

PEMBERLEY SUBDIVISION

PRIVATE ROAD EXHIBIT

LOTS 3 & 4 IN BLOCK 1 OF CARRICO SUBDIVISION, BEING A
PORTION OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF
SECTION 9, T.2N., R.1E., B.M., LOCATED IN THE COUNTY OF
ADA, STATE OF IDAHO.

ADDRESS, OWNER & APN:

8184 S STEWARD RD. BOISE, ID 83709	8166 S STEWARD RD. BOISE, ID 83709
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ONE SMART COOKIE, LLC	KORY & DEANNA BUTCHER
APN R1297310010	APN R1297310030

ENGINEER:

SOMNIUM DEVELOPMENT GROUP, PLLC
2976 E. STATE ST. SUITE 120
EAGLE, ID 83616
208.803.2477

SURVEYOR:

VALLEY LAND SURVEYING
5099 S. VALLEY ST.
BOISE, ID 83709
(208) 919-0081

BASIS OF BEARINGS:

THE BASIS OF BEARINGS USED FOR THIS SURVEY WAS ESTABLISHED USING GPS OBSERVATIONS BETWEEN FOUND MONUMENTS, PROJECTED TO THE IDAHO COORDINATE SYSTEM OF 1983, WEST ZONE. ALL BEARINGS SHOWN ARE GRID AZIMUTH AND ALL DISTANCES SHOWN ARE TRUE GROUND DISTANCES SCALED FROM GRID.

 NOTES:

1. RIGHT OF WAY DEDICATIONS SHOWN FOR MAPPING PURPOSES ONLY. CONSTRUCTION OF PUBLIC ROADWAYS IS NOT PROPOSED AS A PART OF THIS PROJECT.
2. ON-SITE STREETS ARE PROPOSED AS PRIVATE STREETS.

ZERO LOT LINE PROPERTIES:

THE PROJECT DOES NOT PROPOSE ANY ZERO LOT LINE PROPERTIES.

OFFSITE IMPROVEMENTS:

NO OFFSITE IMPROVEMENTS PROPOSED.

PROPOSED UTILITIES:

WATER: A WELL IS PROPOSED FOR EACH LOT.
SEWER: A SEPTIC SYSTEM IS PROPOSED FOR EACH LOT.

RURAL-URBAN TRANSITION (RUT) DISTRICT DIMENSIONAL STANDARDS:

PROPERTY SIZE:	5 ACRES
MINIMUM STREET FRONTAGE:	250 FEET
MAXIMUM COVERAGE:	20%

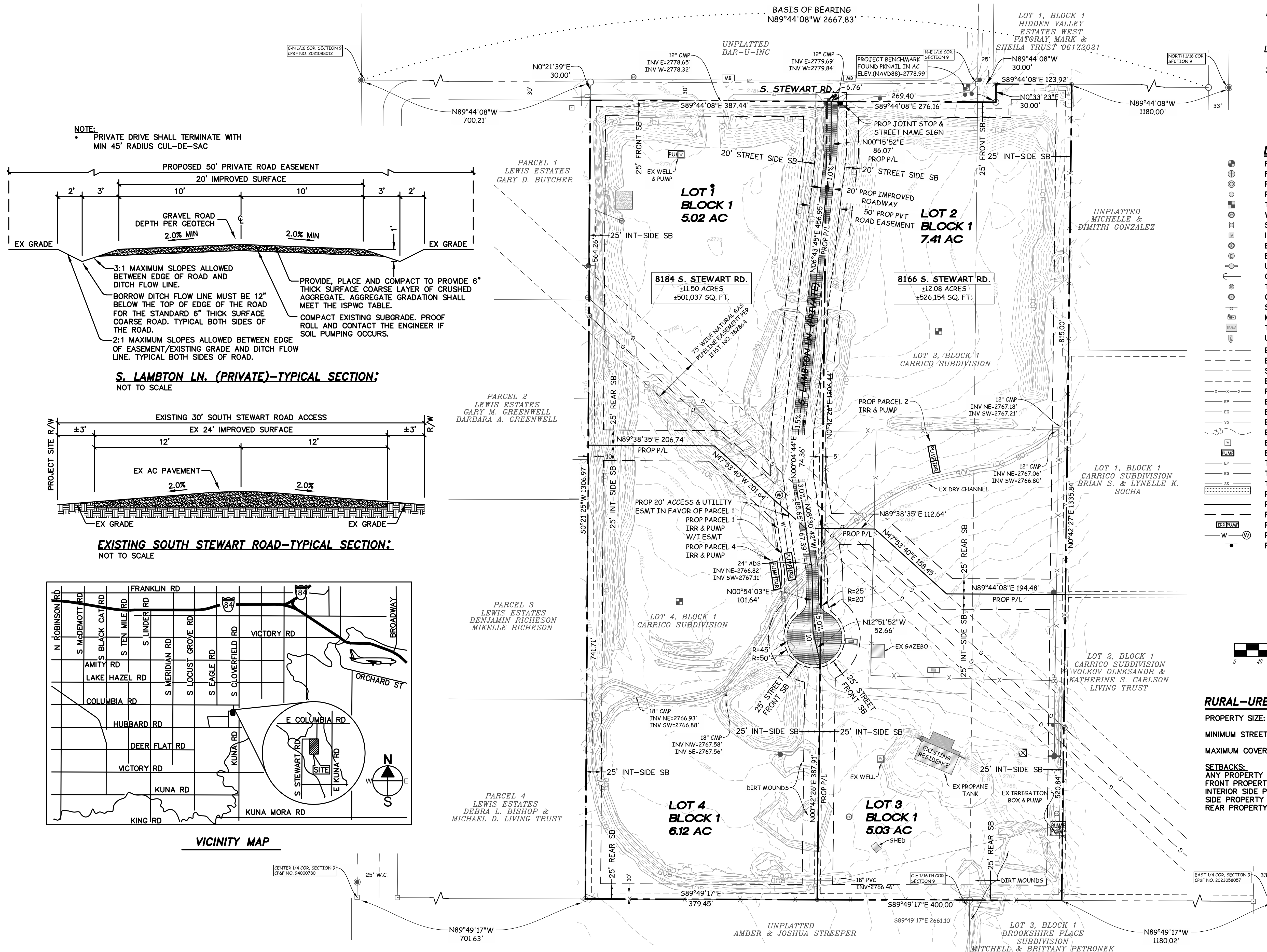
SETBACKS:

ANY PROPERTY LINE ON AN ARTERIAL OR COLLECTOR STREET:
FRONT PROPERTY LINE ON A LOCAL STREET OR PRIVATE ROAD:
INTERIOR SIDE PROPERTY LINE:
SIDE PROPERTY LINE ON LOCAL STREET OR PRIVATE ROAD:
REAR PROPERTY LINE:

STANDARD SUBDIVISION TABLE:

LOT NO.	GROSS SQ FT	GROSS ACRES	USE
LOT 3	501,035	11.50	RESIDENTIAL
LOT 4	526,154	12.08	RESIDENTIAL

PROPOSED LOTS-BLOCK 1:				
LOT NO.	SO FT	GROSS ACRES	GROSS FRONTAGE	STREET USE
1	218,738	5.02	394'	RESIDENTIAL
2	322,924	7.41	299'	RESIDENTIAL
3	218,978	5.03	254'	RESIDENTIAL
4	266,551	6.12	301'	RESIDENTIAL
TOTAL	1,027,189	23.58		



REV	REVISION DESCRIPTION	DATE	CHND	CHKD APPR

CALL BEFORE YOU DUMP



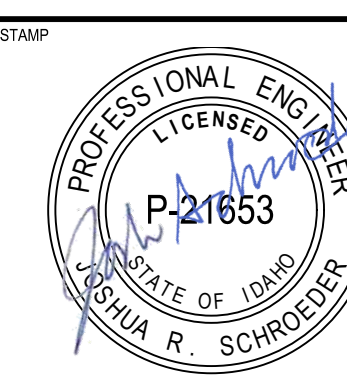
Know what's **below**.
Call before you dig.

CITY APPROVAL

ACCEPTED BY: _____
CITY ENGINEER (or Designer)



RG



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PEMBERLEY SUBDIVISION

R NUMBER

/25/2025

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