



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

Agency Transmittal

March 27, 2020

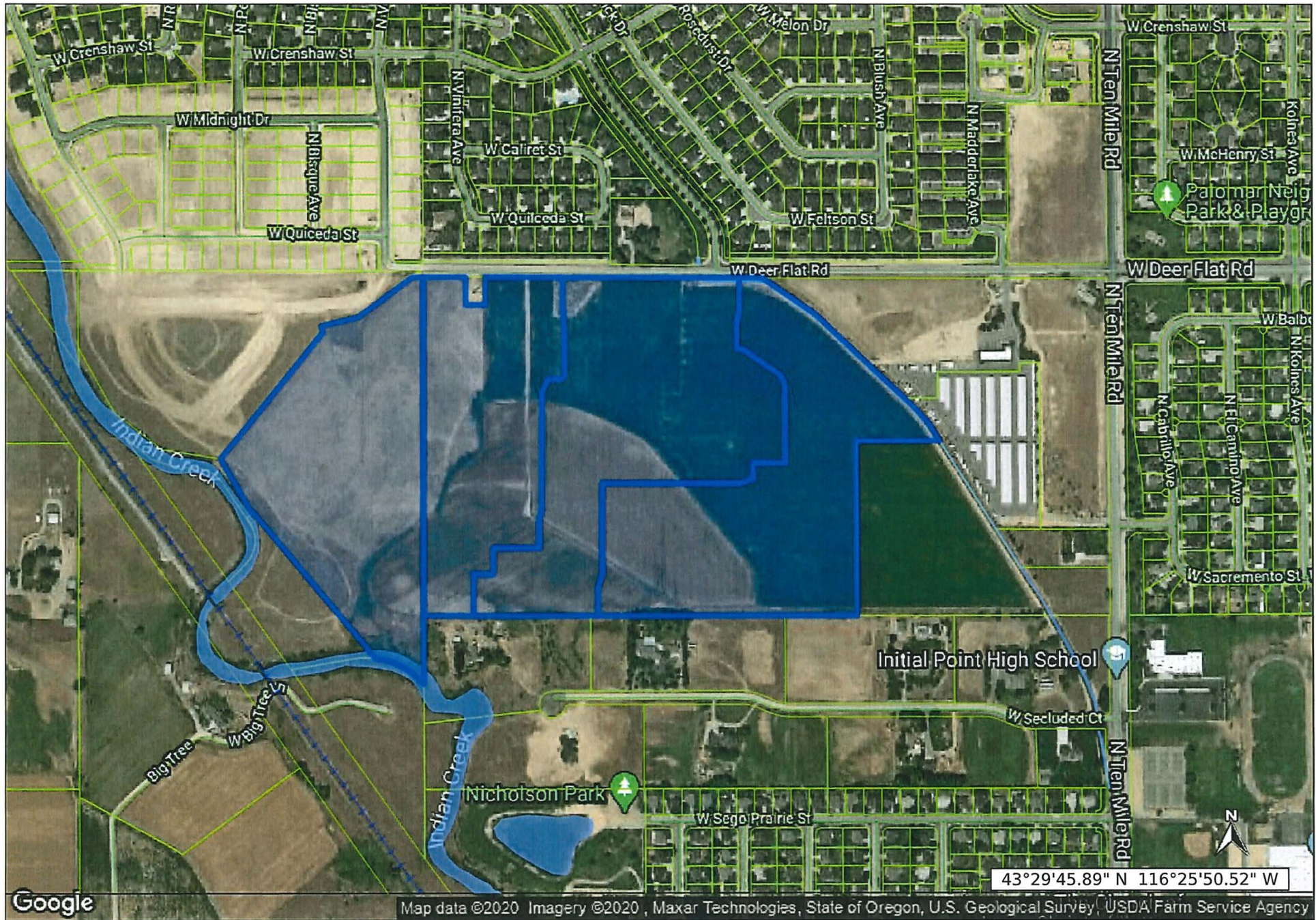
Notice is hereby given by the City of Kuna the following actions are under consideration:

FILE NUMBER:	20-01-S (Preliminary Plat), Fossil Creek Subdivision.
PROJECT DESCRIPTION	Applicant requests preliminary plat approval in order to subdivide approx. 66.75 acres into 283 total lots (Buildable & Common). The proposed gross density is 4.07 DUA, and the net density is approx. 6.28 DUA. Applicant proposes 12.6% usable open space and a total 8.4 ac of open space. This is a revision to a previously approved site plan.
SITE LOCATION	The site is near the SWC of Ten Mile and Deer Flat Rd., Kuna, Idaho.83634.
REPRESENTATIVE	Gem State Planning, LLC Jane Suggs 9840 W. Overland Rd. Ste. 120 Boise, ID 83709 208.602.6941 Jane@gemstateplanning.com
SCHEDULED HEARING DATE	Tuesday, May 26, 2020. 6:00 P.M.
STAFF CONTACT	Troy Behunin Tbehunin@Kunald.Gov Phone: 922.5274 Fax: 922.5989

Enclosed is 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. 4th 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.

Fossil Creek

Vicinity map



Map data ©2020 Imagery ©2020, Maxar Technologies, State of Oregon, U.S. Geological Survey, USDA Farm Service Agency

Gem State Planning, LLC

February 24, 2020

Ms. Wendy Howell, Planning Director
751 W. 4th Street
Kuna, ID 83634

Subject: Fossil Creek Subdivision
Preliminary Plat application

Dear Ms. Howell,

Please accept the attached application and support materials for a preliminary plat for Fossil Creek Subdivision. Fossil Creek, located south of Deer Flat Road and west of Ten Mile Road (2N, 1W, 22), will include 272 single family home lots, along with large open spaces, pathways and amenities for the residents.

History

You may recall that Fossil Creek was originally annexed, rezoned and subdivided in 2006. However, that plat expired, and staff determined that a new preliminary plat and traffic impact study were needed to reflect changing regulations and conditions in the area. An electronic copy of the old Fossil Creek plan is included in our application package.

Preliminary Plat

The new Fossil Creek plat improves on the layout by removing long cul-de-sacs and providing more open space, amenities and pedestrian connectivity. The old Fossil Creek subdivision was annexed with an R-5 zone. The Kuna Zoning Code recognizes this zone to be replaced with the R-6 zone lot sizes and dimensional standards. All lots meet the R-6 code with no waivers or variances. The plat includes 272 single family home lots and the lots range in size from 4500 sf, close to the park, to over 13,000 sf. The larger ¼ acres lots are located along the south boundary, adjacent to the Secluded Court rural parcels. The average lot size is 6935 sf. The gross density of the subdivision is 4.07 du/acre, which meets the Kuna Comprehensive Plan for Medium Density Residential.

Open Space and Connectivity

An updated plat also means we are meeting new Kuna zoning code requirements including providing 9.5% usable open space. Fossil Creek includes 9.57 acres or 14.3% of the total site as common open space. Of that area, 8.2 acres or 12.3% of the property is usable open space, i.e. does not include landscaped street buffers or end caps.

We've included a conceptual landscape plan and a color landscape rendering to show the improved open spaces in Fossil Creek, including a 5-acre park with playground, covered shelter and a ½ basketball court. In addition, a 2.5-acre open play area is located on the east side of the community adjacent to the Ramsey Lateral. Pathways and sidewalks link the 2 parks.

A Design Review Application is included in our application package. The DR application is for the common area landscaping. Landscaping and open space treatments will meet design review standards.

Streets and Utilities

All streets will be constructed to ACHD and Kuna standards with plenty of on-street parking for guests. There are two streets, Coltsfoot Avenue and Shayla Avenue, that provide connections to Deer Flat Road, a residential arterial, and Thistle Drive that connects to Crimson Point South Subdivision, located to the west and currently under construction. Stub streets to the southwest, south and east will provide connection to adjacent parcels when or if they are developed.

Sanitary sewer and water are available to the property. Pressurized irrigation will be provided to each lot.

Schools

Base on the current school boundaries, students in Fossil Creek will attend Crimson Point Elementary School, Kuna Middle School and either Kuna High School or Swan Falls High School that will open this Fall. The Kuna School District has estimated that there is capacity in each of the schools based on anticipated 2020-21 enrollment. Of course, full build out of Fossil Creek will take 3-5 years, so anticipated enrollment will change.

Neighborhood Meeting

A neighborhood meeting was held at nearby Kuna Middle School on Tuesday, February 4, 2020 at 6 pm. An attendance list is included in our application package. The meeting was well attended, and neighbors voiced concerns with traffic, irrigation water, storm water runoff and schools.

In summary, we are re-submitting the Fossil Creek plat that provides an improved street network, more pathways, open space that meets current code and much needed homes that are walkable to schools and a short drive or bike ride to Downtown Kuna. Fossil Creek will be an asset to the City of Kuna.

We look forward to working with you and the planning staff through the approval process for the Fossil Creek preliminary plat.

Sincerely,


Jane Suggs

received
2.25.20



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

Commission & Council Review Application

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

*Please submit the appropriate checklist (s) with application

Type of Review (check all that apply):

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

For Office Use Only	
File Number (s)	20-01-S
Project name	Fossil Creek Sub
Date Received	2-25-20
Date Accepted/Complete	
Cross Reference Files	20-02-DR
Commission Hearing Date	
City Council Hearing Date	

Contact/Applicant Information

Owners of Record: <u>Corey D. Barton</u>	Phone Number: _____
Address: <u>1977 E. Overland Road</u>	E-Mail: _____
City, State, Zip: <u>Meridian, Idaho 83642</u>	Fax #: _____
Applicant (Developer): <u>Trilogy Development</u>	Phone Number: <u>208-895-8858</u>
Address: <u>9839 W. Cable Car St, Suite 101</u>	E-Mail: _____
City, State, Zip: <u>Boise, Idaho 83709</u>	Fax #: _____
Engineer/Representative: <u>Gem State Planning</u>	Phone Number: <u>208-602-6941</u>
Address: <u>9840 W. Overland Road, Suite 120</u>	E-Mail: <u>jane@gemstateplanning.com</u>
City, State, Zip: <u>Boise, ID 83709</u>	Fax #: _____

Subject Property Information

Site Address: <u>2221, 2455 W. Deer Flat Road, plus adjacent parcels</u>
Site Location (Cross Streets): <u>N. Ten Mile Road</u>
Parcel Number (s): <u>S1322212401, S1322120900, S1322121200, S1322121300</u>
Section, Township, Range: <u>Section 22, 2N, 1W,</u>
Property size : <u>66.75 acres</u>
Current land use: <u>agriculture</u> Proposed land use: <u>single family subdivision</u>
Current zoning district: <u>old R-5, now R-6 per code</u> Proposed zoning district: <u>R-6</u>

Project Description

Project / subdivision name: Fossil Creek Subdivision
General description of proposed project / request: revision of previously approved subdivision with single family homes, open space and amenities, and pathways
Type of use proposed (check all that apply):
 Residential _____
 Commercial _____
 Office _____
 Industrial _____
 Other _____
Amenities provided with this development (if applicable): 5+ acre park w/playground, shelter & 1/2 basketball court, additional open play area and pathways

Residential Project Summary (if applicable)

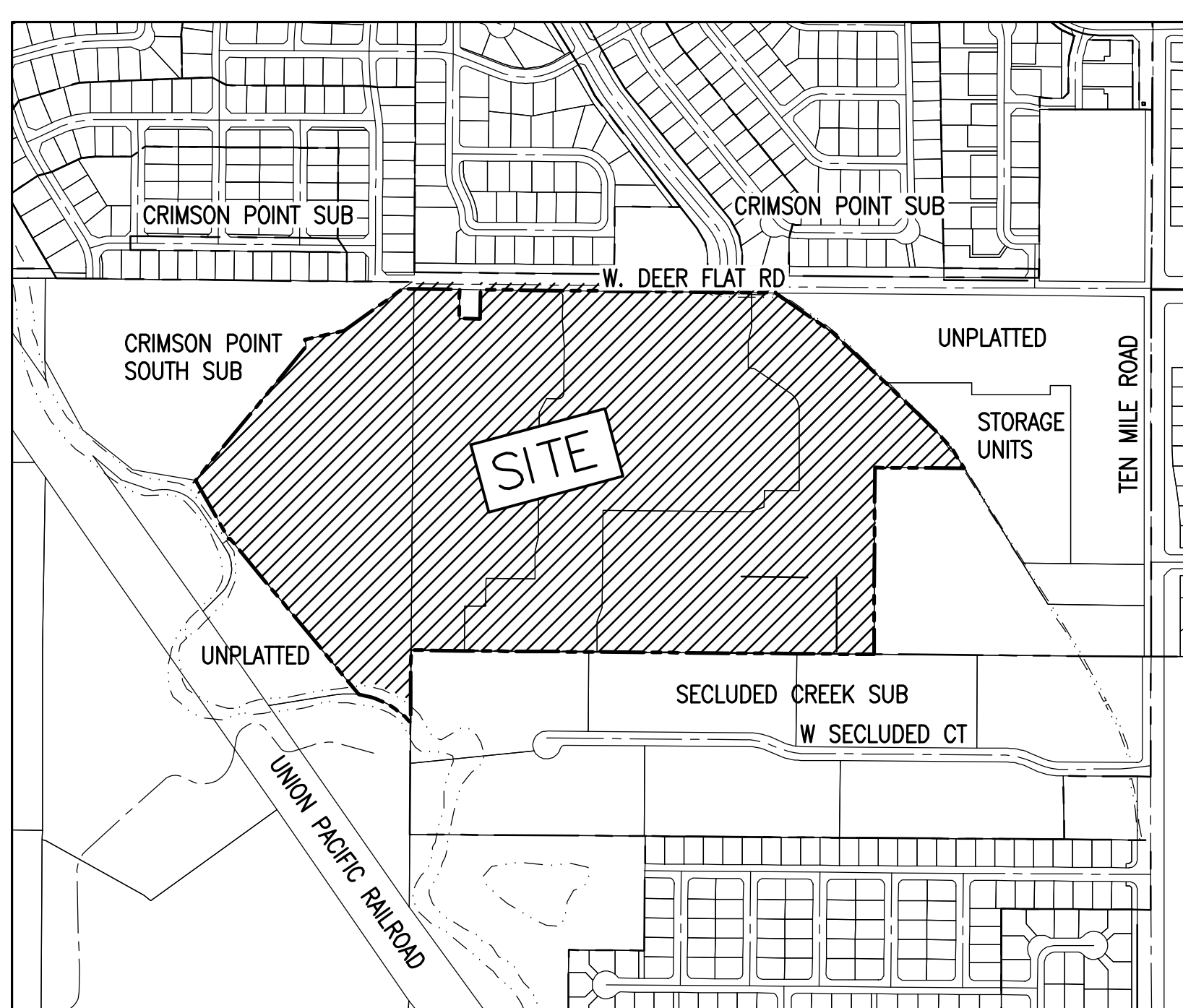
Are there existing buildings? Yes No
Please describe the existing buildings: _____
Any existing buildings to remain? Yes No
Number of residential units: 272 Number of building lots: 272
Number of common and/or other lots: 11
Type of dwellings proposed:
 Single-Family single family homes
 Townhouses _____
 Duplexes _____
 Multi-Family _____
 Other _____
Minimum Square footage of structure (s): 1500 sf
Gross density (DU/acre-total property): 4.07 du/ac Net density (DU/acre-excluding roads) and open space: 6.28 du/ac
Percentage of open space provided: 12.6% usable Acreage of open space: 8.4 acres
Type of open space provided (i.e. landscaping, public, common, etc.): parks, pathways, landscaping

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: Jane Suggs Date: 2/20/20
Representative





VICINITY MAP
1"=500'

DEVELOPMENT FEATURES

ACREAGE
TOTAL PARCEL - 66.75 ACRES
TOTAL LOTS - 283
TOTAL DWELLING UNITS - 272
BUILDABLE LOTS - 272
SF RESIDENTIAL - 272
COMMON LOTS - 11
DENSITY DU/ACRE - 4.07
COMMON AREA - 9.57 ACRES - 14.3%
USEABLE OPEN SPACE: 9.2 - ACRES 12.3%

ZONING
EXISTING - R-5
PROPOSED - R-6

SEWAGE DISPOSAL
KUNA CITY SEWER

WATER SUPPLY

KUNA CITY WATER

CITY
KUNA CITY

SCHOOL DISTRICT
KUNA

FIRE DISTRICT
KUNA

IRRIGATION DISTRICT
BOISE KUNA IRRIGATION DISTRICT

OWNERS

COREY D. BARTON
197 E OVERLAND RD,
MERIDIAN, ID 83642

DEVELOPER
TRILOGY DEVELOPMENT, INC.
9839 W CABLE CAR ST
BOISE, ID 83709

ENGINEER
DAVID A. BAILEY, P.E.
BAILEY ENGINEERING, INC.
1119 E. STATE ST., SUITE 210
EAGLE, ID 83616

PLANNER/CONTACT
SHAWN BROWLIEE
TRILOGY DEVELOPMENT, INC.
9839 W CABLE CAR ST
BOISE, ID 83709

NOTES:

1. ALL LOT LINES COMMON TO A PUBLIC RIGHT OF WAY HAVE A 10' UTILITY EASEMENT.
2. A 10' UTILITY EASEMENT IS LOCATED ADJACENT TO THE EXTERIOR BOUNDARY.
3. ALL SIDE YARD LOT LINES HAVE A 5' DRAINAGE & IRRIGATION EASEMENT ON EACH SIDE OF THE LOT LINE UNLESS OTHERWISE SHOWN.
4. MUNICIPAL SEWER AND WATER SERVICES SHALL BE PROVIDED TO EACH LOT.
5. DRAINAGE FOR THE PUBLIC STREETS WILL BE COLLECTED IN STORM DRAIN CATCH BASINS AND Routed THROUGH SAND AND GREASE TRAPS TO SEEPAGE BEDS OR STORM DRAINAGE PONDS.
6. ALL LOTS WITHIN THIS SUBDIVISION ARE SINGLE FAMILY RESIDENTIAL LOTS, WITH THE EXCEPTION OF COMMON LOTS AS SHOWN WHICH ARE COMMON AREA LOTS ALL OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. ALL SAID COMMON LOTS SHALL HAVE A BLANKET UTILITY AND DRAINAGE EASEMENT.
7. THIS SUBDIVISION IS SUBJECT TO COMPLIANCE WITH IDAHO CODE SECTION 31-3805(1)(b) CONCERNING IRRIGATION WATER. PRESSURE IRRIGATION WILL BE SUPPLIED TO ALL LOTS IN THIS SUBDIVISION FROM CITY OF KUNA MUNICIPAL IRRIGATION SYSTEM. EXISTING SHARES AND WATER RIGHTS SHALL BE TRANSFERRED TO THE CITY OF KUNA.
8. ALL EXISTING BUILDINGS ON SITE TO BE DEMOLISHED.
9. THE SUBJECT PROPERTY FALLS WITHIN A FEMA FLOOD HAZARD ZONE AS SHOWN ALONG THE INDIAN CREEK. REFERENCE FIRM PANEL 1600100250J EFFECTIVE OCTOBER 2nd, 2013, AND FIRM PANEL 160010040J EFFECTIVE OCTOBER 2nd, 2013.
10. LOT 1, BLOCK 2, AND LOTS 1 & 11, BLOCK 3, CONTAIN A 35-FOOT EASEMENT FOR THE RAMSEY LATERAL.

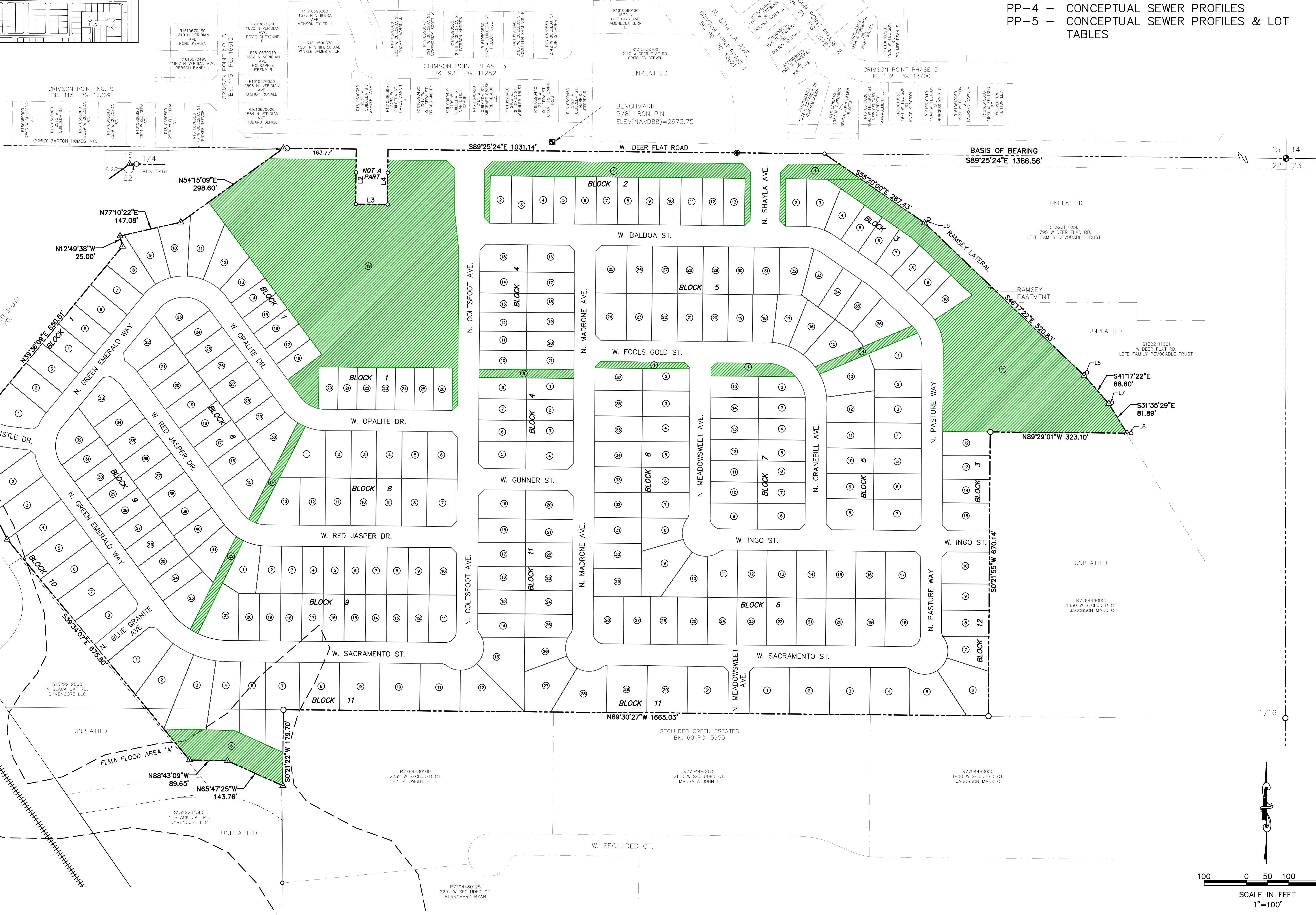
**PRELIMINARY PLAT
FOSSIL CREEK SUBDIVISION**
A PORTION OF THE N 1/2 OF SECTION 22
TOWNSHIP 2 NORTH RANGE 1 WEST
B.M., KUNA, ADA COUNTY, IDAHO
2020

PLAN SHEET INDEX

- SHEET DESCRIPTION**
- PP-1 - COVER SHEET, INDEX, VICINITY MAP & NOTES
 - PP-2 - PRELIMINARY PLAT, STREET DETAILS & COMMON LOT TABLE
 - PP-3 - CONCEPTUAL ENGINEERING PLAN & CURVE TABLES
 - PP-4 - CONCEPTUAL SEWER PROFILES
 - PP-5 - CONCEPTUAL SEWER PROFILES & LOT TABLES

LEGEND

- LOT NUMBER
- LOT AREA
- BLOCK NUMBER
- FIRE HYDRANT
- CATCH BASIN
- STREET NAME
- BOUNDARY
- ROAD CENTERLINE
- RIGHT OF WAY
- EASEMENT
- CURB GUTTER SW
- SEWER LINE
- WATER LINE
- STORM DRAIN LINE
- PRESSURE IRRIGATION
- GRAVITY IRRIGATION



LINE TABLE

LINE	LENGTH	BEARING
L1	172.00	S89°25'24"E
L2	130.00	S0°34'36"W
L3	75.00	S89°25'24"E
L4	130.00	N0°34'36"W
L5	13.38	S46°02'19"W
L6	9.89	S45°19'46"W
L7	8.14	S74°07'32"W
L8	10.17	S86°35'14"E

**PRELIMINARY PLAT
FOSSIL CREEK SUBDIVISION
TRILOGY DEVELOPMENT, INC.**

DATE: 02-11-2020
PROJECT: C2019-020

SCALE IN FEET
1"=100'

PP-1

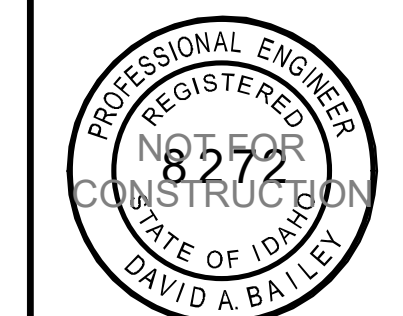
Bailey Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD
1119 E. STATE ST. STE. 210
EAGLE, ID 83616
www.baileyengr.com

PROFESSIONAL ENGINEER
NO. 52775
STATE OF IDAHO
DAVID A. BAILEY

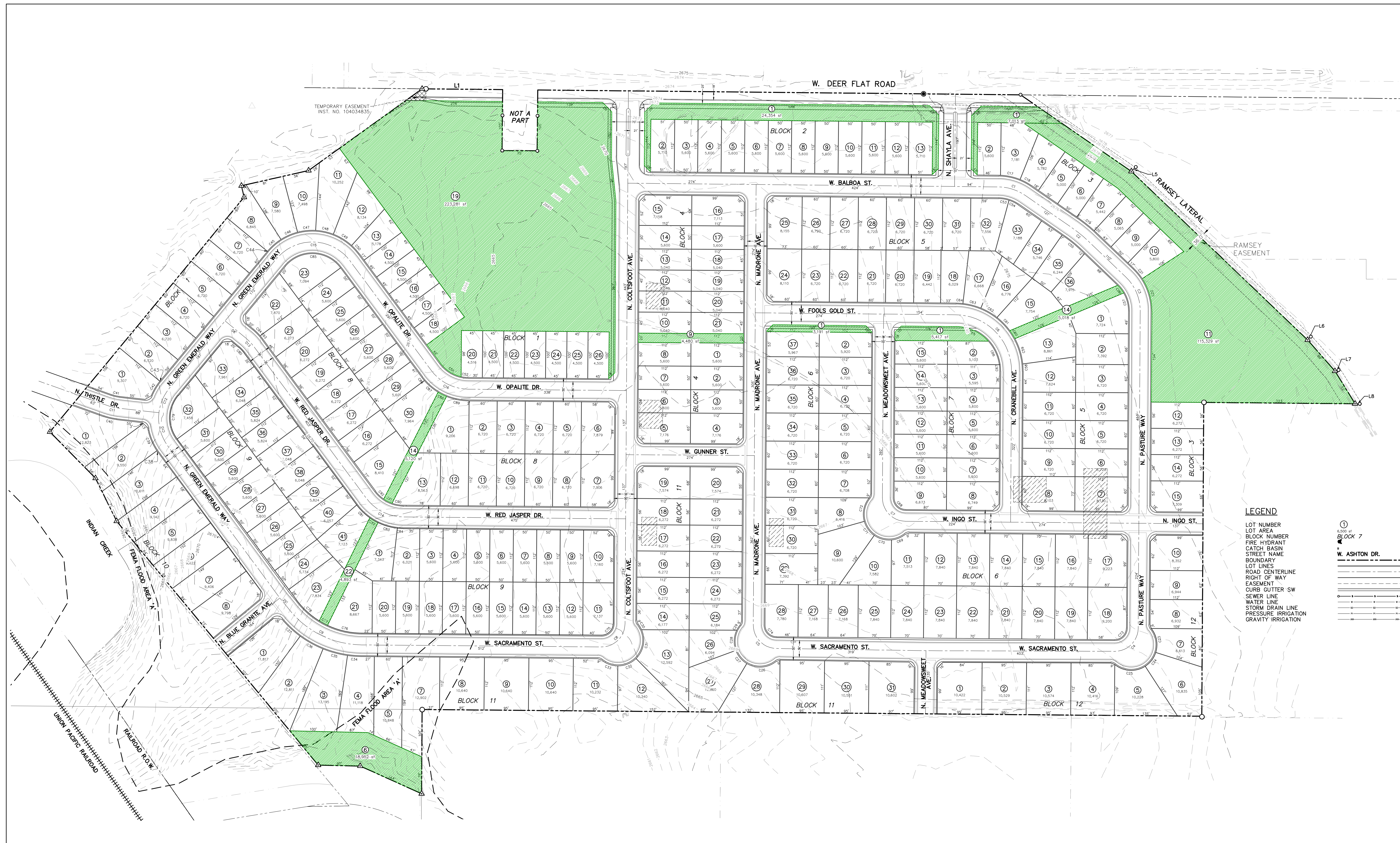
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DRAWN BY: DAW/RSB

REVISED

NO.	DATE	DESCRIPTION

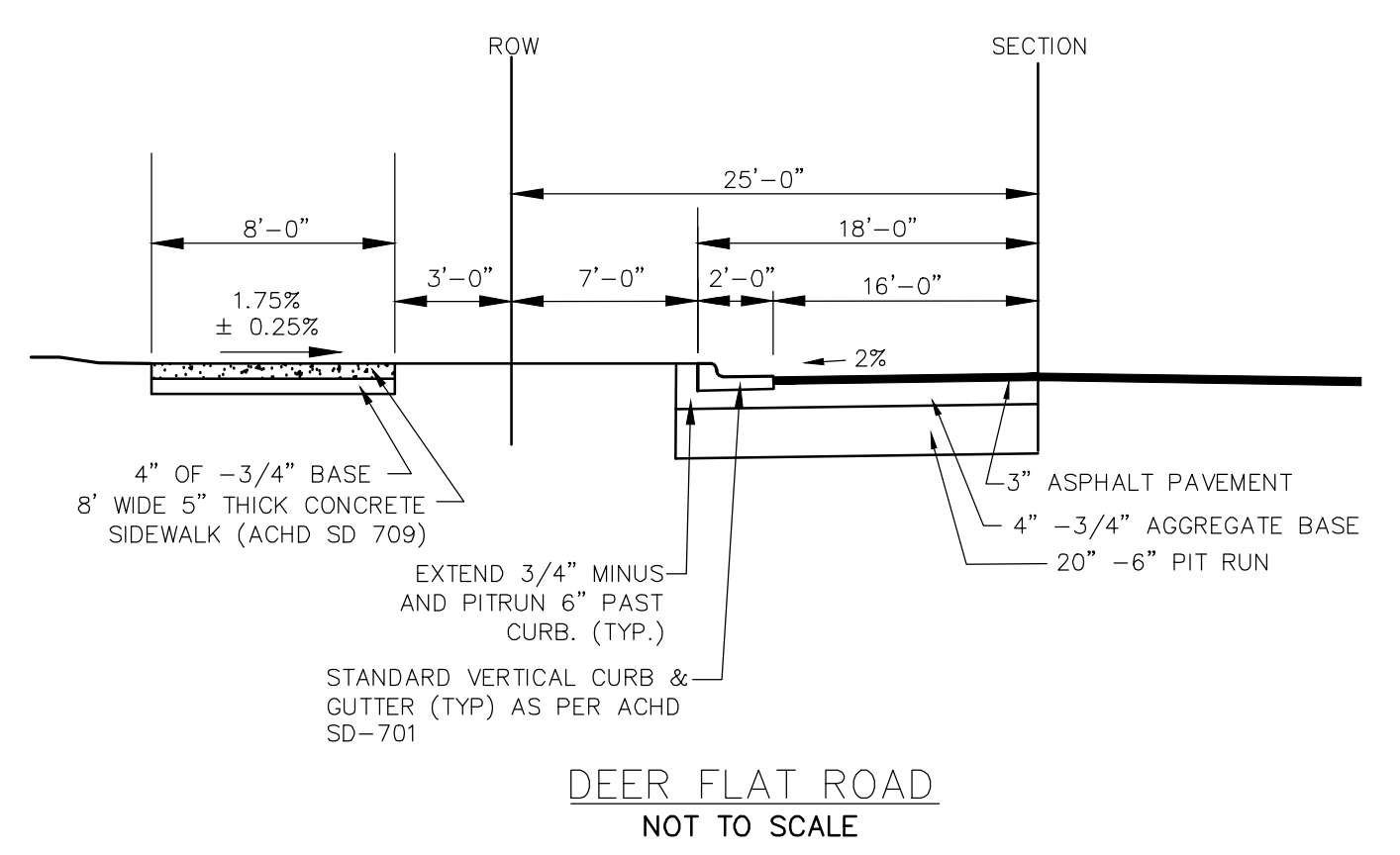
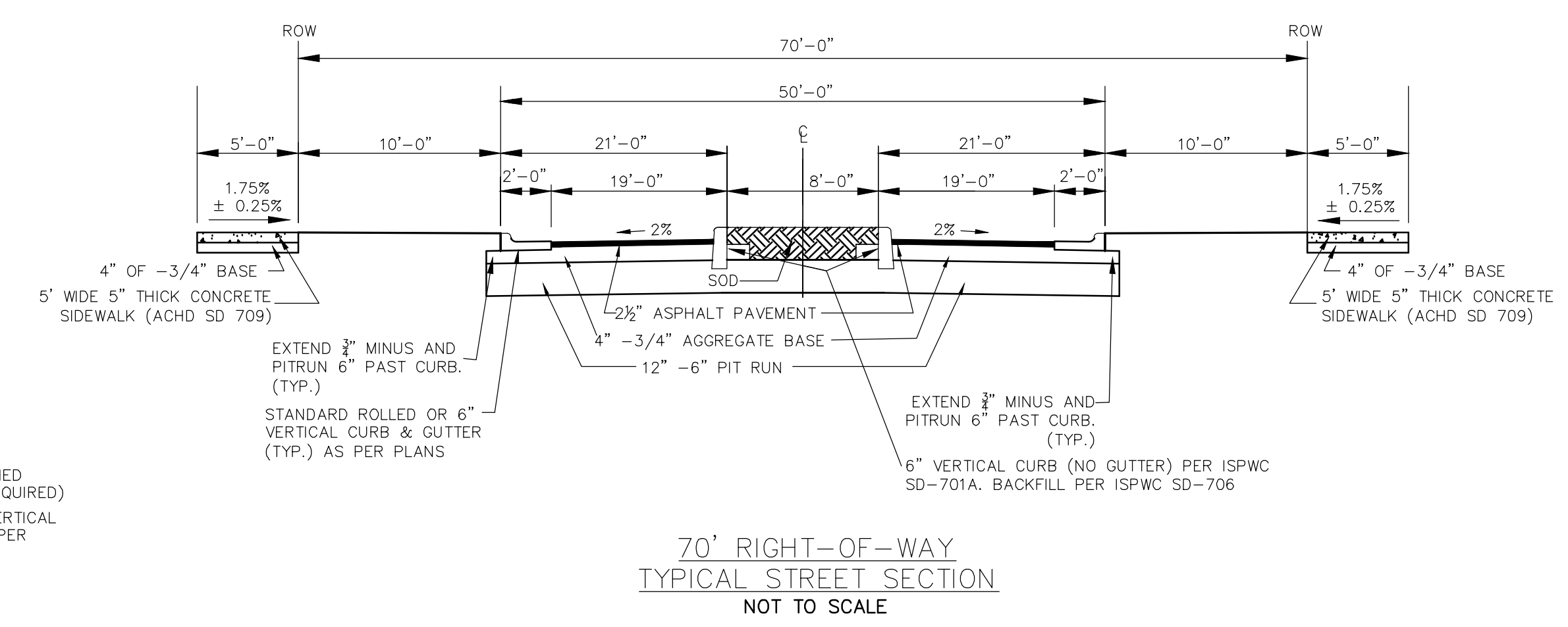
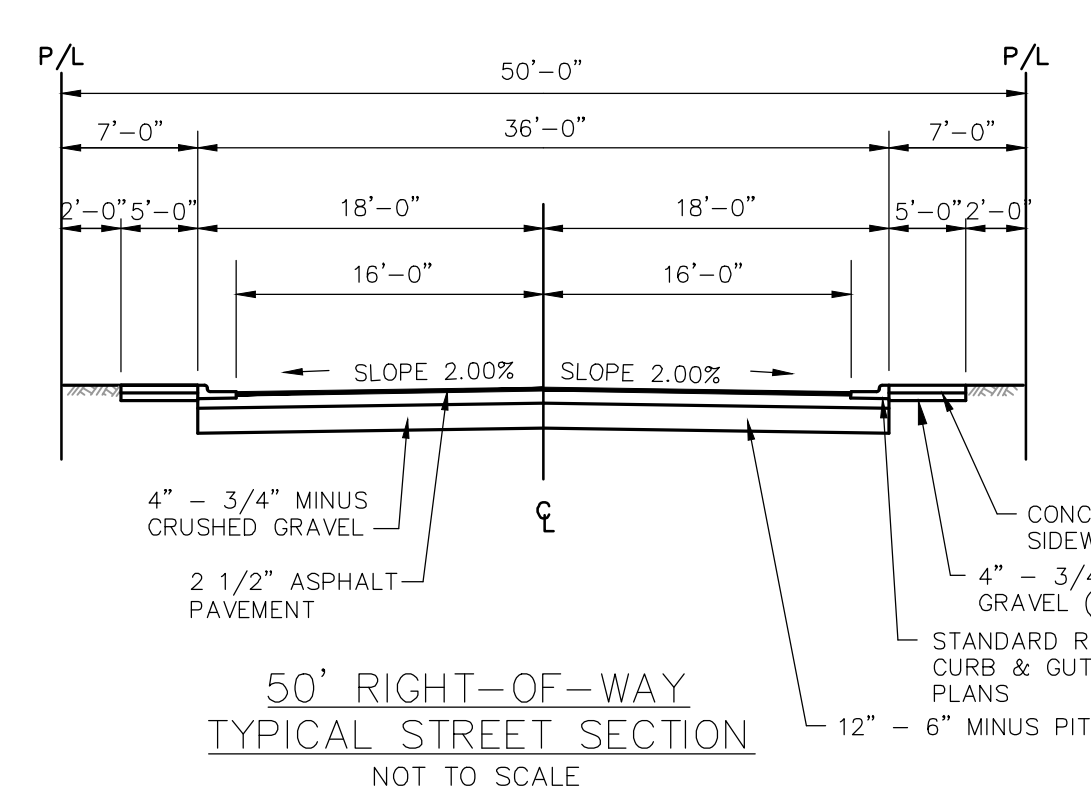


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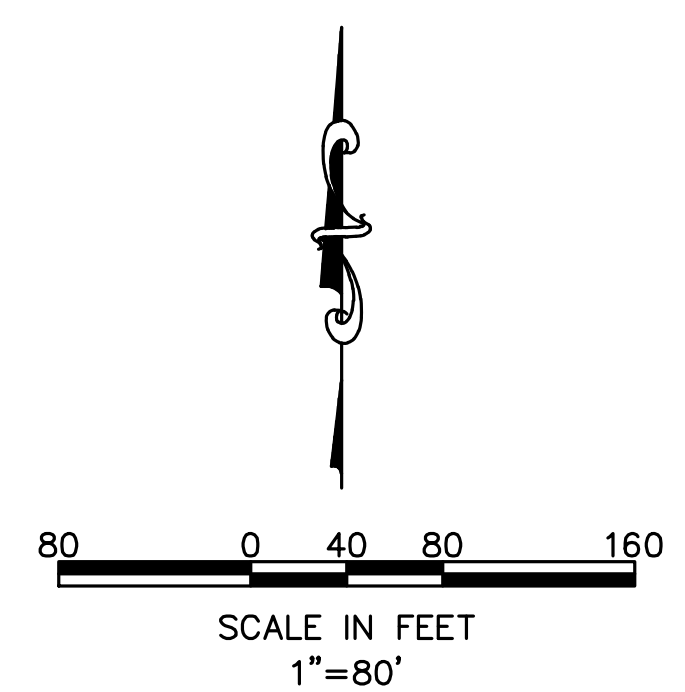


LEGEND

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- PRESSURE IRRIGATION
- GRAVITY IRRIGATION



Parcel Table			
Lot	Area	Perimeter	
BLOCK 1 Lot 19 OPEN	223281	2573	PARK OPEN
BLOCK 2 Lot 1 OPEN	24354	1736	BUFFER
BLOCK 3 Lot 1 OPEN	7013	636	BUFFER
BLOCK 3 Lot 11 OPEN	115329	2203	PARK OPEN
BLOCK 4 Lot 9 OPEN	4480	488	PATHWAY
BLOCK 5 Lot 14 OPEN	5018	542	PATHWAY
BLOCK 6 Lot 1 OPEN	3191	463	PATHWAY
BLOCK 7 Lot 1 OPEN	5417	430	PATHWAY
BLOCK 8 Lot 14 OPEN	5120	552	PATHWAY
BLOCK 9 Lot 22 OPEN	4893	530	PATHWAY
BLOCK 11 Lot 6 OPEN	18952	700	INDIAN CREEK



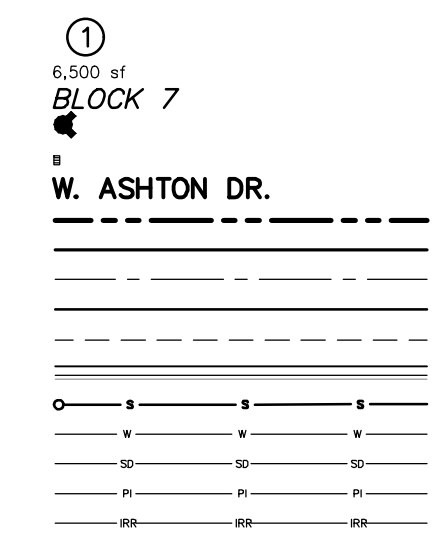
REVISED
NO. DATE DESCRIPTION

**PRELIMINARY PLAT
 FOSSIL CREEK SUBDIVISION
 TRILOGY DEVELOPMENT, INC.**



LEGEND

- LOT NUMBER
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- FIRE HYDRANT
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- SEWER LINE
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- PRESSURE IRRIGATION
- GRAVITY IRRIGATION



Curve #	Radius	Length	Chord	Bearing	Delta
C1	100.00	59.80	98.62	S72°22'42"E	34°05'24"
C2	300.00	47.35	47.30	S50°48'41"E	9°02'38"
C3	100.00	81.43	79.20	S22°57'43"E	46°39'17"
C4	50.00	78.65	70.79	S45°25'44"W	90°07'38"
C5	50.00	78.43	70.63	N44°34'16"W	89°52'22"
C6	120.00	188.05	189.39	S44°31'44"E	89°47'19"
C7	50.00	78.43	70.63	S44°34'16"E	89°52'22"
C8	50.00	78.65	70.79	N45°25'44"E	90°07'38"
C9	200.00	184.85	178.34	S63°01'46"E	52°57'23"
C10	100.00	75.23	73.47	S19°00'01"E	43°08'06"
C11	100.00	22.83	22.78	N78°54'30"W	13°04'56"
C12	100.00	57.69	56.89	S23°04'35"W	33°03'07"
C13	100.00	24.17	24.11	N43°28'28"W	13°50'47"
C14	100.00	92.43	89.17	N63°01'46"W	52°57'23"
C15	100.00	181.25	187.44	N88°28'28"W	103°50'47"
C16	100.00	92.43	89.17	N63°01'46"W	52°57'23"
C17	125.00	42.83	42.62	S77°58'36"E	19°37'53"
C18	125.00	27.99	27.93	S61°44'50"E	12°49'39"
C19	325.00	44.29	44.25	S51°25'46"E	7°48'27"

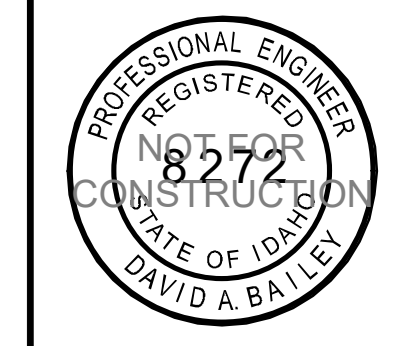
Curve #	Radius	Length	Chord	Bearing	Delta
C20	325.00	7.01	7.01	S46°54'27"E	11°41'11"
C21	125.00	28.42	28.35	S39°46'38"E	13°01'29"
C22	125.00	73.37	72.32	S16°26'59"E	33°37'48"
C23	55.00	54.20	52.03	S10°37'21"E	56°27'26"
C24	55.00	37.81	37.07	S37°18'00"W	39°23'15"
C25	55.00	69.80	65.21	N88°38'56"W	72°42'55"
C26	55.00	66.90	62.85	S86°01'04"W	69°41'34"
C27	55.00	37.38	36.67	N39°39'52"W	38°56'33"
C28	55.00	44.19	43.01	N02°49'19"E	46°01'49"
C29	55.00	13.29	13.26	N32°45'42"E	13°50'57"
C30	55.00	14.02	13.99	S31°32'48"E	14°38'32"
C31	55.00	66.88	62.83	S10°35'36"W	69°40'16"
C32	55.00	43.28	42.15	S67°57'36"W	45°03'49"
C33	55.00	37.65	36.91	N69°53'58"W	39°12'59"
C34	225.00	30.62	30.00	N85°41'07"W	73°8'40"
C35	225.00	54.49	54.36	N74°55'30"W	13°52'34"
C36	225.00	55.99	55.85	N60°51'29"W	14°15'28"
C37	225.00	53.27	53.15	N46°56'47"W	13°33'56"
C38	125.00	5.75	5.75	N35°14'02"W	2°38'04"

Curve #	Radius	Length	Chord	Bearing	Delta
C39	125.00	53.41	53.01	N21°40'30"W	24°29'01"
C40	125.00	28.54	28.48	N76°54'30"W	13°04'56"
C41	75.00	17.12	17.09	S76°54'30"E	13°04'56"
C42	125.00	35.84	35.71	N30°44'50"E	16°25'34"
C43	125.00	1.40	1.40	N39°38'40"E	0°38'32"
C44	125.00	0.18	0.18	N39°38'40"E	0°05'03"
C45	125.00	38.77	38.61	N48°34'17"E	17°46'10"
C46	125.00	38.95	38.79	N66°22'58"E	17°51'13"
C47	125.00	38.95	38.79	N84°14'11"E	17°51'13"
C48	125.00	38.95	38.79	S77°54'36"E	17°51'13"
C49	125.00	46.03	45.77	S58°25'59"E	21°08'01"
C50	125.00	24.72	24.68	S42°13'02"E	11°19'55"
C51	75.00	53.84	52.69	S57°07'04"E	41°08'00"
C52	75.00	15.48	15.45	S83°35'46"E	11°49'23"
C53	75.00	22.31	22.23	N80°54'03"W	17°02'42"
C54	75.00	22.31	22.23	N63°51'21"W	17°02'42"
C55	275.00	43.41	43.36	N50°48'41"W	9°02'38"
C56	75.00	20.83	20.76	N38°20'02"W	15°54'41"
C57	75.00	40.24	39.76	N15°00'23"W	30°44'36"

Curve #	Radius	Length	Chord	Bearing	Delta
C58	145.00	15.92	15.91	S02°46'50"E	6°17'31"
C59	145.00	57.09	56.73	S17°12'24"E	22°33'36"
C60	145.00	20.31	20.29	S32°29'56"E	8°01'29"
C61	145.00	39.67	39.55	S44°20'56"E	15°40'30"
C62	145.00	39.67	39.55	S60°01'26"E	15°40'30"
C63	145.00	39.67	39.55	S74°41'55"E	15°40'30"
C64	145.00	14.90	14.89	S88°28'47"E	5°53'14"
C65	95.00	78.42	76.21	N65°46'30"W	47°17'48"
C66	95.00	56.23	55.41	N25°10'13"W	33°54'47"
C67	95.00	14.22	14.21	N03°59'27"W	8°34'44"
C68	25.00	39.21	35.32	S44°34'16"E	89°52'22"
C69	55.00	32.22	31.76	S67°57'21"W	33°34'07"
C70	55.00	38.86	38.05	N75°01'12"W	40°28'47"
C71	55.00	37.38	36.67	N35°18'32"W	38°56'33"
C72	55.00	53.30	51.24	N11°55'27"E	55°31'26"
C73	25.00	39.33	35.39	N45°25'44"E	90°07'38"
C74	25.00	39.21	35.32	S44°34'16"E	89°52'22"
C75	25.00	39.33	35.39	N45°25'44"E	90°07'38"
C76	175.00	75.67	75.08	S77°07'13"E	24°46'29"

Curve #	Radius	Length	Chord	Bearing	Delta
C77	175.00	20.03	20.02	S61°27'15"E	6°33'26"
C78	175.00	66.05	65.66	S47°21'48"E	21°37'27"
C79	75.00	99.68	92.51	S01°31'32"W	76°09'13"
C80	75.00	18.12	18.08	N43°28'28"W	13°50'47"
C81	125.00	39.44	39.28	N45°55'25"W	18°04'42"
C82	125.00	20.09	20.06	N55°13'59"W	9°12'25"
C83	125.00	43.32	43.10	N73°45'52"W	19°51'33"
C84	125.00	12.69	12.68	N86°36'01"W	5°48'53"
C85	75.00	135.93	118.08	N88°28'28"W	103°50'47"
C86	125.00	9.29	9.29	N38°40'47"W	4°15'26"
C87	125.00	38.47	38.32	N49°57'29"W	17°37'56"
C88	125.00	20.02	20.00	N63°01'46"W	9°10'38"
C89	125.00	47.76	47.47	N78°33'46"W	21°53'23"
C90	75.00	24.63	24.52	S80°05'59"E	18°48'57"
C91	75.00	20.06	20.00	S63°01'46"E	15°19'28"
C92	75.00	24.63	24.52	S45°57'33"E	18°48'57"
C93	125.00	10.06	10.05	S38°51'21"E	4°36'33"
C94	125.00	20.15	20.13	S45°46'44"E	9°14'41"

Bailey Engineering, Inc.
 CIVIL ENGINEERING / PLANNING / CADD
 11116 STATE ST. STE. 210
 DALLAS, TX 75240
 TEL: 214-343-8013
 WWW.BAILEYENGINEERING.COM



CHECKED BY: DAVID A. BAILEY P.E.
 DRAWN BY: DAB/RSB

REVISED	NO.	DATE	DESCRIPTION

CONCEPTUAL ENGINEERING
 FOSSIL CREEK SUBDIVISION
 TRILOGY DEVELOPMENT, INC.

DATE: 02-11-2020
 PROJECT: C2019-020
 SHEET
PP-3

Description for
FOSSIL CREEK SUBDIVISION
February 19, 2020

A parcel of land situated within the North 1/2 of Section 22, Township 2 North, Range 1 West, Boise Meridian, City of Kuna, Ada County, Idaho being more particularly described as follows:

BEGINNING at the 1/4 corner common to Sections 15 and 22, T.2N. R.1W. B.M., from which the Section corner common to Sections 14, 15, 22, and 23, T.2N. R.1W. B.M. bears, South 89°25'24" East, 2656.47 feet;

thence on the North boundary line of said Section 22, South 89°25'24" East, 163.77 feet to the Northwest corner of a parcel of land conveyed by a Warranty Deed, recorded on July 31, 2013, as Instrument No. 113086726, records of Ada County, Idaho;

thence South 00°34'36" West, 130.00 feet to the Southwest corner of said parcel;

thence South 89°25'24" East, 75.00 feet to the Southeast corner of said parcel;

thence North 00°34'36" East, 130.00 feet to the Northeast corner of said parcel and the North boundary line of said Section 22;

thence on said North boundary line, South 89°25'24" East, 1,031.14 feet to the centerline of the Ramsey Lateral;

thence on said centerline the following four (4) courses and distances:

South 55°20'00" East, 287.43 feet;

South 46°17'22" East, 520.83 feet;

South 41°17'22" East, 88.60 feet;

South 31°35'29" East, 81.89 feet;

thence leaving said centerline, North 89°29'01" West, 323.10 feet;

thence South 00°21'55" West, 670.14 feet to the South boundary line of the North 1/2 of the Northeast 1/4 and the North boundary line of Secluded Creek Estates as filed in Book 60 of Plats at Pages 5955 through 5956, records of Ada County, Idaho;



thence on said North and South boundary lines, North 89°30'27" West, 1,665.03 feet to the Center-North 1/16 corner of said Section 22;

thence on the East boundary line of the Southeast 1/4 of the Northwest 1/4 of said Section 22 and the West boundary line of said Secluded Creek Estates, South 00°21'22" West, 179.70 feet to the Northeasterly bank of Indian Creek;

thence on said Northeasterly bank the following two (2) courses and distances:

North 65°47'25" West, 143.76 feet;

North 88°43'09" West, 89.65 feet to the Northeasterly boundary line of Parcel A conveyed by a Quitclaim Deed, recorded on January 30, 2018, as Instrument No. 2018-008864, records of Ada County, Idaho;

thence on said Northeasterly boundary line, North 39°34'07" West, 675.80 feet to the Northeasterly bank of Indian Creek;

thence on said Northeasterly bank the following two (2) courses and distances:

North 26°13'46" West, 102.22 feet;

North 44°32'48" West, 138.76 feet;

thence leaving said Northeasterly bank, North 39°36'09" East, 650.51 feet;

thence North 12°49'38" West, 25.00 feet;

thence North 77°10'22" East, 147.08 feet;

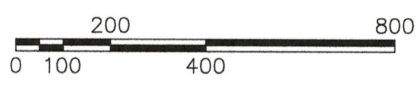
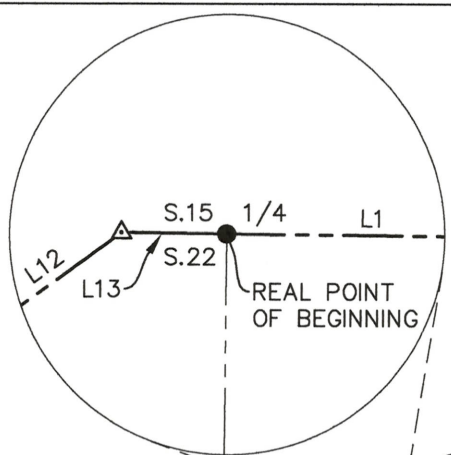
thence North 54°15'09" East, 298.60 feet to the North boundary line of said Section 22;

thence on said North boundary line, South 89°25'33" East, 8.23 feet to the **REAL POINT OF BEGINNING**.

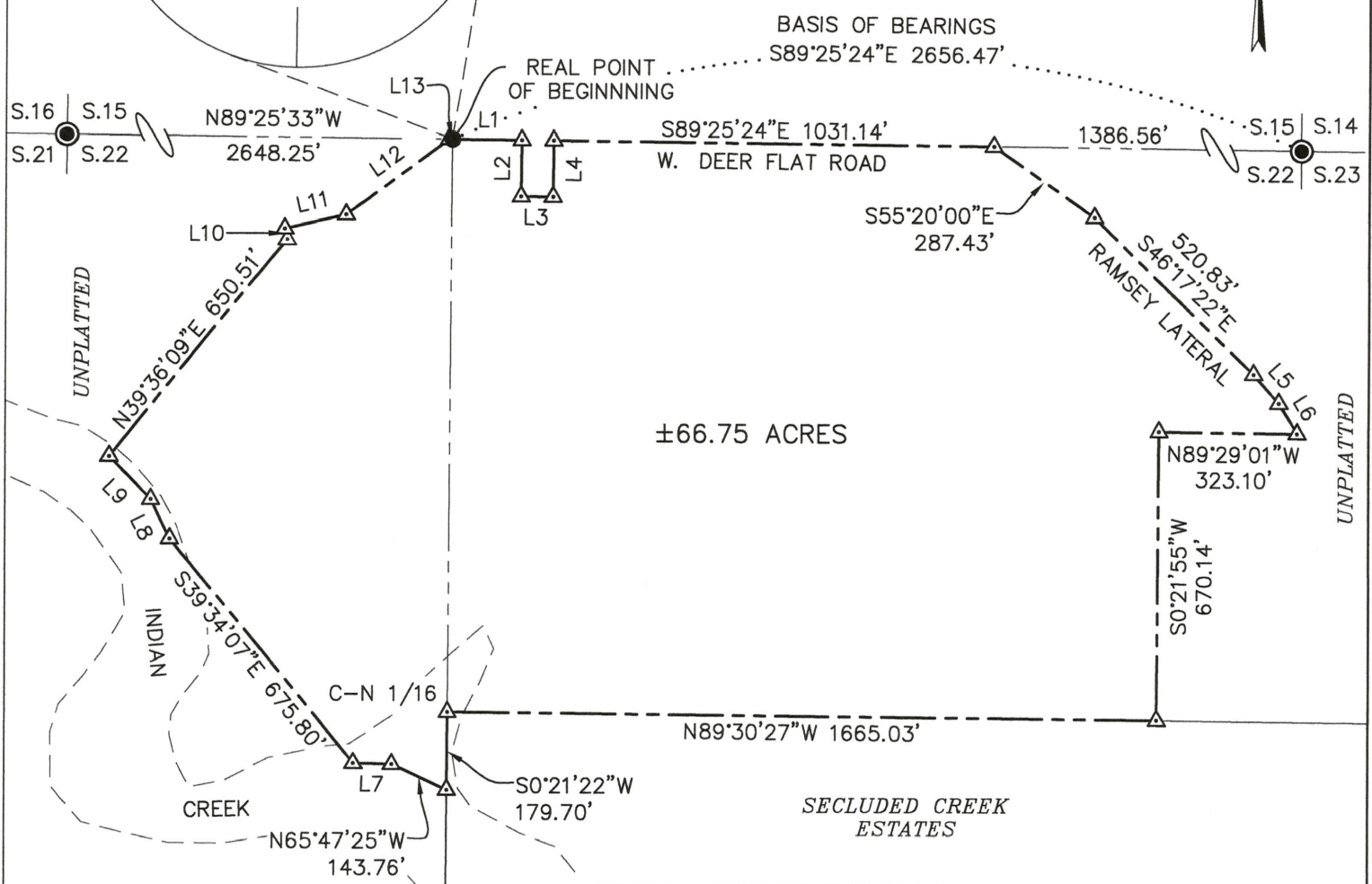
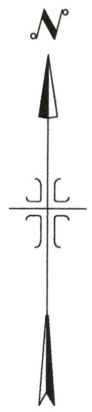
Containing 66.75 acres, more or less.

End of Description.





SCALE: 1" = 400'



±66.75 ACRES

LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°25'24"E	163.77
L2	S0°34'36"W	130.00
L3	S89°25'24"E	75.00
L4	N0°34'36"E	130.00
L5	S41°17'22"E	88.60
L6	S31°35'29"E	81.89
L7	N88°43'09"W	89.65

LINE TABLE		
LINE	BEARING	LENGTH
L8	N26°13'46"W	102.22
L9	N44°32'48"W	138.76
L10	N12°49'38"W	25.00
L11	N77°10'22"E	147.08
L12	N54°15'09"E	298.60
L13	S89°25'33"E	8.23

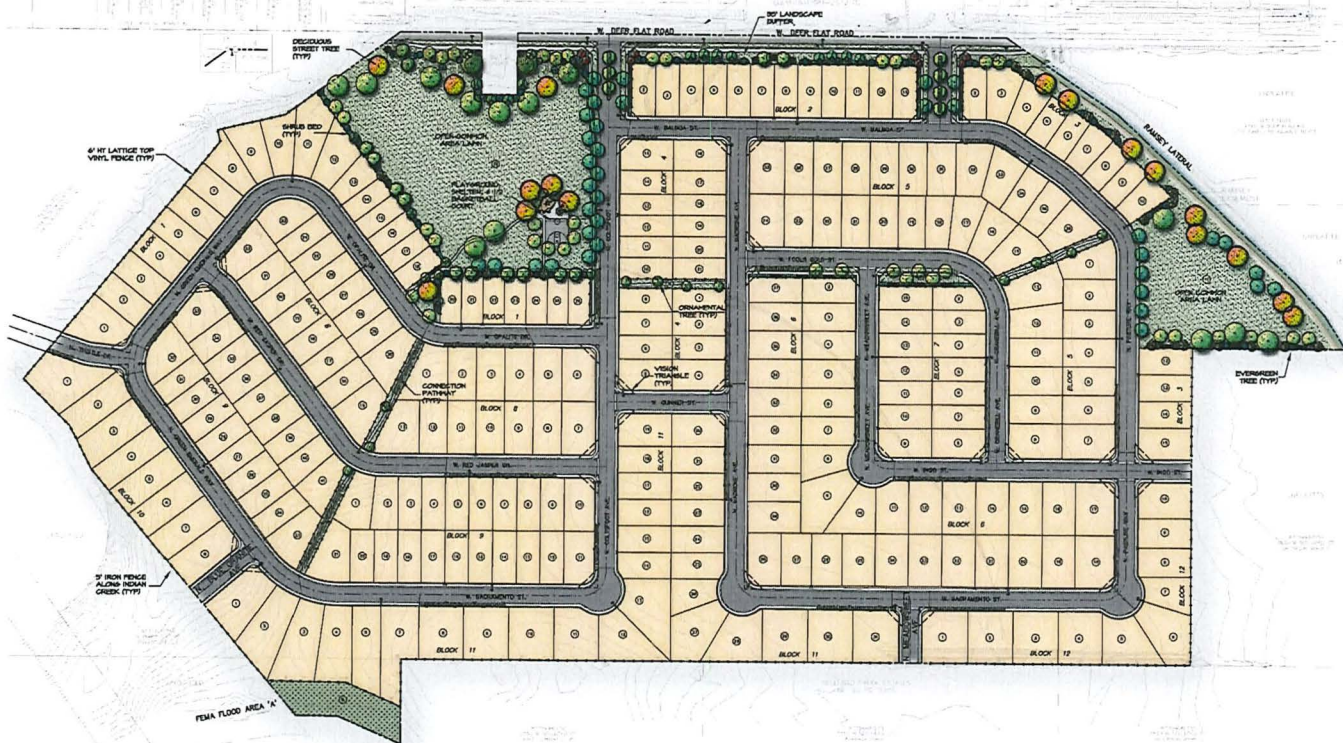


P:\Fossil Creek Sub 19-186.dwg\19186 Bndy.dwg 2/20/2020 9:13:28 AM

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

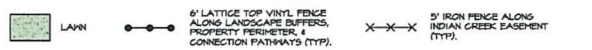
EXHIBIT DRAWING FOR
FOSSIL CREEK SUBDIVISION
 LOCATED IN THE N 1/2 OF SECTION 22, T.2N., R.1W., B.M.,
 KUNA, ADA COUNTY, IDAHO

JOB NO. 19-186
SHEET NO. 1
DWG. DATE 2/20/2020



PLANT PALETTE

SYM	COMMON NAME	BOTANICAL NAME	SIZE
EVERGREEN TREES			
(Symbol)	AUSTRIAN PINE	Pinus nigra	6'-0" HT B&B
(Symbol)	FAT ALBERT GO BLUE SPRUCE	Picea canadensis 'Fat Albert'	6'-0" HT B&B
(Symbol)	NORWAY SPRUCE	Picea abies	6'-0" HT B&B
(Symbol)	SKY HIGH JUNIPER	Juniperus scopulorum 'Baillii'	6'-0" HT B&B
(Symbol)	VANDERHOLTS PINE	Pinus flexilis 'Vanderholts'	6'-0" HT B&B
SHADE TREES (CLASS III)			
(Symbol)	BLOODGOOD LONDON PLANETREE	Platanus x acerifolia 'Bloodgood'	2' CAL B&B
(Symbol)	SWAMP OAK	Quercus bicolor	2' CAL B&B
SHADE/STREET TREES (CLASS III)			
(Symbol)	AUTUMN PURPLE ASH	Fraxinus americana 'Autumn Purple'	2' CAL B&B
(Symbol)	SKYLINE HONEYLOCUST	Gleditsia triacanthos inermis 'Skycole'	2' CAL B&B
(Symbol)	LITTLERLEAF LINDEN	Tilia cordata	2' CAL B&B
(Symbol)	HANGURIAN ASH	Fraxinus hangurica	2' CAL B&B
(Symbol)	AMERICAN SHEETUM	Liquidambar styraciflua	2' CAL B&B
(Symbol)	TULIP TREE	Liriodendron tulipifera	2' CAL B&B
ORNAMENTAL TREES (CLASS II)			
(Symbol)	CANADA RED CHOKEBERRY	Prunus virginiana 'Canada Red'	6'-0" HT. MULTI-STEM
(Symbol)	CRUZAN CRUSAIDER HAWTHORN	Crataegus crus-galli 'Cruzan'	2' CAL B&B
(Symbol)	CHANTICLEER PEAR	Pyrus calleryana 'Sears Form'	2' CAL B&B
(Symbol)	HOTWINGS MAPLE	Acer tataricum 'Garnant'	6'-0" HT. MULTI-STEM
(Symbol)	ROYAL RAINDROPS CRABAPPLE	Malus x 'Lips-King'	2' CAL B&B
(Symbol)	SPRING SNOW CRABAPPLE	Malus 'Spring Snow'	2' CAL B&B
SHRUBS/ORNAMENTAL GRASSES/PERENNIALS			
(Symbol)	ARIZONA SUN GALLIARDIA	Gallardia x 'Arizona Sun'	1 GAL
(Symbol)	BLACK EYED SUSAN	Rudbeckia flulida 'Goldstrim'	1 GAL
(Symbol)	BLUE GRAMMA GRASS	Bootteloua gracilis 'Blonde Ambition'	1 GAL
(Symbol)	BLUE CAT GRASS	Helictotrichon sempervirens	1 GAL
(Symbol)	BLUE RIG JUNIPER	Juniperus horizontalis 'Nilton'	3 GAL
(Symbol)	RED FLOWER GARNET ROSE	Rosa 'Floer Garret - Indare'	1 GAL
(Symbol)	PURPLE CONEFLOWER	Echinacea purpurea	3 GAL
(Symbol)	DARTS GOLD NINEBARK	Physocarpus opulifolius 'Darts Gold'	5 GAL
(Symbol)	STELLA DE ORO DAVALLY	Hemerocallis stella d'oro	1 GAL
(Symbol)	FINE LINE BUCKHORN	Rhus aromatica 'Sola-Lift'	5 GAL
(Symbol)	GRD-LOH SUMAC	Rhus typhina 'Grd-Loh'	1 GAL
(Symbol)	HUSKER RED PENSTEMON	Penstemon digitalis 'Husker Red'	1 GAL
(Symbol)	IVORY HALO DOGWOOD	Cornus alba 'Bailhalo'	5 GAL
(Symbol)	KARL FORSTER REED GRASS	Calamagrostis arvensica 'K.F.'	1 GAL
(Symbol)	LITTLE DEVIL NINEBARK	Physocarpus opulifolius 'Donna May'	5 GAL
(Symbol)	HISGOTE BLUE ENGLISH LAVENDER	Lavandula angustifolia 'Hisgote Blue'	1 GAL
(Symbol)	MAIDEN GRASS	Miscanthus sinensis 'Oracellis'	1 GAL
(Symbol)	DRAKELIGHTS RED YUCCA	Yucca filamentosa 'Drakelights'	2 GAL
(Symbol)	SANDWICH NINEBARK	Physocarpus opulifolius 'Sandwich'	3 GAL



DEVELOPMENT DATA

TOTAL AREA	66.75 ACRES
RESIDENTIAL LOTS	212
OPEN SPACE/COMMON/PARK LOTS	11
TOTAL LOTS	223
COMMON AREA	4.57 ACRES (14.3%)
TOTAL USABLE OPEN SPACE	0.2 ACRES (12.3%)
EXISTING ZONING	R-5
PROPOSED ZONING	R-6

LANDSCAPE CALCULATIONS

LOCATION	BUFFER WIDTH	LENGTH	REQUIRED	PROVIDED
N. DEER FLAT RD.	55'	1130' / 100' =	24 TREES	24.5 TREES (5 SHADE TREES + 19 ORNAMENTAL TREES)
			56 EVERGREENS	56 EVERGREENS
			144 SHRUBS	150 SHRUBS
				70
				263
				533

NUMBER OF TREES PROVIDED ON BUFFERS: 70
 NUMBER OF TREES PROVIDED ON COMMON LOTS: 263
 TOTAL NUMBER OF TREES: 533

FOSSIL CREEK SUBDIVISION

KUNA, IDAHO

PRELIMINARY PLAT LANDSCAPE PLAN

OWNER
 COREY D. BARTON
 1871 E. OVERLAND RD.
 MERIDAN, ID 83842

DEVELOPER
 TRILOGY DEVELOPMENT, INC.
 8833 W. OAKLE DALE ST.
 BOISE, ID 83709

PLANNER/CONTACT
 SHAWN DROWNLEE
 TRILOGY DEVELOPMENT, INC.
 8833 W. OAKLE DR. ST.
 BOISE, ID 83709

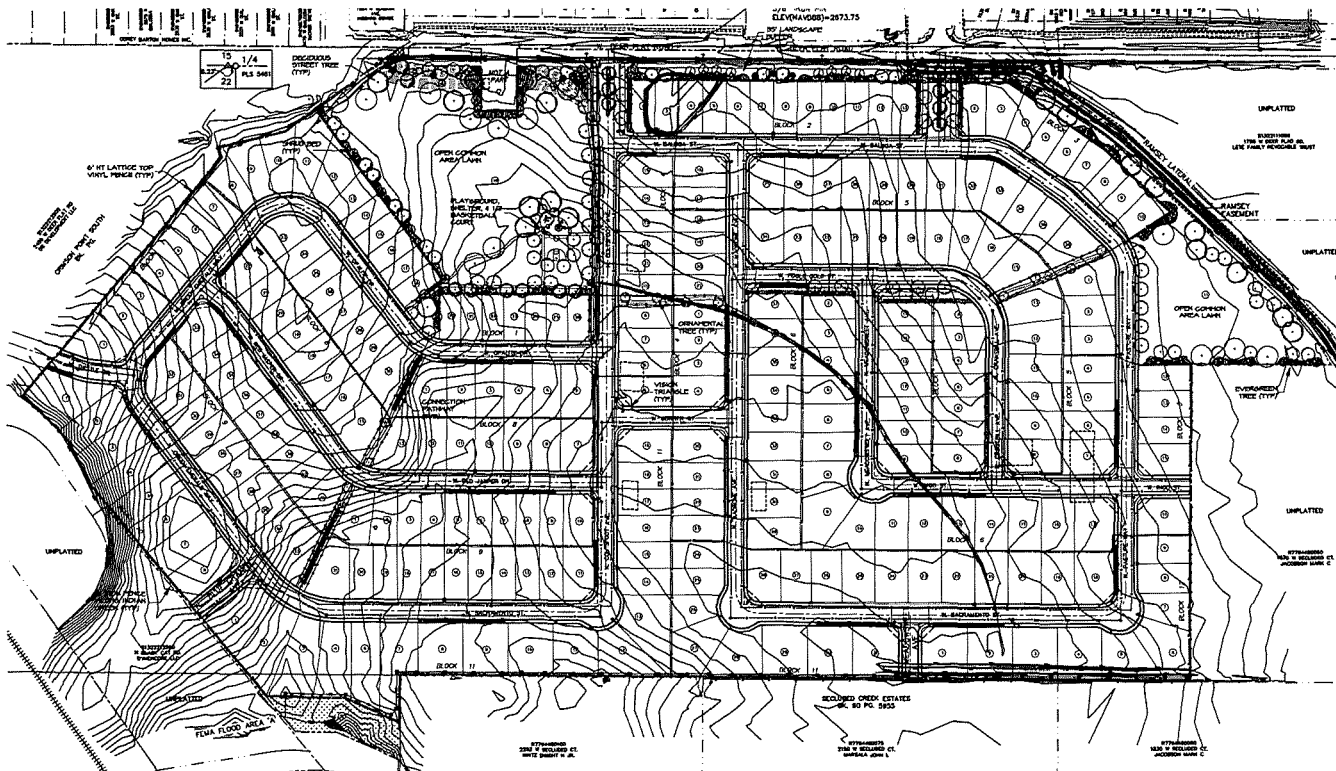
ENGINEER
 DAVID A. BAILEY, P.E.
 BAILEY ENGINEERING, INC.
 1119 E. SAGE ST., SUITE 210
 SAGE, ID 83616

FEBRUARY 13, 2020



JENSENBELTS ASSOCIATES
 Site Planning / Landscape Architecture
 800 Tyndal Lane, Ste 100 Boise, ID 83724
 Ph. 208 340-7776 www.jensbelts.com

received
 2-25-2020



PLANT PALETTE

SYM	COMMON NAME	BOTANICAL NAME	SIZE
EVERGREEN TREES			
	AUSTRIAN PINE	PINUS NIGRA	6-8' HT. B4B
	FAT ALBERT GO BLUE SPRUCE	PICEA PARVIFLORA 'FAT ALBERT'	6-8' HT. B4B
	NORWAY SPRUCE	PICEA ABIES	6-8' HT. B4B
	SKY HIGH JUNIPER	JUNIPERUS SCOPULORUM 'BALLHO'	6-8' HT. B4B
	WANDERSPRUCE PINE	PINUS FLEXILIS 'WANDERSPRUCE'	6-8' HT. B4B
SHADE TREES (CLASS III)			
	BLOODGOOD LONDON PLANETREE	PLATANUS x ACERIFOLIA 'BLOODGOOD'	2' CAL. B4B
	SWAMP OAK	QUERCUS BICOLOR	2' CAL. B4B
SHADE STREET TREES (CLASS III)			
	AUTUMN PURPLE ASH	FRAXINUS AMERICANA 'AUTUMN PURPLE'	2' CAL. B4B
	SKYLINE HONEY LOCUST	GLEDITSIA TRIACANTHOS 'INERMIS SKYCOLE'	2' CAL. B4B
	LITTLELEAF LINDEN	TILIA GORDATA	2' CAL. B4B
	MANGROVIA ASH	FRAXINUS MANDSHURICA	2' CAL. B4B
	AMERICAN SWEETGUM	LIQUIDAMBAR STRYCIIFOLIA	2' CAL. B4B
	TULIP TREE	LIRIODENDRON TULIPIFERA	2' CAL. B4B
ORNAMENTAL TREES (CLASS II)			
	CANADA RED CHOKEBERRY	PRUNUS VIRGINIANA 'CANADA RED'	6-8' HT. MULTI-STEM
	CRISPAN CRUSADER HAWTHORN	CRATAEGUS CRUS-GALLI 'CRIZAMP'	2' CAL. B4B
	SHANTILES PEAR	PYRUS GALESIANA 'SUNNY FORE'	2' CAL. B4B
	NOTWINGS MAPLE	ACER TATARICUM 'SARANN'	6-8' HT. MULTI-STEM
	ROYAL RANDORFS CRABAPPLE	MALUS x 'SPRING'	2' CAL. B4B
	SPRING SNOW CRABAPPLE	MALUS SPRINGSNOW	2' CAL. B4B
SHRUBS/ORNAMENTAL GRASSES/PERENNIALS			
	ARIZONA SUN GALLARDIA	GALLARDIA x 'ARIZONA SUN'	1 GAL.
	BLACK EYED SUSAN	RUDBECKIA FULGIDA 'GOLDSTROM'	1 GAL.
	BLUE GRAMMA GRASS	BOULEDOVA GRACILIS 'BLONDE AMBITION'	1 GAL.
	BLUE OAT GRASS	HELICTOTRICHON SEMPERVIRENS	1 GAL.
	BLUE RIG JUNIPER	JUNIPERUS HORIZONTALIS 'MILTON'	3 GAL.
	PURPLE CONEFLOWER	RYNCHOPUS FURCOSA	1 GAL.
	RED FLOWER CARPET ROSE	ROSA 'FLOWER CARPET NOAR'	3 GAL.
	DANTES GOLD NIBELUNG	PHYSOCARPUS OPULIFOLIUS 'DANTES GOLD'	1 GAL.
	STELLA DE ORO DAYLILY	HEMEROCALLIS 'STELLA D'ORO'	1 GAL.
	RAVENS FRAGALA	RYNCHOPUS FRAGALA 'RYN WILLIAMS'	3 GAL.
	RIES ARONATICA	RYNCHOPUS ARONATICA 'RIS-LOW'	3 GAL.
	PENSTEMON DIGITALIS	PENSTEMON DIGITALIS 'MUSKER RED'	1 GAL.
	IVORY HALO DOGWOOD	CORNUS ALBA 'IVORY HALO'	5 GAL.
	KARL FOERSTER REED GRASS	GALAMAGROSITIS ARUNDINACEA 'K.F.'	1 GAL.
	LITTLE DEVIL NINEBARK	PHYTOSARPUS OPULIFOLIUS 'DONNA HAY'	3 GAL.
	NIDOGOTE BLUE ENGLISH LAVENDER	LAVANDULA ANGUSTIFOLIA 'NIDOGOTE BLUE'	1 GAL.
	MAIDEN GRASS	MISCANTHUS SINENSIS 'ISRAELI HIPS'	1 GAL.
	BRACKNELL RED YUCCA	HESPERALOE PARVIFLORA 'YUCCA'	2 GAL.
	SUMMER NINEBARK	PHYTOSARPUS OPULIFOLIUS 'SEWARD'	5 GAL.



NOTES

- ALL LANDSCAPE SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF KUNA ORDINANCE REQUIREMENTS.
- ALL PLANTING AREAS TO BE WATERED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
- TREES SHALL NOT BE PLANTED WITHIN THE 10-FOOT CLEAR ZONE OF ALL ACID STORM DRAIN PIPE STRUCTURES OR FACILITIES. 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 10" IN DIAMETER. NO LAWN SOD TO BE PLACED OVER DRAINAGE SHALE SAND WINDOWS.
- NO TREES SHALL IMPERE THE 40° VISION TRIANGLES AT ALL INTERSECTIONS. NO CONIFEROUS TREES OR SHRUBS OVER 9' HIGH AT MATURITY WILL BE LOCATED WITHIN VISION TRIANGLES OR ACID ROW. AS TREES MATURE, THE OWNER SHALL BE RESPONSIBLE FOR PRUNING TREE CANOPIES TO MEET ACID REQUIREMENTS FOR MAINTAINING CLEAR VISIBILITY WITHIN 40° STREET AND DEPARTURE VISION TRIANGLE. TREES SHALL BE PLANTED NO CLOSER THAN 20' 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 IN PARKSTRIPS AND SHALL NOT BE PLANTED WITHIN 5' OF WATER METERS OR UNDERGROUND UTILITY LINES.
- PLANT LIST IS REPRESENTATIVE AND SUBJECT TO ADDITIONS AND/OR SUBSTITUTIONS OF SIMILAR SPECIES THAT ARE SUBJECT TO CITY FORESTER'S PRE-APPROVAL. PLANTING BED DESIGN AND QUANTITIES MAY BE ALTERED DURING FINAL PLAT LANDSCAPE PLAN DESIGN. BURLAP AND WIRE BASKETS TO BE REMOVED FROM ROOT BALL AS MUCH AS POSSIBLE, AT LEAST HALF WAY DOWN THE BALL OF THE TREE. ALL NYLON ROPES TO BE COMPLETELY REMOVED FROM TREES.
- THERE ARE NO EXISTING TREES ON SITE. NO MITIGATION IS REQUIRED.

DEVELOPMENT DATA

TOTAL AREA	66.75 ACRES
RESIDENTIAL LOTS	212
OPEN SPACE/Common/PARK LOTS	11
TOTAL LOTS	223
COMMON AREA	4.51 ACRES (14.3%)
TOTAL USABLE OPEN SPACE	8.2 ACRES (12.3%)
EXISTING ZONING	R-5
PROPOSED ZONING	R-6

LANDSCAPE CALCULATIONS

LOCATION	BUFFER WIDTH	LENGTH	REQUIRED	PROVIDED
K. DEER FLAT RD.	35'	1150' / 100' =	24 TREES	24.5 TREES (10 SHADE TREES + 14 ORNAMENTAL TREES)
			36 EVERGREENS 144 SHRUBS	36 EVERGREENS 150 SHRUBS
NUMBER OF TREES PROVIDED ON BUFFERS:			10	
NUMBER OF TREES PROVIDED ON COMMON LOTS:			262	
TOTAL NUMBER OF TREES:			333	

FOSSIL CREEK SUBDIVISION

KUNA, IDAHO

PRELIMINARY PLAT LANDSCAPE PLAN

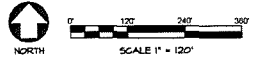
OWNER
COREY D. BASTON
1977 E. OVERLAND RD.
MERIDIAN, ID 83642

DEVELOPER
TRILOGY DEVELOPMENT, INC.
8839 W. CARLE CDR ST.
BOISE, ID 83728

PLANNER/CONTACT
SHAWN DROWNLEE
TRILOGY DEVELOPMENT, INC.
8839 W. CARLE CDR ST.
BOISE, ID 83728

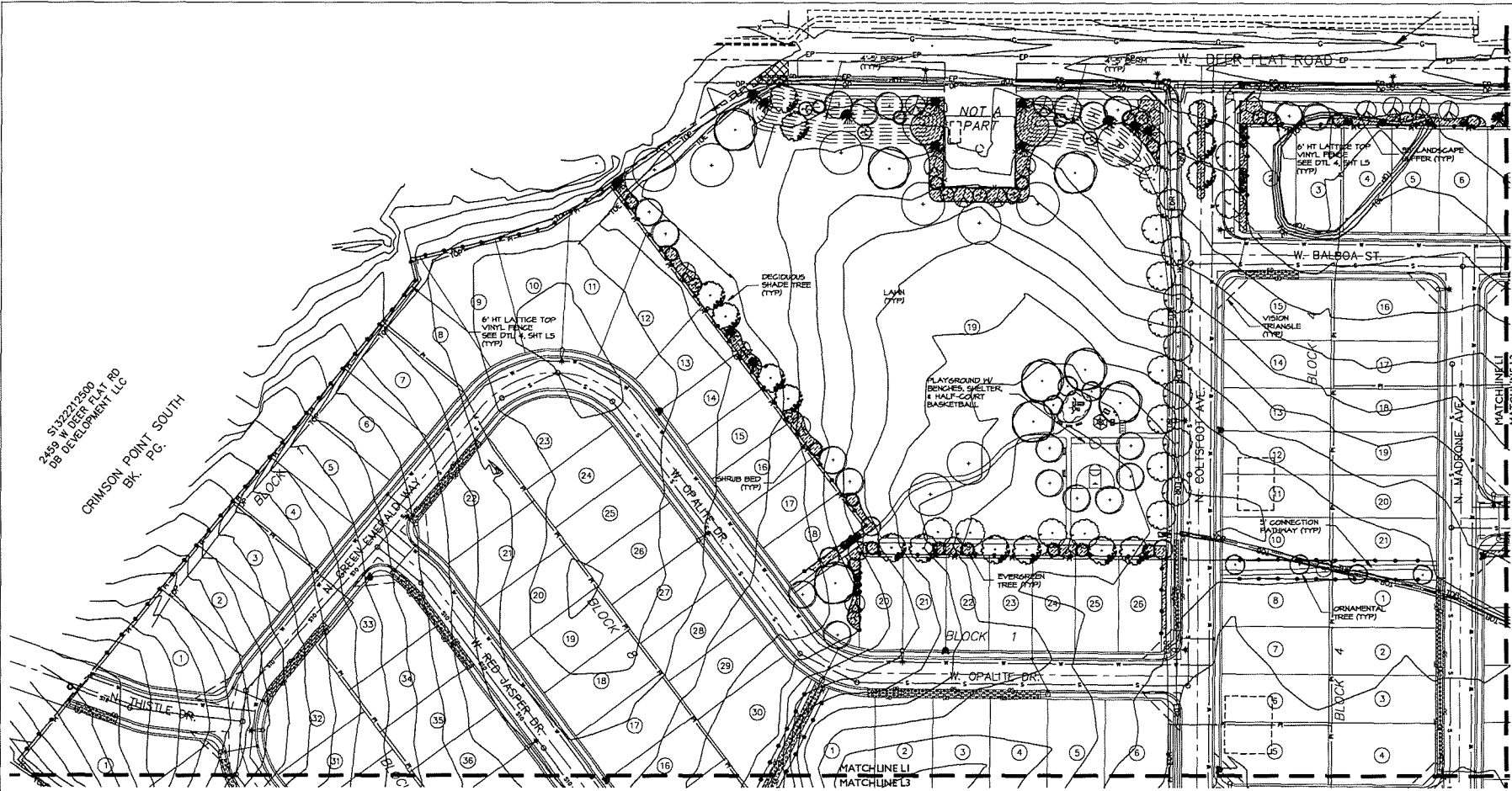
ENGINEER
DAVID A. BAILEY, P.E.
BAILEY ENGINEERING, INC.
1119 E. STATE ST., SUITE 210
EAGLE, ID 83616

FEBRUARY 13, 2020



888 Planning / Landscape Architecture
1000 Third Lane, Ste. 200 Boise, ID 83726
PH: 208-348-9176 WWW.JENSENBELTS.COM

S1322212900
2445 W DEER FLAT RD
DB DEVELOPMENT LLC
CRIMSON POINT SOUTH
Blk. PG.

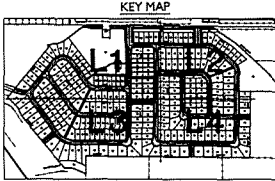
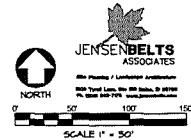


PLANT PALETTE
(REFERENCE SHEET L5)

SYM	COMMON NAME	SYM	COMMON NAME	SYM
	EVERGREEN TREES		SHRUBS/ORNAMENTAL GRASSES/PERENNIALS	
	AUSTRIAN PINE		ARIZONA SUN SAILLARDIA	
	PAT ALBERT GO BLUE SPRUCE		BLACK EYED SUSAN	
	NORWAY SPRUCE		BLUE GRAMA GRASS	
	SKY HIGH JUNIPER		BLUE OAT GRASS	
	VANDERHOLFS PINE		BLUE RAIN JUNIPER	
	SHADE TREES (CLASS III)		PURPLE CONEFLOWER	
	BLOODGOOD LONDON PLANETREE		RED FLOWER GARRET ROSE	
	SWAMP OAK		DARTS GOLD NINEBARK	
	SHADE/STREET TREES (CLASS II)		STELLA DE ORO DANLILLY	
	AUTUMN PURPLE ASH		FINE LINE BUCKWHEAT	
	SKYLINE MONTELODIST		GRD-LOW SPHAC	
	LITTLELEAF LINDEN		HICKORY RED PENSTEMON	
	HANGURIAN ASH		IVORY HALO DOWNWOOD	
	AMERICAN SHEETGUM		KARL FORGSTER REED GRASS	
	TULIP TREE		LITTLE DEVIL NINEBARK	
	ORNAMENTAL TREES (CLASS I)		HIDCOTE BLUE ENGLISH LAVENDER	
	CANADA RED CHOKESBERRY		MAIDEN GRASS	
	CRIZAN CRUSADER HAWTHORN		BRAKELIGHTS RED YUGGA	
	GHANTIGLEB PEAR		SUMMERWHE NINEBARK	
	NOTWINGS MAPLE			
	ROYAL RAINBOWS CRABAPPLE			
	SPRING SMOK CRABAPPLE			

NOTES

1. REFERENCE SHEET L5 FOR PLANT PALETTE, LANDSCAPE NOTES, DETAILS, CALCULATIONS, AND DEVELOPMENT DATA.



Bailey Engineering, Inc.
Civil Engineering Planning CADD
1401 W. DEER FLAT RD.
SUITE 100
DALLAS, TX 75244
PHONE: 972.442.1111
WWW.BAILEYENGINEERING.COM

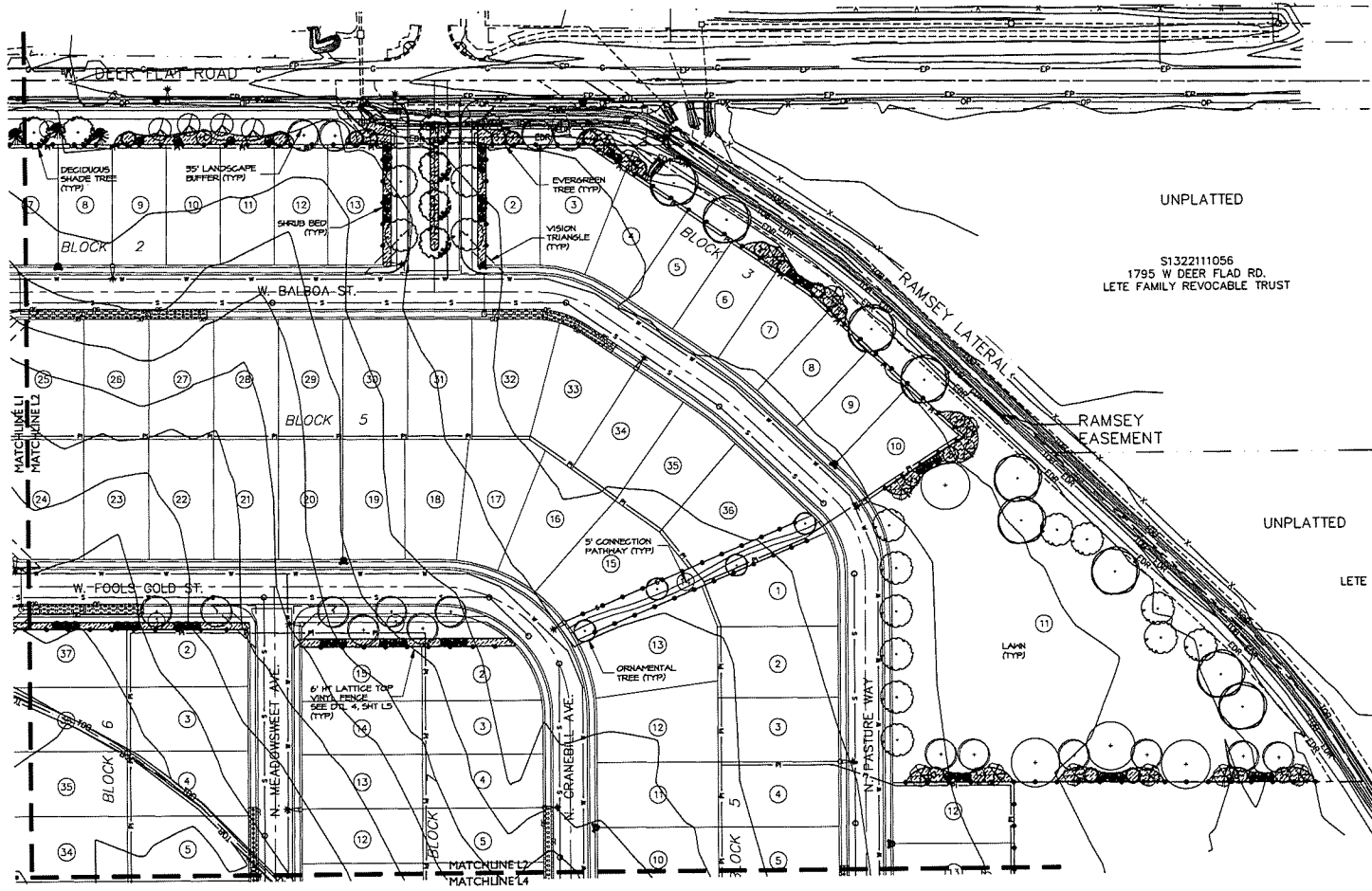


CHECKED BY:
DRAWN BY:
REVISIONS:
1. 1/25/2020 STREET NAMES

PRELIMINARY PLAT LANDSCAPE PLAN
FOSSIL CREEK SUBDIVISION
TRILOGY DEVELOPMENT, INC.

DATE: 07-13-2020
PROJECT: 08-1197





PLANT PALETTE
(REFERENCE SHEET L3)

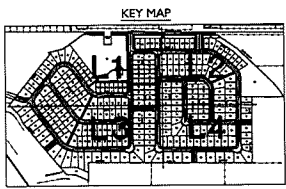
SYM	COMMON NAME
EVERGREEN TREES	
(Symbol)	AUSTRIAN PINE
(Symbol)	FAT ALBERT GO BLUE SPRUCE
(Symbol)	NORWAY SPRUCE
(Symbol)	SKY HIGH JUNIPER
(Symbol)	VANDERHOLTS PINE
SHADE TREES (CLASS III)	
(Symbol)	BLOODGOOD LONDON PLANETREE
(Symbol)	SHAWNS OAK
SHADE/STREET TREES (CLASS II)	
(Symbol)	AUTUMN PINKLE ASH
(Symbol)	SKYLINE HONEYLOCUST
(Symbol)	LITTLELEAF LINDEN
(Symbol)	HUNGARIAN ASH
(Symbol)	AMERICAN SNETEGUM
(Symbol)	TULIP TREE
ORNAMENTAL TREES (CLASS II)	
(Symbol)	CANADA RED CHOKEBERRY
(Symbol)	CRUIZAN CRUSADER HAWTHORN
(Symbol)	CHANTICLEER PEAR
(Symbol)	HOTTINGS MAPLE
(Symbol)	ROYAL RAINBOROVS CRABAPPLE
(Symbol)	SPRING SMOOK CRABAPPLE
SHRUBS/ORNAMENTAL GRASSES/PERENNIALS	
(Symbol)	ARIZONA SAN GAILLARDIA
(Symbol)	BLAZE EYED SEBAN
(Symbol)	BLUE GRAMMA GRASS
(Symbol)	BLUE OAT GRASS
(Symbol)	BLUE RUG JUNIPER
(Symbol)	PURPLE GONIFLOWER
(Symbol)	RED FLOWER CARPET ROSE
(Symbol)	DARTS GOLD NINEBARK
(Symbol)	STELLA DE ORO DANTELLY
(Symbol)	FINE LINE BUCKTHORN
(Symbol)	GRID-LOW SUMAC
(Symbol)	HARKER RED PENSTEMON
(Symbol)	IVORY HALD DOGWOOD
(Symbol)	KARL FORSTERIS REED GRASS
(Symbol)	LITTLE DEVIL NINEBARK
(Symbol)	HIGGOTE BLUE ENGLISH LAVENDER
(Symbol)	HAIDEN GRASS
(Symbol)	BRACELIGHTS RED YUCCA
(Symbol)	SUMMERWINE NINEBARK



- NOTES**
1. REFERENCE SHEET L3 FOR PLANT PALETTE, LANDSCAPE NOTES, DETAILS, CALCULATIONS, AND DEVELOPMENT DATA.

JENSENBELTS ASSOCIATES
 1000 North 1st Street, Suite 100
 Milwaukee, WI 53233
 TEL: 414.224.1100
 FAX: 414.224.1101
 WWW.JENSENBELTS.COM

DATE: 07-11-2020
 PROJECT: Fossil Creek Subdivision
 SHEET: 12



Balley Engineering, Inc.
 CIVIL ENGINEERING (PLANNING) CADD
 1116 STATE STREET, SUITE 210
 MADISON, WI 53703
 WWW.BALLENGINEERING.COM

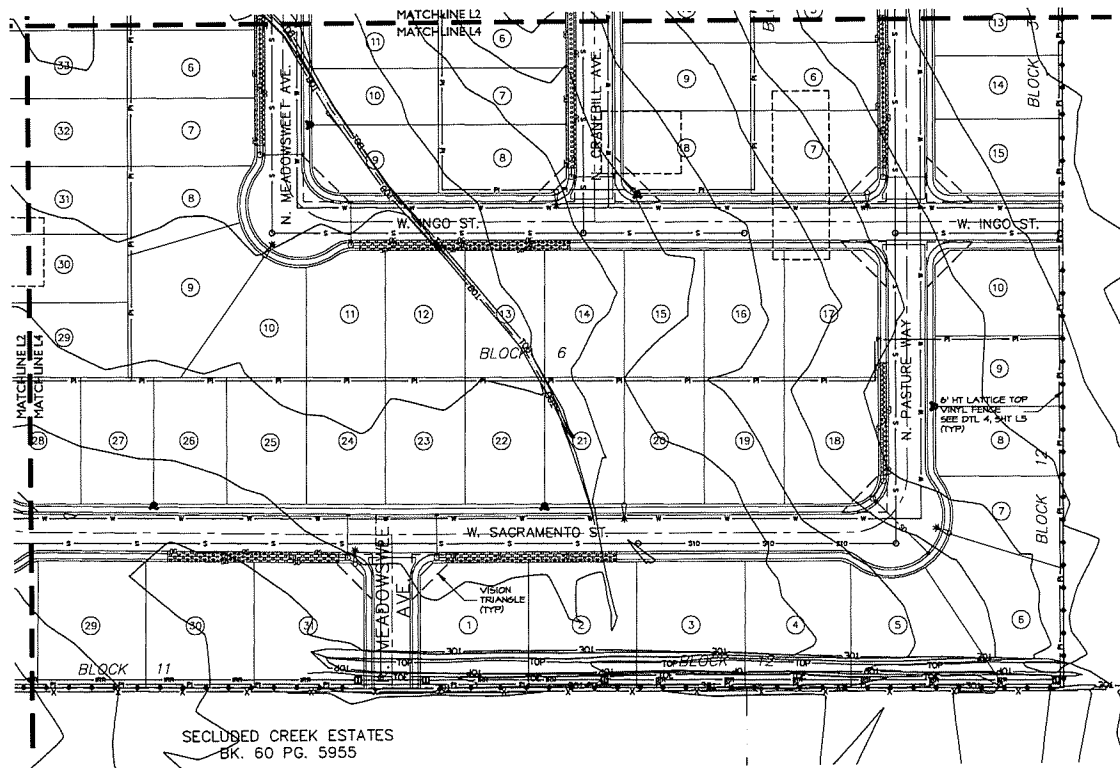


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REVISED	NO.	DATE	DESCRIPTION	BY	DATE
	1	7/28/20	SHEET NAMES		

PRELIMINARY PLAT LANDSCAPE PLAN
 FOSSIL CREEK SUBDIVISION
 TRILOGY DEVELOPMENT, INC.

DATE: 07-11-2020
 PROJECT: Fossil Creek Subdivision
 SHEET: 12



SECLUDED CREEK ESTATES
BK. 60 PG. 5955

PLANT PALETTE

(REFERENCE SHEET L5)
SYN COMMON NAME

- EVERGREEN TREES**
 - AVSTRIAN PINE
 - FAT ALBERT GO BLUE SPRUCE
 - NORWAY SPRUCE
 - SKY HIGH LIMP
 - VANDERHOLTS PINE
- SHADE TREES (CLASS III)**
 - BLODDOOD LONDON PLANETREE
 - SHARP GINK
- SHADE STREET TREES (CLASS II)**
 - AUTUMN PURPLE ASH
 - SKYLINE HONEYLOCUST
 - LITTLELEAF LINDEN
 - HANGKUAN ASH
 - AMERICAN SWEETGUM
 - TULIP TREE
- ORNAMENTAL TREES (CLASS I)**
 - CANADA RED CHOKEBERRY
 - GRIZAN CRUSAIDER HAWTHORN
 - CHANTELEEK PEAK
 - ROTHSCHILD MALE
 - ROYAL RANDOROPS CRABAPPLE
 - SPRING SNOW CRABAPPLE
- SHRUBS/ORNAMENTAL GRASSES/PERENNIALS**
 - ARIZONA SUN GALLIARDIA
 - BLACK EYED SESAM
 - BLUE GRAMMA GRASS
 - BLUE OAT GRASS
 - BLUE RUG JANIPE
 - PURPLE CONEFLOWER
 - RED FLOWER GARRET ROSE
 - DARTS GOLD NINEBARK
 - STELLA DE GRD DANLILLY
 - FINE LINE BUCKTHORN
 - GRD-LOH SUNAG
 - HUGER RED PENSTEMON
 - IVORY KALO DOGWOOD
 - KARL FORSTER REED GRASS
 - LITTLE DEVIL NINEBARK
 - HIDCOTE BLUE ENGLISH LAVENDER
 - MAIDEN GRASS
 - BRACKELIGHTS RED YUCCA
 - SUMMERSHINE NINEBARK

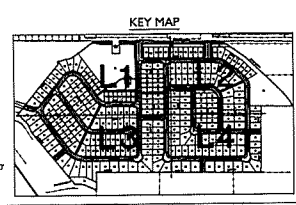
- LAWN
- 6' LATTICE TOP VINYL FENCE ALONG LANDSCAPE BARRIERS, PROPERTY PERIMETER, & CONNECTION PATHWAYS (TYP). SEE DET. 4, SHT L5.
- 5' IRON FENCE ALONG INDIAN CREEK BASEMENT (TYP). SEE DET. 5, SHT L5.

NOTES

1. REFERENCE SHEET L5 FOR PLANT PALETTE, LANDSCAPE NOTES, DETAILS, CALCULATIONS, AND DEVELOPMENT DATA.

JENSENBELTS ASSOCIATES
 4000 West Loop, Suite 200, Dallas, TX 75244
 Tel: 972.346.7800 Fax: 972.346.7801
 www.jensensbelts.com

SCALE 1" = 30'



Balley Engineering, Inc.
 CIVIL ENGINEERING | PLANNING | CAD
 1110 E. STATE STREET, SUITE 212
 DALLAS, TEXAS 75202
 www.balleyengineering.com



CHECKED BY: JLN
 DRAWN BY: JLN

REVISED	NO.	DATE	DESCRIPTION
1	1	1/27/20	STREET NAMES

PRELIMINARY PLAT LANDSCAPE PLAN
 FOSSIL CREEK SUBDIVISION
 TRILOGY DEVELOPMENT, INC.

DATE: 02-11-2020
 PROJECT: 20-11002
 SHEET
14



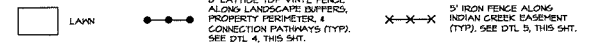
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 DRAWN BY: JES
 REVISIONS:
 NO. DATE DESCRIPTION
 1 1/7/2020 STREET NOTES

PRELIMINARY PLAT LANDSCAPE PLAN
 FOSSIL CREEK SUBDIVISION
 TRILOGY DEVELOPMENT, INC.



PLANT PALETTE

SYM	COMMON NAME	BOTANICAL NAME	SIZE
EVERGREEN TREES			
	AUSTRIAN PINE	PINUS NIGRA	6-8' HT B4B
	FAT ALBERT CO BLUE SPRUCE	PICEA PARVENS 'FAT ALBERT'	6-8' HT B4B
	NORWAY SPRUCE	PICEA ABIES	6-8' HT B4B
	KEY HOLE JUNIPER	JUNIPERUS SCOPULORUM 'BALLHILL'	6-8' HT B4B
	VANDERHOLZ'S PINE	PINUS FLEXILIS 'VANDERHOLZ'S'	6-8' HT B4B
SHADE TREES (CLASS III)			
	BLOODGOOD LONDON PLANETREE	PLATANUS x AGERIFOLIA 'BLOODGOOD'	2' GAL B4B
	SHARP OAK	QUERCUS BICOLOR	2' GAL B4B
SHADE STREET TREES (CLASS II)			
	AUTUMN PURPLE ASH	FRAXINUS AMERICANA 'AUTUMN PURPLE'	2' GAL B4B
	SKYLINE HONEYLOCUST	GLEDITSIA TRIACANTHOS NERHMS 'SKYCOLE'	2' GAL B4B
	LITTLELEAF LINDEN	TILIA CORDATA	2' GAL B4B
	HANKENBERG ASH	FRAXINUS HANDBURGICA	2' GAL B4B
	AMERICAN SHEETGUM	LIQUIDAMBER STYRACIFLUA	2' GAL B4B
	TULIP TREE	LIRIODENDRON TULIPIFERA	2' GAL B4B
ORNAMENTAL TREES (CLASS I)			
	CANADA RED GINCHERRY	FRAXINUS VESPAZIANA 'CANADA RED'	6-8' HT. MULTI-STEM
	CRUIZAN CRUSADER HANTHON	CRATAEGUS CRUS-GALLI 'CRUZAM'	2' GAL B4B
	QUANTICLEER PEAR	PYRUS GALLERIANA 'GLENS FORTH'	2' GAL B4B
	HOTSPRING MAPLE	ACER TATARICUM 'GASKANY'	6-8' HT. MULTI-STEM
	ROYAL RAINDROPS CRABAPPLE	MALUS x 'FIS-KOP'	2' GAL B4B
	SPRING SMOX CRABAPPLE	MALUS 'SPRINGSMOX'	2' GAL B4B
SHRUBS/ORNAMENTAL GRASSES/PERENNIALS			
	ARIZONA SUN GAILLARDA	GAILLARDA x ARIZONA SUN	1 GAL
	BLACK EYED SUSAN	ROEBEGGIA HELIGIA 'GOLDSTIRN'	1 GAL
	BLUE GRAMA GRASS	BOUVELOUA GRACILIS 'BLONDE AMBITION'	1 GAL
	BLUE OAT GRASS	HELICTOTRICHON SEMPERVIRENS	1 GAL
	BLUE RICE JUNIPER	JUNIPERUS HORIZONTALIS 'MILTON'	2 GAL
	PURPLE CONEFLOWER	ECINAGEA PURPUREA	1 GAL
	RED FLOWER GARNET ROSE	ROSA 'FLOWER GARNET 'NOARE'	3 GAL
	DART'S GOLD NINEBARK	PHYTOCARPUS ORULIFOLIUS 'DART'S GOLD'	3 GAL
	STELLA DE GRD DARTLILL	HEBERCALLIS 'STELLA DE GRD'	1 GAL
	FINE LINE EUCYTHON	RIHANNUS FRAGILIA 'ROCK PILLARS'	3 GAL
	GRD-LOW SUMAC	RHUS AROMATICA 'GRD-LOW'	1 GAL
	HASKER RED PENTHEON	PENTHEON OVATILIS 'HASKER RED'	1 GAL
	IVORY HALE DOGWOOD	CORNUS ALBA 'BALLHALO'	5 GAL
	CANAL FORESTER REED GRASS	CALAMAGROSTIS ARUNDINACEA 'ICE'	1 GAL
	LITTLE DEVIL NINEBARK	PHYTOCARPUS ORULIFOLIUS 'DONNA MAY'	3 GAL
	HIDCOTE BLUE ENGLISH LAVENDER	LAVANDELLA ANGSTIFOLIA 'HIDCOTE BLUE'	1 GAL
	HIDDEN GRASS	MISCANTHUS SINENSIS 'USAGILLIERS'	1 GAL
	BRACKLEIGHTS RED TUCCA	PERPALOE PARVIFLORA 'PERPA'	2 GAL
	SUMMERWINE NINEBARK	PHYTOCARPUS ORULIFOLIUS 'SEWARD'	3 GAL

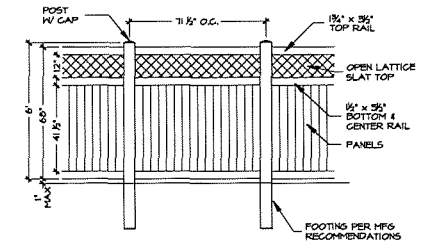


NOTES

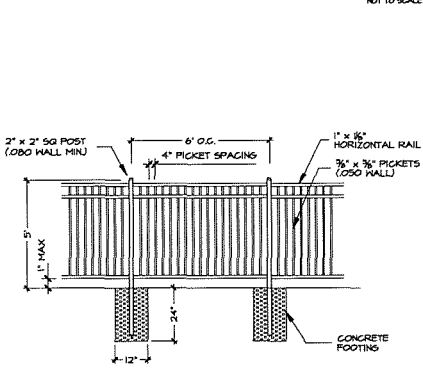
- ALL LANDSCAPE SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF KINA ORDINANCE REQUIREMENTS.
- ALL PLANTING AREAS TO BE WATERED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
- TREES SHALL NOT BE PLANTED WITHIN THE 10-FOOT CLEAR ZONE OF ALL ACID BISHM DRAIN PIPE, STRUCTURES, OR FACILITIES. SEEPAGE BEDS MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM. ALL SHRUBS PLANTED OVER OR ADJACENT TO SEEPAGE BEDS TO HAVE A ROOT BALL THAT DOES NOT EXCEED 18" IN DIAMETER. NO LAWN SOID TO BE PLACED OVER DRAINAGE SMALL SAND HINDINGS.
- NO TREES SHALL IMPEDE THE 40' VISION TRIANGLES AT ALL INTERSECTIONS. NO CONIFEROUS TREES OR SHRUBS OVER 3' HIGH AT MATURITY WILL BE LOCATED WITHIN VISION TRIANGLE OR ACID RDIN. AS TREES MATURE, THE OWNER SHALL BE RESPONSIBLE FOR PRUNING TREE CANOPES TO MEET ACID REQUIREMENTS FOR MAINTAINING CLEAR VISIBILITY WITHIN 40' STREET AND DEPARTURE VISION TRIANGLE. TREES SHALL BE PLANTED NO CLOSER THAN 50' FROM INTERSECTION STOP SIGNS.
- CLASS II TREES AND LANDSCAPE IN FRONT OF BUILDING LOTS ON INTERIOR STREETS TO BE COMPLETED DURING CONSTRUCTION ON THESE LOTS. TREE LOCATIONS MAY BE ALTERED TO ACCOMMODATE DRIVEWAYS AND UTILITIES. TREES MUST BE CLASS II IN PARKSTRIPS AND SHALL NOT BE PLANTED WITHIN 5' OF WATER METERS OR UNDERGROUND UTILITY LINES.
- 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 HIGH AS POSSIBLE, AT LEAST HALF-WAY DOWN THE BALL OF THE TREE. ALL WYLOW ROPES TO BE COMPLETELY REMOVED FROM TREES.
- THERE ARE NO EXISTING TREES ON SITE, NO MITIGATION IS REQUIRED.

LANDSCAPE CALCULATIONS

LOCATION	BUFFER WIDTH	LENGTH	REQUIRED	PROVIDED
N. DEER PLAT RD.	35'	1150' / 100' +	24 TREES	245 TREES (5 SHADE TREES + 19 ORNAMENTAL TREES)
			36 EVERGREENS 144 SHRUBS	36 EVERGREENS 150 SHRUBS
NUMBER OF TREES PROVIDED ON BUFFERS:			70	
NUMBER OF TREES PROVIDED ON COMMON LOTS:			252	
TOTAL NUMBER OF TREES:			322	



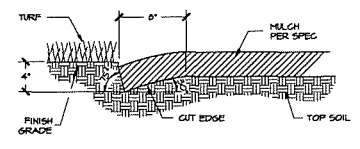
4 VINYL LATTICE PRIVACY FENCE
 NOT TO SCALE



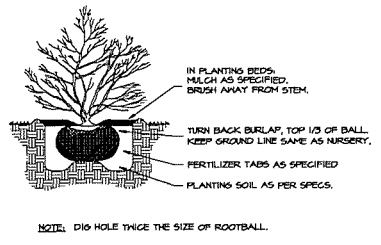
5 IRON FENCE
 NOT TO SCALE

DEVELOPMENT DATA

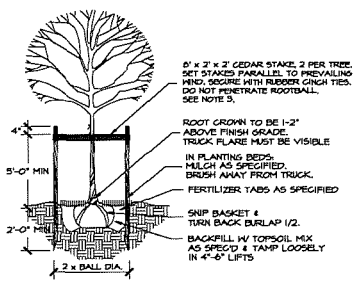
TOTAL AREA	66.75 ACRES
RESIDENTIAL LOTS	272
OPEN SPACE/COMMON/PARK LOTS	11
TOTAL LOTS	283
COMMON AREA	4.51 ACRES (14.3%)
TOTAL USABLE OPEN SPACE	0.2 ACRES (0.3%)
EXISTING ZONING	R-5
PROPOSED ZONING	R-0



1 SHRUB PLANTING
 NOT TO SCALE



2 SHRUB PLANTING
 NOT TO SCALE



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

3 TREE PLANTING/STAKING
 NOT TO SCALE