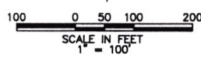


**LEGEND**

- BOUNDARY
- LOT LINES
- ROAD CENTERLINE
- RIGHT OF WAY
- LOT NUMBER
- BLOCK NUMBER
- EASEMENT
- SETBACK
- CURB GUTTER & SW
- STREET NAME
- HANDICAP RAMP
- SEWER LINE
- WATER LINE
- STORM DRAIN LINE
- PRESSURE IRRIGATION
- GRAVITY IRRIGATION
- FLOW ARROW
- FIRE HYDRANT
- CATCH BASIN
- STOP SIGN
- EXISTING WATER WELL
- FOUND ALUM. CAP
- MONUMENT
- FOUND BRASS CAP
- INFILL LOTS



- NOTES:**
- NO DIRECT LOT ACCESS SHALL BE ALLOWED ON TO NORTHSIDE ROAD OR SPRUCE ST.
  - ALL LOTS SHALL HAVE A SEWER SERVICE PROVIDED FOR DISCHARGE INTO CITY OF HAMPA SEWER MAINS.
  - DOMESTIC WATER WILL BE PROVIDED TO ALL LOTS BY STANDARD HAMPA CITY WATER.
  - ALL LOT LINES COMMON TO A PUBLIC RIGHT-OF-WAY LINE OR PROJECT BOUNDARY SHALL HAVE A TEN (10) FOOT WIDE PERMANENT PUBLIC UTILITIES AND DRAINAGE EASEMENT.
  - EACH SIDE OF COMMON LOT LINES SHALL HAVE A FIVE (5) FOOT PERMANENT PUBLIC UTILITIES, IRRIGATION, AND DRAINAGE EASEMENT, EXCEPT AS OTHERWISE SHOWN. REAR OF EACH COMMON LOT SHALL HAVE A TEN (10) FOOT PERMANENT PUBLIC UTILITIES, IRRIGATION, AND DRAINAGE EASEMENT, EXCEPT AS OTHERWISE SHOWN.
  - MINIMUM BUILDING SETBACK LINE SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE AT THE TIME OF DRAINAGE OF THE BUILDING PERMITS.
  - ALL LOTS WITHIN THIS SUBDIVISION ARE SINGLE FAMILY RESIDENTIAL LOTS, WITH THE EXCEPTION OF LOTS 1 & 13, BLOCK 1; LOTS 1, 13, 32 & 42, BLOCK 3; LOTS 1 & 6, BLOCK 4; LOT 23, BLOCK 5 & LOTS 1 & 6, BLOCK 7; WHICH ARE COMMON LOTS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
  - ALL STREETS WILL BE PUBLIC AND CONSTRUCTED TO CITY OF HAMPA ROAD STANDARDS.
  - STORM WATER DRAINAGE SHALL BE COLLECTED AND/OR RETAINED ON SITE BY CATCH BASINS, UNDERGROUND PIPING AND SWALES PER CITY OF HAMPA STORM WATER STANDARDS.
  - FIRE PROTECTION WILL BE ENGINEERED TO THE GUIDELINES OF THE CITY OF HAMPA FIRE DISTRICT.
  - THE DEVELOPER WILL COMPLY WITH IAHMO CODE 31-3006 BY PROVIDING PRESSURE IRRIGATION TO ALL LOTS PER CITY OF HAMPA STANDARDS AND THE POWDER IRRIGATION DISTRICT.
  - THIS DEVELOPMENT RECOGNIZES SECTION 23-4003, RIGHT TO FARM ACT, WHICH STATES, IAHMO CODE "NO AGRICULTURAL OPERATION OR USE APPURTENANCE TO IT SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER THE SAME HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION WAS NOT A NUISANCE AT THE TIME THE OPERATION BEGAN, PROVIDED THAT THE PROVIDERS OF THIS SECTION SHALL NOT APPLY UNLESS A NUISANCE RESULTS FROM THE SUPPORT OR NEGLIGENT OPERATION OF ANY AGRICULTURAL OPERATION OR AN APPURTENANCE TO IT."
  - LOT 23, BLOCK 5 CONTAINS AN EMERGENCY ACCESS EASEMENT, SAID EASEMENT IS TO BE VACATED AND THE ROADWAY REMOVED UPON LATER PHASE DEVELOPMENT.
  - PRESSURE IRRIGATION SYSTEMS WILL BE CONNECTED TO ON SITE PUMPING OR REGIONAL STATION AS DETERMINED BY HAMPA CITY PUBLIC WORKS.
  - PORTIONS OF THE PROJECT SITE FALL WITHIN A FEMA FLOOD HAZARD ZONES "X" AND "AE", REFERENCE FIRM PANEL 160270086P.
  - THIS PRELIMINARY PLAT CONTAINS REDUCED SIZED "WELL" LOTS AND IS BEING SUBMITTED AS A PAD PER HAMPA ZONING ORDINANCE CHAPTER 8, 10-27-14.

Parcel Table			
Lot	Area	Perimeter	Type
BLOCK 1: Lot 1: COMMON	18735	1393	BUFFER
BLOCK 1: Lot 13: COMMON	117941	4418	OPEN/DRAINAGE
BLOCK 2: Lot 1: COMMON	198550	1631	BUFFER
BLOCK 3: Lot 1: COMMON	11352	963	BUFFER
BLOCK 3: Lot 12: COMMON	11814	1062	OPEN
BLOCK 3: Lot 32: COMMON	4117	292	ACCESS
BLOCK 3: Lot 42: COMMON	21603	1809	BUFFER
BLOCK 4: Lot 1: COMMON	11699	1079	BUFFER
BLOCK 4: Lot 6: COMMON	35807	1293	OPEN
BLOCK 5: Lot 22: COMMON	12248	443	OPEN/ DRAINAGE
BLOCK 7: Lot 1: COMMON	14635	577	OPEN/ DRAINAGE
BLOCK 7: Lot 8: COMMON	13720	569	OPEN/ DRAINAGE

G. USTICK ROAD 5.33 5.34  
5.4 5.3



REVISED  
NO. DATE DESCRIPTION

**Bailey Engineering, Inc.**  
Civil Engineering | Planning | CADD  
4242 N. BROOKSIDE LANE  
BOISE, ID 83718  
TEL: 208-336-0613  
WWW.BAILEYENGINEERING.COM

DRAWN BY: DMR | CHECKED BY: DWD & BAILEY P.E. | PROJECT: C2019-024 | DATE: 11-07-2019

**PRELIMINARY PLAT**  
KINGHORN PLACE SUBDIVISION  
TRILOGY DEVELOPMENT

PP-2