

Bingham County

Planning & Zoning Department
501 N. Maple #203, Blackfoot, ID 83221
Phone: (208) 782-3178 Fax: (208) 782-3868



File No. _____
By _____
Application Date _____

APPLICATION FOR SUBDIVISION PLAT

SUBDIVISION NAME: Freedom Estates

Property Owner(s) Name: Jason & Rebecca Young Phone: 2086813250

Address: 755 W 25 S City/Zip: Blackfoot/83221

Property Owner Email: troikarestoration@gmail.com Developer Email: troikarestoration@gmail.com

Developer Name Jason and Rebecca Young Phone: 208-681-3250

Address 755 W 25 S City/Zip Blackfoot 83221

Location and Legal Description

Township Range Section Acreage 7.06 Proposed # of Lots 6

NOTE: ATTACH "RECORDED" DEED

Existing Zone

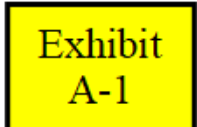
Submit:

- Completed Application
- Narrative: on a separate sheet of paper
Identifying existing use,
Intended use of subdivision,
Evaluating effects of proposed Subdivision on adjoining property,
General compatibility with other properties and uses.
Compliance with the Comprehensive Plan
- Subdivision Guarantee Policy from Title Company
- Three (3) soft copies of proposed Subdivision Plat: on 24" x 36" and one (1) on 11" x 17"
- Fees

Application Fees:

Application Fee 375
Deposit for Mailings & Publication 75
Total = 450

Attention: the applicant will be required to pay any additional fees that exceed the \$450 fee (example: second publication)



Subdivision Plat Review: the information/data listed below must appear on the Preliminary Plat as per Idaho Code §50-1304 and shall be certified prior to submittal to the Board.

<p>NAMES/ADDRESSES</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Subdivision Name <input checked="" type="checkbox"/> Owner(s) Name, Address & Phone <input checked="" type="checkbox"/> Developer Name, Address & Phone <input checked="" type="checkbox"/> Adjacent Property Owner/Development Names <p>LOCATION MAP</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Vicinity Map Showing Relation to One (1) Mile Radius <input checked="" type="checkbox"/> Legal Description/Proof of Ownership <input checked="" type="checkbox"/> Public Land Corners or Other Acceptable Monuments <input checked="" type="checkbox"/> North Point <input checked="" type="checkbox"/> Scale (Minimum 1" = 400') <p>TOPOGRAPHY</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Contours <input checked="" type="checkbox"/> Countour Intervals Noted (Minimum 5' Intervals) <p>GEOLOGY</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Flood Plain Designation, If Applicable <input checked="" type="checkbox"/> Attach Depth to Water/Drainage/Permeability <input checked="" type="checkbox"/> Attach Soil Types & Depth 	<p>MISCELLANEOUS</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Zone Classification(s) <input checked="" type="checkbox"/> Highways and/or Current Streets <input checked="" type="checkbox"/> Right-of-Ways, Easements & Widths <input checked="" type="checkbox"/> Road Cross Sections <p>PROPOSED</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Subdivision Acreage <input checked="" type="checkbox"/> Number of Lots <input checked="" type="checkbox"/> Average Lot Size (Acreage) <input checked="" type="checkbox"/> Utility/Easement Locations & Widths <input checked="" type="checkbox"/> Type of Water/Septic System <input type="checkbox"/> Approval from the Health Dept <input type="checkbox"/> Open Areas <input type="checkbox"/> Parking <input type="checkbox"/> Street Names (Numerical Designation Required) <input type="checkbox"/> Proposed Phasing Schedule <p>ENGINEERING DATA</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Name, Address & Phone <input checked="" type="checkbox"/> Date Drawn
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Appointment of Designated Agent

I, we the undersigned owner(s) of the property described throughout this Application, hereby appoint the following person as my, our representative for all transactions regarding this Application between myself/ourselves, as owner(s), and Bingham County:

Designated Agent: Chris Street, HLE

Property Owner Signature: *Jason Young* Date: 5/20/24

Property Owner Signature: *Rebecca Young* Date: 5/20/24

DECLARATION: By signing this application, it is understood and agreed that permission is hereby given to the duly authorized representative of Bingham County to, place & remove signs on the subject property and verify authenticity of the applicant(s) and property owner(s). It is further understood that the Zoning Administrator and staff may inspect the subject property, take photographs and obtain any verifications and data necessary for preparation of its report to the Planning & Zoning Board. I hereby acknowledge that I have read this application and understand the contents. I also state that the above information is correct.

Applicant(s):

Jason Young 5/20/24
 Signature Date

Rebecca Young 5/20/24
 Signature Date

Freedom Estates Narrative

This proposed 6 Lot Subdivision is part of a 7-acre residential agricultural parcel located 1/4-mile SW of the Riverside Townsite. It is Zoned Residential Agriculture, and the proposed use is single family buildable residential lots with area ranging from 1 acre to 1.95 acres. For access to public roads, Lots 1, 2, and 6 will have direct access to County Road Grant Ave (W 25 S), through existing driveway approaches. Lots 3, 4 and 5 will have access through a 50-foot-wide private ingress/egress easement. Driveway approach spacing requirements for Bingham County will be maintained.

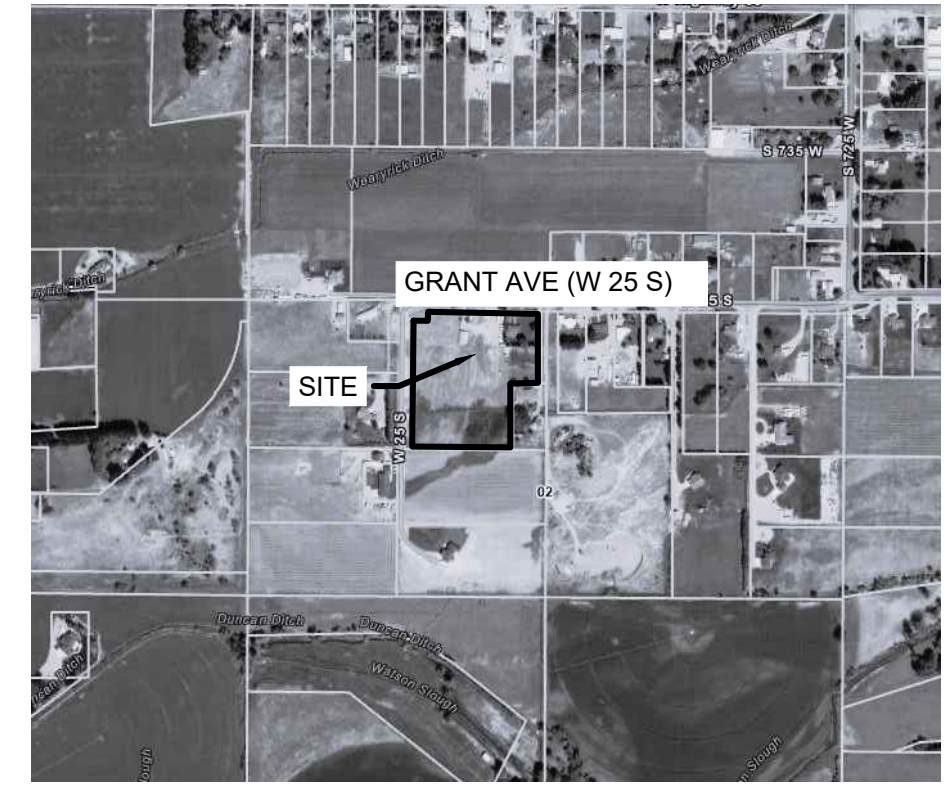
River meadows subdivision is located approximately 200 feet West of the property and Westwood acres is approximately 670 feet North. The properties to the East and West of the proposed subdivision are similar in use and size with lots ranging from 1-3 acres. The properties to the North and South are irrigated farm fields. This proposed Subdivision is surrounded by several, similar, Subdivisions and single-family residences.

The property is currently zoned, Residential agriculture and it complies with the Counties Comprehensive plan for Residential / Residential Agriculture. Proposed Lots are an average of 1.18 acres and will have individual Wells and Septic Systems. Power is available in the adjacent County Roadway to the North. The 50-foot ingress/egress easement will also serve as a public utility easement to provide access to utilities. Lots shall have irrigation water rights assessed through the Wearyrick Ditch Co. Delivery will be through a pressurized irrigation system with a 10-foot easement for each lot.

**Exhibit
A-2**

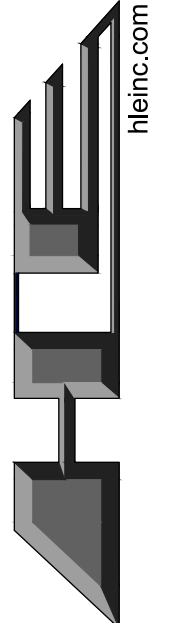
FREEDOM ESTATES

PART OF THE NW 1/4 OF SECTION 2, T. 3 S., R. 34 E.B.M.
BINGHAM COUNTY, IDAHO



VICINITY MAP

CIVIL & STRUCTURAL ENGINEERING
MATERIALS TESTING & LAND SURVEYING
101 S. Park Avenue, Idaho Falls, ID 83402, (208) 524-0212
800 W. Judicial Street, Blackfoot, ID 83221, (208) 785-2977



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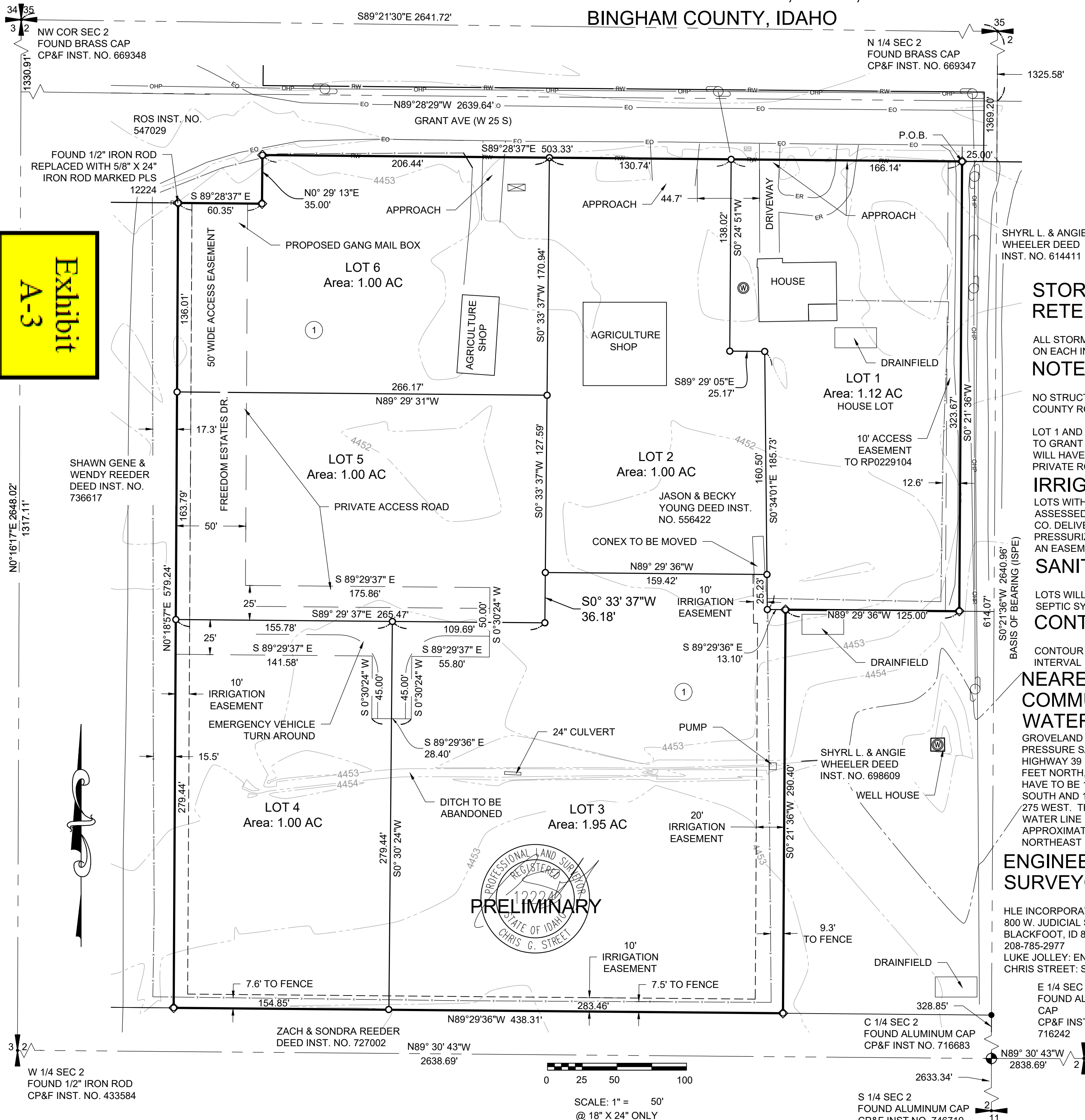


Exhibit
A-3

STORM WATER RETENTION

ALL STORM WATER TO BE RETAINED ON EACH INDIVIDUAL LOT
NOTES:
NO STRUCTURES OR LANDSCAPING IN COUNTY ROAD RIGHT-OF-WAY
LOT 1 AND 2 WILL HAVE DIRECT ACCESS TO GRANT AVENUE. THE REMAINING LOTS WILL HAVE ACCESS THROUGH A NEW 50' PRIVATE ROAD AND P.U.E.

CULINARY WATER ZONING

EACH LOT TO HAVE INDIVIDUAL WELLS.
THE EXISTING AND ADJACENT LAND IS ZONED (RA) RESIDENTIAL AGRICULTURE

IRRIGATION WATER

LOTS WITHIN THIS SUBDIVISION WILL BE ASSESSED THROUGH WEARYRICK DITCH CO. DELIVERY WILL BE THROUGH A PRESSURIZED IRRIGATION SYSTEM WITH AN EASEMENT TO EACH LOT.

INTENDED USE FLOOD PLAIN

(RA) RESIDENTIAL AGRICULTURE
PROPERTY IS IN A ZONE C (AREA OF MINIMAL FLOODING) PER FEMA FLOOD PANEL 1600180425B
EFFECTIVE DATE: 11/15/1979

SANITARY SEWER

LOTS WILL REQUIRE AN INDIVIDUAL SEPTIC SYSTEM AND DRAIN FIELD.

OWNER / DEVELOPER

OWNERS: JASON M YOUNG AND REBECCA JO YOUNG
ADDRESS: 755 W 25 S
BLACKFOOT ID 83221-0000
PHONE #: 208-681-3250

CONTOURS

CONTOUR LINES SHOWN AT 1' INTERVAL

NEAREST COMMUNITY WATER/SEWER

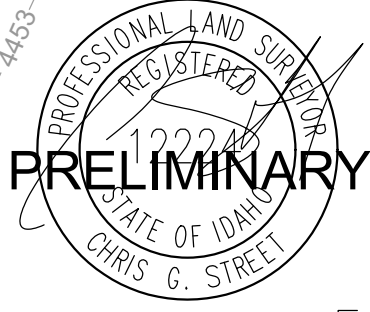
GROVELAND SEWER AND WATER - PRESSURE SANITARY LINE LOCATED IN HIGHWAY 39 IS APPROXIMATELY 1300 FEET NORTH, BUT ACCESS WOULD HAVE TO BE 1500 FEET EAST ALONG 25 SOUTH AND 1300 FEET NORTH ALONG 275 WEST. THE NEAREST COMMUNITY WATER LINE IS LOCATED APPROXIMATELY 2.2 MILES NORTHEAST IN TREGO ROAD

ENGINEER/SURVEYOR

HIE INCORPORATED
800 W. JUDICIAL ST.
BLACKFOOT, ID 83221
208-785-2977
LUKE JOLLEY: ENGINEER
CHRIS STREET: SURVEYOR

LEGEND

- C 1/4 SECTION CONTROL
- SECTION CORNER CONTROL
- PLACED 5/8" X 24" IRON ROD WITH CAP MARKED P.L.S. 12224
- PLACED 1/2" X 24" IRON ROD WITH CAP MARKED P.L.S. 12224 OR AS NOTED.
- SECTION LINE
- FENCE LINE
- RIGHT OF WAY
- P.U.E. AND PRIVATE ROAD EASEMENT LINE
- IRRIGATION EASEMENT
- PROPOSED ROAD
- OVERHEAD POWER
- APPROXIMATE GANG MAIL BOX LOCATION. LOCATION TO BE APPROVED BY POSTMASTER AND SHOWN ON FINAL DEVELOPMENT DRAWINGS.
- EXISTING POWER POLE
- EXISTING GUY WIRE
- EXISTING TRANSFORMER
- EXISTING WELL
- BLOCK NUMBER



SCALE: 1" = 50'
@ 18" X 24" ONLY

DRAWN BY	DESIGN BY	CHECK BY
MG	HLE	CGS
JOB NO: 2024-066		
DATE: June 27, 2024		
REVISIONS	DATE	

PRELIMINARY PLAT
FREEDOM ESTATES
SEC. 2, T. 3 S., R. 34 E.B.M.
BINGHAM COUNTY, IDAHO

SHEET NO.
1
2
OF SHEETS

Z:\Projects\00-2024\Projects\00-2024\066 Jason Young Subdivision\3-CAD\Survey\24-066 FREEDOM ESTATES PLAT - Revised Access.dwg

FREEDOM ESTATES
 PART OF THE NW 1/4 OF SECTION 2, T. 3 S., R. 34 E.B.M.
 BINGHAM COUNTY, IDAHO

OWNER'S DEDICATION

Know all men by these present that the undersigned owner of the land described as:

Part of the NW 1/4 of Section 2, Township 3 South, Range 34 East, B.M. Bingham County, Idaho described as:

Commencing at the North 1/4 corner of Section 2; Thence, S 0° 21' 36" W 1369.20 feet to the South County Road Right of Way Line of Grant Ave (W 25 S). Thence N 89° 28' 37" W along said South Right of Way line 25.00 feet to the Northwest corner of Deed Inst. No. 614411 also being the Point of Beginning; Thence, S 00° 21' 36" W along the West line of said Deed 323.67 feet to a Point on the North line of Deed Inst. 698609; Thence, N 89° 29' 36" W along said North line 125.00 feet to the Northwest corner of said Deed; Thence, S 00° 21' 36" W along said West line 290.40 feet to a point on the North line of Deed Inst. No. 727002; Thence, N 89° 29' 36" W along said North line 438.31 feet to the Southeast corner of Deed Inst. No. 736617; Thence, N 00° 18' 57" E along the East line of said Deed 579.24 feet to the South line of said Right of Way; Thence along said South Right of Way line the following three (3) courses; (1) Thence, S 89° 28' 37" E 60.35 feet; (2) Thence, N 00° 29' 13" E 35.00 feet; (3) Thence S 89° 28' 37" E 503.33 feet to the Point of Beginning.

Parcel contains 7.06 acres more or less.

Have caused the same to be subdivided into lots and block; and do hereby warrant and save the county of Bingham harmless from any existing easements or encumbrances. It is the intention of the owner to include all of the land described in the boundary description in the plat. The location and dimensions of the lots and block are to be as shown on the accompanying map of the property. The easements shown, are not, dedicated to the public, but the right to use said easements is hereby perpetually reserved to the public for public utilities, roadway slopes and drainage or for any other use designated on the plat and no structures other than those for such utility purposes are to be erected within the lines of said easements. The individual lots described in this plat will not be served by any water system common to one (1) or more of the lots, but will be served by individual wells. In compliance with the disclosure requirements of Idaho code 31-3805(1)(b), irrigation water is provided and will be assessed by Wearyrick Ditch Company; shares will be held by Homeowner's Association (per letter signed by Wearyrick Ditch Co.) Delivery will be through a pressurized irrigation system.

In witness whereof I as the owner do hereunto set my hand.

 JASON YOUNG

 BECKY YOUNG

TREASURERS CERTIFICATE

I the undersigned County Treasurer in and for the County of BINGHAM, State of Idaho, per the requirements of Idaho Code 50-1308, do hereby certify that all county property taxes due for the property included in this project are current.

 County Treasurer Date

CERTIFICATE OF APPROVAL

Sanitary Restrictions as required by Idaho Code Title 50, Chapter 13 have been satisfied. Sanitary restrictions may be reimposed, in accordance with Section 50-1326, Idaho Code, by the issuance of a certificate of disapproval.

 Health District Signature Date

ACKNOWLEDGMENT

STATE OF IDAHO)
 COUNTY OF _____)

On this _____ day of _____ 2024,

before me a Notary Public, in and for said State, personally appeared Jason Young and Becky Young, known or identified to me to be the signers of the Owner's Dedication and acknowledged to me that they signed said dedication freely and voluntarily for the purposes therein mentioned.

 Notary Public

 Residing in

 My commission expires:

COUNTY SURVEYOR'S APPROVAL

I certify that I have examined this plat and find that it complies with Section 50-1305 of the Idaho Code.

 Professional Land Surveyor Date
 Idaho License No. 18258

ZONING APPROVAL

The accompanying subdivision plat was reviewed and approved by the planning and zoning commission of the County of Bingham, Idaho, this _____ day of _____, 2024

 Zoning Administrator

COUNTY APPROVAL

This plat was duly accepted and approved by the Board of County Commissioners, Bingham County, Idaho resolution

adopted this _____ day of _____, 2024

 Chairman County Commissioners

RECORDER'S CERTIFICATE

SUBDIVISION INFORMATION

TOTAL LOTS: 6
 AVERAGE SIZE: 1.18 ACRES
 TOTAL ACREAGE: 7.06 ACRES

SURVEY REFERENCES

DEED INST. NO. 556422, 614411, 698609, 727002, 736617

ROS INST. NO. 547029

CP&F INST. NO. 433584, 669347 669348, 716242, 716683, 746719

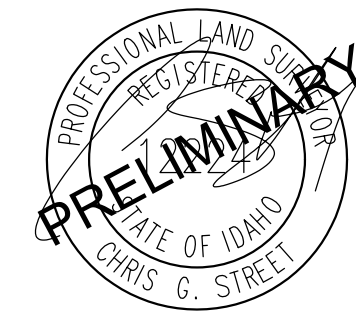
SURVEYORS NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE LAND DESCRIBED IN DEED INST. NO. 556422 INTO 6 NEW BUILDABLE LOTS. THE NORTH BOUNDARY WAS ESTABLISHED FROM FOUND MONUMENTS AND RIGHT OF WAY RECORD OF SURVEY INST. NO. 547029. THE OTHER BOUNDARIES WERE ESTABLISHED PER DEED INST. NO. 556422.

THE BASIS OF BEARINGS FOR THIS SURVEY IS S 0°21'36" W BETWEEN THE N 1/4 AND CENTER 1/4 CORNERS OF SECTION 2.

SURVEYOR'S CERTIFICATE

I Chris G. Street, a registered Professional Land Surveyor in the State of Idaho, do hereby certify that a survey was made under my direction of the land described in the accompanying boundary description and that the plat upon which this certification appears was made under my direction. I further certify that the accompanying map correctly depicts the division of land as marked upon the ground and that the pertinent provision of the statutes of the State of Idaho have been complied with.



 Chris G. Street License No. 12224 Date

CIVIL & STRUCTURAL ENGINEERING
 MATERIALS TESTING & LAND SURVEYING
 101 S. Park Avenue, Idaho Falls, ID 83402, (208) 524-0212
 800 W. Judicial Street, Blackfoot, ID 83221, (208) 785-2977



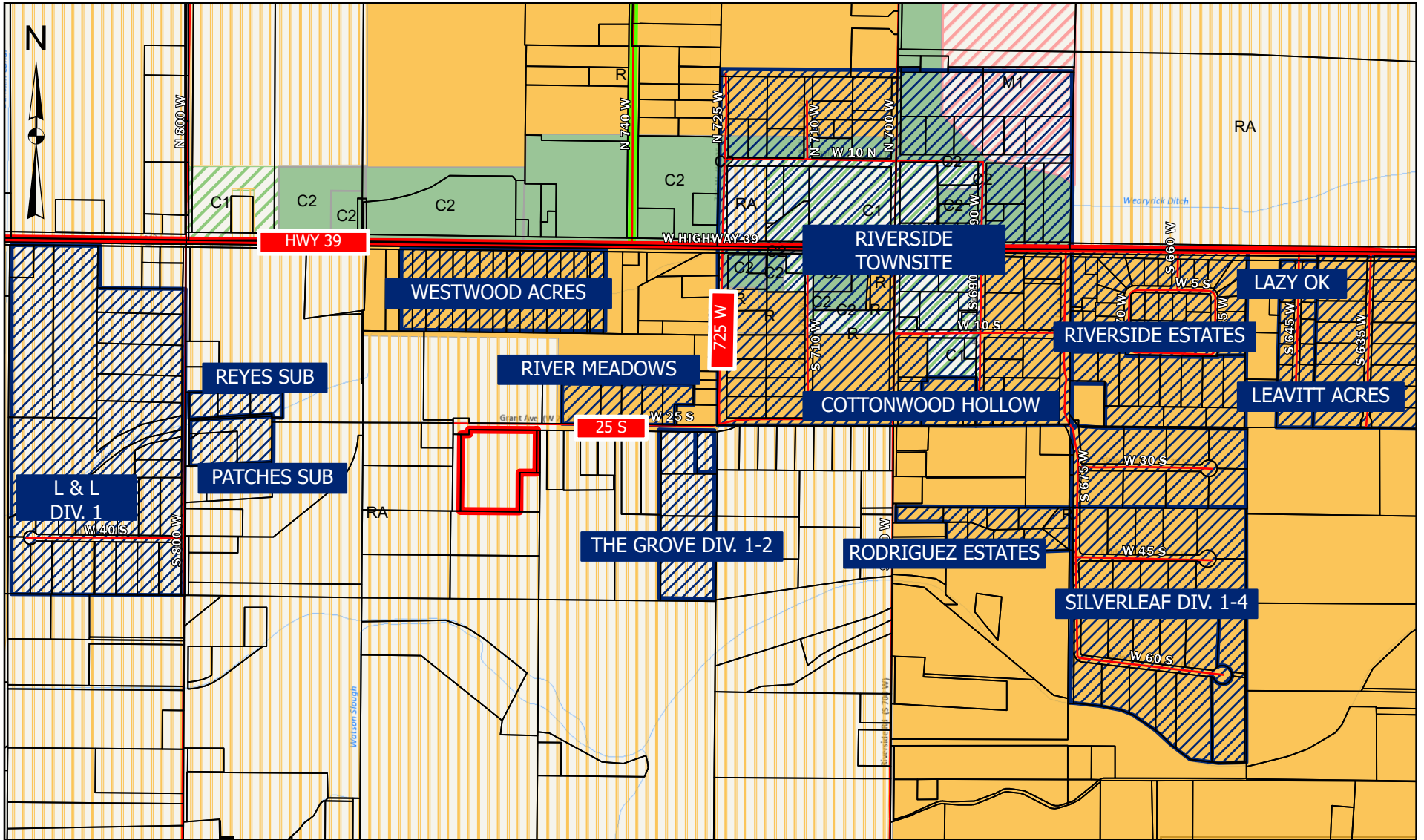
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DRAWN BY	DESIGN BY	CHECK BY
MG	HLE	CGS
JOB NO: 2024-066		
DATE: June 27, 2024		
REVISIONS	DATE	

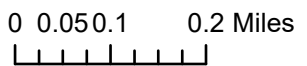
PRELIMINARY PLAT
 FREEDOM ESTATES
 SEC. 2, T. 3 S., R. 34 E.B.M.
 BINGHAM COUNTY, IDAHO

SHEET NO.
 2
 OF 2 SHEETS

FREEDOM ESTATES SUBDIVISION - ZONING & SUBDIVISION MAP



**Exhibit
S-3**



LEGEND

- Freedom SUB
- Roads
- Parcels
- Subdivisions
- Principal Arterial 100' ROW
- Minor Arterial 80' ROW
- RA - Residential/Agriculture
- R - Residential
- C2 - Heavy Commercial
- C1 - Light Commercial
- M1 - Light Manufacturing

