

PLANNING & ZONING DEPARTMENT
Before the Planning & Zoning Commission
Meeting of 12 November 2024

CONSENT AGENDA ITEM
STAFF REPORT

By Candace Fry, Assistant Planner

Subdivision Final Plat approval for Franklin Village North No. 4 subdivision in a RS6 (Single Family Residential) zoning district at 0 Cherry Ln, a 11.456 acre portion of parcel #s R2093901000 & R2094001100 located in the SW 1/4 of Section 2, T3N, R2W, BM, for Hubble Homes, LLC (SPF-00269-2024).

Original Concept: 50 single-family detached dwelling unit lots and 2 common lots.

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

STAFF RECOMMENDATION

Staff finds that the proposed subdivision final plat substantially conforms within acceptable limits to the approved preliminary plat for Franklin Village North 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.

CORRESPONDENCE

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

The Engineering Division has completed a review of the Final Plat application for the Franklin Village North #4 Subdivision property and provide the following comments and recommended conditions.

Engineering Final Plat Comments:

1. Per review comment from City GIS, the east/ west portion of N. Carver Ave. is to be renamed "E. Dixon St." Correct this for all applicable sheets.
2. Plat identifies a different boundary sub than is shown on submitted civil plans for this phase. Please reconcile this.
3. Developer shall submit a headgate report for any surface water delivery and verifying water rights for the full parcel.

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)

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 1.4 miles from Nampa Fire Station 3 with an approximate response time of 4 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 \$86,185.
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 154 residents to 55 single- family residential units, with an increased personnel demand of 0.15 firefighter positions.

Forestry:

After reviewing the final landscape plans for Franklin Village North No. 4, Forestry has one request. We request for the developer to exclude the following tree species from the Builders choice for each individual lot.

1. Acer freeman (Autumn Blaze Maple)
2. ANY Fraxinus (Ash tree)
3. ANY Evergreen trees near the public right of way

Lumen:

Our engineer has reviewed this plat and their comments are: "Possible conflicts exist along Franklin Rd. If the developer determines our facilities need to be relocated they will need to contact Lumen to initiate a customer paid relocation."

Police Department:

The Nampa Police Department (NPD) has reviewed the proposal for Franklin Village North No 4. This development is for 50 Single Family Residential lots resulting in 50 new dwelling units.

NPD projects future service needs based on overall population, population density, and development type. Franklin Village North No 4 is projected to add 134 new residents to the City of Nampa's current population.

Therefore, NPD is recommending a commitment to fund 0.17 additional officers and 0.09 additional support staff if this project is approved to maintain current police service levels. NPD is currently authorized 146 sworn personnel and 66 non-sworn personnel.

The cost for the additional officers is \$23,549 and additional support staff is \$8,572 for the first year of employment.

The following factors impact police response and demand on police resources and is provided as a reference for decision making:

1. The closest police department is 3.30 miles away. Officers patrol in different areas of the city and are often closer when calls occur, but support units are frequently at the police department or in other areas of the city further away when priority calls requiring multiple units occur.
2. Developments near this reporting district have a call volume of 241 service calls annually.
3. The following are the top Officer Initiated and Reactive call types that we respond to near the proposed development:

Rank	Officer Initiated Calls for Service	Total	Rank	Reactive Calls for Service	Total
1	Abandoned Vehicle	12	1	Fraud	31
2	Traffic Stop	7	2	Threatening	16
3	Directed Patrol	6	3	JUV Runaway	12
4	Follow Up	4	4	Graffiti	11
5	Agency Assist	2	5	Disturbance	11
6	Traffic Hazard	1	6	Suspicious	10
7	Suspicious	1	7	PI Accident	9
8	Susp Vehicle	1	8	Battery	8
9	Property Check	1	9	1032 Subject	8
10	Alarm	1	10	Custodial Int.	7

STAFF ANALYSIS

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

May 2024- Phase 3 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:

Total, Proposed Residential Lot Count-	50
Total Common Lot Count-	2
Total Acreage	11.48

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. Any onsite wells or septic systems shall be abandoned and/or removed in accordance with Local and State regulations at the time of individual property development/redevelopment and prior to connection to applicable City services.
2. Property shall be annexed in the Nampa Municipal Irrigation District at the time of connection to pressure irrigation and prior to being served by the City's pressure irrigation system. Applicant/ Owner shall provide documentation to the Nampa Engineering Division verifying water rights for the full parcel and head gate report for any surface water delivery to support annexation into the District. If surface water rights have lapsed, the Developer shall reestablish rights prior to connecting to the City pressure irrigation system.
3. Extend utilities into the property to serve the planned lots at the time of property development/ redevelopment, and at the sole expense of the Developer.
4. Developer shall comply with all City Codes, Policies, and Standards in place at the time of individual property development/redevelopment.
5. 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.
6. 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.
7. Work with Lumen to resolve comments from memo dated 10/4/2024.

8. The following changes must be made prior to submitting for signatures: Add the approved street name E Dixon St to the section of road that runs from Lot 29, Block 11 to Lot 41, Block 11.
 9. Refer to forestry comments regarding tree types
- <Any other conditions as may be levied by the Commission....

ATTACHMENTS

- 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 4

File Number: SPF-00269-2024

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: Hubble Homes, 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 InformationAddress: 0 Cherry Lane, Nampa, Idaho 83687Parcel Number(s): R2093901000 & R209400110 Total acreage: 11.47 Zoning: RS6Type of proposed use: ☒ Residential ☐ Commercial ☐ Industrial ☐ Other: _____Project/Subdivision Name: Franklin Village North Subdivision No. 4Description of proposed project/request: 50 single family residential lots. Improvements to include roadways, sidewalks, lot grading, and site utilitiesProposed Zoning: RS6 Acres of each proposed zone: 11.47**Development Project Information (if applicable)**

Lot Type	Number of Lots	Acres
Residential	50	8.71
Commercial	n/a	
Industrial	n/a	
Total Common Area	2	0.35
Internal Roadways	Provide acres only	
Frontage ROW to be dedicated	Provide acres only, if applicable	2.40
Total	52	11.47

Development Project Information (if applicable)Minimum residential lot size (s.f.): 6,000 Maximum residential lot size (s.f.): 12,105Gross density: 4.36 lots/acre (# of lots divided by gross plat/parcel area)Subdivision Qualified Open Space: 3.05 % of gross area 0.35 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: 8.9.24**City Staff**Received by: JKW Received date: 08/09/2024

August 9, 2024
Project No. 24-118

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

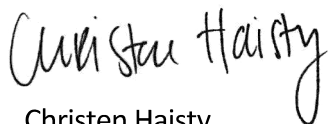
RE: Franklin Village North Subdivision No. 4 – Nampa, Idaho

On behalf of Hubble Homes, LLC, we are pleased to submit the attached application and required supplements for the final plat of Franklin Village North No. 4. Please accept this letter as the required written narrative regarding the project.

In accordance with the approved preliminary plat, Phase 4 includes 52 total lots: 50 buildable lots and 2 common lots on approximately 11.456 acres. This represents a gross density of 4.36 lots per acre and a net density of 5.51 lots per acres, both of which are consistent with the existing entitlements.

To our knowledge, all conditions of approval have been satisfied. Should you have questions or require further information to process this application please feel free to contact me at chaisty@kmengllp.com.

Thank you,
KM Engineering, LLP



Christen Haisty
Survey Operations Manager

August 8, 2024
Project No. 24-118

**Legal Description for
Franklin Village North Subdivision No. 4**

A parcel of land being a portion Lots 11 and 12 of Cortland Place Subdivision (Book 1, Page 26 of Plats, records of Canyon County, Idaho), further situated in the Southeast 1/4 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 brass cap marking the South 1/16 corner of said Section 2 and Section 3, which bears N00°27'19"E a distance of 1,325.80 feet from a brass cap marking the Southwest corner of said Section 2; Thence following the northerly line of the South 1/2 of the Southwest 1/4, S89°25'12"E a distance of 1,691.70 feet to the subdivision boundary of Feather Cove Subdivision No. 3 (Book 53 of Plats, Page 22, Records of Canyon County, Idaho) and being the **POINT OF BEGINNING**.

Thence following said subdivision boundary, S89°25'12"E a distance of 960.35 feet to a 5/8-inch rebar marking the Center-South 1/16 corner of said Section 2;

Thence leaving said subdivision boundary, S00°36'06"W a distance of 120.00 feet to a 5/8-inch rebar;

Thence S00°29'45"W a distance of 50.00 feet to a 5/8-inch rebar;

Thence S00°34'34"W a distance of 80.00 feet to a 5/8-inch rebar;

Thence N89°25'26"W a distance of 117.68 feet to a 5/8-inch rebar;

Thence N78°06'50"W a distance of 50.99 feet to a 5/8-inch rebar;

Thence N89°25'26"W a distance of 110.00 feet to a 5/8-inch rebar;

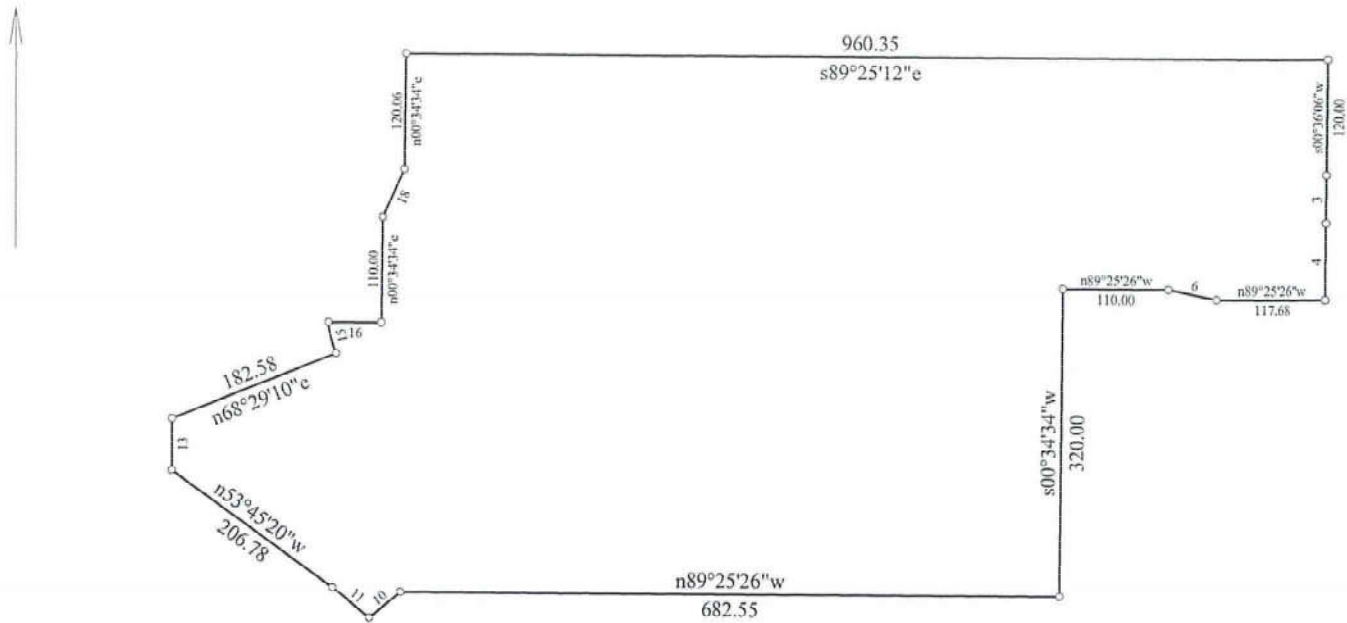
Thence S00°34'34"W a distance of 320.00 feet to a 5/8-inch rebar on the subdivision boundary of Franklin Village North Subdivision No. 3;

Thence following the subdivision boundary of Franklin Village North Subdivision No. 3 the following eleven (11) courses:

1. N89°25'26"W a distance of 682.55 feet to a 5/8-inch rebar;
2. S49°55'46"W a distance of 41.61 feet to a 5/8-inch rebar;
3. N50°19'34"W a distance of 50.00 feet to a 5/8-inch rebar;
4. N53°45'20"W a distance of 206.78 feet to a 5/8-inch rebar;
5. N00°34'34"E a distance of 54.33 feet to a 5/8-inch rebar;
6. N68°29'10"E a distance of 182.58 feet to a 5/8-inch rebar;
7. 33.16 feet along the arc of a curve to the right, said curve having a radius of 125.00 feet, a delta angle of 15°11'52", a chord bearing of N13°54'54"W, and a chord distance of 33.06 feet;
8. S89°25'26"E a distance of 55.02 feet to a 5/8-inch rebar;
9. N00°34'34"E a distance of 110.00 feet to a 5/8-inch rebar;
10. N24°37'21"E a distance of 54.75 feet to a 5/8-inch rebar;
11. N00°34'34"E a distance of 120.06 feet to the **POINT OF BEGINNING**.

Said parcel contains 11.456 acres, more or less.

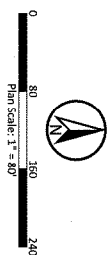




Title:		Date: 08-07-2024
Scale: 1 inch = 200 feet	File: Deed Plotter.des	
Tract 1: 11.456 Acres: 499041 Sq Feet: Closure = n41.5839w 0.01 Feet: Precision =1/320977: Perimeter = 3400 Feet		
001=s89.2512e 960.35	008=s00.3434w 320.00	015: Rt, R=125.00, Delta=15.1152 Bng=n13.5454w, Chd=33.06
002=s00.3606w 120.00	009=n89.2526w 682.55	016=s89.2526e 55.02
003=s00.2945w 50.00	010=s49.5546w 41.61	017=n00.3434e 110.00
004=s00.3434w 80.00	011=n50.1934w 50.00	018=n24.3721e 54.75
005=n89.2526w 117.68	012=n53.4520w 206.78	019=n00.3434e 120.06
006=n78.0650w 50.99	013=n00.3434e 54.33	
007=n89.2526w 110.00	014=n68.2910e 182.58	

- RP
RS4
RS6
RS7
RS8.5
RS12
RS15
RS18
RS22
U
Unzoned

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



SHEET INDEX

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

LEGEND

- FOUND BRASS CAP
- FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "12459"
- FOUND 1/2" REBAR WITH PLASTIC CAP MARKED "7729"
- SET 5/8" REBAR WITH PLASTIC CAP MARKED "12459"
- SET 1/2" REBAR WITH PLASTIC CAP MARKED "7729"
- LOT NUMBER
- LOT NUMBER ON ADJACENT PLAT
- SUBDIVISION BOUNDARY LINE
- LOT LINE
- SECTION LINE
- ADJACENT BOUNDARY LINE
- ROAD CENTERLINE
- EASEMENT LINE

REFERENCES

- R1. PLAT OF CORTLAND PLACE, BOOK 1 OF PLATS AT PAGE 26, RECORDS OF CANYON COUNTY, IDAHO.
- R2. RECORD OF SURVEY NO. 200305018, RECORDS OF CANYON COUNTY, IDAHO.
- R3. RECORD OF SURVEY NO. 2019-04841, RECORDS OF CANYON COUNTY, IDAHO.
- R4. FRANKLIN VILLAGE NORTH SUBDIVISION NO. 3, BOOK ____ PAGE ____ RECORDS OF CANYON COUNTY, IDAHO.

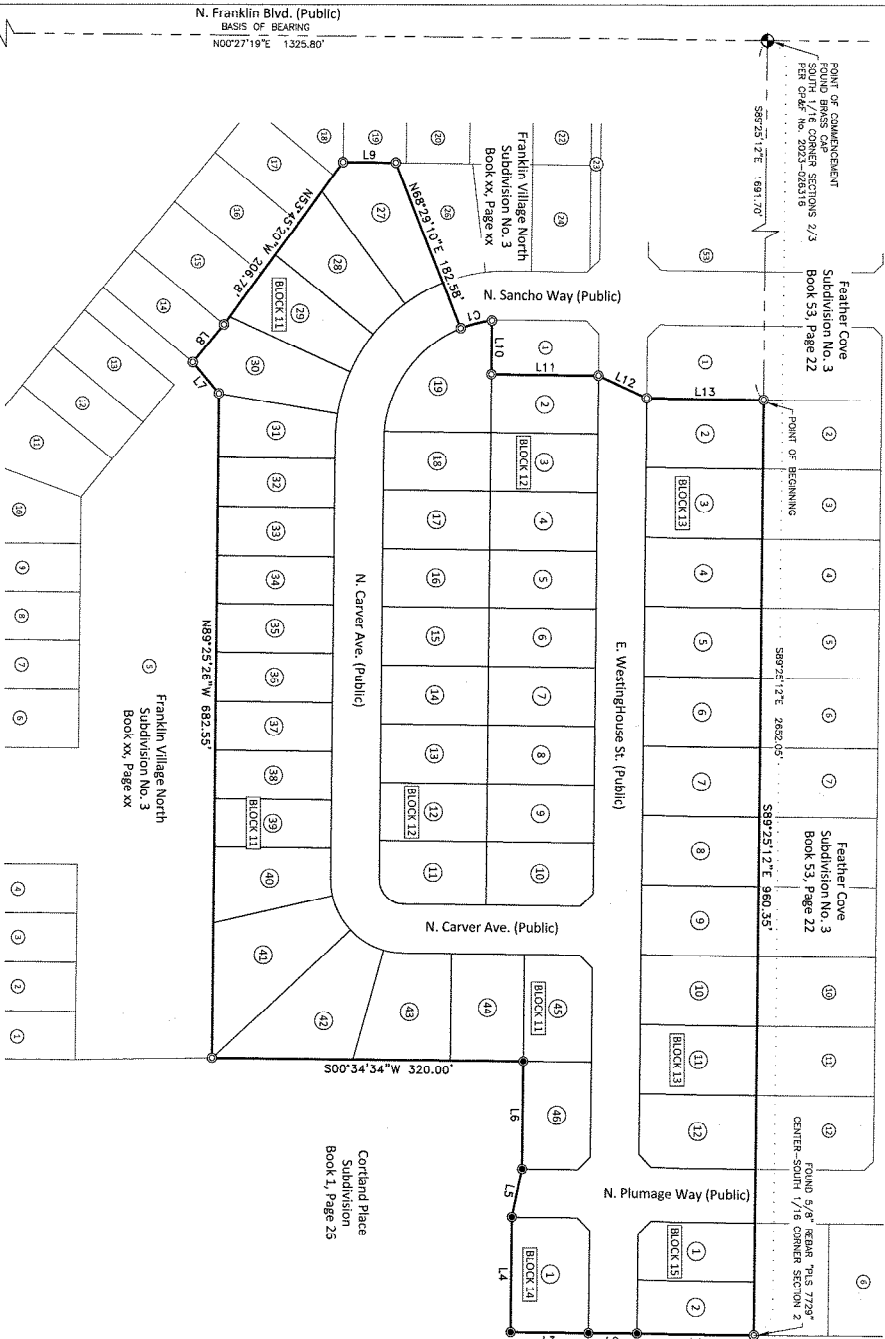
SURVEY NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THE LAND SHOWN HEREIN. THE SURVEY WAS CONDUCTED BY THE SURVEYOR, WHO HAS REVIEWED THE RECORDS IN THE REFERENCES HEREON AND HAS FIELD SURVEY OF EXISTING MONUMENTS. MONUMENTATION RECOVERED WAS FOUND TO BE IN SUBSTANTIAL CONFORMANCE WITH THE RECORDS. MONUMENTS OF RECORD WERE NOT FOUND WERE SET/RESET AS SHOWN HEREON.



DEVELOPER
Hubble Homes, LLC
MERIDIAN, IDAHO

km
ENGINEERING
7725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PH: 208.333.8888
kenneth@kmeng.com



LINE	BEARING	DISTANCE
L1	S00°16'00"W	120.00'
L2	S00°29'45"W	50.00'
L3	S00°34'34"W	60.00'
L4	N89°28'28"W	117.68'
L5	N18°08'50"W	50.80'
L6	N89°25'28"W	110.00'
L7	S48°55'48"W	41.61'

LINE	BEARING	DISTANCE
L8	N60°19'34"W	50.00'
L9	N00°34'54"E	54.33'
L10	S89°25'26"E	55.02'
L11	N00°34'34"E	110.00'
L12	N24°37'21"E	54.75'
L13	N00°34'54"E	120.00'

CURVE	RAIUS	LENGTH	DELTA	CHORD BEG	CHORD
C1	125.00'	33.16'	127.1132°	N18°54'54"W	33.00'



SHEET 3 OF 4

PLAT OF
FRANKLIN VILLAGE NORTH SUBDIVISION No. 4

APPROVAL OF COUNTY SURVEYOR

I, THE UNDERSIGNED, PROFESSIONAL LAND SURVEYOR FOR CANYON COUNTY, IDAHO, DO HEREBY CERTIFY THAT I HAVE CHECKED 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 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

HEALTH CERTIFICATE

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 40, CHAPTER 13 HAVE BEEN SATISFIED BASED ON A REVIEW BY A QUALIFIED LICENSED PROFESSIONAL ENGINEER (CPE) REPRESENTING THE CITY OF NAMPA, AND THE CPE APPROVAL OF THE DESIGN PLANS AND SPECIFICATIONS AND THE CONDITIONS IMPOSED ON THE PLAT. THE CPE APPROVAL OF THE DESIGN PLANS AND SPECIFICATIONS AND THE CONDITIONS IMPOSED ON THE PLAT IS A CONDITION OF THIS APPROVAL. NO DRINKING WATER EXTENSIONS OR SEWER EXTENSIONS WERE CONSTRUCTED. BUILDING CONSTRUCTION CAN BE ALLOWED WITH RECREATION BUILDING PERMITS FOR DRINKING WATER. SEWERAGE AND SEWER EXTENSIONS CAN BE ALLOWED WITH RECREATION BUILDING PERMITS FOR SEWER. SMALL WAREHOUSE Y CONSTRUCTING THOSE FACILITIES. IF THE DEVELOPER FAILS TO CONSTRUCT FACILITIES THEN THE SANITARY RESTRICTIONS MAY BE DISAPPROVED. IN NO CASE CONSTRUCTION OF ANY BUILDING OR SHEDS, BY THE DEVELOPER, SHALL BE ALLOWED WITHOUT THE SANITARY RESTRICTIONS OF ANY BUILDING OR SHEDS. REQUIRING DRINKING WATER OR SEWER/SEPTIC FACILITIES SHALL BE ALLOWED.

SOUTHWEST DISTRICT
HEALTH DEPARTMENT

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 COUNCIL

I, THE UNDERSIGNED, CITY CLERK IN AND FOR THE CITY OF NAMPA, CANYON COUNTY, IDAHO, HEREBY CERTIFY THAT AT A REGULAR MEETING OF THE CITY COUNCIL, HELD ON THE _____ DAY OF _____, 20____, THIS PLAT WAS ACCEPTED AND APPROVED.

CITY CLERK, NAMPA, IDAHO

CERTIFICATE OF THE COUNTY TREASURER

I, THE UNDERSIGNED, COUNTY TREASURER IN AND FOR THE COUNTY OF CANYON, IDAHO, PER THE REQUIREMENTS OF IDAHO STATE CODE, TITLE 40, CHAPTER 13, SECTION 50-109, DO HEREBY CERTIFY THAT THE SUBDIVISION PLAT HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

CANYON COUNTY TREASURER

DATE



Hubble Homes, LLC
DEVELOPER
MERIDIAN, IDAHO



BOOK PAGE

SHEET NO. 24-138

SHEET 4 OF 4

PRELIMINARY PLAT SHOWING
FRANKLIN VILLAGE NORTH
1/2 OF THE SOUTHWEST 1/4 AND A PORTION
SECTION 2, TOWNSHIP 3 NORTH, RANGE 2 WEST
CITY OF NAMPA, CANYON COUNTY, IDAHO

Symbol	Description
○	ROUND 1/2 IN. REBAR
⊖	ROUND 5/8 IN. REBAR
⊕	SPIRE
⊗	BRAKES CUP
⊙	LOT NUMBER
⊚	ZONING
RS6	
▨	COMMON BREAK
▩	COMMON AREA



④	PROJECT NUMBER	PROJECT OWNER	PROPERTY ADDRESS
1	8200381000	CHALLINER RE-DEVELOPMENT INC.	17215 N. 160TH AVE
2	8200381000	CHALLINER RE-DEVELOPMENT INC.	7809 E. 160TH ST
3	8200381000	CHALLINER RE-DEVELOPMENT INC.	7795 E. 160TH ST
4	8200381000	CHALLINER RE-DEVELOPMENT INC.	7781 E. 160TH ST
5	8200381000	CHALLINER RE-DEVELOPMENT INC.	7767 E. 160TH ST
6	8200381000	CHALLINER RE-DEVELOPMENT INC.	7753 E. 160TH ST
7	8200381000	CHALLINER RE-DEVELOPMENT INC.	7739 E. 160TH ST
8	8200381000	CHALLINER RE-DEVELOPMENT INC.	7725 E. 160TH ST
9	8200381000	CHALLINER RE-DEVELOPMENT INC.	7711 E. 160TH ST
10	8200381000	FLATIRON COLE INC. INC.	8 E. 1725TH ST
11	8241413000	REHABILITATION, SHAWAN	16075 N. SVALDEN CT
12	8241413000	SUVA TULU	16074 N. SVALDEN CT
13	8241413000	REHABILITATION, SHAWAN	16073 N. SVALDEN CT
14	8241413000	REHABILITATION, SHAWAN	16072 N. SVALDEN CT
15	8241413000	REHABILITATION, SHAWAN	16071 N. SVALDEN CT
16	8241414000	MUSON, ROSS	16070 N. WILBERFORCE CT
17	8241414000	MATTHEWS, BESSICA	16069 N. WILBERFORCE CT
18	8241414000	STEVE'S REALTY	16068 N. WILBERFORCE CT
19	8241414000	REHABILITATION, SHAWAN	16067 N. WILBERFORCE CT
20	8241414000	REHABILITATION, SHAWAN	16066 N. WILBERFORCE CT
21	8241414000	REHABILITATION, SHAWAN	16065 N. WILBERFORCE CT
22	8241414000	SHAWAN HOMEOWNERS ASSOCIATION, INC.	16064 N. WILBERFORCE CT

PROPERTY NUMBER	PROPERTY ADDRESS
1	STANLEY, RICHARD
2	STANLEY, RICHARD
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100	STANLEY, RICHARD

<p>CONTACT INFORMATION</p> <p> HANSEN, NANCY HANSEN, NANCY 10000 LINDSEY BLVD SUITE 100 DALLAS, TEXAS 75242 CONTACT: 214-343-1100 EMAIL: nancy.hansen@hansen.com </p>		<p>CLIENT NAME</p> <p> DOWNEY & KIMBLE, E 10000 LINDSEY BLVD SUITE 100 DALLAS, TEXAS 75242 CONTACT: 214-343-1100 EMAIL: nancy.hansen@hansen.com </p>
<p>PROJECT OVERVIEW</p> <p> 1. PROJECT NAME: 1101 2. PROJECT LOCATION: 1101 3. PROJECT TYPE: 1101 4. PROJECT SIZE: 1101 5. PROJECT START DATE: 1101 6. PROJECT END DATE: 1101 7. PROJECT BUDGET: 1101 8. PROJECT RISK: 1101 9. PROJECT STATUS: 1101 10. PROJECT COMMENTS: 1101 </p>		<p>PROJECT DESCRIPTION</p> <p> 1. PROJECT DESCRIPTION: 1101 2. PROJECT DESCRIPTION: 1101 3. PROJECT DESCRIPTION: 1101 4. PROJECT DESCRIPTION: 1101 5. PROJECT DESCRIPTION: 1101 6. PROJECT DESCRIPTION: 1101 7. PROJECT DESCRIPTION: 1101 8. PROJECT DESCRIPTION: 1101 9. PROJECT DESCRIPTION: 1101 10. PROJECT DESCRIPTION: 1101 </p>

NOTES

- [illegible]

SURVEY CONTROL NOTES

1. ALL SURVEY DATA IS BASED ON THE NAD83 STATE PLANE COORDINATE SYSTEM (IDAHO WEST 1103) AND VERTICAL (NAVD83) DATUM.

CONTACT INFORMATION

DEVELOPER	CURRENT OWNER	ENGINEERING CONSULTANT
DRAGON AIRCRAFT INDUSTRIES LTD	DOUGLAS AIRCRAFT CO INC	SEA CONSULTING LTD

DOWND, R. BRONKHORST, LTD.
203 11TH AVE. SOUTH
NANPA, IDAHO
FOR ENGINEERING: JLT
5775 N. DISCOVERY WAY
BOISE, IDAHO 83713
PHONE: (208) 639-6939
FAX: (208) 639-6930
CONTACT: KEVIN MCCARTHY, P.E.
CONTACT: MATT DERR, P.E.
EMAIL: kevin@mknamp.com
EMAIL: mderf@mknamp.com

INDEX OF DRAWINGS

SHEET NO.	SHEET TITLE
PP1.0	OVERALL DEVELOPMENT PLAN
PP1.1	EXISTING CONDITIONS PLAN
PP2.0	LOT LAYOUT EAST
PP2.1	LOT LAYOUT WEST
PP3.0	PRELIMINARY ENGINEERING EAST
PP3.1	PRELIMINARY ENGINEERING WEST
PP11.0	PRELIMINARY LANDSCAPE SITE PLAN
PP12.1	PRELIMINARY LANDSCAPE SITE PLAN
PP13.0	PRELIMINARY LANDSCAPE SITE PLAN
PP14.0	PRELIMINARY LANDSCAPE SITE PLAN

PRELIMINARY PLAT DATA

[illegible]OVERALL ACREAGE
RS6 ACREAGE[illegible]

GROSS RESIDENTIAL (RSG AND RMH) USE

COMMERCIAL LOT DATA (ZONE MD)	
77% LOT	4
COMMERCIAL LOTS	14.7% ADJACENT
OVERALL ADJACENT	

ZONING REQUIREMENTS	
REQUIRES A LOT OF 10 DIMENSIONAL STANDARDS FOR THE MD ZONE	
MINIMUM LOT SIZE	6,000 SF
MINIMUM BUILDING HEIGHT	65'
MINIMUM FRONTAGE	50'
MINIMUM DEPTH	150'
REAR SETBACK	10'
FRONT SETBACK	10'
STREET SIDE SETBACK	10'
INTERIOR SIDE SETBACK	8'

FRANKLIN VILLAGE NORTH
NANPA, ID

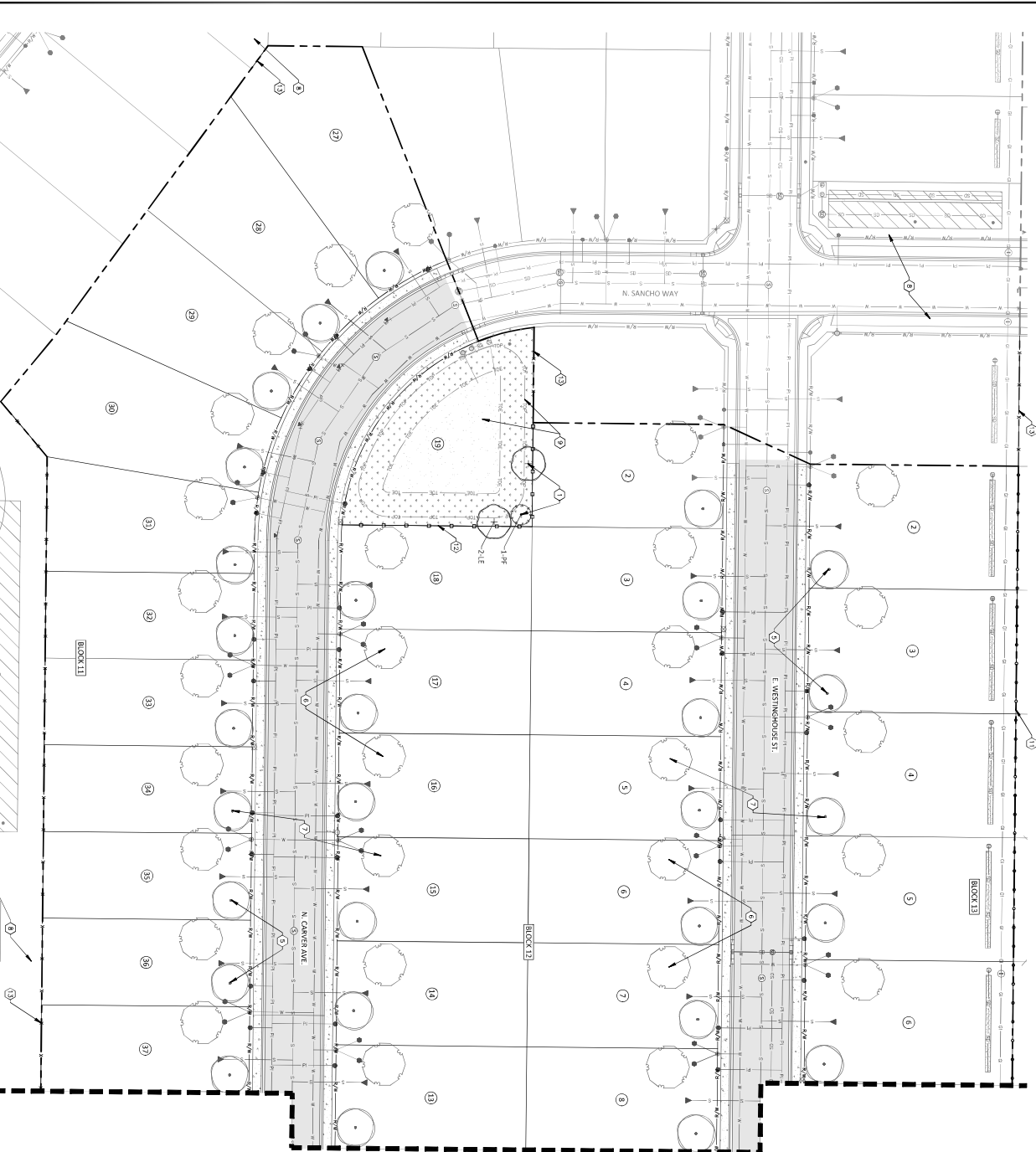
OVERALL DEVELOPMENT PLAN



Digitally signed by
Matthew S. Derr, F
Date: 2021.10.25
09:50:03 -06:00

DATE: _____
PROJECT: _____
SHEET NO. _____
PB1 0

SHEET NO.
PP2.1





MATCH LINE - SEE SHEET L3.0

PLANT SCHEDULE



SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	MATURE HxW	CLASS
	AP3	2	ACEA TRUNCATUM "PACIFIC SUNSET"™ PACIFIC SUNSET MAPLE	2" CAL. 88B	35'x30'	CLASS II

Diagram	PT	50	DIOIKOUS 2' CAL. CLASS II STREET TREE TO BE INSTALLED BY BUILDER SEE KEY NOTES	2' CAL. BAB	35'20"	CLASS II


	173	50	SEE KEY NOTES	2' CAL. 8-10"	VALUES	CLASS I.
	16	2	UNIONBORN TULIPERA EMERALD CITY TM EMERALD CITY TULIP TREE	2' CAL. 8-10"	55-705"	CLASS II

	PC3	8	PRUNUS CALLEPANA "CHANTICLEER" CHANTICLEER PEAR	2' CAL. 8.6B	40'X15"	CLASS1
EVERGREEN TREES						
	PC4	1	PRUNUS PENSILVANICA "PANDORA"	2' CAL. 8.6B	40'X15"	CLASS1

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	MATURE HXW
			WANDERING JEW PLANT	6-8" DIA	23" H

	BC	0	CHINSON PIGMENT BARBERNY	2 GAL.	2X3
	BF	20	BUXUS MICROPHYLLA FAULNER FAULNER BORNW.	2 GAL.	4X3
	SG	12	SPRAEAL X BLUMMIDA "GOLDFLAME" GOLDFLAME SPREA	5 GAL.	3X3

GRASSES	
	MM 12
MASCATULUS SVENENS "MORNING LIGHT" EULALIA GRASS	
	MM 12
PENNISTEM ALBOCILIOLIDS "HAMEL" HAMEL DWARF FOUNTAIN GRASS	
	PH 20
1 GAL 574"	
202"	

PERENNIALS		
SYMBOL	CODE	QTY
	LT	24
BOTANICAL / COMMON NAME		CONT
LAVANDULA ANGSTIFOLIA THURBERGIA LEIGHT		1 GAL.
THURBERGIA LEIGHT ENGLISH LAVENDER		1 XLS"

GROUND COVERS	
TR	TURF 500 RHIZOMATOUS RHIZOMATOUS TALL FESCUE
11,860 SF	500

EXISTING FENCE FROM PREVIOUS FRANKLIN VILLAGE PHASES TO RETURN INTERIOR AND

PROTECT, SEE 14.0 FENCE PLAN.

KEY NOTES (TYPICAL) (7)

1. INSTALL 3" DIAMETER SHOVEL CUT TREE RING, WITH BARE EARTH SURFACE AT ALL TREES WITHIN TURF AREAS.

2. CLEAR VISION TRIANGLE: NO TREES SHALL BE PLANTED WITHIN A CLEAR VISION TRIANGLE. THE MAXIMUM HEIGHT OF ANY VEGETATIVE COVER AT MATURITY WITHIN THE CLEAR VISION TRIANGLE SHALL BE FROM THE ADJACENT STREET GRADE.
3. ALL PLANTED BEDS TO RECEIVE A MIN. 3" DEPTH ORGANIC PERMEABLE (ROCK) MULCH WITH PERMEABLE FABRIC WEED BARRIER, SUBMIT SAMPLE TO OWNER FOR APPROVAL PRIOR TO ORDERING AND INSTALLING. THE USE OF MULCH OR ROCK AS THE ONLY GROUND COVER IN REQUIRED PLANTING AREAS IS PROHIBITED. IMPERMEABLE PLASTIC WEED BARRIERS ARE PROHIBITED.

4. INSTALL FLAT-BLADE SHOVEL EXCING AT INTERFACE OF SOO AND PLANTER BED. SEE L.S.O-2.
5. SCHEMATIC LOCATION OF REQUIRED DECIDUOUS CLASS II SUBDIVISION STREET TREE. PER WAPA CITY CODE SECTIONS 8-2-25 AND 8-1-1 CLASS II TREE SELECTED FROM THE TREASURE VALLEY TREE SELECTION GUIDE REQUIRED TO BE PLANTED IN THE FRONT OF THE LOT A MIN. OF 5' FROM BACK OF WALKWAY. ALL TREES SHOWN ON INDIVIDUAL LOTS SHALL BE INSTALLED BY THE INDIVIDUAL HOME BUILDER IN CONJUNCTION WITH THE INDIVIDUAL LOT DEVELOPMENT. THESE TREES ARE NOT THE RESPONSIBILITY OF THE DEVELOPER. DO NOT REMOVE ANY TREES SHOWN ON THIS PLAN.

6. SPECIFIC LOCATION OF REQUIRED CLASS I, II, OR III LOT TREE, PER NAPA CITY CODE SECTION 5-2-25-6, (1) CLASS I, II, OR III TREE IS REQUIRED TO BE INSTALLED ANYWHERE ON EACH LOT. TREES SHOWN ON INDIVIDUAL LOTS SHALL BE INSTALLED BY THE INDIVIDUAL HOME BUILDER IN CONJUNCTION WITH THE INDIVIDUAL LOT DEVELOPMENT AND CAN BE ANY CLASS OF TREE. THESE TREES NOT INSTALLED PER PLAN, SEE PLANT SCHEDULE AND KEY NOTE #6.

7. ALL TREES SHALL BE PLACED A MINIMUM OF 6' FROM SERVICES, SEE 15.0-3.3.

NECESSARY, TRANSITION BETWEEN NEW AND EXISTING LANDSCAPE SHALL BE NON RECOGNIZABLE AND COHESIVE WHEN FINISHED. CONTRACTOR IS RESPONSIBLE TO REPAIR ALL EXISTING LANDSCAPE PLANTING AREAS AND IRRIGATION COMPONENTS DAMAGED AS A RESULT OF NEW CONSTRUCTION. THE CONTRACTOR SHALL ENSURE THAT THE EXISTING IRRIGATION SYSTEM REMAINS OPERABLE DURING CONSTRUCTION AND THAT FOLLOWING COMPLETION, THE EXISTING IRRIGATION SYSTEM OPERATES AS GOOD, OR BETTER THAN EXISTED PRIOR TO THIS PROJECT. CONTRACTOR SHALL REPLACE, AT NO ADDITIONAL COST TO THE OWNER, PLANT MATERIALS DAMAGED DURING EXECUTION OF THIS PROJECT OR DAMAGED DUE TO THE CONTRACTOR FAILING TO MAINTAIN OPERATION OF THE EXISTING SYSTEM DURING THE COURSE OF CONSTRUCTION.

9. DRAINAGE BASIN. CONTRACTOR SHALL NOT PLANT TURF OVER SAND WINDOW BOTTOM. SEE CIVIL PLANS FOR INSTALLATION DETAILS.

10. PATHWAY SEE CIVIL PLANS.

11. 6" HEIGHT, TAN, VINYL PRIVACY FENCE. MATCH PREVIOUS PHASES. SEE L4.0 FENCE PLAN AND L5.0-4.

12. 6' HEIGHT, TAN, LATTICE TOP VINYL FENCE. MATCH PREVIOUS PHASES. SEE L4.0 FENCE PLAN AND L5.0-
FENCE PLAN.

13. EXISTING FENCE FROM PREVIOUS FRANKLIN VILLAGE PHASES TO REMAIN, PRESERVE AND PROTECT. SEE L
FENCE PLAN.

14. TREES PLANTED IN PARK STRIP TO BE CENTERED IN STRIP.

[illegible]

FRANKLIN VILLAGE NORTH SUBDIVISION NO. 4
NAMPA, ID

LANDSCAPE IMPROVEMENT PLANS
LANDSCAPE PLAN



DESIGN BY:

DRAWN BY:

CHECKED BY:

DATE:

PROJECT:

SHEET NO.

KAC

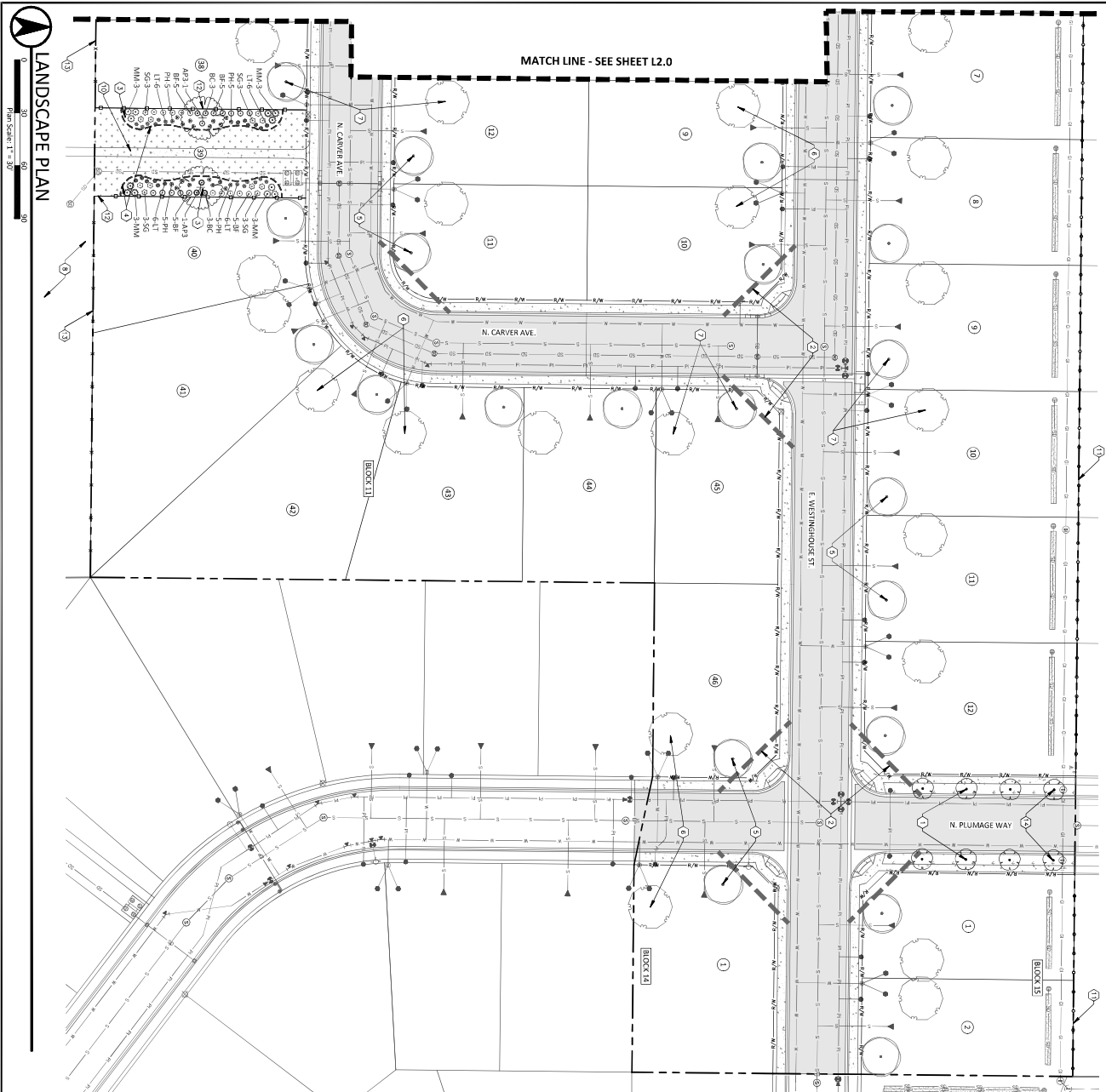
KAC

AV

8/8/24

24-118

L2.0



DATE:	6/10/2018
PROJECT:	24-118
SHEET NO.	
L3.0	

FENCE SCHEDULE

SYMBOLS	DESCRIPTION
	6' HEIGHT, 12x1, WHITE, PRIVACY FENCE, MATCH PREVIOUS PHASES, SEE L.S.0-4.
	6' HEIGHT, 12x1, LATTICE TOP WHITE FENCE, MATCH PREVIOUS PHASES, SEE L.S.0-5.
	EXISTING FENCE FROM PREVIOUS PHASES IN VILLAGE PHASES TO REMAIN, PRESERVE AND PROTECT.



FENCE PLAN
Plan Scale: 1" = 50'



REVISIONS		
NO.	REVISION	DATE

FRANKLIN VILLAGE NORTH SUBDIVISION NO. 4
NAMPA, ID

LANDSCAPE IMPROVEMENT PLANS
FENCE PLAN

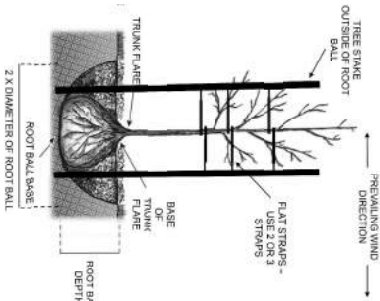
K&M
ENGINEERING
2725 N. 10TH AVE. SUITE 100
NAMPA, ID 83655
PHONE: (208) 833-8819
FAX: (208) 833-8820
WWW.K&MENGINEERING.COM

DESIGNED BY: JAC
DRAWN BY: JAC
CHECKED BY: AV
DATE: 08/24/24
SCALE: AS SHOWN

SHEET NO. 14.0

1 DECIDUOUS TREE PLANTING AND STAKING DETAIL

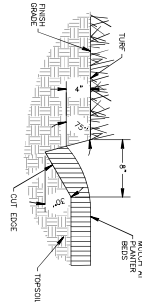
NIS



- NOTES:
1. DIG HOLES AT LEAST TWICE THE DIAMETER OF THE ROOT BALL.
 2. SLOPE SIDES OF THE HOLE
 3. DIG HOLE SLIGHTLY LESS DEEP THAN THE ROOT BALL
 4. BACKFILL AND COMPACT SOIL AROUND ROOTS WITH WET SOIL CONDITIONS AND BACKFILL UP TO THE EDGE OF THE ROOT BALL.
 5. DO NOT USE SOIL AMENDMENTS
 6. MARK THE NORTH SIDE OF THE TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH AFTER PLANTING.
 7. PLANT TREE WITH THE ROOT FLARE AT GRADE
 8. IN COMPACTED OR HEAVY CLAY SOILS: PLANT THE TREE SLIGHTLY HIGHER (NO MORE THAN 1/2" OF THE EXPOSED LEAD) BEHIND THE EXPOSED LEAD, SLOPE DRAINING AWAY FROM THE ROOT FLARE TO 2 INCHES ABOVE GRADE
 9. IN NO CASE SHALL THE FIRST ROOT EMERGING FROM THE TRUNK BE BELOW THE GRADE
 10. CUT ANY CIRCLING ROOTS PRIOR TO PLANTING THE TREE
 11. REMOVE STRIPS AND TWINE FROM THE TRUNK
 12. REMOVE STRIPS AND TWINE FROM THE TRUNK
 13. BACKFILL WITH EXISTING SOIL IF AVAILABLE. DO NOT PLACE LEFTOVER SOIL OVER THE TRUNK. IF SOIL IS NOT AVAILABLE, USE A MIXTURE OF 50% TOPSOIL AND 50% COMPOST. PACK SOIL AROUND ROOT BALL LAST STRAP WITH FOOT PRESSURE SO THAT ROOT BALL DOES NOT SHIFT.
 14. WARP: PLACE A FREE-STANDING AWAY/SPRINKLER TUBE OVER THE TRUNK OF THE TREE. AFTER FIRST GROWING SEASON, THE WRAP SHALL ALLOW SOME LIGHT TO PASS THROUGH AND IT SHALL NOT BE IN DIRECT CONTACT WITH THE TRUNK.
 15. PLACE A LAYER OF MULCH 2 TO 4 INCHES THICK, AND 4-6" AWAY FROM THE TRUNK. MULCH SHALL BE MAINTAINED AT ALL TIMES.
 16. SHALL TREES BE VOLCANO MULCHED, DO NOT PILE MULCH DIRECTLY AGAINST THE TRUNK
 17. PRUNING TECHNIQUES: OR POORLY LOCATED BRANCHES USING ANSI 300 TREE TRUNK DAMAGED
 18. ALL BARE ROOT TREES (AND BALLED AND BURLAP TREES) SHALL BE STAKED TO KEEP THEM UPRIGHT FOR ONE GROWING SEASON. REMOVE ALL STAKES
 19. USE FLAT, GROMMETED STRAPS RATHER THAN ROPES, WIRES, OR HOSE SEGMENTS AGAINST THE TRUNK. STRAPS SHALL BE PLACED AGAINST THE TRUNK AND SHALL BE BRIDGED UP OR TWISTED TO PREVENT THEM FROM CUTTING INTO THE BARK
 20. STAKE LINE
 21. THOROUGHLY WATER THE TREE AND THE ENTIRE MULCH AREA WITH A LONG SLOW SLOW WATERING SYSTEM
 22. MAINTAIN THE MULCH WED-TREE FROM A MINIMUM OF 3 YEARS AFTER PLANTING

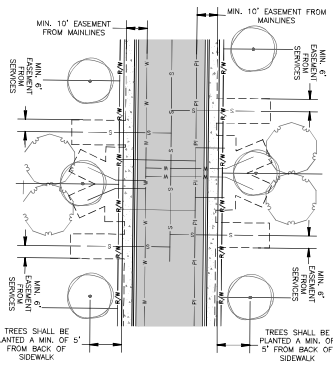
2 SHOVEL CUT EDGE

NIS



3 TREE PLACEMENT AROUND UTILITIES

NIS



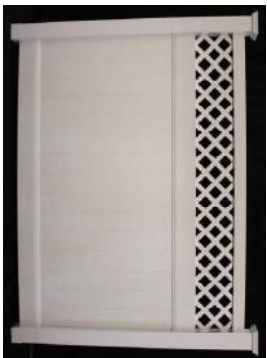
4 6' HEIGHT, TAN VINYL PRIVACY FENCE

NIS




5 6' HEIGHT, TAN, LATTICE TOP VINYL FENCE

NIS



REVISIONS		
NO.	ITEM	DATE

FRANKLIN VILLAGE NORTH SUBDIVISION NO. 4
NAMPA, ID
LANDSCAPE IMPROVEMENT PLANS
LANDSCAPE DETAILS



ENGINEERING
2725 N. 10TH AVE. SUITE 100
SPokane, WA 99207
PH: (509) 325-8819
F: (509) 325-8820
WWW.KANDMENGINEERING.COM

DESIGN BY: JAC
DRAWN BY: JAC
CHECKED BY: AT
DATE: 8/8/24
SHEET NO: 26 OF 30

LS.0



10/23/2024

RE: Franklin Village North No.4 - Final Plat

To: Austin Edwards and Christen Haisty

cc: City of Nampa Engineering; City of Nampa P&Z

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

- Add the approved street name E Dixon St to the section of road that runs from Lot 29, Block 11 to Lot 41, Block 11.

Sincerely,

Donald Brown
GIS Tech I
Engineering Division
City of Nampa



DATE: October 11, 2024
TO: KM Engineering
FROM: Peter Nielsen – Civil Eng. Plans Examiner
CC: Daniel Badger, P.E. – City Engineer
CC: Nampa Planning & Zoning Department
**SUBJECT: SPF-00269-2024 – Franklin Village North #4 Subdivision
Engineering Review Memo**

The Engineering Division has completed a review of the Final Plat & Construction Drawings for the Franklin Village North #4 Subdivision property and provide the following comments.

Review Comments

Plat Comments:

1. Per review comment from City GIS, the east/ west portion of N. Carver Ave. is to be renamed "E. Dixon St." Correct this for all applicable sheets.
2. Plat identifies a different boundary sub than is shown on submitted civil plans for this phase. Please reconcile this.
3. Developer shall submit a headgate report for any surface water delivery and verifying water rights for the full parcel.

Construction Drawings:

C1.0:

4. Include an additional benchmark for a minimum of two (2) as required.
5. These future phase names differ from submitted final plat. Explain.

C1.1:

6. Several of the notes sections included here and called "City of Nampa..." do not reflect actual City of Nampa adopted notes. A copy of adopted notes will be included with these redlined plans. Please direct copy and paste these notes into this notes sheet and delete all others presently dubbed "City of Nampa..."

C1.3:

7. Per GIS comment this street name to be changed to "E. Dixon St."
8. Keynote SN2 – Correct street name.
9. Relocate streetlights as commented.

C1.4:

10. PI service to Lot 9, Block 13 appears to be located between valve and tee fitting. Please shift this.

C2.1:

11. Reverse the plan orientation such that the north arrow points north. Please do not submit plans to the City with the north arrow pointing down.
12. Keynote TB – include kickplates on all terminus barricades.

C2.2:

1. Reverse the plan orientation such that the north arrow points north. Please do not submit plans to the City with the north arrow pointing down.

C2.4:

2. Reverse the plan orientation such that the north arrow points north. Please do not submit plans to the City with the north arrow pointing down.

C4.1:

1. At Carver & Westinghouse intersection offset the inlets 3' min. from curb returns.
2. Keynote CB4 – include a reference to detail N-716 as well.

C5.1:

1. Provide horizontal separation dimension between potable/ non-potable (TYP).
2. Include hydrant lateral crossings in the profile.

C6.1:

1. Keep the mainline a minimum of 3' away from curb/ gutter.
2. Note to remove temp blow-off.

C8.1:

1. Provide hydraulic grade line and CFS.
2. Manholes or GIRR boxes to have minimum 2' freeboard.

Sheet 25:

3. See final plat review comments and revise here as well.



DATE: October 11, 2024

TO: Nampa Planning & Zoning Department

FROM: Peter Nielsen – Civil Eng. Plans Examiner

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

**SUBJECT: SPF-00269-2024 – Franklin Village North #4 Subdivision
Engineering Review Memo**

The Engineering Division has completed a review of the Final Plat application for the Franklin Village North #4 Subdivision property and provide the following comments and recommended conditions.

Review Comments

Plat Comments:

1. Per review comment from City GIS, the east/ west portion of N. Carver Ave. is to be renamed “E. Dixon St.” Correct this for all applicable sheets.
2. Plat identifies a different boundary sub than is shown on submitted civil plans for this phase. Please reconcile this.
3. Developer shall submit a headgate report for any surface water delivery and verifying water rights for the full parcel.

Conditions of Approval

1. Any onsite wells or septic systems shall be abandoned and/or removed in accordance with Local and State regulations at the time of individual property development/redevelopment and prior to connection to applicable City services.
2. Property shall be annexed in the Nampa Municipal Irrigation District at the time of connection to pressure irrigation and prior to being served by the City’s pressure irrigation system. Applicant/ Owner shall provide documentation to the Nampa Engineering Division verifying water rights for the full parcel and head gate report for any surface water delivery to support annexation into the District. If surface water rights have lapsed, the Developer shall reestablish rights prior to connecting to the City pressure irrigation system.
3. Extend utilities into the property to serve the planned lots at the time of property development/ redevelopment, and at the sole expense of the Developer.
4. Developer shall comply with all City Codes, Policies, and Standards in place at the time of individual property development/redevelopment.



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ADMINISTRATIVE OFFICE
9 – 12th Avenue South Nampa, ID 83651

208.468.5770

DATE: October 23, 2024

TO: City of Nampa – Planning and Zoning

FROM: Ron Johnson, Nampa Fire District, Fire Marshal

APPLICANT: Hubble Homes, LLC

OWNER: Hubble Homes, LLC

PROJECT ADDRESS: 0 Cherry Lane, Nampa, ID 83687. Parcels: R2093901000 & R209400110.

RE: SPF-00269-2024; Franklin Village North No. 4

This application is for the final plat of a subdivision with 50 single-family residential detached lots and 2 common lots on 11.47 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)



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ADMINISTRATIVE OFFICE
9 – 12th Avenue South Nampa, ID 83651

208.468.5770

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)

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)

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.



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ADMINISTRATIVE OFFICE
9 – 12th Avenue South Nampa, ID 83651

208.468.5770

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 1.4 miles from Nampa Fire Station 3 with an approximate response time of 4 minutes.

Infrastructure additions and capital 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 \$86,185.

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 154 residents to 55 single-family residential units, with an increased personnel demand of .15 firefighter positions.

From: [Adam Mancini](#)
To: [Cody Swander](#); [Teri Friend](#); [Planning-Zoning Staff](#)
Cc: [Carolynn Murray](#); [Doug Critchfield](#)
Subject: RE: Request for Agency/Dept comments by 10/25/2024 for Subdivision Final Plat for Franklin Village North No. 4 (SPF-00269-2024) Parks ID# 830
Date: Friday, September 20, 2024 10:28:08 AM
Attachments: [image001.png](#)
[image004.png](#)
[image005.png](#)

Hi Teri,

After reviewing the final landscape plans for Franklin Village North No. 4, Forestry has one request. We request for the developer to exclude the following tree species from the Builders choice for each individual lot.

1. Acer freeman (Autumn Blaze Maple)
2. ANY Fraxinus (Ash tree)
3. ANY Evergreen trees near the public right of way

Thank you,

Adam



Adam Mancini
City Forester
ISA Certified Arborist #PN-8251A
ISA Tree Risk Assessor Qualified
O: 208.468.5890, C: 208.284.3247
[Nampa Parks – Facebook Page](#)
NAMPA Proud

From: Cody Swander <swanderc@cityofnampa.us>
Sent: Thursday, September 19, 2024 10:51 AM
To: Teri Friend <friendt@cityofnampa.us>; Planning-Zoning Staff <PZall@cityofnampa.us>
Cc: Darrin Johnson <johnsond@cityofnampa.us>; Adam Mancini <Mancinia@cityofnampa.us>; Carolynn Murray <murrayc@cityofnampa.us>
Subject: RE: Request for Agency/Dept comments by 10/25/2024 for Subdivision Final Plat for Franklin Village North No. 4 (SPF-00269-2024) Parks ID# 830

Hi Teri,

Nampa Parks has reviewed the final plat for Franklin Village North No. 4. We have no requests.

Thank you,

Cody Swander

From: [Niki Benyakhlef](#)
To: [Planning-Zoning Staff](#)
Cc: [Teri Friend](#)
Subject: RE: Request for Agency/Dept comments by 10/25/2024 for Subdivision Final Plat for Franklin Village North No. 4 (SPF-00269-2024)
Date: Monday, September 23, 2024 8:18:43 AM
Attachments: [image004.png](#)

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Hello,

After careful review of the transmittal submitted to ITD September 19, 2024 regarding Franklin Village North No.4, the Department has no comments or concerns to make at this time.



Niki Benyakhlef
Development Services Coordinator

District 3 Development Services
O: 208.334.8337 | C: 208.296.9750
Email: niki.benyakhlef@itd.idaho.gov
Website: itd.idaho.gov

From: Teri Friend <friendt@cityofnampa.us>
Sent: Thursday, September 19, 2024 8:31 AM
To: Adam Mancini <Mancinia@cityofnampa.us>; Addressing <Addressing@cityofnampa.us>; Alicia Flavel <aflavel.bkirrdist@gmail.com>; Breanna Son <sonb@cityofnampa.us>; Brent Carpenter, Brown Bus Co <brentc@brownbuscompany.com>; Brian Graves <bgraves@kunaschools.org>; Camille Bates <camille.bates@lumen.com>; Candace Fry <fryc@cityofnampa.us>; Canyon County Zoning <zoninginfo@canyoncounty.id.gov>;Carolynn Murray <murrayc@cityofnampa.us>; Chris Hopper <chopper@hwydistrict4.org>; Cliff McKee <mckeec@cityofnampa.us>; Cody Swander <swanderc@cityofnampa.us>; COMPASS <gisshared@compassidaho.org>; Cortney Stauffer <cstauffer@nsd131.org>; Craig Tarter <tarterc@cityofnampa.us>; Dalelyn Allen <dalelyn.allen@vallivue.org>; Damion Snodgrass <snodgrassd@cityofnampa.us>; Daniel Badger <BadgerD@cityofnampa.us>; Darrin Johnson <johnsond@cityofnampa.us>; David Palfreyman <dlpalfreyman@yahoo.com>; DeerFlat <deerflat@fws.gov>; Don Barr <barrd@cityofnampa.us>; Doug Critchfield <critchfieldd@cityofnampa.us>; Eddy Theil <eddy@nampahighway1.com>; Elijah Effinger (Fire District) <effingere@nampafire.org>; Eric Skoglund <skoglundl@cityofnampa.us>; Erika Olvera <eolvera@nmid.org>; Genna Ashley <gashley@boiseproject.org>; Intermountain Gas <IGCNampaDistrictOperationsAide@intgas.com>; D3 Development Services <D3Development.Services@itd.idaho.gov>; J Mufficcio <jmufficcio@idahopower.com>; Janet

From: [Timothy Jensen](#)
To: [Teri Friend](#)
Subject: Re: Request for Agency/Dept comments by 10/25/2024 for Subdivision Final Plat for Franklin Village North No. 4 (SPF-00269-2024)
Date: Thursday, September 19, 2024 5:06:53 PM

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Teri,

Kuna School District has no official comment as the location of this proposal does not lie within the boundaries of our district.

Tim Jensen Ed.S
KSD Planning & Development Coordinator
Principal-Fremont MS
IMLA President

On Thu, Sep 19, 2024 at 8:31 AM Teri Friend <friendt@cityofnampa.us> wrote:
RE: Hubble Homes Final Plat for Franklin Village North No. 4 at 0 Cherry Ln (SPF-00269-2024)

Good Morning,

I have attached for your review the application for Subdivision Final Plat approval for Franklin Village North No. 4 subdivision in a RS6 (Single Family Residential) zoning district at 0 Cherry Ln, a 11.456 acre portion of parcel #s R2093901000 & R2094001100 located in the SW 1/4 of Section 2, T3N, R2W, BM, for Hubble Homes, LLC (SPF-00269-2024). Original Concept: 50 single-family detached dwelling unit lots and 2 common lots.

Due to the size of the combined files, I am using Adobe Acrobat to send these as links available below. Please let me know if you have any difficulty accessing the files so that I can send them to you in another format if needed. Thank you!

Here are the attachments as links for your review:

SPF-00269-2024_Franklin Village North No
4_Application.pdf<<https://acrobat.adobe.com/id/urn:aaid:sc:VA6C2:8a4b6366-138d-47b0-a4a3-3b117889426b>>

SPF-00269-2024_Franklin Village North No
4_Narrative.pdf<<https://acrobat.adobe.com/id/urn:aaid:sc:VA6C2:edd95c3c-16d6-4509-ab90-e3abaca76a4c>>

SPF-00269-2024_Franklin Village North No 4_Final Plat
Revised.pdf<<https://acrobat.adobe.com/id/urn:aaid:sc:VA6C2:3c71ab50-999a-425f-94ea-c41ffce33102>>

SPF-00269-2024_Franklin Village North No 4_Preliminary
Plat.pdf<<https://acrobat.adobe.com/id/urn:aaid:sc:VA6C2:fb049280-8cd2-4c1f-a015-f8f16861df0f>>

From: [PlatReview](#)
To: [Teri Friend](#)
Cc: [Garrett, James](#)
Subject: RE: Request for Agency/Dept comments by 10/25/2024 for Subdivision Final Plat for Franklin Village North No. 4 (SPF-00269-2024)
Date: Tuesday, October 1, 2024 3:26:40 PM
Attachments: [image003.png](#)
[image004.png](#)

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Requester,

Our engineer has reviewed this plat and their comments are: "Possible conflicts exist along Franklin If the developer determines our facilities need to be relocated the will need to contact Lumen to initiate a customer paid relocation."

If you require signatures or have any further questions, please contact the engineer directly at James.Garrett@lumen.com.

Thank you!

LUMEN[®]

Lumen Plat Review
platreview@lumen.com

From: Teri Friend <friendt@cityofnampa.us>
Sent: Thursday, September 19, 2024 10:31 AM
To: Adam Mancini <Mancinia@cityofnampa.us>; Addressing <Addressing@cityofnampa.us>; Alicia Flavel <aflavel.bkirrdist@gmail.com>; Breanna Son <sonb@cityofnampa.us>; Brent Carpenter, Brown Bus Co <brentc@brownbuscompany.com>; Brian Graves <bgraves@kunaschools.org>; Bates, Camille <Camille.Bates@lumen.com>; Candace Fry <fryc@cityofnampa.us>; Canyon County Zoning <zoninginfo@canyoncounty.id.gov>; Carolynn Murray <murrayc@cityofnampa.us>; Chris Hopper <chopper@hwydistrict4.org>; Cliff McKee <mckeec@cityofnampa.us>; Cody Swander <swanderc@cityofnampa.us>; COMPASS <gishared@compassidaho.org>; Courtney Stauffer <cstauffer@nsd131.org>; Craig Tarter <tarterc@cityofnampa.us>; Dalelyn Allen <dalelyn.allen@vallivue.org>; Damion Snodgrass <snodgrassd@cityofnampa.us>; Daniel Badger <BadgerD@cityofnampa.us>; Darrin Johnson <johnsond@cityofnampa.us>; David Palfreyman <dlpalfreyman@yahoo.com>; DeerFlat <deerflat@fws.gov>; Don Barr <barrd@cityofnampa.us>;

From: [Eddy Thiel](#)
To: [Planning-Zoning Staff](#)
Subject: FW: Request for Agency/Dept comments by 10/25/2024 for Subdivision Final Plat for Franklin Village North No. 4 (SPF-00269-2024)
Date: Thursday, September 19, 2024 8:35:16 AM
Attachments: [image001.png](#)

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Good Morning,

Nampa Highway District #1 has no comment.

Thank you,

Eddy

Eddy Thiel
ROW
eddy@nampahighway1.com
4507 12th Ave. Rd. • Nampa, id 83686
TEL 208.467.6576 • FAX 208.467.9916

From: Teri Friend <friendt@cityofnampa.us>
Sent: Thursday, September 19, 2024 8:31 AM
To: Adam Mancini <Mancinia@cityofnampa.us>; Addressing <Addressing@cityofnampa.us>; Alicia Flavel <aflavel.bkirrdist@gmail.com>; Breanna Son <sonb@cityofnampa.us>; Brent Carpenter, Brown Bus Co <brentc@brownbuscompany.com>; Brian Graves <bgraves@kunaschools.org>; Camille Bates <camille.bates@lumen.com>; Candace Fry <fryc@cityofnampa.us>; Canyon County Zoning <zoninginfo@canyoncounty.id.gov>; Carolyn Murray <murrayc@cityofnampa.us>; Chris Hopper <chopper@hwydistrict4.org>; Cliff McKee <mckeec@cityofnampa.us>; Cody Swander <swanderc@cityofnampa.us>; COMPASS <gisshared@compassidaho.org>; Courtney Stauffer <cstauffer@nsd131.org>; Craig Tarter <tarterc@cityofnampa.us>; Dalelyn Allen <dalelyn.allen@vallivue.org>; Damion Snodgrass <snodgrassd@cityofnampa.us>; Daniel Badger <BadgerD@cityofnampa.us>; Darrin Johnson <johnsond@cityofnampa.us>; David Palfreyman <dlpalfreyman@yahoo.com>; DeerFlat <deerflat@fws.gov>; Don Barr <barrd@cityofnampa.us>; Doug Critchfield <critchfieldd@cityofnampa.us>; Eddy Thiel <eddy@nampahighway1.com>; Elijah Effinger (Fire District) <effingere@nampafire.org>; Eric Skoglund <skoglundl@cityofnampa.us>; Erika Olvera <eolvera@nmid.org>; Genna Ashley <gashley@boiseproject.org>; Intermountain Gas <IGCNampaDistrictOperationsAide@intgas.com>; ITD <D3Development.Services@itd.idaho.gov>; J Mufficcio <jmufficcio@idahopower.com>; Janet Weybright <weybrightj@cityofnampa.us>; Jason Kimball <kimballj@cityofnampa.us>; Jason Reddy <jjreddy@kunaschools.org>; Jeff Barnes

From: [Cody Swander](#)
To: [Teri Friend](#); [Planning-Zoning Staff](#)
Cc: [Darrin Johnson](#); [Adam Mancini](#); [Carolynn Murray](#)
Subject: RE: Request for Agency/Dept comments by 10/25/2024 for Subdivision Final Plat for Franklin Village North No. 4 (SPF-00269-2024) Parks ID# 830
Date: Thursday, September 19, 2024 10:50:47 AM
Attachments: [image004.png](#)
[image005.png](#)

Hi Teri,

Nampa Parks has reviewed the final plat for Franklin Village North No. 4. 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](#)
NAMPAReady

From: Teri Friend <friendt@cityofnampa.us>

Subject: Request for Agency/Dept comments by 10/25/2024 for Subdivision Final Plat for Franklin Village North No. 4 (SPF-00269-2024)

RE: Hubble Homes Final Plat for Franklin Village North No. 4 at 0 Cherry Ln (SPF-00269-2024)

Good Morning,

I have attached for your review the application for Subdivision Final Plat approval for Franklin Village North No. 4 subdivision in a RS6 (Single Family Residential) zoning district at 0 Cherry Ln, a 11.456 acre portion of parcel #s R2093901000 & R2094001100 located in the SW 1/4 of Section 2, T3N, R2W, BM, for Hubble Homes, LLC (SPF-00269-2024). Original Concept: 50 single-family detached dwelling unit lots and 2 common lots.

Due to the size of the combined files, I am using Adobe Acrobat to send these as links available below. Please let me know if you have any difficulty accessing the files so that I can send them to you in another format if needed. Thank you!

Here are the attachments as links for your review:

[SPF-00269-2024_Franklin Village North No 4_Application.pdf](#)

TO: PLANNING AND ZONING COMMISSION

FROM: DON PECK, LIEUTENANT
POLICE DEPARTMENT

DATE: September 23, 2024

SUBJECT: Final Plat Approval for Franklin Village North No 4 – SPF-00269-2024

HEARING DATE: November 12, 2024

The Nampa Police Department (NPD) has reviewed the proposal for Franklin Village North No 4. This development is for 50 Single Family Residential lots resulting in 50 new dwelling units.

NPD projects future service needs based on overall population, population density, and development type. Franklin Village North No 4 is projected to add 134 new residents to the City of Nampa's current population.

Therefore, NPD is recommending a commitment to fund 0.17 additional officers and 0.09 additional support staff if this project is approved to maintain current police service levels. NPD is currently authorized 146 sworn personnel and 66 non-sworn personnel.

The cost for the additional officers is \$23,549 and additional support staff is \$8,572 for the first year of employment.

The following factors impact police response and demand on police resources and is provided as a reference for decision making:

1. The closest police department is 3.30 miles away. Officers patrol in different areas of the city and are often closer when calls occur, but support units are frequently at the police department or in other areas of the city further away when priority calls requiring multiple units occur.
2. Developments near this reporting district have a call volume of 241 service calls annually.
3. The following are the top Officer Initiated and Reactive call types that we respond to near the proposed development:

Rank	Officer Initiated Calls for Service	Total
1	Abandoned Veh	12
2	Traffic Stop	7
3	Directed Patrol	6
4	Follow Up	4
5	Agency Assist	2
6	Traffic Hazard	1
7	Suspicious	1
8	Susp Vehicle	1
9	Property Check	1
10	Alarm	1

Rank	Reactive Calls for Service	Total
1	Fraud	31
2	Threatening	16
3	JUV Runaway	12
4	Graffiti	11
5	Disturbance	11
6	Suspicious	10
7	PI Accident	9
8	Battery	8
9	1032 Subject	8
10	Custodial Int.	7

Candace Fry

From: Doug Critchfield
Sent: Wednesday, November 6, 2024 2:54 PM
To: Candace Fry
Subject: RE: Franklin Village North No 4
Attachments: SPF-00269-2024_Franklin Village North No 4_Landscape Plans APPROVED.pdf

Follow Up Flag: Follow up
Flag Status: Completed

Candace – Plan is approved. Thanks - Doug



Doug Critchfield, Principal Planner, ASLA

O: 208.468.5406, F: 208.468.5439

500 12th Ave. S., Nampa, ID 83651

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NAMPAReady

From: Candace Fry <fryc@cityofnampa.us>
Sent: Friday, November 1, 2024 4:45 PM
To: Doug Critchfield <critchfielddd@cityofnampa.us>
Subject: Franklin Village North No 4

Doug,

Please find the attached landscape plan for Franklin Village North No 4. I am currently working on the staff report for it.

Thanks,

Candace



Candace Fry

Assistant Planner – Planning & Zoning

208-468-5638

Planning & Zoning Department

500 12th Ave S, Nampa, ID 83651

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