



City of Kuna  
Planning & Zoning Department

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

## Agency Transmittal

June 26, 2017

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

<b>FILE NUMBER:</b>	17-02-AN (Annexation), 17-06-S (Re-Preliminary Plat) – Cazador; Residential Subdivision.
<b>PROJECT DESCRIPTION</b>	Applicant requests annexation into Kuna City limits with an R-6 zone, and Pre Plat approval in order to subdivide approximately 40.2 acres into 164 single family lots, and 18 common lots.
<b>SITE LOCATION</b>	The SEC Ten Mile and Ardell Roads, Kuna, Idaho 83634
<b>REPRESENTATIVE</b>	<i>KM Engineering</i> Kirsti Grabo 9233 W. State Street Boise, ID 83714 208.639.6939 <a href="mailto:kgrabo@kmengllp.com">kgrabo@kmengllp.com</a>
<b>SCHEDULED HEARING DATE</b>	Tuesday, <b>July 25, 2017</b> 6:00 P.M.
<b>STAFF CONTACT</b>	Troy Behunin <a href="mailto:Tbehunin@Kunald.Gov">Tbehunin@Kunald.Gov</a> Phone: 922.5274 Fax: 922.5989

We have enclosed information to assist you with your consideration and response. **No response within 15 business days will indicate you have no objection or comments for this project.** We would appreciate any information as to how this action would affect the service(s) your agency provides. The hearing is scheduled to begin at 6:00 p.m. or as soon as it may be heard. Kuna City Hall is located at 751 W. 4<sup>th</sup> Street, Kuna, ID 83634. Please contact staff with questions. **If your agency needs different plans or paper copies to review, notify our office know and we will send them. Please notify our office who future packets should be sent to, included their email as well. If your agency needs additional time for review, please let our office know ASAP.**







June 16, 2017  
Project No.: 16-194

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

**RE:     Cazador Subdivision – Kuna, ID  
        Annexation, Zoning, Preliminary Plat, & Design Review Applications**

Dear Mr. Behunin:

On behalf of N Star Farm, LLC, we are pleased to submit the attached applications and required supplements for annexation, zoning, preliminary plat, and design review of the project referenced above.

The subject property is approximately 40.2 acres of agricultural ground identified as parcel number S1314325410 and located at the southeast corner of West Ardell and North Ten Mile Roads. The site is currently zoned RUT in Ada County with a comprehensive plan designation of Medium Density Residential. As a part of this application, we are requesting to annex the property into the City of Kuna with a zoning designation of R-6 and subdivide the site into single-family residential lots.

Annexation and Zoning

The subject property is contiguous to Kuna City limits on all sides, with residential subdivisions fully bordering the east and south boundaries. In conjunction with annexation, we are requesting the R-6 zone to accommodate the proposed subdivision. The requested zoning is commensurate with the comprehensive plan designation and compatible with the surrounding land uses, which are largely residential. Further, the subdivisions to the east and south both carry the R-6 zoning designation.

Preliminary Plat

The attached preliminary plat proposes 164 buildable single-family residential lots, 18 common lots, and 1 shared driveway lot for a total of 183 lots. The layout reflects a gross density of 4.08 units per acre and a net density of 5.44 units per acre, both of which are below the density allowed in the R-6 zone. The project includes 4.64 acres of open space including walking paths to provide pedestrian connectivity throughout the neighborhood. The open space within the subdivision will be owned and maintained by the homeowners' association, and draft CC&Rs including language for maintenance of the common lots are included herewith.

As you can see on the preliminary plat, we are proposing to tie into two existing stub streets provided by the neighboring subdivisions on our eastern border. The subdivision will also have two accesses onto Ardell Road with a temporary connection to Ten Mile Road until Ardell Road is constructed. The owner has coordinated extensively with ACHD regarding the timing of the Ardell Road improvements and ACHD is amenable to the temporary connection to Ten Mile Road. When the temporary connection is removed, the underlying ground will become a buildable lot as shown on the preliminary plat, and the lot counts referenced above include this buildable lot. Please see the attached drawings for additional details regarding this access.

We have met with the City Engineer regarding water, sewer, and pressure irrigation facilities, which are all available for connection in the adjacent rights-of-way, and we look forward to working with Mr. Conti further as the project progresses. We are not aware of any concerns in regards to other public services in the area and don't expect the project to create excessive additional requirements at public expense for public facilities and services because services will be supported by property taxes and/or fees paid directly to the service providers.

At this time, there are no known health, safety, or environmental problems that currently exist or that will be created by this development.

Design Review

Included with this application package is the design review application for common area landscaping within the subdivision. The only existing trees onsite are around the old residence, but the trees are aged and dying and none are proposed to remain. The new landscaping will consist of a combination of trees, shrubs, and other landscape materials, which are detailed on the attached landscape plans, and we believe that the design complies with the City's Design Review standards.

Conclusion

With the proposals discussed herein, we feel that the new Cazador Subdivision project complements the City's vision for growth by providing additional housing opportunities for this growing area. Should you have questions or require further information in order to process these applications, please feel free to contact me. We look forward to working with staff to accomplish this great addition to the City of Kuna.

Sincerely,  
**KM Engineering, LLP**



Kirsti Grabo  
Development Coordinator

cc: N Star Farm, LLC





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

## Commission & Council Review Application

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

\*Please submit the appropriate checklist (s) with application

### Type of Review (check all that apply):

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

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

### Contact/Applicant Information

Owners of Record: <u>N Star Farm, LLC</u>	Phone Number: _____
Address: <u>6152 West Half Moon Lane</u>	E-Mail: _____
City, State, Zip: <u>Eagle, ID 83616</u>	Fax #: _____
Applicant (Developer): <u>Owner</u>	Phone Number: _____
Address: _____	E-Mail: _____
City, State, Zip: _____	Fax #: _____
Engineer/Representative: <u>KM Engineering</u>	Phone Number: <u>208.639.6939</u>
Address: <u>9233 West State Street</u>	E-Mail: <u>kqrabo@kmenqllp.com</u>
City, State, Zip: <u>Boise, ID 83714</u>	Fax #: <u>208.639.6930</u>

### Subject Property Information

Site Address: <u>2332 North Ten Mile Road</u>
Site Location (Cross Streets): <u>SEC Ten Mile &amp; Ardell</u>
Parcel Number (s): <u>S1314325410</u>
Section, Township, Range: <u>14, T2N, R1W</u>
Property size: <u>+/- 40.2 acres</u>
Current land use: <u>Ag w/ Residence</u> Proposed land use: <u>SFR Subdivision</u>
Current zoning district: <u>RUT (Ada County)</u> Proposed zoning district: <u>R-6</u>

**Project Description**

Project / subdivision name: Cazador Subdivision  
General description of proposed project / request: single-family residential sub

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

Amenities provided with this development (if applicable): walking paths and open areas

**Residential Project Summary (if applicable)**

Are there existing buildings?  Yes  No  
Please describe the existing buildings: existing residence and outbuildings  
Any existing buildings to remain?  Yes  No  
Number of residential units: 164 Number of building lots: 164  
Number of common and/or other lots: 18 common lots, 1 shared driveway lot  
Type of dwellings proposed:  
 Single-Family detached  
 Townhouses \_\_\_\_\_  
 Duplexes \_\_\_\_\_  
 Multi-Family \_\_\_\_\_  
 Other \_\_\_\_\_  
Minimum Square footage of structure (s): \_\_\_\_\_  
Gross density (DU/acre-total property): 4.08 Net density (DU/acre-excluding roads): 5.44  
Percentage of open space provided: 11.5 Acreage of open space: 4.64  
Type of open space provided (i.e. landscaping, public, common, etc.): landscaping, pathways

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

Number of building lots: \_\_\_\_\_ Other lots: \_\_\_\_\_  
Gross floor area square footage: \_\_\_\_\_ Existing (if applicable): \_\_\_\_\_  
Hours of operation (days & hours): \_\_\_\_\_ Building height: \_\_\_\_\_  
Total number of employees: \_\_\_\_\_ Max. number of employees at one time: \_\_\_\_\_  
Number and ages of students/children: \_\_\_\_\_ Seating capacity: \_\_\_\_\_  
Fencing type, size & location (proposed or existing to remain): \_\_\_\_\_

Proposed Parking: a. Handicapped spaces: \_\_\_\_\_ Dimensions: \_\_\_\_\_  
b. Total Parking spaces: \_\_\_\_\_ Dimensions: \_\_\_\_\_  
c. Width of driveway aisle: \_\_\_\_\_

Proposed Lighting: \_\_\_\_\_  
Proposed Landscaping (berms, buffers, entrances, parking areas, common areas, etc.): \_\_\_\_\_

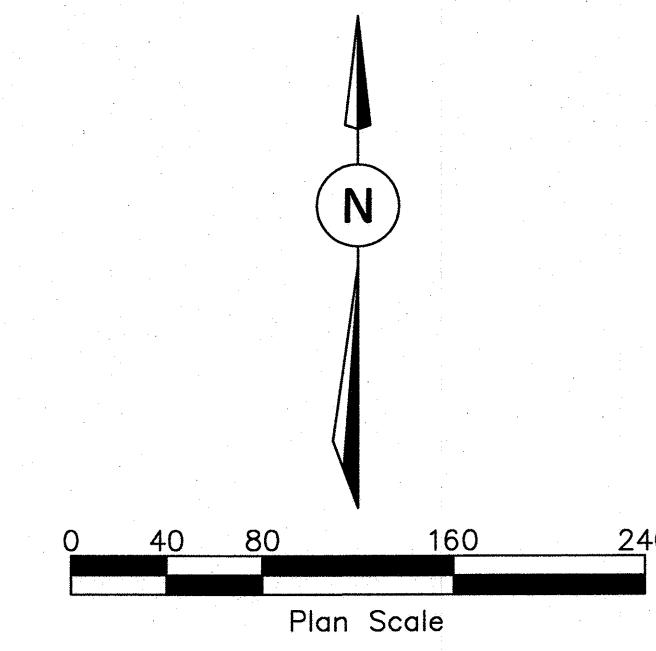
Applicant's Signature: [Signature] Date: 6/16/17





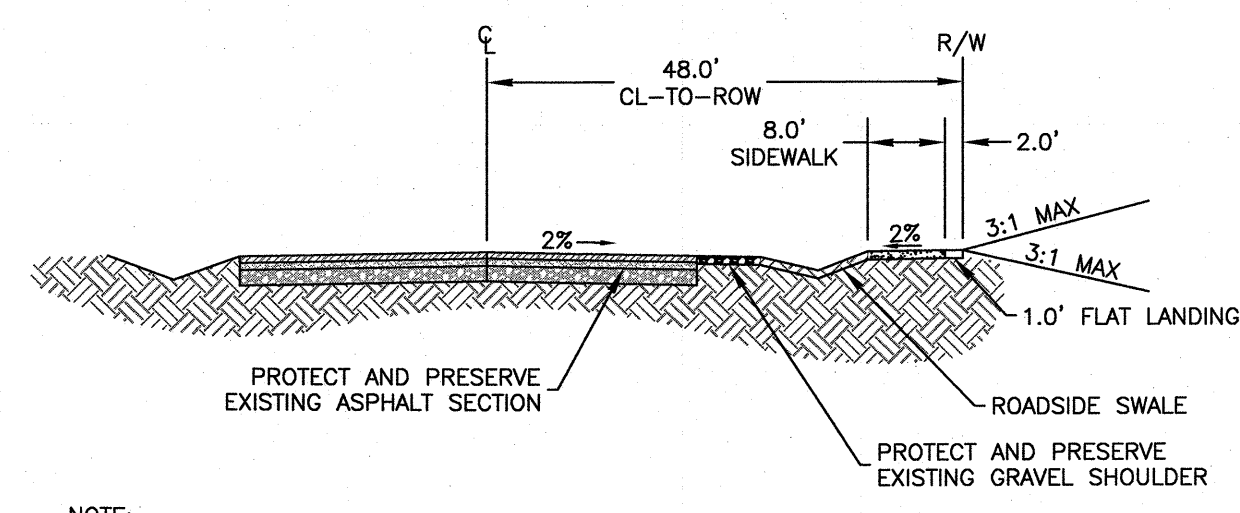


# PRELIMINARY PLAT SHOWING CAZADOR SUBDIVISION KUNA, IDAHO JUNE 2017



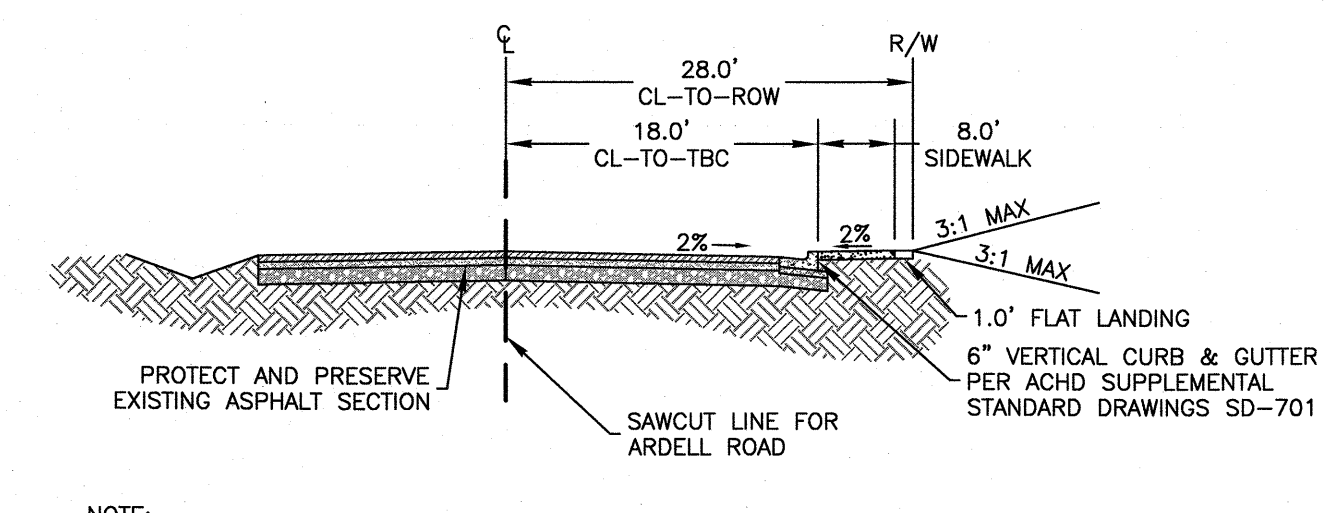
### NOTES

- DOMESTIC WATER SERVICE WILL BE PROVIDED BY THE CITY OF KUNA. A WATER MAIN IS LOCATED IN W. ARDELL ROAD ALONG THE EASTERLY PROPERTY LINE, IN W. FLOURITE ST. ALONG THE EASTERLY PROPERTY LINE AND IN W. WINSETT ST. ALONG THE EASTERLY PROPERTY LINE.
- SANITARY SEWER SERVICE WILL BE PROVIDED BY CITY OF KUNA. THE PROPOSED SANITARY SEWER SHALL CONNECT TO AN EXISTING SEWER MANHOLE LOCATED WITHIN N. TEN MILE ROAD.
- WATER, PRESSURE IRRIGATION AND SEWER LINE SIZES AND LOCATIONS ARE PRELIMINARY AND WILL BE REFINED DURING FINAL DESIGN.
- ALL DOMESTIC WATER MAINS WILL BE INSTALLED IN ACCORDANCE WITH THE IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY STANDARDS, AT A MINIMUM. SEE THE PRELIMINARY ROADWAY CROSS-SECTIONS ON THIS SHEET.
- ALL STREETS SHALL BE DEDICATED TO ACHD AND THE PUBLIC ROADWAYS WILL BE CONSTRUCTED TO COMPLY WITH ACHD STANDARDS, AT A MINIMUM. SEE THE PRELIMINARY ROADWAY CROSS-SECTIONS ON THIS SHEET.
- STORM DRAINAGE FROM THE PUBLIC ROADS SHALL BE COLLECTED IN STORM DRAIN CATCH BASINS AND ROUTED TO STORM FACILITIES PER THE PRELIMINARY ENGINEERING PLANS. STORM DRAIN STRUCTURES AND FACILITY LOCATIONS ARE PRELIMINARY AND WILL BE REFINED DURING FINAL DESIGN.
- SANITARY SEWER, WATER AND STORM DRAINAGE FACILITIES LOCATED OUTSIDE A PUBLIC RIGHT-OF-WAY WILL BE PROVIDED WITH A PERMANENT PUBLIC UTILITY EASEMENT.
- PEDESTRIAN RAMPS AND CROSSINGS ARE SHOWN IN A CONCEPTUAL MANNER AND WILL BE REFINED AND DETAILED DURING FINAL DESIGN.
- THE PRESSURIZED IRRIGATION SYSTEM SHALL BE MAINTAINED BY THE CITY OF KUNA. THE PROPERTY WILL BE SERVED BY CONNECTIONS TO THE EXISTING PRESSURE IRRIGATION MAIN IN THE SOUTHWEST AND NORTHEAST PROPERTY CORNERS.
- PROPERTY IS WITHIN THE BOISE KUNA IRRIGATION DISTRICT. A PRESSURIZED IRRIGATION SYSTEM WILL BE CONSTRUCTED TO PROVIDE IRRIGATION TO ALL BUILDING AND COMMON AREA LOTS. LOCATION AND SIZE OF THE PRESSURE IRRIGATION SYSTEM WILL BE DETERMINED DURING FINAL DESIGN.
- EXISTING SEWER, PRESSURE IRRIGATION AND WATER LOCATIONS SHOWN ARE APPROXIMATE LOCATIONS.
- LOT 18, BLOCK 1 WILL BE ENCUMBERED BY A TEMPORARY ACCESS EASEMENT FOR INGRESS, EGRESS, AND EMERGENCY SERVICES UNTIL ARDELL ROAD AND ASSOCIATED ACCESS ARE COMPLETED, AT WHICH TIME THE TEMPORARY ACCESS WILL TERMINATE AND LOT 18, BLOCK 1 WILL BECOME BUILDABLE.
- CONSTRUCTION OF THE FOLLOWING IMPROVEMENTS WILL BE IN COMPLIANCE WITH THE STANDARD KUNA CONSTRUCTION NOTES: WATER, DRAINAGE, SEWER, AND PRESSURE IRRIGATION.



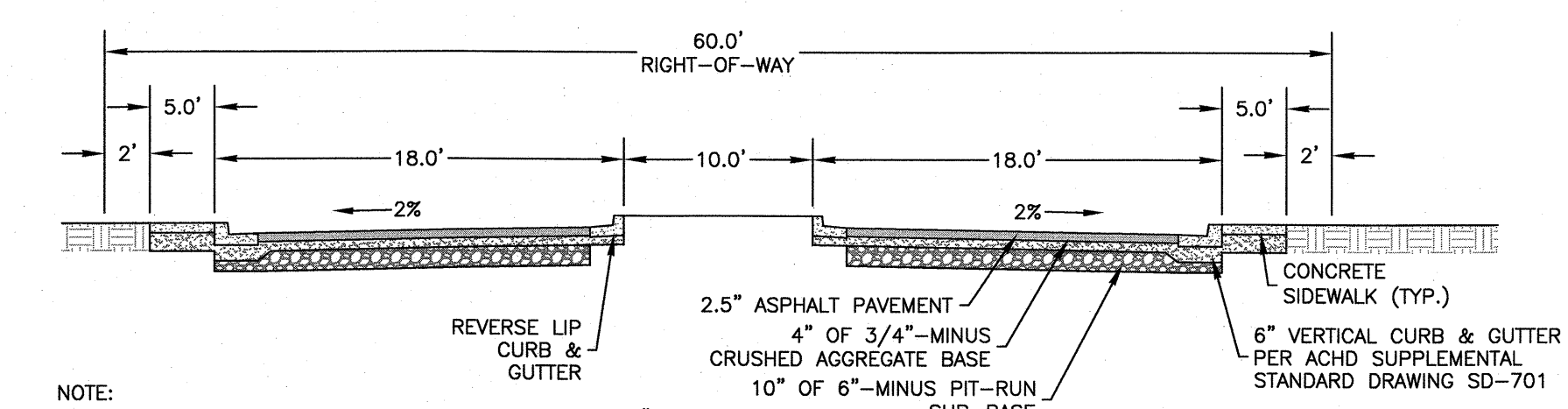
- NOTE:
- BASE MATERIALS TO BE EXTENDED A MINIMUM OF 6" BEHIND THE CURB AND GUTTER.
  - CONSTRUCT ROADWAY PER DETAIL OR MATCH EXISTING PAVEMENT SECTION, WHICH EVER IS GREATER.
  - GEOTECHNICAL REPORT IS CURRENTLY BEING PREPARED BY SITE CONSULTING, LLC. AND SHOULD BE AVAILABLE SOON.

TYPICAL ROAD SECTION (N. TEN MILE RD.)  
NTS



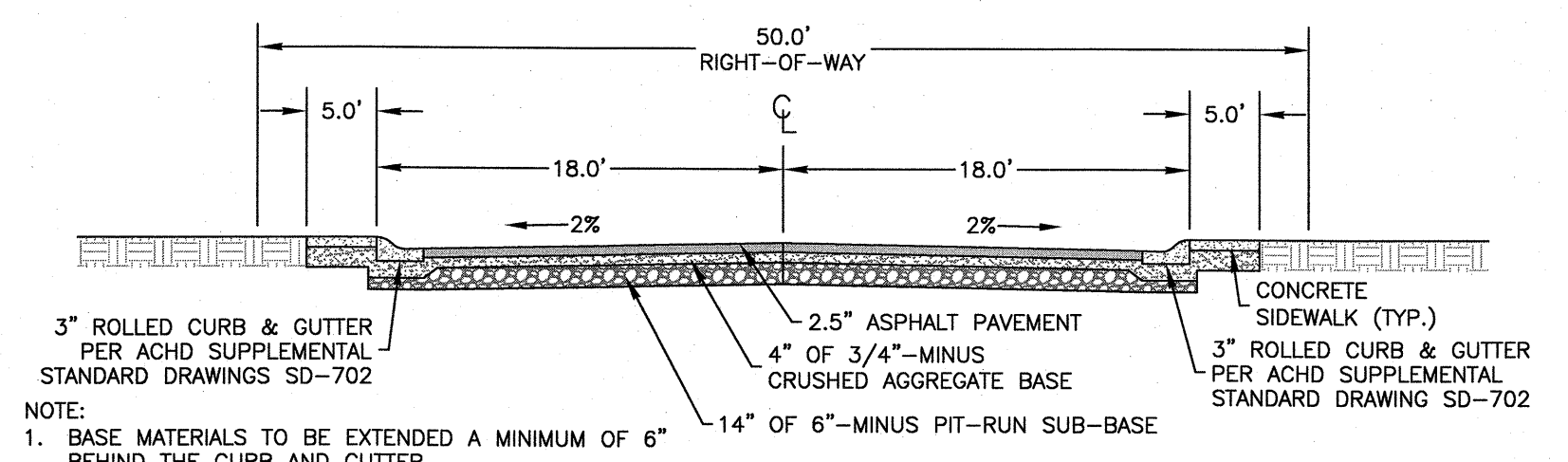
- NOTE:
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  - CONSTRUCT ROADWAY PER DETAIL OR MATCH EXISTING PAVEMENT SECTION, WHICH EVER IS GREATER.
  - GEOTECHNICAL REPORT IS CURRENTLY BEING PREPARED BY SITE CONSULTING, LLC. AND SHOULD BE AVAILABLE SOON.

TYPICAL ROAD WIDENING SECTION (W. ARDELL RD.)  
NTS



- NOTE:
- BASE MATERIALS TO BE EXTENDED A MINIMUM OF 6" BEHIND THE CURB AND GUTTER.
  - GEOTECHNICAL REPORT IS CURRENTLY BEING PREPARED BY SITE CONSULTING, LLC. AND SHOULD BE AVAILABLE SOON.

TYPICAL ROAD WITH ISLAND SECTION (SITE ENTRANCE)  
NTS



- NOTE:
- BASE MATERIALS TO BE EXTENDED A MINIMUM OF 6" BEHIND THE CURB AND GUTTER.
  - GEOTECHNICAL REPORT IS CURRENTLY BEING PREPARED BY SITE CONSULTING, LLC. AND SHOULD BE AVAILABLE SOON.

TYPICAL ROAD SECTION  
NTS

### LEGEND

--- BOUNDARY LINE	--- EXISTING IMPROVEMENTS	--- EXISTING IMPROVEMENTS	--- PROPOSED IMPROVEMENTS	--- PROPOSED IMPROVEMENTS
- - - OFFSITE BOUNDARY LINE	- - - SANITARY SEWER LINE	☉ POWER POLE	- - - SEWER LINE	ASPHALT
- - - SETBACKS	- - - WATER LINE	☐ POWER BOX	- - - WATER LINE	SEEPAGE BED
- - - ROAD CENTERLINE	- - - TELEPHONE LINE	--- EDGE OF PAVEMENT	- - - GRAVITY IRRIGATION LINE	
- - - LOT LINE	- - - GAS LINE	--- EDGE OF GRAVEL	- - - STORM DRAINAGE LINE	
○ FOUND 1/2 INCH REBAR	- - - OVERHEAD POWER LINE	☼ TREE DECIDUOUS	- - - TOP OF BANK	
⊙ FOUND 5/8 INCH REBAR	- - - GRAVITY IRRIGATION LINE	--- EXISTING GRADE CONTOUR	⊙ SEWER MANHOLE	
⊕ SPIKE	⊙ SEWER MANHOLE		⊙ STORM MANHOLE	
	⊙ WATER VALVE		⊙ FIRE HYDRANT	
	⊙ WATER METER		--- DOUBLE WATER SERVICE	
	⊙ FIRE HYDRANT		--- DRAINAGE ARROWS	

PRELIMINARY NOT FOR CONSTRUCTION

## CAZADOR SUBDIVISION

EXISTING CONDITIONS & PRELIMINARY ENGINEERING  
KUNA, IDAHO

REVISIONS		
NO.	ITEM	DATE

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

DATE: 6/16/17  
PROJECT: 16-194  
SHEET NO. 2 OF 2

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

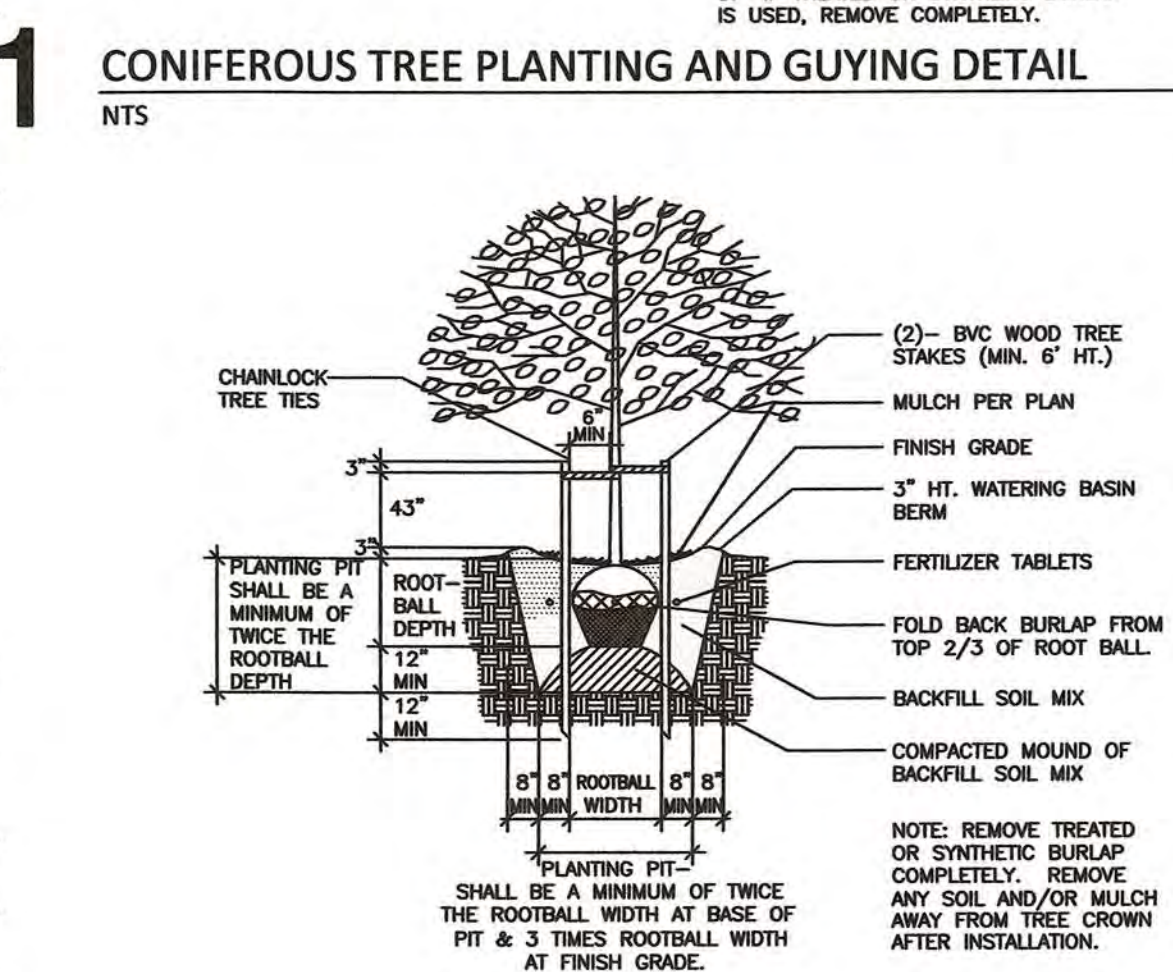
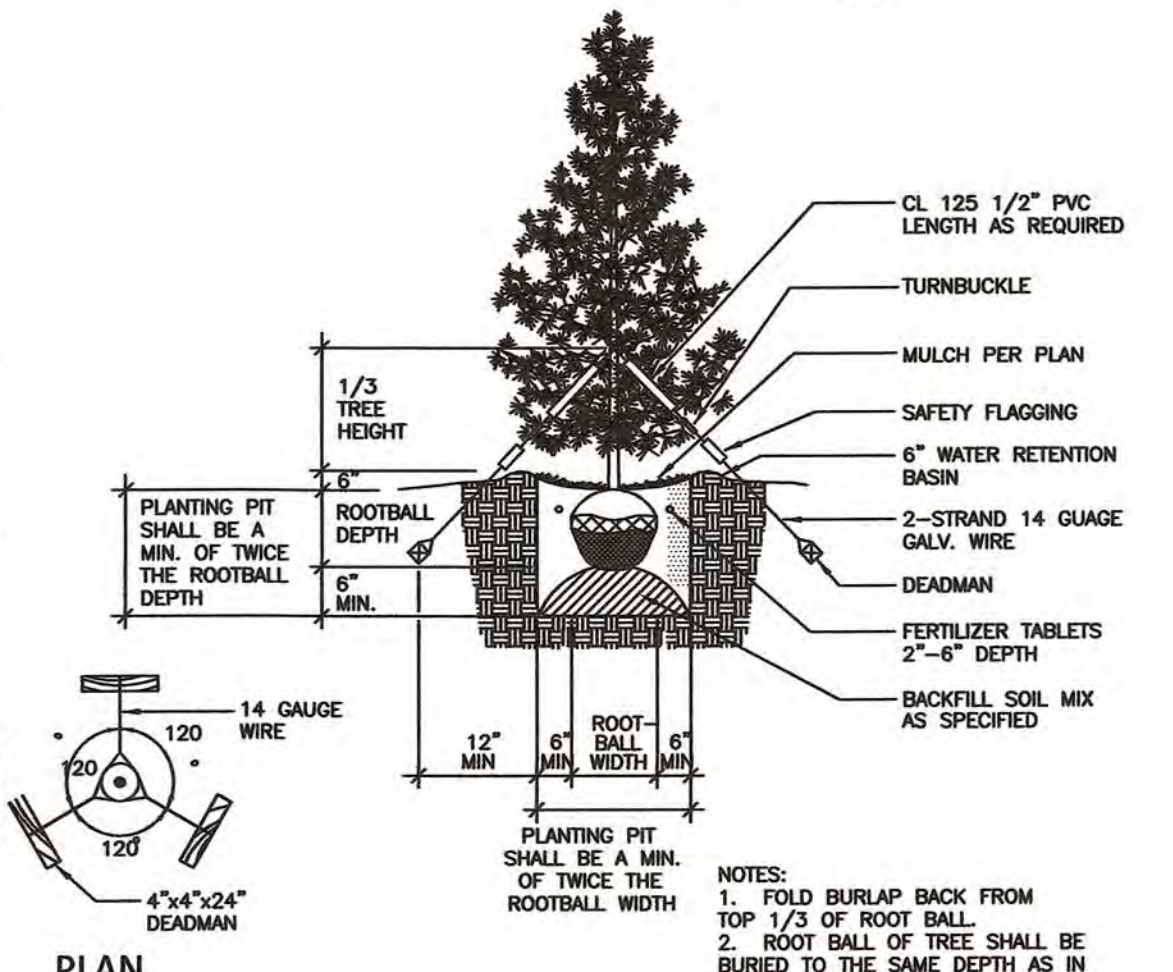
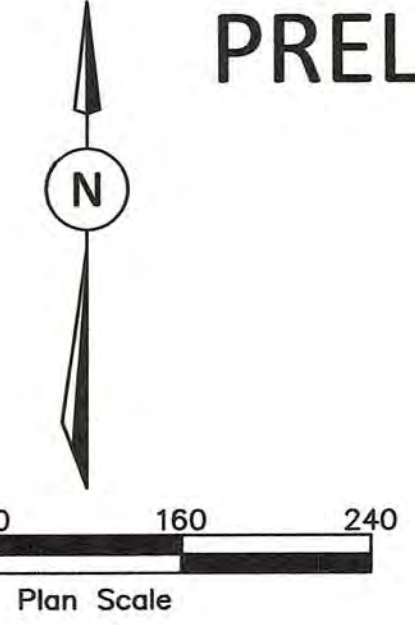
PRELIMINARY - NOT FOR CONSTRUCTION



# PRELIMINARY LANDSCAPE PLAN SHOWING CAZADOR SUBDIVISION

## KUNA, IDAHO

### JUNE 2017



**1 CONIFEROUS TREE PLANTING AND GUYING DETAIL**  
NTS

**2 DECIDUOUS TREE PLANTING AND STAKING DETAIL**  
NTS

**COMMON LOT/ OPEN SPACE TABLE AND TREE CALCS**

LOCATION	SF	REQ.	PROVIDED
BLOCK 1 LOT 1	4840	5*	3 - UTILITY EASEMENT. SEE TOTAL TREES REQ. VS. PROVIDED DOES NOT INCLUDE SF FOR REQUIRED FRONTAGE BUFFER ALONG TEN MILE.
BLOCK 1 LOT 46	1025	1	1
BLOCK 2 LOT 1	1886	2	2
BLOCK 2 LOT 7	4080	4	4
BLOCK 2 LOT 13	2045	2	2
BLOCK 3 LOT 1	1886	2	2
BLOCK 3 LOT 7	4080	4	4
BLOCK 3 LOT 11	1918	2	2
BLOCK 4 LOT 1	1886	2	2
BLOCK 4 LOT 7	4080	4	4
BLOCK 4 LOT 10	4288	4	4
BLOCK 5 LOT 1	1886	2	2
BLOCK 5 LOT 7	4080	4	4
BLOCK 5 LOT 15	11312	11	11
BLOCK 6 LOT 1	25035	25*	27 - DOES NOT INCLUDE SF FOR 50' FEED EASEMENT. DOES NOT INCLUDE SF FOR REQUIRED FRONTAGE BUFFER ALONG ARDELL
BLOCK 6 LOT 25	1037	1	1
BLOCK 7 LOT 1	2125	0*	0 - NO TREES REQUIRED FOR OPEN SPACE. FRONTAGE BUFFER. SEE PLAN FOR CALCS.
BLOCK 7 LOT 7	1039	1	1
INTERIOR LOTS	164	164	164
TOTALS		240	240

**PLANT SCHEDULE**

DECIDUOUS TREES	CODE	BOTANICAL NAME	SIZE	MATURE SIZE HXW	CLASS	QTY
AC		ACER PLATANOIDES 'CRIMSON KING' CRIMSON KING MAPLE	2" CAL. B&B	35'X30'	CLASS II	25
FA		FRAXINUS AMERICANA 'AUTUMN PURPLE' AUTUMN PURPLE ASH	2" CAL. B&B	45'X45'	CLASS II	97
GS		GLEDITSIA TRIACANTHOS 'SKYLINE' SKYLINE HONEY LOCUST	2" CAL. B&B	35'X30'	CLASS II	23
LM		LIQUIDAMBAR STYRACIFLUA 'MORAINÉ' MORAINÉ SWEET GUM	2" CAL. B&B	55'X45'	CLASS II	57
EVERGREEN TREES	CODE	BOTANICAL NAME	SIZE	MATURE SIZE HXW	CLASS	QTY
PCS		PICEA PUNGENS COLORADO SPRUCE	6"-8" B&B	60'X30'		10
PH2		PICEA PUNGENS 'HOOPSII' HOOPSII BLUE SPRUCE	6"-8" B&B	35'X15'		58
PF		PINUS FLEXILIS 'VANDERWOLF'S PYRAMID' VANDERWOLF'S PYRAMID PINE	10"-12" B&B	25'X15'		27
PN2		PINUS NIGRA AUSTRALIAN BLACK PINE	6"-8" B&B	55'X35'		3
FLOWERING TREES	CODE	BOTANICAL NAME	SIZE	MATURE SIZE HXW	CLASS	QTY
MP		MALUS X 'PRAIRIFIRE' PRAIRIFIRE CRAB APPLE	2" CAL. B&B	15'X15'	CLASS I	2
PC4		PYRUS CALLERYANA ORNAMENTAL PEAR	2" CAL. B&B	30'X25'	CLASS I	44
PC		PYRUS CALLERYANA 'CAPITAL' CAPITAL CALLERY PEAR	2" CAL. B&B	35'X15'	CLASS I	24
SHRUBS	CODE	BOTANICAL NAME	SIZE	MATURE SIZE HXW	QTY	
R3		ROSA X 'NEARLY WILD' NEARLY WILD ROSE	2 GAL.	2'X3'	190	
SN		SPIRAEA NIPPONICA 'SNOWMOUND' SNOWMOUND SPIREA	5 GAL.	4'X4'	118	
GROUND COVERS	CODE	BOTANICAL NAME	CONT.			
TB		TURF SOD BLUEGRASS KENTUCKY BLUEGRASS	SOD			

**GENERAL LANDSCAPE NOTES - DESIGN REVIEW/ AGENCY SUBMITTAL**

- CONTRACTOR SHALL LOCATE AND IDENTIFY EXISTING UNDERGROUND AND OVERHEAD UTILITIES WITHIN CONTRACT WORK AREAS PRIOR TO CONSTRUCTION. CONTACT DIG LINE, INC. @ 1.800.342.1885. PROVIDE ADEQUATE MEANS OF PROTECTION OF UTILITIES AND SERVICES DESIGNATED TO REMAIN. REPAIR UTILITIES DAMAGED DURING SITE WORK OPERATIONS AT CONTRACTOR'S EXPENSE.
- ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN NURSERYMAN STANDARDS FOR TYPE AND SIZE SHOWN.
- ALL PLANTED BEDS TO RECEIVE A MIN. 3" DEPTH ORGANIC MULCH, SUCH AS BARK, SOIL AID, PERMAHARK, OR SIMILAR PRODUCTS. USE OF MULCH OR ROCK AS THE ONLY GROUND COVER IN REQUIRED PLANTING AREAS IS PROHIBITED. IF ROCK MULCH IS USED, INSTALL A PERMEABLE FABRIC WEED BARRIER UNDER ROCK MULCH. IMPERMEABLE PLASTIC WEED BARRIERS ARE PROHIBITED.
- FENCING WITHIN SUBDIVISION, ALONG SIDE AND REAR LOT LINES SHALL BE INSTALLED BY BUILDER/HOMEOWNER IN CONJUNCTION WITH INDIVIDUAL LOT DEVELOPMENT AND SHALL COMPLY WITH THE STANDARDS ESTABLISHED IN THE SUBDIVISION'S CC&RS.
- REQUIRED SUBDIVISION LOT TREES SHALL BE INSTALLED BY THE BUILDER/ HOMEOWNER IN CONJUNCTION WITH INDIVIDUAL LOT DEVELOPMENT.
- INSTALL 3" RING WITH BARE EARTH SURFACE AT ALL TREES WITHIN TURF AREAS
- NOT TREES SHALL BE PLANTED WITHIN 40' CLEAR VISION TRIANGLE. THE MAX. HEIGHT OF ANY VEGETATIVE GROUND COVER AT MATURITY WITHIN THE CLEAR VISION TRIANGLE SHALL BE 3' FROM ADJACENTLY STREET GRADE.

**ACHD LANDSCAPE NOTES**

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

**GENERAL IRRIGATION NOTES - DESIGN REVIEW/ AGENCY SUBMITTAL**

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

PRELIMINARY NOT FOR CONSTRUCTION

**CAZADOR SUBDIVISION**  
PRELIMINARY LANDSCAPE PLAN  
KUNA, IDAHO

REVISIONS		
NO.	ITEM	DATE

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

DATE: 6/16/17  
PROJECT: 16-194  
SHEET NO.  
**L1.0 - 1 OF 5**

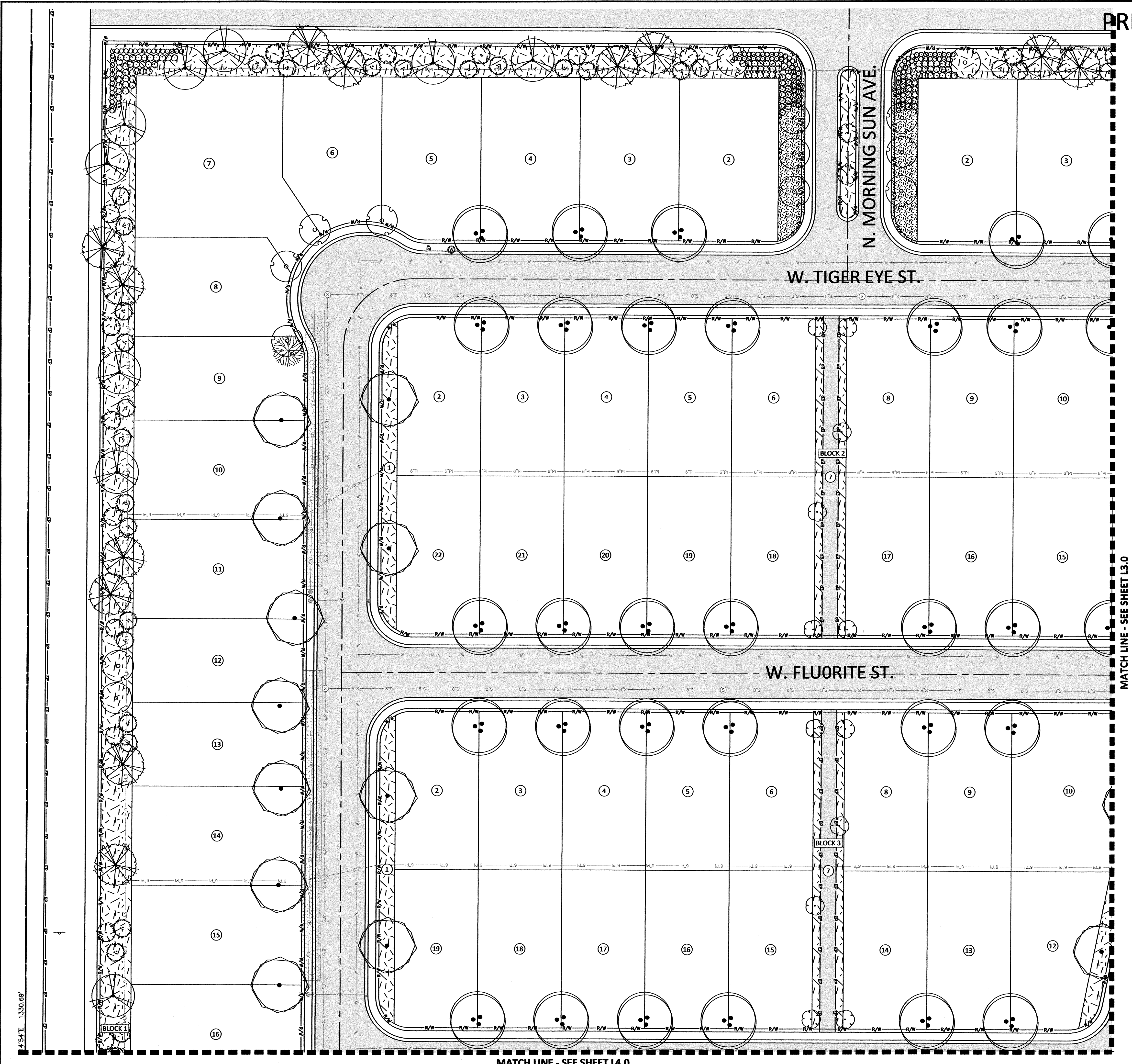
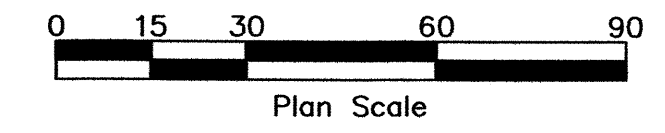
**CONTACT INFORMATION**

<b>ENGINEERING CONSULTANT</b>	<b>OWNER</b>
KM ENGINEERING, LLP 9233 WEST STATE STREET BOISE, IDAHO 83714 PHONE: (208) 639-6939 FAX: (208) 639-6930 CONTACT: KEVIN MCARTHUR, P.E. EMAIL: kevin@kmenllp.com	N STAR FARM, LLC 6152 WEST HALF MOON LANE EAGLE, IDAHO 83616 timotheuck@nstar.com



# PRELIMINARY LANDSCAPE PLAN SHOWING CAZADOR SUBDIVISION

KUNA, IDAHO  
JUNE 2017

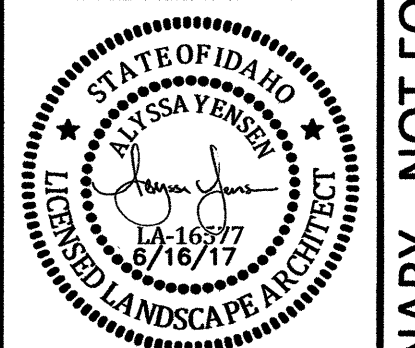


## PLANT SCHEDULE

DECIDUOUS TREES	CODE	BOTANICAL NAME	SIZE	MATURE SIZE HWX	CLASS	QTY
	AC	ACER PLATANOIDES 'CRIMSON KING' CRIMSON KING MAPLE	2" CAL. B&B	35'X30'	CLASS II	25
	FA	FRAXINUS AMERICANA 'AUTUMN PURPLE' AUTUMN PURPLE ASH	2" CAL. B&B	45'X45'	CLASS II	97
	GS	GLEDITSIA TRIACANTHOS 'SKYLINE' SKYLINE HONEY LOCUST	2" CAL. B&B	35'X30'	CLASS II	23
	LM	LIQUIDAMBAR STYRACIFLUA 'MORAINÉ' MORAINÉ SWEET GUM	2" CAL. B&B	55'X45'	CLASS II	57
EVERGREEN TREES	CODE	BOTANICAL NAME	SIZE	MATURE SIZE HWX	CLASS	QTY
	PC5	PICEA PUNGENS COLORADO SPRUCE	6"-8" B&B	60'X30'		10
	PH2	PICEA PUNGENS 'HOOPSII' HOOPSII BLUE SPRUCE	6"-8" B&B	35'X15'		58
	PF	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID' VANDERWOLF'S PYRAMID PINE	10"-12" B&B	25'X15'		27
	PN2	PINUS NIGRA AUSTRIAN BLACK PINE	6"-8" B&B	55'X35'		3
FLOWERING TREES	CODE	BOTANICAL NAME	SIZE	MATURE SIZE HWX	CLASS	QTY
	MP	MALLUS X 'PRAIRIFIRE' PRAIRIFIRE CRAB APPLE	2" CAL. B&B	15'X15'	CLASS I	2
	PC4	PYRUS CALLERYANA ORNAMENTAL PEAR	2" CAL. B&B	30'X25'	CLASS I	44
	PC	PYRUS CALLERYANA 'CAPITAL' CAPITAL CALLERY PEAR	2" CAL. B&B	35'X15'	CLASS I	24
SHRUBS	CODE	BOTANICAL NAME	SIZE	MATURE SIZE HWX	CLASS	QTY
	R3	ROSA X 'NEARLY WILD' NEARLY WILD ROSE	2 GAL.	2'X3'		190
	SN	SPIRAEA NIPPONICA 'SNOWMOUND' SNOWMOUND SPIREA	5 GAL.	4'X4'		118
GROUND COVERS	CODE	BOTANICAL NAME	CONT.			
	TB	TURF SOD BLUEGRASS KENTUCKY BLUEGRASS	SOD			

PRELIMINARY NOT FOR CONSTRUCTION

<b>CAZADOR SUBDIVISION</b> PRELIMINARY LANDSCAPE PLAN KUNA, IDAHO		
REVISIONS		
NO.	ITEM	DATE



DATE: 6/16/17  
PROJECT: 16-194  
SHEET NO. L2.0 - 2 OF 5

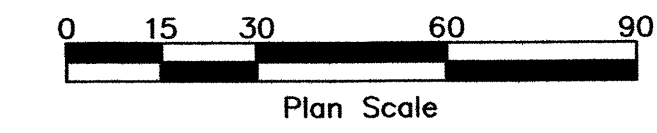
PLAN (CAZADOR) LANDSCAPE CONSTRUCTION PLAN (L2.0) - 154 LANDSCAPE PLAN (L2.0) - DWG TO PPS (L2.0) -

PRELIMINARY - NOT FOR CONSTRUCTION



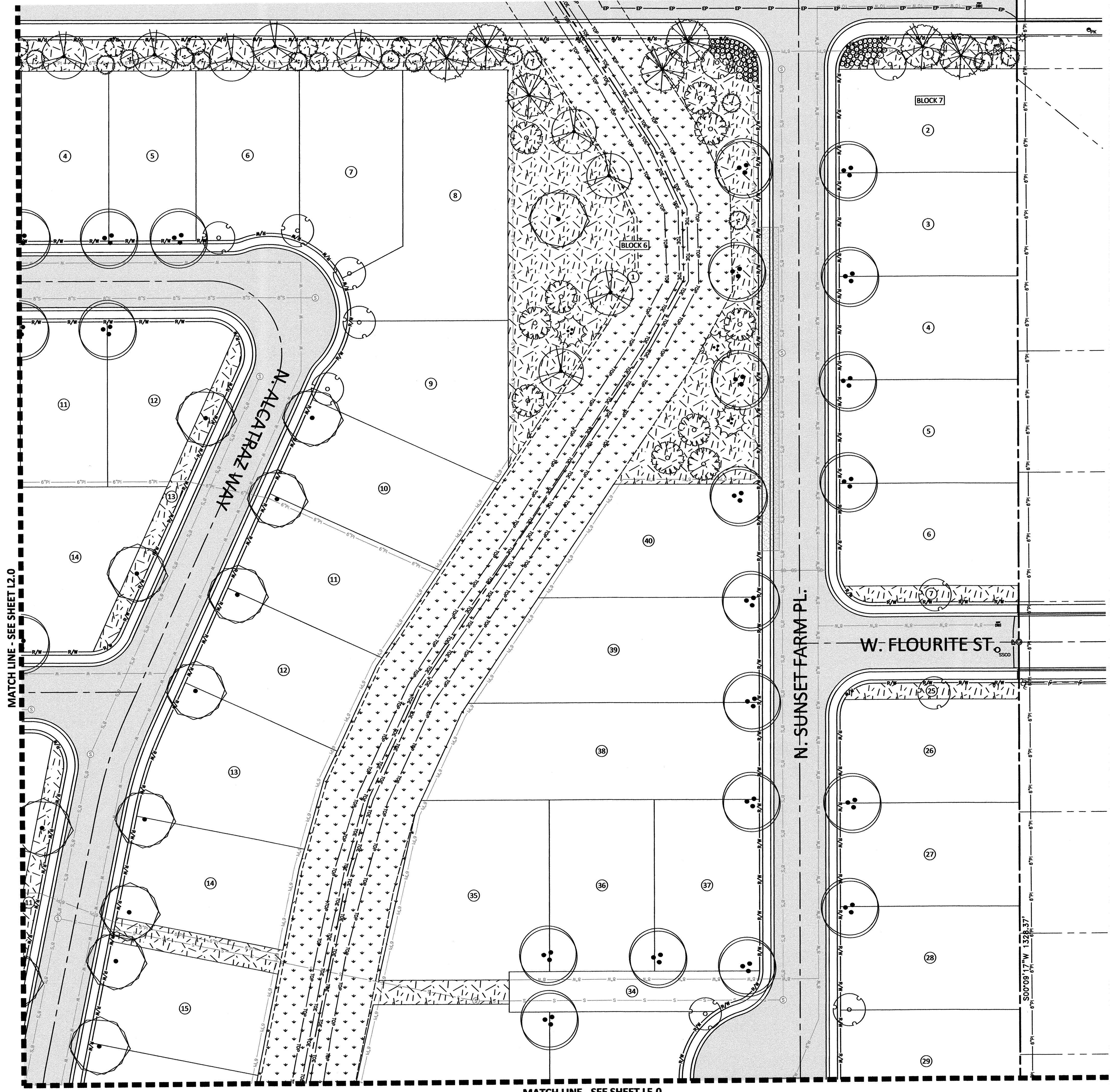
# PRELIMINARY LANDSCAPE PLAN SHOWING CAZADOR SUBDIVISION

KUNA, IDAHO  
JUNE 2017



## PLANT SCHEDULE

DECIDUOUS TREES						
CODE	BOTANICAL NAME	SIZE	MATURE SIZE HxW	CLASS	QTY	
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EVERGREEN TREES						
CODE	BOTANICAL NAME	SIZE	MATURE SIZE HxW	CLASS	QTY	
PCS	PICEA PUNGENS COLORADO SPRUCE	6"-8" B&B	60'X30'		10	
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FLOWERING TREES						
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MP	MALUS X 'PRAIRIFIRE' PRAIRIFIRE CRAB APPLE	2" CAL. B&B	15'X15'	CLASS I	2	
PC4	PYRUS CALLERYANA ORNAMENTAL PEAR	2" CAL. B&B	30'X25'	CLASS I	44	
PC	PYRUS CALLERYANA 'CAPITAL' CAPITAL CALLERY PEAR	2" CAL. B&B	35'X15'	CLASS I	24	
SHRUBS						
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R3	ROSA X 'NEARLY WILD' NEARLY WILD ROSE	2 GAL.	2'X3'		190	
SN	SPIRAEA NIPPONICA 'SNOWMOUND' SNOWMOUND SPIREA	5 GAL.	4'X4'		118	
GROUND COVERS						
CODE	BOTANICAL NAME	CONT.				
TB	TURF SOD BLUEGRASS KENTUCKY BLUEGRASS	SOD				



MATCH LINE - SEE SHEET L2.0

MATCH LINE - SEE SHEET L5.0

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CAZADOR SUBDIVISION  
PRELIMINARY LANDSCAPE PLAN  
KUNA, IDAHO

REVISIONS		
NO.	ITEM	DATE

**km**  
ENGINEERING

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

STATE OF IDAHO  
JULYSSA YENSEN  
LICENSED LANDSCAPE ARCHITECT  
6/16/17

DATE: 6/16/17  
PROJECT: 16-194  
SHEET NO.  
L3.0 - 3 OF 5

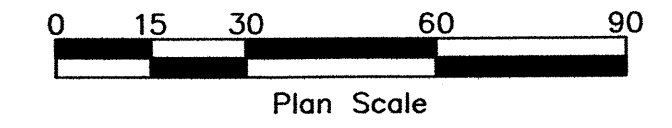
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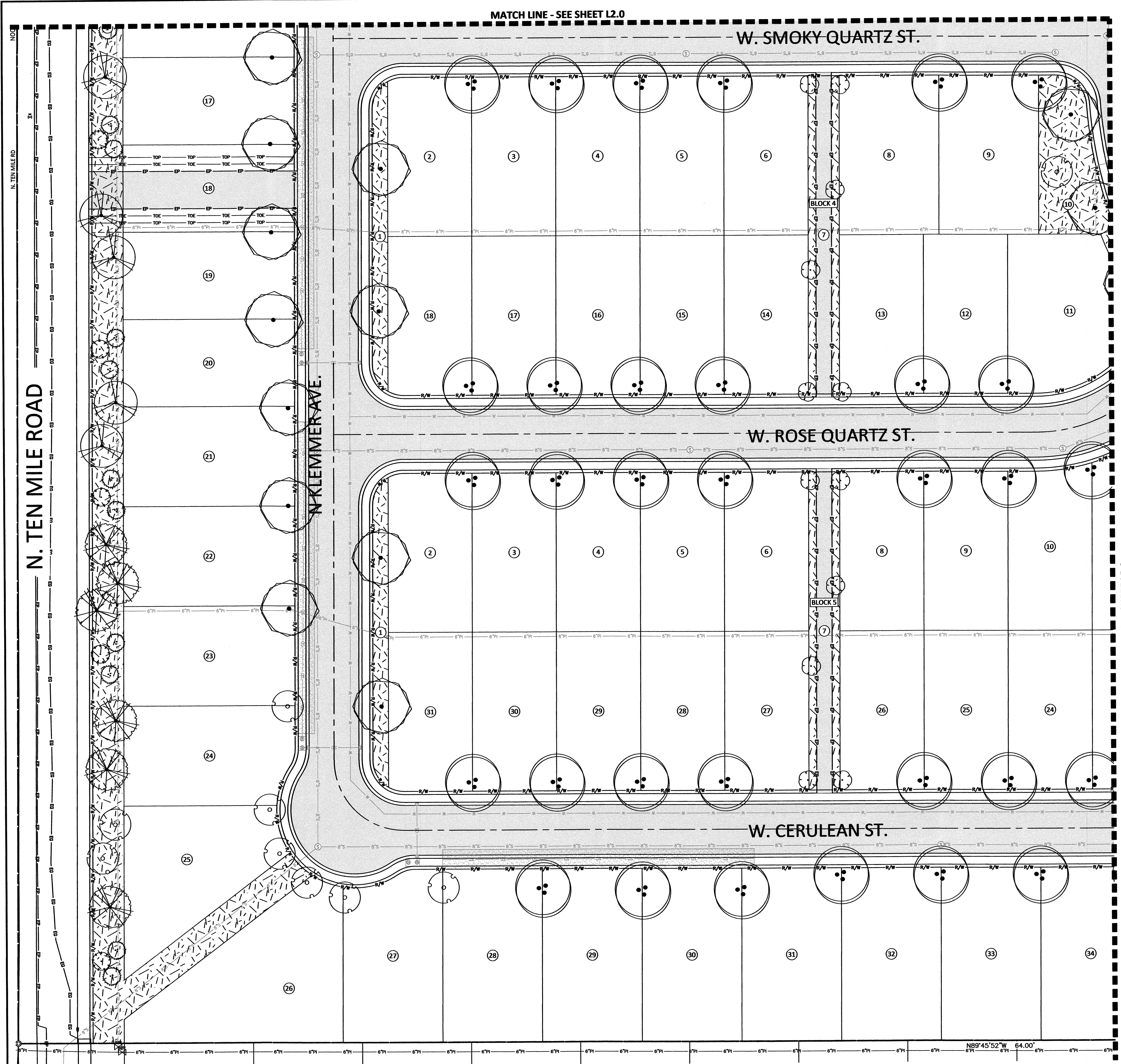
# PRELIMINARY LANDSCAPE PLAN SHOWING CAZADOR SUBDIVISION

KUNA, IDAHO  
JUNE 2017



## PLANT SCHEDULE

DECIDUOUS TREES		CODE	BOTANICAL NAME	SIZE	MATURE SIZE HXW	CLASS	QTY
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	GS	GLEDTISIA TRIACANTHOS 'SKYLINE' / SKYLINE HONEY LOCUST	2" CAL. B&B	35'X30'	CLASS II	23	
	LM	LIQUIDAMBAR STYRACIFLUA 'MORAINÉ' / MORAINÉ SWEET GUM	2" CAL. B&B	55'X45'	CLASS II	57	
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GROUND COVERS		CODE	BOTANICAL NAME	CONT.			
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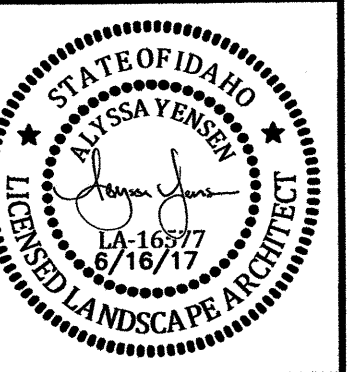


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CAZADOR SUBDIVISION  
PRELIMINARY LANDSCAPE PLAN  
KUNA, IDAHO

REVISIONS		
NO.	ITEM	DATE

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



DATE: 6/16/17  
PROJECT: 16-194  
SHEET NO.  
L4.0 - 4 OF 5

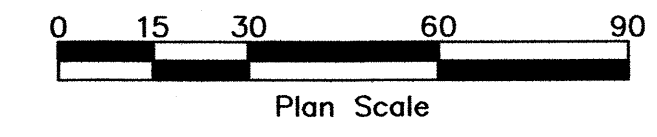
PLEASE PROVIDE LANDSCAPE CONSTRUCTION PARASIS 304 LANDSCAPE PER DWG. ANDREW NEWELL 6/16/2017 DWG TO PER PCS

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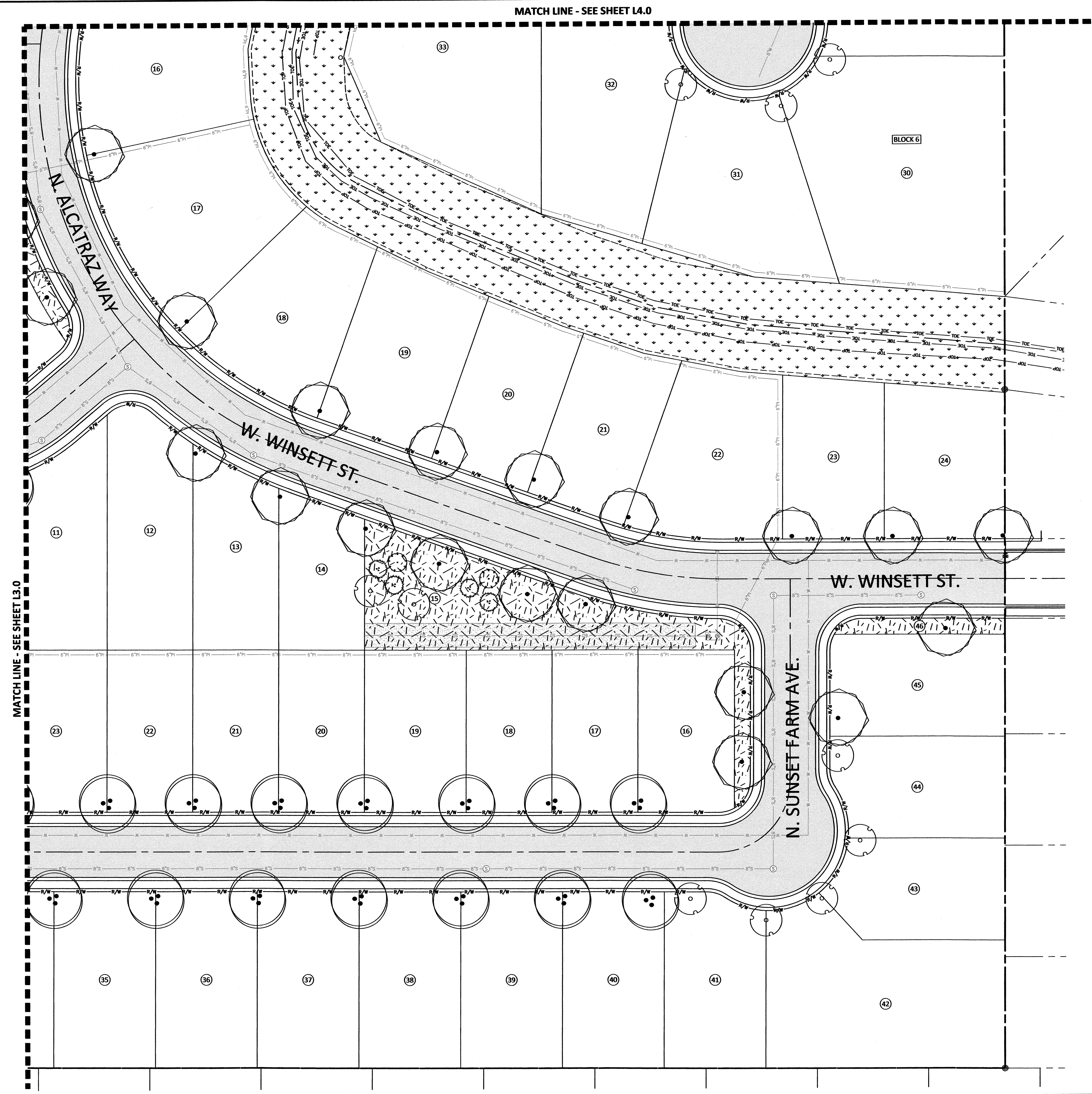
# PRELIMINARY LANDSCAPE PLAN SHOWING CAZADOR SUBDIVISION

KUNA, IDAHO  
JUNE 2017



## PLANT SCHEDULE

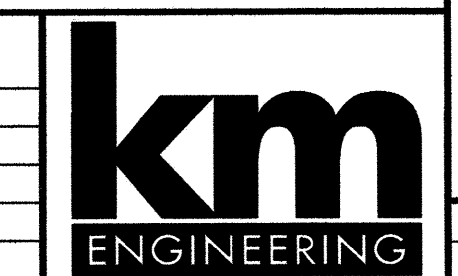
DECIDUOUS TREES		CODE	BOTANICAL NAME	SIZE	MATURE SIZE HXW	CLASS	QTY
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GROUND COVERS		CODE	BOTANICAL NAME	CONT			
	TB	TURF SOD BLUEGRASS KENTUCKY BLUEGRASS	500				



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CAZADOR SUBDIVISION  
PRELIMINARY LANDSCAPE PLAN  
KUNA, IDAHO

REVISIONS		
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9233 WEST STATE STREET  
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DATE: 6/16/17  
PROJECT: 16-194  
SHEET NO.  
L5.0 - 5 OF 5

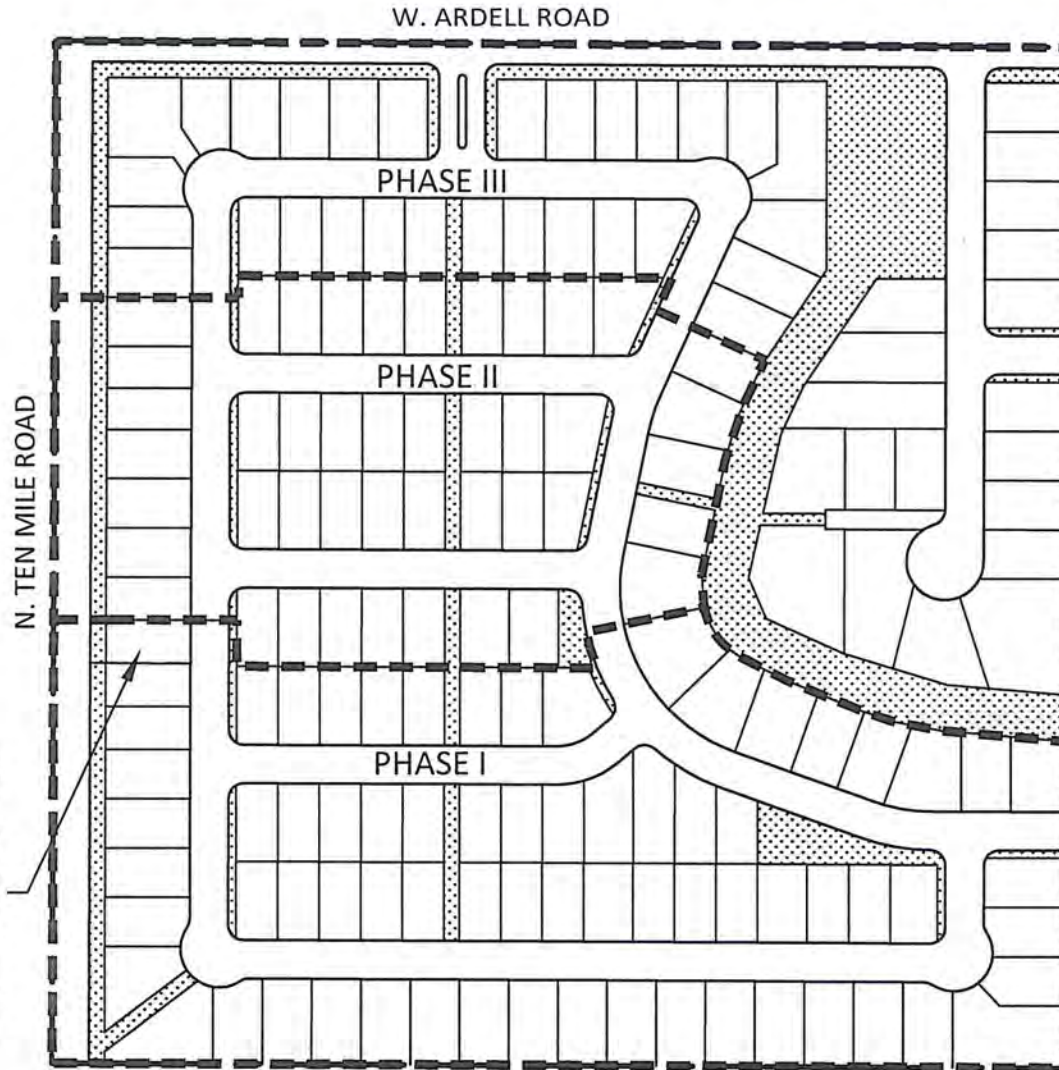
P:\16-194 CAZADOR\CONSTRUCTION PLANS\LS-5 LANDSCAPE.PDW, ALYSSA YENSEN, 6/16/2017, DWG TO PDF PCL

PRELIMINARY - NOT FOR CONSTRUCTION



P:\16-194\CAD\PLAT\PRELIMINARY\16-194 PHASING EXHIBIT.DWG, KEVIN MCCARTHY, 6/16/2017, KYOCERA TASKALFA 4550CI KX.PC3, ----

TOTALS	
PHASE I	71 RESIDENTIAL LOTS
PHASE II	44 RESIDENTIAL LOTS
PHASE III	49 RESIDENTIAL LOTS



LOT 18, BLOCK 1 WILL BE ENCUMBERED BY A TEMPORARY ACCESS EASEMENT FOR INGRESS, EGRESS, AND EMERGENCY SERVICES UNTIL ARDELL ROAD AND ASSOCIATED ACCESS ARE COMPLETED, AT WHICH TIME THE TEMPORARY ACCESS WILL TERMINATE AND LOT 18, BLOCK 1 WILL BECOME BUILDABLE.

CAZADOR SUBDIVISION  
KUNA, IDAHO  
CONCEPTUAL PHASING EXHIBIT

DATE: 06/16/17

PROJECT: 16-194

SHEET:  
1 OF 1



ENGINEERS . SURVEYORS . PLANNERS

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



June 14, 2017  
Project No. 16-194  
Legal Description  
Annexation and Rezone

**EXHIBIT A**

A parcel of land being the Northwest 1/4 of the Southwest 1/4 of Section 14, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho, and being more particularly described as follows:

Commencing at a found brass cap marking the Southwest corner of said Section 14, which bears S00°14'54"W a distance of 2,661.44 feet from a found aluminum cap monument marking the West 1/4 corner of said Section 14; thence following the westerly line of the Southwest 1/4 of said Section 14, N00°14'54"E a distance of 1,330.75 feet to a found 5/8-inch rebar marking the Southwest corner of the Northwest 1/4 of the Southwest 1/4 (S 1/16 corner) of said Section 14 and being the **POINT OF BEGINNING**.

Thence following said westerly line, N00°14'54"E a distance of 1,330.69 feet to a found aluminum cap monument marking said West 1/4 corner of Section 14;

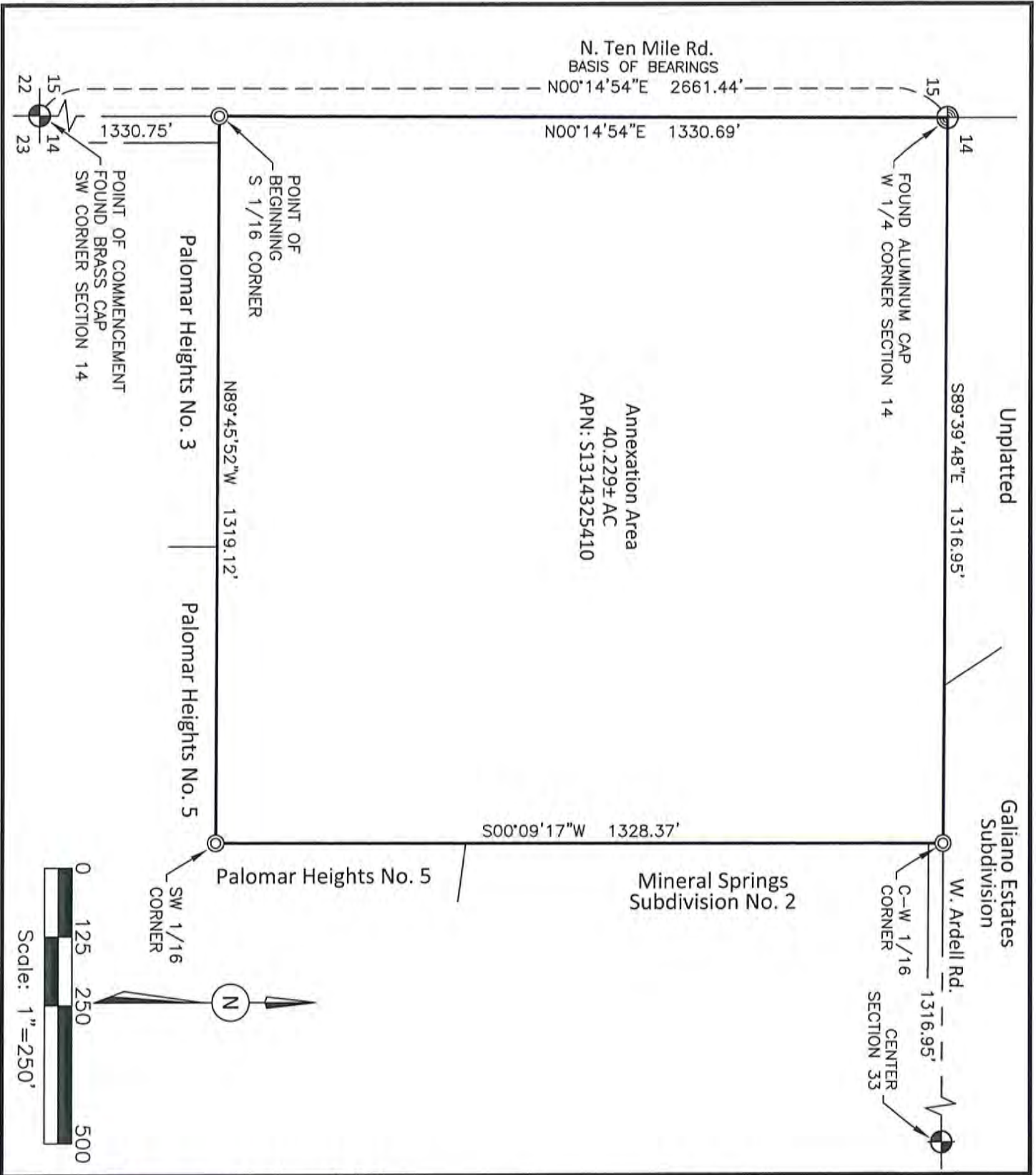
Thence leaving said westerly line and following the northerly line of said Northwest 1/4 of the Southwest 1/4, S89°39'48"E a distance of 1,316.95 feet to a found 5/8-inch rebar marking the Northeast corner of said Northwest 1/4 of the Southwest 1/4 of Section 14 (C-W 1/16 corner); Thence leaving said northerly line and following the easterly line of said Northwest 1/4 of the Southwest 1/4 of Section 14, S00°09'17"W a distance of 1,328.37 feet to a found 5/8-inch rebar marking the Southeast corner of said Northwest 1/4 of the Southwest 1/4 of Section 14 (SW 1/16 corner);

Thence leaving said easterly line and following the southerly line of said Northwest 1/4 of the Southwest 1/4 of Section 14, N89°45'52"W a distance of 1,319.12 feet to the **POINT OF BEGINNING**.

Said description contains 40.229 acres, more or less, and is subject to all existing easements and/or rights-of-way of record or implied.

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





## Exhibit B Annexation and Rezone

The NW 1/4 of the SW 1/4 Section 14,  
Township 2 North, Range 1 West, B.M., Ada County, ID

DATE: June 2017

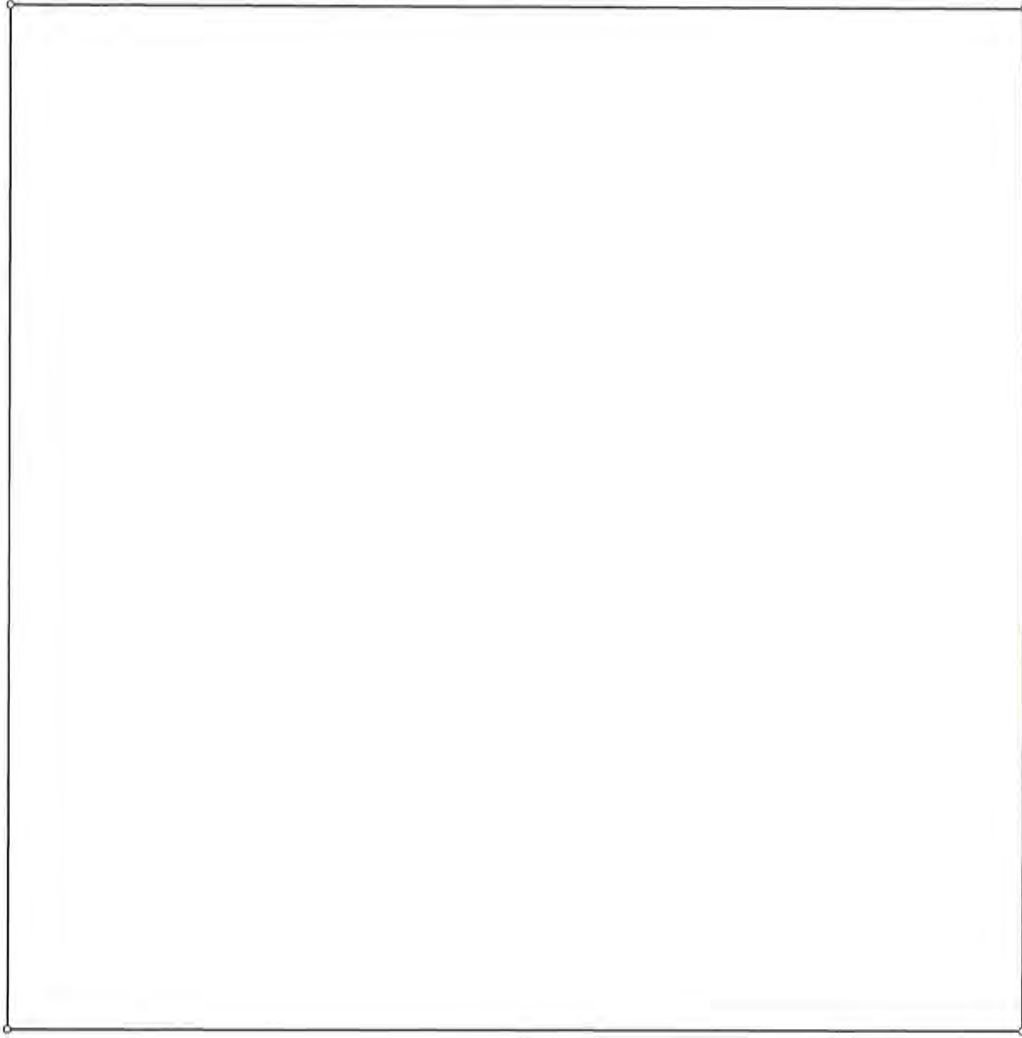
PROJECT: 16-194

SHEET:  
1 OF 1



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BOISE, IDAHO 83714  
PHONE (208) 639-6939  
FAX (208) 639-6930





Title:		Date: 06-14-2017
Scale: 1 inch = 250 feet	File:	
Tract 1: 40.229 Acres: 1752364 Sq Feet: Closure = n23.5809e 0.00 Feet: Precision >1/999999: Perimeter = 5295 Feet		
001=n00.1454e 1330.69	003=s00.0917w 1328.37	
002=s89.3948e 1316.95	004=n89.4552w 1319.12	