



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

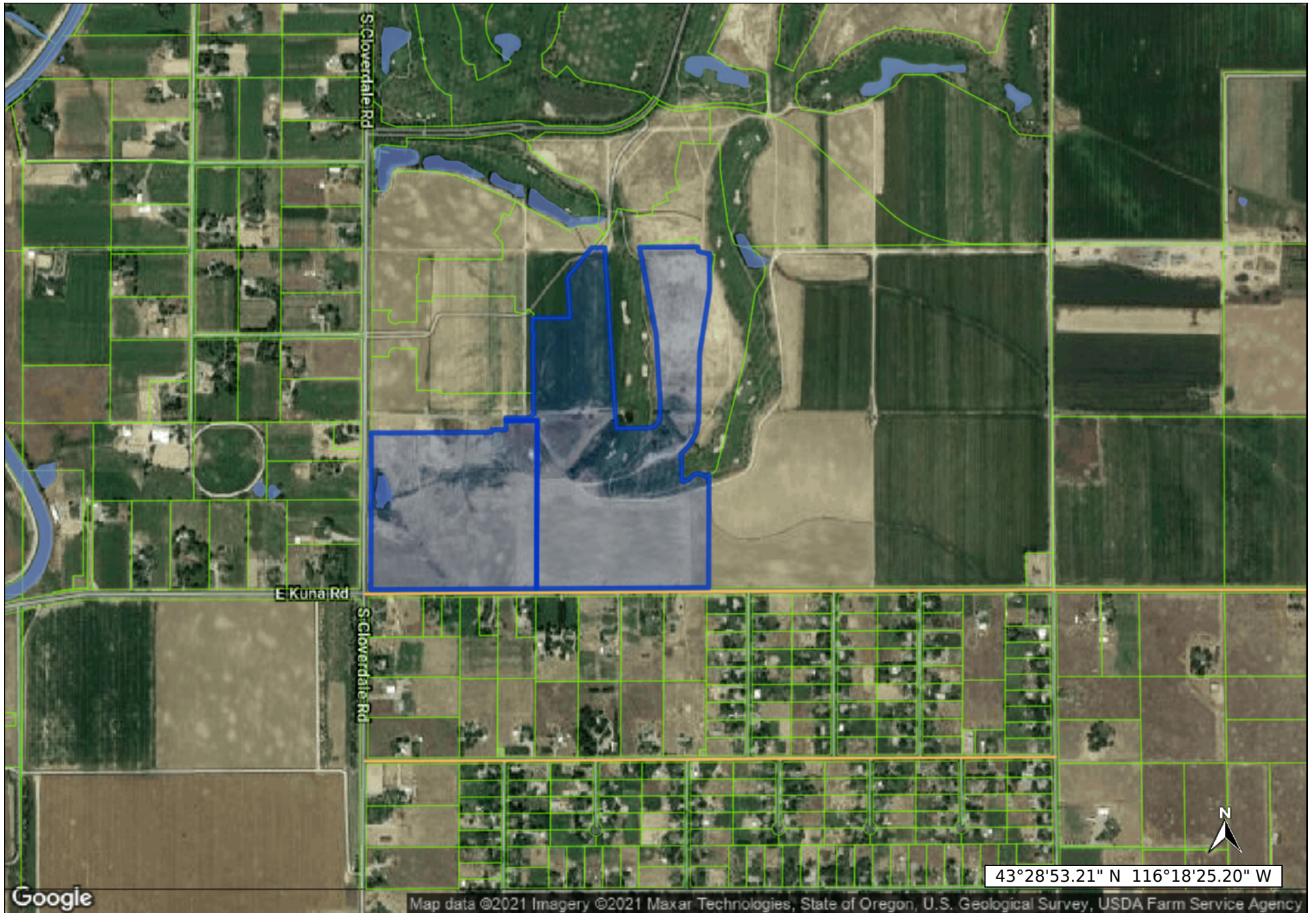
Agency Notification

June 18, 2022

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

File Number(s) & Case Name:	22-05-S (Pre Plat) Falcon Crest <i>SOUTH</i> Subdivision.
Project Description	Applicant requests Preliminary Plat approval in order to subdivide approx. 40.89 acres into 185 lots. This application includes a request for Reapproval for a part of the previously approved Falcon Crest Subdivision. The proposed gross density is 4.21 DUA, and the proposed net density is approximately 5.38 DUA with 13.4 %, or 5.46 acres of common space. The current zoning for this project is R-6 and R-12. The site is in Section 22, T 2 N, R 1 E, (APN's S1422336100 and S1422315000).
Site Location	Near the NEC of Cloverdale and Kuna Roads, Kuna, Idaho 83634.
Applicant	Mark Tate, M3 Companies, LLC 1087 W River Street, Ste. 310 Boise, ID. 83702 208.9396263 Mtate@m3companiesllc.com
Representative	Wendy Shrief, J-U-B Engineers 2760 W Excursion Lane, Suite 400 Meridian, ID 83642 208.376.7330 wshrief@jub.com
Tentative Public Hearing Date	PnZ Commission: On Tuesday, August 9, 2022 (<i>Tentative</i>) At 6:00 PM Council Chambers at Kuna City Hall, 751 W. 4 th Street, Kuna, ID 83634
Staff Contact	Troy Behunin, Senior Planner Kuna Planning and Zoning Department 208.922.5274 TBehunin@kunaid.gov
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. 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. If your agency needs additional time for review, please let our office know as soon as possible. <i>No response within 15 business days will indicate you have no objection or comments for this project.</i>	

Vicinity Map





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): 22-05-S, 22-14-DR

Project Name: Falcon Crest SOUTH Sub.

Date Received: _____

Date Accepted as Complete: _____

Type of review requested (check all that apply); please submit all associated applications:

<input type="checkbox"/>	Annexation	<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 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: _____

Address: _____

Phone: _____ Email: _____

Applicant (Developer) Information

Name: _____

Address: _____

Phone: _____ Email: _____

Engineer/Representative Information

Name: _____

Address: _____

Phone: _____ Email: _____

Subject Property Information

Site Address: _____

Nearest Major Cross Streets: _____

Parcel No.(s): _____

Section, Township, Range: _____

Property Size: _____

Current Land Use: _____ Proposed Land Use: _____

Current Zoning: _____ Proposed Zoning: _____

Project Description

Project Name: _____

General Description of Project: _____

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: _____

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: _____ No. of Building Lots: _____

No. of Common Lots: _____ No. of Other Lots: _____

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

Single-Family Townhomes Duplexes Multi-Family

Other: _____

Minimum square footage of structure(s): _____

Gross Density (Dwelling Units ÷ Total Acreage): _____

Net Density (Dwelling Units ÷ Total Acreage not including Roads): _____

Percentage of Open Space provided: _____ Acreage of Open Space: _____

Type of Open Space provided (i.e. public, common, landscaping): _____

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: _____



J-U-B ENGINEERS, INC.

November 11, 2021

City of Kuna
Planning and Zoning
751 W. 4th Street
Kuna, ID 83634

Re: Falcon Crest South Subdivision | Preliminary Plat

Dear Jace:

We are pleased to submit the enclosed applications associated with the Preliminary Plat for Falcon Crest South Subdivision. JUB Engineering is representing the owner/developer, M3 Companies LLC, for this application.

Project Background

Falcon Crest South Subdivision is a 40.89-acre single-family residential development located north of East Kuna Road and west of South Cloverdale Road. The proposed preliminary plat is a re-plat of the southern area of the Falcon Crest Subdivision Preliminary Plat; due to changes in market conditions, the layout and mix of lot types have been modified from the original layout.

On behalf of our client, we are submitting a Preliminary Plat application for a residential development consisting of 172 residential lots, ten common lots, two common driveway lots and a private road lot. The average lot size will be 5,759 s.f. with the smallest lot being 4,000 s.f. The residential gross density is 4.21 DU/AC, and the net density is 5.38 DU/AC. The percentage of open space is 13.4%; 5.46 acres of the subdivision area is dedicated to open space. The subject property was previously been annexed into the City of Kuna with R-6 and R-12 zoning as a part of Falcon Crest Subdivision.

Preliminary Plat

Design Concept:

Falcon Crest South Subdivision will provide the City of Kuna with a variety of housing types that will complement the surrounding Falcon Crest development and provide a source of higher end housing for Kuna residents. All proposed housing will be single-family. The overall density and variety of lot sizes will also be consistent with other nearby approved developments. The preliminary plat submitted shows the location of anticipated uses, but the specific home styles will be finalized as part of future building permit submittals.

Landscaping and Amenities:

All private streets will have a tree/landscape barrier between the sidewalks and the roads, giving pedestrians increased protection as they travel through the development. This type of landscape design will also create a pleasant environment and cause drivers to reduce their speeds because more pedestrians will be present. There will be a



J-U-B ENGINEERS, INC.

significant amount of open space that will serve as recreational areas for residents and help enhance the neighborhood's beauty and environmental quality.

Water:

The City of Kuna will provide water service for domestic use and fire protection via an extension of the existing service from W. Kuna Road.

Sewer:

All lots within the subdivision will be provided sanitary sewer service by the City of Kuna via an extension of the existing service from W Kuna Road.

Streets:

Access to the development will be taken off of W. Kuna Road. Private streets will be constructed on-site to provide internal access throughout the development. The roadways will be designed to discourage through traffic between W. Kuna Road and South Cloverdale Road; stub streets have been provided to provide connectivity to future development adjoining the subject property. Please refer to the preliminary plat for design details.

Applications

As discussed during the pre-application meeting with City staff, the required applications include a Planning and Zoning Application Coversheet and a Preliminary Plat Application, the subject property has already been annexed into the City of Kuna and received zoning for residential development. A Neighborhood Meeting was held in compliance with City of Kuna standards on October 7, 2021.

We appreciate the opportunity to present these applications to the City of Kuna. As you complete your review, please don't hesitate to let me know if we can provide any additional information to assist with your review of the project. I can be reached via email at wshrief@jub.com or by phone at 208-376-7330

Sincerely,

A handwritten signature in black ink, appearing to read "Wendy Shrief". The signature is written in a cursive, flowing style.

Wendy Shrief
J-U-B ENGINEERS, Inc.

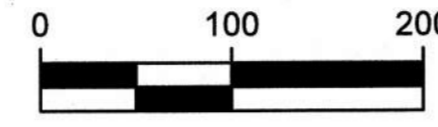
NO.	BEARING	DIST.
L1	S89°57'42"E	18.10'
L2	S00°46'59"W	23.40'
L3	S89°13'01"E	130.79'
L4	N00°46'59"E	15.00'
L5	N00°46'59"E	35.10'
L6	N00°02'18"E	115.00'
L7	S89°57'42"E	3.70'
L8	N89°57'42"W	10.30'
L9	S89°57'42"E	66.54'
L10	N03°11'47"W	2.83'
L11	S00°02'18"W	45.00'
L12	N89°57'42"W	9.90'
L13	S00°02'18"W	115.00'
L14	S00°07'38"E	130.00'
L15	S89°57'42"E	13.02'
L16	S89°57'42"E	134.01'
L17	S00°02'18"W	60.00'
L18	N89°57'42"W	50.88'
L19	N89°57'42"W	5.63'

PRELIMINARY PLAT FOR FALCON CREST SOUTH SUBDIVISION

SITUATED IN THE SOUTH HALF OF SECTION 22, TOWNSHIP 2 NORTH, RANGE 1 EAST, BOISE MERIDIAN, KUNA, IDAHO 2021

BOUNDARY LEGEND

- SUBDIVISION BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- RIGHT-OF-WAY LINE
- EXISTING PARCEL LINE
- SECTION CORNER
- QUARTER-SECTION CORNER
- PROPERTY CORNER



SCALE IN FEET

CURVE TABLE					
NO.	RADIUS	DELTA	LENGTH	CH. BEARING	CH. DIST.
C1	430.00'	5°57'36"	44.73'	N87°03'30"E	44.71'
C2	495.00'	5°57'36"	51.49'	N87°03'30"E	51.47'
C3	55.50'	96°06'07"	93.09'	S00°02'18"W	82.56'

SHEET INDEX

SHEET NUMBER	SHEET TITLE
PP-01	BOUNDARY AND PROJECT INFORMATION
PP-02	SURROUNDING LAND USE AND LOT TABLES
PP-03	EXISTING AND PROPOSED CONDITIONS
PP-04	EXISTING AND PROPOSED CONDITIONS
PP-05	EXISTING AND PROPOSED CONDITIONS
PP-06	UTILITY PLAN
PP-07	PRELIMINARY SEWER PROFILES
PP-08	PHASING PLAN
PP-09	PATHWAY PLAN

LAND USE SUMMARY

TOTAL AREA: 40.69 AC.
TOTAL LOTS: 184 LOTS
RESIDENTIAL LOTS: 172 LOTS
COMMON AREA LOTS: 9 LOTS
COMMON DRIVEWAY LOTS: 2 LOTS
PRIVATE ROAD LOT: 1 LOT
RESIDENTIAL GROSS DENSITY: 4.23 DU/AC
RESIDENTIAL NET DENSITY: 5.72 DU/AC
RESIDENTIAL COMMON AREA: 5.17 AC. (12.7%)
AVERAGE LOT SIZE: 6,249 S.F.
SMALLEST LOT: 4,000 S.F.
EXISTING ZONES: R-6, R-12

NOTES:

- CONTOUR AND SPOT ELEVATION DATA IS REFERENCED TO NAVD '88 DATUM.
- THE STREETS WITHIN THIS DEVELOPMENT ARE A COMBINATION OF PUBLIC AND PRIVATE STREETS. THE PUBLIC STREET SHALL BE CONSTRUCTED IN ACCORDANCE WITH ADA COUNTY HIGHWAY DISTRICT (ACHD) STANDARDS FOR PUBLIC STREETS WITH A MINIMUM GRADIENT OF 0.40%. THE PRIVATE STREETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF KUNA SPECIFICATIONS.
- ALL LOTS ARE RESIDENTIAL BUILDING LOTS EXCEPT LOTS 21 AND 53. BLOCK 5, LOTS 1, 6, 88, AND 89, BLOCK 7, LOTS 4 AND 26, BLOCK 8, LOT 8, BLOCK 9, WHICH ARE COMMON AREA/DRAINAGE STORAGE LOTS. LOTS 50, BLOCK 5, AND LOT 90, BLOCK 7 ARE PRIVATE ROAD LOTS. LOTS 11 AND 32, BLOCK 7, ARE COMMON DRIVEWAY LOTS.
- STORMWATER RUN-OFF GENERATED ON THIS SITE SHALL HAVE A QUALITY CONTROL TREATMENT PRIOR TO BEING CONVEYED TO ONSITE STORAGE FACILITIES.
- PUBLIC UTILITIES SHALL INCLUDE WATER, SEWER, ELECTRIC POWER, NATURAL GAS, TELEPHONE, AND CABLE TELEVISION.
- THIS SUBDIVISION WILL RECEIVE PRESSURIZED IRRIGATION FOR COMMON LOTS AND THE GOLF COURSE FROM EXISTING IRRIGATION WELLS. THE INDIVIDUAL LOTS WILL RECEIVE PRESSURE IRRIGATION FROM THE DOMESTIC WATER SUPPLY WELLS ON SITE. THE CONSTRUCTED PRESSURE IRRIGATION SYSTEM SHALL BE MAINTAINED AND OPERATED BY THE HOME OWNERS ASSOCIATION AND GOLF COURSE.
- THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF IDAHO CODE, 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 WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF."
- DOMESTIC AND FIRE PROTECTION WATER SHALL BE PROVIDED BY THE CITY OF KUNA.
- SANITARY SEWER COLLECTION SHALL BE PROVIDED BY THE CITY OF KUNA.
- IRRIGATION DITCHES THROUGH THE PROJECT SHALL BE PIPED WHERE THEY CROSS ROADWAYS WITH ALL STRUCTURES LOCATED BEYOND ANY PUBLIC RIGHT-OF-WAY.
- LANDSCAPED COMMON LOTS ARE LOCATED THROUGHOUT THE PROJECT AND ARE IDENTIFIED ON THE PLAN. THESE LOTS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- BUILDING SETBACKS AND DIMENSIONAL STANDARDS SHALL BE IN ACCORDANCE WITH THE DEVELOPMENT AGREEMENT WITH THE CITY OF KUNA.
- ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN AFFECT AT THE TIME OF THE RE-SUBDIVISION.
- THE OWNER SHALL COMPLY WITH IDAHO CODE, SECTION 31-3805 OR ITS PROVISIONS THAT MAY APPLY TO IRRIGATION RIGHTS.
- A STORMWATER DRAINAGE EASEMENT SHALL BE RESERVED ON THE DRAINAGE LOTS FOR THE BENEFIT OF ACHD. LANDSCAPING OVER SAID LOTS SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND ACHD SHALL PROVIDE HEAVY MAINTENANCE OF THE STORM DRAINAGE FACILITIES AS DEFINED IN THE COVENANTS, CONDITIONS AND RESTRICTIONS FOR FALCON CREST SOUTH SUBDIVISION.
- THIS PROPERTY IS IN ZONE X OF THE FLOOD INSURANCE RATE MAP NO. 18001C0425 H, COMMUNITY PANEL NO. 0425, WHICH BEARS AN EFFECTIVE DATE OF OCTOBER 2, 2003 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

FIRE DISTRICT:

KUNA FIRE DISTRICT
150 W. BOISE STREET
KUNA, ID 83634
PHONE: (208) 922-1144

OWNER

FALCON CREST LLC
2528 N. CLOVERDALE RD.
BOISE, ID 83713

SEWER & WATER:

CITY OF KUNA
6950 S TEN MILE RD
MERIDIAN, ID. 83634
PHONE: (208) 287-1729 (SEW)
PHONE: (208) 287-1725 (WAT)

PRESSURE IRRIGATION:

CITY OF KUNA
6950 S TEN MILE RD
MERIDIAN, ID. 83634
PHONE: (208) 287-1725

SCHOOL DISTRICT:

KUNA SCHOOL DISTRICT
711 E. PORTER STREET
KUNA, ID 83634
PHONE: (208) 922-1000

OWNER

M3 ID FALCON CREST LLC
7033 E. GREENWAY PKWY
STE. 100
SCOTTSDALE, AZ 85254

POWER:

IDAHO POWER
ARLIN SMITH
1221 W. IDAHO STREET
BOISE, ID. 83702
PHONE: (208) 388-2167

ROADWAYS

ADA COUNTY HIGHWAY DISTRICT
1301 N. ORCHARD ST
BOISE, ID. 83706
PHONE: (208) 387-6100

IRRIGATION DISTRICT:

BOISE PROJECT BOARD OF CONTROL
2465 OVERLAND ROAD
BOISE, ID 83705
PHONE: (208) 344-1141

DEVELOPER

M3 COMPANIES
1087 W. RIVER STREET
SUITE #310
BOISE, IDAHO 83702
208-939-6263
MARK TATE

CIVIL ENGINEER

MATT PRICE, P.E.
J-U-B ENGINEERS, INC.
2760 W. EXCURSION LN.
STE. 400
MERIDIAN, ID 83642
208-869-2545

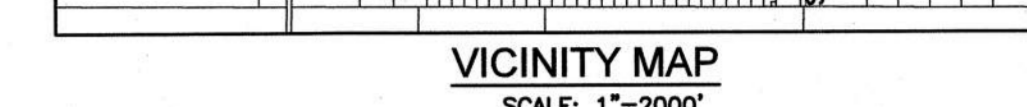
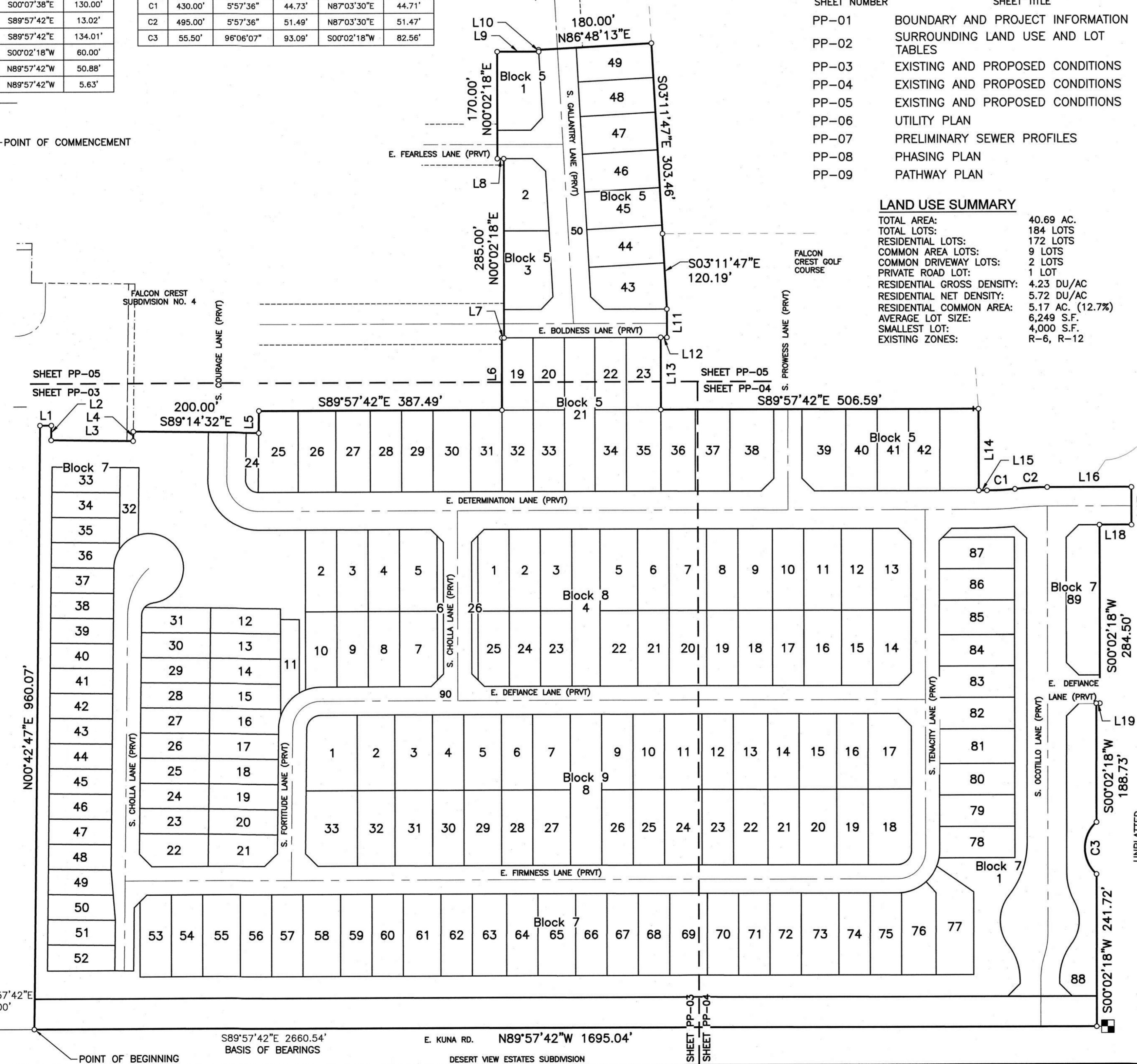
LAND SURVEYOR

TIMOTHY HARRIGAN, PLS
J-U-B ENGINEERS, INC.
2760 W. EXCURSION LN.
STE. 400
MERIDIAN, ID 83642
208-376-7330

BOUNDARY CERTIFICATION



LEGEND	
EXISTING	PROPOSED
— S —	SANITARY SEWER LINE
— W —	WATER LINE
— G —	GRAVITY IRRIGATION PIPE
— P —	PRESSURE IRRIGATION LINE
— SD —	STORM DRAIN LINE
— CL —	CENTERLINE
— L —	LOT LINE
— V —	6" VERTICAL CURB & GUTTER
— R —	ROLLED CURB & GUTTER
— 5 —	5' SIDEWALK
— SM —	SEWER MANHOLE
— DL —	DITCH FLOW LINE
— IM —	IRRIGATION MANHOLE
— SL —	STREET LIGHT
— TD —	TREE DECIDUOUS
— TC —	TREE CONIFER
— EP —	EDGE OF PAVEMENT
— GL —	GAS LINE
— FL —	FENCE LINE
— FH —	FIRE HYDRANT
— 2550 —	5' CONTOUR LINE
— 2551 —	1' CONTOUR LINE



JUB
J-U-B ENGINEERS, INC.
2760 W. Exursion Ln.
Suite 400
Meridian, ID 83642
Phone: 208.376.7330
www.jub.com



NO.	REVISION	DESCRIPTION	BY	DATE

FALCON CREST SOUTH SUBDIVISION
KUNA, IDAHO

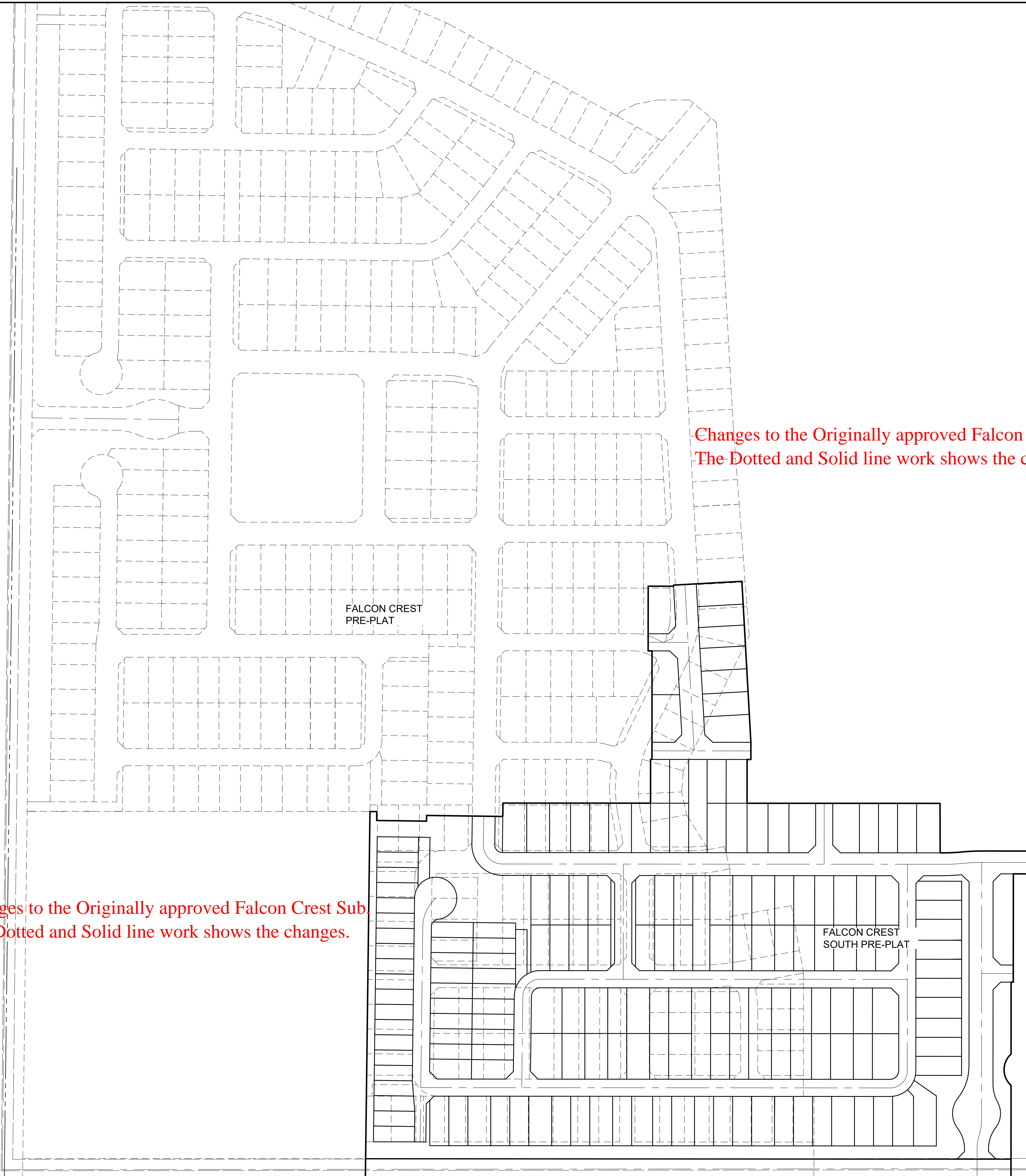
BOUNDARY AND PROJECT INFORMATION

FILE: 10-20-089-PRE-PLAT
JUB PROJ. #: 10-21-089
DRAWN BY: ---
DESIGN BY: ---
CHECKED BY: ---
SCALE: ONE INCH = AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY
LAST UPDATED: 3/22/2022
SHEET NUMBER: PP-01

Plot Date: 3/22/2022 7:03 AM Plotted By: Timothy Harrigan
Date Created: 2/21/2022 JUB.COM\CENTRAL\CALCULATORS\PROJECTS\10-21-089_FCPREPLAT\DESIGN\CAD\10-20-089_PBE-PLAT.DWG

File: D:\11\102022\1069_Planet By: Everett Eismert
Date Created: 11/17/22 JUB\COMMON\CLIENTS\IDM\PROJECTS\1021_069_FORPREPLAT\DESIGN\DWG\SHEET\FALCON CREST PRE-PLAT 2 COMPARE.DWG

Changes to the Originally approved Falcon Crest Sub.
The Dotted and Solid line work shows the changes.



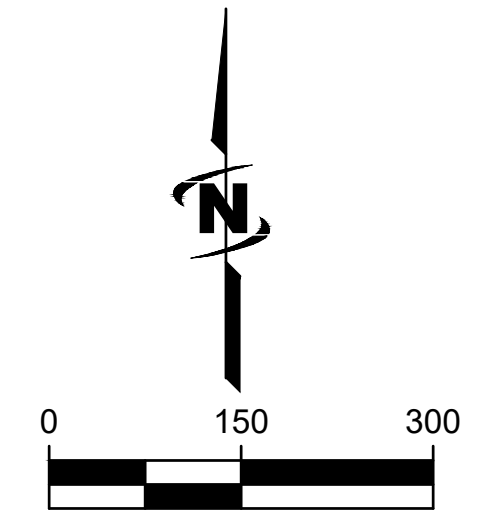
Changes to the Originally approved Falcon Crest Sub.
The Dotted and Solid line work shows the changes.

FALCON CREST
PRE-PLAT

FALCON CREST
SOUTH PRE-PLAT

LEGEND

- ORIGINAL FALCON CREST PRE-PLAT
- _____ FALCON CREST SOUTH PRE-PLAT



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J-U-B ENGINEERS, INC.
2760 W. Excursion Lane
Suite 400

Meridian, ID 83642

Phone: 208.376.7330
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REUSE OF DRAWINGS
JUB SHALL RETAIN ALL COMMON LAW, STATUTORY, COPYRIGHT AND
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WITHOUT JUB'S PRIOR WRITTEN CONSENT. ANY REUSE WITHOUT
WRITTEN CONSENT BY JUB WILL BE AT CLIENT'S SOLE RISK AND
WITHOUT LIABILITY OR LEGAL EXPOSURE TO JUB.

NO.	DESCRIPTION	BY	DATE

FALCON CREST SOUTH SUBDIVISION
KUNA, IDAHO

PRE-PLAT COMPARISON PLAN

FILE: FALCON CREST PRE-PLAT 2 COMPARE.DWG

JUB PROJ. #: 10-21-069

DRAWN BY: ----

DESIGN BY: ----

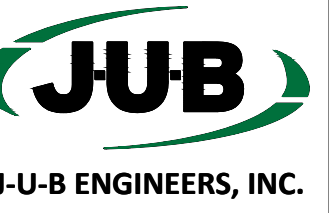
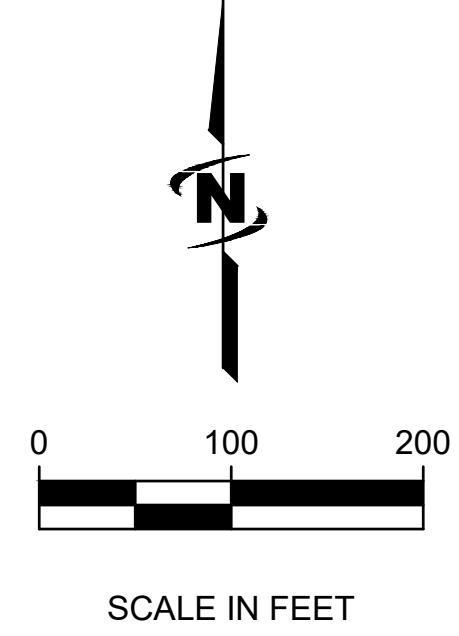
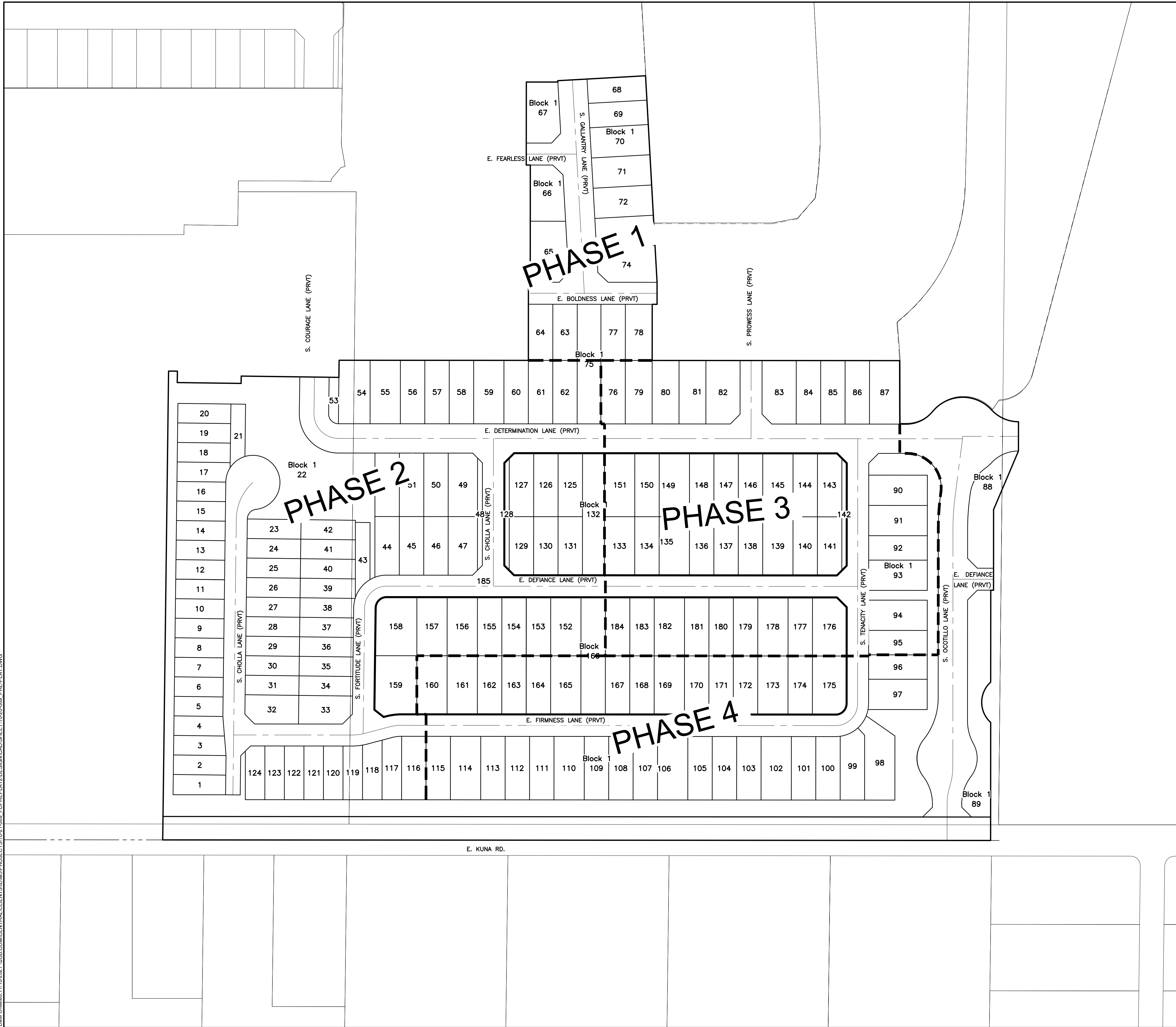
CHECKED BY: ----

ONE INCH
AT FULL SIZE, IF NOT ONE
INCH SCALE ACCORDINGLY

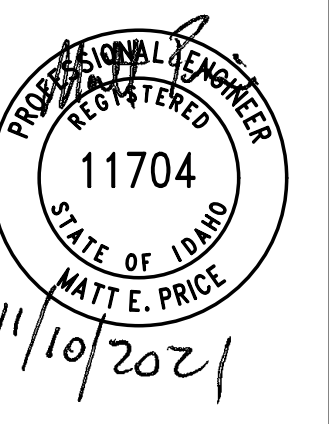
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SHEET NUMBER:

Plot Date: 11/10/2021 4:35 PM Plotted By: Stephen Serebia
Date Created: 11/02/2021 J:\B.COM\CENTRAL\CURRENTS\MP\PROJECTS\10-21-089_FCP\PREPLAT\DESIGN\CAD\SHEET\10-21-089_PFE-PLAT.DWG



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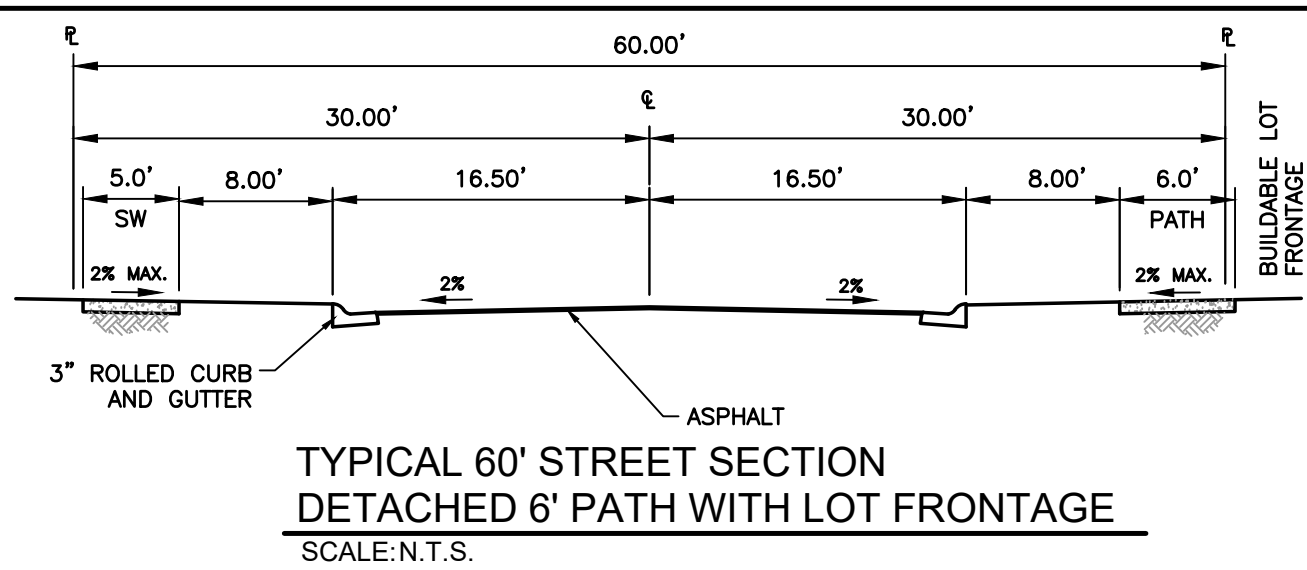


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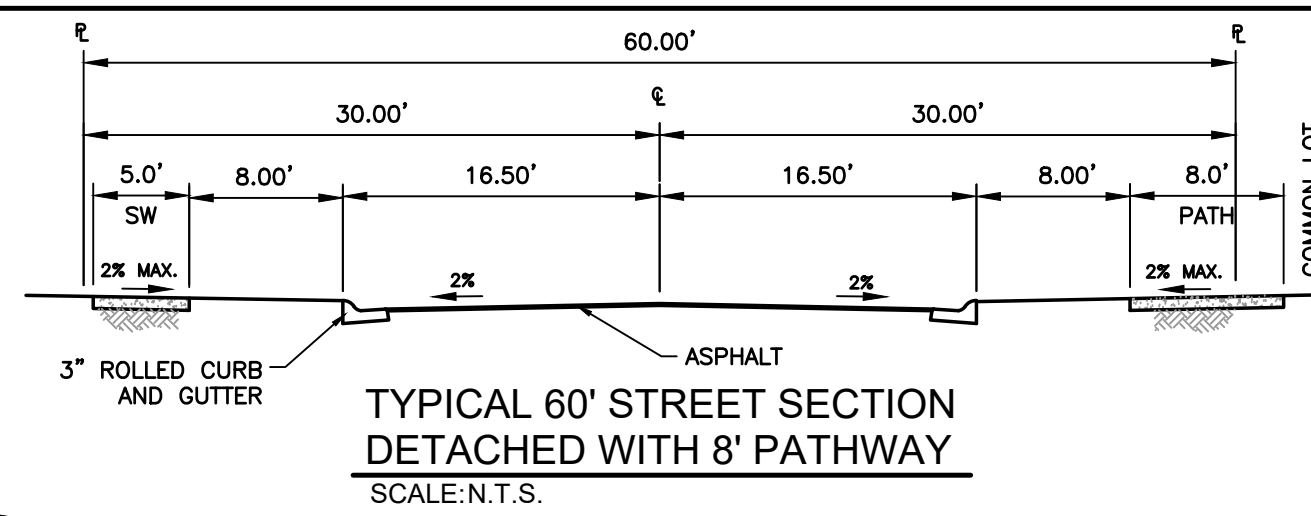
NO.	DESCRIPTION	BY	DATE

FALCON CREST SOUTH SUBDIVISION
KUNA, IDAHO
PHASING PLAN

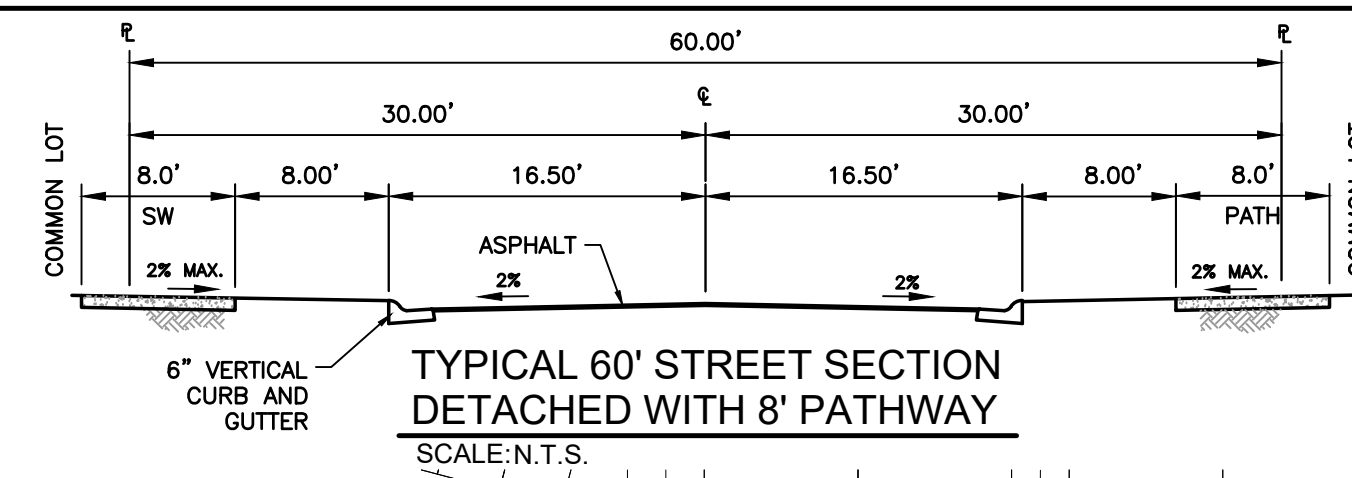
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JUB PROJ. #: 10-21-089
DRAWN BY: :
DESIGN BY: :
CHECKED BY: :
AT FULL SIZE, IF NOT ONE INCH SCALE ACCORDINGLY
LAST UPDATED: 11/10/2021
SHEET NUMBER:
PP-08



TYPICAL 60' STREET SECTION
DETACHED 6' PATH WITH LOT FRONTAGE
SCALE: N.T.S.



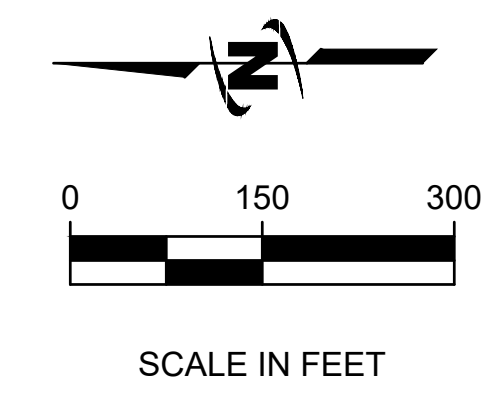
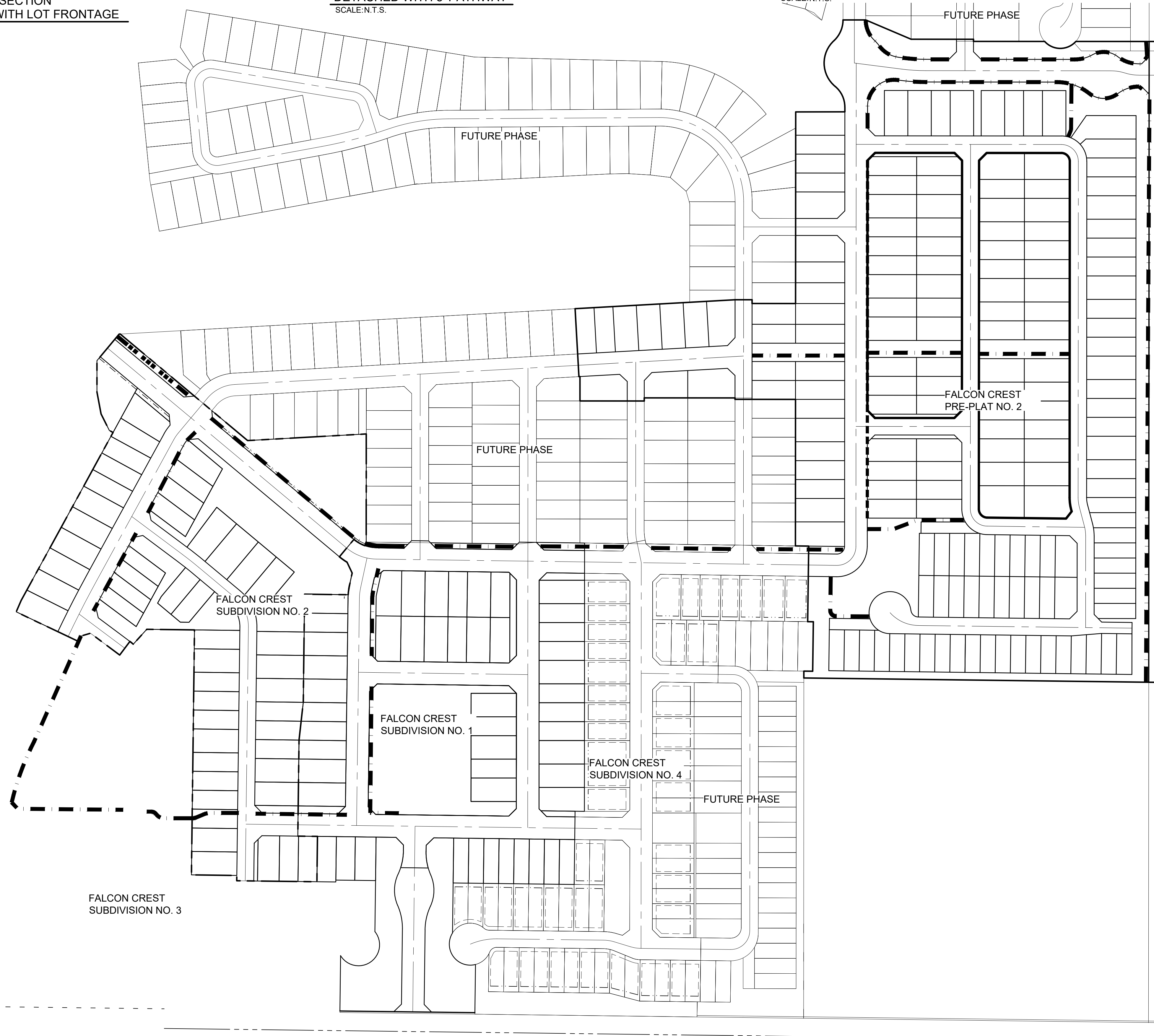
TYPICAL 60' STREET SECTION
DETACHED WITH 8' PATHWAY
SCALE: N.T.S.



TYPICAL 60' STREET SECTION
DETACHED WITH 8' PATHWAY
SCALE: N.T.S.

LEGEND

- DETACHED 12' PATHWAY IN COMMON AREA
- - - DETACHED 8' PATHWAY IN COMMON AREA
- DETACHED 6' PATHWAY IN LOT FRONTAGE



SCALE IN FEET

JUB
J-U-B ENGINEERS, INC.
2760 W. Excursion Lane
Suite 400
Meridian, ID 83642
Phone: 208.376.7330
www.jub.com

PROFESSIONAL ENGINEER
REG. STATE OF IDAHO
11704
MATT E. PRICE
11/10/2021

REUSE OF DRAWINGS
J-U-B SHALL RETAIN ALL COMMON LAW, STATUTORY, COPYRIGHT AND OTHER RESERVED RIGHTS OF THESE DRAWINGS, AND THE SAME SHALL NOT BE REUSED WITHOUT J-U-B'S PRIOR WRITTEN CONSENT. CLIENTS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO J-U-B.

NO.	REVISION	DESCRIPTION	BY	DATE

FALCON CREST SOUTH SUBDIVISION
KUNA, IDAHO
PATHWAY PLAN

FILE: FALCON CREST PRE-PLAT 2 PATH EXHIBIT.DWG
JUB PROJ. #: 10-21-069
DRAWN BY: ---
DESIGN BY: ---
CHECKED BY: ---

ONE INCH
AT FULL SIZE; IF NOT ONE
INCH, SCALE ACCORDINGLY
LAST UPDATED: 11/11/2021

SHEET NUMBER:
PP-09

Plot Date: 11/11/2021 5:04 PM Plotted By: Stephen Sarsha
 Date Created: 11/11/2021 1:03 PM JUB-CENTRAL\CLIENTS\ID\M\PROJECTS\10-21-069_FOPREPLAT\DESIGN\CAD\SHEET\FALCON CREST PRE-PLAT 2 PATH EXHIBIT.DWG

Wendy Shrief

From: Sub Name Mail <subnamemail@adacounty.id.gov>
Sent: Tuesday, November 16, 2021 9:32 AM
To: Becky Yzaguirre
Cc: Timothy Harrigan; Wendy Shrief
Subject: [EXTERNAL] RE: Falcon Crest South Subdivision Name Reservation

External Email - This Message originated from outside J-U-B ENGINEERS, Inc.

November 16, 2021

Timothy Harrigan, J-U-B Engineers
Becky Yzaguirre, J-U-B Engineers

RE: Subdivision Name Reservation: **FALCON CREST SOUTH SUBDIVISION**

Becky:

Per our conversation on 11/16/2021, I will reserve the name **Falcon Crest South Subdivision** for your project. The name is reserved with the understanding that this project is entirely located within the scope of the previously reserved Falcon Crest Subdivision. It is requirement of our current name policy that the Falcon Crest South Subdivision will adjoin the boundary of a recorded phase of the Falcon Crest development at the time the plat is submitted to our office for review and recording.

This reservation is available for the project as long as it is in the approval process, and is subject to the terms of reservation for the Falcon Crest Subdivision, the requirements of Idaho Code 50-1307 and the Ada County Surveyor's Subdivision Name Policy.

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: Becky Yzaguirre <bny@jub.com>
Sent: Friday, November 12, 2021 7:29 AM
To: Sub Name Mail <subnamemail@adacounty.id.gov>
Cc: Wendy Shrief <wshrief@jub.com>
Subject: [EXTERNAL] Subdivision Name Reservation

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.

Hello!

I want to reserve Falcon Crest South Subdivision. The parcel numbers are S1422336100 and S1422315000. Attached is the pre-plat for the subdivision. Please let me know if you have any questions.

Thank you!

Becky Yzaguirre

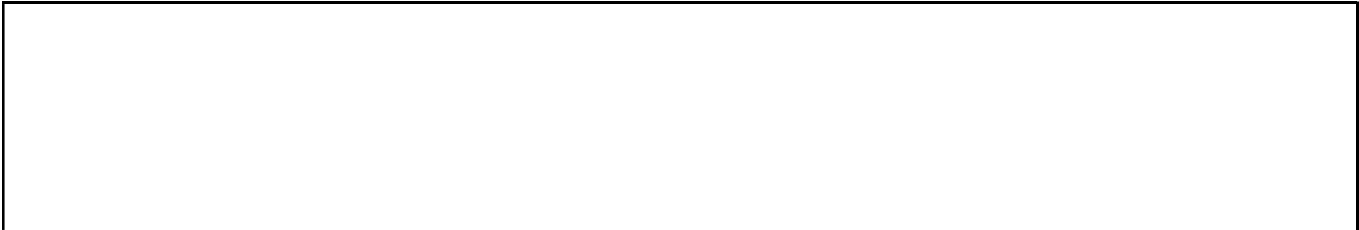
Land Use Planner/Project Coordinator

J-U-B ENGINEERS, Inc.

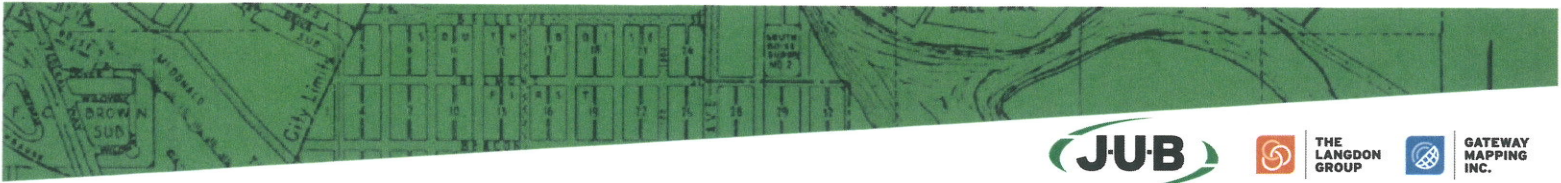
2760 W. Excursion Lane, Ste 400, Meridian ID 83642

e byzaguirre@jub.com w www.jub.com [jub.com]

p 208 401 6916



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J-U-B ENGINEERS, INC.



THE LANGDON GROUP



GATEWAY MAPPING INC.

J-U-B FAMILY OF COMPANIES

Exhibit "A"
Falcon Crest South Subdivision – Pre-Plat Description
Project No. 10-21-069 March 21, 2022

A tract of land situate in the south half of Section 22, Township 2 North, Range 1 East, Boise Meridian, City of Kuna, County of Ada, State of Idaho, and being more particularly described as follows:

Commencing at the west quarter corner of said Section 22; thence from said Point of Commencement, South 00°42'47" West, coincident with the west line of said Section 22, a distance of 2,650.93 feet to the southwest corner of said Section 22; thence South 89°57'42" East, coincident with the south line of said Section 22, a distance of 948.00 feet to the **Point of Beginning** of this description;

thence from said **Point of Beginning**, leaving said south line, the following sixteen (16) consecutive courses and distances:

1. North 00°42'47" East, a distance of 960.07 feet,
2. South 89°57'42" East, a distance of 18.10 feet,
3. South 00°46'59" West, a distance of 23.40 feet,
4. South 89°13'01" East, a distance of 130.79 feet,
5. North 00°46'59" East, a distance of 15.00 feet,
6. South 89°14'32" East, a distance of 200.00 feet,
7. North 00°46'59" East, a distance of 35.10 feet,
8. South 89°57'42" East, a distance of 387.49 feet,
9. North 00°02'18" East, a distance of 115.00 feet,
10. South 89°57'42" East, a distance of 3.70 feet,
11. North 00°02'18" East, a distance of 285.00 feet,
12. North 89°57'42" West, a distance of 10.30 feet,
13. North 00°02'18" East, a distance of 170.00 feet,
14. South 89°57'42" East, a distance of 66.54 feet,
15. North 03°11'47" West, a distance of 2.83 feet, and
16. North 86°48'13" East, a distance of 180.00 feet to a point on the boundary line of the tract of land described as "Golf B Parcel" in the Special Warranty Deed recorded as Instrument No. 2021-042022, Official Records of Ada County;

thence South 03°11'47" East, coincident with said boundary line, a distance of 303.46 feet to an angle point in said boundary line; thence leaving said boundary line, the following seventeen (17) consecutive courses and distances:

1. continuing South 03°11'47" East, a distance of 120.19 feet,
2. South 00°02'18" West, a distance of 45.00 feet,
3. North 89°57'42" West, a distance of 9.90 feet,
4. South 00°02'18" West, a distance of 115.00 feet, and
5. South 89°57'42" East, a distance of 506.59 feet;
6. South 00°07'38" East, a distance of 130.00 feet,
7. South 89°57'42" East, a distance of 13.02 feet,

8. along the arc of a tangent curve to the left, concave northerly, having a radius of 430.00 feet, through a central angle of 05°57'36", an arc length of 44.73 feet, and a chord bearing North 87°03'30" East, a distance of 44.71 feet,
9. along the arc of a reverse curve to the right, concave southerly, having a radius of 495.00 feet, through a central angle of 05°57'36", an arc length of 51.49 feet, and a chord bearing North 87°03'30" East, a distance of 51.47 feet,
10. South 89°57'42" East, a distance of 134.01 feet,
11. South 00°02'18" West, a distance of 60.00 feet,
12. North 89°57'42" West, a distance of 50.88 feet,
13. South 00°02'18" West, a distance of 284.50 feet,
14. North 89°57'42" West, a distance of 5.63 feet,
15. South 00°02'18" West, a distance of 188.73 feet,
16. along the arc of a non-tangent curve to the left, concave easterly, having a radius of 55.50 feet, through a central angle of 96°06'07", an arc length of 93.09 feet, and a chord bearing South 00°02'18" West, a distance of 82.56 feet, and
17. South 00°02'18" West, a distance of 241.72 feet to a point on the south line of said Section 22;

thence North 89°57'42" West, coincident with said south line, a distance of 1,695.04 feet to the **Point of Beginning**.


Containing an area of 40.69 acres of land, more or less.

The above-described tract of land is shown on Exhibit "B" attached hereto and made a part hereof.

End of Description.

J-U-B ENGINEERS, Inc.

This description was prepared by me or under my supervision. If any portion of this description is modified or removed (including, but not limited to, the graphic portion shown on Exhibit "B") without the written consent of Timothy Harrigan, PLS, all professional liability associated with this document is hereby declared null and void.


 Timothy Harrigan, PLS 17665

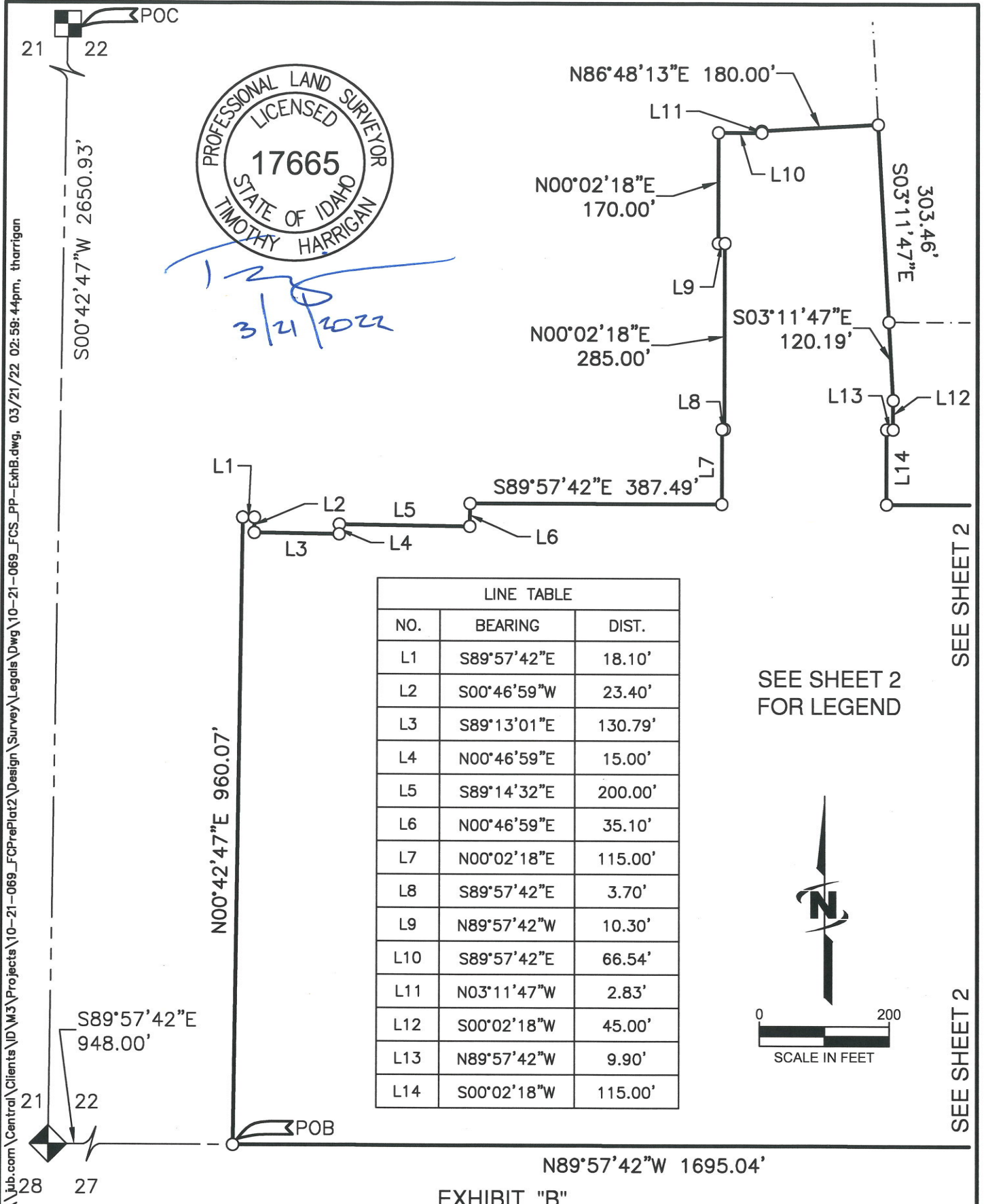
3/21/2022
 Date



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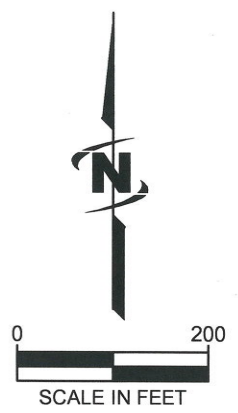


3/24/2022



LINE TABLE		
NO.	BEARING	DIST.
L1	S89°57'42"E	18.10'
L2	S00°46'59"W	23.40'
L3	S89°13'01"E	130.79'
L4	N00°46'59"E	15.00'
L5	S89°14'32"E	200.00'
L6	N00°46'59"E	35.10'
L7	N00°02'18"E	115.00'
L8	S89°57'42"E	3.70'
L9	N89°57'42"W	10.30'
L10	S89°57'42"E	66.54'
L11	N03°11'47"W	2.83'
L12	S00°02'18"W	45.00'
L13	N89°57'42"W	9.90'
L14	S00°02'18"W	115.00'

SEE SHEET 2 FOR LEGEND



SEE SHEET 2

SEE SHEET 2

EXHIBIT "B"

FALCON CREST SOUTH SUBDIVISION
PRE-PLAT BOUNDARY

SITUATE IN THE SOUTH HALF OF SECTION 22, T2N, R1E,
BOISE MERIDIAN, CITY OF KUNA, COUNTY OF ADA, STATE OF IDAHO



SHEET
1 OF 2

PRJ NO: 10-21-069
 JUB ENGINEERS, INC.

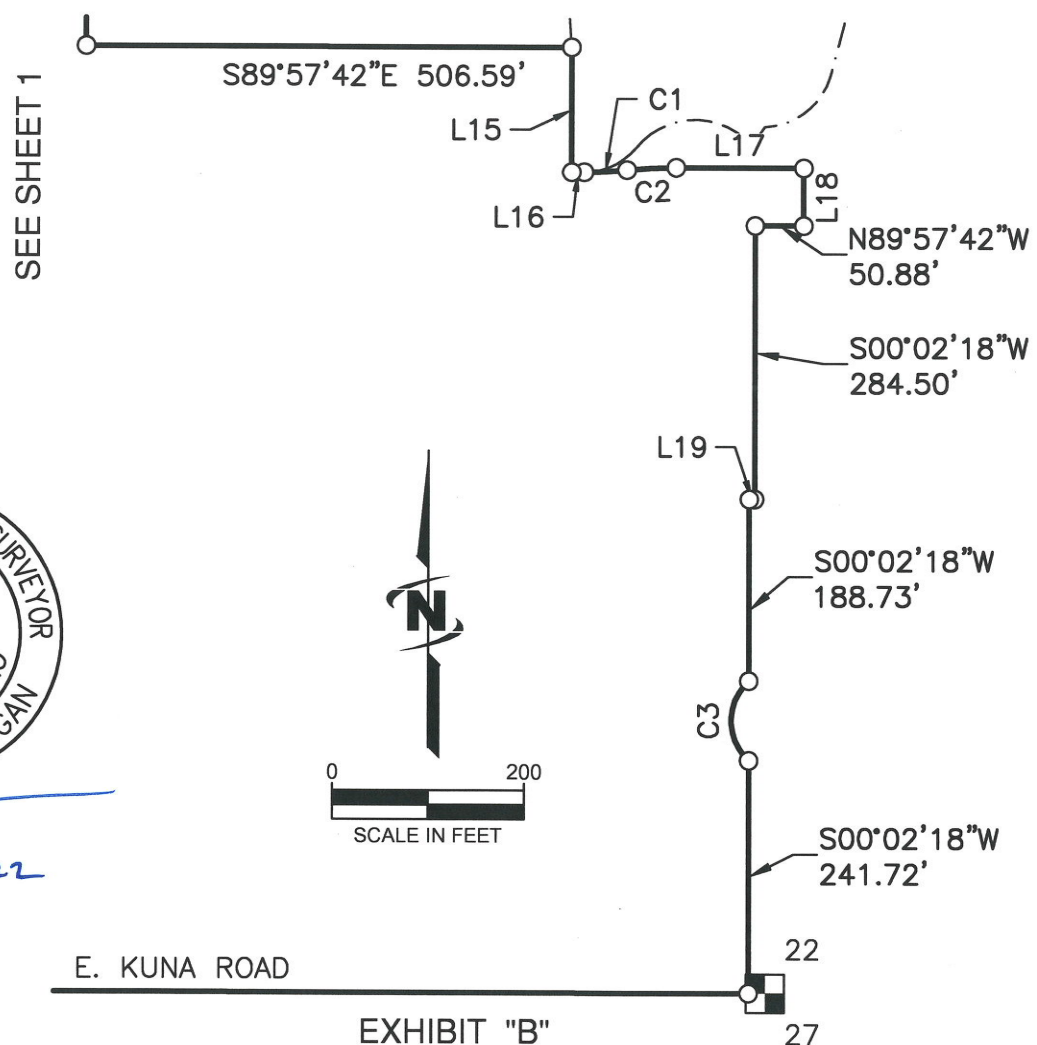
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LINE TABLE		
NO.	BEARING	DIST.
L15	S00°07'38"E	130.00'
L16	S89°57'42"E	13.02'
L17	S89°57'42"E	134.01'
L18	S00°02'18"W	60.00'
L19	N89°57'42"W	5.63'

LEGEND

- SECTION LINE
- PRE-PLAT BOUNDARY LINE
-  SECTION CORNER
-  QUARTER CORNER
- DIMENSION POINT
- POC
- POB
- POINT OF COMMENCEMENT
- POINT OF BEGINNING

CURVE TABLE					
NO.	RADIUS	DELTA	LENGTH	CH. BEARING	CH. DIST.
C1	430.00'	5°57'36"	44.73'	N87°03'30"E	44.71'
C2	495.00'	5°57'36"	51.49'	N87°03'30"E	51.47'
C3	55.50'	96°06'07"	93.09'	S00°02'18"W	82.56'



PRJ NO: 10-21-069



J-U-B ENGINEERS, INC.

**FALCON CREST SOUTH SUBDIVISION
 PRE-PLAT BOUNDARY**
 SITUATE IN THE SOUTH HALF OF SECTION 22, T2N, R1E,
 BOISE MERIDIAN, CITY OF KUNA, COUNTY OF ADA, STATE OF IDAHO

SHEET
 2 OF 2