

**SCP-24-6**

Subdivision Concept
Plan Application
Status: Active
Submitted On: 9/16/2024

Primary Location

906 E Pidcock Rd
Inkom, ID 83245

Owner
Brett Robison
South 5th Ave 275 Pocatello,
ID 83201

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*

Brett Robison

Street Address*

906 E Pidcock

City*

Inkom

State*

ID

Zip Code*

83245

Email Address*

bretthimself@yahoo.com

Phone Number*

208-705-4060

Site Information

Proposed Subdivision Name*	Parcel Number(s)*
Turkey Hollow	RPRRCHS000600, RPRRCHS000700
Number of Lots *	Quarter
2	SE
Section	Township
26	7 South
Range	
36 East	

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.*
No new road improvements are required	current open space as defined by Coyote Hollow Subdivision and revised by affidavit in 2019
Statement describing proposed water supply, sewage disposal, and drainage.*	Proposed utilities and location/placement of utilities.*
Lots will have individual wells and septic systems; Lots will be responsible for individual lot drainage	utilities are located in Pidcock Rd and will not need to be extended further

Proposed fire suppression and prevention measures.*

fire suppression tank for Coyote Hollow Subdivision will be used for this subdivision as this is a Lot line adjustment

Proposed road name(s)* [?](#)

none

Will this be an Open Space designed subdivision? [?](#)

*

Yes

Will you be requesting any design deviations?*

No

Will this be a phased subdivision?*

No

Comments from Reviewing Agencies* [?](#)

see attached documents

Subdivision Pre-development Meeting

Pre-development Meeting Date

08/29/2024

Comments from Pre-development Meeting [?](#)

A new subdivision name will need to be proposed

Engineer/Planner/Surveyor Information

Engineer/Planner/Surveyor Name

Stewart ward, PLS - Dioptre LLC

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



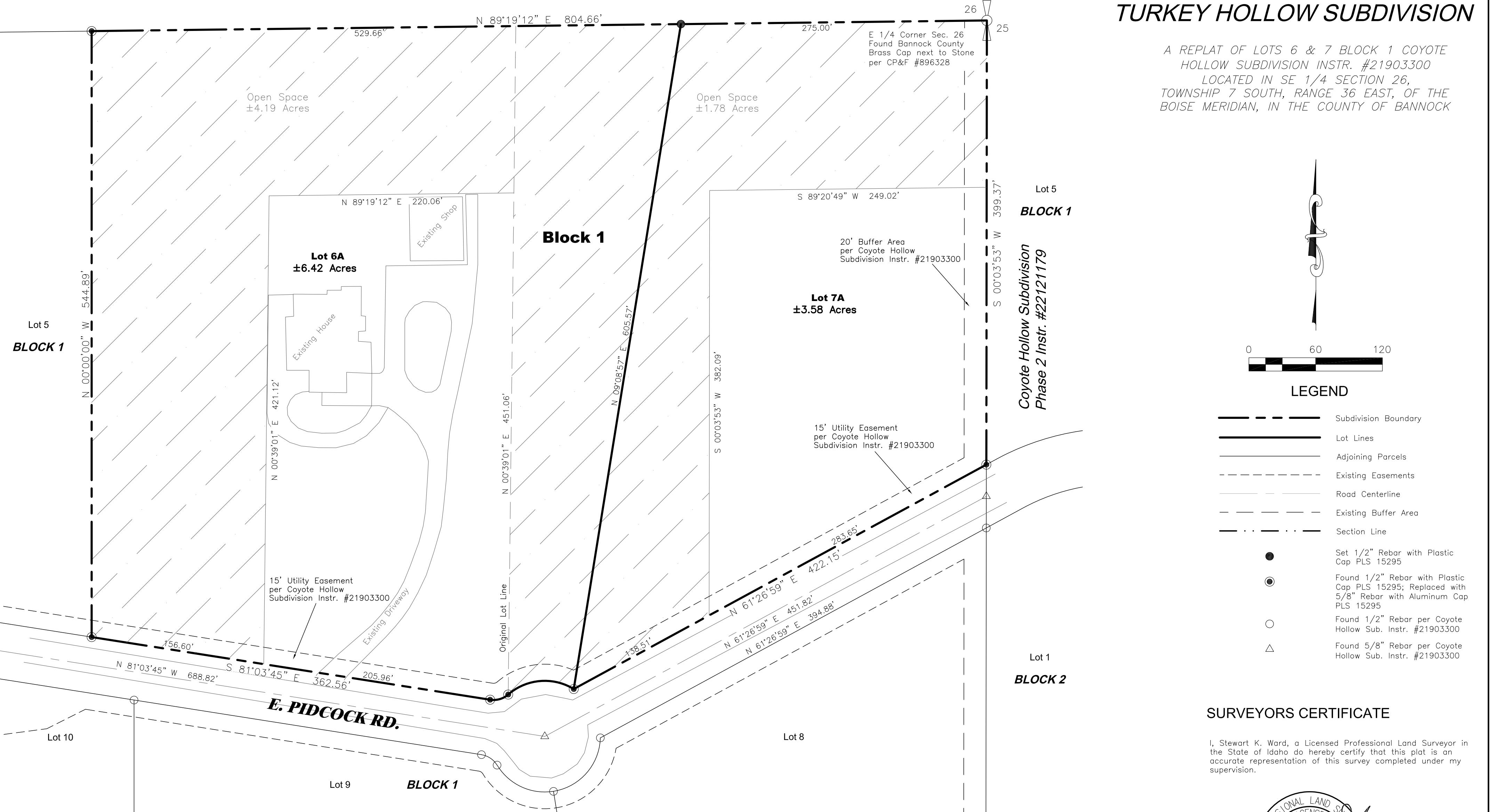
Date of Signature*

09/12/2024

Concept Plan For

TURKEY HOLLOW SUBDIVISION

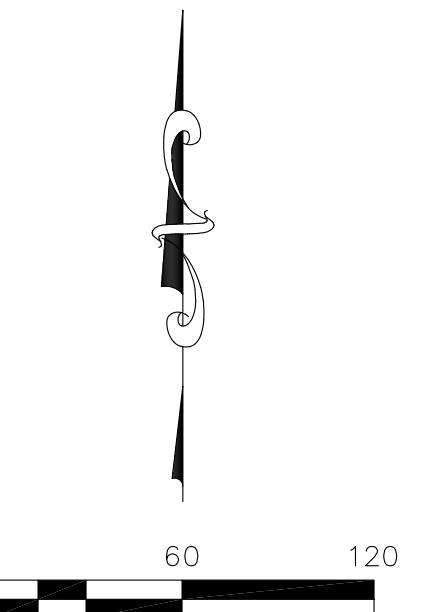
A REPLAT OF LOTS 6 & 7 BLOCK 1 COYOTE HOLLOW SUBDIVISION INSTR. #21903300
LOCATED IN SE 1/4 SECTION 26,
TOWNSHIP 7 SOUTH, RANGE 36 EAST, OF THE
BOISE MERIDIAN, IN THE COUNTY OF BANNOCK



BASIS OF BEARING

Basis of Bearing per Idaho State Plane Coordinate System – East Zone, GPS observation combination factor: 1.0002930163.
All distances are US Survey Feet.

DIOPTRA		4880 Clover Dell Rd. Chubbuck, ID 83202 Ph.208-237-7373 www.dioptrageomatics.com
Turkey Hollow Subdivision		
Drawn By: SKW	Scale: 1"=60'	Sheet: 1 OF 1
Date: 9-13-24	Project: 24091	



LEGEND

- Subdivision Boundary
- Lot Lines
- - - Adjoining Parcels
- - - Existing Easements
- - - Road Centerline
- - - Existing Buffer Area
- ... Section Line
- Set 1/2" Rebar with Plastic Cap PLS 15295
- Found 1/2" Rebar with Plastic Cap PLS 15295; Replaced with 5/8" Rebar with Aluminum Cap PLS 15295
- Found 1/2" Rebar per Coyote Hollow Sub. Instr. #21903300
- △ Found 5/8" Rebar per Coyote Hollow Sub. Instr. #21903300

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.



TURKEY HOLLOW SUBDIVISION

A REPLAT OF LOTS 6 & 7 BLOCK 1 COYOTE HOLLOW SUBDIVISION INSTR. #21903300
LOCATED IN SE 1/4 SECTION 26,
TOWNSHIP 7 SOUTH, RANGE 36 EAST, OF THE BOISE MERIDIAN, IN THE COUNTY OF BANNOCK

E 1/4 Corner Sec. 26
Found Bannock County
Brass Cap next to Stone
per CP&F #696328

