



Planning & Zoning Department

City of Kuna
 P.O. Box 13
 Kuna, Idaho 83634
 Phone: (208) 922-5274
 Fax: (208) 922-5989
www.kunacity.id.gov

Agency Notification

June 21, 2022

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

| | |
|--|--|
| File Number(s) & Case Name: | 22-07-S (Pre-Plat) Newberry Place Subdivision. |
| Project Description | Applicant requests Preliminary Plat approval in order to subdivide approx. 18.64 acres in the City of Kuna, into 123 total lots. Applicant proposes a gross density at 5.31 DUA, and a proposed net density at approximately 7.29 DUA with 10.63 %, or 1.98 acres of common space. The current zoning for this parcel is R-8 (HDR). The site is located at 7015 N Ten Mile Road, Meridian, ID in Section 2, T 2 N, R 1 W, (APN S1303141900). |
| Site Location | Approximately 2,200 Feet South of Lake Hazel on the west side of Ten Mile Road, Meridian, Idaho 83642. |
| Applicant | Skyline Homes & Development 2501 E State Ave. Ste. 110 Meridian, ID. 83642 208.464.2667 etroybutler@yahoo.com |
| Representative | Matrix Engineering, INC. Elwin Butler 1020 W Main Street, Ste. 100 J Boise, ID 83702 208.860.3120 etroybutler@yahoo.com |
| Tentative Public Hearing Date | P and Z Commission: On Tuesday, September 27, 2022 (<i>Tentative</i>) At 6:00 PM Council Chambers at Kuna City Hall, 751 W. 4 th Street, Kuna, ID 83634 |
| Staff Contact | Troy Behunin, Senior Planner Kuna Planning and Zoning Department 208.922.5274 TBehunin@kunaid.gov |

Enclosed is information to assist you with your consideration and response. All comments as to how this action may affect the service(s) your agency provides, is greatly appreciated. Please contact staff with any questions. **If your agency needs different or additional information to review and provide comment's please notify our office and they will be sent to you.** If your agency needs additional time for review, please let our office know as soon as possible. *No response within 15 business days will indicate you have no objection or comments for this project.*



Planning & Zoning Application Coversheet

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



****Office Use Only****

File No.(s): 22-07-S, 22-16-DR

Project Name: Newberry Place

Date Received: 04.15.2022

Date Accepted as Complete: _____

Type of review requested (check all that apply):

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

Owner of Record

Name: Skyline Homes & Development

Address: 2501 E. State Ave. STE 110, Meridian, ID 83642

Phone: (833) 464 - 2667 Email: _____

Applicant (Developer) Information

Name: Skyline Homes & Development

Address: 2501 E. State Ave. STE 110, Meridian, ID 83642

Phone: (833) 464 - 2667 Email: _____

Engineer/Representative Information

Name: Matrix Engineering INC.

Address: 1020 W. Main St. Suite 100 J, Boise, ID 83702

Phone: (208) 860 - 3120 Email: etroybutler@yahoo.com

Subject Property Information

Site Address: 7015 S Ten Mile Rd., Meridian, ID 83642

Nearest Major Cross Streets: S Ten Mile Rd & W Lake Hazel Rd

Parcel No.(s): S1303141900

Section, Township, Range: SEC 2 2N 1W

Property Size: 18.64 acres

Current Land Use: RES./AG. Proposed Land Use: Residential

Current Zoning: R-8 Proposed Zoning: R-8

Project Description

Project Name: Newberry Place Subdivision

General Description of Project: 98 residential lots, 25 HOA/common lots
single family town home subdivision

Type of proposed use (check all that apply and provide specific density/zoning):

Residential: R-2 R-4 R-6 R-8 R-12 R-20 Commercial: C-1 C-2 C-3 CBD

Office Industrial: M-1 M-2 Other: _____

Type(s) of amenities provided with development: Club house, pool, open space

Residential Project Summary (If Applicable)

Are there existing buildings? YES NO

If YES, please describe: Barn

Will any existing buildings remain? YES NO

No. of Residential Units: 98 No. of Building Lots: 98

No. of Common Lots: 25 No. of Other Lots: _____

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

Single-Family Townhomes Duplexes Multi-Family

Other: _____

Minimum square footage of structure(s): 3750 SQ. FT.

Gross Density (Dwelling Units ÷ Total Acreage): 5.31 unit/acre

Net Density (Dwelling Units ÷ Total Acreage not including Roads): 7.29 unit/acre

Percentage of Open Space provided: 10.63% Acreage of Open Space: 1.983 acres

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

Non-Residential Project Summary (If Applicable)

Number of building lots: _____ Other lots: _____

Gross floor area square footage: _____ Existing (if applicable): _____

Building height: _____ Hours of Operation: _____

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

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

Proposed Parking

ADA accessible spaces: _____ Dimensions: _____

Regular parking spaces: _____ Dimensions: _____

Width of driveway aisle: _____

Proposed lighting: _____

Is lighting "Dark Sky" compliant? YES NO

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

Applicant Signature:  Date: 4/15/22

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

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

W Lake Hazel Rd

W Lake Hazel Rd



PROJECT
LOCATION

W Columbia Rd

W Columbia Rd

S Bella Terra Ln

S Ten Mile Rd

S Bella Terra Ln

Rodney Evans + Partners, PLLC
1450 W. Bannock St.
Boise, Idaho 83702
p: 208-514-3300
www.reandpartners.com



Landscape Architecture + Urban Planning + Land Use and Site Planning + Entitlements + Project Management

April 14, 2021

Planning and Zoning
City of Kuna
751 W. 4th St.
Kuna, Idaho 83634

Re: Newberry Place Subdivision – 7015 S. Ten Mile Rd., Kuna, ID 83634 – Narrative

To Whom it May Concern,

The application before you is for a Preliminary Plat for the subdivision of the parcel located at 7015 S. Ten Mile Rd., Kuna, ID 83634. The project consists of one hundred and twenty-three (123) lots to be created for the construction of ninety-eight (98) single-family townhome lots, twenty-five (25) common lots, as well as associated roadway, site, and landscape improvements. A portion of the property along S. Ten Mile Rd. will be dedicated as public right-of-way for future ACHD improvements to that road frontage.

The current zoning of the parcel is R-8. The surrounding properties are zoned: R-8/R-6 to the North, RR to the South, R-6 to the West, and RR/A to the East. The subject property is approximately 18.64 acres. With the proposal of 98 units, the overall density of the proposed project is 5.31 units per acre, which is compatible with other residential developments in the area and with the land use designation. With the surrounding residential, this proposed development is cohesive with the comprehensive plan, land use, and zoning designations of the City of Kuna planning area.

The creation of the ninety-eight (98) buildable lots will require a minimum lot area of 3750 sf and overall lot area average of 3960 sf. All proposed buildable lots will meet the R-8 zone requirements for minimum street frontage, and all interior and exterior setbacks for all lots within the development will also be per the R-8 zone requirements. The twenty-five (25) common lots created with the subdivision will contain landscaped open space and storm swales, gravity and pressure irrigation facilities, a proposed sewer lift station, and the private streets, as shown on the project Preliminary Plat.

Amenities are required to be provided. These amenities will consist of landscaping within the common area open spaces, pathway and a pool and associated pool house.

This proposed project requires upgrades to the public infrastructure to service the development, including public roadway improvements off of S. Ten Mile Rd., extension of S. Donaway Ave. from the existing Memory Ranch Subdivision to the North, development of public streets within the subdivision, as well as on-site and off-site utility mainline extensions. The private streets section is per ACHD standards, and 5' attached sidewalks on both sides of the private streets. These sidewalks will allow for safe pedestrian circulation within the subdivision, and for pedestrian connectivity to surrounding residential development. A 12" and 8" water main will be extended from the southeast to and through the development in order to provide potable water service to the project. An 8" sewer main will be extended into the site from the existing sewer main in S. Ten Mile Rd. in order to provide sewer service to all future homes. In addition, a new sewer lift station is proposed. Extensive gravity and pressure irrigation upgrades will be completed to ensure continued and uninterrupted irrigation water delivery to all users, as well as for the development of a pressurized irrigation system as required by code. Pedestrian connections and future road stubs will be provided to adjacent parcels to allow for future access to neighboring subdivisions.

The single-family townhomes proposed with the project will be designed to be cohesive with the surrounding area. Architectural style will be drawn from contemporary-style homes. Townhomes are 2 story structures with a loft. All lofts face inward of the development to lessen visual impact from neighboring view.

We believe that this proposed development will create high-quality housing options. The project meets multiple goals of the comprehensive plan and Kuna City Code.

Please contact me directly with any questions regarding the project at 208-514-3300 or ben@reandpartners.com

Sincerely,
Rodney Evans + Partners, PLLC

A handwritten signature in black ink, appearing to read 'B Semple', with a long horizontal flourish extending to the right.

Ben Semple, PLA
Partner, Senior Landscape Architect

DATE: 4/7/2022 2:23:18 PM
PLOT DATE: 4/7/2022 2:21:17 PM

FIRE DISTRICT:

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

SEWER & WATER

CITY OF KUNA
6950 S. TEN MILE RD.
MERIDIAN, ID 83634
WATER (208) 287-1725
SEWER (208) 287-1729

PRESSURE IRRIGATION

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

ROADWAYS

ADA COUNTY HIGHWAY DISTRICT
3775 ADAMS STREET
GARDEN CITY, ID 83714
(208) 387-6100

POWER:

IDAHO POWER
1221 W. IDAHO ST.
BOISE, ID, 83702
(208) 388-2323

SCHOOL DISTRICT

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

DEVELOPER

SKYLINE HOMES & DEVELOPMENT, LLC
3516 N. BLACK BUTTE CT.
NAMP, ID 83683
(208) 880-6437

CIVIL ENGINEER

MATRIX ENGINEERING, INC.
ALASKA BUILDING
1020 WEST MAIN ST.
SUITE 100J
BOISE, ID, 83702
(208) 860-3127

LAND SURVEYOR

FORSGREN ASSOCIATES INC.
917 S. LUSK ST. SUITE 300
BOISE, ID 83706
(208) 342-3144

PRELIMINARY PLAT SHOWING

NEWBERRY PLACE SUBDIVISION

LOCATED IN THE SE 1/4 OF THE NE 1/4 OF SECTION 3,
T. 2 N., R. 1 W., BOISE MERIDIAN,
CITY OF KUNA, ADA COUNTY, IDAHO
2022



SCALE: 1" = 80'

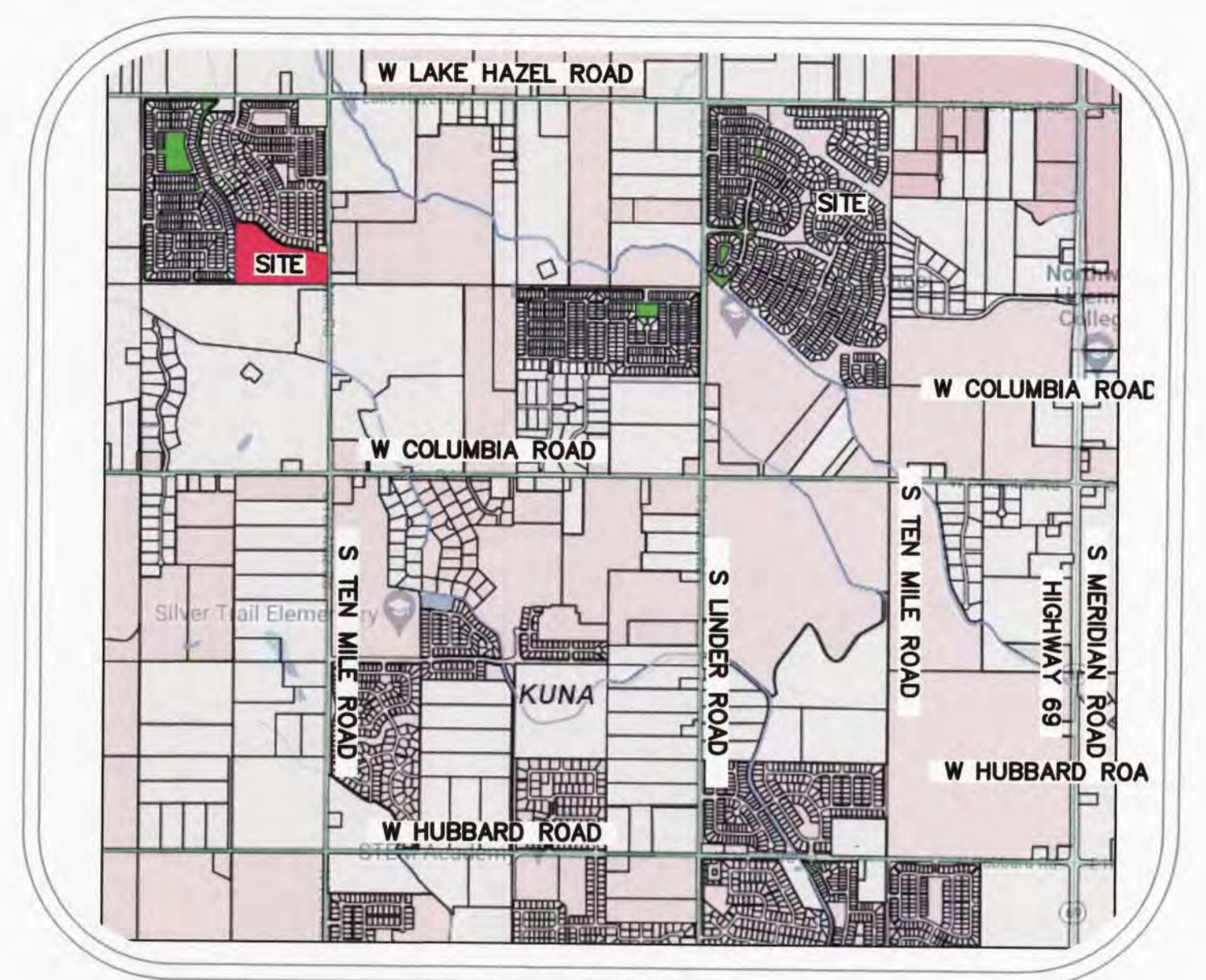
PRELIMINARY PLAT DATA

| | |
|---|-------------|
| ZONING | R-8 |
| COMPREHENSIVE PLAN DESIGNATION | RESIDENTIAL |
| AREA CALCULATIONS: | |
| RESIDENTIAL LOT AREA | 9.000 ACRES |
| HOA/Common Area | 2.591 ACRES |
| PUBLIC ROW/OPEN SPACE | 5.070 ACRES |
| TOTAL AREA OF SITE | 1.983 ACRES |
| SINGLE FAMILY RESIDENTIAL LOTS | |
| HOA/Common Lots | 98 |
| HOA/Common Lots | 25 |
| MINIMUM LOT AREA | |
| 3750 SQ. FT. | |
| AVERAGE LOT AREA | |
| 3960 SQ. FT. | |
| PERCENTAGE OF QUALIFIED OPEN SPACE | |
| 10.63% | |
| GROSS DENSITY | |
| 5.31 UNIT/ACRE | |
| NET DENSITY | |
| 7.29 UNIT/ACRE | |

LEGEND

| | |
|----------------------------|--|
| --- (dashed line) | Boundary Line |
| --- (solid line) | Boundary Line |
| --- (dotted line) | Section Line |
| --- (dash-dot line) | Lot Line |
| --- (long-dash line) | Zero (0) Set Back Lot Line |
| --- (short-dash line) | Easement Line |
| --- (center line) | Centerline |
| --- (hatched area) | Existing Building To Be Removed |
| --- (dotted area) | Proposed Club House Building |
| --- (cross-hatched area) | Existing Overhead Power |
| --- (wavy line) | Existing Water Line |
| --- (dashed line with 'S') | Existing Sanitary Sewer |
| --- (line with 'I') | Index Contour Line, Interval=5' |
| --- (line with 'I') | Intermediate Contour Line, Interval=1' |
| ○ (circle with dot) | Found Brass Cap (As Noted) |
| ○ (circle with cross) | Found 5/8" Iron Pin (As Noted) |
| ○ (circle with dot) | Found 1/2" Iron Pin (As Noted) |
| ○ (circle with 'P') | Power Pole |
| ○ (circle with 'S') | Sanitary Sewer Manhole |
| ○ (circle with 'V') | Water Valve |
| ○ (circle with 'D') | Deciduous Tree |

W. LAKE HAZEL RD.
T.2N., R.1W. 34.85
T.2N., R.1W. 31.2
ACHD PLS 12087
CP&F INST. NO.



VICINITY MAP
NTS

GENERAL NOTES

- PER IDAHO CODE, SECTION 31-3805(1)(b), ALL LOTS WITHIN THIS SUBDIVISION SHALL RECEIVE IRRIGATION WATER FROM NAMP, & MERIDIAN IRRIGATION DISTRICT. ALL LOTS WITHIN THIS SUBDIVISION WILL BE ENTITLED TO IRRIGATION RIGHTS AND WILL BE OBLIGATED FOR ASSESSMENTS FROM THE CITY OF KUNA VIA NAMP, & MERIDIAN IRRIGATION DISTRICT.
- LOT LINES COMMON TO A PUBLIC RIGHT OF WAY SHALL HAVE A PERMANENT TEN (10) FOOT WIDE PUBLIC UTILITY, CITY OF KUNA PRESSURE IRRIGATION AND LOT DRAINAGE EASEMENT.
- REAR LOT LINES SHALL HAVE A PERMANENT TEN (10) FOOT WIDE PUBLIC UTILITY, CITY OF KUNA PRESSURE IRRIGATION AND LOT DRAINAGE EASEMENT.
- ALL INTERIOR LOT LINES THAT ARE NOT ZERO (0) SETBACK LOT LINES (SEE LEGEND), SHALL HAVE A FIVE (5) FOOT WIDE PERMANENT PUBLIC UTILITY, CITY OF KUNA PRESSURE IRRIGATION AND LOT DRAINAGE EASEMENT ON EACH SIDE OF THE INTERIOR LOT LINE. ZERO (0) SETBACK LOT LINES (SEE LEGEND) HAVE NO SET BACKS OR EASEMENTS ADJACENT TO THEM.
- SITE STORM WATER RUNOFF SHALL BE RETAINED ON SITE, SEE NOTE 11. THE FOLLOWING LOTS INCLUDED BIORETENTION SWALES PER ACHD BMP 30 AND WILL BE MAINTAINED BY THE NEWBERRY PLACE HOA. LOTS 17, 30, AND 37, BLOCK 1, LOTS 1 AND 2, BLOCK 2, AND LOTS 2 AND 26, BLOCK 3.
- PUBLIC UTILITIES OWNED AND MAINTAINED BY THE CITY OF KUNA INCLUDE DOMESTIC WATER, SANITARY SEWER AND PRESSURE IRRIGATION. OTHER PUBLIC UTILITIES INCLUDE ELECTRIC POWER, NATURAL GAS, TELEPHONE, AND CABLE.
- THE HARRIS CANAL HAS A 20-FOOT WIDE EASEMENT FROM CENTERLINE OF THE CANAL. LOT 1, BLOCK 1 AND LOT 47, BLOCK 3 INCLUDES THIS EASEMENT AND WILL BE MAINTAINED BY THE NEWBERRY PLACE HOA.
- LOT 47, BLOCK 3, INCLUDES A 5-FOOT WIDE EASEMENT TO BE OWNED AND MAINTAINED BY THE NEWBERRY PLACE HOA, FOR USE ALONG THE HARRIS CANAL AND FOR IRRIGATION PIPE.
- LOT 10, BLOCK 3 IS HEREBY RESERVED FOR THE NEWBERRY PLACE HOMEOWNER'S ASSOCIATION. THIS IS A BUILDABLE LOT FOR A MAINTENANCE AND OPERATIONS BUILDING, IF REQUIRED, OTHERWISE, WILL BE LANDSCAPED AND MAINTAINED BY THE HOA AS OPEN SPACE.
- LOT 5, BLOCK 2 IS A LOT TO BE USED FOR A SANITARY SEWER LIFT STATION AND WILL BE OWNED AND MAINTAINED BY THE NEWBERRY PLACE HOA.
- LOT 7, BLOCK 1, LOTS 11 AND 32 BLOCK 3 INCLUDE DRIVEWAY ACCESS AND UTILITY EASEMENTS. BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF KUNA AT THE TIME OF OBTAINING THE BUILDING PERMIT.
- ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN AFFECT AT THE TIME OF THE RE-SUBDIVISION.
- THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES, "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITION IN OR ABOUT THE SURROUNDING NON-AGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION FACILITY, OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED IN PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF."
- COMMON LOTS INCLUDE LOTS 1, 4, 7, 17, 30 & 37, BLOCK 1, LOTS 1, 2, 5, & 12, BLOCK 2, LOTS 1, 2, 10, 11, 12, 19, 26, 32, 39, 45, 46, & 47, BLOCK 3 & LOTS 1, 8, & 15, BLOCK 4 ARE NON-BUILDABLE LOTS, EXCEPT AS MENTIONED IN NOTES 9 & 10, TO BE OWNED AND MAINTAINED BY THE NEWBERRY PLACE HOMEOWNERS ASSOCIATION.
- LOT 12, 19, & 45, BLOCK 3 & LOT 8, BLOCK 4 ARE CONSIDERED QUALIFIED OPEN SPACE AND WILL BE MAINTAINED BY NEWBERRY PLACE HOMEOWNERS ASSOCIATION AS STATED IN NOTE 15.
- ALL ROADS IN THIS SUBDIVISION WILL BE PUBLIC ROADS.
- CONTOUR VERTICAL DATUM IS NAVD 88, DERIVED FROM AN OPUS SOLUTION.

CERTIFICATE OF SURVEYOR

I, KERRY R. ALBRIGHT, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF IDAHO, AND THAT THIS MAP HAS BEEN PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION, AND THAT THIS MAP IS AN ACCURATE REPRESENTATION OF SAID SURVEY.



KERRY R. ALBRIGHT LICENSE NO. 12720

PRELIMINARY PLAT OF NEWBERRY PLACE SUBDIVISION

LOCATED IN THE SE 1/4 OF THE NE 1/4 OF SECTION 3, T. 2 N., R. 1 W., BOISE MERIDIAN, CITY OF KUNA, ADA COUNTY, IDAHO

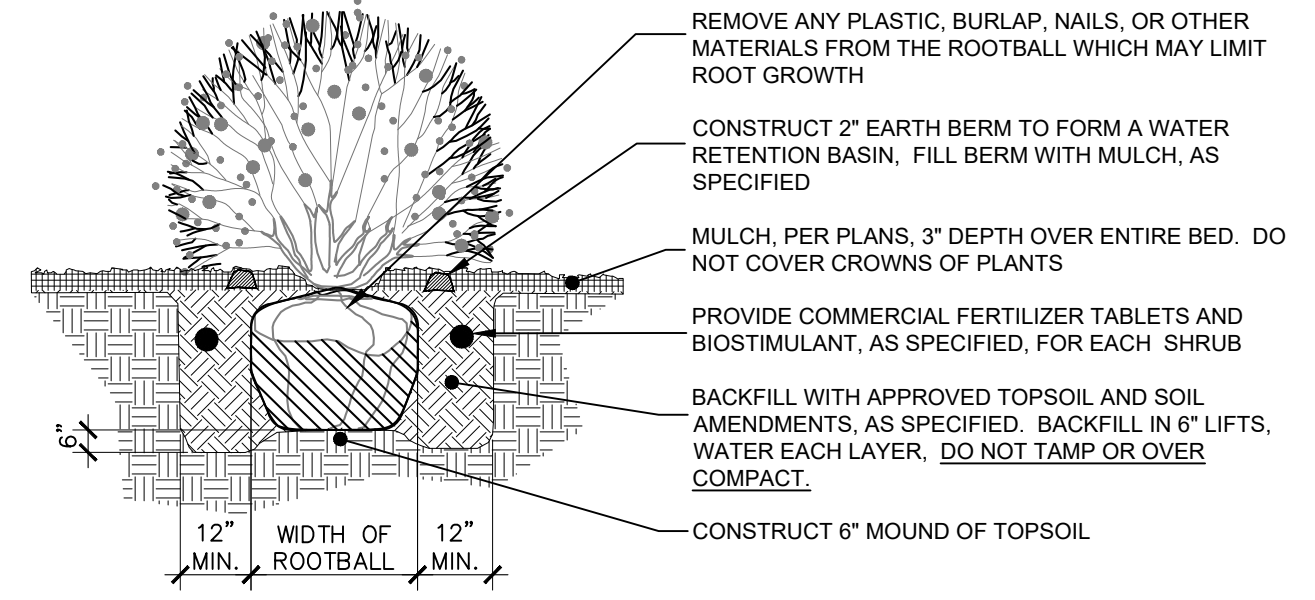
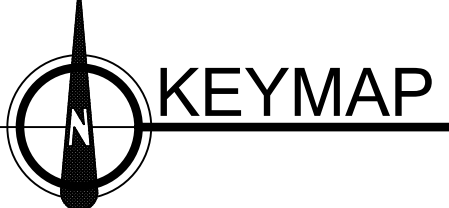
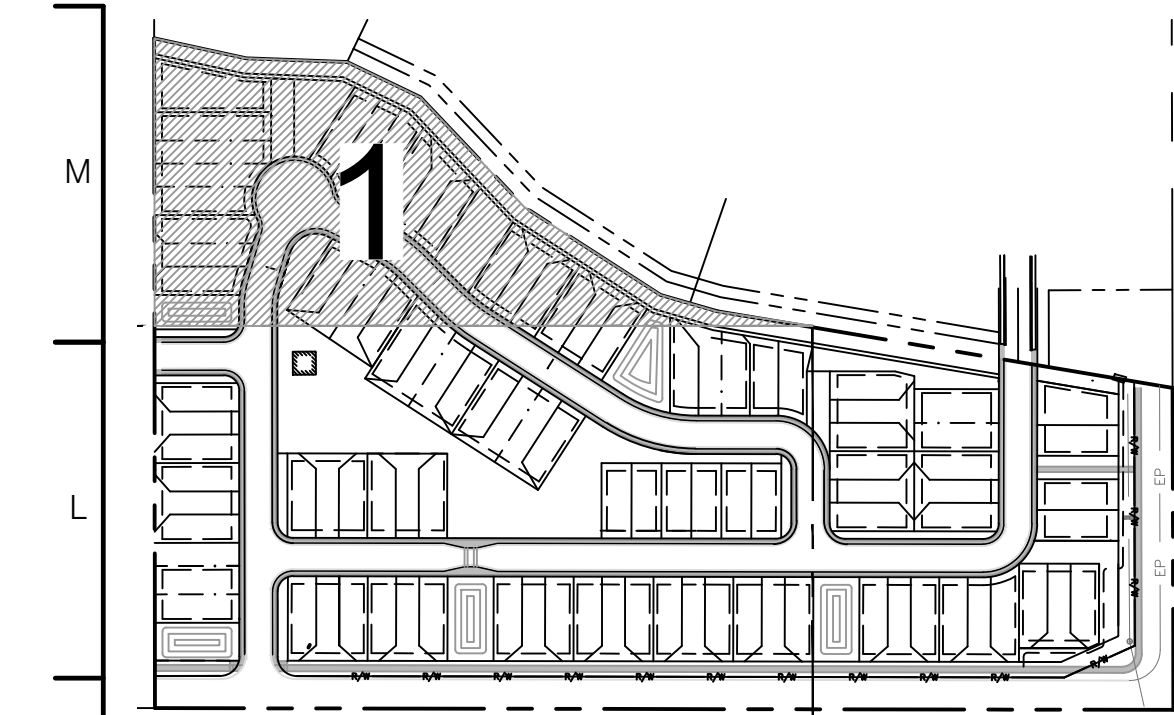
FORSGREN Associates Inc.
917 SOUTH LUSK STREET, SUITE 300, BOISE, ID 83706
PH: 208.342.3144 FAX: 208.388.0819

DATE: APRIL, 2022
SCALE: 1" = 80'
DR: AL
CK: KRA
SHEET: 1 OF 2

PREPARATION DATE: 4/7/2022 2:23:18 PM



P: 221115 - Newberry Place (CADD) Survey/Drawings 221115 NEWBERRY PRELIM PLAT 4-6-22 Updates.dwg 4/7/2022 2:21 PM KALBRIGHT



- NOTES:**
- SHRUB SHALL BEAR SAME RELATIONSHIP TO GRADE AS IT DID IN NURSERY.
 - WATER SHRUB TWICE WITHIN FIRST 24 HOURS.
 - THIN BRANCHES AND FOLIAGE BY 1/2.
 - DO NOT CUT LEADERS TO RETAIN NATURAL SHRUB SHAPE.
 - FOR CONTAINER GROWN PLANTS THAT ARE ROOTBOUND, SPLIT THE ROOTBALL WITH 3 EQUAL SPACED VERTICAL CUTS.

1 SHRUB PLANTING NOT TO SCALE

LANDSCAPE REQUIREMENTS

CITY OF KUNA, IDAHO CODE - TITLE 5, CHAPTERS 5 AND 17 AND TITLE 6.

TOTAL LANDSCAPE AREA: 177,818 S.F. (21.9% OF SITE)

MINIMUM PLANT SIZES SHALL BE USED:
 SHADE TREES: 2 INCH CALIPER
 ORNAMENTAL TREES: 2 INCH CALIPER
 EVERGREEN TREES: 6 FOOT HEIGHT
 WOODY SHRUBS: 2 GALLON POT

ALL LANDSCAPE BUFFERS SHALL BE PLANTED WITH TREES AND SHRUBS, LAWN, OR OTHER VEGETATIVE GROUNDCOVER, WITH THE FOLLOWING PER 100 LINEAR FEET: 2 SHADE TREES, 3 EVERGREEN, AND 12 SHRUBS. SHADE TREES MAY BE SUBBED WITH 2 ORNAMENTAL, NOT MORE THAN 50% OF SHADE ARE SUBBED. 60% OF PLANT MATERIAL SHALL BE EVERGREEN.

LANDSCAPE BUFFERS:
 1156 L.F. OF ROAD FRONTAGE - SOUTH (W. BUTTERFLY ST.)
 REQUIRED SHADE: 23
 REQUIRED EVERGREEN: 35
 REQUIRED SHRUBS: 139
 PROVIDED SHADE: 23
 PROVIDED EVERGREEN: 35
 PROVIDED SHRUBS: 141

344 L.F. OF ROAD FRONTAGE - EAST (S. TEN MILE RD.)
 REQUIRED SHADE: 8
 REQUIRED EVERGREEN: 10
 REQUIRED SHRUBS: 41
 PROVIDED SHADE: 6
 PROVIDED EVERGREEN: 12
 PROVIDED SHRUBS: 42

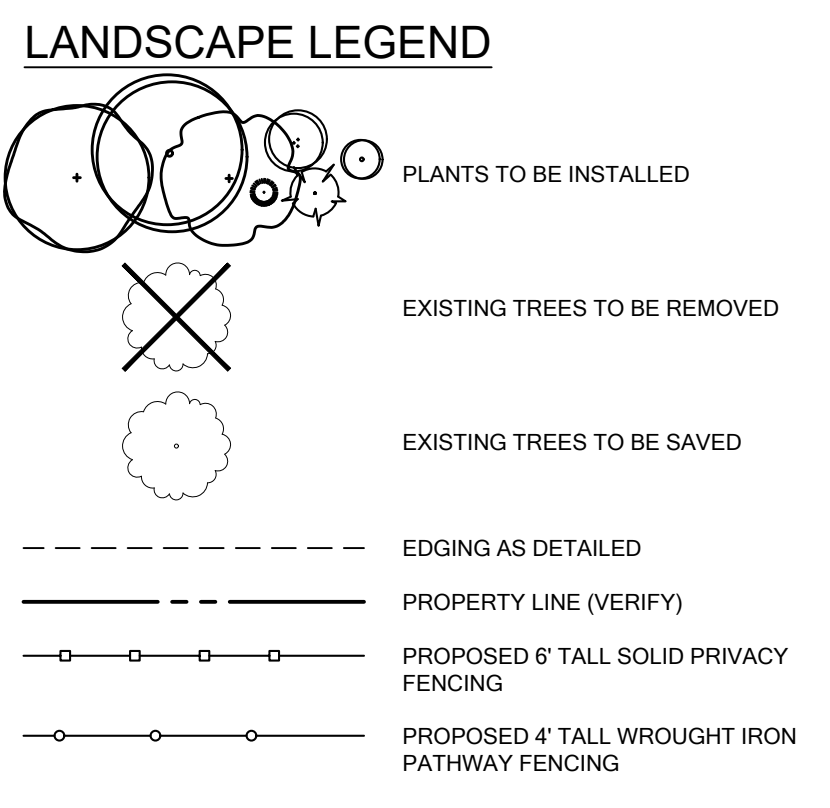
COMMON LOTS:
 LAWN AND MINIMUM 1 SHADE TREE PER 800 S.F., HALF OF SHADE TREES MAY BE SUBBED ON A 2:1 BASIS WITH ORNAMENTAL/EVERGREEN TREES.

A MINIMUM OF (1) 2" CALIPER TREE SHALL BE PLANTED ON EACH LOT WITHIN THE SUB.

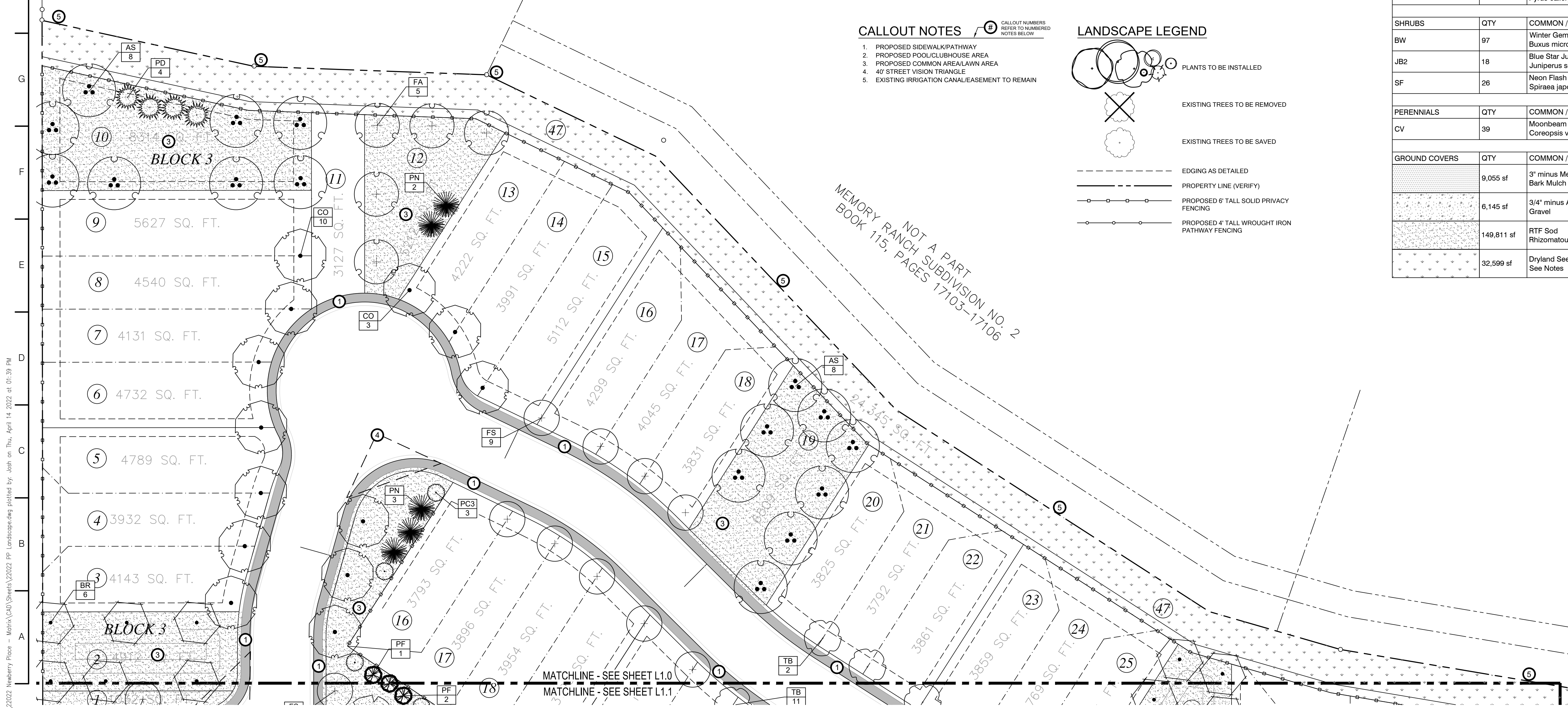
TOTAL NUMBER OF TREE SPECIES REQUIRED: 5
 TOTAL NUMBER OF TREE SPECIES PROPOSED: 17

ALL LANDSCAPED AREAS SHALL BE PROVIDED WITH AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM.

- CALLOUT NOTES**
- PROPOSED SIDEWALK/PATHWAY
 - PROPOSED POOL/CLUBHOUSE AREA
 - PROPOSED COMMON AREA/LAWN AREA
 - 40' STREET VISION TRIANGLE
 - EXISTING IRRIGATION CANAL/EASEMENT TO REMAIN



| PLANT SCHEDULE | | | | | |
|------------------|------------|--|-------------|---------------|----------|
| CONIFEROUS TREES | QTY | COMMON / BOTANICAL NAME | SIZE | NOTES | CLASS |
| JS | 19 | Skyrocket Juniper Juniperus scopulorum 'Skyrocket' | 6' Ht. | 20' H x 3' W | |
| PC6 | 28 | Columnar Norway Spruce Picea abies 'Cupressina' | 6' Ht. | 25' H x 6' W | |
| PD | 23 | Black Hills Spruce Picea glauca 'Densata' | 6' Ht. | 45' H x 20' W | |
| PF | 22 | Vanderwolf's Pyramid Pine Pinus flexilis 'Vanderwolf's Pyramid' | 6' Ht. | 40' H x 20' W | |
| PN | 13 | Austrian Pine Pinus nigra | 6' Ht. | 55' H x 30' W | |
| DECIDUOUS TREES | | | | | |
| AS | 16 | Sienna Glen Maple Acer x freemianii 'Sienna' | 2" Cal. B&B | 50' H x 35' W | Class II |
| BR | 35 | River Birch Betula nigra | 2" Cal. B&B | 40' H x 35' W | Class II |
| CO | 33 | Common Hackberry Celtis occidentalis | 2" Cal. B&B | 45' H x 35' W | Class II |
| FA | 7 | Cimmaron Ash Fraxinus pennsylvanica 'Cimzam' TM | 2" Cal. B&B | 50' H x 30' W | Class II |
| FS | 83 | Summit Green Ash Fraxinus pennsylvanica 'Summit' | 2" Cal. B&B | 45' H x 25' W | Class II |
| GI | 10 | Skyline Honeylocust Gleditsia triacanthos 'Skycole' | 2" Cal. B&B | 45' H x 35' W | Class II |
| LW | 15 | Worplesdon Sweetgum Liquidambar styraciflua 'Worplesdon' | 2" Cal. B&B | 40' H x 25' W | Class II |
| LT | 6 | Tulip Tree Liriodendron tulipifera | 2" Cal. B&B | 60' H x 30' W | Class II |
| QM | 8 | Bur Oak Quercus macrocarpa | 2" Cal. B&B | 55' H x 45' W | Class II |
| TB | 24 | Boulevard American Linden Tilia americana 'Boulevard' | 2" Cal. B&B | 50' H x 25' W | Class II |
| FLOWERING TREES | | | | | |
| CC | 7 | Eastern Redbud Cercis canadensis | 2" Cal. B&B | 25' H x 30' W | Class I |
| PC3 | 17 | Chanticleer Pear Pyrus calleryana 'Glen's Form' TM | 2" Cal. B&B | 40' H x 15' W | Class II |
| SHRUBS | | | | | |
| BW | 97 | Winter Gem Boxwood Buxus microphylla japonica 'Winter Gem' | 5 gal. | 5' H x 5' W | |
| JB2 | 18 | Blue Star Juniper Juniperus squamata 'Blue Star' | 2 gal. | 2' H x 4' W | |
| SF | 26 | Neon Flash Spiraea Spiraea japonica 'Neon Flash' | 2 gal. | 3' H x 3' W | |
| PERENNIALS | | | | | |
| CV | 39 | Moonbeam Threadleaf Coreopsis Coreopsis verticillata 'Moonbeam' | 1 gal. | 1.5' H x 2' W | |
| GROUND COVERS | | | | | |
| | 9,055 sf | 3" minus Medium Bark Mulch Bark Mulch | --- | | |
| | 6,145 sf | 3/4" minus Angular Stone Gravel | --- | | |
| | 149,811 sf | RTF Sod Rhizomatous Tall Fescue | --- | | |
| | 32,599 sf | Dryland Seed Mix See Notes | --- | | |



PRELIMINARY PLAT LANDSCAPE PLAN - AREA 1

SCALE: 1" = 30'-0"

MATCHLINE - SEE SHEET L1.0

MATCHLINE - SEE SHEET L1.1

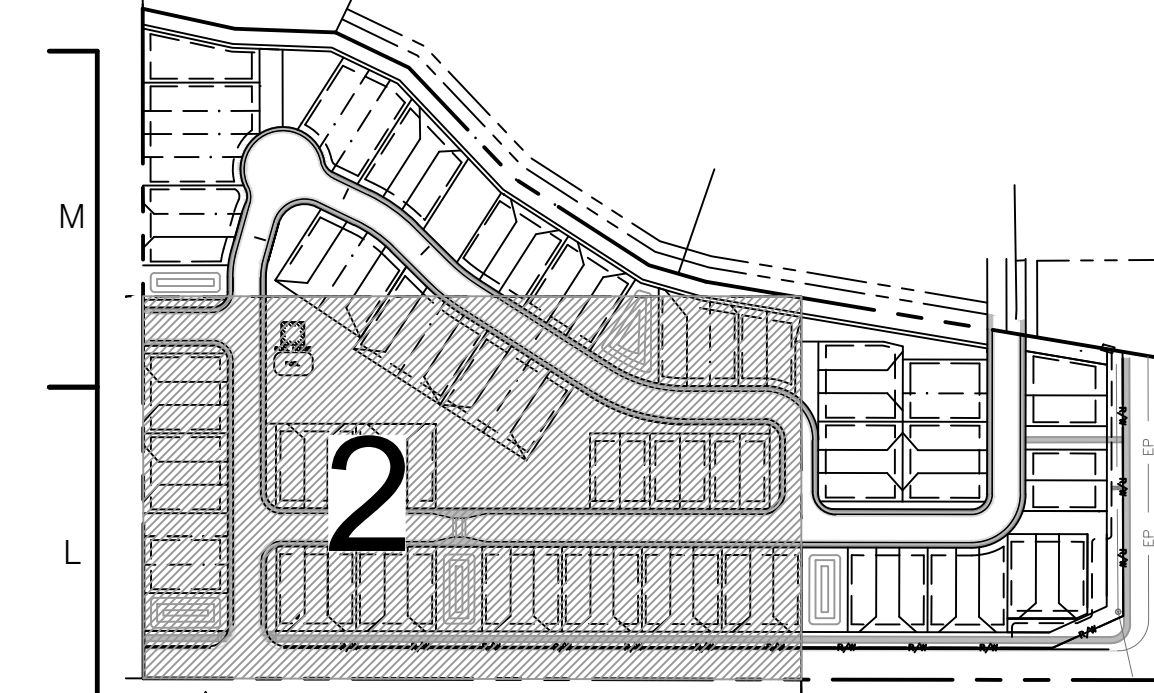
| NO. | REVISION/ISSUE | DATE |
|-----|----------------|------|
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NEWBERRY PLACE SUBDIVISION
 S. TEN MILE RD.
 KUNA, IDAHO
 SUBDIVISION

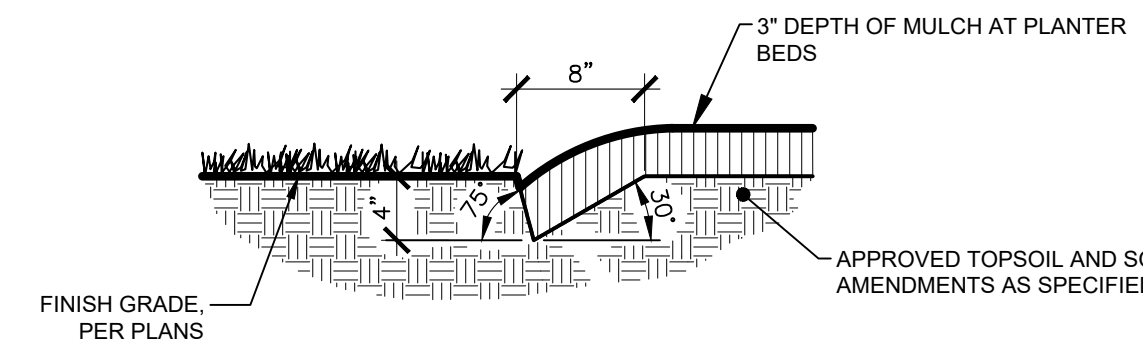
PRE-PLAT LANDSCAPE PLAN - AREA 1

| | | | |
|----------|----------|------------|------|
| PROJECT | 22022 | SHEET | L1.0 |
| DATE | 04/14/22 | | |
| DRAWN BY | JR | CHECKED BY | JR |



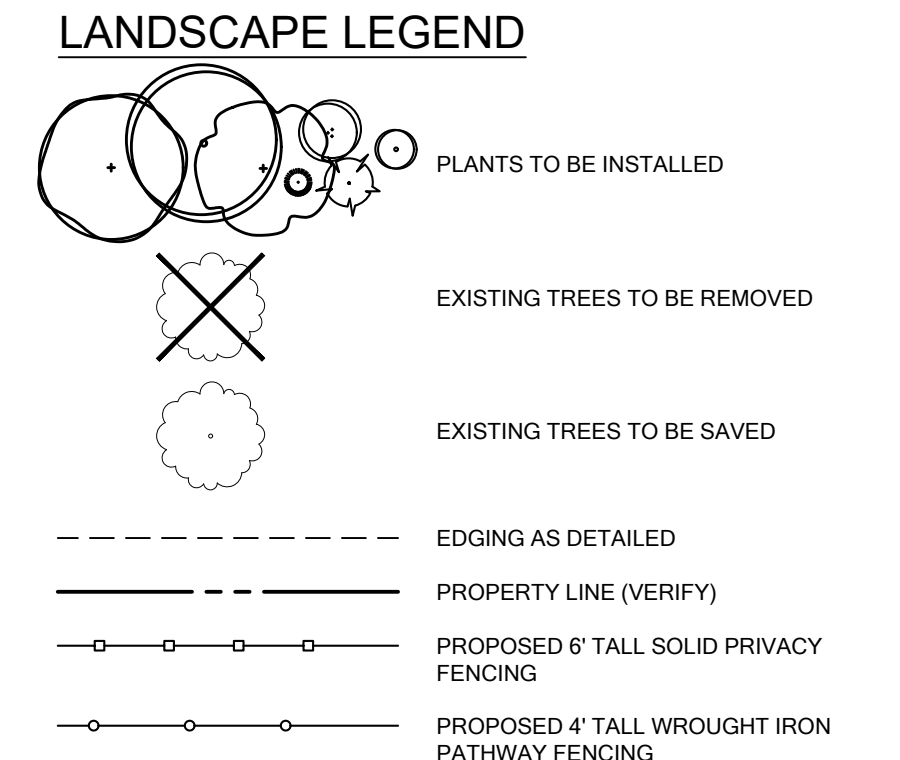
IRRIGATION NOTES:

- ALL LANDSCAPED AREAS SHALL HAVE AN AUTOMATIC UNDERGROUND SPRINKLER SYSTEM WHICH INSURES COMPLETE COVERAGE AND PROPERLY ZONED FOR REQUIRED WATER USES. EACH HYDROZONE IS TO BE IRRIGATED WITH SEPARATE INDIVIDUAL STATIONS.
- PLANTER BEDS AND LAWN AREAS ARE TO HAVE SEPARATE HYDRO-ZONES.
- POP-UP SPRINKLER HEADS SHALL HAVE A MINIMUM RISER HEIGHT OF 4 INCHES AT LAWN AREAS.
- PLANTER BEDS ARE TO HAVE DRIP IRRIGATION SYSTEM OR POP-UP SPRAY SYSTEM.
- ELECTRONIC WATER DISTRIBUTION/ TIMING CONTROLLERS ARE TO BE PROVIDED. MINIMUM CONTROLLER REQUIREMENTS ARE AS FOLLOWS:
 - PRECISE INDIVIDUAL STATION TIMING
 - RUN TIME CAPABILITIES FOR EXTREMES IN PRECIPITATION RATES
 - AT LEAST ONE PROGRAM FOR EACH HYDROZONE
 - SUFFICIENT MULTIPLE CYCLES TO AVOID WATER RUN-OFF
 - POWER FAILURE BACKUP FOR ALL PROGRAMED INDIVIDUAL VALVED WATERING STATIONS
- INDIVIDUAL VALVED WATERING STATIONS WILL BE DESIGNED AND INSTALLED TO PROVIDE WATER TO RESPECTIVE HYDRO-ZONES.
- THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE 100% HEAD TO HEAD COVERAGE WITH TRIANGULAR SPACING.
- SPRINKLER HEADS SHALL BE ADJUSTED TO REDUCE OVERSPRAY ONTO IMPERVIOUS SURFACES (BUILDINGS, SIDEWALKS, DRIVEWAYS, AND ASPHALT AREAS).

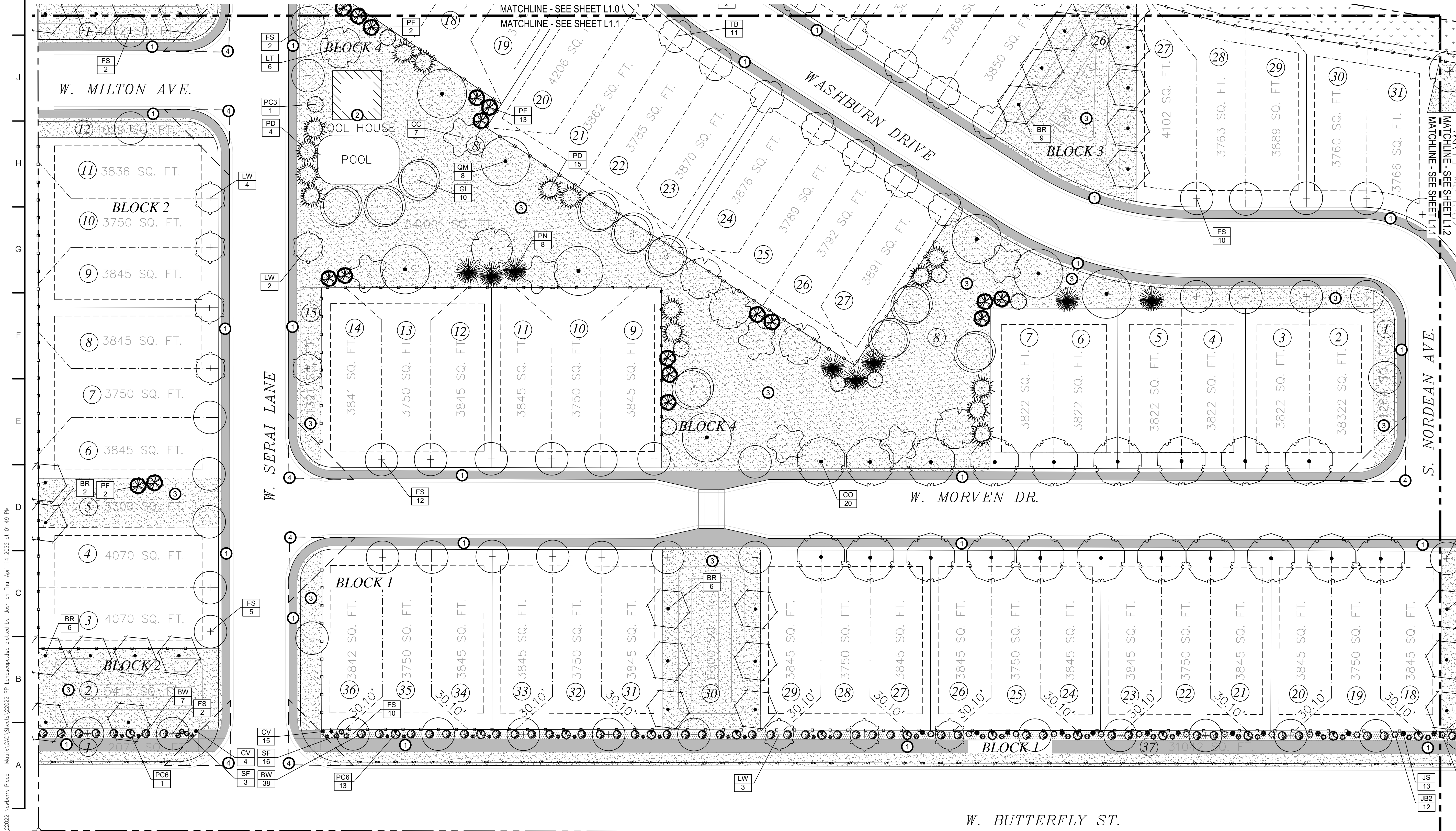


1 PLANTER BED CUT EDGE (TYPICAL AT TREES IN TURF AREAS) NOT TO SCALE

- CALLOUT NOTES**
- PROPOSED SIDEWALK/PATHWAY
 - PROPOSED POOL/CLUBHOUSE AREA
 - PROPOSED COMMON AREA/LAWN AREA
 - 40' STREET VISION TRIANGLE

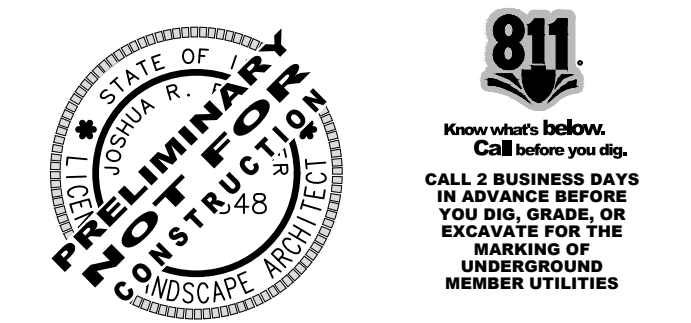


KEYMAP



Z:_RFP Projects\2022\22022 Newberry Place - Matrix\CAD\Sheets\22022 PP_Landscape.dwg plotted by: Josh on Thu, April 14, 2022 at 01:49 PM

| NO. | REVISION/ISSUE | DATE |
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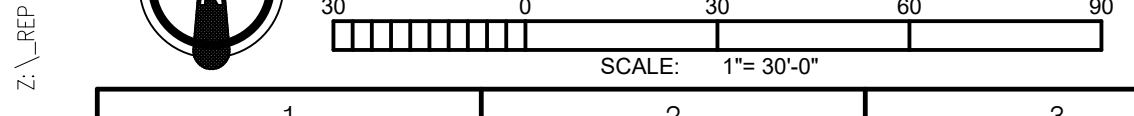


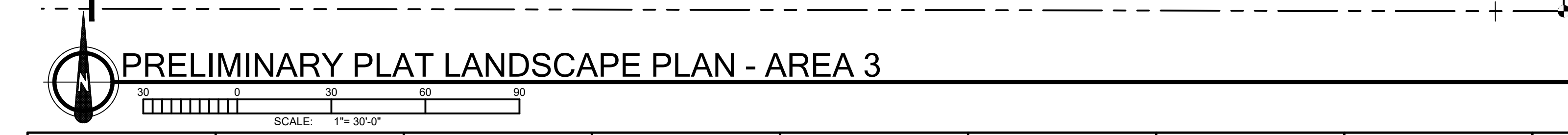
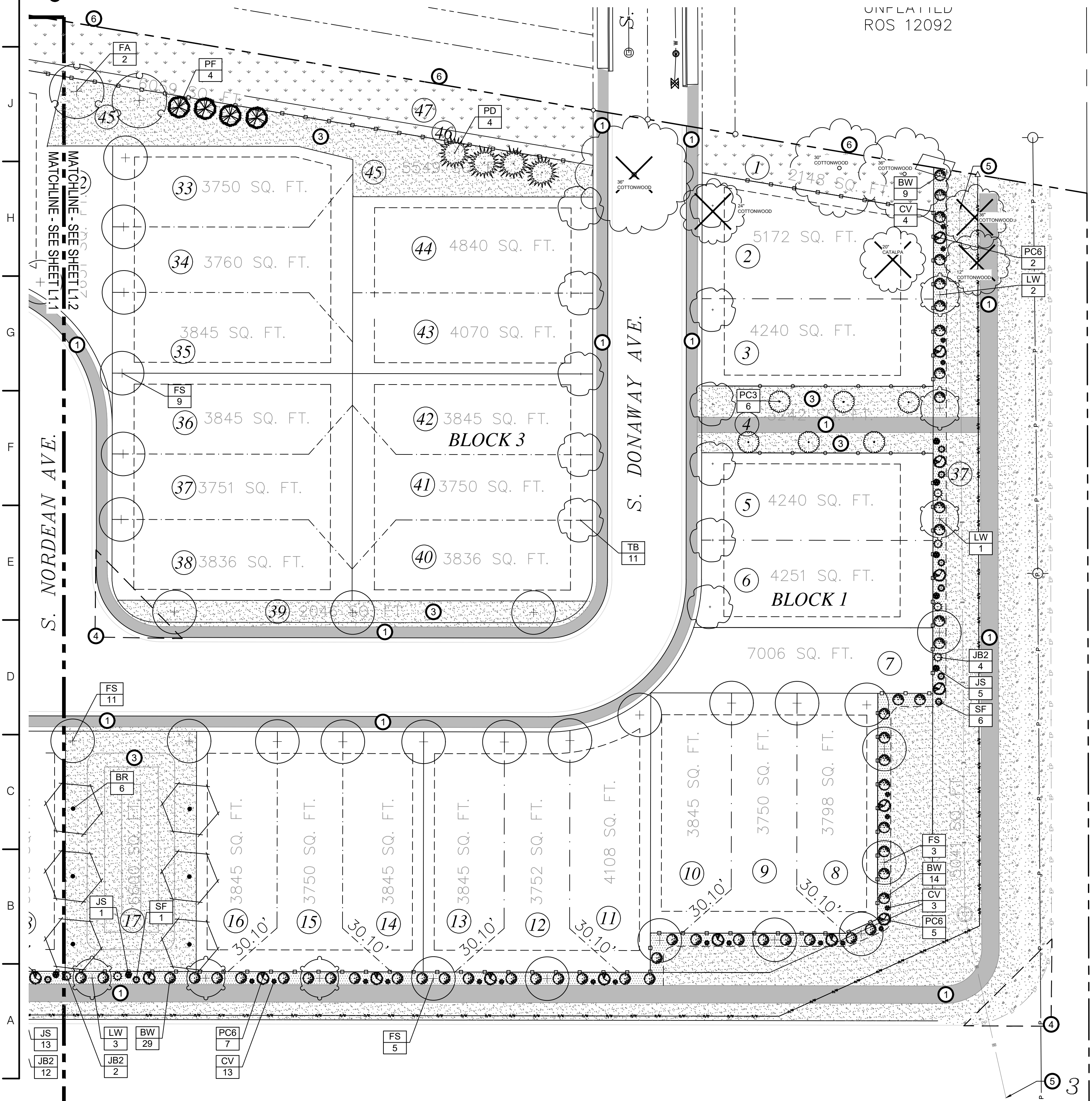
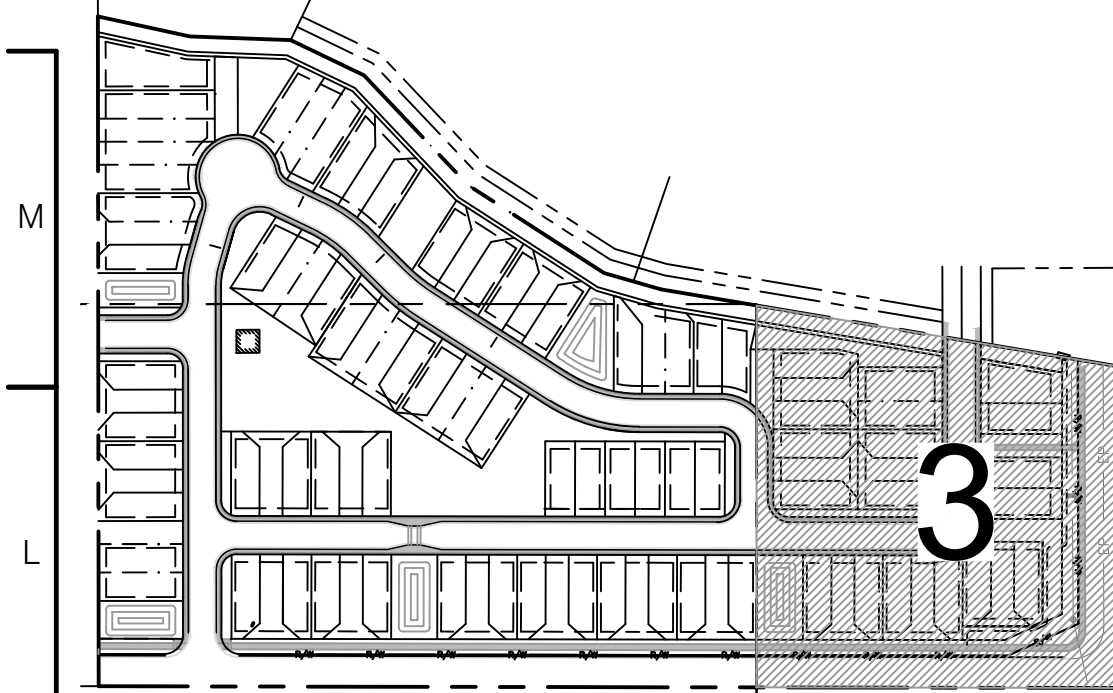
NEWBERRY PLACE SUBDIVISION
S. TEN MILE RD.
KUNA, IDAHO
SUBDIVISION

PRE-PLAT LANDSCAPE PLAN - AREA 2

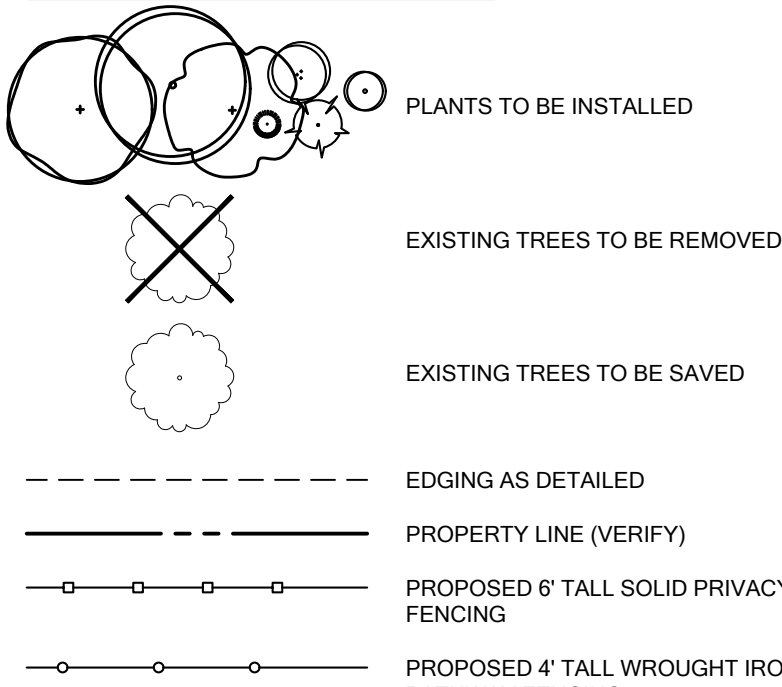
| | | | |
|----------|----------|------------|------|
| PROJECT | 22022 | SHEET | L1.1 |
| DATE | 04/14/22 | | |
| DRAWN BY | JR | CHECKED BY | JR |

PRELIMINARY PLAT LANDSCAPE PLAN - AREA 2



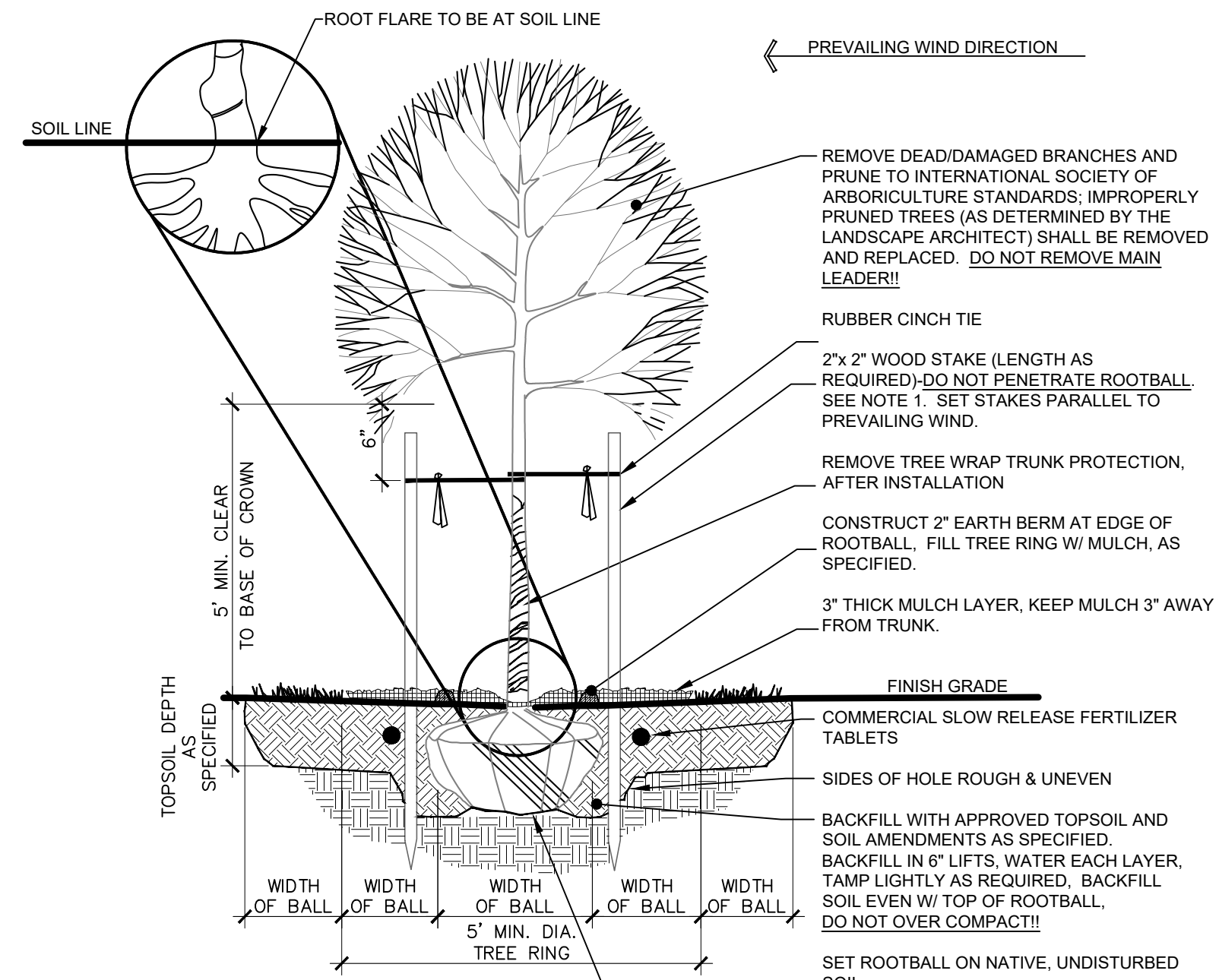


LANDSCAPE LEGEND



CALLOUT NOTES

- PROPOSED SIDEWALK/PATHWAY
- PROPOSED POOL/CLUBHOUSE AREA
- PROPOSED COMMON AREA/LAWN AREA
- 40' STREET VISION TRIANGLE
- PROPOSED GRAVITY IRRIGATION PIPE
- EXISTING IRRIGATION CANAL/EASEMENT TO REMAIN

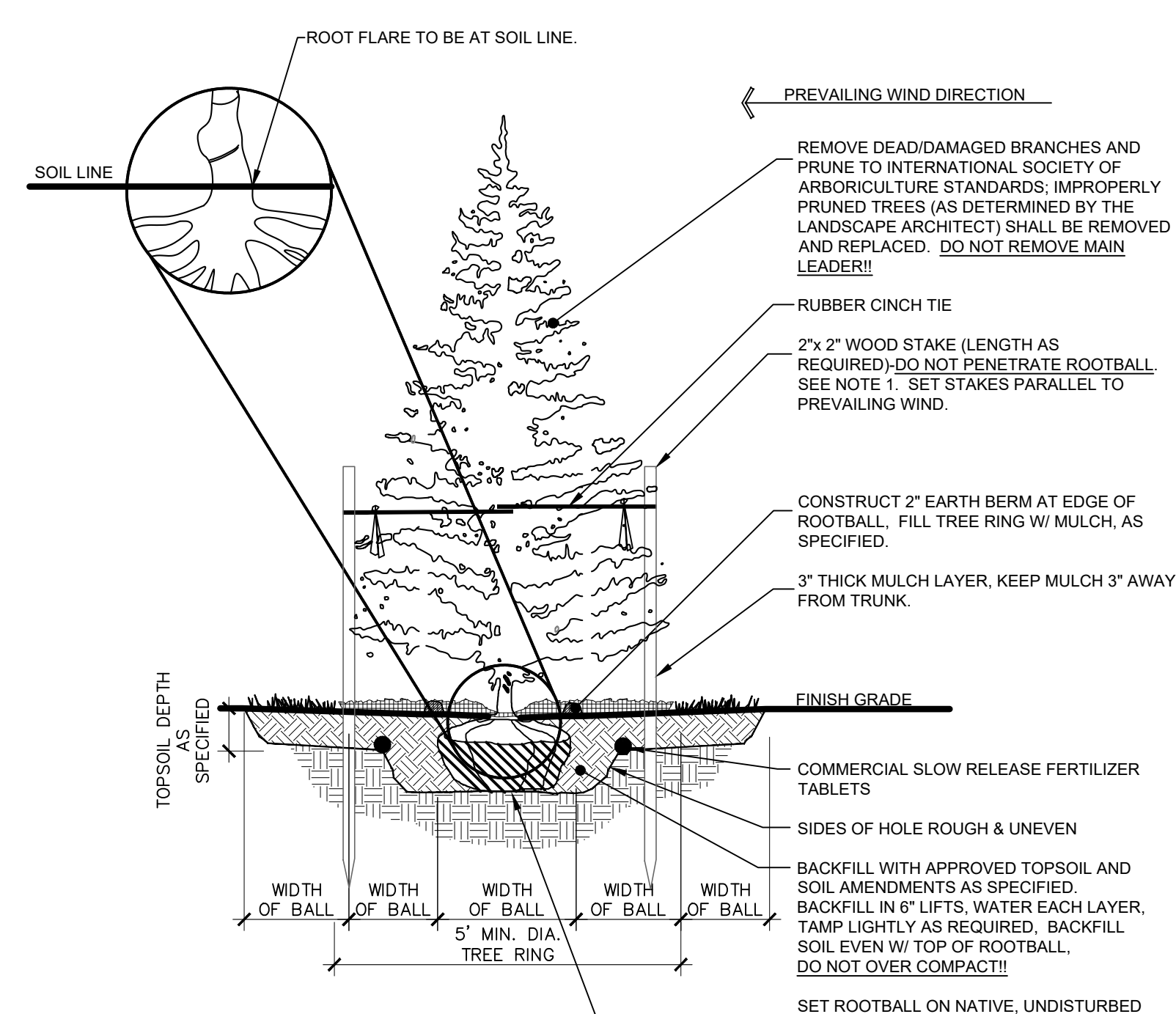


NOTES:

- REMOVE BURLAP, TWINE, AND WIRE BASKET FROM TOP 1/2 OF ROOTBALL. REMOVE ALL NAILS, TIES, AND PLASTIC FROM ROOTBALL. IF SYNTHETIC BURLAP IS UTILIZED TO WRAP THE ROOTBALL, IT SHALL BE COMPLETELY REMOVED. ONLY BIODEGRADABLE BURLAP SHALL BE LEFT ON THE BOTTOM OF THE ROOTBALL.
- THE STAKING OF TREES IS TO BE THE CONTRACTOR'S OPTION; HOWEVER, THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL TREES ARE PLANTED STRAIGHT AND THAT THEY REMAIN STRAIGHT FOR LENGTH OF WARRANTY PERIOD OR 1 YEAR AFTER SUBSTANTIAL COMPLETION WHICHEVER IS GREATER. ALL STAKING SHALL BE REMOVED AT THE END OF THE WARRANTY PERIOD.
- IN THE EVENT OF A QUESTION OR LACK OF CLARITY ON THE DRAWINGS, THE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT BEFORE PROCEEDING.
- LANDSCAPE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT AND OWNER PRIOR TO INSTALLATION OF PLANT MATERIAL.
- WRAP RUBBER CINCH TIES AROUND THE TREE TRUNKS AND STAKES USING EITHER THE STANDARD OR FIGURE EIGHT TYING METHOD. SECURE THE TIES TO THE STAKES WITH GALVANIZED NAILS TO PREVENT SLIPPAGE.
- WATER TREE TWICE WITHIN THE FIRST 24 HOURS.
- IN THE EVENT HARDPAN SOILS PREVENT TREE PLANTING AS DETAILED, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY. FOR TREES LOCATED WITHIN ROADSIDE PLANTERS LESS THAN 8'-0" IN WIDTH, PROVIDE TREE ROOT BARRIER (DEEPROOF #24-2 OR APPROVED EQUAL). LOCATE ROOT BARRIER AT BACK OF CURB AND EDGE OF SIDEWALK. ALL TREE INSTALLATIONS SHALL CONFORM TO ALL AGENCY APPROVAL REQUIREMENTS. CONTRACTOR SHALL VERIFY PRIOR TO ANY INSTALLATIONS.

1 DECIDUOUS TREE PLANTING

NOT TO SCALE



NOTES:

- REMOVE BURLAP, TWINE, AND WIRE BASKET FROM TOP 1/2 OF ROOTBALL. REMOVE ALL NAILS, TIES, AND PLASTIC FROM ROOTBALL. IF SYNTHETIC BURLAP IS UTILIZED TO WRAP THE ROOTBALL, IT SHALL BE COMPLETELY REMOVED. ONLY BIODEGRADABLE BURLAP SHALL BE LEFT ON THE BOTTOM OF THE ROOTBALL.
- THE STAKING OF TREES IS TO BE THE CONTRACTOR'S OPTION; HOWEVER, THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL TREES ARE PLANTED STRAIGHT AND THAT THEY REMAIN STRAIGHT FOR LENGTH OF WARRANTY PERIOD OR 1 YEAR AFTER SUBSTANTIAL COMPLETION WHICHEVER IS GREATER. ALL STAKING SHALL BE REMOVED AT THE END OF THE WARRANTY PERIOD.
- IN THE EVENT OF A QUESTION OR LACK OF CLARITY ON THE DRAWINGS, THE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT BEFORE PROCEEDING.
- LANDSCAPE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT AND OWNER PRIOR TO INSTALLATION OF PLANT MATERIAL.
- WRAP RUBBER CINCH TIES AROUND THE TREE TRUNKS AND STAKES USING EITHER THE STANDARD OR FIGURE EIGHT TYING METHOD. SECURE THE TIES TO THE STAKES WITH GALVANIZED NAILS TO PREVENT SLIPPAGE.
- WATER TREE TWICE WITHIN THE FIRST 24 HOURS.
- IN THE EVENT HARDPAN SOILS PREVENT TREE PLANTING AS DETAILED, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY.

2 CONIFEROUS TREE PLANTING

NOT TO SCALE

| PLANT SCHEDULE | | | | | |
|------------------|-----|--|--------|---------------|-------|
| CONIFEROUS TREES | QTY | COMMON / BOTANICAL NAME | SIZE | NOTES | CLASS |
| JS | 19 | Skyrocket Juniper Juniperus scopulorum 'Skyrocket' | 6' Ht. | 20' H x 3' W | |
| PC6 | 28 | Columnar Norway Spruce Picea abies 'Cupressina' | 6' Ht. | 25' H x 6' W | |
| PD | 23 | Black Hills Spruce Picea glauca 'Densata' | 6' Ht. | 45' H x 20' W | |
| PF | 22 | Vanderwolf's Pyramid Pine Pinus flexilis 'Vanderwolf's Pyramid' | 6' Ht. | 40' H x 20' W | |
| PN | 13 | Austrian Pine Pinus nigra | 6' Ht. | 55' H x 30' W | |

| DECIDUOUS TREES | | | | | |
|---|-----|-------------------------|-------------|---------------|----------|
| COMMON / BOTANICAL NAME | QTY | COMMON / BOTANICAL NAME | SIZE | NOTES | CLASS |
| Sienna Glen Maple Acer x freemanii 'Sienna' | 16 | AS | 2' Cal. B&B | 50' H x 35' W | Class II |
| River Birch Betula nigra | 35 | BR | 2' Cal. B&B | 40' H x 35' W | Class II |
| Common Hackberry Celtis occidentalis | 33 | CO | 2' Cal. B&B | 45' H x 35' W | Class II |
| Cimmaron Ash Fraxinus pennsylvanica 'Cimmaron' TM | 7 | FA | 2' Cal. B&B | 50' H x 30' W | Class II |
| Summit Green Ash Fraxinus pennsylvanica 'Summit' | 83 | FS | 2' Cal. B&B | 45' H x 25' W | Class II |
| Skyline Honeylocust Gleditsia triacanthos 'Skycole' | 10 | GI | 2' Cal. B&B | 45' H x 35' W | Class II |
| Worplesdon Sweetgum Liquidambar styraciflua 'Worplesdon' | 15 | LW | 2' Cal. B&B | 40' H x 25' W | Class II |
| Tulip Tree Liriodendron tulipifera | 6 | LT | 2' Cal. B&B | 60' H x 30' W | Class II |
| Bur Oak Quercus macrocarpa | 8 | QM | 2' Cal. B&B | 55' H x 45' W | Class II |
| Boulevard American Linden Tilia americana 'Boulevard' | 24 | TB | 2' Cal. B&B | 50' H x 25' W | Class II |

| FLOWERING TREES | | | | | |
|---|-----|-------------------------|-------------|---------------|----------|
| COMMON / BOTANICAL NAME | QTY | COMMON / BOTANICAL NAME | SIZE | NOTES | CLASS |
| Eastern Redbud Cercis canadensis | 7 | CC | 2' Cal. B&B | 25' H x 30' W | Class I |
| Chanticleer Pear Pyrus calleryana 'Glen's Form' TM | 17 | PC3 | 2' Cal. B&B | 40' H x 15' W | Class II |

| SHRUBS | | | | | |
|---|-----|-------------------------|--------|-------------|-------|
| COMMON / BOTANICAL NAME | QTY | COMMON / BOTANICAL NAME | SIZE | NOTES | CLASS |
| Winter Gem Boxwood Buxus microphylla japonica 'Winter Gem' | 97 | BW | 5 gal. | 5' H x 5' W | |
| Blue Star Juniper Juniperus squamata 'Blue Star' | 18 | JB2 | 2 gal. | 2' H x 4' W | |
| Neon Flash Spirea Spiraea japonica 'Neon Flash' | 26 | SF | 2 gal. | 3' H x 3' W | |

| PERENNIALS | | | | | |
|--|-----|-------------------------|--------|---------------|-------|
| COMMON / BOTANICAL NAME | QTY | COMMON / BOTANICAL NAME | SIZE | NOTES | CLASS |
| Moonbeam Threadleaf Coreopsis Coreopsis verticillata 'Moonbeam' | 39 | CV | 1 gal. | 1.5' H x 2' W | |

| GROUND COVERS | | | | | |
|------------------------------------|------------|-------------------------|------|-------|-------|
| COMMON / BOTANICAL NAME | QTY | COMMON / BOTANICAL NAME | SIZE | NOTES | CLASS |
| 3" minus Medium Bark Mulch | 9,055 sf | | | | |
| 3/4" minus Angular Stone Gravel | 6,145 sf | | | | |
| RTF Sod Rhizomatous Tall Fescue | 149,811 sf | | | | |
| Dryland Seed Mix See Notes | 32,599 sf | | | | |

NEWBERRY PLACE SUBDIVISION
S. TEN MILE RD.
KUNA, IDAHO
SUBDIVISION

| | |
|----------------------------------|----------------|
| PRE-PLAT LANDSCAPE PLAN - AREA 3 | |
| PROJECT: 22022 | SHEET: L1.2 |
| DATE: 04/14/22 | |
| DRAWN BY: JR | CHECKED BY: JR |

Glen Smallwood

From: Sub Name Mail
To: dunger@mat-eng.com
Cc: kalbright@forsgren.com
Subject: RE: Newberry Place Subdivision Name Reservation

July 21, 2021

Kerry Albright, Forsgren Associates
Doug Unger, Matrix Engineering

RE: Subdivision Name Reservation: **NEWBERRY PLACE SUBDIVISION**

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

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

Sincerely,



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

From: dunger@mat-eng.com <dunger@mat-eng.com>
Sent: Wednesday, July 21, 2021 8:43 AM
To: Sub Name Mail <subnamemail@adacounty.id.gov>
Subject: RE: [EXTERNAL] RE: Newberry Place Subdivision (formerly referenced as Skyline View Subdivision)

Thanks for the clarification Glen. Kerry's email address follows:

Kerry Albright kalbright@forsgren.com

Please let me know if you need any additional information.
Regards,
Doug Unger

The logo for Matrix Engineering, Inc. features the word "MATRIX" in large, bold, brown letters with a green tree graphic behind it. To the right, "ENGINEERING, INC." is written in smaller green letters. Below this, the tagline "(mă'triks') the point from which something originates or develops" is written in a smaller font. At the bottom, the address "1020 W. Main St., Ste. 100J, Boise, ID 83702" and "Doug Unger, P.E." are listed.
MATRIX ENGINEERING, INC.
(mă'triks') the point from which something originates or develops
1020 W. Main St., Ste. 100J, Boise, ID 83702
Doug Unger, P.E.

(c) 208.860.3127
Email: dunger@mat-eng.com

From: Sub Name Mail <subnamemail@adacounty.id.gov>
Sent: Wednesday, July 21, 2021 8:06 AM
To: dunger@mat-eng.com
Subject: RE: [EXTERNAL] RE: Newberry Place Subdivision (formerly referenced as Skyline View Subdivision)

Thanks Doug, but his current email address is what I really needed.



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

From: dunger@mat-eng.com <dunger@mat-eng.com>
Sent: Tuesday, July 20, 2021 1:52 PM
To: Sub Name Mail <subnamemail@adacounty.id.gov>
Subject: [EXTERNAL] RE: Newberry Place Subdivision (formerly referenced as Skyline View Subdivision)

Glen,
The additional information follows:

Kerry Albright, PLS
Forsgren Associates
917 South Lusk, Suite #300
Boise, ID 83706
208.342.3144

Thanks.
Doug Unger



From: Sub Name Mail <subnamemail@adacounty.id.gov>
Sent: Tuesday, July 20, 2021 12:46 PM
To: dunger@mat-eng.com
Subject: RE: [EXTERNAL] FW: Skyline View Subdivision Name Request

Doug;
I don't have any current information for Kerry Albright.
Please send me his contact so I can include him in the reservation communications.



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

From: dunger@mat-eng.com <dunger@mat-eng.com>
Sent: Monday, July 19, 2021 3:45 PM
To: Sub Name Mail <subnamemail@adacounty.id.gov>
Subject: RE: [EXTERNAL] FW: Skyline View Subdivision Name Request

Thanks Glen,
We will take the name as “**Newberry Place Subdivision**”
Kerry Albright, PLS – Forsgren Associates will be the surveyor of record.
We are currently refining the P-Plat and I will forward a copy to you thereafter, with PLS data.
Thanks again.
Doug Unger



From: Sub Name Mail <subnamemail@adacounty.id.gov>
Sent: Monday, July 19, 2021 3:10 PM
To: dunger@mat-eng.com
Subject: RE: [EXTERNAL] FW: Skyline View Subdivision Name Request

Doug;

Newberry Place is the only approvable name in the list.

The following information is also required prior to reserving a name;

- The name of the Professional Land Surveyor and firm that will be in responsible charge of the plat



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

From: dunger@mat-eng.com <dunger@mat-eng.com>
Sent: Monday, July 19, 2021 12:01 PM
To: Sub Name Mail <subnamemail@adacounty.id.gov>
Cc: 'Dale Newberry' <dnewberry@cableone.net>; hmhconstructioncorp@gmail.com; 'elwin butler' <etroybutler@yahoo.com>; 'Ben Semple' <ben@reandpartners.com>
Subject: [EXTERNAL] FW: Skyline View Subdivision Name Request

CAUTION: This email originated from outside Ada County email servers. Do not click on links or open attachments unless you recognize the sender and know the content is safe. Verify the sender by mouse-hovering over their display name in order to see the sender's full email address and confirm it is not suspicious. If you are unsure an email is safe, please report the email by using the 'Phish Alert' button in Outlook.

Good morning Glen,

We are in the process of preparing/submitting the P-Plat Application for a planned 124 unit townhome project in Kuna on Ada Co. **Parcel S1303142000** (along Ten Mile Road and adjacent to Memory Ranch Sob. No. 1.

Please validate if one of the following names can be reserved for this purpose.

- Skyline View Subdivision
- Skyline View Estates
- Skyline Heights Subdivision
- Newberry Place Subdivision
- DJ Estates Subdivision

The names/contact information for the Owners/Developers follows:

Skyline Homes & Development, LLC
Dale Newberry
John Odom
3516 N. Black Butte Court
Nampa, ID 83687
Phone: 208.440.6751

Please provide confirmation of the available subdivision names + please contact me if you have any questions and/or require additional substantiation. Thank you.

Regards,
Doug Unger

**MATRIX** ENGINEERING, INC.
(mă'triks') the point from which something originates or develops
1020 W. Main St., Ste. 100J, Boise, ID 83702
Doug Unger, P.E.
(c) 208.860.3127
Email: dunger@mat-eng.com



Client: Jeff Washburn
Date: January 29, 2019
Rev.: November 4, 2019
Job No.: 6518

PARCEL 1
PROPERTY DESCRIPTION

A parcel of land being a portion of the SE 1/4 NE 1/4 of Section 3, Township 2 North, Range 1 West, Boise Meridian, Ada County Idaho, more particularly described as follows:

Commencing at a found 3 1/4 inch diameter brass disk stamped "PLS 12087, 2018" marking the SE corner of said SE 1/4 NE 1/4, (East 1/4 corner), said corner bears N. 00° 06' 02" W., a distance of 2663.30 feet from a found 3 1/4 inch diameter brass disk stamped "PLS 12087, 2018" marking the SE corner of said section 3;

Thence along the easterly boundary of said SE 1/4 NE 1/4, N. 00° 07' 51" W., a distance of 547.10 feet, (formerly N. 00° 05' E., a distance of 569.0 feet), to a found 5/8 inch diameter iron pin, said pin being the POINT OF BEGINNING;

Thence S. 89° 43' 15" W., a distance of 161.03 feet, (formerly S. 89° 54' W., a distance of 161.0 feet), to a found 5/8 inch diameter iron pin stamped "PLS 7729";

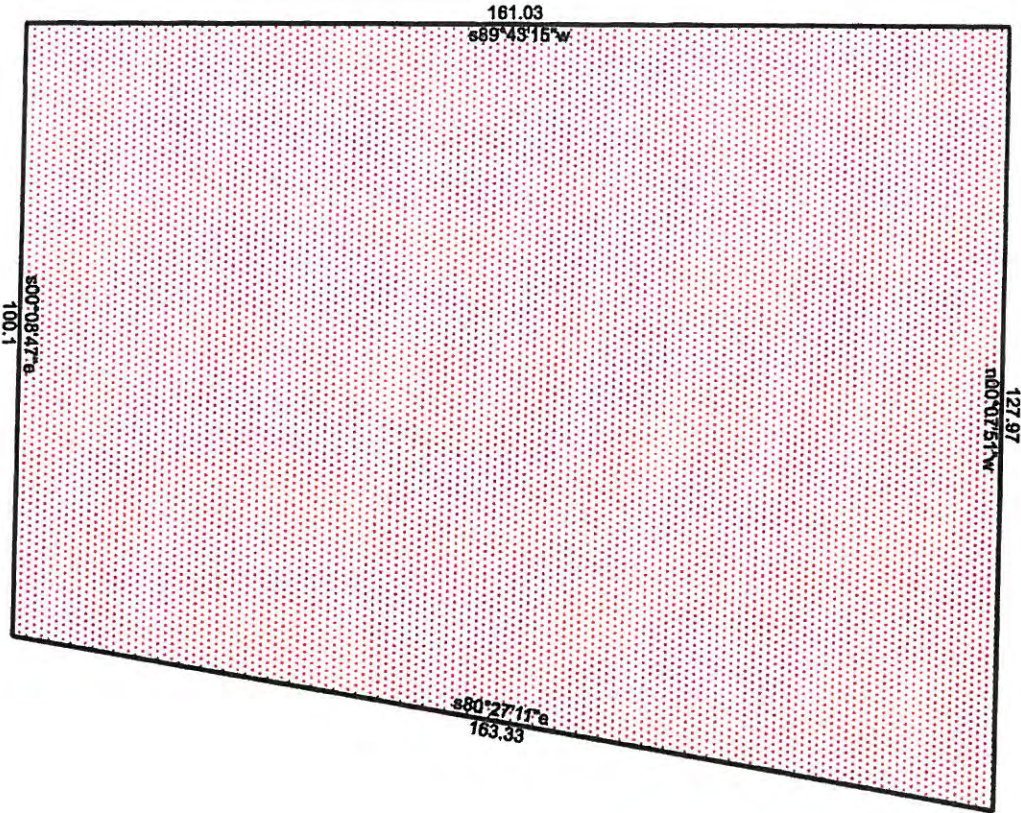
Thence S. 00° 08' 47" E., a distance of 100.10 feet, (formerly S. 00° 05' W., a distance of 100.0 feet), to a point on the centerline of the Harris Canal, said point bears S. 00° 08' 47" E., a distance of 15.00 feet from a found 5/8 inch diameter iron pin witness corner stamped "PLS 7729";

Thence along the centerline of said Harris Canal and its prolongation, S. 80° 27' 11" E., a distance of 163.33 feet to a set 5/8 inch diameter iron pin stamped "CLS PLS 7732" marking the easterly boundary of said SE 1/4 NE 1/4;

Thence along the easterly boundary of said SE 1/4 NE 1/4, N. 00° 07' 51" W., a distance of 127.97 feet to the POINT OF BEGINNING.

This parcel contains 0.42 acres more or less.





JN 6518 Parcel 1 Revised

11/4/2019

Scale: 1 inch= 30 feet

File:

Tract 1: 0.4215 Acres (18361 Sq. Feet), Closure: n41.1307w 0.01 ft. (1/109162), Perimeter=552 ft.

- 01 s89.4315w 161.03
- 02 s00.0847e 100.1
- 03 s80.2711e 163.33
- 04 n00.0751w 127.97



Client: Jeff Washburn
Date: January 29, 2019
Rev.: November 4, 2019
Job No.: 6518

PARCEL 2
PROPERTY DESCRIPTION

A parcel of land being a portion of the SE 1/4 NE 1/4 of Section 3, Township 2 North, Range 1 West, Boise Meridian, Ada County Idaho, more particularly described as follows:

BEGINNING at a found 3 1/4 inch diameter brass disk stamped "PLS 12087, 2018" marking the SE corner of said SE 1/4 NE 1/4, (East 1/4 corner), said corner bears N. 00° 06' 02" W., a distance of 2663.30 feet from a found 3 1/4 inch diameter brass disk stamped "PLS 12087, 2018" marking the SE corner of said section 3;

Thence along the easterly boundary of said SE 1/4 NE 1/4, N. 00° 07' 51" W., a distance of 419.12 feet to a set 5/8 inch diameter iron pin with cap stamped "CLS PLS 7732" being on the prolongation of the centerline of the Harris Canal;

Thence along said prolongation and centerline of said Harris Canal the following courses and distances:

Thence N. 80° 27' 11" W., a distance of 163.33 feet to a point on the centerline of the Harris Canal, said point bears S. 00° 08' 47" E., a distance of 15.00 feet from a found 5/8 inch diameter iron pin witness corner stamped "PLS 7729";

Thence continuing along the centerline of said Harris Canal, N. 80° 27' 11" W., a distance of 437.68 feet, (formerly N. 80° 45' W., a distance of 485.0 feet), to a point;

Thence N. 73° 47' 08" W., a distance of 76.98 feet to a point;

Thence N. 57° 10' 17" W., a distance of 210.65 feet, (formerly N. 56° 45' W., a distance of 222.0 feet), to a point;

Thence N. 43° 27' 32" W., a distance of 197.20 feet, (formerly N. 44° 06' W., a distance of 256.8 feet), to a point;

Thence N. 64° 17' 55" W., a distance of 105.91 feet to a point;

Thence N. 87° 54' 40" W., a distance of 131.41 feet, (formerly N. 84° 26' W., a distance of 314.0 feet), to a point;

COMPASS LAND SURVEYING, PLLC

Jeff Washburn-6518\Survey\Descriptions\Parcel 2 Rev.doc

Page 2 of 2

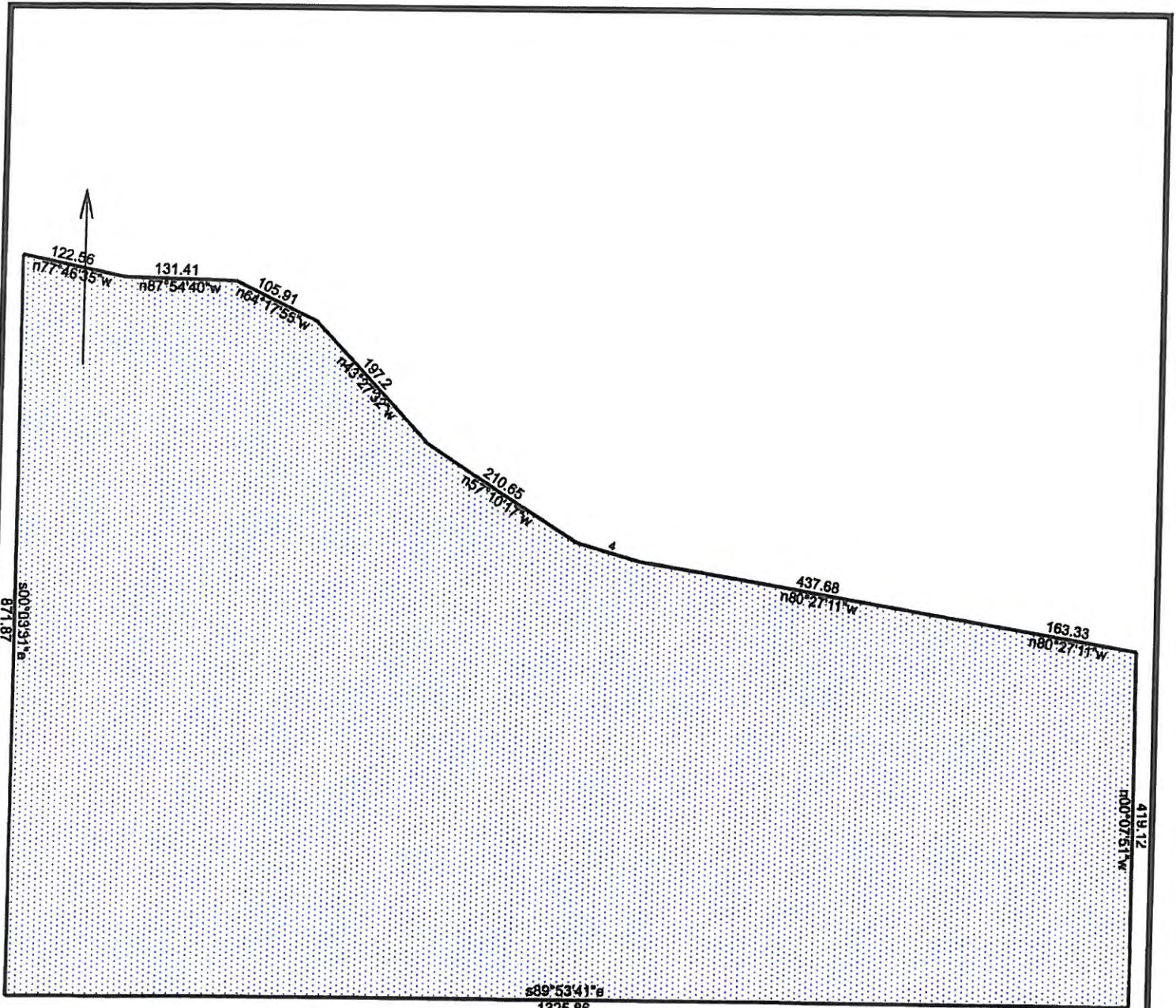
Thence N. $77^{\circ} 46' 35''$ W., a distance of 122.56 feet to a point on the westerly boundary of said SE 1/4 NE 1/4, said point bears S. $00^{\circ} 03' 31''$ E., a distance of 6.11 feet from a found 5/8 inch diameter iron pin witness corner;

Thence leaving the centerline of said Harris Canal and along the westerly boundary of said SE 1/4 NE 1/4, S. $00^{\circ} 03' 31''$ E., a distance of 871.87 feet, (formerly S. $00^{\circ} 06' W.$, a distance of 880.8 feet), to a found 5/8 inch diameter iron pin marking the SW corner of said SE 1/4 NE 1/4, (Center east 1/16 corner);

Thence along the southerly boundary of said SE 1/4 NE 1/4, S. $89^{\circ} 53' 41''$ E., a distance of 1325.86 feet, (formerly S. $89^{\circ} 52' E.$, a distance of 1324.0 feet), to the POINT OF BEGINNING.

This parcel contains 18.64 acres more or less.





JN6518 Parcel 2 Revised

11/4/2019

Scale: 1 inch= 171 feet

File:

Tract 1: 18.6430 Acres, Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=4063 ft.

- 01 n00.0751w 419.12
- 02 n80.2711w 163.33
- 03 n80.2711w 437.68
- 04 n73.4708w 76.98
- 05 n57.1017w 210.65
- 06 n43.2732w 197.2
- 07 n64.1755w 105.91
- 08 n87.5440w 131.41
- 09 n77.4635w 122.56

- 10 s00.0331e 871.87
- 11 s89.5341e 1325.86



Client: Jeff Washburn
Date: January 29, 2019
Rev.: November 4, 2019
Job No.: 6518

PARCEL 2
PROPERTY DESCRIPTION

A parcel of land being a portion of the SE 1/4 NE 1/4 of Section 3, Township 2 North, Range 1 West, Boise Meridian, Ada County Idaho, more particularly described as follows:

BEGINNING at a found 3 1/4 inch diameter brass disk stamped "PLS 12087, 2018" marking the SE corner of said SE 1/4 NE 1/4, (East 1/4 corner), said corner bears N. 00° 06' 02" W., a distance of 2663.30 feet from a found 3 1/4 inch diameter brass disk stamped "PLS 12087, 2018" marking the SE corner of said section 3;

Thence along the easterly boundary of said SE 1/4 NE 1/4, N. 00° 07' 51" W., a distance of 419.12 feet to a set 5/8 inch diameter iron pin with cap stamped "CLS PLS 7732" being on the prolongation of the centerline of the Harris Canal;

Thence along said prolongation and centerline of said Harris Canal the following courses and distances:

Thence N. 80° 27' 11" W., a distance of 163.33 feet to a point on the centerline of the Harris Canal, said point bears S. 00° 08' 47" E., a distance of 15.00 feet from a found 5/8 inch diameter iron pin witness corner stamped "PLS 7729";

Thence continuing along the centerline of said Harris Canal, N. 80° 27' 11" W., a distance of 437.68 feet, (formerly N. 80° 45' W., a distance of 485.0 feet), to a point;

Thence N. 73° 47' 08" W., a distance of 76.98 feet to a point;

Thence N. 57° 10' 17" W., a distance of 210.65 feet, (formerly N. 56° 45' W., a distance of 222.0 feet), to a point;

Thence N. 43° 27' 32" W., a distance of 197.20 feet, (formerly N. 44° 06' W., a distance of 256.8 feet), to a point;

Thence N. 64° 17' 55" W., a distance of 105.91 feet to a point;

Thence N. 87° 54' 40" W., a distance of 131.41 feet, (formerly N. 84° 26' W., a distance of 314.0 feet), to a point;

Thence N. 77° 46' 35" W., a distance of 122.56 feet to a point on the westerly boundary of said SE 1/4 NE 1/4, said point bears S. 00° 03' 31" E., a distance of 6.11 feet from a found 5/8 inch diameter iron pin witness corner;

Thence leaving the centerline of said Harris Canal and along the westerly boundary of said SE 1/4 NE 1/4, S. 00° 03' 31" E., a distance of 871.87 feet, (formerly S. 00° 06' W., a distance of 880.8 feet), to a found 5/8 inch diameter iron pin marking the SW corner of said SE 1/4 NE 1/4, (Center east 1/16 corner);

Thence along the southerly boundary of said SE 1/4 NE 1/4, S. 89° 53' 41" E., a distance of 1325.86 feet, (formerly S. 89° 52' E., a distance of 1324.0 feet), to the POINT OF BEGINNING.

This parcel contains 18.64 acres more or less.



Client: Jeff Washburn
Date: January 29, 2019
Rev.: November 4, 2019
Job No.: 6518

PARCEL 1
PROPERTY DESCRIPTION

A parcel of land being a portion of the SE 1/4 NE 1/4 of Section 3, Township 2 North, Range 1 West, Boise Meridian, Ada County Idaho, more particularly described as follows:

Commencing at a found 3 1/4 inch diameter brass disk stamped "PLS 12087, 2018" marking the SE corner of said SE 1/4 NE 1/4, (East 1/4 corner), said corner bears N. 00° 06' 02" W., a distance of 2663.30 feet from a found 3 1/4 inch diameter brass disk stamped "PLS 12087, 2018" marking the SE corner of said section 3;

Thence along the easterly boundary of said SE 1/4 NE 1/4, N. 00° 07' 51" W., a distance of 547.10 feet, (formerly N. 00° 05' E., a distance of 569.0 feet), to a found 5/8 inch diameter iron pin, said pin being the POINT OF BEGINNING;

Thence S. 89° 43' 15" W., a distance of 161.03 feet, (formerly S. 89° 54' W., a distance of 161.0 feet), to a found 5/8 inch diameter iron pin stamped "PLS 7729";

Thence S. 00° 08' 47" E., a distance of 100.10 feet, (formerly S. 00° 05' W., a distance of 100.0 feet), to a point on the centerline of the Harris Canal, said point bears S. 00° 08' 47" E., a distance of 15.00 feet from a found 5/8 inch diameter iron pin witness corner stamped "PLS 7729";

Thence along the centerline of said Harris Canal and its prolongation, S. 80° 27' 11" E., a distance of 163.33 feet to a set 5/8 inch diameter iron pin stamped "CLS PLS 7732" marking the easterly boundary of said SE 1/4 NE 1/4;

Thence along the easterly boundary of said SE 1/4 NE 1/4, N. 00° 07' 51" W., a distance of 127.97 feet to the POINT OF BEGINNING.

This parcel contains 0.42 acres more or less.