



PLANNING & ZONING DEPARTMENT

**Before the Planning & Zoning Commission
Meeting of 26 JANUARY 2016**

BUSINESS ITEM NO. 1 STAFF REPORT

Applicant(s)/Engineer(s):

M3 Companies as Applicant and Developer/JUB Engineers and Scott Wonders as representative(s)

File(s): SUB 666-15

Analyst: Robert Hobbs

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

1. Final plat approval for:

Red Hawk Subdivision No. 2 (hereinafter the "Development"; alternatively, "Red Hawk Subdivision No. 2")

Totaling 44 building lots and 7 common lots in an area encompassing some 18.16 acres of land in a RS 6 (Single-Family Residential, 6,000 sq. ft. min. lot size) Zone on property located at the northwest corner of the intersection of W. Greenhurst Road and S. Middleton Road (a portion of the S ½ of the SE ¼ of Section 31, T3N, R2W, BM), Canyon County in Nampa

Correspondence:

Any correspondence from agencies or the citizenry is hereafter attached to this document for perusal. Agency comments may express opinions regarding the plat application or be geared towards recommending conditions of approval for the project should it be approved, or, directing corrections to the final plat or related construction drawings.

Comments/Recommendation(s):

Staff finds that in all material respects, the proposed residential subdivision final plat of/for Red Hawk Subdivision No. 2 conforms, or substantially conforms within acceptable limits, to, the approved preliminary plat of/for Red Hawk Subdivision, and, complies with relevant RS 6 zoning code and City of Nampa subdivision standards appertaining to the proposed project. Said determinations are, or may be, partially predicated on said final plat being revised in limited

limited form and fashion to meet requirements set forth by various responding agencies and City departments.

Accordingly, Staff recommends that Red Hawk Subdivision No. 2 be approved, contingent on Applicant/Developer/Development compliance with various conditions of approval as iterated hereafter.

SUGGESTED CONDITIONS OF APPROVAL

Should the Planning and Zoning Commission vote to recommend approval of Red Hawk Subdivision No. 2 final plat to the City Council, then Staff would suggest the following as (a) condition(s) of approval for adoption with any such recommending vote (note: the Commission may obviously add, subtract and/or modify conditions as it deems appropriate):

1. Generally, Applicant/Development shall:

Comply with all City department/division or outside agency requirements pertinent to this matter. This is to include any extant but applicable conditions from prior approvals for this subdivision as iterated in correspondence on file with the City appertaining to Red Hawk Subdivision.

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

Specifically:

- a. Comply with requirements listed in the January 20, 2016 memorandum from the Nampa Engineering Division authored by Daniel Badger (1 page – copy hereto attached); and,
 - b. Comply with requirements listed in the August 10, 2015 email printout from the Nampa Forestry Department authored by Tanya Gaona (1 page – copy hereto attached); and,
 - c. Comply with requirements listed in the December 29, 2015 email printout from the Nampa Building Department authored by Neil Jones (1 page – copy hereto attached); and,
2. The water system for the subdivision shall be completely installed and able to deliver water prior to any building permits being issued within the development. The water shall be sufficient in volume and pressure to provide sufficient adequate fire suppression for the development in accordance with Fire Department policy or International Fire Code requirements as applicable; and,
 3. Correct any spelling, grammar and punctuation and numbering errors that may be evident on the plat face and/or in the proposed plat development notes; and,
 4. Developer/development shall comply City of Nampa landscape standards as applicable to the Subdivision, to include internal street tree planting and periphery landscape corridor landscape requirements.

ATTACHMENTS

- Copy of Vicinity/zoning maps, application, plat pages, agency/department & citizen correspondence, etc.
(pages/Exhibits 4+)



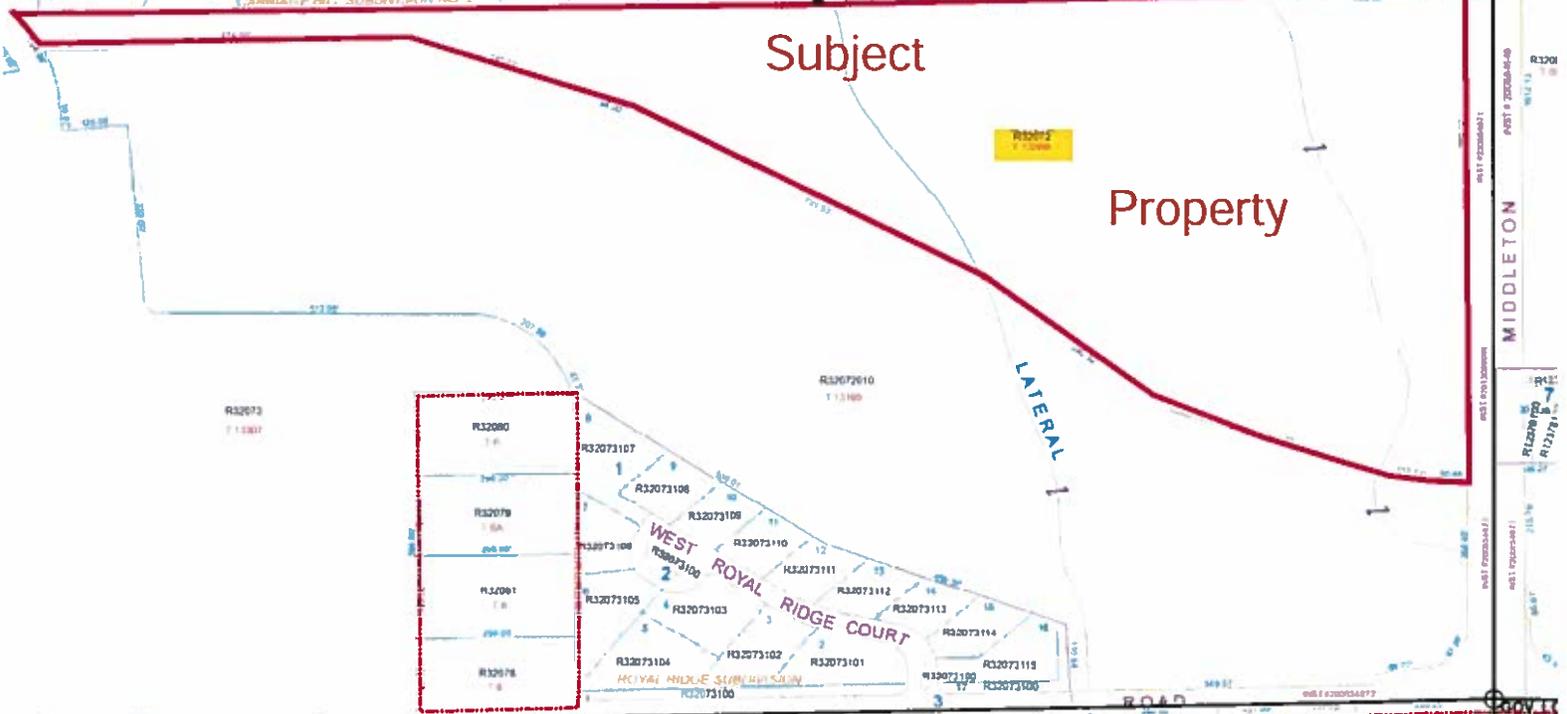
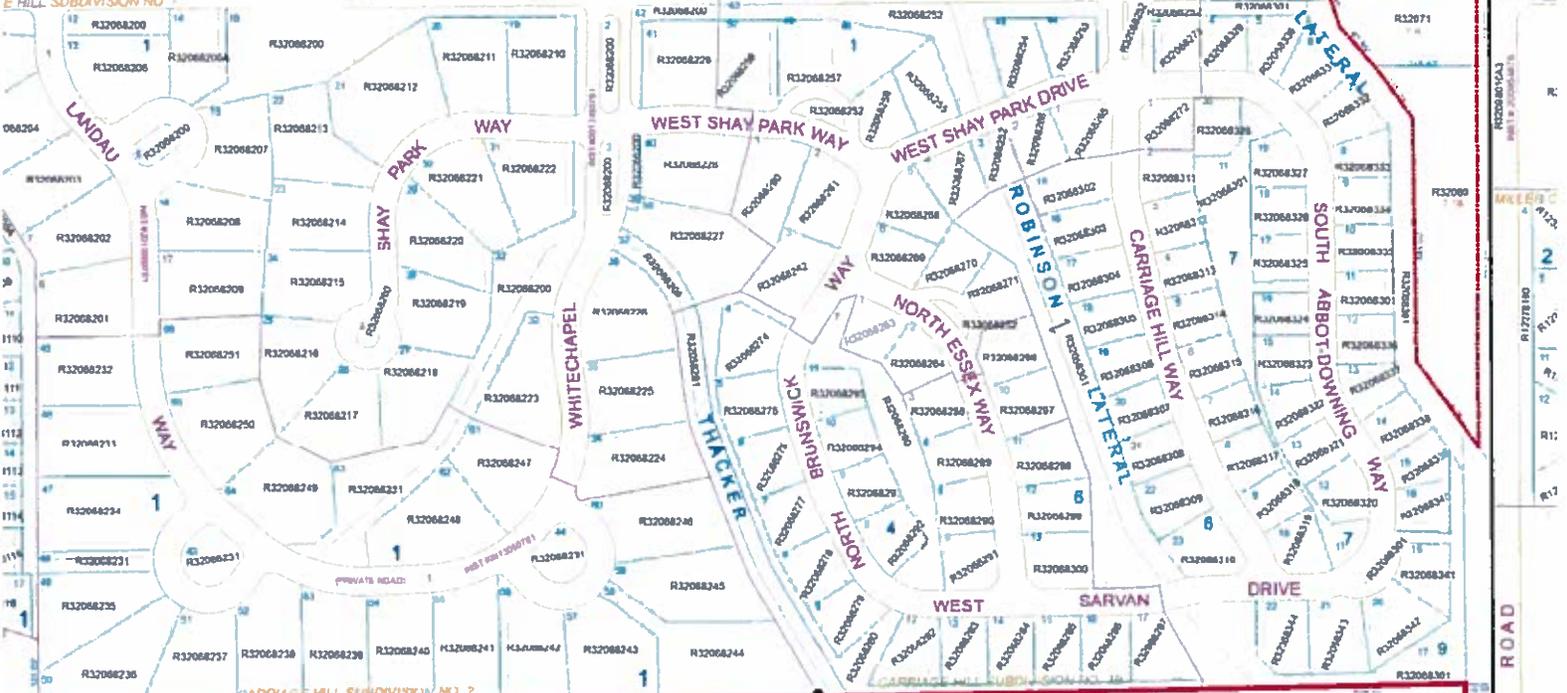
THIS IS NOT A SURVEY. THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY. PIONEER TITLE COMPANY MAKES NO REPRESENTATION AS TO THE ACCURACY OF THE MAP AND ASSUMES NO LIABILITY FOR IT.

VERDE HILLS SUBDIVISION

E HILL SUBDIVISION NO. 1

IOWA STREET

LAWRIE HILL SUBDIVISION NO. 34



Subject

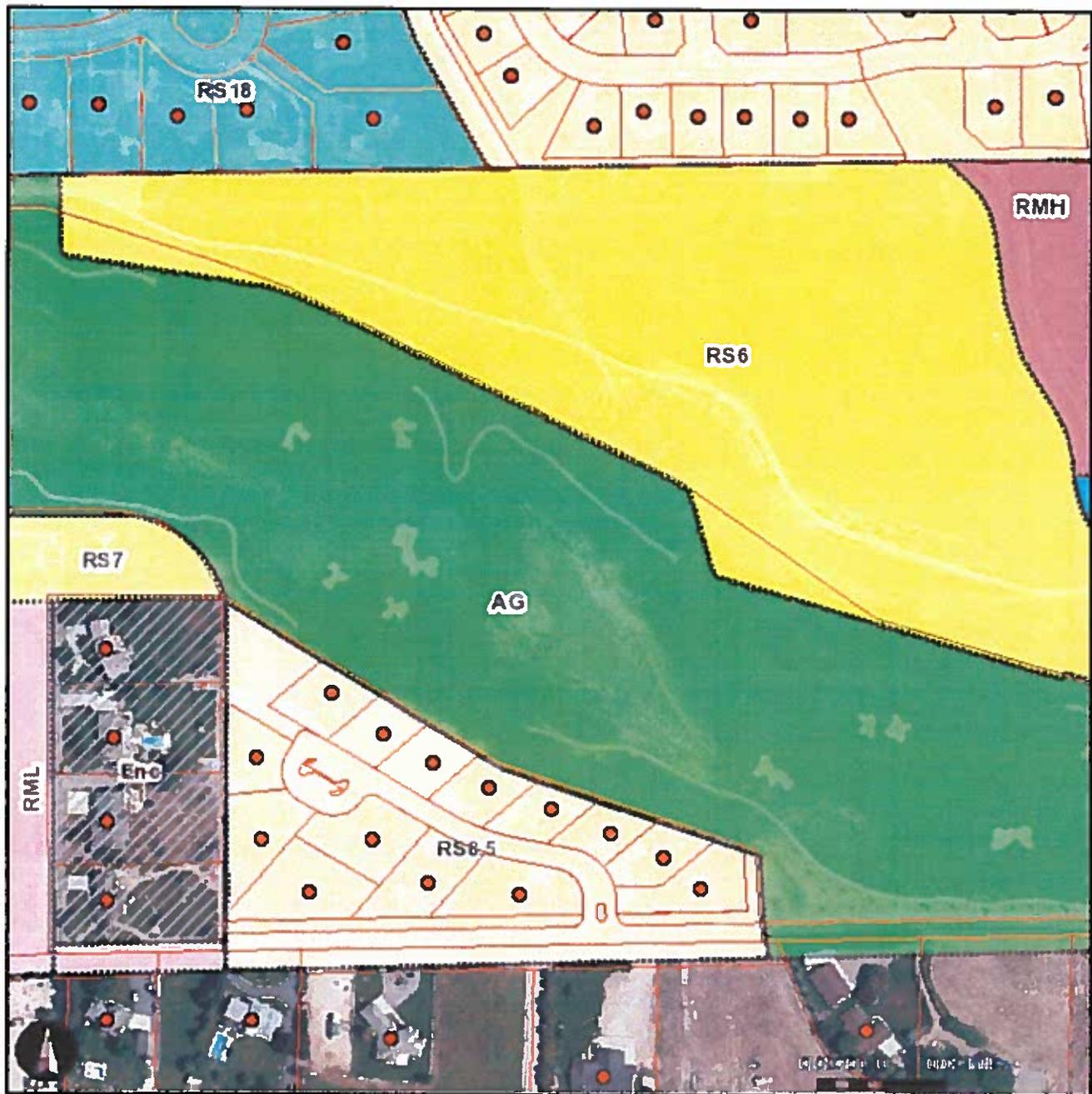
Property

GOV. LOT 2 GREENHURST

GOV. LOT 1



Map



Address Points

- Active
- Hold
- Proposed
- Retired
- Other

County Parcels



Zoning (continued)

- DV
- Enc
- GB1
- GB2
- IH
- IL
- IL_PUD

Zoning (continued)

- RP
- RP_PUD
- RS6
- RS6_PUD
- RS7
- RS7_PUD
- RS8.5

Zoning (continued)

- RS22_PUD
- U
- Unzoned

548666-15

**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	Red Hawk Subdivision #2
Location of Subdivision	0 Middleton Rd, Nampa, Idaho, R3207200000, Section 31, T3N, R2W, BM

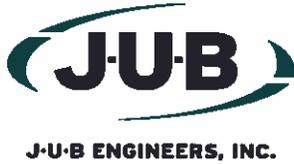
Owner	Ball Real Estate Investments, LLC.	Contact: Mark Tate
Address	4222 E Camelback Rd, Suite H100, Phoenix, AZ 85018	
Phone	208-939-6263	
FAX		
E-Mail	mtate@m3companiesllc.com	

Applicant	M3 Companies	Contact: Mark Tate
Address	553 E Riverside Dr, Suite 110, Eagle Idaho, 83616	
Phone	208-939-6263	
FAX		
E-Mail	mtate@m3companiesllc.com	

Engineer/Surveyor/Planner	Scott Wonders, P.E., JUB Engineers, Inc.	
Address	250 S Beechwood Ave, Suite 201, Boise, ID 83709	
Phone	208-376-7330	
FAX	208-323-9336	
E-Mail	swonders@jub.com	

FINAL PLAT INFORMATION

Total Acreage 18.16 ac.
 Total Number of Lots: 51 Buildable: 44 Common: 7
 Gross Density per Acre: 2.42 du/ac (Number of units per acre of total land to be developed)
 Net Density per Acre 3.83 du/ac (Number of units per acre of land excluding roads)
 Zoning District (s) - Zoning Within Nampa City Limits RS6
 If Applicable: Zoning Within the Area of Impact N/A



J-U-B COMPANIES



THE
LANGDON
GROUP



GATEWAY
MAPPING
INC.

November 30, 2015

Robert Hobbs
Assistant Planning and Zoning Director
City of Nampa
411 3rd St. South
Nampa, ID 83651

RE: FINAL PLAT APPLICATION – RED HAWK RIDGE SUBDIVISION NO. 2

Dear Mr. Hobbs:

On behalf of our client, M3 Companies, LLC, we are submitting this final plat application. The property is located on the west side of Middleton Rd. in Section 31, Township 3 North, Range 2 West, Boise Meridian, Nampa City, Canyon County, Idaho, Parcel # R32072000000. The final plat contains 51 residential lots on approximately 18.16 acres in a RS 6 (Single Family Residential 6,000 sq. ft.) zoning district.

General conditions requested in the Final Plat application

1. The final plat conforms in all respects to the approved preliminary plat and all conditions of approval stated in the staff report dated October 14, 2014.
2. The final plat conforms in all respects to the applicable provisions of the City Engineering Department, City Fire Department, City Planning and Zoning Department, City Forester, City Parks Department and other agencies having jurisdiction.
3. The final plat conforms to best management practices and acceptable surveying and engineering practices and local standards.

Specific conditions requested in the Final Plat application

1. Specific Agency/Department Requirements

- a. The developer/development shall comply with requirements listed in the October 7, 2014 memorandum from the Nampa Engineering Department authored by Daniel Badger.
 - The scale listed in the title block on sheet 2 does not match the scale on the plan view.
 - *Comment noted.*
 - Block lengths on S Hunter's Pointe Drive and Red Hawk Ridge Street are longer than allowed by code. These lengths were previously approved with the Planned Unit Development for Hunters Pointe. Engineering requests that traffic calming devices be added to these streets.
 - *The reference streets are not located within the current phase.*

Utilities

- Domestic water shall be sized as follows:
 - 12" in Iowa, Midway, Red Hawk Ridge Street, Hunter's Pointe Dr, Greenhurst Rd.
 - 8" in all other roads
 - The specific lines required to be installed per phase shall be determined with the submittal of the final plats for each phase. Generally, looping is required in order to provide minimum fire flow in this area.
 - *The water main sizes provided within this current phase have been based upon the requirements of the preliminary plat conditions of approval.*
- b. The developer/development shall comply with requirements listed in the September 15, 2014 memo from the Nampa GIS Supervisor, Craig Tarter.
 - Propose new, unique street names for all proposed streets to the Engineering Division. Per Canyon County Code 06-05-13. (1) There shall be no duplication of street names by sound or spelling within Canyon County including within the incorporated areas. Refer to Street Naming and Addressing Policy in the Engineering Process and Policy Manual.
 - Platted street name configuration should be revised. See proposed street configuration attached.
 - W. Red Hawk St has been reserved in the Official Canyon County Road Name List.

- *The main street accessing this phase is Red Hawk Dr. There are two cul-de-sac streets that branch off of Red Hawk Dr. Because they only connect to Red Hawk Dr and do not make any other connections to rights-of-way, we are proposing the following names:*
 - *Red Hawk Ct.*
 - *Red Hawk Pl.*

We respectfully request acceptance of the proposed street names based on the street configuration. The "Red Hawk" name will not be duplicated in future phases.

- c. The developer/development shall comply with requirements listed in the August 18, 2014 letter from the Nampa Meridian Irrigation District authored by Andy Madsen.
 - If all storm drainage is retained on-site there will be no impact on NMID and not further review will be required.
 - If any surface drainage leaves the site, the NMID requires that a Land Use Application is filed for review prior to final platting.
 - *The storm drainage system has been designed to retain stormwater runoff on site and is not proposed to discharge into NMID facilities.*
- 2. The water system for the development shall be completely installed and able to deliver water prior to any Building Permits being issued within the development. The water shall be sufficient in volume and pressure to provide sufficient adequate fire suppression for the development in accordance with Fire Department policy or International Fire Code requirements as applicable.
 - *This condition of approval will be met prior to seeking approval of any building permits.*
- 3. Developers engineer shall correct any spelling, grammar, punctuation and/or numbering errors that may be evident on the plat face and/or in the proposed plat development notes, and include said corrections in the revised preliminary plat hereafter required.
 - *All spelling, grammar, punctuation, etc. has been corrected on the Final Plat.*
- 4. CCRs, bylaws and articles shall be established, registered, recorded et al and a homeowners' association shall be established (incorporated) to manage the common areas/lots associated with the Coyote Springs Subdivision.
 - *CC&Rs will be submitted by the developer for review.*

Traffic Impact Study

M3 Companies, LLC has reduced the density of housing that was originally proposed in the Hunter's Point Development. According to Figure 2 of the original traffic study for Hunter's point there were 548 single family residential units proposed. Red Hawk Ridge Subdivision's preliminary plat proposed 416 single family residential lots. Red Hawk Ridge Subdivision No. 2 proposes 51 lots, which is 8 less lots than the preliminary plat indicates. We respectfully request Nampa refers to and accepts the original traffic study for the Hunter's Point development for this submittal.

This application is submitted in conformance with the Final Plat submittal requirements for the City of Nampa. Please do not hesitate to call if there are any questions regarding this final plat application.

Sincerely,

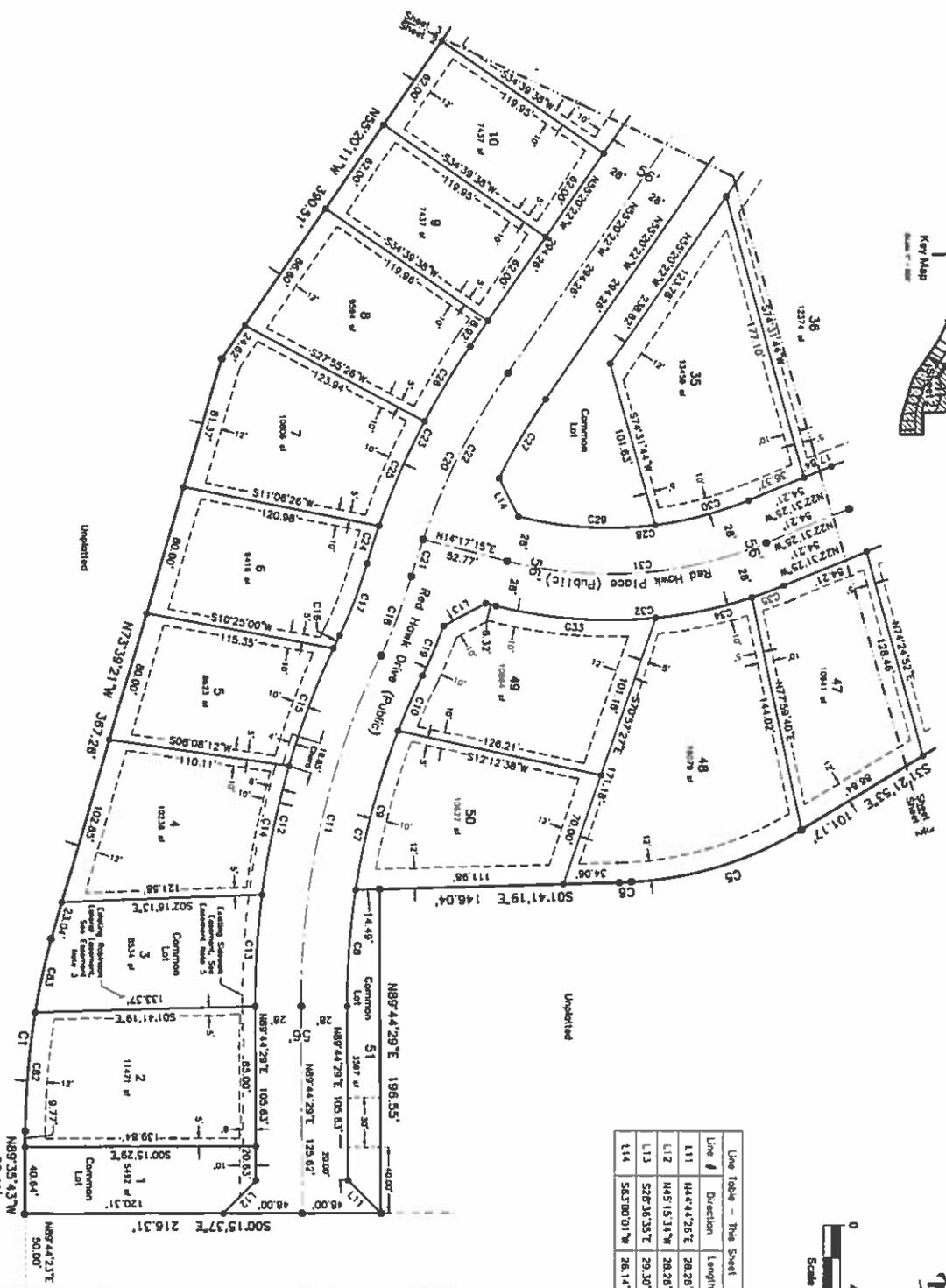
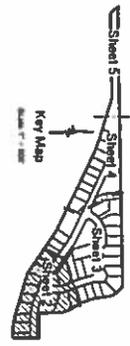
J-U-B ENGINEERS, Inc.



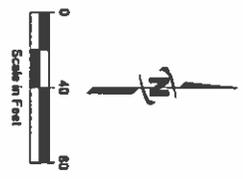
Scott Wonders, P.E.
Land Development

PLAT SHOWING Red Hawk Subdivision No. 2

PLAT BOOK _____ PAGE _____



Line #	Direction	Length
L11	N44°44'26"E	28.28'
L12	N45°15'34"W	28.28'
L13	S28°36'35"E	29.30'
L14	S63°00'01"W	28.14'



See Sheet 1 for Boundary Information.
See Sheet 5 for Curve Data.
See Sheet 6 for Notes, Reference Documents, and Easement Notes.

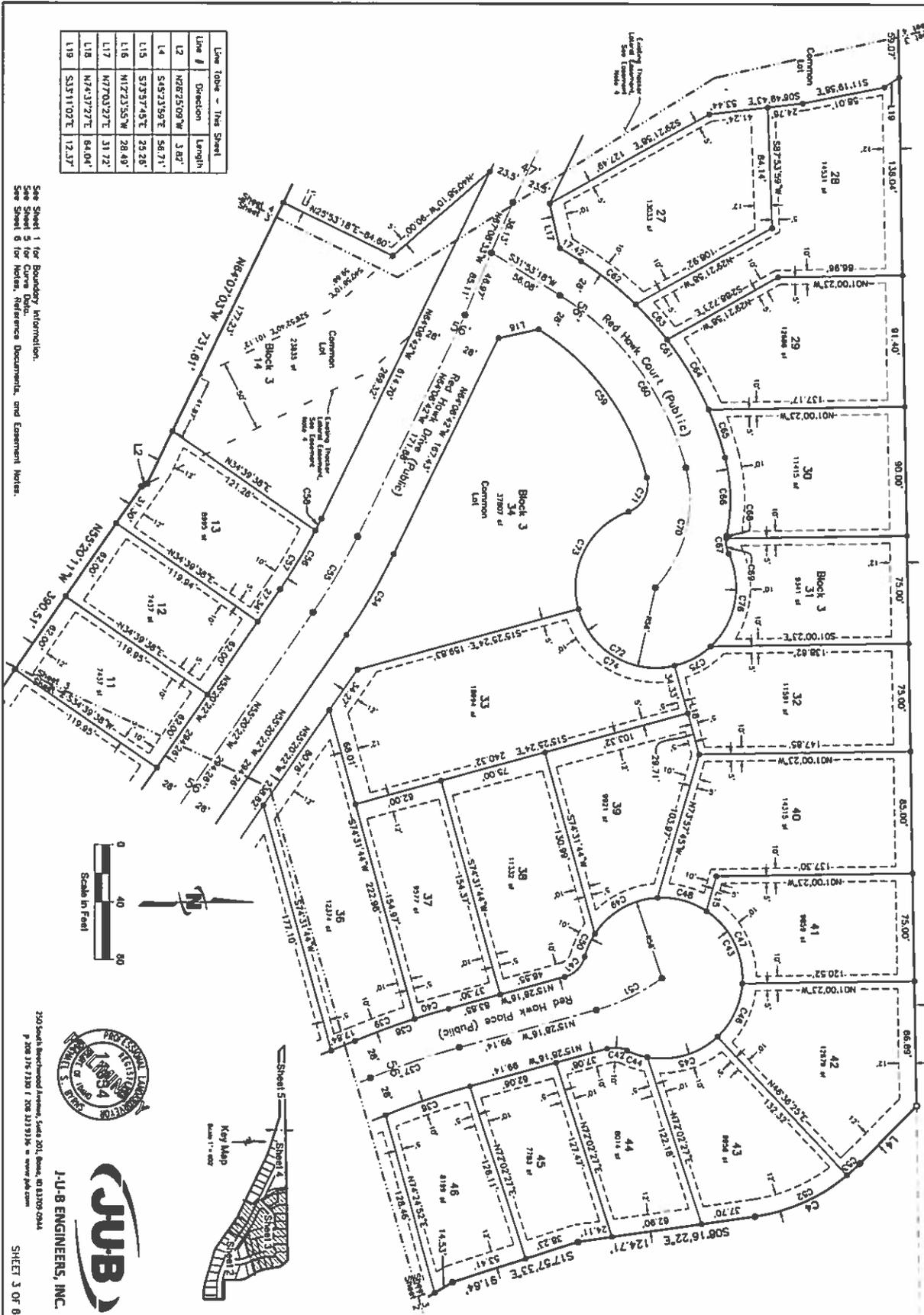
250 South Birchwood Avenue, Suite 201, Boise, ID 83709-0944
P 208.316.7120 F 208.317.9136 W www.jub.com



Red Hawk Subdivision No. 2

PLAT SHOWING

PLAT BOOK PAGE



Line #	Direction	Length
L1	N86°31'09"W	3.87'
L2	S45°23'59"E	5.871'
L3	S73°37'45"E	29.28'
L4	N17°23'55"W	28.49'
L5	N77°03'27"E	31.72'
L6	N74°37'27"E	84.04'
L7	S33°11'02"E	12.37'

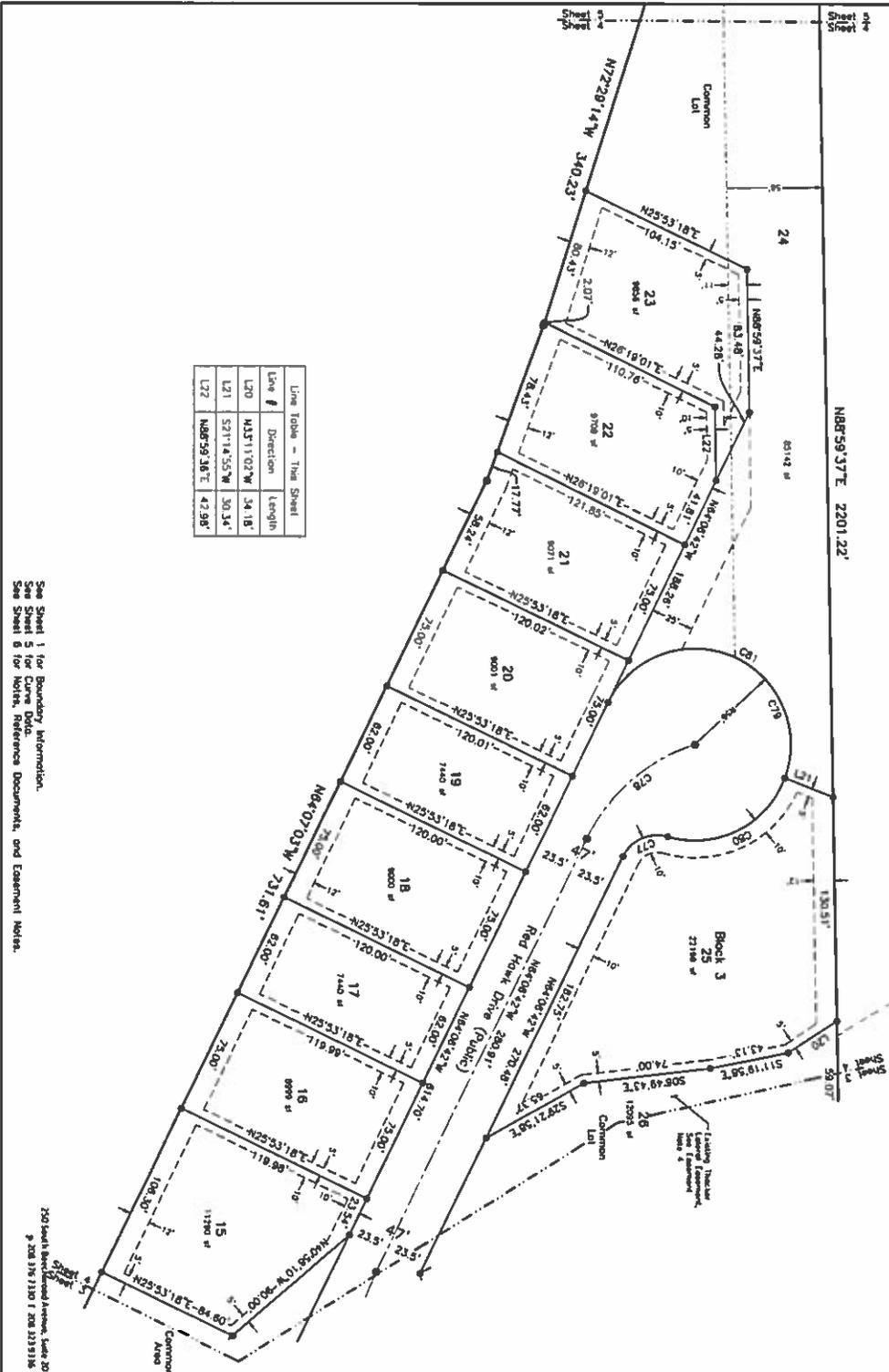
See Sheet 1 for Boundary Information.
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PLAT SHOWING Red Hawk Subdivision No. 2

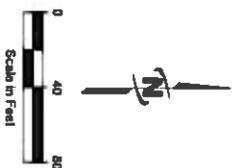
PLAT BOOK _____ PAGE _____



Line	Direction	Length
L20	N45°11'02"W	34.18'
L21	S21°14'55"W	30.34'
L22	N85°59'36"E	42.98'

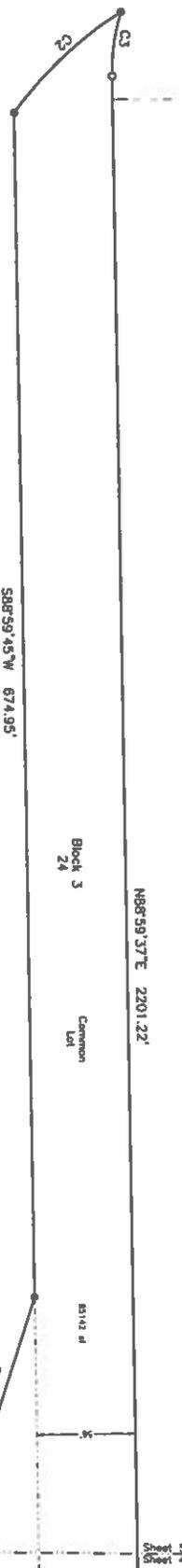
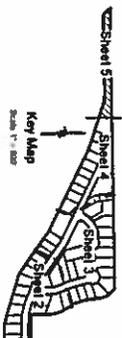
See Sheet 1 for Boundary Information.
See Sheet 5 for Curve Data.
See Sheet 6 for Notes, Reference Documents, and Easement Notes.

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PLAT SHOWING
Red Hawk Subdivision No. 2

PLAT BOOK PAGE



Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	118.02'	463.99'	142°53'	N82°22'44\"	117.71'
C2	84.18'	228.01'	21°09'09\"	N43°38'20\"	83.70'
C3	37.04'	122.00'	17°23'43\"	S87°18'47\"	36.80'
C4	83.59'	129.00'	37°07'37\"	S25°50'10\"	92.14'
C5	109.31'	221.00'	28°20'20\"	S17°11'53\"	106.20'
C6	7.16'	202.00'	7°01'54\"	S04°02'42\"	7.16'
C7	207.69'	454.02'	28°12'36\"	S77°09'13\"	205.89'
C8	70.84'	454.02'	8°56'25\"	N65°47'19\"	70.77'
C9	100.20'	454.02'	12°38'43\"	N74°59'44\"	100.00'
C10	36.64'	454.02'	4°37'28\"	N68°21'39\"	36.63'
C11	220.50'	482.02'	28°12'36\"	S77°09'13\"	218.98'
C12	224.48'	510.02'	29°13'07\"	N77°38'58\"	222.67'
C13	67.92'	510.02'	7°37'48\"	S88°28'37\"	67.87'
C14	80.08'	510.02'	8°59'42\"	S78°07'50\"	80.00'
C15	76.48'	510.02'	8°35'31\"	S89°20'10\"	76.41'
C16	8.83'	510.02'	0°59'30\"	N64°32'40\"	8.83'
C17	46.70'	272.00'	9°50'14\"	N68°58'02\"	46.84'
C18	51.51'	300.00'	8°50'14\"	N68°58'02\"	51.44'
C19	32.70'	278.00'	5°42'41\"	S66°54'15\"	32.64'
C20	137.57'	425.00'	18°32'46\"	S64°38'46\"	136.97'
C21	23.54'	425.00'	3°10'24\"	S72°17'57\"	23.54'
C22	114.03'	425.00'	15°22'22\"	S63°01'34\"	113.69'
C23	146.63'	453.00'	18°32'46\"	S64°38'46\"	145.99'
C24	23.94'	453.00'	3°01'40\"	S72°22'18\"	23.94'
C25	69.43'	453.00'	8°46'55\"	S68°28'01\"	69.37'
C26	51.36'	453.00'	6°29'46\"	N68°38'15\"	51.33'
C27	55.82'	397.00'	8°03'24\"	S59°27'05\"	55.78'
C28	142.63'	222.00'	36°48'40\"	N04°07'05\"	140.19'

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C29	98.61'	222.00'	24°56'03\"	N01°49'14\"	95.65'
C30	48.02'	222.00'	11°52'37\"	N16°35'06\"	45.84'
C31	160.62'	250.00'	36°48'40\"	N04°07'05\"	157.87'
C32	178.61'	278.00'	36°48'40\"	N04°07'05\"	175.55'
C33	97.78'	278.00'	20°09'09\"	S04°12'41\"	97.28'
C34	80.83'	278.00'	16°39'31\"	S14°11'39\"	80.34'
C35	20.64'	669.32'	1°46'00\"	N07°23'47\"	20.64'
C36	82.27'	505.93'	7°03'09\"	S18°59'50\"	82.24'
C37	65.72'	533.93'	7°03'09\"	S18°59'50\"	65.68'
C38	89.17'	561.93'	7°03'09\"	N18°59'50\"	89.12'
C39	44.46'	561.93'	4°32'01\"	S20°15'24\"	44.43'
C40	24.70'	561.93'	2°31'08\"	S16°43'50\"	24.70'
C41	20.70'	20.00'	59°17'25\"	N45°08'56\"	19.78'
C42	14.38'	20.00'	41°11'43\"	S05°07'35\"	14.87'
C43	274.14'	56.00'	280°29'06\"	N65°28'54\"	71.63'
C44	14.90'	56.00'	15°14'47\"	N18°06'04\"	14.86'
C45	52.63'	56.00'	53°52'16\"	N16°27'27\"	50.73'
C46	41.80'	56.00'	42°32'01\"	N64°49'33\"	40.83'
C47	59.00'	56.00'	60°21'47\"	S63°33'30\"	56.31'
C48	35.60'	56.00'	36°23'27\"	S15°09'53\"	35.00'
C49	52.41'	56.00'	53°37'34\"	S29°51'30\"	50.52'
C50	17.66'	56.00'	18°05'16\"	S65°43'03\"	17.61'
C51	51.17'	140.95'	20°48'05\"	N62°52'19\"	50.89'
C52	171.72'	129.00'	31°51'17\"	N64°12'01\"	70.80'
C53	11.87'	129.00'	5°16'21\"	N42°45'50\"	11.87'
C54	85.53'	428.00'	8°46'19\"	S59°43'32\"	85.46'
C55	81.24'	400.00'	8°46'19\"	N69°43'32\"	81.18'
C56	58.95'	312.00'	8°46'19\"	N69°43'32\"	58.80'

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C57	37.72'	372.00'	5°48'36\"	N68°14'40\"	37.71'
C58	19.23'	372.00'	2°57'43\"	N62°31'50\"	19.23'
C59	150.94'	172.00'	4°33'01\"	S53°41'49\"	127.80'
C60	152.25'	200.00'	4°33'01\"	S53°41'48\"	148.60'
C61	173.57'	228.00'	4°33'01\"	N53°41'48\"	169.41'
C62	48.74'	228.00'	17°14'50\"	S48°00'44\"	48.64'
C63	32.78'	228.00'	8°14'54\"	N48°15'21\"	32.76'
C64	56.74'	228.00'	14°15'28\"	S59°50'17\"	56.59'
C65	35.30'	228.00'	8°52'18\"	S71°04'10\"	35.27'
C66	54.73'	118.06'	26°33'49\"	N68°47'14\"	54.24'
C67	12.97'	20.00'	37°09'07\"	N43°28'35\"	12.74'
C68	12.97'	20.00'	37°09'07\"	N43°28'35\"	12.74'
C69	10.74'	20.00'	50°45'19\"	S80°17'41\"	10.61'
C70	89.91'	90.06'	5°7'21\"	N75°53'50\"	86.23'
C71	29.64'	20.00'	84°55'38\"	N62°01'52\"	27.00'
C72	269.28'	56.00'	275°30'54\"	N22°40'28\"	75.29'
C73	84.22'	56.00'	86°09'51\"	N62°35'00\"	76.50'
C74	85.96'	56.00'	87°46'58\"	N30°17'35\"	77.27'
C75	78.56'	56.00'	28°14'37\"	N28°18'12\"	28.27'
C76	70.53'	56.00'	27°09'28\"	N18°00'15\"	65.96'
C77	30.87'	22.00'	80°24'21\"	S23°54'31\"	28.40'
C78	85.76'	107.25'	45°48'56\"	S41°12'14\"	83.49'
C79	234.52'	56.00'	260°24'21\"	N68°05'29\"	76.34'
C80	83.96'	56.00'	85°54'14\"	N25°28'27\"	85.20'
C81	170.58'	56.00'	174°30'07\"	S23°08'22\"	111.67'
C82	72.26'	487.89'	6°50'45\"	N85°10'29\"	72.18'
C83	45.76'	467.99'	5°36'11\"	N77°57'01\"	45.75'

See Sheet 1 for Boundary Information.
See Sheet 4 for Station, Reference Documents,
and Elevation Notes.

150 South Hawthorne Avenue, Suite 201, Iowa, IA 52240
P 208.376.3100 F 208.323.9336 www.jub.com



PLAT SHOWING
Red Hawk Subdivision No. 2

PLAT BOOK _____ PAGE _____

Notes

1. Lots 1, 3, 14, 24, 28, 34, and 51 of Block 3, are common lots to be owned and maintained by the Red Hawk Home Owners Association.
2. Maintenance of any irrigation and drainage pipes or ditches creating a lot is the responsibility of the lot owner unless such responsibility is assumed by an irrigation/drainage entity.
3. Any re-subdivision of this plat shall comply with the applicable zoning regulations in effect at the time of re-subdivision.
4. Minimum building setback lines shall be in accordance with the City of Henrico Zoning Ordinance of the time of the subdivision. The minimum setback standards shall meet dimensional standards as established in the City of Henrico Zoning Ordinance.
5. The development regulations Section 22-41303 of the Code, Right to Farm Act, which states, "The applicant operating agricultural facility or operation thereon shall be for or in the exercise of a business, private or public, by any changed conditions in or about the surrounding nonagricultural activities after it has been in operation for more than one (1) year, when the operation, facility or expansion was not a nuisance at the time it began or was constructed. The provisions of this section shall not apply when a nuisance results from the improper or negligent operation of an agricultural operation, agricultural facility or expansion thereon."
6. Restrictive covenants will be in effect for the subdivision.

Reference Documents

- Subdivisions:
 Carriage Hill Subdivision No. 1, No. 2, No. 3a, No. 3b, and No. 4
 Sunrise Crossing at Hunter's Point PUD
 Royal Ridge at Hunter's Point PUD
 North Slope at Hunter's Point PUD
 Red Hawk Subdivision No. 1A
- Summary:
 Instrument Nos. 8324645, 8812801, 200552750, 2013-098278, 2013-058644, and 2014-003180.
- Deeds:
 Instrument Nos. 2013-023517, 2013-027480, 2013-042452, 2013-042453, 2013-045025 and 2013-045026.
- Easements:
 Instrument Nos. 2008047829, 2014-039865, 2014-003681, and .
- Verticals:
 Instrument No. .
- CP&E:
 X-05: Instrument Nos.: 8839783 and 200238590.
 Z-05: Instrument Nos.: 9215280, 9313338, 9819179, 200116031, and 200547839.

Easement Notes

1. Lots 1, 3, 14, 24, 28, 34, and 51 of Block 3, are hereby designated as having a Utility Easement and a Drainage Easement co-terminus with said lot.
2. All Utility Easements shown or depicted herein are non-erectable, perpetual, shall run with the land, are appurtenant to the lots shown herein, and are hereby reserved for the installation, maintenance, operation, and use of public & private utilities, pressurized irrigation, sewer, sewer, cable television/donor, opportunities thereon; and all drainage.
3. See instrument number _____ for existing Robinson Lateral Easement.
4. See instrument number _____ for existing Thacker Lateral Easement.
5. See instrument number _____ for existing Schenck Easement.
6. No utility easement created herein shall preclude the construction and maintenance of hard-surfaced driveways, landscaping, parking, side & rear property line fences, or other such nonpermitted improvements.
7. All easements are appurtenant (or concentric) to the lines (or area) that they are dimensioned from unless otherwise noted.



240 South Boulevard Avenue, Suite 201, Henrico, VA 23119-0944
 P 208.318.7130 | 208.319.9138 | www.jub.com



FINAL PLAT – MEMO DISTRIBUTION LIST

- ✓ **Engineering Department Review (Daniel Badger – Water/Sewer Model)** - Memo, 2 Plats, 2 Soils, 2 Storm Water, 2 Traffic Studies (if available)
- ✓ **Nate Runyan, Public Works** - 6 copies Improvement/Construction Drawings with Landscape Plan attached (Cliff)
- ✓ **Craig Tarter, Engineering Dept GIS** - Memo – 1 Plat
- ✓ **Patrick Sullivan** - Memo, 1 Plat, CD
- ✓ **Neil Jones** - Memo, 1 Plat
- ✓ **Karla Nelson** - Memo, 1 Plat – 1 Improvement/Construction, 1 Soils
- ✓ **Nampa Fire Dept** - Long Range Planner
- ✓ **Nampa Police Dept (Eric Skoglund)** - Memo, 1 Plat (inter office)
- ✓ **Darrin Johnson - Parks** - Memo, 1 Plat (inter office)
- ✓ **Cody Swander/Earl Moran** - Memo, 1 Improvement/Construction & 1 Plat (Rec Center mailbox)
- ✓ **Don Barr - Supervisor – Streets** - Memo, 1 Landscape Plan (inter office) & 1 copy Improvement/Construction/w plat (Parks Dept mailbox)
- ✓ **Nampa Highway District** - Memo, 1 Plat, 1 Traffic Study (inter office)
- ✓ **Canyon Highway District** - Memo, 1 Plat (mail)
- ✓ **Randy Dewey – NSD #131** - Memo, 1 plat (mail)
- ✓ **Alison Westfall – NSD #131** - Memo, 1 small plat (mail)
- ✓ **Vallivue School District # 139** - Memo, 1 small plat (mail)
- ✓ **Brent Carpenter – Brown Bus** - Memo, 1 small plat (mail)
- ✓ **South West Health District** - Memo, 1 Plat (mail)
- ✓ **Vina Fuller – Compass** - Memo – 1 small plat
- cc: Robert Hobbs** - Memo – 1 small plat

NAMPA SCHOOL DIST
 BOISE-RUNA
 NAMPA MERIDIAN } IRRIG. DIST.
 NAMPA HWY DIST.



City of Nampa

ENGINEERING DIVISION

OFFICE (208) 468-5444

CITY HALL 411 THIRD STREET SO. NAMPA, IDAHO 83651 FAX (208) 465-2261

DATE: January 20, 2016
TO: Planning and Zoning Commission
FROM: Daniel Badger, P.E. 
SUBJECT: Red Hawk Subdivision #2, Final Plat

The Engineering Division has reviewed the final plat and construction drawings for Red Hawk Subdivision #2 and recommends approval with the following comments:

General:

- The seepage bed at the entrance to the subdivision is not located boundary; provide an easement for the bed for review.
- Provide the easements for the offsite improvements for review.

Plan:

- Sheet C-301
 - Relocate the S&G to between the curb and gutter and the sidewalk to allow for access. Replace the S&G with a manhole.
- Sheet C-302
 - Provide access to the S&G either move them to the curb or provide access road to them.
- Sheet C-401
 - Either move your connection point for the water to the west side of the lateral or provide a license agreement for the new work.
- Sheet C-403
 - Move the hydrant at approx. sta. 23+00 to the intersection to the east.
- Sheet C-408
 - Move the hydrant to the end of the cul-de-sac.
- Sheet C-501
 - Access road and pathway sections do not appear to be designed to handle a fully loaded hydro cleaner/fire truck. Revise the sections accordingly.
-

Sylvia Mackrill

From: Tanya Gaona
Sent: Wednesday, December 30, 2015 10:03 AM
To: Sylvia Mackrill
Subject: Project: SUB 666-15

Sylvia,

In regards to the final plat review for Red Hawk Ridge Subdivision, No. 2, Earl Moran, City Forester, has the following comments:

1. Evergreens shall not be permitted to be planted on the public right of way or in vision triangles.
2. L3.1 and L3.2 – Evergreens shall not be planted closer than 25 feet from center of trunk to the adjacent sidewalk.

Tanya Gaona
Administrative Assistant II
City of Nampa, Forestry Department
468-5748

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.

Sylvia Mackrill

From: Neil Jones
Sent: Tuesday, December 29, 2015 8:39 AM
To: Sylvia Mackrill; Norm Holm; Robert Hobbs
Subject: RE: SUB 666-15 Red Hawk Ridge Subdivision No. 2 final Plat

The Building Department is requesting that a grading plan, showing a Max. and Min. height for the foundation wall be included. The grading plan shown may not meet the min. requirements of the Building Code.

Neil W. Jones
Assistant Building Official

From: Sylvia Mackrill
Sent: Thursday, December 17, 2015 10:00 AM
To: Amanda Morse <morsea@cityofnampa.us>; Beth Ineck <ineckb@cityofnampa.us>; Brent Hoskins <hoskinsb@cityofnampa.us>; Carl Miller <CMiller@compassidaho.org>; Cheryl Jenkins <jenkinsc@cityofnampa.us>; Compass (tlaws@compassidaho.org) <tlaws@compassidaho.org>; Craig Tarter <tarterc@cityofnampa.us>; Daniel Badger <BadgerD@cityofnampa.us>; Don Barr <barrd@cityofnampa.us>; Jeff Barnes <barnesj@cityofnampa.us>; Jennifer Yost <yostj@cityofnampa.us>; Jim Brooks <brooksj@cityofnampa.us>; Jonathan O'Brien <obrienj@cityofnampa.us>; Kent Lovelace <lovelacek@cityofnampa.us>; Michael Fuss <fussm@cityofnampa.us>; Neil Jones <jonesn@cityofnampa.us>; Patrick Sullivan <sullivanw@cityofnampa.us>; Robin Collins <collinsrr@cityofnampa.us>; Tina Fuller <tfuller@compassidaho.org>; Vickie Holbrook <holbrookv@cityofnampa.us>
Subject: SUB 666-15 Red Hawk Ridge Subdivision No. 2 final Plat

SUB 666-15:

J-U-B Engineers, representing M3 Companies has submitted the final plat for Red Hawk Ridge Subdivision No. 2, a 51 lot development located on 18.16 acres, on the west side of S Middleton Rd and on the north side of W Greenhurst Rd, within an RS-6 (Single Family Residential - 6000 sq ft minimum lot size) zoning district.

The application will go before the Planning and Zoning Commission as a public hearing item on their January 26, 2016 agenda.

Please review and forward any comments to my attention prior to January 15th.

Thank you,

Sylvia Mackrill
City of Nampa Planning Department
208-468-5484
mackrill@cityofnampa.us

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City of Nampa

ENGINEERING DIVISION

OFFICE (208) 468-5458

CITY HALL

411 THIRD STREET S

NAMPA, IDAHO 83651

FAX (208) 465-2261

January 7, 2016

RE: Red Hawk Ridge No. 2 - Final Plat

To: J-U-B Engineers, INC

cc: Sylvia Mackrill

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

- Propose new, unique street name for Red Hawk Ct to the Engineering Division. Per Canyon County Code 06-05-13 (1) *There shall be no duplication of street names by sound or spelling within Canyon County including within the incorporated areas.* Refer to Street Naming and Addressing Policy in the Engineering Process and Policy Manual (rev 9/2012).
 - Red Hawk Ct street type should be Pl
 - The predirectional should be S
- Red Hawk Pl should be S Red Hawk Pl
- Red Hawk Dr should be W Red Hawk Dr
- Existing road Middleton should be S Middleton Rd on recorded plat (correct predirectional and spellings)
- Include areas of all individual lots, in square feet, listed in lot and/or table.

Sincerely,

Amanda Morse
GIS Technician
Engineering Division
City of Nampa
(208) 468-5475

Memo

To: Planning and Zoning Commission
From: Karla Nelson, Community Planner
Date: December 29, 2015
Re: Red Hawk Ridge Subdivision No. 2 Final Plat

Nampa Safe Routes to School does not oppose approval of the Final Plat for Red Hawk Ridge Subdivision No. 2. Connectivity throughout the phases of this subdivision and the surrounding subdivisions is encouraged.

Associated Schools:

Owyhee Elementary – The subdivision is less than one mile from the Elementary School. Provided that a pedestrian connection is maintained to Carriage Hill Subdivision, students will be able to walk primarily on residential streets.

Lone Star Middle School – The subdivision is a little more than 2 miles away from Lone Star Middle School, a distance which most students will not walk. The route is primarily on Middleton Road.

Skyview High School – The subdivision is not within walking distance of the High School.