Appli cant(s)/Engineer(s):
Toll Southwest LLC, Bailey Engineering, representative
File(s): SPF 00084-2018

Analyst: Kristi Watkins

Requested Action Approval(s) and Location(s):

1. Final plat approval for:
   Canyon Creek Subdivision No. 5 (hereinafter the “Development”; alternatively, “Canyon Creek Subdivision” or the “Project”)

Comprising 15.53 acres proposed to be platted into forty-seven (47) single-family residential lots, and eight (8) common lots, all located in an RS 7 zoned area situated in Section 1, T3N, R2W, BM, Canyon County in Nampa, north of Cherry Ln and west of N Can Ada Rd in Nampa.

Correspondence:
Any correspondence from City departments/divisions and outside agencies or the citizenry [received by 5pm March 6, 2019] is hereafter attached to this document for perusal. Comments may express opinions regarding the plat application or be geared towards recommending Conditions of Approval for a development should it be approved, or, directing corrections to the final plat or related construction drawings.

Comments/Recommendation(s):
Staff finds that the proposed subdivision final plat of/for Canyon Creek Subdivision No. 5 conforms, or substantially conforms within acceptable limits, to the approved preliminary plat of/for the Canyon Creek Subdivision, complies with relevant RS 7 zoning codes, and, City of Nampa subdivision standards pertaining to the proposed Development. (Said determination is, or may be, partially predicated on said final plat being revised in limited form and fashion to meet requirements set forth by various responding agencies and City departments.)
Accordingly, Staff recommends that Canyon Creek Subdivision No. 5 be approved, contingent on Applicant/Developer/Development compliance with various Conditions of Approval as iterated hereafter.

**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):

Generally, Applicant/Development shall comply with all City department/division or outside agency requirements pertinent to this matter. This is to include any applicable conditions from prior approvals for this subdivision as iterated in correspondence on file with the City pertaining to the approved preliminary plat of/for Sunny Ridge at White Hawk Subdivision unless otherwise adjusted upon approval by the Nampa Planning and Zoning Commission acting within the scope of their authority and in conformance to adopted City code.

More specifically, comply with requirements/conditions listed in the following item(s) of correspondence (unless waived and/or later amended by the agency providing the comments):

1. A memorandum from the Nampa Engineering Division dated March 6, 2019 and authored by Nicole Fletcher (see attached) recommends approval of the final plat and lists comments pertaining to the plat and construction drawings that will need to be addressed by the project engineer prior to construction; and,

2. Comply with the requirement(s) listed on the February 25, 2019 letter from the Nampa Engineering GIS Dept, authored by Alex Main (see attached), that requests the following changes/additions prior to final plat signature:
   a. N Yuma Ave should be N Yuma Way
   b. E Payson St should be E Payson Dr
   c. Include areas of all individual lots, in square feet, listed in lot and/or table; and,

3. 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; and,

4. <Any other conditions as may be levied by the Commission...>

**ATTACHMENTS**

- Copies of any Vicinity/zoning map, final plat application, plat pages, agency/department & citizen correspondence, etc. (pages/Exhibits 3+)
**Name of Subdivision**  
Canyon Creek Subdivision No. 5

**Location of Subdivision**  
North Nampa

**Owner**  
Toll Southwest LLC

**Address**  
3103 W. Sheryl Drive, Suite 100, Meridian, ID 83642

**Phone**  
208-424-0020

**FAX**  

**E-Mail**  
acapell@tollbrothers.com

**Applicant**  
same as above

**Engineer/Surveyor/Planner**  
Bailey Engineering

**Address**  
4242 N. Brookside Ln., Boise, ID 83714

**Phone**  
208-269-0013

**FAX**  

**E-Mail**  
dbailey@baileyengineers.com/clopez@baileyengineers.com

**TOTAL PLAT INFORMATION**

<table>
<thead>
<tr>
<th>Total Acreage</th>
<th>15.53</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Number of Lots</td>
<td>55</td>
</tr>
<tr>
<td>Gross Density per Acre</td>
<td>3.23</td>
</tr>
<tr>
<td>Net Density per Acre</td>
<td>4.23</td>
</tr>
<tr>
<td>Zoning District(s)</td>
<td>R-7</td>
</tr>
<tr>
<td>If Applicable: Zoning Within the Area of Impact</td>
<td></td>
</tr>
</tbody>
</table>

2015 Engineering Division Development Policy Manual
Rev. Date: February 17, 2015

Division 200
Section 202 - 3 of 8
DESCRIPTION FOR
CANYON CREEK SUBDIVISION NO. 5

A parcel of land located in the SE 1/4 of Section 1, T.3N., R.2W., B.M., Nampa, Canyon County, Idaho more particularly described as follows:

Commencing at the C1/4 corner of said Section 1 from which the E1/4 corner of said Section 1 bears South 89°28'04" East, 2660.65 feet;

thence along the North-South centerline of said Section 1 thence South 00°35'34" West, 626.17 feet to the REAL POINT OF BEGINNING;

thence leaving said North-South centerline and 240.66 feet along the arc of a curve to the right, said curve having a radius of 266.84 feet, a central angle of 51°40'26" and a long chord which bears South 62°57'24" East, 232.58 feet;

thence South 43°06'34" East, 139.16 feet;

thence 153.08 feet along the arc of a curve to the left, said curve having a radius of 400.00 feet, a central angle of 21°55'39" and a long chord which bears South 54°04'23" East, 152.15 feet;

thence South 65°02'12" East, 119.96 feet;

thence South 62°28'20" East, 162.43 feet;

thence South 66°04'15" East, 158.83 feet;

thence South 62°16'12" East, 98.33 feet;

thence South 52°38'22" East, 21.34 feet;

thence South 61°24'22" East, 204.44 feet;

thence South 65°18'51" East, 48.99 feet;

thence South 60°54'12" East, 91.54 feet to a point on the South boundary line of the NW 1/4 of the SE 1/4 of said Section 1;

thence along said South boundary line and along the North boundary line of Lyonsdale Park Subdivision No. 2 as filed in Book 32 of Plats at Page 14, records of Canyon County, Idaho North 89°30'31" West, 194.76 feet to the NW corner of Lot 8, Block 3 of said Lyonsdale Park Subdivision No. 2;

thence along the exterior boundary line of said Lyonsdale Park Subdivision No. 2 the following 5 courses and distances:

thence South 00°29'37" West, 10.00 feet;

thence North 89°30'31" West, 215.92 feet;
thence South 33°54'40" West, 270.18 feet;
thence South 57°00'27" West, 240.02 feet;
thence South 50°39'23" West, 147.53 feet to a point on the approximate centerline of the Purdam Drain;

thence along the approximate centerline of the Purdam Drain the following 3 courses and distances:
thence North 71°49'45" West, 11.86 feet;
thence North 60°44'40" West, 297.35 feet;
thence North 70°23'40" West, 99.79 feet to a point on the North-South centerline of said Section 1;

thence along said North-South centerline North 00°35'34" East, 980.74 feet to the REAL POINT OF BEGINNING. Containing 15.53 acres, more or less.
August 25, 2017

Kent Brown Planning Services
attn.: Kent Brown
3161 Springwood Drive
Meridian, Idaho 83642

Re: Request for [re]approval of a/the Preliminary Plat for Canyon Creek Subdivision (hereinafter the "Development") – a proposed~255 lot single-family residential subdivision in a RS 7 Zone at 17309 & 17447 N. Can Ada Road in a portion of the SE ¼ of Section 01, T3N, 2W, BM, Nampa, Canyon County; Iron Shadow Real Estate LLC as (and hereafter) the Applicant & "Developer", with Kent Brown of Kent Brown Planning Services as representative; City case file no(s). SPP 010-2017

Dear Mr. Brown:

The Nampa City Planning and Zoning Commission, during their regularly scheduled public hearing of August 22, 2017, after receiving testimony and reviewing your application, voted to approve the above referenced preliminary plat permit issuance request(s). The Commission conditioned their approval on Developer/Development compliance with the following condition(s):

1. Generally: The Developer/Development shall comply with all requirements imposed by City department/division and outside agencies involved in the review of this matter, including those imposed by former approval of the plat save where superseded by the following new requirements:

2. Specifically: The Developer/Development shall comply with the following:

   a. Requirement(s) listed in the August 11, 2017 memorandum (and related November 04, 2015 memorandum) from the Nampa Engineering Division authored by Daniel Badger (2 pages total – copies hereto attached); and,

   b. Requirement(s) listed in the August 09, 2017 memorandum from the Nampa Engineering Division, GiS Section, authored by Alex Main (1 page – copy hereto attached); and,

   c. Requirement(s) listed in the July 25, 2017 email printout from the Nampa Parks Department authored by Code Swander (1 page – copy hereto attached). (Please note the change required to Lot 7, Block 17); and,
d. Requirement(s) listed in the August 01, 2017 email printout from the Nampa Parks Department, Forestry Division, authored by Carolynn Murray (1 page – copy hereto attached); and,

e. Requirement(s) listed in the July 21, 2017 email printout from the Nampa Building Department authored by Neil Jones (1 page – copy hereto attached); and,

f. Requirement(s) listed in the August 11, 2017 memorandum from the Nampa Planning and Zoning Department, Long Range Planning Section, authored by Karla Nelson (1 page – copy hereto attached)...

Please note that "Preliminary Plat Approval" decisions may be appealed within 15 calendar days from the date of the Commission's decision. Either the Applicant or an aggrieved party may file an appeal with this office at which time the Conditional Use ruling would be considered suspended until resolution of the appeal before the City Council. The 15-day appeal period for this matter will terminate at 5:00 p.m. on Wednesday, September 06, 2017. If no appeal is filed, the preliminary plat decision will be considered in force and of effect for the location referenced above.

If you should have any questions concerning this matter, please contact me during normal business hours, Monday through Friday at 468-5457.

Sincerely,

[Signature]

Robert Hobbs
Assistant Director
On Behalf of the Commission

GRH/rh

cc: Daniel Badger, City Engineering
file no. SPP 010-2017
DATE: August 11, 2017

TO: Planning and Zoning Commission

FROM: Daniel Badger, P.E.

SUBJECT: Canyon Creek Subdivision Preliminary Plat:

Recommendation: The Engineering does not oppose approval of the Preliminary Plat with the following conditions:

- Developer shall comply with all recommended conditions of approval from the previous submittal as listed in the Engineering Division Memo dated November 4, 2015. Developer agrees to comply with all conditions of approval.

- Developer shall submit an updated Traffic Impact Study with the first phase submittal, and undertake any mitigations identified in the TIS.

Thompson Engineers provided an updated TIS on October 17, 2017. A copy of this report was provided to the City of Nampa. I have also included an additional copy in the FP Application package.

On March 5, 2018 a copy of the updated TIS was provided to Eddy Thiel at Nampa HWY District 1.
DATE: November 4, 2015
TO: Planning and Zoning Commission
FROM: Daniel Badger, P.E.
SUBJECT: Canyon Creek Subdivision Preliminary Plat:

Recommendation: The Engineering does not oppose approval of the Preliminary Plat and Development Agreement Modification with the following conditions.

Plat and Layout:
- Block lengths for Three Island Street and Canyon Crossing Drive exceed the allowable length without a traffic calming device. Revise the plat to show a traffic calming device on these streets.
  Chicane's have been added to blocks where traffic calming is necessary

Utilities:
- Show full extent of water and sewer improvements necessary to service the development, this includes the water and pressure sewer lines back to existing facilities south of Cherry in Idaho Center Boulevard.
  Offsite Construction Drawings (stamp date 2/9/18) showing utility improvements have been submitted for review.

Reports and Studies:
- Install the recommended mitigations identified in the Traffic Impact Study:
  Construction drawings show compliance with TIS recommendations

Development Agreement Modification:
- Condition 5 of the existing development agreement is to remain in effect with the following modifications:
  o Remove item b.iii and replace with the following:
    i Any applicable latecomer fees for the area.
  o Remove item d in its entirety.
August 9, 2017

RE: Canyon Creek Subdivision - Preliminary Plat

To: Kent Brown

cc: Sylvia Mackrill

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

- Propose new, unique street names for E Whitman St and E Laster Ln. Per Canyon County Code 06-05-13 (1) There shall be no duplication of street names by sound or spelling within Canyon County including within the incorporated areas.
  - E Laster Ln should be E (New Name) St
- N Fort Laramie Way should be N Fort Laramie Ave
- E Halls Crossing St should be N Halls Crossing Ave
- E Canyon Crossing St should be E Canyon Crossing Dr to conform to rest of E Canyon Crossing Dr
  - E South Pass Way should be E (New Name) Dr
- Platted street name configuration should be revised. See proposed street configuration attached.
  - Extend E Three Island St to E Laster Ln. Rename as N Three Island Way
  - Rename N Holbrook Ave (between Three Island & Whitman) to N Flagstaff Ave as it is disconnected from the southern portion of Holbrook by a creek
  - Rename E Whitman St (between Fort Hall and Canyon Crossing) to E Canyon Crossing Dr as it is disconnected from the eastern portion of Whitman by a creek

Street name changes have been addressed and sent to Alex as of 2/26/18.

Sincerely,

Alex Main
GIS Technician I
Engineering Division
City of Nampa
(208) 468-5475
Hi Sylvia,

Nampa Parks has reviewed the preliminary plat for Canyon Creek Subdivision Project: SPP-00010-2017. Previously, in 2015, Parks requested 20 feet from the top of bank along Ten Mile Creek’s south side be deeded and dedicated to the City of Nampa for use as the Ten Mile Creek Pathway. Parks makes the same request as previously. It does appear in the design that this pathway is in the preliminary plat for this re-submittal.

Additionally, Nampa Parks requests 20 feet from the top of bank along the north side of the Purdam Drain be deeded and dedicated to the City of Nampa for use for the future Purdam Pathway. This request was not made during the previous comment period in 2015, but has been identified as the future location of this pathway.

If landscaping is desired along the pathways through this development, it would be the HOA’s responsibility for irrigation and maintenance. Developer has agreed to deed specific areas, requested in this email to the City of Nampa.

Thank you,

Cody Swander
Parks Superintendent
O: 208.468.5890, F: 208.465.2321
Nampa Parks – Facebook Page

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.
Hello Sylvia,

Earl has reviewed the Canyon Creek Subdivision Preliminary Plat Project SPP-00010-2017 plans and has made the following notes:

Note 1: Acer Rubrum (Red Sunset and Bowhall Maple) are not permitted on public right-of-way, another variety will need to be selected. The chosen trees will not perform well in Nampa’s soil.

Note 2: No evergreens, regardless of variety, will be permitted in public right-of-way.

Note 3: Due to height restrictions, no class III or IV tree varieties are allowed within 20' of either side of powerlines. Landscape plans (stamp date 2/27/18) are in compliance with this email.
Building Department will require a grading plan at final plat. Grading plans have been submitted as part of the Final Plat Application submission.

Neil Jones

From: Sylvia Mackrill
Sent: Friday, July 21, 2017 3:30 PM
To: Alex Main <maina@cityofnampa.us>; Beth Ineck <ineckb@cityofnampa.us>; Brent Hoskins <hoskinsb@cityofnampa.us>; Bret Caulder <caulderb@cityofnampa.us>; Canyon Highway District No. 4 (chopper@canyonhd4.org) <chopper@canyonhd4.org>; Carl Miller - Compass of Idaho <cmiller@compassidaho.org> <cmiller@compassidaho.org>; Craig Tarter <tarterc@cityofnampa.us>; Daniel Badger <BadgerD@cityofnampa.us>; Don Barr <barrd@cityofnampa.us>; Eddy Thiel <eddy@nampahighway1.com>; Eric R Shannon <eric@nampahighway1.com>; Eric Skoglund <skoglundl@cityofnampa.us>; Jay Young <youngj@cityofnampa.us>; Jeff Barnes <barnesj@cityofnampa.us>; Jim Brooks <brooksj@cityofnampa.us>; Ken Couch <Ken.Couch@ltd.idaho.gov>; Kent Lovelace <lovelacek@cityofnampa.us>; Michael Fuss <fussm@cityofnampa.us>; Neil Jones <jonesn@cityofnampa.us>; Patrick Sullivan <sullivanw@cityofnampa.us>; Ray Rice <ricer@cityofnampa.us>; Robin Collins <collinssrr@cityofnampa.us>; Soyla Reyna <reynas@cityofnampa.us>; Tammy Wallen <twallen@nsd131.org>; Tom Points <pointst@cityofnampa.us>; Vickie Holbrook <holbrookv@cityofnampa.us>
Subject: SPP-00010-2017 Canyon Creek Subdivision Preliminary Plat (Resubmittal)

SPP-00010-2017:
Kent Brown Planning, representing Iron Shadow Real Estate, LLC has submitted the Preliminary Plat for Canyon Creek Subdivision Preliminary Plat (the previous preliminary plat for this parcel expired in May and the applicant has resubmitted, with no changes to the original preliminary plat), for 285 residential lots and 30 common space/open space lots, on 86.56 acres. The development is located on the west side of Can-Ada Rd, approximately 1325 ft north of the intersection of Can-Ada Rd and Cherry Ln, within the RS-7 (Single Family Residential – 7000 sq ft minimum lot size) zoning district.

The Preliminary Plat is scheduled for the Planning and Zoning Commission meeting of August 22, 2017 as a public hearing item.

Please review and forward any comments to my attention prior to August 11, 2017.

Thank you,
Memo

To: Planning and Zoning Commission
From: Karla Nelson, Community Planner
Date: August 11, 2017
Re: Canyon Creek Preliminary Plat, Safe Routes to School and Comprehensive Plan

The proposed subdivision matches Nampa 2035 Comprehensive Plan future land use map designation for the area.

In accordance with Nampa’s Bicycle and Pedestrian Master Plan and Nampa Code 10-27-6(H) a pathway should be included along Ten Mile Drain. The future pathway will someday continue along Ten Mile Drain all the way into Meridian, thereby providing safe inter-city bicycle travel. Providing transportation alternatives and quality of life enhancements are goals of Nampa’s Comprehensive Plan.

All of Canyon Creek Subdivision’s associated schools are in the Vallivue School District and none are within walking distance of the subdivision.

Associated Schools:

East Canyon Elementary School – The subdivision is 4.2 miles from the Elementary School which is not within walking distance.

South Valley Middle School – The subdivision is 9.8 miles from the Middle School which is not a reasonable walking or biking distance.

Vallivue High School – The subdivision is not within walking distance at 10.2 miles from the High School. The new high school will be closer at 4.3 miles but still too far to walk and there are no good routes for bikes.
FOR A VALUABLE CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, IRON SHADOW REAL ESTATE, LLC, an Idaho limited liability company, having an address at 1548 W. Cayuse Creek Drive, Suite 100, Meridian, ID 83646 ("Grantor"), does hereby grant and convey unto TOLL SOUTHWEST LLC, a Delaware limited liability company having an address at 250 Gibraltar Road, Horsham, PA 19044 ("Grantee"), that certain real property ("Property") located in the County of Canyon, State of Idaho, more particularly described on Exhibit "A" attached hereto and made a part hereof.

This conveyance is subject to all: (i) prior covenants, conditions, restrictions, easements, rights, encumbrances and other exceptions and reservations of record; (ii) matters discoverable or that can be ascertained by physical inspection or correct survey of the Property; (iii) zoning ordinances and regulations and any other laws, ordinances and governmental regulations restricting or regulating the use, occupancy, and enjoyment of the Property; and (iv) all terms, conditions and reservations of this Grant Deed.
IN WITNESS WHEREOF, this instrument is duly executed this 15th day of November, 2017.

Iron Shadow Real Estate, LLC

Don Flynn, Member

Kevin Amar, Member

State of IDAHO, County of CANYON

On this 14th day of November in the year of 2017, before me, the undersigned, a Notary Public in and for said State, personally appeared Don Flynn, known or identified to me to be the Member of the Limited Liability Company that executed the foregoing instrument, and acknowledged to me that such Limited Liability Company executed the same.

Residing at:
Commission Expires:

State of IDAHO, County of CANYON

On this 14th day of November in the year of 2017, before me, the undersigned, a Notary Public in and for said State, personally appeared Kevin Amar, known or identified to me to be the Member of the Limited Liability Company that executed the foregoing instrument, and acknowledged to me that such Limited Liability Company executed the same.

Residing at:
Commission Expires:

Residing at: Eagle
Commission Expires: 11/21/2020

STEVE ANGIOLINI
Notary Public
State of Idaho

Residing at: Eagle
Commission Expires: 11/21/2020

STEVE ANGIOLINI
Notary Public
State of Idaho
EXHIBIT “A”

Description of Property

A parcel of land located in the SE1/4 of Section 1, Township 3 North, Range 2 West of the Boise Meridian, Canyon County, Idaho more particularly described as follows:

Beginning at the East 1/4 corner of said Section 1; thence along the East boundary line of said Section 1, South 00°38'49" West, 1321.94 feet to the South 1/16 corner of said Section 1; thence along the South boundary line of the North 1/2 of the SE1/4 of said Section 1, North 89°30'31" West, 1615.08 feet; thence leaving said South boundary line and along the Northwesterly boundary line of Lyonsdale Park Subdivision No. 2 as filed in Book 32 of Plats, page 14, records of Canyon County, Idaho the following 5 courses:

South 00°29'37" West, 10.00 feet; thence
North 89°30'31" West, 215.92 feet; thence
South 33°54'40" West, 270.18 feet; thence
South 57°00'27" West, 240.02 feet; thence
South 50°39'23" West 147.53 feet; thence
North 71°49'45" West, 11.86 feet; thence
North 60°44'40" West, 297.35 feet; thence
North 70°23'40" West, 99.79 feet to a point on the North-South centerline of said Section 1; thence along said North-South centerline North 00°35'34" East, 1606.91 feet to the c1/4 corner of said Section 1; thence along the East-West centerline of said Section 1
South 89°28'04" East, 2660.65 feet to the POINT OF BEGINNING.

EXCEPT the East 50 feet thereof as conveyed to the City of Nampa under Deed recorded April 5, 2010 as Instrument No. 2010015443
AFFIDAVIT OF LEGAL INTEREST

STATE OF IDAHO

COUNTY OF CANYON

A. I, [Name], whose address is [Address], being first duly sworn upon oath, depose and say that I am the owner of record of the property described on the attached application.

B. I grant my permission to [Name], whose address is [Address], to submit the accompanying application pertaining to the property described on the attached application.

C. I agree to indemnify, defend and hold the City of Nampa and its employees harmless from any claim or liability resulting from any dispute as to the statements contained herein or as to the ownership of the property which is the subject of the application.

Dated this [Date] day of [Month] [Year].

[Signature]

SUBSCRIBED AND SWORN to before me the [Date] day of [Month] [Year].

[Signature]

Notary Public for Idaho
Residing at: [County]
Commission Expires: [Expiration Date]
DATE: March 6, 2019

TO: Planning and Zoning Commission

FROM: Nicole Fletcher

SUBJECT: Canyon Creek Subdivision #5, Final Plat and Construction Drawings

The Engineering Division has reviewed the final plat and construction drawings for Canyon Creek Sub #5 and recommends approval with the following comments:

- Plat and Layout
  - Include areas of lots somewhere on plat
  - Revise N Yuma Ave to N Yuma Way
  - Revise E Payson St to E Payson Dr
  - Note 6: lots and blocks don't correlate with plat
  - Include the following on the final plat (signatures don't need to be included yet, but all pages should be included):
    - Legal Description
    - Registered land surveyor's "certificate of survey"
    - Owner's dedication certificate with notary public acknowledgement
    - Approval of the mayor and council as attested by the clerk
    - Approval by the city engineer
    - Approval by the planning and zoning commission, and other certificates as required by Idaho code

- Construction Drawings
  - Please provide drainage calculation (I think they got lost somewhere along the way)
  - Catch Basins
    - Please revise catch basin to 2 separate but conjoining catch basins, CB in SD-604 flowing into CB in SD-601 which flows into the sand and grease trap. Please see Canyon Creek Phase #4
  - Sheet 1.0
- Irrigation note 1: the cities pressure irrigation should be in accordance with the 2012 ISPWC. If irrigation district wants the 2015 edition to be used, this should be a separate note.
- Irrigation notes 5&11: aren't these notes redundant?

- Sheet 3.1
  - Keynote 5: what is “note 16” referring to?
- Sheet 4.2
  - Keynote 4: provide a detail/dimensions for mid-block ped ramps
  - Keynote 6: increase thickness of sidewalk at this location to 6”
  - Keynote 6: sidewalks are attached. Use either SD-710A or SD-710B for drive approach. Or, since there is rolled curb at this location, there doesn’t been be a “drive approach”. The rolled curb can be utilized as a drive approach similar to the driveways in the subdivision
  - Indicated transition from detached to attached sidewalks

- Sheet 4.2
  - Keynotes?
- Sheet 4.3
  - Do the notes under keynote 3 belong under keynote 2?
  - Keynote 6: there is no sheet 4.6
  - Keynote 3 is not on plans, should be indicating path?
  - Label indicating the back of the catch basin should specify TVC

- Sheet 4.4
  - Sand and grease trap is a foot over the TVC, can we convert this 100gal trap to 2-500gal traps, in series?
  - Indicate sidewalk transition
  - AX drain instructed to be protected in demo plan, how will this drain be piped under Monroe?
  - Protect perforated pipe that runs under the AX drain

- Sheet 4.5
  - Include a well, within 10ft of each pond, N-1031

- Sheet 4.6
  - Revise label

- Sheet 5.1
  - Move water valve as shown in redlines, to provide adequate space for maintenance
  - Install domestic water sampling station, to be placed on corner of lot 35
  - Does water main drop existing from Canyon Creek 4?
  - Does sewer main exist past manhole?
  - Sewer service note: revise to reference standard drawing N-511A, rather than SD-511A. Maintain throughout plans
Sheets 5.2-5.3
- Sewer services do not maintain separation from water main on sheet 5.3. 2 options, option 1: upgrade sewer services to water class pipe. Option 2: flip flop the water and pressure irrigation mains along payson and glen canyon, this would eliminate the sewer line crossings across the water main along glen canyon but you might run into separation issues with the water services crossing the sewer main.

Sheet 5.3
- Could use 1 fitting for water main in front of lot 53, would save cost and future maintenance
- Straighten sewer services going to lots 45 and 46

Sheet 5.4
- Extend sewer service from lot 12 all the way to sewer main
- Move indicated fire hydrant to other side of glen canyon, to more closely align with the 400ft maximum separation between hydrants

Sheet 6.1
- Revise lateral label
- Show PI main that is located in the back of the lots of Lyonsdale sub
- Valve in Lyonsdale main could be inline, rather than stubbed. Field verify, may have to hot tap.
- Use 2-45 degree fittings rather than a 90
- Install pump-out prior to phase line valve
- Install 4" flush point just after the culvert (after the line come back up from drop to go under lateral)
- Move valve back, away from culvert, to allow for better maintenance of PI main
February 25, 2019

RE: Canyon Creek Subdivision No. 5 - Final Plat

To: David Bailey
cc: Sylvia Mackrill

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

- N Yuma Ave should be N Yuma Way
- E Payson St should be E Payson Dr
- Include areas of all individual lots, in square feet, listed in lot and/or table.

Sincerely,

Alex Main
GIS Tech I
Engineering Division
City of Nampa
(208) 468-5475