



Planning & Zoning Department

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

## Agency Notification

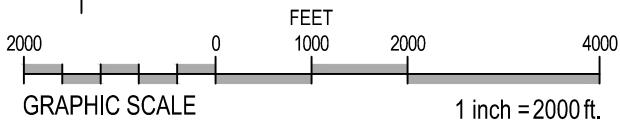
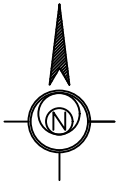
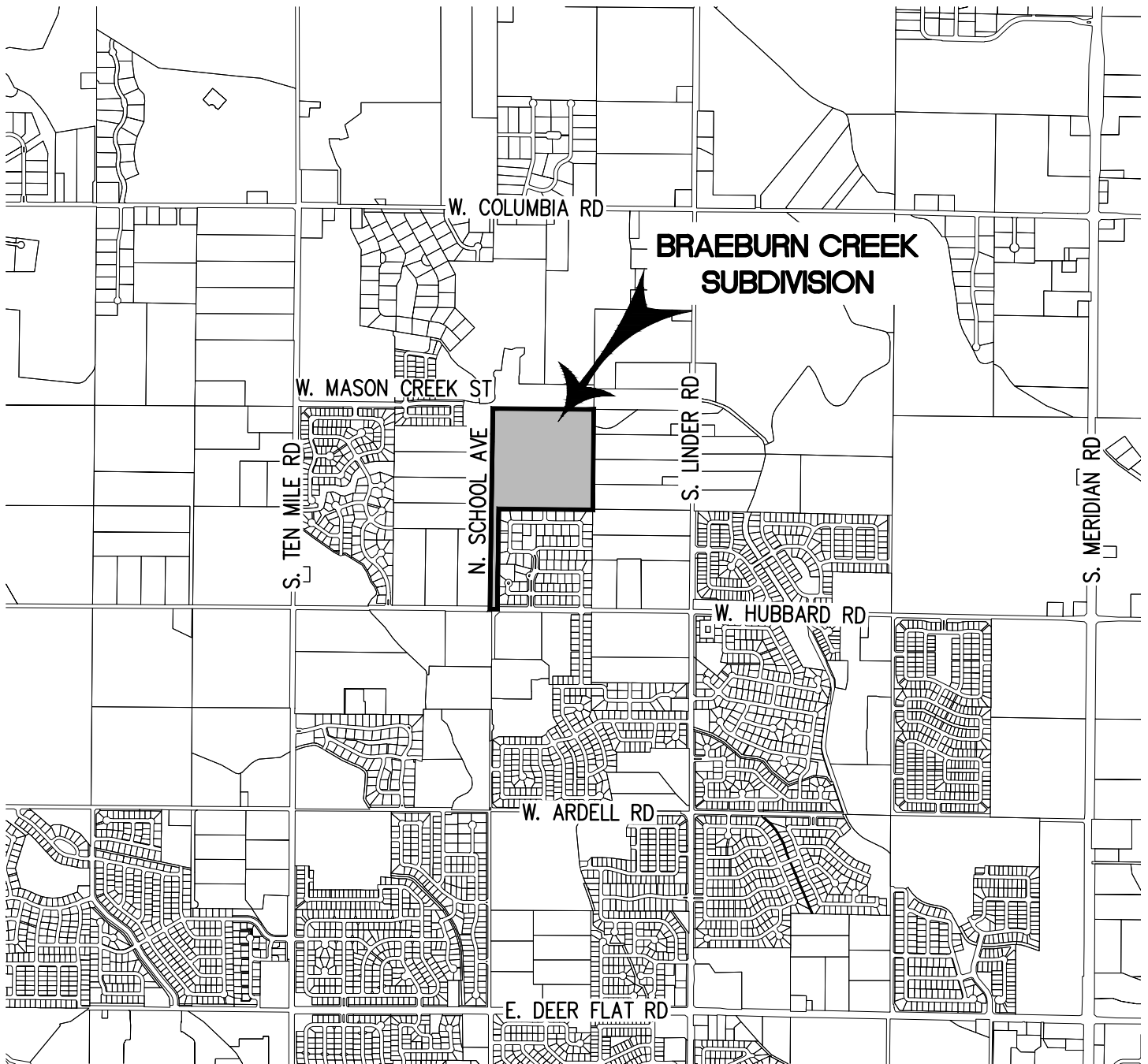
May 5, 2022

Notice is hereby given by the City of Kuna that the following action(s) are under consideration:

<b>File Numbers &amp; Case Name:</b>	22-03-AN (Annexation) & 22-04-S (Preliminary Plat) – <b><i>Braeburn Subdivision.</i></b>
<b>Project Description</b>	Adam Capell with Toll Southwest, LLC, requests approval to Annex of approx. 41.50 ac. into Kuna City and is proposing the R-6, Medium Density Residential zone; and requests Preliminary Plat approval to subdivide the same lands into 115 single-family lots, and 15 common lots. The site is in Section 11, Township 2 North, Range 1 West (Parcel number; S1311427800).
<b>Site Location</b>	The SEC of School Ave. and Mason Creek St., Kuna, ID 83634.
<b>Applicant</b>	<b>Adam Capell</b> Toll Southwest, LLC 3103 W Sheryl Dr. Ste 100, Meridian, ID 83642 208.780.6726 <a href="mailto:Acapell@tollbrothers.com">Acapell@tollbrothers.com</a>
<b>Representative</b>	<b>Jeff Bower</b> Givens Pursley, LLP 601 W Bannock St. Boise, ID, 83702 208.388.1260 <a href="mailto:jeffbower@givenspursley.com">jeffbower@givenspursley.com</a>
<b>Tentative Public Hearing Date</b>	PnZ Commission: On Tuesday, <b>July 26, 2022</b> ( <i>Tentative</i> ) 6:00 PM Council Chambers at Kuna City Hall, 751 W. 4 <sup>th</sup> Street, Kuna, ID 83634
<b>Staff Contact</b>	Troy Behunin, Senior Planner Kuna Planning and Zoning Department 208.922.5274 <a href="mailto:TBehunin@kunaid.gov">TBehunin@kunaid.gov</a>
Enclosed is information to assist you with your consideration and response. All comments as to how this action may affect the service(s) your agency provides, is greatly appreciated. Please contact staff with any questions. <b>If your agency needs different or additional information to review and provide comment's please notify our office and they will be sent to you.</b> If your agency needs additional time for review, please let our office know as soon as possible. <b><i>No response within 15 business days will indicate you have no objection or comments for this project.</i></b>	

# BRAEBURN CREEK SUBDIVISION VICINITY MAP

February 14, 2022 - Kuna, Idaho



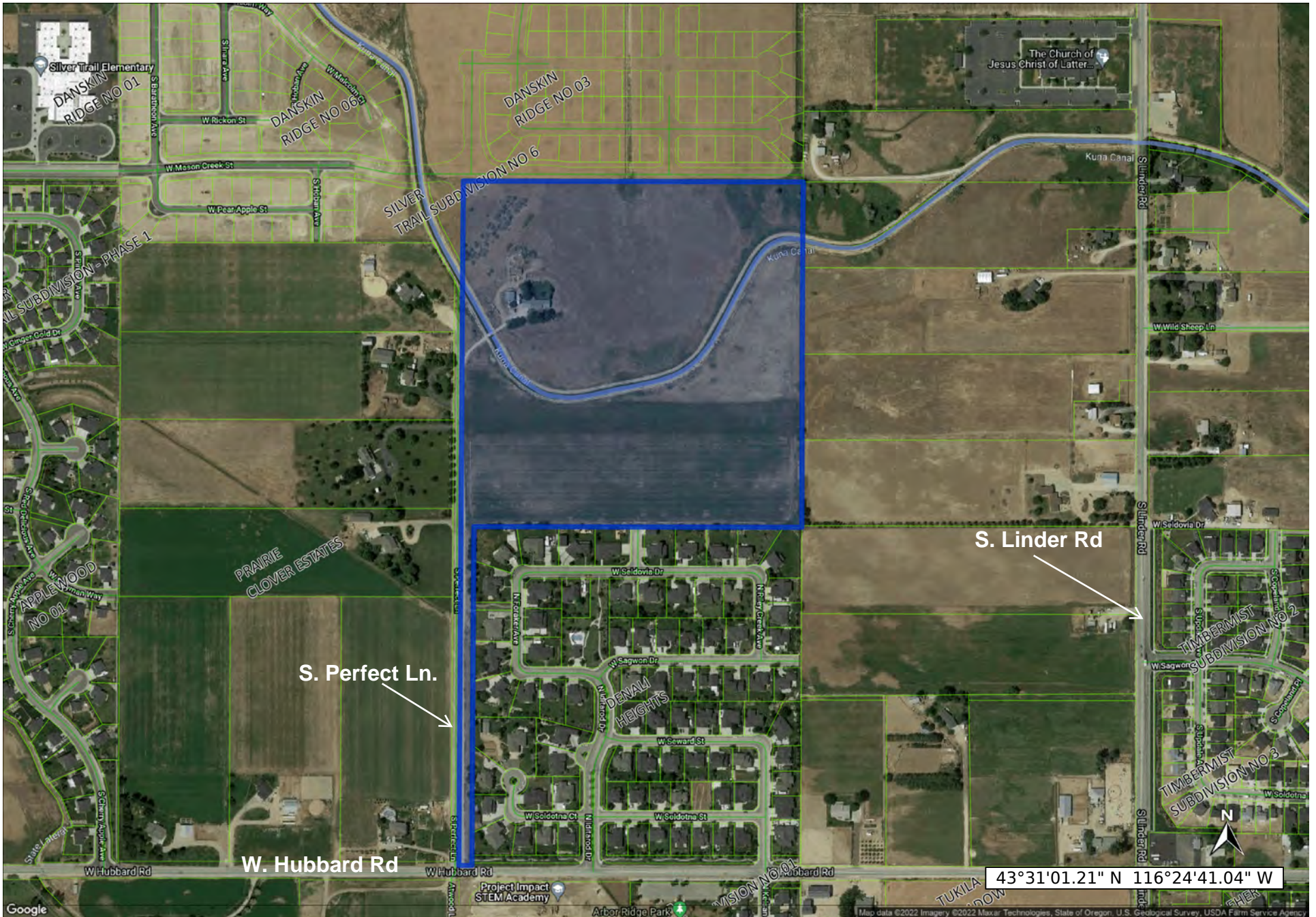
**ESE CONSULTANTS**  
ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL

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

**Toll Brothers**  
AMERICA'S LUXURY HOME BUILDER®

# Braeburn Creek Subdivision

## Vicinity Map





# Planning & Zoning Application Coversheet

PO Box 13 | 751 W 4<sup>th</sup> Street | Kuna, ID 83634  
(208) 922-5274 | [www.KunaCity.ID.gov](http://www.KunaCity.ID.gov)



**\*\*Office Use Only\*\***

**File No.(s):** 22-03-AN, 22-04-S 22-25-DR

**Project Name:** Braeburn Creek

**Date Received:** 02.16.2022

**Date Accepted as Complete:** \_\_\_\_\_

Type of review requested (check all that apply):

<input checked="" 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 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: Ted L. Wimer

Address: 2400 W Hubbard Rd. Kuna, ID 83634

Phone: \_\_\_\_\_ Email: teddy6w@gmail.com

**Applicant (Developer) Information**

Name: Toll Southwest, LLC - Adam Capell

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

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

**Engineer/Representative Information**

Name: Givens Pursley, LLP - Jeff Bower

Address: 601 W. Bannock St, Boise, ID 83702

Phone: 208-388-1260 Email: jeffbower@givenspursley.com

**Subject Property Information**

Site Address: 2400 W Hubbard Rd. Kuna, ID 83634

Nearest Major Cross Streets: W. Hubbard Rd and S. Linder Rd

Parcel No.(s): S1311427800

Section, Township, Range: Section: 11, Township: 2N, Range: 1W

Property Size: 41.5 acres

Current Land Use: Residential Proposed Land Use: Residential

Current Zoning: RR (Ada County) Proposed Zoning: R-6 (medium density residential)

**Project Description**

Project Name: Braeburn Creek Subdivision

General Description of Project: Single family subdivision with 114 homes and 15 common lots.

Development is planned over 2 phases and will result in gross density of ~ 2.75 DU / acre.

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 area, landscaped pathways for walking and biking, and a regional pathway along canal.

**Residential Project Summary (If Applicable)**

Are there existing buildings?  YES  NO

If YES, please describe: There is an existing single family residence that will be removed as part of the Braeburn Creek Project.

Will any existing buildings remain? YES   NO

No. of Residential Units: 114 No. of Building Lots: 114

No. of Common Lots: 15 No. of Other Lots: 0

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

Single-Family  Townhomes  Duplexes  Multi-Family  
 Other: \_\_\_\_\_

Minimum square footage of structure(s): 1500 sf

Gross Density (Dwelling Units ÷ Total Acreage): 2.75 DU / Acre

Net Density (Dwelling Units ÷ Total Acreage not including Roads): 3.51 DU/ Acre

Percentage of Open Space provided: 12.9% qualified Acreage of Open Space: 5.3 acres qualified

Type of Open Space provided (i.e. public, common, landscaping): common space, landscape buffers

**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: 2/15/22  
*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](mailto:pzapplications@kunaaid.gov). A link will be provided to you for application attachments to be uploaded to the cloud.**

# Toll Brothers® LAND DEVELOPMENT

PAVING THE WAY FOR AMERICA'S LUXURY HOMEBUILDER

February 14, 2022

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

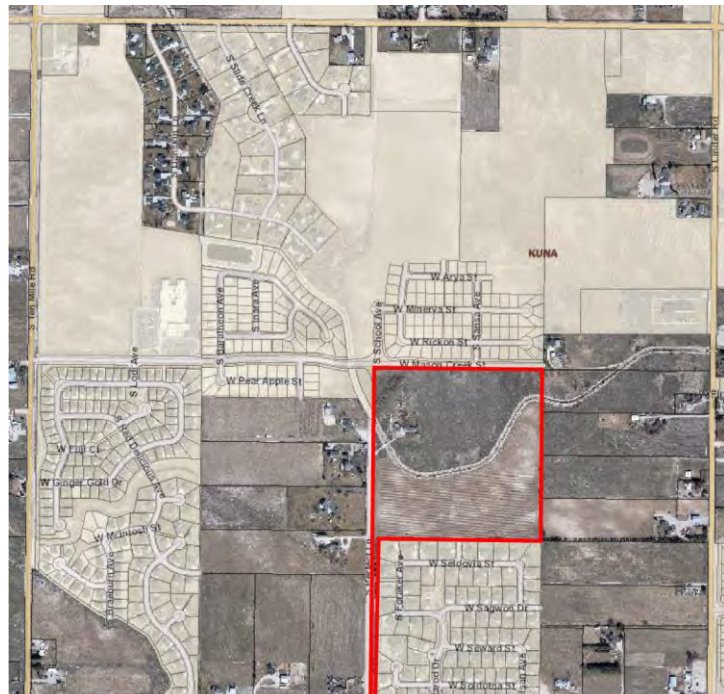
## **RE: Narrative in Support of Applications for Annexation, Initial Zoning, and Preliminary Plat for Braeburn Creek Subdivision**

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

Toll Brothers is pleased to present applications for annexation, initial zoning, and a preliminary plat for the Braeburn Creek Subdivision. Braeburn Creek will be a single-family residential community with 114 homes constructed by Toll Brothers. Braeburn Creek will help meet the City's need for housing with a first-class residential community that offers quality architecture and thoughtful open space amenities.

### **Property Overview**

The Braeburn Creek property is a 41.5-acre property located northwest of the intersection of Linder and Hubbard (the "**Property**"). The Property is currently zoned Rural Residential in unincorporated Ada County. The Property is a flag lot with frontage and access from Hubbard. There is a single residence on the Property that will be removed as part of the Braeburn Creek project. The Kuna Canal runs through the Property in a horseshoe configuration. *Figure 1* is a map of the Property. Areas shaded in light yellow are already annexed into the City.



*Figure 1*

### Annexation and Zoning Application

Toll Brothers requests annexation of the Property with an R-6 (medium density residential) zoning designation. The Property is annexable because it is in Kuna's Area of City Impact and the Property is contiguous to the Kuna city limits on its northern, southern, and a portion of its



Figure 2

western boundary (see Figure 1). Kuna has annexed land in all directions around the Property.

R-6 zoning is harmonious with the Comprehensive Plan and future land use map ("FLUM"), which designates the Property as Medium Density Residential (see Figure 2).

Within the Medium Density Residential FLUM designation, the R-6 Zone, one of the City's three medium density residential zones is appropriate.<sup>1</sup> Zoning the Property as R-6 to allow the Braeburn Creek project also supports many of the Comprehensive Plan's policies and objectives, including:

1. Fulfilling the intent of the FLUM's Medium Density Residential designation for the Property;
2. Satisfying Goal Area 3 by providing mixed housing types in strong neighborhoods with active open space and strong regional connectivity;
3. Meeting Objective 2.A.2 by expanding the City's regional pathway and trail network and increasing connectivity, including to schools; and
4. Meeting Policy 2.B.1.b by constructing neighborhood parks throughout the Project.

R-6 zoning is compatible with existing and planned surrounding uses. Adjacent land to the north, south, east, and west are all designated for residential use on the FLUM (see Figure 2).

Properties to the north and south have already been developed as residential communities with similar densities. Figure 3 below shows the Braeburn Creek project overlaid on the Property with the City's annexed and approved projects in the area.

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<sup>1</sup> Kuna City Code § 5-2-2(B).





Figure 3

The uses and FLUM designations surrounding the Property include:

1. **North:** The Silver Trail subdivision is to the north. This is an R-6 zoned project that is partially built out and allows 477 residential lots on approximately 130 acres with an expected gross density of 3.65 units per acre. Braeburn Creek and the Silver Trail project will be buffered by Mason Creek Street.
2. **South:** Denali Heights is a completed R-4 zoned project with 75 residential lots on approximately 38.5 acres. Braeburn Creek has been designed with larger lots buffering up to Denali Heights to provide a transition in density.
3. **East:** To the east are four large lots in Ada County zoned Rural Residential. This land is designated Medium Density Residential on the FLUM. The project includes open space and larger lots on this boundary to transition and buffer these County parcels.
4. **West:** Prairie Clover Estates, a 1995 Ada County Rural Residential subdivision is to the west. School Avenue, a mid-mile collector, will buffer Prairie Clover Estates from Braeburn Creek. The FLUM designates this area Low Density Residential.

Northwest of the Property is Toll Brother’s ongoing Paloma Ridge West project, which is moving forward as planned.

### **Preliminary Plat Application**

Braeburn Creek is a residential community with 114 single-family residential lots and 15 common lots. The dimensions of the project 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:

<b>General Project Overview</b>	
Single-family residential lots	114
Common lots	15
Single-family residential area	22.03 Acres
Common lot area	10.49 Acres
Gross Density	2.75 DU/Acre
Minimum residential lot size	6,536 SF
Average residential lot size	8,420 SF

The Project will be built in two phases. Phase 1 will be north of the Kuna Canal and Phase 2 will be south of the Kuna Canal. Both Phases are expected to be final platted in 2023 and built out by 2025.

### **Access and Transportation**

Kittelson & Associates prepared a traffic impact study (“TIS”) to analyze access to the Project and the impact of the Project on area roads and intersections. Braeburn Creek’s primary access will be from Hubbard on the future mid-mile collector School Avenue. The Project will also take access from Ten Mile via Mason Creek Road and, as Silver Trail and Paloma Ridge West are built out, from Linder. The conclusion of the TIS is that a no off-site mitigation is required by the Project except for payment of ACHD’s standard impact fees.

The Project will be a positive addition to the roadway network by providing missing connectivity between Ten Mile, Hubbard, and Linder. The Project will also contribute significant right-of-way and pay to construct a half street section for School Avenue, a mid-mile collector, that will benefit all of the property and the homes in the area.

### **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 Danskin lift station, which is currently being upgraded and will have capacity to serve the Project. Toll Brothers has been in contact with the City’s public works department on this upgrade over the past year and has offered to contribute the Project’s proportionate share. Toll Brothers remains ready committed to paying the Project’s proportionate share to upgrade the lift station.

2. **Domestic Water:** Water service is available in Mason Creek Street to the north and in Hubbard to the south. Toll Brothers will install a 12” water main in School Avenue completing the water loop between Mason Creek Street and Hubbard, which will increase pressure and create redundancy in the system.

3. **Irrigation:** The Property has surface water rights to serve the Project, which will be conveyed to the Kuna Municipal Pressure Irrigation Service. Toll Brothers will install a 12” main in School Avenue looping the pressure irrigation system between Mason Creek Street and Hubbard.

4. **Schools:** The Project is in the Kuna School District. Toll Brothers has been discussing the Braeburn Creek project with district leadership for several months and is working closely with the District to identify the project’s impacts and acceptable mitigation. School children from Braeburn Creek will attend Silver Trail Elementary, less than 1/4 mile away. Kuna Middle School and Kuna High School also serve the Property.

### **Open Space and Amenities**

Braeburn Creek includes 5.34 acres of qualified open space, approximately 12.9% 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 Project include seating, landscaping, and landscaped pathways providing communal green space near all residents and also providing buffering and reduced density adjacent to neighboring County property. The development includes a regional pathway along the Kuna Canal and pathways throughout providing safe bike and pedestrian connectivity off of the local streets. As part of the Project, Toll Brothers intends to construct a pedestrian bridge over the Kuna Canal to make the community cohesive.

### **Architecture and Housing Types**

Braeburn Creek will offer 2 distinct architectural styles. The Garden Collection and Woodland Collection. Each style offers a unique selection of floor plans and elevation styles for residents to choose from. The Garden Collection offers homes in the 1,500 to 2,400 square foot range on lots averaging 7,100 square feet. Photos of Garden Collection homes are below.



The Woodland Collection offers larger homes, in the 1,900 to 3,100 square foot range on larger lots averaging 10,200 square feet. These homes will be provided on the southern boundary of the Property to transition to the Denial Heights homes.



### **Conclusion**

Toll Brothers has a track record of planning and constructing high quality residential communities. We have designed Braeburn Creek in compliance with City Code and the City's Comprehensive Plan and to complement and transition with surrounding property. Braeburn Creek's quality amenities and open space, fused with the attractive first-class Garden and Woodland Collection homes, offer excellent housing opportunities for both current and future residents of the City of Kuna.

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

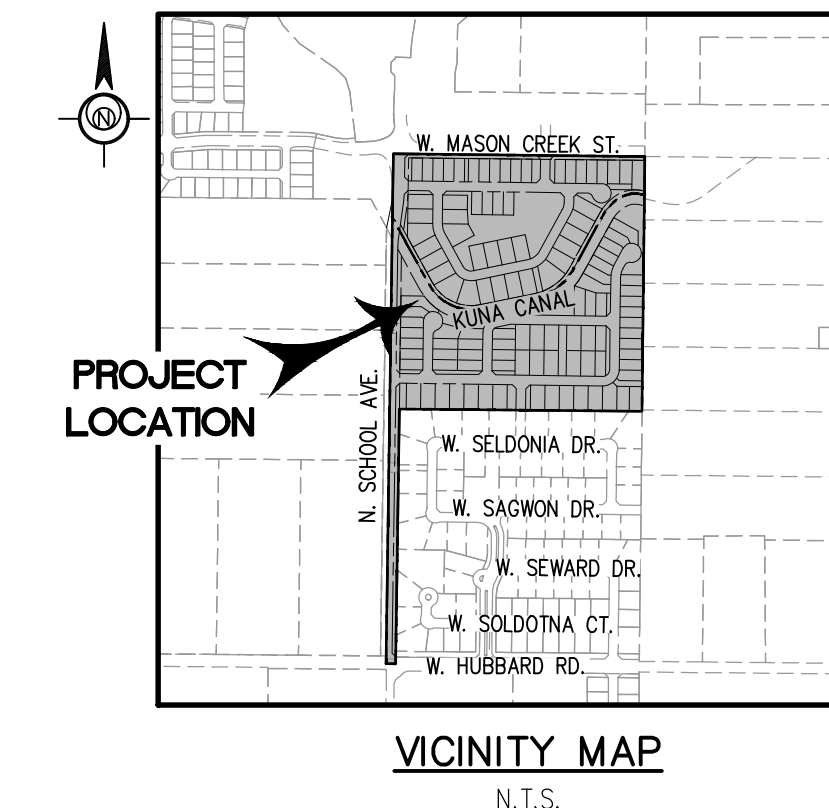
Sincerely,

Handwritten signature of Adam Capell in blue ink.

Adam Capell

# PRELIMINARY PLAT FOR BRAEBURN CREEK SUBDIVISION

PROPERTY LOCATED IN THE W 1/2 OF THE SE 1/4 OF SECTION 11, TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN  
ADA COUNTY, IDAHO



PHASING SUMMARY	
PHASE	LOTS
1	48
2	66
TOTAL	114

SHEET INDEX	
SHEET	SHEET TITLE
1	COVER SHEET
2	NOTES AND SECTIONS
3	NATURAL FEATURES MAP
4	PRELIMINARY PLAT
5	PRELIMINARY PLAT
6	PRELIMINARY ENGINEERING PLAN
7	PRELIMINARY ENGINEERING PLAN
8	PRELIMINARY GRADING AND DRAINAGE PLAN

LAND USE SUMMARY	
OVERALL PROJECT DATA	
CURRENT ZONING	RR (RURAL RESIDENTIAL)
PROPOSED ZONING	R-6 (MEDIUM DENSITY RESIDENTIAL)
TOTAL PARCEL AREA	41.48 ACRES
COLLECTOR RIGHT OF WAY N. SCHOOL AVE.	3.72 ACRES
RESIDENTIAL RIGHT OF WAY	5.24 ACRES
SINGLE FAMILY RESIDENTIAL LOTS	114
COMMON LOTS	15
SINGLE FAMILY RESIDENTIAL LOT AREA	22.03 ACRES
COMMON LOT AREA	10.49 ACRES
RESIDENTIAL GROSS DENSITY	2.75 UNITS/ACRE
RESIDENTIAL NET DENSITY	3.51 UNITS/ACRE
MINIMUM RESIDENTIAL LOT AREA	6,536 SF
AVERAGE RESIDENTIAL LOT SIZE	8,420 SF

OPEN SPACE SUMMARY	
QUALIFIED OPEN SPACE AREA:	5.34 ACRES
PERCENT QUALIFIED OPEN SPACE:	12.9%

BUILDING SETBACKS	
R-6 ZONE SETBACKS	
FRONT:	20 FT.
REAR:	15 FT.
INTERIOR SIDE	5 FT.
MINIMUM LOT SIZE	4,500 SF
MAXIMUM LOT COVERAGE	40%

**DEVELOPER**  
TOLL SOUTHWEST LLC  
ADAM CAPELL  
3103 W. SHERYL DRIVE, SUITE 100  
MERIDIAN, IDAHO 83642  
ocapell@tollbrothers.com  
Phone: (208) 424-0020  
Fax: (208) 424-0030

**ENGINEER**  
ESE CONSULTANTS, INC.  
MARK ZARNOWSKY, P.E.  
3103 W. SHERYL DRIVE, SUITE 100  
MERIDIAN, IDAHO 83642  
mzarnowsky@eseconsultants.com  
Phone: (208) 424-0020  
Fax: (208) 424-0030

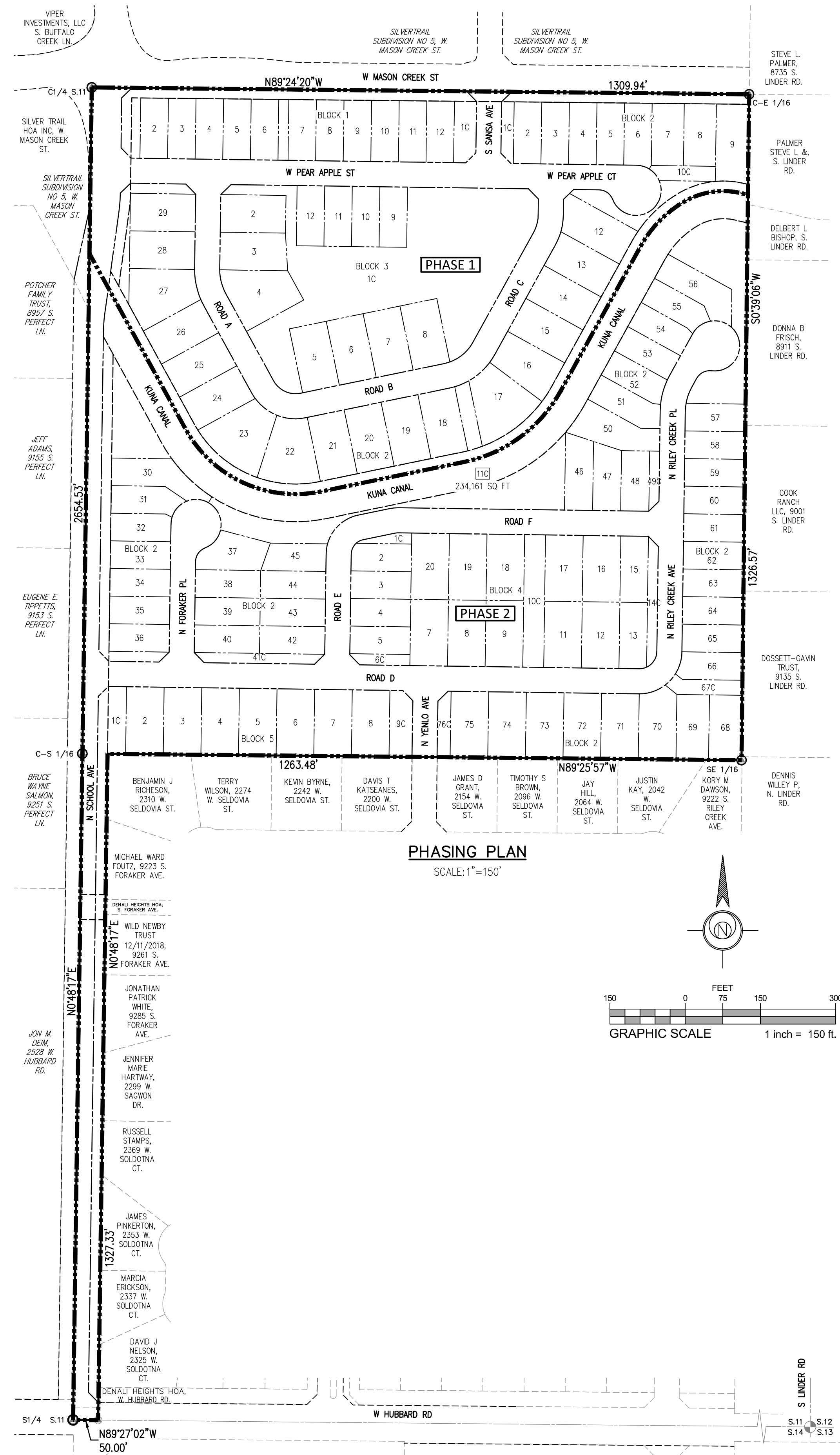
**SURVEYOR**  
IDAHO SURVEY GROUP, LLC  
CODY McCAMMON, PLS  
9955 W. EMERALD ST.  
BOISE, IDAHO 83704  
codym@idahosurvey.com  
Phone: (208) 846-8570  
Fax: (208) 884-5399

**PRELIMINARY PLAT NOTES**

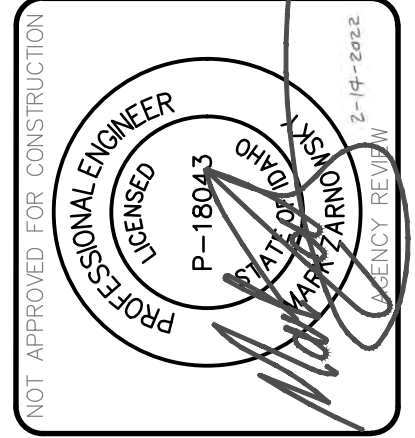
- ANY RE-SUBDIVISION OF THIS PLAT SHALL CONFORM WITH THE APPLICABLE CITY OF KUNA ZONING REGULATIONS IN EFFECT AT THE TIME OF THE RE-SUBDIVISION.
- ALL STREETS PROPOSED WITHIN THIS DEVELOPMENT ARE PUBLIC STREETS AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH ADA COUNTY HIGHWAY DISTRICT STANDARDS (AChD).
- DIRECT LOT ACCESS TO N. SCHOOL AVE. AND W. MASON CREEK ST. IS PROHIBITED.
- LOT 1, BLOCK 1; LOTS 1, 10, 11, 41, 49, 67, AND 76; BLOCK 2; LOT 1, BLOCK 3; LOTS 1, 6, 10, AND 14; BLOCK 4; AND LOTS 1 AND 9, BLOCK 5 ARE COMMON LOTS AND SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- THIS DEVELOPMENT RECOGNIZES IDAHO CODE SECTION 22-4503, RIGHT TO FARM ACT, WHICH STATES: "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHENEVER A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF ANY AGRICULTURAL OPERATION, AGRICULTURAL FACILITY, OR EXPANSION THEREOF."
- SANITARY SEWER SERVICE, DOMESTIC WATER SERVICE, AND FIRE PROTECTION WATER SHALL BE PROVIDED BY THE CITY OF KUNA.
- IRRIGATION WATER SERVICE IS PROVIDED TO THIS PROPERTY BY THE EXISTING KUNA CANAL.
- BUILDING SETBACKS AND DIMENSIONAL STANDARDS SHALL BE IN ACCORDANCE WITH THE CITY OF KUNA STANDARDS, AS SHOWN ON THIS PLAN.
- STORMWATER RUNOFF GENERATED ON THIS SITE SHALL BE COLLECTED AND CONVEYED TO STORMWATER FACILITIES IN ACCORDANCE WITH AChD AND CITY OF KUNA REQUIREMENTS.

**LEGEND**

	PROPERTY BOUNDARY LINE		PROPOSED GRAVITY IRRIGATION
	EXISTING LOT LINE		PROPOSED PRESSURE IRRIGATION
	EXISTING EASEMENT LINE		PROPOSED EDGE OF PAVEMENT
	EXISTING BARB WIRE FENCE LINE		PROPOSED STORM PIPE
	EXISTING IRRIGATION		PROPOSED PHASE BOUNDARY
	EXISTING POWER LINE		PROPOSED SEEPAGE BED
	EXISTING SANITARY SEWER LINE		PROPOSED SAND AND GREASE TRAP
	EXISTING CABLE TV PER UTILITY MAP		PROPOSED STORM MANHOLE
	EXISTING WATER LINE		PROPOSED STORM CATCH BASIN
	EXISTING EDGE OF PAVEMENT		PROPOSED GRAVITY IRRIGATION BOX
	EXISTING EDGE OF GRAVEL		PROPOSED GRAVITY IRRIGATION MANHOLE
	EXISTING STORM PIPE		PROPOSED FIRE HYDRANT
	PROPOSED LOT LINE		PROPOSED SANITARY MANHOLE
	PROPOSED RIGHT-OF-WAY		STREET NAME
	PROPOSED ROAD CENTERLINE		PROPOSED STREET LIGHT
	PROPOSED 3" ROLLED CURB		TEST PIT/MONITORING WELL
	PROPOSED 6" VERTICAL CURB & GUTTER		MAILBOX
	PROPOSED 6" VERTICAL CURB (NOT GUTTER)		SIGN
	PROPOSED SIDEWALK		BLOCK NUMBER
	PROPOSED 8" SANITARY SEWER		SINGLE-FAMILY LOT NUMBER
	PROPOSED 8" POTABLE WATER		COMMON LOT NUMBER
			MONUMENTS



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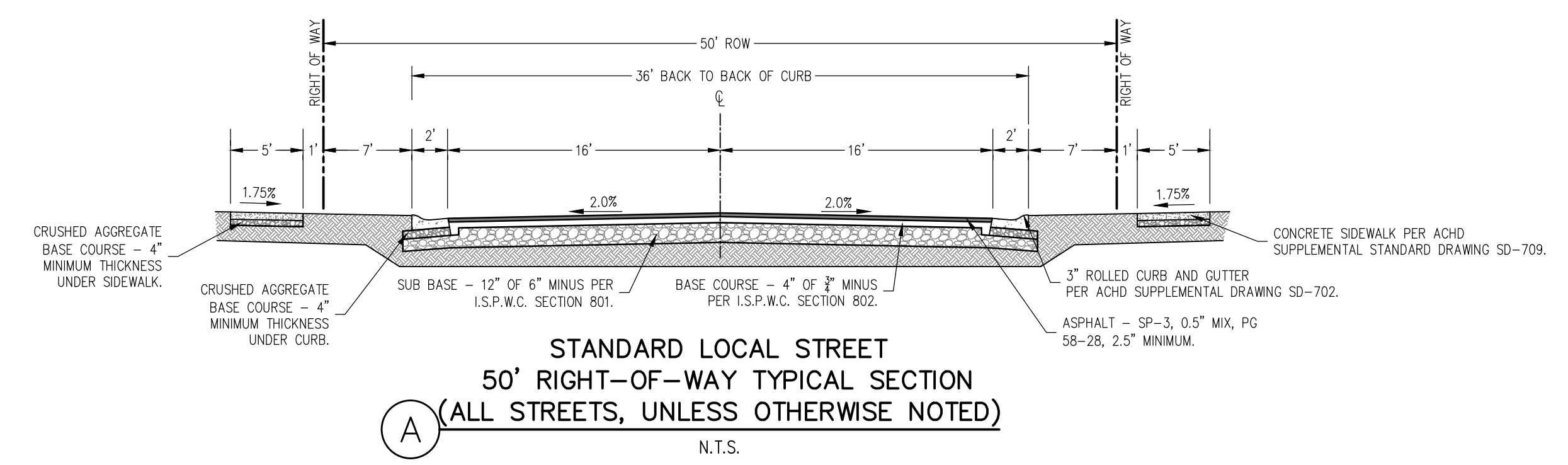
**ESE CONSULTANTS**  
ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL  
ESE Consultants, Inc.  
3103 W. Sheryl Drive • Suite 100 • Meridian, ID 83642  
T: 208-424-0020

REV.	DATE	DESCRIPTION
A	02/14/22	AGENCY SUBMITTAL

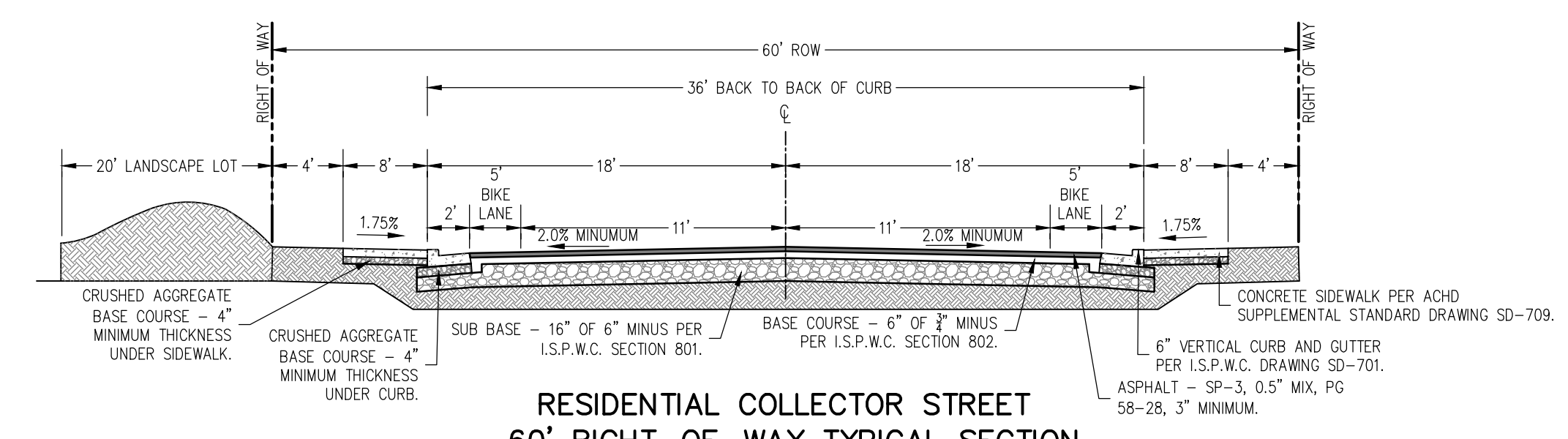
COVER SHEET  
PRELIMINARY PLAT FOR  
BRAEBURN CREEK SUBDIVISION  
CITY OF KUNA, ADA COUNTY, IDAHO

DATE:	02/14/22	SCALE:	AS NOTED
DESIGN:	MRZ	DRAWN:	JBS
JOB NO.:	8179	FILE NAME:	8179-COVER-PP
REF. NO.:	PP-1.1		
SHEET NO.:	1	OF	8

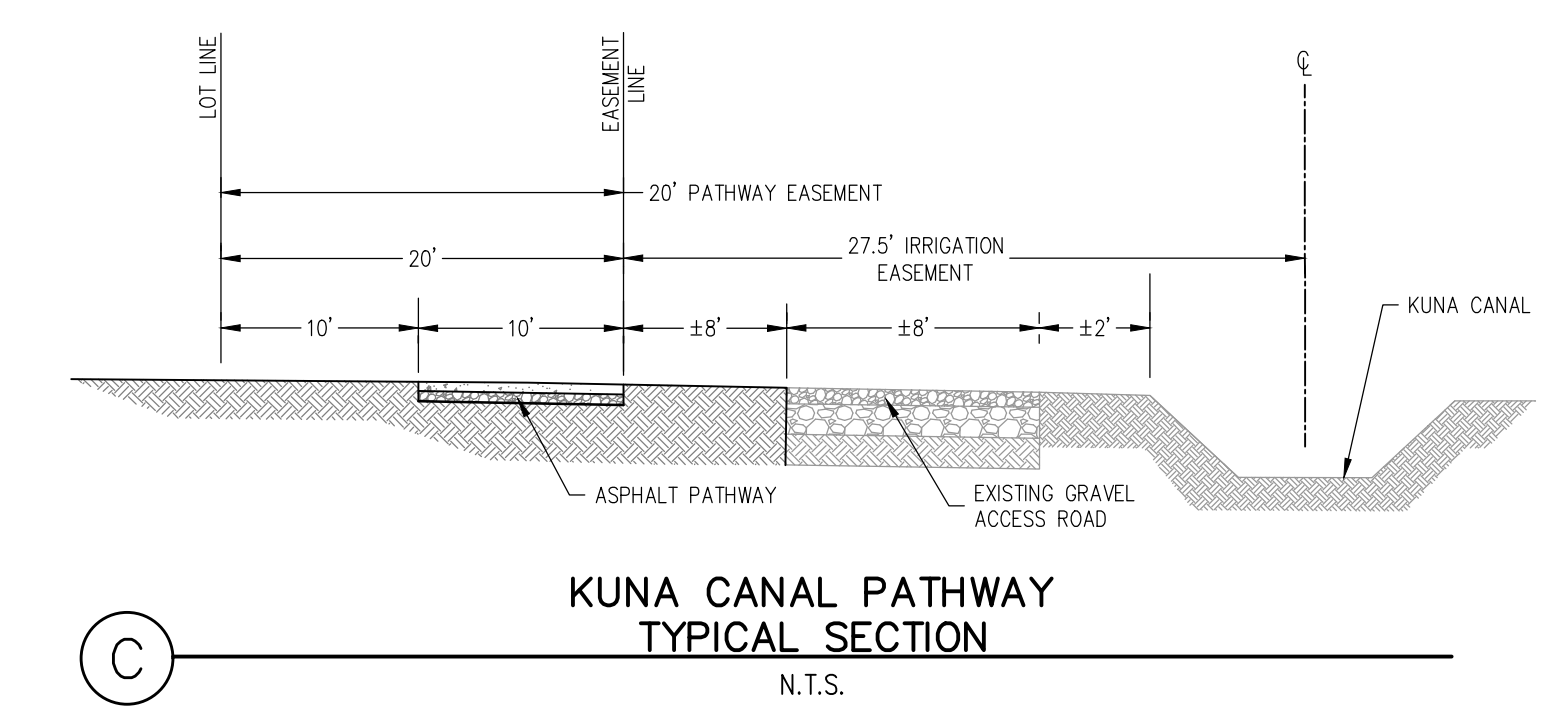
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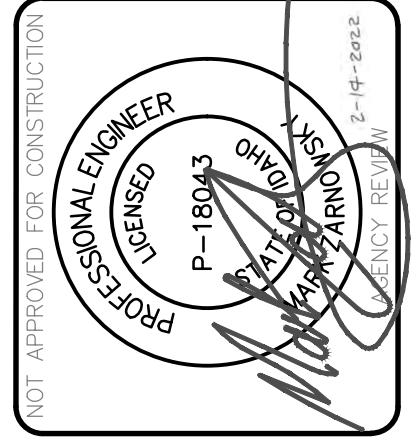
**STANDARD LOCAL STREET  
50' RIGHT-OF-WAY TYPICAL SECTION  
(ALL STREETS, UNLESS OTHERWISE NOTED)**  
N.T.S.



**RESIDENTIAL COLLECTOR STREET  
60' RIGHT-OF-WAY TYPICAL SECTION  
(N. SCHOOL AVE.)**  
N.T.S.



**KUNA CANAL PATHWAY  
TYPICAL SECTION**  
N.T.S.



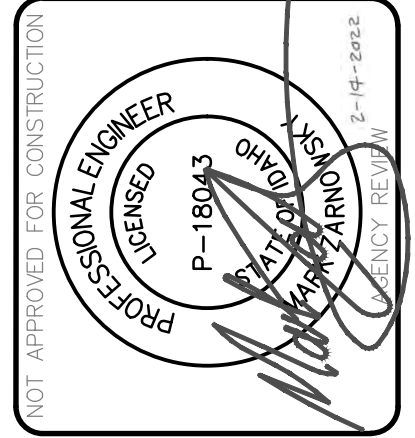
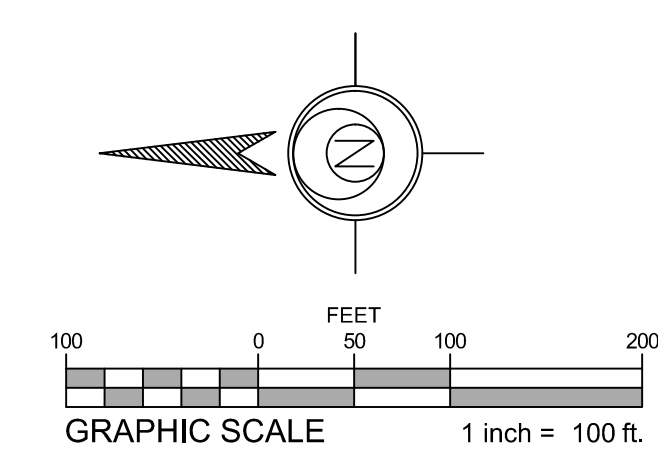
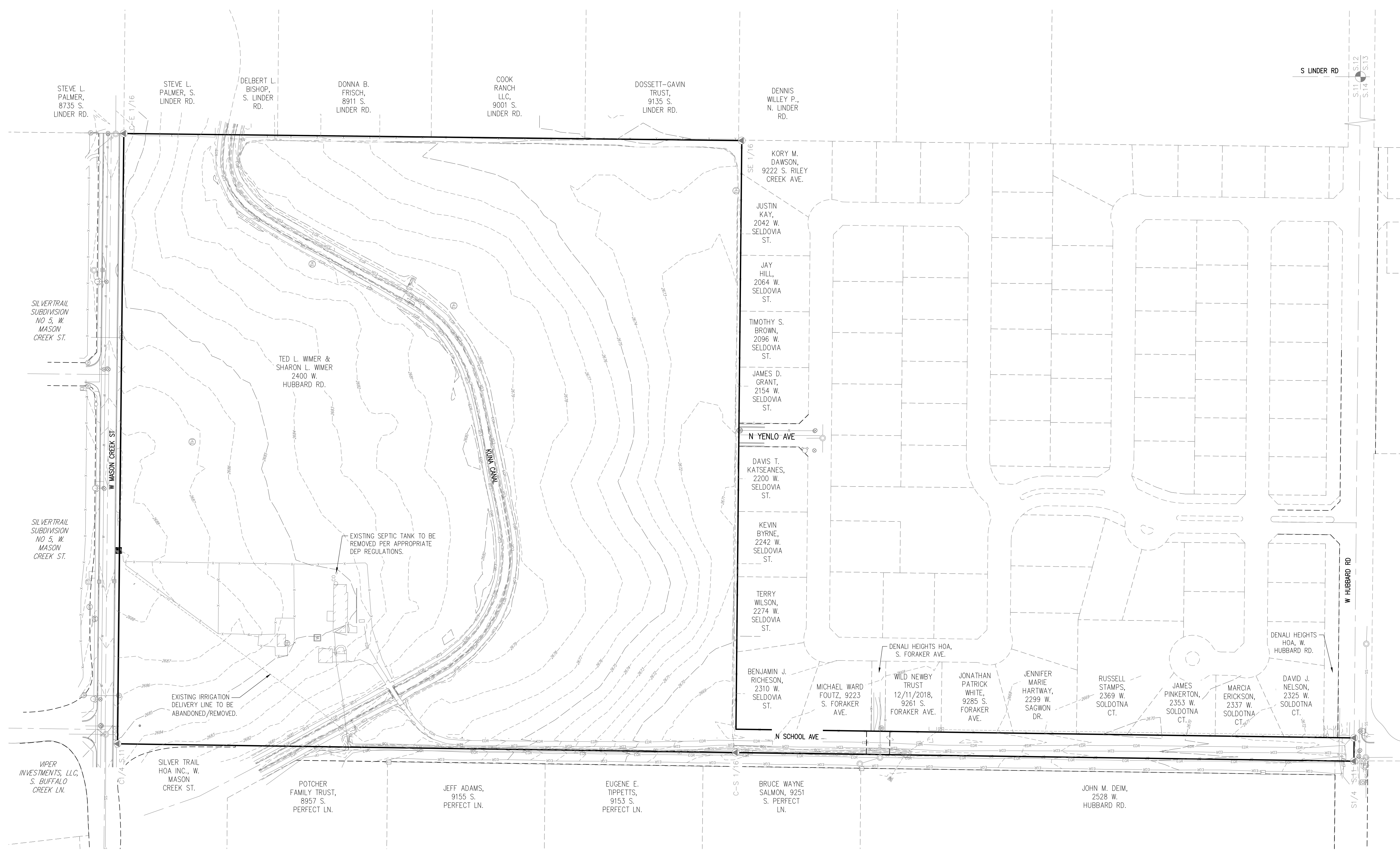
**ESE CONSULTANTS**  
ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL  
ESE Consultants, Inc.  
3103 W. Sheryl Drive • Suite 100 • Meridian, ID 83642  
T: 208-424-0020

REV.	DATE	AGENCY SUBMITTAL	DESCRIPTION
A.	02/14/22		

**NOTES AND SECTIONS**  
**PRELIMINARY PLAT FOR  
BRAEBURN CREEK SUBDIVISION**  
CITY OF KUNA, ADA COUNTY, IDAHO

DATE:	02/14/22	SCALE:	AS NOTED
DESIGN:	MRZ	DRAWN:	JBS
JOB NO.:	8179	FILE NAME:	8179-COVER-PP
REF. NO.:	<b>PP-1.2</b>		
SHEET NO.:	<b>2</b>	OF	<b>8</b>

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REV.	DATE	AGENCY SUBMITTAL	DESCRIPTION
A.	02/14/22		

NATURAL FEATURES MAP  
 PRELIMINARY PLAT FOR  
 BRAEBURN CREEK SUBDIVISION  
 CITY OF KUNA, ADA COUNTY, IDAHO

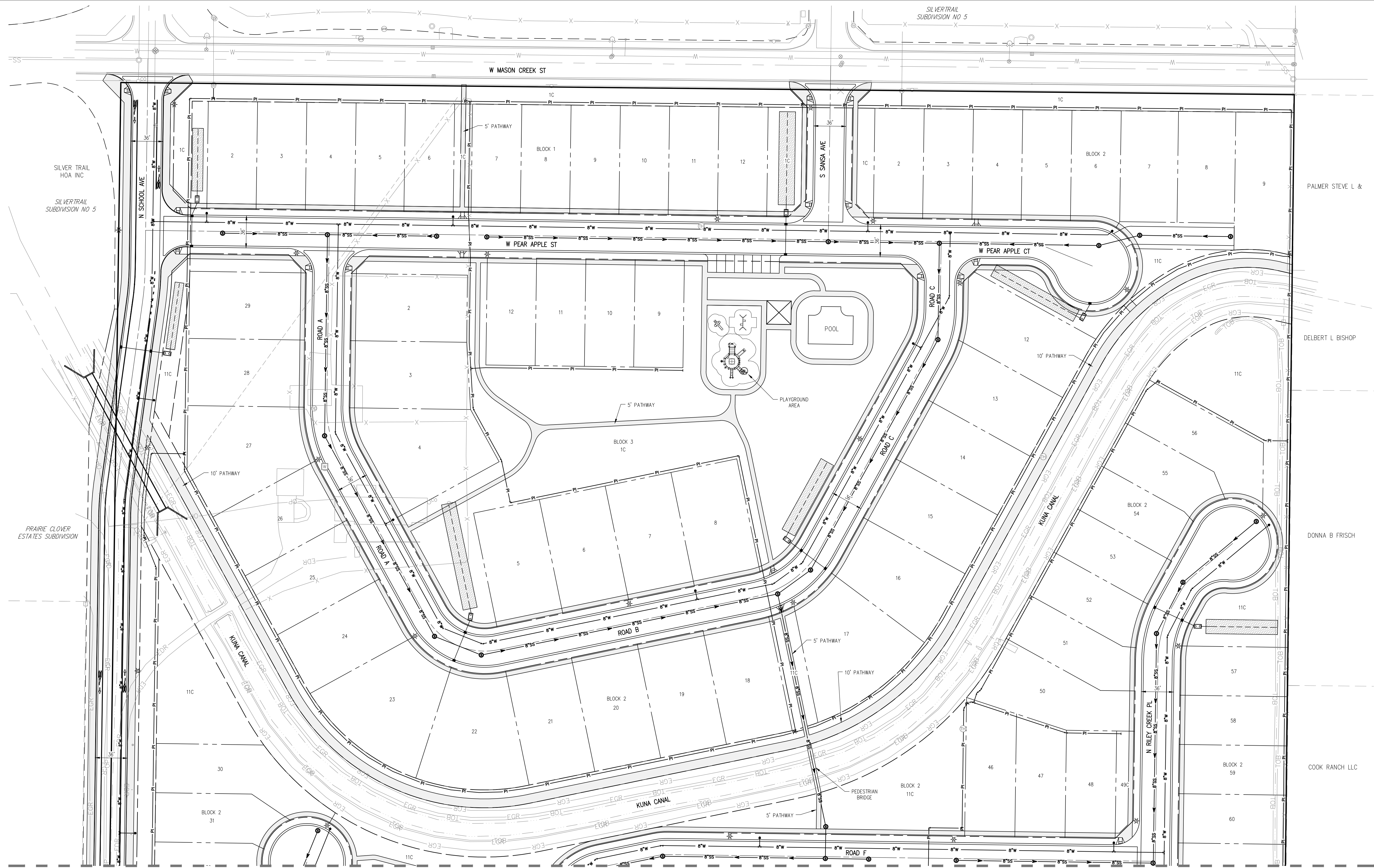
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DESIGN:	MRZ	DRAWN:	JBS
JOB NO.:	8179	FILE NAME:	8179-S-EXIST-PP
REF. NO.:	PP-2.1		
SHEET NO.:	3	OF	8



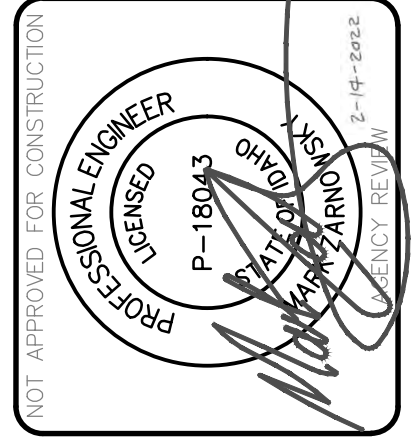
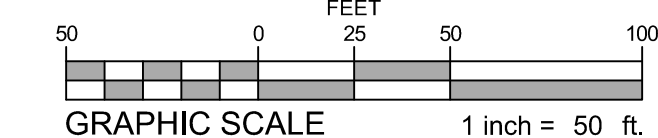
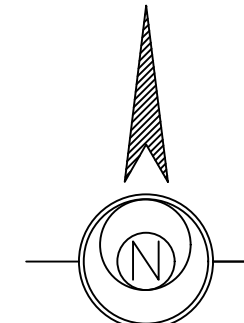




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SEE SHEET PP-3.2



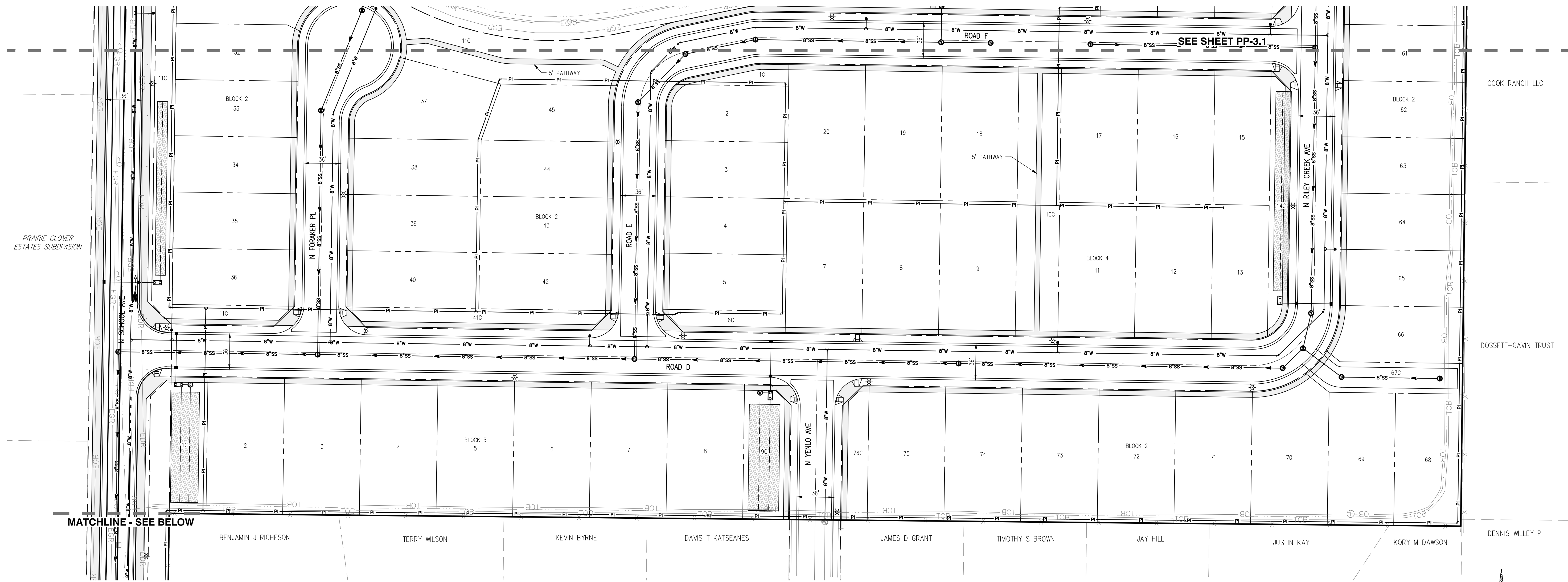
**ESE CONSULTANTS**  
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ESE Consultants, Inc.  
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T: 208-424-0020

REV.	DATE	AGENCY SUBMITTAL	DESCRIPTION
A.	02/14/22	AGENCY SUBMITTAL	

PRELIMINARY ENGINEERING PLAN  
PRELIMINARY PLAT FOR  
BRAEBURN CREEK SUBDIVISION  
CITY OF KUNA, ADA COUNTY, IDAHO

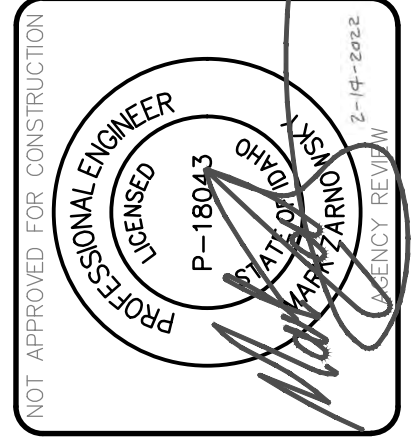
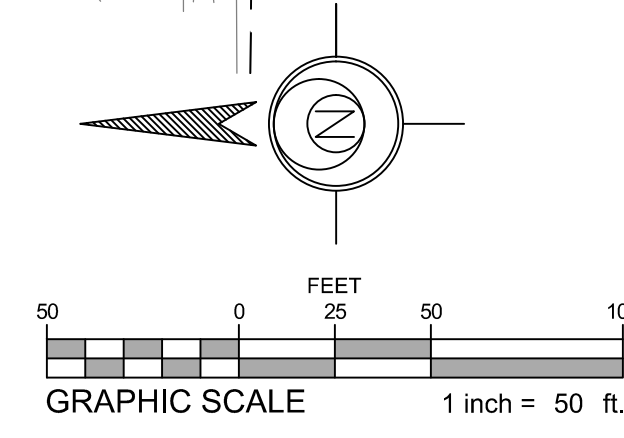
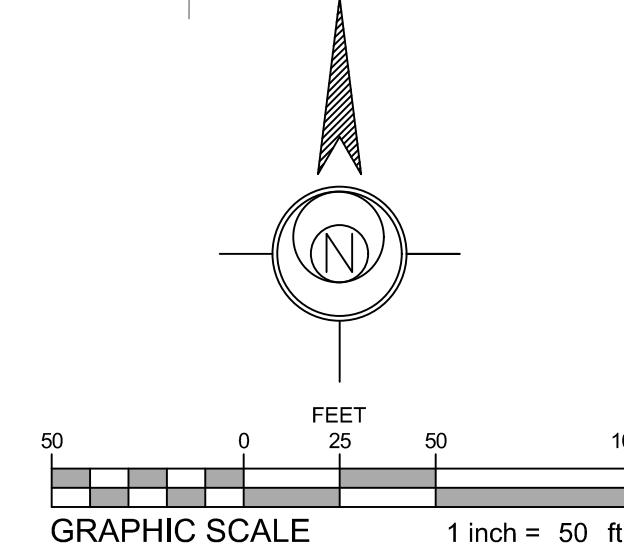
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JOB NO.:	8179	FILE NAME:	8179-S-PRE ENG-PP
REF. NO.:	PP-4.1		
SHEET NO.:	6	OF	8

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MATCHLINE - SEE BELOW

MATCHLINE - SEE ABOVE



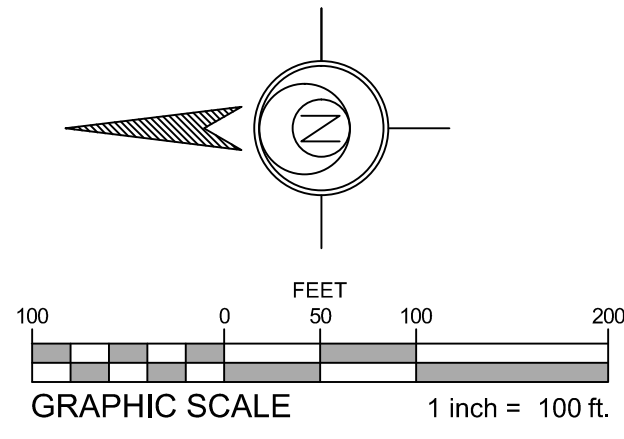
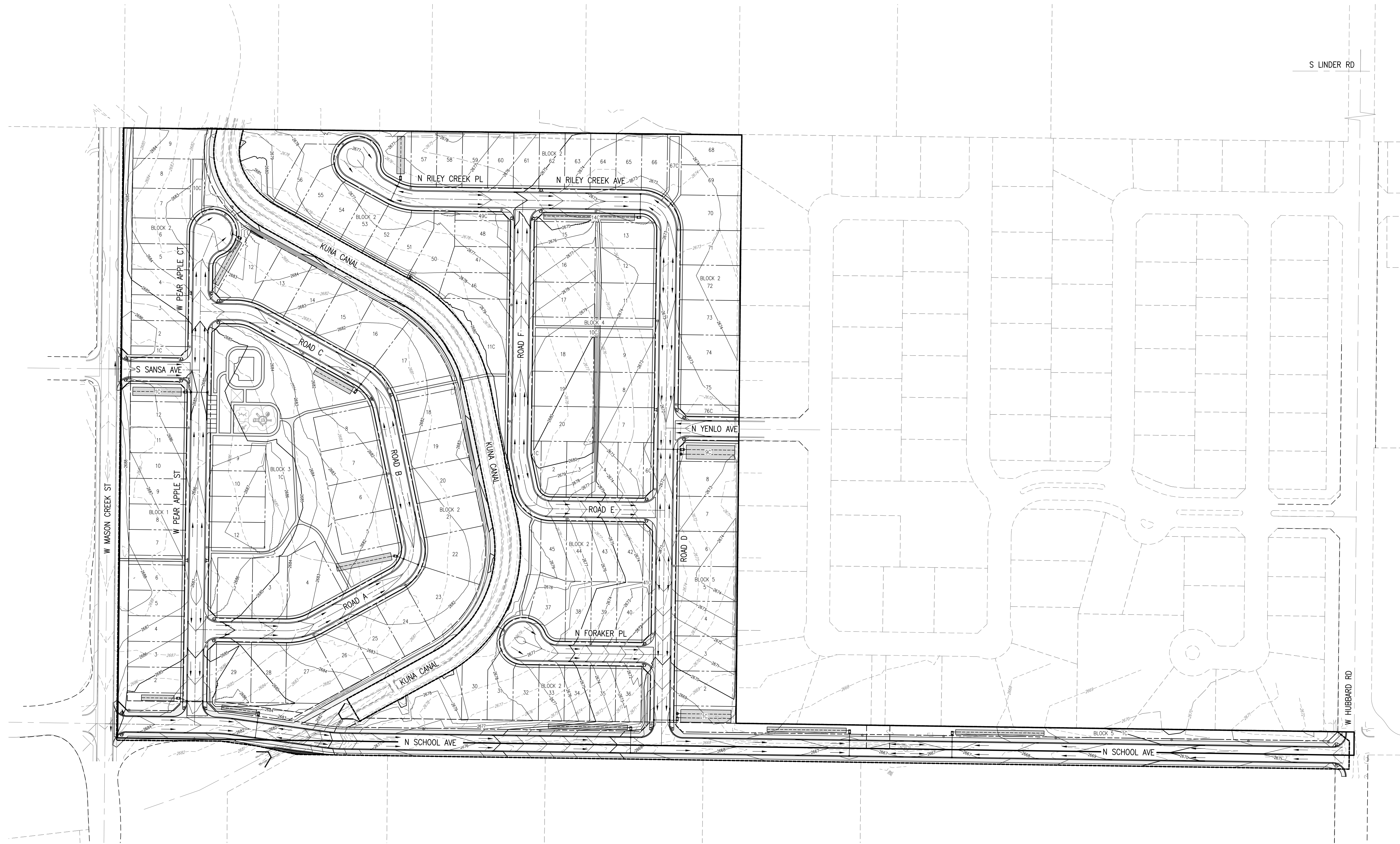
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 ESE Consultants, Inc.  
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 T: 208-424-0020

REV.	DATE	AGENCY SUBMITTAL	DESCRIPTION
A.	02/14/22	AGENCY SUBMITTAL	

PRELIMINARY ENGINEERING PLAN  
 PRELIMINARY PLAT FOR  
 BRAEBURN CREEK SUBDIVISION  
 CITY OF KUNA, ADA COUNTY, IDAHO

DATE:	02/14/22	SCALE:	1"=50'
DESIGN:	MRZ	DRAWN:	JBS
JOB NO.:	8179	FILE NAME:	8179-S-PRE ENG-PP
REF. NO.:	PP-4.2		
SHEET NO.:	7	OF	8

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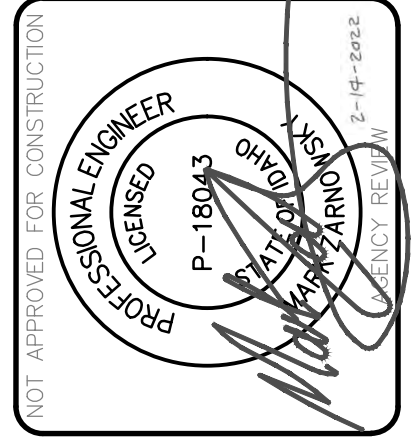
PRELIMINARY GRADING AND DRAINAGE PLAN  
PRELIMINARY PLAT FOR  
BRAEBURN CREEK SUBDIVISION  
CITY OF KUNA, ADA COUNTY, IDAHO

DATE:	02/14/22	SCALE:	1"=100'
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JOB NO.:	8179	FILE NAME:	8179-S-GRADING-PP
REF. NO.:		<b>PP-5.1</b>	
SHEET NO.:	<b>8</b>	OF	<b>8</b>

REV.	DATE	AGENCY SUBMITTAL	DESCRIPTION	MPZ/JSR	DRAWN
A	02/14/22				

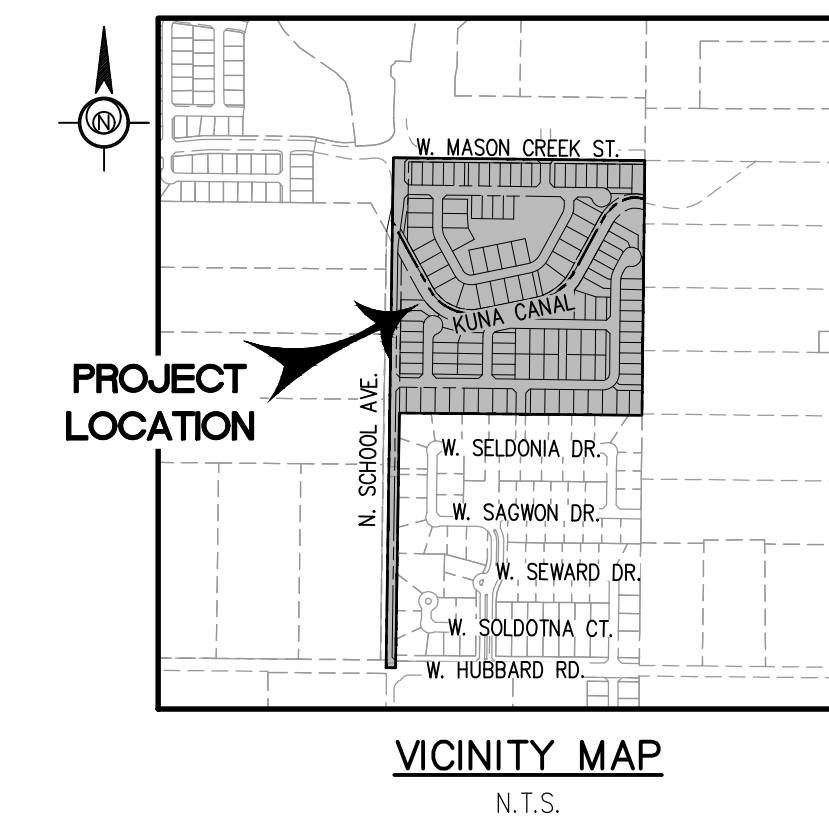
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T: 208-424-0020



# PRELIMINARY PLAT FOR BRAEBURN CREEK SUBDIVISION

PROPERTY LOCATED IN THE W 1/2 OF THE SE 1/4 OF SECTION 11, TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN  
ADA COUNTY, IDAHO



PHASING SUMMARY	
PHASE	LOTS
1	48
2	66
TOTAL	114

### PRELIMINARY PLAT NOTES

- ANY RE-SUBDIVISION OF THIS PLAT SHALL CONFORM WITH THE APPLICABLE CITY OF KUNA ZONING REGULATIONS IN AFFECT AT THE TIME OF THE RE-SUBDIVISION.
- ALL STREETS PROPOSED WITHIN THIS DEVELOPMENT ARE PUBLIC STREETS AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH ADA COUNTY HIGHWAY DISTRICT STANDARDS (AChD).
- DIRECT LOT ACCESS TO N. SCHOOL AVE. AND W. MASON CREEK ST. IS PROHIBITED.
- LOT 1, BLOCK 1; LOTS 1, 10, 11, 41, 49, 67, AND 76; BLOCK 2; LOT 1, BLOCK 3; LOTS 1, 6, 10, AND 14, BLOCK 4; AND LOTS 1 AND 9, BLOCK 5 ARE COMMON LOTS AND SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- THIS DEVELOPMENT RECOGNIZES IDAHO CODE SECTION 22-4503, RIGHT TO FARM ACT, WHICH STATES: "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHENEVER A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF ANY AGRICULTURAL OPERATION, AGRICULTURAL FACILITY, OR EXPANSION THEREOF."
- SANITARY SEWER SERVICE, DOMESTIC WATER SERVICE, AND FIRE PROTECTION WATER SHALL BE PROVIDED BY THE CITY OF KUNA.
- IRRIGATION WATER SERVICE IS PROVIDED TO THIS PROPERTY BY THE EXISTING KUNA CANAL.
- BUILDING SETBACKS AND DIMENSIONAL STANDARDS SHALL BE IN ACCORDANCE WITH THE CITY OF KUNA STANDARDS, AS SHOWN ON THIS PLAN.
- STORMWATER RUNOFF GENERATED ON THIS SITE SHALL BE COLLECTED AND CONVEYED TO STORMWATER FACILITIES IN ACCORDANCE WITH AChD AND CITY OF KUNA REQUIREMENTS.

### LEGEND

	PROPERTY BOUNDARY LINE		PROPOSED GRAVITY IRRIGATION
	EXISTING LOT LINE		PROPOSED PRESSURE IRRIGATION
	EXISTING EASEMENT LINE		PROPOSED EDGE OF PAVEMENT
	EXISTING BARB WIRE FENCE LINE		PROPOSED STORM PIPE
	EXISTING IRRIGATION		PROPOSED PHASE BOUNDARY
	EXISTING POWER LINE		PROPOSED SEEPAGE BED
	EXISTING SANITARY SEWER LINE		PROPOSED SAND AND GREASE TRAP
	EXISTING CABLE TV PER UTILITY MAP		PROPOSED STORM MANHOLE
	EXISTING WATER LINE		PROPOSED STORM CATCH BASIN
	EXISTING EDGE OF PAVEMENT		PROPOSED GRAVITY IRRIGATION BOX
	EXISTING EDGE OF GRAVEL		PROPOSED GRAVITY IRRIGATION MANHOLE
	EXISTING STORM PIPE		PROPOSED FIRE HYDRANT
	PROPOSED LOT LINE		PROPOSED SANITARY MANHOLE
	PROPOSED RIGHT-OF-WAY		STREET NAME
	PROPOSED ROAD CENTERLINE		PROPOSED STREET LIGHT
	PROPOSED 3" ROLLED CURB		TEST PIT/MONITORING WELL
	PROPOSED 6" VERTICAL CURB & GUTTER		MAILBOX
	PROPOSED 6" VERTICAL CURB (NOT GUTTER)		SIGN
	PROPOSED SIDEWALK		BLOCK NUMBER
	PROPOSED 8" SANITARY SEWER		SINGLE-FAMILY LOT NUMBER
	PROPOSED 8" POTABLE WATER		COMMON LOT NUMBER
			MONUMENTS



SHEET INDEX	
SHEET	SHEET TITLE
1	COVER SHEET
2	NOTES AND SECTIONS
3	NATURAL FEATURES MAP
4	PRELIMINARY PLAT
5	PRELIMINARY PLAT
6	PRELIMINARY ENGINEERING PLAN
7	PRELIMINARY ENGINEERING PLAN
8	PRELIMINARY GRADING AND DRAINAGE PLAN

LAND USE SUMMARY	
OVERALL PROJECT DATA	
CURRENT ZONING	RR (RURAL RESIDENTIAL)
PROPOSED ZONING	R-6 (MEDIUM DENSITY RESIDENTIAL)
TOTAL PARCEL AREA	41.48 ACRES
COLLECTOR RIGHT OF WAY N. SCHOOL AVE.	3.72 ACRES
RESIDENTIAL RIGHT OF WAY	5.24 ACRES
SINGLE FAMILY RESIDENTIAL LOTS	114
COMMON LOTS	15
SINGLE FAMILY RESIDENTIAL LOT AREA	22.03 ACRES
COMMON LOT AREA	10.49 ACRES
RESIDENTIAL GROSS DENSITY	2.75 UNITS/ACRE
RESIDENTIAL NET DENSITY	3.51 UNITS/ACRE
MINIMUM RESIDENTIAL LOT AREA	6,536 SF
AVERAGE RESIDENTIAL LOT SIZE	8,420 SF

OPEN SPACE SUMMARY	
QUALIFIED OPEN SPACE AREA:	5.34 ACRES
PERCENT QUALIFIED OPEN SPACE:	12.9%

BUILDING SETBACKS	
R-6 ZONE SETBACKS	
FRONT:	20 FT.
REAR:	15 FT.
INTERIOR SIDE	5 FT.
MINIMUM LOT SIZE	4,500 SF
MAXIMUM LOT COVERAGE	40%

### DEVELOPER

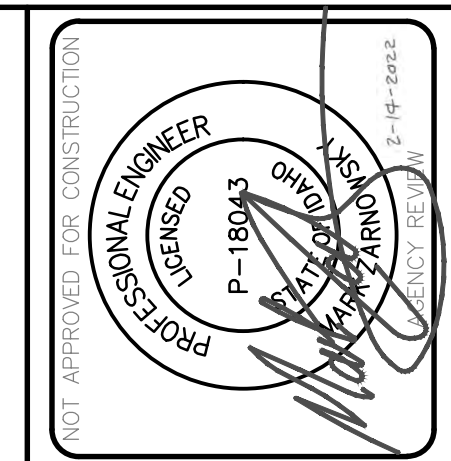
TOLL SOUTHWEST LLC  
ADAM CAPELL  
3103 W. SHERYL DRIVE, SUITE 100  
MERIDIAN, IDAHO 83642  
ocapell@tollbrothers.com  
Phone: (208) 424-0020  
Fax: (205) 424-0030

### ENGINEER

ESE CONSULTANTS, INC.  
MARK ZARNOWSKY, P.E.  
3103 W. SHERYL DRIVE, SUITE 100  
MERIDIAN, IDAHO 83642  
mzarnowsky@eseconsultants.com  
Phone: (208) 424-0020  
Fax: (205) 424-0030

### SURVEYOR

IDAHO SURVEY GROUP, LLC  
CODY McCAMMON, PLS  
9955 W. EMERALD ST.  
BOISE, IDAHO 83704  
codym@idahosurvey.com  
Phone: (208) 846-8570  
Fax: (208) 884-5399

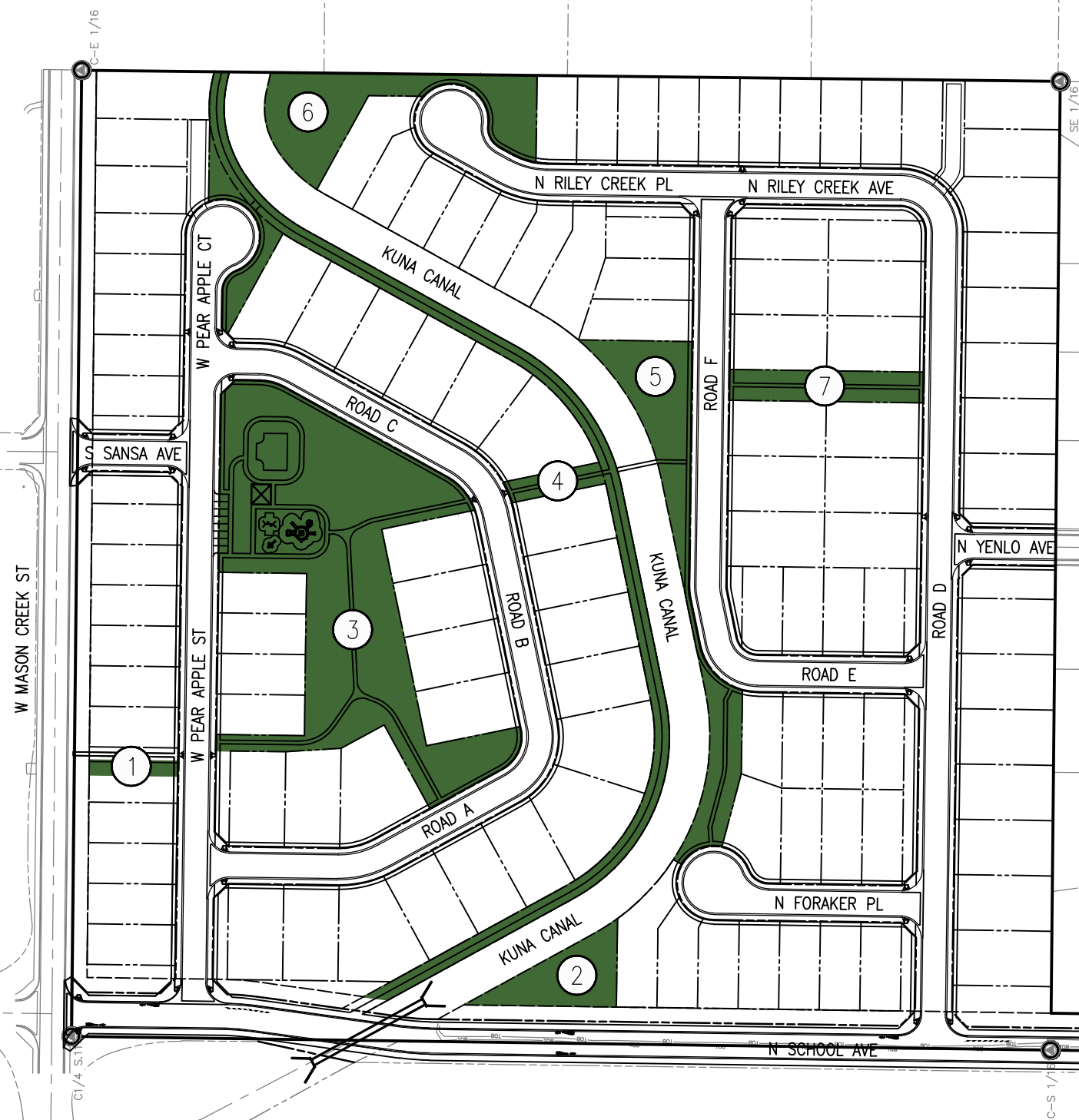


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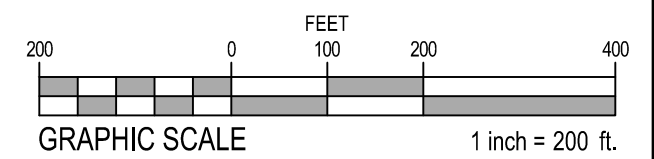
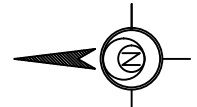
REV.	DATE	DESCRIPTION
A	02/14/22	AGENCY SUBMITTAL

COVER SHEET  
PRELIMINARY PLAT FOR  
BRAEBURN CREEK SUBDIVISION  
CITY OF KUNA, ADA COUNTY, IDAHO

DATE:	02/14/22	SCALE:	AS NOTED
DESIGN:	MRZ	DRAWN:	JBS
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SHEET NO.:	1	OF	8



OPEN SPACE CALCULATIONS		
PARKS AND PATHWAYS	QUALIFIED OPEN SPACE AREA	
	SF	ACRES
1	2,421	0.06
2	12,129	0.28
3	105,084	2.41
4	45,086	1.04
5	30,867	0.71
6	26,202	0.60
7	11,008	0.25
TOTAL	232,797	5.34
PROJECT AREA		41.48
PERCENT OPEN SPACE		12.90%



*Annexation Description for*  
**Braeburn Creek Subdivision**  
*January 18, 2022*

A portion of the West 1/2 of the Southeast 1/4 of Section 11, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho, and being more particularly described as follows:

**BEGINNING** at the South 1/4 corner of said Section 11, from which the Southeast corner of said Section 11, bears S89°27'02"E, 2634.33 feet;

thence N00°48'17"E, 2654.53 feet to the Center 1/4 corner of said Section 11, being coincident with the east boundary line of Prairie Clover Estates Subdivision as filed in Book 69 of Plats at Pages 7074 and 7075 and the east boundary line of Silver Trail Subdivision No. 5 as filed in Book 120 of Plats at Pages 18742 through 18745, records of Ada County, Idaho;

thence S89°24'20"E, 1309.94 feet to the Center-East 1/16 corner of said Section 11, being coincident with the south boundary line of said Silver Trail Subdivision No. 5;

thence leaving said south boundary line, S00°39'06"W, 1326.57 feet to the Southeast 1/16 corner of said Section 11, being coincident with the Northeast corner of Denali Heights Subdivision as filed in Book 96 of Plats at Pages 11856 through 11858, records of Ada County, Idaho;

thence on the exterior boundary line of said Denali Heights Subdivision the following two courses and distances:

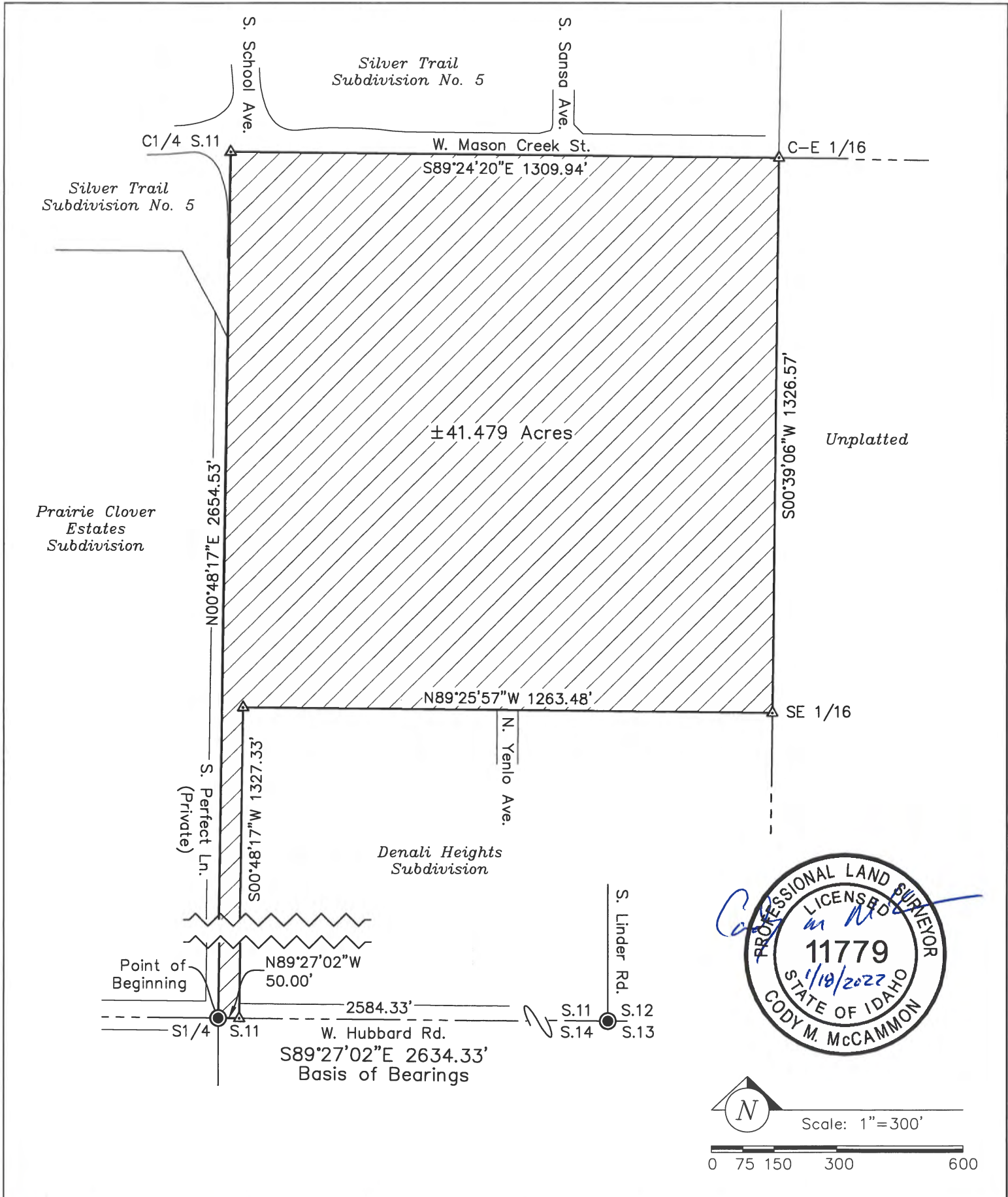
N89°25'57"W, 1263.48 feet;

S00°48'17"W, 1327.33 feet to the south boundary line of said Section 11;

thence on said south boundary line, N89°27'02"W, 50.00 feet to the **POINT OF BEGINNING**.

Containing 41.479 acres, more or less.





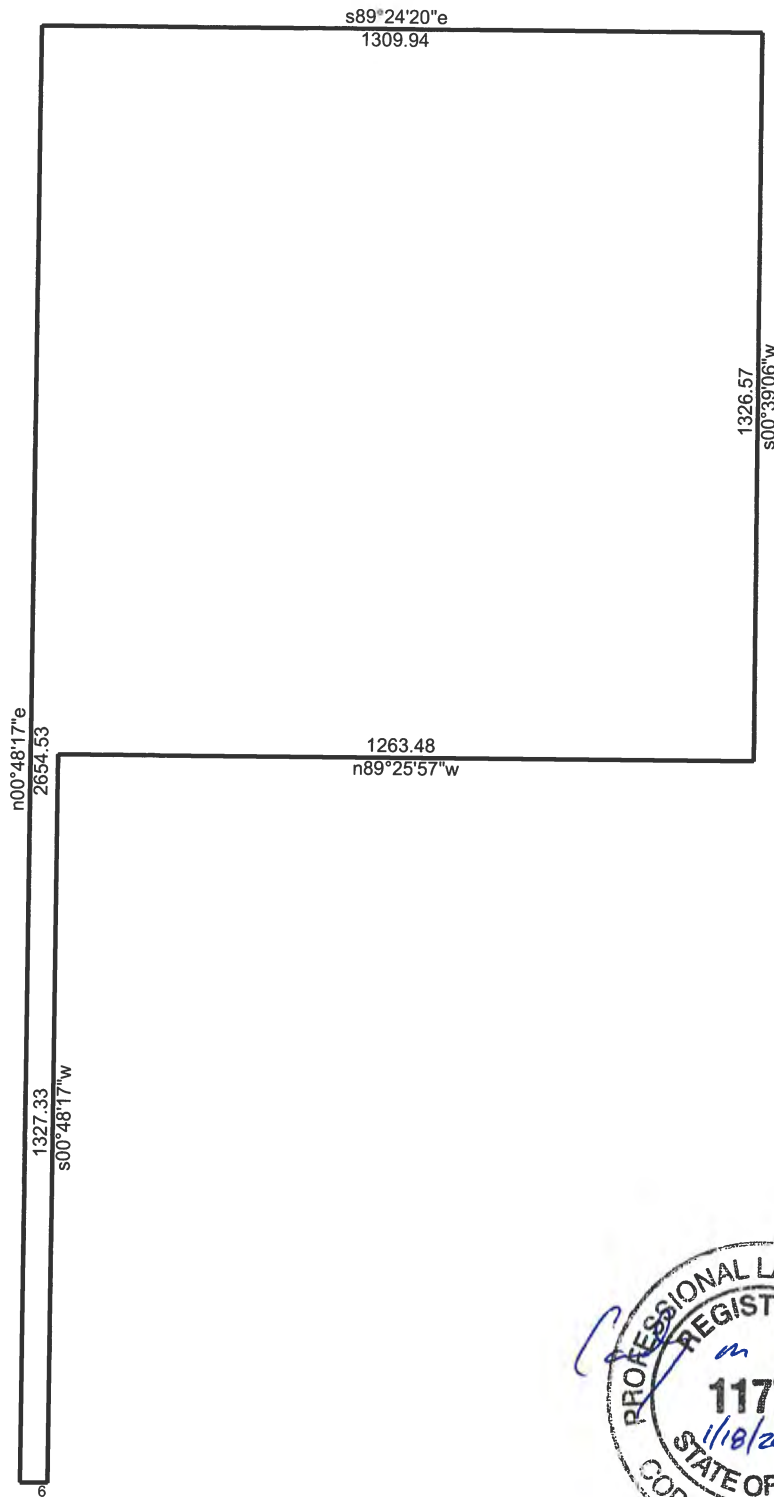
P:\Denali North 21-346\dwg\Denali North Annex Exhibit.dwg 1/18/2022 12:28:02 PM

 <b>IDAHO SURVEY GROUP, LLC</b>	9955 W. EMERALD ST. BOISE, IDAHO 83704 (208) 846-8570
	<b>Annexation Exhibit Drawing for Braeburn Creek Subdivision</b>

Job No. 21-346  
 Sheet No. 1  
 Dwg. Date 1/18/2022

Located in the W1/2 of the SE1/4 of Section 11, T.2N., R.1W., B.M., Ada County, Idaho





1/18/2022

Scale: 1 inch= 350 feet

File: Braeburn Creek Subdivision Annexation.ndp

Tract 1: 41.4794 Acres, Closure: n27.0616w 0.01 ft. (1/599062), Perimeter=7932 ft.

- 01 n00.4817e 2654.53
- 02 s89.2420e 1309.94
- 03 s00.3906w 1326.57
- 04 n89.2557w 1263.48
- 05 s00.4817w 1327.33
- 06 n89.2702w 50

*Description for*  
**R-6 Zone**  
*January 18, 2022*

A portion of the West 1/2 of the Southeast 1/4 of Section 11, Township 2 North, Range 1 West, Boise Meridian, City of Kuna, Ada County, Idaho, and being more particularly described as follows:

**BEGINNING** at the South 1/4 corner of said Section 11, from which the Southeast corner of said Section 11, bears S89°27'02"E, 2634.33 feet;

thence N00°48'17"E, 2654.53 feet to the Center 1/4 corner of said Section 11, being coincident with the east boundary line of Prairie Clover Estates Subdivision as filed in Book 69 of Plats at Pages 7074 and 7075 and the east boundary line of Silver Trail Subdivision No. 5 as filed in Book 120 of Plats at Pages 18742 through 18745, records of Ada County, Idaho;

thence S89°24'20"E, 1309.94 feet to the Center-East 1/16 corner of said Section 11, being coincident with the south boundary line of said Silver Trail Subdivision No. 5;

thence leaving said south boundary line, S00°39'06"W, 1326.57 feet to the Southeast 1/16 corner of said Section 11, being coincident with the Northeast corner of Denali Heights Subdivision as filed in Book 96 of Plats at Pages 11856 through 11858, records of Ada County, Idaho;

thence on the exterior boundary line of said Denali Heights Subdivision the following two courses and distances:

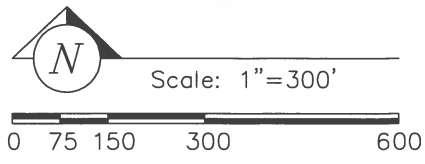
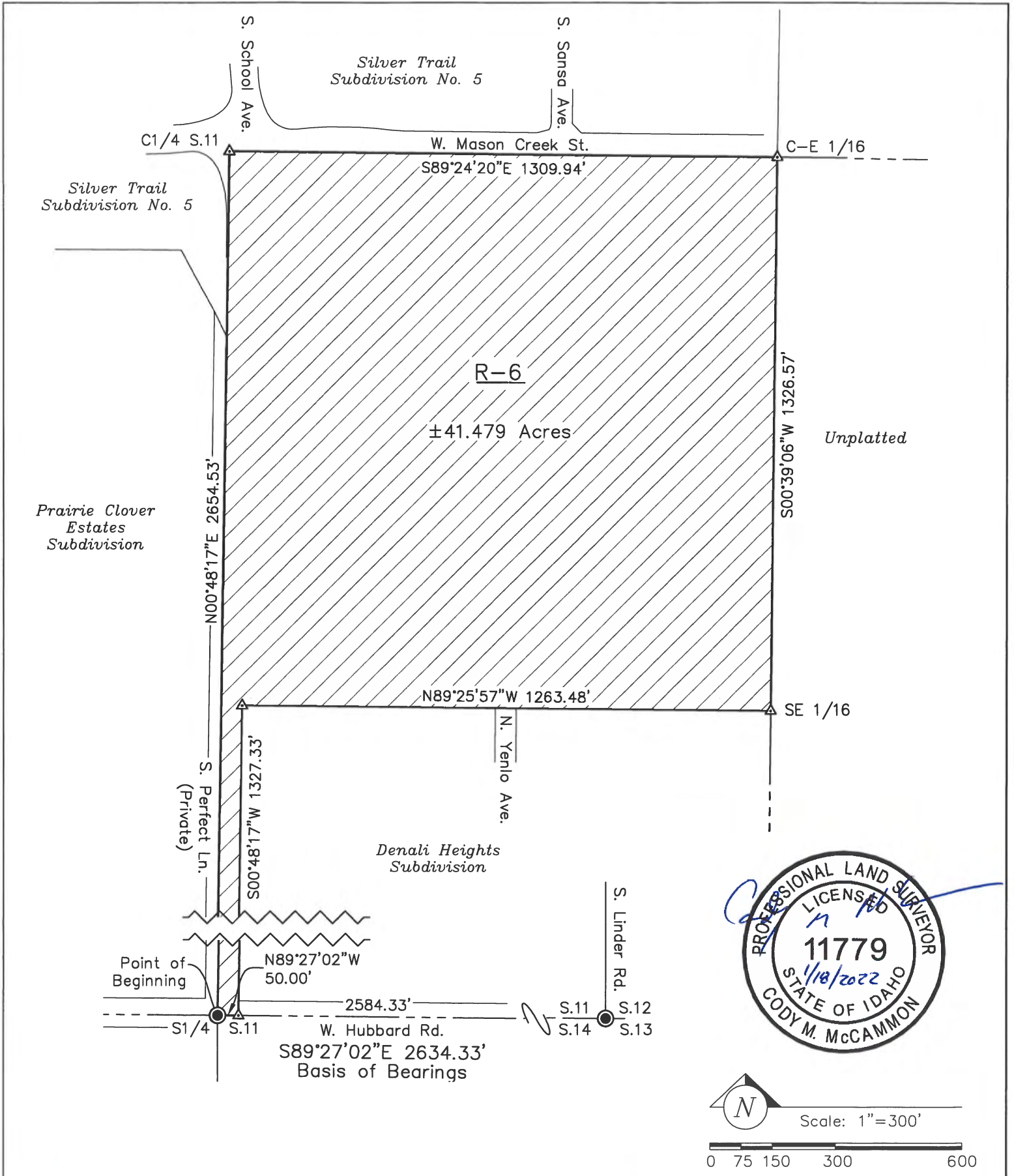
N89°25'57"W, 1263.48 feet;

S00°48'17"W, 1327.33 feet to the south boundary line of said Section 11;

thence on said south boundary line, N89°27'02"W, 50.00 feet to the **POINT OF BEGINNING**.

Containing 41.479 acres, more or less.



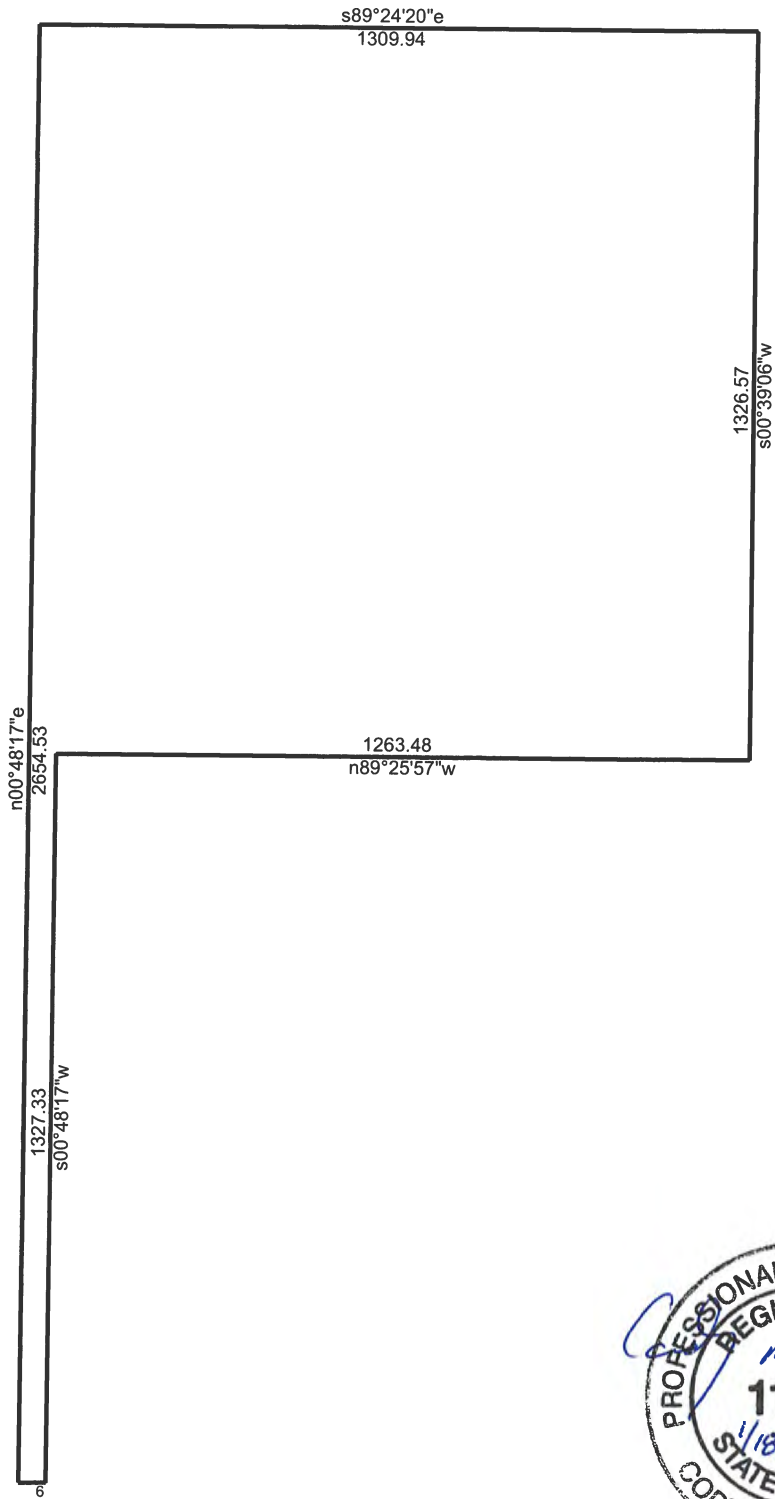


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 <b>IDAHO SURVEY GROUP, LLC</b>	9955 W. EMERALD ST. BOISE, IDAHO 83704 (208) 846-8570
	Exhibit Drawing for <b>R-6 Zone</b> Braeburn Creek Subdivision

Located in the W1/2 of the SE1/4 of Section 11,  
 T.2N., R.1W., B.M., City of Kuna, Ada County, Idaho

Job No. 21-346
Sheet No. <b>1</b>
Dwg. Date 1/18/2022



1/18/2022

Scale: 1 inch= 350 feet

File: R-6 Zone.ndp

Tract 1: 41.4794 Acres, Closure: n27.0616w 0.01 ft. (1/599062), Perimeter=7932 ft.

- 01 n00.4817e 2654.53
- 02 s89.2420e 1309.94
- 03 s00.3906w 1326.57
- 04 n89.2557w 1263.48
- 05 s00.4817w 1327.33
- 06 n89.2702w 50

# PLANT PALETTE

SYM	COMMON NAME	BOTANICAL NAME	SIZE
<b>EVERGREEN TREES</b>			
	AUSTRIAN PINE	PINUS NIGRA	6'-8" HT B4B
	BLACK HILLS SPRUCE	PICEA LAUGA 'DENSATA'	6'-8" HT B4B
	FAT ALBERT BLUE SPRUCE	PICEA PLUGENS 'FAT ALBERT'	6'-8" HT B4B
	MOONGLOW JUNIPER	JUNIPERUS SCOPIULORUM 'MOONGLOW'	6'-8" HT B4B
	NORWAY SPRUCE	PICEA ABIES	6'-8" HT B4B
	VANDERWOLFS PINE	PINUS FLEXILIS 'VANDERWOLFS'	6'-8" HT B4B
<b>SHADE TREES (CLASS II)</b>			
	BLOODGOOD LONDON PLANETREE	PLATANUS x ACERIFOLIA 'BLOODGOOD'	2" CAL B4B
	SWAMP OAK	QUERCUS BICOLOR	2" CAL B4B
<b>SHADE/STREET TREES (CLASS II)</b>			
	CRIMSON SPIRE OAK	QUERCUS ROBUR x Q. ALBA 'CRIMSCHMIDT'	2" CAL B4B
	CHANTICLEER PEAR	PYRUS CALLERYANA 'GLENS FORM'	2" CAL B4B
	SKYLINE HONEYLOCUST	GLIEDITSIA TRIACANTHOS 'INERMIS 'SKYCOLE'	2" CAL B4B
	GREENSPICE LINDEN	TILIA CORDATA 'GREENSPICE'	2" CAL B4B
	TULIP TREE	LIRIODENDRON TULIPIFERA	2" CAL B4B
	GREEN VASE ZELKOVA	ZELKOVA SERRATA 'GREEN VASE'	2" CAL B4B
<b>ORNAMENTAL TREES (CLASS I)</b>			
	FLAME AMUR MAPLE	ACER GINNALA 'FLAME'	6'-8" HT, MULTI-STEM
	CANADA RED CHOKECHERRY	PRUNUS VIRGINIANA 'CANADA RED'	6'-8" HT, MULTI-STEM
	CRUZAN CRUSADER HAWTHORN	CRATAEGUS CRUS-GALLI 'CRUZAN'	2" CAL B4B
	HOTWINGS MAPLE	ACER TATARICUM 'GARANN'	6'-8" HT, MULTI-STEM
	ROYAL RAINDROPS CRABAPPLE	MALUS x 'JFS-KWS'	2" CAL B4B
	SPRING SNOW CRABAPPLE	MALUS 'SPRINGSNOW'	2" CAL B4B
<b>SHRUBS/ORNAMENTAL GRASSES/PERENNIALS</b>			
	ARIZONA SUN GAILLARDIA	GAILLARDIA x 'ARIZONA SUN'	1 GAL
	BLACK EYED SUSAN	RUDBECKIA FULGIDA 'GOLDSTRUM'	1 GAL
	BLUE GRAMMA GRASS	BOUTELOUA GRACILIS 'BLONDE AMBITION'	1 GAL
	BLUE MIST SPIREA	CARYOPTERIS x CLANDONENSIS 'BLUE MIST'	2 GAL
	BLUE OAT GRASS	HELICTOTRICHON SEMPERVIRENS	1 GAL
	BLUE RUG JUNIPER	JUNIPERUS HORIZONTALIS 'WILTONI'	3 GAL
	PURPLE CONEFLOWER	ECHINACEA PURPUREA	1 GAL
	RED FLOWER CARPET ROSE	ROSA 'FLOWER CARPET- NOARE'	2 GAL
	DARTS GOLD NINEBARK	PHYSCARPUS OPULIFOLIUS 'DARTS GOLD'	3 GAL
	STELLA DE ORO DAYLILLY	HEMEROCALLIS 'STELLA D'ORO'	1 GAL
	FINE LINE BUCKTHORN	RHAMNUS FRAGULA 'RON WILLIAMS'	5 GAL
	GRO-LOW SUMAC	RHUS AROMATICA 'GRO-LOW'	3 GAL
	RED HOT POKER	KNIPHOFIA UVARIA 'FLAMENCO'	1 GAL
	HUSKER RED FENISTEMON	FENISTEMON DIGITALIS 'HUSKER RED'	1 GAL
	IVORY HALO DOGWOOD	CORNUS ALBA 'BAIHALO'	5 GAL
	KARL FOERSTER REED GRASS	CALAMAGROSTIS ARUNDINACEA 'K.F.'	1 GAL
	LITTLE DEVIL NINEBARK	PHYSCARPUS OPULIFOLIUS 'DONNA MAY'	3 GAL
	HIDCOTE BLUE ENGLISH LAVENDER	LAVANDULA ANGUSTIFOLIA 'HIDCOTE BLUE'	1 GAL
	IVORY TOWER YUCCA	YUCCA FILAMENTOSA 'IVORY TOWER'	3 GAL
	MAIDEN GRASS	MISCANTHUS SINENSIS 'GRACILLIMUS'	1 GAL
	BRAKELIGHTS RED YUCCA	HESPERALOE PARVIFLORA 'FERPA'	3 GAL
	SUMMERWINE NINEBARK	PHYSCARPUS OPULIFOLIA 'SEWARD'	5 GAL
	TIGER EYE SUMAC	RHUS TYPHINA 'BAILTIGER'	5 GAL
	LAWN SOD		
	6" VINYL FENCE ADJACENT TO COMMON AREAS & LONG PERIMETER PROPERTY LINES (TYP).	5' BLACK IRON FENCE AT BACK OF LOTS ADJACENT TO KUNA CANAL (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 ACHD 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 WINDOWS. ACHD STORMWATER BASINS AND SHALES SHALL BE LANDSCAPED ACCORDING TO THE 'ADA COUNTY HIGHWAY DISTRICT STORMWATER MANAGEMENT BASIN REVEGETATION GUIDANCE MANUAL' (OCTOBER 2017) 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 ACHD ROW. AS TREES MATURE, THE OWNER SHALL BE RESPONSIBLE FOR PRUNING TREE CANOPIES TO MEET ACHD 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 HALFWAY 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
W. MASON CREEK ST.	20'	1,180' / 100' =	24 TREES	24 TREES (2) SHADE TREES + 6 ORNAMENTAL TREES
			36 EVERGREENS	40 EVERGREENS
			144 SHRUBS	144+ SHRUBS
SCHOOL AVE.	20'	2,340' / 100' =	46 TREES	47 TREES (43 SHADE TREES + 6 ORNAMENTAL TREES)
			69 EVERGREENS	71 EVERGREENS
			276 SHRUBS	276+ SHRUBS
COMMON AREA		247,465' / 800' =	309 TREES	201 COMMON LOT TREES (SHADE, ORNAMENTAL & EVERGREEN TREES) 110 RESIDENTIAL PARKSTRIP TREES
				311 TREES

TOTAL NUMBER OF BUFFER TREES:	175 TREES	184 TREES
TOTAL NUMBER OF COMMON AREA TREES:		201 TREES
RESIDENTIAL PARKSTRIP TREES:		110 TREES
RESIDENTIAL LOTS (1 TREE PER LOT):		114 TREES
TOTAL NUMBER OF TREES		614 TREES

# DEVELOPMENT DATA

TOTAL AREA	41.48 ACRES
RESIDENTIAL LOTS	114
COMMON LOTS	15
TOTAL LOTS	129
QUALIFIED OPEN SPACE	5.34 AC (12.9%)
EXISTING ZONING	RR
PROPOSED ZONING	R-6

# BRAEBURN CREEK SUBDIVISION

## KUNA, ID

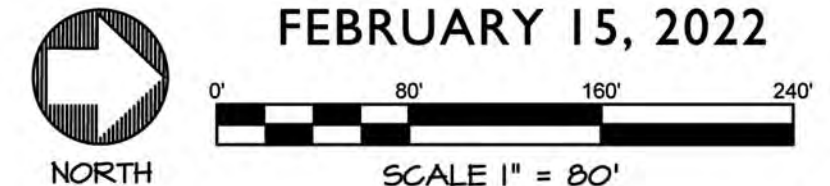
### PRELIMINARY PLAT LANDSCAPE PLAN

DEVELOPER  
TOLL SOUTHWEST LLC  
ADAM CAPELL  
3103 W. SHERYL DR., STE 100  
MERIDIAN, ID 83642

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



JENSENBELTS ASSOCIATES  
Site Planning / Landscape Architecture  
1600 Tyrrel Lane, Ste 100 Boise, ID 83706  
Ph: (208) 943-7976 www.jensensbelts.com



FEBRUARY 15, 2022

## Kristen McNeill

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**Subject:** FW: Braeburn Creek / Denali North Subdivision Name Reservation Change [IWOV-GPDMS.FID1095188]

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**From:** Sub Name Mail <[subnamemail@adacounty.id.gov](mailto:subnamemail@adacounty.id.gov)>  
**Sent:** Tuesday, January 4, 2022 12:38 PM  
**To:** Kyle Prewett <[kprewett@tollbrothers.com](mailto:kprewett@tollbrothers.com)>  
**Cc:** 'codym@idahosurvey.com' <[codym@idahosurvey.com](mailto:codym@idahosurvey.com)>  
**Subject:** RE: Braeburn Creek / Denali North Subdivision Name Reservation Change

RE: Subdivision Name Reservation: **BRAEBURN CREEK SUBDIVISION**

At your request, I will change the previously reserved name Denali North Subdivision for parcel S1311427800 to the requested name **Braeburn Creek 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*

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**From:** Kyle Prewett <[kprewett@tollbrothers.com](mailto:kprewett@tollbrothers.com)>  
**Sent:** Tuesday, January 4, 2022 11:19 AM  
**To:** Sub Name Mail  
**Subject:** [EXTERNAL] Denali North Subdivision Name Reservation - 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.