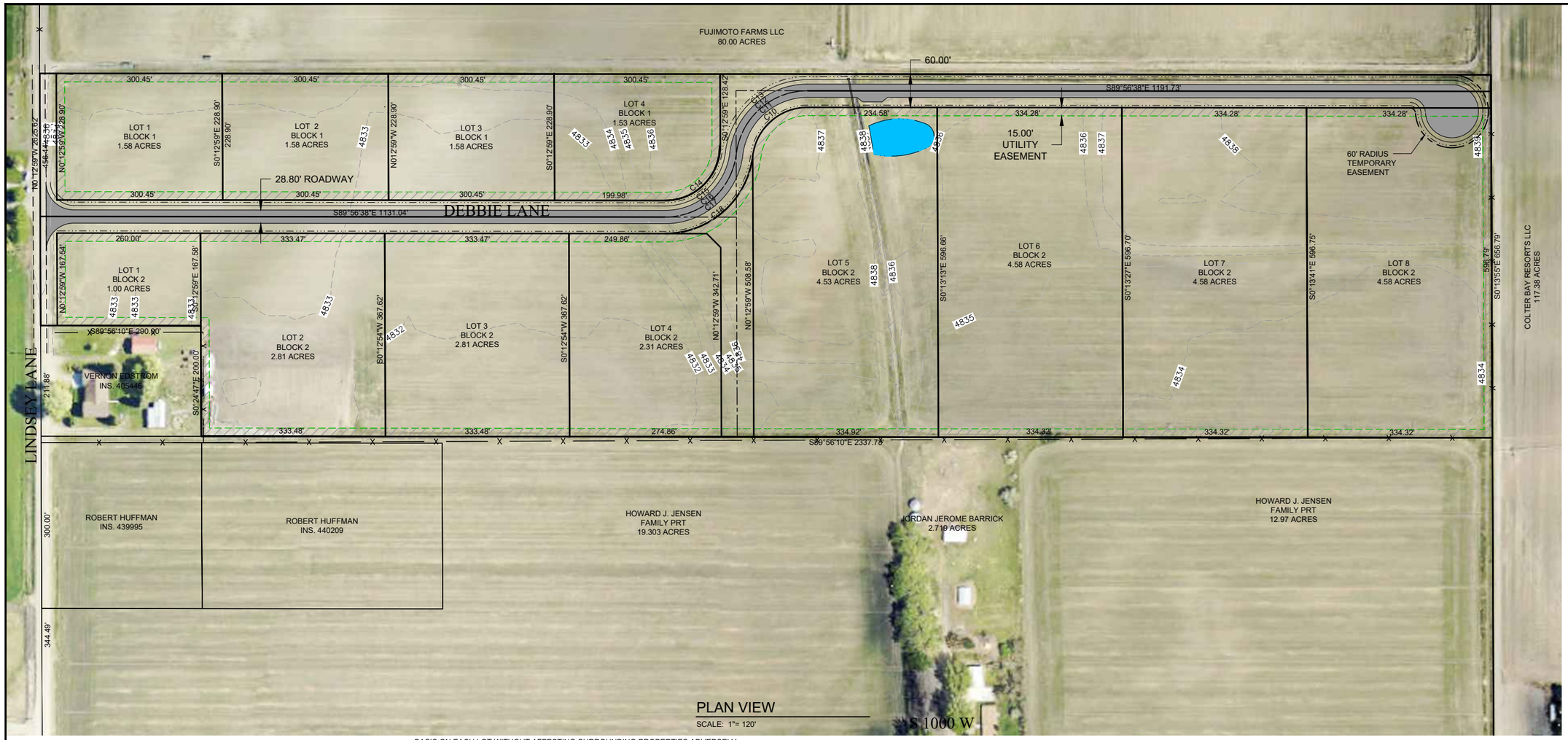

PLAN VIEW

SCALE: 1"= 120'

GENERAL INFORMATION, JURISDICTION, ZONING

JURISDICTION_____MADISON COUNTY, IDAHO
SUBDIVISION_____DEBBIE LANE
PUBLIC LAND SURVEY SYSTEM_____SW ¼ ,, SEC. 28, TWP 6N, RNG 39E. B.M.
LATITUDE AND LONGITUDE_____43º48'52" N. 111º52'21" W
COUNTY ZONING_____TRANSITIONAL AGRICULTURE
OVERLAY ZONE_____NONE

APPLICABLE CODES

MADISON COUNTY COMPREHENSIVE PLAN_____2008
MADISION COUNTY CODE OF ORDINANCES_____FEBRUARY 2012
IDAPA 58.01.08 PUBLIC DRINKING WATER SYSTEMS_____CURRENT
IDAPA 58.01.16 WASTEWATER RULES_____CURRENT
BUILDING CODES
INTERNATIONAL RESIDENTIAL CODE (IRC)_____2018
INTERNATIONAL BUILDING CODE (IBC)_____2018
INTERNATIONAL MECHANICAL CODE (IMC)_____2018
INTERNATIONAL ENERGY CONSERVATION CODE (IECC)_____2018
INTERNATIONAL FIRE CODE (IFC) 2018

PROPOSED DEVELOPMENT

FOR BOUNDARY SURVEY SEE SURVEY INSTRUMENT COMPLETED BY TETON VIEW SURVEYING.
TOTAL ACREAGE_____38.28 ACRES
NUMBER OF PROPOSED LOTS_____8
MINIMUM LOT SIZE_____2.36 ACRES
MAXIMUM LOT SIZE_____4.57 ACRES

TRANSITIONAL AGRICULTURE

THE PURPOSE OF THE TRANSITIONAL AGRICULTURE ZONE (TAG) IS TO PROVIDE FOR AND PROTECT RESIDENTIAL LANDS OF A SINGLE-FAMILY RESIDENTIAL ENVIRONMENT, LOCATED CONVENIENTLY NEAR URBAN CENTERS, BY PROVIDING FOR AN AREA OF TRANSITION FOR AGRICULTURE USES TO RESIDENTIAL. TO PROVIDE FOR GARDENING, FAMILY RECREATION OPPORTUNITIES, THE KEEPING OF A LIMITED NUMBER OF LIVESTOCK AND POULTRY AS SET FORTH IN THE ZONING CODE, AND SIMILAR RURAL ACTIVITIES WILL BE ALLOWED ON A LIMITED SCALE. THE MINIMUM LOT SIZES AND BUILDING LOCATIONS FOR THE SAME CAN BE EASILY PROVIDED ON AN INDIVIDUAL BASIS ON EACH LOT WITHOUT AFFECTING SURROUNDING PROPERTIES ADVERSELY.

THE FOLLOWING ZONING INFORMATION WAS GLEANED FROM THE DEVELOPMENT CODE OF THE JURISDICTION AND IS PROVIDED FOR CONVENIENCE. FOR CLARIFICATION, ALL QUESTIONS SHOULD REFER TO THE CURRENT DEVELOPMENT CODE AVAILABLE FROM THE RESPECTIVE JURISDICTION.

STREET ACCESS__ADJACENT TO MAJOR THOROUGHFARES OR COLLECTOR STREETS.
PERMITTED USES_____RESIDENTIAL HOUSING - P
_____ACCESSORY BUILDING - P
_____APARTMENT -CUP
_____DUPLEX - CUP
_____ACCESSORY BUILDING WITH LIVING - CUP
MINIMUM LOT SIZE_____NONE, 1 DWELLING/2 ACRES AVG.
AVERAGE DENSITY PROVIDED_____4.29 UNITS/ACRE
MINIMUM AVERAGE LOT WIDTH REQUIRED_____250 FEET
MINIMUM STREET FRONTAGE REQUIRED_500 FEET (LESS IF PART OF APPROVED PLAT)
PRIOR CREATED LOTS_____EXEMPT

EASEMENTS AND SETBACKS

FRONT YARD_____30 FT MIN
_____60 FT. MIN. ABUTTING MAJOR OR MINOR ARTERIAL
SIDE YARD_____10 FT MIN ABUTTING RESIDENTIAL
_____30 FT.MIN. ON CORNER LOT
REAR YARD_____25 FT. MIN.

BUILDINGS

MAXIMUM HEIGHT_____35 FT

PLANNING AND ZONING REQUIREMENTS - PROPERTY CHARACTERISTIC

UTILITIES

A. DOMESTIC WATER - THE PROPERTY IS NOT CURRENTLY SERVED WITH DOMESTIC/CULINARY WATER SERVICE. EACH LOT WILL BE SERVED BY AN INDIVIDUAL WELL UNDER A DOMESTIC EXEMPTION ISSUED BY THE IDAHO DEPARTMENT OF WATER RESOURCES.

B. SANITARY SEWER - THE PROPERTY IS NOT CURRENTLY SERVED WITH SANITARY SEWER. EACH LOT WILL BE SERVED BY AN INDIVIDUAL SUBSURFACE WASTEWATER TREATMENT AND DISPERSAL SYSTEM (SEPTIC) PERMITTED BY THE DISTRICT 7 HEALTH DEPARTMENT

C. POWER - THE PROPERTY IS NOT CURRENTLY SERVED WITH POWER. ROCKY MOUNTAIN POWER IS THE SERVICE PROVIDER.

TRIP GENERATION

		TRIP GENERATION PER ITE TRIP GENERATION MANUAL, 10TH EDITION								
LAND USE	ITE CODE	UNIT	NO. UNITS	TIME PERIOD	RATE OF TRIPS PER UNIT	TOTAL TRIPS	ENTER %	ENTER NO.	EXIT %	EXIT NO.
SINGLE FAMILY HOMES	210	DWELLING UNITS	8	DAILY	9.52	114	50%	57	50%	57
				AM	0.77	9	26%	2	74%	7
				PM	1.02	8	64%	8	36%	4

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C14	157.20	97.69	92.20	N44° 31' 20"E	140.78
C16	188.62	130.00	83.13	N48° 29' 29"E	172.50
C12	188.62	130.00	83.13	N48° 29' 29"E	172.50

SCALE: 1" = 100'

NO.	REVISIONS	BY	DATE
1.	FINAL	BEC	8/22

This design concept is the property of Civilize, PLLC and shall not be used without the written authorization of Civilize, PLLC.

Civilize, PLLC
Management and Engineering

PROJECT NO. 01-21-0049
DRAWN W. ELK
DESIGNED B. CROWTHER
APPROVED
QA/QC

LAINE PARKINSON

DEBBIE LANE SUBDIVISION ROAD DESIGN

SUBDIVISION MASTER PLAN

SHEET NO: C-MP-01
DATE: AUGUST 2022
PAGE NO: 3 OF 12