



## 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

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## 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

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## Site Information

Proposed Subdivision Name\*

Turkey Hollow

Parcel Number(s)\*

RPRRCHS000600, RPRRCHS000700

Number of Lots \*

2

Quarter

SE

Section

26

Township

7 South

Range

36 East

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## Subdivision Information

Current zoning\*

Residential Rural

Proposed uses of the property\*

residential

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

No new road improvements are required

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

current open space as defined by Coyote Hollow Subdivision and revised by affidavit in 2019

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

Lots will have individual wells and septic systems; Lots will be responsible for individual lot drainage

Proposed utilities and location/placement of utilities.\*

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

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## 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

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## Engineer/Planner/Surveyor Information

Engineer/Planner/Surveyor Name

Stewart ward, PLS - Dioptra LLC

Email

stewart@dioptrageomatics.com

Phone Number

208-237-7373

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## 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

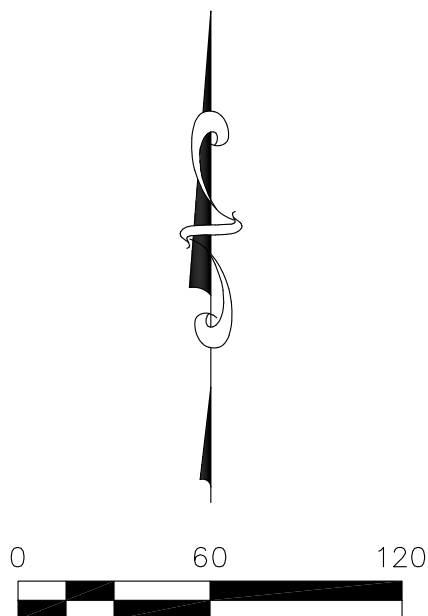
Date of Signature\*

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

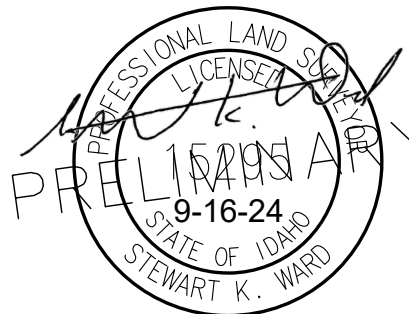


### LEGEND

- 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.



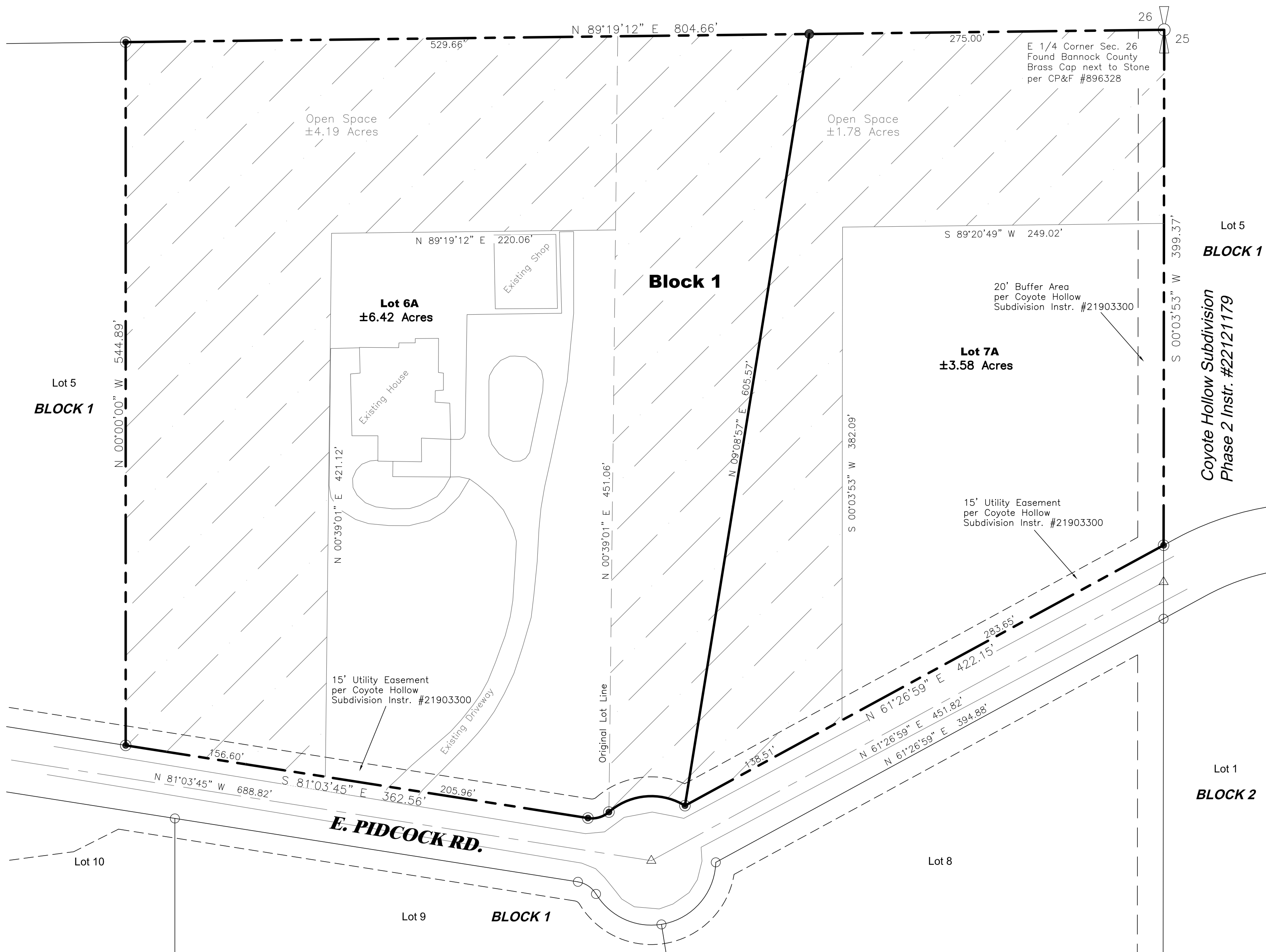
4880 Clover Dell Rd.  
Chubbuck, ID 83202  
Ph.208-237-7373  
www.dioptrageomatics.com

### Turkey Hollow Subdivision

Drawn By: SKW  
Date: 9-13-24

Scale: 1"=60'  
Project: 24091

Sheet: 1 of 1



### NOTES

- Development contains 2 lots and is a Lot Line Adjustment between Lots 6 and 7 of Coyote Hollow Subdivision Instr. #21903300.
- Development will be serviced by individual wells and septic systems.
- No new roads are proposed as part of this subdivision.
- Stormwater will be detained in roadside swales and on individual lots.
- Public utilities are located in existing utility easements along Pidcock Rd.
- No changes to existing Open Space are proposed. Opens Space was defined on Coyote Hollow Subdivision Instr. #21903300 and revised per Affidavit Instr. #21913057
- Current Zoning — Residential Rural
- Total Area — 10.00 Acres  
Open Space Area — 5.97 Acres

### CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	20.00'	17.45'	16.90'	N 73°56'24" E	49°59'41"
C2	50.00'	63.27'	59.14'	S 85°11'46" W	72°30'23"
C3	50.00'	69.36'	63.93'	N 41°11'25" E	79°28'53"
C4	50.00'	59.34'	55.92'	S 65°04'06" E	68°00'04"
C5	20.00'	17.45'	16.90'	N 56°03'55" W	49°59'41"

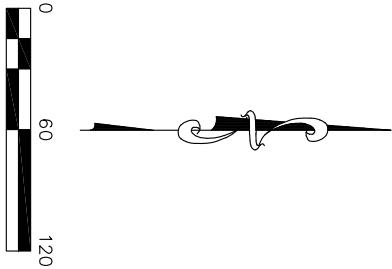
### BASIS OF BEARING

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



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



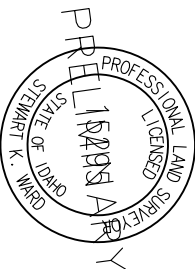
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Turkey Hollow Subdivision

Drawn By:	SKW	Scale:	1"=60'
Date:	9-13-24	Project:	24091

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