehlich@kmengllp.com mderr@kmengllp.com

NAPA VINEYARDS SUBDIVISION
KUNA, IDAHO
PRELIMINARY PLAT - COVER

REVISIONS

NO.	ITEM	DATE

PROFESSIONAL ENGINEER REGISTERED 20464 04/02/25 STATE OF IDAHO KEVIN A. FROEHLICH

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

DATE: OCTOBER, 2024
PROJECT: 22-020
SHEET NO. PP1.0

P:\22-020\CAD\CAD\LATEX\RELEVANT\Y22-020-PP1.0 - COVER DWG, KEVIN FROEHLICH, 4/2/2025, CANON IMP755 (BW) [PC], 24X36 [.PDF]

0 200 400 600
Plan Scale: 1" = 200'

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L26	N24°20'02"W	187.29'

RR S1407244201 COLUMBIA AND MERIDIAN PROPERTY LLC 345 E. COLUMBIA ROAD

A R7439310015 KEVIN PARNELL 8830 S. MERIDIAN ROAD

RR S1407325506 KEVIN PARNELL E. HUBBARD ROAD

RR S1407336110 DENNIS PALMER 9430 S. MERIDIAN ROAD

S. MERIDIAN RD.

S00°22'41"W 679.57'

S00°22'41"W 1547.38'

C-1 S1312142304 INDIAN CREEK SPORTS STORAGE LLC 8797 S. MERIDIAN ROAD

EASEMENT SHOWN IS PER INST. No. 870781, WHICH REFERENCES HIGHWAY PLAN FAP No. BRS-3782(g). STATION SHOWN ON PLANS DOES NOT MATCH PHYSICAL LOCATION OF BRIDGE

EASEMENT SHOWN ON THE HIGHWAY PLANS GOES ALL THE WAY TO THE PALMER PROPERTY TO THE NORTH BUT THE EASEMENT DEDICATION PER INST. No. 100053720 STATIONING DESCRIBES THE EASEMENT TERMINATES HERE

10' ITD PERMANENT EASEMENT PER INST. No. 100053720

RR S1312141802 PROPERTY RESERVE INC 8685 S. MERIDIAN ROAD

S89°25'51"E 1255.60'

FLOOD ZONE A

RR S1312142306 BEN YORE 8799 S. ROCKY MOUNTAIN LANE

S00°28'37"W 732.19'

12' PUID EASEMENT PER POPPY FIELD SUBDIVISION

S1312417410 OPEN DOOR RENTALS LLC 750 W. HUBBARD ROAD

25' PRESCRIPTIVE RIGHT-OF-WAY

W. HUBBARD RD.

RR S1313110030 PROVIDENCE HOLDINGS LLC 2975 S. MERIDIAN ROAD (LEE COUNTRY SUBDIVISION)

N88°54'54"W 2058.78'

GREYHAWK No. 1 SUBDIVISION

POPPY FIELD SUBDIVISION

R-6 S1301438810 TOLL SOUTHWEST LLC 610 W. COLUMBIA ROAD

W. COLUMBIA RD.

N08°19'21"W 716.01'

MASON CREEK FEEDER

72' BREAK OF RECLAMATION ROAD U.S. 30 PER STATE 391 PLAT OF POPPY FIELD SUBDIVISION

R1 S1301438500 SCHAEFFER FAMILY ESTATES 610 W. COLUMBIA ROAD

R1 S1301438850 GREGG ROWE 660 W. COLUMBIA ROAD

30' INGRESS/EGRESS EASEMENT PER INST. No. 95058396

FLOOD ZONE A

PERMANENT INGRESS/EGRESS MASON CREEK FEEDER CANAL EASEMENT TO THE USA PER INST. No. 8909880

12' PUID EASEMENT PER POPPY FIELD SUBDIVISION

R7135690180 NE KUNA FARM LLC W. COLUMBIA ROAD

12' PUID EASEMENT PER POPPY FIELD SUBDIVISION

N00°26'45"E 1119.77'

S00°29'34"W 2635.27'

S. KAY AVE.

R-20 S1301346660 JOSH TEWALT 930 W. COLUMBIA ROAD

S1312212400 NE KUNA FARM LLC 1235 W. COLUMBIA ROAD

THIS PARCEL SUBJECT TO BLANKET EASEMENT TO IDAHO POWER PER INST. No. 913909

S89°32'42"E 1421.86'

RR S1301346622 ALLISON TEWALT 1020 W. COLUMBIA ROAD

RR S1301346612 CEM-10 LLC W. COLUMBIA ROAD

N25°10'02"W 494.94'

N50°57'37"W 357.92'

W. COLUMBIA RD.

R-6 S1301336350 RUSSELL DURRANT W. COLUMBIA ROAD

R-4 S1312212750 ARROYO CAP II-2 LLC PALOMA RIDGE SUBDIVISION

RR S1312314850 TOBY ASHLEY 1286 W. WILD SHEEP LANE

RR S1312315350 TOBY ASHLEY W. WILD SHEEP LANE

TIMBERMIST No. 4 SUBDIVISION

RR S1312346700 SCHULTSMEIER PROPERTIES LLC 1030 W. HUBBARD ROAD

R-6 S1313212400 RICHARD MORINO 855 W. HUBBARD ROAD

#	PARCEL NO.	PRIMARY OWNER	PROPERTY ADDRESS
1	R7135690172	BRETT HEINER	641 W. COLUMBIA ROAD
2	R7135690160	SEUMAS HODGES	8105 S. CHUGIAK PLACE
3	R7135690150	DANIEL BURTON	8131 S. CHUGIAK PLACE
4	R7135690140	ILIE POP	8171 S. CHUGIAK PLACE
5	R7135690130	CHRISTOPHER JOHNSON	8211 S. CHUGIAK PLACE
6	R7135690120	WILLIAM SIEMINSKI	8291 S. CHUGIAK PLACE
7	R7135690110	STEPHEN BROWN	8331 S. CHUGIAK PLACE
8	R7135690100	SYLVIA SWEARINGEN	8371 S. CHUGIAK PLACE
9	R7135690090	CHRISTINE OTTO	8451 S. CHUGIAK PLACE
10	R7135690080	ROBERT CARPENTER	8532 S. CHUGIAK PLACE
11	S1312417301	DOYLE PALMER	9075 S. MERIDIAN ROAD
12	S1312449986	MICHAEL McROBERTS	102 W. HUBBARD ROAD
13	S1312449800	DON SMITH	140 W. HUBBARD ROAD
14	R3280930220	DAVID BELTRAN	1272 E. MYSTERY DRIVE
15	R3280930210	RICHARD BUDWEE	1250 E. MYSTERY DRIVE
16	R3280930200	RANDY PRATT II	1238 E. MYSTERY DRIVE
17	R3280930190	JASON WILKERSON	1186 E. MYSTERY DRIVE
18	R3280930180	ROBERTO LOYA-CERDA	1164 E. MYSTERY DRIVE

#	PARCEL NO.	PRIMARY OWNER	PROPERTY ADDRESS
19	R3280930170	BETSY TEWALT	1142 E. MYSTERY DRIVE
20	R3280930160	JEREMY SELF	1120 E. MYSTERY DRIVE
21	R3280930140	LANCE LEARY	1098 E. MYSTERY DRIVE
22	R3280930130	MICHELE BUTLER	1076 E. MYSTERY DRIVE
23	R3280930120	AMERICAN HOMES 4 RENT	1054 E. MYSTERY DRIVE
24	R3280930110	JULIEN SAUTOT	1032 E. MYSTERY DRIVE
25	R3280930100	JUDITH MORENO	1010 E. MYSTERY DRIVE
26	R3280930090	DAVID STURM	998 E. MYSTERY DRIVE
27	R3280930080	JANETH ORTIZ DILMA	976 E. MYSTERY DRIVE
28	R3280930070	DANIEL SYES	954 E. MYSTERY DRIVE
29	R8161180100	GLENN PFAUTSCH	815 W. SAGWON DRIVE
30	R8161180570	VERONICA TAMAYO	9376 S. FIDALGO AVENUE
31	R8161180560	BARBARA YOUNG	9352 S. FIDALGO AVENUE
32	R8161180550	NATHAN BUSHARD	9328 S. FIDALGO AVENUE
33	R8161180540	K & S VIKER TRUST	9304 S. FIDALGO AVENUE
34	R8161180530	RICHARD DAVIS	9280 S. FIDALGO AVENUE
35	R8161180520	FRANK PEDERSEN	9256 S. FIDALGO AVENUE
36	R8161180510	SUSAN SAUNDERS	846 S. SELDOVIA DRIVE

NAPA VINEYARDS SUBDIVISION
KUNA, IDAHO
PRELIMINARY PLAT - EXISTING CONDITIONS

REVISIONS

NO.	ITEM	DATE

PROFESSIONAL ENGINEER REGISTERED 20464 04/02/25 STATE OF IDAHO KEVIN A. FROEHLICH

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

DATE: OCTOBER, 2024
PROJECT: 22-020
SHEET NO. PP1.1

P:\22-020\CAD\PLAT\PRELIMINARY\22-020 PP1.1 - EXISTING CONDITIONS.DWG, KEVIN FROEHLICH, 4/2/2025, CANON IMP755 (BW) PC3, 24X36 L [PDF]

RR
S1301346612
CEM-10 LLC
W. COLUMBIA ROAD

RR
S1301346622
ALLISON TEWALT
1020 W. COLUMBIA ROAD

R-20
S1301346660
JOSH TEWALT
930 W. COLUMBIA ROAD

PLANNED MASON CREEK SEWER MAIN SEE NOTE #2

W. COLUMBIA RD.

(C-1)
LOT 2
45,693 SF
BLOCK 3

LOT 1 9,829 SF | LOT 2 9,235 SF | LOT 3 9,239 SF | LOT 4 9,242 SF | LOT 5 9,246 SF | BLOCK 1 | LOT 7 9,250 SF | LOT 8 9,254 SF | LOT 9 9,257 SF | LOT 10 9,261 SF | LOT 11 14,817 SF

W. GREENSPRINGS ST.

LOT 1 9,200 SF | LOT 2 9,432 SF | LOT 3 9,372 SF | LOT 4 9,373 SF | LOT 6 8,682 SF | LOT 7 8,682 SF | LOT 8 8,683 SF | LOT 9 8,774 SF | LOT 12 13,906 SF

LOT 3 8,351 SF | LOT 4 8,303 SF | LOT 5 8,354 SF | LOT 6 8,338 SF | LOT 7 8,313 SF | LOT 8 8,238 SF

S. DOLCE AVE.

LOT 17 10,064 SF | LOT 16 9,372 SF | LOT 15 9,372 SF | BLOCK 2 | LOT 14 8,682 SF | LOT 13 8,682 SF | LOT 12 8,683 SF | LOT 11 8,774 SF | LOT 13 8,362 SF | LOT 14 8,362 SF | LOT 15 8,662 SF

W. CHAPPELLET ST.

LOT 25 9,200 SF | LOT 24 8,280 SF | LOT 23 8,280 SF | LOT 22 8,280 SF | LOT 21 8,280 SF | LOT 20 8,280 SF | LOT 19 8,280 SF | LOT 18 8,280 SF | LOT 17 9,800 SF

LOT 27 8,899 SF | LOT 28 8,280 SF | LOT 29 8,280 SF | LOT 30 8,280 SF | LOT 31 8,280 SF | LOT 32 8,280 SF | LOT 33 8,280 SF | LOT 34 8,280 SF | LOT 36 9,800 SF

W. SKYRACER DRIVE

LOT 2 8,010 SF

R-4
S1312212750
ARROYO CAP II-2 LLC
PALOMA RIDGE SUBDIVISION

W. BIANCO ST.

LOT 3 11,494 SF | LOT 4 12,538 SF | LOT 5 8,737 SF | LOT 6 8,575 SF | LOT 15 8,575 SF | LOT 2 8,601 SF | LOT 37 8,380 SF | LOT 38 8,023 SF | BLOCK 1 | LOT 39 8,023 SF

BLOCK 4

LOT 10 10,906 SF | LOT 9 11,065 SF | LOT 8 8,575 SF | LOT 14 8,395 SF | LOT 3 8,395 SF | LOT 13 8,395 SF | LOT 4 8,395 SF

W. CONSENTINO CT.

LOT 11 11,667 SF | LOT 12 10,540 SF | LOT 12 8,395 SF | LOT 5 8,395 SF | BLOCK 5 | LOT 11 8,395 SF | LOT 6 8,395 SF | LOT 28 8,051 SF | LOT 27 8,023 SF

S. KAY AVE.

S. OVERTURE AVE.

PLANNED MASON CREEK SEWER MAIN SEE NOTE #2

SEE SHEET PP2.1 FOR CONTINUATION

SEE SHEET PP2.2 FOR CONTINUATION

LEGEND

- BOUNDARY LINE
- OFFSITE BOUNDARY LINE
- ROAD CENTERLINE
- SECTION LINE
- EASEMENT LINE
- LOT LINE
- RIGHT-OF-WAY LINE
- FOUND 5/8 INCH REBAR
- BRASS CAP

PROPOSED IMPROVEMENTS

- SEWER LINE
- WATER LINE
- GRAVITY IRRIGATION LINE
- PRESSURE IRRIGATION LINE
- SEWER MANHOLE
- FIRE HYDRANT
- DOUBLE WATER SERVICE
- EXISTING CONTOUR AREA
- COMMON AREA
- STREET LIGHT
- DRAINAGE ARROW

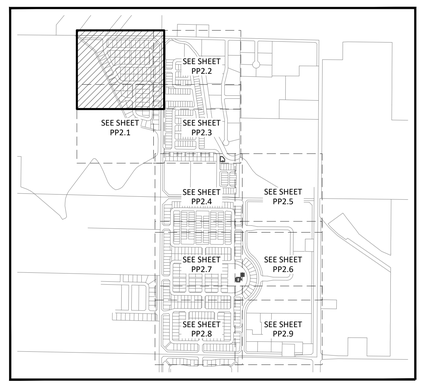
EXISTING FEATURES

- SANITARY SEWER LINE
- WATER LINE
- GAS LINE
- OVERHEAD POWER LINE
- GRAVITY IRRIGATION LINE
- SEWER MANHOLE
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- POWER POLE
- POWER BOX
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- EXISTING TREE DECIDUOUS
- FLOODPLAIN
- FLOODWAY

NOTES

1. DOMESTIC WATER SERVICE WILL BE PROVIDED BY CITY OF KUNA. 8" WATER MAINS WILL BE LOOPED THROUGHOUT THE SUBDIVISION CONNECTING TO AN EXISTING 12" WATER MAIN IN W. HUBBARD ROAD.
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11. PRESSURE IRRIGATION STORAGE POND AND PUMP STATION SIZE AND LOCATION WILL BE DETERMINED DURING FINAL DESIGN.

0 60 120 180
Plan Scale: 1" = 60'



NAPA VINEYARDS SUBDIVISION
KUNA, IDAHO
PRELIMINARY PLAT - PRELIM. ENGINEERING

REVISIONS

NO.	ITEM	DATE

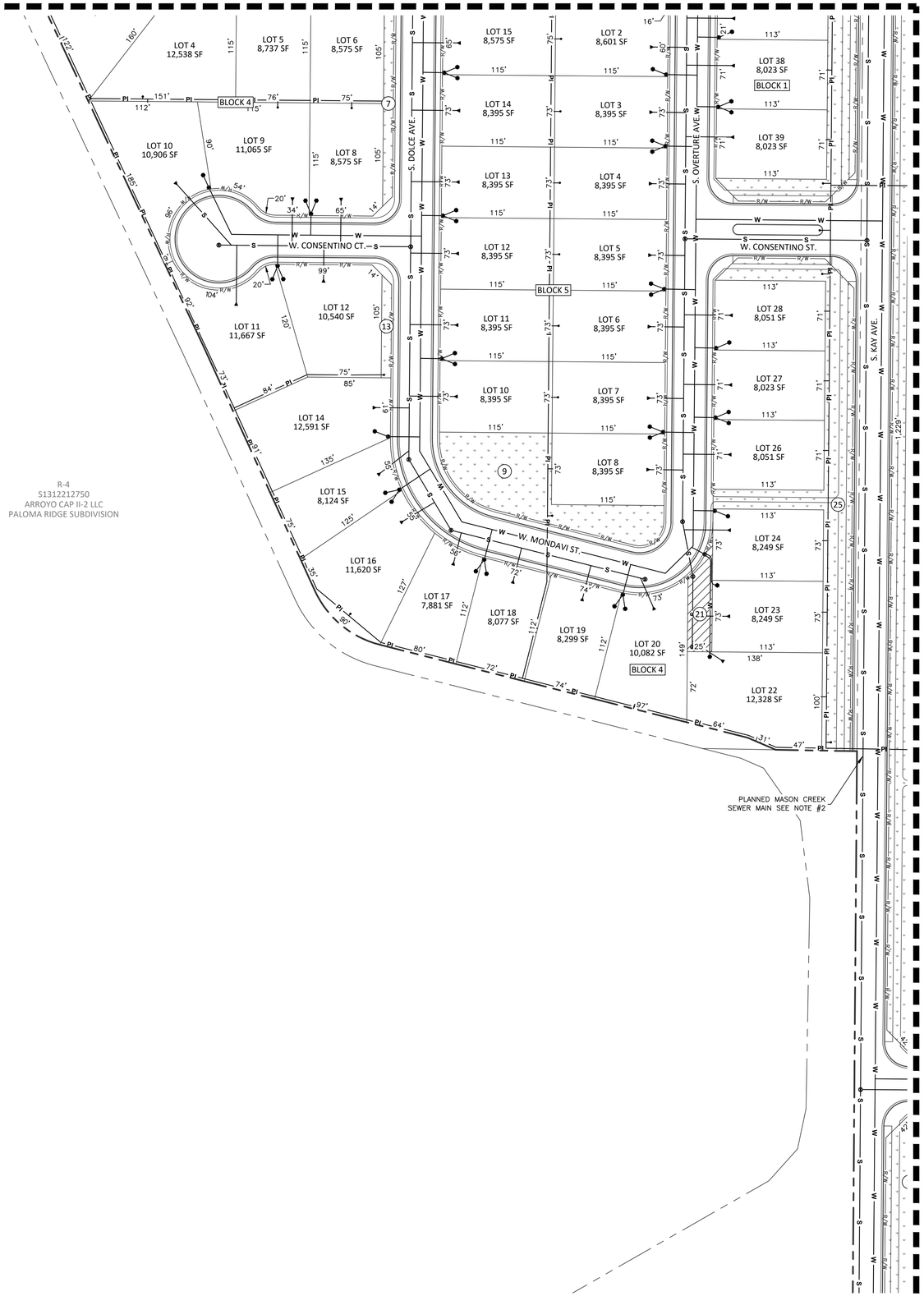
PROFESSIONAL ENGINEER
REGISTERED
20464
04/02/25
STATE OF IDAHO
KEVIN A. FROEHLICH

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

DATE: OCTOBER, 2024
PROJECT: 22-020
SHEET NO. PP2.0

P:\22-020\CAD\PLAT\PRELIMINARY\22-020 PP2.0 - DIMENSIONS.DWG, KEVIN.FROEHLICH, 4/2/2025, CANON IPF755 (BW).PC3, 24X36, L [PDF]

SEE SHEET PP2.0 FOR CONTINUATION



SEE SHEET PP2.3 FOR CONTINUATION

LEGEND

- BOUNDARY LINE
- OFFSITE BOUNDARY LINE
- ROAD CENTERLINE
- SECTION LINE
- EASEMENT LINE
- LOT LINE
- RIGHT–OF–WAY LINE
- FOUND 5/8 INCH REBAR
- BRASS CAP

PROPOSED IMPROVEMENTS

- SEWER LINE
- WATER LINE
- GRAVITY IRRIGATION LINE
- PRESSURE IRRIGATION LINE
- SEWER MANHOLE
- FIRE HYDRANT
- DOUBLE WATER SERVICE
- EXISTING CONTOUR AREA
- COMMON AREA
- STREET LIGHT
- DRAINAGE ARROW

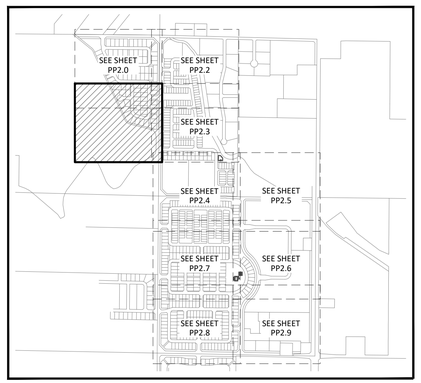
EXISTING FEATURES

- SANITARY SEWER LINE
- WATER LINE
- GAS LINE
- OVERHEAD POWER LINE
- GRAVITY IRRIGATION LINE
- SEWER MANHOLE
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- POWER POLE
- POWER BOX
- EDGE OF PAVEMENT
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- FLOODPLAIN
- FLOODWAY

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Plan Scale: 1" = 60'



NAPA VINEYARDS SUBDIVISION
KUNA, IDAHO
PRELIMINARY PLAT - PRELIM. ENGINEERING

REVISIONS

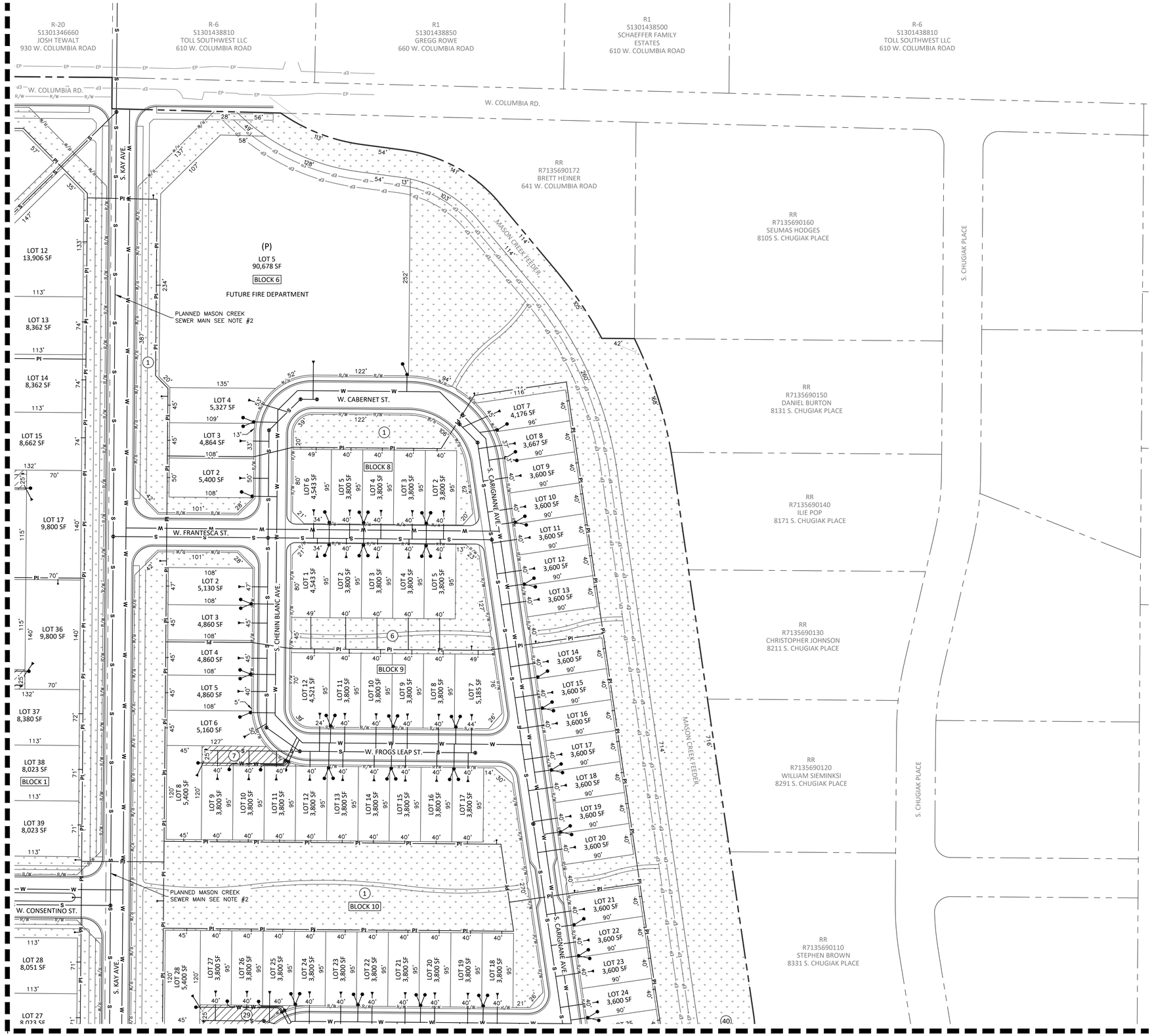
NO.	ITEM	DATE

PROFESSIONAL ENGINEER REGISTERED 20464 04/02/25 STATE OF IDAHO KEVIN A. FROEHLICH

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

DATE: OCTOBER, 2024
PROJECT: 22-020
SHEET NO. PP2.1

P:\22-020\CAD\PLAT\PRELIMINARY\22-020 PP2.0 - DIMENSIONS.DWG, KEVIN.FROEHLICH, 4/2/2025, CANON IPF755 (BW).PC3, 24X36.1 [PDF]



LEGEND

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- ROAD CENTERLINE
- SECTION LINE
- EASEMENT LINE
- LOT LINE
- RIGHT-OF-WAY LINE
- FOUND 5/8 INCH REBAR
- BRASS CAP

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- SEWER LINE
- WATER LINE
- GRAVITY IRRIGATION LINE
- PRESSURE IRRIGATION LINE
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- FIRE HYDRANT
- DOUBLE WATER SERVICE
- EXISTING CONTOUR AREA
- COMMON AREA
- STREET LIGHT
- DRAINAGE ARROW

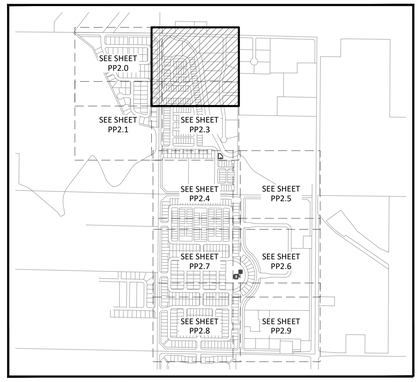
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Plan Scale: 1" = 60'



NAPA VINEYARDS SUBDIVISION
KUNA, IDAHO
PRELIMINARY PLAT - PRELIM. ENGINEERING

REVISIONS

NO.	ITEM	DATE

PROFESSIONAL ENGINEER REGISTERED 20464 04/02/25 STATE OF IDAHO KEVIN A. FROEHLICH

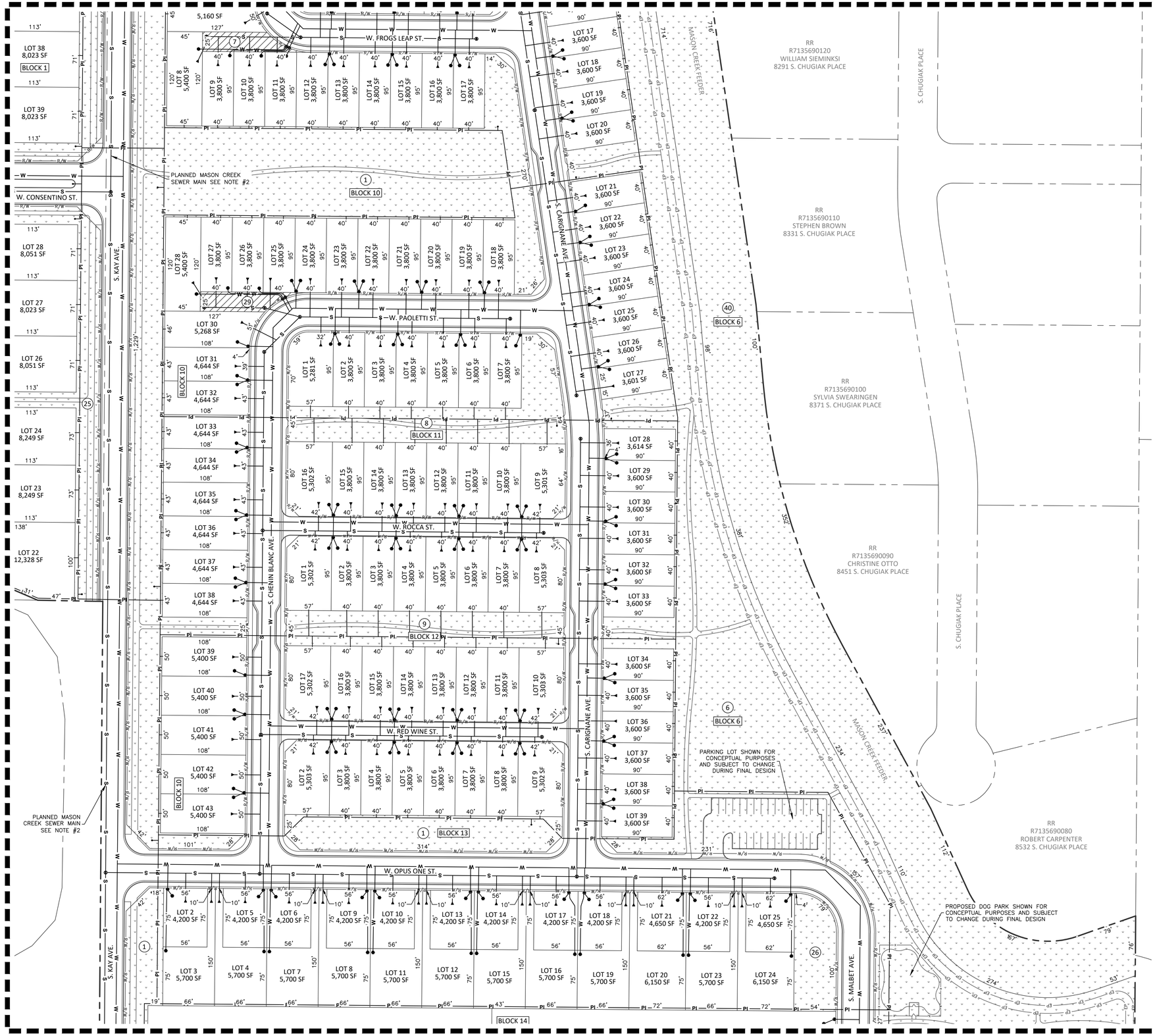
km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

DATE: OCTOBER, 2024
PROJECT: 22-020
SHEET NO. PP2.2

P:\22-020\CAD\PLAT\PRELIMINARY\22-020 PP2.0 - DIMENSIONS.DWG, KEVIN FROEHLICH, 4/2/2025, CANON IMP755 (BW) (PC), 24/36 L [PDF]

SEE SHEET PP2.2 FOR CONTINUATION

SEE SHEET PP2.1 FOR CONTINUATION



LEGEND

- BOUNDARY LINE
- OFFSITE BOUNDARY LINE
- ROAD CENTERLINE
- SECTION LINE
- EASEMENT LINE
- LOT LINE
- RIGHT-OF-WAY LINE
- FOUND 5/8 INCH REBAR
- BRASS CAP

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- SEWER LINE
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- FIRE HYDRANT
- DOUBLE WATER SERVICE
- EXISTING CONTOUR AREA
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- STREET LIGHT
- DRAINAGE ARROW

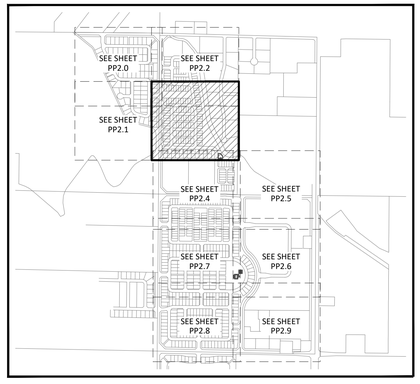
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0 60 120 180
Plan Scale: 1" = 60'



SEE SHEET PP2.4 FOR CONTINUATION

NAPA VINEYARDS SUBDIVISION
KUNA, IDAHO
PRELIMINARY PLAT - PRELIM. ENGINEERING

REVISIONS

NO.	ITEM	DATE

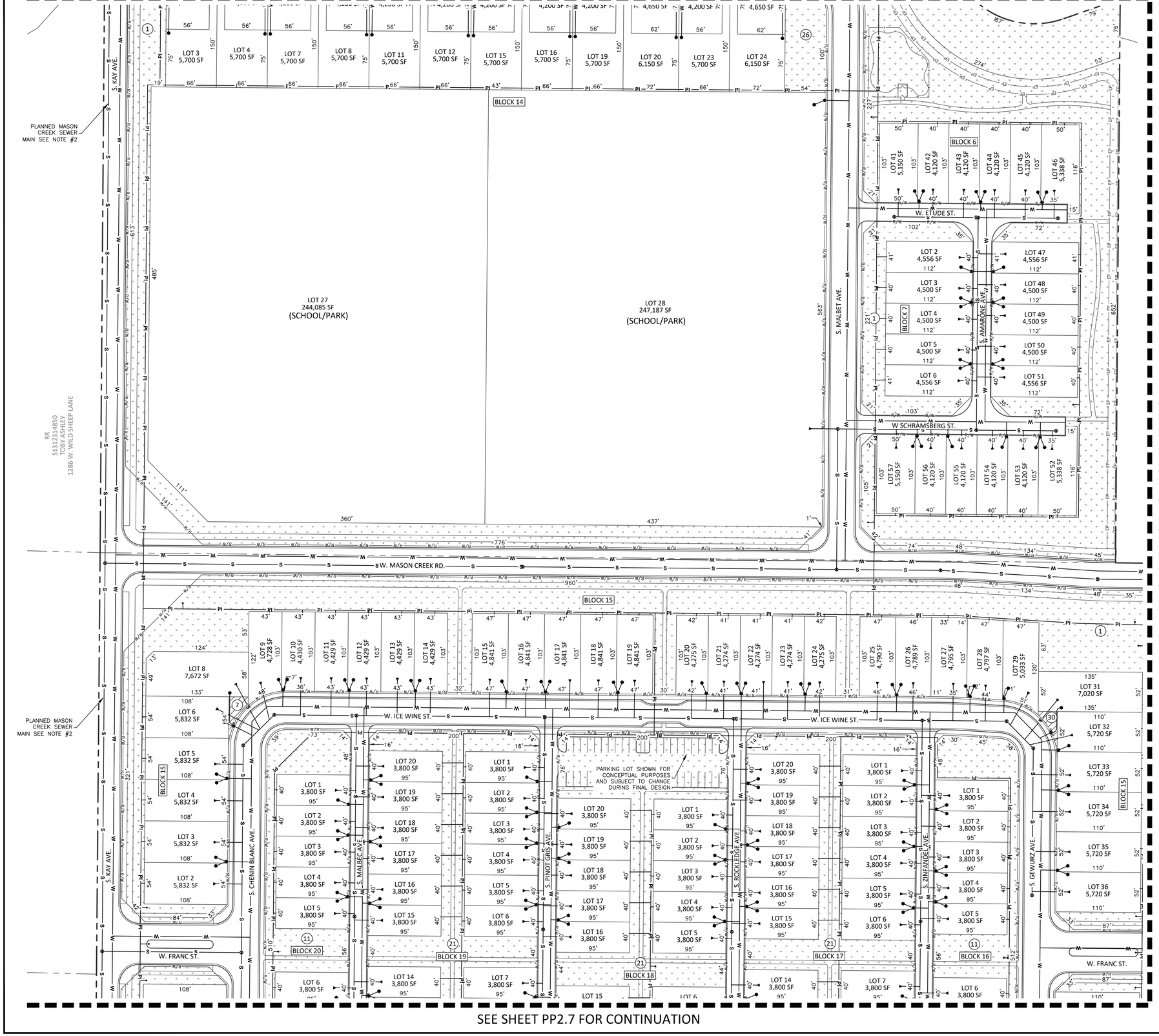
PROFESSIONAL ENGINEER REGISTERED 20464 04/02/25 STATE OF IDAHO KEVIN A. FROEHLICH

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

DATE: OCTOBER, 2024
PROJECT: 22-020
SHEET NO. PP2.3

P:\22-020\CAD\PLAT\PRELIM\MAYS 22-020 PP2.0 - DIMENSIONS.DWG, KEVIN FROEHLICH, 4/2/2025, CANON IPF755 (BW) PC3, 24X36 L [PDF]

SEE SHEET PP2.3 FOR CONTINUATION



SEE SHEET PP2.5 FOR CONTINUATION

LEGEND

- BOUNDARY LINE
- OFFSITE BOUNDARY LINE
- ROAD CENTERLINE
- SECTION LINE
- EASEMENT LINE
- LOT LINE
- RIGHT-OF-WAY LINE
- FOUND 5/8 INCH REBAR
- BRASS CAP

PROPOSED IMPROVEMENTS

- SEWER LINE
- WATER LINE
- GRAVITY IRRIGATION LINE
- PRESSURE IRRIGATION LINE
- SEWER MANHOLE
- FIRE HYDRANT
- DOUBLE WATER SERVICE
- EXISTING CONTOUR AREA
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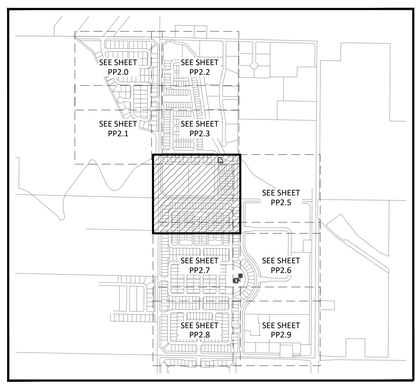
EXISTING FEATURES

- SANITARY SEWER LINE
- WATER LINE
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0 60 120 180
Plan Scale: 1" = 60'



SEE SHEET PP2.7 FOR CONTINUATION

NAPA VINEYARDS SUBDIVISION
KUNA, IDAHO
PRELIMINARY PLAT - PRELIM. ENGINEERING

REVISIONS

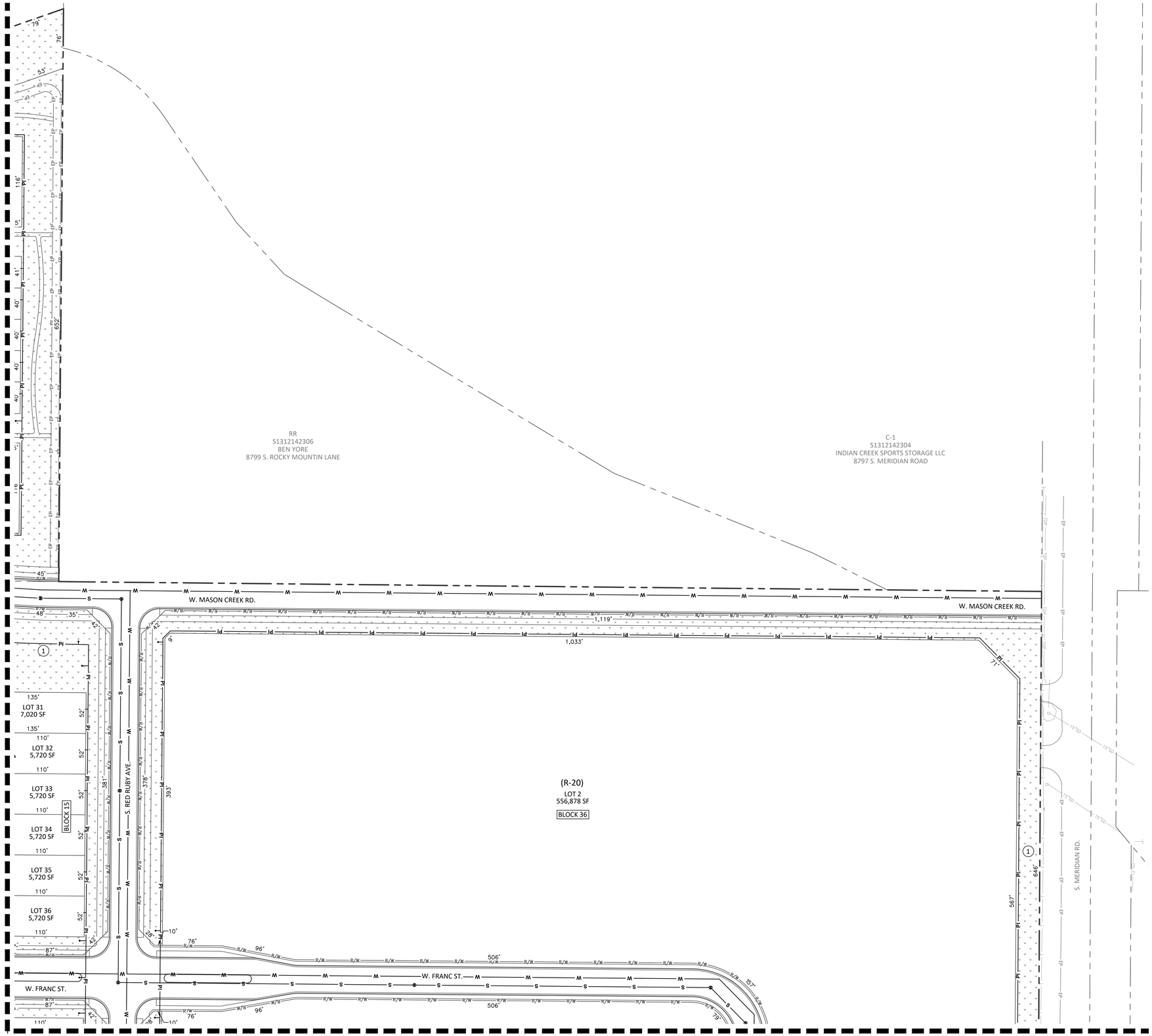
NO.	ITEM	DATE

PROFESSIONAL ENGINEER REGISTERED 20464 04/02/25 STATE OF IDAHO KEVIN A. FROEHLICH

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

DATE: OCTOBER, 2024
PROJECT: 22-020
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P:\22-020\CAD\PLAT\PRELIMINARY\22-020 PP3.D - DIMENSIONS.DWG, KEVIN FROEHLICH, 4/2/2025, CANON IMP 755 (BW).PC3, 24X36 L [PDF]



LEGEND

- BOUNDARY LINE
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PROPOSED IMPROVEMENTS

- SEWER LINE
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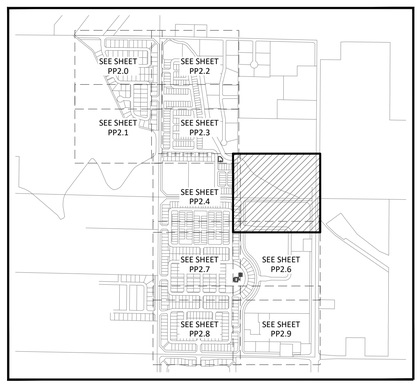
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0 60 120 180
Plan Scale: 1" = 60'



NAPA VINEYARDS SUBDIVISION
KUNA, IDAHO
PRELIMINARY PLAT - PRELIM. ENGINEERING

REVISIONS

NO.	ITEM	DATE

PROFESSIONAL ENGINEER REGISTERED 20464 04/02/25 STATE OF IDAHO KEVIN A. FROEHLICH

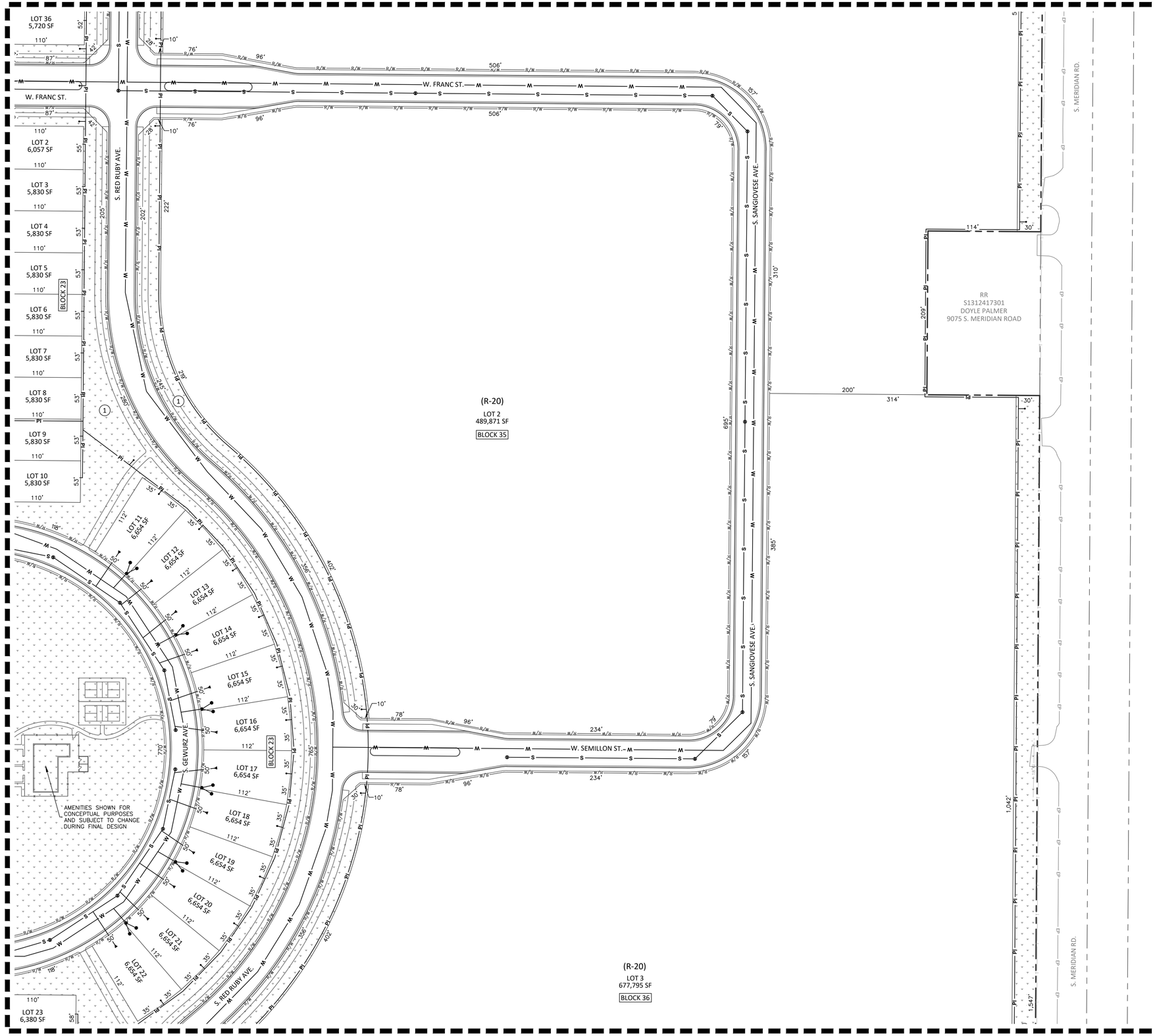
km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

DATE: OCTOBER, 2024
PROJECT: 22-020
SHEET NO. PP2.5

P:\22-020\CAD\PLAT\PRELIMINARY\22-020 PP2.0 - DIMENSIONS.DWG, KEVIN FROEHLICH, 4/2/2025, CANON IPF755 (BW).PC3, 24X36, \ [PDF]

SEE SHEET PP2.5 FOR CONTINUATION

SEE SHEET PP2.7 FOR CONTINUATION



LEGEND

- BOUNDARY LINE
- OFFSITE BOUNDARY LINE
- ROAD CENTERLINE
- SECTION LINE
- EASEMENT LINE
- LOT LINE
- RIGHT-OF-WAY LINE
- FOUND 5/8 INCH REBAR
- BRASS CAP

PROPOSED IMPROVEMENTS

- SEWER LINE
- WATER LINE
- GRAVITY IRRIGATION LINE
- PRESSURE IRRIGATION LINE
- SEWER MANHOLE
- FIRE HYDRANT
- DOUBLE WATER SERVICE
- EXISTING CONTOUR AREA
- COMMON AREA
- STREET LIGHT
- DRAINAGE ARROW

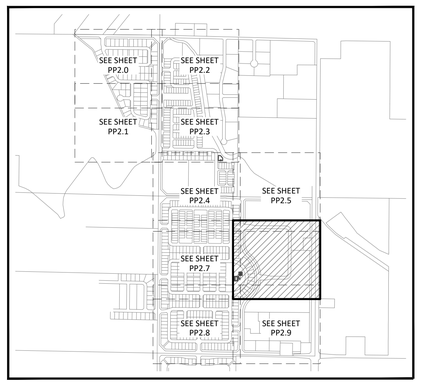
EXISTING FEATURES

- SANITARY SEWER LINE
- WATER LINE
- GAS LINE
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- GRAVITY IRRIGATION LINE
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- WATER METER
- FIRE HYDRANT
- POWER POLE
- POWER BOX
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- EXISTING TREE DECIDUOUS
- FLOODPLAIN
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Plan Scale: 1" = 60'



NAPA VINEYARDS SUBDIVISION
KUNA, IDAHO
PRELIMINARY PLAT - PRELIM. ENGINEERING

REVISIONS

NO.	ITEM	DATE

PROFESSIONAL ENGINEER REGISTERED 20464 04/02/25 STATE OF IDAHO KEVIN A. FROEHLICH

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

DATE: OCTOBER, 2024
PROJECT: 22-020
SHEET NO. PP2.6

SEE SHEET PP2.9 FOR CONTINUATION

P:\22-020\CAD\PLAT\PRELIMINARY\22-020 PP2.0 - DIMENSIONS.DWG, KEVIN FROEHLICH, 4/2/2025, CANON IMP755 (BW).PC3, 24X36, L [PDF]

SEE SHEET PP2.4 FOR CONTINUATION

SEE SHEET PP2.6 FOR CONTINUATION

SEE SHEET PP2.8 FOR CONTINUATION

PLANNED MASON CREEK SEWER MAIN SEE NOTE #2

RR
S1312315350
TOBY ASHLEY
W. WILD SHEEP LANE

W. FRANC ST.

W. PETITE SYRAH AVE.

W. NAPA VALLEY ST.

W. SEMILLON ST.

W. TEMPRANILLO ST.

S. KAY AVE.

S. CHENIN BLANC AVE.

S. MALBEC AVE.

S. PINOT GRS AVE.

S. ROCKLEDGE AVE.

S. ZINFANDEL AVE.

S. GEWURZ AVE.

S. VIOGNIER AVE

S. PINOT NOIR AVE.

S. MONASTRELL AVE.

BLOCK 16 | BLOCK 17 | BLOCK 18 | BLOCK 19 | BLOCK 20 | BLOCK 21 | BLOCK 22 | BLOCK 23 | BLOCK 24 | BLOCK 25 | BLOCK 26 | BLOCK 27 | BLOCK 28

PARKING LOT SHOWN FOR CONCEPTUAL PURPOSES AND SUBJECT TO CHANGE DURING FINAL DESIGN

AMENITIES SHOWN FOR CONCEPTUAL PURPOSES AND SUBJECT TO CHANGE DURING FINAL DESIGN

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- EASEMENT LINE
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- RIGHT-OF-WAY LINE
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- BRASS CAP

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- DRAINAGE ARROW

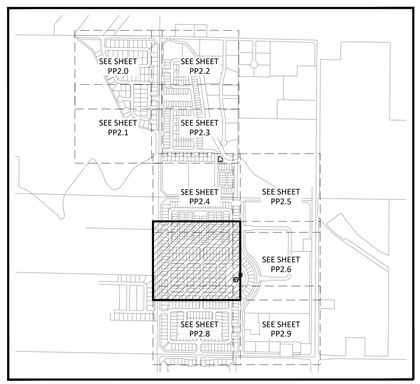
EXISTING FEATURES

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Plan Scale: 1" = 60'



NAPA VINEYARDS SUBDIVISION
KUNA, IDAHO
PRELIMINARY PLAT - PRELIM. ENGINEERING

REVISIONS

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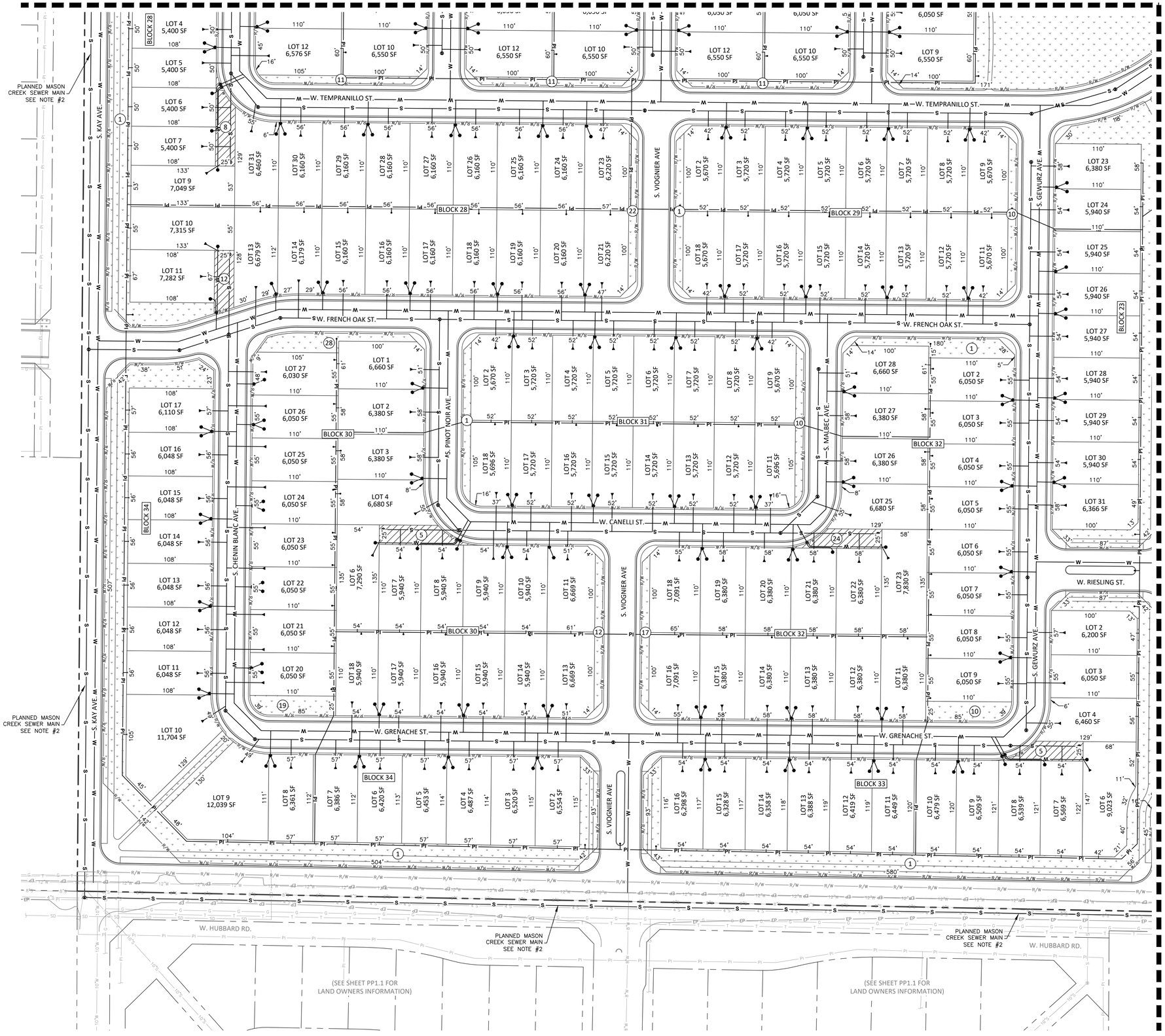
PROFESSIONAL ENGINEER
REGISTERED
20464
04/02/25
STATE OF IDAHO
KEVIN A. FROEHLICH

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

DATE: OCTOBER, 2024
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SHEET NO. PP2.7

P:\22-020\CAD\PLAT\PRELIMINARY\22-020 PP2.0 - DIMENSIONS.DWG, KEVIN.FROEHLICH, 4/2/2025, CANON IPF755 (BW).PC3, 24X36, L [PDF]

SEE SHEET PP2.7 FOR CONTINUATION



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EXISTING FEATURES

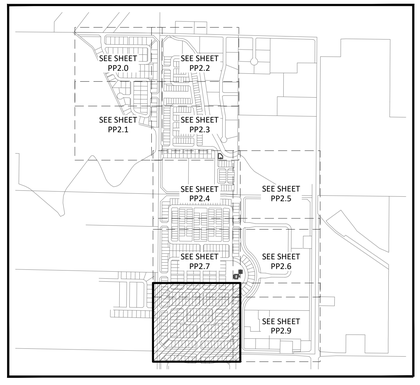
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0 60 120 180

Plan Scale: 1" = 60'



SEE SHEET PP2.9 FOR CONTINUATION

NAPA VINEYARDS SUBDIVISION
KUNA, IDAHO
PRELIMINARY PLAT - PRELIM. ENGINEERING

REVISIONS

NO.	ITEM	DATE

PROFESSIONAL ENGINEER REGISTERED 20464 04/02/25 STATE OF IDAHO KEVIN A. FROEHLICH

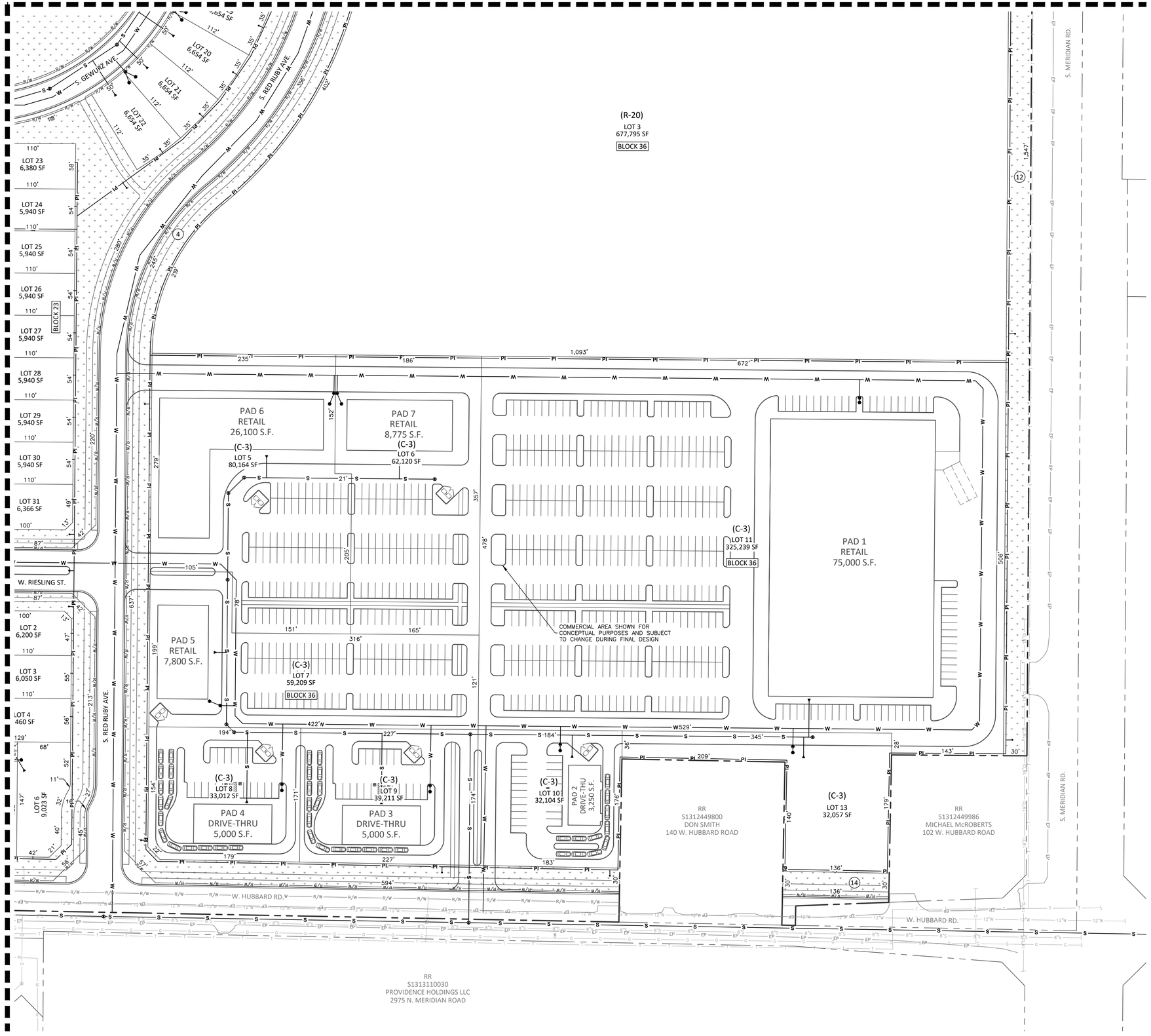
km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

DATE: OCTOBER, 2024
PROJECT: 22-020
SHEET NO. PP2.8

P:\22-020\CAD\PLAT\PRELIMINARY\22-020 PP2.8 - DIMENSIONS.DWG, KEVIN FROEHLICH, 4/2/2025, CANON IPF755 (BW).PC3, 24X36, 1 [PDF]

SEE SHEET PP2.6 FOR CONTINUATION

SEE SHEET PP2.8 FOR CONTINUATION



LEGEND

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- OFFSITE BOUNDARY LINE
- ROAD CENTERLINE
- SECTION LINE
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- LOT LINE
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EXISTING FEATURES

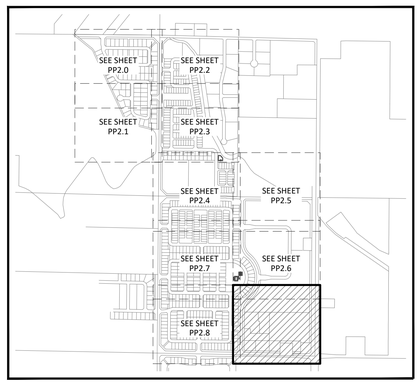
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0 60 120 180

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NAPA VINEYARDS SUBDIVISION
KUNA, IDAHO
PRELIMINARY PLAT - PRELIM. ENGINEERING

REVISIONS

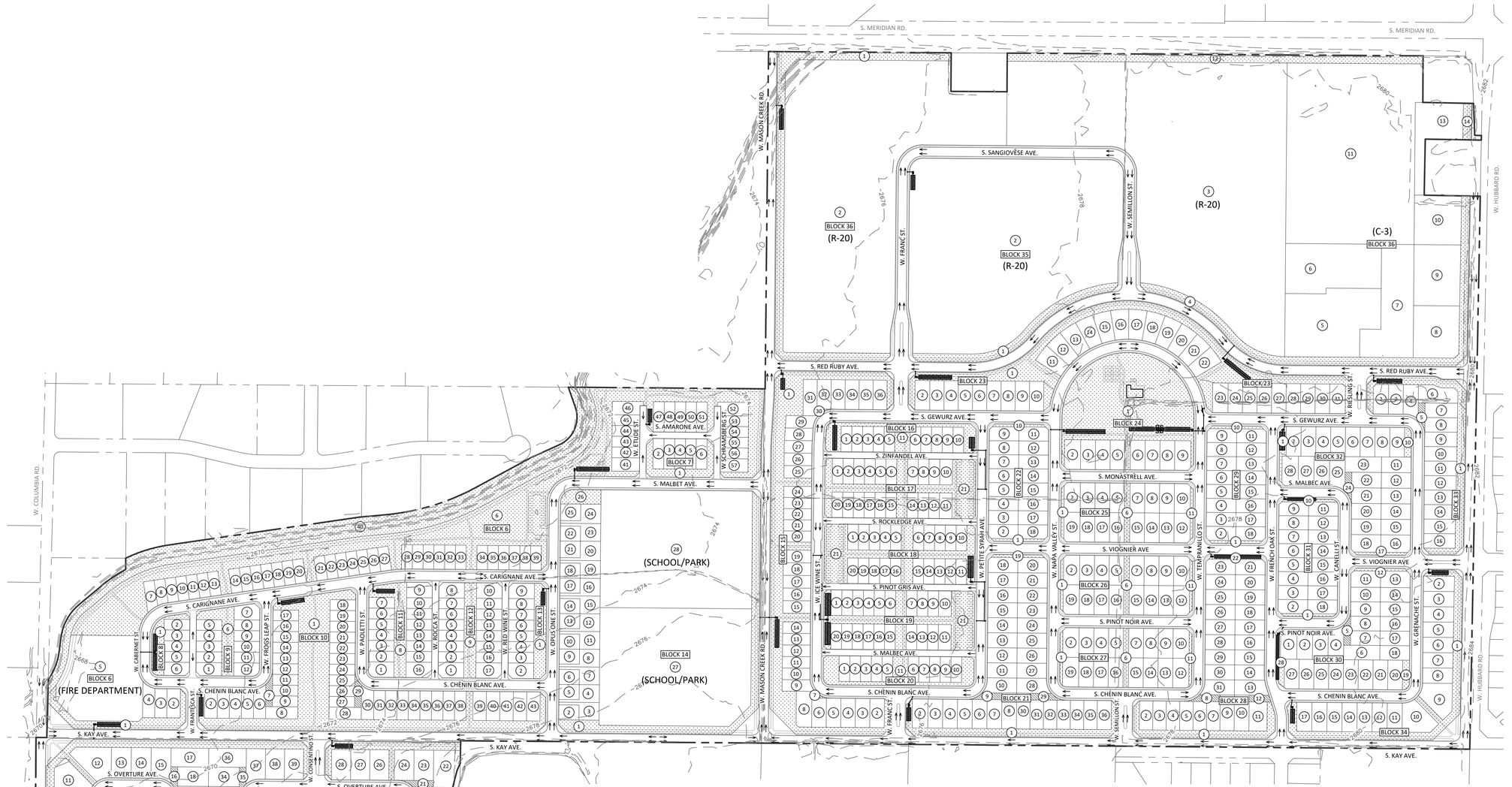
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PROFESSIONAL ENGINEER REGISTERED 20464 04/02/25 STATE OF IDAHO KEVIN A. FROEHLICH

km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
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DATE: OCTOBER, 2024
PROJECT: 22-020
SHEET NO. PP2.9

P:\22-020\CAD\PLAT\PRELIM\NAPV22-020 PP2.9 - DIMENSIONS.DWG, KEVIN FROEHLICH, 4/2/2025, CANON IPF755 (BW).PC3, 24X36, 1 [PDF]



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0 200 400 600
Plan Scale: 1" = 200'

LEGEND

- PROJECT BOUNDARY LINE
- R/W — R/W — RIGHT OF WAY LINE
- ADJACENT PROPERTY LINE
- EASEMENT LINE
- CENTERLINE
- SECTION LINE
- EP — EP — EDGE OF PAVEMENT
- SD — SD — STORM DRAIN LINE
- 2645 — EXISTING GRADE CONTOUR
- GRADING SLOPE
- SEEPAGE BED
- LANDSCAPE / COMMON AREA
- COMMON DRIVE

NAPA VINEYARDS SUBDIVISION
KUNA, IDAHO
PRELIMINARY GRADING AND DRAINAGE

REVISIONS

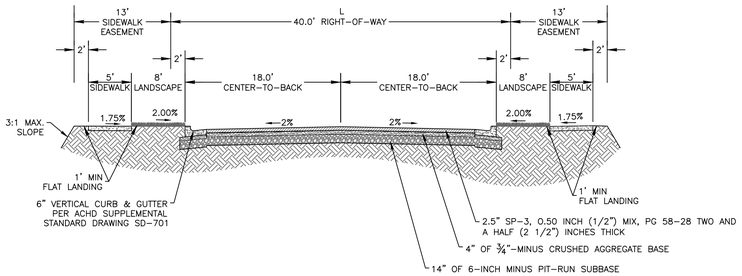
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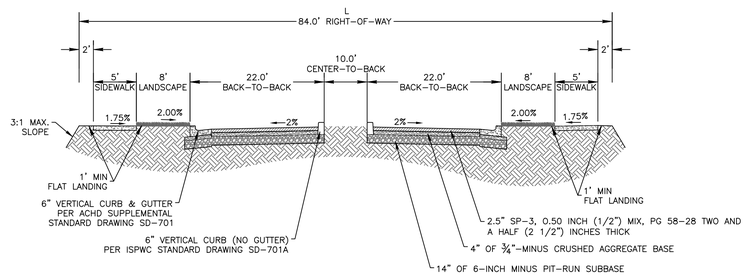
DATE: OCTOBER, 2024
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SHEET NO. PP3.0

P:\22-020\CAD\PLAT\PRELIMINARY\22-020 PP3.1 - GRADING AND DRAINAGE.DWG, KEVIN FROEHLICH, 4/2/2025, CANON IPF755 (BW) PC3, 24X36 L (PDF)



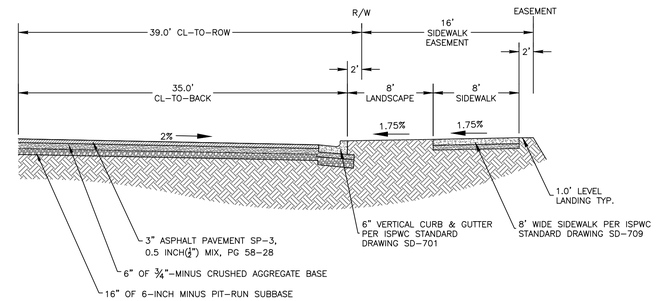
TYPICAL COLLECTOR ROAD SECTION VERTICAL CURB DETACHED SIDEWALK
S. KAY AVE. AND W. MASON CREEK RD.

NTS



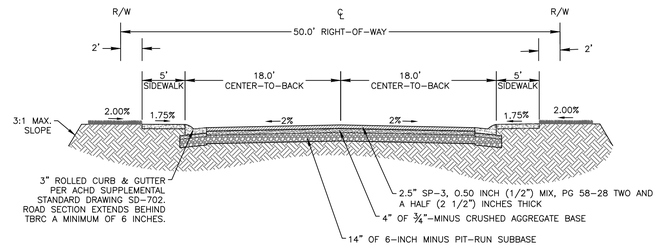
TYPICAL LOCAL ROAD SECTION VERTICAL CURB DETACHED SIDEWALK WITH ISLAND

NTS



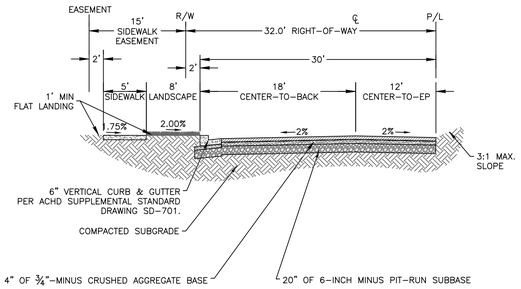
TYPICAL PRINCIPLE ARTERIAL ROAD SECTION VERTICAL CURB DETACHED SIDEWALK
COLUMBIA RD. AND HUBBARD RD.

NTS



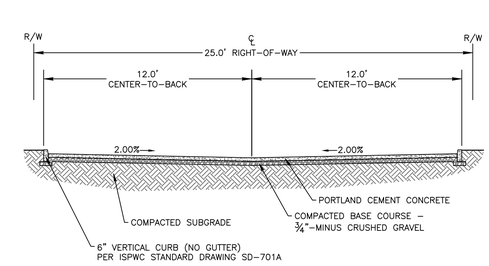
TYPICAL LOCAL ROAD SECTION ROLLED CURB ATTACHED SIDEWALK

NTS



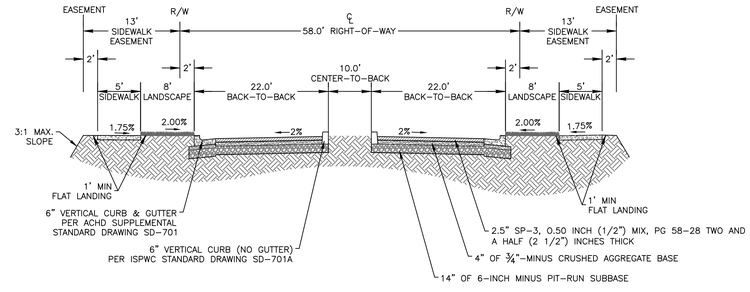
TYPICAL COLLECTOR ROAD HALF SECTION VERTICAL CURB DETACHED SIDEWALK
KAY AVE.

NTS



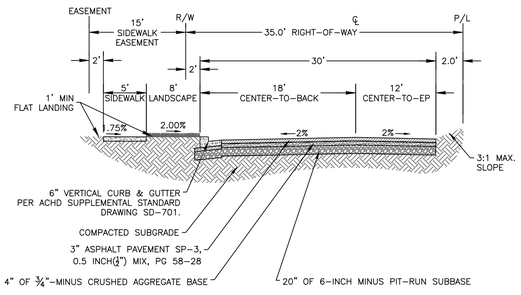
TYPICAL ALLEY ROAD SECTION VERTICAL CURB (NO GUTTER)

NTS



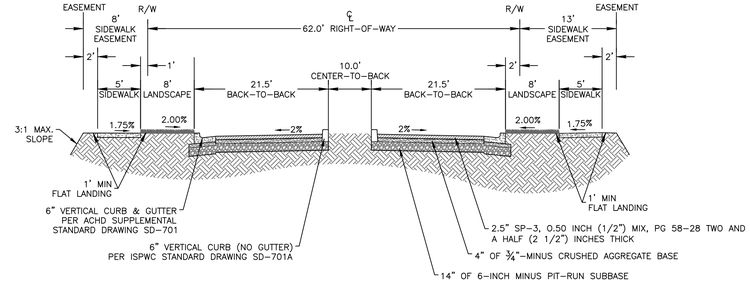
TYPICAL LOCAL ROAD SECTION VERTICAL CURB DETACHED SIDEWALK WITH ISLAND

NTS



TYPICAL COLLECTOR ROAD SECTION VERTICAL CURB DETACHED SIDEWALK
MASON CREEK RD.

NTS



TYPICAL LOCAL ROAD SECTION VERTICAL CURB DETACHED SIDEWALK WITH ISLAND

NTS

NAPA VINEYARDS SUBDIVISION
KUNA, IDAHO
PRELIMINARY PLAT ROADWAY DETAILS

REVISIONS

NO.	ITEM	DATE

PROFESSIONAL ENGINEER REGISTERED 20464 04/02/25 STATE OF IDAHO KEVIN A. FROEHLICH

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

DATE: OCTOBER, 2024
PROJECT: 22-020
SHEET NO. PP3.1

P:\22-020\CAD\PLAT\PRELIMINARY\2-2020.PP3.1 - GRADING AND DRAINAGE.DWG, KEVIN FROEHLICH, 4/2/2025, CANON IR 755 (BW).PC3, 24X36 (IPDF)

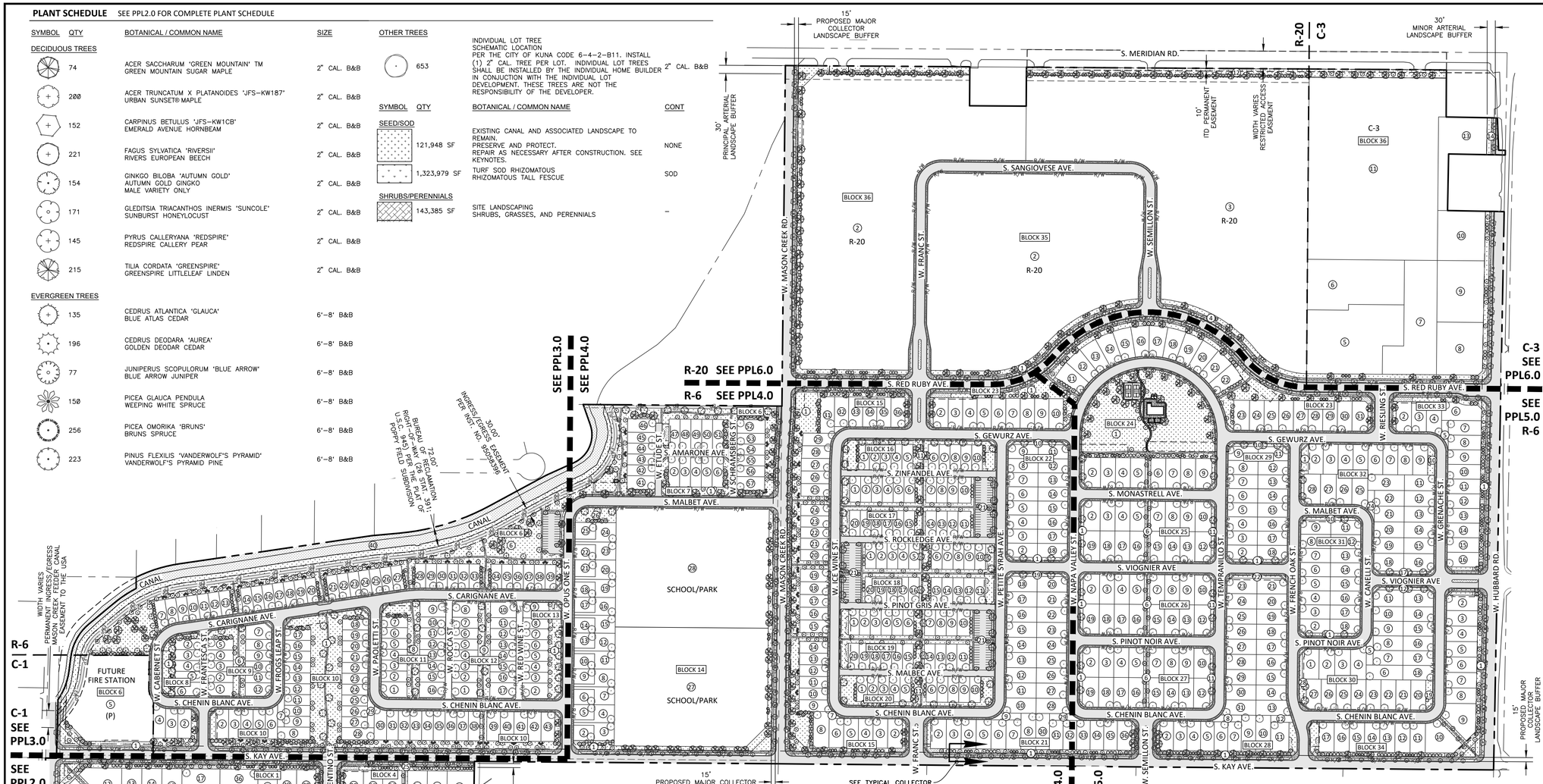
PLANT SCHEDULE

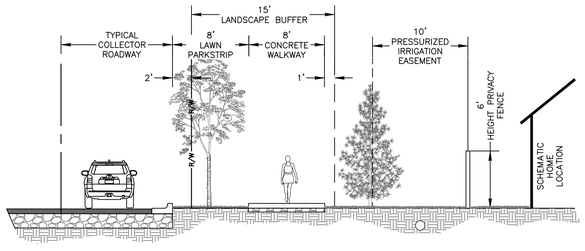
SEE PPL2.0 FOR COMPLETE PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE
DECIDUOUS TREES			
	74	ACER SACCHARUM 'GREEN MOUNTAIN' TM GREEN MOUNTAIN SUGAR MAPLE	2" CAL. B&B
	200	ACER TRUNCATUM X PLATANOIDES 'JFS-KW187' URBAN SUNSET® MAPLE	2" CAL. B&B
	152	CARPINUS BETULUS 'JFS-KW1CB' EMERALD AVENUE HORNBEAM	2" CAL. B&B
	221	FAGUS SYLVATICA 'RIVERSII' RIVERS EUROPEAN BEECH	2" CAL. B&B
	154	GINKGO BILOBA 'AUTUMN GOLD' AUTUMN GOLD GINGKO MALE VARIETY ONLY	2" CAL. B&B
	171	GLEDITSIA TRIACANTHOS INERMIS 'SUNCOLE' SUNBURST HONEYLOCUST	2" CAL. B&B
	145	PYRUS CALLERYANA 'REDSPIRE' REDSPIRE CALLERY PEAR	2" CAL. B&B
	215	TILIA CORDATA 'GREENSPIRE' GREENSPIRE LITTLELEAF LINDEN	2" CAL. B&B
EVERGREEN TREES			
	135	CEDRUS ATLANTICA 'GLAUCA' BLUE ATLAS CEDAR	6'-8' B&B
	196	CEDRUS DEODARA 'AUREA' GOLDEN DEODAR CEDAR	6'-8' B&B
	77	JUNIPERUS SCOPULORUM 'BLUE ARROW' BLUE ARROW JUNIPER	6'-8' B&B
	150	PICEA GLAUCA PENDULA WEEPING WHITE SPRUCE	6'-8' B&B
	256	PICEA OMORIKA 'BRUNS' BRUNS SPRUCE	6'-8' B&B
	223	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID' VANDERWOLF'S PYRAMID PINE	6'-8' B&B

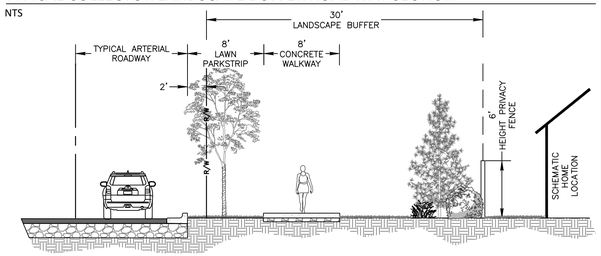
OTHER TREES			
	653	INDIVIDUAL LOT TREE SCHEMATIC LOCATION PER THE CITY OF KUNA CODE 6-4-2-B11. INSTALL (1) 2" CAL. TREE PER LOT. INDIVIDUAL LOT TREES SHALL BE INSTALLED BY THE INDIVIDUAL HOME BUILDER IN CONJUCTION WITH THE INDIVIDUAL LOT DEVELOPMENT. THESE TREES ARE NOT THE RESPONSIBILITY OF THE DEVELOPER.	2" CAL. B&B

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT
SEED/SOD			
	121,948 SF	EXISTING CANAL AND ASSOCIATED LANDSCAPE TO REMAIN. PRESERVE AND PROTECT. REPAIR AS NECESSARY AFTER CONSTRUCTION. SEE KEYNOTES.	NONE
	1,323,979 SF	TURF SOD RHIZOMATOUS RHIZOMATOUS TALL FESCUE	SOD
SHRUBS/PERENNIALS			
	143,385 SF	SITE LANDSCAPING SHRUBS, GRASSES, AND PERENNIALS	–





1 TYPICAL COLLECTOR LANDSCAPE BUFFER ROADWAY SECTION
NTS



2 TYPICAL ARTERIAL LANDSCAPE BUFFER ROADWAY SECTION
NTS

LANDSCAPE BUFFER REQUIREMENTS

PLANT MATERIAL REQUIRED PER 100 LF:
(2) SHADE TREES*, (3) EVERGREEN TREES, AND (12) SHRUBS
*REQUIRED SHADE TREE MAY BE SUBSTITUTED WITH (2) FLOWERING/ORNAMENTAL TREES

STREET NAME	BUFFER WIDTH	LF	CALCULATION	REQ	PRVD
W. COLUMBIA RD.	30'	1544	SHADE TREES=(1544/100)*2	31	31
			ORNAMENTAL TREES SUB.	0	0
			EVERGREEN=(1544/100)*3	46	46
			SHRUBS=(1544/100)*12	185	0 *
W. MASON CREEK RD.	15'	3790	SHADE TREES=(3790/100)*2	76	76
			ORNAMENTAL TREES SUB.	0	0
			EVERGREEN=(3790/100)*3	114	114
			SHRUBS=(3790/100)*12	455	0 *
S. MERIDIAN RD.	30'	2227	SHADE TREES=(2227/100)*2	45	45
			ORNAMENTAL TREES SUB.	0	0
			EVERGREEN=(2227/100)*3	67	67
			SHRUBS=(2227/100)*12	267	0 *
S. KAY AVE.	15'	6497	SHADE TREES=(6497/100)*2	130	130
			ORNAMENTAL TREES SUB.	0	0
			EVERGREEN=(6497/100)*3	195	195
			SHRUBS=(6497/100)*12	780	0 *
W. HUBBARD RD.	30'	2053	SHADE TREES=(2053/100)*2	41	41
			ORNAMENTAL TREES SUB.	0	0
			EVERGREEN=(2053/100)*3	62	62
			SHRUBS=(2053/100)*12	246	0 *
TOTAL STREET BUFFER SHADE TREES				323	323
TOTAL STREET BUFFER ORNAMENTAL TREES				0	0
TOTAL STREET BUFFER EVERGREEN TREES				484	484
TOTAL STREET BUFFER SHRUBS				1933	0 *

MITIGATION REQUIREMENTS

THERE ARE NO HEALTHY TREES > 4" CAL. PROPOSED FOR REMOVAL

*REQUIRED LANDSCAPE BUFFER SHRUBS TO BE PROVIDED ON FINAL PLAT LANDSCAPE PLAN.

INDIVIDUAL LOT TREE REQUIREMENTS

(1) TREE / LOT

CALCULATION	REQ	PRVD
1 TREE * 653	653	653
TOTAL INDIVIDUAL LOT TREES	653	653
TOTAL PARKING ISLAND TREES	22	22

NOTE: CALCULATIONS SHOWN BELOW ARE TO DETERMINE THE REQUIRED NUMBER OF TREES PER CITY OF KUNA UDC AND ARE NOT OPEN SPACE CALCULATIONS. REFER TO THE OPEN SPACE EXHIBIT FOR OFFICIAL QUALIFIED OPEN SPACE CALCULATIONS.

OPEN SPACE TREE CALCULATIONS (1TREE/800 SF)

BLOCK #	LOT #	LOT AREA (SF)	QUALIFIED AREA (SF)	QUALIFIED AREA (AC)	REQ	PRVD
1	6	63,744	26,173	0.60	33	33
1	26	10,618	10,618	0.24	13	13
2	5	5,750	5,750	0.13	7	0****
2	10	2,080	2,080	0.05	3	3
2	18	12,750	12,750	0.29	16	16
3	1	10,551	0 *	0.00	0	0
3	9	999	999	0.02	1	2
4	1	997	997	0.02	1	2
4	7	2,000	2,000	0.05	3	3
4	13	1,000	1,000	0.02	1	1
4	25	18,716	11,514 *	0.26	14	14
5	1	2,040	2,040	0.05	3	0****
5	9	12,116	12,116	0.28	15	16
6	1	20,355	11,137 *	0.26	14	14
6	6	269,142	253,931 ***	5.83	317	317
6	40	161,979	0 **	0.00	0	0
7	1	12,305	12,305	0.28	15	15
8	1	10,125	10,125	0.23	13	13
9	6	14,676	14,676	0.34	18	18
10	1	121,593	102,938 *	2.36	129	129
11	8	20,064	20,064	0.46	25	25
12	9	15,930	15,930	0.37	20	20
13	1	15,530	15,530	0.36	19	19
14	1	46,986	25,707 *	0.59	32	32
14	26	7,530	7,530	0.17	9	9
15	1	110,055	86,428 *	1.98	108	108
16	11	21,854	21,854	0.50	27	27
17	21	45,575	28,955***	0.66	36	36
18	21	47,000	31,480***	0.72	39	39
19	21	45,575	30,055***	0.69	38	38
20	11	22,112	22,112	0.51	28	28
21	1	26,362	15,205 *	0.35	19	20
21	19	1,900	1,900	0.04	2	2
22	1	1,900	1,900	0.04	2	2
22	10	1,900	1,900	0.04	2	2
23	1	87,574	87,574	2.01	109	111
24	1	138,077	138,077	3.17	173	173
25	1	1,900	1,900	0.04	2	2
25	6	4,400	4,400	0.10	6	6
25	11	1,900	1,900	0.04	2	2
26	1	1,900	1,900	0.04	2	2
26	6	4,400	4,400	0.10	6	6
26	11	1,900	1,900	0.04	2	2
27	1	1,940	1,940	0.04	2	2
27	6	4,400	4,400	0.10	6	6
27	11	1,940	1,940	0.04	2	2
28	1	19,468	12,184 *	0.28	15	15
28	22	1,900	1,900	0.04	2	0****
29	1	1,900	1,900	0.04	2	3
29	10	1,900	1,900	0.04	2	3
30	12	1,900	1,900	0.04	2	3
30	19	2,616	2,616	0.06	3	3
30	28	3,272	3,272	0.08	4	2****
31	1	1,940	1,940	0.04	2	3
31	10	1,940	1,940	0.04	2	1****
32	1	3,500	3,500	0.08	4	2****
32	10	2,616	2,616	0.06	3	3
32	17	1,900	1,900	0.04	2	3
33	1	32,846	14,547 *	0.33	18	20
34	1	42,207	18,332 *	0.42	23	27
35	1	24,875	24,875	0.57	31	36
36	1	64,419	28,598 *	0.66	36	39
36	4	56,189	37,910 *	0.87	47	47
36	12	46,421	0 *	0.00	0	0
36	14	4,086	0 *	0.00	0	0
TOTAL OPEN SPACE TREES					1,532	1,540
TOTAL TREES REQUIRED/PROVIDED					3,014	3,022

* LANDSCAPE BUFFER EXCLUDED FROM THE OPEN SPACE TREE CALCULATIONS.
** CANAL EASEMENT EXCLUDED FROM THE OPEN SPACE TREE CALCULATIONS.
*** PARKING LOT AREA EXCLUDED FROM THE OPEN SPACE TREE CALCULATIONS.
**** REQUIRED TREES RELOCATED DUE TO STORM DRAINAGE EASEMENT CONFLICTS.

PRELIMINARY PLAT LANDSCAPE COVER

0 200 400 600
Plan Scale: 1" = 200'

NAPA VINEYARDS SUBDIVISION
KUNA, IDAHO
PRELIMINARY PLAT LANDSCAPE COVER

REVISIONS

NO.	ITEM	DATE

STATE OF IDAHO · ALYSSA YENZEL · LANDSCAPE ARCHITECT · LA-16577 · 4/2/25

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

DATE: OCTOBER, 2024
PROJECT: 22-020
SHEET NO. PPL1.0

P:\22-020\DAVA\LANDSCAPE\ENTITLEMENTS\22-020 PP LANDSCAPE PLAN.DWG, ALYSSA YENZEL, 4/2/2025, DWG TO PDF.PC3, ----



PRELIMINARY PLAT LANDSCAPE PLAN

0 80 160 240

Plan Scale: 1" = 80'

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	MATURE HXW	CLASS
DECIDUOUS TREES					
	74	ACER SACCHARUM 'GREEN MOUNTAIN' TM GREEN MOUNTAIN SUGAR MAPLE	2" CAL. B&B	50'X40'	CLASS II
	200	ACER TRUNCATUM X PLATANOIDES 'JFS-KW187' URBAN SUNSET® MAPLE	2" CAL. B&B	35'X20'	CLASS II
	152	CARPINUS BETULUS 'JFS-KW1CB' EMERALD AVENUE HORNBEAM	2" CAL. B&B	40'X30'	CLASS II
	221	FAGUS SYLVATICA 'RIVERSII' RIVERS EUROPEAN BEECH	2" CAL. B&B	40'X20'	CLASS II
	154	GINKGO BILOBA 'AUTUMN GOLD' AUTUMN GOLD GINGKO MALE VARIETY ONLY	2" CAL. B&B	35'X35'	CLASS II
	171	GLEDITSIA TRIACANTHOS INERMIS 'SUNCOLE' SUNBURST HONEYLOCUST	2" CAL. B&B	40'X25'	CLASS II
	145	PYRUS CALLERYANA 'REDSPIRE' REDSPIRE CALLERY PEAR	2" CAL. B&B	35'X20'	CLASS II
	215	TILIA CORDATA 'GREENSPIRE' GREENSPIRE LITTLELEAF LINDEN	2" CAL. B&B	45'X35'	CLASS II
EVERGREEN TREES					
	135	CEDRUS ATLANTICA 'GLAUCA' BLUE ATLAS CEDAR	6'-8' B&B	30'X20'	EVERGREEN
	196	CEDRUS DEODARA 'AUREA' GOLDEN DEODAR CEDAR	6'-8' B&B	35'X15'	EVERGREEN
	77	JUNIPERUS SCOPULORUM 'BLUE ARROW' BLUE ARROW JUNIPER	6'-8' B&B	12'X3'	EVERGREEN
	150	PICEA GLAUCA PENDULA WEEPING WHITE SPRUCE	6'-8' B&B	25'X8'	EVERGREEN
	256	PICEA OMORIKA 'BRUNS' BRUNS SPRUCE	6'-8' B&B	30'X10'	EVERGREEN
	223	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID' VANDERWOLF'S PYRAMID PINE	6'-8' B&B	25'X15'	EVERGREEN
OTHER TREES					
	653	INDIVIDUAL LOT TREE SCHEMATIC LOCATION PER THE CITY OF KUNA CODE 6-4-2-B11. INSTALL (1) 2" CAL. TREE PER LOT. INDIVIDUAL LOT TREES SHALL BE INSTALLED BY THE INDIVIDUAL HOME BUILDER IN CONJUCTION WITH THE INDIVIDUAL LOT DEVELOPMENT. THESE TREES ARE NOT THE RESPONSIBILITY OF THE DEVELOPER.	2" CAL. B&B	VARIES	VARIES

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT
SEED/SOD			
	121,948 SF	EXISTING CANAL AND ASSOCIATED LANDSCAPE TO REMAIN. PRESERVE AND PROTECT. REPAIR AS NECESSARY AFTER CONSTRUCTION. SEE KEYNOTES.	NONE
	1,323,979 SF	TURF SOD RHIZOMATOUS RHIZOMATOUS TALL FESCUE	SOD
SHRUBS/PERENNIALS			
	143,385 SF	SITE LANDSCAPING SHRUBS, GRASSES, AND PERENNIALS	–

MINIMUM PLANTING SIZES:
5 GAL. SHRUBS AND 1 GAL. GRASSES AND PERENNIALS

SHRUBS:
CORNUS ALBA 'IVORY HALO' TM
TATARIAN DOGWOOD
PHYSOCARPUS OPULIFOLIUS 'SUMMER WINE'
SUMMER WINE NINEBARK
POTENTILLA FRUTICOSA 'SUNSET'
SUNSET POTENTILLA
ROSA X 'NOARE'
FLOWER CARPET RED GROUNDCOVER ROSE
SPIRAEA BETULIFOLIA 'TOR GOLD'
GLOW GIRL BIRCHLEAF SPIREA
SPIRAEA NIPPONICA 'SNOWMOUND'
SNOWMOUND SPIREA

PERENNIALS:
ECHINACEA PURPUREA
PURPLE CONEFLOWER
RUDBECKIA FULGIDA 'GOLDSTURM'
GOLDSTURM BLACK-EYED SUSAN
GAILLARDIA X GRANDIFLORA 'MESA BRIGHT BICOLOR'
BLANKETFLOWER
HEMEROCALLIS X 'STELLA DE ORO'
STELLA DE ORO DAYLILY
SALVIA X SYLVESTRIS 'MAY NIGHT'
MAY NIGHT SAGE

GRASSES:
MISCANTHUS SINENSIS 'MORNING LIGHT'
EULALIA GRASS
CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'
FEATHER REED GRASS
PANICUM VIRGATUM 'HEAVY METAL'
BLUE SWITCH GRASS
PANICUM VIRGATUM 'HEAVY METAL'
BLUE SWITCH GRASS

FENCE SCHEDULE

- 6' HEIGHT VINYL PRIVACY FENCE. SEE PPL7.0 PRELIMINARY PLAT FENCE PLAN.
- 5' HEIGHT OPEN VISION METAL FENCE. SEE PPL7.0 PRELIMINARY PLAT FENCE PLAN.
- EXISTING FENCE TO REMAIN. PRESERVE AND PROTECT.

GENERAL LANDSCAPE NOTES

1. CONTRACTOR SHALL LOCATE AND IDENTIFY EXISTING UNDERGROUND AND OVERHEAD UTILITIES WITHIN CONTRACT WORK AREAS PRIOR TO CONSTRUCTION. CONTACT DIG LINE, INC. @ 1.800.342.1585. PROVIDE ADEQUATE MEANS OF PROTECTION OF UTILITIES AND SERVICES DESIGNATED TO REMAIN. REPAIR UTILITIES DAMAGED DURING SITE WORK OPERATIONS AT CONTRACTOR'S EXPENSE.
2. ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN NURSERYMAN STANDARDS FOR TYPE AND SIZE SHOWN.
3. ALL TREE, TURF, PLANT MATERIAL, AND IRRIGATION PROPOSED WITHIN THE PLANTER STRIP BETWEEN BACK OF CURB AND SIDEWALK SHALL BE INSTALLED BY THE HOME BUILDER IN CONJUNCTION WITH THE INDIVIDUAL LOT DEVELOPMENT.
4. ALL TREES PLANTED IN THE PARK STRIP (BY BUILDER) TO BE CENTERED BETWEEN BACK OF CURB AND SIDEWALK AND ARE SUBJECT TO THE ACHD DEVELOPMENT AGREEMENT FOR LANDSCAPING.
5. FENCING WITHIN SUBDIVISION, ALONG SIDE AND REAR LOT LINES SHALL BE INSTALLED BY BUILDER/HOMEOWNER IN CONJUNCTION WITH INDIVIDUAL LOT DEVELOPMENT AND SHALL COMPLY WITH THE STANDARDS ESTABLISHED IN THE SUBDIVISION'S CC&RS.

KEY NOTES (TYPICAL) (#)

1. INSTALL 3' DIAMETER SHOVEL CUT TREE RING, WITH BARE EARTH SURFACE AT ALL TREES WITHIN TURF AREAS.
2. CLEAR VISION TRIANGLE. NO TREES SHALL BE PLANTED WITHIN A CLEAR VISION TRIANGLE. THE MAXIMUM HEIGHT OF ANY VEGETATIVE GROUND COVER AT MATURITY WITHIN THE CLEAR VISION TRIANGLE SHALL BE 3' FROM THE ADJACENT STREET GRADE.
3. ALL PLANTED BEDS TO RECEIVE A MIN. 3" DEPTH ORGANIC PERMABARK (ROCK) MULCH WITH PERMEABLE FABRIC WEED BARRIER. SUBMIT SAMPLE TO OWNER FOR APPROVAL PRIOR TO ORDERING AND INSTALLING. THE USE OF MULCH OR ROCK AS THE ONLY GROUND COVER IN REQUIRED PLANTING ARES IS PROHIBITED. IMPERMEABLE PLASTIC WEED BARRIERS ARE PROHIBITED.
4. TREES PLANTED IN PARK STRIPS AND ISLANDS TO BE CENTERED IN STRIP.
5. SCHEMATIC LOCATION OF TREES. PER THE CITY OF KUNA CODE 6-4-2-B11 INSTALL MIN. (1) 2" CALIPER, TREE PER LOT. INDIVIDUAL LOT TREES SHALL BE INSTALLED BY THE INDIVIDUAL HOME BUILDER IN CONJUNCTION WITH THE INDIVIDUAL LOT DEVELOPMENT. THESE TREES ARE NOT THE RESPONSIBILITY OF THE DEVELOPER. TREES SHALL BE PLANTED A MIN. OF 5' FROM BACK OF SIDEWALK, A MIN. OF 10' FROM ANY MAINLINES, AND A MIN. OF 6' FROM UTILITY SERVICES.
6. INSTALL FLAT-BLADE SHOVEL EDGING AT INTERFACE OF SOD AND PLANTER BED. SEE PPL7.0-4.
7. 6' HEIGHT PRIVACY VINYL FENCE. SEE PPL7.0 PRELIMINARY PLAT FENCE PLAN.
8. 5' HEIGHT OPEN VISION FENCE. SEE PPL7.0 PRELIMINARY PLAT FENCE PLAN.
9. EXISTING FENCE TO REMAIN. PRESERVE AND PROTECT. SEE PPL7.0 PRELIMINARY PLAT FENCE PLAN.
10. 10' GREENBELT PATHWAY. SEE CIVIL PLANS.
11. 5' PEDESTRIAN PATHWAY. SEE CIVIL PLANS.
12. EXISTING CANAL LANDSCAPE TO REMAIN NATURAL. PRESERVE AND PROTECT. SEE KEY NOTE #13.
13. EXISTING LANDSCAPING AND IRRIGATION TO REMAIN. RETAIN, PROTECT, AND OR ADJUST AS SHOWN. CONTRACTOR SHALL FIELD VERIFY LIMITS OF DISTURBANCE AND PATCH BACK ALONG PHASE BOUNDARY AS NECESSARY. TRANSITION BETWEEN NEW AND EXISTING LANDSCAPE SHALL BE NON RECOGNIZABLE AND COHESIVE WHEN FINISHED. CONTRACTOR IS RESPONSIBLE TO REPAIR ALL EXISTING LANDSCAPE PLANTING AREAS AND IRRIGATION COMPONENTS DAMAGED AS A RESULT OF NEW CONSTRUCTION. THE CONTRACTOR SHALL ENSURE THAT THE EXISTING IRRIGATION SYSTEM REMAINS OPERABLE DURING CONSTRUCTION AND THAT FOLLOWING CONSTRUCTION, THE EXISTING IRRIGATION SYSTEM OPERATES AS GOOD, OR BETTER THAN EXISTED PRIOR TO THIS PROJECT. CONTRACTOR SHALL REPLACE, AT NO ADDITIONAL COST TO THE OWNER, PLANT MATERIALS DAMAGED DURING EXECUTION OF THIS PROJECT OR DAMAGED DUE TO THE CONTRACTORS FAILURE TO MAINTAIN OPERATION OF THE EXISTING SYSTEM DURING THE COURSE OF CONSTRUCTION.
14. SCHEMATIC DOG PARK. FINAL DESIGN TO BE DETERMINED AS A PART OF CONSTRUCTION PLANS.
15. SCHEMATIC POOL AREA. FINAL DESIGN TO BE DETERMINED AS A PART OF CONSTRUCTION PLANS.
16. SCHEMATIC PICKLEBALL COURT. FINAL DESIGN TO BE DETERMINED AS A PART OF CONSTRUCTION PLANS.
17. 10' ACHD FACILITY CLEAR ZONE. TREES SHALL NOT BE PLANTED WITHIN THE 10' CLEAR ZONE OF ALL ACHD STORM DRAIN PIPES, STRUCTURES, OR FACILITIES.

GENERAL IRRIGATION NOTES

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

ACHD LANDSCAPE NOTES

1. TREES SHALL NOT BE PLANTED WITHIN THE 10' CLEAR ZONE OF ALL ACHD STORM DRAIN PIPE, STRUCTURES, OR FACILITIES.
2. SEEPAGE BEDS MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM.
3. ALL TREES SHALL BE PLANTED A MINIMUM OF 5' FROM ALL ACHD CURBS AND/OR ATTACHED SIDEWALK, UNLESS PLANTED WITHIN THE PARKSTRIP. ALL TREES PLANTED IN PARKSTRIP SHALL BE CENTERED.

ITD GENERAL LANDSCAPE AND IRRIGATION NOTES

1. NOT TREES SHALL BE ALLOWED WITHIN 4 FEET OF THE FACE OF CURB AT FULL GROWTH.
2. IRRIGATION COMPONENTS SHALL BE LOCATED A MIN. OF 5 FEET FROM THE PAVEMENT EDGE AND SHALL BE ADJUSTED SO AS NOT TO CAUSE WATER TO COVER ANY PORTION OF THE HIGHWAY PAVEMENT.
3. ALL LANDSCAPING AND IRRIGATION INSTALLED WITHIN ITD RIGHT-OF-WAY SHALL MEET ITD STANDARD SPECIFICATIONS.
4. PROVISIONS FOR THE FOR THE RESPONSIBILITY OF FUTURE MAINTENANCE OF ANY LANDSCAPING WITHIN ITD RIGHT-OF-WAY SHALL BE ESTABLISHED WITH THE PROPERTY OWNER. ITD IS NOT RESPONSIBLE FOR THE MAINTENANCE OF THE LANDSCAPING INSTALLED WITHIN THE ITD RIGHT-OF-WAY.

NAPA VINEYARDS SUBDIVISION
KUNA, IDAHO
PRELIMINARY PLAT LANDSCAPE PLAN

REVISIONS

NO.	ITEM	DATE

STATE OF IDAHO
ALYSSA YEAGER
LA-16517
4/2/25
LICENSED LANDSCAPE ARCHITECT

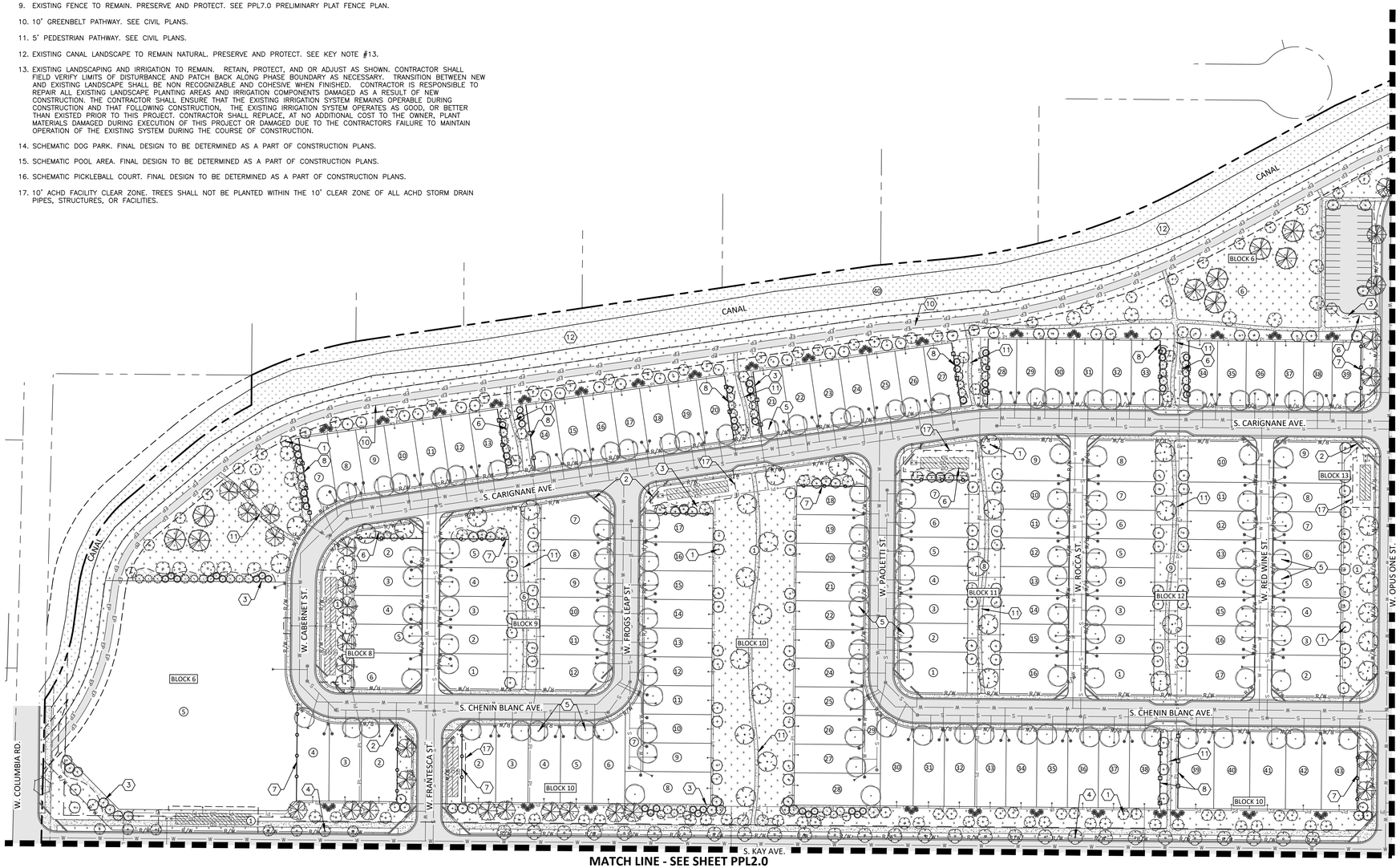
km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

DATE: OCTOBER, 2024
PROJECT: 22-020
SHEET NO. PPL2.0

P:\22-020\CAD\LANDSCAPE\ENTITLEMENTS\22-020 PP LANDSCAPE PLAN.DWG, ALYSSA YEAGER, 4/2/2025, DWG TO PDF.PC3, ---

KEY NOTES (TYPICAL) (#)

1. INSTALL 3' DIAMETER SHOVEL CUT TREE RING, WITH BARE EARTH SURFACE AT ALL TREES WITHIN TURF AREAS.
2. CLEAR VISION TRIANGLE. NO TREES SHALL BE PLANTED WITHIN A CLEAR VISION TRIANGLE. THE MAXIMUM HEIGHT OF ANY VEGETATIVE GROUND COVER AT MATURITY WITHIN THE CLEAR VISION TRIANGLE SHALL BE 3' FROM THE ADJACENT STREET GRADE.
3. ALL PLANTED BEDS TO RECEIVE A MIN. 3" DEPTH ORGANIC PERMABARK (ROCK) MULCH WITH PERMEABLE FABRIC WEED BARRIER. SUBMIT SAMPLE TO OWNER FOR APPROVAL PRIOR TO ORDERING AND INSTALLING. THE USE OF MULCH OR ROCK AS THE ONLY GROUND COVER IN REQUIRED PLANTING ARES IS PROHIBITED. IMPERMEABLE PLASTIC WEED BARRIERS ARE PROHIBITED.
4. TREES PLANTED IN PARK STRIPS AND ISLANDS TO BE CENTERED IN STRIP.
5. SCHEMATIC LOCATION OF TREES. PER THE CITY OF KUNA CODE 6-4-2-B11 INSTALL MIN. (1) 2" CALIPER, TREE PER LOT. INDIVIDUAL LOT TREES SHALL BE INSTALLED BY THE INDIVIDUAL HOME BUILDER IN CONJUNCTION WITH THE INDIVIDUAL LOT DEVELOPMENT. THESE TREES ARE NOT THE RESPONSIBILITY OF THE DEVELOPER. TREES SHALL BE PLANTED A MIN. OF 5' FROM BACK OF SIDEWALK, A MIN. OF 10' FROM ANY MAINLINES, AND A MIN. OF 6' FROM UTILITY SERVICES.
6. INSTALL FLAT-BLADE SHOVEL EDGING AT INTERFACE OF SOD AND PLANTER BED. SEE PPL7.0-4.
7. 6' HEIGHT PRIVACY VINYL FENCE. SEE PPL7.0 PRELIMINARY PLAT FENCE PLAN.
8. 5' HEIGHT OPEN VISION FENCE. SEE PPL7.0 PRELIMINARY PLAT FENCE PLAN.
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PRELIMINARY PLAT LANDSCAPE PLAN

0 80 160 240

Plan Scale: 1" = 80'

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	MATURE HXW	CLASS
DECIDUOUS TREES					
	74	ACER SACCHARUM 'GREEN MOUNTAIN' TM GREEN MOUNTAIN SUGAR MAPLE	2" CAL. B&B	50'X40'	CLASS II
	200	ACER TRUNCATUM X PLATANOIDES 'JFS-KW187' URBAN SUNSET® MAPLE	2" CAL. B&B	35'X20'	CLASS II
	152	CARPINUS BETULUS 'JFS-KW1CB' EMERALD AVENUE HORNBEAM	2" CAL. B&B	40'X30'	CLASS II
	221	FAGUS SYLVATICA 'RIVERSII' RIVERS EUROPEAN BEECH	2" CAL. B&B	40'X20'	CLASS II
	154	GINKGO BILOBA 'AUTUMN GOLD' AUTUMN GOLD GINGKO MALE VARIETY ONLY	2" CAL. B&B	35'X35'	CLASS II
	171	GLEDITSIA TRIACANTHOS INERMIS 'SUNCOLE' SUNBURST HONEYLOCUST	2" CAL. B&B	40'X25'	CLASS II
	145	PYRUS CALLERYANA 'REDSPIRE' REDSPIRE CALLERY PEAR	2" CAL. B&B	35'X20'	CLASS II
	215	TILIA CORDATA 'GREENSPIRE' GREENSPIRE LITTLELEAF LINDEN	2" CAL. B&B	45'X35'	CLASS II
EVERGREEN TREES					
	135	CEDRUS ATLANTICA 'GLAUCA' BLUE ATLAS CEDAR	6'-8' B&B	30'X20'	EVERGREEN
	196	CEDRUS DEODARA 'AUREA' GOLDEN DEODAR CEDAR	6'-8' B&B	35'X15'	EVERGREEN
	77	JUNIPERUS SCOPULORUM 'BLUE ARROW' BLUE ARROW JUNIPER	6'-8' B&B	12'X3'	EVERGREEN
	150	PICEA GLAUCA PENDULA WEEPING WHITE SPRUCE	6'-8' B&B	25'X8'	EVERGREEN
	256	PICEA OMORIKA 'BRUNS' BRUNS SPRUCE	6'-8' B&B	30'X10'	EVERGREEN
	223	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID' VANDERWOLF'S PYRAMID PINE	6'-8' B&B	25'X15'	EVERGREEN
OTHER TREES					
	653	INDIVIDUAL LOT TREE SCHEMATIC LOCATION PER THE CITY OF KUNA CODE 6-4-2-B11. INSTALL (1) 2" CAL. TREE PER LOT. INDIVIDUAL LOT TREES SHALL BE INSTALLED BY THE INDIVIDUAL HOME BUILDER IN CONJUCTION WITH THE INDIVIDUAL LOT DEVELOPMENT. THESE TREES ARE NOT THE RESPONSIBILITY OF THE DEVELOPER.	2" CAL. B&B	VARIES	VARIES

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT
SEED/SOD			
	121,948 SF	EXISTING CANAL AND ASSOCIATED LANDSCAPE TO REMAIN. PRESERVE AND PROTECT. REPAIR AS NECESSARY AFTER CONSTRUCTION. SEE KEYNOTES.	NONE
	1,323,979 SF	TURF SOD RHIZOMATOUS RHIZOMATOUS TALL FESCUE	SOD
SHRUBS/PERENNIALS			
	143,385 SF	SITE LANDSCAPING SHRUBS, GRASSES, AND PERENNIALS	–

MINIMUM PLANTING SIZES:
5 GAL. SHRUBS AND 1 GAL. GRASSES AND PERENNIALS

SHRUBS:
CORNUS ALBA 'IVORY HALO' TM
TATARIAN DOGWOOD
PHYSOCARPUS OPULIFOLIUS 'SUMMER WINE'
SUMMER WINE NINEBARK
POTENTILLA FRUTICOSA 'SUNSET'
SUNSET POTENTILLA
ROSA X 'NOARE'
FLOWER CARPET RED GROUNDCOVER ROSE
SPIRAEA BETULIFOLIA 'TOR GOLD'
GLOW GIRL BIRCHLEAF SPIREA
SPIRAEA NIPPONICA 'SNOWMOUND'
SNOWMOUND SPIREA

PERENNIALS:
ECHINACEA PURPUREA
PURPLE CONEFLOWER
RUDBECKIA FULGIDA 'GOLDSTURM'
GOLDSTURM BLACK-EYED SUSAN
GAILLARDIA X GRANDIFLORA 'MESA BRIGHT BICOLOR'
BLANKETFLOWER
HEMEROCALLIS X 'STELLA DE ORO'
STELLA DE ORO DAYLILY
SALVIA X SYLVESTRIS 'MAY NIGHT'
MAY NIGHT SAGE

GRASSES:
MISCANTHUS SINENSIS 'MORNING LIGHT'
EULALIA GRASS
CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'
FEATHER REED GRASS
PANICUM VIRGATUM 'HEAVY METAL'
BLUE SWITCH GRASS
PANICUM VIRGATUM 'HEAVY METAL'
BLUE SWITCH GRASS

FENCE SCHEDULE

- 6' HEIGHT VINYL PRIVACY FENCE. SEE PPL7.0 PRELIMINARY PLAT FENCE PLAN.
- 5' HEIGHT OPEN VISION METAL FENCE. SEE PPL7.0 PRELIMINARY PLAT FENCE PLAN.
- EXISTING FENCE TO REMAIN. PRESERVE AND PROTECT.

NAPA VINEYARDS SUBDIVISION
KUNA, IDAHO
PRELIMINARY PLAT LANDSCAPE PLAN

REVISIONS

NO.	ITEM	DATE

STATE OF IDAHO · ALYSSA YENZEN · LA-16557 · 4/2/25 · LICENSED LANDSCAPE ARCHITECT

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PHONE (208) 639-6939
kmengllp.com

DATE: OCTOBER, 2024
PROJECT: 22-020
SHEET NO. PPL3.0

P:\22-020\CAD\LANDSCAPE\ENTITLEMENTS\22-020 PP LANDSCAPE PLAN.DWG, ALYSSA YENZEN, 4/2/2025, DWG TO PDF.PC3, ----

FENCE SCHEDULE

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5' HEIGHT OPEN VISION METAL FENCE. SEE PPL7.0 PRELIMINARY PLAT FENCE PLAN.	
EXISTING FENCE TO REMAIN. PRESERVE AND PROTECT.	

PLANT SCHEDULE SEE PPL2.0 FOR COMPLETE PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME
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	200	ACER TRUNCATUM X PLATANOIDES 'JFS-KW187' URBAN SUNSET® MAPLE
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	223	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID' VANDERWOLF'S PYRAMID PINE

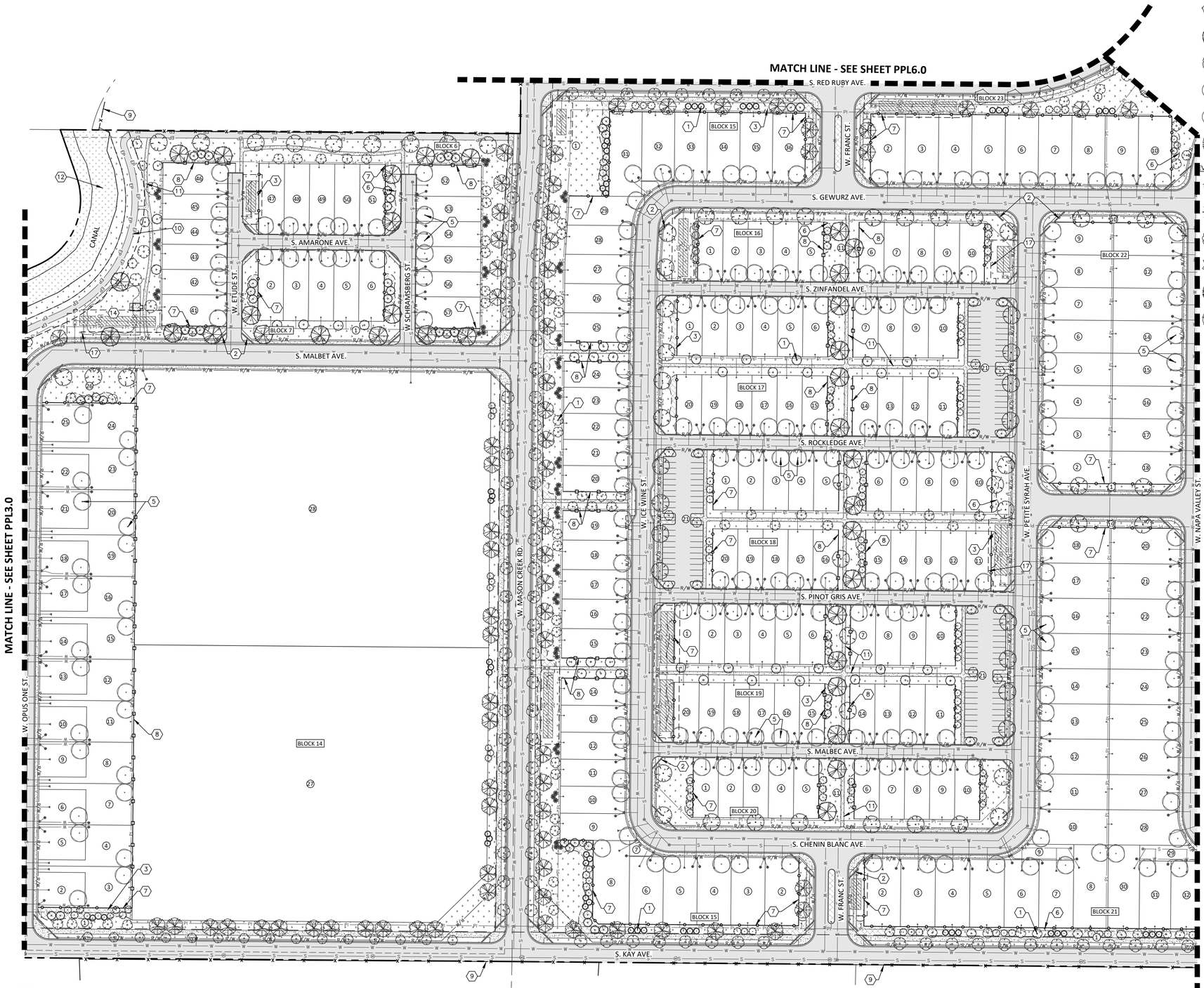
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SUNSET POTENTILLA
ROSA X 'NOARE'
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PURPLE CONEFLOWER
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PRELIMINARY PLAT LANDSCAPE PLAN

0 80 160 240

Plan Scale: 1" = 80'

KEY NOTES (TYPICAL) (#)

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NAPA VINEYARDS SUBDIVISION
KUNA, IDAHO
PRELIMINARY PLAT LANDSCAPE PLAN

REVISIONS

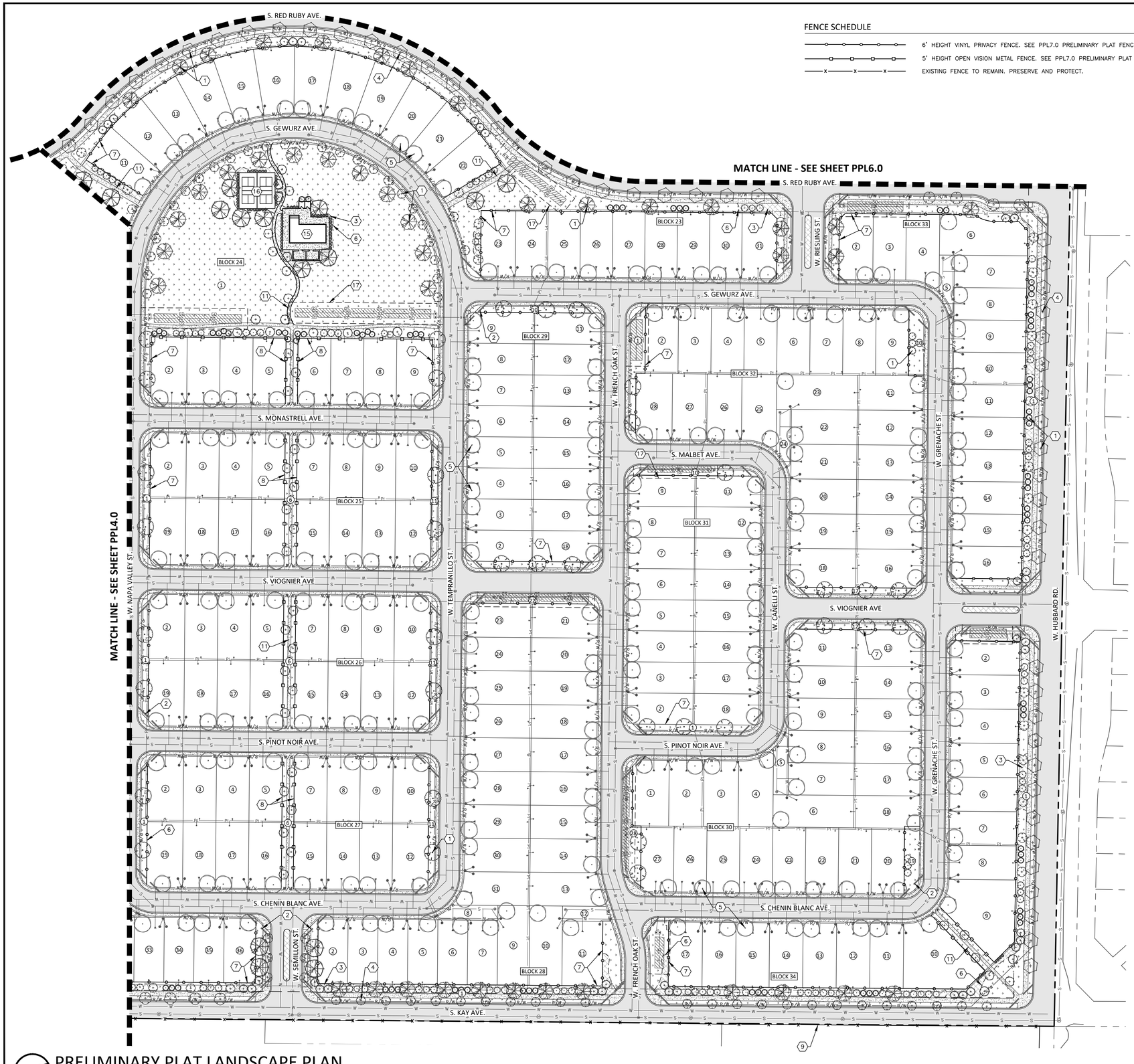
NO.	ITEM	DATE

STATE OF IDAHO
ALYSSA YENSEN
LA-16517
4/2/25
LICENSED LANDSCAPE ARCHITECT

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5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
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kmeng@p.com

DATE: OCTOBER, 2024
PROJECT: 22-020
SHEET NO. PPL4.0

P:\22-020\CAD\LANDSCAPE\ENTITLEMENTS\22-020 PP LANDSCAPE PLAN.DWG, ALYSSA YENSEN, 4/2/2025, DWG TO PDF.PC3, ----



FENCE SCHEDULE

- 6' HEIGHT VINYL PRIVACY FENCE. SEE PPL7.0 PRELIMINARY PLAT FENCE PLAN.
- 5' HEIGHT OPEN VISION METAL FENCE. SEE PPL7.0 PRELIMINARY PLAT FENCE PLAN.
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PLANT SCHEDULE SEE PPL2.0 FOR FULL PLANT SCHEDULE

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DECIDUOUS TREES					
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	77	JUNIPERUS SCOPULORUM 'BLUE ARROW' BLUE ARROW JUNIPER	6'-8' B&B	12'X3'	EVERGREEN
	150	PICEA GLAUCA PENDULA WEEPING WHITE SPRUCE	6'-8' B&B	25'X8'	EVERGREEN
	256	PICEA OMORIKA 'BRUNS' BRUNS SPRUCE	6'-8' B&B	30'X10'	EVERGREEN
	223	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID' VANDERWOLF'S PYRAMID PINE	6'-8' B&B	25'X15'	EVERGREEN
OTHER TREES					
	653	INDIVIDUAL LOT TREE SCHEMATIC LOCATION PER THE CITY OF KUNA CODE 6-4-2-B11. INSTALL (1) 2" CAL. TREE PER LOT. INDIVIDUAL LOT TREES SHALL BE INSTALLED BY THE INDIVIDUAL HOME BUILDER IN CONJUCTION WITH THE INDIVIDUAL LOT DEVELOPMENT. THESE TREES ARE NOT THE RESPONSIBILITY OF THE DEVELOPER.	2" CAL. B&B	VARIES	VARIES

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT
SEED/SOD			
	121,948 SF	EXISTING CANAL AND ASSOCIATED LANDSCAPE TO REMAIN. PRESERVE AND PROTECT. REPAIR AS NECESSARY AFTER CONSTRUCTION. SEE KEYNOTES.	NONE
	1,323,979 SF	TURF SOD RHIZOMATOUS RHIZOMATOUS TALL FESCUE	SOD
SHRUBS/PERENNIALS			
	143,385 SF	SITE LANDSCAPING SHRUBS, GRASSES, AND PERENNIALS	–

KEY NOTES (TYPICAL) (#)

1. INSTALL 3" DIAMETER SHOVEL CUT TREE RING, WITH BARE EARTH SURFACE AT ALL TREES WITHIN TURF AREAS.
2. CLEAR VISION TRIANGLE. NO TREES SHALL BE PLANTED WITHIN A CLEAR VISION TRIANGLE. THE MAXIMUM HEIGHT OF ANY VEGETATIVE GROUND COVER AT MATURITY WITHIN THE CLEAR VISION TRIANGLE SHALL BE 3' FROM THE ADJACENT STREET GRADE.
3. ALL PLANTED BEDS TO RECEIVE A MIN. 3" DEPTH ORGANIC PERMABARK (ROCK) MULCH WITH PERMEABLE FABRIC WEED BARRIER. SUBMIT SAMPLE TO OWNER FOR APPROVAL PRIOR TO ORDERING AND INSTALLING. THE USE OF MULCH OR ROCK AS THE ONLY GROUND COVER IN REQUIRED PLANTING ARES IS PROHIBITED. IMPERMEABLE PLASTIC WEED BARRIERS ARE PROHIBITED.
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6. INSTALL FLAT-BLADE SHOVEL EDGING AT INTERFACE OF SOD AND PLANTER BED. SEE PPL7.0-4.
7. 6' HEIGHT PRIVACY VINYL FENCE. SEE PPL7.0 PRELIMINARY PLAT FENCE PLAN.
8. 5' HEIGHT OPEN VISION FENCE. SEE PPL7.0 PRELIMINARY PLAT FENCE PLAN.
9. EXISTING FENCE TO REMAIN. PRESERVE AND PROTECT. SEE PPL7.0 PRELIMINARY PLAT FENCE PLAN.
10. 10' GREENBELT PATHWAY. SEE CIVIL PLANS.
11. 5' PEDESTRIAN PATHWAY. SEE CIVIL PLANS.
12. EXISTING CANAL LANDSCAPE TO REMAIN NATURAL. PRESERVE AND PROTECT. SEE KEY NOTE #13.
13. EXISTING LANDSCAPING AND IRRIGATION TO REMAIN. RETAIN, PROTECT, AND OR ADJUST AS SHOWN. CONTRACTOR SHALL FIELD VERIFY LIMITS OF DISTURBANCE AND PATCH BACK ALONG PHASE BOUNDARY AS NECESSARY. TRANSITION BETWEEN NEW AND EXISTING LANDSCAPE SHALL BE NON RECOGNIZABLE AND COHESIVE WHEN FINISHED. CONTRACTOR IS RESPONSIBLE TO REPAIR ALL EXISTING LANDSCAPE PLANTING AREAS AND IRRIGATION COMPONENTS DAMAGED AS A RESULT OF NEW CONSTRUCTION. THE CONTRACTOR SHALL ENSURE THAT THE EXISTING IRRIGATION SYSTEM REMAINS OPERABLE DURING CONSTRUCTION AND THAT FOLLOWING CONSTRUCTION, THE EXISTING IRRIGATION SYSTEM OPERATES AS GOOD, OR BETTER THAN EXISTED PRIOR TO THIS PROJECT. CONTRACTOR SHALL REPLACE, AT NO ADDITIONAL COST TO THE OWNER, PLANT MATERIALS DAMAGED DURING EXECUTION OF THIS PROJECT OR DAMAGED DUE TO THE CONTRACTORS FAILURE TO MAINTAIN OPERATION OF THE EXISTING SYSTEM DURING THE COURSE OF CONSTRUCTION.
14. SCHEMATIC DOG PARK. FINAL DESIGN TO BE DETERMINED AS A PART OF CONSTRUCTION PLANS.
15. SCHEMATIC POOL AREA. FINAL DESIGN TO BE DETERMINED AS A PART OF CONSTRUCTION PLANS.
16. SCHEMATIC PICKLEBALL COURT. FINAL DESIGN TO BE DETERMINED AS A PART OF CONSTRUCTION PLANS.
17. 10' ACHD FACILITY CLEAR ZONE. TREES SHALL NOT BE PLANTED WITHIN THE 10' CLEAR ZONE OF ALL ACHD STORM DRAIN PIPES, STRUCTURES, OR FACILITIES.

PRELIMINARY PLAT LANDSCAPE PLAN

0 80 160 240

Plan Scale: 1" = 80'

NAPA VINEYARDS SUBDIVISION
KUNA, IDAHO
PRELIMINARY PLAT LANDSCAPE PLAN

REVISIONS

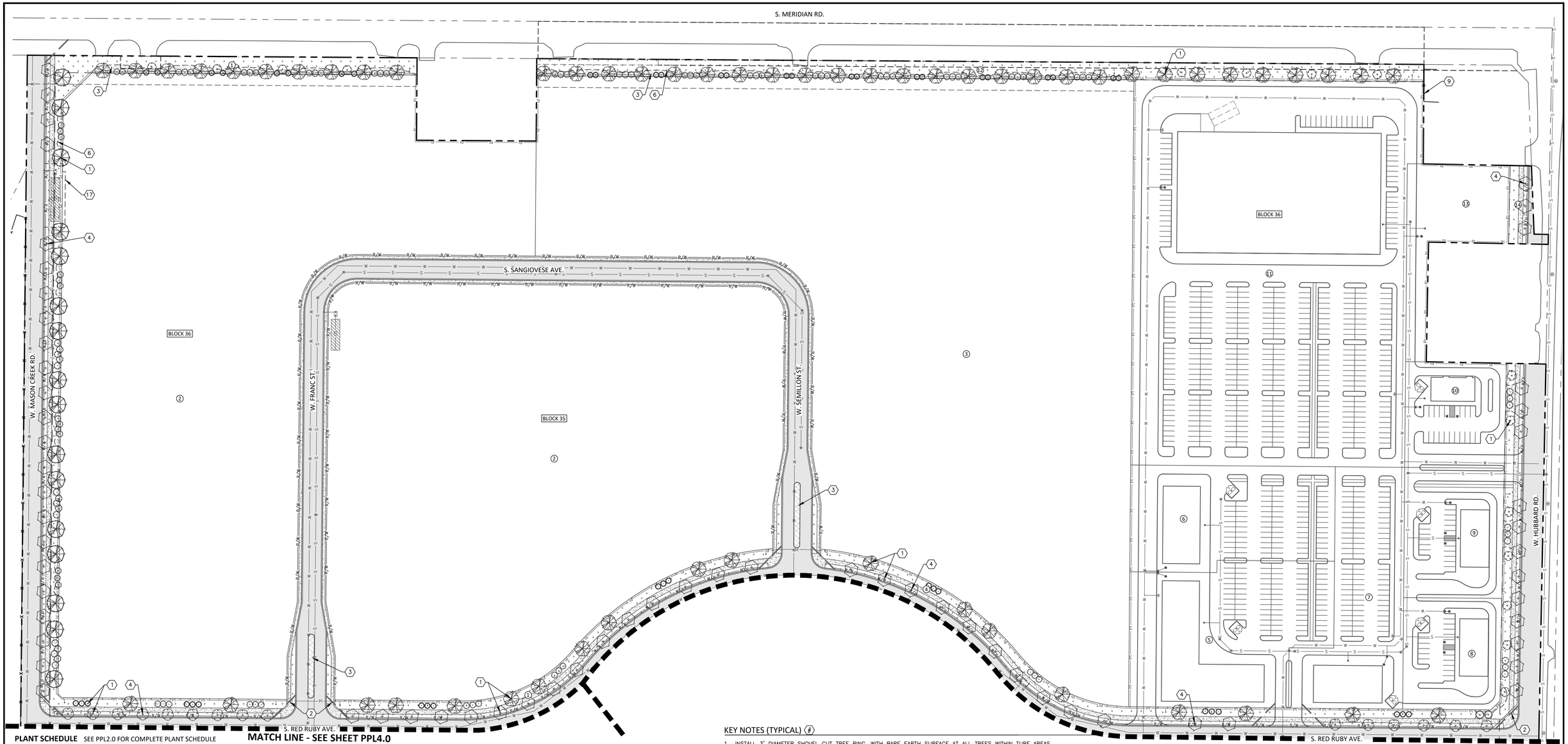
NO.	ITEM	DATE

STATE OF IDAHO · MELISSA YEN · LANDSCAPE ARCHITECT · LA-16537 · 4/2/25

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

DATE: OCTOBER, 2024
PROJECT: 22-020
SHEET NO. PPL5.0

P:\22-020\CAD\LANDSCAPE\ENTITLEMENTS\22-020PP LANDSCAPE PLAN.DWG, ALYSSA YENSEN, 4/2/2025, DWG TO PDF.PC3, ----



PLANT SCHEDULE SEE PPL2.0 FOR COMPLETE PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME
DECIDUOUS TREES		
	74	ACER SACCHARUM 'GREEN MOUNTAIN' TM GREEN MOUNTAIN SUGAR MAPLE
	200	ACER TRUNCATUM X PLATANOIDES 'JFS-KW187' URBAN 'SUNSET® MAPLE
	152	CARPINUS BETULUS 'JFS-KW1CB' EMERALD AVENUE HORNBEAM
	221	FAGUS SYLVATICA 'RIVERSII' RIVERS EUROPEAN BEECH
	154	GINKGO BILOBA 'AUTUMN GOLD' AUTUMN GOLD GINGKO MALE VARIETY ONLY
	171	GLEDITSIA TRIACANTHOS INERMIS 'SUNCOLE' SUNBURST HONEYLOCUST
	145	PYRUS CALLERYANA 'REDSPIRE' REDSPIRE CALLERY PEAR
	215	TILIA CORDATA 'GREENSPIRE' GREENSPIRE LITTLELEAF LINDEN
EVERGREEN TREES		
	135	CEDRUS ATLANTICA 'GLAUCA' BLUE ATLAS CEDAR
	196	CEDRUS DEODARA 'AUREA' GOLDEN DEODAR CEDAR
	77	JUNIPERUS SCOPULORUM 'BLUE ARROW' BLUE ARROW JUNIPER
	150	PICEA GLAUCA PENDULA WEEPING WHITE SPRUCE
	256	PICEA OMORIKA 'BRUNS' BRUNS SPRUCE
	223	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID' VANDERWOLF'S PYRAMID PINE
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SYMBOL	QTY	BOTANICAL / COMMON NAME
SEED/SOD		
	121,948 SF	EXISTING CANAL AND ASSOCIATED LANDSCAPE TO REMAIN. PRESERVE AND PROTECT. REPAIR AS NECESSARY AFTER CONSTRUCTION. SEE KEYNOTES.
	1,323,979 SF	TURF SOD RHIZOMATOUS RHIZOMATOUS TALL FESCUE
SHRUBS/PERENNIALS		
	143,385 SF	SITE LANDSCAPING SHRUBS, GRASSES, AND PERENNIALS MINIMUM PLANTING SIZES: 5 GAL. SHRUBS AND 1 GAL. GRASSES AND PERENNIALS SHRUBS: CORNUS ALBA 'IVORY HALO' TM TATARIAN DOGWOOD PHYSOCARPUS OPULIFOLIUS 'SUMMER WINE' SUMMER WINE NINEBARK POTENTILLA FRUTICOSA 'SUNSET' SUNSET POTENTILLA ROSA X 'NOARE' FLOWER CARPET RED GROUNDCOVER ROSE SPIRAEA BETULIFOLIA 'TOR GOLD' GLOW GIRL BIRCHLEAF SPIREA SPIRAEA NIPPONICA 'SNOWMOUND' SNOWMOUND SPIREA PERENNIALS: ECHINACEA 'PURPUREA PURPLE CONEFLOWER RUDBECKIA FULGIDA 'GOLDSTURM' GOLDSTURM BLACK-EYED SUSAN GAILLARDIA X GRANDIFLORA 'MESA BRIGHT BICOLOR' BLANKETFLOWER HEMEROCALLIS X 'STELLA DE ORO' STELLA DE ORO DAYLILY SALVIA X SYLVESTRIS 'MAY NIGHT' MAY NIGHT SAGE GRASSES: MISCANTHUS SINENSIS 'MORNING LIGHT' EULALIA GRASS CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' FEATHER REED GRASS PANICUM VIRGATUM 'HEAVY METAL' BLUE SWITCH GRASS PANICUM VIRGATUM 'HEAVY METAL' BLUE SWITCH GRASS

KEY NOTES (TYPICAL) (#)

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PRELIMINARY PLAT LANDSCAPE PLAN

0 80 160 240

Plan Scale: 1" = 80'

FENCE SCHEDULE

- 6' HEIGHT VINYL PRIVACY FENCE. SEE PPL7.0 PRELIMINARY PLAT FENCE PLAN.
- 5' HEIGHT OPEN VISION METAL FENCE. SEE PPL7.0 PRELIMINARY PLAT FENCE PLAN.
- EXISTING FENCE TO REMAIN. PRESERVE AND PROTECT.

NAPA VINEYARDS SUBDIVISION
KUNA, IDAHO
PRELIMINARY PLAT LANDSCAPE PLAN

REVISIONS

NO.	ITEM	DATE

STATE OF IDAHO · ALYSSA YENSEN · LA-16517 · 4/2/25 · LICENSED LANDSCAPE ARCHITECT

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

DATE: OCTOBER, 2024
PROJECT: 22-020
SHEET NO. PPL6.0

P:\22-020\CAD\LANDSCAPE\ENTITLEMENTS\22-020 PP LANDSCAPE PLAN.DWG, ALYSSA YENSEN, 4/2/2025, DWG TO PDF.PC3, ----

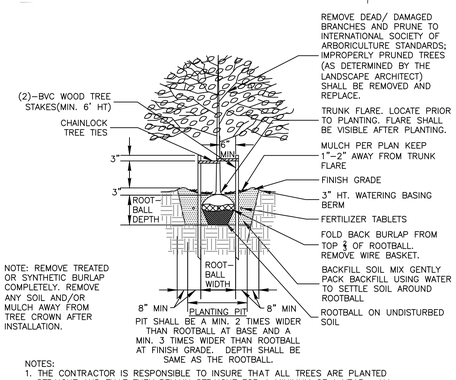
FENCE SCHEDULE

SYMBOLS	DESCRIPTION
	6' HEIGHT VINYL PRIVACY FENCE. SEE PPL7.0–5.
	5' HEIGHT OPEN VISION FENCE. SEE PPL7.0–6.
x x	EXISTING FENCE TO REMAIN. PRESERVE AND PROTECT.

S. MERIDIAN RD.
W. MASON CREEK RD.
S. SANGIOVESE AVE.
S. RED RUBY AVE.
S. GEWURZ AVE.
S. AMARONE AVE.
S. ZINFANDEL AVE.
S. ROCKLEDGE AVE.
S. PINOT GRIS AVE.
S. MALBEC AVE.
S. CHENIN BLANC AVE.
S. KAY AVE.
S. CARIGNANE AVE.
S. OVERTURE AVE.
S. DOLCE AVE.
S. MONASTRELL AVE.
S. VIOGNIER AVE
S. PINOT NOIR AVE.
S. MALBET AVE.
W. HUBBARD RD
W. COLUMBIA RD.
W. FRANC ST.
W. SEMILLON ST.
W. RIESLING ST.
W. GRENACHE ST.
W. CANELLI ST.
W. FRENCH OAK ST.
W. NAPA VALLEY ST.
W. PETITE SYRAH AVE.
W. ICE WINE ST.
W. TEMPRANILLO ST.
W. CONSENTINO ST.
W. MONDAVI ST.
W. BIANCO ST.
W. OPUS ONE ST.
W. SCHRAMSBERG ST.
W. ETUDE ST.
W. PAOLETTI ST.
W. ROCCA ST.
W. RED WINE ST.
W. CABERNET ST.
W. FRANTESCA ST.
W. FROGS LEAP ST.
W. GREENSPRINGS ST.
W. CHAPPELLET ST.
W. SCHRADER DR
CANAL
FUTURE FIRE STATION
SCHOOL/PARK
BLOCK 36
BLOCK 35
BLOCK 24
BLOCK 23
BLOCK 33
BLOCK 32
BLOCK 31
BLOCK 30
BLOCK 29
BLOCK 28
BLOCK 27
BLOCK 26
BLOCK 25
BLOCK 34
BLOCK 21
BLOCK 20
BLOCK 19
BLOCK 18
BLOCK 17
BLOCK 16
BLOCK 15
BLOCK 14
BLOCK 13
BLOCK 12
BLOCK 11
BLOCK 10
BLOCK 9
BLOCK 8
BLOCK 7
BLOCK 6
BLOCK 5
BLOCK 4
BLOCK 3
BLOCK 2
BLOCK 1

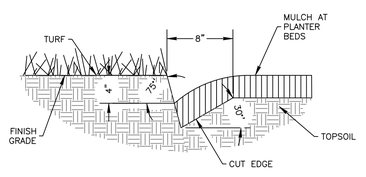
PRELIMINARY PLAT FENCE PLAN

0 200 400 600
Plan Scale: 1" = 200'



NOTES:
1. THE CONTRACTOR IS RESPONSIBLE TO INSURE THAT ALL TREES ARE PLANTED STRAIGHT AND THAT THEY REMAIN STRAIGHT FOR A MINIMUM OF 1 YEAR. ALL STAKING SHALL BE REMOVED AT THE END OF THE ONE YEAR WARRANTY PERIOD.

3 DECIDUOUS TREE PLANTING AND STAKING DETAIL
NTS



4 SHOVEL CUT EDGE
NTS



5 6-FOOT HEIGHT VINYL FENCE
NTS



6 5-FOOT HEIGHT OPEN VISION FENCE
NTS

NAPA VINEYARDS SUBDIVISION
KUNA, IDAHO
PRELIMINARY PLAT FENCE PLAN

REVISIONS

NO.	ITEM	DATE

STATE OF IDAHO
ALYSSA YENZEN
LA-16557
4/2/25
LICENSED LANDSCAPE ARCHITECT

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

DATE: OCTOBER, 2024
PROJECT: 22-020
SHEET NO. PPL7.0

P:\22-020\CAD\LANDSCAPE\SENTITLEMENTS\22-020 PP LANDSCAPE PLAN.DWG, ALYSSA YENZEN, 4/2/2025, DWG TO PDF.PC3, ----

From: Troy Behunin
To: Ada County Engineer; Ada County Highway District; Adam Ingram; Angel Robins (Idaho Power); Boise Kuna Irrigation District; Boise Project Board of Control ; Boise Project Board of Control 2; Brent Moore (Ada County); Brian Graves Kuna School District; Camille Burt (USPS); Central District Health Department ; Chief Fratusco; COMPASS; David Reinhardt; DEQ; Eric Adolfson; Erika Olvera (NMID); Idaho Power (Taylor Dunn); Idaho Power Easements; Idaho Power Easements 2; Intermountain Gas; ITD; ITD Kendra Conder; J&M Sanitation; Jennifer Miller; Jonathon Gillen; Justin Walker; Krystal Hinkle; Leon Letson (Ada County); Lumen - Ebin Barnett; Marc Boyer (Kuna Postmaster); Megan Leatherman; Meridian Fire (Brandon Medica); Meridian Fire (Steve Taublee); Nampa Meridian Irrigation District ; New York Irrigation; Niki Benyakhlef ITD; Paris Dickerson; Public Works; Robbie Reno; Sam Feist; Scott Arellano (KRFD); Sparklight/Cable One (John Walburn); Taryn Villanueva; Tim Jensen (Kuna School District); TJ Lawrence (Interim KRFD Chief); "Mindy Wallace"; Jessica Reid; Stacey DuPuis; Jason Redding
Cc: Doug Hanson; Marina Lundy
Bcc: Stephanie Hopkins
Subject: Napa Vineyards PUD Request for Official Comments.
Date: Tuesday, July 15, 2025 12:41:00 PM
Attachments: image001.png

Afternoon Greetings Everyone,
The City of Kuna requests official comments from your organization for this project in relation to the services it provides and how this project impacts those services.

Please find the request for formal comments below for a new proposal in the City of Kuna.

*To view submittal packet please click **BLUE** link below next to Case Numbers.

Agency Transmittal – July 17, 2025

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

CASE NUMBERS:	25-01-PUD (Planned Unit Development) & 25-04-S (Preliminary Plat), 25-02-SUP (Special Use Permit) – *Napa Vineyards Subdivision.*
PROJECT DESCRIPTION	NE Kuna Farm, LLC, & Open Rentals, LLC requests PUD, SUP & Preliminary Plat approval for approx. 242 acres in Kuna City using the following zones Pub., R-6, R-20, C-1 & C-3. The Preliminary Plat proposes to subdivide the lands into 1,495 total residential units, multiple common lots & common driveways, a School Site, & a City Park. The site is in Sec. 12, Township 2 North, Range 1 West (APN numbers; S1312212400, R7135690180, S1312417410. *This application complies with the approved Development Agreement.*
SITE LOCATION	At the NWC of Hubbard and Meridian Roads, and extends to Columbia Road, Kuna, ID 83634.
REPRESENTATIVE	**Stephanie Hopkins** KM Engineering, LLP 5725 N Discovery Way Boise, ID, 83713 208.639.6939 SHopkins@kmengllp.com
SCHEDULED HEARING DATE	Tuesday, **August 26, 2025,** at 6:00 PM, Kuna City Hall Council Chambers, 751 W 4th Street, Kuna, ID 83634
STAFF CONTACT	Troy Behunin Senior Planner TBehunin@KunaID.gov

Click the **BLUE** link next to the “CASE NUMBER(S)” box above – Either hover and <*CLICK*> or, hold the Ctrl button and <*CLICK*>.
Please let our office know if you have any questions or need additional information.

Troy

PLANNING & ZONING KUNA IDAHO

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

Troy Behunin
Senior Planner
City of Kuna | Development Services
Phone: 208.387.7729
Email: TBehunin@KunaID.Gov
www.kunacity.id.gov

All e-mail messages sent to or received by City of Kuna e-mail accounts are subject to Idaho law, in regard to both release and retention, and may be released upon request, unless exempt from disclosure by law.

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

RECEIVED
JUL 24 2025
CITY OF KUNA

OPERATING AGENCY FOR 167,000 ACRES FOR THE FOLLOWING IRRIGATION DISTRICTS

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

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

22 July 2025

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

RE: Napa Vineyards **25-01-PUD**
West of Meridian and North of W Hubard Rds.
New York Irrigation District NY-026-002-00, 149-004-00, 149-006-00
Mason Creek 188+70
Painter Lateral 33+50
Sec. 12, T2N, R1W, BM.

Doug Hanson:

The United States' Mason Creek Feeder Canal and Painter Lateral lie within the boundary of the above-mentioned location. The easement for this canal and lateral 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 35 feet both directions from center on the Mason Creek Feeder and 25 feet both directions from the centerline of the Painter Lateral. Whereas this area is for the operation and maintenance of our facility, no activity should hinder our ability to do so.

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

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

Please note the appropriate easements on all future preliminary/final plats.

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.

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 lateral 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.

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.

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.

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

Whereas this property lies within the New York Irrigation District it is important that representatives of this development contact the NYID office as soon as possible to discuss the pressure system prior to any costly design work. If applicable, the irrigation system will have to be built to specific specifications as set by the District / Project.

Boise Project Board of Control must receive a written response from the New York Irrigation District and the City of Kuna as to who will own and operate the pressure

irrigation system prior to review and approval of an irrigation plan by Boise Project Board of Control.

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

Prior to any construction being done next to or within the easements listed previously the contractor and/or developer must contact our Division 2 watermaster at 208-342-5086.

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
	Dawn Harmon	Secretary – Treasurer, NYID
	File	

CENTRAL DISTRICT HEALTH

Ada County Transmittal

Division of Community and Environmental Health

Return to:
- ☐ ACZ
- ☐ Boise
- ☐ Eagle
- ☐ Garden City
- ☐ Meridian
- ☒ Kuna
- ☐ Star

Rezone/OTD # _____

Conditional/Accessory Use # _____

Preliminary / Final / Short Plat 25-01-PUD

Development Name/Section Napa Vineyards 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. _____

_____

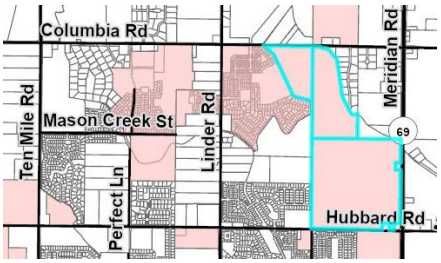
_____

_____ Reviewed By: Rob Bal Date: 7/22/25

3/22 lb

Communities in Motion (CIM) Development Review Checklist

Development Name:	Napa Vineyards		
CIM Vision Category:	Existing Neighborhood		
Consistent with CIM Vision?	YES		
New Households:	1495	**New Jobs:**	±380





Safety
How safe and comfortable is the nearest major road (minor arterial or above) for bicyclists and pedestrians? Analysis is limited to existing roadway conditions.

Hubbard Road

Pedestrian level of stress	✗
Bicycle level of stress	✗



Economic Vitality
To what extent does the project enable people, government, and businesses to prosper?

Economic Activity Center Access	✗
Impact on Existing Surrounding Farmland	✓
Net Fiscal Impact	✓



Convenience
What services are available within 0.5 miles (green) or 1 mile (yellow) of the project?

Nearest bus stop	✗
Nearest public school	✗
Nearest public park	✓



Quality of Life
Checked boxes indicate that additional information is attached.

Active Transportation	
Automobile Transportation	✓
Public Transportation	
Roadway Projects	✓

✓ **Improves performance** ✓ **Does not improve or reduce performance** ✗ **Reduces performance**

Comments:
The red and yellow marks in the Convenience section above reflect the current land use. This project is providing land for a public school and a public park. Upon construction of the school and the park, this project would receive a green "Improves performance" checkmark for nearest school and park. Please visit the Idaho Transportation Department's website for more information on the State Highway 69 Corridor Traffic Study. https://itdprojects.idaho.gov/pages/id69corridor

Who we are: *The Community Planning Association of Southwest Idaho (COMPASS) is the metropolitan planning organization for Ada and Canyon Counties. This review evaluates whether land developments are consistent with Communities in Motion, the regional long-range transportation plan for Ada and Canyon Counties. This checklist is not intended to be prescriptive, but rather a guidance document. Past checklists are available online. See the Development Review User Guide* for more information on the red, yellow, and green checklist thresholds.

https://compassidaho.org/
info@compassidaho.org
COMPASS COMMUNITY PLANNING ASSOCIATION of Southwest Idaho

Sent: 8/18/25

Complete Network Appendix

Checkmarks (✓) below indicate suggested changes to a site plan, based on the COMPASS Complete Network Policy (No. 2022-01). Both the Complete Network Policy and site-specific suggestions are intended to better align land use with identified transportation uses in the corridor. Please see the Complete Network map for primary and secondary uses for roadways (minor arterial and above) in Ada and Canyon Counties.

Corridor Name:	N/A
Primary Use:	
Secondary Use:	

Bicycle and Pedestrian Infrastructure

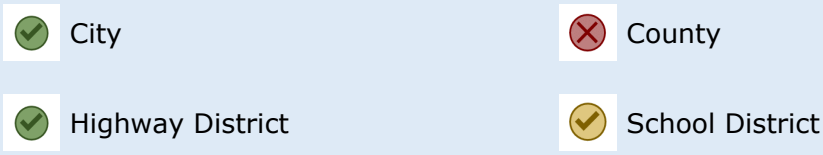
✓ Apply traffic calming measures to discourage speeding on local roads

Fiscal Impact Analysis

Below are the expected revenues and costs to local governments from this project. The purpose of this analysis is to help the public, stakeholders, and the decision-makers better manage growth.

Capital and operating expenditures are determined based on service and infrastructure needs, including persons per household, student generation rates, lot sizes, street frontages, vehicle trip and trip adjustment factors, average trip lengths, construction values, income, discretionary spending, and employment densities.

Net Fiscal Impact by Agency



Breakeven point across all agencies: 1 Year

Disclaimer*: This tool only looks out 20 years and does not include replacement costs for infrastructure, public utilities, or unfunded transportation needs in the project area. More information about the COMPASS Fiscal Impact Tool is available at: https://compassidaho.org/fiscal-impact-tool/*

Long-Term Funded and Unfunded Capital Projects

CIM Priority Corridor:	State Highway 69 (Kuna-Meridian Road) (Columbia Road to Victory Road)

Widening State Highway 69 (Kuna-Meridian Road) from Columbia Road to Victory Road to 6 travel lanes with a center median barrier and detached pedestrian facilities. It is a funded project.

More information on transportation needs and projects based on forecasted future growth is available at: https://cim2050.compassidaho.org/projects-and-priorities/project-priorities/

1445 N Orchard St
Boise, ID 83706 • (208) 373-0550

Brad Little, Governor
Jess Byrne, Director

July 21, 2025

Troy Behunin, Senior Planner
City of Kuna
751 W. 4th Street
Kuna, ID 83634
TBehunin@KunaID.Gov

Subject: Napa Vineyards PUD Request for Official Comments

Dear Mr. Behunin:

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 Conservations 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,



Troy Smith
Regional Administrator

KUNA RURAL FIRE DISTRICT
EST. 1951

150 W BOISE ST
PO Box 607
Kuna, ID 83634
PHONE: (208) 922-1144
FAX: (208) 922-1982

Date: 7/21/2025
From: Kuna Rural Fire District

Regarding: Fire District Comments
25-01-PUD, 25-04-S, 25-02-SUP
Napa Vineyards Subdivision

Comments:
The Kuna Rural Fire District can support the proposed project with the following conditions:

- The Fire District shall be included in the subsequent Subdivision review & approval process and commercial building permit review & approval process. Final conditions of approval will be established during a more detailed architectural fire code plan review of each plat of residential subdivision and each individual commercial building permit. See Fire District Website for associated fees.

- Building designs shall comply with the adopted fire code at the time of application for plat approval and commercial building permit by the City of Kuna public works department and building department. If applicable, fire protection system permits will be deferred and issued directly through the Fire District.

- Available firefighting water supply for the project site shall be included with each proposed subdivision plat review and at the building permit application for new commercial structures.

Regards,

Kuna Rural Fire District
150 W Boise Street
Kuna, ID 83634
1.208.922.1144

Kuna School District

Empowering students to lead productive lives.

Date: 08/22/25

RE: Napa Vineyards

Dear Commissioners or City Council Members,

Kuna School District has reviewed the application of Napa Vineyards and provides the following comments for your consideration.

Kuna School District has experienced rapid growth over the last ten years. Our March 2023 bond measure to increase student capacity did not pass. We are currently at or near district capacity in many of our schools, and those populations will continue to grow given the current approvals the City of Kuna, City of Meridian, and County agencies have granted. To be able to serve this development, the Kuna School District Board of Trustees requests that developers assist the taxpayers to mitigate the costs of growth through a partnership, which can be in the form of a donation of land, money, or in-kind facility work. This development will increase the population of Silver Trail, Fremont, and Kuna High School.

School	Educational Capacity by School	2025-26 Current Enrollment	2025-26 Capacity Utilization
Crimson Point	494	410	83%
Hubbard	391	274	70%
Indian Creek	322	262	81%
Reed	676	634	94%
Ross	270	267	99%
Silver Trail	676	598	88%
FMS	473	498	105%
SMS	100	88	88%
KMS	765	723	95%
IPHS	120	120	100%
KHS & SFHS	1688	**1851**	110%
Total	**5897**	**5727**	90%

*Last updated 8/22/25

Kim Bekkedahl, Superintendent

Brian Graves, *Asst. Superintendent*

Jason Reddy, *Asst. Superintendent*

Allison Westfall, *Communications Director*

Brad Steadman, *Chief Financial Officer*

Kelly Schamber, *Special Education Director*

Kevin Gifford, Curriculum, Instruction & Assessment Director

711 E. Porter Rd., Kuna, Idaho 83634 Phone: (208) 922-1000

Kuna School District
Future Ready

Kuna School District

Empowering students to lead productive lives.

The 2019 City of Kuna Comprehensive Plan, approved by the City Council, provides, as it relates to schools: "School facilities will expand, as needed, to keep pace with Kuna's growing population." In order to expand, the Kuna School District requires partnerships with the developers and, most importantly, the passing of bonds.

To reduce our reliance on bonds and to promote reasonable growth within our district, we generally seek partnerships with residential developers. Partnerships with developers mitigate the impact homes will have on the Kuna School District and our ability to deliver services without compromising the quality of service delivery to current residents or imposing substantial additional costs upon current residents to accommodate proposed subdivisions or other developments. (*See* Idaho Code §67-6513). The developer of this project has agreed to partner with Kuna School District; therefore, receives our support for this application.

Regards,

Jason Reddy
Assistant Superintendent

&

Danielle Horras
School District Planning Team

Kim Bekkedahl, Superintendent
Brian Graves, *Asst. Superintendent*
Jason Reddy, *Asst. Superintendent*
Allison Westfall, *Communications Director*
Brad Steadman, *Chief Financial Officer*
Kelly Schamber, *Special Education Director*
Kevin Gifford, Curriculum, Instruction & Assessment Director

711 E. Porter Rd., Kuna, Idaho 83634 Phone: (208) 922-1000

From: Doug Hanson
To: Troy Behunin
Subject: FW: Online Form Submittal: Public Testimony Form
Date: Thursday, August 21, 2025 7:02:08 AM
Attachments: image002.png

DEVELOPMENT SERVICES KUNA IDAHO

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

Doug Hanson
Planning & Zoning Director
City of Kuna | Development Services

Phone: 208-287-1771
Email: dhanson@kunaid.gov
www.kunacity.id.gov

All e-mail messages sent to or received by City of Kuna e-mail accounts are subject to Idaho law, in regard to both release and retention, and may be released upon request, unless exempt from disclosure by law.

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Tuesday, August 19, 2025 7:41 PM
To: Doug Hanson <dhanson@kunaid.gov>; City Clerk <cityclerk@kunaid.gov>
Subject: Online Form Submittal: Public Testimony Form

Public Testimony Form

Please complete the form with your testimony for the below referenced case for the Public Hearing record.

Case Number/Description	Case Nos. 25-01-PUD, 25-04-S & 25-02-SUP Napa Vineyards Subdivision
Public Hearing Date	8/26/2025
Will you also be providing in person testimony at the Public Hearing	No
In Favor, Neutral or In Opposition	Neutral
Email	gingeryore@yahoo.com

Phone Number	2082508299
First Name	Ginger
Last Name	Yore
Address1	8799 S. Rocky Mountain Lane
City	Meridian
State	ID
Zip	83642
Written Testimony	My name is Ginger Yore and I live at 8799 S. Rocky Mountain Lane, directly adjacent to the proposed development, bordering the east and south sides of our property. I recognize that growth will happen, but I have serious concerns about the scale of this project and negative impact it will have on not only our property, but traffic, safety, infrastructure and services and compatibility with the surrounding area. Traffic & Safety: The east/west roads are not designed to handle the amount of traffic they experience today, let alone the addition of 1,495 units consisting of 653 single family homes and 842 multi-family units. I understand a traffic study has been completed but last fall they had not received ACHD or ITD's comments on whether they agree or disagree with the proposed requirements. Without completion of major upgrades to the roads prior to the development, we will see extreme congestion, additional accidents, cut-through traffic and unsafe conditions for drivers, cyclists and pedestrians. Additionally, the future trail shown through our property on one of the plats we oppose. Infrastructure and services: I understand that services will be brought to the development, but without proper planning and consideration, this area and future homeowners will be negatively impacted. Kuna has experienced water and sewer issues, including violations by Idaho DEQ in recent years due in part by excessive growth putting a strain on the existing system. It is overburdened with growth already, and I do not want to see the taxpayers footing the bill in the form of higher utility fees in order to build out the infrastructure necessary to support the proposed development. Schools, police and fire services are also already overcapacity in this part of the county, even with the addition of a school and fire station as proposed – the area is growing faster than these services can keep up. Beyond existing easements for public utilities on our property, we are opposed to

the incorporation and establishment of other easements directly affecting our property or requiring access to or through our property without our knowledge or consultation.

Third is compatibility with the surrounding area and aesthetics. This development will forever change the landscape as you enter Kuna. To help transition from existing low-density home sites, I would like to see more open space available in the development, i.e. not include the canal area in calculation of open space, and a transition between existing low density home sites by having larger lots against existing sites (R-4 designation as originally designed) and higher density towards middle of development, away from existing homes. As it sits today, I will have 7 homes looking into my property to the east – even with 65 feet of clearance. I am opposed to a high-density housing project within this development, as well as the placement along Meridian Road and bordering the south side of our property. This development needs to be a clean, livable environment of high quality, visually appealing and create the “wow” factor as you enter Kuna vs. another car-centric sprawl with no character.

Emphasis needs to be placed on taking the necessasry steps to protect the existing property owners’ investments. At a minimum, this project should include buffer areas, intentional landscaping and fencing along the property line to provide separation and preserve the land value, privacy and quality of life for us and others impacted. The increased noise, light pollution and traffic will negatively change the character of the area and take away from the peace we have enjoyed for so many years. Additionally, as submitted previously for hearing on 10/15/24, but I want to reiterate, Rocky Mountain Lane (off Columbia Road) is our legal access, indispensable and follows the Mason Creek feeder canal back to our property and must remain in place along the canal.

Finally, if this project moves forward, I urge the Commission to require enforceable conditions on traffic improvements, infrastructure management, open space and buffering, so these protections are not just developer promises, but binding commitments. We are open to working with the developer to ensure a mutually agreeable outcome for both of us in areas where we are directly impacted.

Thank you for your time and for considering the perspective of homeowners directly affected. Once farmland and open space are lost, they cannot be replaced. Thank you!

By checking the "I agree" box below, you agree and acknowledge that submitting, that this testimony will be a public record and a part of the case file for the governing body. Any testimony submitted after the public hearing Will Not be

considered by the governing body.

Electronic Signature Agreement	I Agree

Email not displaying correctly? View it in your browser.