



Planning & Zoning Department

Master Application

Staff Use Only

Project Name: Highline Estates

File Number: ANN-00344-2025

Related Applications: SPP-00169-2025

Type of Application

- | | |
|--|---|
| <input type="checkbox"/> Accessory Structure | <input type="checkbox"/> Legal Nonconforming Use |
| <input checked="" type="checkbox"/> Annexation/Pre-Annexation <i>(This will include a zone designation)</i> | <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 checked="" type="checkbox"/> Preliminary |
| <input type="checkbox"/> Conditional Use Permit | <input 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 (# of children _____) | <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) <i>(Not needed for an annexation)</i> |
| <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: Asumendi Holdings, LLC Phone: 208-880-4778

Applicant address: 5925 W. Franklin Rd Email: rasumendi@hotmail.com

City: Meridian State: ID Zip: 83642

Interest in property: Own Rent Other: _____

Owner name: Asumendi Holdings, LLC Phone: 208-880-4778

Owner address: 5925 W. Franklin Rd Email: rasumendi@hotmail.com

City: Meridian State: ID Zip: 83642

Contractor name (e.g., engineer, planner, architect): Connor Lindstrom (planner)

Firm name: KM Engineering, LLP Phone: 208-639-6939

Contractor address: 5725 N. Discovery Way Email: clindstrom@kmengllp.com

City: Boise State: ID Zip: 83713

Subject Property Information

Address: 0 N. Franklin Blvd, Nampa, ID 83687

Parcel number(s): R3424401000 Total acreage: 93.75 Zoning: Ag

Type of proposed use: Residential Commercial Industrial Other: (See saved email.)

Project/Subdivision name: Highline Estates

Description of proposed project/request: Single family residential and commercial subdivision

Proposed zoning: BC, RS-4, & RS-6 Acres of each proposed zone: 6.51, 54.44, 31.27
(respectively)

Development Project Information (if applicable)

| Lot Type | Number of Lots | Acres |
|------------------------------|-----------------------------------|-------------------------------|
| Residential | 355 | 44.74 |
| Commercial | 1 | 6.51 |
| Industrial | | |
| Total common area | 29 | 17.20 |
| Internal roadways | Provide acres only | 0.21 |
| Frontage ROW to be dedicated | Provide acres only, if applicable | 25.09 |
| Total | 385 | 93.75 See saved email. |

Development Project Information (if applicable)

Minimum residential lot size (s.f.): 4,000 Maximum residential lot size (s.f.): 9,799

Gross density: 4.14 (# of lots divided by gross plat/parcel area)

Subdivision qualified open space: 16 % of gross area 15.13 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: n/a

Total number of parking spaces provided : _____

Print applicant name: Connor Lindstrom

Applicant signature: *Connor Lindstrom* Date: 10/27/25

| City Staff | |
|-------------------------|----------------------------------|
| Received by: <u>JKW</u> | Received date: <u>11/12/2025</u> |

November 11, 2025
Project No.: 25-035

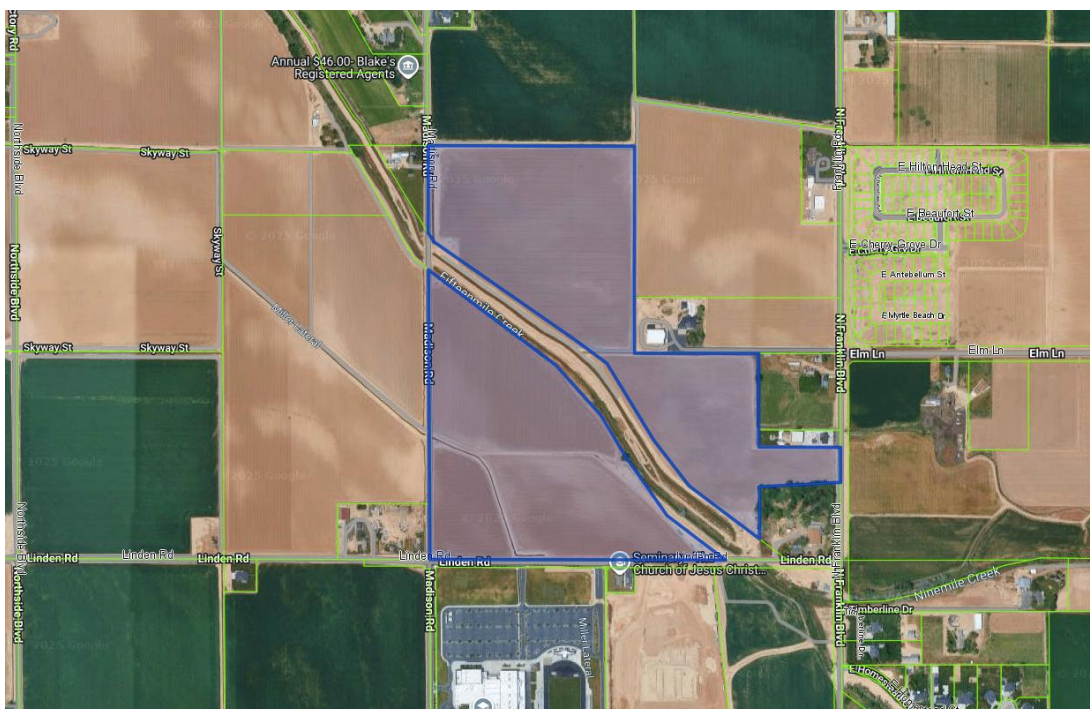
Ms. Kristi Watkins
Planning & Zoning Department
City of Nampa
500 12th Avenue South
Nampa, ID 83651

**RE: Highline Estates Subdivision – Nampa, ID
Preliminary Plat & Annexation Application**

Dear Kristi:

On behalf of Asumendi Holdings, LLC, we are pleased to present this preliminary plat and annexation application for the property located at the northeast corner of Linden Road and Madison Road in Unincorporated Canyon County. The approximately 94-acre site is comprised of one parcel identified as R3424401000 and also has frontage on N. Franklin Blvd. The parcel is bisected by both Fifteen Mile Creek and the Highline Canal Feeder.

This application is a request to annex the subject property into the City of Nampa for the purposes of developing a mixed use subdivision known as Highline Estates Subdivision. We held one neighborhood meeting and participated in a pre-application meeting with city staff in preparing the subject application. Two neighbors were in attendance at the neighborhood meeting and had questions regarding future use of the property, anticipated timeline, potential traffic and impacts to their residential properties.

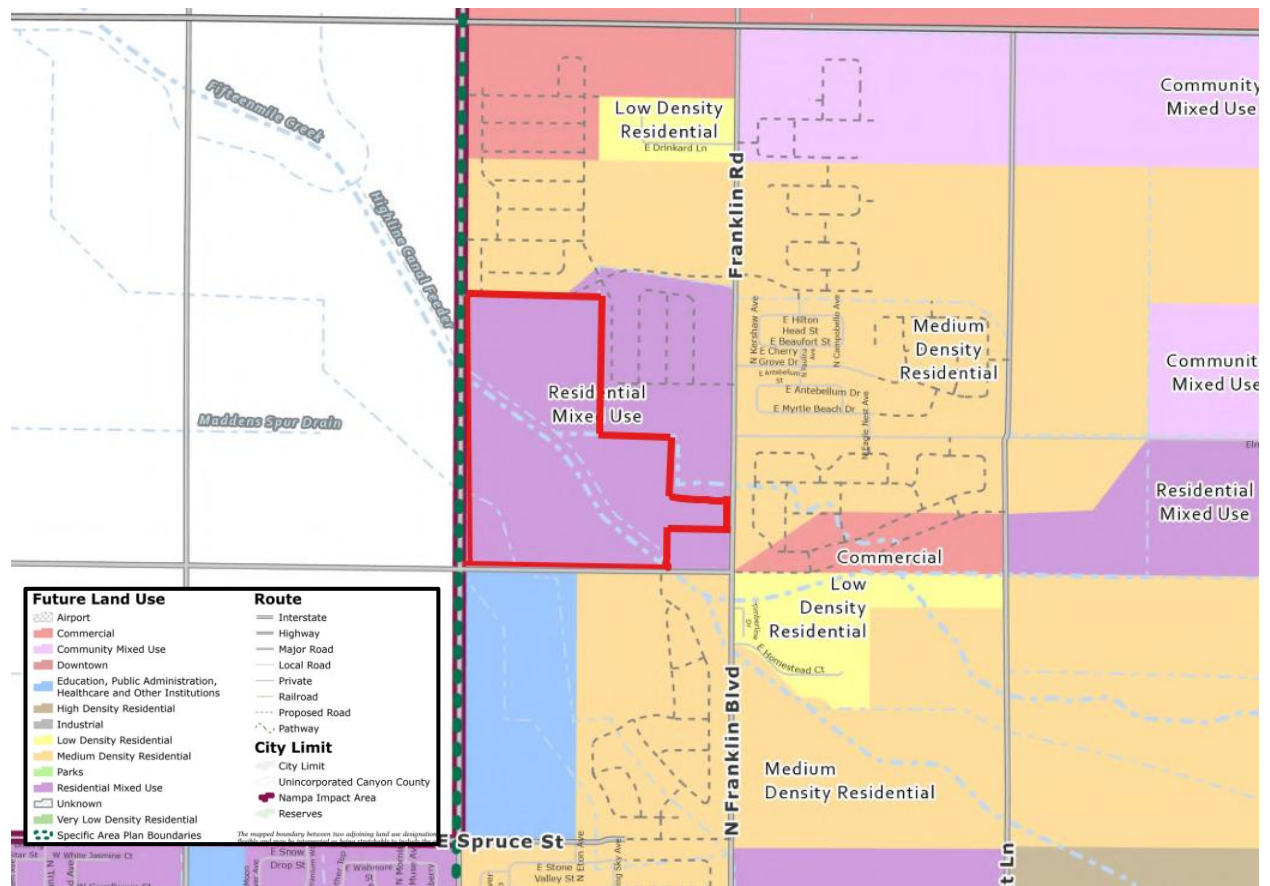


District). This larger lot will be able to accommodate a larger commercial use or various smaller commercial uses that align with the BC District.

Both Fifteen Mile Creek and the Highline Canal Feeder bisect the property which creates a natural division in the development. The southern half Highline Estates includes the 6.51-acre commercial lot and the highest density single family residential lots. Access for this southern portion of the development will come from both Linden Rd. and Madison Rd. with two full access points proposed on Madison Rd. and one full access on Linden Rd. Local public roads will circumnavigate the site providing each lot access. One common drive lot is proposed in the southern half of the development which will provide access to four single family residential lots. The northern half of the subdivision includes single family residential lots that will be zoned RS-4 and RS-6. Access for this northern portion of the subdivision will come from Franklin Rd. and Madison Rd. The southern portion of a collector roadway that will eventually connect Madison Rd. to Franklin Rd. will be constructed as part of the proposed development. This will provide the third access point for the northern half of Highline Estates Subdivision.

Annexation and Zoning

To successfully develop this project, connection to the City of Nampa’s sewer and water service will be critical. Connecting to these public utilities requires annexation into the City of Nampa. A path for annexation is possible since the property is directly adjacent to properties across Linden Rd. and Franklin Rd. that are currently within city limits. Nampa’s Future Land Use Map designates much of the subject property as Residential Mixed Use.



The intent for Residential Mixed Use is to develop properties within the density range of 2.51 to 9 dwelling units per acre. The property owner's request is to zone the residential portions of the property as Single Family Residential (R-6) and Singly Family Residential (R-4) to directly align with the Residential Mixed Use designation. The southwest 6.51 acres of the property will be zoned as Communitiy Business (BC) which will compose just over 6% of the total project site. This is greater than the Residential Mixed Use requirement to designate at least 5% of the site as commercial.

Annexation of the subject property aligns with the intent of Nampa's Comprehensive Plan by supporting several of the objectives related to Residential Mixed-Use development. As noted in *Section 5.6.4* of the Comprehensive Plan, the city of Nampa aims to provide appropriate zoning and sufficient area for mixed use developments. The development of this project will support the city's goal to provide a balanced tax base as part of their economic development strategy.

Future commercial uses, building sizes, building design, and any other applicable items related to the future development of the site will be required to comply with the City's ordinances and design standards. The applicant will coordinate with the city and any other applicable reviewing agencies in preparing plans or requests as development takes place.

Conclusion

We are excited to bring the Highline Estates Subdivision to the City of Nampa. This mixed-use development will complement surrounding uses, fulfill comprehensive plan goals, and provide needed housing and commercial options in this area of Nampa. This project complements the City's vision for growth and will be an asset to the community. Should you have questions or require further information in order to process this application, please feel free to contact me.

Sincerely,
KM Engineering, LLP



Connor Lindstrom, CFM
Senior Land Planner

cc: Asumendi Holdings, LLC

PRELIMINARY PLAT SHOWING HIGHLINE ESTATES SUBDIVISION

SITUATED IN A PORTION OF THE SE1/4 OF
SECTION 27, TOWNSHIP 4 NORTH, RANGE 2 WEST,
BOISE MERIDIAN, CANYON COUNTY, IDAHO
OCTOBER 2025

PRELIMINARY PLAT NOTES

- ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF RE-SUBDIVISION.
- MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE APPLICABLE ZONING AND SUBDIVISION REGULATIONS AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT OR AS SPECIFICALLY APPROVED AND/OR REQUIRED.
- THIS DEVELOPMENT IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS.
- LOT 21, BLOCK 1 IS RESERVED AS A COMMERCIAL LOT WITH A BC ZONING DESIGNATION.
- THIS DEVELOPMENT RECOGNIZES 22-4503 OF THE IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES: "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREON."
- IRRIGATION WATER WILL BE PROVIDED VIA CONNECTION TO THE CITY OF NAMPA PRESSURE IRRIGATION SYSTEM. CONNECTIONS TO EXISTING SYSTEM IS OCCUR AT N. FRANKLIN BOULEVARD AND LINDEN ROAD.
- SEWER WILL CONNECT TO EXISTING MAIN ON LINDEN ROAD AND N. FRANKLIN BOULEVARD. CONNECTIONS ON MADISON ROAD ARE BEING COORDINATED WITH THE CITY ON THE CITY'S PLANS FOR THE MADISON SEWER MAIN.
- ALL UTILITIES AND IRRIGATION FACILITIES IN OFFSITE SEWER EXTENSION CORRIDOR ARE CAPABLE OR BEING RELOCATED/REMOVED FOR DEEP SEWER INSTALLATION. INSTALLATION OF OFFSITE SEWER WILL NOT ENCUMBER PRIVATE PROPERTY.

SURVEY CONTROL NOTES

ALL SURVEY DATA IS BASED ON NAD83 STATE PLANE COORDINATE SYSTEM (IDAHO WEST 1103) AND VERTICAL (NAVD 88) DATUM.

PROJECT TEAM

PROPERTY OWNER / DEVELOPER

NAME: ASUMENDI HOLDINGS LLC
 CONTACT: RUBEN ASUMENDI
 ADDRESS: 5925 W. FRANKLIN BOULEVARD
 CITY/STATE/ZIP: MERIDIAN, IDAHO 83642
 PHONE: 208.870.0992
 EMAIL: rasumendi@hotmail.com

ENGINEERING:
 NAME: KM ENGINEERING, LLP.
 CONTACT: KEVIN FROELICH, P.E.
 ADDRESS: 5725 N. DISCOVERY WAY
 CITY/STATE/ZIP: BOISE, IDAHO 83713
 PHONE: 208.639.6939
 EMAIL: kfroelich@kmenllp.com

UTILITIES

UTILITIES:
 WATER: CITY OF NAMPA
 SEWER: CITY OF NAMPA
 POWER: IDAHO POWER
 NATURAL GAS: INTERMOUNTAIN GAS CO.
 TELEPHONE: CENTURYLINK
 IRRIGATION: PIONEER IRRIGATION DISTRICT
 PRESSURIZED IRRIGATION: CITY OF NAMPA
 FIRE PROTECTION: CITY OF NAMPA FIRE DISTRICT
 POLICE PROTECTION: NAMPA POLICE

LEGEND

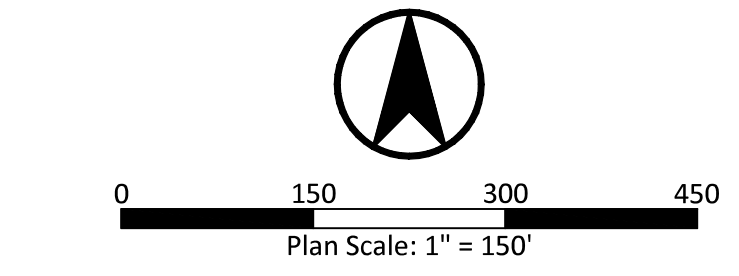
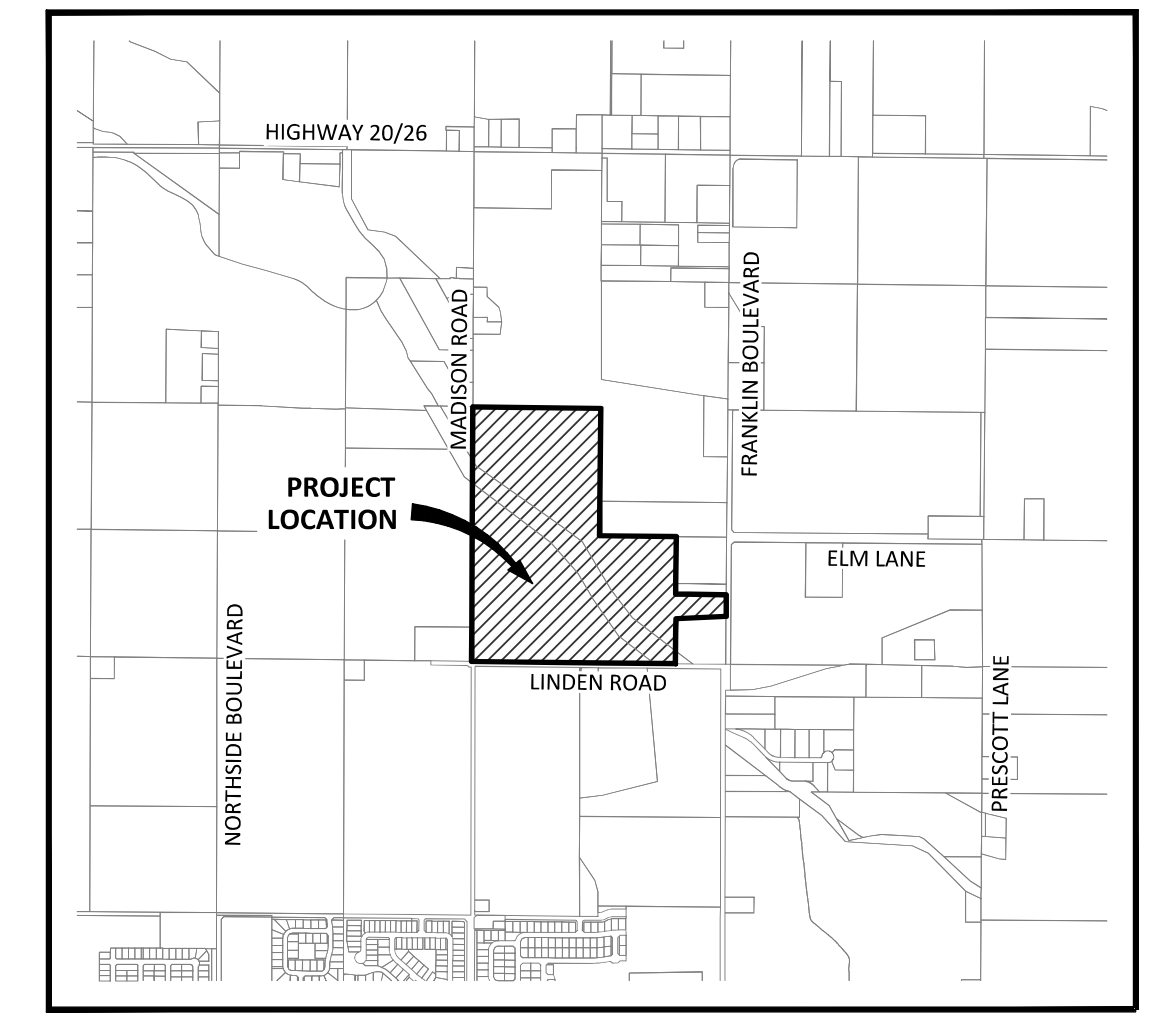
- PROJECT BOUNDARY LINE
- SECTION LINE
- ADJACENT BOUNDARY LINE
- PROPOSED RIGHT-OF-WAY LINE
- PROPOSED LOT LINE
- COMMON LOT
- COMMON DRIVE LOT

| LINE | BEARING | DISTANCE |
|------|-------------|----------|
| L1 | N00°31'15"E | 235.55' |
| L2 | N52°46'53"W | 261.30' |
| L3 | N30°25'53"W | 104.99' |

PROJECT SUMMARY

| SITE DATA | |
|---|--|
| PARCEL NUMBER: | R3424401000 |
| PROPERTY ADDRESS: | 0 FRANKLIN BOULEVARD NAMPA, IDAHO 83687 |
| CURRENT ZONING: | AGRICULTURE (CANYON COUNTY) |
| PROPOSED ZONING: | BC (COMMUNITY BUSINESS DISTRICT) RS-4 (SINGLE FAMILY RESIDENTIAL) RS-6 (SINGLE FAMILY RESIDENTIAL) |
| PROJECT TOTAL: | 389 LOTS ±93.75 ACRES |
| RIGHT-OF-WAY DEDICATION: | ~ ±25.09 ACRES |
| COMMERCIAL LOT: | 13 LOTS ±4.56 ACRES |
| SINGLE FAMILY RESIDENTIAL LOTS: | 355 LOTS ±44.74 ACRES |
| COMMON LOTS: | 29 LOTS ±17.20 ACRES |
| COMMON DRIVE LOTS: | 4 LOTS ±0.21 ACRES |
| BC ZONING DESIGNATION | |
| LOT 21, BLOCK 1: | 1 LOT ±6.51 ACRES |
| RS-4 (SINGLE FAMILY RESIDENTIAL) | |
| GROSS ACREAGE: | ±54.44 ACRES |
| DENSITY: | ±4.48 U.P.A. |
| DEVELOPABLE LOTS: | 244 LOTS ±27.22 ACRES |
| COMMON LOTS: | 16 LOTS ±12.64 ACRES |
| COMMON DRIVE LOTS: | 2 LOTS ±0.11 ACRES |
| MINIMUM LOT SIZE: | ±4,000 SF |
| MAXIMUM LOT SIZE: | ±8,819 SF |
| AVERAGE LOT SIZE: | ±4,857 SF |
| RS-6 (SINGLE FAMILY RESIDENTIAL) | |
| GROSS ACREAGE: | ±31.27 ACRES |
| DENSITY: | ±3.55 U.P.A. |
| DEVELOPABLE LOTS: | 111 LOTS ±17.52 ACRES |
| COMMON LOTS: | 13 LOTS ±4.56 ACRES |
| COMMON DRIVE LOTS: | 2 LOTS ±0.10 ACRES |
| MINIMUM LOT SIZE: | ±6,358 SF |
| MAXIMUM LOT SIZE: | ±9,799 SF |
| AVERAGE LOT SIZE: | ±6,883 SF |
| PROPERTY AREA, WIDTH, DEPTH, FRONTAGE SETBACKS (PER SECTION 10-8-5) | |
| FRONT SETBACK: | 20' TO GARAGE / 15' LIVING AREA |
| STREET SIDE YARD SETBACK: | 10' |
| SIDE YARD SETBACK: | 5' |
| REAR YARD SETBACK: | 15' |
| LANDSCAPE BUFFER: | 25' |
| MINIMUM LOT SIZE: | RS-4 4,000 SF RS-6 6,000 SF |
| MAXIMUM LOT SIZE: | 8,000 SF 12,000 SF |
| GROSS DENSITY: | 2.51-8 UNITS PER ACRE |
| MINIMUM PROPERTY WIDTH: | 30' 30' |
| MINIMUM MEAN PROPERTY DEPTH: | 50' 60' |

VICINITY MAP



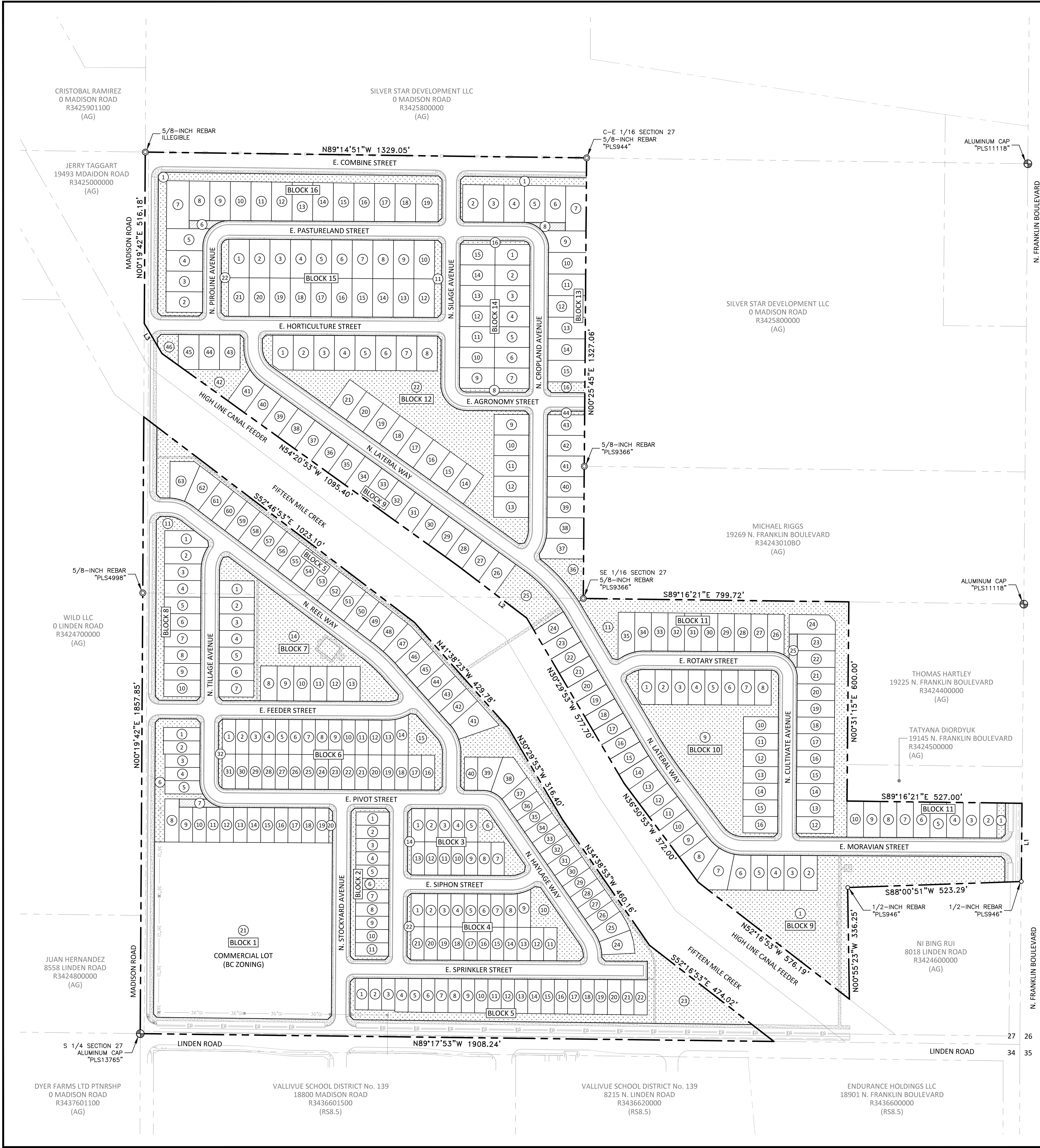
| HIGHLINE ESTATES SUBDIVISION NAMPA, IDAHO COVER SHEET | | |
|---|------|------|
| REVISIONS | | |
| NO. | ITEM | DATE |
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Digitally signed by Kevin A. Froelich, PE
 Date: 2025.11.10 07:51:15 -0700

PROFESSIONAL ENGINEER
 REGISTERED
 20464
 11/10/25
 STATE OF IDAHO
 KEVIN A. FROELICH

km
 ENGINEERING
 5725 NORTH DISCOVERY WAY
 BOISE, IDAHO 83713
 PHONE (208) 639-6939
 kmengllp.com

DATE: 8/25/25
 PROJECT: 25-035
 SHEET NO.
PP1.0



P:\25-035\CIVIL\CAD\PRELIMINARY PLAT\25-035 PRELIMINARY PLAT.DWG, KEVIN FROELICH, 10/31/2025, CANYON PRT55 (BW) PCL, 24X36, 1 (PPT)

PRELIMINARY PLAT SHOWING HIGHLINE ESTATES SUBDIVISION

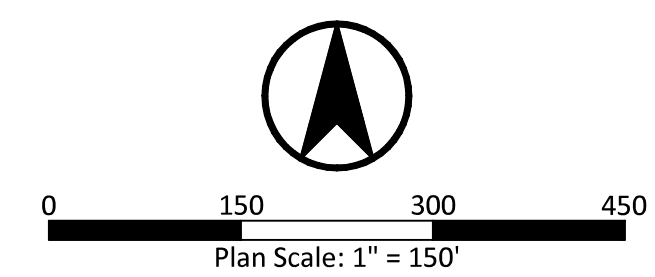
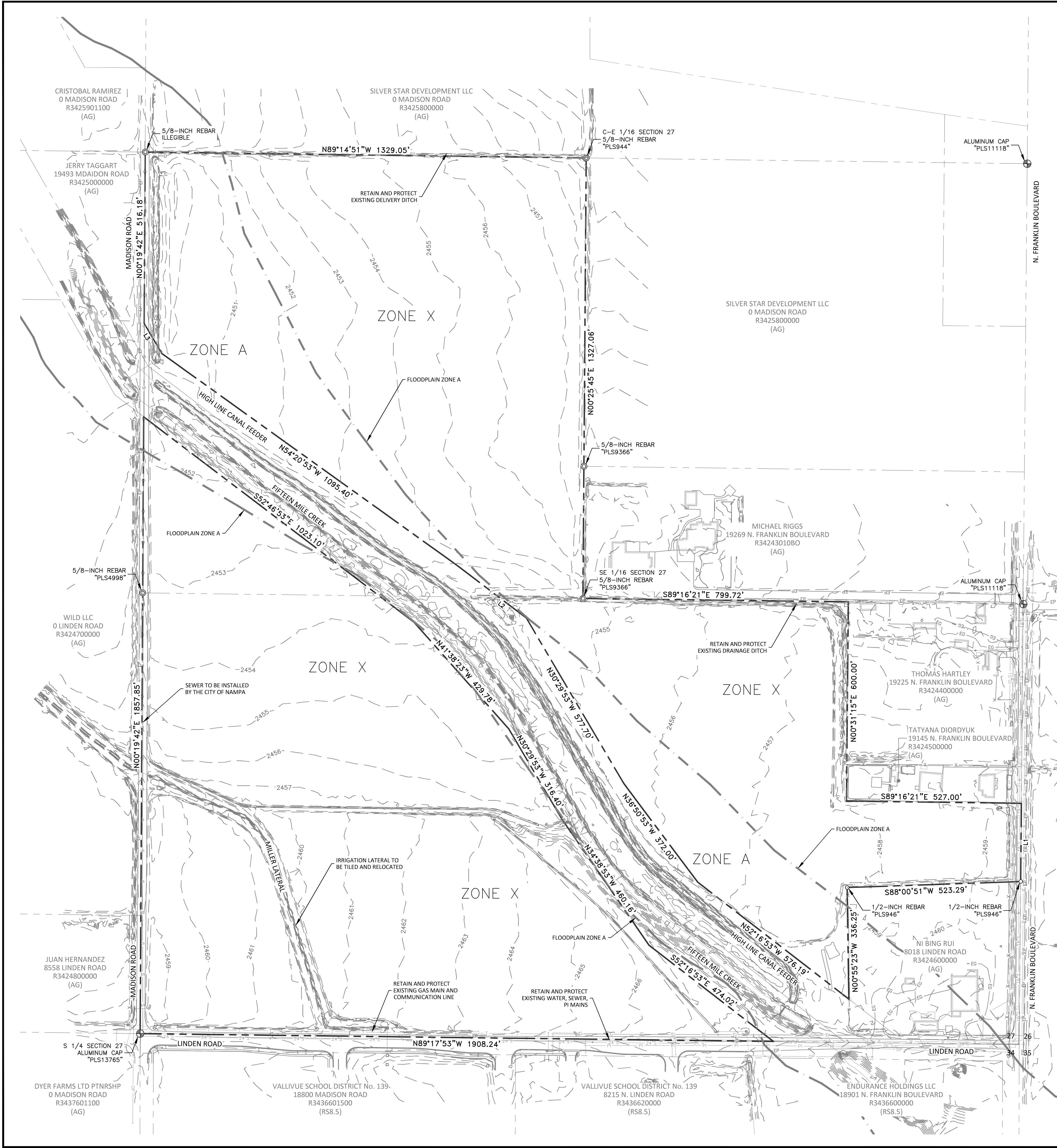
SITUATED IN A PORTION OF THE SE1/4 OF
SECTION 27, TOWNSHIP 4 NORTH, RANGE 2 WEST,
BOISE MERIDIAN, CANYON COUNTY, IDAHO
OCTOBER 2025

EXISTING CONDITIONS AND FLOODPLAIN NOTES

1. ITEMS SHOWN ON THE EXISTING CONDITIONS PLAN REPRESENT THE SITE PRIOR TO CONSTRUCTION.
2. CONTOURS ARE BASED ON AERIAL DRONE SURVEY DATA CONDUCTED IN MARCH 2025.
3. FLOODPLAIN IS BASED ON FEMA MAPS FIRM PANEL 16027C0270F. A FLOODPLAIN STUDY WILL BE CONDUCTED PRIOR TO SUBMITTAL OF CONSTRUCTION DRAWINGS TO DETERMINE BASE FLOOD ELEVATION OF THE FIFTEENMILE CREEK.
4. THE RELOCATION AND TILING OF MILLER LATERAL IS BEING COORDINATED WITH PIONEER IRRIGATION DISTRICT.

LEGEND

- | | |
|--|-------------------------------------|
| | BOUNDARY LINE |
| | ADJACENT PROPERTY LINE |
| | SECTION LINE |
| | EASEMENT LINE |
| | EDGE OF PAVEMENT |
| | EDGE OF DIRT |
| | OVERHEAD POWER LINE |
| | WATER LINE (SIZE AS NOTED) |
| | SANITARY SEWER LINE (SIZE AS NOTED) |
| | STORM DRAIN LINE (SIZE AS NOTED) |
| | GRAVITY IRRIGATION |
| | FOUND 1/2" REBAR |
| | FOUND 5/8" REBAR |
| | FOUND BRASS CAP, SECTION CORNER |



| LINE TABLE | | |
|------------|-------------|----------|
| LINE | BEARING | DISTANCE |
| L1 | N00°31'15"E | 235.55' |
| L2 | N52°46'53"W | 261.30' |
| L3 | N30°25'53"W | 104.99' |

| | | |
|--|------|------|
| HIGHLINE ESTATES SUBDIVISION NAMPA, IDAHO EXISTING CONDITIONS | | |
| REVISIONS | | |
| NO. | ITEM | DATE |
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PROFESSIONAL ENGINEER
REGISTERED
20464
11/10/25
STATE OF IDAHO
KEVIN A. FROEHLICH

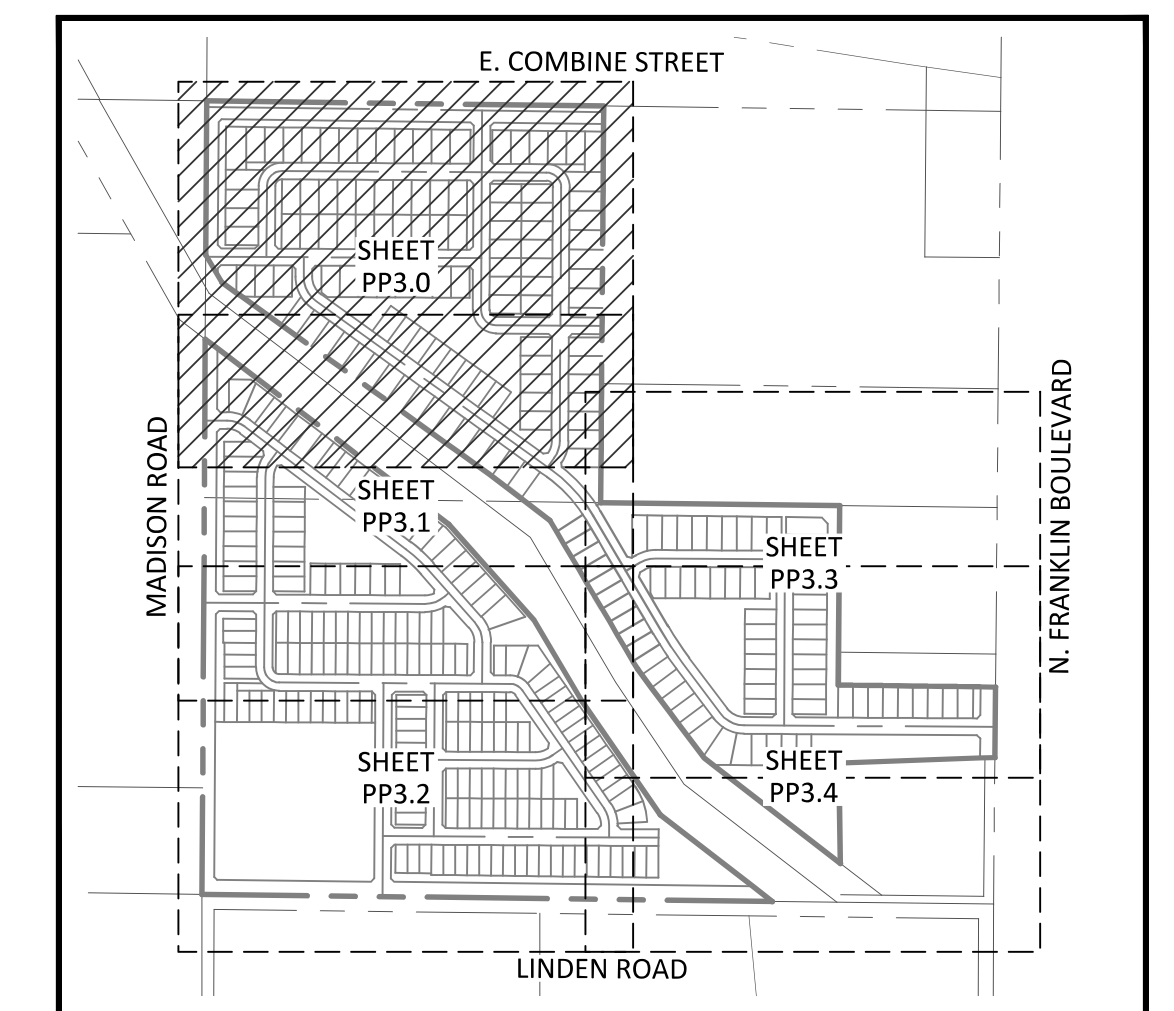
km
ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmeng@ip.com

| | |
|-----------|---------|
| DATE: | 8/25/25 |
| PROJECT: | 25-035 |
| SHEET NO. | PP.2.0 |

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VICINITY MAP

NOT TO SCALE

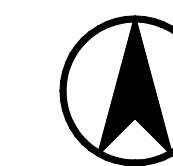


GENERAL NOTES

1. BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN CONFORMANCE WITH CITY OF NAMPA ZONING REQUIREMENTS, OR AS APPROVED UNDER A PUD.
2. DEVELOPMENT IN THIS SUBDIVISION SHALL CONFORM TO THE APPLICABLE ZONING REGULATIONS OF THE CITY OF NAMPA IN EFFECT AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
3. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE MOST RECENTLY APPROVED SUBDIVISION STANDARDS OF THE CITY OF NAMPA.
4. THIS DEVELOPMENT RECOGNIZES IDAHO CODE SECTION 22-4503, RIGHT TO FARM ACT, WHICH STATES NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NON AGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHENEVER A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF ANY AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF.
5. RESTRICTIVE COVENANTS AND CONDITIONS RECORDED IN CONJUNCTION WITH THE FINAL PLAT WILL BE IN EFFECT FOR THIS SUBDIVISION.
6. INTERNAL LOT LINES ARE CONCEPTUAL AND MAY CHANGE DURING FINAL CONSTRUCTION.
7. CROSS-ACCESS EASEMENTS AND UTILITY EASEMENT MAY BE PROVIDED ACROSS LOT LINES AS DETERMINED DURING FINAL DESIGN.

LEGEND

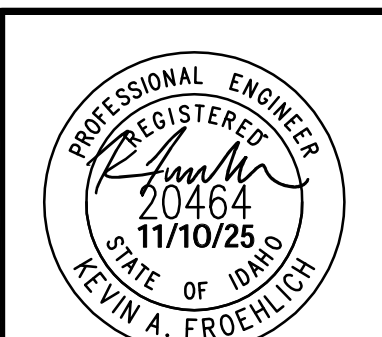
- PROJECT BOUNDARY LINE
- - - ADJACENT PROPERTY LINE
- - - EASEMENT LINE
- - - RIGHT OF WAY LINE
- - - CENTERLINE
- - - SECTION LINE
- ▨ COMMON DRIVE
- ★ LANDSCAPE / COMMON AREA



0 60 120 180
Plan Scale: 1" = 60'

HIGHLINE ESTATES SUBDIVISION
NAMPA, IDAHO
PRELIMINARY PLAT - LOT DIMENSIONS

| REVISIONS | | |
|-----------|------|------|
| NO. | ITEM | DATE |
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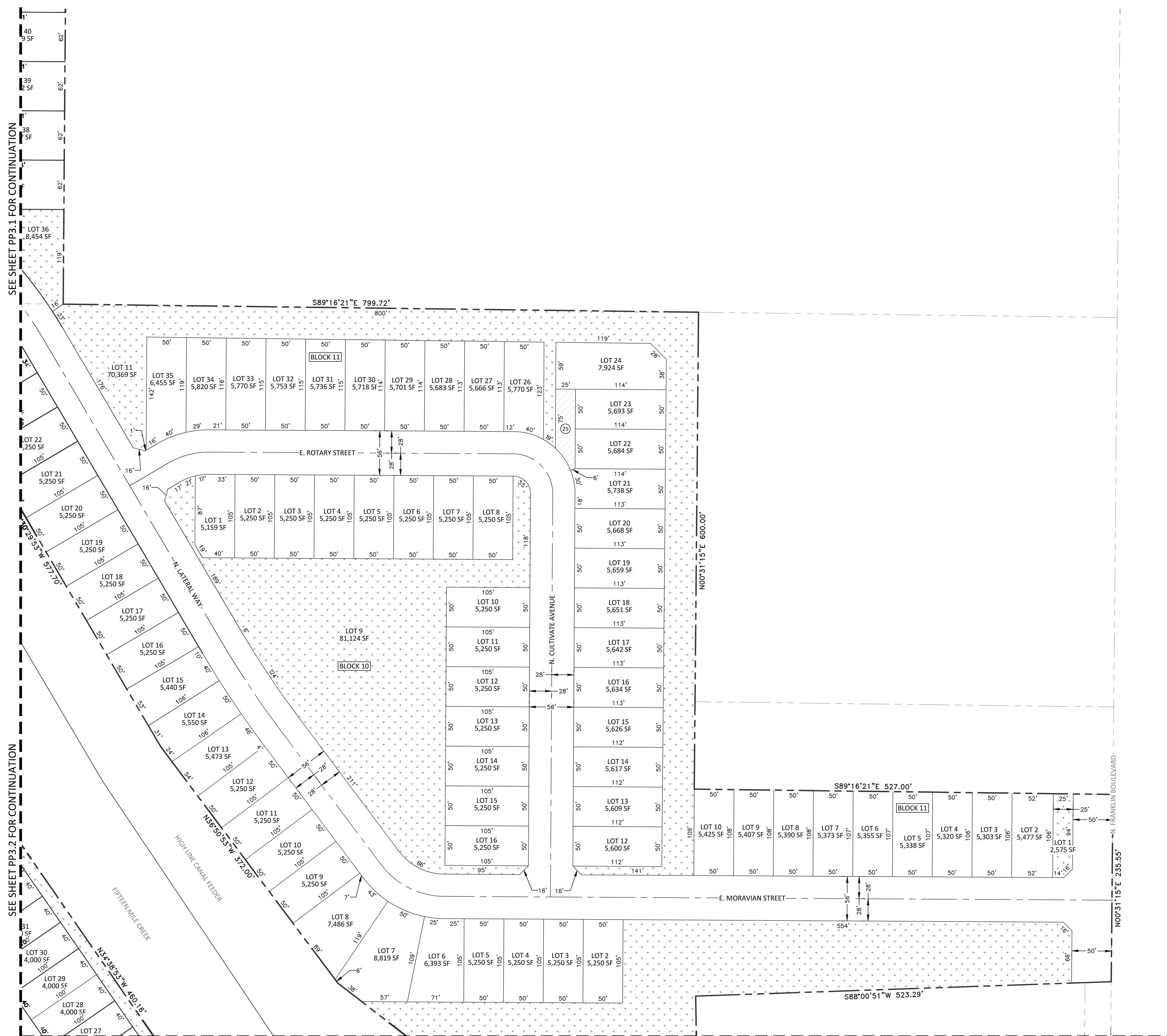
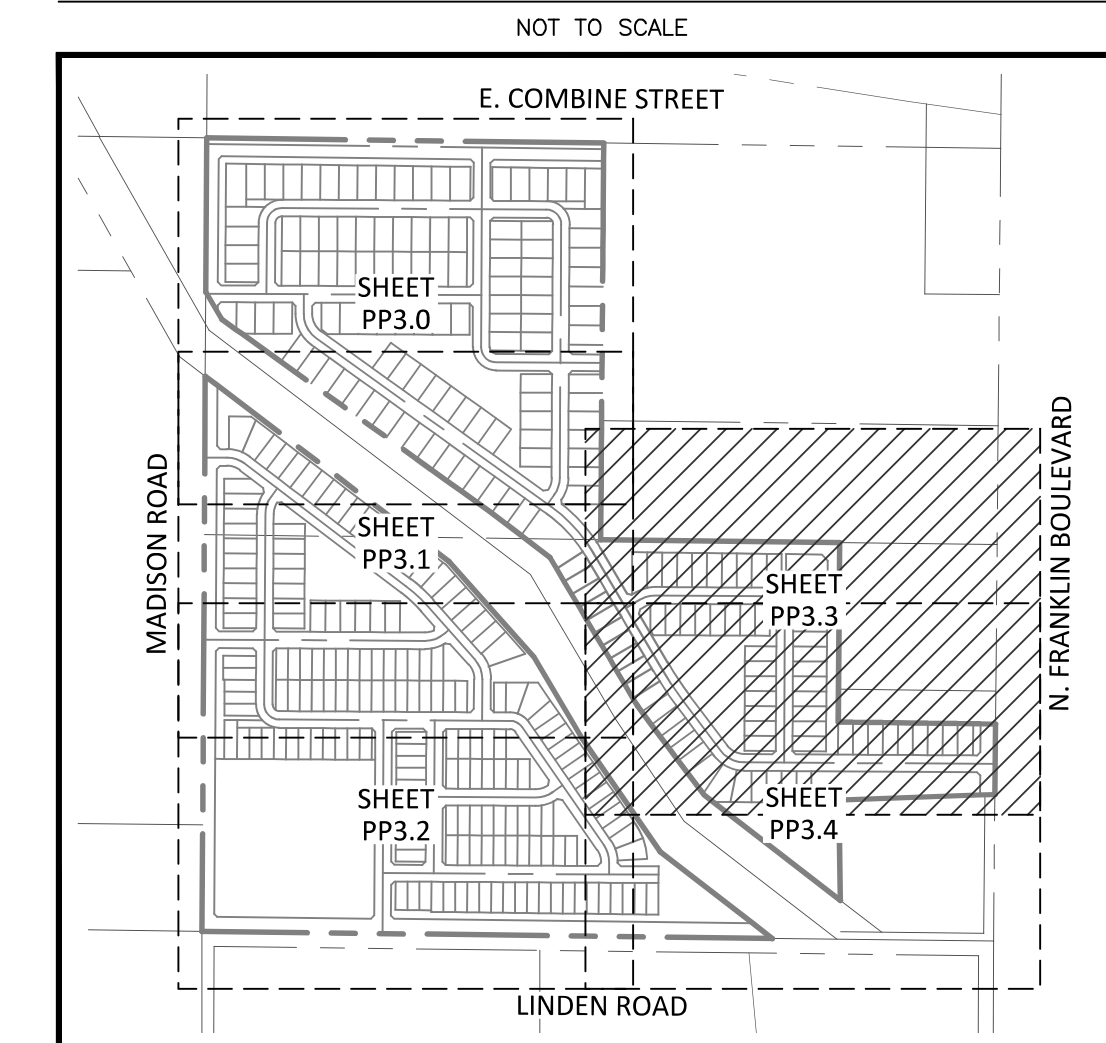


DATE: 10/31/25
PROJECT: 25-035
SHEET NO.
PP3.0

SEE SHEET PP3.1 FOR CONTINUATION

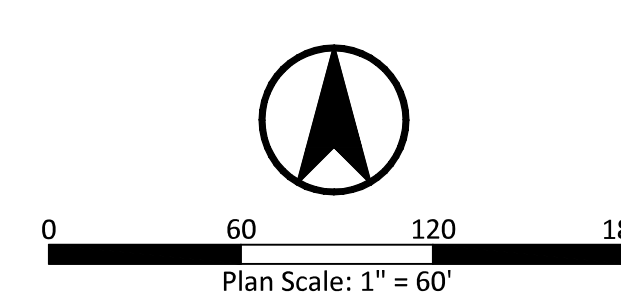
P:\25-035\CIVIL\PRELIMINARY PLAT\25-035 PP3.DWG, KEVIN FROEHLICH, 10/31/2025, CANON PLOT55 (BW), PCL, A4, 16, 11/10/25

VICINITY MAP



LEGEND

- PROJECT BOUNDARY LINE
- ADJACENT PROPERTY LINE
- EASEMENT LINE
- RIGHT OF WAY LINE
- CENTERLINE
- SECTION LINE
- COMMON DRIVE
- LANDSCAPE / COMMON AREA



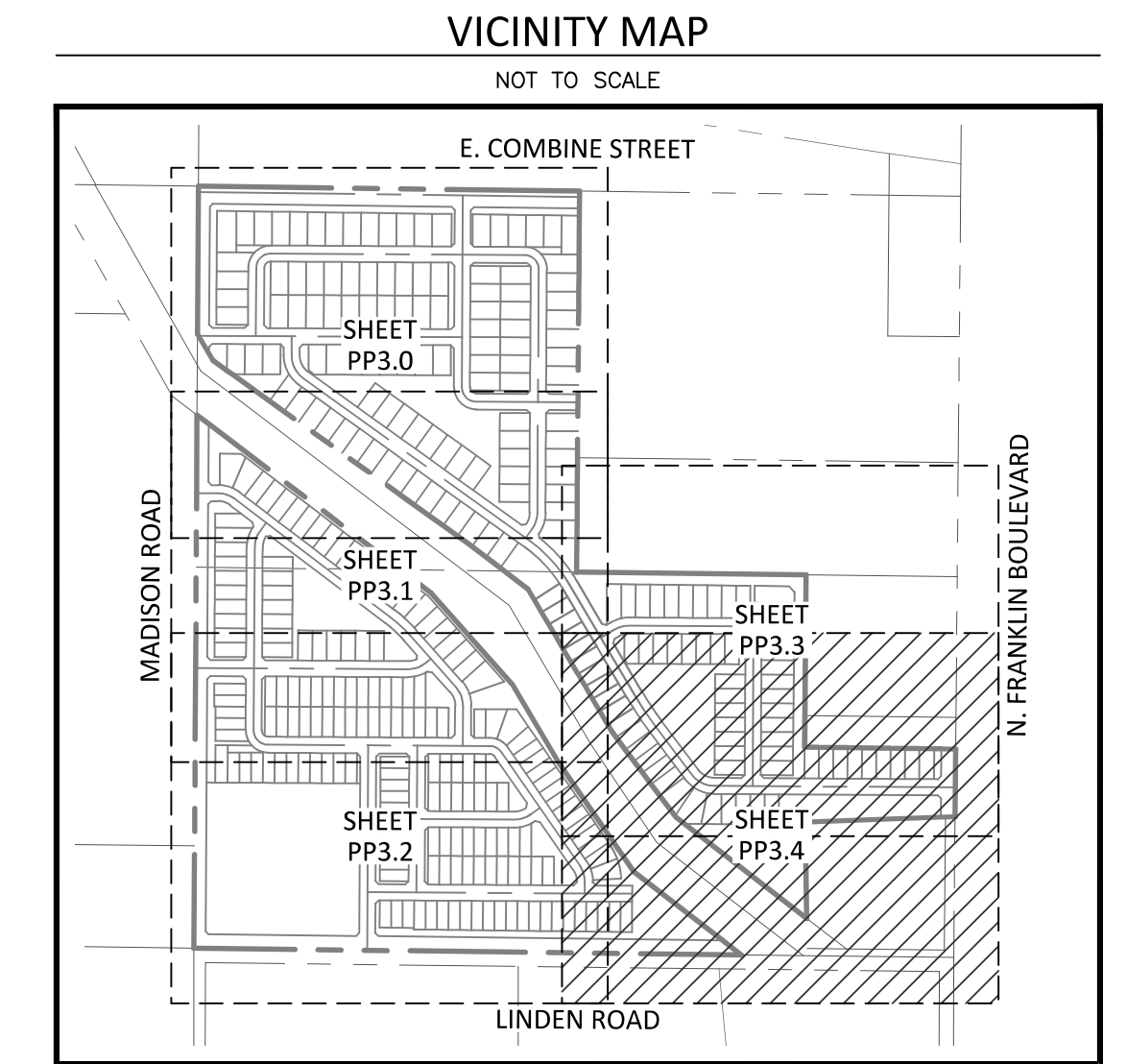
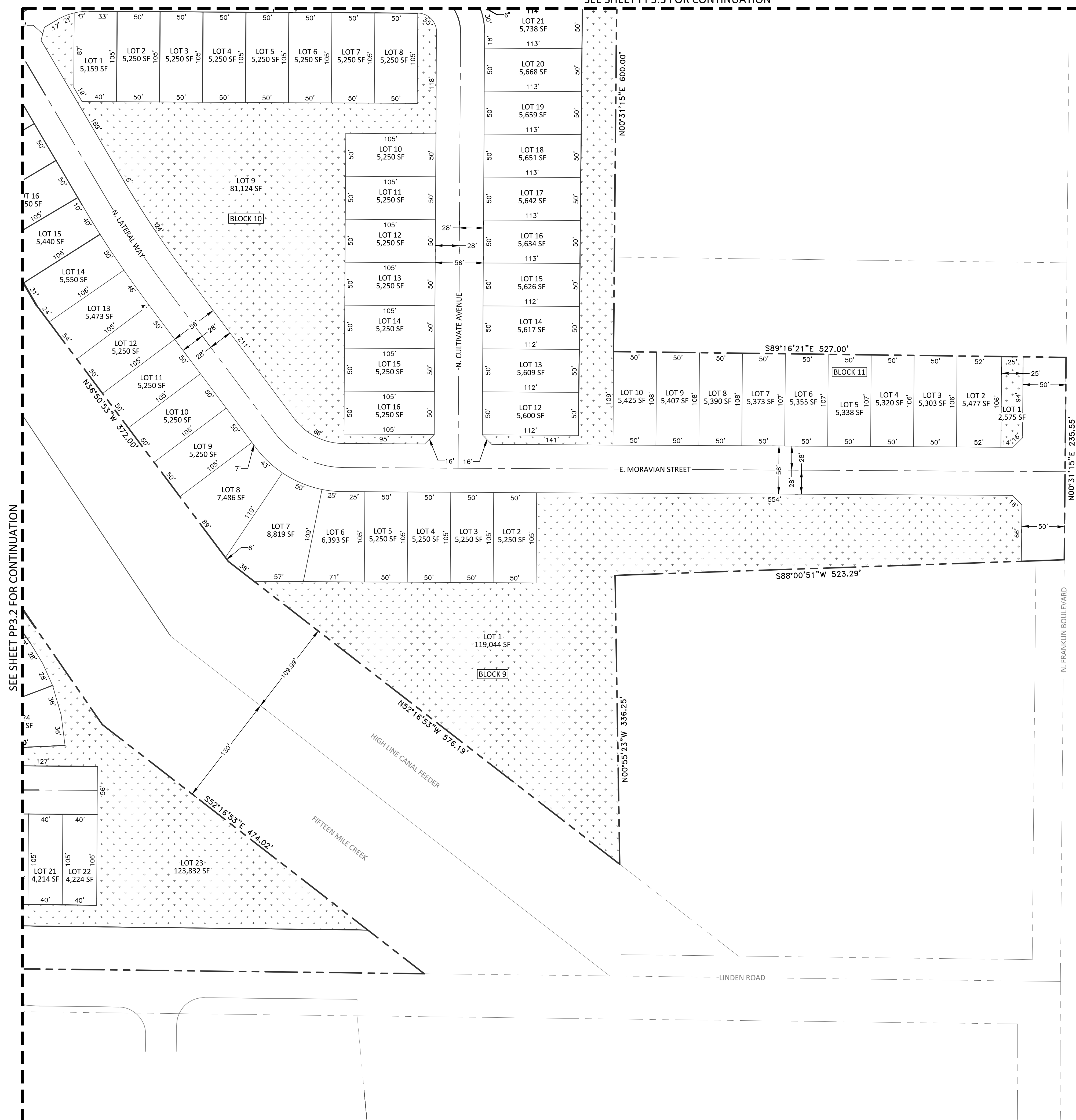
| | | |
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| HIGHLINE ESTATES SUBDIVISION NAMPA, IDAHO PRELIMINARY PLAT - LOT DIMENSIONS | | |
| REVISIONS | | |
| NO. | ITEM | DATE |
| | | |
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5725 NORTH DISCOVERY WAY
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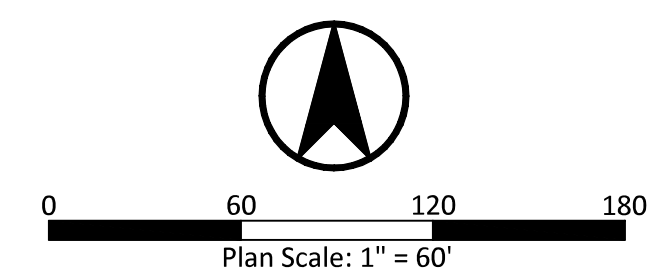
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| DATE: | 10/31/25 |
| PROJECT: | 25-035 |
| SHEET NO. | PP3.3 |

P:\25-035\CAD\PRELIMINARY PLAT\25-035 PP 3.DWG, KEVIN FROEHLICH, 10/31/2025, CANON PLOT55 (BW), PCL, A4, 60, L, PLOT1

SEE SHEET PP3.3 FOR CONTINUATION



- LEGEND**
- PROJECT BOUNDARY LINE
 - - - ADJACENT PROPERTY LINE
 - - - EASEMENT LINE
 - - - RIGHT OF WAY LINE
 - - - CENTERLINE
 - - - SECTION LINE
 - ▨ COMMON DRIVE
 - LANDSCAPE / COMMON AREA

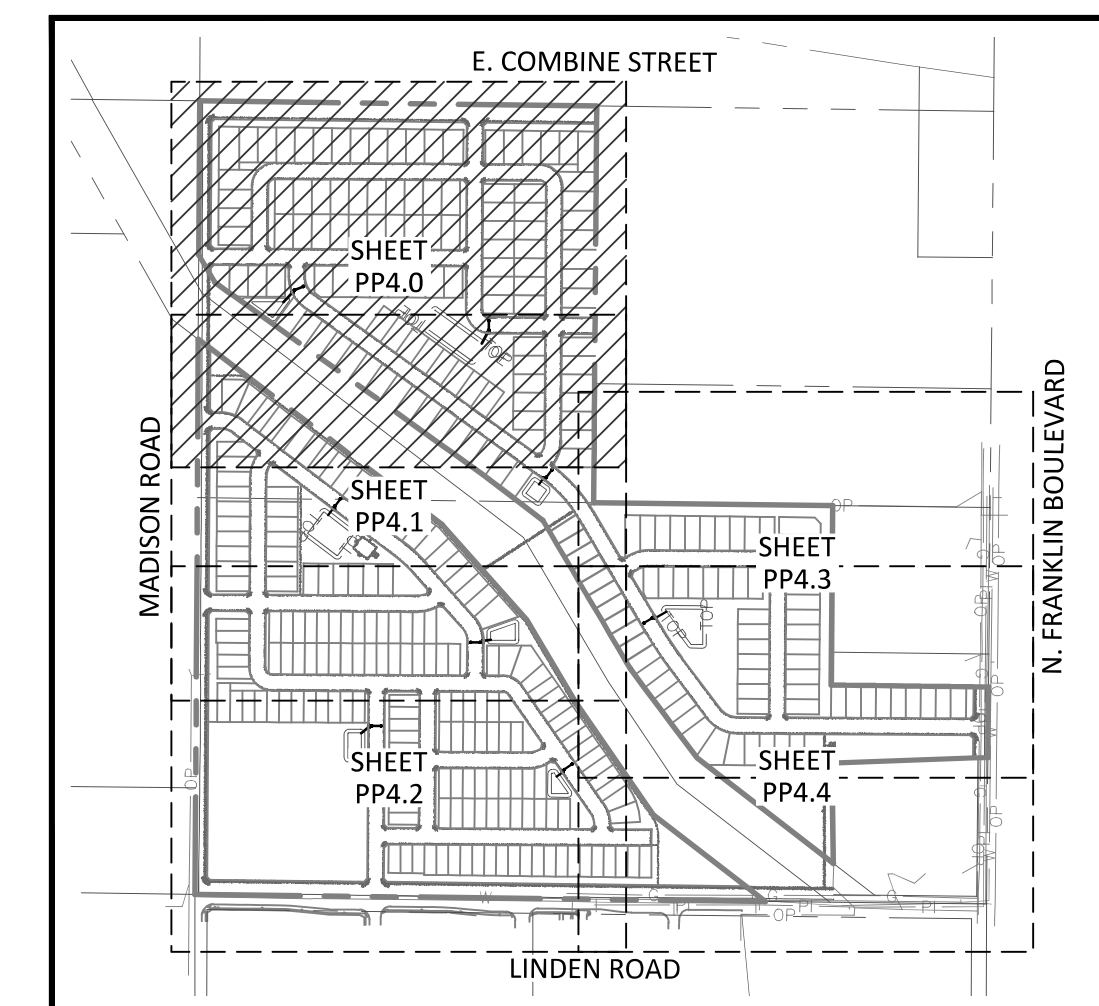


| <p>HIGHLINE ESTATES SUBDIVISION NAMPA, IDAHO PRELIMINARY PLAT - LOT DIMENSIONS</p> | | | | <p>5725 NORTH DISCOVERY WAY BOISE, IDAHO 83713 PHONE (208) 639-6939 kmengllp.com</p> | | | | | | | | | | | | | | | | | |
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VICINITY MAP

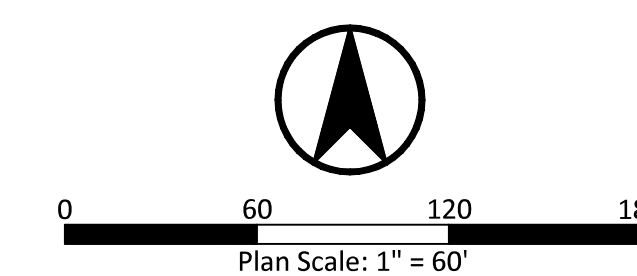
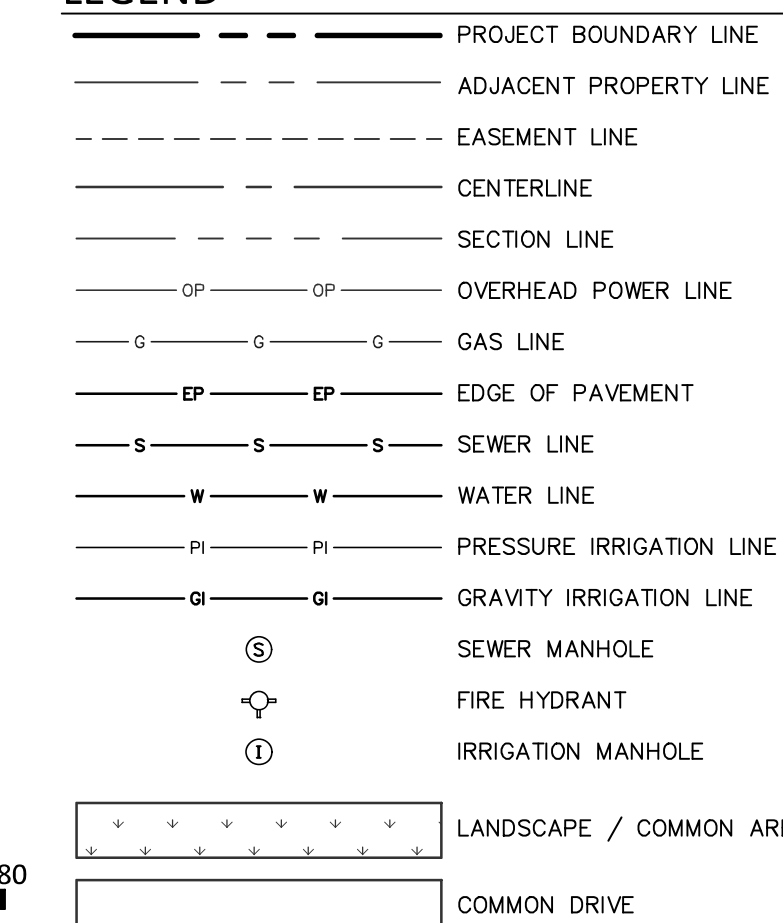
NOT TO SCALE



PRELIMINARY ENGINEERING NOTES

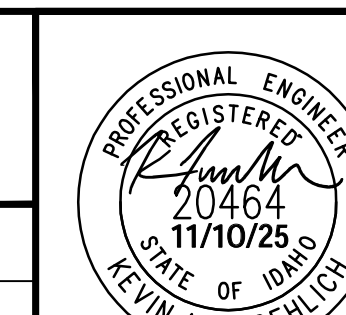
- DOMESTIC WATER SERVICE WILL BE PROVIDED BY THE CITY OF NAMPA. THE PROPERTY WILL BE SERVED BY CONNECTING TO EXISTING INFRASTRUCTURE IN LINDER RD AND FRANKLIN BLVD. EXACT LOCATION TO BE DETERMINED DURING FINAL DESIGN.
- SANITARY SEWER SERVICE WILL BE PROVIDED BY THE CITY OF NAMPA. THE PROPERTY WILL BE SERVED BY CONNECTING TO EXISTING INFRASTRUCTURE IN LINDER RD AND FRANKLIN BLVD. CONNECTIONS ON MADISON ROAD ARE BEING COORDINATED WITH THE CITY ON THE PLANS FOR THE MADISON SEWER MAIN. EXACT LOCATION TO BE DETERMINED DURING FINAL DESIGN.
- WATER AND SEWER LINE SIZES AND LOCATIONS ARE PRELIMINARY AND WILL BE REFINED DURING FINAL DESIGN AND WILL BE INSTALLED IN ACCORDANCE WITH THE IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY & CITY OF NAMPA REQUIREMENTS.
- STORM DRAINAGE FROM THE ROADWAYS AND LOTS WILL BE COLLECTED IN ROADSIDE CURB AND GUTTER AND ROUTED TO STORM INFILTRATION FACILITIES IN THE COMMON AREAS SHOWN ON THE PLAN. THE STORM INFILTRATION FACILITIES WILL BE DESIGNED TO MEET THE IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY AND CITY OF NAMPA'S REQUIREMENTS. THE STORM DRAINAGE FACILITIES SHOWN ARE PRELIMINARY AND SHALL BE DETERMINED DURING FINAL DESIGN.
- PRESSURE IRRIGATION SERVICE WILL BE PROVIDED BY THE CITY OF NAMPA. PRESSURE IRRIGATION WILL CONNECT TO EXISTING MAINS IN LINDER ROAD AND FRANKLIN BOULEVARD. IMPROVEMENTS SHOW ARE PRELIMINARY AND SHALL BE DETERMINED DURING FINAL DESIGN.
- GRAVITY IRRIGATION IMPROVEMENTS SHOWN ARE PRELIMINARY AND SHALL BE DETERMINED DURING FINAL DESIGN. GRAVITY IRRIGATION IMPROVEMENTS WILL BE DESIGNED TO MEET PIONEER IRRIGATION DISTRICT AND CITY OF NAMPA'S REQUIREMENTS.
- ALL STREETS SHALL BE DEDICATED TO THE CITY OF NAMPA AND THE PUBLIC. ROADWAYS WILL BE CONSTRUCTED TO AT LEAST MINIMUM CITY OF NAMPA STANDARDS. SEE THE PRELIMINARY ROADWAY CROSS-SECTIONS, SHEET PP4.5.
- ANY PEDESTRIAN RAMPS, CROSSINGS AND PATHWAYS ARE SHOWN IN A CONCEPTUAL MANNER AND WILL BE REFINED AND DETAILED DURING FINAL DESIGN.
- SANITARY SEWER, WATER, STORM DRAINAGE, AND GRAVITY IRRIGATION FACILITIES LOCATED OUTSIDE A PUBLIC RIGHT-OF-WAY WILL BE PROVIDED A PERMANENT PUBLIC UTILITY EASEMENT.

LEGEND

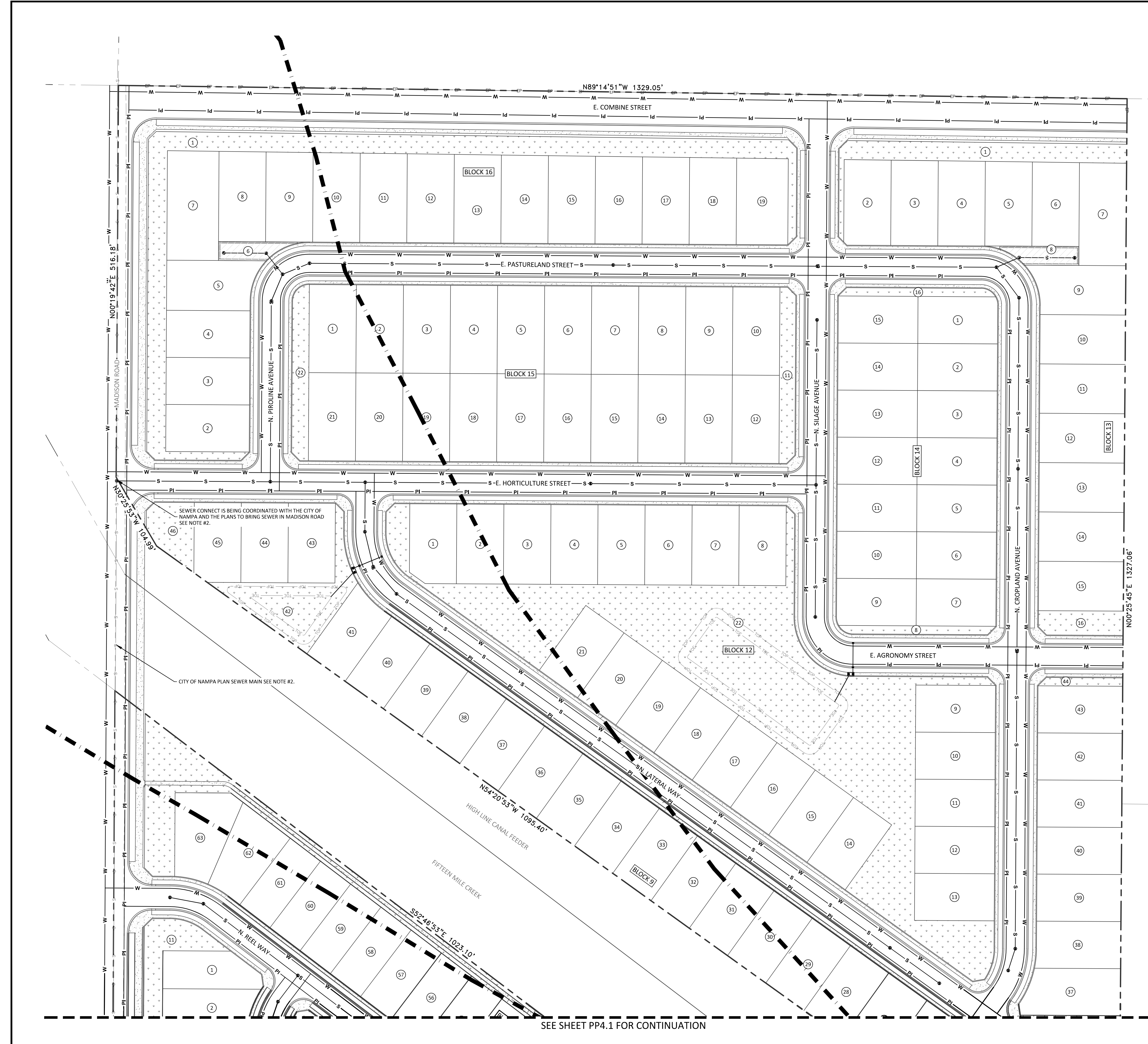


HIGHLINE ESTATES SUBDIVISION
NAMPA, IDAHO
PRELIMINARY ENGINEERING

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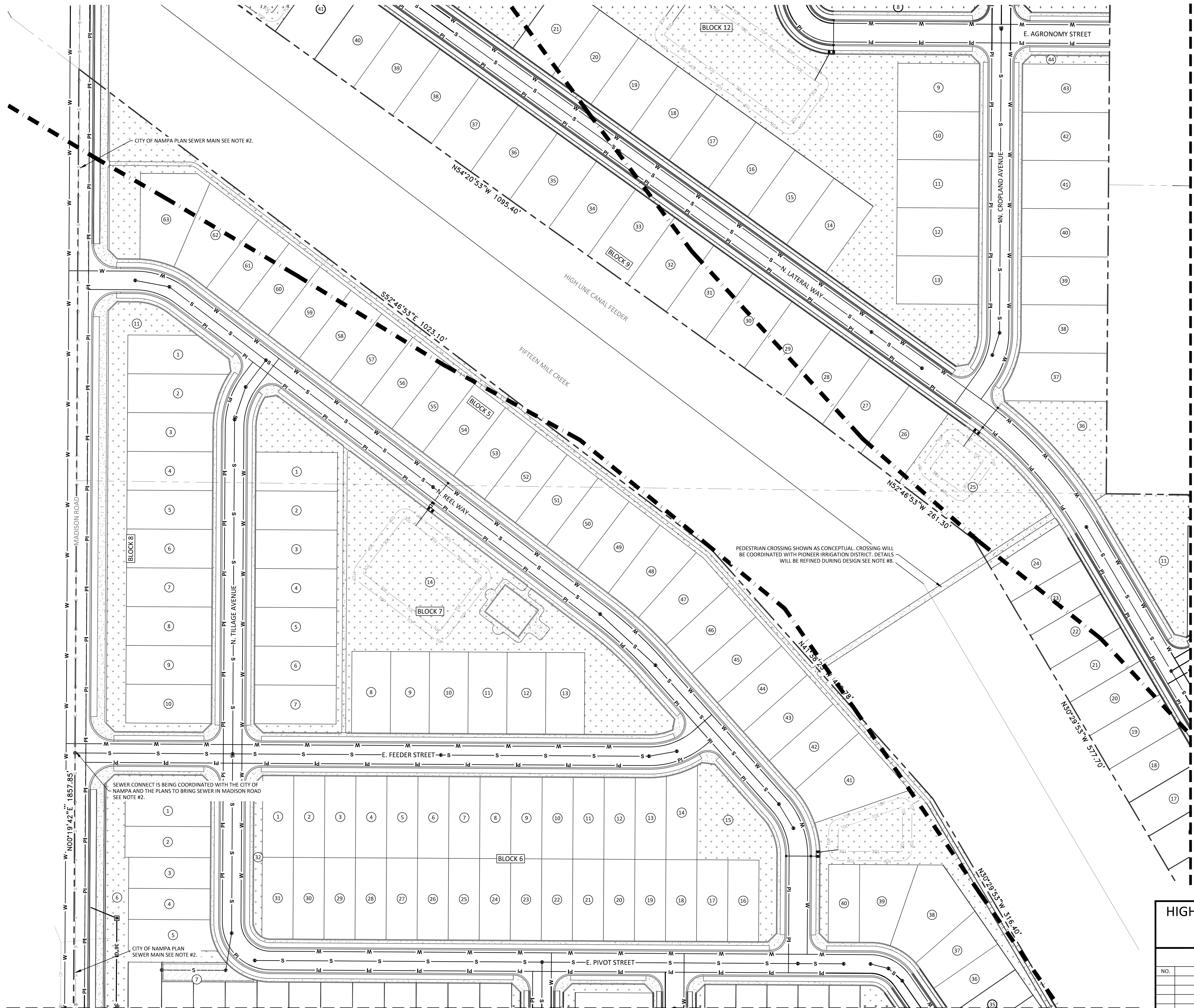
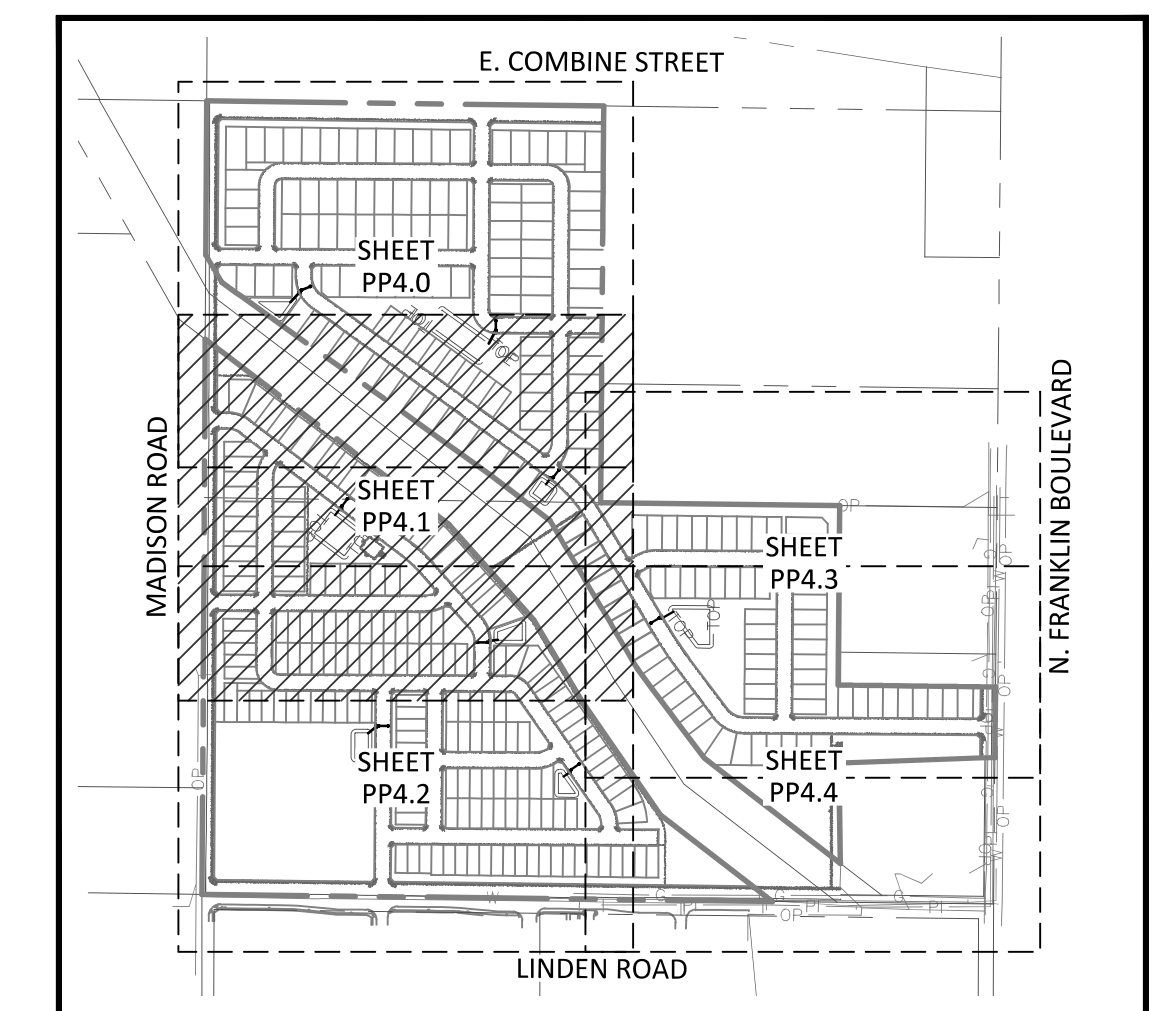
SEE SHEET PP4.1 FOR CONTINUATION

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SEE SHEET PP4.0 FOR CONTINUATION

VICINITY MAP

NOT TO SCALE



CITY OF NAMPA PLAN SEWER MAIN SEE NOTE #2.

SEWER CONNECT IS BEING COORDINATED WITH THE CITY OF NAMPA AND THE PLANS TO BRING SEWER IN MADISON ROAD SEE NOTE #2.

CITY OF NAMPA PLAN SEWER MAIN SEE NOTE #2.

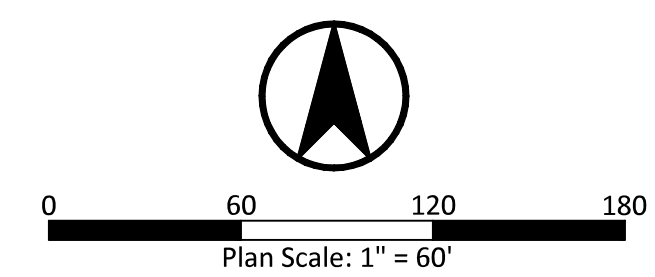
PEDESTRIAN CROSSING SHOWN AS CONCEPTUAL CROSSING WILL BE COORDINATED WITH PIONEER IRRIGATION DISTRICT. DETAILS WILL BE REFINED DURING DESIGN SEE NOTE #3.

SEE SHEET PP4.4 FOR CONTINUATION

SEE SHEET PP4.3 FOR CONTINUATION

LEGEND

- PROJECT BOUNDARY LINE
- - - ADJACENT PROPERTY LINE
- - - EASEMENT LINE
- - - CENTERLINE
- - - SECTION LINE
- OP OP OVERHEAD POWER LINE
- G G GAS LINE
- EP EP EDGE OF PAVEMENT
- S S SEWER LINE
- W W WATER LINE
- PI PI PRESSURE IRRIGATION LINE
- GI GI GRAVITY IRRIGATION LINE
- ⊙ SEWER MANHOLE
- ⊕ FIRE HYDRANT
- ⊙ IRRIGATION MANHOLE
- LANDSCAPE / COMMON AREA
- COMMON DRIVE



**HIGHLINE ESTATES SUBDIVISION
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PRELIMINARY ENGINEERING**

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PHONE (208) 639-6939
kmengllp.com

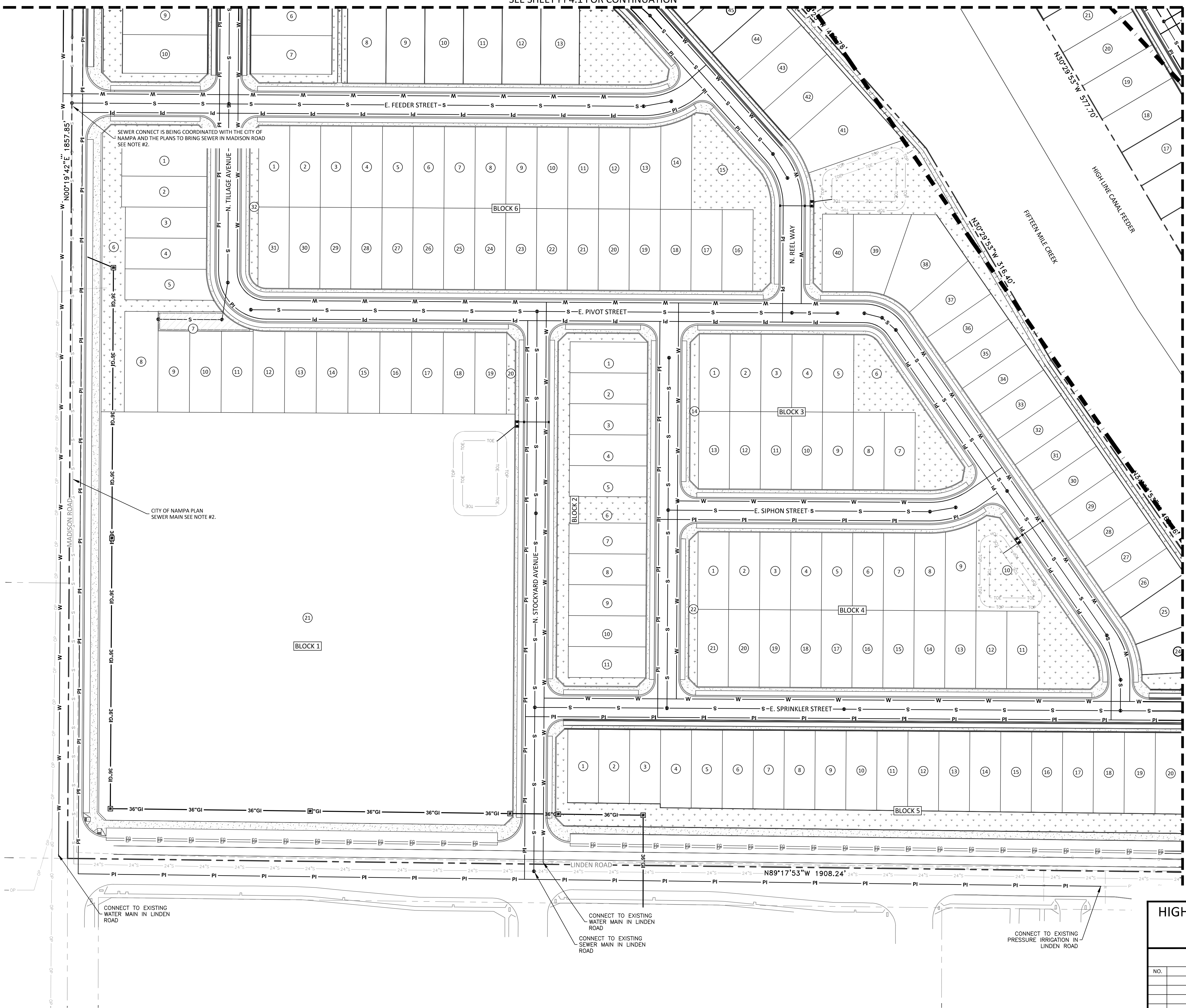
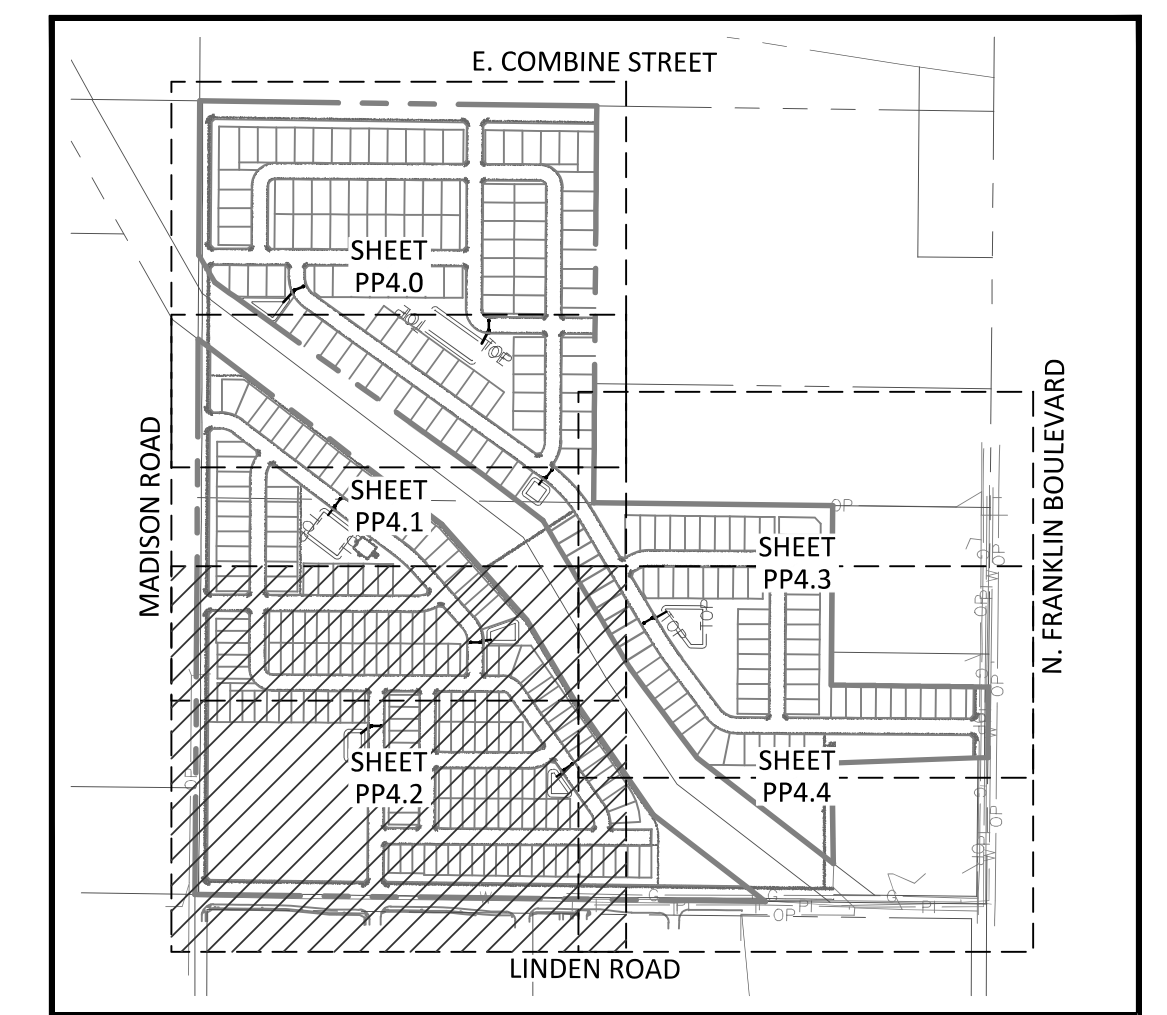
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SHEET NO. PP4.1

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SEE SHEET PP4.1 FOR CONTINUATION

VICINITY MAP

NOT TO SCALE



SEWER CONNECT IS BEING COORDINATED WITH THE CITY OF NAMPA AND THE PLANS TO BRING SEWER IN MADISON ROAD SEE NOTE #2.

CITY OF NAMPA PLAN SEWER MAIN SEE NOTE #2.

CONNECT TO EXISTING WATER MAIN IN LINDEN ROAD

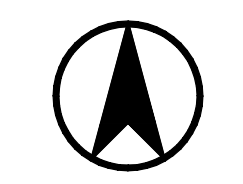
CONNECT TO EXISTING WATER MAIN IN LINDEN ROAD

CONNECT TO EXISTING SEWER MAIN IN LINDEN ROAD

CONNECT TO EXISTING PRESSURE IRRIGATION IN LINDEN ROAD

LEGEND

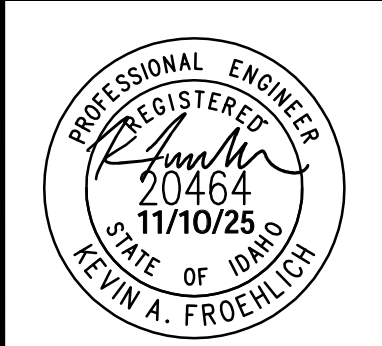
- PROJECT BOUNDARY LINE
- - - ADJACENT PROPERTY LINE
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- ⊕ FIRE HYDRANT
- ⊙ IRRIGATION MANHOLE
- LANDSCAPE / COMMON AREA
- COMMON DRIVE



0 60 120 180
Plan Scale: 1" = 60'

HIGHLINE ESTATES SUBDIVISION
NAMPA, IDAHO
PRELIMINARY ENGINEERING

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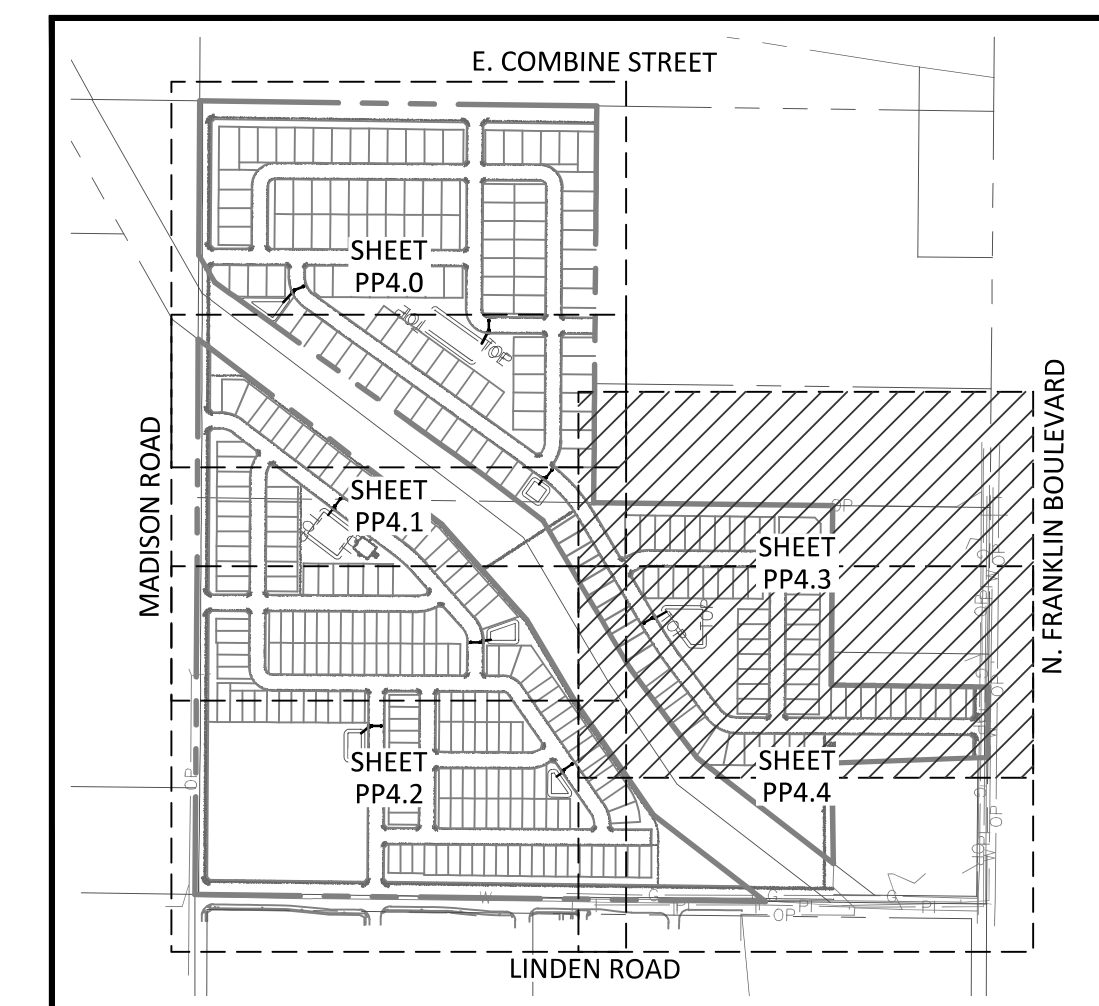


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PROJECT: 25-035
SHEET NO. PP4.2

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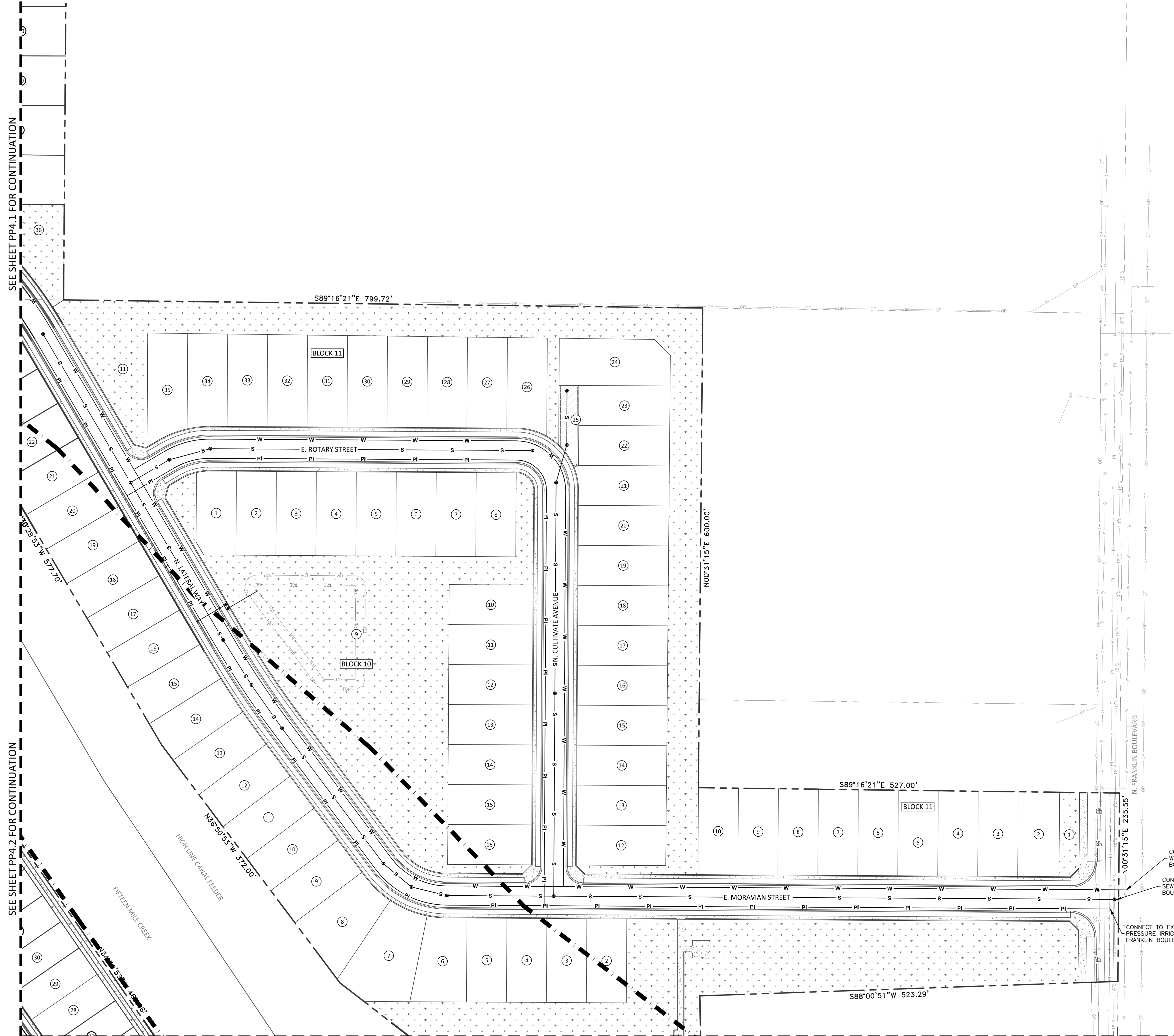
VICINITY MAP

NOT TO SCALE



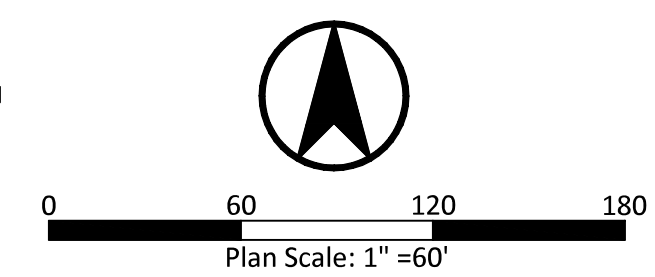
SEE SHEET PP4.1 FOR CONTINUATION

SEE SHEET PP4.2 FOR CONTINUATION



LEGEND

- PROJECT BOUNDARY LINE
- - - ADJACENT PROPERTY LINE
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- COMMON DRIVE



CONNECT TO EXISTING WATER MAIN IN FRANKLIN BOULEVARD.

CONNECT TO EXISTING SEWER MAIN IN FRANKLIN BOULEVARD.

CONNECT TO EXISTING PRESSURE IRRIGATION IN FRANKLIN BOULEVARD.

HIGHLINE ESTATES SUBDIVISION
NAMPA, IDAHO
PRELIMINARY ENGINEERING

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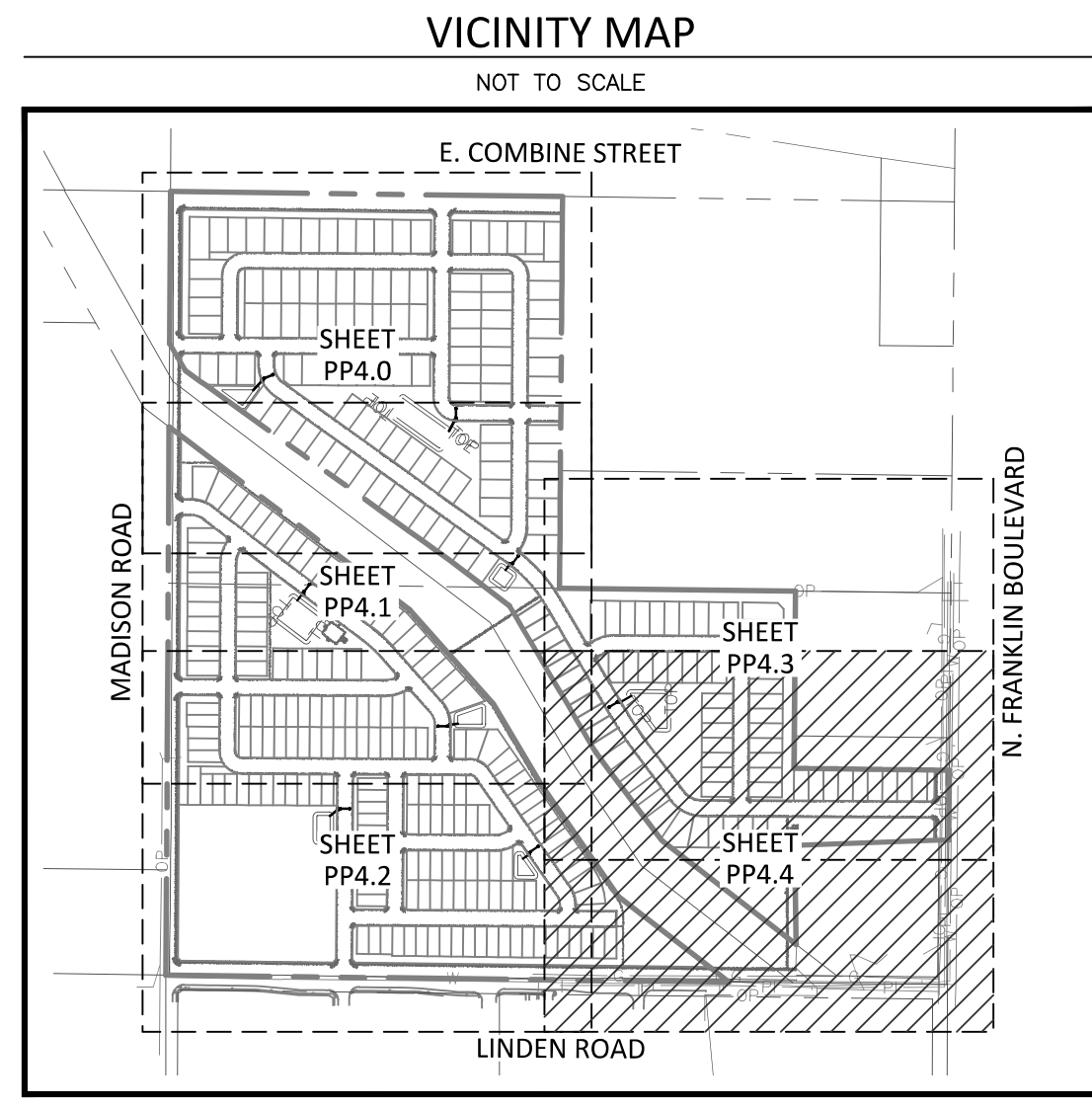
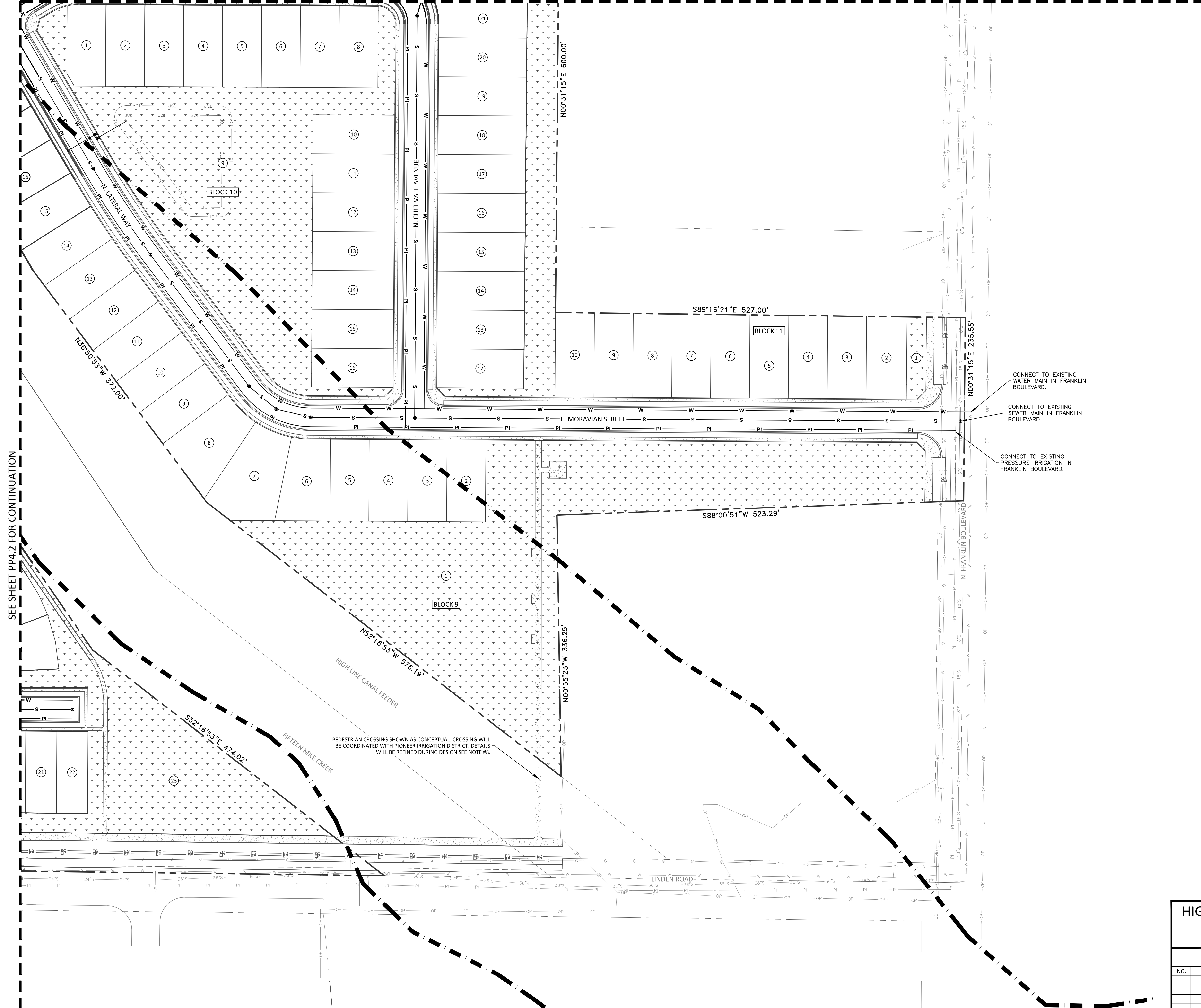


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SEE SHEET PP4.3 FOR CONTINUATION

SEE SHEET PP4.2 FOR CONTINUATION



CONNECT TO EXISTING WATER MAIN IN FRANKLIN BOULEVARD.

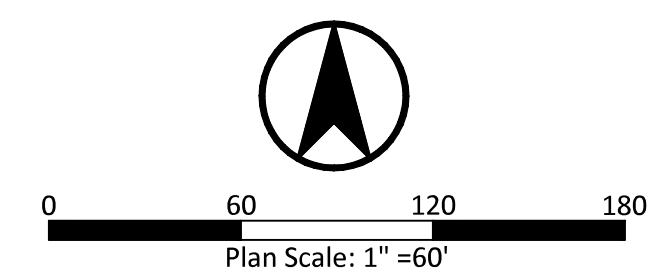
CONNECT TO EXISTING SEWER MAIN IN FRANKLIN BOULEVARD.

CONNECT TO EXISTING PRESSURE IRRIGATION IN FRANKLIN BOULEVARD.

PEDESTRIAN CROSSING SHOWN AS CONCEPTUAL. CROSSING WILL BE COORDINATED WITH PIONEER IRRIGATION DISTRICT. DETAILS WILL BE REFINED DURING DESIGN SEE NOTE #8.

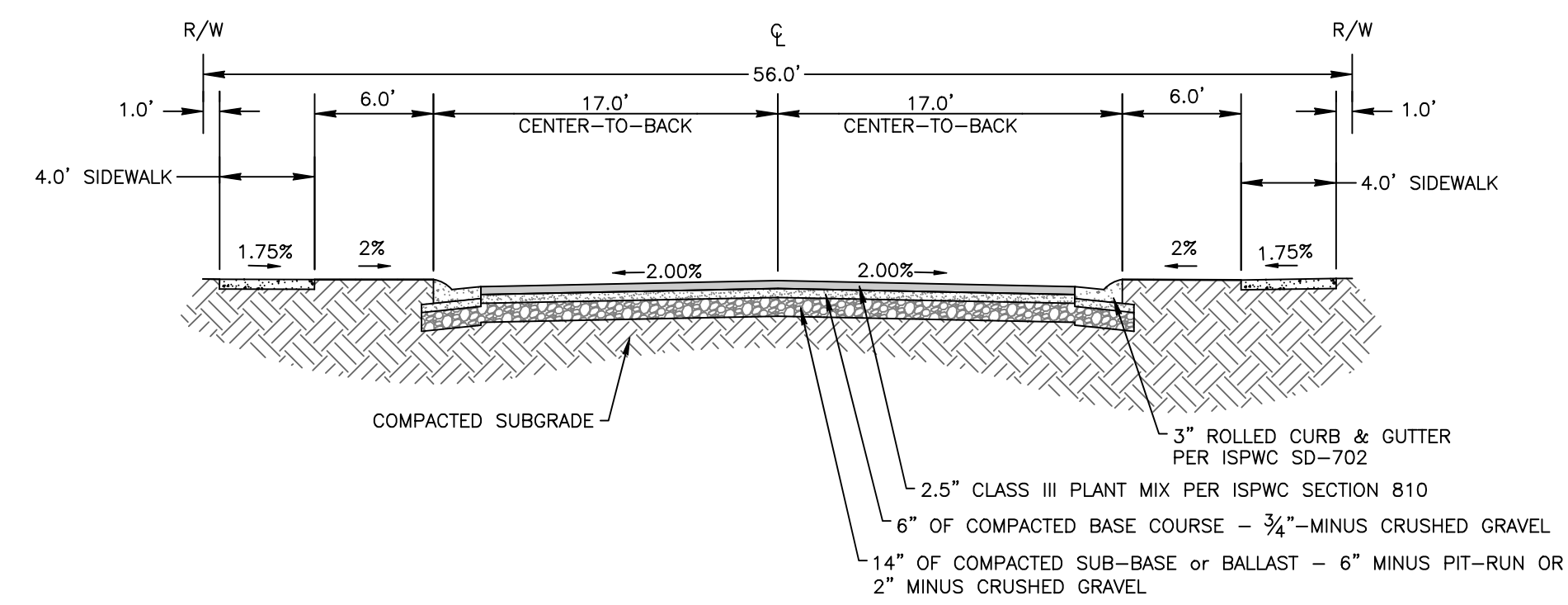
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- PROJECT BOUNDARY LINE
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- LANDSCAPE / COMMON AREA
- COMMON DRIVE



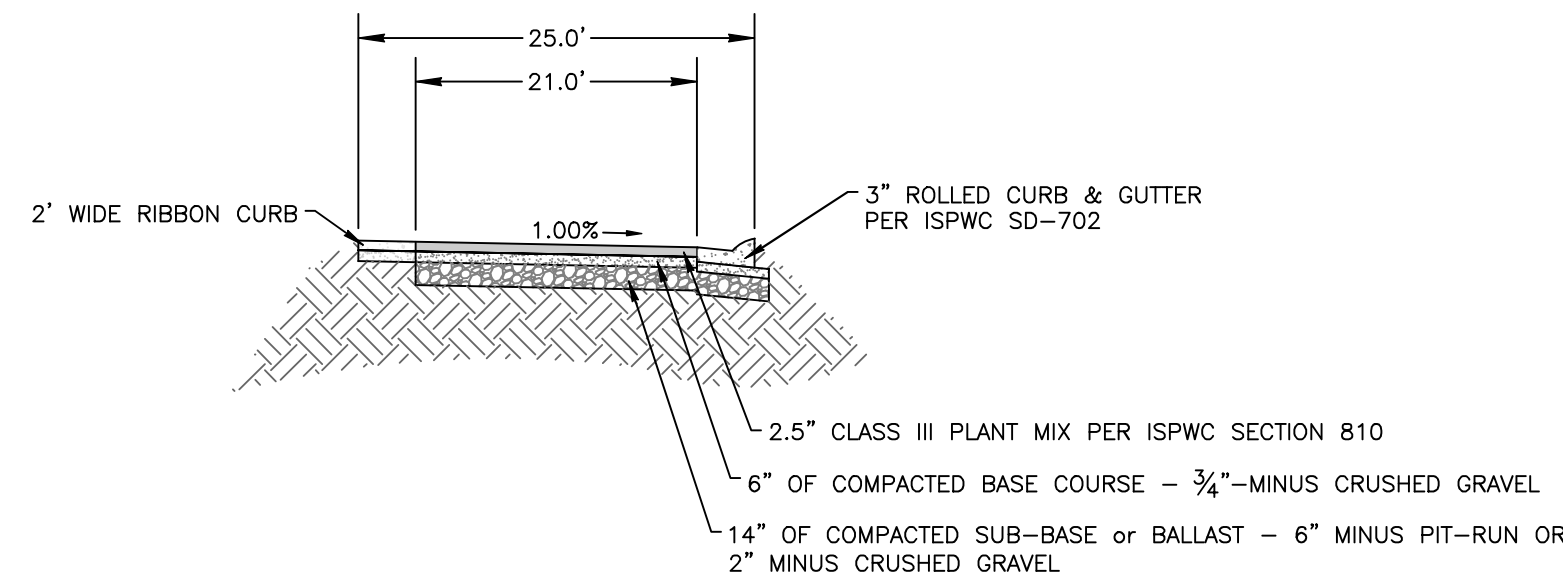
| <p>HIGHLINE ESTATES SUBDIVISION NAMPA, IDAHO PRELIMINARY ENGINEERING</p> | | | | <p>5725 NORTH DISCOVERY WAY BOISE, IDAHO 83713 PHONE (208) 639-6939 kmengllp.com</p> | | | | | | | | | | | | | | | | | |
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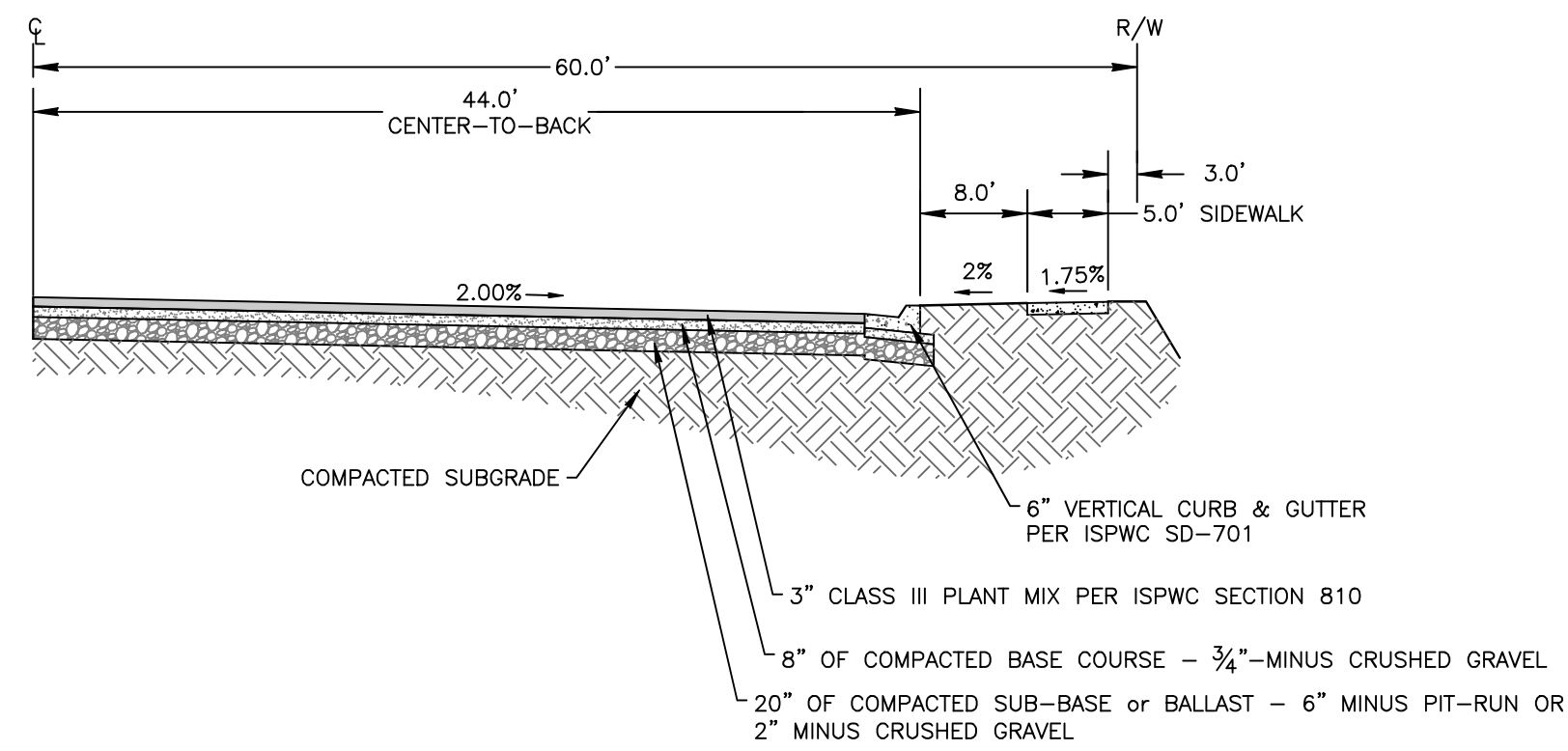
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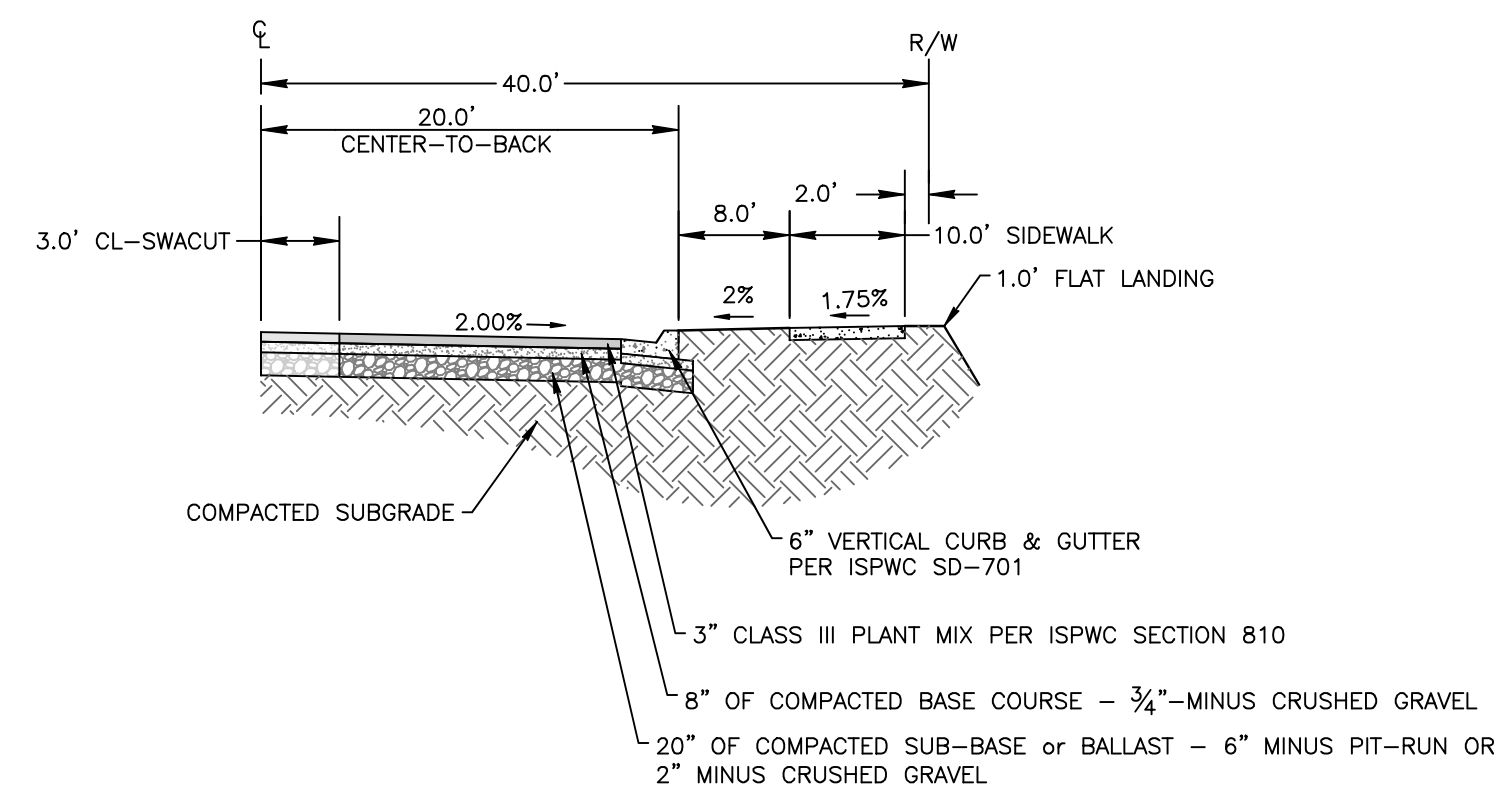
TYPICAL SHARED DRIVE SECTION

SCALE: NTS



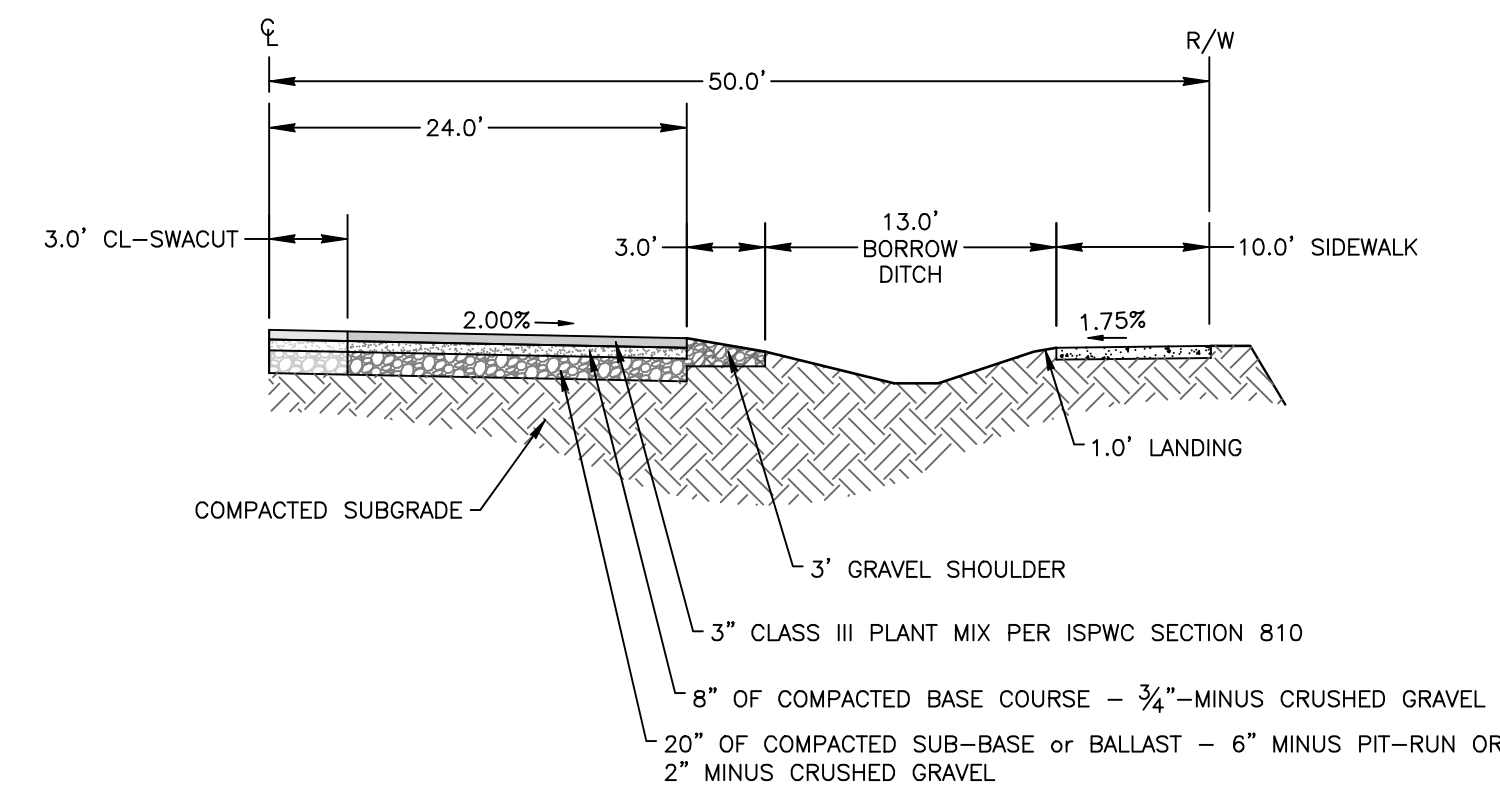
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SCALE: NTS



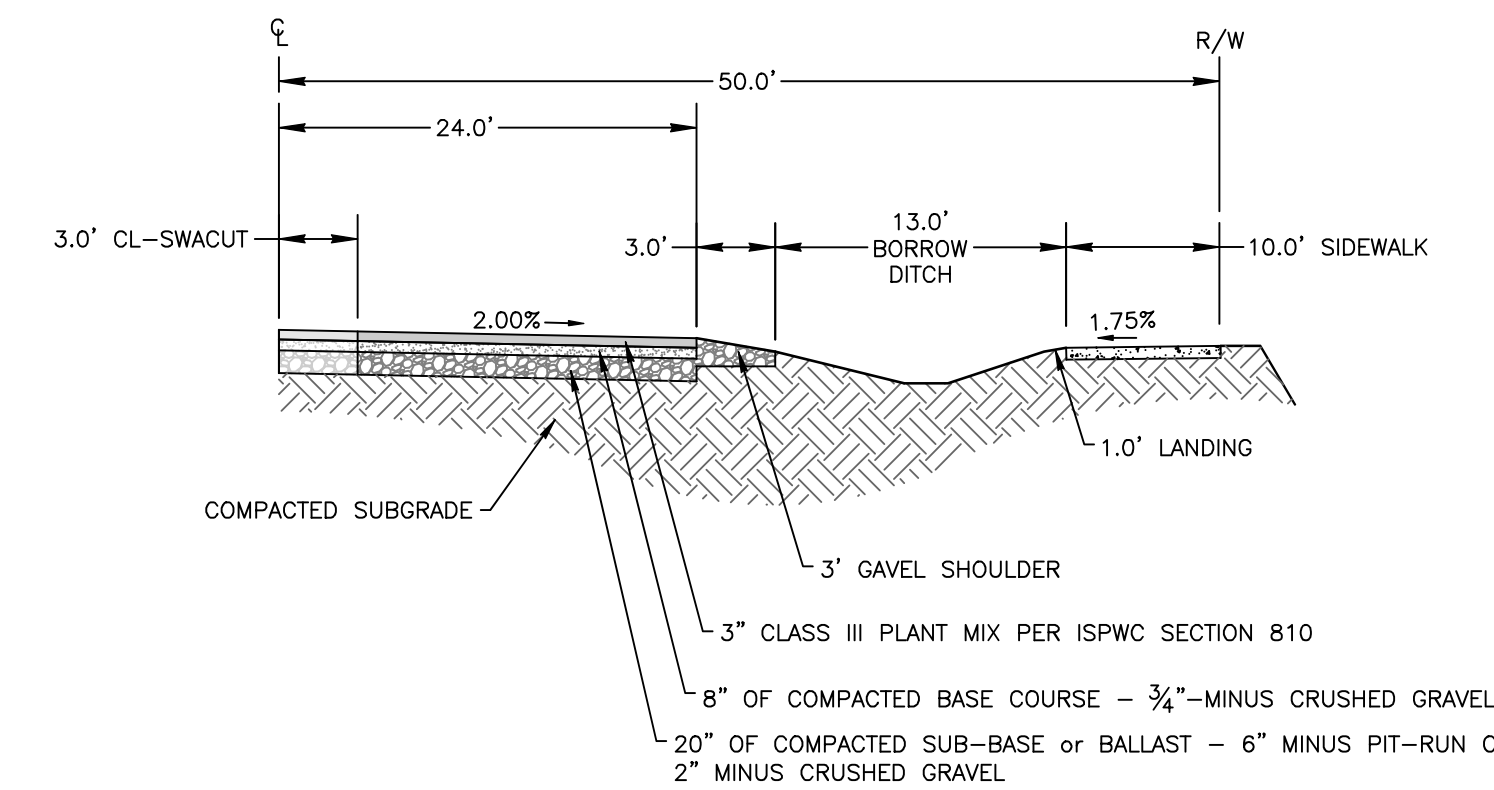
MADISON ROAD - STREET SECTION

SCALE: NTS



LINDEN ROAD - STREET SECTION

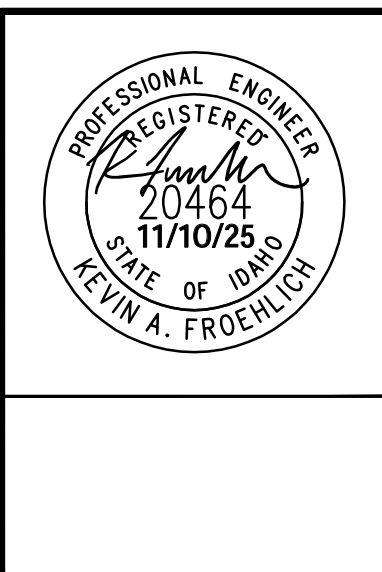
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N FRANKLIN BLVD - STREET SECTION

SCALE: NTS

| HIGHLINE ESTATES SUBDIVISION NAMPA, IDAHO STREET SECTIONS | | |
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ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
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