



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

March 30, 2020

Notice is hereby given by the City of Kuna the following actions are under consideration:

FILE NUMBER:	20-02-S (Preliminary Plat), Sera Sol Subdivision.
PROJECT DESCRIPTION	Applicant requests preliminary plat approval in order to subdivide approx. 19.22 acres into 89 total lots (Buildable & Common). The proposed gross density is 4.06 DUA, and the net density is approx. 5.62 DUA. Applicant proposes 14.7% open space, or 2.83 acres.
SITE LOCATION	The site is near the SWC of Swan Falls Rd. and Stagecoach, Kuna, Idaho, 83634.
REPRESENTATIVE	Riley Planning LLC Penelope Riley P.O. Box 405 Boise, ID 83701 208.908.1609 penelope@rileyplanning.com
SCHEDULED HEARING DATE	Tuesday, June 9, 2020 (Tentative, Novel Covid-19) 6:00 P.M.
STAFF CONTACT	Troy Behunin Tbehunin@Kunald.Gov Phone: 922.5274 Fax: 922.5989

Enclosed is information to assist you with your consideration and response. ***No response within 15 business days will indicate you have no objection or comments for this project.*** We would appreciate any information as to how this action would affect the service(s) your agency provides. The hearing is scheduled to begin at 6:00 p.m. or as soon as it may be heard. Kuna City Hall is located at 751 W. 4th Street, Kuna, ID 83634. Please contact staff with questions. ***If your agency needs different plans or paper copies to review, notify our office know and we will send them. Please notify our office who future packets should be sent to, included their email as well.*** If your agency needs additional time for review, please let our office know ASAP.

VICINITY MAP

1" = 500'



February 26, 2020

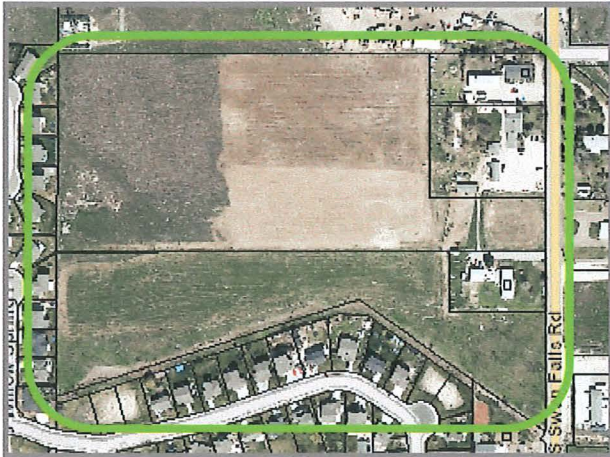
City of Kuna City Council / Kuna Planning & Zoning Commission
ATTN: Mr. Troy Behunin, Planner III
City of Kuna
751 W. 4th Street
Kuna, ID 83634

RE: SERA SOLE SUBDIVISION – PRELIMINARY PLAT / REZONE

Dear Mr. Behunin:

On behalf of CCI Group, LLC, and Mr. and Mrs. Fred Wheeler, please accept the attached materials for the Sera Sole Subdivision Preliminary Plat and Rezone Applications.

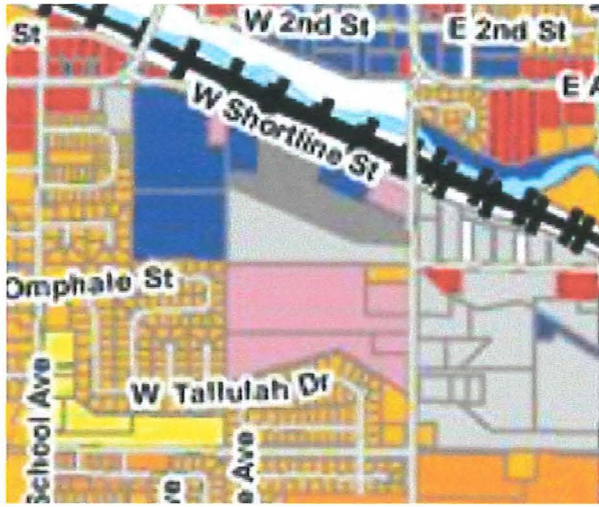
The subject site is located on the west side of Swan Falls Road just north of Ryan Meadows Subdivision. The site is a grouping of two parcels with a combined acreage is about 19.22 acres. The Future Land Use Designation for these parcels is Mixed Use. Established residential development with R-6 zoning is present to the west and south of the site. Light industrial zoning and uses are north and east of the site.



Originally approved in 2007, the subdivision mirrors the original layout of 78 lots with an improved component of open space by moving the increased area common lot to the southern boundary to make area available for the commercial lot and adding the walking path. Open space and common area is estimated to be 14.7 percent.

The Future Land Use Map for the City of Kuna designates the site as Mixed-Use. According to the Comprehensive Plan, this land use contain at least two types of complementary and integrated uses.

To incorporate a second land use, the proposed subdivision includes a non-residential lot in the only portion of the site adjacent to Swan Falls Road with sufficient frontage. An ideal use would be a neighborhood oriented office use or neighborhood commercial. While it appears, based on an internet survey of available commercial lots of comparable size, there is an ample supply of commercial lots available in Kuna, this particular location is unique.

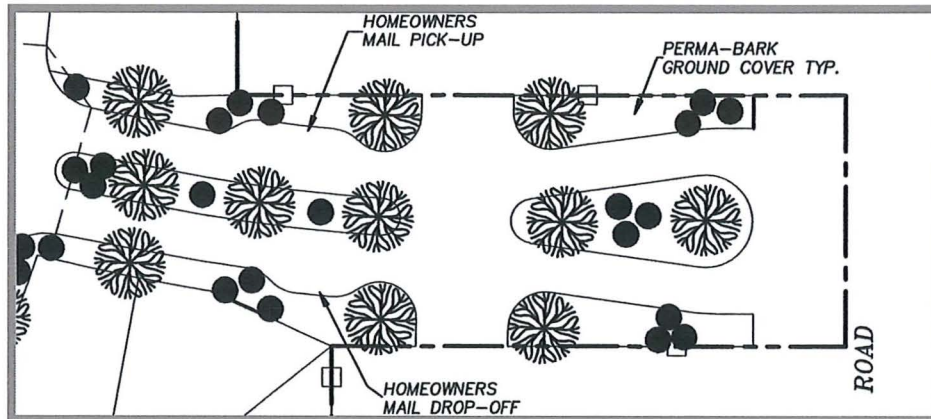


The Comprehensive Plan acknowledges that Mixed-Use needs definition in the Kuna adopted zoning code. The combination of the horizontal residential development with a pedestrian connection to the proposed commercial parcel appears to satisfy the spirit of the Comprehensive Plan discussion of Mixed-Use.

A 135-foot wide connection to Swan Falls provides access to the site. To provide an attractive entry along Swan Falls Road, a split entry with center islands are proposed with a community mail facilities. A generous combination of deciduous trees and ornamental shrubs are proposed for the

entry area.

SUBDIVISION ENTRY



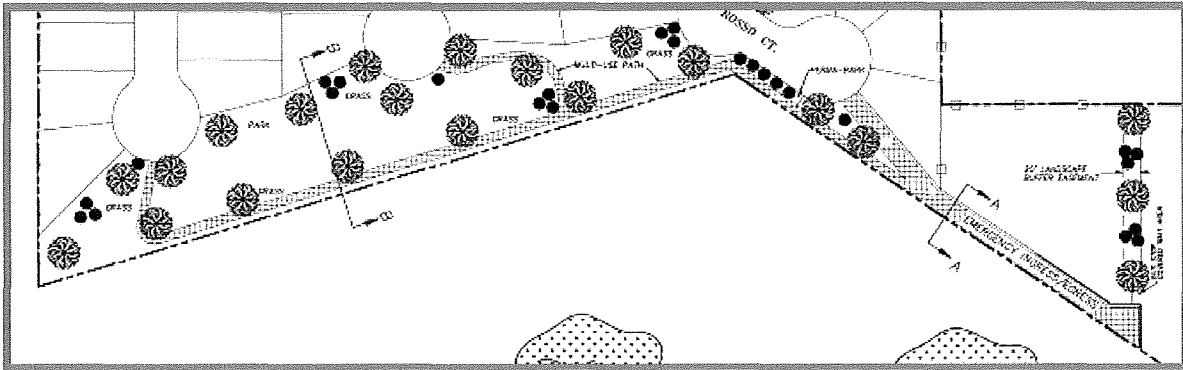
While connectivity to adjacent development of a similar character is customarily desired, there are no opportunities for stub streets to the south and west. North of the site is an industrial use and connectivity would not be appropriate. Ryan Meadows to the south and Willow Glen to the west were designed and built out without connectivity to the subject site.

Seventy-eight (78) new residential lots are proposed along with a commercial lot at the southeast corner and the proposed preliminary plat includes 9 common lots. Sewer services are available with 78 City of Kuna sewer hook-ups reserved for the site. The gross proposed density is 4.058 units per acre and the net density is 5.493. Excluding the common lots, the average lot size is 6,273.51 s.f. and the median lot size is 5,500 s.f. These densities and lot sizes will complement the adjacent zoning and residential development.

The net proposed density is less than the 'not to exceed' density of 6 dwelling units per acre allowed in a medium density residential district. Lot sizes are larger than the minimum lot size permitted in an R-6 zone.

Storm water detention is combined with a substantial open space and pedestrian walking path for the benefit of the subdivision residents in a 1.83 acre lot. Turf and a mixture of deciduous trees and ornamental shrubs to complement the park like area is shown below.

COMMON LOT / RESIDENT PARK AREA



A covered bus pick-up area for children is proposed at the southeast corner of the site as requested by the School District. Additional details and design will be discussed with representatives of the Kuna School District with the design review / final plat element of the subdivision approval. A community mail facility will be provided and is tentatively planned for the north side of the entry drive. A mail drop-off is shown on the south side for residents exiting the site.

Commercial and secondary access to the site is proposed at the southeast corner of the site at the commercial lot. This access will separate commercial or office traffic from residential traffic and be signed for no parking. The preliminary plat shows this entrance as an emergency access but will be modified to provide full public access to the non-residential lot. Break-away gate or bollards, or another appropriate separation tool as determined by the Kuna Fire Department, will provide a second access into the residential area while keeping the non-residential traffic separated from the residential traffic.

The preliminary plat includes information about lot geometry for easements and building envelope area, street sections and pathway details. The application packet includes supplemental items to further understanding of the proposed subdivision. These include:

- Preliminary Declaration of CCR's providing information on maintenance and ownership of common areas and landscape buffers and islands;
- A Soils Map and associated information;
- Existing Conditions Map;
- Flood Hazard Map;
- Utility Plan; and
- Originally proposed Development Agreement.

Locations of adjacent lots and residences, and site topography are shown on the Existing Conditions Map. The Utility Plan shows proposed locations of sewer and water lines and preliminary storm water details.

Two pre-application meetings were held with the City of Kuna Staff on September 12, 2019, and on February 21, 2020.

A neighborhood meeting was held on Saturday, February 1st in the conference room at the Kuna Public Library. With 255 notification letters mailed, the meeting was split into two sessions – 11:00 to 11:30 and 11:30 to noon. Five (5) individuals attended representing 4 households. Topics of discussion included fencing, pedestrian facilities along Swan Falls Road, and traffic at the intersection of South Swan Falls Road and East Avelon Street. The Neighborhood Meeting Certification packet include copies of the neighborhood meeting notice.

The project team is pleased to present this application to you and look forward to working with you to craft a successful project that will be an asset to the City of Kuna.

Please do not hesitate to contact me if you have questions or need additional materials.

Best regards,

RILEY PLANNING SERVICES LLC



Penelope Constantikes
Principal



**City of Kuna
Planning & Zoning
Department**
P.O. Box 13
Kuna, Idaho 83634
208.922.5274
Fax: 208.922.5989
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)	20-02-S
Project name	Sera Sole
Date Received	2-28-20
Date Accepted/Complete	
Cross Reference Files	06-14-S, 06-12-Z, 20-01-ZC 06-10-DA, 09-05-TE
Commission Hearing Date	
City Council Hearing Date	

Contact/Applicant Information

Owners of Record: <u>CCI Group LLC / Fred & Sharon Wheeler</u>	Phone Number: _____
Address: <u>4202 N. Marcliff Ave, Boise, ID 83704</u>	E-Mail: _____
City, State, Zip: <u>846 S. Ash Ave, Kuna, ID 83634</u>	Fax #: _____
Applicant (Developer): <u>SAME</u>	Phone Number: _____
Address: _____	E-Mail: _____
City, State, Zip: _____	Fax #: _____
Engineer/Representative: <u>Penelope Constantikes</u>	Phone Number: <u>208.908.1609</u>
Address: <u>Riley Planning LLC, P.O. Box 405</u>	E-Mail: <u>penelope@rileyplanning.com</u>
City, State, Zip: <u>Boise, ID 83701</u>	Fax #: _____

Subject Property Information

Site Address: <u>S. Swan Falls Road</u>
Site Location (Cross Streets): <u>South of Stagecoach Road on west side</u>
Parcel Number (s): <u>S1326141870 & S1326142025</u>
Section, Township, Range: <u>26 / 2N / 1W</u>
Property size : <u>19.22 A</u>
Current land use: <u>Agriculture</u> Proposed land use: <u>Residential / Mixed Use</u>
Current zoning district: <u>A</u> Proposed zoning district: <u>R-6</u>

Project Description

Project / subdivision name: <u>Sera Sole Subdivision</u>
General description of proposed project / request: <u>Preliminary Plat AND Rezone</u>
Type of use proposed (check all that apply): <input checked="" type="checkbox"/> Residential <u>78 buildable lots, 89 total lots</u> <input checked="" type="checkbox"/> Commercial <u>and / or Office - 1</u> <input type="checkbox"/> Office _____ <input type="checkbox"/> Industrial _____ <input type="checkbox"/> Other _____
Amenities provided with this development (if applicable): <u>Walking path and community gathering area</u>

Residential Project Summary (if applicable)

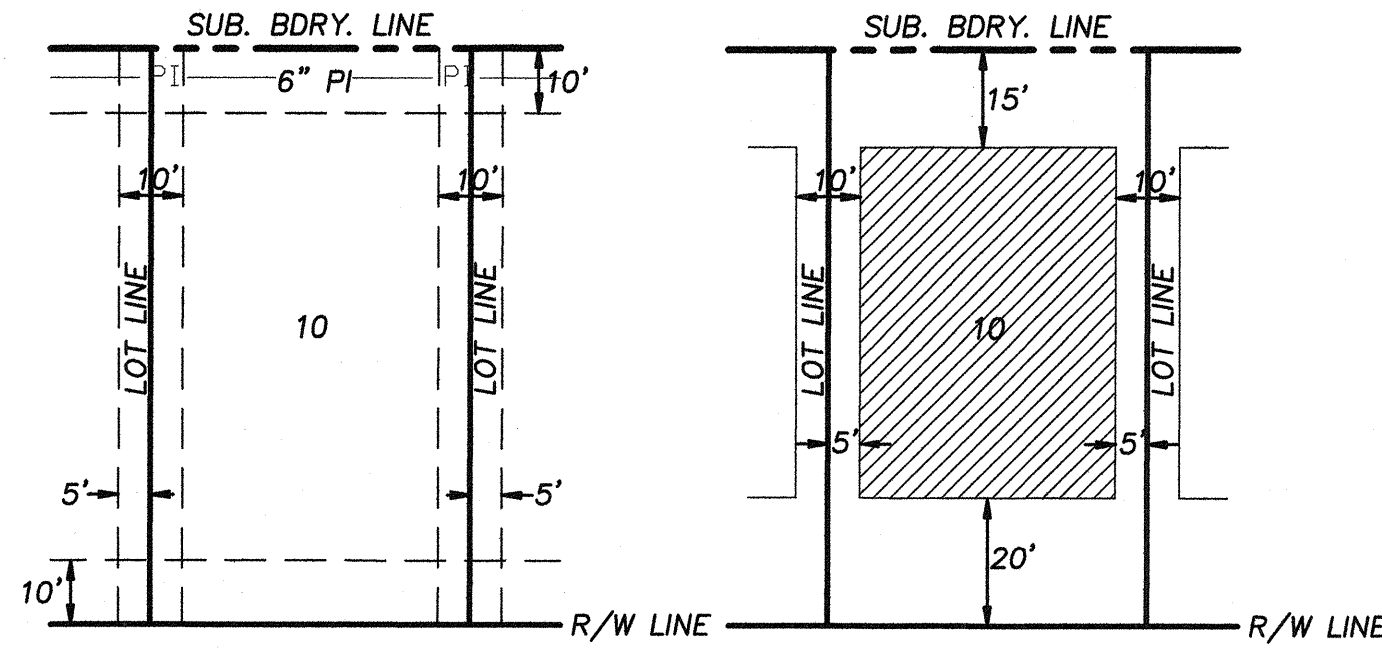
Are there existing buildings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Please describe the existing buildings: _____
Any existing buildings to remain? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Number of residential units: <u>78</u> Number of building lots: <u>78</u>
Number of common and/or other lots: <u>11</u>
Type of dwellings proposed: <input checked="" type="checkbox"/> Single-Family _____ <input type="checkbox"/> Townhouses _____ <input type="checkbox"/> Duplexes _____ <input type="checkbox"/> Multi-Family _____ <input type="checkbox"/> Other _____
Minimum Square footage of structure (s): _____
Gross density (DU/acre-total property): <u>4.058/A</u> Net density (DU/acre-excluding roads): <u>5.619/A</u>
Percentage of open space provided: <u>14.7</u> Acreage of open space: <u>2.83</u>
Type of open space provided (i.e. landscaping, public, common, etc.): <u>Landscaping/open space/walking path</u>

Non-Residential Project Summary (if applicable)

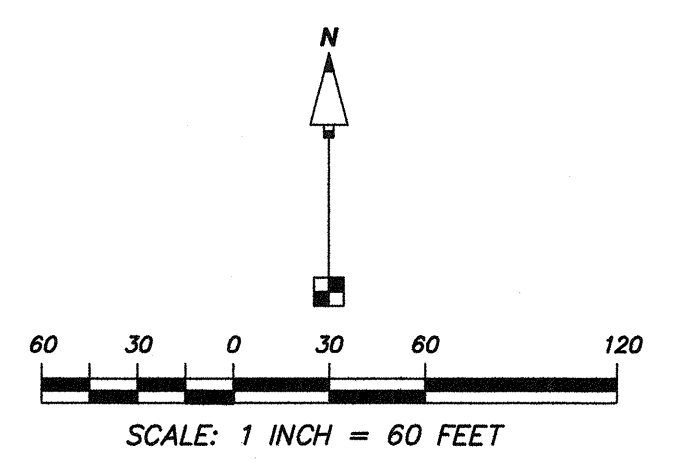
Number of building lots: <u>1</u> Other lots: <u>Common Lots</u>
Gross floor area square footage: <u>TBD</u> Existing (if applicable): <u>N/A</u>
Hours of operation (days & hours): <u>TBD</u> Building height: <u>TBD</u>
Total number of employees: <u>TBD</u> Max. number of employees at one time: <u>TBD</u>
Number and ages of students/children: <u>N/A</u> Seating capacity: <u>N/A / TBD</u>
Fencing type, size & location (proposed or existing to remain): <u>Perimeter fencing to remain as appropriate with additional perimeter fencing as needed/required</u>
Proposed Parking: <u>N/A</u> a. Handicapped spaces: _____ Dimensions: _____ b. Total Parking spaces: _____ Dimensions: _____ c. Width of driveway aisle: _____
Proposed Lighting: <u>TBD</u>
Proposed Landscaping (berms, buffers, entrances, parking areas, common areas, etc.): <u>Subject site has very limited frontage. Landscaping include street buffer.</u>

Applicant's Signature: P. CONSTANTINES Date: 2/26/2020

PRELIMINARY PLAT SERA SOLE SUBDIVISION GEOMETRY AND NOTES

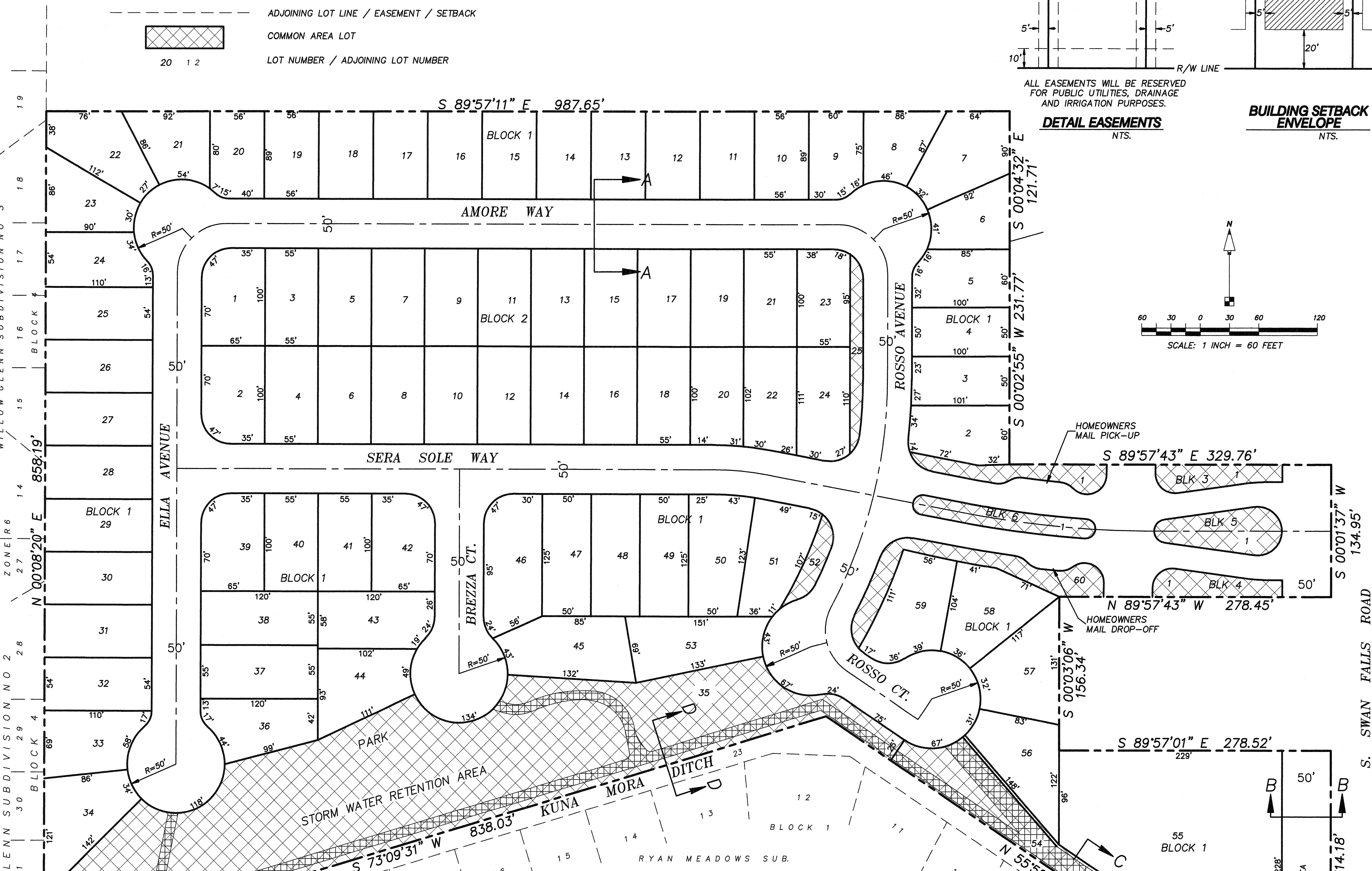
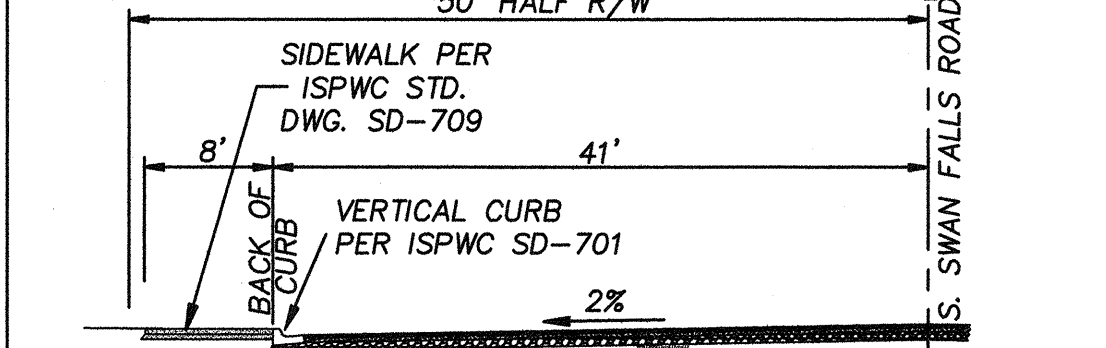
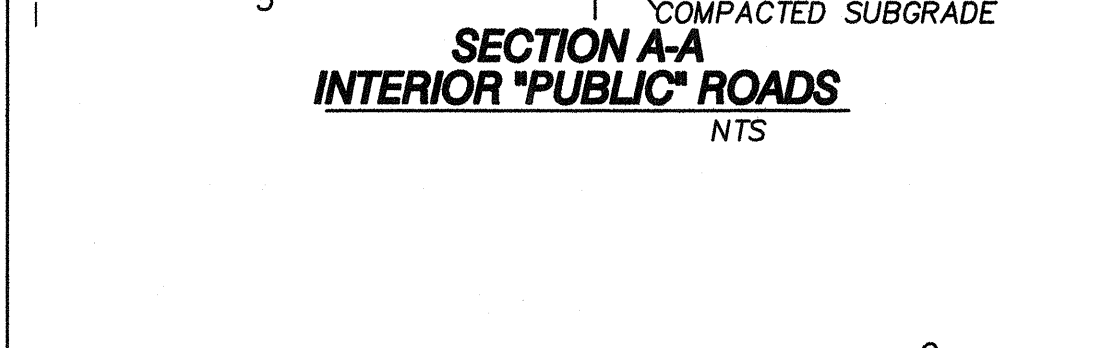
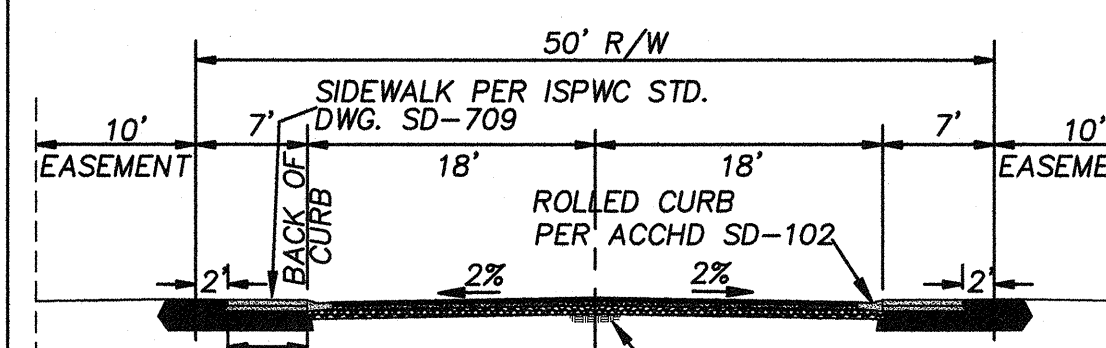


ALL EASEMENTS WILL BE RESERVED FOR PUBLIC UTILITIES, DRAINAGE AND IRRIGATION PURPOSES.



- NOTES**
- THIS DEVELOPMENT CONSISTS OF 2 EXISTING PARCELS. COMBINED, THESE PARCELS CONTAIN 19.22 ACRES +/- INCLUDING THE PRESRIPTIVE RIGHTS-OF-WAY FOR S. SWAN FALLS ROAD. 78 RESIDENTIAL LOTS EQUATING TO 4.06 LOTS / ACRE (GROSS) AND 1 COMMERCIAL LOT.
 - 9 COMMON AREA LOTS ARE PROPOSED CONSISTING OF 124,300 S.F. OR 2.85 ACRES. LOT 35, BLOCK 1 WILL CONTAIN THE STORM WATER RETENTION FACILITIES AND A NEIGHBORHOOD PARK. LOT 54, BLOCK 1 IS PROPOSED FOR PEDESTRIAN INGRESS/EGRESS AND EMERGENCY INGRESS/EGRESS PURPOSES. ALL COMMON AREA LOTS RESERVED FOR PUBLIC UTILITIES, DRAINAGE AND IRRIGATION PURPOSES, TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
 - ALL ROADS ARE PROPOSED TO BE DEDICATED TO THE PUBLIC (ACHD) WITH THE EXCEPTION OF THE EMERGENCY INGRESS, EGRESS ROADWAY OVER LOT 59, BLOCK 1. THE DEDICATION OF 191,056 S.F. OR 4.39 ACRES IS PROPOSED FOR PUBLIC ROAD RIGHTS-OF-WAY (22.84% OF TOTAL AREA).
 - MIN. LOT SIZE 4,749 S.F.
MAX. LOT SIZE 7,510 S.F. (NOT INCLUDING LOT 555 BLOCK 1 WHICH CONTAINS 39,044 S.F.)
AVE. LOT SIZE EXCLUDING LOT 55 (79 LOTS) 6,273 S.F.
 - SWAN FALLS ROAD IS CLASSIFIED AS AN ARTERIAL ROADWAY.
 - EASEMENTS (SEE EASEMENT DETAIL THIS SHEET) A 10' WIDE EASEMENT IS PROPOSED ADJACENT TO THE SUBDIVISION BOUNDARY AND ALL RIGHT-OF-WAY LINES. A 5' EASEMENT IS PROPOSED ON EACH SIDE OF ALL INTERIOR LOT LINES.

ALL THE EASEMENTS WILL BE RESERVED FOR PUBLIC UTILITIES, DRAINAGE AND IRRIGATION PURPOSES.
 - SHEET INDEX
SHEET 1 OF 4 EXISTING SITE CONDITIONS
SHEET 2 OF 4 CURRENT SHEET
SHEET 3 OF 4 PROPOSED UTILITY PLAN AND CORRS SECTION E-E
SHEET 4 OF 4 PRELIMINARY LANDSCAPE PLAN



RESIDENTIAL LOTS (* INDICATES COMMERCIAL LOT)

LOT	BLOCK	S.F.	AC.	LOT	BLOCK	S.F.	AC.	LOT	BLOCK	S.F.	AC.	LOT	BLOCK	S.F.	AC.
2	1	5,730	0.13	26	1	5,935	0.14	51	1	6,782	0.16	18	2	5,454	0.13
3	1	5,006	0.11	27	1	5,936	0.14	53	1	7,510	0.17	19	2	5,454	0.13
4	1	5,000	0.11	28	1	5,936	0.14	55*	1	39,044	0.90	20	2	5,470	0.13
5	1	5,788	0.13	29	1	5,937	0.14	56	1	7,046	0.16	21	2	5,454	0.13
6	1	4,832	0.11	30	1	5,940	0.14	57	1	7,438	0.17	22	2	5,797	0.13
7	1	7,103	0.16	31	1	5,937	0.14	58	1	7,325	0.17	23	2	5,431	0.12
8	1	4,749	0.11	32	1	5,938	0.14	59	1	7,272	0.17	24	2	6,218	0.14
9	1	5,206	0.12	33	1	6,036	0.14	1	2	6,308	0.14				
10	1	4,836	0.11	34	1	7,305	0.17	2	2	6,306	0.14				
11	1	5,000	0.11	36	1	6,013	0.14	3	2	5,454	0.13				
12	1	4,995	0.11	37	1	6,600	0.15	4	2	5,454	0.13				
13	1	4,989	0.11	38	1	6,600	0.15	5	2	5,454	0.13	35	1	79,534	1.83
14	1	4,984	0.11	39	1	6,308	0.14	6	2	5,454	0.13	52	1	1,680	0.04
15	1	4,979	0.11	40	1	5,500	0.13	7	2	5,454	0.13	54	1	15,480	0.36
16	1	4,974	0.11	41	1	5,500	0.13	8	2	5,454	0.13	60	1	6,176	0.14
17	1	4,969	0.11	42	1	6,306	0.14	9	2	5,454	0.13	25	2	2,436	0.06
18	1	4,964	0.11	43	1	6,792	0.16	10	2	5,454	0.13	1	3	2,907	0.07
19	1	4,959	0.11	44	1	6,827	0.16	11	2	5,454	0.13	1	4	2,998	0.07
20	1	4,953	0.11	45	1	7,598	0.17	12	2	5,454	0.13	1	5	4,722	0.11
21	1	4,878	0.11	46	1	8,034	0.18	13	2	5,454	0.13	1	6	3,698	0.08
22	1	6,414	0.15	47	1	6,256	0.14	14	2	5,454	0.13				
23	1	5,428	0.12	48	1	6,260	0.14	15	2	5,454	0.13				
24	1	5,725	0.13	49	1	6,263	0.14	16	2	5,454	0.13				
25	1	5,935	0.14	50	1	7,366	0.17	17	2	5,454	0.13				

COMMON LOTS

LOT	BLOCK	S.F.	AC.
1	1	3,535	0.08
35	1	79,534	1.83
52	1	1,680	0.04
54	1	15,480	0.36
60	1	6,176	0.14
25	2	2,436	0.06
1	3	2,907	0.07
4	4	2,998	0.07
5	5	4,722	0.11
6	6	3,698	0.08

ENGEBRITSON LAND SURVEYS, PLLC.
2251 S. SUMAC STREET
BOISE, IDAHO 83706
PHONE (208) 859-6032 EMAIL: MIKE@ELANDSURVEYS.COM

**PRELIMINARY PLAT
SERA SOLE SUBDIVISION
GEOMETRY AND NOTES**
WITHIN THE SE 1/4 OF THE NE 1/4 OF SECTION 26
TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN
CITY OF KUNA, ADA COUNTY, IDAHO

C.C.I. GROUP, LLC
DEVELOPER
FRED WHEELER
WHEELER CONSTRUCTION
846 S. ASH AVE.
KUNA, IDAHO 83634
(208) 323-7873





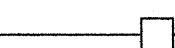

REVISIONS

ITEM	DESCRIPTION	DATE

DRAWING DIRECTORY
ELS PROJECT NUMBER 190802

SHEET 2 OF 4 SHEET

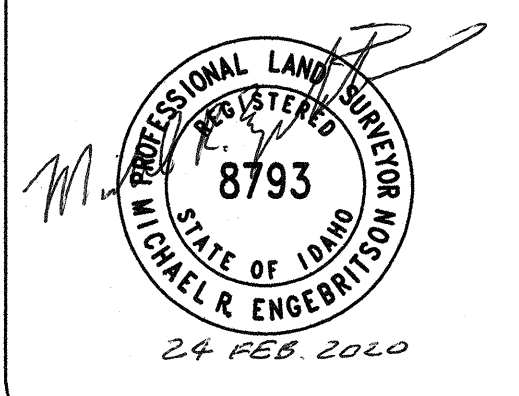
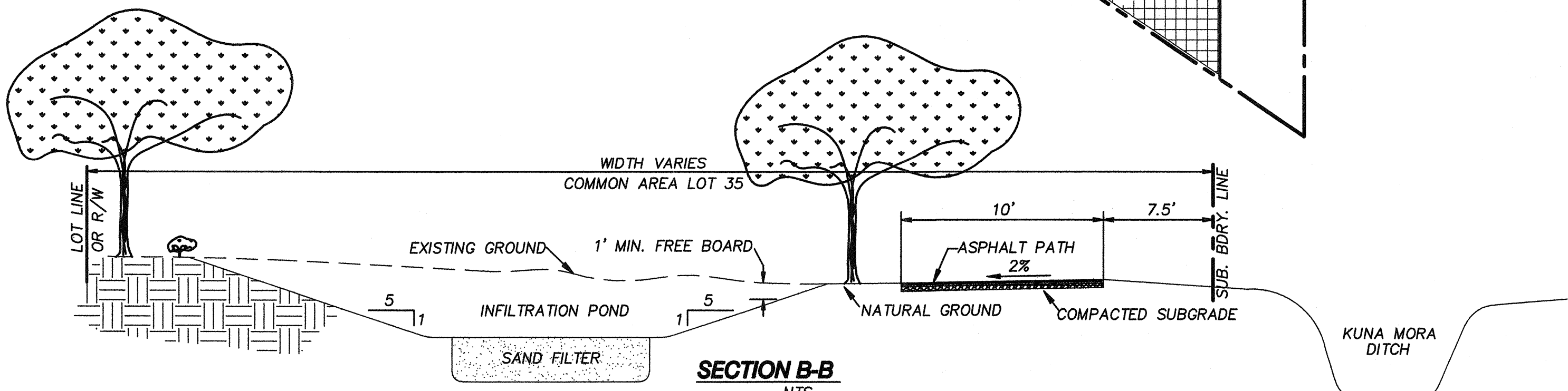
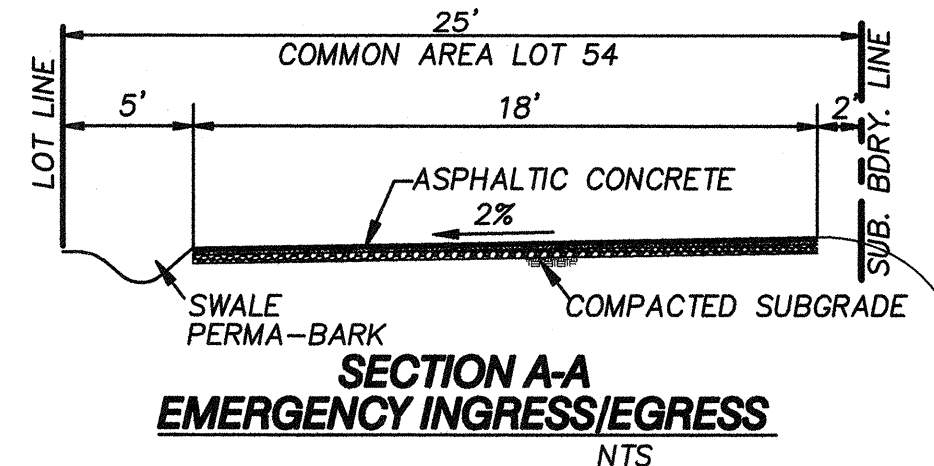
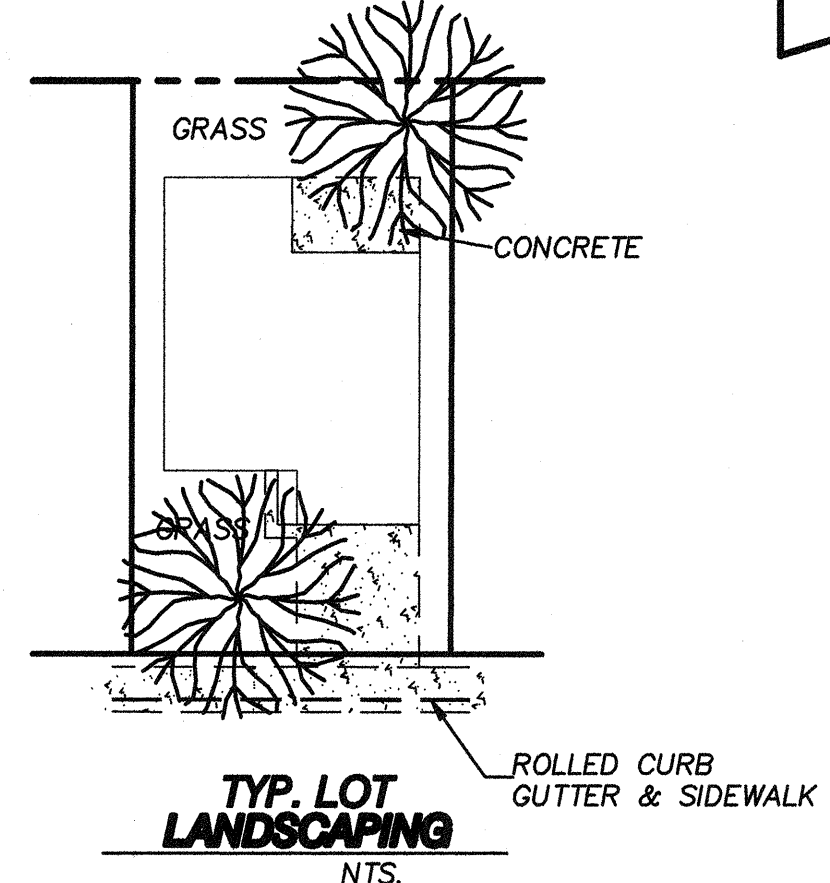
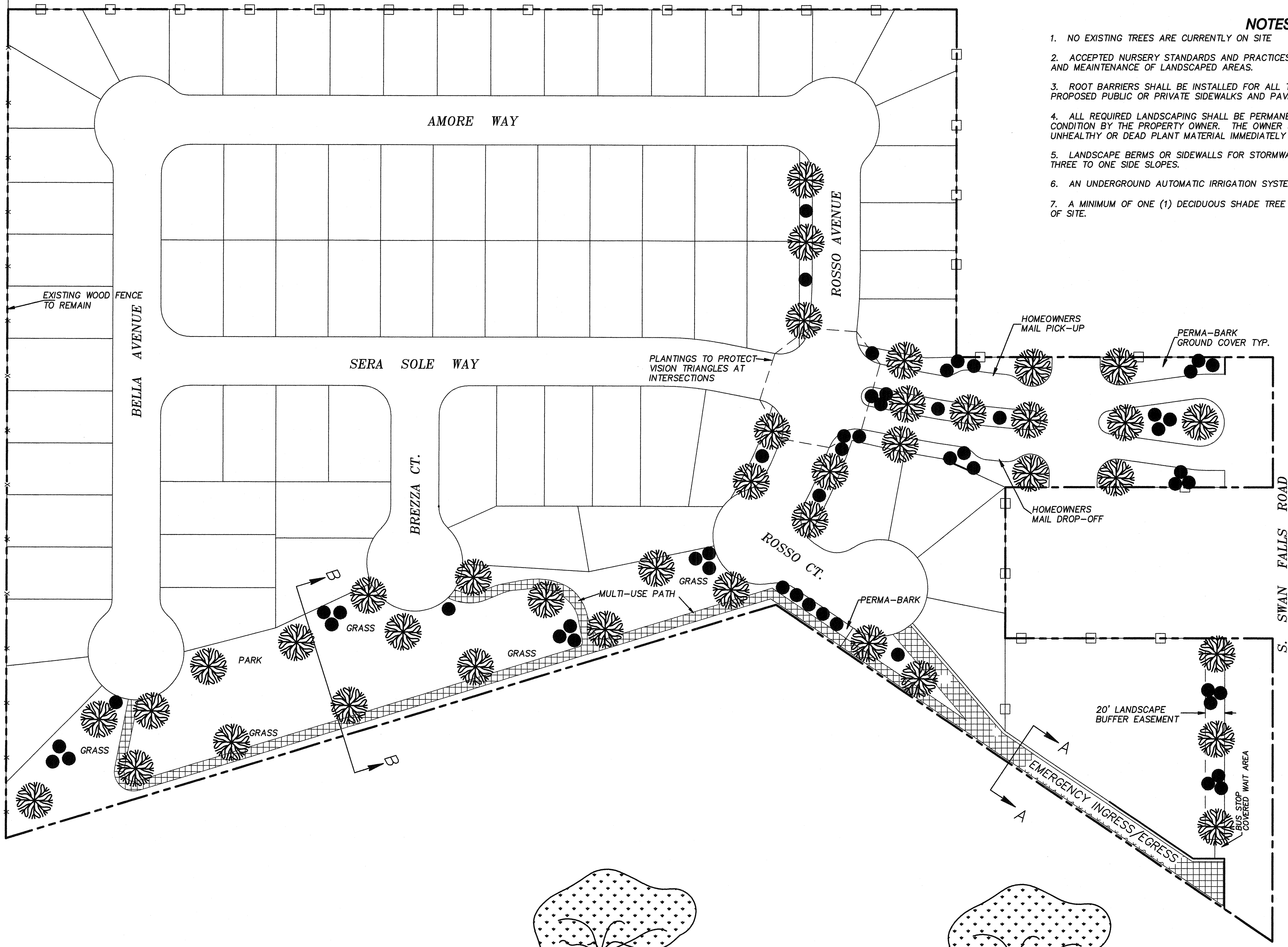
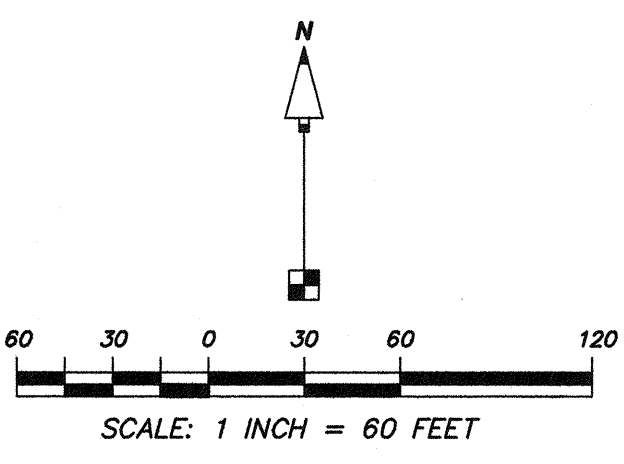
PRELIMINARY PLAT SERA SOLE SUBDIVISION PRELIMINARY LANDSCAPE PLAN

- LEGEND**
-  2" MIN. CALIPER DECIDUOUS TREE. ALL TREES PLANTED WITHIN 15' OF THE PUBLIC STREET R/W OR PAVED WALKING PATH TO HAVE ROOT BARRIER TO PROTECT HARD SURFACE IMPROVEMENTS.
 -  ORNAMENTAL SCRUB TYPICAL
 -  INSTALL WHITE VINYL FENCING AS SHOWN
 -  EXISTING WOODEN FENCE TO REMAIN

- NOTES**
1. NO EXISTING TREES ARE CURRENTLY ON SITE
 2. ACCEPTED NURSERY STANDARDS AND PRACTICES SHALL BE FOLLOWED IN THE PLANTING AND MAINTENANCE OF LANDSCAPED AREAS.
 3. ROOT BARRIERS SHALL BE INSTALLED FOR ALL TREES PLANTED ADJACENT TO EXISTING OR PROPOSED PUBLIC OR PRIVATE SIDEWALKS AND PAVING.
 4. ALL REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN A HEALTHY GROWING CONDITION BY THE PROPERTY OWNER. THE OWNER SHALL REMOVE AND REPLACE ANY UNHEALTHY OR DEAD PLANT MATERIAL IMMEDIATELY OR AS THE PLANTING SEASON PERMITS.
 5. LANDSCAPE BERMS OR SIDEWALLS FOR STORMWATER SYSTEM SHALL HAVE A MAXIMUM OF THREE TO ONE SIDE SLOPES.
 6. AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM IS PROPOSED.
 7. A MINIMUM OF ONE (1) DECIDUOUS SHADE TREE PER ONE THOUSAND (1000) SQUARE FEET OF SITE.

ENGEBRITSON LAND SURVEYS, PLLC.
 2251 S. SUMAC STREET
 BOISE, IDAHO 83706
 PHONE (208) 859-6032 EMAIL: MIKE@ELSURVEYS.COM

**SERA SOLE SUBDIVISION
PRELIMINARY LANDSCAPE PLAN**
 WITHIN THE SE 1/4 OF THE NE 1/4 OF SECTION 26
 TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN
 CITY OF KUNA, ADA COUNTY, IDAHO
 DEVELOPERS/OWNERS
 C.C.I. GROUP, LLC. FRED WHEELER CONSTRUCTION
 TOM BEVAN FRED WHEELER
 846 S. ASH AVE.
 4202 N. MARCLIFFE AVE.
 BOISE, IDAHO 83704
 (208) 323-7873



REVISIONS		
ITEM	DESCRIPTION	DATE

DRAWING DIRECTORY
ELS PROJECT NUMBER 190802

ELS ENGBRITSON LAND SURVEYS, PLLC.

2251 S. Sumac Street, Boise, Idaho 83706

Telephone (208) 859-6032 mike@elsurveys.com

6 August 2019

ELS Project No. 190802

Land Description

Sera Sole – PUD and Preliminary Plat applications

Contains 19.22 acres more or less

A tract of land within the SE ¼ of the NE ¼ of Section 26, T. 2 N., R. 1 W., B.M., Kuna, Ada County Idaho, described as follows:

Commencing at a found aluminum cap monumenting the NE corner of said Section 26 on the center line of South Swan Falls Road, thence southerly along said center line and the easterly line of said Section S 00°01'37" W a distance of 1819.88 feet to the POINT OF BEGINNING from which a found steel pin monumenting the East ¼ corner of said Section bears S 00°01'37" W a distance of 836.99 feet;

Thence leaving said lines N 89°57'43" W a distance of 278.45 feet (formerly N 89°57'46" W a distance of 278.62 feet) to a found steel pin;

Thence S 00°03'06" W a distance of 156.34 feet (formerly S 00°02'09" W a distance of 156.36 feet) to a found steel pin;

Thence S 89°57'01" E a distance of 278.52 feet (formerly S 89°57'46" E a distance of 278.62 feet) to a point of said center line and Section line;

Thence southerly along said lines, S 00°01'37" W a distance of 314.18 feet (formerly S 00°02'09" W a distance of 314.40 feet) to a point;

Thence leaving said lines, N 55°58'52" W a distance of 623.86 feet (formerly N 55°58'00" W a distance of 624.02 feet) to a found steel pin on the northerly boundary of Ryan Meadows Subdivision (a recorded Plat on file in Book 87 at Page 10012, records of Ada County, Idaho);

Thence continuing along said northerly boundary S 73°09'31" W a distance of 838.03 feet (formerly 838.14 feet) to a found steel pin monumenting the northwest corner of said subdivision and the southeast corner of Willow Glenn Subdivision Number 2 (a recorded Plat on file in Book 96 at Page 11820, records of Ada County, Idaho) on the westerly line of said SE ¼ of the NE ¼;

Thence northerly along said westerly line and subdivision boundary N 00°08'20" E a distance of 858.19 feet (formerly N 00°07'50" E a distance of 859.87 feet) to the NE 1/16th corner;

Thence leaving said lines S 89°57'11" E a distance of 987.65 feet (formerly S 89°57'54" E) to a found steel pin;

Thence S 00°04'32" E a distance of 127.71 feet (formerly S 00°00'16" E 127.89 feet) to a found steel pin;

Thence S 00°02'55" W a distance of 231.77 feet (formerly S 00°03'06" E) to a found steel pin;

Thence S 89°57'43" E a distance of 329.76 feet to a point on said center line and Section line;

Thence along said lines S 00°01'37" W a distance of 134.95 feet to the POINT OF BEGINNING.

The above-described tract of land contains 0.22 acres more or less subject to all existing easements and rights-of-way.



BDRY Sera Sole - PUD

North: 663548.5600

East : 2445053.5287

Line Course: N 00-08-20 E	Length: 858.19
North: 664406.7474	East : 2445055.6090
Line Course: N 89-57-11 E	Length: 987.65
North: 664407.5567	East : 2446043.2587
Line Course: S 00-04-32 E	Length: 127.71
North: 664279.8468	East : 2446043.4271
Line Course: S 00-02-55 W	Length: 231.77
North: 664048.0769	East : 2446043.2305
Line Course: S 89-57-43 E	Length: 329.76
North: 664047.8578	East : 2446372.9904
Line Course: S 00-01-37 W	Length: 134.95
North: 663912.9078	East : 2446372.9269
Line Course: N 89-57-43 W	Length: 278.45
North: 663913.0928	East : 2446094.4770
Line Course: S 00-03-06 W	Length: 156.34
North: 663756.7529	East : 2446094.3360
Line Course: S 89-57-01 E	Length: 278.52
North: 663756.5112	East : 2446372.8559
Line Course: S 00-01-37 W	Length: 314.18
North: 663442.3312	East : 2446372.7082
Line Course: N 55-58-52 W	Length: 623.86
North: 663791.3598	East : 2445855.6198
Line Course: S 73-09-31 W	Length: 838.03
North: 663548.5630	East : 2445053.5325

Perimeter: 5159.42 Area: 837,295 Sq Ft 19.22 Ac.

Mapcheck Closure - (Uses listed courses, radii, and deltas)

Error Closure: 0.0049

Course: N 51-47-31 E

Error North: 0.00301

East : 0.00382

Precision 1: 1,052,940.82

PRELIMINARY PLAT SERA SOLE SUBDIVISION EXISTING SITE CONDITIONS

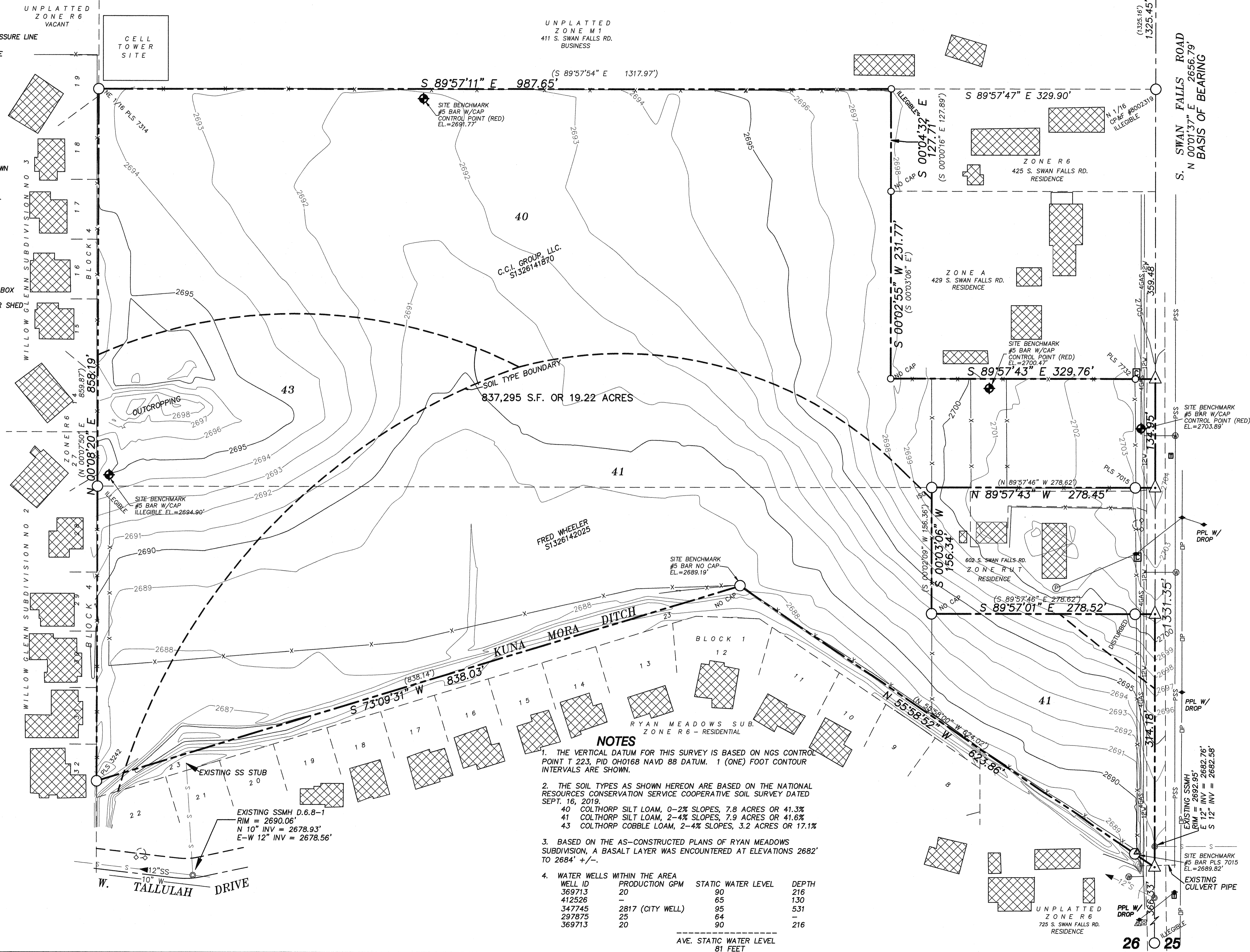
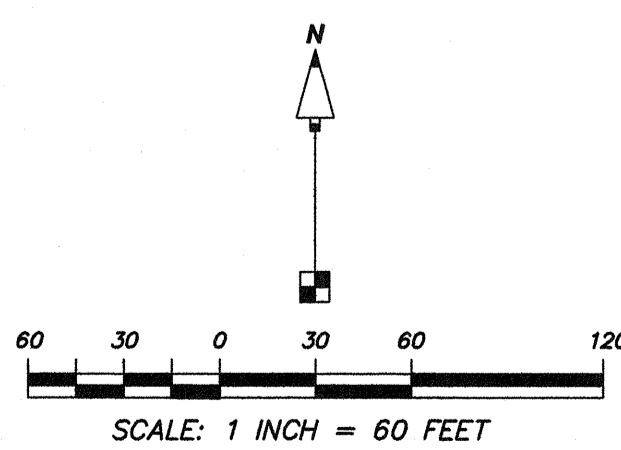
LEGEND

- PROPERTY BOUNDARY LINE
- EXISTING FENCE
- CENTER LINE
- ADJOINING LOT LINE
- EXISTING SANITARY SEWER PRESSURE LINE
- EXISTING SANITARY SEWER LINE
- EXISTING 12" WATER MAIN
- EXISTING 4" GAS MAIN
- FOUND ALUMINUM CAP
- FOUND #5 BAR AS SHOWN
- FOUND #4 BAR AS SHOWN
- CALCULATED POINT
- SITE SURVEY CONTROL AS SHOWN
- ADJOINING LOT NUMBER
- EXISTING TELEPHONE PEDESTAL
- EXISTING FIRE HYDRANT
- EXISTING POWER POLE
- EXISTING POWER METER
- EXISTING GAS MARKER
- EXISTING WATER METER
- EXISTING CABLE TV JUNCTION BOX
- EXISTING STRUCTURE HOME OR SHED
- SOIL TYPE (SEE NOTE 2)

41

SHEET INDEX

- SHEET 1 OF 4
EXISTING SITE CONDITIONS
- SHEET 2 OF 4
GEOMETRY AND NOTES
- SHEET 3 OF 4
UTILITY PLAN
- SHEET 4 OF 4
PRELIMINARY LANDSCAPE PLAN



NOTES

1. THE VERTICAL DATUM FOR THIS SURVEY IS BASED ON NGS CONTROL POINT T 223, PID 0H0168 NAVD 88 DATUM. 1 (ONE) FOOT CONTOUR INTERVALS ARE SHOWN.
2. THE SOIL TYPES AS SHOWN HEREON ARE BASED ON THE NATIONAL RESOURCES CONSERVATION SERVICE COOPERATIVE SOIL SURVEY DATED SEPT. 16, 2019.
 - 40 COLTHORP SILT LOAM, 0-2% SLOPES, 7.8 ACRES OR 41.3%
 - 41 COLTHORP SILT LOAM, 2-4% SLOPES, 7.9 ACRES OR 41.6%
 - 43 COLTHORP COBBLE LOAM, 2-4% SLOPES, 3.2 ACRES OR 17.1%
3. BASED ON THE AS-CONSTRUCTED PLANS OF RYAN MEADOWS SUBDIVISION, A BASALT LAYER WAS ENCOUNTERED AT ELEVATIONS 2682' TO 2684' +/-.
4. WATER WELLS WITHIN THE AREA

WELL ID	PRODUCTION GPM	STATIC WATER LEVEL	DEPTH
369713	20	90	216
412526	-	65	130
347745	2817 (CITY WELL)	95	531
297875	25	64	-
369713	20	90	216

AVE. STATIC WATER LEVEL
81 FEET

ENGERBRITSON LAND SURVEYS, PLLC.
2251 S. SUMAC STREET
BOISE, IDAHO 83706
PHONE (208) 859-6032 EMAIL: MIKE@ELSURVEYS.COM

**PRELIMINARY PLAT
SERA SOLE SUBDIVISION
EXISTING SITE CONDITIONS**
WITHIN THE SE 1/4 OF THE NE 1/4 OF SECTION 26
TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN
CITY OF KUNA, ADA COUNTY, IDAHO

C.C.I. GROUP, LLC. DEVELOPER
FRED WHEELER CONSTRUCTION
FRED WHEELER
846 S. ASH AVE.
KUNA, IDAHO 83634
(208) 323-7873

24 FEB. 2020

REVISIONS		
ITEM	DESCRIPTION	DATE

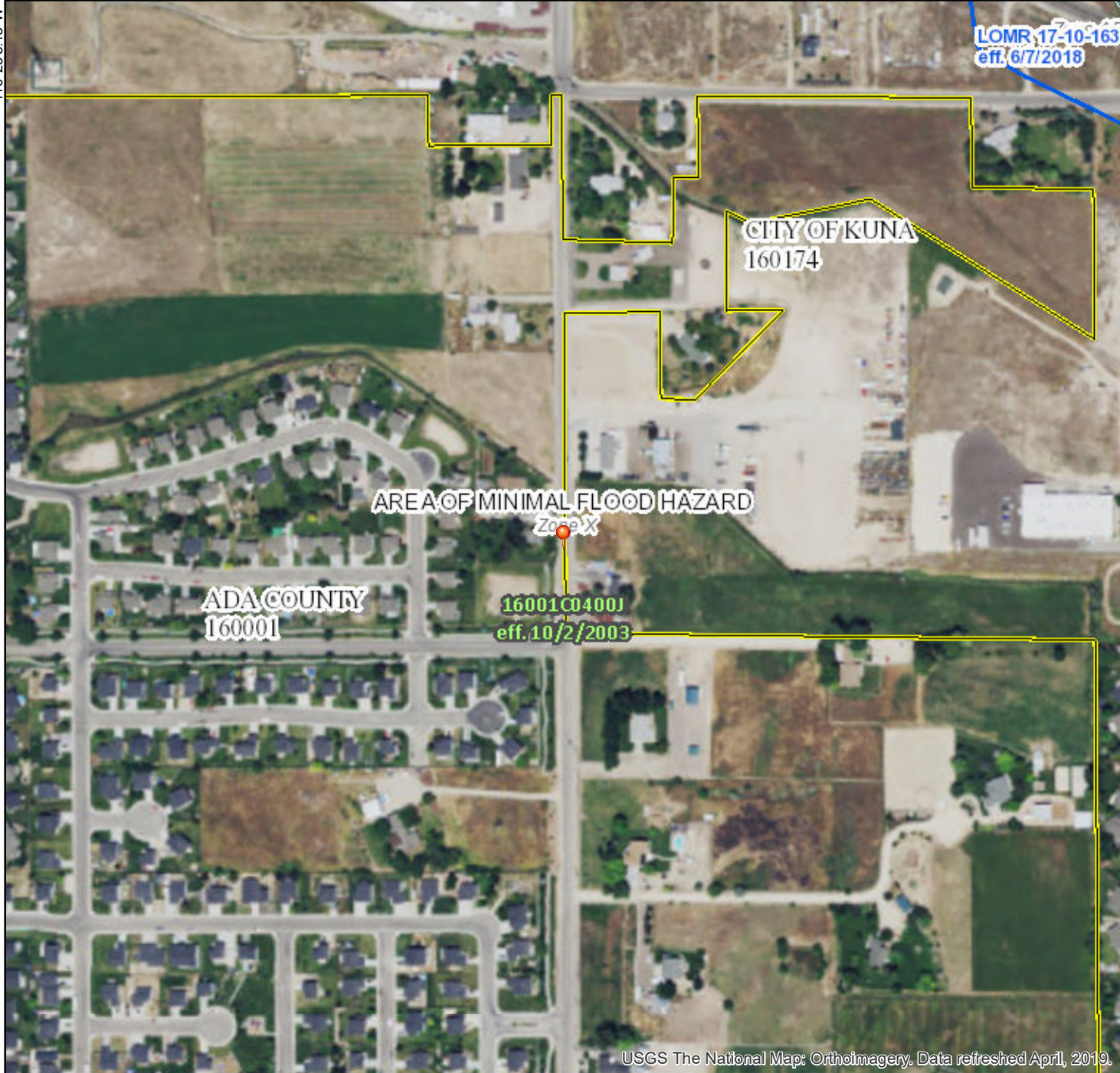
DRAWING DIRECTORY
ELS PROJECT NUMBER 190802

SHEET 1 OF 4 SHEET

National Flood Hazard Layer FIRMette



43°29'7.76"N



43°28'41.66"N

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) <i>Zone A, V, A99</i>
		With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i>
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile <i>Zone X</i>
		Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i>
		Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone X</i>
		Area with Flood Risk due to Levee <i>Zone D</i>
OTHER AREAS		Area of Minimal Flood Hazard <i>Zone X</i>
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard <i>Zone D</i>
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
MAP PANELS		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
		Digital Data Available
		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 1/9/2020 at 1:55:23 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

116°24'30.69"W

David Couch

To: Ryan Carnie
Subject: RE: Subdivision Name Request

October 23, 2006

Ryan Carnie
Lochsa Engineering of Idaho

RE: Subdivision Name Reservation SERA SOLE SUBDIVISION

Dear Applicant,

At your request, I will reserve the name " SERA SOLE 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.

Sincerely,
David J. Couch, PLS
Ada County Surveyor

For procedure on reserving subdivision names go to: <http://www.adaweb.net/devserv/survey/Rsubname.htm>
Check out the list of subdivision names at: <http://www.adaweb.net/devserv/survey/subnames.htm>

From: Ryan Carnie [mailto:ryan@lochsaaidaho.com]
Sent: Monday, October 23, 2006 11:16 AM
To: David Couch
Cc: Michael Peña
Subject: Subdivision Name Request

David,

This is a request for a residential subdivision name proposed in Ada County.
This subdivision will be located in the southeast quarter of the northeast quarter of section 26, township 2 north, range 1 west, Boise Meridian. The address of the two parcels that make up the subdivision are:
South Swan Falls Road
Kuna, ID 83634
They are parcel numbers S1326141870 & S1326142025
This project has been annexed into the city of Kuna.

We would like to reserve the name "Sera Sole Subdivision". Sera Sole means "evening sun" in Italian.
Please let me know if this name is acceptable.

RYAN CARNIE, P.E.
CIVIL DEPARTMENT MANAGER
LOCHSA ENGINEERING OF IDAHO, PLLC
p.h. (208) 342-7168
f.x. (208) 342-3079

10/23/2006