BUSINESS ITEM NO. 1
STAFF REPORT

Applicant(s)/Engineer(s):
Toll Southwest, LLC as Applicant/Developer and Engineering Solutions, LLP as Engineer(s)/Surveyor(s)
File(s): SPF-00109-2019
Analyst: Kristi Watkins, Senior Planner

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

Final plat approval for:
Carriage Hill West Subdivision No. 4 (hereinafter the "Development"; alternatively, "Carriage Hill West Subdivision No. 4" or the "Project")

Comprising 19.78 acres proposed to be platted into fifty-four (54) buildable and seven (7) common lots for 2.73 dwelling units per acre, all within a RS 7 Zoned area located in a portion of the NW ¼ of Section 31, T3N, R2W, Boise Meridian, Canyon County in Nampa on the southeast corner of Lake Lowell Ave. and Midway Ave.

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. If correspondence indicates 'no comment', it will not be included in the following list or attached to this staff report. The correspondence from agencies who provided comment are listed as follows:

1. An email, dated November 13, 2019, authored by Cody Swander, Nampa Parks Department, stating Parks requests that the sidewalk along Midway Road be installed at 10’ minimum width to act as the side path or "urban connector" as indicated on the City of Nampa Bicycle and Pedestrian Master Plan; and,
2. A letter, dated November 14, 2019, authored by Thomas Ritthaler, Boise Project Board of Controls, stating that BPBC reserves the right to review plans and require changes when their easements and/or facilities are affected by unknown factors; and,

3. An email, dated November 19, 2019, authored by Adam Mancini, Nampa City Forester, and an email dated November 22, authored by Doug Critchfield, Planning and Zoning regarding the sycamore trees in the landscaping and giving guidance to placement of the Sycamore trees; and,

4. An email, dated November 20, 2019, authored by Mark Zarnowsky, ESE Consultants, addressing comments from Centurylink, giving Centurylink the opportunity to review and comment on the location of their plan facilities; and,

5. A memo dated, December 3, 2019, authored by Caleb LaClair, Nampa Engineering Department, which identifies the following Conditions and Comments:

   **General Comments**

   a. 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.

   b. A Right-of-Way Permit with City of Nampa is required for any work to be performed within the W Iowa Ave Avenue public right-of-way.

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

   **Final Plat Comments**

   1. Confirm if Lot 11, Block 11 is required. Can it be included in Lot 10 with easement for sewer service and drainage to southwesterly out-parcel?

   **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 #4 – Construction Drawings & Final Plat – 1st Review” letter from the Nampa Engineering Division, dated 12/3/2019 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 is responsible to obtain required encroachment permit from Canyon Highway District No. 4 prior to start of work within the right-of-way.

   **Comments/Recommendation(s):**

Staff finds that the proposed subdivision final plat of/for Carriage Hill West Subdivision No. 4 substantially conforms within acceptable limits, to the approved preliminary plat of/for Carriage Hill West 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 Carriage Hill West Subdivision No. 4 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 Carriage Hills West Subdivision.

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

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

ATTACHMENTS

- City of Nampa Final Plat Application (pages 4-5)
- Legal Description (pages 6-7)
- Map (page 8)
- Final Plat (reduced size) (pages 9-11)
- Landscape Plan (pages 12-15)
- Preliminary Plat (pages 16-18)
- Agency response letters (pages 19+)
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 Carriage Hill West Subdivision No. 4
Location of Subdivision NW 1/4 of Section 31, T.3N., R.2W., B.M., Nampa, Canyon County, Idaho - 25.63 acres -Parcel No. R32087013A0

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 - Becky McKay, Planner
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

Total Acreage 19.78
Total Number of Lots: 61  Buildable: 54  Common: 7
Gross Density per Acre: 2.73 (Number of units per acre of total land to be developed
Net Density per Acre 3.36 (Number of units per acre of land excluding roads)
Zoning District(s) - Zoning Within Nampa City Limits RS-7
If Applicable: Zoning Within the Area of Impact N/A

2017 Engineering Division Development Policy Manual
Rev. Date: January 17, 2017
Division 200
Section 202 - 3 of 8
CARRIAGE HILL WEST SUBDIVISION NO. 4
FINAL PLAT NARRATIVE

On behalf of Toll Southwest LLC, we hereby apply for a final plat for 54 single-family residential lots and 7 common lots on 19.78 acres. The property is located at the northeast corner of Midway Road and W. Iowa Avenue in the NW 1/4 of 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 of RS-7.

Carriage Hill West Subdivision No. 4 has lots ranging in size from 7,710 square feet to 19,354 square feet, with an average residential lot size of 11,184 square feet. Based on the Nampa Zoning Ordinance requirement for calculating the average lot size (excluding 20% of the largest lots and 20% of the smallest lots), the average lot size is 10,796 square feet. The gross density of this project is 2.73 dwelling units per acre (du/acre), and the net density is 3.36 du/acre. Carriage Hill West No. 4 contains common area totaling 2.2 acres, which equates to 11.1 percent open space for this phase of the development. 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 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 are being constructed in Phase 1. The proposed amenities within this phase include open space and pedestrian pathways. Recreational opportunities will be provided for the residents with a continuation of pathways and pocket parks within future phases of the development.

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. This phase is in substantial compliance with the Carriage Hill West Subdivision preliminary plat. No variances or waivers are being requested as part of this development.
Legal Description
Carriage Hill West Subdivision No. 4

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 Brass Cap monument marking the southwest corner of said NW ¼ of Section 31, from which a 5/8″ diameter iron pin marking the northwest corner of said NW ¼ bears N 0°43′49″ E a distance of 2650.62 feet; thence N 0°43′49″ E along the westerly boundary of said NW ¼ a distance of 1151.62 feet;

Thence leaving said boundary S 89°16′11″ E a distance of 50.00 feet to a point on the easterly right-of-way of Midway Avenue and the southerly boundary of Carriage Hill West Subdivision No. 3, as filed for record in Book ___ of Plats at Page ___, records of Canyon County, Idaho, the POINT OF BEGINNING;

Thence leaving said right-of-way, and along said southerly subdivision boundary the following courses and distances:

Thence continuing S 89°16′11″ E a distance of 361.00 feet to a point;
Thence S 0°43′49″ W a distance of 120.00 feet to a point;
Thence N 89°16′11″ W a distance of 35.00 feet to a point;
Thence S 0°43′49″ W a distance of 524.87 feet to a point;
Thence S 89°16′11″ E a distance of 127.89 feet to a point;
Thence N 78°08′13″ E a distance of 56.00 feet to a point on a curve;
Thence a distance of 3.21 feet along the arc of a 272.00 foot radius non-tangent curve right, said curve having a central angle of 0°40′33″ and a long chord bearing N 11°31′31″ W a distance of 3.21 feet to a point;
Thence N 84°49′15″ E a distance of 135.12 feet to a point;
Thence S 10°49′40″ E a distance of 50.24 feet to a point;
Thence S 80°50′10″ E a distance of 61.94 feet to a point;
Thence N 88°13′19″ E a distance of 150.00 feet to a point;
Thence N 72°28′06″ E a distance of 150.17 feet to a point;
Thence N 74°16′37″ E a distance of 105.23 feet to a point;
Thence N 88°45′30″ E a distance of 75.00 feet to a point;
Thence N 1°14′30″ W a distance of 34.60 feet to a point;
Thence N 86°17′03″ E a distance of 121.67 feet to a point;
Thence N 89°07′38″ E a distance of 56.00 feet to a point on a curve;
Thence a distance of 2.87 feet along the arc of a 1028.00 foot radius non-tangent curve left, said curve having a central angle of 0°09'36" and a long chord bearing N 0°57'10" W a distance of 2.87 feet to a point;

Thence N 87°53'30" E a distance of 145.86 feet to a point;

Thence leaving said subdivision boundary S 11°53'20" W a distance of 77.30 feet to a point;

Thence S 2°06'30" E a distance of 75.00 feet to a point;

Thence S 74°15'33" E a distance of 80.39 feet to a point;

Thence S 11°59'57" W a distance of 109.00 feet to a point;

Thence S 6°55'02" W a distance of 172.77 feet to a point;

Thence S 10°51'11" W a distance of 73.45 feet to a point;

Thence S 7°54'20" W a distance of 20.07 feet to a point on the northerly right-of-way of W. Iowa Avenue;

Thence along said right-of-way S 89°22'42" W a distance of 203.08 feet to a point;

Thence leaving said right-of-way N 0°43'49" E a distance of 199.99 feet to a point;

Thence S 89°22'42" W a distance of 215.00 feet to a point;

Thence S 0°43'49" W a distance of 199.99 feet to a point on the northerly right-of-way of W. Iowa Avenue;

Thence along said right-of-way S 89°22'42" W a distance of 610.00 feet to a point;

Thence leaving said right-of-way N 0°43'49" E a distance of 179.99 feet to a point;

Thence S 89°22'42" W a distance of 149.00 feet to a point;

Thence S 0°43'49" W a distance of 179.99 feet to a point on the northerly right-of-way of W. Iowa Avenue;

Thence along said right-of-way S 89°22'42" W a distance of 218.50 feet to a point;

Thence N 42°09'11" W a distance of 145.52 feet to a point;

Thence N 11°22'03" W a distance of 97.69 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 905.45 feet to the POINT OF BEGINNING.

This parcel contains 19.78 acres more or less.

Clinton W. Hansen, PLS
Land Solutions, PC
September 25, 2019

LandSolutions
Land Surveying and Consulting
CARRIAGE HILL WEST SUBDIVISION NO. 4

CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS

That the SouthWest LLC, a Idaho Limited Liability Company, organized and existing under the laws of the State of Idaho and duly qualified to do business in the State of Idaho, does hereby certify that it is the owner of the real property as described below:

A PARCEL OF LAND LOCATED IN THE 8TH & 9TH BLOCKS, TOWNSHIP 5 NORTH, RANGE 2 WEST, BOREAL MINERAL, CANYON COUNTY, IDAHO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Commencing at a 6.0000' diameter iron pin marking the SOUTHWEST CORNER OF Said 8TH & 9TH Blocks, thence S0°00'00" W a distance of 320.00 Feet to a point on the Extensive RIGHT-OF-WAY of Highway Avenue, and the SOUTHEAST boundary of CARRIAGE HILL WEST SUBDIVISION No. 3, as filed for record in Book 10, PAGE ___., Plats at Page ___., Records CANYON, IDAHO, THE POINT OF BEGINNING.

This parcel contains 10.76 Acres more or less.

If the information above is incorrect or incomplete, we, the undersigned, hereby certify that we have reviewed the above-described property in this plat and do hereby transfer to the Public the Public Rights as shown on this plat. The easements as shown on this plat are not dedicated to the public. However, the easements as shown are hereby reserved for public utilities and other public use to be designated when this plat is recorded. In addition, no permanent structures are to be erected within the lines of said easements. All lots within this plat will be eligible to receive water from an existing water system, and the City of Boise, Idaho has agreed, in writing, to serve all the lots within this subdivision.

IN WITNESS WHEREOF, we have hereunto set our hands this ___ day of __________, 20_

THOMAS CULLEN
DIVISION PRESIDENT, TOLL SOUTHWEST LLC

TOLL SOUTHWEST LLC

BOOK PAGE

ACKNOWLEDGEMENT

STATE OF IDAHO

COUNTY OF ADA

ON THIS ___ day of ____, before me, the undersigned, a Notary Public in and for Said State, personally appeared Thomas Cullen, an Idaho Limited Liability Company, who acknowledged to me that he executed the same in said Idaho Limited Liability Company's name.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year in this certificate.

Notary Public in Idaho

My Commision Expires

CERTIFICATE OF SURVEYOR

J. CLINTON W. HENDERSON, ALA

A LOST SURVEYOR'S CERTIFICATE TR ACT OF 1987, all of Said Property is in conformity with the State of Idaho Code relating to PLATS and SURVEYS.

TOLL SOUTHWEST LLC

DEVELOPER

HENDERSON, PA

ENGINEERING

SOLUTIONS

LangSolutions

JOB NO. 19-04

SHEET 2 OF 3

ENGINEERING

SOLUTIONS
CARRIAGE HILL WEST SUBDIVISION NO. 4

APPROVAL OF CITY PLANNING AND ZONING COMMISSION
Accepted and approved this ___ day of _____, 20__, by the Planning and Zoning Commission of the City of Nampa, Idaho.

CHIEF Nampa Planning & Zoning Commissioner
SECRETARY, Nampa Planning & Zoning Commission

APPROVAL OF CITY ENGINEER
I, the undersigned, City Engineer in and for the City of Nampa, Canyon County, Idaho, do hereby approve this plat of Carriage Hill West Subdivision No. 4.

CITY ENGINEER
DATE

APPROVAL OF City Council
I, the undersigned, Mayor in and for the City of Nampa, Canyon County, Idaho, do hereby certify that at a regular meeting of the City Council held on the ___ day of ___ , 20__, the plat of Carriage Hill West Subdivision No. 4 was duly accepted and approved.

Nampa City Clerk
DATE

APPROVAL OF SOUTHWEST DISTRICT HEALTH DEPARTMENT
Sanitary restrictions as required by Idaho Code, Title 33, Chapter 13, have been satisfied based on a review by a qualified licensed professional engineer (QLPE) representing the City of Nampa, Idaho, and the City Engineer. The design plans and specifications and the conditions imposed on the developer, if any, have been completed and services certified as available. Sanitary restrictions may be imposed in accordance with Section 56-1528, Idaho Code, by the issuance of a Certificate of Disapproval.

DATE

CERTIFICATE OF COUNTY SURVEYOR
I, the undersigned, professional land surveyor for Canyon County, Idaho, hereby certify that I have checked this plat of Carriage Hill West Subdivision No. 4 and find that it complies with the State of Idaho Code relating to plats and sections.

COUNTY SURVEYOR
DATE

CERTIFICATE OF COUNTY TREASURER
I, the undersigned, County Treasurer in and for the County of Canyon, State of Idaho, by accordance with the requirements of Idaho Code 66-1266, do hereby certify that all current and/or delinquent county property taxes for the property included in this subdivision have been paid in full. This certificate is valid for the next thirty (30) days.

COUNTY TREASURER
DATE

CERTIFICATE OF COUNTY RECORDER
Instrument No. ________________
State of Idaho
County of Canyon

I, the undersigned, Recorder of Deeds for Canyon County, Idaho, do hereby certify that this instrument was filed at the request of ________________ at ___ o'clock ___ minutes past ___ o'clock A.M. on ___ day of ___ , 20__, in my office and was duly recorded in Book ___ Page ___ of Deeds at Pages ___.

Deputy
EX-OFFICIO RECORDER
Mr. Gutierrez/Ms. Walker,

Per your 11/14 email to Shellie Lopez at the City of Nampa (see attached), you were concerned about a possible utility conflict with your lines. Please review the attached PDFs from Google Maps and our Construction Plans. We are proposing a 12-inch pressure irrigation main (highlighted in yellow) approximately 2 feet off of the north side edge of road along Iowa Avenue. This main then crosses to the south side of the road after the westernmost outparcel. Services will be extended to each outparcel and common lot. Our plans, which were taken for an ALTA Survey, do not show the location of your main but do show the location of your pedestals. Please review and let us know if our design location is adequate in relation to your utilities. We could schedule a phone call to discuss if that helps. Please advise. Thank you.

As an aside, our 12-inch pressure irrigation main (highlighted in yellow) also runs north along the west side of Midway Road, 2 feet off of the edge of road.

Mark R. Zarnowsky, P.E.
Project Engineer

ESE Consultants, Inc.
250 Gibraltar Road, Suite 2E, Horsham, PA 19044
mzarnowsky@eseconsultants.com  www.eseconsultants.com
From: Mark Zarnowsky <MZARNOWSKY@eseconsultants.com>
Sent: Wednesday, November 20, 2019 9:43 AM
To: Gutierrez, Les <Les.Gutierrez@centurylink.com>; Walker, Brandy <Brandy.Walker@CenturyLink.com>
Cc: lopesz@cityofnampa.us; Becky McKay <Beckym@engsol.org>; Adam Capell <acapell@tollbrothers.com>; Travis Jeffers <tjeffers@tollbrothers.com>; Justin Bozovich <jbozovich@eseconsultants.com>
Subject: Carriage Hill West, City of Nampa - Potential Century Link utility conflict

EXTERNAL EMAIL

Mark,

How deep is the pressure irrigation going?
Mr. Gutierrez/Ms. Walker,

Per your 11/14 email to Shellie Lopez at the City of Nampa (see attached), you were concerned about a possible utility conflict with your lines. Please review the attached PDFs from Google Maps and our Construction Plans. We are proposing a 12-inch pressure irrigation main (highlighted in yellow) approximately 2 feet off of the north side edge of road along Iowa Avenue. This main then crosses to the south side of the road after the westernmost outparcel. Services will be extended to each outparcel and common lot. Our plans, which were taken for an ALTA Survey, do not show the location of your main but do show the location of your pedestals. Please review and let us know if our design location is adequate in relation to your utilities. We could schedule a phone call to discuss if that helps. Please advise. Thank you.

As an aside, our 12-inch pressure irrigation main (highlighted in yellow) also runs north along the west side of Midway Road, 2 feet off of the edge of road.

Mark R. Zarnowsky, P.E.
Project Engineer

ESE Consultants, Inc.
250 Gibraltar Road, Suite 2E, Horsham, PA 19044
mzarnowsky@eseconsultants.com  www.eseconsultants.com

This communication is the property of CenturyLink and may contain confidential or privileged information. Unauthorized use of this communication is strictly prohibited and may be unlawful. If you have received this communication in error, please immediately notify the sender by reply e-mail and destroy all copies of the communication and any attachments. This communication is the property of CenturyLink and may contain confidential or privileged information. Unauthorized use of this communication is strictly prohibited and may be unlawful. If you have received this communication in error, please immediately notify the sender by reply e-mail and destroy all copies of the communication and any attachments.
Hi Shellie,

Nampa Parks has reviewed the final plat for Carriage Hill West Subdivision No. 4 Project: SPF-00109-2019. We request that the sidewalk along Midway Road be installed at 10 feet minimum width to act as the side path or “urban corridor” 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.
14 November 2019

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

RE: Carriage Hill West Sub No. 4
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 ensure 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 Statutes, 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
     File
Kristi Watkins

From: Doug Critchfield
Sent: Friday, November 22, 2019 10:31 AM
To: Adam Capell
Cc: Adam Mancini; Cody Swander
Subject: Carriage Hill West No. 4 Sycamore Trees

Adam – The landscape buffer trees in Carriage Hill West No 4 are Sycamore Trees (Platanus acreifolia). They are very large Class III trees spaced at 60’ on center. I spoke to the Planning Director and the City Forestry Dept and they said that the Sycamore trees would be OK if planted 25’ from the sidewalk. Our landscape code (NCC 10-33) requires Class I or II trees in the landscape buffer spaced at 25’ apart, planted no closer than 5’ from the sidewalk. The tree species that we use can be found in the Treasure Valley Tree Selection Guide (URL below) – with exception to Acer freemanii, Acer rubrum and Liquidambar styraciflua. Please let me know what you would like to do.

Thanks – Doug

Hi Shellie,

After reviewing the above project, we request to make sure that the Sycamore trees along the streets are NOT in the ROW, rather planted far enough away from any sidewalk and/or street.

Thank you,
Adam
DATE: December 3, 2019
TO: Nampa Planning & Zoning Department
FROM: Caleb LaClair, P.E. – Assistant City Engineer
CC: Daniel Badger, P.E. – City Engineer

SUBJECT: SFP-00109-2019 – Carriage Hill West Subdivision #4 – Engineering Review Memo

The Engineering Division has completed a review of the Construction Drawings and Final Plat for Carriage Hill West Subdivision #4 and recommend the following conditions and comments.

General Comments

1. 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.

2. A Right-of-Way Permit with City of Nampa is required for any work to be performed within the W Iowa Ave Avenue public right-of-way.

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

Final Plat Comments

1. Confirm if Lot 11, Block 11 is required. Can it be included in Lot 10 with easement for sewer service and drainage to southwesterly out-parcel?

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 #4 – Construction Drawings & Final Plat – 1st Review” letter from the Nampa Engineering Division, dated 12/3/2019 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 is responsible to obtain required encroachment permit from Canyon Highway District No. 4 prior to start of work within the right-of-way.