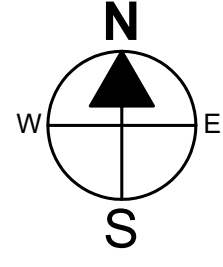


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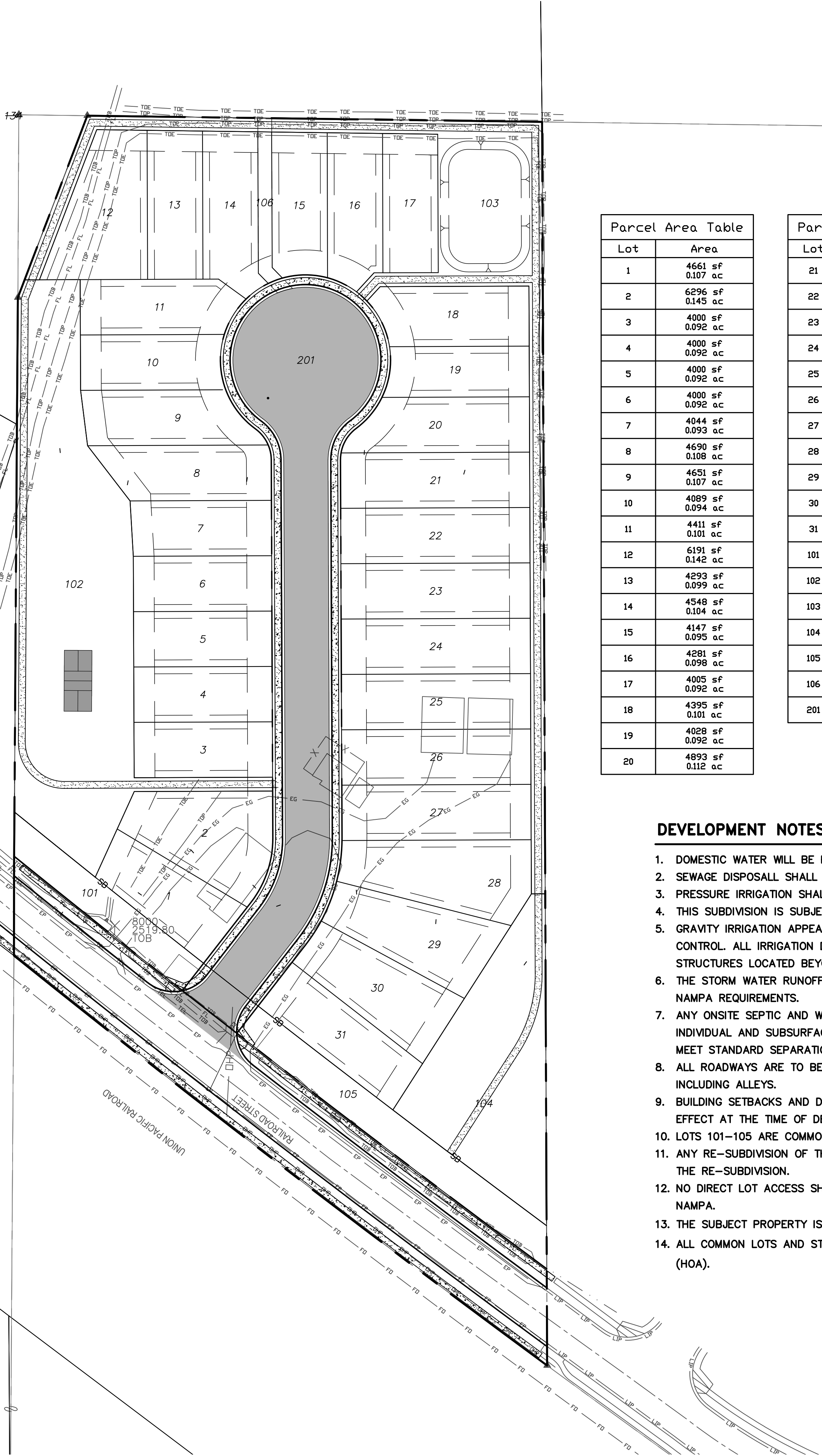
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Know what's below.
Call before you dig.



0 25' 50' 100'



Parcel Area Table	
Lot	Area
1	4661 sf 0.107 ac
2	6296 sf 0.145 ac
3	4000 sf 0.092 ac
4	4000 sf 0.092 ac
5	4000 sf 0.092 ac
6	4000 sf 0.092 ac
7	4044 sf 0.093 ac
8	4690 sf 0.108 ac
9	4651 sf 0.107 ac
10	4089 sf 0.094 ac
11	4411 sf 0.101 ac
12	6191 sf 0.142 ac
13	4293 sf 0.099 ac
14	4548 sf 0.104 ac
15	4147 sf 0.095 ac
16	4281 sf 0.098 ac
17	4005 sf 0.092 ac
18	4395 sf 0.101 ac
19	4028 sf 0.092 ac
20	4893 sf 0.112 ac

Parcel Area Table	
Lot	Area
21	5467 sf 0.126 ac
22	5468 sf 0.126 ac
23	5468 sf 0.126 ac
24	5468 sf 0.126 ac
25	5468 sf 0.126 ac
26	5468 sf 0.126 ac
27	5468 sf 0.126 ac
28	6423 sf 0.147 ac
29	5639 sf 0.129 ac
30	5443 sf 0.125 ac
31	4835 sf 0.111 ac
101	4132 sf 0.095 ac
102	30185 sf 0.693 ac
103	17699 sf 0.406 ac
104	14048 sf 0.322 ac
105	6791 sf 0.156 ac
106	1104 sf 0.025 ac
201	33602 sf 0.771 ac

DEVELOPMENT NOTES

- DOMESTIC WATER WILL BE PROVIDED BY THE CITY OF NAMPA MUNICIPAL WATER SYSTEM BY EXTENSION OF EXISTING WATER.
- SEWAGE DISPOSALL 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 WITHE SECTION 21-3805 OF THE IDAHO CODE CONCERNING IRRIGATION WATER.
- GRAVITY IRRIGATION APPEARS TO BE SUPPLIED BY NAMPA & MERIDIAN 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.
- THE STORM WATER RUNOFF CONVEYANCE AND TREATMENT SYSTEM WILL BE DESIGNED IN ACCORDANCE WITH THE CITY OF NAMPA REQUIREMENTS.
- ANY ONSITE SEPTIC AND WELLS WILL BE ABANDONED IN ACCORDANCE WITH THE TECHNICAL GUIDENCE MANUAL FOR INDIVIDUAL AND SUBSURFACE SEWAGE DISPOSAL SYSTEMS. EXISTING WELLS AND SEPTIC SYSTEMS IN THE AREA APPEAR TO MEET STANDARD SEPARATION REQUIREMENTS FORS THE PROPOSED PUBLIC MAINS.
- ALL ROADWAYS 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.
- LOTS 101-105 ARE COMMON LOTS AND SHALL BE MAINTAINED BY THE HOA.
- 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 RAILROAD STREET, UNLESS SPECIFIC APPROVAL IS GIVEN BY THE CITY OF NAMPA.
- THE SUBJECT PROPERTY IS LOCATED IN ZONE X, FLOODWAY PER FIRM MAP 16027C0392F EFFECTIVE 5/24/2011.
- ALL COMMON LOTS AND STORM DRAINAGE FACILITIES SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION (HOA).

RAILROAD STREET

PRELIMINARY PLAT

PROJECT DATUM

1) All contours were derived from an opus solution using designator 11TNJ3902722217(NAD 83)
Horizontal NAD_83(2011) (1103 Idaho West Zone),
Vertical datum NAVD88(GEOD18)
Combined Scale factor - 0.99986253.
NGS Data designation - M 223

2) Project Temporary Benchmark Elevation were established by GPS observations.

TBM #1 Set a Chiseled "X" in the Back of Sidewalk at South east end of project near fire hydrant.
N = 687,939.57
E = 2,421,506.42
Elev = 2528.53'

TBM #2 Set mag nail at Southwest edge of pavement of Railroad St. at Southwest corner of project between power pole and service pole
N = 688,252.32
E = 2,421,033.23
Elev = 2521.67'

NGS M 223 Found Brass Cap NGS Control Point
N = 687,966.17
E = 2,421,380.46
Elev = 2525.67'

OWNER:

JARRON LANGSTON
1831 E. OVERLAND RD.
MERIDIAN, ID 83642
208.724.6239

ENGINEER:

SOMNIUM DEVELOPMENT GROUP, PLLC
2976 E. STATE ST. SUITE 120
EAGLE, ID 83616
208.803.2477

SURVEYOR:

COMPASS LAND SURVEYING
623 11TH AVE SOUTH
NAMPA, ID 83651
208.442.0115

LEGEND

- Calculated point
- Found brass cap monument
- Found aluminum cap monument
- Found 5/8 inch dia. iron pin
- Set Mag nail chiseled "X"
- Water valve
- Fire Hydrant
- Well casing
- Irrigation valve
- Spigot
- Irrigation control valve
- Utility service pole
- Utility power pole
- Septic marker
- Fiber Optics marker
- Gas marker
- Test Pit
- Telephone riser
- Irrigation manhole
- Pipe Invert
- Mail Box
- Boundary line
- Property line
- Section line
- Easement Line
- Fence line
- Edge of pavement
- Edge of gravel
- Back/Face of walk
- Overhead utility lines
- Top of bank
- Lip of gutter
- Top of slope
- Toe of Slope
- Road Centerline
- Edge of concrete
- Flow line
- Shoulder of road
- Telephone line
- Fiber Optics line
- Tree drip line
- Record data
- Sanitary Sewer Line
- Irrigation Line
- Water Line

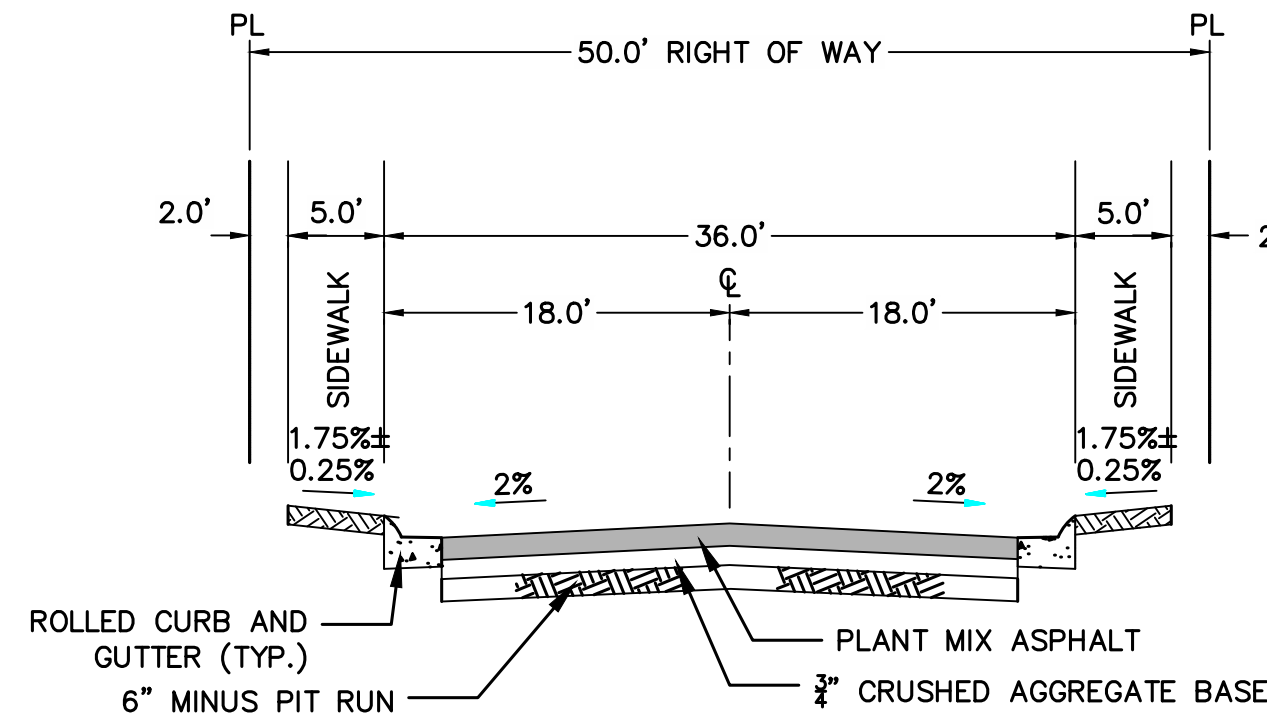
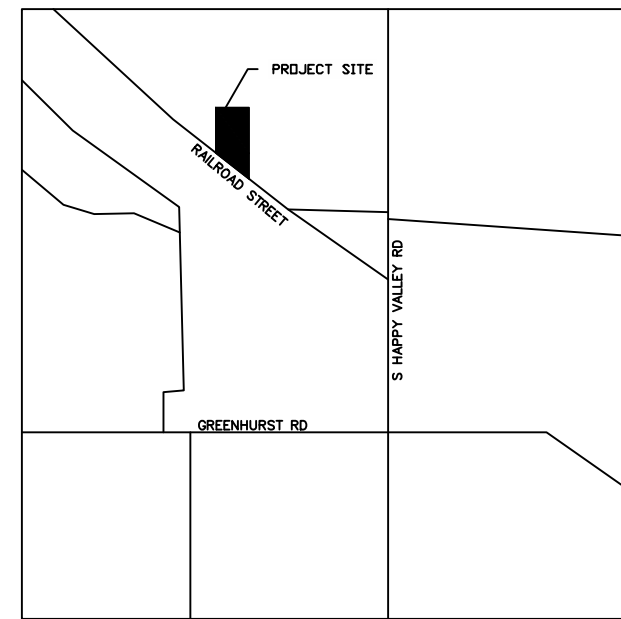
LAND USE SUMMARY

- ADDRESS: 4314 E RAILROAD ST
- APN: R3239201000
- ANNEXATION: YES
- EXISTING COMP PLAN DESIGNATION: CANYON COUNTY
RESIDENTIAL MIXED USE - BC
- PROPOSED ZONING: RS-4
- TOTAL AREA: 6,544 AC (285,059 SF)
6.1. ROW DEDICATION: 0.625 AC (27,240 SF)
6.2. PROJECT: 5,919 AC (257,819 SF)
- TOTAL LOTS: 37
7.1. RESIDENTIAL: 31 (1-31)
7.2. COMMON OPEN: 6 (101-106)
7.3. RIGHT OF WAY: 1 (201)
- MINIMUM LOT SIZE: 4,000 SF
- MAXIMUM LOT SIZE: 6,423 SF
- OPEN SPACE
10.1. REQUIRED - 38,672 SF (15%)
10.2. PROVIDED - 73,527 SF (29%)
- SETBACKS
11.1. RAILROAD ST - 25' LS BUFFER
11.2. FRONT - 20'
11.3. SIDES - 5'
11.4. REAR - 15'

SHEET INDEX

- TITLE SHEET
- LOT LAYOUT
- GRADING EXHIBIT

VICINITY MAP

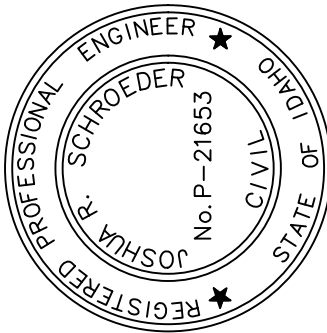


TYPICAL SECTION ~ PRIVATE ROAD

RAILROAD STREET

PRELIMINARY PLAT

TITLE SHEET



JOB NUMBER 121.010
DATE 11/14/2024
SHEET C-1
1 of 3