



Preliminary Plat Application

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



Kuna City Code (KCC) Title 5, Chapter 9

Application Fee (*nonrefundable*): \$1,555.00 base +\$28.00 per lot

Application shall contain the following:

Description	File Naming Convention	Submitted (✓/✗) (Staff Use Only)
Completed & signed P&Z Application Coversheet	Application Coversheet	x
Completed & signed Preliminary Plat Application	Preliminary Plat Application	x
Completed & signed Subdivision Landscaping Design Review Application	Design Review Application	x
Narrative describing the project, design elements, serviceability, amenities, etc	Narrative	x
Vicinity map showing the relationship of the proposed plat to the surrounding area (one-half-mile minimum radius, scale optional)	Vicinity Map	x
Recorded Warranty Deed for parcel(s)	Warranty Deed	x
Affidavit of Legal Interest if the individual submitting this application is not the Owner of Record; one (1) Affidavit is required for each Owner of Record	Affidavit(s)	x
Legal description of Preliminary Plat area: Include metes & bounds description to the section line of all adjacent roadways; stamped & signed by a registered professional Land Surveyor; calculated closure sheet; and map showing the boundaries of the legal description	Legal Description	x
Neighborhood Meeting Certification Form	Neighborhood Meeting Certification	x
Signed Commitment to Property Posting form	Commitment to Property Posting	x
Proof of subdivision name reservation from the Ada County Assessor	Subdivision Name Reservation	x
A copy of the preliminary plat of the proposed subdivision, drawn in accordance with this Title's requirements; each copy of the preliminary plat shall be on specified paper, with dimensions not less than twenty-four (24) inches by thirty-six (36) inches, and drawn to a scale not less than one (1) inch to one hundred (100) feet, to include the date drafted, the person drafting the document and north arrow. Any other scale requires prior authorization from city staff. North shall be oriented to the top or to the left on a landscape orientated plan. The following items are requirements of the pre plat:	Pre-plat	x
• The name of the proposed subdivision		

• The names, addresses and telephone numbers of the subdivider, subdivider's representative, engineer of record or surveyor who prepared the plat		
• The legal description of the subdivision prepared by a licensed engineer or land surveyor		
• Sealed by a licensed engineer or land surveyor		
• General narrative about the proposed subdivision		
• Streets, street names, rights-of-way and roadway widths, including adjoining streets and roadways within three hundred (300) feet of the outside preliminary plat property dimensions		
• Lot lines and blocks showing the dimensions to the nearest foot and numbers of each		
• Contour lines, shown at five-foot intervals where land slope is greater than ten (10) percent and at two-foot intervals where land slope is ten (10) percent or less, referenced to an established benchmark, including location and elevation		
• All proposed or existing utilities, including, but not limited to, storm and sanitary sewers, irrigation laterals, ditches, drainages, bridges, culverts, water mains, fire hydrants, pressure irrigation and streetlights		
• Any dedications to the public and/or easements, together with a statement of location, dimensions and purpose of each		
• Draft agreement between the developer and city specifying the duties and obligations of the developer and the city in maintaining stormwater retention areas		
• Common lot/open space table to include: Location, size in acres, uses and ownership of each common lot		
• Site data table on the cover sheet to include the following information: - o Total site acreage - o Current zoning - o Proposed zoning - o Utility providers - o Protection services - o School district - o Irrigation district - o Total lots - o Average lot size		

- o Total common lots - o Density (for PUDs provide each density and overall)		
Landscape plan drawn to scale (no smaller than one (1) inch equals thirty (30) feet) The following items are requirements of the landscape plan:	Landscape Plan	X
• Boundaries, property lines and dimensions		
• Existing trees and vegetation identified by species and size		
• Location and design of areas to be landscaped		
• Location and labels for all proposed plants		
• Plant lists or schedules with the botanical and common name, quality, and spacing the size of all proposed landscape materials at the time of planting		
• Location and description of other landscape improvements, such as earth berms, walls, fences, screens, sculptures, fountains, paved areas, or general amenities such as playground equipment, etc.		
• Planting and installation details as necessary to ensure conformance with all required standards		
Geotechnical Report	Geotechnical Report	X
Approved Traffic Impact Study (if applicable)	TIS	
Engineering construction drawings for streets, water, sewer, sidewalks, pressurized irrigation & other public improvements	Construction Drawings	X

If the Director or their designee determine that an application is incomplete, they shall provide notice to the applicant of such deficiencies. In the event an applicant fails to provide the missing information within a period of 14 calendar days, the application shall be deemed to have expired, and will not be further processed by the City unless and until an entirely new application is submitted.

All file naming conventions shall be followed. In the event the file naming conventions are not adhered to the application submittal will be rejected.

Applicant Signature: Kent Brown Date: February 27, 2025

By signing, you affirm this form has been completed in its entirety and all supporting documents shall be uploaded within 14 days of receipt of the link provided by staff.

KENT BROWN PLANNING SERVICES

February 27, 2025

Kuna City
PO Box 13
Kuna, ID 83634

RE: Lerida Subdivision

Narrative of the preliminary plat for Lerida Subdivision

Dear Planning and Zoning Commission and Mayor and Council,

On behalf of Rama Group LLC please accept this request for preliminary plat approval of for the Lerida Subdivision This proposed preliminary plat complies with the existing city zoning of R-6.

Site Information:

The subject property is 21.46 acres and located west of Meridian Road behind the commercial uses in the area. The property is within Kuna City limits and is zoned (R-6). The proposed preliminary plat has a centrally located park with additional amenities for a swimming pool and changing room and tot playground. There is a total of 93 single family lots with 24 duplex townhomes lots and 69 detached single family lots and 14 common lots.

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Conclusion

We are seeking approval of the preliminary plat to allow us to allow us to move forward with other quality neighborhood for Kuna City. .

Sincerely,

A handwritten signature in black ink, appearing to read "Kent Brown", written in a cursive style.

Kent Brown
Planner

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD DIST.	CHORD BRG.	DELTA
C1	74.00	58.67	58.06	S22°43'14"E	46°11'54"
C2	20.00	31.14	28.09	S44°13'48"E	89°13'02"

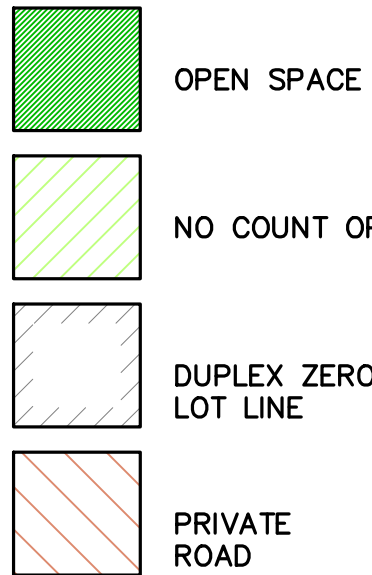
UNPLATTED

UNPLATTED

TOMORROW SUBDIVISION NO. 2
BOOK 91 PAGE 10745

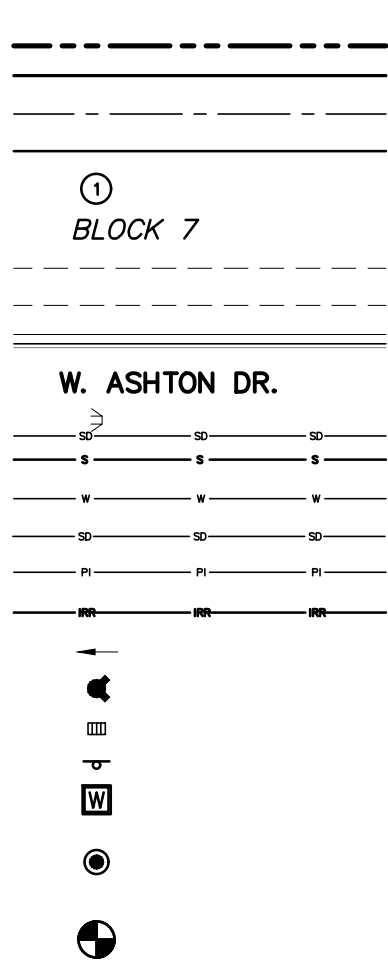
MINO LANDING SUBDIVISION
BOOK 76 PAGE 7929

SCALE IN FEET
1"=50'



LEGEND

BOUNDARY
LOT LINES
ROAD CENTERLINE
RIGHT OF WAY
LOT NUMBER
BLOCK NUMBER
EASEMENT
SETBACK
CURB GUTTER & SW
STREET NAME
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



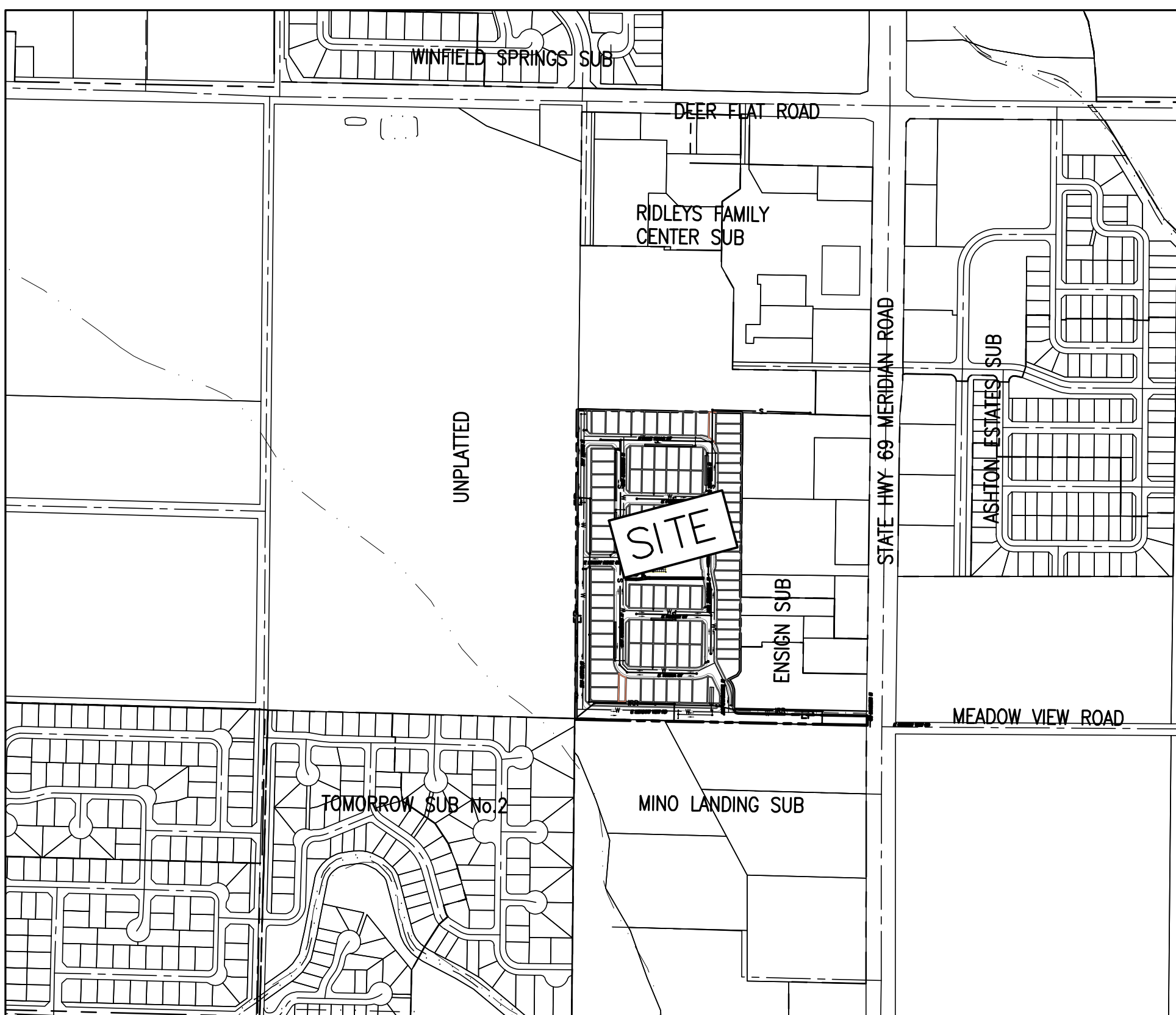
- KUNA CITY WATER AND SEWER SERVICE SHALL BE EXTENDED TO ALL LOTS.
- THE SUBJECT PROPERTY DOES NOT FALL WITHIN ANY FEMA FLOOD HAZARD ZONE. REFERENCE FIRM PANEL 16001C0400J EFFECTIVE OCTOBER 2nd, 2003.
- ALL LOT SHALL HAVE A PERMANENT EASEMENT FOR PUBLIC UTILITIES, STREET LIGHTS, IRRIGATION AND LOT DRAINAGE OVER THE 10 (TEN) FEET ADJACENT TO ANY PUBLIC STREET. ALL LOTS SHALL HAVE A PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION AND LOT DRAINAGE OVER THE 10 (TEN) FEET ADJACENT TO THE REAR LOT LINE. EXCEPT AS OTHERWISE SHOWN, THERE SHALL BE A 5 (FIVE) FOOT PUBLIC UTILITY, IRRIGATION AND LOT DRAINAGE EASEMENT ADJACENT TO ANY LOT LINE NOT ADJACENT TO A PUBLIC STREET.
- MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF THE CITY OF KUNA AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT.
- THE DEVELOPER SHALL PROVIDE PRESSURIZED IRRIGATION WATER TO EACH LOT. ALL LOTS IN THIS SUBDIVISION WILL BE SUBJECT TO ASSESSMENTS OF THE NAMPÁ MERIDIAN IRRIGATION DISTRICT UNTIL SERVED BY THE CITY OF KUNA MUNICIPAL IRRIGATION SYSTEM.
- STORM DRAINAGE SHALL BE RETAINED ON SITE THROUGH SURFACE DRAINAGE PONDS AND SUBSURFACE FACILITIES AS APPROVED BY ACD.
- BLOCK 1 LOTS 1, 26, 37 & 38, BLOCK 2 LOT 1, BLOCK 3 LOTS 1 & 8, BLOCK 4 LOT 7, BLOCK 5 LOTS 1 & 19, BLOCK 6 LOTS 1 & 8 ARE COMMON LOTS TO BE OWNED AND MAINTAINED BY THE SUBDIVISION HOMEOWNERS ASSOCIATION OR ITS ASSIGNS.
- ALL EXISTING STRUCTURES WILL BE REMOVED PRIOR TO DEVELOPMENT OF THE PHASE CONTAINING THE STRUCTURE.
- BLOCK 1 LOT 11 & BLOCK 5 LOT 12 ARE COMMON DRIVE LOTS. BLOCK 1 LOT 11 IS A COMMON DRIVE FOR LOTS 12, 13 & 14 OF BLOCK 1. BLOCK 5 LOT 12 IS A COMMON DRIVE LOT FOR LOTS 10 & 11 OF BLOCK 5.

ENSIGN SUBDIVISION NO. 1
BOOK 111 PAGE 16058

ENSIGN SUBDIVISION NO. 2
BOOK 116 PAGE 17463

PRELIMINARY PLAT FOR
LERIDA SUBDIVISION

A PORTION OF THE SE 1/4 OF THE NE 1/4 OF SECTION 24
TOWNSHIP 2 NORTH RANGE 1 WEST B.M.
KUNA, ADA COUNTY, IDAHO
2025



VICINITY MAP
1"=500'

PLAN SHEET INDEX

SHEET DESCRIPTION

- PP-1 - COVER SHEET, INDEX, VICINITY MAP, NOTES
- PP-2 - PRELIMINARY PLAT, TABLES & STREET SECTIONS
- PP-3 - EXISTING TOPOGRAPHY
- PP-4 - ADJACENT PROPERTIES
- PP-5 - ENGINEERING PLAN
- PP-6 - PRELIMINARY SEWER PROFILES

OWNER

RAMA GROUP LLC
1548 CAYUSE CREEK
MERIDIAN, ID 83646

DEVELOPER

BILTMORE COMPANY
1548 CAYUSE CREEK
MERIDIAN, ID 83646

ENGINEER

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

PLANNER/CONTACT

KENT BROWN PLANNING SERVICES
3161 E SPRINGWOOD AVE
MERIDIAN, ID 83642
208-871-6842

DEVELOPMENT FEATURES

ACREAGE

TOTAL PARCEL - 21.69 ACRES
TOTAL LOTS - 107
COMMON - 14 LOTS
SF RESIDENTIAL - 69 LOTS
ZERO LOT LINE LOTS - 24 LOTS
TOTAL DWELLING UNITS - 93

DENSITY DU/ACRE - 4.29

COMMON AREA - 3.57 ACRES - 16.5%
QUALIFIED OPEN SPACE - 2.18 ACRES - 10.08%

SFR R6 LOTS - 5123 MIN, 7170 MAX, 5445 AVG

ZERO LOT LINE LOTS - 4198 MIN, 5229 MAX, 4354 AVG

ZONING

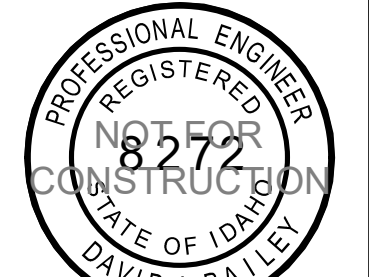
EXISTING - R-6
PROPOSED - R-6
SEWAGE DISPOSAL

KUNA CITY SEWER
WATER SUPPLY
KUNA CITY WATER

CITY
KUNA CITY
SCHOOL DISTRICT
KUNA
FIRE DISTRICT
KUNA
IRRIGATION DISTRICT
BOISE KUNA IRRIGATION DISTRICT
CITY OF KUNA WILL SUPPLY PI

Common Lots			
Lot	Area	Perimeter	
BLOCK 1 Lot 1 OPEN	1918	233	BUFFER
BLOCK 1 Lot 11 OPEN	3570	315	COMMON DRIVEWAY
BLOCK 1 Lot 26 OPEN	4113	294	COMMON OPEN
BLOCK 1 Lot 37 OPEN	6517	325	COMMON OPEN
BLOCK 1 Lot 38 OPEN	1407	266	BUFFER
BLOCK 2 Lot 1 OPEN	11605	1341	BUFFER
BLOCK 3 Lot 8 OPEN	2672	413	BUFFER
BLOCK 3 Lot 8 OPEN	2635	407	BUFFER
BLOCK 4 Lot 7 OPEN	84376	1938	COMMON OPEN
BLOCK 5 Lot 12 OPEN	23788	2495	BUFFER
BLOCK 5 Lot 12 OPEN	3321	288	COMMON DRIVEWAY
BLOCK 5 Lot 19 OPEN	4618	305	BUFFER
BLOCK 6 Lot 1 OPEN	2550	405	BUFFER
BLOCK 6 Lot 8 OPEN	2444	397	BUFFER

PRELIMINARY PLAT FOR
LERIDA SUBDIVISION
BILTMORE COMPANY



CHECKED BY:
DAVID A. BAILEY P.E.
DRAWN BY:
PP-1

DATE:
08-29-2024
PROJECT:
C2020-035

SHEET
PP-1

PRELIMINARY PLAT & TABLES FOR
LERIDA SUBDIVISION

A PORTION OF THE SE 1/4 OF THE NE 1/4 OF SECTION 24
TOWNSHIP 2 NORTH RANGE 1 WEST B.M.
KUNA, ADA COUNTY, IDAHO
2024

LEGEND

- BOUNDARY
LOT LINES
ROAD CENTERLINE
RIGHT OF WAY
LOT NUMBER
BLOCK NUMBER
EASEMENT
SETBACK
CURB GUTTER & SW
STREET NAME
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

Common Lots			
Lot	Area	Perimeter	
BLOCK 1 Lot 1 OPEN	1918	233	BUFFER
BLOCK 1 Lot 11 OPEN	3570	315	COMMON DRIVEWAY
BLOCK 1 Lot 26 OPEN	4113	294	COMMON OPEN
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BLOCK 2 Lot 1 OPEN	11605	1341	BUFFER
BLOCK 3 Lot 1 OPEN	2672	413	BUFFER
BLOCK 3 Lot 8 OPEN	2635	407	BUFFER
BLOCK 4 Lot 7 OPEN	84378	1938	COMMON OPEN
BLOCK 5 Lot 1 OPEN	23788	2495	BUFFER
BLOCK 5 Lot 12 OPEN	3321	288	COMMON DRIVEWAY
BLOCK 5 Lot 19 OPEN	4618	305	BUFFER
BLOCK 6 Lot 1 OPEN	2550	405	BUFFER
BLOCK 6 Lot 8 OPEN	2444	397	BUFFER

Parcel Table			
Lot	Area	Perimeter	Description
BLOCK 1 Lot 1 OPEN	1918	233	BUFFER
BLOCK 1 Lot 2	5963	319	SFR R6
BLOCK 1 Lot 3	5500	310	SFR R6
BLOCK 1 Lot 4	5500	310	SFR R6
BLOCK 1 Lot 5	5500	310	SFR R6
BLOCK 1 Lot 6	5500	310	SFR R6
BLOCK 1 Lot 7	5500	310	SFR R6
BLOCK 1 Lot 8	5500	310	SFR R6
BLOCK 1 Lot 9	5500	310	SFR R6
BLOCK 1 Lot 10	5686	321	SFR R6
BLOCK 1 Lot 11 OPEN	3570	315	COMMON DRIVEWAY
BLOCK 1 Lot 12	5229	315	Zero Lot Line
BLOCK 1 Lot 13	4634	305	Zero Lot Line
BLOCK 1 Lot 14	4654	306	Zero Lot Line
BLOCK 1 Lot 15	4372	297	Zero Lot Line
BLOCK 1 Lot 16	4200	284	Zero Lot Line
BLOCK 1 Lot 17	4200	284	Zero Lot Line
BLOCK 1 Lot 18	4200	284	Zero Lot Line
BLOCK 1 Lot 19	4200	284	Zero Lot Line
BLOCK 1 Lot 20	4200	284	Zero Lot Line
BLOCK 1 Lot 21	4200	284	Zero Lot Line
BLOCK 1 Lot 22	4200	284	Zero Lot Line
BLOCK 1 Lot 23	4201	284	Zero Lot Line
BLOCK 1 Lot 24	4386	293	Zero Lot Line
BLOCK 1 Lot 25	4692	304	Zero Lot Line
BLOCK 1 Lot 26 OPEN	4113	294	COMMON OPEN
BLOCK 1 Lot 27	4501	302	Zero Lot Line
BLOCK 1 Lot 28	4687	305	Zero Lot Line
BLOCK 1 Lot 29	4354	293	Zero Lot Line
BLOCK 1 Lot 30	4201	284	Zero Lot Line
BLOCK 1 Lot 31	4200	284	Zero Lot Line
BLOCK 1 Lot 32	4200	284	Zero Lot Line
BLOCK 1 Lot 33	4200	284	Zero Lot Line
BLOCK 1 Lot 34	4200	284	Zero Lot Line
BLOCK 1 Lot 35	4200	284	Zero Lot Line
BLOCK 1 Lot 36	4198	283	Zero Lot Line

Parcel Table			
Lot	Area	Perimeter	Description
BLOCK 1 Lot 37 OPEN	6517	325	COMMON OPEN
BLOCK 1 Lot 38 OPEN	1407	266	BUFFER
BLOCK 2 Lot 1 OPEN	11605	1341	BUFFER
BLOCK 2 Lot 2	5500	310	SFR R6
BLOCK 2 Lot 3	5500	310	SFR R6
BLOCK 2 Lot 4	5500	310	SFR R6
BLOCK 2 Lot 5	5500	310	SFR R6
BLOCK 2 Lot 6	5500	310	SFR R6
BLOCK 2 Lot 7	5500	310	SFR R6
BLOCK 2 Lot 8	5500	310	SFR R6
BLOCK 2 Lot 9	5500	310	SFR R6
BLOCK 2 Lot 10	5500	310	SFR R6
BLOCK 2 Lot 11	5500	310	SFR R6
BLOCK 2 Lot 12	5500	310	SFR R6
BLOCK 2 Lot 13	5500	310	SFR R6
BLOCK 2 Lot 14	5500	310	SFR R6
BLOCK 2 Lot 15	5500	310	SFR R6
BLOCK 2 Lot 16	5500	310	SFR R6
BLOCK 2 Lot 17	5500	310	SFR R6
BLOCK 2 Lot 18	5500	310	SFR R6
BLOCK 2 Lot 19	5500	310	SFR R6
BLOCK 2 Lot 20	5500	310	SFR R6
BLOCK 2 Lot 21	5500	310	SFR R6
BLOCK 2 Lot 22	5500	310	SFR R6
BLOCK 2 Lot 23	5500	310	SFR R6
BLOCK 2 Lot 24	5500	310	SFR R6
BLOCK 2 Lot 25	5500	310	SFR R6
BLOCK 2 Lot 26	5500	310	SFR R6
BLOCK 2 Lot 27	5500	310	SFR R6
BLOCK 2 Lot 28	5500	310	SFR R6
BLOCK 2 Lot 29	5500	310	SFR R6
BLOCK 2 Lot 30	5500	310	SFR R6
BLOCK 2 Lot 31	5500	310	SFR R6
BLOCK 2 Lot 32	5500	310	SFR R6
BLOCK 2 Lot 33	5500	310	SFR R6
BLOCK 2 Lot 34	5500	310	SFR R6
BLOCK 2 Lot 35	5500	310	SFR R6
BLOCK 2 Lot 36	5500	310	SFR R6
BLOCK 2 Lot 37	5500	310	SFR R6
BLOCK 2 Lot 38	5500	310	SFR R6
BLOCK 2 Lot 39	5500	310	SFR R6
BLOCK 2 Lot 40	5500	310	SFR R6
BLOCK 2 Lot 41	5500	310	SFR R6
BLOCK 2 Lot 42	5500	310	SFR R6
BLOCK 2 Lot 43	5500	310	SFR R6
BLOCK 2 Lot 44	5500	310	SFR R6
BLOCK 2 Lot 45	5500	310	SFR R6
BLOCK 2 Lot 46	5500	310	SFR R6
BLOCK 2 Lot 47	5500	310	SFR R6
BLOCK 2 Lot 48	5500	310	SFR R6
BLOCK 2 Lot 49	5500	310	SFR R6
BLOCK 2 Lot 50	5500	310	SFR R6
BLOCK 2 Lot 51	5500	310	SFR R6
BLOCK 2 Lot 52	5500	310	SFR R6
BLOCK 2 Lot 53	5500	310	SFR R6
BLOCK 2 Lot 54	5500	310	SFR R6
BLOCK 2 Lot 55	5500	310	SFR R6
BLOCK 2 Lot 56	5500	310	SFR R6
BLOCK 2 Lot 57	5500	310	SFR R6
BLOCK 2 Lot 58	5500	310	SFR R6
BLOCK 2 Lot 59	5500	310	SFR R6
BLOCK 2 Lot 60	5500	310	SFR R6
BLOCK 2 Lot 61	5500	310	SFR R6
BLOCK 2 Lot 62	5500	310	SFR R6
BLOCK 2 Lot 63	5500	310	SFR R6
BLOCK 2 Lot 64	5500	310	SFR R6
BLOCK 2 Lot 65	5500	310	SFR R6
BLOCK 2 Lot 66	5500	310	SFR R6
BLOCK 2 Lot 67	5500	310	SFR R6
BLOCK 2 Lot 68	5500	310	SFR R6
BLOCK 2 Lot 69	5500	310	SFR R6
BLOCK 2 Lot 70	5500	310	SFR R6
BLOCK 2 Lot 71	5500	310	SFR R6
BLOCK 2 Lot 72	5500	310	SFR R6
BLOCK 2 Lot 73	5500	310	SFR R6
BLOCK 2 Lot 74	5500	310	SFR R6
BLOCK 2 Lot 75	5500	310	SFR R6
BLOCK 2 Lot 76	5500	310	SFR R6
BLOCK 2 Lot 77	5500	310	SFR R6
BLOCK 2 Lot 78	5500	310	SFR R6
BLOCK 2 Lot 79	5500	310	SFR R6
BLOCK 2 Lot 80	5500	310	SFR R6
BLOCK 2 Lot 81	5500	310	SFR R6
BLOCK 2 Lot 82	5500	310	SFR R6
BLOCK 2 Lot 83	5500	310	SFR R6
BLOCK 2 Lot 84	5500	310	SFR R6
BLOCK 2 Lot 85	5500	310	SFR R6
BLOCK 2 Lot 86	5500	310	SFR R6
BLOCK 2 Lot 87	5500	310	SFR R6
BLOCK 2 Lot 88	5500	310	SFR R6
BLOCK 2 Lot 89	5500	310	SFR R6
BLOCK 2 Lot 90	5500	310	SFR R6
BLOCK 2 Lot 91	5500	310	SFR R6
BLOCK 2 Lot 92	5500	310	SFR R6
BLOCK 2 Lot 93	5500	310	SFR R6
BLOCK 2 Lot 94	5500	310	SFR R6
BLOCK 2 Lot 95	5500	310	SFR R6
BLOCK 2 Lot 96	5500	310	SFR R6
BLOCK 2 Lot 97	5500	310	SFR R6
BLOCK 2 Lot 98	5500	310	SFR R6
BLOCK 2 Lot 99	5500	310	SFR R6
BLOCK 2 Lot 100	5500	310	SFR R6

Parcel Table			
Lot	Area	Perimeter	Description
BLOCK 4 Lot 12	5200	304	SFR R6
BLOCK 4 Lot 13	5200	304	SFR R6
BLOCK 5 Lot 1 OPEN	23788	2495	BUFFER
BLOCK 5 Lot 2	5500	310	SFR R6
BLOCK 5 Lot 3	5500	310	SFR R6
BLOCK 5 Lot 4	5500	310	SFR R6
BLOCK 5 Lot 5	5500	310	SFR R6
BLOCK 5 Lot 6	5500	310	SFR R6
BLOCK 5 Lot 7	5500	310	SFR R6
BLOCK 5 Lot 8	5500	310	SFR R6
BLOCK 5 Lot 9	5500	310	SFR R6
BLOCK 5 Lot 10	5500	310	SFR R6
BLOCK 5 Lot 11	5500	310	SFR R6
BLOCK 5 Lot 12 OPEN	3321	288	COMMON DRIVEWAY
BLOCK 5 Lot 13	6525	334	SFR R6
BLOCK 5 Lot 14	5500	310	SFR R6
BLOCK 5 Lot 15	5500	310	SFR R6
BLOCK 5 Lot 16	5500	310	SFR R6
BLOCK 5 Lot 17	5500	310	SFR R6
BLOCK 5 Lot 18	6805	348	SFR R6
BLOCK 5 Lot 19 OPEN	4618	305	BUFFER
BLOCK 6 Lot 1 OPEN	2550	405	BUFFER
BLOCK 6 Lot 2	5200	304	SFR R6
BLOCK 6 Lot 3	5200	304	SFR R6
BLOCK 6 Lot 4	5200	304	SFR R6
BLOCK 6 Lot 5	5200	304	SFR R6
BLOCK 6 Lot 6	5200	304	SFR R6
BLOCK 6 Lot 7	5200	304	SFR R6
BLOCK 6 Lot 8 OPEN	2444	397	BUFFER
BLOCK 6 Lot 9	5123	298	SFR R6
BLOCK 6 Lot 10	5200	304	SFR R6
BLOCK 6 Lot 11	5200	304	SFR R6
BLOCK 6 Lot 12	5200	304	SFR R6
BLOCK 6 Lot 13	5200	304	SFR R6
BLOCK 6 Lot 14	5187	301	SFR R6

OWNER
RAMA GROUP LLC
1548 CAYUSE CREEK
MERIDIAN, ID 83846

DEVELOPER
BILTMORE COMPANY
1548 CAYUSE CREEK
MERIDIAN, ID 83846

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

PLANNER/CONTACT
KENT BROWN PLANNING SERVICES
3161 E. SPRINGWOOD AVE
MERIDIAN, ID 83842
208-871-6842

ACREAGE
TOTAL PARCEL: 21.69 ACRES
TOTAL LOTS: 107
COMMON: 14 LOTS
SF RESIDENTIAL: 681 LOTS
ZERO LOT LINE LOTS: 24 LOTS
TOTAL DWELLING UNITS: 93

DENSITY DUACRE: 4.29
COMMON AREA: 3.17 ACRES - 16.5%
QUALIFIED OPEN SPACE: 2.18 ACRES - 10.06%

SFR R6 LOTS - 5123 MIN, 7170 MAX, 5445 AVG
ZERO LOT LINE LOTS - 4198 MIN, 5229 MAX, 4354 AVG

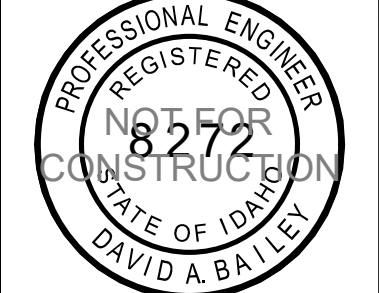
ZONING
EXISTING: R-6
PROPOSED: R-6
SEWAGE DISPOSAL
KUNA CITY SEWER
WATER SUPPLY
KUNA CITY WATER
CITY
KUNA CITY
SCHOOL DISTRICT
KUNA
FIRE DISTRICT
IRRIGATION DISTRICT
BOISE KUNA IRRIGATION DISTRICT
CITY OF KUNA WILL SUPPLY PI

Curve Table					
Curve #	Radius	Length	Chord	Bearing	Delta
C3	50.00	78.00	70.33	S44°18'35"E	89°22'37"
C4	100.00	20.57	20.53	S06°16'14"W	11°47'03"
C5	100.00	20.57	20.53	S06°16'14"W	11°47'03"
C6	100.00	20.57	20.53	S05°30'48"E	11°47'03"
C7	100.00	20.57	20.53	S05°30'48"E	11°47'03"
C8	100.00	46.42	46.00	S12°55'09"E	26°35'43"
C9	100.00	46.42	46.00	S12°55'09"E	26°35'43"
C10	100.00	47.78	47.33	S77°28'20"W	27°22'41"
C11	50.00	77.77	70.17	N44°16'39"W	89°07'20"
C12	75.00	34.74	34.43	S79°43'47"E	28°32'23"
C13	75.00	41.01	40.50	S49°47'42"E	31°19'39"
C14	75.00	41.14	40.63	S18°25'02"E	31°25'41"
C15	75.00	0.11	0.11	S00°20'15"W	0°04'59"
C16	25.00	26.92	25.64	N30°28'26"W	61°42'19"
C17	75.00	15.43	15.40	N06°16'14"E	11°47'03"
C18	125.00	24.84	24.80	N06°28'10"E	11°23'11"
C19	20.00	9.66	9.57	N14°37'04"E	27°40'59"
C20	31.00	11.52	11.45	N17°48'59"E	21°17'10"
C21	128.00	30.36	30.29	N00°22'43"E	13°35'23"
C22	31.00	11.52	11.45	N17°03'33"W	21°17'10"
C23	20.00	9.66	9.57	N13°51'38"W	27°40'59"
C24	125.00	24.84	24.80	N02°42'44"W	11°23'11"
C25	75.00	14.08	14.06	S06°46'59"W	10°45'34"
C26	20.00	10.15	10.04	S13°08'05"E	29°04'34"
C27	31.00	0.17	0.17	S27°31'04"E	0°18'37"
C28	31.00	11.33	11.27	S16°53'22"E	20°56'47"
C29	128.00	14.16	14.15	S03°14'49"E	6°20'19"
C31	128.00	16.20	16.19	S03°32'53"W	7°19'04"
C32	31.00	11.50	11.44	S17°48'06"W	21°15'24"
C33	20.00	1.96	1.96	S26°11'51"W	4°27'54"
C34	20.00	8.99	8.92	S09°19'54"E	24°48'20"
C35	75.00	14.08	14.08	S09°01'33"E	10°45'34"
C36	75.00	15.43	15.40	N05°30'48"W	11°47'03"
C37	125.00	16.92	16.91	S07°31'37"E	7°40'29"
C38	125.00	8.79	8.78	S01°38'06"E	4°01'38"
C39	125.00	23.15	23.12	N04°55'38"W	10°36'42"
C40	75.00	10.03	10.02	S03°27'09"E	7°39'44"
C41	75.00	24.78	24.67	S16°45'01"E	18°55'59"
C42	75.00	2.40	2.40	N64°42'06"E	1°50'13"
C43	75.00	33.43	33.16	N78°23'27"E	25°32'28"
C44	125.00	59.73	59.16	S77°28'20"W	27°22'41"
C45	74.00	59.87	58.06	N22°43'14"W	46°11'54"
C46	125.00	58.02	57.50	S12°55'09"E	26°35'43"
C47	75.00	34.81	34.50	N12°55'09"E	26°35'43"
C48	25.00	12.96	12.81	S73°59'31"E	29°41'36"
C49	25.00	25.93	24.78	S29°25'17"E	59°25'43"
C50	75.00	22.67	22.58	N80°10'48"W	17°19'03"
C51	75.00	34.18	33.89	N58°27'53"W	26°06'48"
C52	75.00	59.81	58.24	N22°33'44"W	45°41'30"
C53	125.00	10.34	10.34	S02°44'55"W	7°42'28"
C54	125.00	15.37	15.36	S08°38'27"W	20°05'59"

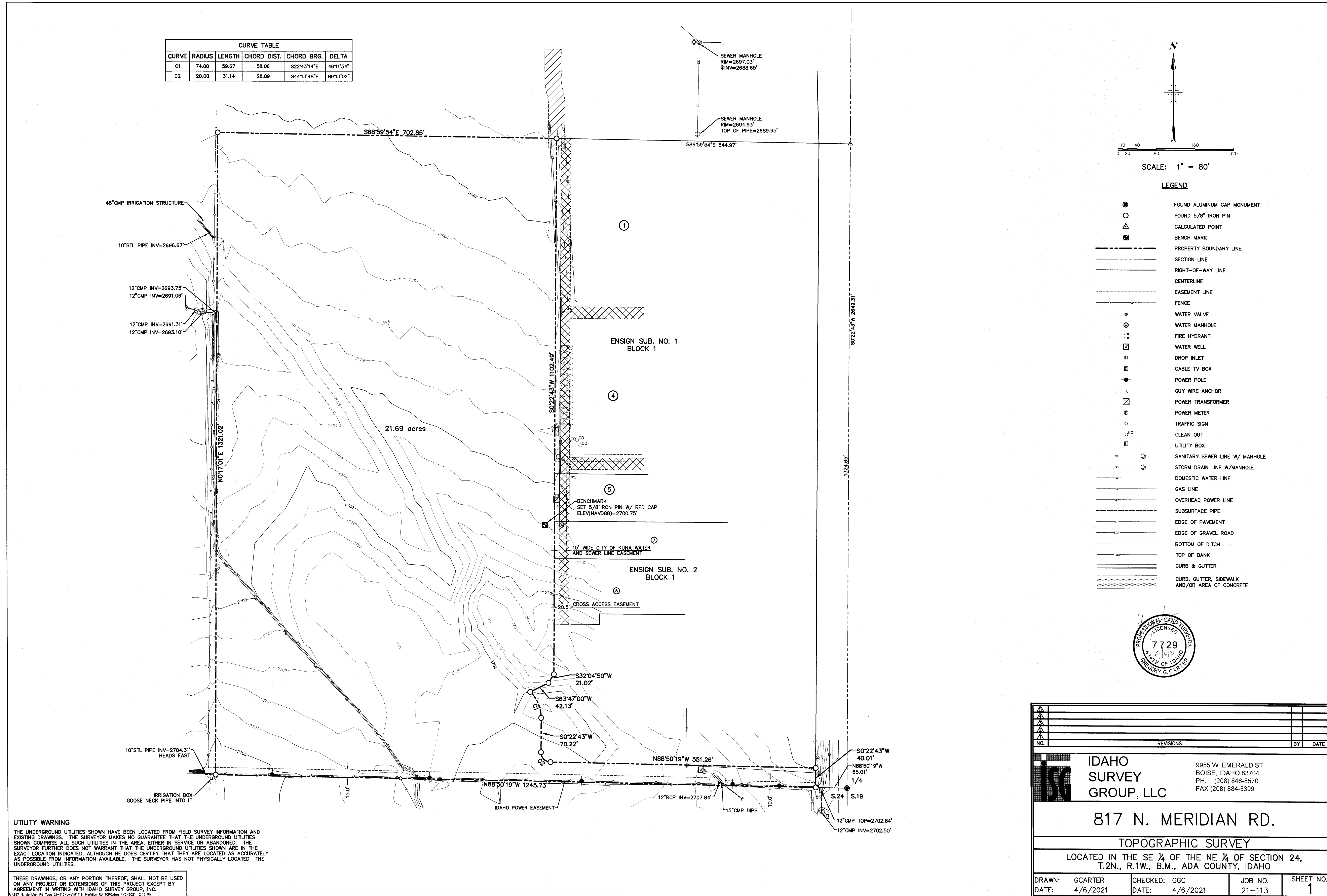
EXISTING TOPOGRAPHY FOR
LERIDA SUBDIVISION

A PORTION OF THE SE 1/4 OF THE NE 1/4 OF SECTION 24,
TOWNSHIP 2 NORTH RANGE 1 WEST B.M.
KUNA, ADA COUNTY, IDAHO
2024

Bailey Engineering, Inc.
CIVIL ENGINEERING PLANNING CADD
1100 E. STATE ST. SUITE 200
BOISE, ID 83704
TEL: 208-886-0003
WWW.BAILEYENGINEERING.COM



CHECKED BY:
DAVID A. BAILEY P.E.
DRAWN BY:
GSC



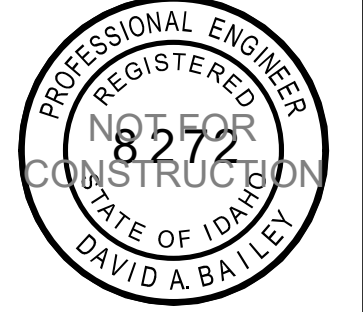
EXISTING TOPOGRAPHY FOR
LERIDA SUBDIVISION
BILTMORE COMPANY

DATE:
08-25-2024
PROJECT:
C2020-035

SHEET
PP-3

ADJACENT PROPERTIES FOR
LERIDA SUBDIVISION
A PORTION OF THE SE 1/4 OF THE NE 1/4 OF SECTION 24
TOWNSHIP 2 NORTH RANGE 1 WEST B.M.
KUNA, ADA COUNTY, IDAHO
2024

BAILEY ENGINEERING, Inc.
CIVIL ENGINEERING / PLANNING CADD
1100 E STATE ST. SUITE 200
KUNA, ID 83646
TEL: 208-886-0033
WWW.BAILEYENGINEERING.COM



CHECKED BY:
DAVID A. BAILEY P.E.
DRAWN BY:
DCA

REVISED	NO.	DATE	DESCRIPTION

ADJACENT PROPERTIES FOR
LERIDA SUBDIVISION
BILTMORE COMPANY

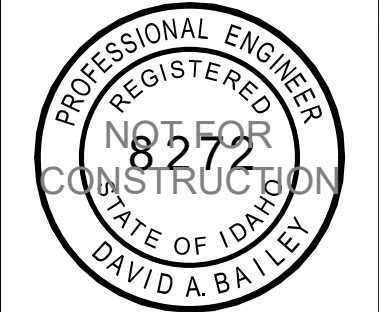
DATE:
08-29-2024
PROJECT:
C2020-035

SHEET
PP-4



PRELIMINARY SEWER PROFILES FOR
LERIDA SUBDIVISION
A PORTION OF THE SE 1/4 OF THE NE 1/4 OF SECTION 24
TOWNSHIP 2 NORTH RANGE 1 WEST B.M.
KUNA, ADA COUNTY, IDAHO
2024

PRELIMINARY SEWER PROFILES FOR
LERIDA SUBDIVISION
BILTMORE COMPANY



CHECKED BY: DAWD A. BAILEY P.E.
DRAWN BY: JES

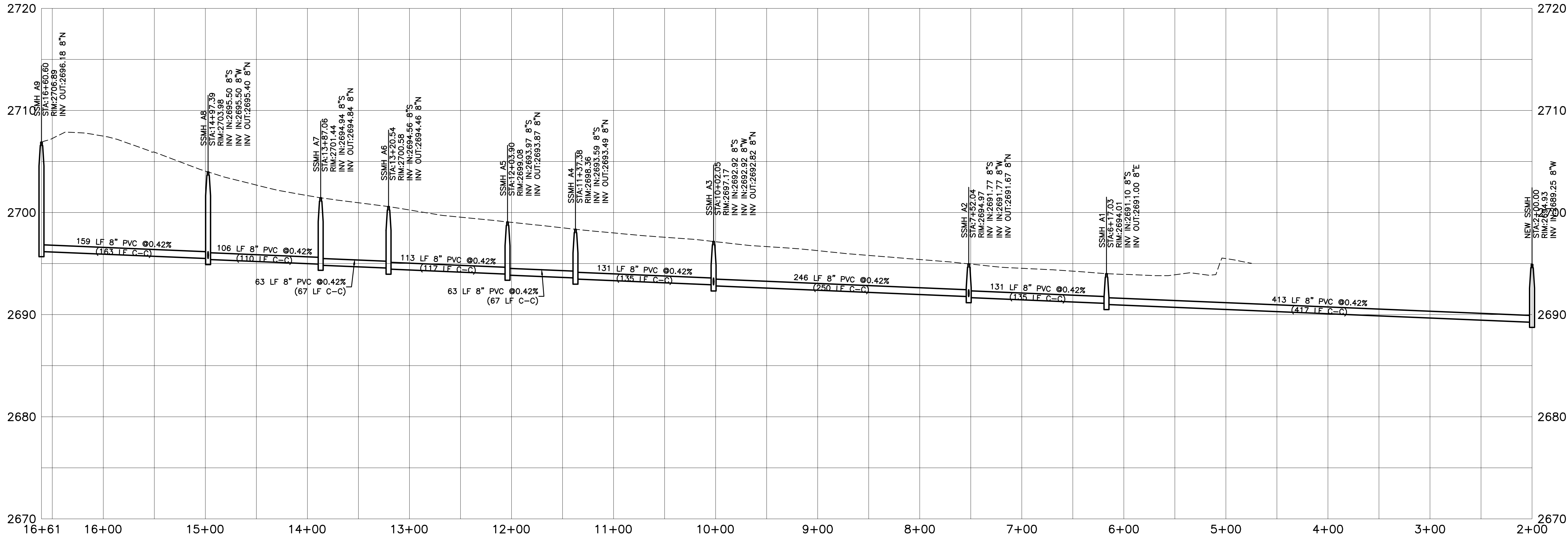
NO.	DATE	DESCRIPTION

PRELIMINARY SEWER PROFILES FOR
LERIDA SUBDIVISION
BILTMORE COMPANY

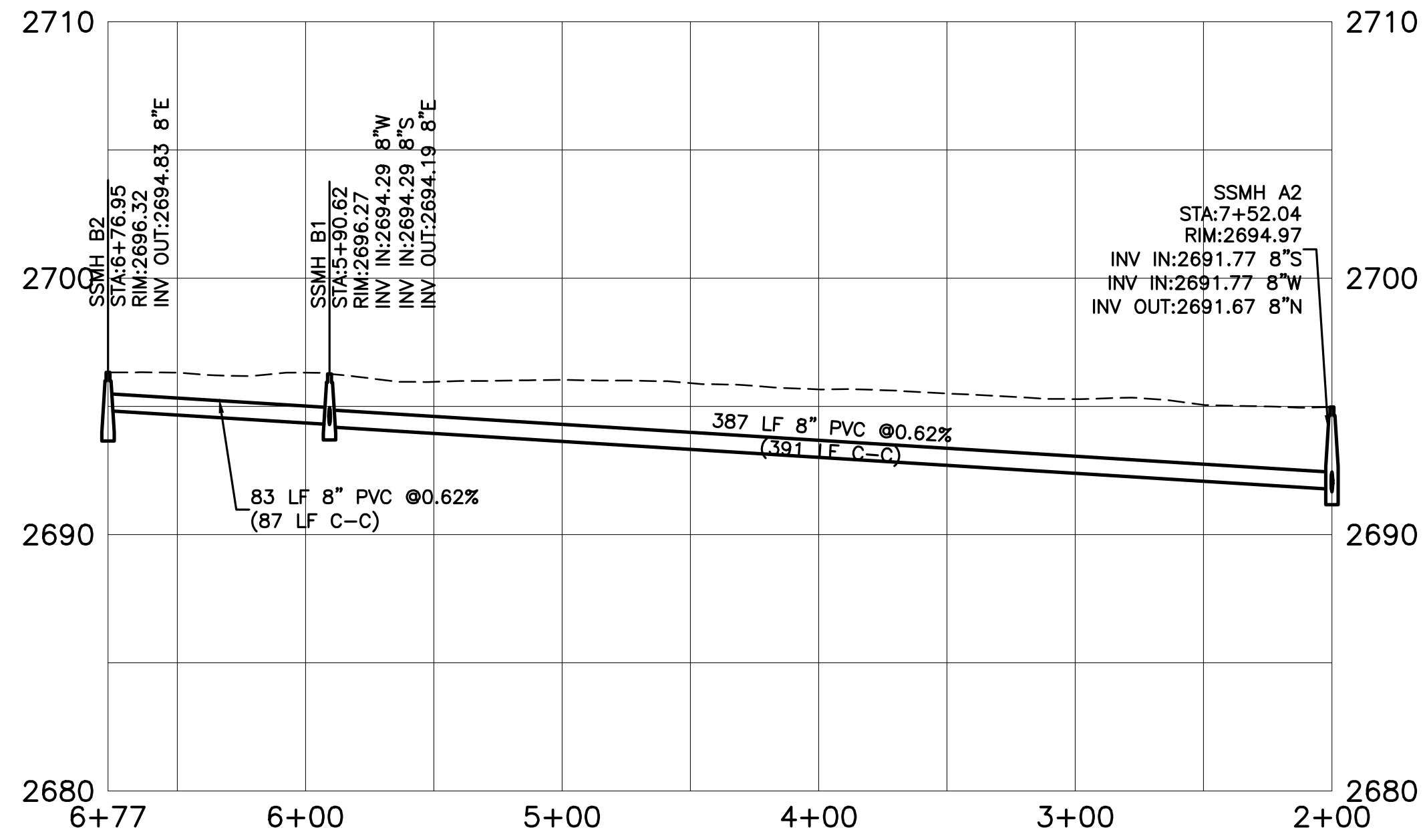
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PROJECT: C2020-036

SHEET
PP-6

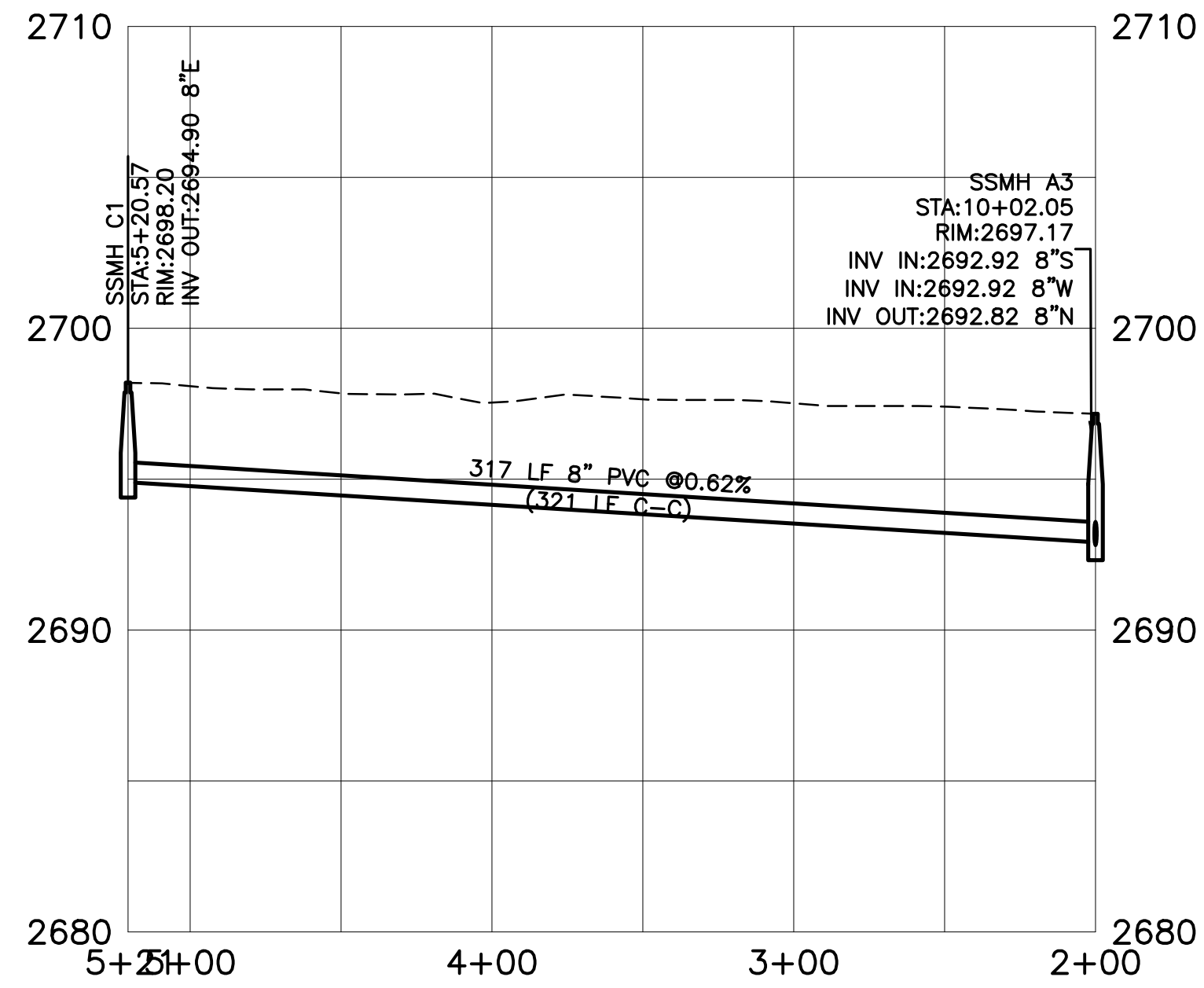
SEWER LINE A PROFILE



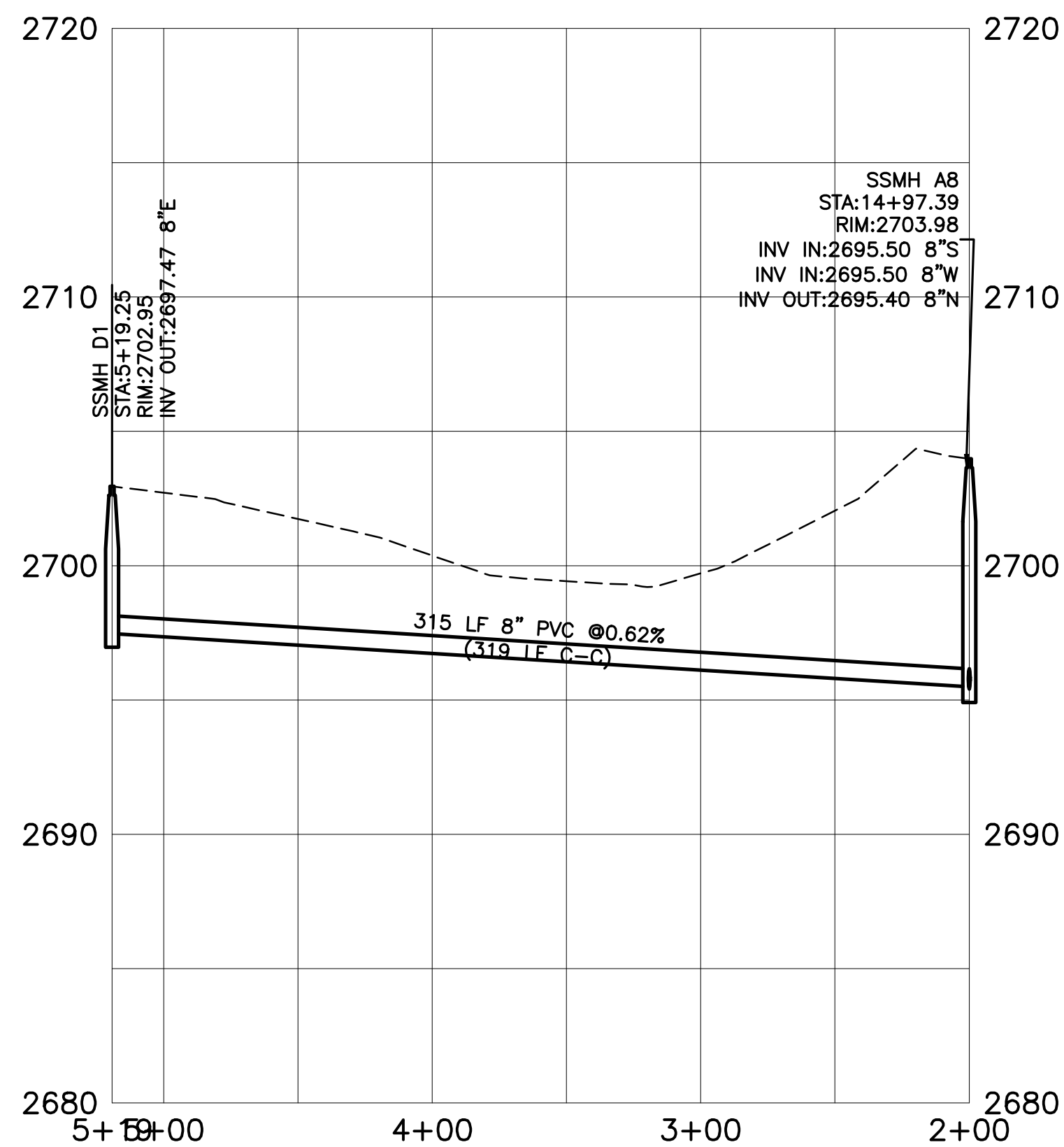
SEWER LINE B PROFILE



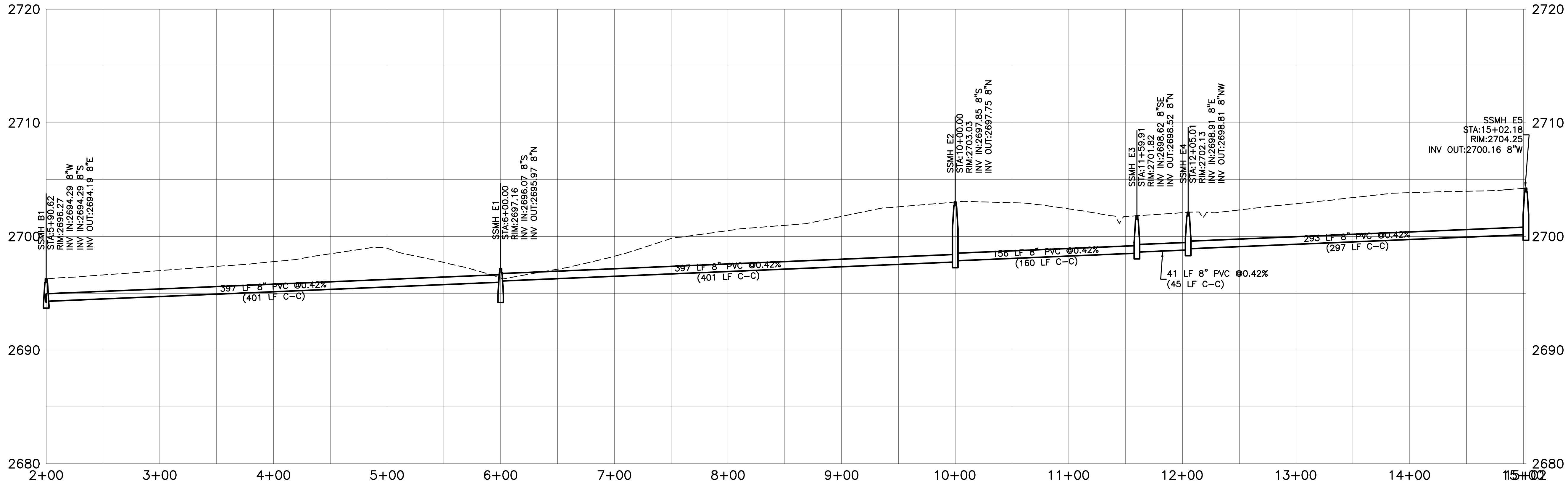
SEWER LINE C PROFILE



SEWER LINE D PROFILE



SEWER LINE E PROFILE



HORIZONTAL SCALE 1"=50'
VERTICAL SCALE 1"=5'
50 0 25 50 100
SCALE IN FEET
1"=50'