9.3

AGENDA ACTION ITEM

DATE: March 11, 2024

TO: Board of County Commissioners

FROM: Jade Kreuger, Planning Administrator

ITEM TITLE: **1:30 PM – PUBLIC HEARING: Skyline View Ranch Subdivision Preliminary Plat Hearing Continued**.

Connect Engineering has submitted an application for a 7 lot subdivision on 2 parcels of land totaling 144.5 acres. The site is located at 2000 S 5000 W. Mahogany Creek runs through the property the parcel is also included in Wetlands and Waterways Overlay. The property is zoned Ag-20 and all lots are approximately 20 acres each.

Legal Description: RP04N44E120150; TAX #6420 LOC'D IN SEC 12 SEC 12 T4N R44E SEE ALSO SEC 1

SUGGESTED MOTION:

APPROVAL

Having concluded that the Criteria for Approval of a Preliminary Plat found in Title 9-3-2-C can be satisfied, I move to APPROVE the Preliminary Plat for Skyline View Ranch Subdivision as described in the application materials submitted on July 10, 2023, and additional information attached to the staff report. (with the following conditions of approval…)

DENIAL

Having concluded that the Criteria for Approval of a Preliminary Plat found in Title 9-3-2-B have not been satisfied, I move to DENY the Preliminary Plat for Skyline View Ranch Subdivision as described in the application materials submitted on July 10, 2023, and additional information attached to the staff report, based on the following findings:

CONTINUATION

I move to continue the public hearing for Skyline View Ranch Subdivision Preliminary Plat in order to obtain additional information from the applicant or other agencies for the following hearing date and time…

ATTACHMENT(S):

Staff Report Skyline View Ranch Prelim_BoCC 010824 and 031124.pdf
A) Application_Corrected.pdf
B) Narrative.pdf
C) Updated_ SKYLINE VIEW RANCH_Preliminary Plat Master Plan_2.9.2024.pdf
D. Development Agreement_Updated.pdf
E) Updated CCRs.pdf
F) Skyline View Ranch_Improvement Plans_2.9.2024.pdf
G) EIPH Letter.pdf

H) NRA.pdf
I) DEQ Review Nutrient Pathogen Evaluation.pdf
J) Engineer Review.pdf
K) Water Right Report.pdf
L) NP Confirmation Review.pdf
M) Engineer's Cost Estimate for Improvements 21-105 Skyline View Ranch.pdf
N) Nutrient Pathogen Evaluation.pdf
O) Skyline View Ranch Fire Marshal Review_12.20.2023.pdf
P) NP Technical Review.pdf
Q. Well Bid Specifications Skyline Ranch Fire Well (1).pdf
R) Engineer Review_Round 2.pdf
S) SKYLINE_MIGRATION CORRIDOR_BLDG ENVELOPE_2.9.2024.pdf

PRELIMINARY PLAT REVIEW PUBLIC HEARING (CONTINUED)

FOR:	Skyline View Ranch Subdivision
WHERE:	2000 S 5000 W
PREPARED FOR:	Board of County Commissioners Public Hearing on January 8, 2024 & March 11, 2024

APPLICANT & OWNER: Skyline Holding Group LLC, Dustin Kuttler
ENGINEER/SURVEYOR: Connect Engineering

OVERVIEW:
Connect Engineering has submitted an application for a 7 lot subdivision on 2 parcels of land totaling 144.5 acres. The site is located at 2000 S 5000 W. The property is within the Waterbird Breeding, Migration, Foraging and Wintering Habitat. Mahogany Creek runs through property so parcel is also included in Wetlands and Waterways Overlay. The property is zoned Ag-20 and all lots are approximately 20 acres each.

The application was heard on January 8, 2024 and continued by the BoCC in order to request an updated NRA and Wildlife Habitat Assessment that has recommendations for building envelopes in order to mitigate impacts, as well as potential provisions for maintaining some of the land in agriculture.

APPLICABLE COUNTY CODE: Subdivision Preliminary Plat Review pursuant to Title 9, Chapter 3-2-C, Teton County Subdivision Ordinance, (revised 5/16/2013); Teton County Comprehensive Plan (A Vision & Framework 2012-2030)

LEGAL DESCRIPTION: RP04N44E120150 SEC 12 T4N R44E
LOCATION: 2000 S 5000 W, Driggs
ZONING DISTRICT: Ag-20
PROPERTY SIZE: 144.5 acres

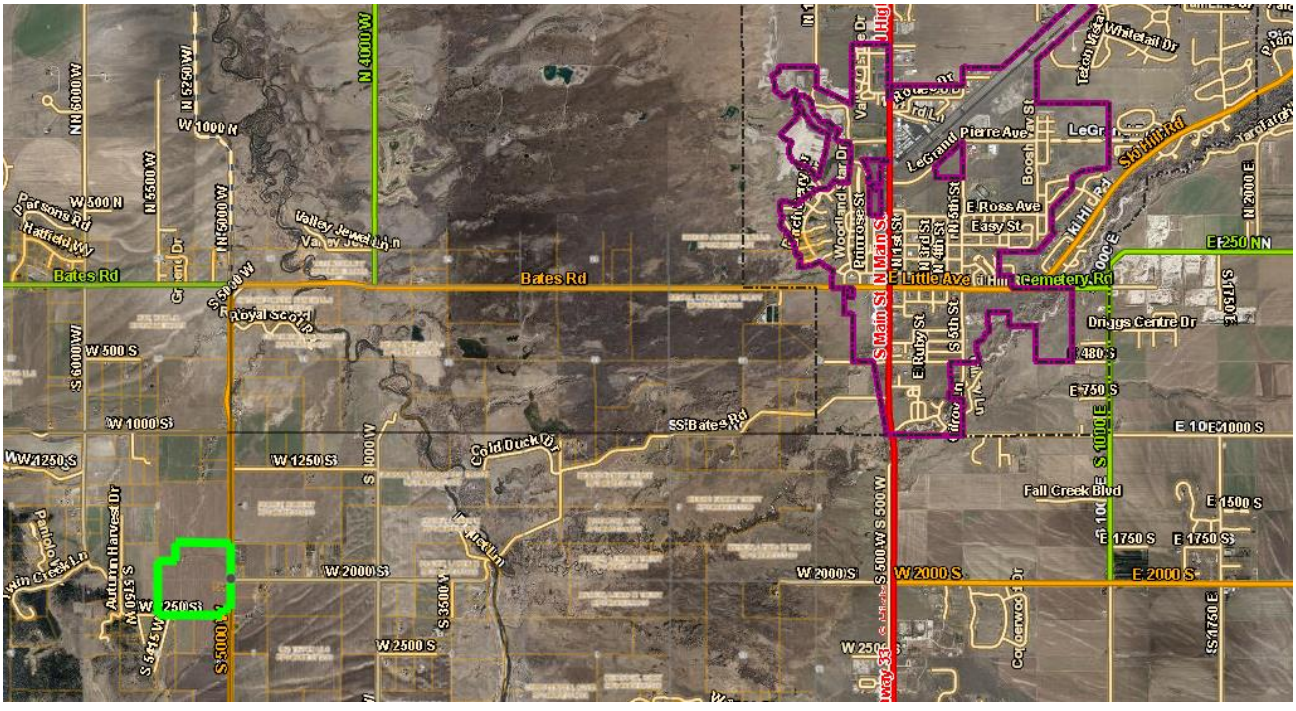


Figure 1. Vicinity map



Figure 2. Aerial Image; three smaller parcels have been cut out of the larger parcel in previous splits totaling approximately 6 acres.



Figure 3. The Waterbird Breeding, Migration, Foraging and Wintering Habitat (green), canal/ditch (light blue), Mahogany Creek (dark blue)

PROJECT DESCRIPTION

The proposed Skyline View Ranch Subdivision is a 7 lot subdivision on 144.5 acres of land located at 2000 S 5000 W, southwest of Driggs. The currently property is undeveloped with the only improvement being an irrigation well that currently supplies a center pivot system. There are 3 homes in 3 separate parcels located within/around the southern parcel. Mahogany Creek flows south to north through both parcels and feeds one irrigation ditch flowing west to east on the northern end of the development. There are two access points, one off 5000 W (major collector road) and 2250 N (minor neighborhood road). Fire suppression is required because of the size of the subdivision (more than 2 lots). Applicant is proposing a fire well and hydrant.

The proposed subdivision is within the Waterbird Breeding, Migration, Foraging and Wintering Habitat. Since Mahogany Creek runs through property, the parcel is also included in Wetlands and Waterways Overlay. As part of the preliminary plat application, a Natural Resource Analysis and Wildlife Habitat Assessment will be required. Building envelopes may be required due to the findings of the NRA.

PROJECT BACKGROUND & REVIEW HISTORY

Pre-application: A pre-application conference form was received and reviewed on March 8, 2022.

Concept Review: The first step in the subdivision process is a Concept Plan Review (9-3-2B). This proposal was brought to Planning and Zoning Commission on November 8, 2022. The following motion was given:

Having concluded that the Criteria for Approval of a Subdivision Concept Plan found in Title 9-3-2(B-4) can be satisfied I move to APPROVE the Concept Plan for Skyline Ranch View Subdivision Concept Plan as described in the application materials submitted May 27th, 2022 and as updated with additional applicant information attached to this staff report.

The following conditions of approval were listed on the staff report:

1. Work with Fire Marshal to provide additional details on fire suppression water source before completing Preliminary Plat application.
2. Obtain access permits for W2250S and S5000W.

OVERVIEW OF PRELIMINARY PLAT APPROVAL (9-3-2-C):

The preliminary plat phase is a two-step process with review by both the Planning and Zoning commission and Board of County Commissioners, where the fact-finding details and specific requirements of the ordinance and law are determined. All of the issues surrounding required infrastructure will be resolved, or have a clear solution acceptable to the County, before scheduling the final plat review.

Preliminary Plat Review: The application was heard by the Planning & Zoning Commission on October 11, 2023.

MOTION: *Having concluded that the Criteria for Approval of a Preliminary Plat found in Title 9-3-2-C can be satisfied, I move to recommend APPROVAL of the Preliminary Plat for Skyline View Ranch Subdivision as described in the application materials submitted on July 10, 2023, and additional information attached to the staff report with conditions 1 - 6 in the staff report and 7) The NRA be revised to consider the Mahogany Creek crossings.*

RESULT:	ADOPTED [Unanimous]
MOVER:	Lindsey Love **SECONDER:** James Weber
AYES	Lindsey Love, Tim Watters, Rebecca Nolan, Wade Kaufman, James Weber, Tyler Wertenbruch

CONDITIONS OF APPROVAL:

1. CC&Rs should be amended to include mitigation measures given in the NRA:

a. Pet Control – Owners of domestic pets (primarily dogs and cats) will be responsible to train, restrain and prevent their pets from interacting with wildlife within the subdivision. Excessive abuse can be reported to the Teton County Sheriff Department and IDFG.

b. Wildlife Friendly Fencing – All fences within the subdivision will be designed as outlined in Teton County Idaho Zoning Ordinance, Title 9 Division 9-3-2 (C-2-c-WH-vi-b) (Teton County, 2013b). Suggested parameters include fencing height of 38" to 40" with a 4" top rails. (*Staff comment: These amendments were made)*

2. Address if building envelopes will be established since they are included in the CC&Rs but not the preliminary plat. *(Staff comment: Applicant has provided building envelopes on the plat)*

3. A technical review of the nutrient pathogen evaluation has not yet been completed by the outside consultant. *This must be done before a hearing with the BoCC can be scheduled. (Staff comment: This was completed. Setbacks were further reviewed and confirmed).*

4. A cost estimate for the improvements was not provided. T*his is required before a BoCC hearing can be scheduled. (Staff comment: applicant submitted a stamped and dated cost estimate).*

5. Financial surety of 125% of the cost estimate is also required. *Required before a BoCC Prelim hearing can be scheduled.* The current letter for a bond proposal is insufficient. *(Staff comment: Not sufficient).*

6. Receive access permits from R&B before final plat for W 2000 S & W 2250 S. *(Staff comment: Should be done for final plat application).*

7. The NRA be revised to consider the Mahogany Creek Crossings *(Staff comment: Applicant has submitted a revised preliminary plat with adjusted building envelopes. Lots 4 and 5 have a proposed shared access easement to minimize crossings. No revised NRA/WHA has been received).*

The BoCC reviewed the Preliminary Plat on January 8, 2024 and motioned to continue the application:

MOTION: *I move to continue the public hearing for Skyline View Ranch Subdivision Preliminary Plat to March 11 at 1:30 PM in order to request an updated NRA and Wildlife Habitat assessment that has recommendations for building envelopes in order to mitigate impacts, as well as potential provisions for maintaining some of the land in agriculture.*

RESULT:	ADOPTED [Unanimous]
MOVER:	Cindy Riegel **SECONDER:** Michael Whitfield
AYES	Cindy Riegel, Bob Heneage, Michael Whitfield
NAYES	None
ABSTAIN	None

Staff comment: Applicant has submitted additional materials for the NRA / WHA with building envelope proposals.

PRELIMINARY PLAT LAYOUT:

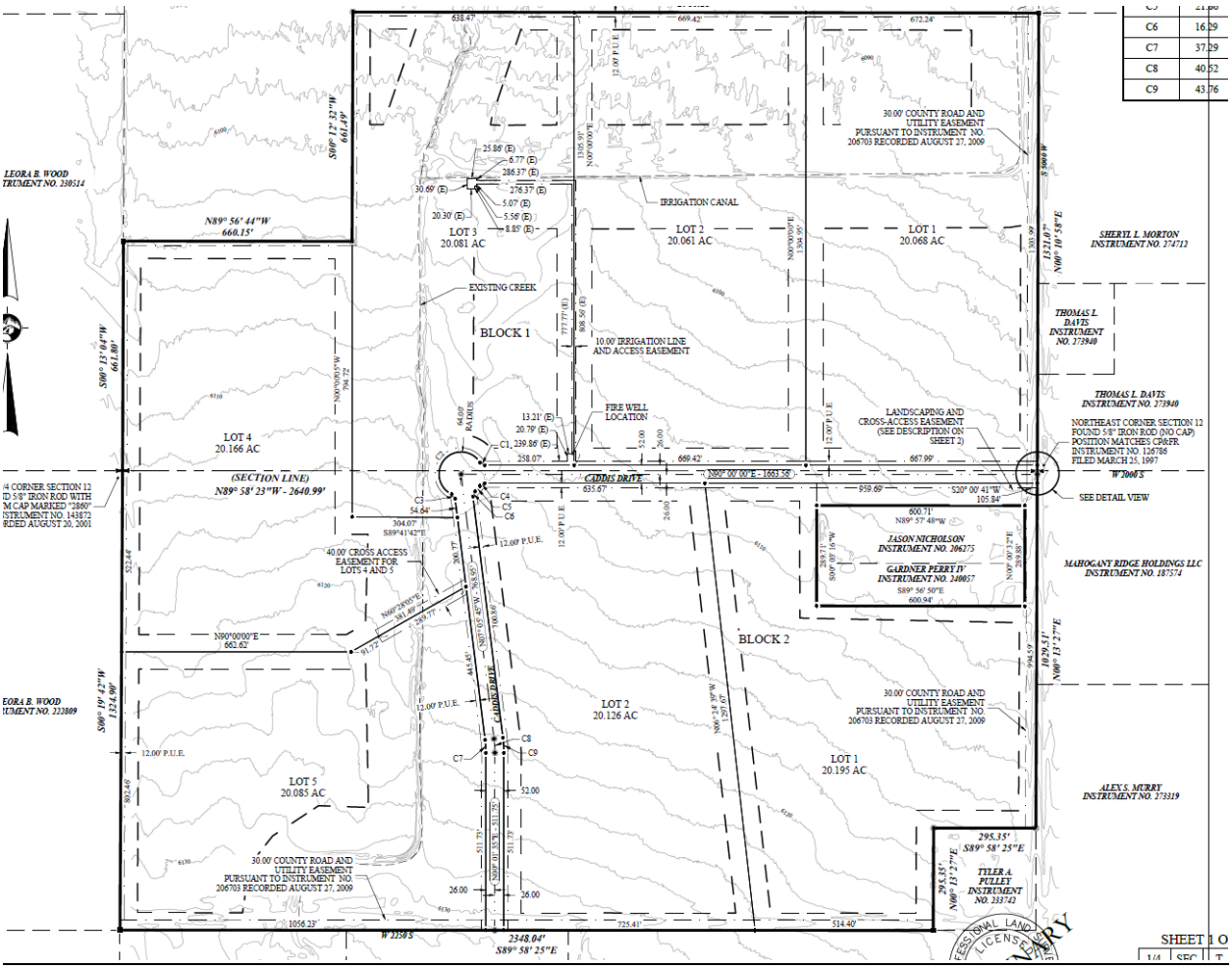


Figure 4. Preliminary Plat (updated from PZC hearing)

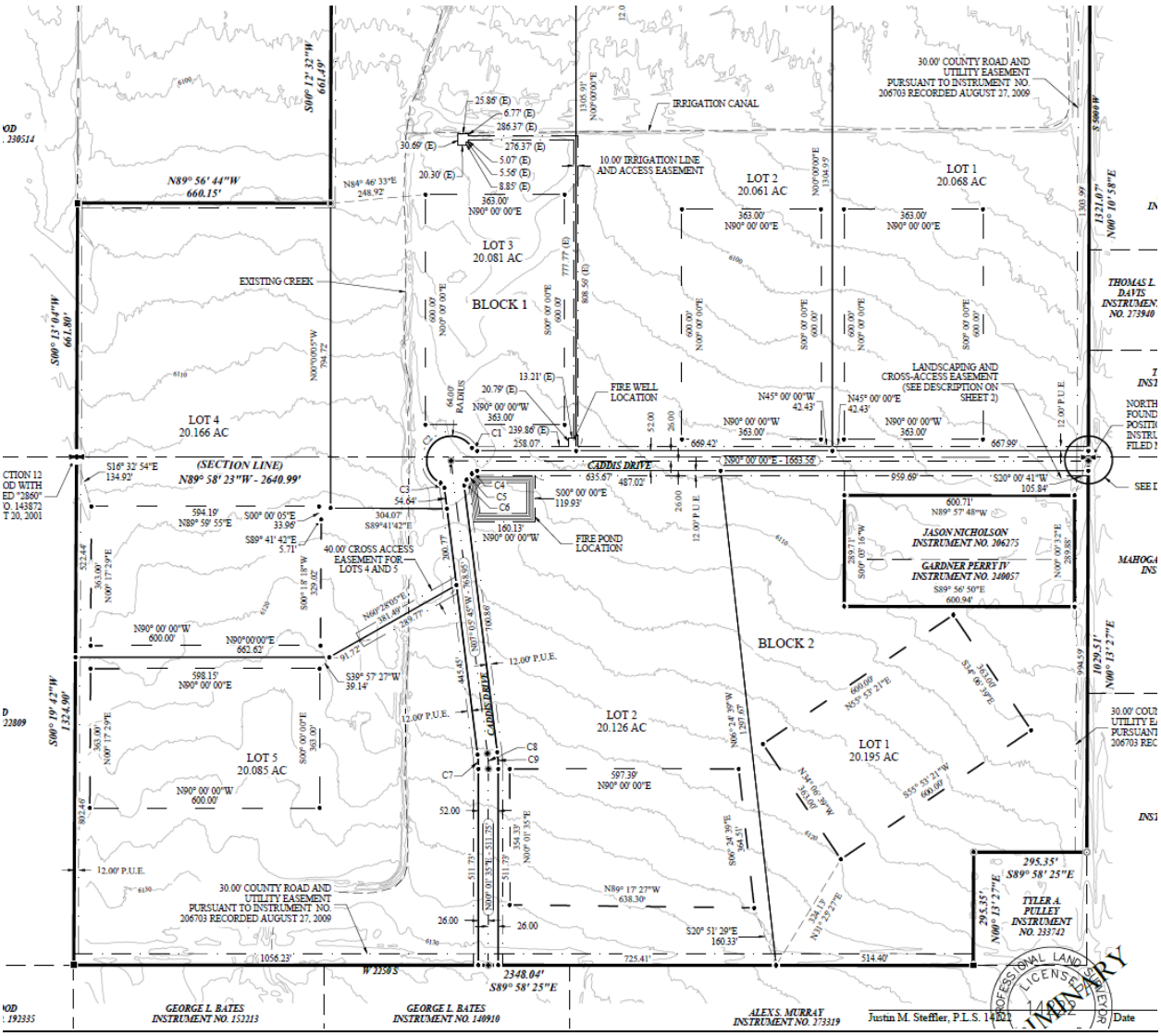


Figure 5. Updated preliminary plat (updated building envelopes after 01/08/24 BoCC hearing)

OVERVIEW OF PRELIMINARY PLAT APPROVAL (9-3-2-C):

The preliminary plat phase is a two-step process with review by both the Planning and Zoning commission and Board of County Commissioners, where the fact-finding details and specific requirements of the ordinance and law are determined. All of the issues surrounding required infrastructure will be resolved, or have a clear solution acceptable to the County, before scheduling the final plat review.

REVIEW & INTER-AGENCY COMMENTS:

The County has solicited comments from other agencies and has received comments from the following entities.

- **ROADS & UTILITIES:** The Public Works Director had the following comments 8/21/23 (also attached as a letter):
  - Title block for plans submitted read concept *(Staff comment: Addressed)*
  - Preliminary submittal should include Improvement Plans. No plans were received. *(Staff comment: Public Works has received the required improvement plans since this review).*
  - Access permits will be required for S5000W and W2250S
  - All lots will need to access from interior subdivision roads
  - Public Works made additional comments (12/30/23):

- The plat requires an owner dedication. Plat also needs to reference individual well and septic as a note. *(Staff Comment: Addressed)*
- Communication needs to be included in the improvement plans.

- **FIRE PROTECTION:** The proposal for more than two lots triggers a requirement for a fire suppression system. Teton County Fire Marshal has made the following comments:
  - Is approved for fire department access. The water source details for fire suppression need to be designed and engineered for *approvals (Staff comment: Staff emailed the applicant for additional details and was provided the well engineering (attachment O). Fire Marshal has reviewed and stated the 500 GPM flow rate must be met, a dry barrel fire hydrant must be used, and an annual inspection/ certification per the 2018 International Fire Code must happen)*
  - *Since the 1/8/24 meeting, applicant has revised the fire suppression. Any additional details needed by the fire marshal must be supplied and approved before a final plat application is submitted.*

- **WASTEWATER TREATMENT:** The applicant has coordinated directly with EIPH and received Preliminary Approval as of 06/06/23.

- **PLANS & STUDIES:** The Waterbird Breeding, Migration, Foraging and Wintering Habitat Overlay and Wetlands and Waterways Overlay will required a natural resource analysis and wildlife habitat assessment before the preliminary plat application. A Nutrient Pathogen Evaluation was also required because of the Wetlands & Waterways Overlay.

- **PROPOSED LAYOUT:** Because these parcels are within the Waterbird Breeding, Migration, Foraging and Wintering Habitat Overlay and Wetlands and Waterways Overlay, building envelopes may need to be identified in the preliminary plat depending on the findings from the Natural Resource Analysis. Applicant has submitted building envelopes after the PZC preliminary plat review.

SPECIFIC REQUIREMENTS FOR PUBLIC HEARING NOTICE

Idaho Code, Title 67, Section 67-6509, 67-6511, 67-6512, and Title 9, Section 3-2-(B-2) of the Teton County Code. The public hearing for the Board of County Commissioners was duly noticed in the Teton Valley News on February 21 and February 28, 2024. A notification was sent via mail to surrounding property owners within a 300-foot buffer area on February 14, 2024. A notice was also posted on the property providing information about the public hearing on February 27, 2024.

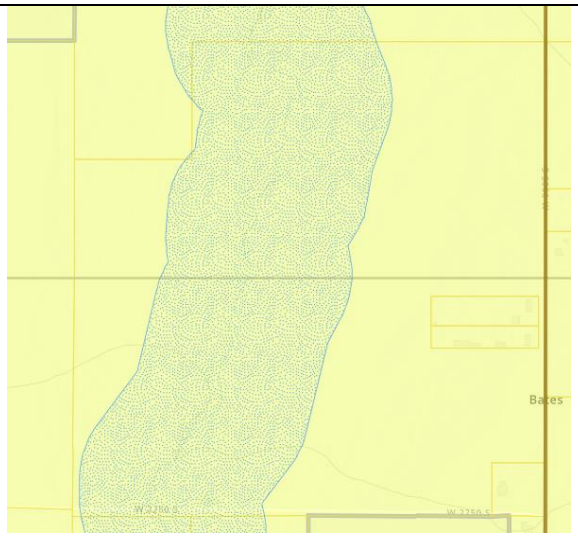
PUBLIC COMMENT:

Staff has received public comment – see attached to the staff report. Most concerns relate to wildlife, road conditions, and potential building envelopes.

CRITERIA FOR APPROVAL

The BoCC shall only approve if it finds that all of the following criteria (9-3-2(C-8)) have been met (or if it finds that some of the criteria have not been met, may recommend approval with conditions that would ensure that the proposed development meets the criteria):

Objective: 1. The application is consistent with the Comprehensive Plan.
The Teton County Comprehensive Plan defines these parcels as Rural Agriculture and Waterway Corridor future character areas.



TC GIS: Yellow is Rural Agriculture; Blue dots is Waterway Corridor

Rural Agriculture: Rural Agriculture areas are located on the north and western sides of the valley and include much of the most productive agricultural land due to soils present. Some lands are better agriculture ground than others due to microclimates. Much of this area, especially the land located on the western side, is important wildlife habitat. Because the Rural Agriculture areas are located far from existing towns, public water and sewer services are not available. Desired future character and land uses for the Rural Agriculture areas include:

- Agriculture
- Ranching
- Low density residential, with provisions for clustering/conservation developments to protect natural resources or rural character
- Conservation and wildlife habitat enhancement/protection

Waterway Corridors: Waterway Corridors include the land adjacent to the Teton River and its ma tributaries. These areas include the riparian areas, wildlife habitat, wetlands and floodplains associa with the streams and are important fish and wildlife habitats. Public access to the Teton River is curre available in limited locations. The majority of the existing parcels in this area are large, although there a few older, developed subdivisions along the Teton River. Public water and sewer service is not availa Desired future character and land uses include:

- Agriculture
- Low to lowest residential density in the County
- Conservation and wildlife habitat enhancement
- Development subject to all applicable County, State and Federal regulations including USACE wetland regulations and County floodplain development regulations
- Scenic quality preservation
- Public access points for river recreation
- Overlays and development guidelines to protect natural resources
- Little to no (or very limited) commercial activity

Objective: 2. The application complies with all applicable county regulations.

The application appears to comply with the zone district and setback requirements. There are no visible violations of County regulations on the site.

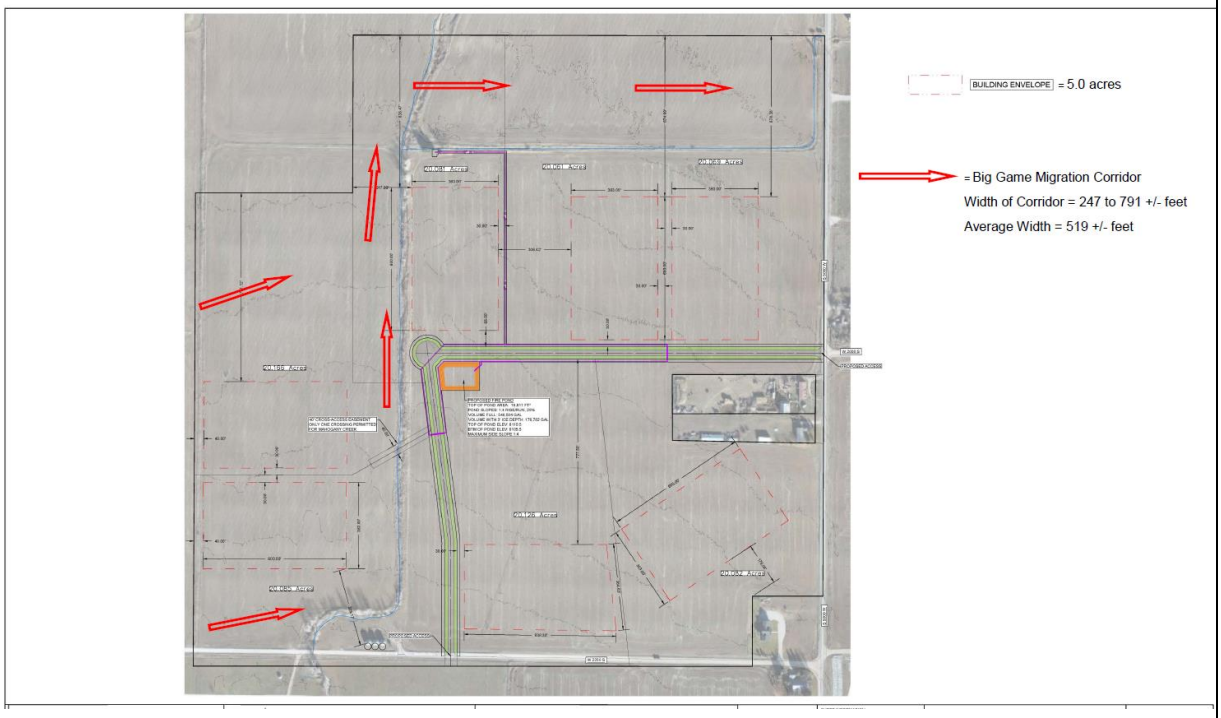
Objective: 3. If the application is for a PUD, it complies with any regulations applicable to PUDs under Chapter 5 of Title 9, including without limitation regulations controlling the types and locations of open space to be included in the development and the required design and size of development clusters. If the application is for a Planned Community PUD, the application adequately mitigates any impacts identified in those additional studies required by Section 9-3-2(C).
The application is not for a PUD.
Objective: 4. The application includes trails and pathways as required by Section 9-4-2(B-4) to the maximum extent feasible.
There are no adopted trails and pathways on this property, and there are no proposed trails for the project.
Objective: 5. The application is consistent with the results of any Nutrient-Pathogen Study required for the property and includes any conditions or changes required to avoid any potential degradation of surface or groundwater identified in that study.
A Nutrient Pathogen Study was provided, DEQ found that the evaluation concurs with the finding of the report. The evaluation indicated that there will be no significant degradation to the ground water or surface water from the individual subsurface disposal systems if construction per the current Individual Subsurface Sewage Disposal Rules IDAPA 58.01.03 and the Technical Guidance Manual. The NP Evaluation concluded that a total of 600 gpd of wastewater generation is allowed on each lot. A technical review of the NP Evaluation (9/12/2023) indicated that the impacts of discharged nitrate to the aquifer are less than 1mg/1, and therefore are negligible. The 50-foot setback from leach fields were also confirmed.
Objective: 6. The application is consistent with the recommendations of any report on the adequacy of the proposed sewage system for the development and includes any recommended mitigation measures identified in that report.
The applicant has received preliminary approval from EIPH for this project as of 06/06/23. Individual site specific evaluations may be required prior to issuing septic permits for individual lots.
Objective: 7. The application is consistent with any Traffic Impact Study required for the property and will not result in a decrease in the level of service (for example, from the level of service B to C) on any State Highway or a maintained county road and includes any mitigation measures recommended in the Traffic Impact Study.
The application did not trigger a Traffic Impact Study. A TIS is usually triggered with the creation of ten or more lots or when the PZC, BoCC or Administrator believe the development will have an impact on road conditions.
Objective: 8. If the application is for land that is not adjacent to a state highway or a maintained county road, the applicant will bear the costs of constructing roads to connect the proposed development to at least one state highway or a maintained county road, and adequate for anticipated traffic, and will be constructed to County Road Standards.
The project is proposing access from two access points, one off 5000 W (major collector road) and 2250 N (minor neighborhood road). Public Works has stated that access location needs to be approved through a County Access Permit through Road & Bridge.
Objective: 9. If a Natural Resources Analysis is required, the proposed development will avoid all mapped Overlay Areas (except the AV Airport Vicinity Overlay Area), or will minimize any unavoidable impacts to the mapped Overlay Areas to the maximum extent feasible and mitigate any unavoidable impacts. In the case of land located in the WH Overlay Area, the duty to avoid or mitigate impacts on habitat areas shall only apply if the wildlife habitat assessment reveals evidence of an indicator species or the presence of indicator habitat, and shall only apply to portions of the parcel where the evidence or habitat is found.

A Natural Resource analysis was provided completed by Cleve Booker. The analysis claims that since this is cultivated cropland, there are limited available habitat for indictor wildlife species. It is suggested that the owner replant the parcel with drought tolerant grasses and forbs species commonly used for the USDA Crop Reserve Program. Mitigation measures regarding lighting, pet control, and wildlife friendly fencing were recommended to include in CC&Rs.

The PZC recommended that the study be updated to better reflect the creek crossings. The applicant has revised the plat to show a creek access easement for lots 4 & 5. The other lots will not further cross the creek nor will the proposed subdivision road. The building envelopes provided appear to have multiple envelopes per lot on Lots 1, 2 and 3.

Since the 01/08/24 BoCC meeting, the applicant has revised their building envelope proposal. The diagram below (attachment S and narrative - attachment T) is from the wildlife biologist:

Proposed Migration Corridor & Building Envelope Exhibit



Skyline View Ranch – Additional Information

It was mutually agreed by the applicant and the Teton County Board of County Commission (BOCC mtg. 8 January 2024) to modify the submitted preliminary plat to reduce the size of building envelopes within the 7-lot subdivision, provide Big Game Migration Corridors, Waterbird habitat, minimize crossings of Mahogany Creek and maintain agriculture practices post-development.

The following mitigation measures have been provided.

- Building Envelopes have been reduced from 20.0 +/- acres to 5.0 +/- acre. This is a 75% reduction of buildable area within each lot. Please see attached Building Envelope Exhibit.

- The building envelopes have been placed to allow maximum area for movement of Big Game species that may utilize the parcel seasonally. The corridor ranges in width from 247 to 791 +/- feet, with an average width of 519 feet. The placement and reduction in size of building envelopes will allow unobstructed movement from the west, north and northeast portions of the parcel. Additionally, the envelopes at the southwest corner of the parcel have been positioned to provide wooded areas along the channelized Mahogany Creek for thermo-protection for Big Game animals during harsh Teton Valley winters.

- The placement of the building envelopes has provided 6.5 +/- acres of undeveloped land (one crossing) within the Ordinary High Water (OHW) of the seasonal flowing Mahogany Creek and adjacent riparian areas, for Waterbird Breeding, Migration, Foraging and Wintering Habitat. Additionally, the proposed fire pond will be planted in *Cattail spp*. along the perimeter of the pond providing forage and cover for waterbirds.

- Building Envelope placement was shaped to maintain current agricultural crops such as Barley and Alfalfa Hay with suitable area for farm equipment movement. This will allow ongoing farm practices to continue and will provide foraging opportunities for Big Game and Water Bird species post-harvest.

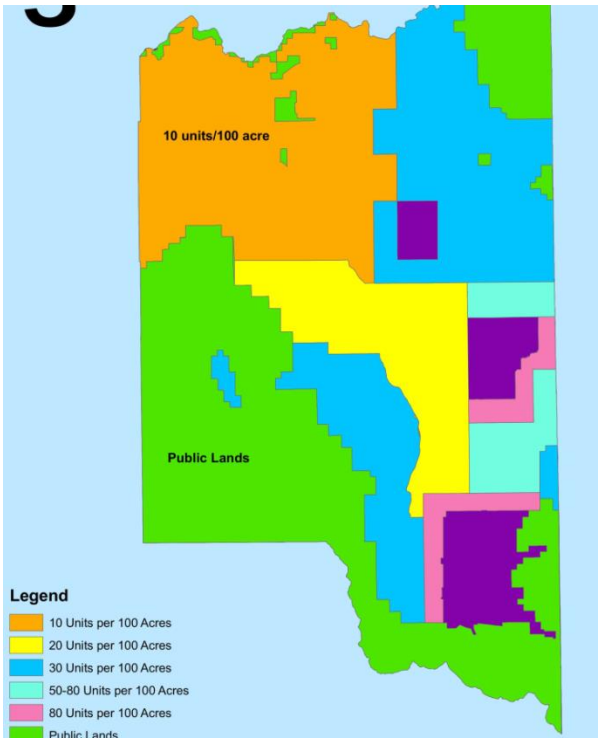
- Mahogany Creek will have one crossing (elliptical culverts) to provide access to the two lots west of the creek. Currently there are several crossings created by the existing wheel pivot irrigation system, of which, the pivot support tires cross unprotected at eight or more locations along the creek. The pivot system is being removed as part of the proposed development and replaced with an underground pressurized system for crop irrigation. There are existing culverts on the creek that allow farm equipment to cross and will remain. NOTE: As discussed in the Natural Resource Analysis, Mahogany Creek flows seasonally for approximately six weeks and remains dry until spring runoff occurs. This limits the availability of suitable habitat for indicator species.

  The crossing will be permitted by the Idaho Department of Water Resources (IDWR) and engineered to meet and or exceed best management practices. Culvert placement will be slightly below the bottom grade of the creek to allow for passage of aquatic species such as trout. The removal of the pivot system and the reduction of impacts from eight crossings to one, more than adequately mitigates the proposed action.

Objective: 10. The required Public Service/Fiscal Analysis shows that all public services provided to the proposed subdivision or PUD have adequate capacity to service it, or if they do not, the applicant has committed to mitigation or financing to ensure that those services and facilities will be provided within two (2) years after the first unit in the development is occupied and that any shortfall of tax revenues below the costs of providing the services or facilities will be covered without cost to the County.

A Public Service/ Fiscal Analysis for this proposal was not required because the proposal is for less than 20 lots.

Objective: 11. The application is consistent with any Capital Improvements Plan (CIP) adopted by the

County.
All applicable fees based on the Impact Fee Program (2023 CIP) will be assessed at the time of building. The 2008 adopted CIP (at the time of subdivision application) indicated this area was suitable for 30 units per 100 acres or .3 du/ acre. 7 lots per 144.5 acres could meet this density ratio.    *Figure 5. 2008 adopted CIP*
Objective: 12. An adequate institutional structure has been created to ensure that long-term maintenance costs of roads, water, sewer, and drainage systems will be collected from within the development and used to maintain such items. If the chosen structure relies on payments of dues (for example, through a homeowners' association) rather than taxes, the county shall be granted the institutional power to enforce payments of those dues in the event the organization fails to do so.
CC&Rs have been provided. They include a list of development and land use restrictions. Building envelopes are addressed as being existing however are not included on the preliminary plat. Mitigation measures from the NRA should be included.
Objective: 13. If land ownership boundaries or natural terrain features make it impossible for the application to meet all of the criteria outlined in Section 9-3-2(C- 3), the application shall meet as many of the criteria as possible.
There is no floodplain on the property. Staff has not identified any other health, safety, or general welfare concerns.
Objective: 14. In addition to the above, for a Planned Community PUD, the application is consistent with the recommendations of any report on the adequacy of the school system to accommodate school-aged children anticipated by the development and includes any recommended mitigation measures identified in that study. If the applicant is obligated to pay an impact fee for schools, then mitigation measures identified in the report will not be required**.**
N/A

CONSIDERATIONS:

The BoCC should consider if the Design Review Criteria have been met by the proposed building envelopes:

Design Review Criteria: A development application shall only be recommended for Board approval if the Commission finds that the Natural Resources Analysis (including Wildlife Habitat Assessment, Impact Analysis and Mitigation Plan, and Land Management Plan) is complete, accurate, and adequate. Specific guidelines include, but are not limited to, the following:

(a) Building envelopes shall be located:

(1) To minimize fragmentation of any functional, intact areas of native vegetation and indicator habitat; (amd. 05-11-10)

(2) To avoid rare landscape elements such as unique rock formations, sheltered draws or drainage ways, or other features, and locate buildings near areas containing more common landscape elements;

(3) To maintain connections among fish and wildlife habitats and to protect sensitive fish and wildlife breeding areas;

(4) To provide adequate buffers between any building envelope for a habitable building and; (amd. 05-11-10)

(5) Any wildlife migration corridors identified through the wildlife habitat assessment and;

(6) Any fish or wildlife breeding areas or big game wintering habitat identified through the wildlife habitat assessment. (amd. 05-11-10)

(7) The buffer distance and configuration shall be determined by a qualified person who has demonstrated appropriate expertise in the fields of resource biology, fish and wildlife management, and similar disciplines and shall be designed to minimize the effect of planned development and infrastructure (including roads, pathways, and trails) on use of the habitat or migration corridor by the indicator species. (amd. 11-14-08)

CONDITIONS OF APPROVAL:

1. CC&Rs require a notary block.
2. Financial surety of 125% of the cost estimate is also required. The current letter for a bond proposal is insufficient. Must be submitted with final plat application.
3. Receive access permits from R&B before final plat application submission for S 5000 W & W 2250 S.
4. Access for lots 4 & 5 should be built as part of the subdivision improvements only to the creek crossing. This should be included in the improvements plan and cost estimate.
5. A subdivision sign is a required improvement. Please include sign and entrance landscaping in the improvement plan and cost estimate.
6. Address Public Works Comments:
    a. The plat requires an owner dedication and all of the other necessary signature blocks (Treasurer, EIPH Health Certificate, PZC Chair, BoCC Chair, etc).
    b. Communication needs to be included in the improvement plans.
7. The 500 GPM flow rate must be met, a dry barrel fire hydrant must be used, and an annual inspection/ certification per the 2018 International Fire Code must happen. Any additional information required by the fire marshal must be supplied and approved before a final plat application may be submitted.

BOARD OF COUNTY COMMISSIONER ACTIONS

A. Approve the Preliminary Plat, with the possible conditions of approval listed in this staff report, having provided the reasons and justifications for the approval.
B. Approve the Preliminary Plat, with modifications to the application, or adding conditions of approval, having provided the reasons and justifications for the approval and any modifications or conditions.
C. Deny the Preliminary Plat application and provide the reasons and justifications for the denial.
D. Continue to a future BoCC Public Hearing with reasons given as to the continuation or need for additional information.

MOTIONS

The following motions could provide a reasoned statement if a Commissioner wanted to move recommending to approve or deny the application:

APPROVAL

Having concluded that the Criteria for Approval of a Preliminary Plat found in Title 9-3-2-C can be satisfied, I move to APPROVE the Preliminary Plat for Skyline View Ranch Subdivision as described in the application materials submitted on July 10, 2023, and additional information attached to the staff report. (with the following conditions of approval…)

DENIAL

Having concluded that the Criteria for Approval of a Preliminary Plat found in Title 9-3-2-B have not been satisfied, I move to DENY the Preliminary Plat for Skyline View Ranch Subdivision as described in the application materials submitted on July 10, 2023, and additional information attached to the staff report, based on the following findings:

CONTINUATION

I move to continue the public hearing for Skyline View Ranch Subdivision Preliminary Plat in order to obtain additional information from the applicant or other agencies *for the following hearing date and time…*

Prepared by: Jade Krueger, Planning Administrator

ATTACHMENTS:

A. Application (7 pages)
B. Narrative (4 pages)
C. Preliminary Plat (2 pages)
D. Development Agreement (16 pages)
E. CC&Rs (5 pages)
F. Improvements Plan (13 pages)
G. EIPH Letter (9 pages)
H. Natural Resource Analysis (31 pages)
I. Nutrient Pathogen Evaluation (4 pages)
J. Engineer Review (1 page)
K. Water Right Report (2 pages)
L. Np Review Confirmation (2 pages)
M. Cost Estimate (2 pages)
N. NP Evaluation (62 pages)
O. Fire Marshal Review (1 page)
P. NP Technical Review (1 page)
Q. Water Supply for Fire Suppression (15 pages)
R. Engineer Review Round 2(1 page)
S. Public Comments (3 pages)

End of Staff Report

Skyline View Ranch.

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: Skyline Holdings Group, LLC

Applicant: Dustin Kuthler E-mail: Kuthdustin@Gmail.com

Phone: (801) 550-3992 Mailing Address: 569 W 700 S #405

City: Pleasant Grove State: Utah Zip Code: 84062

Engineering Firm: Connect Engineering Contact Person: Michael Knight Phone: (208) 881-0081

Address: 2295 N Yellowstone Hwy #6 Idaho Falls, ID, 83401 E-mail: mknight@connectengr.com

Location and Zoning District:

Address: 2000 S 5000 W Parcel Number: RP 04N44E120150 Sec 12 T4N R44E

Section: 12 Township: 4N Range: 44E Total Acreage: 149.5 acres.

Proposed Units/ Lots: 7 Proposed Open Space Acres: —

Proposing a Subdivision ☐
Zoning: A 2.5 ☐ A 20 ☒

Proposing a Planned Unit Development ☐
Planned Community ☐ Rural Reserve ☐

- ☐ Latest recorded deed to the property
- ☐ 60% of total base fee (see current fee schedule)
- ☐ $1500.00 minimum retainer for Nutrient Pathogen Evaluation Review, as applicable
- ☐ Affidavit of Legal Interest
- ☐ Concept Plan approved on November 8, 2022.

Fees are non-refundable.

Skyline View Ranch.

NAME OF SUBDIVSION/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: Skyline Holdings Group, LLC

Applicant: Dustin Kuehler E-mail: Kuehlduster@Gmail.com

Phone: (801) 550-3992 Mailing Address: 564 W 700 S #405

City: Pleasant Grove State: Utah Zip Code: 84062

Engineering Firm: Connect Engineering Contact Person: Michael Knight Phone: (208) 881-0081

Address: 2295 N Yellowstone Hwy #6 Idaho Falls, ID, 83401 E-mail: mknight@connectengr.com

Location and Zoning District:

Address: 2000 & 5000 W Parcel Number: RP 04N44E120150 Sec 12 T4N R44E

Section: 12 Township: 4N Range: 44E Total Acreage: 144.5 acres.

Proposed Units/ Lots: 7 Proposed Open Space Acres: —

Proposing a Subdivision ☐
Zoning: A 2.5 ☐ A 20 ☒

Proposing a Planned Unit Development ☐
Planned Community ☐ Rural Reserve ☐

☐ Latest recorded deed to the property
☐ 60% of total base fee (see current fee schedule)
☐ $1500.00 minimum retainer for Nutrient Pathogen Evaluation Review, as applicable
☐ Affidavit of Legal Interest
☐ Concept Plan approved on November 8, 2022.

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: [signature] Date: 9-19-2023

I, the undersigned, am the owner of the referenced property and do hereby give my permission to Dustin Kuhle 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: [signature] Date: 9-19-2023

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

1. Number of Plan/Plats:
   - Thirty (30) Preliminary Plats (18" X 27" or 11" X 17") Prepared By A Professional Land Surveyor/Engineer
   - Ten (10) 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 if 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

4. Improvement standards:
   - Curbs and gutter, if any
   - Trails and Pathways - Title 9 Section C-2
   - Public utilities
   - Water supply and sewage disposal
   - Maintenance and operation of public water and sewer, if any
   - Fire protection (pond, well, hydrants. etc)
   - Street lighting, if any
   - Public land access

SECTION III: CHECKLIST OF ITEMS REQUIRED IN DEVELOPMENT AGREEMENT AND PROTECTIVE COVENANTS

1. Eleven (11) copies of the Development Agreement using the county approved template to include:
   - Estimated date the subdivision will be completed
   - The date actual construction will begin
   - The date public improvements will be completed and can be inspected
   - Inspection of public improvements under construction
   - Control during development
   - The developer shall control dust while installing infrastructure
   - A registered professional engineer's stamped estimate of costs for all improvements
   - Any other conditions agreed to
   - Irrevocable bank letter of credit (Letter of Intent from financial institution)
   - Reduction and release of guarantee
   - Guarantee of completion of improvements
   - Penalty in case of failure to complete construction of a public improvement
   - Lots shall not be sold and recorded until final plat approval
   - No building permits may be issued until the fire protection, including roads, are operational
   - No certificates of occupancy will be issued until public improvements are complete
   - The developer shall provide a stamped letter from the engineer stating the roads have been built in accordance with the submitted road plans and are up to county standards
   - Subdivision entrance sign and street signs

2. Eleven (11) copies of draft Final Protective Covenants (CC & R's) shall include at least the following:
   - Homeowners Association
   - Right to farm provision
   - County Setbacks and Height
   - Architectural style and building design
   - Maintenance of landscaping
   - Screening
   - Garbage areas
   - Private road
   - Storage areas
   - Maintenance building
   - No further divisions of lots
   - Low wattage lighting downward directed
   - Weed control
   - Sanitary Rules/Regulations
   - Mention that the following items cannot be changed by the HOA:
     - Weed maintenance and control
     - Teton County dark skies requirements
     - No further lot split statement
     - County setback and heights
     - Right to Farm Act
     - The EIPHD has authority over the HOA

3. In the case of a PUD:
   - Open Space use type
   - Deeding or Dedication of Open Space
   - Open Space Management Plan
     - Management of Agricultural Land
     - Management of Recreation Facilities
     - Management of Existing and Created Natural Lands

SECTION IV: DESIGN AND IMPROVEMENT STANDARDS

1. Design standards:
   - Dedication of street public- private
   - Street and road locations
   - Intersections
   - Easements and rights-of-way and dedicated entity
   - Irrigation easements - Title 8 Section 8-4-4
   - Blocks are clearly defined on the master plat
   - Lots
   - Planting strips and reserve strips
   - Landscaping Plan - Title 9 Section C-3-A
   - Access to public roads/buildings
   - Planting strips and reserve strips, if any

2. Maps/Studies/Plans:
   - Map access routes to public lands/waterways - Title 9 Section C-2-a
   - Overlay Areas mapped - Title 9 Section C-2-b
   - Wetlands determination, as required - Title 8 Section 8-5-2
   - Scenic Corridor, as required - Title 8 Section 8-5-2
   - Nutrient-Pathogen Study, as required - Title 9 Section C-3-B
   - Flood Hazard areas, as required - Title 8 Section 8-5-2
   - Geographical Hazards, if any
   - Sight Line Analysis - Title 9 Section 4-B
   - Natural Resource Analysis - Title 9 Section C-2-b
   - Wildlife Habitat Assessment, as required - Title 9 Section C-2-c
   - Hillside Assessment, as required - Title 9 Section C-2-c
   - Public Services/Fiscal Analysis (Twenty lots or more) - Title 9 Section C-4-A
   - Traffic Impact Study (Ten lots or more) - Title 9 Section C-3-D
   - Natural Resources Impact Mitigation Plan, as required - Title 9 Section C-2-c
   - Open Space Management Plan, as required - Title 9 Section C-2-c
   - Facilities Map include existing structures
   - Written determination signed by a qualified professional that the above condition(s), as applicable, do not exist on the property

3. Other Land Use Applications, as needed:
   - Scenic Corridor - Title 8 Section 8-5-2
   - Zone Change - Title 8 Section 8-3-6
   - Conditional Use Permit - Title 8 Section 8-6-1
   - Variance - Title 8 Section 8-8-1
   - Other:_____

SECTION V: CHECKLIST OF REQUIRED ITEMS/INTERAGENCY COORDINATION

1. Correspondence Required:
   - Financial "Letter of Intent"
   - Letters of Preliminary Approval:
     - Fire Marshall
     - DEQ, if applicable

- Irrigation District/Canal Company
- Idaho Public Health Department:
  - Property not requiring DEQ approval
    - Letter of approval for preliminary plat from Idaho Public Health
  - Property with DEQ involvement or unique concerns identified by Public Health Department
    - Letter of recommendation from DEQ prior to hearing
  - Final Plat Hearing will not be scheduled with the Board until the final approval letters are submitted.
- "Will Serve Letter" from the City, if applicable

2. Infrastructure Improvement Plans:
   Three (3) copies of preliminary infrastructure improvement plans:
   - Fire Suppression
   - Water System, if any
   - Sewer System, if any
   - Storm and Erosion Plan
   - Landscaping Plan

3. Roads:
   - Road Access Permit (Road and Bridge Department)
   - Intent for county roads improvements (Board of County Commissioners)
   - Description to assure adequate funds for maintenance of roads within the development
   - Three (3) copies of preliminary road plans prepared by a registered Idaho Civil Engineer including at a minimum the following:
     - Pavement/gravel design including necessary cross sections
     - Road will be constructed at a minimum of eight (8) ft. from the edge of the roadway easement to the nearest edge of traveled way
     - Cross-section of pavement and turn around
     - Cut and fill cross section sheets indicating sections spaced in consideration of gradient of the road
     - Plan and Profile and typical cross sections of roads and turn-arounds, Plan and Profile should be based at a minimum in consideration of gradient of the road
     - Road system for un-platted portions of the property
     - Easements dedicated to the public/Arterial and Collector roads are platted to appropriate separate entities
     - Mailboxes and pullouts
     - Fire pullouts
     - Bridges preliminary design

   (See Teton County Highway and Street Guidelines road specifications for further information.)

   * The Teton County Road and Bridge Department, the Teton County Fire District and the Teton County Building Official shall comment to the Planning Administrator on the proposed development. The applicant is responsible for insuring the standards set forth by these agencies are satisfied.

4. Water Rights:
   - Evidence that development will not interfere with existing agriculture water rights and access for maintenance.

SECTION VI: STAFF SUMMARY

- **Required Notification in accordance with Title 67, Chapter 65; Section 6509 of the Idaho Code:**

This hearing shall be duly noticed in the Teton Valley News and notification shall be notified via mail to surrounding property owners in accordance with Idaho Code 67-6509 and 67-6511.

- **Ordinance And Standards Used In Evaluation of This Application:**

This subdivision application is being reviewed under the provision of Titles 6, 8 and 9 of Teton County, Idaho, code as applicable. The above checklist is self explanatory as to the requirements that are necessary to grant approval of this application.

SECTION VII: PLANNING AND ZONING COMMISSION ACTION:

Reasons For Approval - Denial - Continuance:
This application is scheduled for a public hearing on _____, 200__ with the Planning and Zoning Commission. This hearing shall be duly noticed in the Teton Valley News and notification shall be notified via mail to surrounding property owners in accordance with Idaho Code 67-6509 and 67-6511. At this hearing the Commission shall consider public comment. After thorough consideration the Commission shall recommend approval or denial to the Board as the application meets/not meet the criteria for approval as outlined in the findings and reasoning of this report.

Approved or Denied on this the _____ day of _____2009.

_____
Chairman Signature:

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, on 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

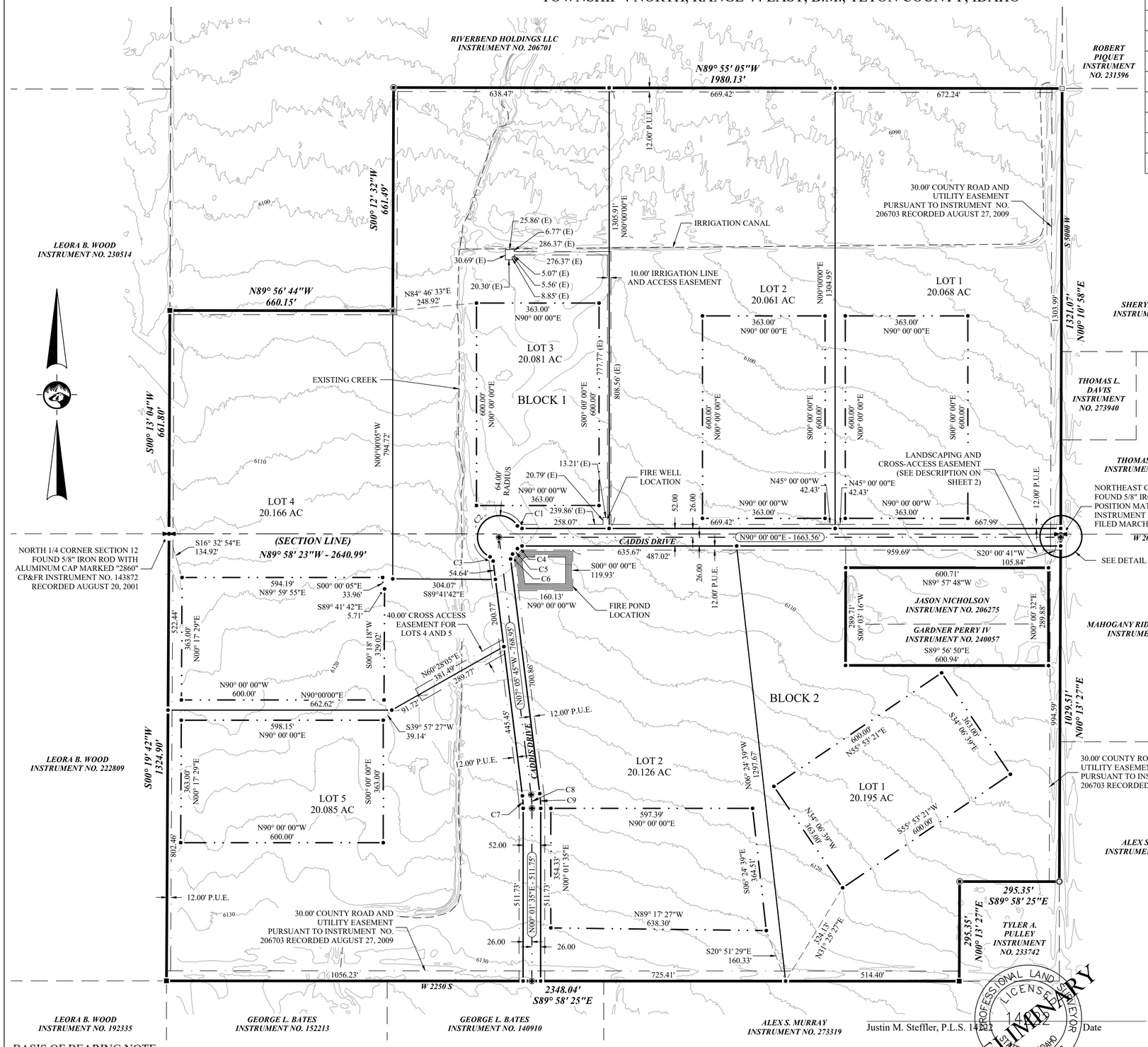
As part of the preliminary plat requirement form the concept approval a Natural resource analysis and wildlife habitat assessment was required as was a Nutrient Pathogen Evaluation. Each of these studies was performed by a qualified and licensed company and are attached to this application for review.

SKYLINE VIEW RANCH

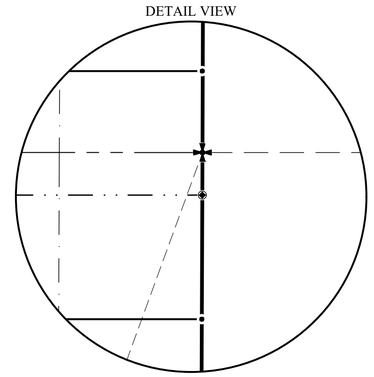
LOCATED IN THE SOUTH 1/2 OF SECTION 1 AND THE NORTH 1/2 OF SECTION 12,
TOWNSHIP 4 NORTH, RANGE 44 EAST, B.M., TETON COUNTY, IDAHO

200 0 200 400 600
GRAPHIC SCALE – FEET 1" = 200'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING
C1	16.29	16.00	058°19'54"	15.59	S60° 50' 03"E
C2	238.77	64.00	213°45'34"	122.49	N41° 27' 07"E
C3	16.29	16.00	058°20'00"	15.60	N36° 15' 39"W
C4	16.29	16.00	058°19'54"	15.59	N60° 50' 03"E
C5	21.86	64.00	019°34'03"	21.75	N41° 27' 07"E
C6	16.29	16.00	058°19'54"	15.59	N22° 04' 12"E
C7	37.29	300.00	007°07'20"	37.27	N03° 32' 05"W
C8	40.52	326.00	007°07'20"	40.50	N03° 32' 05"W
C9	43.76	352.00	007°07'20"	43.73	N03° 32' 05"W



DETAIL VIEW



LEGEND

- SECTION CONTROL (AS NOTED)
- SET 5/8" IRON ROD WITH PLASTIC CAP MARKED "PLS 14222"
- SET 5/8" IRON ROD WITH ALUMINUM CAP MARKED "PLS 14222"
- SET 1/2" IRON ROD WITH PLASTIC CAP MARKED "PLS 14222"
- FOUND 5/8" IRON ROD WITH ALUMINUM CAP MARKED "PLS 2860"
- FOUND 5/8" IRON ROD WITH ILLEGIBLE ALUMINUM CAP
- FOUND 5/8" IRON ROD (NO CAP)
- (E) EASEMENT MEASUREMENT
- SUBDIVISION BOUNDARY
- LOT BOUNDARY LINE
- ADJOINING BOUNDARIES
- ROAD CENTERLINE
- SECTION LINE
- EASEMENTS (AS NOTED)
- SURVEY TIES
- BUILDING ENVELOPES (50.00' FROM LOT LINES AND 150.00' FROM WATERWAYS)

BASIS OF BEARING NOTE

The bearing along the boundary line between sections 1 and 12 of Township 4 North, Range 44 East, Boise Meridian, Teton County, Idaho is the basis for all bearings on this plat.

PRELIMINARY

PROFESSIONAL LAND SURVEYOR LICENSE NO. 14222 STATE OF IDAHO JUSTIN M. STEFFLER

Justin M. Steffler, P.L.S. 14222 Date

SHEET 1 OF 2

1/4	SEC	T	R
	1	4N	44E
	12	4N	44E

CONNECT ENGINEERING
The Civil Connection
2295 N Yellowstone Hwy Unit #6
Idaho Falls, ID 83401- 208.681.8590
The Civil Connection

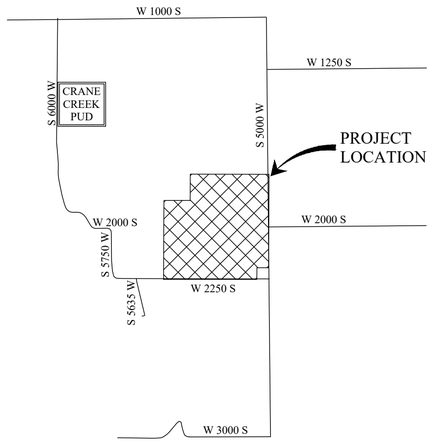
TITLE	PRELIMINARY PLAT MASTER PLAN SKYLINE VIEW RANCH
DATE:	01/31/24 DRAWN/CHK BY: PS/JS
PROJECT:	22044/T4NR44E/S1-S12/21419

BADGER AERIAL MAPPING & SURVEYING
4141 S 58 W
IDAHO FALLS, ID 83402
208-715-4380

SKYLINE VIEW RANCH

LOCATED IN THE SOUTH 1/2 OF SECTION 1 AND THE NORTH 1/2 OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 44 EAST, B.M., TETON COUNTY, IDAHO

VICINITY SKETCH (N.T.S.)



DEVELOPMENT ZONING

A-20 Agricultural Zone

MINIMUM SETBACKS	
Description	Setback Amount
Front Yard	30'
Rear Yard	40'
Side Yard	30'
Teton River	100'
Stream or Creek	50'
Irrigation Ditch or Canal	15'

SUBDIVISION DATA

TOTAL ACREAGE: 144.495 ACRES
NUMBER OF LOTS: 7
SMALLEST LOT SIZE: 20.061 ACRES
LARGEST LOT SIZE: 20.195 ACRES
AVERAGE LOT SIZE: 20.061 ACRES
RIGHT-OF-WAY: 3.713 ACRES
LOT DENSITY: 0.048 LOTS/ACRE

BOUNDARY DESCRIPTION

BEGINNING at the Northeast corner of Section 12, Township 4 North, Range 44 East, Boise Meridian, Teton County, Idaho; Thence, S 00° 13' 27" W along the east boundary of said Section 12 for a distance of 1029.51 feet; Thence, N 89° 58' 25" W for a distance of 295.35 feet; Thence, S 00° 13' 27" W for a distance of 295.35 feet to a point on the south boundary of the north of the northeast quarter of said Section 12; Thence, N 89° 58' 25" W along said south boundary for a distance of 2348.04 feet to the Southwest corner of northwest quarter of the northwest quarter of said Section 12; Thence, N 00° 19' 42" E along the west boundary of the northeast quarter of said Section 12 for a distance of 1324.90 feet to the North quarter-corner of said Section 12; Thence, N 00° 13' 04" E along the west boundary of the southeast quarter of Section 1 for a distance of 661.80 feet; Thence, S 89° 56' 44" E for a distance of 660.15 feet; Thence, N 00° 12' 32" E for a distance of 661.49 feet to a point on the north boundary of the south half of the southeast quarter of said Section 1; Thence, S 89° 55' 05" E along said north boundary for a distance of 1980.13 feet to a point on the east boundary of said Section 1; Thence, S 00° 10' 58" W along said east boundary for a distance of 1321.07 feet to the POINT OF BEGINNING.

EXCEPTING THEREFROM the following described parcel:

COMMENCING from the Northeast corner of Section 12, Township 4 North, Range 44 East, Boise Meridian, Teton County, Idaho; Thence, S 20° 00' 41" W for a distance of 105.84 feet to the POINT OF BEGINNING:

Thence, S 00° 00' 32" W for a distance of 289.88 feet; Thence, N 89° 56' 50" W for a distance of 600.94 feet; Thence, N 00° 03' 16" E for a distance of 289.71 feet; Thence, S 89° 57' 48" E for a distance of 600.71 feet to the POINT OF BEGINNING.

LANDSCAPING AND CROSS-ACCESS EASEMENT DESCRIPTION

COMMENCING from the Northeast corner of Section 12, Township 4 North, Range 44 East, Boise Meridian, Teton County, Idaho; S 37° 45' 52" W for a distance of 49.24 feet to the POINT OF BEGINNING:

Thence, S 00° 13' 27" W along the boundary of the existing County Road and Public Utility Easement for a distance of 64.53 feet; Thence, N 89° 57' 48" W for a distance of 606.54 feet; Thence, N 00° 00' 00" E for a distance of 64.14 feet; Thence, N 90° 00' 00" E for a distance of 606.79 feet to the POINT OF BEGINNING.

FLOOD PLAIN DESIGNATION

The property shown hereon is located within Flood Zone Designation X (Outside of the 500-Year Flood Plain), per Flood Rate Map number 16081C0130C, dated August 4, 1988.

LOT ACCESS NOTE

All lots platted hereon will be accessed from the interior subdivision roads.

FIRE SUPPRESSION NOTE

Fire pond located in Lot 2, Block 2 will be filled by the existing well located in Lot 3, Block 1.

SEPTIC SYSTEM NOTE

All lots platted hereon will are limited to a maximum septic system discharge capacity of 600 gallons per day.

WATER SERVICE NOTE

All lots platted hereon will be served by individual private wells.

SURVEYOR'S CERTIFICATE

I, Justin M. Steffler, a licensed professional land surveyor in the State of Idaho, do hereby certify that the survey of this subdivision, designated as SKYLINE VIEW RANCH, was made under my direction, and that said subdivision is truly and correctly surveyed and staked as provided by law and in accordance with the accompanying plat as described hereon.

Justin M. Steffler, P.L.S. 14222 — 14222 Date

PROFESSIONAL LAND SURVEYOR LICENSED STATE OF IDAHO JUSTIN M. STEFFLER

PRELIMINARY

CONNECT ENGINEERING
The Civil Connection
2295 N Yellowstone Hwy Unit #6
Idaho Falls, ID 83401- 208.681.8590

The Civil Connection

TITLE	PRELIMINARY PLAT MASTER PLAN SKYLINE VIEW RANCH
DATE:	01/31/24 DRAWN/CHK BY: PS/JS
PROJECT:	22044/T4NR44E/S1-S12/21419

SHEET 2 OF 2

1/4	SEC	T	R
	1	4N	44E
	12	4N	44E

BADGER AERIAL MAPPING & SURVEYING

4141 S 58 W
IDAHO FALLS, ID 83402
208-715-4380

Recording Requested By and
When Recorded Return To:

Planning Administrator
Teton County Planning
Department 150 Courthouse
Drive, Ste. 107
Driggs, Idaho 83422

For Recording Purposes Do
Not Write Above This Line

DEVELOPMENT AGREEMENT

Skyline View Ranch SUBDIVISION

THIS DEVELOPMENT AGREEMENT (this "Agreement") is made and entered into as of this _day of _____, 2024, by and between Skyline Holdings Group, a Limited Liability Company (LLC) (the "Developer") and Teton County Idaho, a political subdivision of the State of Idaho (the "County").

WHEREAS, the Developer is the sole owner, in law or equity, of the Property; and

WHEREAS, the Development was approved under the Teton County Code effective as of the Application Date by the Teton County Board of County Commissioners on [date of final plat approval under TCC 9-3-2(D-2-g)] (the "Approval Date"); and

WHEREAS, it is the intent and purpose of the Developer to meet the conditions for recording the final plat allowing the creation of the Development, as set forth in Title 9 of the Teton County Code effective as of the Application Date; and

WHEREAS, it is the intent and purpose of the Developer and the County to enter into this Agreement to guarantee the full and satisfactory completion of the Required Improvements on the Property described in this Agreement; and

WHEREAS, the County has the authority to enter into a Development Agreement for the construction of the Required Improvements associated with the Development under Idaho Code § 67-6511A .

NOW THEREFORE, in consideration of the mutual covenants and conditions contained herein, the parties agree as follows:

1. Definitions

1.1. APPLICATION DATE: means May 25, 2022, the date the subdivision/PUD application for the Development was deemed complete and officially received by the County as confirmed in

writing and dated by the Planning Administrator.

1.2. APPROVAL DATE: is defined in the recitals.

1.3. CERTIFICATE OF SUBDIVISION COMPLETION: is defined in Section 10.

1.4. CONSTRUCTION PERMIT: is defined in Section 4.

1.5. COUNTY: is defined in the preamble.

1.6. DEVELOPER: is defined in the preamble.

1.7. DEVELOPMENT: The subdivision/PUD designated and identified as Skyline View Ranch located on the Property as further described in **Exhibit B**.

1.8. IMPROVEMENT: Any alteration to the land or other physical construction located on or off the Property that is associated with the Development.

1.9. FINAL APPROVAL**:** means issuance of a Certificate of Subdivision Completion from the Planning and Building Department of the County completed with all required signatures. The form of Certificate of Subdivision Completion is attached hereto as **Exhibit E**.

1.10. PROPERTY: means and refers to the certain parcel(s) of Property located in Teton County, Idaho, as described in **Exhibit A**.

1.11. RECORDED IMPROVEMENT PLANS: is defined in Section 2.

1.12. REQUIRED IMPROVEMENTS: is defined in Section 2.

1.13. TETON COUNTY STANDARDS: means the development standards and improvement standards in Title 9 of the Teton County Code and any other design and engineering standards separately adopted by the County in effect as of the Application Date.

Capitalized terms not otherwise defined herein shall have the meanings given to such terms in Title 9 of the Teton County Code effective as of the Application Date.

2. Required Improvements.

The Developer shall, at its sole cost and expense, complete the road construction, install entrance and street signs, install telephone and electrical service, install fire protection, install approved landscaping, stabilize and re-seed areas of the Property disturbed by installation of Improvements, and complete all other required infrastructure as detailed in the Skyline View Ranch Improvement Plans dated [DATE] recorded in the Teton County Clerk and Recorders office on _____, 2024 as Teton County Instrument No. _____(the "Recorded Improvement Plans" and the Improvements described therein the "Required Improvements"). Developer agrees that the Required Improvements shall be installed in compliance with Teton County Standards and any other design or engineering standards of other agencies responsible for providing services to the Development.

3. Maintenance of Required Improvements.

The Developer shall maintain all Required Improvements and open space for the Development according to Teton County Standards and any standards adopted by the agencies responsible for providing services to the Development, unless or until such time as the responsibility for maintenance of the Required Improvements and open space is turned over to a homeowner's association for the Development which, in Teton County's sole but reasonable discretion is sufficiently funded to perform such maintenance. This transfer of maintenance responsibility shall not occur until at least 50% of the lots or units have been sold. The Developer shall include in the recorded CC&Rs for the Development that the homeowner's association shall collect dues, a portion of which will be used for maintenance of the Required Improvements and open space. The Developer shall notify the Planning Department in writing when the homeowners association is established and when the transfer of maintenance responsibility has occurred. A mailing address for future notifications shall also be provided.

4. Schedule for Commencement and Completion of the Improvements.

The Developer shall commence construction of the Improvements within [one (1) year] after the Approval Date. Following the recordation of this Development Agreement and provision of the financial security in Section 13 by the Developer, the County shall issue a "Construction Permit" permitting commencement of construction of the Required Improvements. The Developer shall complete construction of the Required Improvements within [one (1) year] after commencement of construction of such Improvements. The Developer may apply for extensions of time for commencement or completion of construction pursuant to Section 5 of this Agreement. However, except for extensions of time approved by the County under Section 5, if Developer does not commence or complete construction of the Required Improvements within the aforementioned time periods, the Developer will lose its approvals and entitlements for the Development and will have to reapply for approval for any planned unit development or subdivision under the then current County subdivision ordinance. If the Developer does not complete construction and receive a Certificate of Subdivision Completion by [DROP DEAD DATE], the Developer will lose its approvals and entitlements and will have to reapply for approval for any planned unit development or subdivision under the then current County subdivision ordinance. The County may choose to use the financial security in Section 13 to complete the Required Improvements if the Developer has not done so and the Board of County Commissioners determines there is a public benefit to having the Improvements completed.

5. Extensions of Time.

Applications for extensions of time shall be made on the Teton County "Development Agreement Extension Application" attached hereto as Exhibit D and shall address the criteria presented on that form. The Developer shall pay the fee associated with the request. Developer acknowledges and agrees the Board of County Commissioners has the sole discretion to grant or deny a request for extension. Any application for an extension of time must be submitted to the Planning Department before the expiration of the original deadline.

6. Control of Trash, Weeds, Dust, Erosion, and Sedimentation.

The Developer shall be fully responsible for all dust abatement, erosion, sedimentation, weed, and trash control on the Property. Developer shall use best management practices and industry standards for control. Trash shall be contained at all times. Dumpsters and sanitary facilities are required on site during construction. The financial guarantee in Section 13 will not be released until all onsite trash is removed, construction rubble is leveled, lost soils are replaced, and disturbed areas are reseeded with native vegetation or planned landscaping. The responsibilities in this Section shall run with the land and they

shall therefore apply before, during, and until completion of the Required Improvements. This means that trash, weeds, dust, erosion, and sedimentation control on the Property will be fully the responsibility of the current owner of the Property.

7. Permits.
The Developer is responsible for obtaining all right-of-way, access, excavation, grading and erosion control, floodplain development, and other permits and approvals required by local, State, and Federal regulations.

8. Inspection.
Prior to commencing construction of the Required Improvements, Developer shall have a pre-construction meeting with Teton County Planning and Engineering representatives, the Fire Marshal for the Teton County Fire Protection District, and the Developer's engineer and contractor. The Developer's engineer shall make regular inspections and maintain control of the Development while it is under construction. Representatives of the County shall have the right to enter upon the Property at any reasonable time to inspect and to determine whether the Developer is in compliance with this Agreement. The Developer shall permit the County and its representatives to enter upon and inspect the Property at reasonable times. The Developer may not deviate from the Recorded Improvement Plans without the prior written approval of the County Engineer.

9. Inspection Fees.
The Developer agrees to pay the inspection fees as required by fee schedule established by Teton County for its Planning and Building Department.

10. Final Inspection and Approval of Improvements.
When the Developer believes the Required Improvements have been fully and properly completed, it shall procure and file a signed and sealed engineer's certificate and "As-Constructed" Improvement Plans (further described in Section 11 below) with the County Engineer and shall request final inspection of the Required Improvements by the County. The County shall provide prompt final inspection of the Required Improvements when notified by the Developer of completion. Following the inspection, the County shall give timely written acceptance of the Required Improvements or a written checklist of material deficiencies, such noted deficiencies shall be specific as to location and shall specify, in detail, the necessary corrective action to be taken by the Developer. Upon satisfaction that the Required Improvement have passed the final inspection, the County shall issue a "Certificate of Subdivision Completion" substantially in the form attached as Exhibit E. Issuance of the Certificate of Subdivision Completion with all required signatures shall be deemed final approval and acceptance of the Required Improvements by the County. After the Certificate of Subdivision Completion is received, the Developer shall record the final plat and will be permitted to sell lots in the Development.

11. Engineer's Certificate and As-Constructed Plans.
Prior to requesting County inspection and approval of the Required Improvements in the Development, the Developer shall file to the County Engineer signed and sealed "As Constructed" Improvement Plans along with a letter of certification from an engineer licensed in the State of Idaho certifying the following:

- **a)** The "As Constructed" Improvement Plans show the actual constructed location of all Required Improvements.
- **b)** Road has been built in accordance with the Recorded Improvement Plans and meet or exceed

Teton County Standards.

c) The Required Improvements are 100% completed in accordance with the Recorded Improvement Plans to Teton County Standards and any other applicable design or engineering standards of other agencies responsible for providing services to the Development.

12. Warranty of the Improvements.

The Developer warrants the prompt and satisfactory correction of all defects and deficiencies, for both materials and workmanship, in the Required Improvements that occur or become evident within two (2) years for all landscaping Improvements and one (1) year for all other Improvements after acceptance of the Required Improvements by the County. If such defect or deficiency occurs or becomes evident during such period, then the Developer shall, within thirty (30) days after written demand by the County to do so, correct it or cause it to be corrected. If the defect or deficiency cannot be reasonably corrected within thirty (30) days after written demand from the County, the Developer shall commence the correction of the deficiency within the thirty (30) day period and proceed with reasonable diligence to correct the same or cause it to be corrected. If the Developer fails to commence the correction of the deficiency within thirty (30) days after written demand from the County, the County may cause the deficiency to be corrected at Developer's cost and may draw on the financial security provided in Section 13 of this Agreement to cover such cost. The warranty provided by this Section shall be extended for a full year from the date of repair or replacement of any Improvements repaired or replaced pursuant to such demand.

13. Financial Security Guarantee.

As security to the County for the performance by the Developer of its obligations to complete the Required Improvements in accordance with this Agreement, the Developer shall, prior to the commencement of construction of the Required Improvements, obtain financial security in favor of the County meeting the requirements of Teton County Code §9-4-2(C-2), in the sum of one hundred and twenty-five (125%) of the engineer's cost estimate for the Required Improvements approved by the Teton County Board of County Commissioners and attached hereto as Exhibit C, which engineer's cost estimate shall be revised and updated within ninety (90) days of securing the financial guarantee, by one of the following three methods:

a) Obtain from a County-approved financial institution authorized to do business in the State of Idaho an irrevocable 12-month letter of credit with guaranteed extensions as needed until the Required Improvements are completed and accepted by the County;

b) Make a cash deposit into a Teton County escrow account funds in the form of a certified check or cash. The County shall maintain any interest accrued; or

c) Obtain a negotiable construction or development bond from a County-approved bonding company for a term of not less than 12 months with guaranteed extensions as needed until the Required Improvements are completed and accepted by the County.

The County will not issue the Construction Permit permitting commencement of construction of the Required Improvements until it has received a satisfactory financial guarantee. Following issuance of the Certificate of Subdivision Completion, the County shall release the Developer's financial guarantee; provided, however, ten percent (10%) of the original approved engineer's cost estimate for the Required

Improvements shall be provided in one of the three methods presented above in this Section for the entire warranty period described in Section 12 to guarantee the correction of any defects or deficiencies in the Required Improvements.

14. Remedies.
In the event the Developer fails to perform any of the terms, conditions or obligations in this Agreement or has not resolved a defect or deficiency under this Agreement, the County, at its option, may exercise any rights and remedies it may have under law. Furthermore, the County reserves the right, in its absolute discretion, to revoke the Developer's approvals for the Development and after such revocation, Developer will have to reapply for approval for any planned unit development or subdivision under the then current County ordinances. Teton County may impose penalties on the Developer in the form of monetary fines, not to exceed the outstanding balance of work not performed or carried out at the required completion date set forth in Section 4 or the cost to correct the defect or deficiency. The County may withhold the issuance of any building permit or certificate of occupancy for any structure located in the Development, refuse to accept ownership and maintenance of any Improvements and record a notice of such action in the Teton County Clerk and Recorder's Office, or issue a "stop work" or "cease and desist" order for any building or Improvement under construction in the Development. All of the above remedies are cumulative and to the extent not wholly inconsistent with each other, may be enforced simultaneously or separately, at the sole discretion of the County.

15. Voided Agreement.
The County, at its option, may void this Agreement and any vested rights should the Developer's failure to perform in compliance with this Agreement result in the County drawing upon the financial guarantee provided under Section 13 to complete the infrastructure or correct the defect or deficiency.

16. Default.
If the Developer defaults or fails to fully perform any of its obligations in accordance with this Agreement, or fails or refuses to correct any defect or deficiency in the Required Improvements, Teton County shall inform the Developer in writing of the specific default or failing. If the default or failing continues for thirty (30) days after such written notice and the Developer makes no attempt to remedy the default, Teton County shall have, in addition to all of its other rights under the law, the right to complete the construction of the Required Improvement(s) or to correct any defect or deficiency in the Required Improvement, using either its own personnel or contractors hired for that purpose. The County shall have the right to draw from the financial security guarantee provided under Section 13 to cover the costs of completing or correcting the Required Improvements. In addition to the costs of the work, the County is entitled to recover reasonable legal fees and reasonable administrative expenses from the Developer.

17. Transfer of Lots or Units.
No lots or units may be offered for sale or sold (warranty deeds transferred) and no building permits for individual lots will be issued prior to a Certificate of Subdivision Completion being issued by the County. Developer hereby agrees to maintain all unsold lots in the Development in safe, sanitary, and orderly condition that does not constitute a public nuisance or adversely affect adjoining properties at the Developer's sole expense, and this responsibility shall run to Developer's successors and assigns.

18. Time of the Essence.
Time is of the essence in the performance of all terms and provisions of this Agreement.

19. Binding Upon Successors and Assigns.
This Agreement shall be binding upon and inure to the benefit of the parties' respective heirs, successors, assigns and personal representatives, including County's corporate authorities and their successors in office. Nothing herein shall in any way prevent sale or alienation of the Property, except that any sale or alienation shall be subject to the provisions hereof and any successor owner or owners shall be both benefited and bound by the conditions and restrictions herein expressed. Developer shall promptly notify the County of any sale of the Property and update the Developer's notice address in accordance with Section 20. Notwithstanding any sale of the Property or change of control of the Developer, the County will retain the financial guarantee provided under Section 13 unless acceptable substitute guarantee is provided by the Property or Developer's new owners. No assignment or succession of this Agreement shall be deemed valid or permitted, nor shall construction continue under a successor or assignee to this agreement until such time as (1) the successor or assignee provides sufficient security under the terms set forth in Section 13 above and (2) such succession or assignment is approved in writing by Teton County, the approval of which shall not be unreasonably withheld.

20. Notices.
All notices in connection with this Agreement shall be in writing and shall be deemed delivered to the addressee when delivered in person on a business day at the address set forth below or on the third day after being deposited in the United States mail, for delivery by properly addressed, postage prepaid, certified or registered mail, return receipt requested, to the address set forth below.

Notices to the County shall be addressed to, or delivered at, the following address:

Teton County Board of County Commissioners
ATTN: Planning Administrator
150 Courthouse Drive, Rm. 107
Driggs, Idaho 83422

Notices to the Developer shall be addressed to, or delivered at, the following address:

Skyline Holdings Group, LLC
564 W 700 S #405
Pleasant Grove UT 84062
By notice complying with the requirements of this Section, each party shall have the right to change their address for all future notices, but no notice of a change of address shall be effective until received as provided above.

21. Enforcement.
The parties may, in law or in equity, by suit, action, mandamus, or any other proceeding, without limitation enforce or compel the performance of this Agreement.

22. Indemnification.

22.1. No Liability for County Approval. The Developer acknowledges and agrees (1) the County is not, and shall not be, in any way liable for any damages or injuries that may be sustained as the result of the County's issuance of any approvals or acceptances of the Improvements or use

of any portion of the Improvements, and (2) the County's issuance of any approvals or acceptances does not, and shall not, in any way be deemed to insure the Developer, or any of its heirs, successors, assigns, tenants, or licensees or any third party, against damage or injury of any kind at any time.

22.2. Indemnification. Except as provided below, the Developer agrees to, and does hereby, indemnify the County, and all of its elected and appointed officials, officers, employees, agents and representatives from any and all claims, costs and liability of every kind and nature that may be asserted at any time against any such parties for injury or damage received or sustained by any person or entity in connection with (1) the County's review and approval of any plans for the Required Improvements, (2) the issuance of any approval or acceptance of Required Improvements, (3) the development, construction, maintenance or use of any portion of the Required Improvements and (4) the performance by the Developer of its obligations under this Agreement and all related agreements. The Developer further agrees to aid and defend the County in the event that the County is named as a defendant in an action concerning the Required Improvements provided by this Agreement to the extent the Required Improvements are not in conformance with the Recorded Improvement Plans, except where such suit is brought by the Developer. The Developer is not an agent or employee of the County.

23. Severability.
The invalidity or unenforceability of any provision of this Agreement shall not affect the other provisions hereof and this Agreement shall be construed in all respects as if such invalid or unenforceable provisions were omitted.

24. Recording.
The Developer shall have this Agreement recorded in the office of the Teton County Clerk and Recorder within four (4) months of the Approval Date. The Developer shall be responsible for all recording fees associated with the Development.

25. No Conflicts.
The County and the Developer hereby acknowledge and agree that all required notices, meetings and hearings have been properly given and held by the County with respect to the approval of this Agreement. The County and the Developer also acknowledge and agree that this Agreement is in compliance with and required by Title 9 of the Teton County Code. The County and the Developer agree not to challenge this Agreement or any of the obligations created by it on the grounds of any procedural infirmity or any denial of any procedural right.

26. Authority to Execute.
The County hereby warrants and represents to the Developer that the persons executing this Agreement on its behalf have been properly authorized to do so by the Board of County Commissioners. The Developer hereby warrants and represents to the County (1) that it is the record owner of fee simple title to the Property, (2) that the persons executing this Agreement on its behalf have the right, power, and authority to enter into this Agreement and to agree to the terms, provisions, and conditions set forth herein and to bind the Developer as set forth herein, (3) that all legal action needed to authorize the execution, delivery, and performance of this Agreement have been taken, and (4) that neither the execution of this Agreement nor the performance of the obligations assumed by the Developer hereunder will (i) result in a breach or default under any agreement to which the Developer is a party or to which it or the Property

is bound or (ii) violate any statute, law restriction, court order, or agreement to which the Developer or the subdivision is subject.

27. Codes.
The Developer agrees to abide by all ordinances, regulations, and codes of Teton County and those of the special purpose districts providing services to the Development.

28. Governing Law.
This Agreement shall be construed and governed according to the laws of the State of Idaho. The venue for any action arising out of this Agreement shall be exclusively in the District Court of the Seventh Judicial District of the State of Idaho, Teton County, or in the United States District Court for the District of Idaho.

29. Attorney's Fees.
Should any litigation be commenced between the parties concerning this Agreement, the prevailing party shall be entitled, in addition to any other relief as may be granted, to court costs and reasonable attorney's fees as determined by a court of competent jurisdiction.

30. Final Agreement.
This Agreement sets forth all promises, inducements, agreements, condition and understandings between the Developer and the County relative to the subject matter hereof, and there are no promises, agreements, conditions or understanding, either oral or written, express or implied, between the Developer and the County, other than as are stated herein. All Exhibits referenced herein are incorporated in this Agreement as if set forth in full including all text information in the Exhibits.

31. Amendment.
No alteration, amendment, change or addition to this Agreement shall be binding upon the parties hereto unless reduced to writing and signed by them or their successors in interest or their assigns, and pursuant, with respect to County, to a duly adopted ordinance or resolution of County.

32. No Waiver of County Rights.
No waiver of any provision of this Agreement will be deemed to constitute a waiver of any other provision nor will it be deemed to constitute a continuing waiver unless expressly provided for; nor will the waiver of any default under this Agreement be deemed a waiver of any subsequent default or defaults of the same type. The County's failure to exercise any obligation under this Agreement will not constitute the approval of any wrongful act by the Developer or the acceptance of any Improvement. Developer acknowledges that Teton County reserves the right to revoke all approvals for the Development if Developer fails to comply with any of the conditions of approval of the final plat of the Development, violates or fails to comply with any provision of Title 9 of the Teton County Code effective as of the Application Date, or makes, or is found to have made any misrepresentations or material omissions to the Teton County Planning Commission or Board of County Commissioners.

33. Mitigation Measures / Special Conditions of Approval. [Reserved]

34. Sharing Development Costs.
Teton County Code, Title 9 § 9-4-2(G) provides the Developer a mechanism to recoup a portion of costs

associated with Improvements benefitting adjacent landowners in certain circumstances. This Agreement shall not be deemed to waive any shared development rights afforded the Developer under Teton County Code Title 9.

35. Effective Date.

This Agreement shall become valid and binding only upon its approval by the Teton County Board of County Commissioners and its recording in the Teton County Clerk and Recorder's Office and it shall be effective on the date first written above.

****The rest of this page is intentionally left blank****

IN WITNESS WHEREOF, the parties have cause this agreement to be executed on the date first written above.

COUNTY:
TETON COUNTY, IDAHO

_____
By: _____
Chairman, Teton County Board of County Commissioners

STATE OF IDAHO)
)ss:
COUNTY OF TETON)

On this __ day of _____, 20__, before me, a Notary Public for the State of Idaho, personally appeared _____, known to me to be the person whose name is executed above, and acknowledged that he executed the same.

_____
(SEAL) Notary Public
Residing _____
Commission expires _____

DEVELOPER:
Skyline Holdings Group, LLC

_____
By: Dustin Kuttler, Manager

STATE OF _____)
) ss:
COUNTY OF _____)

On this ____ day of_____, 20__, before me, a Notary Public for the State of _____, personally appeared _____ known to me to be the person(s) whose name(s) is executed above, and acknowledged that he executed the same.

_____
(SEAL) Notary Public
Residing_____
Commission expires_____

EXHIBIT A
LEGAL DESCRIPTION OF PROPERTY

BEGINNING at the Northeast corner of Section 12, Township 4 North, Range 44 East, Boise Meridian, Teton County, Idaho; Thence, S 00° 13' 27" W along the east boundary of said Section 12 for a distance of 1029.51 feet; Thence, N 89° 58' 25" W for a distance of 295.35 feet; Thence, S 00° 13' 27" W for a distance of 295.35 feet to a point on the south boundary of the north of the northeast quarter of said Section 12; Thence, N 89° 58' 25" W along said south boundary for a distance of 2348.04 feet to the Southwest corner of northwest quarter of the northwest quarter of said Section 12; Thence, N 00° 19' 42" E along the west boundary of the northeast quarter of said Section 12 for a distance of 1324.90 feet to the North quarter-corner of said Section 12; Thence, N 00° 13' 04" E along the west boundary of the southeast quarter of Section 1 for a distance of 661.80 feet; Thence, S 89° 56' 44" E for a distance of 660.15 feet; Thence, N 00° 12' 32" E for a distance of 661.49 feet to a point on the north boundary of the south half of the southeast quarter of said Section 1; Thence, S 89° 55' 05" E along said north boundary for a distance of 1980.13 feet to a point on the east boundary of said Section 1; Thence, S 00° 10' 58" W along said east boundary for a distance of 1321.07 feet to the POINT OF BEGINNING. EXCEPTING THEREFROM the following described parcel: COMMENCING from the Northeast corner of Section 12, Township 4 North, Range 44 East, Boise Meridian, Teton County, Idaho; Thence, S 20° 00' 41" W for a distance of 105.84 feet to the POINT OF BEGINNING: Thence, S 00° 00' 32" W for a distance of 289.88 feet; Thence, N 89° 56' 50" W for a distance of 600.94 feet; Thence, N 00° 03' 16" E for a distance of 289.71 feet; Thence, S 89° 57' 48" E for a distance of 600.71 feet to the POINT OF Beginning

EXHIBIT B
SUBDIVISION PLAT

EXHIBIT C
ENGINEER'S COST ESTIMATE

EXHIBIT D

DEVELOPMENT AGREEMENT
EXTENSION APPLICATION

EXHIBIT E

FORM OF CERTIFICATE OF SUBDIVISION COMPLETION

Skyline View Ranch Covenants, Conditions, & Restrictions

This is a Declaration of Covenants, Conditions and Restrictions regulating, and controlling the use and development of real property, made effective this date of May 18, 2023 by Skyline Holdings Group, LLC, herein after referred to as The Declarant.

I. Purpose. Declarant is the owner of certain real property located in Teton County, Idaho, which property is more particularly described in Exhibit A attached hereto and made a part hereof, and which is hereinafter referred to as the property. The Declarant is adopting the following covenants, conditions and restrictions to preserve and maintain the natural character and value of the property for the benefit of all owners of the property or any part thereof.

II. Declaration. Declarant hereby declares that the property described in Exhibit A attached hereto, and any part thereof, shall be owned, sold, conveyed, encumbered, leased, used, occupied and developed subject to the following covenants, conditions, and restrictions, which are sometimes referred to hereafter as the "covenants". The covenants shall run with the property and any lot thereof, and shall be binding upon all parties having or acquiring any legal or equitable interest of every owner of any part of the property.

III. Definitions. The following terms and phrases used in these covenants shall be defined as follows:

A. Common Services - shall mean the roadway maintenance and snow removal services, utility lines maintenance or repair services for the common road and shared access road and the utility lines located in the rights of way of such roads.

B. Development- shall mean any alteration of the natural land surface, and all buildings, structures or other site improvements placed on the land to accommodate the use of a lot.

C. Lot - shall mean any portion of the property as shown on a recorded plat.

D. Owner - shall mean the recorded owner of a lot, including a contract purchaser, but excluding anyone having an interest in a lot as security for the performance of an obligation.

E. Principal Residence - shall mean the single family residential structure, constructed on any lot of the property,

which is the principal use of such lot, and to which other authorized structures on such lot are necessary. Authority and Duties - The Declarant shall be responsible for the enforcement and administration of the requirements of these covenants and shall contract for and supervise common services, enforce the development and use regulations and take all other actions necessary to administer and enforce these covenants.

IV. Development and Land Use Restrictions - All development and use shall conform to the following requirements:

A. Provisions in addition to county land use regulations. Conformity with any and all applicable land use regulation of Teton County shall be required, in addition to the requirements of these covenants. In case of any conflict, the more stringent requirements shall govern.

B. Residential user - All lots and tracts are hereby restricted in use for residential purpose only, and neither the premises, nor any improvements thereon, shall be used for any commercial, industrial, public, illegal or immoral purposes and no nuisance shall be maintained or permitted to exist thereon.

C. Construction - Only new construction shall be permitted, unless otherwise approved by the Declarant. Prefabricated or modular structures of any kind would need to be approved by Declarant. No manufactured home structure, mobile home trailers, camper or similar vehicle shall be allowed or stored on any lot as primary residence. All construction and alteration shall comply with provisions of the following standard codes or their official amendments: Uniform Building Code, current edition, National Plumbing Code, current edition, National Electrical Code, current edition. And with such State of Idaho building, health and safety Codes as may be applicable to the subdivision.

D. Building Envelopes- When selecting a homesite for construction, there are not building envelopes that exist. All buildings or structures with the exception of fencing shall be 100 feet from any property line. All structures must also be located 175 feet from Mahogany creek per EIPH requirements

E. Noxious or offensive activities - No noxious or offensive activity shall be permitted on any lot. No unreasonably loud or annoying noises or noxious or offensive odors shall be emitted beyond the lot lines of any lot.

F. Water System - Each structure designed for occupancy or use by human beings, shall be connected to a private water supply system at the owner's expense. Such water systems shall

conform to the standards applicable for the area, including, without being limited to, the Idaho State Public Health Department. The principal residence shall be no less than 2500 square feet above grade and may include attached garage space as part of the total space above grade. Detached structures such as garages, shop, riding arena, barns etc. have no size requirements but should match in color and exterior products used on the principal residence.

G. Waste Disposal- Each structure designed for occupancy or used by human beings, shall be connected to a private individual waste disposal system at the owners expense. Such waste disposal system shall be constructed and maintained in accordance with the standards outlined by the Idaho Department of Environmental Quality. Eastern Idaho Public Health guidelines for septic system maintenance shall also be followed. No outdoor toilets shall be permitted, except during construction. It must be of a storage type and be serviced on a need basis.

H. Excavation and mining - No excavation for stone, sand, gravel, or earth, shall be made on any lot, except for such excavation as may be necessary in connection with the erection of an approved improvement thereon.

I. Easements - There are, hereby, reserved for the purpose of installing and maintaining utility facilities, for such other purposes incidental to the development of the property, the easements shown on the plat of the property.

J. No lots within Skyline View Ranch Subdivision may be further divided. Any lot may be fenced but only wood non-privacy fences will be allowed

K. Lighting- Title 8 of the Teton County Zoning Regulations, Chapter 4, Section 8-4-6 will define acceptable Outdoor Lighting configuration. This is known as Teton County Dark Sky Lighting

L. This property recognizes and is subject to the Right to Farm Act - Idaho Code Chapter 45, Sections 22-4501 through 22-4504.

M. When agriculture currently in place is no longer desired, land shall be returned to sagebrush steppe, in accordance with recommendations provided in Skyline View Ranch Subdivision: Natural Resource Study.

N. Livestock are permitted, if livestock are present it is the responsibility of the owners to maintain clean pastures and corals. Pet Control – Owners of domestic pets (primarily dogs and cats) will be responsible to train, restrain and prevent their pets from interacting with wildlife within the subdivision. Excessive abuse can be reported to the Teton County Sheriff Department and IDFG.

O. Fencing. Wildlife Friendly Fencing – All fences within the subdivision will be designed as outlined in Teton County Idaho Zoning Ordinance, Title 9 Division 9-3-2 (C-2-c-WH-vi-b) (Teton County, 2013b). Suggested parameters include fencing height of 38" to 40" with a 4" top rails. No barbed wire will be permitted.

P. Open space. Per the Natural Resources Assessment (NRA), any portion of the property not used for an agricultural purpose, pond, livestock holding, hard surface, living, or maintained landscaping will be planted using drought tolerant grasses and forbs species commonly used for the USDA Crop Reserve Program.

VI. Duties of Declarant - The Declarant shall contract for snow removal and periodic maintenance services on the Common Road and maintenance. Each lot owner will be responsible for and billed for their respected share of the cost of snow removal and maintenance costs for the road.

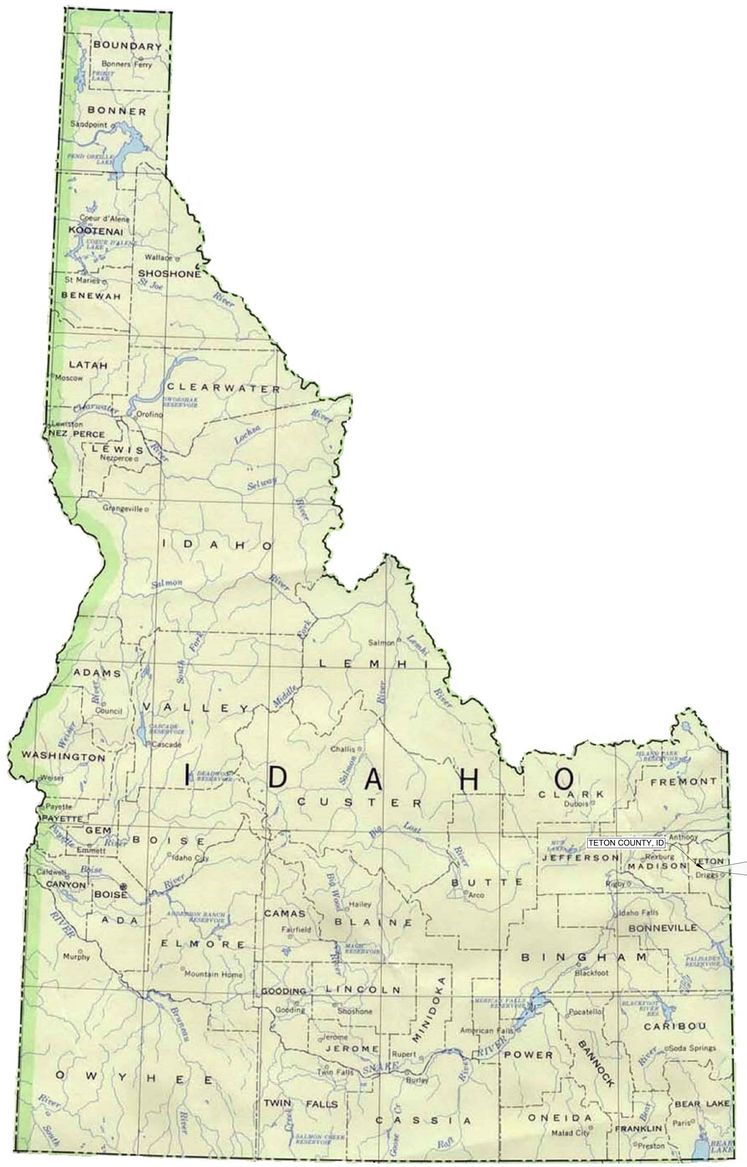
VII. The Declarant retains the right to amend these covenants, conditions, and restrictions.

In Witness Thereof

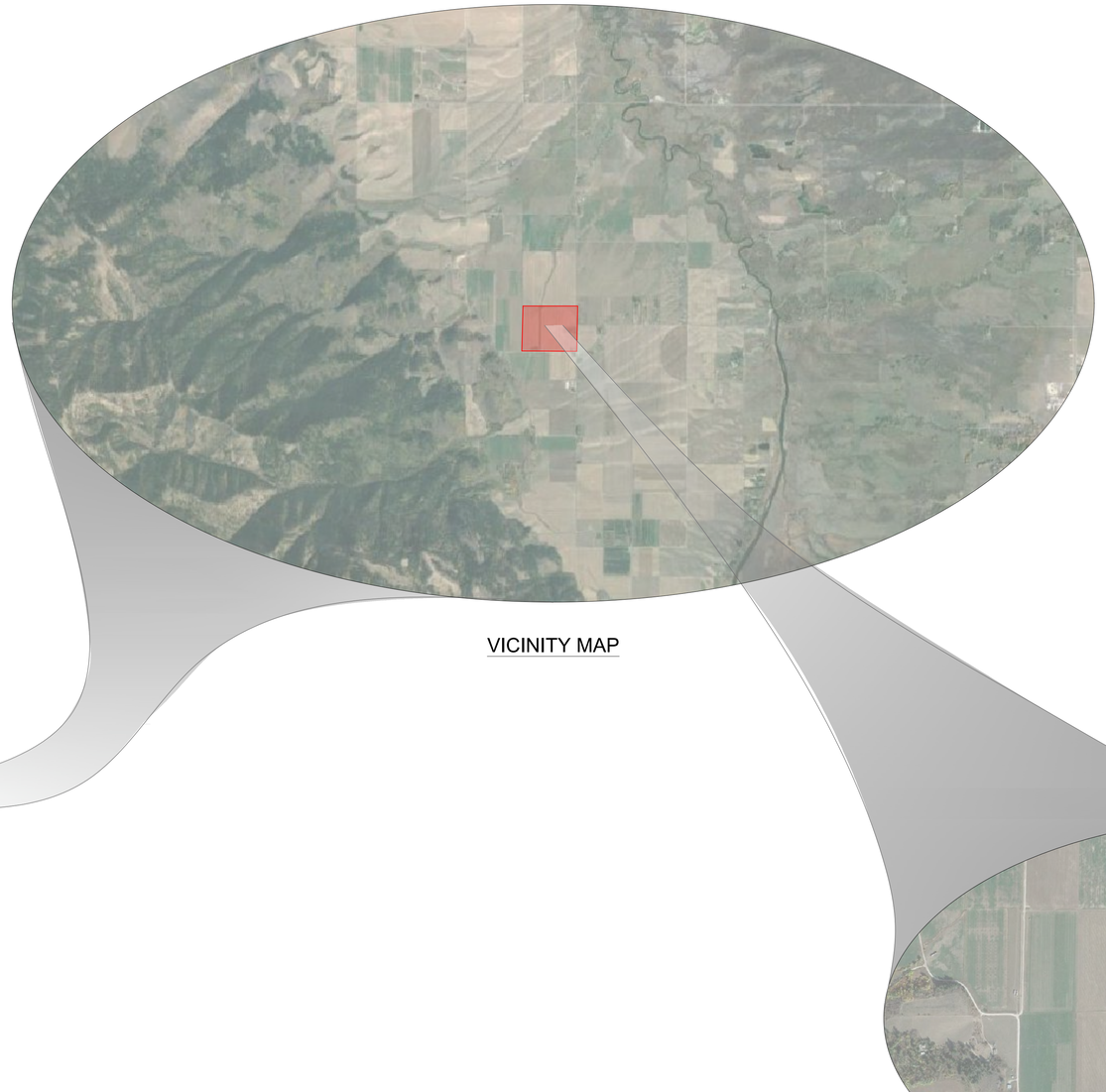
The undersigned have executed this instrument this day of _____ in month _____ of year _____.

Dustin Kuttler

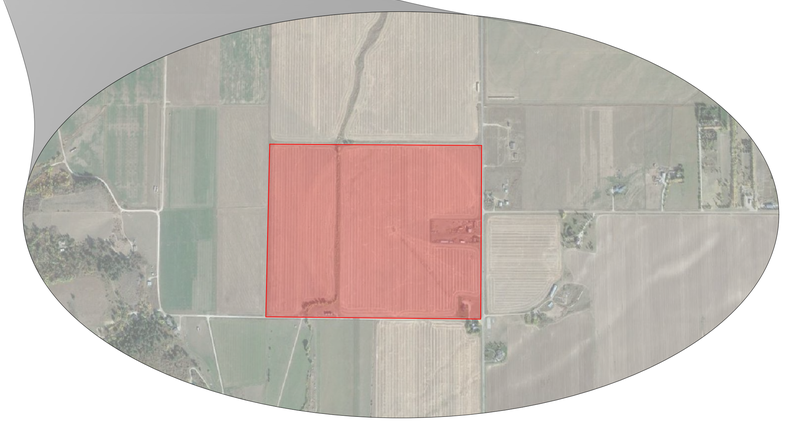
Ryan Litke



STATE MAP



VICINITY MAP



SITE MAP

DEVELOPMENT DRAWINGS FOR:

SKYLINE VIEW RANCH

TETON COUNTY, ID

CONNECT ENGINEERING
The Civil Connection
2295 N Yellowstone HWY. Unit 6
Idaho Falls, ID 83401
208.881.0081

APPROVAL SIGNATURES:

PROFESSIONAL ENGINEER REGISTERED STATE OF IDAHO BLAKE JOLLE

PRELIMINARY FOR REVIEW ONLY

Connect Engineering Date:

TETON COUNTY, ID Date:

SHEET NO.

C-1 of 13

PLOT DATE: 1/26/2024 10:43

GENERAL NOTES

1. All materials, workmanship, and construction of site improvements shall meet or exceed the work standards and specifications set forth by TETON COUNTY STANDARD DRAWINGS AND SPECIFICATIONS, and requirements of the Idaho Standards for Public Works Construction, (ISPWC) current edition.
2. All material furnished on or for the project must meet the minimum requirements of the approving agencies or as set forth herein, whichever is more restrictive.
3. The Contractor is cautioned that the location and/or elevation of existing utilities, as shown on these plans, is based on records of the various utility companies and where possible, measurements taken in the field. The Contractor must call the local utility location center at least 48 hours before any excavation to request exact field locations of the utilities.
4. A Pre-Construction Conference shall be held a minimum of three (3) working days prior to start of work.All Contractors, Subcontractors and/or Utility Contractors shall be present.
5. All lot dimensions and easements are to be taken from the Final Plat of the recorded subdivision plat.
6. The Contractor shall maintain all existing drainage and sanitary sewer facilities within the construction area until the drainage improvements are in place and functioning.
7. All Contractors working within the project boundaries are responsible for compliance with all applicable safety laws of any jurisdictional body including but not limited to, barricades, safety devices, control of traffic, excavation, trenching, shoring, and security within and around the construction area.
8. Contractors must furnish proof that all materials installed on this project meet the requirements of Note # 2 above at the request of the agency and/or Engineer.
9. CONNECT ENGINEERING must give approval prior to (a) backfilling trenches for pipe; (b) placing of aggregate base; (c) placing of concrete; (d) placing of asphalt pavement. Work done without such approval shall not relieve the Contractor from the responsibility of performing the work in an acceptable manner. Contract work will not be accepted by TETON COUNTY without the approval of the Project Engineer.
10. Developmental drawings must be submitted to TETON COUNTY Public Works Dept. prior to final approval.
11. Only plan sets marked "Approved for Construction" shall be used by the project contractor(s). Use of any plans on the job without the "Approved of Construction" stamp shall be grounds for the issuance of a stop work order. Contractor must also maintain a set of plans stamped with approval by the Department of Environmental Quality on site.
12. Contractor is responsible for property corner protection. The cost of $30 per corner will be held as retainage until all interior corners are verified to be in place.
13. Each Contractor shall be responsible for acquiring any necessary NPDES permits, filing any NOI's or NOT's, and preparing a Storm Water Pollution Prevention Plan (SWPPP) in accordance with the Environmental Protection Agency. Contact the EPA at 208.378.5776 for the required information. Said permit shall be presented to the Engineer at least forty-eight (48) hours prior to the beginning of construction.
14. The Contractor shall be responsible for keeping roadways free and clear of all construction debris and dirt tracked in from the site.
15. All measures possible shall be taken to ensure erosion control with Best Management Practices.
16. Quantities shown are estimates by the Engineer. The Contractor must verify all quantities. If there is a large discrepancy contact the Engineer.
17. All work must meet standards set forth by the American Disabilities Act (ADA) inside public rights of way.
18. Trench backfill Type 2A compaction "Water Settling" will not be an acceptable method of trench backfill compaction.
19. All water valves, blow-offs and manholes will be placed so as not to conflict with any concrete curb, gutter, valley gutter, and sidewalk improvements.
20. CONNECT ENGINEERING and/or Inspector shall make periodic visits to the project location to ensure that the site improvements meet or exceed standards and design as per the approved construction drawings.
21. To receive final acceptance, Contractor must submit copy of field plans complete with construction notes and As-Built information, corrections, changes, etc.
22. Contractor must have ISPWC manual (current edition) on-site during all phases of construction. Failure to do so may result in non-acceptance of the site by DEQ, Engineer, City etc.
23. A copy of the Quality Control Signature sheet (with all applicable signatures) shall be delivered to CONNECT ENGINEERING prior to the walk-thru.
24. A Right-of-Way Construction Permit from TETON COUNTY Public Works is required for any construction in the road right-of-way not shown on these improvement drawings.
25. Contractors shall provide a one (1) year warranty on all roads from the date of formal acceptance by TETON COUNTY.
26. Lot corners and centerline intersection monuments have been staked as shown on the recorded plat of this subdivision. Should any of these monuments be lost or disturbed during construction Idaho Code 55-1613 requires said monuments will be reestablished by a professional land surveyor at the expense of the agency or person causing the loss or disturbance.
27. All Construction Staking shall be provided by the owner one time, but if restaking is required this shall be provided at the Contractors expense.
28. It is the contractors reasonability to know which permits are needed and obtain all construction permits including ROW for bore.
29. Plans are intended to be printed in color for added clarity of design.

ELECTRICAL NOTES

1. All new electrical facilities shall be constructed in accordance with the current Falls River Power Service Policy. Coordinate all electrical construction with Falls River Power.
2. Primary sectionalizing cabinets, transformer ground sleeves, secondary pedestals, fiber boxes, and ground rods shall be provided by IFP, but shall be picked up at the IFP warehouse and/or west side yard and installed by the Contractor.
3. All PVC electric conduits shall be PVC Schedule 40 (see note 5 and 6 for exceptions). All elbows shall be PVC Schedule 40 large radius sweep (36”) or as otherwise specified by IFP (see note 5 and 6 for exceptions). RGS conduit must be used at riser poles. Conduits must be capped and labeled to identify routing.
4. The minimum power trench shall have a minimum depth of fifty-four inches (54”) and maximum depth of sixty inches (60”) below finish grade (Conduit to be installed 48” below finish grade). Including 6” of sand bedding below and above top of conduits. Minimum trench width shall be twenty-four inches (24”), unless otherwise noted. All Primary conduit must have a minimum of one (1) foot separation between other conduits in trench. Bottom of trenches must be level for conduit installation. All trenches and conduits (including road crossings) must be inspected by Idaho Falls Power prior to back-filling. Backfill and compact all trenches to a minimum of 95% of max density. (Secondary conduits can be reduced to 30” of cover).
5. Minimum conduit depth can be reduced to eighteen inches (18") of cover below final grade through basalt or other rock upon prior approval of IFP. Rigid galvanized steel (RGS) conduit shall be provided and installed by the Contractor. IFP will specify the conduit size.
6. 2” HDPE SDR 13.5 continuous duct with pre-lubricated ribbed interior wall can be utilized by the Contractor instead of 2 ½” PVC Schedule 40 as specified on the Contractor Map for proposed 1/0 single phase primary conductor. Conduit to be red in color or black with red stripes (red conduit preferred). If possible HDPE to be ordered with “IFP” stamped on conduit. The HDPE can be turned up inside of ground sleeves or Contractor may transition to 2” PVC Schedule 40 large radius sweep (36”) with Perma-Guard/UL fittings by Arnco Shur-Lock II or approved equal by IFP.
7. Contractor / Developer to install a 2500 lb mule tape string through each primary power conduit run more than 75 LF, all services from the meter base to the transformer / secondary pedestal, and install pull string for fiber optic conduit runs.
8. The Developer/Contractor shall provide all staking and layout of new electrical and fiber facilities including power poles. All lot corners adjacent to all power trenches must be clearly marked for installation of electrical facilities.
9. The Contractor shall retain and protect all existing City power poles and electrical and fiber facilities during construction. Also, repair / replace all concrete, asphalt, and landscaping that is disturbed during construction.
10. It shall be the Customer or Contractor's responsibility to provide illumination (street lights) along or within the public rights-of-way contained within a new development.
11. All new light pole foundations and lighting conduits shall be constructed by the Contractor in accordance with current Fallls River standard drawings and specifications. IFP will furnish to the Contractor a bolt hole template (pending availability), anchor bolts, nuts, washers, grounding butt plate, and ground wire needed for the installation of the light poles.
12. IFP will install poles and luminaires with the cost of materials paid by the Contractor prior to installation.
13. On all subdivisions the padmounted equipment (including ground sleeves / pedestals, etc.) will not be provided or set until curb and gutter has been installed. Idaho Falls Power will provide ground rods and contractor will install ground rods prior to installation of conduit.
14. On buildings serving 3 units or more, meter sockets and units must be PERMANENTLY labeled prior to meters being energized. Electrician will be required to coordinate with Idaho Falls Power in order to verify meter socket is connected to correct unit (208-612-8207).

SEWER NOTES

1. Prior to construction, it shall be the responsibility of the contractor to inform all the utility companies of the construction schedule.
2. All existing utility locations and depths are approximate and shall be verified by the contractor.
3. All elevations are based on the Teton County datum.
4. Manhole rim elevations as shown on the Construction Drawings are approximate. The manhole frames and covers shall be constructed in accordance with Teton County Standard Drawings. Rim elevations shall be determined by the engineer in the field during construction.
5. Contractor shall repave any existing paved streets disturbed during construction.
6. Retain and protect all irrigation and drainage crossings. The contractor shall coordinate with the owner and the IRRIGATION DISTRICT. (PHONE #) for the inspection of the exposed irrigation and/or drainage pipe crossings. If existing pipes are damaged, the affected pipe will be replaced by the contractor.
7. The developer's engineer shall be present during all testing of the sewer construction.
8. Retain and protect existing curb, gutter and sidewalk. if removal is necessary, replacement shall be incidental to project.
9. The following type and class of pipe will be permitted: gravity pipe shall conform to ASTM D-3034, PVC, SDR 35, or other pipe approved in the Teton County Standards.
10. All work shall be constructed to Teton County Standards. All work shall be approved by Teton County.
11. Sanitary sewer manhole cones shall be set a maximum of one (1) foot below specified ring elevations by sewer contractor. All remaining manhole materials, other than asphalt collars necessary to construct manhole to finished grade, shall be furnished by the sewer contractor for placement at finished grade by street paving contractor. All materials for asphalt around manhole rings shall be supplied and constructed to finished grade by street contractor. The owner's engineer shall be contacted 24 hours prior to placing asphalt collars.
12. The trench backfill above the pipe zone will be inspected by the owner's engineer in accordance with the latest edition of the Idaho Standards for Public Works Construction Specifications and Teton County Standards and Specifications.
13. Where PVC is utilized, a rubber ring or approved equivalent is to be installed where the pipe is in contact with manhole base and/or manhole channel in order to insure a watertight seal.
14. Where it is necessary for sewer and water to cross each other and the sewer line is above or less than 18 inches below the water main, the sewer line crossing shall be either:
    a. Non-Potable pipeline construction with potable water class pipe for a minimum of ten (10) feet either side of potable pipeline with a single twenty (20) ft section of potable water class pipe centered on the crossing; or
    b. Sleeve non-potable or potable pipeline with potable water class pipe ten (10) feet either side of crossing.
    Use of hydraulic cementitous materials such as concrete, controlled density fill, and concrete slurry encasement is not allowed as a substitute for sleeving.
    If potable pipeline is below non-potable pipeline, the non-potable pipeline must also be supported through the crossing to prevent settling.
15. Where the sewer main depth will allow, all sewer service lines shall be constructed to a depth of 9.5' at property line. The contractor shall use 4" diameter PVC pipe or approved equivalent for all service lines. All sewer service lines shall be constructed at a minimum grade of 1%.
16. Sewer service lines shall be 4" PVC and constructed to a point 15' inside the front lot line as shown. Except where otherwise located, the sewer service lines shall be constructed as shown on plan.
17. The horizontal separation of the water and sewer mains shall be a minimum of ten (10) feet.
18. Contractor shall notify the Teton County Engineer and the developer's engineer 48 hours in advance of construction.
19. Water levels shall be maintained below the trench bottom during the pipe laying and joining operation. The dewatering method shall be discussed with the engineer and approved prior to construction. Ditches and storm drain facilities that are silted up due to the contractor's dewatering shall be cleaned and restored to their original state.
20. Contractor shall locate and protect all underground utilities during construction.
21. The developer shall test the compaction of the sewer pipeline bedding in accordance with the the ISPWC specifications, and will be done by an outside testing laboratory. The cost of this service shall be paid by the developer. However, if the test fails, the cost of the test and any retesting shall be paid by the contractor. The contractor shall coordinate with the developer's engineer and the testing laboratory to schedule the tests, backfilling, and pipe laying operation.
22. After all utilities are constructed and just prior to paving, the contractor shall perform an air test on the sewer system. The developer's engineer shall be present to witness the test. The contractor shall contact the engineer 24 hours prior to testing. Teton County requires low pressure air or hydrostatic testing, mandrel, and CCTV inspection of the completed sewer.
23. The contractor shall leave the excavation for the upstream end of all service lines open for field verification of the invert elevation by the engineer's inspector. The contractor shall not backfill the ends of service lines until he has obtained approval from the engineer's inspector or made other arrangements for verification of service line invert elevations.
24. Service and main piping shall be in accordance with ASTM 3034 and shall be SDR 35 or greater plastic pipe or approved equal.
25. Service wyes shall be installed per the Teton County Standards.
26. Backfill compaction of drop manholes shall not be accepted without full time inspection by developer's engineer during compaction work.
27. At all times, when laying pipe is not in progress, open ends of the pipe shall be closed by a watertight plug or other approved means. At the close of the day's work, or whenever workmen are absent from the job, the end of the last laid section shall be plugged, capped, or tightly closed to prevent entry of foreign material.
28. All visible leaks shall be repaired - even if the leakage is below allowable limits.
29. The developer's engineer shall be present during all testing of the sewer line.
30. A minimum of 18" vertical clearance must exist between potable and non-potable lines.

STREET SIGNING

1. All road striping and traffic signing shall be designed, constructed, and placed according to the current Manual of Uniform Traffic Control Devices (MUTCD) with the following exceptions:All Stop and Yield signs used in any subdivision shall be a minimum 30" X 30", engineer grade sheeting is not allowed.
1.1. All Road Name and Street signs shall have a minimum 4" legend. Both background and legend shall be retro-reflective. Standard colors are white legend and green background except private roads, which will have a blue background.
1.2. Substrate material shall be aluminum; no fiberglass or plastic will be accepted.
1.3. The minimum size for Speed Limit Signs shall be 24"W X 30"L with black legend on white background.
1.4. Posts shall be metal and shall be anchored with a "soil type" anchor. No concrete shall be used as an anchor. Posts shall be 2" X 2" square and must meet break-a-way standards of the State of Idaho. No U-channel shall be used.
1.5. The minimum height of signs shall be 6' from the road surface to the bottom of the sign.
1.6. Maintenance of all street and traffic signs will be the responsibility of the developer until the streets are officially accepted for maintenance by Teton County.

WATER NOTES

1. The water system shall be constructed to conform with the standards set forth in the "Idaho Regulations for Public Drinking Water Systems" and the current Teton County STANDARD DRAWINGS AND SPECIFICATIONS.
2. The pipe shall be installed in a workmanlike manner by persons properly qualified to perform said work and shall be in conformance with the manufacturer's recommendations as approved by the City Engineer. All work and materials must conform to current requirements of the Teton County. Water distribution mains shall be constructed with class 50 DI pipe.
3. All water services shall be soft copper type K pipe and have a minimum cover of 6 feet per Teton County Std. Dwgs #401A AND / OR #401B. Cap lines 15' inside property lines after installation of the water mains. The trenches shall be compacted to 95% of maximum density to prevent further settlement. All mains shall be leak-tested, disinfected, flushed and bacteria tested before connecting to the municipal system. Mueller thermal coil meter pit, or equivalent, required for all water services.
4. Where it is necessary for sewer and water to cross each other and the sewer line is above or less than 18 inches below the water main, the sewer line crossing shall be either:
    a. Non-Potable pipeline construction with potable water class pipe for a minimum of ten (10) feet either side of potable pipeline with a single twenty (20) ft section of potable water class pipe centered on the crossing; or
    b. Sleeve non-potable or potable pipeline with potable water class pipe ten (10) feet either side of crossing.
    Use of hydraulic cementitous materials such as concrete, controlled density fill, and concrete slurry encasement is not allowed as a substitute for sleeving.
    If potable pipeline is below non-potable pipeline, the non-potable pipeline must also be supported through the crossing to prevent settling.
5. All tees, plugs, caps and bends, and at other locations where unbalanced forces exist, shall be secured and anchored by concrete thrust blocks as shown on Teton County std. dwgs.
6. CONNECT ENGINEERING will provide one (1) set of construction stakes for each of the following items: water main lines, fire hydrants, and service connections.
7. Contractor to field verify all valve box lid elevations to assure that said lid elevations match final street grade.
8. The paving contractor shall be responsible for constructing asphalt collars and final adjustments of water valves to grade.
9. Pipes laid on a curve: the maximum joint deflection shall be 5 percent or the manufacturer's recommendation, whichever is less.
10. The developer will test the compaction of the water pipeline bedding in accordance with the ISPWC specifications construction inspection policy. Testing will be done by an outside testing laboratory. The cost of this service shall be paid by the developer. However, if the test fails, the cost of the test and any retesting shall be paid by the water contractor. The contractor shall coordinate with the developer's engineer and testing laboratory to schedule the tests, his backfilling, and pipe laying operation.
11. The developer's engineer shall be present during all testing of the water line.
12. The horizontal separation of the water and sanitary sewer, or storm drain shall be a minimum of ten (10) feet.
13. The water line construction shall conform to the depth of public health and welfare regulations of public drinking. A minimum of 6-foot cover for water lines water systems and disinfection specifications shall be kept.
14. Fire hydrants or temporary blow-offs shall be installed on dead-end water lines.
15. Water lines shall not exceed 8' in depth from finished grade.
16. At all times, when laying pipe is not in progress, open ends of the pipe shall be closed by a watertight plug or other approved means. At the close of the day's work, or whenever workmen are absent from the job, the end of the last laid section shall be plugged, capped, or tightly closed to prevent entry of foreign material.
17. All water main fittings to be mechanical joint; no flanged fittings.
18. A minimum of 18" vertical clearance must exist between potable and non-potable lines.
19. Fire hydrants shall be Clow Medallion or Waterous Pacer. Any other type shall be up to Teton County to approve or reject. All fire hydrants shall be painted yellow.

STREET CONSTRUCTION

1. All construction within public right-of-way shall conform to the current edition of the ISPWC and Teton County standards. No exceptions to Policy Standards and the ISPWC will be allowed unless specifically and previously approved in writing by Teton County.
2. No construction shall begin before the Pre-Construction meeting, which the Contractor is required to attend.
3. Sanitary sewer and storm drain manholes, cones and structures shall be set to specified elevation by their respective contractors. All remaining manhole materials, including asphalt collars, necessary to construct manhole to finished grade in pavement areas shall be furnished by the Contractor for placement at finished grade. For manholes not within pavement areas, the manhole rings shall be set to finished grade by their respective contractor. Contractor shall contact Teton County twenty-four (24) hours prior to pouring any concrete collars.
4. Contractor shall construct four inches (4") of asphalt pavement thickness at joint locations for all pavement matches.
5. All reinforced concrete pipe shall conform to ASTM C-76 Specifications for the class of pipe indicated, and shall be installed watertight.
6. All work will be inspected by CONNECT ENGINEERING and monitored by Teton County in accordance with the latest edition of the Teton County Standard Drawings and Specifications".
7. Borrow shall be obtained from sources designated or approved in writing by the Engineer.
8. Clearing and grubbing shall consist of removing all natural and artificial objectionable materials. Under no circumstances shall roadways be placed on frozen or objectionable material.
9. The subgrade shall be excavated and bladed to remove all uneven areas and to secure a uniform surface true to grade and line. The subgrade material shall then be scarified to a depth of eight inches (8"), adjusted to within approximately 2% of optimum moisture content and compacted to the minimum density required as stated in ISPWC.
10. All concrete used shall be Class 4 and have a strength of four thousand (4000) PSI in twenty-eight (28) days. The concrete mix shall include Fly Ash for ASR mitigation. The mix design shall be approved by the engineer. All concrete shall be cured by a liquid membrane-forming curing compound method,unless otherwise specified in writing by the Engineer.
11. The plant mix should be a ½-inch SP3 PG 58-28, 1 to 10 million design ESALs superpave hot mix asphalt design.
12. All road stripping and excess topsoil shall be stockpiled out of the right-of-way and stored at Contractor's expense.
13. A traffic control plan based on the latest edition of the Manual on Uniform Traffic Control Devices (MUTCD) shall be approved by Teton County Public Works Department prior to construction.
14. Parked equipment and stored materials shall be kept as far away from the travel way as feasible. Items left overnight within 30 feet of the travel way shall be marked and/or protected.
15. Contractor responsible for all traffic control plans and implantation.

CONTACTS

DEPARTMENT OF ENVIRONMENTAL QUALITY
900 N SKYLINE, SUITE B
IDAHO FALLS, IDAHO 83402
(208) 528-2650

TETON COUNTY COURT HOUSE
150 COURTHOUSE DRIVE
ROOM 107
DRIGGS, ID
208-354-2593

Silver Star Communications
1670 ID-33
Driggs, ID 83422
(208) 354-3300

Falls River POWER
1605 N HWY. 33
P.O. Box 511 Driggs, ID 83422
208-652-7431

DRAWN BY	CHECK BY
MAK / AQT	BDJ

REVISIONS	DATE

Know what's below. Call before you dig.

SHEET NAME: NOTES

PROJECT: SKYLINE VIEW RANCH

LOCATION: TETON COUNTY, ID

ENGINEERS STAMP
PROFESSIONAL ENGINEER REGISTERED
PRELIMINARY FOR REVIEW ONLY
STATE OF IDAHO JOLLEY LAKE

SHEET INFORMATION
JOB NO: 2021-105
DATE: January 26, 2024
SHEET SIZE: 24X36
VERTICAL EXAGGERATION: 1V = 10 H
PROJECT CONTACT:
BARRY BAME
CONNECT ENGINEERING
208-881-0081

SHEET C-2

OF 13 SHEETS

REFERENCES

RETAIN AND PROTECT

100-1	RETAIN AND PROTECT

EARTHWORK

200-1	SAW-CUT LINE AND ASPHALT REMOVAL AND UTILITY TRENCH PER ISPWC SD - 306

WATER

401-6	INSTALL 6" WATER PIPE C-50 DI @ 6' MINIMUM COVER PER ISPWC
401-8	INSTALL 8" WATER PIPE C-50 DI @ 6' MINIMUM COVER PER ISPWC
401-10	INSTALL 10" WATER PIPE C-50 DI @ 6' MINIMUM COVER PER ISPWC
401-12	INSTALL 12" WATER PIPE C-50 DI @ 6' MINIMUM COVER PER ISPWC
401-8.6	INSTALL 8" TO 6" C50-DI REDUCER WITH THRUST BLOCK PER ISPWC SD - 403
401-6.6.6	INSTALL 6"x6"x6" TEE WITH THRUST BLOCK PER ISPWC SD - 403
401-8.8.8	INSTALL 8"x8"x8" TEE WITH THRUST BLOCK PER ISPWC SD - 403
401-12.12.12	INSTALL 12"x12"x12" TEE WITH THRUST BLOCK PER ISPWC SD - 403
401-8.8.6	INSTALL 8"x8"x6" TEE WITH THRUST BLOCK PER ISPWC SD - 403
401-12.12.6	INSTALL 12"x12"x6" TEE WITH THRUST BLOCK PER ISPWC SD - 403
401-12.12.8	INSTALL 12"x12"x8" TEE WITH THRUST BLOCK PER ISPWC SD - 403
401-6.11	INSTALL 6" 11.25° BEND WITH THRUST BLOCK PER ISPWC SD - 403
401-6.22	INSTALL 6" 22.5° BEND WITH THRUST BLOCK PER ISPWC SD - 403
401-6.45	INSTALL 6" 45° BEND WITH THRUST BLOCK PER ISPWC SD - 403
401-6.90	INSTALL 6" 90° BEND WITH THRUST BLOCK PER ISPWC SD - 403
401-8.11	INSTALL 8" 11.25° BEND WITH THRUST BLOCK PER ISPWC SD - 403
401-8.22	INSTALL 8" 22.5° BEND WITH THRUST BLOCK PER ISPWC SD - 403
401-8.45	INSTALL 8" 45° BEND WITH THRUST BLOCK PER ISPWC SD - 403
401-8.90	INSTALL 8" 90° BEND WITH THRUST BLOCK PER ISPWC SD - 403
402-6	INSTALL 6" WATER VALVE PER ISPWC SD - 406
402-8	INSTALL 8" WATER VALVE PER ISPWC SD - 406
402-12	INSTALL 12" WATER VALVE PER ISPWC SD - 406
403-1	FIRE HYDRANT-DETAIL ISPWC SD-404
404-1	INSTALL 1" WATER SERVICE WITH METER PIT INCLUDING METER PER IF SD-401A
404-1.5	INSTALL 1.5" WATER SERVICE WITH METER PIT INCLUDING METER PER IF SD-401A
404-2	INSTALL 2" WATER SERVICE WITH METER PIT INCLUDING METER PER IF SD-401A

SEWER

501-8	INSTALL 8" SDR 35 SANITARY SEWER PIPE @ 0.4% MIN.
501-12	INSTALL 12" SDR 35 SANITARY SEWER PIPE @ 0.4% MIN.
502-1	INSTALL 4' SS MH PER ISPWC SD-501
504-4	INSTALL 4" SDR 35 SANITARY SEWER SERVICE @ 2% MIN SLOPE TO EASEMENT PER IF-511
505-6	INSTALL 6" C-900 PRESSURIZED SANITARY SEWER
506-6.90	INSTALL 6" 90° PRESSURE SEWER BEND WITH THRUST BLOCK PER ISPWC SD - 403

STORM

601-12	INSTALL 12" ADS N 12 STORM PIPE @ 0.22% MIN SLOPE
602-1	INSTALL SD MANHOLE TYPE A WITH REGULAR LID PER IF-612
602-2	INSTALL CATCH BASIN TYPE I PER ISPWC SD-601
602-3	INSTALL INFILTRATION MANHOLE PER DETAIL ON SHEET 3

CONCRETE

706-1	INSTALL 6" CURB AND GUTTER PER ISPWC SD-701
706-3	INSTALL 6" CURB AND GUTTER PER CITY OF IDAHO FALLS STANDARD DETAIL IF-701A
706-A1	INSTALL CONCRETE COMMERCIAL APPROACH PER ISPWC SD-710
706-D1	INSTALL CURB DRAIN PER ISPWC SD-715
706-V1	INSTALL VALLEY GUTTER PER IF - 708A
706-S1	INSTALL 4" CONCRETE SIDEWALK PER ISPWC SD-709
706-R1	INSTALL ADA PEDESTRIAN RAMP W/DETECTABLE WARNING DOMES PER ISPWC SD-712

PRESSURE IRRIGATION

0901.4.1.A.1-04	INSTALL 4" PRESSURIZED IRRIGATION
0901.4.1.A.1-06	INSTALL 6" PRESSURIZED IRRIGATION
0901.4.1.A.1-02	INSTALL 2" PRESSURIZED IRRIGATION
0901.4.1.B.1-90	INSTALL 90° PRESSURIZED IRRIGATION BEND
0902.4.1.A.1-01	INSTALL PRESSURIZED IRRIGATION VALVE

TRAFFIC SIGNAL AND STREET LIGHTING

1102-1	INSTALL STREET LIGHT
1103-1	INSTALL STOP SIGN AND STREET SIGNS PER MUTCD STD.

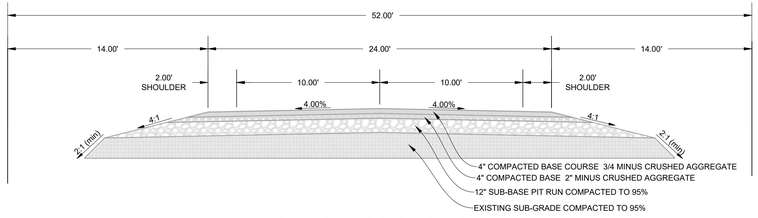
LEGEND

- EXIST. CATCH BASIN
- EXIST. FIRE HYDRANT
- EXIST. POWER POLE
- EXIST. LIGHT POLE
- EXIST. VALVE
- EXIST. STORM DRAIN MANHOLE
- EXIST. SANITARY SEWER MANHOLE
- BOUNDARY LINE
- LOT LINE
- GRADE BREAK (GB)
- SAW CUT
- STREET RIGHT-OF-WAY (ROW)
- EASEMENT LINE
- EXIST. OVERHEAD TELEPHONE
- CENTERLINE OF ROAD
- EXIST. GAS SERVICE
- EXIST. FENCE LINE
- EXIST IRRIGATION LINE
- EXIST. SANITARY SEWER SERVICE
- EXIST. WATER SERVICE
- EXIST. WATERLINE
- EXIST. SANITARY SEWER LINE
- EXIST. CURB & GUTTER
- EXIST. UNDERGROUND POWER
- EXIST. OVERHEAD POWER
- EXIST. MAJOR CONTOUR
- EXIST. MINOR CONTOUR

- PROPOSED CATCH BASIN
- PROPOSED FIRE HYDRANT
- PROPOSED POWER POLE
- PROPOSED STREET LIGHT
- PROPOSED VALVE
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED SANITARY SEWER MANHOLE
- EXISTING ASPHALT TO BE PROTECTED
- PROPOSED ASPHALT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED BUILDINGS
- PROPOSED LANDSCAPING
- PROPOSED FENCE LINE
- PROPOSED PRESSURE IRRIGATION LINE
- PROPOSED SANITARY SEWER SERVICE
- PROPOSED WATER SERVICE
- PROPOSED WATERLINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED FLUSH CURB
- PROPOSED UNDERGROUND POWER
- PROPOSED OVERHEAD POWER
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR

ACRONYMS

BTM	BOTTOM	OFF	OFFSET	SF	SQUARE FEET
FF	FINISH FLOOR	PC	POINT OF CURVATURE	STA	STATION
GB	GRADE BREAK	PI	POINT OF INTERSECTION	TBC	TOP BACK OF CURB
HP	HIGH POINT	PUD	PLANNED UNIT DEVELOPMENT		
LP	LOW POINT	PUE	PUBLIC UTILITY EASEMENT		
INV IN	INVERT IN	PVI	POINT OF VERTICAL INTERSECTION		
INV OUT	INVERT OUT	CB	STORM DRAIN CATCH BASIN		
L	LEFT	SDMH	STORM DRAIN MANHOLE		
R	RIGHT	SSMH	SANITARY SEWER MANHOLE		



TYPICAL CROSS-SECTION

NOTE:
NOT ALL HATCHES, LINETYPES, REFERENCES, AND SYMBOLS ON THIS SHEET ARE INCLUDED IN THIS PLAN SET.

DRAWN BY	CHECK BY
MAK / AQT	BDJ

REVISIONS	DATE

Know what's below. Call before you dig.

SHEET NAME: REFERENCE SHEET

PROJECT: SKYLINE VIEW RANCH

LOCATION: TETON COUNTY, ID

ENGINEERS STAMP

PROFESSIONAL ENGINEER REGISTERED STATE OF IDAHO JOLLE JLAKE

PRELIMINARY FOR REVIEW ONLY

SHEET INFORMATION

JOB NO: 2021-105

DATE: January 26, 2024

SHEET SIZE: 24X36

VERTICAL EXAGGERATION: 1V = 10 H

PROJECT CONTACT:
BARRY BAME
CONNECT ENGINEERING
208-881-0081

SHEET C-3

OF 13 SHEETS



GENERAL NOTE:

ALL PUBLIC IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT CITY OF IDAHO FALLS ENGINEERING STANDARD SPECIFICATIONS AND STANDARD DRAWINGS.

FIRE CODE NOTE:

D103.6.1 ROADS 20 TO 26 FEET IN WIDTH.
FIRE LANE SIGNS AS SPECIFIED IN SECTION D103.6 SHALL BE POSTED ON BOTH SIDES OF THE FIRE APPARATUS ACCESS ROADS THAT ARE 20 26 FEET WIDE (6096 TO 7925 MM)

BASIS OF BEARING

THE BEARING ALONG THE BOUNDARY LINE BETWEEN SECTIONS 1 AND 12 OF TOWNSHIP 4 NORTH, RANGE 44 EAST, BOISE MERIDIAN, TETON COUNTY, IDAHO IS THE BASIS FOR ALL BEARINGS

BENCHMARK

STATIC GPS SURVEY ON A 5/8" IRON ROD PLS NO CAP BEING THE NORTHEAST CORNER SECTION 12, INSTRUMENT# 126786
DATA CORRECTED THROUGH *ONLINE POSITIONING USER SERVICE* (OPUS)
REF FRAME: NAD_83(2011)(EPOCH:2010.0000)
ORTHOMETRIC HEIGHT: NAVD88 [COMPUTED USING GEOID12B]

DRAWN BY	CHECK BY
MAK / AQT	BDJ

REVISIONS	DATE

GRAPHIC SCALE
0 # # #
(IN FEET)
1 inch = ## ft.

Know what's below. Call before you dig.

SHEET NAME: EXISTING CONDITIONS

PROJECT: SKYLINE VIEW RANCH

LOCATION: TETON COUNTY, ID

ENGINEERS STAMP
PROFESSIONAL ENGINEER REGISTERED
PRELIMINARY FOR REVIEW ONLY
STATE OF IDAHO
JAKE JOLLE

SHEET INFORMATION
JOB NO: 2021-105
DATE: January 26, 2024
SHEET SIZE: 24X36
VERTICAL EXAGGERATION: 1V = 10 H
PROJECT CONTACT: BARRY BAME CONNECT ENGINEERING 208-881-0081

SHEET C-4

OF 13 SHEETS



CADDIS S-N							
Number	Begin Station	End Station	Radius	Length	Line/Chord Direction	Begin Point	End Point
L1	1+00.00	6+11.75		511.75	N0° 01' 34.98"E	N: 739109.43, E: 910035.09	N: 739621.17, E: 910035.33
C1	6+11.75	6+52.27	326.00	40.52	N3° 32' 05.16"W	N: 739621.17, E: 910035.33	N: 739661.59, E: 910032.83
L2	6+52.27	14+72.00		819.73	N7° 05' 45.30"W	N: 739661.59, E: 910032.83	N: 740475.04, E: 909931.57

CADDIS W-E							
Number	Begin Station	End Station	Radius	Length	Line/Chord Direction	Begin Point	End Point
L3	1+00.00	18+15.00		1715.00	N90° 00' 00.00"E	N: 740424.65, E: 909887.84	N: 740424.65, E: 911602.84

Control Points				
Point #	Elevation	Northing	Easting	Description
1	6115.21	739404.12	911597.36	5/8 REBAR
2	6060.70	743955.60	911612.85	5/8 REBAR

ALL LOTS TO BE SERVICED BY PRIVATE WELL AND SEPTIC. SEPTIC SYSTEMS TO BE NO GREATER THAT 600 GALLONS PER DAY

BUILDING ENVELOPE

BUILDING SETBACK RR-20

DRAWN BY	CHECK BY
MAK / AQT	BDJ

REVISIONS	DATE

GRAPHIC SCALE
0 # # # #
(IN FEET)
1 inch = ## ft.

811 Know what's below. Call before you dig.

SHEET NAME: SITE PLAN

PROJECT: SKYLINE VIEW RANCH

LOCATION: TETON COUNTY, ID

ENGINEERS STAMP
PROFESSIONAL ENGINEER REGISTERED
PRELIMINARY FOR REVIEW ONLY
STATE OF IDAHO JAKE JOLLE

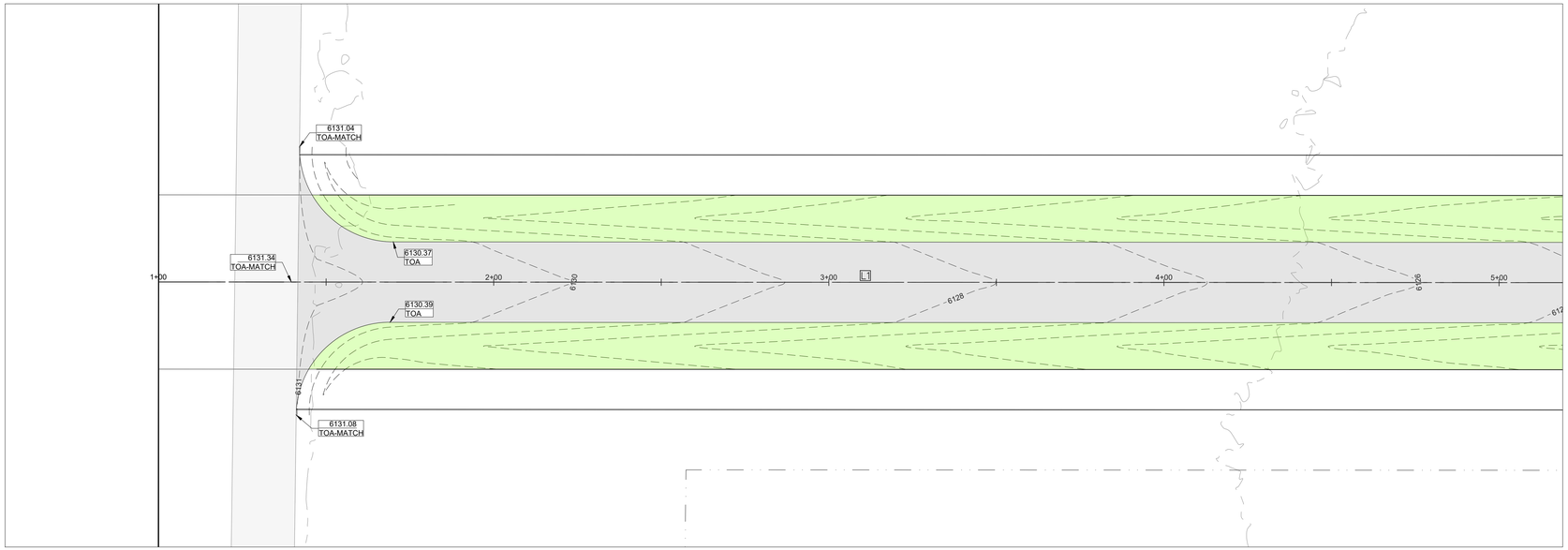
SHEET INFORMATION
JOB NO: 2021-105
DATE: January 26, 2024
SHEET SIZE: 24X36
VERTICAL EXAGGERATION: 1V = 10 H
PROJECT CONTACT:
BARRY BAME
CONNECT ENGINEERING
208-881-0081

SURVEY NOTE:

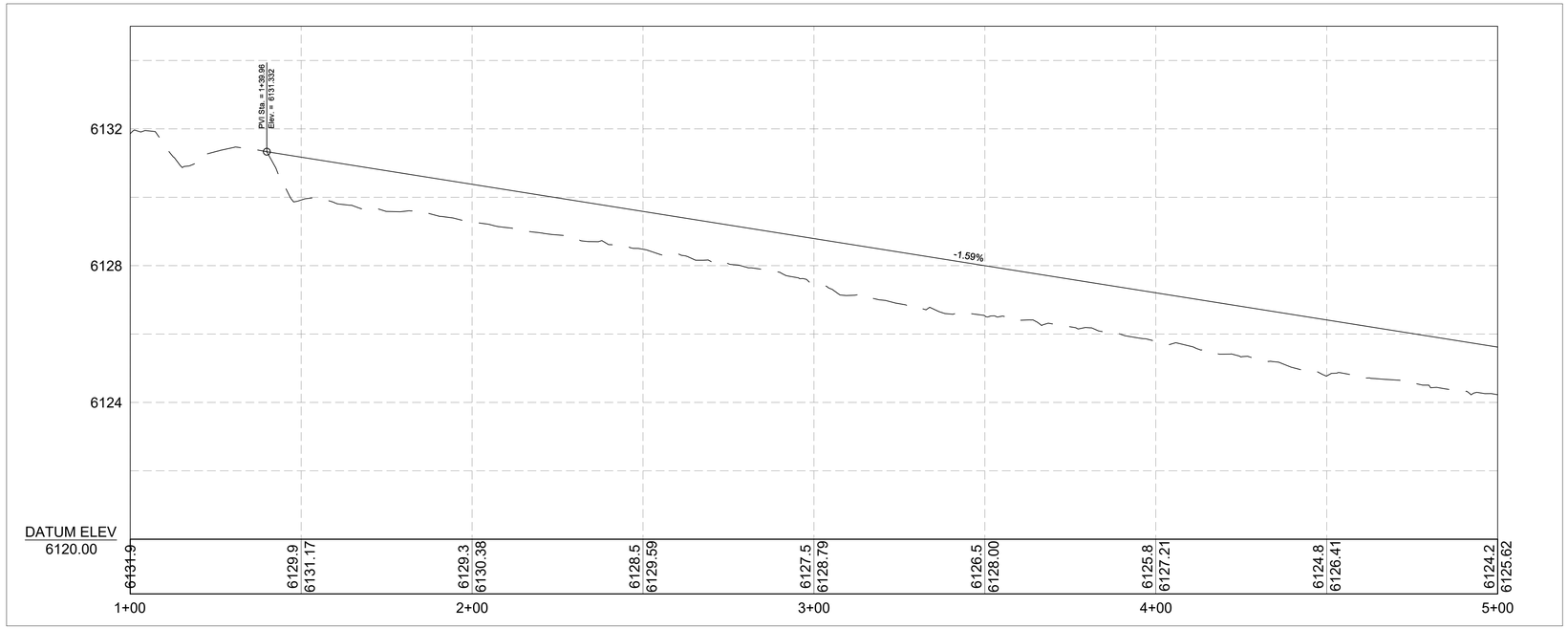
This site plan conforms to an actual survey that was performed on the ground by a licensed land surveyor in and for the State of Idaho. It is the owner's responsibility to construct all structures shown on this site plan in accordance with said survey.

SHEET C-5

OF 13 SHEETS



PRIVATE RD - CADDIS DR S-N STA: 1+00 to 5+00 - PLAN VIEW



PRIVATE RD - CADDIS DR S-N STA: 1+00 to 5+00 - PROFILE VIEW

SEE SHEET 3 FOR MORE INFORMATION

100-1 RETAIN AND PROTECT
200-1 SAW CUT AND ASPHALT REMOVAL
401-6 6" WATER MAIN
401-6.90 6" 90° WATER BEND
401-6.45 6" 45° WATER BEND
401-6.6.6 6"X6"X6" TEE
401-6.6.4 6"X6"X4" TEE
402-6 6" WATER MAIN VALVE
403-1 FIRE HYDRANT ASSEMBLY
404-4 4" WATER SERVICE

SEE SHEET 3 FOR MORE INFORMATION

NOTE:

1. CONTRACTOR TO VERIFY ALL EXISTING UTILITY LOCATIONS AND COORDINATE WITH EACH UTILITY COMPANY. PRIOR TO CONNECTING ANY PROPOSED UTILITIES.
2. ENSURE 10' MINIMUM HORIZONTAL CLEARANCE BETWEEN ALL POTABLE AND NON-POTABLE LINES ARE MET PER IDEQ AND CITY OF IDAHO FALLS STANDARDS. IF MANHOLES ARE IN AN ASPHALT PAVED AREA THE COLLARS ARE TO BE ASPHALT COLLARS
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4. ASSUMED TOP OF FOUNDATION WALL IS FINISHED FLOOR, CONTRACTOR TO NOTIFY ENGINEER IF DIFFERENT.

DRAWN BY	CHECK BY
MAK / AQT	BDJ

REVISIONS	DATE

GRAPHIC SCALE
0 10 20 40
(IN FEET)
1 inch = 20 ft.

Know what's below. Call before you dig.

SHEET NAME: CADDIS RD STA. 1+00 TO 5+00

PROJECT: SKYLINE VIEW RANCH

LOCATION: TETON COUNTY, ID

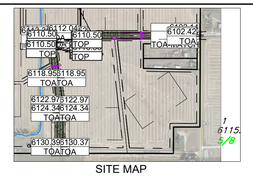
ENGINEERS STAMP

PROFESSIONAL ENGINEER REGISTERED STATE OF IDAHO JOLLE

PRELIMINARY FOR REVIEW ONLY

SHEET INFORMATION	
JOB NO:	2021-105
DATE:	January 26, 2024
SHEET SIZE:	24X36
VERTICAL EXAGGERATION:	1V = 10 H

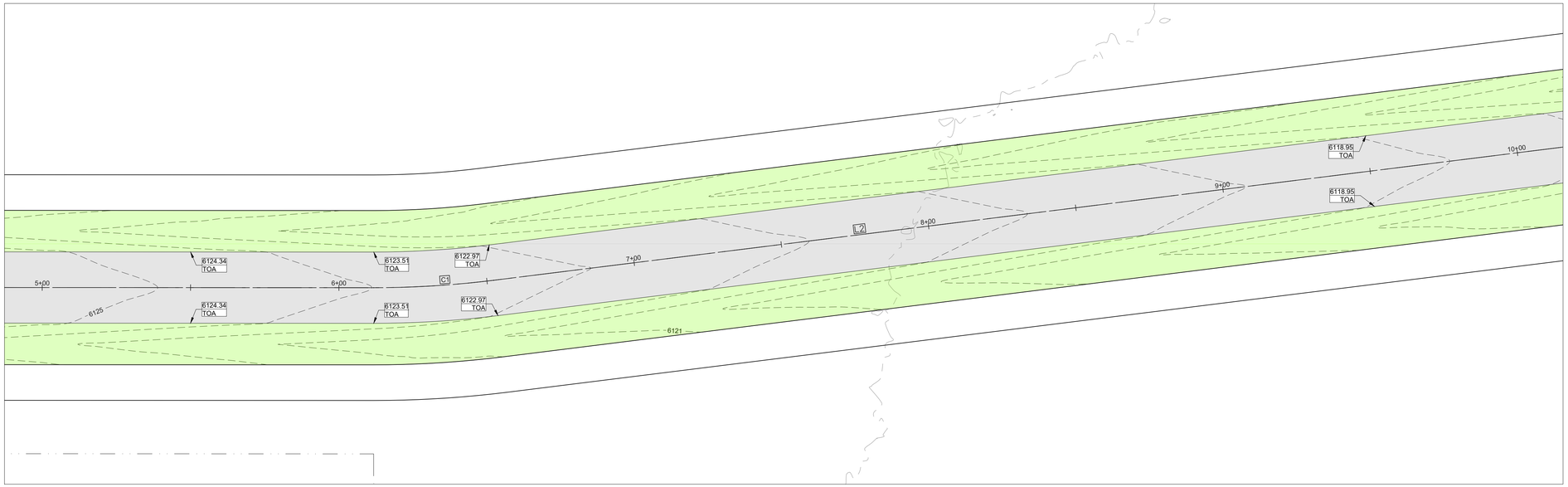
PROJECT CONTACT:
BARRY BAME
CONNECT ENGINEERING
208-881-0081



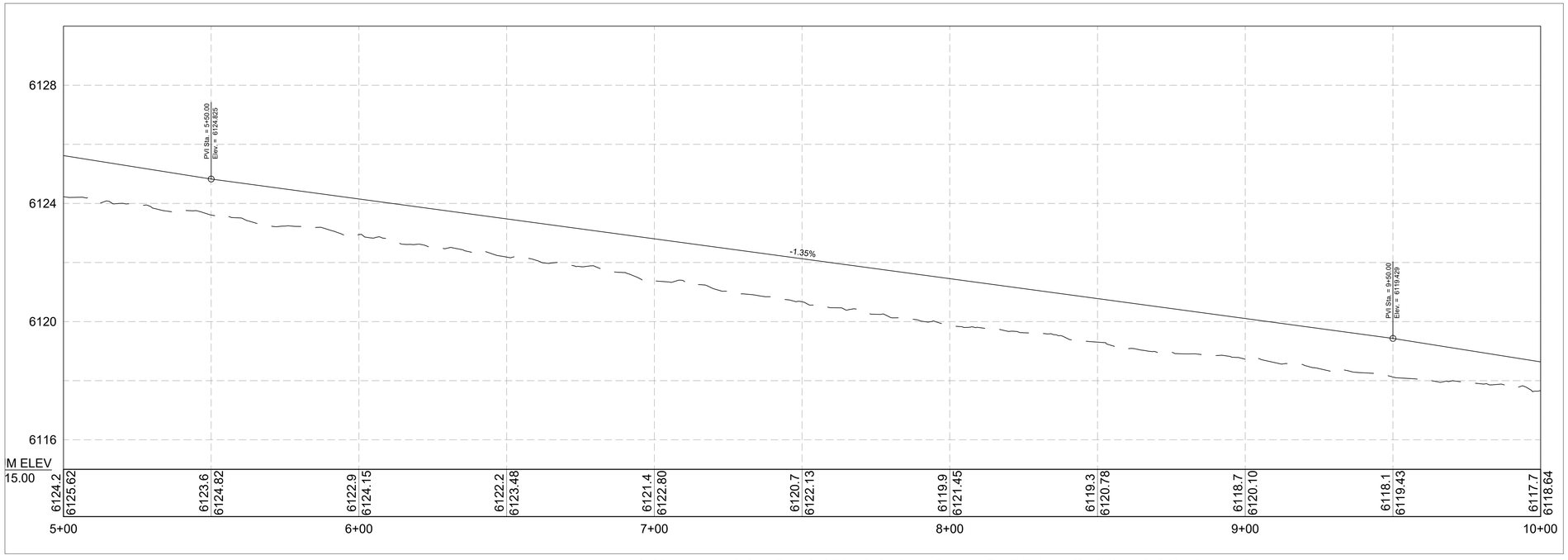
SITE MAP

SHEET C-6

OF 13 SHEETS



PRIVATE RD - CADDIS DR S-N STA: 5+00 to 10+00 - PLAN VIEW



PRIVATE RD - CADDIS DR S-N STA: 5+00 to 10+00 - PROFILE VIEW

SEE SHEET 3 FOR MORE INFORMATION

100-1 RETAIN AND PROTECT
200-1 SAW CUT AND ASPHALT REMOVAL
401-6 6" WATER MAIN
401-6.90 6" 90° WATER BEND
401-6.45 6" 45° WATER BEND
401-6.6.6 6"X6"X6" TEE
401-6.6.4 6"X6"X4" TEE
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403-1 FIRE HYDRANT ASSEMBLY
404-4 4" WATER SERVICE

SEE SHEET 3 FOR MORE INFORMATION

NOTE:

1. CONTRACTOR TO VERIFY ALL EXISTING UTILITY LOCATIONS AND COORDINATE WITH EACH UTILITY COMPANY. PRIOR TO CONNECTING ANY PROPOSED UTILITIES.
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DRAWN BY	CHECK BY
MAK / AQT	BDJ

REVISIONS	DATE

GRAPHIC SCALE
0 10 20 40
(IN FEET)
1 inch = 20 ft.

Know what's below. Call before you dig.

SHEET NAME: CADDIS RD STA. 5+00 TO 10+00

PROJECT: SKYLINE VIEW RANCH

LOCATION: TETON COUNTY, ID

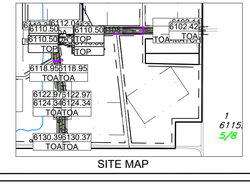
ENGINEERS STAMP

PROFESSIONAL ENGINEER REGISTERED STATE OF IDAHO JAKE JOLLE

PRELIMINARY FOR REVIEW ONLY

SHEET INFORMATION	
JOB NO:	2021-105
DATE:	January 26, 2024
SHEET SIZE:	24X36
VERTICAL EXAGGERATION:	1V = 10 H

PROJECT CONTACT:
BARRY BAME
CONNECT ENGINEERING
208-881-0081



SITE MAP

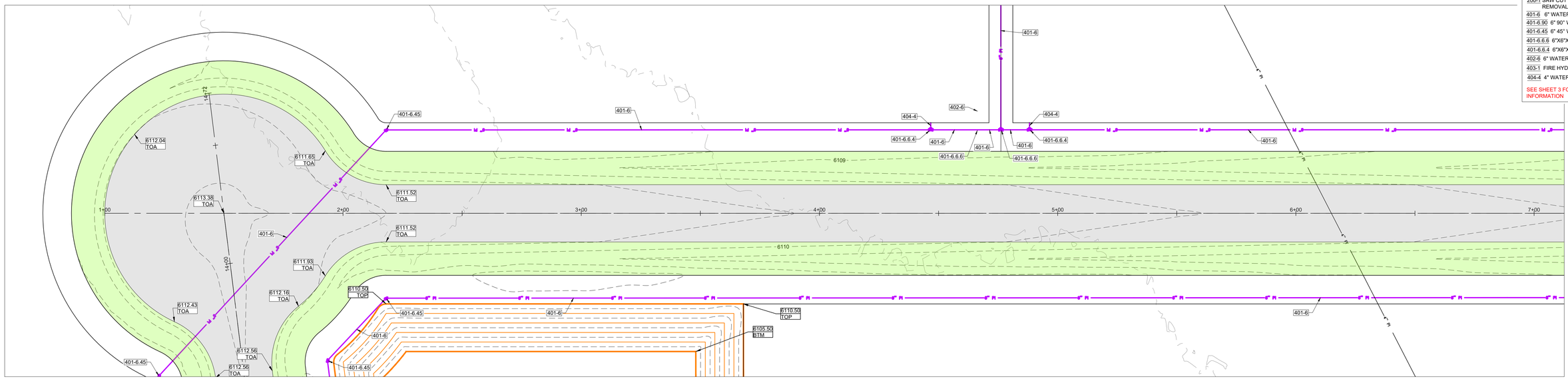
SHEET C-7

OF 13 SHEETS

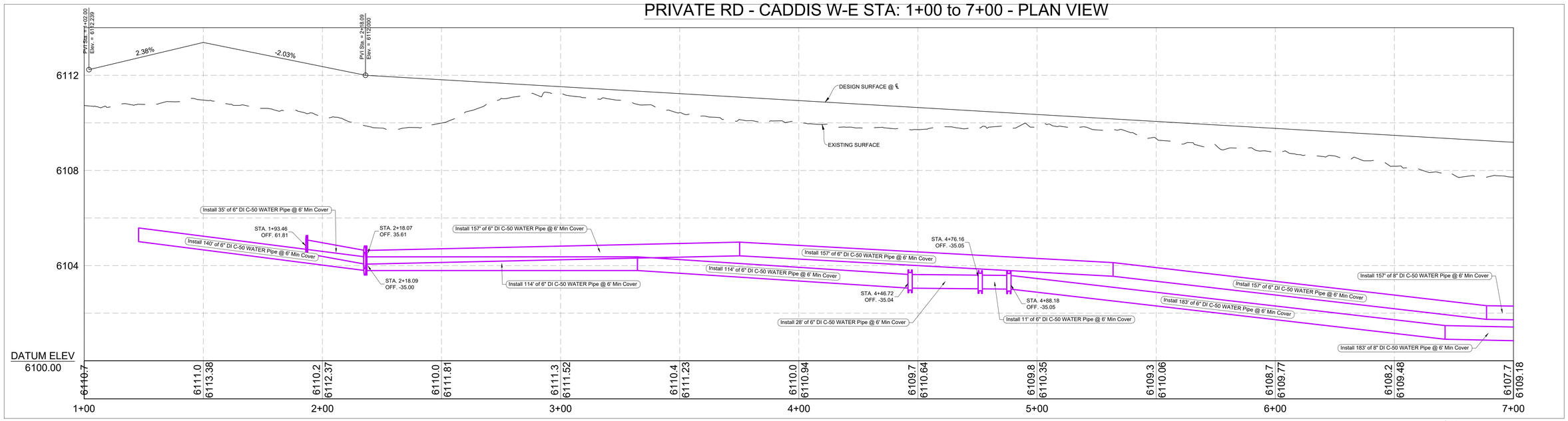
SEE SHEET 3 FOR MORE INFORMATION

100-1 RETAIN AND PROTECT
200-1 SAW CUT AND ASPHALT REMOVAL
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402-6 6" WATER MAIN VALVE
403-1 FIRE HYDRANT ASSEMBLY
404-4 4" WATER SERVICE

SEE SHEET 3 FOR MORE INFORMATION



PRIVATE RD - CADDIS W-E STA: 1+00 to 7+00 - PLAN VIEW



PRIVATE RD - CADDIS DR W-E STA: 1+00 to 7+00 - PROFILE VIEW

NOTE:

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DRAWN BY	CHECK BY
MAK / AQT	BDJ

REVISIONS	DATE

GRAPHIC SCALE
0 10 20 40
(IN FEET)
1 inch = 20 ft.

811 Know what's below. Call before you dig.

SHEET NAME: CADDIS RD STA. 1+00 TO 7+00

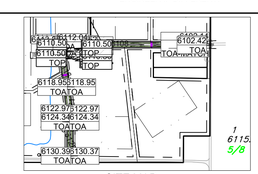
PROJECT: SKYLINE VIEW RANCH

LOCATION: TETON COUNTY, ID

ENGINEERS STAMP
PROFESSIONAL ENGINEER REGISTERED STATE OF IDAHO JAKE JOLLE
PRELIMINARY FOR REVIEW ONLY

SHEET INFORMATION	
JOB NO:	2021-105
DATE:	January 26, 2024
SHEET SIZE:	24X36
VERTICAL EXAGGERATION:	1V = 10 H

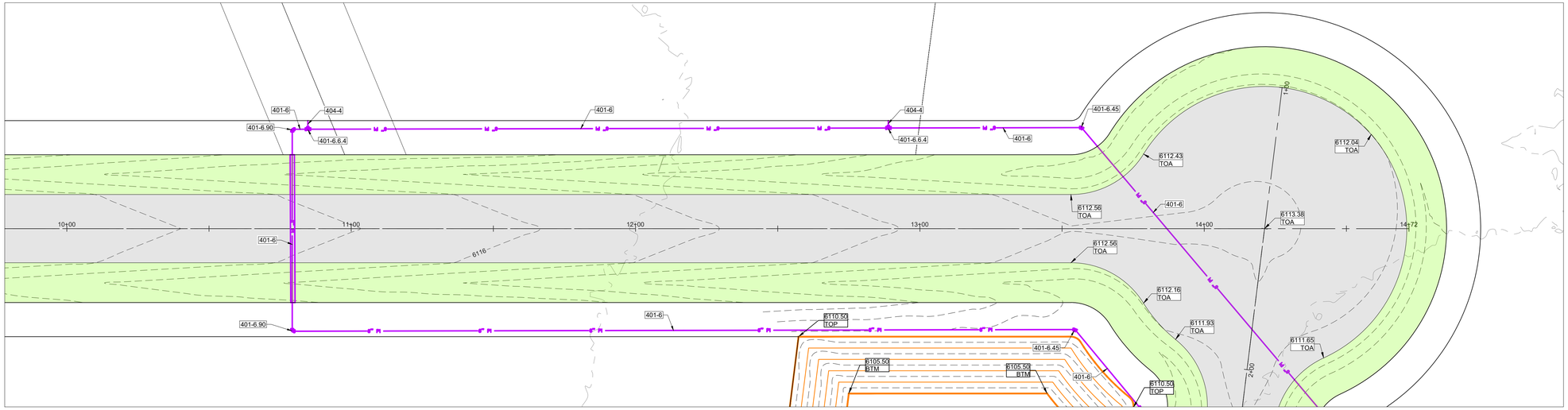
PROJECT CONTACT:
BARRY BAME
CONNECT ENGINEERING
208-881-0081



SITE MAP

SHEET C-9

OF 13 SHEETS

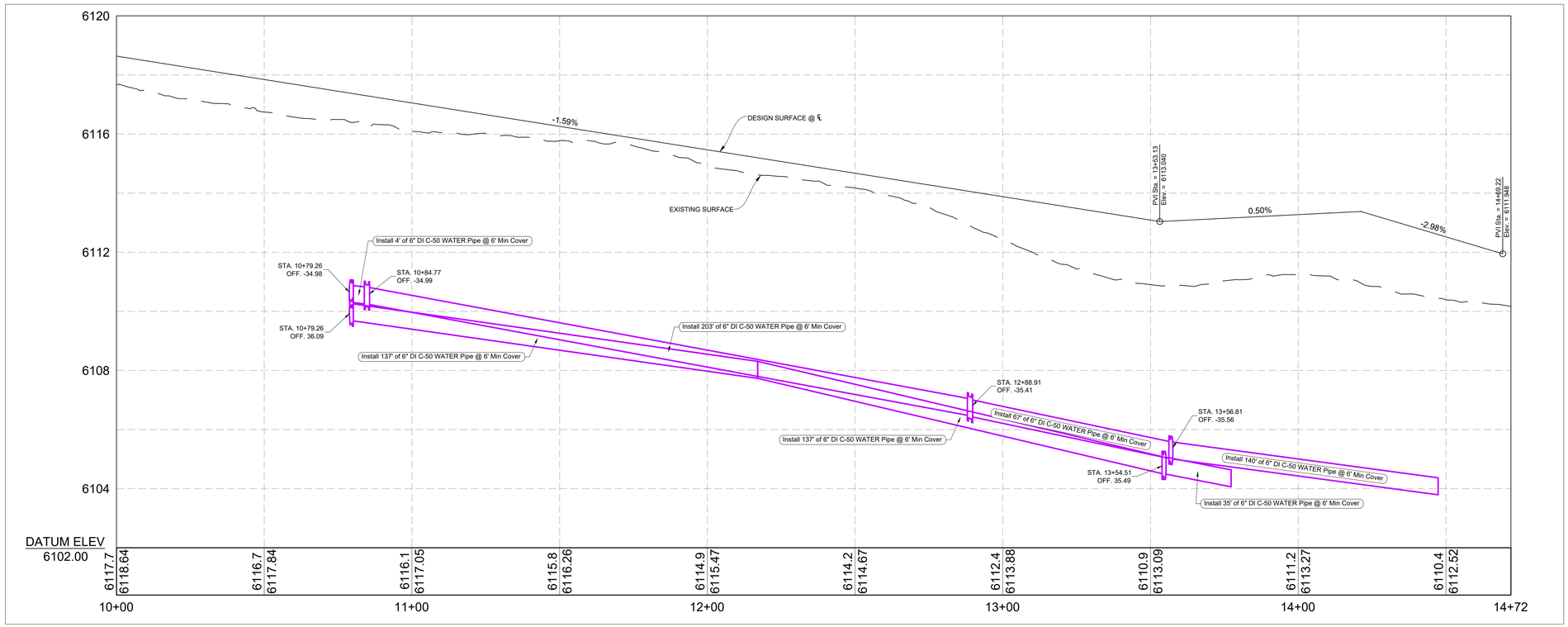


SEE SHEET 3 FOR MORE INFORMATION

100-1 RETAIN AND PROTECT
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404-4 4" WATER SERVICE

SEE SHEET 3 FOR MORE INFORMATION

PRIVATE RD - CADDIS DR S-N STA: 10+00 to 14+72 - PLAN VIEW



PRIVATE RD - CADDIS DR S-N STA: 10+00 to 14+72 - PROFILE VIEW

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DRAWN BY	CHECK BY
MAK / AQT	BDJ

REVISIONS	DATE

GRAPHIC SCALE
0 10 20 40
(IN FEET)
1 inch = 20 ft.

811 Know what's below. Call before you dig.

SHEET NAME: CADDIS RD STA. 10+00 TO 14+72

PROJECT: SKYLINE VIEW RANCH

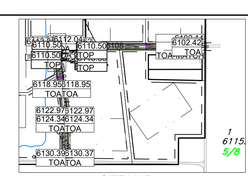
LOCATION: TETON COUNTY, ID

ENGINEERS STAMP
PROFESSIONAL ENGINEER REGISTERED STATE OF IDAHO JAKE JOLLE
PRELIMINARY FOR REVIEW ONLY

SHEET INFORMATION

JOB NO:	2021-105
DATE:	January 26, 2024
SHEET SIZE:	24X36
VERTICAL EXAGGERATION:	1V = 10 H

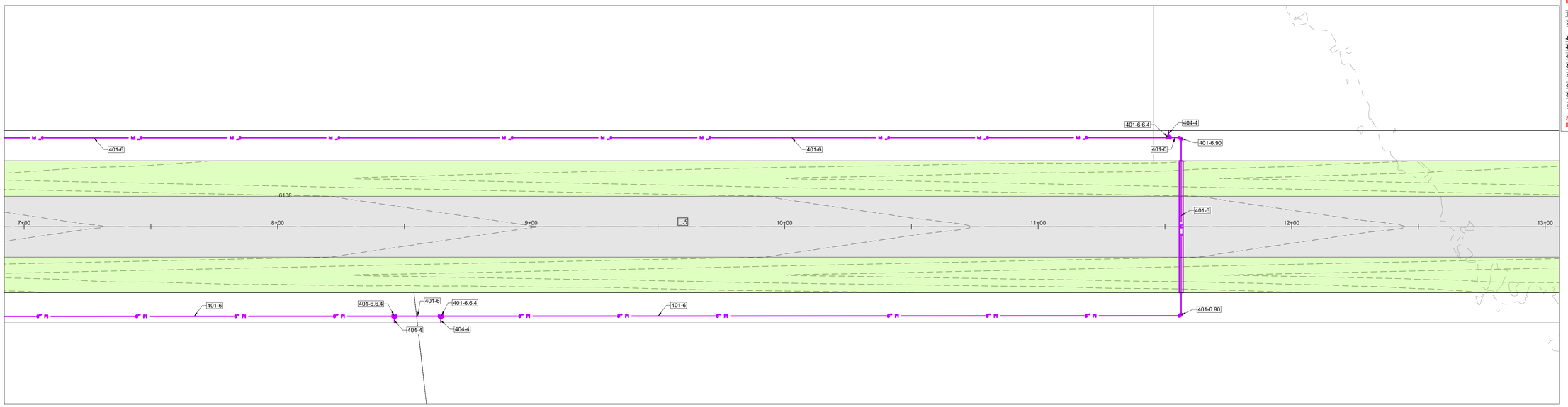
PROJECT CONTACT:
BARRY BAME
CONNECT ENGINEERING
208-881-0081



SITE MAP

SHEET C-8

OF 13 SHEETS

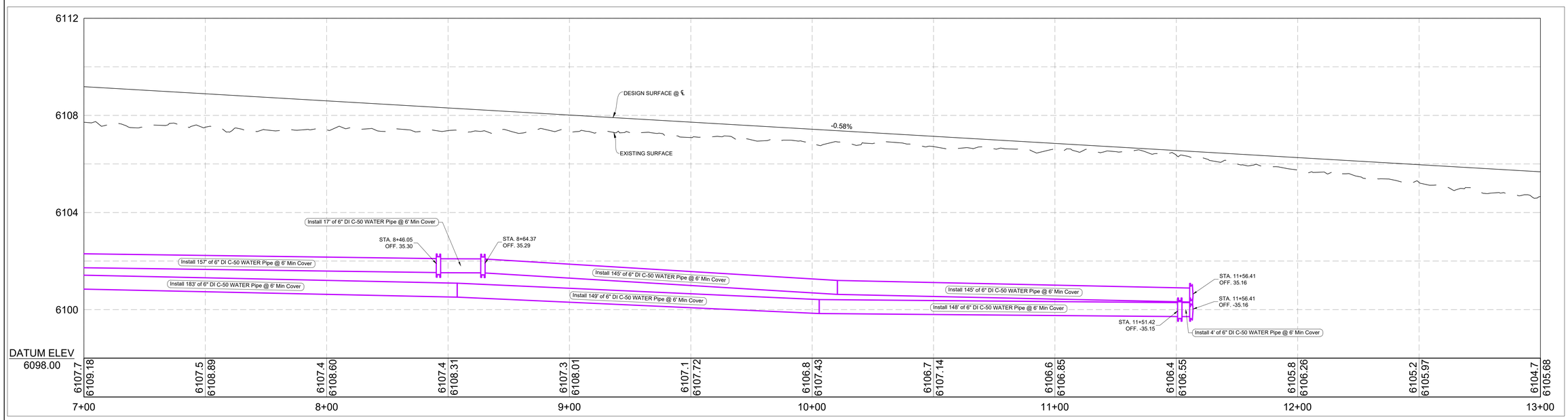


SEE SHEET 3 FOR MORE INFORMATION

100-1 RETAIN AND PROTECT
200-1 SAW CUT AND ASPHALT REMOVAL
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404-4 4" WATER SERVICE

SEE SHEET 3 FOR MORE INFORMATION

PRIVATE RD - CADDIS DR W-E STA: 7+00 to 13+00 - PLAN VIEW



PRIVATE RD - CADDIS DR W-E STA: 7+00 to 13+00 - PROFILE VIEW

NOTE:

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DRAWN BY	CHECK BY
MAK / AQT	BDJ

REVISIONS	DATE

GRAPHIC SCALE
0 10 20 40
(IN FEET)
1 inch = 20 ft.

Know what's below. Call before you dig.

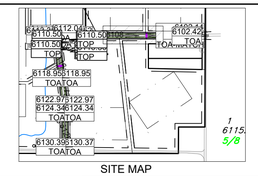
SHEET NAME: CADDIS RD STA. 7+00 TO 13+00

PROJECT: SKYLINE VIEW RANCH

LOCATION: TETON COUNTY, ID

ENGINEERS STAMP
PROFESSIONAL ENGINEER REGISTERED STATE OF IDAHO JOLLE LAKE
PRELIMINARY FOR REVIEW ONLY

SHEET INFORMATION
JOB NO: 2021-105
DATE: January 26, 2024
SHEET SIZE: 24X36
VERTICAL EXAGGERATION: 1V = 10 H
PROJECT CONTACT:
BARRY BAME
CONNECT ENGINEERING
208-881-0081



SITE MAP

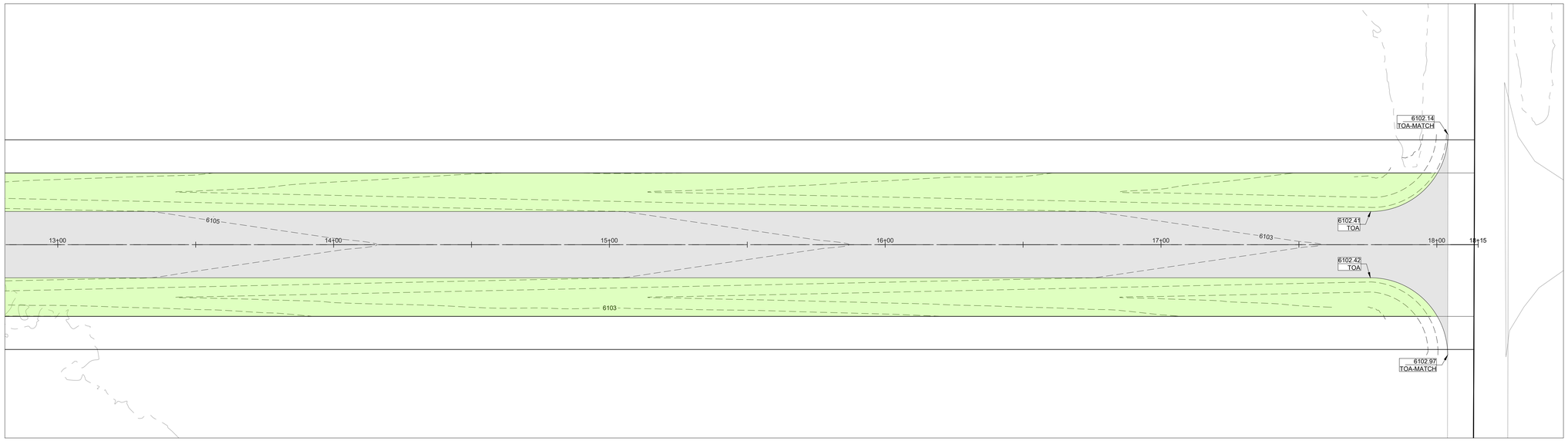
SHEET C-10

OF 13 SHEETS

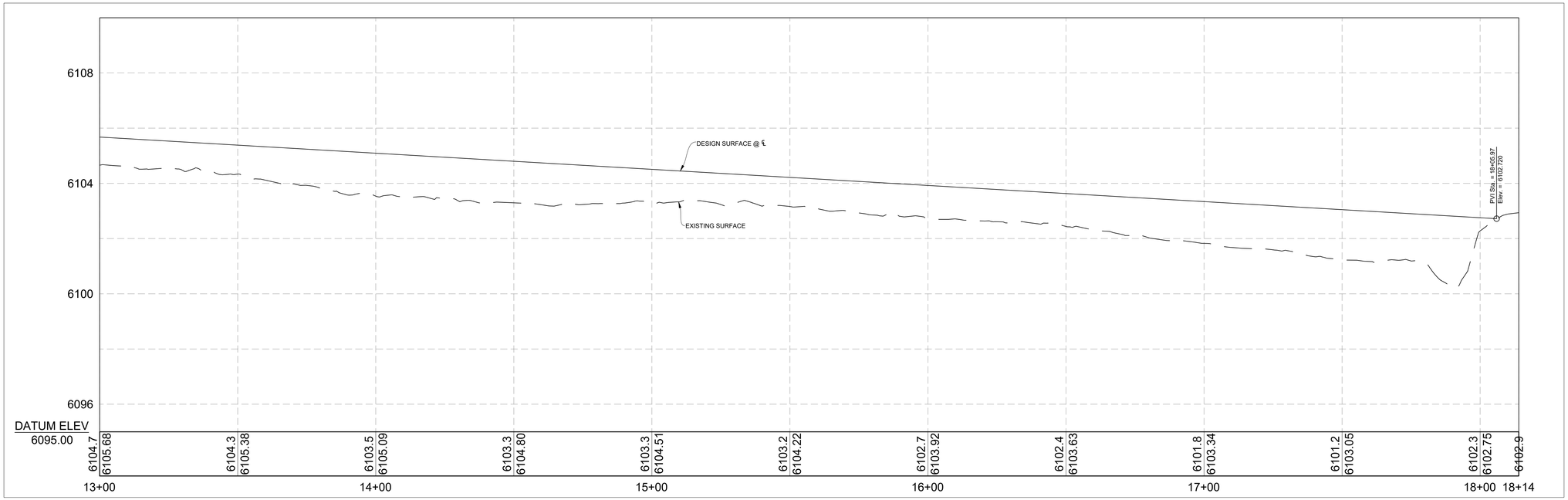
SEE SHEET 3 FOR MORE INFORMATION

100-1 RETAIN AND PROTECT
200-1 SAW CUT AND ASPHALT REMOVAL
401-6 6" WATER MAIN
401-6.90 6" 90° WATER BEND
401-6.45 6" 45° WATER BEND
401-6.6.6 6"X6"X6" TEE
401-6.6.4 6"X6"X4" TEE
402-6 6" WATER MAIN VALVE
403-1 FIRE HYDRANT ASSEMBLY
404-4 4" WATER SERVICE

SEE SHEET 3 FOR MORE INFORMATION



PRIVATE RD - CADDIS DR W-E STA: 13+00 to 18+14 - PLAN VIEW



PRIVATE RD - CADDIS DR W-E STA: 13+00 to 18+14 - PROFILE VIEW

NOTE:

1. CONTRACTOR TO VERIFY ALL EXISTING UTILITY LOCATIONS AND COORDINATE WITH EACH UTILITY COMPANY, PRIOR TO CONNECTING ANY PROPOSED UTILITIES.
2. ENSURE 10' MINIMUM HORIZONTAL CLEARANCE BETWEEN ALL POTABLE AND NON-POTABLE LINES ARE MET PER IDEQ AND CITY OF IDAHO FALLS STANDARDS. IF MANHOLES ARE IN AN ASPHALT PAVED AREA THE COLLARS ARE TO BE ASPHALT COLLARS
3. ENSURE 18" MINIMUM VERTICAL CLEARANCE BETWEEN ALL POTABLE AND NON-POTABLE LINES ARE MET PER IDEQ AND CITY OF IDAHO FALLS STANDARDS.
4. ASSUMED TOP OF FOUNDATION WALL IS FINISHED FLOOR, CONTRACTOR TO NOTIFY ENGINEER IF DIFFERENT.

DRAWN BY	CHECK BY
MAK / AQT	BDJ

REVISIONS	DATE

GRAPHIC SCALE
0 10 20 40
(IN FEET)
1 inch = 20 ft.

Know what's below. Call before you dig.

SHEET NAME: CADDIS RD STA. 13+00 TO 18+14

PROJECT: SKYLINE VIEW RANCH

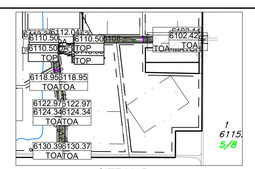
LOCATION: TETON COUNTY, ID

ENGINEERS STAMP

PROFESSIONAL ENGINEER REGISTERED STATE OF IDAHO JAKE JOLLE

PRELIMINARY FOR REVIEW ONLY

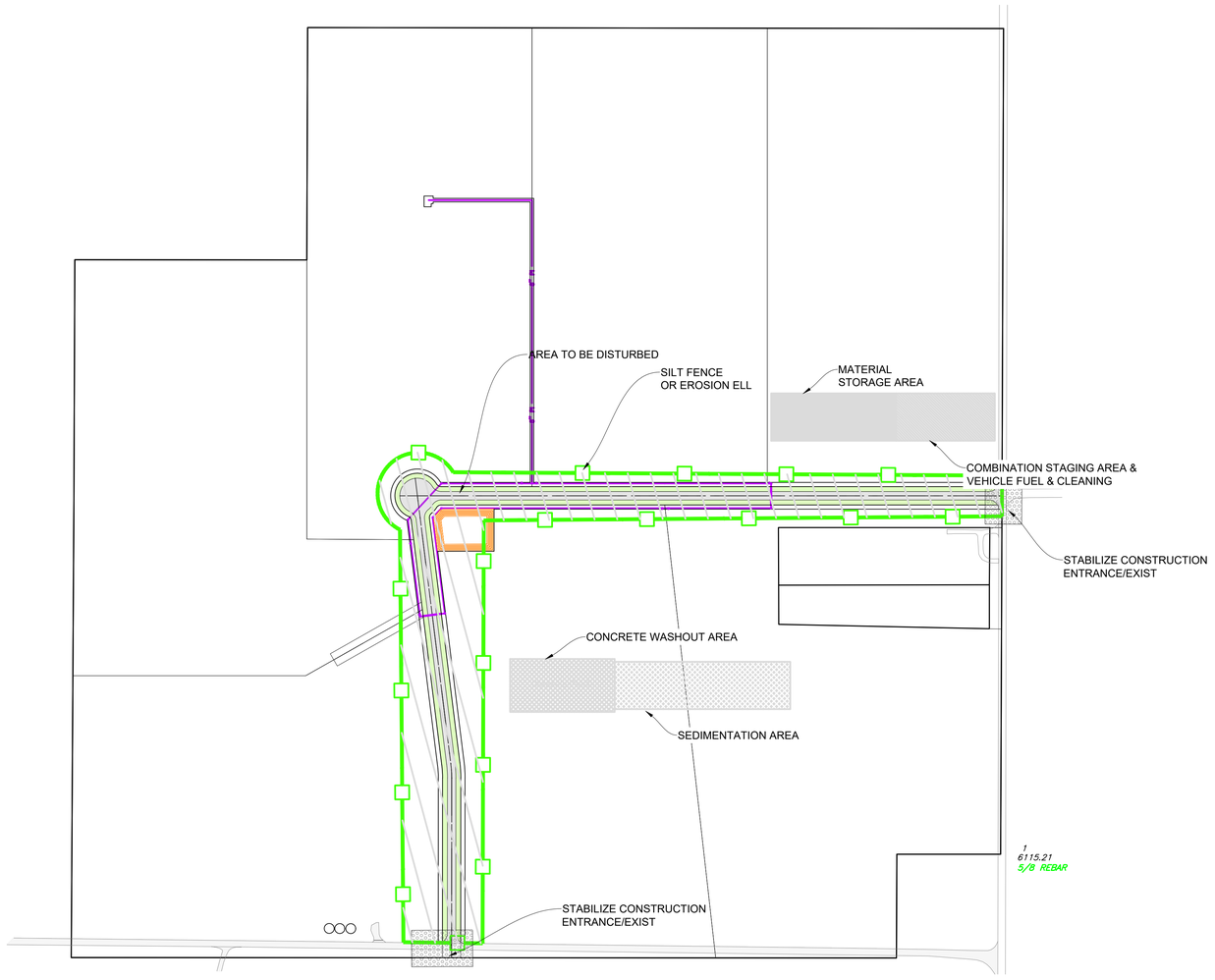
SHEET INFORMATION
JOB NO: 2021-105
DATE: January 26, 2024
SHEET SIZE: 24X36
VERTICAL EXAGGERATION: 1V = 10 H
PROJECT CONTACT: BARRY BAME CONNECT ENGINEERING 208-881-0081



SITE MAP

SHEET C-11

OF 13 SHEETS



BEST MANAGEMENT PRACTICES NOTES

1. This plan should be revised and updated to address changes in site conditions, new or revised government regulations, and additional on-site storm water pollution. Additional erosion control measures may be required.
2. All revisions to this plan must be documented on the SWPPP Revision Documentation Form.
3. Current versions of the SWPPP, the NOI, and the NOC will be kept on site for the duration of the project. These items will be available for the use of all operators and site personal involved with erosion and sediment controls, and be available to EPA visiting the site. A notice will be posted near the construction entrance during construction, containing the SWPPP, the NOI and the NOC.
4. Fugitive dust blowing from the site shall be controlled by spraying water and dust control polymers as needed on dry areas of the site.
5. The contractor will be responsible for supervision and inspection of all erosion and sedimentation controls and for ensuring the SWPPP is implemented.
6. Prior to beginning earth-moving activities, including clearing and grubbing, all clearing limits, easements, setbacks, sensitive areas and their buffers will be clearly marked to prevent environmental damage both on and off the site.
7. If sediment is accidentally transported on to the street it will be removed from the street surface on a daily basis.
8. All off-site construction shall be stabilized at the end of the working day.
9. All waste material will be collected and stored in a securely lidded dumpster. The dumpster will meet all local and state solid water management regulations.
10. Portable sanitary units will be provided for use by all workers for the entire project. Sanitary waste will be collected regularly for the portable units by an approved sanitary waste management contractor.
11. All exposed soils will be stabilized with vegetation or covered no more than 14 days after the construction activity in that portion of the site has temporarily or permanently ceased.
12. Existing and new vegetation will be maintained to the maximum extent practicable to prevent the contamination of storm water with sediment.
13. The contractor shall be responsible for adjusting the erosion control measure; due to grade changes during the development of the project.
14. Maintain on the site or have readily available sufficient oil and grease absorbing materials to contain and clean up fuel or chemical spills and leaks.
15. Adequate energy dissipation, erosion control, and soil stabilization measures will be provided for all point source discharges of storm water, including run-on discharges and outlets for onsite discharges.
16. Temporary and permanent swells and small detention ponds will be used as necessary to reduce the velocity of runoff and enhance particle settling.
17. Consistent with the general permit requirements, all potential pollutants other than sediment will be handled and disposed of in a manner that does not affect contamination of stormwater.
18. Materials used during construction with the potential to impact storm water, will be stored, managed, used, and disposed of in a manner that minimizes the potential for releases to the environment and especially in the storm water.
19. If a spill of pollutants threatens storm water at the site, the spill response procedures must be implemented in a timley manner to prevent the release of pollutants.
20. All temporary and permanent erosion and sediment control BMPs will be maintained and repaired as needed to assure continued performance of their intended use.
21. All temporary erosion control and sediment control BMPs will be removed within 30 days after final site stabilization is achieved or after the temporary BMPs are no longer needed.
22. Regardless of recommended maintenance schedule, all control measures and inspections shall be performed within 24 hours following any storm of 0.5 inches or greater. An inspection report shall be kept at all times and should be retained for at least three (3) years from the date the site is stabilized.
23. All contractors providing services on the project which may cause storm water pollution will be given a copy of the SWPPP and appropriate training regarding stormwater pollution prevention.

NOTE:

1. AFTER ASPHALT PAVING HAS TAKEN PLACE STORM WATER DEVELOPED WILL BE DIRECTED TO RETENTION BASINS AND PIPING PER THE APPROVED SITE PLAN AND PERCOLATE IN DESIGNATED AREAS
2. INLET PROTECTION TO BE PLACED ON ALL STORM DRAIN INLETS AFTER INSTALLATION THROUGH THE DURATION OF THE PROJECT. CONTRACTOR RESPONSIBLE TO REMOVE AFTER CITY ACCEPTANCE.

LEGEND

- STORM WATER DRAINAGE
- AREA TO BE DISTURBED
- STABILIZE CONSTRUCTION ENTRANCE/EXIT
- COMBINATION STAGING AREA & VEHICLE EQUIPMENT CLEANING, FUELING AND MAIN.
- MATERIALS STORAGE AREA & STOCKPILE MANAGEMENT
- SILT FENCE OR EROSION EEL
- SEDIMENTATION AREA
- CONCRETE WASHOUT
- INLET PROTECTION

GRAPHIC SCALE

200 0 100 200 400 800

(IN FEET)
1 inch = 200 ft.

N

OFFSITE OPERATONS	
START DATE	END DATE

TO BE FILLED OUT BY CONTRACTOR

SEQUENCE OF MAJOR ACTIVITIES		
ACTIVITY	START DATE	END DATE

TO BE FILLED OUT BY CONTRACTOR

POTENTIAL POLLUTANTS		
CHEMICAL	MSDS #	LOCATION

TO BE FILLED OUT BY CONTRACTOR

DRAWN BY	CHECK BY
MAK / AQT	BDJ

REVISIONS	DATE

THIS IS NOT A FULL SWPPP. OWNER OR CONTRACTOR IS RESPONSIBLE FOR A COMPLETE SWPPP

811 Know what's below. Call before you dig.

SHEET NAME: BEST MANAGEMENT PRACTICES

PROJECT: SKYLINE VIEW RANCH

LOCATION: TETON COUNTY, ID

ENGINEERS STAMP

PROFESSIONAL ENGINEER REGISTERED STATE OF IDAHO JAKE JOLLE

PRELIMINARY FOR REVIEW ONLY

SHEET INFORMATION

JOB NO: 2021-105

DATE: January 26, 2024

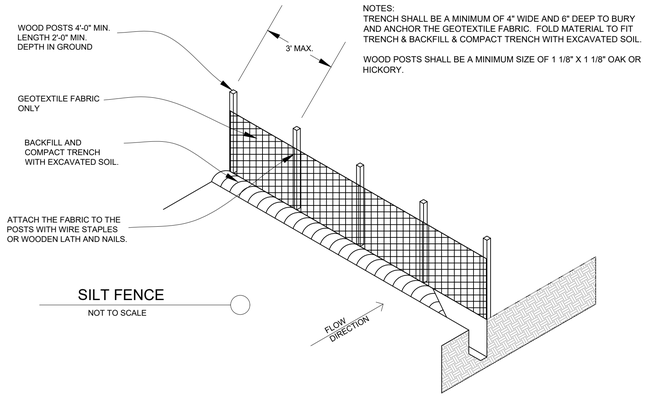
SHEET SIZE: 24X36

VERTICAL EXAGGERATION: 1V = 10 H

PROJECT CONTACT:
BARRY BAME
CONNECT ENGINEERING
208-881-0081

SHEET C-12

OF 13 SHEETS

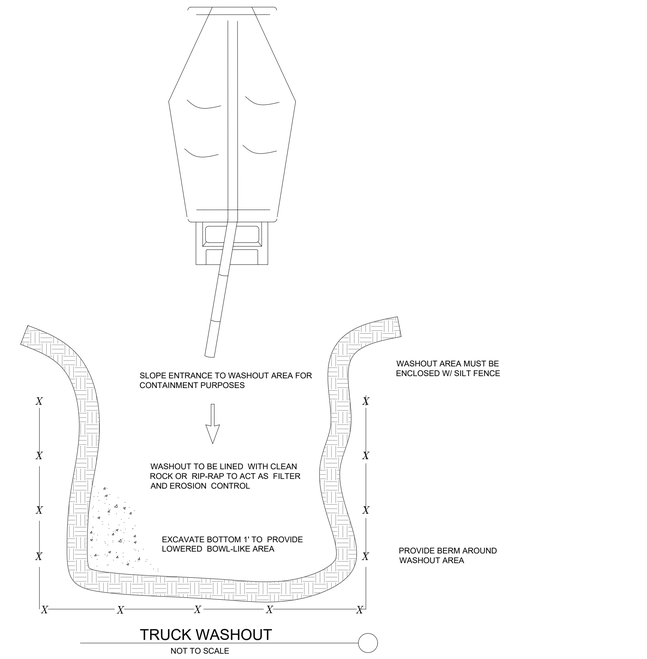


NOTES:
TRENCH SHALL BE A MINIMUM OF 4" WIDE AND 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH & BACKFILL & COMPACT TRENCH WITH EXCAVATED SOIL.

WOOD POSTS SHALL BE A MINIMUM SIZE OF 1 1/8" X 1 1/8" OAK OR HICKORY.

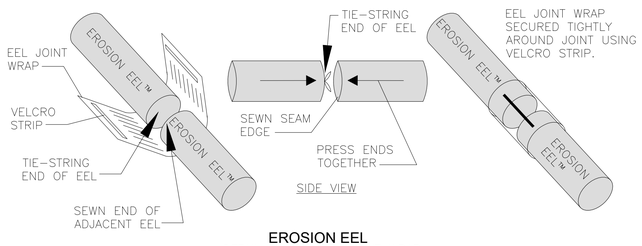
SILT FENCE

NOT TO SCALE



TRUCK WASHOUT

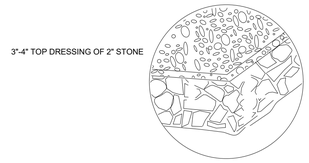
NOT TO SCALE



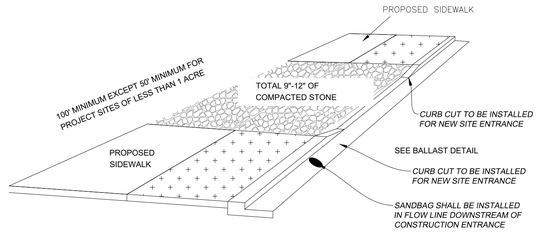
EROSION EEL

DETAIL E1–B1: EEL JOINT WRAP

N.T.S.

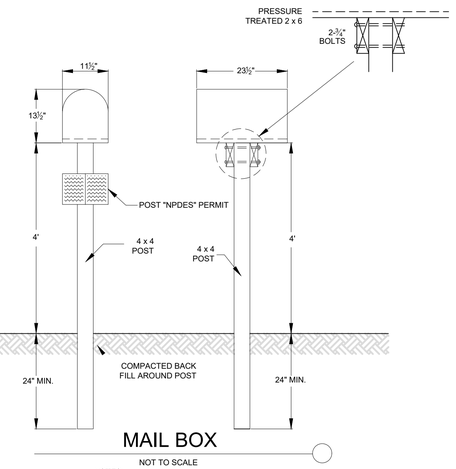


BALLAST DETAIL



STABILIZED CONSTRUCTION ENTRANCE

NOT TO SCALE

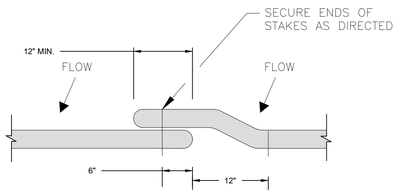


MAIL BOX

NOT TO SCALE

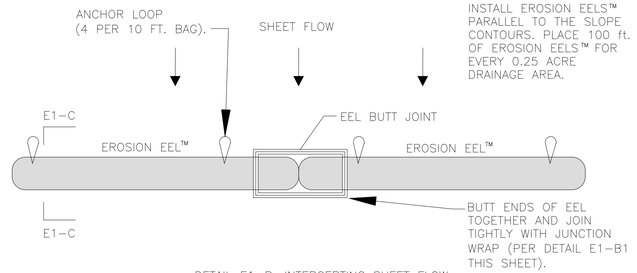
NOTES:

1. MAILBOX SHALL CONTAIN AT ALL TIMES:
   A) CITY APPROVED CONSTRUCTION PLANS
   B) DEQ APPROVED CONSTRUCTION PLANS
   C) ANY SITE INSPECTON FORMS
2. MAILBOX SHALL BE LOCKED AT ALL TIMES

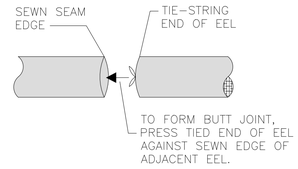


EROSION EEL

OVERLAP/JOINT DETAIL



DETAIL E1–B: INTERCEPTING SHEET FLOW PERPENDICULAR TO FLOW PATH – PLAN VIEW



EROSION EEL

DETAIL E1–B1

GENERAL NOTES:

1. EROSION EELS USED IN PERIMETER CONTROL APPLICATIONS SHALL HAVE A SPECIFICATION MIXTURE 1.1 OR 1.2.
   a. MIXTURE SPECIFICATION 1.1. A FILTER MIXTURE COMPRISED OF 50% SHREDDED RUBBER AND 50% WOOD CHIP PARTICLES BY VOLUME. THE SHREDDED RUBBER SHALL BE WASHED AND PROCESSED TO REMOVE MOST, IF NOT ALL, METAL COMPONENTS. THE RUBBER SHALL BE DERIVED FROM RECYCLED TIRES AND SHALL BE SHREDDED TO PRODUCE A MAXIMUM PARTICLE SIZE OF +/– 3/4 INCH. THE WOOD CHIPS SHALL BE PRODUCED FROM HARDWOOD TREES AND SHALL CONFIRM TO AASHTO CERTIFICATION SPECIFICATION MP 9–03.
   b. MIXTURE SPECIFICATION 1.2. A FILTER MIXTURE COMPRISED OF 1/3 SHREDDED RUBBER, 1/3 WOOD CHIPS, AND 1/3 RECYCLED SYNTHETIC FIBERS. THE SHREDDED RUBBER SHALL BE WASHED AND PROCESSED TO REMOVE MOST, IF NOT ALL, METAL COMPONENTS. THE RUBBER SHALL BE DERIVED FROM RECYCLED TIRES AND SHALL BE SHREDDED TO PRODUCE A MAXIMUM PARTICLE SIZE OF +/– 3/4 INCH. THE WOOD CHIPS SHALL BE PRODUCED FROM HARDWOOD TREES AND SHALL CONFIRM TO AASHTO CERTIFICATION SPECIFICATION MP 9–03. THE SYNTHETIC FIBERS SHALL BE PRODUCED FROM RECYCLED, MANUFACTURED MATERIALS, SUCH AS, BUT NOT LIMITED TO, PRE–CONSUMER SCRAP CARPET, TIRE CHORD, AND TIRE FIBER MATERIALS.
2. EROSION EELS SHALL BE MANUFACTURED FROM A WOVEN GEOTEXTILE COVERING WITH INTERIOR FILTER MATERIALS SUCH AS 100% SHREDDED RUBBER (MIXTURE SPECIFICATION 1.0, 50% SHREDDED RUBBER/50% AASHTO–CERTIFIED WOOD CHIPS (MIXTURE SPECIFICATION 1.1).
3. LENGTHS OF EROSION EELS SHALL BE EITHER A NOMINAL +/–10 FT. OR +/– 4.5 FT. NOMINAL DIAMETER SHALL BE +/–9.5 INCHES.
4. EROSION EELS CAN BE PLACED AT THE TOP, ON THE FACE, OR AT THE TOE OF SLOPES TO INTERCEPT RUNOFF, REDUCE FLOW VELOCITY, RELEASE THE RUNOFF AS SHEET FLOW AND PROVIDE REMOVAL OF SEDIMENT FROM THE RUNOFF.
5. EROSION EELS SHALL BE INSTALLED ALONG THE GROUND CONTOUR, AT THE TOE OF SLOPES, AT AN ANGLE TO THE CONTOUR TO DIRECT FLOW AS A DIVERSION BERM, AROUND INLET STRUCTURES, IN A DITCH AS A CHECK DAM TO HELP REDUCE SUSPENDED SOLIDS LOADING AND RETAIN SEDIMENT, OR AS A GENERAL FILTER FOR ANY DISTURBED SOIL AREA.
6. NO TRENCHING IS REQUIRED FOR INSTALLATION OF EROSION EELS
7. PREPARE BED FOR EEL INSTALLATION BY REMOVING ANY LARGE DEBRIS INCLUDING ROCKS, SOIL CLODS, AND WOODY VEGETATION. EROSION EELS CAN ALSO BE PLACED OVER PAVED SURFACES INCLUDING CONCRETE AND ASPHALT WITH NO SURFACE PREPARATION REQUIRED.
8. RAKE BED AREA WITH A HAND RAKE OR BY DRAG HARROW.
9. DO NOT PLACE EEL DIRECTLY OVER RILL AND GULLIES UNTIL AREA HAS BEEN HAND–EXCAVATED AND RAKED TO PROVIDE A LEVEL BEDDING SURFACE. ALL SURFACES SHALL BE UNIFORMLY COMPACTED FOR MAXIMUM SEATING OF EELS IN PLACE.
10. FOR LOCATIONS WHERE EELS WILL BE PLACED IN CONCENTRATED FLOWS (SUCH AS CHECK DAMS, INLET PROTECTION) AND FOR PERIMETER CONTROLS AT PRIMARY DISCHARGE LOCATIONS, BED THE EELS IN A FLOCMAT CRADLE PER THE DETAILED DRAWINGS.
11. FOR DITCH APPLICATIONS, THE MAXIMUM DRAINAGE AREA SHALL BE 10 ACRES.
12. IF MORE THAN ONE EROSION EEL IS PLACED IN A ROW, THE EELS SHALL BE OVERLAPPED A MINIMUM OF 12 INCHES TO PREVENT FLOW AND SEDIMENT FROM PASSING THROUGH THE FIELD JOINT. COMPRESS THE TWO EELS OF THE OVERLAP TIGHTLY TOGETHER EITHER BY HAND OR MANUFACTURER–APPROVED MECHANIZED MEANS.
13. WHEN USED IN DITCHES AS A CHECK DAM, EROSION EELS SHALL BE INSTALLED PER MANUFACTURER'S DETAILS.
14. FOR CHECK DAM APPLICATIONS, EROSION EELS SHALL BE PLACED PERPENDICULAR TO THE FLOW OF THE WATER. EROSION EELS SHALL CONTINUE UP THE SIDES SLOPES A MINIMUM OF 3 FEET ABOVE THE DESIGN FLOW DEPTH.
15. EROSION EELS SHALL REMAIN IN PLACE UNTIL FULLY ESTABLISHED VEGETATION HAS COMPLETELY DEVELOPED OR UNTIL THE STORAGE CAPACITY/FUNCTIONAL LIFE OF THE EEL HAS BEEN EXHAUSTED (REQUIRING REPLACEMENT WITH NEW EELS).
16. ANCHORING POSTS FOR CHECK DAM APPLICATIONS SHALL HAVE A MINIMUM WEIGHT OF 1.25 LBS/FT STEEL T–POSTS (5 TO 7 FT. LENGTHS) ROLLED FROM HIGH CARBON STEEL. POSTS SHOULD BE HOT–DIP GALVANIZED OR COATED WITH A WEATHER–RESISTANT PAINT FOR STEEL APPLICATION. POSTS SHOULD BE EQUIPPED WITH A METAL ANCHOR PLATE. INSTALL PER DETAILS ON THIS SHEET.
17. PLACE T–POSTS THROUGH HANDLE OF BAGS. DO NOT DRIVE POSTS THROUGH EROSION EELS . T–POSTS ARE TO BE EMBEDDED A MINIMUM OF 2 FT INTO GROUND.

DRAWN BY	CHECK BY
MAK / AQT	BDJ

REVISIONS	DATE

THIS IS NOT A FULL SWPPP. OWNER OR CONTRACTOR IS RESPONSIBLE FOR A COMPLETE SWPPP

811 Know what's below. Call before you dig.

SHEET NAME: BEST MANAGEMENT DETAILS

PROJECT: SKYLINE VIEW RANCH

LOCATION: TETON COUNTY, ID

ENGINEERS STAMP

PROFESSIONAL ENGINEER REGISTERED STATE OF IDAHO JOLLE

PRELIMINARY FOR REVIEW ONLY

SHEET INFORMATION
JOB NO: 2021-105
DATE: January 26, 2024
SHEET SIZE: 24X36
VERTICAL EXAGGERATION: 1V = 10 H
PROJECT CONTACT: BARRY BAME CONNECT ENGINEERING 208-881-0081

SHEET C-13

OF 13 SHEETS

Eastern Idaho Public Health
Prevent. Promote. Protect.

TETON COUNTY
820 Valley Centre Drive
Driggs, ID 83422
OFFICE (208) 354-2220
FAX (208) 354-2224

06/06/2023

Teton County Planning and Zoning
89 North Main Suite 6
Driggs, Idaho 83422

Dustin Kuttler
564 W 700 S #405
Pleasant Grove, UT 84062

Connect Engineering
2295 N Yellowstone Hwy
Idaho Falls, ID 83401

RE: Skyline View Ranch

I have reviewed the application to have the parcel RP04N44E120150 divided into a seven (7) lot subdivision to be known as the Skyline View Ranch and determined that the property is suitable for sub-surface waste disposal systems to serve residences. Four test holes were excavated on May 24, 2023, to provide observation of the soil horizon below natural grade.

Soils are consistent across the property. In general, the soil horizon shows:
0-12 inches of sandy loamy silt with minor rock content Topsoil
12-84 inches of fine sandy silt with minor clay content and 30% rock content B2 soil type
84-120 inches very gravelly sandy silt B1 Soil Type
(See Test Hole Information sheet for details of specific test holes.)
All test holes were dry showing no evidence of groundwater. No bedrock was encountered in any test hole.

Slope is less than 3% across the entire property with minor areas adjacent to streams and irrigation ditches of up to 10% slope. There is a general slope of 1% east to west across the parcel. The west side of the parcel has low lying areas that are currently flooded with precipitation accumulation and irrigation water. These flooded areas should be avoided when installing drainfields. The general area of flooding in the Northwest corner of the parcel between Mahogany Creek and the irrigation ditch to the east of the stream. Irrigation is by sprinkler no flood irrigation is used on this property. The eastside of the property has undulating surface topography while westside is much flatter.

Mahogany Creek dissects the property as do at least two active irrigation ditches. A minimum horizontal separation of 175 feet will be required between Mahogany Creek and any portion of a drainfield. A 50 feet horizontal separation from the irrigation ditches and drainfield will be required.

Eastern Idaho Public Health gives preliminary approval of the application to divide this parcel creating the Sunrain Subdivision based on suitability for residential sub-surface waste disposal. Individual subsurface sewage disposal systems may be allowed in accordance with IDAPA 58.01.03 and the Technical Guidance Manual for Individual Subsurface Waste Disposal. All current Idaho Rules must be met at time of installation.

A copy of the final plat is to be provided to the Health District at the time the Health Certificate is signed. The application fee balance if any will also be collected prior to signing the Health Certificate. If this application /plan changes for any reason, please coordinate those changes in advance, with this office.



Kathleen Price
REHS/MSG
Eastern Idaho Public Health District
kprice@eiph.idaho.gov
208-354-2220


Skyline View Ranch
Water, Slope, Adjacent Properties
SKYLINE HOLDINGS GROUP LLC
RP04N44E120150
BROADWAY LLC
RP04N45E066052
JACOBS, CADE
RP04N45E073250
S5000W
W2250S
Mahogany Creek
12
BATES, GEORGE L
BATES, GEORGE L
MURRAY, ALEXS

Eastern Idaho Public Health
Prevent. Promote. Protect.

ENVIRONMENTAL HEALTH
1250 Hollipark Drive
Idaho Falls, ID 83401
OFFICE (208) 523-5382
FAX (208) 528-0857

SUBDIVISION ON-SITE

Conducted on: 5-24-2023 Time: Travel _____ On-site _____

I. NAME OF SUBDIVISION: Skylnie View Ranch.

II. LOCATION (COUNTY): Teton.

III. GENERAL INFORMATION:

A. Current Land Use: Ag. Barley

B. Adjoining Property Use: Ag + Residential

C. Surface Water (on or near development): Mahogany Creek + 2 Irrigation Ditches

D. Slope: Minor to none 1% East to West + South to North

E. Drainage Areas Present: Yes —

F. Rock Outcrop Present: No.

G. Wetland Indications: No ~~no~~ hydric soils or plants

IV. EVALUATION:

A. Individual water and sewer:
Does each lot appear to have sufficient area to install proposed system and to meet minimum separation requirements? Yes ✓ No _____

B. Individual water and central sewer:
Does there appear to be sufficient area for central system and replacement area? Yes _____ No _____

C. Individual sewer and central water system:
Does each lot appear to have sufficient area to install proposed system and to meet minimum separation requirements? Yes _____ No _____

D. Individual sewer and public water system:
Does each lot have sufficient area to install proposed system and to meet minimum separation requirements? Yes _____ No _____

COMMENTS:

Avoid area in NW corner near stream w/ DRAINfield
B2 soil application rate for sizing 0.45 gpd/ft²
175' horizontal separation from surface water -
50' from Ditches. Flat w/ undulating topography.

EHS: KRuiz

TEST HOLE INFORMATION

SUBDIVISION Skyline View Ranch DATE 5-24-2023.

Test Hole # 1
Location: Between Lots 1+2. Block 2
Depth: 120"

18" — Silt loam T.S Variation in thickness of 18-24"
Silty loamy sand. A2b soil type
40% rock content
Subrounded 2-10" diameter clasts.
120" — Dry / No Bedrock

Test Hole # 2
Location: Between lots 1+2 Block 1
Depth: 120"

Silty loam T.S.
gravelly loamy sand.
40% rock content same as TH 1
small pockets of sand w/ no rock content.
A2b soil type.
Dry / No Bedrock

East portion of Parent parcel

Test Hole #
Location:
Depth:

Notes increasing Rock content w/ Depth.
All soils are basically the same throughout parcel.

Test Hole # 4
Location: Between Lots 3+4 Block 2
Depth: 120".

45" — Sandy loamy silt 15% rock content 1-3" B2 soil type.
fine sandy silt w/ minor clay <20%. B2.
30% gravel content sub rounded 1-6" Diameter
78" — Very gravelly sandy silt. B1
120"

Test Hole # 3
Location: Lot 3 Block 1
Depth: 120"

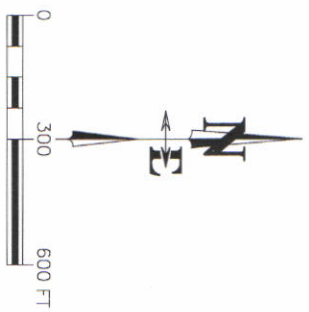
12" — fine silty loam.
silty fine sand w/ 35% fines B2.
42" — gravelly silt loam.
84" — very gravelly, very fine sandy silt. 40% rock content gravelly.

West side of Parent parcel.

Test Hole #
Location:
Depth:

Size all systems w/ B2 application rate 0.45 gpd/ft





DRAWING NO: EXHIBIT	JOB TITLE: SKYLINE VIEW RANCH SUBDIVISION S 5000 W AND W 2250 S LEVEL I NUTRIENT PATHOGEN STUDY	DRAWING TITLE: TEST PIT LOCATION MAP	NELSON ENGINEERING P.O. BOX 1599, JACKSON WYOMING (307) 733-2087	DATE: 5/21/2023 SURVEYED: ENGINEERED: AP DRAWN: AP CHECKED: PG APPROVED: PG	REV.
JOB NO: 22-408					

DRAWING NO	JOB TITLE	DRAWING TITLE	NELSON ENGINEERING			
EXHIBIT	SKYLINE VIEW RANCH SUBDIVISION	TEST PIT LOCATION MAP	P.O. BOX 1598, JACKSON WYOMING (307) 733-2087			
JOB NO	S 5000 W AND W 2250 S					
22-408	LEVEL I NUTRIENT PATHOGEN STUDY					

	DATE	5/31/2023	REV.
SURVEYED			
ENGINEERED	AP		
DRAWN	AP		
CHECKED	PG		
APPROVED	PG		

0 300 600 FT







Natural Resources Analysis and

Aquatic Resource Inventory

Skyline View Ranch

Prepared for

Skyline Holdings Group, LLC
564 W 700 S #405
Pleasant Grove, UT 83062

Prepared by

Booker Grey Environmental, LLC
PO Box 271
Tetonia, Idaho 83452

20 June 2023

Natural Resources Analysis

Introduction

This report is a discussion of the natural resource conditions that currently exist on the proposed Skyline View Ranch subdivision parcel. This narrative has been arranged in accordance with Teton County Idaho Subdivision Regulations outlined in Division 9-3-2 (C-2-c-WH), Wildlife Habitat Overlay Regulations, Teton County. This information summarizes the natural resources present, potential impacts and a mitigation plan to offset and minimize any potential impacts to areas within the Overlay. A portion of Mahogany Creek traverses the parcel therefore, an Aquatic Resource Inventory has been included in this narrative.

Location

The 144.4 +/- acre proposed Skyline View Ranch subdivision is located at the intersection of S 5000 W and W 2250 S, Section 12, Township 4N, Range 44E, Teton County, Idaho (Appendix - Site Location Map).

The parcel is situated among large agricultural operations, and rural single-family homes. The project site is bounded by County Road S 5000 W to the east, County Road W 2250 S to the south, with cultivated cropland north and west.

Existing Conditions Inventory

Vegetation - Cultivated Cropland

The parcel is primarily cultivated cropland planted and harvested in barley (Appendix-Aerial Photograph 2021). Farming operations within the parcel are currently ongoing.

Vegetation – Riparian Willow

Approximately 4.4 +/- acres of this vegetative community is located within the boundaries of Mahogany Creek. Merigliano describes this area as, Riparian Willow

The following lists primary species identified within the *Priority Wetland _ NWI* portion of the parcel.

Common Name	Scientific Name	ACOE/NPL Status
Geyer's willow	*Salix seyeriana*	FACW
Canada thistle	*Cirsium arvense*	FAC
Nebraska sedge	*Carex nebrascensis*	OBL
Baltic rush	*Junus baltis*	FACW
Fowl bluegrass	*Pas palustria*	FAC
Quaking aspen	*Populus tremuloides*	FACU

Topography

The parcel is composed of rolling terrain with an elevation of 6090' near the northeast corner and 6130' at the southwest corner of the property (Preliminary Plat Exhibit).

Floodplains, Wetlands, Waterways and Riparian Areas

A channelized portion of Mahogany Creek flows north and off site of the parcel. There are no floodplains, within the parcel boundaries.

Soils

The Natural Resources Conservation Service USDA - Soil Map of the site includes the following soils in order of dominance (Appendix_Soil Map).

13425 Badgerton - Alpine complex, 0 to 2 percent slopes

13435 Richvale Silt Loam, 0 to 4 percent slopes

Geology and Seismic Hazards

The Teton County Earthquake Overlay Map depicts the parcel within a low liquid susceptibility rating area.

Wildfire Danger

The parcel is not depicted on the Teton County GIS Wildfire Hazard Zone Map. Current and historical agricultural operations, tilling of soil after harvest, reduces wildlife danger within the parcel significantly. A fire pond will be constructed to Teton County standards.

Ridges and Rock Outcroppings

There are no ridges and/or outcroppings located within the parcel.

Areas within 1 Mile of State Highway or Ski Hill Road

The proposed Skyline View Ranch subdivision is not within one mile of any State Highway or Ski Hill Road.

Bear Conflict Zone

The parcel is not within the Teton County designated Bear Conflict Zone.

Wildlife Habitat Assessment

The Teton County Natural Resources Overlay Map (2006-2022) depicts approximately 9.3 acres of the *Waterbird Breeding, Migration, Foraging and Wintering Habitat,* and approximately 4.4 acres as *Priority Wetland - NWI* within the parcel (Appendix-Natural Resource Overlay Exhibit).

Methodology

A pre-survey literature search of potential wildlife indicator species was completed prior to pedestrian surveys within the parcel which occurred from approximately 630 am to 830 am and 430 pm to dusk. Surveys were done consecutively from May 31 to June 3, 2023. Site photographs are in the Appendix of this document.

Indicator Species associated with each overlay and potentially present on the parcel include,

Sandhill Crane

Sandhill Cranes utilize the western side of Teton Valley as a pre-migration staging area foraging on post-harvest grain spillage. Usually, foraging is near wetland bodies and roosting sites (TRLT).

Survey Results

No nests, roosts and or was presence of indicator species. Only passerine bird species were observed during the surveys. The parcel could and most likely is used by Sandhill Cranes for feeding on spilt grain after fall harvest.

Aquatic Resource Inventory

The parcel contains *Priority Wetland Habitat-NWI*. The following information is based upon US Army Corps of Engineers (ACOE) wetland jurisdictional process utilized to determine presence and/or absence of "Waters of the United States" (WOTUS). WOTUS were identified by using the 1987 Wetland Delineation Manual and 2010 Western Mountains, Valleys and Coasts Regional Supplement. Additional resources utilized include Teton County GIS, NRCS Soil Surveys and Google Earth historical aerial photography. ACOE Data Sheets are in the Appendix.

Existing Landscape

As stated previously the entire parcel minus Mahagony Creek is cultivated cropland planted in Barley. The wetlands associated with the parcel are the seasonal flowing Mahogany Creek which has been channelized through the parcel. The National Wetland Inventory Map classification for this area is riverine (Appendix_NWI Map).

Wetlands

The NWI map depicts more wetlands than are present within the parcel as determined during the field jurisdictional determination. The creeks depicted on Teton County GIS and NWI Maps are incorrect.

As discussed, the creek has been channelized through the parcel and the wetlands are at the top of the bank of the creek. These revised wetland boundaries are shown on the WOTUS Exhibit (Appendix_WOTUS Exhibit).

Wetland Hydrology

The hydroperiod associated with the Mahogany Creek wetland/riparian area is seasonal and snowpack dependent and varies widely from year to year. There is an existing irrigation pivot (1000') that travels through Mahogany Creek during the growing season.

Mitigation/Land Management

The proposed subdivision, although located within the Wildlife Habitat Overlay, is cultivated cropland which limits available habitat for indictor wildlife species.

The only potential suitable habitat for Sandhill Cranes is cultivated cropland which composes most of the Site. Cultivated cropland provides foraging opportunities for the species in the fall.

As part of the proposed development plan, current farming practices will cease. The center irrigation pivot will be dismantled, and the existing irrigation will be used for a required fire protection pond.

To compensate the loss of foraging habitat for Sandhill Cranes it is suggested that the owner replant the parcel with drought tolerant grasses and forbs species commonly used for The USDA Crop Reserve Program (CRP). These plantings will provide habitat protection two-fold, forage and cover for water bird species and weed control. Typical species for these plantings could include, Wheatgrass, Meadow Brome, Sainfoin, Fleabane, Orchardgrass and Big Bluegrass.

Additionally, the proposed Skyline View Ranch Subdivision Homeowner's Association will administrator, implement and maintain the management and mitigation measures listed. The following practices are suggested and should be implemented into the Covenants and Restrictions of the subdivision.

Lighting – All lighting within the subdivision shall meet the Teton County, Title 08 – Zoning Regulations, Section 8-4-6 and will be designed to be downcast. Motion detection lighting shall be mandated and a "dark sky attitude" shall be adopted by the homeowners.

Pet Control – Owners of domestic pets (primarily dogs and cats) will be responsible to train, restrain and prevent their pets from interacting with wildlife within the subdivision. Excessive abuse can be reported to the Teton County Sheriff Department and IDFG.

Wildlife Friendly Fencing – All fences within the subdivision will be designed as outlined in Teton County Idaho Zoning Ordinance, Title 9 Division 9-3-2 (C-2-c-WH-vi-b) (Teton County, 2013b). Suggested parameters include fencing height of 38" to 40" with a 4" top rail.

REFERENCES

IDFG. 2017. Idaho State Wildlife Action Plan, 2015. Idaho Department of Fish and Game.

IDFG. 2019. Statewide Report Fall 2019 Season Elk. Idaho Department of Fish and Game Boise, ID. IDFG. 2021a. Raster Layers for Elk Winter Range, Elk Summer Range, and Elk Migration Corridors, and Mule Deer Winter Range and Mule Deer Summer Range.

Merigliano, M. 2009. A Field Manual for Classified Vegetation in the Upper Snake River Valley. Teton Regional Land Trust. Teton County, ID.

TRLT. 2006. Wildlife Overlay and Wildlife Conservation Measures for Teton County, Idaho Technical Support Document. Teton Regional Land Trust. Teton County, ID.

Teton County GIS, Natural Resources Overlay, USGS National Seismic Hazard Map Idaho 2014, 2016, Teton County Earthquake Map, Bear Conflict Area, Wildlife Hazard Zone Map, USGS Topography, Slopes (%).

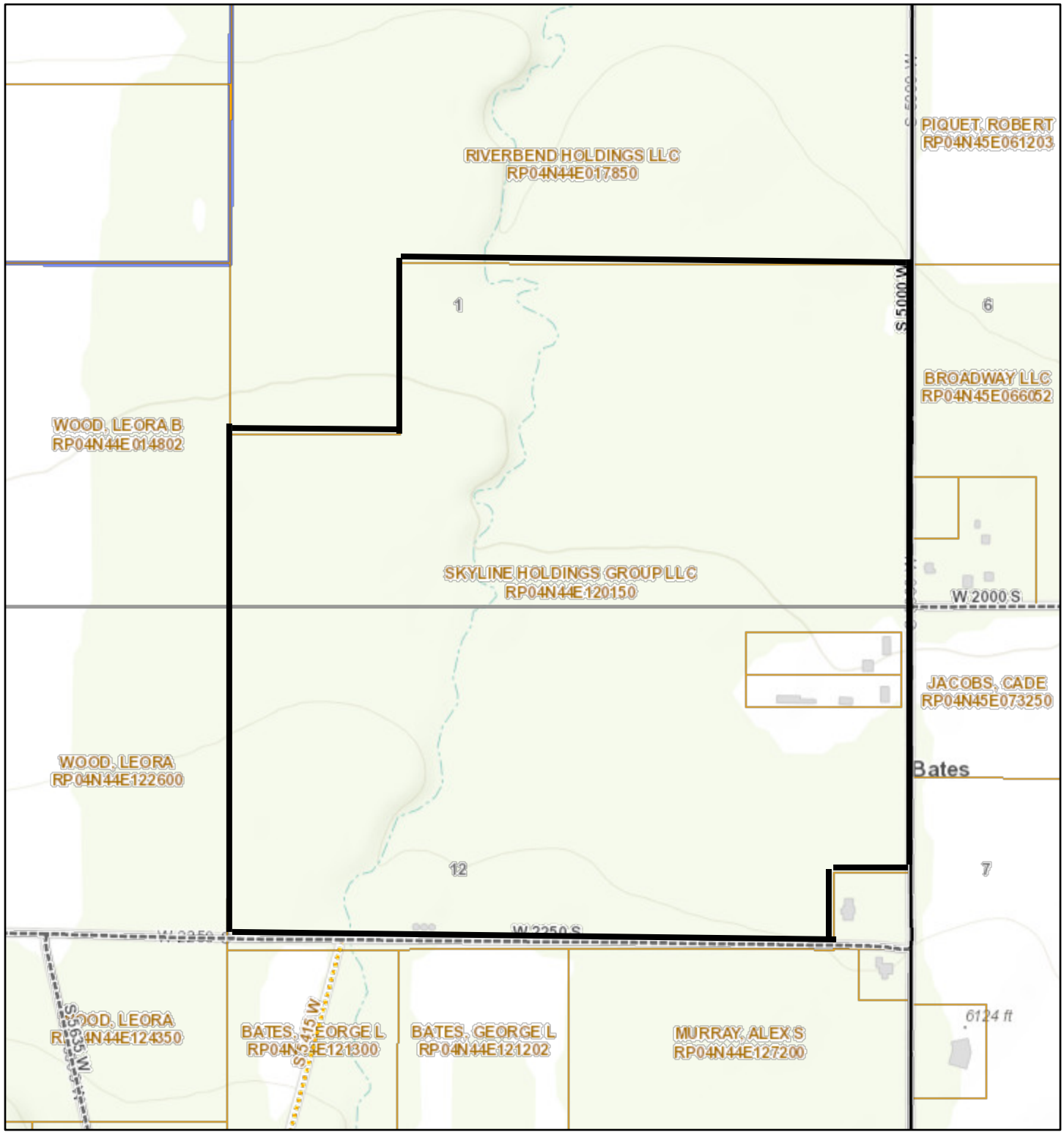
Teton County. 2013a. Teton County Idaho Zoning Ordinance Title 8. Rev. May 16, 2013.

Teton County. 2013b. Teton County Idaho Zoning Ordinance Title 9. Rev. September 9, 2013. T

APPENDIX

Site Location Map
Aerial Photograph 2021
NRCS Soil Map
Natural Resources Overlay Map
Site Photographs
USFWS NWI MAP
WOTUS Exhibit
ACOE Data Sheets

SKYLINE VIEW RANCH_Site Location Map



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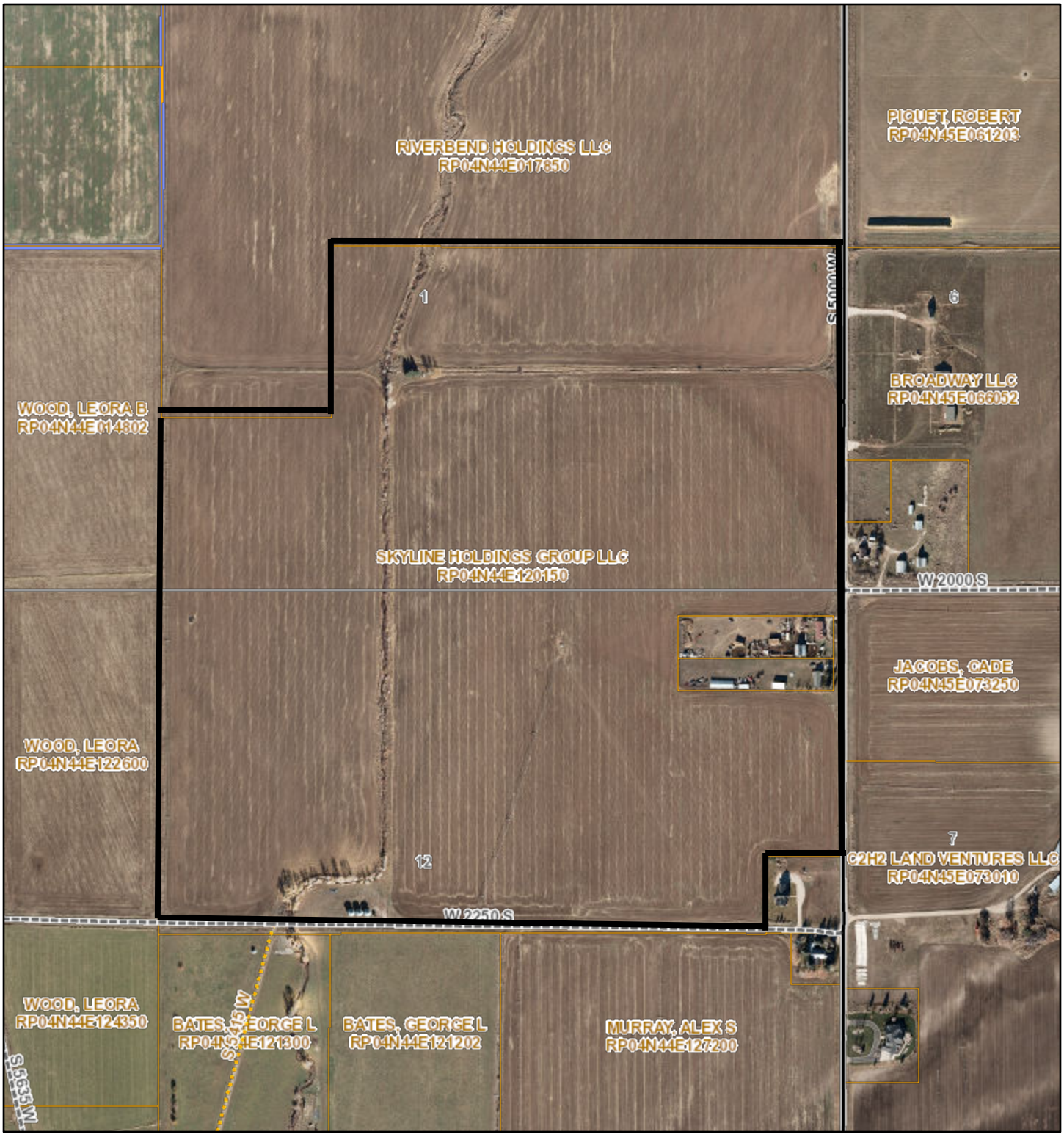
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County of Teton, Bureau of Land Management, Esri Canada, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA | National Agriculture Imagery Program | NAIP | Teton

Skyline View Ranch _ 2021 Aerial Photograph



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National Agriculture Imagery Program | NAIP | Teton County, Idaho GIS; Teton County Wildfire Group | USGS, Teton County GIS | Teton County GIS | Teton County GIS Department | Teton Regional

United States Department of Agriculture

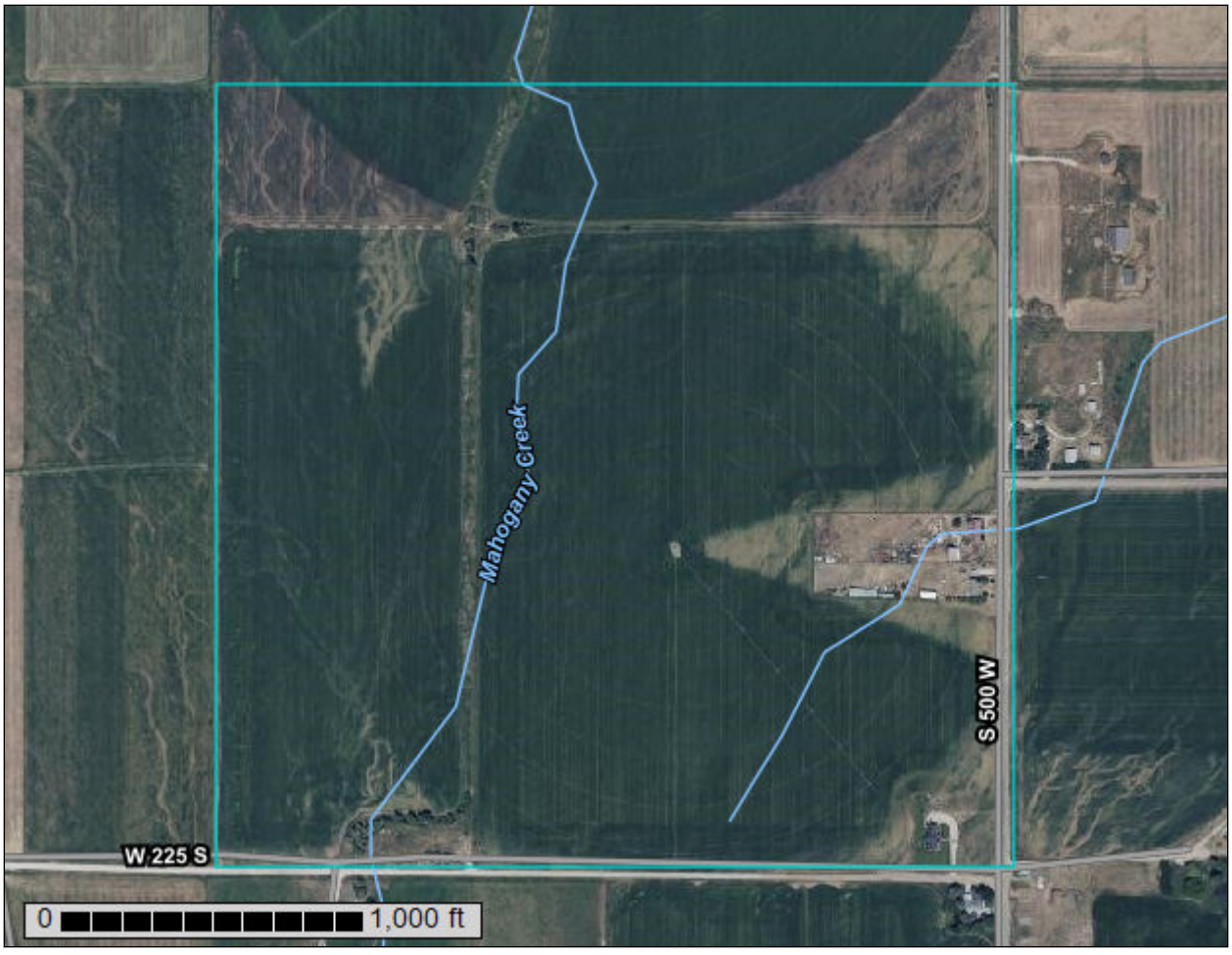
NRCS

Natural Resources Conservation Service

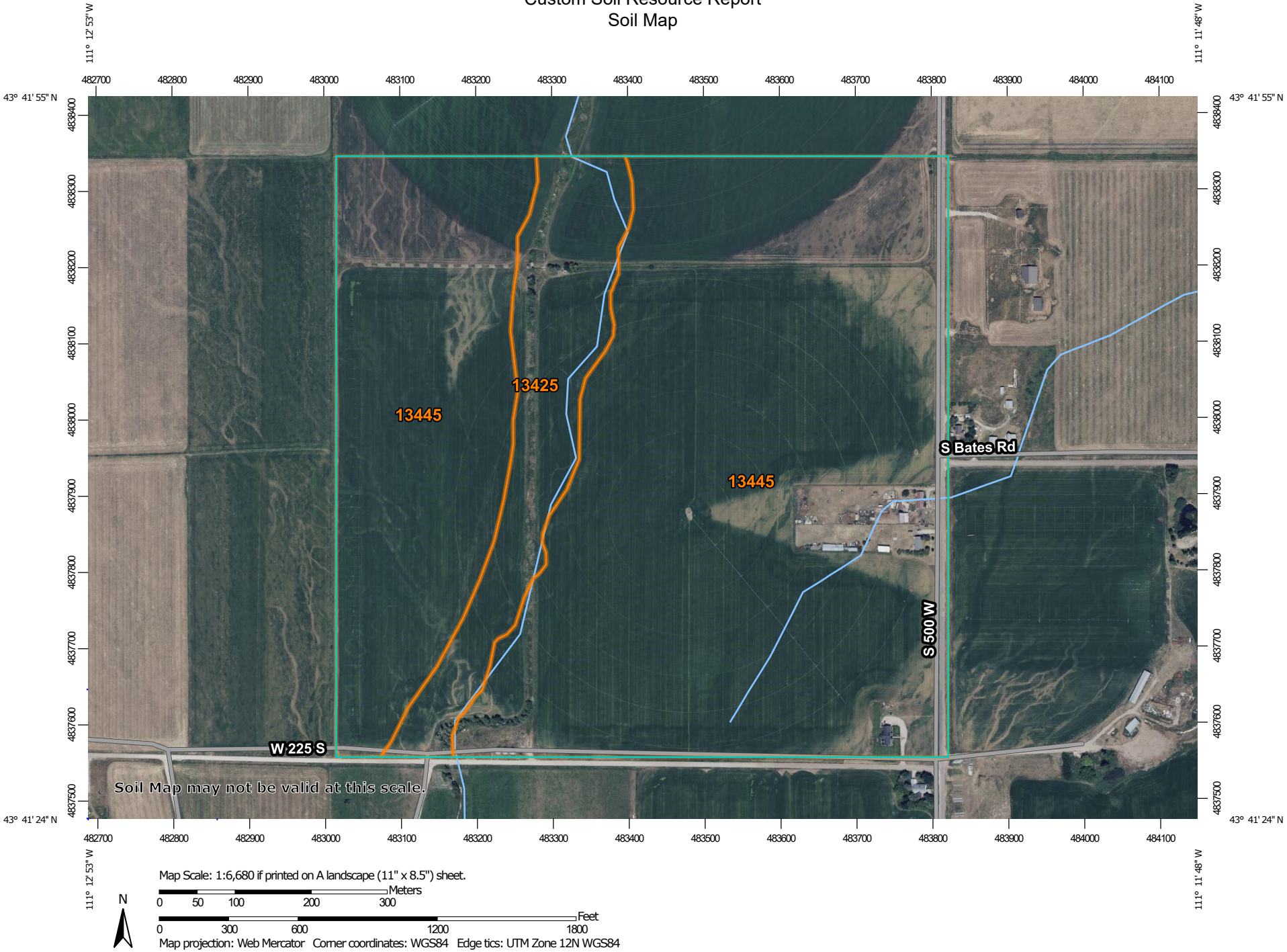
A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for Teton Area, Idaho and Wyoming

Skyline View Ranch



Custom Soil Resource Report
Soil Map



Map Scale: 1:6,680 if printed on A landscape (11" x 8.5") sheet.

N

Meters
0 50 100 200 300

Feet
0 300 600 1200 1800

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 12N WGS84

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
13425	Badgerton-Alpine complex, 2 to 8 percent slopes	18.7	11.9%
13445	Richvale silt loam, 0 to 4 percent slopes	139.1	88.1%
Totals for Area of Interest		**157.8**	**100.0%**

Teton Area, Idaho and Wyoming

13425—Badgerton-Alpine complex, 2 to 8 percent slopes

Map Unit Setting

National map unit symbol: 1vggt
Elevation: 6,040 to 6,680 feet
Mean annual precipitation: 16 to 26 inches
Mean annual air temperature: 36 to 44 degrees F
Frost-free period: 20 to 90 days
Farmland classification: Not prime farmland

Map Unit Composition

Badgerton, rarely flooded, and similar soils: 55 percent
Alpine and similar soils: 35 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Badgerton, Rarely Flooded

Setting

Landform: Flood plains
Down-slope shape: Linear
Across-slope shape: Concave, linear
Parent material: Mixed alluvium

Typical profile

A - 0 to 9 inches: loam
AB - 9 to 17 inches: very gravelly loam
BC - 17 to 31 inches: extremely gravelly loamy sand
C1 - 31 to 43 inches: extremely gravelly loamy coarse sand
C2 - 43 to 60 inches: very gravelly sandy loam

Properties and qualities

Slope: 2 to 8 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: NoneRare
Frequency of ponding: None
Calcium carbonate, maximum content: 4 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 1.0
Available water supply, 0 to 60 inches: Low (about 3.9 inches)

Interpretive groups

Land capability classification (irrigated): 6c
Land capability classification (nonirrigated): 6c
Hydrologic Soil Group: B
Ecological site: R013XY050ID - Riparian Wet Meadow SALIX/CAREX
Hydric soil rating: No

13445—Richvale silt loam, 0 to 4 percent slopes

Map Unit Setting

National map unit symbol: 20j5z
Elevation: 6,000 to 6,250 feet
Mean annual precipitation: 16 to 18 inches
Mean annual air temperature: 38 to 44 degrees F
Frost-free period: 50 to 90 days
Farmland classification: Prime farmland if irrigated

Map Unit Composition

Richvale and similar soils: 90 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Richvale

Setting

Landform: Stream terraces, fan remnants
Down-slope shape: Linear
Across-slope shape: Convex, linear
Parent material: Mixed alluvium derived primarily from sandstone and limestone with loess inflence

Typical profile

Ap - 0 to 7 inches: silt loam
A - 7 to 14 inches: silt loam
Bt1 - 14 to 24 inches: silt loam
Bt2 - 24 to 28 inches: silt loam
Bk1 - 28 to 38 inches: silt loam
Bk2 - 38 to 60 inches: gravelly loam

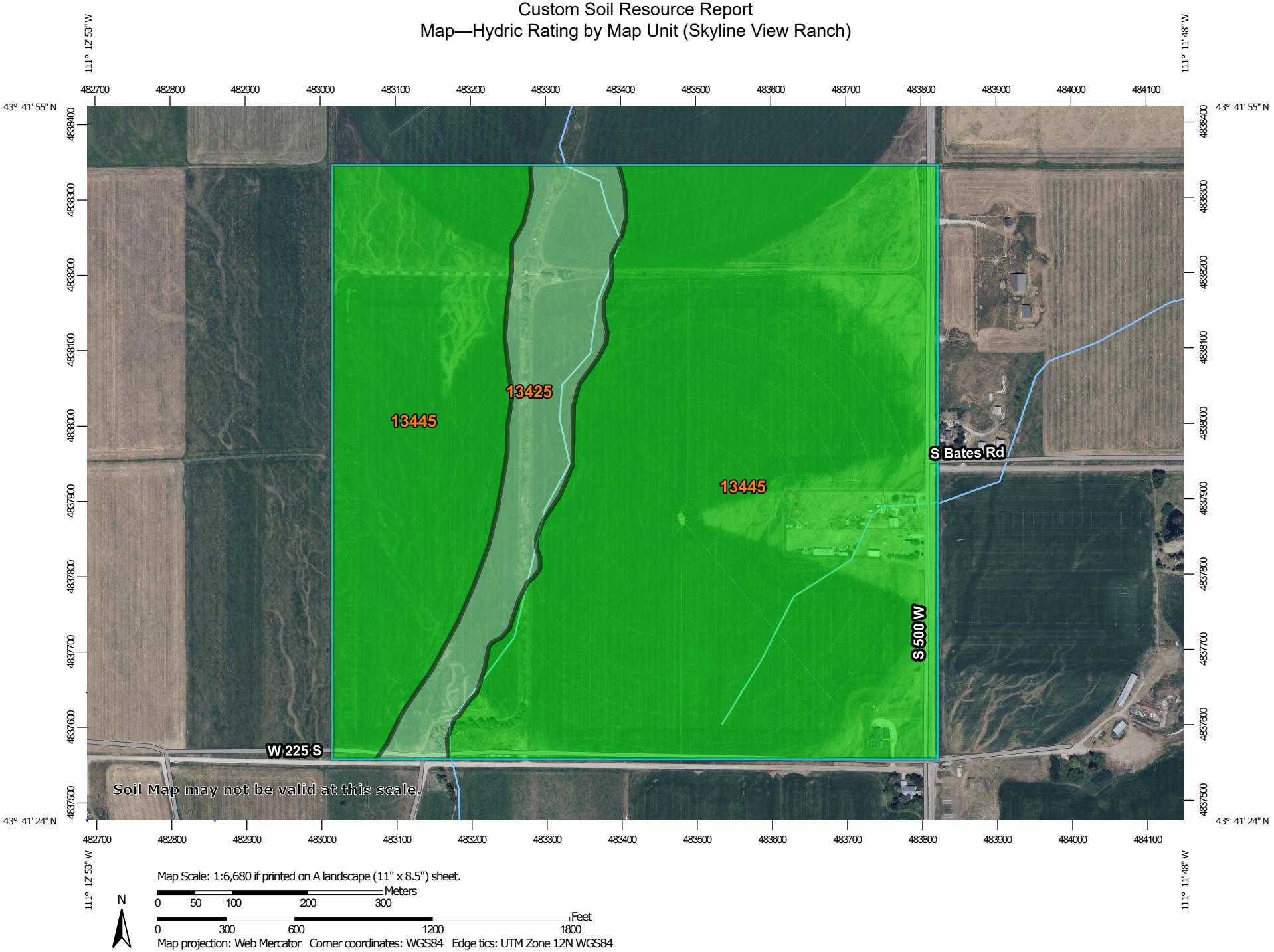
Properties and qualities

Slope: 0 to 4 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.20 to 1.98 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 35 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 1.0
Available water supply, 0 to 60 inches: High (about 9.7 inches)

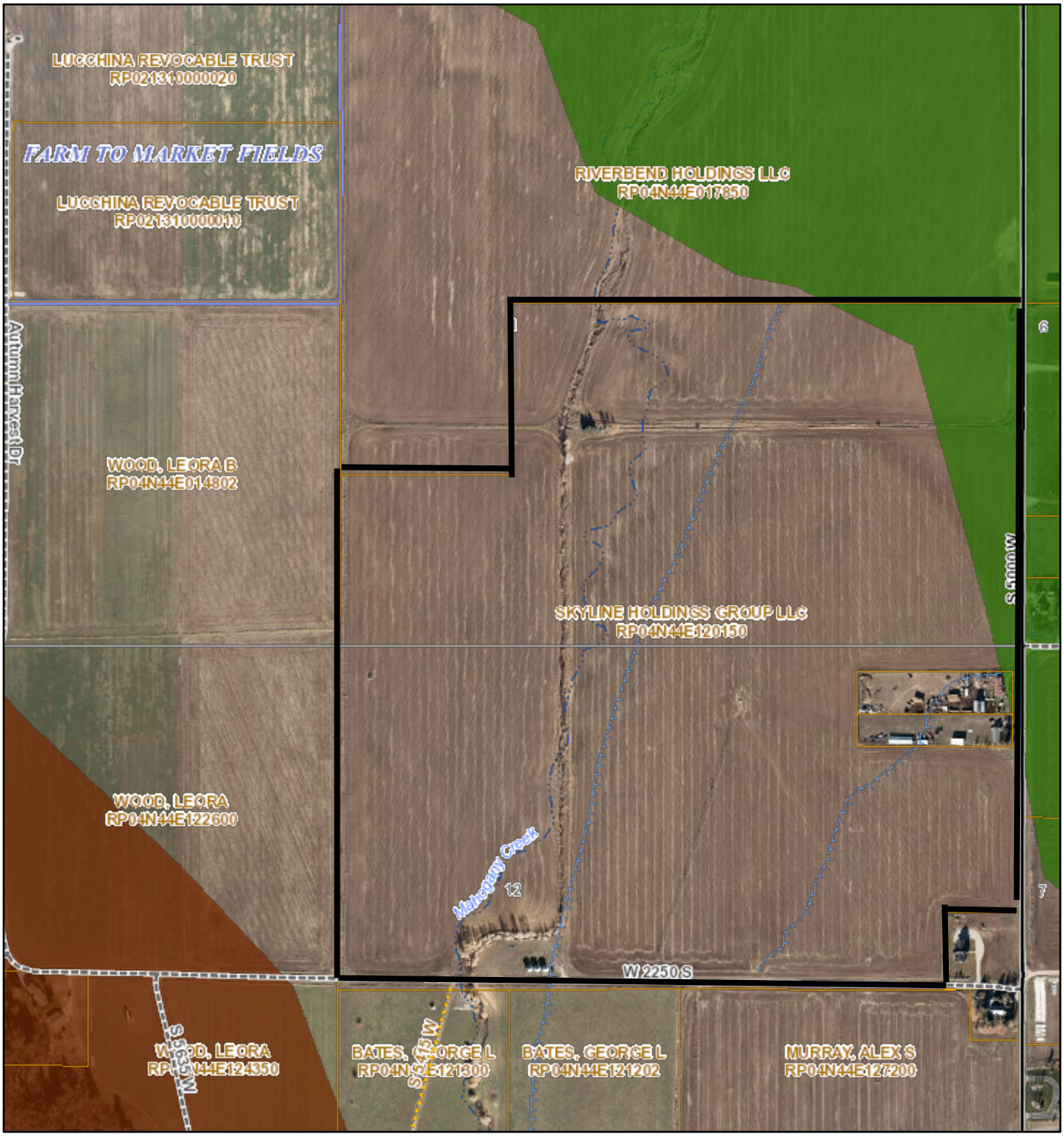
Interpretive groups

Land capability classification (irrigated): 4c
Land capability classification (nonirrigated): 4c

Map—Hydric Rating by Map Unit (Skyline View Ranch)



SkyLine View Ranch Natural Resource Overlay



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Teton Regional Land Trust, IDFG, Teton County Idaho GIS, Teton County, ID GIS, GIS, Aero-graphics Geospatial Services., Teton County GIS Dept, Teton County GIS

National Agriculture Imagery Program | NAIP | Teton County, Idaho GIS; Teton County Wildfire Group | USGS, Teton County GIS | Teton County GIS | Teton County GIS Department | Teton Regional



Site Photograph_ Cultivated Cropland—Barley



Site Photograph_ View of Mahogany Creek near Center of Parcel



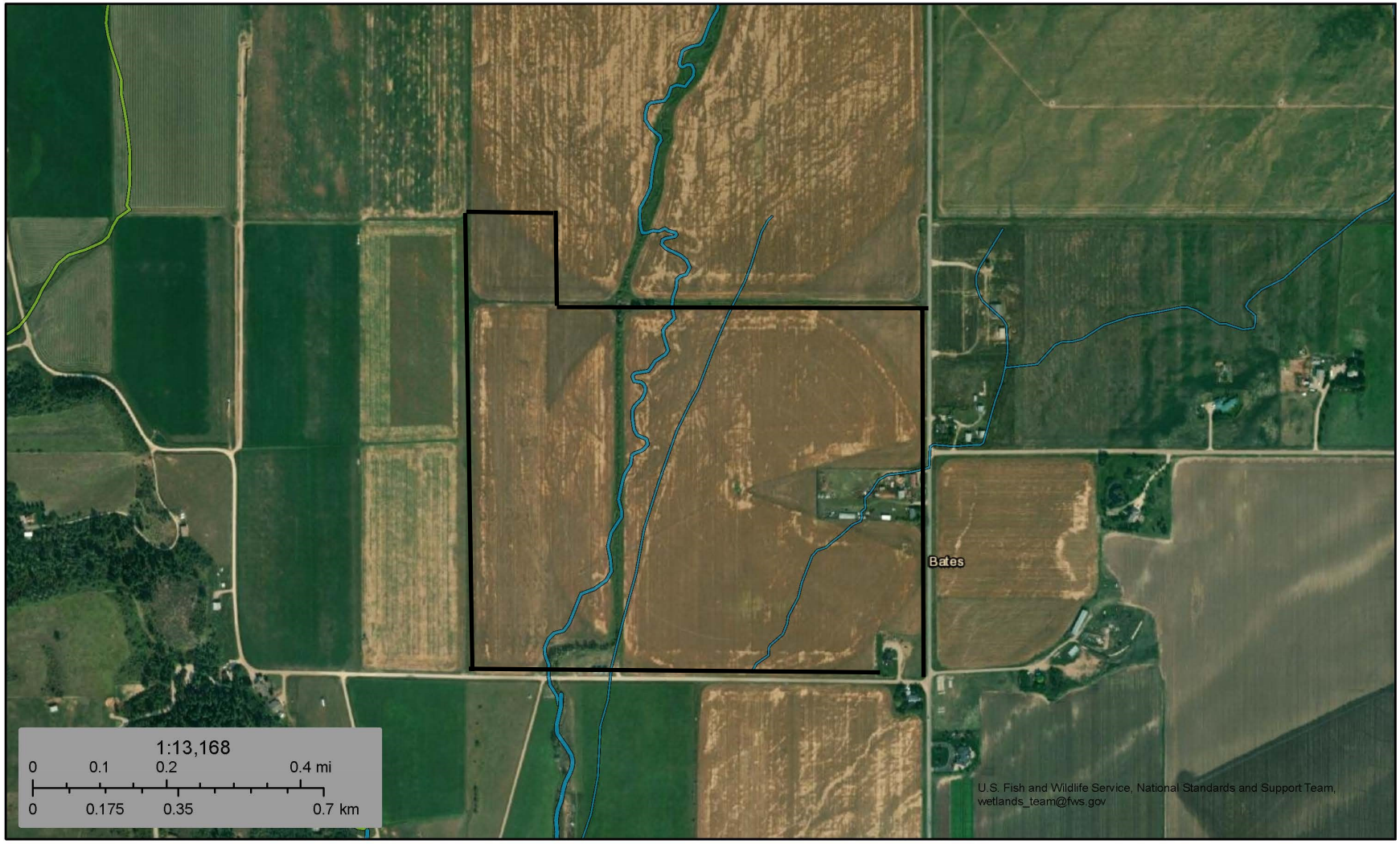
Site Photograph_ View of Mahogany Creek



Site Photograph_ View of Mahogany Creek looking South at Irrigation Pivot Crossing

U.S. Fish and Wildlife Service
National Wetlands Inventory

SKYLINE VIEW RANCH_NWI EXHIBIT

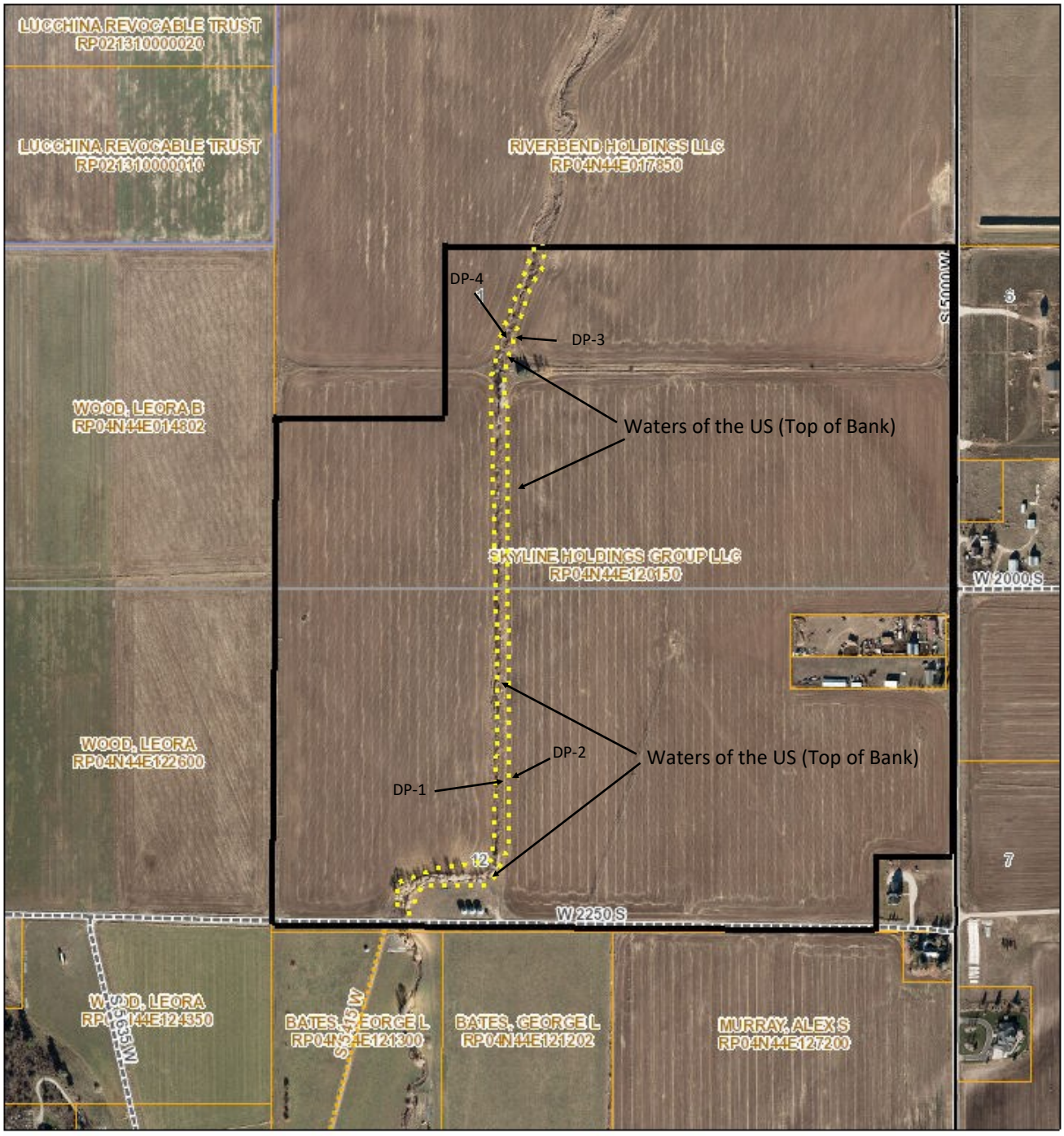


- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

National Wetlands Inventory (NWI)
This page was produced by the NWI mapper

Skyline View Ranch_Waters of the US (WOTUS)



DP = ACOE Data Sheet Point

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0 0.07 0.15 0.3 km

Teton County Idaho GIS, Teton County, ID GIS, GIS, Aero-graphics Geospatial Services., Teton County GIS Dept, Teton County GIS

Teton County GIS

National Agriculture Imagery Program | NAIP | Teton County, Idaho GIS; Teton County Wildfire Group | USGS, Teton County GIS | Teton County GIS | Teton County GIS Department | Teton Regional

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: Skyline View Ranch | City/County: Bates/Teton | Sampling Date: 06/01/23
Applicant/Owner: Skyline Holdings Group | State: ID | Sampling Point: DP1
Investigator(s): cb | Section, Township, Range: Sec 12, Twn. 4N, Range 44E
Landform (hillslope, terrace, etc.): | Local relief (concave, convex, none): | Slope (%):
Subregion (LRR): LRR-E | Lat: 43.691707 | Long: 111.207592 | Datum: WGS84
Soil Map Unit Name: Richvale silt loam 0-4% | NWI classification: riverine
Are climatic / hydrologic conditions on the site typical for this time of year? Yes x No ___ (If no, explain in Remarks.)
Are Vegetation ___ , Soil ___ , or Hydrology ___ significantly disturbed? Are "Normal Circumstances" present? Yes x No ___
Are Vegetation ___ , Soil ___ , or Hydrology ___ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes	x	No	
Hydric Soil Present?	Yes	x	No	
Wetland Hydrology Present?	Yes	x	No	

Is the Sampled Area within a Wetland? **Yes x No**

Remarks:

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 25sf)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
	= Total Cover		
Sapling/Shrub Stratum (Plot size: 25sf)			
1. *Salix seyerriana*	90	yes	FACW
2.			
3.			
4.			
5.			
	= Total Cover		
Herb Stratum (Plot size: 25sf)			
1. *Juncus balticus*	10		FACW
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
	100 = Total Cover		
Woody Vine Stratum (Plot size: n/a)			
1.			
2.			
	= Total Cover		

% Bare Ground in Herb Stratum

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)
Total Number of Dominant Species Across All Strata: 1 (B)
Percent of Dominant Species That Are OBL, FACW, or FAC: 1 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species		x 1 =	
FACW species	100	x 2 =	200
FAC species		x 3 =	
FACU species		x 4 =	
UPL species		x 5 =	
Column Totals:	100 (A)		200 (B)

Prevalence Index = B/A = 2

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation
___ 2 - Dominance Test is >50%
x 3 - Prevalence Index is ≤3.0[1]
___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
___ 5 - Wetland Non-Vascular Plants[1]
___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? **Yes x No**

Remarks: Weland Limits at Top of Bank Mahogany Creek

SOIL

Sampling Point: DP1

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Redox Features Type[1]	Redox Features Loc[2]	Texture	Remarks
0-18”	10YR2/1						Mucky texture	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Depleted Below Dark Surface (A11)
- x Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1) (**except MLRA 1**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10)
- ___ Red Parent Material (TF2)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic

Restrictive Layer (if present):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** x **No** ___

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- x Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Surface Soil Cracks (B6)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9) (**except MLRA 1, 2, 4A, and 4B**)
- ___ Salt Crust (B11)
- ___ Aquatic Invertebrates (B13)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres along Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Stunted or Stressed Plants (D1) (**LRR A**)
- ___ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ___ Water-Stained Leaves (B9) (**MLRA 1, 2, 4A, and 4B**)
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ FAC-Neutral Test (D5)
- ___ Raised Ant Mounds (D6) (**LRR A**)
- ___ Frost-Heave Hummocks (D7)

Field Observations:

Surface Water Present? Yes x No ___ Depth (inches): 8”

Water Table Present? Yes ___ No x Depth (inches): _____

Saturation Present? (includes capillary fringe) Yes ___ No x Depth (inches): _____

Wetland Hydrology Present? **Yes** X **No** ___

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

2017, 2021 Aerial Photograph

Remarks:

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: Skyline View Ranch | City/County: Bates/Teton | Sampling Date: 06/01/23
Applicant/Owner: Skyline Holdings Group | State: ID | Sampling Point: DP2
Investigator(s): cb | Section, Township, Range: Sec 12, Twn. 4N, Range 44E
Landform (hillslope, terrace, etc.): | Local relief (concave, convex, none): | Slope (%):
Subregion (LRR): LRR-E | Lat: 43.691691 | Long: 111.207422 | Datum: WGS84
Soil Map Unit Name: Richvale silt loam 0-4% | NWI classification: riverine
Are climatic / hydrologic conditions on the site typical for this time of year? Yes x No ___ (If no, explain in Remarks.)
Are Vegetation ___ , Soil ___ , or Hydrology ___ significantly disturbed? Are "Normal Circumstances" present? Yes x No ___
Are Vegetation ___ , Soil ___ , or Hydrology ___ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ___	No ___	**Is the Sampled Area within a Wetland?**	**Yes ___ No x**
Hydric Soil Present?	Yes ___	No ___		
Wetland Hydrology Present?	Yes ___	No ___		

Remarks:

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 25sf)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
	= Total Cover		
Sapling/Shrub Stratum (Plot size: 25sf)			
1.			
2.			
3.			
4.			
5.			
	= Total Cover		
Herb Stratum (Plot size: 25sf)			
1. *Barley*	100		UPL
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
	100 = Total Cover		
Woody Vine Stratum (Plot size: n/a)			
1.			
2.			
	= Total Cover		

% Bare Ground in Herb Stratum

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: ___ (A)
Total Number of Dominant Species Across All Strata: ___ (B)
Percent of Dominant Species That Are OBL, FACW, or FAC: ___ (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species		x 1 =	
FACW species		x 2 =	
FAC species		x 3 =	
FACU species		x 4 =	
UPL species	100	x 5 =	500
Column Totals:	100 (A)		500 (B)

Prevalence Index = B/A = 5

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation
___ 2 - Dominance Test is >50%
x 3 - Prevalence Index is ≤3.0[1]
___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
___ 5 - Wetland Non-Vascular Plants[1]
___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes ___ No x

Remarks: Weland Limits at Top of Bank Mahogany Creek

SOIL

Sampling Point: DP2

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Redox Features Type[1]	Redox Features Loc[2]	Texture	Remarks
0-18”	10YR3/1						Mucky mineral	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Depleted Below Dark Surface (A11)
- x Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1) (**except MLRA 1**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10)
- ___ Red Parent Material (TF2)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic

Restrictive Layer (if present):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** ___ **No** x

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Surface Soil Cracks (B6)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9) (**except MLRA 1, 2, 4A, and 4B**)
- ___ Salt Crust (B11)
- ___ Aquatic Invertebrates (B13)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres along Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Stunted or Stressed Plants (D1) (**LRR A**)
- ___ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ___ Water-Stained Leaves (B9) (**MLRA 1, 2, 4A, and 4B**)
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ FAC-Neutral Test (D5)
- ___ Raised Ant Mounds (D6) (**LRR A**)
- ___ Frost-Heave Hummocks (D7)

Field Observations:

Surface Water Present? Yes ___ No x Depth (inches): 8”

Water Table Present? Yes ___ No x Depth (inches): _____

Saturation Present? (includes capillary fringe) Yes ___ No x Depth (inches): _____

Wetland Hydrology Present? **Yes** ___ **No** x

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

2017, 2021 Aerial Photograph

Remarks:

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: Skyline View Ranch | City/County: Bates/Teton | Sampling Date: 06/01/23
Applicant/Owner: Skyline Holdings Group | State: ID | Sampling Point: DP3
Investigator(s): cb | Section, Township, Range: Sec 12, Twn. 4N, Range 44E
Landform (hillslope, terrace, etc.): | Local relief (concave, convex, none): | Slope (%):
Subregion (LRR): LRR-E | Lat: 43.691707 | Long: 111.207159 | Datum: WGS84
Soil Map Unit Name: Badgerton-Alpine Complex 0-2% | NWI classification: riverine
Are climatic / hydrologic conditions on the site typical for this time of year? Yes x No ___ (If no, explain in Remarks.)
Are Vegetation ___ , Soil ___ , or Hydrology ___ significantly disturbed? Are "Normal Circumstances" present? Yes x No ___
Are Vegetation ___ , Soil ___ , or Hydrology ___ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes	x	No	
Hydric Soil Present?	Yes	x	No	
Wetland Hydrology Present?	Yes	x	No	

Is the Sampled Area within a Wetland? **Yes x No**

Remarks:

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 25sf)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
	= Total Cover		
Sapling/Shrub Stratum (Plot size: 25sf)			
1. *Salix seyerriana*	90	yes	FACW
2.			
3.			
4.			
5.			
	= Total Cover		
Herb Stratum (Plot size: 25sf)			
1. *Juncus balticus*	10		FACW
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
	100 = Total Cover		
Woody Vine Stratum (Plot size: n/a)			
1.			
2.			
	= Total Cover		

% Bare Ground in Herb Stratum

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)
Total Number of Dominant Species Across All Strata: 1 (B)
Percent of Dominant Species That Are OBL, FACW, or FAC: 1 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species		x 1 =	
FACW species	100	x 2 =	200
FAC species		x 3 =	
FACU species		x 4 =	
UPL species		x 5 =	
Column Totals:	100 (A)		200 (B)

Prevalence Index = B/A = 2

Hydrophytic Vegetation Indicators:

- ___ 1 - Rapid Test for Hydrophytic Vegetation
- ___ 2 - Dominance Test is >50%
- x 3 - Prevalence Index is ≤3.0[1]
- ___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
- ___ 5 - Wetland Non-Vascular Plants[1]
- ___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? **Yes x No**

Remarks: Weland Limits at Top of Bank Mahogany Creek

SOIL

Sampling Point: DP3

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Redox Features Type[1]	Redox Features Loc[2]	Texture	Remarks
0-18”	10YR2/1						Mucky texture	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Depleted Below Dark Surface (A11)
- x Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1) (**except MLRA 1**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10)
- ___ Red Parent Material (TF2)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic

Restrictive Layer (if present):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** x **No** ___

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- x Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Surface Soil Cracks (B6)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9) (**except MLRA 1, 2, 4A, and 4B**)
- ___ Salt Crust (B11)
- ___ Aquatic Invertebrates (B13)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres along Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Stunted or Stressed Plants (D1) (**LRR A**)
- ___ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ___ Water-Stained Leaves (B9) (**MLRA 1, 2, 4A, and 4B**)
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ FAC-Neutral Test (D5)
- ___ Raised Ant Mounds (D6) (**LRR A**)
- ___ Frost-Heave Hummocks (D7)

Field Observations:

Surface Water Present? Yes x No ___ Depth (inches): 8”

Water Table Present? Yes ___ No x Depth (inches): _____

Saturation Present? (includes capillary fringe) Yes ___ No x Depth (inches): _____

Wetland Hydrology Present? **Yes** X **No** ___

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

2017, 2021 Aerial Photograph

Remarks:

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: Skyline View Ranch | City/County: Bates/Teton | Sampling Date: 06/01/23
Applicant/Owner: Skyline Holdings Group | State: ID | Sampling Point: DP4
Investigator(s): cb | Section, Township, Range: Sec 12, Twn. 4N, Range 44E
Landform (hillslope, terrace, etc.): | Local relief (concave, convex, none): | Slope (%):
Subregion (LRR): LRR-E | Lat: 43.697805 | Long: 111.207638 | Datum: WGS84
Soil Map Unit Name: Badgerton-Alpine complex 0-2% | NWI classification: riverine
Are climatic / hydrologic conditions on the site typical for this time of year? Yes x No ___ (If no, explain in Remarks.)
Are Vegetation ___ , Soil ___ , or Hydrology ___ significantly disturbed? Are "Normal Circumstances" present? Yes x No ___
Are Vegetation ___ , Soil ___ , or Hydrology ___ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ___	No ___	**Is the Sampled Area within a Wetland?**	**Yes ___ No x**
Hydric Soil Present?	Yes ___	No ___		
Wetland Hydrology Present?	Yes ___	No ___		

Remarks:

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 25sf)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
	= Total Cover		
Sapling/Shrub Stratum (Plot size: 25sf)			
1.			
2.			
3.			
4.			
5.			
	= Total Cover		
Herb Stratum (Plot size: 25sf)			
1. *Barley*	100		UPL
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
	100 = Total Cover		
Woody Vine Stratum (Plot size: n/a)			
1.			
2.			
	= Total Cover		

% Bare Ground in Herb Stratum ___

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: ___ (A)
Total Number of Dominant Species Across All Strata: ___ (B)
Percent of Dominant Species That Are OBL, FACW, or FAC: ___ (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species		x 1 =	
FACW species		x 2 =	
FAC species		x 3 =	
FACU species		x 4 =	
UPL species	100	x 5 =	500
Column Totals:	100 (A)		500 (B)

Prevalence Index = B/A = 5

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation
___ 2 - Dominance Test is >50%
x 3 - Prevalence Index is ≤3.0[1]
___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
___ 5 - Wetland Non-Vascular Plants[1]
___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes ___ No x

Remarks: Weland Limits at Top of Bank Mahogany Creek

SOIL

Sampling Point: DP4

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Redox Features Type[1]	Redox Features Loc[2]	Texture	Remarks
0-18”	10YR3/1						Mucky mineral	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Depleted Below Dark Surface (A11)
- x Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1) (**except MLRA 1**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10)
- ___ Red Parent Material (TF2)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic

Restrictive Layer (if present):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** ___ **No** x

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Surface Soil Cracks (B6)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9) (**except MLRA 1, 2, 4A, and 4B**)
- ___ Salt Crust (B11)
- ___ Aquatic Invertebrates (B13)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres along Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Stunted or Stressed Plants (D1) (**LRR A**)
- ___ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ___ Water-Stained Leaves (B9) (**MLRA 1, 2, 4A, and 4B**)
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ FAC-Neutral Test (D5)
- ___ Raised Ant Mounds (D6) (**LRR A**)
- ___ Frost-Heave Hummocks (D7)

Field Observations:

Surface Water Present? Yes ___ No x Depth (inches): 8”

Water Table Present? Yes ___ No x Depth (inches): _____

Saturation Present? (includes capillary fringe) Yes ___ No x Depth (inches): _____

Wetland Hydrology Present? **Yes** ___ **No** x

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

2017, 2021 Aerial Photograph

Remarks:

900 N. Skyline Drive, Suite B
Idaho Falls, ID 83402 • (208) 528-2650

Brad Little, Governor
Jess Byrne, Director

July 7, 2023

By email: mvanarsdell@co.teton.id.us

Mitzi Van Arsdell
Teton County P&Z
150 Courthouse Drive Rm 107
Driggs, ID 83422

Re: Teton County, Skyline View Ranch Water Quality Impact Analysis Nutrient/ Pathogen (NP) Evaluation. DEQ # 23-16-41

Dear Mrs. Arsdell

Teton County has required the preparation of a Water Quality Impact Analysis (NP Evaluation) for the proposed development pursuant to the Teton County Subdivision Ordinance. Teton County has requested DEQ review the NP Evaluation. This letter contains DEQ's comments and recommendations regarding the NP Evaluation. This letter does not constitute and approval, license, permit or any other form of authorization required by law. The comments and recommendations contained in this letter are provided to Teton County for its consideration in reviewing the development pursuant to Teton County law. This letter reflects DEQ's opinion, based upon the information and analysis in the **June 30, 2023,** NP Evaluation, regarding whether the discharges from wastewater systems for the proposed development will comply with the Idaho Ground Water Rule and Idaho Water Quality Standards.

After our review of the NP evaluation DEQ has the following comments:

1. Reference, Nitrate goal for mass balance spread sheet: The nitrate goal for the mass balance spread sheet should be listed as 1 mg/l above the background nitrate value identified in the spread sheet. Change the nitrate goal value to be 6.0 mg/l.
2. Reference Page 4, 3rd Paragraph, Last Sentence: A reference of 225 ft/day for the hydraulic conductivity is made, which is not consistent with the value used in the mass balance spread sheet or model. Change this sentence to match the spread sheet value to 80 ft/day.
3. Page 5, 1st paragraph, 2nd to last sentence: Delete reference to 50 feet set back from leach field to surface waters. Change sentence to match the required set back required base on soil type found in Subsurface Disposal Rule IDAPA 58.01.03.008.02.d (100-300 feet based on soil types either A, B, or C).

If you have any questions regarding this letter or if we can be of further assistance, please call (208) 528-2650.

Sincerely,



William Teuscher PE
Water Quality Engineer
Idaho Falls Regional Office

2023AFM1002

C: Kathleen Price, EIHD, KPrice@eiph.idaho.gov
Philip Gyr PE, Nelson Engineering, pgyr@nelsonengineering.net

900 N. Skyline Drive, Suite B
Idaho Falls, ID 83402 • (208) 528-2650

Brad Little, Governor
Jess Byrne, Director

July 11, 2023

By email: mvanarsdell@co.teton.id.us

Mitzi Van Arsdell
Teton County P&Z
150 Courthouse Drive Rm 107
Driggs, ID 83422

Re: Teton County, Skyline View Ranch Revised Water Quality Impact Analysis Nutrient/ Pathogen (NP) Evaluation. DEQ # 23-16-41

Dear Mrs. Arsdell

Teton County has required the preparation of a Water Quality Impact Analysis (NP Evaluation) for the proposed development pursuant to the Teton County Subdivision Ordinance. Teton County has requested DEQ review the NP Evaluation. This letter contains DEQ's comments and recommendations regarding the NP Evaluation. This letter does not constitute an approval, license, permit or any other form of authorization required by law. The comments and recommendations contained in this letter are provided to Teton County for its consideration in reviewing the development pursuant to Teton County law. This letter reflects DEQ's opinion, based upon the information and analysis in the revised **July 7, 2023,** NP Evaluation, regarding whether the discharges from wastewater systems for the proposed development will comply with the Idaho Ground Water Rule and Idaho Water Quality Standards.

After our review of the revised NP evaluation DEQ concurs with the finding of the report. The NP evaluation has indicated that there will not be significant degradation to the ground water or surface water from the individual subsurface disposal systems if construction per the current *Individual Subsurface Sewage Disposal Rules IDAPA 58.01.03 and the Technical Guidance Manual.*

The East Idaho Public Health will need to verify compliance with the Rules for Individual Subsurface Disposal Systems IDAPA 58.01.03 and the Technical Guidance Manual (TGM) requirements when issuing the subsurface disposal permits. All separation distances and effective soil depths will need to be met.

If you have any questions regarding this letter or if we can be of further assistance, please call (208) 528-2650.

Sincerely,



William Teuscher PE
Water Quality Engineer
Idaho Falls Regional Office

2023AFM1002

C: Kathleen Price, EIHD, KPrice@eiph.idaho.gov
Philip Gyr PE, Nelson Engineering, pgyr@nelsonengineering.net

Public Works Department

August 21, 2023

Ms. Sharon Fox
Teton County Planning
150 Courthouse Drive, Suite 107
Driggs, Idaho 83422

RE: Engineering Review
Skyline View Ranch Subdivision Preliminary Plat
Section 1 & 12, T4N, R44E B.M.

Upon review of the Skyline View Ranch Subdivision Preliminary Plat, I have the following observation:

- Title block for plans submitted read Concept
- Preliminary submittal should include Improvement Plans. No plans were received.
- Access permits will be required for S5000W and W2250S
- All lots will need to access from interior subdivision roads

Sincerely:

Darryl Johnson, P.E., P.L.S.
Public Works Director

Phone: 208-354-0245 • 150 Courthouse Drive, Driggs, Idaho 83422 • Fax: 208-354-8778
djohnson@co.teton.id.us

IDAHO DEPARTMENT OF WATER RESOURCES

WATER RIGHT REPORT

7/6/2023

IDAHO DEPARTMENT OF WATER RESOURCES

Water Right Report

WATER RIGHT NO. 22-14141

Owner Type	Name and Address
Current Owner	SKYLINE HOLDINGS GROUP LLC 564 W 700 S STE 405 PLEASANT GRV, UT 84062-3787 8015503992
Original Owner	JAY DELL BUXTON 256 S 500 W DRIGGS, ID 83422 2083542570

Priority Date: 10/10/1979

Basis: Decreed

Status: Active

Source	Tributary
GROUND WATER	

Beneficial Use	From	To	Diversion Rate	Volume
IRRIGATION	04/15	10/15	1.73 CFS	347.1 AFA
Total Diversion			1.73 CFS	347.1 AFA

Location of Point(s) of Diversion:

GROUND WATER	NESWSE	Sec. 01	Township 04N	Range 44E	TETON County

Place(s) of use:

Place of Use Legal Description: IRRIGATION TETON County

Township	Range	Section	Lot	Tract	Acres	Lot	Tract	Acres	Lot	Tract	Acres	Lot	Tract	Acres
04N	44E	1		SWSE	23.2		SESE	31.2						
		12		NENE	28.7		NWNE	32.6						

Total Acres: 115.7

Conditions of Approval:

1.	C18	This partial decree is subject to such general provisions necessary for the definition of the rights or for the efficient administration of the water rights as may be ultimately determined by the Court at a point in time no later than the entry of a final unified decree. Section 42-1412(6), Idaho Code.

Dates:

Licensed Date:

Decreed Date: 11/24/2008

Enlargement Use Priority Date:

Enlargement Statute Priority Date:

Water Supply Bank Enrollment Date Accepted:

Water Supply Bank Enrollment Date Removed:

Application Received Date:

Protest Deadline Date:

Number of Protests: 0

Other Information:

State or Federal: S

Owner Name Connector:

Water District Number: TBD

Generic Max Rate per Acre: 0.02

Generic Max Volume per Acre: 3.5

Civil Case Number:

Old Case Number:

Decree Plantiff:

Decree Defendant:

Swan Falls Trust or Nontrust:

Swan Falls Dismissed:

DLE Act Number:

Cary Act Number:

Mitigation Plan: False

Fwd: Skyline View Ranch Subdivision Level 1 NPE Review

5 messages

Dustin Kuttler <kuttdustin@gmail.com> Wed, Sep 13, 2023 at 7:38 PM
To: Mitzi Van Arsdell <mvanarsdell@co.teton.id.us>

Mitzi,

Here is the response from the engineering firm that prepared the study. I'm you review letter in paragraph 3 it states

" We have assumed that this was corrected in the revised July 7, 2023, report referenced in the DEQ letter to reflect the required setbacks per IDAPA 58.01.03.008.02.d based on soil types. If this is the case, we have no other comments or concerns regarding this evaluation."

They have assumed correctly and the engineer who prepared it says it was indeed revised in the July 7 copy.

Thank you,

Dustin kuttler

Begin forwarded message:

On Sep 13, 2023, at 2:59 PM, Phil Gyr <pgyr@nelsonengineering.net> wrote:

The memo isn't asking for anything additional. You are good to go with the County.

Phil Gyr PE

Geotechnical Engineer/Principal

(307) 733-2087 Office

(307) 690-8086 Cell

NELSON ENGINEERING *since 1964*

Professional Engineers & Land Surveyors

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Jackson, WY 83001

(307) 733-2087

nelsonengineering.net

_____

This email is confidential.

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From: Mitzi Van Arsdell <mvanarsdell@co.teton.id.us>
Date: September 13, 2023 at 12:33:11 PM MDT
To: kuttdustin@gmail.com
Cc: Jade Krueger <jkrueger@co.teton.id.us>, Sharon Fox <sfox@co.teton.id.us>
Subject: Skyline View Ranch Subdivision Level 1 NPE Review

Hi Dustin,

Please review the attached NPE Review for Skyline View Ranch Subdivision and verify that the leachfield setbacks are correct as mentioned in paragraph 3 of the review. Please submit revisions ASAP as we'll send them out again to DEQ and our technical consultant for review.

Thanks,

Mitzi Van Arsdell <mvanarsdell@tetoncountyidaho.gov> Thu, Dec 21, 2023 at 3:18 PM
To: Jade Krueger <jkrueger@tetoncountyidaho.gov>
Cc: Sharon Fox <sfox@co.teton.id.us>

Yep, Jen's 9/12/23 technical review just wanted the 50' setbacks confirmed which they did on 9/14/23. I'll put this email in the file.

On Thu, Dec 21, 2023 at 1:53 PM Jade Krueger <jkrueger@tetoncountyidaho.gov> wrote:

> Mitzi,
>
> Just confirming we have all of the reviews necessary from Jen Zung on this one after those revisions.
>
> Thank you!

> > Here is the response from the engineering firm that prepared the study. I'm you review letter in paragraph 3 it states
> >
> > " We have assumed that this was corrected in the revised July 7, 2023, report referenced in the DEQ letter to reflect the required setbacks per IDAPA 58.01.03.008.02.d based on soil types. If this is the case, we have no other comments or concerns regarding this evaluation."
> >
> > They have assumed correctly and the engineer who prepared it says it was indeed revised in the July 7 copy.
> >
> > Thank you,
> >
> > Dustin kuttler
> >
> > Begin forwarded message:
> >
> > [Quoted text hidden]

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Public Improvement Cost Estimate

Development Project: Skyline View Ranch
Est. Prepared by: Michael Knight
Date Prepared: 10/19/2023

Streets	*Units*	*Unit Cost*	*Quantity*	*Total Cost*
Local Residential Street - Gravel	S.Y.	$30.00	8531.78	$255,953.40
Local Residential Street - Ashpalt	S.Y.	$54.00		$0.00
Local Industrial Street or Major Collector	S.Y.	$66.00		$0.00
Standard Curb and Gutter	L.F.	$43.00		$0.00
6' Valley Gutter	L.F.	$65.00		$0.00
2' Alley 'V' Gutter	L.F.	$40.00		$0.00
4" Sidewalk (including ADA ramps on non-arterials)	S.Y.	$65.00		$0.00
6" Flatwork (commercial driveways and arterial corners)	S.Y.	$85.00		$0.00
Thermoplastic Pavement Markings	S.F.	$10.00		$0.00
Street Name Sign Assembly (sign 2 streets on one post)	Each	$550.00		$0.00
Stop Sign	Each	$550.00		$0.00
Stop Sign with Street Name Sign Assembly	Each	$720.00	2	$1,440.00

Water System	*Units*	*Unit Cost*	*Quantity*	*Total Cost*
Water Main	L.F.	$65.00	3847	$250,055.00
Rock Excavation	L.F.	$100.00		$0.00
Residential Water Service (with meter pit)	Each	$4,100.00		$0.00
Commercial Water Service	Each	$3,650.00		$0.00
Commercial Water Service (with meter pit)	Each	$6,400.00		$0.00
Water Valve (includes collar)	Each	$1,550.00	3	$4,650.00
Fire Hydrant (includes lateral pipe, tee, and valve)	Each	$5,250.00	2	$10,500.00
Flush Hydrant (includes lateral pipe, curb stop, and collar)	Each	$2,800.00		$0.00

Sanitary Sewer	*Units*	*Unit Cost*	*Quantity*	*Total Cost*
8" Sewer Main	L.F.	$60.00		$0.00
10" Sewer Main	L.F.	$65.00		$0.00
12" Sewer Main	L.F.	$71.00		$0.00
Rock Excavation	L.F.	$115.00		$0.00
Sewer Manhole (includes collar)	Each	$4,150.00		$0.00
4" Sewer Lateral	Each	$1,900.00		$0.00
6" Sewer Lateral	Each	$2,100.00		$0.00
Lift Station (requires project-specific estimate)	L.S.		1	$0.00

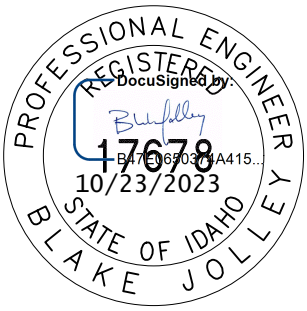
Storm Drainage	*Units*	*Unit Cost*	*Quantity*	*Total Cost*
12" Storm Line	L.F.	$64.00		$0.00
15" Storm Line	L.F.	$72.00		$0.00

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18" Storm Line	L.F.	$80.00		$0.00
21" Storm Line	L.F.	$88.00		$0.00
24" Storm Line	L.F.	$97.00		$0.00
Rock Excavation	L.F.	$100.00		$0.00
Inlet Box	Each	$2,300.00		$0.00
Storm Manhole (includes collar)	Each	$3,150.00		$0.00
French Drain Manhole	Each	$11,000.00		$0.00
Sand and Grease Trap	Each	$20,000.00		$0.00
Detention Pond (requires project-specific estimate)	L.S.		1	$0.00
Lift Station (requires project-specific estimate)	L.S.		1	$0.00

Other Project-specific Items	*Units*	*Unit Cost*	*Quantity*	*Total Cost*
				$0.00
				$0.00
				$0.00
				$0.00
				$0.00

TOTAL CONSTRUCTION	$522,598.40
TOTAL + 10%	**$574,858.24**
Estimated Inspection Fees	**$8,374.29**
Financial Guarantee (150% of Development Cost Estimate)	**$862,287.36**



SKYLINE VIEW RANCH SUBDIVISION
NUTRIENT PATHOGEN EVALUATION

PT OF S ½ OF SECTION 1 & PT OF N ½ OF SECTION 12, T4N, R44E OF THE BOISE P.M.
TETON COUNTY, IDAHO

PREPARED FOR:
SKYLINE HOLDINGS LLC
VICTOR, IDAHO

PREPARED BY:
NELSON ENGINEERING
VICTOR, IDAHO



JUNE 2023
Project No. 22-408

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PROJECT DESCRIPTION

The proposed Skyline View Ranch subdivision divides a 140-acre parcel into 7 lots of 20 acres. On-site wastewater treatment systems are proposed; therefore Title 9 of the Teton County Code directs that a Nutrient-Pathogen (NP) Study be conducted if any of applicability criteria in Appendix A are met. The Wetland and Waterways Overlay area lies within the parcel; specifically, the waterway of Mahogany Creek, therefore this NP study was conducted.

SITE INFORMATION

The parcel is located on alluvial fan deposits on the western side of Teton Valley. Access is provided by S 5000 W and W 2250 S along which bound the parcel to the east and south. Mahogany Creek is routed from south to north through the western part of the subdivision within a constructed channel. The creek rises in the Big Hole mountains to the southwest. Flows through the subdivision are intermittent as the creek flows infiltrate into the alluvial fan in winter and are also diminished by irrigation diversions upstream. Therefore, flows through the subdivision are typically seen during spring runoff and snowmelt in most years. An irrigation canal diverts Mahogany Creek within proposed Lot 3 and the flows through proposed Lots 1 and 2, Block 1 to the east. The topographic footprint of the historic channel is still present and visible to the east of the constructed channel.

Currently the land is under cultivation in the form of a pivot and wheel row-irrigated barley field. Topography slopes down the fan south to north/northeast at about 1 to 2 percent. Existing improvements include three adjoining grain silos along W 2250 S in proposed Lot 5, an irrigation supply well at the diversion of Mahogany Creek into the irrigation canal in proposed Lot 3, and an irrigation pivot supplied by the well in proposed Lot 2, Block 2.

Soils and Geologic Mapping

The USDA-NRCS Web-based Soil Survey of Teton County has mapped the Richvale silt loam within most of the parcel, Badgerton-Alpine complex is mapped in the the footprint of the historic Mahogany Creek channel. Richvale silt loam soils are mixed alluvial deposits with loess influence on 0 to 4 percent slopes described as very deep, well drained, and composed of silt loam and gravelly loam. Badgerton-Alpine complex soils are mixed alluvial deposits on 2 to 8 percent slopes described as very deep, well drained, and composed of loam, gravelly loam, very gravelly loam, extremely gravelly loam/sandy loam/loamy sand/coarse sand, very gravelly sandy loam, and gravel. Depth to water table for both soil units is described as greater than 80 inches.

The area's surface geology is mapped on the USGS "Geologic Map of the Driggs Quadrangle, Bonneville and Teton Counties, Idaho, and Teton County, Wyoming," Pampeyan, E.H., Schroeder, M.L., Schell, E.M., and Cressman, E.R., 1967. Mapped deposits throughout the subdivision are "Qf – Alluvial fan deposits." These deposits are commonly described as water transported gravel, sand, silt, and clay the spread from the mouths of canyons and drainages.

Field Investigation

On May 24, 2023, four test pits, TP-1 through TP-4, were excavated at the locations shown on Drawing 2 in the Appendix (**NP Study Map**). Test pits were located approximately using a Leica Zeno FLX100 GPS unit. Test pit locations and depths were selected to determine subsurface conditions as directed by Kathleen Price of the Eastern Idaho Health District. All

test pits were backfilled with excavated material after logging was completed. Monitoring wells were installed in all test pits.

Teton Valley Excavation of Victor, Idaho, excavated the test pits with a Case 580 backhoe. Andy Pruett, a Professional Geologist at Nelson Engineering, and Kathleen Price logged the test pits and directed the sampling. Soils were classified in the field and logged by the geologists. The soil classifications, moisture conditions, and presence of organic or other notable features were recorded in the field logs. Bulk samples were sealed in plastic bags and transported to our laboratory for testing and further classification. Groundwater observations were made at the time of the excavation based on field observations of soil moisture conditions. Field observations are presented on the test pit logs in the Appendix.

The stratification lines shown on the test pit logs represent the approximate boundary between soil types. The actual in-situ transition may be either gradual or abrupt. Due to the nature and depositional characteristics of natural soils and fills, care should be taken in interpolating subsurface conditions beyond the location of the test pits. Soil conditions can change rapidly in both the lateral and vertical directions. Groundwater conditions shown on the logs are only for the dates indicated. The subsurface conditions were interpreted from the described test pits at the site. The soil properties inferred from the field and laboratory analyses supported by our experience formed the basis for developing our conclusions and recommendations.

Soil Profiles

TP-1 and TP-2 (East of Mahogany Creek)

Surficial soils consisted of 0.5 to 1 foot of moist, dark brown, tilled silt loam topsoil with minor barley roots. Below the topsoil in TP-1 from 0.5 to 2.25 feet, were moist, brown silt loam loess with soil design sub-group B-2. Below loess in TP-1 to test pit bottom at 8 feet and below topsoil in TP-2 to test pit bottom at 8.5 feet were alluvial fan deposits composed of moist, brown very gravelly loamy sand with cobbles and boulders up to 16-inches maximum dimension. The very gravelly loamy sand is in soil design sub-group A-2b. Alluvial fan deposits were dense to very dense, poorly-graded, and contained approximately 40-percent sub-round to sub-angular gravels, cobbles, and boulders and 60-percent well-graded sand with silt matrix. In TP-2 from 3.5 to 4.5 feet, a lens of loamy fine sand was observed pinching out within the test pit. Groundwater was not encountered in either test pit. No indications of historic groundwater levels were observed in either test pit. Excavation was characterized as easy digging throughout each test pit. No caving of test pit walls was observed in each test pit.

On May 22, two days before the field investigation, Mahogany Creek was at or near peak flows for the 2023 snow melt season. Within proposed Lot 3, vegetation growth and debris build up in the channel had partially dammed the channel and water was overflowing into the historic stream channel. A pond formed on the south side of the irrigation ditch bank. At the start of the field investigation on May 24, the farmer had just finished clearing the dams in the channel. Water no longer overflowed into the historic stream channel and the pond formed was subsiding. TP-2 was excavated in the east bank of the historic channel approximately 10 feet from the channel that had contained water approximately 2 hours prior to excavation. Soils throughout the test pit were moist and showed no signs of historic groundwater or recent saturation.

TP-3 and TP-4 (West of Mahogany Creek)
Surficial soils in TP-3 to 1 foot were moist, dark brown tilled silt loam topsoil with minor barley roots. Below surficial soils in TP-3 to 3.5 feet, soils were moist, brown silt loam loess with minor pinhole voids and soil design sub-group B-2. Surficial soils in TP-4 were 3.75 feet of moist brown/dark brown sandy loamy silt with approximately 15 percent fine gravels and soil design sub-group B-2. From 3.5 to 7 feet in TP-3 and 3.75 to 6.5 feet in TP-4, alluvial fan deposits were moist, light brown gravelly fine sandy silt with approximately 35 percent silt loam, 30 to 35 percent very fine sand, and 30 to 35 percent gravels and soil design sub-group B-2. At depth in both pits to test pit bottoms of 10 feet in TP-3 and 9 feet in TP-4, alluvial fan deposits were composed of moist, brown very gravelly loamy sand with cobbles up to 6-inches maximum dimension. The very gravelly loamy sand is in soil design sub-group A-2b. Alluvial fan deposits were dense to very dense, poorly-graded, and contained approximately 40-percent sub-round to sub-angular gravels and cobbles and 60-percent well-graded sand with silt matrix. Groundwater was not encountered in either test pit. No indications of historic groundwater levels were observed in either test pit. TP-3 was excavated approximately 100 feet west of the active Mahogany Creek channel. Excavation was characterized as easy digging throughout each test pit. No caving of test pit walls was observed.

Groundwater Information
Groundwater information was obtained from local well logs, geologic mapping, monitoring wells placed in the test pits, and studies of groundwater in the Teton Valley. Groundwater studies included:

- "Ground Water in the Upper Part of the Teton Valley, Teton Counties, Idaho and Wyoming," C. Kilburn, Geological Survey Water-Supply Paper 1789, 1965
- "Final Report - Ground-Water Model for the Upper Teton Watershed", Nicklin Earth & Water, Inc., 2003.

Vicinity water well data was collected from the Idaho Department of Water Resources Well Construction and Drilling GIS database. Well logs from within an approximate 500-feet offset from the subdivision boundaries are included in the Appendix. General locations are shown on the NP Study Map. Summary water well information from wells within a half mile of the subdivision is given in a table in the Appendix. The area of well data collection is shown on the Vicinity Map.

Four wells within the ½ mile perimeter located in the NW ¼ of Section 12 are located on or at the base of the foothills of the Big Holes. These wells show different lithology and hydrology than the valley wells with the perimeter. Reported static depths were between 10 and 48 feet, with artesian pressure noted in all wells. Well logs indicate completion in bedrock/fractured bedrock. Bedrock type is difficult to determine from well driller descriptions, however, the Dane Richardson well log notes limestone bedrock.

Both the groundwater studies and our analysis of area well logs indicate the parcel and surrounding areas in the Teton Valley are underlain by an unconfined aquifer contained in alluvial fan deposits. Well logs show mixed clay and gravel alluvial fan deposits with strata of cemented gravel for the full depths of the wells. The deepest well is the on-property irrigation well at 400 feet, this is a high production irrigation well. Well log data shows static water level depth for wells within the valley to be between 21 and 110 feet. The on parcel well has a reported static depth of 60 feet. Within the NE ¼ of Section 12 static depths for the two wells are 90 and 110 feet with the 90-foot depth reported at Tyler Foster well on the SE corner of the property. Within the NW ¼ of Section 12, to the south,

the George Bates well has a reported static depth of 102 feet. Wells to the east in the western halves of Sections 6 and 7 reported static depths between 40 and 92 feet. While the data scatter is considerable, the static level data appears to show decreasing depth to groundwater from south/southwest to north/northeast.

Monitoring wells were installed in all test pits and monitored on June 2 and 9, 2023 when Mahogany Creek flows were subsiding. The monitoring wells were dry during all measurements. The absence of shallow groundwater in near proximity to the creek shows that the creek is largely hydraulically isolated from the underlying unconfined aquifer. While the creek may lose water to the underlying aquifer by losses vertically downward below the stream bed, the creek, leachfield effluent from the planned leachfields will also travel downward vertically and will not reach Mahogany Creek. Therefore, there will be no impact on nitrate or phosphorus to the surface waters of Mahogany Creek.

Hydraulic conductivity of the alluvial aquifer was estimated utilizing well logs, study data and evaluation of the soils found in the test pits. The large-scale basin wide study performed by Nicklin estimated hydraulic conductivity to be 80 ft/day in the project area (Figure 31 Zone 1). Well logs within the half mile radius show completion in gravel and sand alluvium with some clay strata. Test pits encountered alluvium consisting of cobbles and gravel with 20 percent sand and little to no fines. Standard correlations for hydraulic conductivity given in the range of 30 to 3000 ft/day are given in the IDEQ NP spreadsheet. "Groundwater", Freeze & Cherry 1979, Figure 32 shows gravels in the range of 280 to 28000 feet per day. For this study, a hydraulic conductivity of 225 feet per day is selected as a reasonable and conservative hydraulic conductivity.

Kilburn's map of the contours of groundwater shows a gradient of 0.0048 ft/ft from southwest to northeast roughly following area topography. Nicklin Earth and Waters static model results shown in Figure 34 (see Drawings) shows gradient direction to the northeast towards the Teton River, the drawing is not to scale not allowing gradient magnitude calculation. Magnitude appears to be similar to Kilburn with a similar direction. Kilburn's contour map is approximately commensurate with a depth to static water depth in range of 60 feet at Jay Dell Buxton Well Permit ID 785690 located within the property.

Nitrate levels in wells throughout the valley and in the project area have been analyzed measured by the Friends of the Teton River. Records from these measurements extend back to 2005. Nitrate sampling maps from 2012, 2016, 2017, and 2021 showing well locations and the range of nitrate concentrations are contained in the Appendix. Wells in the vicinity of the parcel are shown with nitrate levels in the range of 2 to 10mg/l and 2 to 5 mg/l. For this analysis, background nitrate level of 5 mg/l is assumed.

N-P Analysis

The 140-acre parcel is proposed to be divided into 7 nominally 20 acre lots. Zoning allows for a main and auxiliary residence on each lot. Wastewater disposal will be conventional septic tanks and leachfields, water will be supplied by on-lot domestic wells.

The IDEQ guideline for NP studies includes evaluation of nitrate and pathogens at three categories of compliance boundaries:

1. Downgradient individual lot boundaries.
2. Downgradient boundary of the overall subdivision.
3. Surface waterbodies.

Mahogony Creek forms a surface waterbody boundary. Monitoring wells in close proximity to the creek were dry through the spring runoff when the creek flows. From this we conclude the creek is at least partially hydraulically isolated from the underlying unconfined aquifer, likely by clay and silt size depositions within the creek bed. Seepage from the creek bed may occur, however the evidence shows the seepage does not extend a significant distance beyond the creek bed, flowing downward vertically. The creek surface water flow is hydraulically isolated from leachfield effluent from the planned cross gradient leachfields which seep into the water table well below the creek bottom. Leachfields will be located at a setback of 50 feet from the creek further ensuring compliance. There will be no impact on nitrate or phosphorus to the surface waters of Mahogany Creek.

The IDEQ Level 1 Nutrient-Pathogen Evaluation Nitrogen Mass-Balance Spread Sheet was used to predict downgradient nitrate concentration for two compliance boundaries. The entire 140-acre subdivision parcel compliance boundary was evaluated with 14 total homes at 300 gpd wastewater production. Block 1 Lot 5 was evaluated as it is the lot with the smallest length orthogonal to the groundwater gradient. Two homes were evaluated on Lot 5 Block 1. Model input parameters are summarized in Table 1.

Table 1. Model Input Parameters for Single Family Residences

Water Budget		
Parameters	**Input Value**	**Justification**
Hydraulic Conductivity (ft/day)	80 ft/d	Conservative estimate for gravel and sand alluvium found in well logs throughout the area
Hydraulic Gradient	0.0048	Kilburn Mapping
Mixing Zone Thickness (ft)	15	Default Value
Aquifer Width Perpendicular to Flow (ft)	3040/1300	140 Acre parcel/Lot 5 Block 1
Parcel Area (acres)	140/20	
Percent of Parcel That Is Impervious (Percent)	5%	Area of Roads and structures
Current/Acceptable Number of Homes in Parcel	2	Number of homes proposed
Septic Tank Effluent (gallons/d/home)	300	
Natural Recharge rate (inches/yr.)	1.2	Annual precipitation of 16 inches as per Driggs Airport long term average and the formula: $NRR = TAP^2*0.0046$
Nitrogen Budget		
Upgradient Ground Water Concentration (mg/l)	5	Nitrate Well Maps from Friends of the Teton River
Septic Tank Effluent Concentration (mg/l)	45	Default
Denitrification Rate (decimal fraction)	0	Default
Nitrate in Natural Recharge (mg/l)	0.3	Default

PATHOGEN FATE AND TRANSPORT DISCUSSION

Pathogen fate and transport cannot be modeled accurately through the unsaturated overlying soil using our available software. Existing literature shows that pathogen survival in the unsaturated subsurface is limited. Below is a portion of Table 3-19, "Wastewater constituents of concern and representative concentrations in the effluent of various treatment units", of EPA's Onsite Wastewater Treatment Systems Manual.

Constituents of Concern	Example direct or indirect measures (units)	Domestic Septic Tank Effluent	SWIS percolate into ground water at 3 to 5 ft depth (% removal)
Bacteria	Fecal Coliform (organisms per 100 ml)	10^6 to 10^8	>99.99%
Viruses	Specific Viruses (pfu/ml)	0 to 10^5	>99.9%

"Normal operation of septic tank/subsurface infiltration systems results in retention and die-off of most, if not all, observed pathogenic bacterial indicators within 2 to 3 feet of the infiltrative surface" (Anderson et al., 1994; Ayres Associates, 1993a, c; Bouma et al., 1972, McGauhey and Krone, 1967).

Based on this information in conjunction with the depth to groundwater of greater than 8 feet in the area of the subdivision planned for development, live pathogen concentration will have undergone 5 or more log cycles of treatment prior to entering the underlying groundwater.

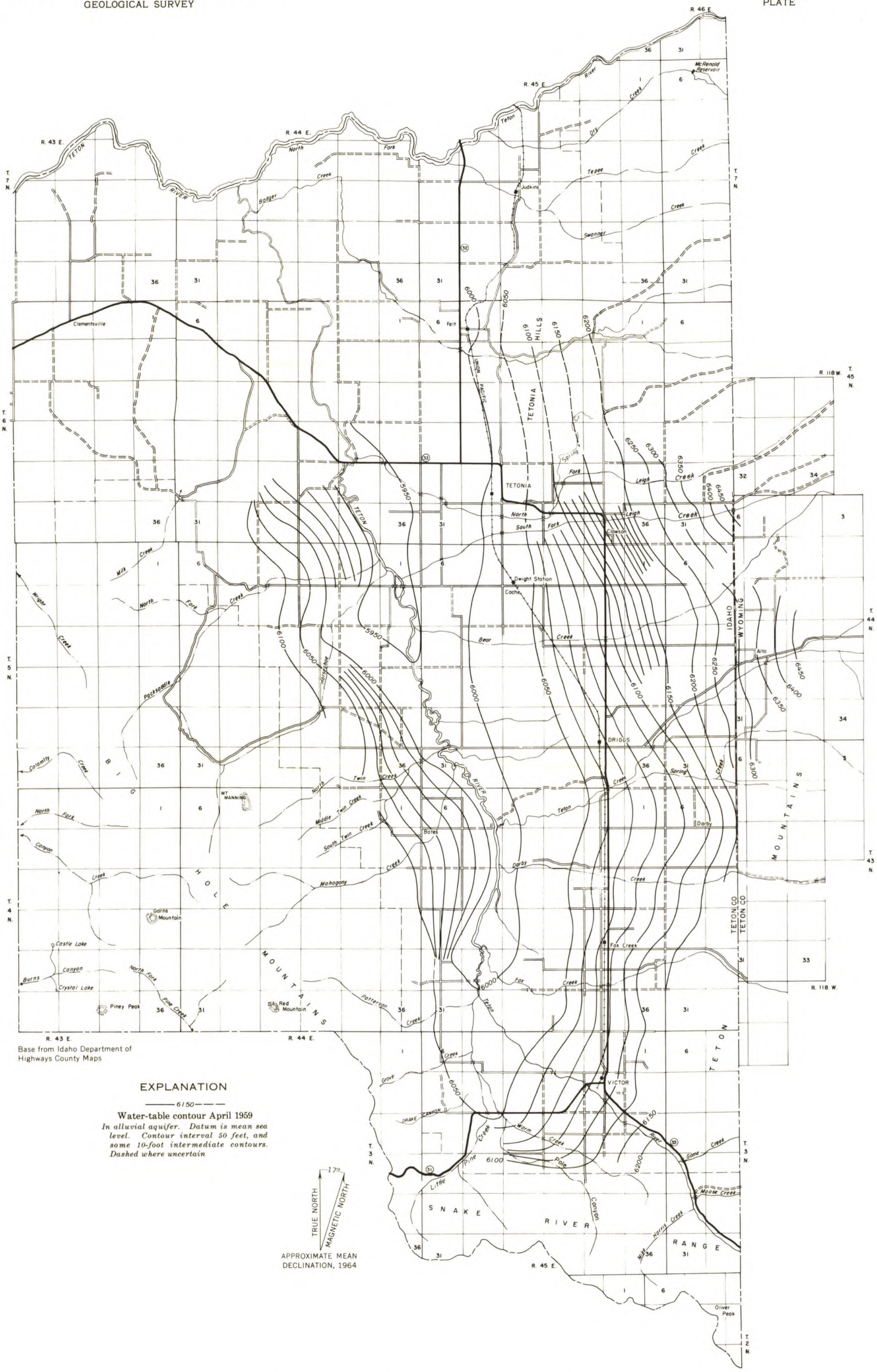
Results and Conclusions

Downgradient nitrogen concentrations at the compliance boundaries analyzed are within acceptable limits with the following limitations. Eastern Idaho Public Health designates setbacks for leachields from streams and other water bodies which should appear on the plat.

A maximum of total of 600 gpd of wastewater generation is allowed on each lot. Downgradient nitrogen concentrations show an increase of less than 1 mg/l at the compliance boundaries of the property boundary and Mahogony Creek. Pathogen survival rates in the unsaturated subsurface preclude transport in groundwater.

APPENDIX

DRAWINGS



Base from Idaho Department of Highways County Maps

EXPLANATION

6150

Water-table contour April 1959

In alluvial aquifer. Datum is mean sea level. Contour interval 50 feet, and some 10-foot intermediate contours. Dashed where uncertain

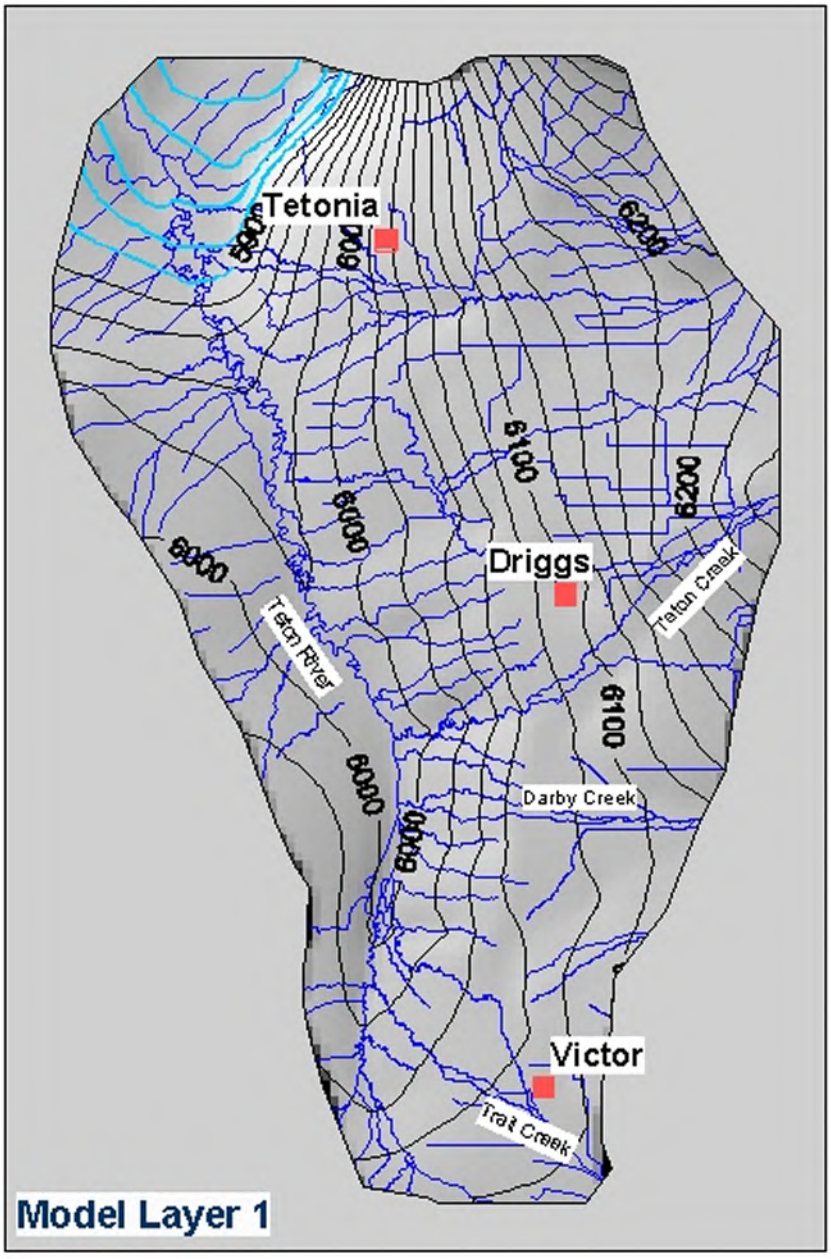
MAP SHOWING APPROXIMATE CONFIGURATION OF THE WATER TABLE IN THE UPPER TETON VALLEY, IDAHO AND WYOMING

SCALE 1:125 000

2 0 2 4 6 MILES

2 0 2 4 6 KILOMETERS

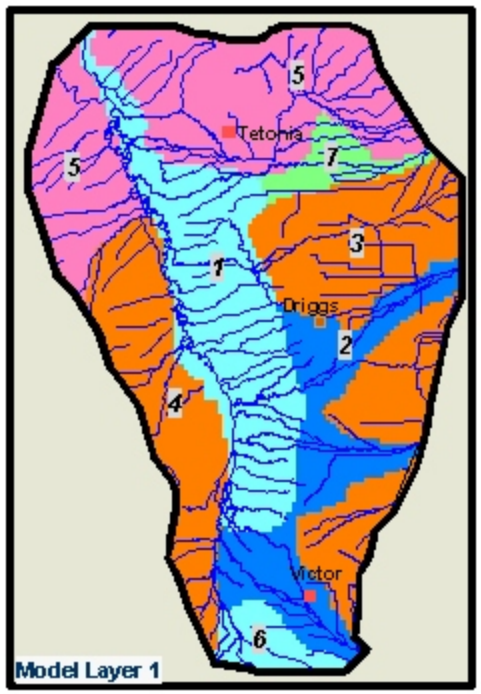
735-911 O - 64 (In pocket)

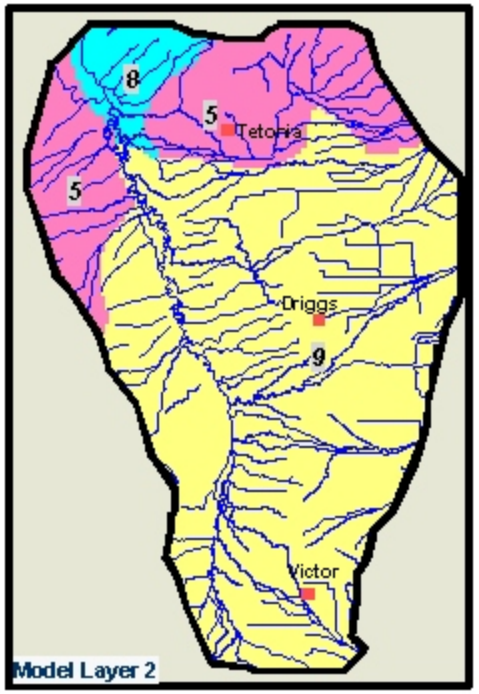


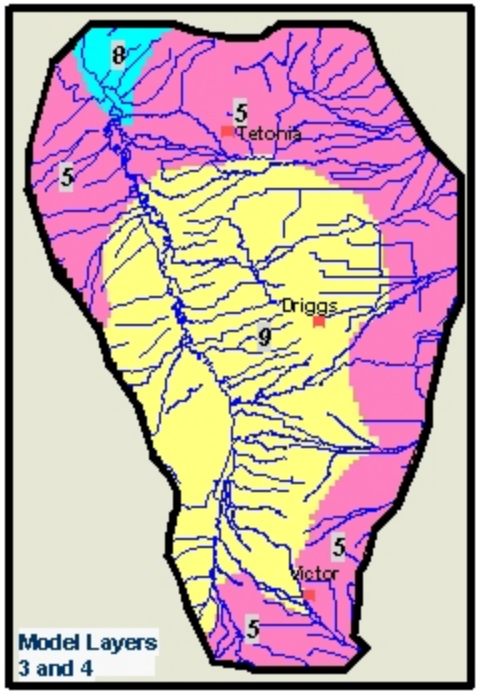
CES
Natural Solutions for Water

Scale Not Indicated

Date : October 12, 2002 File: c:\2002-146\figure_34.drf Issued for Cascade Earth Science	NICKLIN EARTH & WATER, INC.	Simulated Potentiometric Head Steady State Model	Figure 34







Final Hydraulic Conductivity Zonation

Zone	Hydraulic Conductivity (ft/day)
1	80
2	330
3	25
4	25
5	14
6	130
7	150
8	925
9	25

CES
Natural Solutions for Water

N

Scale Not Indicated

Note: The ground-water model actually transforms the data to transmissivity. For variable layer 1, transmissivity varies in accordance with saturated thickness. However, it is assumed for computational purposes that each remaining layer is 100 feet. In effect, if a zone shows a hydraulic conductivity of 25 ft/day the transmissivity for that layer at that zone is 2500 ft^2/day.

Date: February 28, 2003
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Issued for Cascade Earth Sciences

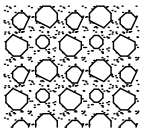
NICKLIN
EARTH & WATER, INC.

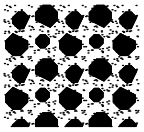
Hydraulic Conductivity Zonation
Teton Basin Ground-Water Model

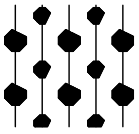
Figure 31

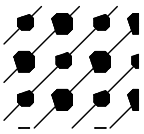
TEST PIT LOGS

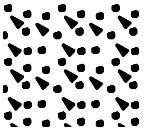
SOIL GRAPHICS

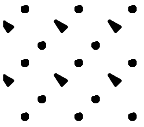
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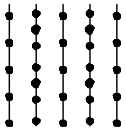
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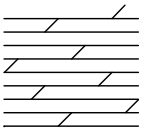
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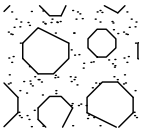
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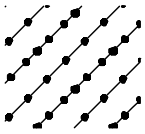
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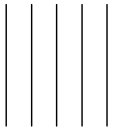
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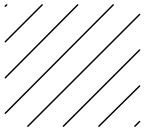
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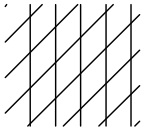
BEDROCK 

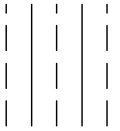
COBBLES/BOULDERS 

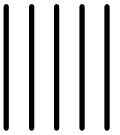
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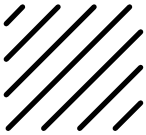
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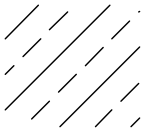
CL 

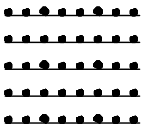
ML–CL 

OL 

MH 

CH 

OH 

PT 

NOTE: ANGLED DEMARCATIONS ON THE LOGS INDICATE APPROXIMATE OR POORLY DEFINED BOUNDARIES BETWEEN SOIL TYPES.

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GEOTECHNICAL GENERAL NOTES

CORRECTED SPT: Standard Penetration Test values corrected to $N1_{60}$ correcting for theoretical free-fall hammer energy and overburden pressure per 7th edition of the AASHTO Bridge Design Specifications.

DRILLING, SAMPLING, AND SOIL PROPERTIES ABBREVIATIONS AND SYMBOLS

N: Standard Penetration Test
U_c: Unconfined compressive strength, Pounds/ft^2 (PSF)
Pp: Pocket Penetrometer values, Ton/ft^2 (TSF)
FILGC: Fragments indicate gravels and cobbles larger than split spoon diameter.
w: Water content, %
LL: Liquid limit, %
PI: Plasticity index, %
gd: In-situ dry density, lbs/ft^3 (PCF)
▽: Ground water level
SS: Split-Spoon Sample
ST: Shelby Tube Sampler
CS: Cylindrical Brass Lined Sample


Monitoring Well, diagonal hatching indicates screen and sand packed interval

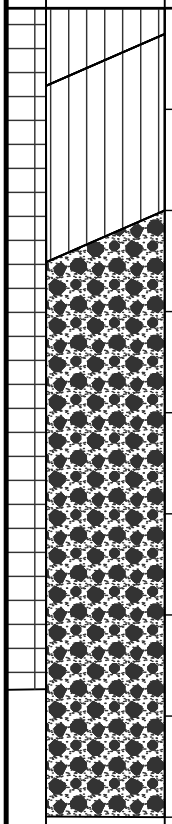
SOIL RELATIVE DENSITY AND CONSISTENCY CLASSIFICATION

Non-Cohesive Soils	SPT	Cohesive Soils	Pp-(tons/ft^2)
Very Loose	0 - 4	Very Soft	0 - 0.25
Loose	4 - 10	Soft	0.25 - 0.50
Slightly Compact	8 - 15	Medium Stiff	0.50 - 1.00
Medium Dense	10 - 30	Stiff	1.00 - 2.00
Dense	30 - 50	Very Stiff	2.00 - 4.00
Very Dense	50+	Hard	4.00+

PARTICLE SIZE

Boulders:	12 in.+	**Coarse Sand:**	5 mm(#4)-2 mm(#10)	**Silts and Clays:** **<#200**
Cobbles:	12 in.-3in.	**Medium Sand:**	2 mm(#10)-0.4mm(#40)	
Gravel:	3in.-5mm(#4)	**Fine Sand:**	0.4mm(#40)-0.075mm(#200)	

PROJECT NAME: **SKYLINE VIEW RANCH SUB., NP STUDY**	**TEST PIT No. 1** PAGE: **1**
DATE STARTED / FINISHED: **5/24/2023**	OPERATOR: **TETON VALLEY EXCAVATION**
LOGGED BY: **ANDY PRUETT/KATHLEEN PRICE**	EXCAVATOR TYPE: **CASE 580 N BACKHOE**
BOREHOLE LOCATION/ELEVATION: **SEE NP STUDY MAP**	



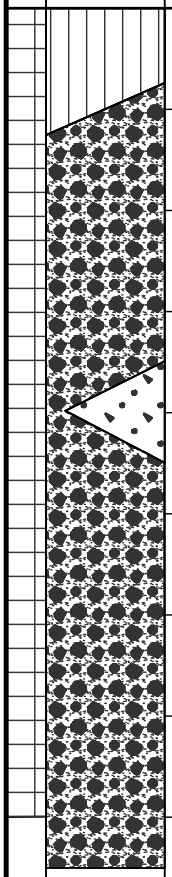
DEPTH (FT)	SAMPLES: UNDISTURBED	SAMPLES: BULK	SAMPLE ID	MATERIAL DESCRIPTION	LIQUID LIMIT	PLASTIC LIMIT	DRY DENSITY (PCF)	MOISTURE (%)	REMARKS
				This log is part of a report prepared by Nelson Engineering for this project and should be read with the report. This summary applies only at the location of the test pit and at the time of the excavation. Subsurface conditions may differ at other locations and may change at this location with passage of time. The data presented is a simplification of actual conditions encountered.					
1				*0'–0.5' MOIST, DK BROWN SILT LOAM TOPSOIL, MINOR BARLEY ROOTS, TILLED* *0.5'–2.25' MOIST, BROWN SILT LOAM, LOESS, SOIL DESIGN SUB-GROUP – B-2*					*BOUNDARY OF PROPOSED LOTS 1 & 2, VERY GENTLE NORTHEAST SLOPING PIVOT IRRIGATED BARLEY FIELD*
2									
3				*2.25'–BOP MOIST, BROWN VERY GRAVELLY SILTY LOAMY SAND WITH COBBLES AND BOULDERS UP TO 16–INCH MAXIMUM DIMENSION, DENSE TO VERY DENSE, POORLY–GRADED, ~40% SUB–ROUND TO SUB–ANGULAR GRAVELS, COBBLES, AND BOULDERS, ~60% WELL–GRADED SAND WITH SILT, NO OXIDATION STAINING, ALLUVIAL FAN DEPOSITS, SOIL DESIGN SUB–GROUP – A–2B*					*EASY DIGGING THROUGHOUT*
4									
5									*NO SIGNS OF HISTORICAL HIGH GROUNDWATER*
6									
7									
8				*BOP=8.0'* *NO GROUNDWATER ENCOUNTERED* *NO CAVING* *MONITORING WELL INSTALLED:* *10' OF 1.5"ø SCHEDULE 40 PVC SOLID PIPE, NO SLOTS* *STICK UP = 3.2'*					
9									
10									
11									
12									
13									
14									
15									

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CLIENT: **SKYLINE HOLDINGS GROUP, LLC**
TETON COUNTY, IDAHO

JOB NO. 22–408

PROJECT NAME: **SKYLINE VIEW RANCH SUB., NP STUDY**	**TEST PIT No. 2** PAGE: **1**
DATE STARTED / FINISHED: **5/24/2023**	OPERATOR: **TETON VALLEY EXCAVATION**
LOGGED BY: **ANDY PRUETT/KATHLEEN PRICE**	EXCAVATOR TYPE: **CASE 580 N BACKHOE**
BOREHOLE LOCATION/ELEVATION: **SEE NP STUDY MAP**	



DEPTH (FT)	SAMPLES: UNDISTURBED	SAMPLES: BULK	SAMPLE ID	MATERIAL DESCRIPTION	LIQUID LIMIT	PLASTIC LIMIT	DRY DENSITY (PCF)	MOISTURE (%)	REMARKS
1				*0'–1.0' MOIST, DK BROWN SILT LOAM TOPSOIL, MINOR BARLEY ROOTS, TILLED*					*PROPOSED LOT 3, VERY GENTLE NORTHEAST SLOPING PIVOT IRRIGATED BARLEY FIELD, TEST PIT LOCATED ON EAST BANK OF HISTORIC MAHOGANY CREEK CHANNEL, ~200 FEET EAST OF ACTIVE CREEK CHANNEL*
2				*1.0'–BOP MOIST, BROWN VERY GRAVELLY LOAMY SAND WITH COBBLES UP TO 6–INCH MAXIMUM DIMENSION, DENSE TO VERY DENSE, POORLY–GRADED, ~40% SUB–ROUND TO SUB–ANGULAR GRAVELS AND COBBLES, ~60% WELL–GRADED SAND, NO OXIDATION STAINING, ALLUVIAL FAN DEPOSITS, SOIL DESIGN SUB–GROUP – A–2B*					
3									
4				*FROM 3.5'–4.5' LOAMY FINE SAND LENS PINCHES OUT WITHIN TEST PIT*					*EASY DIGGING THROUGHOUT*
5									
6									*NO SIGNS OF RECENT OR HISTORICAL HIGH GROUNDWATER*
7									
8				*BOP=8.5'*					
9				*NO GROUNDWATER ENCOUNTERED* *NO CAVING*					
10				*MONITORING WELL INSTALLED:* *10' OF 1.5"ø SCHEDULE 40 PVC SOLID PIPE, NO SLOTS* *STICK UP = 2.0'*					
11									
12				** APPROXIMATELY 2 HOURS PRIOR TO TEST PIT EXCAVATION AND FOR THE WEEK PRIOR, ACTIVE MAHOGANY CREEK CHANNEL WAS FLOODING BANKS INTO THE HISTORIC CREEK CHANNEL. FARMER HAD CLEARED DAMS IN ACTIVE CREEK 2 HOURS PRIOR TO INVESTIGATION AND WATER DRAINED QUICKLY FROM HISTORIC CHANNEL, NO WATER WAS PRESENT IN HISTORIC CHANNEL AT TIME OF INVESTIGATION.*					
13									
14									
15									

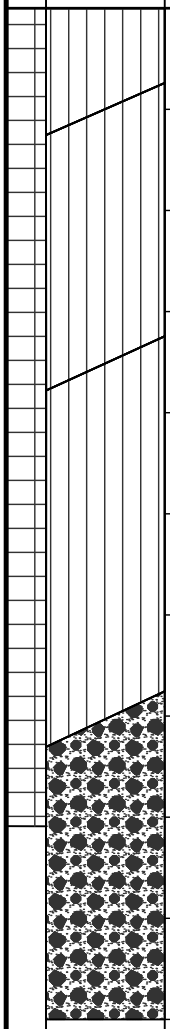
This log is part of a report prepared by Nelson Engineering for this project and should be read with the report. This summary applies only at the location of the test pit and at the time of the excavation. Subsurface conditions may differ at other locations and may change at this location with passage of time. The data presented is a simplification of actual conditions encountered.

NELSON ENGINEERING
P.O. BOX 1599, JACKSON WYOMING (307) 733–2087

CLIENT: **SKYLINE HOLDINGS GROUP, LLC**
TETON COUNTY, IDAHO

JOB NO. 22–408

PROJECT NAME: **SKYLINE VIEW RANCH SUB., NP STUDY**	**TEST PIT No. 3** PAGE: **1**
DATE STARTED / FINISHED: **5/24/2023**	OPERATOR: **TETON VALLEY EXCAVATION**
LOGGED BY: **ANDY PRUETT/KATHLEEN PRICE**	EXCAVATOR TYPE: **CASE 580 N BACKHOE**
BOREHOLE LOCATION/ELEVATION: **SEE NP STUDY MAP**	



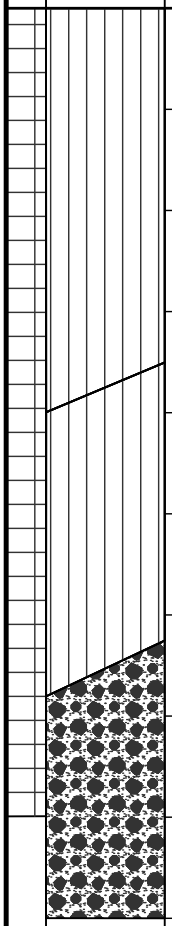
DEPTH (FT)	SAMPLES: UNDISTURBED	SAMPLES: BULK	SAMPLE ID	MATERIAL DESCRIPTION	LIQUID LIMIT	PLASTIC LIMIT	DRY DENSITY (PCF)	MOISTURE (%)	REMARKS
				This log is part of a report prepared by Nelson Engineering for this project and should be read with the report. This summary applies only at the location of the test pit and at the time of the excavation. Subsurface conditions may differ at other locations and may change at this location with passage of time. The data presented is a simplification of actual conditions encountered.					
0				*0'–1.0' MOIST, DK BROWN SILT LOAM TOPSOIL, MINOR BARLEY ROOTS, TILLED*					*PROPOSED LOT 3, VERY GENTLE NORTH SLOPING PIVOT IRRIGATED BARLEY FIELD, TEST PIT LOCATED ~100 FEET WEST OF ACTIVE MAHOGANY CREEK CHANNEL*
1				*1.0'–3.5' MOIST, BROWN SILT LOAM, LOESS, MINOR PINHOLE VOIDS, SOIL DESIGN SUB–GROUP – B–2*					
2									
3									*EASY DIGGING THROUGHOUT*
4				*3.5'–7.0' MOIST, LT BROWN GRAVELLY SANDY SILT LOAM, ~35% SILT LOAM, ~30% VERY FINE SAND, ~35% GRAVELS AND COBBLES UP TO 6–INCH MAXIMUM DIMENSION, ALLUVIAL FAN DEPOSITS, SOIL DESIGN SUB–GROUP – B–2*					*NO SIGNS OF HISTORICAL HIGH GROUNDWATER*
5									
6									
7				*7.0'–BOP MOIST, BROWN VERY GRAVELLY LOAMY SAND WITH COBBLES UP TO 6–INCH MAXIMUM DIMENSION, DENSE TO VERY DENSE, POORLY–GRADED, ~40% SUB–ROUND TO SUB–ANGULAR GRAVELS AND COBBLES, ~60% WELL–GRADED SAND WITH SILT, NO OXIDATION STAINING, ALLUVIAL FAN DEPOSITS, SOIL DESIGN SUB–GROUP – A–2B*					
8									
9									
10				*BOP=10.0'*					
				NO GROUNDWATER ENCOUNTERED					
				NO CAVING					
11				*MONITORING WELL INSTALLED:*					
				10' OF 1.5"ø SCHEDULE 40 PVC SOLID PIPE, NO SLOTS					
12				*STICK UP = 1.9'*					
13									
14									
15									

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CLIENT: **SKYLINE HOLDINGS GROUP, LLC**
TETON COUNTY, IDAHO

JOB NO. 22–408

PROJECT NAME: **SKYLINE VIEW RANCH SUB., NP STUDY**	**TEST PIT No. 4** PAGE: 1
DATE STARTED / FINISHED: **5/24/2023**	OPERATOR: **TETON VALLEY EXCAVATION**
LOGGED BY: **ANDY PRUETT/KATHLEEN PRICE**	EXCAVATOR TYPE: **CASE 580 N BACKHOE**
BOREHOLE LOCATION/ELEVATION: **SEE NP STUDY MAP**	



DEPTH (FT)	SAMPLES: UNDISTURBED	SAMPLES: BULK	SAMPLE ID	MATERIAL DESCRIPTION	LIQUID LIMIT	PLASTIC LIMIT	DRY DENSITY (PCF)	MOISTURE (%)	REMARKS
				This log is part of a report prepared by Nelson Engineering for this project and should be read with the report. This summary applies only at the location of the test pit and at the time of the excavation. Subsurface conditions may differ at other locations and may change at this location with passage of time. The data presented is a simplification of actual conditions encountered.					
1				*0'–3.75' MOIST, BROWN/DK BROWN SANDY LOAMY SILT, ~15% FINE GRAVELS UP TO 3–INCH, SOIL DESIGN SUB–GROUP – B–2*					*BOUNDARY OF PROPOSED LOTS 4 & 5, VERY GENTLE NORTH SLOPING PIVOT/WHEEL–ROW IRRIGATED BARLEY FIELD*
2									
3									*EASY DIGGING THROUGHOUT*
4				*3.75'–6.5' MOIST, LT BROWN GRAVELLY FINE SANDY SILT WITH MINOR CLAY, ~35% SILT LOAM, ~35% VERY FINE SAND, ~30% GRAVELS, ALLUVIAL FAN DEPOSITS, SOIL DESIGN SUB–GROUP – B–2*					*NO SIGNS OF HISTORICAL HIGH GROUNDWATER*
5									
6									
7				*6.5'–BOP MOIST, BROWN VERY GRAVELLY LOAMY SAND WITH COBBLES UP TO 6–INCH MAXIMUM DIMENSION, DENSE TO VERY DENSE, POORLY–GRADED, ~40% SUB–ROUND TO SUB–ANGULAR GRAVELS AND COBBLES, ~60% WELL–GRADED SAND WITH SILT, NO OXIDATION STAINING, ALLUVIAL FAN DEPOSITS, SOIL DESIGN SUB–GROUP – A–2B*					
8									
9				*BOP=9.0'*					
10				*NO GROUNDWATER ENCOUNTERED* *NO CAVING*					
11				*MONITORING WELL INSTALLED:* *10' OF 1.5"ø SCHEDULE 40 PVC SOLID PIPE, NO SLOTS* *STICK UP = 2.0'*					
12									
13									
14									
15									

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TETON COUNTY, IDAHO

JOB NO. 22–408

Vicinity Well Data

Wells within Half Mile Radius of Skyline View Ranch Subdivision

Well ID	Permit ID	Owner	Well Address	Township	Range	Section	QQ	Quarter	Well Use	Production (GPM)	Static Water Level (ft)	Casing Depth (ft)	Total Depth (ft)	Construction Date
SE 1/4 of Section 1, T4N, R44E - PROPERTY WELL														
356743	**785690**	**JAY DELL BUXTON**		**04N**	**44E**	**1**	**SW**	**SE**		**0**	**60**		**400**	**10/30/1979**
NE 1/4 of Section 12, T4N, R44E														
453978	888857	TYLER FOSTER	5000 West 2250 South	04N	44E	12	NE	NE	Domestic-Single Residence	20	90	158	165	2/14/2019
345245	773404	JAY DELL BUXTON		04N	44E	12	SE	NE		0	0		296	4/7/1968
NE 1/4 of Section 1, T4N, R44E														
441958	876156	DARREN CROW	1250 S 5000 N	04N	44E	1	SE	NE	Domestic-Single Residence		21	79	80	7/29/2015
NW 1/4 of Section 1, T4N, R44E														
326825	702665	SMISCHNEY JAMES	1/4 SOUTH OF BATES CEMETARY	04N	44E	1	SW	NW		0	35	178		6/4/1995
413526	843343	MERLE YODER	129 S 600 W, PAST BATES CEMETERY	04N	44E	1	SW	NW	Domestic-Single Residence		37	360	440	11/9/2006
413741	843560	JOHN HIBBS	550 S 100 W	04N	44E	1	SW	NW	Domestic-Single Residence		0	60	60	11/6/2006
SW 1/4 of Section 1, T4N, R44E														
389487	818819	GOLDEN R WOOD		04N	44E	1	SE	SW			48		142	5/1/1974
NW 1/4 of Section 12, T4N, R44E														
326422	703018	GEORGE BATES		04N	44E	12	NW	NW		0	102	139		5/20/1997
359885	788851	DAVID J RICHARDSON		04N	44E	12	NW	NW			100		180	7/14/1978
378117	807306	DANE RICHARDSON		04N	44E	12	NW	NW			19		140	9/24/1982
326819	702659	MARK S ROCKEFELLER	575 W 225 S	04N	44E	12	SW	NW		0	25	120		5/25/1995
418281	875624	MARK S ROCKEFELLER	BATES ROAD	04N	44E	12	SW	NW	Domestic-Single Residence		0	130	520	6/16/2015
SW 1/4 of Section 12, T4N, R44E														
387501	816834	STEVEN L BATES		04N	44E	12	NE	SW			50		120	6/30/1977
SE 1/4 of Section 12, T4N, R44E														
439172	873188	SUNRAIN RESEARCH	S BATES ROAD	04N	44E	12	NE	SE	Domestic-Single Residence		88	245	260	8/27/2014
467991	903689	RAYMOND CHERRY	5448 W 3000 S	04N	44E	12	SW	SE	Domestic-Single Residence	18	150	194	194	1/26/2022
SW 1/4 of Section 7, T4N, R45E - NO WELLS RECORDED														
NW 1/4 of Section 7, T4N, R45E														
427563	858058	MARK TETEMAN	888 NETHERCOTT LANE	04N	45E	7	NE	NW	Domestic-Single Residence	40	30		200	10/29/2009
427567	858062	TOM FERGESSON	461 W 200 S	04N	45E	7	NE	NW	Domestic-Single Residence	35	40		200	11/4/2009
423110	853373	JAYDELL BURTON	231 S 500 W	04N	45E	7	SW	NW	Domestic-Single Residence		70	160	180	9/11/2008
SW 1/4 of Section 6, T4N, R45E														
326622	703218	STANLEY EDWARDS	200 SOUTH 475 WEST	04N	45E	6	SE	SW		0	60	115		8/11/1998
326924	702757	JEFF HANSEN	CACHE RD	04N	45E	6	SW	SW		0	92	140		9/20/1995
459322	894568	DEAN (KEITH) MORTON	1865 S 5000 W BATES	04N	45E	6	SW	SW	Domestic-Single Residence	20	40	100	100	6/24/2020
NW 1/4 of Section 6, T4N, R45E														
458019	893205	ROBERT PIQUET	148 S 5000 W	04N	45E	6	SW	NW	Domestic-Single Residence	20	37	98	100	3/9/2020

Form 238-7
1/78

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

USE TYPEWRITER OR BALLPOINT PEN

WELL DRILLER'S REPORT

State law requires that this report be filed with the Director, Department of Water Resources within 30 days after the completion or abandonment of the well.

RECEIVED FEB 3 1983

Department of Water Resources
Eastern District Office

1. WELL OWNER

Name Dave Richardson

Address Victor, Idaho

Owner's Permit No. _____

2. NATURE OF WORK

☒ New well ☐ Deepened ☐ Replacement
☐ Abandoned (describe method of abandoning) _____

3. PROPOSED USE

☒ Domestic ☐ Irrigation ☐ Test ☐ Municipal
☐ Industrial ☐ Stock ☐ Waste Disposal or Injection
☐ Other _____ (specify type)

4. METHOD DRILLED

☒ Rotary ☐ Air ☐ Hydraulic ☐ Reverse rotary
☐ Cable ☐ Dug ☐ Other _____

5. WELL CONSTRUCTION

Casing schedule: ☒ Steel ☐ Concrete ☐ Other _____

Thickness	Diameter	From	To
.250 inches	6 inches	+ 1 feet	64 feet
_____ inches	_____ inches	_____ feet	_____ feet
_____ inches	_____ inches	_____ feet	_____ feet
_____ inches	_____ inches	_____ feet	_____ feet

Was casing drive shoe used? ☒ Yes ☐ No
Was a packer or seal used? ☐ Yes ☒ No
Perforated? ☐ Yes ☒ No
How perforated? ☐ Factory ☐ Knife ☐ Torch
Size of perforation _____ inches by _____ inches

Number	From	To
_____ perforations	_____ feet	_____ feet
_____ perforations	_____ feet	_____ feet
_____ perforations	_____ feet	_____ feet

Well screen installed? ☐ Yes ☒ No
Manufacturer's name _____
Type _____ Model No. _____
Diameter ____ Slot size ____ Set from _____ feet to _____ feet
Diameter ____ Slot size ____ Set from _____ feet to _____ feet
Gravel packed? ☐ Yes ☒ No ☐ Size of gravel _____
Placed from _____ feet to _____ feet
Surface seal depth 18' Material used in seal: ☐ Cement grout ☐ Puddling clay ☒ Well cuttings
Sealing procedure used: ☐ Slurry pit ☐ Temp. surface casing ☒ Overbore to seal depth
Method of joining casing: ☐ Threaded ☒ Welded ☐ Solvent Weld ☐ Cemented between strata
Describe access port _____

6. LOCATION OF WELL

Sketch map location must agree with written location.



Subdivision Name _____
Lot No. _____ Block No. _____
County Teton
NW ¼ NW ¼ Sec. 12, T. 4 (N)S, R. 4(E)W.

7. WATER LEVEL

Static water level 19' feet below land surface.
Flowing? ☐ Yes ☒ No G.P.M. flow _____
Artesian closed-in pressure _____ p.s.i.
Controlled by: ☐ Valve ☐ Cap ☐ Plug
Temperature ____ °F. Quality _____

8. WELL TEST DATA

☐ Pump ☐ Bailer ☐ Air ☐ Other _____

Discharge G.P.M.	Pumping Level	Hours Pumped

9. LITHOLOGIC LOG

85374

Hole Diam.	Depth From	Depth To	Material	Water Yes	Water No
6"	0	3	Clay		X
	3	18	Gravel		X
	18	60	Clay		X
	60	80	Lime Stone		X
	80	90'	Broken	X	
	90'	104	Lime Stone		X
	104	105	Broken	X	
	105	135	Lime Stone		X
	135	140	Broken	X	

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FEB 8 1983
Department of Water Resources

10.

Work started 9-25-82 finished 9-25-82

11. DRILLERS CERTIFICATION

I/We certify that all minimum well construction standards were complied with at the time the rig was removed.

Firm Name Denning Drill Firm No. 18
Address Drawer Box 460 Date 9-25-82
Signed by (Firm Official) Daniel Denning
and
(Operator) Denning Daniel

USE ADDITIONAL SHEETS IF NECESSARY -- FORWARD THE WHITE COPY TO THE DEPARTMENT

Form 238-7
/78

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

USE TYPEWRITER OR BALLPOINT PEN

WELL DRILLER'S REPORT

State law requires that this report be filed with the Director, Department of Water Resources within 30 days after the completion or abandonment of the well.

1. WELL OWNER

Name Dave Richardson - 44 Danforth St.

Address ~~Dagg's Pothole~~ Rehoboth, Mass. 02769
Rehoboth,

Owner's Permit No. _____

2. NATURE OF WORK

☒ New well ☐ Deepened ☐ Replacement
☐ Abandoned (describe method of abandoning) _____

3. PROPOSED USE

☒ Domestic ☐ Irrigation ☐ Test ☐ Municipal
☐ Industrial ☐ Stock ☐ Waste Disposal or Injection
☐ Other _____ (specify type)

4. METHOD DRILLED

☒ Rotary ☐ Air ☐ Hydraulic ☐ Reverse rotary
☐ Cable ☐ Dug ☐ Other _____

5. WELL CONSTRUCTION

Casing schedule: ☒ Steel ☐ Concrete ☐ Other _____

Thickness	Diameter	From	To
.250 inches	8" inches	+ 1 feet	20' feet
.250 inches	6" inches	1 feet	131 feet
_____ inches	_____ inches	_____ feet	_____ feet
_____ inches	_____ inches	_____ feet	_____ feet

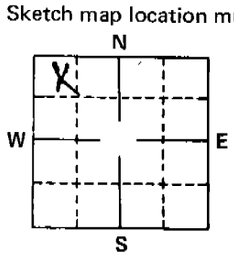
Was casing drive shoe used? ☒ Yes ☐ No
Was a packer or seal used? ☐ Yes ☒ No
Perforated? ☐ Yes ☒ No
How perforated? ☐ Factory ☐ Knife ☐ Torch
Size of perforation _____ inches by _____ inches

Number	From	To
_____ perforations	_____ feet	_____ feet
_____ perforations	_____ feet	_____ feet
_____ perforations	_____ feet	_____ feet

Well screen installed? ☐ Yes ☒ No
Manufacturer's name _____
Type _____ Model No. _____
Diameter ____ Slot size ____ Set from _____ feet to _____ feet
Diameter ____ Slot size ____ Set from _____ feet to _____ feet
Gravel packed? ☐ Yes ☐ No ☐ Size of gravel _____
Placed from _____ feet to _____ feet
Surface seal depth 18' Material used in seal: ☐ Cement grout ☐ Puddling clay ☒ Well cuttings
Sealing procedure used: ☐ Slurry pit ☐ Temp. surface casing ☒ Overbore to seal depth
Method of joining casing: ☐ Threaded ☒ Welded ☐ Solvent Weld ☐ Cemented between strata
Describe access port _____

6. LOCATION OF WELL

Sketch map location must agree with written location.



Subdivision Name _____
Lot No. _____ Block No. _____
County Teton
NW ¼ NW ¼ Sec. 12, T. 4 (N.)S, R. 44 (E.)W.

7. WATER LEVEL

Static water level 100' feet below land surface.
Flowing? ☐ Yes ☒ No G.P.M. flow _____
Artesian closed-in pressure _____ p.s.i.
Controlled by: ☐ Valve ☐ Cap ☐ Plug
Temperature _____ °F. Quality _____

8. WELL TEST DATA

☐ Pump ☐ Bailer ☐ Air ☐ Other _____

Discharge G.P.M.	Pumping Level	Hours Pumped

9. LITHOLOGIC LOG

021642

Hole Diam.	Depth From	Depth To	Material	Water Yes	Water No
8"	+1	20'	Clay		x
6"	20'	100'	Shale		x
6"	100'	110'	Broken Shale	x	
6"	110'	140'	gray shale	x	x
6"	140'	160'	red shale		x
6"	160'	180'	clay		x

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SEP 18 1978
Department of Water Resources

10.

Work started July 13 finished July 15, 1978

11. DRILLERS CERTIFICATION

I/We certify that all minimum well construction standards were complied with at the time the rig was removed.

Firm Name Denning Drilling Firm No. 10
Address Ucon Box 64 Date July 15, 1978
Signed by (Firm Official) Duane Denning
and
(Operator) Dave Denning

MICROFILMED

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6-7

IDAHO DEPARTMENT OF WATER RESOURCES
WELL DRILLER'S REPORT

COPY

1. WELL TAG NO. D 0081933
Drilling Permit No. _____
Water right or Injection well # _____

2. OWNER: Keith & Sheryl Morton
Name _____
Address 5666 E 65th N
City Idaho Falls State ID Zip 83401

3. WELL LOCATION:
Twp. 4 North ☒ or South ☐ Rge. 45 East ☒ or West ☐
Sec. 6 10 acres 1/4 SW 40 acres 1/4 SW 160 acres 1/4
Gov't Lot _____ County Teton
Lat. 43 ° 41 812 (Deg. and Decimal minutes)
Long. 111 ° 11 976 (Deg. and Decimal minutes)
Address of Well Site 1855 5000 W Bates
(Give at least name of road + Distance to Road or Landmark) City Driggs
Lot. _____ Blk. _____ Sub. Name _____

4. USE:
☒ Domestic ☐ Municipal ☐ Monitor ☐ Irrigation ☐ Thermal ☐ Injection
☐ Other _____

5. TYPE OF WORK:
☒ New well ☐ Replacement well ☐ Modify existing well
☐ Abandonment ☐ Other _____

6. DRILL METHOD:
☒ Air Rotary ☐ Mud Rotary ☐ Cable ☐ Other _____

7. SEALING PROCEDURES:

Seal material	From (ft)	To (ft)	Quantity (lbs or ft³)	Placement method/procedure
Bentonite	0	38	1200	10" temp casing

8. CASING/LINER:

Diameter (nominal)	From (ft)	To (ft)	Gauge/ Schedule	Material	Casing	Liner	Threaded	Welded
6"	+2	100	-250		☒	☐	☐	☒
					☐	☐	☐	☐
					☐	☐	☐	☐
					☐	☐	☐	☐

Was drive shoe used? ☒ Y ☐ N Shoe Depth(s) 100

9. PERFORATIONS/SCREENS:
Perforations ☐ Y ☒ N Method _____
Manufactured screen ☐ Y ☒ N Type _____
Method of installation _____

From (ft)	To (ft)	Slot size	Number/ft	Diameter (nominal)	Material	Gauge or Schedule

Length of Headpipe _____ Length of Tailpipe _____
Packer ☐ Y ☒ N Type _____

10. FILTER PACK:

Filter Material	From (ft)	To (ft)	Quantity (lbs or ft³)	Placement method

11. FLOWING ARTESIAN:
Flowing Artesian? ☐ Y ☒ N Artesian Pressure (PSIG) _____
Describe control device _____

12. STATIC WATER LEVEL and WELL TESTS:
Depth first water encountered (ft) 60 Static water level (ft) 40
Water temp. (°F) _____ Bottom hole temp. (°F) _____
Describe access port _____

Well test:

Drawdown (feet)	Discharge or yield (gpm)	Test duration (minutes)	Test method: Pump	Bailer	Air	Flowing artesian
	20	20	☐	☐	☒	☐
			☐	☐	☐	☐

Water quality test or comments: _____

13. LITHOLOGIC LOG and/or repairs or abandonment:

Bore Dia. (in)	From (ft)	To (ft)	Remarks, lithology or description of repairs or abandonment, water temp.	Water Y	Water N
10	0	38	clay, gravel		X
6	38	60	clay, gravel		X
6	60	100	gravel, clay	X	

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SEP 14 2020
Department of Water Resources

Completed Depth (Measurable): 100
Date Started: 6-23-20 Date Completed: 6-25-20

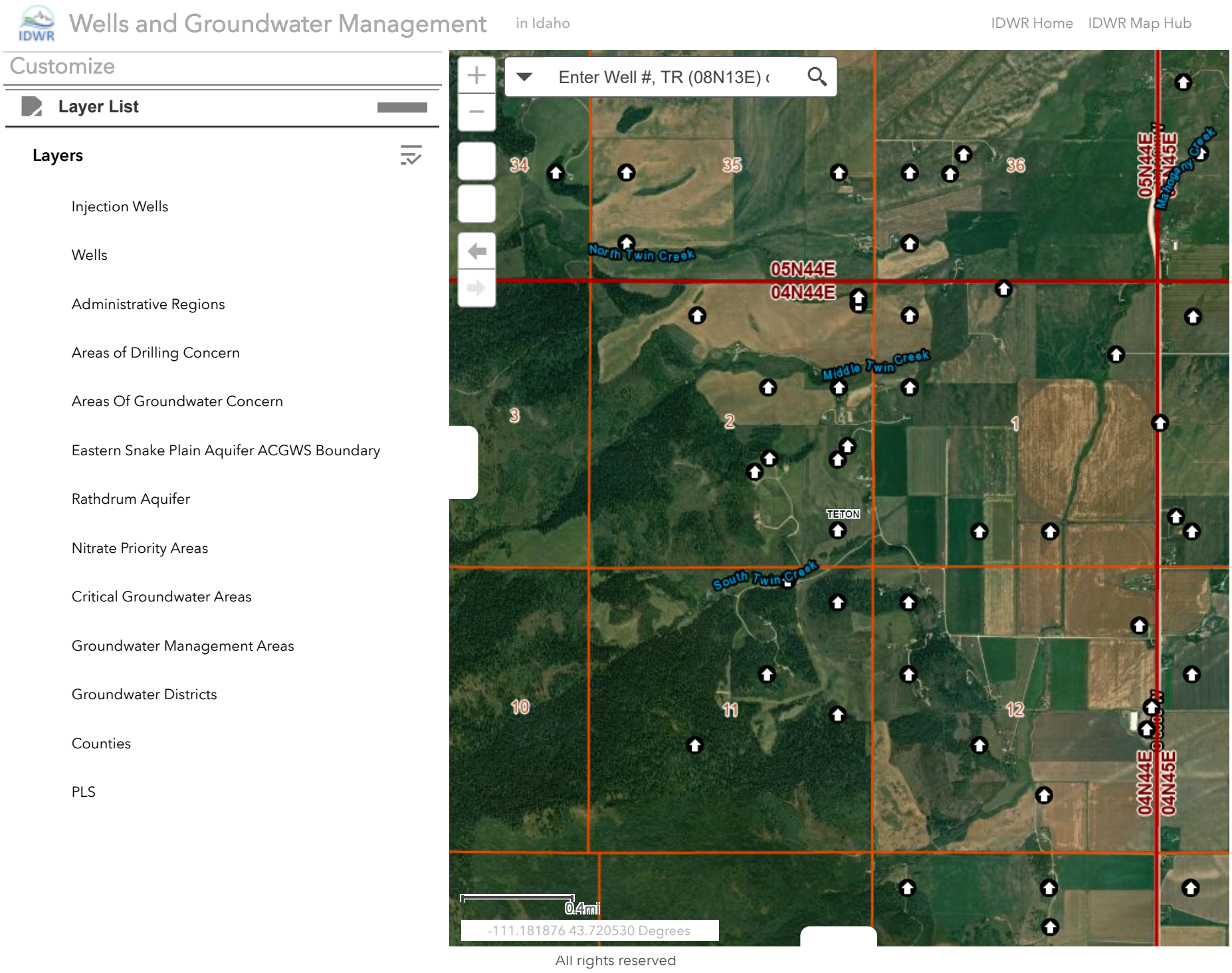
14. DRILLER'S CERTIFICATION:
I/We certify that all minimum well construction standards were complied with at the time the rig was removed.

Company Name Daniel Denning Drilling Co. No. 518
*Principal Driller _____ Date 6-30-20
*Driller Ben Berg Date 6-26-20
*Operator II _____ Date _____
Operator I _____ Date _____

* Signature of Principal Driller and rig operator are required.

Find a Well Map

Use the map below to view well locations layered with areas of drilling concern in addition to nitrate priority areas, groundwater management areas, and more.



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Need a larger map?

Click here to view a full-size interactive map of the wells.
(https://maps.idwr.idaho.gov/agol/WellsandGroundwaterManagement/)

Privacy - Terms

Form 238-7
3/95

IDAHO DEPARTMENT OF WATER RESOURCES
WELL DRILLER'S REPORT

Use Typewriter or Ballpoint Pen

68084

Office Use Only
Inspected by _____
Twp____ Rge____ Sec____
____1/4 ____1/4 ____1/4
Lat: : : Long: : :

1. DRILLING PERMIT NO. 22-97-E-0034-000
Other IDWR No. _____

2. OWNER:
Name George Bates
Address 544 W 225 So.
City Driggs State Id Zip 83422

3. LOCATION OF WELL by legal description:
Sketch map location must agree with written location.

N / W / E / S

Twp. 4 North ☒ or South ☐
Rge. 44 East ☒ or West ☐
Sec. 12, ____ 10 acres ____ 1/4 NW 40 acres 1/4 NW 160 acres 1/4
Gov't Lot ____ County Teton
Lat: : : Long: : :
Address of Well Site _____
_____ City _____
(Give at least name of road + Distance to Road or Landmark)

Lt. _____ Blk. _____ Sub. Name _____

4. USE:
☒ Domestic ☐ Municipal ☐ Monitor ☐ Irrigation
☐ Thermal ☐ Injection ☐ Other _____

5. TYPE OF WORK check all that apply (Replacement etc.)
☒ New Well ☐ Modify ☐ Abandonment ☐ Other _____

6. DRILL METHOD
☒ Air Rotary ☐ Cable ☐ Mud Rotary ☐ Other _____

7. SEALING PROCEDURES

SEAL/FILTER PACK Material	From	To	AMOUNT Sacks or Pounds	METHOD
Bentonite	0	18'	440 LBS	over Bore

Was drive shoe used? ☒ Y ☐ N Shoe Depth(s) _____
Was drive shoe seal tested? ☐ Y ☒ N How? _____

8. CASING/LINER:

Diameter	From	To	Gauge	Material	Casing	Liner	Welded	Threaded
6"	+1	139'	.250	Steel	☒	☐	☐	☐
					☐	☐	☐	☐
					☐	☐	☐	☐

Length of Headpipe _____ Length of Tailpipe _____

9. PERFORATIONS/SCREENS
☐ Perforations Method _____
☐ Screens Screen Type _____

From	To	Slot Size	Number	Diameter	Material	Casing	Liner
						☐	☐
						☐	☐
						☐	☐

10. STATIC WATER LEVEL OR ARTESIAN PRESSURE:
102' ft. below ground Artesian pressure _____ lb.
Depth flow encountered _____ ft. Describe access port or control devices: _____

11. WELL TESTS:
☐ Pump ☐ Bailer ☐ Air ☐ Flowing Artesian

Yield gal./min.	Drawdown	Pumping Level	Time

Water Temp. _____ Bottom hole temp. _____
Water Quality test or comments: _____
_____ Depth first Water Encountered _____

12. LITHOLOGIC LOG: (Describe repairs or abandonment)

Bore Dia.	From	To	Remarks: Lithology, Water Quality & Temperature	Water Y	Water N
8"	0	18'	Clay Gravel Cobble Rocks		X
6"	18'	55'	Clay Gravel Cobble Rocks		X
6"	55'	62'	Clay Gravel	X	
6"	62'	140'	Cobbled Gravels		X
6"	10'	140'	Clay + Gravels	X	

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Department of Water Resources
Eastern Region

RECEIVED
JUL 21 1997
Department of Water Resources

Completed Depth _____ (Measurable)
Date: Started 5-20-97 Completed 5-21-97

13. DRILLER'S CERTIFICATION
I/We certify that all minimum well construction standards were complied with at the time the rig was removed.

Firm Name Denning Drilling Inc Firm No. 518
Firm Official Daniel Denning Date 5-21-97
and
Supervisor or Operator _____ Date _____
(Sign once if Firm Official & Operator)

FORWARD WHITE COPY TO WATER RESOURCES

USE TYPEWRITER OR BALL POINT PEN

State of Idaho
Department of Water Administration

WELL DRILLER'S REPORT

RECEIVED
AUG 12 1974
Department of Water Resources
Eastern District Office

State law requires that this report be filed with the Director, Department of Water Administration within 30 days after the completion or abandonment of the well.

1. WELL OWNER

Name Golden Wood

Address Driggs, Idaho

Owner's Permit No.

2. NATURE OF WORK

☒ New well ☐ Deepened ☐ Replacement

☐ Abandoned (describe method of abandoning)

3. PROPOSED USE

☒ Domestic ☐ Irrigation ☐ Test ☐ Other (specify type)

☐ Municipal ☐ Industrial ☐ Stock ☐ Waste Disposal or Injection

4. METHOD DRILLED

☐ Cable ☒ Rotory ☐ Dug ☐ Other

5. WELL CONSTRUCTION

Diameter of hole 6 inches Total depth 142 feet

Casing schedule: ☐ Steel ☐ Concrete

Thickness	Diameter	From	To
.250 inches	6 inches	+ 1 feet	53½ feet
inches	inches	feet	feet
inches	inches	feet	feet
inches	inches	feet	feet
inches	inches	feet	feet

Was a packer or seal used? ☐ Yes ☒ No

Perforated? ☐ Yes ☒ No

How perforated? ☐ Factory ☐ Knife ☐ Torch

Size of perforation inches by inches

Number	From	To
perforations	feet	feet
perforations	feet	feet
perforations	feet	feet

Well screen installed? ☐ Yes ☒ No

Manufacturer's name

Type Model No.

Diameter Slot size Set from feet to feet

Diameter Slot size Set from feet to feet

Gravel packed? ☐ Yes ☒ No Size of gravel

Placed from feet to feet

Surface seal depth 18 Material used in seal ☐ Cement grout ☒ Puddling clay ☐ Well cuttings

Sealing procedure used ☐ Slurry pit ☐ Temporary surface casing ☒ Overbore to seal depth

6. LOCATION OF WELL

Sketch map location must agree with written location.

B 22 CB

N / W / E / S

Subdivision Name

Lot No. Block No.

County Teton

SE ¼ SW ¼ Sec. 1, T. 4 (N) S, R. 44 (E) W

MICROFILMED

7. WATER LEVEL

Static water level 48 feet below land surface

Flowing? ☐ Yes ☒ No G.P.M. flow

Temperature 53 ° F. Quality

Artesian closed-in pressure p.s.i.

Controlled by ☐ Valve ☐ Cap ☐ Plug

8. WELL TEST DATA

☐ Pump ☐ Bailer ☐ Other

Discharge G.P.M.	Draw Down	Hours Pumped

9. LITHOLOGIC LOG

46452

Hole Diam.	Depth From	Depth To	Material	Water Yes	Water No
6	0	5	Soil		x
	5	53	Clay & Boulders		x
	53	60	Grey WT		x
	60	62	Broken Rock & Clay		x
	62	80	Broken Rock	x	
	80	91	Grey WT		x
	91	110	Broken Rock & Clay		x
	110	120	Grey WT		x
	120	125	Broken Rock	x	
	125	128	Grey Wt		x
6	128	142	Broken Rock & Clay	x	

10.

Work started May 1, 1974 finished May 2, 1974

11. DRILLERS CERTIFICATION

Firm Name Hopkins Brothers Firm No. 32

Address Driggs, Idaho Date 7/13/74

Signed by (Firm Official) H L Hopkins

and

(Operator) H L Hopkins

USE ADDITIONAL SHEETS IF NECESSARY FORWARD THE WHITE COPY TO THE DEPARTMENT

RECEIVED
APR

REPORT OF WELL DRILLER
State of Idaho

State law requires that this report shall be filed with the State Reclamation Engineer within 30 days after completion or abandonment of the well.

WELL OWNER: JAY DELL BUXTON
Name
Address DRIGGS, IDAHO

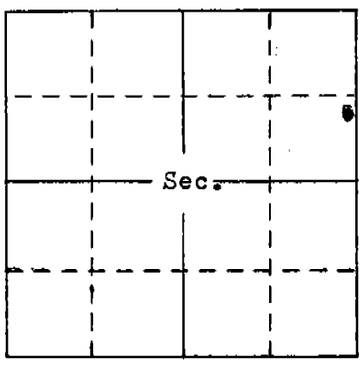
Owner's Permit No. G33114
NATURE OF WORK (check): Replacement well ☐
New well [X] Deepened ☐ Abandoned ☐
Water is to be used for: irrigation
METHOD OF CONSTRUCTION: Rotary ☐ Cable [X]
Dug ☐ Other (explain)
CASING SCHEDULE: Threaded ☐ Welded [X]
16 "Diam. from 0 ft. to 254 ft.
"Diam. from ft. to ft.
"Diam. from ft. to ft.
"Diam. from ft. to ft.
Thickness of casing: .250 Material:
Steel [X] concrete ☐ wood ☐ other ☐
(explain)
PERFORATED? Yes [X] No ☐ Type of perforator used:

Size of perforations: ½ " by 3 "
1000 perforations from 124 ft. to 250 ft.
perforations from ft. to ft.
perforations from ft. to ft.
perforations from ft. to ft.
WAS SCREEN INSTALLED? Yes ☐ No [X]
Manufacturer's name
Type Model No.
Diam. Slot size Set from ft. to ft.
Diam. Slot size Set from ft. to ft.
CONSTRUCTION: Well gravel packed? Yes ☐
No [X] size of gravel Gravel placed from ft. to ft. Surface seal provided? Yes ☐ No ☐ To what depth? ft. Material used in seal:

Did any strata contain unusable water? Yes ☐
No [X] Type of water:
Depth of strata 110 ft. Method of sealing strata off:

Surface casing used? Yes [X] No. ☐
Cemented in place? Yes ☐ No [X]

Locate well in section



LOCATION OF WELL: County TETON
S.W N.E ¼ Sec. 12 T. 4 N/S R. 44 E/W

Size of drilled hole: 16" Total depth of well: 296 Standing water level below ground: 110 Temp. Fahr. 56 ° Test delivery: 1200 gpm or cfs Pump? [X] Bail ☐
Size of pump and motor used to make test: See Mel Brown Co
Length of time of test: Hrs. Min.
Drawdown: 185 ft. Artesian pressure: ft. above land surface Give flow cfs or gpm. Shutoff pressure:
Controlled by: Valve ☐ Cap ☐ Plug ☐
No control ☐ Does well leak around casing?
Yes ☐ No [X]

DEPTH FROM FEET	DEPTH TO FEET	MATERIAL	WATER YES OR NO
0	2	top soil	no
2	11	brown sandy clay	no
11	34	clay and gravel	no
34	42	brown clay	no
42	49	cobble rocks	no
49	54	clay and gravel	no
54	62	cobble rocks	no
62	124	clay and gravel (water	yes
124	127	pea gravel and sand	yes
127	153	brown clay and gravel	yes
153	174	gravel conglomerate	yes
174	182	clay and gravel	yes
182	185	gravel conglomerate	yes
185	197	clay and gravel	yes
197	202	brown clay	
202	214	gravel conglomerate	yes
214	220	cobbles	yes
220	224	gravel conglomerate	yes
224	252	brown clay and gravel	yes
252	263	gravel conglomerate, clay	yes
263	283	brown sticky clay	
283	288	clay and gravel	yes
288	291	sticky clay	
291	296	clay and gravel	yes

CO 613

Work started: FEB. 24, 1968
Work finished: April 8, 1968
Well Driller's Statement: This well was drilled under my supervision and this report is true to the best of my knowledge.
Name: G.L. HOPKINS
Address: THORNTON, IDAHO
Signed by:
License No. 32 Date: April 17, 1968

(4469)

Use other side for additional remarks

USGS

22

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Form 238-7 ◆
1/78

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

USE TYPEWRITER OR BALLPOINT PEN

WELL DRILLER'S REPORT

State law requires that this report be filed with the Director, Department of Water Resources within 30 days after the completion or abandonment of the well.

1. WELL OWNER

Name J.D. BUXTON ~~Baxton~~

Address Driggs, Idaho 83422

Owner's Permit No. 22-7309

2. NATURE OF WORK

☒ New well ☐ Deepened ☐ Replacement
☐ Abandoned (describe method of abandoning) _____

3. PROPOSED USE

☐ Domestic ☒ Irrigation ☐ Test ☐ Municipal
☐ Industrial ☐ Stock ☐ Waste Disposal or Injection
☐ Other _____ (specify type)

4. METHOD DRILLED

☐ Rotary ☐ Air ☐ Hydraulic ☐ Reverse rotary
☒ Cable ☐ Dug ☐ Other _____

5. WELL CONSTRUCTION

Casing schedule: ☒ Steel ☐ Concrete ☐ Other _____

Thickness	Diameter	From	To
.250 inches	20" inches	+ 1 feet	401 feet
_____ inches	_____ inches	_____ feet	_____ feet
_____ inches	_____ inches	_____ feet	_____ feet
_____ inches	_____ inches	_____ feet	_____ feet

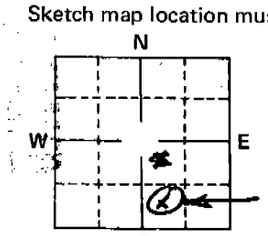
Was casing drive shoe used? ☒ Yes ☐ No
Was a packer or seal used? ☐ Yes ☒ No
Perforated? ☒ Yes ☐ No
How perforated? ☐ Factory ☒ Knife ☐ Torch
Size of perforation 3/8 inches by 2 inches

Number		From		To	
1600	perforations	84	feet	400	feet
_____	perforations	_____	feet	_____	feet
_____	perforations	_____	feet	_____	feet

Well screen installed? ☐ Yes ☒ No
Manufacturer's name _____
Type _____ Model No. _____
Diameter ____ Slot size ____ Set from _____ feet to _____ feet
Diameter ____ Slot size ____ Set from _____ feet to _____ feet
Gravel packed? ☐ Yes ☒ No ☐ Size of gravel _____
Placed from _____ feet to _____ feet
Surface seal depth 20' Material used in seal: ☒ Cement grout ☐ Puddling clay ☒ Well cuttings
Sealing procedure used: ☒ Slurry pit ☐ Temp. surface casing ☐ Overbore to seal depth
Method of joining casing: ☐ Threaded ☒ Welded ☐ Solvent Weld ☐ Cemented between strata
Describe access port 2" pipe

6. LOCATION OF WELL

Sketch map location must agree with written location.



Subdivision Name _____
Lot No. _____ Block No. _____

County Teton
SW ~~NW~~ ¼ SE ¼ Sec. 1, T. 4 N, R. 44 E

7. WATER LEVEL

Static water level 60 feet below land surface.
Flowing? ☐ Yes ☒ No G.P.M. flow _____
Artesian closed-in pressure _____ p.s.i.
Controlled by: ☐ Valve ☐ Cap ☐ Plug
Temperature _____ °F. Quality _____

8. WELL TEST DATA

☐ Pump ☐ Bailer ☐ Air ☐ Other _____

Discharge G.P.M.	Pumping Level	Hours Pumped
2000	160'	10 hr.

9. LITHOLOGIC LOG

Hole Diam.	Depth From	Depth To	Material	Water Yes	Water No
20	0	4	Top Soil		X
"	4	24	Gravel and Clay		X
"	24	68	Red Clay		X
"	68	75	Gravel and Clay		X
"	75	84	Clay		X
"	84	88	Gravel and Clay	X	
"	88	104	Gravel and Clay	X	
40	104	109	Clay		X
"	109	120	Gravel and Clay	X	
"	120	174	Clay Red		X
9"	174	183	Cemented Gravel	X	
"	183	192	Clay		X
8"	192	200	Cemented Gravel	X	
"	200	221	Clay (Sticky Red)		X
20"	221	231	Gravel (Some Clay Streaks)	X	
"	231	236	Clay		X
"	236	241	Gravel (Bigger, Cleaner)	X	
"	241	244	Clay		X
6"	244	250	Gravel	X	
"	250	274	Clay (Some Gravel)		X
4"	274	278	Gravel	X	
"	278	303	Clay		X
4"	303	307	Gravel	X	
"	307	338	Clay (Some Gravel)		X
"	338	361	Gravel	X	
"	361	365	Clay		X
60	365	374	Gravel (little sand & Clay	X	
"	374	385	Clay		X
"	385	399	Gravel (Cemented)	X	
"	399	400	Clay		

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APR 13 1981
Department of Water Resources

RECEIVED
FEB 22 1980
Department of Water Resources
Eastern District Office

10.

Work started Sept.18,1979 finished Oct. 31, 1979

11. DRILLERS CERTIFICATION

cb dl

I/We certify that all minimum well construction standards were complied with at the time the rig was removed.

Firm Name Paul Vollmer & Son Firm No. 67
Address Aberdeen, Idaho 83210 Date Nov. 2, 1979
Signed by (Firm Official) Paul Vollmer Jr
and
(Operator) Paul Vollmer Jr

USE ADDITIONAL SHEETS IF NECESSARY — FORWARD THE WHITE COPY TO THE DEPARTMENT

146

Form 238-7
6/07

Bond

IDAHO DEPARTMENT OF WATER RESOURCES
WELL DRILLER'S REPORT

22

147

1. WELL TAG NO. D 0049740
Drilling Permit No. 58
Water right or injection well #

2. OWNER: Saydell Buxton
Name
Address 231 So. 500W
City Driggs State ID Zip 83422

3. WELL LOCATION:
Twp. 4 North ☒ or South ☐ Rge. 45 East ☒ or West ☐
Sec. 7 10 acres 1/4 SW 40 acres 1/4 NW 160 acres 1/4
Gov't Lot County Teton
Lat. 43 ° 41.390 (Deg. and Decimal minutes)
Long. 111 ° 12.020 (Deg. and Decimal minutes)
Address of Well Site 231 S. 500W City
(Give at least name of road + Distance to Road or Landmark)
Lot. Blk. Sub. Name

4. USE:
☒ Domestic ☐ Municipal ☐ Monitor ☐ Irrigation ☐ Thermal ☐ Injection
☐ Other

5. TYPE OF WORK:
☒ New well ☐ Replacement well ☐ Modify existing well
☐ Abandonment ☐ Other

6. DRILL METHOD:
☒ Air Rotary ☐ Mud Rotary ☐ Cable ☐ Other

7. SEALING PROCEDURES:

Seal material	From (ft)	To (ft)	Quantity (lbs or ft³)	Placement method/procedure
bruton, tc	0	18	250 lbs	overbore

8. CASING/LINER:

Diameter (nominal)	From (ft)	To (ft)	Gauge/ Schedule	Material	Casing	Liner	Threaded	Welded
6"	+1	160	.280	steel	☒	☐	☐	☒
					☐	☐	☐	☐
					☐	☐	☐	☐
					☐	☐	☐	☐

Was drive shoe used? ☒ Y ☐ N Shoe Depth(s) 160

9. PERFORATIONS/SCREENS:
Perforations ☐ Y ☒ N Method
Manufactured screen ☐ Y ☒ N Type
Method of installation

From (ft)	To (ft)	Slot size	Number/ft	Diameter (nominal)	Material	Gauge or Schedule

Length of Headpipe Length of Tailpipe
Packer ☐ Y ☒ N Type

10. FILTER PACK:

Filter Material	From (ft)	To (ft)	Quantity (lbs or ft³)	Placement method

11. FLOWING ARTESIAN:
Flowing Artesian? ☐ Y ☒ N Artesian Pressure (PSIG)
Describe control device

12. STATIC WATER LEVEL and WELL TESTS:
Depth first water encountered (ft) 70 Static water level (ft) 70
Water temp. (°F) Bottom hole temp. (°F)
Describe access port

Well test:

Drawdown (feet)	Discharge or yield (gpm)	Test duration (minutes)

Test method: ☐ Pump ☐ Bailer ☐ Air ☐ Flowing artesian

Water quality test or comments:

13. LITHOLOGIC LOG and/or repairs or abandonment:

Bore Dia. (in)	From (ft)	To (ft)	Remarks, lithology or description of repairs or abandonment, water temp.	Water Y	Water N
8"	0	18	organ clay - gravels		
6"	18	35	clay - gravels		
6"	35	40	clay		
6"	40	45	clay - gravels		
6"	45	50	clay		
6"	50	70	clay - gravels		
6"	70	110	clay, gravels	X	
6"	110	120	clay		9
6"	120	125	clay - gravels	X	
6"	125	160	clay		X
6"	160	180	cemented gravels	X	

RECEIVED
OCT 07 2008
Department of Water Resources
Eastern Region

Completed Depth (Measurable): 180
Date Started: 9-11-08 Date Completed: 9-12-08

14. DRILLER'S CERTIFICATION:
I/We certify that all minimum well construction standards were complied with at the time the rig was removed.

Company Name Deming Well Drilling Co. No. 518
*Principal Driller Date 9-18-08
*Driller Date 9-17-08
*Operator II Date 9-17-08
Operator I Date

*** Signature of Principal Driller and rig operator are required.**

Form 238-7
3/95

V C DMD

IDAHO DEPARTMENT OF WATER RESOURCES
WELL DRILLER'S REPORT

Use Typewriter or Ballpoint Pen

63927

Office Use Only
Inspected by _____
Twp____ Rge____ Sec____
____1/4 ____1/4 ____1/4
Lat: : : Long: : :

1. DRILLING PERMIT NO. ~~22~~ - 95 - E 0160 -000
Other IDWR No. _____

2. OWNER:
Name Jeff Hansen
Address 61 E Dogwood
City Victor State Id Zip 83455

3. LOCATION OF WELL by legal description:
Sketch map location must agree with written location.

N / W / E / S — X

Twp. 4 N North ☑ or South ☐
Rge. 45E East ☑ or West ☐
Sec. 26, _____ 1/4 (10 acres) SW 1/4 (40 acres) SW 1/4 (160 acres)
Gov't Lot _____ County Teton
Lat: : : Long: : :
Address of Well Site Victor
Cache Rd City _____
(Give at least name of road + Distance to Road or Landmark)

Lt. _____ Blk. _____ Sub. Name _____

4. USE:
☑ Domestic ☐ Municipal ☐ Monitor ☐ Irrigation
☐ Thermal ☐ Injection ☐ Other _____

5. TYPE OF WORK check all that apply (Replacement etc.)
☑ New Well ☐ Modify ☐ Abandonment ☐ Other _____

6. DRILL METHOD
☑ Air Rotary ☐ Cable ☐ Mud Rotary ☐ Other _____

7. SEALING PROCEDURES

SEAL/FILTER PACK Material	From	To	AMOUNT Sacks or Pounds	METHOD
Bentonite	0	20'	400 LBS	Overbore

Was drive shoe used? ☑ Y ☐ N Shoe Depth(s) _____
Was drive shoe seal tested? ☐ Y ☐ N How? _____

8. CASING/LINER:

Diameter	From	To	Gauge	Material	Casing	Liner	Welded	Threaded
6"	+2	140'	.250"	Steel	☑	☐	☐	☐
					☐	☐	☐	☐
					☐	☐	☐	☐

Length of Headpipe _____ Length of Tailpipe _____

9. PERFORATIONS/SCREENS
☐ Perforations Method _____
☐ Screens Screen Type _____

From	To	Slot Size	Number	Diameter	Material	Casing	Liner
						☐	☐
						☐	☐
						☐	☐

10. STATIC WATER LEVEL OR ARTESIAN PRESSURE:
92' ft. below ground Artesian pressure _____ lb.
Depth flow encountered _____ ft. Describe access port or control devices: _____

11. WELL TESTS:
☐ Pump ☐ Bailer ☐ Air ☐ Flowing Artesian

Yield gal./min.	Drawdown	Pumping Level	Time

Water Temp. _____ Bottom hole temp. _____
Water Quality test or comments: _____
Depth first Water Encountered _____

12. LITHOLOGIC LOG: (Describe repairs or abandonment)

Bore Dia.	From	To	Remarks: Lithology, Water Quality & Temperature	Water Y	Water N
8"	0	90'	Clay Gravel Small Cobble Rocks		X
6"	90'	140'	Clay Gravel Cobble Rocks	X	

RECEIVED
NOV 27 1995
Department of Water Resources

RECEIVED
OCT 05 1995
Department of Water Resources
Eastern District Office

MAR 07 1996

Completed Depth 140' (Measurable)
Date: Started 9-21-95 Completed 9-21-95

13. DRILLER'S CERTIFICATION
I/We certify that all minimum well construction standards were complied with at the time the rig was removed.

Firm Name Denning Drilling Inc Firm No. 518
Firm Official _____ Date 9-21-95
and
Supervisor or Operator _____ Date _____
(Sign once if Firm Official & Operator)

FORWARD WHITE COPY TO WATER RESOURCES

DE

orm 238-7
6/07

IDAHO DEPARTMENT OF WATER RESOURCES
WELL DRILLER'S REPORT

COPY

1. WELL TAG NO. D 0075686
Drilling Permit No.
Water right or injection well #

2. OWNER:
Name Foster, Kerstyn and Tyler
Address P.O. Box 604
City Driggs State ID Zip 83422

3.WELL LOCATION:
Twp. 4 North ☒ or South ☐ Rge. 44 East ☒ or West ☐
Sec. 12 ____ 10 acres 1/4 NE 40 acres 1/4 NE 160 acres 1/4
Gov't Lot ____ County Teton
Lat. 43 ° 41.480 (Deg. and Decimal minutes)
Long. 111 ° 12.130 (Deg. and Decimal minutes)
Address of Well Site 5000 W 2250 S
(Give at least name of road + Distance to Road or Landmark) City Driggs
Lot. ____ Blk. ____ Sub. Name

4. USE:
☒ Domestic ☐ Municipal ☐ Monitor ☐ Irrigation ☐ Thermal ☐ Injection
☐ Other

5. TYPE OF WORK:
☒ New well ☐ Replacement well ☐ Modify existing well
☐ Abandonment ☐ Other

6. DRILL METHOD:
☒ Air Rotary ☐ Mud Rotary ☐ Cable ☐ Other

7. SEALING PROCEDURES:

Seal material	From (ft)	To (ft)	Quantity (lbs or ft³)	Placement method/procedure
bentonite	0'	40'	1400 lbs	temp casing

8. CASING/LINER:

Diameter (nominal)	From (ft)	To (ft)	Gauge/ Schedule	Material	Casing	Liner	Threaded	Welded
6"	+2	158'	.250	steel	☒	☐	☐	☒
					☐	☐	☐	☐
					☐	☐	☐	☐
					☐	☐	☐	☐

Was drive shoe used? ☒ Y ☐ N Shoe Depth(s) 158'

9. PERFORATIONS/SCREENS:
Perforations ☐ Y ☒ N Method
Manufactured screen ☐ Y ☒ N Type
Method of installation

From (ft)	To (ft)	Slot size	Number/ft	Diameter (nominal)	Material	Gauge or Schedule

Length of Headpipe ____ Length of Tailpipe ____
Packer ☐ Y ☒ N Type

10.FILTER PACK:

Filter Material	From (ft)	To (ft)	Quantity (lbs or ft³)	Placement method

11. FLOWING ARTESIAN:
Flowing Artesian? ☐ Y ☒ N Artesian Pressure (PSIG)
Describe control device

12. STATIC WATER LEVEL and WELL TESTS:
Depth first water encountered (ft) 90' Static water level (ft) 90'
Water temp. (°F) 58* Bottom hole temp. (°F) 58*
Describe access port

Well test:

Drawdown (feet)	Discharge or yield (gpm)	Test duration (minutes)
150'	20	45

Test method: Pump ☐ Bailer ☐ Air ☒ Flowing artesian ☐

Water quality test or comments:

13. LITHOLOGIC LOG and/or repairs or abandonment:

Bore Dia. (in)	From (ft)	To (ft)	Remarks, lithology or description of repairs or abandonment, water temp.	Water Y	Water N
10"	0'	40'	clay, gravel, top soil		X
6"	40'	70'	clay, gravel		X
	70'	72'	cemented gravel layer		X
	72'	93'	clay, gravel	X	
	93'	95'	cemented gravel layer	X	
	93'	110'	clay		X
	110'	112'	cemented gravel layer	X	
	112'	140'	gravel, clay very low GPM	X	
	140'	150'	clay		X
	150'	165'	clay, gravel	X	

RECEIVED
MAY 20 2019
Department of Water Resources
Eastern Region

Completed Depth (Measurable): 158'
Date Started: Feb 13, 2019 Date Completed: Feb 15, 2019

14. DRILLER'S CERTIFICATION:
I/We certify that all minimum well construction standards were complied with at the time the rig was removed.

Company Name Denning Well Drilling Co. No. 518
*Principal Driller [signature] Date Feb 15, 2019
*Driller [signature] Date Feb 15, 2019
*Operator II ____ Date ____
Operator I [signature] Date Feb 15, 2019

* Signature of Principal Driller and rig operator are required.

Form 238-7
6/07

150

IDAHO DEPARTMENT OF WATER RESOURCES
WELL DRILLER'S REPORT

OMR

1. WELL TAG NO. D 80168055 | old well D0045769
Drilling Permit No. _____ | we modified
Water right or injection well # _____

2. OWNER:
Name Mark Rakefeller
Address PO Box 604
City Driggs State Id Zip 83422

3. WELL LOCATION:
Twp. 4 North ☒ or South ☐ Rge. 44 East ☒ or West ☐
Sec. 12 ____ 1/4 (10 acres) SW 1/4 (40 acres) NW 1/4 (160 acres)
Gov't Lot _____ County Teton
Lat. _____ ° _____ (Deg. and Decimal minutes)
Long. _____ ° _____ (Deg. and Decimal minutes)
Address of Well Site Bates Rd
(Give at least name of road + Distance to Road or Landmark) City Victor
Lot. _____ Blk. _____ Sub. Name _____

4. USE:
☒ Domestic ☐ Municipal ☐ Monitor ☐ Irrigation ☐ Thermal ☐ Injection
☐ Other _____

5. TYPE OF WORK:
☐ New well ☐ Replacement well ☒ Modify existing well
☐ Abandonment ☐ Other _____

6. DRILL METHOD:
☒ Air Rotary ☐ Mud Rotary ☐ Cable ☐ Other _____

7. SEALING PROCEDURES:

Seal material	From (ft)	To (ft)	Quantity (lbs or ft³)	Placement method/procedure
Neat Cement				

8. CASING/LINER:

Diameter (nominal)	From (ft)	To (ft)	Gauge/ Schedule	Material	Casing	Liner	Threaded	Welded
					☐	☐	☐	☐
					☐	☐	☐	☐
					☐	☐	☐	☐
					☐	☐	☐	☐

Was drive shoe used? ☐ Y ☐ N Shoe Depth(s) _____

9. PERFORATIONS/SCREENS:
Perforations ☒ Y ☐ N Method Air Perforator
Manufactured screen ☐ Y ☐ N Type _____
Method of installation _____

From (ft)	To (ft)	Slot size	Number/ft	Diameter (nominal)	Material	Gauge or Schedule
90'	100'	1/4"	6 rows	6"	Steel	.250"

Length of Headpipe _____ Length of Tailpipe _____
Packer ☐ Y ☐ N Type _____

10. FILTER PACK:

Filter Material	From (ft)	To (ft)	Quantity (lbs or ft³)	Placement method

11. FLOWING ARTESIAN:
Flowing Artesian? ☐ Y ☒ N Artesian Pressure (PSIG) _____
Describe control device _____

12. STATIC WATER LEVEL and WELL TESTS:
Depth first water encountered (ft) _____ Static water level (ft) _____
Water temp. (°F) _____ Bottom hole temp. (°F) _____
Describe access port _____

Well test:

Drawdown (feet)	Discharge or yield (gpm)	Test duration (minutes)

Test method: ☐ Pump ☐ Bailer ☐ Air ☐ Flowing artesian

Water quality test or comments: _____

13. LITHOLOGIC LOG and/or repairs or abandonment:

Bore Dia. (in)	From (ft)	To (ft)	Remarks, lithology or description of repairs or abandonment, water temp.	Water Y	Water N
			drilled 4½ PVC out to 130' filled Entire hole from 0' to 520' with neat Cement let set 3 days drilled to 120' - 6" dall then perforated from 90' to 100' with air perforator six rows and developed for one hr.		

RECEIVED
AUG 03 2015
Department of Water Resources
Eastern Region

Completed Depth (Measurable): 120'
Date Started: 6-11-15 Date Completed: 6-17-15

14. DRILLER'S CERTIFICATION:
I/We certify that all minimum well construction standards were complied with at the time the rig was removed.

Company Name Denning Drilling Inc Co. No. 518
*Principal Driller Denning Date 7-18-15
*Driller Denning Date 7-18-15
*Operator II _____ Date _____
Operator I _____ Date _____

* Signature of Principal Driller and rig operator are required.

Form 238-7
6/02

IDAHO DEPARTMENT OF WATER RESOURCES
WELL DRILLER'S REPORT

22

Office Use Only
Well ID No.
Inspected by
Twp ____ Rge ____ Sec ____
____ 1/4 ____ 1/4 ____ 1/4
Lat: : : Long: : :

1. WELL TAG NO. D 0045769
DRILLING PERMIT NO.
Water Right or Injection Well No.

2. OWNER:
Name Mark Rockefeller
Address PO Box 604
City Driggs State Id Zip 83422

3. LOCATION OF WELL by legal description:
You must provide address or Lot, Blk, Sub. or Directions to well.
Twp. 4N North ☑ or South ☐
Rge. 44E East ☑ or West ☐
Sec. 12, ____ 1/4 (10 acres) SW 1/4 (40 acres) NW 1/4 (160 acres)
Gov't Lot ____ County Teton
Lat: : : Long: : :
Address of Well Site Bates Road
City Driggs
(Give at least name of road + Distance to Road or Landmark)
Lt. ____ Blk. ____ Sub. Name

4. USE:
☑ Domestic ☐ Municipal ☐ Monitor ☐ Irrigation
☐ Thermal ☐ Injection ☐ Other

5. TYPE OF WORK check all that apply (Replacement etc.)
☑ New Well ☐ Modify ☐ Abandonment ☐ Other

6. DRILL METHOD:
☑ Air Rotary ☐ Cable ☐ Mud Rotary ☐ Other

7. SEALING PROCEDURES

Seal Material	From	To	Weight / Volume	Seal Placement Method
Bentonite	0	20'	1000 LBS	Over Bore

Was drive shoe used? ☑ Y ☐ N Shoe Depth(s)
Was drive shoe seal tested? ☐ Y ☑ N How?

8. CASING/LINER:

Diameter	From	To	Gauge	Material	Casing	Liner	Welded	Threaded
6"	+1	205'	.250"	Steel	☑	☐	☐	☐
5"	-15'	320'	Sch 40		☑	☐	☐	☐
					☐	☐	☐	☐

Length of Headpipe Length of Tailpipe
Packer ☐ Y ☑ N Type

9. PERFORATIONS/SCREENS PACKER TYPE
Perforation Method
Screen Type & Method of Installation

From	To	Slot Size	Number	Diameter	Material	Casing	Liner
						☐	☐
						☐	☐
						☐	☐

10. FILTER PACK

Filter Material	From	To	Weight / Volume	Placement Method

11. STATIC WATER LEVEL OR ARTESIAN PRESSURE:
10' ft. below ground Artesian pressure ____ lb.
Depth flow encountered ____ ft. Describe access port or control devices:

12. WELL TESTS:
☐ Pump ☐ Bailer ☐ Air ☐ Flowing Artesian

Yield gal./min.	Drawdown	Pumping Level	Time

Water Temp. Bottom hole temp.
Water Quality test or comments:
Depth first Water Encounter

13. LITHOLOGIC LOG: (Describe repairs or abandonment)

Bore Dia.	From	To	Remarks: Lithology, Water Quality & Temperature	Water Y	Water N
8"	0'	20'	Clay		X
8"	20'	100'	Clay Rock Gravel	X	
6"	100'	120'	Rock		X
6"	120'	200'	Clay Gravel	X	
6"	200'	230'	Rock		X
6"	230	235'	Broken Rock	X	
6"	235'	505'	Rock (Grey)		X
6"	505	520'	Broken Rock Lots of Water	X	

RECEIVED
AUG 20 2007
Department of Water Resources
Eastern Region

Completed Depth 520' (Measurable)
Date: Started 8-8-07 Completed 8-13-07

14. DRILLER'S CERTIFICATION
I/We certify that all minimum well construction standards were complied with at the time the rig was removed.

Company Name Denning Drilling Firm No. 518
Principal Driller Daniel Denning Date 8-14-07
and
Driller or Operator II Daniel Denning Date 8-14-07
Operator I Date

Principal Driller and Rig Operator *Required.*
Operator I must have signature of Driller/Operator II.

FORWARD WHITE COPY TO WATER RESOURCES

Form 238-7
7/94

IDAHO DEPARTMENT OF WATER RESOURCES
WELL DRILLER'S REPORT 48909

Use Typewriter
or
Ball Point Pen

1. DRILLING PERMIT NO. 22-95-E-054-000
Other IDWR No.

2. OWNER:
Name Mark Rockefeller
Address PO Box 604
City Driggs State Id Zip 83422

3. LOCATION OF WELL by legal description:
Sketch map location must agree with written location.

N / W / E / S

Twp. 4 North ☑ or South ☐
Rge. 44 East ☑ or West ☐
Sec. 12, ____ 1/4 SW 1/4 NW 1/4
(10 acres / 40 acres / 160 acres)
Gov't Lot ____ County Teton

Address of Well Site
City
(Give at least name of road + Distance to Road or Landmark)

Lt. Blk. Sub. Name

4. PROPOSED USE:
☑ Domestic ☐ Municipal ☐ Monitor ☐ Irrigation
☐ Thermal ☐ Injection ☐ Other

5. TYPE OF WORK
☑ New Well ☐ Modify or Repair ☐ Replacement ☐ Abandonment

6. DRILL METHOD
☐ Mud Rotary ☑ Air Rotary ☐ Cable ☐ Other

7. SEALING PROCEDURES

SEAL/FILTER PACK Material	From	To	AMOUNT Sacks or Pounds	METHOD
Bentonite	0	20'	400 lbs	Dry Drive

Was drive shoe used? ☑ Y ☐ N Shoe Depth(s)
Was drive shoe seal tested? Y ☑ N ☐ How?

8. CASING/LINER:

Diameter	From	To	Gauge	Material	Casing	Liner	Welded	Threaded
6"	+2	120'	.280"	Steel	☑	☐	☐	☐
					☐	☐	☐	☐
					☐	☐	☐	☐

Length of Headpipe Length of Tailpipe

9. PERFORATIONS/SCREENS
☑ Perforations Method AIR Reforator
☐ Screens Screen Type

From	To	Slot Size	Number	Diameter	Material	Casing	Liner
100'	118'	3/4"	3 passes			☐	☐
						☐	☐
						☐	☐

Air Reforator has a Cog or Sprocket that travels down pipe

10. STATIC WATER LEVEL OR ARTESIAN PRESSURE:
25' ft. below ground Artesian pressure ____ lb.
Depth flow encountered ____ ft. Describe access port or control devices:

11. WELL TESTS:
☐ Pump ☐ Bailer ☐ Air ☐ Flowing Artesian

Yield gal./min.	Drawdown	Pumping Level	Time

Water Temp. Bottom hole temp.
Water Quality test or comments:

12. LITHOLOGIC LOG: (Describe repairs or abandonment)

Bore Dia.	From	To	Remarks: Lithology, Water Quality & Temperature	Water Y	Water N
8"	0	10'	Clay		
8"	10'	25'	Clay & Gravel		
8"	25'	30'	Clay		
8"	30'	76'	Rock		
8"	76'	88'	Clay & Gravel	X	
8"	88'	95'	Clay		X
8"	95	110	Clay & Gravel		X
8"	110'	115'	Rock		X
8"	115	125'	Clay & Gravel	X	
6"	125'	135'	Clay		X
6"	135'	150'	Clay & Gravel		X
6"	150'	152'	Clay		X
6"	152	160'	Clay with small Amount of Gravel		X

RECEIVED
AUG 23 1995
Department of Water Resources

JUN 12 1996
Department of Water Resources
Eastern District Office

OCT 0 8 1996

Completed Depth 120' (Measurable)
Date: Started 5-25-95 Completed 5-26-95

13. DRILLER'S CERTIFICATION
I/We certify that all minimum well construction standards were complied with at the time the rig was removed.

Firm Name Denning Drilling Inc Firm No. 518
Firm Official Dennis Denning Date 5-26-95
and
Supervisor or Operator Date
(Sign once if Firm Official & Operator)

FORWARD WHITE COPY TO WATER RESOURCES

Form 238-7
11/97

DMD

IDAHO DEPARTMENT OF WATER RESOURCES
WELL DRILLER'S REPORT

67686

Office Use Only
Twp 4N Rge 45E Sec 06
1/4 SE 1/4 SW 1/4
Lat: : : Long: : :

1. WELL TAG NO. D 000 6066
DRILLING PERMIT NO. 22-98E-0092-000
Other IDWR No.

2. OWNER:
Name Stanley Edwards
Address 200 S 475 W
City Driggs State Id. Zip 83422

3. LOCATION OF WELL by legal description:
Sketch map location must agree with written location.

N / W / E / S

Twp. 4 North ☒ or South ☐
Rge. 45 East ☒ or West ☐
Sec. 6, 1/4 (10 acres) SE 1/4 (40 acres) SW 1/4 (160 acres)
Gov't Lot ____ County Teton
Lat: : : Long: : :
Address of Well Site 200 S 475 W
City Driggs
(Give at least name of road + Distance to Road or Landmark)

Lt. ____ Blk. ____ Sub. Name ____

4. USE:
☒ Domestic ☐ Municipal ☐ Monitor ☐ Irrigation
☐ Thermal ☐ Injection ☐ Other ____

5. TYPE OF WORK check all that apply (Replacement etc.)
☒ New Well ☐ Modify ☐ Abandonment ☐ Other ____

6. DRILL METHOD
☒ Air Rotary ☐ Cable ☐ Mud Rotary ☐ Other ____

7. SEALING PROCEDURES

SEAL/FILTER PACK Material	From	To	AMOUNT Sacks or Pounds	METHOD
Bentonite	0	20'	300 LBS	OVER Bore

Was drive shoe used? ☒ Y ☐ N Shoe Depth(s) ____
Was drive shoe seal tested? ☐ Y ☒ N How? ____

8. CASING/LINER:

Diameter	From	To	Gauge	Material	Casing	Liner	Welded	Threaded
6"	+1	115'	.250	Steel	☒	☐	☐	☐
					☐	☐	☐	☐
					☐	☐	☐	☐

Length of Headpipe ____ Length of Tailpipe ____

9. PERFORATIONS/SCREENS
Perforations Method ____
Screens Screen Type ____

From	To	Slot Size	Number	Diameter	Material	Casing	Liner
						☐	☐
						☐	☐
						☐	☐

10. STATIC WATER LEVEL OR ARTESIAN PRESSURE:
60' ft. below ground Artesian pressure ____ lb.
Depth flow encountered ____ ft. Describe access port or control devices: ____

11. WELL TESTS:
☐ Pump ☐ Bailer ☐ Air ☐ Flowing Artesian

Yield gal./min.	Drawdown	Pumping Level	Time

Water Temp. ____ Bottom hole temp. ____
Water Quality test or comments: ____
Depth first Water Encounter ____

12. LITHOLOGIC LOG: (Describe repairs or abandonment)

Bore Dia.	From	To	Remarks: Lithology, Water Quality & Temperature	Water Y	Water N
8"	0	20'	Clay		X
6"	20'	60'	Clay Gravel	X	
6"	60'	115'	Clay Gravel	X	

AUG 31 1998
Department of Water Resources
Eastern District Office
RECEIVED
SEP 08 1998
MICROFILMED
Department of Water Resources NOV 04 1998

Completed Depth 115' (Measurable)
Date: Started 8-11-98 Completed 8-12-98

13. DRILLER'S CERTIFICATION
I/We certify that all minimum well construction standards were complied with at the time the rig was removed.

Company Name Denning Drilling Firm No. 578
Firm Official Daniel A Denning Date 8-12-98
and
Driller or Operator ____ Date ____
(Sign once if Firm Official & Operator)

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Manufactured by Alexander Clark Business Forms - Boise, Idaho - (208) 322-0611

C

DHD

IDAHO DEPARTMENT OF WATER RESOURCES
WELL DRILLER'S REPORT

Office Use Only
Inspected by _____
Twp ____ Rge ____ Sec ____
____ 1/4 ____ 1/4 ____ 1/4
Lat: : : Long: : :

..WELL TAG NO. D0065558
DRILLING PERMIT NO. ____-____-____-____-____
Other IDWR No. _____

2. OWNER:
Name Sun Raw Research
Address 3270 E 17th st # 229
City Ammon State Id Zip 83406

3. LOCATION OF WELL by legal description:
Sketch map location must agree with written location.

N / W / E / S

Twp. 4 North ☒ or South ☐
Rge. 44 East ☒ or West ☐
Sec. 12 ____ 1/4 NE 1/4 SE 1/4 (10 acres / 40 acres / 160 acres)
Gov't Lot ____ County Teton
Lat: : : Long: : :
Address of Well Site So. Bates Rd
City _____
(Give at least name of road + Distance to Road or Landmark)

Lt. _____ Blk. _____ Sub. Name _____

4. USE:
☒ Domestic ☐ Municipal ☐ Monitor ☐ Irrigation
☐ Thermal ☐ Injection ☐ Other _____

5. TYPE OF WORK check all that apply (Replacement etc.)
☒ New Well ☐ Modify ☐ Abandonment ☐ Other _____

6. DRILL METHOD
☒ Air Rotary ☐ Cable ☐ Mud Rotary ☐ Other _____

7. SEALING PROCEDURES

SEAL/FILTER PACK Material	From	To	AMOUNT Sacks or Pounds	METHOD
Bentonite	0	40'	26 Sacks	over Bore

Was drive shoe used? ☒ Y ☐ N Shoe Depth(s) _____
Was drive shoe seal tested? ☐ Y ☒ N How? _____

8. CASING/LINER:

Diameter	From	To	Gauge	Material	Casing	Liner	Welded	Threaded
6"	+2'	193'	.250"	Steel	☒	☐	☐	☐
5"	185	245'	.25"	Steel	☐	☒	☐	☐
					☐	☐	☐	☐

Length of Headpipe _____ Length of Tailpipe _____

9. PERFORATIONS/SCREENS
Perforations Method Torch
Screens Screen Type _____

From	To	Slot Size	Number	Diameter	Material	Casing	Liner
186'	244'	1/4" x 4"				☐	☐
	3 perfs Every 2'					☐	☐
						☐	☐

10. STATIC WATER LEVEL OR ARTESIAN PRESSURE:
88' ft. below ground Artesian pressure _____ lb.
Depth flow encountered _____ ft. Describe access port or control devices: _____

11. WELL TESTS:
☐ Pump ☐ Bailer ☐ Air ☐ Flowing Artesian

Yield gal/min	Drawdown	Pumping Level	Time

Water Temp. _____ Bottom hole temp. _____
Water Quality test or comments: _____
Depth first Water Encounter _____

12. LITHOLOGIC LOG: (Describe repairs or abandonment)

Bore Dia.	From	To	Remarks: Lithology, Water Quality & Temperature	Water Y	Water N
10"	0	18'	Clay		K
10"	18'	40'	Clay Gravel		K
6"	40'	55'	Clay Gravel		K
6"	55'	90'	Clay Sand	K	
6"	90'	120'	Clay Gravel	K	
6"	120'	190'	Clay Sand	K	
6"	190'	235'	Clay Sand Gravel	K	
6"	235'	260	Clay Gravel	K	

RECEIVED
APR 15 2015
Department of Water Resources
Eastern Region

Completed Depth 260' (Measurable)
Date: Started 8-20-14 Completed 8-28-14

13. DRILLER'S CERTIFICATION
I/We certify that all minimum well construction standards were complied with at the time the rig was removed.

Company Name Denning Drilling Inc Firm No. 578
Firm Official Daniel Denning Date 8-28-14
and
Driller or Operator _____ Date _____
(Sign once if Firm Official & Operator)

FORWARD WHITE COPY TO WATER RESOURCES

NRCS SOIL REPORT

United States Department of Agriculture

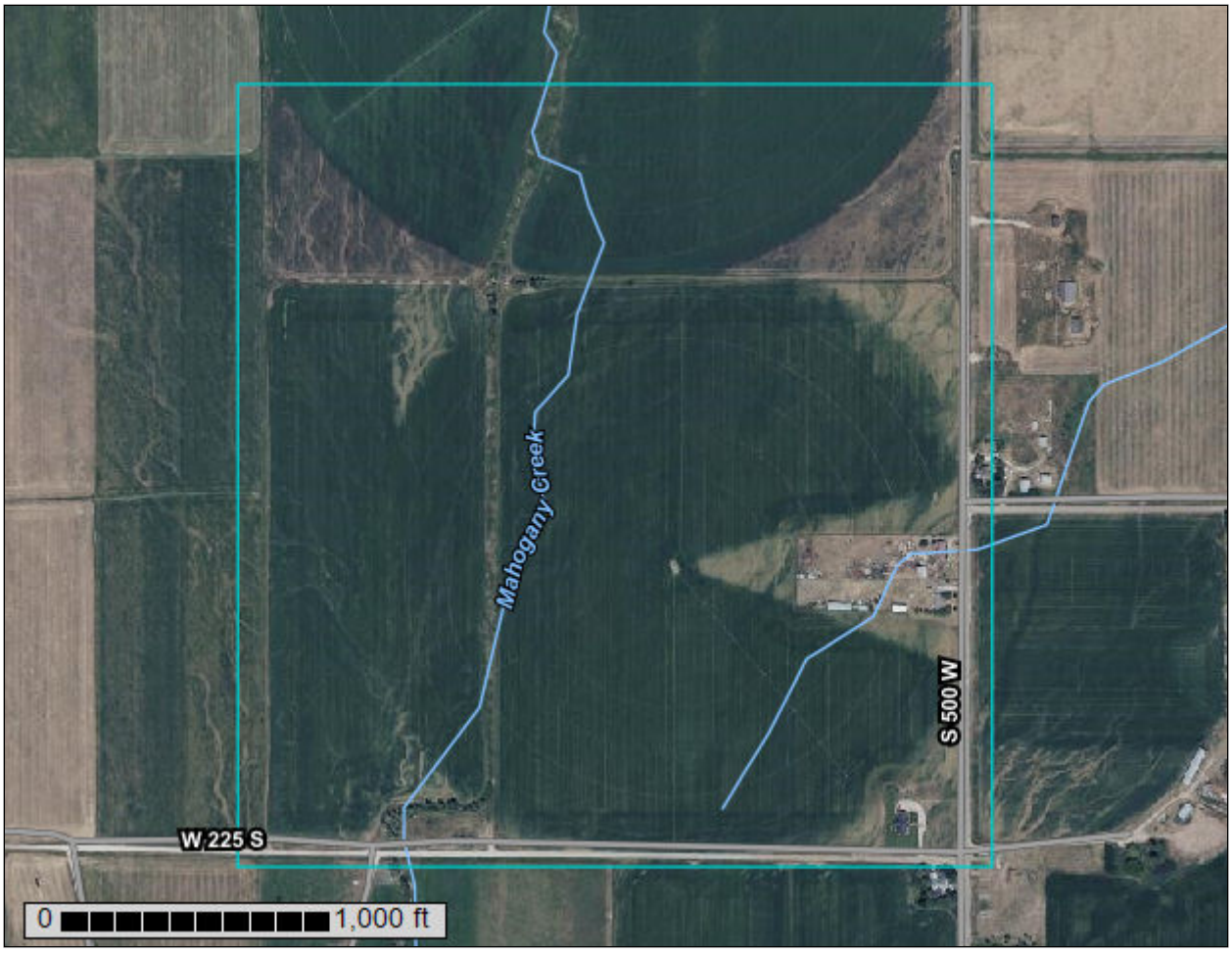
NRCS

Natural Resources Conservation Service

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for Teton Area, Idaho and Wyoming

Skyline View Ranch



Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (https://offices.sc.egov.usda.gov/locator/app?agency=nrcs) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or a part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require

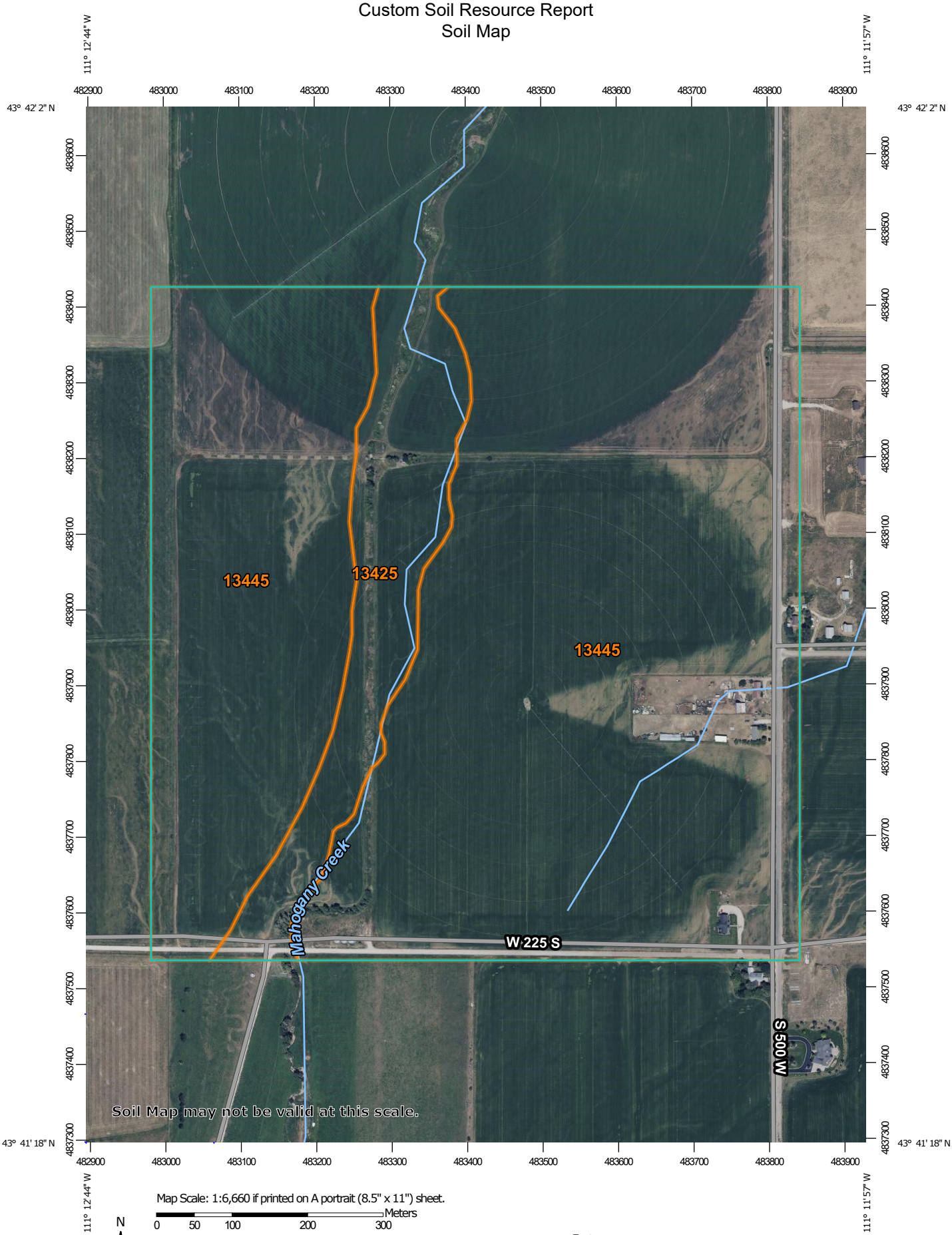
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Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.



Map Scale: 1:6,660 if printed on A portrait (8.5" x 11") sheet.

N

Meters
0 50 100 200 300

Feet
0 300 600 1200 1800

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 12N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Teton Area, Idaho and Wyoming
Survey Area Data: Version 11, Sep 2, 2022

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jul 20, 2022—Jul 25, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
13425	Badgerton-Alpine complex, 2 to 8 percent slopes	21.2	11.2%
13445	Richvale silt loam, 0 to 4 percent slopes	168.4	88.8%
Totals for Area of Interest		**189.6**	**100.0%**

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however,

onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Teton Area, Idaho and Wyoming

13425—Badgerton-Alpine complex, 2 to 8 percent slopes

Map Unit Setting

National map unit symbol: 1vggt
Elevation: 6,040 to 6,680 feet
Mean annual precipitation: 16 to 26 inches
Mean annual air temperature: 36 to 44 degrees F
Frost-free period: 20 to 90 days
Farmland classification: Not prime farmland

Map Unit Composition

Badgerton, rarely flooded, and similar soils: 55 percent
Alpine and similar soils: 35 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Badgerton, Rarely Flooded

Setting

Landform: Flood plains
Down-slope shape: Linear
Across-slope shape: Concave, linear
Parent material: Mixed alluvium

Typical profile

A - 0 to 9 inches: loam
AB - 9 to 17 inches: very gravelly loam
BC - 17 to 31 inches: extremely gravelly loamy sand
C1 - 31 to 43 inches: extremely gravelly loamy coarse sand
C2 - 43 to 60 inches: very gravelly sandy loam

Properties and qualities

Slope: 2 to 8 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: NoneRare
Frequency of ponding: None
Calcium carbonate, maximum content: 4 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 1.0
Available water supply, 0 to 60 inches: Low (about 3.9 inches)

Interpretive groups

Land capability classification (irrigated): 6c
Land capability classification (nonirrigated): 6c
Hydrologic Soil Group: B
Ecological site: R013XY050ID - Riparian Wet Meadow SALIX/CAREX
Hydric soil rating: No

Description of Alpine

Setting

Landform: Fan remnants, stream terraces
Down-slope shape: Convex, linear
Across-slope shape: Linear, convex
Parent material: Mixed alluvium

Typical profile

A1 - 0 to 2 inches: gravelly loam
A2 - 2 to 11 inches: very gravelly loam
ABk - 11 to 17 inches: extremely gravelly loam
Bk - 17 to 25 inches: extremely gravelly sandy loam
Bkq - 25 to 31 inches: extremely gravelly loamy sand
Bk' - 31 to 35 inches: extremely gravelly sandy loam
Bkq' - 35 to 44 inches: extremely gravelly loamy sand
Bk1'' - 44 to 51 inches: extremely gravelly sandy loam
Bk2'' - 51 to 60 inches: gravel

Properties and qualities

Slope: 2 to 8 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 75 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 1.0
Available water supply, 0 to 60 inches: Very low (about 2.2 inches)

Interpretive groups

Land capability classification (irrigated): 4c
Land capability classification (nonirrigated): 6s
Hydrologic Soil Group: B
Ecological site: R013XY004ID - Shallow Gravelly 12-16 PZ ARTRV/PSSPS
Hydric soil rating: No

Minor Components

Redfish, wooded

Percent of map unit: 5 percent
Landform: Flood plains
Down-slope shape: Linear
Across-slope shape: Concave, linear
Ecological site: R013XY050ID - Riparian Wet Meadow SALIX/CAREX
Hydric soil rating: Yes

Foxcreek, wooded

Percent of map unit: 5 percent
Landform: Flood plains
Down-slope shape: Linear
Across-slope shape: Concave, linear
Ecological site: R013XY050ID - Riparian Wet Meadow SALIX/CAREX

Hydric soil rating: Yes

13445—Richvale silt loam, 0 to 4 percent slopes

Map Unit Setting

National map unit symbol: 20j5z
Elevation: 6,000 to 6,250 feet
Mean annual precipitation: 16 to 18 inches
Mean annual air temperature: 38 to 44 degrees F
Frost-free period: 50 to 90 days
Farmland classification: Prime farmland if irrigated

Map Unit Composition

Richvale and similar soils: 90 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Richvale

Setting

Landform: Stream terraces, fan remnants
Down-slope shape: Linear
Across-slope shape: Convex, linear
Parent material: Mixed alluvium derived primarily from sandstone and limestone with loess inflence

Typical profile

Ap - 0 to 7 inches: silt loam
A - 7 to 14 inches: silt loam
Bt1 - 14 to 24 inches: silt loam
Bt2 - 24 to 28 inches: silt loam
Bk1 - 28 to 38 inches: silt loam
Bk2 - 38 to 60 inches: gravelly loam

Properties and qualities

Slope: 0 to 4 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.20 to 1.98 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 35 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 1.0
Available water supply, 0 to 60 inches: High (about 9.7 inches)

Interpretive groups

Land capability classification (irrigated): 4c
Land capability classification (nonirrigated): 4c

Hydrologic Soil Group: B
Ecological site: R013XY005ID - Loamy 16-22 PZ ARTRV/FEID-PSSPS
Hydric soil rating: No

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N-P Spreadsheets

IDEQ LEVEL 1 NUTRIENT-PATHOGEN EVALUATION NITROGEN MASS-BALANCE SPREADSHEET

V. 1.3 5/2/2002

This spreadsheet is based on the mass balance approach documented in: 1985.Bauman, B.J. and W.M. Schaefer.Estimating Ground-Water Quality Impacts From On-Site Sewage Treatment Systems. In Proceedings of 5th Northwest On-Site Wastewater Treatment Shortcourse, September 10-11, 1985. University of Washington, Seattle, WA. Pages 23-41. See **Instructions for Use** below.

INPUT

Water Budget	Input Value	Default Value	
Hydraulic Conductivity (ft/day)	80.000	Site-specific	
Hydraulic Gradient	0.0048	Site-specific	
Mixing Zone Thickness (ft)	15	15	Default
Aquifer Width Perpendicular to Flow (ft)	3040	Site-specific	
Parcel Area (acres)	140	Site-specific	
Percent of Parcel That Is Impervious (Percent)	5	Site-specific	
Current/Acceptable Number of Homes in Parcel	14.0	Site-specific	
Septic Tank Effluent (gallons/d/home)	300	300	Default
Natural Recharge rate (inches/yr)	1.2	Site-specific	
Nitrogen Budget (all concentrations represent nitrate nitrogen)			
Upgradient Ground Water Concentration (mg/l)	5.0	Site-specific	
Septic Tank Effluent Concentration (mg/l)	45.0	45.0	Default
Denitrification Rate (decimal fraction)	0	0	Default
Nitrate in Natural Recharge (mg/l)	0.3	0.3	Default

OUTPUT

Yearly Water Budget	Volume (m^3)	% of Total
Ground Water	1.81E+05	89.1
Eflluent	5.80E+03	2.9
Recharge	1.64E+04	8.1
Total Water Volume	**2.03E+05**	
Point of Compliance Nitrate Concentration Goal (mg/l)	**5.0**	
Avg. Downgradient Nitrate Concentration in GW (mg/l)	**5.8**	
Current/Acceptable Lot Size (Acres)	**10.0**	
Yearly Nitrogen Budget		
	Mass (mg)	**% of Total**
Background GW Nitrate Mass	9.06E+08	77.3
Septic Tank Effluent Nitrate Mass	2.61E+08	22.3
Recharge Nitrate Mass	4.92E+06	0.4
Total Nitrate Mass	**1.17E+09**	

Instructions for Use

Input parameter values appropriate to conditions at the site under consideration are entered in the blue shaded cells on the *INPUT* side of the spreadsheet. These input values form the basis for calculating yearly water and nitrogen budgets. Default values for selected parameters are provided, as described in the accompanying N-P guidance. Selecting values other than these defaults will require providing adequate justification. Sources of water and nitrogen include ground water inflow from upgradient, natural recharge on pervious portions of the site, and from septic tank effluent. The total yearly nitrogen mass input is then divided by the total yearly volume of water available to recharge groundwater to arrive at an estimated **Average Downgradient Nitrate Concentration in GW** (shown in the *OUTPUT* side of the spreadsheet).

As values are input into the blue shaded cells the totals and percent of total for various components of the water and nitrogen budgets are calculated and shown on the *OUTPUT* side of the spreadsheet. The **Avg. Downgradient Nitrate Concentration in GW** is also calculated. The Density button allows the calculation of both the Acceptable Number of Homes in the Parcel (shown in the *INPUT* area) as well as the acceptable lot size. Clicking the Density button opens an input box that allows the input of the **Point of Compliance Nitrate Concentration Goal**. The number of homes in the parcel is then adjusted to meet the specified goal.This calculation can be redone iteratively along with changing other site input parameters to examine the resultant impact on nitrate concentrations.

Aquifer Width Perpendicular to Flow: For land development projects not completely oriented perpendicular to ground water flow, the site specific aquifer width value is determined using the average property width that is perpendicular to flow.

Ranges of Hydraulic Conductivity (K) for Unconsolidated Sediments (feet/day)	
Silt and sandy silt	0.003 to 0.3
Silty sands and fine sands	0.03 to 3
Well-sorted sands and glacial outwash	3 to 300
Well-sorted gravel	30 to 3000
Typical Range of Hydraulic Gradient	0.0001 to 0.1

Natural Recharge Rate (NRR) can be estimated from total annual precipitation (TAP) using the equation: NRR (inches/yr) = $(TAP)^2 * 0.0046$
TAP is input in inches/yr.

SITE INFORMATION

Skyline View Ranch 140 Acre	Site Name
Entire Parcel	Parcel Identification
6 29 23	Date
Philip Gyr	Prepared By

Disclaimer: Considerable care was exercised in developing this software. However, the Idaho Department of Environmental Quality makes no warranty regarding its accuracy and shall not be held liable for any damages resulting from its use.

IDEQ LEVEL 1 NUTRIENT-PATHOGEN EVALUATION NITROGEN MASS-BALANCE SPREADSHEET

V. 1.3 5/2/2002

This spreadsheet is based on the mass balance approach documented in: 1985.Bauman, B.J. and W.M. Schaefer.Estimating Ground-Water Quality Impacts From On-Site Sewage Treatment Systems. In Proceedings of 5th Northwest On-Site Wastewater Treatment Shortcourse, September 10-11, 1985. University of Washington, Seattle, WA. Pages 23-41. See **Instructions for Use** below.

INPUT

Water Budget	Input Value	Default Value	
Hydraulic Conductivity (ft/day)	80.000	Site-specific	
Hydraulic Gradient	0.0048	Site-specific	
Mixing Zone Thickness (ft)	15	15	Default
Aquifer Width Perpendicular to Flow (ft)	1300	Site-specific	
Parcel Area (acres)	20	Site-specific	
Percent of Parcel That Is Impervious (Percent)	5	Site-specific	
Current/Acceptable Number of Homes in Parcel	2.0	Site-specific	
Septic Tank Effluent (gallons/d/home)	300	300	Default
Natural Recharge rate (inches/yr)	1.2	Site-specific	
Nitrogen Budget (all concentrations represent nitrate nitrogen)			
Upgradient Ground Water Concentration (mg/l)	5.0	Site-specific	
Septic Tank Effluent Concentration (mg/l)	45.0	45.0	Default
Denitrification Rate (decimal fraction)	0	0	Default
Nitrate in Natural Recharge (mg/l)	0.3	0.3	Default

OUTPUT

Yearly Water Budget	Volume (m^3)	% of Total
Ground Water	7.75E+04	96.1
Effluent	8.29E+02	1.0
Recharge	2.34E+03	2.9
Total Water Volume	**8.06E+04**	
Point of Compliance Nitrate Concentration Goal (mg/l)	**5.0**	
Avg. Downgradient Nitrate Concentration in GW (mg/l)	**5.3**	
Current/Acceptable Lot Size (Acres)	**10.0**	

Yearly Nitrogen Budget	Mass (mg)	% of Total
Background GW Nitrate Mass	3.87E+08	91.1
Septic Tank Effluent Nitrate Mass	3.73E+07	8.8
Recharge Nitrate Mass	7.03E+05	0.2
Total Nitrate Mass	**4.25E+08**	

Instructions for Use

Input parameter values appropriate to conditions at the site under consideration are entered in the blue shaded cells on the *INPUT* side of the spreadsheet. These input values form the basis for calculating yearly water and nitrogen budgets. Default values for selected parameters are provided, as described in the accompanying N-P guidance. Selecting values other than these defaults will require providing adequate justification. Sources of water and nitrogen include ground water inflow from upgradient, natural recharge on pervious portions of the site, and from septic tank effluent. The total yearly nitrogen mass input is then divided by the total yearly volume of water available to recharge groundwater to arrive at an estimated **Average Downgradient Nitrate Concentration in GW** (shown in the *OUTPUT* side of the spreadsheet).

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Silty sands and fine sands	0.03 to 3
Well-sorted sands and glacial outwash	3 to 300
Well-sorted gravel	30 to 3000
Typical Range of Hydraulic Gradient	0.0001 to 0.1

Natural Recharge Rate (NRR) can be estimated from total annual precipitation (TAP) using the equation: NRR (inches/yr) = $(TAP)^2 * 0.0046$
TAP is input in inches/yr.

SITE INFORMATION

Skyline View Ranch 20 Acre Parcel	**Site Name**
Lot 5 Block 1	**Parcel Identification**
6 29 23	**Date**
Philip Gyr	**Prepared By**

Disclaimer: Considerable care was exercised in developing this software. However, the Idaho Department of Environmental Quality makes no warranty regarding its accuracy and shall not be held liable for any damages resulting from its use.

Water Quality Data

2012 Nitrate Testing

Green & Blue Pins

< 2 mg/L

Yellow Pins

2-10 mg/L

Red Pins

> 10 mg/L

Friends of the Teton River

August 2005

County Lines

Forest Service Boundary

N

0 0.375 0.75 1.5 2.25 3 Miles

Data Sources: NRCS, IDWR, US Census, FTR

2016 Nitrate Testing

Green Pins
< 2 mg/L
Yellow Pins
2-10 mg/L
Red Pins
> 10 mg/L

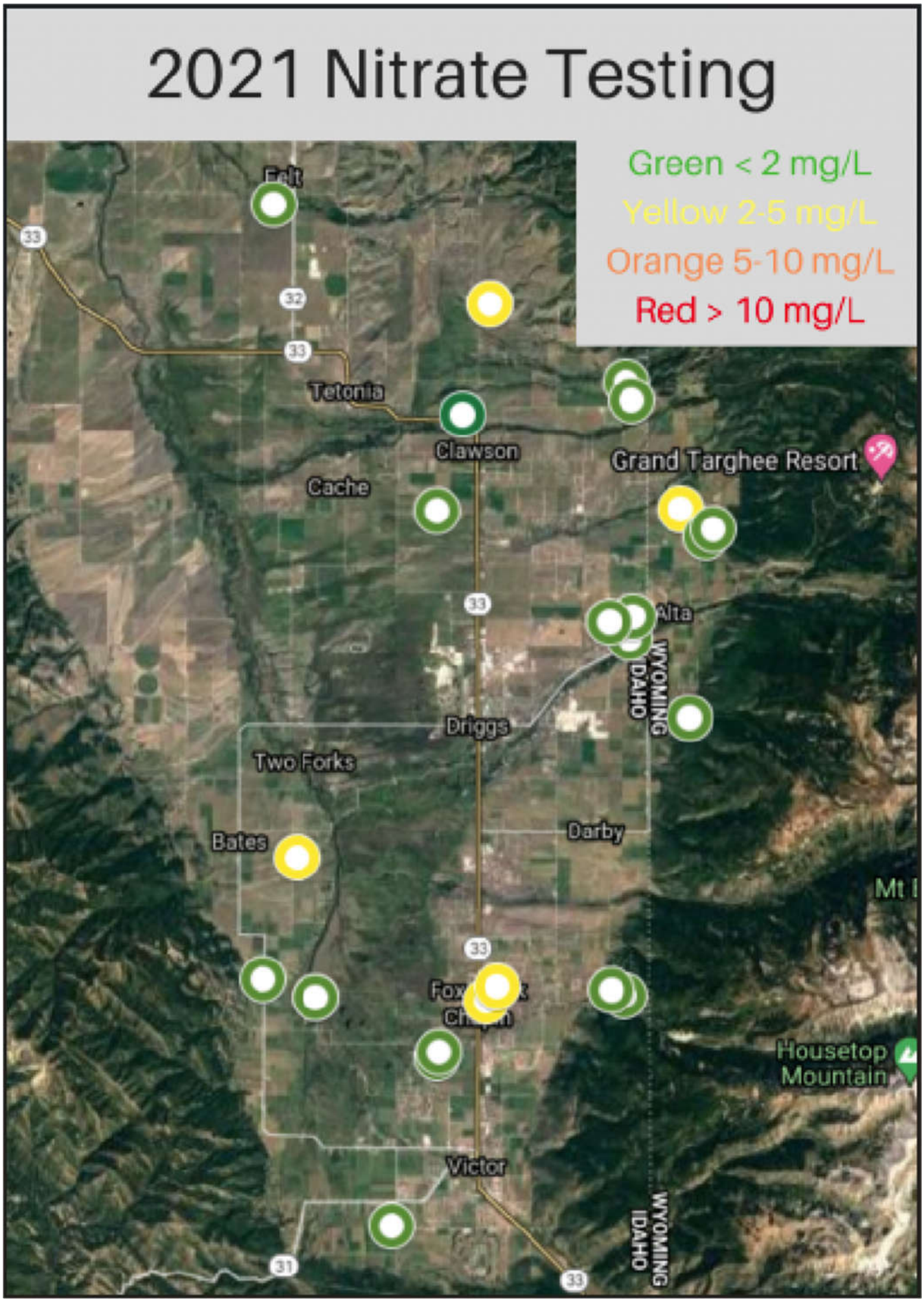
Friends of the Teton River
August 2005
County Lines
Forest Service Boundary
N
0 0.375 0.75 1.5 2.25 3 Miles
Data Sources: NRCS, IDWR, US Census, FTR

2017 Nitrate Testing

Green Pins:
< 2 mg/L
Yellow Pins:
2-10 mg/L
Red Pins:
> 10 mg/L

Friends of the Teton River
August 2005
County Lines
Forest Service Boundary
N
0 0.375 0.75 1.5 2.25 3 Miles
Data Sources: NRCS; IDWR; US Census; FTR

2021 Nitrate Testing



TETON COUNTY FIRE PROTECTION DISTRICT
PO Box 474 • 911 North Hwy. 33
Driggs, Idaho 83422 • (208) 715-5201

Alpenglow 19 lot Subdivision,
Is approved for fire department access and water supply for fire suppression.

Coopers Hollow 6 lot Subdivision Preliminary Review,
Is approved for fire department apparatus access, Further details on the fire pond are required for approval.

Clearwater Reserve 2 lot Subdivision Preliminary Review,
Is approved for fire department apparatus access, fire suppression is not required.

Irish Acres 10 Lot Subdivision,
Is approved for fire department apparatus access, the proposed pond for the fire suppression water source should be reviewed for a combined pressurized water source with JC Rances 26 lot Subdivision.
JC Ranches 26 lot Subdivision,
Is approved for fire department apparatus access and should considered a shared pressurized water source for fire suppression with the Irish Acres Subdivision.

Peaked Mountain Ranch 12 pot plus 5 lot Subdivision,
Is approved for fire department apparatus access and fire hydrant layout.

Skyline View Ranch 7 lot Subdivision,
Is approved for fire department access, The water source details for fire suppression need to be designed and engineered for approval.

Hill Special Use Permit,
Housing units may require a fire suppression and alarm system per the 2018 International Fire Code. Additional building information is required for a full review. Fire department access is approved.

Thank you,

Earle Giles III
Fire Marshal

(208) 715-5201

egiles@tetoncountyfire.com

Memo

HARMONY
DESIGN & ENGINEERING

To: Jade Krueger, Planning Administrator, Teton County Idaho

From: Ted Van Holland, P.E. & Jennifer Zung, P.E.

CC: Sharon Fox, Planner I, Teton County, Idaho

Date: 9/12/2023

Re: Skyline View Ranch Subdivision Level I Nutrient-Pathogen Evaluation Review

---

Per request from the Teton County Planning and Zoning Department, Harmony Design & Engineering has reviewed the Level I Nutrient Pathogen Evaluation for the Skyline View Ranch Subdivision dated June 6, 2023, prepared by Nelson Engineering. The report is sealed by an Idaho-licensed professional engineer, and follows the basic steps outlined in DEQ guidance (Howarth, et al., 2002). The report presents and explains the relevant factors in the evaluation, with possible surface water impacts to Mahogany Creek justifiably dismissed based on local groundwater observations cited. Pathogen attenuation is also appropriately addressed, and the conclusions are supported.

Although the use of 80 feet per day for the modeled hydraulic conductivity could use additional justification, we found that recomputing the spreadsheet model with a lower hydraulic conductivity of 25 feet per day as cited by Nicklin Earth & Water (2003) still shows that the impacts of discharged nitrate to the aquifer are less than 1mg/l, and therefore still negligible.

The only item that should be revised is the statement that a 50-foot setback from any leachfield in this subdivision to Mahogany creek would apply. We have assumed that this was corrected in the revised July 7, 2023, report referenced in the DEQ letter to reflect the required setbacks per IDAPA 58.01.03.008.02.d based on soil types. If this is the case, we have no other comments or concerns regarding this evaluation.

SPECIFICATION

SKYLINE RANCH

WATER SUPPLY WELL FOR FIRE SUPPRESSION

TETON COUNTY, IDAHO

Prepared by
Clearwater Geosciences, LLP

for

Skyline Ranch

November 2023

CONTENTS

General 3
Specifications 7

EXHIBITS

Exhibit A 4
Exhibit B 5
Exhibit C 6

PO Box 3179 Idaho Falls, ID 83403 208.589.5555

GENERAL

Background

The Skyline Ranch Project Site is in the Teton Valley, 5 miles southwest of Driggs and ~ ¼ mile northwest of the intersection of W 2250 South and S 5000 West. Maps of the location for the well are shown in Exhibits A, B and C. This specification is for a new fire water supply well to supply a minimum of 500 GPM. The well will be drilled as described in the attached documents.

Please contact Tom Wood (208) 589-5555 for assistance getting the drilling permit.

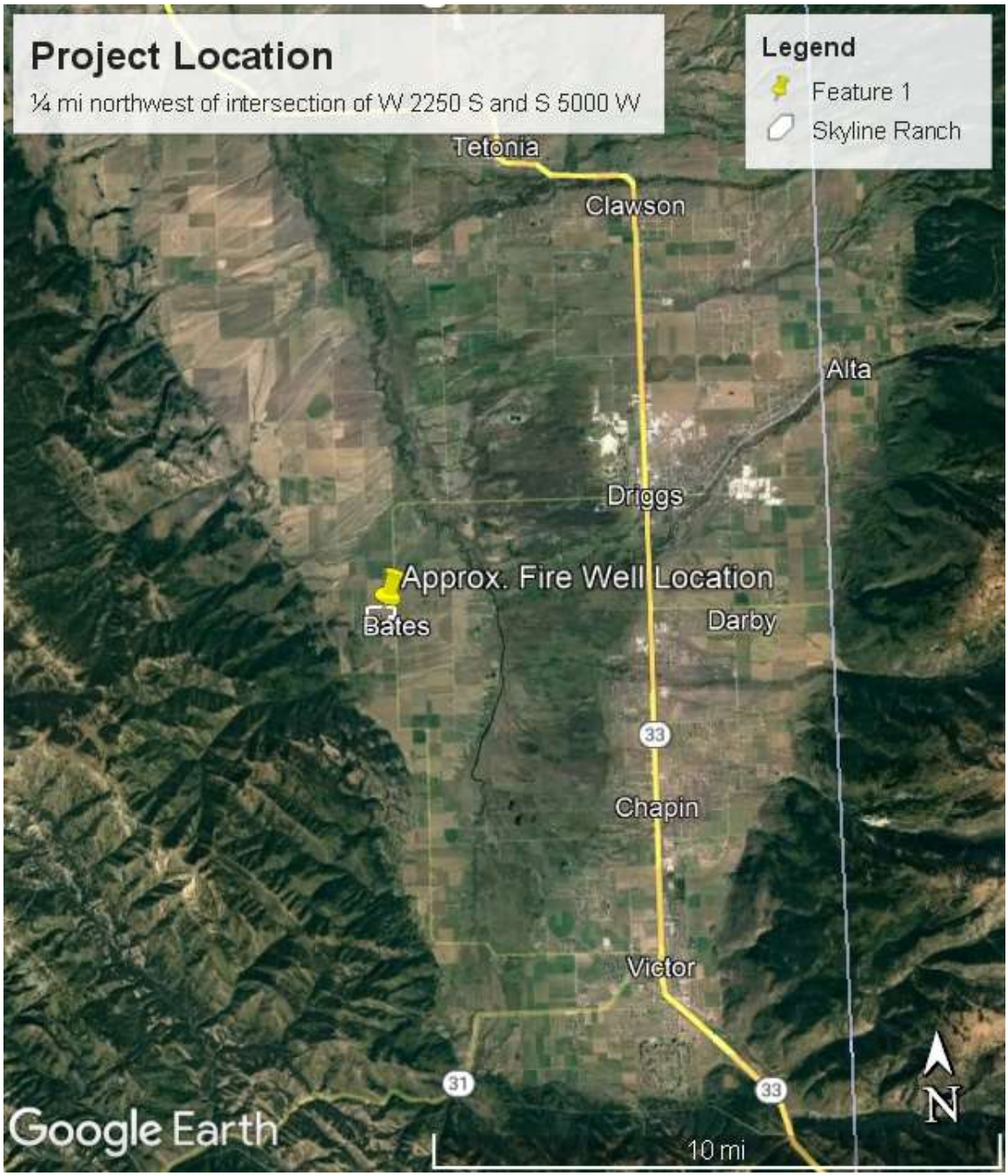


Exhibit A. General location map for Skyline Ranch Development.



Exhibit B. Driving access to Skyline Ranch Development.



Exhibit C. Approximate location for Fire Well.

PO Box 3179 Idaho Falls, ID 83403 208.589.5555

Well Specification
Skyline Ranch Development Fire Water Supply Well

This specification is for drilling a fire water well for the Skyline Ranch Development. The Teton County Fire Marshal has specified that the water supply well should provide a minimum of 500 gpm with less than 5 ppm sand.

The local geology is anticipated to be a sequence of gravel and clay to the total depth of the well. Several of the deep well logs near this area are provided in Attachment 1. Two wells withing ½ mile of the site are of interest. The 400 ft deep Bruxton well was drilled to 400 ft and perforated from 84 to 400 ft is listed as making 2000 gpm and the Jay Dell Bruxton well drilled to 296 ft made 1200 gpm and perforated from 124 to 250 ft. These two well give encouragement that the design provided herein can make the necessary 500 gpm.

It is the driller's responsibility to be aware of the drilling conditions in this area and to plan drilling and construction accordingly.

Well Drilling and Testing

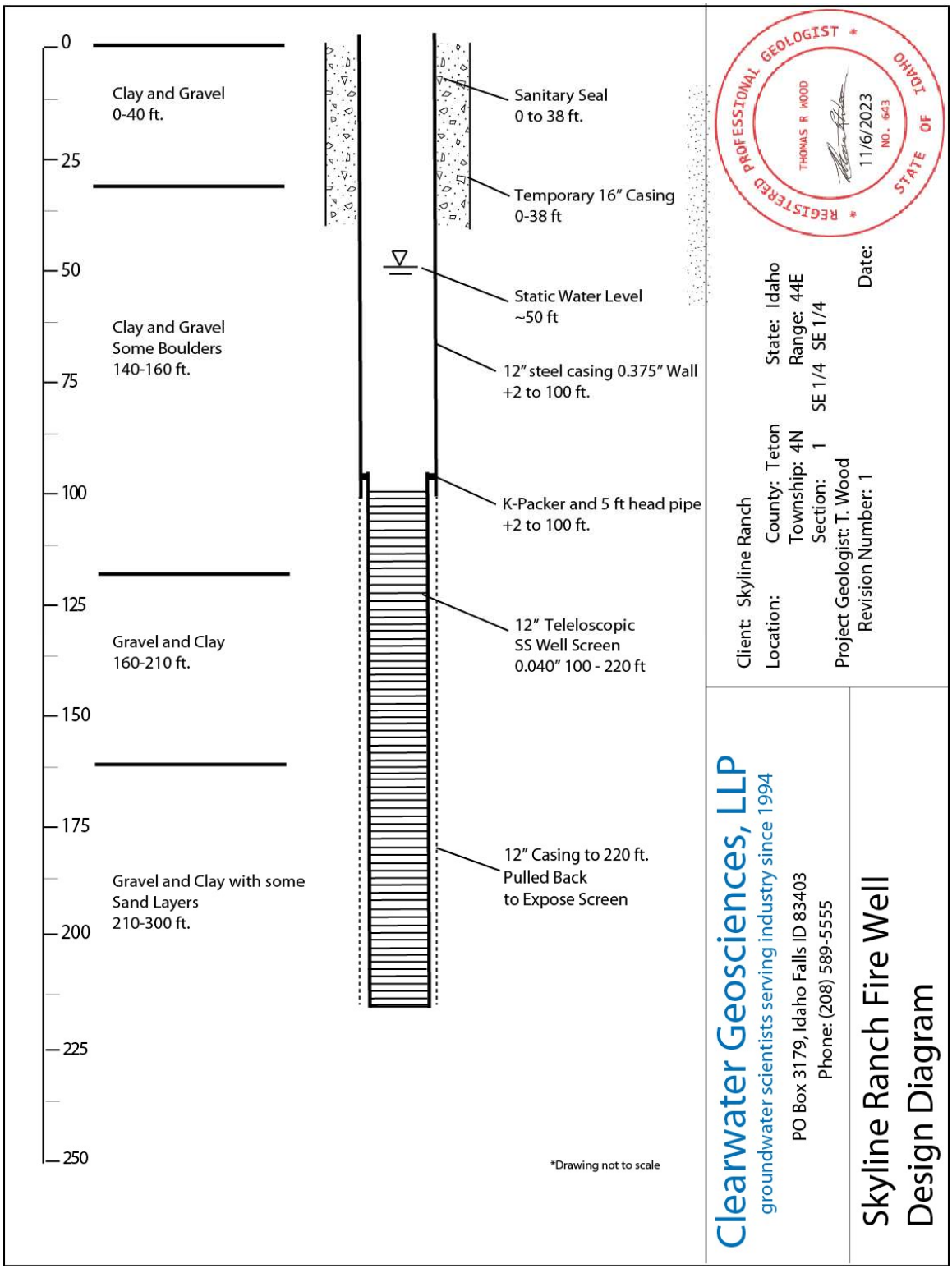
Well Drilling.

1. Drill or under ream 16-inch casing to 38 ft.or until a minimum of 500 GPM flow is produced with rig air.
2. Drill or under ream 12-inch casing to 220 ftor until a minimum of 500 GPM flow is produced with rig air.
3. Set 120 ft of 12-inch telescopic, stainless steel, wire-wrapped well screen with 40 thousand slots from 220 to 100 ft or across water bearing zones. The screen 5 ft riser pipe shall be outfitted with a K-Packer and the screen installed by pulling the 12-casing back to expose the wells screen.
4. Install bentonite chip sanitary seal from top of sand pack to land surface while simultaneously pulling the 16-inch casing.
5. Using rig air develop the well.
6. Perform step test and a continuous 6-hour pumping test at a pumping rate of 500 gpm. Install a flow meter or orifice plate with manometer and measure flow at 30-minute intervals. The pumping test shall be witnessed by the Geologist. A down hole data logger will be installed by the geologist during the pumping test to monitor water levels during testing.
7. Sand content will also be measured during the testing. The sand content must be less than 5 ppm within 15 minutes after start up.
8. Assume that the water will need to be piped 200 ft west from the well to a location approved by the owner.

PO Box 3179 Idaho Falls, ID 83403 208.589.5555

Item Number and Description Unit Price Written in Words	Quantity Unit Price Dollars	Cts	Total Amount Dollars	Cts
Skyline Ranch				
SP-1 - Mobilization/Demobilization	1	L.S.		
	$		$	
SP-2 - Furnish, Install, Remove Temporary 16-Inch Casing	38	L.F.		
	$		$	
SP-3 - 12-inch Under Reaming Drilling	182	L.F.		
	$		$	
SP-4 - Furnish, Install 12-inch Well Casing	220	L.F.		
	$		$	
SP-5 - Furnish, Install 12-inch Stainless Steel Wire Wrapped Well Screen, 0.040-Inch Slot	120	L.F.		
	$		$	
SP-6 - Sanitary Seal - Bentonite Chips	40	C.F.		
	$		$	
SP-7 - Well Development with Rig Air	8	HOUR		
	$		$	
SP-8 - Pump Test Mobilization/Demobilization	1	L.S.		
	$		$	
SP-9 - Test Pumping and Development	12	HOUR		
	$		$	
SP-10 - 0	0	0		
	$		$	
SP-11 -				
	$		$	
SP-12 -				
	$		$	
	TOTAL BID		$	

PO Box 3179 Idaho Falls, ID 83403 208.589.5555


0
25
50
75
100
125
150
175
200
225
250
Clay and Gravel
0-40 ft.
Clay and Gravel
Some Boulders
140-160 ft.
Gravel and Clay
160-210 ft.
Gravel and Clay with some
Sand Layers
210-300 ft.
Sanitary Seal
0 to 38 ft.
Temporary 16" Casing
0-38 ft
Static Water Level
~50 ft
12" steel casing 0.375" Wall
+2 to 100 ft.
K-Packer and 5 ft head pipe
+2 to 100 ft.
12" Teleloscopic
SS Well Screen
0.040" 100 - 220 ft
12" Casing to 220 ft.
Pulled Back
to Expose Screen
*Drawing not to scale
REGISTERED PROFESSIONAL GEOLOGIST
THOMAS R WOOD
NO. 643
STATE OF IDAHO
11/6/2023
Client: Skyline Ranch
Location: County: Teton State: Idaho
Township: 4N Range: 44E
Section: 1 SE 1/4 SE 1/4
Project Geologist: T. Wood
Revision Number: 1
Date:
Clearwater Geosciences, LLP
groundwater scientists serving industry since 1994
PO Box 3179, Idaho Falls ID 83403
Phone: (208) 589-5555
Skyline Ranch Fire Well
Design Diagram

Attachment A

Well Driller Logs in the Vicinity of Skyline Ranch Facility

Form 238 7 •
1/78

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

USE TYPEWRITER OR BALLPOINT PEN

WELL DRILLER'S REPORT

State law requires that this report be filed with the Director, Department of Water Resources within 30 days after the completion or abandonment of the well.

1. WELL OWNER
Name J.D. Buxton
Address Driggs, Idaho 83422
Owner's Permit No. 22-7309

2. NATURE OF WORK
☒ New well ☐ Deepened ☐ Replacement
☐ Abandoned (describe method of abandoning)

3. PROPOSED USE
☐ Domestic ☒ Irrigation ☐ Test ☐ Municipal
☐ Industrial ☐ Stock ☐ Waste Disposal or Injection
☐ Other (specify type)

4. METHOD DRILLED
☐ Rotary ☐ Air ☐ Hydraulic ☐ Reverse rotary
☒ Cable ☐ Dug ☐ Other

5. WELL CONSTRUCTION
Casing schedule: ☒ Steel ☐ Concrete ☐ Other

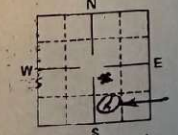
Thickness	Diameter	From	To
.250 inches	20" inches +	1 feet	401 feet
inches	inches	feet	feet
inches	inches	feet	feet
inches	inches	feet	feet

Was casing drive shoe used? ☒ Yes ☐ No
Was a packer or seal used? ☐ Yes ☒ No
Perforated? ☒ Yes ☐ No
How perforated? ☐ Factory ☒ Knife ☐ Torch
Size of perforation 3/8 inches by 2 inches

Number		From	To
1600	perforations	84 feet	400 feet
	perforations	feet	feet
	perforations	feet	feet

Well screen installed? ☐ Yes ☒ No
Manufacturer's name
Type Model No.
Diameter Slot size Set from feet to feet
Diameter Slot size Set from feet to feet
Gravel packed? ☐ Yes ☒ No ☐ Size of gravel
Placed from feet to feet
Surface seal depth 20' Material used in seal: ☒ Cement grout ☐ Puddling clay ☒ Well cuttings
Sealing procedure used: ☒ Slurry pit ☐ Temp. surface casing ☐ Overbore to seal depth
Method of joining casing: ☐ Threaded ☒ Welded ☐ Solvent Weld ☐ Cemented between strata
Describe access port 2" pipe

6. LOCATION OF WELL
Sketch map location must agree with written location.



Subdivision Name
Lot No. Block No.
County Teton
~~SW~~ ~~NW~~ ¼ SE ¼ Sec. 1, T. 4 N. R. 44 E.

7. WATER LEVEL
Static water level 60 feet below land surface.
Flowing? ☐ Yes ☒ No G.P.M. flow
Artesian closed-in pressure p.s.i.
Controlled by: ☐ Valve ☐ Cap ☐ Plug
Temperature °F. Quality

8. WELL TEST DATA
☐ Pump ☐ Bailer ☐ Air ☐ Other

Discharge G.P.M.	Pumping Level	Hours Pumped
2000	160	10 hr.

9. LITHOLOGIC LOG

Hole Diam.	Depth From	Depth To	Material	Water Yes	Water No
20	0	1	Top Soil		X
"	1	24	Gravel and Clay		X
"	24	68	Red Clay		X
"	68	75	Gravel and Clay		X
"	75	84	Clay		X
"	84	88	Gravel and Clay	X	
"	88	104	Gravel and Clay	X	
"	104	109	Clay		X
"	109	120	Gravel and Clay	X	
"	120	174	Clay Red		X
"	174	183	Cemented Gravel	X	
"	183	192	Clay		X
"	192	200	Cemented Gravel	X	
"	200	221	Clay (Sticky Red)		X
"	221	231	Gravel (Some Clay Streaks)	X	
"	231	236	Clay		X
"	236	241	Gravel (Bigger, Cleaner)	X	
"	241	244	Clay		X
"	244	250	Gravel	X	
"	250	274	Clay (Some Gravel)		X
"	274	278	Gravel	X	
"	278	303	Clay		X
"	303	307	Gravel	X	
"	307	338	Clay (Some Gravel)		X
"	338	361	Gravel	X	
"	361	365	Clay		X
"	365	374	Gravel (little sand & Clay	X	
"	374	385	Clay		X
"	385	399	Gravel (Cemented)	X	
"	399	400	Clay		

RECEIVED
APR 10 1981
Department of Water Resources
FEB 22 1980
Department of Water Resources
Eastern District Office

10.
Work started Sept. 18, 1979 finished Oct. 31, 1979

11. DRILLERS CERTIFICATION cb dl
I/We certify that all minimum well construction standards were complied with at the time the rig was removed.
Firm Name Paul Vollmer & Son Firm No. 67
Address Aberdeen, Idaho 83210 Date Nov. 2, 1979
Signed by (Firm Official) Paul Vollmer Jr
and
(Operator) Paul Vollmer Jr

USE ADDITIONAL SHEETS IF NECESSARY — FORWARD THE WHITE COPY TO THE DEPARTMENT

DE

Form 238-7
6/07

IDAHO DEPARTMENT OF WATER RESOURCES
WELL DRILLER'S REPORT

COPY

1. WELL TAG NO. D 0075686
Drilling Permit No.
Water right or injection well #
2. OWNER:
Name Foster, Kerstyn and Tyler
Address P.O. Box 604
City Driggs State ID Zip 83422
3. WELL LOCATION:
Twp. 4 North ☒ or South ☐ Rge. 44 East ☒ or West ☐
Sec. 12 1/4 NE 1/4 NE 1/4
Gov't Lot County Teton
Lat. 43 ° 41.480 (Deg. and Decimal minutes)
Long. 111 ° 12.130 (Deg. and Decimal minutes)
Address of Well Site 5000 W 2250 S
(Give at least name of road + Distance to Road or Landmark) City Driggs
Lot. Blk. Sub. Name
4. USE:
☒ Domestic ☐ Municipal ☐ Monitor ☐ Irrigation ☐ Thermal ☐ Injection
☐ Other
5. TYPE OF WORK:
☒ New well ☐ Replacement well ☐ Modify existing well
☐ Abandonment ☐ Other
6. DRILL METHOD:
☒ Air Rotary ☐ Mud Rotary ☐ Cable ☐ Other
7. SEALING PROCEDURES:

Seal material	From (ft)	To (ft)	Quantity (lbs or ft³)	Placement method/procedure
bentonite	0'	40'	1400 lbs	temp casing

8. CASING/LINER:

Diameter (nominal)	From (ft)	To (ft)	Gauge/ Schedule	Material	Casing	Liner	Threaded	Welded
6"	+2	158'	.250	steel	☒	☐	☐	☒
					☐	☐	☐	☐
					☐	☐	☐	☐
					☐	☐	☐	☐

Was drive shoe used? ☒ Y ☐ N Shoe Depth(s) 158'
9. PERFORATIONS/SCREENS:
Perforations ☐ Y ☒ N Method
Manufactured screen ☐ Y ☒ N Type
Method of installation

From (ft)	To (ft)	Slot size	Number/ft	Diameter (nominal)	Material	Gauge or Schedule

Length of Headpipe Length of Tailpipe
Packer ☐ Y ☒ N Type
10. FILTER PACK:

Filter Material	From (ft)	To (ft)	Quantity (lbs or ft³)	Placement method

11. FLOWING ARTESIAN:
Flowing Artesian? ☐ Y ☒ N Artesian Pressure (PSIG)
Describe control device

12. STATIC WATER LEVEL and WELL TESTS:
Depth first water encountered (ft) 90' Static water level (ft) 90'
Water temp. (°F) 58° Bottom hole temp. (°F) 58°
Describe access port
Well test:

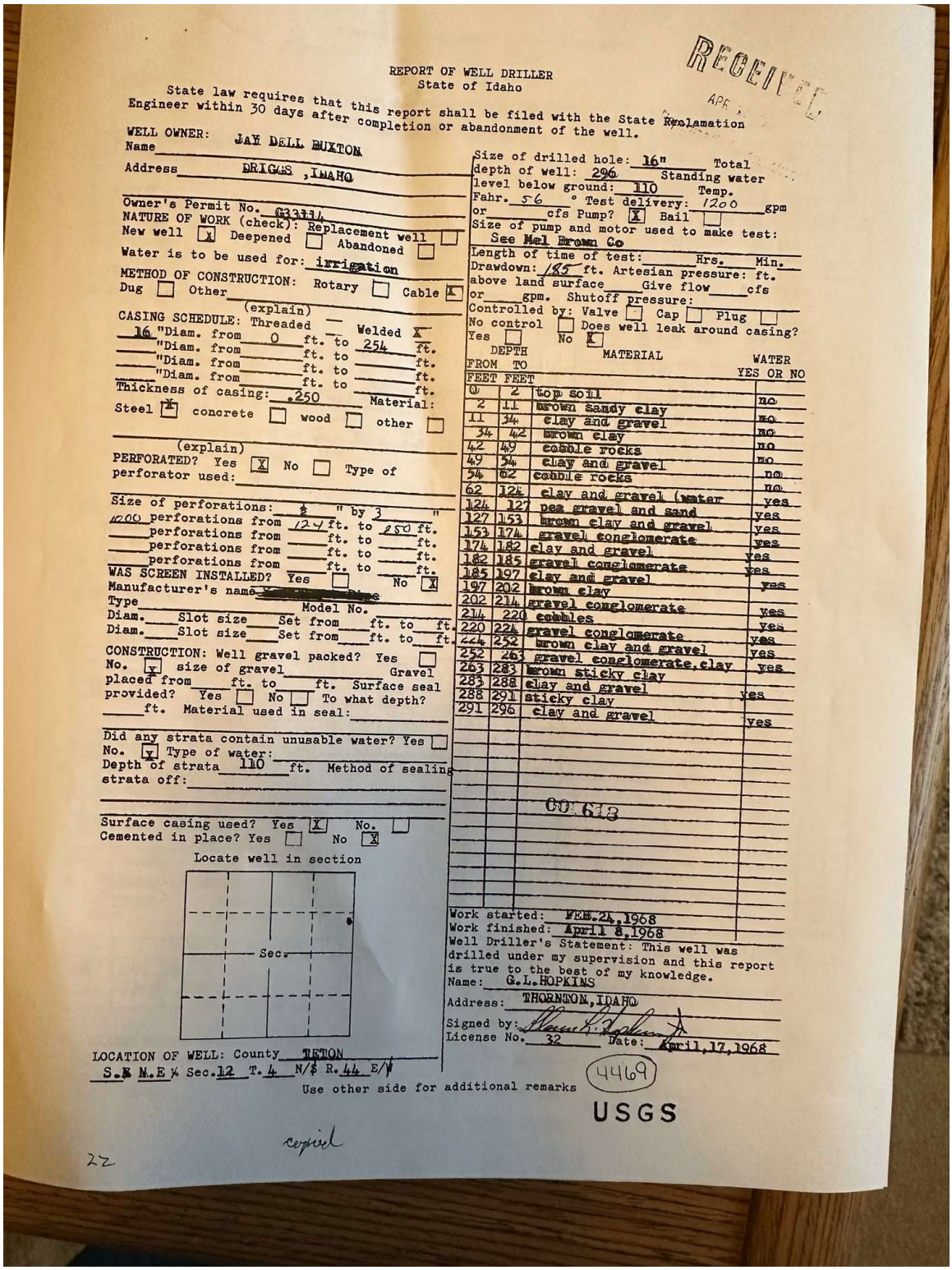
Drawdown (feet)	Discharge or yield (gpm)	Test duration (minutes)	Test method: Pump	Bailer	Air	Flowing artesian
150'	20	45	☐	☐	☒	☐
			☐	☐	☐	☐

Water quality test or comments:
13. LITHOLOGIC LOG and/or repairs or abandonment:

Bore Dia. (in)	From (ft)	To (ft)	Remarks, lithology or description of repairs or abandonment, water temp.	Water Y	Water N
10"	0'	40'	clay, gravel, top soil		X
6"	40'	70'	clay, gravel		X
	70'	72'	cemented gravel layer		X
	72'	93'	clay, gravel	X	
	93'	95'	cemented gravel layer	X	
	93'	110'	clay		X
	110'	112'	cemented gravel layer	X	
	112'	140'	gravel, clay very low GPM	X	
	140'	150'	clay		X
	150'	165'	clay, gravel	X	

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MAY 20 2019
Department of Water Resources
Eastern Region

Completed Depth (Measurable): 158'
Date Started: Feb 13, 2019 Date Completed: Feb 15, 2019
14. DRILLER'S CERTIFICATION:
I/We certify that all minimum well construction standards were complied with at the time the rig was removed.
Company Name Denning Well Drilling Co. No. 518
*Principal Driller Date Feb 15, 2019
*Driller Date Feb 15, 2019
*Operator II Date
Operator I Date Feb 15, 2019
* Signature of Principal Driller and rig operator are required.



REPORT OF WELL DRILLER
State of Idaho

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APR

State law requires that this report shall be filed with the State Reclamation Engineer within 30 days after completion or abandonment of the well.

WELL OWNER: Name JAY DELL BUXTON
Address DRIGGS, IDAHO

Owner's Permit No. G3314
NATURE OF WORK (check): Replacement well ☐ New well ☒ Deepened ☐ Abandoned ☐
Water is to be used for: irrigation
METHOD OF CONSTRUCTION: Rotary ☐ Cable ☒ Dug ☐ Other ☐ (explain)
CASING SCHEDULE: Threaded ☐ Welded ☒
16 "Diam. from 0 ft. to 254 ft.
"Diam. from ft. to ft.
"Diam. from ft. to ft.
"Diam. from ft. to ft.
Thickness of casing: .250 Material:
Steel ☒ concrete ☐ wood ☐ other ☐
PERFORATED? Yes ☒ No ☐ Type of perforator used: (explain)
Size of perforations: ⅜ " by 3 "
1200 perforations from 124 ft. to 250 ft.
perforations from ft. to ft.
perforations from ft. to ft.
perforations from ft. to ft.
WAS SCREEN INSTALLED? Yes ☐ No ☒
Manufacturer's name [redacted]
Type Model No.
Diam. Slot size Set from ft. to ft.
Diam. Slot size Set from ft. to ft.
CONSTRUCTION: Well gravel packed? Yes ☐ No. ☒ size of gravel Gravel placed from ft. to ft. Surface seal provided? Yes ☐ No ☐ To what depth? ft. Material used in seal:
Did any strata contain unusable water? Yes ☐ No. ☒ Type of water:
Depth of strata 110 ft. Method of sealing strata off:
Surface casing used? Yes ☒ No. ☐
Cemented in place? Yes ☐ No ☒

Locate well in section

LOCATION OF WELL: County TETON
S.E ¼ N.E ¼ Sec. 12 T. 4 N/S R. 44 E/W
Use other side for additional remarks

Size of drilled hole: 16" Total depth of well: 296 Standing water level below ground: 110 Temp. Fahr. 56 ° Test delivery: 1200 gpm or cfs Pump? ☒ Bail ☐
Size of pump and motor used to make test: See Mel Brown Co
Length of time of test: Hrs. Min.
Drawdown: 185 ft. Artesian pressure: ft. above land surface Give flow cfs or gpm. Shutoff pressure:
Controlled by: Valve ☐ Cap ☐ Plug ☐ No control ☐ Does well leak around casing? Yes ☐ No ☒

DEPTH FROM FEET	DEPTH TO FEET	MATERIAL	WATER YES OR NO
0	2	top soil	no
2	11	brown sandy clay	no
11	34	clay and gravel	no
34	42	brown clay	no
42	49	cobble rocks	no
49	54	clay and gravel	no
54	62	cobble rocks	no
62	124	clay and gravel (water	yes
124	127	pea gravel and sand	yes
127	153	brown clay and gravel	yes
153	174	gravel conglomerate	yes
174	182	clay and gravel	yes
182	185	gravel conglomerate	yes
185	197	clay and gravel	yes
197	202	brown clay	yes
202	214	gravel conglomerate	yes
214	220	cobbles	yes
220	224	gravel conglomerate	yes
224	252	brown clay and gravel	yes
252	263	gravel conglomerate, clay	yes
263	283	brown sticky clay	
283	288	clay and gravel	yes
288	291	sticky clay	
291	296	clay and gravel	yes

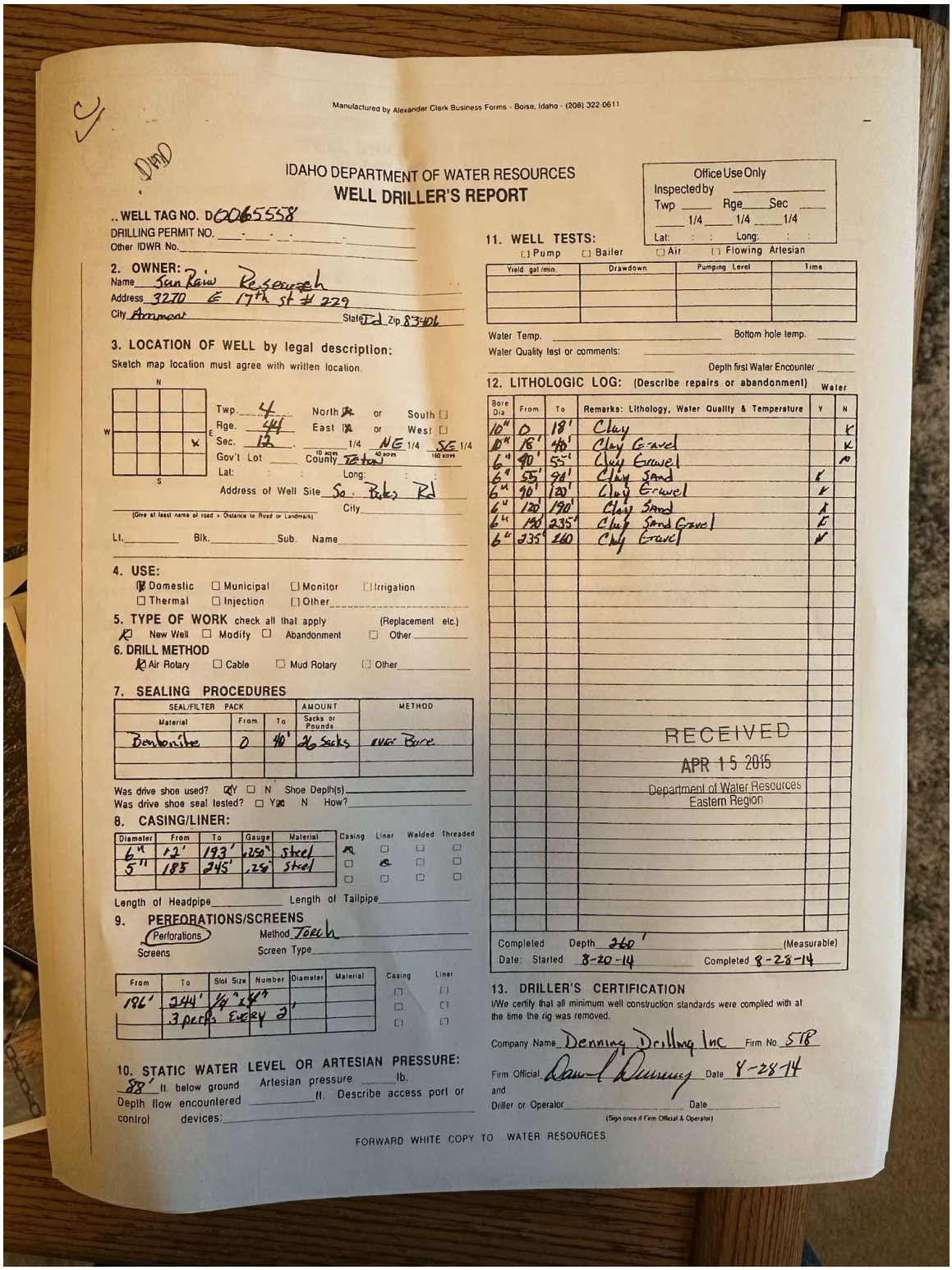
CO 613

Work started: FEB. 24, 1968
Work finished: April 8, 1968
Well Driller's Statement: This well was drilled under my supervision and this report is true to the best of my knowledge.
Name: G.L. HOPKINS
Address: THORNTON, IDAHO
Signed by: [signature]
License No. 32 Date: April 17, 1968

4469
USGS

22

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DED

IDAHO DEPARTMENT OF WATER RESOURCES
WELL DRILLER'S REPORT

Office Use Only
Inspected by
Twp ____ Rge ____ Sec ____
____ 1/4 ____ 1/4 ____ 1/4
Lat: : : Long: : :

.. WELL TAG NO. D 00065558
DRILLING PERMIT NO. ____-____-____
Other IDWR No.

2. OWNER:
Name Sun Raw Research
Address 3270 E 17th St # 229
City Ammon State Id Zip 83406

3. LOCATION OF WELL by legal description:
Sketch map location must agree with written location.

Twp. 4 North [X] or South [ ]
Rge. 44 East [X] or West [ ]
Sec. 13 ____ 1/4 NE 1/4 SE 1/4
Gov't Lot ____ County Teton
Lat: : : Long: : :
Address of Well Site So. Bates Rd
City
(Give at least name of road + Distance to Road or Landmark)
Lt. ____ Blk. ____ Sub. Name ____

4. USE:
[X] Domestic [ ] Municipal [ ] Monitor [ ] Irrigation
[ ] Thermal [ ] Injection [ ] Other

5. TYPE OF WORK check all that apply (Replacement etc.)
[X] New Well [ ] Modify [ ] Abandonment [ ] Other

6. DRILL METHOD
[X] Air Rotary [ ] Cable [ ] Mud Rotary [ ] Other

7. SEALING PROCEDURES

SEAL/FILTER PACK Material	From	To	AMOUNT Sacks or Pounds	METHOD
Bentonite	0	40'	26 Sacks	Over Bore

Was drive shoe used? [X] Y [ ] N Shoe Depth(s)
Was drive shoe seal tested? [ ] Y [X] N How?

8. CASING/LINER:

Diameter	From	To	Gauge	Material	Casing	Liner	Welded	Threaded
6"	+2'	193'	.250"	Steel	[X]	[ ]	[ ]	[ ]
5"	185	245'	.254	Steel	[ ]	[X]	[ ]	[ ]
					[ ]	[ ]	[ ]	[ ]

Length of Headpipe ____ Length of Tailpipe ____

9. PERFORATIONS/SCREENS
(Perforations) Method Torch
Screens Screen Type

From	To	Slot Size	Number	Diameter	Material	Casing	Liner
186'	244'	1/4" x 2"				[ ]	[ ]
	3 perfs	Every 2'				[ ]	[ ]
						[ ]	[ ]

10. STATIC WATER LEVEL OR ARTESIAN PRESSURE:
88' ft. below ground Artesian pressure ____ lb.
Depth flow encountered ____ ft. Describe access port or control devices:

11. WELL TESTS:
[ ] Pump [ ] Bailer [ ] Air [ ] Flowing Artesian

Yield gal/min	Drawdown	Pumping Level	Time

Water Temp. ____ Bottom hole temp. ____
Water Quality test or comments:
Depth first Water Encounter ____

12. LITHOLOGIC LOG: (Describe repairs or abandonment)

Bore Dia	From	To	Remarks: Lithology, Water Quality & Temperature	Water Y	Water N
10"	0	18'	Clay		X
10"	18'	40'	Clay Gravel		X
6"	40'	55'	Clay Gravel		X
6"	55'	90'	Clay Sand	X	
6"	90'	120'	Clay Gravel	X	
6"	120'	190'	Clay Sand	X	
6"	190	235'	Clay Sand Gravel	X	
6"	235'	260	Clay Gravel	X	

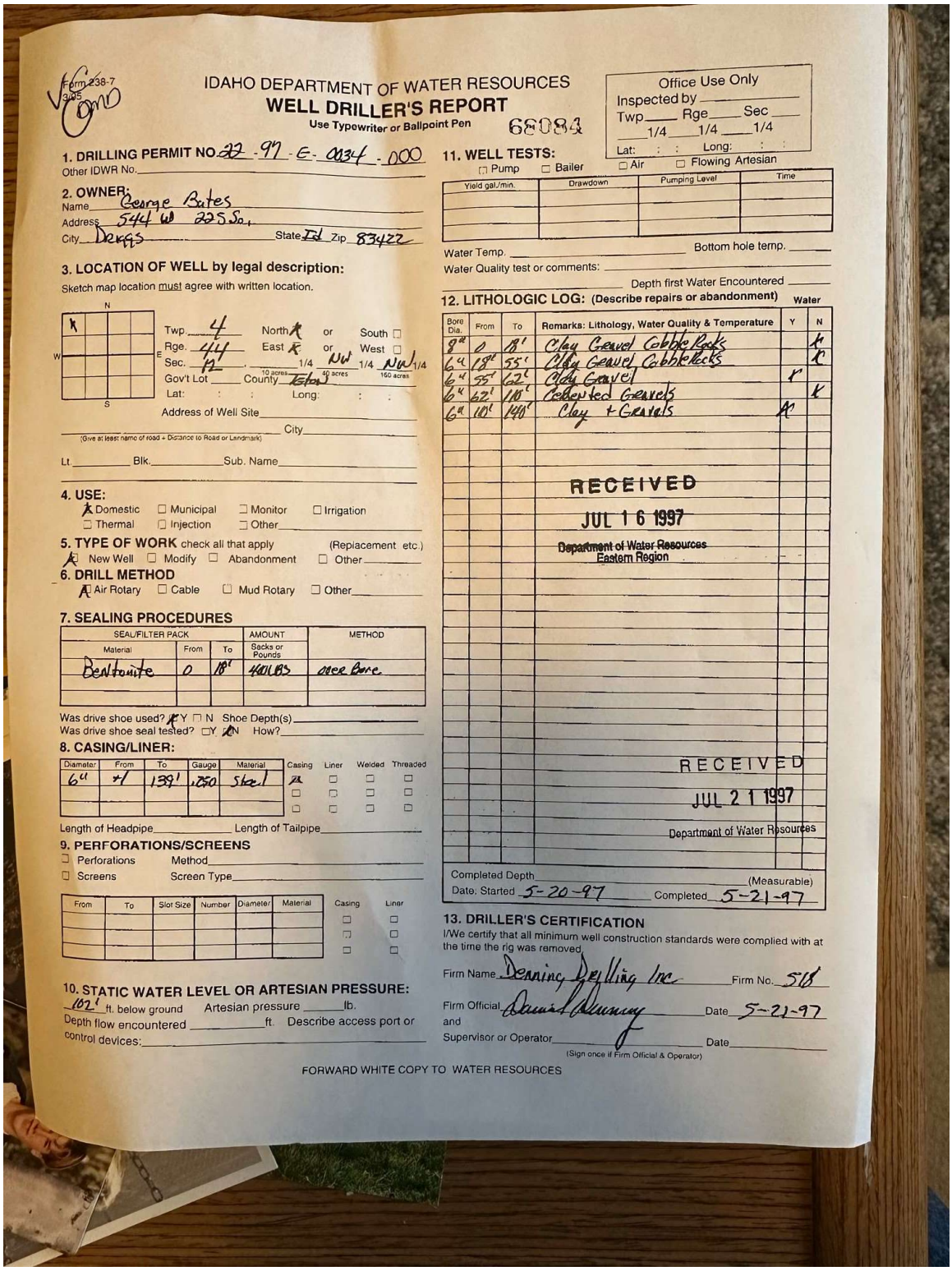
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APR 15 2015
Department of Water Resources
Eastern Region

Completed Depth 260' (Measurable)
Date: Started 8-20-14 Completed 8-28-14

13. DRILLER'S CERTIFICATION
I/We certify that all minimum well construction standards were complied with at the time the rig was removed.

Company Name Denning Drilling Inc Firm No. 578
Firm Official Daniel Denning Date 8-28-14
and
Driller or Operator ____ Date ____
(Sign once if Firm Official & Operator)

FORWARD WHITE COPY TO WATER RESOURCES



Form 238-7
3-95

IDAHO DEPARTMENT OF WATER RESOURCES
WELL DRILLER'S REPORT
Use Typewriter or Ballpoint Pen

68084

Office Use Only
Inspected by _____
Twp____ Rge____ Sec____
____1/4 ____1/4 ____1/4
Lat: : : Long: : :

1. DRILLING PERMIT NO. 22-97-E-0034-000
Other IDWR No. _____

2. OWNER:
Name George Bates
Address 544 W 225 So.
City Dekas State Id Zip 83422

3. LOCATION OF WELL by legal description:
Sketch map location must agree with written location.

Twp. 4 North ☒ or South ☐
Rge. 44 East ☒ or West ☐
Sec. 12, 1/4 NW 1/4 NW 1/4
Gov't Lot ____ County Teton
Lat: : : Long: : :
Address of Well Site _____
City _____
(Give at least name of road + Distance to Road or Landmark)
Lt. _____ Blk. _____ Sub. Name _____

4. USE:
☒ Domestic ☐ Municipal ☐ Monitor ☐ Irrigation
☐ Thermal ☐ Injection ☐ Other _____

5. TYPE OF WORK check all that apply (Replacement etc.)
☒ New Well ☐ Modify ☐ Abandonment ☐ Other _____

6. DRILL METHOD
☒ Air Rotary ☐ Cable ☐ Mud Rotary ☐ Other _____

7. SEALING PROCEDURES

SEAL/FILTER PACK Material	From	To	AMOUNT Sacks or Pounds	METHOD
Bentonite	0	18'	400 LBS	open bore

Was drive shoe used? ☒ Y ☐ N Shoe Depth(s) _____
Was drive shoe seal tested? ☐ Y ☒ N How? _____

8. CASING/LINER:

Diameter	From	To	Gauge	Material	Casing	Liner	Welded	Threaded
6"	+1	139'	.250	Steel	☒	☐	☐	☐
					☐	☐	☐	☐
					☐	☐	☐	☐

Length of Headpipe _____ Length of Tailpipe _____

9. PERFORATIONS/SCREENS
☐ Perforations Method _____
☐ Screens Screen Type _____

From	To	Slot Size	Number	Diameter	Material	Casing	Liner
						☐	☐
						☐	☐
						☐	☐

10. STATIC WATER LEVEL OR ARTESIAN PRESSURE:
102' ft. below ground Artesian pressure _____ lb.
Depth flow encountered _____ ft. Describe access port or control devices: _____

11. WELL TESTS:
☐ Pump ☐ Bailer ☐ Air ☐ Flowing Artesian

Yield gal./min.	Drawdown	Pumping Level	Time

Water Temp. _____ Bottom hole temp. _____
Water Quality test or comments: _____
Depth first Water Encountered _____

12. LITHOLOGIC LOG: (Describe repairs or abandonment)

Bore Dia.	From	To	Remarks: Lithology, Water Quality & Temperature	Water Y	Water N
8"	0	18'	Clay Gravel Cobble Rocks		N
6"	18'	55'	Clay Gravel Cobblerocks		N
6"	55'	62'	Clay Gravel	Y	
6"	62'	110'	Cemented Gravels		N
6"	110'	140'	Clay + Gravels	Y	

RECEIVED
JUL 16 1997
Department of Water Resources
Eastern Region

RECEIVED
JUL 21 1997
Department of Water Resources

Completed Depth _____ (Measurable)
Date Started 5-20-97 Completed 5-21-97

13. DRILLER'S CERTIFICATION
I/We certify that all minimum well construction standards were complied with at the time the rig was removed.

Firm Name Denning Drilling Inc Firm No. 518
Firm Official Dennis Denning Date 5-21-97
and
Supervisor or Operator _____ Date _____
(Sign once if Firm Official & Operator)

FORWARD WHITE COPY TO WATER RESOURCES

Public Works Department

December 29, 2023

Ms. Sharon Fox
Teton County Planning
150 Courthouse Drive, Suite 107
Driggs, Idaho 83422

RE: Engineering Review
Skyline View Ranch Subdivision Preliminary Plat
Section 1 & 12, T4N, R44E B.M.

Upon review of the Skyline View Ranch Subdivision Preliminary Plat, I have the following observations:

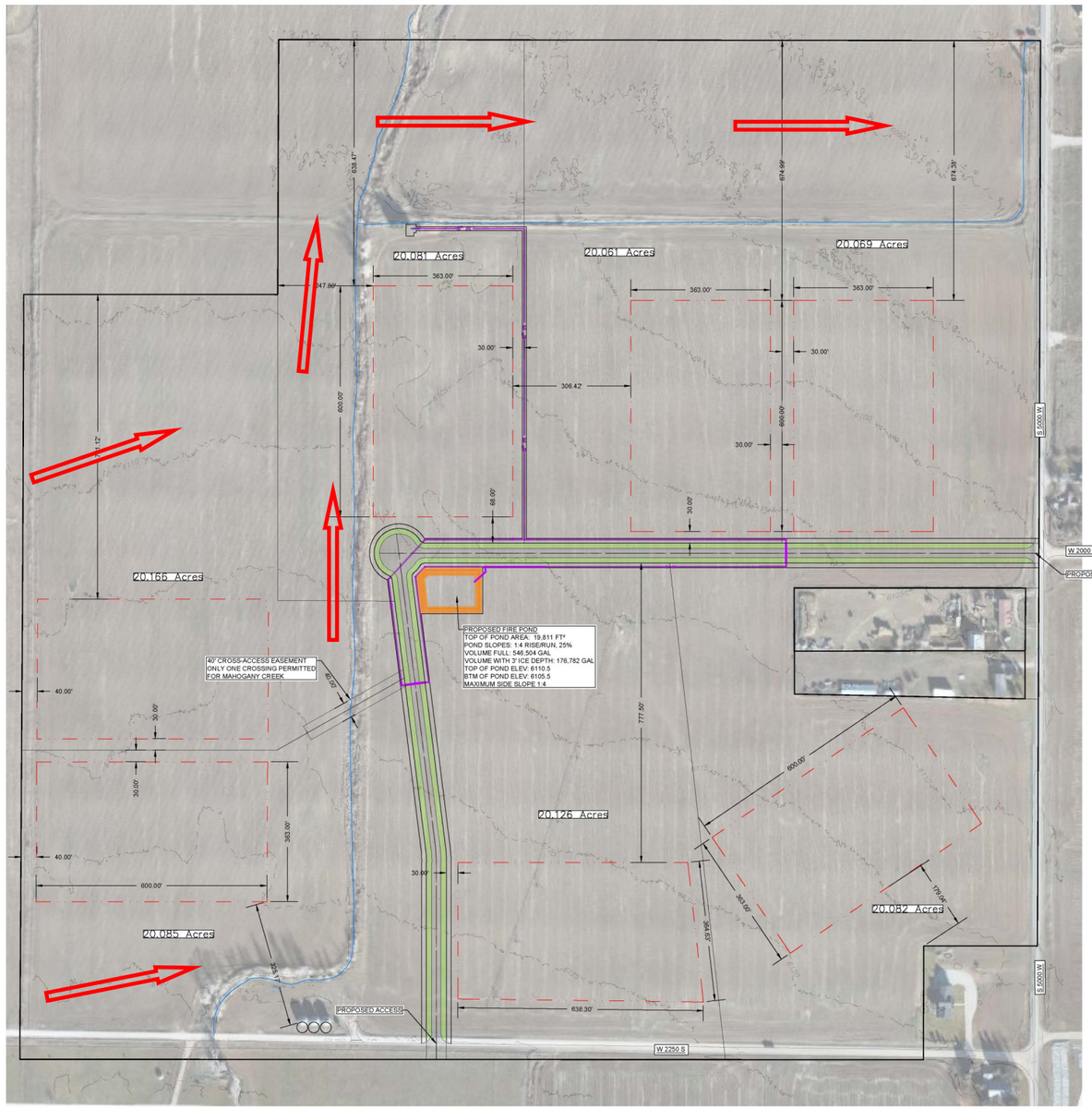
- Owner's Dedication was not shown on Preliminary Plat. It is uncertain whether or not lots are served by individual well and speptic?
- Section 2 Development Agreement mentions installation of electric service but there is no mention of communication. I believe that is required under Title 9.
- Improvement plans that are recorded should include utilities (electric & communication)
- Development Agreement should reference Improvement Plans

Sincerely:

Darryl Johnson, P.E., P.L.S.
Public Works Director

Phone: 208-354-0245 • 150 Courthouse Drive, Driggs, Idaho 83422 • Fax: 208-354-8778
djohnson@co.teton.id.us

Proposed Migration Corridor & Building Envelope Exhibit



BUILDING ENVELOPE = 5.0 acres

= Big Game Migration Corridor

Width of Corridor = 247 to 791 +/- feet

Average Width = 519 +/- feet

[redacted]

N

GRAPHIC SCALE

(IN FEET)

1 inch = ## ft.

811 Know what's below. Call before you dig.

PROJECT: SKYLINE VIEW RANCH

LOCATION: TETON COUNTY, ID

SHEET INFORMATION

JOB NO: 2021-105

DATE: February 8, 2024

SHEET SIZE: 24X36

Booker Grey Environmental, LLC

PO Box 271, Tetonia, ID 83452

DocuSign Envelope ID: DE522E11-0B28-43FE-AC88-89A73BA434B7

Public Improvement Cost Estimate

Development Project: Skyline View Ranch
Est. Prepared by: Michael Knight
Date Prepared: 10/19/2023

Streets	*Units*	*Unit Cost*	*Quantity*	*Total Cost*
Local Residential Street - Gravel	S.Y.	$30.00	8531.78	$255,953.40
Local Residential Street - Ashpalt	S.Y.	$54.00		$0.00
Local Industrial Street or Major Collector	S.Y.	$66.00		$0.00
Standard Curb and Gutter	L.F.	$43.00		$0.00
6' Valley Gutter	L.F.	$65.00		$0.00
2' Alley 'V' Gutter	L.F.	$40.00		$0.00
4" Sidewalk (including ADA ramps on non-arterials)	S.Y.	$65.00		$0.00
6" Flatwork (commercial driveways and arterial corners)	S.Y.	$85.00		$0.00
Thermoplastic Pavement Markings	S.F.	$10.00		$0.00
Street Name Sign Assembly (sign 2 streets on one post)	Each	$550.00		$0.00
Stop Sign	Each	$550.00		$0.00
Stop Sign with Street Name Sign Assembly	Each	$720.00	2	$1,440.00

Water System	*Units*	*Unit Cost*	*Quantity*	*Total Cost*
Water Main	L.F.	$65.00	3847	$250,055.00
Rock Excavation	L.F.	$100.00		$0.00
Residential Water Service (with meter pit)	Each	$4,100.00		$0.00
Commercial Water Service	Each	$3,650.00		$0.00
Commercial Water Service (with meter pit)	Each	$6,400.00		$0.00
Water Valve (includes collar)	Each	$1,550.00	3	$4,650.00
Fire Hydrant (includes lateral pipe, tee, and valve)	Each	$5,250.00	2	$10,500.00
Flush Hydrant (includes lateral pipe, curb stop, and collar)	Each	$2,800.00		$0.00

Sanitary Sewer	*Units*	*Unit Cost*	*Quantity*	*Total Cost*
8" Sewer Main	L.F.	$60.00		$0.00
10" Sewer Main	L.F.	$65.00		$0.00
12" Sewer Main	L.F.	$71.00		$0.00
Rock Excavation	L.F.	$115.00		$0.00
Sewer Manhole (includes collar)	Each	$4,150.00		$0.00
4" Sewer Lateral	Each	$1,900.00		$0.00
6" Sewer Lateral	Each	$2,100.00		$0.00
Lift Station (requires project-specific estimate)	L.S.		1	$0.00

Storm Drainage	*Units*	*Unit Cost*	*Quantity*	*Total Cost*
12" Storm Line	L.F.	$64.00		$0.00
15" Storm Line	L.F.	$72.00		$0.00

DocuSign Envelope ID: DE522E11-0B28-43FE-AC88-89A73BA434B7

18" Storm Line	L.F.	$80.00		$0.00
21" Storm Line	L.F.	$88.00		$0.00
24" Storm Line	L.F.	$97.00		$0.00
Rock Excavation	L.F.	$100.00		$0.00
Inlet Box	Each	$2,300.00		$0.00
Storm Manhole (includes collar)	Each	$3,150.00		$0.00
French Drain Manhole	Each	$11,000.00		$0.00
Sand and Grease Trap	Each	$20,000.00		$0.00
Detention Pond (requires project-specific estimate)	L.S.		1	$0.00
Lift Station (requires project-specific estimate)	L.S.		1	$0.00

Other Project-specific Items	*Units*	*Unit Cost*	*Quantity*	*Total Cost*
				$0.00
				$0.00
				$0.00
				$0.00
				$0.00

TOTAL CONSTRUCTION	$522,598.40
TOTAL + 10%	**$574,858.24**
Estimated Inspection Fees	**$8,374.29**
Financial Guarantee (150% of Development Cost Estimate)	**$862,287.36**

