Before the Planning & Zoning Commission
Meeting of 23 APRIL 2019

BUSINESS ITEM NO. 1
STAFF REPORT

Applicant(s)/Engineer(s):
M3 Companies, LLC as Applicant/Developer with Mark Tate representing, JUB Engineers as
Engineer(s)/Surveyor(s)
File(s): SPF-00087-2019
Analyst: Doug Critchfield, Senior Planner

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

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

Comprising 22.28 acres proposed to be platted into fifty-six (56) buildable and nine (9) common
lots all located in a RS-6 Zoned area located in Government Lots 1 and 2 in the N ½ of the NE
¼ of Section 5, T2N, R2W, BM, Nampa, Canyon County, Idaho on the south side of W.
Greenhurst Road between S. Midland Boulevard and S. Middleton Road.

Correspondence:
Any correspondence from City departments/divisions and outside agencies or the citizenry 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):
The applicant presented the Preliminary Plat for the Summit Ridge Subdivision at the February
12, 2019 Planning and Zoning Commission meeting. In response to an adjacent property
owner’s concern, the applicant stated that there would be a 30’ wide landscaped buffer between
the subdivision west property line and Lot 22 of Block 2. That buffer would include a pathway
connection to the sidewalk on W. Greenhurst. The Project, as submitted, indicated a 15.95’
landscaped buffer in that location. The applicant has agreed to change the landscaped buffer to 30' wide.

The applicant also stated in that same meeting that there would be 50' wide Common Lots throughout the development between residential lot clusters due to the elevation change and for landscape buffering and open space. The Project, as submitted, includes some Common Lots that are 50' wide and other Common Lots that are lesser widths. Staff asked for clarification from the applicant regarding the variation in Common Lot widths. The applicant provided clarification in an email dated April 16, 2019; attached hereto.

In all other aspects, staff finds that the proposed subdivision final plat of/for Summit Ridge Subdivision No. 1 conforms, or substantially conforms within acceptable limits, to the approved preliminary plat of/for Summit Ridge Subdivision, and, complies with relevant RS-6 zoning codes and City of Nampa subdivision standards appertaining 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 Summit Ridge Subdivision No. 1 be approved, contingent on Applicant/Developer/Development compliance with various Conditions of Approval as iterated above and 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):

1. Generally, Applicant/Development shall:
   Comply with all City department/division or outside agency requirements pertinent to this matter. This is to include any extant but applicable conditions from prior approvals for this subdivision as iterated in correspondence on file with the City appertaining to the approved preliminary plat of/for Summit Ridge Subdivision.

   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):

   Specifically:

   a. Comply with the requirement(s) listed in the April 10, 2019 memorandum from the City of Nampa Engineering Division, authored by Caleb LaClair (6 pages – copy hereto attached).

2. Comply with requirement to show on the Final Plat of Summit Ridge Subdivision No. 1, a 30' landscaped buffer with a pathway connection from the Summit Ridge Subdivision to the sidewalk on W. Greenhurst between Lot 22 of Block 2 and the west subdivision property line.
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

- Copy of City of Nampa Final Plat Application for Summit Ridge Subdivision No. 1 (page 4)
- Copy of Legal Description (Pages 5-6)
- Copy of Vicinity Map (page 7)
- Copy of Final Plat (reduced from original size) (pages 8-13)
- Copies of agency response letters (pages 14+)
### FINAL PLAT INFORMATION

**Name of Subdivision** Summit Ridge Subdivision No. 1

**Location of Subdivision**
1009 W. Greenhurst Rd

**Owner** M3 ID Greenhurst LLC; Ball Real Estate Investments LLC, BFT KGLG Cherry Lane, LLC

**Address** 4222 E. Camelback Rd, Suite H-100 Phoenix, AZ

**Phone** 208.939.6263

**FAX**

**E-Mail** mtate@m3companiesllc.com

**Applicant** M3 Companies, LLC - Mark Tate

**Address** 1087 W. River St, Suite 310 Boise, ID 83702

**Phone** 208.939.6263

**FAX**

**E-Mail** mtate@m3companiesllc.com

**Engineer/Surveyor/Planner** JUB Engineers - W. Scott Wonders, P.E; Timothy Harrigan, PLS

**Address** 250 S. Beechwood Ave. Ste 201 Boise, ID 83709

**Phone** 208.376.7330

**FAX**

**E-Mail** wshrief@jub.com

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**FINAL PLAT INFORMATION**

**Total Acreage**

| Total Number of Lots: | 65 | Buildable: | 56 | Common: | 9 |

**Gross Density per Acre:** 2.48 DU / AC (Number of units per acre of total land to be developed)

**Net Density per Acre:** 5.39 DU / AC (Number of units per acre of land excluding roads)

**Zoning District(s):** - Zoning Within Nampa City Limits RS

**If Applicable:** Zoning Within the Area of Impact

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**SCANNED**

2015 Engineering Division Development Policy Manual
Rev. Date: February 17, 2015
Summit Ridge Subdivision No. 1
Boundary Description
Project No. 10-19-005    February 19, 2019

A parcel of land situate in Government Lots 1 and 2 of Section 5, Township 2 North, Range 2 West, Boise Meridian, City of Nampa, Canyon County, Idaho, and being more particularly described as follows:

Beginning at the north quarter corner of said Section 5 from which the northeast corner of said Section 5 bears South 89°03'10" East, a distance of 2639.96 feet;

thence from said Point of Beginning, South 89°03'10" East, along the northerly line of said Government Lots 1 and 2, a distance of 1624.25 feet;

thence leaving said northerly line, the following twenty-six (26) consecutive courses:

1. South 06°44'39" West, a distance of 151.34 feet,
2. North 83°15'21" West, a distance of 62.00 feet,
3. South 06°44'39" West, a distance of 120.00 feet,
4. South 83°15'21" East, a distance of 25.12 feet,
5. South 06°44'39" West, a distance of 176.00 feet,
6. South 83°15'21" East, a distance of 46.55 feet,
7. South 06°44'39" West, a distance of 164.00 feet,
8. South 83°15'21" East, a distance of 8.85 feet,
9. South 06°44'39" West, a distance of 170.00 feet,
10. North 83°15'21" West, a distance of 70.48 feet,
11. South 79°07'30" West, a distance of 50.00 feet,
12. Along the arc of a non-tangent curve to the left, concave northeasterly, having a radius of 125.00 feet, an arc length of 39.15 feet, through a central angle of 17°56'42", and a chord bearing South 19°50'51" East, a distance of 38.99 feet,
13. North 83°15'21" West, a distance of 290.84 feet,
14. Along the arc of a non-tangent curve to the left, concave westerly, having a radius of 325.00 feet, an arc length of 61.53 feet, through a central angle of 10°50'49", and a chord bearing North 05°52'08" West, a distance of 61.44 feet,
15. South 78°42'27" West, a distance of 50.00 feet,
16. Along the arc of a non-tangent curve to the right, concave westerly, lying 50.00 feet westerly of and concentric with the last said curve, having a radius of 275.00 feet, through a central angle of 10°21'41", and a chord bearing south 06°06'42" East, a distance of 49.66 feet,
17. North 87°46'39" West, a distance of 375.16 feet,
18. North 04°50'57" East, a distance of 148.23 feet,
19. North 89°04'08" West, a distance of 50.12 feet,
20. North 42°06'36" West, a distance of 27.30 feet,
21. North 00°28'59" West, a distance of 50.02 feet,
22. North 45°55'31" East, a distance of 9.90 feet,
23. North 00°55'52" East, a distance of 108.00 feet,
24. North 89°04'08" West, a distance of 513.17 feet to a point on a line lying 181.00 feet easterly of, and parallel with, the westerly line of said Government Lot 2,
25. North 01°20'23" East, along said parallel line, a distance of 132.13 feet, and
26. North 88°39'37" West, a distance of 181.00 feet to a point on the westerly line of said Government Lot 2;

thence North 01°20'23" East, along said westerly line, a distance of 313.92 feet to the **Point of Beginning**.

The above-described parcel contains 22.28 acres, more or less.

**End of Description.**

**J-U-B ENGINEERS, Inc.**
This description was prepared by me or under my supervision.

__________ __________________
Timothy Harrigan, PLS 17665  Date
PLAT
SUMMIT RIDGE SUBDIVISION NO. 1

THIS IS A PRELIMINARY VERSION OF THE PLAT, PRIOR TO ALL AGENCY REVIEWS AND MONUMENTATION.

SCALE IN FEET

LINE TABLE – THIS SHEET ONLY

NO.  COORDING DIST.
L5  N89°03'10"E+ 25.12'
L4  N89°15'21"W 46.55'
L6  N44°07'10"N+ 29.02'
L17  N49°16'36"E 23.81'
L18  N41°09'13"E 20.88'
L19  N48°54'47"E 26.81'

COMMON LOT

COMMON LOT

COMMON LOT

COMMON LOT

KEY MAP

SHEET 2  SHEET 3  SHEET 4
SHEET 5  SHEET 6  SHEET 7

SHEET 4 OF 9
18 March 2019

Nampa Planning and Zoning Department
411 3rd Street South
Nampa, Idaho 83651

RE: Summit Ridge Subdivision No. 1
Southwest corner of Greenhurst and S. Midland
Boise-Kuna Irrigation District
Thacker Lateral 138+90
Robinson Lateral 169+00
Sec. 31, T3N, R2W, BM.

Shellie Lopez:

Boise Project approves of the plans for the final plat for the Summit Ridge Subdivision No. 1 as it appears all of Boise Project’s concerns have been met per our following comments.

The United States’ Thacker lateral and Robinson Lateral lie within the boundary of the above-mentioned location. The easement for these laterals is held in the name of the United States through the Bureau of Reclamation under the authority of the Act of August 30, 1890. (26 Stat. 391; 43 U.S.C. 945)

The Boise Project Board of Control is contracted to operate and maintain these laterals. We assert the federal easement 20 feet west and 25 feet east of the Thacker Lateral’s centerline and 20 feet south and southwest of and 25 feet north and northeast of the Robinson Lateral’s centerline. Whereas this area is for the operation and maintenance of our facility, no activity should hinder our ability to do so.

The Boise Project does not approve landscaping (other than grass or gravel) within its easements, as this will certainly increase our cost of maintenance. All easements must remain a flat drivable surface.

Fencing (as may be required) must be constructed just off the canal easement, to insure public safety and prevent encroachments.
Parking lots, curbing, light poles, signs, etc. and the placing of asphalt and/or cement over Project facility easements must be approved by Boise Project Board of Control prior to construction.

Project facilities and/or easements that parallel, and are within and/or intended to be within road right-of-ways due to any development of this property must be relocated outside of road right-of-ways. The easements of Boise Project facilities will remain the same unless agreed upon and/or approved with written permission from Boise Project Board of Control.

The construction of any roadway crossings must be conducted only during the non-irrigation season when the canal is dewatered. In any case no work shall take place within the easement before the proper crossing agreements have been secured through the Bureau of Reclamation and the Boise Project Board of Control.

Utilities planning to cross any project facility must get the proper crossing agreements from the Bureau of Reclamation. In any case, no work shall take place within the easement before proper crossing agreements have been secured through both the Bureau of Reclamation and the Boise Project Board of Control.

A time schedule for the construction to be done during the non-irrigation season must be approved by Boise Project prior to any activity within Project easements. No construction will be allowed within the easement boundaries of the Boise Project Board of Control facilities after March 15th of each year. However, on a case by case basis, overhead utilities and utilities boring underneath a Project facility may be allowed after March 15th if reviewed and approved by the Boise Project.

The piping and relocation of any Lateral, Canal and/or Drain must be reviewed and approved by the Project and is (to include all appurtenant boxes and/or structures) and must be warranted by the landowner for a period of (5) five-years. The Warrantee Agreement must be secured prior to ANY disturbance of that facility.

Boise Project Board of Control must approve any requests and/or relocation of delivery points prior to construction.

Storm Drainage and/or Street Runoff must be retained on site.

NO DISCHARGE into any live irrigation system is permitted.

Local irrigation/drainage ditches that cross this property, in order to serve neighboring properties, must remain unobstructed and protected by an appropriate easement.

Should there be any small (neighborhood) irrigation ditches on this site, the developers and/or landowners will be obligated to protect them and allow water to pass to downstream neighbors.
This development is subject to Idaho Code 31-3805, in accordance, this office is requesting a copy of the irrigation and drainage plans.

Whereas this property lies within the Boise-Kuna Irrigation District it is important that representatives of this development contact the BKID office as soon as possible to discuss a pressure system prior to any costly design work. If applicable, the irrigation system will have to be built to specific specifications as set by the District / Project.

Boise Project Board of Control must receive a written response from the Boise-Kuna Irrigation District as to who will own and operate the pressure irrigation system prior to review and approval of an irrigation plan by Boise Project Board of Control.

Wording on the preliminary and final recorded plat needs to state that any proposed and/or future usage of the Boise Project Board of Control facilities are subject to Idaho Statues, Title 42-1209.

Future preliminary and final plats must call out the Project easements and the plats must also note, which lots have surface irrigation water rights and which lots do not.

Whereas this development is in its preliminary stages, Boise Project Board of Control reserves the right to review plans and require changes when our easements and/or facilities are affected by unknown factors.

If you have any further questions or comments regarding this matter, please do not hesitate to contact me at (208) 344-1141.

Sincerely,

Thomas Ritthaler
Assistant Project Manager, BPBC

tbr/tr
cc: Ray Moore Watermaster, Div; 3 BPBC
    Lauren Boehlke Secretary – Treasurer, BKID
March 18, 2019

Norman L. Holm, Planning Director
City of Nampa
411 3rd Street South
Nampa, ID 83651

RE: SPF-00087-2019/ Summit Ridge No. 1

Dear Norm:

Nampa & Meridian Irrigation District (NMID) has no comment on the above referenced application as it lies outside of our district boundaries. Please contact Thomas Ritthaler, Boise Project- Board of Control, at 208-344-1141 or 2465 Overland Road Room 202 Boise, ID 83705-3173.

All private laterals and waste ways must be protected. All municipal surface drainage must be retained on-site. If any surface drainage leaves the site NMID must review drainage plans. Developers must comply with Idaho Code 31-3805.

Sincerely,

David T. Duvall
Crew Foreman
Nampa & Meridian Irrigation District
DTD/ gnf

Cc:
Office/ file
T. Ritthaler, Board of Control
March 26, 2019

Norman Holm
Nampa City
411 Third Street South
Nampa, ID 83651

RE: SPF-00087-2019 / Summit Ridge Subdivision No. 1

Dear Norm:

Providing all storm drainage is retained on-site there will be no impact to Nampa & Meridian Irrigation District (NMID). Therefore, no further review will be required at this time.

If any surface drainage leaves the site, NMID requires a filed Land Use Change Application for review prior to final platting. Please contact Elke Adams at (208) 466-7861, or 1503 First St. S. Nampa, ID 83651, for further information.

All private laterals and waste ways must be protected. It is recommended that irrigation water be available to all developments within the NMID. Developers must comply with Idaho Code 31-3803.

Please call with any further questions at (208) 466-0663.

Sincerely,

David T. Duvall
Crew Foreman
Nampa & Meridian Irrigation District
DTD/ gnf

Cc:
Office/File
T. Ritthaler, Boise Project Board of Control
28 March 2019

Mark Tate
M3 Companies
1087 W. River Street, Ste 210
Boise, ID 83707

RE: Land Use Change Application – Summit Ridge Subdivision No. 1

Please note the District now requires three (3) sets of plans

Dear Mr. Tate:

Enclosed please find a Land Use Change Application for your use to file with the Irrigation District for its review on the above-referenced development. If this development is under a "rush" to be finalized, I would recommend that you submit a cashiers check, money order or cash as payment of the fees in order to speed the process up. If you submit a company or personal check, it must clear the bank before processing the application.

If you have any questions concerning this matter, please feel free to call on Greg G. Curtis, District Water Superintendent, at the District's shop telephone number listed above.

Sincerely,

Elke Adams, Asst. Secretary/Treasurer
NAMPA & MERIDIAN IRRIGATION DISTRICT

EA/cmg

cc: File
    Water Superintendent
    Nampa City, 411 3rd Street Nampa, ID 83651
    JUB Engineers 250 S. Beechwood Ave., Ste 201 Boise, ID 83709

enc.
DATE: April 10, 2019  
TO: Planning and Zoning Commission  
FROM: Caleb LaClair, P.E.  
SUBJECT: Summit Ridge Subdivision, Final Plat & Construction Drawing Review

The Engineering Division has reviewed the Final Plat and Construction Drawings for Summit Ridge Subdivision No. 1 and have the following comments. The Applicant/Engineer shall submit one (1) hard copy and one electronic PDF of revised plans and other documents along with the original redlined documents for re-review. Additional comments may be warranted depending on revisions. We welcome the Applicant/Engineer contact us at 208-468-5458 to clarify any questions to ensure a timely review and approval process.

**General Comments**

1. Provide executed agreement with BOR/BPBC for any work related to the Robinson and Thacker Laterals prior to approval of construction drawings, including modification to the Robinson Lateral easement.

**Final Plat Comments**

1. Label "Point of Beginning".
2. Reflect W. Greenhurst Road right-of-way as dedicated on the plan. The right-of-way dedication shall be recorded prior to City signing the plat.
3. Check boundary bearings and distances. There are discrepancies between the plat and the description on Sheet 8.
4. Existing easements should be labeled on the following plat sheets and not denoted with only line type changes. Provide instrument # references for existing easements to remain.
5. Existing easements for Idaho Power and Ingress/Egress to the existing house need to be vacated. Provide documentation or intended process for vacation of easements.
6. Minimum width of rear yard easement is 10'.
7. An easement shall be provided for public use of the sidewalk around the perpendicular parking at Lot 1, Block 3.
8. Reference documents are missing from Sheet 7.
9. Add the following easement descriptions to the Easement Notes on Sheet 7.
   • Typical Public Utility Easement along property lines.
   • Ingress/Egress Easement on Lot 23, Block 2 for Lots 21 and 22.

Construction Drawing Comments

Sheet C-001
1. Confirm abbreviation table is complete and accurate.
2. Provide benchmark and vertical datum information, and show location of
   benchmarks on the Vicinity Map.
3. Correct street name to Midland Blvd.

Sheet C-002
1. Make note corrections as redlined.

Sheet C-101
1. Add temporary all-weather surface turn-arounds at the end of S Tucson Ave and S
   Ledgestone Ave as length exceeds 150’. Also note turnarounds on street design
   sheets with material specifications.
2. Add a street light mid-block between S Tucson Ave and S Ledgestone Ave

Sheet C-102
1. Provide documentation that BOR/BPBC has approved the Robinson Lateral
   modifications, including associated easement.
2. Add a junction box at the point of connection to the existing irrigation pipe.

Sheet C-103
1. Modify utility services along Capstone Drive as redlined to remove conflict with curb
   inlets.
2. Swap location of irrigation and water mains in Tucson Ave to eliminate odd utility
   crossing at the private drive as redlined. Consider downsizing the PI lateral into the
   private drive to 4” or locate shut-off valves at the public street and run 1” service
   lines to the lot.
3. Add valves where shown.
4. Add pump-out to where shown on Sandcrest Way.
5. Move services for Lot 2, Block 3 as shown.

Sheet C-201 & 202
1. Add missing pad grades as redlined.
2. Add drainage facilities necessary for the Greenhurst Road frontage (e.g. borrow ditch
   with sand windows). Also refer to Stormwater Drainage Report comments.
3. Identify by keynote which lots are front draining versus split draining per the details.
4. Label the minimum foundation stem wall elevation per Nampa Policy for Site Grading
   Plans.
5. How is rear yard drainage from split draining lots going to be contained on the lot?
   Please describe by note or on the details for clarity during Building Permit phase.
6. How is drainage for the community pool and recreational facility being managed?
   Please provide calculations and drainage facilities as needed to contain runoff.
7. Sidewalks should be designed to 1.75% maximum cross-slope.
8. Minimum parking stall depth is 20’ per Nampa City Code 10-1-18 Figure 1.
Sheets C-301 through 311

1. Add missing TRC elevations at property lines; typical all sheets.
2. Revise property line labels to reflect "TRC" instead of "TC"; typical all sheets.
3. Review and correct mislabeled keynotes; typical all sheets.
4. Upgrade storm drain pipe in streets to be water class where cover is less than 3'; typical all sheets. This will also allow a closer vertical separation to water mains at crossings.
5. Revise monitoring well keynote to specify "traffic rated lid"; typical all sheets.
6. Add observation wells 10' outside of seepage beds per City policy.

Sheets C-301

1. Move property line TRC labels where redlined.
2. Seepage Bed “E2” length exceeds City maximum allowed of 200'. Look at modifying the design to reduce length. If this is not possible than a manhole shall be placed at the end for maintenance.
3. Design elevations for Seepage Beds “E1” and “E2” reflect 7' deep, while the note indicates 5'. Please clarify.
4. Verify inlet capacity to determine if two inlets are required to capture design flow.
5. Add missing curb radius labels and other corrections as redlined.

Sheet C-302

1. Add missing curb return grades at Ledgestone intersection and confirm centerline grade per redline.
2. Seepage Bed “J2” length exceeds City maximum allowed of 200'. The top of the bed is also 10' below finish grade at the end. Consider design alternatives to reduce length and depth.
3. Make other corrections as redlined.

Sheet C-303

1. Seepage Bed “F” length exceeds City maximum allowed of 200'. The top of the bed is also 10' below finish grade at the end. Consider design alternatives to reduce length and depth.
2. Verify inlet capacity to determine if two inlets are required to capture design flow and avoid bypass flow.
3. Make other corrections as redlined.

Sheet C-304

1. Make corrections as redlined.

Sheet C-305

1. Add curb design information for perpendicular parking. Minimum stall length is 20'.
2. Make other corrections as redlined.

Sheet C-306

1. Make corrections as redlined.

Sheet C-307

1. Verify inlet capacity to determine if two inlets are required to capture design flow and avoid bypass flow.
2. Make other corrections as redlined.
Sheet C-308
   1. Seepage Bed “G” is closer than 25’ to the water main. Consider straightening the bed to provide separation per IDAPA requirements.
   2. Remove pathway connection to Greenhurst Road. We do not want to encourage pedestrian access to the road.
   3. Add drainage facilities necessary for the Greenhurst Road frontage (e.g. borrow ditch with sand windows). Also refer to Stormwater Drainage Report comments.
   4. Make other corrections as redlined.

Sheet C-309 & 310
   1. Add drainage facilities necessary for the Greenhurst Road frontage (e.g. borrow ditch with sand windows). Also refer to Stormwater Drainage Report comments.
   2. Make other corrections as redlined.

Sheet C-311
   1. Add drainage facilities necessary for the Greenhurst Road frontage (e.g. borrow ditch with sand windows). Also refer to Stormwater Drainage Report comments.
   2. Provide striping plan for required Greenhurst Road westbound left-turn lane. Provide additional pavement widening if needed.
   3. Revise pavement section thicknesses to meet Table 80.03.1 in Section 101 of the Nampa Engineering Development Process Policy Manual, or that recommended in the Geotechnical Report, whichever is greater.
   4. Greenhurst Road is classified as a Principal Arterial. Design the road section to T.I. 10 with 4” minimum asphalt, 6” minimum base, and 20” minimum subbase. Provide supplemental letter from the Geotechnical Engineer for T.I. 10 pavement design.
   5. Make other corrections as redlined.

Sheet C-400
   1. Modify utility services along Capstone Drive as redlined on Sheet C-103 to remove conflict with curb inlets.
   2. Swap location of irrigation and water mains in Tucson Ave to eliminate odd utility crossing at the private drive as redlined. Consider placing water meters at public road and running upsized service lines in the private drive to eliminate 8” water main.
   3. Add valves where shown.
   4. Add water sampling station to location shown on Sandcrest Way.
   5. Move services for Lot 2, Block 3 as shown.

Sheet C-401
   1. Make keynote revisions as redlined; typical all sheets.
   2. Show and label existing 12” W and 10” SS in plan/profile.
   3. Add water sampling station to location shown on Sandcrest Way per Nampa Standard Drawings N-409.
   4. Remove water dips where possible. Vertical separation to storm drain can be less than 18” since pipe upgraded to water class.
   5. Move services for Lot 2, Block 3 as shown.
   6. Make other corrections as redlined.

Sheet C-402
   1. Modify utility services along Capstone Drive as redlined on Sheet C-103.
   2. Make other corrections as redlined.
Sheet C-403
1. Modify utility services along Capstone Drive as redlined on Sheet C-103.
2. Swap location of irrigation and water mains in Tucson Ave to eliminate odd utility crossing at the private drive as redlined. Consider placing water meters at public road and running upsized service lines in the private drive to eliminate 8" water main.
3. Maintain minimum 2' vertical clearance between water and sewer mains (sewer +/- 8' deep). This will allow sewer laterals to cross under the water main at 2% slope with 18" clearance per IDAPA standards.
4. Add sewer stub at end manhole with cap for future sewer extension.
5. Make other corrections as redlined.

Sheet C-404
1. Make corrections as redlined.

Sheet C-405
1. Move fire hydrant as redlined.
2. Make other corrections as redlined.

Sheet C-406
1. Add sewer stub at end manhole with cap for future sewer extension.
2. Make other corrections as redlined.

Sheet C-407
1. Confirm Sewer Line “D” is deep enough to serve future phases. Also confirm Sewer Line “E” does not need to be extended to serve the future cul-de-sac. Provide a master sewer layout with elevations to show intended service for the remaining phases.
2. Make other corrections as redlined.

Sheet C-408
1. Revise private drive utilities per comments provided on Sheets C-103, 400, and 403.
2. Make other corrections as redlined.

Sheet C-409
1. Make corrections as redlined.

Sheet C-501 & 502
1. Verify and correct elevations as redlined.

Sheet C-503
1. Seepage Trench Detail: Note monitoring wells to be at 50' spacing.
2. Pond F and H Details: Revise filter sand depth to 3’ per City policy.

Stormwater Drainage Report Comments
1. Review drainage areas for conformance with the grading plan; see comments on Catchment Map.
2. Provide drainage calculations and design necessary for the Greenhurst Road frontage (e.g. borrow ditch with sand windows) to mitigate for runoff from adjacent sidewalk, slope from pads, and existing roadway.
3. Describe how drainage from the community facility will be managed. Provide calculations and facility design as needed to manage runoff from this area.
4. Describe how drainage from the rear yards will be contained on the lot. If any lots are designed to be front draining, the entire lot should be accounted for in the site drainage facilities.

5. Confirm runoff coefficients account for estimated future roof and driveway impervious surface.

6. Provide missing calculations for Catchment Area "F"

7. The water quality design storm should be the 50-year storm. Revise SGT calculations for Areas H, G, J, and K. Also correct unit errors as noted.

8. Many of the gutter runs are quite long with curb inlets situated on-grade (not at a low-point). Please provide calculations for flow spread and velocity in street, as well as, inlet capacity to determine if additional inlets are warranted to meet City design criteria and to avoid bypass flow to downstream facilities. Section 107 of the City’s Drainage and Stormwater Policy defines a maximum spacing of 750’ with no curb or sidewalk overtopping.
Doug Critchfield

From: Mark Tate <MTate@m3companiesllc.com>
Sent: Monday, April 15, 2019 4:47 PM
To: Doug Critchfield
Cc: Norm Holm; Rodney Ashby; Scott Wonders; jconger@congergroup.com
Subject: [External] Summit Ridge Common Lot Question

Doug,

In response to your question regarding the width of common lots in phase 1 of the Summit Ridge subdivision, the common area lots vary in width depending on how much slope there is between lots. In the planning and zoning meeting when I was describing these areas I called them 50 feet wide which is an approximation of the width. Based on the preliminary plat that was submitted with the application the exact width of the common area varies from around 40 feet to the low 50’s.

It was not my intent to offer up any change that is different than what we submitted in our application with regards to these internal common areas between lots. Please let me know if you have any questions or need any further clarification for the record.

Thanks,

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