



City of Kuna  
Planning & Zoning Department

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

## Agency Transmittal

May 26, 2017

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

<b>FILE NUMBER:</b>	17-04-S (Pre-Plat) and 17-04-ZC (Zone Change) – Ashton Estates - Commercial and Residential Subdivision.
<b>PROJECT DESCRIPTION</b>	Applicant requests approval to rezone specific parts of the subject property to Neighborhood Commercial (C-1) and Medium Density Residential (R-6), for the remaining lands, comprising approximately 50.6 acres.
<b>SITE LOCATION</b>	The hard SEC Meridian and Deer Flat Roads, Kuna, Idaho 83634
<b>REPRESENTATIVE</b>	<i>KM Engineering</i> Kirsti Grabo 9233 W. State St, Boise, ID 83714 208.639.6930 <a href="mailto:KGrabo@kmengllp.com">KGrabo@kmengllp.com</a>
<b>SCHEDULED HEARING DATE</b>	Tuesday, <b>June 27, 2017</b> 6:00 P.M.
<b>STAFF CONTACT</b>	Troy Behunin <a href="mailto:Tbehunin@Kunald.Gov">Tbehunin@Kunald.Gov</a> Phone: 922.5274 Fax: 922.5989

We have enclosed information to assist you with your consideration and response. **No response within 15 business days will indicate you have no objection or comments for this project.** We would appreciate any information you can supply us as to how this action would affect the service(s) you provide. 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. 4<sup>th</sup> Street, Kuna, ID 83634. Please contact staff with questions. **If your agency needs different plans or paper copies to review, notify our office know and we will send them. Please notify our office who future packets should be sent to, included their email as well.**



May 5, 2017  
Project No.: 16-083

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

**RE: Ashton Estates – Kuna, ID  
Rezoning and Preliminary Plat Applications**

Dear Mr. Behunin:

On behalf of SDN, LLC, we are pleased to submit the attached applications and required supplements for a rezoning and preliminary plat for the project referenced above.

The subject property is approximately 50.6 acres of agricultural ground identified as parcel number S1419223151 and located at the southeast corner of East Deer Flat and North Meridian Roads. Earlier this year, the property was approved for annexation into the City of Kuna with a combination of C-1, R-6, and R-12 zoning, as well as a Comprehensive Plan amendment from Medium-Density Residential to Mixed Use General (File Nos. 16-03-CPM and 16-10-AN). These approvals were contingent upon submittal of a preliminary plat, which is included herewith.

#### Rezoning

At the time of the annexation request, the developers anticipated a mix of uses for the site including 14.28 acres of commercial and/or multi-family use (C-1), 9.09 acres of multi-family use (R-12), and 27.26 acres of single-family use (R-6). Since that time, the site plans have been refined and the portion of the multi-family component associated with the R-12 zone is no longer contemplated. Further, growing interest in the commercial area has prompted the developer to request an increase in the commercial acreage. As shown on the attached preliminary plat and exhibits, the developer is now requesting a rezoning to include 16.15 acres of C-1 and 34.49 acres of R-6 with no R-12. If multi-family uses are contemplated in the future, they will likely be located along Meridian Road south of the main access in the C-1 zone. The requested zoning is still commensurate with the approved Mixed Use General Comprehensive Plan designation and continues to be compatible with the surrounding areas, which carry designations of Commercial and Professional Office to the north, Commercial to the south, and Mixed Use General to the west.

#### Preliminary Plat

The attached preliminary plat proposes 9 commercial/multi-family lots, 133 buildable single-family residential lots, 20 common lots, and 1 anticipated City park lot for a total of 163 lots. In the R-6 area, the layout reflects a gross density of 3.86 units per acre and a net density of 5.16 units per acre, both of which are below the density allowed in the R-6 zone. The area designated for single-family use will allow homes to be set back from Meridian and Deer Flat Roads while also providing buffering between commercial uses at the northwest corner and current agricultural uses to the east and south.

The project includes 6.86 acres of open space, including the proposed 3-acre City park, which is centrally located and easily accessible by both residents of Ashton Estates and the community at large. As the project progresses, we look forward to working with the Parks & Recreation Department to facilitate this addition to the City's growing park system. The remaining open space within the subdivision will be owned and maintained by the Ashton Estates Owners Association. Please see the attached draft CC&Rs for language regarding maintenance of these common lots.

As a part of this project, we are requesting four points of access along the existing public roads as follows. The distances below are measured from the intersection of Meridian and Deer Flat Roads, and the accesses have been placed to meet ACHD and ITD spacing requirements.

East Deer Flat Road

- Full access 660' east of the intersection
- Right-in/Right-out access 330' east of the intersection

North Meridian Road / SH 69

- Full access 1,120' south of the intersection in alignment with existing approach across the road
- Right-in/Right-out access 600' south of the intersection

As shown on the preliminary plat, both full access points will be utilized for public streets and distribution of traffic through the entirety of the project. Further, these streets will be stubbed to the neighboring properties on the south and east for future connectivity.

The right-in/right-out approaches will provide direct access to the commercial component of this project. Adequate access is critical to the success of commercial development, and the addition of these access points aids in the flow of traffic not only to/from Meridian and Deer Flat Roads, but across the various commercial properties, as well. All the commercial properties will be subject to reciprocal access easements to protect access to the approaches for all parties.

Both ITD and ACHD have reviewed the Traffic Study for this project and have expressed no opposition to the access locations.

Large Scale Development

Due to the size of this project, it qualifies as a Large Scale Development per Kuna's Zoning Ordinance. Following is additional information required for Large Scale Developments.

- A. *Identify all public services that would be provided to the development (i.e. fire protection, police protection, central water, central sewer, road construction, parks and open space, recreation, maintenance, schools and solid waste collection).*

Fire Protection – Kuna Rural Fire District

Police –Ada County Sherriff and Kuna Police Department

Central Water – City of Kuna

Central Sewer – City of Kuna

Pressure Irrigation – City of Kuna via shares from Boise Kuna Irrigation District

Road Construction – ACHD and ITD

Parks & Open Space – Park owned/maintained by the City - common lots owned/maintained by HOA

Recreation – Park owned/maintained by the City  
 Schools – School District No. 3 and/or Charter Schools  
 Solid Waste Collection – J&M Sanitation

*B. Estimate the public service costs to provide adequate service to the development.*

The developer has worked with the City of Kuna, ACHD, and ITD regarding utilities and roadways for the project. Further, facility maps have been obtained from Idaho Power, Intermountain Gas, CenturyLink, and Cable One indicating locations of their services in the area. Installation costs for sewer, water, and other utilities will be borne by the developer and homebuilders, while use costs will be borne by the homeowners. The additional tax base generated by the addition of this project will contribute to the other public services, such as schools, police, and fire protection. The cost for trash service will be borne by the homeowners.

*C. Estimate the tax revenue that will be generated from the development.*

<b>Ashton Estates Subdivision</b> <b>Estimated Yearly Tax Generation (2016 Tax Rates)</b> <b>133 Single-Family Homes + Approximately 425,961 Commercial SF</b> <b>Estimated Valuation of \$275,000 per Home + \$30/sf for Commercial</b>					
Tax District	2016 Levy	Description	Annual Taxes at Buildout – Residential	Annual Taxes at Buildout – Commercial	Total
1	0.003017951	ADA COUNTY	\$110,381.56	\$38,565.88	\$148,947.44
3	0.000150938	EMERGENCY MEDICAL	\$5,520.56	\$1,928.81	\$7,449.37
6	0.000955148	ACHD	\$34,934.54	\$12,205.67	\$47,140.21
9	0.005	SCHOOL DISTRICT NO. 3	\$182,875.00	\$63,894.15	\$246,769.15
11	0.000598269	KUNA LIBRARY	\$21,881.69	\$7,645.18	\$29,526.87
17	0.003016302	KUNA CITY	\$110,321.25	\$38,544.81	\$148,866.06
22	0.000133644	KUNA CEMETERY	\$4,888.03	\$1,707.81	\$6,595.84
28	0.001304607	KUNA FIRE	\$47,716.00	\$16,671.35	\$64,387.35
43	0.00002927	MOSQUITO ABATEMENT	\$1,070.55	\$374.04	\$1,444.59
100	0.000159508	CWI	\$5,834.01	\$2,038.33	\$7,872.33
<b>Total</b>	<b>0.014365637</b>		<b>\$525,423.17</b>	<b>\$183,576.03</b>	<b>\$708,999.21</b>

*D. Suggest public means of financing the services for the development if the cost for the public services would not be offset by tax revenue received from the development.*

It is anticipated that the costs for public services will be offset by the tax revenue generated by the homes and commercial uses.

Conclusion

With the proposals discussed herein, we feel that the new Ashton Estates project complements the City's vision for commercial uses along major roadways while also providing additional housing opportunities for this growing area. We look forward to working with staff to accomplish this great addition to the City of Kuna.

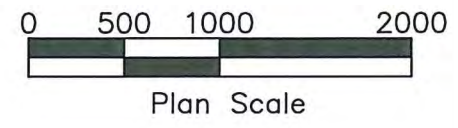
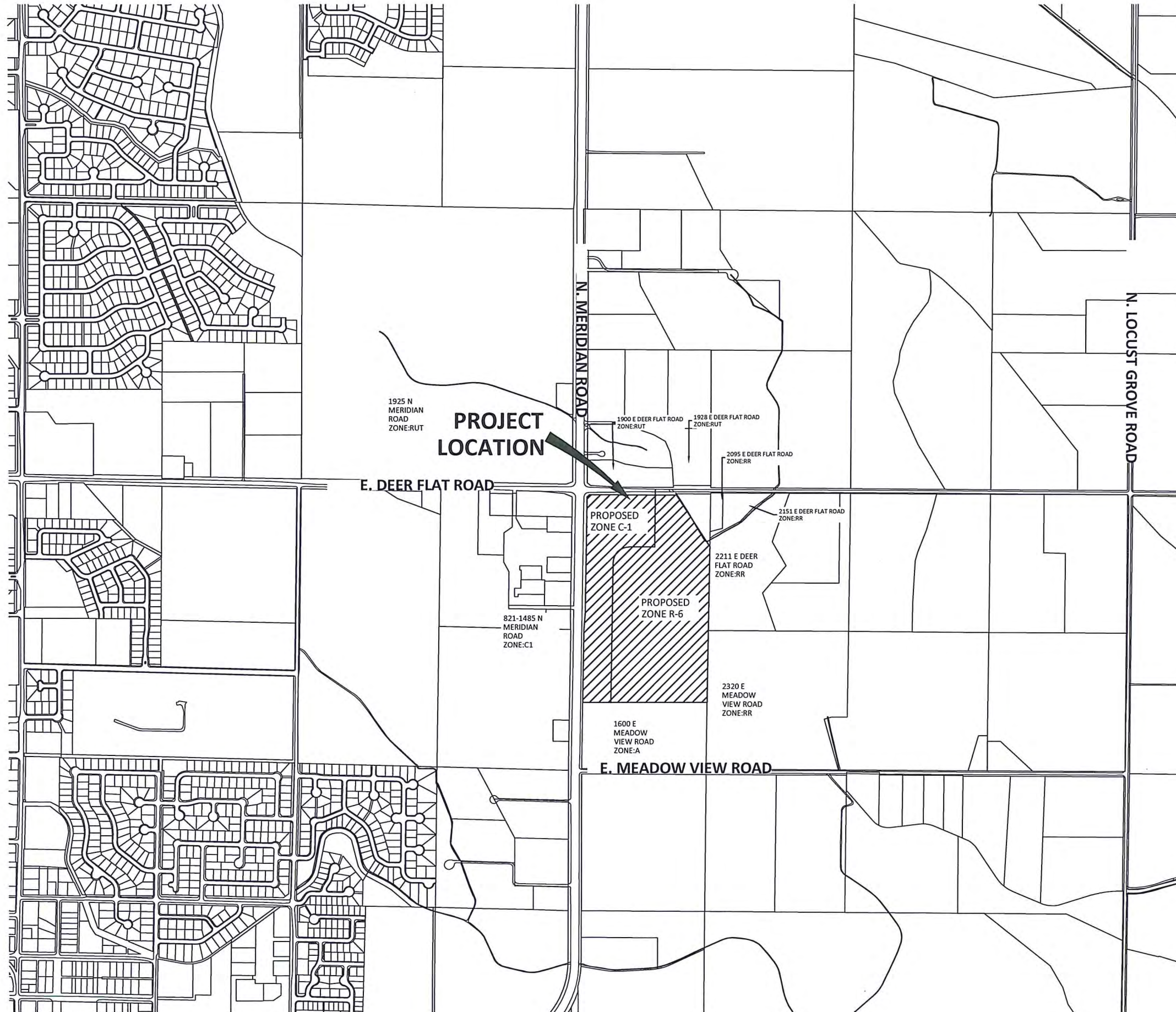
Should you have questions or require further information in order to process these applications, please feel free to contact me.

Sincerely,  
**KM Engineering, LLP**



Kirsti Grabo  
Development Coordinator

cc: SDN, LLC



ASHTON ESTATES  
KUNA, IDAHO

VICINITY MAP/ NEIGHBORHOOD ZONING



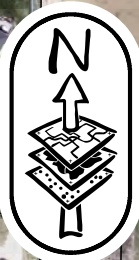
ENGINEERS . SURVEYORS . PLANNERS  
BOISE, IDAHO (208) 639-6939

DATE: 5/5/2017  
PROJECT: 16-083

1 OF 1

C:\USERS\THANLET\DESKTOP\REFERENCE\DWG\JAWIED\THANLET\_2/27/2017\_11\UCLENA\ASHTON\16-083\16-083\_VICINITY MAP.PLD

# AERIAL MAP



N Abstein Ln

E Deer Flat Rd

Ridley's  
Ace

E Profile Ln

N Meridian Rd

Kuna Canal

Subject  
Property

TB



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

## 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>SDN, LLC</u>	Phone Number: <u>208.404.2161</u>
Address: <u>PO Box 1939</u>	E-Mail: <u>ashton.homes@hotmail.com</u>
City, State, Zip: <u>Eagle, ID 83616</u>	Fax #: _____
Applicant (Developer): <u>same</u>	Phone Number: _____
Address: _____	E-Mail: _____
City, State, Zip: _____	Fax #: _____
Engineer/Representative: <u>KM Engineering</u>	Phone Number: <u>208.639.6939</u>
Address: <u>9233 West State Street</u>	E-Mail: <u>kgrabokmengllp.com</u>
City, State, Zip: <u>Boise, ID 83714</u>	Fax #: <u>208.639.6930</u>

### Subject Property Information

Site Address: <u>North Meridian Road</u>
Site Location (Cross Streets): <u>Southeast Corner of Meridian &amp; Deer Flat</u>
Parcel Number (s): <u>S1419223151</u>
Section, Township, Range: <u>Section 19, T2N, R1E</u>
Property size: <u>50.6 acres</u>
Current land use: <u>ag</u> Proposed land use: <u>mixed use</u>
Current zoning district: <u>Ada County RUT but</u> Proposed zoning district: <u>C1 &amp; R6</u>

approved for C1, R6, R12 in Kuna



**Project Description**

Project / subdivision name: <u>Ashton Estates</u>
General description of proposed project / request: <u>rezone and preliminary plat for mixed use project</u>
Type of use proposed (check all that apply): <input checked="" type="checkbox"/> Residential <u>133 single-family lots</u> <input checked="" type="checkbox"/> Commercial <u>9 lots (possibility for commercial and multi-family)</u> <input type="checkbox"/> Office _____ <input type="checkbox"/> Industrial _____ <input type="checkbox"/> Other _____
Amenities provided with this development (if applicable): <u>3-acre park</u>

**Residential Project Summary (if applicable)**

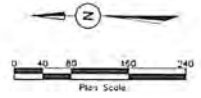
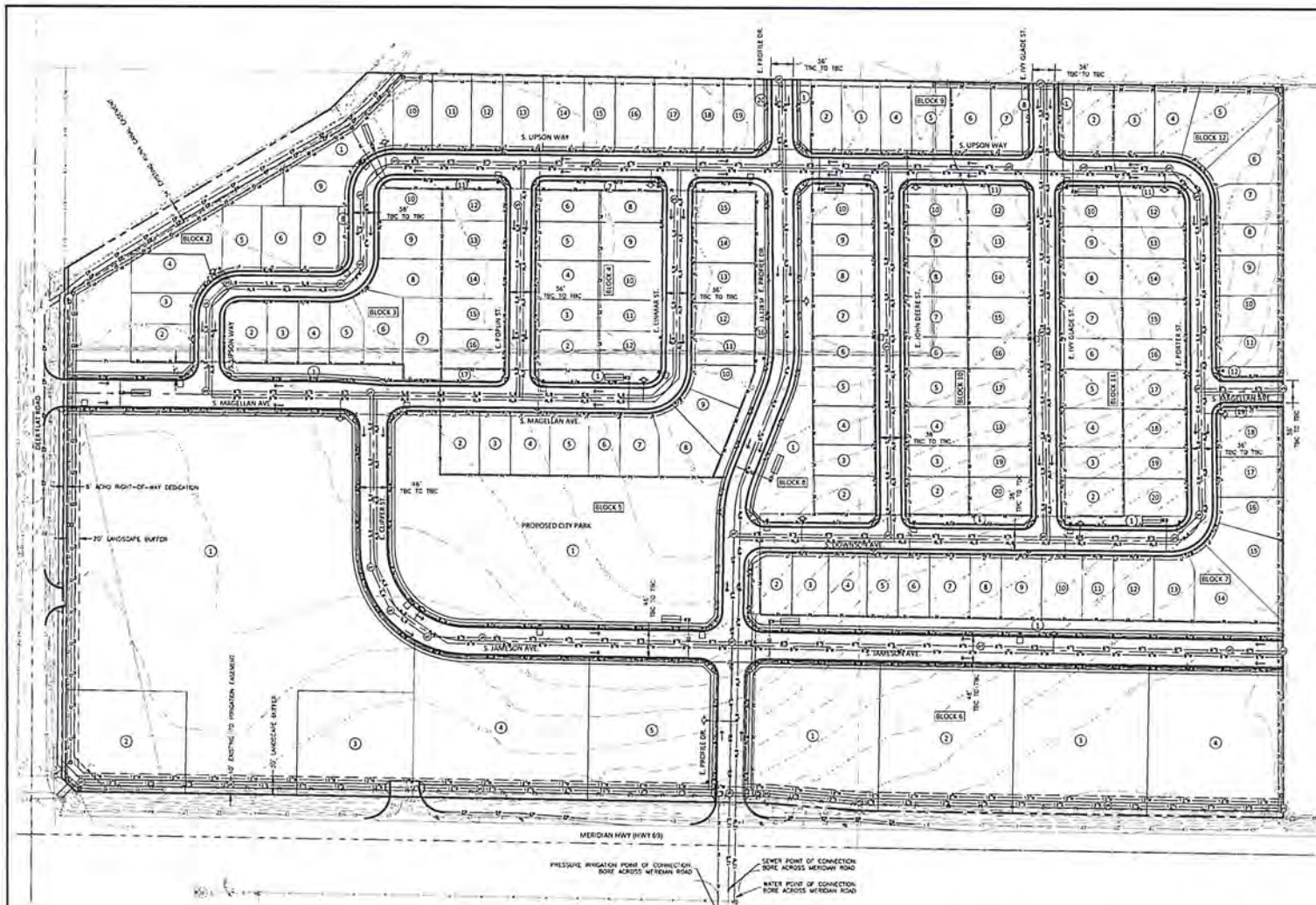
Are there existing buildings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Please describe the existing buildings: _____
Any existing buildings to remain? <input type="checkbox"/> Yes <input type="checkbox"/> No
Number of residential units: <u>133</u> Number of building lots: <u>133</u>
Number of common and/or other lots: <u>20 common &amp; 1 park</u>
Type of dwellings proposed: <input checked="" type="checkbox"/> Single-Family _____ <input type="checkbox"/> Townhouses _____ <input type="checkbox"/> Duplexes _____ <input checked="" type="checkbox"/> Multi-Family <u>possibility of multi-family along Meridian Road</u> <input type="checkbox"/> Other _____
Minimum Square footage of structure (s): _____
Gross density (DU/acre-total property): <u>3.86</u> Net density (DU/acre-excluding roads): <u>5.16</u>
Percentage of open space provided: <u>19.9%</u> Acreage of open space: <u>6.86</u> <small>(in residential area)</small>
Type of open space provided (i.e. landscaping, public, common, etc.): <u>landscaping, public and common</u>

**Non-Residential Project Summary (if applicable)**

Number of building lots: <u>9</u> 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.): <u>please see preliminary plat and landscape plan</u>

Applicant's Signature:  Date: 5.5.17



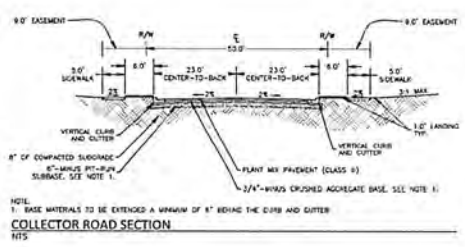
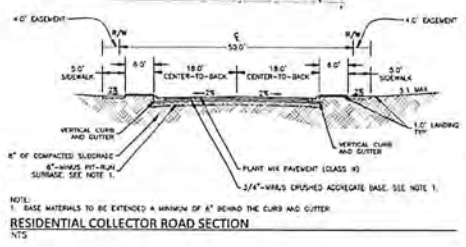
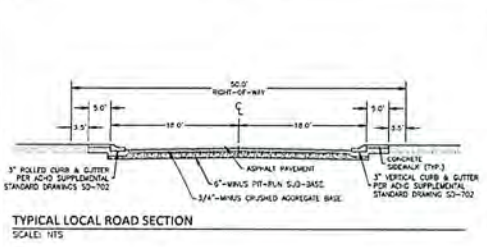


**LEGEND**

--- BOUNDARY LINE	--- EXISTING FEATURES
- - - OFFICE BOUNDARY LINE	--- SANITARY SEWER LINC
- - - PROPOSED LOT LINE	--- WATER LINC
○ FOUND 1/2" HIGH REBAR	--- GAS LINC
● FOUND 3/8" HIGH REBAR	--- DRY-EDGE FINDER LINC
○ SWIC	--- GRAVITY IRRIGATION LINC
--- PROPOSED IMPROVEMENTS	○ SEWER MANHOLE
--- SEWER LINC	○ WATER VALVE
--- WATER LINC	○ WATER METER
--- GRAVITY IRRIGATION LINC	○ FIRE HYDRANT
--- PRESSURE IRRIGATION LINC	○ POWER BOX
--- JOINT BENCH LINC	○ POWER POLE
○ SEWER MANHOLE	--- EDGE OF PAVEMENT
○ FIRE HYDRANT	--- EDGE OF GRAVEL
--- EXISTING CONTOUR AREA	--- FLOW ARROW
	○ STREET LIGHT

**NOTES**

- DOMESTIC WATER SERVICE WILL BE PROVIDED BY THE CITY OF KUNA. 12" MAINS WILL BE LOCATED AT THE MERIDIAN ROAD CROSSING AND ALONG THE MERIDIAN ROAD FRONTAGE. 8" WATER MAINS WILL BE LOCATED THROUGHOUT THE SUBDIVISION.
- SANITARY SEWER SERVICE WILL BE PROVIDED BY THE CITY OF KUNA. THE PROPERTY WILL BE SERVED BY CONNECTIONS TO THE EXISTING SEWER MAIN IN E. PROFILE LANE. 12" MAINS WILL BE LOCATED AT THE MERIDIAN ROAD CROSSING AND ALONG THE MERIDIAN ROAD FRONTAGE. 8" SEWER MAINS WILL RUN THROUGHOUT THE SUBDIVISION.
- PRESSURE IRRIGATION SERVICE WILL BE PROVIDED BY THE CITY OF KUNA. THE PROPERTY WILL BE SERVED BY CONNECTIONS TO THE EXISTING PRESSURE IRRIGATION MAIN IN E. PROFILE LANE.
- WATER, PRESSURE IRRIGATION AND SEWER LINE SIZES AND LOCATIONS ARE PRELIMINARY AND WILL BE REVISED DURING FINAL DESIGN.
- ALL DOMESTIC WATER AND SANITARY SEWER MAINS WILL BE INSTALLED IN ACCORDANCE WITH THE STANDARDS DEPARTMENT OF ENVIRONMENTAL QUALITY AND CITY OF KUNA REQUIREMENTS.
- ALL STREETS SHALL BE DEDICATED TO ACHD AND THE PUBLIC. ROADWAYS WILL BE CONSTRUCTED TO AT LEAST MINIMUM ACHD STANDARDS. SEE THE PRELIMINARY FUTURE CROSS-SECTIONS ON THIS SHEET.
- STORM DRAINAGE FROM THE PUBLIC ROAD SHALL BE COLLECTED IN CURBS AND GUTTERS AND ROUTED TO STORM RETENTION FACILITIES THAT MEET THE REQUIREMENTS OF ACHD AND THE CITY OF KUNA. THE STORM RETENTION FACILITY TYPES, SIZES, AND LOCATIONS WILL BE DETERMINED DURING FINAL DESIGN.
- PEDESTRIAN RAMPS AND CROSSINGS ARE SHOWN IN A CONCEPTUAL MANNER AND WILL BE REVISED AND DETAILED DURING FINAL DESIGN.
- CONSTRUCTION OF THE FOLLOWING IMPROVEMENTS WILL BE IN COMPLIANCE WITH THE STANDARD PUMA CONSTRUCTION NOTES: WATER, DRAINAGE, SEWER, AND PRESSURE IRRIGATION.



PRELIMINARY NOT FOR CONSTRUCTION

**ASHTON ESTATES SUBDIVISION**  
PRELIMINARY ENGINEERING  
KUNA, IDAHO

REVISIONS	
NO.	DATE



**NATIONAL ENGINEERING**  
**EXCELLENCE**  
**1616**  
**OF**  
**IDAHO**  
05-25-17  
DATE: 8.1.17  
PROJECT: 18-081  
SHEET NO. 2 OF 2

PRELIMINARY - NOT FOR CONSTRUCTION



May 4, 2017  
Ashton Estates  
Project No. 16-083  
C-1 Rezone Legal

**Exhibit A**

A parcel of land situated in Government Lots 1 and 2 of Section 19, Township 3 North, Range 1 East, Boise Meridian, City of Kuna, Ada County, Idaho and being more particularly described as follows:

**BEGINNING** at a found aluminum cap marking the northwest corner of said Section 19, which bears  $N00^{\circ}46'08''E$  a distance of 2,649.32 feet from a found aluminum cap marking the West 1/4 corner of said Section 19;

Thence following the northerly line of said Section 19,  $S89^{\circ}35'35''E$  a distance of 712.59 feet to a point;

Thence leaving said northerly line,  $S00^{\circ}23'15''W$  a distance of 537.42 feet to a point;

Thence  $N90^{\circ}00'00''W$  a distance of 244.41 feet to a point;

Thence 233.61 feet along the arc of a circular curve to the left, said curve having a radius of 150.00 feet, a delta angle of  $89^{\circ}13'52''$ , a chord bearing of  $S45^{\circ}23'04''W$  and a chord distance of 210.70 feet to a point;

Thence  $S00^{\circ}46'08''W$  a distance of 636.51 feet to a point on the southerly line of said Government Lot 1;

Thence  $S00^{\circ}46'08''W$  a distance of 681.89 feet to a point;

Thence  $N89^{\circ}58'53''W$  a distance of 323.81 feet to a point on the westerly line of said Section 19;

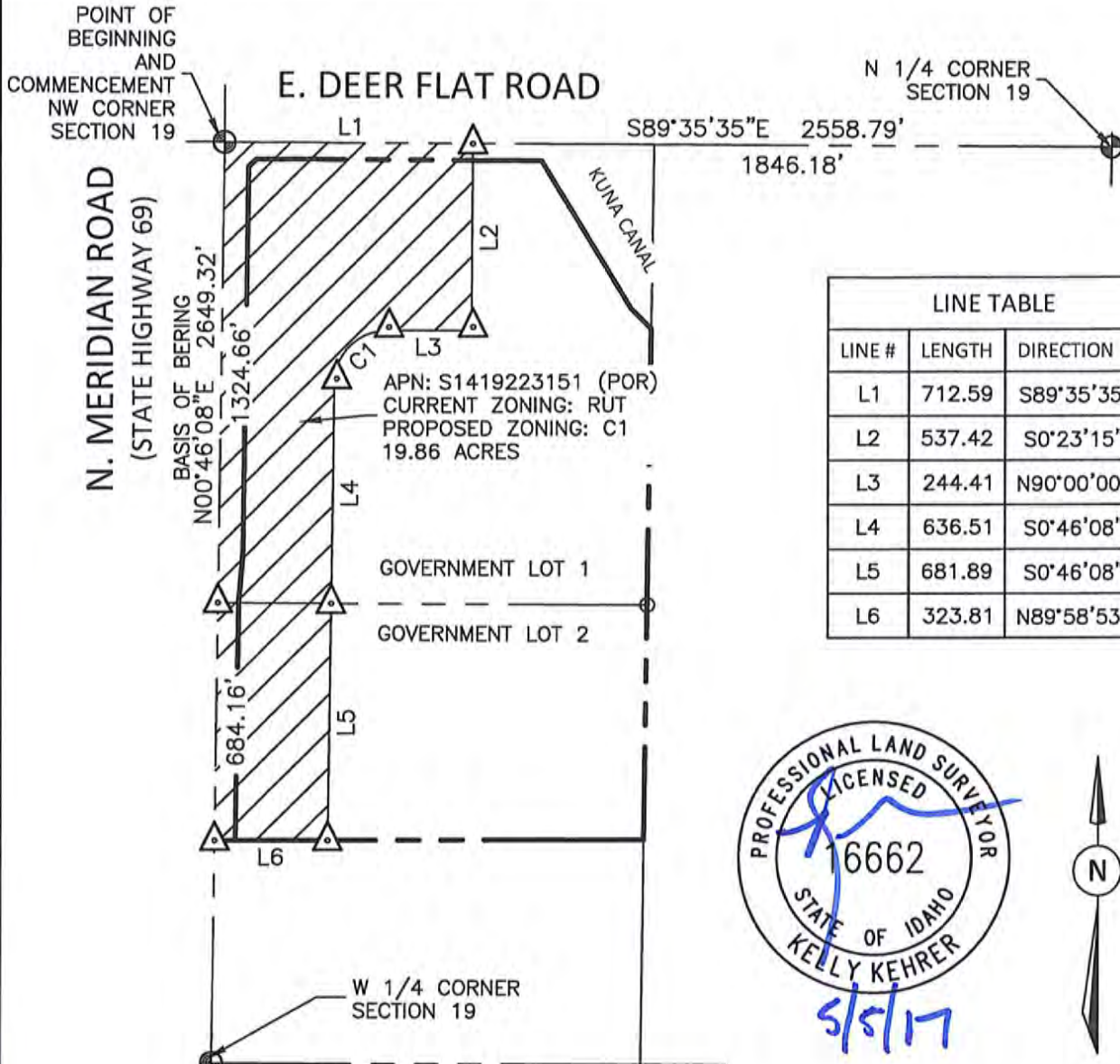
Thence following the westerly line of said Section 19,  $N00^{\circ}46'08''E$  a distance of 684.16 feet to the northwest corner of said Government Lot 2;

Thence following said westerly line of said Section 19,  $N00^{\circ}46'08''E$  a distance of 1324.66 feet to the **POINT OF BEGINNING**.

Said parcel contains 19.86 acres more or less, and is subject to all existing easement and/or rights-of-way of record or implied.

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

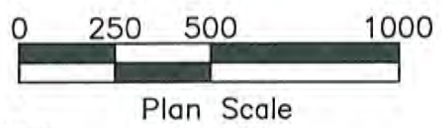




LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	712.59	S89°35'35"E
L2	537.42	S0°23'15"W
L3	244.41	N90°00'00"W
L4	636.51	S0°46'08"W
L5	681.89	S0°46'08"W
L6	323.81	N89°58'53"W



- LEGEND**
- PARCEL BOUNDARY LINE
  - SECTION LINE
  - ZONING LINE
  - CALCULATED POINT
  - FOUND ALUMINUM CAP MONUMENT
  - FOUND 1/2" REBAR MONUMENT
  - REZONE AREA



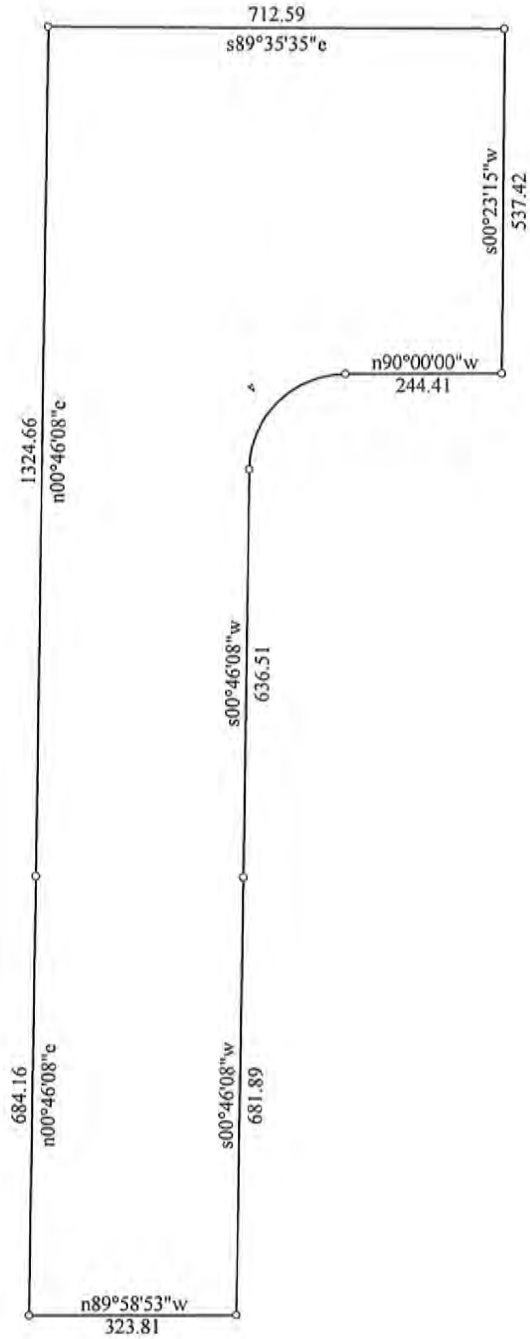
CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BRG	CHORD
C1	150.00'	233.61'	89°13'52"	S45°23'04"W	210.70'

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

DATE: 5/4/2017  
PROJECT: 16-083  
SHEET: 1 OF 1

**ASHTON ESTATES REZONE (C1)  
EXHIBIT B**

SITUATED IN GOVERNMENT LOTS 1 AND 2 OF SECTION 19, T3N, R1E, BM,  
SOUTHEAST CORNER OF MERIDIAN ROAD AND DEER FLAT ROAD, KUNA, ID



Title:		Date: 05-05-2017
Scale: 1 inch = 300 feet	File:	
Tract 1: 19.862 Acres: 865200 Sq Feet: Closure = s30.3400e 0.01 Feet: Precision = 1/657042: Perimeter = 5379 Feet 001=s89.3535e 712.59                      005=s00.4608w 636.51                      009=n00.4608e 1324.66 002=s00.2315w 537.42                      006=s00.4608w 681.89 003=n90.0000w 244.41                      007=n89.5853w 323.81 004: Lt, R=150.00, Delta=89.1352 Bng=s45.2304w, Chd=210.70                      008=n00.4608e 684.16		



May 5, 2017  
Ashton Estates  
Project No. 16-083  
R-6 Rezone Legal

### Exhibit A

A parcel of land situated in Government Lots 1 and 2 of Section 19, Township 3 North, Range 1 East, Boise Meridian, City of Kuna, Ada County, Idaho and being more particularly described as follows:

Commencing at a found aluminum cap marking the Northwest corner of said Section 19, which bears  $S00^{\circ}46'08''W$  a distance of 2,649.32 feet from a found aluminum cap marking the West 1/4 corner of said Section 19; Thence following the northerly line of said Government Lot 1,  $S89^{\circ}35'35''E$  a distance of 712.59 feet to the **POINT OF BEGINNING**.

Thence following the northerly line of said Section 19,  $S89^{\circ}35'35''E$  a distance of 199.84 feet to a point;

Thence leaving said northerly line,  $S00^{\circ}24'25''W$  a distance of 48.00 feet to a point on the southerly right-of-way line of East Deer Flat road and the East Bank of the Kuna Canal;

Thence following the East bank of said Kuna Canal the following two (2) courses:

1.  $S31^{\circ}15'35''E$  a distance of 497.97 feet to a point;
2. Thence  $S45^{\circ}04'05''E$  a distance of 82.21 feet to a point on the easterly line of said Government Lot 1;

Thence leaving said East Bank of the Kuna Canal and following the easterly line of said Government Lot 1,  $S00^{\circ}45'15''W$  a distance of 795.44 feet to a found 1/2-inch rebar marking the southeast corner of said Government Lot 1;

Thence leaving said easterly line of Government Lot 1 and following the easterly line of said Government Lot 2,  $S00^{\circ}45'15''W$  a distance of 675.51 feet to a point;

Thence leaving the easterly line of said Government Lot 2,  $N89^{\circ}58'53''W$  a distance of 912.46 feet to a point;

Thence  $N00^{\circ}46'08''E$  a distance of 681.89 feet to a point on the northerly line of said Government Lot 2;

Thence  $N00^{\circ}46'08''E$  a distance of 636.51 feet to a point;

Thence 233.61 feet along the arc of a circular curve to the right, said curve having a radius of 150.00 feet, a delta angle of  $89^{\circ}13'52''$ , a chord bearing of  $N45^{\circ}23'04''E$  and a chord distance of 210.70 feet to a point;

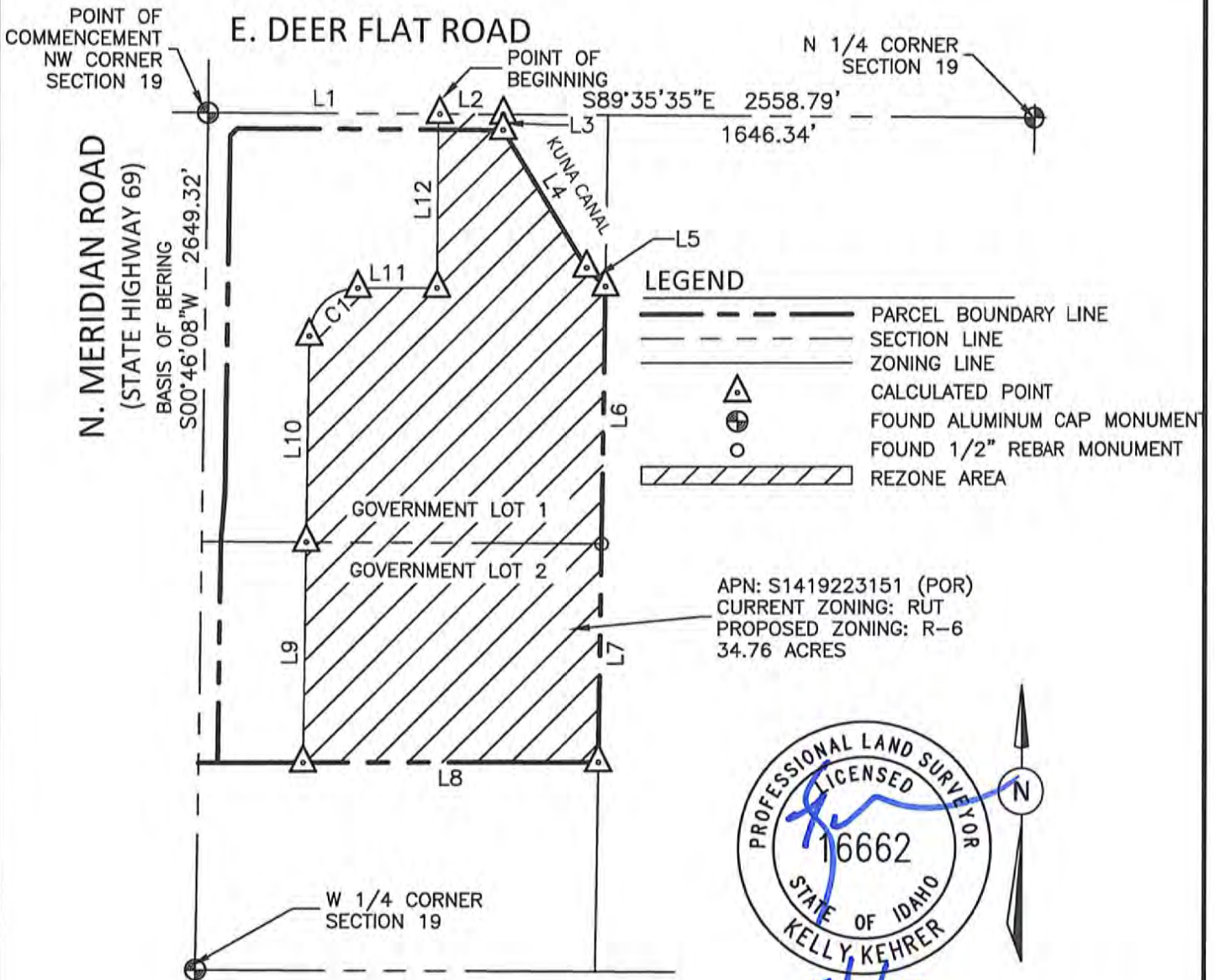
Thence  $S90^{\circ}00'00''E$  a distance of 244.41 feet to a point;

Thence  $N00^{\circ}23'15''E$  a distance of 537.42 feet to the **POINT OF BEGINNING**.

Said parcel contains 34.76 acres more or less, and is subject to all existing easement and/or rights-of-way of record or implied.

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





- LEGEND**
- PARCEL BOUNDARY LINE
  - SECTION LINE
  - ZONING LINE
  - CALCULATED POINT
  - FOUND ALUMINUM CAP MONUMENT
  - FOUND 1/2" REBAR MONUMENT
  - REZONE AREA

APN: S1419223151 (POR)  
 CURRENT ZONING: RUT  
 PROPOSED ZONING: R-6  
 34.76 ACRES

PROFESSIONAL LAND SURVEYOR  
 LICENSED  
 16662  
 STATE OF IDAHO  
 KELLY KEHRER

5/5/17

0 250 500 1000

Plan Scale

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

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BRG	CHORD
C1	150.00'	233.61'	89°13'52"	N45°23'04"E	210.70'

**ASHTON ESTATES REZONE (R6)  
 EXHIBIT B**

DATE: 10/21/2016  
 PROJECT: 16-083  
 SHEET: 1 OF 2

SITUATED IN GOVERNMENT LOTS 1 AND 2 OF SECTION 19, T3N, R1E, BM,  
 SOUTHEAST CORNER OF MERIDIAN ROAD AND DEER FLAT ROAD, KUNA, ID

P:\16-083\CAD\EXHIBITS\16-083 R-6 REZONE EXHIBIT.DWG, JAMES HANLEY, 5/5/2017, KYOCERA TASKALFA 4550CI KX.PC3, ----



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	712.59	S89°35'35"E
L2	199.84	S89°35'35"E
L3	48.00	S0°24'25"W
L4	497.97	S31°15'35"E
L5	82.21	S45°04'05"E
L6	795.44	S0°45'16"W
L7	675.51	S0°45'13"W
L8	912.46	N89°58'53"W
L9	681.89	N0°46'08"E
L10	636.51	N0°46'08"E
L11	244.41	N90°00'00"E
L12	537.42	N0°23'15"E



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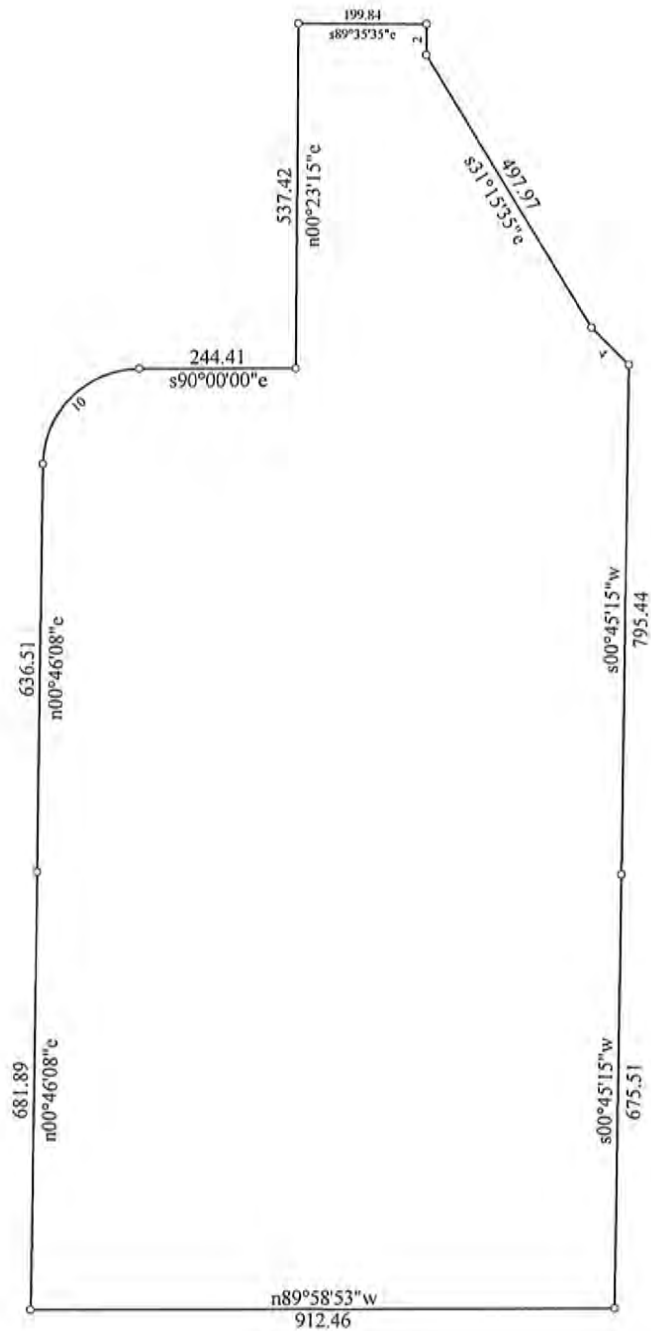
DATE: 10/21/2016

PROJECT: 16-083

SHEET:  
2 OF 2

ASHTON ESTATES REZONE (R6)  
EXHIBIT B

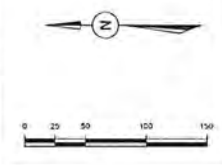
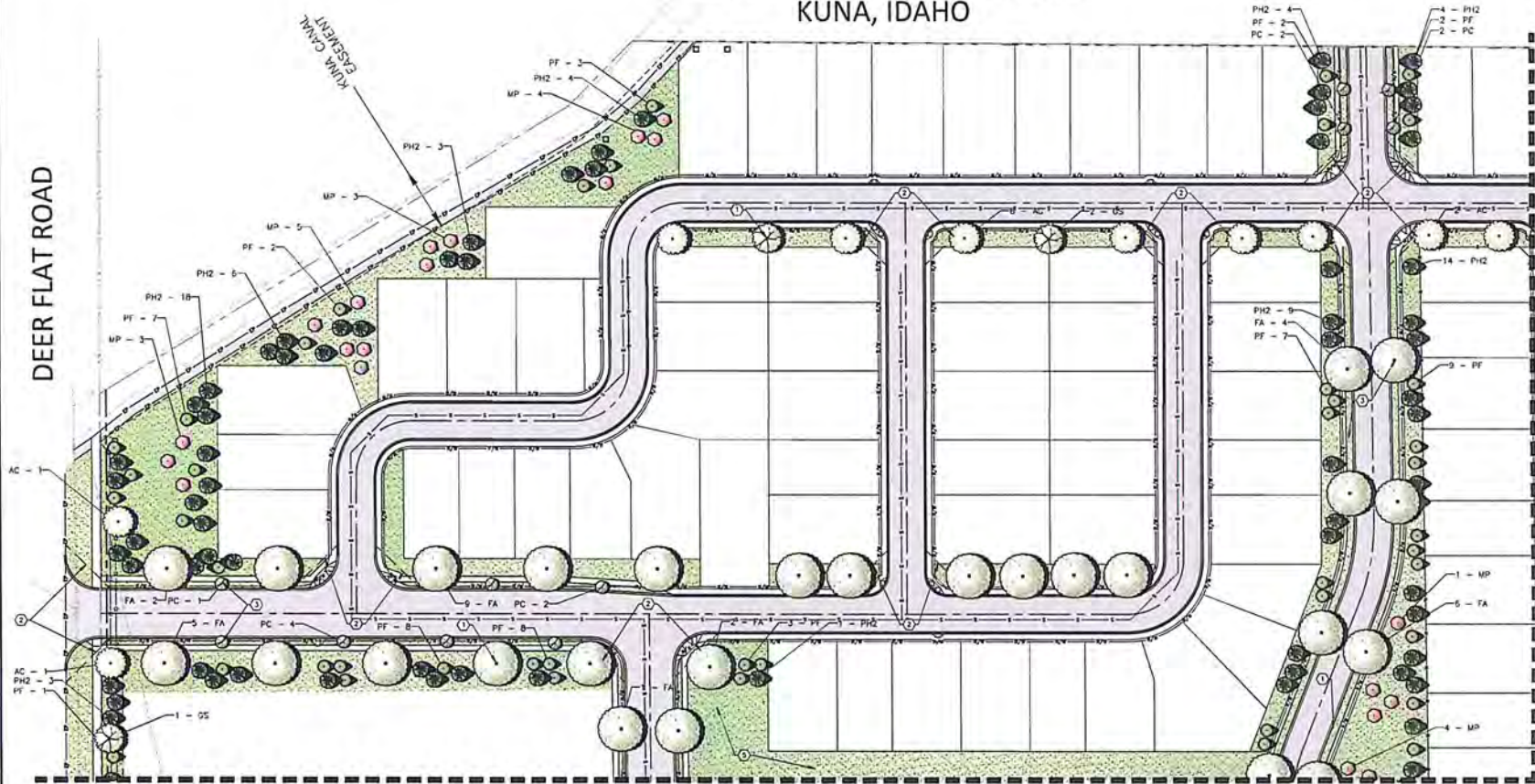
SITUATED IN GOVERNMENT LOTS 1 AND 2 OF SECTION 19, T3N, R1E, BM,  
SOUTHEAST CORNER OF MERIDIAN ROAD AND DEER FLAT ROAD, KUNA, ID



Title:		Date: 05-05-2017
Scale: 1 inch = 300 feet	File:	
Tract 1: 34.761 Acres: 1514191 Sq Feet: Closure = n16.1515w 0.01 Feet: Precision = 1/760321: Perimeter = 5545 Feet		
001=s89.3535e 199.84	006=s00.4515w 675.51	011=s90.0000e 244.41
002=s00.2425w 48.00	007=n89.5853w 912.46	012=n00.2315e 537.42
003=s31.1535e 497.97	008=n00.4608e 681.89	
004=s45.0405e 82.21	009=n00.4608e 636.51	
005=s00.4515w 795.44	010: Rt, R=150.00, Delta=89.1352	
	Bng=n45.2304e, Chd=-210.70	

# DEER FLAT AND MERIDIAN ROAD KUNA, IDAHO

DEER FLAT ROAD



- KEY NOTES**
- INSTALL 3" TREE RING, WITH BARE EARTH SURFACE AT ALL TREES WITHIN TURF AREAS.
  - 40' CLEAR VISION TRIANGLE, NO TREES SHALL BE PLANTED WITHIN A CLEAR VISION TRIANGLE THE MAXIMUM HEIGHT OF ANY VEGETATION GROUND COVER AT MATURITY WITHIN THE CLEAR VISION TRIANGLE SHALL BE 3' FROM THE ADJACENT STREET GRADE.
  - TREES PLANTED IN PARK STRIPS TO BE CENTERED IN STRIP.
  - FUTURE PARK, ACTUAL DESIGN TO BE DETERMINED AT A FUTURE DATE.

- GENERAL NOTES**
- ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN HARBORFRUIT STANDARDS FOR TYPE AND SIZE SHOWN.
  - ALL PLANTED BEDS TO RECEIVE A MIN. 3" DEPTH ORGANIC MULCH, SUCH AS BARK, SOD, AND PERENNIAL, OR SIMILAR PRODUCT. USE OF MULCH OR ROCK AS THE ONLY GROUND COVER IN REDUCED PLANTING AREAS IS PROHIBITED. ROCK MULCH IS USUALLY PERMEABLE FABRIC WEED BARRIER UNDER ROCK WEALTH. IMPERMEABLE PLASTIC WEED BARRIERS ARE PROHIBITED.
  - 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 RESIDENTIAL LOT DEVELOPMENT.
  - ALL TREES PLANTED IN THE PARK STRIP (OR BULKHEAD) TO BE CENTERED BETWEEN BACK OF CURB AND SIDEWALK AND ARE SUBJECT TO THE ADJO DEVELOPMENT AGREEMENT FOR LANDSCAPING AND AS SUCH SHALL BE CLASS 4 TREES IN COMPLIANCE WITH THE ADJO STREET TREE PLANTING POLICIES.
  - 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&R'S.

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

- GENERAL IRRIGATION NOTES**
- ALL PLANT MATERIALS TO BE WATERED BY THE DEVELOPER OR SUBDIVISION PREPROCESSED IRRIGATION SYSTEM. IRRIGATION OF COMMON AREAS SHALL BE VIA THE SUBDIVISION'S PREPROCESSED IRRIGATION SYSTEM. IRRIGATION OF INDIVIDUAL LOT'S AND LANDSCAPING ALONG THE FRONTAGE OF PRIVATE LOTS SHALL BE VIA METEDED, POTABLE WATER AND THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNERS.
  - COVERAGE, THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE ONE HUNDRED PERCENT (100%) COVERAGE WITH HEAD TO HEAD SPACING OR TRIANGULAR SPACING AS APPROPRIATE.
  - MATCHED PRECIPITATION RATES: SPRINKLER HEADS SHALL HAVE MATCHED PRECIPITATION RATES WITH EACH CONTROL VALVE.
  - IRRIGATION DISTRICTS: SPRINKLER HEADS BRIDGING LAWN OR OTHER HIGH WATER DEMAND AREAS SHALL BE GROUPED SO THAT THEY ARE ON THE SEPARATE ZONE OR DISTRICT FROM THOSE REDUCING TREES, SHRUBS, OR OTHER REDUCED WATER DEMAND AREAS.
  - OVERSPRAY: SPRINKLER HEADS SHALL BE ADJUSTED TO PREVENT OVERSPRAY INTO UNWANTED SURFACES SUCH AS STREETS, SIDEWALKS, DRIVEWAYS, AND PARKING AREAS.

MATCH LINE - SEE SHEET L2.0

PLANT SCHEDULE						
DECIDUOUS TREES	BOTANICAL NAME	COMMON NAME	SIZE	MATURE SIZE HxW	CLASS	QTY
AC	<i>Acer glabrum</i> 'Crimson King'	Crimson King Maple	2" CAL B&B	35' X 30'		34
FA	<i>Fraxinus americana</i> 'Autumn Purple'	Autumn Purple Ash	2" CAL B&B	45' X 45'	Class II	36
OS	<i>Gleditsia triacanthos</i> 'Skyline'	Skyline Honey Locust	2" CAL B&B	35' X 30'		15
EVERGREEN TREES	BOTANICAL NAME	COMMON NAME	SIZE	MATURE SIZE HxW	CLASS	QTY
PH2	<i>Picea pungens</i> 'Hoopsii'	Hoopsii Blue Spruce	6" - 8" D&D	35' X 15'		102
PF	<i>Pinus flexilis</i> 'Vanderwolf's Pyramid'	Vanderwolf's Pyramid Pine	10" - 12" B&B	25' X 15'		68
FLOWERING TREES	BOTANICAL NAME	COMMON NAME	SIZE	MATURE SIZE HxW	CLASS	QTY
MP	<i>Malus x 'Prairie Fire'</i>	Prairie Fire Crab Apple	2" CAL B&B	15' X 15'		23
PC	<i>Pyrus calleryana</i> 'Capital'	Capital Gallery Pear	2" CAL B&B	35' X 15'		35
GROUND COVERS	BOTANICAL NAME	COMMON NAME	COVT			
	Turf Sod Bluegrass	Kentucky Bluegrass	SOD			

PRELIMINARY NOT FOR CONSTRUCTION

## LANDSCAPE PLAN

REVISIONS		
NO.	ITEM	DATE

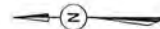
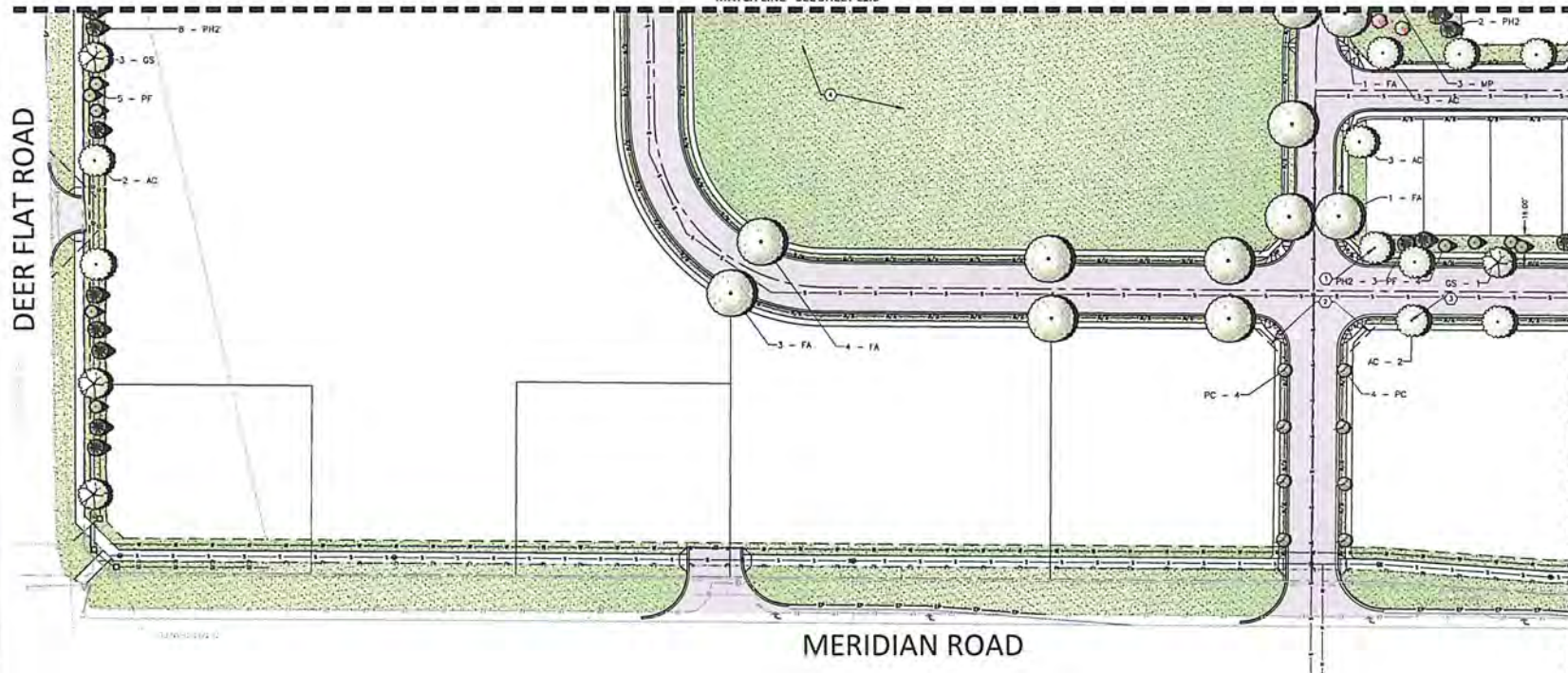


DATE: 3/2/21  
PROJECT: 18-081  
SHEET NO.  
L1.0 1 OF 3

PRELIMINARY - NOT FOR CONSTRUCTION

# DEER FLAT AND MERIDIAN ROAD KUNA, IDAHO

MATCH LINE - SEE SHEET L1.0



### KEY NOTES

1. INSTALL 3" TREE RING, WITH BARE EARTH SURFACE AT ALL TREES WITH TURF AREAS.
2. 40' CLEAR VISION TRIANGLE. NO TREES SHALL BE PLANTED WITHIN A CLEAR VISION TRIANGLE. THE MAXIMUM HEIGHT OF ANY VEGETATIVE GROUND COVER AT MATURITY WITHIN THE CLEAR VISION TRIANGLE SHALL BE 3' FROM THE ADJACENT STREET CURB.
3. TREES PLANTED IN PARK STRIPS TO BE CENTERED IN STRIP.
4. FUTURE PARK. ACTUAL DESIGN TO BE DETERMINED AT A FUTURE DATE.

### GENERAL NOTES

1. ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN HORTICULTURAL STANDARDS FOR TYPE AND SIZE SHOW.
2. ALL PLANTED BEDS TO RECEIVE A MIN. 3" DEPTH ORGANIC MULCH, SUCH AS BARK, SOIL, AND, PERHAPS, OR SIMILAR PRODUCTS. USE OF MULCH OR ROCK AS THE ONLY GROUND COVER IN REQUIRED PLANTING AREAS IS PROHIBITED. IF ROCK MULCH IS USED, INITIAL PERMEABLE FABRIC NEED MATTER UNDER ROCK MULCH. IMPERMEABLE PLASTIC NEED BATHERS ARE PROHIBITED.
3. ALL TREE, TURF, PLANT MATERIAL, AND IRRIGATION PROPOSED WITHIN THE PLANTER STRIP BETWEEN BACK OF CURB AND SIDEWALK SHALL BE NOTICED BY THE HOME BUILDER IN CONJUNCTION WITH THE INDIVIDUAL LOT DEVELOPMENT.
4. ALL TREES PLANTED IN THE PARK STRIP (BY BUILDERS) TO BE CENTERED BETWEEN BACK OF CURB AND SIDEWALK AND ARE SUBJECT TO THE ACHD DEVELOPMENT AGREEMENT FOR LANDSCAPING AND AS SUCH SHALL BE CLASS 1 TREES IN COMPLIANCE WITH THE ACHD STREET TREE PLANTING POLICIES.
5. FENCING WITHIN SUBDIVISION, ALONG SIDE AND REAR LOT LINES SHALL BE INSTALLED BY BUILDER/HOMEOOWNER IN CONJUNCTION WITH INDIVIDUAL LOT DEVELOPMENT AND SHALL COMPLY WITH THE STANDARDS ESTABLISHED IN THE SUBDIVISION'S COCS.

### 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 PROVIDED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM.

### GENERAL IRRIGATION NOTES

1. ALL PLANT MATERIALS TO BE WATERED BY THE DEVELOPER OR SUBDIVISION PREDESIGNED IRRIGATION SYSTEM. IRRIGATION OF COMMON AREAS SHALL BE VIA THE SUBDIVISION'S PREDESIGNED IRRIGATION SYSTEM. IRRIGATION OF INDIVIDUAL LOTS AND LANDSCAPING ALONG THE FRONTAGE OF PRIVATE LOTS SHALL BE VIA RETIRED POTABLE WATER AND THE RESPONSIBILITY OF THE RESIDENTIAL 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 CONFIGURED SO THAT THEY ARE ON THE SEPARATE ZONE OR DISTRICT FROM THOSE IRRIGATING TREES, SHRUBS, OR OTHER REDUCED WATER DEMAND AREAS.
5. OVERTSPRAY. SPRINKLER HEADS SHALL BE ADJUSTED TO REDUCE OVERTSPRAY INTO ADJACENT SURFACES SUCH AS STREETS, SIDEWALKS, DRIVEWAYS, AND PARKING AREAS.

MATCH LINE - SEE SHEET L3.0

MERIDIAN ROAD

DEER FLAT ROAD

PLANT SCHEDULE						
	BOTANICAL NAME	COMMON NAME	SIZE	MATURE SIZE HKW	CLASS	QTY
<b>DECIDUOUS TREES</b>						
AC	Acer platanoides 'Crimson King'	Crimson King Maple	2" CAL B&B	35' X30'		34
FA	Fraxinus americana 'Autumn Purple'	Autumn Purple Ash	2" CAL B&B	45' X45'	Class II	36
GS	Gleditsia triacanthos 'Skyline'	Skyline Honey Locust	2" CAL B&B	35' X30'		15
<b>EVERGREEN TREES</b>						
PHZ	Picea pungens 'Hoopsii'	Hoopsii Blue Spruce	5"-8" B&B	35' X15'		102
PF	Pinus flexilis 'Vanderwolf's Pyramid'	Vanderwolf's Pyramid Pine	10"-12" B&B	25' X15'		68
<b>FLOWERING TREES</b>						
MP	Malus x 'Prairifire'	Prairifire Crab Apple	2" CAL B&B	15' X15'		23
PC	Pyrus calleryana 'Capital'	Capital Callery Pear	2" CAL B&B	35' X15'		35
<b>GROUND COVERS</b>						
	Turf Sod Bluegrass	Kentucky Bluegrass	SOD			

PRELIMINARY NOT FOR CONSTRUCTION

## LANDSCAPE PLAN

REVISIONS		
NO.	ITEM	DATE

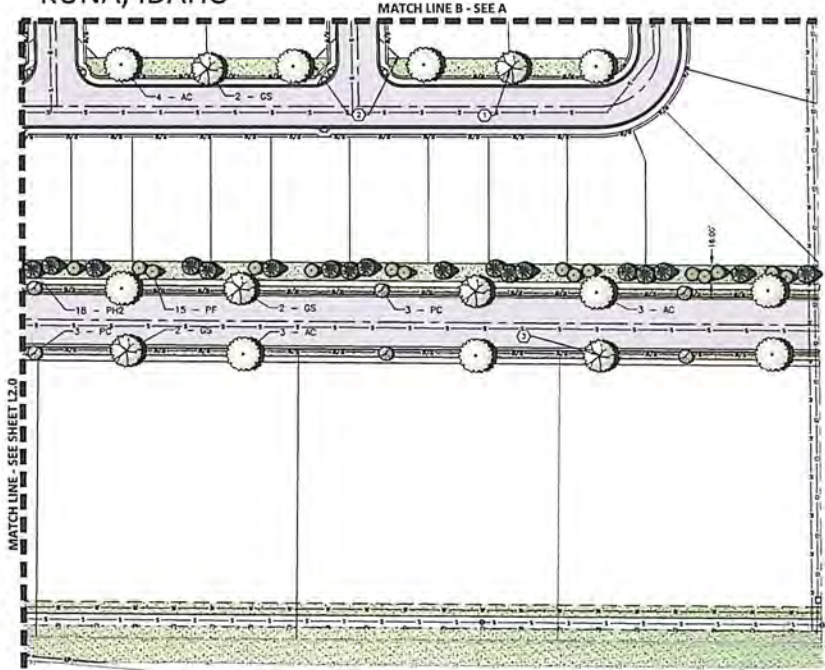
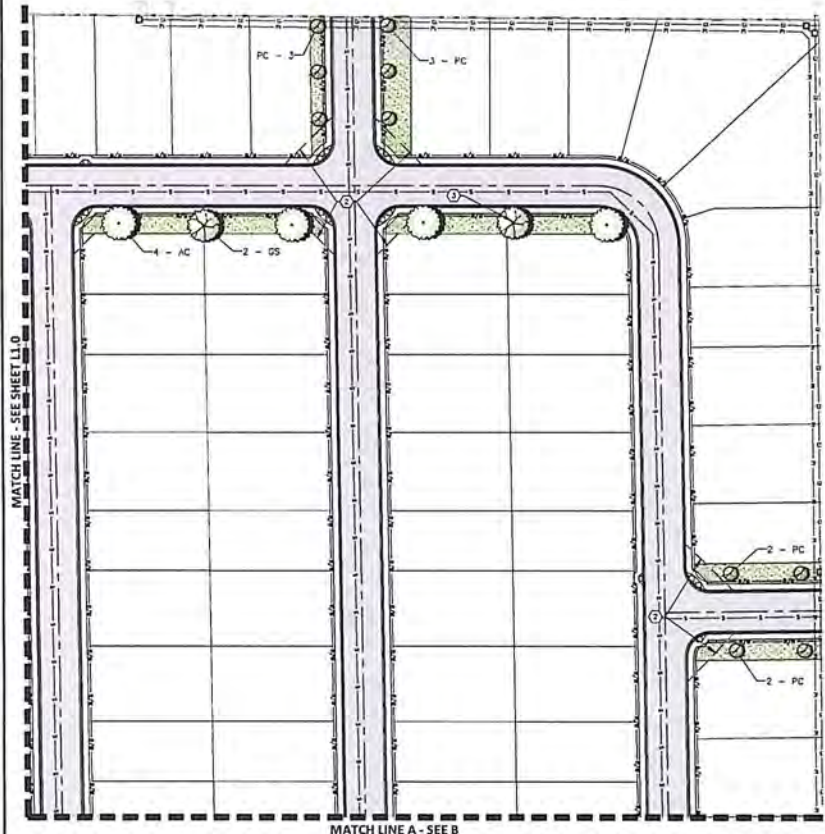
**km**  
ENGINEERING

8233 WEST STATE STREET  
BOISE, IDAHO 83724  
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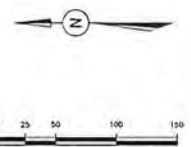
DATE: 5/2/21  
PROJECT: 18-081  
SHEET NO. L2.0 2 OF 3

PRELIMINARY - NOT FOR CONSTRUCTION

# DEER FLAT AND MERIDIAN ROAD KUNA, IDAHO



MERIDIAN ROAD



**KEY NOTES**

1. INSTALL 3" TREE RING, WITH BARE EARTH SURFACE AT ALL TREES WITHIN TURF AREAS.
2. 40' CLEAR VISION TRIANGLE, NO TREES SHALL BE PLANTED WITHIN A CLEAR VISION TRIANGLE. THE MAXIMUM HEIGHT OF ANY VEGETATIVE GROUND COVER AT ANYTIME WITHIN THE CLEAR VISION TRIANGLE SHALL BE 3' FROM THE ADJACENT STREET CORNER.
3. TREES PLANTED IN PARK STRIPS TO BE CENTERED IN STRIP.
4. FUTURE PARK: ACTUAL DESIGN TO BE DETERMINED AT A FUTURE DATE.

**GENERAL NOTES**

1. ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN HEDEREPHAN STANDARDS FOR TYPE AND SIZE DESIGN.
2. ALL PLANTED BEDS TO RECEIVE A MIN. 3" DEPTH ORGANIC MULCH, SUCH AS BARK, SOIL AND PERMANENT OR SLAGAN PRODUCTS. USE OF MULCH OR ROCK AS THE ONLY GROUND COVER IN REQUIRED PLANTING AREAS IS PROHIBITED. IF ROCK MULCH IS USED, INSTALL A PERMEABLE FABRIC WEED BARRIER UNDER ROCK WHICH WEEDS CAN BE PLANTED UNDER MULCH.
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 AND AS SUCH SHALL BE CLASS 1 TREES IN COMPLIANCE WITH THE ACHD STREET TREE PLANTING POLICIES.
5. FENCING WITHIN SUBDIVISION, ALONG SIDE AND REAR LOT LINES SHALL BE INSTALLED BY BUILDER/PROVIDER IN CONJUNCTION WITH INDIVIDUAL LOT DEVELOPMENT AND SHALL COMPLY WITH THE STANDARDS ESTABLISHED BY THE SUBDIVISION'S CC&RS.

**ACHD LANDSCAPE NOTES**

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

**GENERAL IRRIGATION NOTES**

1. ALL PLANT MATERIALS TO BE WATERED BY THE DEVELOPER OR SUBDIVISION PRESSURIZED IRRIGATION SYSTEM. IRRIGATION OF COMMON AREAS SHALL BE VIA THE SUBDIVISION'S PRESSURIZED IRRIGATION SYSTEM. IRRIGATION OF INDIVIDUAL LOTS AND LANDSCAPING ALONG THE FRONTAGE OF PRIVATE LOTS SHALL BE VIA METERS, POTABLE WATER AND THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNERS.
2. COVERAGE: THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE ONE HUNDRED PERCENT (100%) COVERAGE WITH HEAD TO HEAD SPACING OR TRIANGULAR SPACING AS APPROPRIATE.
3. MATCHED PRECIPITATION RATES: SPRINKLER HEADS SHALL HAVE MATCHED PRECIPITATION RATES WITH 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. OVERSPRINK: SPRINKLER HEADS SHALL BE ADJUSTED TO PREVENT OVERSPRINKING INTO ADJACENT SURFACES SUCH AS STREETS, SIDEWALKS, DRIVEWAYS, AND PARKING AREAS.

PLANT SCHEDULE						
DECIDUOUS TREES	BOTANICAL NAME	COMMON NAME	SIZE	MATURE SIZE HxW	CLASS	QTY
AC	Acer platanoides 'Crimson King'	Crimson King Maple	2" CAL. B&B	35'x30'		34
FA	Fraxinus americana 'Autumn Purple'	Autumn Purple Ash	2" CAL. B&B	45'x45'	Class II	36
GS	Gedalia triacanthos 'Skyline'	Skyline Honey Locust	2" CAL. B&B	35'x30'		15
EVERGREEN TREES	BOTANICAL NAME	COMMON NAME	SIZE	MATURE SIZE HxW	CLASS	QTY
PH2	Picea pungens 'Hoopsii'	Hoopsii Blue Spruce	8"-8" B&B	35'x15'		182
PF	Pinus flexilis 'Vanderwolf's Pyramid'	Vanderwolf's Pyramid Pine	10"-12" B&B	25'x15'		68
FLOWERING TREES	BOTANICAL NAME	COMMON NAME	SIZE	MATURE SIZE HxW	CLASS	QTY
MP	Malus x 'Prairifire'	Prairifire Crab Apple	2" CAL. B&B	15'x15'		23
PC	Pyrus calleryana 'Capital'	Capital Callery Pear	2" CAL. B&B	35'x15'		35
GROUND COVERS	BOTANICAL NAME	COMMON NAME	CONT.			
	Turf Sod Bluegrass	Kentucky Bluegrass	SOD			

PRELIMINARY NOT FOR CONSTRUCTION

**LANDSCAPE PLAN**

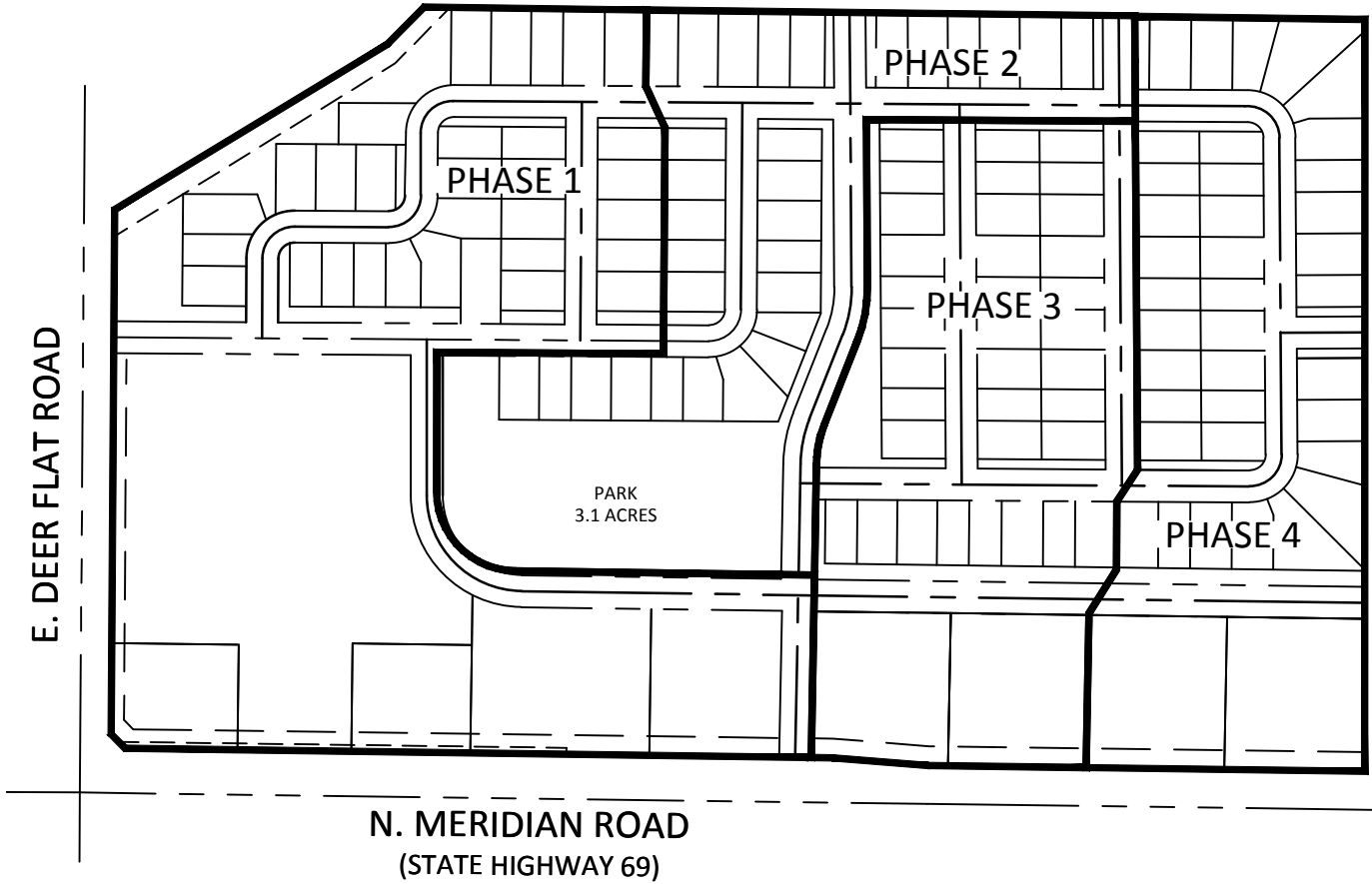
REVISIONS		
NO.	ITEM	DATE



DATE: 5/2/11  
PROJECT: 18-081  
SHEET NO. L3.0 3 OF 3

PRELIMINARY - NOT FOR CONSTRUCTION

\\KMSBS\PROJECT\16-083\CAD\EXHIBITS\16-083 PHASING PLAN.DWG, MIKE BULTMAN, 5/5/2017, DWG TO PDF.PC3, ----



ASHTON ESTATES  
KUNA, ID

CONCEPTUAL PHASING PLAN

DATE: 5/5/2017

PROJECT: 16-083

SHEET:  
1 OF 1



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