

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
RML 13.78
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 RML 13.78 BC 2.37 Acres of each proposed zone: RS-6 4.74 RML 13.78 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 SF 6000 Maximum residential lot size (s.f.): TH- 3815 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:

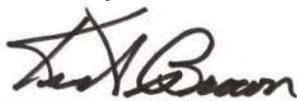
On behalf of Open Door Rentals LLC, please accept our request for Final Plat Approval for the first phase of Haltom Heritage Subdivision. The Haltom Heritage Subdivision is located at the southeast corner of Franklin Blvd and Elm Lane.

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,



Kent Brown
Planner

Legal Description
Haltom Heritage Subdivision No. 1

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, 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 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 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;

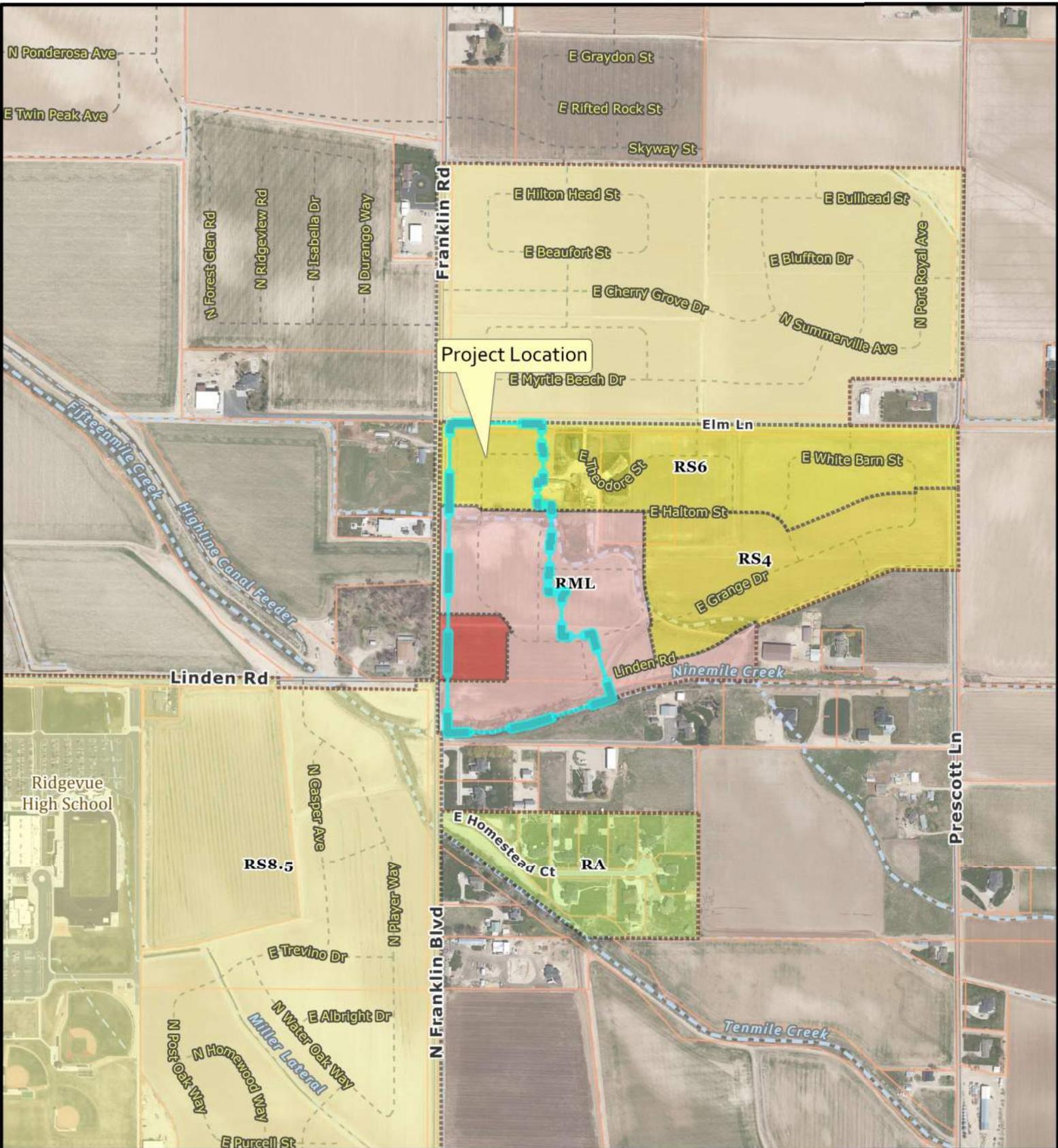
Thence leaving said southerly boundary N 0°31'25" E a distance of 1300.47 feet to a point;

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





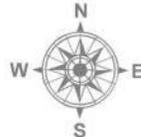
Project Location

7851 Elm Ln

Haltom Heritage No 1 Subdivision

Subdivision Final Plat

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



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



NAMPAProud

SPF-00265-2024

11/5/2024

For illustrative purposes only.

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., BOWSE
 MERIDIAN, CITY OF Nampa, Canyon County, Idaho
 2024

CR&F NO. 27 1/4 26 2020-015286
 PLS 11120

CR&F NO. 27 1/4 26 2020-015286
 PLS 11120

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 PLS 11120

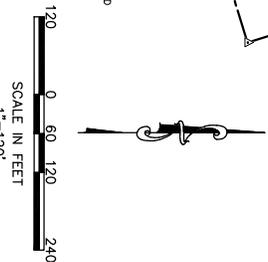
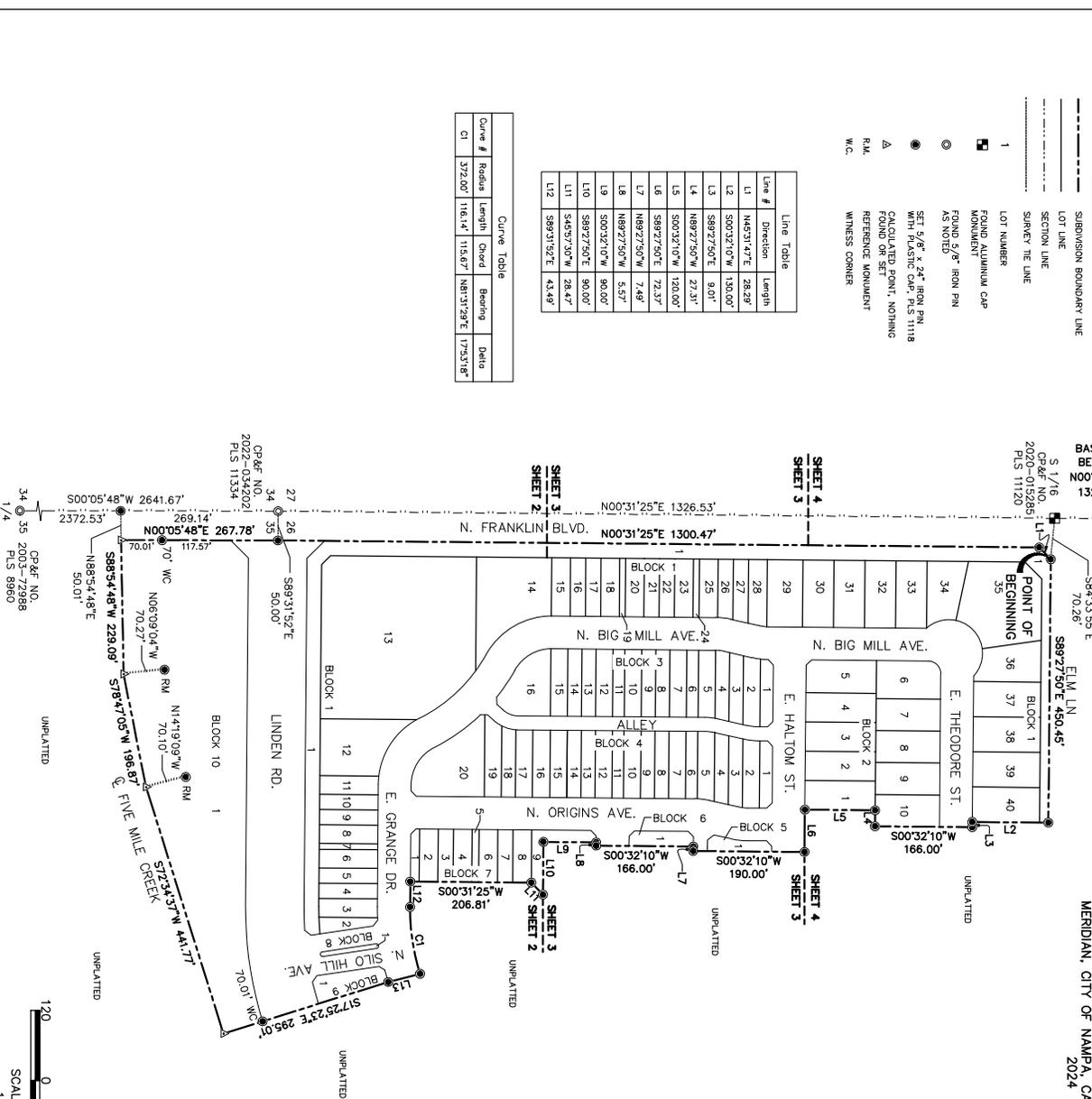
- LEGEND**
- SUBDIVISION BOUNDARY LINE
 - LOT LINE
 - SECTION LINE
 - SURVEY THE LINE
 - 1 LOT NUMBER
 - FOUND ALUMINUM CAP MONUMENT
 - FOUND 5/8" IRON PIN AS NOTED
 - SET 5/8" x 24" IRON PIN WITH PLASTIC CAP, PLS 11118
 - ▲ CALCULATED POINT, NOTHING FOUND OR SET
 - ▲ REFERENCE MONUMENT
 - W.C. WITNESS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

Line Table

Line #	Direction	Length
L1	N45°14'27"E	28.29'
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"E	28.47'
L12	S89°31'52"E	43.44'

Curve Table

Curve #	Radius	Length	Chord	Bearing	Delta
C1	372.00'	116.14'	115.67'	N81°31'29"E	17°33'18"



NOTES:

- 1) A PERMANENT EASEMENT FOR PROPERTY DRAINAGE AND PRESSURE IRRIGATION IS HEREBY DESIGNATED, AS FOLLOWS, UNLESS OTHERWISE DIMENSIONED: EACH LOT OR PUBLIC RIGHT--9--WAY
 - 10' WIDE ALONG THE REAR LOT LINES
 - 5' WIDE ALONG EACH SIDE OF THE INTERIOR LOT LINES
- ALL EASEMENTS ARE SHOWN ON THIS PLAT. A PERMANENT EASEMENT FOR PUBLIC UTILITIES IS HEREBY DESIGNATED AS 10' WIDE ALONG THE FRONTAGE OF EACH LOT OR PUBLIC RIGHT--9--WAY.
- 2) THIS DEVELOPMENT RECOGNIZES OADO CODE SECTION 22-4-503, RIGHT TO FARM ACT, WHICH STATES: "NO PERSON SHALL BE DENIED THE RIGHT TO ENGAGE IN AGRICULTURE OR RELATED ACTIVITIES... IF SUCH PERSON HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT APPLIED FOR...". THE SURROUNDING HOUSING DEVELOPMENT ACTIVITIES AFTER IT HAS BEEN APPLIED FOR 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 OADO 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.
- 6) ALL LOTS AND BLOCKS SHOWN ON THIS PLAT SHALL BE SUBJECT TO THE FOLLOWING:
 - a) LOTS 1, 2, 7, 12, 14, 19, 24, 29, AND 38 BLOCK 1; LOTS 1, 6, 10, 15, 20, 25, 30, 35, 40 BLOCK 2; LOTS 1, 6, 11, 16, 21, 26, 31, 36 BLOCK 3; LOTS 1, 6, 11, 16, 21, 26, 31, 36 BLOCK 4; LOTS 1, 6, 11, 16, 21, 26, 31, 36 BLOCK 5; LOTS 1, 6, 11, 16, 21, 26, 31, 36 BLOCK 6.
 - b) LOTS 1, 6, 11, 16, 21, 26, 31, 36 BLOCK 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40.
 - c) LOTS 1, 6, 11, 16, 21, 26, 31, 36 BLOCK 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40.
 - d) LOTS 1, 6, 11, 16, 21, 26, 31, 36 BLOCK 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40.
- 7) LOT 1, BLOCK 10 IS SUBJECT TO A SEVENTY (70) FOOT EASEMENT IN FAVOR OF THE FIVE MILE CREEK AS SHOWN.

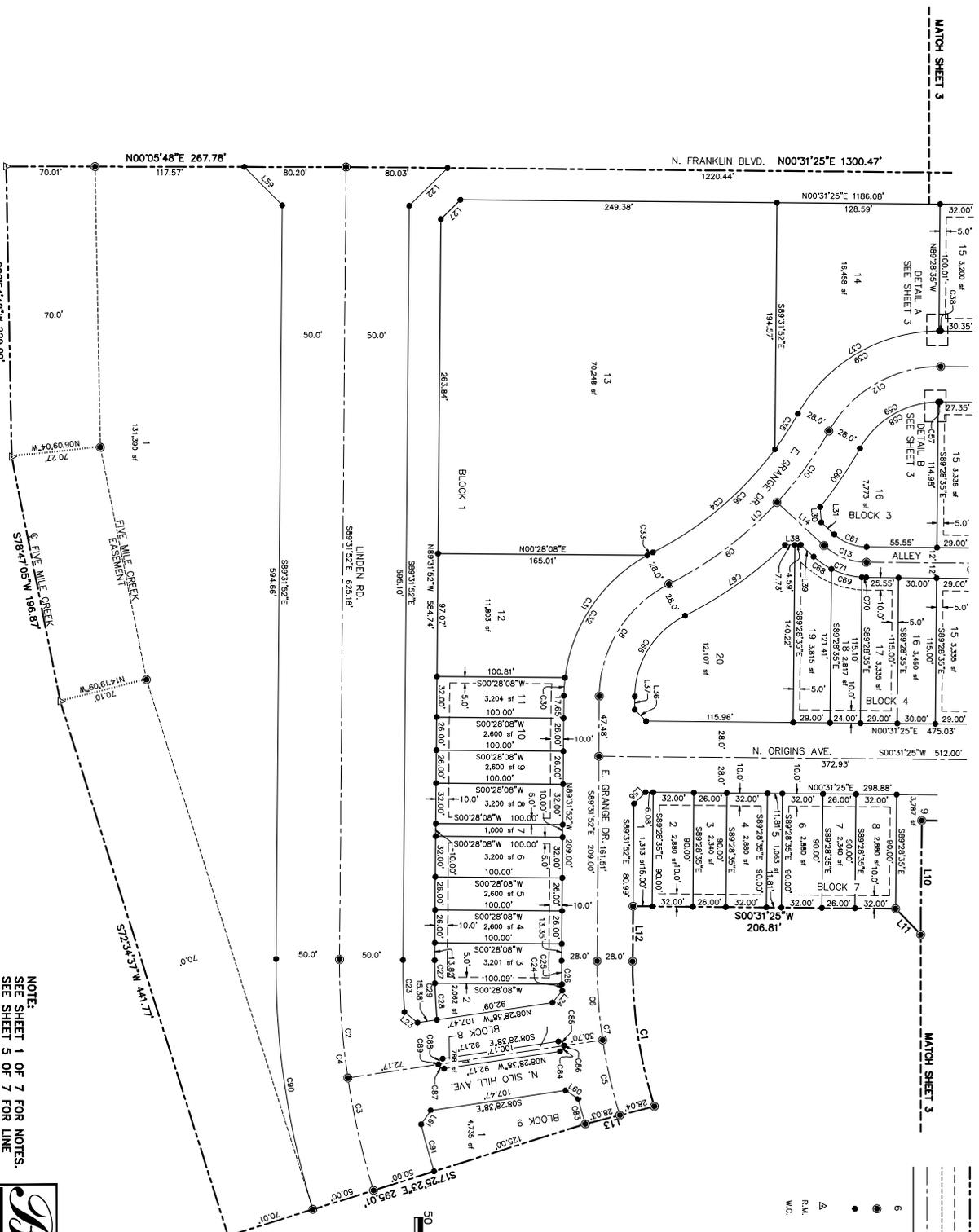
SURVEYOR'S NARRATIVE:

THE BOUNDARY SHOWN HEREON WAS DEVELOPED FROM SURVEYED TIES TO CONTROLLING SECTION CORNER MONUMENTATION, INFORMATION FROM RECORDS OF SURVEY, INSTRUMENT 2020015743, 2020016700, 20222-034411, AND CURRENT DEEDS OF RECORD. THE SURVEYED MONUMENTATION AND CONTROLLING BOUNDARIES AT THE RECORDS WERE FOUND AND WERE ACCEPTED TO ESTABLISH THE BOUNDARY FOR THIS SUBDIVISION AS SHOWN HEREON.

CLAYTON W. HANSEN, PLS 11118
 LAND SOLUTIONS
 231 E. 5th St. S, STE. A
 Nampa, ID 83686
 SHEET 1 OF 7

Bailey Engineering, Inc.
 CIVIL ENGINEERING | PLANNING | CADD
 1110 E STATE STREET SUITE 210
 Nampa, ID 83686
 TEL: 208-868-0013
 WWW.BAILEYENGINEERING.COM

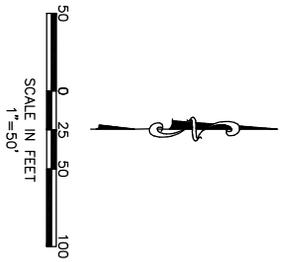
HALTOM HERITAGE SUBDIVISION NO. 1



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

LEGEND

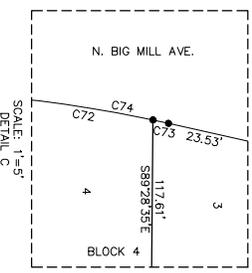
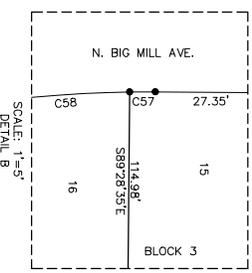
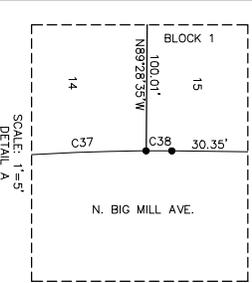
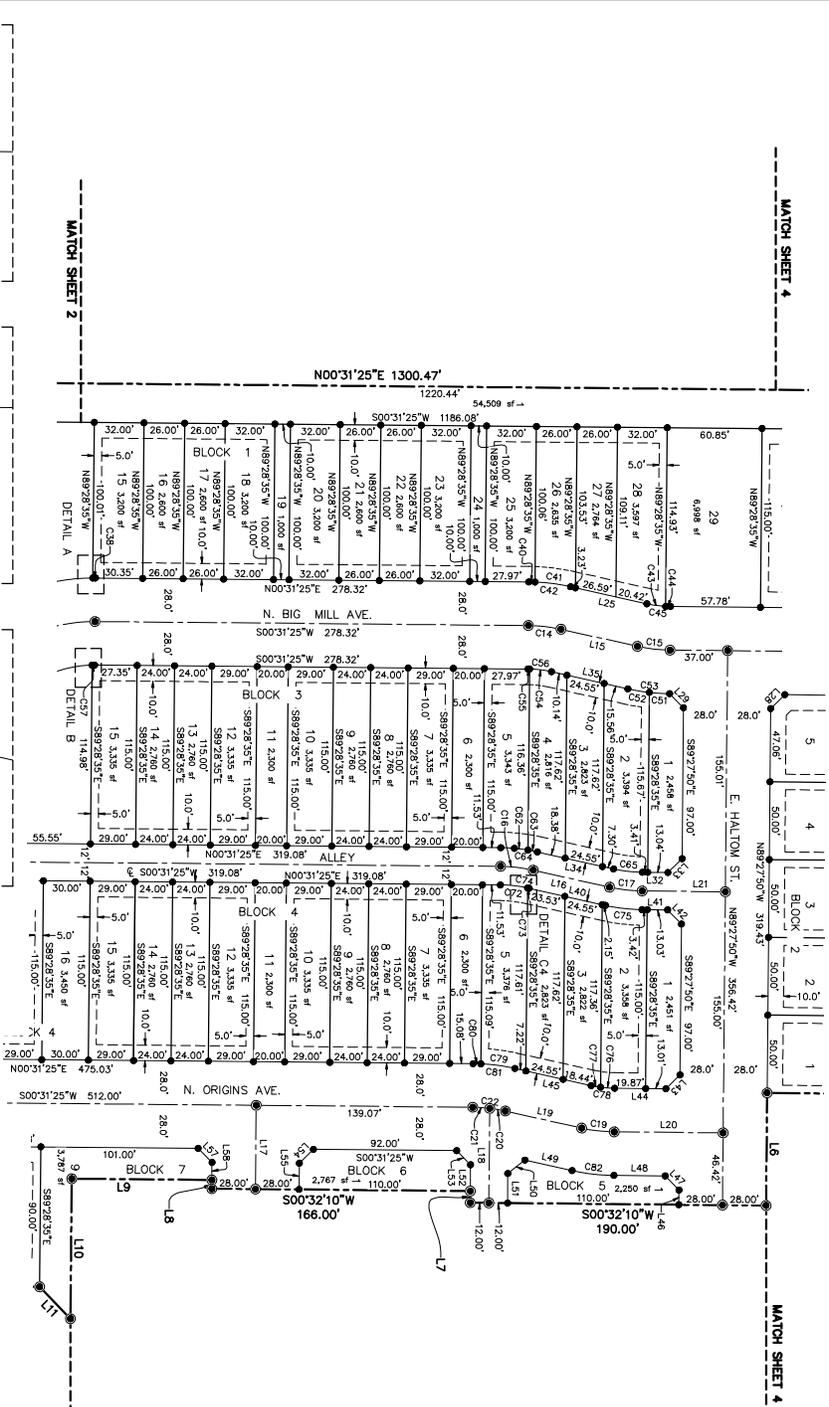
- SUBDIVISION BOUNDARY LINE
- - - EASEMENT LINE (SEE NOTE 1)
- - - EXISTING EASEMENT LINE (SEE NOTE 7)
- STREET CENTERLINE
- LOT LINE
- 6 LOT NUMBER
- SET 5/8" x 24" IRON PIN WITH PLASTIC CAP, PLS 11118
- SET 1/2" x 24" IRON PIN WITH PLASTIC CAP, PLS 11119
- CALCULATED POINT, NOTHING FOUND OR SET
- ▲ REFERENCE MONUMENT
- W.C. WITNESS CORNER



Bailey Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD
1110 E STATE STREET, SUITE 210
DALLAS, TX 75201
TEL: 206-988-0013
WWW.BAILEYENGINEERING.COM

SHEET 2 OF 7

HALTOM HERITAGE SUBDIVISION NO. 1



- LEGEND**
- SUBDIVISION BOUNDARY LINE
 - - - - - EASEMENT LINE (SEE NOTE 1)
 - STREET CENTERLINE
 - LOT LINE
 - 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 11119



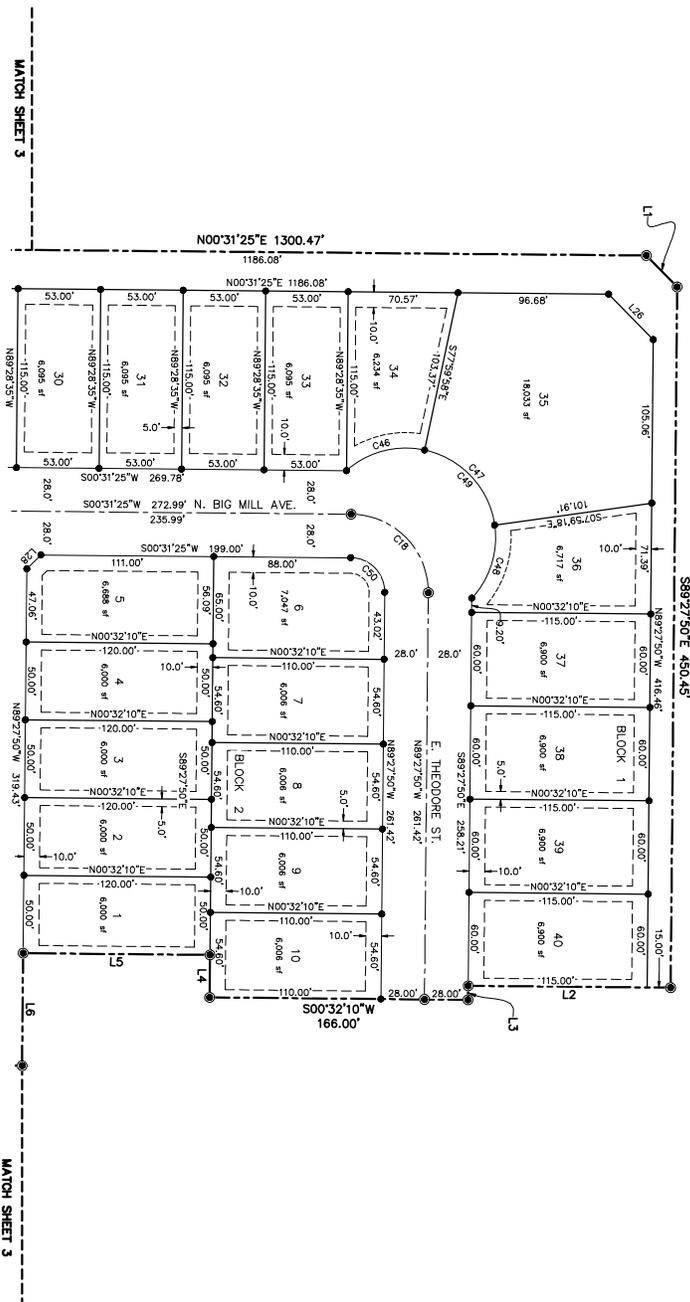
NOTE:
SEE SHEET 1 OF 7 FOR NOTES.
SEE SHEET 5 OF 7 FOR LINE AND CURVE TABLES.

Bailey Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD
1110 E STATE STREET, SUITE 210
INDIANAPOLIS, IN 46202
TEL: 206-686-0013
WWW.BAILEYENGINEERING.COM

CLAYTON W. HANSEN, PLS 11118
LAND SOLUTIONS
231 E. 5TH ST. STE. A
INDIANAPOLIS, IN 46202
SHEET 3 OF 7

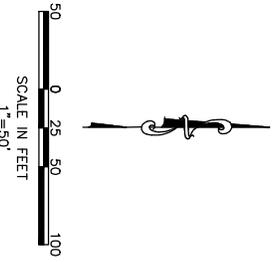


HALTOM HERITAGE SUBDIVISION NO. 1



LEGEND

- SUBDIVISION BOUNDARY LINE
- - - EASEMENT LINE (SEE NOTE 1)
- STREET CENTRELINE
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SEE SHEET 1 OF 7 FOR NOTES.
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AND CURVE TABLES.

Bailey Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD

1110 E STATE STREET SUITE 210
DALLAS, TX 75202
TEL: 214-343-8803
WWW.BAILEYENGINEERING.COM

CLINTON W. HANSEN, PLS 11118
LAND SOLUTIONS
231 E. 5TH ST. STE. A
MCKINNEY, TX 75069
SHEET 4 OF 7



HALTOM HERITAGE SUBDIVISION NO. 1

Line #	Direction	Length
L1	N45°31'47"E	28.29'
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	90.00'
L8	S00°32'10"W	5.57'
L9	N89°27'50"E	90.00'
L10	S89°27'50"E	90.00'
L11	S45°37'30"W	28.47'
L12	S89°31'52"E	43.49'
L14	S45°39'45"W	50.19'
L15	S12°38'22"W	50.24'
L16	S12°38'22"W	53.87'
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	S45°39'45"E	42.45'
L23	N89°31'52"E	13.24'
L24	N89°31'52"E	12.07'
L25	N12°38'22"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	S89°32'05"W	13.32'
L31	S45°29'16"W	13.84'
L32	N00°32'10"E	16.45'

Line #	Direction	Length
L33	S44°27'50"E	12.73'
L34	N12°38'22"E	50.22'
L35	N12°38'22"E	50.22'
L36	S45°29'45"W	12.22'
L37	N89°31'52"W	16.52'
L38	S00°33'33"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°27'50"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	12.07'
L57	S45°31'47"W	12.73'
L58	N89°27'50"W	11.50'
L59	N45°31'56"E	42.26'
L60	S33°38'01"W	12.07'
L61	S89°48'35"E	13.24'

Curve #	Radius	Length	Chord	Bearing	Date
C1	372.00'	16.44'	15.67'	N83°12'25"E	1753°16'
C2	600.00'	93.68'	93.69'	N85°59'42"E	696°46'
C3	600.00'	91.12'	91.03'	N77°02'20"E	842°04'
C4	600.00'	184.80'	184.80'	S81°35'43"W	1738°50'
C5	400.00'	62.45'	62.45'	N72°03'24"E	843°37'
C6	400.00'	62.45'	62.39'	N85°59'42"E	696°46'
C7	400.00'	123.38'	122.89'	N81°37'57"E	1740°23'
C8	100.00'	109.42'	104.04'	S87°10'25"E	679°41'
C9	300.00'	107.39'	106.81'	N37°02'29"W	203°35'
C10	300.00'	69.69'	69.53'	N64°00'00"W	131°83'
C11	300.00'	177.07'	174.91'	N43°44'44"W	334°02'
C12	100.00'	106.28'	101.78'	S30°33'42"E	611°04'
C13	60.00'	36.77'	35.94'	N03°32'25"E	420°59'
C14	100.00'	21.15'	21.11'	N69°34'53"E	1208°57'
C15	100.00'	21.15'	21.11'	N69°34'53"E	1208°57'
C16	100.00'	21.12'	21.09'	N69°34'53"E	1208°57'
C17	100.00'	21.12'	21.09'	N69°34'53"E	1208°57'
C18	50.00'	78.55'	70.72'	S45°31'47"W	907°46'
C19	100.00'	21.12'	21.09'	N69°34'53"E	1208°57'
C20	100.00'	10.19'	10.15'	S09°43'09"W	535°28'
C21	100.00'	10.85'	10.85'	S03°34'46"W	616°31'
C22	100.00'	21.15'	21.11'	N69°34'53"E	1208°57'
C23	550.00'	41.09'	41.08'	N87°34'42"E	418°51'
C24	428.00'	5.01'	5.01'	S87°31'25"E	040°13'
C25	428.00'	18.65'	18.65'	S87°31'25"E	229°50'
C26	428.00'	23.66'	23.66'	N89°33'07"E	310°02'
C27	525.00'	18.18'	18.18'	N89°33'07"E	139°02'
C28	525.00'	28.76'	28.76'	S87°54'25"W	378°22'
C29	525.00'	46.95'	46.93'	S87°54'25"W	570°24'
C30	128.00'	14.38'	14.38'	N86°18'42"W	678°20'
C31	128.00'	120.82'	116.38'	N86°03'09"W	54°04'47"

Curve #	Radius	Length	Chord	Bearing	Date
C32	128.00'	155.20'	120.60'	S89°16'19"E	603°10'
C33	128.00'	4.86'	4.86'	N27°55'28"W	210°34'
C34	272.00'	127.05'	123.90'	N40°17'05"W	284°42'
C35	272.00'	33.49'	33.47'	N57°07'38"W	703°18'
C36	272.00'	162.54'	158.22'	N43°44'44"W	334°02'
C37	128.00'	135.02'	128.85'	N30°26'07"W	8076°21'
C38	128.00'	1.65'	1.65'	N00°09'14"E	044°21'
C39	128.00'	136.67'	130.27'	S30°33'42"E	611°04'
C40	128.00'	4.03'	4.03'	N07°25'28"E	148°07'
C41	128.00'	23.04'	23.01'	N07°28'57"E	1078°50'
C42	128.00'	27.07'	27.02'	N06°34'53"E	1208°57'
C43	72.00'	12.15'	12.14'	N07°48'18"E	940°07'
C44	72.00'	3.08'	3.08'	N01°44'50"E	228°50'
C45	72.00'	15.23'	15.20'	N06°34'53"E	1208°57'
C46	57.50'	53.79'	51.86'	N144°57'57"W	533°58'
C47	57.50'	70.26'	65.97'	N47°00'22"E	7070°40'
C48	57.50'	50.83'	48.19'	S72°39'54"E	5038°48'
C49	57.50'	174.88'	114.86'	N45°31'47"E	174°15'26"
C50	22.00'	34.56'	31.12'	S45°31'47"W	907°46'
C51	128.00'	13.09'	13.08'	N02°27'27"E	951°27'
C52	128.00'	13.97'	13.98'	N02°30'46"E	815°12'
C53	128.00'	27.06'	27.01'	S06°35'02"W	1208°39'
C54	72.00'	14.20'	14.18'	N06°59'22"E	1118°00'
C55	72.00'	1.03'	1.03'	S87°30'53"E	048°97'
C56	72.00'	15.23'	15.20'	N06°34'53"E	1208°57'
C57	72.00'	1.65'	1.65'	N00°08'01"W	118°51'
C58	72.00'	75.23'	71.85'	N30°43'21"W	593°51'
C59	72.00'	76.86'	73.28'	N30°33'56"W	611°04'42"
C60	328.00'	55.74'	55.67'	N65°41'11"W	944°11'
C61	38.00'	27.94'	27.52'	S27°35'20"W	420°51'
C62	112.00'	17.55'	17.53'	S05°50'42"W	858°35'

Curve #	Radius	Length	Chord	Bearing	Date
C63	112.00'	6.14'	6.14'	S17°04'11"W	308°23'
C64	112.00'	23.66'	23.64'	N06°34'53"E	1208°57'
C65	88.00'	18.59'	18.59'	S08°35'16"W	1208°12'
C66	72.00'	78.78'	74.91'	N81°10'27"W	6274°41"
C67	328.00'	96.86'	96.60'	N35°18'17"W	1658°11'
C68	62.00'	17.16'	17.10'	N34°43'7"E	155°11'
C69	62.00'	24.88'	24.82'	N15°19'19"E	2303°20'
C70	62.00'	3.45'	3.45'	N07°02'02"E	311°14'
C71	62.00'	45.59'	44.57'	N23°32'02"E	420°59'
C72	88.00'	17.59'	17.56'	N05°15'02"E	1127°14'
C73	88.00'	1.02'	1.02'	N12°18'50"E	0739°44'
C74	88.00'	18.61'	18.57'	S08°34'53"W	1208°57'
C75	112.00'	91.95'	91.4'	S04°10'37"W	716°56'
C76	72.00'	6.06'	6.06'	S10°13'43"W	449°17'
C77	72.00'	6.06'	6.06'	S10°13'43"W	449°17'
C78	72.00'	15.21'	15.18'	S08°35'16"W	1208°57'
C79	128.00'	22.14'	22.11'	S07°41'02"W	954°40'
C80	128.00'	4.93'	4.93'	S07°41'02"W	272°17'
C81	128.00'	27.07'	27.02'	N06°34'53"E	1208°57'
C82	128.00'	27.04'	26.99'	N06°34'53"E	1208°12'
C83	428.00'	20.62'	20.62'	S72°14'49"W	246°39'
C84	4.00'	6.28'	5.66'	S52°28'39"E	907°00'
C85	4.00'	6.28'	5.66'	N39°31'22"E	907°00'
C86	4.00'	12.57'	8.00'	N81°31'22"E	1807°00'
C87	4.00'	6.28'	5.66'	S52°28'39"E	907°00'
C88	4.00'	6.28'	5.66'	S52°28'39"E	907°00'
C89	4.00'	12.57'	8.00'	N81°31'22"E	1807°00'
C90	650.00'	200.41'	198.62'	N81°39'03"E	1739°56'
C91	550.00'	38.53'	38.52'	N79°51'02"E	400°50'

NOTE:
SEE SHEET 1 OF 7 FOR NOTES.



 CLINTON W. HANSEN, P.L.S. 11118
 LAND SOLUTIONS
 231 E. 5th St. Suite A
 Houston, TX 77002
 (713) 866-9999
 SHEET 5 OF 7



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 CIVIL ENGINEERING | PLANNING | CADD
 1110 E. STATE STREET SUITE 210
 DALLAS, TX 75201
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 WWW.BAILEYENGINEERING.COM

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 Section 26 and the NW ¼ 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 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 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 168.00 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 168.00 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°3'18" 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 58.07 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.

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



CLINTON W. HANSEN, P.L.S. 11118
LAND SOLUTIONS
231 E. 5th St. Ste. A
MERIDIAN, ID 83642

Bailey Engineering, Inc.
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1110 E. STATE STREET, SUITE 210
BOISE, ID 83725
TEL: 208-388-0013
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HALTOM HERITAGE SUBDIVISION NO. 1

Health Certificate

Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13 have been satisfied based on a review by a Qualified Licensed Professional Engineer (QLPE) representing City of Nampa Public Works, and the QLPE approval of the design plans and specifications and the conditions imposed on the developer for the proposed building construction. The proposed building construction shall be constructed in accordance with applicable building codes and specifications. 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 sanitary restrictions may be reimposed, in accordance with Section 50-1326, Idaho Code, by the issuance of a Certificate of Restrictions and no construction of any building or shelter requiring drinking water or sewer/septic facilities shall be allowed.

Southwest District Health Department, REHS Date

Approval of City Council

I, the undersigned, City Clerk, in and for the City of Nampa, Canyon County, Idaho do hereby certify that at a regular meeting of the City Council held on the _____ day of _____, 20____, this plot was duly accepted and approved.

City Clerk, Nampa, Idaho

Approval of City Engineer

I, the undersigned, City Engineer in and for the City of Nampa, Canyon County, Idaho, hereby approve this plot.

City Engineer Date

Certificate Of County Surveyor

I, the undersigned, Professional Land Surveyor, in and for Canyon County, Idaho, do hereby certify that I have examined this plot and that it complies with the requirements of Idaho State Code, relating to plots and surveys.

Canyon County Surveyor

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.S.O.-1308 do hereby certify that any and all current and/or delinquent county property taxes for the property included in this subdivision have been paid in full. This certification is valid for the next thirty (30) days only.

County Treasurer Date

Approval of City Planning and Zoning Commission

Approval of 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 & Zoning Commission

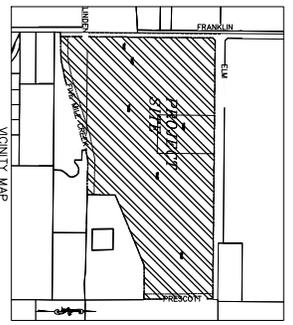
Secretary, Nampa Planning & Zoning Commission



CLINTON W. HANSEN, P.E. 11118 LAND SOLUTIONS 231 E. 5TH ST. STE. A MERIDIAN, ID 83642

Bailey Engineering, Inc. CIVIL ENGINEERING | PLANNING | CADD 1110 STATE STREET, SUITE 210 DANIEL, ID 83618 TEL: 208-686-0013 WWW.BAILEYENG.COM

PRELIMINARY INDEX FOR HALTOM HERITAGE SUBDIVISION
 LOCATED IN THE SW 1/4 OF SECTION 99
 T.4N., R.27W., B.M., MAP 4, CANTON COUNTY, IDAHO
 2023



PLAN SHEET INDEX

SHEET	DESCRIPTION
PP-1	COVER SHEET, INDEX, VICINITY
PP-2	MAP, NOTES
PP-3	PRELIMINARY PLAT LAYOUT
PP-4	EXISTING TOPOGRAPHY
PP-5	LOT & CURVE TABLES
PP-6	ENGINEERING FEAR PROFILES
PP-7	PRELIMINARY SEMI PROFILES
PP-8	PRELIMINARY SEMI PROFILES
PP-9	PRELIMINARY SEMI PROFILES
PP-10	PRELIMINARY SEMI PROFILES
PP-11	STREET SECTIONS & DETAILS
PP-12	FLOOD HAZARD CONDITIONS

NOTES:

1. ALL LOTS SHALL HAVE A SEMI SERVICE PROVIDED FOR DISBURSEMENT INTO CITY OF HALTOM CITY WATER MAINS.
2. ALL LOTS SHALL HAVE A SEMI SERVICE PROVIDED FOR DISBURSEMENT INTO CITY OF HALTOM CITY SEWER MAINS.
3. ALL LOTS SHALL HAVE A SEMI SERVICE PROVIDED FOR DISBURSEMENT INTO CITY OF HALTOM CITY GAS MAINS.
4. ALL LOT LINES COMMON TO A PUBLIC DITCH OR CANAL SHALL HAVE A TEN (10) FOOT WIDE PERMANENT PUBLIC UTILITY AND DRAINAGE EASEMENT BOUNDARY SHALL HAVE A THREE (3) FOOT WIDE PERMANENT PUBLIC UTILITY AND DRAINAGE EASEMENT ADJACENT TO UNPLATED LOTS OR PLATED PARCELS WHERE NO EXISTING EASEMENT EXITS, UTILITY, SEWER, AND DRAINAGE EASEMENT EXIST AS OTHERWISE SHOWN HEREON.
5. ALL LOTS SHALL HAVE A TEN (10) FOOT PERMANENT PUBLIC UTILITY, SEWER, AND DRAINAGE EASEMENT.
6. ALL LOTS SHALL HAVE A TEN (10) FOOT PERMANENT PUBLIC UTILITY, SEWER, AND DRAINAGE EASEMENT.
7. ALL LOTS SHALL HAVE A TEN (10) FOOT PERMANENT PUBLIC UTILITY, SEWER, AND DRAINAGE EASEMENT.
8. ALL LOTS SHALL HAVE A TEN (10) FOOT PERMANENT PUBLIC UTILITY, SEWER, AND DRAINAGE EASEMENT.
9. STREET WATER BOUNDARIES SHALL BE COLLECTED AND/OR RETAINED ON SITE BY LOT OR BLOCK.
10. ALL LOTS PER CITY OF HALTOM CITY.
11. PRESSURE RESOLUTION SHALL BE PROVIDED BY THE CITY OF HALTOM CITY.
12. PRESSURE RESOLUTION SHALL BE PROVIDED BY THE CITY OF HALTOM CITY.
13. PRESSURE RESOLUTION SHALL BE PROVIDED BY THE CITY OF HALTOM CITY.
14. PRESSURE RESOLUTION SHALL BE PROVIDED BY THE CITY OF HALTOM CITY.
15. PRESSURE RESOLUTION SHALL BE PROVIDED BY THE CITY OF HALTOM CITY.
16. ALL EXISTING BUILDINGS WILL BE REMOVED AS PART OF THIS DEVELOPMENT EXCEPT THE EXISTING HOME ON LOT 7 OF BLOCK 1.
17. ALL EXISTING BUILDINGS WILL BE REMOVED AS PART OF THIS DEVELOPMENT EXCEPT THE EXISTING HOME ON LOT 7 OF BLOCK 1.
18. PRESSURE RESOLUTION SHALL BE PROVIDED BY THE CITY OF HALTOM CITY.
19. PRESSURE RESOLUTION SHALL BE PROVIDED BY THE CITY OF HALTOM CITY.
20. PRESSURE RESOLUTION SHALL BE PROVIDED BY THE CITY OF HALTOM CITY.
21. THE SUBJECT PROPERTY FALLS WITHIN A FEMA FLOOD HAZARD ZONE. REFER TO FEMA FLOOD HAZARD ZONE MAP DATED 5/24/2011.
22. SEE PRELIMINARY LANDSCAPE PLAN FOR PARKWAY LOCATIONS.



Block	Lot	Area	Front	Side	Back	Type											
BLOCK 1	1-14	1,100	1,100	1,100	1,100	COMMON OPEN											
	BLOCK 2	1-14	1,100	1,100	1,100	COMMON OPEN											
		BLOCK 3	1-14	1,100	1,100	1,100	COMMON OPEN										
			BLOCK 4	1-14	1,100	1,100	1,100	COMMON OPEN									
				BLOCK 5	1-14	1,100	1,100	1,100	COMMON OPEN								
					BLOCK 6	1-14	1,100	1,100	1,100	COMMON OPEN							
						BLOCK 7	1-14	1,100	1,100	1,100	COMMON OPEN						
							BLOCK 8	1-14	1,100	1,100	1,100	COMMON OPEN					
								BLOCK 9	1-14	1,100	1,100	1,100	COMMON OPEN				
									BLOCK 10	1-14	1,100	1,100	1,100	COMMON OPEN			
										BLOCK 11	1-14	1,100	1,100	1,100	COMMON OPEN		
											BLOCK 12	1-14	1,100	1,100	1,100	COMMON OPEN	
												BLOCK 13	1-14	1,100	1,100	1,100	COMMON OPEN
													BLOCK 14	1-14	1,100	1,100	1,100

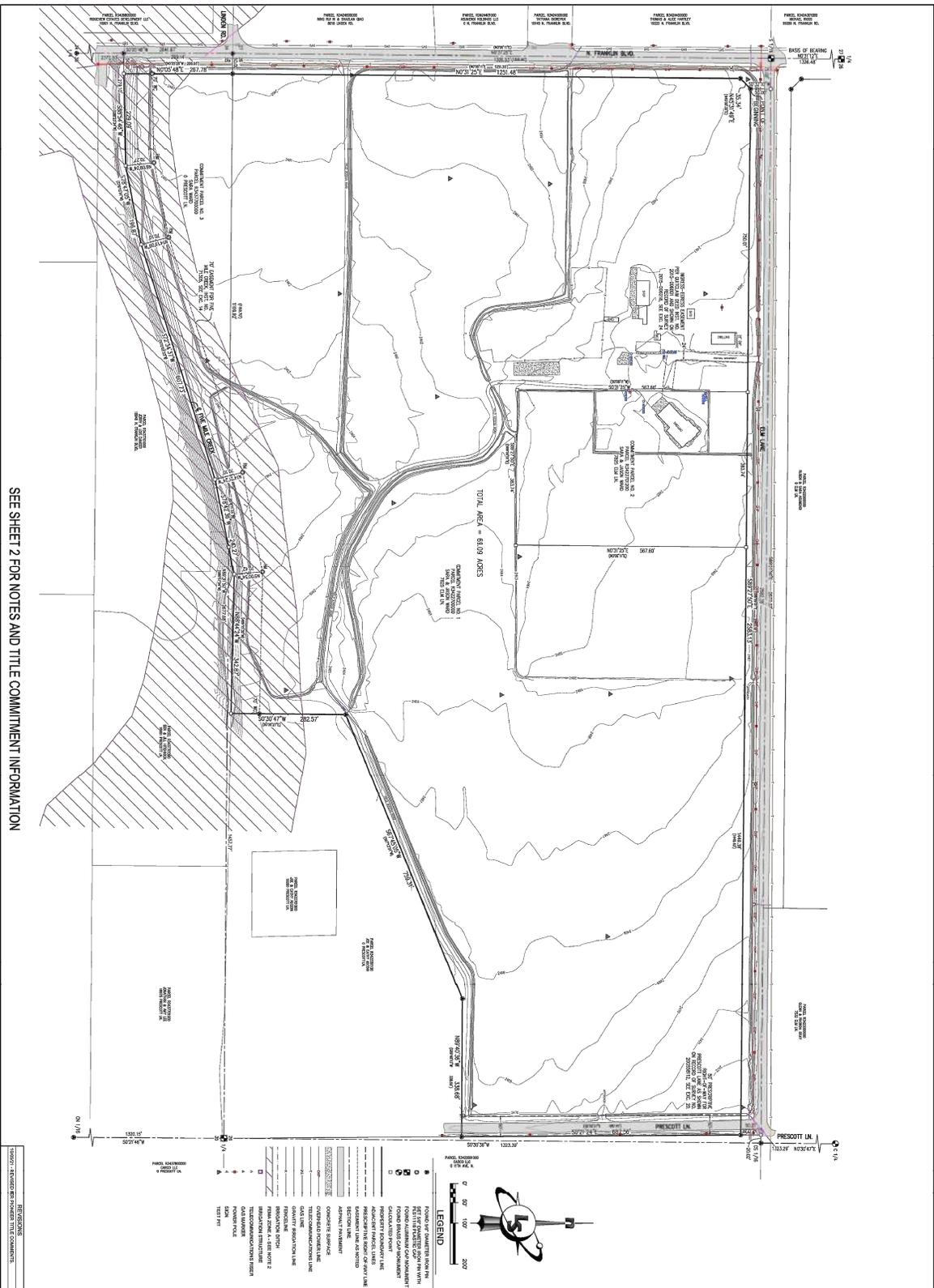
PRELIMINARY INDEX
HALTOM HERITAGE SUBDIVISION
TRILOGY DEVELOPMENT, INC.

DATE: 08-27-2023
 PROJECT: HALTOM HERITAGE SUBDIVISION
 SHEET: PP-1

REVISIONS:
 1. 10-31-2022 REMOVE EAST ENTRANCE - REALIGN ELM STREET EAST END
 2. 08-27-2023 REMOVE EAST ENTRANCE TO LINDEN
 3. 08-27-2023 ADJUST EASTERN ENTRANCE TO LINDEN
 4. 11-13-2023 MAPA COMMENTS

BAILEY ENGINEERING, INC.
 CIVIL ENGINEERING PLANNING/CADD
 101 N. BROADWAY LANE
 SUITE 101
 IDAHO, ID 83418

SEE SHEET 2 FOR NOTES AND TITLE COMMITMENT INFORMATION



REVISIONS
1. CORRECT REVISION TO PROPERTY TITLE COMMITMENTS

SHEET 1 OF 2

**ALTA/NSPS 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. 5TH ST. STE A
MERIDIAN, ID 83642
(208) 288-0246 (208) 288-2557 fax
www.landsolutions.biz

CERTIFICATE OF SURVEYOR
THIS SURVEY IS MADE FOR THE BENEFIT OF: TOLL BROTHERS, L.L.C.
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 2001 MINIMUM
STANDARD SET THE REQUIREMENTS FOR ALTA AND NSPS, AND INCLUDES
ITEMS 2, 3, 4, 5, 6, 8, 11, 13, 14, 16, 17, AND 18 OF TABLE A THEREOF. THE
FIELD WORK WAS COMPLETED IN SEPTEMBER, 2021.



DATE	REVISION	NO.	DATE	DESCRIPTION
PP-3	EXISTING TOPOGRAPHY			
	HALTOM HERITAGE SUBDIVISION			
	TRILOGY DEVELOPMENT, INC.			

DATE	REVISION	NO.	DATE	DESCRIPTION



Bailey Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD
402 N. BRIDGECREEK LANE
BOISE, ID 83718
TEL: 208-358-1515
WWW.BAILEYENGINEERING.COM

**DIMENSION TABLES FOR
HALTOM HERITAGE SUBDIVISION**

LOCATED IN THE SW 1/4 OF SECTION 28
T.4N., R.8W., N.34E., TARRANT COUNTY, TEXAS

Curve #	Radius	Length	Chord	Delta
C1	50.00	1.57	1.57	90.00
C2	50.00	3.14	3.14	180.00
C3	50.00	4.71	4.71	270.00
C4	50.00	6.28	6.28	360.00
C5	50.00	7.85	7.85	450.00
C6	50.00	9.42	9.42	540.00
C7	50.00	10.99	10.99	630.00
C8	50.00	12.57	12.57	720.00
C9	50.00	14.14	14.14	810.00
C10	50.00	15.71	15.71	900.00
C11	50.00	17.28	17.28	990.00
C12	50.00	18.85	18.85	1080.00
C13	50.00	20.42	20.42	1170.00
C14	50.00	22.00	22.00	1260.00
C15	50.00	23.57	23.57	1350.00
C16	50.00	25.14	25.14	1440.00
C17	50.00	26.71	26.71	1530.00
C18	50.00	28.28	28.28	1620.00
C19	50.00	29.85	29.85	1710.00
C20	50.00	31.42	31.42	1800.00
C21	50.00	33.00	33.00	1890.00
C22	50.00	34.57	34.57	1980.00
C23	50.00	36.14	36.14	2070.00
C24	50.00	37.71	37.71	2160.00
C25	50.00	39.28	39.28	2250.00
C26	50.00	40.85	40.85	2340.00
C27	50.00	42.42	42.42	2430.00
C28	50.00	44.00	44.00	2520.00
C29	50.00	45.57	45.57	2610.00
C30	50.00	47.14	47.14	2700.00
C31	50.00	48.71	48.71	2790.00
C32	50.00	50.28	50.28	2880.00
C33	50.00	51.85	51.85	2970.00
C34	50.00	53.42	53.42	3060.00
C35	50.00	55.00	55.00	3150.00
C36	50.00	56.57	56.57	3240.00
C37	50.00	58.14	58.14	3330.00
C38	50.00	59.71	59.71	3420.00
C39	50.00	61.28	61.28	3510.00
C40	50.00	62.85	62.85	3600.00
C41	50.00	64.42	64.42	3690.00
C42	50.00	66.00	66.00	3780.00
C43	50.00	67.57	67.57	3870.00
C44	50.00	69.14	69.14	3960.00
C45	50.00	70.71	70.71	4050.00
C46	50.00	72.28	72.28	4140.00
C47	50.00	73.85	73.85	4230.00
C48	50.00	75.42	75.42	4320.00
C49	50.00	77.00	77.00	4410.00
C50	50.00	78.57	78.57	4500.00
C51	50.00	80.14	80.14	4590.00
C52	50.00	81.71	81.71	4680.00
C53	50.00	83.28	83.28	4770.00
C54	50.00	84.85	84.85	4860.00
C55	50.00	86.42	86.42	4950.00
C56	50.00	88.00	88.00	5040.00
C57	50.00	89.57	89.57	5130.00
C58	50.00	91.14	91.14	5220.00
C59	50.00	92.71	92.71	5310.00
C60	50.00	94.28	94.28	5400.00
C61	50.00	95.85	95.85	5490.00
C62	50.00	97.42	97.42	5580.00
C63	50.00	99.00	99.00	5670.00
C64	50.00	100.57	100.57	5760.00
C65	50.00	102.14	102.14	5850.00
C66	50.00	103.71	103.71	5940.00
C67	50.00	105.28	105.28	6030.00
C68	50.00	106.85	106.85	6120.00
C69	50.00	108.42	108.42	6210.00
C70	50.00	110.00	110.00	6300.00
C71	50.00	111.57	111.57	6390.00
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C75	50.00	117.85	117.85	6750.00
C76	50.00	119.42	119.42	6840.00
C77	50.00	121.00	121.00	6930.00
C78	50.00	122.57	122.57	7020.00
C79	50.00	124.14	124.14	7110.00
C80	50.00	125.71	125.71	7200.00
C81	50.00	127.28	127.28	7290.00
C82	50.00	128.85	128.85	7380.00
C83	50.00	130.42	130.42	7470.00
C84	50.00	132.00	132.00	7560.00
C85	50.00	133.57	133.57	7650.00
C86	50.00	135.14	135.14	7740.00
C87	50.00	136.71	136.71	7830.00
C88	50.00	138.28	138.28	7920.00
C89	50.00	139.85	139.85	8010.00
C90	50.00	141.42	141.42	8100.00
C91	50.00	143.00	143.00	8190.00
C92	50.00	144.57	144.57	8280.00
C93	50.00	146.14	146.14	8370.00
C94	50.00	147.71	147.71	8460.00
C95	50.00	149.28	149.28	8550.00
C96	50.00	150.85	150.85	8640.00
C97	50.00	152.42	152.42	8730.00
C98	50.00	154.00	154.00	8820.00
C99	50.00	155.57	155.57	8910.00
C100	50.00	157.14	157.14	9000.00

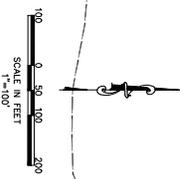
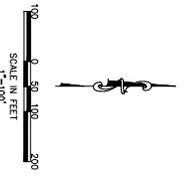
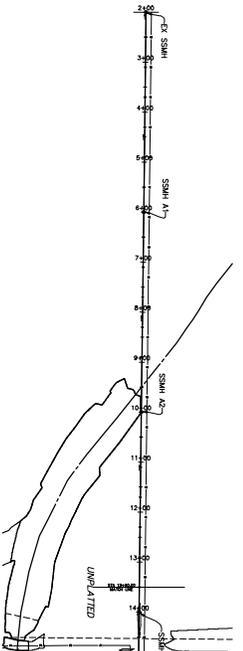
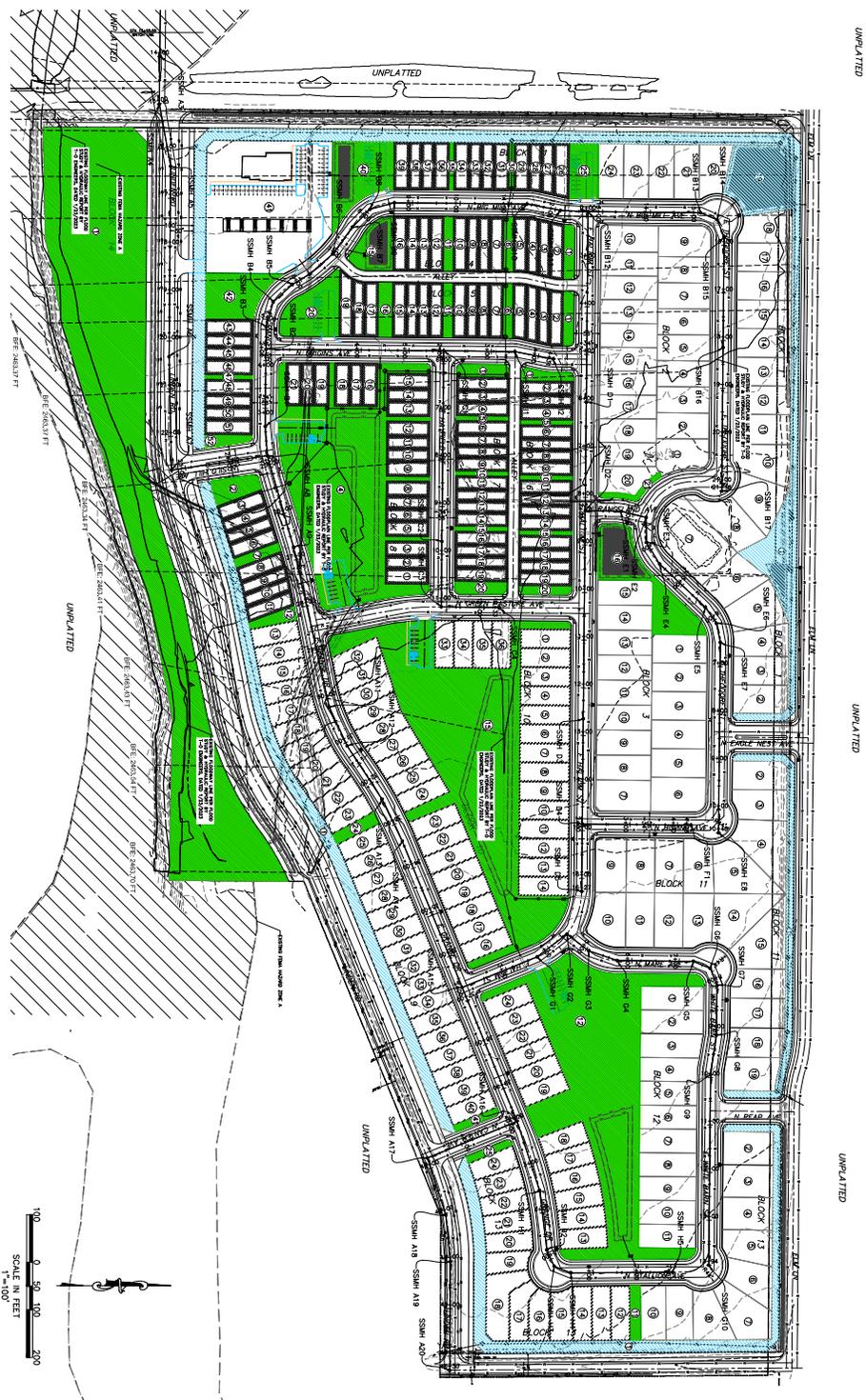
Parcel Table	Lot	Area	Perimeter	Type
Block 1 Lot 1 Common	78438	4608	3330	Common Open
Block 1 Lot 2	6907	343	597	Residential
Block 1 Lot 3	6907	343	597	Residential
Block 1 Lot 4	6907	343	597	Residential
Block 1 Lot 5	6907	343	597	Residential
Block 1 Lot 6	6907	343	597	Residential
Block 1 Lot 7	6907	343	597	Residential
Block 1 Lot 8	6907	343	597	Residential
Block 1 Lot 9	6907	343	597	Residential
Block 1 Lot 10	6907	343	597	Residential
Block 1 Lot 11	6907	343	597	Residential
Block 1 Lot 12	6907	343	597	Residential
Block 1 Lot 13	6907	343	597	Residential
Block 1 Lot 14	6907	343	597	Residential
Block 1 Lot 15	6907	343	597	Residential
Block 1 Lot 16	6907	343	597	Residential
Block 1 Lot 17	6907	343	597	Residential
Block 1 Lot 18	6907	343	597	Residential
Block 1 Lot 19	6907	343	597	Residential
Block 1 Lot 20	6907	343	597	Residential
Block 1 Lot 21	6907	343	597	Residential
Block 1 Lot 22	6907	343	597	Residential
Block 1 Lot 23	6907	343	597	Residential
Block 1 Lot 24	6907	343	597	Residential
Block 1 Lot 25	6907	343	597	Residential
Block 1 Lot 26	6907	343	597	Residential
Block 1 Lot 27	6907	343	597	Residential
Block 1 Lot 28	6907	343	597	Residential
Block 1 Lot 29	6907	343	597	Residential
Block 1 Lot 30	6907	343	597	Residential
Block 1 Lot 31	6907	343	597	Residential
Block 1 Lot 32	6907	343	597	Residential
Block 1 Lot 33	6907	343	597	Residential
Block 1 Lot 34	6907	343	597	Residential
Block 1 Lot 35	6907	343	597	Residential
Block 1 Lot 36	6907	343	597	Residential
Block 1 Lot 37	6907	343	597	Residential
Block 1 Lot 38	6907	343	597	Residential
Block 1 Lot 39	6907	343	597	Residential
Block 1 Lot 40	6907	343	597	Residential
Block 1 Lot 41	6907	343	597	Residential
Block 1 Lot 42	6907	343	597	Residential
Block 1 Lot 43	6907	343	597	Residential
Block 1 Lot 44	6907	343	597	Residential
Block 1 Lot 45	6907	343	597	Residential
Block 1 Lot 46	6907	343	597	Residential
Block 1 Lot 47	6907	343	597	Residential
Block 1 Lot 48	6907	343	597	Residential
Block 1 Lot 49	6907	343	597	Residential
Block 1 Lot 50	6907	343	597	Residential
Block 1 Lot 51	6907	343	597	Residential
Block 1 Lot 52	6907	343	597	Residential
Block 1 Lot 53	6907	343	597	Residential
Block 1 Lot 54	6907	343	597	Residential
Block 1 Lot 55	6907	343	597	Residential
Block 1 Lot 56	6907	343	597	Residential
Block 1 Lot 57	6907	343	597	Residential
Block 1 Lot 58	6907	343	597	Residential
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Block 1 Lot 60	6907	343	597	Residential
Block 1 Lot 61	6907	343	597	Residential
Block 1 Lot 62	6907	343	597	Residential
Block 1 Lot 63	6907	343	597	Residential
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Block 1 Lot 68	6907	343	597	Residential
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Block 1 Lot 71	6907	343	597	Residential
Block 1 Lot 72	6907	343	597	Residential
Block 1 Lot 73	6907	343	597	Residential
Block 1 Lot 74	6907	343	597	Residential
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Block 1 Lot 78	6907	343	597	Residential
Block 1 Lot 79	6907	343	597	Residential
Block 1 Lot 80	6907	343	597	Residential
Block 1 Lot 81	6907	343	597	Residential
Block 1 Lot 82	6907	343	597	Residential
Block 1 Lot 83	6907	343	597	Residential
Block 1 Lot 84	6907	343	597	Residential
Block 1 Lot 85	6907	343	597	Residential
Block 1 Lot 86	6907	343	597	Residential
Block 1 Lot 87	6907	343	597	Residential
Block 1 Lot 88	6907	343	597	Residential
Block 1 Lot 89	6907	343	597	Residential
Block 1 Lot 90	6907	343	597	Residential
Block 1 Lot 91	6907	343	597	Residential
Block 1 Lot 92	6907	343	597	Residential
Block 1 Lot 93	6907	343	597	Residential
Block 1 Lot 94	6907	343	597	Residential
Block 1 Lot 95	6907	343	597	Residential
Block 1 Lot 96	6907	343	597	Residential
Block 1 Lot 97	6907	343	597	Residential
Block 1 Lot 98	6907	343	597	Residential
Block 1 Lot 99	6907	343	597	Residential
Block 1 Lot 100	6907	343	597	Residential

Parcel Table	Lot	Area	Perimeter	Type
Block 2 Lot 1	2840	278	278	Residential
Block 2 Lot 2	2840	278	278	Residential
Block 2 Lot 3	2840	278	278	Residential
Block 2 Lot 4	2840	278	278	Residential
Block 2 Lot 5	2840	278	278	Residential
Block 2 Lot 6	2840	278	278	Residential
Block 2 Lot 7	2840	278	278	Residential
Block 2 Lot 8	2840	278	278	Residential
Block 2 Lot 9	2840	278	278	Residential
Block 2 Lot 10	2840	278	278	Residential
Block 2 Lot 11	2840	278	278	Residential
Block 2 Lot 12	2840	278	278	Residential
Block 2 Lot 13	2840	278	278	Residential
Block 2 Lot 14	2840	278	278	Residential
Block 2 Lot 15	2840	278	278	Residential
Block 2 Lot 16	2840	278	278	Residential
Block 2 Lot 17	2840	278	278	Residential
Block 2 Lot 18	2840	278	278	Residential
Block 2 Lot 19	2840	278	278	Residential
Block 2 Lot 20	2840	278	278	Residential
Block 2 Lot 21	2840	278	278	Residential
Block 2 Lot 22	2840	278	278	Residential
Block 2 Lot 23	2840	278	278	Residential
Block 2 Lot 24	2840	278	278	Residential
Block 2 Lot 25	2840	278	278	Residential
Block 2 Lot 26	2840	278	278	Residential
Block 2 Lot 27	2840	278	278	Residential
Block 2 Lot 28	2840	278	278	Residential
Block 2 Lot 29	2840	278	278	Residential
Block 2 Lot 30	2840	278	278	Residential
Block 2 Lot 31	2840	278	278	Residential
Block 2 Lot 32	2840	278	278	Residential
Block 2 Lot 33	2840	278	278	Residential
Block 2 Lot 34	28			

PRELIMINARY ENGINEERING PLAN FOR
 HALTOM HERITAGE SUBDIVISION
 LOCATED IN THE SW 1/4 OF SECTION 28
 T.4N., R.2E., S.1E., MAPA, CANYON COUNTY, IDAHO
 2022

LEGEND

---	BOUNDARY
---	ROAD CENTERLINE
---	RIGHT OF WAY
---	BLOCK NUMBER
---	SECTION
---	GRID CUTTER & SW
---	W. ASHTON DR.
---	SWERTS LINE
---	STRAIGHT DRIVE LINE
---	DRIVEY DRIVE
---	DRIVEY DRIVE
---	CATCH BASIN
---	STOP SIGN WITH BELL
---	FOURWAY ALUM CAP
---	MONUMENT
---	MONUMENT



NOTE: RISE FLOOD STUDY & HYDRAULIC REPORT BY
 ENGINEER HAS BEEN PROVIDED TO SUBMITTER.
 REVISIONS MAY BE PROVIDED TO SUBMITTER.
 DEVELOPMENT SITE.



PRELIMINARY ENGINEERING
 HALTOM HERITAGE SUBDIVISION
 TRILOGY DEVELOPMENT, INC.

REVISED

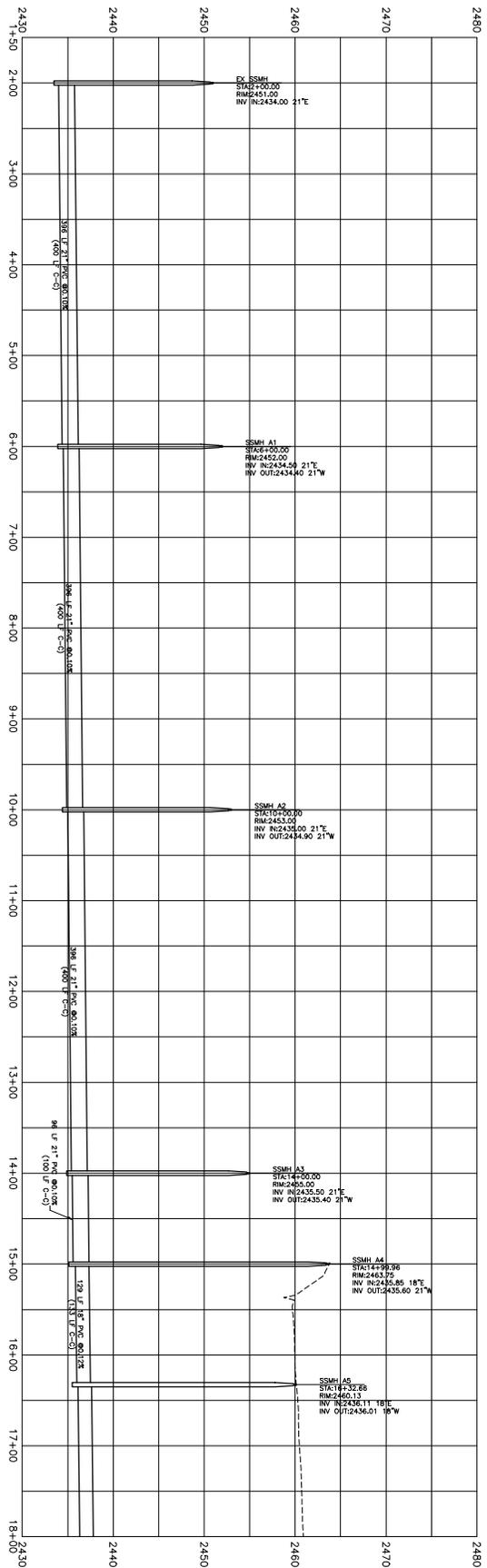
NO.	DATE	DESCRIPTION
1	10-31-2022	REMOVE EAST ENTRANCE - REALIGN ELM STREET EAST END
2	04-07-2023	ZONING & LAYOUT CHANGES
3	06-06-2023	ADJUST EASTERN ENTRANCE TO LINDEN
4	11-13-2023	MAPA COMMENTS

PROJECT NO. 22-001
 SHEET NO. 5
 DATE: 11/13/2023

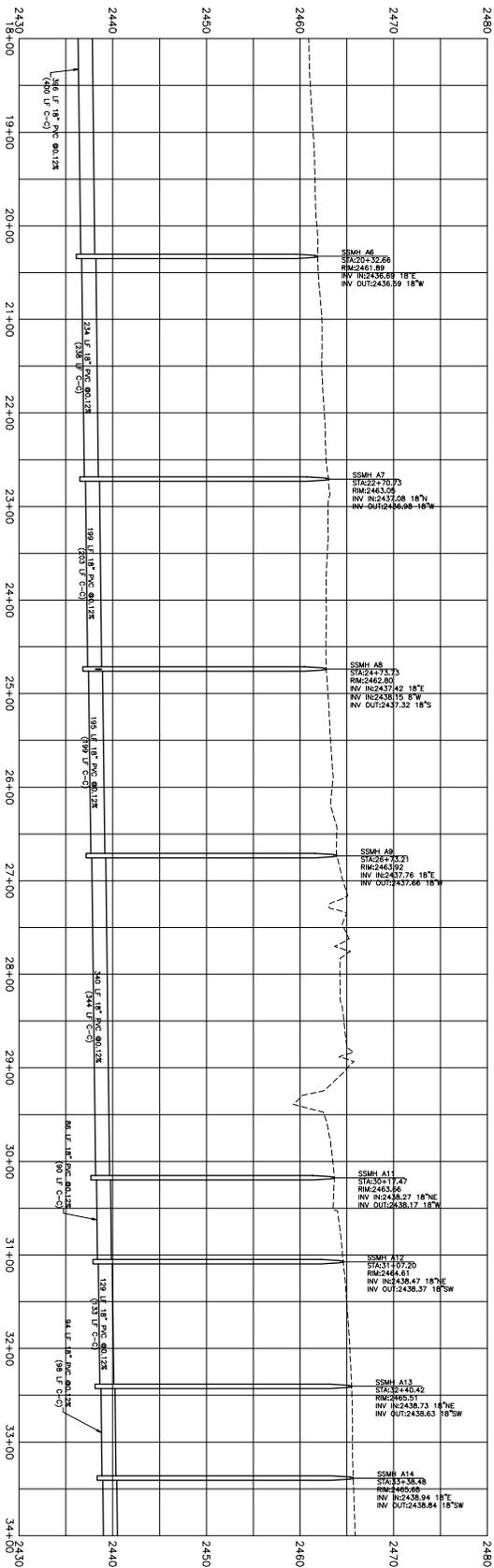
Bailey Engineering, Inc.
 CIVIL ENGINEERING | PLANNING | CADD
 402 N. BROOKSIDE LANE
 BOISE, ID 83718
 TEL: 208-385-1515
 WWW.BAILEYENGINEERING.COM

PRELIMINARY SEWER PROFILES FOR
HALTOM HERITAGE SUBDIVISION
LOCATED IN THE S1/4 OF SECTION 28
T.4N., R.2W., B.M., MAPA, CANYON COUNTY, IDAHO
2022

SEWER LINE A PROFILE



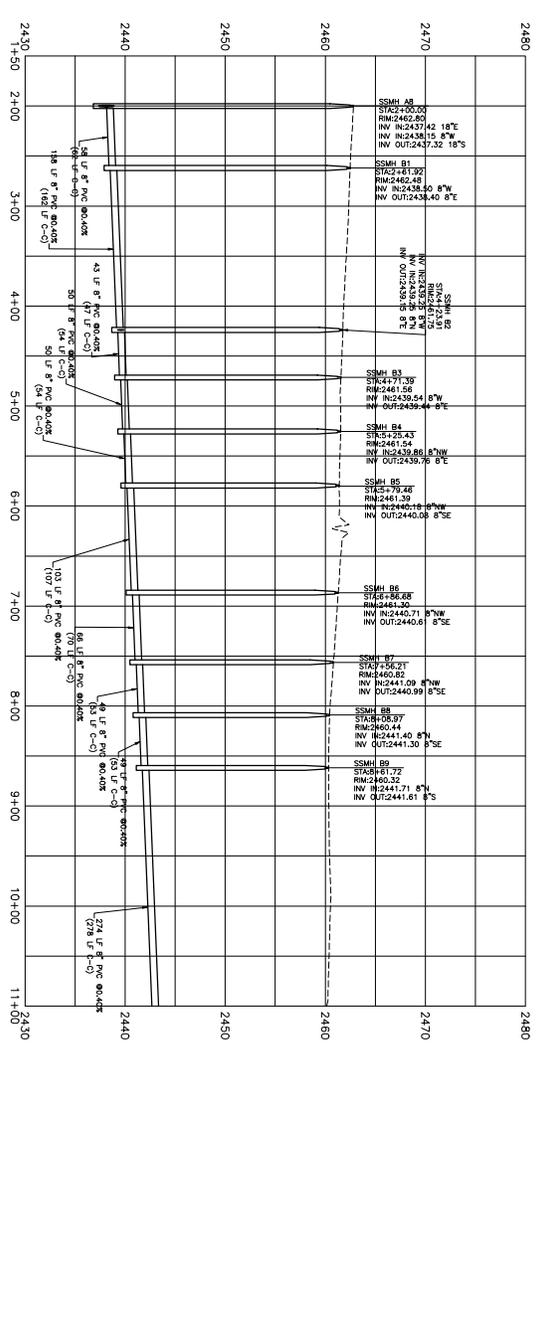
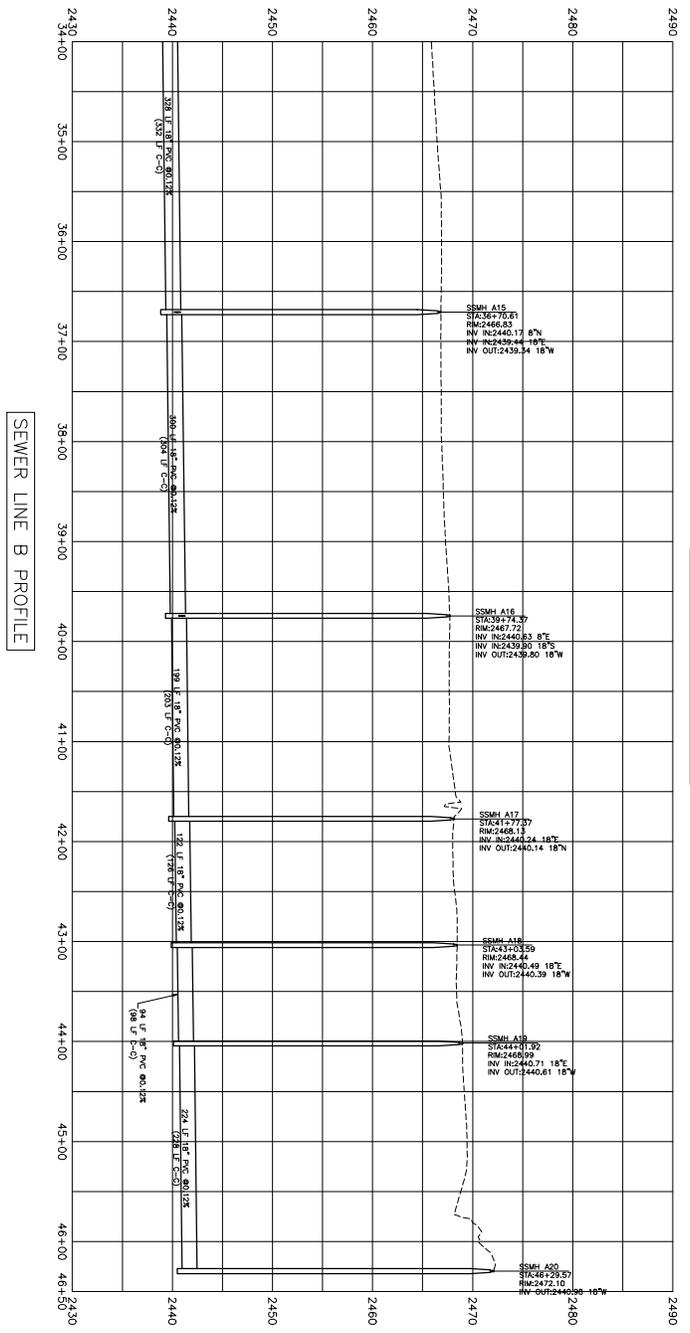
SEWER LINE A PROFILE



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

	SEWER PROFILES HALTOM HERITAGE SUBDIVISION TRILOGY DEVELOPMENT, INC.	REVISED NO. DATE DESCRIPTION 1. 10-31-2022 REMOVE EAST ENTRANCE - REALIGN ELM STREET EAST END 2. 04-07-2023 ZONING & LAYOUT CHANGES 3. 06-06-2023 ADJUST EASTERN ENTRANCE TO UNDER 4. 11-13-2023 NADMP COMMENTS	
	PROJECT NO. 2022-001 SHEET 11 OF 11		Bailey Engineering, Inc. CIVIL ENGINEERING PLANNING CADD 402 N BROADWAY LANE BOISE, ID 83724 TEL: 208-385-0115 WWW.BAILEYENG.COM

PRELIMINARY SEWER PROFILES FOR
HALTOM HERITAGE SUBDIVISION
TAN, RAY, B.M., NAKMA, J. CANYON COUNTY, IDAHO
LOCATED IN THE SW 1/4 OF SECTION 28

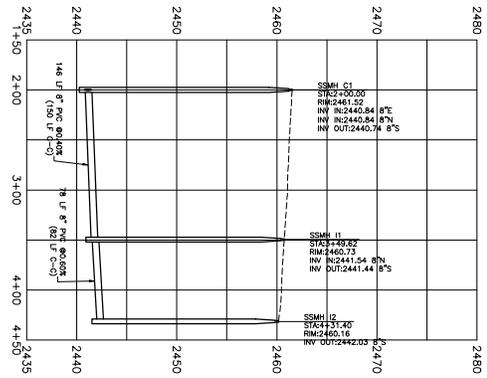
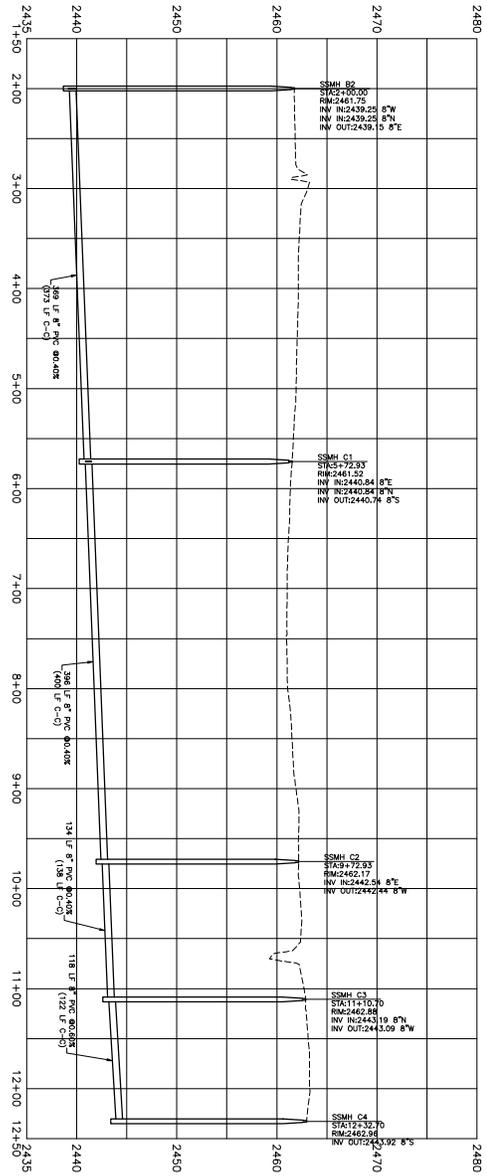
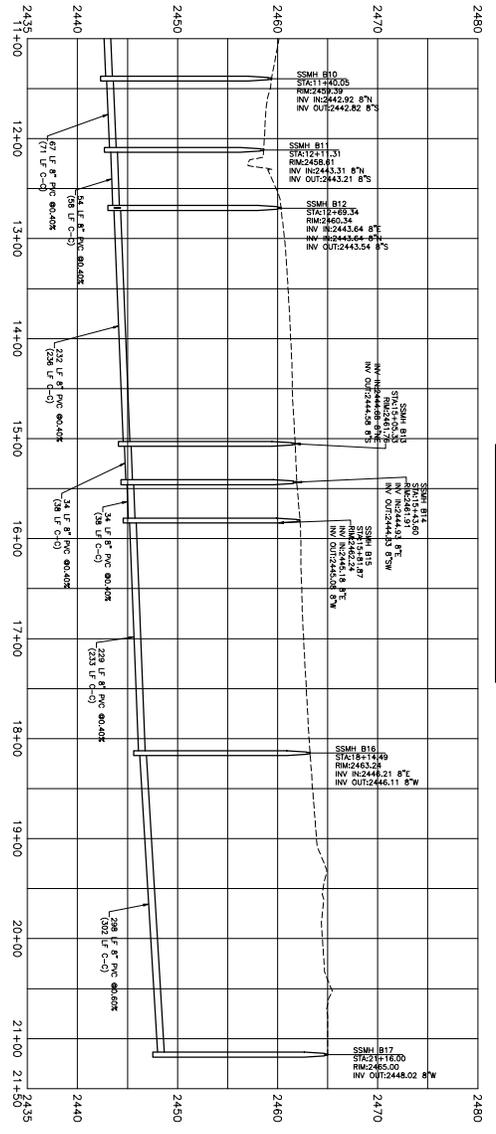


NOTE: SEWER PROFILES DEPICT 8" MAINLINES RAN TO
FINAL MARKED DEPTHS SUBJECT
CHANGE WITH FINAL DESIGN.

<p>Bailey Engineering, Inc. CIVIL ENGINEERING PLANNING CADD 402 N BROADWAY LANE BOISE, ID 83718</p>		<p>DATE: 08/22/22 PROJECT: SHER 1 SHEET: 7</p>	<p>REVISIONS</p> <table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td>1</td> <td>10-31-2022</td> <td>REMOVE EAST ENTRANCE - REALIGN ELM STREET EAST END</td> </tr> <tr> <td>2</td> <td>04-07-2023</td> <td>ZONING & LAYOUT CHANGES</td> </tr> <tr> <td>3</td> <td>06-06-2023</td> <td>ADJUST EASTERN ENTRANCE TO LINDER</td> </tr> <tr> <td>4</td> <td>11-13-2023</td> <td>NADPA COMMENTS</td> </tr> </table>	NO.	DATE	DESCRIPTION	1	10-31-2022	REMOVE EAST ENTRANCE - REALIGN ELM STREET EAST END	2	04-07-2023	ZONING & LAYOUT CHANGES	3	06-06-2023	ADJUST EASTERN ENTRANCE TO LINDER	4	11-13-2023	NADPA COMMENTS
		NO.	DATE	DESCRIPTION														
1	10-31-2022	REMOVE EAST ENTRANCE - REALIGN ELM STREET EAST END																
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3	06-06-2023	ADJUST EASTERN ENTRANCE TO LINDER																
4	11-13-2023	NADPA COMMENTS																
<p>SEWER PROFILES HALTOM HERITAGE SUBDIVISION TRILOGY DEVELOPMENT, INC.</p>		<p>DATE: 08/22/22 PROJECT: SHER 1 SHEET: 7</p>																

PRELIMINARY SEWER PROFILES FOR
HALTOM HERITAGE SUBDIVISION
T.M., R.M., B.M., N.M.P.A., CANYON COUNTY, IDAHO

LOCATED IN THE S1/4 OF SECTION 28
T.4N., R.2W., B.M., N.M.P.A., CANYON COUNTY, IDAHO
2022

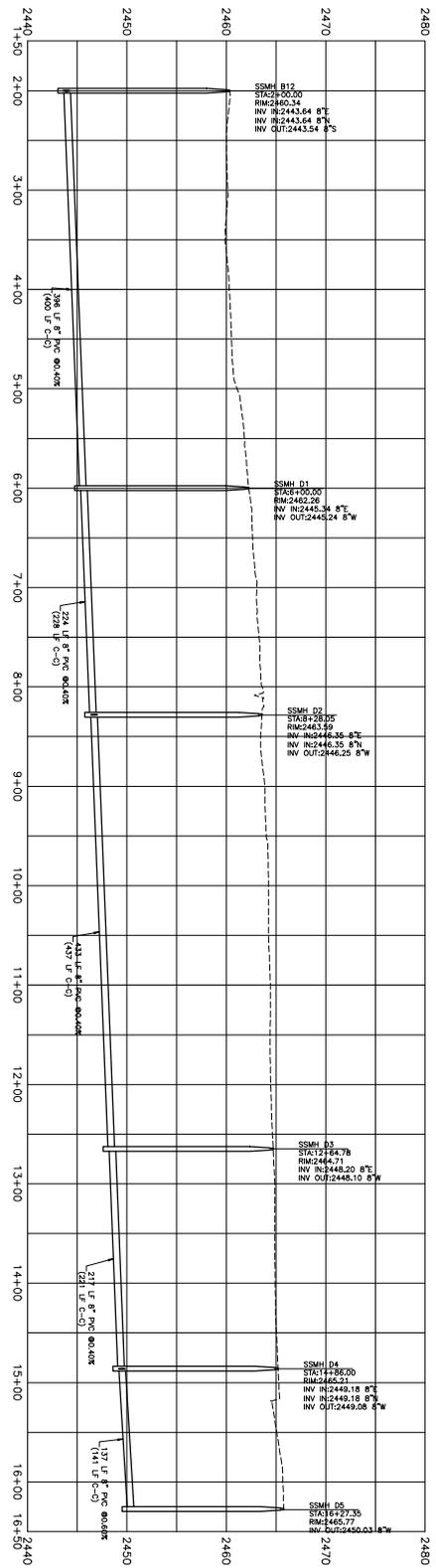


NOTE: SEWER PROFILES DERIVED 8" MANHOLE RAIN AT MAXIMUM DEPTH. OBSERVED DEPTHS SUBJECT TO CHANGE WITH FINAL DESIGN.

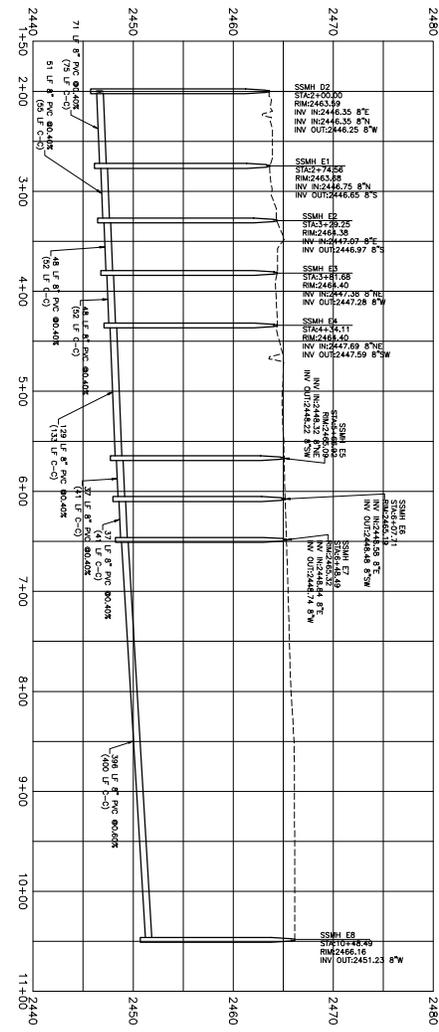
<p>Bailey Engineering, Inc. CIVIL ENGINEERING PLANNING CADD 400 N. BROADWAY LANE BOISE, ID 83718</p>		<p>DATE: 08/22/22 PROJECT: HALTOM HERITAGE SUBDIVISION DRAWN BY: [Name] CHECKED BY: [Name]</p>	<p>REVISIONS</p> <table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td>1</td> <td>10-31-2022</td> <td>REMOVE EAST ENTRANCE - REALIGN ELM STREET EAST END</td> </tr> <tr> <td>2</td> <td>04-07-2023</td> <td>REMOVE 8" LAYOUT CHANGE</td> </tr> <tr> <td>3</td> <td>06-06-2023</td> <td>ADJUST EASTERN ENTRANCE TO LINDEN</td> </tr> <tr> <td>4</td> <td>11-13-2023</td> <td>NMPP COMMENTS</td> </tr> </table>	NO.	DATE	DESCRIPTION	1	10-31-2022	REMOVE EAST ENTRANCE - REALIGN ELM STREET EAST END	2	04-07-2023	REMOVE 8" LAYOUT CHANGE	3	06-06-2023	ADJUST EASTERN ENTRANCE TO LINDEN	4	11-13-2023	NMPP COMMENTS
		NO.	DATE	DESCRIPTION														
1	10-31-2022	REMOVE EAST ENTRANCE - REALIGN ELM STREET EAST END																
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3	06-06-2023	ADJUST EASTERN ENTRANCE TO LINDEN																
4	11-13-2023	NMPP COMMENTS																
<p>SEWER PROFILES HALTOM HERITAGE SUBDIVISION TRILOGY DEVELOPMENT, INC.</p>		<p>DATE: 08/22/22 PROJECT: HALTOM HERITAGE SUBDIVISION DRAWN BY: [Name] CHECKED BY: [Name]</p>																

PRELIMINARY SEWER PROFILES FOR
 HALTOM HERITAGE SUBDIVISION
 T.M.N., R.E.M., B.M.L. NUMBER, 2022
 LOCATED IN THE S1/4 OF SECTION 28
 T.4N., R.2W., B.M.L. NUMBER, 2022

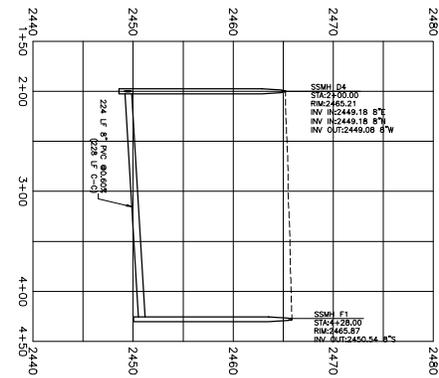
SEWER LINE D PROFILE



SEWER LINE E PROFILE



SEWER LINE F PROFILE



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


Bailey Engineering, Inc.
 CIVIL ENGINEERING | PLANNING | CADD
 402 N. BRIDGECREEK LANE
 SUITE 101
 DALLAS, TEXAS 75244
 TEL: 214-343-8315
 WWW.BAILEYENGINEERING.COM

NO.	DATE	DESCRIPTION
1	10-31-2022	REMOVE EAST ENTRANCE - REALIGN ELM STREET EAST END
2	04-07-2023	ISSUE TO BOARD FOR PERMITS
3	06-06-2023	ADJUST EASTERN ENTRANCE TO UNDER
4	11-13-2023	NMMP COMMENTS

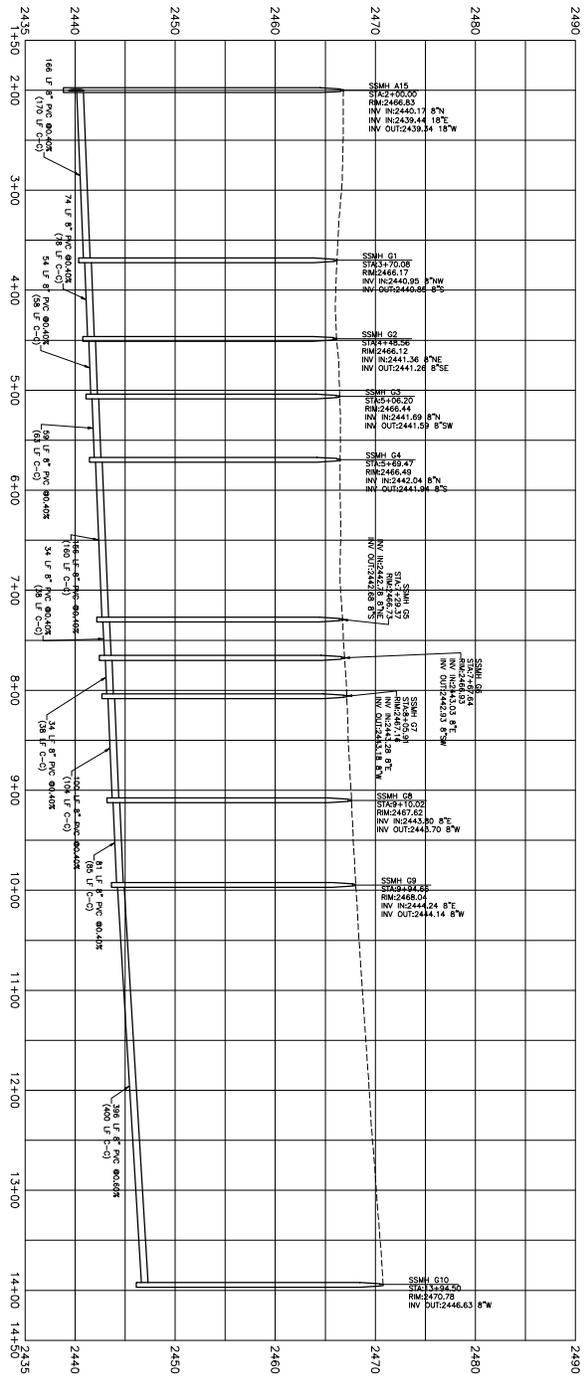
SEWER PROFILES
 HALTOM HERITAGE SUBDIVISION
 TRILOGY DEVELOPMENT, INC.

PROJECT: 2222
 SHEET: 11
 DATE: 11/13/2023
 DRAWN BY: J.P.

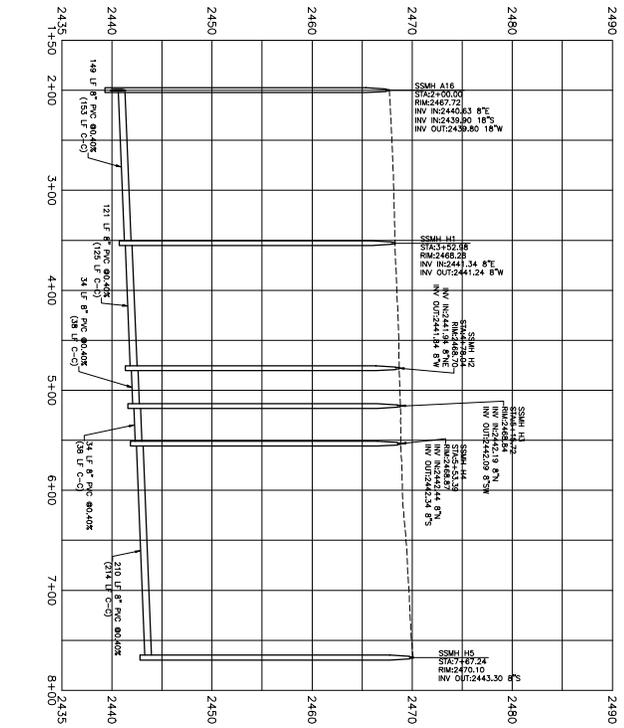


PRELIMINARY SEWER PROFILES FOR
 HALTOM HERITAGE SUBDIVISION
 LOCATED IN THE S1/4 OF SECTION 28
 T.4N., R.27W., B.M., NAD83, CANYON COUNTY, IDAHO
 2022

SEWER LINE G PROFILE



SEWER LINE H PROFILE



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



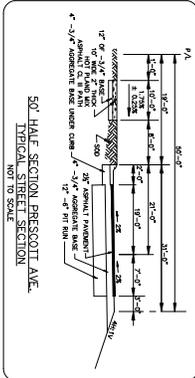
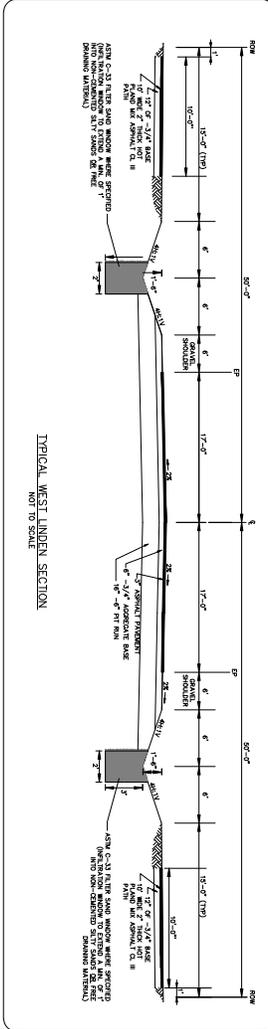
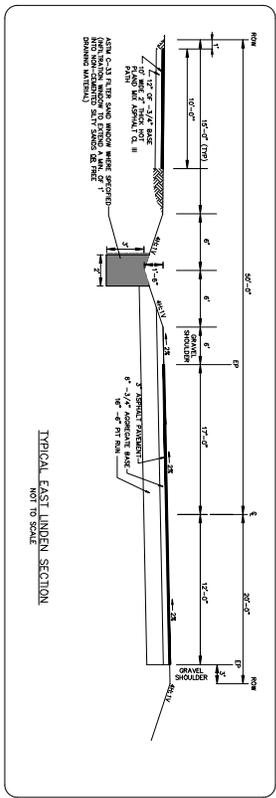
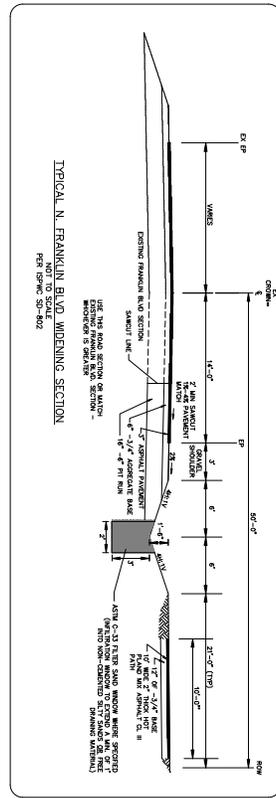
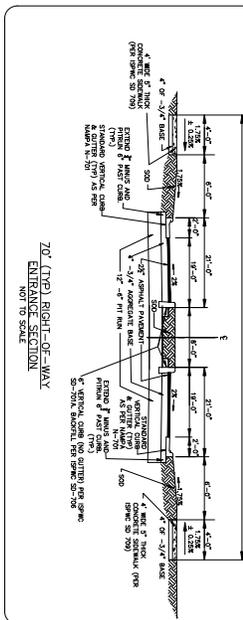
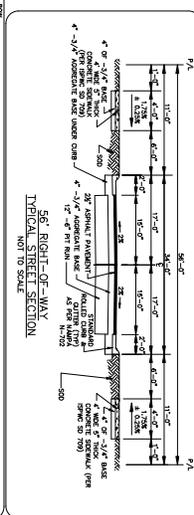
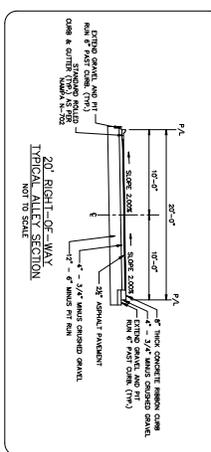
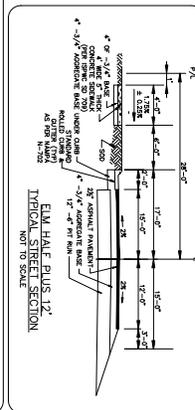
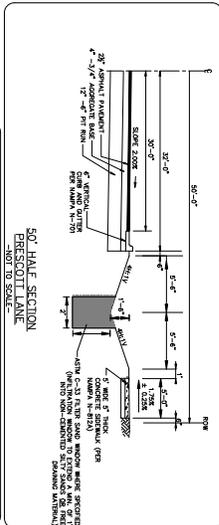
Bailey Engineering, Inc.
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 402 N BROADWAY LANE
 BOISE, ID 83725
 TEL: 208-385-1315
 WWW.BAILEYENGINEERING.COM

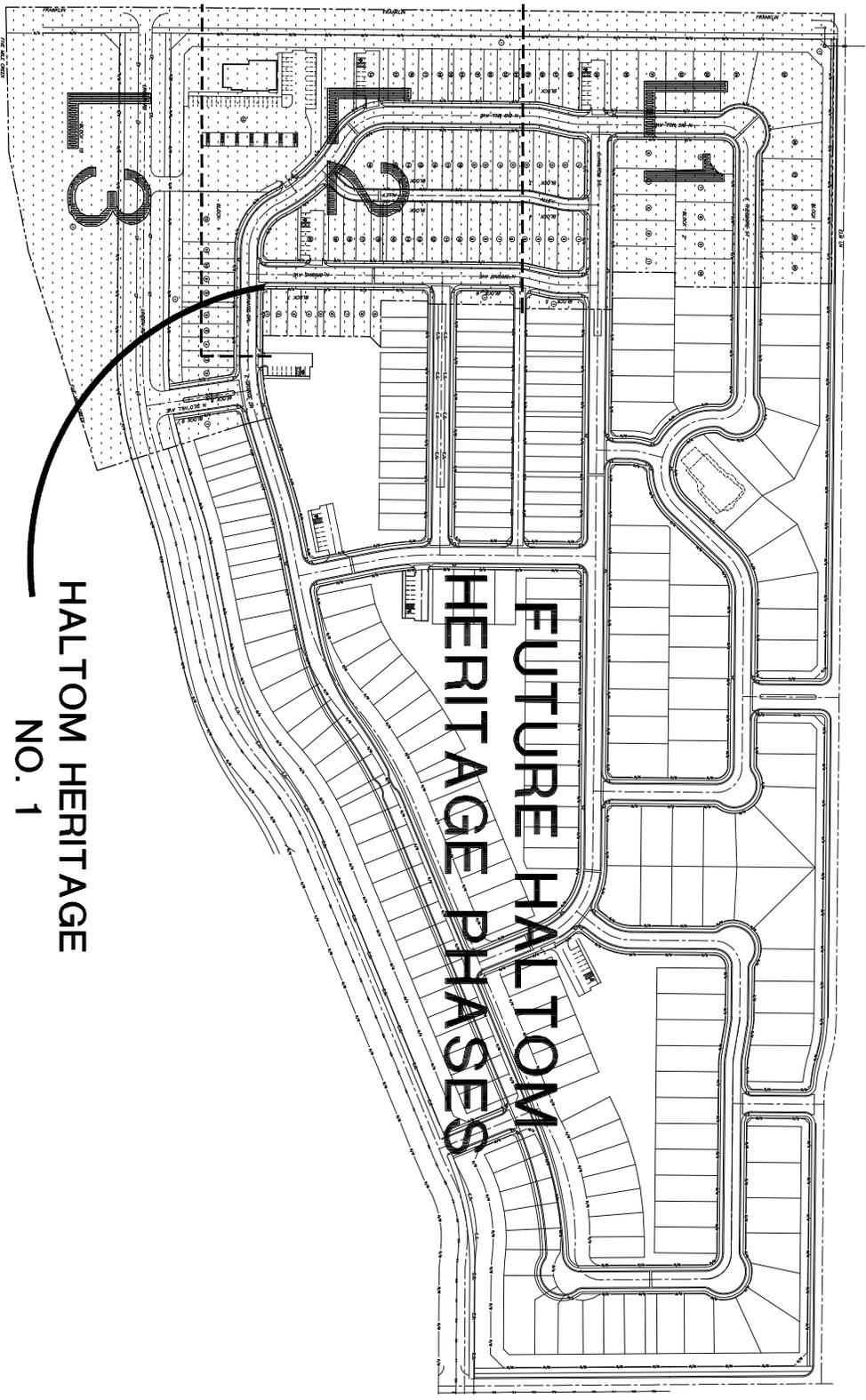
NO.	DATE	DESCRIPTION
1	10-31-2022	REMOVE EAST ENTRANCE - REALIGN ELM STREET EAST END
2	04-07-2023	ZONING & LAYOUT CHANGES
3	06-06-2023	ADJUST EASTERN ENTRANCE TO LINDEN
4	11-13-2023	NAD83 COMMENTS

SEWER PROFILES
 HALTOM HERITAGE SUBDIVISION
 TRILOGY DEVELOPMENT, INC.

DATE: 10/31/2022
 PROJECT: SEWER
 SHEET: 07-10

STREET SECTIONS FOR
HALTOM HERITAGE SUBDIVISION
LOCATED IN THE SW 1/4 OF SECTION 28
T.4N., R.28E., S.34E., TARRANT COUNTY, TEXAS
SHEET 28 OF 28





FUTURE HALTOM HERITAGE PHASES

HALTOM HERITAGE NO. 1

NOTES

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

NORTH

SCALE 1" = 40'

JENSEN BELT'S
ASSOCIATES
2000 West 10th Street, Suite 100
Ft. Worth, TX 76102
Phone: 817.335.1111
www.jensenbelts.com

FINAL PLAT LANDSCAPE PLAN
HALTOM HERITAGE SUBDIVISION No.1
TRILOGY DEVELOPMENT, INC.

REVISED	NO.	DATE	DESCRIPTION

DESIGNED BY:
DRAWN BY:
CHECKED BY:

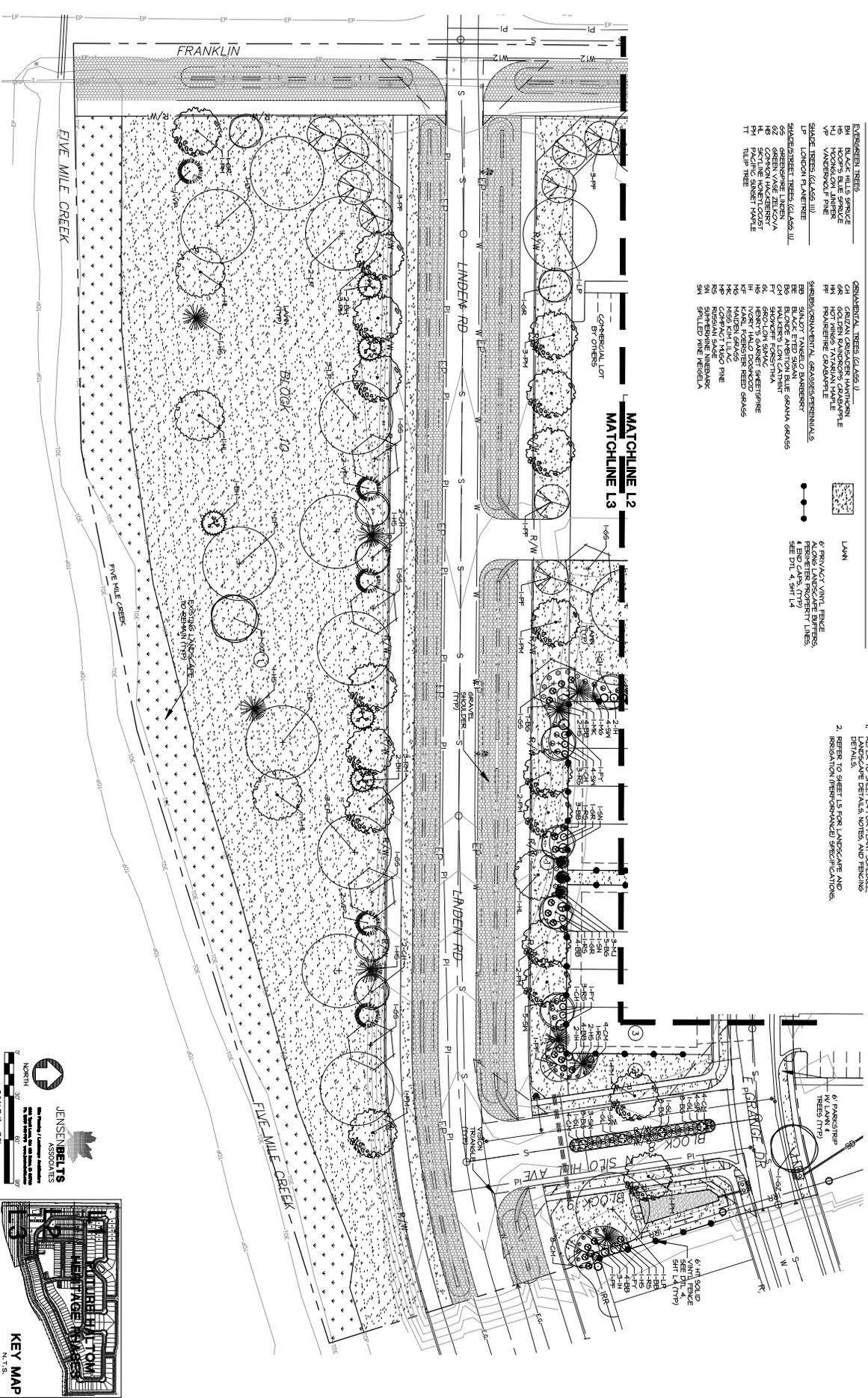
Bailey Engineering, Inc.
 CIVIL ENGINEERING | PLANNING | CADD
 6015 W. BUCKHOODS LANE
 BOZEMAN, ID 83714
 www.baileyengineering.com

PLANT SCHEDULE

SYM	COMMON NAME	SYM	COMMON NAME	SYM	DESCRIPTION
BT	BLACK HILLS SPRUCE	OR	ORNAMENTAL TREES (CLASS I)		
BS	BLOOMING BLUE SPRUCE	CA	CAZCAN CANADIAN MAPLE		
BP	BURMESA PINE	CR	CROWN OF THorns CRABAPPLE		
BR	BURMESA PINE	FR	FRANZOSE CRABAPPLE		
BU	BURMESA PINE	GR	GRAND PRAIRIE GRASS		
CV	COMMON VIBURNUM	IB	INDIAN BURNING BUSH		
GL	GREEN VINE ZELKOVA	IR	IRON RUST OAK		
GN	GREEN NIPPO	LA	LAUREL OAK		
HA	HAWKBIT	LS	LONG SPINE		
HE	HONEYLOCUST	MA	MALDEN CRABAPPLE		
HP	HAWKBIT	MC	MORNING GLORY		
IP	INDIAN BURNING BUSH	MS	MIDWESTERN BLUE GRASS		
LA	LAUREL OAK	NS	NORFOLK ISLAND SPINE		
LS	LONG SPINE	PA	PACIFIC SWEET WATTLE		
MA	MALDEN CRABAPPLE	PI	PINE		
MC	MORNING GLORY	PL	PANICUM		
MS	MIDWESTERN BLUE GRASS	PR	PRAIRIE		
NS	NORFOLK ISLAND SPINE	RA	RAVENS		
PA	PACIFIC SWEET WATTLE	SB	SUBTROPICAL GRASSES/TRENS/L		
PI	PINE	SH	SHRUBS		
PL	PANICUM	SI	SILVER PINE		
PR	PRAIRIE	SN	SUNSHINE NINEBARK		
RA	RAVENS	SP	SPRUCE		
SB	SUBTROPICAL GRASSES/TRENS/L				
SH	SHRUBS				
SI	SILVER PINE				
SN	SUNSHINE NINEBARK				
SP	SPRUCE				

NOTES

1. REFER TO SHEET L4 FOR PLANT SCHEDULE, LANDSCAPE DETAILS, NOTES, AND FINISHING DETAILS.
2. REFER TO SHEET L5 FOR LANDSCAPE AND FINISHING DETAILS AND FINISHING SPECIFICATIONS.



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](#)



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 <gissshared@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[®]

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>;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

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>;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>; 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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