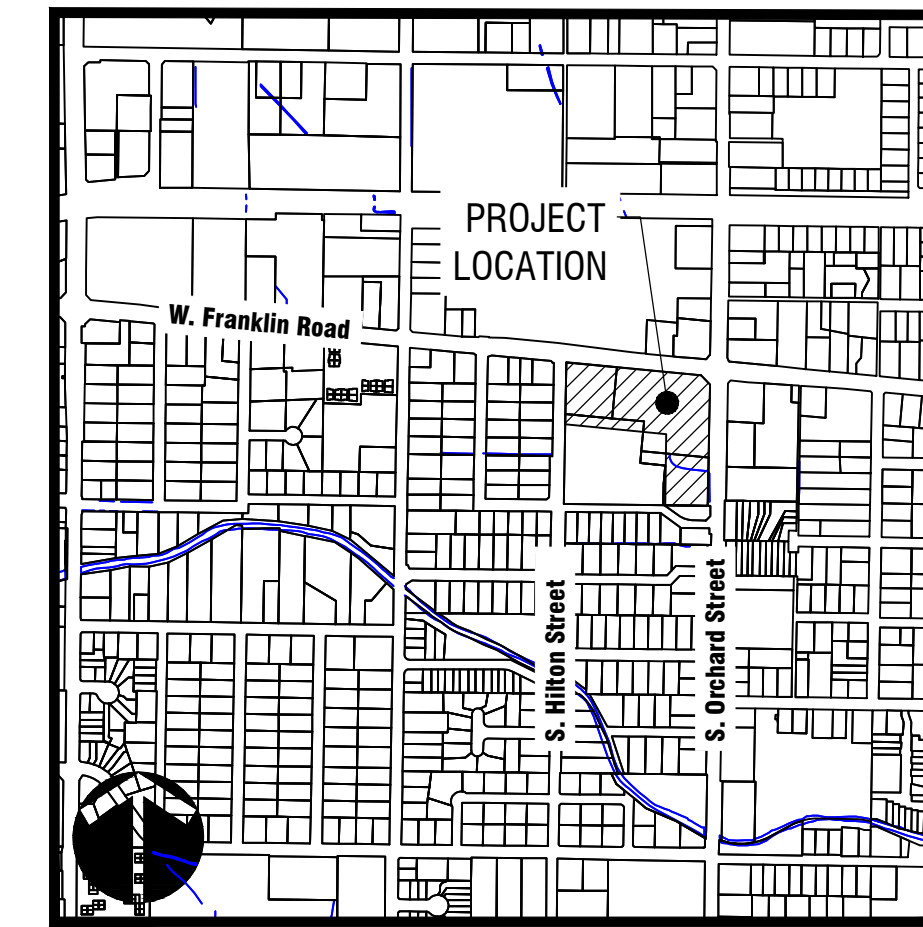


Preliminary Plat for Franklin Station

4.73 Acres Situated in the NE 1/4 of the NW 1/4 of Section 17,
T.3N, R.2E, B.M., Boise City, Ada County, Idaho
2016



Vicinity Map
NOT TO SCALE

Project Notes:

1. THE PROPERTY DELINEATED HEREON IS CURRENTLY ZONED A-1. THE PROPOSED DEVELOPMENT INCLUDES A ZONE CHANGE FOR THE ENTIRE AREA TO PC.
2. THE DIMENSIONAL STANDARDS IN THE PC ZONE ARE AS FOLLOWS:

MAXIMUM BUILDING HEIGHT:	35- FEET
FRONT YARD SETBACK:	15- FEET
REAR YARD SETBACK:	20- FEET; 15- FEET ABUTTING RESIDENTIAL
INTERIOR SIDE SETBACK:	0- FEET; 10- FEET ABUTTING RESIDENTIAL
STREET SIDE SETBACK:	10- FEET
3. THE TOTAL AREA PROPOSED BY THIS SUBDIVISION IS 4.73- AC.
4. FLOOD ZONE DESIGNATION "X" PER F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 16001C0276H DATED FEBRUARY 2, 2003.
5. ALL LOT LINES COMMON TO A PUBLIC RIGHT-OF-WAY LINE SHALL HAVE A PERMANENT PUBLIC UTILITIES, DRAINAGE, IRRIGATION, AND BOISE CITY STREET LIGHT EASEMENT.
6. THE SUBDIVISION WILL BE PLATTED IN ONE PHASE. CONSTRUCTION OF IMPROVEMENTS WILL BE PHASED WITH LOT 6 BEING THE INITIAL PHASE.
7. THIS SUBDIVISION IS SUBJECT TO COMPLIANCE WITH THE IDAHO CODE SECTION 31-3805 CONCERNING IRRIGATION WATER.
8. ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF THE RESUBDIVISION.
9. RESPONSIBILITY FOR ALL DRAINAGE AND IRRIGATION FACILITIES OUTSIDE OF THE PUBLIC RIGHT-OF-WAY IS HELD WITH THE LOT OWNERS ON WHOSE LAND SAID FACILITIES ARE CONSTRUCTED.

Legend:

	PROPERTY BOUNDARY
	PARCEL LINE
	ADJACENT PROPERTY LINE
	SECTION LINE
	CENTERLINE
	EASEMENT
	PROPOSED CURB, GUTTER AND DETACHED SIDEWALK
	PROPOSED PROPERTY CORNER

Developer

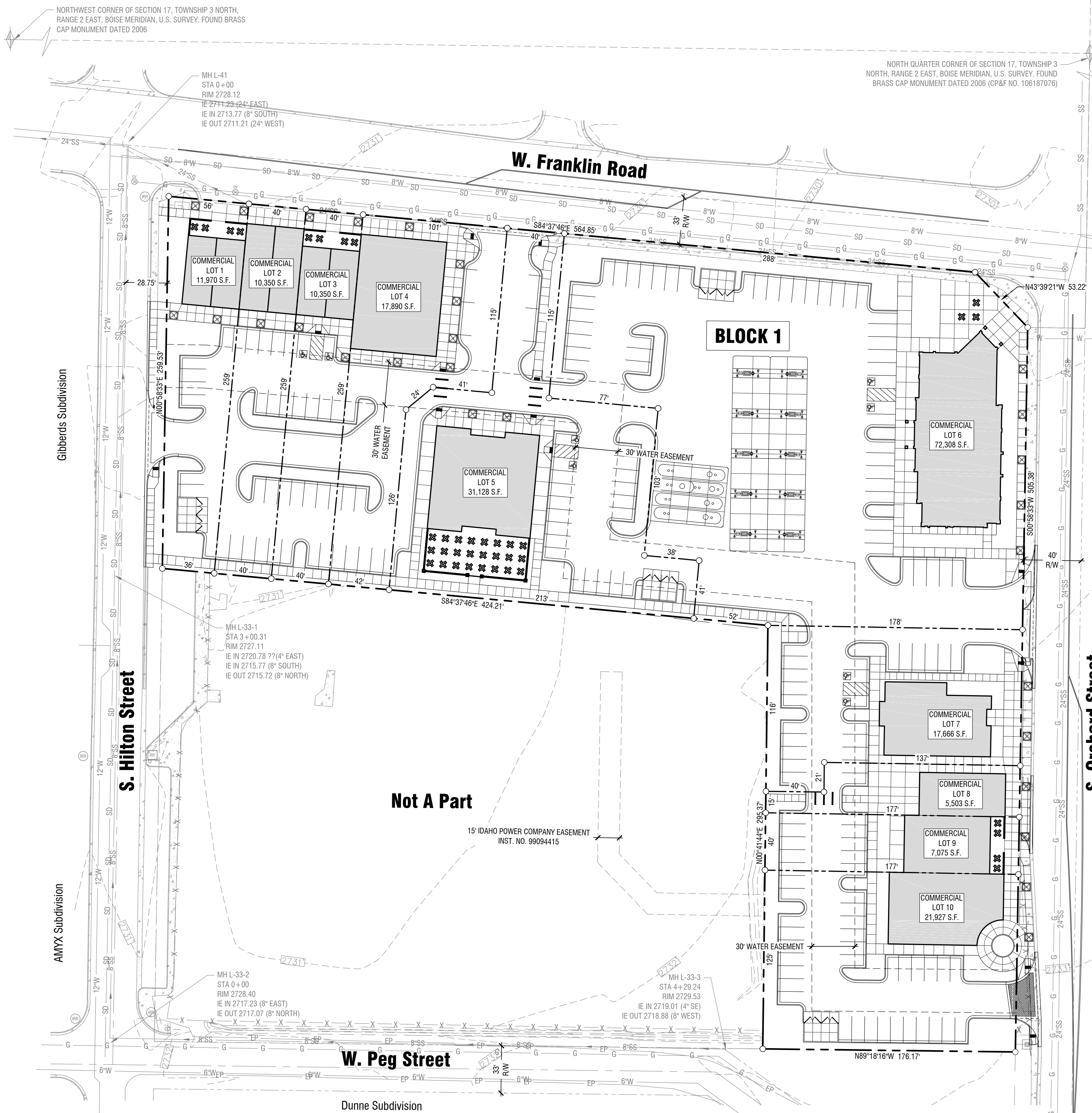
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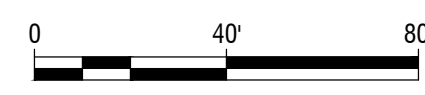
Landscape Architect

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Site Plan

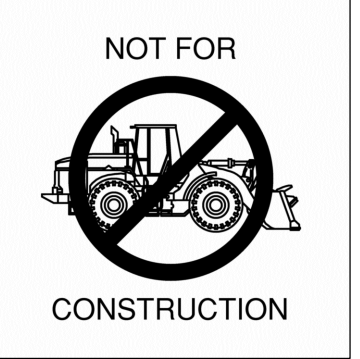
HORIZONTAL SCALE: 1" = 40'



REVISIONS	

Project Name: Preliminary Plat for Franklin Station
Idaho
Boise

Preliminary Plat
Site Plan



Project No.:	114209
Date of Issuance:	03.10.2016
Designed by:	BD
Checked by:	JCD
Sheet No.:	PP1

PP1