



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

December 2, 2020

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

File Number & Case Name:	20-12-S (Preliminary Plat) & 20-20-DR (Design Review)– Lugarno Terra North.
Project Description	Select Development requests to subdivide approximately 38.5 acres into 153 total lots (133 buildable lots, 20 common lots). The subject site is zoned R-4 (Medium Density Residential). The subject site is located at 2075 E Rodeo Lane, Kuna, ID 83634, within Section 18, Township 2 North, Range 1 East; (APN: R7534260375, R7534260500, R7534260218 & R7534260156).
Site Location	2075 E Rodeo Lane, Kuna, ID 83634
Applicant	Randy Fullmer PO Box 1030 Meridian, ID 83680 208-288-0700 randy@selectmanagement.com
Representative	Billy Edwards PO Box 1030 Meridian, ID 83680 208-921-5531 wedwards@selectdev.com
Public Hearing Date	Tuesday, February 23, 2020 6:00 pm Kuna City Hall is located at 751 W. 4 th Street, Kuna, ID 83634
Staff Contact	Doug Hanson, Planner I dhanson@kunaid.gov Phone: 208.922.5274 Fax: 208.922.5989

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 comments 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.*



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 Department
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 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)	20-12-S, 20-20-DR
Project name	Lugarno Terra NORTH
Date Received	10.07.2020
Date Accepted/ Complete	
Cross Reference Files	
Commission Hearing Date	
City Council Hearing Date	

Contact/Applicant Information

Owners of Record: <u>Select Development & Contracting, LLC</u>	Phone Number: <u>208-288-0700</u>
Address:	E-Mail: <u>randy@selectmanagement.com</u>
City, State, Zip: <u>PO Box 1030 Meridian, ID 83680</u>	Fax #: <u>208-898-9527</u>
Applicant (Developer): <u>Randy Fullmer</u>	Phone Number: <u>208-288-0700</u>
Address:	E-Mail: <u>randy@selectmanagement.com</u>
City, State, Zip: <u>PO Box 1030 Meridian, ID 83680</u>	Fax #: <u>208-898-9527</u>
Engineer/Representative: <u>Billy Edwards</u>	Phone Number: <u>208-921-5531</u>
Address:	E-Mail: <u>wedwards@selectdev.com</u>
City, State, Zip: <u>PO Box 1030 Meridian, ID 83680</u>	Fax #: <u>208-898-9527</u>

Subject Property Information

Site Address: <u>2075 East Rodeo Lane Kuna, ID 83634</u>
Site Location (Cross Streets): <u>4 Parcels Directly North of the Original Lugarno Terra Subdivision off East Deer Flat Road</u>
Parcel Number (s): <u>R7534260375, R7534260500, R7534260218, R7534260156</u>
Section, Township, Range: <u>2N1E18</u>
Property size : <u>38.5 Acres</u>
Current land use: <u>Agricultural</u> Proposed land use: <u>Single Family Residential</u>
Current zoning district: <u>R-4</u> Proposed zoning district: <u>R-4</u>

Project Description

Project / subdivision name: Lugarno Terra North Subdivision

General description of proposed project / request: Single Family Subdivision on 38.5 Acres - 133 Buildable Lots
20 Common Lots - Park Area w/Shelter, Walking Paths w/Benches, Playground, and Tennis/Pickleball Court

Type of use proposed (check all that apply):

Residential R-4

Commercial _____

Office _____

Industrial _____

Other _____

Amenities provided with this development (if applicable):
Park Area w/Shelter, Walking Paths w/Benches, Playground, and Tennis/Pickleball Court

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: _____ Number of building lots: 133

Number of common and/or other lots: 20

Type of dwellings proposed:

Single-Family _____

Townhouses _____

Duplexes _____

Multi-Family _____

Other _____

Minimum Square footage of structure (s): Minimum 1,800SF with Homes Averaging 2,500SF

Gross density (DU/acre-total property): 3.45 / Acre Net density (DU/acre-excluding roads): 4.2 / Acre

Percentage of open space provided: 8.13% Acreage of open space: 3.13 Acres

Type of open space provided (i.e. landscaping, public, common, etc.): Public Common Area

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: _____

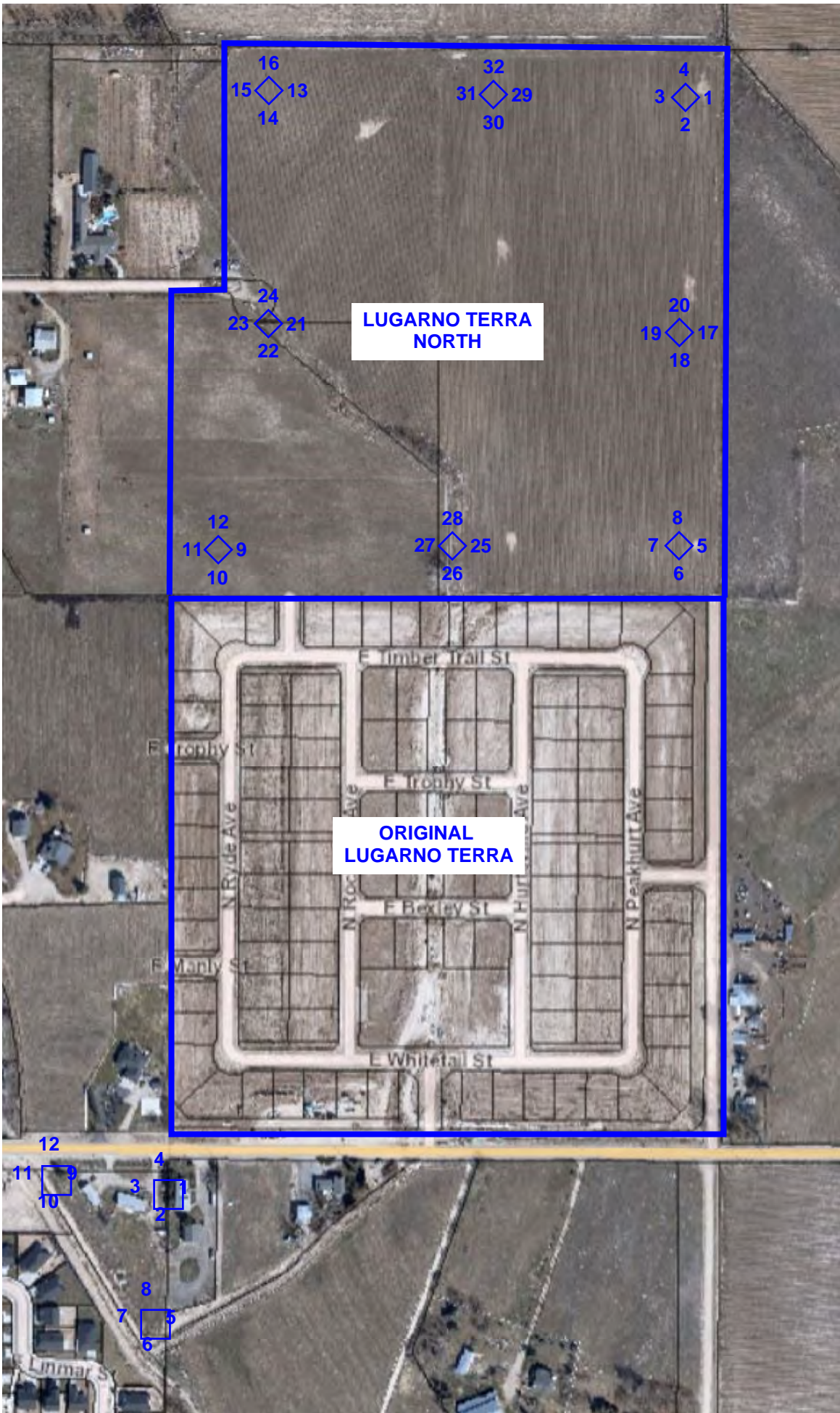
b. Total Parking spaces: _____ Dimensions: _____

c. Width of driveway aisle: _____

Proposed Lighting: _____

Proposed Landscaping (berms, buffers, entrances, parking areas, common areas, etc.): _____

Applicant's Signature: _____ Date: 10.07.2020



LUGARNO TERRA
NORTH

ORIGINAL
LUGARNO TERRA

16
15 \diamond 13
14

32
31 \diamond 29
30

4
3 \diamond 1
2

24
23 \diamond 21
22

20
19 \diamond 17
18

12
11 \diamond 9
10

28
27 \diamond 25
26

8
7 \diamond 5
6

12
11 \square 9
10

4
3 \square 1
2

8
7 \square 5
6

LUGARNO TERRA NORTH



PICTURE #1



PICTURE #2



PICTURE #3



PICTURE #4



PICTURE #5



PICTURE #6



PICTURE #7



PICTURE #8



PICTURE #9



PICTURE #10



PICTURE #11



PICTURE #12



PICTURE #13



PICTURE #14



PICTURE #15



PICTURE #16



PICTURE #17



PICTURE #18



PICTURE #19



PICTURE #20



PICTURE #21



PICTURE #22



PICTURE #23



PICTURE #24



PICTURE #25



PICTURE #26



PICTURE #27



PICTURE #28



PICTURE #29



PICTURE #30



PICTURE #31



PICTURE #32



City of Kuna Design Review Application

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Kuna, Idaho 83634
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Fax: (208) 922.5989
Website: www.kunacity.id.gov

FILE NO.: Lugarno Terra NORTH 20-12-S

CROSS REF.: 20-20-DR

FILES: _____

The City of Kuna has adopted a Design Review process whose purpose is to make Kuna a pleasant and comfortable place to live and work. This Design Review process is based on standards and guidelines found in the Design Review Ordinance No. 2007-02 and the Architecture and Site Design Booklet. Both documents can be found online (www.cityofkuna.com) or are picked up in the City's Planning and zoning department is located at 751 W 4th Street, Kuna ID.

The Design Review application applies to the following land use actions:

- ▶ Multi- family dwellings (3 or more)
- ▶ Commercial
- ▶ Industrial
- ▶ Institutional
- ▶ Office
- ▶ Common Area
- ▶ Subdivision Signage
- ▶ Proposed Conversions
- ▶ Proposed changes in land use and/or building use or exterior remodeling
- ▶ Exterior restoration, and enlargement or expansion of existing buildings, signs or sites.

Application Submittal Requirements

Applicant Use		Staff Use
<input checked="" type="checkbox"/>	Date of pre- application meeting : _____ <i>If determined applicable. Note: Pre-Applications are valid for a period of three (3) months.</i>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	A complete Design Review Application form <i>Note: It is the applicant's responsibility to use a current application.</i>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Detailed letter of explanation or justification for the application, describing the project and design elements, and how the project complies with Design Review standards.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	One (1) Vicinity Map (8 ½" x 11") at 1" = 300' scale (or similar), label the location of the property and adjacent streets.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	One 8 ½" x 11" colored aerial photo depicting proposed site, street names, and surrounding area within five-hundred feet (500').	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Copy of Deed; and, if the applicant is not the owner, an original notarized statement (affidavit of legal interest) from the owner (and all interested parties) stating the applicant is authorized to submit this application.	<input type="checkbox"/>



Detailed site, landscape, drainage plan, elevation and to scale. *(No smaller than 1"=30', unless otherwise approved.)*
One of each plan (site, landscape, drainage plan and elevations) is required to be submitted in the following plan sizes:



- (2) 24" x 36" **LARGE FORMAT PLANS**
- (1) 11" X 17" **PLAN REDUCTIONS**
- (1) 8 ½" x 11" **PLAN REDUCTIONS**



Provide a color rendering and material sample board specifically noting where each color and material is to be located on the structure.
Note: Provide photo of the colored rendering and material samples board to City Staff electronically in a JPG or PDF format.



The Applicant is obligated to provide a site plan that graphically portrays the site and includes the following features:

Site Plan

Applicant Use		Staff Use
<input checked="" type="checkbox"/>	North Arrow	<input type="checkbox"/>
<input checked="" type="checkbox"/>	To scale drawings	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Property lines	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Name of "Plan Preparer" with contact information	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Name of project and date	<input type="checkbox"/>
<input type="checkbox"/>	Existing structures, identify those which are to be relocated or removed	<input type="checkbox"/>
<input checked="" type="checkbox"/>	On-site and adjoining streets, alleys, private drives and rights-of-way	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Drainage location and method of on-site retention / detention	<input type="checkbox"/>
<input type="checkbox"/>	Location of public restrooms	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Existing / proposed utility service and any above-ground utility structures and their location	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Location and width of easements, canals and drainage ditches	<input type="checkbox"/>
<input type="checkbox"/>	Location and dimension of off-street parking	<input type="checkbox"/>
<input type="checkbox"/>	Locations and sizes of any loading area, docks, ramps and vehicle storage or service areas	<input type="checkbox"/>
<input type="checkbox"/>	Trash storage areas and exterior mechanical equipment, with proposed method of screening	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Sign locations <i>(a separate sign application must be submitted with this application)</i>	<input type="checkbox"/>
<input type="checkbox"/>	On-site transportation circulation plan for motor vehicles, pedestrians and bicycles	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Locations and uses of ALL open spaces	<input type="checkbox"/>
<input type="checkbox"/>	Locations, types and sizes of sound and visual buffers <i>(Note: all buffers must be located outside the public right-of-way)</i>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Parking layout including spaces, driveways, curb cuts, circulation patterns, pedestrian walks and vision triangle	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Locations of subdivision lines <i>(if applicable)</i>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Illustration that demonstrates adequate sight distance is provided for motor vehicles, pedestrians and bicycles	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Location of walls and fences and indication of their height and material of construction	<input type="checkbox"/>
<input type="checkbox"/>	Roofline and foundation plan of building, location on the site	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Location and designations of all sidewalks	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Location and designation of all rights-of-way and property lines	<input type="checkbox"/>

Landscape and Streetscape Plan

The landscape and streetscape plans need to be drawn by the project architect, professional landscape architect, landscape designer, or qualified nurseryman for development's possessing more than twelve thousand (12,000) square feet of private land. The landscaped and streetscape plans must be colored. The Planning Director or City Forester may require the preparation of a landscape plan for smaller developments by one of the noted individuals if the lot(s) have unique attributes.

Applicant Use	Staff Use
<input checked="" type="checkbox"/> North Arrow	<input type="checkbox"/>
<input checked="" type="checkbox"/> To scale drawings	<input type="checkbox"/>
<input checked="" type="checkbox"/> Boundaries, property lines and dimensions	<input type="checkbox"/>
<input checked="" type="checkbox"/> Name of "Plan Preparer" with contact information	<input type="checkbox"/>
<input checked="" type="checkbox"/> Name of project and date	<input type="checkbox"/>
<input checked="" type="checkbox"/> Type and location of all plant materials and other ground covers. <i>Please review the City's plant list and rely upon it to identify the site's planting strategy. Include botanical and common name, quantity, spacing and sizes of all proposed landscape materials at the time of planting, and at maturity. A list of acceptable trees is available upon request from City Planning Staff.</i>	<input type="checkbox"/>
<input type="checkbox"/> Existing vegetation identified by specific size. Identify those which are proposed to be relocated or removed	<input type="checkbox"/>
<input checked="" type="checkbox"/> Method of irrigation <i>Note: All plant materials, except existing native plants not damaged during construction or xeriscape species shown not to require regular watering, shall be irrigated by underground sprinkler systems set on a timer in order to obtain proper watering duration and ease of maintenance.</i>	<input type="checkbox"/>
<input checked="" type="checkbox"/> Location, description, materials, and cross-sections of special features, including berming, retaining walls, hedges, fences, fountains street/pathway furniture (benches, etc.), etc.	<input type="checkbox"/>
<input checked="" type="checkbox"/> Sign locations <i>Note: A separate sign application must be submitted with this application</i>	<input type="checkbox"/>
<input checked="" type="checkbox"/> Locations and uses for open spaces	<input type="checkbox"/>
<input checked="" type="checkbox"/> Parking layout including spaces, driveways, curb cuts, circulation patterns, pedestrian walks and vision triangle	<input type="checkbox"/>
<input checked="" type="checkbox"/> Illustration that demonstrates adequate sight distance is provided for motor vehicles, pedestrians and bicycles	<input type="checkbox"/>
<input checked="" type="checkbox"/> Location and designations of all sidewalks	<input type="checkbox"/>
<input checked="" type="checkbox"/> Clearly identify pressurized irrigation lines and underground water storage	<input type="checkbox"/>
<input checked="" type="checkbox"/> Engineered grading and drainage plans: A generalized drainage plan showing direction drainage with proposed on-site retention. Upon submission of building/construction plans for an approved design review application, a detailed site grading and drainage plan, prepared by a registered professional engineer (PE) shall be submitted to the City for review and approval by the City Engineer.	<input type="checkbox"/>

Building Elevations

Applicant
Use

Staff
Use

Detailed elevation plans of each side of any proposed building(s) or additions(s)

Note: Four (4) elevations to include all sides of development and must be in color

Identify the elevations as to north, south, east, and west orientation

Colored copies of all proposed building materials and indication where each material and color application is to be located

Note: Submit as 11"x17" reductions

Screening/treatment of mechanical equipment

Provide a cross-section of the building showing any roof top mechanical units and their roof placement

Detailed elevation plans showing the materials to be used in construction of trash enclosures

Lighting Plan

Applicant
Use

Staff
Use

Exterior lighting including detailed cut sheets and photometric plan (pedestrian, vehicle, security, decoration)

Types and wattage of all light fixtures

Note: The City encourages use of "dark sky" lighting fixtures

Placement of all light fixtures shown on elevations and landscaping plans

Roof Plans

Applicant
Use

Staff
Use

Size and location of all roof top mechanical units

Design Review Application

Applicant: Select Development & Contracting, LLC Phone: 208-288-0700

Owner

Representative

Fax/Email: wedwards@selectdev.com

Applicant's Address: PO Box 1030

Meridian, Idaho

Zip: 83680

Owner: _____ Phone: _____

Owner's Address: _____ Email: _____

Zip: _____

Represented By: *(if different from above)* _____ Phone: _____

Address: _____ Email: _____

Zip: _____

Address of Property: 2075 East Rodeo Lane

Kuna, Idaho

Zip: 83634

Distance from Major Cross Street: 1/4 Mile from Meridian Road and East Deer Flat Road Street Name(s): _____

Please check the box that reflects the intent of the application

BUILDING DESIGN REVIEW

SUBDIVISION / COMMON AREA LANDSCAPE

DESIGN REVIEW MODIFICATION

STAFF LEVEL APPLICATION

This Design Review application is a request to construct, add or change the following: *(Briefly explain the nature of the request.)*

Common Area Landscape for expansion of existing Lugarno Terra Subdivision

1. Dimension of Property: 38.5 Acres

2. Current Land Use(s): Single Family Residential Subdivision

3. What are the land uses of the adjoining properties?

North: Agricultural

South: Existing Lugarno Terra Subdivision - Single Family Residential

East: Agricultural

West: Single Family Homes

4. Is the project intended to be phased, if so what is the phasing time period? 2 Phases

Please explain: Phase 1 to Start/Finish 2021 - Phase to Start/Finish TBD based on Economy

5. The number and use(s) of all structures: 20 Common Lots and 133 Buildable Lots

6. Building heights: _____ Number of stories: _____

The height and width relationship of new structures shall be compatible and consistent with the architectural character of the area and proposed use.

Note: The maximum building height for each zoning district is as follows:

L-O: 35'	C-2: 60'	CBD: 80'	M-2: 60'	P: 60'
C-1: 35'	C-3: 60'	M-1: 60'	M-3: 60'	

7. What is the percentage of building space on the lot when compared to the total lot area? _____

8. Exterior building materials & colors: *(Note: This section must be completed in compliance with the City of Kuna Ordinance No. 2007-21A (as amended); found online at www.cityofkuna.com under the City Code.*

MATERIAL

COLOR

Roof: _____ / _____

Walls: *(State percentage of wall coverage for each type of building material below for each frontage wall) If there is not adequate space to identify the various building materials and applications, please list them on the attached sheet of this application. Please attach photos to support application types.*

% of Wood application: _____ / _____

% EIFS: _____ / _____
(Exterior Insulation Finish System)

% Masonry: _____ / _____

% Face Block: _____ / _____

% Stucco: _____ / _____

& other material(s): _____ / _____

List all other materials: _____

Windows/Doors: _____ / _____
(Type of window frames & styles / doors & styles, material)

Soffits and fascia material: _____ / _____

Trim, etc.: _____ / _____

Other: _____ / _____

9. Please identify Mechanical Units: _____

Type/Height: _____

Proposed Screening Method: _____

10. Please identify trash enclosure: *(size, location, screening & construction materials)* _____

11. Are there any irrigation ditches/canals on or adjacent to the property? Misc Farmland Irrigation Ditches

If yes, what is the name of the irrigation or drainage provider? _____

12. Fencing: *(Please provide information about new fencing material as well as any existing fencing material)*

Subdivision Perimeter and Separating Common Lots & Single Family Lots

Type: 6' Tall Vinyl Fence - Color to Match Existing Lugarno Terra Fence

Size: 6'-0" Tall

Location: Subdivision Perimeter and Separating Common Lots & Single Family Lots

(Please note that the City has height limitations of fencing material and requires a fence permit to be obtained prior to installation)

13. Proposed method of On-site Drainage Retention/Detention:

Underground Seepage Beds

14. Percentage of Site Devoted to Building Coverage: _____

% of Site Devoted to Landscaping: _____ Square Footage: _____
(Including landscaped rights-of-way)

% of Site that is Hard Surface: _____ Square Footage: _____
(Paving, driveways, walkways, etc.)

% of Site Devoted to other uses: _____

Describe: _____

% of landscaping within the parking lot (landscaped islands, etc.): _____

15. For details, please provide dimensions of landscaped areas within public rights-of-way:

Only Landscape within ROW is along Main Road into the Development - 15'6" Wide

16. Are there any existing trees of 4" or greater in caliper on the property? *(Please provide the information on the site plans.)*

If yes, what type, size and the general location? *(The City's goal is to preserve existing trees with a four inch (4") or greater caliper whenever possible):*

Existing trees on South portion of the property are partially dead and will be removed

17. Dock Loading Facilities:

Number of docking facilities and their location: _____

Method of screening: _____

18. Pedestrian Amenities: *(bike racks, receptacles, drinking fountains, benches, etc.)* _____

Park Area w/Shelter, Walking Paths w/Benches, Playground, and Tennis/Pickleball Court

19. Setbacks of the proposed building from property lines:

Front _____ -feet Rear _____ -feet Side _____ -feet Side _____ -feet

20. Parking requirements: _____

Total Number of Parking Spaces: _____ Width and Length of Spaces: _____

Total Number of Compact Spaces (8'x17'): _____

21. Is any portion of the property subject to flooding conditions? Yes _____ No X

IF THE PLANNING DIRECTOR OR DESIGNEE, THE DESIGN REVIEW BOARD AND/OR THE CITY COUNCIL DETERMINE THAT ADDITIONAL AND/OR REVISED INFORMATION IS NEEDED, AND/OR IF OTHER UNFORESEEN CIRCUMSTANCES ARISE, ANY DATES OUTLINED FOR PROCESSING MAY BE RE-SCHEDULED BY THE CITY. APPLICANT/REPRESENTATIVE MUST ATTEND THE DESIGN REVIEW BOARD MEETING/PLANNING AND ZONING MEETINGS.

The Ada County Highway District may also conduct public meetings regarding this application. IF you have questions about the meeting date or the traffic that this development may generate or the impact of that traffic on streets in the area, please contact the Ada County Highway District at 208.387.6170. In order to expedite you request, please have ready the file number indicated in this notice.

Signature of Applicant _____ Date 10.07.2020

City staff comments:

Signature of receipt by City Staff _____ Date _____

FOR ADDITIONAL INFORMATION:
(Please list page number and item in reference)

**MASTER DECLARATION OF
COVENANTS, CONDITIONS,
RESTRICTIONS AND EASEMENTS
FOR
LUGARNO TERRA SUBDIVISION**

SELECT DEVELOPMENT AND CONTRACTING LLC
2501 E. STATE AVE., SUITE 210
PO Box 1030
MERIDIAN, IDAHO 83680
208-288-0700

ARTICLE 5. RIGHTS TO COMMON AREAS

5.1 Use of Common Area; Delegation of Use. Every Owner shall have a right to use the Common Area subject to the following provisions:

5.1.1 The right of the Association to levy and increase Assessments for the construction, protection, maintenance, repair, management and operation of Improvements on the Common Area, including the right to Special Assessments;

5.1.2 The right of the Association to suspend the voting rights and rights of use, or interest in, the Common Area by an Owner for any period during which any Assessment or charge against such Owner's Lot remains unpaid, and for a period not to exceed sixty (60) days for any infraction of the Association Rules;

5.1.3 The right of the Association to dedicate or transfer all or any part of the Common Area to any public agency, authority or utility or other Person for such purposes and subject to such conditions as may be permitted by the Project Documents; provided however, that no such dedication or transfer shall be effective without the approval of the Owners of at least two-thirds (2/3) of the total voting power in the Association;

5.1.4 The right of the Association to prohibit the construction of Improvements on all Common Areas;

5.1.5 The Common Area cannot be mortgaged or conveyed without the approval of the Owners of at least two-thirds (2/3) of the total voting power in the Association.

5.2 Delegation of Right to Use. Any Owner may delegate, in accordance with the Project Documents, such Owner's right of enjoyment to the Common Area to the members of such Owner's family residing on such Lot, the tenants residing on such Lot or to such Owner's contract purchasers who reside on such Owner's Lot. Only Grantor or the Association shall have the right to delegate the right of enjoyment to the Common Area to the general public, and such delegation to the general public shall be for a fee set by Grantor or the Association.

5.3 Damages. Each Owner shall be fully liable for any damage to any Common Area that may be sustained by reason of the negligence or willful misconduct of the Owner, such Owner's contract purchasers or such Owner's family and guests, both minor and adult. In the case of joint ownership of a Lot, the liability of such Owners shall be joint and several. The cost of correcting such damage shall be a Limited Assessment against the Lot and may be collected as provided herein for the collection of other Assessments.

5.4 Association's Responsibility. The Association shall maintain and keep the Common Area in good repair, such maintenance to be funded as provided in this Declaration. This maintenance shall include, without limitation, maintenance, repair and replacement, subject to any insurance then in effect, of all landscaping and other flora, structures, fencing installed by Grantor along perimeter portions of the Property and other Improvements situated within the Common Area.



Sawtooth Land Surveying, LLC

2030 S. Washington Ave.
Emmett, ID 83617
P: (208) 398-8104
F: (208) 398-8105

1044 Northwest Blvd., Ste. G
Coeur d'Alene, ID 83814
P: (208) 714-4544
F: (208) 292-4453

141 1st Avenue East
Jerome, ID 83338
P: (208) 329-5303
F: (208) 324-3821

Parcel Description

A parcel of land being a portion of Lot 2, Block 1, Rodeo Subdivision, Book 72, Pages 7413-7414, Ada County Records, located in the N1/2 SW1/4 of Section 18, Township 2 North, Range 1 East of the Boise Meridian, Ada County, Idaho, more particularly described as follows:

COMMENCING at the W1/4 corner of said Section 18, from which the southwest corner of said Section 18, bears South 00°12'07" West, 2650.40 feet;

Thence South 00°12'07" West, coincident with the west line of the SW1/4 of said Section 18, a distance of 591.00 feet;

Thence South 89°28'11" East, coincident with the prolongation of and the north line of said Lot 2, a distance of 1234.19 feet to the **POINT OF BEGINNING**;

Thence coincident with said north line of Lot 2 the following 3 (three) courses:

Continuing South 89°28'11" East, coincident with the north line of said Lot 2, a distance of 129.82 feet to a 1/2 inch rebar/no cap and the beginning of a tangent curve to the right;

Southeasterly, coincident with said curve to the right, a distance of 31.42 feet, with a radius of 20.00 feet, a central angle of 90°00'00", subtended by a chord bearing South 44°28'11" East, 28.28 feet to a 1/2 inch rebar/no cap and the beginning of a reverse curve to the left;

Southeasterly, coincident with said curve to the left, a distance of 78.54 feet, with a radius of 50.00 feet, a central angle of 90°00'00", subtended by a chord bearing South 44°28'11" East, 70.71 feet to a 1/2 inch rebar/no cap;

Thence leaving said north line, South 49°55'50" East, 576.35 feet to the east line of said Lot 2;

Thence South 00°15'04" West, coincident with said east line, 293.77 feet to the southeast corner of said Lot 2 and the south line of the NE1/4 SW1/4 of said Section 18;

Thence North 89°39'42" West, coincident with the south line of said Lot 2 and said NE1/4 SW1/4, a distance of 640.95 feet to the SW1/16 corner of said Section 18, marked by a 5/8 inch rebar/cap PE-LS 3260;

Thence North 00°09'26" East, 732.83 feet to the **POINT OF BEGINNING**.

The above described parcel contains 8.132 acres, more or less.

BASIS OF BEARING for this description is South 00°12'07" West between the W1/4 corner and the southwest corner of Section 18, located in T. 2 N., R. 1 E., B.M., Ada County, Idaho. I.S.P.C.S., West Zone.



EXHIBIT FOR LEGAL DESCRIPTION

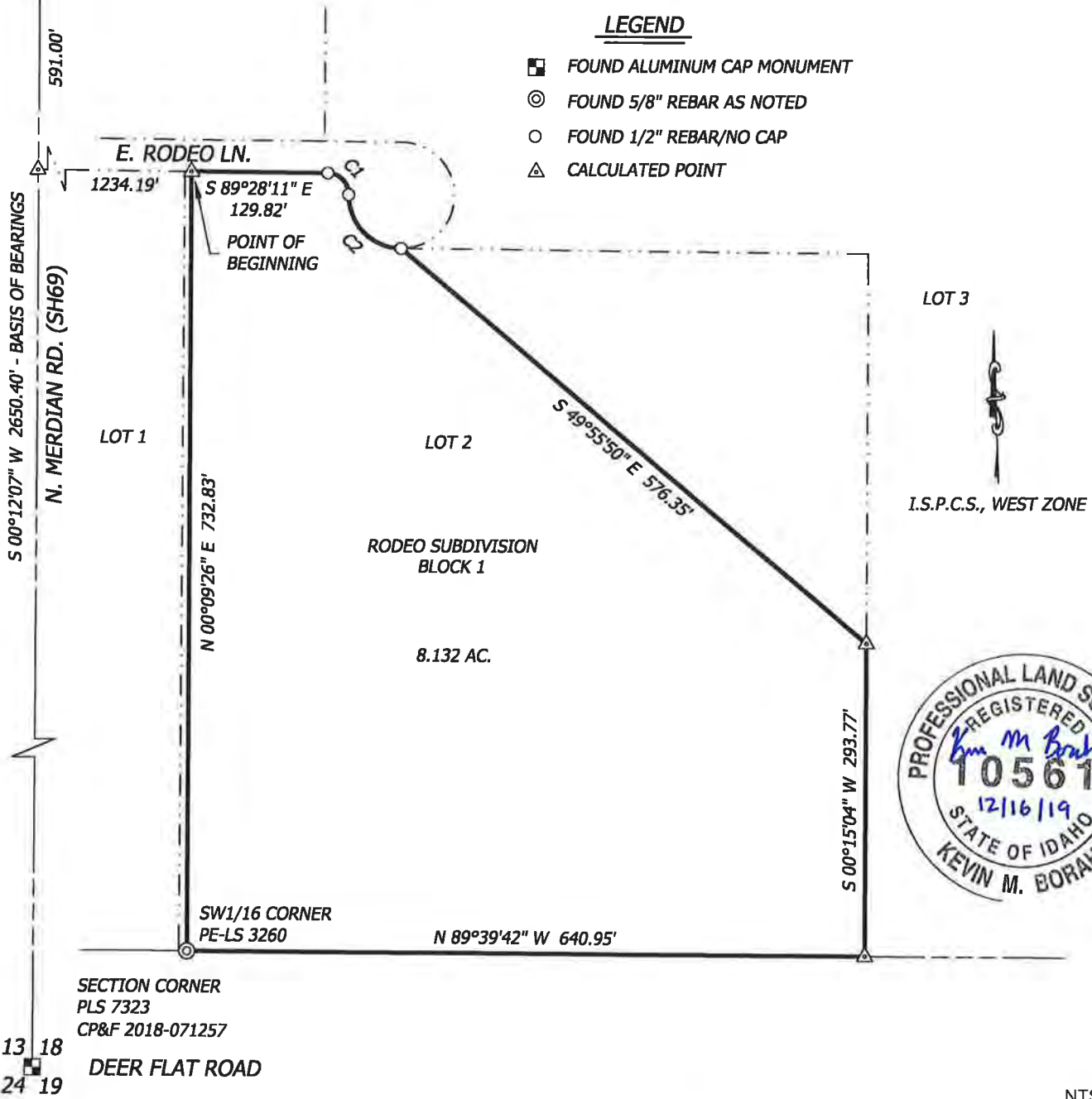
13 18

1/4 CORNER
ILLEGIBLE
CP&F 103052674

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	31.42'	20.00'	90°00'00"	S 44°28'11" E	28.28'
C2	78.54'	50.00'	90°00'00"	S 44°28'11" E	70.71'

LEGEND

- FOUND ALUMINUM CAP MONUMENT
- ⊙ FOUND 5/8" REBAR AS NOTED
- FOUND 1/2" REBAR/NO CAP
- △ CALCULATED POINT



NTS

PROJECT:
 LEGAL EXHIBIT
 SW1/4 SEC 18, T 2 N, R 1 E, B.M.
 ADA COUNTY, IDAHO

OWNER/DEVELOPER:
 SELECT DEVELOPMENT
 & CONTRACTING, LLC

DATE: 12/2019



2030 S. WASHINGTON AVE.
 EMMETT, ID 83617
 P: (208) 398-8104
 F: (208) 398-8105

DWG #
19103-EX
PROJECT#
19103
SHEET
1 OF 1

Map Check
Hansen
19033

Tue Jun 11 11:21:22 2019

Operator KB Project Golden to Select Legal

Date 6-2019 Time

Course	Bearing	Distance	PT#	Northing	Easting	Description
			1326	671843.535	2455067.242	
1326-1313	S 89°28'11" E	129.816	1313	671842.334	2455197.053	
CURVE	A=31.416 DELTA=90°00'00"		T=20.000	EXT=8.284		
1313-1311	S 44°28'11" E	28.284	1311	671822.150	2455216.867	
RADIUS POINT		20.000	1312	671822.335	2455196.867	
CURVE	A=78.540 DELTA=90°00'00"		T=50.000	EXT=20.711		
1311-1309	S 44°28'11" E	70.711	1309	671771.689	2455266.402	
RADIUS POINT		50.000	1310	671821.687	2455266.864	
1309-1308	S 49°55'50" E	576.347	1308	671400.687	2455707.460	
1308-1307	S 00°15'04" W	293.767	1307	671106.922	2455706.173	
1307-1319	N 89°39'42" W	640.951	1319	671110.706	2455065.233	
1319-1326	N 00°09'26" E	732.832	1326	671843.535	2455067.242	
Closure error distance > 0.0000 Error Bearing > N 90°00'00" E						
Closure Precision > 1 in 2483668104606.5 Total Distance Traversed > 2483.668						
354219 Sq. Ft.						
8.13 Ac.						

/ KB 12/12/19
✓ DS 12/13/19



Sawtooth Land Surveying, LLC

2030 S. Washington Ave.
Emmett, ID 83617
P: (208) 398-8104
F: (208) 398-8105

1044 Northwest Blvd., Ste. G
Coeur d'Alene, ID 83814
P: (208) 714-4544
F: (208) 292-4453

141 1st Avenue East
Jerome, ID 83338
P: (208) 329-5303
F: (208) 324-3821

Parcel Description

A parcel of land being a portion of Lot 2, Block 1, Rodeo Subdivision, Book 72, Pages 7413-7414, Ada County Records, located in the N1/2 SW1/4 of Section 18, Township 2 North, Range 1 East of the Boise Meridian, Ada County, Idaho, more particularly described as follows:

COMMENCING at the southeast corner of said Rodeo Subdivision, also being the CS1/16 corner of said Section 18, marked by an aluminum cap, from which the C1/4 corner of said Section 18, marked by a brass cap, bears North 00°15'04" East, 1320.00;

Thence North 89°39'42" West, coincident with the south line of said Rodeo Subdivision, 684.72 feet to the southeast corner of said Lot 2;

Thence North 00°15'04" East, coincident with the east line of said Lot 2, a distance of 293.77 feet to the **POINT OF BEGINNING**;

Thence leaving said east line of Lot 2, North 49°55'50" West, 576.35 feet to a point of curvature on the north line of said Lot 2, marked by a 1/2 inch rebar/no cap;

Thence South 89°28'11" East, coincident with the north line of said Lot 2, 442.69 feet to the northeast corner of said Lot 2, marked by a 1/2 inch rebar/no cap;

Thence South 00°15'04" West, coincident with the east line of said Lot 2, 366.91 feet to the **POINT OF BEGINNING**.

The above described parcel contains 1.864 acres, more or less.

BASIS OF BEARING for this description is North 00°15'04" East between the CS1/16 corner and the C1/4 corner of Section 18, T. 2 N., R. 1 E., B.M., Ada County, Idaho. I.S.P.C.S., West Zone.



EXHIBIT FOR LEGAL DESCRIPTION

C 1/4 CORNER
CP&F 8855627



LEGEND

- ▣ FOUND ALUMINUM CAP MONUMENT
- ⊕ FOUND BRASS CAP MONUMENT
- FOUND 1/2" REBAR/NO CAP
- △ CALCULATED POINT



I.S.P.C.S., WEST ZONE

NTS

PROJECT: LEGAL EXHIBIT SW1/4 SEC 18, T 2 N, R 1 E, B.M. ADA COUNTY, IDAHO	OWNER/DEVELOPER: SELECT DEVELOPMENT & CONTRACTING, LLC	 2030 S. WASHINGTON AVE. EMMETT, ID 83617 P: (208) 398-8104 F: (208) 398-8105 WWW.SAWTOOTHLS.COM	DWG # 19103-EX
	DATE: 12/2019		PROJECT# 19103
			SHEET 1 OF 1

Map Check
19102

Thu Dec 12 08:40:56 2019

Operator KB Project Triangle Parcel
Date 12-2019 Time

Course	Bearing	Distance	PT#	Northing	Easting	Description
			1000	671400.687	2455707.460	
1000-1001	N 49°55'50" W	576.347	1001	671771.689	2455266.402	
1001-1002	S 89°28'11" E	442.685	1002	671767.592	2455709.068	
1002-1000	S 00°15'04" W	366.909	1000	671400.687	2455707.460	
Closure error distance > 0.0000 Error Bearing > N 90°00'00" E						
Closure Precision > 1 in 1385940709996.0 Total Distance Traversed > 1385.941						
81212 Sq. Ft.						
1.864 Ac.						

/ KB 12/12/19
✓ PS 12/13/19



Sawtooth Land Surveying, LLC

2030 S. Washington Ave.
Emmett, ID 83617
P: (208) 398-8104
F: (208) 398-8105

1044 Northwest Blvd., Ste. G
Coeur d'Alene, ID 83814
P: (208) 714-4544
F: (208) 292-4453

141 1st Avenue East
Jerome, ID 83338
P: (208) 329-5303
F: (208) 324-3821

Parcel Description

A parcel of land being a portion of Lot 3, Block 1, Rodeo Subdivision, Book 72, Pages 7413-7414, Ada County Records and a portion of the NE1/4 SW1/4 of Section 18, Township 2 North, Range 1 East of the Boise Meridian, Ada County, Idaho, more particularly described as follows:

BEGINNING at the C1/4 corner of said Section 18, marked by a brass, from which the CS1/16 corner of said Section 18, marked by an aluminum cap, bears South 00°15'04" West, 1320.00 feet;

Thence South 00°15'04" West, coincident with the east line of said Lot 3 and said NE1/4 SW1/4, a distance of 1320.00 feet to the CS1/16 corner of said Section 18, marked by an aluminum cap;

Thence North 89°39'42" West, coincident with the south line of said Lot 3 and said NE1/4 SW1/4, a distance of 684.72 feet to the southwest corner of said Lot 3;

Thence coincident with the westerly line of said Lot 3 the following 3 (three) courses:

North 00°15'04" East, 660.68 feet to a 1/2 inch rebar/no cap;

North 89°28'11" West, 442.69 feet to a 1/2 inch rebar/no cap and the beginning of a non-tangent curve to the left;

Northerly, 157.08 feet along the arc of said curve to the left, having a radius of 50.00 feet, a central angle of 180°00'00", subtended by a chord bearing North 00°31'49" East, 100.00 feet;

Thence leaving said westerly line of Lot 3, North 89°28'11" West, 73.30 feet to a 1/2 inch rebar/cap PLS 14221;

Thence North 00°12'32" East, 561.06 feet to the north line of said NE1/4 SW1/4;

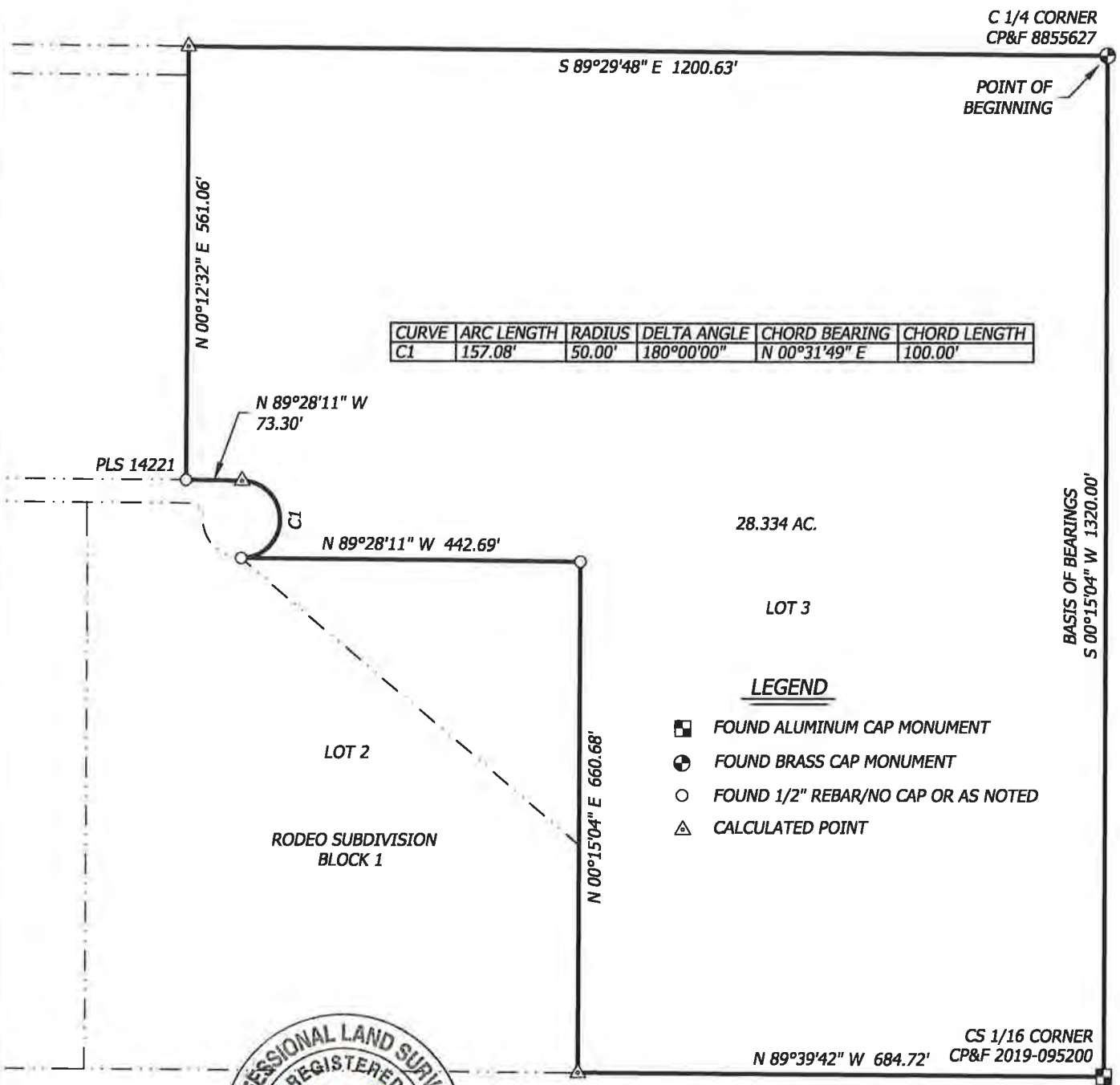
Thence South 89°29'48" East, coincident with said north line, 1200.63 feet to the **POINT OF BEGINNING**.

The above described parcel contains 28.334 acres, more or less.

BASIS OF BEARING for this description is South 00°15'04" West between the C1/4 corner and the CS1/16 corner of Section 18, T. 2 N., R. 1 E., B.M., Ada County, Idaho. I.S.P.C.S., West Zone.



EXHIBIT FOR LEGAL DESCRIPTION



I.S.P.C.S., WEST ZONE

NTS

PROJECT: LEGAL EXHIBIT SW1/4 SEC 18, T 2 N, R 1 E, B.M. ADA COUNTY, IDAHO	OWNER/DEVELOPER: SELECT DEVELOPMENT & CONTRACTING, LLC	 SAWTOOTH Land Surveying, LLC WWW.SAWTOOTHLS.COM	2030 S. WASHINGTON AVE. EMMETT, ID 83617 P: (208) 398-8104 F: (208) 398-8105
DATE: 12/2019		DWG # 19103-EX PROJECT# 19103 SHEET 1 OF 1	

Map Check
19102

Thu Dec 12 08:44:33 2019

Operator KB Project 28+ Acre Parcel
Date 12-2019 Time

Course	Bearing	Distance	PT#	Northing	Easting	Description
1003-1004	N 89°39'42" W	684.720	1003	671102.881	2456390.881	
1004-1002	N 00°15'04" E	660.676	1004	671106.922	2455706.173	
1002-1001	N 89°28'11" W	442.685	1002	671767.592	2455709.068	
1001-1001	N 89°28'11" W	442.685	1001	671771.689	2455266.402	
CURVE A=157.080 DELTA=180°00'00" T=0.000 EXT=0.000						
1001-1006	N 00°31'49" E	100.000	1006	671871.685	2455267.327	
RADIUS POINT		50.000	1005	671821.687	2455266.864	
1006-1007	N 89°28'11" W	73.299	1007	671872.363	2455194.031	
1007-1008	N 00°12'32" E	561.058	1008	672433.418	2455196.078	
1008-1009	S 89°29'48" E	1200.634	1009	672422.872	2456396.666	
1009-1003	S 00°15'04" W	1320.004	1003	671102.881	2456390.881	
Closure error distance> 0.0000 Error Bearing> N 90°00'00" E						
Closure Precision> 1 in 5100156740976.3 Total Distance Traversed> 5100.157						
1234223 Sq. Ft.						
28.334 Ac.						

✓ KB 12/12/19
✓ DS 12/13/19



Sawtooth Land Surveying, LLC

2030 S. Washington Ave.
Emmett, ID 83617
P: (208) 398-8104
F: (208) 398-8105

1044 Northwest Blvd., Ste. G
Coeur d'Alene, ID 83814
P: (208) 714-4544
F: (208) 292-4453

141 1st Avenue East
Jerome, ID 83338
P: (208) 329-5303
F: (208) 324-3821

Parcel Description

A parcel of land being a portion of Lot 1, Block 2, Rodeo Subdivision, Book 72, Pages 7413-7414, Ada County Records, also known as E. Rodeo Lane, located in the N1/2 SW1/4 of Section 18, Township 2 North, Range 1 East of the Boise Meridian, Ada County, Idaho, more particularly described as follows:

COMMENCING at the W1/4 corner of said Section 18, from which the southwest corner of said Section 18, bears South 00°12'07" West, 2650.40 feet;

Thence South 00°12'07" West, coincident with the west line of the SW1/4 of said Section 18, a distance of 591.00 feet;

Thence South 89°28'11" East, coincident with the prolongation of and the south line of said Lot 1, a distance of 1360.87 feet to the **POINT OF BEGINNING**;

Thence North 00°12'32" East, 30.00 feet to the north line of said Lot 1, marked by a 1/2" rebar/cap PLS 14221;

Thence coincident with the boundary line of said Lot 1, the following four (4) courses;

South 89°28'11" East, 73.30 feet to the beginning of a tangent curve to the right;

235.62 feet along the arc of said curve to the right, with a radius of 50.00 feet, a central angle of 270°00'00", subtended by a chord bearing South 45°31'49" West, 70.71 feet to the beginning of a reverse curve to the left, marked by a 1/2" rebar/no cap;

Northwesterly, 31.42 feet along the arc of said curve to the left, with a radius of 20.00 feet, a central angle of 90°00'00", subtended by a chord bearing North 44°28'11" West, 28.28 feet, marked by a 1/2" rebar/no cap;

North 89°28'11" West, 3.13 feet to the **POINT OF BEGINNING**.

The above described parcel contains 0.211 acres, more or less.

BASIS OF BEARING for this description is South 00°12'07" West between the W1/4 corner and the southwest corner of Section 18, located in T. 2 N., R. 1 E., B.M., Ada County, Idaho. I.S.P.C.S., West Zone.

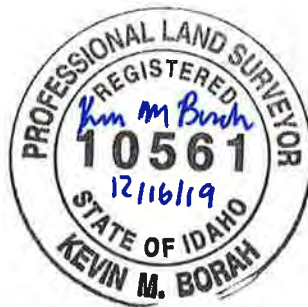


EXHIBIT FOR LEGAL DESCRIPTION

13 18

1/4 CORNER
ILLEGIBLE
CP&F 103052674

591.00'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	235.62'	50.00'	270°00'00"	S 45°31'49" W	70.71'
C2	31.42'	20.00'	90°00'00"	N 44°28'11" W	28.28'

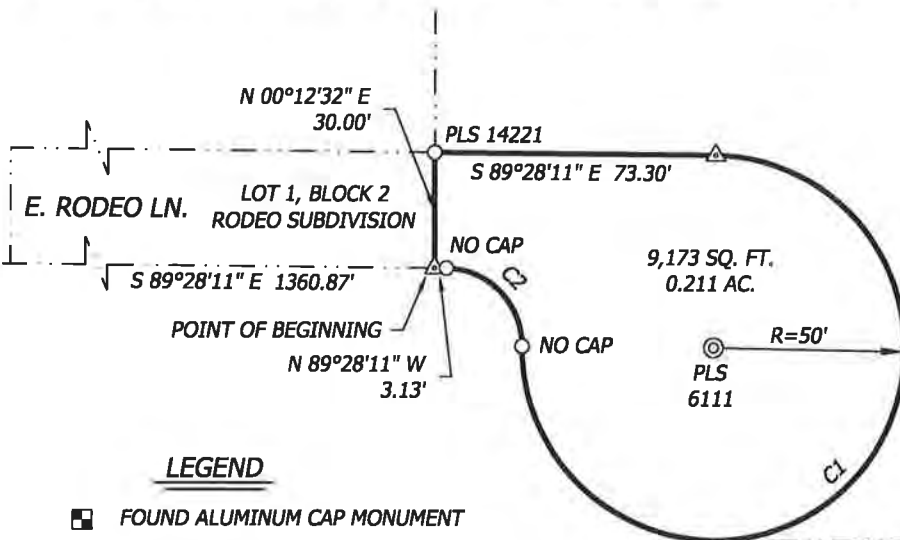
S 00°12'07" W 2650.40' - BASIS OF BEARINGS

N. MERIDIAN RD. (SH69)

SECTION CORNER
PLS 7323
CP&F 2018-071257

13 18
24 19

DEER FLAT ROAD



LEGEND

- FOUND ALUMINUM CAP MONUMENT
- ⊙ FOUND 5/8" REBAR AS NOTED
- FOUND 1/2" REBAR AS NOTED
- △ CALCULATED POINT



I.S.P.C.S., WEST ZONE

NTS

PROJECT:

LEGAL EXHIBIT
SW1/4 SEC 18, T 2 N, R 1 E, B.M.
ADA COUNTY, IDAHO

OWNER/DEVELOPER:

SELECT DEVELOPMENT
& CONTRACTING, LLC

DATE: 12/2019



SAWTOOTH
Land Surveying, LLC

2030 S. WASHINGTON AVE.
EMMETT, ID 83617
P: (208) 398-8104
F: (208) 398-8105

WWW.SAWTOOTHLS.COM

DWG #
19103-EX

PROJECT#
19103

SHEET
1 OF 1

Map Check
Hansen
19033

Mon Jun 3 08:17:10 2019

Operator KB Project CUL DE SAC
Date 5-2019 Time

Course	Bearing	Distance	PT#	Northing	Easting	Description
			1303	671842.363	2455193.922	
1303-1302	N 00°12'32" E	30.000	1302	671872.363	2455194.031	
1302-1324	S 89°28'11" E	73.299	1324	671871.685	2455267.327	
CURVE	A=235.619 DELTA=270°00'00"		T=50.000	EXT=-120.711		
1324-1311	S 45°31'49" W	70.711	1311	671822.150	2455216.867	
RADIUS POINT		50.000	1310	671821.687	2455266.864	
CURVE	A=31.416 DELTA=90°00'00"		T=20.000	EXT=8.284		
1311-1313	N 44°28'11" W	28.284	1313	671842.334	2455197.053	
RADIUS POINT		20.000	1312	671822.335	2455196.867	
1313-1303	N 89°28'11" W	3.131	1303	671842.363	2455193.922	
Closure error distance > 0.0000 Error Bearing > N 90°00'00" E						
Closure Precision > 1 in 373465760520.4 Total Distance Traversed > 373.466						
9173 Sq. Ft.						
0.21 Ac.						

/ KB 12/11/19

✓ DS 12/13/19



City of Kuna
P.O. Box 13
Kuna, Idaho 83634

Phone: (208) 922-5274
Fax: (208) 922-5989
Web: www.kunacity.id.gov

City of Kuna AFFIDAVIT OF LEGAL INTEREST

State of Idaho)
) ss
County of Ada)

I, RANDY FULLMER
Name Address
1034 E. RADIANT ROSE DR.
MERIDIAN, ID 83642
City State Zip Code

MANAGER/SELECT
DEVELOPMENT AND
CONTRACTING, LLC

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 WILLIAMS EDWARDS 2501 E STATE AVE, SUITE 210 Name Address
MERIDIAN, ID 83642
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 6th day of OCTOBER, 2020

[Signature]
Signature

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

[Signature]
Notary Public for Idaho

Residing at: MERIDIAN, IDAHO

My commission expires: 2/21/25

ALAN C NOBLE
COMM NO. 61141
NOTARY PUBLIC
STATE OF IDAHO

AFTER RECORDING MAIL TO:

Select Development & Contracting, LLC
PO Box 1030
Meridian, ID 83680

ELECTRONICALLY RECORDED - DO NOT
REMOVE THE COUNTY STAMPED FIRST
PAGE AS IT IS NOW INCORPORATED AS
PART OF THE ORIGINAL DOCUMENT.

WARRANTY DEED

File No.: **4103-3093476 (DS)**

Date: **March 05, 2019**

For Value Received, **Sandstone Farms LLC, an Idaho limited liability company**, hereinafter referred to as Grantor, does hereby grant, bargain, sell and convey unto **Select Development & Contracting, LLC, an Idaho limited liability company**, hereinafter referred to as Grantee, whose current address is **PO Box 1030, Meridian, ID 83680**, the following described premises, situated in **Ada County, Idaho**, to wit:

LEGAL DESCRIPTION: Real property in the County of Ada, State of Idaho, described as follows:

PARCEL I:

LOT 2 IN BLOCK 1 OF RODEO SUBDIVISION FILED AT BOOK 72 AT PAGES 7413-7414, ACCORDING TO THE PLAT OF RECORD IN ADA COUNTY EXCEPT THAT PORTION DEEDED TO JANE CYNDI GOLDEN BY QUITCLAIM DEED RECORDED FEBRUARY 22, 1999 AS INSTRUMENT NO. 99017224 AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A TRACT OF LAND BEING A PORTION OF LOT 2 AND A PORTION OF LOT 3 IN BLOCK 1 OF RODEO SUBDIVISION, A RECORDED SUBDIVISION OF ADA COUNTY, INSTRUMENT NO. 96080431, RECORDS OF ADA COUNTY, SITUATED IN THE NORTH-HALF OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 1 EAST, BOISE MERIDIAN, ADA COUNTY, IDAHO, DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 1/2" REBAR WITH CAP MONUMENTING THE SOUTHWEST CORNER OF SAID LOT 2, SAID SOUTHWEST CORNER BEING THE POINT OF BEGINNING, THENCE ALONG THE WESTERLY LINE OF SAID LOT 2 NORTH 00°01'11" EAST, A DISTANCE OF 731.21 FEET TO A FOUND 1/2" REBAR WITH CAP MONUMENTING THE NORTHWEST CORNER OF SAID LOT 2; THENCE ALONG THE NORTHERLY LINE OF SAID LOT 2 SOUTH 89°41'42" EAST, A DISTANCE OF 132.36 FEET TO A FOUND 1/2" REBAR WITH CAP; THENCE CONTINUING ALONG SAID NORTHERLY LINE AND ALONG THE ARC OF A CIRCULAR CURVE TO THE RIGHT, A DISTANCE OF 31.42 FEET, SAID CURVE HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°00'00", A LONG CHORD WHICH BEARS SOUTH 44°41'42" EAST, A DISTANCE OF 28.28 FEET TO A FOUND 1/2" REBAR WITH CAP; THENCE CONTINUING ALONG SAID NORTHERLY LINE AND ALONG THE ARC OF A CIRCULAR CURVE TO THE LEFT, A

AFTER RECORDING MAIL TO:

Select Development & Contracting, LLC
PO Box 1030
Meridian, ID 83680

ELECTRONICALLY RECORDED - DO NOT
REMOVE THE COUNTY STAMPED FIRST
PAGE AS IT IS NOW INCORPORATED AS
PART OF THE ORIGINAL DOCUMENT.

WARRANTY DEED

File No.: **4103-3093476 (DS)**

Date: **March 05, 2019**

For Value Received, **Sandstone Farms LLC, an Idaho limited liability company**, hereinafter referred to as Grantor, does hereby grant, bargain, sell and convey unto **Select Development & Contracting, LLC, an Idaho limited liability company**, hereinafter referred to as Grantee, whose current address is **PO Box 1030, Meridian, ID 83680**, the following described premises, situated in **Ada County, Idaho**, to wit:

LEGAL DESCRIPTION: Real property in the County of Ada, State of Idaho, described as follows:

PARCEL I:

LOT 2 IN BLOCK 1 OF RODEO SUBDIVISION FILED AT BOOK 72 AT PAGES 7413-7414, ACCORDING TO THE PLAT OF RECORD IN ADA COUNTY EXCEPT THAT PORTION DEEDED TO JANE CYNDI GOLDEN BY QUITCLAIM DEED RECORDED FEBRUARY 22, 1999 AS INSTRUMENT NO. 99017224 AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A TRACT OF LAND BEING A PORTION OF LOT 2 AND A PORTION OF LOT 3 IN BLOCK 1 OF RODEO SUBDIVISION, A RECORDED SUBDIVISION OF ADA COUNTY, INSTRUMENT NO. 96080431, RECORDS OF ADA COUNTY, SITUATED IN THE NORTH-HALF OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 1 EAST, BOISE MERIDIAN, ADA COUNTY, IDAHO, DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 1/2" REBAR WITH CAP MONUMENTING THE SOUTHWEST CORNER OF SAID LOT 2, SAID SOUTHWEST CORNER BEING THE POINT OF BEGINNING, THENCE ALONG THE WESTERLY LINE OF SAID LOT 2 NORTH 00°01'11" EAST, A DISTANCE OF 731.21 FEET TO A FOUND 1/2" REBAR WITH CAP MONUMENTING THE NORTHWEST CORNER OF SAID LOT 2; THENCE ALONG THE NORTHERLY LINE OF SAID LOT 2 SOUTH 89°41'42" EAST, A DISTANCE OF 132.36 FEET TO A FOUND 1/2" REBAR WITH CAP; THENCE CONTINUING ALONG SAID NORTHERLY LINE AND ALONG THE ARC OF A CIRCULAR CURVE TO THE RIGHT, A DISTANCE OF 31.42 FEET, SAID CURVE HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°00'00", A LONG CHORD WHICH BEARS SOUTH 44°41'42" EAST, A DISTANCE OF 28.28 FEET TO A FOUND 1/2" REBAR WITH CAP; THENCE CONTINUING ALONG SAID NORTHERLY LINE AND ALONG THE ARC OF A CIRCULAR CURVE TO THE LEFT, A

DISTANCE OF 78.54 FEET, SAID CURVE HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 90°00'00", A LONG CHORD WHICH BEARS SOUTH 44°41'42" EAST, A DISTANCE OF 70.71 FEET TO A FOUND 1/2" REBAR WITH CAP; THENCE LEAVING SAID NORTHERLY LINE SOUTH 50°10'48" EAST, A DISTANCE OF 576.20 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 2, SAID POINT ALSO BEING ON THE WESTERLY LINE OF SAID LOT 3; THENCE LEAVING SAID WESTERLY LINE AND SAID EASTERLY LINE SOUTH 50°10'48" EAST, A DISTANCE OF 32.93 FEET TO A POINT; THENCE SOUTH 00°01'11" WEST, A DISTANCE OF 272.00 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 3; THENCE ALONG SAID SOUTHERLY LINE NORTH 89°50'01" WEST, A DISTANCE OF 25.30 FEET TO A FOUND 1/2" REBAR WITH CAP, MONUMENTING THE SOUTHEAST CORNER OF SAID LOT 2; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 2 NORTH 89°50'01" WEST, A DISTANCE OF 644.70 FEET TO THE POINT OF BEGINNING.

PARCEL II:

BASIS OF BEARING FOR THIS DESCRIPTION IS SOUTH 89°41'50," EAST BETWEEN AN ALUMINUM CAP MONUMENT MARKING THE WEST QUARTER CORNER OF SECTION 18 AND A 1" DIAMETER IRON PIPE MARKING THE CW 1/16 CORNER OF SECTION 18, BOTH IN TOWNSHIP 2 NORTH, 1 EAST, BOISE MERIDIAN, ADA COUNTY, IDAHO.

A PARCEL OF LAND LOCATED IN THE NORTH 1/2 OF THE SOUTHWEST QUARTER, OF SECTION 18, AND LOT 3 IN BLOCK 1 OF RODEO SUBDIVISION, AS SHOWN ON FILE IN BOOK 72 OF PLATS AT PAGE 7413 RECORDS OF ADA COUNTY, TOWNSHIP 2 NORTH, RANGE 1 EAST, BOISE MERIDIAN, ADA COUNTY, IDAHO MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A BRASS CAP MARKING THE C QUARTER CORNER OF SAID SECTION 18; THENCE SOUTH 0°01'25" WEST, COINCIDENT WITH THE EASTERLY BOUNDARY OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 18, ALSO BEING THE EASTERLY BOUNDARY OF LOT 3 IN BLOCK 1, OF SAID RODEO SUBDIVISION, 1320.00 FEET TO A 1" DIAMETER IRON PIPE MARKING THE CS 1/16 CORNER OF SAID SECTION 18; THENCE NORTH 89°49'40" WEST, COINCIDENT WITH THE SOUTHERLY BOUNDARY OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, ALSO BEING THE SOUTHERLY BOUNDARY OF SAID LOT 3 IN BLOCK 1, OF SAID RODEO SUBDIVISION, 684.72 FEET TO A 1/2 REBAR PLS 14221; THENCE NORTH 0°01'22" EAST, COINCIDENT WITH THE COMMON BOUNDARY OF LOT 2 AND LOT 3 IN BLOCK 1, OF SAID RODEO SUBDIVISION, 659.76 FEET TO A 1/2" REBAR NO CAP; THENCE NORTH 89°41'55" WEST, COINCIDENT WITH SAID COMMON BOUNDARY OF LOT 2 AND LOT 3 IN BLOCK 1 OF RODEO SUBDIVISION, 442.80 FEET TO AT 1/2" REBAR NO CAP AND THE BEGINNING OF A NON-TANGENT CURVE, ALSO BEING THE EASTERLY BOUNDARY OF EAST RODEO LANE; THENCE 157.08 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, WITH A CENTRAL ANGLE OF 180°00'00", A RADIUS OF 50.00 FEET, SUBTENDED, BY A CHORD BEARING NORTH 0°25'40" EAST, 100.00 FEET TO A 5/8" REBAR NO CAP; THENCE NORTH 89°40'44" WEST, COINCIDENT WITH THE NORTHERLY RIGHT OF WAY OF SAID EAST RODEO LANE, 73.40 FEET TO A 1/2" REBAR PLS 14221; THENCE NORTH 0°01'07" WEST, 523.73 FEET TO A 1 /2" REBAR PLS 14221; THENCE NORTH 89°43'27" WEST, PARALLEL

APN: R7534260218;
R7534260350

Warranty Deed

File No.: 4103-3093476 (DS)

- continued

Date: 03/05/2019

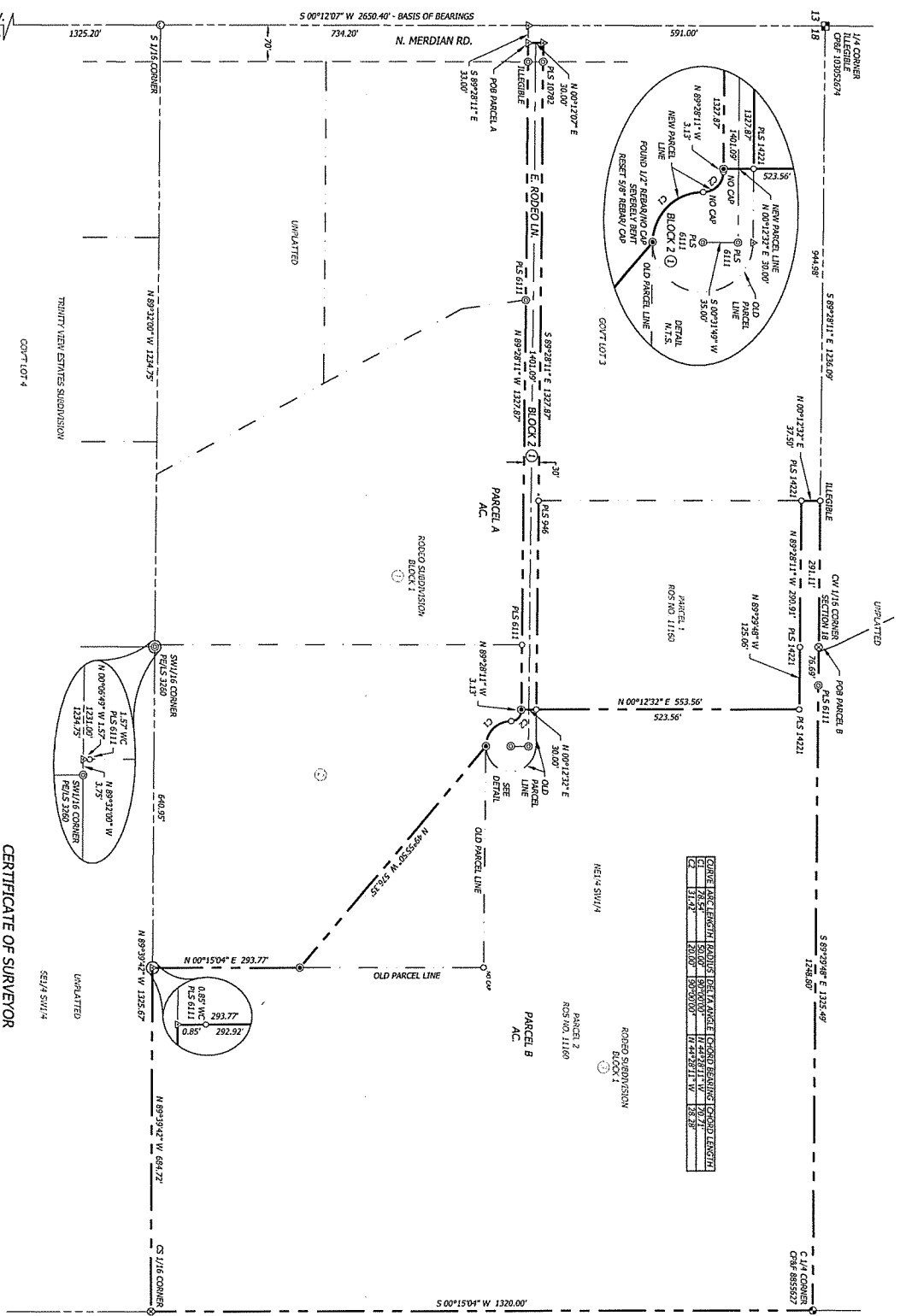
WITH THE NORTHERLY BOUNDARY OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 18, A DISTANCE OF 125.06 FEET TO A 1/2" REBAR PLS 14221; THENCE NORTH 89°41'50" WEST, PARALLEL WITH THE NORTHERLY BOUNDARY OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 18, A DISTANCE OF 290.91 FEET TO A 1 /2" REBAR PLS 14221; THENCE NORTH 0°01'07" WEST, 37.50 FEET TO A 1/2" REBAR ILLEGIBLE CAP ON THE NORTHERLY BOUNDARY OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18; THENCE SOUTH 89°41'50" EAST, COINCIDENT WITH SAID NORTHERLY BOUNDARY OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, A DISTANCE OF 291.11 FEET TO A 1" IRON PIPE MARKING THE CW 1/16 CORNER OF SAID SECTION 18; THENCE SOUTH 89°43'27" EAST, COINCIDENT WITH SAID NORTHERLY BOUNDARY OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, ALSO BEING THE NORTHERLY BOUNDARY OF LOT 3 IN BLOCK 1 OF SAID RODEO SUBDIVISION, 1325.49 FEET TO THE POINT OF BEGINNING.

APN: R7534260218; R7534260350

TO HAVE AND TO HOLD the said premises, with their appurtenances, unto said Grantee, and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U.S. Patent reservations, restrictions, easements of record and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.

RECORD OF SURVEY - PROPERTY LINE ADJUSTMENT FOR LARRY HANSEN
 A PORTION OF THE N1/2 SW1/4 OF SECTION 18, T. 2 N., R. 1 E., B.M.,
 ADA COUNTY, IDAHO
 2019

2019



PARCEL	AREA (AC)	PERCENTAGE OF TOTAL AREA	ADJUSTED BEARING	ADJUSTED LENGTH
1	78.54	50.00%	N 44°28'11\"	73.71
2	17.32	10.00%	N 44°28'11\"	16.78
3	64.14	40.00%	N 44°28'11\"	61.21

- LEGEND**
- LINE SURVEYED
 - - - EXISTING DEED OR LOT LINE
 - LOT LINE
 - CENTERLINE
 - RIGHT OF WAY
 - SECTIONAL LINE
 - FOUND ALUMINUM CAP MONUMENT
 - FOUND BRASS CAP MONUMENT
 - FOUND 5/8\"
 - FOUND 1/2\"
 - FOUND IRON PIPE
 - FOUND 1\"
 - SET 5/8\"
 - CALCULATED POINT
 - △ POINT OF BEGINNING
 - WITNESS CORNER
 - LOT NUMBER
 - ROBERT SUBDIVISION

- REFERENCES:**
- R1) ROBERT SUBDIVISION, BOOK 72, PAGE 7413
 - R2) TRINITY VIEW ESTATES SUBDIVISION, BOOK 64, PAGE 6467
 - R3) RECORD OF SURVEY 226 INST. NO. 8118286
 - R4) RECORD OF SURVEY 1336 INST. NO. 8855922
 - R5) RECORD OF SURVEY 7118 INST. NO. 105167394
 - R6) RECORD OF SURVEY 7453 INST. NO. 106105410
 - R7) RECORD OF SURVEY 11160 INST. NO. 201716829

CERTIFICATE OF SURVEYOR

I, KENNETH BOBBAH, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF IDAHO, AND THAT THIS MAP WAS DRAWN FROM AN ACTUAL SURVEY ON THE GROUND UNDER MY DIRECT SUPERVISION, AND ACCURATELY REPRESENTS THE POINTS MAPPED HEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS, SURVEYS, AND THE CORNER PERPETUATION AND FILING ACT, IDAHO CODE.



KEVIN H. BOBBAH, P.L.S. 10561

CERTIFICATE OF COUNTY RECORDER

INSTRUMENT NO. _____ THAT THIS INSTRUMENT WAS RECORDED AT _____ I HEREBY CERTIFY THAT THE SURVEYING AT _____ MINUTES PAST _____ O'CLOCK _____ M., THIS _____ DAY OF _____ IN THE YEAR _____.

DEPUTY COUNTY RECORDER
 EX-OFFICIO RECORDER
 FEE: \$ _____

SURVEY INDEX NO. 211-18-3-0-0-00-00

SAWTOOTH
 Land Surveying, LLC
 WWW.SAWTOOTHLS.COM

2030 S. WASHINGTON AVE.
 EMMETT, ID 83617
 (208) 398-8104
 FAX (208) 398-8105

SHEET: 1 OF 1
 DATE: 2/20/19
 DRAWN BY: KB
 CHECKED BY: _____
 JOB#: 19033

DWG#: 19033-PBA

AFTER RECORDING MAIL TO:

Select Development & Contracting, LLC
PO Box 1030
Meridian, ID 83680

ELECTRONICALLY RECORDED - DO NOT
REMOVE THE COUNTY STAMPED FIRST
PAGE AS IT IS NOW INCORPORATED AS
PART OF THE ORIGINAL DOCUMENT.

WARRANTY DEED

File No.: 4103-3164753 (DS)

Date: September 19, 2019

For Value Received, **Jane C. Golden, a single person**, hereinafter referred to as Grantor, does hereby grant, bargain, sell and convey unto **Select Development & Contracting, LLC, an Idaho limited liability company**, hereinafter referred to as Grantee, whose current address is **PO Box 1030, Meridian, ID 83680**, the following described premises, situated in **Ada County, Idaho**, to wit:

LEGAL DESCRIPTION: Real property in the County of Ada, State of Idaho, described as follows:

A PARCEL OF LAND BEING A PORTION OF LOT 2 IN BLOCK 1 OF RODEO SUBDIVISION, ACCORDING TO THE PLAT THEREOF, FILED IN BOOK 72 OF PLATS AT PAGES 7413 AND 7414, RECORDS OF ADA COUNTY, IDAHO, LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE BOISE MERIDIAN, ADA COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SW1/16 CORNER OF SAID SECTION 18, MARKED BY A 5/8" REBAR/CAP PE/LS 3260, FROM WHICH THE CS1/16 CORNER OF SAID SECTION 18, MARKED BY AN IRON PIPE, BEARS

SOUTH 89°39'42" EAST 1,325.67 FEET; THENCE

NORTH 0°09'26" EAST COINCIDENT WITH THE NORTH PROLONGATION OF THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 18, A DISTANCE OF 732.83 FEET TO THE NORTH BOUNDARY LINE OF SAID LOT 2, BLOCK 1, RODEO SUBDIVISION, WHICH IS ALSO THE SOUTH RIGHT OF WAY LINE OF E. RODEO LANE; THENCE COINCIDENT WITH SAID NORTH BOUNDARY LINE OF LOT 2, BLOCK 1 RODEO SUBDIVISION AND THE SOUTH RIGHT OF WAY LINE OF SAID E. RODEO LANE, THE FOLLOWING THREE (3) COURSES AND DISTANCES: THENCE

SOUTH 89°28'11" EAST, 129.82 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT; THENCE 31.42 FEET COINCIDENT WITH THE ARC OF SAID CURVE, HAVING A CENTRAL ANGLE OF 90°00'00", A RADIUS OF 20.00 FEET, BEING SUBTENDED BY A CHORD, WHICH BEARS

SOUTH 44°28'11" EAST 28.28 FEET TO THE BEGINNING OF A REVERSE CURVE; THENCE 78.54 FEET COINCIDENT WITH THE ARC OF SAID CURVE, HAVING A CENTRAL ANGLE OF 90°00'00", A RADIUS OF 50.00 FEET, BEING SUBTENDED BY A CHORD, WHICH BEARS SOUTH 44°28'11" EAST 70.71; THENCE LEAVING SAID NORTH BOUNDARY LINE OF LOT 2, BLOCK 1 RODEO SUBDIVISION AND THE SOUTH RIGHT OF WAY LINE OF E. RODEO LANE, SOUTH 49°55'50" EAST 576.35 FEET TO THE EAST BOUNDARY LINE OF SAID LOT 2, BLOCK

AFTER RECORDING MAIL TO:

Select Development & Contracting, LLC
PO Box 1030
Meridian, ID 83680

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WARRANTY DEED

File No.: 4103-3164753 (DS)

Date: **September 19, 2019**

For Value Received, **Jane C. Golden, a single person**, hereinafter referred to as Grantor, does hereby grant, bargain, sell and convey unto **Select Development & Contracting, LLC, an Idaho limited liability company**, hereinafter referred to as Grantee, whose current address is **PO Box 1030, Meridian, ID 83680**, the following described premises, situated in **Ada County, Idaho**, to wit:

LEGAL DESCRIPTION: Real property in the County of Ada, State of Idaho, described as follows:

A PARCEL OF LAND BEING A PORTION OF LOT 2 IN BLOCK 1 OF RODEO SUBDIVISION, ACCORDING TO THE PLAT THEREOF, FILED IN BOOK 72 OF PLATS AT PAGES 7413 AND 7414, RECORDS OF ADA COUNTY, IDAHO, LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE BOISE MERIDIAN, ADA COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SW1/16 CORNER OF SAID SECTION 18, MARKED BY A 5/8" REBAR/CAP PE/LS 3260, FROM WHICH THE CS1/16 CORNER OF SAID SECTION 18, MARKED BY AN IRON PIPE, BEARS

SOUTH 89°39'42" EAST 1,325.67 FEET; THENCE

NORTH 0°09'26" EAST COINCIDENT WITH THE NORTH PROLONGATION OF THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 18, A DISTANCE OF 732.83 FEET TO THE NORTH BOUNDARY LINE OF SAID LOT 2, BLOCK 1, RODEO SUBDIVISION, WHICH IS ALSO THE SOUTH RIGHT OF WAY LINE OF E. RODEO LANE; THENCE COINCIDENT WITH SAID NORTH BOUNDARY LINE OF LOT 2, BLOCK 1 RODEO SUBDIVISION AND THE SOUTH RIGHT OF WAY LINE OF SAID E. RODEO LANE, THE FOLLOWING THREE (3) COURSES AND DISTANCES: THENCE

SOUTH 89°28'11" EAST, 129.82 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT; THENCE 31.42 FEET COINCIDENT WITH THE ARC OF SAID CURVE, HAVING A CENTRAL ANGLE OF 90°00'00", A RADIUS OF 20.00 FEET, BEING SUBTENDED BY A CHORD, WHICH BEARS

SOUTH 44°28'11" EAST 28.28 FEET TO THE BEGINNING OF A REVERSE CURVE; THENCE 78.54 FEET COINCIDENT WITH THE ARC OF SAID CURVE, HAVING A CENTRAL ANGLE OF 90°00'00", A RADIUS OF 50.00 FEET, BEING SUBTENDED BY A CHORD, WHICH BEARS SOUTH 44°28'11" EAST 70.71; THENCE LEAVING SAID NORTH BOUNDARY LINE OF LOT 2, BLOCK 1 RODEO SUBDIVISION AND THE SOUTH RIGHT OF WAY LINE OF E. RODEO LANE, SOUTH 49°55'50" EAST 576.35 FEET TO THE EAST BOUNDARY LINE OF SAID LOT 2, BLOCK

APN: R7534260155

Warranty Deed
- continued

File No.: 4103-3164753 (DS)
Date: 09/19/2019

**1, RODEO SUBDIVISION; THENCE
SOUTH 00°15'04" WEST, COINCIDENT WITH SAID EAST LINE OF LOT 2, BLOCK 1, RODEO
SUBDIVISION, 293.77 FEET TO THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE
SOUTHWEST QUARTER OF SECTION 18; THENCE
NORTH 89°39'42" WEST, COINCIDENT WITH SAID SOUTH LINE OF THE NORTHEAST
QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 640.95 FEET TO THE POINT OF
BEGINNING.**

APN: R7534260155

TO HAVE AND TO HOLD the said premises, with their appurtenances, unto said Grantee, and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U.S. Patent reservations, restrictions, easements of record and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.

Filed at the request of, and when recorded return to:

Select Development and Contracting LLC
PO Box 1030
Meridian, Idaho 83680-1030

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RELEASE AGREEMENT
Release from Maintenance Obligations
East Rodeo Lane

This Release Agreement (this “**Agreement**”) is dated effective as of the date that this Agreement is recorded in the real property records of Ada County, Idaho (the “**Effective Date**”) and made by and between Jane C. Golden, a single person (“**Golden**”) for the benefit of Select Development Contracting LLC, an Idaho limited liability company (“**Select**”).

RECITALS

- A. Golden owns that certain parcel of real property legally described on Exhibit A, attached hereto (the “**Golden Parcel**”).
- B. Select owns that certain parcel of real property legally described on Exhibit B, attached hereto (the “**Select Parcel**”).
- C. The Golden Parcel and the Select Parcel are (or may be) subject to the following road maintenance agreements related to the maintenance of the private road commonly known as “E. Rodeo Lane” (collectively, the “**Road Maintenance Agreements**”):
 - a. That certain Road Maintenance Agreement recorded in the real property records of Ada County, Idaho on May 14, 2014 as Instrument No. 114036805; and
 - b. That certain Road Maintenance and Easement Agreement recorded in the real property records of Ada County, Idaho on December 17, 2017 as Instrument No. 2017-120895.
- D. Pursuant to the Road Maintenance Agreements, the Golden Parcel and the Select Parcel are collectively obligated to pay a share of the costs for the maintenance, care, upkeep and improvement of E. Rodeo Lane.
- E. Concurrently with this Agreement, Golden has sold the Select Parcel to Select and Golden is retaining ownership of the Golden Parcel.
- F. In connection with the sale of the Select Parcel to Select, Golden has agreed to release Select and the Select Parcel from any obligations under the Road Maintenance Agreements, and to expressly obligate Golden and future owners of the Golden Parcel to assume and perform all obligations under the Road Maintenance Agreements that relate to the Select Parcel.

Filed at the request of, and when recorded return to:

Select Development and Contracting LLC
PO Box 1030
Meridian, Idaho 83680-1030

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RELEASE AGREEMENT
Release from Maintenance Obligations
East Rodeo Lane

This Release Agreement (this “**Agreement**”) is dated effective as of the date that this Agreement is recorded in the real property records of Ada County, Idaho (the “**Effective Date**”) and made by and between Jane C. Golden, a single person (“**Golden**”) for the benefit of Select Development Contracting LLC, an Idaho limited liability company (“**Select**”).

RECITALS

- A. Golden owns that certain parcel of real property legally described on Exhibit A, attached hereto (the “**Golden Parcel**”).
- B. Select owns that certain parcel of real property legally described on Exhibit B, attached hereto (the “**Select Parcel**”).
- C. The Golden Parcel and the Select Parcel are (or may be) subject to the following road maintenance agreements related to the maintenance of the private road commonly known as “E. Rodeo Lane” (collectively, the “**Road Maintenance Agreements**”):
 - a. That certain Road Maintenance Agreement recorded in the real property records of Ada County, Idaho on May 14, 2014 as Instrument No. 114036805; and
 - b. That certain Road Maintenance and Easement Agreement recorded in the real property records of Ada County, Idaho on December 17, 2017 as Instrument No. 2017-120895.
- D. Pursuant to the Road Maintenance Agreements, the Golden Parcel and the Select Parcel are collectively obligated to pay a share of the costs for the maintenance, care, upkeep and improvement of E. Rodeo Lane.
- E. Concurrently with this Agreement, Golden has sold the Select Parcel to Select and Golden is retaining ownership of the Golden Parcel.
- F. In connection with the sale of the Select Parcel to Select, Golden has agreed to release Select and the Select Parcel from any obligations under the Road Maintenance Agreements, and to expressly obligate Golden and future owners of the Golden Parcel to assume and perform all obligations under the Road Maintenance Agreements that relate to the Select Parcel.

AGREEMENT

NOW, THEREFORE, in consideration of the recitals above (which are incorporated herein by this reference), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged:

1. Golden hereby forever releases and discharges Select and the Select Parcel from any obligations of any kind under the Road Maintenance Agreements.
2. If Select or the Select Parcel have any obligations under the Road Maintenance Agreements (or any other obligations with respect to the maintenance, care, upkeep or improvement of E. Rodeo Lane) to any third party, then Golden will timely, properly and fully perform such obligations.
3. Golden agrees to indemnify, defend and hold Select and the Select Parcel harmless from any claims, damages, losses or expenses of any kind whatsoever (including attorneys' fees) that relate to the Road Maintenance Agreements or any other obligations with respect to the maintenance, care, upkeep or improvement of E. Rodeo Lane.
4. If any party commences any action or proceeding against the other in order to enforce the provisions of this Agreement, or to recover damages as the result of the actual or alleged breach of any of the provisions of this Agreement, then prevailing party therein will be entitled to recover all reasonable costs incurred in connection therewith, as the case may be, including reasonable attorneys' fees and costs (including, if applicable, such fees and costs of any appeal).
5. Golden's obligations under this Agreement will be binding on Golden and Golden's successors and assigns, will run with the Golden Parcel, will be indivisible from the Golden Parcel, and will be binding on any person or entity that acquires any legal, equitable or other interest in the Golden Parcel. If Golden transfers fee simple title to the Golden Parcel, or any portion thereof, to any person or entity, then the successor in fee simple to the Property will be "Golden" under this Agreement with respect to the property transferred. This Agreement will run to the benefit of Select and its successors and assigns, including any future owner(s) of the Select Parcel.
6. This Agreement shall be recorded in the real property records of Ada County, Idaho. This Agreement may be modified only by a written instrument executed by the then current fee simple owners of the Golden Parcel and the Select Parcel, which instrument will be effective when it is recorded in the real property records of Ada County, Idaho.

[end of text; counterpart signature pages follow]

EXHIBIT A

LEGAL DESCRIPTION OF THE GOLDEN PARCEL

PARCEL I:

LOT 1 IN BLOCK 1 OF RODEO SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED IN BOOK 72 OF PLATS AT PAGES 7413 AND 7414, OFFICIAL RECORDS OF ADA COUNTY, IDAHO.

PARCEL II:

A TRACT OF LAND BEING A PORTION OF LOT 2 AND A PORTION OF LOT 3 IN BLOCK 1 OF RODEO SUBDIVISION, A RECORDED SUBDIVISION OF ADA COUNTY, INSTRUMENT NO. 96080431, RECORDS OF ADA COUNTY, SITUATED IN THE NORTH-HALF OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 1 EAST, BOISE MERIDIAN, ADA COUNTY, IDAHO, DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 1/2" REBAR WITH CAP MONUMENTING THE SOUTHWEST CORNER OF SAID LOT 2, SAID SOUTHWEST CORNER BEING THE POINT OF BEGINNING, THENCE ALONG THE WESTERLY LINE OF SAID LOT 2
N 00°01'11" E, A DISTANCE OF 731.21 FEET TO A FOUND 1/2" REBAR WITH CAP MONUMENTING THE NORTHWEST CORNER OF SAID LOT 2; THENCE ALONG THE NORTHERLY LINE OF SAID LOT 2
S 89°41'42" E, A DISTANCE OF 132.36 FEET TO A FOUND 1/2" REBAR WITH CAP; THENCE CONTINUING ALONG SAID NORTHERLY LINE AND ALONG THE ARC OF A CIRCULAR CURVE TO THE RIGHT, A DISTANCE OF 31.42 FEET, SAID CURVE HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°00'00", A LONG CHORD WHICH BEARS S 44°41'42" E, A DISTANCE OF 28.28 FEET TO A FOUND 1/2" REBAR WITH CAP; THENCE CONTINUING ALONG SAID NORTHERLY LINE AND ALONG THE ARC OF A CIRCULAR CURVE TO THE LEFT, A DISTANCE OF 78.54 FEET, SAID CURVE HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 90°00'00", A LONG CHORD WHICH BEARS S 44°41'42" E, A DISTANCE OF 70.71 FEET TO A FOUND 1/2" REBAR WITH CAP; THENCE LEAVING SAID NORTHERLY LINE
S 50°10'48" E, A DISTANCE OF 576.20 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 2, SAID POINT ALSO BEING ON THE WESTERLY LINE OF SAID LOT 3; THENCE LEAVING SAID WESTERLY LINE AND SAID EASTERLY LINE
S 50°10'48" E, A DISTANCE OF 32.93 FEET TO A POINT; THENCE
S 00°01'11" W, A DISTANCE OF 272.00 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 3;
THENCE ALONG SAID SOUTHERLY LINE
N 89°50'01" W, A DISTANCE OF 25.30 FEET TO A FOUND 1/2" REBAR WITH CAP, MONUMENTING THE SOUTHEAST CORNER OF SAID LOT 2; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 2
N 89°50'01" W, A DISTANCE OF 644.70 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM:

BASIS OF BEARING for this description is South 89°41'50" East between an aluminum cap monument marking the W 1/4 corner of Section 18 and a 1" diameter iron pipe marking the CW 1/16 corner of Section 18, both in T. 2 N., R. 1 E., B.M., Ada County, Idaho.

A parcel of land located in the N1/2 of the SW 1/4, of Section 18, and Lot 3, Block 1, Rodeo Subdivision, as shown on file in Book 72 of Plats at Page 7413, Records of Ada County, T. 2 N., R. 1 E., B.M., Ada County, Idaho more particularly described as follows;

COMMENCING at a brass cap marking the C 1/4 corner of said Section 18;

Thence South 0°01'25" West, coincident with the easterly boundary of the NE 1/4 of the SW 1/4 of said Section 18, also being the easterly boundary of lot 3, Block 1, of said Rodeo Subdivision, 1320.00 feet to a 1" diameter iron pipe marking the CS 1/16 corner of said Section 18;

Thence North 88°49'40" West, coincident with the southerly boundary of said NE 1/4 of the SW 1/4 of Section 18, also being the southerly boundary of said Lot 3, Block 1, of said Rodeo Subdivision, 659.42 feet to the POINT OF BEGINNING;

Thence North 89°49'40" West, coincident with said southerly boundary of the NE 1/4 of the SW 1/4 of Section 18, also being the southerly boundary of said Lot 3, Block 1, of said Rodeo Subdivision, 25.30 feet to a 1/2" rebar PLS 6111;

Thence North 0°01'22" East coincident with the common boundary of Lot 2 and Lot 3, Block 1, of said Rodeo Subdivision, 293.01 feet;

Thence South 50°10'43" East 32.93 feet;

Thence South 0°01'22" West, 272.00 feet to the POINT OF BEGINNING.

Also excepting therefrom:

A PARCEL OF LAND BEING A PORTION OF LOT 2 IN BLOCK 1 OF RODEO SUBDIVISION, ACCORDING TO THE PLAT THEREOF, FILED IN BOOK 72 OF PLATS AT PAGES 7413 AND 7414, RECORDS OF ADA COUNTY, IDAHO, LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE BOISE MERIDIAN, ADA COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SW1/16 CORNER OF SAID SECTION 18, MARKED BY A 5/8" REBAR/CAP PE/LS 3260, FROM WHICH THE CS1/16 CORNER OF SAID SECTION 18, MARKED BY AN IRON PIPE, BEARS SOUTH 89°39'42" EAST 1,325.67 FEET; THENCE NORTH 0°09'26" EAST COINCIDENT WITH THE NORTH PROLONGATION OF THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 18, A DISTANCE OF 732.83 FEET TO THE NORTH BOUNDARY LINE OF SAID LOT 2, BLOCK 1, RODEO SUBDIVISION, WHICH IS ALSO THE SOUTH RIGHT OF WAY LINE OF E. RODEO LANE; THENCE COINCIDENT WITH SAID NORTH BOUNDARY LINE OF LOT 2, BLOCK 1 RODEO SUBDIVISION AND THE SOUTH RIGHT OF WAY LINE OF SAID E. RODEO LANE, THE FOLLOWING THREE (3) COURSES AND DISTANCES: THENCE SOUTH 89°28'11" EAST, 129.82 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT; THENCE 31.42 FEET COINCIDENT WITH THE ARC OF SAID CURVE, HAVING A CENTRAL ANGLE OF 90°00'00", A RADIUS OF 20.00 FEET, BEING SUBTENDED BY A CHORD, WHICH BEARS SOUTH 44°28'11" EAST 28.28 FEET TO THE BEGINNING OF A REVERSE CURVE; THENCE 78.54 FEET COINCIDENT WITH THE ARC OF SAID CURVE, HAVING A CENTRAL ANGLE OF 90°00'00", A RADIUS OF 50.00 FEET, BEING SUBTENDED BY A CHORD, WHICH BEARS SOUTH 44°28'11" EAST 70.71; THENCE LEAVING SAID NORTH BOUNDARY LINE OF LOT 2, BLOCK 1 RODEO SUBDIVISION AND THE SOUTH RIGHT OF WAY LINE OF E. RODEO LANE, SOUTH 49°55'50" EAST 576.35 FEET TO THE EAST BOUNDARY LINE OF SAID LOT 2, BLOCK 1, RODEO SUBDIVISION; THENCE SOUTH 00°15'04" WEST, COINCIDENT WITH SAID EAST LINE OF LOT 2, BLOCK 1, RODEO SUBDIVISION, 293.77 FEET TO THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18; THENCE NORTH 89°39'42" WEST, COINCIDENT WITH SAID SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 640.95 FEET TO THE POINT OF BEGINNING.

EXHIBIT B

LEGAL DESCRIPTION OF THE SELECT PARCEL

A PARCEL OF LAND BEING A PORTION OF LOT 2 IN BLOCK 1 OF RODEO SUBDIVISION, ACCORDING TO THE PLAT THEREOF, FILED IN BOOK 72 OF PLATS AT PAGES 7413 AND 7414, RECORDS OF ADA COUNTY, IDAHO, LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE BOISE MERIDIAN, ADA COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SW1/16 CORNER OF SAID SECTION 18, MARKED BY A 5/8" REBAR/CAP PE/LS 3260, FROM WHICH THE CS1/16 CORNER OF SAID SECTION 18, MARKED BY AN IRON PIPE, BEARS SOUTH 89°39'42" EAST 1,325.67 FEET; THENCE NORTH 0°09'26" EAST COINCIDENT WITH THE NORTH PROLONGATION OF THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 18, A DISTANCE OF 732.83 FEET TO THE NORTH BOUNDARY LINE OF SAID LOT 2, BLOCK 1, RODEO SUBDIVISION, WHICH IS ALSO THE SOUTH RIGHT OF WAY LINE OF E. RODEO LANE; THENCE COINCIDENT WITH SAID NORTH BOUNDARY LINE OF LOT 2, BLOCK 1 RODEO SUBDIVISION AND THE SOUTH RIGHT OF WAY LINE OF SAID E. RODEO LANE, THE FOLLOWING THREE (3) COURSES AND DISTANCES: THENCE SOUTH 89°28'11" EAST, 129.82 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT; THENCE 31.42 FEET COINCIDENT WITH THE ARC OF SAID CURVE, HAVING A CENTRAL ANGLE OF 90°00'00", A RADIUS OF 20.00 FEET, BEING SUBTENDED BY A CHORD, WHICH BEARS SOUTH 44°28'11" EAST 28.28 FEET TO THE BEGINNING OF A REVERSE CURVE; THENCE 78.54 FEET COINCIDENT WITH THE ARC OF SAID CURVE, HAVING A CENTRAL ANGLE OF 90°00'00", A RADIUS OF 50.00 FEET, BEING SUBTENDED BY A CHORD, WHICH BEARS SOUTH 44°28'11" EAST 70.71; THENCE LEAVING SAID NORTH BOUNDARY LINE OF LOT 2, BLOCK 1 RODEO SUBDIVISION AND THE SOUTH RIGHT OF WAY LINE OF E. RODEO LANE, SOUTH 49°55'50" EAST 576.35 FEET TO THE EAST BOUNDARY LINE OF SAID LOT 2, BLOCK 1, RODEO SUBDIVISION; THENCE SOUTH 00°15'04" WEST, COINCIDENT WITH SAID EAST LINE OF LOT 2, BLOCK 1, RODEO SUBDIVISION, 293.77 FEET TO THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18; THENCE NORTH 89°39'42" WEST, COINCIDENT WITH SAID SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 640.95 FEET TO THE POINT OF BEGINNING.



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

07 October 2020

RE: Lugarno Terra Subdivision Expansion
NORTH

Dear Mr. Hellman,

On behalf of Select Development & Contracting, LLC (Applicant) please accept applications for Preliminary Plat and Design Review for 38.5 acres of property directly north of the existing Lugarno Terra subdivision noted as (see attached site map):

Overview of proposed projects:

North Expansion – Lugarno Terra Subdivision

- The Lugarno Terra Subdivision North Expansion will include 133 single family residential lots ranging in size from $\pm 5,612$ SF to $\pm 13,100$ SF. Density per acre is 3.4 residential units per acre.
- Project will be constructed in two Phases, North and South phases.
- Amenities will include central park area, shelter w/grill in main park area, walking paths w/benches providing connectivity throughout, playground, and tennis/pickleball court.
- Common/Open Space area totaling 3.13 acres.
- Large Landscape Buffer along future South Stroebel Road and East Ardell Road.
- Dedicated Landscape areas mingled throughout subdivision to soften road intersections that represent 13.8% of total project.
- Applicant will work with a select group of quality residential builders to insure quality construction and variation of construction.
- Home prices will average \$475,000.
- Strong CC&R's to insure the Lugarno Terra sub is well maintained.
- South Stroebel Road will be constructed the entire length of the east boundary of the Sub with the development of this project.
- Proposing full access from both existing Lugarno Terra Subdivision and South Stroebel Road in accordance with ACHD standards.
- Vinyl fencing bordering perimeter of entire subdivision including shared property lines with buildable and common lots.

Preliminary Plat

The Applicant is submitting a preliminary plat based on two phases, there will be a North and South phase. There is an existing open irrigation ditch that does not fall within any jurisdiction. The applicant's goal is to start site work this winter on tiling the irrigation ditch prior to 2021 irrigation season. The applicant is proposing phase 1 this coming 2021 with phase 2 to follow dependent on economic state.

Interior streets will be dedicated to ACHD through the plating process in conformance with District standards. Two access points are proposed one from existing Lugarno Terra subdivision and the other off the future South Stroebel Road.

All necessary utility easements are noted on the plat.

Design Review

A complete Design Review (DR) application accompanies this submittal for landscaping throughout the overall subdivision. All planned utilities and preliminary storm drain facilities (with directional flow arrows) are shown on the Pre-Plat map and is stamped by a professional engineer. The Pre-Plat also shows all property lines, right-of-ways, easements, and street lights per City of Kuna spacing requirements. The landscape plans identify all the other required DR checklist items to include; signage locations, vision triangles, fencing locations/details, etc.. Specific applications for signage will be submitted later, when appropriate for City review and approval

**Lugarno Terra Subdivision – North Expansion
Estimated Yearly Tax Generation (2020 Tax Rates)
133 Single Family Homes
Estimated Valuation of \$475,000 per Home**

Tax District	Levy	Description	Annual Taxes at Buildout
1	0.002149935	ADA COUNTY	\$135,822.14
3	0.000118422	EMERGENCY MEDICAL	\$7,481.31
6	0.000701539	ADA COUNTY HIGHWAY DISTRICT	\$44,319.73
9	0.004084898	SCHOOL DISTRICT NO.3	\$258,063.43
11	0.000402437	KUNA LIBRARY	\$25,423.96
17	0.002173433	KUNA CITY	\$137,306.63
22	0.000098827	KUNA CEMETERY	\$6,243.40
28	0.0009982	KUNA FIRE	\$63,061.29
43	0.000021106	MOSQUITO ABATEMENT	\$1,333.37
100	0.000124293	COLLEGE OF WESTERN IDAHO	\$7,852.21
TOTAL	0.010873089		\$686,907.47

In conclusion, the goal of the Applicant is not to meet City zoning requirements but to exceed them in an effort to complement the City’s vision and provide additional housing opportunities for your growing community. We look forward to working with Staff to accomplish this great project.

Thank you in advance for consideration of our applications. Please feel free to contact me if you have any questions. I can be reached at (208) 288-0700 or at wedwards@selectdev.com.

Thank you in advance.

Sincerely,
William Edwards, Project Manager
Select Development & Contracting, LLC.



City of Kuna
**COMMITMENT TO
PROPERTY POSTING**

City of Kuna
P.O. Box 13
Kuna, Idaho 83634

Phone: (208) 922-5274
Fax: (208) 922-5989
Web: www.kunacity.id.gov

Per City Code 5-1A-8, the applicant for all applications requiring a public hearing shall post the subject property not less than ten (10) days prior to the hearing. The applicant shall post a copy of the public hearing notice or the application(s) on the property under consideration.

The applicant shall submit proof of property posting in the form of a notarized statement and a photograph of the posting to the City no later than seven (7) days prior to the public hearing attesting to where and when the sign(s) were posted. Unless such Certificate is received by the required date, the hearing will be continued.

The sign(s) shall be removed no later than three (3) days after the end of the public hearing for which the sign(s) had been posted.

I am aware of the above requirements and will comply with the posting requirements as stated in Kuna City Code 5-1A-8.

William T. Edwards

Digitally signed by William T. Edwards
DN: C=US,
E=wedwards@selectmanagement.com,
O=Select Development, OU=Project
Manager, CN=William T. Edwards

10.07.2020

Applicant/agent signature:

Date:

Lugarno Terra Proposed Development

The following summarizes the results of an area of influence model run for a proposed development located northeast of SH 69 and Deer Flat Road. The proposed development will consist of 132 single-family units with an anticipate build out by 2025. See figure 1.

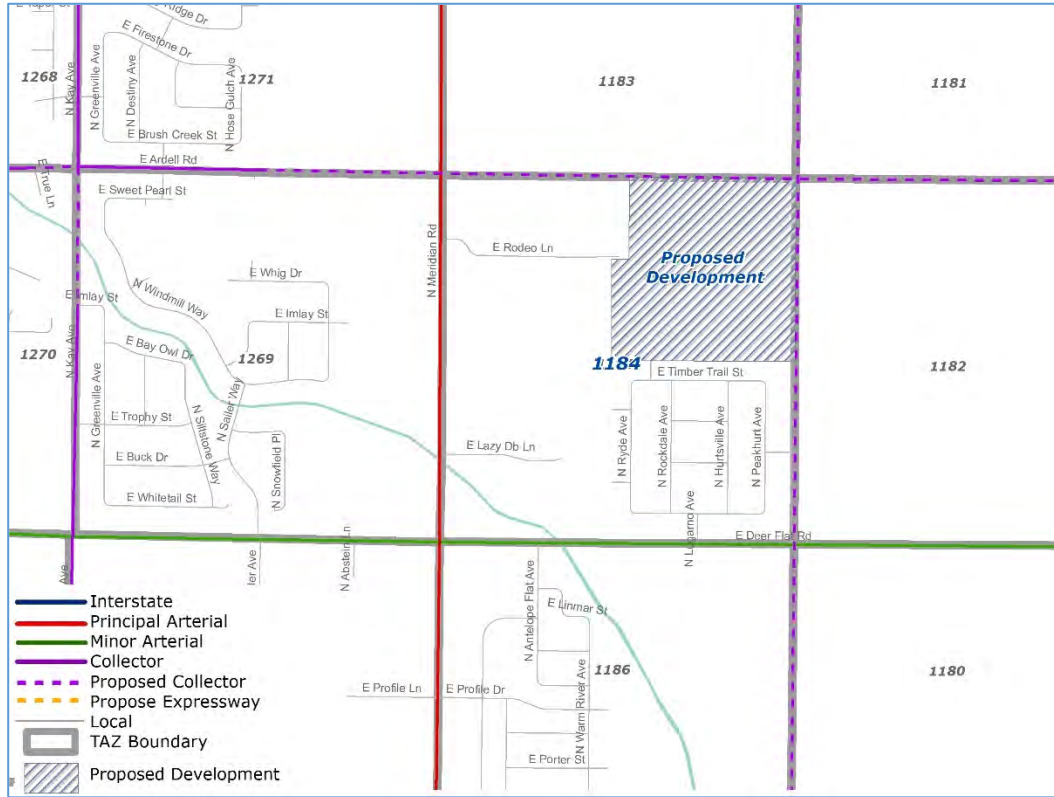


Figure 1

Table 1 provides the existing demographics for TAZ 1184 and the proposed development’s demographics used for the area of influence model run. A cumulative analysis was also conducted to take into account a pending preliminary plats – Ledgestone Plaza (425 units) and Ledgestone South (393 units).

Table 1

	2020		2025 with proposal		2040	
	HH	Jobs	HH	Jobs	HH	Jobs
TAZ 1184	15	0	248	32	116	98
<i>Surrounding TAZs</i>	<i>16</i>	<i>0</i>	<i>216</i>	<i>43</i>	<i>260</i>	<i>137</i>
<u>Total</u>	<u>31</u>	<u>0</u>	<u>464</u>	<u>75</u>	<u>376</u>	<u>235</u>

Figure 2: area of influence results for the proposed development

Figures 3 and 4: peak hour results

Figure 5: surrounding TAZs and demographics

Table 2, Figures 6 and 7: Cumulative demographics and results

Figures 8, 9 and 10: compounded annual growth rates

Figure 2: Area of Influence, Peak hour demand contribution to the total peak hour demand



Figure 4: Peak Hour Demand without Proposed Development

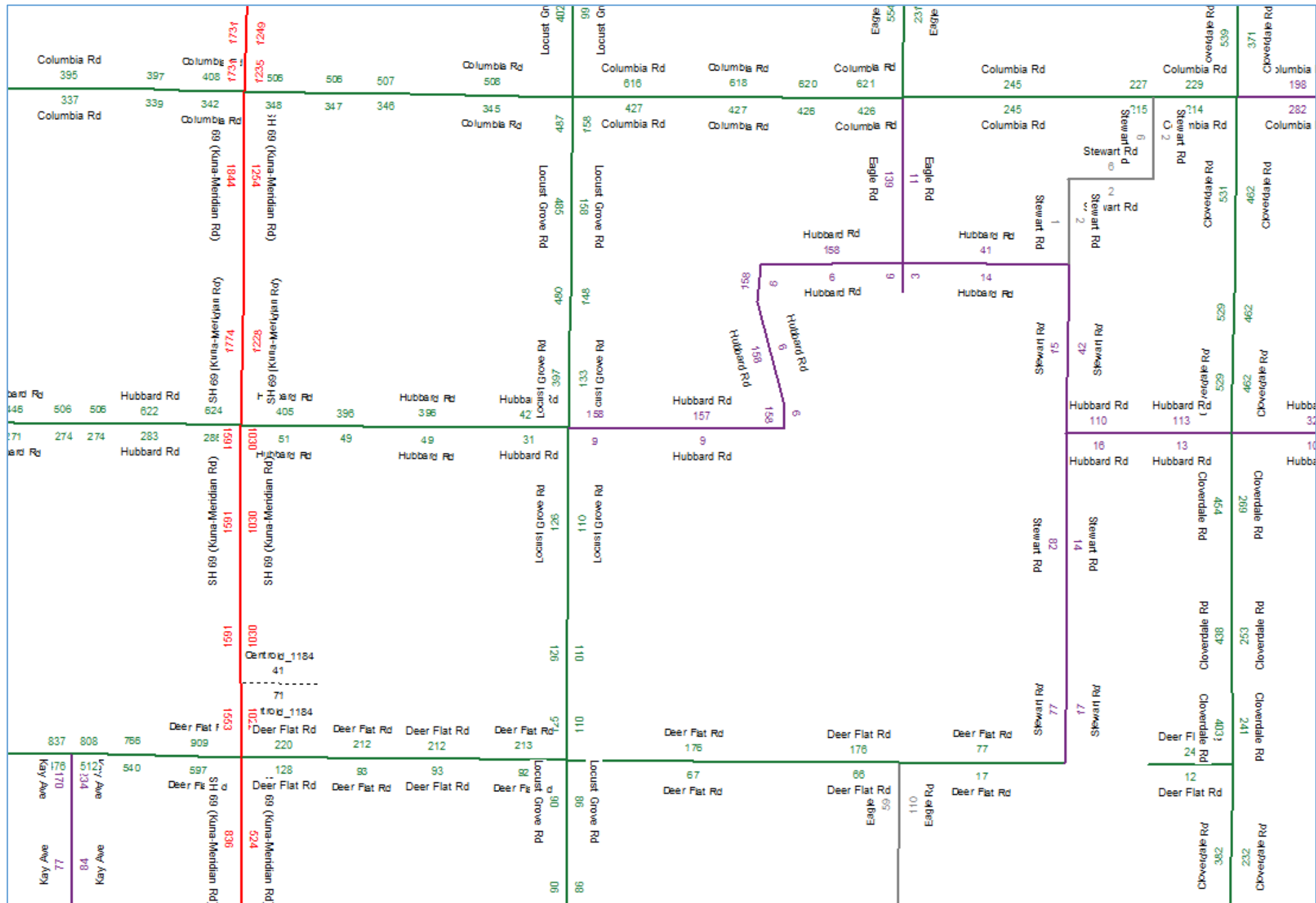


Figure 5: Surrounding Area TAZs

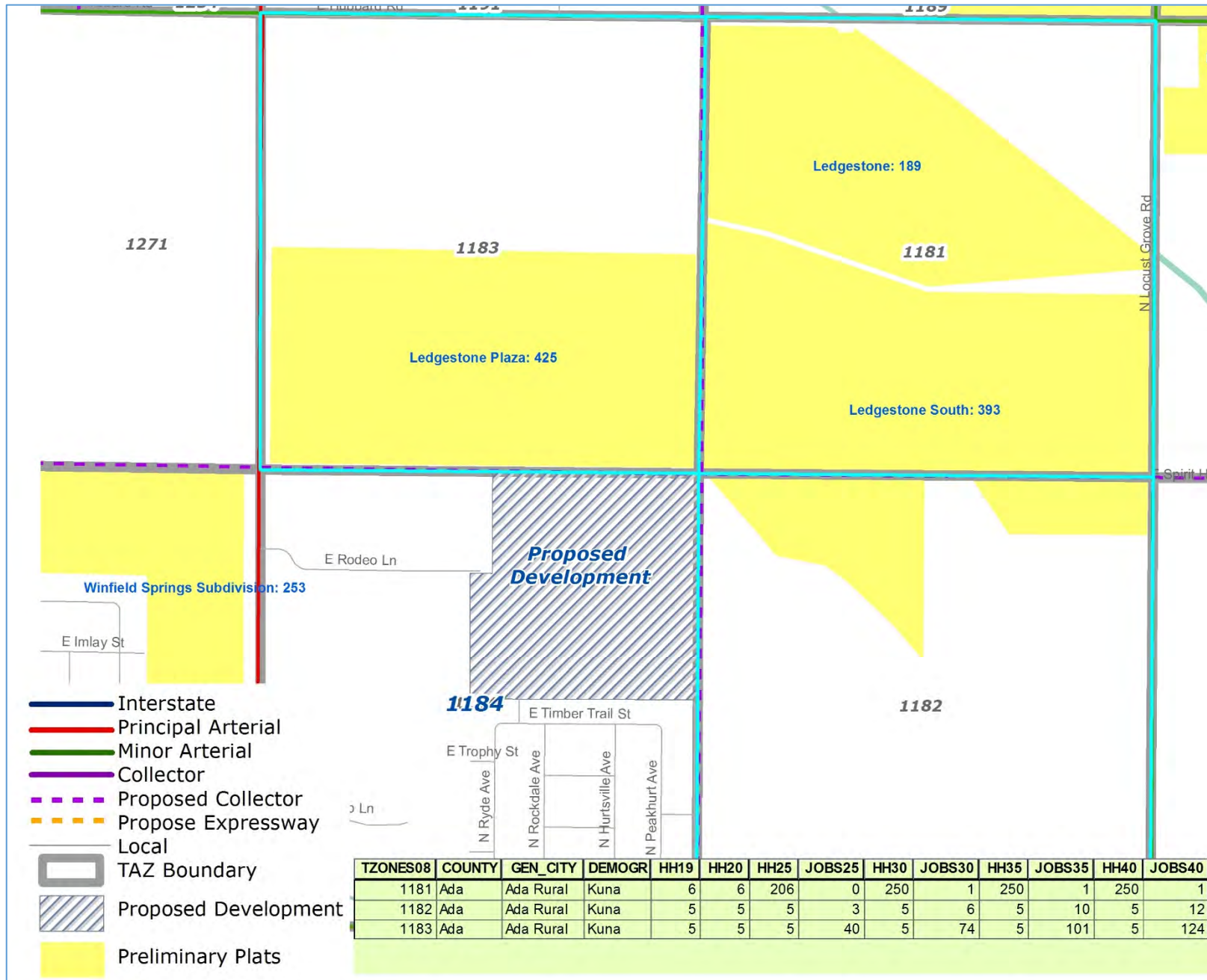


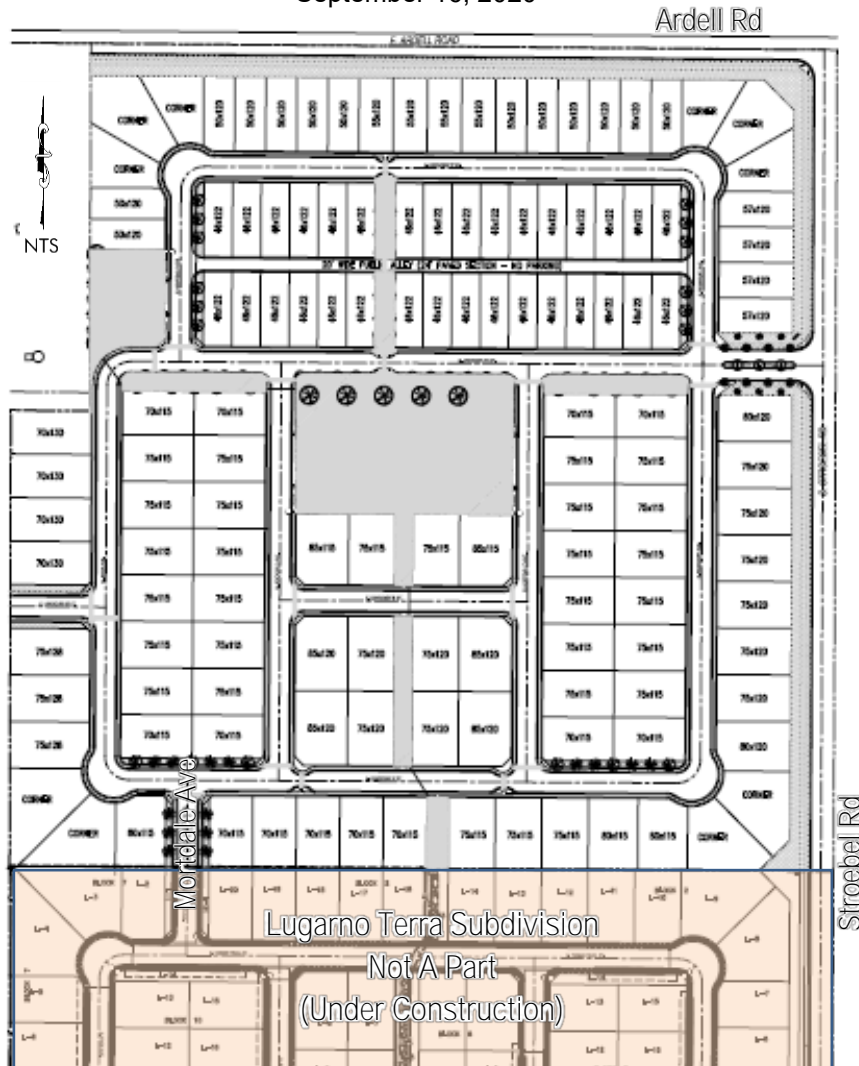
Figure 7: Peak Hour Demand with Proposed Developments



TRAFFIC IMPACT STUDY

LUGARNO TERRA NORTH

Kuna, Idaho
September 16, 2020



Prepared For:
Select Development Co.

Prepared By:
CR ENGINEERING, INC.

181 East 50th Street
Garden City, ID 83714
(208) 841-4996

Table of Contents

EXECUTIVE SUMMARY 1

 1.0 Proposed Development.....2

 2.0 Improvements Needed to Mitigate 2020 Existing Traffic.....2

 3.0 Improvements Needed to Mitigate 2024 Build-Out Year Background Traffic.....3

 4.0 Improvements Needed to Mitigate 2024 Build-Out Year Total Traffic.....4

1.0 INTRODUCTION5

 1.1 Proposed Development.....6

 1.2 Study Approach.....7

 1.3 Study Area.....7

 1.4 Study Period.....7

 1.5 Analysis Methods and Performance Measure Thresholds.....7

2.0 EXISTING CONDITIONS.....9

 2.1 Roadway Network and Lane Configuration.....9

 2.2 Existing Traffic Volumes.....9

 2.3 Intersection Crash Data.....13

 2.4 Roadway Segment Planning Level of Service.....14

 2.5 Intersection Operations.....14

 2.6 Roadway Segment Mitigation.....14

 2.7 Intersection Mitigation.....16

3.0 2024 BACKGROUND TRAFFIC CONDITIONS17

 3.1 Roadway Network.....17

 3.2 Background Traffic.....18

 3.3 Roadway Segment Planning Level of Service.....21

 3.4 Intersection Operations.....21

 3.5 Roadway Segment Mitigation.....23

 3.6 Intersection Mitigation.....23

4.0 2024 BUILD-OUT YEAR TOTAL TRAFFIC CONDITIONS.....25

 4.1 Site Traffic.....25

 4.1.1 Trip Generation.....25

 4.1.2 Trip Capture.....25

 4.1.3 Pass-by Trips.....25

 4.1.4 Modal Split.....25

 4.1.5 Trip Distribution and Assignment.....25

 4.2 Total Traffic.....25

 4.3 Roadway Segment Planning Level of Service.....31

 4.4 Intersection Operations.....31

 4.5 Roadway Segment Mitigation.....33

 4.6 Intersection Mitigation.....33

 4.7 Site Access, Circulation, and Internal Roadway ADT.....34

APPENDIX A: SCOPE..... A

APPENDIX B: TRAFFIC COUNTS..... B

APPENDIX C: 2020 CAPACITY ANALYSIS REPORTS..... C

APPENDIX D: 2024 CAPACITY ANALYSIS REPORTS..... D

APPENDIX E: TURN LANE WARRANT WORKSHEETS..... E

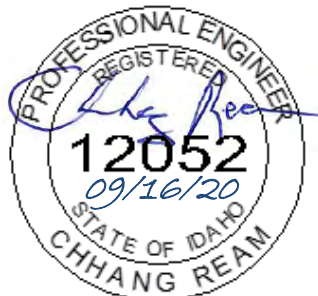
APPENDIX F: SIGNAL WARRANT WORKSHEETS..... F

List of Figures

Figure 1.1 – Site Location and Vicinity5
 Figure 1.2 – Preliminary Site Plan6
 Figure 2.1 – Existing Intersection Control Lane and Configuration10
 Figure 2.2 – 2020 Existing AM Peak Hour Traffic11
 Figure 2.3 – 2020 Existing PM Peak Hour Traffic.....12
 Figure 3.1 – 2024 Build-Out Year AM Peak Hour Background Traffic19
 Figure 3.2 – 2024 Build-Out Year PM Peak Hour Background Traffic20
 Figure 4.1 – Site Traffic Distribution Patterns26
 Figure 4.2 – 2024 Build-Out Year AM Peak Hour Site Traffic27
 Figure 4.3 – 2024 Build-Out Year PM Peak Hour Site Traffic28
 Figure 4.4 – 2024 Build-Out Year AM Peak Hour Total Traffic29
 Figure 4.5 – 2024 Build-Out Year PM Peak Hour Total Traffic.....30
 Figure 4.6 – Site Access, Circulation, and ADT35

List of Tables

Table 1 – Proposed Roadway and Intersection Improvements Summary1
 Table 2.1 – Existing Roadway Characteristics9
 Table 2.2 – 2020 Existing ADT Summary9
 Table 2.3 – Intersection Crash Data (2014-2018)13
 Table 2.4 – Roadway Segment Level of Service – 2020 Existing Traffic14
 Table 2.5 – Intersection Operations – 2020 Existing Traffic15
 Table 2.6 – Intersection Operations – 2020 Existing Traffic - Mitigation16
 Table 3.1 – Planned Improvements Summary.....17
 Table 3.2 – Roadway Segment Level of Service – 2024 Build-Out Year Background Traffic21
 Table 3.3 – Intersection Operations – 2024 Build-Out Year Background Traffic21
 Table 3.4 – Intersection Operations – 2024 Build-Out Year Background Traffic Mitigation24
 Table 4.1 – Build-Out Site Traffic Trip Generation Summary25
 Table 4.2 – Roadway Segment Level of Service – 2024 Build-Out Year Total Traffic31
 Table 4.3 – Intersection Operations – 2024 Build-Out Year Total Traffic31
 Table 4.4 – Roadway Segments Site Traffic Percentage of 2024 Build-Out Year Total Traffic33
 Table 4.5 – Intersections Site Traffic Percentage of 2024 Build-Out Year Total Traffic34



EXECUTIVE SUMMARY

CR Engineering, Inc. has been retained to prepare a traffic impact study (TIS) for the proposed Lugarno Terra North development located east of Meridian Road between Hubbard Road and Deer Flat Road in Kuna, Idaho, as shown in **Figure 1.1**. The scope of this TIS was determined through coordination with the Ada County Highway District (ACHD) and Idaho Transportation Department, (ITD) with inputs from the Community Planning Association of Southwest Idaho (COMPASS).

The TIS evaluates the potential traffic impacts resulting from background traffic growth, in-process developments, and the proposed development, and identifies improvements to mitigate the impacts if needed. Traffic impacts were evaluated based on the proposed land uses and access as shown in the preliminary site plan under weekday AM and PM peak hours traffic conditions. **Table 1** summarizes the improvements needed to mitigate the traffic impacts for the following analysis years traffic conditions:

- 2020 Existing traffic
- 2024 Build-out year background traffic
- 2024 Build-out year total traffic

Table 1 – Proposed Roadway and Intersection Improvements Summary

Study Area Intersection or Roadway		2020 Existing	2024 Build-Out Year	
			Background	Total
①	Columbia Rd and Locust Grove Rd	None	3x3 Signal or Single-lane roundabout	None beyond prior improvements
②	Hubbard Rd and Locust Grove Rd	None	None	None
③	Meridian Rd and Deer Flat Rd	Dual EB Left-Turn Lanes¹	SBR Overlap Phase¹	None beyond prior improvements ¹
④	Stroebe Rd and Deer Flat Rd	None	None	None
⑤	Locust Grove Rd and Deer Flat Rd	None	None	None
⑥	Stroebe Rd and Hubbard Rd	N/A	EB right-turn lane²	None beyond prior improvements ²
⑦	Ardell Rd and Meridian Rd	N/A	NB right-turn lane²	None beyond prior improvements ²
⑧	Ardell Rd and Locust Grove Rd	N/A	SB right-turn lane²	None beyond prior improvements ²
Locust Grove Rd, Columbia Rd to Hubbard Rd		None	None	None
Locust Grove Rd, Hubbard Rd to Deer Flat Rd		None	None	None
Deer Flat Rd, West of Locust Grove Rd		None	None	None

¹ One or more lane group volume/capacity (v/c) ratios exceed 0.90 but less than 1.00

² Turn lane based on ACHD or ITD guidelines; intersection meets minimum operational thresholds without turn lane

1.0 Proposed Development

- 1.1 Lugarno Terra North is estimated to contain 133 single-family dwelling units. The expected build-out year is 2024 but may change depending on market conditions.
- 1.2 Based on the procedures outlined in the *Trip Generation Handbook, 3rd Edition* and the *Trip Generation Manual, 10th Edition*, both published by the Institute of Transportation Engineers (ITE), the proposed development is estimated to generate approximately 1,352 trips per weekday with 99 trips during the AM peak hour and 134 trips during the PM peak hour.
 - Based on the proposed land use, the development is not expected to retrain trips within the site
 - Based on the proposed land use, the development is not expected to attract pass-by trips
 - All trips generated by the development were assumed to be made by personal or commercial vehicles
- 1.3 The estimated site traffic distribution patterns are:
 - 10% with origins/destinations west of the site
 - 18% with origins/destinations east of the site
 - 57% with origins/destinations north of the site
 - 15% with origins/destinations south of the site
- 1.4 Lugarno Terra North does not have site frontages on the existing roadways to have direct access to the transportation system. Lugarno Terra North is planning to construct one-half of Ardell Road along the northern site frontage and Stroebel Road along the eastern site frontage. Lugarno Terra North is proposing one full access on Stroebel Road and connectivity to Mortdale Avenue within the existing Lugarno Terra Subdivision for site access:

2.0 Improvements Needed to Mitigate 2020 Existing Traffic

- 2.1 With 2020 existing traffic, all study area intersections meet minimum operational thresholds analyzed with the existing intersection control, signal timing, and lane configurations, with the exception of one intersection. The intersection, operational deficiencies, and mitigation improvements are:
 - Deer Flat Road and Meridian Road intersection
 - The intersection meets minimum operational thresholds, with the exception of one lane group. The eastbound left-turn lane group operates with a volume to capacity (v/c) ratio of above 1.00 during the AM and PM peak hours based on the existing signal timing plan, exceeding ACHD's and ITD's minimum operational thresholds.
 - Construct one additional eastbound left-turn lane
 - Dual eastbound left-turn lanes are needed to accommodate the existing eastbound left-turn volume, which exceeds 470 vehicles per hour (vph) in the AM and exceeds 260 vph in the PM peak hour
 - The eastbound left-turn lane group is expected to operate with a v/c ratio of 0.93 in the AM peak hour with dual eastbound left-turn lanes, exceeding ITD's 0.90 threshold. However, the eastbound approach is under ACHD jurisdiction and meets their 1.00 threshold.
 - The intersection and all other lane groups are expected to meet minimum operational thresholds
- 2.2 With 2020 existing traffic, none of the study area intersections require turn lanes based on ACHD's or ITD's turn-lane guidelines.
- 2.3 With 2020 existing traffic, all study area roadway segments meet ACHD's level of service planning thresholds with the existing lane configuration. Besides the intersection improvements, no roadway capacity improvements are needed to mitigate 2020 existing traffic operations.

3.0 Improvements Needed to Mitigate 2024 Build-Out Year Background Traffic

- 3.1. With 2024 background traffic, two study area intersections are expected to exceed minimum operational thresholds analyzed with the existing intersection control and lane configurations, or with the preceding improvements needed under 2020 existing traffic. The intersections, operational deficiencies, and mitigation improvements are:
- Deer Flat Road and Meridian Road intersection
 - The intersection meets minimum operational thresholds, with the exception of one lane group. The southbound right-turn lane group is expected to operate with a v/c ratio of 1.00 during the PM peak hour, which exceeds ITD's 0.90 threshold.
 - Modify the signal to allow the southbound right-turn movement to operate with an overlap phase
 - The southbound right-turn volume exceeds 350 vph in the AM peak hour and exceeds 550 vph in the PM peak hour
 - Columbia Road and Locust Grove Road intersection (two options)
 - The intersection exceeds minimum operational thresholds in the AM and PM peak hours. The eastbound approach in the AM peak hour and the westbound approach in the PM peak are expected to operate with v/c ratios above 1.00, which exceeds ACHD's 1.00 threshold.
 - Traffic signal with left-turn lanes on all approaches (3x3 signal)
 - The intersection is expected to meet MUTCD traffic signal Warrants 1 and 2 (eight-hour and four-hour vehicular volume) with 2024 background traffic conditions
 - Single-lane roundabout
 - The intersection is identified in the ACHD 2020 Capital Improvement Plan (CIP) for improvements
- 3.2. The Hubbard Road and Locust Grove Road intersection is expected to operate at LOS D under 2024 PM peak hour background traffic conditions. The intersection is not expected to meet signal warrants under 2024 background traffic conditions.
- 3.3. With 2024 background traffic, three study area intersections are expected to require turn lanes based on ACHD's and ITD's turn-lane guidelines, which were also identified in the previous TISs for in-process developments in the area. The intersections and turn lanes warranted are:
- Stroebel Road and Hubbard Road intersection
 - Eastbound right-turn lane
 - Identified in the Ledgestone South Subdivision TIS to mitigate the development's impacts
 - Ardell Road and Meridian Road intersection
 - Northbound right-turn lane
 - Identified in the Ledgestone Plaza Subdivision TIS to mitigate the development's impacts
 - Ardell Road and Locust Grove Road intersection
 - Southbound right-turn lane
 - Identified in the Ledgestone South Subdivision TIS to mitigate the development's impacts
- 3.4. With 2024 background traffic, all study area roadway segments are expected to meet ACHD's level of service planning thresholds with the existing lane configuration. Besides the signal modifications, no capacity improvements are needed on the study area roadway segments to mitigate 2024 background traffic operations.

4.0 Improvements Needed to Mitigate 2024 Build-Out Year Total Traffic

- 4.1 With 2024 total traffic, all study area intersections are expected to meet minimum operational thresholds analyzed with the existing intersection control and lane configurations or with the preceding mitigation improvements. None of the study area intersections are expected to require turn lanes based on ACHD's and ITD's turn-lane guidelines beyond those warranted under 2024 background traffic conditions. As a result, no additional improvements beyond the improvements needed to mitigate 2020 existing traffic and 2024 background traffic are proposed to mitigate 2024 total traffic operations.
- 4.2 The Hubbard Road and Locust Grove Road intersection is expected to operate at LOS E in the PM peak hour. The intersection is not expected to meet signal warrants under 2024 total traffic conditions.
- 4.3 The estimated site traffic as a percentage of the 2024 total traffic at the study area intersections are:
- Columbia Road and Locust Grove Road intersection – AM peak = 1.6%, PM peak = 2.1%
 - Hubbard Road and Locust Grove Road intersection – AM Peak = 3.7%, PM peak = 4.0%
 - Deer Flat Road and Meridian Road intersection – AM Peak = 1.1%, PM peak = 1.2%
 - Stroebel Road and Deer Flat Road intersection – AM Peak = 6.2%, PM peak = 6.2%
 - Locust Grove Road and Deer Flat Road intersection – AM Peak = 0.9%, PM peak = 0.8%
 - Stroebel Road and Hubbard Road intersection – AM peak = 5.9%, PM peak = 7.1%
 - Ardell Road and Meridian Road intersection – AM Peak = 1.9%, PM peak = 2.0%
 - Ardell Road and Locust Grove Road intersection – AM Peak = 2.4%, PM peak = 2.5%
- 4.4 With 2024 total traffic, all study area roadway segments are expected to meet ACHD's level of service planning thresholds with the existing lane configuration. Beyond the intersection improvements, no roadway capacity improvements are needed to mitigate 2024 total traffic operations.
- 4.5 The estimated site traffic as a percentage of 2024 total traffic on the study area roadway segments are:
- Locust Grove Road between Columbia Road and Hubbard Road – AM Peak = 4.6%, PM peak = 4.3%
 - Locust Grove Road between Hubbard Road and Deer Flat Road – AM Peak = 2.9%, PM peak = 2.2%
 - Deer Flat Road west of Locust Grove Road – AM peak = 1.4%, PM peak = 0.8%

William Edwards

From: Sub Name Mail <subnamemail@adacounty.id.gov>
Sent: Wednesday, October 07, 2020 2:48 PM
To: William Edwards
Subject: RE: Lugarno Terra Phase 2 - Subdivision Name

Mr. Edwards;

Using the name "Lugarno Terra Subdivision No 2" would be acceptable for the contiguous property to the north. Since it is a sequential phase of an existing development, we do not reserve (or re-reserve) the name, as long as the developer will be the same as the original development.

The southerly property (Parcel S1419223001), but must be a different name since it is not contiguous and is across a public right-of-way.

Using Lugarno Terra South would be approvable, or you can choose another name.



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

From: William Edwards <WEdwards@selectdev.com>
Sent: Wednesday, October 7, 2020 8:53 AM
To: Sub Name Mail <subnamemail@adacounty.id.gov>
Subject: [EXTERNAL] Lugarno Terra Phase 2 - Subdivision Name

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Jerry or Glen,

I am currently putting together my Preliminary Plat and Design Review application for the City of Kuna regarding the expansions to the existing Lugarno Terra Subdivision. This subdivision is located on East Deer Flat Road just east of Meridian Road. Our intention is to utilize the same, already approved, subdivision name Lugarno Terra for both these expansions. Please confirm this is acceptable to so I can include this email with my application. I really like to get this submitted today if you can expedite your response that would be greatly appreciated.

Thanks,

Billy Edwards | *Project Manager*

208.288.0700 **office**
208.921.5531 **cell**
208.519.5336 **direct**

208.898.9527 **fax**

Select Management Co. | Select Development Co.

PO Box 1030

Meridian, Idaho 83680

wedwards@selectdev.com



Neighborhood Meeting Certification

CITY OF KUNA PLANNING & ZONING * 763 W. Avalon, Kuna, Idaho, 83634 * www.kunacity.id.gov * (208) 922-5274 * Fax: (208) 922-5989

GENERAL INFORMATION:

You must conduct a neighborhood meeting prior to application for variance, conditional use, zoning ordinance map amendment, expansion or extension of a nonconforming use, and/or a subdivision. Please see Section 5-1A-2 of the Kuna City Code or ask one of our planners for more information on neighborhood meetings.

The meeting must be held either on a weekend between 10 a.m. and 7 p.m., or a weekday between 6 p.m. and 8 p.m. Meetings cannot be conducted on holidays, holiday weekends, or the day before or after a holiday or holiday weekend. The meeting must be held at one of the following locations:

- The Subject Property;
- The nearest available public meeting place (Examples include fire stations, libraries and community centers);
- An office space within a 1-mile radius of the subject property.

The meeting cannot take place more than 2 months prior to acceptance of the application and the application will not be accepted before the neighborhood meeting is conducted. You are required to send written notification of your meeting, allowing a reasonable amount of time before your meeting for property owners to plan to attend. Contacting and/or meeting individually with residents will not fulfill Neighborhood Meeting requirements.

You may request a list of the people you need to invite to the neighborhood meeting from our department. This list includes property owners within 300 feet of the subject property. Once you have held your neighborhood meeting, please complete this certification form and include it with your application.

Please Note: The neighborhood meeting must be conducted in one location for attendance by all neighboring residents. Contacting and/or meeting individually with residents does not comply with the neighborhood meeting requirements.

Please include a copy of the sign-in sheet for your neighborhood meeting, so we have written record of who attended your meeting and the letter of intent sent to each recipient. In addition, provide any concerns that may have been addressed by individuals that attended the meeting.

Description of proposed project: Expansion of an Existing Single Family Subdivision

Date and time of neighborhood meeting: October 02, 2020 @ 6:00PM

Location of neighborhood meeting: Lugarno Terra Clubhouse @ 2170 East Whitetail Street, Kuna, ID 83634

SITE INFORMATION:

Location: Quarter: N1/2 SW1/4 Section: 18 Township: 2N Range: 1E Total Acres: 38.5

Subdivision Name: Rodeo Subdivision Lot: _____ Block: _____

Site Address: 2075 E Rodeo Lane Tax Parcel Number(s): R7534260375, R7534260500
Kuna, ID 83634 R7534260218, R7534260156, S1419223001

Please make sure to include **all** parcels & addresses included in your proposed use.

CURRENT PROPERTY OWNER:

Name: Select Development & Contracting, LLC.

Address: PO Box 1030 City: Meridian State: Idaho Zip: 83680

CONTACT PERSON (Mail recipient and person to call with questions):

Name: Billy Edwards Business (if applicable): Select Development & Contracting, LLC.

Address: PO Box 1030 City: Meridian State: Idaho Zip: 83680

PROPOSED USE:

I request a neighborhood meeting list for the following proposed use of my property (check all that apply):

Application Type

Brief Description

Annexation

Re-zone

Subdivision (Sketch Plat and/or Prelim. Plat)

Special Use

Variance

Expansion of Extension of a Nonconforming Use

Zoning Ordinance Map Amendment

Lugarno Terra North Expansion

APPLICANT:

Name: Select Development & Contracting, LLC.

Address: PO Box 1030

City: Meridian State: Idaho Zip: 83680

Telephone: 208-921-5531 Fax: 208-898-9527

I certify that a neighborhood meeting was conducted at the time and location noted on this form and in accord with Section 5-1A-2 of the Kuna City Code

Signature: (Applicant) _____ Date 10.07.2020

SIGN IN SHEET

PROJECT NAME: LUGARNO TERRA NORTH & SOUTH

Date: 10/2/2020 6:00 P.M.

	<u>Name</u>	<u>Address</u>	<u>Zip</u>	<u>Phone</u>
1	<u>Jane Mobb</u>	<u>1863 E. Radio Ln</u>	<u>83634</u>	<u>208-860-1417</u>
2	<u>Robert IRUAY</u>	<u>1888 E Radio Ln</u>	<u>83634</u>	<u>208 890 0311</u>
3	<u>DAW-SHIRLEY GROTHAUS</u>	<u>2404 E. DEER FLAT</u>	<u>83634</u>	<u>208-890-2234</u>
4				
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NEIGHBORHOOD MEETING MINUTES

Meeting Date: 10.02.2020

Number of Attendees: 6

Meeting Location: Lugarno Terra Clubhouse - 2170 East Whitetail Street

Description of Project Presented:

Expansion to existing Lugarno Terra subdivision located along E. Deer Flat Road.
Expansion to happen to the north (38.5 acres - 133 Lots) and south 1.85 acres - 8 Lots)

Attendee's comments:

Property Owner adjacent to north expansion asked about the possibility of hooking into city utilities present in the subdivision. Stubs can be added to their property but informed them they will need to go through the City annexation process because the property currently in the County. Owner will start those discussions with the City separate from this application.

I hereby certify that the above information is complete and correct to the best of my knowledge.

William T. Edwards

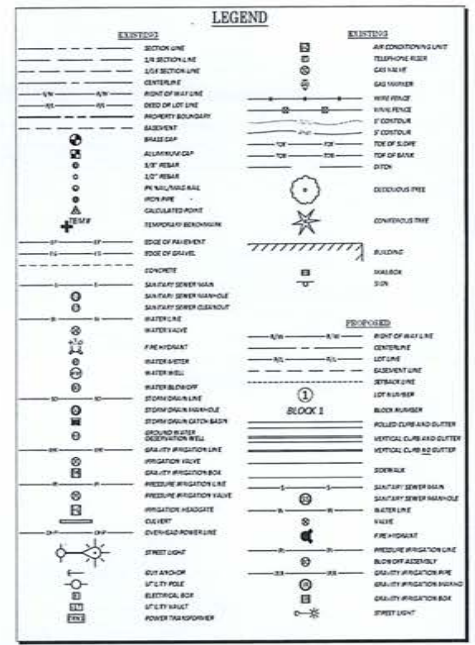
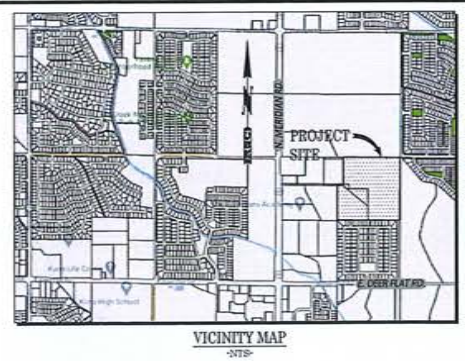
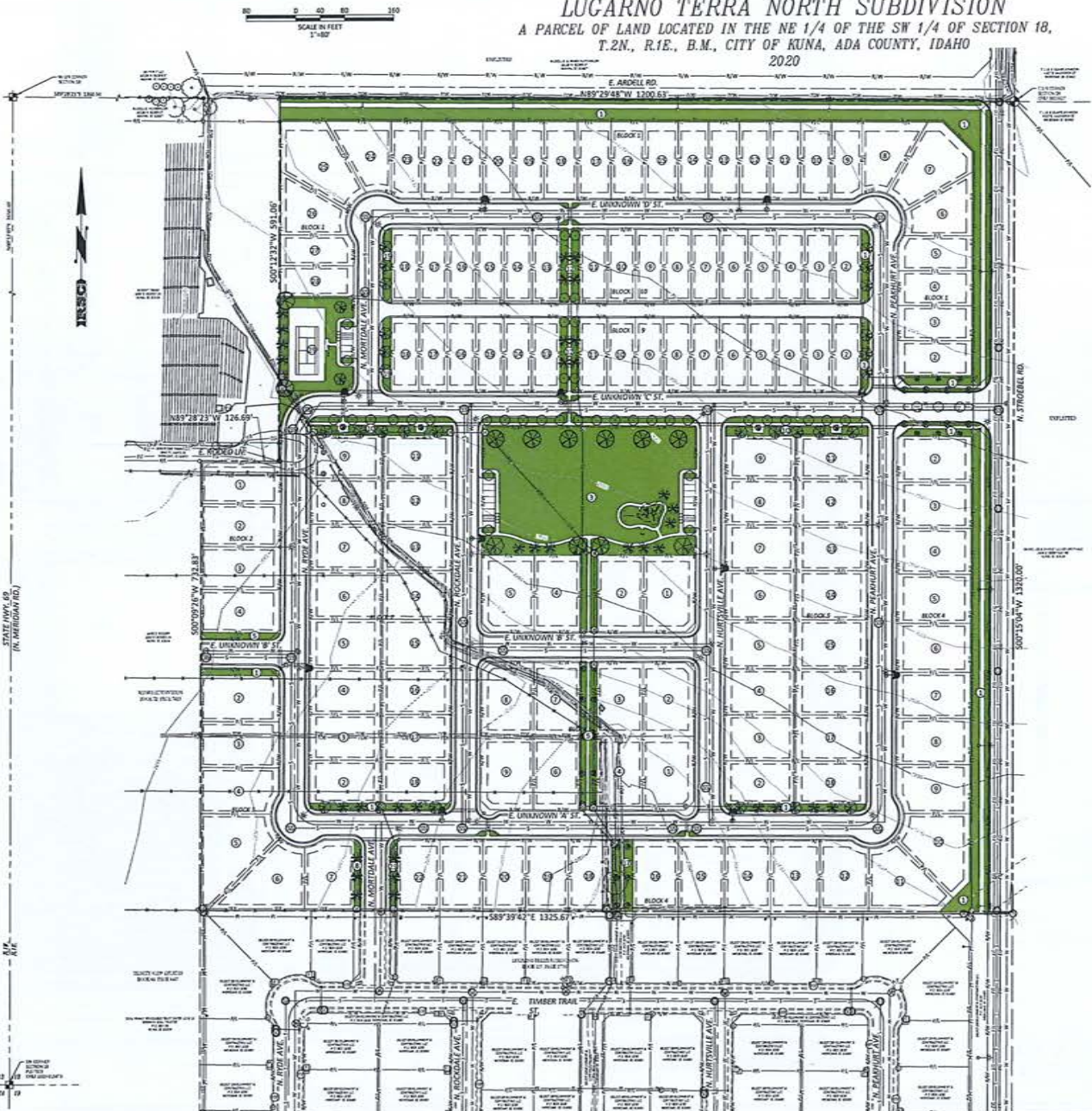
Printed Name

Signature

10.07.2020

Date

**PRELIMINARY PLAT FOR
LUGARNO TERRA NORTH SUBDIVISION**
A PARCEL OF LAND LOCATED IN THE NE 1/4 OF THE SW 1/4 OF SECTION 18,
T.2N., R.1E., B.M., CITY OF KUNA, ADA COUNTY, IDAHO
2020



DEVELOPER RANDY FULLMER SELECT DEVELOPMENT & CONTRACTING LLC P.O. BOX 3203 MCKEAN, ID 83622	SUBVENDOR CAL PORTER, P.L.S. SANDYBORN LAND SURVEYING, LLC 200 S. WASHINGTON AVE. EMMETT, ID 83417 208.338.8504	CIVIL ENGINEER DEARIE KEMER, P.E. ROCK SOLID CIVIL LLC 370 N. 27th STREET SUITE 100 BOISE, ID 83702 208.370.3277
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811
CALL BEFORE YOU DIG
CALL DIGGING INC.
PRIOR TO COMMENCING
UNDERGROUND WORK
208.942.1583
Call before you dig

UTILITY REPRESENTATIVES		
UTILITY	REPRESENTATIVE	PHONE
TELEPHONE	INTERNATIONAL	(208) 377-8433
ELECTRIC	IDAHO POWER	(208) 338-4332
CABLE TV	CENTURYLINK	(208) 335-2442
WATER	CABLE ONE	(208) 335-6218
SEWER		
ROADS	ADA COUNTY HIGHWAY DISTRICT	(208) 337-6172
IRIGATION		
RAIL		

Project Name		LUGARNO TERRA NORTH SUBDIVISION
Sheet Name		KUNA, IDAHO PRELIMINARY PLAT
Project No.		20-53
Drawn By		JF
Date		October 4, 2020
Sheet No.		1 of 4

REUSE OF DRAWINGS
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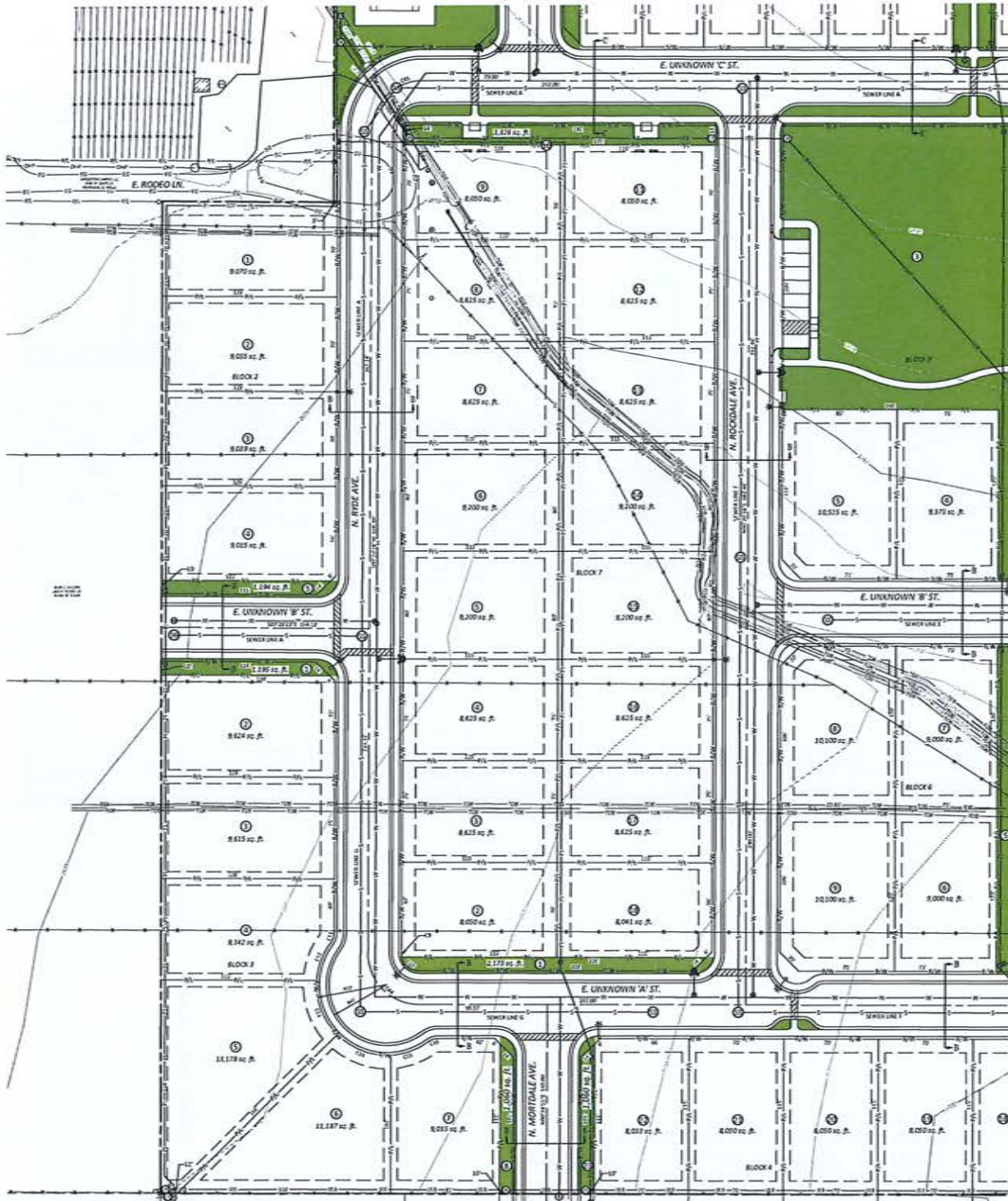
REVISIONS

Date	Description
1	
2	
3	
4	

ROCK SOLID CIVIL
Civil Engineering and Land Development Consulting
270 Office Plaza, 208.342.3277
www.rocksolidcivil.com

SEE SHEET 4 FOR CONTINUATION

PRELIMINARY PLAT FOR
LUGARNO TERRA NORTH SUBDIVISION
 A PARCEL OF LAND LOCATED IN THE NE 1/4 OF THE SW 1/4 OF SECTION 18,
 T.2N., R.1E., B.M., CITY OF KUNA, ADA COUNTY, IDAHO
 2020



SEE SHEET 2 FOR CONTINUATION



CURVE TABLE

CURVE	ARC LENGTH	RADIUS	TANGENT	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	8.22	18.00	4.20	38°38'21"	S27°47'30"W	8.89
C2	27.86	52.00	14.19	38°38'21"	N27°47'30"W	27.26
C3	44.18	52.00	24.75	57°39'51"	N37°32'12"W	44.43
C4	44.18	52.00	24.84	57°38'21"	N79°38'35"W	44.43
C5	27.82	52.00	14.41	38°38'21"	S47°38'21"W	27.26
C6	8.22	18.00	4.20	38°38'21"	N71°18'36"W	8.89
C7	1.69	18.00	1.52	38°38'21"	N27°38'36"W	1.82
C8	17.82	18.00	10.24	78°38'21"	N22°38'36"W	18.12
C9	8.22	18.00	1.52	38°38'21"	S27°38'36"W	1.82
C10	27.78	52.00	14.28	78°38'21"	S27°38'36"W	27.26
C11	8.22	18.00	4.20	38°38'21"	N42°27'36"W	8.89
C12	28.87	52.00	15.54	38°38'21"	S27°38'36"W	29.87
C13	48.89	52.00	25.59	47°38'21"	S27°38'36"W	49.89
C14	48.89	52.00	25.59	47°38'21"	S47°38'36"W	49.89
C15	28.87	52.00	15.54	38°38'21"	N27°38'36"W	29.87
C16	8.22	18.00	4.20	38°38'21"	S72°38'36"W	8.89
C17	18.12	20.00	8.42	37°48'21"	S47°38'36"W	18.82
C18	1.69	18.00	1.52	38°38'21"	S27°38'36"W	1.82
C19	1.69	18.00	1.52	38°38'21"	S47°38'36"W	1.82
C20	18.12	20.00	8.42	37°48'21"	N47°38'36"W	18.82
C21	1.69	18.00	1.52	38°38'21"	N27°38'36"W	1.82
C22	1.69	18.00	1.52	38°38'21"	N47°38'36"W	1.82
C23	18.12	20.00	8.42	47°48'21"	N47°38'36"W	18.82
C24	18.42	18.00	10.84	87°38'21"	N42°38'36"W	17.82
C25	8.22	18.00	4.20	38°38'21"	S27°38'36"W	8.89
C26	11.00	18.00	5.89	32°48'21"	N47°38'36"W	11.82
C27	48.89	52.00	25.59	47°38'21"	N42°38'36"W	49.89
C28	42.42	52.00	22.47	48°36'21"	N47°38'36"W	42.28
C29	42.42	52.00	22.51	47°38'21"	S47°38'36"W	42.28
C30	11.00	18.00	5.89	12°48'21"	S47°38'36"W	11.82
C31	8.22	18.00	4.20	38°38'21"	N72°38'36"W	8.89
C32	18.42	18.00	10.84	87°38'21"	S47°38'36"W	17.82
C33	1.69	18.00	1.52	47°48'21"	S72°38'36"W	1.82
C34	8.22	18.00	4.20	38°38'21"	S72°38'36"W	8.89
C35	18.42	18.00	10.84	47°48'21"	N72°38'36"W	17.82
C36	18.42	18.00	10.84	47°48'21"	S72°38'36"W	17.82
C37	18.42	18.00	10.84	37°48'21"	N42°38'36"W	17.82



<p>REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 10%;">No.</th> <th style="width: 40%;">Date</th> <th style="width: 50%;">Description</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	No.	Date	Description													<p style="text-align: center;">ROCK SOLID CIVIL Civil Engineering and Land Development Consulting 270 West Phoenix, Ste. 212, 83707 www.rocksolidcivil.com</p> <hr/> <p style="text-align: center;">REUSE OF DRAWINGS THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF SERVICE, ARE THE PROPERTY OF ROCK SOLID CIVIL, LLC AND ARE NOT TO BE USED IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF ROCK SOLID CIVIL, LLC.</p> <hr/> <p style="text-align: center;">LUGARNO TERRA NORTH SUBDIVISION KUNA, IDAHO PRELIMINARY PLAT</p> <hr/> <p>Project Name: _____ Drawn By: JF Stamp: _____ Project No. 20-53 Date: October 4, 2020 Sheet No. 3 of 4</p>
No.	Date	Description														

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LANDSCAPE NOTES:

1. REGULATIONS & STANDARDS
 - 1.1. All contractor work shall be conducted in accordance with ISWPC (State Standard Public Works Consulting, 2017) (or most recent published), and City of Kuma, ID codes, standards and state and local regulations.
 2. EXISTING CONDITIONS
 - 2.1. All utilities shall be located prior to construction and protected. Any damage to structures, utilities or conduits will be repaired at contractor's expense.
 - 2.2. The site has many existing improvements such as underground utilities, curb and gutter, light poles and sidewalks.
 - 2.3. See Engineer's plans for information about existing features.
 - 2.3.1. Refer to civil plans for all existing and/or proposed drainage pipes & locations, utilities. Protect all drainage at all times; protect all utilities at all times.
 3. GRADING & SITE PREPARATION
 - 3.1. Prepare finish grades for planting by grubbing and removing weeds, if necessary apply Roundup for equivalent herbicide, using a certified applicator. Remove rocks and other materials on or 2".
 - 3.2. All gravel on-slope to be removed and disposed of off site.
 - 3.3. Finish grade to be smooth transition to allow for entire site to be a natural flowing space.
 - 3.4. Fine grade lawn areas to elevations set by Engineer's plans with positive drainage away from structures.
 - 3.5. Refer to Engineer's plans for grading information & for all drainage pipes and locations. Protect and retain drainage at all times.
 - 3.6. No grading or staking system will be accepted per industry standards.
 4. SOILS
 - 4.1. Lawn areas shall receive 1/2" min depth of screened topsoil.
 - 4.2. All planter beds shall receive 15" min depth of screened topsoil.
 - 4.3. Topsoil to be tested and analyzed to ensure a proper growing medium. Provide additional amendments as determined by soil tests.
 - 4.4.2. Topsoil to be loose, friable sandy loam that is clean and free of toxic materials, noxious weeds, weed seeds, rocks, grass or other foreign materials.
 - 4.4.3. Topsoil shall have a pH of 6.5 to 8.0.
 - 4.4.4. If on site topsoil does not meet these minimum standards contractor is responsible for providing approved imported topsoil or improving onsite topsoil per the approval of the project manager.
 - 4.5. If imported topsoil is used it must be from a local source and be screened free of any debris or foreign matter. Topsoil must not contain rocks, sticks, lumps, or toxic matter and has a pH of 6.5-8.0.
 - 4.6. Smooth, compact, and fine grade topsoil in lawn areas to smooth and uniform grade 3" below adjacent surfaces.
 - 4.7. Amend all new plantings with 2 parts topsoil, 1 part compost.
 5. LAWNS
 - 5.1. Sodded lawn to be laid surface per location, or approved other.
 - 5.2. Sodded lawn to be regionally/locally harvested. Lay sod to form a solid mass with offset, tight and side rails.
 - 5.3. Any existing lawn that is damaged shall be replaced with sodded lawn of the same type of existing lawn.
 - 5.4. All lawn areas adjacent to planter beds, gravel areas, or aggregate pathways shall have a 4" black silted edging installed per manufacturer recommendations. Other applications to be approved by owner and landscape architect.
 - 5.5. Lawn adjacent to fences or other screening elements shall be a minimum of 2' away.
 - 5.5.1. Install 2" chips or other approved gravel mulch in new strip at a depth of 2" over commercial grade weed barrier fabric installed per manufacturer recommendations.
 - 5.6. Provide tree rings with a minimum 2' diameter around all trees located in lawn, mulch type & installation application to match all other planter beds.
 6. PLANTER BED DESIGN
 - 6.1. All planter beds to receive 3" depth of black & tan mini rock mulch or approved equal, submit for approval prior to placement, install over commercial grade weed barrier fabric per manufacturer recommendations.
 7. PLANTS
 - 7.1. All plant material shall be installed per industry standards.
 - 7.2. All plant material shall meet or exceed the minimum federal standards as regulated by ANSI Z60.1, American Standard for Nursery Stock. Plants not meeting these standards for quality, or plants determined to be unhealthy by Owner's representative, will be rejected.
 - 7.3. All Ball and Burlap trees to be installed per Ball and Burlap planting detail. All shrubs to be installed per detail.
 - 7.4. Trees and shrubs over 30" shall not be planted within clear vision triangles.
 - 7.5. Fertilize all trees and shrubs with 1g/100lb planting tablets or approved equal. Apply per manufacturer recommendations.
 8. IRRIGATION
 - 8.1. Irrigation system shall be built to the following specifications:
 - 8.1.1. Adhere to city codes when connecting to city water.
 - 8.1.2. All irrigation material to be new with manufacturer's warranty fully intact.
 - 8.1.3. Install outdoor rated controller in specified location on plan, in a lock box with 2 keys. Coordinate with project manager and general contractor on exact location.
 - 8.1.3.1. Controller to have a ON/OFF rain switch or rain shut off device that does not alter program.
 - 8.1.4. All remote control valves (including master control valve) to have flow control device.
 - 8.1.5. Irrigation valves piping to be minimum class 200 PVC or approved equal, sleeves to be double the size of pipes located within. All wires to be contained in separate sleeves 1-1/2" dia min.
 - 8.1.5.1. All pipe above 2" caliber to be galvanized with approved joint restraints at 45°.
 - 8.1.6. Use common branching where possible.
 - 8.1.7. All PVC located under handscapes to be schedule 40 PVC with same regs as above.
 - 8.1.8. All wires to be Flange wire 7500 or 7551 direct bury wire at a minimum of 12" below finished grade.
 - 8.1.9. Connect mainline to point of connection in approximate location shown on plan.
 - 8.1.10. Contractor is responsible complying with all codes and paying all permits necessary.
 - 8.1.11. Sprinkler heads shall have matched precipitation within each control circuit.
 - 8.1.12. Velocities shall not exceed 5 feet per second.
 - 8.1.13. Water schedule to be provided at a min of 80% evapotranspiration as determined by the local ET.
 - 8.1.14. Install all irrigation per irrigation drawings, utilize material specified or approved equal.
 - 8.2. Contractor shall confirm the static water pressure at least five days before construction begins and to contact the landscape architect in writing if the pressure is below 80 psi.
 - 8.3. If any discrepancies are found, then local codes shall prevail.
 9. CONTRACTOR RESPONSIBILITIES
 - 9.1. Estimated quantities are shown for general reference only. Contractor shall be responsible for all quantity estimates.
 - 9.2. All plant material and workmanship shall be guaranteed for a period of one year beginning at the date of Acceptance by Owner. Replace all dead or unhealthy plant material immediately with same type and size at no cost to Owner.
 - 9.3. Landscape contractor to turn in as built drawings at the end of project. Substantial completion will not be granted until 2 copies @ 1/4"=1' scale are turned in and approved by owner's representative.
 10. In the event of a discrepancy, notify the Landscape Architect immediately.

LANDSCAPE REQUIREMENTS:

(PER KUMA MUNICIPAL CODE)

SCREENING & BUFFERING

STREET LANDSCAPE BUFFER

- 2" CAL TREE PER 100 LF
- 10" MIN HEIGHT EVERGREEN TREES PER 100 LF
- (1) 2 GALLON POT MINIMUM SHRUBS PER 100 LF

STREET	LENGTH (MINUS CURB CUTS)	DECID TREES REQ./PROVIDED	EVGNAL TREES REQ./PROVIDED	SHRUBS REQ./PROVIDED
E. KENDALL RD	1,156	22/25	21/23	137/133
E. STROBEL RD	1,242	24/25	26/26	143/142
E. LINDVORN C ST (SOUTH)	1,116	22/22	21/21	137/137
E. LINDVORN C ST (NORTH)	1,116	22/22	21/21	137/137
E. LINDVORN C ST (EAST)	1,116	22/22	21/21	137/137
E. LINDVORN C ST (WEST)	1,116	22/22	21/21	137/137
E. LINDVORN C ST (SOUTH)	1,116	22/22	21/21	137/137
E. LINDVORN C ST (NORTH)	1,116	22/22	21/21	137/137
E. LINDVORN C ST (EAST)	1,116	22/22	21/21	137/137
E. LINDVORN C ST (WEST)	1,116	22/22	21/21	137/137
E. LINDVORN C ST (SOUTH)	1,116	22/22	21/21	137/137
E. LINDVORN C ST (NORTH)	1,116	22/22	21/21	137/137
E. LINDVORN C ST (EAST)	1,116	22/22	21/21	137/137
E. LINDVORN C ST (WEST)	1,116	22/22	21/21	137/137

COMMON LOT LANDSCAPING

* TREE PER 50 SF

COMMON LOT	AREA (SQ FT)	TREES REQUIRED	TREES PROVIDED
• BLOCK L102 26	26,432	25	25
• BLOCK L102 11	4,096	4	4
• BLOCK L102 15	6,144	6	6
• BLOCK L102 3	4,096	4	4
• BLOCK L102 16	6,144	6	6
• BLOCK L102 7	4,096	4	4
• BLOCK L102 13	4,096	4	4
• BLOCK L102 12	4,096	4	4
• BLOCK L102 14	4,096	4	4
• BLOCK L102 10	4,096	4	4
• BLOCK L102 8	4,096	4	4
• BLOCK L102 9	4,096	4	4
• BLOCK L102 5	4,096	4	4
• BLOCK L102 4	4,096	4	4
• BLOCK L102 6	4,096	4	4
• BLOCK L102 17	4,096	4	4
• BLOCK L102 18	4,096	4	4
• BLOCK L102 19	4,096	4	4
• BLOCK L102 20	4,096	4	4
• BLOCK L102 21	4,096	4	4
• BLOCK L102 22	4,096	4	4
• BLOCK L102 23	4,096	4	4
• BLOCK L102 24	4,096	4	4
• BLOCK L102 25	4,096	4	4
• BLOCK L102 27	4,096	4	4
• BLOCK L102 28	4,096	4	4
• BLOCK L102 29	4,096	4	4
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• BLOCK L102 56	4,096	4	4
• BLOCK L102 57	4,096	4	4
• BLOCK L102 58	4,096	4	4
• BLOCK L102 59	4,096	4	4
• BLOCK L102 60	4,096	4	4
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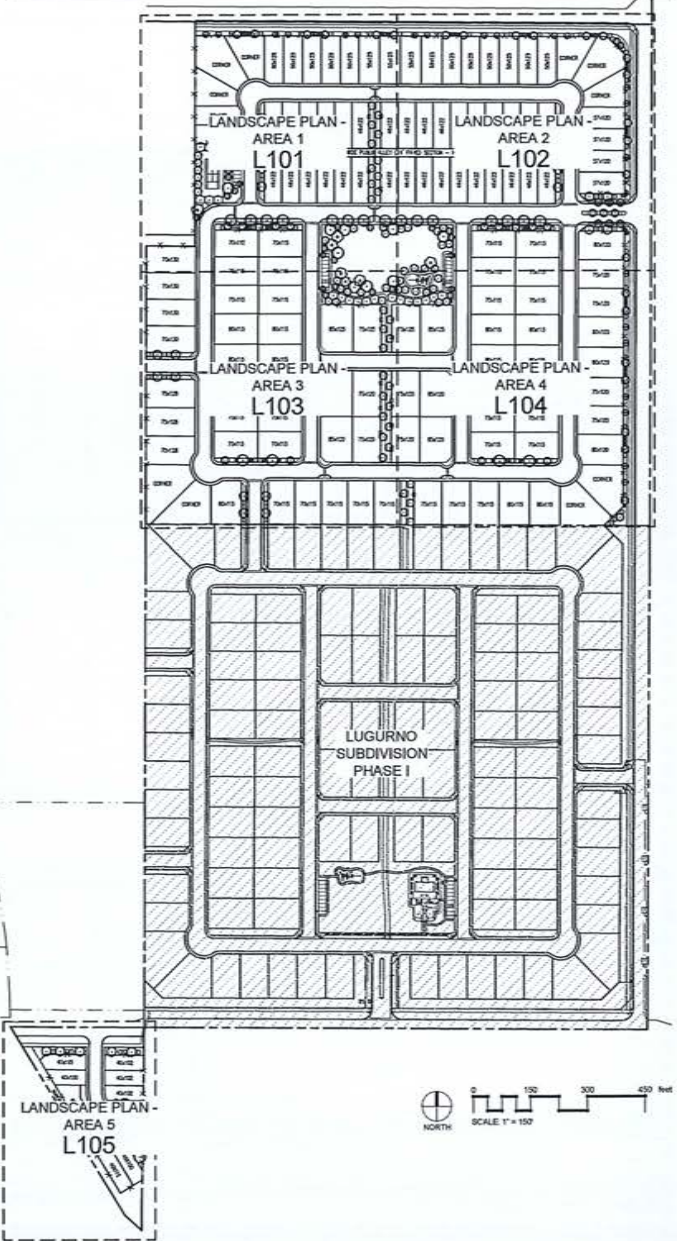
* TREE NUMBERS COMPLETED FROM TREES LOCATED IN HAUL STRIP AND COMMON AREAS ALONG E. UNKNOWN C ST.

GENERAL REQUIREMENTS:

TREE SPECIES:

SHADE TREES:	MIN 2" CAL. 80%
ORNAMENTAL TREES:	MIN 2" CAL. 80%
CONIFER TREES:	MIN 1" CAL. 80%
SHRUB SPECIES:	MIN 1" CAL. 80%
WOODY SHRUBS:	2 GAL

PLAN OVERVIEW:



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LUGURNO TERRA SUBDIVISION PHASE II

KUMA, ID

DATE	BY	REVISION

DATE: 08/15/23
 DRAWN BY: CH
 CHECKED BY: JH
 DRAWING TITLE: OVERALL LANDSCAPE PLAN & NOTES

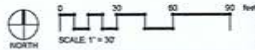
SHEET NUMBER
L100

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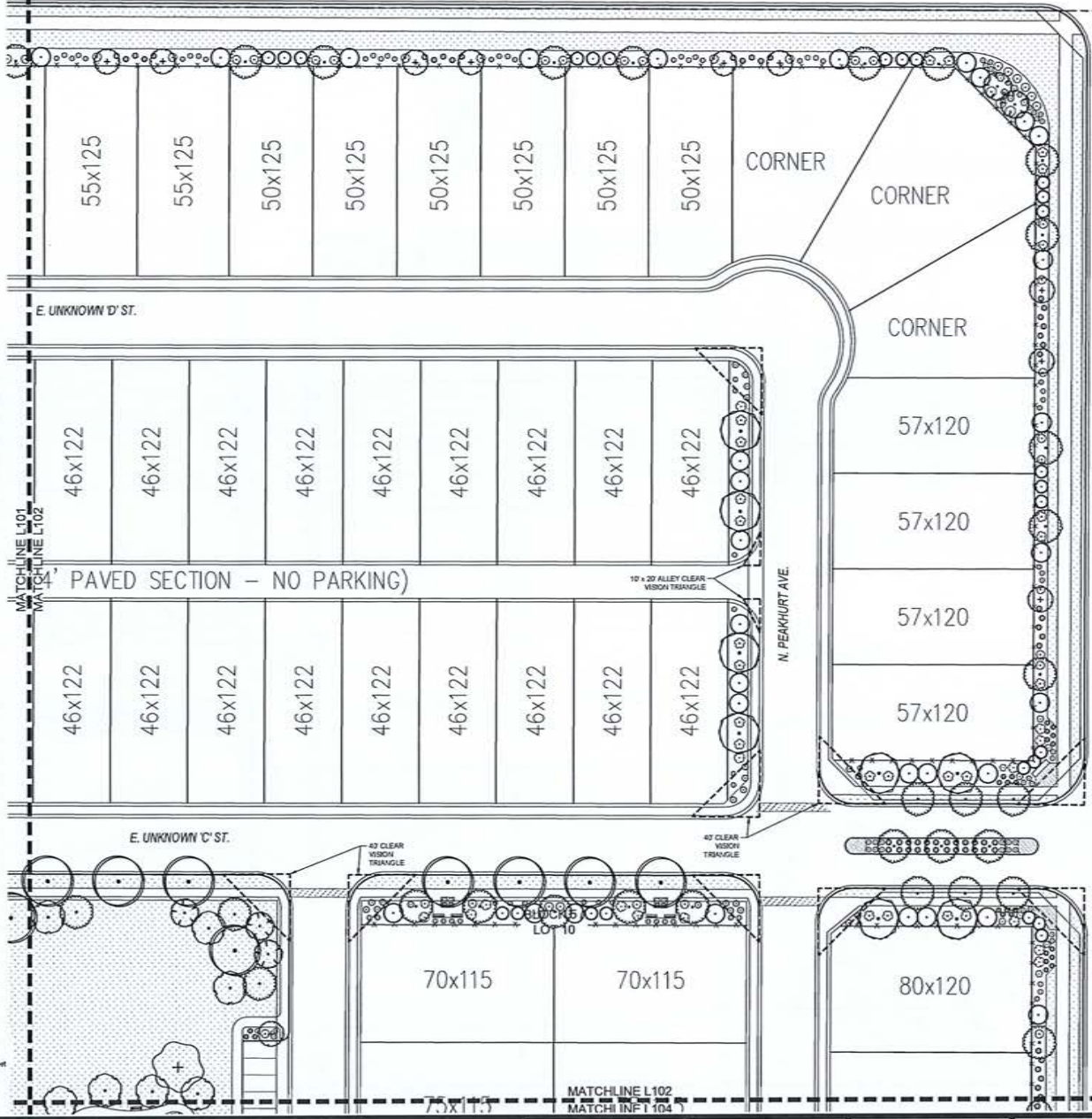
PLANT SCHEDULE						
TREES	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY	REMARKS
+	Acer platanoides Columnar Broad / Parkway Maple	6.6 B	2' Cal		17	40' H x 20" W Class II
+	Carpinus betulus France Fortune / France Fortune Hedge	6.6 B	2"		23	20' H x 15" W Class II
+	Ficus pennsylvanica Palmare / Palmare Green Ash	6.6 B	2"		25	40' H x 20" W Class II
+	Quercus laevis var. prinus Shademaster TM / Shademaster Liquid	6.6 B	2"		3	50' H x 30" W Class II
+	Ulmus americana var. princeps Wagonstar / Wagonstar Street Elm	6.6 B	2"		20	40' H x 20" W Class II
+	Pinus strobus Cupressina / Cupressina Columnar Norway Spruce	6.6 B	E-7 H	56	25' H x 8"	
+	Pinus nigra Oregon Green / Oregon Green Pine	6.6 B	E-7 H	78	20' H x 15"	
+	Pinus virginiana Canada Red / Canada Red Cherry	6.6 B	2"		24	25' H x 20" W Class II
+	Pyrus ussuriensis Cleveland Select / Cleveland Select Pear	6.6 B	2"		23	40' H x 17"
+	Quercus rubra x alba Ormon Spire / Ormon Spire Oak	6.6 B	2"		37	40' H x 20" W Class II
+	Tilia americana Redmond / Redmond American Linden	6.6 B	2"		21	50' H x 30" W Class II
SHRUBS	BOTANICAL / COMMON NAME	CONT	FIELD	SIZE	QTY	REMARKS
o	Sorbus aucuparia Orange Rustic / Orange Rustic at Battery	5 gal			3	4 x 3.5 W
o	Bambusa gracilis Stone Archon / Blue Grams	2 gal			12	3' H x 3"
o	Calamagrostis canadensis Nut Flaxseed / Fisher Road Grass	2 gal			126	5' H x 3"
o	Salix pygmaea Little / Little Dwarf Smoke Tree	5 gal			29	4' H x 4"
o	Forsythia x intermedia Mazar TM / Snow Drift Forsythia	5 gal			17	5' H x 5"
o	Halimolobos laetiflora Blue Oak / Blue Oak Grass	2 gal			34	3' H x 3"
o	Juniperus squamata Blue Star / Blue Star Juniper	2 gal			25	30' H x 4"
o	Lonicera xylosteum Hibiscus Blue / Hibiscus Blue Lavender	2 gal			37	3' H x 3"
o	Perovskia atrorubra Blue Spire / Russian Sage	2 gal			79	4' H x 4"
o	Pithecolobium bicolor Emerald Blue / Emerald Blue Moss Pittosporum	1 gal			4	6' H x 3"
o	Pithecolobium bicolor Emerald Blue / Emerald Blue Moss Pittosporum	1 gal			48	6' H x 30"
o	Pinus laevis var. princeps Old English / Old English English Laurel	2 gal			27	3' H x 5"
o	Thuja occidentalis Gro-Low / Gro-Low Flagstaff Juniper	5 gal			15	2' H x 6"

LANDSCAPE MATERIALS LEGEND:

- LAWN SEED PER NOTE 33.100
- 3" DEPTH 3/4" COMPACTED GRAVEL
- ANNUALS - TO BE PLANTED BY OWNER
- 6" TALL VINYL FENCE - SEE DETAIL 33.150
- 4" OPEN BLACK BARRICADE IRON FENCE - SEE DETAIL 41.150



PROPERTY TO NORTH AS PROPOSED IN SUBMITTAL TO ACHD)



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Boca, MN 55122
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VALLEY C HOUARD, P.L.A.
OFFICE: 604.345.5200 EMAIL: h.chovard@valleyc.com



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LUGARNO TERRA SUBDIVISION
PHASE II
KUNA, ID

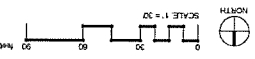
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DATE: 10/20/2023
DRAWN BY: [Signature]
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SKETCH TITLE
LANDSCAPE PLAN - AREA 2

SHEET NUMBER
L102

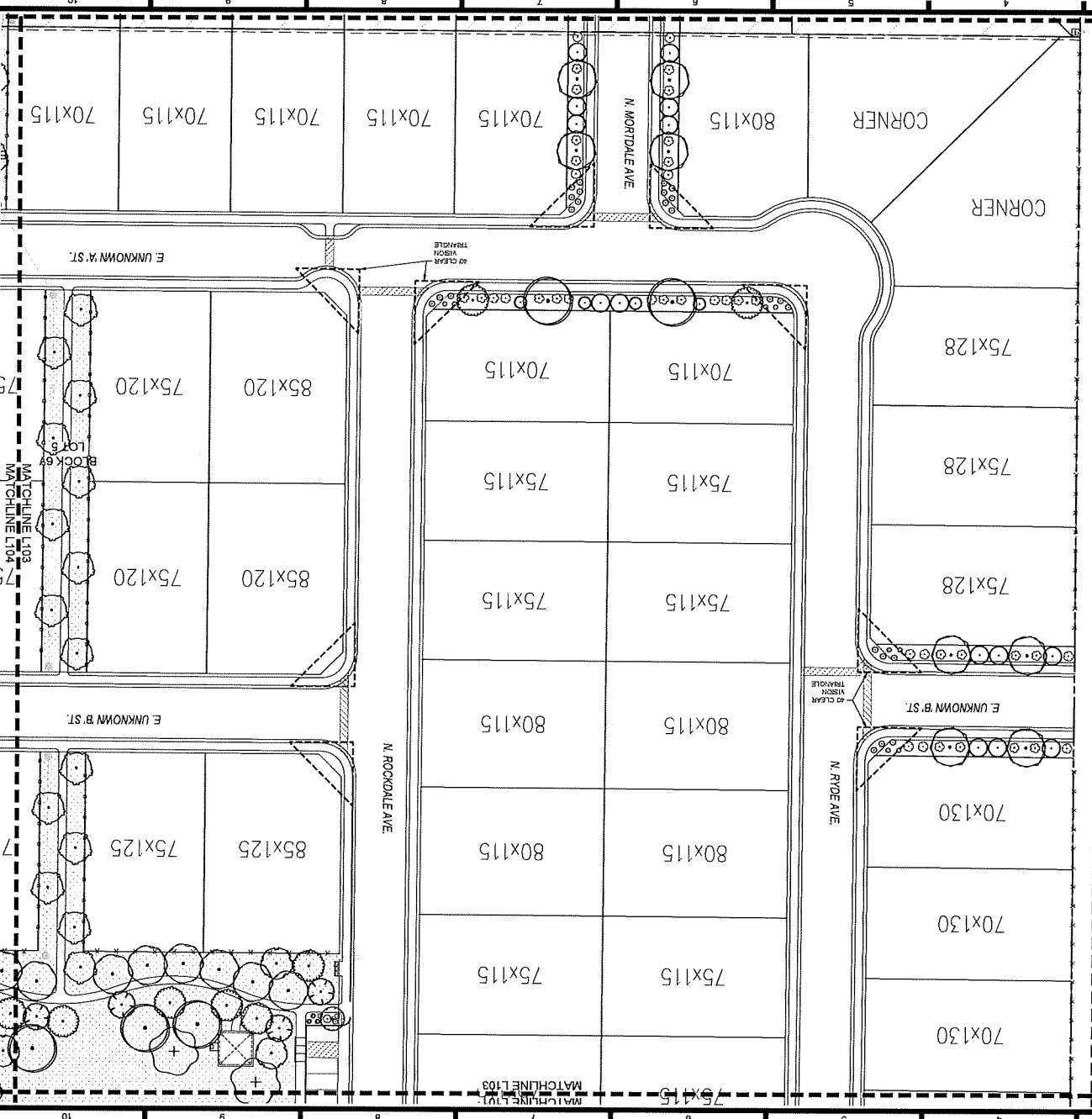
STACK ROCK GROUP 4/27/2023



- LANDSCAPE MATERIALS LEGEND:**
- LAWN SEEDERS
 - 1/2\"/> CORNER
 - ANNUALS TO BE PLANTED BY OWNER
 - 8\"/> PERMANENT FENCE - SEE DETAIL 10100
 - FENCE - SEE DETAIL 10100

PLANT SCHEDULE

PLANT	PLANT NAME	QTY	SIZE	CONT.	REMARKS
1	PLANT NAME	1	12\"/> 12\"/>	1	REMARKS
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STACK ROCK GROUP
 LANDSCAPE ARCHITECTURE
 1 MARKET PLAZA
 COVINGTON, MISSISSIPPI 39426
 PHONE: 601.261.8128
 FAX: 601.261.8129
 WWW: STACKROCK.COM

PROJECT INFORMATION
 PROJECT NAME: LUGARNO TERRA SUBDIVISION PHASE II
 PROJECT ADDRESS: LOT 5, BLOCK 69, MATCHLINE L103, MATCHLINE L104
 PROJECT NUMBER: L103
 SHEET NUMBER: LANDSCAPE PLAN - AREA 3
 DATE: 10/20/2023
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SCALE: AS SHOWN

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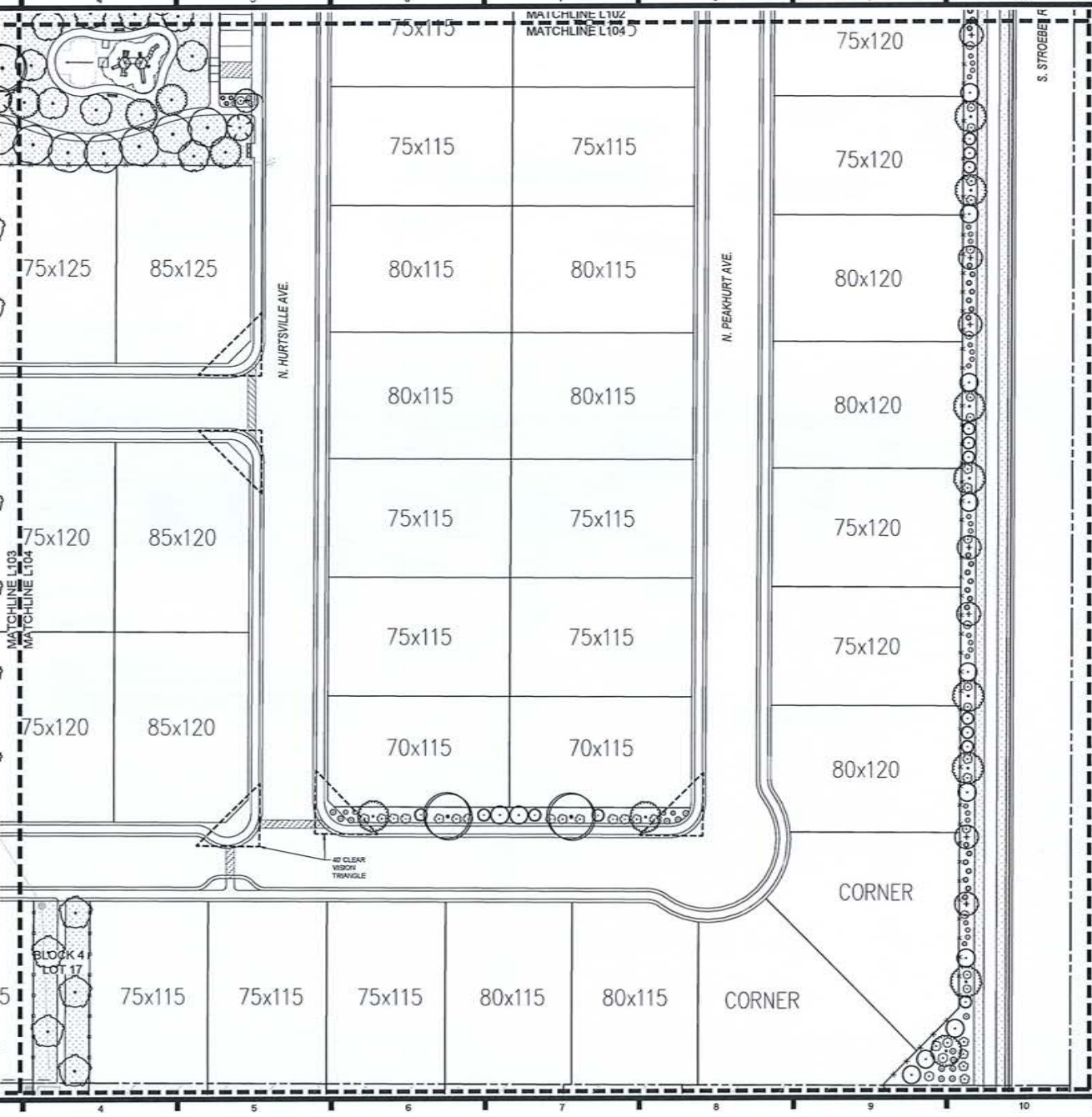
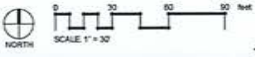
APPROVED:
 [Signature]
 PROJECT MANAGER
 STACK ROCK GROUP, INC.

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PLANT SCHEDULE						
TREES	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY	REMARKS
○	Acer platanoides Columnar Green / Parkway Shale	8.6.0	2' Cal	17	40	W x 25' H CLASS B
○	Cercis baltica France Fortuna / France Fortuna Nonbeam	8.6.0	2"	28	20' x 15' w	Class B
○	Fraxinus pennsylvanica Patmore / Patmore Green Ash	8.6.0	2"	25	40' x 20' w	Class B
○	Geinkia bicoloris var. 'Mrs. Wm. Meade' TM / Skylander Locust	8.6.0	2"	8	20' x 10' w	Class B
○	Liquidambar styraciflua Viregolston / Viregolston Sweet Gum	8.6.0	2"	20	40' x 25' w	Class B
○	Pinus strobus Cupressina / Cupressina Columnar Norway Spruce	8.6.0	6-7" M	16	20' x 8' w	
○	Pinus rigida Oregon Green / Oregon Green Pine	8.6.0	6-7" M	16	20' x 15' w	
○	Prunus virginiana Canada Red / Canada Red Cherry	8.6.0	2"	64	20' x 20' w	Class B
○	Pyrus calleryana Chiswick Bicolor / Chiswick Bicolor Pear	8.6.0	2"	25	40' x 17' w	
○	Quercus laevis 'Coman' / Coman Spire / Coman Spire Oak	8.6.0	2"	37	40' x 20' w	Class B
○	The Amurica Redwood / Redwood American Linden	8.6.0	2"	31	50' x 30' w	Class B
SHRUBS	BOTANICAL / COMMON NAME	CONT	FEED	SIZE	QTY	REMARKS
○	Artemisia vulgaris Orange Rocket / Orange Rocket Salsify	5 gal	16.00	15	4' x 3' w	
○	Buddleia gracilis Blue Arbutus / Blue Grama	2 gal		12	3' x 3' w	
○	Callunetum sibiricum Red Feather / Feather Red Grass	2 gal		125	5' x 3' w	
○	Cornus sanguinea Lili / Lili Dwarf Smoke Tree	5 gal		29	4' x 4' w	
○	Forsythia intermedia Winter TM / Snow Off Forsythia	5 gal		47	5' x 6' w	
○	Hedera helix sempervirens Blue Oak / Blue Oak Grass	2 gal		34	3' x 3' w	
○	Juncus squarrosa Blue Star / Blue Star Juniper	2 gal		15	30' x 4' w	
○	Lavandula angustifolia Hidale Blue / Hidale Blue Lavender	2 gal		37	3' x 3' w	
○	Perovskia atrorubra Blue Spire / Russian Sage	2 gal		79	4' x 4' w	
○	Philadelphus Emerald Blue / Emerald Blue Moss Phila	1 gal		4	4' x 3' w	
○	Philadelphus Red Wings / Red Wings Group Phila	1 gal		48	6' x 30' w	
○	Prunus laurocerasus Otto Layher / Otto Layher English Laurel	2 gal		27	3' x 6' w	
○	Rhus typhina Green Low Fragrant Sumac	5 gal		15	2' x 6' w	

LANDSCAPE MATERIALS LEGEND:

	LAWN SEED PER 1000 SQ FT
	3" DEPTH COMPACTED GRAVEL
	ANNUALS TO BE PLANTED BY OWNER
	2" VINYL FENCE - SEE DETAIL 24.105
	4" OPEN BLACK WROUGHT IRON FENCE - SEE DETAIL 41.105



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LUGARNO TERRA SUBDIVISION	
PHASE II	
KUNIA, ID	

REVISIONS

NO.	DATE	DESCRIPTION

DESIGNED BY: [Signature]
 CHECKED BY: [Signature]
 DRAWING TITLE: LANDSCAPE PLAN - AREA 4
 SHEET NUMBER: L104

STACK ROCK GROUP - CITY PLANNING DEPT.

