

SPP-00042-2019

A. GENERAL INFORMATION

Subdivision Name SPRING HOLLOW RANCH SUBDIVISION
 Total Acres 102.88
 Intended Land Uses Circle (residential, single-family, multi-family, commercial, industrial)
 Property Address(es) 17535 & 17547 STAR RD NAMPA ID
 Legal Description SEE ATTACHED
 Canyon County Parcel Account Number(s) R3037301000; R303730000 & R3037301100
 Existing Zoning. (Circle one) RA RS RSM RD RML RMH RP BN CB BC BF IP IL IH AG
 (County Zoning) _____

B. OWNER/ APPLICANT INFORMATION

Owner of Record

Name	EVERT JANSEN VAN BEEK & SON LAND LLC
Address	8142 W USTICK RD
City	NAMPA
State	ID
Telephone	208-895-8858
Email	SHAWN@TRILOGYIDAHO.COM
Fax	

Applicant

Name	TRILOGY IDAHO
Address	9839 W CABLE CAR
City	BOISE
State	ID
Telephone	208-895-8858
Email	SHAWN@TRILOGYIDAHO.COM
Fax	

Engineer/Surveyor/Planner

Name	BAILEY ENGINEERING/IDAHO SURVEYING /KENT BROWN PLANNING		
Address	4242 BROOKSIDE LN/9955 W. EMERALD ST/3161 E SPRINGWOOD DR		
City	BOISE	/ BOISE	/ MERIDIAN
State	IDAHO	/IDAHO	/IDAHO
Telephone	208-938-0091	/208 -846-8570	/208871-6842
Email	DBAILEY@BAILEYENGINEERS.COM/	/KENTLKB@GMAIL.COM	
Fax			

C. SUBDIVISION INFORMATION

Lot Types	Number of Lots	Acres
Residential	349	70.74
Dwelling units per acre (gross /net)	3.39/4.43	78.677
Commercial	0	
Industrial	0	
Common (Landscape, Utility, Other)	43	9.67
Open Space		
Total	392	

DEADLINES FOR SUBMITTALS

The completed application and plat documents must be submitted to the Planning Department not later than _____. The Planning Commission meets on _____; applications are due approximately ___ weeks prior to that date.


All supplemental information to be added to the application file must be received by the Planning Department no later than 15 days prior to the public hearing date.

*****Please do not submit a subdivision application until all items are completed. Incomplete applications will not be accepted or reviewed. *****

I understand:

1. This application is subject to acceptance by the City of Nampa upon determination that the application is complete.
2. The hearing date is tentative and subject to change with notice.
3. This application is subject to a public hearing before the Nampa Planning and Zoning Commission.
4. The application fee is non-refundable.

All information, statements, attachments, and exhibits included with this application submittal are true to the best of my knowledge.

Signature  Date 6-4-19

For City Office Use Only

FEE \$: _____ CASH: _____ CHECK: _____ RECEIPT NO.: _____

DATE RECEIVED: _____ RECEIVED BY: _____ HEARING DATE: _____

KENT BROWN PLANNING SERVICES

June 4, 2019

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

RE: Spring Hollow Ranch Preliminary

Gentlemen:

In behalf of Trilogy Idaho, I respectfully request, the City of Nampa's approval of a preliminary plat for the Spring Hollow Ranch Subdivision. Spring Hollow Ranch Subdivision is a single family residential neighborhood with an overall density of 3.39 dwellings per acre. The subdivision is in a RS 8.5 zone, with 349 single family lots and 43 common lots. These common lots encompass 9.67 acres 9.4% of the subdivision. This subdivision is located between Ustick Road and Cherry Lane Road on the west side of Star Road.

Summary

Spring Hollow Ranch Subdivision is single family residential subdivision in a RS 8.5 zone and has 349 residential lots and 43 common lots.

This preliminary plat is a good fit for this area of Nampa and will be a good quality single-family neighborhood. The centralized park is accessible for all the residents through sidewalks and micro pathways. Water and sewer services are extendable and will be provided to all New York Landing residents.

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

Sincerely,

Kent Brown
Planner

SPRING HOLLOW
RANCH SUBDIVISION
Legal Description

A parcel located in the E ½ of Section 6, Township 3 North, Range 1 West, Boise Meridian, Canyon County, Idaho, and more particularly described as follows:

Commencing at an Aluminum Cap monument marking the northeast corner of said Section 6, from which an Aluminum Cap monument marking the southeast corner of the NE ¼ of said Section 6 bears S 0°47'23" W a distance of 2665.61 feet;

Thence S 0°47'23" W along the easterly boundary of said NE ¼ a distance of 1338.77 feet to a 5/8 inch diameter rebar marking the northeast corner of the SE ¼ of the NE ¼ of said Section 6;

Thence N 89°22'30" W along the northerly boundary of said SE ¼ of the NE ¼ a distance of 50.00 feet to a point on the westerly right-of-way of Star Road and the **POINT OF BEGINNING**;

Thence S 0°47'23" W along said westerly right-of-way a distance of 947.64 feet to a point;

Thence leaving said westerly right-of-way N 89°12'43" W a distance of 175.00 feet to a point;

Thence S 0°47'22" W a distance of 145.63 feet to a point;

Thence S 87°53'59" E a distance of 175.04 feet to a point on said westerly right-of-way;

Thence S 0°47'23" W along said westerly right-of-way a distance of 229.64 feet to a point on the southerly boundary of said SE ¼ of the NE ¼;

Thence continuing along said westerly right-of-way S 0°47'16" W a distance of 413.08 feet (previously 408.02 feet) to a point on the centerline of a community irrigation lateral as shown on Record of Survey Instrument No. 2017-043039;

Thence leaving said westerly right-of-way N 89°23'00" W along said centerline of a community irrigation lateral a distance of 2591.80 feet to a 5/8 inch diameter rebar on the westerly boundary of said E ½ of Section 6;

Thence N 0°53'46" E along said westerly boundary a distance of 409.50 feet (formerly 409.00 feet) to a 5/8 inch diameter rebar marking the southwest corner of the NE ¼ of said Section 6;

Thence continuing along said westerly boundary of the E ½ of Section 6 N 0°54'39" E a distance of 1330.90 feet to a 5/8 inch diameter rebar marking the northwest corner of the SW ¼ of the NE ¼ of said Section 6;

Thence S 89°22'30" E along the northerly boundary of said SW ¼ of the NE ¼ and the SE ¼ of the NE ¼ of said Section 6 a distance of 2588.22 feet to the **POINT OF BEGINNING**.

This parcel contains 102.88 acres and is subject to any easements existing or in use.

Clinton W. Hansen, PLS
Land Solutions, PC
April 12, 2019

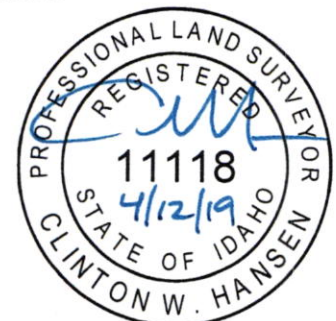


EXHIBIT "A"

June 24, 2016

Proposed Star Road Right-of-Way
Evert Jansen Van Beek & Son Land LLC Portion

Parcels located in the E ½ of Section 6, Township 3 North, Range 1 West, Boise Meridian, Canyon County, Idaho, more particularly described as follows:

PARCEL A

Commencing at an Aluminum Cap monument marking the northeast corner of said Section 6, from which a 5/8 inch diameter iron pin marking the northeast corner of Government Lot 3 of Section 5 of said Township 3 North, Range 1 West bears S 89°18'00" E a distance of 2652.17 feet;

Thence S 00°47'23" W along the easterly boundary of the NE ¼ of said Section 6 a distance of 1338.73 feet to a 5/8 inch diameter iron pin marking the northeast corner of the S ½ of the NE ¼ of said Section 6 and the **POINT OF BEGINNING**;

Thence continuing along said easterly boundary S 00°47'23" W a distance of 947.75 feet;

Thence leaving said easterly boundary N 89°12'43" W a distance of 50.00 feet to a point on a line 50.00 feet west of and parallel to said easterly boundary;

Thence along said parallel line N 00°47'23" E a distance of 947.61 feet to a point on the northerly boundary of said N ½ of the SW ¼ of Section 6;

Thence along said northerly boundary S 89°22'21" E a distance of 50.00 feet the **POINT OF BEGINNING**. Said parcel containing 47,384 SF or 1.09 acres, more or less.

AND:

PARCEL B

Commencing at an Aluminum Cap monument marking the northeast corner of said Section 6, from which a 5/8 inch diameter iron pin marking the northeast corner of Government Lot 3 of Section 5 of said Township 3 North, Range 1 West bears S 89°18'00" E a distance of 2652.17 feet;

Thence S 00°47'23" W along the easterly boundary of the NE ¼ of said Section 6 a distance of 2437.26 feet to the **POINT OF BEGINNING**;

Thence continuing along said easterly boundary S 00°47'23" W a distance of 228.28 feet to the northeast corner of the SE ¼ of said Section 6;

Thence along the easterly boundary of said SE ¼ S 00°47'32" W a distance of 408.00 feet;

Thence leaving said easterly boundary N 89°29'03" W a distance of 50.00 feet to a point on a line 50.00 feet west of and parallel to said easterly boundary;

Thence along said parallel line N 00°47'32" E a distance of 408.02 feet;

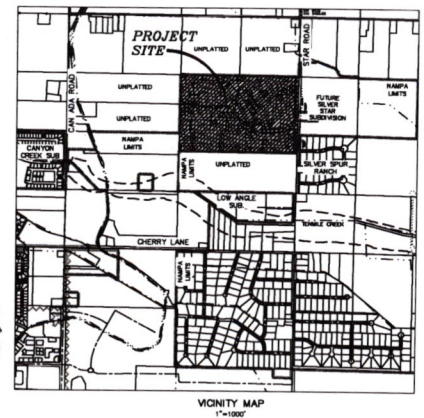
Thence North 00°47'23" East along a line being 50.00 feet west of and parallel to the easterly boundary of said NE ¼ a distance of 229.64 feet;

Thence S 87°53'59" E a distance of 50.01 feet to the POINT OF BEGINNING. Said parcel containing 31,848 SF or 0.73 acres, more or less.

Total area of proposed right-of-way comprising 79,232 SF or 1.82 acres, more or less.



PRELIMINARY PLAT FOR
 SPRING HOLLOW RANCH SUBDIVISION
 LOCATED IN THE E 1/2 OF SECTION 06
 T.5N., R.17. E.M., Nampa, Canyon County, Idaho
 2018



PLAN SHEET INDEX

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

DEVELOPMENT FEATURES

AGEAGE	TOTAL PARCEL - 102.88 ACRES
	TOTAL LOTS - 302
	RESIDENTIAL LOTS - 248
	RECREATION LOTS - 54
	OPEN SPACE LOTS - 10
	COMMON LOTS - 43
	WELL LOTS - 10
	WELL LOTS REDUCED FROM 8000 - 2.22 ACRES
	WELL LOTS REDUCED FROM 2000 - 2.22 ACRES - 8.14 ACRES
	QUALIFIED OPEN SPACE - 2.84 ACRES - 4.36 ACRES

ZONING
 EXISTING - R5S - NAMPA
 PROPOSED - R5S - NAMPA

SEWER DISPOSAL
 CITY OF NAMPA

WATER SUPPLY
 CITY OF NAMPA

CITY
 NAMPA CITY IMPACT AREA

SCHOOL DISTRICT
 NAMPA

ERC DISTRICT
 CITY OF NAMPA

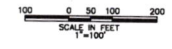
IRRIGATION DISTRICT
 NAMPA MENDHAM IRRIGATION DISTRICT

OWNER
 ERIC JENSEN VAN BEEK & SON LAND LLC
 5142 N. GARDEN RD.
 NAMPA, ID 83607

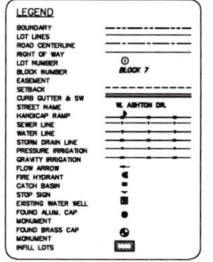
DEVELOPER
 TRILGY DEVELOPMENT, INC.
 1000 N. GARDEN CH. ST., STE. 101
 BOISE, ID 83718

ENGINEER
 SHANE A. BALLE, P.E.
 SAFETY ENGINEERING, INC.
 4215 N. PROGRESSIVE LANE
 BOISE, ID 83714
 208-338-0033

PLANNER/CONTACT
 NEST BROWN
 2301 E. SPENNINGWOOD DR
 MERIDIAN, ID 83642
 208-871-8822



- NOTES:**
- NO DIRECT LOT ACCESS SHALL BE ALLOWED ON TO STAR ROAD.
 - ALL LOTS SHALL HAVE A SEWER SERVICE PROVIDED FOR DISCHARGE INTO CITY OF NAMPA SEWER MAINS.
 - SEWER SERVICE SHALL BE PROVIDED TO ALL LOTS BY STANDARD NAMPA CITY MAINS.
 - 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, SEWER, AND DRAINAGE EASEMENT EXCEPT AS OTHERWISE SHOWN. NEAR 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 RELEASE OF THE BUILDING PERMIT.
 - ALL LOTS WITHIN THIS SUBDIVISION ARE SINGLE FAMILY RESIDENTIAL LOTS, WITH THE EXCEPTION OF LOT 1, BLOCK 8; LOTS 15, 17 & 18, BLOCK 9; LOT 10, BLOCK 9; LOTS 2, 11, 20, 24 & 26, BLOCK 4; LOT 4, BLOCK 5; LOTS 1 & 17, BLOCK 6; LOTS 11 & 16, BLOCK 7; LOTS 1 & 7, BLOCK 8; LOTS 1 & 7, BLOCK 9; LOTS 1 & 8, BLOCK 10; LOTS 1 & 16, BLOCK 11; LOTS 4, 8, 13 & 20, BLOCK 12; LOT 1, BLOCK 13; LOT 2, BLOCK 14; LOTS 1 & 13, BLOCK 15; LOT 5, BLOCK 16; LOTS 1 & 10, BLOCK 17; LOTS 1, 5, 13 & 22, BLOCK 18; LOTS 1 & 16, BLOCK 19. WHICH ARE COMMON LOTS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
 - ALL STREETS WILL BE PUBLIC AND CONSTRUCTED TO CITY OF NAMPA ROAD STANDARDS.
 - STORM SEWER DRAINAGE SHALL BE COLLECTED AND/OR RETAINED ON SITE BY CATCH BASINS, UNDERGROUND PIPING AND SHALLS PER CITY OF NAMPA STORM WATER STANDARDS.
 - THE PROJECT SHALL BE CONSIDERED TO BE UNDER THE JURISDICTION OF THE CITY OF NAMPA FIRE DISTRICT 11. THE DEVELOPER WILL COMPLY WITH IDAHO CODE 31-3003 BY PROVIDING PRESSURE IRRIGATION TO ALL LOTS PER CITY OF NAMPA STANDARDS AND THE PROJECT IRRIGATION DISTRICT.
 - THIS DEVELOPMENT RECOGNIZES SECTION 22-4503, RIGHT TO FARM ACT, WHICH STATES, IDAHO CODE 20-2003, AGRICULTURAL OPERATION OR AN AGRICULTURAL USE SHALL BE DEEMED A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NON-AGRICULTURAL 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 PROVIDER A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF ANY AGRICULTURAL OPERATION OR AN AGRICULTURE TO IT."
 - PRESSURE IRRIGATION SYSTEMS WILL BE CONNECTED TO ON SITE PUMPING OR RESERVOIR STATION AS DETERMINED BY NAMPA CITY PUBLIC WORKS.
 - THE PROJECT SITE DOES NOT FALL WITHIN A FEMA FLOOD HAZARD ZONE. REFERENCE FIRM PANELS 150270207 (05/24/2011) AND 150270200 (05/24/2011).
 - THIS PRELIMINARY PLAT CONTAINS REDUCED SIZE WELL LOTS AND IS BEING SUBMITTED AS A PUG PER NAMPA ZONING ORDINANCE CHAPTER 6, 10-27-4)



Bailey Engineering, Inc.
 Civil Engineering/Planning/CADD
 1000 N. GARDEN CH. ST., STE. 101
 BOISE, ID 83718
 208-338-0033

PRELIMINARY PLAT
 SPRING HOLLOW RANCH
 TRILGY DEVELOPMENT, INC.

DATE: 02/14/18
 PROJECT: 2018-001

PP-1

PRELIMINARY PLAT FOR
 SPRING HOLLOW RANCH SUBDIVISION
 LOCATED IN THE E 1/2 OF SECTION 06
 T.3N., R.17E., B.M. NAMPA, CANYON COUNTY, IDAHO
 2013



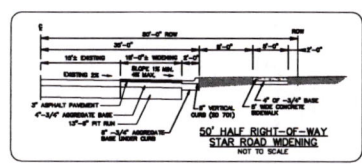
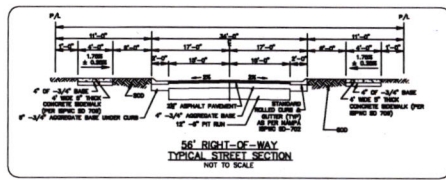
DESIGNED BY: [Signature]
 DRAWN BY: [Signature]

PRELIMINARY PLAT
 SPRING HOLLOW RANCH
 TRILOGY DEVELOPMENT, INC.

Block	Lot	Area	Particular	Type
BLOCK 1	Lot 1: COMMON	7903	369	SEWER LIFT STATION
BLOCK 2	Lot 2: COMMON	4880	334	DRAINAGE
BLOCK 3	Lot 3: COMMON	8073	447	OPEN
BLOCK 3	Lot 4: COMMON	4880	334	DRAINAGE
BLOCK 3	Lot 5: COMMON	4177	271	OPEN/DRAINAGE
BLOCK 3	Lot 6: COMMON	3540	218	SUPPLY
BLOCK 4	Lot 7: COMMON	4880	334	OPEN/DRAINAGE
BLOCK 4	Lot 8: COMMON	19087	800	OPEN SPACE
BLOCK 4	Lot 9: COMMON	4882	817	PATHWAY
BLOCK 4	Lot 10: COMMON	10980	578	OPEN/DRAINAGE
BLOCK 4	Lot 11: COMMON	4880	334	DRAINAGE
BLOCK 4	Lot 12: COMMON	8790	588	OPEN/DRAINAGE
BLOCK 4	Lot 13: COMMON	9708	1188	OPEN SPACE
BLOCK 4	Lot 14: COMMON	2382	271	PATHWAY
BLOCK 4	Lot 15: COMMON	5408	333	OPEN/DRAINAGE
BLOCK 4	Lot 16: COMMON	5070	548	PATHWAY
BLOCK 4	Lot 17: COMMON	3782	281	OPEN/DRAINAGE
BLOCK 4	Lot 18: COMMON	8030	631	OPEN/DRAINAGE
BLOCK 4	Lot 19: COMMON	4880	334	DRAINAGE
BLOCK 4	Lot 20: COMMON	7883	538	OPEN
BLOCK 4	Lot 21: COMMON	4880	334	DRAINAGE
BLOCK 4	Lot 22: COMMON	9708	1188	OPEN SPACE
BLOCK 4	Lot 23: COMMON	8028	247	SUPPLY
BLOCK 4	Lot 24: COMMON	4880	334	DRAINAGE
BLOCK 4	Lot 25: COMMON	8427	341	OPEN/DRAINAGE
BLOCK 4	Lot 26: COMMON	10738	578	OPEN/DRAINAGE
BLOCK 4	Lot 27: COMMON	10738	578	OPEN/DRAINAGE
BLOCK 4	Lot 28: COMMON	7182	408	OPEN
BLOCK 4	Lot 29: COMMON	8101	318	OPEN/DRAINAGE
BLOCK 4	Lot 30: COMMON	6370	1408	OPEN SPACE
BLOCK 4	Lot 31: COMMON	10843	1141	SUPPLY
BLOCK 4	Lot 32: COMMON	4880	334	DRAINAGE
BLOCK 4	Lot 33: COMMON	4711	301	OPEN/ACCESS
BLOCK 4	Lot 34: COMMON	5286	332	OPEN/DRAINAGE
BLOCK 4	Lot 35: COMMON	10848	332	OPEN/DRAINAGE
BLOCK 4	Lot 36: COMMON	4880	334	DRAINAGE
BLOCK 4	Lot 37: COMMON	21837	1303	SUPPLY
BLOCK 4	Lot 38: COMMON	4880	334	DRAINAGE
BLOCK 4	Lot 39: COMMON	4880	334	OPEN/DRAINAGE

LEGEND

BOUNDARY	---
LOT LINES	---
ROAD CENTERLINE	---
RIGHT OF WAY	---
LOT NUMBER	10
BLOCK NUMBER	BLOCK 7
EASEMENT	---
SETBACK	---
CURB CUTTER & SW	---
TRUCK NAME	---
HANDICAP RAMP	---
SEWER LINE	---
WATER LINE	---
STORM DRAIN LINE	---
PRESSURE IRRIGATION	---
GRAVITY IRRIGATION	---
FIRE HYDRANT	---
FLY ASH	---
STOP SIGN	---
EXISTING WATER WELL	---
FOUND ALUM. CAP	---
FOUND BRASS CAP	---
MONUMENT	---
WELL LOTS	---



CONCEPTUAL ENGINEERING FOR
SPRING HOLLOW RANCH SUBDIVISION

LOCATED IN THE E 1/2 OF SECTION 06
T.3N., R.17W., B.M., NAMPA, CANYON COUNTY, IDAHO
2019



PREPARED BY:
TRILEGO DEVELOPMENT, INC.

CHECKED BY:
TRILEGO DEVELOPMENT, INC.

DATE:
11/14/19

SCALE:
AS SHOWN

PROJECT NO.:

DATE:

SCALE:

PROJECT NO.:

DATE:

SCALE:

PROJECT NO.:

DATE:

SCALE:

PROJECT NO.:

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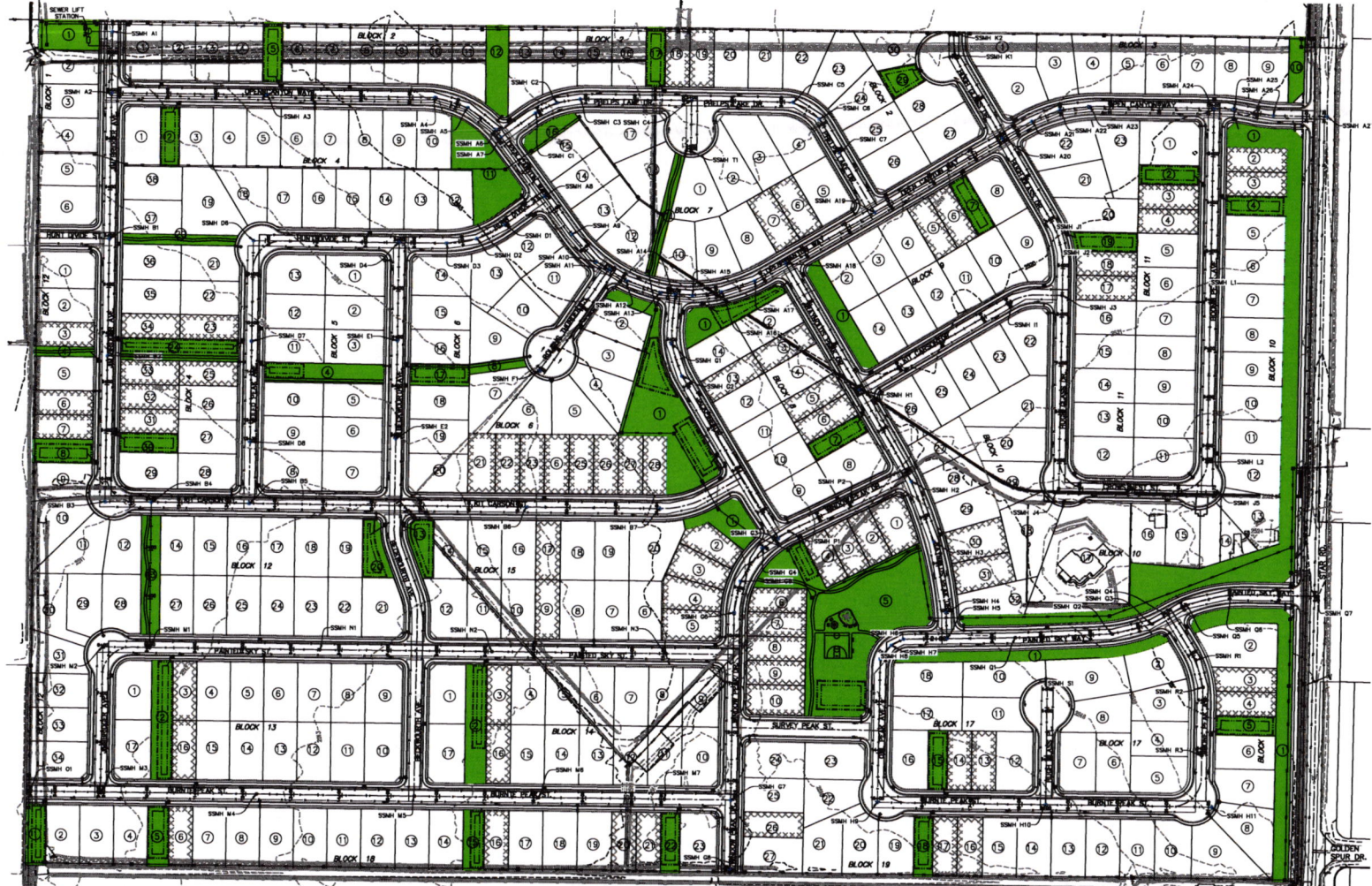
SCALE:

PROJECT NO.:

DATE:

LEGEND

- BOUNDARY
- LOT LINES
- ROAD CENTERLINE
- RIGHT OF WAY
- LOT NUMBER
- BLOCK NUMBER
- EASEMENT
- SEWAGE
- CLUB OUTLET & SW
- STREET NAME
- HANDCAP RAMP
- SEWER LINE
- WATER LINE
- STORM DRAIN LINE
- PRESSURE REGULATION
- QUALITY REGULATION
- FLOW ARROW
- FIRE HYDRANT
- CATCH BASIN
- STOP SIGN
- EXISTING WATER WELL
- FOUND ALUM. CAP
- MONUMENT
- FOUND BRASS CAP
- WELL LOTS



SEE OFFSITE UTILITY PLANS BY OTHERS
FOR CONTINUATION OF UTILITIES

SEE OFFSITE UTILITY PLANS BY OTHERS
FOR CONTINUATION OF UTILITIES

Curve Table

Curve #	Radius	Length	Chord	Bearing	Date
C1	200.00	85.00	84.98	102°34'17"	11/20/19
C2	80.00	84.02	84.04	102°34'17"	11/20/19
C3	80.00	84.02	84.04	102°34'17"	11/20/19
C4	200.00	108.00	107.97	102°34'17"	11/20/19
C5	200.00	108.00	107.97	102°34'17"	11/20/19
C6	100.00	54.00	53.98	102°34'17"	11/20/19
C7	200.00	108.00	107.97	102°34'17"	11/20/19
C8	100.00	54.00	53.98	102°34'17"	11/20/19
C9	100.00	54.00	53.98	102°34'17"	11/20/19
C10	100.00	54.00	53.98	102°34'17"	11/20/19
C11	100.00	54.00	53.98	102°34'17"	11/20/19
C12	100.00	54.00	53.98	102°34'17"	11/20/19
C13	100.00	54.00	53.98	102°34'17"	11/20/19
C14	100.00	54.00	53.98	102°34'17"	11/20/19
C15	100.00	54.00	53.98	102°34'17"	11/20/19
C16	100.00	54.00	53.98	102°34'17"	11/20/19
C17	100.00	54.00	53.98	102°34'17"	11/20/19
C18	100.00	54.00	53.98	102°34'17"	11/20/19
C19	100.00	54.00	53.98	102°34'17"	11/20/19
C20	100.00	54.00	53.98	102°34'17"	11/20/19
C21	100.00	54.00	53.98	102°34'17"	11/20/19
C22	100.00	54.00	53.98	102°34'17"	11/20/19
C23	100.00	54.00	53.98	102°34'17"	11/20/19
C24	100.00	54.00	53.98	102°34'17"	11/20/19
C25	100.00	54.00	53.98	102°34'17"	11/20/19
C26	100.00	54.00	53.98	102°34'17"	11/20/19
C27	100.00	54.00	53.98	102°34'17"	11/20/19
C28	100.00	54.00	53.98	102°34'17"	11/20/19
C29	100.00	54.00	53.98	102°34'17"	11/20/19
C30	100.00	54.00	53.98	102°34'17"	11/20/19
C31	100.00	54.00	53.98	102°34'17"	11/20/19
C32	100.00	54.00	53.98	102°34'17"	11/20/19
C33	100.00	54.00	53.98	102°34'17"	11/20/19
C34	100.00	54.00	53.98	102°34'17"	11/20/19
C35	100.00	54.00	53.98	102°34'17"	11/20/19
C36	100.00	54.00	53.98	102°34'17"	11/20/19
C37	100.00	54.00	53.98	102°34'17"	11/20/19
C38	100.00	54.00	53.98	102°34'17"	11/20/19
C39	100.00	54.00	53.98	102°34'17"	11/20/19
C40	100.00	54.00	53.98	102°34'17"	11/20/19
C41	100.00	54.00	53.98	102°34'17"	11/20/19
C42	100.00	54.00	53.98	102°34'17"	11/20/19
C43	100.00	54.00	53.98	102°34'17"	11/20/19
C44	100.00	54.00	53.98	102°34'17"	11/20/19
C45	100.00	54.00	53.98	102°34'17"	11/20/19
C46	100.00	54.00	53.98	102°34'17"	11/20/19
C47	100.00	54.00	53.98	102°34'17"	11/20/19
C48	100.00	54.00	53.98	102°34'17"	11/20/19
C49	100.00	54.00	53.98	102°34'17"	11/20/19
C50	100.00	54.00	53.98	102°34'17"	11/20/19
C51	100.00	54.00	53.98	102°34'17"	11/20/19
C52	100.00	54.00	53.98	102°34'17"	11/20/19
C53	100.00	54.00	53.98	102°34'17"	11/20/19
C54	100.00	54.00	53.98	102°34'17"	11/20/19
C55	100.00	54.00	53.98	102°34'17"	11/20/19
C56	100.00	54.00	53.98	102°34'17"	11/20/19
C57	100.00	54.00	53.98	102°34'17"	11/20/19
C58	100.00	54.00	53.98	102°34'17"	11/20/19
C59	100.00	54.00	53.98	102°34'17"	11/20/19
C60	100.00	54.00	53.98	102°34'17"	11/20/19
C61	100.00	54.00	53.98	102°34'17"	11/20/19
C62	100.00	54.00	53.98	102°34'17"	11/20/19
C63	100.00	54.00	53.98	102°34'17"	11/20/19
C64	100.00	54.00	53.98	102°34'17"	11/20/19
C65	100.00	54.00	53.98	102°34'17"	11/20/19
C66	100.00</				

Parcel Table				Parcel Table				Parcel Table				Parcel Table				Parcel Table				Parcel Table				Parcel Table				Parcel Table																																																																											
Lot	Area	Perimeter	Type	Lot	Area	Perimeter	Type	Lot	Area	Perimeter	Type	Lot	Area	Perimeter	Type	Lot	Area	Perimeter	Type	Lot	Area	Perimeter	Type	Lot	Area	Perimeter	Type	Lot	Area	Perimeter	Type	Lot	Area	Perimeter	Type	Lot	Area	Perimeter	Type	Lot	Area	Perimeter	Type	Lot	Area	Perimeter	Type	Lot	Area	Perimeter	Type																																																				
BLOCK 1 Lot 2	8540	384	RS 8.5	BLOCK 4 Lot 6	8540	384	RS 8.5	BLOCK 8 Lot 0	10188	444	RS 8.5	BLOCK 12 Lot 13	8540	384	RS 8.5	BLOCK 16 Lot 2	8540	384	RS 8.5	BLOCK 20 Lot 2	8540	384	RS 8.5	BLOCK 24 Lot 2	8540	384	RS 8.5	BLOCK 28 Lot 2	8540	384	RS 8.5	BLOCK 32 Lot 2	8540	384	RS 8.5	BLOCK 36 Lot 2	8540	384	RS 8.5	BLOCK 40 Lot 2	8540	384	RS 8.5	BLOCK 44 Lot 2	8540	384	RS 8.5	BLOCK 48 Lot 2	8540	384	RS 8.5	BLOCK 52 Lot 2	8540	384	RS 8.5	BLOCK 56 Lot 2	8540	384	RS 8.5	BLOCK 60 Lot 2	8540	384	RS 8.5	BLOCK 64 Lot 2	8540	384	RS 8.5	BLOCK 68 Lot 2	8540	384	RS 8.5	BLOCK 72 Lot 2	8540	384	RS 8.5	BLOCK 76 Lot 2	8540	384	RS 8.5	BLOCK 80 Lot 2	8540	384	RS 8.5	BLOCK 84 Lot 2	8540	384	RS 8.5	BLOCK 88 Lot 2	8540	384	RS 8.5	BLOCK 92 Lot 2	8540	384	RS 8.5	BLOCK 96 Lot 2	8540	384	RS 8.5	BLOCK 100 Lot 2	8540	384	RS 8.5

Subdivide Area		Subdivide Area		Subdivide Area		Subdivide Area		Subdivide Area		Subdivide Area		Subdivide Area		Subdivide Area		Subdivide Area			
Lot	Area	Lot	Area	Lot	Area	Lot	Area	Lot	Area	Lot	Area	Lot	Area	Lot	Area	Lot	Area		
BLOCK 1 EASEMENTS Lot 2	8000	BLOCK 4 EASEMENTS Lot 8	8120	BLOCK 8 EASEMENTS Lot 8	7320	BLOCK 12 EASEMENTS Lot 10	8120	BLOCK 16 EASEMENTS Lot 28	8120	BLOCK 20 EASEMENTS Lot 28	8120	BLOCK 24 EASEMENTS Lot 28	8120	BLOCK 28 EASEMENTS Lot 28	8120	BLOCK 32 EASEMENTS Lot 28	8120	BLOCK 36 EASEMENTS Lot 28	8120

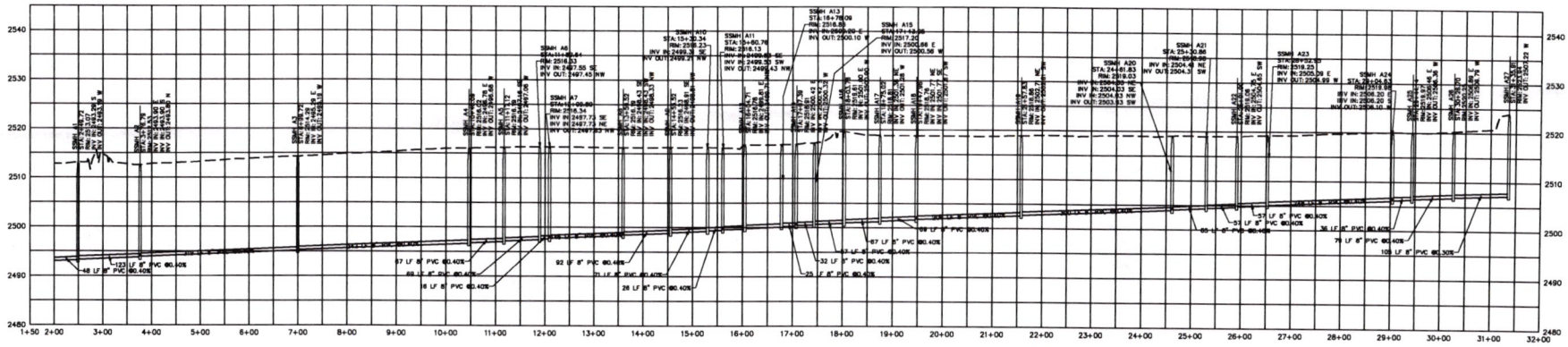
LOT & EASEMENT TABLES
SPRING HOLLOW RANCH
TRILOGY DEVELOPMENT, INC.

PREPARED BY: **TRILGY ENGINEERING, INC.**
 3775 S. 100th East, Suite 100, Greenwood, IN 46143
 Phone: 317.833.8888
 Fax: 317.833.8889
 Email: info@trilgy.com

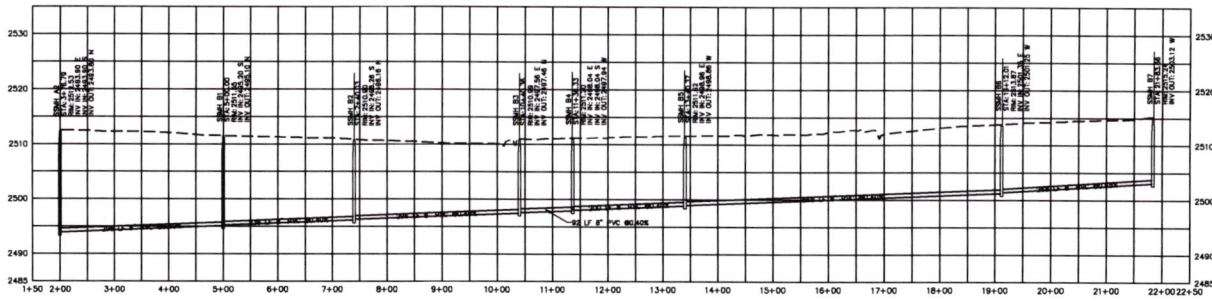
DATE: 11/11/2014
 PROJECT: SPRING HOLLOW RANCH

PP-4

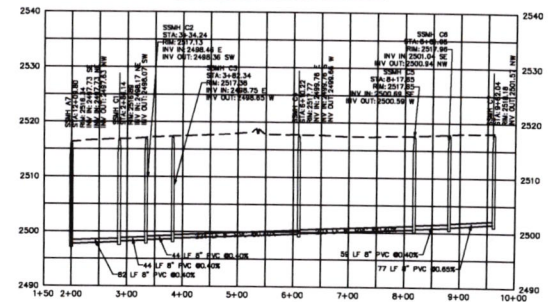
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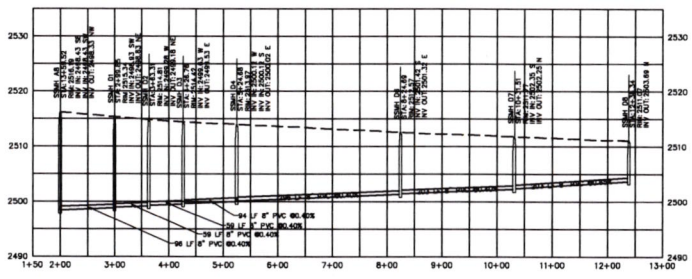
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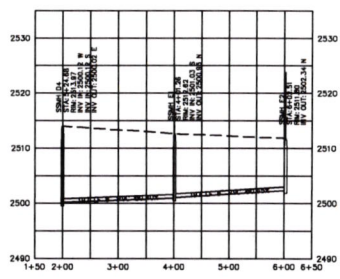
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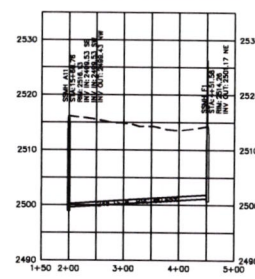
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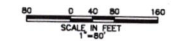
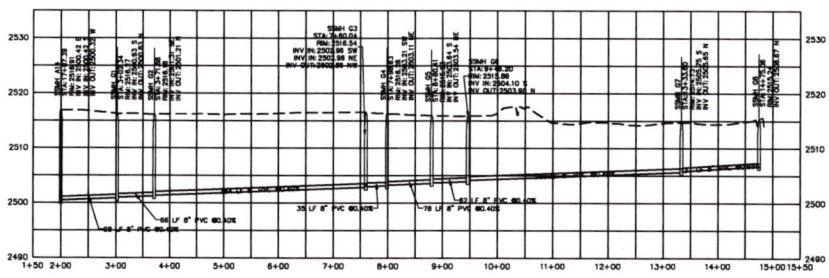
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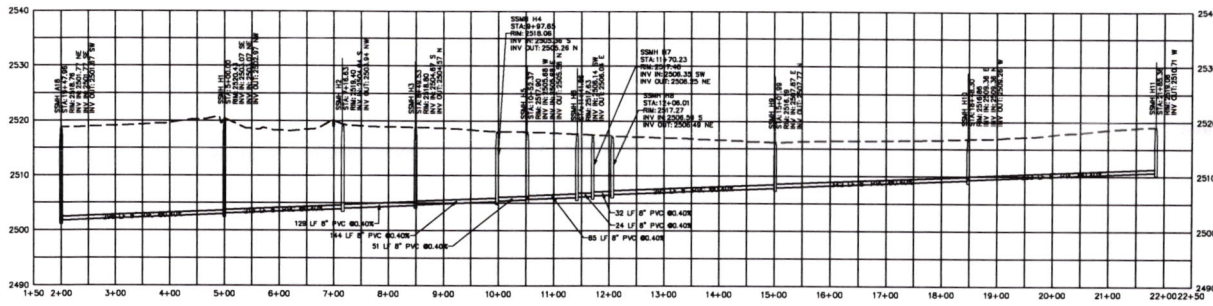
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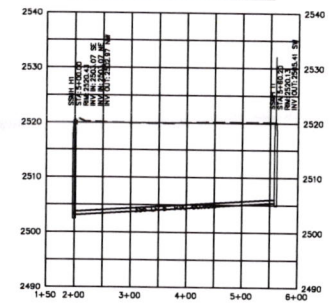
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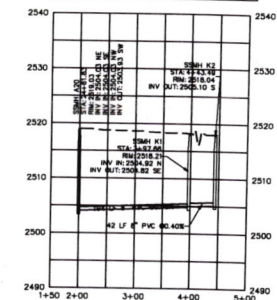
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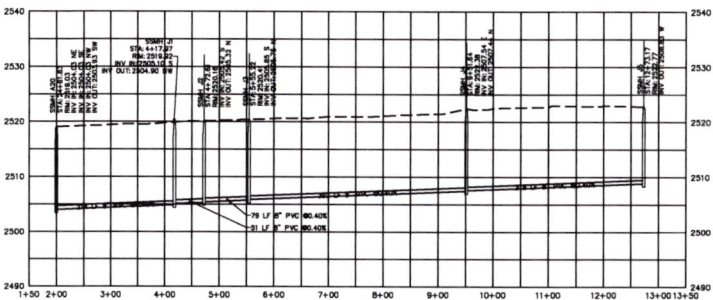
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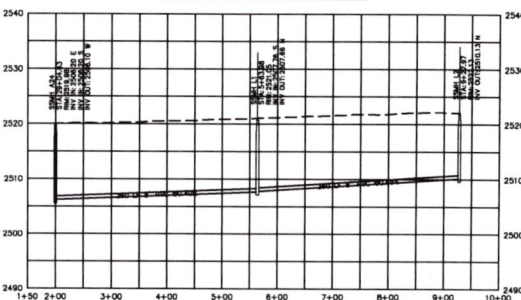
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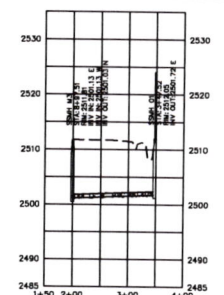
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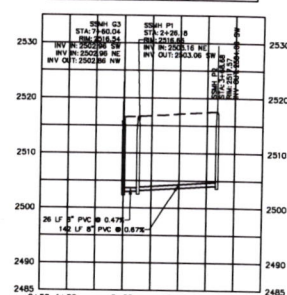
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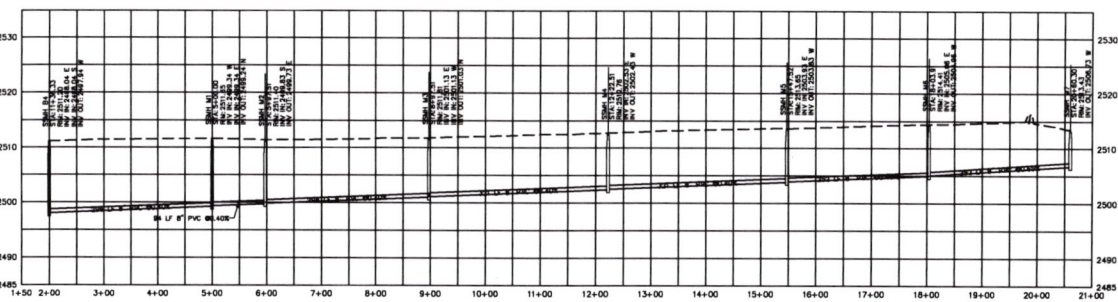
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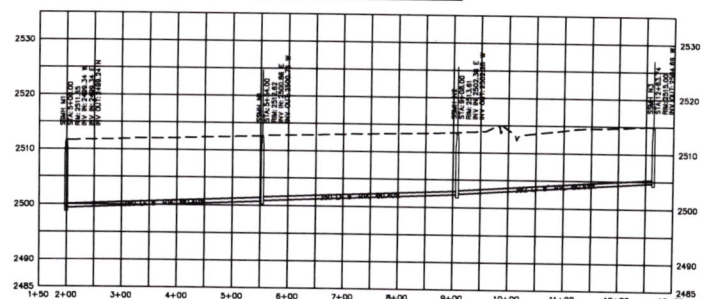
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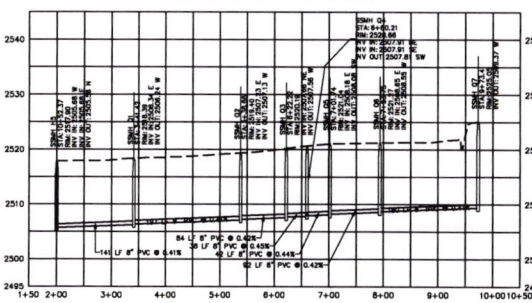
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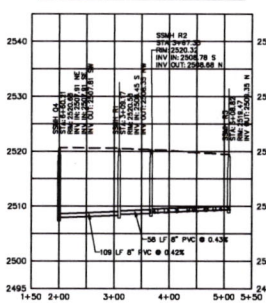
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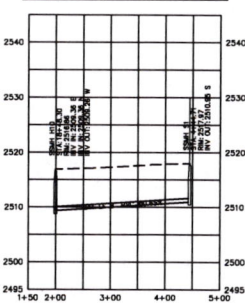
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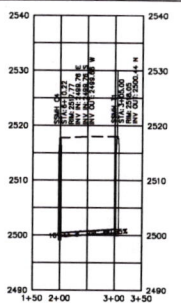
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SEWER LINE S PROFILE



SEWER LINE T PROFILE

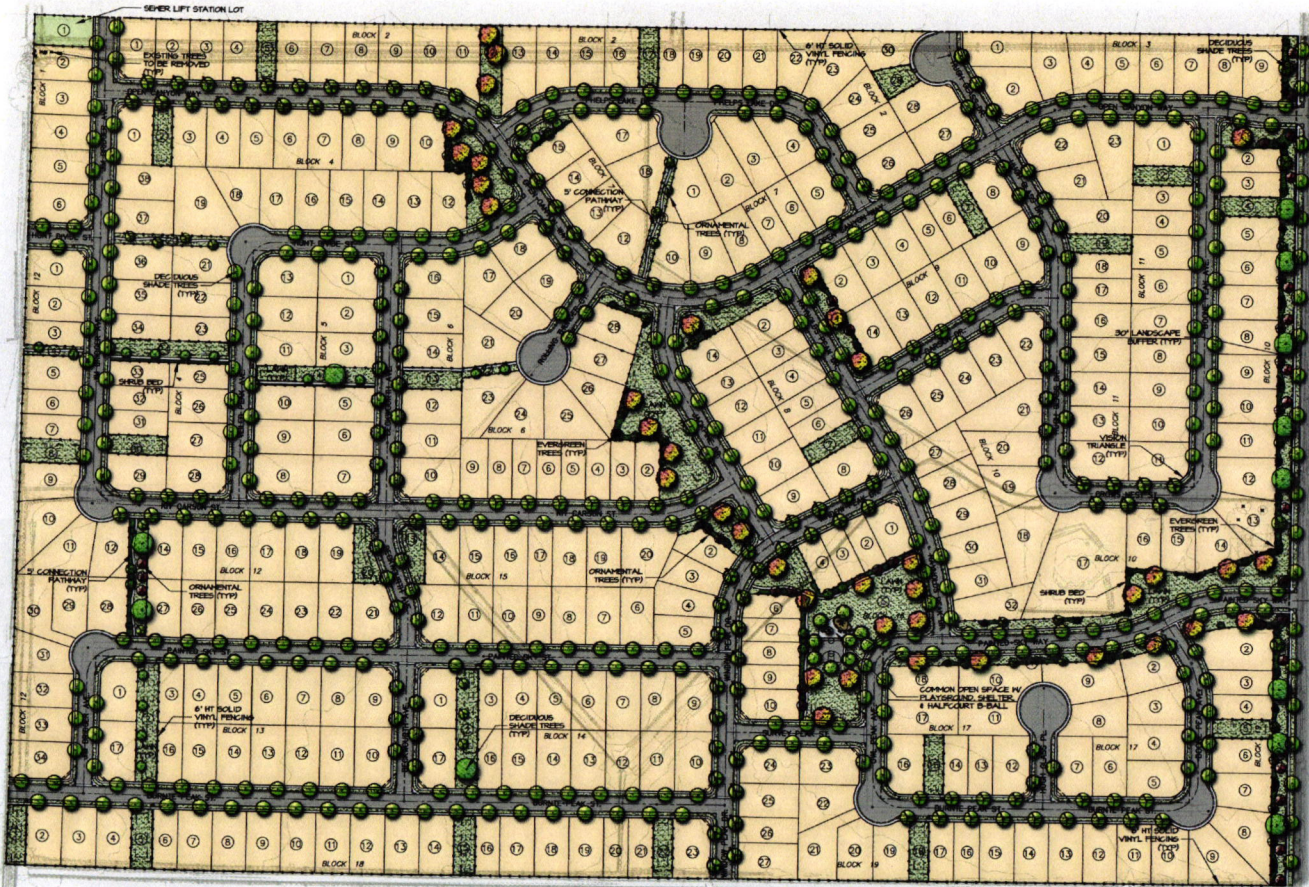


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 DATE: [Date]
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 PROJECT: [Project Name]
 SHEET: [Sheet Number]
 OF: [Total Sheets]

CONCEPTUAL SEWER PROFILES
 SPRING HOLLOW RANCH
 TRILOGY DEVELOPMENT, INC.

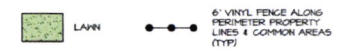
BAILEY Engineering, Inc.
 Civil Engineering/Planning/CADD
 1000 W. 10th Street, Suite 100
 Oklahoma City, Oklahoma 73106
 Phone: (405) 241-1111
 Fax: (405) 241-1112
 Email: info@baileyeng.com

PP-6



PLANT PALETTE

SYM	COMMON NAME	BOTANICAL NAME	SIZE
EVERGREEN TREES			
	AUSTRIAN PINE	PINUS NIGRA	6-8' HT B&B
	BLACK HILLS SPRUCE	PICEA SCAJCA 'DENIGATA'	6-8' HT B&B
	FAT ALBERT BLUE SPRUCE	PICEA ABIES 'FAT ALBERT'	6-8' HT B&B
	NORWAY SPRUCE	PICEA ABIES	6-8' HT B&B
	BACHMANS BLUE SPRUCE	PICEA MUGENS 'BACHMANS'	6-8' HT B&B
	VANDERHOLTS PINE	PINUS FLEXILIS 'VANDERHOLTS'	6-8' HT B&B
SHADE TREES (CLASS III)			
	BLOODWOOD LONDON PLANETREE	PLATANUS x ACERIFOLIA 'BLOODWOOD'	2' CAL B&B
	SWAMP OAK	QUERCUS BICOLOR	2' CAL B&B
SHADE/STREET TREES (CLASS III)			
	AUTUMN PURPLE ASH	FRAXINUS AMERICANA 'AUTUMN PURPLE'	2' CAL B&B
	SKYLINE HONEYLOCUST	GLEDITSIA TRIACANTHOS 'INERMIS' 'SKYCOLE'	2' CAL B&B
	LITTLE LAF LINDEN	TILIA GORDATA	2' CAL B&B
	PACIFIC SUNSET MAPLE	ACER TRUNCATUM x A. PLATANOIDES 'WARRENRED'	2' CAL B&B
	AMERICAN SWEETSUM	LIGUSTRUM STRYCFELIA	2' CAL B&B
	TULIP TREE	LIRIODENDRON TULIPIFERA	2' CAL B&B
ORNAMENTAL TREES (CLASS II)			
	FLAME AWAK MAPLE	ACER GINNALA 'FLAME'	6-8' HT MULTI-STEM
	CANADA RED CHOCHECHERRY	FRAXINUS VIRGINIANA 'CANADA RED'	2' CAL B&B
	CRIZAN CRUSAIDER HANFORTH	CRATAEGUS CRUS-GALLI 'CRIZAM'	2' CAL B&B
	CHANTICLEER PEAR	PIRUS CALLERIANA 'GLENS FORM'	2' CAL B&B
	NOTTINGHAM MAPLE	ACER TATARICUM 'SARANN'	6-8' HT MULTI-STEM
	ROYAL RAIBROOPS CRABAPPLE	MALUS x 'JFS-KH3'	2' CAL B&B
	SPRING SNOW CRABAPPLE	MALUS 'SPRINGSNOW'	2' CAL B&B
SHRUB/ORNAMENTAL GRASSES/PERENNIALS			
	ARIZONA SUN GAILLARDIA	GAILLARDIA x ARIZONA SUN	1 GAL
	BLACK EYED SUSAN	RUDBECKIA FULGIDA 'GOLDSTRIM'	1 GAL
	BLUE GRAMA GRASS	BOUTELOPIA GRACILIS 'BELOUE AMBITION'	3 GAL
	BLUE MIST SPIREA	GARYOPTERIS x GLANDORGENSIS 'BLUE MIST'	2 GAL
	BLUE OAT GRASS	HELIOTRICHON SEMPERVIRENS	1 GAL
	BLUE RUG JUNIFER	JUNIPERUS 'HORIZONTALIS' 'MILTON'	3 GAL
	PURPLE CONIFLORER	ECHINACEA PURPUREA	1 GAL
	RED FLOWER GARNET ROSE	ROSA 'FLOWER GARNET-NOARE'	2 GAL
	DARTS GOLD NINEBARK	PHYSCARPUS ORNIFOLIUS 'DARTS GOLD'	3 GAL
	STELLA DE ORO DARTLETT	HEBERCALLIS 'STELLA D'ORO'	1 GAL
	FINE LINE BUCKTHORN	RIHAMNIS FRAGULA 'RON WILLIAMS'	5 GAL
	KOBOLD DAYFEATHER	LIATRIS SPICATA 'KOBOLD'	1 GAL
	GRU-LON SUNAG	RUS. GRU-LONATICA 'GRU-LON'	3 GAL
	RED HOT POKER	KNIPFORIA UVARIA 'FLAMENCO'	1 GAL
	HICKER RED PENSTEMON	PENSTEMON DISTALIS 'HICKER RED'	1 GAL
	WORY HALO DOORWOOD	DESOBERMA x PHNIXOS	3 GAL
	LITTLE DEVIL NINEBARK	CALAMAGOSTIS ARMINIACEA 'KF'	1 GAL
	HIDGOTE BLUE ENGLISH LAVENDER	ROSA ALBA 'BALLHALD'	3 GAL
	YUCCA TOWER YUCCA	LAVANDULA ANGSTIFOLIA 'HIDGOTE BLUE'	1 GAL
	MOUNTAIN PLANE ICE PLANT	YUCCA FILAMENTOSA 'TWOY TOWER'	3 GAL
	MAIDEN GRASS	DESCHAMPSIA x PHNIXOS	1 GAL
	BROOKLIGHTS RED YUCCA	MISCANTHUS SHENENSIS 'GRACILLIMUS'	3 GAL
	PURPLE EMPEROR STONECROP	HESPERALOE PARVIFLORA 'TERRA'	1 GAL
	SUMMERBINE NINEBARK	SEDUM x 'PURPLE EMPEROR'	3 GAL
	TIGER EYE SUMAC	PHYSCARPUS ORNIFOLIUS 'SEWARD'	5 GAL
		RUS. 'TITHINA' 'BALLTIGER'	5 GAL



NOTES

- ALL LANDSCAPE SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF NAMPA ORDINANCE REQUIREMENTS.
- ALL PLANTING AREAS TO BE WATERED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
- TREES SHALL NOT BE PLANTED WITHIN THE 10-FOOT CLEAR ZONE OF ALL STORM DRAIN PIPE, STRUCTURES, OR FACILITIES. SEEPAGE BEDS MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM. ALL SHRUBS PLANTED OVER OR ADJACENT TO SEEPAGE BEDS TO HAVE A ROOT BALL THAT DOES NOT EXCEED 18" IN DIAMETER. NO LAWN SOED TO BE PLACED OVER DRAINAGE SHALE SAND WINDOWS.
- NO TREES SHALL IMPEDE THE 40' VISION TRIANGLES AT ALL INTERSECTIONS. NO CONIFEROUS TREES OR SHRUBS OVER 3' HIGH AT MATURITY WILL BE LOCATED WITHIN VISION TRIANGLE OR ROW. AS TREES MATURE, THE OWNER SHALL BE RESPONSIBLE FOR PRUNING TREE CANOPIES TO MEET REQUIREMENTS FOR MAINTAINING CLEAR VISION WITHIN 40' STREET AND DEPARTURE VISION TRIANGLE. TREES SHALL BE PLANTED NO CLOSER THAN 30' FROM INTERSECTION STOP SIGNS.
- CLASS II TREES AND LANDSCAPE IN FRONT OF BUILDING LOTS ON INTERIOR STREETS TO BE COMPLETED DURING CONSTRUCTION ON THESE LOTS. TREE LOCATIONS MAY BE ALTERED TO ACCOMMODATE DRIVEWAYS AND UTILITIES. TREES MUST BE CLASS II AND SHALL NOT BE PLANTED WITHIN 5' OF WATER METERS OR UNDERGROUND UTILITY LINES.
- PLANT LIST IS REPRESENTATIVE AND SUBJECT TO ADDITIONS AND/OR SUBSTITUTIONS OF SIMILAR SPECIES THAT ARE SUBJECT TO CITY FORESTERS PRE-APPROVAL. PLANTING BED DESIGN AND QUANTITIES MAY BE ALTERED DURING FINAL PLAT LANDSCAPE PLAN DESIGN. BURLAP AND WIRE BASKETS TO BE REMOVED FROM ROOT BALL AS MUCH AS POSSIBLE, AT LEAST HALFWAY DOWN THE BALL OF THE TREE. ALL NYLON ROPES TO BE COMPLETELY REMOVED FROM TREES.
- ALL EXISTING TREES ON SITE TO BE REMOVED.

DEVELOPMENT DATA

TOTAL AREA	102.00 ACRES
BUILDABLE LOTS	344
RS6.5 LOTS	284
INFILL LOTS	60
COMMON LOTS	43
TOTAL LOTS	342
GROSS OPEN SPACE	4.67 ACRES (4.5%)
QUALIFIED OPEN SPACE	2.94 ACRES (2.9%)
EXISTING ZONING	RS6.5 - NAMPA
PROPOSED ZONING	RS6.5 - NAMPA



JUNE 3, 2019



JENSENBELTS ASSOCIATES
 Inc. Planning / Landscape Architecture
 100 West Center, 9th Floor, Suite 900
 Boise, Idaho 83725
 Phone (208) 938-0013

DEVELOPER

TRIDOT DEVELOPMENT, INC.
 3129 W. GABLE CAR ST., STE. 101
 BOISE, IDAHO 83709

PLANNER/CONTACT

KENT BROWN
 3181 E. SPRINGWOOD DR.
 MERIDIAN, IDAHO 83642
 Phone (208) 871-5842

OWNER

EVERT JANSEN VAN BEEK
 & SON LAND, LLC
 8142 N. USTICK RD.
 NAMPA, IDAHO 83867

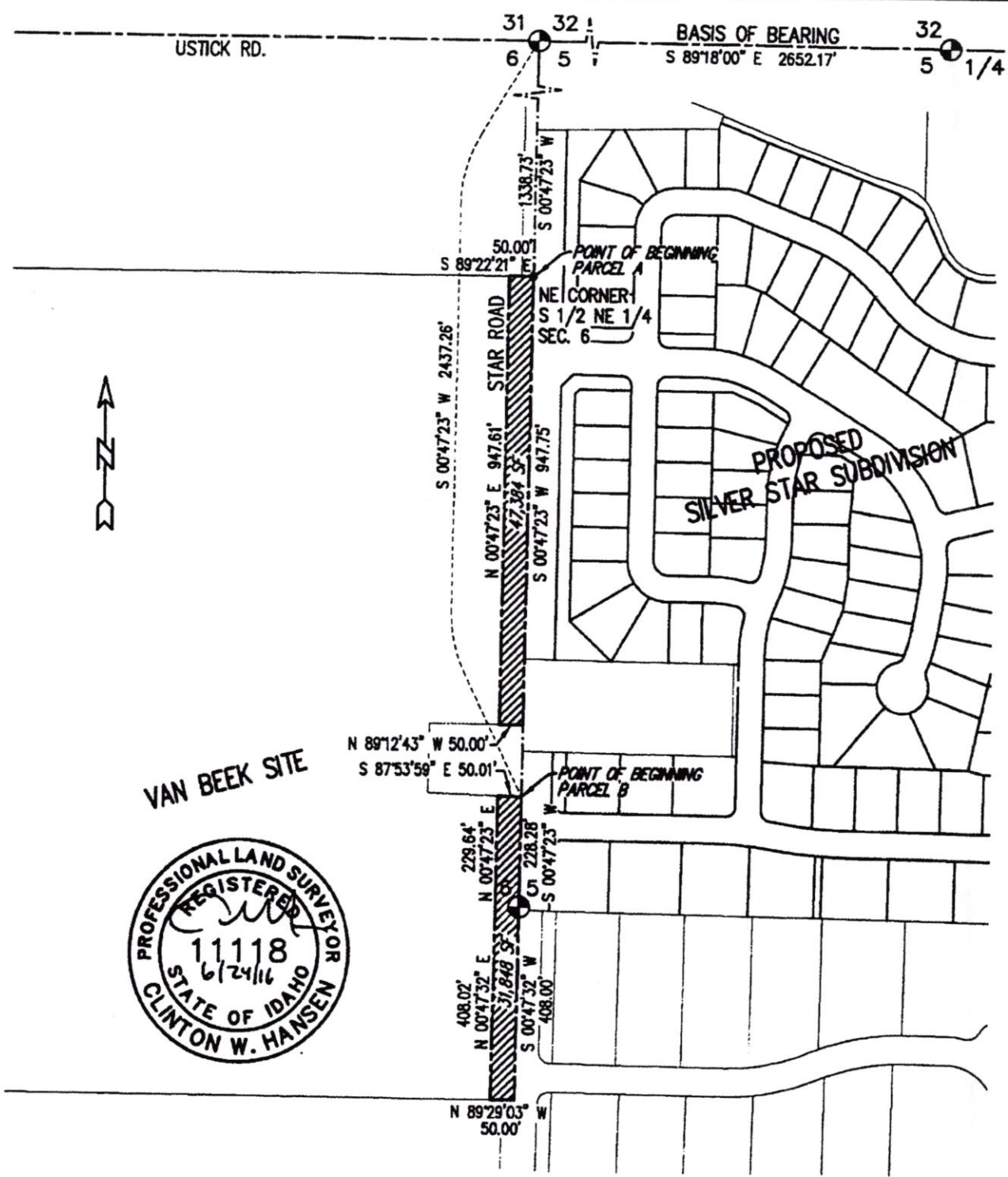
ENGINEER

DAVID A. BAILEY, P.E.
 BAILEY ENGINEERING, INC.
 4242 N. BROOKSIDE LANE
 BOISE, IDAHO 83714
 Phone (208) 938-0013

SPRING HOLLOW RANCH SUBDIVISION

NAMPA, IDAHO

PRELIMINARY PLAT LANDSCAPE PLAN



SCALE 1"=300'

DWG. DATE 06/24/16

PROJ. NO. 150701

SHEET 1 OF 1

150601-ROWDESCR.DWG bkb

STAR ROAD RIGHT-OF-WAY
 PROPOSED SILVER STAR SUBDIVISION
 EVERT JANSEN VAN BEEK & SON LAND LLC
 PORTION

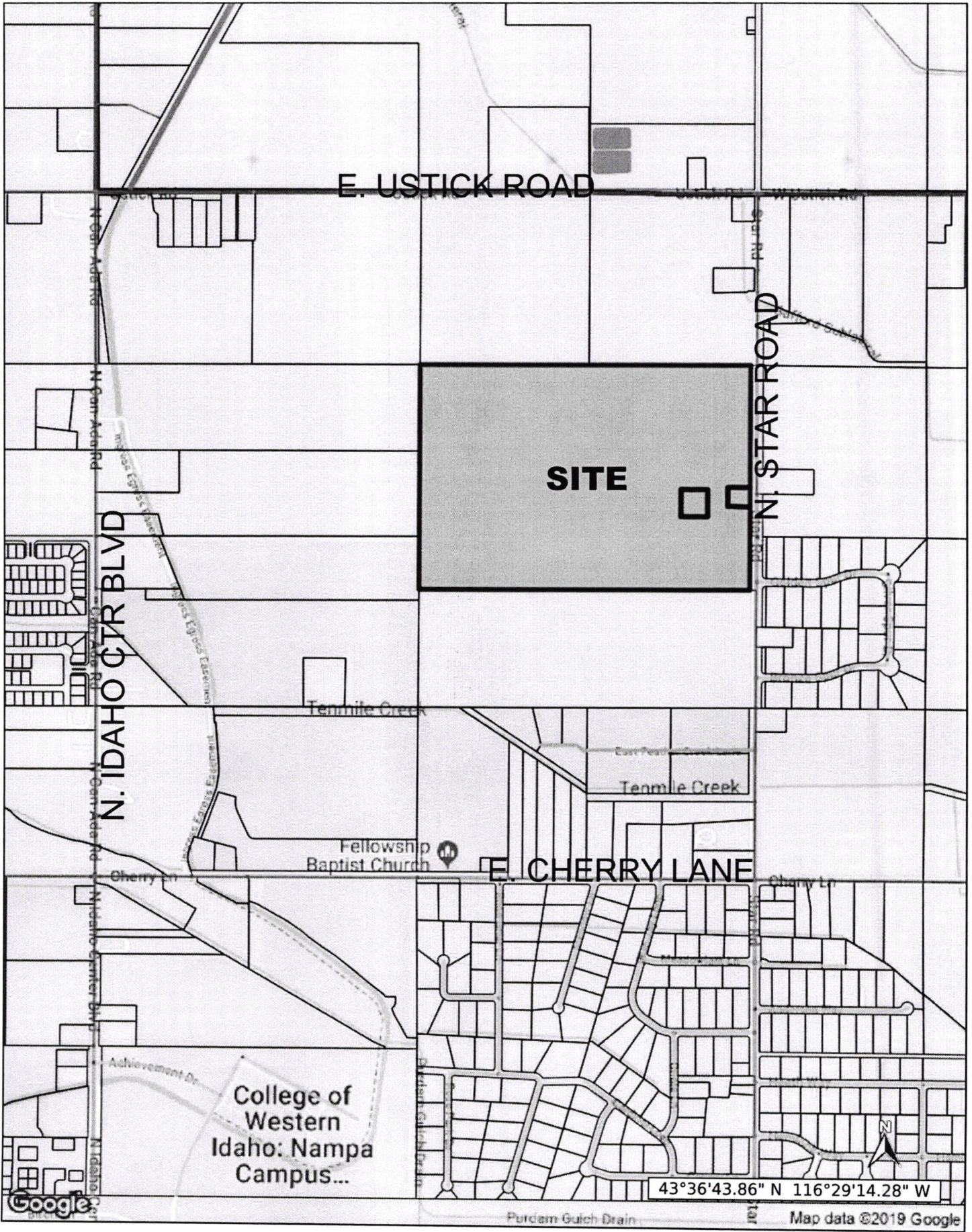
LOCATED IN THE E 1/2 OF SECTION 6
 T.3N., R.1W., B.M.
 NAMPA, CANYON COUNTY, IDAHO

ENGINEERING SOLUTIONS

1029 N. ROSARIO ST., STE. 100
 MERIDIAN, IDAHO 83642
 Phone (208) 938-0980 Fax (208) 938-0941

SPRING HOLLOW RANCH

VICINITY MAP



PARCEL MAP

SPRING HOLLOW RANCH

