

**A. GENERAL INFORMATION**

Subdivision Name Springbrook Subdivision  
 Total Acres 13.73  
 Intended Land Uses Circle (residential, single-family, multi-family, commercial, industrial)  
 Property Address(es) 1104 Lone Star Rd, 1318 Lone Star Rd, 1306 Lone Star Rd, 1210 Lone Star Rd  
 Legal Description SE 1/4 section 20, T.3.N, R. 2 W. Bm, Nampa  
 Canyon County Parcel Account Number(s) R16129, R16128, R16126, R16127  
 Existing Zoning. (Circle one) RA RS RSM RD RML RMH RP BN CB BC BF IP IL IH AG  
 (County Zoning) R1

**B. OWNER/ APPLICANT INFORMATION**

**Owner of Record**

Name	<u>Lanco, Inc</u>
Address	<u>3400 S. Montego Way</u>
City	<u>Nampa</u>
State	<u>ID</u>
Telephone	<u>(208) 465-1600</u>
Email	
Fax	

**Applicant**

Name	<u>Lanco, Inc</u>
Address	<u>3400 S. Montego Way</u>
City	<u>Nampa,</u>
State	<u>ID</u>
Telephone	<u>(208) 465-1600</u>
Email	
Fax	

**Engineer/Surveyor/Planner**

Name	<u>William Mason of Mason and Associates Inc</u>
Address	<u>924 3<sup>rd</sup> street S. Ste B</u>
City	<u>Nampa</u>
State	<u>ID</u>
Telephone	<u>(208) 454-0256</u>
Email	<u>wmason@masonandassociates.us</u>
Fax	<u>(208) 467-4130</u>

**C. SUBDIVISION INFORMATION**

<b>Lot Types</b>	<b>Number of Lots</b>	<b>Acres</b>
Residential	59	13.73
Dwelling units per acre (gross /net)	4.3	13.73
Commercial	0	N/A
Industrial	0	N/A
Common (Landscape, Utility, Other)	10	2.51
Open Space	N/A	N/A
<b>Total</b>	<b>69</b>	<b>13.73</b>

**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.**

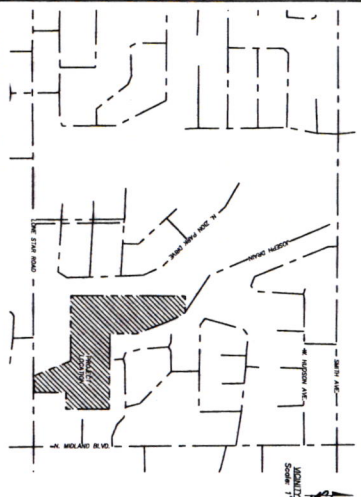
Signature  Date 6-4-19

**For City Office Use Only**

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

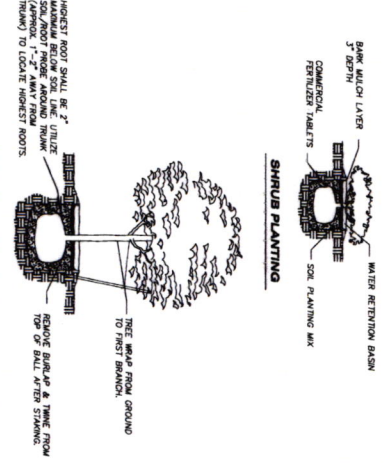
DATE RECEIVED: \_\_\_\_\_ RECEIVED BY: \_\_\_\_\_ HEARING DATE: \_\_\_\_\_

**LANDSCAPE PLAN**  
**FOR**  
**SPRINGBROOK SUBDIVISION**  
 A PART OF THE SE 1/4, SECTION 20, T. 3 N., R. 2 W., B.M.,  
 NAMP, CANYON COUNTY, IDAHO  
 2019



**OWNER/DEVELOPER**  
 LANCO, INC.  
 3400 S. MONTEGO WAY  
 NAMP, ID 83686  
 (208) 465-1600

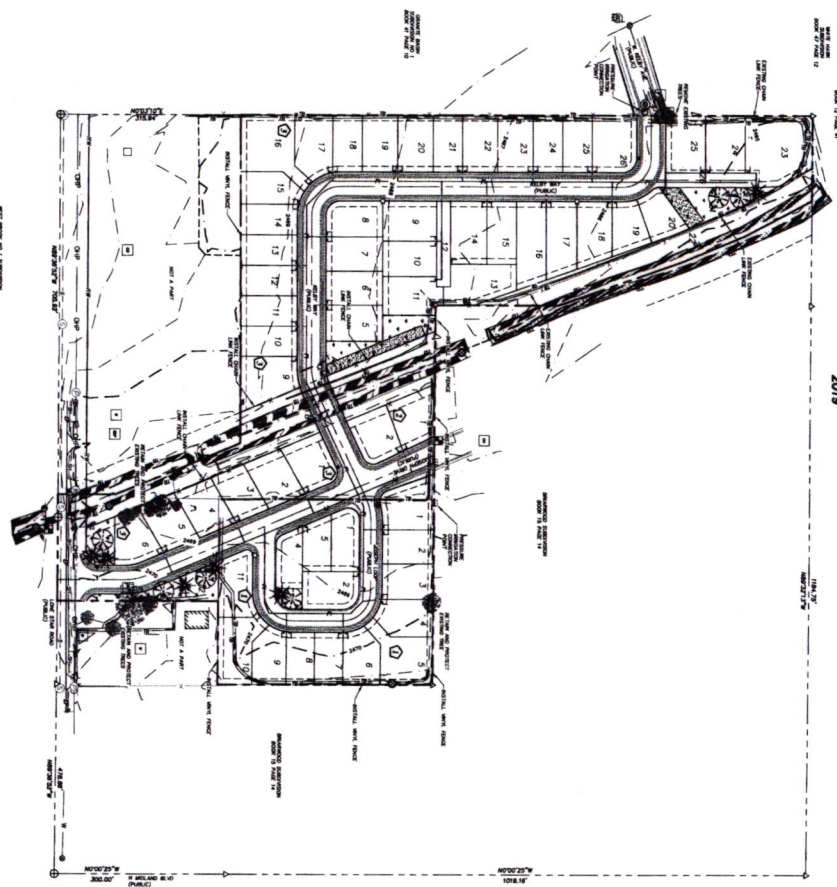
**ENGINEER/SURVEYOR**  
 MASON & ASSOCIATES, INC.  
 201 S. 2ND ST. SUITE 100  
 NAMP, ID 83686  
 (208) 465-1600



**DECIDUOUS TREE PLANTING**

**PLANT SCHEDULE**

SYMBOLS	QUANTITY	COMMON NAME	BOTANICAL NAME	SIZE/FORM	SIZE AT Maturity (HEIGHT X SPREAD)	NOTES
	6	HEDGE PLANT	ACEP CUNYTING	2" B&B	4' X 2'	CLASS 1
	6	UTILITY PLANT	POWERTY PLANT	1' OAL. CONT.	3' X 4'	CLASS 2
	500	DECIDUOUS TREE	...	...	...	...



- LEGEND**
- BOUNDARY LINE
  - INSTALL PRESSURE IRRIGATION
  - INSTALL W/UT. FENCE
  - INSTALL CHAIN LINK FENCE
  - EXISTING CHAIN LINK FENCE
  - CURB LINE
  - EXISTING PRESSURE IRRIGATION VALVE
- NOTE**
- CONNECT TO EXISTING PRESSURE IRRIGATION SYSTEM

STEVE A. PETERSON, REGISTERED PROFESSIONAL ENGINEER #2718

6.1.19

DRAWING TITLE <b>SPRINGBROOK SUBDIVISION</b> LANDSCAPE PLAN SHEET NO. 1 OF 1 SHEETS		JOB NO. MRO619 DWG. NO. MRO619LS SCALE: 1"=100' DATE: 6/1/19 FIELD BOOK NO.	CLIENT: <b>LANCO, INC.</b> 3400 S. MONTEGO WAY NAMP, ID 83686 (208) 465-1600	Mason & Associates Professional Engineers, Land Surveyors 201 S. 2ND ST. SUITE 100 NAMP, ID 83686 (208) 465-1600	DESIGNED BY: JH DRAWN BY: JH CHECKED BY: APPVED BY:	<table border="1"> <thead> <tr> <th>NO</th> <th>BY</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>JH</td> <td>6/1/19</td> <td>DESIGN</td> </tr> <tr> <td>2</td> <td>JH</td> <td>6/1/19</td> <td>DRAWING</td> </tr> <tr> <td>3</td> <td>JH</td> <td>6/1/19</td> <td>CHECKING</td> </tr> <tr> <td>4</td> <td>JH</td> <td>6/1/19</td> <td>APPROVAL</td> </tr> </tbody> </table>	NO	BY	DATE	DESCRIPTION	1	JH	6/1/19	DESIGN	2	JH	6/1/19	DRAWING	3	JH	6/1/19	CHECKING	4	JH	6/1/19	APPROVAL
NO	BY	DATE	DESCRIPTION																							
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3	JH	6/1/19	CHECKING																							
4	JH	6/1/19	APPROVAL																							



Professional Engineers, Land Surveyors and Planners

924 3<sup>rd</sup> St. So. Nampa, ID 83651  
Ph (208) 454-0256 Fax (208) 467-4130

e-mail: [dholzhey@masonandassociates.us](mailto:dholzhey@masonandassociates.us)

FOR: Lanco  
JOB NO.: MR0619  
DATE: June 06, 2019

### PRELIMINARY PLAT BOUNDARY

A parcel of land being a portion of the SE1/4 SE1/4 of Section 20, Township 3 North, Range 2 West, Boise Meridian, Nampa, Canyon County Idaho, more particularly described as follows:

Commencing at the southeast corner of the SE1/4 SE1/4;

Thence N 89° 36' 52" W a distance of 478.86 feet along the south boundary of the SE1/4 SE1/4 to the **POINT OF BEGINNING**;

Thence continuing N 89° 36' 52" W a distance of 186.63 feet along the south boundary of the SE1/4 SE1/4;

Thence N 00° 01' 04" E a distance of 100.74 feet to a point on the approximate centerline of the Joseph Drain;

Thence along the approximate centerline of the Joseph Drain the following courses and distances;

Thence N 21° 48' 02" W a distance of 131.98 feet;

Thence N 22° 41' 18" W a distance of 104.71 feet;

Thence leaving the approximate centerline of the Joseph Drain N 89° 56' 50" W a distance of 575.82 feet to a point on the east boundary of Granite Basin Subdivision No. 1;

Thence N 00° 03' 04" E a distance of 1005.03 feet along the east boundary of Granite Basin Subdivision No. 1 extended to the southwest corner of Warnock Blaser Subdivision;



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Thence S 89° 31' 58" E a distance of 148.42 feet along the south boundary of Warnock Blaser Subdivision to a point on the approximate centerline of the Joseph Drain;

Thence along the approximate centerline of the Joseph Drain the following courses and distances;

Thence S 28° 06' 18" E a distance of 56.67 feet;

Thence S 27° 20' 55" E a distance of 76.32 feet;

Thence S 22° 21' 19" E a distance of 118.33 feet;

Thence S 19° 30' 51" E a distance of 230.17 feet to a point on the westerly boundary of Briarwood Subdivision;

Thence along the westerly and southerly boundary of Briarwood Subdivision the following courses and distances;

Thence S 00° 01' 44" W a distance of 217.50 feet along the west boundary of Briarwood Subdivision;

Thence S 89° 33' 45" E a distance of 665.10 feet along the south boundary of Briarwood Subdivision;

Thence S 00° 00' 03" E a distance of 377.35 feet extended along the west boundary of Briarwood Subdivision;

Thence N 89° 36' 52" W a distance of 146.10 feet parallel with the south boundary of the SE1/4 SE1/4;

Thence S 00° 00' 27" W a distance of 282.38 feet to the **POINT OF BEGINNING**.

This parcel contains 13.731 acres more or less.

Also, this parcel is subject to all easements and rights-of-way of record or implied.



# INVOICE



**BILLING CONTACT**  
 DAVID BILLS  
 LANCO, INC.  
 S 3400 Montego Way  
 Nampa, ID 83686

INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS	INVOICE DESCRIPTION
00033899	06/12/2019	06/12/2019	Due	NONE

REFERENCE NUMBER	FEE NAME	TOTAL
ANN-00126-2019	Annexation (More than 1 Acre)	\$910.00
1104 Lone Star Rd Nampa, ID 83651		<b>SUB TOTAL</b>
		\$910.00

REFERENCE NUMBER	FEE NAME	TOTAL
SPP-00043-2019	Preliminary Plat - Application Fee	\$244.00
	Preliminary Plat - Fire Department	\$160.00
	Preliminary Plat - Fire Department Per Lot Fee	\$69.00
	Preliminary Plat - Lot Fee	\$412.62
	Preliminary Plat - Sewer Model	\$250.00
	Preliminary Plat - Water Model	\$250.00
1104 Lone Star Rd Nampa, ID 83651		<b>SUB TOTAL</b>
		\$1,385.62

<b>TOTAL</b>	\$2,295.62
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# Mason & Associates Inc.

Phone (208) 454-0256 • Fax (208) 467-4130

Professional Engineers,  
Land Surveyors  
& Planners  
924 3rd Street South, Suite B  
Nampa, ID 83651

## LETTER OF TRANSMITTAL

Date <u>6/11/19</u>	Job No. <u>MR0619</u>
Attention: <u>SYLVIA MACKILL</u>	
Re: <u>SPRINGBROOK</u>	

TO: CITY OF NAMPA PLANNING & ZONING

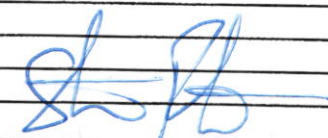
- Attached     Under separate cover Via  Hand delivery  
 Shop drawings     Prints     Plans     Engineer's report     Specifications  
 Copy of letter     Original mylar     Other \_\_\_\_\_

Copies	Date	No.	Description
<u>3</u>		<u>21</u>	<u>GEOTECH REPORT</u>

Transmitted as checked below:

- For approval     Approved as submitted     Resubmit     Copies for approval  
 For your use     Approved as noted     Submit     Copies for distribution  
 As requested     Returned for corrections     Return     Corrected prints  
 For review & comment  
 For bid due by \_\_\_\_\_

REMARKS PLEASE INCLUDE IN THE PREVIOUSLY SUBMITTED PACKAGE. THANK YOU

Signed: 

Copy to: \_\_\_\_\_  
 Received By: Sylvia Mackill Date 6/11/19

# Mason & Associates Inc.

Phone (208) 454-0256 • Fax (208) 467-4130

**Professional Engineers,  
Land Surveyors  
& Planners**

924 3rd Street South, Suite B  
Nampa, ID 83651

## LETTER OF TRANSMITTAL

Date	6-10-19	Job No.	MR0619
Attention:	Sylvia Mackell		
Re:	Springbrook Subdivision Preliminary Plat and Annexation		

TO: City of Nampa - Planning & Zoning  
411 3rd Street  
Nampa ID 83651

Attached     Under separate cover Via  Hand delivery     \_\_\_\_\_ the following items  
 Shop drawings     Prints     Plans     Engineer's report     Specifications  
 Copy of letter     Original mylar     Other \_\_\_\_\_

Copies	Date	No.	Description
2			Application for annexation
1			Preliminary Plat application, with checklist
2			Storm drainage calculations
3			Landscape plans
20			Preliminary Plat Drawings - full sized
2			Preliminary Plat 11x17
1			Preliminary Plat 8.5x11
2			Warranty Deeds, and Affidavit of legal interests
1			Draft of CCEs and ACC Standards
1			Check for Fees for PP + Annexation Check # 14875 from
1			CD-CAD electronic copy <span style="float: right;">Lanco Inc - 2,295.62</span>

Transmitted as checked below:

For approval     Approved as submitted     Resubmit     Copies for approval  
 For your use     Approved as noted     Submit     Copies for distribution  
 As requested     Returned for corrections     Return     Corrected prints  
 For review & comment  
 For bid due by \_\_\_\_\_

REMARKS for questions please call

Signed: Angie Cuellar

Copy to: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Received By: Sylvia Mackell Date 6/11/19