

and concurs with, the development of this property as described in this application.

- (8) Adjacent Ownership:
Does the applicant own property within one-half (1/2) mile radius of the Area proposed for development? Yes or No

If yes, describe all such property and the ownership interest:

See attached list of adjoining properties under the same ownership.

Existing Site Information

- (9) General Area of Tract: 205.22 Acres
Present Land Use: Agricultural
Existing Zoning: Mid Density Residential (R-.40);
Residential/Agricultural (R-5); Residential 10 (UIB); Rural Density (R-40)
Overlay District(s): Floodplain Overlay (FP) and Riparian Setback (R);
Wetlands Overlay (WE); Wildlife Overlay (W); Mountain Overlay (M); Avalanche Overlay (A)
Zone(s) of Impact:
Fire District: Wood River Fire District
Primary Access Road(s): Quigley Road and Fox Acres Road

Proposed Site Information

- (10) Lot Density Calculations: (e.g. - 22 acres in R-5 = 4.4 units)
105.8 acres in R-5 = 27.51 units with 30% PUD bonus

19.4 acres in R-10 = 1.94 units
4.7 acres in R-0.4 = 14.10 units with 20% PUD bonus
75.4 acres in R-40 = 1.89 units

Lots Permissible: 53 units with 20% Community Housing bonus

Lots Proposed: 53
Minimum Lot Size: 6,511 SF (Cottage Unit)
- (11) Streets Public or Private Ownership: Combination of Public and Private
Road Surface: Concrete and Asphalt
Maximum Grade: 1.8%
- (12) Utilities Information regarding how developer proposes to provide the following services to individual lots:
- a. Drinking Water: Private
 - b. Wastewater: Private
 - c. Gas: Franchise
 - d. Electric: Franchise
 - e. Cable: Franchise
 - f. Telephone: Franchise
 - g. Fire Protection: Private

Additional Information

(13) Existing Dedications

Itemize all existing accesses, ROWs, easements and dedications affecting subject property

- a. Quigley Road/Quigley Creek Road (gravel) ROW
- b. Watermain Easement
- c. Landscape Easement

(14) Proposed Dedications

Itemize all proposed accesses, ROWs, easements and dedications affecting subject property

- a. Public Road ROW Dedications (Fox Acres Road, Quigley Farm Road, Red Tail Lane, Appaloosa Road, Cottontail Way)
- b. Private Road Easement (Huckleberry Trail);
- c. Access Easements - 30' wide emergency;
- d. Public Utility Easements - 10 feet wide adjacent to roadways;
- e. Waterline Easements - 10 feet wide;
- f. Powerline Easements - 10 feet wide;
- g. Non-Motorized Easement - 20 feet wide

(15) Special Studies

Itemize special studies, e.g., floodplain re mapping, avalanche studies, or water rights investigations which are submitted with this proposal

- a. Floodplain Analysis,
- b. Snow Avalanche Hazard Mapping Analysis
- c. Traffic Impact Study
- d. Riparian Management Strategies/Wetlands
- e. Wildlife Report
- f. Geotechnical

(16) Proposed Off-site Improvements

Itemize any proposed off-site improvements, e.g., construction of deceleration/turn-out lane which are warranted by this proposal

- a. No off-site improvements are proposed - Per Traffic Impact Study
- b.

c.

Checklist In order for an application to be considered **complete** and **certifiable**, all the preliminary plat data required in Blaine County Code, Title 10, Chapters 4 and 5 must be submitted to the Land Use Services Office. Please indicate on this checklist that these requirements are included with this application:

(17) **Pre-Application Meeting**

a. The applicant has complied with all applicable requirements of 9-20, the Wildlife Overlay District section of the Blaine County Code, by supplying IDF&G and any other applicable agency (as indicated by Staff) a map indicating the location of the proposed subdivision to identify any Classified Lands on the subject property (9-20-5).

(18) **Base Map**

- a. 1:200 scale
- b. North arrow
- c. Title block, including the name of the proposed subdivision, date prepared, applicant's name and project coordinators (engineer, surveyor, developer or landscape architect)
- d. Accurate boundary survey
- e. The scaled location of existing buildings, water bodies, water courses, and public easements on or adjacent to property
- f. The scaled location of adjoining or adjacent streets
- g. Proposed location of street ROWs and easements
- h. Proposed location, size and numbering of lot(s) and block(s)
- i. Delineation of floodplain and floodway lines as determined by FEMA, if applicable
- j. Avalanche lines, if applicable
- k. The location, size and proposed use of all land proposed for public use or reserved for common use of all subdivision lot owners.
- l. A properly referenced contour map of the subdivision with five (5) foot contour intervals.
- m. Proposed location of all building envelopes, if applicable.
- n. Proposed street names as approved by the Blaine County Assessor's Office.

(19) **Area Map**

- a. An area map at ~1:400 showing the adjacent lands, subdivision, uses, zones of impact, streets and zoning

(20) **Soils Map**

- a. The location and results of all percolation tests and exploratory pit excavations as approved or submitted to the South Central Health Department
- b. Soil profiles at least five (5) feet below the bottom of the proposed absorption medium
- c. A generalized soils description
- d. The location and results of all tests for toxins in the soil (both from natural

and man-caused sources)

(21) **Slope, Drainage & Grading Plan**

- a. Delineate slopes of $\leq 15\%$, $>15\%-24\%$, $\geq 25\%$
- b. A stabilization and re vegetation plan for all disturbed slopes exceeding 15%
- c. A hydro geological report and map, depicting 1) the depth to bedrock if less than ten feet, 2) areas of potential slope instability, and 3) areas where springs or runoff may increase soil erosion
- d. The location and direction of all natural or other drainage channels and the location and size of all drainage easements, both on-site and near the property
- e. A grading plan containing existing and finish contours. If berms or ponds are proposed, cross-sections may be required to determine maximum slopes, heights or depths
- f. Reclamation plan for all disturbed areas

(22) **Landscape Plan, Water Systems, and Utility/Street Improvements**

- a. Identify type and location of existing and proposed planting materials
- b. Denote method and means of irrigation
- c. The location of all existing irrigation lines, pipes, roads and other utilities on the property
- d. Cross-section and plan view of all proposed sanitary or storm sewers, water mains, storage facilities, street improvements and other proposed utilities

(23) **Additional Information** Please attach the following:

- a. Vicinity Map @ - 1:1,000 scale (include zoning and existing land use of parcels within 1/2 mile of subject property)
- b. Map and list showing names and addresses of landowners, including private road owners, within 300' of the exterior boundary of subject property.
- c. Names and addresses of surrounding landowners, including private road owners, typed onto self-adhesive copier labels (4 sets please).
- d. If a conditional use permit is required as part of the proposed development, please attach the appropriate application or approval
- e. Eight (8) **folded** sets of Items 17 through 21
- f. Eight (8) copies each of Attachment B (Subdivision and PUD Findings) and Attachment D (Impact Assessment Form)
- g. One (1) copy of Protective Covenants
- h. Fees (see Administrative Record)

Acknowledgment

- (24) The undersigned certifies that (s)he is the owner of the land to be subdivided, or an authorized representative, that (s)he has filled in this application to the best of his/her knowledge, and that (s)he agrees to comply with all county codes and state laws, as amended, regulating subdivisions in Blaine County, Idaho.

Refundable Notice Board Fee \$ 50.00 paid on _____

Surrounding Landowner Notices:

Current Postage + .15¢ per landowner x number
of mailings, usually four) \$ _____ paid on _____

Total: \$ _____ receipt # _____

Engineering and consultant fees are calculated based on the time spent by County hired private consultants and their staff to review various projects. These fees are to be paid in full upon receipt and prior to scheduling an applicant's public hearing.