

NORTH 12TH STREET

5 00' 34' 35" W

CURVE 30  
R= 23.00' CL= 32.53'  
CB= N 44° 25' 25" W

CURVE 20  
R= 40.00'

#### KEY NOTES

1. NEW RESIDENCE - FIN GRADE AT ALL CORNERS OF HOUSE AND GARAGE = 114.40' AND TOP OF FOUNDATION = 120.01'
2. TYP GRADE ALL SIDES - SLOPE MIN 5% WITHIN 10' OF HOUSE THEN MIN OF 2% TO FRONT AND REAR PROPERTY LINES
3. CONC DRIVEWAY - SLOPE TO STREET MIN 1% - MAX 14% PROVEDE E.I.'S AS REQUIRED
4. CONC PATIO - SEE FND PLANS - SLOPE AWAY FROM HOUSE MIN 1% (1/8" PER FT)
5. CONC STOOP AND /OR A/C PAD - SEE FND PLANS - SLOPE AWAY FROM HOUSE MIN 1% (1/8" PER FT)
6. 42" CONC ENTRY WALK - SEE FND PLANS
7. CONC CURB AND/OR WALK AS PROVIDED BY SUB DEVELOPER - VERIFY AS REQUIRED PRIOR TO CONST

NORTH



#### SITE PLAN

1/8"=1'-0"

LOT 12 - 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.

**WILLIAMS & ASSOCIATES**  
4088 VALLEY FORGE AVE.  
BOISE, IDAHO 83706  
(208) 383-8144



JOB NO. 6123 - ME

DATE: AUGUST 01, 2025

DWN. BY: LOREN D. WILLIAMS

APP. BY: LOREN D. WILLIAMS

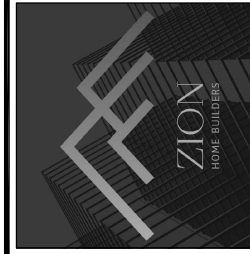
PROJECT RESIDENCE - DUPLEX

LOT 12, BLK 3 PHEASANT RUN SUB, PARMA, IDAHO

FOR ZION HOME BUILDERS

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

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



**ZION**  
HOME BUILDERS  
908 GRAYCLIFF DRIVE  
CALDWELL, ID 83607  
(208) 608-9027  
zionhomes@gmail.com

DATE REVISIONS

BY

SHEET

2