

NORTH 12TH ST

N 00° 34' 35" E

CURVE NO. 6
R= 13.00' CL= 48.44
CB= N 18° 48' 01" W

CURVE NO. 6

7 CONC CURB AND/OR SIDEWALK
BY SUB DEVELOPER - VERIFY

N 00° 34' 35" E
14.26'

3
CONC. DRIVEWAY
SLOPE TO STREET
MIN. 2% - MAX. 14%

10' PUC EASEMENT

20' FRONT SETBACK

6 48" CONC ENTRY WALK

5 CONC ENTRY STOOP

1 NEW RESIDENCE
FIN. GRADE =
TOP FND. =

4
CONC PATIO - SLOPE
AWAY FROM HOUSE MIN
2% - 1/4" PER FT

5 42" CONC A/C PAD

5' SIDE SETBACK AND 5' PUC EASEMENT

111.66'
S 89° 25' 25" E

20'-0"

56'-0"

35'-8"

15'-0 1/2"

44'-0"

6'-0"

64.90'
S 00° 38' 02" W

KEY NOTES

1. NEW RESIDENCE - FIN GRADE AT ALL CORNERS OF HOUSE AND GARAGE = AND TOP OF FOUNDATION =
2. TYP GRADE ALL SIDES - SLOPE MIN 5% WITH-IN 10' OF HOUSE THEN MIN OF 2% TO FRONT AND REAR PROPERTY LINES
3. CONC DRIVEWAY - SLOPE TO STREET MIN 2% - MAX 14% PROVEDE EJS AS REQUIRED
4. CONC PATIO - SEE FND PLANS - SLOPE AWAY FROM HOUSE MIN 2% (1/4" PER FT)
5. CONC STOOP AND /OR A/C PAD - SEE FND PLANS - SLOPE AWAY FROM HOUSE MIN 2% (1/4" 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 15 - 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
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JOB NO. 6041 - ME

DATE, SEPTEMBER 11, 2025

DWN. BY, LOREN D WILLIAMS

APP. BY, LOREN D WILLIAMS

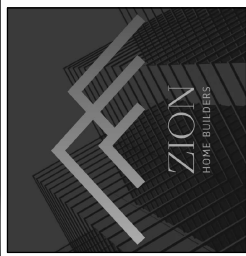
PROJECT RESIDENCE - 1602 SF LIVING W/ 525 SF GARAGE

LOT 6, BLK 2, PHEASANT RUN SUB, PARMA, IDAHO

FOR ZION HOME BUILDERS

908 GRAYCLIFF DR, CALDWELL, ID 83601 - (208) 608-9021

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



ZION
HOME BUILDERS
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DATE REVISIONS

BY

SHEET

2