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ENGINEERING, SURVEYING & PLANNING  
LANDSCAPE ARCHITECTURE, GIS  
NATURAL RESOURCE SERVICES

## IRISH ACRES SUBDIVISION – LANDSCAPE PLAN

### OVERVIEW

Irish Acres Subdivision is a 40.14-acre property located on the corner of N 2000 W and W 4000 N, approximately 2.5 miles southeast of Tetonia. The subdivision will consist of 10 lots, 6 lots will be 5 acres and 4 lots will be 2 ½ acres. Each parcel has an identified building envelope that ranges between 1-1.5 acres. The property consists of irrigated pastureland, there are no natural waterbodies on the property. This plan identifies the individual lot owner within the Irish Acres subdivision as the steward of the land. As a steward of the land, each individual lot owner will be responsible for landscaping, weed control, and erosion control whether the lot is developed or not.

### KNOWN DEVELOPMENT/LANDSCAPING

Currently, the known immediate development upon approval of the subdivision is an access driveway and fire pond.

#### ACCESS DRIVEWAY

The access driveway has been professionally engineered and goes through the parcel to allow access to each of the individual lots. Post-construction disturbed areas surrounding the driveway will be reseeded with an appropriate seed mix for the area. The seed mix will consist of native species suitable to the site but may also include some introduced pasture grasses that are already present on the parcel and are good at preventing erosion and quick to establish.

#### FIRE POND

The proposed fire pond provides a great opportunity to enhance the wetland habitat on the parcel. The pond design will incorporate a depth that will support aquatic life such as invertebrates, amphibians, or cool water fish species in both summer and winter. The pond will function with the existing landscape characteristics to support sediment capture during runoff events. The design will incorporate adequate burial of the liner to support the development of riparian and wetland vegetation communities around the pond's banks which will support a greater diversity of wildlife and protect against wave action that may trigger erosion. Water for the pond will be supplied by natural precipitation runoff, off-parcel irrigation overflow, and well water supplied by an adjacent building envelope. To limit unregulated input by the well water, the system will be controlled by a float that will respond to the actual level in the pond. The slopes of the pond will be designed to follow ratios that are suitable for wildlife to enter and exit the pond. Following the pond's construction, the surrounding area immediately adjacent to the pond will be replanted as a wetland and riparian area for mitigation and aesthetics to the property. Wetland sod, native to the Teton Valley, will be used for the wetland plantings. These wetland sods have been found to be very successful in this area and speed up the establishment process. The surrounding riparian area may have a mix of riparian shrub species like willows and will include a diverse mix of native riparian grasses and forbs.

## **LIVING SNOW FENCE**

A living snow fence will be planted along the northern edge of the parcel to provide screening, block wind, and capture snow. The living snow fence will be designed to provide functionality early in its establishment and when it's fully established decades into the future. The snow fence will utilize native shrub and tree species like those found in vegetation communities along Leigh Creek north of the parcel. It is expected to include conifer species such as spruce, deciduous trees such as aspen, and shorter stature flowering shrubs such as choke cherry. To further support pollinator species, lilacs, and dogwood are considered as well. This upland mitigation improvement will provide an overall enhancement to wildlife habitat on the parcel including songbirds and pollinators.

## **LANDSCAPING PLAN**

While the parcel has primarily been used for agriculture (mainly livestock grazing) for several decades, landscaping on the individual lots will include the incorporation of native species to preserve the natural characteristics of the area. The addition of native grass, forbs, shrubs, and trees that are common to the Teton Valley will provide more habitat and scenic views for the surrounding properties. Native species also require less maintenance than more ornamental species because they are more adapted to their native soils and water regimes of this region.

Before any lot development, the individual building envelopes will design a landscape plan following the objectives set forth here (incorporation of native species, weed control plan, etc.). A large portion of the landscape plan will be how the lot owner plans to control weeds. Weed control will be a major objective for the individual lot owners. It is recommended that an annual survey be conducted of the development area in early summer (late May through mid-June) to map weeds and establish the methods to control the weeds as necessary. Control of noxious weeds will be performed by the individual lot owner, or a licensed contractor hired by the HOA, in accordance with Idaho Statute Title 22, Chapter 24, Noxious Weeds 22-2407. The control efforts will employ chemical, cultural, and/or biological methods and follow integrated pest management and best management practices as recommended and approved by the Teton County Idaho Weeds Department. Under no circumstances shall materials or methods be used which would endanger human life, wildlife, water quality, or adjacent lands.

If an individual lot owner is unwilling or unable to maintain their lot in acceptable conditions, the HOA is empowered by the CCR's to correct any and all deficiencies.