

**SCANNED**

05-22-19SL

SPP-00041-2019

**A. GENERAL INFORMATION**

Subdivision Name CALVARY SPRINGS SUBDIVISION  
 Total Acres 16.79ac  
 Intended Land Uses Circle (residential, single-family, multi-family, commercial, industrial)  
 Property Address(es) 1713 E IOWA AVE  
 Legal Description SEE ATTACHED  
 Canyon County Parcel Account Number(s) R3234601100  
 Existing Zoning. (Circle one) RA RS RSM RD RML RMH RP BN CB BC BF IP IL IH AG  
 (County Zoning) R-2

**B. OWNER/ APPLICANT INFORMATION**

**Owner of Record**

Name	COREY BARTON
Address	1977 E OVERLAND RD
City	MERIDIAN
State	IDAHO
Telephone	208-895-8858
Email	SHAWN@TRILOGYIDAHO.COM
Fax	

**Applicant**

Name	TRILOGY IDAHO
Address	9839 W CABLE CAR ST
City	BOISE
State	IDAHO
Telephone	208-895-8858
Email	SHAWN@TRILOGYIDAHO.COM
Fax	

**Engineer/Surveyor/Planner**

Name	BAILEY ENGINEERS / COMPASS LAND SURVEY /KENT BROWN
Address	4242 BROOKSIDE LA / 623 11TH AVE S. /3161 E SPRINGWOOD DR
City	BOISE / NAMPA / MERIDIAN
State	IDAHO / IDAHO / IDAHO
Telephone	208-938-0013 / 208-846-8570 / 208-871-6842
Email	DBAILEY@BAILEYENGINEERS.COM / RGRAY.CLS@GMAIL.COM
Fax	/ KENTLKB@GMAIL.COM

**RECEIVED**  
 MAY 21 2019  
 BY: *[Signature]*

**C. SUBDIVISION INFORMATION**

<b>Lot Types</b>	<b>Number of Lots</b>	<b>Acres</b>
Residential	64	11.15
Dwelling units per acre (gross /net)	3.69/5.13	
Commercial	0	
Industrial	0	
Common (Landscape, Utility, Other)	4	1.31
Open Space	0	
Total	68	

**DEADLINES FOR SUBMITTALS**

The completed application and plat documents must be submitted to the Planning Department not later than \_\_\_\_\_. The Planning Commission meets on \_\_\_\_\_; applications are due approximately \_\_\_ weeks prior to that date.

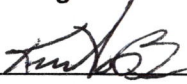
All supplemental information to be added to the application file must be received by the Planning Department no later than 15 days prior to the public hearing date.

**\*\*\*Please do not submit a subdivision application until all items are completed. Incomplete applications will not be accepted or reviewed.\*\*\***

**I understand:**

1. This application is subject to acceptance by the City of Nampa upon determination that the application is complete.
2. The hearing date is tentative and subject to change with notice.
3. This application is subject to a public hearing before the Nampa Planning and Zoning Commission.
4. The application fee is non-refundable.

**All information, statements, attachments, and exhibits included with this application submittal are true to the best of my knowledge.**

Signature \_\_\_\_\_  \_\_\_\_\_ Date 5-6-19

**For City Office Use Only**

FEE \$: \_\_\_\_\_ CASH: \_\_\_\_\_ CHECK: \_\_\_\_\_ RECEIPT NO.: \_\_\_\_\_

DATE RECEIVED: \_\_\_\_\_ RECEIVED BY: \_\_\_\_\_ HEARING DATE: \_\_\_\_\_



Client: Bailey Engineers

Date: May 1, 2019

Job No.: 1819

CALVARY SPRINGS  
PROPERTY DESCRIPTION

A parcel of land being a portion of the NW 1/4 SW 1/4 of Section 35, Township 3 North, Range 2 West, Boise Meridian, Nampa, Canyon County Idaho, more particularly described as follows:

Commencing at a found Illegible Aluminum Cap marking the NW corner of said SW 1/4, (West 1/4 corner common to section 35 & 34 Township 3 North, Range 2 West), said corner bears N. 89° 53' 37" W., a distance of 2657.15 feet from a found 5/8 inch diameter iron pin marking the NE corner of said SW 1/4, (Center 1/4 corner);

Thence along the Northerly boundary line of the SW 1/4, S. 89° 53' 37" E., a distance of 765.89 feet, to the POINT OF BEGINNING, said point monumented with a set P.K. Nail with Washer, which bears N. 00° 19' 38" W., a distance of 40.00 feet from a set 5/8 inch diameter iron pin witness corner stamped "CLS PLS 7732"

Thence S. 00° 19' 38" E., a distance of 552.07 feet, to a set 5/8 inch diameter iron pin stamped "CLS PLS 7732";

Thence parallel with the said Northerly boundary line of the NW 1/4 SW 1/4, N. 89° 53' 37" W., a distance of 157.87 feet, to a set 5/8 inch diameter iron pin stamped "CLS PLS 7732", marking a point on the Easterly boundary line of Canyon Meadows Subdivision as on file in Book 29 of Plats at Page 22 in the Office of the Recorder of Canyon County, Idaho;

Thence along said Easterly boundary of said Canyon Meadows Subdivision, S. 00° 19' 38" E., a distance of 765.13 feet, to a point marking the Southerly boundary of said NW 1/4 SW 1/4, said point bears S. 64° 10' 40" W., a distance of 0.39, from a found 5/8 inch diameter iron pin stamped "PLS 7314";

Thence leaving said easterly boundary and along said Southerly boundary of said NW 1/4 SW 1/4, S. 89° 49' 32" E., a distance of 725.82 feet, to the southeast corner of said NW 1/4 SW 1/4, (Southwest 1/16 corner). Said corner also being the southwest corner of Belle Aire Acres Subdivision No. 3 as on file in Book 17 of Plats at Page 5 in the Office of the Recorder of Canyon County, Idaho, said corner bears S. 89° 49' 32" E., a distance of 15.00 feet, from a set 5/8 inch diameter iron pin witness corner stamped "CLS PLS 7732";

Thence leaving said Southerly boundary of the NW 1/4 SW 1/4 and along said Westerly boundary of said Belle Aire Acres Subdivision No. 3 and its prolongation, N. 00° 32' 47" W., a distance of 752.90 feet, to a set P.K. Nail with washer, said point bears N. 00° 32' 47" W., a distance of 20.00 feet, to a set 5/8 inch diameter iron pin stamped "CLS PLS 7732";

Thence leaving said Westerly boundary line of Belle Aire Acres Subdivision No. 3 and its prolongation, N. 37° 38' 09" W., a distance of 575.71 feet to a point, said point bears S. 89° 54' 33" E., a distance of 10.00 feet from a found 1/2 inch diameter iron pin witness corner stamped "PLS 5081";

Thence N. 89° 54' 33" W., a distance of 156.11 feet, to a set 5/8 inch diameter iron pin stamped "CLS PLS 7732";

Thence N. 00° 19' 38" W., a distance of 109.96 feet to a set P.K. Nail with Washer marking a point on the northerly boundary line of NW 1/4 SW 1/4, said point bears N. 00° 19' 38" W., a distance of 40.00 feet from a set 5/8 inch diameter iron pin witness corner stamped "CLS PLS 7732";

Thence along said Northerly boundary line of the NW 1/4 SW 1/4, N. 89° 53' 37" W., a distance of 60.00 feet to the POINT OF BEGINNING.

This parcel contains 16.79 acres more or less.

# KENT BROWN PLANNING SERVICES

May 6, 2019

Nampa City Planning & Zoning Department  
411 Third Street SO  
Nampa ID 83651

**RE: Calvary Springs Preliminary Plat and Annexation**

Dear Commissioners and City Council

On behalf of Trilogy Idaho, we respectfully request the City of Nampa's approval of an annexation to RS 6 zone and preliminary plat approval for Calvary Springs. The Calvary Springs Subdivision is a 64 single family residential lot subdivision with 4 common lots. Calvary Springs has an overall density of 3.69 dwellings per acre. The common lots encompass 1.31 acres or 7.8% of the subdivision, which include: a pocket park with micro pathways interconnecting the entire Calvary Spring Subdivision. This subdivision is located southside of E Iowa Ave between Powerline Road and Ventura Drive.

Annexation

Water and sewer services are available to the property. Calvary Springs complies with the City's Comprehensive Plan designation for the site of Medium Density Residential (MDR).

Summary

Calvary Springs Subdivision is single family residential subdivision in a RS 6 zone and has 64 residential lots and 4 common lots. This preliminary plat is an appropriate fit for this area of Nampa and will be a valuable single-family neighborhood.

Please contact me if you have any questions regarding this application.

Sincerely,



Kent Brown  
Planner



# City of Nampa

PLANNING and ZONING DEPARTMENT

OFFICE (208) 468-5484

CITY HALL

411 THIRD STREET SO.

NAMPA, IDAHO 83651

FAX (208) 465-2261

## AFFIDAVIT OF LEGAL INTEREST

STATE OF IDAHO )  
 )  
 ) :SS  
COUNTY OF CANYON )

A. I, Corey Barton, whose address is \_\_\_\_\_, being first duly sworn upon oath, depose and say that I am the owner of record of the property described on the attached application.

B. I grant my permission to Rent Brown, whose address is 3161 E Springwood Meridian to submit the accompanying application pertaining to the property described on the attached application.

C. I agree to indemnify, defend and hold the City of Nampa and its employees harmless from any claim or liability resulting from any dispute as to the statements contained herein or as to the ownership of the property which is the subject of the application.

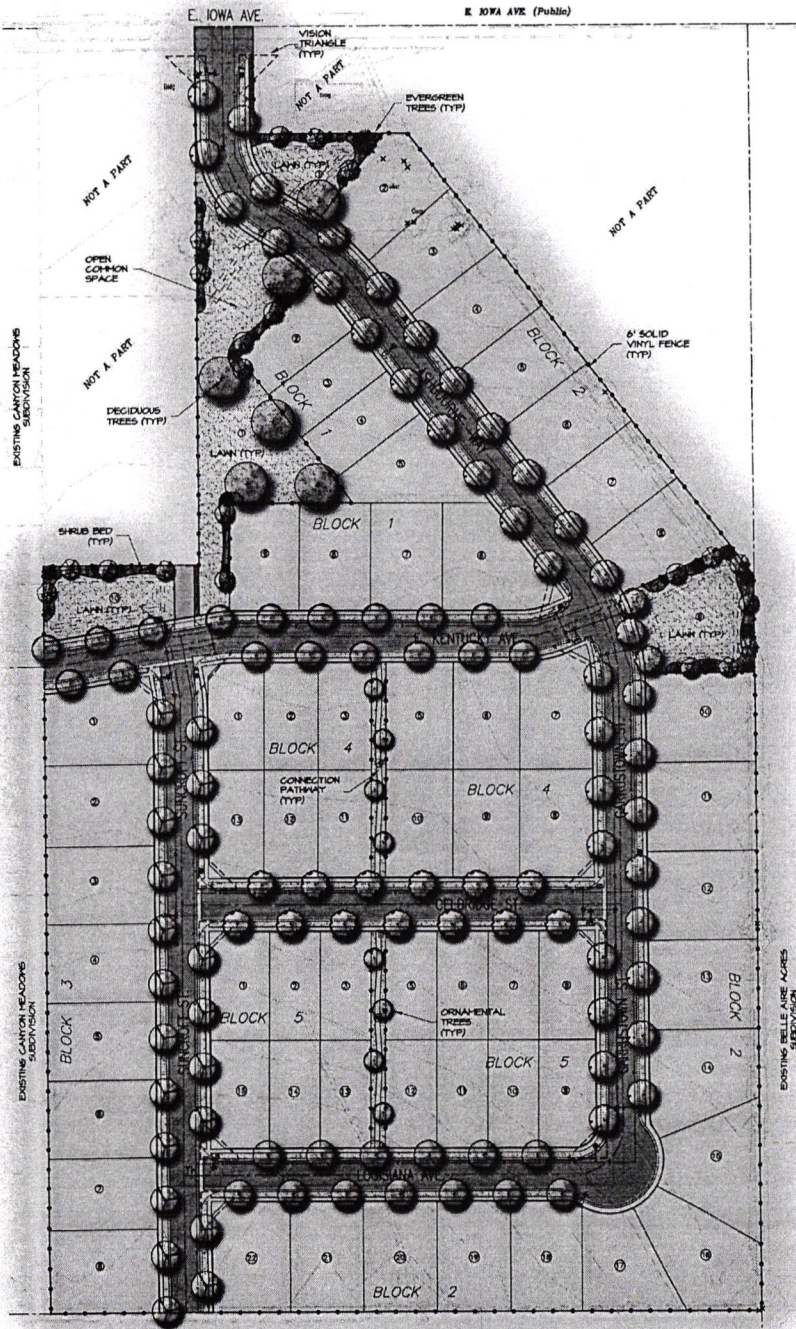
Dated this 20<sup>th</sup> day of May, 2019.

[Signature]  
Signature

SUBSCRIBED AND SWORN to before me the 20<sup>th</sup> day of May, 2019.



Adair Koltjes  
Notary Public for Idaho  
Residing at: Nampa, ID  
Commission Expires: 6-05-22



### PLANT PALETTE

SYM	COMMON NAME	BOTANICAL NAME	SIZE
<b>EVERGREEN TREES</b>			
●	AUSTRIAN PINE	PINUS NIGRA	6-8' HT. B1B
●	BLACK HILLS SPRUCE	PICEA BLAUCA 'DENSATA'	6-8' HT. B1B
●	FAT ALBERT BLUE SPRUCE	PICEA FRANKENS 'FAT ALBERT'	6-8' HT. B1B
●	NORWAY SPRUCE	PICEA ABIES	6-8' HT. B1B
●	BAGHERI BLUE SPRUCE	PICEA FRANKENS 'BAGHERI'	6-8' HT. B1B
●	VANDERHOLTS PINE	PINUS FLEXILIS 'VANDERHOLTS'	6-8' HT. B1B
<b>SHADE TREES (CLASS III)</b>			
●	BLOODGOOD LONDON PLANETREE	PLATANUS x ACERIFOLIA 'BLOODGOOD'	2' CAL. B1B
●	SHAWH OAK	QUERCUS BICOLOR	2' CAL. B1B
<b>SHADE/STREET TREES (CLASS II)</b>			
●	AUTUMN PURPLE ASH	FRAXINUS AMERICANA 'AUTUMN PURPLE'	2' CAL. B1B
●	SKYLINE HONEYLOCUST	GLEDITSIA TRIACANTHOS 'SKYCOLE'	2' CAL. B1B
●	LITTLELEAF LINDEN	TILIA GORDATA	2' CAL. B1B
●	PACIFIC SUNSET MAPLE	ACER TRICACTUM x A. PLATANOIDES 'HARRIED RED'	2' CAL. B1B
●	AMERICAN SWEETGUM	LIQUIDAMBER STRYCIPIJA	2' CAL. B1B
●	TULIP TREE	LIRIODENDRON TULIPIFERA	2' CAL. B1B
<b>ORNAMENTAL TREES (CLASS I)</b>			
●	PLAHE AMER. MAPLE	ACER GINNALA 'PLAHE'	6-8' HT. MULTI-STEM
●	CANADA RED GOKOCHERRY	FRAXINUS VIRGINIANA 'CANADA RED'	6-8' HT. MULTI-STEM
●	GRIZAN CRUSAIDER HANTHORN	CRATAEGUS CRUSAIDA 'GRIZAN'	2' CAL. B1B
●	CHANTICLEER PEAR	PYRUS GALLEBYANA 'SELEN'S FORM'	2' CAL. B1B
●	KOTWING MAPLE	ACER TATARICUM 'KOTWING'	6-8' HT. MULTI-STEM
●	ROYAL RAINDROPS CRABAPPLE	MALUS x 'LFS-KID'	2' CAL. B1B
●	SPRING SNOW CRABAPPLE	MALUS 'SPRINGSNOW'	2' CAL. B1B
<b>SHRUBS/ORNAMENTAL GRASSES/PERENNIALS</b>			
●	ARIZONA SUN GAILLARDIA	GAILLARDIA x 'ARIZONA SUN'	1 GAL.
●	BLACK EYED SUSAN	RUDEBECKIA FULGIDA 'GOLDSTRAIN'	1 GAL.
●	BLUE GRAMA GRASS	BOUTELOUA GRAEGILIS 'BLONDE AMBITION'	1 GAL.
●	BLUE HST SPIRIRA	CARYOPTERIS x CLANDONENSIS 'BLUE HST'	2 GAL.
●	BLUE CAT GRASS	HELOTOXIGON SENPERSVIRENS	1 GAL.
●	BLUE RUS JUNIFER	JUNIPERUS HORIZONTALIS 'WELTON'	3 GAL.
●	PURPLE CONEFLOWER	ECHINACEA PURPUREA	2 GAL.
●	RED FLORES GARRET ROSE	ROSA FLORES GARRET 'NOARE'	3 GAL.
●	DARTS GOLD NINEBARK	PHYTOCARPUS OPIULIFOLUS 'DARTS GOLD'	3 GAL.
●	STELLA DE ORO DAYLILLY	HEMEROCALLIS STELLA'DORO'	1 GAL.
●	FINE LINE BUCKTHORN	RHAMNUS FRAGULA 'RON WILLIAMS'	5 GAL.
●	KOBBOLD GAYFATHER	LIATRIS SPICATA 'KOBOLD'	3 GAL.
●	GRASS-LON SUMAG	EREGAGOPHYLLON 'GRASS-LON'	1 GAL.
●	RED HOT POKER	KNIPHOFIA UVARIA 'FLAMENCO'	1 GAL.
●	HUSKER RED PENSTEMON	PENSTEMON DIGITALIS 'HUSKER RED'	3 GAL.
●	IVORY HALO DOGWOOD	CORNUS ALBA 'BALIHALO'	5 GAL.
●	KARL FOERSTER REED GRASS	CALAMAGROSTIS ARABIDORGA 'K.F.'	1 GAL.
●	LITTLE DEVIL NINEBARK	PHYTOCARPUS OPIULIFOLUS 'DONNA MAY'	3 GAL.
●	MEGOTTE BLUE ENGLISH LAVENDER	LAVANDULA ANGSTIFOLIA 'MEGOTTE BLUE'	3 GAL.
●	IVORY TOWER YUCCA	YUCCA FILAMENTOSA 'IVORY TOWER'	3 GAL.
●	MOUNTAIN PLANE ICE PLANT	DELOSPERMA x 'MOUNTAIN PLANE'	1 GAL.
●	MAIDEN GRASS	DIELISIA SP.	3 GAL.
●	BRACKENLIGHTS RED YUCCA	MISCANTHUS SINENSIS 'BRACKENLIGHTS'	3 GAL.
●	PURPLE EMPEROR STONECROP	SEDUM x 'PURPLE EMPEROR'	3 GAL.
●	SUMMERBIRD NINEBARK	PHYTOCARPUS OPIULIFOLIA 'SEWARD'	3 GAL.
●	TIGER EYE SUMAG	RHUS TYPHINA 'BALITIGER'	5 GAL.
●	LAHN		
●	6" VINYL FENCE ALONG PERIMETER PROPERTY LINES & COMMON AREAS (TYP)		

### NOTES

- ALL LANDSCAPE SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF NAMPA ORDINANCE REQUIREMENTS.
- ALL PLANTING AREAS TO BE WATERED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
- TREES SHALL NOT BE PLANTED WITHIN THE 10-FOOT CLEAR ZONE OF ALL AGED STORM DRAIN PIPE STRUCTURES OR FACILITIES. SEEPAGE BEDS MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM. ALL SHRUBS PLANTED OVER OR ADJACENT TO SEEPAGE BEDS TO HAVE A ROOT BALL THAT DOES NOT EXCEED 18" IN DIAMETER. NO LAWN SOD TO BE PLACED OVER DRAINAGE SHALE SAND FININGS.
- NO TREES SHALL IMPIDE THE 40' VISION TRIANGLES AT ALL INTERSECTIONS. NO CONIFEROUS TREES OR SHRUBS OVER 9' HIGH AT MATURITY WILL BE LOCATED WITHIN VISION TRIANGLE OR AGAD ROW. AS TREES MATURE, THE OWNER SHALL BE RESPONSIBLE FOR PRUNING TREES WITHIN 40' STREET AND DEPARTURE VISION TRIANGLE. TREES SHALL BE PLANTED NO CLOSER THAN 50' FROM INTERSECTION STOP SIGNS.
- CLASS II TREES AND LANDSCAPE IN FRONT OF BUILDING LOTS ON INTERIOR STREETS TO BE COMPLETED DURING CONSTRUCTION ON THESE LOTS. TREE LOCATIONS MAY BE ALTERED TO ACCOMMODATE DRIVEWAYS AND UTILITIES. TREES MUST BE CLASS II AND SHALL NOT BE PLANTED WITHIN 5' OF WATER METERS OR UNDERGROUND UTILITY LINES.
- PLANT LIST IS REPRESENTATIVE AND SUBJECT TO ADDITIONS AND/OR SUBSTITUTIONS OF SIMILAR SPECIES THAT ARE SUBJECT TO CITY FORESTER'S PRE-APPROVAL. PLANTING BED DESIGN AND QUANTITIES MAY BE ALTERED DURING FINAL PLAT LANDSCAPE PLAN DESIGN. BURLAP AND WIRE BASKETS TO BE REMOVED FROM ROOT BALL AS HIGH AS POSSIBLE AT LEAST HALFWAY DOWN THE BALL OF THE TREE. ALL NYLON ROPES TO BE COMPLETELY REMOVED FROM TREES.
- EXISTING TREES ON SITE TO BE REMOVED.

### DEVELOPMENT DATA

TOTAL AREA	16.74 ACRES
BUILDABLE LOTS	64
R56 LOTS	50
INFILL LOTS	12
COMMON LOTS	6
TOTAL LOTS	60
OPEN SPACE	1.51 ACRES (9.4%)
EXISTING ZONING	R2
PROPOSED ZONING	NAMPA R6

**DEVELOPER**  
TRILOGY DEVELOPMENT, INC.  
9839 W. CABLE CAR ST., STE. 101  
BOISE, IDAHO 83708  
Phone (208) 895-8858

**PLANNER/CONTACT**  
SHAWN BROWNLEE  
TRILOGY DEVELOPMENT, INC.  
9839 W. CABLE CAR ST., STE. 101  
BOISE, IDAHO 83708  
Phone (208) 895-8858

**OWNER**  
BILLY & YELLA HANSON  
1425 E. IOWA AVE.  
NAMPA, IDAHO 83656

**ENGINEER**  
DAVID A. BAILEY, P.E.  
BAILEY ENGINEERING, INC.  
4242 N. BROOKSIDE LANE  
BOISE, IDAHO 83714  
Phone (208) 938-0013



APRIL 23, 2019

# CALVARY SPRINGS SUBDIVISION

NAMPA, IDAHO

## PRELIMINARY PLAT LANDSCAPE PLAN

# CALVARY SPRINGS VICINITY MAP





**STEP #2**  
**PRELIMINARY PLAT APPLICATION**

**SUBMITTALS**

A subdivision application is made by submitting the following completed information to the Planning Department:

- Completed Subdivision Application
- Completed Preliminary Plat Checklist
- Plat Maps
- Twenty (20) full sized (24" x 36")
- Two (2) 11" x 17" reduction
- One (1) 8.5" x 11" reduction
- Electronic Copy in AutoCAD. Contact Engineering Division for minimum required version.
- Project location, Canyon County parcel account numbers.
- Proof of Proprietary Interest (Warranty deed, earnest money agreement, option to purchase, etc.).
- Legal description.
- Fees payable to the City of Nampa, see fee schedule on pages 8 & 9.
- Submit all documents to the City of Nampa, Planning and Zoning Dept. See submittal requirements on pages 8 & 9.
- Other studies as may be required by the city of Nampa - Traffic, Water, Sewer, Storm Drainage, Geotechnical.
- A Copy of the Proposed Restrictive Covenants and/or Deed Restrictions, if proposed.
- Three (3) copies of the Landscaping Plans, including fence locations, materials, and height.
- Two (2) copies of the Stormwater Report
- Four (4) copies of the Traffic Impact Study
- Three (3) copies of the Geotechnical Report

# INVOICE



**BILLING CONTACT**

Shawn Brownlee  
 Challenger Development/Trilogy Development  
 W 9839 Cable Car St, 101  
 Boise, ID 83709

INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS	INVOICE DESCRIPTION
00032907	05/22/2019	05/22/2019	Due	NONE

REFERENCE NUMBER	FEE NAME	TOTAL
ANN-00123-2019	Annexation (More than 1 Acre)	\$910.00
1713 E Iowa Ave Nampa, ID 83686		<b>SUB TOTAL</b>
		\$910.00

REFERENCE NUMBER	FEE NAME	TOTAL
SPP-00041-2019	Preliminary Plat - Application Fee	\$244.00
	Preliminary Plat - Fire Department	\$160.00
	Preliminary Plat - Fire Department Per Lot Fee	\$68.00
	Preliminary Plat - Lot Fee	\$406.64
	Preliminary Plat - Sewer Model	\$250.00
	Preliminary Plat - Water Model	\$250.00
1713 E Iowa Ave Nampa, ID 83686		<b>SUB TOTAL</b>
		\$1,378.64

<b>TOTAL</b>	\$2,288.64
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