PLANNING & ZONING DEPARTMENT

Before the Planning & Zoning Commission
Meeting of 22 NOVEMBER 2016

BUSINESS ITEM NO. 2
STAFF REPORT

Applicant(s)/Engineer(s):
Hayden Homes, LLC as Applicant/Idaho Survey Group and Patrick Scheffler as representative(s)

File(s): SPF 17-16

Analyst: Robert Hobbs

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

1. **Final plat approval for:**
   Shady Grove Subdivision No. 2 (hereinafter the "Development"; alternatively, "Shady Grove Subdivision No. 2" or the "Project")

Comprising 7.12 acres proposed to be platted into thirty five (35) lots (31 buildable and 4 common) and being located in a RS 7 Zone on the west side of Chicago Street north of the Elijah Drain in a portion of Section 35, T3N, R2W, BM, Nampa, Canyon County in Nampa (see attached "Vicinity Map")

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 a development should it be approved, or, directing corrections to the final plat or related construction drawings.

Comments/Recommendation(s):
Staff finds that the proposed subdivision final plat of/for Shady Grove Subdivision No. 2 conforms, or substantially conforms within acceptable limits, to the approved preliminary plat of/for Shady Grove Subdivision, and, complies with relevant RS 7 zoning codes and City of Nampa subdivision standards appertaining to the proposed Subdivision. (Said determination is,

or may be, partially predicated on said final plat being revised in limited form and fashion to meet requirements set forth by various responding agencies and City departments.)

Accordingly, Staff recommends that Shady Grove 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 the Project final plat to the City Council, then Staff would suggest the following as (a) Condition(s) of Approval(s) for adoption with any such recommending vote (note: the Commission may obviously add, subtract and/or modify conditions as it deems appropriate):

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

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

   Specifically:
   a. Comply with the requirement(s) listed in the November 14, 2016 memorandum from the Nampa Engineering Division authored by Daniel Badger (2 pages – copy hereto attached); and,

   b. Comply with the requirement(s) listed in the November 01, 2016 memorandum from the Nampa Engineering Division, GIS section, authored by Craig Tarter (1 page – copy hereto attached); and,

   c. Comply with the requirement(s) listed in the October 11, 2016 email printout from the Nampa Building Department authored by Neil Jones (1 page – copy hereto attached) at time of building permit application…

2. Correct any spelling, grammar and punctuation and numbering errors that may be evident on the plat face and/or in the proposed Project plat development notes; and,

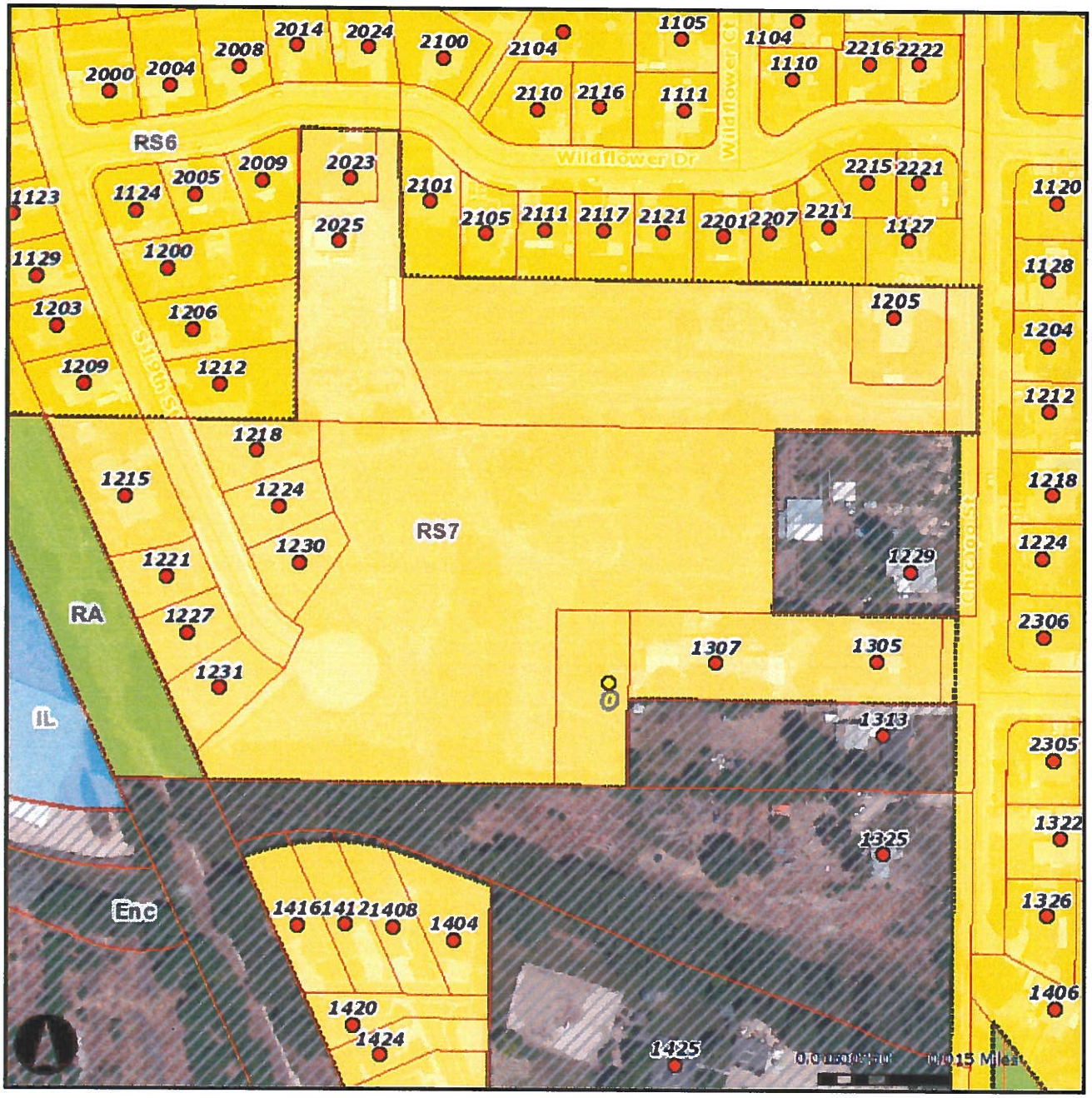
3. <Any other conditions as may be levied by the Commission….

ATTACHMENTS

- Copy of Vicinity/zoning maps, application, plat pages, agency/department & citizen correspondence, etc.
  (pages/Exhibits 3+)

3

Map



Address Points

- Active
- Hold
- Proposed
- Retired
- Other

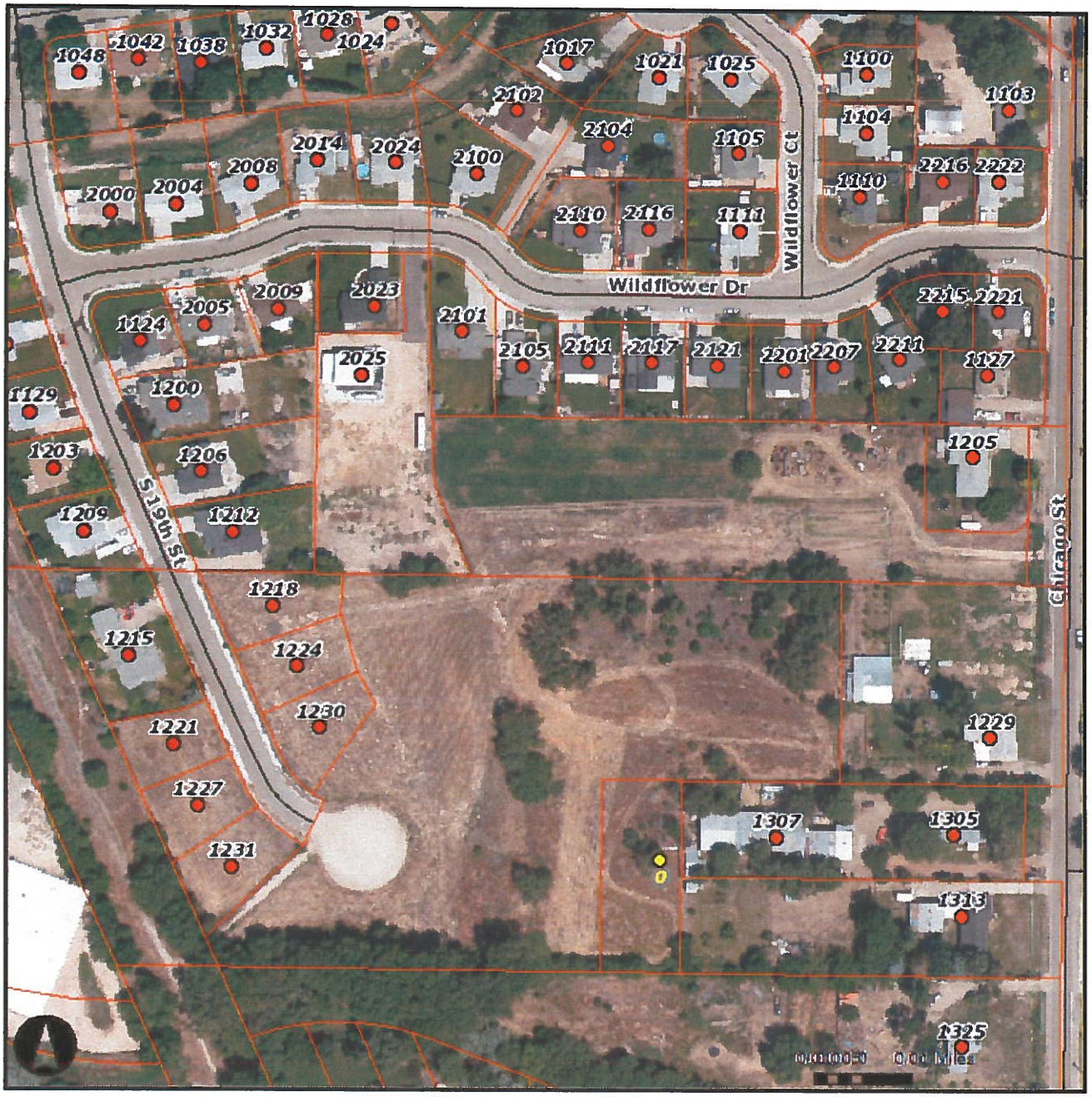
County Parcels

Copyright

Basemap_wAerial

4

Map



Address Points

- Active
- Hold
- Proposed
- Retired
- Other

County Parcels

Copyright

Basemap_wAerial

SPF-00017-2014

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	SHADY GROVE PLACE SUBDIVISION NO.2
Location of Subdivision	SE1/4 OF NW1/4, SECTION 35, T.3N, R.2W, B.M.

Owner	SHADY GROVE LLC
Address	2097 WHITE PINE LN, BOISE, ID. 83706
Phone	208-870-9955
FAX	208-884-5399
E-Mail	pscheffler@idahosurvey.com

Applicant	HAYDEN HOMES, LLC
Address	2464 SW GLACIER PLACE, STE 110, REDMOND, OR. 97756
Phone	541-749-0830
FAX	
E-Mail	Mgregory@Hayden-Homes.com

Engineer/Surveyor/Planner	PATRICK SCHEFFLER, PLS I
Address	IDAHO SURVEY GROUP, 1450 E. WATERTOWER ST. #110, MERIDIAN, 83642
Phone	208-846-8570
FAX	208-884-5399
E-Mail	pscheffler@idahosurvey.com

FINAL PLAT INFORMATION

Total Acreage 7.12
Total Number of Lots: 35 Buildable: 31 Common: 4
Gross Density per Acre: 4.2 (Number of units per acre of total land to be developed
Net Density per Acre 5.1 (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

****

RECEIVED
SEP 30 2016

6

Shady Grove, LLC
2097 White Pine Ln
Boise, ID 83706

September 28, 2016

RECEIVED
SEP 30 2016

City of Nampa
411 3rd St N.
Nampa, ID 836

Re: Final Plat application- Shady Grove Place Subdivision No. 2

Dear Sirs:

Please accept this final plat application for the above referenced subdivision. An amended preliminary plat and amended Development Agreement for this development was approved by Nampa City Council on June 6, 2016. This final plat conforms to the layout of the approved preliminary Plat and terms of the amended Development Agreement. I herby authorize this application to be submitted by the applicant, Hayden Homes, LLC.

Sincerely,

Patrick J. Scheffler
Shady Grove, LLC

PLAT SHOWING

SHADY GROVE PLACE SUBDIVISION NO. 2

LOCATED IN A PORTION OF THE SE 1/4, OF THE NW 1/4 OF SECTION 35, T.3N., R.2W., B.M., NAMPA, CANYON COUNTY, IDAHO

2016

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	CHORD BRG.	DELTA
C1	98.50'	14.88'	14.87'	N 60°08'34" W	8°39'24"
C2	20.00'	31.42'	28.29'	N 45°38'50" E	90°00'35"
C5	1000.00'	36.78'	36.78'	N 88°17'39" W	2°06'26"
C6	100.00'	183.64'	158.90'	S 40°09'05" W	105°12'57"
C7	140.00'	71.96'	71.17'	S 02°16'05" W	29°26'57"
C8	100.00'	133.95'	124.16'	S 55°21'58" W	76°44'50"
C9	125.00'	50.27'	49.93'	N 74°44'23" W	23°02'27"
C10	100.00'	40.76'	40.48'	S 74°35'00" E	23°21'14"
C11	75.00'	1.68'	1.68'	S 86°54'09" E	1°17'04"
C12	75.00'	98.78'	91.79'	N 54°43'27" E	75°27'46"
C13	115.00'	59.11'	58.46'	N 02°16'05" E	29°26'57"
C14	125.00'	25.58'	25.54'	N 06°35'35" W	11°43'37"
C15	125.00'	66.49'	65.70'	N 14°30'28" E	30°28'29"
C16	125.00'	56.56'	56.07'	N 42°42'25" E	25°55'24"
C17	125.00'	50.48'	50.13'	N 67°14'12" E	23°08'11"
C18	125.00'	30.44'	30.37'	N 85°46'56" E	13°57'16"
C19	975.00'	5.18'	5.18'	S 87°23'34" E	0°18'15"
C20	975.00'	30.68'	30.68'	S 88°26'47" E	1°48'11"
C21	1025.00'	37.70'	37.70'	N 88°17'39" W	2°06'26"
C22	75.00'	137.73'	119.17'	S 40°09'05" W	105°12'57"
C23	165.00'	70.59'	70.06'	S 00°11'59" E	24°30'48"
C24	165.00'	14.21'	14.21'	S 14°31'29" W	4°56'09"
C25	125.00'	8.65'	8.64'	S 18°58'27" W	3°57'47"
C26	125.00'	72.32'	71.32'	S 37°31'49" W	33°08'58"
C27	125.00'	41.92'	41.73'	S 63°42'48" W	19°12'59"
C28	125.00'	44.55'	44.31'	S 83°31'50" W	20°25'06"
C29	150.01'	8.40'	8.40'	N 84°39'20" W	3°12'33"
C30	150.00'	28.67'	28.63'	N 77°34'28" W	10°57'09"
C31	151.50'	21.78'	21.76'	N 66°29'50" W	8°14'08"

N

10 60 180
0 30 120

SCALE: 1" = 60'

LEGEND

- FOUND 5/8" IRON PIN, AS NOTED
- FOUND 5/8" IRON PIN, PLS 7015
- FOUND BRASS CAP MONUMENT
- SET ALUMINUM CAP MONUMENT
- SET 1/2" x 24" IRON PIN, PLS 7015
- SET 5/8" x 30" IRON PIN, PLS 7015
- CALCULATED POINT
- LOT NO.
- LOT LINE
- PROPERTY BOUNDARY LINE
- EXISTING PARCEL/LOT LINE
- SECTION LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- EASEMENT LINE

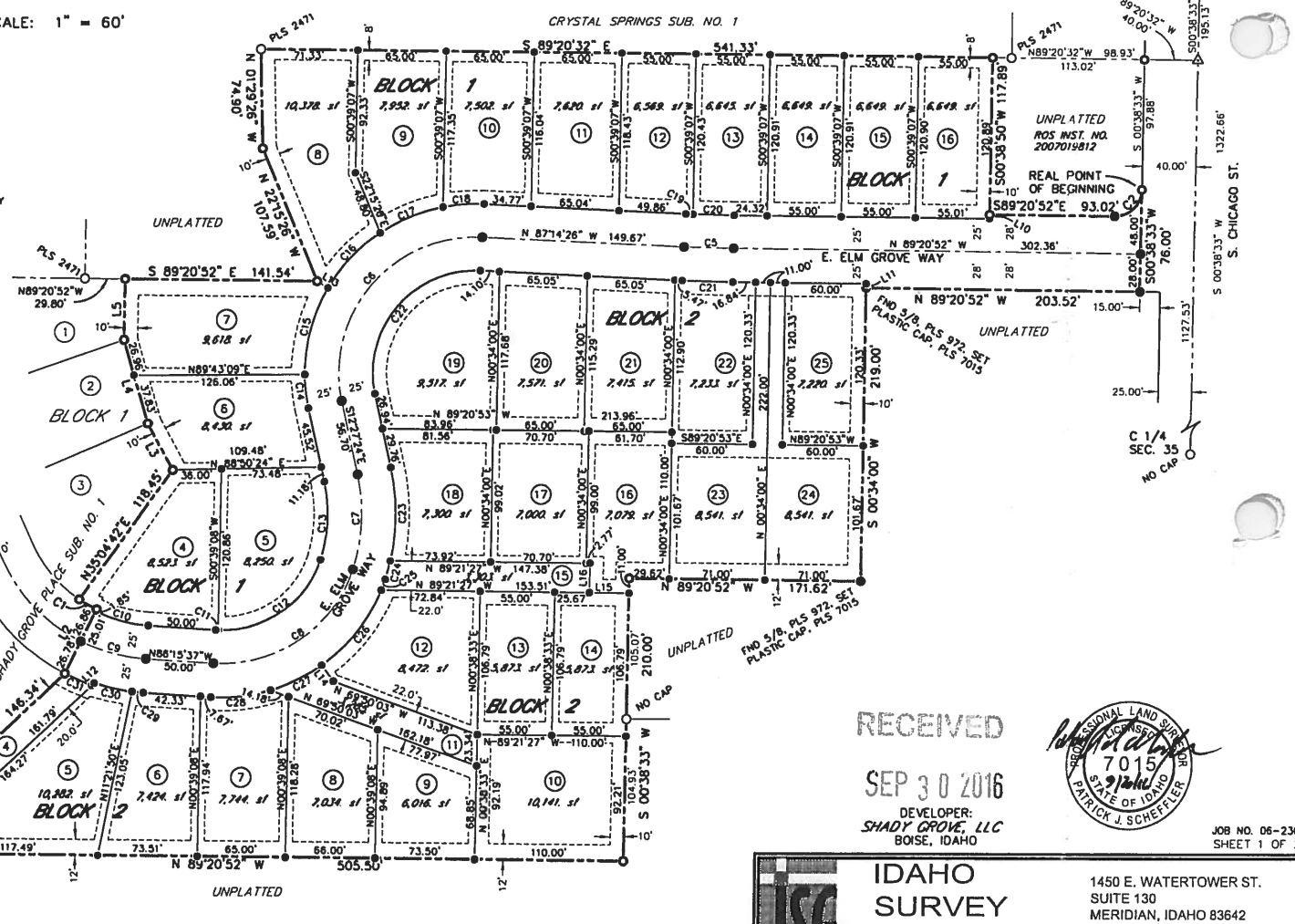
NOTES:

1. A PERMANENT EASEMENT FOR PUBLIC UTILITIES, DRAINAGE AND IRRIGATION IS HEREBY DESIGNATED, AS FOLLOWS, UNLESS OTHERWISE DIMENSIONED:
   - 12 FOOT WIDE ALONG THE SUBDIVISION BOUNDARY
   - 10 FOOT WIDE ALONG THE FRONTAGE OF EACH LOT OR PUBLIC RIGHT-OF-WAY
   - 10 FOOT WIDE ALONG THE REAR LOT LINES WHERE IT IS NOT A SUBDIVISION BOUNDARY
   - 5 FOOT WIDE ALONG EACH SIDE OF THE INTERIOR LOT LINES
2. IRRIGATION WATER IS PROVIDED IN COMPLIANCE WITH IDAHO CODE SECTION 31-3805(b). LOTS WITHIN THE SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS, AND WILL BE OBLIGATED FOR ASSESSMENTS FROM THE CITY OF NAMPA.
3. ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF RESUBDIVISION.
4. MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE AT THE TIME OF ISSUANCE OF ANY BUILDING PERMIT.
5. THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES: "NO AGRICULTURAL OPERATION OR APPURTENANCE TO IT SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER THE SAME HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION WAS NOT A NUISANCE AT THE TIME THE OPERATION BEGAN; PROVIDED, THAT THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHENEVER A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF ANY AGRICULTURAL OPERATION OR APPURTENANCE TO IT."
6. LOTS 4 AND 9, BLOCK 2 ARE OPEN SPACE LOTS TO BE OWNED AND MAINTAINED BY THE SHADY GROVE PLACE HOMEOWNERS ASSOCIATION.
7. LOTS 11 AND 15, BLOCK 2 ARE COMMON DRIVEWAY LOTS TO BE OWNED AND MAINTAINED BY THE SHADY GROVE PLACE HOMEOWNERS ASSOCIATION.

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 24°17'46" W	35.18'
L2	N 25°31'44" E	53.64'
L3	N 28°07'30" W	39.80'
L4	N 16°15'46" W	64.79'
L5	N 00°39'08" E	45.03'
L10	S 00°38'50" W	3.00'
L11	N 00°34'00" E	3.00'
L12	N 46°41'31" E	2.48'
L13	N 57°44'17" W	9.49'
L14	N 35°53'42" W	14.77'
L15	N 89°21'27" W	29.33'
L16	N 00°38'33" E	22.00'

FOR ADDITIONAL BOUNDARY INFORMATION, SEE RECORD OF SURVEYS:

INST. NO. 2007019805
INST. NO. 2007019811
INST. NO. 2007019812
INST. NO. 8813484
INST. NO. 8818864



RECEIVED
SEP 30 2016

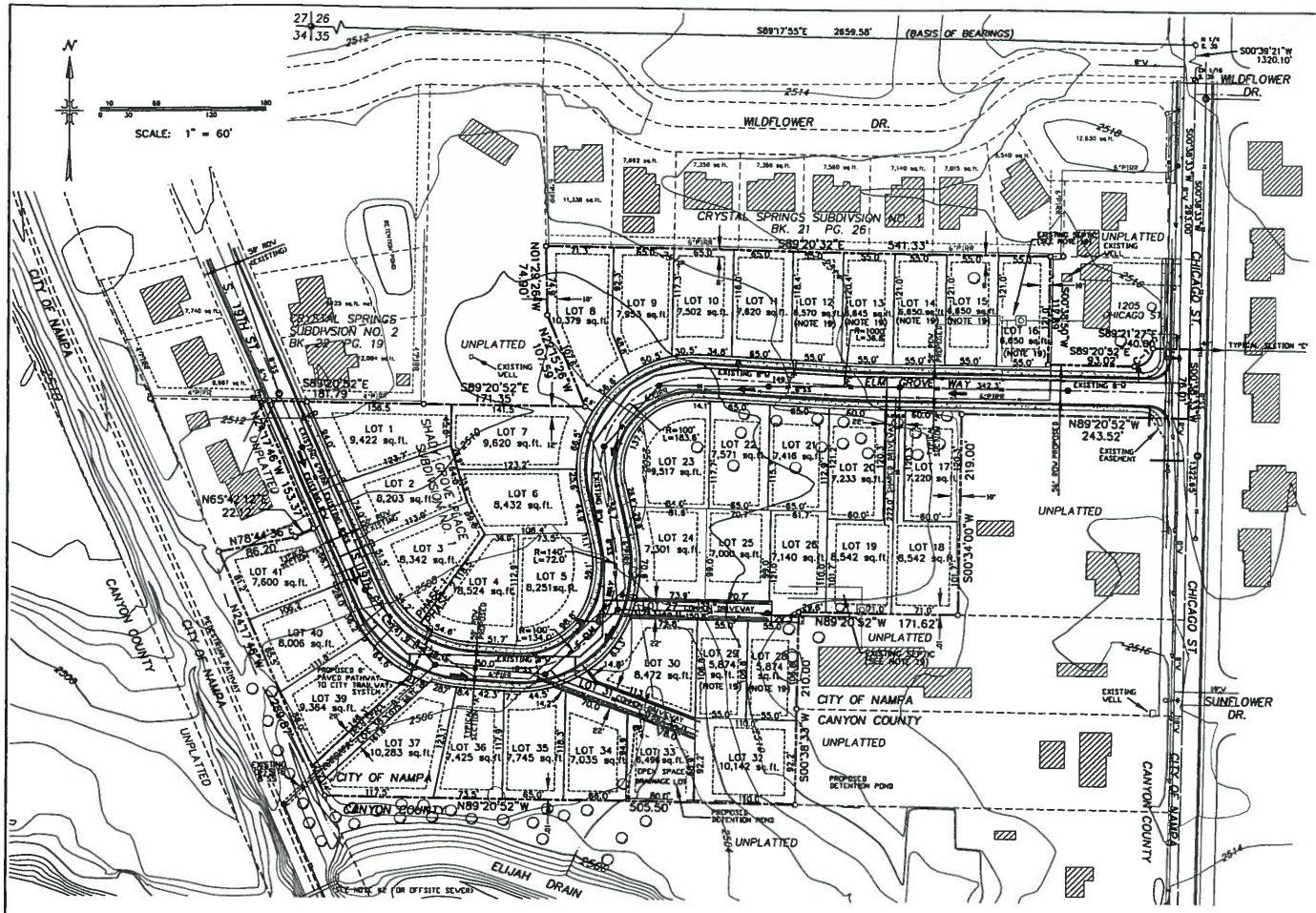
DEVELOPER:
SHADY GROVE, LLC
BOISE, IDAHO

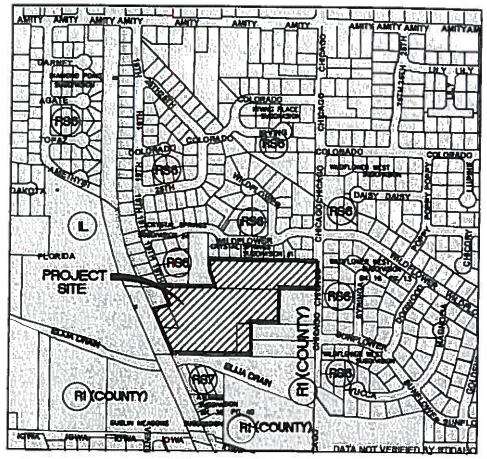
PROFESSIONAL LAND SURVEYOR LICENSED 7015 STATE OF IDAHO PATRICK J. SCHEFFLER

JOB NO. 06-230
SHEET 1 OF 2

IDAHO SURVEY GROUP, P.C.
1450 E. WATERTOWER ST.
SUITE 130
MERIDIAN, IDAHO 83642
(208) 846-8570

S:\ISG Projects\ShadyGrovePlacePLAT (06-230)\dwg\Plat\ShadyGrovePlaceNo2PLAT.dwg 9/28/2016 10:51:31 AM MDT





VICINITY MAP 1"=600'

NOTES:

1. ALL LOTS SHALL HAVE A SEWER SERVICE PROVIDED FOR DISCHARGE INTO CITY OF NAMPA SEWER MAINS.
2. EXISTING OFFSITE SEWER FOLLOWS CITY OF NAMPA RAILS TO TRAILS ALIGNMENT AND CONNECTS TO EXISTING 18" TRUNK SEWER IN IOWA STREET.
3. DOMESTIC WATER WILL BE PROVIDED TO ALL LOTS BY STANDARD NAMPA CITY WATER.
4. ALL LOT LINES COMMON TO A PUBLIC RIGHT-OF-WAY LINE SHALL HAVE A TEN (10) FOOT WIDE PERMANENT PUBLIC UTILITIES AND DRAINAGE EASEMENT.
5. PROJECT BOUNDARY SHALL HAVE A TEN (10) FOOT WIDE PERMANENT PUBLIC UTILITIES AND DRAINAGE EASEMENT.
6. EACH SIDE OF COMMON LOT LINES SHALL HAVE A FIVE (5) FOOT PERMANENT PUBLIC UTILITIES, IRRIGATION, AND DRAINAGE EASEMENT, EXCEPT AS OTHERWISE SHOWN.
7. MINIMUM BUILDING SETBACK LINE SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT.
8. ALL LOTS WITHIN THIS SUBDIVISION ARE SINGLE FAMILY RESIDENTIAL LOTS, WITH THE EXCEPTION OF LOTS 27, 31, 33, AND 38 WHICH ARE COMMON AREA LOTS ALL OWNED BY THE HOMEOWNERS ASSOCIATION. LOTS 33 AND 38 SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION. LOT 27 IS A COMMON DRIVEWAY LOT AND SHALL BE MAINTAINED EQUALLY BY THE OWNERS OF LOTS 25, 26, 28 AND 29. LOT 31 IS A COMMON DRIVEWAY LOT AND SHALL BE MAINTAINED EQUALLY BY THE OWNERS OF LOTS 32, 33 AND 34. ALL SAND COMMON LOTS AND SHARED DRIVEWAYS SHALL HAVE A BLANKET UTILITY AND DRAINAGE EASEMENT.
9. ALL STREETS WILL BE PUBLIC AND CONSTRUCTED TO CITY OF NAMPA ROAD STANDARDS.
10. STORM WATER DRAINAGE SHALL BE COLLECTED AND/OR DETAINED ON SITE AT PREDEVELOPMENT FLOWS BY CATCH BASINS, UNDERGROUND PIPING, SWALES, BASINS AND SEEPAGE BEDS PER CITY OF NAMPA STORM WATER STANDARDS.
11. FIRE PROTECTION WILL BE ENGINEERED TO THE GUIDELINES OF THE CITY OF NAMPA FIRE DISTRICT.
12. THE DEVELOPER WILL COMPLY WITH IDAHO CODE 31-3805 BY PROVIDING PRESSURE IRRIGATION TO ALL LOTS PER CITY OF NAMPA STANDARDS AND THE NAMPA MERIDIAN IRRIGATION DISTRICT.
13. THIS DEVELOPMENT RECOGNIZES SECTION 22-4503, RIGHT TO FARM ACT, WHICH STATES, IDAHO CODE "NO AGRICULTURAL OPERATION OR AN APPURTENANCE TO IT SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER THE SAME HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION WAS NOT A NUISANCE AT THE TIME THE OPERATION BEGAN; PROVIDED THAT THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHENEVER A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF ANY AGRICULTURAL OPERATION OR AN APPURTENANCE TO IT."
14. ALL EXISTING BUILDINGS ON UNPLATTED PARCELS WITHIN 500 FEET OF THE DEVELOPMENT SITE ARE ASSUMED TO HAVE INDIVIDUAL WELLS AND SEPTIC TANKS AND DRAIN FIELDS. ALL SEPTIC TANKS AND DRAIN FIELDS WITHIN 500' ARE SHOWN FROM RECORD INFORMATION IF INFORMATION WAS AVAILABLE AT SOUTHWEST DISTRICT HEALTH DEPARTMENT. UNABLE TO VERIFY AND SHOW ALL EXISTING LOCATIONS OF SEPTIC AND WELLS ON PRELIMINARY PLAT.
15. THIS DEVELOPMENT WILL CONNECT TO THE CITY OF NAMPA PRESSURE IRRIGATION SYSTEM AND WILL PROVIDE PRESSURE IRRIGATION TO ALL LOTS.
16. SIZE SUBMITTED PRELIMINARY ENGINEERING DRAINAGE REPORT FOR DETAILED INFORMATION OF DRAINAGE METHODS AND CALCULATIONS.
17. STREET SIGNS WILL BE INSTALLED AT LOCATIONS PER NAMPA CITY ENGINEERING STANDARDS PER SECTION N-1130 OR AS APPROVED BY NAMPA CITY ENGINEER. NO PRIVATE STREETS PROPOSED.
18. EXISTING SEPTIC SYSTEM TO BE REMOVED AND CITY SEWER SERVICE PROVIDED.
19. BUILDING LOTS BELOW 7,000 SQ. FT. IN SIZE ARE ARE CITY APPROVED BASED ON PROVISIONS, RESTRICTIONS AND CONDITIONS CITED IN N.C.C. SECTION 10-27-4.A.3 AND IN CONJUNCTION WITH SHADY GROVE PLACE SUBDIVISION.

OWNER
SHADY GROVE, LLC.

DEVELOPER
SHADY GROVE, LLC.
2087 WHITE PINE LN
BOISE, ID. 83705
PH. 573-0986
FAX 884-5399

ENGINEER
RICHARD TOMLINSON, P.E.
TOMLINSON CONSULTING, INC.
208 N. 10TH ST. SUITE B103
BOISE, ID 83702
871-6073

PLANNER/CONTACT
PATRICK SCHEFFLER
IDAHO SURVEY GROUP
1450 E WATERTOWER ST
MERIDIAN ID. 83642
846-8570

DEVELOPMENT FEATURES

ACREAGE
TOTAL PARCEL - 8.70 ACRES
TOTAL LOTS - 41
BUILDABLE LOTS - 37
COMMON LOTS - 4
DENSITY DU/ACRE - 4.2
COMMON AREA - 0.27 ACRES 4.3%
USEABLE OPEN SPACE - 0.22 ACRES 2.3%

ZONING
EXISTING - RS 7
PROPOSED - RS 7 (NO CHANGE)
MINIMUM LOT AREA= 5,814 SF
AVERAGE LOT AREA=6,984 SF
(USING MID-80% RULE)

SEWAGE DISPOSAL
NAMPA CITY SEWER

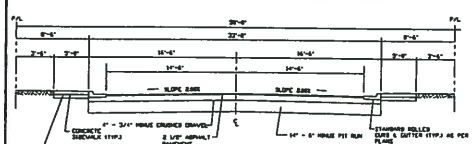
WATER SUPPLY
NAMPA CITY WATER

CITY
NAMPA CITY AND IMPACT AREA

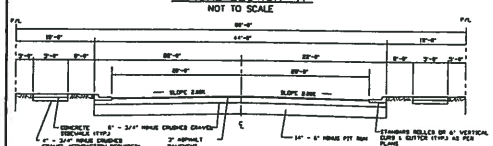
SCHOOL DISTRICT
NAMPA

FIRE DISTRICT
NAMPA

IRRIGATION DISTRICT
NAMPA MERIDIAN IRRIGATION DISTRICT



50' RIGHT-OF-WAY
TYPICAL SECTION "A"
NOT TO SCALE



80' RIGHT-OF-WAY
COLLECTOR-TYPICAL SECTION "C"
NOT TO SCALE

CURVE DATA TABLE

CURVE	RADIUS	LENGTH	CHORD	CHORD BRG.	DELTA
C1	20.00	31.42	28.28	N 45°38'50" E	90°00'35"

REQUESTED EXCEPTIONS & VARIANCES

1.) S. 10TH ST. IN PLATTED CRYSTAL SPRINGS SUBDIVISION #2 HAS AN EXISTING 50' IMPROVED LOCAL STREET ROADWAY SECTION WITH ATTACHED 4' WIDE SIDEWALK. WE REQUEST AN EXCEPTION TO MAINTAIN 50' STANDARD LOCAL (2) STREET SECTION THROUGH SHADY GROVE PLACE PROJECT TO CHICAGO STREET. THE SIDEWALKS WILL TRANSITION IMMEDIATELY TO ATTACHED 5' SIDEWALKS THROUGHOUT PROJECT AND TRANSITION BACK TO 4' WIDE DETACHED SIDEWALKS AT CHICAGO STREET. THIS PROJECT HAS LESS THAN 40 RESIDENTIAL UNITS.

2.) WE REQUEST EXCEPTION TO MAXIMUM OF 4 RESIDENTIAL UNITS TAKING ACCESS TO A COMMON DRIVEWAY LOT. LOTS 25, 26, 28 AND 29 WILL TAKE ACCESS FROM COMMON DRIVEWAY AS SHOWN. LOT 24 HAS EXISTING PUBLIC STREET FRONTAGE, BUT WOULD BE BETTER SERVED WITH DRIVEWAY ACCESS TO THE COMMON DRIVEWAY LOT.

LEGEND

- FOUND 1/2" IRON PIN
- FOUND 5/8" IRON PIN
- FOUND BRASS CAP MONUMENT
- PROPERTY BOUNDARY LINE
- PARCEL LINE
- LOT LINE
- 1/4 SECTION LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- BUILDING SETBACK LINE
- EXISTING BUILDING
- LOT NO.
- DRAINAGE FLOW DIRECTION
- EXISTING DECIDUOUS TREE
- WATER VALVE
- WATER METER
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- SAND AND GREASE TRAP
- DROP INLET
- POWER POLE
- PRESSURE IRRIGATION VALVE
- EXISTING STREET LIGHT
- PROPOSED STREET LIGHT
- SANITARY SEWER LINE W/ MANHOLE
- STORM DRAIN LINE W/MANHOLE
- DOMESTIC WATER LINE
- OVERHEAD POWER LINE
- EDGE OF PAVEMENT
- EXISTING CURB & GUTTER
- PROPOSED CURB, GUTTER & SIDEWALK

PROFESSIONAL LAND SURVEYOR 15013 STATE OF IDAHO PATRICK J. SCHEFFLER

THESE DRAWINGS, OR ANY PORTION THEREOF, SHALL NOT ON ANY PROJECT OR EXTENSIONS OF THIS PROJECT EXCEP- AGREEMENT IN WRITING WITH IDAHO SURVEY GROUP, INC.

NO.	REVISIONS	BY	DATE
2	ADDED NOTE 19 AND REFERENCES ON PLAT LOTS 12-16 AND 28-29	PJS	4-26-16
1			

IDAHO SURVEY GROUP, P.C.
1450 E. WATERTOWER ST.
SUITE 130
MERIDIAN, IDAHO 83642
PH. (208) 846-8570
FAX (208) 884-5399

SHADY GROVE PLACE SUBDIVISION

AMENDED PRELIMINARY PLAT

LOCATED IN THE SE ¼ OF THE NW ¼ OF SECTION 35, T.3N., R.2W., B.M., CANYON COUNTY, IDAHO

DRAWN: PJS	CHECKED: PS	JOB NO.	SHEET NO.
DATE: REV. 4/26/16	DATE: 4/26/16	06-230	1

RECEIVED
SEP 30 2016

SHADY GROVE PLACE SUBDIVISION NO. 2

CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS: THAT SHADY GROVE, LLC, AN IDAHO LIMITED LIABILITY COMPANY, IS THE OWNER OF THE PROPERTY DESCRIBED AS FOLLOWS:

BEING A PARCEL OF LAND LOCATED IN THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 3 NORTH, RANGE 2 WEST, B.M., NAMPA, CANYON COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE BOISE MERIDIAN, CANYON COUNTY, IDAHO, FROM WHICH THE NORTHWEST CORNER OF SAID SECTION 35 BEARS NORTH 89°17'55" WEST, 2659.58 FEET; THENCE ALONG THE EAST BOUNDARY LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE AFORESAID SECTION 35 SOUTH 00°39'21" WEST, 1320.10 FEET TO THE CENTER NORTH 1/16 CORNER OF SAID SECTION 35; THENCE ALONG THE EAST BOUNDARY LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 35 SOUTH 00°38'33" WEST, 195.13 FEET; THENCE LEAVING SAID EAST BOUNDARY LINE NORTH 89°20'32" WEST, 40.00 FEET TO THE INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF CHICAGO STREET; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE SOUTH 00°38'33" WEST, 97.88 FEET TO THE REAL POINT OF BEGINNING.

THENCE CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE SOUTH 00°38'33" WEST, 76.00 FEET; THENCE LEAVING SAID WEST RIGHT-OF-WAY LINE NORTH 89°20'52" WEST, 203.52 FEET; THENCE SOUTH 00°34'00" WEST, 219.00 FEET; THENCE NORTH 89°20'52" WEST, 171.62 FEET; THENCE SOUTH 00°38'33" WEST, 210.00 FEET; THENCE NORTH 89°20'52" WEST, 505.50 FEET TO THE INTERSECTION WITH THE EASTERLY LINE OF THE ABANDONED UNION PACIFIC RAILROAD RIGHT-OF-WAY; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE NORTH 24°17'46" WEST, 35.18 FEET TO THE MOST-SOUTHERLY CORNER OF SHADY GROVE PLACE SUBDIVISION NO. 1 AS FILED IN BOOK 43 OF PLATS AT PAGE 15, OFFICIAL RECORDS OF CANYON COUNTY, IDAHO; THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE EXTERIOR BOUNDARY LINES OF SAID SHADY GROVE PLACE SUBDIVISION NO. 1 THE FOLLOWING SEVEN (7) COURSES AND DISTANCES: THENCE NORTH 46°41'31" EAST, 146.34 FEET; THENCE NORTH 25°31'44" EAST, 53.64 FEET; THENCE 14.88 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 98.50 FEET, A CENTRAL ANGLE OF 08°39'24", AND A LONG CHORD WHICH BEARS NORTH 60°08'34" WEST, A DISTANCE OF 14.87 FEET; THENCE NORTH 35°04'42" EAST, 118.45 FEET; THENCE NORTH 28°07'30" WEST, 39.80 FEET; THENCE NORTH 16°15'46" WEST, 64.79 FEET; THENCE NORTH 00°39'08" EAST, 45.03 FEET; THENCE LEAVING SAID EXTERIOR BOUNDARY LINES SOUTH 89°20'52" EAST, 141.54 FEET; THENCE NORTH 22°15'26" WEST, 107.59 FEET; THENCE NORTH 01°29'26" WEST, 74.90 FEET TO A 5/8" REBAR MARKING THE SOUTHWEST CORNER OF CRYSTAL SPRINGS SUBDIVISION NO. 1 AS FILED IN BOOK 21 AT PAGE 26, OFFICIAL RECORDS OF CANYON COUNTY, IDAHO; THENCE ALONG THE SOUTH BOUNDARY LINE OF SAID CRYSTAL SPRINGS SUBDIVISION NO. 1 SOUTH 89°20'32" EAST, 541.33 FEET; THENCE LEAVING SAID SOUTH BOUNDARY LINE SOUTH 00°38'50" WEST, 117.89 FEET; THENCE SOUTH 89°20'52" EAST, 93.02 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; THENCE 31.42 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°00'35" AND A LONG CHORD WHICH BEARS NORTH 45°38'50" EAST, A DISTANCE OF 28.29 FEET TO THE REAL POINT OF BEGINNING. CONTAINS AN AREA OF 7.12 ACRES, MORE OR LESS.

IT IS THE INTENTION OF THE UNDERSIGNED TO HEREBY INCLUDE THE ABOVE DESCRIBED PROPERTY IN THIS PLAT AND TO DEDICATE TO THE PUBLIC, THE PUBLIC STREETS AS SHOWN ON THIS PLAT. THE EASEMENTS AS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC. HOWEVER, THE RIGHT TO USE SAID EASEMENTS IS HEREBY PERPETUALLY RESERVED FOR PUBLIC UTILITIES AND SUCH OTHER USES AS DESIGNATED WITHIN THIS PLAT, AND NO PERMANENT STRUCTURES ARE TO BE ERECTED WITHIN THE LINES OF SAID EASEMENTS. ALL LOTS IN THIS PLAT WILL BE ELIGIBLE TO RECEIVE WATER SERVICE FROM THE CITY OF NAMPA EXISTING WATER SYSTEM AND THE CITY OF NAMPA HAS AGREED IN WRITING TO SERVE ALL THE LOTS IN THIS SUBDIVISION.

SHADY GROVE, LLC

_____
MARZIEH MOTLAGH, MEMBER

ACKNOWLEDGMENT

STATE OF IDAHO)
} S.S.
COUNTY OF ADA)

ON THIS _____ DAY OF _____, _____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED MARZIEH MOTLAGH, KNOWN OR IDENTIFIED TO ME TO BE A MEMBER OF SHADY GROVE, LLC, THE PERSON WHO EXECUTED THIS INSTRUMENT ON BEHALF OF SAID LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED TO ME THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC FOR IDAHO
RESIDING IN _____, IDAHO

CERTIFICATE OF SURVEYOR

I, PATRICK J. SCHEFFLER, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED BY THE STATE OF IDAHO, AND THAT THIS PLAT AS DESCRIBED IN THE "CERTIFICATE OF OWNERS" WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED THEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

PROFESSIONAL LAND SURVEYOR LICENSED 7015 STATE OF IDAHO PATRICK J. SCHEFFLER
9/12/16

PATRICK J. SCHEFFLER — IDAHO NO. 7015

APPROVAL OF SOUTHWEST DISTRICT HEALTH DEPARTMENT

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, IDAHO, 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 SANITARY RESTRICTIONS MAY BE REIMPOSED, 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.

SOUTHWEST DISTRICT HEALTH DEPARTMENT, REHS — DATE

APPROVAL OF CITY ENGINEER

I, THE UNDERSIGNED, CITY ENGINEER IN AND FOR THE CITY OF NAMPA, CANYON COUNTY, IDAHO, HEREBY APPROVE THIS PLAT.

CITY ENGINEER

APPROVAL OF CITY PLANNING AND ZONING COMMISION

ACCEPTED AND APPROVED THIS _____ DAY OF _____, BY THE PLANNING AND ZONNING COMMISION OF NAMPA, IDAHO.

CHAIRMAN, NAMPA PLANNING & ZONING COMMISSION

SECRETARY, NAMPA PLANNING & ZONING COMMISSION

APPROVAL OF CITY COUNCIL

I, THE UNDERSIGNED, CITY CLERK 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 _____, _____, THIS PLAT WAS DULY ACCEPTED AND APPROVED.

CITY CLERK, NAMPA, IDAHO

CERTIFICATE OF COUNTY SURVEYOR

I, THE UNDERSIGNED, COUNTY SURVEYOR, IN AND FOR CANYON COUNTY, IDAHO, DO HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT AND THAT IT COMPLIES WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

COUNTY SURVEYOR

CERTIFICATE OF THE COUNTY TREASURER

I, THE UNDERSIGNED, COUNTY TREASURER IN AND FOR THE COUNTY OF CANYON, STATE OF IDAHO, PER THE REQUIREMENTS OF I.C. 50-1308 DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND/OR DELINQUENT COUNTY PROPERTY TAXES FOR THE PROPERTY INCLUDED IN THIS SUBDIVISION HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

DATE — COUNTY TREASURER

COUNTY RECORDER'S CERTIFICATE

STATE OF IDAHO)
} S.S.
COUNTY OF CANYON)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF _____ AT _____ MINUTES PAST _____ O'CLOCK _____.M., ON THIS _____ DAY OF _____, 20_____.
IN BOOK _____ OF PLATS AT PAGES _____ AND _____. INSTRUMENT NO. _____.

DEPUTY — EX-OFFICIO RECORDER

JOB NO. 06-230
SHEET 2 OF 2

S:\JSG Projects\ShadyGrovePlacePLAT (06-230)\dwg\Plat\ShadyGrovePlaceNo2PLAT.dwg 9/26/2016 10:51:21 AM MDT

10

City of Nampa

ENGINEERING DIVISION **OFFICE (208) 468-5444**
CITY HALL 411 THIRD STREET SO. NAMPA, IDAHO 83651 FAX (208) 465-2261

DATE: November 14, 2016

TO: Planning and Zoning Commission

FROM: Daniel Badger, P.E.

SUBJECT: Shady Grove Place Subdivision #2 Fianl Plat

Recommendation: The Engineering does not oppose approving this request with the following conditions:

Sheet C1.1

- Revise all notes to reference the 2012 ISPWC and the City of Nampa Supplemental Standards (Feb 2015). Remove all refrences to ACHD, Nampa Highway Distirct, and the City of Meridian.
- Add references to City Supplementanls to the Street Light notes.
- Revise traffic control notes to reference the current edition of the ISPWC.

Sheet C1.3

- Add 1 more street light to provide 400' spacing add position them at the curves.
- Move the street light on Chicago to the Elm Grove side to avoid conflict with the gravity irrigation.

Sheet C2.1

- Provide pad site elevations and lot grading per section 20.02 of the Process & Policy Manual.

Sheet C3.1

- Are the TBC elevations at the catch basins for rolled or vertical curb? The transition for the catch basins puts it at vertical curb.
- Provide TBC elevations at lot lines for verification of water meter tub grades.

Sheet C3.2

- Private drive needs to be minimum of 20' wide paved surface.
- Provide an asphalt transition from the south ped-ramp to the street.

Sheet C4.1

- Provide a gravel or paved access to the sand and grease trap.
- Show monitoring wells for the seepage beds per the stormwater policy.
- Storm drain manholes need to be SD-612.
- SD-624 is not the correct drawings for a 350 gallon sand and grease trap.
- Change the outlet pipe from the pond to 12".

Sheet C6.1

- Provide a blow off on the end of the water main feeding lots 25, 26, 28, and 29.
- The water main feeding lots 25, 26, 28 and 29 needs to be an 8".

- Move the meter setters for Lost 18 and 19 to the back of sidewalk.

Sheet L3.1

- Fittings shown at the connection points at Lot 35 and 30 do not list all fittings needed revise accordingly.
- Provide a box on the north side of the road for the gravity irrigation pipe.
- Upgrade the gravity irrigation pipe in the roadway to C-900 or class 200 PVC.

Storm Drainage Calculations

- The storm drainage calculations reference an 8" per hour infiltration rate. The geo-tech report does not provide documentation this is a valid assumption. Provide an updated geo-tech report.

12

City of Nampa

ENGINEERING DIVISION **OFFICE (208) 468-5458**
CITY HALL 411 THIRD STREET SO. NAMPA, IDAHO 83651 FAX (208) 465-2261

November 1, 2016

RE: Shady Grove Place #2 - Final Plat

To: Idaho Survey Group

cc: Sylvia Mackrill

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

- E Elm Grove Way should be E Elm Grove Dr

Sincerely,

Craig Tarter
GIS Supervisor
Engineering Division
City of Nampa
(208) 468-5463

NAMPA Proud

13

IDAHO TRANSPORTATION DEPARTMENT
P.O. Box 8028
Boise, ID 83707-2028

(208) 334-8300
itd.idaho.gov

October 24, 2016

Sylvia Mackrill
City of Nampa
411 3rd Street South
Nampa, Idaho 83651

VIA EMAIL

RE: SPF017 16 SHADY GROVE PLACE SUBDIVISION NO. 2

The Idaho Transportation Department (ITD) has reviewed the referenced final plat and application for the Shady Grove Place Subdivision No.2 located between South 19th Street and Chicago Street south Wildflower Drive, south of I-84. ITD has the following comments:

1. ITD has no objection to a subdivision being constructed in this location.
2. The proposed subdivision does not abut the State highway system.
3. Idaho Code 40-1910 does not allow advertising within the right-of-way of any State highway system.
4. IDAPA 39.03.60 rules govern advertising along the State highway system. The applicant can contact Dion Burch at 334-8355 for more information.

If you have any questions, you may contact me at 332-7190.

Sincerely,

Ken Couch

Ken Couch
Development Services Coordinator
Ken.Couch@itd.idaho.gov

14

Sylvia Mackrill

From:	Cody Swander
Sent:	Thursday, October 06, 2016 4:42 PM
To:	Sylvia Mackrill
Cc:	Darrin Johnson
Subject:	Shady Grove Place Subdivision No. 2 Project: SPF-00017-2016

Hi Sylvia,

Nampa Parks has reviewed the final plat for Shady Grove Place Subdivision No. 2 and have no requests.

Thank you,

Cody Swander
Parks Superintendent
O: 208.468.5890, F: 208.465.2321
Nampa Parks – Facebook Page
NAMPA Proud

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.

15

Sylvia Mackrill

From: Neil Jones
Sent: Tuesday, October 11, 2016 7:37 AM
To: Sylvia Mackrill
Cc: Bret Caulder
Subject: RE: Shady Grove Place No. 2 Subdivision Final Plat

Building department will need a maximum and minimum elevation for the top of the foundation for each lot.

Neil Jones
Plans Examiner Supervisor
P: 208.468.5492 F: 208.468.4494
Department of Building Safety, Like us on Facebook

From: Sylvia Mackrill
Sent: Tuesday, October 04, 2016 5:11 PM
To: Beth Ineck <ineckb@cityofnampa.us>; Brent Hoskins <hoskinsb@cityofnampa.us>; Bret Caulder <caulderb@cityofnampa.us>; Carl Miller - Compass of Idaho (cmiller@compassidaho.org) <cmiller@compassidaho.org>; Craig Tarter <tarterc@cityofnampa.us>; Daniel Badger <BadgerD@cityofnampa.us>; Don Barr <barrd@cityofnampa.us>; Eddy Thiel <eddy@nampahighway1.com>; Eric R Shannon <eric@nampahighway1.com>; Eric Skoglund <skoglundl@cityofnampa.us>; Jeff Barnes <barnesj@cityofnampa.us>; Jennifer Yost <yostj@cityofnampa.us>; Jim Brooks <brooksj@cityofnampa.us>; Ken Couch <Ken.Couch@itd.idaho.gov>; Kent Lovelace <lovelacek@cityofnampa.us>; Michael Fuss <fussm@cityofnampa.us>; Neil Jones <jonesn@cityofnampa.us>; Patrick Sullivan <sullivanw@cityofnampa.us>; Ray Rice <ricer@cityofnampa.us>; Robin Collins <collinsrr@cityofnampa.us>; Soyla Reyna <reynas@cityofnampa.us>; Tom Points <pointst@cityofnampa.us>; Vickie Holbrook <holbrookv@cityofnampa.us>
Subject: Shady Grove Place No. 2 Subdivision Final Plat

Hayden Homes, LLC, and Idaho Survey Group have submitted the final plat for Shady Grove Place Subdivision No. 2. The 35 lot development is located on 7.12 acres, on the west side of S Chicago St, south of E Amity Ave, within the RS-7 (Single Family Residential – 7000 sq ft minimum lot size) zoning designation.
The final plat is scheduled as a business item on the Planning and Zoning Commission Agenda of November 22, 2016.
Please review the attached application information and Final Plat and return any comments to my attention prior to November 10, 2016.
Thank you,

Sylvia Mackrill, Administrative Operations Manager
O: 208.468.5484, F: 208.468.5439
411 3rd Street South, Nampa, ID 83651
Planning and Zoning - Like us on Facebook
NAMPA Proud

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.

16

Sylvia Mackrill

From: Eddy Thiel <eddy@nampahighway1.com>
Sent: Thursday, October 20, 2016 9:59 AM
To: Sylvia Mackrill
Subject: SPF-00017-2016

Good Morning Sylvia,

The Nampa Highway District #1 has no objection to the Final Plat of the Shady Grove Place Sub. #2 as it is not within the Highway District's jurisdiction.

If you have any questions or comments feel free to contact us.

Thank you,

Eddy

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

Memo

To: Planning and Zoning Commission

From: Karla Nelson, Community Planner

Date: November 7, 2016

Re: Shady Grove Place Subdivision No. 2

Nampa's Safe Routes to School program does not oppose the final plat for Shady Grove Place Subdivision. This infill development encourages walking and biking by connecting 19th Street with Chicago Street. Shady Grove Place residents will eventually be able to bike or walk on the adjacent Stoddard pathway to Sherman Elementary School and Downtown Nampa.

Associated Schools:

Sherman Elementary School – The subdivision is within easy walking distance of the Elementary School. Students could walk the .75 miles along residential streets but they would have to cross Amity Avenue. Eventually students will be able to walk on the Stoddard pathway to Sherman Elementary school.

West Middle School – The subdivision is 3.5 mile from the Middle School which is not a reasonable walking distance for most students. Some students could bike the distance but they would have to travel on busy roadways without bike facilities.

Columbia High School – The subdivision is 2.4 miles from the high school. Some students may choose to bike to school. They would have to bike along Amity Avenue and Happy Valley Road, neither have bike facilities.