



Bannock County, ID

12/28/2020

SUCP-20-9

Subdivision Concept Plan Application

Status: Active

Date Created: Dec 18, 2020

Applicant

Adam Thayer
adam@dioptrageomatics.com
4880 Clover Dell Road
Chubbuck, ID 83202

Owner/Developer Information

Are the Owner and Developer the same?

Owner Name

TFES 778 LLC

Street Address

580 Jensen Grove Drive

State

Idaho

Email Address

sromrell@titlefss.com

Developer Name

Tim Naylor

Street Address

1462 Stoneridge Drive

State

Idaho

Email Address

timothynaylor@outlook.com

City

Blackfoot

Zip Code

83221

Phone Number

208-785-2515

City

Pocatello

Zip Code

83201

Phone Number

801-380-2882

Site Information

Proposed Subdivision Name

The Ledges

Parcel Number(s)

RPR3851027701

Number of Lots

19

Quarter

Southeast

Section

30

Township

6 South

Range

35 East

Subdivision Information

Current zoning

Residential Suburban

Proposed uses of the property

Single family residential

Description of improvements proposed to be made or installed, and the time such improvements are proposed to be made or completed.

Three new interior roads are proposed: Ledges Drive, Ella-May Circle, and Springer Lane. The anticipated construction date is Spring of 2021.

Proposed and/or existing deed restrictions, if any, including easements and rights-of-way.

There is an existing 100-foot-wide easement for public and private utilities, and private egress and ingress, that runs through the subject parcel to access the 50 acre parcel to the east. There is also an existing easement granted to Idaho Power that runs through the subject parcel. The American Road right-of-way is adjacent to the subject parcel.

Statement describing proposed water supply, sewage disposal, and drainage.

Individual wells and septic systems to be installed at the time of house construction. We are working with the health department to ensure that ground water quality is maintained and adherence to their standards are met. Xcell Engineering has sampled, tested, and evaluated the soils for six locations throughout the site and determined that soils are within parameters suitable for installation of individual septic systems. Storm water will be retained in roadside swales and/or storm water ponds, as necessary.

Proposed utilities and location/placement of utilities.

Power and communication lines will be extended from American Road. A 15-foot-wide utility easement is proposed along Ella-May Circle and Springer Lane. Utilities are proposed to be ran inside of the 100-foot right-of-way of Ledges Drive

Proposed fire suppression and prevention measures.

Fire protection will be provided by North Bannock Fire District. A water holding tank is proposed for fire suppression and is to be located on Lot 1 Block 3.

Proposed road name(s)

Ledges Drive, Ella-May Circle and Springer Lane

Will this be an Open Space designed subdivision?

Yes

Road design deviations (if any) if open space subdivision is proposed.

None

Will this be a phased subdivision?

No

Comments from Reviewing Agencies

Comments were received from reviewing agencies and submitted as part of the pre-development application.

Subdivision Pre-development Meeting**Pre-development Meeting Date**

12/03/2020

Comments from Pre-development Meeting

See Pre-Development Conference - County Comments letter dated December 4, 2020 by Michael R Jaglowski, P.E., C.F.M. County Engineer

Engineer/Planner/Surveyor Information**Engineer/Planner/Surveyor Name**

Adam J. Thayer, PLS

Email

adam@dioptrageomatics.com

Phone Number

208-237-7373

Acknowledgement

I hereby acknowledge that I have read this application and state that the information on this application is correct to the best of my knowledge.

**Electronic Signature [Typed Name of Applicant]**

Adam J. Thayer

Date of Signature

12/18/2020

P&Z Council Public Hearing Information
