

PLANNING & ZONING DEPARTMENT
Before the Planning & Zoning Commission
Meeting of 14 May 2024

CONSENT AGENDA ITEM
STAFF REPORT

By Candace Fry, Assistant Planner

Subdivision Final Plat approval for Bentley Meadows Subdivision in a RS7 (Single-Family Residential) zoning district; a 5.69 acre parcel #R3179101500 at 0 S Grays Ln (located in the NE 1/4 of Section 25, T3N, R2W, BM) for JRMN Holdings, LLC/Rob Nash (SPF-00254-2024).

Original concept: 22 single-family detached lots and 3 common lots.

(Action: [Consent Item for recommendation to City Council](#))

STAFF RECOMMENDATION

Staff finds that the proposed subdivision final plat substantially conforms within acceptable limits to the approved preliminary plat for Bentley Meadows Subdivision and complies with relevant RS 7 zoning codes that were in effect at the time the preliminary plat was approved and City of Nampa subdivision standards pertaining to the proposed Project.

CORRESPONDENCE

Agency/City department comments have been received regarding this matter. Such correspondence as received from agencies regarding this application package is attached (responses of 'no comment' are not listed here but are attached to this staff report).

Engineering Division General Comments

The Engineering Division has completed a review of the Construction Drawings and Final Plat for Bentley Meadows Subdivision and provide the following comments and recommended conditions of approval.

1. The Preliminary Plat was approved in December 2023 and conditions of approval established at that time. This subdivision shall adhere to and address all conditions as stipulated at the time of that approval that apply to this project.
2. A Right-of-Way Permit shall be obtained from the City prior to performing any work within the Grays Ln public right-of-way.
3. An Erosion Control Permit with City of Nampa is required prior to the start of any earth disturbing activities.

Engineering Final Plat Comments

1. Sheet 1 - Provide existing right-of-way width and book and page numbers for Pheasant Meadows Subdivision No. 1. Provide the owner and parcel number for unplatted lands.
2. Sheet 1 - Adjust road names per GIS comments.
3. Sheet 1 - Provide lot area in square feet, not acres.
4. Sheet 1 - Show interior lot line easements.
5. Sheet 1 - Call out curves on the drawing.
6. Sheet 1 - Construction Drawings and Final Plat lot and block numbers should match.
7. Sheet 2 - Edit legal description to properly close.

8. Sheets 2-3 - Add page numbers.

Nampa Fire District:

1. Fire Department required fire hydrants, access and street identification shall be installed prior to construction or storage of combustible materials on site. Provisions may be made for temporary access and identification measures.
2. Fire hydrants, capable of producing the required fire flow, shall be located along approved fire lanes. Fire hydrant spacing shall meet the requirements of IFC table C105.1.1 (IFC 507.3, IFC B105.2, IFC C105).
3. Dead-end fire apparatus access roads exceeding 150 feet in length shall be provided with an approved area for turning around fire apparatus.
4. Fire apparatus access roads shall extend to within 150 feet of all portions of the exterior walls of the first story of a building measured by an approved route around the exterior of the building or facility. (IFC 503.1.1)
5. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet and an unobstructed vertical clearance of not less than 13 feet 6 inches. (IFC 503.2.1)
6. The minimum outside turning radius of a fire apparatus access road shall be 48 feet. The minimum inside turning radius shall be 28 feet. (IFC 503.2.4)
7. Fire apparatus access roads shall have an approved driving surface of asphalt, concrete or other approved driving surface and can support the imposed load of fire apparatus weighing at least 75,000 pounds. (IFC D102.1).
8. Fire apparatus access roads shall not exceed 10 percent in grade. (IFC D103.2)
9. For streets having a width less than 33 feet back of curb to back of curb parking shall be restricted on one side; for streets having a width less than 27 feet back of curb to back of curb parking shall be restricted on both sides. A note on the face of the final plat is required noting the parking restriction prior to signing of the final plat. In addition, No Parking signs shall be installed in accordance with the requirements of the IFC. (IFC 503.8).

Emergency Response Time Analysis and Service Impact:

1. The Nampa Fire District Strategic Plan states the response objective for Nampa Fire Department is to arrive to 90% of emergency medical incidents within 5 minutes of the alarm time, and within 5 minutes and 20 seconds to fire incidents. To accomplish these response time objectives requires that travel distances be approximately 1.5 miles from the nearest fire station. This development is located approximately 1.7 miles from Nampa Fire Station 5 with an approximate response time of 5 minutes.
2. Infrastructure additions and capitol purchases for Fire District services are funded through development impact fees. Impact fees collected for each home at the time of building permit applications will total approximately \$34,474.
3. To properly serve the public for an all-hazards response, the Nampa Fire Department should have 1 firefighter for every 1,000 residents served. This subdivision will add approximately 62 residents to 22 residential lots, with an increased personnel demand of 0.06 firefighter positions.

STAFF ANALYSIS

History:

August 2023- Planning and Zoning Commission approved Annexation and Preliminary Plat.

October 2023- City Council approved Annexation and Preliminary Plat. Ordinance Number # 4781.

Surrounding Zoning:

North: Canyon County

South: RS 7 – (Single- Family Residential)

East: Canyon County

West: RS 6 (Single- Family Residential)

LAYOUT:

Total, Proposed Residential Lot Count-	22
Total Common Lot Count-	3
Total Acreage	5.69

SUGGESTED CONDITIONS OF APPROVAL

Should the Planning and Zoning Commission vote to recommend approval of the Project final plat to the City Council, then Staff would suggest the following as (a) Condition(s) of Approval(s) for adoption with any such recommending vote (note: the Commission may obviously add, subtract and/or modify conditions as it deems appropriate):

1. The Developer's Surveyor shall address all Final Plat comments prior to City Engineer signature of the Final Plat.
2. Developer's Engineer shall address all Construction Drawing and Drainage Report comments identified in the "Bentley Meadows Subdivision - Construction Drawings & Final Plat - 1st Review" letter from the Nampa Engineering Division prior to construction drawing approval.
3. The Developer and their Engineer and Contractor shall adhere to the "Construction Duty and Responsibility Policy", Section 108 of the 2023 City of Nampa Engineering Development and Policy Manual, during the construction process. The Developer shall sign the City of Nampa Subdivision Improvement Agreement and submit to the Nampa Engineering Division prior to start of construction.
4. Developer shall provide documentation from the Irrigation District that all irrigation assessments for the property have been paid in full prior to City Engineer signature of the plat.
5. Developer shall execute a Permanent Easement Agreement with the City to establish a 20-ft wide permanent easement over the utilities that extend to Grays Ln using the City of Nampa standard agreement prior to City Engineer signature of the plat.
6. Landscape plan revisions shall be submitted prior to final plat signature. Use the city's tree planting detail.
7. Specific building construction requirements of the International Building Code, International Fire Code and City of Nampa Code will apply. However, these provisions are best addressed by a licensed architect a time of building permit application.

<Any other conditions as may be levied by the Commission....

ATTACHMENTS

- Final Plat Application
- Narrative
- Legal Description
- Vicinity/ Zoning Map

- Final Plat
- Preliminary Plat
- Landscape Plan
- Inter-departmental/agency/citizen correspondence



Planning & Zoning Department

Master Application

Staff Use Only

Project Name: Bentley Meadows

File Number: SPF-00254-2024

Related Applications: SPP-00121-2023

Type of Application

- | | |
|---|--|
| <input type="checkbox"/> Accessory Structure | <input type="checkbox"/> Legal Non-Conforming Use |
| <input type="checkbox"/> Annexation/Pre-Annexation | <input type="checkbox"/> Planned Unit Development/MPC |
| <input type="checkbox"/> Appeal | <input checked="" type="checkbox"/> Subdivision |
| <input type="checkbox"/> Design Review | <input type="checkbox"/> Short |
| <input type="checkbox"/> Comprehensive Plan Amendment | <input type="checkbox"/> Preliminary |
| <input type="checkbox"/> Conditional Use Permit | <input checked="" type="checkbox"/> Final |
| <input type="checkbox"/> Multi-Family Housing | <input type="checkbox"/> Condo |
| <input type="checkbox"/> Development Agreement | <input type="checkbox"/> Temporary Use Permit |
| <input type="checkbox"/> Modification | <input type="checkbox"/> Fireworks Stand |
| <input type="checkbox"/> Home Occupation | <input type="checkbox"/> Vacation |
| <input type="checkbox"/> Daycare | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Kennel License | <input type="checkbox"/> Staff Level |
| <input type="checkbox"/> Commercial | <input type="checkbox"/> Zoning Map/Ordinance Amendment (Rezone) |
| <input type="checkbox"/> Mobile Home Park | <input type="checkbox"/> Other: _____ |

You must attach any corresponding checklists with your application or it will not be accepted

Applicant Name: Rob Nash JRMN Hold. 755, LLC Phone: 208-861-4966

Applicant Address: 1831 E. Overland Dr. Email: rob.r.nash@gmail.com

City: Meridian State: ID Zip: 83642

Interest in property: ☒ Own ☐ Rent ☐ Other: _____

Owner Name: Same as Applicant Phone: _____

Owner Address: _____ Email: _____

City: _____ State: _____ Zip: _____

Contractor Name (e.g., Engineer, Planner, Architect): Ted Burke, PE

Firm Name: EDM Partners, LLC (Engineer) Phone: 208-891-9968

Contractor Address: 2815 E. 3300 S. Email: ted@edmpartners.com

City: Salt Lake City State: Utah Zip: 83702

Subject Property InformationAddress: Unaddressed 0 S Grays LnParcel Number(s): R3179101500 Total acreage: 5.69 Zoning: AG (Canyon Co)Type of proposed use: ☒ Residential ☐ Commercial ☐ Industrial ☐ Other: _____Project/Subdivision Name: Bentley MeadowsDescription of proposed project/request: (22) buildable single-family residential lot subdivisionProposed Zoning: RS-7 Acres of each proposed zone: 5.69**Development Project Information (if applicable)**

Lot Type	Number of Lots	Acres
Residential	22	3.77
Commercial		
Industrial		
Total Common Area	3 (1 Qualified O.S.)	42,379sf (37,162-sf Qualified
Internal Roadways	Provide acres only	0.934-ac
Frontage ROW to be dedicated	Provide acres only, if applicable	223-sf (0.005-ac)
Total	25	5.69

Development Project Information (if applicable)Minimum residential lot size (s.f.): 7,000 Maximum residential lot size (s.f.): 14,000Gross density: 3.86 (# of lots divided by gross plat/parcel area)Subdivision Qualified Open Space: 15.02 % of gross area 0.853 acresType of dwelling proposed: ☒ Single-family Detached ☐ Single-family Attached (townhouse)☐ Duplex ☐ Multi-family ☐ Condo ☐ Other: _____**Commercial/Industrial/Multi-Family Project Information (if applicable)**

Min. sq. feet of structure: _____ Max building height: _____ Gross Floor Area: _____

Proposed number of residential (multi-family) units: _____

Total number of parking spaces provided : _____

Print applicant name: JRMN Holdings, LLC Robert NilesApplicant signature: [Signature] Date: 2-7-24**City Staff**Received by: JKW Received date: 2/7/2024



FINAL PLAT NARRATIVE

Guy Nash LLC is proposing to construct a 22-buildable lot single family subdivision on a currently unaddressed parcel with the PIN R3179101500. For reference, this parcel is adjacent to the east of the parcel addressed 40 S Grays Lane. The parcel is located north of the subdivision known as Pheasant Meadows Phase I. The parcel is currently zoned AG within the jurisdiction of Canyon County. This application proposes annexation and assigning the parcel a Nampa City Zoning designation of RS-7.

If annexed and zoned as requested, the applicant intends to develop a single-family residential subdivision that complies with the current (3/2023) zoning ordinance.

The project will create 22 buildable lots with an average lot size of 7,473-sf. The project will be required to provide 15% open space. This translates to 37,121-sf of open space. The project plan calls for (3) open space lots. Common Lots 1 & 3 will do not meet the Qualified Open Space requirements and are not considered in the Open Space calculations. Common Lot 2 is 37,162-sf and meets the Qualified Open Space requirements. Common Lot 2 meets the 15% requirement. Common Lot 1 will feature a pathway that will lead from the right-of-way to the open area which will be landscaped and have a playground area.

The project will have a single access by connecting to S. Wasatch Ave within Pheasant Meadows, which has been stubbed to the subject parcel. Access to Gray's Lane is not possible as the subject parcel does not in fact have any frontage on Gray's Lane. Wasatch Ave will be extended into the project and will terminate in a cul-de-sac.

Water and sewer mains will connect to existing infrastructure in Grays Lane. As the project property does not front Grays Lane Right-of-Way, an easement has been secured to provide access for the utilities. The pressure irrigation main will be extended from where they are currently stubbed in S. Wasatch Ave. Water, sewer, and pressure irrigation mains will be pulled to the end of the proposed cul-de-sac and will comply with the city's 'to-and-through' policy. The Water main will connect to the existing water main in S. Wasatch Ave but will be provided with a valve that will be set to a closed position

The storm water management plan will mitigate 100% of the runoff from the project. Runoff will be infiltrated by (3) subsurface seepage beds. The seepage beds are located in the Common Lots.

BOUNDARY DESCRIPTION
FOR
BENTLEY MEADOWS SUBDIVISION

A PARCEL OF LAND LYING IN THE SW 1/4 OF THE NE 1/4 OF SECTION 25, TOWNSHIP 3 NORTH, RANGE 2 WEST, B.M., NAMPA, CANYON COUNTY, IDAHO, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN ALUMINUM CAP MARKING THE NORTH 1/4 CORNER OF SAID SECTION 25;
THENCE S.00°13'50"E. A DISTANCE OF 1104.39 FEET ALONG THE CENTER SECTION LINE OF SAID SECTION 25 TO A POINT; THENCE N.89°46'10"E. A DISTANCE OF 30.01 FEET TO A 5/8" IRON PIN ALSO BEING THE REAL POINT OF BEGINNING;

THENCE N.14°00'50"E. A DISTANCE OF 20.32 FEET TO A 5/8" IRON PIN;

THENCE N.69°36'12"E. A DISTANCE OF 395.62 FEET TO A 5/8" IRON PIN;

THENCE N.52°07'10"E. A DISTANCE OF 128.00 FEET TO A 5/8" IRON PIN;

THENCE S.37°01'07"E. A DISTANCE OF 330.42 FEET TO A 5/8" IRON PIN;

THENCE S.58°18'58"E. A DISTANCE OF 174.84 FEET TO A 5/8" IRON PIN;

THENCE S.24°15'07"E. A DISTANCE OF 135.58 FEET TO A 5/8" IRON PIN;

THENCE N.89°53'31"W. A DISTANCE OF 754.40 FEET TO A 5/8" IRON PIN;

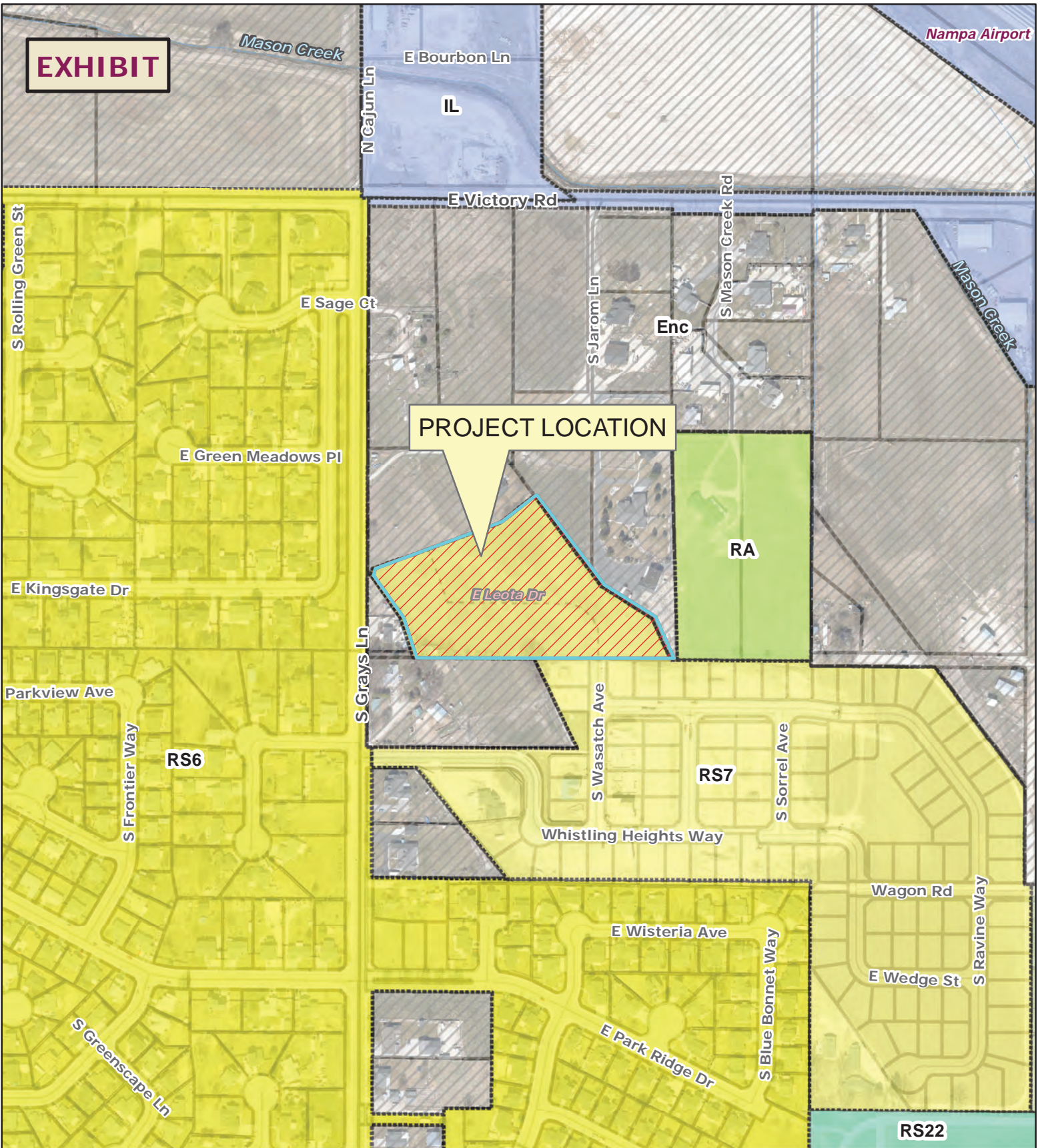
THENCE N.17°49'18"W. A DISTANCE OF 125.21 FEET TO A 5/8" IRON PIN;

THENCE N.35°32'00"W. A DISTANCE OF 150.47 FEET TO A 5/8" IRON PIN ALSO BEING THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 5.69 ACRES, MORE OR LESS.



EXHIBIT

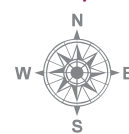


0 S GRAYS LN

BENTLEY MEADOWS SUBDIVISION

SUBDIVISION FINAL PLAT

Visit Planning & Zoning
at cityofnampa.us
for more info.



AG	GB2	RD_PUD	RS8.5
BC	GBE	RMH	RS8.5_PUD
BC_PUD	HC	RML	RS12
BF	IH	RML_PUD	RS12_PUD
BN	IL	RP	RS15
BN_PUD	IL_PUD	RP_PUD	RS15_PUD
DB	IL_RS	RS4	RS18
DH	IP	RS6	RS18_PUD
DV	IP_RS	RS6_PUD	RS22
Enc	RA	RS7	RS22_PUD
GB1	RD	RS7_PUD	U
			UnZoned

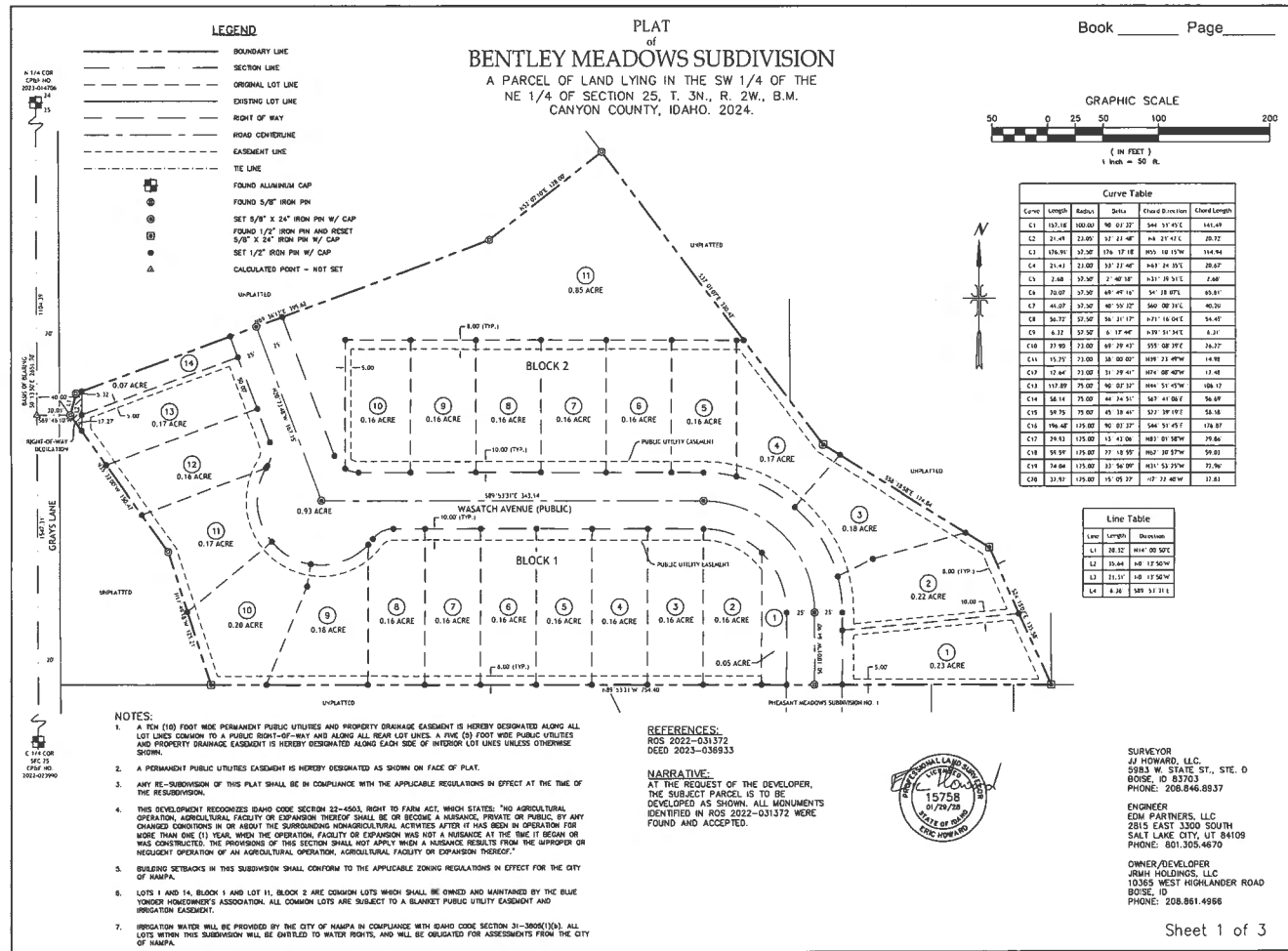
NAMPA Proud

SPF-00254-2024

5/14/2024

0 90 180 270 360 feet

For illustrative purposes only.



BENTLEY MEADOWS SUBDIVISION

Book _____ Page _____

CERTIFICATE OF OWNERS

KNOW ALL INDIVIDUALS BY THESE PRESENTS:

THAT JRMH HOLDINGS, LLC, DOES HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE REAL PROPERTY DESCRIBED BELOW AND THAT IT IS THEIR INTENTION TO INCLUDE SAID REAL PROPERTY IN THIS SUBDIVISION PLAT. THE OWNERS ALSO HEREBY STATE THAT THIS PLAT COMPLIES WITH IDAHO CODE 50-1334(2). ALL LOTS IN THE PLAT WILL BE ELIGIBLE TO RECEIVE WATER SERVICE FROM THE CITY OF NAMPA WHICH HAS AGREED IN WRITING TO SERVE ALL OF THE LOTS IN THE SUBDIVISION.

A PARCEL OF LAND LYING IN THE SW 1/4 OF THE NE 1/4 OF SECTION 25, TOWNSHIP 3 NORTH, RANGE 2 WEST, B.M., NAMPA, CANYON COUNTY, IDAHO, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN ALUMINUM CAP MARKING THE NORTH 1/4 CORNER OF SAID SECTION 25; THENCE S.00°13'50"E. A DISTANCE OF 1104.39 FEET ALONG THE CENTER SECTION LINE OF SAID SECTION 25 TO A POINT; THENCE S.89°46'10"W. A DISTANCE OF 30.01 FEET TO A 5/8" IRON PIN ALSO BEING THE REAL POINT OF BEGINNING;

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THENCE N.89°53'31"W. A DISTANCE OF 754.40 FEET TO A 5/8" IRON PIN;

THENCE N.17°49'18"W. A DISTANCE OF 150.47 FEET TO A 5/8" IRON PIN ALSO BEING THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 5.89 ACRES, MORE OR LESS.

IT IS THE INTENTION OF THE UNDERSIGNED TO INCLUDE THE ABOVE DESCRIBED PROPERTY IN THIS PLAT AND TO DEDICATE TO THE PUBLIC, THE PUBLIC STREET AS SHOWN ON THIS PLAT. THE EASEMENTS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC, BUT THE RIGHT TO USE SAID EASEMENTS IS HEREBY PERPETUALLY RESERVED FOR PUBLIC UTILITIES AND FOR ANY OTHER USES AS DESIGNATED HEREON, AND NO STRUCTURES OTHER THAN FOR THOSE PURPOSES ARE TO BE ERRECTED WITHIN THE LIMITS OF SAID EASEMENTS.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS THE _____ DAY OF _____ 20____

JRMH HOLDINGS, LLC
BY: ROBERT NASH, MEMBER

ACKNOWLEDGMENT

STATE OF IDAHO) SS
COUNTY OF CANYON)

ON THIS _____ DAY OF _____, IN THE YEAR OF _____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, ROBERT NASH, AUTHORIZED SIGNATORY, PERSONALLY APPEARED, PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE MANAGER OR A MEMBER OF JRMH HOLDINGS, LLC OR THE PERSON WHO EXECUTED THE INSTRUMENT ON BEHALF OF SAID LIMITED LIABILITY COMPANY AND ACKNOWLEDGED TO ME THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL ON THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

NOTARY PUBLIC FOR IDAHO
RESIDING AT:
MY COMMISSION EXPIRES:

CERTIFICATE OF SURVEYOR

I, ERIC J. HOWARD, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR LICENSED BY THE STATE OF IDAHO, AND THAT THIS PLAT, AS DESCRIBED IN THE "CERTIFICATE OF OWNERS" WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED THEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS, SURVEYS AND THE CORNER PERPETUATION AND FILING ACT.



BENTLEY MEADOWS SUBDIVISION

Book _____ Page _____

APPROVAL OF NAMPA CITY ENGINEER

I, THE UNDERSIGNED, CITY ENGINEER IN AND FOR THE CITY OF NAMPA, CANYON COUNTY, IDAHO, DO HEREBY APPROVE THIS PLAT.

CITY ENGINEER, NAMPA, IDAHO _____

APPROVAL OF SOUTHWEST DISTRICT HEALTH DEPARTMENT

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED BASED ON A REVIEW BY A QUALIFIED LICENSED PROFESSIONAL ENGINEER (OLPE) REPRESENTING THE CITY OF NAMPA AND THE OLPE APPROVAL OF THE DESIGN PLANS AND SPECIFICATIONS AND THE CONDITIONS IMPOSED ON THE DEVELOPER FOR CONTINUED SATISFACTIONS OF THE SANITARY RESTRICTIONS. BUYER IS CAUTIONED THAT AT THE TIME OF THIS APPROVAL, NO DRINKING WATER EXTENSIONS OR SEWER EXTENSIONS WERE CONSTRUCTED. BUILDING CONSTRUCTION CAN BE ALLOWED WITH APPROPRIATE BUILDING PERMITS IF DRINKING WATER EXTENSIONS OR SEWER EXTENSIONS HAVE SINCE BEEN CONSTRUCTED OR IF THE DEVELOPER IS SIMULTANEOUSLY CONSTRUCTING THOSE FACILITIES. IF THE DEVELOPER FAILS TO CONSTRUCT FACILITIES, THEN THE SANITARY RESTRICTIONS MAY BE RE-IMPOSED IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE. BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL, AND NO CONSTRUCTION OF ANY BUILDING OR SHELTER REQUIRING DRINKING WATER OR SEWER/SEPTIC FACILITIES SHALL BE ALLOWED.

SOUTHWEST DISTRICT HEALTH DEPARTMENT _____

DATE _____

APPROVAL OF CITY COUNCIL

I, THE UNDERSIGNED, CITY CLERK IN AND FOR THE CITY OF NAMPA, CANYON COUNTY, IDAHO, HEREBY CERTIFY THAT AT A REGULAR MEETING OF THE CITY COUNCIL HELD ON THE _____ DAY OF _____ 20____ THIS PLAT WAS DULY ACCEPTED AND APPROVED.

CITY CLERK, NAMPA, IDAHO _____

APPROVAL OF NAMPA CITY PLANNING AND ZONING COMMISSION

ACCEPTED AND APPROVED THIS _____ DAY OF _____ 20____ BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF NAMPA, IDAHO.

CHAIRMAN, NAMPA PLANNING AND ZONING COMMISSION _____

CERTIFICATE OF COUNTY SURVEYOR

I, THE UNDERSIGNED, LICENSED PROFESSIONAL LAND SURVEYOR FOR CANYON COUNTY, IDAHO, HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT AND FIND THAT IT COMPLIES WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

COUNTY SURVEYOR, P.L.S. No. _____

DATE _____

CERTIFICATE OF COUNTY TREASURER

I, THE UNDERSIGNED, COUNTY TREASURER IN AND FOR THE COUNTY OF CANYON, STATE OF IDAHO, PER THE REQUIREMENTS OF I.C. 50-1308, DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND/OR DELINQUENT COUNTY PROPERTY TAXES FOR THE PROPERTY INCLUDED IN THIS PROPOSED SUBDIVISION HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

COUNTY TREASURER _____

BY _____

DATE _____

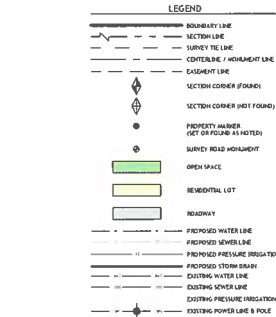


BENTLEY MEADOWS SUBDIVISION

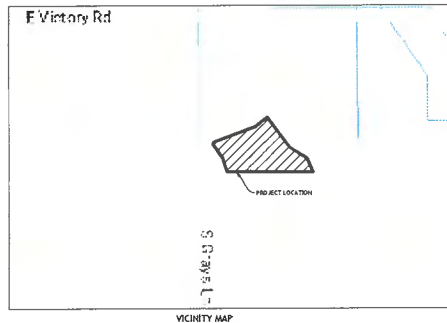
LOCATED IN SECTION 25, TOWNSHIP 3 NORTH, RANGE 2 WEST, CITY OF NAMPA, CANYON COUNTY, B.M., IDAHO. 2023.



Parcel #	Area (SF)	Parcel #	Area (SF)
1	7000.70	15	7003.15
2	7000.00	16	7003.15
3	7000.00	17	7003.15
4	7000.00	18	7003.15
5	7000.00	19	7003.15
6	7000.00	20	7003.15
7	7000.00	21	7003.15
8	7000.00	22	7003.15
9	7000.00	23	7003.15
10	7000.00	24	7003.15
11	7000.00	25	7003.15



Curve	Arc Length	Radius	Chord Direction	Chord Length
C1	59.75	75.00	S22°31'19"E	58.18
C2	117.89	75.00	N44°51'45"W	106.12
C3	58.14	75.00	S67°41'09"E	56.69
C4	21.43	23.00	N63°24'55"E	20.67
C5	4.32	57.50	N39°51'54"E	6.31
C6	21.43	23.00	S63°24'55"W	20.67
C7	56.72	57.50	N71°16'04"E	54.45
C8	41.07	57.50	S60°09'31"E	43.20
C9	70.87	57.50	S4°38'07"E	65.81
C10	176.92	57.50	N55°08'39"W	114.94
C11	21.49	23.00	S4°21'42"W	20.72
C12	21.43	23.00	N6°18'06"E	20.67
C13	27.90	23.00	N55°08'39"W	26.22
C14	27.90	23.00	S55°08'39"E	26.22
C15	33.14	125.00	N84°04'17"W	33.11
C16	66.28	125.00	N84°04'17"W	65.60
C17	74.04	125.00	N31°53'25"W	72.96
C18	32.82	125.00	N7°22'40"W	32.83
C19	196.48	125.00	S44°51'45"E	176.87



PARCEL NUMBER: R31791015
 TOTAL LOT ACRES = 5.49 ACRES
 TOTAL LOT ACRES = 0.43 ACRES
 PUBLIC ROAD ACRES = 0.43 ACRES
 TOTAL QUALIFIED OPEN SPACE = 41.664 SF
 TOTAL QUALIFIED OPEN SPACE ACRES = 0.94 ACRES (116.81)
 AVERAGE LOT SIZE = 0.17 ACRES
 NUMBER OF LOTS = 22 LOTS AND 3 PARCELS

PROPOSED ZONING: RS-7

RS-7 ZONING REQUIREMENTS:

MIN. LOT AREA: 7,000 SF

MIN. LOT WIDTH: 40'

FRONT SETBACK: 20'

REAR SETBACK: 5'

SIDE SETBACK: 5'

NOTES:

1. COMMON LOT 3 IS A REDUCED AREA BASED UPON

ODD SHAPED PARCELS PER SECTION

10-27-A.M.S.A.C.

2. ALL LOTS WILL HAVE PUBLIC UTILITY EASEMENTS

AS FOLLOWS:

FRONT: 10'

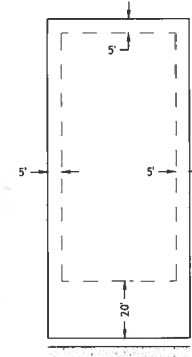
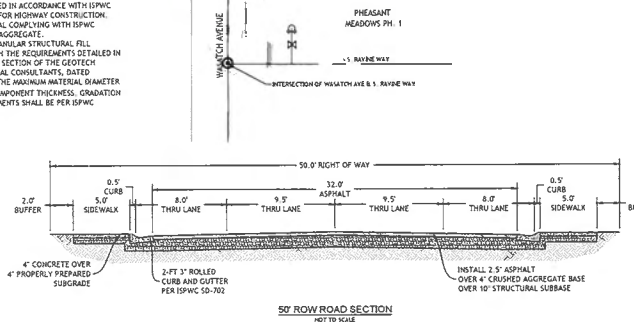
REAR: 10' TO 8' MIN

SIDE: 5'

A QUALIFIED GEOTECHNICAL ENGINEER OR ENGINEERING
 TECHNICIAN IS REQUIRED TO VERIFY SUBGRADE COMPETENCY
 AT THE TIME OF CONSTRUCTION.
 IN ACCORDANCE WITH THE GEOTECHNICAL REPORT
 PREPARED BY ATLAS TECHNICAL CONSULTANTS.

MATERIAL SPECIFICATIONS:

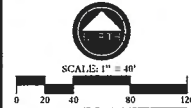
ASPHALTIC CONCRETE: ASPHALT MIX SHALL MEET THE
 REQUIREMENTS OF ISPMV. SECTION 810 CLASS III PLAN MIX.
 MATERIALS SHALL BE PLACED IN ACCORDANCE WITH ISPMV
 STANDARD SPECIFICATION FOR HIGHWAY CONSTRUCTION.
 AGGREGATE BASE: MATERIAL COMPLYING WITH ISPMV
 STANDARDS FOR CRUSHED AGGREGATE.
 STRUCTURAL SUBBASE: GRANULAR STRUCTURAL FILL
 MATERIAL COMPLYING WITH THE REQUIREMENTS DETAILED IN
 THE STRUCTURAL SUBBASE SECTION OF THE GEOTECH
 REPORT BY ATLAS TECHNICAL CONSULTANTS, DATED
 12/19/2023. EXCEPT THAT THE MAXIMUM MATERIAL DIAMETER
 IS NO MORE THAN 1/2 THE COMPONENT THICKNESS. GRADATION
 AND SUITABILITY REQUIREMENTS SHALL BE PER ISPMV
 SECTION 801, TABLE 1.



LOT TYPICAL SETBACKS
 SCALE 1"=20'



2815 East 3300 South, Salt Lake City, UT 84109
 (801) 305-4470 www.edmpartners.com



OWNER:
 Guy Nash, LLC
 10345 West Highlander Road
 Boise, ID 83709
 (208) 861-4966

NOTES:
 OWNER/DEVELOPER

GUY NASH, LLC
 10345 WEST HIGHLANDER ROAD
 BOISE, ID 83709
 (208) 861-4966
 CONTACT: ROB NASH

SURVEYOR

COMPASS LAND SURVEYING PLLC
 423 11TH AVE SOUTH
 NAMPA, ID 83651
 (208) 408-2510
 CONTACT:
 (A) RICHARD GRAY, PLS

LANDSCAPE ARCHITECT

STACK ROCK GROUP
 404 S. 8TH ST., SUITE 154
 BOISE, ID 83702
 (208) 716-4787
 CONTACT:
 (A) JESSE BUSTER

CIVIL/SITE ENGINEER

EDM PARTNERS
 PO BOX 4925
 BOISE, ID 83707
 (208) 861-4966
 CONTACT:
 (A) TED BURKE, PE



Bentley Meadows
 Preliminary Plat

PROJECT: _____
 DRAWN BY: KMY
 REVIEWED BY: EBB
 REVISIONS: _____
 No. DATE: _____ REMARKS: _____

DATE: June 15, 2023

SHEET NUMBER:
 PP-1

LANDSCAPE NOTES:

1. REGULATIONS & STANDARDS

- All contractor work shall be conducted in accordance with ISPVAC (Irvine Standard Public Works Construction) 2023 (or most recent published) and City of Orange, ID codes, standards and state and local regulations.
- EXISTING CONDITIONS
 - All utilities shall be located prior to construction and protected. Any damage to structures, utilities or concrete will be replaced at contractor's expense.
 - The site has many existing improvements such as underground utilities, curb and gutter, light poles and sidewalks.
 - See Engineer's plans for information about existing features.
 - Refer to civil plans for all existing and/or proposed drainage pipes & locations, unless noted. Protect all drainage at all times, protect all utilities at all times.

3. GRADING & SITE PREPARATION

- Prepare finish grades for planting by grubbing and removing weeds. If necessary apply Round-Up (or equivalent herbicide) using a certified applicator. Remove rocks and other materials over 2".
- All gravel oversize to be removed and disposed of off site.
- Finish grade to be smooth lawn level to allow for entire site to be a natural flowing space.
- Final grade low areas to elevations set by Engineer's plans with positive drainage away from structures.
- Refer to Engineer's plans for grading information & for all drainage pipes and locations. Protect and retain drainage at all times.
- No pooling or standing water will be accepted per industry standards.

4. SOILS

- Lawn areas shall receive 12" min depth of screened topsoil.
- All planter beds shall receive 18" min depth of screened topsoil.
- Reuse of existing topsoil that has been stockpiled on site is permitted if:
 - Topsoil is tested and analyzed to ensure a proper growing medium. Provide additional amendments as determined by soil tests.
 - Topsoil is to be loose, little sandy loam that is clean and free of toxic materials, noxious weeds, weed seeds, rocks, grass or other foreign materials.
 - Topsoil shall have a pH of 6.5 to 8.0.
 - If on site topsoil does not meet these minimum standards contractor is responsible for providing approved imported topsoil or improving onsite topsoil per the approval of the project manager.
- If imported topsoil is used it must be from a local source and be screened free of any debris or foreign matter. Topsoil must not

- contain rocks, sticks, lumps, or toxic matter and has a pH of 6.5-8.0.
- Smooth, compact, and fine grade topsoil in lawn areas to smooth and uniform grade 5" below adjacent surfaces.
- Amend all new plantings with 2 parts topsoil, 1 part compost.
- LAWN AREAS
 - Sodded lawn to be tall fescue fescue, or approved other.
 - Sodded lawn to be regionally locally harvested, lay sod within 24 hours of harvesting.
 - Lay sod to form a solid mass with offset, tightly fitted joints on even grades.
 - Any existing lawn that is damaged shall be replaced with sodded lawn of the same type of existing lawn.
 - All lawn areas adjacent to planter beds, gravel areas, or aggregate pathways shall have 4" black steel-edging installed per manufacturer recommendations. Other applications to be approved by owner and landscape architect.
 - Lawn adjacent to buildings, structures shall be a minimum of 18" away from foundations. Lawn adjacent to fences or other screening elements shall be a minimum of 9" away.
 - 5.8.1 Install 2" chips or other approved gravel mulch type in mow strip at a depth of 3" over commercial grade weed barrier fabric installed per manufacturer recommendations.
 - Provide tree rings with a minimum 3" diameter around all trees located in lawn, mulch type & installation/application to match all other planter beds.
- PLANTER BED MULCH
 - All planter beds to receive 3" depth of black & tan river rock mulch or approved equal, submit for approval prior to placement, install over commercial grade weed barrier fabric per manufacturer recommendations.
- PLANTS
 - All plant material shall be installed per industry standards.
 - All plant material shall meet or exceed the minimum federal standards as regulated by ANSI Z60.1, American Standard for Nursery Stock. Plants not meeting these standards for quality, or plants determined to be unhealthy by Owner's representative, will be rejected.
 - All Ball and Burlap trees to be installed per Balled and Burlapped planting detail. All shrubs to be installed per detail.
 - Trees and shrubs over 30" shall not be planted within clear vision triangles.
 - Fertilize all trees and shrubs with "Agriform" planting tablets or approved equal. Apply per manufacturer recommendations.
 - IRRIGATION
 - Irrigation system shall be built to the following specifications

- Adhere to city codes when connecting to city water.
- All irrigation material to be new with manufacturer's warranty fully intact.
- Install outdoor rated controller in specified location on plan in a lock box with 2 keys. Coordinate with project manager and general contractor on exact location.
- Controller to have On/Off rain switch or rain shut off device that does not alter program.
- All remote control valves (including master control valve) to have flow control devices.
- Irrigation system piping to be minimum class 200 PVC or approved equal. Sleeves to be double the size of pipes located within 18" valves to be contained in separate sleeves 1-1/2" dia min.
- Use common trenching where possible.
- All PVC located under hardscapes to be schedule 40 PVC with same REQ as above.
- All wires to be Poly wire 7350 or 7351 direct bury wire at a minimum of 12" below finished grade.
- Connect multiple to point of connection in approximate location shown on plan.
- Contractor is responsible complying with all codes and paying all permits necessary.
- Sprinkler heads shall have matched precipitation within each control zone. Velocities shall not exceed 5 feet per second.
- All drip irrigation to be buried 2" below finished grade.
- Water schedule to be provided at a min of 80% evapotranspiration as determined by the local ET.
- Install all irrigation per irrigation drawings, utilize material specified or approved equal.
- Contractor shall confirm the static water pressure at least five days before construction begins and to contact the landscape architect in writing if the pressure is below 80 psi.
- If any discrepancies are found, then local codes shall prevail.
- CONTRACTOR RESPONSIBILITIES
 - Estimated quantities are shown for general reference only. Contractor shall be responsible for all quantity estimates.
 - All plant material and workmanship shall be guaranteed for a period of one year beginning at the date of Acceptance by Owner. Replace all dead or unhealthy plant material immediately with same type and size at no cost to Owner.
 - Landscape contractor to turn in as built drawings at the end of project. Substantial completion will not be granted until 2 copies @ 1/2" scale are turned in and approved by owner's representative in the event of a discrepancy notify the Landscape Architect immediately.

PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
GLE SH2		Gleditsia triacanthos 'variegata' / Silvermistle / Silvermistle Locust 35 H x 35 W CLASS II	BAB	2"		4
LIG MOR		Liquidambar styraciflua 'Marquette' / Marquette Sweet Gum 40-45 H x 30-35 W CLASS II	BAB	2"	Cal	5
PF		Pinus strobus 'Vanderwal's Pyramid' / Vanderwal's Pyramid Pine 35 H x 12 W	BAB		6-7 H	5
TL GRE		Tilia cordata 'Greensleeve' / Greensleeve Littleleaf Linden 35 H x 25 W Class II	BAB	2"		2
SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	FIELD	SIZE	QTY
BVD BIA		Buddleia davidii 'Black Knight' / Black Knight Butterfly Bush 4-5 H x 4-6 W	2 gal			19
PK		Penstemon alpinus 'Katie Rose' / Katie Rose Frostless Grass 30" x 30" x 30" x 30"	2 gal			29
PHY DIA		Photinia davidsoniae 'Mona Lisa' / David's Purple Hawthorn 4 H x 18 W	2 gal			14
SHU GRO		Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac 2.5 H x 6 W	2 gal			11

LANDSCAPE REQUIREMENTS:

CODE REQUIREMENTS PER HAMPA CITY CODE

PRIVATE LOTS

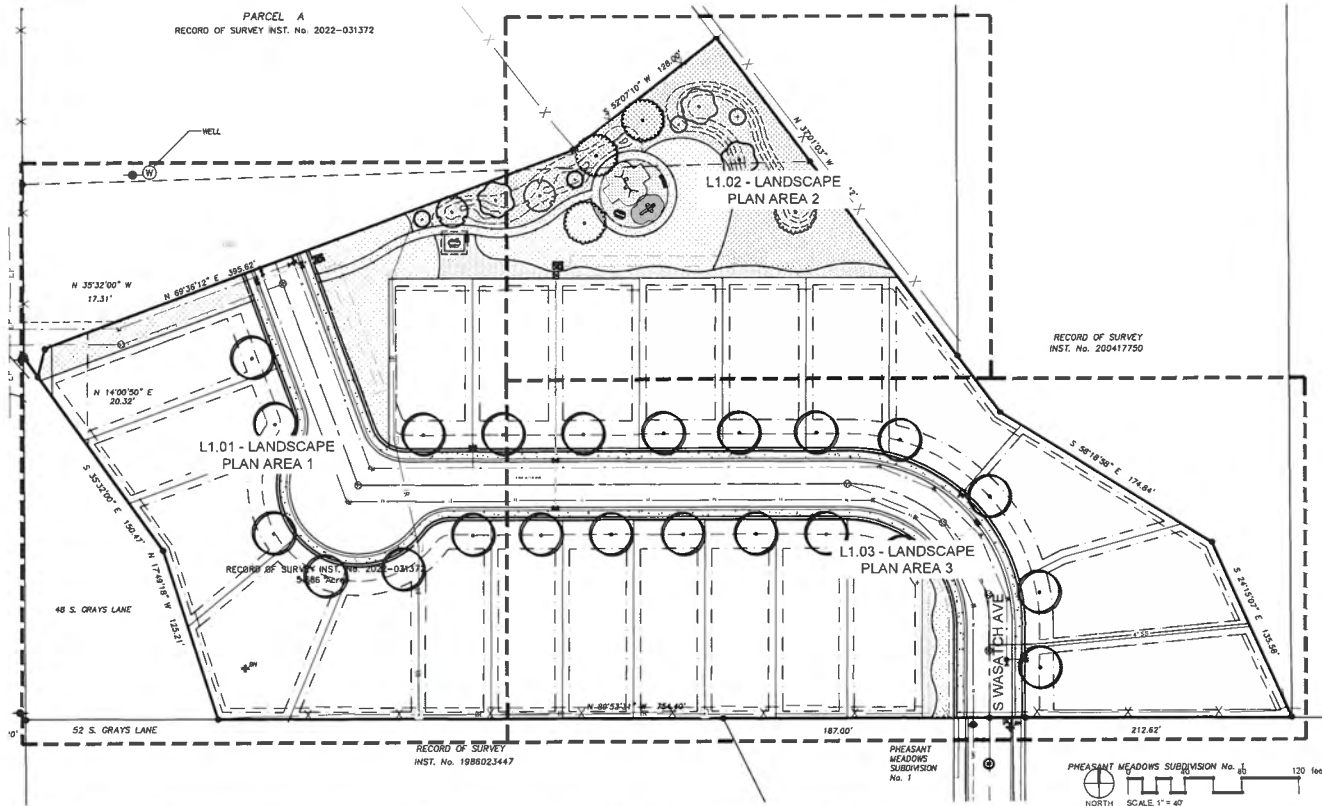
- 1 CLASS 1 TREE PER FRONT YARD
- NOTE: TREES TO BE CHOSEN FROM THE APPROVED CITY TREE LIST.
- OWNER/BUILDER SHALL INSTALL REQUIRED TREES AT TIME OF FINAL HOME CONSTRUCTION
- 1 TREE PER LOT

OPEN SPACE REQUIREMENTS

- EACH DEVELOPMENT OVER 5 ACRES (GROSS) SHALL CONTAIN AT LEAST (2) QUALIFIED OPEN SPACE ELEMENTS - TOTAL GROSS ACREAGE > 5.4
- PROVIDED (1) LARGE PLAY/RECREATION AREA & (1) WALKING PATH
- TOTAL QUALIFIED OPEN SPACE SQ FT = 35,768 - TOTAL ACRES = 0.84
- TOTAL OPEN SPACE SQ FT = 5,812 - TOTAL ACRES = 0.13

MINIMUM PLANT SIZES

PLANT TYPE	MINIMUM SIZE
EVERGREEN TREES	6" H1 MIN
ORNAMENTAL TREES	2" CALIPER MIN
SHADE TREES	2" CALIPER MIN
WOODY SHRUBS	2 GAL MIN



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StackRockGroup.com

WILLIE C HOWARD, PLA

OFFICE (708) 345-5500 EMAIL: willie@stackrock.com

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PRELIMINARY

NOT FOR CONSTRUCTION

BENTLEY MEADOWS SUBDIVISION

S. GRAYS LANE, NEMPA, ID 83487

REVISIONS

DATE DESCRIPTION

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TREES	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
	GLE SH2	Gleditsia triacanthos (var.) Shademaster TM / Shademaster Locust 35 H x 35 W CLASS B	B&B	7"		4
	LKO MDH	Liquidambar styraciflua 'Maximo' / Maximo Sweet Gum 40 H x 35 W CLASS B	B&B	7" Cal		3
	PF	Poincsettia 'Vanderwolf' / Pyramid / Vanderwolf x Pyramid Pine 25 H x 12 W	B & B		4-7 H	5
	TIL GRE	Tilia cordata 'Greenspire' / Greenspire Littleleaf Linden 30 H x 25 W CLASS B	B & B	7"		2
SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	HELOZ	SIZE	QTY
	BUD BLA	Buddleia davidii 'Black Knight' / Black Knight Butterfly Bush 5-8 x 8-10 W	2 gal			28
	PK	Prostrata 'Black Knight' / Black Knight Butterfly Bush 30" x 30" W Drought Tolerant	2 gal			28
	PHY DIA	Physocarpus opulifolius 'Mardi' TM / Dusky Purple Noddybush 6 H x 18 W	2 gal			14
	RHU GRO	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac 2.5 H x 6 W	2 gal			11

LANDSCAPE MATERIALS LEGEND:

- SOD LAWN - SEE NOTE 56.1.00
- TALL MOW-MOWN RED FESCUE OR SIMILAR
- BLACK & TAN ROCK LANDSCAPE MULCH - SEE NOTE 56.1.00
- SOFT FALL MATERIAL PER CONTRACTOR
- CONCRETE
- BENCHES / TABLES / RECEPTACLES TBD

LANDSCAPE REQUIREMENTS:

CODE REQUIREMENTS PER NADIA CITY CODE

PRIVATE LOTS

1 CLASS B TREE PER FRONT YARD
NOTE: TREES TO BE CHOSEN FROM THE APPROVED CITY TREE LIST.
OWNER/BUILDER SHALL INSTALL REQUIRED TREES AT TIME OF FINAL HOME CONSTRUCTION
= 1 TREE PER LOT

OPEN SPACE REQUIREMENTS

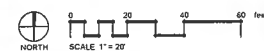
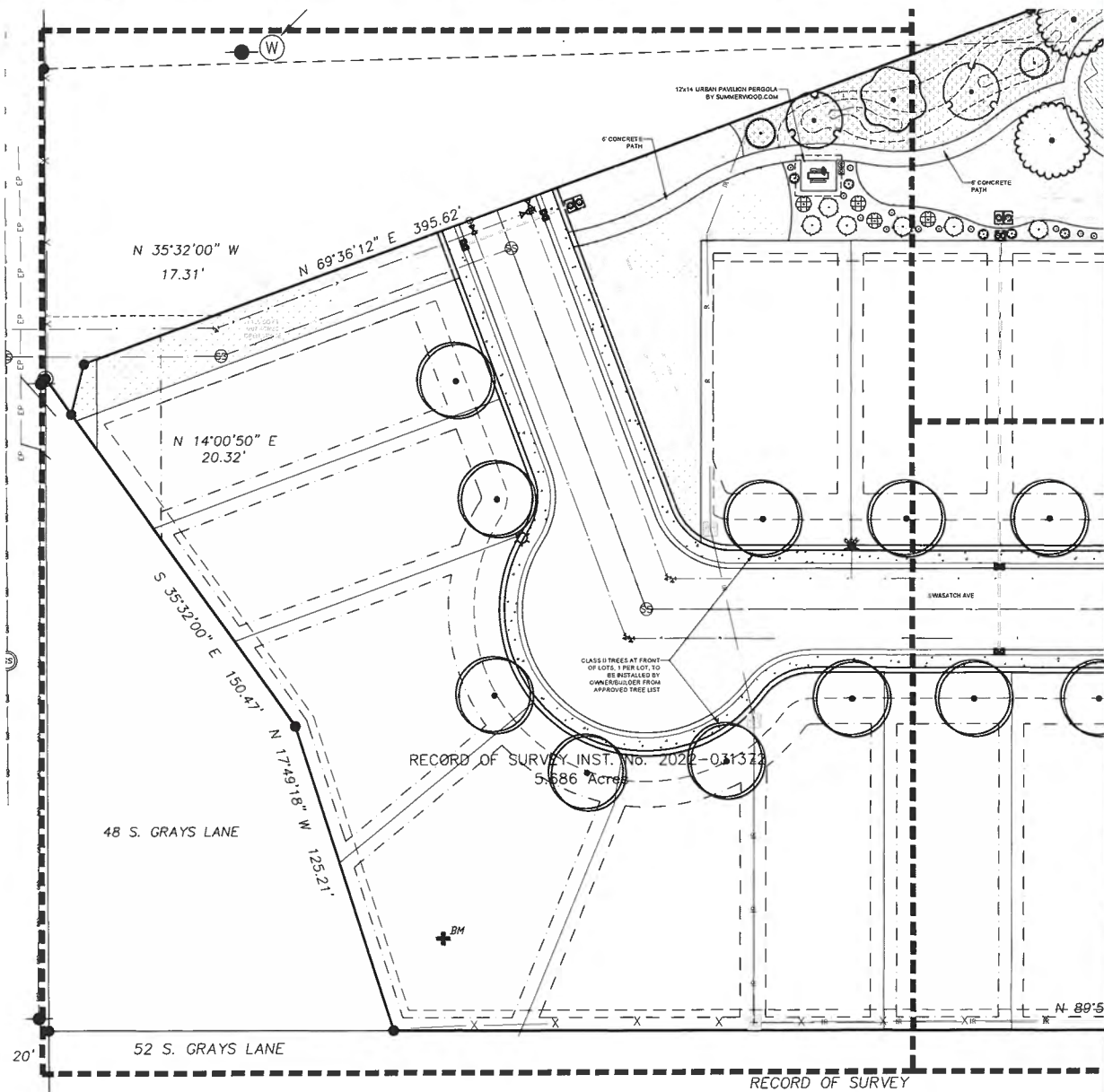
EACH DEVELOPMENT OVER 5 ACRES (GROSS) SHALL CONTAIN AT LEAST (2) QUALIFIED OPEN SPACE ELEMENTS - TOTAL GROSS ACREAGE = 5.6
 * PROVIDED (1) LARGE PLAY/RECREATION AREA & (1) WALKING PATH
 * TOTAL QUALIFIED OPEN SPACE 50 FT x 36,789' - TOTAL ACRES = 0.84
 * TOTAL OPEN SPACE 50 FT x 5,812' - TOTAL ACRES = 0.13

MINIMUM PLANT SIZES

PLANT TYPE MINIMUM SIZE
 * DECIDUOUS TREES 6" DBH MIN.
 * ORNAMENTAL TREES 7" CALIPER MIN.
 * SHADE TREES 7" CALIPER MIN.
 * WOODY SHRUBS 2 GAL. MIN.



NOTE: 12'x14' URBAN PAVILION PERGOLA BY SUMMERWOOD.COM PRODUCTS / GAZEROS / URBAN PAVILION



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 StackRockGroup.com

VALLEY C. HOWARD, P.L.A.
 OFFICE: (208) 345-0000
 1400 N. 10th St. Suite 100
 Boise, ID 83702

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NOT FOR CONSTRUCTION

BENTLEY MEADOWS SUBDIVISION

REV	DATE	DESCRIPTION
1	08/27/2023	ISSUED FOR PERMIT

DATE: 08/27/2023
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]

DRAWING TITLE

LANDSCAPE PLAN - AREA 1

SHEET NUMBER

L1.01

STACK ROCK GROUP - CITY RECORD SET

PLANT SCHEDULE						
TREES	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
	GLE SH2	Shorea robusta var. merrillii / Shoremaster TM / Shoremaster Lowcut 25 H x 25 W CLASS II	848	2"		4
	LJO MOR	Liquidambar styraciflua 'Mosses' / Mosses Street Gum 18-20 H x 25-30 W CLASS II	848	2" Cal		3
	PF	Pinus Resinosa 'Vanderwolf's Pyramidal' / Vanderwolf's Pyramidal Pine 25 H x 12 W	848		4-7 H	5
	TIL GRE	Tilia cordata 'Greenspire' / Greenspire Littleleaf Linden 25 H x 25 W Class II	848	2"		2
SHRUBS						
CODE	BOTANICAL / COMMON NAME	CONT	FIELD	SIZE	QTY	
BUD BLA	Buddleia davidii 'Black Knight' / Black Knight Butterfly Bush 6-8 H x 4-6 W	2 gal				15
PK	Physocarpus opulifolius 'Karl's Rose' / Karl's Rose Fountain Grass 25 H x 25 W Class II	2 gal				25
PHY DIA	Physocarpus opulifolius 'Monte Tai' / Monte Tai Purple Ninebark 6 H x 10 W	2 gal				14
RHU GRO	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac 2.5 H x 6 W	2 gal				11

LANDSCAPE MATERIALS LEGEND:

- SOD LAWN - SEE NOTE SA1.06
- TALL NON-MOWN RED FESCUE OR SIMILAR
- BLACK & TAN ROCK LANDSCAPE MULCH - SEE NOTE SA1.06
- SOFT FALL MATERIAL PER CONTRACTOR
- CONCRETE
- BENCHES / TABLES / RECEPTABLES TBD

LANDSCAPE REQUIREMENTS:

CODE REQUIREMENTS PER NIMMIA CITY CODE

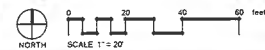
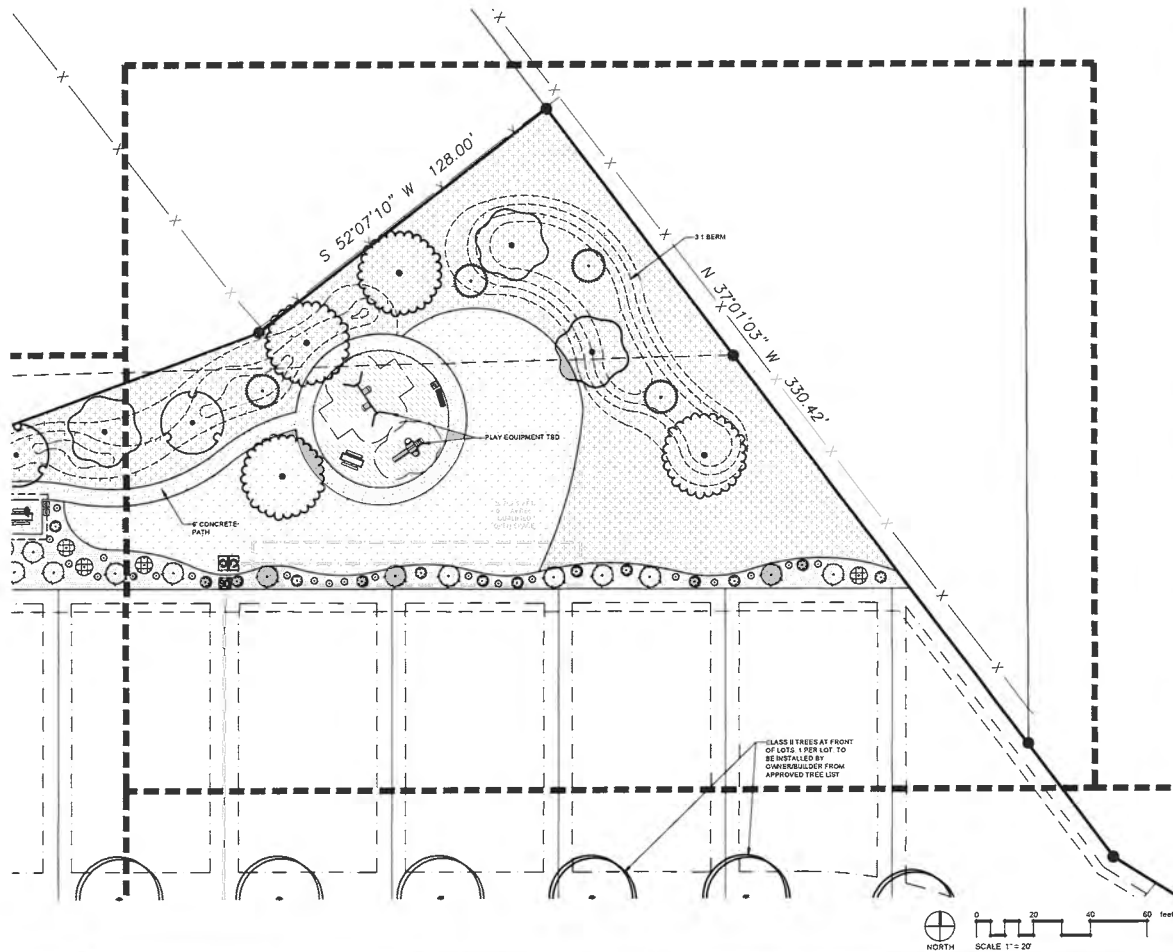
- PRIVATE LOTS**
- 1 CLASS II TREE PER FRONT YARD
 - NOTE: TREES TO BE CHOSEN FROM THE APPROVED CITY TREE LIST. OWNER/BUILDER SHALL INSTALL REQUIRED TREES AT TIME OF FINAL HOME CONSTRUCTION.
 - 1 TREE PER LOT

- OPEN SPACE REQUIREMENTS**
- EACH DEVELOPMENT OVER 5 ACRES (GROSS) SHALL CONTAIN AT LEAST (2) QUALIFIED OPEN SPACE ELEMENTS - TOTAL GROSS ACRES = 5.6

- PROVIDED (1) LARGE PLAYPARK AREA & (1) WALKING PATH
- TOTAL QUALIFIED OPEN SPACE (SQ FT) = 35,760 - TOTAL ACRES = 0.84
- TOTAL OPEN SPACE SQ FT = 5,612 - TOTAL ACRES = 0.13

MINIMUM PLANT SIZES

- | | |
|-------------------|-----------------|
| PLANT TYPE | MINIMUM SIZE |
| *EVERGREEN TREES | 6'-0" HT. MIN. |
| *ORNAMENTAL TREES | 7" CALIPER MIN. |
| *SHADE TREES | 7" CALIPER MIN. |
| *WOODY SHRUBS | 2 GAL. MIN. |



STACK ROCK GROUP
LANDSCAPE
ARCHITECTURE
& MASTER PLANNING

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Scale: PRELIMINARY



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BENTLEY MEADOWS SUBDIVISION

S. GRAYS LANE, NAMPA, ID 83857

REVISIONS

NO.	DATE	DESCRIPTION
1	08.07.2023	ISSUED FOR PERMIT

LOG NO: 25-2023
DATE: 08.07.2023
DRAWN BY: JH
CHECKED BY: JH

DRAWING TITLE

LANDSCAPE
PLAN - AREA 2

SHEET NUMBER

L1.02

STACK ROCK GROUP, CITY UNIVERSITY

PLANT SCHEDULE					
TREES	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
	GLE SH2	Gleditsia inaequalis 'Mormon' / Mormon Shredmaster TM / Shredmaster Laurel 35 H x 35 W CLASS II	868	2"	4
	LIO MOR	Liquidambar styraciflua 'Mormon' / Mormon Sweet Gum 40-45 H x 35-50 W CLASS II	868	2" Cal	5
	PF	Pinus flexilis 'Vanderwolf' / Pymond / Vanderwolf x Pymond Pine 25 H x 12 W	8 & 8		5
	TL GRE	Tilia cordata 'Greenspire' / Greenspire Littleleaf Linden 25 H x 25 W Class II	8 & 8	2"	2
SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	FIELD2	SIZE
	BUD BLA	Buddleia davidii 'Black Knight' / Black Knight Butterfly Bush 5-8' H x 8-10' W	2 gal		19
	PK	Penstemon spectabilis 'Kelsey Rose' / Kelsey Rose Fountain Grass 30" x 30" w Drought Tolerant	2 gal		29
	PHY DA	Physalis opulifolius 'Morte TM' / Deseo Purple Honeysuckle 6 H x 10 W	2 gal		14
	RHU GRO	Rhus aromatica 'Grin-Low' / Grin-Low Fragrant Sumac 2.5 H x 6 W	2 gal		11

LANDSCAPE MATERIALS LEGEND:

- SOD LAWN - SEE NOTE 5.1.59
- TALL NON-MOWN RED FESCUE OR SIMILAR
- BLACK & TAN ROCK LANDSCAPE MULCH - SEE NOTE 6.1.105
- SOFT FALL MATERIAL PER CONTRACTOR
- CONCRETE
- BENCHES / TABLES / RECEPTACLES TBD

LANDSCAPE REQUIREMENTS:

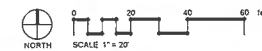
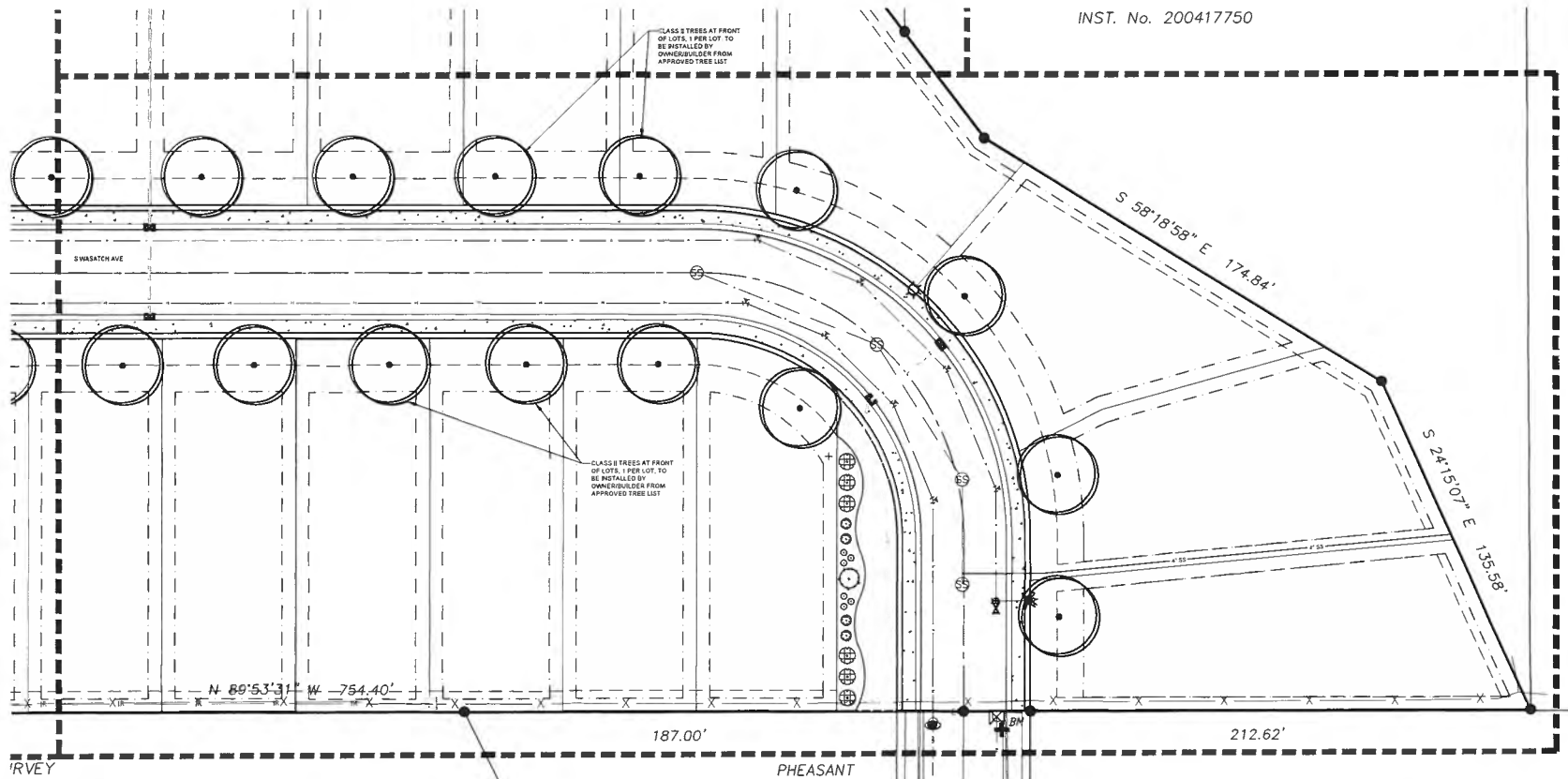
CODE REQUIREMENTS PER NAPA CITY CODE

PRIVATE LOTS

- 1 CLASS I TREE PER FRONT YARD
- NOTE: TREES TO BE CHOSEN FROM THE APPROVED CITY TREE LIST.
- OWNER/BUILDER SHALL INSTALL REQUIRED TREES AT TIME OF FINAL HOME CONSTRUCTION.
- 1 TREE PER LOT

OPEN SPACE REQUIREMENTS

- EACH DEVELOPMENT OVER 5 ACRES (GROSS) SHALL CONTAIN AT LEAST (2) QUALIFIED OPEN SPACE ELEMENTS - TOTAL GROSS ACREAGE = 5.6
- *PROVIDED (1) LARGE PLAY/PICNIC AREA & (1) WALKING PATH
- TOTAL QUALIFIED OPEN SPACE SQ FT = 34,769 - TOTAL ACRES = 0.84
- TOTAL OPEN SPACE SQ FT = 5,817 - TOTAL ACRES = 0.13



STACK ROCK
V & A
LANDSCAPE
ARCHITECTURE
& MASTER PLANNING

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WILLET C HOWARD, PLA
www.stackrockgroup.com

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BENTLEY MEADOWS SUBDIVISION

S. GRAY LANE, NAPA, ID 83687

REVISIONS

NO.	DATE	DESCRIPTION
1	05.11.23	05.11.23

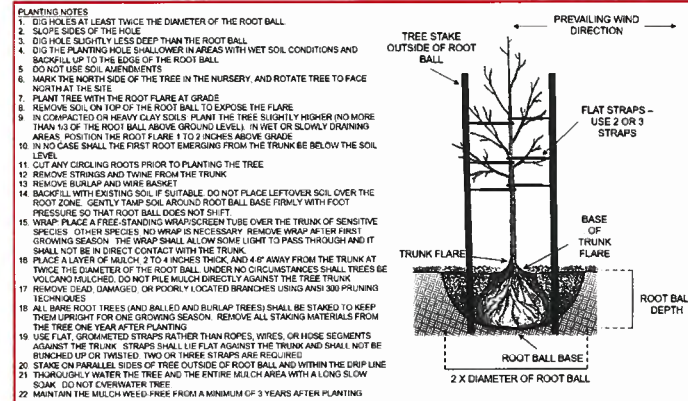
LOG NO. 23-2033
DATE 05.11.2023
DRAWN BY RJ
CHECKED BY RJ

DRAWING TITLE

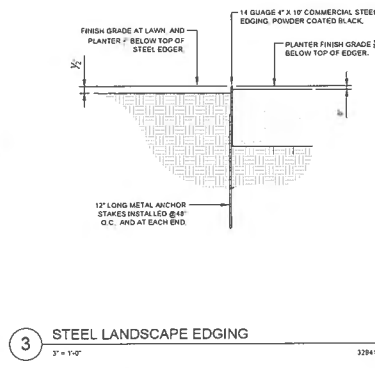
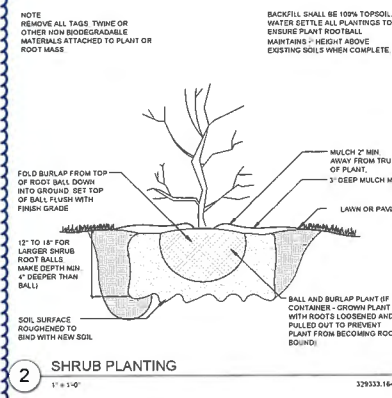
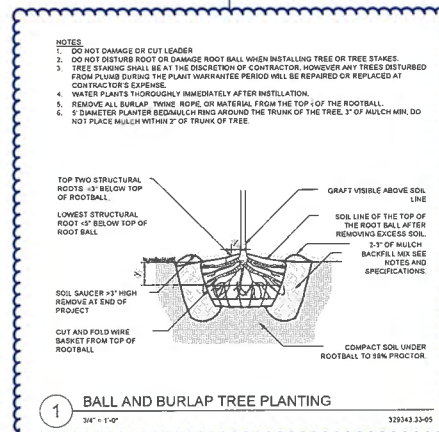
LANDSCAPE PLAN - AREA 3

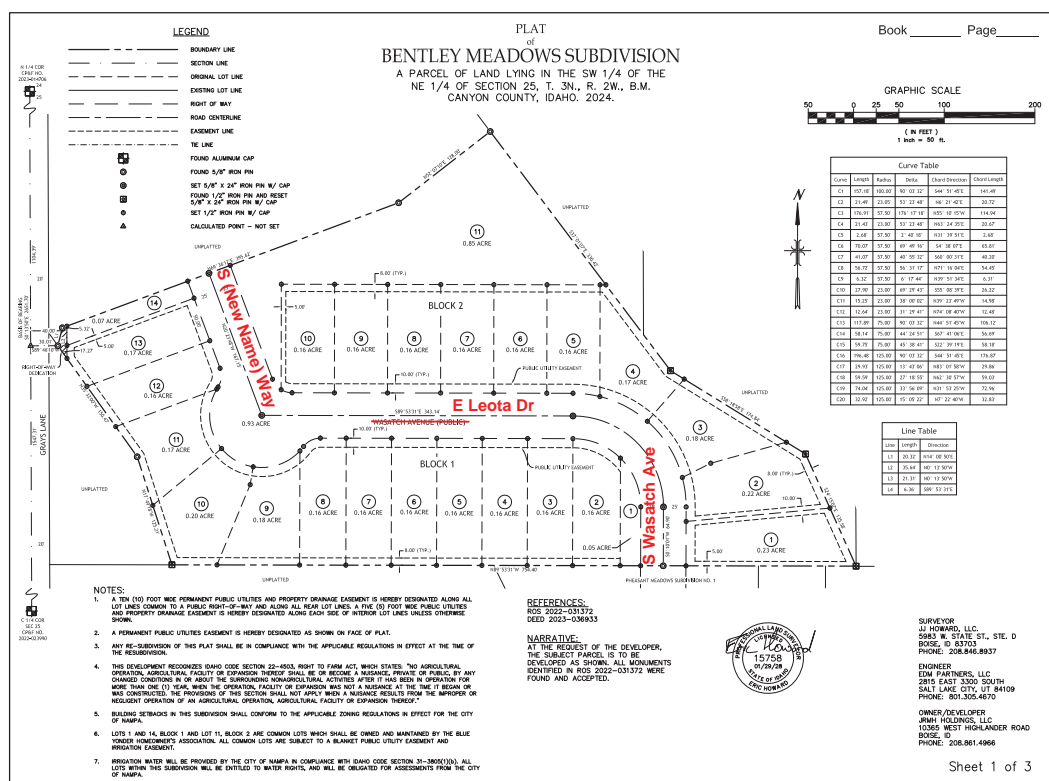
SHEET NUMBER

L1.03



Please use the
City of Nampa
Tree Detail







4/3/2024

RE: Bentley Meadows - Final Plat

To: Robert Nash

cc: Caleb LaClair, P.E., City of Nampa Engineering; City of Nampa P&Z

The following changes must be made prior to submitting for signatures:

- Propose unique street name for the section of road that runs from Lot 11 Block 1 to Lot 14 Block 1. This section of road should be S (New Name) Way.
- The stretch of road that runs from Lot 2 Block 1 to Lot 10 Block 1 and is currently labeled as Wasatch Ave should be labeled E Leota Dr.
- Add the name S Wasatch Ave to the section of road that runs from Lot 1 Block 2 to Lot 3 Block 2 as this section of road is a continuation of a preexisting named road

Sincerely,

Clay Brown
GIS Tech I
Engineering Division
City of Nampa



DATE: April 18, 2024

TO: Ted Burke, P.E. – EDM Partners

FROM: Brady Barroso – Civil Engineering Plans Examiner

CC: Daniel Badger, P.E. – City Engineer

SUBJECT: Bentley Meadows Subdivision – Construction Drawings & Final Plat – 1st Review

The Engineering Division has completed a 1st review of the Construction Drawings and Final Plat for Bentley Meadows Subdivision and have the following comments. Please resubmit electronically a PDF of the following for review and approval:

- Revised plans;
- Response letter addressing each of the following comments; and,
- Other documentation as required by comments.

Documents may be submitted via email attachment or web storage/FTP download link. As a general note, additional requirements or comments may occur on subsequent submittals due to new information or incomplete plan corrections. Please contact us at 208-468-5458 to clarify any comments to ensure a timely review and approval process.

General Comments

1. Refer to “SFP-00254-2024 – Bentley Meadows Subdivision – Engineering Review Memo” for General Comments.
2. Provide improvement quantities per Section 108 of the Nampa Engineering Development Process and Policy Manual for use in determining inspection fees with next submittal.
3. Provide legal description for 20’ wide permanent easement providing utility connections to S Grays Ln for use in permanent easement agreement.

Final Plat Comments

1. Refer to “SFP-00254-2024 – Bentley Meadows Subdivision – Engineering Review Memo” for Final Plat Comments.

Drainage Report Comments

1. Refer to Construction Drawing comments.

Construction Drawing Comments – Address all plan redlines and the following comments

Sheet 1.0 – Cover Sheet

1. Provide vertical and horizontal datum in the survey note.

Sheet 1.1 – Notes

1. Differentiate City of Nampa Standard Construction Notes and other notes.
2. Sidewalk shall be 5” thick per City of Nampa Standard Construction Specifications.

3. Show street section as back of curb to back of curb.
4. Road section does not meet City of Nampa Policy and Specifications.
5. Residential lots shall be graded to either direct runoff to the public right-of-way, a subdivision common area, or be retained on the lot, per City of Nampa Policy Manual Section 106.

Sheet 2.0 – Existing Site & Demolition Plan

1. Existing water main in Grays Ln is 10". Contractor to field verify.

Sheet 2.1 – General Site Layout & Street Lighting Plan

1. Remove berm in new backyards and leave fence as is. The existing ground should be flat enough to not warrant a berm for privacy.

Sheet 3.0 – Master Utility Sheet

1. Provide documentation of both easements on the northwest corner of the site.
2. Remove sewer, water, irrigation, and storm call outs. Call outs shall be on the applicable improvements page.
3. Add new names per GIS.
4. Match lot and block numbers to the final plat.
5. Verify all potable/non-potable lines have adequate separation.
6. Show water services with two service lines going to the meter pit.
7. See sheet 7.1 for adjusted main lines and services.

Sheet 4.0 – Rough Grading Plan

1. Provide pad elevations and minimum/maximum foundation stem wall elevations or finish floor elevations.
2. Verify Southern property does not drain through the middle of this property.
3. Remove the low point between lots 3 and 4.

Sheets 5.0-5.1 – Roadway Improvement Plans

1. Reference City of Nampa Specifications to ensure modifications to ISPWC SD-709 are met.

Sheet 6.0-6.1 – Drainage Improvement Plans

1. All inlets shall be type IV per SD-604A.
2. Minimum 3' of sand below the seepage bed.

Sheet 7.0-7.2 – Sewer Improvement Plans

1. Match existing crown elevation at SSMH 11.
2. Show the water main in all profiles, as well as the relocation of the water service outside of the subdivision to ensure there are no conflicts.
3. Show all utility crossings in the profiles.
4. Maintain service separation and adjust layout per comments on sheet 7.1.
5. Why is there a sewer service going to the east on the south side of lot 21. The property to the east is not in city limits, who is this for?

Sheet 8.0 – Water Improvement Plan

1. Add temporary blow off for the stub to the north.
2. Add 3rd valve per City of Nampa Standards.

Sheet 9.0 – Pressure Irrigation Improvement Plan

1. Pressurized irrigation pipe class must be 200 psi or greater.
2. Install 8" gate valve on the north stub.

Sheet 10.0-11.0 – Gravity Irrigation Improvement Plan

1. Tile gravity irrigation through the subdivision.
2. Remove berm and gravity irrigation details.



DATE: April 18, 2024

TO: Nampa Planning & Zoning Department

FROM: Brady Barroso – Civil Engineering Plans Examiner

CC: Daniel Badger, P.E. – City Engineer

SUBJECT: SPF-00254-2024 – Bentley Meadows Subdivision – Engineering Review Memo

The Engineering Division has completed a review of the Construction Drawings and Final Plat for Bentley Meadows Subdivision and recommend the following conditions and comments.

General Comments

1. The Preliminary Plat was approved in December 2023 and conditions of approval established at that time. This subdivision shall adhere to and address all conditions as stipulated at the time of that approval that apply to this project.
2. A Right-of-Way Permit shall be obtained from the City prior to performing any work within the Grays Ln public right-of-way.
3. An Erosion Control Permit with City of Nampa is required prior to the start of any earth disturbing activities.

Final Plat Comments

1. Sheet 1 – Provide existing right-of-way width and book and page numbers for Pheasant Meadows Subdivision No. 1. Provide the owner and parcel number for unplatted lands.
2. Sheet 1 – Adjust road names per GIS comments.
3. Sheet 1 – Provide lot area in square feet, not acres.
4. Sheet 1 – Show interior lot line easements.
5. Sheet 1 – Call out curves on the drawing.
6. Sheet 1 – Construction Drawings and Final Plat lot and block numbers should match.
7. Sheet 2 – Edit legal description to properly close.
8. Sheets 2-3 – Add page numbers.

Conditions of Approval

1. The Developer's Surveyor shall address all Final Plat comments prior to City Engineer signature of the Final Plat.
2. Developer's Engineer shall address all Construction Drawing and Drainage Report comments identified in the "Bentley Meadows Subdivision – Construction Drawings & Final Plat – 1st Review" letter from the Nampa Engineering Division prior to construction drawing approval.

3. The Developer and their Engineer and Contractor shall adhere to the “Construction Duty and Responsibility Policy”, Section 108 of the 2023 City of Nampa Engineering Development and Policy Manual, during the construction process. The Developer shall sign the City of Nampa Subdivision Improvement Agreement and submit to the Nampa Engineering Division prior to start of construction.
4. Developer shall provide documentation from the Irrigation District that all irrigation assessments for the property have been paid in full prior to City Engineer signature of the plat.
5. Developer shall execute a Permanent Easement Agreement with the City to establish a 20-ft wide permanent easement over the utilities that extend to Grays Ln using the City of Nampa standard agreement prior to City Engineer signature of the plat.



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ADMINISTRATIVE OFFICE
9 – 12th Avenue South Nampa, ID 83651

208.468.5770

DATE: April 30, 2024

TO: City of Nampa – Planning and Zoning

FROM: Ron Johnson, Nampa Fire District, Fire Marshal

APPLICANT: Rob Nash, JRMN Holdings LLC

OWNER: Rob Nash, JRMN Holdings LLC

PROJECT ADDRESS: 0 Grays Ln. Parcel# R3179101500

RE: SPF-00254-2024, Bentley Meadows Subdivision

This application is for a subdivision with 22 residential lots and 3 common lots on 5.69 acres.

The Nampa Fire Department does not oppose the application subject to compliance with all the following code requirements and conditions of approval.

Water Supply Comments:

Fire Department required fire hydrants, access, and street identification shall be installed prior to construction or storage of combustible materials on site. Provisions may be made for temporary access and identification measures.

Fire hydrants, capable of producing the required fire flow, shall be located along approved fire lanes. Fire hydrant spacing shall meet the requirements of IFC table C105.1.1 (IFC 507.3, IFC B105.2, IFC C105).

Fire Access Comments:

Dead-end fire apparatus access roads exceeding 150 feet (45 720 mm) in length shall be provided with an approved area for turning around fire apparatus. (IFC 503.2.5)

Fire apparatus access roads shall extend to within 150 feet of all portions of the exterior walls of the first story of a building measured by an approved route around the exterior of the building or facility. (IFC 503.1.1)



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ADMINISTRATIVE OFFICE
9 – 12th Avenue South Nampa, ID 83651

208.468.5770

Fire apparatus access roads shall have an unobstructed width of not less than 20 feet and an unobstructed vertical clearance of not less than 13 feet 6 inches. (IFC 503.2.1)

The minimum outside turning radius of a fire apparatus access road shall be 48 feet. The minimum inside turning radius shall be 28 feet. (IFC 503.2.4)

Fire apparatus access roads shall have an approved driving surface of asphalt, concrete or other approved driving surface and can support the imposed load of fire apparatus weighing at least 75,000 pounds. (IFC D102.1)

Fire apparatus access roads shall not exceed 10 percent in grade. (IFC D103.2)

For streets having a width less than 33 feet back of curb to back of curb parking shall be restricted on one side; for streets having a width less than 27 feet back of curb to back of curb parking shall be restricted on both sides. A note on the face of the final plat is required noting the parking restriction prior to signing of the final plat. In addition, No Parking signs shall be installed throughout the cul-de-sac. No Parking signs shall be installed in accordance with the requirements of the IFC. (IFC 503.8)

General Conditions

Specific building construction requirements of the International Building Code, International Fire Code and City of Nampa Code will apply. However, these provisions are best addressed by a licensed Architect at time of building permit application.

Emergency Response Time Analysis and Service Impact:

The Nampa Fire District Strategic Plan states the response objective for Nampa Fire District is to arrive to 90% of emergency medical incidents within 5 minutes of the alarm time, and within 5 minutes and 20 seconds to fire incidents. To accomplish these response time objectives requires that travel distances be approximately 1 ½ miles from the nearest fire station. This development is located approximately 1.7 miles from Nampa Fire Station 5 with an approximate response time of 5 minutes.



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9 – 12th Avenue South Nampa, ID 83651

208.468.5770

Infrastructure additions and capitol purchases for Fire District services are funded through development impact fees. Impact fees collected for each home at the time of building permit applications will total approximately \$34,474.

To properly serve the public for an all-hazards response, the Nampa Fire Department should have 1 firefighter for every 1,000 residents served. This subdivision will add approximately 62 residents to 22 residential lots, with an increased personnel demand of 0.06 firefighter positions.

Exhibits

“No Parking” Signs

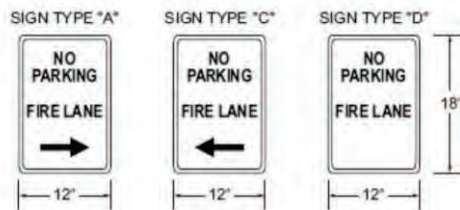
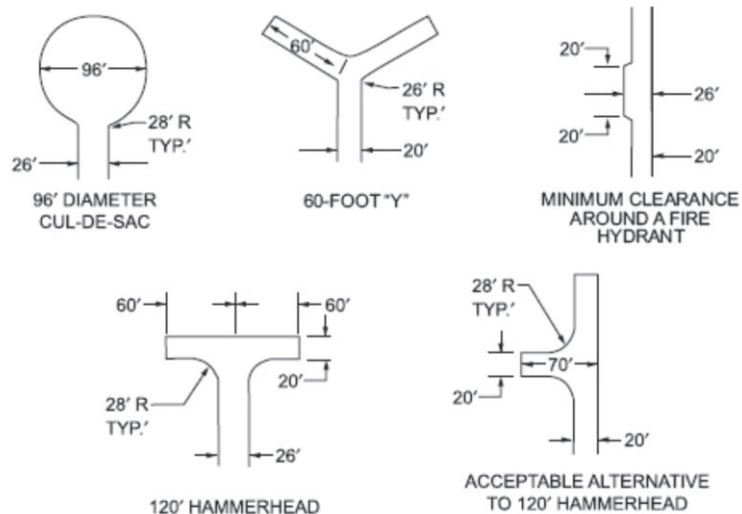


FIGURE D103.6 FIRE LANE SIGNS

Fire Apparatus Turnaround Design Options



For SI: 1 foot = 304.8 mm.

FIGURE D103.1 DEAD-END FIRE APPARATUS ACCESS ROAD TURNAROUND

Candace Fry

From: Adam Mancini
Sent: Tuesday, March 19, 2024 12:50 PM
To: Candace Fry
Cc: Doug Critchfield;Carolynn Murray
Subject: RE: Bentley Meadows- SPF-00254-2024
Attachments: SPF-00254-2024_Bentley Meadows_Landscape Plans.pdf; TREE DETAIL (002) for Developers.pdf

Hi Candace,

After reviewing the landscape plans for Bentley Meadows, Forestry has one request. We request that the developer use the city's tree planting detail (attached).

Thank you,

Adam



Adam Mancini
City Forester
ISA Certified Arborist #PN-8251A
ISA Tree Risk Assessor Qualified
O: 208.468.5890, C: 208.284.3247
[Nampa Parks – Facebook Page](#)

NAMPA Proud

From: Candace Fry <fryc@cityofnampa.us>
Sent: Tuesday, March 19, 2024 12:20 PM
Subject: Bentley Meadows- SPF-00254-2024

Good Morning,

RE: Bentley Meadows – SPF-00254-2024

I have attached for your review the applications for Subdivision Final Plat approval for Bentley Meadows Subdivision in a RS7 (Single-Family Residential) zoning district; a 5.69 acre parcel #R3179101500 at 0 S Grays Ln (located in the NE 1/4 of Section 25, T3N, R2W, BM) for JRMN Holdings, LLC/Rob Nash (SPF-00254-2024). Original concept: 22 single-family detached lots and 3 common lots.

This application will go before the Planning and Zoning Commission as a business item on the May 14, 2024 agenda.

Please return all comments to the Planning and Zoning staff (pzall@cityofnampa.us) prior to May 3, 2024.

From: [Niki Benyakhlef](#)
To: [Planning-Zoning Staff](#)
Cc: [Candace Fry](#)
Subject: RE: Bentley Meadows- SPF-00254-2024
Date: Wednesday, March 27, 2024 1:24:11 PM

CAUTION: This email originated OUTSIDE the City of Nampa domain. DO NOT click on links or open attachments unless you recognize the sender or are sure the content is safe. Highlight the suspect email and send using the Outlook Phish Alert Report button or call the IT Helpdesk at (208) 468-5454.

Hello –

After careful review of the transmittal submitted to ITD on March 19, 2024, regarding Bentley Meadows – SPF-00254-2024, the Department has no comments or concerns to make at this time. This application is only proposing 22 residential lots and is far enough away from state facilities to create an impact.

Thank you,



Niki Benyakhlef
Development Services Coordinator

District 3 Development Services
O: 208.334.8337 | C: 208.296.9750
Email: niki.benyakhlef@itd.idaho.gov
Website: itd.idaho.gov

From: Candace Fry <fryc@cityofnampa.us>
Sent: Tuesday, March 19, 2024 12:20 PM
Subject: Bentley Meadows- SPF-00254-2024

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

Good Morning,

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From: [Doug Critchfield](#)
To: [Candace Fry](#)
Subject: FW: Bentley Meadows- SPF-00254-2024
Date: Wednesday, March 27, 2024 9:56:09 AM
Attachments: [SPF-00254-2024 Bentley Meadows Landscape Plans.pdf](#)
[image003.png](#)
[TREE DETAIL \(002\) for Developers.pdf](#)
[image001.png](#)
[image004.png](#)

Candace – I see that Adam’s response was the same as mine. Please use his email as the response back to the applicant. Thanks



Doug Critchfield, Principal Planner
O: 208.468.5406, F: 208.468.5439
500 12th Ave. S., Nampa, ID 83651
[Planning and Zoning](#) - [Like us on Facebook](#)
NAMPAReady

From: Adam Mancini <Mancinia@cityofnampa.us>
Sent: Tuesday, March 19, 2024 12:50 PM
To: Candace Fry <fryc@cityofnampa.us>
Cc: Doug Critchfield <critchfielddd@cityofnampa.us>; Carolyn Murray <murrayc@cityofnampa.us>
Subject: RE: Bentley Meadows- SPF-00254-2024

Hi Candace,

After reviewing the landscape plans for Bentley Meadows, Forestry has one request. We request that the developer use the city’s tree planting detail (attached).

Thank you,

Adam



Adam Mancini
City Forester
ISA Certified Arborist #PN-8251A
ISA Tree Risk Assessor Qualified
O: 208.468.5890, C: 208.284.3247
[Nampa Parks – Facebook Page](#)

NAMPAProud

Candace Fry

From: Eddy Thiel <eddy@nampahighway1.com>
Sent: Tuesday, March 19, 2024 12:56 PM
To: Planning-Zoning Staff
Subject: FW: Bentley Meadows- SPF-00254-2024
Attachments: SPF-00254-2024_Bentley Meadows_Application.pdf; SPF-00254-2024_Bentley Meadows_Final Plat.pdf; SPF-00254-2024_Bentley Meadows_Legal Description.docx; SPF-00254-2024_Bentley Meadows_Narrative.pdf; SPF-00254-2024_Bentley Meadows_Landscape Plans.pdf

CAUTION: This email originated OUTSIDE the City of Nampa domain. DO NOT click on links or open attachments unless you recognize the sender or are sure the content is safe. Highlight the suspect email and send using the Outlook Phish Alert Report button or call the IT Helpdesk at (208) 468-5454.

Good Afternoon,

Nampa Highway District #1 has no comment.

Thank you,

Eddy

Eddy Thiel
ROW
eddy@[nampahighway1.com](mailto:eddy@nampahighway1.com)
4507 12th Ave. Rd. • Nampa, id 83686
TEL 208.467.6576 • FAX 208.467.9916

From: Candace Fry <fryc@cityofnampa.us>
Sent: Tuesday, March 19, 2024 12:20 PM
Subject: Bentley Meadows- SPF-00254-2024

You don't often get email from fryc@cityofnampa.us. [Learn why this is important](#)

Good Morning,

RE: Bentley Meadows – SPF-00254-2024

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This application will go before the Planning and Zoning Commission as a business item on the May 14, 2024 agenda.

Please return all comments to the Planning and Zoning staff (pzall@cityofnampa.us) prior to May 3, 2024.

Thanks,



Nampa & Meridian Irrigation District

1503 FIRST STREET SOUTH
FAX #208-463-0092

NAMPA, IDAHO 83651-4395
nmid.org

OFFICE: Nampa 208-466-7861
SHOP: Nampa 208-466-0663

July 3, 2023

City of Nampa
Planning & Zoning
500 12th Avenue South
Nampa, ID 83651

RE: — ANN-00277-2023 & SPP-00121-2023/ Bentley Meadows; 0 S. Grays Lane

To Whom It May Concern:

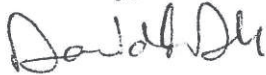
Providing all storm drainage is retained on-site there will be no impact to Nampa & Meridian Irrigation District (NMID). Therefore, no further review will be required at this time.

If any surface drainage leaves the site, NMID requires a filed Land Use Change Application for review prior to final platting.

All private laterals and waste ways must be protected. It is recommended that irrigation water be available to all developments within NMID. Developers must comply with Idaho Code 31-3805.

Please call with any further questions at (208) 466-0663.

Sincerely,



David T. Duvall
Asst. Water Superintendent
Nampa & Meridian Irrigation District
DTD/ eol

Cc:

Office/ File

Candace Fry

From: Cody Swander
Sent: Tuesday, March 19, 2024 2:13 PM
To: Candace Fry; Planning-Zoning Staff
Cc: Darrin Johnson; Adam Mancini;Carolynn Murray
Subject: RE: Bentley Meadows- SPF-00254-2024 (Parks ID# 802)

Hi Candace,

Nampa Parks has reviewed the final plat for Bentley Meadows Subdivision, Project: SPF-00254-2024. We have no requests.

Thank you,



Cody Swander
Assistant Parks and Rec Director
O: 208.468.5890, F: 208.318.2270
[Nampa Parks – Facebook Page](#)
NAMPA Ready

From: Candace Fry <fryc@cityofnampa.us>
Sent: Tuesday, March 19, 2024 12:20 PM
Subject: Bentley Meadows- SPF-00254-2024

Good Morning,

RE: Bentley Meadows – SPF-00254-2024

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This application will go before the Planning and Zoning Commission as a business item on the May 14, 2024 agenda.

Please return all comments to the Planning and Zoning staff (pzall@cityofnampa.us) prior to May 3, 2024.

Thanks,
Candace



Candace Fry
Assistant Planner – Planning & Zoning
208-468-5638
Planning & Zoning Department
500 12th Ave S, Nampa, ID 83651
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