



Planning & Zoning Application Coversheet

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



****Office Use Only****

File No.(s): 22-04-ZC, 22-09-S & 22-29-DR

Project Name: Aster Grove

Date Received: 22-29-DR

Date Accepted as Complete: 11.07.2022

Type of review requested (check all that apply):

<input type="checkbox"/>	Annexation & Zoning	<input type="checkbox"/>	Appeal
<input type="checkbox"/>	Comp. Plan Map Amendment	<input type="checkbox"/>	Combination Pre & Final Plat
<input type="checkbox"/>	Design Review	<input type="checkbox"/>	Development Agreement
<input type="checkbox"/>	Final Planned Unit Development	<input type="checkbox"/>	Final Plat
<input type="checkbox"/>	Lot Line Adjustment	<input type="checkbox"/>	Lot Split
<input type="checkbox"/>	Ordinance Amendment	<input type="checkbox"/>	Planned Unit Development
<input checked="" type="checkbox"/>	Preliminary Plat	<input checked="" type="checkbox"/>	Rezone
<input type="checkbox"/>	Special Use Permit	<input type="checkbox"/>	Temporary Business
<input type="checkbox"/>	Vacation	<input type="checkbox"/>	Variance

Owner of Record

Name: Smith Properties LLC - David G. Smith

Address: 7300 2nd Street, Nampa, ID 83686

Phone: _____ Email: _____

Applicant (Developer) Information

Name: Toll Brothers, Inc.

Address: 3103 W. Sheryl Drive, Suite 100 Meridian, ID 83646

Phone: 208-780-6726 Email: acapell@tollbrothers.com

Engineer/Representative Information

Name: Givens Pursley LLP - Jeffrey W. Bower

Address: 601 W Bannock St, Boise, ID 83702

Phone: 208-388-1200 Email: jeffbower@givenspursley.com;
kristenmcneill@givenspursley.com

Subject Property Information

Site Address: 610 W Columbia Road, Nampa, ID 83634

Nearest Major Cross Streets: W Columbia Rd and S Meridian Rd

Parcel No.(s): S1301438810

Section, Township, Range: Section 1 , Township 2N, Range 1W

Property Size: 37.2 acres

Current Land Use: mixed use Proposed Land Use: medium density residential

Current Zoning: Agriculture Proposed Zoning: R-6 and R-8

Project Description

Project Name: Aster Grove

General Description of Project: Development of a single-family residential community with 140 homes

Type of proposed use (check all that apply and provide specific density/zoning):

Residential: R-2 R-4 R-6 R-8 R-12 R-20 Commercial: C-1 C-2 C-3 CBD

Office Industrial: M-1 M-2 Other: _____

Type(s) of amenities provided with development: _____

Amenities include playground equipment, a shade pavilion picnic area, seating, landscaping, and landscaped pathways providing communal green space near all residents and also providing buffering adjacent to W Columbia Road.

Residential Project Summary (If Applicable)

Are there existing buildings? YES NO

If YES, please describe: _____

Will any existing buildings remain? YES NO

No. of Residential Units: 140 No. of Building Lots: 163

No. of Common Lots: 21 No. of Other Lots: 1 common driveway;
1 civic use lot

Type of dwelling(s) proposed (check all that apply):

Single-Family Townhomes Duplexes Multi-Family

Other: _____

Minimum square footage of structure(s): 1382 sf

Gross Density (Dwelling Units ÷ Total Acreage): 4.35 units / acre

Net Density (Dwelling Units ÷ Total Acreage not including Roads): 5.74 units / acre

Percentage of Open Space provided: 11.26% Acreage of Open Space: 4.19 acres

Type of Open Space provided (i.e. public, common, landscaping): _____
landscaping, common open space, pathways and buffer areas

Non-Residential Project Summary (If Applicable)

Number of building lots: _____ Other lots: _____

Gross floor area square footage: _____ Existing (if applicable): _____

Building height: _____ Hours of Operation: _____

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

No. of and ages of students: _____ Seating capacity: _____

Proposed Parking

ADA accessible spaces: _____ Dimensions: _____

Regular parking spaces: _____ Dimensions: _____

Width of driveway aisle: _____

Proposed lighting: _____

Is lighting "Dark Sky" compliant? YES NO

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

Applicant Signature:  Date: 10/31/22
By signing, you are confirming you have provided all required items listed on this application.

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



Rezone Application

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



Rezoning 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.

****Office Use Only****

Case No(s): 22-04-ZC, 22-09-S

Project Name: Aster Grove

Date of Pre-Application Meeting: 2.3.2022 (max 13 months, unless otherwise determined by Staff)

Date Received: 04.25.2022

Date Accepted as Complete: 11.8.2022

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

- Complete Planning & Zoning Application Coversheet.
- Complete Rezone Application.
- Detailed narrative or justification for the application, describing the reasons for the proposed Rezone.
- Vicinity Map 8.5" x 11": Drawn to scale of 1" = 300' (or similar), showing the location of subject property. Map shall contain a shaded area showing the annexation property; surrounding street names; and name(s) of surrounding subdivisions.
- Legal Description of Area: Include metes & bounds description to the section line of all adjacent roadways; stamped & signed by a registered professional Land Surveyor; calculated closure sheet; and a map showing the boundaries of the legal description.
- Development Agreement & complete Development Agreement Application *(if applicable)*.
- Recorded Warranty Deed for property.
- Affidavit of Legal Interest if the individual submitting this application is not the legal property owner. *(One Affidavit required for each party involved. Originals must be submitted to the Planning & Zoning Department.)*
- Neighborhood Meeting Certification.
- Commitment of Property Posting form signed by the Applicant/Agent.

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

Information to Note:

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

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

Applicant Signature:  Date: 4/21/22
By signing, you are confirming you have provided all required items listed on this application.

Preliminary Plat Application

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



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.

****Office Use Only****

Case No(s): 22-04-ZC, 22-09-S

Project Name: Aster Grove

Date of Pre-Application Meeting: 2.3.2022

Date Received: 04.25.2022

Date Accepted as Complete: 11.8.2022

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

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

- Phasing Plan
- Landscape Plan for subdivision entrances, buffers, common areas, etc.
- Homeowners Maintenance Agreement for the care of landscaped common areas.

IF THE PRELIMINARY PLAT INCLUDES 100 LOTS OR MORE,

A TRAFFIC IMPACT STUDY IS REQUIRED.

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

Information to Note:

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

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

Applicant Signature:  Date: 4/21/22

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

Toll Brothers® LAND DEVELOPMENT

PAVING THE WAY FOR AMERICA'S LUXURY HOMEBUILDER

November 2, 2022

City of Kuna
Planning and Zoning Department
751 W 4th St
Kuna, ID 83634

RE: Revised Narrative in Support of Aster Grove Rezone and Preliminary Plat

Dear Planning Staff, Planning and Zoning Commission, Mayor, and City Council:

Toll Brothers is pleased to present applications for rezoning and a preliminary plat for the Aster Grove residential community. Aster Grove will be a single-family residential community with 140 homes all constructed by Toll Brothers. Aster Grove will help meet the City's need for housing with a first-class residential community that offers quality architecture and thoughtful open space amenities. The housing types and amenities provided in Aster Grove are currently in high demand from Kuna's existing residents. As part of the Aster Grove project, Toll Brothers will be making significant investments in utility infrastructure that will benefit the City as a whole, including constructing a major segment of the City's regional Mason Creek Sewer trunk line, and dedicating a one acre municipal well site to the City.

Property Overview

The Aster Grove property (APN S1301438810) is 37.2 acres located at 610 W Columbia Road on the north side of Columbia Road between Linder Road and Meridian Road. (the "Property"). The Property is annexed into the City of Kuna and zoned Agriculture (A) with a Future Land Use designation of Mixed Use.

The Property has frontage and access along S Columbia Rd. The Property is currently used for agricultural purposes. The Mason Creek Feeder runs through the southwest corner of the Property. *Figure 1* is a map of the vicinity with the Property outlined in orange. Areas shaded in beige are already annexed into City of Kuna.

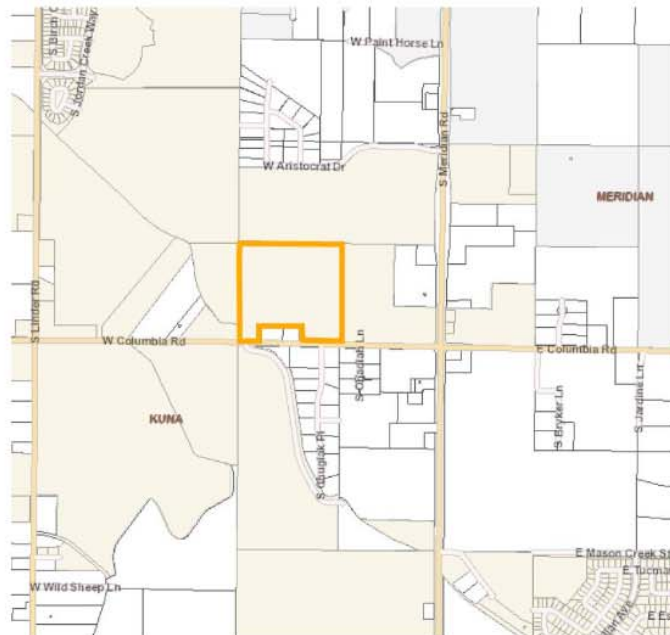


Figure 1

Zoning Amendment

Toll Brothers requests rezoning the Property from Agriculture (A) to medium density residential with 25.06 acres zoned R-6 and 12.14 acres zoned R-8. A graphic showing the proposed zoning is attached as Exhibit A. The requested zoning designations should be approved under K.C.C. § 5-13-4 because the rezone is harmonious with the City's Comprehensive Plan. Specifically, the requested rezone supports the following Comprehensive Plan policies and objectives:

1. The project furthers **Goal 3** and **Policies 3.D.1.a** and **3.G.1.b** by providing mixed housing types in strong neighborhoods with active open space and strong regional connectivity.
2. The project furthers **Goal 4.F** and **Objective 4-F.2** by making significant contributions to the City's sewer and water infrastructure. Toll Brothers will be donating a one acre well site to the City for a municipal well. Off-site, Toll Brothers will construct approximately 2,500 feet of the regional Mason Creek sewer trunk line.
3. The project furthers **Policy 4.D.2.a** by designing and constructing a mid-mile collector road (N. Kay Ave.) and stubbing local roads at the northern and eastern boundaries of the Property to incorporate and provide connectivity with future development.
4. The project furthers **Policy 2.A.2.d** by incorporating landscaped sidewalks along our local roads (e.g. Mayweed, Arnica, and Ambleside) that are designed to integrate with future developments to the north and east, providing: (i) safe and comfortable pathways allowing interconnectivity with future development; and (ii) a greater network of pathways that ties into nearby future mixed-use and commercial developments and creates usable connections to Swan Falls High School.
5. The project furthers **Policy 2.B.1.b** by providing gathering spaces for community members including a main central park area, (playground equipment, a shade pavilion picnic area, and landscaped pathways) and pocket parks throughout.
6. The project furthers **Policy 2.H.2.c** by including a playground in the community park.
7. The project furthers **Policy 3.D.2.d** by providing connectivity through sidewalk, pathway and trail, on-street and transit infrastructure.
8. The project furthers **Policies 4.B.2.b** and **4.B.2.c** by incorporating detached sidewalks throughout the community that tie into the inter-neighborhood pathways throughout the green space.

In addition to furthering the goals and the policies of the City's Comprehensive Plan, the requested rezone should be approved because Aster Grove and the proposed zoning will be compatible with the surrounding uses. The land uses and FLUM designations surrounding the Property include:

1. **North:** The property to the north is within the City of Kuna and part of the Pear Blossom Subdivision. This property is zoned agriculture and designated as Mixed Use

on the Future Land Use Map. It is our understanding this land is currently being planned for a medium density residential development that will be harmonious with Aster Grove.

2. **East:** The property to the east is annexed into the City of Kuna and currently zoned Agriculture. The FLUM designation is Mixed Use with the smaller, approximately 1.5 acre, parcel designated as public. At this time, it is our understanding this area is being planned as large commercial/mixed-use development that will transition well with the R-8 zoning area within Aster Grove. The future commercial development in this area will benefit from the local patrons and connectivity Aster Grove will provide.

3. **South:** Immediately to the south and contiguous are two lots that are currently zoned rural residential (RR) in Ada County and used for residential purposes. Further to the south, across Columbia Road, is the Poppy Field subdivision zoned rural residential in Ada County and currently used for residential purposes. The FLUM designation for these lots is low density residential.

4. **West:** The properties contiguous to the west are annexed into the City of Kuna with residential zoning. The southern parcel is zoned high density (R-20) and the northern parcel is zoned medium density (R-6).

Preliminary Plat Application

Aster Grove is a residential community with 140 single-family residential lots, 21 common lots, 1 common driveway lot, and 1 civic lot (dedicated to the City for a municipal well site). *Figure 2* below is a rendering of the future lots and open space provided by the plat application.

The dimensions of the proposed plat meet all City code standards set forth in Title 5 and Title 6 of the Kuna City Code. The details of the preliminary plat are:

General Project Overview	
Single-family residential lots	140
Common lots	21
Common driveway lot	1
Civic lot (City well site)	1
Single-family residential area	20.87 Acres
Common lot area	6.08 Acres
R-6 net density	5.1 DU/Acre
R-8 net density	7.9 DU/Acre
Overall net density	5.74 DU/Acre

The project will be built in three (3) phases. The anticipated timing for the final platting of each phase is as follows:

Phasing Timing	
Phase 1	2024
Phase 2	2024
Phase 3	2025



Figure 2

Access and Transportation

Kittelson & Associates prepared a traffic impact study (“TIS”) to analyze access to Aster Grove and the impact of the project on area roads and intersections. Aster Grove’s primary access will be from Columbia Road via Kay Avenue—a future mid-mile collector on the west side of the Property being designed and constructed by Toll Brothers. The TIS concludes that Aster Grove will not cause any road segment or intersection level of service failures and no off-site mitigation is required except for payment of ACHD’s standard impact fees. Aster Grove will be a positive addition to the roadway network by providing a new collector road extension north to the

Springhill project. Between Springhill and Aster Grove, Kay Avenue will connect Lake Hazel to Columbia. Aster Grove will also provide future connectivity to the north and east with stubbed local streets.

Services

Toll Brothers has worked with the City's engineering and public works departments to ensure the project is served with all public services and utilities.

1. **Sewer:** The project will be served by the Springhill lift station to the northwest, which has significant current capacity to serve the project. Toll Brothers will be extending the Mason Creek regional trunk line from Columbia up the future collector (Kay Avenue) and along Mason Creek to the Springhill lift station, which pumps into the City's north treatment facility on Ten Mile Road. Toll Brothers will construct approximately 2,500 feet of off-site 36" sewer line helping to bring the Mason Creek trunk line to Meridian Road. This is a major infrastructure project that will benefit a significant portion of northeast Kuna. The City has recently committed to acquiring right-of-way for the Mason Creek trunk line west of the Property. The 2,500 feet of the Mason Creek trunk line Toll Brothers will construct with Aster Grove will support the City's investment in the right-of-way, alleviate sewer capacity issues, and open up additional areas for development in the City.

2. **Domestic Water:** Water service is available to the Property and will be extended east along Columbia Road from Toll Brothers' nearby Paloma project.

3. **Schools:** The project is in the Kuna School District. Toll Brothers has been discussing the Aster Grove project with Kuna School District leadership for several months and is working collaboratively with the Kuna School District to identify the project's potential impacts and mitigation. School children from Aster Grove will attend Silver Trail Elementary, Fremont H. Teed Middle, and Kuna High. Swan Falls High is also available to serve Aster Grove's students.

Open Space and Amenities

Aster Grove includes 4.19 acres of qualified open space—11.26% of the Property. Amenities in the main central park area include playground equipment, a shade pavilion picnic area, and landscaped pathways. Amenities in the three pocket parks throughout the community include seating, landscaping, and landscaped pathways providing communal green space near all residents and also providing buffering adjacent to Columbia Road.

Architecture and Housing Types

Aster Grove will offer two distinct architectural styles. The Garden Collection and the Arbor Collection. Each distinct home style offers a unique selection of floor plans and elevation styles for residents to choose from. The Garden Collection offers homes in the 1,400 to 2,400 square foot range on lots averaging 7,672 square feet. Photos of Garden Collection homes are below.



The Arbor Collection offers compact homes, in the 1,800 square foot range on smaller lots averaging 5,169 square feet. These homes will be built in the R-8 Zoned area of the project. The Arbor Collection helps to provide diverse housing types within the community and the City and provides a more affordable option for home ownership.



Conclusion

Toll Brothers has a track record of planning and constructing high quality residential communities. We have designed Aster Grove in compliance with City Code and to complement and transition with surrounding property. Aster Grove's quality amenities and open space, together with the attractive first-class homes, will provide excellent housing opportunities for both current and future residents of the City of Kuna.

Thank you for your time in considering the Aster Grove applications. Please do not hesitate to contact us regarding any questions you may have.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Adam Capell', with a stylized flourish at the end.

Adam Capell



CORRECTION TRUSTEE'S DEED

SMITH FAMILY FIDUCIARY TRUST U/T/A dated June 26, 1997, of which Glen T. Smith, Jr., Barbara Smith Mattison, and Marian Smith Bringham are Trustees, hereinafter referred to as the "Grantor," hereby bargains, sells and conveys to SMITH PROPERTIES, L.L.C., hereinafter referred to as the "Grantee," whose mailing address is 610 West Columbia Road, Meridian, ID 83642, for good and valuable consideration, the following described real property, situated in Ada County, State of Idaho, to-wit:

The SW1/4 of the SE1/4 of Section 1, Township 2 North, Range 1 West, of the Boise Meridian, Ada County, Idaho.

EXCEPTING THEREFROM:

Beginning at the southeast corner of said Section 1; thence North 89° 55' 48" West along the South boundary of said Section 1 a distance of 1849.5 feet to the Real Point of Beginning; thence continuing along the South boundary of said Section 1, North 89° 55' 48" West, a distance of 210.00 feet to a point; thence North 0° 04' 12" East, a distance of 250.0 feet; thence South 89° 55' 48" East a distance of 210.0 feet; thence South 0° 04' 12" West, a distance of 250.0 feet to the real point of beginning.

Excepting an Ada County road right-of-way along the South boundary of the above-described parcel.

SUBJECT TO taxes and assessments for the year 2001, and all subsequent years, together with any and all existing easements, rights of way, reservations, restrictions and encumbrances of record, to any existing tenancies, to all zoning laws and ordinances, and to any state of facts an accurate survey or inspection of the premises would show.

The Grantor hereby fully warrants title to said land and will defend the same against all lawful claims of all persons whomsoever.

The Trustees execute this instrument solely in their fiduciary capacity and covenant only that they are authorized to make this conveyance in such fiduciary capacity. The Trustees hereby disclaim any and all other warranties and covenants, whether express or implied. Any further recourse hereunder is to be only against the aforementioned Trust.

CORRECTION: This Correction Trustee's Deed is being recorded to correct the legal description in the Trustee's Deed recorded on April 19, 2001, in the records of the Ada County Recorder as Instrument No. 101036673.

Dated this 19th day of December, 2008.

SMITH FAMILY FIDUCIARY TRUST

By: *Glen T. Smith, Jr.*
Glen T. Smith, Jr., Trustee

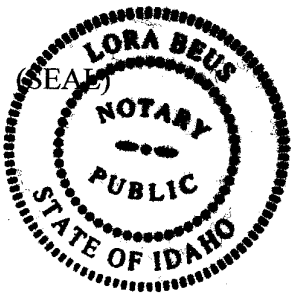
By: *Barbara Smith Mattison*
Barbara Smith Mattison, Trustee

By: *Marian Smith Bringham*
Marian Smith Bringham, Trustee

STATE OF IDAHO)
) : ss.
County of Canyon)

On this 12th day of December, 2008, before me, the undersigned, a Notary Public in and for said State, personally appeared Glen T. Smith, Jr., as Trustee of the SMITH FAMILY FIDUCIARY TRUST dated June 26, 1997, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same for and on behalf of said Trust.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written in this certificate.

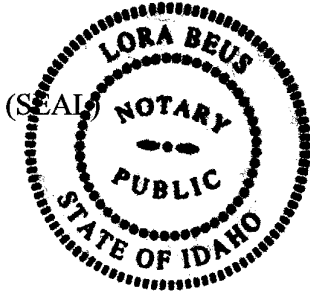


Lora Beus
Notary Public for Idaho
Commission expires: 5-1-2012

STATE OF IDAHO)
 : ss.
County of Canyon)

On this 12th day of December, 2008, before me, the undersigned, a Notary Public in and for said State, personally appeared Barbara Smith Mattison, as Trustee of the SMITH FAMILY FIDUCIARY TRUST dated June 26, 1997, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed the same for and on behalf of said Trust.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written in this certificate.

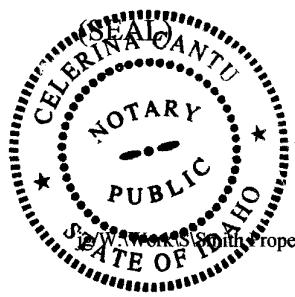


Lora Beus
Notary Public for Idaho
Commission expires: 5-1-2012

STATE OF IDAHO)
 : ss.
County of Canyon)

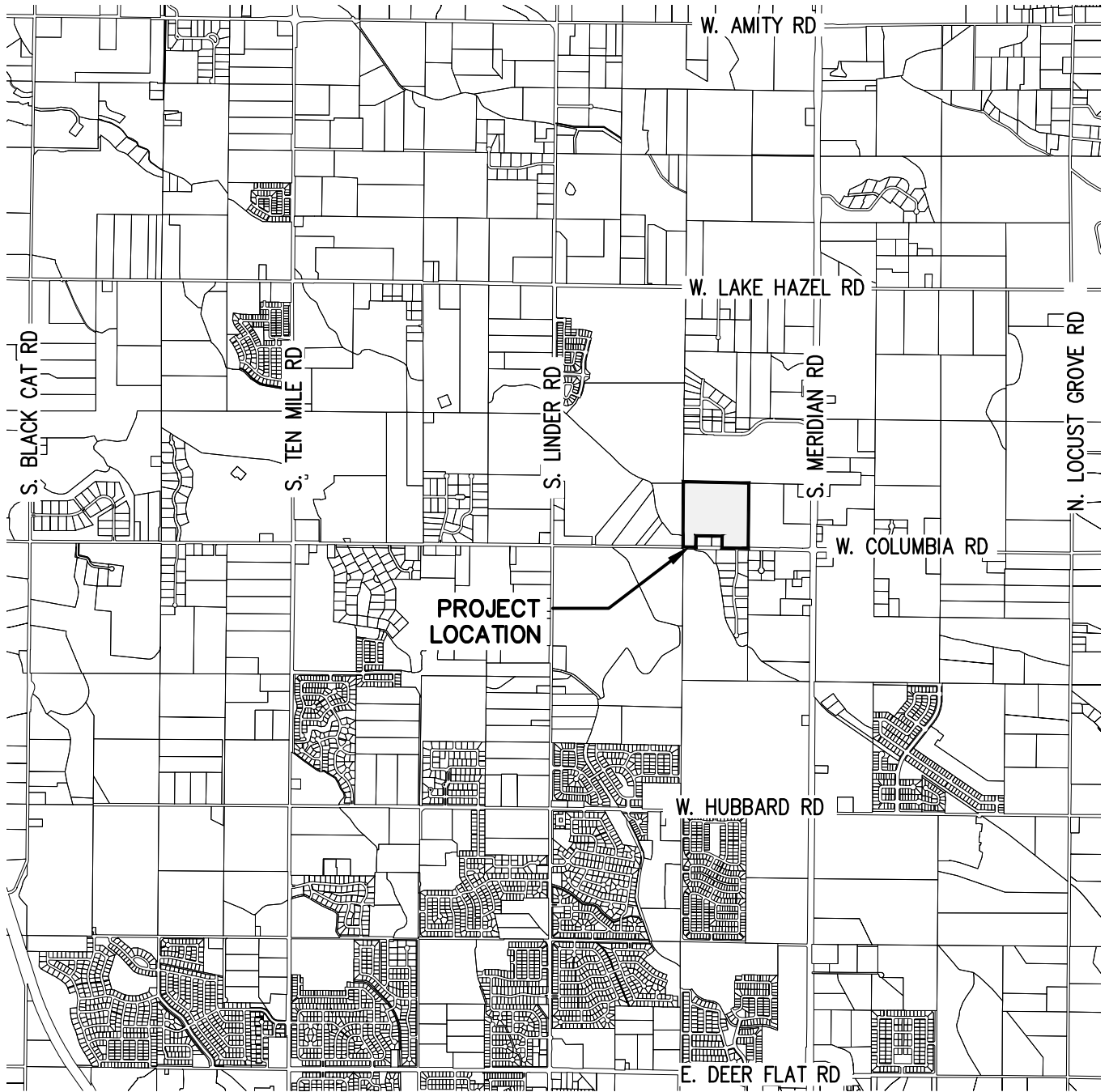
On this 19 day of December, 2008, before me, the undersigned, a Notary Public in and for said State, personally appeared Marian Smith Bringham, as Trustee of the SMITH FAMILY FIDUCIARY TRUST dated June 26, 1997, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same for and on behalf of said Trust.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written in this certificate.

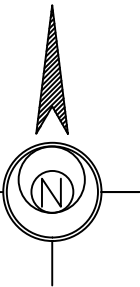


Celerina Cantu
Notary Public for Idaho
Commission expires: 10-07-09

Signatures of Smith Properties, LLC- 19113\Correction Deed.doc



**PROJECT
LOCATION**



ESE CONSULTANTS

ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL

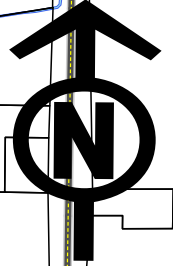
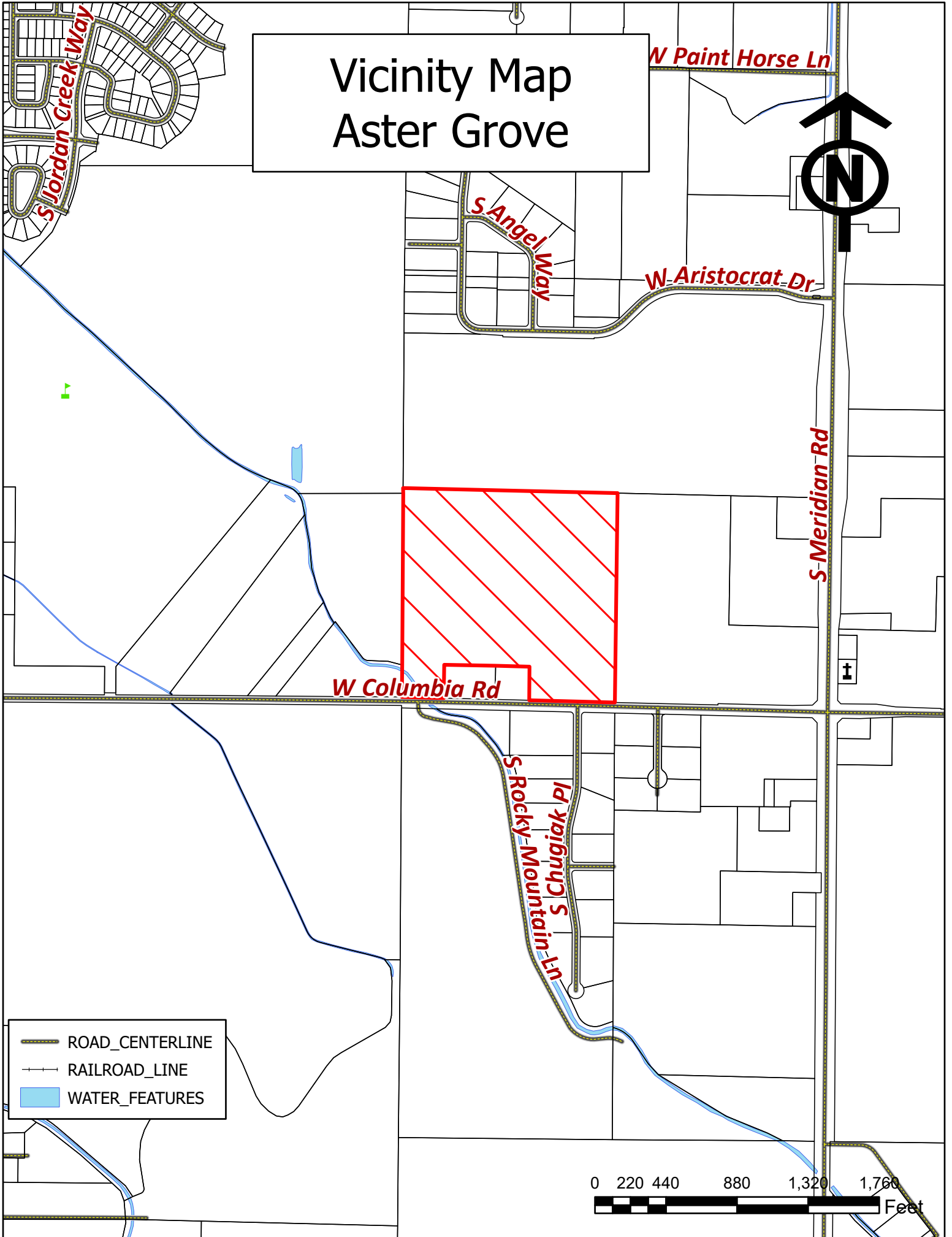
ESE Consultants, Inc.
3103 W. Sheryl Drive • Suite 100 • Meridian, ID 83642
T: 208-424-0020

VICINITY MAP

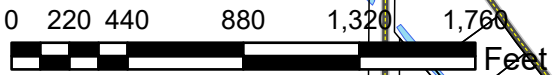
ASTER GROVE
SUBDIVISION

REV.	DATE	DESCRIPTION	DATE:	SCALE:	DESIGN:	DRAWN:	JOB NO.:	FILE NAME:	SHEET NO.:	1	OF	1
			3/18/2022	NTS	JB	KL	7831					

Vicinity Map Aster Grove



- ROAD_CENTERLINE
- RAILROAD_LINE
- WATER_FEATURES





IDAHO
SURVEY
GROUP

9955 W Emerald St
Boise, ID 83704

Phone: (208) 846-8570

Fax: (208) 884-5399

**610 W. Columbia Rd.
Boundary Description**

Project Number 20-471 September 14, 2021

A parcel of land situated in the southwest quarter of the southeast quarter of Section 1, Township 2 North, Range 1 West, Boise Meridian, City of Kuna, Ada County, Idaho, and being more particularly described as follows:

BEGINNING at the southwest corner of the southwest quarter of the southeast quarter (south quarter-section corner) of Section 1, Township 2 North, Range 1 West, Boise Meridian which bears N88°32'00"W, 2636.82 feet from the southeast corner of Section 1;

Thence N00°22'05"E, 1317.57 feet along the west line of the southwest quarter of the southeast quarter to the northwest corner thereof;

Thence S88°39'18"E, 1324.40 feet along the north line of the southwest quarter of the southeast quarter to the northeast corner thereof;

Thence S00°37'50"W, 1320.29 feet along the east line of the southwest quarter of the southeast quarter to the southeast corner thereof;

Thence N88°32'00"W, 531.15 feet along the south line of the southwest quarter of the southeast quarter to the southeast corner of that parcel depicted on Record of Survey 5421, records of Ada County, Idaho, as Par. No. S1301438500;

Thence N00°57'38"E, 233.67 feet along the east boundary of Par. No. S1301438500;

Thence N89°02'22"W, 210.00 feet along the north boundary of Par. No. S1301438500 to the northeast corner of that parcel depicted on Record of Survey 5421 as 1.50 Acres;

Thence continuing N89°02'22"W, 318.11 feet along the north boundary of the 1.50 Acres parcel;

Thence S00°57'38"W, 229.00 feet along the west boundary of the 1.50 Acres parcel to the south line of the southwest quarter of the southeast quarter;

Thence N88°32'00"W, 259.13 feet along the south line of the southwest quarter of the southeast quarter to the POINT OF BEGINNING.

The above-described parcel contains 37.20 acres, more or less.

Prepared from ALTA survey dated 1/7/2021
by John S. Gletne, PLS 18811





Scale: 1"=220'



1

Block 1

Pear Blossom Subdivision

C-S1/16

S88°39'18"E 1324.40'

SE1/16

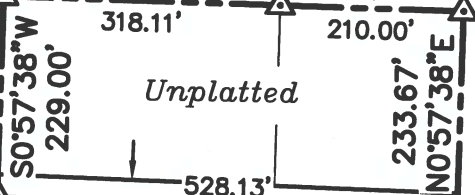
610 W. Columbia Rd.
±1,620,451 Sq. Ft.
±37.20 Acres

SW SE

Unplatted
N0°22'05"E 1317.57'

S0°37'50"W 1320.29'
Unplatted

N89°02'22"W 528.11'



Unplatted

S.1 1/4

S.12 N88°32'00"W 259.13'

W. Columbia Rd.

N88°32'00"W 531.15'

E1/16 S.1
S.12

1318.41' S.1
S.6
S.7

T.2N., R.1W.
T.2N., R.1E.

Basis of Bearing
N88°32'00"W 2636.82'

Legend

- Found 5/8" Rebar
- Found Aluminum Cap Monument
- △ Calculated Point, Nothing Found or Set
- Property Boundary Line
- Parcel Line
- Section Line
- Right-of-way Line



610 Columbia Rd. ALTA 20-471.dwg\Exhibit_Boundary.dwg 9/14/2021 12:07:43 PM

ISG IDAHO SURVEY GROUP, LLC
 9955 W. EMERALD ST.
 BOISE, IDAHO 83704
 (208) 846-8570

Exhibit Drawing For
610 W. Columbia Rd.
Boundary Description

A parcel of land situated in the southwest quarter of the southeast quarter of Section 1, Township 2 North, Range 1 West, Boise Meridian, City of Kuna, Ada County, Idaho

Job No. 20-471
Sheet No. 1 of 1
Dwg. Date 9/14/2021

ESE CONSULTANTS

ENGINEERING · PLANNING · SURVEYING · ENVIRONMENTAL

ASTER GROVE SUBDIVISION 610 W. COLUMBIA RD. R-6 ZONE DESCRIPTION

A PARCEL OF LAND SITUATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF KUNA, ADA COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SOUTH QUARTER-SECTION CORNER) OF SECTION 1, TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN WHICH BEARS N88°32'00"W, 2636.82 FEET FROM THE SOUTHEAST CORNER OF SECTION 1;

THENCE N00°22'05"E, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER TO THE NORTHWEST CORNER, A DISTANCE OF 1317.57 FEET;

THENCE S88°39'18"E, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, A DISTANCE OF 849.16 FEET;

THENCE S00°21'03"W, 131.39 FEET;

THENCE S55°05'01"E, 44.06 FEET;

THENCE S00°21'53"W, 770.66 FEET;

THENCE S89°26'58"E, 130.83 FEET;

THENCE S00°22'03"W, FEET TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, A DISTANCE OF 395.12 FEET;

THENCE N88°32'00"W, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER TO THE SOUTHEAST CORNER OF THAT PARCEL DEPICTED ON RECORD OF SURVEY 5421, RECORDS OF ADA COUNTY, IDAHO, AS PAR. NO. S1301438500, A DISTANCE OF 229.18 FEET;

THENCE N00°57'38"E, ALONG THE EAST BOUNDARY OF PAR. NO. S1301438500, A DISTANCE OF 233.67 FEET;

THENCE N89°02'22"W, ALONG THE NORTH BOUNDARY OF PAR. NO. S1301438500 TO THE NORTHEAST CORNER OF THAT PARCEL DEPICTED ON RECORD OF SURVEY 5421 AS 1.50 ACRES, A DISTANCE OF 210.00 FEET;

THENCE CONTINUING N89°02'22"W, ALONG THE NORTH BOUNDARY OF THE 1.50 ACRES PARCEL, A DISTANCE OF 318.11 FEET;

THENCE S00°57'38"W, ALONG THE WEST BOUNDARY OF THE 1.50 ACRES PARCEL TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, A DISTANCE OF 229.00 FEET;

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(208) 424-0020

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THENCE N88°32'00"W, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, A DISTANCE OF 259.13 FEET TO THE **POINT OF BEGINNING**.

CONTAINS: 1,091,588 +/- SQ. FT. (25.06 +/- ACRES)



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ASTER GROVE SUBDIVISION 610 W. COLUMBIA RD. R-8 ZONE DESCRIPTION

A PARCEL OF LAND SITUATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF KUNA, ADA COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SOUTH QUARTER-SECTION CORNER) OF SECTION 1, TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN WHICH BEARS N88°32'00"W, 2636.82 FEET FROM THE SOUTHEAST CORNER OF SECTION 1;

THENCE N00°22'05"E, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER TO THE NORTHWEST CORNER THEREOF, A DISTANCE OF 1317.57 FEET;

THENCE S88°39'18"E, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, A DISTANCE OF 849.16 FEET TO THE **POINT OF BEGINNING**;

THENCE S00°21'03"W, 131.39 FEET;

THENCE S55°05'01"E, 44.06 FEET;

THENCE S00°21'53"W, 770.66 FEET;

THENCE S89°26'58"E, 130.83 FEET;

THENCE S00°22'03"W, FEET TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, A DISTANCE OF 395.12 FEET;

THENCE S88°32'00"E, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER TO THE SOUTHEAST CORNER THEREOF, A DISTANCE OF 301.97 FEET;

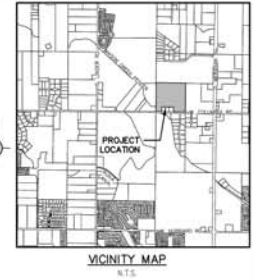
THENCE N00°37'50"E, ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER TO THE NORTHEAST CORNER THEREOF, A DISTANCE OF 1320.29 FEET;

THENCE N88°39'18"W, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, A DISTANCE OF 475.24 FEET TO THE **POINT OF BEGINNING**;

CONTAINS: 528,863 +/- SQ. FT. (12.14 +/- ACRES)



PRELIMINARY PLAT FOR ASTER GROVE SUBDIVISION KUNA, IDAHO



MUNICIPALITY MAP
KUNA, IDAHO



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T: 208-247-0020



LEGEND

- FOUND BRASS CAP MONUMENT
- PROPERTY BOUNDARY LINE
- RIGHT OF WAY LINE
- EXISTING PROPERTY LINE
- EASEMENT LINE
- EDGE OF PAVEMENT
- EDGE OF DRIVEWAY
- FLOOD ZONE "A" LIMITS
- CONCRETE AREA
- BUILDING AREA
- PROPOSED LOT LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED ROAD CENTERLINE
- PROPOSED 2" ROLLED CURB
- PROPOSED 4" VERTICAL CURB & GUTTER
- PROPOSED 4" VERTICAL CURB (NO GUTTER)
- PROPOSED 3" SIDEWALK
- PROPOSED SANITARY SEWER AND MANHOLE
- PROPOSED POTABLE WATER
- PROPOSED GRAVITY IRRIGATION
- PROPOSED PRESSURE IRRIGATION
- PROPOSED 3" PATHWAY
- PROPOSED 5" PATHWAY
- SEWAGE BED
- SAND AND GREASE TRAP
- APPROVED STREET NAME
- EXISTING SIGN
- EXISTING ELECTRIC TRANSFORMER
- EXISTING POWER POLE
- EXISTING WATER VALVE
- EXISTING WATER MANHOLE
- FIRE HYDRANT
- CATCH BASIN
- STORM MANHOLE
- SEWER MANHOLE
- STREET LIGHT
- STREET SIGN

LAND USE SUMMARY

TOTAL SITE AREA	27.23 Acres
SINGLE FAMILY RESIDENTIAL LOTS	140
COMMON LOTS	21
COMMON DRIVEWAY	1
CIVIC USE LOTS	1
SINGLE FAMILY RESIDENTIAL LOT AREA	2087 SqFt/Acre
COMMON LOT AREA	6.58 Acres
COMMON DRIVEWAY	0.31 Acres
CIVIC USE LOT AREA	0.38 Acres
RIGHT OF WAY	8.88 Acres
RESIDENTIAL GROSS DENSITY	4.35 (Units/Acre)
RESIDENTIAL NET DENSITY	5.74 (Units/Acre)
MINIMUM RESIDENTIAL LOT SIZE	4,800 sq ft
AVERAGE RESIDENTIAL LOT SIZE	4,962 sq ft

R-6 ZONE DATA

R-6 ZONE AREA	25.08 Acres
SINGLE FAMILY RESIDENTIAL LOTS	74
SINGLE FAMILY RESIDENTIAL LOT AREA	1383 SqFt/Acre
GROSS DENSITY	3.5 (Units/Acre)
NET DENSITY	5.2 (Units/Acre)
MINIMUM RESIDENTIAL LOT SIZE	4,875 sq ft
AVERAGE RESIDENTIAL LOT SIZE	7,812 sq ft

R-8 ZONE DATA

R-8 ZONE AREA	12.15 Acres
SINGLE FAMILY RESIDENTIAL LOTS	66
SINGLE FAMILY RESIDENTIAL LOT AREA	7.83 Acres
GROSS DENSITY	6.1 (Units/Acre)
NET DENSITY	7.8 (Units/Acre)
MINIMUM RESIDENTIAL LOT SIZE	4,899 sq ft
AVERAGE RESIDENTIAL LOT SIZE	5,769 sq ft

SHEET INDEX

1 OF 7	PP-11	COVER SHEET
2 OF 7	PP-12	PARKING PLAN AND TYPICAL SECTIONS
3 OF 7	PP-13	NATURAL FEATURES MAP
4 OF 7	PP-14	PRELIMINARY PLAT
5 OF 7	PP-15	PRELIMINARY ENGINEERING PLAN
6 OF 7	PP-16	PRELIMINARY DRAINAGE AND SEWERAGE PLAN
7 OF 7	PP-17	OFFICIAL SURVEY, BINDER, AND PRELIMINARY PROVISION PLAN

PROPOSED BUILDING SETBACK REQUIREMENTS

SETBACK STANDARDS R-6 ZONE	
FRONT YARD	25 ft
REAR YARD	15 ft
INTERIOR SIDE YARD	5 ft
MINIMUM LOT AREA	4,500 sq ft
MIN. LOT COVERAGES	40%
SETBACK STANDARDS R-8 ZONE	
FRONT YARD	25 ft
REAR YARD	15 ft
INTERIOR SIDE YARD	5 ft
MINIMUM LOT AREA	3,300 sq ft
MIN. LOT COVERAGES	40%

OPEN SPACE SUMMARY

COMMON OPEN SPACE AREA	4.19 Acres
PUBLICLY COMMON OPEN SPACE	11.28%

PRELIMINARY PLAT NOTES

- ANY RE-DEVELOPMENT OF THIS PLAT SHALL CONFORM WITH THE APPLICABLE CITY OF KUNA ZONING REGULATIONS IN EFFECT AT THE TIME OF THE RE-DEVELOPMENT.
- ALL STREETS PROPOSED HEREIN HAS REQUIREMENTS AND PUBLIC UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH ADA COUNTY HIGHWAY DISTRICT STANDARDS (AHS).
- STREET LOT ACCESS TO COLUMBIA ROAD IS PROHIBITED.
- LOTS 1, 11 AND 12 BLOCK 4, LOTS 1, 4, 12 AND 13 BLOCK 2; LOTS 1, 11 AND 12 BLOCK 3; LOTS 1, 12 AND 13 BLOCK 4; LOTS 1, 4, 12 AND 13 BLOCK 5; LOTS 1, 11 AND 12 BLOCK 6; LOT 1, BLOCK 7; LOT 1, BLOCK 8; LOTS 1, 4, AND 13 BLOCK 9 ARE COMMON LOTS AND SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. LOT 18, BLOCK 1, IS RESERVED FOR CIVIC USE. LOT 19, BLOCK 1, IS A COMMON DRIVE WAY.
- THIS DEVELOPMENT RECOGNIZES STATE EASE SECTION 21-4002, RIGHT TO FARM ACT, WHICH STATES: "NO AGRICULTURAL, OPERATIONAL, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATIONAL FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED; THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEREAS A NUISANCE RESULTS FROM THE IMPROPER OR NEGLECTFUL OPERATION OF ANY AGRICULTURAL, OPERATIONAL, AGRICULTURAL FACILITY, OR EXPANSION THEREOF."
- SANITARY SEWER SERVICE, DOMESTIC WATER SERVICE, PRESSURE IRRIGATION AND FIRE PROTECTION WATER SHALL BE PROVIDED BY THE CITY OF KUNA.
- BOUNDARY SETBACKS AND DIMENSIONAL STANDARDS SHALL BE IN ACCORDANCE WITH THE CITY OF KUNA ZONING ORDINANCE, AS SHOWN ON THIS PLAN.
- SPRAWLER RUNOFF GENERATED ON THIS SITE SHALL BE COLLECTED AND CONVEYED TO STORMWATER FACILITIES IN ACCORDANCE WITH ADOB AND CITY OF KUNA REQUIREMENTS.

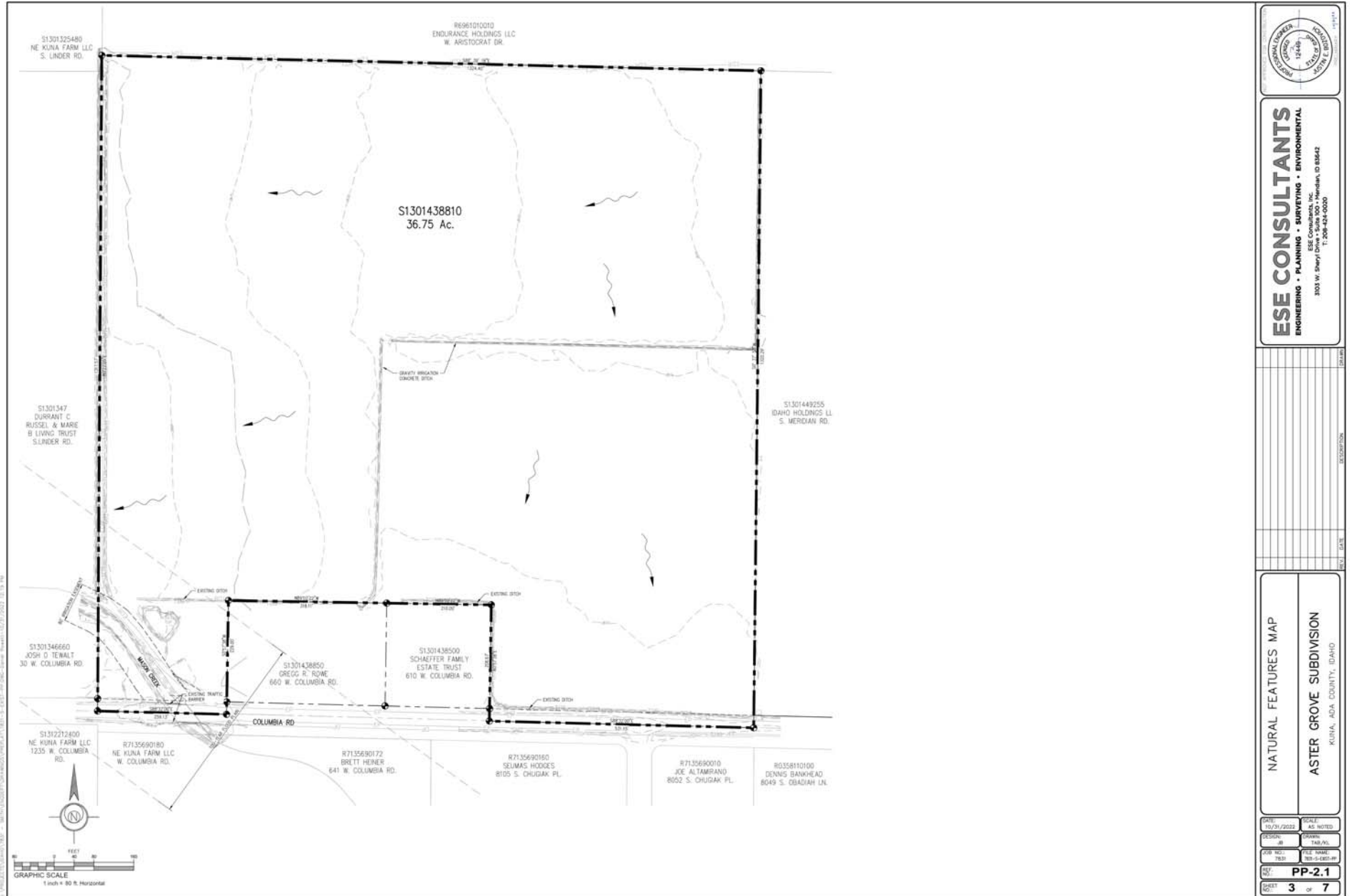
DEVELOPER
TOLL SOUTHWEST LLC
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3103 W. SHERYL DRIVE, SUITE 100
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lile-denson@tollforothers.com
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COVER SHEET
ASTER GROVE SUBDIVISION
KUNA, ADA COUNTY, IDAHO

DATE: 10/31/2022 SCALE: AS NOTED
DESIGN: JB DRAWING: TAB-01
CITY: 7831 FILE NAME:
7831-18-1-0001-00
NET: PP-11
SHEET: 1 OF 7



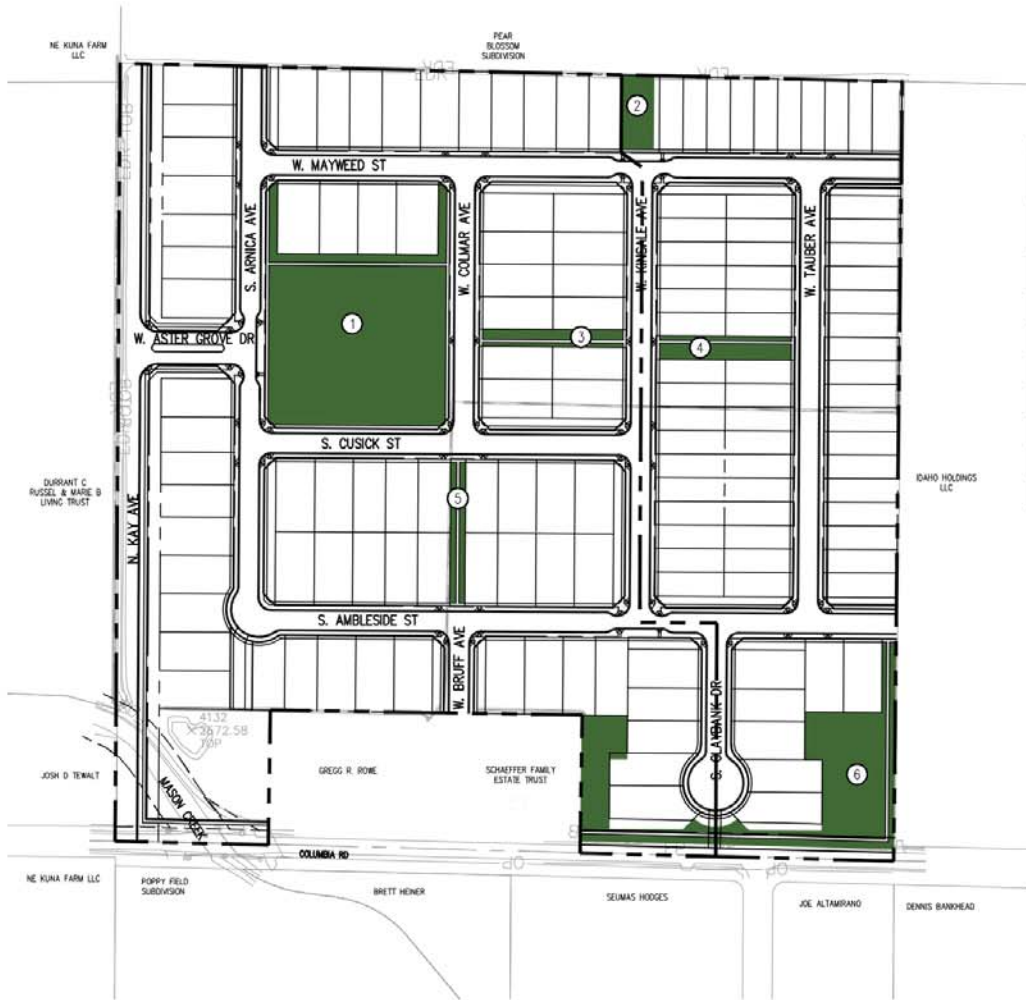
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 ESE Consultants, Inc.
 300 W. Sheryl Drive • Suite 100 • Meridian, ID 83642
 T: 208-244-0828

DATE	DESCRIPTION

NATURAL FEATURES MAP
 ASTER GROVE SUBDIVISION
 KUNA, ADA COUNTY, IDAHO

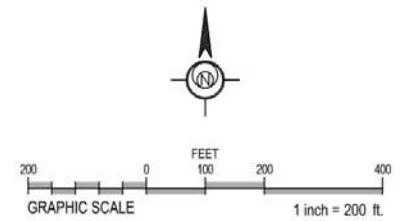
DATE	SCALE
10/31/2022	AS NOTED
DESIGN	DRAWN
JB	TAB/AL
CIP NO.	FILE NAME
7831	NS-G-REG-#1
REV.	PP-2.1
SHEET	3 OF 7





OPEN SPACE CALCULATIONS		
PARKS AND PATHWAYS	QUALIFIED OPEN SPACE AREA	
	SF	ACRES
1	96,547	2.22
2	7,204	0.17
3	7,416	0.17
4	9,319	0.21
5	6,330	0.15
6	55,691	1.28
TOTAL	182,507	4.19

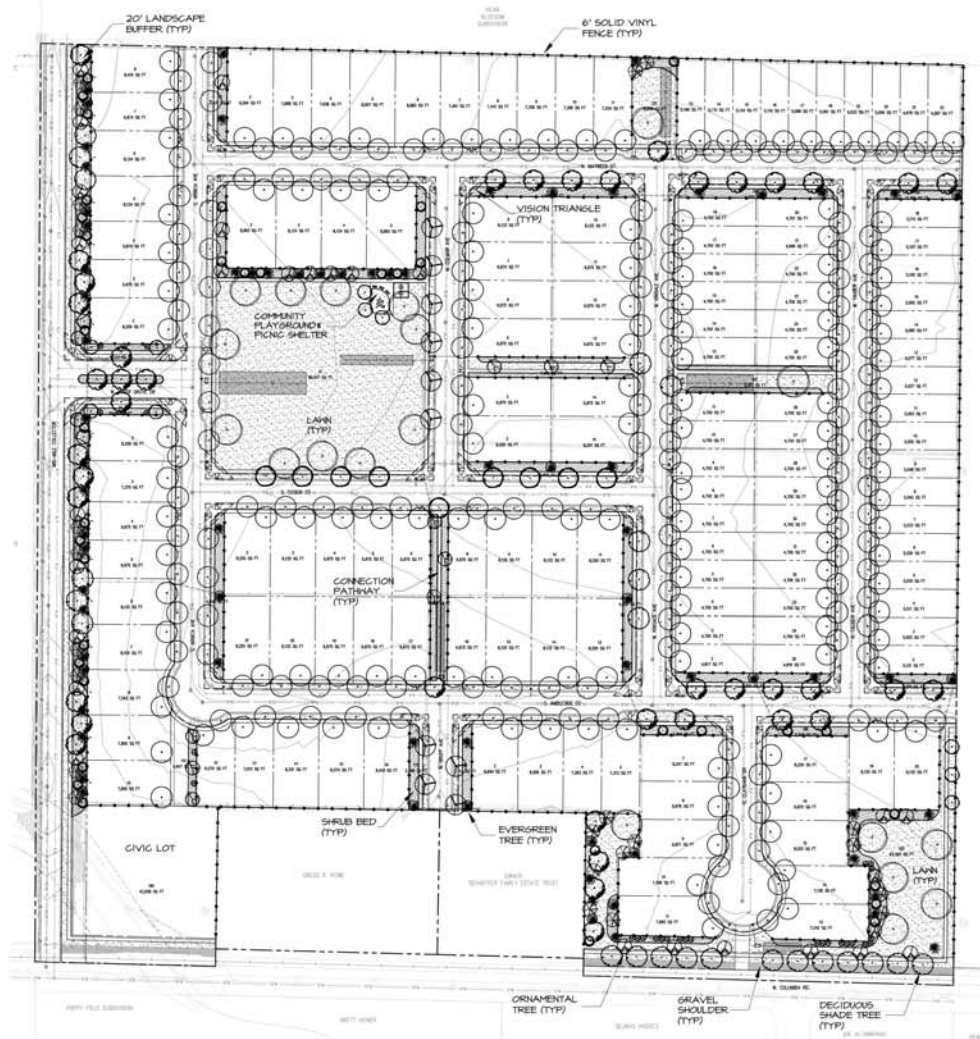
PROJECT AREA 37.20 Acres
 PERCENT OPEN SPACE 11.26%



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ASTER GROVE SUBDIVISION
 OPEN SPACE EXHIBIT
 October 21, 2022 - Kuna, Idaho

Toll Brothers
 AMERICA'S LUXURY HOME BUILDER®



PLANT PALETTE

SYM	COMMON NAME	BOTANICAL NAME	SIZE
EVERGREEN TREES			
	ADIRONDIK PINE	PINUS NIGRA	6'-0" HT DBH
	BLACK HILLS SPRUCE	PICEA BLAUCA 'DENSMATA'	6'-0" HT DBH
	FAT ALBERT BLUE SPRUCE	PICEA FRASERA	6'-0" HT DBH
	MOONBLOW JUNIPER	JUNIPERUS SCOPULORUM 'MOONBLOW'	6'-0" HT DBH
	NORWAY SPRUCE	PICEA ABIES	6'-0" HT DBH
	VANDERKULFS PINE	PINUS FLEXILIS 'VANDERKULFS'	6'-0" HT DBH
SHADE TREES (CLASS III)			
	BLOODGOOD LONDON PLANETREE	PLATANUS x ACERIFOLIA 'BLOODGOOD'	2" CAL DBH
	SHARP OAK	QUERCUS BICOLOR	2" CAL DBH
SHADE/STREET TREES (CLASS II)			
	FLAME ANDE MAPLE	QUERCUS ROBUR x Q. ALBA 'CRIMSCHMIDT'	2" CAL DBH
	GHANTICLEER PEAR	PIRUS CALLERYANA 'GLEN'S FORM'	2" CAL DBH
	SKYLINE HONEYLOCUST	SLEDITSIA TRIACANTHOS 'HERMIS SKYCOLE'	2" CAL DBH
	GREENPINE LINDBERGH	TILIA GORDATA 'GREENPINE'	2" CAL DBH
	TULIP TREE	LIRIODENDRON TULIPIFERA	2" CAL DBH
	GREEN VASE ZELKOVA	ZELKOVA SERRATA 'GREEN VASE'	2" CAL DBH
ORNAMENTAL TREES (CLASS II)			
	FLAME ANDE MAPLE	ACER GRANATA 'FLAME'	6'-0" HT, MULTI-STEM
	CANADA RED CHOCCHERRY	FRAXINUS VIRGINIANA 'CANADA RED'	6'-0" HT, MULTI-STEM
	GRIZAN CRASSADER HARTHORN	GRATAGUS CRASS-STALLI 'CALZAM'	2" CAL DBH
	HOTTINGS MAPLE	ACER TATARICUM 'HOTTINGS'	6'-0" HT, MULTI-STEM
	ROYAL RANDORPS CRABAPPLE	MALUS x JFS-121*	2" CAL DBH
	ROYAL RANDORPS CRABAPPLE	MALUS 'SPRINGBLOW'	2" CAL DBH
SHRUBS/ORNAMENTAL GRASSES/PERENNIALS			
	ARIZONA SUN GALLARDIA	GALLARDIA x INDIANA SUN	1 GAL
	BLACK EYED SUSAN	RUDBECKIA FLOREIDA 'GOLDSTRIM'	1 GAL
	BLUE GRAMA GRASS	BOULDOURIA GRACILIS 'BLONDE AMETHYST'	1 GAL
	BLUE HOOT PINEA	CARYOPTERIS x G. ANDERSON'S 'BLUE HOOT'	2 GAL
	BLUE OAT GRASS	HELICTOTRICHON SEMPERVIRENS	1 GAL
	BLUE RIDGEMOUNTAIN	JUNIPERUS HORIZONTALIS 'WILTON'	3 GAL
	PURPLE GONIFLOWER	ECHINACEA PURPUREA	1 GAL
	RED FLOWER CANNON ROSE	ROSA FLOREN 'CANNON'	2 GAL
	DARTS GOLD NINEBARK	PHYTOCARPUS OBLIQUUS 'DARTS GOLD'	3 GAL
	STELLA DE ORD DANTLILLY	HEMEROCALLIS 'STELLA D'ORD'	1 GAL
	FINE LINE BUCKTHORN	RHAMNUS FRAGILIS 'SON WILLIAMS'	3 GAL
	GRASS	RHUS ARCHAMTICA 'GRASS-LIKE'	3 GAL
	RED HOT POKER	HELMINTHOSIS 'FLAMINGO'	1 GAL
	HUSKER RED PENSTEMON	PENSTEMON DIGITALIS 'HUSKER RED'	1 GAL
	IVORY HALO DOGWOOD	CORNUS ALBA 'BALHALO'	5 GAL
	KARL FORSTNER REED GRASS	CALAMAGRISTIS AMERICANACEA 'K.F.'	1 GAL
	LITTLE DEVIL NINEBARK	PHYTOCARPUS OBLIQUUS 'DONNA MAY'	3 GAL
	NECOTTE BLUE ENGLISH LAVENDER	LAVANDULA ANGUSTIFOLIA 'NECOTTE BLUE'	1 GAL
	IVORY TOWER YUCCA	YUCCA FILAMENTOSA 'IVORY TOWER'	3 GAL
	MAIDEN GRASS	MISCANTHUS SWENSIS 'MASCALINGO'	1 GAL
	BRACKLIGHTS RED YUCCA	HESPERALOE PARVIFLORA 'RED'	1 GAL
	SUMMERHINE NINEBARK	PHYTOCARPUS OBLIQUUS 'SEWARD'	5 GAL
	TIGER EYE SAMC	RHUS TYPHINA 'BAL TIGER'	5 GAL
	LAWN SOD		
	6" VINYL FENCE ADJACENT TO COMMON AREAS & ALONG PERIMETER PROPERTY LINES (TYP.)		

NOTES

- ALL LANDSCAPE SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF KUNA ORDINANCE REQUIREMENTS.
- ALL PLANTING AREAS TO BE WATERED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
- TREES SHALL NOT BE PLANTED WITHIN THE 10-FOOT CLEAR ZONE OF ALL ACID STORM DRAIN PIPE STRUCTURES, OR FACILITIES IN PARKSTRIPS. SEEPAGE BEDS MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM. ALL SHRUBS PLANTED OVER OR ADJACENT TO SEEPAGE BEDS TO HAVE A ROOT BALL THAT DOES NOT EXCEED 18" IN DIAMETER. NO LAWN SOD TO BE PLACED OVER DRAINAGE SHALE SAND PINDOFS. ACID STORMWATER BASINS AND SWALES SHALL BE LANDSCAPED ACCORDING TO THE ADA COUNTY HIGHWAY DISTRICT STORMWATER MANAGEMENT BASIN REVEGETATION GUIDANCE MANUAL (OCTOBER 2019) IN APPENDIX D.
- NO TREES SHALL IMPEDE THE 40' VISION TRIANGLES AT ALL INTERSECTIONS. NO CONIFEROUS TREES OR SHRUBS OVER 3' HIGH AT MATURITY WILL BE LOCATED WITHIN VISION TRIANGLE OR ACID ROW AS TREES MATURE. THE OWNER SHALL BE RESPONSIBLE FOR TRIMMING TREE CANOPIES TO MEET ACID REQUIREMENTS FOR MAINTAINING CLEAR VISIBILITY WITHIN 40' STREET AND DEPARTURE VISION TRIANGLE. TREES SHALL BE PLANTED NO CLOSER THAN 50' FROM INTERSECTION STOP SIGNS.
- CLASS II TREES AND LANDSCAPE IN FRONT OF BUILDING LOTS ON INTERIOR STREETS TO BE COMPLETED DURING CONSTRUCTION ON THESE LOTS. TREE LOCATIONS MAY BE ALTERED TO ACCOMMODATE DRIVEWAYS AND UTILITIES. TREES MUST BE CLASS II AND SHALL NOT BE PLANTED WITHIN 5' OF WATER METERS OR UNDERGROUND UTILITY LINES.
- PLAYGROUND PICNIC STRUCTURE AND AMENITIES ARE SHOWN SCHEMATICALLY. AMENITIES MAY VARY SLIGHTLY IN FINAL DESIGN FOR AMENITY CONFIGURATIONS AND ADA COMPLIANCE.
- PLANT LIST IS REPRESENTATIVE AND SUBJECT TO ADDITIONS AND/OR SUBSTITUTIONS OF SIMILAR SPECIES THAT ARE SUBJECT TO CITY FORESTER'S PRE-APPROVAL. PLANTING BED DESIGN AND QUANTITIES MAY BE ALTERED DURING FINAL PLAT LANDSCAPE PLAN DESIGN. BURLAP AND WIRE BASKETS TO BE REMOVED FROM ROOT BALL AS MUCH AS POSSIBLE, AT LEAST HALF WAY DOWN THE BALL OF THE TREE. ALL NYLON ROPES TO BE COMPLETELY REMOVED FROM TREES.
- THERE ARE NO EXISTING TREES ON SITE. NO MITIGATION IS REQUIRED.

LANDSCAPE CALCULATIONS

RESIDENTIAL LANDSCAPE BUFFERS ARE REQUIRED TO BE PLANTED WITH THE FOLLOWING PLANTS PER 100 LINEAR FEET: TWO (2) SHADE TREES, THREE (3) EVERGREEN TREES, AND TWELVE (12) SHRUBS.

LOCATION	BUFFER WIDTH	LENGTH	REQUIRED	PROVIDED
MID-MILE COLLECTOR	30'	1260' / 100' =	25 TREES	21 TREES (6 SHADE TREES + 25 ORNAMENTAL TREES)
			36 EVERGREENS	34 EVERGREENS
			12 SHRUBS	15+ SHRUBS
WEST COLUMBIA RD.	30'	600' / 100' =	14 TREES	15 TREES (2 SHADE TREES + 8 ORNAMENTAL TREES)
			20 EVERGREENS	20 EVERGREENS
			82 SHRUBS	82+ SHRUBS
COMMON AREA		27000' / 100' =	556 TREES	28 COMMON LOT TREES (5 SHADE, ORNAMENTAL) 4 EVERGREEN TREES (56 RESIDENTIAL PARKSTRIP TREES)
				347 TREES
TOTAL NUMBER OF BUFFER TREES:			14 TREES	16 TREES
TOTAL NUMBER OF COMMON AREA TREES:			541 TREES	211 TREES
RESIDENTIAL PARKSTRIP TREES:				156 TREES
RESIDENTIAL LOTS (1 TREE PER LOT):				140 TREES
TOTAL NUMBER OF TREES:				603 TREES

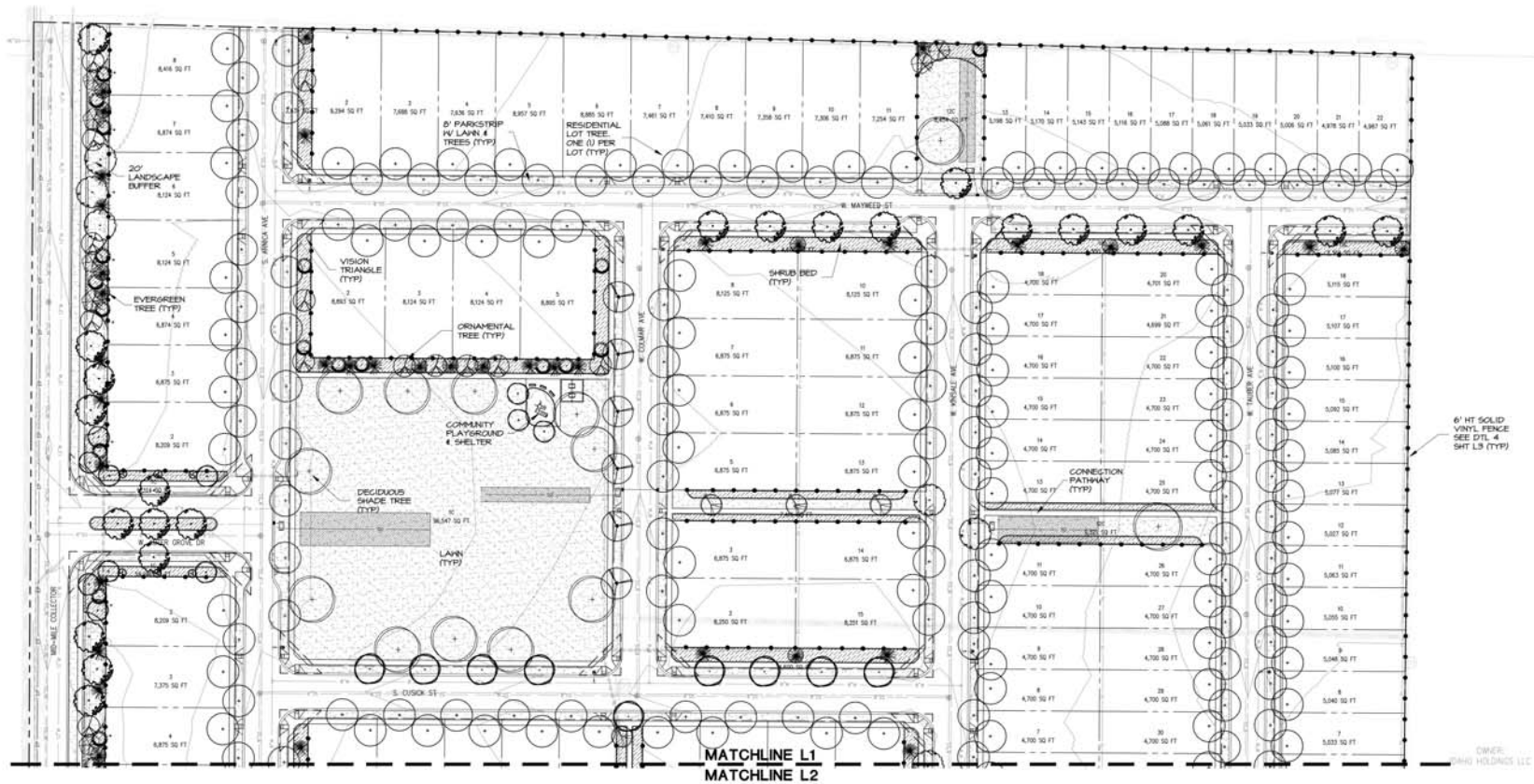
DEVELOPMENT DATA

TOTAL AREA	97.20 ACRES
SINGLE FAMILY RESIDENTIAL LOTS	140
COMMON LOTS	1
COMMON DRIVEWAY	1
CIVIC USE LOT	1
COMMON OPEN SPACE AREA	4.14 AC (1/2688)
PROPOSED ZONING	R-6, R-8

ASTER GROVE SUBDIVISION
KUNA, ID PRELIMINARY PLAT LANDSCAPE PLAN

DEVELOPER
TOLL SOUTHWEST LLC
LYLE DENNISON-SWISSE
3103 W. SHEVENS DR., STE 100
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CIVIL ENGINEER
ESE CONSULTANTS, INC.
JUSTIN BOZOVICH, P.E.
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Issue Description	Date
FILE	10-26-22



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ASTER GROVE SUBDIVISION
KUNA, ID
PRELIMINARY PLAT LANDSCAPE PLAN

Job Number 2161

Drawn JUN
Checked KCS
Scale AS SHOWN
Sheet Title
LANDSCAPE PLAN

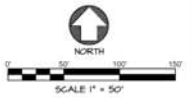
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2 of 4 Sheets

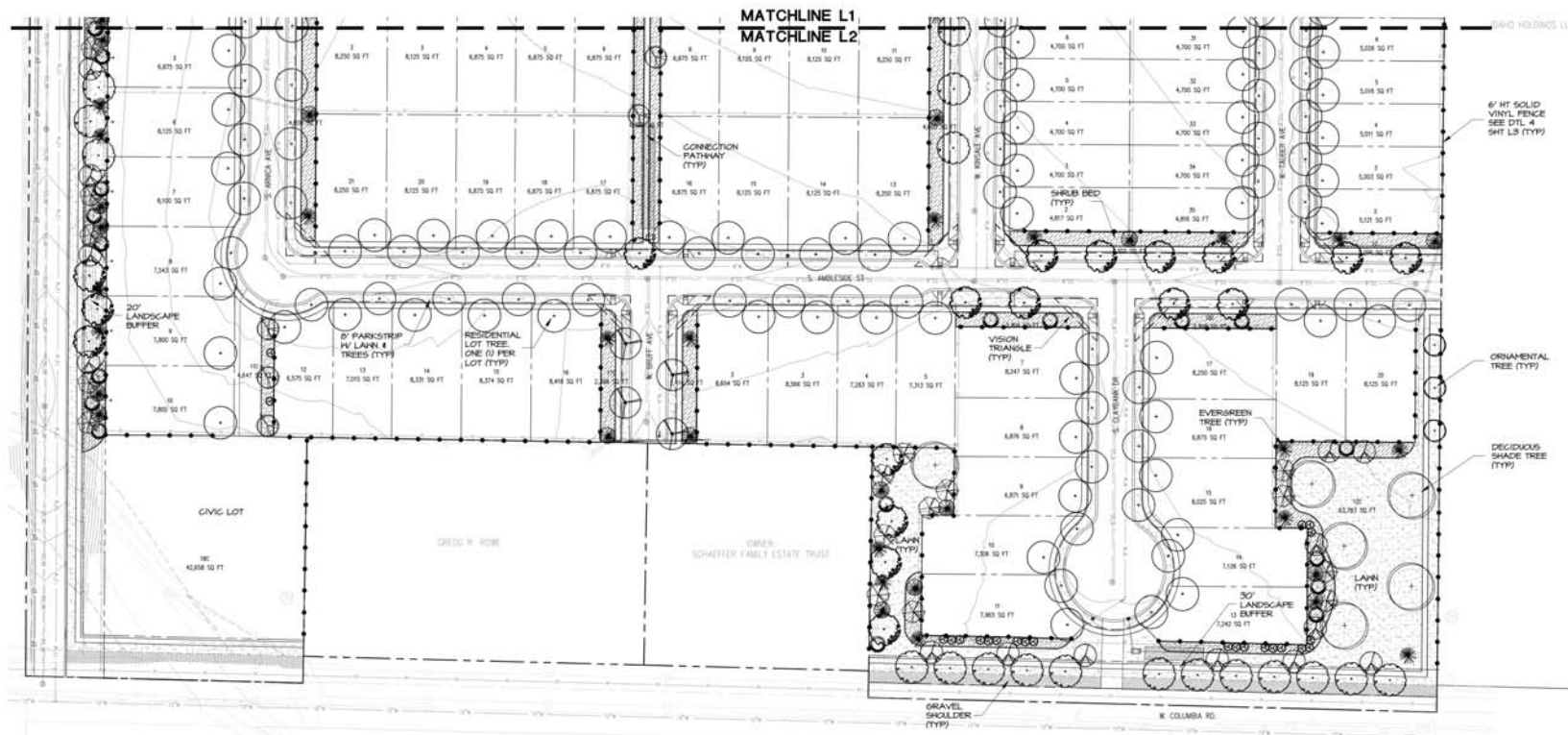
PLANT PALETTE
(REFERENCE SHT L3)

SYM	COMMON NAME	SYM	COMMON NAME	SYM	DESCRIPTION
EVERGREEN TREES			SHRUBS/ORNAMENTAL GRASSES/PERENNIALS		
	AUSTRALIAN PINE		ARIZONA SUN GAILLARDIA		LAWN SOD
	BLACK HILLS SPRUCE		BLACK EYED SUSAN		6' VINYL FENCE ADJACENT TO COMMON AREAS AND ALONG PERIMETER PROPERTY LINES (TYP). SEE DTL 4, SHT L3.
	FAT ALBERT BLUE SPRUCE		BLUE GRAMMA GRASS		
	NORWAY SPRUCE		BLUE HOST SPREA		
	VANDENOLFS PINE		BLUE OAT GRASS		
	BLOODGOOD LONDON PLANETREE		BLUE RUG JUNIPER		
	SWAMP OAK		PURPLE CONEYFLOWER		
	CREOSOTE BUSH		RED FLOWER CARPET ROSE		
	SKYLINE HONEYLOCUST		DARTER GOLD NINEBARK		
	GREEN SPRUCE LINDEN		STELLA DE ORO DAYLILY		
	TULIP TREE		FINE LINE BUCKTHORN		
	GREEN VASE ZELKOVA		GRIZZLY SUMAC		
	FLARE AMBER MAPLE		RED HOT POKER		
	CANADA RED CHOKECHERRY		NIPPER RED PENSTEMON		
	GRAYAN CRABAPPLE		IVORY HALO DOGWOOD		
	SPRING SNOW CRABAPPLE		KARL FOERSTER REED GRASS		
			LITTLE DEVIL NINEBARK		
			MOUNT CARMEL ENGLISH LAVENDER		
			NIPPER RED PENSTEMON		
			MAIDEN GRASS		
			BRAKELIGHTS RED YUCCA		
			SUMMER WINE NINEBARK		
			TIGER EYE SUMAC		

NOTES

1. REFER TO SHEET L3 FOR PLANT PALETTE, DEVELOPMENT DATA, LANDSCAPE CALCULATIONS, LANDSCAPE DETAILS.





Issue	Description	Date
1	ISSUE	10-26-22



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**ASTER GROVE SUBDIVISION
 KUNA, ID
 PRELIMINARY PLAT LANDSCAPE PLAN**

Job Number 2161

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 Scale AS SHOWN
 Sheet Title
LANDSCAPE PLAN

Sheet Number
L2
 3 of 4 Sheets

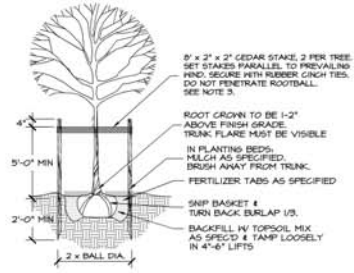
PLANT PALETTE
 (REFERENCE SHT L3)

SYM	COMMON NAME	SYM	COMMON NAME	SYM	DESCRIPTION
EVERGREEN TREES					
	AUSTRIAN PINE				
	BLACK HILLS SPRUCE				
	FAT ALBERT BLUE SPRUCE				
	NORDMANN JUNIPER				
	NORWAY SPRUCE				
	VANCOUVERIS PINE				
SHADE TREES (CLASS III)					
	BLOODGOOD LONDON PLANETREE				
	SWAMP OAK				
SHADE/STREET TREES (CLASS II)					
	CREMON SPRUCE OAK				
	CHANTICLEER PEAR				
	SKYLINE HONEYLOCUST				
	GREENSPIRE LINDEN				
	TULIP TREE				
	GREEN VASE ZELKOVA				
ORNAMENTAL TREES (CLASS I)					
	FLAME AMBER MAPLE				
	CANADA RED CHOKECHERRY				
	GRIZZAN CRATAEGUS HAWTHORN				
	HOTTING MAPLE				
	ROYAL BITTERSWEET CRABAPPLE				
	SPRING SNOW CRABAPPLE				
SHRUBS/ORNAMENTAL GRASSES/PERENNIALS					
	ARIZONA SUN GAILLARDIA				
	BLACK EYED SUSAN				
	BLUE GRAMMA GRASS				
	BLUE HOT SPIREA				
	BLUE OAT GRASS				
	BLUE RUG JUNIPER				
	PURPLE COPTIS FLOWER				
	RED FLOWER CARPET ROSE				
	DANTES GOLD NINEBARK				
	STELLA DE ORO DAYLILY				
	FINE LINE BUCKTHORN				
	GRIZZLY SUMAC				
	RED HOT POKER				
	HARKER RED PENSTEMON				
	IVORY HALO DOGWOOD				
	KARL FOERSTER REED GRASS				
	LITTLE DEVIL NINEBARK				
	HIDGATE BLUE ENGLISH LAVENDER				
	IVORY TINKER YUCCA				
	MAIDEN GRASS				
	BRANKELIGHTS RED YUCCA				
	SUMMERWINE NINEBARK				
	TIGER EYE SUMAC				
	LAWN SOD				
	6" VINYL FENCE ADJACENT TO COMMON AREAS AND ALONG PERIMETER PROPERTY LINES (TYP). SEE DTL 4, SHT L3.				

NOTES

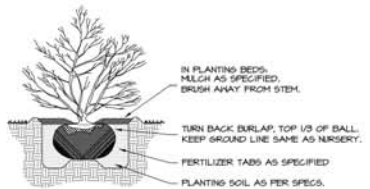
- REFER TO SHEET L3 FOR PLANT PALETTE, DEVELOPMENT DATA, LANDSCAPE CALCULATIONS, LANDSCAPE DETAILS.





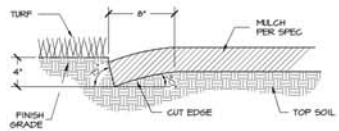
- NOTES:**
1. REMOVE ALL TWINE, ROPE, OR BINDINGS FROM ALL TRUNKS.
 2. REMOVE BURLAP AND SNIP BASKETS FROM THE TOP 1/3 OF ALL ROOT BALLS AFTER PLANTING. IF SYNTHETIC WRAP/BURLAP IS USED, IT MUST BE COMPLETELY REMOVED.
 3. STAKING OF TREES TO BE THE CONTRACTOR'S OPTION HOWEVER, THE CONTRACTOR IS RESPONSIBLE TO INSURE THAT ALL TREES ARE PLANTED STRAIGHT AND REMAIN STRAIGHT FOR A MIN OF 1 YEAR. ALL STAKING SHALL BE REMOVED AT THE END OF THE 1 YEAR WARRANTY PERIOD.
 4. TREES PLANTED IN TURF AREAS, REMOVE TURF 3' DIA FROM TREE TRUNK.

1 TREE PLANTING/STAKING NOT TO SCALE

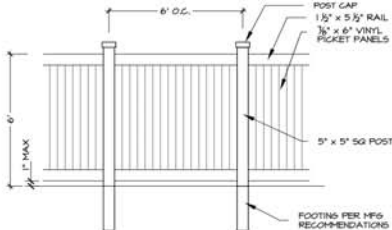


NOTE: D16 HOLE TWICE THE SIZE OF ROOTBALL.

2 SHRUB PLANTING NOT TO SCALE



3 PLANTER CUT BED EDGE NOT TO SCALE



- NOTES:**
1. FENCE TO STEP DOWN TO 3' HEIGHT 20' FROM ROW.
 2. VINYL FENCE STYLE MAY VARY SLIGHTLY.

4 VINYL PRIVACY FENCE NOT TO SCALE

LANDSCAPE CALCULATIONS

RESIDENTIAL LANDSCAPE BUFFERS ARE REQUIRED TO BE PLANTED WITH THE FOLLOWING PLANTS PER 100 LINEAR FEET: TWO (2) SHADE TREES, THREE (3) EVERGREEN TREES, AND TWELVE (12) SHRUBS.

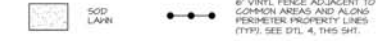
LOCATION	BUFFER WIDTH	LENGTH	REQUIRED	PROVIDED
MD-MILE COLLECTOR	20'	1260' / 100' =	25 TREES 38 EVERGREENS 54 SHRUBS	21 TREES 16 SHADE TREES + 25 ORNAMENTAL TREES 34 EVERGREENS 54 SHRUBS
WEST COLUMBIA RD.	30'	600' / 100' =	14 TREES 20 EVERGREENS 52 SHRUBS	5 TREES (2 SHADE TREES + 3 ORNAMENTAL TREES) 20 EVERGREENS 52 SHRUBS
COMMON AREA		210,060' / 800' =	356 TREES 211 COMMON LOT TREES (SHADE, ORNAMENTAL & EVERGREEN TREES) 136 RESIDENTIAL PARKSTRIP TREES	341 TREES
TOTAL NUMBER OF BUFFER TREES:			114 TREES	116 TREES
TOTAL NUMBER OF COMMON AREA TREES:			341 TREES	211 TREES
TOTAL NUMBER OF RESIDENTIAL PARKSTRIP TREES:			140 TREES	140 TREES
TOTAL NUMBER OF TREES:			603 TREES	603 TREES

DEVELOPMENT DATA

TOTAL AREA	37.20 ACRES
SINGLE FAMILY RESIDENTIAL LOTS	140
COMMON LOTS	21
COMMON DRIVEWAY	1
CIVIC USE LOT	1
COMMON OPEN SPACE AREA	4.19 AC (11.26%)
PROPOSED ZONING	R-6, R-B

PLANT PALETTE

SYM	COMMON NAME	BOTANICAL NAME	SIZE
EVERGREEN TREES			
●	AUSTRIAN PINE	PINUS NIGRA	6-8' HT. B&B
●	BLACK HILLS SPRUCE	PICEA GLAUCOA 'DENSA'*	6-8' HT. B&B
●	FAT ALBERT BLUE SPRUCE	PICEA PARSONSII 'FAT ALBERT'	6-8' HT. B&B
●	HOOGLAND JUNIFER	JUNIPERUS SPARGANII 'MOONSHLO'	6-8' HT. B&B
●	NORWAY SPRUCE	PICEA ABIES	6-8' HT. B&B
●	VANDERKNOX'S PINE	PINUS FLEXILIS 'VANDERKNOX'	6-8' HT. B&B
SHADE TREES (CLASS III)			
○	BLOODGOOD LONDON PLANETREE	PLATANUS x ACERIFOLIA 'BLOODGOOD'	2" CAL. B&B
○	SHARP OAK	QUERCUS BICOLOR	2" CAL. B&B
SHADE/STREET TREES (CLASS II)			
○	CARMON SPIRE OAK	QUERCUS ROBERX x Q. ALBA 'GRIMSCHREDT'	2" CAL. B&B
○	GUANTLETTER PEAR	PIRUS CALLERIANA 'SLEYS FORSH'	2" CAL. B&B
○	SKYLINE HONEYLOCUST	GLIEDITSIA TRIACANTHOS 'NERMIS 'SKYCOLE'	2" CAL. B&B
○	GREENSPIRE LINDEN	TILIA CORDATA 'GREENSPIRE'	2" CAL. B&B
○	TULIP TREE	LIRIODENDRON TULIPIFERA	2" CAL. B&B
○	GREEN VASE ZELKOVA	ZELKOVA SERRATA 'GREEN VASE'	2" CAL. B&B
ORNAMENTAL TREES (CLASS I)			
○	FLAME AMER MAPLE	ACER GRIMALDI 'FLAME'	6-8' HT. MULTI-STEM
○	CANADA RED DOGWOOD	FRAXINUS VIRGINIANA 'CANADA RED'	2" CAL. B&B
○	GRIZAN CRUSAIDER HAWTHORN	CRATAEGUS CRUS-GALLI 'CRUZAM'	2" CAL. B&B
○	HOTTINGERS MAPLE	ACER TATARICUM 'SARANY'	6-8' HT. MULTI-STEM
○	ROYAL RANDRIGS CRABAPPLE	MALUS x EPIPHYS	2" CAL. B&B
○	SPRING SNOW CRABAPPLE	MALUS 'SPRINGSNOW'	2" CAL. B&B
SHRUBS/ORNAMENTAL GRASSES/PERENNIALS			
○	ARIZONA SUN GIALIARDIA	GIALIARDIA x 'ARIZONA SUN'	1 GAL.
○	BLACK EYED SUSAN	RUDBECKIA FULGIDA 'SOLDIER'	1 GAL.
○	BLUE GRAMA GRASS	BOULEGLOIA GRACILIS 'BLONDE AMBITION'	1 GAL.
○	BLUE HOOT SPIREA	CARYOPTERIS x GLANDRENSIS 'BLUE HOOT'	2 GAL.
○	BLUE OAT GRASS	HELICTROICHON SEMPER-VIRENS	1 GAL.
○	BLUE RIG JUNIFER	JUNIPERUS HORIZONTALIS 'VELTUN'	3 GAL.
○	PURPLE CORNFLOWER	ECHEVERIA PURPESEA	1 GAL.
○	RED FLOWER CARPET ROSE	ROSA 'FLOWER CARPET - NOARE'	2 GAL.
○	DARTS GOLD NINEBARK	PHYSCARPUS OPLILIFOLIS 'DARTS GOLD'	3 GAL.
○	STELLA DE GRD DAYLILLY	HEMEROCALLIS 'STELLA D'ORO'	1 GAL.
○	FIRE LINE BUCKTHORN	RIHAMNO FRAGULA 'RON WILLIAMS'	3 GAL.
○	SARGOLVA SAMAC	RIBES ARCHAICA 'SARGOLVA'	3 GAL.
○	RED HOT POKER	KNIPHOFIA IAVARIA 'FLAMENGO'	1 GAL.
○	ROSEER RED FORTYSEVEN	ROSEERIA DISITALIS 'ROSEER RED'	1 GAL.
○	IVORY HALO DOGWOOD	CORNUS ALBA 'BALHALO'	5 GAL.
○	KARL FROESTER REED GRASS	CALAMAGROSTIS 'ARNDTNAEGERE K3'	3 GAL.
○	TITLE DEWIL NINEBARK	PHYSCARPUS OPLILIFOLIS 'DONNA MAY'	3 GAL.
○	HIDCOTE BLUE ENGLISH LAVENDER	LAVANDULA ANASTIPOLIA 'HIDCOTE BLUE'	1 GAL.
○	IVORY TOWER YUGGA	YUGGA FILAMENTOSA 'IVORY TOWER'	1 GAL.
○	MAIDEN GRASS	MISCANTHUS SINENSIS 'SACRILLIUS'	1 GAL.
○	BRACELETTS REED YUGGA	HESTERALICE PANVIFLORA 'TERRA'	3 GAL.
○	SUMMERSWE NINEBARK	PHYSCARPUS OPLILIFOLIA 'SEWARD'	5 GAL.
○	TIGER EYE SAMAC	RHUS TYPHINA 'BALITIGER'	5 GAL.



NOTES

1. ALL LANDSCAPE SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF KUNA ORDINANCE REQUIREMENTS.
2. ALL PLANTING AREAS TO BE WATERED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
3. TREES SHALL NOT BE PLANTED WITHIN THE 10-FOOT CLEAR ZONE OF ALL ACID STORM DRAIN PIPE STRUCTURES OR FACILITIES IN PARKSTRIPS. SEEPAGE BEDS MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM. ALL SHRUBS PLANTED OVER OR ADJACENT TO SEEPAGE BEDS TO HAVE A ROOT BALL THAT DOES NOT EXCEED 18" IN DIAMETER. NO LAWN SOG TO BE PLACED OVER DRAINAGE SHALE SAND HINDOYS, ACID STORMWATER BASINS AND SHALES SHALL BE LANDSCAPED ACCORDING TO THE ADA COUNTY HIGHWAY DISTRICT STORMWATER MANAGEMENT BASIN REVEGETATION GUIDANCE MANUAL (OCTOBER 2011) IN APPENDIX D.
4. NO TREES SHALL INTERFERE THE 40' VISION TRIANGLES AT ALL INTERSECTIONS. NO CONIFEROUS TREES OR SHRUBS OVER 3' HIGH AT MATURITY WILL BE LOCATED WITHIN VISION TRIANGLE OR ACID ROW AS TREES MATURE. THE OWNER SHALL BE RESPONSIBLE FOR PRUNING TREE CANOPIES TO MEET ACID REQUIREMENTS FOR MAINTAINING CLEAR VISIBILITY WITHIN 40' STREET AND DEPARTURE VISION TRIANGLE. TREES SHALL BE PLANTED NO CLOSER THAN 50' FROM INTERSECTION STOP SIGNS.
5. CLASS II TREES AND LANDSCAPE IN FRONT OF BUILDING LOTS OR INTERIOR STREETS TO BE COMPLETED DURING CONSTRUCTION ON THESE LOTS. TREE LOCATIONS MAY BE ALTERED TO ACCOMMODATE DRIVEWAYS AND UTILITIES. TREES MUST BE CLASS II AND SHALL NOT BE PLANTED WITHIN 5' OF WATER METERS OR UNDERGROUND UTILITY LINES.
6. PLAYGROUND, PICNIC STRUCTURE, AND AMENITIES ARE SHOWN SCHEMATICALLY. AMENITIES MAY VARY SLIGHTLY IN FINAL DESIGN FOR AMENITY CONFIGURATIONS AND ADA COMPLIANCE.
7. PLANT LIST IS REPRESENTATIVE AND SUBJECT TO ADDITIONS AND/OR SUBSTITUTIONS OF SIMILAR SPECIES THAT ARE SUBJECT TO CITY FORESTER'S PRE-APPROVAL. PLANTING BED DESIGN AND QUANTITIES MAY BE ALTERED DURING FINAL PLANT LANDSCAPE PLAN DESIGN. BURLAP AND SNIP BASKETS TO BE REMOVED FROM ROOT BALL AS MUCH AS POSSIBLE, AT LEAST HALFWAY DOWN THE BALL OF THE TREE. ALL NYLON ROPES TO BE COMPLETELY REMOVED FROM TREES.
8. THERE ARE NO EXISTING TREES ON SITE. NO MITIGATION IS REQUIRED.

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ASTER GROVE SUBDIVISION
KUNA, ID
PRELIMINARY PLAT LANDSCAPE PLAN

Job Number 2161

Drawn: JLN
Checked: KCS
Scale: AS SHOWN
Sheet Title:
LANDSCAPE PLAN

Sheet Number:
L3
4 of 4 Sheets



PLANT PALETTE

SYM	COMMON NAME	BOTANICAL NAME	SIZE
EVERGREEN TREES			
	AUSTRIAN PINE	PINUS NIGRA	6-8' HT. D4B
	BLACK HILLS SPRUCE	PICEA GLAUCA 'DENATA'	6-8' HT. D4B
	FAT ALBERT BLUE SPRUCE	PICEA PARSONS 'PAT ALBERT'	6-8' HT. D4B
	MOONLON JUNIPER	JUNIPERUS SCOPULORUM MOONLON	6-8' HT. D4B
	NORWAY SPRUCE	PICEA ABIES	6-8' HT. D4B
	VANDERKOLPS PINE	PINUS FLEXILIS 'VANDERKOLPS'	6-8' HT. D4B
SHADE TREES (CLASS III)			
	BLOODWOOD LONDON PLANETREE	PLATANUS x ACERIFOLIA 'BLOODWOOD'	2' CAL. D4B
	SHAWP OAK	QUERCUS BICOLOR	2' CAL. D4B
SHADE/STREET TREES (CLASS II)			
	CRIMSON SPIRE OAK	QUERCUS ROBERX x Q. ALBA 'CRIMSPHEDT'	2' CAL. D4B
	CHANTICLEER PEAR	PYRUS CALLERYANA 'GLENS FORTH'	2' CAL. D4B
	SKYLINE HOLOGGIST	GLETSIYA TRIACANTOS NERINS 'SKYGOLE'	2' CAL. D4B
	GREENSPICE LINDEN	TILIA CORDATA 'GREENSPICE'	2' CAL. D4B
	TULIP TREE	LIRIODENDRON TULIPIFERA	2' CAL. D4B
	GREEN VASE ZELKOVA	ZELKOVA SERRATA 'GREEN VASE'	2' CAL. D4B
ORNAMENTAL TREES (CLASS II)			
	FLAME AMAR MAPLE	ACER GINNALA 'FLAME'	6-8' HT. MULTI-STEP
	CANADA RED COCKECHERRY	PRUNUS VIRGINIANA 'CANADA RED'	6-8' HT. MULTI-STEP
	CRISPAN GRASSHOPPER HAWTHORN	CRATAEGUS CRIS-GALLI 'CRISZAN'	6-8' HT. MULTI-STEP
	NOTHING MAPLE	ACER TATARICUM 'BARANN'	6-8' HT. MULTI-STEP
	ROYAL BRANDON'S CRABAPPLE	MALUS x 'SPR-KNO'	2' CAL. D4B
	SPRING SNOW CRABAPPLE	MALUS 'SPRINGSNOW'	2' CAL. D4B
SHRUBS/ORNAMENTAL GRASSES/PERENNIALS			
	ARIZONA SUN GALLIARDIA	GALLIARDIA x 'ARIZONA SUN'	1 GAL.
	BLACK EYED SUSAN	RUDDECKIA FLUIDA 'GOLDSTRIP'	1 GAL.
	BLUE GRANHA GRASS	BOULBOUA GRACILIS 'BLUE AMBITION'	1 GAL.
	BLUE MIST SPREEA	CARYOPTERIS x GLANDONENSIS 'BLUE MIST'	2 GAL.
	BLUE OAT GRASS	HELICTRICHUM SEMPERVIRENS	1 GAL.
	BLUE RUD. JUNIPER	JUNIPERUS HORIZONTALIS 'VELTON'	3 GAL.
	PURPLE CORNFLOWER	ECHEVERIA PERSEA	2 GAL.
	RED FLOWER CARPET ROSE	ROSA FLOWER CARPET 'NOARE'	3 GAL.
	DARTS GOLD NINEBARK	PHYSCARRUS OBLIPIOLUS 'DART'S GOLD'	3 GAL.
	STELLA DE ORO DAYLILLY	HEMERCALLIS 'STELLA D'ORO'	1 GAL.
	FINE LINE BUCKTHORN	RHAMNUS FRAGULA 'RON HILLIAR'S'	3 GAL.
	GRIO-LION SAMAC	RHS ARGENTICA 'GRIO-LION'	1 GAL.
	RED HOT FOKER	KINNOPIA (VAVARIA) 'FLAMENGO'	1 GAL.
	HUSKER RED PENSTEMON	PENSTEMON DIGITALIS 'HUSKER RED'	3 GAL.
	IVORY MILD DOGWOOD	CORNUS ALBA 'TANLHALO'	3 GAL.
	KARL FROESTER REED GRASS	CALAMAGROSTIS ARUNDINACEA 'K.F.'	1 GAL.
	LITTLE DEVIL NINEBARK	PHYSCARRUS OBLIPIOLUS 'DORNA MAY'	3 GAL.
	HICKORY TOPEL LAVENDER	LAVANULA ANKUSTIPOLIA 'HICKORY TOPEL'	1 GAL.
	HICKORY BLUE ENGLISH LAVENDER	LAVANULA ANKUSTIPOLIA 'HICKORY BLUE'	1 GAL.
	IVORY TOPEL	YUCCA FILAMENTOSA 'IVORY TOPEL'	3 GAL.
	MAIDEN GRASS	HISCANTHUS SENSIBIS 'GRACILLIUMS'	1 GAL.
	BRACKETLIGHTS RED YUCCA	HESPERALOE PARVIFLORA 'TERPAA'	3 GAL.
	SUNSHINE NINEBARK	PHYSCARRUS OBLIPIOLIA 'TERKARD'	3 GAL.
	TIGER EYE SAMAC	RHS TYPHINA 'BALTIGER'	5 GAL.

NOTES

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- NO TREES SHALL BE PLANTED IN THE 40' VISION TRIANGLES AT ALL INTERSECTIONS. NO CONIFEROUS TREES OR SHRUBS OVER 3' HIGH AT MATURITY WILL BE LOCATED WITHIN VISION TRIANGLE OR ACID ROWS AS TREES MATURE. THE OWNER SHALL BE RESPONSIBLE FOR PRUNING TREE CANOPIES TO MEET ACID REQUIREMENTS FOR MAINTAINING CLEAR VISIBILITY WITHIN 40' STREET AND DEPARTURE VISION TRIANGLES. TREES SHALL BE PLANTED NO CLOSER THAN 50' FROM INTERSECTION STOP SIGNS.
- CLASS II TREES AND LANDSCAPE IN FRONT OF BUILDING LOTS ON INTERIOR STREETS TO BE COMPLETED DURING CONSTRUCTION ON THESE LOTS. TREE LOCATION MAY BE ALTERED TO ACCOMMODATE DRIVEWAYS AND UTILITIES. TREES MUST BE CLASS II AND SHALL NOT BE PLANTED WITHIN 5' OF WATER METERS OR UNDERGROUND UTILITY LINES.
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- THERE ARE NO EXISTING TREES ON SITE. NO MITIGATION IS REQUIRED.

LANDSCAPE CALCULATIONS

RESIDENTIAL LANDSCAPE BUFFERS ARE REQUIRED TO BE PLANTED WITH THE FOLLOWING PLANTS PER 100 LINEAR FEET: TWO (2) SHADE TREES, THREE (3) EVERGREEN TREES, AND TWELVE (12) SHRUBS.

LOCATION	BUFFER WIDTH	LENGTH	REQUIRED	PROVIDED
MID-MILE COLLECTOR	20'	1260' / 100' =	25 TREES 30 EVERGREENS 15 SHRUBS	27 TREES 36 SHADE TREES + 23 ORNAMENTAL TREES 51 SHRUBS
WEST COLUMBIA RD.	30'	600' / 100' =	14 TREES 20 EVERGREENS 10 SHRUBS	15 TREES 12 SHADE TREES + 6 ORNAMENTAL TREES 20 EVERGREENS 10 SHRUBS
COMMON AREA		270,000' / 800' =	330 TREES 400 EVERGREENS 200 SHRUBS	211 COMMON LOT TREES (SHADE, ORNAMENTAL & EVERGREEN TREES) 136 RESIDENTIAL PARKSTRIP TREES 347 TREES
TOTAL NUMBER OF BUFFER TREES:			64 TREES	16 TREES
TOTAL NUMBER OF COMMON AREA TREES:			341 TREES	21 TREES
TOTAL NUMBER OF RESIDENTIAL PARKSTRIP TREES:				136 TREES
TOTAL NUMBER OF RESIDENTIAL LOTS (8 TREES PER LOT):				140 TREES
TOTAL NUMBER OF TREES				609 TREES

DEVELOPMENT DATA

TOTAL AREA	371.20 ACRES
SINGLE FAMILY RESIDENTIAL LOTS	140
COMMON LOTS	21
COMMON DRIVEWAY	1
COMMON USE LOT	1
COMMON OPEN SPACE AREA	4.9 AC (1.26%)
PROPOSED ZONING	R-6, R-8

ASTER GROVE SUBDIVISION
KUNA, ID
PRELIMINARY LANDSCAPE PLAN

DEVELOPER
TOLL SOUTHWEST LLC
LYLE DENNISON-SWISSE
3103 W. SHERYL DR., STE 100
MERIDIAN, ID 83642

CIVIL ENGINEER
ESE CONSULTANTS, INC.
JUSTIN BOZOVICH, P.E.
3103 W. SHERYL DR., STE 100
MERIDIAN, ID 83642

From: Justin Bozovich
Sent: Friday, September 17, 2021 10:36 AM
To: Lyle Dennison-Swisse; Adam Capell
Subject: FW: Ceratina Subdivision Name Change to Aster Grove Subdivision

FYI

Justin E. Bozovich, P.E.

Asst. Regional Director of Engineering

ESE Consultants, Inc.

3103 W. Sheryl Drive, Suite 100, Meridian, ID 83642

P: 208-955-6555 C: 208-631-8642

jbozovich@eseconsultants.com www.eseconsultants.com

From: Sub Name Mail <subnamemail@adacounty.id.gov>
Sent: Friday, September 17, 2021 10:29 AM
To: Justin Bozovich <jbozovich@eseconsultants.com>
Cc: mbyrns@idahosurvey.com; 'Gregory Carter (gcarter@idahosurvey.com)' <gcarter@idahosurvey.com>; Sabrina Durtschi <sdurtschi@tollbrothers.com>
Subject: RE: Ceratina Subdivision Name Change to Aster Grove Subdivision

September 17, 2021

Michael Byrnes, Idaho Survey Group
Justin Bozovich, ESE Consultants

RE: Subdivision Name Reservation Change: **ASTER GROVE SUBDIVISION**

At your request, I will change the name of Ceratina Subdivision that was previously reserved on 8/24/2021 by Toll Brothers / Idaho Survey Group to the new name **Aster Grove Subdivision** for your project. I can honor this reservation only as long as your project is in the approval process. Final approval can only take place when the final plat is recorded.

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

Sincerely,



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

From: Justin Bozovich <jbozovich@eseconsultants.com>
Sent: Friday, September 17, 2021 10:12 AM
To: Sub Name Mail <subnamemail@adacounty.id.gov>
Subject: [EXTERNAL] RE: Subdivision Name Change Request

Here you go.
mbyrns@idahosurvey.com

Justin E. Bozovich, P.E.
Asst. Regional Director of Engineering

ESE Consultants, Inc.
3103 W. Sheryl Drive, Suite 100, Meridian, ID 83642
P: 208-955-6555 C: 208-631-8642
jbozovich@eseconsultants.com www.eseconsultants.com [eseconsultants.com]

From: Sub Name Mail <subnamemail@adacounty.id.gov>
Sent: Friday, September 17, 2021 10:08 AM
To: Justin Bozovich <jbozovich@eseconsultants.com>
Subject: RE: Subdivision Name Change Request

EXTERNAL EMAIL : Use caution with links and attachments

Justin,
Do you have a current email address for Michael Byrnes?



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

From: Justin Bozovich <jbozovich@eseconsultants.com>
Sent: Friday, September 17, 2021 7:59 AM
To: Sub Name Mail <subnamemail@adacounty.id.gov>
Cc: Lyle Dennison-Swisse <ldennison-swisse@tollbrothers.com>
Subject: [EXTERNAL] Subdivision Name Change 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 Glen,

The approved subdivision name for parcel S1301438810 is Ceratina. Toll Brothers would like to change the subdivision name to **Aster Grove**. Could you please let me know if that is an acceptable name. The project information is below. Thanks.

Owner

Smith Properties, LLC
7300 2nd Street
Nampa, Idaho 83686

Developer

Lyle Dennison-Swisse
Toll Southwest LLC
3103 W. Sheryl Drive
Meridian, Idaho 83642
(208) 424-0020

Surveyor

Michael Byrns
Idaho Survey Group
9955 W. Emerald Street
Boise, Idaho 83704
(208) 846-8570

Justin E. Bozovich, P.E.

Asst. Regional Director of Engineering

ESE Consultants, Inc.

3103 W. Sheryl Drive, Suite 100, Meridian, ID 83642
P: 208-955-6555 C: 208-631-8642

jbozovich@eseconsultants.com www.eseconsultants.com [eseconsultants.com]



Neighborhood Meeting Certification

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



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

The Neighborhood Meeting Certification packet includes the following:

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

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

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

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

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

Description of proposed project: _____

Date of Meeting: _____ Time: _____

Meeting Location: _____

Site Information

Location: Section _____ Township _____ Range _____ Total Acres _____

Subdivision Name: _____ Lot _____ Block _____

Address: 610 W Columbia Rd, Meridian, ID 83632

Parcel No(s): S1301438810

Include ALL addresses and parcel numbers for your application.

Current Property Owner

Name: Smith Properties LLC

Address: 7300 2nd St, Nampa, ID 83686

Contact Person

Name: Kyle Prewett

Business Name (if applicable): Toll Southwest, LLC

Address: 3103 W Sheryl Dr., Suite 100, Meridian, ID 83642

Phone: 208.576.3625 Email: kprewett@tollbrothers.com


Applicant

Name: Kyle Prewett

Address: 3103 W Sheryl Dr., Suite 100, Meridian, ID 83642

Phone: 208.576.3625 Email: kprewett@tollbrothers.com

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

Applicant Signature:  Date: 2/24/22

SIGN-IN SHEET

Project Name: Aster Grove Subdivision

	Name	Address	Phone
1	Emily Mueller / ID Holdings LLC	839 S. Broadway Pt Pague,	208-866-2405
2	Gregg Fawcett	660 W Columbia rd.	208 941 0629
3	Alfred Schaeffer	610 W. Columbia rd	828 503-329-9120
4	Seumas Hedger	8105 S Chugiak Rd	208-313-8888
5			shodges@gogreeninsulation.com
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info@gregg
RealEstate
.com

NEIGHBORHOOD MEETING MINUTES

Meeting Date: 2/24/2022 Number of Attendees: 6

Location: Kuna Library, 457 N Locust Ave., Kuna, ID 83634


Project Description: Single-Family residential development on approximately 37.1 acres located at 610 W Columbia Rd in Kuna, ID. NW of intersection of W Columbia Road and S Meridian Road. Proposed uses on property include traditional residential amenities (playground, parks, walking paths, etc.). 134 residential units are planned with a gross density of approximately 3.7 units per acre.

Attendee Comments or Concerns: _____

- Development impacts to adjacent neighbors

- Traffic and utility impacts

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

Applicant Signature:  Date: 2/24/22



February 14th, 2022

Dear Neighbor,

We invite you to meet and review a proposal for a single-family residential development on approximately 36.7 acres located at 610 W Columbia Road, Meridian, Idaho, which is located to the northwest of the intersection of S Meridian Road and W Columbia Road. A map of the property at issue is on the following page. The area of the proposed project is highlighted in blue. You are receiving this notice because you own property within 300 feet of the proposed project. This is a neighborhood meeting, not a public hearing and public officials will not be present.

Purpose of Neighborhood Meeting:

The purpose of this neighborhood meeting is to review the applicant's proposed plans for the development and to discuss the specific applications that will be sought by the applicant. At this time, the applications being sought include a rezone, from a designation of Agriculture (A) to Medium Density Residential (R-6) and High Density Residential (R-8), and a subdivision of the property.

Meeting Time: Thursday, February 24th, 6:00 PM

Meeting Location: The meeting will be held at the Kuna Library, located at 457 N Locust Ave, Kuna, ID.

Project Description:

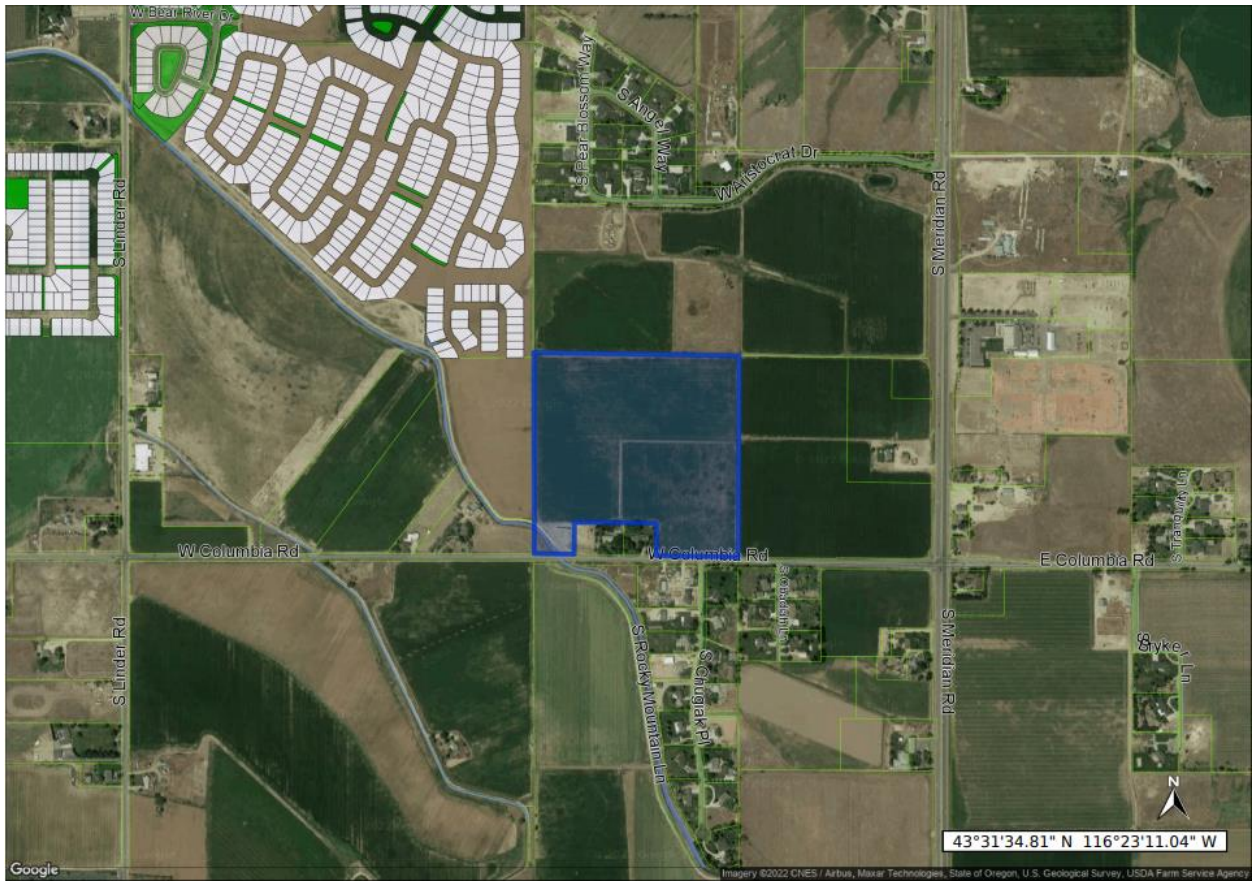
This project is located at 610 W Columbia Road. This project proposes residential uses on the property including traditional accessory residential amenities (playgrounds, parks, etc.). In total, 134 residential units are currently planned with a gross density of approximately 3.7 units per acre.

If you have any questions about the meeting or proposed development project, please contact Adam Capell at acapell@tollbrothers.com. Please note, to track attendance and certify that a meeting was held, a sign-in sheet will be present at this meeting. The applicant will submit this sign-in sheet with their application.

Sincerely,
s/Adam Capell
Toll Brothers, Land Development Director

Toll Brothers Inc.
3103 W Sheryl Drive, Suite 100, Meridian, ID 83642
Phone: 208-424-0020 | fax: 208-424-0030

Property Map:



**DECLARATION OF COVENANTS,
CONDITIONS, RESTRICTIONS AND
EASEMENTS
FOR THE
ASTER GROVE COMMUNITY**

Toll Brothers
AMERICA'S LUXURY HOME BUILDER®

3103 W. Sheryl Drive, Suite 100
Meridian, Idaho 83642
208-424-0020
www.Tollbrothers.Com

WELCOME!

We are pleased that you have decided to join the Aster Grove Community!

Wonderful amenities and a great location make this community the perfect place to call home. Discover an inviting blend of small-town warmth and natural beauty. This peaceful Kuna enclave feels far removed from busy streets, yet it's still close to the comforts that keep life convenient. A rural environment with open space, but also near countless shopping, dining, and entertainment options. You'll love this community, and we are happy to have you and your family as a part of it.

The following document is the Declaration of Covenants, Conditions, Restrictions and Easements that will govern the Community. The purpose of the Declaration is to:

- Set forth residential use restrictions to protect residences in the Community from undesirable or noxious activities.
- Provide the Community will govern itself through the Aster Grove Community Association, Inc.
- Provide the procedure for budgets and assessments for Community expenses.
- Provide for the maintenance and improvement of the Community common areas.
- Provide for an environment that is safe, fun and welcoming for the entire family.
- Set forth the rules by which the Community will resolve problems and disputes in a fair, impartial and expeditious manner.

Please read this entire Declaration carefully. It sets forth the rights and obligations of you and the other Community members. We make no representations of any kind (express or implied) through any agent, realtor, employee or other person regarding the Community except as set forth in this Declaration. We expressly disclaim any representations, warranties, statements, or information about the Community not set forth herein.

The following are highlight a few key provisions that may be of interest to you.

Assessments: Owners and Lots are subject to Regular Assessments, Special Assessments, Limited Assessments and Transfer Assessments. The amount of the Assessments will be set by the Association. **You won't get surprise increases in your Regular Assessments!** Regular Assessments will not increase by more than 10% per year unless the Association gives each Owner prior notice and an opportunity to object at an Association meeting. See Article 5.

Association: The Association will be controlled by Developer during the Development Period, as Owners would find the management of the Association during the Development Period to be unduly burdensome. See Section 9.1. Thereafter, the Association is governed by the Owners. See Article 2.

- Leasing: Owners may always lease to the Owner's family. Owners may also lease to others provided that the initial term lease term is a least one (1) year. **Short-term or vacation rentals are not permitted!** See Section 3.2.
- Flags: The American flag, Idaho flag, POW/MIA flag, any armed forces flags and any police flags are permitted. All other flags are restricted. See Section 3.15.
- Yard Signs: Customary "For Sale", open house, construction and political signs are permitted, but with strict limitations. **No other signs are permitted!** See Section 3.13.
- Holiday Lights: Permitted from November 15 to January 15. See Section 3.18.
- Trash Cans: Trash receptacles, including recycling receptacles, must not be visible from any street except between 8:00 PM on the day before, and 8:00 PM on the day of, the date selected by the trash collector for trash and recycling pick-up. See Section 3.19.
- Irrigation: The Association will provide pressurized irrigation water to each Lot.
- Architectural Review: Each Lot is subject to architectural review approval, to ensure that the quality of the homes in the Community meet the Community's design requirements. See Article 4.
- Pets: Household pets are welcome in the Community. Other animals are prohibited. See Section 3.6.
- Marijuana: No Lot may be used for the sale, cultivation, manufacture, distribution, or marketing of marijuana, whether or not marijuana is otherwise legal. See Section 3.20.
- No Harassment: Community members are prohibited from engaging in any conduct or behavior that constitutes harassment toward any person on the Common Area. See Section 3.21.

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**DECLARATION OF
COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS
FOR THE
ASTER GROVE COMMUNITY**

This Declaration of Covenants, Conditions, Restrictions and Easements for the Aster Grove Community (this “**Declaration**”) is made effective as of the date this Declaration is recorded in the real property records of Ada County, Idaho (the “**Effective Date**”) by Toll Southwest LLC, a Delaware limited liability company (“**Developer**”). Capitalized terms not otherwise defined in the text hereof are defined in Article 1.

WHEREAS, Developer own that certain real property legally described as follows (collectively, the “**Community**”):

All of Aster Grove Subdivision, according to the official plat thereof recorded in the real property records of Ada County, Idaho as Instrument No. 2022-_____, a copy of which is attached hereto as Exhibit A (the “**Initial Plat**”).

WHEREAS, Developer desires to record this Declaration to set forth the basic restrictions, covenants, conditions, restrictions, easements and equitable servitudes that will apply to the Community, all of which are designed to protect, enhance and preserve the value, desirability and attractiveness of the Community, and to ensure that the Community is developed in a well-integrated and high-quality manner.

NOW, THEREFORE, Developer hereby declares that the Community, and each Lot and portion thereof, will be held, sold, conveyed, encumbered, hypothecated, leased, used, occupied, and improved in accordance with this Declaration. This Declaration: (a) runs with the land; (b) is binding upon, and inures to the benefit of, any person or entity having or acquiring any right, title or interest in any Lot or portion of the Community; and (c) inures to the benefit of and is binding upon Developer.

ARTICLE 1 SELECT DEFINITIONS

In addition to the terms defined elsewhere in this Declaration, the following terms have the following meanings. Words not defined in this Declaration will have their ordinary meanings, except that words that have well-known real estate industry meanings will have the real estate industry meanings.

“**Articles**” means the current Articles of Incorporation of the Association (which are on file with the Idaho Secretary of State).

“**Assessments**” means the Regular Assessments, Special Assessments, Limited Assessments and Transfer Assessments, and for each together with any late charges, interest and costs incurred in collecting the same, including attorneys’ fees.

“**Association**” means Aster Grove Community Association, Inc., an Idaho nonprofit corporation. In the Community Documents and elsewhere, the Association may sometimes be called the “Aster Grove Homeowners Association” or words of similar import.

“**Board**” means the Board of Directors of the Association.

constitute harassment, the conduct must be severe, persistent or pervasive such that it has the purpose or effect of unreasonably interfering with an individual's use of the Common Area, or that it creates an intimidating, hostile, or offensive environment on the Common Area. To rise to the level of Harassment, the behavior must be subjectively and objectively unreasonable, taking into consideration the characteristics of the victim. If the Association finds (in its discretion) that any Owner Party violates the covenant in this Section, then the Association may (a) temporarily ban the Owner Party from access to, or use of, any Common Area for any period the Association deems appropriate; (b) place any restrictions on the Owner Party's access to, or use of, any Common Area for any period the Association deems appropriate. The terms of this Section will be interpreted broadly to effectuate its purpose. The Association's decisions pursuant to this Section will be binding on the affected Owner Parties, unless the Association's decision violates applicable law or unless there is clear and convincing evidence that the Association acted in bad faith.

ARTICLE 4 ARCHITECTURAL REVIEW

- 4.1 **Design Requirements.** The Board has the power to adopt, amend and repeal any rules that the Board deems reasonable to ensure that all Improvements in the Community meet the minimum requirements for external design, quality and type of construction, architectural character, materials, color, location in the Building Envelope, height, grade and finish ground elevation, natural conditions, landscaping and other design or aesthetic considerations (the "**Design Requirements**"). The Design Requirements may include rules and regulations: (a) to protect the special qualities of the Community; (b) to encourage creative design; (c) to provide general architectural, design and construction guidelines; (d) that provide landscape guidelines (including a description of existing, natural conditions and vegetation); (e) that provide submittal and review procedures; (f) establishing fees and charges for review; and (g) establishing penalties for noncompliance. The Design Requirements must conform to this Declaration, and if the Design Requirements conflict with this Declaration, this Declaration will govern. If any provision of the Design Requirements are deemed ambiguous on any matter, the Board's interpretation of the provision will be given deference so long as the interpretation is a reasonable.
- 4.2 **Design Review Required.** No Owner will construct, reconstruct, alter, install or remove any Improvements or landscaping except with the Board's approval. The Board will review, study and either approve or reject the proposed Improvements or landscaping, all in compliance with the Declaration and the Design Requirements. The Board is authorized to retain the services of one or more consulting architects, landscape architects, engineers, designers and other consultants to advise and assist the Board on a single project, on a number of projects or on a continuing basis. The Board's action in the exercise of its discretion by its approval or disapproval of the proposed Improvements or landscaping, or with respect to any other matter before it, will be conclusive and binding on all interested parties. The Board will not direct or control the interior layout or interior design of residential structures except to the extent incidentally necessitated by use, size and height restrictions.
- 4.3 **Board Expenses.** All expenses of the Board will be Common Expenses paid by the Association. The Board will have the right to charge reasonable fees for applications submitted to it for review, in amounts which may be established by the Board from time-to-time, and the fees will be collected by the Board and remitted to the Association to help defray the expenses of the Board's operation, including reasonable payment to each member of the Board for their services as provided herein. Each Owner, by submitting a design review application to the Board, agrees to pay any additional reasonable fees based on costs incurred by the Board in retaining consultants for the review and approval of the Owner's application(s).

- 4.4 **Variances.** The Board may authorize variances from any of the Design Requirements when the Board deems it desirable to address special circumstances, such as unusual topography, natural obstructions, hardship, aesthetic considerations or other circumstances. The granting of a variance will not waive any element of the Design Requirements for any purpose except as to the particular property and particular provision covered by the variance. Approval of a variance will not affect the Owner's obligation to comply with this Declaration or applicable law.
- 4.5 **Board Approvals.** The Board's approval of any Improvement does not mean the Improvements will be permitted by applicable law, approved by the applicable governmental authorities or others. The Board will not be responsible in any way for any defects or errors in any plans or specifications submitted, revised or approved, nor for any structural or other defects in any work done according to the plans and specifications.
- 4.6 **Immunity; Indemnification.** The Board's members, agents and employees will be immune from liability and entitled to indemnification as set forth in Section 2.10.

ARTICLE 5 ASSESSMENTS

- 5.1 **Covenant to Pay Assessments.** Each Owner covenants and agrees to pay when due (without deduction, setoff, abatement or counterclaim of any kind whatsoever) all Assessments or charges made against the Owner or the Owner's Lot pursuant to the Community Documents. Assessments against a Lot will be a continuing lien on the Lot until paid, whether or not ownership of the Lot is transferred. Assessments against a Lot are also the personal obligation of the Owner of the Lot when the Assessment becomes due and payable. The personal obligation will remain with the Owner regardless of whether the Owner remains the owner of the Lot. Delinquent Assessments related to a Lot will not pass to the Owner's successors in title unless expressly assumed by them. The Assessments and charges, together with interest, costs and reasonable attorneys' fees, which may be incurred in collecting the same, will be a charge on the land and will be a continuing lien upon the Community against which each the Assessment or charge is made.
- 5.2 **Regular Assessments.** Regular Assessments are to be used to pay for all costs and expenses incurred by the Association for the conduct of its affairs or the exercise of any of the Association's powers, obligations under the Community Documents (collectively, the "**Common Expenses**"). Without limiting the generality of the foregoing, the Common Expenses will include:
- 5.2.1 The cost and expenses incurred by the Association for professional management of its business and affairs;
- 5.2.2 The costs and expenses incurred by the Association in the exercise of any of its powers under Section 2.8;
- 5.2.3 The costs and expenses of construction, improvement, protection, insurance, maintenance, repair, management and operation of the Common Area and any Improvements located in other areas that are owned, managed or maintained by the Association; and
- 5.2.4 An amount to fund adequate reserves for extraordinary operating expenses, contingent risks or liabilities (such as indemnification and defense expenses), capital repairs, capital replacements and any other expenses for which the Board deems prudent to fund a reserve.
- 5.3 **Special Assessments.** If the Board determines that the Regular Assessment for a given calendar year is or will be inadequate to meet the Common Expenses for the calendar year for any reason,

the Board may levy a Special Assessment to collect the additional funds needed to meet the Common Expenses for the calendar year. Special Assessments will be levied and paid upon the same basis as Regular Assessments; provided, however, the Association will, in the Board's reasonable discretion, set the schedule under which the Special Assessment will be paid, which schedule may be different than Regular Assessments.

- 5.4 **Limited Assessments.** Notwithstanding the above provisions with respect to Regular Assessments and Special Assessments, the Association may levy a Limited Assessment against an Owner (a) for any fines, fees or charges levied against the Owner under the Community Documents; (b) to reimburse the Association for any costs incurred to bring the Owner's Lot or any Improvements thereon into compliance with the Community Documents; (c) to reimburse the Association for any damages caused by an Owner or any of its Owner Parties to any Common Area or Common Improvements; and (d) for the cost of providing any goods or services under the Community Documents that benefit the Owner or Owner's Lot, but less than all Owners or all Owners' Lots.
- 5.5 **Transfer Assessments.** Upon any transfer of fee simple title to a Lot to any Owner from time to time, the transferee will pay the then current transfer assessment to the Association (the "**Transfer Assessment**"). The Association may use the Transfer Assessments for any purpose that is not prohibited by law. The Association may waive the Transfer Assessment if the Association concludes that the transfer was from a grantor to a party related to the grantor for less than market value.
- 5.6 **Assessment Procedures.** Unless otherwise determined by the Board, the Association will compute and forecast the total amount of Common Expenses on an annual basis (the "**Budget**"). The computation of the Budget will take place not less than thirty (30) nor more than ninety (90) days before the beginning of each fiscal year of the Association, unless a change in Owners or other circumstance makes it impracticable to compute the Budget in that time frame, in which event the Budget will be computed as soon as reasonably practicable. In all events, the computation of the Budget will be completed in good faith and is valid upon completion. Each Owner's Regular Assessment will be computed by multiplying the Budget by the fraction produced by dividing the number of Lots owned by the Owner by the total number of Lots not then exempt from Assessment. The Association may, in its discretion or as provided in the Community Documents, require payment of Regular Assessments in monthly, quarterly, semi-annual, or annual installments. The Association will provide Owners with not less than fifteen (15) days and no more than thirty (30) days of prior notice before any Board meeting for the purpose of levying a Special Assessment or increasing the Regular Assessment by more than ten percent (10%). Assessments are due and payable within thirty (30) days after the Association provides an invoice therefor to each Owner. If all or any part of an Assessment is not paid when due, then: (a) the delinquent Owner will pay to the Association a late payment charge equal to five percent (5%) of the delinquent amount; and (b) interest accrues on the delinquent amount at the rate of twelve percent (12%) per annum until paid in full. In the event an Owner's payment is returned for any reason, the Owner will pay to the Association an administrative fee in an amount set by the Board and thereafter the Association has the right to require future Assessments due from the Owner to be paid in the form of a cashier's check, certified check, or other form of immediately collectible funds acceptable to the Association in the Board's discretion. Each Owner agrees that the late payment charge and administrative fee are reasonable compensation to the Association for additional administrative costs and expenses caused by any late payment or returned check.
- 5.7 **Assessment Liens.**

5.7.1 *Creation.* There is hereby created a continuing claim of lien with power of sale on each and every Lot to secure payment of any and all Assessments levied against the Lot pursuant to the Community Documents, together with interest thereon at the rate described in Section 5.6 and all collection costs and attorneys' fees which may be paid or incurred by the Association in connection therewith. Upon default of any Owner in the payment of any Assessment related to a Lot, the Association may record a claim of lien against the Lot in accordance with applicable law (currently, Idaho Code § 55-3207). Each delinquency will constitute a separate basis for a claim of lien, but any number of defaults may be included within a single claim of lien. The claim of lien may be foreclosed in any manner permitted by applicable law. Upon payment of the lien in full, the Association will record a release of the claim of lien.

5.7.2 *Subordination to First Mortgages.* Upon recordation of a claim of lien for delinquent Assessments in accordance with applicable law, the lien will be prior and superior to all other liens or claims created subsequent to the recordation of the claim of lien except for (a) liens which, by law, would be superior thereto and (b) the lien of a first Mortgage given and made in good faith and for value that is of record as an encumbrance against the Lot prior to the recordation of a claim of lien for the Assessments. Except as expressly provided in this Section 5.7.2, the sale or transfer of any Lot will not affect the Assessment lien provided for herein, nor the creation thereof by the recordation of a claim of lien, on account of the Assessments becoming due whether before, on, or after the date of the sale or transfer, nor will the sale or transfer diminish or defeat the personal obligation of any Owner for delinquent Assessments as provided for in this Declaration.

5.8 **Exemptions.** All Common Area and any Lots owned by the Association will be exempt from Assessments. Developer will be exempt from Assessments as set forth in Section 9.4.

ARTICLE 6 RIGHTS TO COMMON AREAS

6.1 **Use of Common Area.** Every Owner will have a right to use the Common Area as set forth in this Declaration subject to:

6.1.1 The Community Documents;

6.1.2 The right of the Association to suspend the right of an Owner to use the Common Area (or any designated portion of Common Area) for any period during which any Assessment or charge against the Owner's Lot remains unpaid and for a period not to exceed sixty (60) days for any infraction of the Community Rules; and

6.1.3 The right of the Association to dedicate or transfer all or any part of the Common Area to any public agency, authority or utility or other party for any purposes and subject to any conditions as may be permitted by the Community Documents.

6.2 **Delegation of Right to Use.** An Owner may delegate its right to use the Common Area to any Owner Parties; provided, however, each Owner will be liable to the Association for any damage to any Common Area or Common Improvements caused by the negligence or misconduct of any Owner Parties. The cost of correcting the damage will be a Limited Assessment against the Lot.

6.3 **Association's Responsibility.** The Association will maintain, repair and replace the Common Area and Common Improvements so as to keep the same in good operating condition.



COMMITMENT TO PROPERTY POSTING

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



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

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

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

Print Name: ADAM CAPELL

Signature:  Date: 4/21/22

MEMORANDUM

October 31, 2022

Project #: 25914

To: Paige Bankhead, PE and Mindy Wallace
From: Lauren Nuxoll, PE, PTOE
RE: Aster Grove Subdivision Review Comment Responses

This memorandum responds to the comments in the letter dated August 12th, 2022, from the Ada County Highway District (ACHD) for the Aster Grove Subdivision Transportation Impact Study (TIS). ACHD comments are provided in *italics* followed by our response.

An updated TIS for the Aster Grove Subdivision is provided in Attachment A.

ACHD Comments

Comment #1

It appears there are a few public roads within the site that have straight segments longer than 750-feet. Consistent with District Policy, passive traffic calming measures will be required, or the road will be required to be redesigned with straight segments less than 750-feet long.

Kittelson Response

Attachment B contains an updated site plan reducing the straight segments. The changes to this site plan increased the single-family house lot count from 130 units to 140 units. The updated trip generation and difference in trips is shown in Table 1 below.

	Land Use	ITE Code	Units	Daily Trips	Weekday AM Peak Hour			Weekday PM Peak Hour		
					Total	In	Out	Total	In	Out
Original	Single-Family Detached Housing	210	130	1,324	98	25	73	131	82	49
Updated	Single-Family Detached Housing	210	140	1,375	101	26	75	136	86	50
Difference	-	-	+10	+51	+3	+1	+2	+5	+4	+1

Everyday traffic volumes can vary up to 10% each day. Therefore, the difference in trips is very minimal and does not change the findings or recommendations of the report.

Comment #2

The traffic counts in Figure 3 do not match the traffic count sheets in the appendix. However, the Synchro analysis includes the correct volumes. Please review and update this Figure.

Kittelson Response

Figure 3 has been updated in the TIS. There are no changes to the findings and recommendations of the TIS.

Comment #3

Please attach the Paloma Ridge Subdivision site trip assignment figure to the Appendix since it was included in the 2026 background traffic. Staff will verify the correct volumes were used for the background and future traffic conditions with the next review.

Kittelson Response

The trip assignment for the Paloma Ridge Subdivision in-process development is located in Attachment C of this memorandum.

Comment #4

The intersection number/letter assignments in Figure 3 does not match the intersection number/letter assignment in Figure 6.

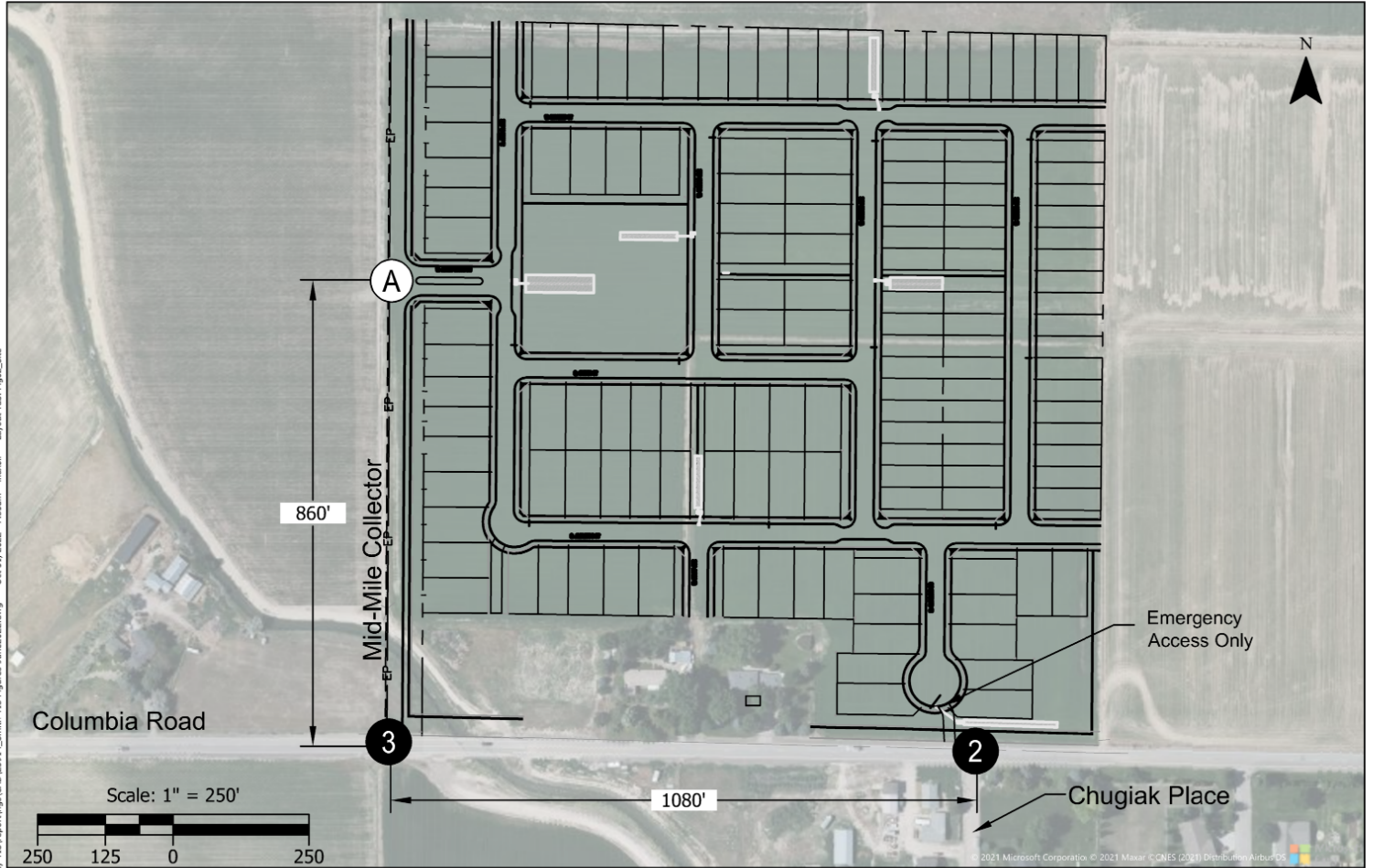
Kittelson Response

Figure 3 and 4 have been updated in the TIS to include the through movements at intersection #3. There are no changes to the findings and recommendations of the TIS.

We trust this memorandum provides response to ACHD's comments regarding the Aster Grove Subdivision TIS. If you have any questions about this memo or if you require additional information, please contact us via email at linuxoll@kittelson.com or via phone at 208.472.9817.

Attachments

- A. Updated Aster Grove Subdivision TIS
- B. Updated Aster Grove Site Plan Figure
- C. Paloma Ridge Subdivision Trip Assignment Figure



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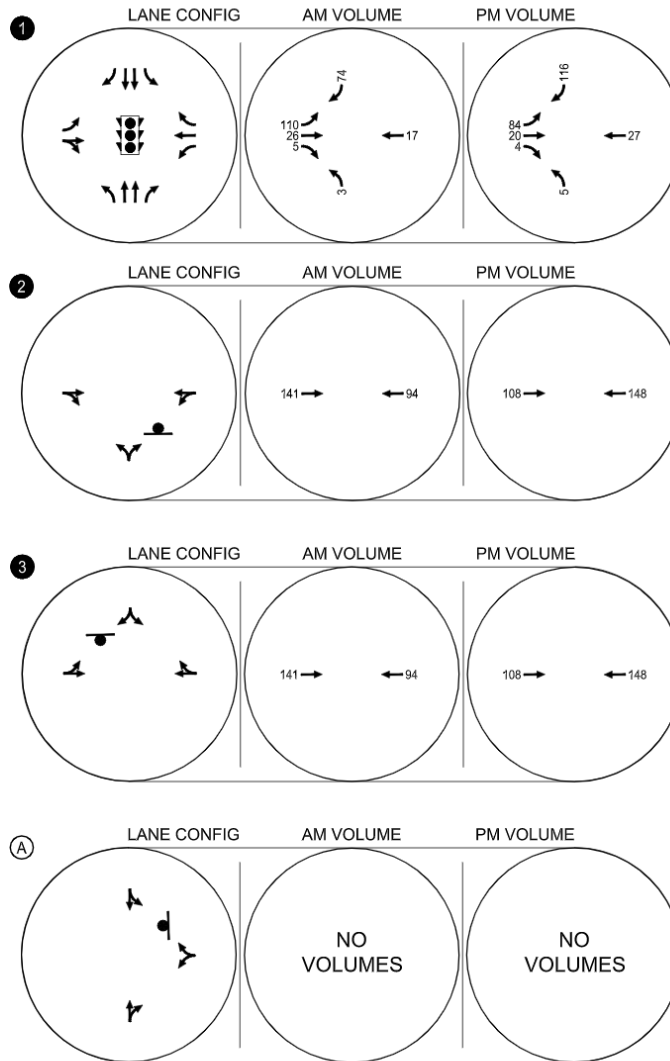
- - Study Intersections
- ⊗ - Site Accesses

RECEIVED FROM: ESE Planning

Proposed Site Plan
Kuna, Idaho

Figure
1





- STOP SIGN
- TRAFFIC SIGNAL

- STUDY INTERSECTIONS
- STUDY ACCESSES

Paloma Ridge In-Process Trip Assignment
 Weekday AM and PM Peak Hour
 Kuna, Idaho

Exhibit
A

TRANSPORTATION IMPACT STUDY

Aster Grove Subdivision

November 2022

PREPARED FOR
TOLL BROTHERS
3103 W Sheryl Drive, Suite 100
Meridian, Idaho 83642

PREPARED BY
KITTELSON & ASSOCIATES, INC.
101 S Capitol Boulevard, Suite 600
Boise, ID 83702
208.338.2683

Transportation Impact Study

Aster Grove Subdivision TIS

Kuna, Idaho

Prepared For:
Toll Brothers
3103 W Sheryl Drive, Suite 100
Meridian, Idaho 83642



Prepared By:
Kittelson & Associates, Inc.
101 South Capitol Boulevard, Suite 600
Boise, ID 83702
(208) 338-2683

Project Principal: Sonia Daleiden, PE PTOE
Project Manager: Lauren Nuxoll, PE PTOE
Project Analyst: Bridger Helm, EI

Project No. 25914

November 2022



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Appendix H	Year 2026 Mitigated Background Traffic Operation Worksheets
Appendix I	Year 2026 Total Traffic Operation Worksheets
Appendix J	Year 2026 Mitigated Total Traffic Operation Worksheets
Appendix K	Site Access Evaluation Worksheets



Section 1
Executive Summary

EXECUTIVE SUMMARY

Kittelson & Associates, Inc. (Kittelson) has prepared a Transportation Impact Study (TIS) for the Aster Grove Subdivision. The Aster Grove Subdivision is located on the north side of Columbia Road between Linder Road and SH 69 within the City of Kuna city limits. The proposed site is currently farmland and consists of approximately 36.70 acres. The development plan proposes to build approximately 130 single-family homes. The anticipated buildout year is 2026. The TIS resulted in the following findings and recommendations.

FINDINGS

Existing Conditions

- All study intersections were found to operate at acceptable operating standards during the existing weekday AM and PM peak hours with the exception of:
 - **SH 69 / Columbia Road (AM and PM Peak Hours)**
 - The eastbound through right lane operates under capacity but above ITD standards during the AM peak hour ($V/C=0.91$).
 - The westbound through lane operates under capacity but above ITD standards during the AM peak hour ($V/C=0.91$).
 - Year 2022 existing conditions operations can be mitigated by constructing an eastbound right-turn lane.
- All study roadway segments operate within the ACHD volume threshold under existing conditions.

Year 2026 Background Traffic Conditions

- Year 2026 background traffic analysis (without inclusion of site-generated traffic) found that all study intersections are expected to operate at acceptable operating standards during the weekday AM and PM peak hours with the exception of:
 - **SH 69 / Columbia Road (AM and PM Peak Hours)**
 - The intersection operates over capacity during the AM and PM peak hours ($V/C=1.06$ and $V/C=1.04$) and at LOS E and D, respectively.
 - Several individual movements also operate over ITD's standard of 0.90 v/c ratio.
 - Currently in ITD's SH 69 plan, the intersection is planned to be a Median U-Turn (MUT).
 - The intersection would operate acceptably with this mitigation in place.



- The roadway segment of Columbia Road is anticipated to operate above the ACHD volume threshold under year 2026 background traffic conditions as a two-lane roadway.
 - Widening to four lanes and a center TWLTL would mitigate the segment.
 - The segment doesn't meet the volume threshold in the shoulder PM peak hour.
 - ACHD Policy states that if the shoulder hour planning thresholds are exceeded the applicant may request to enter into a Development Agreement and pay into the Priority Corridor Fund an amount determined by ACHD to offset impacts from the project.

Trip Generation

- The development plan proposes to build approximately 130 single-family houses.
- The development is estimated to generate a total of 1,324 daily net new trip ends, of these 98 are estimated to occur in the weekday AM peak hour (25 inbound / 73 outbound), and 131 are estimated to occur in the weekday PM peak hour (82 inbound / 49 outbound).

Year 2026 Total Traffic Conditions

- Year 2026 total traffic conditions found that the site generated trips did not impact any additional intersections not previously identified in the background traffic conditions.
- All findings and mitigations required for intersections to meet operational standards outlined under background conditions remain consistent in the year 2026 total traffic conditions.
- All findings and mitigations required for segments to meet operational standards outlined under background conditions remain consistent in the year 2026 total traffic conditions.

Site Access Evaluation

- An eastbound left-turn lane and a westbound right-turn lane is warranted at the intersection of Mid-Mile Collector / Columbia Road.
- The intersection sight distance evaluation identified that intersection sight distance can be achieved at all the site intersections.

RECOMMENDATIONS

Based on the report's analyses and evaluation findings, recommendations were developed accordingly for time scenario's conditions.



Year 2026 Background Traffic Condition Mitigations (Without the Proposed Development)

- **SH 69 / Columbia Road:**
 - The following mitigations to the intersection of SH 69 / Columbia Road are recommended meet agency standards:
 - Implement the current recommendations in the ITD SH 69 corridor study to widen SH 69 to two travel lanes in each direction and implement a MUT configuration at the intersection.
- **Columbia Road (Mid-Mile Collector to SH 69):**
 - Widening the roadway segment to five lanes, two through lane in each direction and a center TWLTL.

Additional Year 2026 Mitigations Needed with the Aster Grove Subdivision

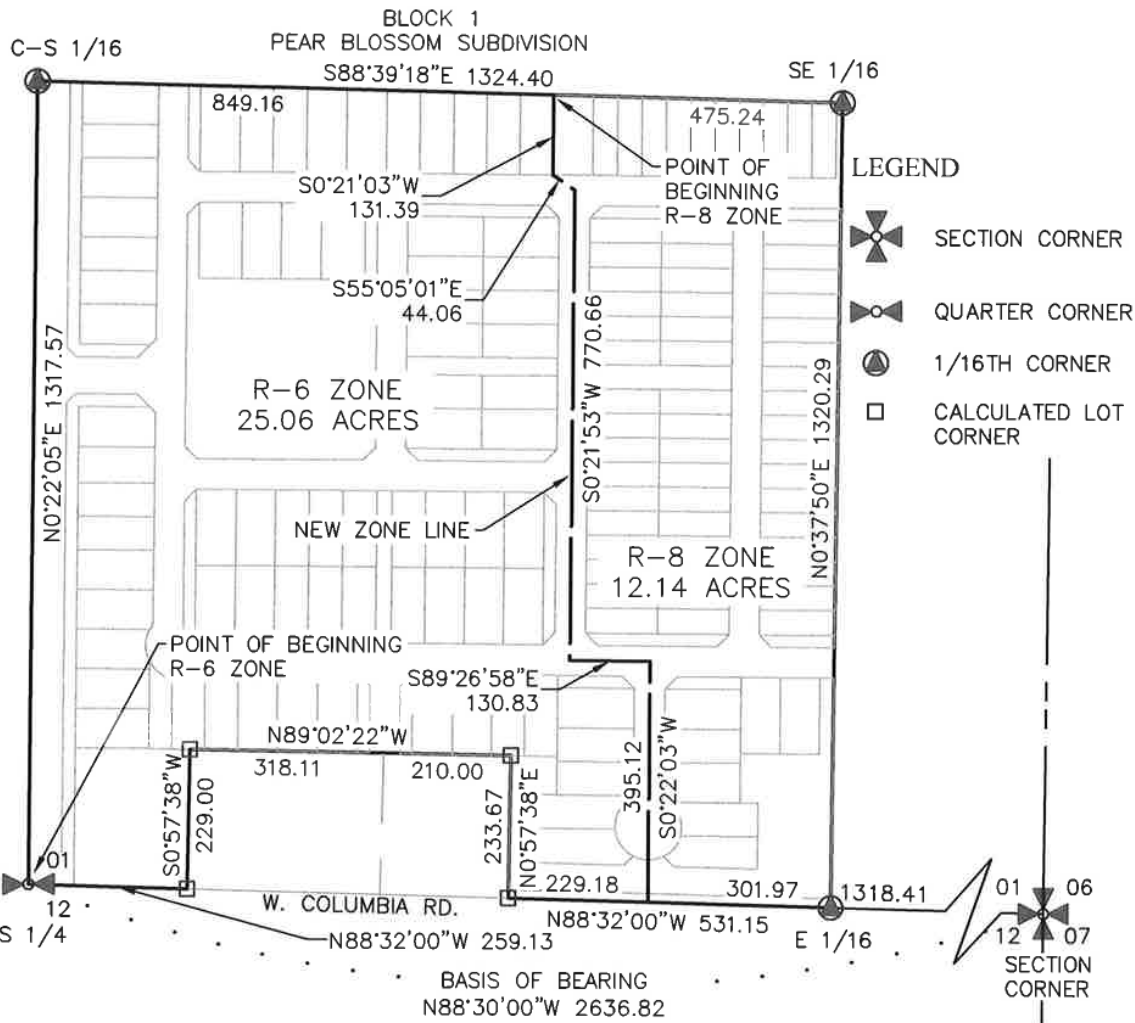
No mitigations beyond those presented for background conditions are required to accommodate the year 2026 total traffic volumes.





All Site Accesses

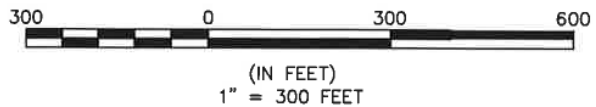
Construct all accesses to the development with the following designations:

- All local streets within the development should be constructed with one travel lane in each direction.
- Site driveways with access to public streets should provide sufficient stacking distance for four vehicles (100 feet) to ensure acceptable operation and accommodate larger vehicles, including utility service and delivery vehicles.
- Site accesses should match the existing grade or be higher at the intersection to ensure the best possible sight distance. Significant changes to the approach grade could impact the sight distances.
- All accesses and internal streets should be designed to provide adequate intersection site distance. Shrubbery, weeds, and landscaping near the internal intersections and site access points should be maintained to ensure adequate sight distance.
- If widening occurs along any of the site access road, care should be taken to ensure adequate grades and intersection sight distance is maintained.





- LEGEND**
-  SECTION CORNER
 -  QUARTER CORNER
 -  1/16TH CORNER
 -  CALCULATED LOT CORNER



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ESE Consultants, Inc.
3103 W. Sheryl Drive • Suite 100 • Meridian, ID 83642
T: 208-424-0020

RE-ZONE EXHIBIT

ASTER GROVE SUBDIVISION
KUNA, IDAHO

REV.	DATE	DESCRIPTION	DATE:	SCALE:	DESIGN:	DRAWN:	JOB NO.:	FILE NAME:	SHEET NO.:
			10-27-22	1"=300'	JJC	JJC	7831	SMITH	1 OF 1