BUSINESS ITEM NO. 1
STAFF REPORT

Applicant(s)/Engineer(s): Toll Southwest LLC, A. Capell, Engineering Solutions, LLP, Becky McKay
File(s): SPF-103-2019
Analyst: Kristi Watkins, Senior Planner

Requested Action Approval(s): Recommendation of approval to City Council

Final plat approval for:

Carriage Hill West Subdivision No. 5 (hereinafter the "Development"; alternatively, "Carriage Hill West Subdivision No. 5" or the "Project")

Comprising 25.86 acres proposed to be platted into ninety-seven (97) buildable and eight (8) common lots all located in an RS 7 Zoned area located in the NW ¼ of Section 31, T3N, R2W, BM, Canyon County, Nampa on the south side of W Lake Lowell Ave, east of Midway rd.

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.

1. An Energov entry, dated August 14, 2019, authored by Neil Jones, Nampa Building Department, stating that the building department has no conditions at this time; and,

2. An email dated August 14, 2019, authored by Eddy Thiel, Nampa Highway District #1, which states; NHD #1 has no comment; and,

3. An email dated August 16, 2019, authored by Cody Swander, Nampa Parks Department, stating that the sidewalk along Midway Rd be installed at 10' minimum width to act as the side path urban connector as indicated on the City of Nampa Bicycle and Pedestrian Master Plan; and,

4. A letter dated August 21, 2019, authored by Thomas Rithaler, Boise Project Board of Controls, stating that BPBC approves the final plat design; and,
5. A letter, dated September 6, 2019, authored by Greg Curtis, Nampa Meridian Irrigation District, stating that NMID has no comment; and,

6. An email, dated September 6, 2019, authored by Sarah Arjona, Idaho Transportation Department, stating that ITD has no objections to the proposed development; and,

7. A letter, dated September 12, 2019, authored by Doug Critchfield, Nampa Planning and Zoning Dept, regarding replacing the Liquidambar Styraciflua with another tree from the City Tree Planting list on the City’s website; and,

8. A memo dated August 28, 2019, authored by Dan Wagner, Nampa GIS Division, stating that the city GIS Department requests the following changes:
   a. Propose new, unique street name for S Savona Way to the Engineering Division; and,

9. A memo dated, September 13, 2019, authored by Caleb LaClair, Nampa Engineering Department, which identifies the following Conditions and Comments:

   **Engineering General Comments**

   a. The project site is adjacent to the Thacker Lateral and includes grading and maintenance road improvements within the lateral. Plan approval and License Agreement from Boise Project Board of Control (BPBC) and/or Boise-Kuna Irrigation District may be required.

   b. Canyon Highway District No. 4 has maintenance jurisdiction over Midway Road. Any work within the Midway Road public right-of-way will require permit from them.

   c. A Right-of-Way Permit with City of Nampa is required for any work to be performed within the Lake Lowell Avenue public right-of-way.

   d. An Erosion Control Permit with City of Nampa is required prior to the start of any earth disturbing activities.

   e. Completion of the Midway Road water main connection from W. Capriana Drive to W Iowa Avenue shall be completed prior to City Engineer signature of the plat due to water pressure and resulting available fire flow concerns in the absence of this connection.

   **Engineering Final Plat Comments**

   a. A new name is needed for "S Savona Way" per City GIS comment.

   b. The City is reevaluating if both "S Arezzo Way" and "W Astone Drive" street names are needed since it is really a continuation of the same road. We will provide feedback as soon as a decision is reached.

   c. Block 17 has not yet been used on previous phases. Please update Block #’s 18 and 19 and revise Note 5 accordingly.

   d. Confirm utility easements at the common driveway lots are adequate for joint trench dry utilities. Coordinate with Idaho Power Company.

   e. There is no need to reference the Midway Road or Lake Lowell Ave right-of-way dedication by instrument since this dedication occurred with the property annexation at time of preliminary plat.

   f. Expand the side yard utility easement for Lot 50, Block 1 to accommodate a sewer service to the southwesterly out-parcel as there is no other opportunity for future sewer service. See comments in Construction Drawing review.
Engineering Conditions of Approval

1. The Developer’s Surveyor shall address all Final Plat comments prior to City Engineer signature of the plat.

2. Developer’s Engineer shall address all Construction Drawing and Drainage Report comments identified in the “Carriage Hill West Subdivision #5 – Construction Drawings & Final Plat – 1st Review” letter from the Nampa Engineering Division, dated 9/13/2019 prior to construction drawing approval.

3. The Developer and their Engineer and Contractor shall adhere to the “Construction Duty and Responsibility Policy”, Section 108 of the 2017 City of Nampa Engineering Development Process and Policy Manual, during the construction process. The Developer shall sign the City of Nampa Subdivision Improvement Agreement and submit to the Nampa Engineering Division prior to start of construction.

4. Developer shall provide documentation of plan approval from BOR/Boise-Kuna Irrigation District prior to construction drawing approval for proposed grading and improvements within the Thacker Lateral Easement. Provide copies of any executed license agreement(s) prior to City Engineer signature of the plat.

5. Developer shall provide documentation of Canyon Highway District No. 4 review of plans prior to construction drawing approval for improvements within Midway Road right-of-way. Developer is responsible to obtain required encroachment permit from the Highway District prior to start of work within the right-of-way.

6. Construction of the Midway Road water main extension from W Capriano Drive to W Iowa Ave shall be complete prior to City Engineer signature of the Final Plat.

Comments/Recommendation(s):
Staff finds that the proposed subdivision final plat for Carriage Hill West Subdivision No. 5 conforms, or substantially conforms within acceptable limits, to the approved preliminary plat for Carriage Hill West 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 Carriage Hill West Subdivision No. 5 be approved, contingent on applicant/Developer/Development compliance with various Conditions of Approval.

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. 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 pertaining to the approved preliminary plat for Carriage Hill West Subdivision; and,

2. Propose a new street name for S Savona Way; and,

3. Construct a 10’ sidepath along Midway Rd; and,

4. Provide a revised landscape plan; and,

5. Provide documentation of plan approval from BOR/Boise Kuna Irrigation District; and,

6. Provide documentation of plan approval from Canyon Highway District #4; and,
7. Make any corrections necessary in accordance with redline comments from the Nampa City Engineer; and,

8. 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,

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

ATTACHMENTS

- Application pages (page 5-8)
- Vicinity map (page 9)
- Final plat (page 10-13)
- Preliminary plat (page 14-16)
- Landscape Plans (page 17-20)
- Agency/department & citizen correspondence (page 21+)
**CITY OF NAMPA**  
**FINAL PLAT APPLICATION**  
Planning and Community Development Department  
411 3rd St. South  
Nampa, ID 83651  
208-465-2214 Phone  
208-465-2261 FAX

<table>
<thead>
<tr>
<th>Name of Subdivision</th>
<th>Carriage Hill West Subdivision No. 5</th>
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</thead>
<tbody>
<tr>
<td>Location of Subdivision</td>
<td>NW 1/4 of Section 31, T.3N., R.2W., B.M., Nampa, Canyon County, Idaho - 25.03 acres - Parcels Nos. 32087013A0 and 32087013B1</td>
</tr>
</tbody>
</table>

**Owner** Toll Southwest LLC  
Address 3103 W. Sheryl Drive, Suite 100, Meridian, ID 83642  
Phone (208) 424-0020  
FAX (208) 424-0030  
E-Mail acapell@tollbrothers.com

**Applicant** Toll Southwest LLC  
Address 3103 W. Sheryl Drive, Suite 100, Meridian, ID 83642  
Phone (208) 424-0020  
FAX (208) 424-0030  
E-Mail acapell@tollbrothers.com

**Engineer/Surveyor/Planner** Engineering Solutions, LLP  
Address 1029 N. Rosario Street, Suite #100, Meridian, ID 83642  
Phone (208) 938-0980  
FAX (208) 938-0941  
E-Mail BeckyM@engsol.org

**FINAL PLAT INFORMATION**

<table>
<thead>
<tr>
<th>Total Acreage</th>
<th>25.86</th>
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<tbody>
<tr>
<td>Total Number of Lots</td>
<td>105</td>
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<tr>
<td>Buildable:</td>
<td>97</td>
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<td>Common:</td>
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<td>Gross Density per Acre</td>
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<td>(Number of units per acre of total land to be developed)</td>
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<td>Net Density per Acre</td>
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<tr>
<td>(Number of units per acre of land excluding roads)</td>
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<td>Zoning District(s)</td>
<td>RS-7</td>
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<td>Zoning Within Nampa City Limits</td>
<td>N/A</td>
</tr>
<tr>
<td>If Applicable: Zoning Within the Area of Impact</td>
<td>N/A</td>
</tr>
</tbody>
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*******************************************************************************
On behalf of Toll Southwest LLC, we hereby apply for a final plat consisting of 97 single-family residential lots and eight common lots on 25.86 acres. The property is located east of Midway Road between W. Iowa Avenue and W. Lake Lowell Avenue in the N 1/2 of the NW 1/4 Section 31, T.3N., R.2W., B.M., Nampa, Canyon County, Idaho. The subject site was annexed into the City of Nampa in 2018 with a zoning designation of RS-7.

Carriage Hill West Subdivision No. 5 has lots ranging in size from 7,001 square feet to 13,526 square feet, with an average residential lot size of 8,159 square feet. The gross density of the project is 3.75 dwelling units per acre, and the net density is 4.62 dwelling units per acre. Carriage Hill West No. 5 contains landscaped common area totaling 2.77 acres which equates to 10.71 percent open space for this phase of the development. Two of the proposed common lots are common drives which contain 0.08 acre.

The final plat is in conformance with the approved preliminary plat and meets all requirements or conditions thereof. The final plat conforms to all requirements and provisions of the City of Nampa ordinances and was prepared in conformance with acceptable engineering, architectural and surveying practices and local standards.

The primary open space and central pool facility, parking lot and playground equipment were constructed with Phase 1. The proposed amenities within this phase include arterial landscape buffers along W. Lake Lowell Avenue and Midway Avenue. A landscape buffer is proposed along the collector S. Torana Way. A portion of the Thacker Lateral which adjoins this phase has been previously piped. The remainder of the Thacker Lateral will be piped after the 2019 irrigation season. The gravity irrigation plans were approved by the Boise Project Board of Control. The plans have been submitted to the Bureau of Reclamation for permitting on the relocation.

This phase will connect to an existing collector roadway W. Capriana Drive in Carriage Hill West Subdivision No. 3. The applicant is proposing four-foot-wide detached sidewalks with six-foot-wide landscape buffers and a 34-foot-wide street section. Storm drainage for this project will be provided via subsurface seepage beds designed in conformance with the design standards of the City of Nampa. No variances or waivers are being requested as part of this development.
Legal Description
Carriage Hill West Subdivision No. 5

A parcel of land located in the NW ¼ of Section 31, Township 3 North, Range 2 West, Boise Meridian, Canyon County, Idaho, more particularly described as follows:

Commencing at a 5/8" diameter iron pin marking the northwest corner of said NW ¼ of Section 31, from which a Brass Cap monument marking the southwest corner of said NW ¼ bears S 0°43'49" W a distance of 2650.62 feet; thence S 0°43'49" W along the westerly boundary of said NW ¼ a distance of 660.00 feet;

Thence leaving said boundary S 89°54'00" E a distance of 50.00 feet to a point on the easterly right-of-way of Midway Avenue, the POINT OF BEGINNING;

Thence leaving said right-of-way and continuing S 89°54'00" E a distance of 280.00 feet to a point;

Thence N 0°43'49" E a distance of 610.00 feet to a point on the southerly right-of-way of W. Lake Lowell Avenue;

Thence along said right-of-way S 89°54'00" E a distance of 710.83 feet to the northwesterly corner of Carriage Hill West Subdivision No. 1, as filed for record in Book ___ of Plats at Page ___, records of Canyon County, Idaho;

Thence leaving said right-of-way and along the westerly boundary of said Carriage Hill West Subdivision No. 1 the following courses and distances:

- Thence leaving said right-of-way S 0°06'00" W a distance of 203.55 feet to a point of curvature;
- Thence a distance of 244.01 feet along the arc of a 552.00 foot radius curve left, said curve having a central angle of 25°19'39" and a long chord bearing S 12°33'49" E a distance of 242.03 feet to a point of reverse curvature;
- Thence a distance of 32.93 feet along the arc of a 252.00 foot radius curve right, said curve having a central angle of 7°29'16" and a long chord bearing S 21°29'01" E a distance of 32.91 feet to a point of tangency;
- Thence S 17°44'23" E a distance of 76.87 feet to a point;
- Thence S 17°04'22" E a distance of 40.68 feet to a point;
- Thence S 16°05'14" E a distance of 108.32 feet to a point of curvature;
- Thence a distance of 171.38 feet along the arc of a 330.65 foot radius curve right, said curve having a central angle of 29°41'52" and a long chord bearing S 1°38'47" W a distance of 169.47 feet to a point;
- Thence S 31°05'29" W a distance of 58.84 feet to a point of curvature;
- Thence a distance of 66.75 feet along the arc of a 75.83 foot radius curve left, said curve having a central angle of 50°26'22" and a long chord bearing S 2°53'03" W a distance of...
64.62 feet to the northeasterly corner of Carriage Hill West Subdivision No. 3, as filed for record in Book ___ of Plats at Page ___, records of Canyon County, Idaho;

Thence leaving the boundary of said Carriage Hill West Subdivision No. 1, and along the northerly boundary of said Carriage Hill West Subdivision No. 3 the following courses and distances:

Thence a distance of 4.89 feet along the arc of a 272.00 foot radius non-tangent curve right, said curve having a central angle of 1°01'49" and a long chord bearing S 48°16'05" W a distance of 4.89 feet to a point of tangency;

Thence S 48°47'00" W a distance of 45.88 feet to a point;

Thence N 37°40'01" W a distance of 5.66 feet to a point;

Thence a distance of 15.04 feet along the arc of a 125.83 foot radius non-tangent curve right, said curve having a central angle of 6°50'47" and a long chord bearing N 23°55'53" W a distance of 15.03 feet to a point;

Thence S 48°47'00" W a distance of 428.06 feet to a point;

Thence N 43°40'57" W a distance of 5.23 feet to a point;

Thence S 46°19'03" W a distance of 76.00 feet to a point;

Thence S 62°40'05" W a distance of 59.11 feet to a point;

Thence S 76°08'18" W a distance of 59.11 feet to a point;

Thence N 43°40'57" W a distance of 84.00 feet to a point;

Thence N 77°42'45" W a distance of 40.00 feet to a point;

Thence N 86°01'32" W a distance of 43.32 feet to a point;

Thence N 89°54'00" W a distance of 275.00 feet to a point;

Thence leaving the boundary of said Carriage Hill West Subdivision No. 3 N 0°41'19" E a distance of 133.43 feet to a point;

Thence N 76°52'43" W a distance of 148.30 feet to a point on the easterly right-of-way of Midway Avenue;

Thence along said right-of-way N 0°43'49" E a distance of 510.23 feet to the POINT OF BEGINNING.

This parcel contains 25.86 acres more or less.

Clinton W. Hansen, PLS
Land Solutions, PC
June 11, 2019
CARROUGE HILL WEST SUBDIVISION NO. 5

APPROVAL OF CITY PLANNING AND ZONING COMMISSION

[Signature]
CHAIR, Nampa Planning & Zoning Commission

APPROVAL OF CITY ENGINEER

[Signature]
CITY ENGINEER

APPROVAL OF CITY COUNCIL

[Signature]
CITY COUNCIL

APPROVAL OF SOUTHWEST DISTRICT HEALTH DEPARTMENT

[Signature]
COUNTY SURVEYOR

APPROVAL OF COUNTY TREASURER

[Signature]
COUNTY TREASURER

APPROVAL OF COUNTY RECORDER

[Signature]
COUNTY RECORDER

CITY CLERK

CANYON COUNTY, IDAHO,

TOLL SOUTHWEST LLC

11118

ENGINEERING SOLUTIONS

KORSHAM, PA

SHEET 4 OF 4
Good Afternoon Shellie,

Nampa Highway District #1 has no comment.

Thank you,

Eddy

Eddy Thiel
ROW
eddy@nampahighway1.com
4507 Highway 45 • Nampa, id 83686
TEL 208.467.6576 • FAX 208.467.9916

Good Afternoon Everyone! 😊

Re: Final Plat Approval for Carriage Hill West Subdivision #5 (SPF-00103-2019)

Please find attached for your review, Final Plat Approval for Carriage Hill West Subdivision No. 5 east of Midway Rd. between W. Iowa Ave. and Lake Lowell Ave. (A portion of the NW 1/4 of Section 31, T3N, R2W, BM - 97 Single Family Residential lots on 25.86 acres or 3.75 lots/gross acre) for Engineering Solutions, LLP representing Toll Southwest LLC.

The final plat is scheduled as a business item on the Planning and Zoning Commission Agenda of September 24, 2019.

Please find attached the SPF-00103-2019 file for your review and return any comments to my attention or to Sylvia Mackrill (mackrill@cityofnampa.us) prior to September 06, 2019.

Thank you & Have a great day!
Hi Shellie,

Nampa Parks has reviewed the final plat for Carriage Hill No. 5, Project: SPF-00103-2019. We request that the sidewalk along Midway Road be installed at 10 feet minimum width to act as the side path urban connector as indicated on the City of Nampa Bicycle and Pedestrian master plan.

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.
21 August 2019

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

RE: Carriage Hill West Sub No. 5
   East of Midway between W Iowa and Lake Lowell
   Boise-Kuna Irrigation District
   Thacker Lateral 266+90, 274+60
   Sec. 31, T3N, R2W, BM.

Shellie Lopez:

Boise Project approves of this final plat design for Carriage Hill West Subdivision #5. It is our understanding that all irrigation issues have been addressed by the City of Nampa and Toll Brothers.

The United States’ Thacker lateral lies 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 25 feet west and 25 feet east of the Thacker 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 and/or pathways (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.

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,

[Signature]

Thomas Rithaler
Assistant Project Manager, BPBC

tbr/tr

cc: Ray Moore Watermaster, Div; 3 BPBC
Lauren Boehlke Secretary – Treasurer, BKID
File
Date: September 12, 2019

RE: Planning Department Landscape Plan Review

Project: Project Name: Carriage Hill West Subdivision No. 5: SPF-00103-2019

The above listed project(s) Landscape Plans have been reviewed by the City of Nampa’s Planning Department for compliance with all applicable planning codes, and the following items and/or revisions are required prior to Planning approval:

1. **Street Tree:** Please replace the Liquidambar styraciflua tree that is specified as a street tree. For other selections, please refer to Treasure Valley Tree Selection Guide (https://id-nampaparksandrecre.civicplus.com/DocumentCenter/View/923/2018-Treasure-Valley-Tree-Selection-Guide). Please do not specify Acer Fremanii or Acer Rubrum.

2. Please resubmit landscape plans for approval.

If you have questions or would like to discuss this interpretation of the planning code, please call my direct line at (208) 468-5406.

Doug Critchfield
Senior Planner
Nampa Planning Dept.
E-mail address: critchfieldd@cityofnampa.us
August 28, 2019

RE: Carriage Hill West Phase 5 - Final Plat

To: Becky McKay

cc: Sylvia Mackrill, City of Nampa P&Z
    Caleb LaClair, P.E., City of Nampa Engineering

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

- Propose new, unique street name for S Savona Way to the Engineering Division. Emergency Services is concerned the spelling of this name creates a sound-a-like situation which is extremely problematic for Emergency Services dispatch.

Sincerely,

Dan Wagner
GIS Technician I
Engineering Division
City of Nampa
(208) 468-5475
September 6, 2019

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

RE: SPF-00103-2019/ Carriage Hill West No. 5

Dear Norm:

Nampa & Meridian Irrigation District (NMID) has no comment on the above-referenced application as no facilities are impacted and plans show storm water is retained on site.

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 will need to review drainage plans. The developer must comply with Idaho Code 31-3805.

Please feel free to contact me with any further questions.

Sincerely,

Greg G. Curtis
Water Superintendent
Nampa & Meridian Irrigation District
DTD/ gnf

Ce:
Office/ file
Good afternoon,

ITD has received application SPF-00103-2019 for review. ITD does not anticipate any significant traffic impact to the State Highway system from this development and has no objections to the proposed development.

Thank you,

Sarah Arjona
Development Services Coordinator
ITD District 3
(208) 334-8338

From: Shellie Lopez <lopes@cityofnampa.us>
Sent: Wednesday, August 14, 2019 1:03 PM
Subject: [EXTERNAL] Final Plat Approval for Carriage Hill West Subdivision #5 (SPF-00103-2019)

--- This email is from an external sender. Be cautious and DO NOT open links or attachments if the sender is unknown. ---

Good Afternoon Everyone! 😊

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The final plat is scheduled as a business item on the Planning and Zoning Commission Agenda of September 24, 2019.

Please find attached the SPF-00103-2019 file for your review and return any comments to my attention or to Sylvia Mackrill (mackrill@cityofnampa.us) prior to September 06, 2019.

Thank you & Have a great day!
DATE: September 13, 2019

TO: Nampa Planning & Zoning Department

FROM: Caleb LaClair, P.E. – Assistant City Engineer

CC: Daniel Badger, P.E. – City Engineer

SUBJECT: SFP-00103-2019 – Carriage Hill West Subdivision #5 – Engineering Review Memo

The Engineering Division has completed a review of the Construction Drawings and Final Plat for Carriage Hill West Subdivision #5 and recommend the following conditions and comments.

General Comments

1. The project site is adjacent to the Thacker Lateral and includes grading and maintenance road improvements within the lateral. Plan approval and License Agreement from Boise Project Board of Control (BPBC) and/or Boise-Kuna Irrigation District may be required.

2. Canyon Highway District No. 4 has maintenance jurisdiction over Midway Road. Any work within the Midway Road public right-of-way will require permit from them.

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4. An Erosion Control Permit with City of Nampa is required prior to the start of any earth disturbing activities.

5. Completion of the Midway Road water main connection from W. Capriana Drive to W Iowa Avenue shall be completed prior to City Engineer signature of the plat due to water pressure and resulting available fire flow concerns in the absence of this connection.

Final Plat Comments

1. A new name is needed for “S Savona Way” per City GIS comment.

2. The City is reevaluating if both “S Arezzo Way” and “W Astone Drive” street names are needed since it is really a continuation of the same road. We will provide feedback as soon as a decision is reached.

3. Block 17 has not yet been used on previous phases. Please update Block #’s 18 and 19 and revise Note 5 accordingly.

4. Confirm utility easements at the common driveway lots are adequate for joint trench dry utilities. Coordinate with Idaho Power Company.
5. There is no need to reference the Midway Road or Lake Lowell Ave right-of-way dedication by instrument since this dedication occurred with the property annexation at time of preliminary plat.

6. Expand the side yard utility easement for Lot 50, Block 1 to accommodate a sewer service to the southwesterly out-parcel as there is no other opportunity for future sewer service. See comments in Construction Drawing review.

**Conditions of Approval**

1. The Developer’s Surveyor shall address all Final Plat comments prior to City Engineer signature of the plat.

2. Developer’s Engineer shall address all Construction Drawing and Drainage Report comments identified in the “Carriage Hill West Subdivision #5 – Construction Drawings & Final Plat – 1st Review” letter from the Nampa Engineering Division, dated 9/13/2019 prior to construction drawing approval.

3. The Developer and their Engineer and Contractor shall adhere to the “Construction Duty and Responsibility Policy”, Section 108 of the 2017 City of Nampa Engineering Development Process and Policy Manual, during the construction process. The Developer shall sign the City of Nampa Subdivision Improvement Agreement and submit to the Nampa Engineering Division prior to start of construction.

4. Developer shall provide documentation of plan approval from BOR/Boise-Kuna Irrigation District prior to construction drawing approval for proposed grading and improvements within the Thacker Lateral Easement. Provide copies of any executed license agreement(s) prior to City Engineer signature of the plat.

5. Developer shall provide documentation of Canyon Highway District No. 4 review of plans prior to construction drawing approval for improvements within Midway Road right-of-way. Developer is responsible to obtain required encroachment permit from the Highway District prior to start of work within the right-of-way.

6. Construction of the Midway Road water main extension from W Capriana Drive to W Iowa Ave shall be complete prior to City Engineer signature of the Final Plat.