



City of Kuna Design Review Application

P.O. Box 13
Kuna, Idaho 83634
(208) 922.5274
Fax: (208) 922.5989
Website: www.kunacity.id.gov

FILE NO.: (17-07-AM, 17-09-S) & *17-20-DR

CROSS REF.: _____

FILES: Saranda Sub

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 of these documents can be found online (www.cityofkuna.com) or are picked up in the City's Planning and zoning department is located at 763 W Avalon, Kuna ID. Staff is glad to assist you with your application form.

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 : <u>2/28/17</u> <i>Note: Pre-Applications are valid for a period of three (3) months.</i>	<input checked="" 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 checked="" 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. see letter of intent ✓	<input checked="" 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 checked="" 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 checked="" 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 checked="" 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:

- (1) 24" X 36" TO SCALE COPIES
- (1) 11" X 17" REDUCTIONS
- (1) 8 1/2" X 11" 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 - see plat

Applicant Use

North Arrow

To scale drawings

Property lines

Name of "Plan Preparer" with contact information

Name of project and date

Existing structures, identify those which are to be relocated or removed

On-site and adjoining streets, alleys, private drives and rights-of-way

Drainage location and method of on-site retention / detention

Location of public restrooms

Existing / proposed utility service and any above-ground utility structures and their location

Location and width of easements, canals and drainage ditches

Location and dimension of off-street parking

Locations and sizes of any loading area, docks, ramps and vehicle storage or service areas

Trash storage areas and exterior mechanical equipment, with proposed method of screening

Sign locations *(a separate sign application must be submitted with this application)*

On-site transportation circulation plan for motor vehicles, pedestrians and bicycles

Locations and uses of ALL open spaces

Locations, types and sizes of sound and visual buffers *(Note: all buffers must be located outside the public right-of-way)*

Parking layout including spaces, driveways, curb cuts, circulation patterns, pedestrian walks and vision triangle

Locations of subdivision lines *(if applicable)*

Illustration that demonstrates adequate sight distance is provided for motor vehicles, pedestrians and bicycles

Location of walls and fences and indication of their height and material of construction

Roofline and foundation plan of building, location on the site

Location and designations of all sidewalks

Location and designation of all rights-of-way and property lines

Staff Use

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 checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	To scale drawings	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	Boundaries, property lines and dimensions	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	Name of "Plan Preparer" with contact information	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	Name of project and date	<input checked="" 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. If there are any questions, please contact the City Forester, Natalie Reeder, at 208.880.0953</i>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	Existing vegetation identified by specific size. Identify those which are proposed to be relocated or removed.	<input checked="" 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 checked="" 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 checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	Locations and uses for open spaces	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	Parking layout including spaces, driveways, curb cuts, circulation patterns, pedestrian walks and vision triangle	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	Illustration that demonstrates adequate sight distance is provided for motor vehicles, pedestrians and bicycles	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	Location and designations of all sidewalks	<input checked="" 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. <i>see plat x</i>	<input checked="" type="checkbox"/>

Building Elevations

- | | | | | |
|-----|--|---|--------------------------|-----|
| N/A | Applicant
Use | <input type="checkbox"/> Detailed elevation plans of each side of any proposed building(s) or additions(s)
<i>Note: Four (4) elevations to include all sides of development and must be in color</i> | Staff
Use | N/A |
| | <input type="checkbox"/> Identify the elevations as to north, south, east, and west orientation | <input type="checkbox"/> Colored copies of all proposed building materials and indication where each material and color application is to be located
<i>Note: Submit as 11"x17" reductions</i> | <input type="checkbox"/> | |
| | <input type="checkbox"/> Screening/treatment of mechanical equipment | <input type="checkbox"/> Provide a cross-section of the building showing any roof top mechanical units and their roof placement | <input type="checkbox"/> | |
| | <input type="checkbox"/> Detailed elevation plans showing the materials to be used in construction of trash enclosures | <input type="checkbox"/> | <input type="checkbox"/> | |

Lighting Plan

- | | | | | |
|-----|--|---|--------------------------|-----|
| N/A | Applicant
Use | <input type="checkbox"/> Exterior lighting including detained cut sheets and photometric plan (pedestrian, vehicle, security, decoration) | Staff
Use | N/A |
| | <input type="checkbox"/> Types and wattage of all light fixtures
<i>Note: The City encourages use of "dark sky" lighting fixtures</i> | <input type="checkbox"/> Placement of all light fixtures shown on elevations and landscaping plans | <input type="checkbox"/> | |

Roof Plans

- | | | | | |
|-----|------------------|---|--------------|-----|
| N/A | Applicant
Use | <input type="checkbox"/> Size and location of all roof top mechanical units | Staff
Use | N/A |
|-----|------------------|---|--------------|-----|

Design Review Application

Applicant: Jane Suggs / WHPacific Phone: 208-275-8729

Owner

Representative

Fax/Email: jsuggs@whpacific.com

Applicant's Address: 2141 Airport Way, Suite 104

Boise, Idaho Zip: 83705

Owner: Challenger Development, Inc Phone: _____

Owner's Address: 1977 E. Overland Road Email: _____

Boise, Idaho Zip: 83642

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

Address: _____ Email: _____

Zip: _____

Address of Property: 1105 W. Hubbard Road

Kuna, Idaho Zip: 83642

Distance from Major Cross Street: 1460 feet Street Name(s): N. Linder Road

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.)*

landscaping in a single family subdivision

1. Dimension of Property: see plat for dimensions and area of common/landscaped area
2. Current Land Use(s): single family home and out buildings
3. What are the land uses of the adjoining properties?
 - North: single family sub
 - South: agriculture
 - East: agriculture and single family home
 - West: canal and single family home
4. Is the project intended to be phased, if so what is the phasing time period? no
 Please explain: _____

5. The number and use(s) of all structures: single family detached homes

6. Building heights: 35' max Number of stories: one and two
- 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.: _____ / _____

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

20. Parking requirements: _____

Total Number of Parking Spaces: 0 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

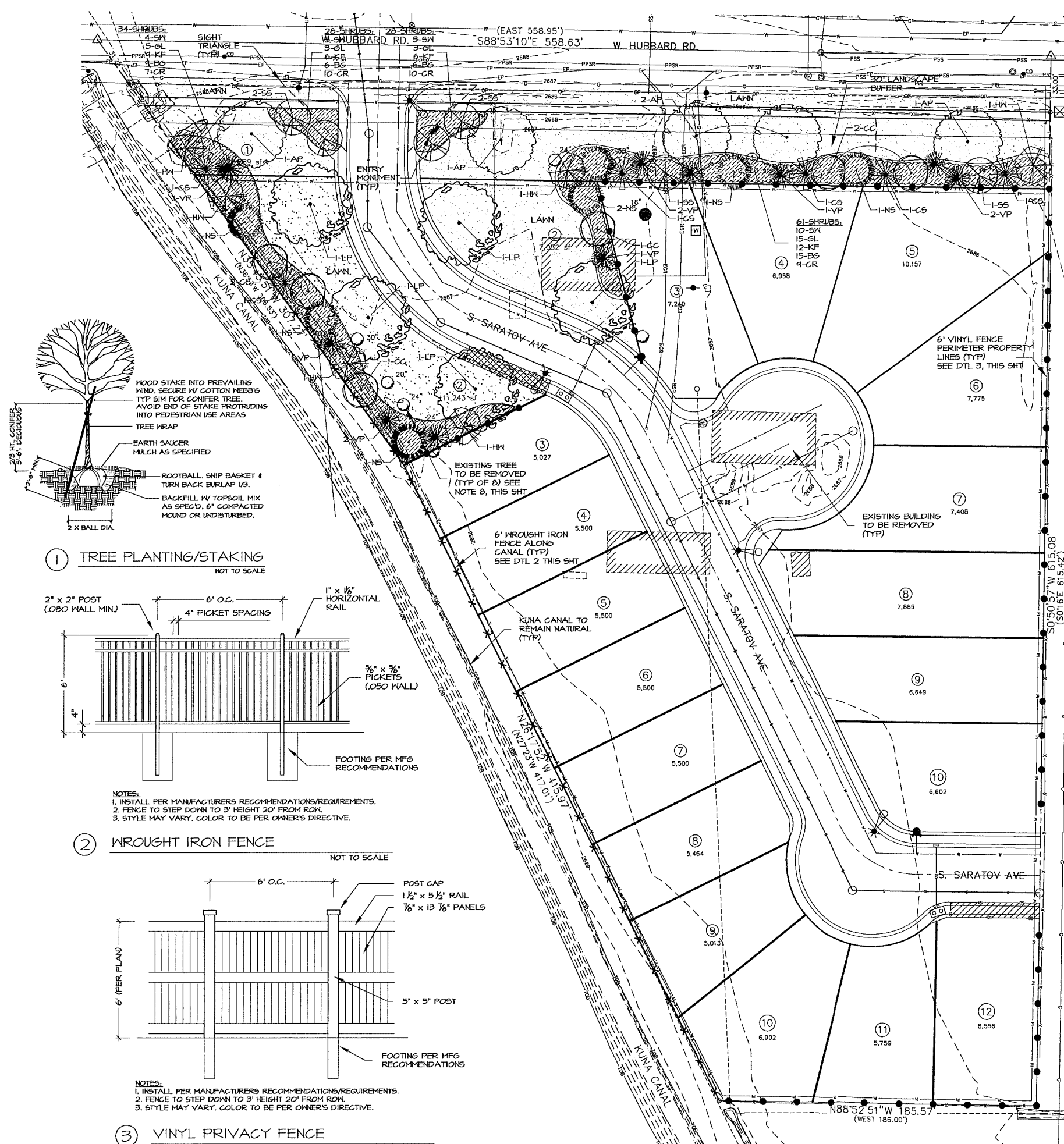
IF THE PLANNING DIRECTOR OR DESIGNEE, THE DESIGN REVIEW BOARD AND/OR THE CITY COUNCIL DETERMINE THAT ADDITIONAL AND/OR REVISED INFORMATION IS NEEDED, AND/OR IF OTHER UNFORESEEN CIRCUMSTANCES ARISE, ANY DATES OUTLINED FOR PROCESSING MAY BE RECHEDULED BY THE CITY. APPLICANT/REPRESENTATIVE MUST ATTEND THE 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 your request, please have ready the file number indicated in this notice.

Signature of Applicant Jane S. Sigg Date 8/24/17
City staff comments: _____

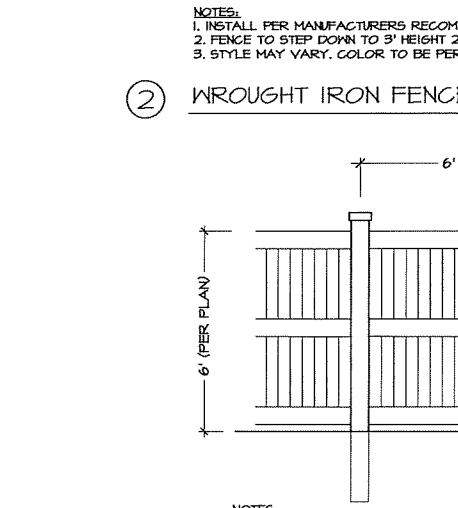
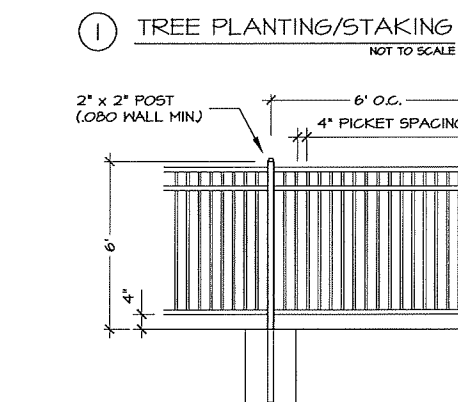
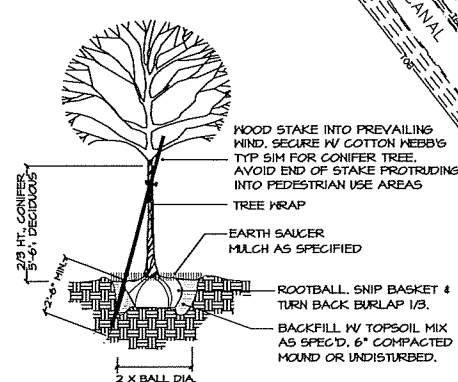
Signature of receipt by City Staff V. Kloner Date 8/24/2017

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



PLANT PALETTE

SYM	COMMON NAME	BOTANICAL NAME	SIZE	MATURE SIZE	QUANTITY
EVERGREEN TREES					
CS	COLORADO BLUE SPRUCE	PICEA PUNGENS 'GLAUGA'	6-8' HT B4B	35' HT x 15' W	6
NS	NORWAY SPRUCE	PICEA ABIES	6-8' HT B4B	50' HT x 25' W	7
VP	VANDERWOLF'S PINE	PINUS FLEXILIS 'VANDERWOLF'S'	6-8' HT B4B	20' HT x 10' W	10
SHADE TREES (CLASS III)					
LP	LONDON PLANETREE	PLATANUS x ACERIFOLIA 'BLOODGOOD'	2' CAL B4B	65' HT x 50' W	5
STREET TREES (CLASS II)					
AP	AUTUMN PURPLE ASH	FRAXINUS AMERICANA 'JUNGINGER'	2' CAL B4B	50' HT x 35' W	5
ORNAMENTAL TREES (CLASS I)					
CC	CANADA RED CHOKECHERRY	PRUNUS VIRGINIANA 'SHUBERT'	2' CAL B4B	25' HT x 20' W	6
HN	HOT WINGS MAPLE	ACER TATARICUM 'GARANN'	8-10' CLUMP B4B	20' HT x 15' W	6
SS	SPRING SNOW CRABAPPLE	MALUS x 'SPRING SNOW'	2' CAL B4B	25' HT x 20' W	6
SHRUBS/ORNAMENTAL GRASSES/PERENNIALS					
BG	BLACK EYED SUSAN	RUDBECKIA FULGIDA 'GOLDSTRUM'	1 GAL. 24" O.C.	2' HT x 2' W	36
	BLUE GRAMA GRASS	BOULETELOA GRACILIS 'BLONDE AMBITION'	1 GAL.	3' HT x 3' W	
	BLUE RUG JUNIFER	JUNIPERUS HORIZONTALIS 'MILTONI'	3 GAL.	6' HT x 6' W	
CR	GREeping MAHONIA	MAHONIA REPENS	2 GAL.	10' HT x 3' W	36
	RED FLOWER CARPET ROSE	ROSA FLOWER CARPET 'NOARE'	3 GAL.	2' HT x 2' W	
	DARTS GOLD NINEBARK	PHYSCOCARPUS OPULIFOLIUS 'DARTS GOLD'	5 GAL.	3' HT x 3' W	
	STELLA D'ORO DAYLILY	HEMEROCALLIS 'STELLA D'ORO'	1 GAL.	4' HT x 4' W	26
	EMERALD 'N' GOLD EUONYMUS	EUONYMUS FORTUNEI 'EMERALD 'N' GOLD'	5 GAL.	15' HT x 2' W	
	ENDLESS SUMMER HYDRANGEA	HYDRANGEA ARBORESCENS 'PIIHM-I'	3 GAL.	2' HT x 4' W	
GL	FINE LINE BUCKTHORN	RHAMNUS FRAGULA 'RON WILLIAMS'	1 GAL.	2' HT x 4' W	26
	GRO-LOW SUMAC	RUBUS AROMATICUS 'GRO-LOW'	5 GAL.	4' HT x 4' W	
	IVORY HALO DOGWOOD	CORNUS ALBA 'BAILHALO'	5 GAL.	6' HT x 2.5' W	
KF	KARL FOERSTER REED GRASS	CALAMAGROSTIS ARUNDINACEA 'K.F.'	1 GAL.	4' HT x 2' W	33
	LITTLE DEVIL NINEBARK	PHYSCOCARPUS OPULIFOLIUS 'DONNA MAY'	3 GAL.	3' HT x 3' W	
	MAIDEN GRASS	MISCANTHUS SINENSIS 'GRACILLIMUS'	1 GAL.	7' HT x 4' W	
	MUGO PINE	PINUS MUGO PUMILIO	5 GAL.	5' HT x 5' W	20
	OTTO LUYKEN LAUREL	PRUNUS LAUROCEASUS 'OTTO LUYKEN'	5 GAL.	3' HT x 6' W	
	PJM RHODODENDRON	RHODODENDRON 'PJM'	5 GAL.	4' HT x 4' W	
SN	SKY HIGH JUNIFER	JUNIPERUS SCOPULORUM 'BAILLIGH'	5' 6" HT B4B	12' HT x 4' W	20
	SUMMERHINE NINEBARK	PHYSCOCARPUS OPULIFOLIA 'SEWARD'	5 GAL.	6' HT x 6' W	



LAWN
 6' WROUGHT IRON FENCE ALONG CANAL (TYP) SEE DTL 2, THIS SHT
 6' VINYL FENCE ALONG PERIMETER PROPERTY LINES (TYP) SEE DTL 3, THIS SHT

NOTES

- ALL LANDSCAPE SHALL BE INSTALLED IN ACCORDANCE WITH KUNA CITY ORDINANCE REQUIREMENTS. ALL LOTS WILL COMPLY WITH KUNA CITY ORDINANCE REQUIRING ONE (1) TREE PER LOT (PROVIDED BY DEVELOPER).
- ALL PLANTING AREAS TO BE WATERED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
- ALL COMMON SPACE LANDSCAPING SHALL BE OWNED AND MAINTAINED BY A HOMEOWNER'S ASSOCIATION.
- TREES SHALL NOT BE PLANTED WITHIN THE 10-CLEAR ZONE OF ALL ACHD STORM DRAIN PIPE, STRUCTURES, OR FACILITIES. SEEPAGE BEDS MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM.
- NO TREES SHALL IMPEDE THE 40' STREET AND DEPARTURE VISION TRIANGLES AT ALL INTERSECTIONS. NO CONIFEROUS TREES OR SHRUBS OVER 3' HIGH AT MATURITY WILL BE LOCATED WITHIN VISION TRIANGLE OR ACHD ROW. AS TREES MATURE, THE OWNER SHALL BE RESPONSIBLE FOR PRUNING TREE CANOPIES TO MEET ACHD REQUIREMENTS FOR MAINTAINING CLEAR VISIBILITY WITHIN 40' STREET AND DEPARTURE VISION TRIANGLE. TREES SHALL BE PLANTED NO CLOSER THAN 50' FROM STOP SIGNS.
- LANDSCAPE AND TREES IN FRONT OF BUILDING LOTS ON INTERIOR STREETS TO BE COMPLETED DURING CONSTRUCTION OF THESE LOTS. TREE LOCATIONS MAY BE ALTERED TO ACCOMMODATE DRIVENAYS AND UTILITIES. TREES SHALL NOT BE PLANTED WITHIN 5' OF WATER METERS OR UTILITY LINES.
- PLANT LIST IS REPRESENTATIVE AND SUBJECT TO SUBSTITUTIONS OF SIMILAR SPECIES BY OWNER, SUBJECT TO CITY FORESTER'S PRE-APPROVAL. BURLAP AND WIRE BASKETS TO BE REMOVED FROM ROOT BALL AS MUCH AS POSSIBLE, AT LEAST HALFWAY DOWN THE BALL OF THE TREE. ALL NYLON ROPES TO BE COMPLETELY REMOVED FROM TREES.
- EIGHT (8) EXISTING TREES ARE LOCATED ON-SITE. EXISTING TREES ARE DEAD, DYING, AND/OR OF UNDESIRABLE SPECIES. VERIFY REMOVAL WITH KUNA CITY FORESTER AND MITIGATED (IF REQUIRED) WITH TREES PROVIDED BEYOND THOSE REQUIRED IN LANDSCAPE BUFFER AND COMMON OPEN SPACE.

LANDSCAPE CALCULATIONS

LANDSCAPE BUFFER ARE REQUIRED TO BE PLANTED WITH THE FOLLOWING PLANTS PER 100 LINEAR FEET: TWO (2) SHADE TREES, THREE (3) EVERGREEN TREES, AND TWELVE (12) SHRUBS. EACH REQUIRED SHADE TREE MAY BE SUBSTITUTED FOR TWO (2) FLOWERING/ORNAMENTAL TREES.

LOCATION	BUFFER WIDTH	LENGTH	REQUIRED	PROVIDED
W. HUBBARD RD.	30'	460' / 100' =	10 TREES	10.5 TREES (5 SHADE TREES + 11 ORNAMENTAL TREES)
			14 EVERGREENS 56 SHRUBS	14 EVERGREENS 151 SHRUBS

NUMBER OF TREES PROVIDED ON COMMON LOTS: 21
 NUMBER OF TREES PROVIDED ON BUFFERS: 30
 TOTAL NUMBER OF TREES: 51

DEVELOPMENT DATA

TOTAL AREA	5.01 ACRES
RESIDENTIAL LOTS	18
COMMON LOTS	4
TOTAL LOTS	22
USEABLE OPEN SPACE	.73 ACRES (14.6%)
EXISTING ZONING	RR
PROPOSED ZONING	R-6

OWNER	DEVELOPER
VIPER INVESTMENTS LLC 1977 E. OVERLAND RD. MERIDIAN, IDAHO 83642	TRILOGY DEVELOPMENT, INC. 9839 W. CABLE CAR ST. BOISE, IDAHO 83709

JENSEN BELTS ASSOCIATES
 Site Planning / Landscape Architects
 3025 Tynd Lane, Ste 100 Boise, ID 83706
 Ph: 208 449-7776, Fax: 208 449-7178

Scale 1" = 30'
 NORTH

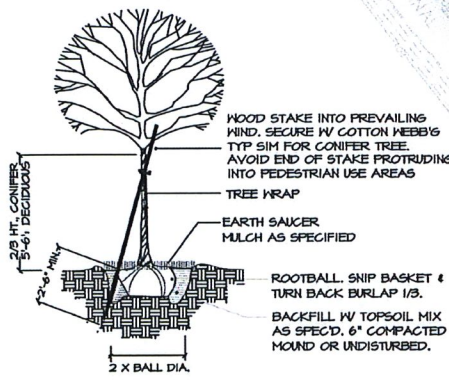
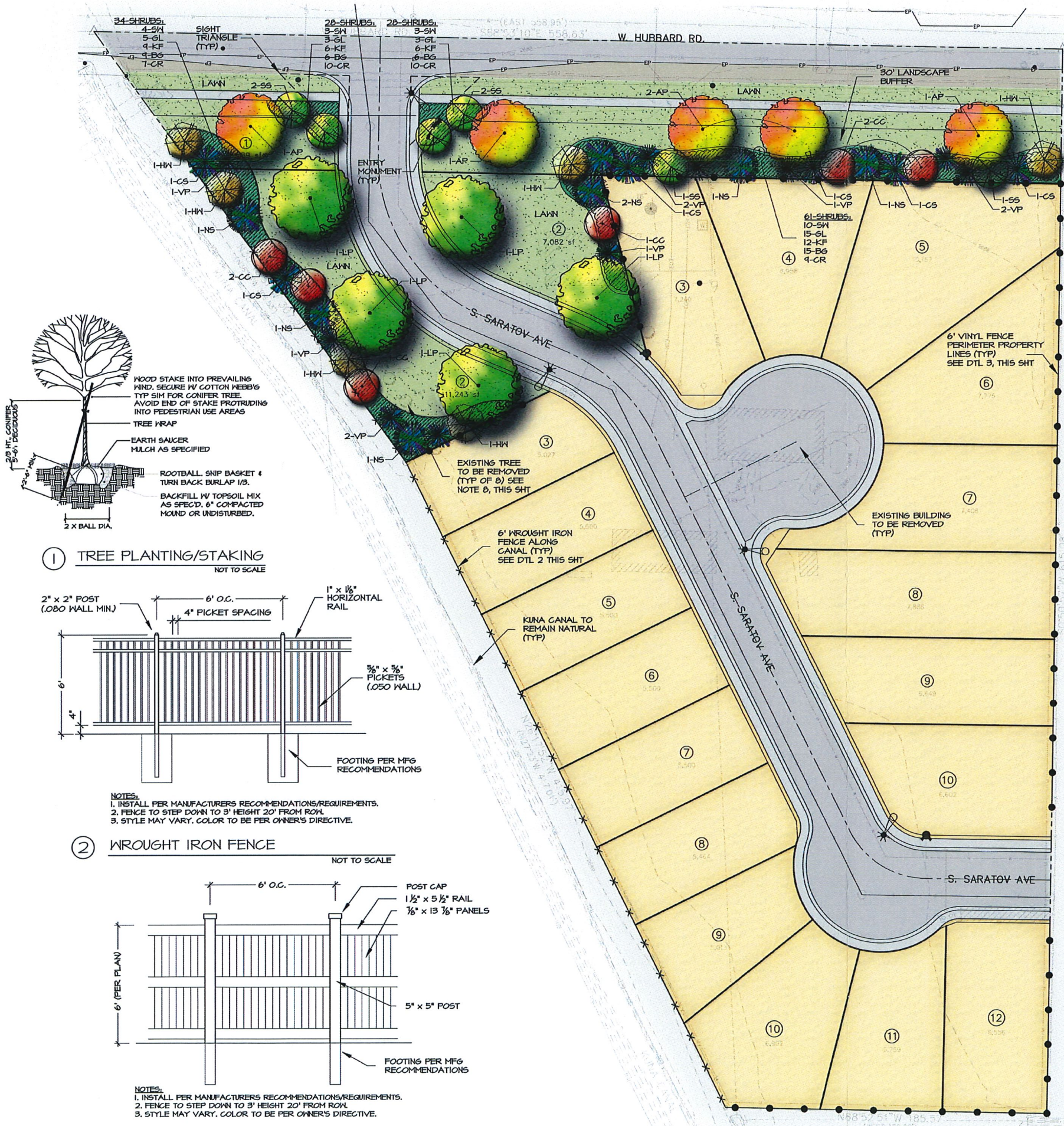
REVISIONS
 NO. DATE DESCRIPTION

OWNER
 VIPER INVESTMENTS LLC
 1977 E. OVERLAND RD.
 MERIDIAN, IDAHO 83642

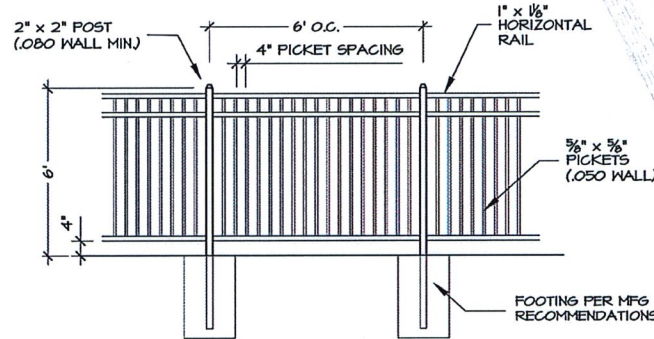
DEVELOPER
 TRILOGY DEVELOPMENT, INC.
 9839 W. CABLE CAR ST.
 BOISE, IDAHO 83709

PROJECT: JBA 1726 **DATE:** 04-07-2017

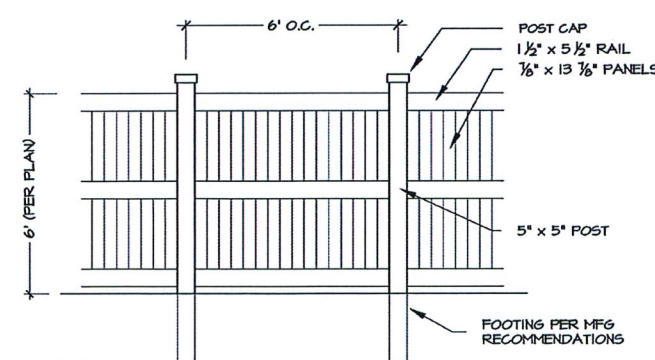
PRELIMINARY PLAT
SARANDA SUBDIVISION
TRILOGY DEVELOPMENT, INC.



1 TREE PLANTING/STAKING
NOT TO SCALE



2 WROUGHT IRON FENCE
NOT TO SCALE



3 VINYL PRIVACY FENCE
NOT TO SCALE

PLANT PALETTE

SYM	COMMON NAME	BOTANICAL NAME	SIZE	MATURE SIZE	QUANTITY
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SS	SPRING SNOW CRABAPPLE	MALUS x 'SPRING SNOW'	2" CAL B4B	25' HT x 20' W	6
SHRUBS/ORNAMENTAL GRASSES/PERENNIALS					
BG	BLACK EYED SUSAN	RUDBECKIA FULGIDA 'GOLDSTRIM'	1 GAL. 24" O.C.	2' HT x 2' W	36
	BLUE GRAMA GRASS	BOUTELOIA GRACILIS 'BLONDE AMBITION'	1 GAL	3' HT x 3' W	
	BLUE RIG JUNIPER	JUNIPERUS HORIZONTALIS 'WILTONI'	3 GAL	6' HT x 3' W	
CR	CREeping MAHONIA	MAHONIA REPENS	3 GAL	2' HT x 2' W	36
	RED FLOWER CARPET ROSE	ROSA 'FLOWER CARPET-NOARE'	5 GAL	3' HT x 3' W	
	DARTS GOLD NINEBARK	PHYSCARPUS OPULIFOLIUS 'DARTS GOLD'	5 GAL	3' HT x 3' W	
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	EMERALD N' GOLD BUONNYMUS	BUONNYMUS FORTUNEI 'EMERALD N' GOLD'	5 GAL	15' HT x 2' W	
	ENDLESS SUMMER HYDRANGEA	HYDRANGEA ARBORESCENS 'PIHM-I'	3 GAL	2' HT x 4' W	
	FRANCEE HOSTA	HOSTA 'FRANCEE'	1 GAL	4' HT x 4' W	26
	FINE LINE BUCKTHORN	RHAMNUS FRAGULA 'RON WILLIAMS'	5 GAL	6' HT x 2.5' W	
	GRO-LOW SUMAC	RHUS AROMATICA 'GRO-LOW'	5 GAL	2.5' HT x 6' W	
GL	IVORY HALO DOGWOOD	CORNUS ALBA 'BAILHALO'	5 GAL	5' HT x 6' W	26
	KARL FOERSTER REED GRASS	CALAMAGROSIS ARUNDINACEA 'K.F.'	1 GAL	4' HT x 2' W	
	LITTLE DEVIL NINEBARK	PHYSCARPUS OPULIFOLIUS 'DONNA MAY'	3 GAL	3' HT x 3' W	
KF	MAIDEN GRASS	MISCANTHUS SINENSIS 'GRACILLIMUS'	1 GAL	7' HT x 4' W	33
	MUGO PINE	PINUS MUGO PUMILIO	5 GAL	5' HT x 5' W	
	OTTO LUYKEN LAUREL	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	5 GAL	3' HT x 6' W	
	PJM RHODODENDRON	RHODODENDRON 'PJM'	5 GAL	4' HT x 4' W	33
	SKY HIGH JUNIPER	JUNIPERUS SCOPULORUM 'BAILLIGH'	5 GAL	12' HT x 4' W	
	SUMMERWINE NINEBARK	PHYSCARPUS OPULIFOLIA 'SEWARD'	5 GAL	6' HT x 6' W	
SN					20

NOTES

- ALL LANDSCAPE SHALL BE INSTALLED IN ACCORDANCE WITH KUNA CITY ORDINANCE REQUIREMENTS. ALL LOTS WILL COMPLY WITH KUNA CITY ORDINANCE REQUIRING ONE (1) TREE PER LOT (PROVIDED BY DEVELOPER).
- ALL PLANTING AREAS TO BE WATERED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
- ALL COMMON SPACE LANDSCAPING SHALL BE OWNED AND MAINTAINED BY A HOMEOWNER'S ASSOCIATION.
- TREES SHALL NOT BE PLANTED WITHIN THE 10'-CLEAR ZONE OF ALL ACHD STORM DRAIN PIPE, STRUCTURES, OR FACILITIES. SEEPAGE BEDS MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM.
- NO TREES SHALL IMPEDE THE 40' STREET AND DEPARTURE VISION TRIANGLES AT ALL INTERSECTIONS. NO CONIFEROUS TREES OR SHRUBS OVER 3' HIGH AT MATURITY WILL BE LOCATED WITHIN VISION TRIANGLE OR ACHD ROW. AS TREES MATURE, THE OWNER SHALL BE RESPONSIBLE FOR PRUNING TREE CANOPIES TO MEET ACHD REQUIREMENTS FOR MAINTAINING CLEAR VISIBILITY WITHIN 40' STREET AND DEPARTURE VISION TRIANGLE. TREES SHALL BE PLANTED NO CLOSER THAN 50' FROM STOP SIGNS.
- LANDSCAPE AND TREES IN FRONT OF BUILDING LOTS ON INTERIOR STREETS TO BE COMPLETED DURING CONSTRUCTION OF THESE LOTS. TREE LOCATIONS MAY BE ALTERED TO ACCOMMODATE DRIVEWAYS AND UTILITIES. TREES SHALL NOT BE PLANTED WITHIN 5' OF WATER METERS OR UTILITY LINES.
- PLANT LIST IS REPRESENTATIVE AND SUBJECT TO SUBSTITUTIONS OF SIMILAR SPECIES BY OWNER, SUBJECT TO CITY FORESTER'S PRE-APPROVAL. BURLAP AND WIRE BASKETS TO BE REMOVED FROM ROOT BALL AS MUCH AS POSSIBLE, AT LEAST HALFWAY DOWN THE BALL OF THE TREE. ALL NYLON ROPES TO BE COMPLETELY REMOVED FROM TREES.
- EIGHT (8) EXISTING TREES ARE LOCATED ON-SITE. EXISTING TREES ARE DEAD, DYING, AND/OR OF UNDESIRABLE SPECIES. VERIFY REMOVAL WITH KUNA CITY FORESTER AND MITIGATED (IF REQUIRED) WITH TREES PROVIDED BEYOND THOSE REQUIRED IN LANDSCAPE BUFFER AND COMMON OPEN SPACE.

LANDSCAPE CALCULATIONS

LANDSCAPE BUFFER ARE REQUIRED TO BE PLANTED WITH THE FOLLOWING PLANTS PER 100 LINEAR FEET: TWO (2) SHADE TREES, THREE (3) EVERGREEN TREES, AND TWELVE (12) SHRUBS. EACH REQUIRED SHADE TREE MAY BE SUBSTITUTED FOR TWO (2) FLOWERING/ORNAMENTAL TREES.

LOCATION	BUFFER WIDTH	LENGTH	REQUIRED	PROVIDED
W. HUBBARD RD.	30'	460' / 100' =	10 TREES	10.5 TREES (5 SHADE TREES + 11 ORNAMENTAL TREES)
			14 EVERGREENS 56 SHRUBS	14 EVERGREENS 151 SHRUBS

NUMBER OF TREES PROVIDED ON COMMON LOTS: 21
 NUMBER OF TREES PROVIDED ON BUFFERS: 30
 TOTAL NUMBER OF TREES: 51

DEVELOPMENT DATA

TOTAL AREA	5.01 ACRES
RESIDENTIAL LOTS	10
COMMON LOTS	4
TOTAL LOTS	22
USEABLE OPEN SPACE	.73 ACRES (14.6%)
EXISTING ZONING	RR
PROPOSED ZONING	R-6

OWNER	DEVELOPER
VIPER INVESTMENTS LLC 1977 E. OVERLAND RD. MERIDIAN, IDAHO 83642	TRILOGY DEVELOPMENT, INC. 9839 W. CABLE CAR ST. BOISE, IDAHO 83709

PRELIMINARY PLAT
 SARANDA SUBDIVISION
 TRILOGY DEVELOPMENT, INC.

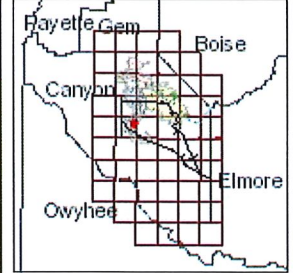
REVISIONS:
 NO. DATE DESCRIPTION

OWNER: VIPER INVESTMENTS LLC
 DEVELOPER: TRILOGY DEVELOPMENT, INC.

DATE: 04-07-2017

Ada County Assessor

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Legend

- + Railroad
- Parks
- Townships
- Sections
- Condos
- Parcels

Map Scale: 1:600.00

8/24/2017