



WK: 208-354-0245
CELL: 208-313-0245

Teton County Engineer
MEMO

150 Courthouse Drive
Driggs, Idaho 83422

November 4, 2011

TO: Teton County Board of County Commissioner
FROM: Jay T. Mazalewski, PE
SUBJECT: Cattle Creek Ranch P.U.D. – Final Plat Submittal

The following are my comments from the preliminary plat review and additional comments based on the final plat submittal are in red. These comments should be automatically carried over for the final review. Please note Cattle Creek Ranch P.U.D. was submitted for Concept Approval in June 2010 and therefore is governed by the Title 9 Subdivision Regulations approved in May 2010.

1. Preliminary Plat, General

- a. Show the existing utilities on the Master Plan or the Improvement Plans. (electricity, telephones, etc) Existing utilities are shown on the Master Plan, existing culverts are not shown on the Improvement Plan. All existing utilities should be shown on the improvement plans.

Addressed (11/04/11)

2. Preliminary Plat, Sheet 2 of 3

- a. A portion of Cattle Creek Road appears to be on the neighboring lot (Edward P. Kearsley). Please confirm actual location of the road or provide an easement through the Kearsley Property. (9-4-1-J)

A proposed easement is shown, however no instrument number is provided. The easement must be recorded and the instrument number shown on the plat **prior** to recordation of the plat.

- b. The proposed access and utility easement is located over two separate bodies of water (ponds). The easement should be on accessible land.

Addressed

- c. The dry hydrant is shown on Parcel A, owned by Morey Ranch LLC. Is this part of the subdivision? If not, an agreement or easement for the fire hydrant and fire protection pond needs to be drafted and recorded. (9-4-2-B-8 Required Public Improvements)

An unsigned, unrecorded, shared fire protection agreement was submitted. This must be signed by all parties and recorded prior to (or concurrently with) the final plat.

3. Preliminary Plat, Sheet 3 of 3

- a. The replacement area for the leachfields should also be shown. (Section 9-4-2-B-7 Water Supply and Sewer System).

Addressed, the acceptable septic areas are shown on the Master Plan.

- v. The Road Cross Section and Cost Estimate labels and material depths do not match.
Addressed (11/04/11)
- vi. Existing and proposed contour labels are unreadable on the overall plan and on the detailed fire pond grading plan.
Addressed (11/04/11)
- vii. The Profession Engineers stamp and license number is unreadable.
Addressed (11/04/11)

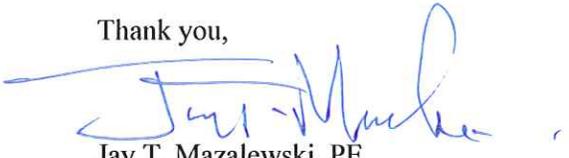
5. Cost Estimate (Section 9-4-2-C Guarantee of Completion):

- a. The cost estimate should be updated to include all items required for the improvement plans, see item 4.
Addressed (11/04/11)
- b. The cost estimate must be updated to include an additional 25% of the estimated total improvement costs, this is required for bonding purposes.
Addressed
- c. The only roadway improvement costs shown on the estimate are for the fire truck turnaround. If upon inspection by the county engineer, additional roadway improvements are required, the cost estimate must be updated to reflect these additional costs.

All improvements are installed and meet County Engineer requirements except for the fire hydrant. The fire hydrant must be re-aligned so the main hose port faces the road. Final sub-division sign off will not be granted until this is corrected. A requirement for surety is not recommended for this correction. (11/04/11)

If you have any questions, please call.

Thank you,



Jay T. Mazalewski, PE
Teton County Engineer



Review Comments

On the

CATTLE CREEK RANCH SUBDIVISION

WEL Review Comments
(By Gerald R. Williams, P.E.)

Comments below in black text are dated 9/27/11, and pertain to the plat dated 8/23/11.

Comments below in red text are dated 11/3/11, and pertain to the plat dated 10/18/11.

SHEET 1 OF 4

1. **Recorder's Certificate** Delete everything under the heading—the County uses a sticker. See Plat Review Guidelines (PRGs) attached, #26. Addressed.
2. **Vicinity Map** Delete the note under the map “(solid shading denotes recorded subdivisions).” Addressed.
3. **Owner's Certificate Paragraph 6** It appears that this paragraph is unnecessary as it is re-granting an access and utility easement *within the 40 acre subdivision* over the same alignment for which these easements are already granted through instruments 203561 and 218124. If fully redundant, then remove this paragraph, and if not, explain why it is not redundant and follow the requirements of PRG # 9. Addressed.
4. **Owner's Certificate Paragraphs 8 through 10** Fill in instrument information. Those are separate documents and likely could be recorded in advance of the plat, but if not, for sure the August 2011 date is past and needs revision. See PRG #22. Addressed.
5. **Owner's Certificate Paragraph 11** “Use” would be of fire protection *facilities* and not of a fire protection *agreement*. The wording is awkward, and the reference to some fire protection agreement is too ambiguous. The ‘use and benefit of fire protection facilities as per agreement recorded ??? as Instrument ??? of Teton County, Idaho records’ would be appropriate wording. Addressed.
6. **Owner's Certificate Paragraphs 14, 16, & 17** Electric line easements are referenced. Show and label them by name and instrument number on the plat, and if they are only a blanket easement, then provide such note. Addressed.

SHEET 2 OF 4

7. **Plat Versus Masterplan** Per PRG #7, remove all non-plat items, such as the zoning district boundary in the legend and on the plat graphics. These are appropriate on the Masterplan, but not the plat. Addressed.

SHEET 3 OF 4

8. **Plat Versus Masterplan** Per PRG #7, remove all non-plat items, such as the zoning district boundary and building envelopes in the legend and on the plat graphics. These are appropriate on the Masterplan, but not the plat. Addressed.



9. **Instrument Numbers** Fill in the instrument numbers for the 30' wide access and utility easement on the Wright and Boyle property, and also for the 35' x 40' easement on the Kearsley property. See Comment #4 above. *Your response letter mentions that the Boyle easement is not yet obtained, but there is an instrument number for something provided under Boyle's name (and not with the easement recording note). What does that pertain to?*

SHEET 4 OF 4

10. **Plat Versus Masterplan** Ditto Comment #8. *Addressed.*
11. **Fire Truck Turn-Around Easement** Typically easements are shown on the plat graphics and granted in the Owner's Certificate where the grant is made with stated uses and limitations, and with maintenance responsibility designated. The note on the enlarged detail covers the granting and the grantee, but not who is responsible for maintenance (HOA, lot owner, fire district). Add the maintenance responsibility, and keep all three at the same location, either on the detail on sheet 4 or in the Owner's Certificate. The latter is which is preferred to be consistent with all other grantings. *Addressed.*

Comments BY Jeff Williams, P.L.S.

Original comments below in black text are dated 9/26/11, and pertain to the plat dated 8/23/11.

Sheet 1 of 4

1. Remove "Proposed Subdivision" from the vicinity map. *Addressed.*
2. Be sure to add all of the missing dates and instrument numbers in the Owners Certificate. *Addressed.*
3. A statement or warning concerning FEMA flood areas needs to be addressed. *Addressed.*

Sheet 2 of 4

1. CP&F's need to be filed and shown on all of the controlling corners. *Addressed.* The distance shown from the south quarter to the center quarter is incorrect. *The distance that should have been corrected is not correct. The distance should be 2648.16 feet.*
2. The wording "proposed" is in the Notes section. This should be addressed. *"Proposed" is still in one of the Bold notes. Change to "required."*

Sheet 3 of 4

1. Label the center quarter the Point of Beginning and add the CP&F. *Addressed.*
2. The 290.22 foot distance along the centerline of Cattle Creek Road needs to be moved to the line it represents. *Addressed.*
3. Add the dimensions along the North line of the subdivision, i.e. the road dimensions and to the East and West. *Addressed.*

Sheet 4 of 4

1. What is the 60' X 60' area in the detail? Is the line type correct? There is a line showing in the plat that does not show up in the detail? *Addressed.*
2. The distance of 193.19 on the Easterly side of the roadway next to the detail is incorrect. *Addressed.*
3. Be sure to show instrument numbers. *Addressed.*

On Sight LAND SURVEYORS, INC.

Todd Cedarholm, PLS

DATE: November 4, 2011
TO: Curt Moore/Teton County Planning Department
FROM: Jennifer Ziegler/On Sight Land Surveyors, Inc.
RE: Comments for Cattle Creek Ranch from Second Review

Dear Curt:

The Final Plat for Cattle Creek Ranch dated 11/04/11 accompanies this cover letter and has been edited as follows:

WEI Comments

Sheet 3 of 4

9. The Boyle instrument number mentioned by G. Williams refers to the deed. We had removed all other deed instruments from the plat except for this one, so it has now been removed also. Still remaining is the blank for the Boyle easement instrument number to be entered.

Comments by Jeff Williams

Sheet 2 of 4

1. Corrected distance from 2546.15' to 2648.16'.
2. Removed "proposed" from the statement relating to septic systems; replaced with "required".

Attached are one full-size copy of the Final Plat and five 11x17" copies. Please note that there are several gray shaded areas on Sheet 3 and one in the vicinity map on Sheet 1. These "masking" patches are remnants of masked text from a previous draft of the plat -- while the text was deleted, the masking remained. This shading appears on Adobe pdf's only; it does not appear on plotted copies of the plat, and will not appear on the final mylar. The digital masking is very difficult to eliminate at this point; so, in the interest of time, I have allowed these artifacts to remain on the pdf's. I hope this doesn't pose a problem.

Sincerely,



Jennifer Ziegler

encl