Planning & Zoning Department

Master Application

Staff Use Only

Project Name: [redacted]

File Number: [redacted]

Related Applications: [redacted]

Type of Application

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

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

Applicant Name: Scott Kido Phone: 208-880-2174

Applicant Address: 10255 W Locust Lane Email: shkido@msn.com

City: Nampa State: ID Zip: 83686

Interest in property: ☑ Own ☐ Rent ☐ Other: _____

Owner Name: Lovelace Kido Lakeside Venues, LLC Phone: 208-880-2174

Owner Address: 10255 W Locust Lane Email: shkido@msn.com

City: Nampa State: ID Zip: 83686

Contractor Name (e.g., Engineer, Planner, Architect): Andrew Newell

Firm Name: Blaine A. Womer Civil Engineering Phone: 208-593-7555

Contractor Address: 4355 West Emerald Street, Suite 145 Email: andrew@bawce.com

City: Boise State: ID Zip: 83706

Subject Property Information

Address: 2923 S Midland Blvd, 2715 S Midland Blvd, 0 Midland Blvd,10375 E Locust Ln 10255 Locust Ln OE Locust Ln (x3)
Parcel Nos.: R29293000, R2929201000, R29292000, R29325000, R29294000, R29294012, R29294010 & R29294011

Parcel Number(s): see above Total acreage: 259.95 Zoning: AG (County)

Type of proposed use: ☑ Residential ☑ Commercial ☐ Industrial ☑ Other: Agriculture

Project/Subdivision Name: Deer Flat Ranch

Description of proposed project/request: Requesting to annex roiughly 260 acres concurrently with a preliminary plat for 189 residential, 7 commercial, 3 agricutural and 25 common lots.

Proposed Zoning: AG, BC, RS Acres of each proposed zone: 167.39, 20.60, 71.96

Development Project Information (if applicable)

Lot Type	Number of Lots	Acres
Residential	189	64.11
Commercial	7	18.77
[redacted]	[redacted]	[redacted]
Total Common Area	25	34.60
Internal Roadways	Provide acres only	16.65
Frontage ROW to be dedicated	Provide acres only, if applicable	4.59
Total	224	259.95

Development Project Information (if applicable)

Minimum residential lot size (s.f.): 4,120 Maximum residential lot size (s.f.): 105,999

Gross density: .73 (# of lots divided by gross plat/parcel area)

Subdivision Qualified Open Space: 15.5 % of gross area 9.96 acres

Type of dwelling proposed: ☑ Single-family Detached ☐ Single-family Attached (townhouse)

☐ Duplex ☐ Multi-family ☐ Condo ☑ Other: Commercial

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: Andrew Newell

Applicant signature: Andrew Newell Date: 8-23-24

City Staff

Received by: [redacted] Received date: [redacted]

BLAINE A. WOMER
CIVIL ENGINEERING

August 23, 2024
Project No.: K1422001

City of Nampa Planning and Zoning Department
500 12th Avenue South
Nampa, ID 83651

RE: Deer Flat Ranch Subdivision – Canyon County, ID
Applications for Annexation, Master Planned Community/Planned Unit Development and Preliminary Plat

On behalf of Triple Crown Investments and Lovelace Kido Lakeside Ventures, we are pleased to submit the attached applications for the development of the Deer Flat Ranch Subdivision (Project), located southwest of the intersection of Midland Boulevard and Greenhurst Road in Canyon County, ID. More specifically, this Project is situated within all of the S½ of the NE¼ and a portion of the NE¼ of the SE¼ and all of the S½ of the SE¼ of Section 5, Township 2 North, Range 2 West, Boise Meridian, and also and including a portion of the N½ of the NE¼ of Section 8, Township 2 North, Range 2 West, Boise Meridian. The purpose of this letter is to provide supplemental information for the Project to assist in the review process of this application.

Our applications include: 1) Annexation of 259.95-acre site from Canyon County into the City of Nampa with a requested zoning of AG, BC, RS-4, RS-7, RS-8.5, RS-15, and RS-22; 2) Master Planned Community/Planned Unit Development of the single-family portion of preliminary plat, with an underlying zone request of RS and; 3) Preliminary Plat for a new residential subdivision consisting of roughly 189 single-family lots, 7 commercial lots, 3 agriculture lots, 25 common lots and a city pathway along Midland Boulevard.

Existing Use of the Property

The north portion of the property was previously used as a gravel/borrow pit, agricultural fields and an event center. There are two existing homes and roughly 8 existing structures on this property. The south portion of the property was previously used as agricultural fields. There is one existing home and roughly 6 existing structures on this property. A select few are scheduled to be protected and remain as development occurs. Lake Lowell is located west and adjacent to the property. The land generally slopes towards Lake Lowell.

Comprehensive Plan and Surrounding Land Uses

The Deer Flat Ranch community totals 259.95 acres. The City of Nampa's Future Land Use Map designates the area as Very Low Density Residential. The surrounding land uses within the immediate area are as follows: North, South, East and West – mix of natural wildlife refuge, agriculture and residential (East Lake Estates, Lakeside, Wood View Acres, Summit Ridge) (annexed and unannexed). The surrounding subdivisions are mainly zoned RS-6. The development of the Project is consistent with other approved projects within the area. The development of this Project will provide a fine housing product and mixed use that is desired in this location and current economy.

The conceptual plan shows future commercial lots, a mix of 189 residential single-family detached lots, and large agricultural lots. This mix of lot types and commercial opportunities will meet the high demand for quality and diverse housing that will serve a mix of demographics and lifestyles.

The proposed Deer Flat Ranch Subdivision development is in an area that was recently approved for expansion within the Area of City Impact. The approved land use in this area is 'Agricultural'. The Nampa Comprehensive Plan gives the following definition of the Agricultural land use designation:

> **"5.5.1 Agricultural (1 or less Dwelling Unit Per Acre [Gross])**
> Characterized as a single-family detached residential area with a density of 1 dwelling unit or less per acre (gross). This land use designation is typically in the outlying areas of the City. The landscape is more rural in nature. This land use designation contains agricultural and large lot residential parcels."

It is clear from this definition and assigned designation that the city envisions these parcels as open large lot residential areas.

The Deer Flat Ranch development proposes to stretch the adjacent future land use designation of Medium Density Residential over these parcels. The subdivision would be developed within 0.04 miles or approximately 200 feet from Lake Lowell and touches National Wildlife Refuge land (Parcel # R29296001).

The Nampa Comprehensive Plan gives the following definition of the Medium Density Residential land use designation:

> **"5.5.3 Medium Density Residential (2.51 – 8 Dwelling Units Per Acre [Gross]**
> With a gross density of 2.51 to 8 dwelling units per acre (gross), this is the most common residential land use designation in the Nampa Area of City Impact. Its character is more urban than rural but can contain rural elements such as open space. This land use designation is intended to contain single- family detached homes, duplexes, and townhomes."

Chapter 12 of the 2040 Nampa Comprehensive Plan states the following:

"The City seeks to balance competing interests that include the desire to protect and preserve sensitive natural lands with the desire to accommodate future growth and development. Likewise, the City and Canyon County desire to prevent soil erosion and to protect ground and surface water from contamination caused by development and agriculture. (NCP 12.9)"

"Chapter 12, OBJECTIVE 3: Protect waterways and wildlife resources
STRATEGY 1 and ACTION ITEM #3: Develop appropriate buffers and mitigations to conserve local and regional natural ecosystems including Indian Creek, Lake Lowell and Deer Flat National Wildlife Refuge."

This project is designed to provide a large amount of open space/habitat areas between the residential portions of the development and the National Wildlife Refuge near Lake Lowell. These large buffer/habitat areas help to protect the wildlife habitat and waterways from future development that will be placed along major arterials like Midland Blvd. The 2040 Nampa Comprehensive Plan states the following:

"12.8.3.3 Lake Lowell Wildlife Habitat
Deer Flat National Wildlife Refuge manages a wide range of wildlife habitats on Lake Lowell and shoreline that include open waters and wetland edges, sagebrush uplands, grasslands and riparian forests on the Snake River islands. Refuge staff use a variety of management techniques to restore and maintain wildlife habitat. With assistance from local growers, the refuge also cooperatively cultivates 240 acres to provide forage.

Several hundred acres of moist-soil plants (primarily smartweed) occupy the transition zone from the lake shoreline to the open water. Moist-soil plants are a valuable food source for migrating waterfowl during fall and spring. This emergent plant community provides habitat for nesting grebes and foraging habitat for pelicans and other water birds. In the fall, the smartweed seeds provide nutrition for migratory ducks heading south. The open water of Lake Lowell is vital for waterfowl as roosting and loafing habitat and as a place for the birds to forage for fish.

12.8.3.4 Lake Lowell Crop Lands
Approximately 240 acres of land within the Refuge is irrigated cropland managed to provide forage and cover for wildlife. Local cooperative farmers are generally required to leave 25 percent of the crop standing, leave six inches of green browse, or plant a winter cover crop prior to waterfowl season. Corn, beans, peas, wheat, and alfalfa are planted using minimal pesticides and fertilizers. Pheasants, deer, and other wildlife use the fields year-round.

12.8.3.5 Lake Lowell Riparian Forests
Cottonwood, Peachleaf Willow and Coyote Willow are the dominant tree species in the riparian habitat of Lake Lowell and the Snake River Islands. The riparian areas are key habitat for many native bird species.

12.8.3.6 Wetlands
There are three created seasonal/moist-soil wetlands on the Lake Lowell Unit. These wetlands provide unique local habitat. Vegetation that grows in the marsh wetlands provides food, nesting sanctuary and protection for such species as Mallards, Sora Rails and Yellow-Headed Blackbirds.

12.8.3.7 Uplands
The upland habitat of both Units includes several hundred acres of upland Sage Steppe habitat consisting of native Big Sagebrush, Rabbitbrush, Blue Bunch Wheatgrass, Sandburg Bluegrass, Giant Wildrye and Great Basin Wild Rye. The largest uninterrupted tracts of upland habitat found on Lake Lowell are just west of the Visitor Center and on several of the larger Refuge islands. Rabbits, gophers, badgers, mule deer and mourning dove feed on the upland plants and rely on them for cover and nesting. Predators such as foxes, coyotes, red-tailed hawks and American kestrels also inhabit the sage steppe habitat."

Annexation and Zoning

The combined area of this Project proposed for annexation, including right-of-way (ROW) and an adjacent portion of the property to the south, is 259.95 acres. The portion to the west almost entirely contains Lake Lowell. The annexed properties are proposed to be zoned AG, BC, RS-4, RS-7, RS-8.5, RS-15, and RS-22 (with an MPC overlay).

Master Planned Community/Planned Unit Development & Preliminary Plat

The MPC/PUD described for this Project will consist of the single-family residential area and will carry with it an RS-4, RS-7, RS-8.5, RS-15, and RS-22 zone. The Project provides lots ranging in size from 4,120 square feet (sf) to 46,548 sf. This type of neighborhood was designed to meet the high demand for quality and diverse housing that will serve a mix of demographics and lifestyles. The gross density of this Project is 0.73 du/acre ((189)/259.95=0.73 du/acre). The Project is intended to be developed in multiple phases.

The single-family residential portion of this project is proposed to be constructed and platted at this time. The commercial and agricultural portions are being developed at a later time.

Open Space and Amenities

The open spaces in Deer Flat Ranch exceed the City's code requirements. The city code for an MPC/PUD development requires 15% open space, or 9.62± acres. We are currently providing 15.5% open space, or 9.96± acres.

A landscape buffer along Midland Boulevard reserves space for a large amount of landscaping to buffer traffic noise and sight lines into the neighborhood. This provides a beautiful common area for residents as well as neighbors. Quality landscaping will be provided throughout the community. Detached sidewalks along roadways that connect to Midland Boulevard and Locust Lane allow for significant trees and shrubs in the planting strip and behind the sidewalk.

The City Pathway Map shows a proposed pathway along Midland Boulevard. It is the developer's intent to work closely with the city and relevant departments to provide any connections to existing pathways near Lake Lowell to provide a unique and wonderfully crafted green belt experience for the community to enjoy.

Amenities anticipated to be included with development could be playground area, benches, pergola, etc. We will work closely with staff to determine the appropriate number, location and type of amenity needed for this community.

All common lots will be owned and maintained by the HOA.

Streets and Utilities

The Project has been designed in compliance with the CCHD and City of Nampa standards. The frontage roads will be built out as required by the City of Nampa. Stub streets will be installed for future connection to the different lots proposed with this preliminary plat.

Potable water, sewer and pressurized irrigation are all readily available to the property and will be served by the City of Nampa. All utilities within the proposed development comply with the adopted master plans of the City of Nampa. Utilities will be stubbed to adjacent properties for future connection and extension.

Portions of the residential lots are proposed to be sewered by a low-pressure sewer system. The low-pressure sewer main will be routed through the neighborhood to an existing sewer main that will then gravity through the city system. The Bowmen pit area is proposed to be sewer by a regional lift station.

Irrigation water is provided to the Project by the Thacker Canal from the east and generally flows to the northwest and southwest via ditches and pipes. Certain portions of the waterways will be piped to allow for the development of the site and all downstream users will be unaffected by these construction activities once completed.

A large transmission power line runs through the middle of the north section of the property. these poles are not scheduled to be remove or relocated. The development will work around these poles as construction progresses. Special modifications outside of normal development are not anticipated at this time.

All storm water generated onsite will be handled and remained onsite. The current preliminary design shows retention ponds. This preliminary design may be altered in the future based on additional information acquired during the final design process.

As the project progresses, we will work with the public utilities and associated agencies to ensure that adequate services are provided.

Bowmen Pit Area

The Bowmen Pit Area is a very exciting development area for this Project. The end goal is to provide uses and activities that not just this community gets access to but the whole of Nampa. The prevailing intended uses in this area include, but are not limited to:

- Amphitheater
- Sports arena (soccer fields)
- Playground/Park
- Charter school (profit or non-profit)
- Storage

We will work closely with the City of Nampa to help identify any needs that the city may have and determine what the best use for this area is.

Kido Event Space Area

The other very exciting area of development is the Kido Event Space area. Currently, there is an event space located at this end of the Project. This event space will stay as is. the surrounding area will get a beautiful facelift. Plans for this area include, but are not limited to:

- Vineyards
- Pumpkin patch
- Farmers market
- Botanical gardens
- Horticulture

Again, we will work closely with the City of Nampa to help determine what the best use for this area is.

Neighborhood Meeting

The neighborhood meeting for this Project was held onsite at 6:00 pm on Friday, January 5, 2024. Attendees of the meeting were able to view the concept plans of the Project at the time and an invitation to contact the project manager at any time with questions or concerns. The names of attendees are listed on the neighborhood meeting attendance sheet.

Traffic Impact Study

The Traffic Impact Study is currently being completed and will be submitted to the city for review upon completion.

Landscape Plan

A landscape plan has been provided with this application. This plan has been designed per Chapter 10-27-6 and Chapter 33 of the Preliminary Plat Application form, Content and Process, Nampa City Code.

Waivers and Requests

A design exception will be requested to provide traffic calming measures on streets that require them.

There are no development-related items the owner is required to complete beyond those detailed in the City Code, policies, or construction standards that we are aware of at this time. No restrictive covenants or deed restrictions are being proposed at this time.

No exception to the City of Nampa Policy standards for the RS zones regarding height, open space, building density, parking areas, population density and public improvements proposed for each unit of the development are proposed, unless specified in the waivers and requests portion of this narrative.

Summary

The residents in this neighborhood will enjoy a quiet neighborhood, with the benefit of excellent access to the Lake Lowell pathway system, incredible views of the Owyhee Mountain range, commercial and recreational uses in the Bowmen pit area as well as a short trip to downtown Nampa for activities.

We are pleased to submit our applications that will provide a desirable product at this special location in Nampa. We look forward to working with you, your staff and Nampa's decision makers through the approval process. Please do not hesitate to contact us if you have questions about our proposed development or the applications.

BLAINE A. WOMER CIVIL ENGINEERING

By: Andrew Newell
Andrew Newell, Project Manager

PRELIMINARY PLAT OF

DEER FLAT RANCH SUBDIVISION

A PARCEL OF LAND BEING ALL OF THE S 1/2 OF THE NE 1/4 AND A PORTION OF THE NE 1/4 OF THE SE 1/4 AND ALL OF THE S 1/2 OF THE SE 1/4 OF SECTION 5, TOWNSHIP 2 NORTH, RANGE 2 WEST, BOISE MERIDIAN, AND ALSO AND INCLUDING A PORTION OF THE N 1/2 OF THE NE 1/4 OF SECTION 8, TOWNSHIP 2 NORTH, RANGE 2 WEST, BOISE MERIDIAN, CANYON COUNTY, IDAHO

DECEMBER 2023

PRELIMINARY PLAT LAND USE SUMMARY

ANNEXATION REQUIRED:	PROPOSED
EXISTING COMPREHENSIVE PLAN DESIGNATION:	VERY LOW DENSITY RESIDENTIAL (COUNTY)
EXISTING ZONING:	AGRICULTURE (COUNTY)
PROPOSED ZONING:	BC, RS, AG (CITY)
TOTAL LOTS:	227
RESIDENTIAL LOTS:	189
COMMERCIAL LOTS:	7
AGRICULTURAL LOTS:	3
COMMON/OPEN LOTS:	25
TOTAL AREA:	259.95 AC
RIGHT OF WAY AREA:	21.24 AC
MINIMUM LOT SIZE:	4,120 SF
AVERAGE BUILDABLE LOT SIZE:	14,248 SF
GROSS DENSITY LOTS PER ACRE:	0.73/AC
REQUIRED QUALIFIED OPEN SPACE:	9.62 AC (15.0%)
PROPOSED QUALIFIED OPEN SPACE:	9.96 AC (15.5%)

RECORD DATA

- U.S. DEPARTMENT OF THE INTERIOR RETRACTMENT OF DEER FLAT NATIONAL WILDLIFE REFUGE SHEET 51 & 61
- ROS INST. No. 2007074217
- ROS INST. No. 2003002310
- ROS INST. No. 1998002362
- WARRANTY DEED INST. No. 2018-038599
- GLO PLAT MAP. APPROVED MAR. 25, 1892
- DEPARTMENT OF THE INTERIOR BOISE PROJECT SUPPLEMENTAL PLAT SECTIONS 5, 9 AND 17. APPROVED MAR. 5, 1913
- DEPARTMENT OF THE INTERIOR BOISE IRRIGATION PROJECT SUPPLEMENTAL PLAT, SECTION 5, APPROVED AUG. 14, 1947
- UNRECORDED SURVEY OF DEER FLAT NATURAL WILDLIFE RESERVE BY MELVIN DAVENPORT SEPT. 1974
- EAST LAKE ESTATES PLAT, BOOK 15 PAGE 7, RECORDED NOV. 30, 1976
- LAKESIDE SUBDIVISION, BOOK 36 PAGE 52, RECORDED DEC. 2, 2005
- ROS INST. NO. 2007000947, RERORDED JAN. 4, 2007
- ROS INST. NO. 2008047982, RECORDED SEPT. 4, 2008
- QUIT CLAIM DEED INSTRUMENT NO. 9622121
- DEED OF GIFT INSTRUMENT NO. 9106044
- WARRANTY DEED INSTRUMENT NO. 9407820
- BARGAIN & SALE DEED INSTRUMENT NO. 9011887
- WARRANTY DEED INSTRUMENT NO. 2007060043

INDEX OF DRAWINGS

Sheet	Sheet Title		
PP-1	COVER SHEET		
PP-2	PROPOSED SITE LAYOUT		
PP-3	PROPOSED SITE LAYOUT		
PP-4	PROPOSED SITE LAYOUT		
PP-5	PROPOSED SITE LAYOUT	SITE DETAILS	

CONTACT INFORMATION

ENGINEER/PLANNER
BLAINE A. WOMER CIVIL ENGINEERING
4355 W. EMERALD STREET, SUITE 145
BOISE, ID 83706
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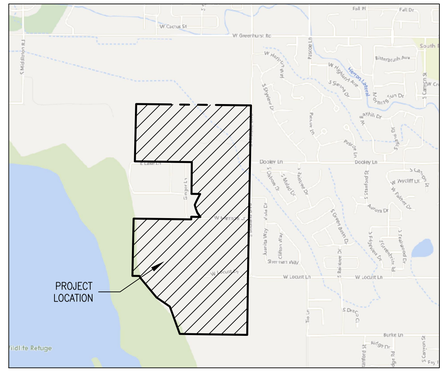
EMAIL: andrew@bawce.com
PHONE: (208) 593-7555

SURVEYOR
COMPASS LAND SURVEYING, PLLC
623 11th AVENUE SOUTH
NAMPA, ID 83651
CONTACT: RICHARD GRAY
EMAIL: rgray.cls@gmail.com
PHONE: (208) 442-0115

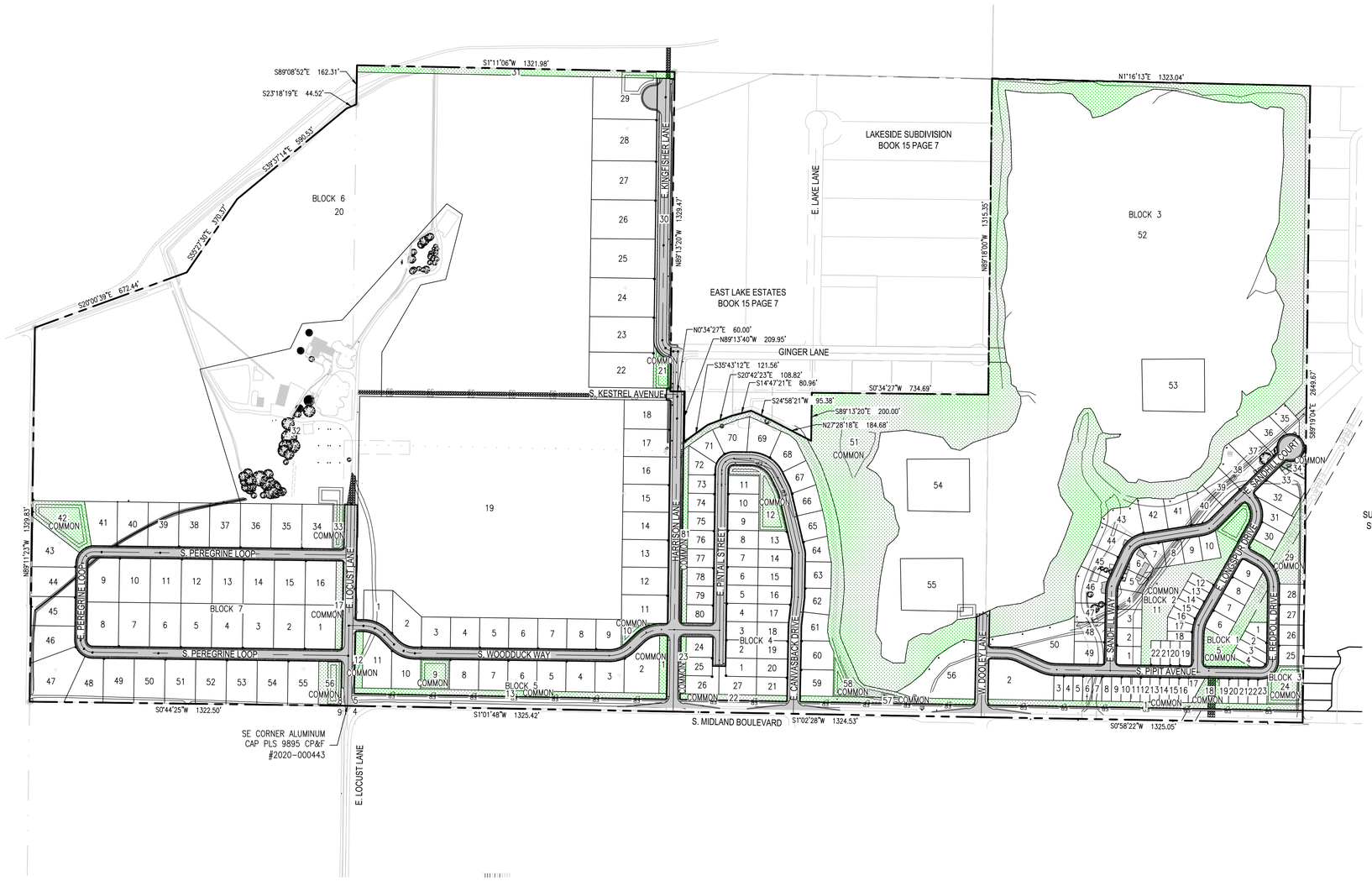
DEVELOPER/APPLICANT
TRIPLE CROWN INVESTMENTS, LLC
455 SOUTH KINGS ROAD
NAMPA, ID 83687
CONTACT: LANCE THUESON
EMAIL: lance@tciid.com
PHONE: (208) 941-2434

DEVELOPER/APPLICANT
LOVELACE KIDO LAKESIDE VENUES, LLC
1003 WEST LOCUST LANE
NAMPA, ID 83686
CONTACT: SCOTT KIDO
EMAIL: shkido@msn.com
PHONE: (208) 880-2174



VICINITY MAP

NTS



DEVELOPMENT NOTES

1. DOMESTIC WATER WILL BE PROVIDED BY THE CITY OF NAMPA MUNICIPAL WATER SYSTEM BY EXTENSION OF EXISTING WATER.
2. SEWAGE DISPOSAL SHALL BE PROVIDED BY THE CITY OF NAMPA MUNICIPAL SEWER SYSTEM.
3. PRESSURE IRRIGATION SHALL BE PROVIDED BY THE CITY OF NAMPA PUBLIC PRESSURE IRRIGATION SYSTEM.
4. THIS SUBDIVISION IS SUBJECT TO COMPLIANCE WITH SECTION 21-3805 OF THE IDAHO CODE CONCERNING IRRIGATION WATER.
5. GRAVITY IRRIGATION APPEARS TO BE SUPPLIED BY BOISE-KUNA IRRIGATION DISTRICT AND BOISE PROJECT BOARD OF CONTROL. ALL IRRIGATION DITCHES THROUGH THE PROJECT SHALL BE PIPED WHERE THEY CROSS ROADWAYS WITH ALL STRUCTURES LOCATED BEYOND ANY PUBLIC RIGHT-OF-WAY.
6. STORM WATER RUNOFF SYSTEM WILL BE DESIGNED IN ACCORDANCE WITH THE CITY OF NAMPA STANDARDS.
7. ANY ONSITE SEPTIC AND WELLS WILL BE ABANDONED IN ACCORDANCE WITH THE TECHNICAL GUIDANCE MANUAL FOR INDIVIDUAL AND SUBSURFACE SEWAGE DISPOSAL SYSTEMS. EXISTING WELLS AND SEPTIC SYSTEMS IN THE AREA APPEAR TO MEET STANDARD SEPARATION REQUIREMENTS FOR THE PROPOSED PUBLIC MAINS.
8. ALL ROADWAYS, EXCEPT FOR PRIVATE STREETS, ARE TO BE DEDICATED TO THE PUBLIC AND TO BE OWNED AND OPERATED BY THE CITY OF NAMPA, INCLUDING ALLEYS.
9. BUILDING SETBACKS AND DIMENSIONAL STANDARDS SHALL BE IN ACCORDANCE WITH THE CITY OF NAMPA STANDARDS IN EFFECT AT THE TIME OF DEVELOPMENT.
10. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF THE RE-SUBDIVISION.
11. NO DIRECT LOT ACCESS SHALL BE ALLOWED ONTO MIDLAND BOULEVARD, UNLESS SPECIFIC APPROVAL IS GIVEN BY THE CITY OF NAMPA.
12. THE SUBJECT PROPERTY IS LOCATED IN ZONE X FLOODWAY PER FIRM MAP 16027C0390F EFFECTIVE 5/24/2011.
13. HARRISON LANE IS AN EXISTING PRIVATE LANE AND PORTIONS OF IT ARE PROPOSED TO BE ANNEXED, BUILT TO CITY OF NAMPA STANDARDS AND DEDICATED TO THE CITY.
14. CROSS ACCESS AND STORM DRAINAGE EASEMENTS MAY BE PROVIDED ACROSS LOT LINES AS DETERMINED DURING FINAL DESIGN.
15. LOT 5, BLOCK 1, LOT 11, BLOCK 2, LOTS 1, 18, 24, 29, 34, 51, 57, 58 AND 81, BLOCK 3, LOTS 12, 22 AND 23, BLOCK 4, LOTS 1, 9, 12 AND 13, BLOCK 5, LOTS 10, 21, 30, 31, 33, 42 AND 56, BLOCK 6 AND LOT 17, BLOCK 7 ARE COMMON LOTS.
16. THIS SUBDIVISION WILL BE SUBJECT TO THE TERMS AND CONDITIONS OF A DEVELOPMENT AGREEMENT WITH THE CITY OF NAMPA.
17. DEVELOPER ANTICIPATES PROTECTING SOME EXISTING BUILDINGS AND STRUCTURES. SPECIFIC STRUCTURES SHALL BE DETERMINED AT FINAL DESIGN.
18. THE STREET ADDRESS FOR THE PROJECT IS 1003 W. LOCUST LANE AND 2715 S. MIDLAND BOULEVARD. THE PARCEL NUMBERS FOR THE PROJECT ARE R29293000, R29292010000, R29292000, R29325000, R29294000, R29294012, R29294010 AND R29294011.

LEGEND

SEWER	S	STORM DRAIN MANHOLE	
WATER	W	SANITARY SEWER MANHOLE	
PRESSURE IRRIGATION	PI	LIGHT POLE	
GRAVITY IRRIGATION	GI	IRRIGATION MANHOLE	
STORM DRAIN	SD	MONITORING WELL	
OVERHEAD POWER	P	FIRE HYDRANT	
FIBER OPTICS	FO	GAS METER	
EDGE OF PAVEMENT	EP	WATER VALVE	
TELEVISION	TV	IRRIGATION VALVE	
GAS	G	POWER POLE	
EDGE OF GRAVEL	EG	GUY WIRE	
POWER	P	TELEPHONE RISER	
JOINT TRENCH	JT	ELECTRICAL BOX	
SECTION LINE		CALCULATED POINT	
BUILDING SET BACK		BRASS CAP MONUMENT	
CENTER LINE		ALUMINUM CAP MONUMENT	
EASEMENT		5/8" DIAMETER IRON PIN	
LOT LINE		1/2" DIAMETER IRON PIN	
BOUNDARY LINE		TEMPORARY BENCHMARK	
ADJACENT PROPERTY LINE		TREE	

811 Know what's below. Call before you dig.

NOTE:
WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED.

DRAWING STATUS:
PRELIMINARY PLAT

MARK	BY	DATE	REVISIONS
ENGINEER			

SEAL-ENGINEER
PROFESSIONAL ENGINEER REGISTERED No. 17011 11-1-23 STATE OF IDAHO ANDREW F. NEWELL

BLAINE A. WOMER CIVIL ENGINEERING
Boise, ID 83706, 4355 W. Emerald Street, Suite 145 • 1-208-593-7555

- PLANNING
- SURVEYING
- CIVIL ENGINEERING
- PUBLIC WORKS

BENCHMARK:
TBD

CANYON COUNTY, ID
DEER FLAT RANCH SUBDIVISION
COVER SHEET

SHEET NO. PP-1

FILE NO. K1422001

PRELIMINARY PLAT OF
DEER FLAT RANCH SUBDIVISION

0 80 160 240

N

SUMMIT RIDGE SUBDIVISION

SUMMIT RIDGE SUBDIVISION

CONNECT TO EXISTING UTILITIES

PUBLIC PATHWAY

PROPOSED STORM WATER POND

PROPOSED STORM WATER POND

PROPOSED STORM WATER POND

THACKER LATERAL

E. SANDHILL COURT

E. REDPOLL DRIVE

E. LONGSPUR DRIVE

E. SANDHILL WAY

S. SPOT AVENUE

S. MIDLAND BOULEVARD

W. DOOLEY LANE

60.0' EXISTING INGRESS EGRESS EASEMENT

30.0' EMERGENCY ACCESS

POTENTIAL FUTURE EMERGENCY ACCESS POINT

PROPOSED STORM WATER POND

BLOCK 3 LOT 52 1,995,682 SF 45.81 AC.±

BLOCK 3 LOT 53 56,423 SF 1.30 AC.±

BLOCK 3 LOT 1 32,735 SF 0.75 AC.± COMMON

BLOCK 3 LOT 2 39,097 SF 0.90 AC.±

BLOCK 3 LOT 50 39,199 SF 0.90 AC.±

BLOCK 1 LOT 5 37,480 SF 0.86 AC.± COMMON

BLOCK 3 LOT 24 22,458 SF 0.52 AC.± COMMON

BLOCK 3 LOT 29 36,640 SF 0.84 AC.± COMMON

BLOCK 2 LOT 11 74,932 SF 1.72 AC.±

SEE SHEET PP-3 FOR CONTINUATION

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NOTE:
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DRAWING STATUS:
PRELIMINARY PLAT

MARK	BY	DATE	REVISIONS
ENGINEER			

SEAL-ENGINEER

PROFESSIONAL ENGINEER REGISTERED No. 17011 11-1-23 STATE OF IDAHO ANDREW F. NEWELL

BLAINE A. WOMER
CIVIL ENGINEERING
• PLANNING
• SURVEYING
• CIVIL ENGINEERING
• PUBLIC WORKS
Boise, ID 83706, 4355 W. Emerald Street, Suite 145 • 1-208-593-7555

BENCHMARK:

SEE SHEET C1.0

CANYON COUNTY, ID
DEER FLAT RANCH SUBDIVISION
PROPOSED SITE LAYOUT

SHEET NO. PP-2

FILE NO. K1422001

PRELIMINARY PLAT OF
DEER FLAT RANCH SUBDIVISION

0 80 160 240

N

SEE SHEET PP-2 FOR CONTINUATION

BLOCK 3 LOT 54 56,423 SF 1.30 AC.±

BLOCK 3 LOT 55 56,423 SF 1.30 AC.±

BLOCK 3 LOT 56 49,520 SF 1.14 AC.±

BLOCK 3 LOT 57 18,144 SF 0.42 AC.± COMMON

BLOCK 3 LOT 51 963,607 SF 22.12 AC.± COMMON

PUBLIC PATHWAY

PROPOSED STORM WATER POND

BLOCK 3 LOT 58 83,189 SF 1.91 AC.± COMMON

THACKER LATERAL

BLOCK 3 LOT 59 14,974 SF 0.34 AC.±

BLOCK 3 LOT 60 15,866 SF 0.36 AC.±

BLOCK 3 LOT 61 12,572 SF 0.29 AC.±

BLOCK 3 LOT 62 11,275 SF 0.26 AC.±

BLOCK 3 LOT 63 11,876 SF 0.27 AC.±

BLOCK 3 LOT 64 9,743 SF 0.22 AC.±

BLOCK 3 LOT 65 11,763 SF 0.27 AC.±

BLOCK 3 LOT 66 10,991 SF 0.25 AC.±

BLOCK 3 LOT 67 11,011 SF 0.25 AC.±

BLOCK 3 LOT 68 14,551 SF 0.33 AC.±

BLOCK 3 LOT 69 15,281 SF 0.35 AC.±

BLOCK 3 LOT 70 16,002 SF 0.37 AC.±

BLOCK 3 LOT 71 10,113 SF 0.23 AC.±

E. CANVASBACK DRIVE

BLOCK 4 LOT 12 26,119 SF 0.60 AC.± COMMON

PROPOSED STORM WATER POND

BLOCK 4 LOT 1 9,757 SF 0.22 AC.±

BLOCK 4 LOT 2 9,757 SF 0.22 AC.±

BLOCK 4 LOT 3 9,757 SF 0.22 AC.±

BLOCK 4 LOT 4 9,757 SF 0.22 AC.±

BLOCK 4 LOT 5 9,757 SF 0.22 AC.±

BLOCK 4 LOT 6 9,757 SF 0.22 AC.±

BLOCK 4 LOT 7 9,757 SF 0.22 AC.±

BLOCK 4 LOT 8 9,757 SF 0.22 AC.±

BLOCK 4 LOT 9 9,757 SF 0.22 AC.±

BLOCK 4 LOT 10 9,757 SF 0.22 AC.±

BLOCK 4 LOT 11 9,757 SF 0.22 AC.±

BLOCK 4 LOT 13 9,685 SF 0.22 AC.±

BLOCK 4 LOT 14 10,667 SF 0.24 AC.±

BLOCK 4 LOT 15 10,695 SF 0.25 AC.±

BLOCK 4 LOT 16 10,637 SF 0.24 AC.±

BLOCK 4 LOT 17 10,145 SF 0.23 AC.±

BLOCK 4 LOT 18 9,771 SF 0.22 AC.±

BLOCK 4 LOT 19 9,740 SF 0.22 AC.±

BLOCK 4 LOT 20 9,713 SF 0.22 AC.±

BLOCK 4 LOT 21 9,686 SF 0.22 AC.±

BLOCK 4 LOT 22 11,082 SF 0.25 AC.± COMMON

BLOCK 4 LOT 27 13,041 SF 0.30 AC.±

S. MIDLAND BOULEVARD

E. PINTAIL STREET

S. WOODDUCK WAY

BLOCK 4 LOT 24 9,453 SF 0.22 AC.±

BLOCK 4 LOT 25 8,522 SF 0.20 AC.±

BLOCK 4 LOT 26 11,672 SF 0.27 AC.±

BLOCK 3 LOT 72 9,659 SF 0.22 AC.±

BLOCK 3 LOT 73 8,522 SF 0.20 AC.±

BLOCK 3 LOT 74 8,522 SF 0.20 AC.±

BLOCK 3 LOT 75 8,522 SF 0.20 AC.±

BLOCK 3 LOT 76 8,522 SF 0.20 AC.±

BLOCK 3 LOT 77 8,522 SF 0.20 AC.±

BLOCK 3 LOT 78 8,578 SF 0.20 AC.±

BLOCK 3 LOT 79 8,605 SF 0.20 AC.±

BLOCK 3 LOT 80 8,527 SF 0.20 AC.±

BLOCK 3 COMMON LOT 81 15,357 SF 0.35 AC.±

HARRISON LANE

GINGER LANE

PROPOSED STORM WATER POND

E. KINGFISHER LANE

BLOCK 6 LOT 30 81,656 SF 1.87 AC.±

BLOCK 6 LOT 21 9,852 SF 0.23 AC.±

BLOCK 6 LOT 18 23,232 SF 0.53 AC.±

BLOCK 6 LOT 17 22,080 SF 0.51 AC.±

BLOCK 6 LOT 16 22,080 SF 0.51 AC.±

BLOCK 6 LOT 15 22,080 SF 0.51 AC.±

BLOCK 6 LOT 14 22,080 SF 0.51 AC.±

BLOCK 6 LOT 13 22,080 SF 0.51 AC.±

BLOCK 6 LOT 12 22,080 SF 0.51 AC.±

BLOCK 6 LOT 11 22,590 SF 0.52 AC.±

BLOCK 6 LOT 10 5,861 SF 0.13 AC.± COMMON

BLOCK 6 LOT 9 13,122 SF 0.30 AC.±

PROPOSED STORM WATER POND

BLOCK 5 LOT 2 28,902 SF 0.66 AC.±

BLOCK 5 LOT 3 15,798 SF 0.36 AC.±

BLOCK 6 LOT 29 46,548 SF 1.07 AC.±

BLOCK 6 LOT 28 46,548 SF 1.07 AC.±

BLOCK 6 LOT 27 43,562 SF 1.00 AC.±

BLOCK 6 LOT 26 43,562 SF 1.00 AC.±

BLOCK 6 LOT 25 43,724 SF 1.00 AC.±

BLOCK 6 LOT 24 43,401 SF 1.00 AC.±

BLOCK 6 LOT 23 39,608 SF 0.91 AC.±

BLOCK 6 LOT 22 39,481 SF 0.91 AC.±

PROPOSED STORM WATER POND

SEE SHEET PP-4 FOR CONTINUATION

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DRAWING STATUS:
PRELIMINARY PLAT

MARK	BY	DATE	REVISIONS
ENGINEER			

SEAL-ENGINEER

PROFESSIONAL ENGINEER REGISTERED No. 17011 11-1-23 STATE OF IDAHO ANDREW F. NEWELL

BLAINE A. WOMER CIVIL ENGINEERING
• PLANNING • SURVEYING • CIVIL ENGINEERING • PUBLIC WORKS
Boise, ID 83706, 4355 W. Emerald Street, Suite 145 • 1-208-593-7555

BENCHMARK:
SEE SHEET C1.0

CANYON COUNTY, ID
DEER FLAT RANCH SUBDIVISION
PROPOSED SITE LAYOUT

SHEET NO. PP-3

FILE NO. K1422001

PRELIMINARY PLAT OF
DEER FLAT RANCH SUBDIVISION

0 80 160 240

N

SEE SHEET PP-3 FOR CONTINUATION

PROPOSED STORM WATER POND

BLOCK 6 LOT 31 37,016 SF 0.85 AC.± COMMON

BLOCK 6 LOT 20 2,310,282 SF 53.04 AC.±

BLOCK 6 LOT 19 989,149 SF 22.71 AC.±

BLOCK 6 LOT 32 520,568 SF 11.95 AC.±

INGRESS/EGRESS EASEMENT PER ROS INST. No. 2021-016617

PROPOSED STORM WATER POND

S. WOODDUCK WAY

PUBLIC PATHWAY

BLOCK 6 LOT 8 15,246 SF 0.35 AC.±

BLOCK 6 LOT 7 15,246 SF 0.35 AC.±

BLOCK 6 LOT 6 15,246 SF 0.35 AC.±

BLOCK 6 LOT 5 15,246 SF 0.35 AC.±

BLOCK 6 LOT 4 15,246 SF 0.35 AC.±

BLOCK 6 LOT 3 15,246 SF 0.35 AC.±

BLOCK 6 LOT 2 20,125 SF 0.46 AC.±

BLOCK 6 LOT 1 17,006 SF 0.39 AC.±

BLOCK 5 LOT 4 15,438 SF 0.35 AC.±

BLOCK 5 LOT 5 15,364 SF 0.35 AC.±

BLOCK 5 LOT 6 15,290 SF 0.35 AC.±

BLOCK 5 LOT 7 15,216 SF 0.35 AC.±

BLOCK 5 LOT 8 15,142 SF 0.35 AC.±

BLOCK 5 LOT 9 15,068 SF 0.35 AC.± COMMON

BLOCK 5 LOT 10 16,083 SF 0.37 AC.±

BLOCK 5 LOT 11 25,079 SF 0.58 AC.±

BLOCK 5 LOT 12 7,495 SF 0.17 AC.± COMMON

S. MIDLAND BOULEVARD

E. LOCUST LANE

BLOCK 6 LOT 33 8,677 SF 0.20 AC.± COMMON

BLOCK 7 LOT 17 10,423 SF 0.24 AC.± COMMON

S. PEREGRINE LOOP

BLOCK 6 LOT 56 17,263 SF 0.40 AC.± COMMON

PROPOSED STORM WATER POND

BLOCK 6 LOT 55 23,552 SF 0.54 AC.±

BLOCK 6 LOT 54 23,552 SF 0.54 AC.±

BLOCK 6 LOT 34 23,552 SF 0.54 AC.±

BLOCK 6 LOT 35 23,552 SF 0.54 AC.±

BLOCK 6 LOT 36 23,552 SF 0.54 AC.±

BLOCK 7 LOT 16 23,552 SF 0.54 AC.±

BLOCK 7 LOT 15 23,736 SF 0.54 AC.±

BLOCK 7 LOT 14 23,736 SF 0.54 AC.±

BLOCK 7 LOT 1 23,552 SF 0.54 AC.±

BLOCK 7 LOT 2 23,736 SF 0.54 AC.±

BLOCK 7 LOT 3 23,736 SF 0.54 AC.±

SEE SHEET PP-5 FOR CONTINUATION

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DRAWING STATUS:
PRELIMINARY PLAT

MARK	BY	DATE	REVISIONS
ENGINEER			

SEAL-ENGINEER

PROFESSIONAL ENGINEER REGISTERED No. 17011 11-1-23 STATE OF IDAHO ANDREW F. NEWELL

BLAINE A. WOMER CIVIL ENGINEERING
• PLANNING • SURVEYING • CIVIL ENGINEERING • PUBLIC WORKS
Boise, ID 83706, 4355 W. Emerald Street, Suite 145 • 1-208-593-7555

BENCHMARK:

SEE SHEET C1.0

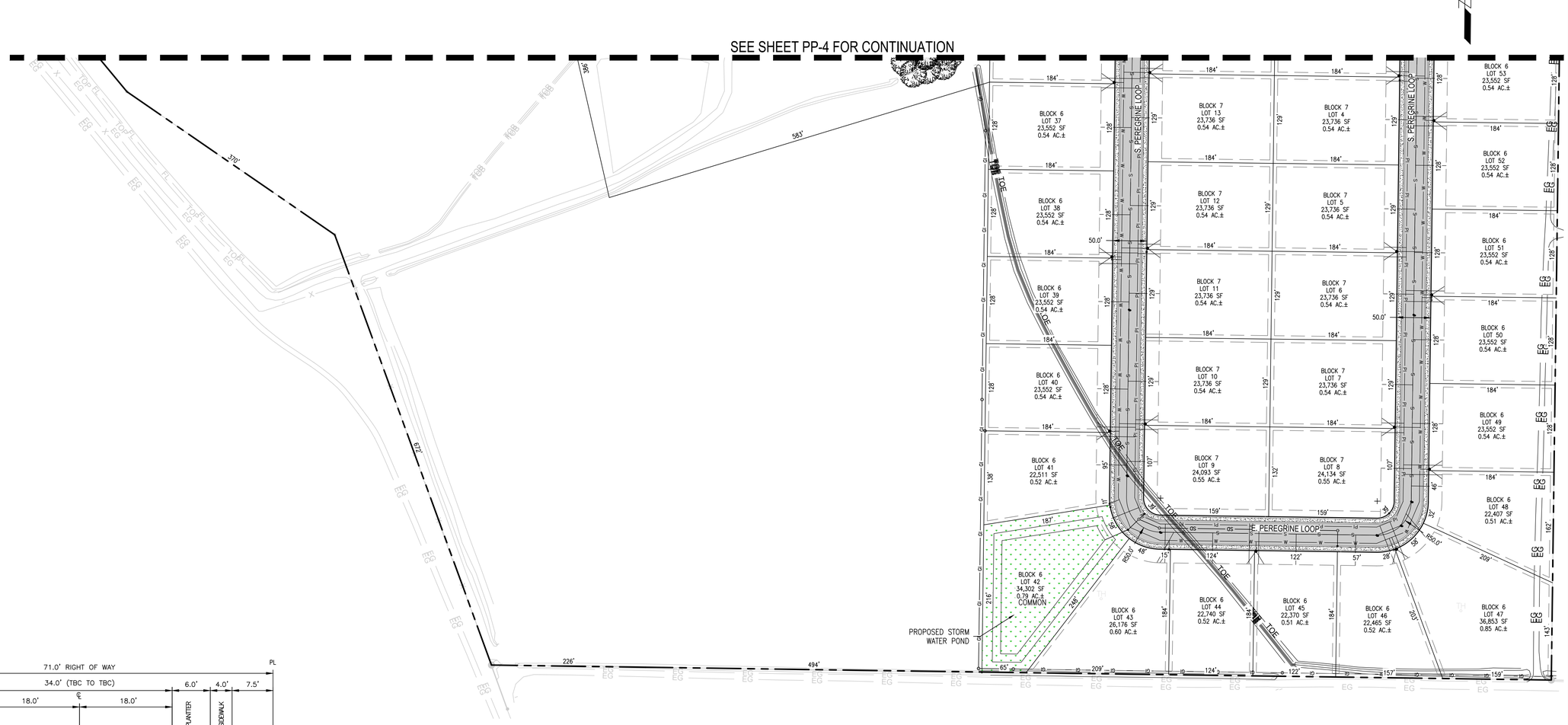
CANYON COUNTY, ID
DEER FLAT RANCH SUBDIVISION
PROPOSED SITE LAYOUT

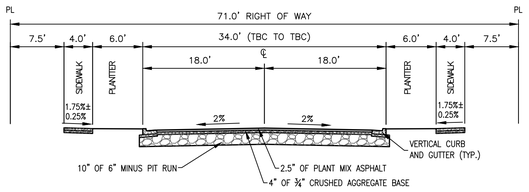
SHEET NO. PP-4

FILE NO. K1422001

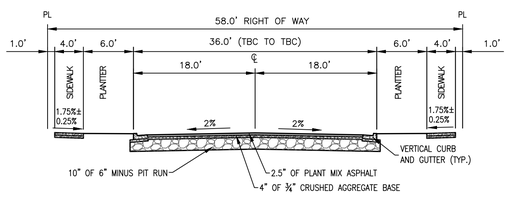
PRELIMINARY PLAT OF
DEER FLAT RANCH SUBDIVISION

SEE SHEET PP-4 FOR CONTINUATION

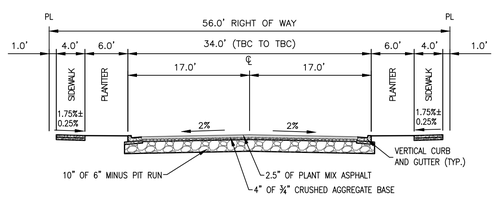




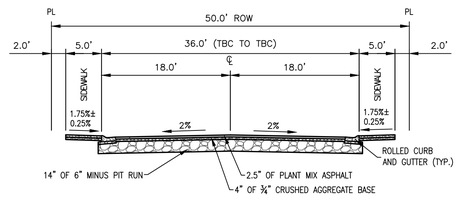
TYPICAL LOCAL STREET SECTION
–NTS–



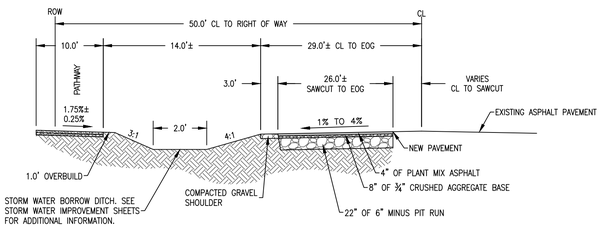
TYPICAL LOCAL STREET SECTION
–NTS–



TYPICAL LOCAL STREET SECTION
–NTS–



TYPICAL LOCAL STREET SECTION
–NTS–



MIDLAND BOULEVARD STREET SECTION
–NTS–

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PRELIMINARY PLAT

MARK	BY	DATE	REVISIONS
ENGINEER			

SEAL-ENGINEER
PROFESSIONAL ENGINEER REGISTERED No. 17011 11-1-23 STATE OF IDAHO ANDREW F. NEWELL

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- SURVEYING
- CIVIL ENGINEERING
- PUBLIC WORKS

BENCHMARK:
SEE SHEET C1.0

CANYON COUNTY, ID
DEER FLAT RANCH SUBDIVISION
PROPOSED SITE LAYOUT
SITE DETAILS

SHEET NO.
PP-5

FILE NO.
K1422001