



Bannock County, ID

July 30, 2024

SCP-24-4

Subdivision Concept
Plan Application

Status: Active
Submitted On: 7/16/2024




Primary Location

1806 TOUCH
Rural Subs , ID 832450000

Owner

GREGORY W ABBOTT
1806 TOUCH DR INKOM, ID
832450000

Applicant

 Stewart Ward
 208-237-7373
 stewart@dioptrageomatics.com
 4880 Clover Dell Rd
Pocatello, ID 83202

Owner/Developer Information

Are the Owner and Developer the same?



Owner Name*

Paul Reynolds

Street Address*

1806 Touch Dr.

City*

Inkom

State*

Idaho

Zip Code*

83245

Email Address*

paulr97701@yahoo.com

Phone Number*

208-220-2702

Site Information

Proposed Subdivision Name*	Parcel Number(s)*
Reynolds Acres	RPRRLIS000200
Number of Lots *	Quarter
2	
Section	Township
S30	T7S
Range	
R36E	

Subdivision Information

Current zoning*	Proposed uses of the property*
Residential Rural	Residential
Description of improvements proposed to be made or installed, and the time such improvements are proposed to be made or completed.*	Proposed and/or existing deed restrictions, if any, including easements and rights-of-way.*
New driveway to Lot 2A will be constructed when future structure is built	15' public utility easement along Touch Dr., 10' irrigation easement along east boundary, 100' well and septic restriction line from east proerty line

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

Lot 2A will have a new private well and septic, Lot 2B currently has a private well and septic

Proposed utilities and location/placement of utilities.*

no new utilities except well and septic; existing utilities run along Touch Dr. on the west side of the property

Proposed fire suppression and prevention measures.*

Lilly Sioux Subdivision has an underground fire suppression tank for the subdivision

Proposed road name(s)* ?

no new roads

Will this be an Open Space designed subdivision? ? *

No

Will this be a phased subdivision?*

No

Comments from Reviewing Agencies* ?

per Bannock County, Open Space set aside as part of Lilly Sioux Subdivision will be sufficient for this replat, no new Open Space is required

Subdivision Pre-development Meeting

Pre-development Meeting Date

06/13/2024

Comments from Pre-development Meeting ?

Open Space set aside as part of Lilly Sioux Subdivision will be sufficient for this replat, no new Open Space is required

Engineer/Planner/Surveyor Information

Engineer/Planner/Surveyor Name

Dioptra - Stewart Ward

Email

stewart@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]*

Stewart Ward

Date of Signature*

07/09/2024

A Concept Plan For
REYNOLDS ACRES
A RE-PLAT OF LOT 2 BLOCK 1 OF LILLY SIOUX SUBDIVISION
LOCATED IN NW 1/4 OF THE NE 1/4 SECTION 30,
TOWNSHIP 7 SOUTH, RANGE 36 EAST, OF THE BOISE
MERIDIAN, IN THE COUNTY OF BANNOCK.



LEGEND

- Overall Parcel Boundary
- Lot Line
- Existing Fence Lines
- Adjoining Parcels
- Existing Easements
- Existing Restriction Line (See Note 5)
- Road Centerline


NOTES

- 1.) Proposed Lots: 2 Single Family Lots
- 2.) Zoning: Residential Rural
- 3.) Total Area: 2.07 Acres, Minimum Lot size: 1.01 Acre
- 4.) Water and Sewer: Individual well and septic systems per each lot.
- 5.) Construction of any well is restricted within 100 feet of the easterly boundary of Lot 2A and 2B.
- 6.) All lot access will be via Touch Drive. All driveways shall be designed according to the requirement found in Section 475.13 of the Bannock County Zoning Ordinance. Such requirements will be determined at the time of development. For more information, please contact the Bannock County Office of Planning & Development Services.
- 7.) No additional open space required as open space has been addressed on Lily Sioux Subdivision.
- 8.) All adjoining lots are residential.
- 9.) All easements and restrictions are shown as per Lilly Sioux Subdivision.



SURVEYORS CERTIFICATE

I, Stewart K. Ward, a Licensed Professional Land Surveyor in the State of Idaho do hereby certify that this plat is an accurate representation of this survey completed under my supervision.

 DIOPTRA		4880 Clover Dell Rd. Chubbuck, ID 83202 Ph.208-237-7373 www.dioptrageomatics.com
Reynolds Acres		
Drawn By: TJS	Scale: 1"=30'	Sheet: 1 OF 1
Date: 7-8-24	Project: 24059	

