

PLANNING & ZONING DEPARTMENT
Before the Planning & Zoning Commission
Meeting of 12 November 2024

CONSENT AGENDA ITEM
STAFF REPORT

By Candace Fry, Assistant Planner

Subdivision Final Plat approval for Haltom Heritage No. 1 subdivision in a RS6 (Single Family Residential), RML (Limited Multi-Family Residential), and BC (Community Business) zoning district at 7851 Elm Ln, a 20.89 acre portion of parcel #R3422700000 located in the SW 1/4 of Section 26, T4N, R2W, BM, for Kent Brown Planning Services representing Open Door Rental LLC (SPF-00265-2024).

Original Concept: one commercial lot, twenty single-family detached dwelling unit lots, three 3-unit townhouse lots, eleven 4-unit townhouse lots, and 26 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 Haltom Heritage Subdivision and complies with relevant RS 6, RML, & BC 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).

Building Department:

The Building Safety Department has reviewed the for Subdivision Final Plat Approval for, Haltom Heritage No. 1 Final Plat (SPF-00265-2024), with the following conditions: The project is subject to all required building codes and related permits based on the requirements of City Ordinance -Title 4 – Building Regulations. Specifically, new residential buildings, structures, sheds, accessory structures, additions, commercial buildings, and interior remodels are required to obtain a building permit with associated sub-permits prior to starting construction. Site drainage from the foundation wall of each building shall be approved by the Building Official per section R401.3 of the 2018 International Residential Code. All commercial buildings and their subsequent lots are required to be designed to the minimum requirements of all City Ordinances and the adopted International Building Code.

Engineering Division:

The Engineering Division has completed a review of the Final Plat application for the Haltom Heritage #1 Subdivision property and provide the following comments and recommended conditions.

Engineering Final Plat Comments:

General:

1. Developer shall submit a headgate report for any surface water delivery and verifying water rights for the full parcel.

Sheet 3 of 7:

1. Detail C – make corrections to this detail as noted by redline comment.

Parks and Recreation:

Nampa Parks has reviewed the final plat for Halton Heritage No. 1, Project: SPF-00265-2024. We request a 20' wide permanent easement on the north side of the Fivemile Drain for location for the regional pathway indicated in the City of Nampa Bicycle and Pedestrian Master Plan.

We also request the developer build the pathway to the standards indicated in the City of Nampa Bicycle and Pedestrian Master Plan during construction of each corresponding phase of the development.

Police:

The Nampa Police Department (NPD) has reviewed the proposal for Haltom Heritage. This development is for 34 Single Family Residential & Townhomes lots resulting in 73 new dwelling units.

NPD projects future service needs based on overall population, population density, and development type. Haltom Heritage is projected to add 195 new residents to the City of Nampa's current population.

Therefore, NPD is recommending a commitment to fund 0.24 additional officers and 0.13 additional support staff if this project is approved to maintain current police service levels. NPD is currently authorized 146 sworn personnel and 66 non-sworn personnel.

The cost for the additional officers is \$34,382 and additional support staff is \$12,515 for the first year of employment.

The following factors impact police response and demand on police resources and is provided as a reference for decision making:

1. The closest police department is 6.40 miles away. Officers patrol in different areas of the city and are often closer when calls occur, but support units are frequently at the police department or in other areas of the city further away when priority calls requiring multiple units occur.
2. Developments near this reporting district have a call volume of 113 service calls annually.
3. The following are the top Officer Initiated and Reactive call types that we respond to near the proposed development:

Rank	Officer Initiated Calls for Service	Total
1	School Time	6
2	Traffic Stop	2
3	PUBLIC ASSIST	2
4	K-9 Assist	2
5	School Threats	1
6	JUV Juv Problem	1
7	Follow Up	1

Rank	Reactive Calls for Service	Total
1	Attempt-Locate	15
2	Alarm	12
3	Susp Vehicle	8
4	Battery	8
5	Disturbance	7
6	PD Accident	6
7	Fraud	6
8	BURGLARY-AUTO	6
9	Theft	5
10	K-9 Assist	3

STAFF ANALYSIS

History:

March 2007 – Annexation to RS 8.5 and a concept layout for the Farwest “Haltom” development in the development agreement attached to Ordinance #3683.

August 2021 & April 2022 – Pre-App meetings with staff.

November 14, 2023 – Planning & Zoning Commission Recommends Approval to City Council Surrounding Zoning

February 5, 2024- City Council voted to approve the Preliminary Plat, Zoning Map Amendment & Development Agreement Modification to Ordinance No. 3683 and Master Planned Community

North: RS 8.5 (Single Family Residential)

South: Canyon County

East: Canyon County

West: Canyon County

LAYOUT:

Total, Proposed Residential Lot Count-	73
Total, Proposed Commercial Lot Count	1
Total Common Lot Count-	26
Total Acreage	20.89

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. Any onsite wells or septic systems shall be abandoned and/or removed in accordance with Local and State regulations at the time of individual property development/redevelopment and prior to connection to applicable City services.
2. Property shall be annexed in the Nampa Municipal Irrigation District at the time of connection to pressure irrigation and prior to being served by the City's pressure irrigation system. Applicant/ Owner shall provide documentation to the Nampa Engineering Division verifying water rights for the full parcel and head gate report for any surface water delivery to support annexation into the District. If surface water rights have lapsed, the Developer shall reestablish rights prior to connecting to the City pressure irrigation system.
3. Extend utilities into the property to serve the planned lots at the time of property development/ redevelopment, and at the sole expense of the Developer.
4. Developer shall comply with all City Codes, Policies, and Standards in place at the time of individual property development/redevelopment.
5. Developer shall comply with conditions and requirements as described in executed Development Agreement (Ord. 4810), and “Haltom Heritage_TIS Accept-Conditions Ltr_20230911”.

6. 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.
7. Correct any spelling, grammar and punctuation and numbering errors that may be evident on the plat face and/or in the proposed Project plat development notes.
8. Landscape plan revisions shall be submitted prior to final plat signature.

<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: Haltom Heritage No 1

File Number: SPF-00265-2024

Related Applications: SPP-00126-2023

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: Kent Brown Phone: 208-871-6842

Applicant Address: 3161 E Springwood Drive Email: kentlkb@gmail.com

City: Meridian State: Idaho Zip: 83642

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

Owner Name: Open Door Rental LLC Phone: 208-871-6842

Owner Address: 1977 E Overland Road Email: kentlkb@gmail.com

City: Meridian State: Idaho Zip: 83642

Contractor Name (e.g., Engineer, Planner, Architect): Kent Brown

Firm Name: Kent Brown Planning Services Phone: 208-871-6842

Contractor Address: 3161 E Springwood Drive Email: kentlkb@gmail.com

City: Meridian State: Idaho Zip: 83642

Subject Property Information

Address: 7851 Elm Lane RS-6 4.74
Parcel Number(s): R3422700000 Total acreage: 20.89 Zoning: BC 2.37
Type of proposed use: ☒ Residential ☒ Commercial ☐ Industrial ☐ Other: _____
Project/Subdivision Name: Haltom Heritage Subdivision No 1
Description of proposed project/request: See Narrative

Proposed Zoning: RS-6 4.74 Acres of each proposed zone: RS-6 4.74
RML 13.78 RML 13.78
BC 2.37 BC 2.37

Development Project Information (if applicable)

Lot Type	Number of Lots	Acres
Residential	73	6.54
Commercial	1	1.61
Industrial	0	0
Total Common Area	26	6.85
Internal Roadways	Provide acres only	4.02 5.89
Frontage ROW to be dedicated	Provide acres only, if applicable	
Total	100	20.89

Development Project Information (if applicable)

Minimum residential lot size (s.f.): TH 2340 Maximum residential lot size (s.f.): TH- 3815
SF 6000 SF 7047
Gross density: ~~4.78~~ 3.49 (# of lots divided by gross plat/parcel area)
Subdivision Qualified Open Space: 23.6 % of gross area 5.36 acres
Type 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: Kent Brown
Applicant signature: Kent Brown Date: July 18, 2024

City Staff

Received by: JKW Received date: 7/18/2024

KENT BROWN PLANNING SERVICES

July 18, 2024

Nampa City Planning & Zoning Department
411 Third Street SO
Nampa ID 83651

RE: Final Plat for Haltom Heritage Subdivision No 1

Dear Staff and Council:

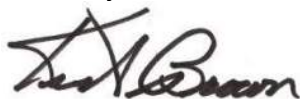
On behalf of Open Door Rentals LLC, please accept our request for Final Plat Approval for the first phase of Haltom Heritage Subdivision. The Haltom Heritage Subdivision is located at the southeast corner of Franklin Blvd and Elm Lane.

This first phase has a mixture of building lots, with one commercial lot and seventy three residential. Twenty of which are single family detached and fifty-three are townhouse residential lots and 26 common lots on 20.89 acres. Townhouse resident lots are made up of three triplexes and eleven fourplexes. The 26 common lots provide 23.6 % of qualified open space. This application with attachments is in accordance with the City of Nampa Final Plat checklist requirements.

The Final Plat and Final Construction Engineering Plans are in compliance with all conditions of approval, both site specific as well as general conditions of approval.

Please contact me if you have any questions regarding this application.

Sincerely,

A handwritten signature in black ink, appearing to read "Kent Brown", written over a horizontal line.

Kent Brown
Planner

Legal Description
Haltom Heritage Subdivision No. 1

A parcel located in the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 26 and the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 35, Township 4 North, Range 2 West, Boise Meridian, City of Nampa, Canyon County, Idaho, being more particularly described as follows:

Commencing at an Aluminum Cap monument marking the northwest corner of said SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ (S 1/16 Corner) of Section 26, from which an Aluminum Cap monument marking the northwest corner of the SW $\frac{1}{4}$ of said Section 26 bears N 0°31'12" E a distance of 1326.48 feet;

Thence S 84°33'55" E a distance of 70.26 feet to the **POINT OF BEGINNING**;

Thence along a line being 6.00 feet south of and parallel to the north boundary of said SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ S 89°27'50" E a distance of 450.45 feet to a point;

Thence S 0°32'10" W a distance of 130.00 feet to a point;

Thence S 89°27'50" E a distance of 9.01 feet to a point;

Thence S 0°32'10" W a distance of 166.00 feet to a point;

Thence N 89°27'50" W a distance of 27.31 feet to a point;

Thence S 0°32'10" W a distance of 120.00 feet to a point;

Thence S 89°27'50" E a distance of 72.37 feet to a point;

Thence S 0°32'10" W a distance of 190.00 feet to a point;

Thence N 89°27'50" W a distance of 7.49 feet to a point;

Thence S 0°32'10" W a distance of 166.00 feet to a point;

Thence N 89°27'50" W a distance of 5.57 feet to a point;

Thence S 0°32'10" W a distance of 90.00 feet to a point;

Thence S 89°27'50" E a distance of 90.00 feet to a point;

Thence S 45°57'30" W a distance of 28.47 feet to a point;

Thence S 0°31'25" W a distance of 206.81 feet to a point;

Thence S 89°31'52" E a distance of 43.49 feet to a point of curvature;

Thence a distance of 116.14 feet along the arc of a 372.00 foot radius curve left, said curve having a central angle of 17°53'18" and a long chord bearing N 81°31'29" E a distance of 115.67 feet to a point;

Thence S 14°20'36" E a distance of 56.07 feet to a point;

Thence S 17°25'23" E a distance of 295.01 feet to a point on the centerline of Five Mile Creek;

Thence along said centerline the following courses and distances:

Thence S 72°34'37" W a distance of 441.77 feet to a point;

Thence S 78°47'05" W a distance of 196.87 feet to a point;

Thence S 88°54'48" W a distance of 229.09 feet to a point on the easterly right-of-way of N. Franklin Boulevard;

Thence leaving said centerline and along said right-of-way the following courses and distances:

Thence N 0°05'48" E a distance of 267.78 feet to a point on the southerly boundary of said SW ¼ of the SW ¼ of Section 26;

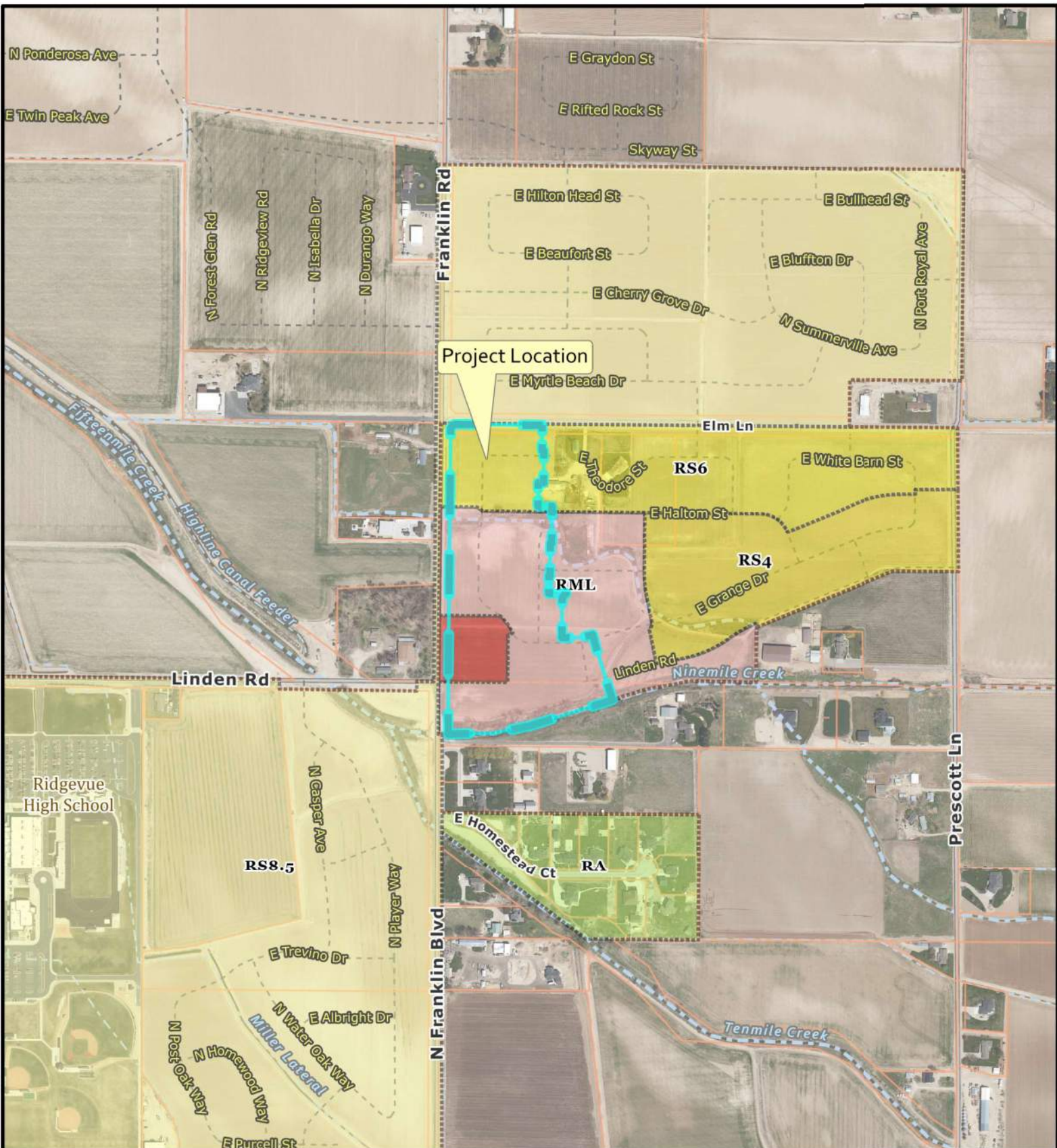
Thence leaving said southerly boundary N 0°31'25" E a distance of 1300.47 feet to a point;

Thence N 45°31'47" E a distance of 28.29 feet to the **POINT OF BEGINNING**.

This parcel contains 20.89 acres more or less.

Clinton W. Hansen, PLS
Land Solutions, PC
May 17, 2024





7851 Elm Ln

Haltom Heritage No 1 Subdivision

Subdivision Final Plat

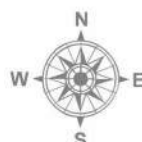
NAMPAProud

SPF-00265-2024

11/5/2024

For illustrative purposes only.

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



0 175 350 525 700 Feet

Subject Area
County Parcels

Zoning

AG
BC
BF
BN
DB
DH
DV
Enc
GB1

GB2
GBE
HC
IH
IL
IL_RS
IP
IP_RS
RA
RD
RMH
RML

RP
RS4
RS6
RS7
RS8.5
RS12
RS15
RS18
RS22
U
Unzoned

PLAT SHOWING

HALTOM HERITAGE SUBDIVISION NO. 1

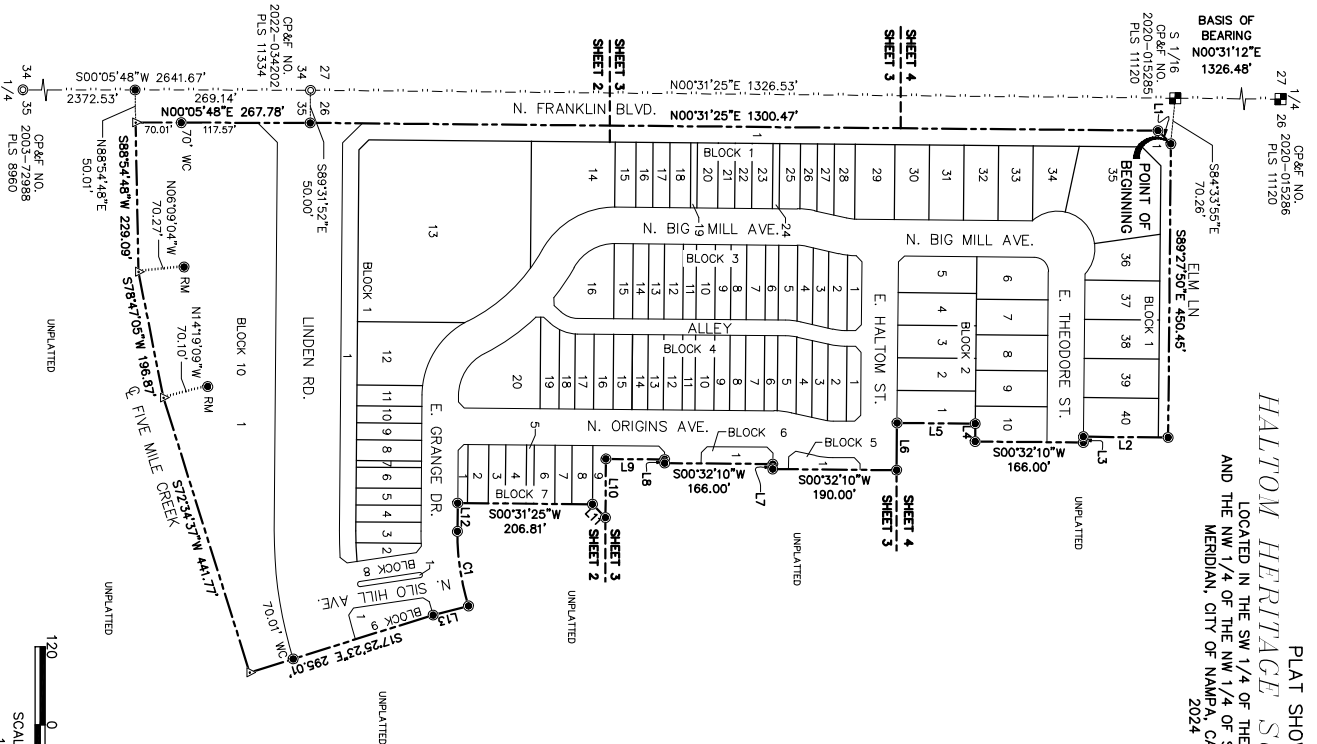
LOCATED IN THE SW 1/4 OF THE SW 1/4 OF SECTION 26,
AND THE NW 1/4 OF THE NW 1/4 OF SECTION 35, T.4N., R.2W., BOISE
MERIDIAN, CITY OF Nampa, CANYON COUNTY, IDAHO
2024

LEGEND

- SUBDIVISION BOUNDARY LINE
- LOT LINE
- SECTION LINE
- SURVEY THE LINE
- 1 FOUND ALUMINUM CAP MONUMENT
- 2 FOUND 5/8" IRON PIN AS NOTED
- 3 SET 5/8" x 24" IRON PIN WITH PLASTIC CAP, PLS 11118
- 4 CALCULATED POINT, NOTHING FOUND OR SET
- 5 REFERENCE MONUMENT
- 6 W.C. WITNESS CORNER

Line #	Direction	Length
L1	N45°14'47"E	28.28'
L2	S00°32'10"W	130.00'
L3	S89°27'50"E	9.01'
L4	N89°27'50"W	27.31'
L5	S00°32'10"W	120.00'
L6	S89°27'50"E	72.37'
L7	N89°27'50"W	7.49'
L8	N89°27'50"W	5.57'
L9	S00°32'10"W	80.00'
L10	S89°27'50"E	80.00'
L11	S45°57'30"W	28.47'
L12	S89°31'52"E	43.49'

Curve #	Radius	Length	Chord	Bearing	Delta
C1	372.00'	116.14'	115.67'	N81°31'29"E	17°53'18"



NOTES:

- 1) A PERMANENT EASEMENT FOR PROPERTY DRAINAGE AND PRESSURE IRRIGATION IS HEREBY DESIGNATED, AS FOLLOWS, UNLESS OTHERWISE DIMENSIONED: EACH LOT OR PUBLIC RIGHT-OF-WAY
 - 5' WIDE ALONG EACH SIDE OF THE INTERIOR LOT LINES
 - 10' WIDE ALONG THE REAR LOT LINES
 - 10' WIDE ALONG THE FRONTAGE OF EACH LOT OR PUBLIC RIGHT-OF-WAY.
- 2) THIS DEVELOPMENT RECOGNIZES IDAHO CODE SECTION 22-4-403, RIGHT-TO-FARM ACT, WHICH STATES, "NO PERSON SHALL BE PERMITTED TO INTERFERE WITH AN AGRICULTURAL OPERATION OR EXPANSION THAT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF."
- 3) IRRIGATION WATER WILL BE PROVIDED BY THE CITY OF Nampa IN COMPLIANCE WITH IDAHO CODE SECTION 31-3805(6.1). ALL LOTS WITHIN THIS SUBDIVISION WILL BE ENTITLED TO WATER RIGHTS, AND WILL BE ELIGIBLE FOR ASSESSMENTS FROM THE CITY OF Nampa.
- 4) ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE REGULATIONS IN EFFECT AT THE TIME OF THE RE-SUBDIVISION.
- 5) MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE APPLICABLE ZONING AND SUBDIVISION ORDINANCES OF THE CITY OF Nampa, OR AS SPECIFICALLY APPROVED AND/OR REQUIRED, OR AS SHOWN ON THIS PLAT.
- 6) LOTS 2, 3, 12, 14, 18, 24, 26 AND 35 BLOCK 1, LOTS 1, 6, 10 AND 18 BLOCK 3, LOTS 1, 8, 11, 16, 20, 23, 24, 27, 28, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

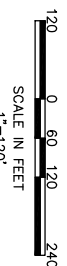
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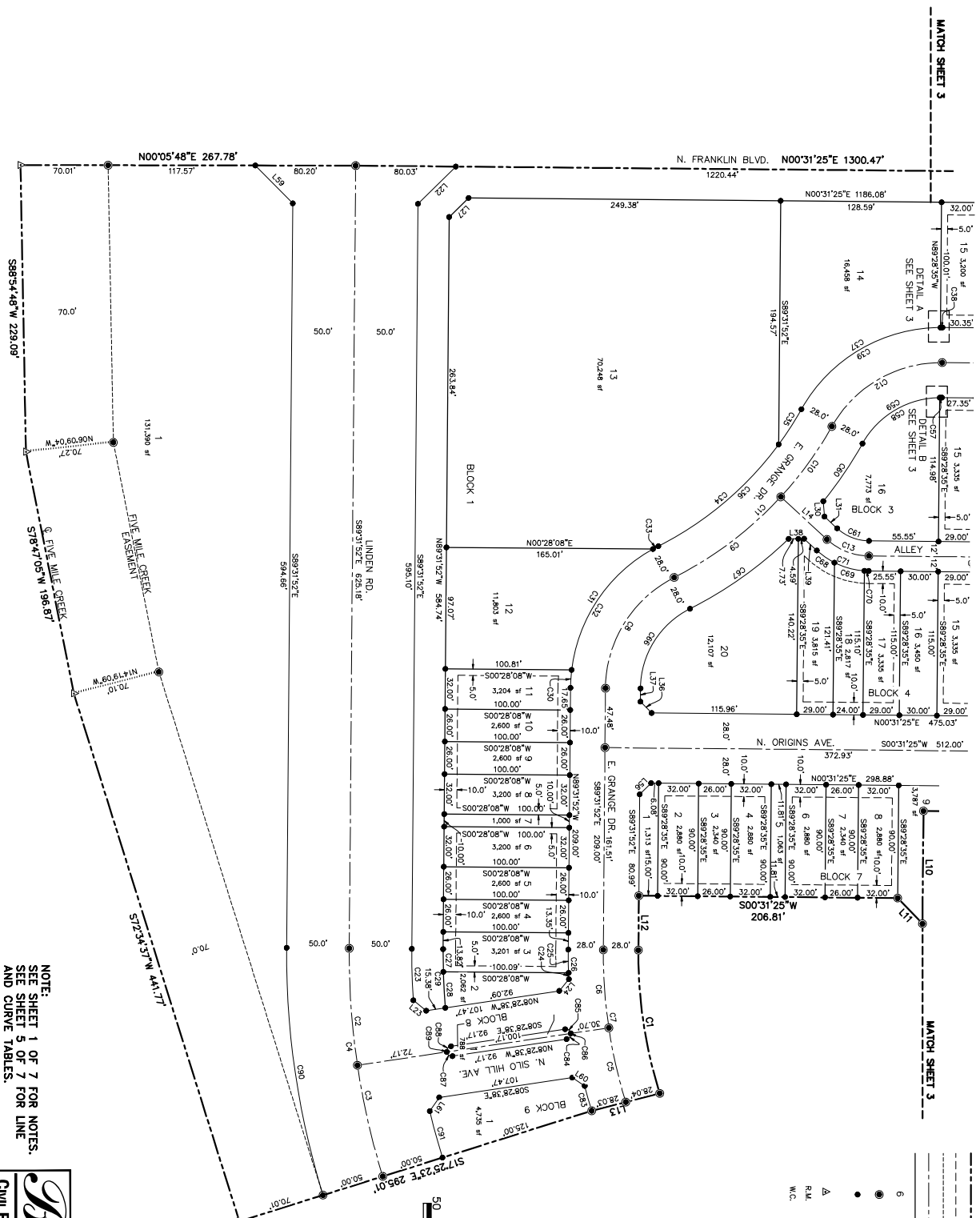
CLAYTON W. HANSEN, PLS 11118
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Sheets 1 of 7

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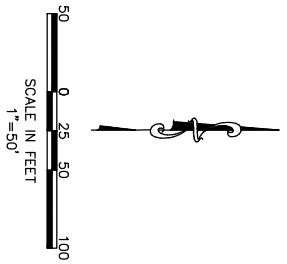


HALTOM HERITAGE SUBDIVISION NO. 1



LEGEND

- SUBDIVISION BOUNDARY LINE
- EASEMENT LINE (SEE NOTE 1)
- EXISTING EASEMENT LINE (SEE NOTE 7)
- STREET CENTERLINE
- LOT LINE
- 6 LOT NUMBER
- SET 5/8" x 24" IRON PIN
- SET 1/2" x 24" IRON PIN
- WITH PLASTIC CAP, PLS 11118
- CALCULATED POINT, NOTHING FOUND OR SET
- REFERENCE MONUMENT
- W.C. WILSON CORNER



NOTE:
SEE SHEET 1 OF 7 FOR NOTES.
SEE SHEET 5 OF 7 FOR LINE
AND CURVE TABLES.

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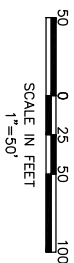
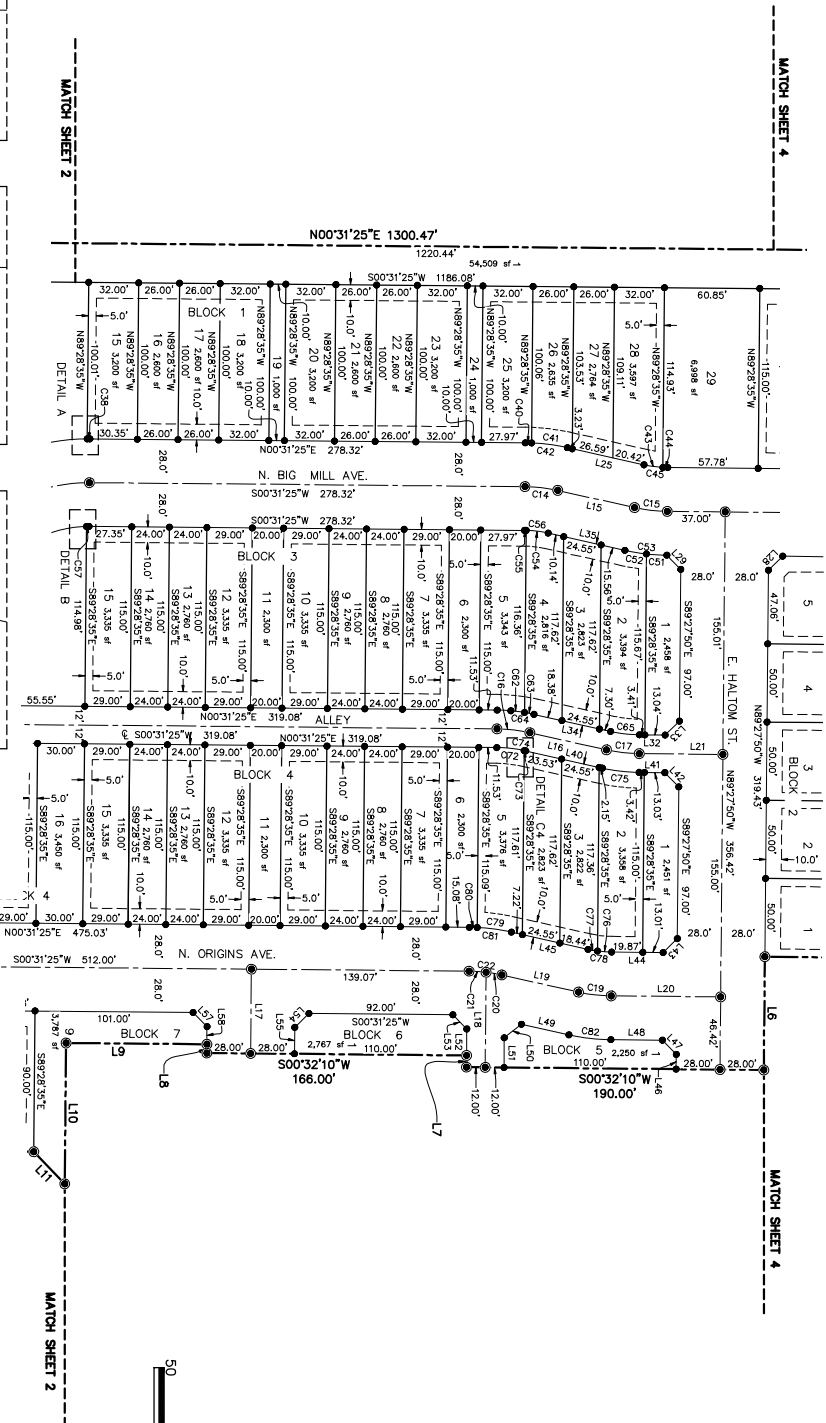


HALTOM HERITAGE SUBDIVISION NO. 1

LEGEND

- SUBDIVISION BOUNDARY LINE
- EASEMENT LINE (SEE NOTE 1)
- STREET CENTRLINE
- LOT LINE

- 6 LOT NUMBER
- SET 5/8" x 24" IRON PIN
- WITH PLASTIC CAP, PLS 11118
- SET 1/2" x 24" IRON PIN
- WITH PLASTIC CAP, PLS 11118

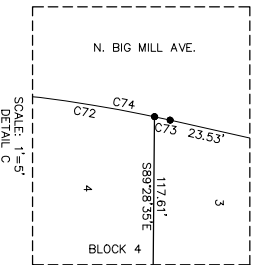
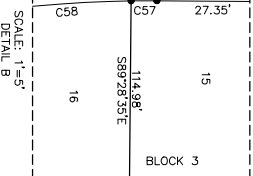
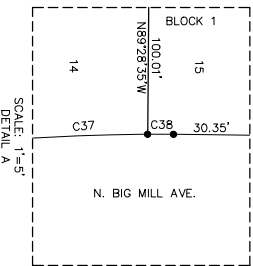


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SHEET 3 OF 7

NOTE:
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SEE SHEET 5 OF 7 FOR LINE
AND CURVE TABLES.

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SCALE: 1"=5'

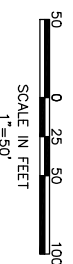
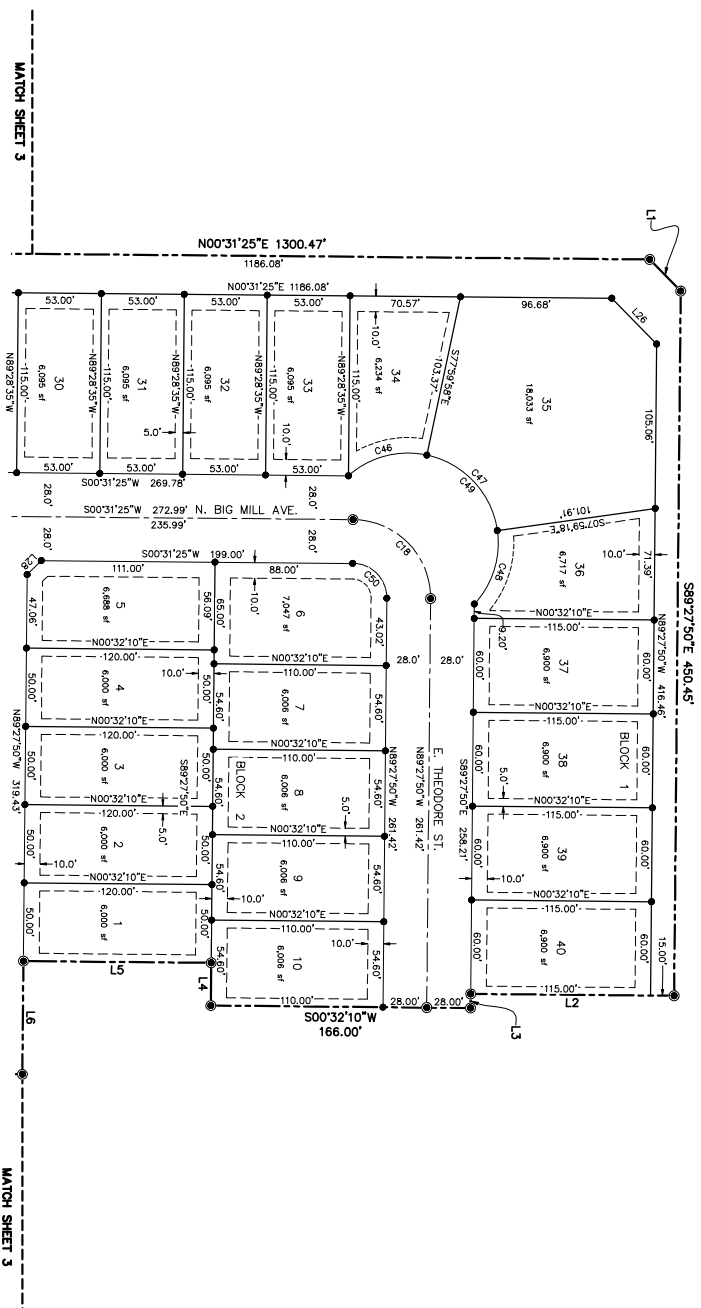
SCALE: 1"=5'

SCALE: 1"=5'

HALTOM HERITAGE SUBDIVISION NO. 1

LEGEND

- SUBDIVISION BOUNDARY LINE
- EASEMENT LINE (SEE NOTE 1)
- STREET CENTRELINE
- LOT LINE
- 6 LOT NUMBER
- SET 5/8" X 24" IRON PIN
- WITH PLASTIC CAP, PLS 11118
- SET 1/2" X 24" IRON PIN
- WITH PLASTIC CAP, PLS 11118



NOTE:
SEE SHEET 1 OF 7 FOR NOTES.
SEE SHEET 5 OF 7 FOR LINE
AND CURVE TABLES.

SHEET 4 OF 7



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HALTOM HERITAGE SUBDIVISION NO. 1

Line Table		
Line #	Direction	Length
L1	N45°31'47"E	28.29'
L2	S00°32'10"W	120.00'
L3	S89°27'50"E	9.01'
L4	N89°27'50"W	22.31'
L5	S00°32'10"W	120.00'
L6	S89°27'50"E	72.37'
L7	N89°27'50"W	7.49'
L8	N89°27'50"W	5.57'
L9	S00°32'10"W	90.00'
L10	S89°27'50"E	90.00'
L11	S45°32'30"W	28.47'
L12	S89°31'52"E	43.49'
L14	S42°39'16"W	50.19'
L16	S12°38'22"W	50.24'
L17	S89°27'50"E	53.87'
L18	N89°27'50"W	60.79'
L19	N12°38'22"E	50.21'
L20	N00°32'10"E	69.88'
L21	S00°32'10"W	53.45'
L22	S44°30'14"E	42.45'
L23	N49°31'19"E	13.24'
L24	N60°35'16"W	12.07'
L25	N89°27'50"E	50.24'
L26	S45°31'49"W	41.00'
L27	S44°30'14"E	21.72'
L28	S44°28'13"E	12.73'
L29	N45°31'56"E	12.73'
L30	S85°53'05"W	12.32'
L31	S42°39'16"W	13.64'
L32	N00°32'10"E	16.45'

Line Table		
Line #	Direction	Length
L33	S44°27'50"E	12.73'
L34	N12°38'22"E	50.22'
L35	N12°38'22"E	50.24'
L36	S45°29'46"W	12.72'
L37	N89°31'55"W	10.52'
L38	S00°33'53"E	12.52'
L39	N42°39'16"E	13.84'
L40	N12°38'22"E	50.22'
L41	N00°32'10"E	16.45'
L42	N45°32'10"E	12.73'
L43	S44°27'50"E	12.73'
L44	S00°32'10"W	32.88'
L45	S12°38'22"W	50.21'
L46	S89°27'50"E	9.42'
L47	N45°32'10"E	12.73'
L48	N00°32'10"E	32.88'
L49	N12°38'22"E	31.08'
L50	N89°44'4"W	14.00'
L51	N89°27'50"W	18.88'
L52	N89°27'50"W	16.90'
L53	S45°31'47"W	12.73'
L54	S44°28'13"E	12.73'
L55	S89°27'50"E	16.88'
L56	S44°30'14"E	12.73'
L57	S45°31'47"W	12.73'
L58	N89°27'50"W	11.30'
L59	N45°31'56"E	42.86'
L60	S33°38'01"W	12.07'
L61	S55°48'53"E	13.24'

Curve Table				
Curve #	Radius	Length	Chord	Bearing
C1	372.00'	116.44'	115.67'	N81°31'22"E
C2	600.00'	93.68'	93.59'	N85°59'45"E
C3	600.00'	91.12'	91.03'	N77°10'20"E
C4	600.00'	184.80'	184.07'	S81°35'43"W
C5	400.00'	60.53'	60.87'	N70°39'52"E
C6	400.00'	62.45'	62.39'	N85°59'45"E
C7	400.00'	123.88'	122.89'	N81°31'57"E
C8	100.00'	109.42'	104.04'	S58°11'02"E
C9	300.00'	107.39'	106.81'	N37°02'28"W
C10	300.00'	69.69'	69.53'	N64°00'01"W
C11	300.00'	177.07'	174.91'	N43°34'44"W
C12	100.00'	106.78'	101.78'	S30°33'56"E
C13	50.00'	36.77'	35.84'	N41°35'25"E
C14	100.00'	21.15'	21.11'	S00°34'53"W
C15	100.00'	21.15'	21.11'	N66°34'53"E
C16	100.00'	21.12'	21.09'	N06°35'16"E
C17	100.00'	21.12'	21.09'	N06°35'16"E
C18	50.00'	78.55'	70.72'	S45°31'47"W
C19	100.00'	21.12'	21.09'	N06°35'16"E
C20	100.00'	10.19'	10.19'	S09°43'09"W
C21	100.00'	10.85'	10.85'	S03°39'46"W
C22	100.00'	21.15'	21.11'	N06°34'53"E
C23	550.00'	41.09'	41.08'	N89°31'42"E
C24	428.00'	5.00'	5.01'	S87°38'12"W
C25	428.00'	18.65'	18.65'	S89°31'37"W
C26	428.00'	23.66'	23.66'	N89°35'17"E
C27	525.00'	18.18'	18.18'	N89°28'37"E
C28	525.00'	28.17'	28.76'	N89°28'37"E
C29	525.00'	46.85'	46.83'	S87°39'25"W
C30	128.00'	14.38'	14.38'	N68°18'42"W
C31	128.00'	120.82'	116.38'	N65°03'09"W

Curve Table				
Curve #	Radius	Length	Chord	Bearing
C32	128.00'	135.20'	129.00'	S59°16'19"E
C33	128.00'	4.86'	4.86'	N27°55'28"W
C34	272.00'	127.05'	125.90'	N40°13'05"W
C35	272.00'	33.49'	33.47'	N07°07'38"W
C36	272.00'	160.54'	158.22'	N43°44'44"W
C37	128.00'	135.02'	128.85'	N30°26'07"W
C38	128.00'	1.65'	1.65'	N00°09'14"E
C39	128.00'	136.67'	130.27'	S30°33'56"E
C40	128.00'	4.03'	4.03'	N07°25'28"E
C41	128.00'	23.04'	23.01'	N07°28'57"E
C42	128.00'	27.07'	27.02'	N06°34'53"E
C43	72.00'	12.15'	12.14'	N07°48'18"E
C44	72.00'	3.08'	3.08'	N07°48'18"E
C45	72.00'	15.23'	15.20'	N06°34'53"E
C46	57.50'	53.79'	51.85'	N14°47'57"W
C47	57.50'	70.26'	65.87'	N47°00'22"E
C48	57.50'	50.83'	48.19'	S72°39'54"E
C49	57.50'	174.88'	114.86'	N45°31'47"E
C50	22.00'	34.56'	31.12'	S45°31'47"W
C51	128.00'	13.09'	13.08'	N02°27'27"E
C52	128.00'	13.87'	13.86'	N09°30'46"E
C53	128.00'	27.06'	27.01'	S06°35'02"W
C54	72.00'	14.20'	14.18'	N06°59'22"E
C55	72.00'	1.03'	1.03'	N00°55'53"E
C56	72.00'	15.23'	15.20'	N06°34'53"E
C57	72.00'	1.65'	1.65'	N00°08'01"W
C58	72.00'	75.23'	71.85'	N30°43'21"W
C59	72.00'	76.86'	73.28'	N30°43'21"W
C60	328.00'	55.74'	55.67'	N65°41'11"W
C61	36.00'	27.94'	27.52'	S21°35'20"W
C62	112.00'	17.55'	17.53'	S05°50'42"W

Curve Table				
Curve #	Radius	Length	Chord	Bearing
C63	112.00'	6.14'	6.14'	S10°41'11"W
C64	112.00'	23.66'	23.64'	N00°34'53"E
C65	88.00'	18.59'	18.55'	S08°35'16"W
C66	72.00'	78.78'	74.81'	N58°11'02"W
C67	328.00'	96.86'	96.60'	N35°18'17"W
C68	62.00'	17.16'	17.10'	N34°43'37"E
C69	62.00'	24.98'	24.82'	N15°15'19"E
C70	62.00'	3.45'	3.45'	N00°07'02"E
C71	62.00'	45.59'	44.57'	N21°35'20"E
C72	88.00'	17.56'	17.56'	N01°15'02"E
C73	88.00'	1.02'	1.02'	N12°18'50"E
C74	88.00'	18.61'	18.57'	S00°34'53"W
C75	112.00'	23.66'	23.62'	N06°35'16"E
C76	72.00'	9.15'	9.14'	S04°10'37"W
C77	72.00'	6.06'	6.06'	S01°34'53"W
C78	72.00'	15.21'	15.18'	S06°35'16"W
C79	128.00'	22.14'	22.11'	S07°41'02"W
C80	128.00'	4.53'	4.53'	S07°37'33"W
C81	128.00'	27.07'	27.02'	N06°34'53"E
C82	128.00'	27.04'	26.99'	N06°35'16"E
C83	428.00'	20.62'	20.62'	S72°14'49"W
C84	4.00'	6.28'	5.66'	S52°28'39"E
C85	4.00'	6.28'	5.66'	N39°31'22"E
C86	4.00'	12.57'	8.00'	S81°31'22"W
C87	4.00'	6.28'	5.66'	N39°31'22"E
C88	4.00'	12.57'	8.00'	S52°28'39"E
C89	4.00'	12.57'	8.00'	N81°31'22"E
C90	650.00'	200.41'	198.62'	N81°38'09"E
C91	550.00'	38.53'	38.52'	N75°10'31"E

NOTE:
SEE SHEET 1 OF 7 FOR NOTES.

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CANTON, W. HANSEN, P.E. 11118
LAND SOLUTIONS
231 E. SMITH ST., STE. A
MCKINNEY, TX 75069

HALTOM HERITAGE SUBDIVISION NO. 1

Certificate Of Owners

Know all men by these presents: that Challenger Development, an Idaho Corporation is the Owner of the Property described as follows:

A parcel located in the SW ¼ of the SW ¼ of Section 26 and the NW ¼ of the NW ¼ of Section 35, Township 4 North, Range 2 West, Base Meridian, City of Nampa, Canyon County, Idaho, being more particularly described as follows:

Commencing at an Aluminum Cap monument marking the northwest corner of said SW ¼ of the SW ¼ (S 1/16 Corner) of Section 26, from which an Aluminum Cap monument marking the northwest corner of the SW ¼ of said Section 26 bears N 0°31'12"E a distance of 1326.48 feet;

Thence S 84°33'55"E a distance of 70.26 feet to the POINT OF BEGINNING;

Thence along a line being 6.00 feet south of and parallel to the north boundary of said SW ¼ of the SW ¼ S 89°27'50"E a distance of 450.45 feet to a point;

Thence S 0°32'10"W a distance of 150.00 feet to a point;

Thence S 89°27'50"E a distance of 9.01 feet to a point;

Thence S 0°32'10"W a distance of 166.00 feet to a point;

Thence N 89°27'50"W a distance of 27.31 feet to a point;

Thence S 0°32'10"W a distance of 120.00 feet to a point;

Thence S 89°27'50"E a distance of 72.37 feet to a point;

Thence S 0°32'10"W a distance of 190.00 feet to a point;

Thence N 89°27'50"W a distance of 7.49 feet to a point;

Thence S 0°32'10"W a distance of 166.00 feet to a point;

Thence N 89°27'50"W a distance of 5.57 feet to a point;

Thence S 0°32'10"W a distance of 90.00 feet to a point;

Thence S 89°27'50"E a distance of 90.00 feet to a point;

Thence S 45°57'30"W a distance of 28.47 feet to a point;

Thence S 0°31'25"W a distance of 206.81 feet to a point;

Thence S 89°31'52"E a distance of 43.49 feet to a point of curvature;

Thence a distance of 116.14 feet along the arc of a 372.00 foot radius curve left, said curve having a central angle of 175°31'8" and a long chord bearing N 81°31'29"E a distance of 115.67 feet to a point;

Thence S 14°20'36"E a distance of 56.07 feet to a point;

Thence S 17°25'23"E a distance of 295.01 feet to a point on the centerline of Five Mile Creek;

Thence along said centerline the following courses and distances:

Thence S 72°34'37"W a distance of 441.77 feet to a point;

Thence S 76°47'05"W a distance of 196.87 feet to a point;

Thence S 88°54'48"W a distance of 229.09 feet to a point on the easterly right-of-way of N. Franklin Boulevard;

Thence leaving said centerline and along said right-of-way the following courses and distances:

Thence N 0°05'48"E a distance of 267.78 feet to a point on the southerly boundary of said SW ¼ of the SW ¼ of Section 26;

Thence leaving said southerly boundary N 0°31'25"E a distance of 1300.47 feet to a point;

Thence N 45°31'47"E a distance of 28.29 feet to the POINT OF BEGINNING.

This parcel contains 20.89 acres more or less.

It is the intention of the undersigned to hereby include the above described property in this plat and to dedicate to the public, the public streets as shown on this plat. The easements indicated on said plat are not dedicated to the public. However, the right to use said easements is perpetually reserved for public utilities and for such other uses as designated hereon, no permanent structure other than for such utility purposes or such other uses are to be erected within the limits of said easements. All lots in this plat will be eligible to receive water service from an existing City of Nampa main line located adjacent to the subject Subdivision, and the City of Nampa has agreed in writing to serve all the lots in this Subdivision.

Challenger Development Inc., an Idaho Corporation

Corey D. Barton
President

Certificate of Surveyor

I, Clinton W. Hansen, do hereby certify that I am a Professional Land Surveyor licensed by the State of Idaho, and that this plat as described in the "Certificate of Owners" is drawn from an actual survey made on the ground under my direct supervision and accurately represents the points plotted thereon, and is in conformity with the State of Idaho Code relating to plats and surveys.

Clinton W. Hansen



P.L.S. No. 11118

Acknowledgment

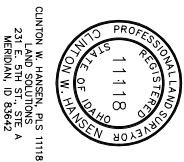
State of Idaho }
County of Ada } s.s.

On this _____ day of _____, 2024, before me, the undersigned, a notary public in and for said state, personally appeared Corey D. Barton, known or identified to me to be the president of Challenger Development, an Idaho Corporation, the corporation that executed this instrument or the person who executed this instrument on behalf of said corporation, and acknowledged to me that said corporation executed the same.

In witness whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

My Commission Expires _____

Notary Public, State Of Idaho Reading In Boise, Idaho



SHEET 7 OF 7

LOCATED IN THE SW 1/4 OF SECTION 20
T.4N., R.2W., B.M., NAMPA, CANYON COUNTY, IDAHO
2023



<u>SHEET</u>	<u>DESCRIPTION</u>
PP-1	-COVER SHEET, INDEX, VICINITY

PP-12 - FLOOD HAZARD CONDITIONS

8

22. SEE PRELIMINARY LANDSCAPE PLAN FOR PATHWAY LOCATIONS.

ZONE RS-6
 OPEN SPACE, 22.46%
 OPEN SPACE, 2.46% (10.6%)
 ROADS, 6.91%

ZONE RS-4
 OPEN SPACE, 18.46%
 OPEN SPACE, 3.06% (16.42%)
 ROADS, 6.91%

ZONE RM
 OPEN SPACE, 34.84%
 OPEN SPACE, 1.29%
 ROADS, 6.91%
 LOT AREA, 7.32% (24.6%)

ZONE RD
 OPEN SPACE, 23.93%
 OPEN SPACE, 2.46%
 ROADS, 6.91%

TOTAL OPEN SPACE PROVIDED WITH DEVELOPMENT
 15.5%
 15% SPACES IN OPEN STREET LOTS 7% HANDICAPPED
 COMPLIES WITH PARKING
 41 SPACES

[illegible]

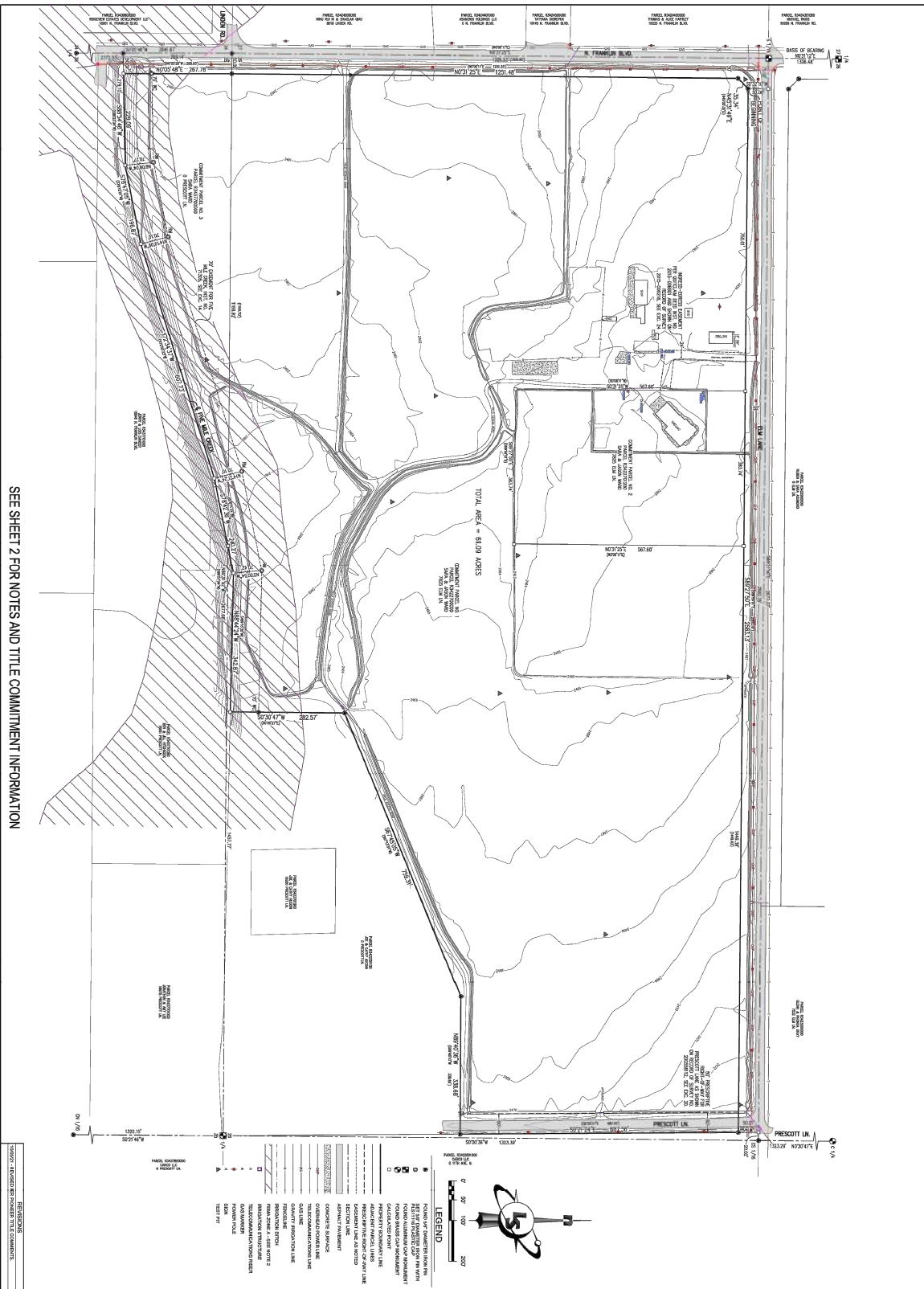
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	N
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9

F

SEE SHEET 2 FOR NOTES AND TITLE COMMITMENT INFORMATION



**ALTA/NSPA LAND TITLE SURVEY
WARD-NAMPA PROPERTY**
PROPERTY LOCATED IN THE S 1/2 OF THE SW 1/4 OF
SECTION 26 AND THE NW 1/4 OF THE NW 1/4 OF SECTION
35, T4N, R2W, BM, CANYON COUNTY, IDAHO

LandSolutions
Land Surveying and Consulting
231 E. 6TH ST., SUITE A
MERIDIAN, ID 83642
(208) 288-0040 (208) 288-2557 fax
www.landsolutions.biz

CERTIFICATE OF SURVEYOR
THIS SURVEY WAS MADE FOR THE BENEFIT OF: TOLL, SOUTHWEST, LLC,
TOGETHER WITH ITS SUCCESSORS AND ASSIGNS, OLD REPUBLIC TITLE
INSURANCE COMPANY, AND FORMER TITLE COMPANY, A TITLE AND
ESCROW COMPANY.
THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH
IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM
STANDARD SETBACK REQUIREMENTS FOR ALTA AND NSPL SURVEYS,
JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPL, AND INCLUDES
ITEMS 1, 2, 3, 4, 5, 6, 8, 11, 15, 16, 18, 19, 20, 21, AND 22 OF TABLE A THEREOF. THE
FIELD WORK WAS COMPLETED IN SEPTEMBER, 2021.



**EXISTING TOPOGRAPHY
HALTOM HERITAGE SUBDIVISION
TRILOGY DEVELOPMENT, INC.**

REVISED	NO.	DATE	DESCRIPTION



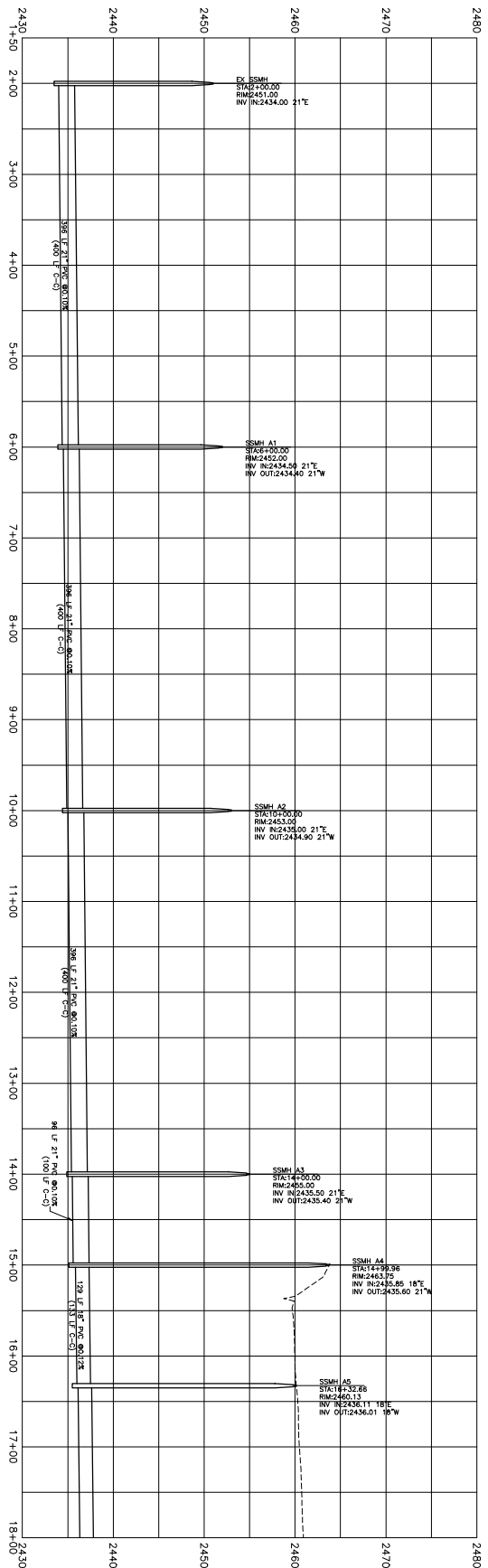
Bailey Engineering, Inc.
Civil Engineering | Planning | CADD
402 N. BROOKSIDE LANE
BOISE, ID 83718
TEL: 208-354-0115
www.baileyeng.com

Year	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100	2101	2102	2103	2104	2105	2106	2107	2108	2109	2110	2111	2112	2113	2114	2115	2116	2117	2118	2119	2120	2121	2122	2123	2124	2125	2126	2127	2128	2129	2130	2131	2132	2133	2134	2135	2136	2137	2138	2139	2140	2141	2142	2143	2144	2145	2146	2147	2148	2149	2150	2151	2152	2153	2154	2155	2156	2157	2158	2159	2160	2161	2162	2163	2164	2165	2166	2167	2168	2169	2170	2171	2172	2173	2174	2175	2176	2177	2178	2179	2180	2181	2182	2183	2184	2185	2186	2187	2188	2189	2190	2191	2192	2193	2194	2195	2196	2197	2198	2199	2200	2201	2202	2203	2204	2205	2206	2207	2208	2209	2210	2211	2212	2213	2214	2215	2216	2217	2218	2219	2220	2221	2222	2223	2224	2225	2226	2227	2228	2229	2230	2231	2232	2233	2234	2235	2236	2237	2238	2239	2240	2241	2242	2243	2244	2245	2246	2247	2248	2249	2250	2251	2252	2253	2254	2255	2256	2257	2258	2259	2260	2261	2262	2263	2264	2265	2266	2267	2268	2269	2270	2271	2272	2273	2274	2275	2276	2277	2278	2279	2280	2281	2282	2283	2284	2285	2286	2287	2288	2289	2290	2291	2292	2293	2294	2295	2296	2297	2298	2299	2300	2301	2302	2303	2304	2305	2306	2307	2308	2309	2310	2311	2312	2313	2314	2315	2316	2317	2318	2319	2320	2321	2322	2323	2324	2325	2326	2327	2328	2329	2330	2331	2332	2333	2334	2335	2336	2337	2338	2339	2340	2341	2342	2343	2344	2345	2346	2347	2348	2349	2350	2351	2352	2353	2354	2355	2356	2357	2358	2359	2360	2361	2362	2363	2364	2365	2366	2367	2368	2369	2370	2371	2372	2373	2374	2375	2376	2377	2378	2379	2380	2381	2382	2383	2384	2385	2386	2387	2388	2389	2390	2391	2392	2393	2394	2395	2396	2397	2398	2399	2400	2401	2402	2403	2404	2405	2406	2407	2408	2409	2410	2411	2412	2413	2414	2415	2416	2417	2418	2419	2420	2421	2422	2423	2424	2425	2426	2427	2428	2429	2430	2431	2432	2433	2434	2435	2436	2437	2438	2439	2440	2441	2442	2443	2444	2445	2446	2447	2448	2449	2450	2451	2452	2453	2454	2455	2456	2457	2458	2459	2460	2461	2462	2463	2464	2465	2466	2467	2468	2469	2470	2471	2472	2473	2474	2475	2476	2477	2478	2479	2480	2481	2482	2483	2484	2485	2486	2487	2488	2489	2490	2491	2492	2493	2494	2495	2496	2497	2498	2499	2500	2501	2502	2503	2504	2505	2506	2507	2508	2509	2510	2511	2512	2513	2514	2515	2516	2517	2518	2519	2520	2521	2522	2523	2524	2525	2526	2527	2528	2529	2530	2531	2532	2533	2534	2535	2536	2537	2538	2539	2540	2541	2542	2543	2544	2545	2546	2547	2548	2549	2550	2551	2552	2553	2554	2555	2556	2557	2558	2559	2560	2561	2562	2563	2564	2565	2566	2567	2568	2569	2570	2571	2572	2573	2574	2575	2576	2577	2578	2579	2580	2581	2582	2583	2584	2585	2586	2587	2588	2589	2590	2591	2592	2593	2594	2595	2596	2597	2598	2599	2600	2601	2602	2603	2604	2605	2606	2607	2608	2609	2610	2611	2612	2613	2614	2615	2616	2617	2618	2619	2620	2621	2622	2623	2624	2625	2626	2627	2628	2629	2630	2631	2632	2633	2634	2635	2636	2637	2638	2639	2640	2641	2642	2643	2644	2645	2646	2647	2648	2649	2650	2651	2652	2653	2654	2655	2656	2657	2658	2659	2660	2661	2662	2663	2664	2665	2666	2667	2668	2669	2670	2671	2672	2673	2674	2675	2676	2677	2678	2679	2680	2681	2682	2683	2684	2685	2686	2687	2688	2689	2690	2691	2692	2693	2694	2695	2696	2697	2698	2699	2700	2701	2702	2703	2704	2705	2706	2707	2708	2709	2710	2711	2712	2713	2714	2715	2716	2717	2718	2719	2720	2721	2722	2723	2724	2725	2726	2727	2728	2729	2730	2731	2732	2733	2734	2735	2736	2737	2738	2739	2740	2741	2742	2743	2744	2745	2746	2747	2748	2749	2750	2751	2752	2753	2754	2755	2756	2757	2758	2759	2760	2761	2762	2763	2764	2765	2766	2767	2768	2769	2770	2771	2772	2773	2774	2775	2776	2777	2778	2779	2780	2781	2782	2783	2784	2785	2786	2787	2788	2789	2790	2791	2792	2793	2794	2795	2796	2797	2798	2799	2800	2801	2802	2803	2804	2805	2806	2807	2808	2809	2810	2811	2812	2813	2814	2815	2816	2817	2818	2819	2820	2821	2822	2823	2824	2825	2826	2827	2828	2829	2830	2831	2832	2833	2834	2835	2836	2837	2838	2839	2840	2841	2842	2843	2844	2845	2846	2847	2848	2849	2850	2851	2852	2853	2854	2855	2856	2857	2858	2859	2860	2861	2862	2863	2864	2865	2866	2867	2868	2869	2870	2871	2872	2873	2874	2875	2876	2877	2878	2879	2880	2881	2882	2883	2884	2885	2886	2887	2888	2889	2890	2891	2892	2893	2894	2895	2896	2897	2898	2899	2900	2901	2902	2903	2904	2905	2906	2907	2908	2909	2910	2911	2912	2913	2914	2915	2916	2917	2918	2919	2920	2921	2922	2923	2924	2925	2926	2927	2928	2929	2930	2931	2932	2933	2934	2935	2936	2937	2938	2939	2940	2941	2942	2943	2944	2945	2946	2947	2948	2949	2950	2951	2952	2953	2954	2955	2956	2957	2958	2959	2960	2961	2962	2963	2964	2965	2966	2967	2968	2969	2970	2971	2972	2973	2974	2975	2976	2977	2978	2979	2980	2981	2982	2983	2984	2985	2986	2987	2988	2989	2990	2991	2992	2993	2994	2995	2996	2997	2998	2999	3000
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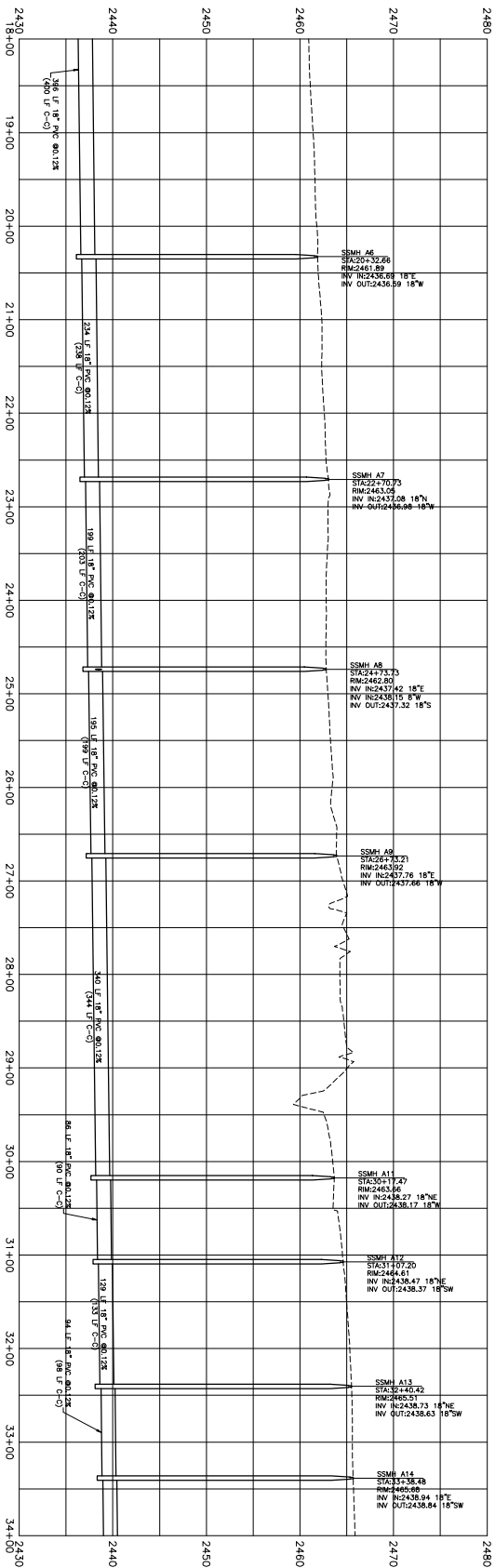
DATE: 06-12-2022
PROJECT: C2022-014
SHEET
PP-4

PRELIMINARY SEWER PROFILES FOR
HALTOM HERITAGE SUBDIVISION
LOCATED IN THE SW 1/4 OF SECTION 28
T.4N., R.27W., B.M., NAD83, CANYON COUNTY, IDAHO
2022

SEWER LINE A PROFILE



SEWER LINE A PROFILE



NOTE: SEWER PROFILES DEPICT 8" MANLINES RAN
AT MAXIMUM DEPTH. OBSERVED DEPTHS SUBJECT TO
CHANGE WITH FINAL DESIGN.

PRELIMINARY SEWER PROFILES FOR HALTOM HERITAGE SUBDIVISION

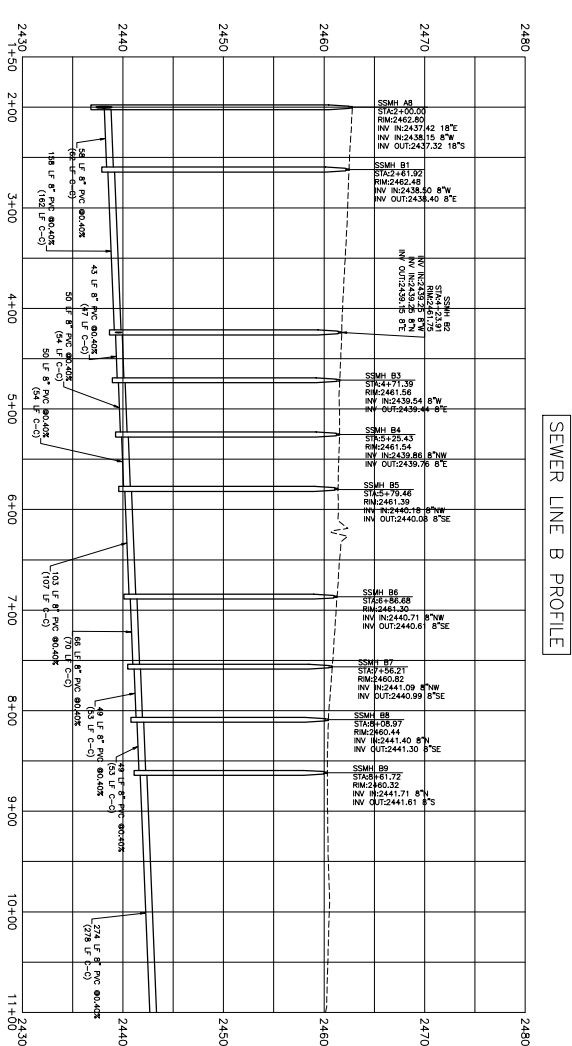
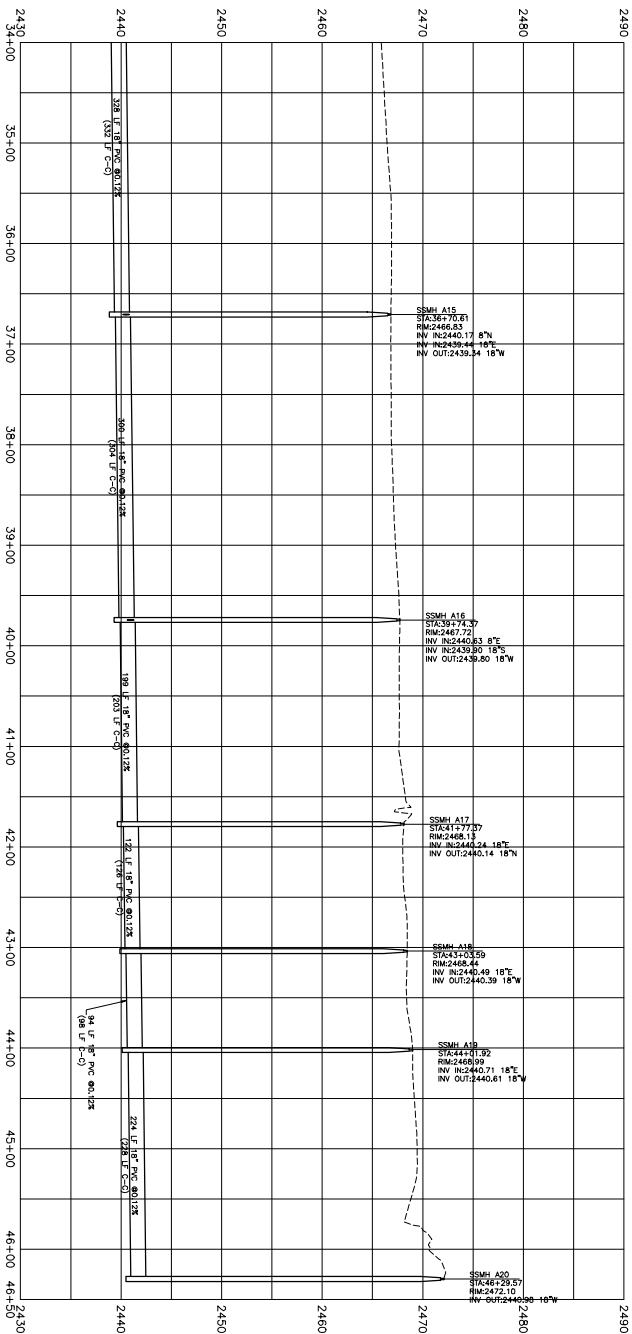
LOCATED IN THE SW 1/4 OF SECTION 28
T.4N., R.27W., B.1E., NAD83, CANYON COUNTY, IDAHO
2022



NO.	DATE	DESCRIPTION
1.	10-21-2022	REMOVE EAST ENTRANCE - REALIGN ELM STREET EAST END
2.	04-07-2023	ISSUING & LAYOUT CHANGES
3.	06-06-2023	ADJUST EASTERN ENTRANCE TO LINDER
4.	11-13-2023	NADRA COMMENTS

SEWER PROFILES HALTOM HERITAGE SUBDIVISION TRILOGY DEVELOPMENT, INC.

NOTE: SEWER PROFILES DEPICT 8" MAINLINES RAN TO
EXISTING MAINLINES. UNCHANGED DEPTHS SUBJECT TO
CHANGE WITH FINAL DESIGN.



PRELIMINARY SEWER PROFILES FOR HALTOM HERITAGE SUBDIVISION

LOCATED IN THE SW 1/4 OF SECTION 28
T.4N., R.27W., S.11E., NAD83, CANYON COUNTY, IDAHO
2022

Bailey Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD
400 N. BROOKSIDE LANE
BOISE, ID 83718
TEL: 208-355-0113
WWW.BAILEYENGINEERING.COM



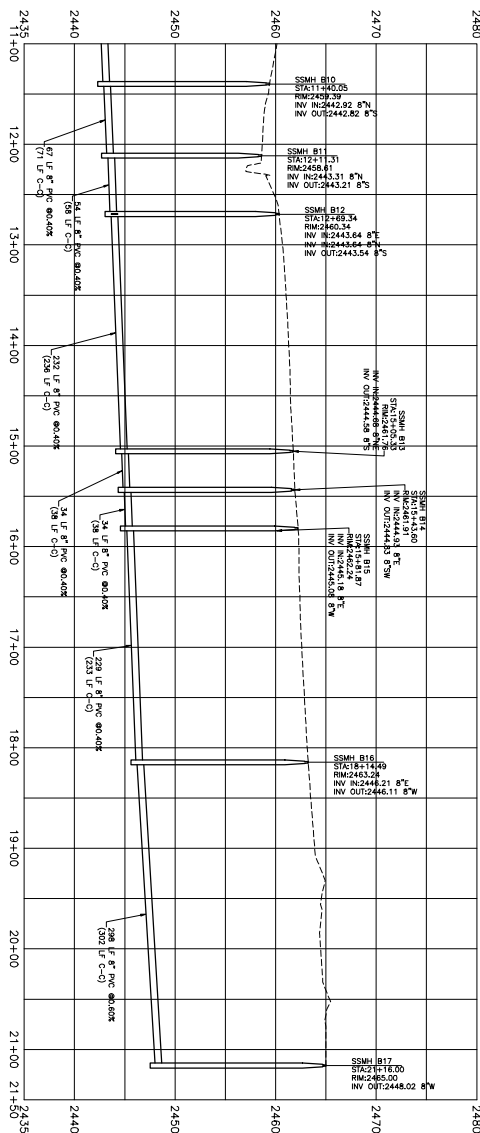
DESIGNED BY: J. W. B. JR.
CHECKED BY: J. W. B. JR.
DATE: 06/2022

REVISED	DATE	DESCRIPTION
1	10-21-2022	REMOVE EAST ENTRANCE - REALIGN ELM STREET EAST END
2	04-07-2023	ISSUE & LAYOUT CHANGE
3	06-06-2023	ADJUST EASTERN ENTRANCE TO LINDER
4	11-13-2023	NAD83 COMMENTS

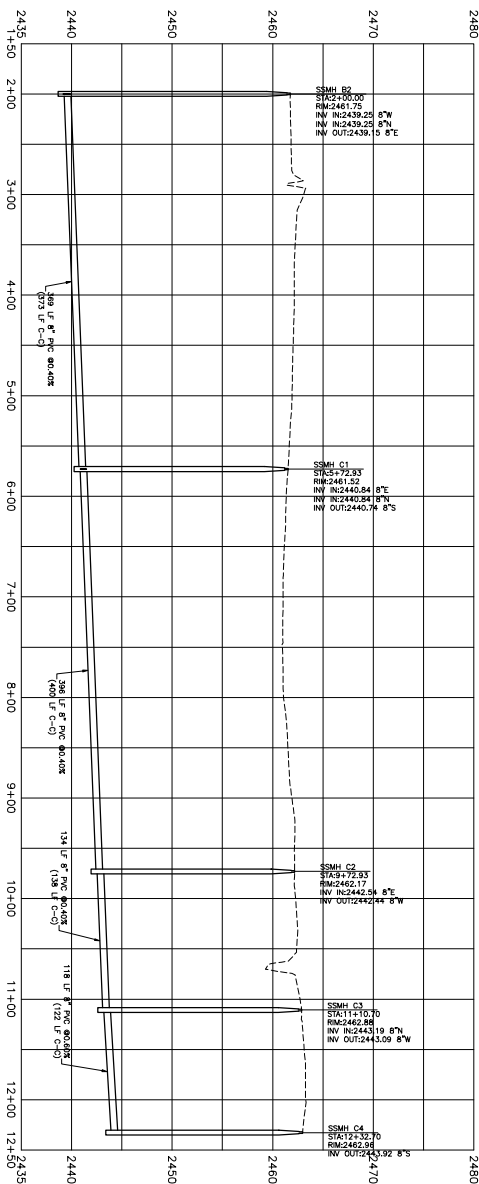
SEWER PROFILES
HALTOM HERITAGE SUBDIVISION
TRILOGY DEVELOPMENT, INC.

NOTE: SEWER PROFILES DEPICT 8" MANLINES RAN
AT MAXIMUM DEPTH. OBSERVED DEPTHS SUBJECT TO
CHANGE WITH FINAL DESIGN.

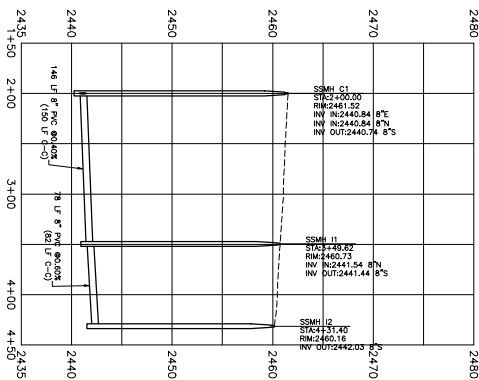
SEWER LINE B PROFILE



SEWER LINE C PROFILE



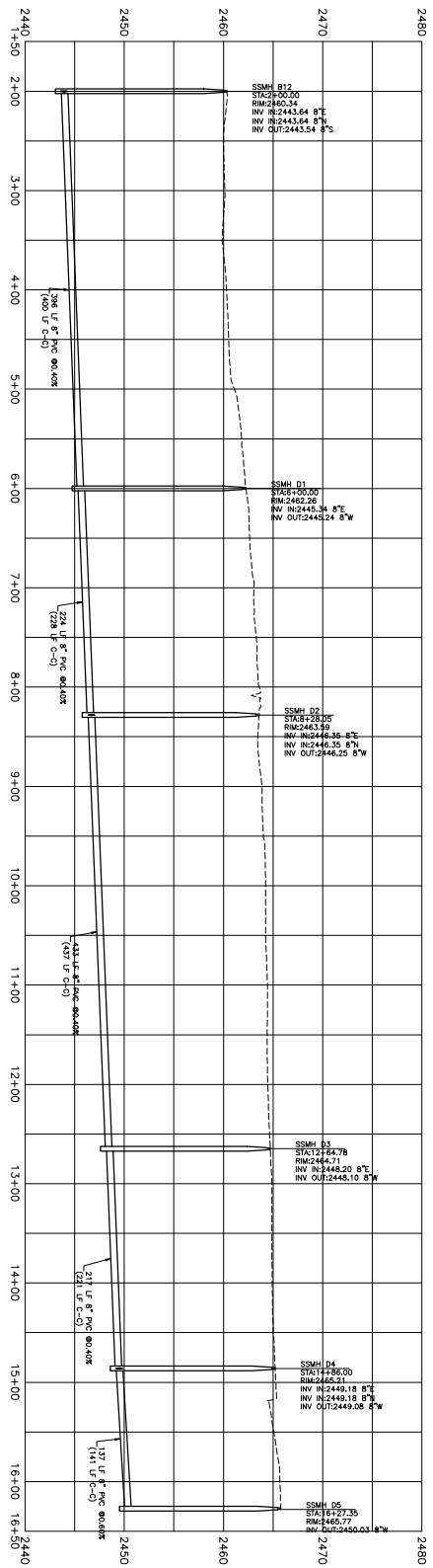
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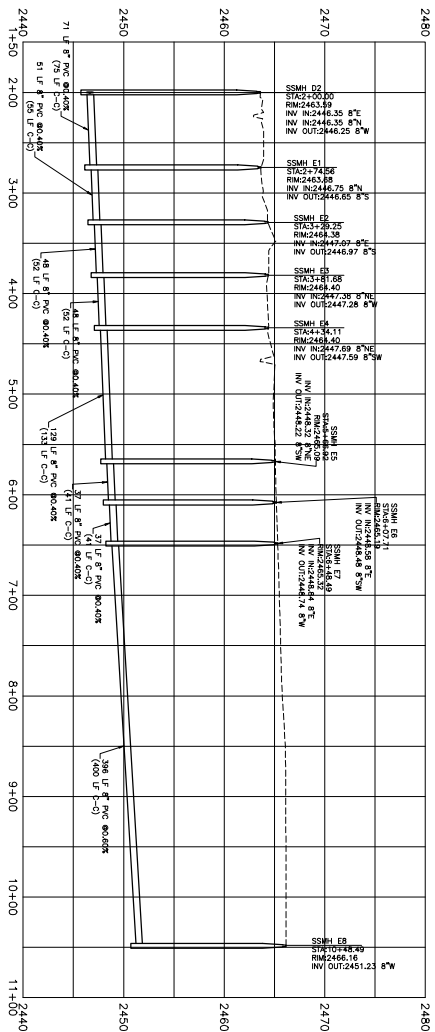
DATE: 06/2022
PROJECT: SEWER
SHEET: PP-8

PRELIMINARY SEWER PROFILES FOR
HALTOM HERITAGE SUBDIVISION
LOCATED IN THE SW 1/4 OF SECTION 28
T.4N., R.27W., B.1E., NAD83, CANYON COUNTY, IDAHO
2022

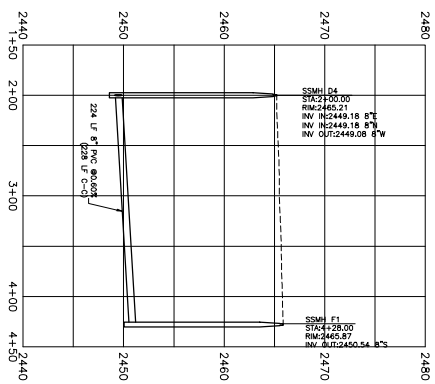
SEWER LINE D PROFILE



SEWER LINE E PROFILE



SEWER LINE F PROFILE



NOTE: SEWER PROFILES DEPICT 8" MANHOLE RAIN AT MAXIMUM DEPTH. OBSERVED DEPTHS SUBJECT TO CHANGE WITH FINAL DESIGN.

LOCATED IN THE SW 1/4 OF SECTION 28
T.4N., R.2W., B.M., NAMPA, CANYON COUNTY, IDAHO
2022



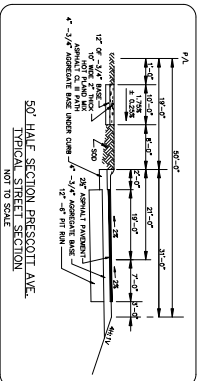
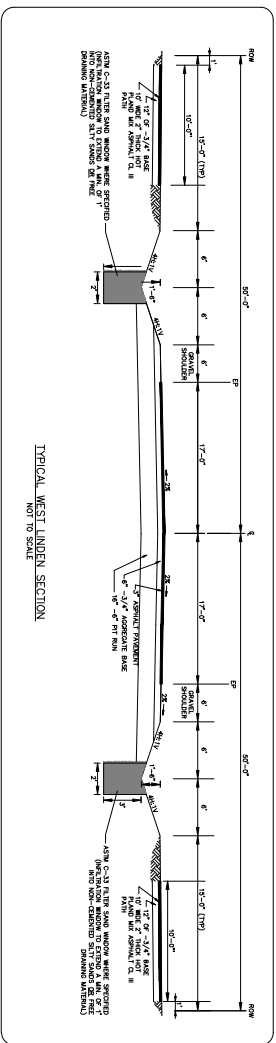
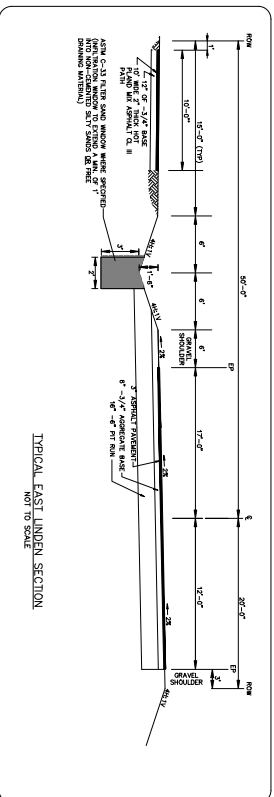
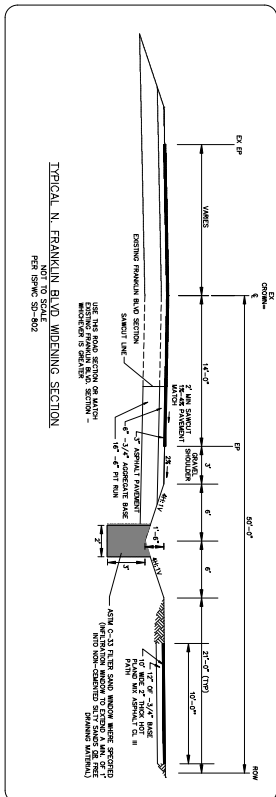
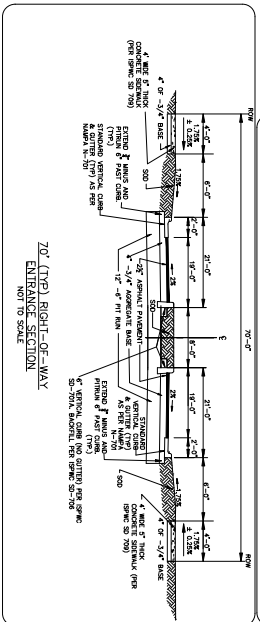
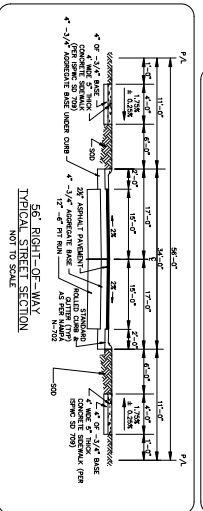
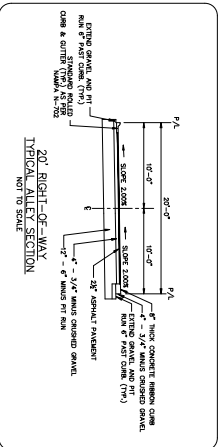
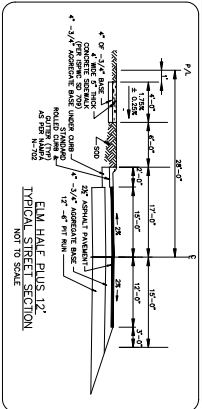
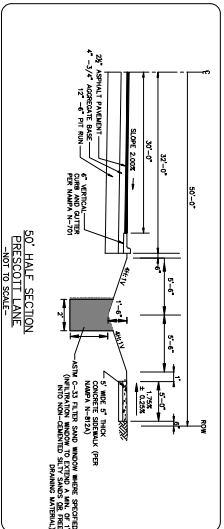
STREET SECTIONS FOR HALTOM HERITAGE SUBDIVISION LOCATED IN THE SW 1/4 OF SECTION 28 T.4N., R.5W., S.4W., HALLAM COUNTY, OKLAHOMA 2023



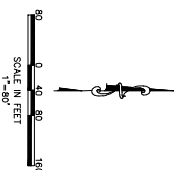
PROJECT: 2023-01-01
DATE: 2023-01-01
DRAWN BY: J.E.

NO.	DATE	DESCRIPTION
1	2023-01-01	ISSUED FOR PERMIT

STREET SECTIONS & DETAILS HALTOM HERITAGE SUBDIVISION TRILOGY DEVELOPMENT, INC.



LOCATED IN THE SW 1/4 OF SECTION 26
T.4N., R.2W., B.M., NAMPA, CANYON COUNTY, IDAHO
2023

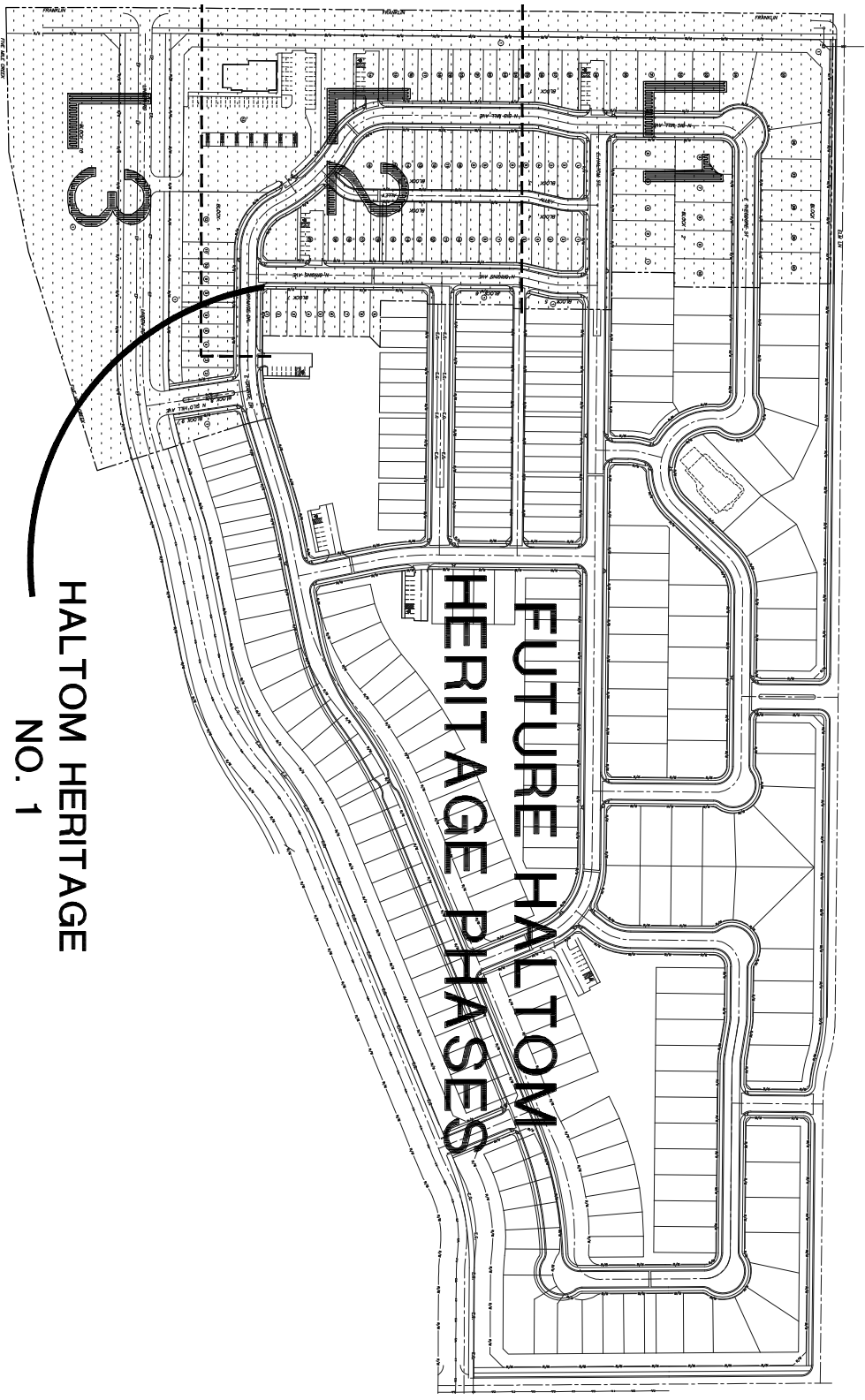


GRAVITY IRRIGATION
FLOW ARROW
FIRE HYDRANT
CATCH BASIN
STOP SIGN
EXISTING WATER WELL
FOUND ALUM. CAP
MONUMENT

REVISED		
NO.	DATE	DESCRIPTION
1.	06-06-2023	ADJUST EASTERN ENTRANCE TO LINDEN
4	11-13-2023	NIMBA COMMENTS





Bailey Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD
4042 N. BROOKSIDE LANE TEL. 208-635-0013
SCREY, ID 83714 www.baileyengineering.com



FUTURE HALTON
HERITAGE PHASES
NO. 1

NOTES

1. REFER TO SHEET 11-13 FOR DETAILED LANDSCAPE PLAN.
2. REFER TO SHEET 11-14 FOR PLANT DETAILS.
3. REFER TO SHEET 11-15 FOR LANDSCAPE AND IRRIGATION SPECIFICATIONS.


NORTH

JENSEN BELTS
ASSOCIATES
2000 1st Avenue, Suite 100
Burlington, IA 52601
Phone: 319.252.1234
Fax: 319.252.1235
www.jensenbelts.com
SCALE: 1" = 100'



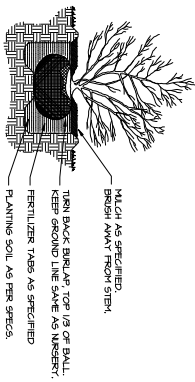
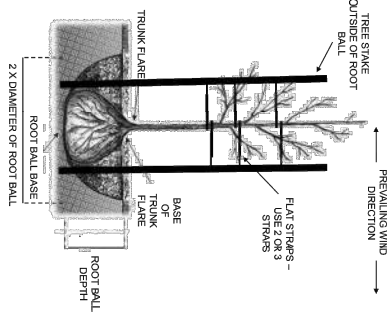
Bailey Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD
4242 N. BROOKSIDE LANE TEL: 202-600-0013
BOISE, ID 83714 www.baileyengineering.com

(REFERENCE SHT L4)

1. REFER TO SHEET L-4 FOR PLANT SCHEDULE, LANDSCAPE DETAILS, NOTES, AND FENCING DETAILS.
2. REFER TO SHEET L-5 FOR LANDSCAPE AND IRRIGATION (PERFORMANCE) SPECIFICATIONS.



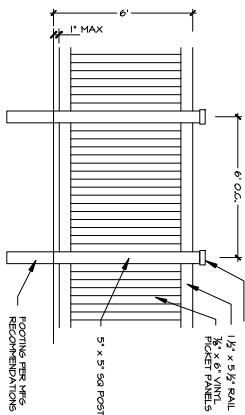
- ① APPROVED CITY OF NAMPA TREE PLANTING DETAIL
NOT TO SCALE



NOTE: DIG HOLE TWICE THE SIZE OF ROOTBALL.

- ## ② SHRUB PLANTING

NOT TO SCALE



- ④ VINYL PRIVACY FENCE

NOT TO SCALE

LANDSCAPE CALCULATIONS

LOCATION	BUFFER WIDTH	LENGTH	COVERED
ELM	15'	450'	8 CLASS II TREES x 35' = 280' 1 CLASS III TREES x 35' = 35' (14 CLASS I TREES)
N. POND IN B.V.D.	25'	1400'	21 CLASS II TREES x 35' = 735' 21 CLASS I TREES x 35' = 735' (46 EVERGREEN TREES)
LINEN (NORTH)	25'	650'	11 CLASS II TREES x 35' = 385' 19 CLASS I TREES x 35' = 665' (30 EVERGREEN TREES)
LINEN (SOUTH)	25'	775'	18 CLASS II TREES x 35' = 630' 18 CLASS I TREES x 35' = 630' (40 EVERGREEN TREES)
NUMBER OF TREES ASSIGNED TO BUFFER CALCULATED ABOVE, NUMBER OF TREES PROVIDED ON RESIDENTIAL PARCELS AND NUMBER OF TREES PROVIDED ON COMMON LOTS.			
TOTAL NUMBER OF TREES			395

③ PLANTER CUT BED EDGE

NOT TO SCALE

PLANT SCHEDULE

SYN	COMP-ON NAME	BOTANICAL NAME	SIZE
EMERSON TREES			
BH	BLACK HILLS SPRUCE	PICEA GLAUCA VIRGINA	6-8" HT. BB
BJ	BLACK JEWEL YEW	TAXUS CANADENSIS	6-8" HT. BB
MJ	NOBLESSE LAUREL	LAMARCKIA FLORIBUNDA	6-8" HT. BB
VP	VANDERPOFF PINE	PIUS FLUTIBUS VANDERPOFF	6-8" HT. BB
SHADE TREES (CLASS I)			
LP	LONDON PLASTER	PLATANUS X ACERIFOLIA BLOODGOOD	2' CAL. BB
SHADE TREES (CLASS III)			
LA	LACINIA TREES (CLASS III)		
62	GREEN VASE YEW	TAXUS CANADENSIS	2' CAL. BB
63	SPRING VASE YEW	TAXUS CANADENSIS	2' CAL. BB
64	SPRING VASE YEW	TAXUS CANADENSIS	2' CAL. BB
65	SPRING VASE YEW	TAXUS CANADENSIS	2' CAL. BB
66	SPRING VASE YEW	TAXUS CANADENSIS	2' CAL. BB
67	SPRING VASE YEW	TAXUS CANADENSIS	2' CAL. BB
68	SPRING VASE YEW	TAXUS CANADENSIS	2' CAL. BB
69	SPRING VASE YEW	TAXUS CANADENSIS	2' CAL. BB
70	SPRING VASE YEW	TAXUS CANADENSIS	2' CAL. BB
71	SPRING VASE YEW	TAXUS CANADENSIS	2' CAL. BB
72	SPRING VASE YEW	TAXUS CANADENSIS	2' CAL. BB
73	SPRING VASE YEW	TAXUS CANADENSIS	2' CAL. BB
74	SPRING VASE YEW	TAXUS CANADENSIS	2' CAL. BB
75	SPRING VASE YEW	TAXUS CANADENSIS	2' CAL. BB
76	SPRING VASE YEW	TAXUS CANADENSIS	2' CAL. BB
77	SPRING VASE YEW	TAXUS CANADENSIS	2' CAL. BB
78	SPRING VASE YEW	TAXUS CANADENSIS	2' CAL. BB
79	SPRING VASE YEW	TAXUS CANADENSIS	2' CAL. BB
80	SPRING VASE YEW	TAXUS CANADENSIS	2' CAL. BB
81	SPRING VASE YEW	TAXUS CANADENSIS	2' CAL. BB
82	SPRING VASE YEW	TAXUS CANADENSIS	2' CAL. BB
83	SPRING VASE YEW	TAXUS CANADENSIS	2' CAL. BB
84	SPRING VASE YEW	TAXUS CANADENSIS	2' CAL. BB
85	SPRING VASE YEW	TAXUS CANADENSIS	2' CAL. BB
86	SPRING VASE YEW	TAXUS CANADENSIS	2' CAL. BB
87	SPRING VASE YEW	TAXUS CANADENSIS	2' CAL. BB
88	SPRING VASE YEW	TAXUS CANADENSIS	2' CAL. BB
89	SPRING VASE YEW	TAXUS CANADENSIS	2' CAL. BB
90	SPRING VASE YEW	TAXUS CANADENSIS	2' CAL. BB
91	SPRING VASE YEW	TAXUS CANADENSIS	2' CAL. BB
92	SPRING VASE YEW	TAXUS CANADENSIS	2' CAL. BB
93	SPRING VASE YEW	TAXUS CANADENSIS	2' CAL. BB
94	SPRING VASE YEW	TAXUS CANADENSIS	2' CAL. BB
95	SPRING VASE YEW	TAXUS CANADENSIS	2' CAL. BB
96	SPRING VASE YEW	TAXUS CANADENSIS	2' CAL. BB
97	SPRING VASE YEW	TAXUS CANADENSIS	2' CAL. BB
98	SPRING VASE YEW	TAXUS CANADENSIS	2' CAL. BB
99	SPRING VASE YEW	TAXUS CANADENSIS	2' CAL. BB
100	SPRING VASE YEW	TAXUS CANADENSIS	2' CAL. BB

ZOMG

- [illegible]

From: [Michael Underwood](#)
To: [Teri Friend](#)
Cc: [Shaun Nichols](#); [Jeff Miranda](#)
Subject: Haltom Heritage No. 1 Final Plat (SPF-00265-2024)
Date: Tuesday, September 3, 2024 10:01:13 AM
Attachments: [image002.png](#)

The Building Safety Department has reviewed the for Subdivision Final Plat Approval for, Haltom Heritage No. 1 Final Plat (SPF-00265-2024), with the following conditions: The project is subject to all required building codes and related permits based on the requirements of City Ordinance -Title 4 – Building Regulations. Specifically, new residential buildings, structures, sheds, accessory structures, additions, commercial buildings, and interior remodels are required to obtain a building permit with associated sub-permits prior to starting construction. Site drainage from the foundation wall of each building shall be approved by the Building Official per section R401.3 of the 2018 International Residential Code. All commercial buildings and their subsequent lots are required to be designed to the minimum requirements of all City Ordinances and the adopted International Building Code.

Thank you,



Michael Underwood
Plans Examiner Supervisor
P: (208) 250-4192
underwoodm@cityofnampa.us
[Department of Building Safety](#), [Like us on Facebook](#)
NAMPAReady

Notice: All communication transmitted within the City of Nampa Email system may be a public record and may be subject to disclosure under the Idaho Public Records Act (Idaho Code 74-101 et seq.) and as such may be copied and reproduced by members of the public. In addition, archives of all City emails are generally kept for a period of two years and are also subject to monitoring and review.

From: [Clay Brown](#)
To: KENTLKB@GMAIL.COM
Cc: [Addressing; Planning-Zoning Staff](#)
Subject: Plat Street Name Review Comments - Haltom Heritage No.1
Date: Tuesday, August 27, 2024 2:28:55 PM
Attachments: [SPF-00265-2024 Haltom Heritage No 1 Final Plat Revised.pdf](#)
[image001.png](#)
[image002.png](#)

There are no street naming issues with this plat.

Contact addressing@cityofnampa.us if you have any questions.

Thanks,



Clay Brown
GIS Technician, Engineering
Office: 208.468.5475
[Nampa GIS, Like us on Facebook](#)
NAMPA *Proud*

Notice: All communication transmitted within the City of Nampa Email system may be a public record and may be subject to disclosure under the Idaho Public Records Act (Idaho Code 74-101 et seq.) and as such may be copied and reproduced by members of the public. In addition, archives of all City emails are generally kept for a period of two years and are also subject to monitoring and review.



DATE: October 18, 2024

TO: Nampa Planning & Zoning Department

FROM: Peter Nielsen – Civil Eng. Plans Examiner

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

SUBJECT: SPF-00265-2024 – Haltom Heritage #1 Subdivision Engineering Review Memo

The Engineering Division has completed a review of the Final Plat application for the Haltom Heritage #1 Subdivision property and provide the following comments and recommended conditions.

Review Comments

Plat Comments:

General:

1. Developer shall submit a headgate report for any surface water delivery and verifying water rights for the full parcel.

Sheet 3 of 7:

1. Detail C – make corrections to this detail as noted by redline comment.

Conditions of Approval

1. Any onsite wells or septic systems shall be abandoned and/or removed in accordance with Local and State regulations at the time of individual property development/redevelopment and prior to connection to applicable City services.
2. Property shall be annexed in the Nampa Municipal Irrigation District at the time of connection to pressure irrigation and prior to being served by the City's pressure irrigation system. Applicant/ Owner shall provide documentation to the Nampa Engineering Division verifying water rights for the full parcel and head gate report for any surface water delivery to support annexation into the District. If surface water rights have lapsed, the Developer shall reestablish rights prior to connecting to the City pressure irrigation system.
3. Extend utilities into the property to serve the planned lots at the time of property development/ redevelopment, and at the sole expense of the Developer.
4. Developer shall comply with all City Codes, Policies, and Standards in place at the time of individual property development/redevelopment.
5. Developer shall comply with conditions and requirements as described in executed Development Agreement (Ord. 4810), and "Haltom Heritage_TIS Accept-Conditions Ltr_20230911".



DATE: October 18, 2024
TO: Bailey Engineering
FROM: Peter Nielsen – Civil Eng. Plans Examiner
CC: Daniel Badger, P.E. – City Engineer
CC: Nampa Planning & Zoning Department

SUBJECT: SPF-00265-2024 – Haltom Heritage #1 Subdivision Engineering Review Memo

The Engineering Division has completed a review of the Final Plat & Construction Drawings for the Haltom Heritage #1 Subdivision property and provide the following comments.

Review Comments

Plat Comments:

General:

1. Developer shall submit a headgate report for any surface water delivery and verifying water rights for the full parcel.

Sheet 3 of 7:

1. Detail C – make corrections to this detail as noted by redline comment.

Five Mile Creek Culvert Construction Drawings:

C-1:

1. Provide copy of BOR approval for this work prior to City of Nampa approval.

C-2:

1. Be advised, due to the recent and significant extended road closures in this area and north Nampa it is required that timeline for this work be nailed down, agreed upon, and held to. This work will need to be coordinated with Nampa Right of Way personnel, and developer may need to have some flexibility with the start date, depending on what other closures or heavy traffic control operations may be in play at the time. Once started, work will be required to be completed in accordance with agreed upon schedule.
2. Clarify this and other small or illegible text in plan.
3. Provide plan and section for road cut and patch back. Patch back shall be minimum 20' wide.
4. Please provide stationing for pipe ends in plan view as well.
5. Is scaling between plan/ profile views accurate?

HH Phase #1 Construction Drawings:

Sheet 1.0:

1. Please feel free to include any project specific notes in the plans for our review. Just keep them separate from City adopted notes.
2. City of Nampa has only adopted 12 General Notes. Please separate out all adopted City of Nampa Standard Construction Notes and include in their own section.
3. Include Roadway Notes section in a Nampa Standard Construction Notes section along with all other adopted standard notes.

Sheet 1.1:

1. Please feel free to include any project specific notes in the plans for our review. Just keep them separate from City adopted notes.
2. City of Nampa has adopted 8 Water, 9 Storm, 7 Sewer, and 7 PI Standard Notes. Please separate out all adopted City of Nampa Standard Construction Notes and include in their own section.
3. Coordinate with City Engineering as needed toward contributing funds to applicable identified traffic improvement mitigations triggered by this development.

Sheet 2.3:

1. Detail C – make corrections to this detail as noted by redline comment.

Sheet 3.1:

1. Based on proposed GIRR improvements with this phase, should there be more demo sheets continuing east?
2. Does existing GIRR box/ culvert conflict with proposed Elm improvements?
3. Is there tiled ditch here? Please confirm.

Sheet 3.3:

1. Please confirm townhouses are slab on grade. If not slab on grade, provide foundation wall min/max elevations.
2. Obtain approval from BOR for grading within Five Mile Drain easement.
3. Please confirm whether a retaining wall is necessary on south side Linden Rd at Silo Hill.
4. Linden Rd section required to construct per detail N-822A. Grading of Linden Rd not reviewed due to required design change. Please make the change and grading will be reviewed upon resubmittal.
5. Please be sure to address storm runoff along south side of lots 2 – 12, block 1.
6. Several slopes at driveways are beyond or pushing acceptable ADA limits. Please look at these and address as needed.
7. Provide elevations at center of road and back of walk along Franklin. Back of walk elevations shall match center of road.

Sheet 3.4:

1. Please confirm townhouses are slab on grade. If not slab on grade, provide foundation wall min/max elevations.
2. Several slopes at driveways are beyond or pushing acceptable ADA limits. Please look at these and address as needed.

3. Acceptable minimum difference in Min/ Max wall elevations is 6". It appears design has added a 1' to every Min/ Max. Please address.

Sheet 3.5:

1. Current adopted building code for Nampa is the 2018 IBC. Please update this detail.

Sheet 3.6:

1. Call out curb type and elevations in plan view (TYP). Can't have a curb drain with no curb.
2. Please clean up callout symbols on the sheet and label each enlarged parking view.

Sheet 4.1:

1. Per previous comment Linden Rd section shall be constructed per detail N-822A.
2. TIS identified development required mitigations include this intersection being made into a 4-way stop. Improvements should also include "stop ahead" warning signs placed in accordance with current MUTCD spacing requirements and possibly "new traffic pattern" signs.
3. Provide back of walk elevation. Back of walk shall coincide with center of road elevation. Cross slope shall be no more than 2% (TYP).
4. Provide EP elevations along Franklin and verify required borrow ditch slopes (4:1 Roadside, 3:1 Walkside) can be maintained on either side of the ditch.
5. Provide a striping plan at Franklin/ Linden intersection.

Sheet 4.2:

1. TIS identified development mitigations include a SB left turn lane at Franklin/ Elm intersection.
2. Provide a striping plan at Franklin/ Elm intersection.
3. Show all driveways on opposite side of the road.
4. Provide back of walk elevation. Back of walk shall coincide with center of road elevation. Cross slope shall be no more than 2% (TYP).
5. Provide EP elevations along Franklin and verify required borrow ditch slopes (4:1 Roadside, 3:1 Walkside) can be maintained on either side of the ditch.

Sheet 4.3:

1. Per previous comment, this road section shall be constructed per detail N-822A.
2. Provide a striping plan for Linden Rd.

Sheet 4.4:

1. TIS identified development mitigations include a SB left turn lane at Franklin/ Elm intersection.
2. What is the plan for this GIRR box/ culvert? Do these conflict with Elm improvements?
3. What happens to curb here? Is there a transition?
4. Elm Section – Sidewalk widths appear to conflict.

Sheet 4.5:

1. Drainage at this low point (Silo Hill/ Linden) will need to be managed differently with redesign of Linden Rd extension.
2. Address difference in curb type between plan and section views.
3. Move these inlets back from the curb return 3' minimum.

Sheet 4.6:

1. Move these inlets back from the curb return 3' minimum.
2. Remove these ped ramps crossing Grange at Origins.

Sheet 4.9:

1. Remove ped ramps crossing Grange at Origins, and crossing Haltom at Origins.

Sheet 4.12:

1. Remove ped ramps crossing Haltom at Origins.

Sheet 4.13:

1. Typical Linden Section – Per previous comment, this road section shall be constructed per detail N-822A.
2. Typical Franklin Section & Check Dam Details – Provide reference to detail N-831.

Sheet 4.14:

1. Provide rim/ invert elevations for all catch basin inlets and storm pipe outlets to ponds.

General Water, PI Comments (apply to all applicable sheets):

1. Nampa requires valves on all sides of cross and tee fittings (TYP).
2. Show PI mainline crossings in profiles.
3. PI service(s) shall maintain required vertical separation from water main. Please show any exceptions to this and provide plan to mitigate (TYP).

Sheet 5.1:

1. Per previous comment, this road section shall be constructed per detail N-822A.

Sheet 5.2:

1. Per previous comment, this road section shall be constructed per detail N-822A.
2. What is the plan for extending 18" sewer east to Prescott Ln?
3. Acute angle manholes are not allowed. Provide a solution that removes the acute angle.

Sheet 5.3:

1. Should water main going west from Silo Hill be 8" instead?
2. Call out pipe sizes in profile.
3. Include missing water main in profile.

Sheet 5.8:

1. Valve back at tee fitting is adequate for this since there are no services coming off it right now. No need to install valve at temp blow off.

Sheet 6.1:

1. Does the streetlight note belong on this sheet?
2. What is the plan to get City utilities extended down Linden Rd to Prescott Ln?
3. Is 12" necessary in Grange?
4. Valves shown in plan are not as noted, Nampa also requires valves on all sides of cross and tee fittings.
5. Maintain 3' minimum spacing from lip of gutter for all public mainline.

General GIRR Comments (apply to all applicable sheets):

1. Submit plans to Pioneer Irrigation District (PID) for their review/ comment. City approval of civil plans is pending receipt of written approval from PID.
2. Provide hydraulic grade line (HGL) in all GIRR profiles.
3. Show all mainline crossings in profile views.
4. Provide CFS on all GIRR lines.
5. Allow for 2' minimum freeboard above HGL on all GIRR boxes.
6. GIRR improvements within the subdivision appear to be an effort to preserve waste ditch for what will now be only one user at 19200 Prescott Ln. Routing this GIRR through the Haltom Sub may not actually be necessary as this user could potentially just waste directly south to Five Mile Drain along the south side of his property. Please coordinate with Pioneer Irrigation District to determine whether this waste ditch acts as supply for any users on the west side of Franklin Blvd before dumping into Fifteen Mile Creek at the west end of Elm Ln. If it becomes a viable option, please coordinate with PID and the 19200 property owner to direct waste south from the lot instead. This would potentially save Haltom developer considerable time/ expense from having to install thousands of feet of unnecessary GIRR infrastructure.

Sheet 7.1:

1. Fix these overlapping notes to make them legible.

Sheet 7.4:

1. Manhole A18 not allowed in public right of way. Please shift to the lot.
2. See comment on sheet 7.1 and confirm whether GIRR can just waste directly south to Five Mile Drain from here.

Sheet 8.1:

1. See previous comment regarding width of Linden Rd extension.
2. Light spacing along Linden Rd shall adhere to alternating sides of the street and spacing per detail N-1136C
3. Add/ shift streetlights as noted.

From: [Adam Mancini](#)
To: [Teri Friend](#)
Cc: [Cody Swander](#); [Carolynn Murray](#); [Doug Critchfield](#)
Subject: RE: Request for Dept/Agency comments by 10/30/2024 for Haltom Heritage No. 1 Final Plat (SPF-00265-2024)
Date: Tuesday, September 3, 2024 11:52:33 AM
Attachments: [image003.png](#)
[image005.png](#)

Hi Teri,

After reviewing the landscape plans for Haltom Heritage No.1, Forestry has no request.

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: Teri Friend <friendt@cityofnampa.us>

Sent: Friday, August 30, 2024 4:28 PM

To: Adam Mancini <Mancinia@cityofnampa.us>; Addressing <Addressing@cityofnampa.us>; Alicia Flavel <aflavel.bkirrdist@gmail.com>; Breanna Son <sonb@cityofnampa.us>; Brent Carpenter, Brown Bus Co <brentc@brownbuscompany.com>; Brian Graves <bgraves@kunaschools.org>; Camille Bates <camille.bates@lumen.com>; Candace Fry <fryc@cityofnampa.us>; Canyon County Zoning <zoninginfo@canyoncounty.id.gov>; Carolynn Murray <murrayc@cityofnampa.us>; Chris Hopper <chopper@hwydistrict4.org>; Cliff McKee <mckeec@cityofnampa.us>; Cody Swander <swanderc@cityofnampa.us>; COMPASS <gishared@compassidaho.org>; Courtney Stauffer <cstauffer@nsd131.org>; Craig Tarter <tarterc@cityofnampa.us>; Dalelyn Allen <dalelyn.allen@vallivue.org>; Daniel Badger <BadgerD@cityofnampa.us>; Darrin Johnson <johnsond@cityofnampa.us>; David Palfreyman <dlpalfreyman@yahoo.com>; DeerFlat <deerflat@fws.gov>; Don Barr <barrd@cityofnampa.us>; Doug Critchfield <critchfieldd@cityofnampa.us>; Eddy Theil <eddy@nampahighway1.com>; Elijah Effinger (Fire District) <effingere@nampafire.org>; Eric Skoglund <skoglundl@cityofnampa.us>; Erika Olvera <eolvera@nmid.org>; Genna Ashley <gashley@boiseproject.org>; Intermountain Gas <IGCNampaDistrictOperationsAide@intgas.com>; ITD <D3Development.Services@itd.idaho.gov>; J Mufficcio <jmufficcio@idahopower.com>; Janet Weybright <weybrightj@cityofnampa.us>; Jason Kimball <kimballj@cityofnampa.us>; Jason Reddy <jjreddy@kunaschools.org>; Jeff Barnes <barnesj@cityofnampa.us>; Jeff Kasma <kasmaj@cityofnampa.us>; Jeff Miranda <mirandaj@cityofnampa.us>; Jenny Titus <jenny.titus@vallivue.org>; Joey Palmer <joseph.palmer@vallivue.org>; Judy Read <judy@pioneerirrigation.com>; Julie Linan

From: [Niki Benyakhlef](#)
To: [Planning-Zoning Staff](#)
Cc: [Teri Friend](#)
Subject: RE: Request for Dept/Agency comments by 10/30/2024 for Haltom Heritage No. 1 Final Plat (SPF-00265-2024)
Date: Wednesday, September 18, 2024 1:13:32 PM
Attachments: [image004.png](#)
[230907 Haltom Heritage ITD Development Condition Memo 090723.pdf](#)

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Hello Nampa,

ITD has no comments for this final plat beyond what was conditioned in our attached document.

Please let me know if there are any questions.



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: Teri Friend <friendt@cityofnampa.us>
Sent: Friday, August 30, 2024 4:28 PM
To: Adam Mancini <Mancinia@cityofnampa.us>; Addressing <Addressing@cityofnampa.us>; Alicia Flavel <aflavel.bkirrdist@gmail.com>; Breanna Son <sonb@cityofnampa.us>; Brent Carpenter, Brown Bus Co <brentc@brownbuscompany.com>; Brian Graves <bgraves@kunaschools.org>; Camille Bates <camille.bates@lumen.com>; Candace Fry <fryc@cityofnampa.us>; Canyon County Zoning <zoninginfo@canyoncounty.id.gov>; Carolynn Murray <murrayc@cityofnampa.us>; Chris Hopper <chopper@hwydistrict4.org>; Cliff McKee <mckeec@cityofnampa.us>; Cody Swander <swanderc@cityofnampa.us>; COMPASS <gisshared@compassidaho.org>; Cortney Stauffer <cstauffer@nsd131.org>; Craig Tarter <tarterc@cityofnampa.us>; Dalelyn Allen <dalelyn.allen@vallivue.org>; Daniel Badger <BadgerD@cityofnampa.us>; Darrin Johnson <johnsond@cityofnampa.us>; David Palfreyman <dlpalfreyman@yahoo.com>; DeerFlat <deerflat@fws.gov>; Don Barr <barrd@cityofnampa.us>; Doug Critchfield <critchfieldd@cityofnampa.us>; Eddy Theil <eddy@nampahighway1.com>; Elijah Effinger (Fire District) <effingere@nampafire.org>; Eric Skoglund <skoglundl@cityofnampa.us>; Erika Olvera <eolvera@nmid.org>; Genna Ashley <gashley@boiseproject.org>; Intermountain Gas <IGCNampaDistrictOperationsAide@intgas.com>; D3 Development Services

From: [Timothy Jensen](#)
To: [Teri Friend](#)
Subject: Re: Request for Dept/Agency comments by 10/30/2024 for Haltom Heritage No. 1 Final Plat (SPF-00265-2024)
Date: Tuesday, September 3, 2024 5:34:16 PM

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Teri,

Haltom Heritage subdivision does not lie within the boundaries of Kuna School District. Therefore, we have no official comment on the application.

Tim Jensen Ed.S
KSD Planning & Development Coordinator
Principal-Fremont MS
IMLA President

On Fri, Aug 30, 2024 at 4:27 PM Teri Friend <friendt@cityofnampa.us> wrote:
RE: Kent Brown Final Plat for Haltom Heritage No. 1 at 7851 Elm Ln (SPF-00265-2024)

Good Afternoon,

I have attached for your review the application for the Subdivision Final Plat approval for Haltom Heritage No. 1 subdivision in a RS6 (Single Family Residential), RML (Limited Multi-Family Residential), and BC (Community Business) zoning district at 7851 Elm Ln, a 20.89 acre portion of parcel #R3422700000 located in the SW 1/4 of Section 26, T4N, R2W, BM, for Kent Brown Planning Services representing Open Door Rental LLC (SPF-00265-2024). Original Concept: one commercial lot, twenty single-family detached dwelling unit lots, three 3-unit townhouse lots, eleven 4-unit townhouse lots, and 26 common lots.

Due to the size of the combined files, I am using Adobe Acrobat to send these as links available below. You don't need to download Acrobat or sign up to access the file.

Here are the attachments as a link for your review:

SPF-00265-2024_Haltom Heritage No

1_Application.pdf<<https://acrobat.adobe.com/id/urn:aaid:sc:VA6C2:15f8fded-2f2d-4418-a708-0e37591c5498>>

SPF-00265-2024_Haltom Heritage No

1_Narrative.doc<<https://acrobat.adobe.com/id/urn:aaid:sc:VA6C2:50d21be6-6d95-414c-b75f-d99bf4642d94>>

SPF-00265-2024_Haltom Heritage No 1_Prelim

Plat.pdf<<https://acrobat.adobe.com/id/urn:aaid:sc:VA6C2:e22996be-6864-410d-a98c-3508100afe69>>

SPF-00265-2024_Haltom Heritage No 1_Final Plat

Revised.pdf<<https://acrobat.adobe.com/id/urn:aaid:sc:VA6C2:0e866079-47aa-4972-9d80-d8de18176a91>>

SPF-00265-2024_Haltom Heritage No 1_Landscape

From: [PlatReview](#)
To: [Planning-Zoning Staff](#)
Cc: [Garrett, James](#)
Subject: FW: Request for Dept/Agency comments by 10/30/2024 for Haltom Heritage No. 1 Final Plat (SPF-00265-2024)
Date: Wednesday, September 4, 2024 10:08:33 AM
Attachments: [image001.png](#)
[image003.png](#)

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Requester,

Our engineer has reviewed this plat and their comments are: "There does not appear to be any conflicts. If the developer determines otherwise they will need to contact Lumen for relocations."

If you require signatures or have any further questions, please contact the engineer directly at James.Garrett@lumen.com.

Thank you!



Lumen Plat Review
platreview@lumen.com

From: Teri Friend <friendt@cityofnampa.us>
Sent: Friday, August 30, 2024 6:28 PM
To: Adam Mancini <Mancinia@cityofnampa.us>; Addressing <Addressing@cityofnampa.us>; Alicia Flavel <aflavel.bkirrdist@gmail.com>; Breanna Son <sonb@cityofnampa.us>; Brent Carpenter, Brown Bus Co <brentc@brownbuscompany.com>; Brian Graves <bgraves@kunaschools.org>; Bates, Camille <Camille.Bates@lumen.com>; Candace Fry <fryc@cityofnampa.us>; Canyon County Zoning <zoninginfo@canyoncounty.id.gov>; Carolyn Murray <murrayc@cityofnampa.us>; Chris Hopper <chopper@hwydistrict4.org>; Cliff McKee <mckeec@cityofnampa.us>; Cody Swander <swanderc@cityofnampa.us>; COMPASS <gisshared@compassidaho.org>; Courtney Stauffer <cstauffer@nsd131.org>; Craig Tarter <tarterc@cityofnampa.us>; Dalelyn Allen <dalelyn.allen@vallivue.org>; Daniel Badger <BadgerD@cityofnampa.us>; Darrin Johnson <johnsond@cityofnampa.us>; David Palfreyman <dlpalfreyman@yahoo.com>; DeerFlat <deerflat@fws.gov>; Don Barr <barrd@cityofnampa.us>; Doug Critchfield <critchfieldd@cityofnampa.us>; Eddy Theil <eddy@nampahighway1.com>; Elijah Effinger (Fire

From: [Erika Olvera](#)
To: [Teri Friend](#); [Planning-Zoning Staff](#)
Subject: RE: Request for Dept/Agency comments by 10/30/2024 for Haltom Heritage No. 1 Final Plat (SPF-00265-2024)
Date: Monday, September 9, 2024 2:51:22 PM
Attachments: [image001.png](#)

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.

Nampa & Meridian Irrigation District (NMID) has no comment on the above-referenced application, as it lies outside of our District boundaries. Please contact Kirk Meyers of Pioneer Irrigation at (208) 459-3617, P.O. Box 426 Caldwell, ID 83606-0426.

From: Teri Friend <friendt@cityofnampa.us>
Sent: Friday, August 30, 2024 4:28 PM
To: Adam Mancini <Mancinia@cityofnampa.us>; Addressing <Addressing@cityofnampa.us>; Alicia Flavel <aflavel.bkirrdist@gmail.com>; Breanna Son <sonb@cityofnampa.us>; Brent Carpenter, Brown Bus Co <brentc@brownbuscompany.com>; Brian Graves <bgraves@kunaschools.org>; Camille Bates <camille.bates@lumen.com>; Candace Fry <fryc@cityofnampa.us>; Canyon County Zoning <zoninginfo@canyoncounty.id.gov>; Carolyn Murray <murrayc@cityofnampa.us>; Chris Hopper <chopper@hwydistrict4.org>; Cliff McKee <mckeec@cityofnampa.us>; Cody Swander <swanderc@cityofnampa.us>; COMPASS <gisshared@compassidaho.org>; Courtney Stauffer <cstauffer@nsd131.org>; Craig Tarter <tarterc@cityofnampa.us>; Dalelyn Allen <dalelyn.allen@vallivue.org>; Daniel Badger <BadgerD@cityofnampa.us>; Darrin Johnson <johnsond@cityofnampa.us>; David Palfreyman <dlpalfreyman@yahoo.com>; DeerFlat <deerflat@fws.gov>; Don Barr <barrd@cityofnampa.us>; Doug Critchfield <critchfieldd@cityofnampa.us>; Eddy Theil <eddy@nampahighway1.com>; Elijah Effinger (Fire District) <effingere@nampafire.org>; Eric Skoglund <skoglundl@cityofnampa.us>; Erika Olvera <EOlvera@nmid.org>; Genna Ashley <gashley@boiseproject.org>; Intermountain Gas <IGCNampaDistrictOperationsAide@intgas.com>; ITD <D3Development.Services@itd.idaho.gov>; J Mufficcio <jmufficcio@idahopower.com>; Janet Weybright <weybrightj@cityofnampa.us>; Jason Kimball <kimballj@cityofnampa.us>; Jason Reddy <jjreddy@kunaschools.org>; Jeff Barnes <barnesj@cityofnampa.us>; Jeff Kasma <kasmaj@cityofnampa.us>; Jeff Miranda <mirandaj@cityofnampa.us>; Jenny Titus <jenny.titus@vallivue.org>; Joey Palmer <joseph.palmer@vallivue.org>; Judy Read <judy@pioneerirrigation.com>; Julie Linan <linanj@nampafire.org>; Ken Nutt <nuttk@cityofnampa.us>; Kent Lovelace <lovelacek@cityofnampa.us>; Kirk Meyers <kirk@pioneerirrigation.com>; Krista Gaona-Cortez <cortezk@cityofnampa.us>; Kristi Watkins <watkinsk@cityofnampa.us>; Lacey Sharpe <LSharpe@nmid.org>; Larry Hoobery <hooberyl@cityofnampa.us>; Lenny Riccio <lriccio@hwydistrict4.org>; lisa.boyd <lisa.boyd@vallivue.org>; Lumen (platreview) <platreview@lumen.com>; Matthew Jamison <jamisonm@cityofnampa.us>; Megan Kelly <mkelly@idahopower.com>; Melissa Close (Fire District) <closem@nampafire.org>; Mike Churella

From: [Cody Swander](#)
To: [Teri Friend](#)
Cc: [Darrin Johnson](#); [Carolynn Murray](#); [Adam Mancini](#)
Subject: RE: Request for Dept/Agency comments by 10/30/2024 for Haltom Heritage No. 1 Final Plat (SPF-00265-2024) Parks ID# 829
Date: Tuesday, September 10, 2024 10:41:29 AM
Attachments: [image004.png](#)
[image005.png](#)

Hi Teri,

Nampa Parks has reviewed the final plat for Haltom Heritage No. 1, Project: SPF-00265-2024. We request a 20' wide permanent easement on the north side of the Fivemile Drain for location for the regional pathway indicated in the City of Nampa Bicycle and Pedestrian Master Plan.

We also request the developer build the pathway to the standards indicated in the City of Nampa Bicycle and Pedestrian Master Plan during construction of each corresponding phase of the development.

Thank you,



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

From: Teri Friend <friendt@cityofnampa.us>
Sent: Friday, August 30, 2024 4:28 PM
Subject: Request for Dept/Agency comments by 10/30/2024 for Haltom Heritage No. 1 Final Plat (SPF-00265-2024)

RE: Kent Brown Final Plat for Haltom Heritage No. 1 at 7851 Elm Ln (SPF-00265-2024)

Good Afternoon,

I have attached for your review the application for the Subdivision Final Plat approval for Haltom Heritage No. 1 subdivision in a RS6 (Single Family Residential), RML (Limited Multi-Family Residential), and BC (Community Business) zoning district at 7851 Elm Ln, a 20.89 acre portion of parcel #R3422700000 located in the SW 1/4 of Section 26, T4N, R2W, BM, for Kent Brown Planning Services representing Open Door Rental LLC (SPF-00265-2024). Original Concept: one commercial lot, twenty single-family detached dwelling unit lots, three 3-unit townhouse lots, eleven 4-unit townhouse lots, and 26

TO: PLANNING AND ZONING COMMISSION

FROM: DON PECK, LIEUTENANT
POLICE DEPARTMENT

DATE: November 1, 2024

SUBJECT: Final Plat Approval for Haltom Heritage – SPF-00265-2024

HEARING DATE: November 12, 2024

The Nampa Police Department (NPD) has reviewed the proposal for Haltom Heritage. This development is for 34 Single Family Residential & Townhomes lots resulting in 73 new dwelling units.

NPD projects future service needs based on overall population, population density, and development type. Haltom Heritage is projected to add 195 new residents to the City of Nampa's current population.

Therefore, NPD is recommending a commitment to fund 0.24 additional officers and 0.13 additional support staff if this project is approved to maintain current police service levels. NPD is currently authorized 146 sworn personnel and 66 non-sworn personnel.

The cost for the additional officers is \$34,382 and additional support staff is \$12,515 for the first year of employment.

The following factors impact police response and demand on police resources and is provided as a reference for decision making:

1. The closest police department is 6.40 miles away. Officers patrol in different areas of the city and are often closer when calls occur, but support units are frequently at the police department or in other areas of the city further away when priority calls requiring multiple units occur.
2. Developments near this reporting district have a call volume of 113 service calls annually.
3. The following are the top Officer Initiated and Reactive call types that we respond to near the proposed development:

Rank	Officer Initiated Calls for Service	Total
1	School Time	6
2	Traffic Stop	2
3	PUBLIC ASSIST	2
4	K-9 Assist	2
5	School Threats	1
6	JUV Juv Problem	1
7	Follow Up	1

Rank	Reactive Calls for Service	Total
1	Attempt-Locate	15
2	Alarm	12
3	Susp Vehicle	8
4	Battery	8
5	Disturbance	7
6	PD Accident	6
7	Fraud	6
8	BURGLARY-AUTO	6
9	Theft	5
10	K-9 Assist	3

Candace Fry

From: Doug Critchfield
Sent: Wednesday, November 6, 2024 2:54 PM
To: Candace Fry
Subject: RE: SPF-00265-2024 Haltom Heritage No 1 Final Plat Landscape Plan
Attachments: SPF-00265-2024_Haltom Heritage No 1_Landscape Plans REVISION REQUIRED.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Candace – The irrigation plan is missing from this plan. A WaterSense labeled controller connected to a flow control valve is required per Nampa City Code 10-33.

Thanks - Doug



Doug Critchfield, Principal Planner, ASLA

O: 208.468.5406, F: 208.468.5439

500 12th Ave. S., Nampa, ID 83651

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NAMPAReady

From: Candace Fry <fryc@cityofnampa.us>
Sent: Friday, November 1, 2024 4:43 PM
To: Doug Critchfield <critchfieldd@cityofnampa.us>
Subject: SPF-00265-2024 Haltom Heritage No 1 Final Plat Landscape Plan

Doug,

Please find the attached landscape plan for Haltom Heritage No 1. I am currently working on the staff report for it.

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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NAMPAProud

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