



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

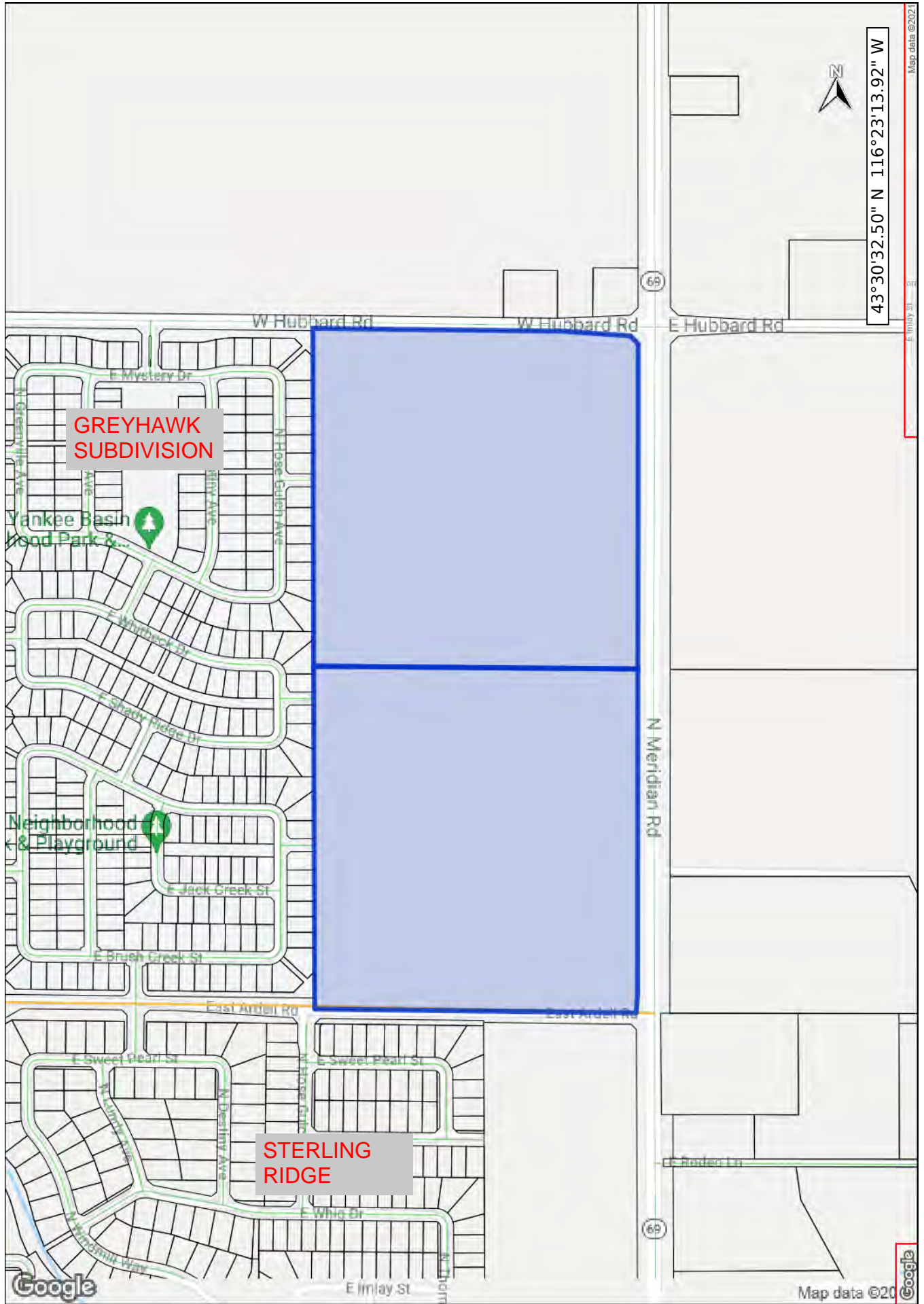
Agency Notification

December 21, 2021

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

File Numbers & Case Name:	21-13-AN (Annexation) & 21-09-S (Preliminary Plat) – <i>Lee Country Subdivision.</i>
Project Description	Bailey Engineering, on behalf of Providence Properties, LLC, requests approval for Annexation of approx. 76.02 ac. into Kuna City and proposing up to 27.73 ac. as R-6 MDR, 23.06 ac. as R-12 HDR and 29.41 ac. as C-2 (Area Commercial) zones; and requests Preliminary Plat approval to subdivide the same lands into 16 Commercial Lots, 132 single-family lots, nine (9) multi-family lots and 22 common lots. The site is in Section 13, Township 2 North, Range 1 West (Parcel numbers; S1313110030 and S1313141810). <i>All acreages are approximate and appear to include annexation and zoning to the existing center of ROW.</i>
Site Location	The SWC of Meridian and Hubbard Road, Kuna, ID 83634.
Applicant	Providence Properties, LLC 701 S Allen St. Ste 104 Meridian, ID, 83642 208.695.2001 PConnor@hubblehomes.com
Representative	Bailey Engineering 1119 S State Street, Suite 210 Eagle, ID 83616 208.938.0013 DBailey@baileyengineers.com
Tentative Public Hearing Date	Tuesday, March 8, 2022 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. *No response within 15 business days will indicate you have no objection or comments for this project.*



October 14, 2021

Mr. Jace Hellman
City of Kuna
Planning and Zoning Department
751 W. 4th Street
Kuna, ID 83634

Re: Lee Country Subdivision - Annexation, Zoning and Preliminary Plat Narrative

Dear Mr. Hellman,

As the applicant of Providence Properties, LLC, I am pleased to submit the attached application and required supplements for annexation, zoning and preliminary plat for the Lee Country Subdivision.

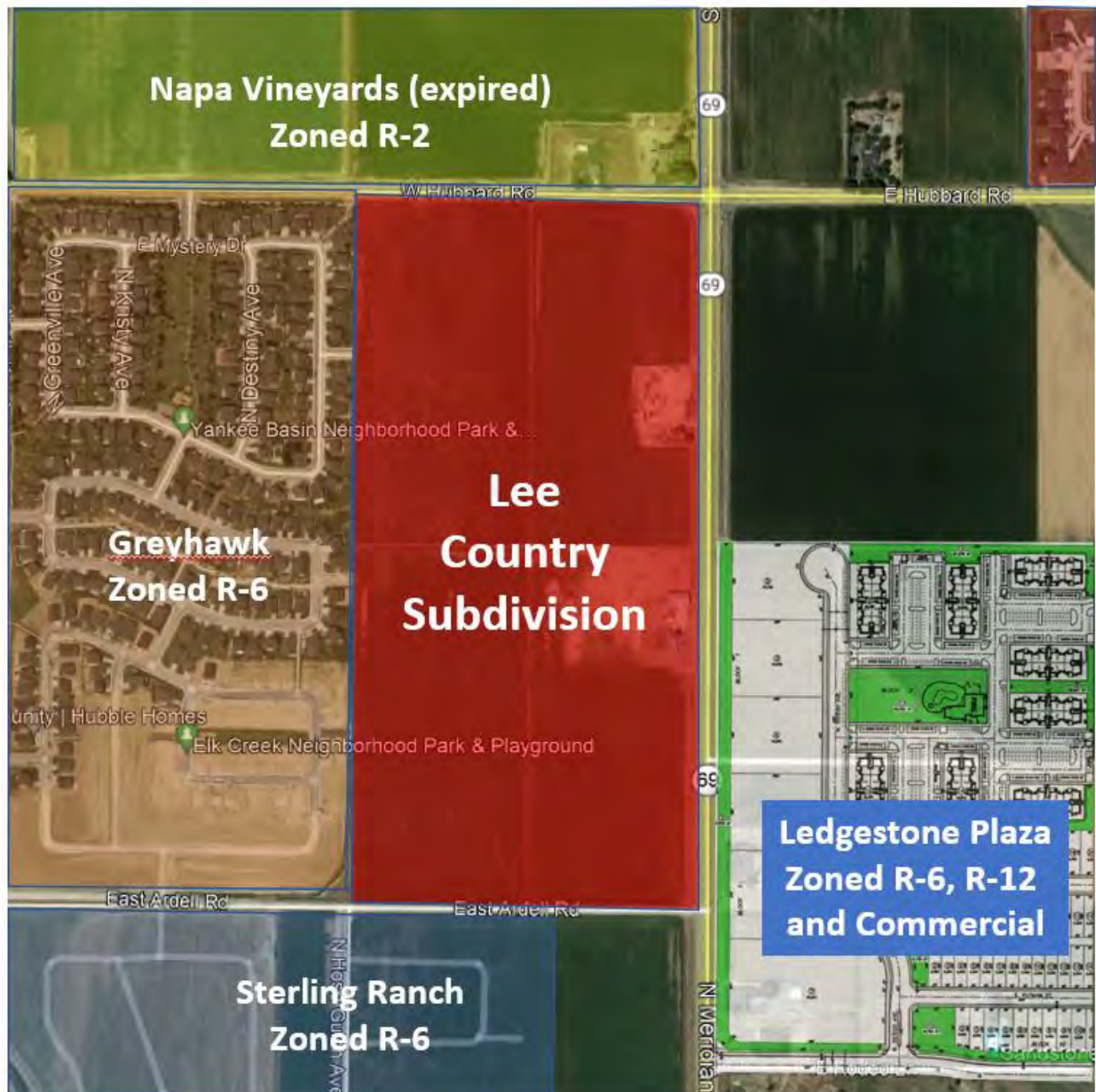
Site Information:

The 76.02 acre site is located south of W. Hubbard St, west of Meridian Rd (Hwy 69) and north of Ardell Rd. It is adjacent to the existing Greyhawk Subdivision, which Providence Properties developed and Hubble Homes built the homes over the past decade. We conducted a pre application meeting with the City of Kuna on July 29, 2021. This was in addition to a host other informal discussions with staff and local departments. We also conducted two neighborhood meetings on June 2, 2021 and September 7, 2021. Both were well attended and positive changes came out of conversations with neighbors.



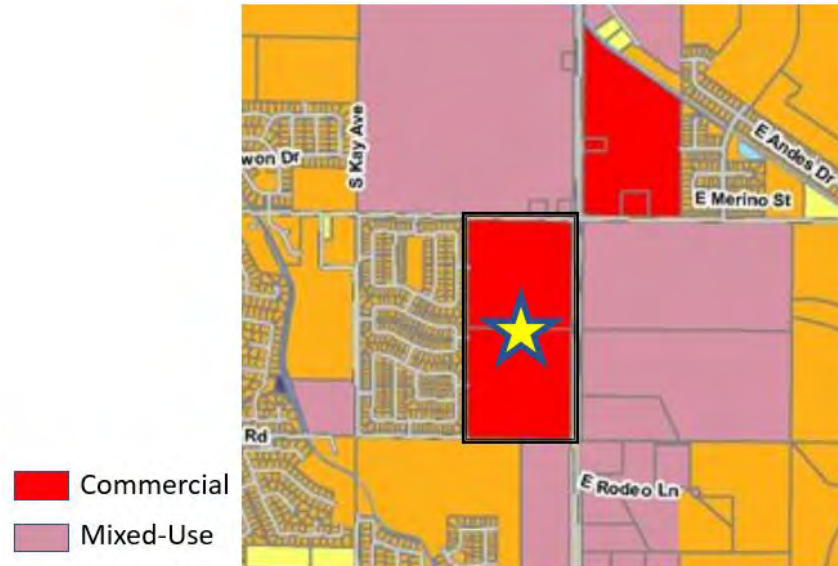
Current Land Uses:

The site is currently within Ada County and categorized in the RR zone. The land uses of the site and surrounding the site are agricultural and residential. To the west of the site is the existing Greyhawk subdivision zoned R-6. To the south of the site is the existing Sterling Ranch Subdivision which is also zoned R-6. To the east of the site are vacant parcels but were recently approved preliminary plat Ledgestone Plaza and zoned R-6, R-12 and Commercial. To the north is an expired plat zoned PUD/R-2. The following map shows the subject site and the surrounding land uses.



Comprehensive Plan:

Per the Kuna Future Land Use Map, the subject parcel is demarked as Commercial. However, through conversations with the City, they said that a suitable use within the comp plat would be commercial along the Hwy 69 frontage and then medium density residential along the western side of the project. The corresponding map is shown:



Annexation and Zoning:

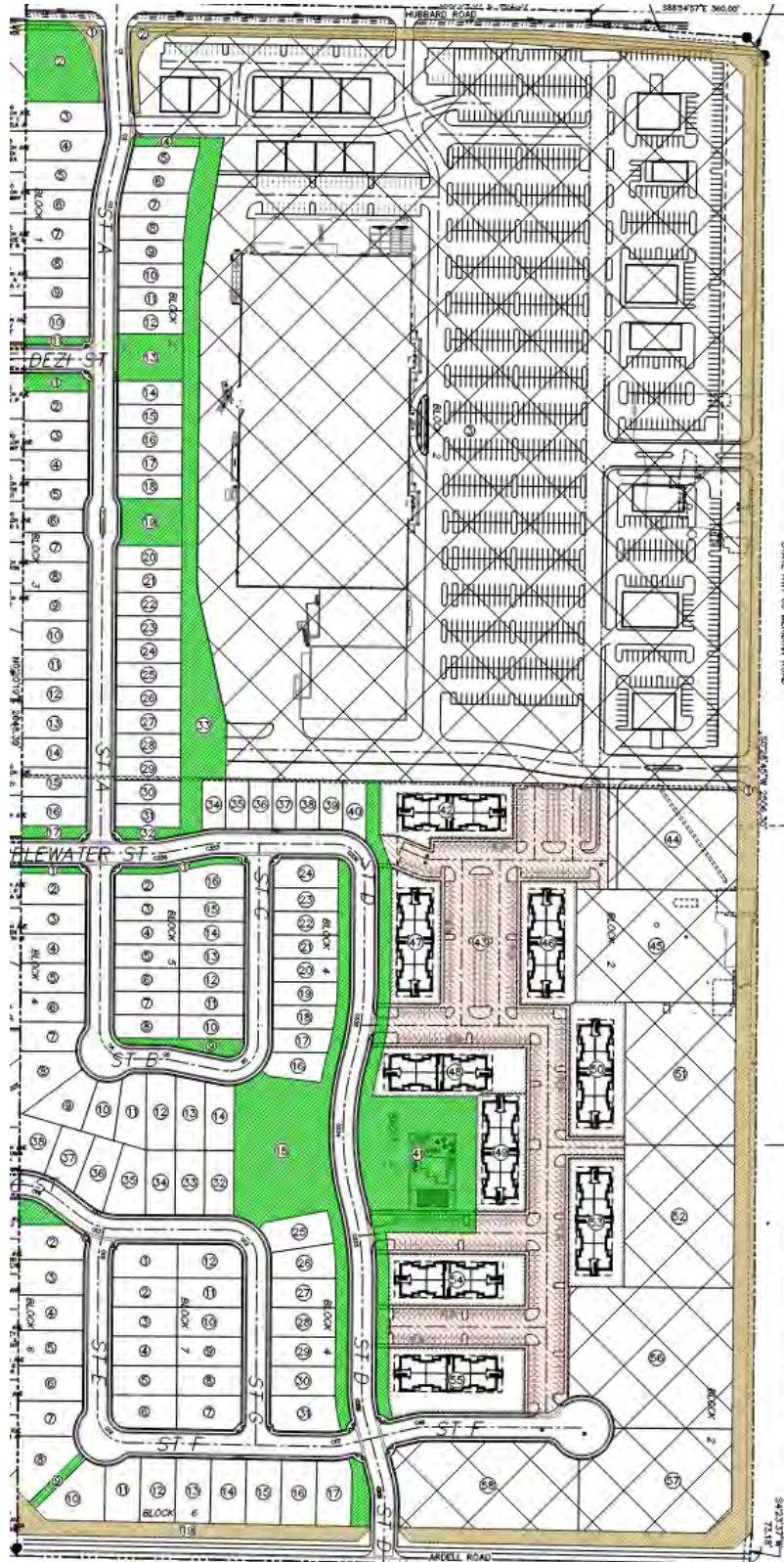
Given the subject parcel is outside of the City Limits, we are requesting annexation into the City. The path of annexation is through all of the parcels surrounding the subject site. The project will take water from the existing Greyhawk subdivision. The project will need to be part of one of the planned regional sewer improvements to successfully come online. These include the proposed 18” Ten Mile sewer line and the conceptual Mason Creek sewer route. We have had conversations with the

We are also requesting to zone the parcel to R-6, R-12 and C-2 designations. This designation is similar to the recently approved Ledgestone Plaza project just east of the site. The zoning categories allow for a traditional single-family community on the western boundary adjacent to Greyhawk. The R-12 allows for a multifamily use that will bring much needed rental unit to the market. The commercial C-2 designation is intended to be for retail and office use.

Preliminary Plat:

The preliminary plat for the project is comprised of 179 lots including 132 single family lots, 9 apartment lots, 16 commercial lots and 22 common lots. The project transitions from single family lots on the west side to multi family in the south central portion to commercial (retail and office) along Meridian Road (Hwy 69). The single family portion and the commercial portion are only connected through pedestrian connections. The intent was to limit the amount of “cut-through” traffic through the residential portion of the project. There is a total amount 4.93 acres of qualified open space, which accounts for 31% of the residential portion of the project.

The density of the project is 4.58 dwelling units per gross acre and 5.21 units per net acre (excluding ROW and common areas). This density is within the current Kuna zoning standards as of October 2021. The Preliminary plat is shown in the following exhibit:



Single Family:

Lee Country connects to Greyhawk at three existing stub streets. The internal single family street network also connects to Hubbard along the northern boundary and Ardell along the southern boundary. The single family street network does not have a vehicular connection to the commercial uses.

The Lee Country plan has 40', 50' and 60' lots. These allow for a broad selection of housing product for our home buyers to choose from. A detail of these housing products is outlined below.

Housing Product:

The 40' wide lots accommodate our 30' wide housing product. These best-sellers provide a variety of options, configurations and finishes. The home range between 1070 and 1880 square feet and include 4 single story plans and 4 two story plans. An example of the 30' product is shown below:



Our next set of plans are our 40' wide plans that fit on 50' wide lots. We offer 13 total plans in this category with sizes ranging between 1,220 and 3,259 square feet. Six plans are single story and 7 plans are two story. We offer bonus room options, third car and RV bays where the lot width is suitable. An example of the 40' product is shown below:





Our largest plans are the 50' wide plans that fit on 60' lots. These 8 plans range between 2010 and 3293 square feet and feature increase ceiling heights and enlarged rooms. There are 5 single story and 3 two story plans in this product set. When the lot width is available, a third car garage or RV bay may be added as an option. An example of the 50' plans are shown below:



Multifamily Use:

Lee County includes an area zoned for R-12 multifamily use. We are showing 9 apartment buildings which would house 24 units in each 3-story building. This totals 216 total apartment units on this site. The apartment use allows for an alternative to home-ownership for a variety of persons at different stages in their life. From singles, to small families, retirees or folks in transition between permanent housing, apartments are a necessary housing option for communities.

The apartment complex will be owned by a single entity that will manage the upkeep on the buildings as well as the grounds. The management group will ensure the community is supported to support a healthy living community. This includes a private park with a pool and clubhouse

that is for the sole use of people that live in the complex. The multifamily use also serves as a buffer between the single family residential use and the commercial use.

Commercial Use:

The project consists of 34.34 acres of commercial use. We are asking for a zoning of C-2 which would allow of general commercial use. This commercial use would be located along Meridian Rd and take advantage of the great access and connectivity. The preliminary plat illustrates how the site could develop with a large “big-box” anchor store supporting 7 other commercial lots for retail or restaurant use and an area of potential shopping strip center. The ideal tenant of the retail center would be a grocery store or general retailer. We also included 7 commercial pad sites for potential office use along Meridian Rd and Ardell.

Working with the City and Economic Development department, this site is highly desirable for commercial use as we have shown in the plan. There is a need for a large grocery or general retail use in this site as well as consumer and service based businesses. The goal to have more commercial use in this area is to lower the drive-time for Kuna residents to neighboring cities and keep the economic activity and tax revenue within Kuna. In providing opportunities for businesses to locate in Kuna supports the health of a city as a live-work-play community.

Access and Connectivity:

Lee Country will have points of access to Hubbard to the north, Ardell to the south and Meridian Rd to the east. Not to mention there will be three points of access into the Greyhawk community. Within the site, there are also pedestrian connections between the single family and commercial use, but not vehicular connection. One of the major themes that came out of the two neighborhood meetings was to eliminate the potential for “cut-through” traffic through the existing Greyhawk subdivision. We accommodated for this request by including

Landscaping, Open Space and Amenities:

Overall, the project has 8.42 acres of common area and 4.93 acres of qualified open space. This qualified open space is found in the residential portion of the project and accounts for 31% of the area that is residential use. There will be a wide greenbelt behind the single-family lots and the large retail lot. This will have a pathway and provide a space for walking and recreation as well as a buffer between the single family and commercial uses. The project will have a central park area that will include separate amenities for the multifamily portion of the project and the single-family portion. The multifamily area should expect to have a pool and club house. The single family will have play fields, a playground for children and a pavilion.

A drawing of the landscape plan including the amenities are shown in the landscape plan exhibit.

Conclusion:

Thank you for your consideration of Lee Country Plaza. In the process of submitting this application, we have held multiple meetings with the Planning and Zoning department and all other City agencies to build the best version of this community. We held two neighborhood

meetings to discuss the project and update the neighbors of improvements made with the help of their feedback. These changes include an increase in greenspace, redesigning the streets to limit “cut-through” traffic and adding an access point to Hubbard Rd to limit congestion and safety concerns on neighboring streets.

We believe that this project is a great fit for the needs and desires of Kuna. The different single family product types that we are offering within the community will appeal to a broad variety of home buyers. The apartment homes will provide a suitable housing option for those looking for an alternative to home ownership and a flexibility of duration. The highly desirable commercial property along Hwy 69 will open opportunities to economic growth and tax income for the City.

We are complying with the city code and not requesting any variances. We are looking forward to working with the City to build this exciting community.

Sincerely,

A handwritten signature in black ink that reads "Patrick Connor". The signature is stylized and cursive, with the first name "Patrick" and the last name "Connor" clearly visible.

Patrick Connor

Director of Planning and Design
(208) 695-2001

pconnor@hubblehomes.com

701 S. Allen St #104, Meridian, ID 83642



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): 21-13-AN, 21-09-S, 21-06-ZC, 21-32-DR & 21-04-DA
Project Name: Lee Country Subdivision
Date Received: 10.23.2021
Date Accepted as Complete: 11.22.2021

Type of review requested (check all that apply):

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

Owner of Record

Name: SEE ATTACHED
Address: _____
Phone: _____ Email: _____

Applicant (Developer) Information

Name: PROVIDENCE PROPERTIES LLC
Address: 701 S. ALLEN ST #104, MERIDIAN, ID 83642
Phone: (208) 695-2001 Email: PCONNOR@HUBBLEHOMES.COM

Engineer/Representative Information

Name: BAILEY ENGINEERING
Address: 1119 E. STATE ST. #210, EAGLE, ID 83616
Phone: (208) 938-0013 Email: DBAILEY@BAILEYENGINEERS.COM

Subject Property Information

Site Address: 2701 N. MERIDIAN RD, KUNA, ID 83634
Nearest Major Cross Streets: HUBBARD & MERIDIAN + ARDEL

Parcel No.(s): _____

Section, Township, Range: See ATTACHED

Property Size: _____

Current Land Use: AG Proposed Land Use: RESIDENTIAL + COMMERCIAL

Current Zoning: RR Proposed Zoning: R-6, R-12 + Commercial

Project Description

Project Name: Lee Country SUBDIVISION

General Description of Project: 76 ACRE PROJECT WITH 179 TOTAL LOTS INCLUDING 132 SINGLE FAMILY LOTS, 9 APARTMENT LOTS, 16 COMMERCIAL LOTS AND 21 COMMON LOTS.

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-2 C-3 CBD
 Office Industrial: M-1 M-2 Other: _____

Type(s) of amenities provided with development: POOL AND PARK FOR MULTI-FAMILY,

PARK AND TOT LOT FOR SINGLE FAMILY. WALKING PATHS AND GREENSPACE IN SINGLE FAMILY PORTION

Residential Project Summary (If Applicable)

Are there existing buildings? YES NO

If YES, please describe: OLD HOME AND SHEDS

Will any existing buildings remain? YES NO

No. of Residential Units: 348 No. of Building Lots: _____

No. of Common Lots: 21 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): 1070

Gross Density (Dwelling Units ÷ Total Acreage): 4.58

Net Density (Dwelling Units ÷ Total Acreage not including Roads): 5.21

Percentage of Open Space provided: 6.49% OF TOTAL SITE
31% OF RESIDENTIAL PORTION Acreage of Open Space: 4.93

Type of Open Space provided (i.e. public, common, landscaping): POOL + CLUBHOUSE FOR MULTIFAMILY, PARKS AND PLAYGROUND FOR SINGLE FAMILY

Non-Residential Project Summary (If Applicable)

Number of building lots: 16 Other lots: /

Gross floor area square footage: TBD Existing (if applicable): /

Building height: TBD Hours of Operation: TBD

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

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

Proposed Parking

ADA accessible spaces: TBD Dimensions: _____

Regular parking spaces: TBD Dimensions: _____

Width of driveway aisle: TBD

Proposed lighting: TBD

Is lighting "Dark Sky" compliant? YES NO

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

BUFFERS, ENTRANCES + PARKING LANDSCAPING

Applicant Signature: [Signature] Date: 10/14/21

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

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

Lee Country Subdivision

Ownership Information

Parcel #: S1313110030

Owner: Lee's Forest Products INC

Address: 2975 N. Meridian Rd, Kuna ID 83634

Section, Township and Range: 13, 2N, 1W

Acres: 37.49

Parcel #: S1313141810

Owner: HLB LLC

Address: 2701 N. Meridian Rd, Kuna, ID 83634

Section, Township and Range: 13, 2N, 1W

Acres: 38.07



AFFIDAVIT OF LEGAL INTEREST

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



State of Idaho)
) ss
County of Ada)

I, HLB LLC

1840 N Lakes Pl Meridian, ID 83646

Being first duly sworn upon oath, depose and say: (If Applicant is also Owner of Record, skip to B)

A. That I am the record owner of the property described on the attached, and I grant my permission to Providence Properties, LLC

701 S.Allen Street #104 Meridian, ID 83646

to submit the accompanying application pertaining to that property.

B. I agree to indemnify, defend, and hold City of Kuna and its employees, harmless from any claim or liability resulting from any dispute as to the statements contained herein or as to the ownership of the property which is the subject of the application.

C. I hereby grant permission to the City of Kuna staff to enter the subject property for the purpose of site inspections related to processing said application(s).

Dated this 23rd day of July, 2021

Charlie Hoff (Charlie Hoff for Hoff Companies, Inc., Sole Member of HLB LLC)
Signature

Subscribed and sworn to before me the day and year first above written.

Billy Mann

Residing at: 7450 Northern Dancer Ct

Nampa ID 83653

My Commission expires: 3/19/27

Billy Mann
Signature





**AFFIDAVIT OF
LEGAL INTEREST**



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

State of Idaho)
) ss
County of Ada)

I, Belinda Critchlow & Milan Kaldenberg Trustees for
The Jack & Rita Lee Family Trust,
4336 S Tinker Ave Boise Id 83709

Being first duly sworn upon oath, depose and say: (If Applicant is also Owner of Record, skip to B)

A. That I am the record owner of the property described on the attached, and I grant my permission to

to submit the accompanying application pertaining to that property.

B. I agree to indemnify, defend, and hold City of Kuna and its employees, harmless from any claim or liability resulting from any dispute as to the statements contained herein or as to the ownership of the property which is the subject of the application.

C. I hereby grant permission to the City of Kuna staff to enter the subject property for the purpose of site inspections related to processing said application(s).

Dated this 27th day of July, 2021

Belinda Critchlow Milan Kaldenberg
Signature

Subscribed and sworn to before me the day and year first above written.

Karen Kaldenberg
Residing at: 7204 W. Northview St
Boise ID 83704

My Commission expires: 9-12-2024

Karen Kaldenberg
Signature



**DESCRIPTION FOR
LEE COUNTRY SUBDIVISION
CITY OF KUNA ANNEXATION**

A parcel of land located in the NE1/4 of the NE1/4 and the SE1/4 of the NE1/4 of Section 13, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho being more particularly described as follows:

BEGINNING at the NE1/4 corner of said Section 13 from which the E1/4 corner of said Section 13 bears South 00°28'45" West, 2649.42 feet;

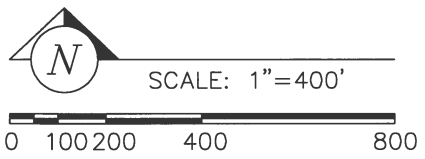
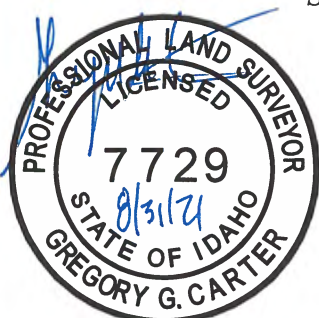
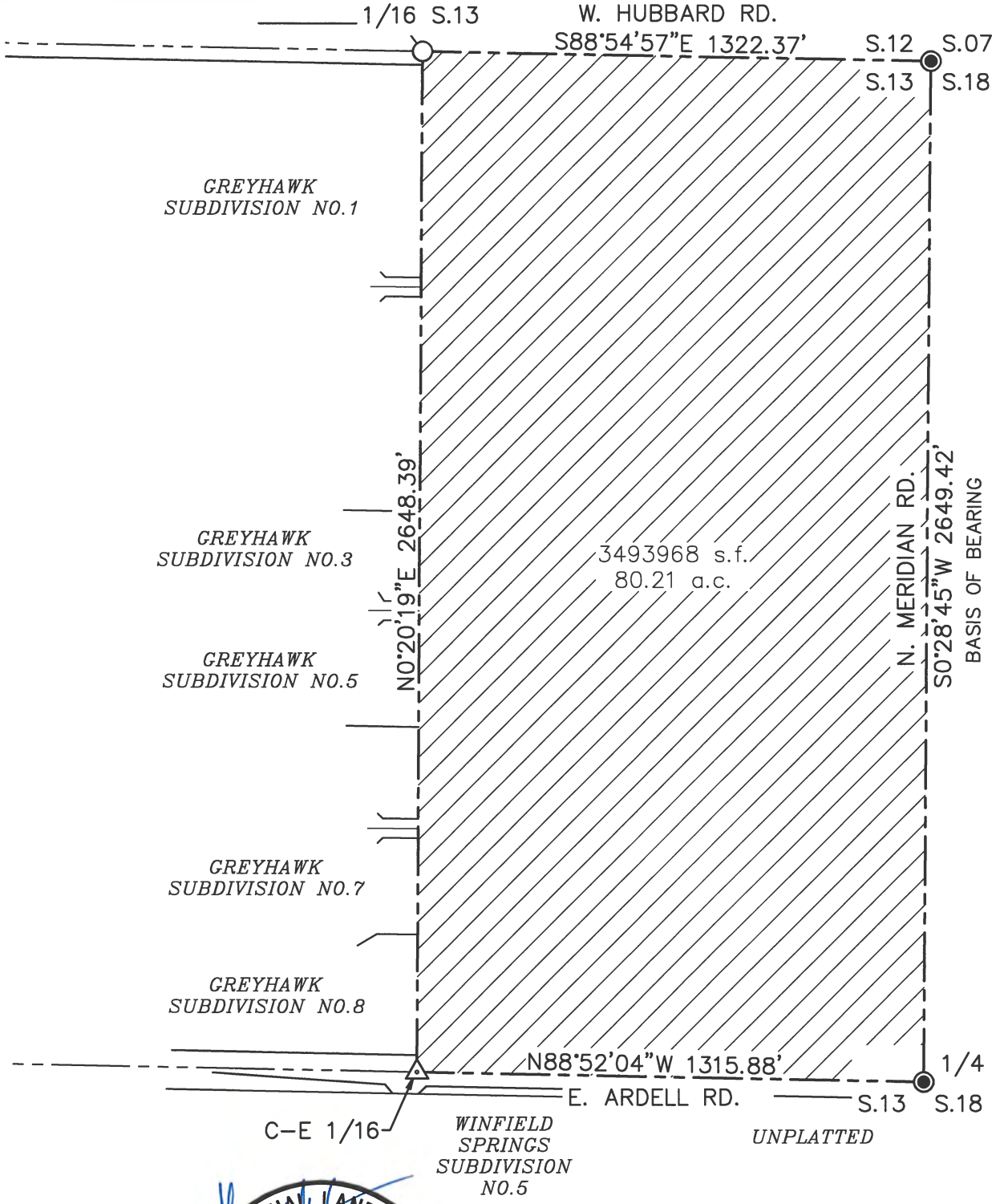
thence along the East boundary line of said Section 13 South 00°28'45" West, 2,649.42 feet to the E1/4 corner of Section 13;

thence along the South boundary line of said SE1/4 of the NE1/4 North 88°52'04" West, 1,315.88 feet to the C-E1/16 corner of said Section 13, said point also being the SE corner of Greyhawk Subdivision No. 8 as filed in Book 115 of Plats at Pages 17281 through 17284, records of Ada County, Idaho;

thence along the East boundary line of said Greyhawk Subdivision No. 8 and along the East boundary line of Greyhawk Subdivision No. 7 as filed in Book 113 of Plats at Pages 16736 through 16739, records of Ada County, Idaho, the East boundary line of Greyhawk Subdivision No. 5 as filed in Book 110 of Plats at Pages 15909 through 15912, records of Ada County, Idaho, the East boundary line of Greyhawk Subdivision No. 3 as filed in Book 108 of Plats at Pages 15090 through 15092, records of Ada County, Idaho, and the East boundary line of Greyhawk Subdivision No. 1 as filed in Book 99 of Plats at Pages 12854 through 12858, records of Ada County, Idaho North 00°20'19" East, 2,648.39 feet to the NE corner of said Greyhawk Subdivision No. 1, said point also being the E1/16 corner of said Section 13;

thence along the North boundary line of said Section 13 South 88°54'57" East, 1,322.37 feet to the **POINT OF BEGINNING**. Containing 80.21 acres, more or less.





P:\Lee 75 Acre Topo 20-315\dwg\Plat\Lee Country annex.dwg 8/31/2021 11:55:02 AM

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

EXHIBIT ___ DRAWING FOR
LEE COUNTRY SUBDIVISION
CITY OF KUNA ANNEXATION
 LOCATED IN THE NE1/4 OF THE NE1/4 AND THE SE1/4 OF THE NE1/4 OF
 SECTION 13, T.2N., R.1W., B.M., ADA COUNTY, IDAHO

JOB NO. 20-315
SHEET NO. 1
DWG. DATE 8/30/2021

**DESCRIPTION FOR
LEE COUNTRY SUBDIVISION**

A parcel of land located in the NE1/4 of the NE1/4 and the SE1/4 of the NE1/4 of Section 13, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho being more particularly described as follows:

Commencing at the NE1/4 corner of said Section 13 from which the E1/4 corner of said Section 13 bears South 00°28'45" West, 2649.42 feet;

thence along the North boundary line of said Section 13 North 88°54'57" West, 360.00 feet to the **REAL POINT OF BEGINNING**;

thence leaving said North boundary line South 01°05'08" West, 25.00 feet to a point on the South right-of-way line of W. Hubbard Rd.;

thence along said South right-of-way line South 85°37'07" East, 265.64 feet;

thence continuing along said South right-of-way line South 44°41'28" East, 42.61 feet to a point on the West right-of-way line of N. Meridian Rd.;

thence along said West right-of-way line for the following 2 courses and distances:

thence South 00°28'45" West, 2,506.30 feet;

thence South 04°23'37" West, 73.18 feet to a point on the South boundary line of said SE1/4 of the NE1/4;

thence along said South boundary line North 88°52'04" West, 1,245.88 feet to the C-E1/16 corner of said Section 13, said point also being the SE corner of Greyhawk Subdivision No. 8 as filed in Book 115 of Plats at Pages 17281 through 17284, records of Ada County, Idaho;

thence along the East boundary line of said Greyhawk Subdivision No. 8 and along the East boundary line of Greyhawk Subdivision No. 7 as filed in Book 113 of Plats at Pages 16736 through 16739, records of Ada County, Idaho, the East boundary line of Greyhawk Subdivision No. 5 as filed in Book 110 of Plats at Pages 15909 through 15912, records of Ada County, Idaho, the East boundary line of Greyhawk Subdivision No. 3 as filed in Book 108 of Plats at Pages 15090 through 15092, records of Ada County, Idaho, and the East boundary line of Greyhawk Subdivision No. 1 as filed in Book 99 of Plats at Pages 12854 through 12858, records of Ada County, Idaho North 00°20'19" East, 2,648.39 feet to the NE corner of said Greyhawk Subdivision No. 1, said point also being the E1/16 corner of said Section 13;

thence along the North boundary line of said Section 13 South 88°54'57" East, 962.37 feet to the **REAL POINT OF BEGINNING**. Containing 76.02 acres, more or less.



**DESCRIPTION FOR
LEE COUNTRY SUBDIVISION
CITY OF KUNA C-2 RE-ZONE**

A portion the NE1/4 of the NE1/4 of Section 13, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho being more particularly described as follows:

BEGINNING at the NE1/4 corner of said Section 13 from which the E1/4 corner of said Section 13 bears South 00°28'45" West, 2649.42 feet;

thence along the East boundary line of said Section 13 South 00°28'45" West, 1,285.57 feet;

thence leaving said East boundary line North 89°04'56" West, 329.90 feet;

thence 109.70 feet along the arc of curve to the right, said curve having a radius of 600.00 feet, a central angle of 10°28'31" and a long chord which bears North 83°50'40" West, 109.54 feet;

thence 109.70 feet along the arc of said reverse curve to the left, said curve having a radius of 600.00 feet, a central angle of 10°28'31" and a long chord which bears North 83°50'40" West, 109.54 feet;

thence North 89°04'56" West, 423.77 feet;

thence North 00°54'29" East, 44.16 feet;

thence North 12°18'22" West, 235.64 feet;

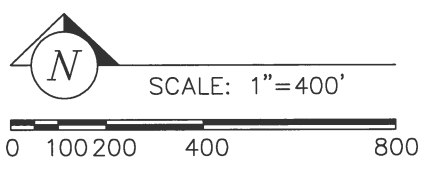
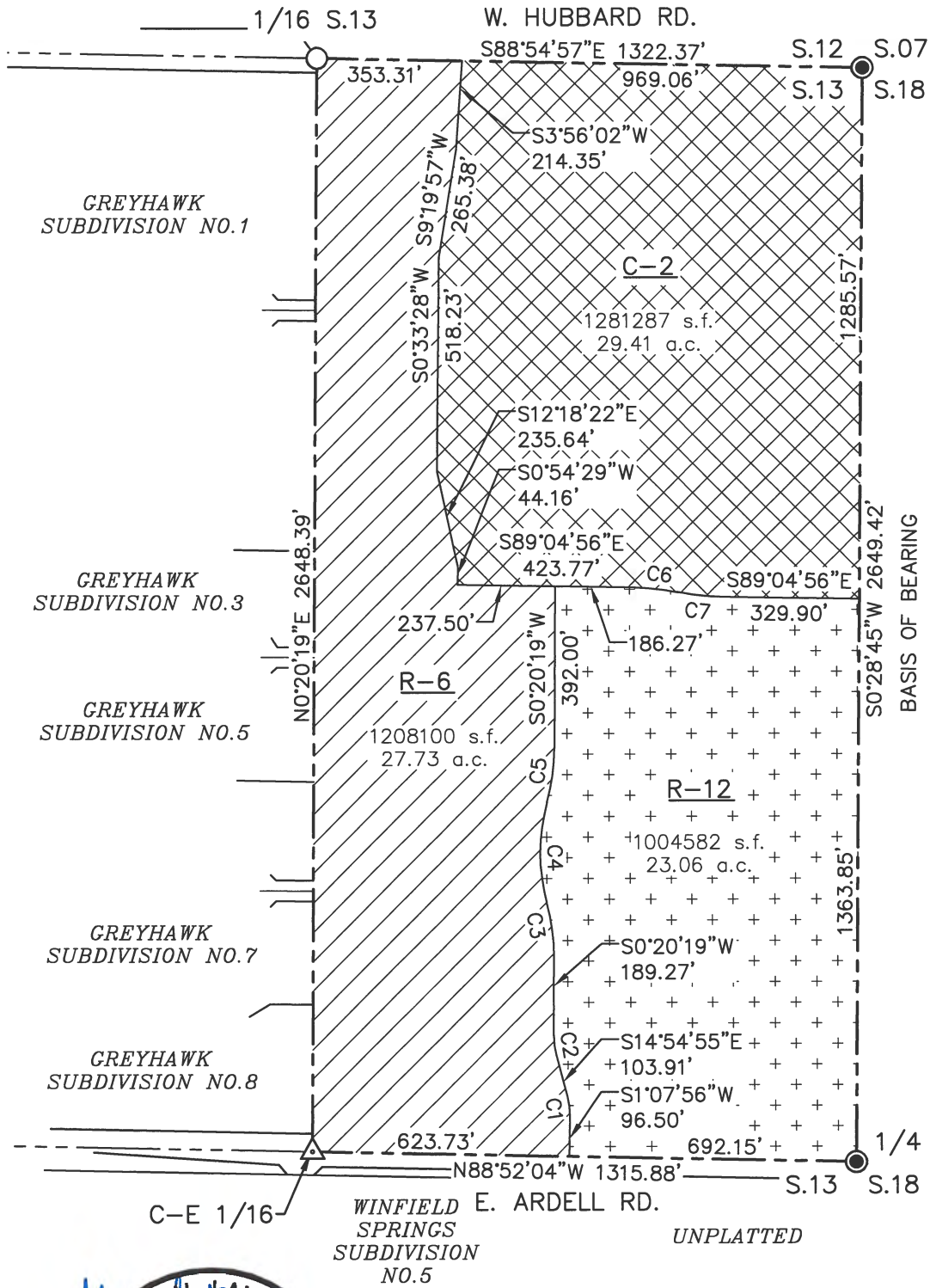
thence North 00°33'28" East, 518.23 feet;

thence North 09°19'57" East, 265.38 feet;

thence North 03°56'02" East, 214.35 feet to a point on the North boundary line of said Section 13;

thence along said North boundary line South 88°54'57" East, 969.06 feet to the **POINT OF BEGINNING**. Containing 29.41 acres, more or less.





P:\Lee 75 Acre Topo 20-315\dwg\Plat\Lee Country rezone.dwg 8/31/2021 12:02:30 PM

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

EXHIBIT __ DRAWING FOR
LEE COUNTRY SUBDIVISION
CITY OF KUNA RE-ZONE
 LOCATED IN THE NE1/4 OF THE NE1/4 AND THE SE1/4 OF THE NE1/4 OF SECTION 13, T.2N., R.1W., B.M., ADA COUNTY, IDAHO

JOB NO. 20-315
SHEET NO. 1 of 2
DWG. DATE 8/30/2021

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD DIST.	CHORD BRG.	DELTA
C1	180.00	50.41	50.25	N6°53'30"W	16°02'51"
C2	180.00	47.92	47.78	S7°17'18"E	15°15'14"
C3	500.00	134.19	133.78	N7°20'59"W	15°22'36"
C4	455.00	244.22	241.30	S0°20'19"W	30°45'11"
C5	500.00	134.19	133.78	N8°01'36"E	15°22'36"
C6	600.00	109.70	109.54	N83°50'40"W	10°28'31"
C7	600.00	109.70	109.54	S83°50'40"E	10°28'31"



P:\Lee 75 Acre Topo 20-315\dwg\Plot\Lee Country rezone.dwg 8/31/2021 12:02:40 PM

 IDAHO SURVEY GROUP, LLC	9955 W. EMERALD ST. BOISE, IDAHO 83704 (208) 846-8570
	EXHIBIT ___ DRAWING FOR LEE COUNTRY SUBDIVISION CITY OF KUNA RE-ZONE

LOCATED IN THE NE1/4 OF THE NE1/4 AND THE SE1/4 OF THE NE1/4 OF SECTION 13, T.2N., R.1W., B.M., ADA COUNTY, IDAHO

JOB NO. 20-315
SHEET NO. 2 of 2
DWG. DATE 8/30/2021

**DESCRIPTION FOR
LEE COUNTRY SUBDIVISION
CITY OF KUNA R-6 RE-ZONE**

A portion the NE1/4 of the NE1/4 and the SE1/4 of the NE1/4 of Section 13, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho being more particularly described as follows:

Commencing at the NE1/4 corner of said Section 13 from which the E1/4 corner of said Section 13 bears South 00°28'45" West, 2649.42 feet;

thence along the North boundary line of said Section 13 North 88°54'57" West, 969.06 feet to the **REAL POINT OF BEGINNING**;

thence leaving said North boundary line South 03°56'02" West, 214.35 feet;

thence South 09°19'57" West, 265.38 feet;

thence South 00°33'28" West, 518.23 feet;

thence South 12°18'22" East, 235.64 feet;

thence South 00°54'29" West, 44.16 feet;

thence South 89°04'56" East, 237.50 feet;

thence South 00°20'19" West, 392.00 feet;

thence 134.19 feet along the arc of curve to the right, said curve having a radius of 500.00 feet, a central angle of 15°22'36" and a long chord which bears South 08°01'36" West, 133.78 feet;

thence 244.22 feet along the arc of said reverse curve to the left, said curve having a radius of 455.00 feet, a central angle of 30°45'11" and a long chord which bears South 00°20'19" West, 241.30 feet;

thence 134.19 feet along the arc of said reverse curve to the right, said curve having a radius of 500.00 feet, a central angle of 15°22'36" and a long chord which bears South 07°20'59" East, 133.78 feet;

thence South 00°20'19" West, 189.27 feet;

thence 47.92 feet along the arc of curve to the left, said curve having a radius of 180.00 feet, a central angle of 15°15'14" and a long chord which bears South 07°17'18" East, 47.78 feet;

thence South 14°54'55" East, 103.91 feet;

thence 50.41 feet along the arc of curve to the right, said curve having a radius of 180.00 feet, a central angle of 16°02'51" and a long chord which bears South 06°53'30" East, 50.25 feet;

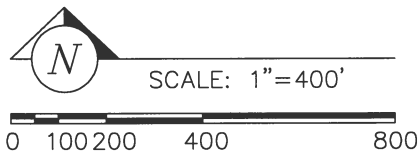
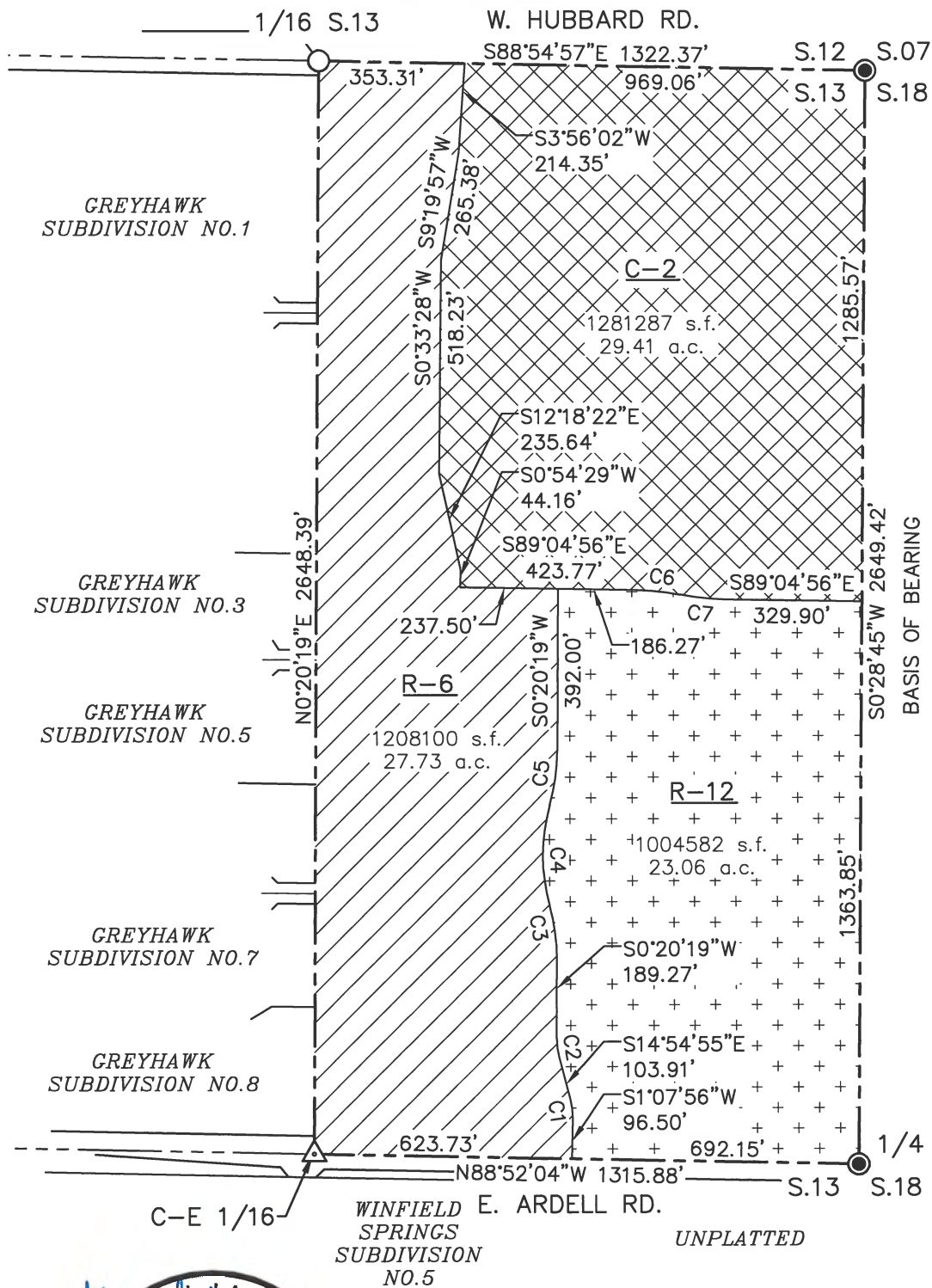
thence South 01°07'56" West, 96.50 feet to a point on the South boundary line of the SE1/4 of the NE1/4 of said Section 13;

thence along said South boundary line North 88°52'04" West, 623.73 feet to the C-E1/16 corner of said Section 13, said point also being the SE corner of Greyhawk Subdivision No. 8 as filed in Book 115 of Plats at Pages 17281 through 17284, records of Ada County, Idaho;

thence along the East boundary line of said Greyhawk Subdivision No. 8 and along the East boundary line of Greyhawk Subdivision No. 7 as filed in Book 113 of Plats at Pages 16736 through 16739, records of Ada County, Idaho, the East boundary line of Greyhawk Subdivision No. 5 as filed in Book 110 of Plats at Pages 15909 through 15912, records of Ada County, Idaho, the East boundary line of Greyhawk Subdivision No. 3 as filed in Book 108 of Plats at Pages 15090 through 15092, records of Ada County, Idaho, and the East boundary line of Greyhawk Subdivision No. 1 as filed in Book 99 of Plats at Pages 12854 through 12858, records of Ada County, Idaho North 00°20'19" East, 2,648.39 feet to the NE corner of said Greyhawk Subdivision No. 1, said point also being the E1/16 corner of said Section 13;

thence along the North boundary line of said Section 13 South 88°54'57" East, 353.31 feet to the **REAL POINT OF BEGINNING**. Containing 27.73 acres, more or less.





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IDAHO SURVEY GROUP, LLC

9955 W. EMERALD ST.
BOISE, IDAHO 83704
(208) 846-8570

EXHIBIT ___ DRAWING FOR
LEE COUNTRY SUBDIVISION
CITY OF KUNA RE-ZONE

LOCATED IN THE NE1/4 OF THE NE1/4 AND THE SE1/4 OF THE NE1/4 OF SECTION 13, T.2N., R.1W., B.M., ADA COUNTY, IDAHO

JOB NO.
20-315
SHEET NO.
1 of 2
DWG. DATE
8/30/2021

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD DIST.	CHORD BRG.	DELTA
C1	180.00	50.41	50.25	N6°53'30"W	16°02'51"
C2	180.00	47.92	47.78	S7°17'18"E	15°15'14"
C3	500.00	134.19	133.78	N7°20'59"W	15°22'36"
C4	455.00	244.22	241.30	S0°20'19"W	30°45'11"
C5	500.00	134.19	133.78	N8°01'36"E	15°22'36"
C6	600.00	109.70	109.54	N83°50'40"W	10°28'31"
C7	600.00	109.70	109.54	S83°50'40"E	10°28'31"



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**IDAHO
SURVEY
GROUP, LLC**

9955 W. EMERALD ST.
BOISE, IDAHO 83704
(208) 846-8570

EXHIBIT ___ DRAWING FOR
LEE COUNTRY SUBDIVISION
CITY OF KUNA RE-ZONE

LOCATED IN THE NE1/4 OF THE NE1/4 AND THE SE1/4 OF THE NE1/4 OF
SECTION 13, T.2N., R.1W., B.M., ADA COUNTY, IDAHO

JOB NO.
20-315

SHEET NO.
2 of 2

DWG. DATE
8/30/2021

**DESCRIPTION FOR
LEE COUNTRY SUBDIVISION
CITY OF KUNA R-12 RE-ZONE**

A portion the NE1/4 of the NE1/4 and the SE1/4 of the NE1/4 of Section 13, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho being more particularly described as follows:

Commencing at the NE1/4 corner of said Section 13 from which the E1/4 corner of said Section 13 bears South 00°28'45" West, 2649.42 feet;

thence along the East boundary line of said Section 13 South 00°28'45" West, 1,285.57 feet to the **REAL POINT OF BEGINNING**;

thence continuing along said East boundary line South 00°28'45" West, 1,363.85 feet to the E1/4 corner of said Section 13;

thence along the South boundary line of the SE1/4 of the NE1/4 of said Section 13 North 88°52'04" West, 692.15 feet;

thence leaving said South boundary line North 01°07'56" East, 96.50 feet;

thence 50.41 feet along the arc of curve to the left, said curve having a radius of 180.00 feet, a central angle of 16°02'51" and a long chord which bears North 06°53'30" West, 50.25 feet;

thence North 14°54'55" West, 103.91 feet;

thence 47.92 feet along the arc of curve to the right, said curve having a radius of 180.00 feet, a central angle of 15°15'14" and a long chord which bears North 07°17'18" West, 47.78 feet;

thence North 00°20'19" East, 189.27 feet;

thence 134.19 feet along the arc of curve to the left, said curve having a radius of 500.00 feet, a central angle of 15°22'36" and a long chord which bears North 07°20'59" West, 133.78 feet;

thence 244.22 feet along the arc of said reverse curve to the right, said curve having a radius of 455.00 feet, a central angle of 30°45'11" and a long chord which bears North 00°20'19" East, 241.30 feet;

thence 134.19 feet along the arc of said reverse curve to the left, said curve having a radius of 500.00 feet, a central angle of 15°22'36" and a long chord which bears North 08°01'36" East, 133.78 feet;

thence North 00°20'19" East, 392.00 feet;

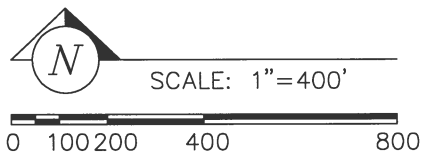
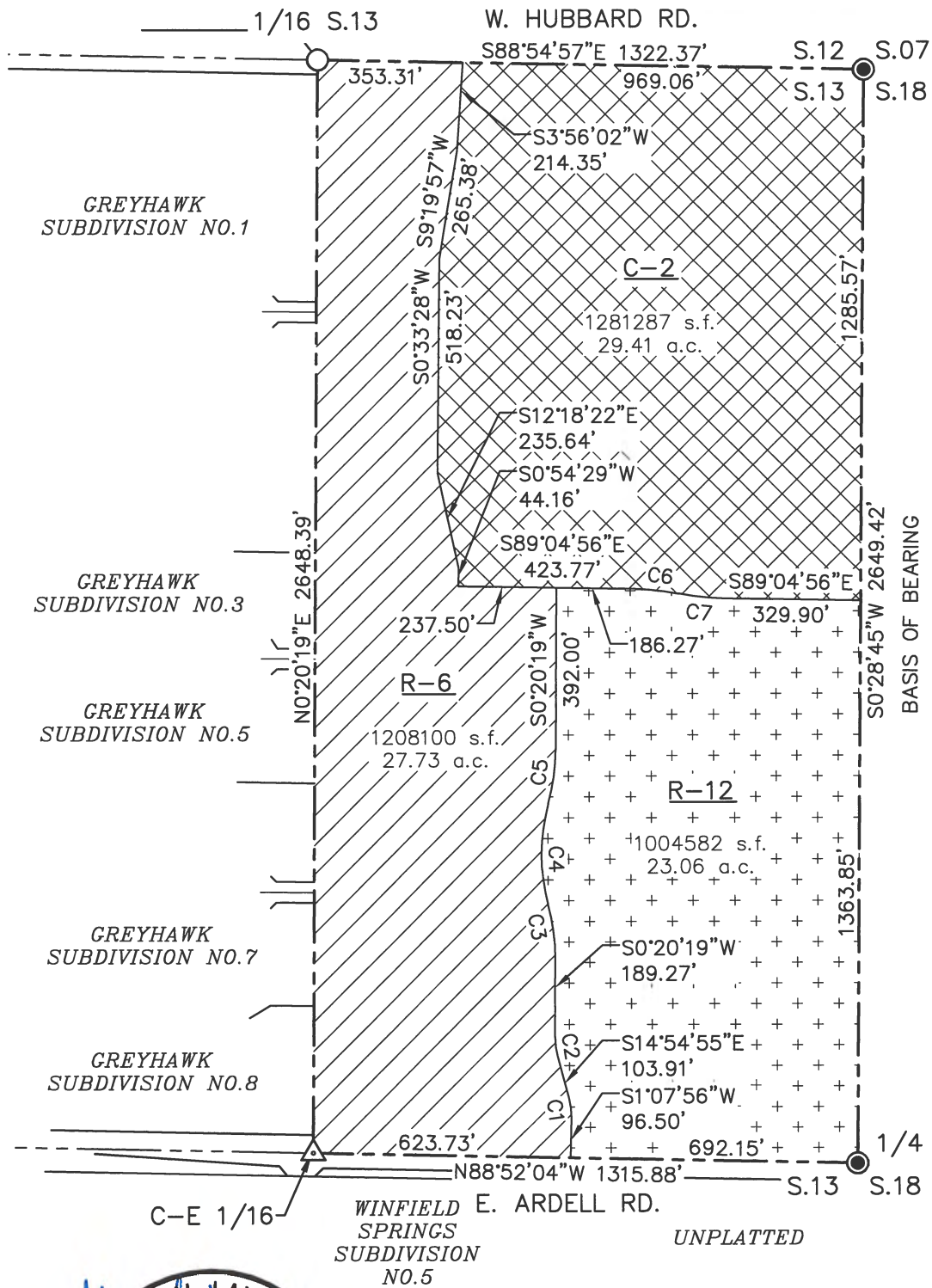
thence South 89°04'56" East, 186.27 feet;

thence 109.70 feet along the arc of curve to the right, said curve having a radius of 600.00 feet, a central angle of 10°28'31" and a long chord which bears South 83°50'40" East, 109.54 feet;

thence 109.70 feet along the arc of said reverse curve to the left, said curve having a radius of 600.00 feet, a central angle of 10°28'31" and a long chord which bears South 83°50'40" East, 109.54 feet;

thence South 89°04'56" East, 329.90 feet to the **REAL POINT OF BEGINNING**. Containing 23.06 acres, more or less.





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IDAHO
SURVEY
GROUP, LLC

9955 W. EMERALD ST.
BOISE, IDAHO 83704
(208) 846-8570

EXHIBIT __ DRAWING FOR
LEE COUNTRY SUBDIVISION
CITY OF KUNA RE-ZONE

LOCATED IN THE NE1/4 OF THE NE1/4 AND THE SE1/4 OF THE NE1/4 OF SECTION 13, T.2N., R.1W., B.M., ADA COUNTY, IDAHO

JOB NO.
20-315
SHEET NO.
1 of 2
DWG. DATE
8/30/2021

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD DIST.	CHORD BRG.	DELTA
C1	180.00	50.41	50.25	N6°53'30"W	16°02'51"
C2	180.00	47.92	47.78	S7°17'18"E	15°15'14"
C3	500.00	134.19	133.78	N7°20'59"W	15°22'36"
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C5	500.00	134.19	133.78	N8°01'36"E	15°22'36"
C6	600.00	109.70	109.54	N83°50'40"W	10°28'31"
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	IDAHO SURVEY GROUP, LLC 9955 W. EMERALD ST. BOISE, IDAHO 83704 (208) 846-8570
	EXHIBIT ___ DRAWING FOR LEE COUNTRY SUBDIVISION CITY OF KUNA RE-ZONE

JOB NO. 20-315
SHEET NO. 2 of 2
DWG. DATE 8/30/2021

LOCATED IN THE NE1/4 OF THE NE1/4 AND THE SE1/4 OF THE NE1/4 OF SECTION 13, T.2N., R.1W., B.M., ADA COUNTY, IDAHO

Patrick Connor

From: Sub Name Mail <subnamemail@adacounty.id.gov>
Sent: Tuesday, October 12, 2021 10:13 AM
To: Patrick Connor; Sub Name Mail
Cc: 'Gregory Carter (gcarter@idahosurvey.com)'
Subject: RE: Amended Lee Country Subdivision Name Reservation

October 12, 2021

Greg Carter, Idaho Survey Group
Patrick Conner, Hubble Homes

RE: Subdivision Name Reservation: **LEE COUNTRY SUBDIVISION**

At your request, I will reserve the name **Lee Country Subdivision** for Parcels S1313110030 & S1313141810. I can honor this reservation only as long as your project is in the approval process. Final approval can only take place when the final plat is recorded.

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

Sincerely,



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

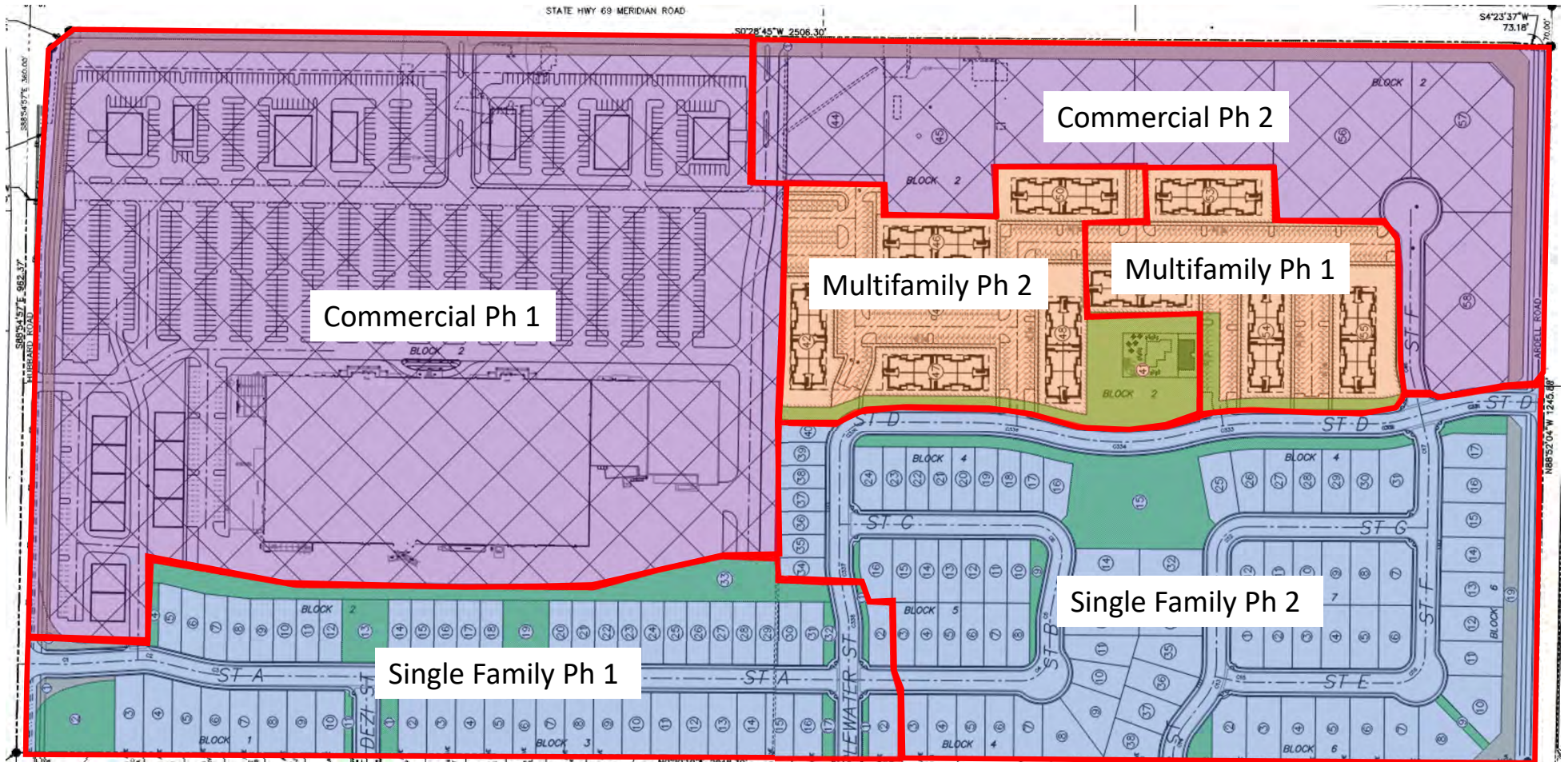
From: Patrick Connor <pconnor@hubblehomes.com>
Sent: Tuesday, October 12, 2021 9:07 AM
To: Sub Name Mail <subnamemail@adacounty.id.gov>
Cc: 'Gregory Carter (gcarter@idahosurvey.com)' <gcarter@idahosurvey.com>
Subject: [EXTERNAL] RE: Lee Country Subdivision Name Change/Reservation

Glen – I apologize—I copied the wrong parcel number for the Lee Country Subdivision! Please see the correct parcels below:

Parcel #: S1313110030

Parcel #: S1313141810

Lee County Subdivision – Preliminary Phasing Plan



**PRELIMINARY PLAT
LEE COUNTRY SUBDIVISION**

A PORTION OF THE E 1/2 OF THE NE 1/4 OF SECTION 13
TOWNSHIP 2 NORTH RANGE 1 WEST
B.M., KUNA, ADA COUNTY, IDAHO
2021



VICINITY MAP
1"=500'

PLAN SHEET INDEX

- SHEET DESCRIPTION**
- PP-1 - COVER SHEET, INDEX, VICINITY MAP & NOTES, CURVE & LOT TABLES
 - PP-2 - PRELIMINARY PLAT NORTH
 - PP-3 - PRELIMINARY PLAT SOUTH
 - PP-4 - PRELIMINARY ENGINEERING PLAN NORTH
 - PP-5 - PRELIMINARY ENGINEERING PLAN SOUTH
 - PP-6 - PRELIMINARY SEWER PROFILES
 - PP-7 - PRELIMINARY SEWER PROFILES
 - PP-8 - PRELIMINARY SEWER PROFILES

LEGEND

BOUNDARY	---
EXISTING - RR	---
PROPOSED - RR	---
SEWER DISPOSAL	---
KUNA CITY SEWER	---
WATER SUPPLY	---
CITY OF KUNA WILL SUPPLY PI	---
KUNA CITY WATER	---
IRRIGATION DISTRICT	---
NEW YORK IRRIGATION DISTRICT	---
CITY OF KUNA WILL SUPPLY PI	---
OWNERS	---
LEE JACK & RITA FAMILY TRUST 422298	---
2701 N MERIDIAN RD	---
KUNA ID 83068	---
HUB LLC	---
2701 N MERIDIAN RD	---
KUNA 83004	---
DEVELOPER	---
POVIDENCE PROPERTIES, LLC	---
701 S ALLEN ST SUITE 102	---
MERIDIAN ID 83842	---
ENGINEER	---
DAVID A. BAILEY, P.E.	---
BAILEY ENGINEERING, INC.	---
1119 E STATE ST. SUITE 210	---
KUNA ID 83816	---
PLANNER/CONTACT	---
PATRICK CONNOR	---
POVIDENCE PROPERTIES, LLC	---
701 S ALLEN ST	---
MERIDIAN ID 83842	---

DEVELOPMENT FEATURES

ACREAGE

- TOTAL PARCEL - 78.62 ACRES
- TOTAL LOTS - 179
- COMMERCIAL - 19 LOTS
- 34.34 ACRES - 45.2% OF SITE
- OPEN-17
- COMMON - 22 LOTS
- COMMON NOT OPEN - 4
- PRIVATE DRIVE LANES AND PARKING - 1
- APARTMENTS
- 9 LOTS (8-DWELL APARTMENTS)
- 4.28 ACRES - 5.6% OF SITE

SF RESIDENTIAL - 132 LOTS, 15.88 ACRES
TOTAL DWELLING UNITS - 348

DENSITY

- GROSS 4.58 DU/ACRE (348Units/78.62 AC)
- NET 5.21 DU/ACRE (348Units/66.82 AC)

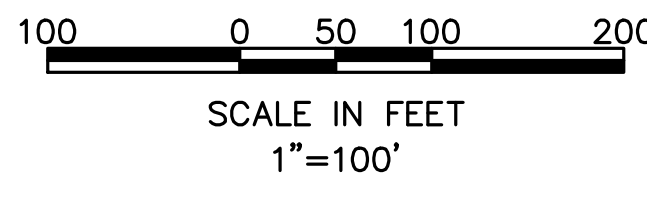
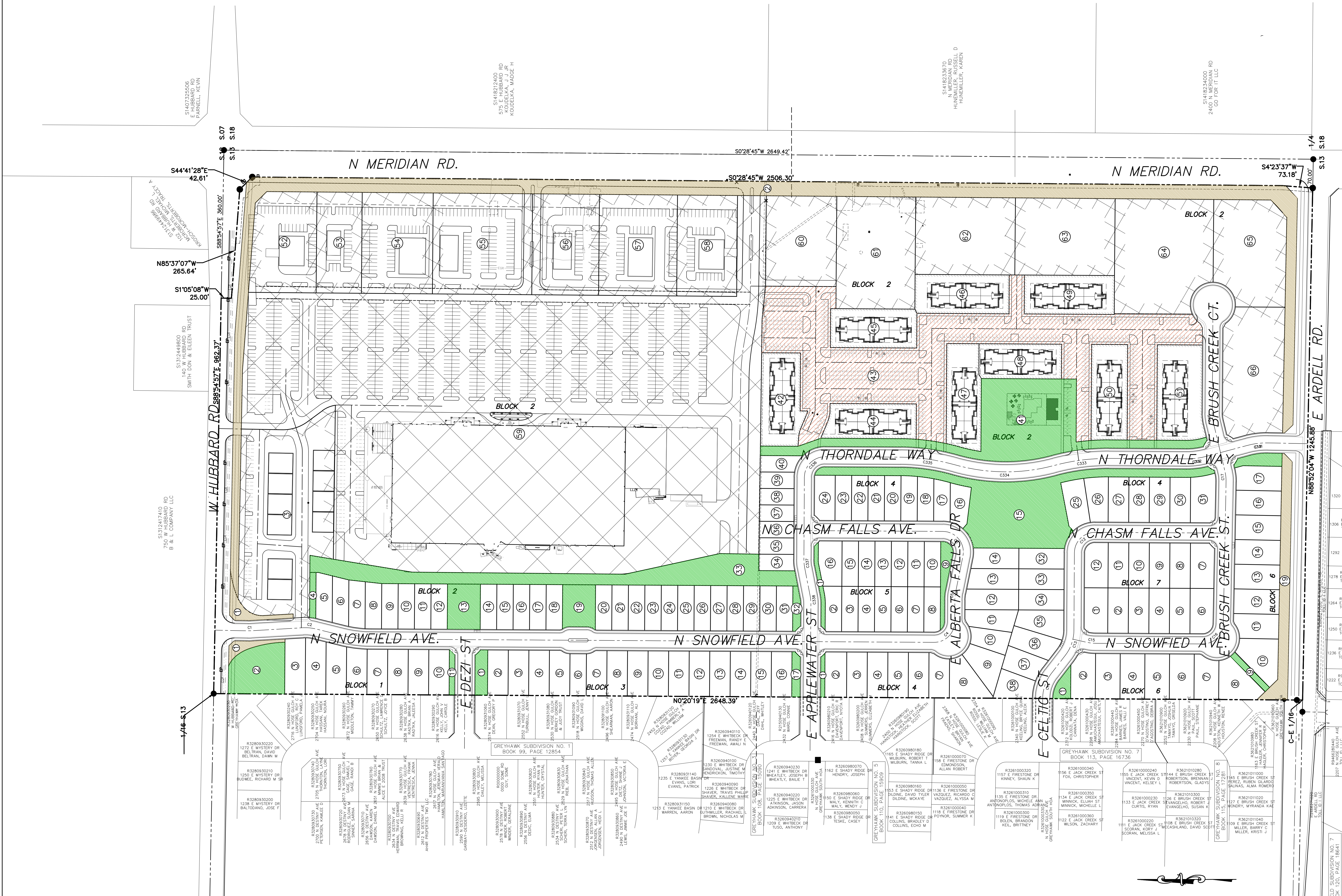
COMMON AREA - 8.42 ACRES - 11.08%
QUALIFIED OPEN SPACE - 4.89 ACRES IN COMMON LOTS
- 6.49% OF TOTAL SITE
- 31.04% OF RESIDENTIAL PORTION
COMMERCIAL ROAD & PARKING - 3.91 ACRES

- NOTES:**
- ALL LOT LINES COMMON TO A PUBLIC RIGHT OF WAY HAVE A 10' UTILITY EASEMENT.
 - A 10' UTILITY EASEMENT IS LOCATED ADJACENT TO THE EXTERIOR BOUNDARY.
 - ALL SIDE YARD LOT LINES HAVE A 5' DRAINAGE & IRRIGATION EASEMENT ON EACH SIDE OF THE LOT LINE UNLESS OTHERWISE SHOWN.
 - MUNICIPAL SEWER AND WATER SERVICES SHALL BE PROVIDED TO EACH LOT.
 - 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.
 - 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.
 - THIS SUBDIVISION IS SUBJECT TO COMPLIANCE WITH IDAHO CODE SECTION 31-3806(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.
 - ALL EXISTING BUILDINGS ON SITE TO BE REMOVED.
 - THE SUBJECT PROPERTY DOES NOT FALLS WITHIN A FEMA FLOOD HAZARD ZONE SEE PLAN 16027C0425F EFFECTIVE MAY 23, 2011.

Common Lots

Block	Lot	Area	Perimeter	Description
BLOCK 1	Lot 1	2536	355	RESERVED FOR ROW
BLOCK 1	Lot 2	15186	487	OPEN SPACE
BLOCK 1	Lot 11	1345	238	COMMON BUFFER
BLOCK 2	Lot 1	3703	505	RESERVED FOR ROW
BLOCK 2	Lot 2	12523	8202	ARTERIAL BUFFER
BLOCK 2	Lot 4	1660	252	OPEN SPACE
BLOCK 2	Lot 13	8800	380	OPEN SPACE
BLOCK 2	Lot 19	8247	380	OPEN SPACE
BLOCK 2	Lot 32	1873	244	COMMON BUFFER
BLOCK 2	Lot 33	46686	2497	OPEN SPACE
BLOCK 2	Lot 41	62160	2561	CLUBHOUSE OPEN PATH
BLOCK 2	Lot 43	170644	4398	ROAD AND PARKING
BLOCK 3	Lot 1	3243	273	COMMON BUFFER
BLOCK 3	Lot 17	2143	253	COMMON BUFFER
BLOCK 4	Lot 1	1030	228	COMMON BUFFER
BLOCK 4	Lot 15	53828	2310	PARK OPEN
BLOCK 5	Lot 1	2056	440	COMMON BUFFER
BLOCK 5	Lot 9	3535	454	COMMON BUFFER
BLOCK 6	Lot 1	2241	220	OPEN SPACE
BLOCK 6	Lot 9	1803	271	PATHWAY OPEN
BLOCK 6	Lot 18	3155	282	OPEN SPACE
BLOCK 6	Lot 19	16016	1306	ARTERIAL BUFFER

Curve #	Radius	Length	Curve #	Radius	Length	Curve #	Radius	Length	Curve #	Radius	Length
C1	100.00	7.68	C94	25.00	16.09	C259	75.00	54.78	C557	125.00	15.14
C2	100.00	29.88	C95	25.00	23.18	C260	75.00	24.81	C558	125.00	5.15
C3	300.00	70.48	C96	125.00	24.28	C261	75.00	14.57	C559	275.00	9.37
C4	50.00	78.54	C97	25.00	44.13	C262	55.00	12.13	C560	275.00	40.36
C5	100.00	19.42	C98	65.00	12.78	C263	55.00	42.99	C561	275.00	14.87
C6	50.00	88.25	C99	130.00	26.54	C264	55.00	33.52	C562	13.00	7.80
C10	50.00	78.54	C111	25.00	39.27	C265	55.00	32.81	C563	13.00	0.18
C13	100.00	64.92	C116	75.00	16.16	C266	55.00	40.34	C564	33.00	19.76
C14	100.00	64.92	C123	25.00	38.82	C267	455.00	1.17	C565	13.00	19.76
C15	100.00	21.54	C133	55.00	15.00	C268	455.00	40.06	C566	13.00	3.01
C16	50.00	77.85	C134	55.00	30.50	C270	455.00	40.38	C567	13.00	4.78
C17	100.00	25.28	C135	55.00	44.02	C270	455.00	40.50	C568	75.00	14.74
C18	180.00	50.41	C137	125.00	28.83	C271	500.00	0.54	C569	125.00	24.57
C19	180.00	47.92	C144	125.00	22.15	C272	500.00	22.15	C570	75.00	12.05
C20	282.50	89.84	C145	75.00	48.69	C273	455.00	57.05	C571	75.00	45.41
C21	102.50	34.68	C146	155.00	43.41	C274	455.00	65.21	C572	75.00	60.35
C22	64.50	31.69	C147	125.00	31.61	C275	455.00	0.86	C573	525.00	140.80
C25	75.00	4.35	C148	55.00	38.61	C280	225.00	9.87	C574	430.00	230.80
C26	325.00	9.37	C149	55.00	35.91	C281	225.00	50.03	C575	525.00	140.90
C27	325.00	50.33	C240	200.15	0.00	C331	180.00	50.41	C576	151.33	40.29
C28	325.00	16.65	C241	125.00	43.32	C332	180.00	47.92	C577	125.00	29.87
C29	75.00	18.06	C242	125.00	37.83	C333	250.00	134.19	C578	55.00	30.06
C30	75.00	4.35	C243	75.00	24.34	C334	455.00	244.22	C579	55.00	110.25
C31	125.00	9.61	C244	75.00	24.34	C335	500.00	134.19	C580	55.00	91.12
C32	125.00	9.61	C245	75.00	10.24	C336	50.00	10.24	C581	50.00	10.24
C33	75.00	18.06	C246	75.00	48.64	C337	100.00	19.68	C582	205.00	57.42
C34	75.00	18.06	C247	75.00	46.97	C338	100.00	19.66	C583	135.00	35.94
C35	325.00	16.65	C248	75.00	11.66	C546	70.00	34.24	C584	545.00	43.56
C36	325.00	50.33	C249	13.00	20.24	C547	100.00	65.84	C585	545.00	36.36
C37	325.00	9.37	C250	75.00	18.86	C548	67.50	21.86	C586	100.00	6.68
C38	64.50	31.69	C251	205.00	51.71	C549	32.50	6.66	C587	410.00	51.79
C39	13.00	7.78	C252	475.00	127.48	C550	60.00	49.98	C588	545.00	34.97
C40	33.00	19.76	C253	480.00	257.64	C551	64.50	7.69	C589	545.00	73.74
C41	33.00	19.76	C254	475.00	127.48	C552	102.50	22.16	C590	545.00	37.55
C42	13.00	7.78	C255	25.00	34.24	C553	102.50	12.81	C591	86.50	24.47
C46	100.00	23.90	C256	25.00	5.03	C554	282.50	60.42	C592	13.50	3.11
C49	75.00	14.74	C257	75.00	17.41	C555	75.00	5.76			
C49	125.00	24.57	C258	75.00	35.39	C556	125.00	17.05			



Bailey Engineering, Inc.
 CIVIL ENGINEERING & PLANNING CADD
 1119 E STATE ST SUITE 210
 KUNA, IDAHO 83842
 TEL: 208-868-9433
 FAX: 208-868-9434
 WWW.BAILEYENGINEERING.COM

REGISTERED ENGINEER
 STATE OF IDAHO
 NO. 8275
 DAVID A. BAILEY

CHECKED BY:
 OWEN A. BAILEY P.E.
 DRAWN BY:
 DAW-025

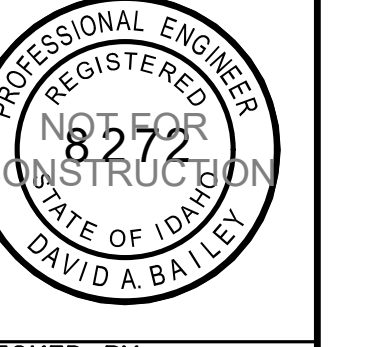
REVISION NO. DATE DESCRIPTION

**PRELIMINARY PLAT
LEE COUNTRY SUBDIVISION
HUBBLE HOMES**

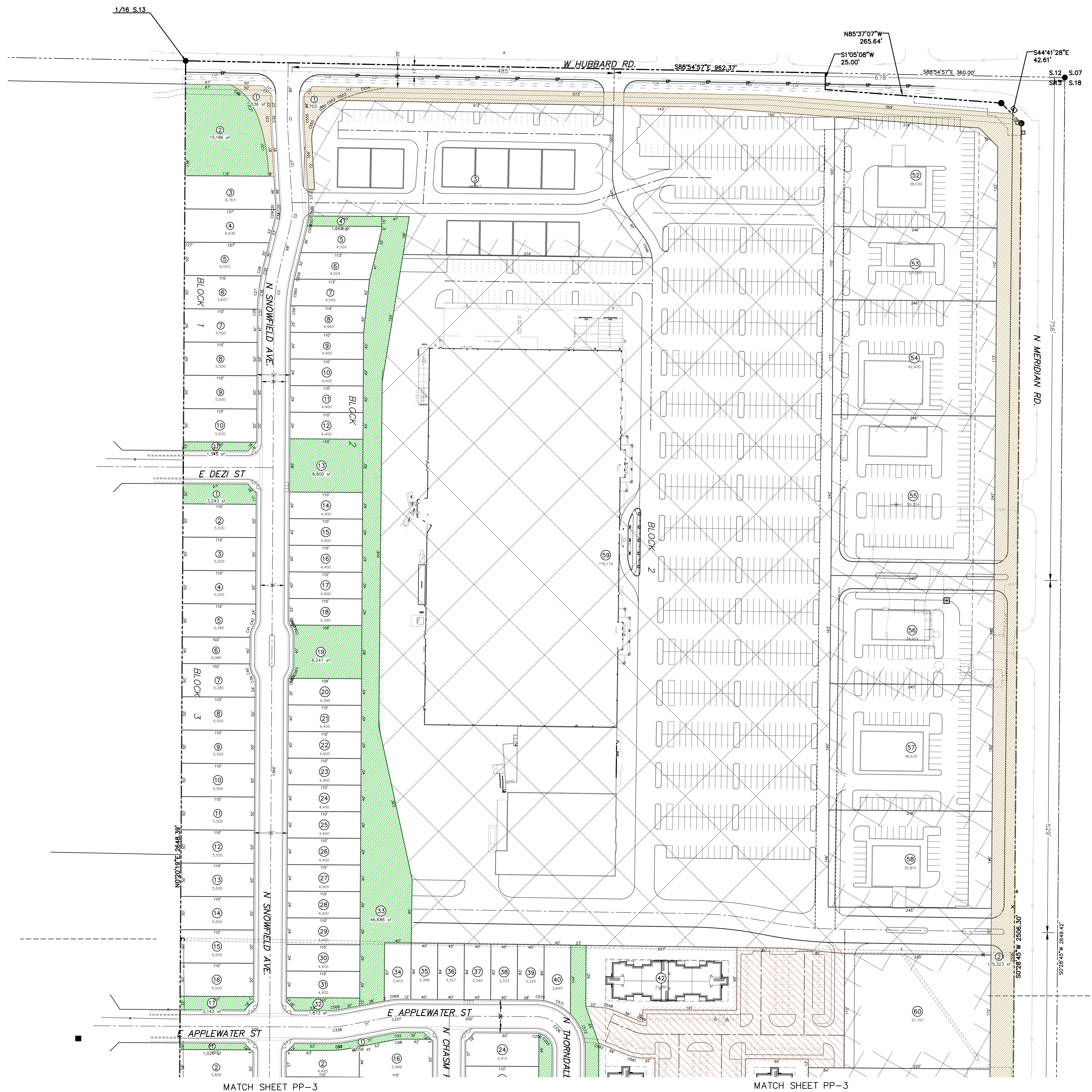
DATE: 10-12-2021
 PROJECT: C2020-013
 SHEET: PP-1

PRELIMINARY PLAT
 LEE COUNTRY SUBDIVISION
 A PORTION OF THE E 1/2 OF THE NE 1/4 OF SECTION 13
 TOWNSHIP 2 NORTH RANGE 1 WEST
 B.M., KUNA, ADA COUNTY, IDAHO
 2021

B Bailey Engineering, Inc.
 CIVIL ENGINEERING / PLANNING / CADD
 1116 E STATE ST. SUITE 210
 KUNA, IDAHO 83646
 TEL: 208-868-6033
 WWW.BAILEYENGINEERING.COM

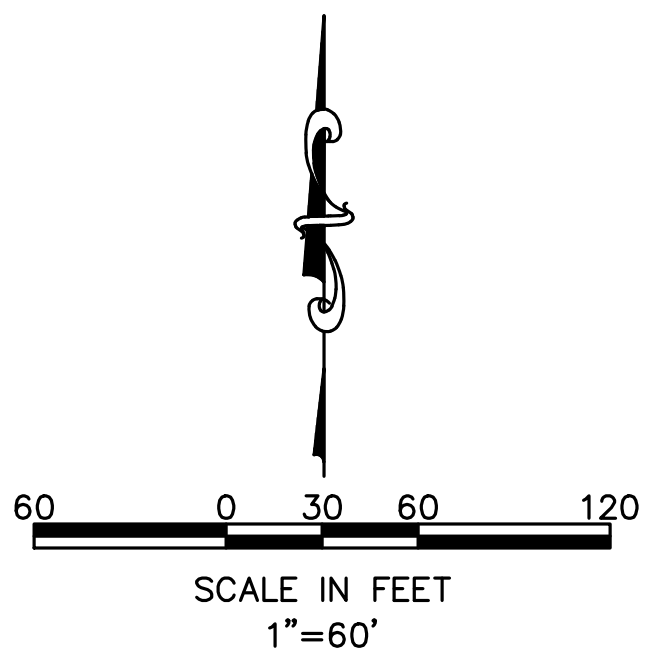


CHECKED BY: DAVID A. BAILEY P.E.
 DRAWN BY: DMV/CES



LEGEND

BOUNDARY	---
LOT LINES	---
ROAD CENTERLINE	---
RIGHT OF WAY	---
LOT NUMBER	①
BLOCK NUMBER	BLOCK 7
EASEMENT	---
SETBACK	---
CURB GUTTER & SW	---
STREET NAME	W. ASHTON DR.
HANDICAP RAMP	---
SEWER LINE	---
WATER LINE	---
STORM DRAIN LINE	---
PRESSURE IRRIGATION	---
GRAVITY IRRIGATION	---
FLOW ARROW	---
FIRE HYDRANT	⊕
CATCH BASIN	⊕
STOP SIGN	⊕
EXISTING WATER WELL	⊕
FOUND ALUM. CAP	⊕
FOUND BRASS CAP	⊕
MONUMENT	⊕
INFLILL LOTS	⊕



MATCH SHEET PP-3

MATCH SHEET PP-3

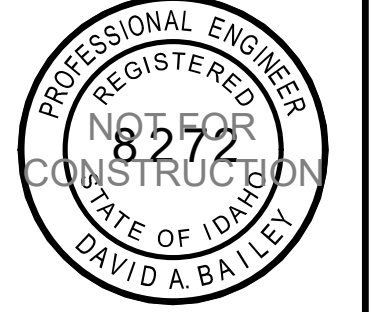
REVISED
 NO. DATE DESCRIPTION

PRELIMINARY PLAT
 LEE COUNTRY SUBDIVISION
 HUBBLE HOMES

DATE: 10-12-2021
 PROJECT: C2020-013
 SHEET
 PP-2

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 TOWNSHIP 2 NORTH RANGE 1 WEST
 B.M., KUNA, ADA COUNTY, IDAHO
 2021

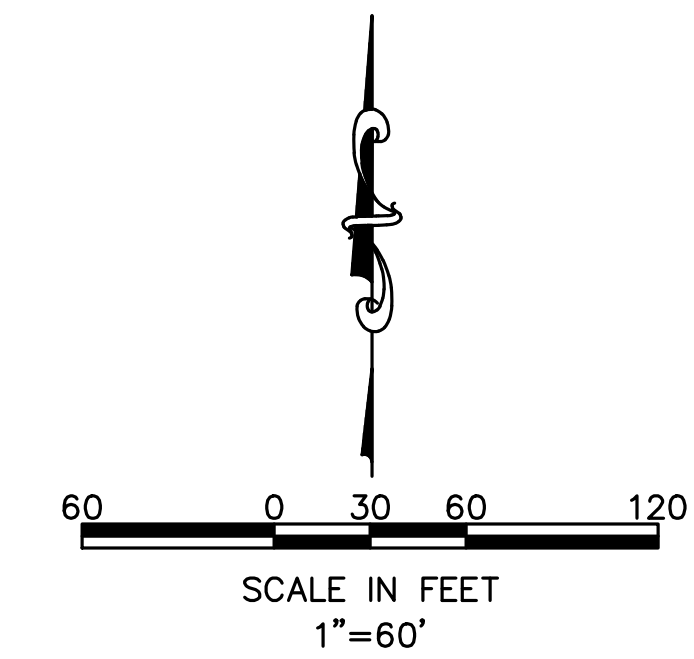
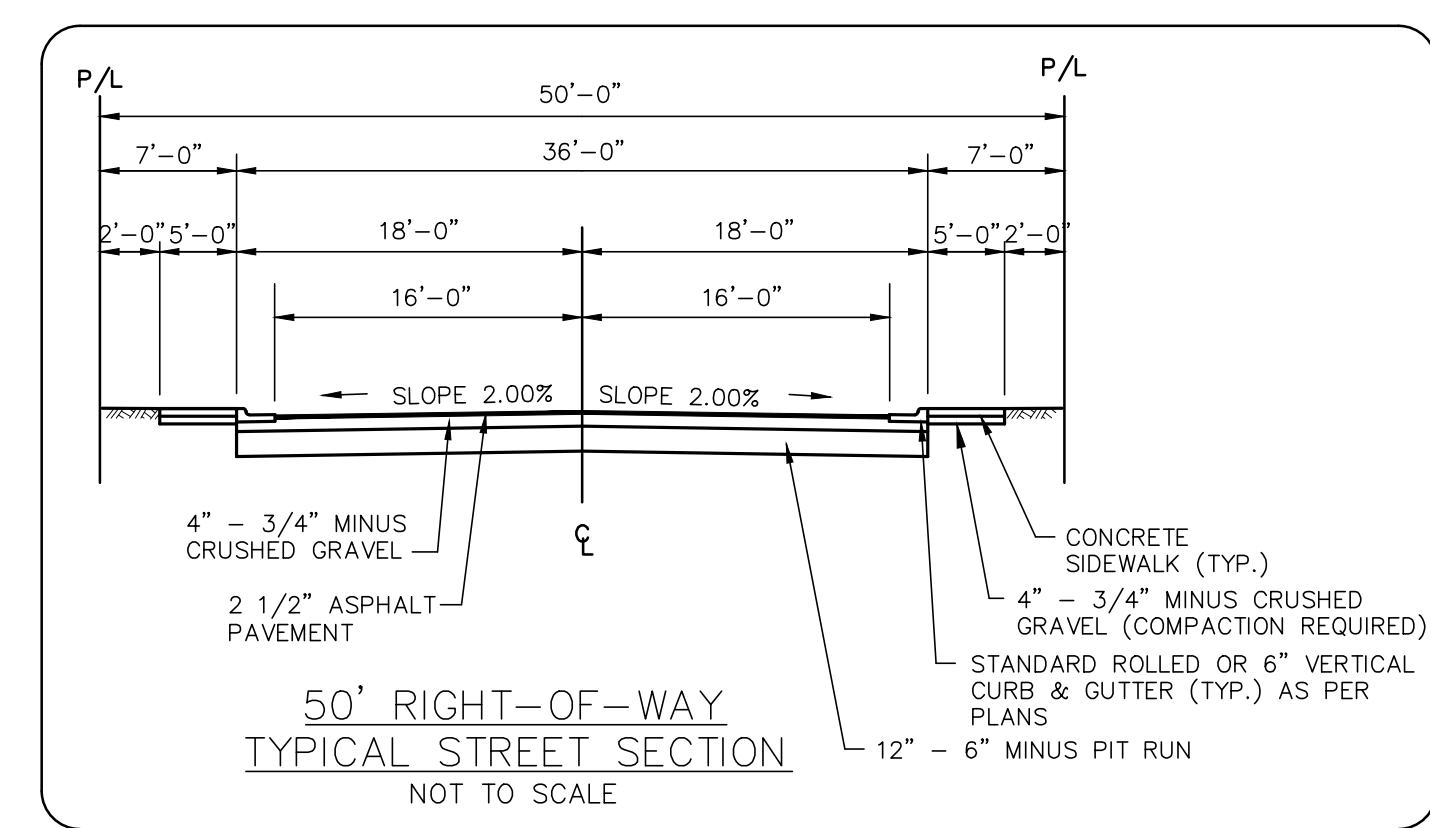
B Bailey Engineering, Inc.
 CIVIL ENGINEERING | PLANNING | CADD
 1116 E STATE ST. SUITE 210
 KUNA, IDAHO 83604
 TEL: 208-868-6033
 WWW.BAILEYENGINEERING.COM



CHECKED BY:
 DAVID A. BAILEY P.E.
 DRAWN BY:
 SHW/CES



LEGEND	
BOUNDARY	---
LOT LINES	---
ROAD CENTERLINE	---
RIGHT OF WAY	---
LOT NUMBER	○ BLOCK 7
BLOCK NUMBER	---
EASEMENT	---
SETBACK	---
CURB GUTTER & SW	---
STREET NAME	W. ASHTON DR.
HANDICAP RAMP	---
SEWER LINE	---
WATER LINE	---
STORM DRAIN LINE	---
PRESSURE IRRIGATION	---
GRAVITY IRRIGATION	---
FLOW ARROW	---
FIRE HYDRANT	---
CATCH BASIN	---
STOP SIGN	---
EXISTING WATER WELL	---
FOUND ALUM. CAP	---
MONUMENT	---
FOUND BRASS CAP	---
MONUMENT	---
INFILL LOTS	---



REVISIONS
 NO. DATE DESCRIPTION

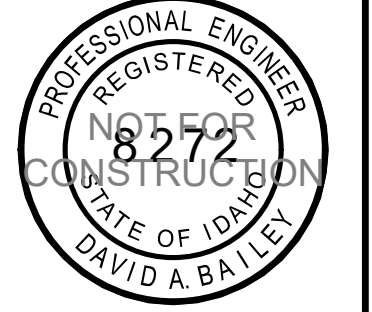
PRELIMINARY PLAT
 LEE COUNTRY SUBDIVISION
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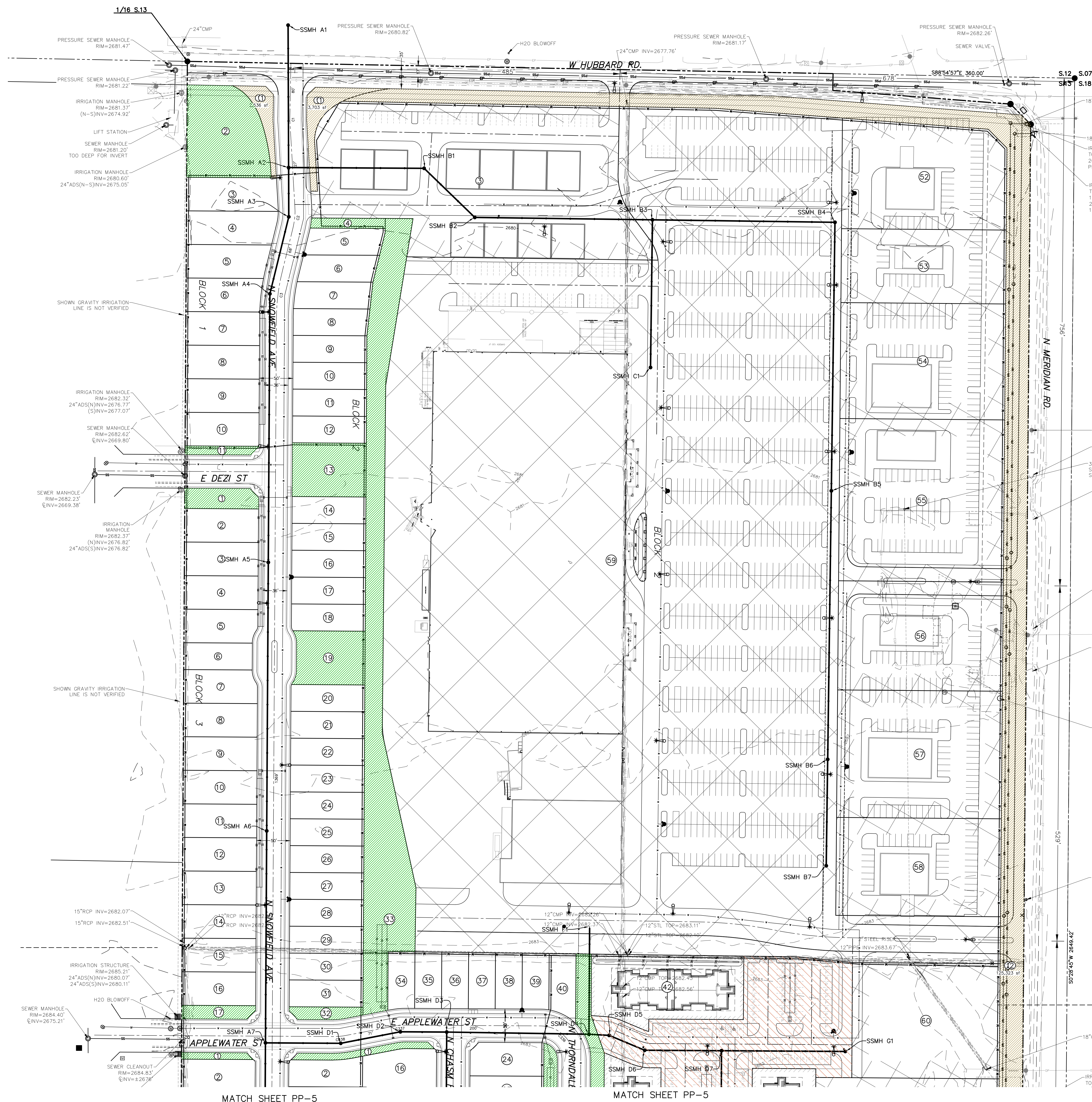
SHEET
 PP-3

PRELIMINARY ENGINEERING
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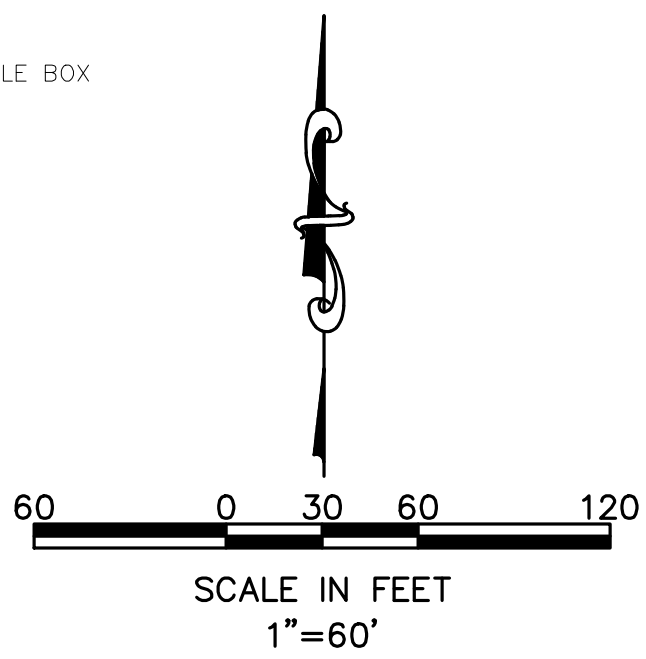


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 OWEN A. BERRY P.E.
 DRAWN BY:
 DMW/DES



LEGEND

BOUNDARY	---
LOT LINES	---
ROAD CENTERLINE	---
RIGHT OF WAY	---
LOT NUMBER	① BLOCK 7
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FIRE HYDRANT	---
CATCH BASIN	---
STOP SIGN	---
EXISTING WATER WELL	---
FOUND ALUM. CAP	---
MONUMENT	---
FOUND BRASS CAP	---
MONUMENT	---
INFILL LOTS	---



MATCH SHEET PP-5

MATCH SHEET PP-5

REVISIONS
 NO. DATE DESCRIPTION

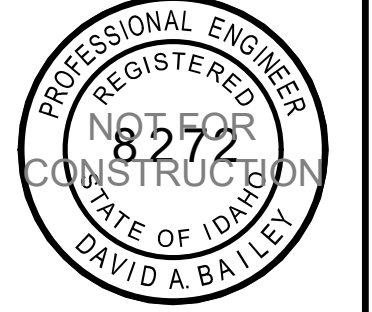
PRELIMINARY ENGINEERING
 LEE COUNTRY SUBDIVISION
 HUBBLE HOMES

DATE:
 10-12-2021
 PROJECT:
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SHEET
PP-4

PRELIMINARY ENGINEERING
LEE COUNTRY SUBDIVISION
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TOWNSHIP 2 NORTH RANGE 1 WEST
B.M., KUNA, ADA COUNTY, IDAHO
2021

REVISIONS
NO. DATE DESCRIPTION



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DRAWN BY:
DAVID A. BAILEY

DATE: 10-12-2021

PROJECT: C2020-013

SHEET: PP-5

PRELIMINARY ENGINEERING

LEE COUNTRY SUBDIVISION

HUBBLE HOMES

DATE: 10-12-2021

PROJECT: C2020-013

SHEET: PP-5

PRELIMINARY ENGINEERING

LEE COUNTRY SUBDIVISION

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PRELIMINARY ENGINEERING

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PRELIMINARY ENGINEERING

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PRELIMINARY ENGINEERING

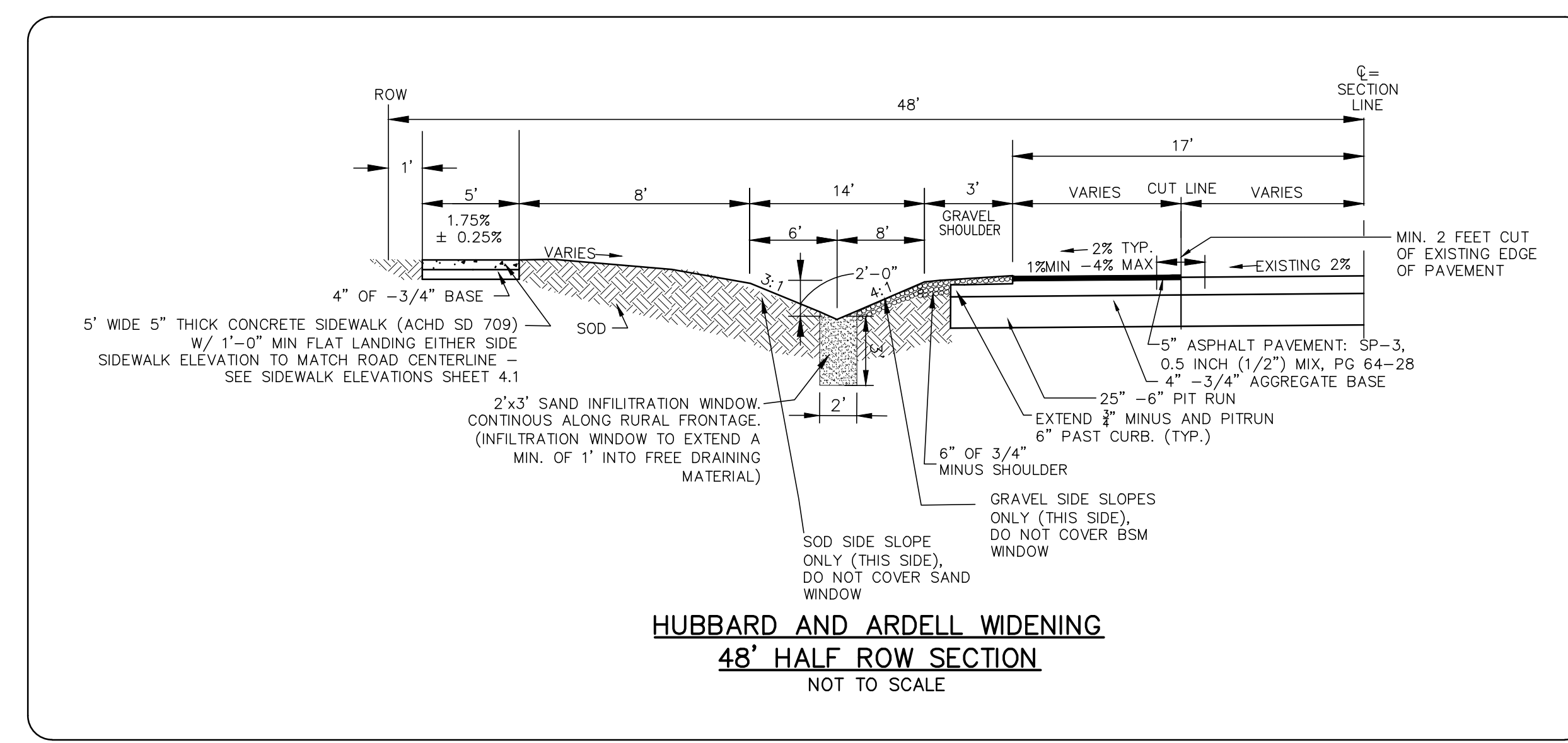
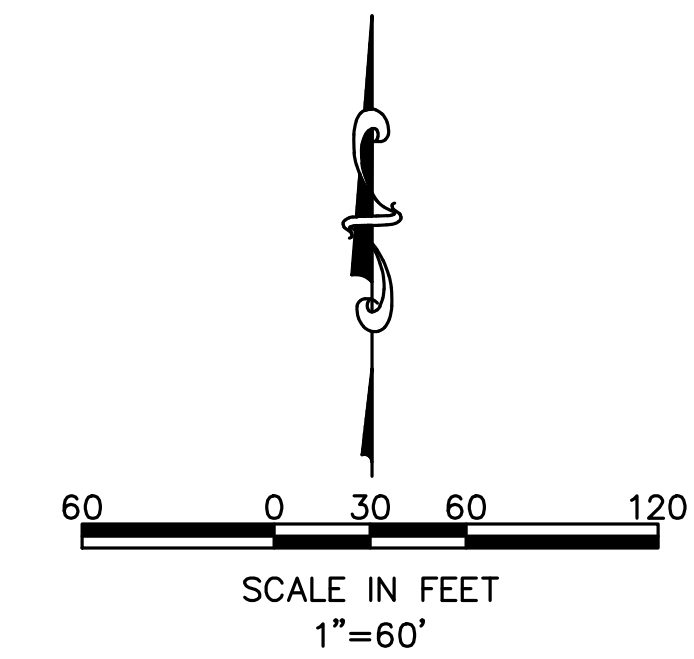
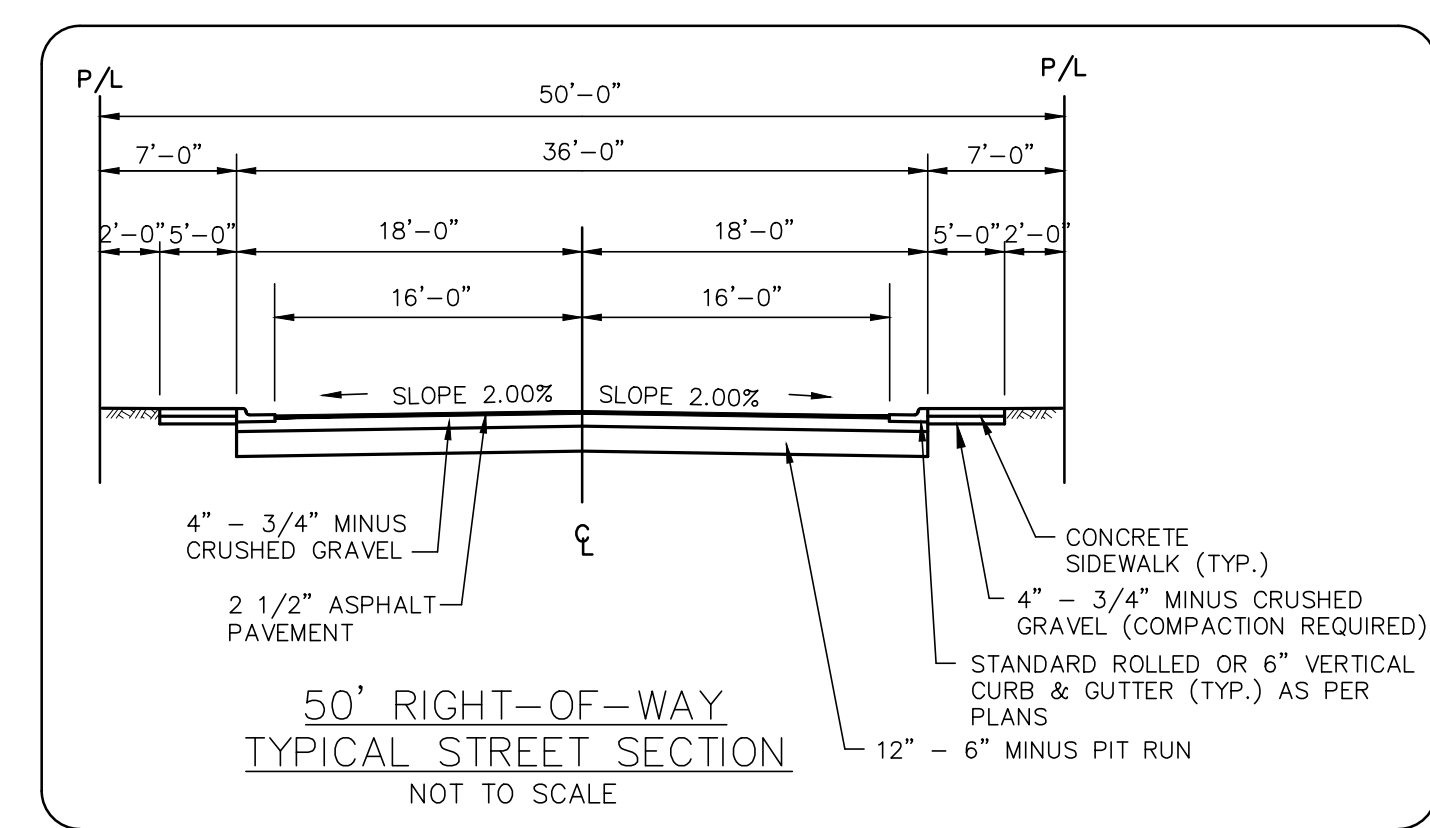
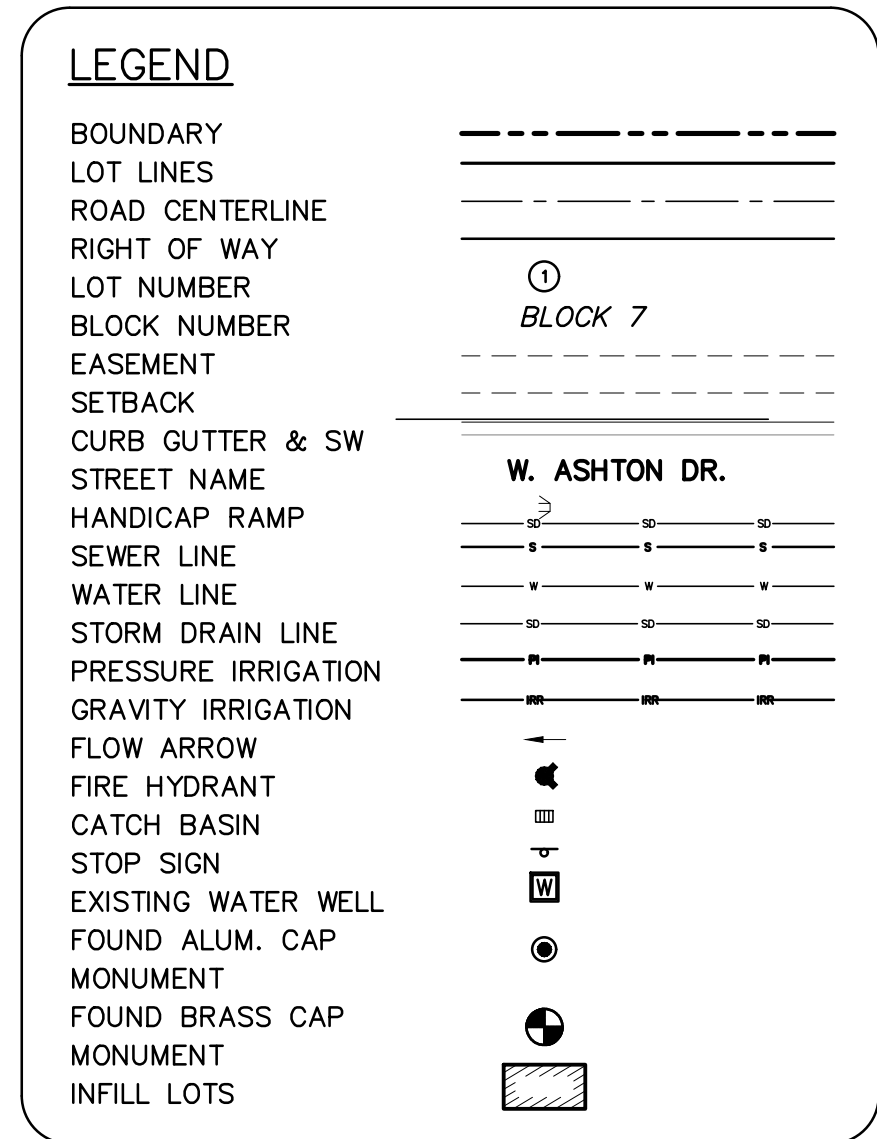
LEE COUNTRY SUBDIVISION

HUBBLE HOMES

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SHEET: PP-5



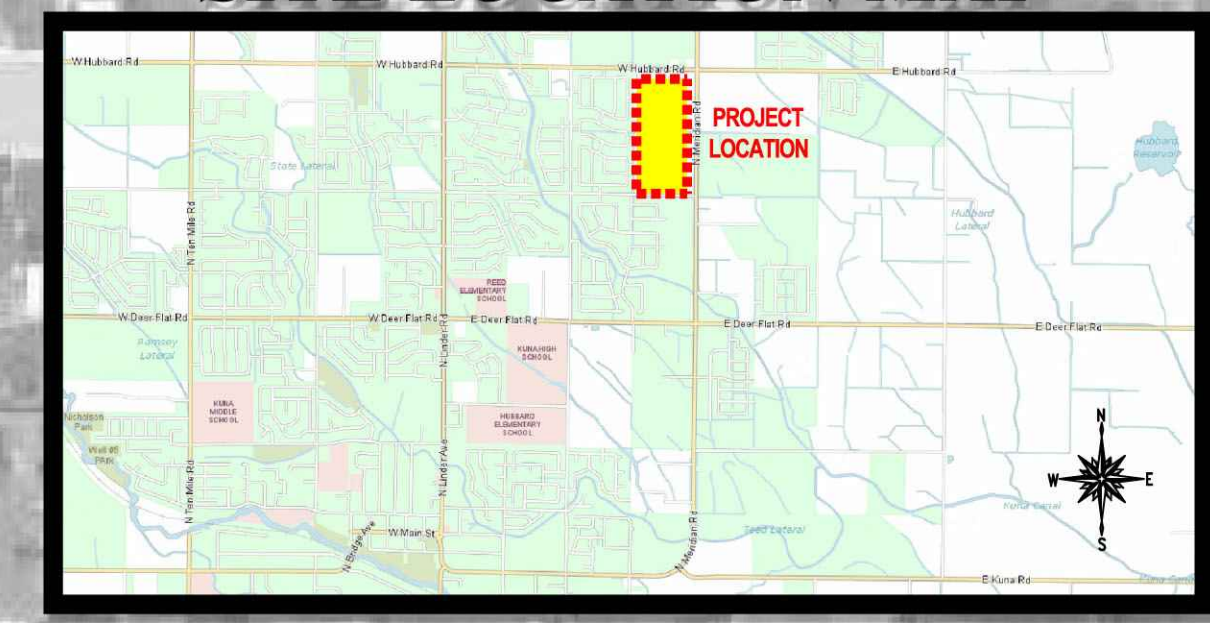


FUTURE COMMERCIAL

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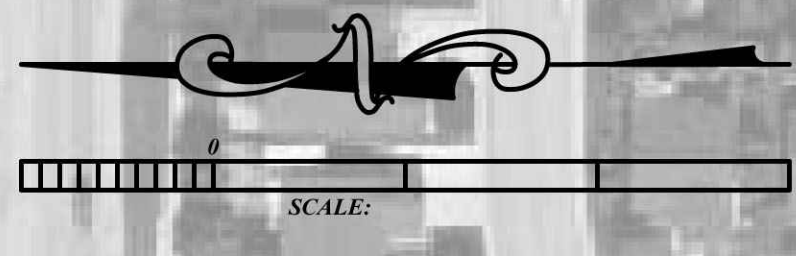
FUTURE MULTI-FAMILY

SITE LOCATION MAP



SITE FEATURES

TOTAL ACRES	76.02 ACRES
TOTAL LOTS	170 LOTS
TOTAL COMMON LOTS	21 LOTS
OPEN SPACE	17 LOTS
OTHER	4 LOTS
BUILDING LOTS	149 LOTS
COMMERCIAL	8 LOTS - 34.34 ACRES (45.2%)
MULTIFAMILY	9 LOTS - 4.28 ACRES (5.6%)
SINGLEFAMILY	132 LOTS - 15.88 ACRES (20.9%)
DENSITY DU/ACRE	4.58 UNITS/AC.
EXISTING ZONING	RR
PROPOSED ZONE	R-8/R-12/COMMERCIAL
COMMON AREA	8.42 ACRES - (11.1%)
QUALIFIED OPEN SPACE	4.93 ACRES
	= 6.49% OF TOTAL SITE
	= 31.04% OF RESIDENTIAL



Lee Country - Mixed Use Subdivision