



LEGEND

- PROPERTY LINE
- PARCEL LINE
- EXPANSION LIMIT LINE
- BUILDING AREA
- HEAVY DUTY PAVING
- BUILDING ENVELOPE LINE

GENERAL NOTES

- PARKING REQUIREMENTS:**
 ALBERTSONS REQUIREMENT - 1 STALL PER 200 SF
 CITY REQUIREMENTS:
 RETAIL - 1 STALL PER 250 SF
 RESTAURANT - 1 STALL PER 100 SF
 OFFICE/ BANK - 1 STALL PER 200 SF
- BUILDING SETBACK REQUIREMENTS:**
 FRONT SETBACK: 0-FT
 REAR SETBACK: 20-FT
 INTERIOR SIDE SETBACK: 0-FT
 STREET SIDE SETBACK: 20-FT
- LANDSCAPE REQUIREMENTS:**
 PARKING AREA: PLANTER SPACING SHALL NOT EXCEED 12 STALLS W/ 1 TREE FOR SINGLE ROW AND 2 TREES FOR DOUBLE ROWS.
 BUFFERS: 5' MIN PERIMETER BUFFER IS REQUIRED WITH 1 TREE PER 35 LINEAL FEET.
- ZONING REQUIREMENTS:**
 EXISTING - RUT (COUNTY)
 REQUIRED - C-2 (CITY)

RECAPITULATION - PHASE 1

TOTAL GROSS BUILDING AREA	85,437 S.F.
TOTAL CARPARKS REQUIRED	427 (1/200), 376 (CITY)
TOTAL CARPARKS PROVIDED	411 (-16) (+35 CITY)
TOTAL SITE AREA (LESS ROW)	508,781 S.F. (±11.68 AC.)

Future Residential Development
 Lots at north boundary adjacent to Saddlebrook Subdivision are to match lot size of Saddlebrook Subdivision and balance to not exceed R-7 density for combined residential development.

Future Commercial Development
 Retail, Office, and Medical uses - must self park, no shared parking with proposed development. Approved uses and development restrictions via Development Agreement.

BUILDING ENVELOPE B
 58% Open Space must be maintained along Hwy. frontage.



Exhibit "A" Site Plan

HORIZONTAL SCALE: 1" = 200'



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REVISIONS



PROJECT: N.W.C.
 STATE HWY. 44 & N. CENTER ST.
 STAR, IDAHO
 STORE NO. **3194**

DRAWN: R.A.C. CHECKED: R.A.C.
 DATE: **11.22.17**

SHEET TITLE: EXHIBIT "A" SITE PLAN

SHEET: **1** OF 1