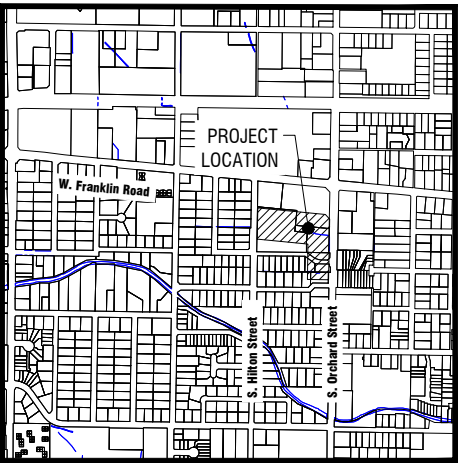


Preliminary Plat
for
Franklin Station

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



Project Notes:

- THE PROPERTY DELINEATED HEREON IS CURRENTLY ZONED A-1. THE PROPOSED DEVELOPMENT INCLUDES A ZONE CHANGE FOR THE ENTIRE AREA TO PC.
- 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
- THE TOTAL AREA PROPOSED BY THIS SUBDIVISION IS 4.73-AC.
- FLOOD ZONE DESIGNATION "X" PER F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 16001C0276H DATED FEBRUARY 2, 2003.
- 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.
- THE SUBDIVISION WILL BE PLATTED IN ONE PHASE. CONSTRUCTION OF IMPROVEMENTS WILL BE PHASED WITH LOT 6 BEING THE INITIAL PHASE.
- THIS SUBDIVISION IS SUBJECT TO COMPLIANCE WITH THE IDAHO CODE SECTION 31-3805 CONCERNING IRRIGATION WATER.
- ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF THE RESUBDIVISION.
- 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

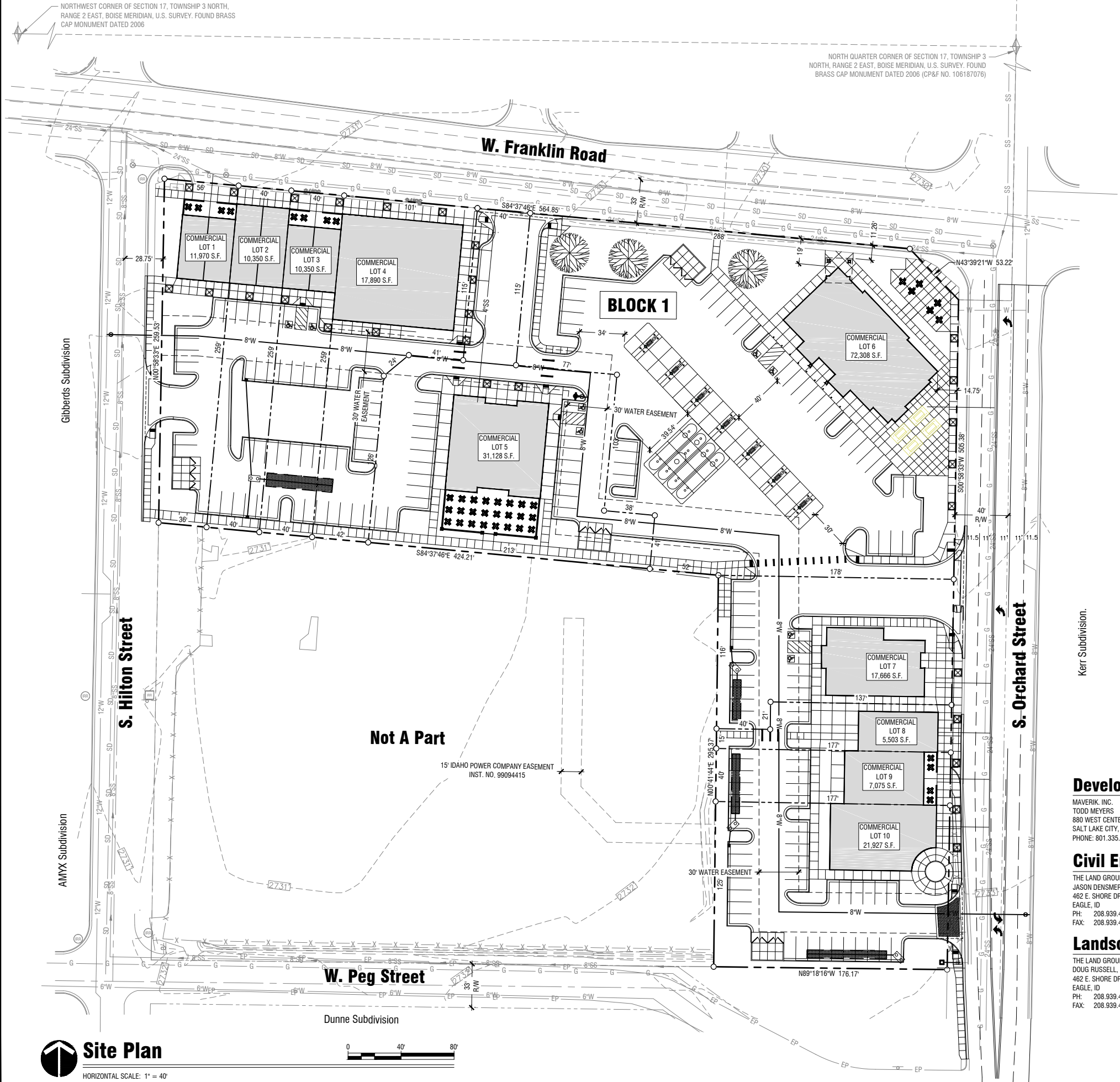
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Revisions					

Preliminary Plat
for
Franklin Station

Preliminary Plat
Site Plan

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NOT FOR
CONSTRUCTION

Project No.: 114208
Date of Issuance: 01.03.2017
Designed by: BD
Checked by: JCD
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