



SPP-24-4

Subdivision

Preliminary Plat

Application

Status: Active

Submitted On: 7/15/2024

Primary Location

6150 S. 5th Avenue
Pocatello, ID 83204

Owner

Sweat Equity Investments
LLC
W. Tyhee Rd. 13104 Pocatello,
ID 83202

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*

Sweat Equity Investments LLC

Street Address*

13104 W. Tyhee Rd.

City*

Pocatello

State*

ID

Zip Code*

83202

Phone Number*

208-241-1980

Email*

springcreekhomes.nick@gmail.com

Site Information

Proposed Subdivision Name*

Stan's Industrial Park

Parcel Number(s) *

RPR4013006002, RPR4013006001

Proposed Number of Lots*

10

Concept Plan Approval Date*

06/05/2024

Quarter*

SE

Section*

8

Township*

7 South

Range*

35 East

Total acreage of parcel(s)?*

4.92

Zoning of parcel(s)?*

Multiple Use District

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

site has a gradual slope from east to west, City of Pocatello water and sewer have been stubbed into the site during previous construction, no other significant site features are present

Existing deed restrictions, easements, and rights-of ways*

There is an existing 60-foot-wide access easement from S. 5th Ave. to the parcel in the back. This easement will be vacated and a new public right-of-way will be dedicated.

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

There are existing structures on Lot 1 Block 1 and Lot 1 Block 2, both structures are currently serviced with City of Pocatello water and sewer, stormwater ponds existing on these lots as well

Engineer/Planner/Surveyor Information

Engineer/Planner/Surveyor Name*

Phone Number*

Dioptra LLC - Stewart Ward

208-237-7373

Email *

stewart@dioptrageomatics.com

Preliminary Plat Information

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. *

The Preliminary Plat conforms with the approved Concept Plan from June 5. The lot layout, road layout, utility lines all remain the same. The development is a Planned Unit Development and has conformed with all applicable county ordinances for such a development.

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

The street plan is unchanged from the concept plan and allows for the development of this project. The road (Stan's Way) will be built to City of Pocatello road standards.

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.*

Stan's Way is stubbed to the east end of this property to allow for future connection to Darby.

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

The lots and roads have been laid out in the best possible manner given the shape of the property.

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

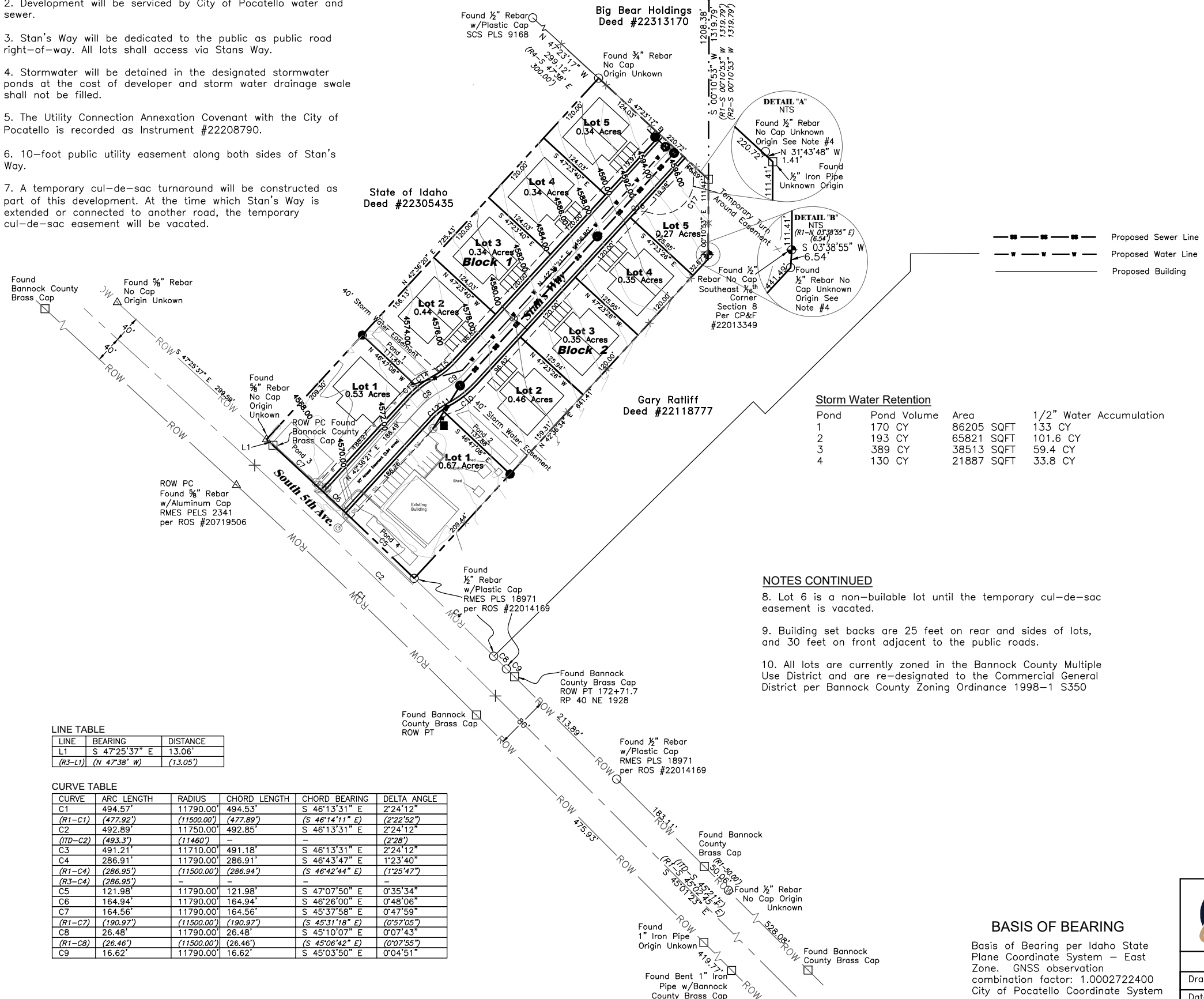
Date of Signature*

06/18/2024

Preliminary Plat For
STAN'S INDUSTRIAL PARK
A PLANNED UNIT DEVELOPMENT
LOCATED IN SE 1/4 SECTION 8,
TOWNSHIP 7 SOUTH, RANGE 35 EAST, OF THE
BOISE MERIDIAN IN THE COUNTY OF BANNOCK.

NOTES

1. Development contains 10 lots. 8 new buildable lots and 2 lots with existing structures and businesses.
2. Development will be serviced by City of Pocatello water and sewer.
3. Stan's Way will be dedicated to the public as public road right-of-way. All lots shall access via Stans Way.
4. Stormwater will be detained in the designated stormwater ponds at the cost of developer and storm water drainage swale shall not be filled.
5. The Utility Connection Annexation Covenant with the City of Pocatello is recorded as Instrument #22208790.
6. 10-foot public utility easement along both sides of Stan's Way.
7. A temporary cul-de-sac turnaround will be constructed as part of this development. At the time which Stan's Way is extended or connected to another road, the temporary cul-de-sac easement will be vacated.



NOTES CONTINUED

8. Lot 6 is a non-buildable lot until the temporary cul-de-sac easement is vacated.
9. Building set backs are 25 feet on rear and sides of lots, and 30 feet on front adjacent to the public roads.
10. All lots are currently zoned in the Bannock County Multiple Use District and are re-designated to the Commercial General District per Bannock County Zoning Ordinance 1998-1 S350

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 47°25'37" E	13.06'
(R3-L1)	(N 47°38' W)	(13.05')

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	494.57'	11790.00'	494.53'	S 46°13'31" E	2°24'12"
(R1-C1)	(477.92')	(11500.00')	(477.89')	(S 46°14'11" E)	(2°22'52")
C2	492.89'	11750.00'	492.85'	S 46°13'31" E	2°24'12"
(ITD-C2)	(493.3')	(11460')	-	-	(2°28')
C3	491.21'	11710.00'	491.18'	S 46°13'31" E	2°24'12"
C4	286.91'	11790.00'	286.91'	S 46°43'47" E	1°23'40"
(R1-C4)	(286.95')	(11500.00')	(286.94')	(S 46°42'44" E)	(1°25'47")
(R3-C4)	(286.95')	-	-	-	-
C5	121.98'	11790.00'	121.98'	S 47°07'50" E	0°35'34"
C6	164.94'	11790.00'	164.94'	S 46°26'00" E	0°48'06"
C7	164.56'	11790.00'	164.56'	S 45°37'58" E	0°47'59"
(R1-C7)	(190.97')	(11500.00')	(190.97')	(S 45°31'18" E)	(0°57'05")
C8	26.48'	11790.00'	26.48'	S 45°10'07" E	0°07'43"
(R1-C8)	(26.46')	(11500.00')	(26.46')	(S 45°06'42" E)	(0°07'55")
C9	16.62'	11790.00'	16.62'	S 45°03'50" E	0°04'51"

BASIS OF BEARING

Basis of Bearing per Idaho State Plane Coordinate System - East Zone. GNSS observation combination factor: 1.0002722400 City of Pocatello Coordinate System

LEGEND

- Overall Parcel Boundary
- Lot Lines
- Easements
- Section Line
- Right-of-Way
- Fence Lines
- Adjoining Parcels
- Road Center Line
- Set 1/2" Rebar with Plastic Cap PLS 15295
- Found 1/2" Rebar as noted
- Found 5/8" Rebar as noted
- Found monument as noted
- Calculated Position
- (R1-) Record Bearing and Distance per ROS Instr. #22202479
- (R2-) Record Bearing and Distance per ROS Instr. #22014169
- (R3-) Record Bearing and Distance per Deed Instr. #20920958
- (R4-) Record Bearing and Distance per Deed Instr. #21618557
- (ITD-) Record Bearing and Distance per Highway Plans for Old Oregon Trail FAP 110A



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.

4880 Clover Dell Rd.
Chubbuck, ID 83202
Ph.208-237-7373
www.dioptrageomatics.com

Stan's Industrial Park

Drawn By:	RKK	Scale:	1"=100'
Date:	6/17/24	Project:	24020