

PLANNING & ZONING DEPARTMENT
Before the Planning & Zoning Commission
Meeting of 25 February 2025

CONSENT AGENDA ITEM
STAFF REPORT

By Candace Fry, Assistant Planner

Final Plat Approval for Kinghorn Place No 4 Subdivision in a RS7 (Single Family Residential) zoning district, a 12.49 acre parcel #R435600000 addressed as 0 Northside Blvd, located in the SE 1/4 of S33, T4N, R2W, BM, for Kent Brown representing Corey Barton (SPF-00281-2025).

Original Concept: Residential Development for 36 single family detached units and 3 common lots.

(Action: *Consent Item for recommendation to City Council*)

STAFF RECOMMENDATION

Staff finds that the proposed subdivision final plat substantially conforms within acceptable limits to the approved preliminary plat for Kinghorn Place No 4 Subdivision and complies with relevant RS 7 zoning codes that were in effect at the time the preliminary plat was approved and City of Nampa subdivision standards pertaining to the proposed Project.

CORRESPONDENCE

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

Engineering Department

The Engineering Division has completed a review of the Construction Drawings and Final Plat for Kinghorn Place Subdivision #4 and recommend the following conditions and comments.

General Comments

1. The Preliminary Plat was approved in March 2019 and conditions of approval established at that time. This subdivision shall adhere to and address all conditions as stipulated at the time of that approval that apply to this project phase.
2. The project is adjacent to Mason Creek. A small portion of the proposed public pathway appears to encroach into the Bureau of Reclamation (BOR) easement. Plans shall be reviewed by BOR and license agreement established prior to construction drawing approval for the encroachment
3. The west portion of the project site along Mason Creek is encumbered by FEMA designated 100-year Flood Zone AE with Floodway. As such a, the Development shall adhere to the requirements of Nampa City Code Title 4, Chapter 9 "Flood Damage Prevention", including but not limited to:
 - Apply for a Floodplain Development Permit with the Nampa Engineering Division. This shall be done at the time of each Final Plat submittal encumbered by the floodplain.
 - No fill or obstruction of any kind is allowed in the Floodway without first performing a flood study with hydraulic modeling to reflect there is no impact to the floodplain. The development plans reflect all grading to be outside of the floodway.

- All buildings shall be constructed so the finish floor elevation meets City freeboard requirements, which is 1' above the base flood elevation.
 - Pre-construction and post-construction elevation certificates will be required for all building permits for lots within the floodplain. As an alternative, a Letter of Map Revision (LOMR) can be processed with FEMA to remove effected lots from the floodplain. The LOMR shall be effective prior to Building Permit submittal to remove the need to provide elevation certificates.
4. A 20' public pathway easement shall be established over the Mason Creek pathway using the City's pathway easement agreement.
 5. An Erosion Control Permit with City of Nampa is required prior to the start of any earth disturbing activities.
 6. The Grove's Branch Lateral is located along a portion of the north subdivision boundary and conflicts with a portion of the proposed W Spruce St improvements. The lateral will need to be relocated to allow for construction of the road, or the Developer shall pay a fee in-lieu of construction to the City to cover the cost of any road improvements not able to be complete due to the lateral conflict as agreed between the Developer, Pioneer Irrigation District, and Nampa Engineering Division. PID shall review and approve of any and all improvement encroachments within the lateral easement. The fee in-lieu of construction, if approved, shall be based on a Contractor's estimate of the not constructed improvements with a 10% contingency factor applied to the total.

Final Plat Comments

1. Fill in book/page numbers for Kinghorn Place Subdivision No. 1 and No. 2.
2. Note which lots are "in-fill" lots with areas less than 7,000-sf.
3. Note public pathway easement to be created on Lot 21, Block 2.

Nampa Fire District

This application is for a final plat of a subdivision with 36 single-family detached lots and 3 common lots on 12.49 acres.

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

Water Supply Comments:

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

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

Fire Access Comments:

Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads. (D107.1)

Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the overall maximum diagonal dimension of the lot or area to be served, measured in a straight line between accesses. (D105.1)

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

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

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

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

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

Emergency Response Time Analysis and Service Impact:

The Nampa Fire District Strategic Plan states the response objective for Nampa Fire District is to arrive to 90% of emergency medical incidents within 5 minutes of the alarm time, and within 5 minutes and 20 seconds to fire incidents. To accomplish these response time objectives requires that travel distances be approximately 1 ½ miles from the nearest fire station. This development is located approximately 3.2 miles from Nampa Fire Station 3 with an approximate response time of 7 minutes.

Infrastructure additions and capitol purchases for Fire District services are funded through development impact fees. Impact fees collected for each home at the time of building permit applications will total approximately \$56,412.

To properly serve the public for an all-hazards response, the Nampa Fire District should have 1 firefighter for every 1,000 residents served. This subdivision will add approximately 101 residents to 36 single-family detached residential lots, with an increased personnel demand of .1 firefighter positions.

Note: The number of residents is calculated by multiplying the number of proposed units by 2.8 per U.S. Census Data for the average household size in Nampa.

Nampa Forestry

The architect/developer to select an alternative tree for the Autumn Purple Ash. This tree has a known pest currently causing destruction and another known pest that has devastated Ash trees across the country but has not been discovered in Idaho, yet.

Nampa Parks and Recreation

The developer gives a 20' wide easement along the north bank of Mason Creek to the City of Nampa for the location of the Mason Creek Pathway as indicated on the City of the Nampa Bicycle and Pedestrian Master Plan

Additionally, we request the pathway be built by the developer to the specifications listed in the master plan at the time of the construction for this phase.

STAFF ANALYSIS

History:

March 2019 – Annexation & Preliminary plat approved. Ordinance #4431

2022 - Phases 1 & 2 Recorded

January 2023 – Phase 3 Approved

Surrounding Zoning:

North: Canyon County

South: Canyon County

East: RS 7 (Single Family Residential) (Kinghorn Place Subdivision)

West: Canyon County

LAYOUT:

| | |
|---|-------|
| Total, Proposed Residential Lot Count- | 36 |
| Total Common Lot Count- | 3 |
| Total Acreage | 12.49 |

SUGGESTED CONDITIONS OF APPROVAL

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

1. The Developer's Surveyor shall address all Final Plat comments prior to City Engineer signature of the Final Plat.
2. Developer's Engineer shall address all Construction Drawing and Drainage Report comments identified in the "Kinghorn Place Subdivision #4 – Construction Drawings & Final Plat – 1st Review" letter from the Nampa Engineering Division prior to construction drawing approval.
3. The Developer and their Engineer and Contractor shall adhere to the "Construction Duty and Responsibility Policy", Section 108 of the 2017 City of Nampa Engineering Development Process and Policy Manual, during the construction process. The Developer shall sign the City of Nampa Subdivision Improvement Agreement and submit to the Nampa Engineering Division prior to start of construction.
4. Developer shall provide documentation from the Irrigation District that all irrigation assessments for the property have been paid in full prior to City Engineer signature of the plat.
5. Developer shall establish a 20' wide public pathway easement over the Mason Creek pathway to be created via separate instrument using the City of Nampa public pathway agreement prior to City Engineer signature of the plat.
6. Development shall adhere to Nampa City Code Title 4, Chapter 9 "Flood Damage Prevention" for all lots encumbered by 100-year floodplain.
7. Developer shall pay a fee to the City in-lieu of construction for any Spruce St improvements not completed due to conflicts with the Grove's Branch Lateral, to be coordinated and agreed to with the Developer, Pioneer Irrigation District, and Nampa Engineering Division. The fee shall be based on a Contractor's estimate of the not constructed improvements with a 10% contingency factor applied to the total. The fee shall be held by the City in an account to be used at such time when adjacent surrounding property develops and completes the improvements.

8. 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.
9. The following changes must be made prior to submitting for signatures: W Cosmic St should be W Cosmic Dr.
10. Landscape plan revisions shall be submitted prior to final plat signature.
11. Specific building construction requirements of the International Building Code, International Fire Code and City of Nampa Code will apply. However, these provisions are best addressed by a licensed Architect at time of building permit application.

<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: Kinghorn Place No 4
File Number: SPF-00281-2025
Related Applications: SPP-00038-2018

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: Agent

Owner Name: Corey Barton 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 Planner

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

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

City: Meridian State: Idaho Zip: 83642

Subject Property InformationAddress: 0 Northside BlvdParcel Number(s): R3435600000 Total acreage: 12.49 Zoning: RS 7Type of proposed use: ☒ Residential ☐ Commercial ☐ Industrial ☐ Other: _____Project/Subdivision Name: Kinghorn Place Subdivision No 4Description of proposed project/request: Final plat for 36 single-family lots and 3 common lots.
detached homesProposed Zoning: 12.49 RS7 Acres of each proposed zone: 12.49**Development Project Information (if applicable)**

| Lot Type | Number of Lots | Acres |
|------------------------------|-----------------------------------|--|
| Residential | 36 | 6.92 |
| Commercial | 0 | 0 |
| Industrial | 0 | 0 |
| Total Common Area | 3 | 1.80 |
| Internal Roadways | Provide acres only | 3.76 Approx. 0.82 already dedicated |
| Frontage ROW to be dedicated | Provide acres only, if applicable | 0 |
| Total | 39 | 12.49 |

Development Project Information (if applicable)Minimum residential lot size (s.f.): 8,010 Maximum residential lot size (s.f.): 11,368Gross density: 2.88 (# of lots divided by gross plat/parcel area)Subdivision Qualified Open Space: 8.73 % of gross area 1.09 acresType of dwelling proposed: ☒ Single-family Detached ☐ Single-family Attached (townhouse)☐ Duplex ☒ Multi-family ☐ Condo ☐ Other: _____**Commercial/Industrial/Multi-Family Project Information (if applicable)**

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

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

Total number of parking spaces provided : _____

Print applicant name: Kent BrownApplicant signature: Kent Brown Date: 1/2/2025**City Staff**Received by: JKW Received date: 1/2/2025

KENT BROWN PLANNING SERVICES

January 2, 2025

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

RE: Final Plat for Kinghorn Place Subdivision No 4

Dear Staff and Council:

On behalf of Corey Barton, please accept our request for Final Plat Approval for phase four of Kinghorn Subdivision. Kinghorn Place Subdivision is located between Ustick Road and Spruce Street on the west side of Northside Blvd.

The applicant is requesting final plat approval of 36 single-family lots and 3 common lots on 12.49 acres. This application with attachments is in accordance with the City of Nampa Final Plat application and checklist.

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

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

Sincerely,

A handwritten signature in black ink, appearing to read "Kent Brown", written over a light gray rectangular background.

Kent Brown
Planner

Description For
Kinghorn Place Subdivision No. 4
October 12, 2024

A parcel of land located in the Northwest Quarter of the Southeast Quarter of Section 33, Township 4 North, Range 2 West, Boise Meridian, City of Nampa, Canyon County, Idaho more particularly described as follows:

Commencing at the East Quarter corner of said Section 33 from which the Center Quarter corner of said Section 33 bears North 89°34'57" West, 2639.40 feet; thence on the east-west centerline of said Section 33, North 89°34'57" West, 1,766.03 feet; thence leaving said east-west centerline, South 00°06'58" West, 40.00 feet to the **POINT OF BEGINNING**;

thence continuing South 00°06'58" West, 140.00 feet;

thence North 89°34'57" West, 25.88 feet;

thence South 00°06'58" West, 532.56 feet;

thence North 89°53'02" West, 93.36 feet;

thence South 11°14'08" West, 60.17 feet to the northeasterly right-of-way line of Mason Creek Drain Ditch;

thence leaving said westerly boundary line on said northeasterly right-of-way line the following three (3) courses and distances:

North 78°45'52" West, 309.68 feet;

North 49°45'03" West, 375.35 feet;

North 51°15'03" West, 192.73 feet to the north-south centerline of said Section 33;

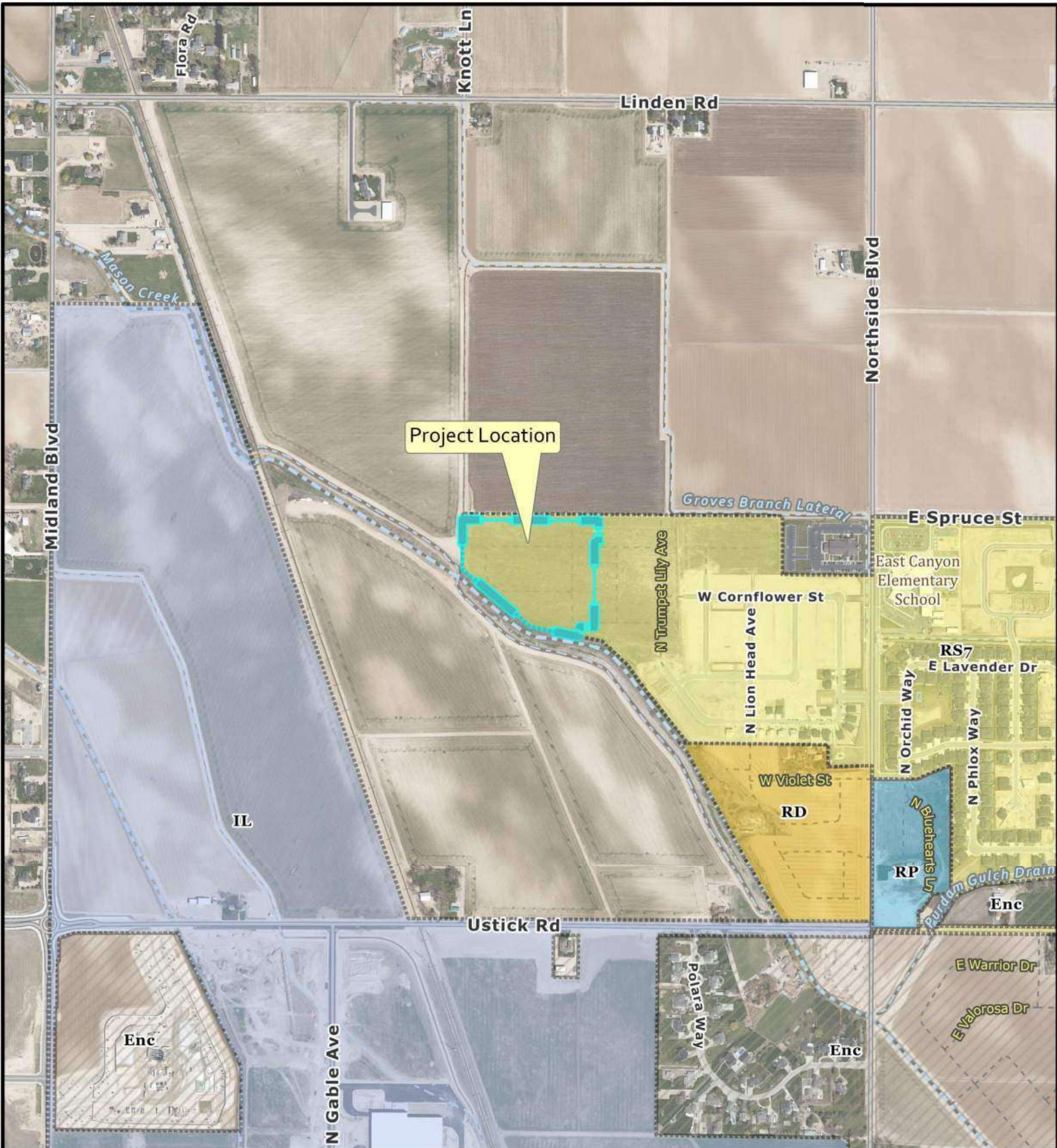
thence on said north-south centerline, North 00°08'32" East, 317.95 feet to the south right-of-way line of W. Spruce Street as conveyed by a Deed recorded as Instrument No. 2019-016411, records of Canyon County, Idaho;

thence on said south right-of-way line, South 89°34'57" East, 873.39 feet to the **POINT OF BEGINNING**.

Containing 11.684 acres, more or less.

End of Description.



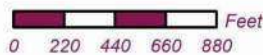


0 Northside Blvd

Kinghorn Place No 4 Subdivision

Subdivision Final Plat

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



| Subject Area | | |
|--------------|-----|---------|
| Zoning | AG | GBE |
| | BC | HC |
| | BF | IH |
| | BN | IL |
| | DB | IL_RS |
| | DH | IP |
| | DV | IP_RS |
| | Enc | RA |
| | GB1 | RD |
| | GB2 | RMH |
| | | RML |
| | | RP |
| | | RS4 |
| | | RS6 |
| | | RS7 |
| | | RS8.5 |
| | | RS12 |
| | | RS15 |
| | | RS18 |
| | | RS22 |
| | | U |
| | | Unzoned |



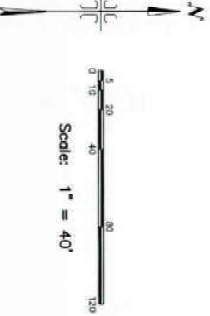
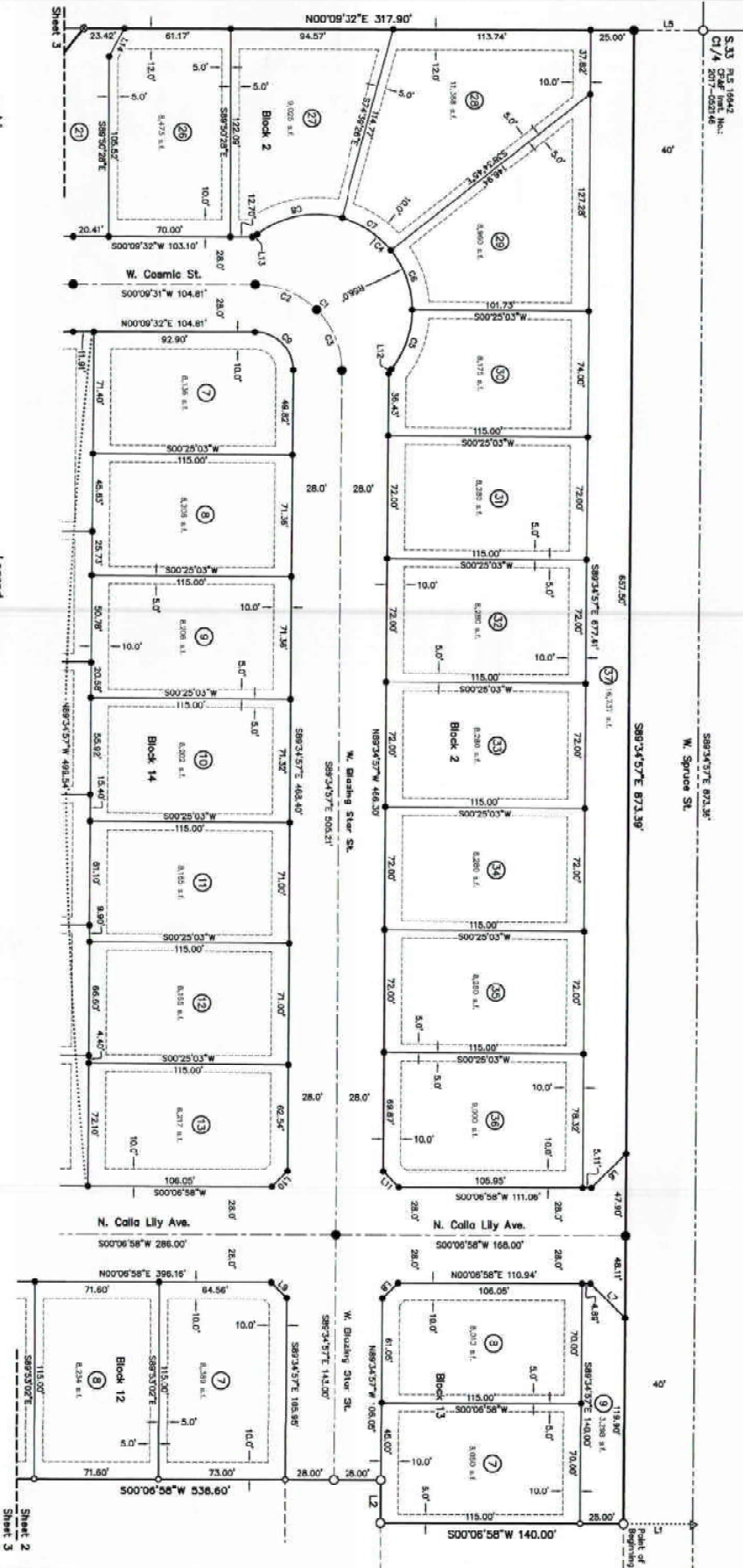
NAMPAProud

SPF-00276-2025

2/13/2025

For illustrative purposes only.

Kinghorn Place Subdivision No. 4



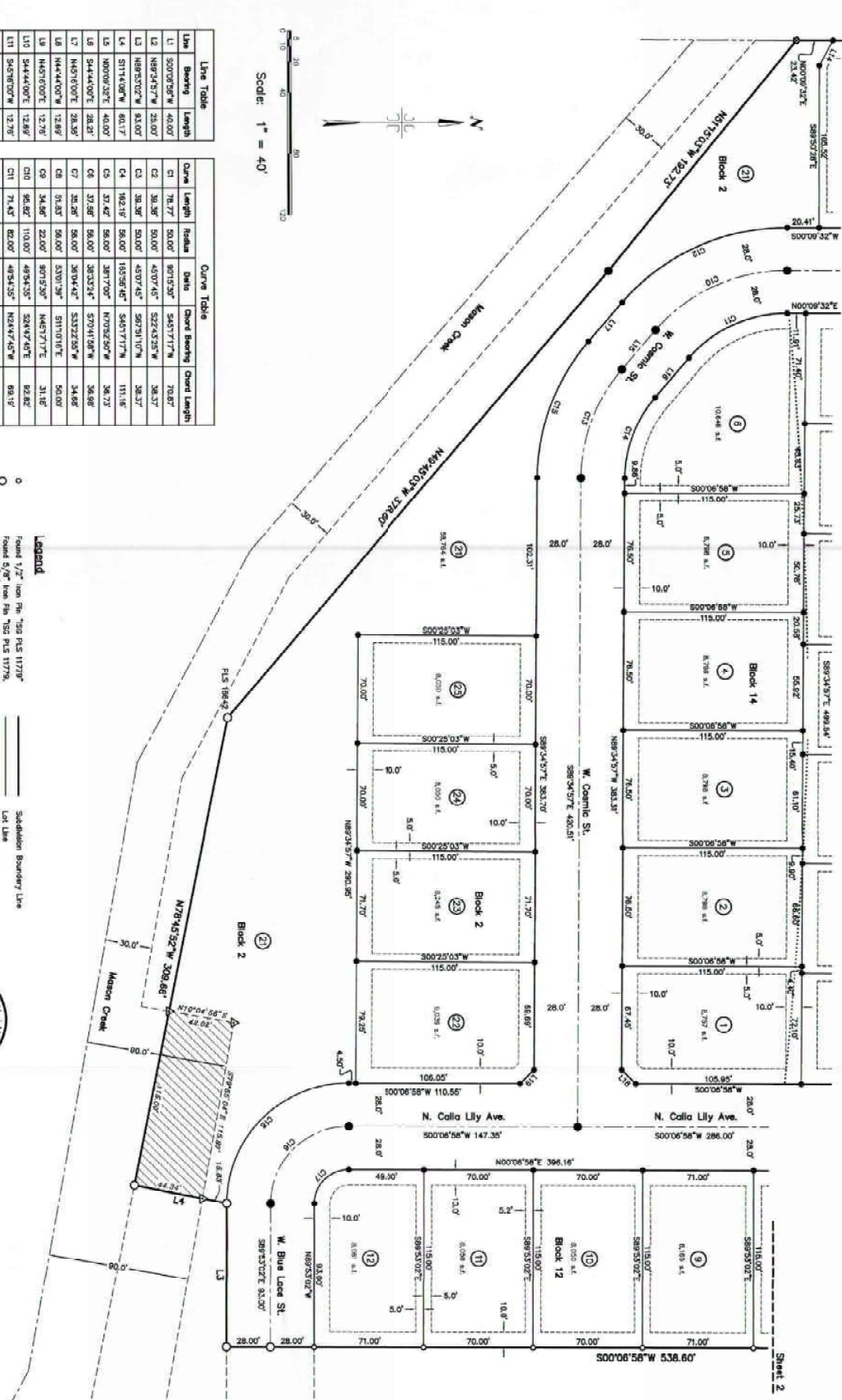
Job No. 22-053
Sheet 2 of 5

IDAHO SURVEY GROUP, LLC
9839 W. EMERALD ST.
BOISE, IDAHO 83704
WWW.IDASURVEYGROUP.COM

Kinghorn Place Subdivision No. 4

Sheet 2

Sheet 2



Scale: 1" = 40'

| Line Table | | | Curve Table | | |
|------------|-------------|--------|--------------|---------|---------|
| Line | Bearing | Length | Curve Length | Radius | Delta |
| L1 | S00°05'58"W | 40.00' | C1 | 76.17' | 50.00' |
| L2 | N89°24'57"W | 28.00' | C2 | 38.38' | 50.00' |
| L3 | N89°25'02"W | 83.00' | C3 | 38.38' | 50.00' |
| L4 | S11°45'08"W | 83.17' | C4 | 162.18' | 50.00' |
| L5 | N00°00'35"E | 40.00' | C5 | 37.48' | 50.00' |
| L6 | S44°44'00"E | 28.27' | C6 | 37.48' | 50.00' |
| L7 | N45°10'00"E | 28.30' | C7 | 35.26' | 50.00' |
| L8 | N44°44'00"W | 12.88' | C8 | 51.53' | 50.00' |
| L9 | N45°10'00"E | 12.78' | C9 | 34.86' | 22.00' |
| L10 | S44°44'00"E | 12.88' | C10 | 36.82' | 110.00' |
| L11 | S45°10'00"W | 12.78' | C11 | 71.43' | 82.00' |
| L12 | N00°00'35"E | 21.88' | C12 | 50.23' | 110.00' |
| L13 | S28°03'56"E | 31.88' | C13 | 76.47' | 110.00' |
| L14 | S81°47'14"E | 18.37' | C14 | 57.01' | 82.00' |
| L15 | S44°44'00"E | 33.50' | C15 | 85.84' | 138.00' |
| L16 | N44°44'00"W | 33.50' | C16 | 76.54' | 80.00' |
| L17 | S45°10'00"E | 33.50' | C17 | 34.86' | 22.00' |
| L18 | S45°10'00"W | 12.78' | C18 | 122.32' | 78.00' |
| L19 | S44°44'00"E | 12.88' | C19 | | |

- Legend**
- Road 1/2" from PLS 11779
 - Road 5/8" from PLS 11779
 - ▲ Right-of-Way Line
 - △ Easement Line (see Note 1)
 - ▨ U.S. Bureau of Reclamation
 - ▤ Adjacent Subdivision Boundary
 - ▥ Ties Line
 - ▧ Meas. Line



See Sheet 1 for Notes.

Book

Page

Job No. 22-003
Sheet 3 of 5

IDAHO SURVEY GROUP, LLC

9835 W. EMERALD ST.
BOISE, IDAHO 83704
WWW.IDAGROUP.COM

Kinghorn Place Subdivision No. 4

Certificate of Owners

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

A parcel of land located in the Northwest Quarter of the Southeast Quarter of Section 33, Township 4 North, Range 2 West, Boise Meridian, City of Nampa, Canyon County, Idaho more particularly described as follows:

Commencing at the East Quarter corner of said Section 33 from which the Center Quarter corner of said Section 33 bears North 89°34'57" West, 2639.40 feet; thence on the east-west centerline of said Section 33, North 89°34'57" West, 1,756.03 feet; thence leaving said east-west centerline, South 00°06'58" West, 40.00 feet to the Northwest corner of Kinghorn Place Subdivision No. 3 as filed in Book _____ of Plats of Page _____ of record of Canyon County, Idaho, and the POINT OF BEGINNING.

thence on the westerly boundary line of Kinghorn Place Subdivision No. 3 the following five (5) courses and distances:

South 00°06'58" West, 140.00 feet;

North 89°34'57" West, 23.00 feet;

South 00°06'58" West, 538.60 feet;

North 89°35'02" West, 93.00 feet;

South 11°14'08" West, 60.17 feet to the northeasterly right-of-way line of Moon Creek Drain Ditch;

thence leaving said westerly boundary line on said northeasterly right-of-way line the following three (3) courses and distances:

North 78°45'52" West, 309.66 feet;

North 49°45'03" West, 378.60 feet;

North 51°15'03" West, 192.73 feet to the north-south centerline of said Section 33;

thence on said north-south centerline, North 00°09'32" East, 317.90 feet to the south right-of-way line of

W. Spruce Street as conveyed by a Deed recorded as Instrument No. 2019-016411, records of Canyon County, Idaho;

thence on said south right-of-way line, South 89°34'57" East, 873.36 feet to the POINT OF BEGINNING.

Containing 11,684 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 herein, 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 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

Acknowledgment

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

On this _____ day of _____, 20____, before me, the undersigned, a notary public in and for said State of Idaho, personally appeared _____, known to me to be the President of Challenger Development, Inc., 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
Residing in _____, Idaho

Certificate of Surveyor

I, Cody W. McCormick, 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.

Cody W. McCormick

P.L.S. No. 11779



Book

Page

Job No. 22-003
Sheet 4 of 5

IDAHO
SURVEY
GROUP, LLC

9006 W. EMERALD ST.
BOISE, IDAHO 83704
WWW.IDAHOSURVEY.COM

Health Certificate

| District Health Department, REHS | Date |
|----------------------------------|------|
|----------------------------------|------|

Approval of City Council

City Clerk, Nampa, Idaho

Approval of City Engineer

City Engineer Date

Approval of City Planning and Zoning Commission

Chairman,
Nampa Planning & Zoning Commission

Secretary,
Nampa Planning & Zoning Commission

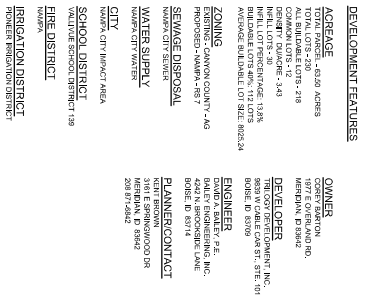


Certificate Of County Surveyor

Canyon County Surveyor Date

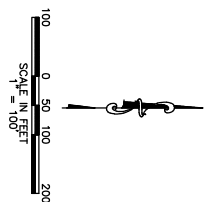
Certificate of County Treasurer

County Treasurer Date



| <u>PLAN SHEET INDEX</u> | |
|-------------------------|--|
| <u>SHEET</u> | <u>DESCRIPTION</u> |
| PP-1 | COVER SHEET, INDEX & VICINITY MAP |
| PP-2 | PRELIMINARY PLAT, NOTES & OPEN SPACE TABLE |
| PP-3 | CONCEPTUAL ENGINEERING PLAN & STREET DETAILS |
| PP-4 | PARCEL TABLES & CURVE TABLES |
| PP-5 | EASEMENT TABLES |
| PP-6 | CONCEPTUAL SEWER PROFILES |
| PP-7 | CONCEPTUAL SEWER PROFILES |
| PP-8 | CONCEPTUAL SEWER PROFILES |

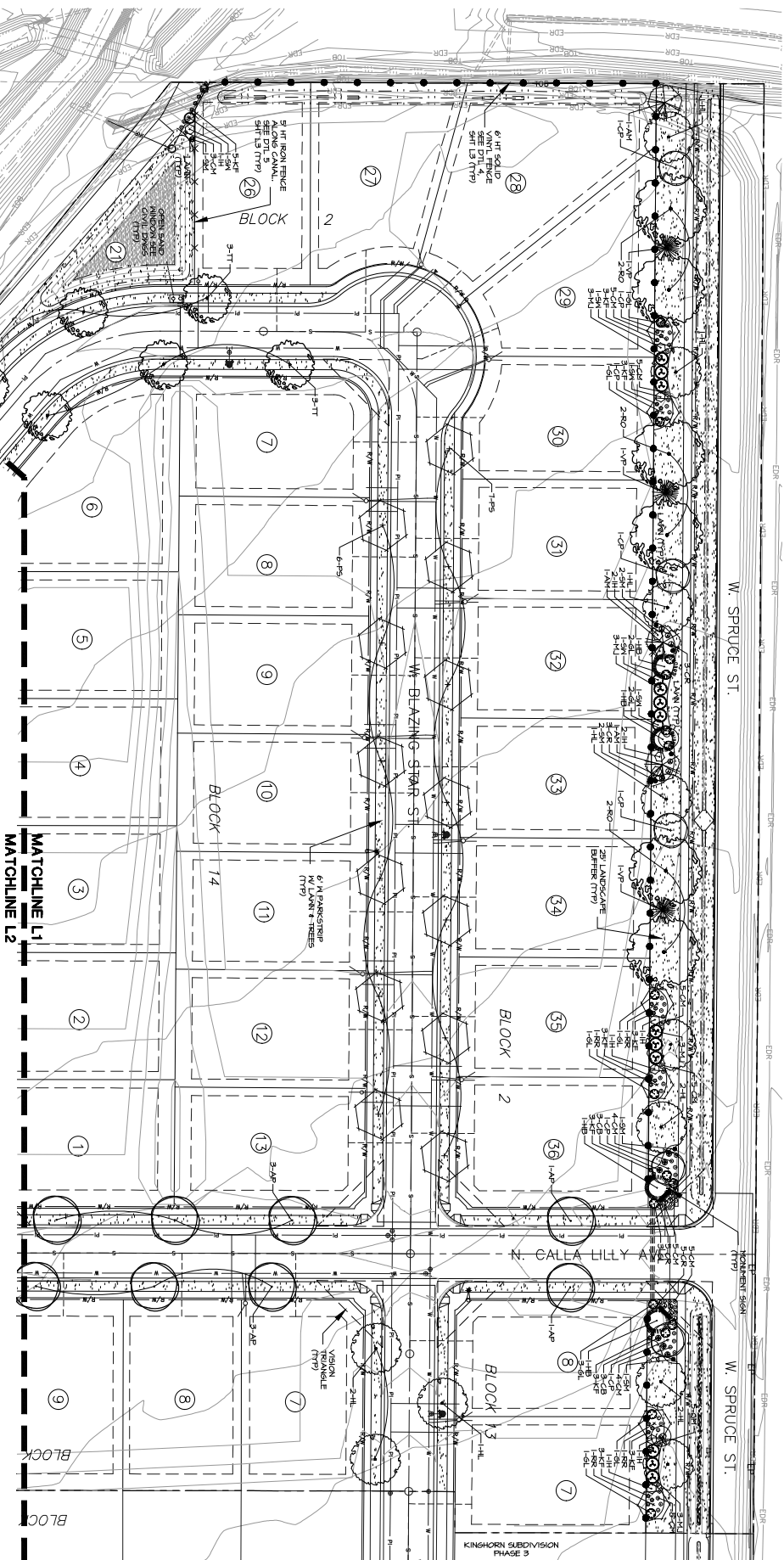
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| | Parcel data | Perimeter | Type |
|-------------------------|-------------|-----------|----------------|
| Block 1: Lot 1: COMMON | 16725 | 1433 | OPEN/ DRAINAGE |
| Block 1: Lot 1: COMMON | 150020 | 1433 | OPEN/ DRAINAGE |
| Block 2: Lot 1: COMMON | 18650 | 1631 | BUFFER |
| Block 3: Lot 1: COMMON | 11552 | 963 | BUFFER |
| Block 3: Lot 1: COMMON | 11514 | 1062 | OPEN |
| Block 3: Lot 30: COMMON | 4117 | 229 | ACCESS |
| Block 3: Lot 3: COMMON | 21033 | 1809 | BUFFER |
| Block 4: Lot 1: COMMON | 11699 | 1079 | BUFFER |
| Block 4: Lot 6: COMMON | 35807 | 1238 | OPEN |
| Block 5: Lot 2: COMMON | 11550 | 1433 | OPEN/ DRAINAGE |
| Block 7: Lot 1: COMMON | 16435 | 577 | OPEN/ DRAINAGE |
| Block 7: Lot 8: COMMON | 13720 | 569 | OPEN/ DRAINAGE |



| | |
|---|----------|
| NO. DATE | REVISION |
| 01 | 12-23-19 |
| 1. 12-23-19 AMEND: 1.001, 1.002, 1.003, 1.004, 1.005, 1.006, 1.007, 1.008, 1.009, 1.010, 1.011, 1.012, 1.013, 1.014, 1.015, 1.016, 1.017, 1.018, 1.019, 1.020, 1.021, 1.022, 1.023, 1.024, 1.025, 1.026, 1.027, 1.028, 1.029, 1.030, 1.031, 1.032, 1.033, 1.034, 1.035, 1.036, 1.037, 1.038, 1.039, 1.040, 1.041, 1.042, 1.043, 1.044, 1.045, 1.046, 1.047, 1.048, 1.049, 1.050, 1.051, 1.052, 1.053, 1.054, 1.055, 1.056, 1.057, 1.058, 1.059, 1.060, 1.061, 1.062, 1.063, 1.064, 1.065, 1.066, 1.067, 1.068, 1.069, 1.070, 1.071, 1.072, 1.073, 1.074, 1.075, 1.076, 1.077, 1.078, 1.079, 1.080, 1.081, 1.082, 1.083, 1.084, 1.085, 1.086, 1.087, 1.088, 1.089, 1.090, 1.091, 1.092, 1.093, 1.094, 1.095, 1.096, 1.097, 1.098, 1.099, 1.100, 1.101, 1.102, 1.103, 1.104, 1.105, 1.106, 1.107, 1.108, 1.109, 1.110, 1.111, 1.112, 1.113, 1.114, 1.115, 1.116, 1.117, 1.118, 1.119, 1.120, 1.121, 1.122, 1.123, 1.124, 1.125, 1.126, 1.127, 1.128, 1.129, 1.130, 1.131, 1.132, 1.133, 1.134, 1.135, 1.136, 1.137, 1.138, 1.139, 1.140, 1.141, 1.142, 1.143, 1.144, 1.145, 1.146, 1.147, 1.148, 1.149, 1.150, 1.151, 1.152, 1.153, 1.154, 1.155, 1.156, 1.157, 1.158, 1.159, 1.160, 1.161, 1.162, 1.163, 1.164, 1.165, 1.166, 1.167, 1.168, 1.169, 1.170, 1.171, 1.172, 1.173, 1.174, 1.175, 1.176, 1.177, 1.178, 1.179, 1.180, 1.181, 1.182, 1.183, 1.184, 1.185, 1.186, 1.187, 1.188, 1.189, 1.190, 1.191, 1.192, 1.193, 1.194, 1.195, 1.196, 1.197, 1.198, 1.199, 1.200, 1.201, 1.202, 1.203, 1.204, 1.205, 1.206, 1.207, 1.208, 1.209, 1.210, 1.211, 1.212, 1.213, 1.214, 1.215, 1.216, 1.217, 1.218, 1.219, 1.220, 1.221, 1.222, 1.223, 1.224, 1.225, 1.226, 1.227, 1.228, 1.229, 1.230, 1.231, 1.232, 1.233, 1.234, 1.235, 1.236, 1.237, 1.238, 1.239, 1.240, 1.241, 1.242, 1.243, 1.244, 1.245, 1.246, 1.247, 1.248, 1.249, 1.250, 1.251, 1.252, 1.253, 1.254, 1.255, 1.256, 1.257, 1.258, 1.259, 1.260, 1.261, 1.262, 1.263, 1.264, 1.265, 1.266, 1.267, 1.268, 1.269, 1.270, 1.271, 1.272, 1.273, 1.274, 1.275, 1.276, 1.277, 1.278, 1.279, 1.280, 1.281, 1.282, 1.283, 1.284, 1.285, 1.286, 1.287, 1.288, 1.289, 1.290, 1.291, 1.292, 1.293, 1.294, 1.295, 1.296, 1.297, 1.298, 1.299, 1.300, 1.301, 1.302, 1.303, 1.304, 1.305, 1.306, 1.307, 1.308, 1.309, 1.310, 1.311, 1.312, 1.313, 1.314, 1.315, 1.316, 1.317, 1.318, 1.319, 1.320, 1.321, 1.322, 1.323, 1.324, 1.325, 1.326, 1.327, 1.328, 1.329, 1.330, 1.331, 1.332, 1.333, 1.334, 1.335, 1.336, 1.337, 1.338, 1.339, 1.340, 1.341, 1.342, 1.343, 1.344, 1.345, 1.346, 1.347, 1.348, 1.349, 1.350, 1.351, 1.352, 1.353, 1.354, 1.355, 1.356, 1.357, 1.358, 1.359, 1.360, 1.361, 1.362, 1.363, 1.364, 1.365, 1.366, 1.367, 1.368, 1.369, 1.370, 1.371, 1.372, 1.373, 1.374, 1.375, 1.376, 1.377, 1.378, 1.379, 1.380, 1.381, 1.382, 1.383, 1.384, 1.385, 1.386, 1.387, 1.388, 1.389, 1.390, 1.391, 1.392, 1.393, 1.394, 1.395, 1.396, 1.397, 1.398, 1.399, 1.400, 1.401, 1.402, 1.403, 1.404, 1.405, 1.406, 1.407, 1.408, 1.409, 1.410, 1.411, 1.412, 1.413, 1.414, 1.415, 1.416, 1.417, 1.418, 1.419, 1.420, 1.421, 1.422, 1.423, 1.424, 1.425, 1.426, 1.427, 1.428, 1.429, 1.430, 1.431, 1.432, 1.433, 1.434, 1.435, 1.436, 1.437, 1.438, 1.439, 1.440, 1.441, 1.442, 1.443, 1.444, 1.445, 1.446, 1.447, 1.448, 1.449, 1.450, 1.451, 1.452, 1.453, 1.454, 1.455, 1.456, 1.457, 1.458, 1.459, 1.460, 1.461, 1.462, 1.463, 1.464, 1.465, 1.466, 1.467, 1.468, 1.469, 1.470, 1.471, 1.472, 1.473, 1.474, 1.475, 1.476, 1.477, 1.478, 1.479, 1.480, 1.481, 1.482, 1.483, 1.484, 1.485, 1.486, 1.487, 1.488, 1.489, 1.490, 1.491, 1.492, 1.493, 1.494, 1.495, 1.496, 1.497, 1.498, 1.499, 1.500, 1.501, 1.502, 1.503, 1.504, 1.505, 1.506, 1.507, 1.508, 1.509, 1.510, 1.511, 1.512, 1.513, 1.514, 1.515, 1.516, 1.517, 1.518, 1.519, 1.520, 1.521, 1.522, 1.523, 1.524, 1.525, 1.526, 1.527, 1.528, 1.529, 1.530, 1.531, 1.532, 1.533, 1.534, 1.535, 1.536, 1.537, 1.538, 1.539, 1.540, 1.541, 1.542, 1.543, 1.544, 1.545, 1.546, 1.547, 1.548, 1.549, 1.550, 1.551, 1.552, 1.553, 1.554, 1.555, 1.556, 1.557, 1.558, 1.559, 1.560, 1.561, 1.562, 1.563, 1.564, 1.565, 1.566, 1.567, 1.568, 1.569, 1.570, 1.571, 1.572, 1.573, | |



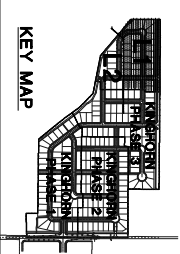
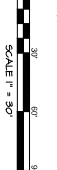
PLANT SCHEDULE

| SYN | COMMON NAME | SYN | COMMON NAME |
|-----|--------------------------|-----|--------------------------|
| 1 | EVERGREEN TREES | 1 | EVERGREEN TREES |
| 2 | HOOPS BLUE SPRAUCE | 2 | HOOPS BLUE SPRAUCE |
| 3 | BLACKWOOD LONDON PLANTER | 3 | BLACKWOOD LONDON PLANTER |
| 4 | SWAMP OAK | 4 | SWAMP OAK |
| 5 | SHRUBS/ORNAMENTALS | 5 | SHRUBS/ORNAMENTALS |
| 6 | SHRUBS/ORNAMENTALS | 6 | SHRUBS/ORNAMENTALS |
| 7 | SHRUBS/ORNAMENTALS | 7 | SHRUBS/ORNAMENTALS |
| 8 | SHRUBS/ORNAMENTALS | 8 | SHRUBS/ORNAMENTALS |
| 9 | SHRUBS/ORNAMENTALS | 9 | SHRUBS/ORNAMENTALS |
| 10 | SHRUBS/ORNAMENTALS | 10 | SHRUBS/ORNAMENTALS |
| 11 | SHRUBS/ORNAMENTALS | 11 | SHRUBS/ORNAMENTALS |
| 12 | SHRUBS/ORNAMENTALS | 12 | SHRUBS/ORNAMENTALS |
| 13 | SHRUBS/ORNAMENTALS | 13 | SHRUBS/ORNAMENTALS |
| 14 | SHRUBS/ORNAMENTALS | 14 | SHRUBS/ORNAMENTALS |

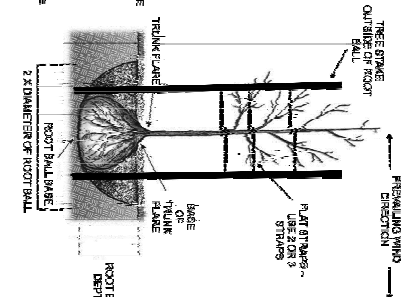
NOTES

- 1. REFER TO SHEET 13 FOR PLANT SCHEDULE
- 2. REFER TO SHEET 14 FOR LANDSCAPE AND
- 3. REVISION SPECIFICATIONS

LANDSCAPE PLAN
REVISIONS REQUIRED

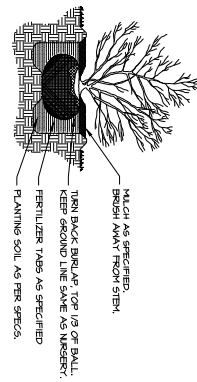


1. PLANTING DEPTH SHALL BE THE SAME AS THE SIZE OF THE ROOT BALL.
2. PLANTING DEPTH SHALL BE THE SAME AS THE SIZE OF THE ROOT BALL.
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22. PLANTING DEPTH SHALL BE THE SAME AS THE SIZE OF THE ROOT BALL.



1 APPROVED CITY OF NAPA TREE DETAIL

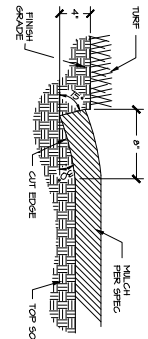
NOT TO SCALE



NOTE: DIG HOLE TWICE THE SIZE OF ROOTBALL.

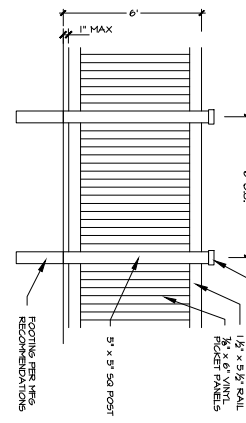
2 SHRUB PLANTING

NOT TO SCALE



3 PLANTER CUT BED EDGE

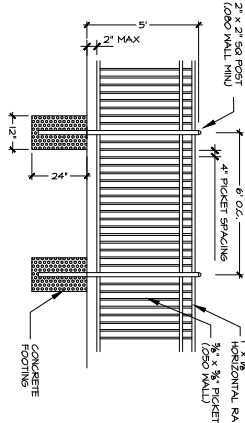
NOT TO SCALE



NOTES:
1. TO STEP DOWN TO 3' HEIGHT 20' FROM ROAD
2. VINYL FENCE STYLE MAY VARY SLIGHTLY.

4 VINYL PRIVACY FENCE

NOT TO SCALE



NOTES:
1. IRON FENCE STYLE MAY VARY SLIGHTLY.

5 IRON FENCE

NOT TO SCALE

PLANT SCHEDULE

| SPR. COMMON NAME | BOTANICAL NAME | SIZE |
|------------------------|-----------------|-----------------|
| EXTERIOR TREES | | |
| 1. ACORN BLUE SPRUCE | PIZZA PINEAPPLE | 4-6 HT. B&B |
| 2. ACORN BLUE SPRUCE | PIZZA PINEAPPLE | 6-8 HT. B&B |
| 3. ACORN BLUE SPRUCE | PIZZA PINEAPPLE | 8-10 HT. B&B |
| 4. ACORN BLUE SPRUCE | PIZZA PINEAPPLE | 10-12 HT. B&B |
| 5. ACORN BLUE SPRUCE | PIZZA PINEAPPLE | 12-14 HT. B&B |
| 6. ACORN BLUE SPRUCE | PIZZA PINEAPPLE | 14-16 HT. B&B |
| 7. ACORN BLUE SPRUCE | PIZZA PINEAPPLE | 16-18 HT. B&B |
| 8. ACORN BLUE SPRUCE | PIZZA PINEAPPLE | 18-20 HT. B&B |
| 9. ACORN BLUE SPRUCE | PIZZA PINEAPPLE | 20-22 HT. B&B |
| 10. ACORN BLUE SPRUCE | PIZZA PINEAPPLE | 22-24 HT. B&B |
| 11. ACORN BLUE SPRUCE | PIZZA PINEAPPLE | 24-26 HT. B&B |
| 12. ACORN BLUE SPRUCE | PIZZA PINEAPPLE | 26-28 HT. B&B |
| 13. ACORN BLUE SPRUCE | PIZZA PINEAPPLE | 28-30 HT. B&B |
| 14. ACORN BLUE SPRUCE | PIZZA PINEAPPLE | 30-32 HT. B&B |
| 15. ACORN BLUE SPRUCE | PIZZA PINEAPPLE | 32-34 HT. B&B |
| 16. ACORN BLUE SPRUCE | PIZZA PINEAPPLE | 34-36 HT. B&B |
| 17. ACORN BLUE SPRUCE | PIZZA PINEAPPLE | 36-38 HT. B&B |
| 18. ACORN BLUE SPRUCE | PIZZA PINEAPPLE | 38-40 HT. B&B |
| 19. ACORN BLUE SPRUCE | PIZZA PINEAPPLE | 40-42 HT. B&B |
| 20. ACORN BLUE SPRUCE | PIZZA PINEAPPLE | 42-44 HT. B&B |
| 21. ACORN BLUE SPRUCE | PIZZA PINEAPPLE | 44-46 HT. B&B |
| 22. ACORN BLUE SPRUCE | PIZZA PINEAPPLE | 46-48 HT. B&B |
| 23. ACORN BLUE SPRUCE | PIZZA PINEAPPLE | 48-50 HT. B&B |
| 24. ACORN BLUE SPRUCE | PIZZA PINEAPPLE | 50-52 HT. B&B |
| 25. ACORN BLUE SPRUCE | PIZZA PINEAPPLE | 52-54 HT. B&B |
| 26. ACORN BLUE SPRUCE | PIZZA PINEAPPLE | 54-56 HT. B&B |
| 27. ACORN BLUE SPRUCE | PIZZA PINEAPPLE | 56-58 HT. B&B |
| 28. ACORN BLUE SPRUCE | PIZZA PINEAPPLE | 58-60 HT. B&B |
| 29. ACORN BLUE SPRUCE | PIZZA PINEAPPLE | 60-62 HT. B&B |
| 30. ACORN BLUE SPRUCE | PIZZA PINEAPPLE | 62-64 HT. B&B |
| 31. ACORN BLUE SPRUCE | PIZZA PINEAPPLE | 64-66 HT. B&B |
| 32. ACORN BLUE SPRUCE | PIZZA PINEAPPLE | 66-68 HT. B&B |
| 33. ACORN BLUE SPRUCE | PIZZA PINEAPPLE | 68-70 HT. B&B |
| 34. ACORN BLUE SPRUCE | PIZZA PINEAPPLE | 70-72 HT. B&B |
| 35. ACORN BLUE SPRUCE | PIZZA PINEAPPLE | 72-74 HT. B&B |
| 36. ACORN BLUE SPRUCE | PIZZA PINEAPPLE | 74-76 HT. B&B |
| 37. ACORN BLUE SPRUCE | PIZZA PINEAPPLE | 76-78 HT. B&B |
| 38. ACORN BLUE SPRUCE | PIZZA PINEAPPLE | 78-80 HT. B&B |
| 39. ACORN BLUE SPRUCE | PIZZA PINEAPPLE | 80-82 HT. B&B |
| 40. ACORN BLUE SPRUCE | PIZZA PINEAPPLE | 82-84 HT. B&B |
| 41. ACORN BLUE SPRUCE | PIZZA PINEAPPLE | 84-86 HT. B&B |
| 42. ACORN BLUE SPRUCE | PIZZA PINEAPPLE | 86-88 HT. B&B |
| 43. ACORN BLUE SPRUCE | PIZZA PINEAPPLE | 88-90 HT. B&B |
| 44. ACORN BLUE SPRUCE | PIZZA PINEAPPLE | 90-92 HT. B&B |
| 45. ACORN BLUE SPRUCE | PIZZA PINEAPPLE | 92-94 HT. B&B |
| 46. ACORN BLUE SPRUCE | PIZZA PINEAPPLE | 94-96 HT. B&B |
| 47. ACORN BLUE SPRUCE | PIZZA PINEAPPLE | 96-98 HT. B&B |
| 48. ACORN BLUE SPRUCE | PIZZA PINEAPPLE | 98-100 HT. B&B |
| 49. ACORN BLUE SPRUCE | PIZZA PINEAPPLE | 100-102 HT. B&B |
| 50. ACORN BLUE SPRUCE | PIZZA PINEAPPLE | 102-104 HT. B&B |
| 51. ACORN BLUE SPRUCE | PIZZA PINEAPPLE | 104-106 HT. B&B |
| 52. ACORN BLUE SPRUCE | PIZZA PINEAPPLE | 106-108 HT. B&B |
| 53. ACORN BLUE SPRUCE | PIZZA PINEAPPLE | 108-110 HT. B&B |
| 54. ACORN BLUE SPRUCE | PIZZA PINEAPPLE | 110-112 HT. B&B |
| 55. ACORN BLUE SPRUCE | PIZZA PINEAPPLE | 112-114 HT. B&B |
| 56. ACORN BLUE SPRUCE | PIZZA PINEAPPLE | 114-116 HT. B&B |
| 57. ACORN BLUE SPRUCE | PIZZA PINEAPPLE | 116-118 HT. B&B |
| 58. ACORN BLUE SPRUCE | PIZZA PINEAPPLE | 118-120 HT. B&B |
| 59. ACORN BLUE SPRUCE | PIZZA PINEAPPLE | 120-122 HT. B&B |
| 60. ACORN BLUE SPRUCE | PIZZA PINEAPPLE | 122-124 HT. B&B |
| 61. ACORN BLUE SPRUCE | PIZZA PINEAPPLE | 124-126 HT. B&B |
| 62. ACORN BLUE SPRUCE | PIZZA PINEAPPLE | 126-128 HT. B&B |
| 63. ACORN BLUE SPRUCE | PIZZA PINEAPPLE | 128-130 HT. B&B |
| 64. ACORN BLUE SPRUCE | PIZZA PINEAPPLE | 130-132 HT. B&B |
| 65. ACORN BLUE SPRUCE | PIZZA PINEAPPLE | 132-134 HT. B&B |
| 66. ACORN BLUE SPRUCE | PIZZA PINEAPPLE | 134-136 HT. B&B |
| 67. ACORN BLUE SPRUCE | PIZZA PINEAPPLE | 136-138 HT. B&B |
| 68. ACORN BLUE SPRUCE | PIZZA PINEAPPLE | 138-140 HT. B&B |
| 69. ACORN BLUE SPRUCE | PIZZA PINEAPPLE | 140-142 HT. B&B |
| 70. ACORN BLUE SPRUCE | PIZZA PINEAPPLE | 142-144 HT. B&B |
| 71. ACORN BLUE SPRUCE | PIZZA PINEAPPLE | 144-146 HT. B&B |
| 72. ACORN BLUE SPRUCE | PIZZA PINEAPPLE | 146-148 HT. B&B |
| 73. ACORN BLUE SPRUCE | PIZZA PINEAPPLE | 148-150 HT. B&B |
| 74. ACORN BLUE SPRUCE | PIZZA PINEAPPLE | 150-152 HT. B&B |
| 75. ACORN BLUE SPRUCE | PIZZA PINEAPPLE | 152-154 HT. B&B |
| 76. ACORN BLUE SPRUCE | PIZZA PINEAPPLE | 154-156 HT. B&B |
| 77. ACORN BLUE SPRUCE | PIZZA PINEAPPLE | 156-158 HT. B&B |
| 78. ACORN BLUE SPRUCE | PIZZA PINEAPPLE | 158-160 HT. B&B |
| 79. ACORN BLUE SPRUCE | PIZZA PINEAPPLE | 160-162 HT. B&B |
| 80. ACORN BLUE SPRUCE | PIZZA PINEAPPLE | 162-164 HT. B&B |
| 81. ACORN BLUE SPRUCE | PIZZA PINEAPPLE | 164-166 HT. B&B |
| 82. ACORN BLUE SPRUCE | PIZZA PINEAPPLE | 166-168 HT. B&B |
| 83. ACORN BLUE SPRUCE | PIZZA PINEAPPLE | 168-170 HT. B&B |
| 84. ACORN BLUE SPRUCE | PIZZA PINEAPPLE | 170-172 HT. B&B |
| 85. ACORN BLUE SPRUCE | PIZZA PINEAPPLE | 172-174 HT. B&B |
| 86. ACORN BLUE SPRUCE | PIZZA PINEAPPLE | 174-176 HT. B&B |
| 87. ACORN BLUE SPRUCE | PIZZA PINEAPPLE | 176-178 HT. B&B |
| 88. ACORN BLUE SPRUCE | PIZZA PINEAPPLE | 178-180 HT. B&B |
| 89. ACORN BLUE SPRUCE | PIZZA PINEAPPLE | 180-182 HT. B&B |
| 90. ACORN BLUE SPRUCE | PIZZA PINEAPPLE | 182-184 HT. B&B |
| 91. ACORN BLUE SPRUCE | PIZZA PINEAPPLE | 184-186 HT. B&B |
| 92. ACORN BLUE SPRUCE | PIZZA PINEAPPLE | 186-188 HT. B&B |
| 93. ACORN BLUE SPRUCE | PIZZA PINEAPPLE | 188-190 HT. B&B |
| 94. ACORN BLUE SPRUCE | PIZZA PINEAPPLE | 190-192 HT. B&B |
| 95. ACORN BLUE SPRUCE | PIZZA PINEAPPLE | 192-194 HT. B&B |
| 96. ACORN BLUE SPRUCE | PIZZA PINEAPPLE | 194-196 HT. B&B |
| 97. ACORN BLUE SPRUCE | PIZZA PINEAPPLE | 196-198 HT. B&B |
| 98. ACORN BLUE SPRUCE | PIZZA PINEAPPLE | 198-200 HT. B&B |
| 99. ACORN BLUE SPRUCE | PIZZA PINEAPPLE | 200-202 HT. B&B |
| 100. ACORN BLUE SPRUCE | PIZZA PINEAPPLE | 202-204 HT. B&B |

NOTES

1. ALL PLANTING AREAS SHALL BE INSTALLED IN ACCORDANCE WITH CITY OF NAPA CODE. REFER TO SHEET L4 - SPEC. SECTION 32 40 00 - LANDSCAPE SPECIFICATIONS.
2. ALL PLANTING AREAS TO BE PLANTED WITH AN AUTOMATIC IRRIGATION SYSTEM. REFER TO SHEET L4 - SPEC. SECTION 32 40 00 - IRRIGATION PERFORMANCE SPECIFICATIONS.
3. LOCATE AND PROTECT ALL UTILITIES DURING CONSTRUCTION.
4. TREES SHALL NOT BE PLANTED WITHIN THE 10-FOOT CLEAR ZONE OF ALL STORM DRAIN PIPE STRUCTURES, OR ANY OTHER STRUCTURES OR UTILITIES. THE 10-FOOT CLEAR ZONE SHALL BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT. THE 10-FOOT CLEAR ZONE SHALL BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT.
5. NO TREES SHALL INTERFERE WITH THE 10-FOOT CLEAR ZONE OF ALL STORM DRAIN PIPE STRUCTURES, OR ANY OTHER STRUCTURES OR UTILITIES. THE 10-FOOT CLEAR ZONE SHALL BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT. THE 10-FOOT CLEAR ZONE SHALL BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT.
6. TREES SHALL BE PLANTED NO CLOSER THAN 30' FROM INTERSECTION STOP SIGNS.
7. LANDSCAPE AND TREES IN FRONT OF BUILDINGS, LOTS, OR INTERIOR STREETS TO BE COMPLETED DURING CONSTRUCTION ON THESE LOTS. TWO 2" CALIBER TREES ARE REQUIRED PER LOT. ONE OF THE TWO TREES TO BE REQUIRED ON THE LOT TREE LOCATIONS MAY BE ALTERED TO ACCOMMODATE DRIVEWAYS. TREES SHALL NOT BE PLANTED WITHIN 5' OF WATER BODIES OR UNDERGROUND UTILITY LINES.
8. PLANT LIST IS SUBJECT TO SUBSTITUTIONS OF SIMILAR SPECIES DUE TO PLANT AVAILABILITY. REPLACE PLANT LIST OF THE TREE. ALL INTENTION NOTES TO BE COMPLETELY REMOVED FROM THE TREE.
9. ALL EXISTING TREES ON SITE ARE SCORING VOLUNTARY TREES ALONG DRIVEWAYS AND ARE TO BE REMOVED NO EXISTING TREES SHALL BE PLANTED NO CLOSER THAN 25' FROM STREET LIGHT FIXTURES.

LANDSCAPE CALCULATIONS

| LOCATION | DIFFER. WIDTH | LENGTH | PROVIDED |
|-----------------------|---------------|--------|--|
| 1. SPRUCE ST. | 25' | 65' | 14 CLASS II & III TREES x 35' x 40' (44 FT. BROWN TREES) |
| | | | 41 |
| | | | 44 |
| | | | 56 |
| TOTAL NUMBER OF TREES | | | 121 |





1/29/2025

RE: Kinghorn Place No.4 - Final Plat

To: Kent Brown

cc: City of Nampa Engineering; City of Nampa P&Z

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

- W Cosmic St should be W Cosmic Dr

Sincerely,

Clay Brown
GIS Tech II
Public Works Department
City of Nampa

Lynda Noah

From: Brendon Smith
Sent: Monday, February 3, 2025 4:37 PM
To: Planning-Zoning Staff
Subject: Kinghorn Place No 4 Final Plat Approval (SPF-00281-2025, SPP-00038-2018)

The Building Department has no comments for **Kinghorn Place No 4 Final Plat Approval (SPF-00281-2025, SPP-00038-2018)**

Thank you,



Brendon Smith
Plans Examiner Supervisor
500 12th Ave S, Nampa, ID 83651
Direct Line: 208.590.8201
[Department of Building Safety](#)

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.

Lynda Noah

From: Adam Mancini
Sent: Friday, January 31, 2025 3:49 PM
To: Lynda Noah
Cc: Carolynn Murray; Cody Swander; Doug Critchfield
Subject: RE: Request for Dept/Agency comments due by 2/14/25 for Spring Shores Final Platt (SPF-00278-2024, SPP-0047-2019)

Hi Lynda,

After reviewing the final plat for Kinghorn Place Subdivision, Forestry has one request. Please ask the architect/developer to select an alternate tree for the Autumn Purple Ash. This tree has a known pest currently causing destruction and another known pest that has devastated Ash trees across the country but has not been discovered in Idaho, yet.

Thank you,

Adam



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

From: Lynda Noah <noahl@cityofnampa.us>
Sent: Friday, January 31, 2025 2:15 PM
To: Larry Hoobery <hooberyl@cityofnampa.us>; Adam Mancini <Mancinia@cityofnampa.us>; Addressing <Addressing@cityofnampa.us>; Alicia Flavel <aflavel.bkirrdist@gmail.com>; Breanna Son <sonb@cityofnampa.us>; Brendon Smith <smithb@cityofnampa.us>; Brent Carpenter <brentc@brownbuscompany.com>; Brian Graves <bgraves@kunaschools.org>; Camille Bates <camille.bates@lumen.com>; Candace Fry <fryc@cityofnampa.us>; Carolynn Murray <murrayc@cityofnampa.us>; Chris Hopper <chopper@hwydistrict4.org>; Cody Swander <swanderc@cityofnampa.us>; COMPASS <gis@compassidaho.org>; Cortney Stauffer <cstauffer@nsd131.org>; Craig Tarter <tarterc@cityofnampa.us>; Dalelyn Allen <dalelyn.allen@vallivue.org>; Damion Snodgrass <snodgrassd@cityofnampa.us>; 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>; Julie Linan <linanj@nampafire.org>; Ken Nutt <nuttk@cityofnampa.us>; Kent Lovelace <lovelacek@cityofnampa.us>; Kirk Meyers <kirk@pioneerirrigation.com>; Kristi Watkins

Lynda Noah

From: D3 Development Services <D3Development.Services@itd.idaho.gov>
Sent: Tuesday, February 4, 2025 7:34 AM
To: Lynda Noah
Subject: RE: Request for Dept/Agency comments due by 2/14/25 for Kinghorn Place No 4 Final Plat Approval (SPF-00281-2025, SPP-00038-2018)

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Hello,

After careful review of the transmittal submitted to ITD on January 31, 2025 regarding, Kinghorn Place No 4 Final Plat, the Department has no comments or concerns to make at this time. This application does not meet thresholds for a Traffic Impact Study nor does it pose any safety concern. If you have any questions please contact Niki Benyakhlef at (208) 334-8337/ Niki.Benyakhlef@itd.idaho.gov.

Thank you

Mila Kinakh

D3 Planning and Development
Administrative Assistant



YOUR Safety ... **YOUR Mobility** ... **YOUR Economic Opportunity**

From: Lynda Noah <noahl@cityofnampa.us>

Sent: Friday, January 31, 2025 2:50 PM

To: Adam Mancini <Mancinia@cityofnampa.us>; Addressing <Addressing@cityofnampa.us>; Alicia Flavel <aflavel.bkirrdist@gmail.com>; Breanna Son <sonb@cityofnampa.us>; Brendon Smith <smithb@cityofnampa.us>; Brent Carpenter <brentc@brownbuscompany.com>; Brian Graves <bgraves@kunaschools.org>; Camille Bates <camille.bates@lumen.com>; Candace Fry <fryc@cityofnampa.us>;Carolynn Murray <murrayc@cityofnampa.us>; Chris Hopper <chopper@hwydistrict4.org>; Cody Swander <swanderc@cityofnampa.us>; COMPASS <gis@compassidaho.org>; Cortney Stauffer <cstauffer@nsd131.org>; Craig Tarter <tarterc@cityofnampa.us>; Dalelyn Allen <dalelyn.allen@vallivue.org>; Damion Snodgrass <snodgrassd@cityofnampa.us>; 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 <critchfeldd@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 <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

Lynda Noah

From: Timothy Jensen <tejensen@kunaschools.org>
Sent: Friday, January 31, 2025 3:42 PM
To: Planning-Zoning Staff
Subject: Kinghorn Place No 4 Final Plat Approval (SPF-00281-2025, SPP-00038-2018)

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Kuna School District has no official comment on this application as it does not lie within our boundaries. Thank you and have a great weekend.

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

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Lynda Noah

From: Cody Swander
Sent: Friday, January 31, 2025 4:26 PM
To: Lynda Noah; Planning-Zoning Staff
Cc: Darrin Johnson; Adam Mancini; Carolynn Murray
Subject: RE: Request for Dept/Agency comments due by 2/14/25 for Kinghorn Place No 4 Final Plat Approval (SPF-00281-2025, SPP-00038-2018) Parks ID# 843

Hi Lynda,

Nampa Parks has reviewed the final plat for Kinghorn Place No. 4, Project: SPF-00281-2025. We request that the developer give a 20' wide easement along the north bank of Mason Creek to the City of Nampa for the location of the Mason Creek Pathway as indicated on the City of Nampa Bicycle and Pedestrian Master Plan.

Additionally, we request the pathway be built by the developer to the specifications listed in the master plan at the time of construction for this phase.

Thank you,



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



From: Lynda Noah <noahl@cityofnampa.us>

Sent: Friday, January 31, 2025 2:50 PM

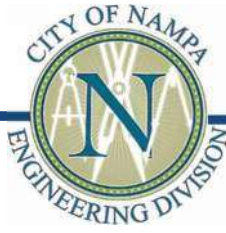
RE: Final Plat Approval for Kinghorn Place No 4 Subdivision in a RS7 (Single Family Residential) zoning district, a 12.49 acre parcel #R435600000 addressed as 0 Northside Blvd, located in the SE 1/4 of S33, T4N, R2W, BM, for Kent Brown representing Corey Barton (SPF-00281-2025). Original Concept: Residential Development for 36 single family detached units and 3 common lots.

Good afternoon,

I am providing for your review and comments the application for Final Plat Approval for Kinghorn Place No 4 Subdivision in a RS7 (Single Family Residential) zoning district, a 12.49 acre parcel #R435600000 addressed as 0 Northside Blvd, located in the SE 1/4 of S33, T4N, R2W, BM, for Kent Brown representing Corey Barton (SPF-00281-2025). Original Concept: Residential Development for 36 single family detached units and 3 common lots.

Due to the size of the combined files, I am using Adobe Acrobat to send these as links available below. Please let me know if you have any difficulty accessing the files so that I can send them to you in another format if needed. Thank you!

Here are the attachments as links for your review:



DATE: February 19, 2025

TO: Jonah Duncan, P.E., Bailey Engineering

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

CC:

SUBJECT: Kinghorn Place Subdivision #4 – Construction Drawings & Final Plat – 1st Review

The Engineering Division has completed a 1st review of the Construction Drawings and Final Plat for Kinghorn Place Subdivision No. 4 and have the following comments. Please resubmit electronically a PDF of the following for review and approval:

- Revised plans;
- Response letter addressing each of the following comments; and,

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

General Comments

1. Add comment...

Final Plat Comments

1. See final plat memo for Kinghorn Place Subdivision No. 4

Drainage Report Comments

1. None.

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

Sheet C1.0

1. Correct the callout for the phase from phase 3 to phase 4.

Sheet C6.1

1. Revise the standard drawing for water service connections to reflect City of Nampa Standard Drawings, and why is the domestic water service/sewer service detail being shown on the pressure irrigation drawing?
2. Provide valves on all legs per City Standards (TYP all locations)
3. Verify scale is correct

Sheet C6.2

1. Plan is being called out as the PI plan when it is the street light and signage plan revise accordingly.
2. Add street lights and street name signs as redlined.

3. Verify scale is correct.

Nampa Development Services Center
500 12th Ave South
Nampa, Idaho 83651



(208) 468-5409
engineering@cityofnampa.us
cityofnampa.us/engineering

DATE: February 19, 2024
TO: Nampa Planning & Zoning Department
FROM: Daniel Badger, P.E. – City Engineer
CC: Mark Steuer, P.E. – Senior Director of Development Services
SUBJECT: SFP-00281-2024 – Kinghorn Place Subdivision #4 – Engineering Review Memo

The Engineering Division has completed a review of the Construction Drawings and Final Plat for Kinghorn Place Subdivision #4 and recommend the following conditions and comments.

General Comments

1. The Preliminary Plat was approved in March 2019 and conditions of approval established at that time. This subdivision shall adhere to and address all conditions as stipulated at the time of that approval that apply to this project phase.
2. The project is adjacent to Mason Creek. A small portion of the proposed public pathway appears to encroach into the Bureau of Reclamation (BOR) easement. Plans shall be reviewed by BOR and license agreement established prior to construction drawing approval for the encroachment
3. The west portion of the project site along Mason Creek is encumbered by FEMA designated 100-year Flood Zone AE with Floodway. As such a, the Development shall adhere to the requirements of Nampa City Code Title 4, Chapter 9 “Flood Damage Prevention”, including but not limited to:
 - Apply for a Floodplain Development Permit with the Nampa Engineering Division. This shall be done at the time of each Final Plat submittal encumbered by the floodplain.
 - No fill or obstruction of any kind is allowed in the Floodway without first performing a flood study with hydraulic modeling to reflect there is no impact to the floodplain. The development plans reflect all grading to be outside of the floodway.
 - All buildings shall be constructed so the finish floor elevation meets City freeboard requirements, which is 1’ above the base flood elevation.
 - Pre-construction and post-construction elevation certificates will be required for all building permits for lots within the floodplain. As an alternative, a Letter of Map Revision (LOMR) can be processed with FEMA to remove effected lots from the floodplain. The LOMR shall be effective prior to Building Permit submittal to remove the need to provide elevation certificates.
4. A 20’ public pathway easement shall be established over the Mason Creek pathway using the City’s pathway easement agreement.
5. An Erosion Control Permit with City of Nampa is required prior to the start of any earth disturbing activities.

6. The Grove's Branch Lateral is located along a portion of the north subdivision boundary and conflicts with a portion of the proposed W Spruce St improvements. The lateral will need to be relocated to allow for construction of the road, or the Developer shall pay a fee in-lieu of construction to the City to cover the cost of any road improvements not able to be complete due to the lateral conflict as agreed between the Developer, Pioneer Irrigation District, and Nampa Engineering Division. PID shall review and approve of any and all improvement encroachments within the lateral easement. The fee in-lieu of construction, if approved, shall be based on a Contractor's estimate of the not constructed improvements with a 10% contingency factor applied to the total.

Final Plat Comments

1. Fill in book/page numbers for Kinghorn Place Subdivision No. 1 and No. 2.
2. Note which lots are "in-fill" lots with areas less than 7,000-sf.
3. Note public pathway easement to be created on Lot 21, Block 2.

Conditions of Approval

1. The Developer's Surveyor shall address all Final Plat comments prior to City Engineer signature of the Final Plat.
2. Developer's Engineer shall address all Construction Drawing and Drainage Report comments identified in the "Kinghorn Place Subdivision #4 – Construction Drawings & Final Plat – 1st Review" letter from the Nampa Engineering Division prior to construction drawing approval.
3. The Developer and their Engineer and Contractor shall adhere to the "Construction Duty and Responsibility Policy", Section 108 of the 2017 City of Nampa Engineering Development Process and Policy Manual, during the construction process. The Developer shall sign the City of Nampa Subdivision Improvement Agreement and submit to the Nampa Engineering Division prior to start of construction.
4. Developer shall provide documentation from the Irrigation District that all irrigation assessments for the property have been paid in full prior to City Engineer signature of the plat.
5. Developer shall establish a 20' wide public pathway easement over the Mason Creek pathway to be created via separate instrument using the City of Nampa public pathway agreement prior to City Engineer signature of the plat.
6. Development shall adhere to Nampa City Code Title 4, Chapter 9 "Flood Damage Prevention" for all lots encumbered by 100-year floodplain.
7. Developer shall pay a fee to the City in-lieu of construction for any Spruce St improvements not completed due to conflicts with the Grove's Branch Lateral, to be coordinated and agreed to with the Developer, Pioneer Irrigation District, and Nampa Engineering Division. The fee shall be based on a Contractor's estimate of the not constructed improvements with a 10% contingency factor applied to the total. The fee shall be held by the City in an account to be used at such time when adjacent surrounding property develops and completes the improvements.

Lynda Noah

From: PlatReview <PlatReview@lumen.com>
Sent: Tuesday, February 18, 2025 7:36 AM
To: Planning-Zoning Staff
Cc: Garrett, James
Subject: FW: Request for Dept/Agency comments due by 2/14/25 for Kinghorn Place No 4 Final Plat Approval (SPF-00281-2025, SPP-00038-2018)

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Requester,

Our engineer has completed the review of the plat, and the comments are as follows: "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 additional questions, please feel free to contact the engineer directly at James.Garrett@lumen.com.

Best regards,



Kari Hoover
Lumen Plat Review
Business Analyst I
platreview@lumen.com

From: Lynda Noah <noahl@cityofnampa.us>
Sent: Friday, January 31, 2025 4:50 PM
To: Adam Mancini <Mancinia@cityofnampa.us>; Addressing <Addressing@cityofnampa.us>; Alicia Flavel <aflavel.bkirrdist@gmail.com>; Breanna Son <sonb@cityofnampa.us>; Brendon Smith <smithb@cityofnampa.us>; Brent Carpenter <brentc@brownbuscompany.com>; Brian Graves <bgraves@kunaschools.org>; Bates, Camille <Camille.Bates@lumen.com>; Candace Fry <fryc@cityofnampa.us>; Carolyn Murray <murrayc@cityofnampa.us>; Chris Hopper <chopper@hwydistrict4.org>; Cody Swander <swanderc@cityofnampa.us>; COMPASS <gis@compassidaho.org>; Cortney Stauffer <cstauffer@nsd131.org>; Craig Tarter <tarterc@cityofnampa.us>; Dalelyn Allen <dalelyn.allen@vallivue.org>; Damion Snodgrass <snodgrassd@cityofnampa.us>; 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 <critchfielddd@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>; Julie Linan <linanj@nampafire.org>;



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

208.468.5770

DATE: February 12, 2025

TO: City of Nampa – Planning and Zoning

FROM: Ron Johnson, Nampa Fire District, Fire Marshal

APPLICANT: Kent Brown

OWNER: Cory Barton

PROJECT ADDRESS: 0 Northside BLVD. Parcel R3435600000

RE: SPF-00281-20025; Kinghorn Place No 4

This application is for a final plat of a subdivision with 36 single-family detached lots and 3 common lots on 12.49 acres.

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

Water Supply Comments:

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

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

Fire Access Comments:

Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads. (D107.1)

Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the overall



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9 – 12th Avenue South Nampa, ID 83651

208.468.5770

maximum diagonal dimension of the lot or area to be served, measured in a straight line between accesses. (D105.1)

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

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

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

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

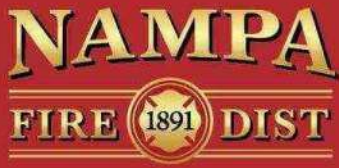
Fire apparatus access roads shall not exceed 10 percent in grade. (IFC D103.2)

General Conditions

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

Emergency Response Time Analysis and Service Impact:

The Nampa Fire District Strategic Plan states the response objective for Nampa Fire District is to arrive to 90% of emergency medical incidents within 5 minutes of the alarm time, and within 5 minutes and 20 seconds to fire incidents. To accomplish these response time objectives requires that travel distances be approximately 1 ½ miles from the nearest fire station. This development is located approximately 3.2 miles from Nampa Fire Station 3 with an approximate response time of 7 minutes.



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Infrastructure additions and capitol purchases for Fire District services are funded through development impact fees. Impact fees collected for each home at the time of building permit applications will total approximately \$56,412.

To properly serve the public for an all-hazards response, the Nampa Fire District should have 1 firefighter for every 1,000 residents served. This subdivision will add approximately 101 residents to 36 single-family residential units, with an increased personnel demand of 0.1 firefighter positions.

Note: *The number of residents is calculated by multiplying the number of proposed units by 2.8 per U.S. Census Data for the average household size in Nampa.*

Candace Fry

From: Doug Critchfield
Sent: Wednesday, February 19, 2025 1:00 PM
To: Candace Fry
Subject: Kinghorn #4
Attachments: SPF-00281-2025_Kinghorn Place No 4_Landscape Plans REVISIONS REQUIRED.pdf

Candace - Ash and Amur Maple are not permitted trees in Nampa due to disease and high mortality rates. Please have the designer specify an alternate species. 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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