

**PLANNING & ZONING DEPARTMENT**  
**Before the Planning & Zoning Commission**  
**Meeting of 28 May 2024**

**CONSENT AGENDA ITEM**  
**STAFF REPORT**

By Candace Fry, Assistant Planner

Subdivision Final Plat approval for Franklin Village North No. 3 a RS6 (Single-Family Residential) zoning district; a 15.31 acre parcel #R2093901000 at 0 Cherry Ln (located in the SW 1/4 of Section 2, T3N, R2W, BM) for Franklin Village Development (SPF-00256-2024).

Original concept: 54 single-family detached lots and 8 common lots.

(Action: *Consent Item for recommendation to City Council*)

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**STAFF RECOMMENDATION**

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Staff finds that the proposed subdivision final plat substantially conforms within acceptable limits to the approved preliminary plat for Franklin Village North No.3 Subdivision and complies with relevant RS 6 zoning codes that were in effect at the time the preliminary plat was approved and City of Nampa subdivision standards pertaining to the proposed Project.

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**CORRESPONDENCE**

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Agency/City department comments have been received regarding this matter. Such correspondence as received from agencies regarding this application package is attached (responses of 'no comment' are not listed here but are attached to this staff report).

**Engineering Division General Comments**

The Engineering Division has completed a review of the Construction Drawings and Final Plat for Franklin Village North Subdivision No. 3 and provide the following comments and recommended conditions of approval.

1. The Preliminary Plat was approved in December 2021 and conditions of approval established at that time. This subdivision shall adhere to and address all conditions as stipulated at the time of that approval that apply to this project phase.
2. The Developer has prepared a Traffic Impact Study (TIS) that has been reviewed and approved by the City. There are no triggered improvements to be installed with this phase.
3. The 9.8 Lateral runs through the project with a number of crossings. Plans will need to be coordinated with Pioneer Irrigation District to obtain their approval and to establish a License Agreement.
4. An Erosion Control Permit with City of Nampa is required prior to the start of any earth disturbing activities.

**Engineering Final Plat Comments**

1. Reference Book/Page #'s for adjacent recorded subdivisions.

**Nampa Fire District:**

1. Fire Department required fire hydrants, access and street identification shall be installed prior to construction or storage of combustible materials on site. Provisions may be made for temporary access and identification measures.

2. Fire hydrants, capable of producing the required fire flow, shall be located along approved fire lanes. Fire hydrant spacing shall meet the requirements of IFC table C105.1.1 (IFC 507.3, IFC B105.2, IFC C105).
3. Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads. (D107.1)
4. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the overall maximum diagonal dimension of the lot or area to be served, measured in a straight line between accesses. (D105.1)
5. Dead-end fire apparatus access roads exceeding 150 feet in length shall be provided with an approved area for turning around fire apparatus. (IFC 503.2.5)
6. Fire apparatus access roads shall extend to within 150 feet of all portions of the exterior walls of the first story of a building measured by an approved route around the exterior of the building or facility. (IFC 503.1.1)
7. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet and an unobstructed vertical clearance of not less than 13 feet 6 inches. (IFC 503.2.1)
8. The minimum outside turning radius of a fire apparatus access road shall be 48 feet. The minimum inside turning radius shall be 28 feet. (IFC 503.2.4)
9. Fire apparatus access roads shall have an approved driving surface of asphalt, concrete or other approved driving surface and can support the imposed load of fire apparatus weighing at least 75,000 pounds. (IFC D102.1).
10. Fire apparatus access roads shall not exceed 10 percent in grade. (IFC D103.2)
11. For streets having a width less than 33 feet back of curb to back of curb parking shall be restricted on one side; for streets having a width less than 27 feet back of curb to back of curb parking shall be restricted on both sides. A note on the face of the final plat is required noting the parking restriction prior to signing of the final plat. In addition, No Parking signs shall be installed in accordance with the requirements of the IFC. (IFC 503.8).
12. Gates and Bollards shall comply with requirements of the IFC with designs being submitted to the Fire Code Official for approval. If gates are electronically operated, they shall be equipped with an automatic opening mechanism activated by the Opticom system. Manual gates shall be secured with a Knox brand padlock. See exhibit below for acceptable Bollard models manufactured by Maxiforce. (IFC 503.6, D103.5).

#### **Emergency Response Time Analysis and Service Impact:**

1. The Nampa Fire District Strategic Plan states the response objective for Nampa Fire Department is to arrive to 90% of emergency medical incidents within 5 minutes of the alarm time, and within 5 minutes and 20 seconds to fire incidents. To accomplish these response time objectives requires that travel distances be approximately 1.5 miles from the nearest fire station. This development is located approximately 0.6 miles from Nampa Fire Station 3 with an approximate response time of 2 minutes.
2. Infrastructure additions and capitol purchases for Fire District services are funded through development impact fees. Impact fees collected for each home at the time of building permit applications will total approximately \$84,618.
3. To properly serve the public for an all-hazards response, the Nampa Fire Department should have 1 firefighter for every 1,000 residents served. This subdivision will add approximately 152 residents to 54 residential lots, with an increased personnel demand of 0.15 firefighter positions.

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## STAFF ANALYSIS

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### History:

**April 2008** – Annexed and Zoned RS6 (ord. 3780)

**April 2009** – Modification of legal description for ROW dedication (ord. 4396)

**December 2021**- Preliminary Plat approved

**June 2022**- Phase 1 approved

### Surrounding Zoning:

**North:** RS 8.5 – (Single Family Residential)

**South:** RS 6 – (Single- Family Residential)

**East:** Canyon County

**West:** RS 6 (Single- Family Residential)

### LAYOUT:

<b>Total, Proposed Residential Lot Count-</b>	54
<b>Total Common Lot Count-</b>	8
<b>Total Acreage</b>	15.31

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### SUGGESTED CONDITIONS OF APPROVAL

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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. 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 "Franklin Village North Subdivision No. 3 - Construction Drawings & Final Plat - 1st Review" letter from the Nampa Engineering Division 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 2023 City of Nampa Engineering Development Process and Policy Manual, during the construction process. The Developer shall sign the City of Nampa Subdivision Improvement Agreement and submit to the Nampa Engineering Division prior to start of construction.
4. Developer shall provide documentation from the Irrigation District that all irrigation assessments for the property have been paid in full prior to City Engineer signature of the plat.
5. Developer shall submit plans to Pioneer Irrigation District for review of work with the 9.8 Lateral easement and provide documentation of their approval to the Nampa Engineering Division prior to Construction Drawing approval. A copy of the executed license agreement shall be submitted to the Nampa Engineering Division prior to City Engineer signature of the plat.
6. Specific building construction requirements of the International Building Code, International Fire Code and City of Nampa Code will apply. However, these provisions are best addressed by a licensed architect a time of building permit application.

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

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### ATTACHMENTS

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- Final Plat Application

- Narrative
- Legal Description
- Vicinity/ Zoning Map
- Final Plat
- Preliminary Plat
- Landscape Plan
- Inter-departmental/agency/citizen correspondence





## Planning & Zoning Department

### Master Application

#### Staff Use Only

Project Name: Franklin Village North No 3

File Number: SPF-00256-2024

Related Applications: SPP-00092-2021

#### Type of Application

- |   |  |
|---|--|
| <input type="checkbox"/> Accessory Structure          | <input type="checkbox"/> Legal Non-Conforming Use                |
| <input type="checkbox"/> Annexation/Pre-Annexation    | <input type="checkbox"/> Planned Unit Development/MPC            |
| <input type="checkbox"/> Appeal                       | <input checked="" type="checkbox"/> Subdivision                  |
| <input type="checkbox"/> Design Review                | <input type="checkbox"/> Short                                   |
| <input type="checkbox"/> Comprehensive Plan Amendment | <input type="checkbox"/> Preliminary                             |
| <input type="checkbox"/> Conditional Use Permit       | <input checked="" type="checkbox"/> Final                        |
| <input type="checkbox"/> Multi-Family Housing         | <input type="checkbox"/> Condo                                   |
| <input type="checkbox"/> Development Agreement        | <input type="checkbox"/> Temporary Use Permit                    |
| <input type="checkbox"/> Modification                 | <input type="checkbox"/> Fireworks Stand                         |
| <input type="checkbox"/> Home Occupation              | <input type="checkbox"/> Vacation                                |
| <input type="checkbox"/> Daycare                      | <input type="checkbox"/> Variance                                |
| <input type="checkbox"/> Kennel License               | <input type="checkbox"/> Staff Level                             |
| <input type="checkbox"/> Commercial                   | <input type="checkbox"/> Zoning Map/Ordinance Amendment (Rezone) |
| <input type="checkbox"/> Mobile Home Park             | <input type="checkbox"/> Other: _____                            |

**You must attach any corresponding checklists with your application or it will not be accepted**

Applicant Name: Franklin Village Development, LLC Phone: 208.433.8800

Applicant Address: 701 S Allen Street, Ste. 108 Email: aedwards@hubblehomes.com

City: Meridian State: Idaho Zip: 83642

Interest in property: ☒ Own ☐ Rent ☐ Other: \_\_\_\_\_

Owner Name: same as applicant Phone: \_\_\_\_\_

Owner Address: \_\_\_\_\_ Email: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Contractor Name (e.g., Engineer, Planner, Architect): Matt Derr, P.E. - Engineer

Firm Name: KM Engineering, LLP Phone: 208.639.6939

Contractor Address: 5725 N Discovery Way Email: mderr@kmengllp.com

City: Boise State: Idaho Zip: 83713

**Subject Property Information**Address: 0 Cherry Lane, Nampa, Idaho 83687 0 Cherry LnParcel Number(s): R2093901000 R2094001100 Total acreage: 15.310 Zoning: RS6Type of proposed use: ☒ Residential ☐ Commercial ☐ Industrial ☐ Other: \_\_\_\_\_Project/Subdivision Name: Franklin Village North Subdivision No. 3Description of proposed project/request: 54 single family residential lots. Improvements to include roadways, sidewalks, lot grading, and site utilitiesProposed Zoning: RS6 Acres of each proposed zone: 15.310**Development Project Information (if applicable)**

Lot Type	Number of Lots	Acres
Residential	54	8.70
Commercial	n/a	
Industrial	n/a	
Total Common Area	8	3.95
Internal Roadways	Provide acres only	
Frontage ROW to be dedicated	Provide acres only, if applicable	2.67
<b>Total</b>	62	15.310

**Development Project Information (if applicable)**Minimum residential lot size (s.f.): 6,000 Maximum residential lot size (s.f.): 10,384Gross density: 3.53 lots/acre (# of lots divided by gross plat/parcel area)Subdivision Qualified Open Space: 25.3 % of gross area 3.95 acresType of dwelling proposed: ☒ Single-family Detached ☐ Single-family Attached (townhouse)  
☐ Duplex ☐ Multi-family ☐ Condo ☐ Other: \_\_\_\_\_**Commercial/Industrial/Multi-Family Project Information (if applicable)**

Min. sq. feet of structure: \_\_\_\_\_ Max building height: \_\_\_\_\_ Gross Floor Area: \_\_\_\_\_

Proposed number of residential (multi-family) units: \_\_\_\_\_

Total number of parking spaces provided : \_\_\_\_\_

Print applicant name: Christen HaistyApplicant signature: Christen Haisty Date: 2.20.22**City Staff**Received by: JKW Received date: 2/23/2024



April 2022  
Project No. 22-001

City of Nampa  
411 3<sup>rd</sup> Street South  
Nampa, ID 83651

**RE: Franklin North Subdivision No. 3 – Nampa, ID  
Final Plat Application**

On behalf of Franklin Village Development, LLC, we are pleased to submit the attached application and required supplements for the final plat of Franklin North Subdivision No. 3. Please accept this letter as the required written narrative regarding the project.

In accordance with the approved preliminary plat, Phase 3 includes 62 total lots: 64 buildable lots and 8 common lots on approximately 15.31 acres. This represents a gross density of 3.53 units per acre and a net density of 4.11 units per acre, both of which are consistent with the existing entitlements.

To our knowledge, all conditions of approval have been satisfied in the documents submitted herewith. Should you have questions or require further information in order to process this application, please let me know.

Sincerely,  
**KM Engineering, LLP**

A handwritten signature in black ink that reads 'Christen Haisty'.

Christen Haisty  
Survey Operations Manager

cc: Franklin Village Development, LLC



February 16, 2024  
Project No. 23-252

**Legal Description for  
Franklin Village North Subdivision No. 3**

A parcel of land being a portion Lots 10, 11, and 12 of Cortland Place Subdivision (Book 1, Page 26 of Plats, records of Canyon County, Idaho), further situated in the South 1/2 of the Southwest 1/4 of Section 2, Township 3 North, Range 2 West, B.M., City of Nampa, Canyon County, Idaho and being more particularly described as follows:

Commencing at a found brass cap marking the South 1/4 corner of said Section 2, which bears S89°25'26"E a distance of 2,651.57 feet from a found brass cap marking the Southwest corner of said Section 2;  
Thence following the southerly line of said Southwest 1/4, N89°25'26"W a distance of 286.73 feet;  
Thence leaving said southerly line, N00°34'34"E a distance of 345.00 feet to the subdivision boundary of Franklin Village North Subdivision No. 2 and being the **POINT OF BEGINNING**.

Thence following said subdivision boundary, N89°25'26"W a distance of 786.30 feet to a found 5/8-inch rebar on the subdivision boundary of Franklin Village North Subdivision No. 1 (Book 55 of Plats, Page 28, Records of Canyon County, Idaho);

Thence leaving said subdivision boundary of Franklin Village North Subdivision No. 2 and following the subdivision boundary of Franklin Village North Subdivision No. 1 the following two (2) courses:

1. N43°03'02"W a distance of 119.84 feet to a found 5/8-inch rebar;
2. N50°19'34"W a distance of 454.87 feet to a set 5/8-inch rebar;

Thence leaving said subdivision boundary, N39°40'26"E a distance of 60.00 feet to a set 5/8-inch rebar;  
Thence N00°34'34"E a distance of 560.55 feet to a set 5/8-inch rebar on the subdivision boundary of Amended Feather Cove Subdivision No. 2 (Book 53 of Plats, Page 16, Records of Canyon County, Idaho);

Thence following said subdivision boundary of Amended Feather Cove Subdivision No. 2, S89° 25'12"E a distance of 300.99 feet to a found 5/8-inch rebar being the southeast corner of said plat;  
Thence leaving said subdivision boundary of Amended Feather Cove Subdivision No. 2 and following the subdivision boundary of Feather Cove Subdivision No. 3 (Book 53 of Plats, Page 22, Records of Canyon County, Idaho), S89° 25'12"E a distance of 207.24 feet to a found 5/8-inch rebar;

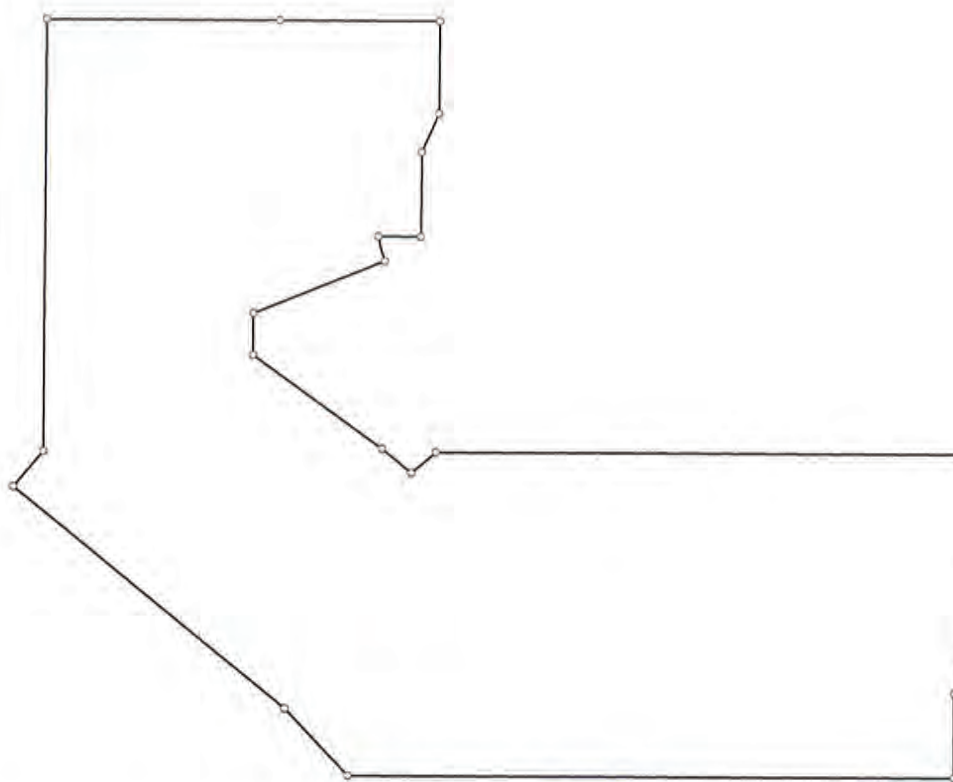
Thence leaving said subdivision boundary, S00°34'34"W a distance of 120.06 feet;  
Thence S24°37'21"W a distance of 54.75 feet;  
Thence S00°34'34"W a distance of 110.00 feet;  
Thence N89°25'26"W a distance of 55.02 feet;  
Thence 33.16 feet along the arc of a curve to the left, said curve having a radius of 125.00 feet, a delta angle of 15°11'52", a chord bearing of S13°54'54"E, and a chord distance of 33.06 feet;  
Thence S68°29'10"W a distance of 182.58 feet;  
Thence S00°34'34"W a distance of 54.33 feet;  
Thence S53°45'20"E a distance of 206.78 feet;  
Thence S50°19'34"E a distance of 50.00 feet;  
Thence N49°55'46"E a distance of 41.61 feet;  
Thence S89°25'26"E a distance of 682.55 feet;

Thence  $S00^{\circ}44'38''E$  a distance of 140.66 feet;  
Thence  $S00^{\circ}34'34''W$  a distance of 120.00 feet;  
Thence  $S11^{\circ}53'10''W$  a distance of 50.99 feet;  
Thence  $S00^{\circ}34'34''W$  a distance of 110.00 feet to the **POINT OF BEGINNING**.

Said parcel contains 15.310 acres, more or less.





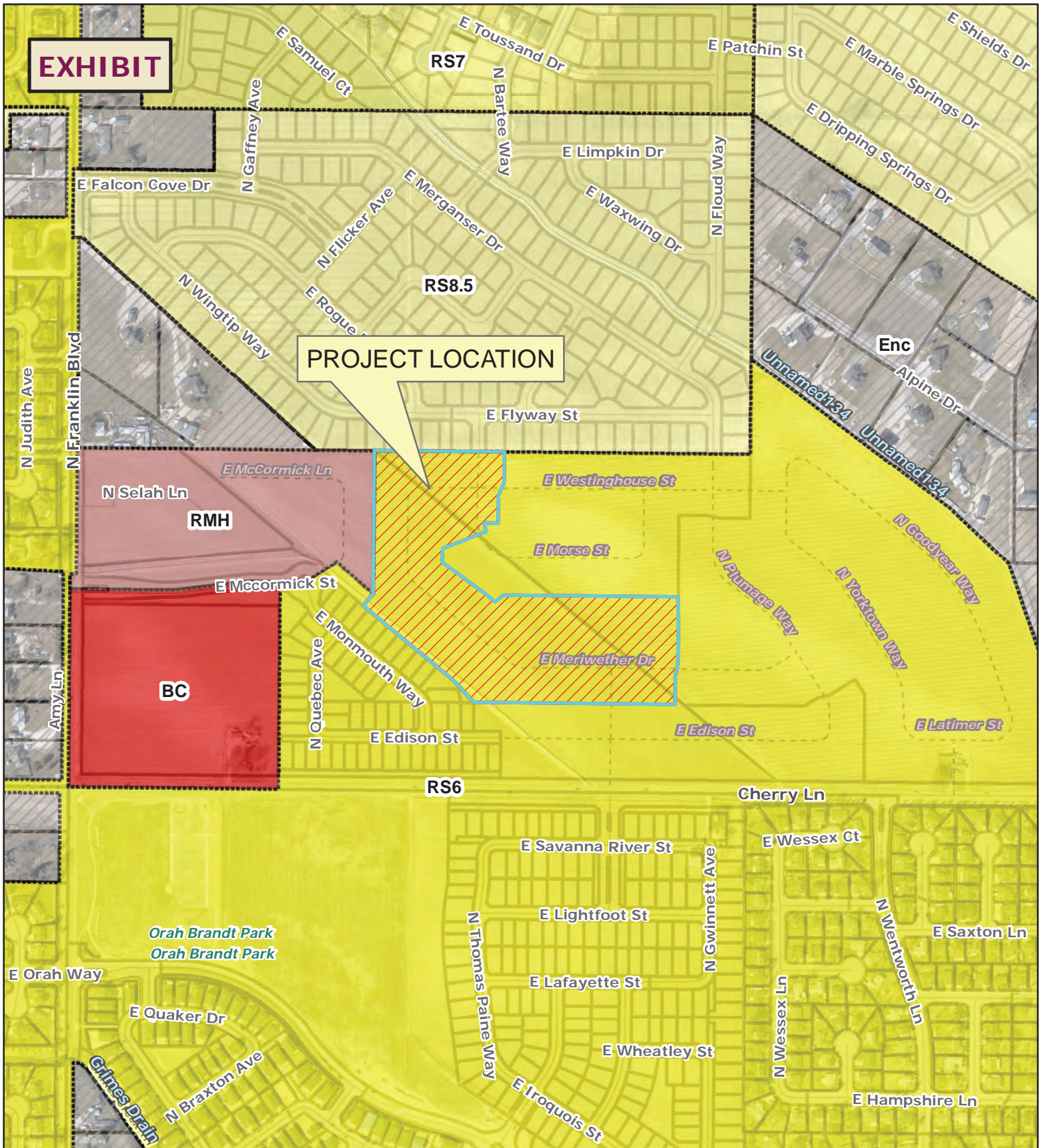


Title:		Date: 02-14-2024
Scale: 1 inch = 250 feet	File: Deed Plotter.des	
Tract 1: 15.310 Acres: 666891 Sq Feet: Closure = s40.5856e 0.01 Feet: Precision =1/416760: Perimeter = 4502 Feet		
001=n89.2526w 786.30	009=s24.3721w 54.75	017=n49.5546e 41.61
002=n43.0302w 119.84	010=s00.3434w 110.00	018=s89.2526e 682.55
003=n50.1934w 454.87	011=n89.2526w 55.02	019=s00.4438e 140.66
004=n39.4026e 60.00	012: Lt, R=125.00, Delta=15.1152 Bng=s13.5454e, Chd=33.06	020=s00.3434w 120.00
005=n00.3434e 560.55	013=s68.2910w 182.58	021=s11.5310w 50.99
006=s89.2512e 300.99	014=s00.3434w 54.33	022=s00.3434w 110.00
007=s89.2512e 207.24	015=s53.4520e 206.78	
008=s00.3434w 120.06	016=s50.1934e 50.00	



# EXHIBIT

PROJECT LOCATION



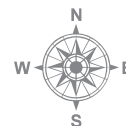
O CHERRY LN

FRANKLIN VILLAGE NORTH SUBDIVISION NO. 3

SUBDIVISION FINAL PLAT

Visit Planning & Zoning  
at [cityofnampa.us](http://cityofnampa.us)  
for more info.

AG	GB2	RD_PUD	RS8.5
BC	GBE	RMH	RS8.5_PUD
BC_PUD	HC	RML	RS12
BF	IH	RML_PUD	RS12_PUD
BN	IL	RP	RS15
BN_PUD	IL_PUD	RP_PUD	RS15_PUD
DB	IL_RS	RS4	RS18
DH	IP	RS6	RS18_PUD
DV	IP_RS	RS6_PUD	RS22
Enc	RA	RS7	RS22_PUD
GB1	RD	RS7_PUD	U
			UnZoned



For illustrative purposes only.

Feet  
0 125 250 375 500

NAMPA Proud

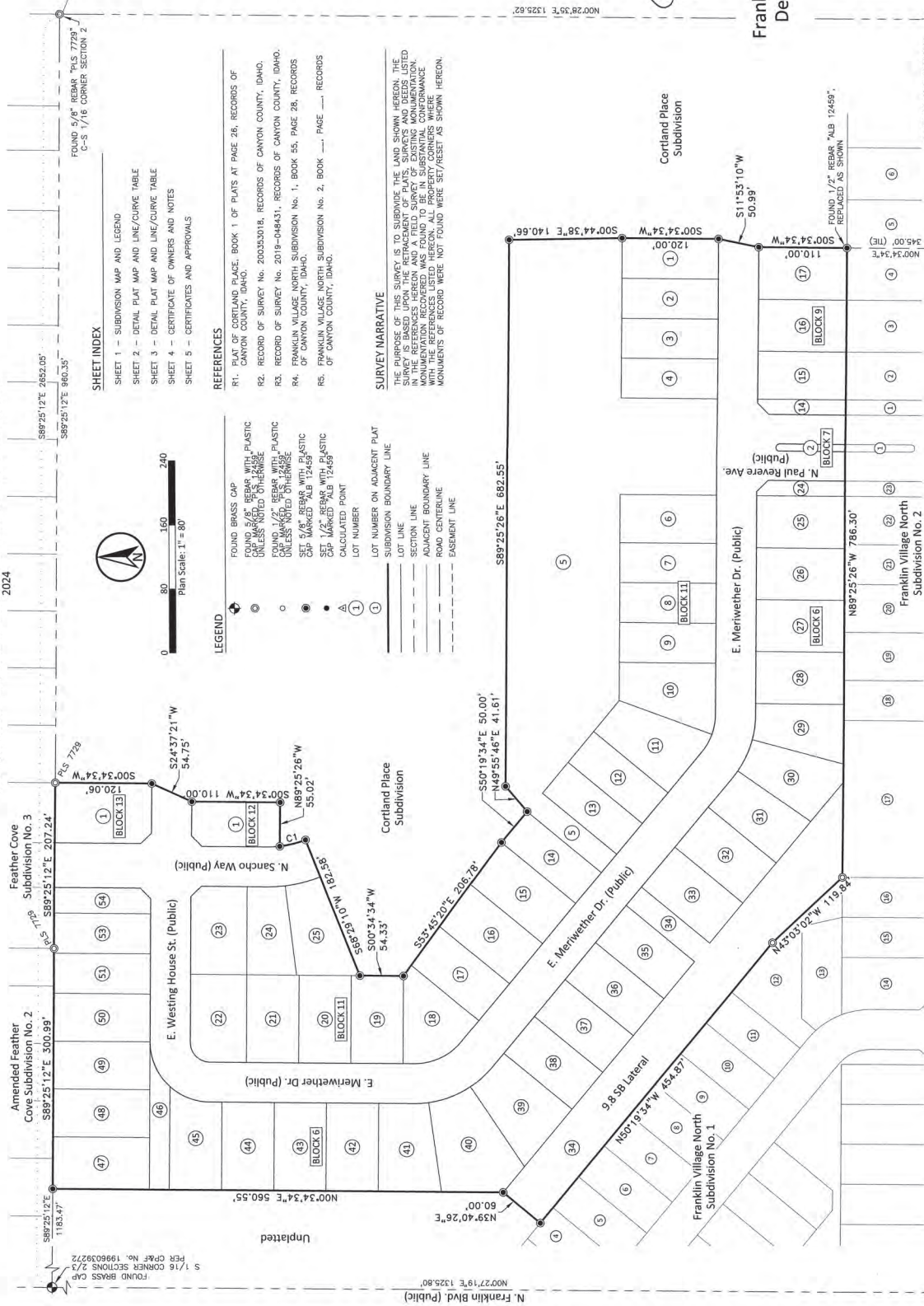
SPF-00256-2024

5/28/2024



CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	CHORD BEG CHORD
C1	125.00'	33.16'	151°11'52"	51°34'54"E 33.06'

# PLAT OF FRANKLIN VILLAGE NORTH SUBDIVISION No. 3 A PORTION OF LOTS 10, 11, AND 12 OF CORTLAND PLACE SUBDIVISION, SITUATED IN A PORTION OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 3 TOWNSHIP 3 NORTH, RANGE 2 WEST, BOISE MERIDIAN, CITY OF NAMPA, CANYON COUNTY, IDAHO, 2024



## SHEET INDEX

- SHEET 1 - SUBDIVISION MAP AND LEGEND
- SHEET 2 - DETAIL PLAT MAP AND LINE/CURVE TABLE
- SHEET 3 - DETAIL PLAT MAP AND LINE/CURVE TABLE
- SHEET 4 - CERTIFICATE OF OWNERS AND NOTES
- SHEET 5 - CERTIFICATES AND APPROVALS

## REFERENCES

- R1. PLAT OF CORTLAND PLACE, BOOK 1 OF PLATS AT PAGE 28, RECORDS OF CANYON COUNTY, IDAHO.
- R2. RECORD OF SURVEY No. 200353018, RECORDS OF CANYON COUNTY, IDAHO.
- R3. RECORD OF SURVEY No. 2019-048431, RECORDS OF CANYON COUNTY, IDAHO.
- R4. FRANKLIN VILLAGE NORTH SUBDIVISION No. 1, BOOK 55, PAGE 28, RECORDS OF CANYON COUNTY, IDAHO.
- R5. FRANKLIN VILLAGE NORTH SUBDIVISION No. 2, BOOK ---, PAGE ---, RECORDS OF CANYON COUNTY, IDAHO.

## SURVEY NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THE LAND SHOWN HEREON. THE SURVEY IS BASED UPON THE RETRACEMENT OF PLATS, SURVEYS AND DEEDS LISTED HEREON. THE SURVEY HAS BEEN CONDUCTED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE BOARD OF LAND SURVEYORS OF THE STATE OF IDAHO. MONUMENTATION RECOVERED WAS FOUND TO BE IN SUBSTANTIAL CONFORMANCE WITH THE REFERENCES LISTED HEREON. ALL PROPERTY CORNERS WHERE MONUMENTS OF RECORD WERE NOT FOUND WERE SET/RESET AS SHOWN HEREON.

## LEGEND

- FOUND BRASS CAP
- FOUND 5/8" REBAR WITH PLASTIC CAP MARKED ALB 12458
- FOUND 1/2" REBAR WITH PLASTIC CAP MARKED ALB 12458
- SET 5/8" REBAR WITH PLASTIC CAP MARKED ALB 12458
- SET 1/2" REBAR WITH PLASTIC CAP MARKED ALB 12458
- CALCULATED POINT
- LOT NUMBER
- LOT NUMBER ON ADJACENT PLAT
- SUBDIVISION BOUNDARY LINE
- SECTION LINE
- ADJACENT BOUNDARY LINE
- ROAD CENTERLINE
- EASEMENT LINE



DEVELOPER  
Franklin Village North  
Development, LLC  
NAMPA, IDAHO

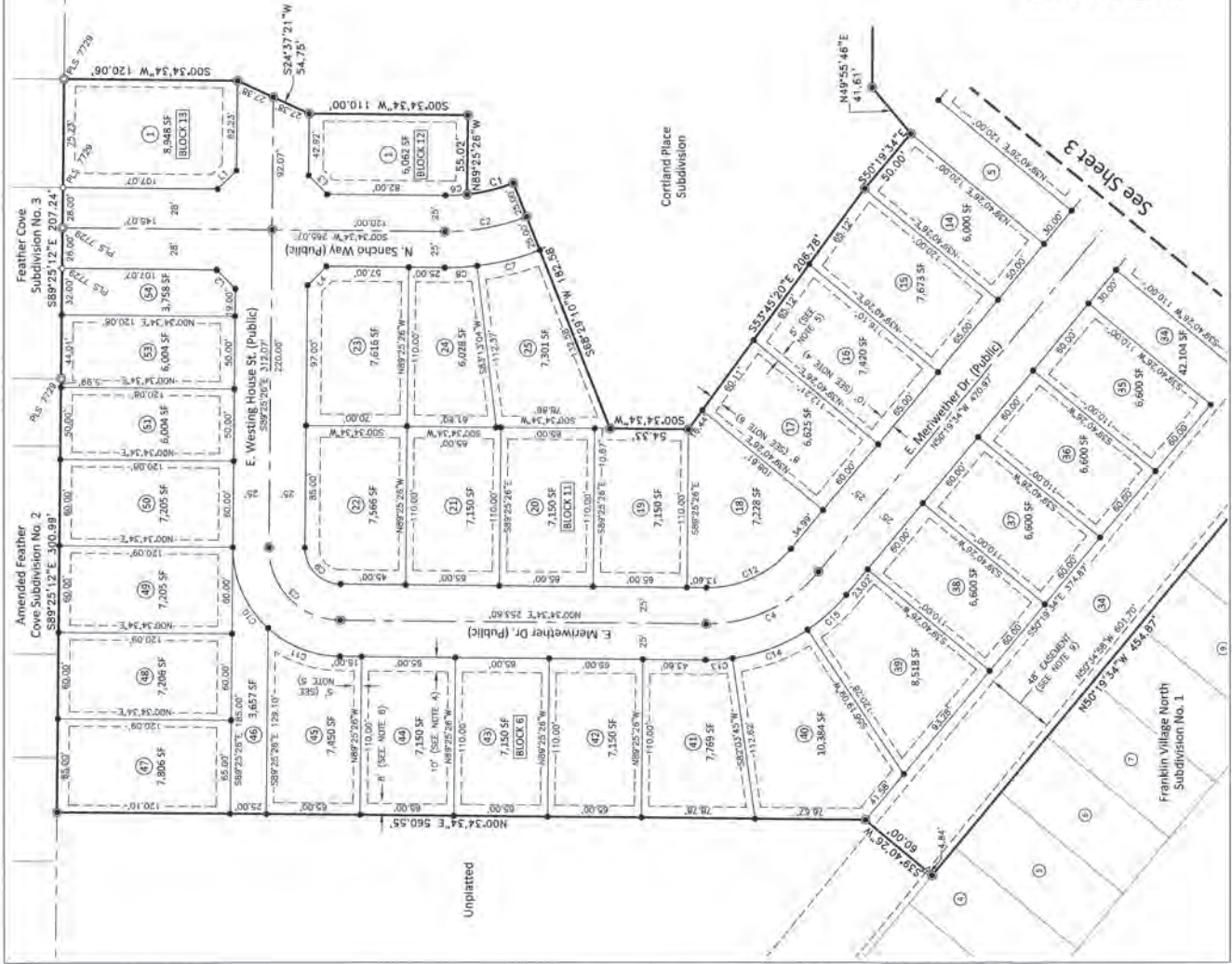




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CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	CHORD BEG	CHORD	CHORD END
C1	125.00'	33.15	15111.52'	5179.2500'E	53.06"	5179.2500'E
C2	150.00'	59.83	22703.74"	52728.05"E	57.47"	52728.05"E
C3	50.00'	78.54	90700.10'	1452.3434"N	70.11"	1452.3434"N
C4	100.00'	88.84	20524.00'	1052.5220"N	85.69'	1052.5220"N
C5	100.00'	88.24	38082.52'	1687.9220"N	86.92'	1687.9220"N
C6	125.00'	15.04	6733.32'	5052.9212"E	16.03'	5052.9212"E
C7	175.00'	48.87	14143.54'	11408.5330"E	48.87'	11408.5330"E
C8	175.00'	29.47	7711.50'	1032.0611"N	22.48'	1032.0611"N
C9	25.00'	39.28	30700.00'	549.3434"N	35.36'	549.3434"N
C10	75.00'	83.08	48111.23'	5628.2522"W	61.24"	5628.2522"W
C11	75.00'	54.73	17418.37'	53728.05"E	54.52'	53728.05"E
C12	75.00'	86.57	50524.58'	5252.5220"E	64.46'	5252.5220"E
C13	125.00'	11.57	8730.48'	502.4050"E	10.56'	502.4050"E
C14	125.00'	36.31	25844.36'	52740.00"E	55.69'	52740.00"E
C15	125.00'	36.31	167058.43'	54720.00"E	36.19'	54720.00"E
C16	75.00'	25.50	19232.56'	58070.00"E	25.47"	58070.00"E
C17	75.00'	25.50	19232.56'	57923.50"E	25.46"	57923.50"E
C18	125.00'	10.40	4746.00'	5252.5220"E	10.40"	5252.5220"E
C19	125.00'	31.38	19512.23'	95021.16"E	43.10'	95021.16"E
C20	125.00'	43.58	14726.29'	5887.1120"E	31.50'	5887.1120"E
C21	4.50'	141.14	160700.00'	5897.2522"E	9.00'	5897.2522"E

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N44°25'26"W	18.38
L2	S45°34'34"W	18.38
L3	S45°34'34"W	18.38
L4	N44°25'26"W	18.38
L5	N44°25'26"W	19.80
L6	N45°34'34"E	19.80



DEVELOPER  
Franklin Village North  
Development, LLC  
NANPA, IDAHO

**lm**  
**ENGINEERING**  
5725 NORTH DISCOVERY WAY  
BOULE, IDAHO 83723  
PHONE (208) 629-5939  
lmeing@lp.com

# PLAT OF FRANKLIN VILLAGE NORTH SUBDIVISION No. 3

Cortland Place  
Subdivision

S89°25'28"E 882.55'

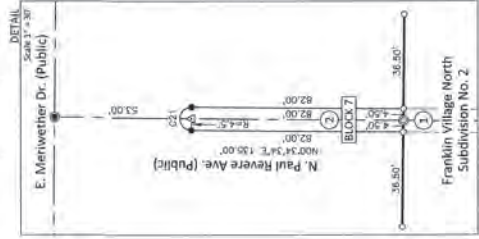


Plan Scale: 1" = 50'



LINE	MEASUREMENT	DISTANCE
L1	N44°20'26"W	18.38
L2	S45°34'24"E	18.38
L3	S45°34'24"W	18.38
L4	N44°20'26"W	18.38
L5	N44°20'26"W	19.80
L6	N45°34'24"E	19.80

CURVE	RADIUS	LENGTH	CHORD	CHORD BEC.	CHORD	CHORD BEC.
C1	125.00'	33.16'	197.13'	51.35'	51.35'	51.35'
C2	160.00'	57.63'	220.24'	51.02'	51.02'	51.02'
C3	30.00'	78.54'	90.00'	45.54'	45.54'	45.54'
C4	100.00'	88.84'	97.41'	45.54'	45.54'	45.54'
C5	100.00'	88.84'	97.41'	45.54'	45.54'	45.54'
C6	125.00'	15.94'	85.32'	50.25'	50.25'	50.25'
C7	125.00'	15.94'	85.32'	50.25'	50.25'	50.25'
C8	175.00'	22.47'	74.13'	40.39'	40.39'	40.39'
C9	25.00'	30.27'	30.27'	15.14'	15.14'	15.14'
C10	75.00'	63.08'	63.08'	31.54'	31.54'	31.54'
C11	75.00'	63.08'	63.08'	31.54'	31.54'	31.54'
C12	75.00'	63.08'	63.08'	31.54'	31.54'	31.54'
C13	125.00'	18.57'	85.32'	50.25'	50.25'	50.25'
C14	125.00'	18.57'	85.32'	50.25'	50.25'	50.25'
C15	125.00'	18.57'	85.32'	50.25'	50.25'	50.25'
C16	125.00'	18.57'	85.32'	50.25'	50.25'	50.25'
C17	75.00'	25.59'	25.59'	12.79'	12.79'	12.79'
C18	125.00'	10.40'	44.00'	22.00'	22.00'	22.00'
C19	125.00'	43.32'	193.12'	58.01'	58.01'	58.01'
C20	125.00'	31.28'	142.82'	43.10'	43.10'	43.10'
C21	4.50'	14.14'	14.14'	7.07'	7.07'	7.07'



DEVELOPER  
Franklin Village North  
Development, LLC  
Nampa, Idaho

**km**  
ENGINEERING  
3735 NORTH COCOVERY WAY  
BOISE, IDAHO 83713  
PHONE (208) 854-9899  
info@kme.com



## CERTIFICATE OF OWNERS

KNOW ALL MEN/WOMEN BY THESE PRESENTS: THAT THE UNDERSIGNED IS THE OWNER OF THE REAL PROPERTY HEREAFTER DESCRIBED:

IS A PARCEL OF LAND BEING A PORTION LOTS 10, 11, AND 12 OF CORTLAND PLACE SUBDIVISION (BOOK 1, PAGE 26 OF PLATS, RECORDS OF CANYON COUNTY, IDAHO). FURTHER SITUATED IN THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 3 NORTH, RANGE 2 WEST. B. M. CITY OF NAMPA, CANYON COUNTY, IDAHO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND BRASS CAP MARKING THE SOUTH 1/4 CORNER OF SAID SECTION 2, WHICH BEARS S89°25'26"E A DISTANCE OF 2,651.57 FEET FROM A FOUND BRASS CAP MARKING THE SOUTHWEST CORNER OF SAID SECTION 2;

THENCE FOLLOWING THE SOUTHERLY LINE OF SAID SOUTHWEST 1/4, N89°25'26"W A DISTANCE OF 286.73 FEET;  
THENCE LEAVING SAID SOUTHERLY LINE, N00°34'34"E A DISTANCE OF 345.00 FEET TO THE SUBDIVISION BOUNDARY OF FRANKLIN VILLAGE NORTH  
SUBDIVISION NO. 2 AND BEING THE POINT OF BEGINNING.

THENCE FOLLOWING SAID SUBDIVISION BOUNDARY, N89°25'28"W A DISTANCE OF 786.30 FEET TO A FOUND 5/8-INCH REBAR ON THE SUBDIVISION BOUNDARY OF FRANKLIN VILLAGE NORTH SUBDIVISION NO. 1 (BOOK 55 OF PLATS, PAGE 28, RECORDS OF CANYON COUNTY, IDAHO);

1. N43°03'02"W A DISTANCE OF 119.84 FEET TO A FOUND 5/8-INCH REBAR;

2. N50°19'34"W; A DISTANCE OF 454.87 FEET TO A SET 5/8-INCH REBAR;  
THENCE LEAVING SAID SUBDIVISION BOUNDARY, N39°40'28"E; A DISTANCE OF 60.00 FEET TO A SET 5/8-INCH REBAR;

SUBDIVISION NO. 2 (BOOK 53 OF PLATS, PAGE 16, RECORDS OF CANYON COUNTY, IDAHO);  
THENCE N00°34'34"E A DISTANCE OF 560.55 FEET TO A SET 5/8-INCH REBAR ON THE SUBDIVISION BOUNDARY OF AMENDED FEATHER COVE.

A FOUND 5/8-INCH REBAR BEING THE SOUTHEAST CORNER OF SAID PLAT; THEREENCE FOLLOWING SAID SUBDIVISION BOUNDARY OF AMENDED FEATHER COVE SUBDIVISION NO. 2, 369' 23 1/2" E A DISTANCE OF 300.39' FEET TO THE NORTHEAST CORNER OF SAID PLAT; THEREENCE LEAVING SAID SUBDIVISION BOUNDARY OF AMENDED FEATHER COVE SUBDIVISION NO. 2 AND FOLLOWING THE SUBDIVISION BOUNDARY OF

FEATHER COVE SUBDIVISION NO. 3 (BOOK 53 OF PLATS, PAGE 22, RECORDS OF CANYON COUNTY, IDAHO), 389' 23 1/2" E A DISTANCE OF 207.24' FEET TO A FOUND 5/8-INCH REBAR;

THENCE LEAVING SAID SUBDIVISION BOUNDARY, S00°34'34"W A DISTANCE OF 120.00 FEET;  
THENCE S24°37'21"W A DISTANCE OF 54.75 FEET;  
THENCE S00°34'34"W A DISTANCE OF 110.00 FEET;

THENCE N89°25'28"W A DISTANCE OF 55.02 FEET;  
THENCE 33.18 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 125.00 FEET, A DELTA ANGLE OF 151°1'52". A  
CHORD BEARING OF S13°54'54"E, AND A CHORD DISTANCE OF 33.08 FEET;

THENCE S68°29'10"W A DISTANCE OF 182.58 FEET;  
THENCE S00°34'34"W A DISTANCE OF 54.33 FEET;  
THENCE S53°45'20"E A DISTANCE OF 206.78 FEET;

THENCE S50°19'34"E A DISTANCE OF 50.00 FEET;  
THENCE N49°55'46"E A DISTANCE OF 41.61 FEET;  
THENCE S49°55'26"E A DISTANCE OF 682.55 FEET;

THENCE S00°44'38"E A DISTANCE OF 140.66 FEET;  
THENCE S00°34'34"W A DISTANCE OF 120.00 FEET;  
THENCE S10°01'10"W A DISTANCE OF 50.00 FEET.

THENCE 311.33 TO A DISTANCE OF 500.00 FEET  
THENCE, S00°34'34"W A DISTANCE OF 110.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 15.310 ACRES, MORE OR LESS.

IT IS THE INTENTION OF THE UNDERSIGNED TO HEREBY INCLUDE SAID LAND IN THIS PLAT. THE EASEMENTS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC BUT THE RIGHTS TO USE SAID EASEMENTS ARE HEREBY PERPETUALLY RESERVED FOR PUBLIC UTILITIES AND SUCH OTHER USES AS SHOWN ON THIS PLAT. NO STRUCTURES OTHER THAN FOR SUCH UTILITY AND OTHER DESIGNATED PUBLIC USES ARE TO BE LOCATED ON OR OVER ANY OF THE EASEMENTS SHOWN ON THIS PLAT.

PERFORMED WITHIN THE LIMITS OF SAID EASEMENTS UNLESS NOTED OTHERWISE ON THIS PLAN. THE UNDERSIGNED, BY THESE PRESENTS, JOINTLY AND SEVERALLY WARRANT THAT THE CITY OF TAMPA HAS AGREED IN WRITING TO SERVE ALL OF THESE LOTS.

DUN K. BRANU1, MEMBER  
FRANKLIN VILLAGE NORTH DEVELOPMENT, LLC

## ACKNOWLEDGMENT

STATE OF IDAHO \_\_\_\_\_ COUNTY \_\_\_\_\_

THIS RECORD WAS ACKNOWLEDGED BEFORE ME ON \_\_\_\_\_, 202\_\_\_\_, BY DON K. BRANDT,  
AS A MEMBER OF FRANKLIN VILLAGE NORTH DEVELOPMENT, LLC.

\_\_\_\_\_  
SIGNATURE OF NOTARY PUBLIC

MY COMMISSION EXPIRES

---

CERTIFICATE OF SURVEYOR

I, AARON L. BALLARD, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED BY THE STATE OF IDAHO, AND THAT THIS PLAT OF FRANKLIN VILLAGE NORTH SUBDIVISION No. 3 AS DESCRIBED IN THE "CERTIFICATE OF OWNERS" AND AS SHOWN ON THE ATTACHED PLAT, 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.

MARON L. BALLARD, P.L.S. 12459

2-10-20  
DEVELOPER  
**Franklin Village North  
Development, LLC**  
Nampa, IDAHO

BOOK	PAGE
------	------

SHEET 4 OF 5

**km**  
**ENGINEERING**  
5725 NORTH DISCOVERY WAY  
BOISE, IDAHO 83713  
PHONE (208) 639-6939  
[kmenella.com](http://kmenella.com)

PLAT OF  
FRANKLIN VILLAGE NORTH SUBDIVISION No. 3

APPROVAL OF COUNTY SURVEYOR

I, THE UNDERSIGNED, PROFESSIONAL LAND SURVEYOR FOR CANYON COUNTY, IDAHO, DO HEREBY CERTIFY THAT I HAVE REVIEWED THIS PLAT AND FIND THAT IT COMPLES WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

CANYON COUNTY SURVEYOR

DATE

APPROVAL OF CITY ENGINEER

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

CITY OF NAMPA ENGINEER

DATE

APPROVAL OF CITY OF NAMPA PLANNING AND ZONING COMMISSION

THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF NAMPA, IDAHO ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CHAIRMAN

CERTIFICATE OF THE COUNTY TREASURER

I, THE UNDERSIGNED, COUNTY TREASURER IN AND FOR THE COUNTY OF CANYON, IDAHO, DO HEREBY CERTIFY THAT I HAVE RECEIVED FROM THE DEVELOPER THE SUM OF \$\_\_\_\_\_, THE AMOUNT OF THE SUBDIVISION PLAT FEE, IN FULL, AND ALL CURRENT AND/OR DELINQUENT COUNTY PROPERTY TAXES FOR THE PROPERTY INCLUDED IN THIS SUBDIVISION PLAT HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

CANYON COUNTY TREASURER

DATE

HEALTH CERTIFICATE

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED BASED ON A REVIEW BY A QUALIFIED PROFESSIONAL ENGINEER (QPE) REPRESENTING THE CITY OF NAMPA, AND THE DEVELOPER. THE DEVELOPER HAS PROVIDED THE CITY OF NAMPA WITH THE NECESSARY INFORMATION AND DOCUMENTATION FOR THE CITY OF NAMPA TO REVIEW THE SANITARY RESTRICTIONS. THE CITY OF NAMPA HAS REVIEWED THE SANITARY RESTRICTIONS AND HAS DETERMINED THAT THE SANITARY RESTRICTIONS ARE IN COMPLIANCE WITH THE REQUIREMENTS OF IDAHO CODE, TITLE 50, CHAPTER 13. THE CITY OF NAMPA HAS THEREFORE ISSUED THIS HEALTH CERTIFICATE TO THE DEVELOPER. THIS HEALTH CERTIFICATE IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

SOUTHWEST DISTRICT  
HEALTH DEPARTMENT

DATE



DEVELOPER  
Franklin Village North  
Development, LLC  
NAMPA, IDAHO

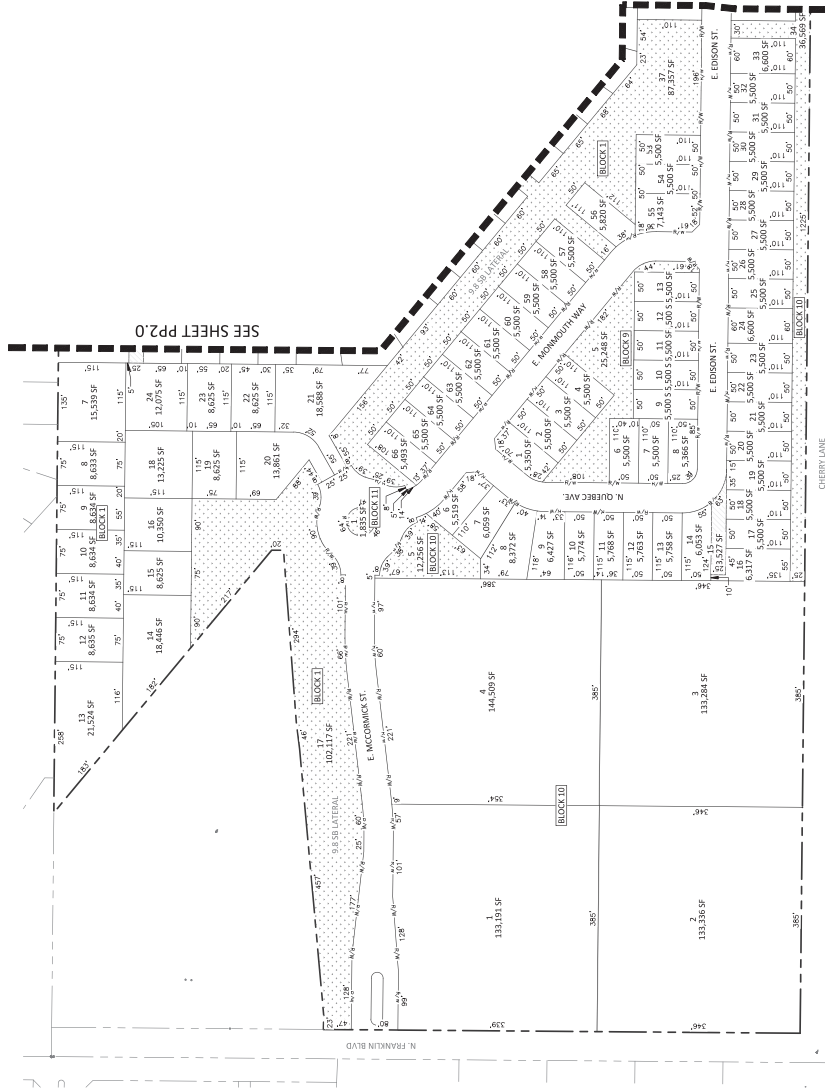
**km**  
ENGINEERING  
805E, IDAHO 83713  
PHONE (208) 659-6899  
kmengr.com









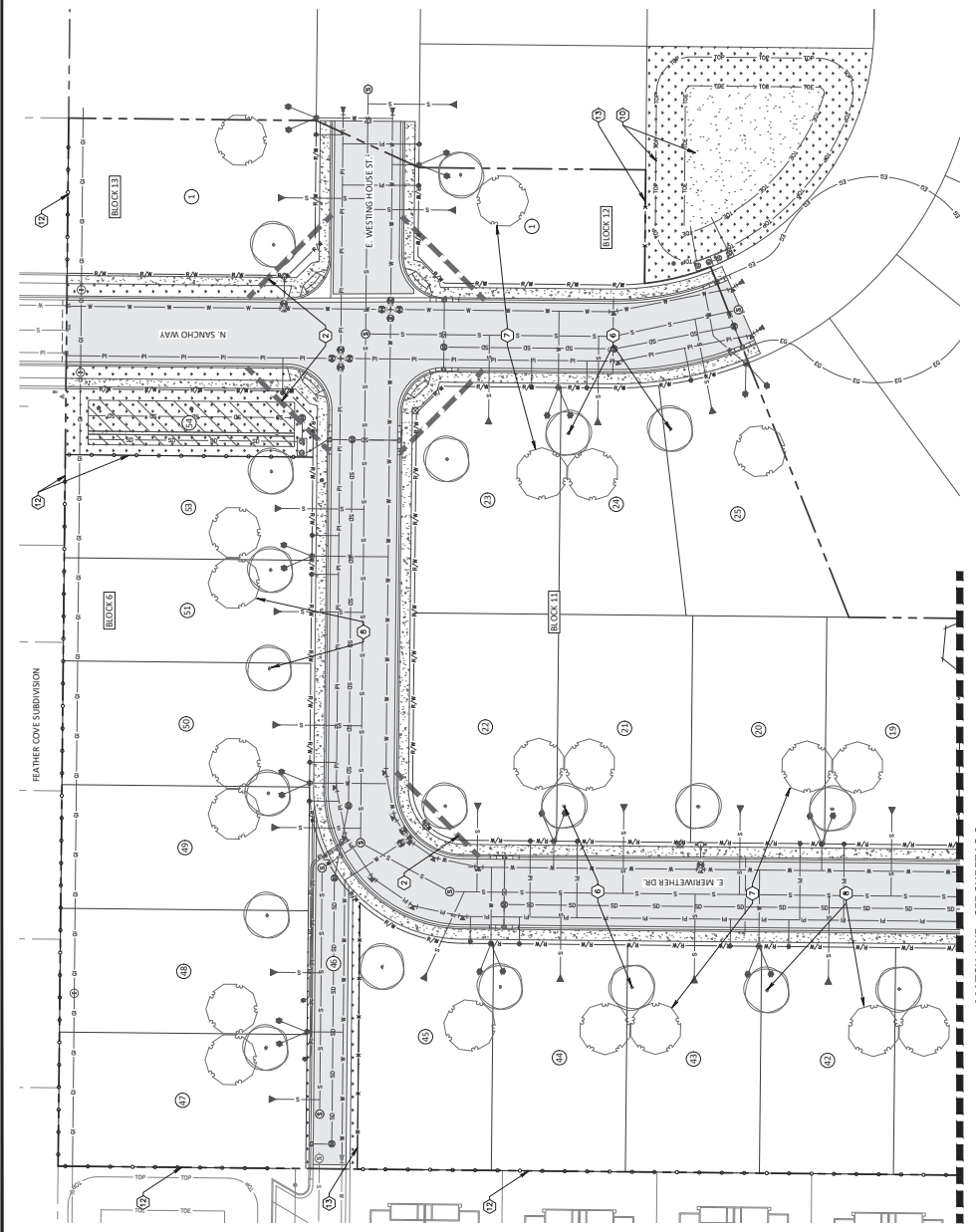




LOT LAYOUT WEST  
0 100 200 300  
Feet  
Plan Scale: 1" = 100'







LANDSCAPE PLAN



### REFERENCE SCHEDULE

- 6' HEIGHT VINYL PRIVACY FENCE. MATCH PREVIOUS PHASES.
- 6' HEIGHT LATTICE TOP FENCE. MATCH PREVIOUS PHASES.
- EXISTING FENCE FROM PREVIOUS FRANKLIN VILLAGE PHASES TO REMAIN. PRESERVE AND PROTECT.

[illegible][illegible]

**KEY NOTES (TYPICAL)**

- [illegible]

PHONE (208) 639-6939	
kimeng@ip.com	
DESIGN BY:	KAC
DRAWN BY:	KAC
CHECKED BY:	AY
DATE:	2/16/24
PROJECT:	23-252

SHEET NO. L2.0









REVISIONS	
NO.	DATE

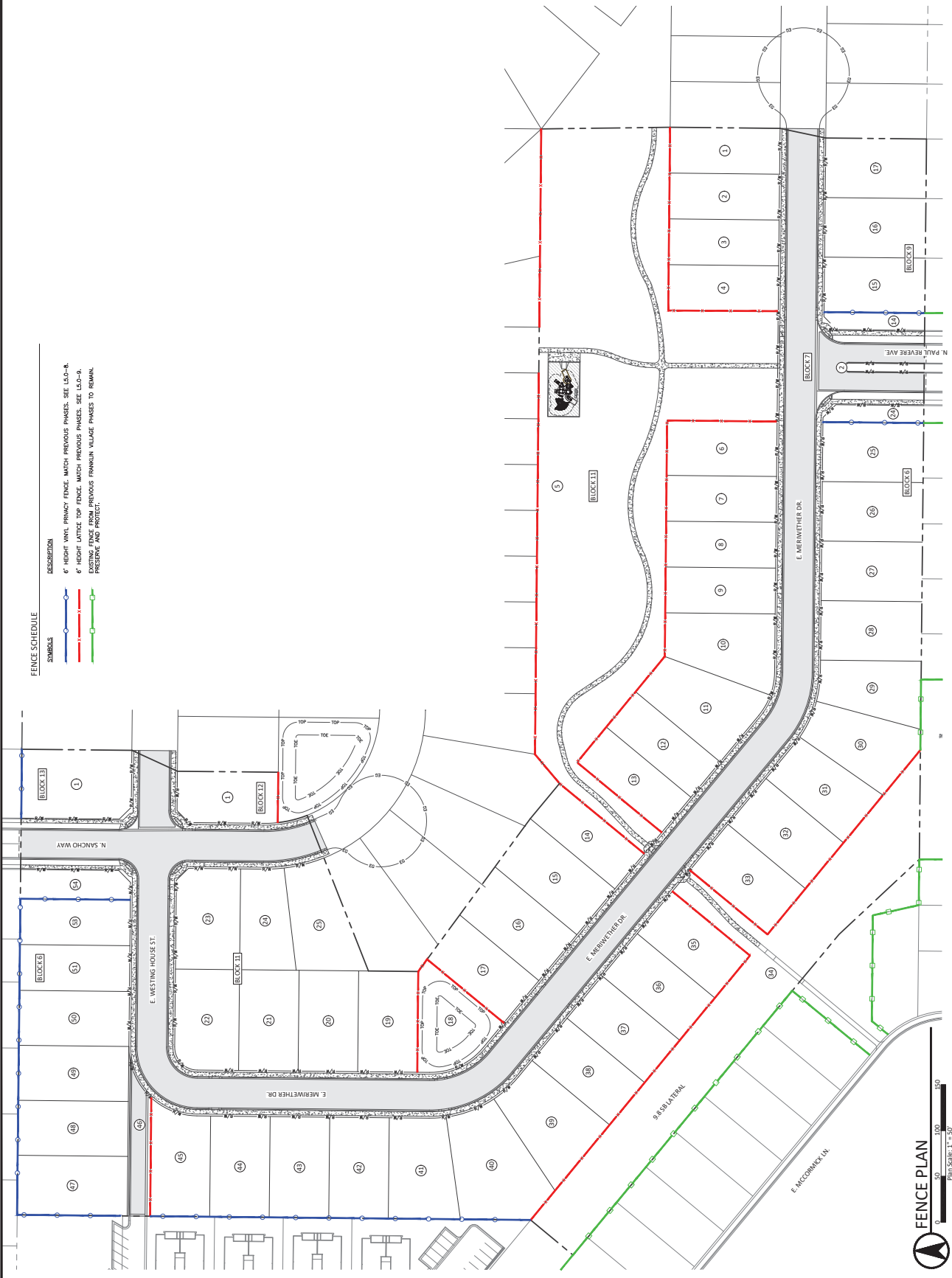
FRANKLIN VILLAGE NORTH NO. 3  
NANPA, ID  
LANDSCAPE IMPROVEMENT PLANS  
FENCE PLAN

km  
ENGINEERING  
3775 EAST GARDENWAY WAY  
BOONE, IDAHO 83401-3771  
PHONE: (208) 326-8899  
FAX: (208) 326-8898

DESIGNED BY: KAC  
DRAWN BY: KAC  
CHECKED BY: JN  
DATE: 2/15/24  
PROJECT: 23024

SHEET NO. 15.0

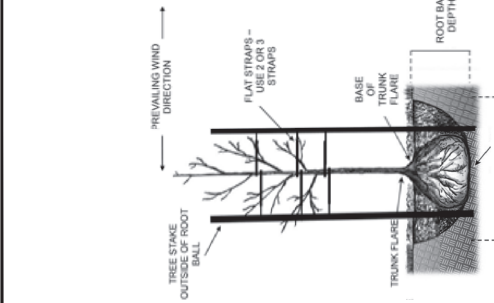
FENCE SCHEDULE	
SYMBOLS	DESCRIPTION
	6" HEIGHT VINYL PRIVACY FENCE, MATCH PREVIOUS PHASES, SEE L.S.D.-8.
	6" HEIGHT LATTICE TOP FENCE, MATCH PREVIOUS PHASES, SEE L.S.D.-8.
	EXISTING FENCE FROM PREVIOUS FRANKLIN VILLAGE PHASES TO REMAIN, PRESERVE AND PROTECT.



0 50 100 150  
Feet Scale: 1" = 50'

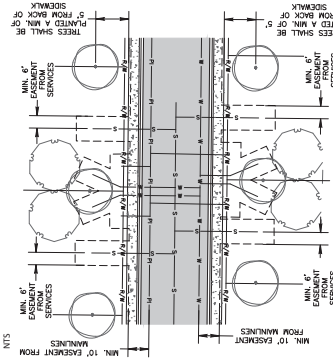
FENCE PLAN



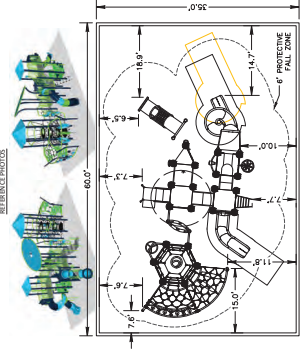


1. DIG HOLES AT LEAST TWICE THE DIAMETER OF THE ROOT BALL.
2. DIG HOLES DEEPER THAN THE ROOT BALL.
3. DIG LOOSELY LESS DEEP THAN THE ROOT BALL.
4. BACKFILL WITH MULCH OR COMPOST WITH WET SOIL CONDITIONS AND NO WEEDS.
5. DO NOT USE SOIL AMENDMENTS
6. MARK THE NORTH SIDE OF THE TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH.
7. PLANT TREE WITH THE ROOT FLARE AT GRADE
8. REMOVE SOIL ON TOP OF THE ROOT BALL TO EXPOSE THE FLARE
9. IN COMPACTED OR HEAVY CLAY SOILS: PLANT THE TREE SLIGHTLY HIGHER (NO MORE THAN 1/3 OF THE ROOT BALL ABOVE GROUND LEVEL) IN WET OR MOIST DRAINING AREAS, POSITION THE ROOT FLARE 1 TO 2 INCHES ABOVE GRADE.
10. IN NO CASE SHALL THE FIRST ROOT EMERGING FROM THE TRUNK BE BELOW THE SOIL LEVEL.
11. REMOVE BRANCHES PRIOR TO PLANTING THE TREE
12. REMOVE STURPS AND WINE FROM THE TRUNK
13. REMOVE BURLAP AND WIRE BASKET
14. BACKFILL WITH EXISTING SOIL IF SUITABLE. DO NOT PLACE LEFTOVER SOIL OVER THE TREE. IF THE EXISTING SOIL IS NOT SUITABLE, DO NOT PUT SOIL FIRMLY WITH THE TREE. PRODUCE SMOOTH ROOT BALL CONTACT WITH SOIL.
15. WRAP PLATE A FREE-STANDING WRAP/SCREEN TUBE OVER THE TRUNK OF SENSITIVE SPECIES. OTHER SPECIES, NO WRAP IS NECESSARY. REMOVE WRAP AFTER 1 YEAR. WRAP SHOULD BE REMOVED AFTER 1 YEAR. WRAP SHOULD NOT PASS THROUGH AND IT SHALL NOT BE IN DIRECT CONTACT WITH THE TRUNK
16. PLACE A LAYER OF MULCH, 2 TO 4 INCHES THICK, AND 4-6" AWAY FROM THE TRUNK AT THE DIAMETER OF THE ROOT BALL. UNDER NO CIRCUMSTANCES SHALL THE MULCH BE VOLCANO MULCHED. DO NOT PILE MULCH DIRECTLY AGAINST THE TREE TRUNK.
17. REMOVE DEAD, DAMAGED, OR POORLY LOCATED BRANCHES USING ANSI 300 PRUNING TECHNIQUES
18. REMOVE BRANCHES (AND PAILED OR BURLAP TRUNKS) SHALL BE STEMMED TO KEEP THEM UPRIGHT OR FOR ONE GROWING SEASON. REMOVE ALL STAMPS MATERIALS FROM THE TREE ONE YEAR AFTER PLANTING
19. USE FLAT, GROMMETED STRAPS RATHER THAN WIRES, OR HOSE SEGMENTS TO TIE BRANCHES TOGETHER. IF BRANCHES ARE TIED TOGETHER, BRANCHES WILL NOT BE BUNCHED UP OR "WATGED." TWO OR THREE STRAPS ARE REQUIRED.
20. STAKE ON PARALLEL SIDES OF TREE OUTSIDE OF ROOT BALL AND WITHIN THE DRIP LINE
21. GROMMETHOLE WATER THE TREE, AND THE ENTIRE MULCH AREA WITH A LONG SLOW WATERING CAN. DO NOT OVERWATER.
22. MAINTAIN THE MULCH WEE-FREE FROM A MINIMUM OF 3 YEARS AFTER PLANTING

## 1 DECIDUOUS TREE PLANTING AND STAKING DETAIL



### 3 TREE PLACEMENT AROUND UTILITIES

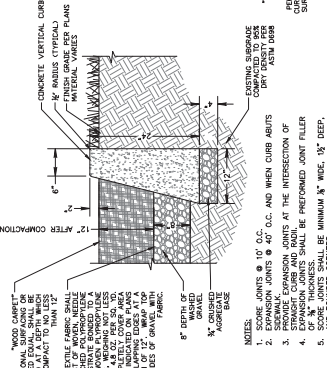


- NOTES:  
1. INSTALL PER MANUFACTURERS RECOMMENDATION.  
2. LUCKYDOG RECREATION. RECREATION NUMBER LDR221A33FA-2 CONTACT LESLIE SMITH

**7** (208) 521-8997.  
PLAY EQUIPMENT DETAIL AND REFERENCE PHOTOS  
NTS



## 4 6-FOOT HEIGHT VINYL FENCE

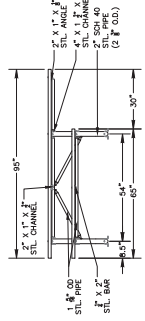
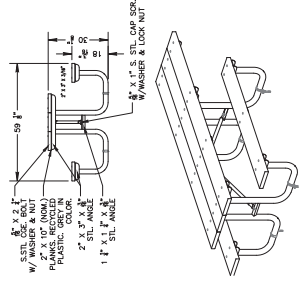


- NOTES:
1. SCORE JOINTS @ 10' O.C.
  2. EXPANSION JOINTS @ 40' O.C. AND WHEN CURB ABUTMENTS SIDEWALK.
  3. PROVIDE EXPANSION JOINTS AT THE INTERSECTION OF STRAIGHT CURB AND RADIAL.
  4. EXPANSION JOINTS SHALL BE PREFORMED JOINT FILLER OF 3/4" THICKNESS.
  5. SCORE JOINTS SHALL BE MINIMUM 3/8" WIDE, 1/2" DEEP.

8 **PLAYGROUND CURB AND SAFETY SURFACING**  
AND ROUNDED CORNERS.  
NTS

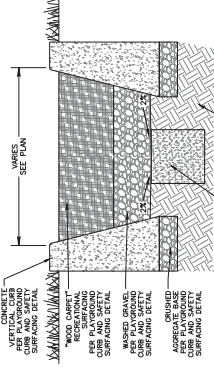


**5** 6-FOOT HEIGHT VINYL WITH LATTICE TOP FENCE  
NTS



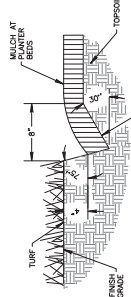
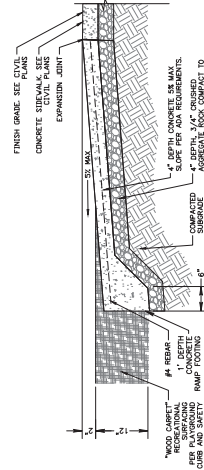
- NOTES:
1. 77 SERIES ACCESSIBLE TABLE BY DuMER, SLAT RECYCLED PLASTIC GREY IN COLOR.
  2. ALL STL MEMBERS COATED W/ZINC THEN FINISHED W/POLYESTER POWDER COATING BLACK IN COLOR.
  3. 4"x3 1/2" EXPANSION ANCHOR BOLTS PROVIDED.

### 3. $\frac{1}{2}$ "X3 $\frac{1}{4}$ " EXPANSION ANCHOR



- NOTES:  
1. CONTRACTOR SHALL OVER EXCAVATE SAND WINDOW 1" INTO FREE DRAINING MATERIAL.

## 6 SUBSURFACE DRAINAGE SAND WINDOW<sup>NTS</sup>



9 ACCESSIBLE PLAYGROUND ACCESS RAMP NTS

10 SHOVEL CUT EDGE NTS

[illegible]

FRANKLIN VILLAGE NORTH NO. 3  
NAMP, ID

## Candace Fry

---

**From:** Clay Brown  
**Sent:** Wednesday, April 17, 2024 3:22 PM  
**To:** chaisty@kmengllp.com; aedwards@hubblehomes.com  
**Cc:** Addressing; Planning-Zoning Staff  
**Subject:** Plat Street Name Review Comments - Franklin Village North No.3  
**Attachments:** SPF-00256-2024\_Franklin Village North No 3\_Final Plat Updated.pdf

There are no street naming issues with this plat.

Contact [addressing@cityofnampa.us](mailto:addressing@cityofnampa.us) if you have any questions.

Thanks,



**Clay Brown**  
GIS Technician, Engineering  
Office: 208.468.5475  
[Nampa GIS, Like us on Facebook](#)  
**NAMPA** *Proud*

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Nampa Development Services Center  
500 12<sup>th</sup> Ave South  
Nampa, Idaho 83651



(208) 468-5409  
engineering@cityofnampa.us  
cityofnampa.us/engineering

---

DATE: May 16, 2024

TO: Matthew Derr, P.E. – KM Engineering

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

CC: Tom Points, P.E. – Senior Director of Public Works

**SUBJECT: Franklin Village North Subdivision No. 3 – Construction Drawings & Final Plat – 1<sup>st</sup> Review**

---

The Engineering Division has completed a 1<sup>st</sup> review of the Construction Drawings and Final Plat for Franklin Village North Subdivision No. 3 and have the following comments. Please resubmit electronically a PDF of the following for review and approval:

- Revised plans;
- Revised drainage report;
- Response letter addressing each of the following comments; and,
- Other documentation as required by the review comments.

Documents may be submitted via email attachment or web storage/FTP download link. As a general note, additional requirements or comments may occur on subsequent submittals due to new information or incomplete plan corrections. Please contact us at 208-468-5458 to clarify any comments to ensure a timely review and approval process.

#### **General Comments**

1. Refer to “SPF-00256-2024 – Franklin Village North Subdivision No. 3 – Engineering Review Memo” dated May 16, 2024 for General Comments.
2. Provide improvement quantities per Section 108 of the Nampa Engineering Development Process and Policy Manual for use in determining inspection fees with next submittal.

#### **Final Plat Comments**

1. Refer to “SPF-00256-2024 – Franklin Village North Subdivision No. 3 – Engineering Review Memo” dated May 16, 2024 for Final Plat comments.

#### **Drainage Report Comments**

1. Evaluate the change in footprint for the large seepage bed if a stormtech or similar system were utilized.



**Construction Drawing Comments** – Address all plan redlines and the following comments

**Sheet C1.0 – Cover Sheet**

None

**Sheet C1.3 – Street Lighting & Signage Plan**

1. Modify street light locations as redlined.

**Sheet C1.4 – Master Utility Plan**

None

**Sheet C2.1 to C2.6 – Roadway Plan & Profiles & Details**

1. Sheet C2.1 – For the common driveway are you providing access thorough from the development to the west? If not what is being done to restrict this access?
2. Sheet C2.6 – Add 6" to the width of the common drive to provide 20' with exclusive of the curb.

**Sheet C3.1 to C3.2 – Grading Plan**

None

**Sheet C4.1 to C4.3 – Drainage Plan**

1. Evaluate the change in footprint for the large seepage bed if a stormtech or similar system were utilized. Bed is larger than typically allowed.
2. Correct elevations of sand and grease traps to have invert in elevation a minimum of 1" above outlet baffle elevation and invert out should be minimum 3" below outlet baffle elevation.

**Sheet C5.1 to C5.6 – Sewer Profiles**

None

**Sheet C6.1 to C6.2 – Water Plan**

1. Check service line locations and verify separations with water services.
2. Provide/show phase line valves as redlined.

**Sheet C7.1 to C7.2 – Pressure Irrigation Plan**

1. See Sheet C1.4 Master Utility Plan comments.
2. Provide/show phase line valves as redlined.

**Sheet C8.1 – Gravity Irrigation Plan**

Is there adequate room for installation of the roof drain beds to the gravity irrigation?

Nampa Development Services Center  
500 12<sup>th</sup> Ave South  
Nampa, Idaho 83651



(208) 468-5409  
engineering@cityofnampa.us  
cityofnampa.us/engineering

---

DATE: May 16, 2024  
TO: Nampa Planning & Zoning Department  
FROM: Daniel Badger, P.E. –City Engineer  
CC: Tom Points, P.E. – Senior Public Works Director  
SUBJECT: **SPF-00256-2024 – Franklin Village North Subdivision No. 3 – Engineering Review Memo**

---

The Engineering Division has completed a review of the Construction Drawings and Final Plat for Franklin Village North Subdivision No. 3 and provide the following comments and recommended conditions of approval.

**General Comments**

1. The Preliminary Plat was approved in December 2021 and conditions of approval established at that time. This subdivision shall adhere to and address all conditions as stipulated at the time of that approval that apply to this project phase.
2. The Developer has prepared a Traffic Impact Study (TIS) that has been reviewed and approved by the City. There are no triggered improvements to be installed with this phase.
3. The 9.8 Lateral runs through the project with a number of crossings. Plans will need to be coordinated with Pioneer Irrigation District to obtain their approval and to establish a License Agreement.
4. An Erosion Control Permit with City of Nampa is required prior to the start of any earth disturbing activities.

**Final Plat Comments**

1. Reference Book/Page #'s for adjacent recorded subdivisions.

**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 "Franklin Village North Subdivision No. 3 – Construction Drawings & Final Plat – 1<sup>st</sup> Review" letter from the Nampa Engineering Division 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 2023 City of Nampa Engineering Development Process and Policy Manual, during the construction process. The Developer shall sign the City of Nampa

Subdivision Improvement Agreement and submit to the Nampa Engineering Division prior to start of construction.

4. Developer shall provide documentation from the Irrigation District that all irrigation assessments for the property have been paid in full prior to City Engineer signature of the plat
5. Developer shall submit plans to Pioneer Irrigation District for review of work with the 9.8 Lateral easement and provide documentation of their approval to the Nampa Engineering Division prior to Construction Drawing approval. A copy of the executed license agreement shall be submitted to the Nampa Engineering Division prior to City Engineer signature of the plat.



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9 – 12th Avenue South Nampa, ID 83651

208.468.5770

**DATE:** May 6, 2024

**TO:** City of Nampa – Planning and Zoning

**FROM:** Ron Johnson, Nampa Fire District, Fire Marshal

**APPLICANT:** Franklin Village Development LLC.

**OWNER:** Franklin Village Development LLC.

**PROJECT ADDRESS:** 0 Cherry Ln. Parcel# R20939001000 & R2094001100

**RE:** SPF-00256-2024, Franklin Village North No 3.

This application is for a subdivision with 54 single-family residential lots and 8 common lots on 15.3 acres.

The Nampa Fire Department does not oppose the application subject to compliance with all the following code requirements and conditions of approval.

Water Supply Comments:

Fire Department required fire hydrants, access, and street identification shall be installed prior to construction or storage of combustible materials on site. Provisions may be made for temporary access and identification measures.

Fire hydrants, capable of producing the required fire flow, shall be located along approved fire lanes. Fire hydrant spacing shall meet the requirements of IFC table C105.1.1 (IFC 507.3, IFC B105.2, IFC C105).

Fire Access Comments:

Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads. (D107.1)

Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the overall



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maximum diagonal dimension of the lot or area to be served, measured in a straight line between accesses. (D105.1)

Dead-end fire apparatus access roads exceeding 150 feet (45 720 mm) in length shall be provided with an approved area for turning around fire apparatus. (IFC 503.2.5)

Fire apparatus access roads shall extend to within 150 feet of all portions of the exterior walls of the first story of a building measured by an approved route around the exterior of the building or facility. (IFC 503.1.1)

Fire apparatus access roads shall have an unobstructed width of not less than 20 feet and an unobstructed vertical clearance of not less than 13 feet 6 inches. (IFC 503.2.1)

The minimum outside turning radius of a fire apparatus access road shall be 48 feet. The minimum inside turning radius shall be 28 feet. (IFC 503.2.4)

Fire apparatus access roads shall have an approved driving surface of asphalt, concrete or other approved driving surface and can support the imposed load of fire apparatus weighing at least 75,000 pounds. (IFC D102.1)

Fire apparatus access roads shall not exceed 10 percent in grade. (IFC D103.2)

For streets having a width less than 33 feet back of curb to back of curb parking shall be restricted on one side; for streets having a width less than 27 feet back of curb to back of curb parking shall be restricted on both sides. A note on the face of the final plat is required noting the parking restriction prior to signing of the final plat. No Parking signs shall be installed throughout cul-de-sacs, turnarounds and at gates or bollards controlling emergency access. No Parking signs shall be installed in accordance with the requirements of the IFC. (IFC 503.8)

Gates and Bollards shall comply with requirements of the IFC with designs being submitted to the Fire Code Official for approval. If gates are electronically operated, they shall be equipped with an automatic opening mechanism activated by the Opticom system. Manual gates shall be secured



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with a Knox brand padlock. See exhibit below for acceptable Bollard models manufactured by Maxiforce. (IFC 503.6, D103.5).

### General Conditions

Specific building construction requirements of the International Building Code, International Fire Code and City of Nampa Code will apply. However, these provisions are best addressed by a licensed Architect at time of building permit application.

### Emergency Response Time Analysis and Service Impact:

The Nampa Fire District Strategic Plan states the response objective for Nampa Fire District is to arrive to 90% of emergency medical incidents within 5 minutes of the alarm time, and within 5 minutes and 20 seconds to fire incidents. To accomplish these response time objectives requires that travel distances be approximately 1 ½ miles from the nearest fire station. This development is located approximately 0.6 miles from Nampa Fire Station 3 with an approximate response time of 2 minutes.

Infrastructure additions and capitol purchases for Fire District services are funded through development impact fees. Impact fees collected for each home at the time of building permit applications will total approximately \$84,618.

To properly serve the public for an all-hazards response, the Nampa Fire Department should have 1 firefighter for every 1,000 residents served. This subdivision will add approximately 152 residents to 54 single-family residential lots, with an increased personnel demand of 0.15 firefighter positions.

Exhibits

"No Parking" Signs

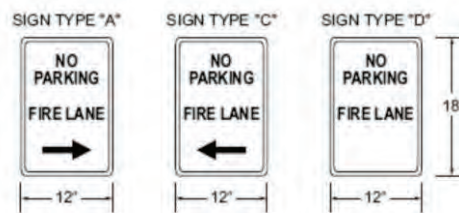
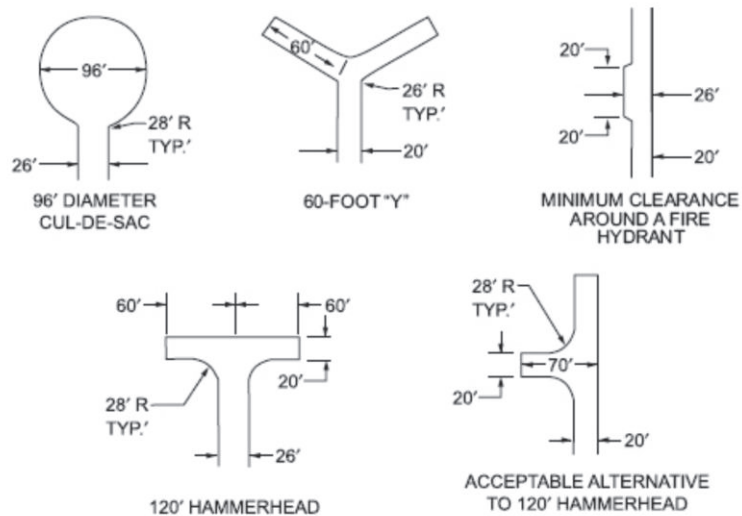


FIGURE D103.6 FIRE LANE SIGNS

Fire Apparatus Turnaround Design Options



For SI: 1 foot = 304.8 mm.

FIGURE D103.1 DEAD-END FIRE APPARATUS ACCESS ROAD TURNAROUND





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### Approved Bollards by Maxiforce



Collapsibles

**MCSW-SS3-EZ**

Operation: Wrench  
Head Style: Std. Style 3  
Body Style: Std. Rectangular  
Base Style: EZ



Collapsibles

**MCSW-SS2-EZ**

Operation: Wrench  
Head Style: Std. Style 2  
Body Style: Std. Rectangular  
Base Style: EZ



Collapsibles

**MCSW-SS1-EZ**

Operation: Wrench  
Head Style: Std. Style 1  
Body Style: Std. Rectangular  
Base Style: EZ



## Candace Fry

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**From:** D3 Development Services <D3Development.Services@itd.idaho.gov>  
**Sent:** Tuesday, April 30, 2024 10:20 AM  
**To:** Candace Fry  
**Cc:** Niki Benyakhlef  
**Subject:** RE: Franklin Village North No 3 SPF-000256-2024

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**CAUTION:** This email originated OUTSIDE the City of Nampa domain. **DO NOT** click on links or open attachments unless you recognize the sender or are sure the content is safe. Highlight the suspect email and send using the Outlook Phish Alert Report button or call the IT Helpdesk at (208) 468-5454.

Hello,

After careful review of the transmittal submitted to ITD April 16, 2024 regarding Franklin Village North No.3, the Department has no comments or concerns to make at this time.

Thank you

*Mila Kinakh*

D3 Planning and Development



YOUR Safety ••• ► YOUR Mobility ••• ► YOUR Economic Opportunity

---

**From:** Candace Fry <fryc@cityofnampa.us>  
**Sent:** Tuesday, April 16, 2024 4:53 PM  
**Subject:** Franklin Village North No 3 SPF-000256-2024

**CAUTION:** This email originated outside the State of Idaho network. Verify links and attachments **BEFORE** you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

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Good Afternoon,

**RE: Franklin Village North No 3 – SPF-00256-2024**

I have attached for your review the application for Subdivision Final Plat approval for Franklin Village North No. 3 a RS6 (Single-Family Residential) zoning district; a 15.31 acre parcel #R2093901000 at 0 Cherry Ln (located in the SW 1/4 of Section 2, T3N, R2W, BM) for Franklin Village Development (SPF-00256-2024). Original concept: 54 single-family detached lots and 8 common lots.

## Candace Fry

---

**From:** Eddy Thiel <eddy@nampahighway1.com>  
**Sent:** Wednesday, April 17, 2024 6:30 AM  
**To:** Planning-Zoning Staff  
**Subject:** FW: Franklin Village North No 3 SPF-000256-2024  
**Attachments:** SPF-00256-2024\_Franklin Village North No 3\_Application.pdf; SPF-00256-2024\_Franklin Village North No 3\_Final Plat Updated.pdf; SPF-00256-2024\_Franklin Village North No 3\_Landscape Plans.pdf; SPF-00256-2024\_Franklin Village North No 3\_Legal Description Word.docx; SPF-00256-2024\_Franklin Village North No 3\_Narrative.pdf

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Good Morning,

Nampa Highway District #1 has no comment.

Thank you,

Eddy

---

Eddy Thiel  
ROW  
[eddy@nampahighway1.com](mailto:eddy@nampahighway1.com)  
4507 12<sup>th</sup> Ave. Rd. • Nampa, id 83686  
TEL 208.467.6576 • FAX 208.467.9916

---

**From:** Candace Fry <fryc@cityofnampa.us>  
**Sent:** Tuesday, April 16, 2024 4:53 PM  
**Subject:** Franklin Village North No 3 SPF-000256-2024

Good Afternoon,

**RE: Franklin Village North No 3 – SPF-00256-2024**

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This application will go before the Planning and Zoning Commission as a business item on the May 28, 2024 agenda.

Please return all comments to the Planning and Zoning staff ([pzall@cityofnampa.us](mailto:pzall@cityofnampa.us)) prior to May 17, 2024.

Thanks,  
*Candace*

## Candace Fry

---

**From:** Cody Swander  
**Sent:** Thursday, April 18, 2024 9:41 AM  
**To:** Candace Fry; Planning-Zoning Staff  
**Cc:** Darrin Johnson; Adam Mancini;Carolynn Murray  
**Subject:** RE: Franklin Village North No 3 SPF-000256-2024 (Parks ID# 808)

Hi Candace,

Nampa Parks has reviewed the final plat for Franklin Village North No. 3, Project: SPF-00256-2024. We have no requests.

Thank you,



**Cody Swander**  
Assistant Parks and Rec Director  
O: 208.468.5890, F: 208.318.2270  
[Nampa Parks – Facebook Page](#)  
**NAMPA Ready**

---

**From:** Candace Fry <fryc@cityofnampa.us>  
**Sent:** Tuesday, April 16, 2024 4:53 PM  
**Subject:** Franklin Village North No 3 SPF-000256-2024

Good Afternoon,

**RE: Franklin Village North No 3 – SPF-00256-2024**

I have attached for your review the application for Subdivision Final Plat approval for Franklin Village North No. 3 a RS6 (Single-Family Residential) zoning district; a 15.31 acre parcel #R2093901000 at 0 Cherry Ln (located in the SW 1/4 of Section 2, T3N, R2W, BM) for Franklin Village Development (SPF-00256-2024). Original concept: 54 single-family detached lots and 8 common lots.

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Please return all comments to the Planning and Zoning staff ([pzall@cityofnampa.us](mailto:pzall@cityofnampa.us)) prior to May 17, 2024.

Thanks,  
*Candace*



**Candace Fry**  
Assistant Planner – Planning & Zoning  
208-468-5638  
Planning & Zoning Department  
500 12<sup>th</sup> Ave S, Nampa, ID 83651