

NORTH 12TH STREET

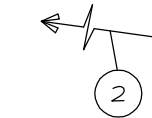
5 00° 34' 35" N

EAST VERINA STREET
N 84° 25' 25" W

CURVE 31
R= 23.00' CL= 32.53'
CB= N 45° 34' 35" E

7 CONG. CURB AND/OR SIDEWALK
BY SUB. DEVELOPER

5 CONG. ENTRY STOOP



3 CONG. DRIVEWAY - 21'
WIDE - SLOPE TO ST
MIN. 1% - MAX. 14%

20' FRONT SETBACK

UNIT 'B'

UNIT 'B' - LIVING = 1272 SF W/ 432 SF GARAGE

UNIT 'A'

UNIT 'A' - LIVING = 1242 SF W/ 412 SF GARAGE

5' SIDE SETBACK

42" CONG. STOOP

15.00'
S 84° 25' 25" E

42" CONG. STOOP

6' 00'
N 00° 34' 35" E

10' REAR SETBACK



KEY NOTES

1. NEW RESIDENCE - FIN GRADE AT ALL CORNERS OF HOUSE AND GARAGE = 711.40 AND TOP OF FOUNDATION = 72.07
2. TYP GRADE ALL SIDES - SLOPE MIN 5% WITHIN 10' OF HOUSE THEN MIN OF 2% TO FRONT AND REAR PROPERTY LINES
3. CONG. DRIVEWAY - SLOPE TO STREET MIN 1% - MAX 14% PROVIDE E.I.'S AS REQUIRED
4. CONG. PATIO - SEE FND PLANS - SLOPE AWAY FROM HOUSE MIN 1% (1/8" PER FT)
5. CONG. STOOP AND /OR A/C PAD - SEE FND PLANS - SLOPE AWAY FROM HOUSE MIN 1% (1/8" PER FT)
6. 42" CONG. ENTRY WALK - SEE FND PLANS
7. CONG. CURB AND/OR WALK AS PROVIDED BY SUB DEVELOPER - VERIFY AS REQUIRED PRIOR TO CONST

NORTH



SITE PLAN

1/8"=1'-0"

LOT 22 - BLOCK 3 - PHEASANT RUN SUBDIVISION
PARMA, CANYON COUNTY, IDAHO

NOTES

1. ALL SETBACKS TO COMPLY W/ ALL CODES & ZONING REQ'S & BE VERIFIED BY THE BUILDING INSPECTOR PRIOR TO CONSTRUCTION.
2. WATER & SEWER PROVIDED BY CITY OR LOCAL WATER CORP.
3. ALL UTILITIES TO BE RUN UNDERGROUND.
4. IRRIGATION WATER MAY NOT BE PROVIDED PER IDAHO CODE, SECT. 31-3805
5. ALL DETAILS SHOWN HEREIN SHALL BE VERIFIED W/ CURRENT PLAT MAP ON FILE W/ CITY OR COUNTY AS REQ'D.

PROJECT RESIDENCE - DUPLEX

LOT 22, BLK 3 PHEASANT RUN SUB, PARMA, IDAHO

FOR ZION HOME BUILDERS

908 GRAYCLIFF DR, CALDWELL, ID 83607 - (208) 608-9021

THIS DRAWING SHALL NOT BE REVISED OR ALTERED WITHOUT
THE WRITTEN AUTHORIZATION OF WILLIAMS & ASSOCIATES

JOB NO. 6123 - ME

DATE: AUGUST 01, 2025

DWN. BY: LOREN D. WILLIAMS

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HOME BUILDERS

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BY

REVISIONS

DATE

SHEET

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