GENERAL INFORMATION, JURISDICTION, ZONING

JURISDICTION: MADISON COUNTY, IDAHO
SUBDIVISION: DEBBIE LANE
PUBLIC LAND SURVEY SYSTEM: SW ¼, SEC. 26, TWP 6N, RNG 39E. B.M.
LATITUDE AND LONGITUDE: 43°48'52" N. 111°52'21" 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: 33.28 ACRES
NUMBER OF PROPOSED LOTS: 8
MINIMUM LOT SIZE: 2.38 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 CLEANED 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: 4.20 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	25%	2	74%	7
				PM	1.02	6	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	188.52	130.00	83.13	N48° 29' 29"E	172.50
C12	188.52	130.00	83.13	N48° 29' 29"E	172.50

100' 50' 0 100'
SCALE: 1" = 100'

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

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Civilize, PLLC
Management and Engineering

PROJECT NO. 01-21-0049
DRAWN: W. ELK
DESIGNED: B. CROWTHER
APPROVED:
DATE:

LAINE PARKINSON

DEBBIE LANE
SUBDIVISION ROAD DESIGN

SUBDIVISION MASTER PLAN

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