



City of Kuna
 Planning & Zoning
 Department
 P.O. Box 13
 Kuna, Idaho 83634
 208.922.5274
 Fax: 208.922.5989
 Web: Kunacity.id.gov

Annexation Checklist

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

Project name: Ashton Estates East Subdivision **Applicant:** Kuna East, LLC

All applications are required to contain one copy of the following:

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

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

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



City of Kuna
 Planning & Zoning
 Department
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Commission & Council Review Application

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

*Please submit the appropriate checklist (s) with application

Type of Review (check all that apply):

- Annexation
- Appeal
- Comprehensive Plan Amendment
- Design Review
- Development Agreement
- Final Planned Unit Development
- Final Plat
- Lot Line Adjustment
- Lot Split
- Planned Unit Development
- Preliminary Plat
- Rezone
- Special Use
- Temporary Business
- Vacation
- Variance

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

Contact/Applicant Information

Owners of Record: <u>Kuna East, LLC</u>	Phone Number: _____
Address: <u>PO Box 1939</u>	E-Mail: _____
City, State, Zip: <u>Eagle, ID 83616</u>	Fax #: _____
Applicant (Developer): <u>same as owner</u>	Phone Number: _____
Address: _____	E-Mail: _____
City, State, Zip: _____	Fax #: _____
Engineer/Representative: <u>KM Engineering, LLP</u>	Phone Number: <u>208.639.6939</u>
Address: <u>9233 West State Street</u>	E-Mail: <u>kgrabo@kmengllp.com</u>
City, State, Zip: <u>Boise, ID 83714</u>	Fax #: <u>208.639.6930</u>

Subject Property Information

Site Address: <u>2320 East Meadow View Road</u>	
Site Location (Cross Streets): <u>Meridian Road & Meadow View Road</u>	
Parcel Number (s): <u>S1419241000</u>	
Section, Township, Range: <u>Sec. 19, T2N, R1E</u>	
Property size : <u>38.6 acres</u>	
Current land use: <u>Agricultural</u>	Proposed land use: <u>Single-family Residential</u>
Current zoning district: <u>RR (Ada County)</u>	Proposed zoning district: <u>R-8 (City)</u>

Project Description

Project / subdivision name: Ashton Estates East Subdivision
 General description of proposed project / request: Single-family residential subdivision

Type of use proposed (check all that apply):
 Residential single-family
 Commercial _____
 Office _____
 Industrial _____
 Other _____

Amenities provided with this development (if applicable): open space, master pathway, tot lot

Residential Project Summary (if applicable)

Are there existing buildings? Yes No
 Please describe the existing buildings: house and outbuildings
 Any existing buildings to remain? Yes No
 Number of residential units: 175 Number of building lots: 175
 Number of common and/or other lots: 21 common & 4 shared drives
 Type of dwellings proposed:
 Single-Family _____
 Townhouses _____
 Duplexes _____
 Multi-Family _____
 Other _____

Minimum Square footage of structure (s): _____
 Gross density (DU/acre-total property): 4.53 Net density (DU/acre-excluding roads): 6.07
 Percentage of open space provided: 15.7% Acreage of open space: 6.07 useable (7.73 total)
 Type of open space provided (i.e. landscaping, public, common, etc.): landscaped common lots and canal lot with walking path

Non-Residential Project Summary (if applicable)

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

Applicant's Signature: [Signature] Date: 11.11.19

November 11, 2019
Project No.: 19-081

Mr. Troy Behunin
Planning & Zoning Department
City of Kuna
751 West 4th Street
Kuna, ID 83634

**RE: Ashton Estates East Subdivision
Annexation and Preliminary Plat Applications**

Dear Mr. Behunin:

On behalf of Kuna East, LLC, we are pleased to submit the attached applications and required supplements for the annexation and preliminary plat for the project referenced above.

Site Information

The subject property is approximately 38.6 acres of agricultural ground identified as parcel number S1419241000 and located at 2320 East Meadow View Road. It is presently located in Ada County, but is contiguous to Kuna City limits on the west and south boundaries. The site is currently zoned Rural Residential (RR) in the County with a City of Kuna Comprehensive Plan designation of High-Density Residential (HDR).

Since 2016, the developers of this project have also been developing the Ashton Estates project at the southeast corner of Meridian and Deer Flat Roads. With that project, a number of new commercial businesses have been introduced to the area, in addition to new residential housing opportunities. With this new project, the developers envision an extension of the residential uses at Ashton Estates with an introduction of an additional housing type.



Annexation

As previously stated, the subject property is contiguous to City limits on both the west and south, and annexation into the City will provide enhanced development opportunities for this growing area. In conjunction with annexation, the developers are requesting the R-8 zoning designation. This zone is consistent with the

Comprehensive Plan designation of HDR, which allows for 8-20 units per acre, and is compatible with the adjacent R-6 zoning designation carried by the Ashton Estates project to the west.

Preliminary Plat

The Ashton Estates East preliminary plat proposes 175 buildable single-family residential lots, 21 common lots, and 4 shared driveway lots for a total of 200 lots. The lot sizes within the plat range between approximately 3,900 sf and 8,400 sf, with an average lot size of approximately 5,200 sf. This layout reflects a gross density of 4.5 units per acre and a net density of 6.1 units per acre, both of which are below the density allowed in the R-8 zone. While a lower residential zone would accommodate the desired density, the dimensional standards of the R-8 zone will allow for the proposed diversity of lot sizes and housing types, which is a goal of the City’s Comprehensive Plan.



Ashton Estates East includes approximately 7.7 acres of total open space with approximately 6 acres (+/- 15%) of “useable” open space located at central locations throughout the project. The Kuna Canal crosses the site from north to south, and the canal is proposed to remain open with a walking path installed along the west side pursuant to the City’s 2019 Pathways Master Plan. In addition, the developer anticipates inclusion of a tot lot in one of the two larger open space areas within the project and has incorporated a school bus pick-up area at the entrance of the subdivision along Meadow View Road as requested by the school district.

The open space within the subdivision will be owned and maintained by the Homeowners’ Association, and the attached draft CC&Rs include language regarding maintenance of these common lots.

Access & Roadways

Primary access for this project is proposed via a roadway connection to Meadow View Drive to the south. In addition, the project will tie into the Porter Street stub currently being constructed with Ashton Estates Subdivision No. 3 to the west. Two stub streets will also be provided to the north to allow for future connectivity as required by the City and the Ada County Highway District (ACHD).

The east boundary of Ashton Estates East falls on the mid-mile alignment between Meridian and Locust Grove Roads, so provisions will be made to accommodate future installation of the mid-mile collector as shown on the proposed plat. We will continue coordination with ACHD as the project progresses to determine if this section of the mid-mile collector should be constructed with this project or if a road trust should be provided instead. Until the future collector is installed and connects to either Meadow View Road to the south or Deer Flat Road to the north, a secondary emergency access is proposed via a connection between the terminus of Belgian Place and Meadow View Road as shown on the preliminary engineering plan.

Public Utilities

We have conducted multiple meetings with Kuna's Public Works Department to understand sewer, water and pressure irrigation facilities, all of which are available for connection with development of this site. As the project progresses, we will also work with the remaining public utilities to ensure that adequate services are provided.

Conclusion

With the proposals discussed herein, we feel that the new Ashton Estates East project complements the City's vision for growth by providing a variety of additional housing opportunities for this area. We look forward to working with staff to accomplish this great addition to the City of Kuna.

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

Sincerely,
KM Engineering, LLP

A handwritten signature in black ink, appearing to read 'K Grabo', is positioned above the typed name.

Kirsti Grabo
Operations Manager

cc: Kuna East, LLC

Site Photos



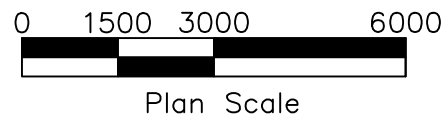
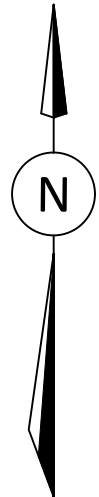
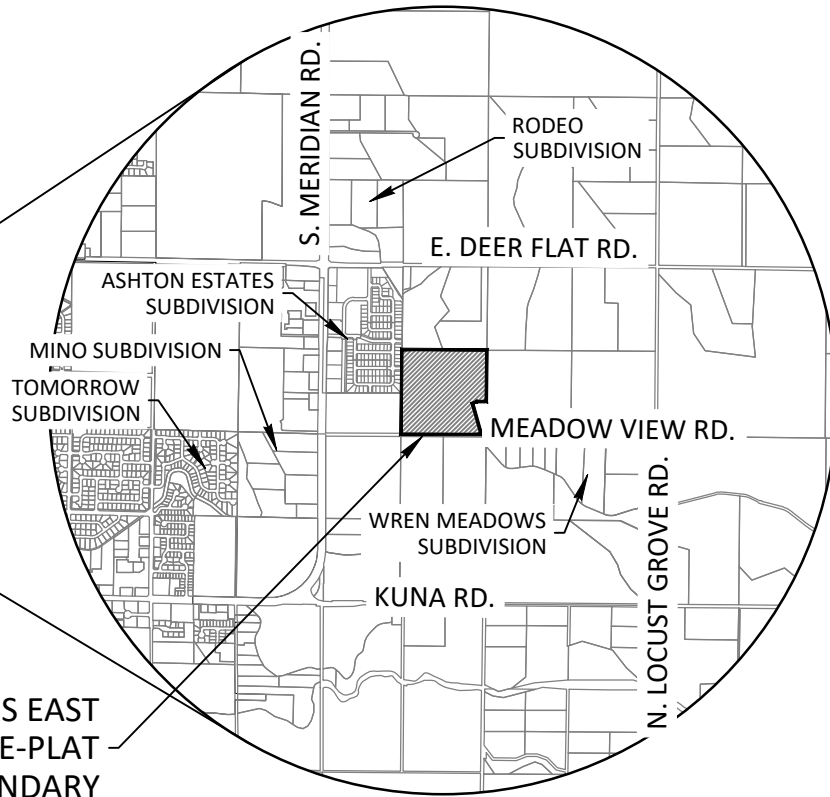
Southwest Corner Looking Northeast



Mid-Site on Meadow View Looking North



Southeast Corner Looking North



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

DATE: 11/11/19
 PROJECT: 19-081

SHEET:
 1 OF 1

ASHTON ESTATES EAST
 KUNA, IDAHO

FIGURE 1 - VICINITY MAP



City of Kuna
Planning & Zoning
Department
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 Kuna, ID 83634
 208.922.5274
 www.kunacity.id.gov

Preliminary Plat Checklist

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

Project Name: Ashton Estates East Subdivision **Applicant:** Kuna East, LLC

All applications are required to contain on copy of the following:

in progress

Applicant (✓)	Description	Staff (✓)
<input checked="" type="checkbox"/>	Electronic copy of all required submittal items.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Completed and signed Commission & Council Review Application.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Vicinity map showing relationship of the proposed plat to the surrounding area with a 2-mile radius.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Homeowner's maintenance agreement for the care of landscaped common areas.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Legal description of the preliminary plat area: Include a metes & bounds description to the section line of all adjacent roadways stamped & signed by a registered professional land surveyor with a calculated closure sheet & a map showing the boundaries of the legal description.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Proof of ownership—A copy of your deed and Affidavit of Legal Interest (for all interested parties involved).	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Letter of intent indicating reasons and details for preliminary plat.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Commitment of Property Posting form signed by the applicant/agent.	<input type="checkbox"/>
<input type="checkbox"/>	If preliminary plat includes 100 lots or more, please submit a traffic impact study.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	A letter from Ada County Engineer with the Subdivision Name reservation. A name change needs to be submitted and approved by the Planning & Zoning Director and Ada County Engineer.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Phasing Plan	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Landscape plan for subdivision entrances, buffers, common areas, etc.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Neighborhood meeting certification (certification & neighborhood meeting list forms shall accompany this application).	<input type="checkbox"/>
<input checked="" type="checkbox"/>	8 1/2 x 11 proposed preliminary plat.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Preliminary plat drawing on 24x36 quality paper drawn to scale of 1 to 100' or more. The following information shall be contained on the preliminary plat: <ul style="list-style-type: none"> ◇ Topography at two-foot (2') intervals ◇ Land uses (location, layout, types & dimensions): residential, commercial & industrial land uses. ◇ Street right-of-way: dimensions of right-of-way dedication for all roadways, street sections, improvements, etc. ◇ Easements/common space: utility easements, parks, community spaces ◇ Lots: layout and dimensions of lots ◇ Preliminary improvement drawing: show water, sewer, drainage, electricity, irrigation, telephone, natural gas, proposed street lighting, proposed street names, proposed subdivision name, fire hydrant placement, storm water disposal, underground utilities, and sidewalks. 	<input type="checkbox"/>

*NOTE: One copy of the above items need to be submitted when applying for multiple applications. This application shall not be considered complete (nor will a public hearing be set) until staff has received **all required information**. Once the application is deemed complete, staff will notify the applicant of the scheduled hearing date, fees due, additional copies needed, etc.*

Kirsti Grabo

From: Sub Name Mail <subnamemail@adacounty.id.gov>
Sent: Friday, November 8, 2019 3:45 PM
To: Kirsti Grabo
Subject: RE: Ashton Estates Sub Extension

Kirsti;

If this project will be adjacent to, and a continuation of Ashton Estates Subdivision, then it would simplify things if Don continues the Ashton Estates phasing.

From the Assessors mapping, it appears that in the future phase 3 will be Parcel S1419223145 (south of phase 2) so phase 4 and on would extend into Parcel S1419241000.

Kuna may want to identify it some other way for their internal use, but if they will acknowledge that whatever you submit is "to be platted as future phases of Ashton Estates" then it is cleaner in the recorded plats. You already have the name reserved, so we have no problems extending it onto adjacent ground.

Please contact me if I can be of assistance in getting Kuna to accept the current name.



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

From: Kirsti Grabo <KGrabo@kmengllp.com>
Sent: Thursday, November 7, 2019 2:03 PM
To: Sub Name Mail <subnamemail@adacounty.id.gov>
Cc: Donna Wilson <DWilson@kmengllp.com>
Subject: [EXTERNAL] Sub Name Request

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

Hi Gents –

We are currently working on an extension of the Ashton Estates project in Kuna. The parcel number is S1419241000 and the property is +/- 38.5 acres. On behalf of the developer, Don Newell (who is also the developer of Ashton Estates), we would like to reserve the name Ashton Estates East Subdivision for this project.

Please let me know if this is acceptable.

Thanks,



City of Kuna AFFIDAVIT OF LEGAL INTEREST

City of Kuna
Planning & Zoning
Department
P.O. Box 13
Kuna, ID 83634
208.922.5274
www.kunacity.id.gov

State of Idaho)) ss.
County of Ada)

I, Don Newell , P.O. Box 1939
Name Address
Eagle , Idaho 83616
City State Zip Code

being first duly sworn upon oath, depose and say:

(If Applicant is also Owner of Record, skip to B)

A. That I am the record owner of the property described on the attached, and I grant my permission to KM Engineering, LLP 9233 W. State Street, Boise, ID 83714
Name Address
to submit the accompanying application pertaining to that property.

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

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

Dated this 4 day of October, 20 19

[Signature]
Signature for Kuna East, LLC

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



[Signature]
Notary Public for Idaho
Residing at: SM, ID
My commission expires: 2.20.21



City of Kuna
**COMMITMENT TO
PROPERTY POSTING**


City of Kuna
P.O. Box 13
Kuna, Idaho 83634
Phone: (208) 922-5274
Fax: (208) 922-5989
Web www.Kunacity.id.gov

Per City Code 5-1A-8, the applicant for all applications requiring a public hearing shall post the subject property not less than ten (10) days prior to the hearing. The applicant shall post a copy of the public hearing notice or the application (s) on the property under consideration.

The applicant shall submit proof of property posting in the form of a notarized statement and a photograph of the posting to the City no later than seven (7) days prior to the public hearing attesting to where and when the sign (s) were posted. Unless such Certificate is received by the required date, the hearing will be continued.

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

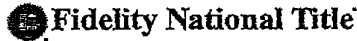
I am aware of the above requirements and will comply with the posting requirements as stated in Kuna City Code 5-1A-8



Applicant/agent signature

10-7-19

Date



Escrow No.: 34601911264-BB

WARRANTY DEED

FOR VALUE RECEIVED

~~Mark Eskeldson and Carey Eskeldson, husband and wife~~ **a married man, sole and separate property** and Kaylyn De Heus and Mike De Heus, wife and husband

GRANTOR(S), does(do) hereby GRANT, BARGAIN, SELL AND CONVEY unto:

Kuna East, LLC, an Idaho Limited Liability Company

GRANTEE(S), whose current address is: **PO Box 1939, Eagle, ID 83616**

the following described real property in Ada County, Idaho, more particularly described as follows, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said heirs and assigns forever. And the said Grantor(s) does(do) hereby covenant to and with the said Grantee(s), that Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee(s); and subject to reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and general taxes and assessments, (including irrigation and utility assessments, if any) for the current year, which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

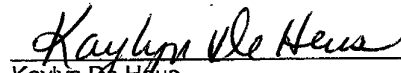
IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Effective this 15th day of August, 2019.

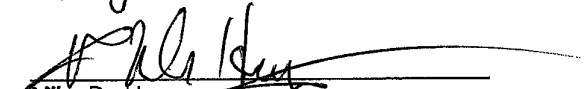


Mark Eskeldson

~~Carey Eskeldson~~
#####



Kaylyn De Heus



Mike De Heus

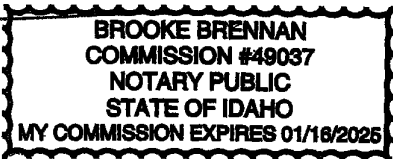
WARRANTY DEED

(continued)

STATE OF Idaho, COUNTY OF Ada, -ss.

On this 15th day of August, 2019, before me, the undersigned, a Notary Public in and for said State, personally appeared Mark Eskeldson ~~and Carey Eskeldson~~ known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he she/they executed the same.

Signature: [Handwritten Signature]
Name: _____
Residing at: _____
My Commission Expires: _____



(SEAL)

STATE OF Oregon, COUNTY OF Lane, -ss.

On this 13 day of August, 2019, before me, the undersigned, a Notary Public in and for said State, personally appeared Kaylyn De Heus and Mike De Heus known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same.

Signature: [Handwritten Signature]
Name: Elizabeth Woodyard
Residing at: Flurance
My Commission Expires: 9-14-21



(SEAL)

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): S1419241000

Land Situated in the State of Idaho, County of Ada, City of Kuna.

The Southeast quarter (SE1/4) of the Northwest quarter (NW1/4) of Section 19, Township 2 North, Range 1 East, Boise Meridian, Ada County, Idaho.

EXCEPTING THEREFROM the following described tract:

Beginning at the center line of said Section 19, Township 2 North, Range 1 East, B.M.; thence running North 516 feet; thence running West 147 feet; thence running in a Southwesterly direction 75 feet to a point 217 feet West of the North and South center line of said Section 19; thence running Southeasterly to a point on the East and West center line of said Section 19, 72 feet West of the center line of said section; thence running East 72 feet to the center of said section and the point of beginning.

FURTHER EXCEPTING road right of way.



November 11, 2019
Ashton Estates East
Project No. 19-081
Annexation and Zoning Legal

Exhibit A

A parcel of land situated in a portion of the Southeast 1/4 of the Northwest 1/4 of Section 19, Township 2 North, Range 1 East, Boise Meridian, City of Kuna, Ada County, Idaho, and being more particularly described as follows:

Commencing at a found aluminum cap monument marking the west 1/4 corner of said Section 19, thence following the southerly line of Government Lot 2 of Section 19, S89°39'33"W a distance of 1,236.37 feet to the southeast corner of said Government Lot 2 and also being the southwest corner of said Southeast 1/4 of the Northwest 1/4 (C-W 1/16 corner) and being the **POINT OF BEGINNING**.

Thence leaving said southerly line and following the westerly line of said Southeast 1/4 of the Northwest 1/4, N00°45'15"E a distance of 1322.96 feet to a 1/2-inch rebar marking the northwest corner of said Southeast 1/4 of the Northwest 1/4 (NW 1/16 corner);

Thence leaving said westerly line and following the northerly line of said Southeast 1/4 of the Northwest 1/4, S89°39'57"E a distance of 1,326.72 feet to a 5/8-inch rebar marking the northeast corner of said Southeast 1/4 of the Northwest 1/4 (C-N 1/16 corner);

Thence leaving said northerly line and following the easterly line of said Southeast 1/4 of the Northwest 1/4, S00°35'26"W a distance of 807.09 feet to a 5/8-inch rebar;

Thence leaving said easterly line, N89°24'34"W a distance of 147.00 feet to a 5/8-inch rebar;

Thence S69°33'04"W a distance of 75.00 feet to a 5/8-inch rebar;

Thence S15°54'48"E a distance of 510.42 feet to a nail on the southerly line of said Southeast 1/4 of the Northwest 1/4 (nail bears N89°39'33"W a distance of 72.00 feet from an aluminum cap marking the center of said Section 19);

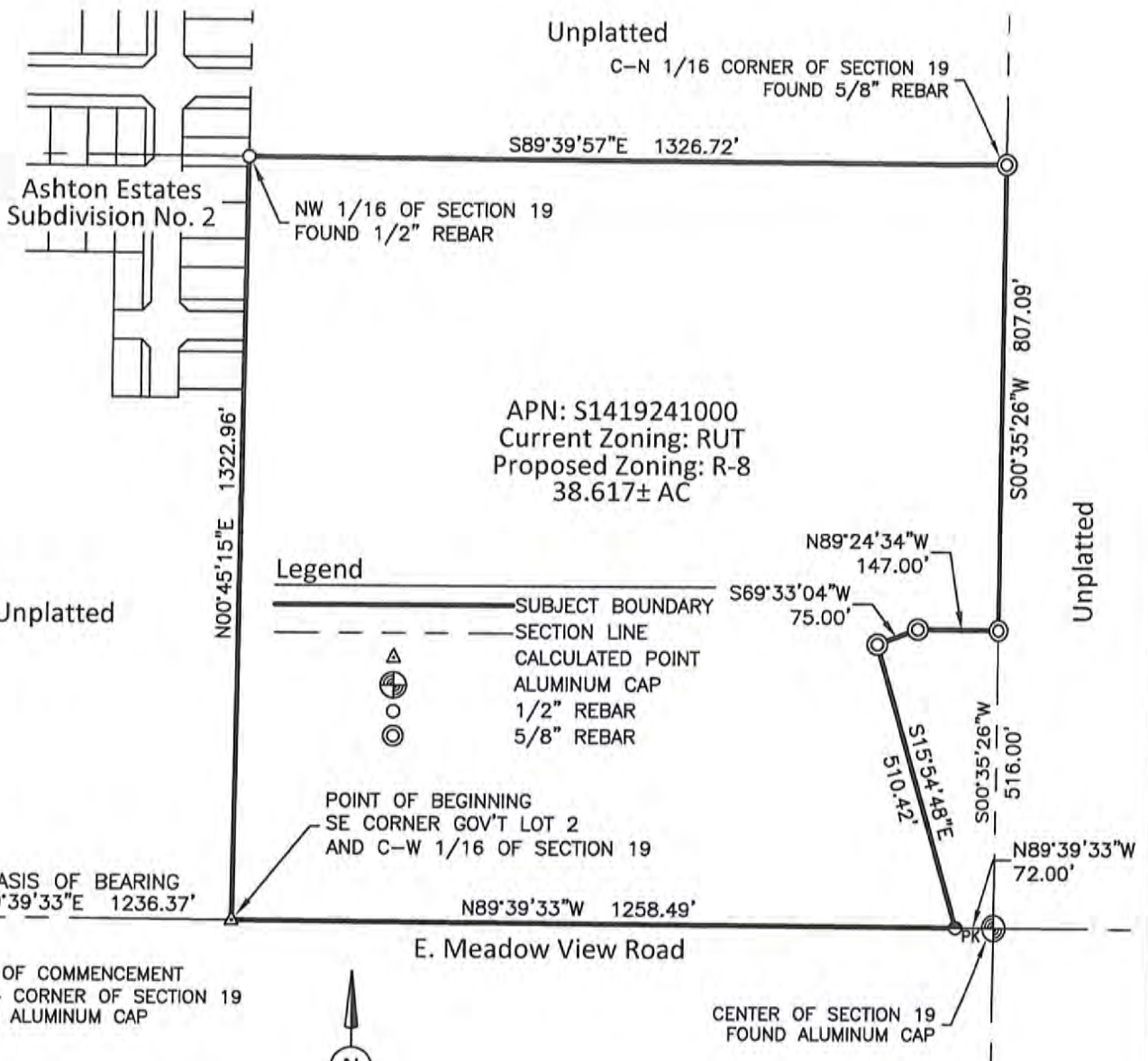
Thence following said southerly line N89°39'33"W a distance of 1,258.49 feet to the **POINT OF BEGINNING**.

Said parcel contains 38.617 acres, more or less.

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



P:\19-081\CAD\SURVEY\EXHIBITS\19-081 ANNEXATION AND ZONING.DWG, AARON BALLARD, 11/11/2019, KYOCERA TASKALFA 4550CI KX.PC3, ----



Scale: 1"=300'

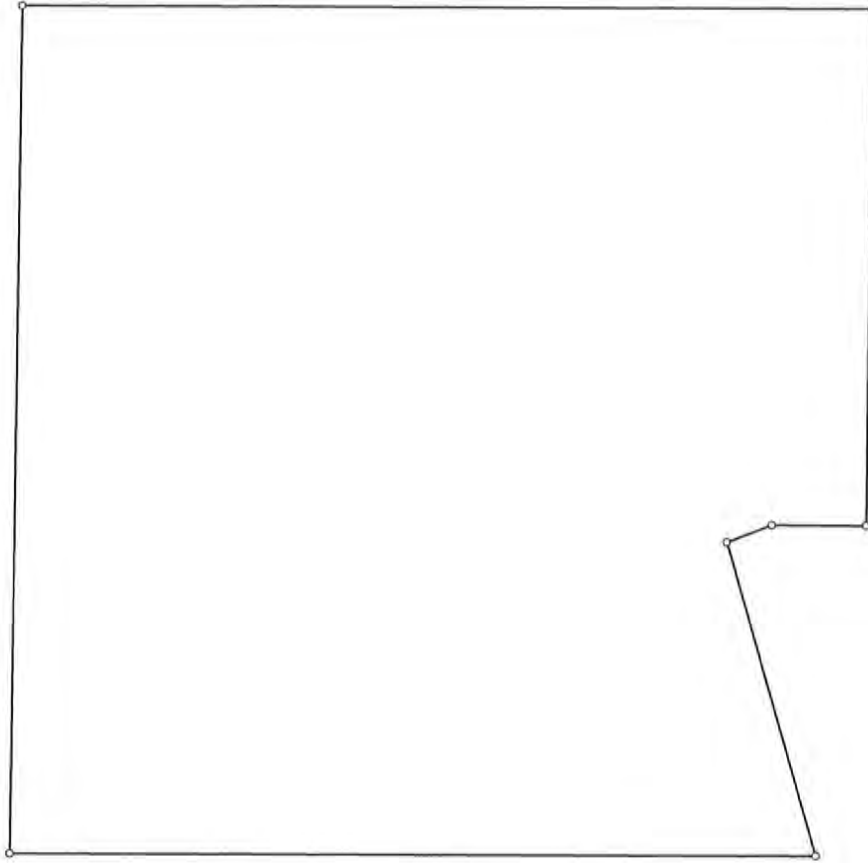


km
ENGINEERING
ENGINEERS . SURVEYORS . PLANNERS
9233 WEST STATE STREET
BOISE, IDAHO 83714
PHONE (208) 639-6939
FAX (208) 639-6930

DATE:	November 2019
PROJECT:	19-081
SHEET:	1 of 1

Exhibit B
Ashton Estates East Annexation and Zoning

Situated in a portion of the Southeast 1/4 of the Northwest 1/4 of
Section 19, T.2N., R.1E., B.M., Ada County, Idaho



Title: Ashton Estates East Subdivision		Date: 11-11-2019
Scale: 1 inch = 300 feet	File:	
Tract 1: 38.617 Acres: 1682142 Sq Feet: Closure = n86.1739w 0.01 Feet: Precision = 1/804150: Perimeter = 5448 Feet		
001=n00.4515e 1322.96	004=n89.2434w 147.00	007=n89.3933w 1258.49
002=s89.3957e 1326.72	005=s69.3304w 75.00	
003=s00.3526w 807.09	006=s15.5448e 510.42	



November 11, 2019
Project No. 19-081

**Legal Description for proposed
Ashton Estates East Subdivision**

A parcel of land situated in a portion of the Southeast 1/4 of the Northwest 1/4 of Section 19, Township 2 North, Range 1 East, Boise Meridian, City of Kuna, Ada County, Idaho, and being more particularly described as follows:

Commencing at a found aluminum cap monument marking the west 1/4 corner of said Section 19, thence following the southerly line of Government Lot 2 of Section 19, S89°39'33"W a distance of 1,236.37 feet to the southeast corner of said Government Lot 2 and also being the southwest corner of said Southeast 1/4 of the Northwest 1/4 (C-W 1/16 corner) and being the **POINT OF BEGINNING**.

Thence leaving said southerly line and following the westerly line of said Southeast 1/4 of the Northwest 1/4, N00°45'15"E a distance of 1322.96 feet to a 1/2-inch rebar marking the northwest corner of said Southeast 1/4 of the Northwest 1/4 (NW 1/16 corner);

Thence leaving said westerly line and following the northerly line of said Southeast 1/4 of the Northwest 1/4, S89°39'57"E a distance of 1,326.72 feet to a 5/8-inch rebar marking the northeast corner of said Southeast 1/4 of the Northwest 1/4 (C-N 1/16 corner);

Thence leaving said northerly line and following the easterly line of said Southeast 1/4 of the Northwest 1/4, S00°35'26"W a distance of 807.09 feet to a 5/8-inch rebar;

Thence leaving said easterly line, N89°24'34"W a distance of 147.00 feet to a 5/8-inch rebar;

Thence S69°33'04"W a distance of 75.00 feet to a 5/8-inch rebar;

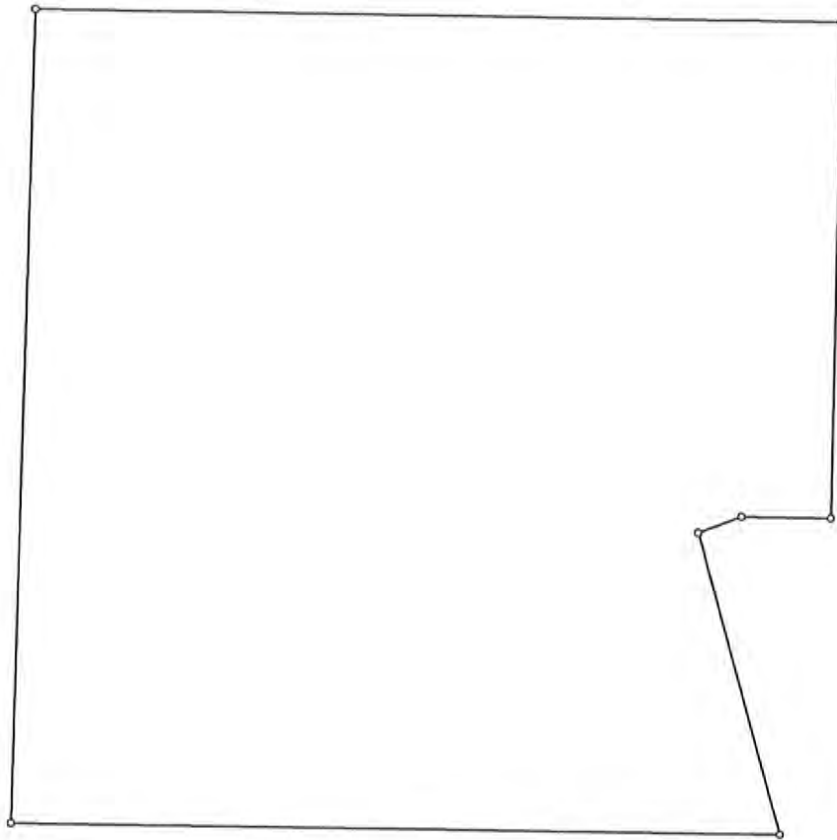
Thence S15°54'48"E a distance of 510.42 feet to a nail on the southerly line of said Southeast 1/4 of the Northwest 1/4 (nail bears N89°39'33"W a distance of 72.00 feet from an aluminum cap marking the center of said Section 19);

Thence following said southerly line N89°39'33"W a distance of 1,258.49 feet to the **POINT OF BEGINNING**.

Said parcel contains 38.617 acres, more or less.



11.11.2019



Title: Ashton Estates East Subdivision		Date: 11-11-2019
Scale: 1 inch = 300 feet	File:	
Tract 1: 38.617 Acres: 1682142 Sq Feet: Closure = n86.1739w 0.01 Feet: Precision = 1/804150: Perimeter = 5448 Feet		
001=n00.4515e 1322.96	004=n89.2434w 147.00	007=n89.3933w 1258.49
002=s89.3957e 1326.72	005=s69.3304w 75.00	
003=s00.3526w 807.09	006=s15.5448e 510.42	



Neighborhood Meeting Certification

CITY OF KUNA PLANNING & ZONING * 763 W. Avalon, Kuna, Idaho, 83634 * www.kunacity.id.gov * (208) 922-5274 * Fax: (208) 922-5989

GENERAL INFORMATION:

You must conduct a neighborhood meeting prior to application for variance, conditional use, zoning ordinance map amendment, expansion or extension of a nonconforming use, and/or a subdivision. Please see Section 8-7A-3 of the Kuna City Code or ask one of our planners for more information on neighborhood meetings.

The meeting must be held either on a weekend between 10 a.m. and 7 p.m., or a weekday between 6 p.m. and 8 p.m. Meetings cannot be conducted on holidays, holiday weekends, or the day before or after a holiday or holiday weekend. The meeting must be held at one of the following locations:

- The Subject Property;
- The nearest available public meeting place (Examples include fire stations, libraries and community centers);
- An office space within a 1-mile radius of the subject property.

The meeting cannot take place more than 2 months prior to acceptance of the application and the application will not be accepted before the neighborhood meeting is conducted. You are required to send written notification of your meeting, allowing a reasonable amount of time before your meeting for property owners to plan to attend. Contacting and/or meeting individually with residents will not fulfill Neighborhood Meeting requirements.

You may request a list of the people you need to invite to the neighborhood meeting from our department. This list includes property owners within 300 feet of the subject property. Once you have held your neighborhood meeting, please complete this certification form and include it with your application.

Please Note: The neighborhood meeting must be conducted in one location for attendance by all neighboring residents. Contacting and/or meeting individually with residents does not comply with the neighborhood meeting requirements.

Please include a copy of the sign-in sheet for your neighborhood meeting, so we have written record of who attended your meeting and the letter of intent sent to each recipient. In addition, provide any concerns that may have been addressed by individuals that attended the meeting.

Description of proposed project: Single family residential subdivision

Date and time of neighborhood meeting: September 11, 2019 at 6:45 pm

Location of neighborhood meeting: Kuna Library

SITE INFORMATION:

Location: Quarter: _____ Section: 19 Township: 2N Range: 1E Total Acres: 38.47

Subdivision Name: Ashton Estates East Subdivision Lot: _____ Block: _____

Site Address: 2320 E. Meadow View Road Tax Parcel Number(s): S1419241000

Kuna, ID

Please make sure to include **all** parcels & addresses included in your proposed use.

CURRENT PROPERTY OWNER:

Name: Kuna East, LLC

Address: PO Box 1939 City: Eagle State: ID Zip: 83616

CONTACT PERSON (Mail recipient and person to call with questions):

Name: Kirsti Grabo, Operations Manager Business (if applicable): KM Engineering, LLP

Address: 9233 W. State Street City: Boise State: ID Zip: 83714

PROPOSED USE:

I request a neighborhood meeting list for the following proposed use of my property (check all that apply):

Application Type	Brief Description
<input checked="" type="checkbox"/> Annexation	<u>single family residential subdivision</u>
<input checked="" type="checkbox"/> Re-zone	
<input checked="" type="checkbox"/> Subdivision (Sketch Plat and/or Prelim. Plat)	
Special Use	
Variance	
Expansion of Extension of a Nonconforming Use	
Zoning Ordinance Map Amendment	

APPLICANT/Agent

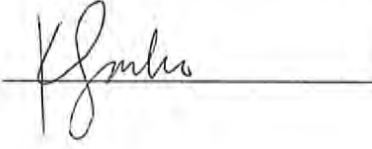
Name: KM Engineering, LLP- Kirsti Grabo

Address: 9233 W. State Street

City: Boise State: ID Zip: 83714

Telephone: 208.639.6939 Fax: _____

I certify that a neighborhood meeting was conducted at the time and location noted on this form and in accord with Section 5-1A-2 of the Kuna City Code

Signature: (Applicant)  Date 10-4-19

DATE: August 27, 2019
TO: Neighbors
FROM: SDN, LLC
RE: Ashton Estates East Subdivision
2320 East Meadow View Road – Kuna, ID

Dear Neighbor:

We are currently working on annexation, zoning and preliminary plat applications to the City of Kuna for the property located at 2320 East Meadow View Road, which is depicted on the enclosed vicinity map. This letter is notice of an opportunity to review and discuss the project as required by City Code; however, this is not a public hearing and public officials will not be present.

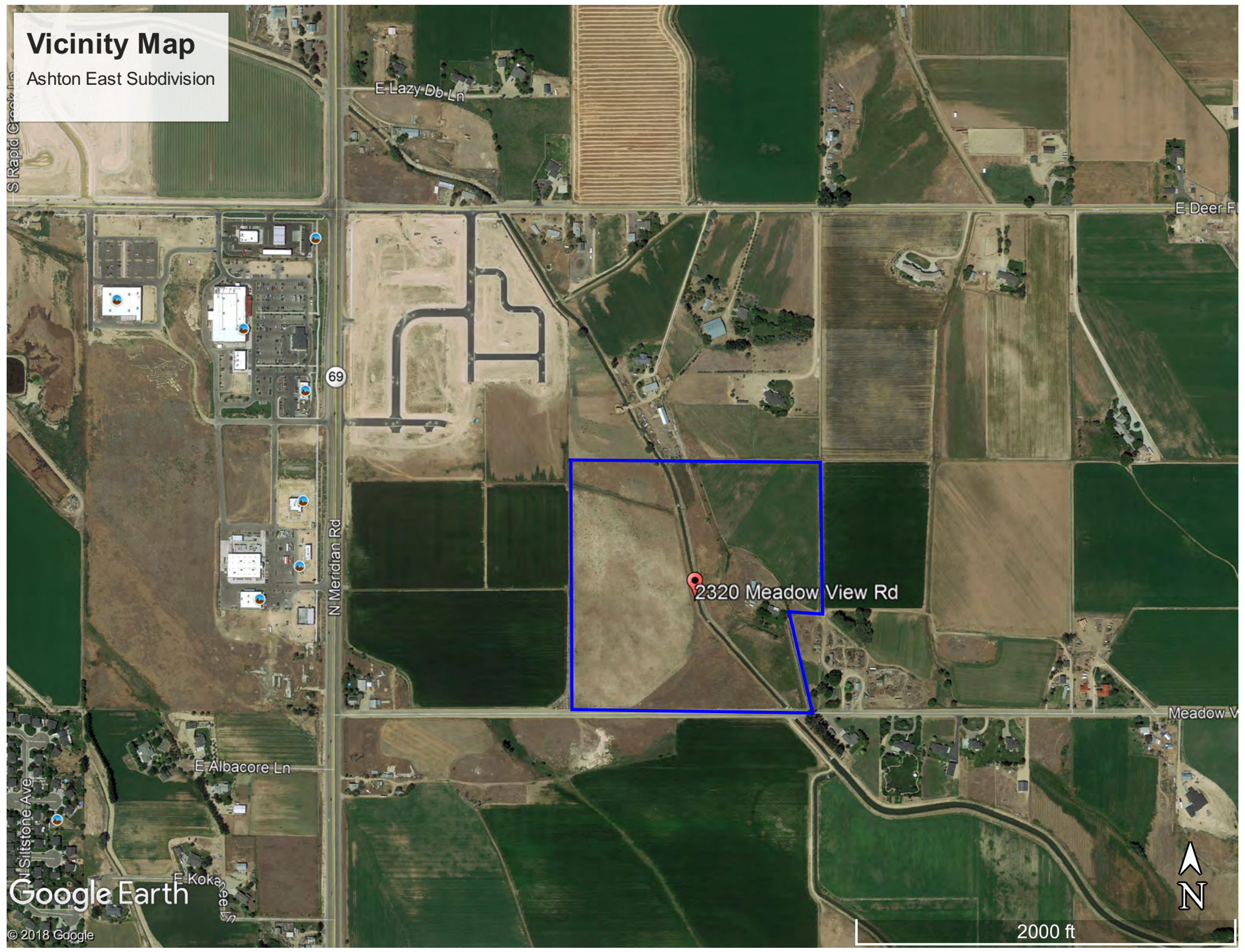
At this time, the anticipated development plan is to subdivide the +/- 38-acre property into single-family residential lots.

The neighborhood meeting will be held on Wednesday, September 11, 2019, at 6:45 p.m., at the Kuna Library, which is located at 457 North Locust Avenue in Kuna. The meeting will be held in the library's meeting room.

We look forward to seeing you there.

Vicinity Map

Ashton East Subdivision



69

E Lazy Db Ln

E Deer F

N Meridian Rd

2320 Meadow View Rd

Meadow V

E Albacore Ln

N Silistone Ave

E Kokan Ln

Google Earth

© 2018 Google

2000 ft



CITY OF KUNA
PO BOX 13
KUNA, ID 83634

DEHEUS KAYLYN
2320 E MEADOW VIEW RD
KUNA, ID 83634

GIBSON FLORENCE E
2432 E MEADOW VIEW RD
KUNA, ID 83634

KOHN FAMILY TRUST
UTA 12/26/2018
2211 E DEER FLAT RD
KUNA, ID 83634

KOHN HARRY C
2211 E DEER FLAT RD
KUNA, ID 83634

MARKER BRIAN R
2429 E MEADOW VIEW RD
KUNA, ID 83634

POWERS DAVID
PO BOX 324
DILLINGHAM, AK 99576

ROSE SIX LLC
3880 E VANTAGE POINT LN
MERIDIAN, ID 83642

SDN LLC
P O BOX 1939
EAGLE, ID 83616

TANG SANH D
2725 E DEER FLAT RD
KUNA, ID 83634

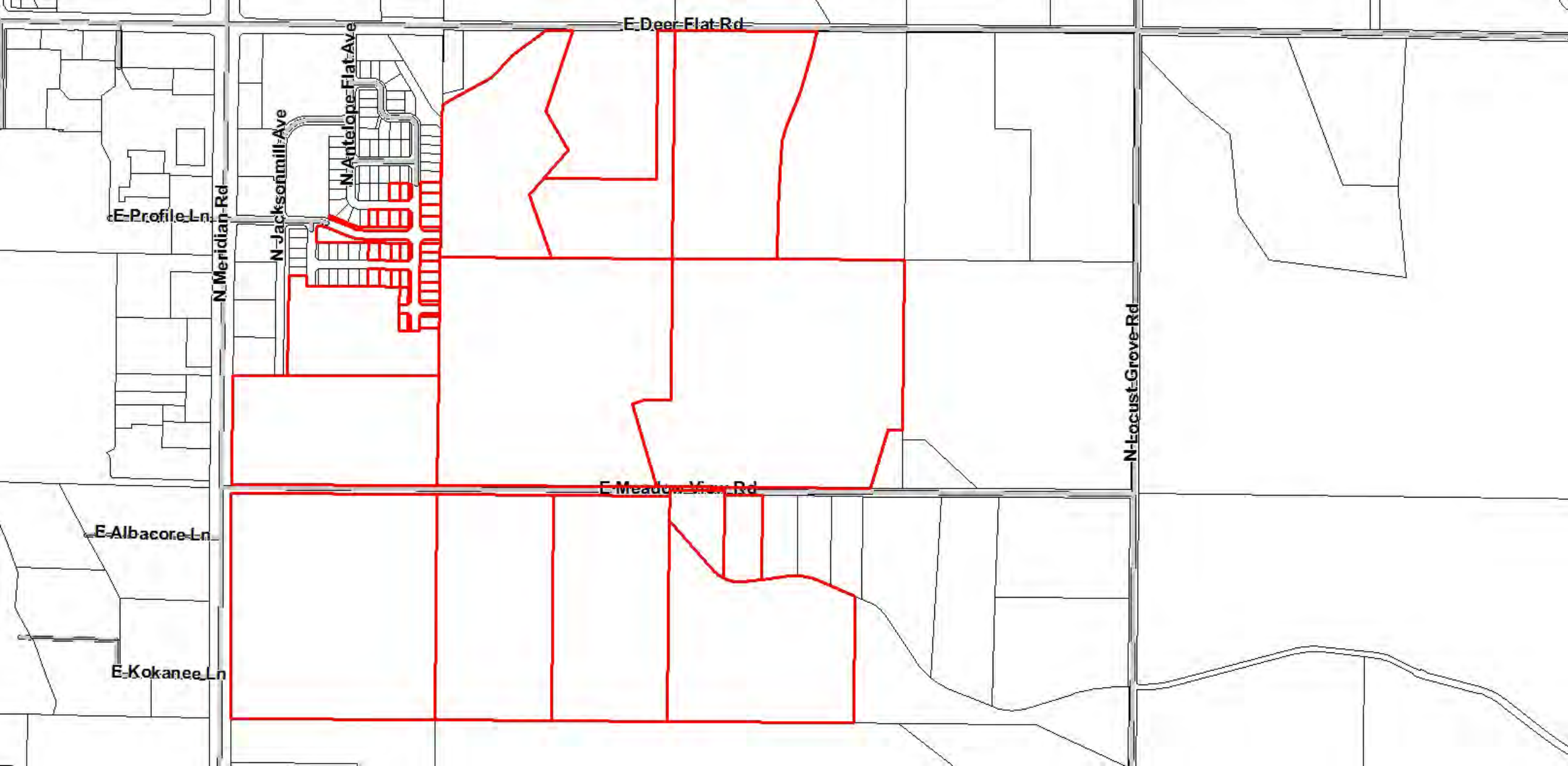
WANNER-BUCKNER PARTNERSHIP
1056 W SHEARWATER LN
EAGLE, ID 83616

WARD CHARLES L
2575 E MEADOW VIEW RD
KUNA, ID 83634

WIENS RODNEY & KAREN FAMILY
TRUST
2329 E DEER FLAT RD
KUNA, ID 83634

400' Owner List for Mailers without duplicates

PRIMOWNER	ADDCONCAT	STATCONCAT
CITY OF KUNA	PO BOX 13	KUNA, ID 83634
DEHEUS KAYLYN	2320 E MEADOW VIEW RD	KUNA, ID 83634
GIBSON FLORENCE E	2432 E MEADOW VIEW RD	KUNA, ID 83634
KOHN FAMILY TRUST UTA 12/26/2018	2211 E DEER FLAT RD	KUNA, ID 83634
KOHN HARRY C	2211 E DEER FLAT RD	KUNA, ID 83634
MARKER BRIAN R	2429 E MEADOW VIEW RD	KUNA, ID 83634
POWERS DAVID	PO BOX 324	DILLINGHAM, AK 99576
ROSE SIX LLC	3880 E VANTAGE POINT LN	MERIDIAN, ID 83642
SDN LLC	P O BOX 1939	EAGLE, ID 83616
TANG SANH D	2725 E DEER FLAT RD	KUNA, ID 83634
WANNER-BUCKNER PARTNERSHIP	1056 W SHEARWATER LN	EAGLE, ID 83616
WARD CHARLES L	2575 E MEADOW VIEW RD	KUNA, ID 83634
WIENS RODNEY & KAREN FAMILY TRUST	2329 E DEER FLAT RD	KUNA, ID 83634



E Deer Flat Rd

E Profile Ln

N Meridian Rd

N Jackson Mill Ave

N Antelope Flat Ave

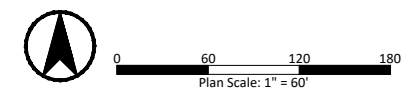
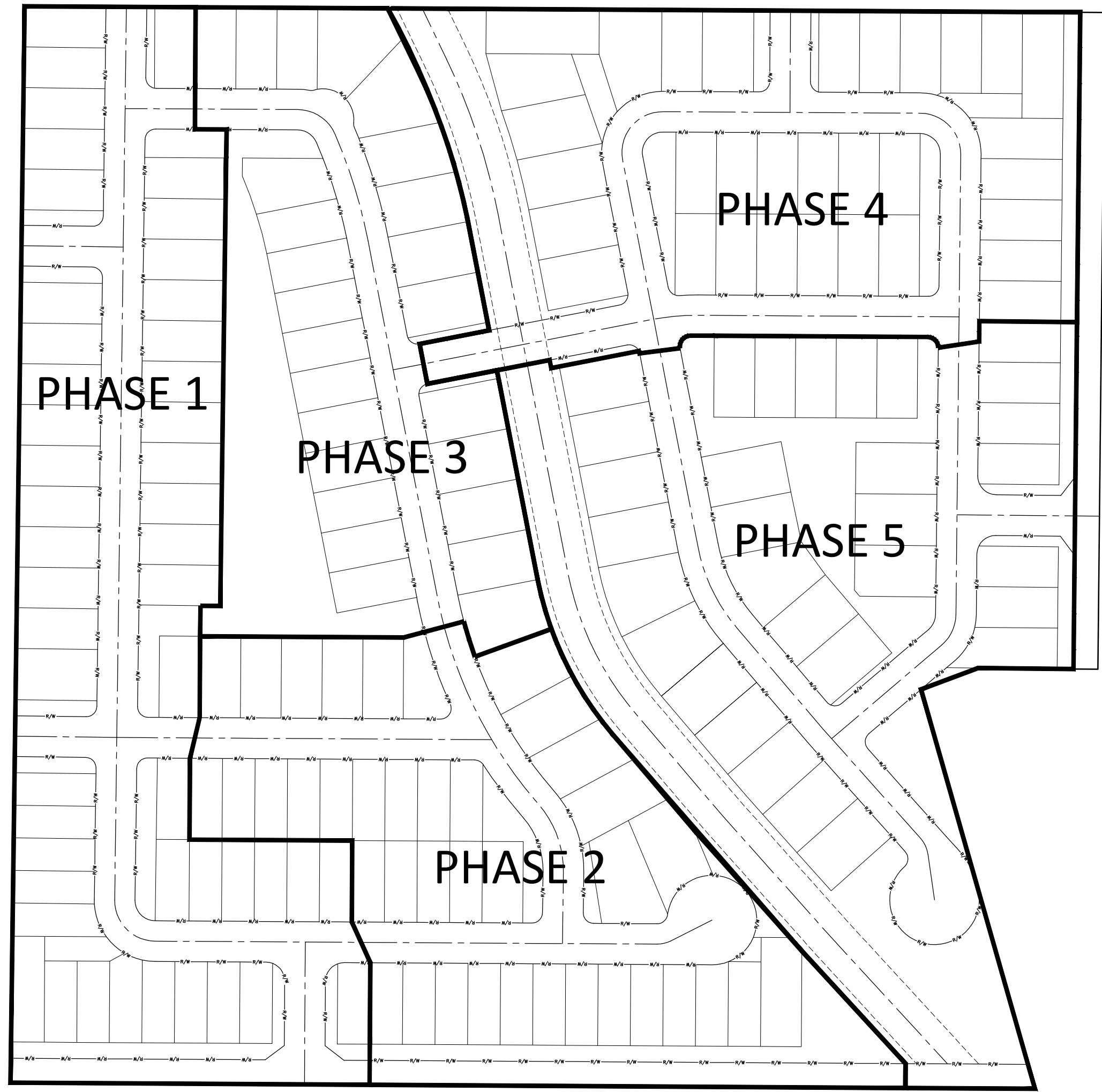
E Meadow View Rd

N Locust Grove Rd

E Albacore Ln

E Kokanee Ln

P:\13\ASHTON\ASHTON ESTATES EAST PHASING PLAN.DWG, SCOTT MARSHALL, 11/11/19, DWG TO PDF PLOT




NOTES:
 A. THIS CONCEPTUAL PHASING PLAN IS FOR PRELIMINARY PLANNING PURPOSES, LOT LAYOUT IS SUBJECT TO CHANGE UPON FINAL PLAT.

PRELIMINARY NOT FOR CONSTRUCTION

**ASHTON ESTATES EAST SUBDIVISION
 CONCEPTUAL PHASING PLAN
 KUNA, IDAHO**

REVISIONS		
NO.	ITEM	DATE



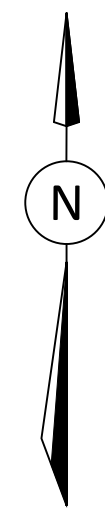
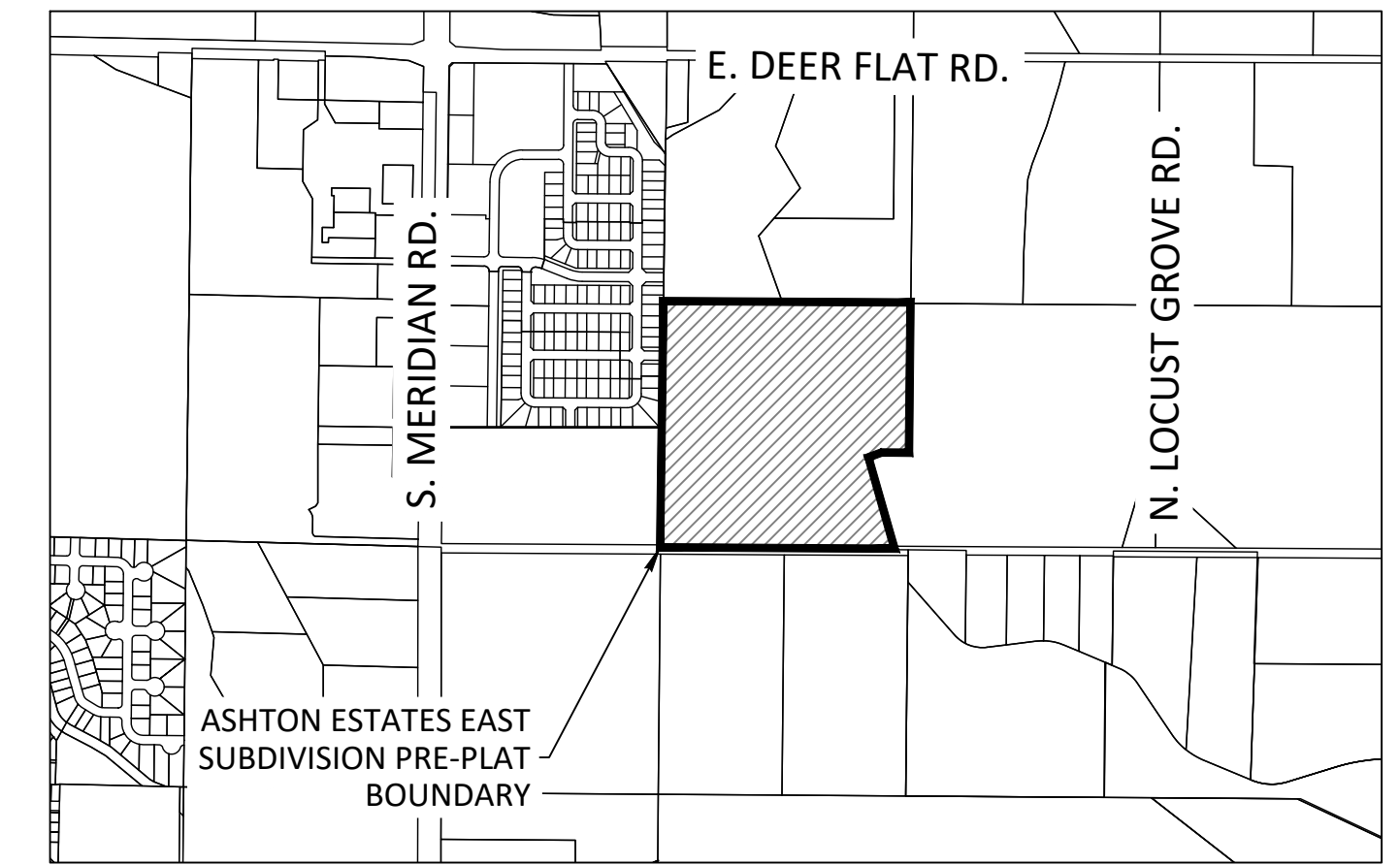
9233 WEST STATE STREET
 BOISE, IDAHO 83714
 PHONE (208) 639-6939
 FAX (208) 639-6930

DATE: 11/11/19
 PROJECT: 19-081
 SHEET NO. 1 OF 1

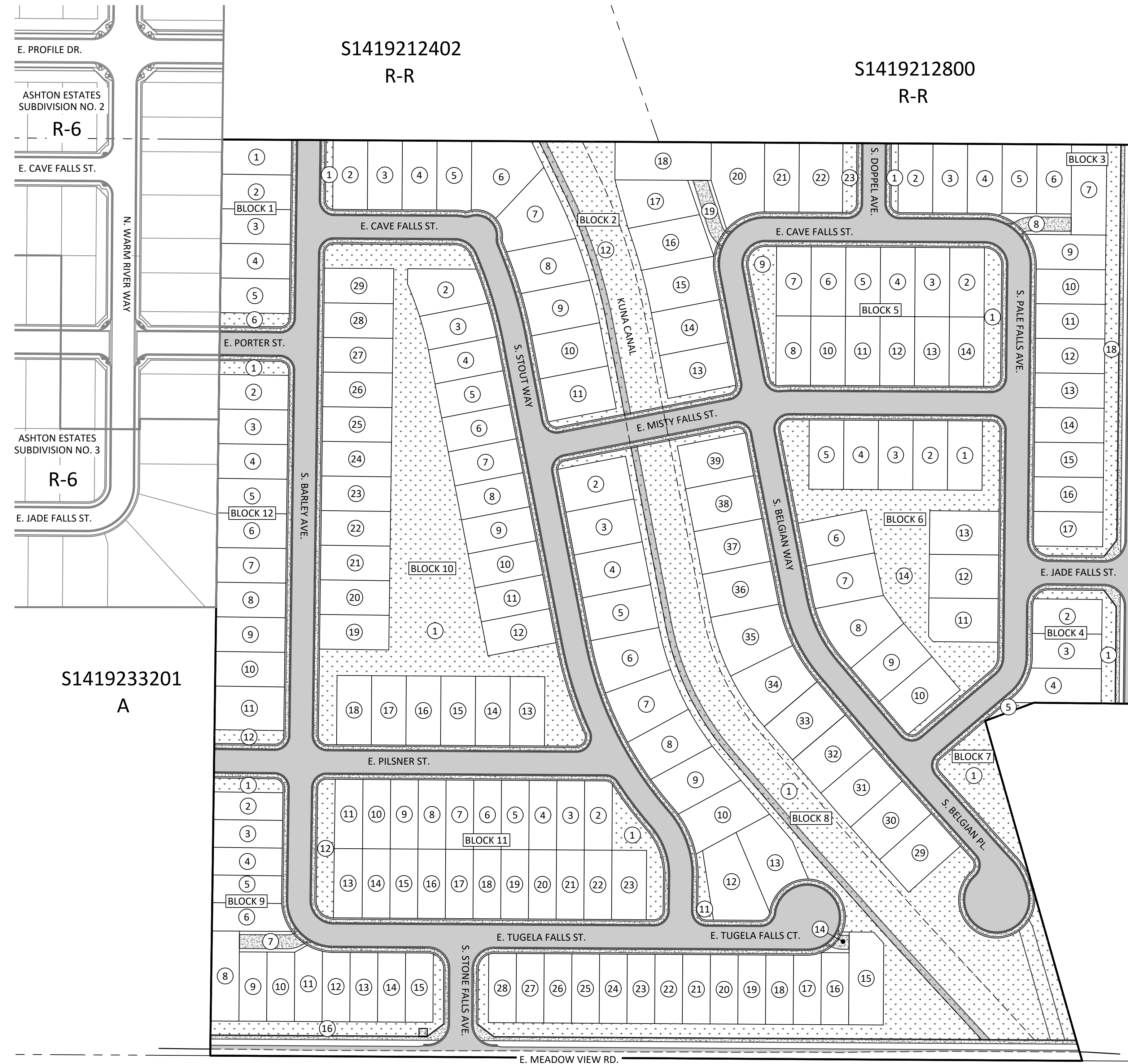
PRELIMINARY PLAT FOR ASHTON ESTATES EAST SUBDIVISION

A PARCEL OF LAND SITUATED IN A PORTION OF THE SE 1/4 OF THE NW 1/4 OF SECTION 19,
TOWNSHIP 2 NORTH, RANGE 1 EAST, BOISE MERIDIAN, ADA COUNTY, IDAHO

VICINITY MAP : 1"=1,000'



0 100 200 300
Plan Scale: 1" = 100'



LEGEND

	BOUNDARY LINE
	OFFSITE PROPERTY LINE
	LOT LINE
	SECTION LINE
	ADJACENT PROPERTY ZONE
R-8	BLOCK NUMBER
	LOT NUMBER

SURVEY CONTROL NOTES

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

INDEX OF DRAWINGS

SHEET NO.	SHEET TITLE
PP1.0	COVER SHEET
PP1.1	EXISTING CONDITIONS
PP2.0	LAYOUT
PP3.0	CONCEPTUAL ENGINEERING PLAN

PRELIMINARY PLAT DATA

SITE DATA	
TOTAL AREA OF SITE	38.62 ACRES
BUILDABLE LOT AREA	20.92 ACRES
COMMON LOT AREA	7.72 ACRES
SHARED DRIVEWAY LOT AREA	0.20 ACRES
ROW AREA	9.79 ACRES
OVERALL LOT DATA	
TOTAL LOTS	200
SINGLE FAMILY RESIDENTIAL LOTS	175
COMMON LOTS	21
SHARE DRIVEWAY LOTS	4
MINIMUM PROPERTY SIZE	3,984 SQ. FT.
AVERAGE PROPERTY SIZE	5,206 SQ. FT.
COMMON OPEN SPACE	
ACREAGE OF COMMON OPEN SPACE	7.73 ACRES
QUALIFIED OPEN SPACE	6.07 ACRES
PERCENTAGE OF QUALIFIED OPEN SPACE	15.71%
DENSITY	
GROSS DENSITY	4.53 UNITS/ACRE
NET DENSITY	6.07 UNITS/ACRE
ZONING	
CURRENT ZONING	RR (ADA COUNTY)
COMPREHENSIVE PLAN DESIGNATION	HIGH DENSITY RESIDENTIAL
PROPOSED ZONING	R-8 (CITY OF KUNA)
MINIMUM PROPERTY SIZE	3,300 SF
MINIMUM ROADWAY FRONTAGE	45'
MAXIMUM LOT COVERAGE	40%
MAXIMUM BUILDING HEIGHT	35'
SETBACKS	
FRONT YARD SETBACK ON A LOCAL ROAD	20'
FRONT YARD SETBACK ON AN ARTERIAL OR COLLECTOR STREET	30'
REAR YARD SETBACK	15'
INTERIOR SIDE YARD SETBACK	5'
STREET SIDE YARD SETBACK	20'
UTILITIES	
WATER:	CITY OF KUNA
SEWER:	CITY OF KUNA
POWER:	IDAHO POWER
NATURAL GAS:	INTERMOUNTAIN GAS CO.
TELEPHONE:	CENTURYLINK
PRESSURE IRRIGATION:	CITY OF KUNA

DEVELOPER/OWNER
KUNA EAST, LLC.
P.O. BOX 1939
EAGLE, IDAHO 83616
CONTACT: DON NEWELL

ENGINEER/SURVEYOR
KM ENGINEERING
9233 WEST STATE STREET
BOISE, IDAHO 83714
PHONE: (208) 639-6939
CONTACT: KEVIN MCCARTHY, P.E.
EMAIL: kevin@kmgeng.com

PRELIMINARY NOT FOR CONSTRUCTION

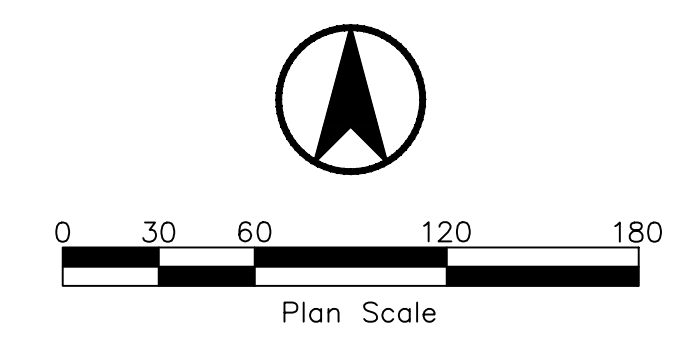
ASHTON ESTATES EAST SUBDIVISION
COVER SHEET
KUNA, IDAHO

REVISIONS		
NO.	ITEM	DATE

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

PROFESSIONAL ENGINEER
10821
STATE OF IDAHO
KEVIN P. MCCARTHY

DATE: 11/11/19
PROJECT: 19-081
SHEET NO.
PP1.0



LEGEND

EXISTING FEATURES

- S—S—S— SANITARY SEWER LINE
- W—W—W— WATER LINE
- G—G—G— GAS LINE
- OP—OP—OP— OVERHEAD POWER LINE
- GI—GI—GI— GRAVITY IRRIGATION LINE
- ⊙ SEWER MANHOLE
- ⊙ WATER VALVE
- ⊙ WATER METER
- ⊙ FIRE HYDRANT
- ⊙ POWER POLE
- ⊙ POWER BOX
- EP—EP— EP EDGE OF PAVEMENT
- EG—EG— EG EDGE OF DIRT

PRELIMINARY NOT FOR CONSTRUCTION

ASHTON ESTATES EAST SUBDIVISION
EXISTING CONDITIONS
KUNA, IDAHO

REVISIONS		
NO.	ITEM	DATE

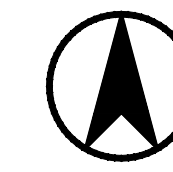
9233 WEST STATE STREET
BOISE, IDAHO 83714
PHONE (208) 639-6939
FAX (208) 639-6930

PROFESSIONAL ENGINEER
REGISTERED
Kevin P. McCarthy
10821
11-11-1980
STATE OF IDAHO
KEVIN P. MCCARTHY

DATE:	11/11/19
PROJECT:	19-081
SHEET NO.	PP1.1

P:\19\ASHTON ESTATES EAST SUBDIVISION\19-081\19-081-PP1.DWG, SCOTT MARSHALL, 11/11/2019, AUTOCAD PLOT (GENERAL DOCUMENTATION) V23, 24X36, LPP1

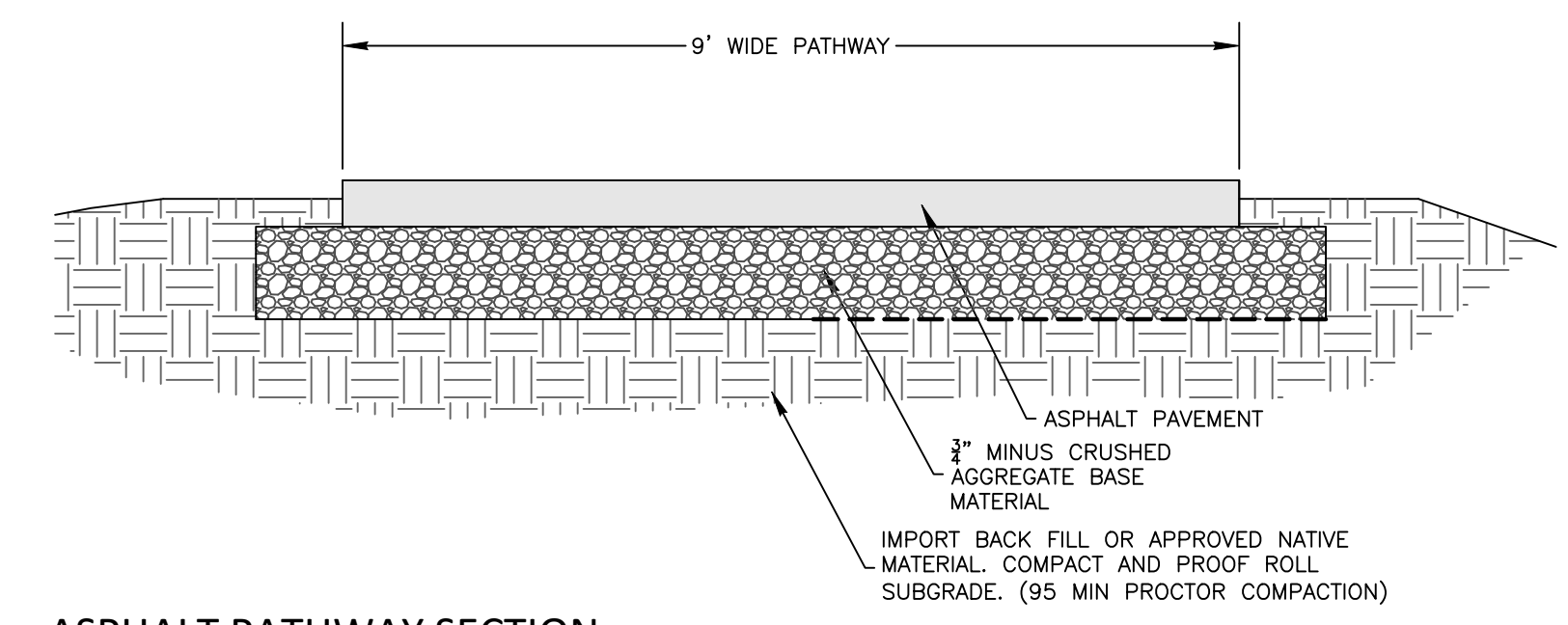
S89°39'57"E 1326.72'



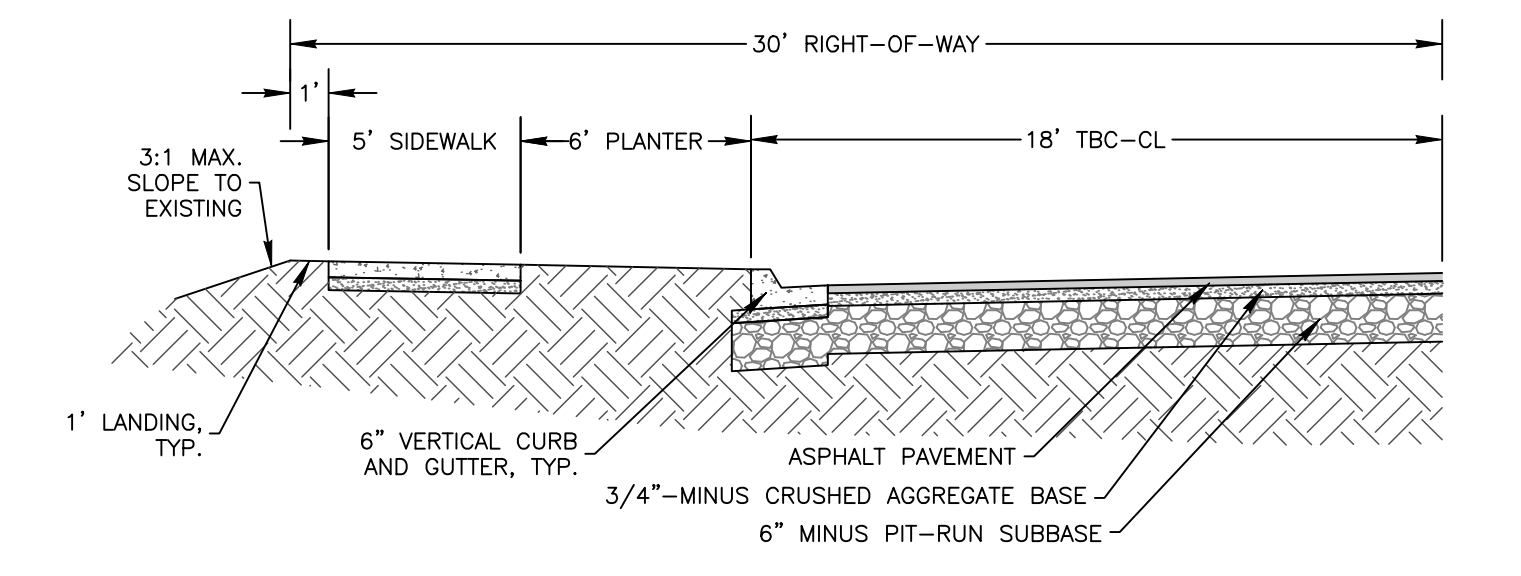
0 60 120 180
Plan/Profile Scale: 1" = 60'

NOTES

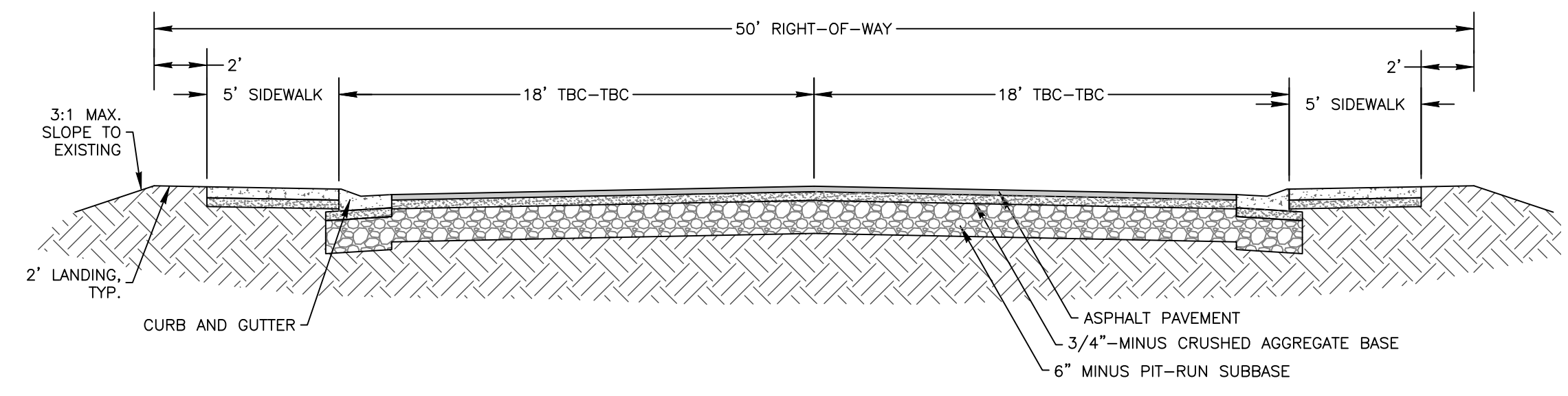
- THE FOLLOWING LOTS ARE DESIGNATED AS COMMON LOTS, AND ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION: BLOCK 1, LOT 6; BLOCK 2, LOTS 1, 12, 19 & 23; BLOCK 3, LOTS 1, 8, & 18; BLOCK 4, LOTS 1, & 5; BLOCK 5, LOTS 1 & 9; BLOCK 6, LOT 14; BLOCK 7, LOT 1; BLOCK 8, LOTS 1, 11, & 14; BLOCK 9, LOTS 1, 7, & 16; BLOCK 10, LOT 1; BLOCK 11 LOTS 1, & 12; BLOCK 12, LOTS 1 & 12.
- A 10-FOOT JOINT UTILITY EASEMENT WILL BE PROVIDED ALONG ALL REAR LOT LINES.
- A 10-FOOT JOINT UTILITY EASEMENT WILL BE PROVIDED ALONG ALL FRONT LOT LINES.
- A 5-FOOT JOINT UTILITY EASEMENT WILL BE PROVIDED ALONG ALL SIDE LOT LINES.
- INTERNAL LOT LINES ARE CONCEPTUAL ONLY AND MAY CHANGE DURING FINAL PLATTING BASED ON PHASING OF THE CONSTRUCTION.
- LANDSCAPING AND BUILDINGS SHALL BE PER FUTURE APPROVED PLANS.
- CROSS-ACCESS EASEMENTS AND STORM DRAINAGE EASEMENTS MAY BE PROVIDED ACROSS LOT LINES AS DETERMINED DURING FINAL DESIGN.



ASPHALT PATHWAY SECTION
NTS



TYPICAL COLLECTOR STREET SECTION (E. MEADOW VIEW RD./S. STROEBEL RD.)
SCALE: NTS



TYPICAL LOCAL STREET SECTION
SCALE: NTS

PRELIMINARY NOT FOR CONSTRUCTION

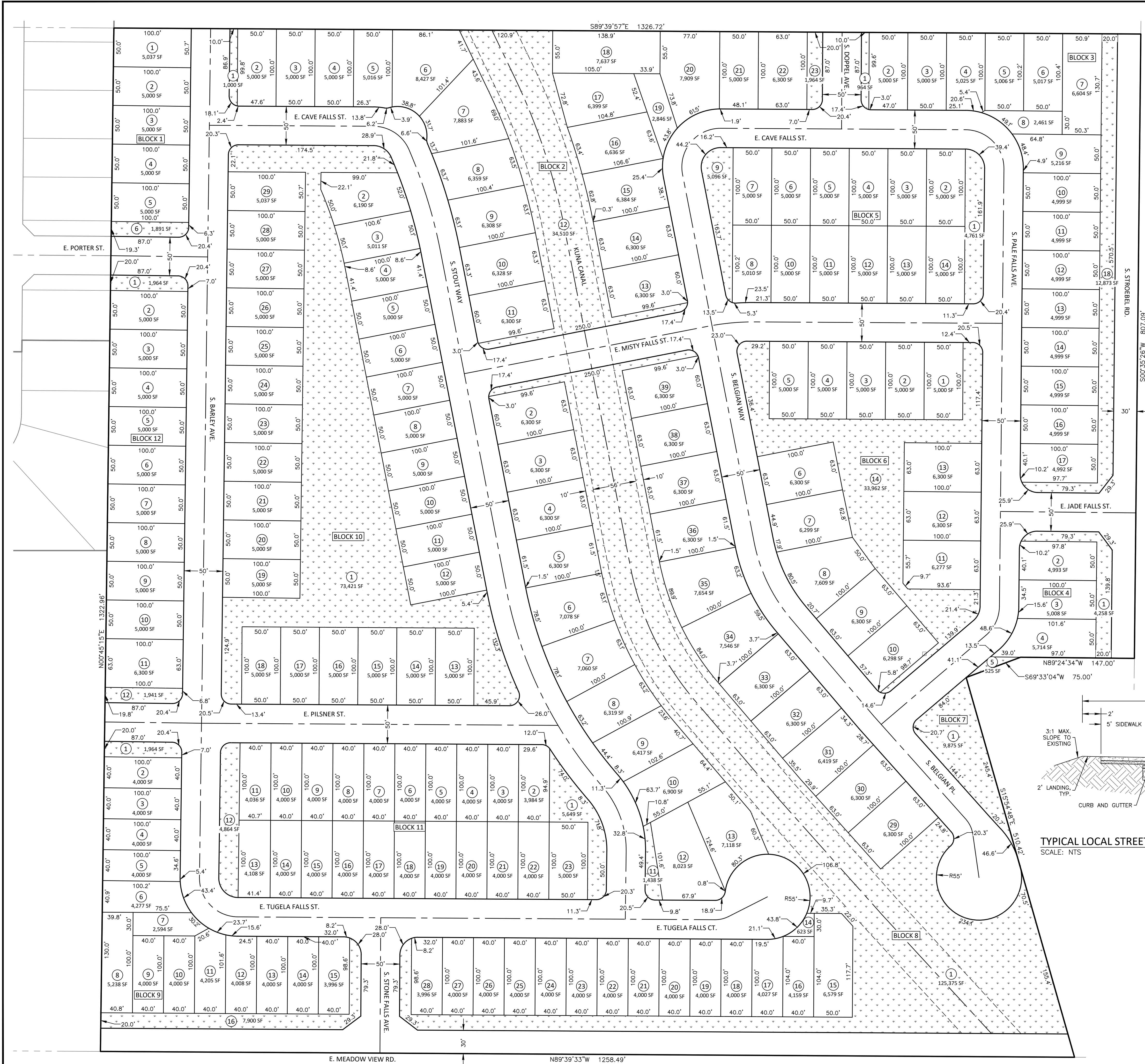
ASHTON ESTATES EAST SUBDIVISION
LAYOUT
KUNA, IDAHO

REVISIONS		
NO.	ITEM	DATE

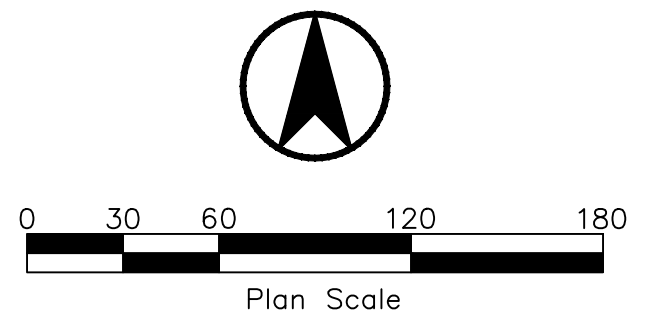


PROFESSIONAL ENGINEER
REG. NO. 10821
STATE OF IDAHO
KEVIN P. MCCARTHY

DATE: 11/11/19
PROJECT: 19-081
SHEET NO.
PP.2.0



P:\19-081\DRAWING\PRELIMINARY\19-081_LAYOUT.DWG, SCOTT MARSHALL, 11/11/2019, AUTOCAD PLOT (GENERAL DOCUMENTATION) PLOTTING



LEGEND

- BOUNDARY LINE
- OFFSITE BOUNDARY LINE
- PROPOSED LOT LINE
- FOUND 1/2 INCH REBAR
- ⊙ FOUND 5/8 INCH REBAR
- ⊗ SPIKE
- PROPOSED IMPROVEMENTS**
- S — S — S SEWER LINE
- W — W — W WATER LINE
- G — G — G GRAVITY IRRIGATION LINE
- P — P — P PRESSURE IRRIGATION LINE
- SD — SD — SD STORM DRAIN LINE
- ⊙ SEWER MANHOLE
- ⊙ GRAVITY IRRIGATION MANHOLE
- ⊙ STORM DRAIN MANHOLE
- ⊙ FIRE HYDRANT
- ⊙ STREET LIGHT
- EXISTING FEATURES**
- S — S — S SANITARY SEWER LINE
- W — W — W WATER LINE
- G — G — G GAS LINE
- OP — OP — OP OVERHEAD POWER LINE
- G — G — G GRAVITY IRRIGATION LINE
- ⊙ SEWER MANHOLE
- ⊙ WATER VALVE
- ⊙ WATER METER
- ⊙ FIRE HYDRANT
- ⊙ POWER POLE
- ⊙ POWER BOX
- EP — EP — EP EDGE OF PAVEMENT
- EG — EG — EG EDGE OF GRAVEL

PRELIMINARY ENGINEERING NOTES

1. DOMESTIC WATER SERVICE WILL BE PROVIDED BY CITY OF KUNA. WATER MAINS WILL BE LOOPED THROUGHOUT THE SUBDIVISION CONNECTING TO THE EXISTING WATER MAIN IN E. PORTER ST.
2. SANITARY SEWER SERVICE WILL BE PROVIDED BY THE CITY OF KUNA. THE PROPERTY WILL BE SERVED BY THE CONNECTION AT E. PORTER ST.
3. WATER AND SEWER LINE SIZES AND LOCATIONS ARE PRELIMINARY AND WILL BE REFINED DURING FINAL DESIGN.
4. ALL DOMESTIC WATER MAINS AND SANITARY SEWER WILL BE INSTALLED IN ACCORDANCE WITH THE IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY AND CITY OF KUNA REQUIREMENTS.
5. ALL STREETS SHALL BE DEDICATED TO ACHD AND THE PUBLIC. ROADWAYS WILL BE CONSTRUCTED TO AT LEAST MINIMUM ACHD STANDARDS. SEE THE PRELIMINARY ROADWAY CROSS-SECTIONS, SHEET PP-3.1.
6. STORM DRAINAGE FROM PUBLIC ROADWAYS SHALL BE COLLECTED IN CURB AND GUTTER AND ROUTED TO THE STORM FACILITY DESIGNED TO ACHD STANDARDS. THE STORM RETENTION FACILITY TYPES, SIZES, AND LOCATIONS WILL BE DETERMINED DURING FINAL DESIGN.
7. PRESSURE AND GRAVITY IRRIGATION IMPROVEMENTS SHALL BE DETERMINED DURING FINAL DESIGN.
8. CONSTRUCTION OF THE FOLLOWING IMPROVEMENTS WILL BE IN COMPLIANCE WITH THE STANDARD KUNA CONSTRUCTION NOTES: WATER; DRAINAGE; SEWER; GRAVITY IRRIGATION; AND PRESSURE IRRIGATION.
9. CITY OF KUNA SANITARY SEWER AND WATER EASEMENT LOCATIONS TO BE DETERMINED DURING FINAL DESIGN.

PRELIMINARY NOT FOR CONSTRUCTION

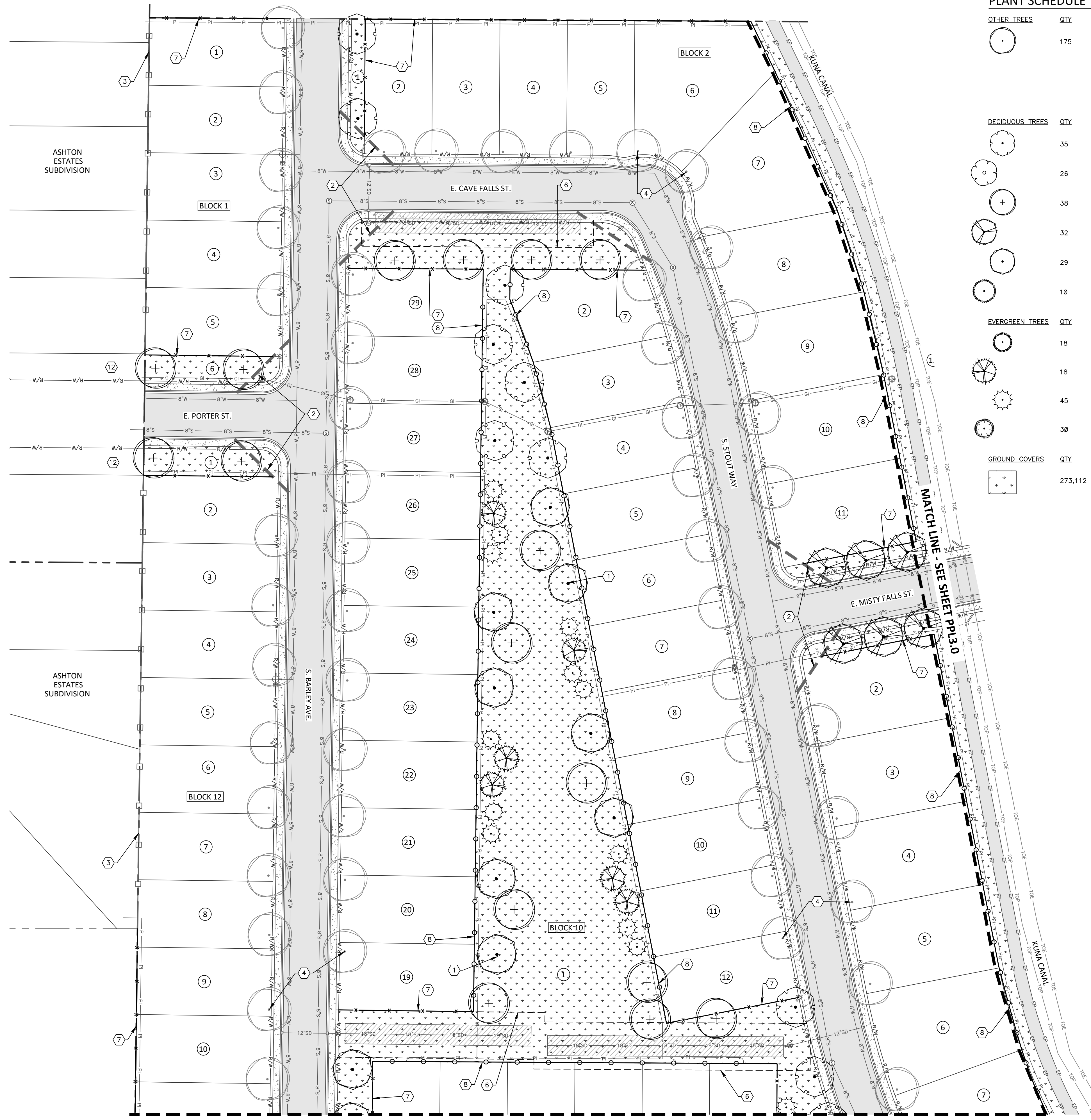
ASHTON ESTATES EAST SUBDIVISION
CONCEPTUAL ENGINEERING PLAN
KUNA, IDAHO

REVISIONS		
NO.	ITEM	DATE

9233 WEST STATE STREET
BOISE, IDAHO 83714
PHONE (208) 639-6939
FAX (208) 639-6930

DATE: 11/11/19
PROJECT: 19-081
SHEET NO.
PP.3.0

P:\19-081\ASHTON ESTATES EAST SUBDIVISION\19-081-PP-3.0-ASHTON ESTATES EAST SUBDIVISION\19-081-PP-3.0-ASHTON ESTATES EAST SUBDIVISION.dwg, 11/11/2019, 10:40:00 AM, SCOTT MARSHALL

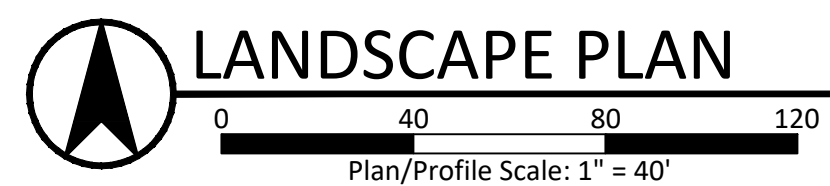


PLANT SCHEDULE

OTHER TREES	QTY	BOTANICAL / COMMON NAME	SIZE	MATURE HXW	CLASS
(Symbol)	175	INDIVIDUAL LOT TREES SCHEMATIC LOCATION PER KUNA CITY CODE 6-4-2V INSTALL ONE TREE PER LOT. INDIVIDUAL LOT TREES SHALL BE INSTALLED BY THE INDIVIDUAL HOME BUILDER IN CONJUNCTION WITH THE INDIVIDUAL LOT DEVELOPMENT. THESE TREES ARE NOT THE RESPONSIBILITY OF THE DEVELOPER.	2" CAL.		CLASS II
DECIDUOUS TREES	QTY	BOTANICAL / COMMON NAME	SIZE	MATURE HXW	CLASS
(Symbol)	35	ACER X FREEMANNI 'JEFFSRED' TM AUTUMN BLAZE MAPLE	2" CAL. B&B	45'X30'	CLASS II
(Symbol)	26	CARPINUS BETULLUS EUROPEAN HORNBEAM	2" CAL. B&B	30'X30'	CLASS I
(Symbol)	38	FRAXINUS AMERICANA 'AUTUMN PURPLE' AUTUMN PURPLE ASH	2" CAL. B&B	45'X30'	CLASS II
(Symbol)	32	FRAXINUS PENNSYLVANICA 'PATMORE' PATMORE ASH	2" CAL. B&B	30'X30'	CLASS II
(Symbol)	29	GLEDITSIA TRIACANTHOS 'SKYLINE' SKYLINE HONEY LOCUST	2" CAL. B&B	35'X30'	CLASS II
(Symbol)	10	PYRUS CALLERYANA 'CAPITAL' CAPITAL CALLERY PEAR	2" CAL. B&B	35'X15'	CLASS II
EVERGREEN TREES	QTY	BOTANICAL / COMMON NAME	SIZE	MATURE HXW	CLASS
(Symbol)	18	PICEA OMORICA 'BRUNS' BRUNS SPRUCE	6"-8" B&B	30'X10'	
(Symbol)	18	PICEA PUNGENS COLORADO SPRUCE	6"-8" B&B	30'X20'	
(Symbol)	45	PICEA PUNGENS 'HOOPSII' HOOPSII BLUE SPRUCE	6"-8" B&B	35'X15'	
(Symbol)	30	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID' VANDERWOLF'S PYRAMID PINE	10"-12" B&B	25'X15'	
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	CONT		
(Symbol)	273,112 SF	TURF SOD BLUEGRASS KENTUCKY BLUEGRASS	SEED		

KEY NOTES (TYPICAL) (#)

- LANDSCAPE CONTRACTOR SHALL:
 - INSTALL 3" DIAMETER SHOVEL CUT TREE RING, WITH BARE EARTH SURFACE AT ALL TREES WITHIN TURF AREAS. SEE SHEET PPL1.0-4.
 - REMOVE ALL TWINE/ROPES AND BURLAP FROM ROOTBALLS.
 - REMOVE ALL WIRE BASKETS FROM THE TOP 1/2 OF ROOTBALLS.
- 40' CLEAR VISION TRIANGLE. NO TREES SHALL BE PLANTED WITHIN A CLEAR VISION TRIANGLE. THE MAXIMUM HEIGHT OF ANY VEGETATIVE GROUND COVER AT MATURITY WITHIN THE CLEAR VISION TRIANGLE SHALL BE 3' FROM THE ADJACENT STREET GRADE.
- EXISTING FENCE INSTALLED AS PART OF ASHTON ESTATES SUB. TO REMAIN.
- SCHEMATIC LOCATION OF TREES. TREES SHALL BE INSTALLED BY THE INDIVIDUAL HOME BUILDER IN CONJUNCTION WITH INDIVIDUAL LOT DEVELOPMENT. THESE TREES ARE NOT THE RESPONSIBILITY OF THE DEVELOPER.
- SCHEMATIC LOCATION OF TOT LOT - FINAL LOCATION AND DETAILS TO BE DETERMINED IN CONJUNCTION WITH FINAL PLAT AND ASSOCIATED GRADING AND DRAINAGE.
- ACHD CLEAR ZONE. TREES SHALL NOT BE PLANTED WITHIN THE 10' CLEAR ZONE OF ALL ACHD STORM DRAIN PIPES, STRUCTURES, OR FACILITIES.
- 6" SOLID VINYL FENCE. SEE SHEET PPL1.0-2.
- 5" WROUGHT IRON CLEAR VISION FENCE. SEE SHEET PPL1.0-3.
- 9" WIDE ASPHALT PATH. SEE CIVIL PLANS.
- CONCRETE PAD FOR FUTURE BUS STOP PER CITY OF KUNA.
- COMPACTED GRAVEL SHOULDER FROM EDGE OF PAVEMENT PER CIVIL PLANS.
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- FUTURE EMERGENCY ACCESS ROAD PER OWNER.



PRELIMINARY NOT FOR CONSTRUCTION

ASHTON ESTATES EAST SUBDIVISION
PRELIMINARY PLAT LANDSCAPE PLAN
KUNA, IDAHO

REVISIONS		
NO.	ITEM	DATE

km
ENGINEERING

9233 WEST STATE STREET
BOISE, IDAHO 83714
PHONE (208) 639-6939
FAX (208) 639-6930

STATE OF IDAHO
JESSA YENSEN
LICENSED LANDSCAPE ARCHITECT
LA-16597
11/2019

DATE: 11/11/19
PROJECT: 19-081
SHEET NO. PPL2.0

P:\19-081\LANDSCAPE\REVISED\19-081 PRELIMINARY PLAT LANDSCAPE PLAN_NEW.DWG, ANKSA YENSEN, 11/19/2019, DWG TO PDF, PCS, ANKSA (PLOT)



PLANT SCHEDULE

OTHER TREES	QTY	BOTANICAL / COMMON NAME	SIZE	MATURE HXW	CLASS
	175	INDIVIDUAL LOT TREES SCHEMATIC LOCATION PER KUNA CITY CODE 6-4-2V INSTALL ONE TREE PER LOT. INDIVIDUAL LOT TREES SHALL BE INSTALLED BY THE INDIVIDUAL HOME BUILDER IN CONJUNCTION WITH THE INDIVIDUAL LOT DEVELOPMENT. THESE TREES ARE NOT THE RESPONSIBILITY OF THE DEVELOPER.	2" CAL.		CLASS II
DECIDUOUS TREES	QTY	BOTANICAL / COMMON NAME	SIZE	MATURE HXW	CLASS
	35	ACER X FREEMANII 'JEFFSRED' TM AUTUMN BLAZE MAPLE	2" CAL. B&B	45'X30'	CLASS II
	26	CARPINUS BETULUS EUROPEAN HORNBEEAM	2" CAL. B&B	30'X30'	CLASS I
	38	FRAXINUS AMERICANA 'AUTUMN PURPLE' AUTUMN PURPLE ASH	2" CAL. B&B	45'X30'	CLASS II
	32	FRAXINUS PENNSYLVANICA 'PATMORE' PATMORE ASH	2" CAL. B&B	30'X30'	CLASS II
	29	GLEDITSIA TRIACANTHOS 'SKYLINE' SKYLINE HONEY LOCUST	2" CAL. B&B	35'X30'	CLASS II
	18	PYRUS CALLERYANA 'CAPITAL' CAPITAL CALLERY PEAR	2" CAL. B&B	35'X15'	CLASS II
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	18	PICEA OMORICA 'BRUNS' BRUNS SPRUCE	6'-8" B&B	30'X10'	
	18	PICEA PUNGENS COLORADO SPRUCE	6'-8" B&B	30'X20'	
	45	PICEA PUNGENS 'HOOPSI' HOOPSI BLUE SPRUCE	6'-8" B&B	35'X15'	
	30	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID' VANDERWOLF'S PYRAMID PINE	10'-12" B&B	25'X15'	
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	CONT		
	273,112 SF	TURF SOD BLUEGRASS KENTUCKY BLUEGRASS	SEED		

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LANDSCAPE PLAN
 0 40 80 120
 Plan/Profile Scale: 1" = 40'

PRELIMINARY NOT FOR CONSTRUCTION

ASHTON ESTATES EAST SUBDIVISION
 PRELIMINARY PLAT LANDSCAPE PLAN
 KUNA, IDAHO

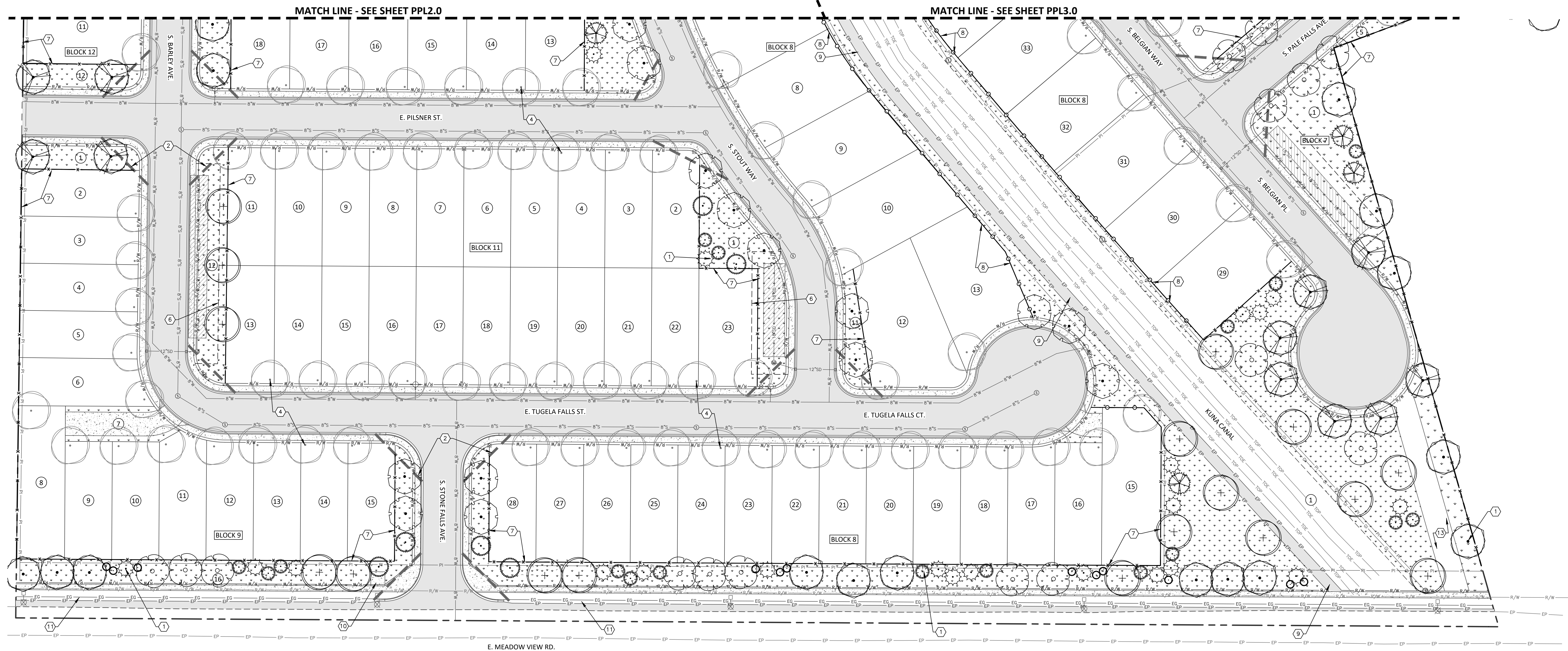
REVISIONS		
NO.	ITEM	DATE

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

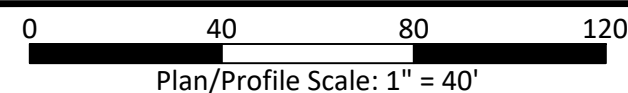
STATE OF IDAHO
 JESSA YENSEN
 LICENSED LANDSCAPE ARCHITECT
 LA-16597
 11/2019

DATE: 11/11/19
 PROJECT: 19-081
 SHEET NO. PPL3.0

P:\19-081\LANDSCAPE\REVISED\19-081-001 PRELIMINARY PLAT LANDSCAPE PLAN_NEW.DWG, ANKSA YENSEN, 11/19/2019, DWG TO PDF, PCS, ANKSA YENSEN



LANDSCAPE PLAN



PLANT SCHEDULE

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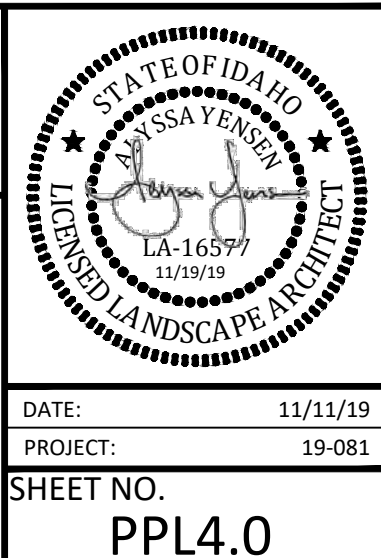
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PRELIMINARY NOT FOR CONSTRUCTION

ASHTON ESTATES EAST SUBDIVISION PRELIMINARY PLAT LANDSCAPE PLAN KUNA, IDAHO

REVISIONS		
NO.	ITEM	DATE



DATE: 11/11/19
PROJECT: 19-081
SHEET NO. PPL4.0

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