BUSINESS ITEM NO. 1
STAFF REPORT

Applicant(s)/Engineer(s): MRH Homes, Applicant(s), Will Mason, Mason & Associates, Inc., representing
File(s): SPF 00106-2019
Analyst: Kristi Watkins

Requested Action:
Recommendation of Final plat approval/denial for: Ridgevue Estates Subdivision No. 2 (hereinafter the “Development”; alternatively, “Ridgevue Estates Subdivision No. 2” or the “Project”)

Location:
Comprising 9.6 acres proposed to be platted into thirty-six (36) buildable and six (6) common lots all located in a RS 7 Zoned area located in the NW ¼ of the SE ¼ and a part of the SW ¼ of the SE ¼ of Section 34, T4N, R2W, BM, Canyon County in Nampa north of Ustick Road and east of Madison 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. The correspondence from agencies are listed as follows:

1. An email dated September 12, 2019, authored by Eddy Thiel, Nampa Highway District #1, which states; NHD #1 has no comment; and,

2. An entry into Energov, dated September 16, 2019, authored by Neil Jones, Nampa Building Department stating that the Building Department requires a top of foundation or a finish floor elevation for each lot to be on the construction drawings; and,
3. An email, dated September 17, 2019, authored by Cody Swander, Nampa Parks Department, stating Parks has no requests; and,

4. A letter, dated September 19, 2019, authored by David Duvall, Nampa Meridian Irrigation District stating that this project is under Pioneer Irrigation jurisdiction; and,

5. An email, dated September 30, 2019, authored by Mark Zirschky, Pioneer Irrigation District stating that the project is located next to the 8.26 Lateral and the final plat should reference the 16 foot from top of bank easement along the lateral. This footnote shall be added to the final plat prior to signature; and,

6. A memo, dated September 26, 2019, authored by Dan Wagner, City of Nampa GIS Division, stating that changes must be made prior to final plat signature. Propose a new, unique street name for E Madilyn Dr; and,

7. An email, dated September 26, 2019, authored by Adam Mancini, Nampa City Forester, stating that he has no request; and,

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

**Engineering Project Comments**

a. *Developer shall provide documentation of Pioneer Irrigation District review of plans prior to construction drawing approval due to the project being adjacent to the Grove’s Branch (8.26) Lateral. Provide copies of any necessary license agreement(s) prior to Final Plat signature.*

b. *The regional pressure irrigation pump station is currently under construction, and shall be operational prior to City Engineer signature of the plat.*

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

**Engineering Final Plat Comments**

a. *Provide new unique street name for E Madilyn Drive per Nampa GIS comment.*

b. *Can the boundary lines at Treeline and Madilyn stubs be straight? Are the angled segments due to beginning of street curvature?*

c. *Per Nampa Engineering Policy the rear lot utility easement shall be 8’. Revise note 7 and corresponding linework.*

d. *Revise Note 5 to include Lot 14, Block 12 as a Common Lot.*

e. *Check boundary description against the plat. The parcel location and one of the line bearings do not appear to match.*

**Engineering Conditions of Approval**

1. *The Developer’s Surveyor shall address all Final Plat comments prior to City Engineer signature of the plat.*
2. The regional pressure irrigation pump station shall be operational prior to the City Engineer signature of the plat.

3. Developer’s Engineer shall address all Construction Drawing and Drainage Report comments identified in the “Ridgevue Estates Subdivision No. 2 – Construction Drawings & Final Plat – 1st Review” letter from the Nampa Engineering Division, dated 10/13/2019 prior to construction drawing approval.

4. The Developer and their Engineer and Contractor(s) 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 also sign the City of Nampa Subdivision Improvement Agreement and submit to the Nampa Engineering Division prior to start of construction.

5. Developer shall provide documentation of Pioneer Irrigation District review of plans prior to construction drawing approval. Provide copies of any required executed license agreement(s) prior to City Engineer signature of the plat.

Comments/Recommendation(s):
The applicant presented the Preliminary Plat for the Ridgevue Estates Subdivision in February 2018 to the Nampa Planning and Zoning Commission.

Staff finds that the proposed subdivision final plat of/for Ridgevue Estates Subdivision No. 2 substantially conforms within acceptable limits, to the approved preliminary plat of/for Ridgevue Estates Subdivision, and, 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 the final plat being revised in limited form and fashion to meet requirements set forth by various responding agencies and City departments.), and recommends that Ridgevue Estates Subdivision No. 2 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 of/for Ridgevue Estates Subdivision.

2. Provide of foundation or a finish floor elevation for each lot on the construction drawings; and,

3. Add a footnote to the final plat that references the 16 foot from top of bank Pioneer Irrigation District easement along the lateral. This footnote shall be added to the final plat prior to signature; and,

4. Propose a new, unique street name for E Madilyn Dr prior to final plat signature; and,
5. The regional pressure irrigation pump station shall be operational prior to the City Engineer signature of the plat; and,

6. Provide documentation of Pioneer Irrigation District review of plans prior to construction drawing approval. Provide copies of any required, executed license agreements prior to City Engineer signature of the plat; and,

7. Address all Engineering redline comments on the final plat & construction drawings; and,

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

ATTACHMENTS

- City of Nampa Final Plat Application (page 5-6)
- Legal Description (Pages 7)
- Maps (page 8-9)
- Final Plat (reduced size) (pages 10-12)
- Preliminary Plat (reduced size) (pages 13-15)
- Agency response letters (pages 16+)
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

Name of Subdivision
Ridgevue Estates - phase M 2

Location of Subdivision
Madison Rd and East Spruce Street

Owner
MRH Homes
Address
P.O. Box 550, Meridian, ID 83680
Phone
(208) 938-3507
FAX
E-Mail
michaelgofast@yahoo.com

Applicant
MRH Homes
Address
P.O. Box 550, Meridian, ID 83680
Phone
(208) 938-3507
FAX
E-Mail
michaelgofast@yahoo.com

Engineer/Surveyor/Planner
Mason and Associates Inc.
Address
924 3rd Street-South Site B, Nampa ID 83651
Phone
(208) 454-0256
FAX
E-Mail
wmason@masonandassociates.us

FINAL PLAT INFORMATION

Total Acreage

Total Number of Lots: 42
Buildable: 36
Common: 6

Gross Density per Acre: 3.34
(Number of units per acre of total land to be developed)
Net Density per Acre: 4.77
(Number of units per acre of land excluding roads)

Zoning District(s) - Zoning Within Nampa City Limits
RS7
If Applicable: Zoning Within the Area of Impact NA

*****************************************************************************

2015 Engineering Division Development Policy Manual
Rev. Date: February 17, 2015
Division 200
Section 202 - 3 of 8
NARRATIVE
RIDGEVUE ESTATES SUBDIVISION NO. 2

In accordance with the Preliminary Plat that was previously approved this will be the second phase of the Ridgevue Estates Subdivision. There will be 36 residential lots and 6 common lots for a total of 42 lots on 9.623 acres.
RIDGEVER ESTATES SUBDIVISION NO. 2

OWNERS CERTIFICATE

MC Ridgeview Estates Development, LLC, a Limited Liability Company, an Idaho Corporation, being duly sworn, depose and say we are the owners of the following described real property known as RIDGEVER ESTATES SUBDIVISION No. 2 more particularly described in the legal description below, states that it is our intention to include said property in this subdivision plat, as do for ourselves, our heirs, transferees, successors and assigns, in every dedication, further subdivision, sale, lease, transfer, or transfer of any part thereof. The lines and distances in this plat are not dedicated to the public. However, the right to use said area is hereby specifically reserved for public utilities and such other use as designated within this plat and no permanent structures other than those for utility, ingress, or drainage purposes are to be erected within the limits of said area. The names further certify that all lots in this subdivision will receive domestic water from the City of Rampa Water Department, and that the City has agreed in writing to serve all of the lots in this subdivision.

A parcel of land being a portion of the SE1/4 and a portion of the NW1/4 of Section 34, Township 4 North, Range 2 West, Boise Meridian, Canyon County, Idaho, more particularly described as follows:

Commencing at the southeast corner of the SE1/4;
Thence N 00° 05' 35" E a distance of 1068.09 feet along the west boundary of the SE1/4;
Thence S 89° 24' 49" E a distance of 256.09 feet parallel with the north boundary of the SE1/4;
Thence S 00° 05' 35" W a distance of 45.49 feet parallel with the west boundary of the SE1/4 to the POINT OF BEGINNING;
Thence S 89° 54' 03" E a distance of 105.00 feet;
Thence N 77° 55' 33" E a distance of 57.29 feet;
Thence S 89° 56' 03" E a distance of 105.00 feet;
Thence S 00° 05' 35" W a distance of 166.60 feet;
Thence S 89° 54' 03" E a distance of 105.68 feet;
Thence along a curve to the left, having a radius of 276.00 feet, a delta angle of 23° 15' 37", and whose long chord bears S 22° 03' 49" E a distance of 112.08 feet;
Thence along a curve to the right, having a radius of 222.00 feet, a delta angle of 31° 06' 19", and whose long chord bears S 18° 07' 28" E a distance of 119.17 feet;
Thence S 69° 59' 31" E a distance of 20.62 feet;
Thence N 83° 26' 35" E a distance of 28.08 feet;
Thence along a curve to the left, having a radius of 276.00 feet, a delta angle of 16° 53' 17", and whose long chord bears N 06° 49' 18" W a distance of 81.64 feet;
Thence N 72° 44' 02" E a distance of 15.00 feet;
Thence N 89° 59' 52" E a distance of 96.02 feet;
Thence N 84° 26' 30" E a distance of 243.80 feet;
Thence S 00° 05' 57" W a distance of 104.80 feet;
Thence S 07° 13' 37" W a distance of 28.83 feet;
Thence S 45° 05' 15" E a distance of 36.58 feet;
Thence S 00° 05' 15" W a distance of 104.63 feet;
Thence S 19° 12' 10" E a distance of 28.65 feet to a point on the approximate centerline of the Grove Branch Lateral (2.26) and being the northerly boundary of Timberlake Subdivision recorded in Book #7 Page 9 in the Canyon County Recorder's Office;

Thence along the approximate centerline of the Grove Branch Lateral (2.26) and the northerly boundary of Timberlake Subdivision the following courses and distances:
Thence S 82° 50' 58" W a distance of 106.56 feet;
Thence S 83° 47' 21" W a distance of 163.35 feet;
Thence S 82° 36' 38" W a distance of 111.74 feet;
Thence S 84° 20' 28" W a distance of 59.27 feet;
Thence N 85° 07' 19" W a distance of 63.45 feet;
Thence N 83° 25' 03" W a distance of 55.26 feet;
Thence N 82° 46' 15" W a distance of 77.84 feet;
Thence N 85° 57' 16" W a distance of 74.10 feet;
Thence N 59° 40' 41" W a distance of 36.91 feet;
Thence N 58° 42' 33" W a distance of 50.46 feet;
Thence N 60° 09' 52" W a distance of 107.66 feet;
Thence N 58° 17' 37" W a distance of 74.61 feet.

Thence leading the approximate centerline of the Grove Branch Lateral (2.26) and the northerly boundary of Timberlake Subdivision N 00° 00' 35 E a distance of 772.22 feet to the POINT OF BEGINNING.

RIDGEVER ESTATES SUBDIVISION No. 2 contains 9.623 acres more or less.

MICHAEL RIGGS, Governor

ACKNOWLEDGMENT

STATE OF IDAHO
COUNTY OF CANYON

I, the undersigned, a notary public in and for said state, personally appeared MICHAEL RIGGS, who is known or identified to me to be a Governor of the Limited Liability Company (LLC) that executed the instrument or the person who executed the instrument on behalf of said LLC, and acknowledged to me that said LLC executed the same.

In witness whereof, I have hereunto set my hand and official seal the day first above written.

Notary Public for State of Idaho

Residing at

Commission Expires Sept. 30, 2022

CERTIFICATE OF SURVEYOR

L. Darin Holaday do hereby certify that I am a Professional Land Surveyor licensed by the State of Idaho, and that this plat as described in the Owners Certificate and the attached plot, was drawn from an actual survey made on the ground under my direct supervision and accurately represents the lot lines plotted thereon in conformity with the laws of Idaho codes relating to plots, surveys, and the corner permissory and filing, Idaho code 55-1611 through 55-1613.

Darin Holaday
P.L.S. License No. N9366

Sheet 4 of 4

130855 09/27/19

BK ______ P.G. _______
RIDGEE VUE ESTATES SUBDIVISION NO. 2

OWNERS CERTIFICATE

WE, Ridgevue Estates Development, L.L.C., a Limited Liability Company, in the State of Idaho, and a corporation residing and doing business in the state of Idaho, and its successors in interest, as the owner of the property herein described, do hereby certify that the following property, herein described, is accurately and correctly platted and surveyed to the best of our knowledge, information, and belief, and that the property herein described and specified, known as "Ridgevue Estates Subdivision No. 2," is a plat of a subdivision of real property located in the City of Pocatello, Bannock County, Idaho, and is duly recorded in the County Recorder's Office of Bannock County, Idaho.

The plat of said subdivision is made in compliance with the laws of the State of Idaho and the regulations of the City of Pocatello, and is intended to comply with all applicable regulations, laws, and codes of the City of Pocatello.

The property herein described is located in the City of Pocatello, Bannock County, Idaho, and is more particularly described as follows:

Commencing at the southwest corner of the SE1/4:

Thence S 00' 05" 35' E a distance of 2108.9 feet along the west boundary of the SE1/4;

Thence S 90' 00" 10' E a distance of 112.06 feet;

Thence along a curve to the right, having a radius of 278.00 feet, a delta angle of 23° 15' 33", and whose long chord bears S 22' 03" 48' E a distance of 112.06 feet;

Thence along a curve to the right, having a radius of 222.00 feet, a delta angle of 22° 46" 18', and whose long chord bears S 18' 07" 26' E a distance of 112.06 feet;

Thence S 89' 54" 03' E a distance of 105.00 feet;

Thence N 77' 05" 33' E a distance of 57.29 feet;

Thence N 89' 54" 03' E a distance of 105.00 feet;

Thence S 00' 05" 35' W a distance of 584.00 feet;

Thence S 89' 54" 03' E a distance of 105.00 feet;

Thence along a curve to the left, having a radius of 278.00 feet, a delta angle of 23° 15' 33", and whose long chord bears S 22' 03" 48' E a distance of 112.06 feet;

Thence along a curve to the right, having a radius of 222.00 feet, a delta angle of 22° 46" 18', and whose long chord bears S 18' 07" 26' E a distance of 112.06 feet;

Thence S 89' 54" 03' E a distance of 105.00 feet;

Thence along the approximate centerline of the Grove Branch Lot (8.26) and the northerly boundary of Timberline Subdivision the following courses and distances:

Thence S 82' 50" 58' W a distance of 100.56 feet;

Thence S 63' 43" 21' W a distance of 103.35 feet;

Thence S 82' 50" 58' W a distance of 100.56 feet;

Thence S 84' 20" 28' W a distance of 98.27 feet;

Thence N 85' 03" 19' W a distance of 60.45 feet;

Thence N 63' 25" 03' W a distance of 55.26 feet;

Thence N 52' 49" 13' W a distance of 77.84 feet;

Thence N 55' 51" 16' W a distance of 74.10 feet;

Thence N 59' 40" 41' W a distance of 38.91 feet;

Thence N 59' 46" 37' W a distance of 30.46 feet;

Thence N 65' 05" 52' W a distance of 107.64 feet;

Thence N 58' 17" 37' W a distance of 74.61 feet;

Thence leaving the approximate centerline of the Grove Branch Lot (8.26) and the northerly boundary of Timberline Subdivision N 00' 05" 35' E a distance of 772.22 feet to the POINT OF BEGINNING.

RIDGEVUE ESTATES SUBDIVISION No. 2 contains 9.623 acres more or less.

MICHAEL ROCKS, Governor

ACKNOWLEDGMENT

STATE OF IDAHO
COUNTY OF CANYON

On the 22 day of August, 2019, before me, the undersigned, a notary public in and for said state, personally appeared MICHAEL ROCKS, who is known or identified to me to be a Governor of the Limited Liability Company (L.L.C.) that executed the instrument or the person who executed the instrument on behalf of said L.L.C. and acknowledged to me that such L.L.C. executed the same.

In witness whereof, I have hereunto set my hand and notarial seal the day last above written.

Notary Public for the State of Idaho
Commission expires Nov. 21, 2023

CERTIFICATE OF SURVEYOR

I, Darin Hotzley, do hereby certify that I am a Professional Land Surveyor licensed by the State of Idaho, and that this plat as described in the Owners Certificate and the attached plot, was drawn from an actual survey made on the ground under my direct supervision and accurately represents the points plotted thereon in conformity with the state of Idaho codes relating to points, surveys, and the corner permissiveness and wing act, Idaho code 55-1601 through 55-1612.

Darin Hotzley
P.L.S. License No. 1366

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RIDGEVUE ESTATES SUBDIVISION NO. 2

CERTIFICATE OF COUNTY SURVEYOR
I, the undersigned, professional land surveyor for Canyon County, hereby certify that I have examined this plot and find that it complies with the STATE OF IDAHO code relating to Plots and Vacations.

[Signature]

Canyon County Surveyor

Date

APPROVAL OF CITY ENGINEER
I, the undersigned, City Engineer, in and for the City of Nampa, Canyon County, Idaho hereby approve this plot.

[Signature]

Nampa City Engineer

Date

APPROVAL OF CITY OF NAMPA PLANNING AND ZONING COMMISSION

[Signature]

Chairman

Date

APPROVAL OF CITY COUNCIL
I, the undersigned, City Clerk in and for the City of Nampa, Canyon County, Idaho hereby certify that at a regular meeting of the City Council held on the __ day of __________, 20__, this plot was accepted and approved.

[Signature]

City Clerk, Nampa, Idaho

HEALTH CERTIFICATE
Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13 have been satisfied based on a review by a Qualified Licensed Professional Engineer (QLPE) representing the City of Nampa, and the QLPE approval of the design plans and specifications and the conditions imposed on the developer for continued satisfaction of the sanitary restrictions. Buyer is cautioned that at the time of this approval, no drinking water extensions or sewer extensions were constructed. Building construction can be allowed with appropriate building permits if drinking water extensions or sewer extensions have since been constructed or if the developer is simultaneously constructing those facilities. If the developer fails to construct facilities then the sanitary restrictions may be reapplied, in accordance with Section 50-1326, Idaho Code, by the issuance of a certificate of disapproval, and no construction of any building or shelter requiring drinking water or sewer/septic facilities shall be allowed.

[Signature]

District Health Department, EHS

Date

CERTIFICATE OF COUNTY TREASURER
I, Tracey Lloyd, County Treasurer in and for the County of Canyon, State of Idaho, per the requirements of I.C.55-1306, do hereby certify that any and all current and/or delinquent County Property Taxes for the property included in this proposed subdivision have been paid in full.
This certificate is valid for the next thirty (30) days only.

[Signature]

County Treasurer

Date

District Health Department, EHS

Date

 County Treasurer
Hi Shellie,

Nampa Highway District #1 has no comment.

Thank you,

Eddy

---

Good Morning Everyone! 😊

Re: Final Plat Approval for Ridgevue Estates Subdivision No. 2 / SPF-00106-2019

Please find attached for your review the Final Plat Approval for Ridgevue Estates Subdivision No. 2 in a RS7 (Single Family Residential - 7,000 sq. ft.) zoning district at 18314 and 18360 Madison Ave. (42 Single Family Residential dwellings on 9.6 acres for 3.74 dwelling units per gross acre - Located in a part of the NW ¼ SE ¼ and a part of the SW ¼ SE ¼, Section 34, T4N, R2W, BM) for Mason and Associates representing MRH Homes.

The final plat is scheduled as a business item on the Planning and Zoning Commission Agenda of October 22, 2019.

Please review and return any comments to my attention prior to October 04, 2019.

Thank you & Have a great day!
Building Department requires a top of foundation or a finish floor elevation for each lot, to be on the construction drawings.
Hi Shellie,

Nampa Parks has reviewed the final plat for Ridgevue Estates Subdivision No. 2 Project: SPF-00106-2019. We have no requests.

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.
September 19, 2019

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


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 Mark Zirschky of Pioneer Irrigation at (208) 459-3617, P.O. Box 426 Caldwell, ID 83606-0426.

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. The developer must comply with Idaho Code 31-3805.

Sincerely,

David T. Duvall
Asst. Water Superintendent
Nampa & Meridian Irrigation District
DTD/gnf

Cc:
Office/ file
M. Zirschky, Pioneer Irrigation District
September 26, 2019

RE: Ridgevue Estates Subdivision #2 - Final Plat

To: William Mason – Mason and Associates

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 E Madilyn Dr 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
Shellie Lopez

<table>
<thead>
<tr>
<th>From:</th>
<th>Mark Zirschky <a href="mailto:mark@pioneerirrigation.com">mark@pioneerirrigation.com</a></th>
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<td>Monday, September 30, 2019 5:08 PM</td>
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<tr>
<td>To:</td>
<td>Shellie Lopez</td>
</tr>
<tr>
<td>Cc:</td>
<td>Kirk Meyers</td>
</tr>
<tr>
<td>Subject:</td>
<td>[External] Ridgevue Estates Subdivision No. 2 - Final Plat</td>
</tr>
</tbody>
</table>

**Caution:** This email originated from outside of the City of Nampa domain. Do not click on links or open attachments unless you recognize sender email or are sure content is safe. Highlight the suspect email and send using your Phish Button or call the helpdesk at 208-468-5454

Shellie,

The above referenced project is located adjacent to Pioneer Irrigation District’s 8.26 Lateral.

While the plans depict the location of Pioneer’s 8.26 Lateral, the notes do not indicate Pioneer’s easement in this location. The final plat should reference Pioneer Irrigation District’s 16 foot from top of bank easement along the lateral.

Please request that a footnote be added to the plat regarding Pioneer’s easement, prior to final plat being issued.

Should you have any questions or comments, please let me know.

Mark Zirschky - Superintendent  
**Pioneer Irrigation District**  
208-459-3617  
208-250-8481  
www.pioneerirrigation.com
Hi Shellie,

Parks and Rec. has reviewed the above subdivision and have no requests.

Thank you,
DATE: October 13, 2019

TO: Nampa Planning & Zoning Department

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

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


The Engineering Division has completed a review of the Construction Drawings and Final Plat for Ridgevue Estates Subdivision No. 2 and recommend the following conditions and comments.

Project Comments

1. Developer shall provide documentation of Pioneer Irrigation District review of plans prior to construction drawing approval due to the project being adjacent to the Grove’s Branch (8.26) Lateral. Provide copies of any necessary license agreement(s) prior to Final Plat signature.

2. The regional pressure irrigation pump station is currently under construction, and shall be operational prior to City Engineer signature of the plat.

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

Final Plat Comments

1. Provide new unique street name for E Madilyn Drive per Nampa GIS comment.

2. Can the boundary lines at Treeline and Madilyn stubs be straight? Are the angled segments due to beginning of street curvature?

3. Per Nampa Engineering Policy the rear lot utility easement shall be 8’. Revise note 7 and corresponding linework.

4. Revise Note 5 to include Lot 14, Block 12 as a Common Lot.

5. Check boundary description against the plat. The parcel location and one of the line bearings do not appear to match.

Conditions of Approval

1. The Developer’s Surveyor shall address all Final Plat comments prior to City Engineer signature of the plat.
2. The regional pressure irrigation pump station shall be operational prior to the City Engineer signature of the plat.

3. Developer’s Engineer shall address all Construction Drawing and Drainage Report comments identified in the “Ridgevue Estates Subdivision No. 2 – Construction Drawings & Final Plat – 1st Review” letter from the Nampa Engineering Division, dated 10/13/2019 prior to construction drawing approval.

4. The Developer and their Engineer and Contractor(s) 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 also sign the City of Nampa Subdivision Improvement Agreement and submit to the Nampa Engineering Division prior to start of construction.

5. Developer shall provide documentation of Pioneer Irrigation District review of plans prior to construction drawing approval. Provide copies of any required executed license agreement(s) prior to City Engineer signature of the plat.