



BANNOCK COUNTY

Planning & Development

5500 S. 5th Ave. * Pocatello, ID 83204

(208)236-7230 * Fax (208) 232-2185

SPP240002

Subdivision Preliminary Plat

Status: OPEN

Date Created: March 18, 2024

Case Name:

Marley Acres Division 1

Location:

, Arimo, Idaho 83214

People

Applicant

Don Marley

Caller

Logun Mitchell

Surveyor

Matt Baker

Application Details

Subdivision Current Site Information

Is the parcel(s) located in an Area of City Impact?

No

Yes, please indicate area of city impact.

No Information

Does the parcel(s) border city boundaries?

No

Date of Rezone Approval

4/6/2021 12:00:00AM

Date of Variance Approval

No Information

Existing deed restrictions, easements, and rights-of ways

none

Is there an existing mortgage?

No

Are any of the parcels located in the FEMA designated floodplain/floodway?

Yes

Drainage and natural features of the site (topography, slope, creeks, streams, etc.)

There is a drainage on the site located in a Zone A on FEMA Map. A study has been done and turned into the county to provide Base Flood Elevations

Is the parcel over 5,000 feet elevation or located within the designated Important Wildlife Habitat?

Yes

Parcel number(s)

RPR4265012107

Has the property been rezoned?

Yes

Does the proposed subdivision have any existing well, septic, or structures?

No

Section, Township, and Range

Section 14, T10S, R36E

Total acreage of parcel(s)?

Has there been a Variance applied for in regards to this property?

No

Zoning of parcel(s)?

Residential Rural District

Preliminary Plat Information

Concept Plan Approval Date

5/17/2023 12:00:00AM

Number of Lots

8.00

1. The Preliminary Plat is in conformance with the Bannock County P&D Council's approved Concept Plan, all applicable provisions of this Ordinance, other County Codes and Ordinances, and Idaho Code.

Yes

2. The street plan for the proposed subdivision will permit its development in accordance with this code.

yes

3. Street plan for proposed subdivision will permit development of adjoining land by providing access to that land by right-of-way dedicated to the County, or a developed street to property boundary.

No the road will be a cul-de-sac with no future development.

4. Lot lines and roads relate to land shapes and existing development.

yes

Proposed Subdivision Name

Marley Acres Division 1

P&Z Council Public Hearing Info

Appeal Window Closes

No Information

Appeal Window Opens

No Information

Council Decision

No Information

Date of Recorded Findings

No Information

Findings Inst. #

No Information

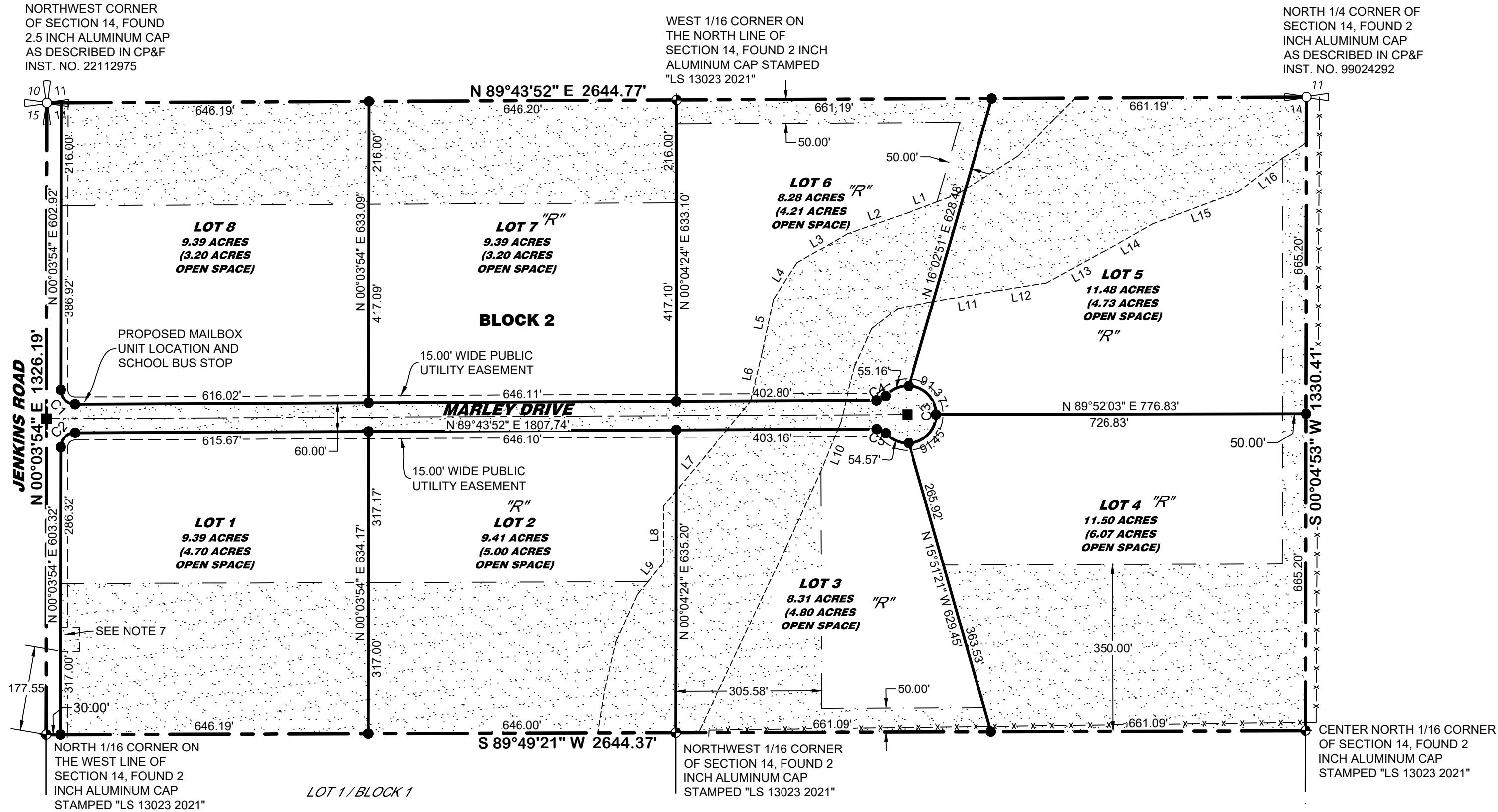
Hearing Date

No Information

PRELIMINARY PLAT FOR:

MARLEY ACRES - DIVISION 1

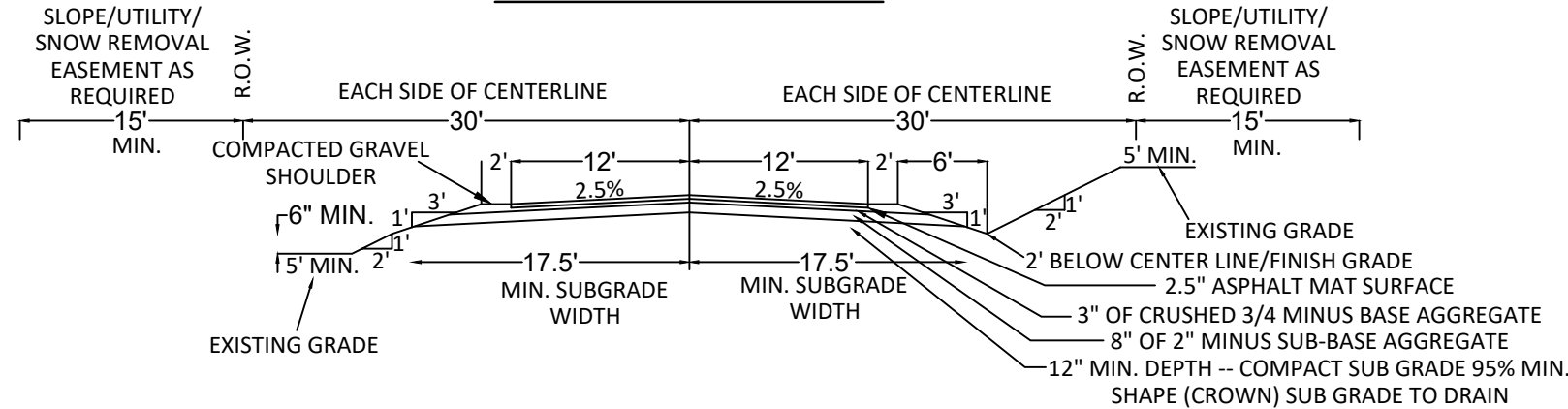
LOCATED IN THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 14,
TOWNSHIP 10 SOUTH, RANGE 36 EAST, BOISE MERIDIAN, BANNOCK COUNTY, IDAHO



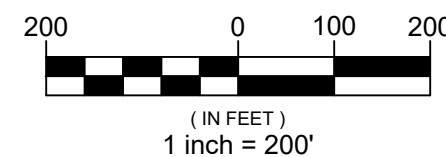
BASIS OF BEARING

THE WEST LINE OF SECTION 14 WAS ASSUMED TO BE N 00°03'54" E BETWEEN THE WEST 1/4 CORNER AND THE NORTHWEST CORNER PER THE CENTRAL MERIDIAN OF IDAHO STATE PLANE EAST ZONE COORDINATE SYSTEM.

TYPICAL CROSS SECTION



GRAPHIC SCALE



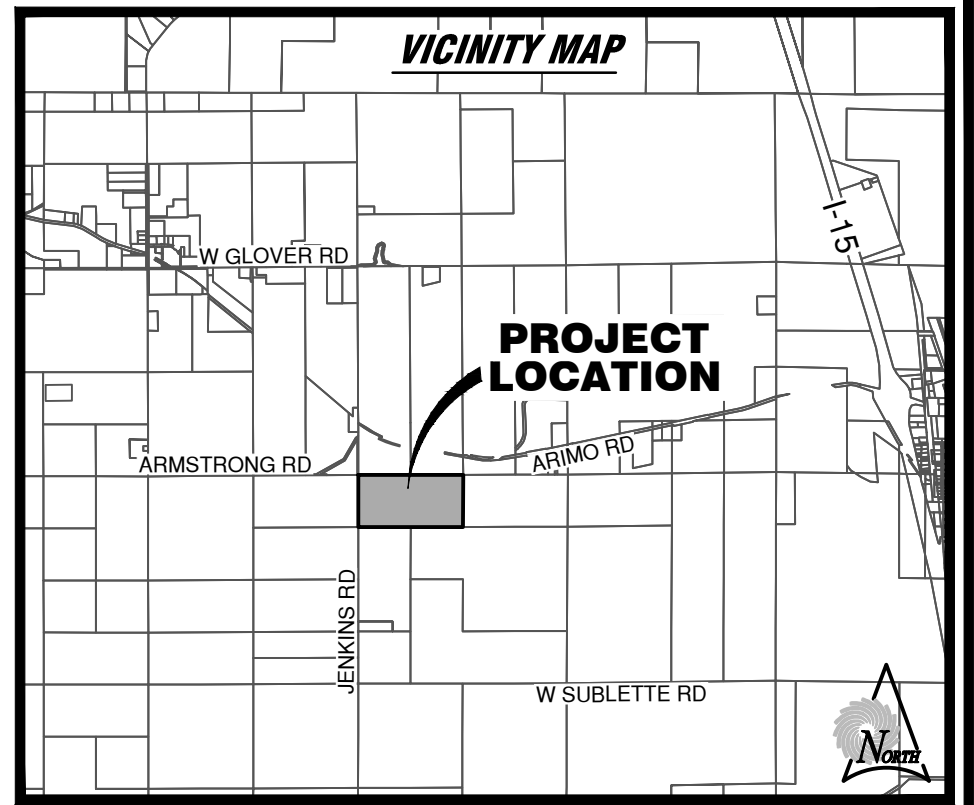
LINE TABLE		
#	BEARING	DISTANCE
L1	N 69°27'24" E	64.23'
L2	N 70°48'28" E	136.25'
L3	N 59°57'07" E	122.06'
L4	N 32°41'52" E	91.00'
L5	N 11°53'49" E	112.22'
L6	N 13°17'36" E	106.90'
L7	S 39°42'45" W	209.06'
L8	N 00°00'00" E	118.45'

LINE TABLE		
#	BEARING	DISTANCE
L9	N 39°34'43" E	51.40'
L10	N 22°02'45" E	94.65'
L11	N 80°28'11" E	136.42'
L12	N 81°01'59" E	104.81'
L13	N 61°11'04" E	137.88'
L14	N 60°24'42" E	117.52'
L15	N 69°26'18" E	192.88'
L16	N 52°35'52" E	115.81'

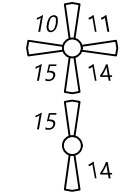
CURVE TABLE						
#	RADIUS	Δ	ARC LENGTH	TANGENT	CHORD BEARING	CHORD DISTANCE
C1	30.00'	90°20'02"	47.30'	30.18'	S 45°06'07" E	42.55'
C2	30.00'	89°39'58"	46.95'	29.83'	S 44°53'53" W	42.30'
C3	60.00'	279°21'34"	292.54'	50.92'	N 00°16'08" W	77.65'
C4	25.00'	49°40'47"	21.68'	11.57'	N 64°53'28" E	21.00'
C5	25.00'	49°40'47"	21.68'	11.57'	N 65°25'44" W	21.00'

NOTES

1. EACH LOT WILL BE INDIVIDUAL WELLS AND SEPTIC.
2. DRAINAGE WILL BE ON THE INDIVIDUAL LOTS.
3. TOTAL ACREAGE OF THIS PROPOSED SUBDIVISION IS 80.64 ACRES
4. THERE WILL BE 8 LOTS IN BLOCK 2.
5. OPEN SPACE WILL BE MAINTAINED BY INDIVIDUAL OWNERS. TOTAL OPEN SPACE ACRES IS 35.91 ACRES PLUS 3.49 ACRES LOCATED IN THE ROAD RIGHT OF WAY FOR A TOTAL OF 39.40 ACRES.
6. LOTS 1-8, BLOCK 2, WILL HAVE NO ACCESS EXCEPT FROM THE NEW CONSTRUCTED INTERNAL ROAD (MARLEY DRIVE).
7. 40.00' X 50.00' FIRE SUPPRESSION TANK EASEMENT TO BE GRANTED TO THE ARIMO FIRE DISTRICT
8. CONTOUR INTERVALS ARE EVERY 2.00 FEET.
9. EXISTING USE OF THE PROJECT PROPERTY IS CRP FARM LAND.



LEGEND



FOUND SECTION CORNER AS NOTED

FOUND 1/4 CORNER AS NOTED

FOUND 1/16 CORNER AS NOTED

SET 5/8 BY 24 INCH REBAR WITH ALUMINUM CAP STAMPED "LS 13023"

SET 1/2 BY 24 INCH REBAR WITH PLASTIC CAP STAMPED "LS 13023"

5 / BLOCK 1 SUBDIVISION LOT/BLOCK NUMBER

LOT 1 / BLOCK 1 EXISTING SUBDIVISION LOT/BLOCK NUMBER

SUBDIVISION BOUNDARY LINE

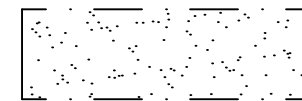
SUBDIVISION LOT LINES

STREET CENTERLINE

SECTION LINES

NEW EASEMENT SIDELINE

EXISTING FEMA FLOOD ZONE "A"



OPEN SPACE (RESTRICTED: NO PERMANENT STRUCTURES WITHIN OPEN SPACE)

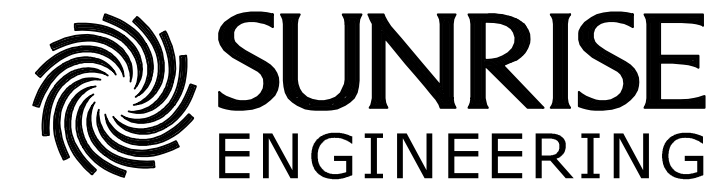
"R"

RESTRICTED TO PRESERVE NATURAL DRAINAGE WAYS, NO CONSTRUCTION CAN TAKE PLACE IN THE EXISTING DRAINAGE EXCEPT FOR A PORTION OF MARLEY DRIVE

COUNTY RECORDER'S CERTIFICATE

MARLEY ACRES - DIVISION 1

LOCATED IN THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 10 SOUTH, RANGE 36 EAST, BOISE MERIDIAN, BANNOCK COUNTY, IDAHO



REVISIONS		SURVEYED BY: MSB
1.	OFFICE WORK BY: MSB, MLM	
2.	DATE: March 20, 2024	
DRAWING: P:\Marley, Don\09837-Marley Acres Final Plat\SURVEY\CAD\Marley Acres Div-1.dwg		
SCALE: 1 INCH = 200 FEET	PROJECT NO:	SHEET 1 OF 2