



# Planning & Zoning Department

## Master Application

**Staff Use Only**

Project Name: Deer Flat Ranch

File Number: ANN-00301-2024

Related Applications: SPP-00144-2024; MPC-00002-2024

### Type of Application

- |   |   |
|---|---|
| <input type="checkbox"/> Accessory Structure                  | <input type="checkbox"/> Legal Non-Conforming Use                           |
| <input checked="" type="checkbox"/> Annexation/Pre-Annexation | <input checked="" 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 checked="" type="checkbox"/> Preliminary                             |
| <input type="checkbox"/> Conditional Use Permit               | <input 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 checked="" 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: 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: Lovlace 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 roughly 260 acres concurrently with a preliminary plat for 189 residential, 7 commercial, 3 agricultural 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
Agricultural	3	121.19
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
<b>Total</b>	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

<b>City Staff</b>	
Received by: _____	Received date: _____



August 23, 2024  
Project No.: K1422001

City of Nampa Planning and Zoning Department  
500 12<sup>th</sup> 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 S $\frac{1}{2}$  of the NE $\frac{1}{4}$  and a portion of the NE $\frac{1}{4}$  of the SE $\frac{1}{4}$  and all of the S $\frac{1}{2}$  of the SE $\frac{1}{4}$  of Section 5, Township 2 North, Range 2 West, Boise Meridian, and also and including a portion of the N $\frac{1}{2}$  of the NE $\frac{1}{4}$  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 sewer 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 SHEET 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 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:	BL, RS, AC (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:	0.23/AC
REQUIRED QUALIFIED OPEN SPACE:	9.62 AC (15.0%)
PROPOSED QUALIFIED OPEN SPACE:	9.96 AC (15.5%)

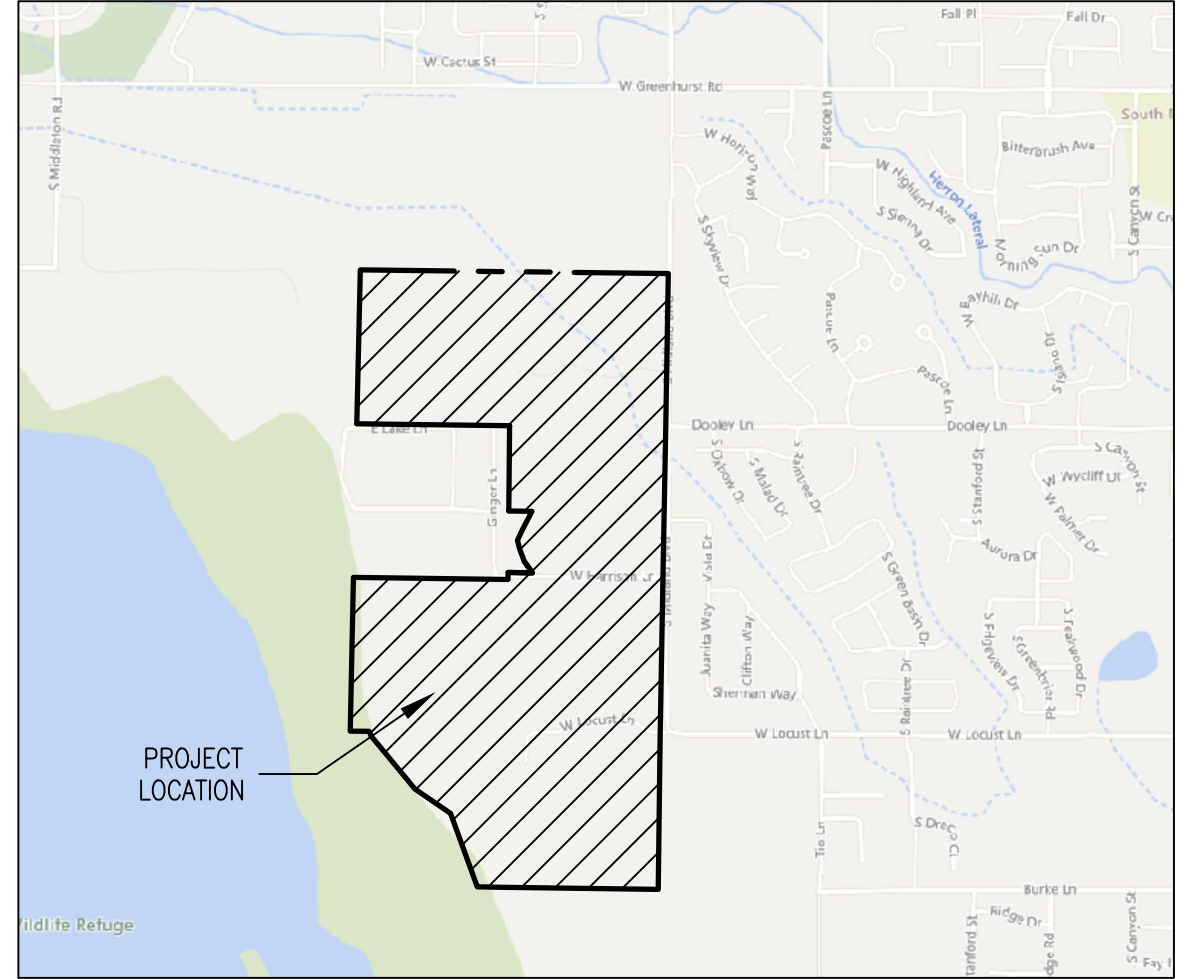
### RECORD DATA

- U.S. DEPARTMENT OF THE INTERIOR RETRACTION OF DEER FLAT NATIONAL WILDLIFE REFUGE SHEET 51 & 61
- ROS INST. No. 2007074217
- ROS INST. No. 2003002310
- ROS INST. No. 1989022362
- 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
- LAKE SIDE SUBDIVISION, BOOK 36 PAGE 52, RECORDED DEC. 2, 2005
- ROS INST. NO. 2007000947, RECORDED 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. 200706043

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

<b>ENGINEER/PLANNER</b>	<b>SURVEYOR</b>	<b>DEVELOPER/APPLICANT</b>	<b>DEVELOPER/APPLICANT</b>
BLAINE A. WOMER CIVIL ENGINEERING 4355 W. EMERALD STREET, SUITE 145 BOISE, ID 83706 CONTACT: ANDREW F. NEWELL, P.E. EMAIL: andrew@baw.com PHONE: (208) 593-7555	COMPASS LAND SURVEYING, PLLC 623 11th AVENUE SOUTH NAMPA, ID 83651 CONTACT: RICHARD GRAY EMAIL: rgray.cls@gmail.com PHONE: (208) 442-0115	TRIPLE CROWN INVESTMENTS, LLC 455 SOUTH KINGS ROAD NAMPA, ID 83687 CONTACT: LANCE THUESSON EMAIL: lance@tcid.com PHONE: (208) 941-2434	LOVELACE KIDD LAKESIDE VENUES, LLC 1003 WEST LOCUST LANE NAMPA, ID 83686 CONTACT: SCOTT KIDD EMAIL: shkidd@msn.com PHONE: (208) 880-2174



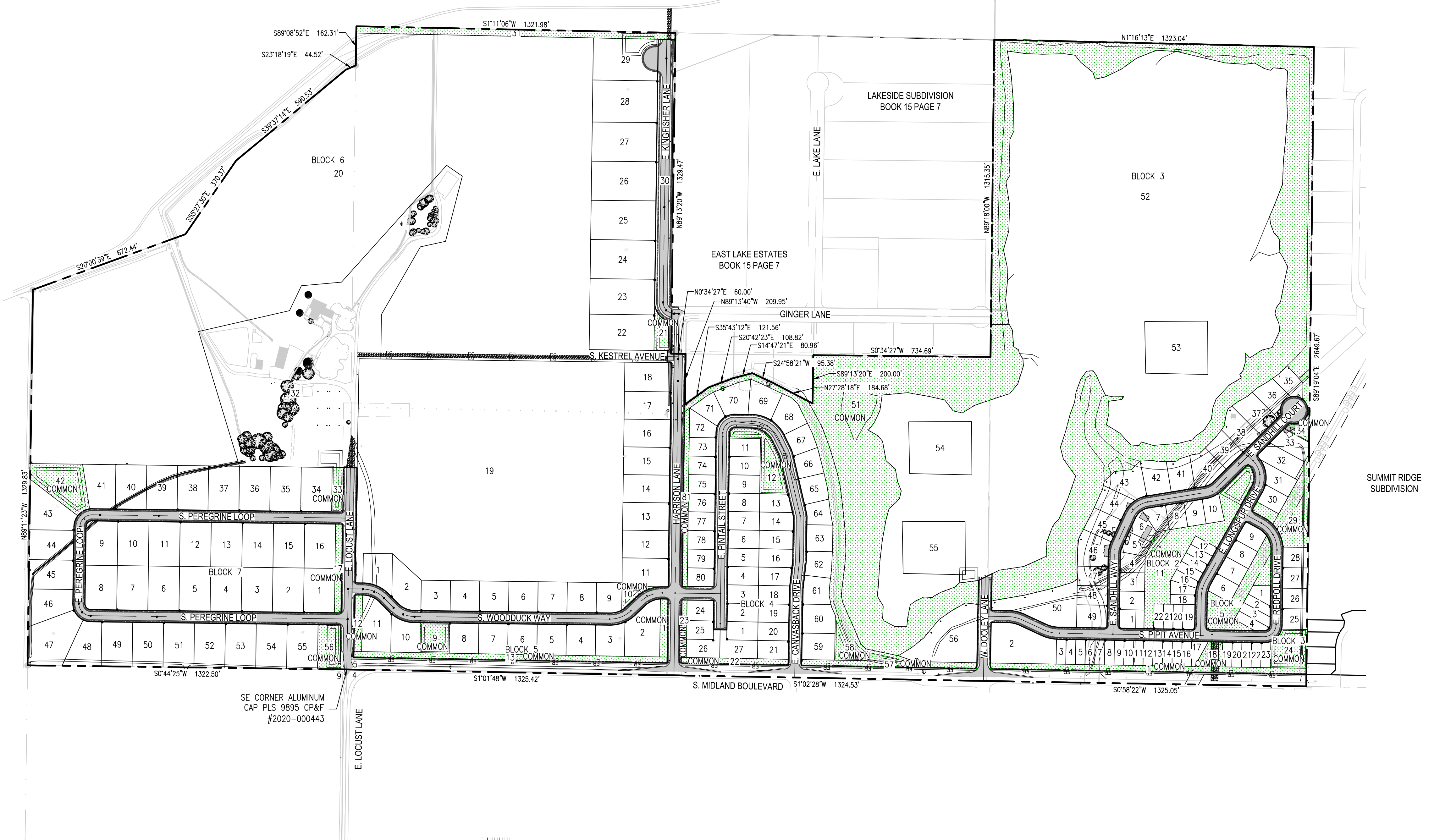
### VICINITY MAP NTS

### DEVELOPMENT NOTES

- DOMESTIC WATER WILL BE PROVIDED BY THE CITY OF NAMPA MUNICIPAL WATER SYSTEM BY EXTENSION OF EXISTING WATER.
- SEWAGE DISPOSAL SHALL BE PROVIDED BY THE CITY OF NAMPA MUNICIPAL SEWER SYSTEM.
- PRESSURE IRRIGATION SHALL BE PROVIDED BY THE CITY OF NAMPA PUBLIC PRESSURE IRRIGATION SYSTEM.
- THIS SUBDIVISION IS SUBJECT TO COMPLIANCE WITH SECTION 21-3805 OF THE IDAHO CODE CONCERNING IRRIGATION WATER.
- 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.
- STORM WATER RUNOFF SYSTEM WILL BE DESIGNED IN ACCORDANCE WITH THE CITY OF NAMPA STANDARDS.
- ANY ON-SITE 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.
- 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.
- BUILDING SETBACKS AND DIMENSIONAL STANDARDS SHALL BE IN ACCORDANCE WITH THE CITY OF NAMPA STANDARDS IN EFFECT AT THE TIME OF DEVELOPMENT.
- ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF THE RE-SUBDIVISION.
- NO DIRECT LOT ACCESS SHALL BE ALLOWED ONTO MIDLAND BOULEVARD, UNLESS SPECIFIC APPROVAL IS GIVEN BY THE CITY OF NAMPA.
- THE SUBJECT PROPERTY IS LOCATED IN ZONE X FLOODWAY PER FIRM MAP 16027C0390F EFFECTIVE 5/24/2011.
- 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.
- CROSS ACCESS AND STORM DRAINAGE EASEMENTS MAY BE PROVIDED ACROSS LOT LINES AS DETERMINED DURING FINAL DESIGN.
- 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.
- THIS SUBDIVISION WILL BE SUBJECT TO THE TERMS AND CONDITIONS OF A DEVELOPMENT AGREEMENT WITH THE CITY OF NAMPA.
- DEVELOPER ANTICIPATES PROTECTING SOME EXISTING BUILDINGS AND STRUCTURES. SPECIFIC STRUCTURES SHALL BE DETERMINED AT FINAL DESIGN.
- THE STREET ADDRESS FOR THE PROJECT IS 1003 W. LOCUST LANE AND 2715 S. MIDLAND BOULEVARD. THE PARCEL NUMBERS FOR THE PROJECT ARE R29293000, R2929201000, R29292000, R29325000, R29294000, R29294012, R29294010 AND R29294011.

### LEGEND

SEWER	---	S	---	S	---	S	---	S	---	STORM DRAIN MANHOLE	⊗
WATER	---	W	---	W	---	W	---	W	---	SANITARY SEWER MANHOLE	⊗
PRESSURE IRRIGATION	---	PI	---	PI	---	PI	---	PI	---	LIGHT POLE	☆
GRAVITY IRRIGATION	---	GI	---	GI	---	GI	---	GI	---	IRRIGATION MANHOLE	⊗
STORM DRAIN	---	SD	---	SD	---	SD	---	SD	---	MONITORING WELL	⊗
OVERHEAD POWER	---	P	---	P	---	P	---	P	---	FIRE HYDRANT	⊗
FIBER OPTICS	---	FO	---	FO	---	FO	---	FO	---	GAS METER	⊗
EDGE OF PAVEMENT	---	EP	---	EP	---	EP	---	EP	---	WATER VALVE	⊗
TELEVISION	---	TV	---	TV	---	TV	---	TV	---	IRRIGATION VALVE	⊗
GAS	---	G	---	G	---	G	---	G	---	POWER POLE	⊗
EDGE OF GRAVEL	---	EG	---	EG	---	EG	---	EG	---	GUY WIRE	⊗
POWER	---	P	---	P	---	P	---	P	---	TELEPHONE RISER	⊗
JOINT TRENCH	---	JT	---	JT	---	JT	---	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	⊗



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

NO.	BY	DATE	REVISIONS

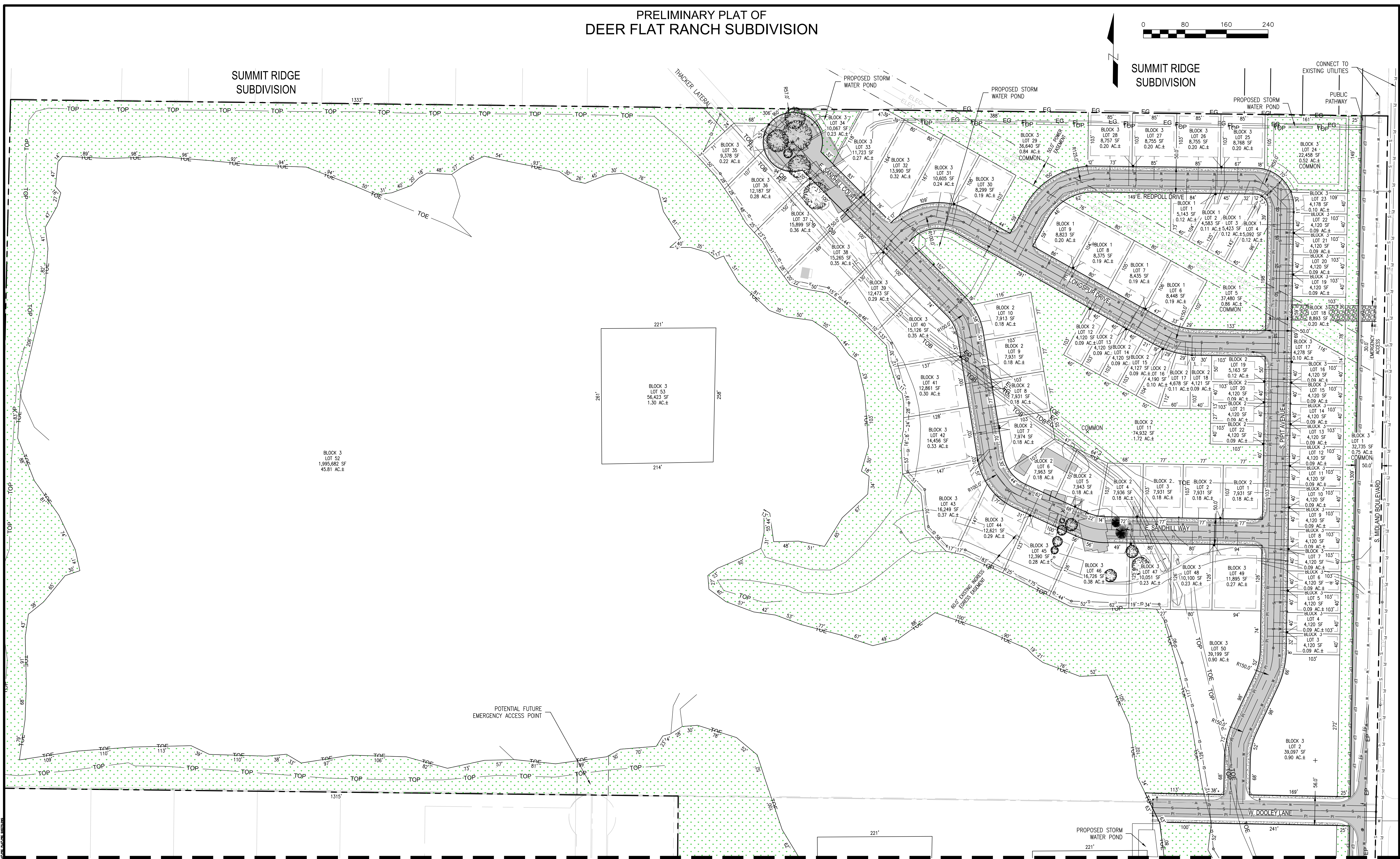
SEAL-ENGINEER		BENCHMARK: TBD	
PROFESSIONAL ENGINEER No. 17011 11-1-23 STATE OF IDAHO ANDREW F. NEWELL		BLAINE A. WOMER CIVIL ENGINEERING • PLANNING • SURVEYING • ENGINEERING • PUBLIC WORKS Boise, ID 83706, 4355 W. Emerald Street, Suite 145 • 1-208-993-7555	

PRELIMINARY PLAT OF  
DEER FLAT RANCH SUBDIVISION

0 80 160 240

SUMMIT RIDGE  
SUBDIVISION

SUMMIT RIDGE  
SUBDIVISION



SEE SHEET PP-3 FOR CONTINUATION

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

NO.	BY	DATE	REVISIONS

SEAL-ENGINEER

**B A W**

**BLAINE A. WOMER**  
CIVIL ENGINEERING

- PLANNING
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- CIVIL ENGINEERING
- PUBLIC WORKS

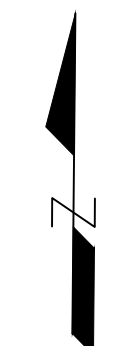
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BENCHMARK:  
SEE SHEET  
C1.0

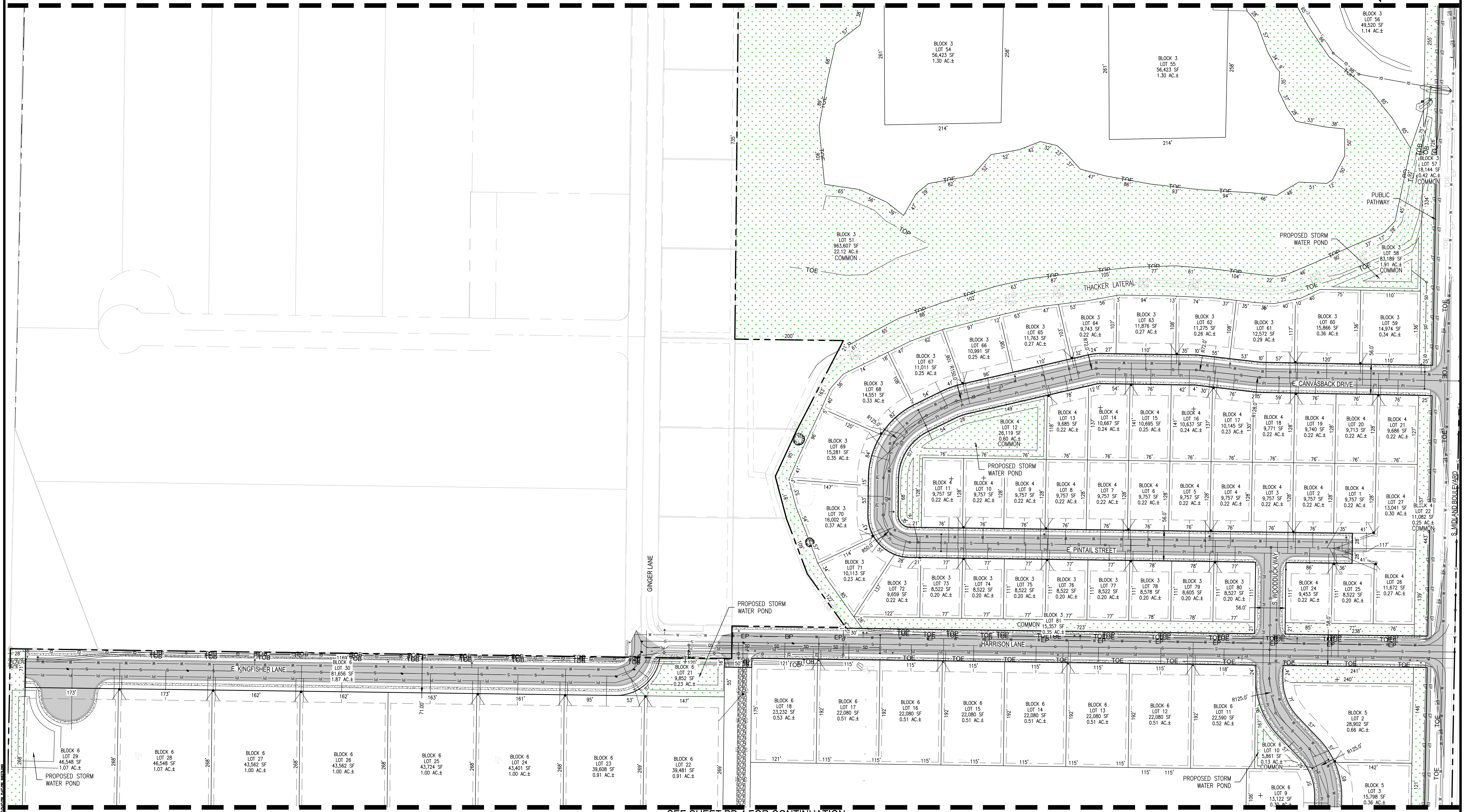
CANYON COUNTY, ID  
DEER FLAT RANCH SUBDIVISION  
PROPOSED SITE LAYOUT

SHEET NO.  
PP-2  
FILE NO.  
K1422001

PRELIMINARY PLAT OF  
DEER FLAT RANCH SUBDIVISION



SEE SHEET PP-2 FOR CONTINUATION



SEE SHEET PP-4 FOR CONTINUATION

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DRAWING STATUS:  
PRELIMINARY PLAT

NO.	BY	DATE	REVISIONS

SEAL-ENGINEER

**B A W**  
BLAINE A. WOMER  
CIVIL ENGINEERING

- PLANNING
- SURVEYING
- ENGINEERING
- PUBLIC WORKS

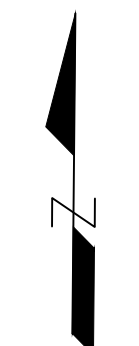
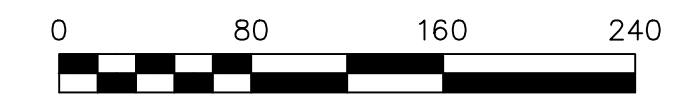
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BENCHMARK:  
SEE SHEET  
C1.0

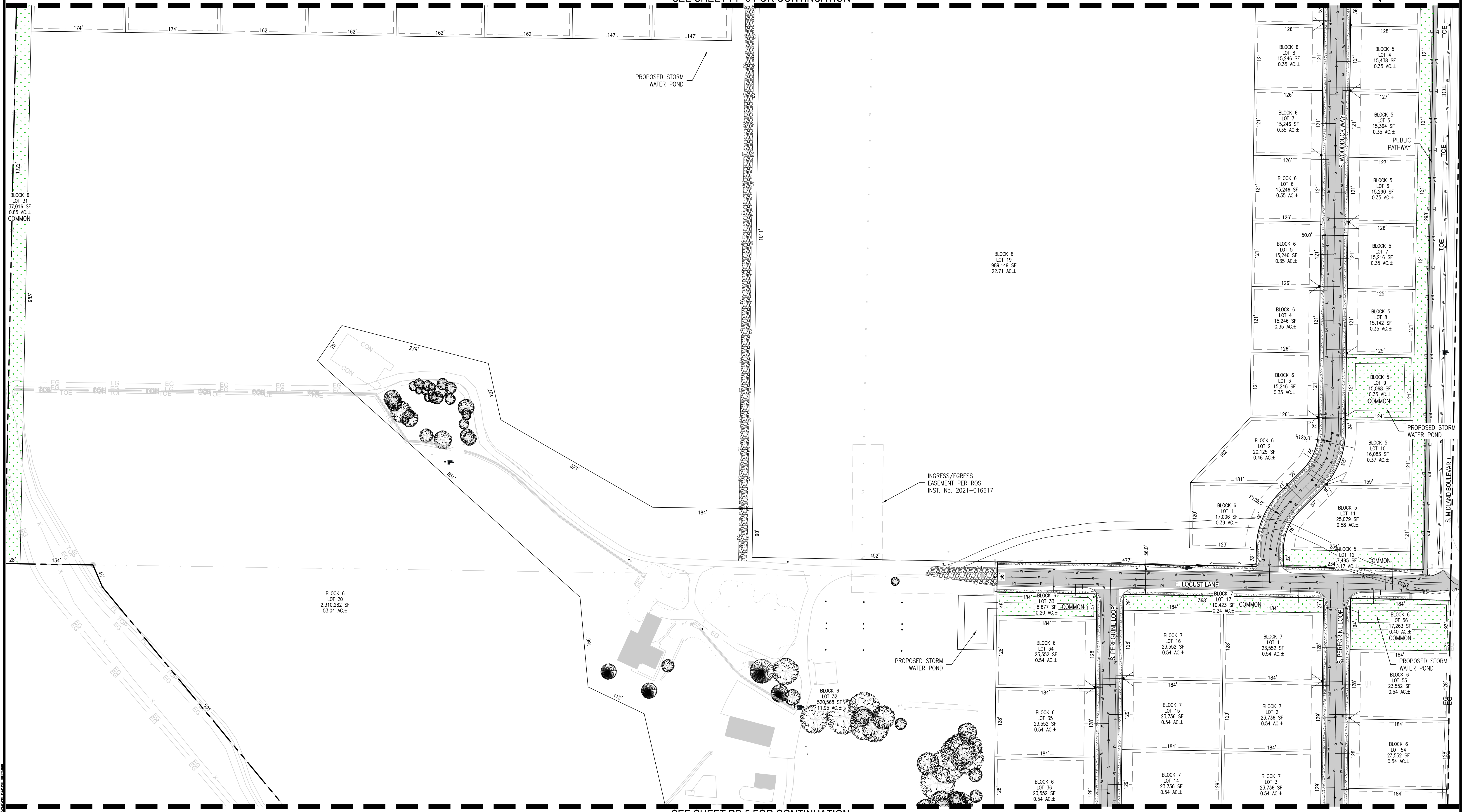
CANYON COUNTY, ID  
DEER FLAT RANCH SUBDIVISION  
PROPOSED SITE LAYOUT

SHEET NO.  
PP-3  
FILE NO.  
K1422001

PRELIMINARY PLAT OF  
DEER FLAT RANCH SUBDIVISION



SEE SHEET PP-3 FOR CONTINUATION



SEE SHEET PP-5 FOR CONTINUATION

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DRAWING STATUS:  
PRELIMINARY PLAT

NO.	DATE	BY	REVISIONS

SEAL-ENGINEER

**B A W** BLAINE A. WOMER  
CIVIL ENGINEERING

- PLANNING
- SURVEYING
- CIVIL ENGINEERING
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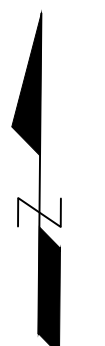
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BENCHMARK:  
SEE SHEET  
C1.0

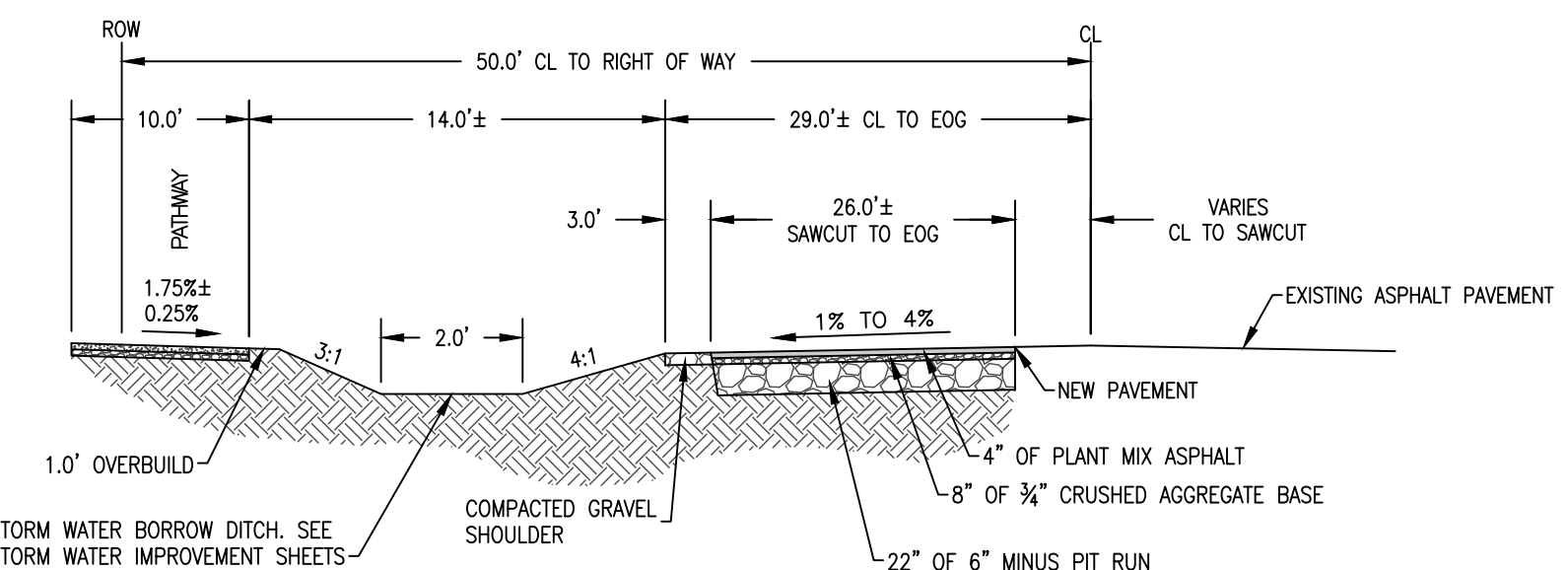
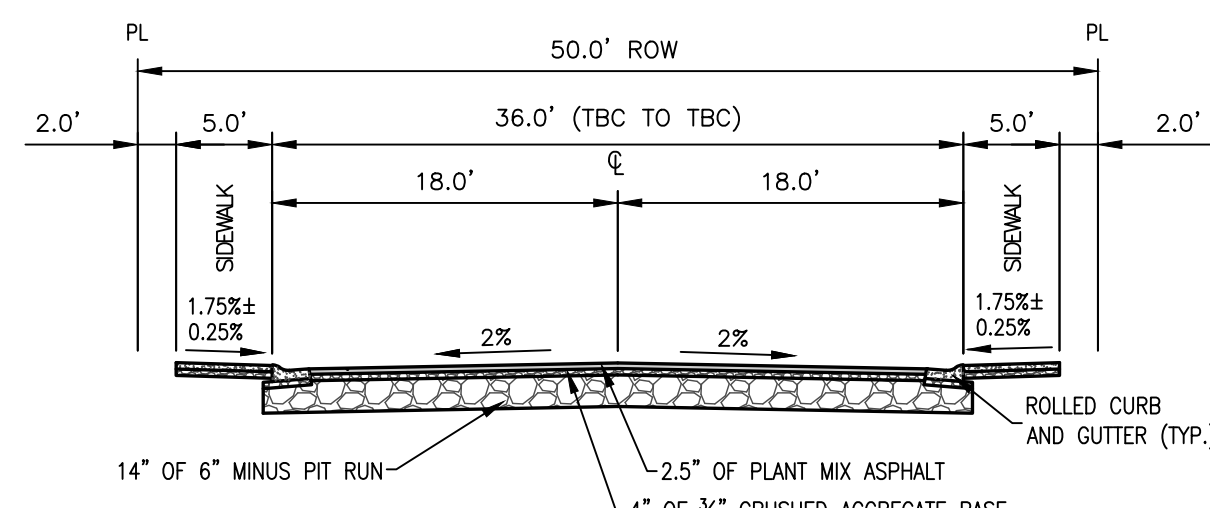
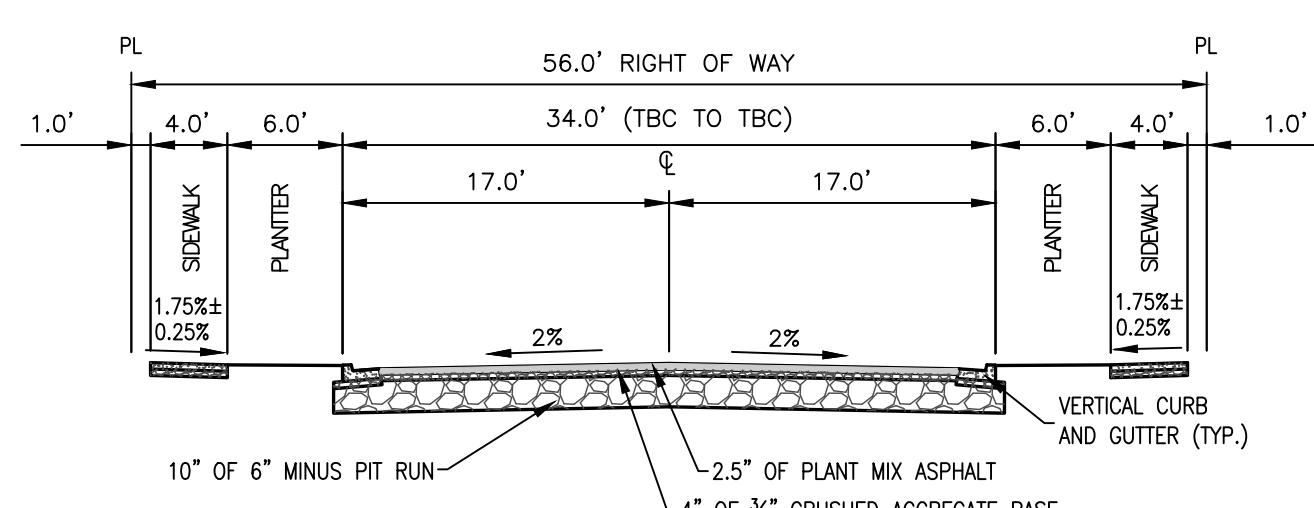
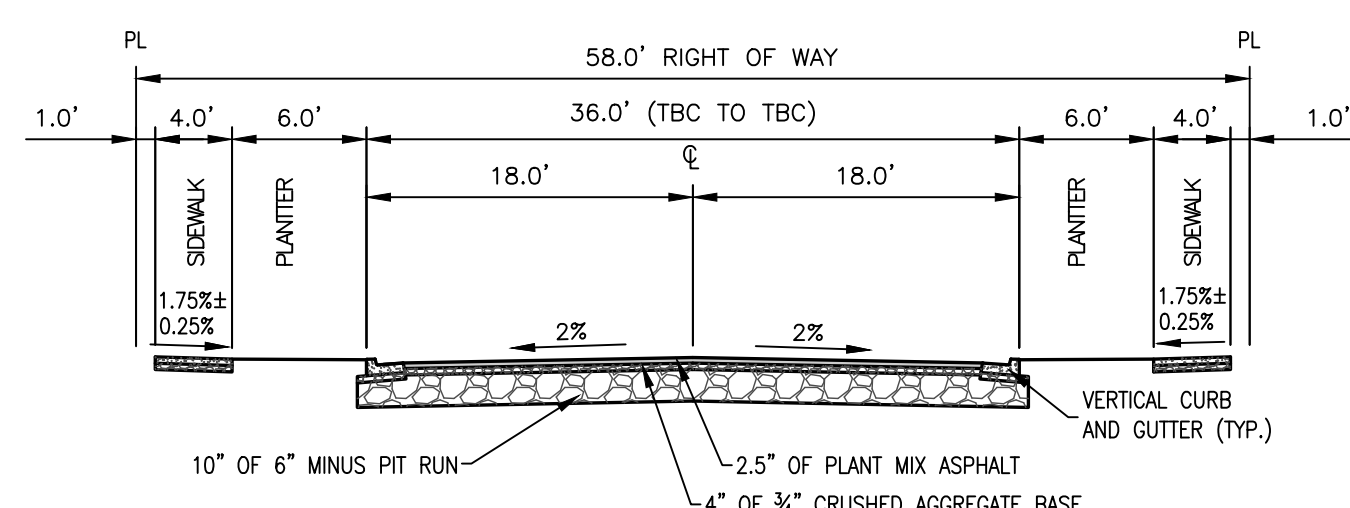
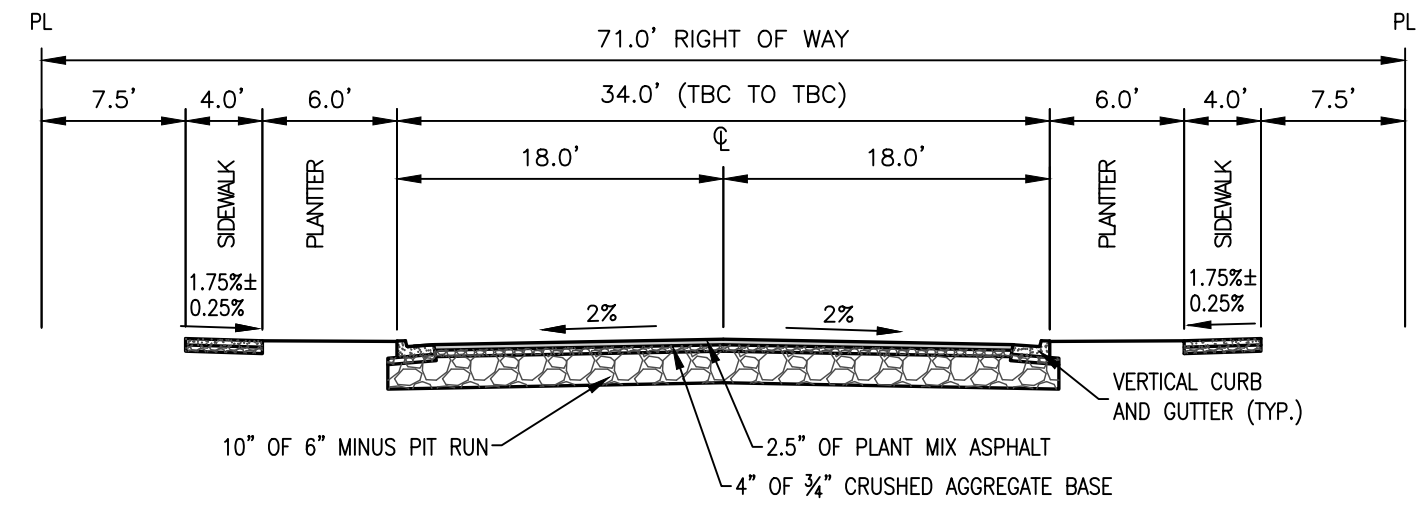
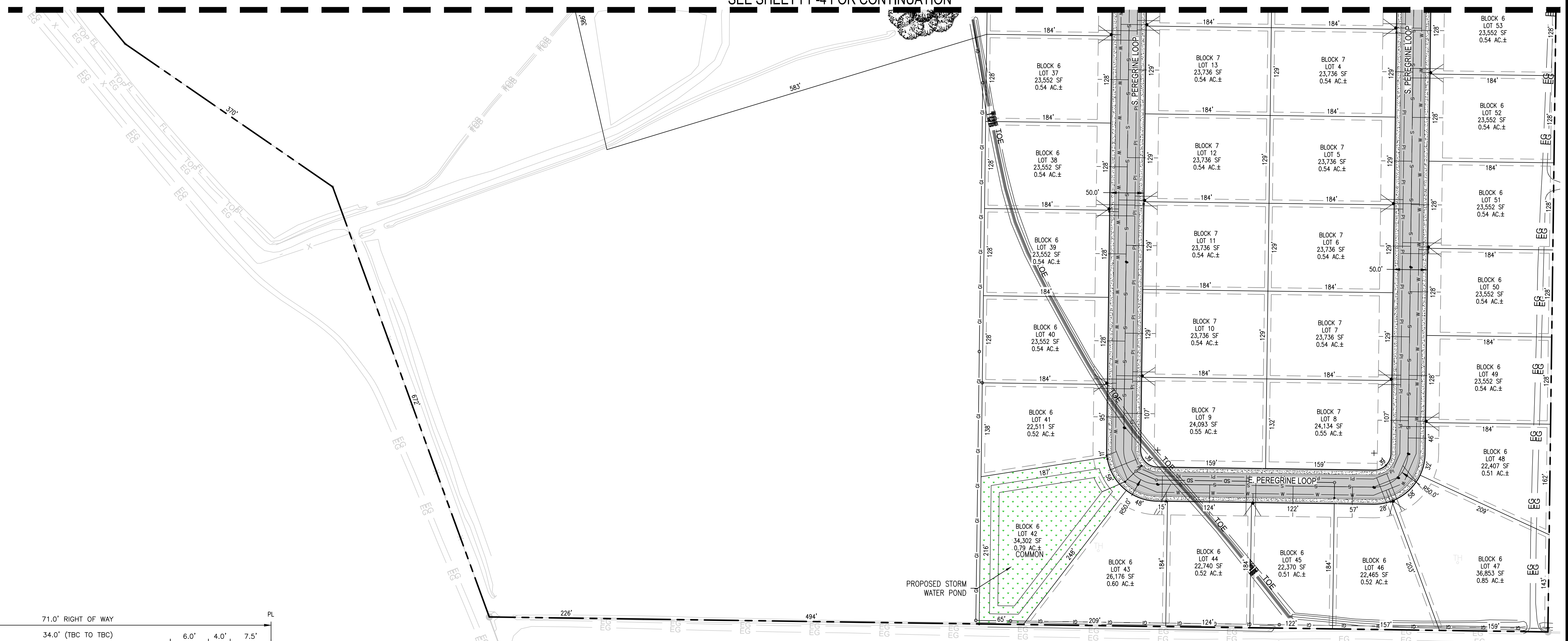
CANYON COUNTY, ID  
DEER FLAT RANCH SUBDIVISION  
PROPOSED SITE LAYOUT

SHEET NO.  
PP-4  
FILE NO.  
K1422001

# PRELIMINARY PLAT OF DEER FLAT RANCH SUBDIVISION



SEE SHEET PP-4 FOR CONTINUATION



**NOTE:**  
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**DRAWING STATUS:**  
PRELIMINARY PLAT

NO.	BY	DATE	REVISIONS

**SEAL-ENGINEER**

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

**B A W**  
**BLAINE A. WOMER**  
CIVIL ENGINEERING

- PLANNING
- SURVEYING
- CIVIL ENGINEERING
- PUBLIC WORKS

Boise, ID 83706, 4355 W. Emerald Street, Suite 145 • 1-208-993-7555

**BENCHMARK:**  
SEE SHEET C1.0

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

**SHEET NO.**  
PP-5

**FILE NO.**  
K1422001