

Skyline View Ranch

Preliminary Plat Narrative

Introduction

Skyline View Ranch subdivision consist of seven 20 acer lots covering a total area of 144.5 acres located on Bates road (5000 West) and 2000 South, Teton County. The property currently is made up of two parcels one being 70 acres and the other being 74.5 acres. This property received a concept approval under the A-20 zoning meeting the pervious county requirements. Each lot meets the minimum 20 acres size and will fit well with the agricultural feel of the west side of the valley.

Project Components

Access & Circulation

The development will be accessed via 5000 West on the east side of the property with a private road through the development connecting to 2250 South on the south side of the development. All roads within the subdivision will be constructed to the Teton County standards for the road construction for local roads as required and will remain as Private roads per Teton County.

Setbacks & Building Envelopes

In all cases, building setbacks will comply with the minimum setbacks required by Teton County. Building envelopes which will meet or exceed the county required minimum are contemplated in the subdivision covenants, conditions and restrictions (CCR) which may further limit the location of the future buildings for the purpose of preserving views for each lot.

Open Space

Being only seven agricultural lots there is no open space

Domestic Water

Domestic water will be provided by individual wells on each lot. Installation, maintenance, and permitting of domestic wills will be the responsibility of individual lot owners. There is also an existing irrigation well that will be used to provide a four-inch irrigation line to each lot to allow

for continued agricultural uses. This is the same well that will be maintained to provide the fire system to the development

Waste Water

Wastewater treatment will be provided by individual subsurface wastewater disposal systems, one for each buildable lot. EIPH has conducted site observations the EIPH review and application is attached.

Stormwater

During initial construction appropriate erosion control measure and best practices will be used to minimize erosion and pollution. To proposed development maintains the natural drainage patterns of the site to the maximum extent practicable. Upon completion each lot will be 20 acres so stormwater drainage will be contained to each lot.

Fire Protection

The concept plan details the proposed fire system for the subdivision. Using the existing well that is on site we will provide fire hydrants for the development. The current well is being used to provide water for a center pivot system and after the removal of the pivot we will reconfigure the underground piping to supply water to hydrants located through out the development. This plan will be submitted to the county fire marshal for review as part of this preliminary plat.

Overlay Zones

The north east side of the property has a portion of the Waterbird Breeding, Migration, Foraging and Wintering Habitat. With the new 2023 Map this section now covers a larger portion of the parcel. Per the concept plan approval requirements a Natural Resource Analysis and Wildlife Habitat Assessment was completed by a licensed company and is attached to this submission

Concept Plan Requirements

Per the concept plan review the following Items were to be address as part of the Preliminary Plat Application.

Roads & Utilities

- Interior roads will meet all county and local road standards. Road design and construction details are provided from Connect engineering as part of this application.
- As part of the development agreement an improvement plan will be submitted
- An Access permit will be applied for to access the development off of 2250 s and 5000 w. Per county department review the save stopping distance for existing parcels will be assessed.
- All lots are accessed through interior subdivision roads

Fire Protection

As cited above, a fire system has been engineered to provide fire hydrants throughout the subdivision using an existing 10" well and circulating pipe throughout the subdivision to pressurized the hydrants. The home owner's association will be responsible in maintaining the well and fire hydrant system.

Waste Water Treatment

We have completed the EIPH subdivision application as part of the requirements for the preliminary plat. Please see attached repost from EIPH

Plans & Studies

As part of the preliminary plat requirement form the concept approval a Natural resource analysis and wildlife habitat assessment was required as was a Nutrient Pathogen Evaluation. Each of these studies was performed by a qualified and licensed company and are attached to this application for review.

