



Osprey Landing

NAME OF SUBDIVISION/PLANNED UNIT DEVELOPMENT

PRELIMINARY PLAT

SUBDIVISION/PLANNED UNIT DEVELOPMENT APPLICATION

The Preliminary Plat is the second of three steps in the development process. Upon receipt of the required materials the planning staff shall stamp the application received and prepare a staff report. Once the Planning Administrator or his designee has reviewed the staff report and deemed the application complete a public hearing will be scheduled with the Planning and Zoning Commission. It is recommended that the Applicant review Titles 6, 8 and 9 of the Teton County Code prior to submittal. These Titles along with application materials are located on the County website at www.tetoncountyidaho.gov. The Planning staff is also available to discuss applications and answer questions prior to receiving an application.

To expedite the review of your application, please be sure to address each of the following items.

SECTION I: PERSONAL AND PROPERTY RELATED DATA

Owner: Bidache, Inc.

Applicant: Sadek Darwiche E-mail: sadekd@gmail.com

Phone: (307) 733-4069 Mailing Address: PO Box 1677

City: Jackson State: WY Zip Code: 83001

Engineering Firm: Y2 Consultants LLC, Agent Contact Person: Megan Nelms Phone: (307) 733-2999

Address: PO Box 2870, Jackson, WY 83001 E-mail: megan@y2consultants.com

Location and Zoning District:

Address: NE corner of intersection of S Highway 33 and W 3000 S, Driggs, ID Parcel Number: RP04N45E118401

Section: 11 Township: 4N Range: 45E Total Acreage: 30 +/-

Proposed Units/ Lots: 12 Proposed Open Space Acres: 0

Proposing a Subdivision Proposing a Planned Unit Development
 Zoning: A 2.5 A 20 Planned Community Rural Reserve

Latest recorded deed to the property Affidavit of Legal Interest

\$3,423 60% of total base fee (see current fee schedule) Concept Plan approved on 9/28/2021

N/A \$1500.00 minimum retainer for Nutrient Pathogen Evaluation Review, as applicable

Fees are non-refundable.

I, the undersigned, have reviewed the attached information and found it to be correct. I also understand that the items listed below are required for my application to be considered complete and for it to be scheduled on the agenda for the Planning and Zoning Commission public hearing.

• Applicant Signature: _____ Date: 1/15/24

I, the undersigned, am the owner of the referenced property and do hereby give my permission to Y2 Consultants to be my agent and represent me in the matters of this application. I have read the attached information regarding the application and property and find it to be correct.

• Owner Signature: _____ Date: 1/15/24

SECTION II: CHECKLIST OF ITEMS REQUIRED ON THE PLAN/PLAT DOCUMENT

1. Number of Plan/Plats:

- Two (2) Preliminary Plats (18" X 27" or 11" X 17") prepared by a professional land surveyor/engineer
- Two (2) Master Plans (18" X 27" or 11" X 17") prepared by a professional land surveyor/engineer

2. Items on Plan/Plat:

- Plans and plats are labeled in lower right hand corner
- Section(s), Township, Range
- Accurate angular and lineal dimensions for all lines, angles and curves used to describe boundaries, streets, alleys, and easements areas to be dedicated for public use, and other important features are shown.
- Identification for all lots and blocks and road names are clearly shown. Lot lines show dimensions in feet and hundreds.
- Perimeter subdivision lines are accurately related by distance and bearings to established roads or street lines, or 1/16 section corners, and closures are a minimum of one (1) foot in 5000 feet.
- True angles and distances to the nearest established street lines or official monuments are accurately described in the plat and shown by appropriate symbol.
- Radii, internal angles, points and curvatures, tangents, tangent bearings, chord, chord bearings and the lengths of all arcs are shown.
- Accurate location of all monuments and fire protection to be installed, shown by appropriate symbol, and all of the U.S., State, County, or other official bench marks, monuments, or triangulation stations in or adjacent to the property.
- Each lot corner is monumented or witnessed with permanent marker, in accordance with the rules and regulations of the State Board of Registration for professional engineers and land surveyors, and the markers are shown either by legend or separate description on the plat.
- Accurate boundaries and legal descriptions are given of any easement or area to be dedicated for public use, with the purpose indicated thereon, and of any area to be reserved by deed or covenant for the common use of all property owners or the general public.
- Vicinity map with any existing subdivisions within 1 mile and all existing road names
- Names of adjoining developments and ownership of surrounding land
- North arrow
- Contours
- Section and incorporation lines in and within 200 feet
- Boundaries and identification of zoning districts
- Building envelopes
- Setback requirements
- Road names
- Accurate scale

3. Utilities:

- Statement in bold letters of proposed water, wastewater and maintenance services
- Location, width and information of utility right(s)-of-way and easement(s) (telephone, power, water, sewer irrigation)
- Location and approximate depth of active and abandoned wells and all reservoirs in and within 100 feet
- Location and sizes of sewers, water mains, culverts, underground facilities in and within 100 feet