

## INTRODUCTION

The Eastside Farms Subdivision is a proposed six lot subdivision of Parcel B of that Record of Survey Instrument No. 256473. The owner is Dump Road 250 East LLC. The property is farm fields. This Application is for a Preliminary Plat, the Concept Plan was approved on December 10, 2019.

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

### 1. Number of Plan/Plats:

- 2 Preliminary Plats (11" x 17" or 18" x 24") Prepared by a Professional Land Surveyor/Engineer:  
Please see attached plats.

### 2. Items on Plan/Plat:

- Plat is labeled correctly as "Preliminary Plat Plan" is shown in the lower right-hand corner.
- Sections, Township, Range – Shown in Title and Vicinity Map.
- All dimension of the lot lines and boundaries are shown.
- The lots are labeled, no block numbers are shown. Lot lines are dimensioned in feet and hundreds
- The perimeter subdivision line is shown and dimensioned
- The southwest corner of the subdivision is tied to the southwest corner of Section 29.
- There are no curves in the subdivision to be annotated.
- All monuments are shown on the map and described in the legend.
- The existing County Road easement is shown and defined on the map.
- There is a Vicinity Map shown that shows all of Section 29, 30, 31, and 32 with any existing subdivision labeled.
- All adjoining properties are shown and labeled.
- The north arrow is shown
- Existing Contours are shown.
- Section 29 south line is shown
- Adjacent properties are zoned A/RR-2.5 Agriculture except on the west the property is zoned A-20 agriculture and A/RR2.5
- There are no building envelopes
- The County Setbacks for zone A/RR-2.5 are shown
- County Road E250N and State Line Road is shown and labeled. Proposed Lot 6 shall have access off of State Line Road through an existing access easement.
- The scale of the drawing is 1-inch equals 200 feet.

### 3. Utilities

- The proposed lot shall be supplied by an individual water system and septic system and is shown in bold letters on the plat.
- No known easements for irrigation, water sewer, power and telephone. Existing irrigation line is shown along the north property line. Existing overhead power is along the north right-of-way of County Road E250N and along the western right-of-way of State Line Road.
- A fire protection system shall be required.
- There is no existing well on Parcel A, water is supplied thru a community water system.
- The approximate location of the existing leach field is shown for Parcel A.

### 4. Improvement standards:

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- **Hillside Assessment, as required – Title 9 Section C-2-c** – The subject property does not lie within the Hillside Overlay.
- **Public Services/Fiscal Analysis (Twenty lots or more)**– NA There are only six proposed lots.
- **Traffic Impact Study (ten lots or more)** – NA
- **Natural Resources Impact Mitigation Plan, as required** – Title 9 Section C-2-c – NA, the property does not lie within the Wildlife Habitat Overlay.
- **Open Space Management Plan, as required – Title 9 Section C-2-c** – NA
- **Facilities Map include existing structures** – There are no existing structures

## SECTION V: CHECKLIST OF REQUIRED ITEMS/INTERAGENCY COORDINATION

### 1. Correspondence Required:

- **Financial “Letter of Intent”** –
- **Letters of Preliminary Approval**- letters shall be provided by Teton County Planning.

### 2. Infrastructure Plans: Not applicable, no development proposed

### 3. Roads:

- **Road Access Permit (Road and Bridge Department)** –no development is proposed at this time.
- **Intent for County Roads Improvements** – not applicable
- **Description to assure adequate funds for maintenance of roads within the development**- not applicable, individual driveways for each lot. Lots 1 and 2 will have a shared access point off of County Road E250N, and then an individual driveway to their home.
- **Three (3) copies of preliminary road plans** – not applicable, no new road is being designed.
  - **Fire pullouts** – access is directly off of County Road E250 N for Lots 1 thru 5. Lot 6 is off of State Line Road thru and existing driveway. Fire Pullouts if needed shall be added at time of development.

### 4. Water Rights: The subject property has water rights thru Water Right No’s 22-567A, 22-237A and 22-13524 thru South Side Ditch. A10 inch irrigation line is located within the existing E250N County Road right-of-way.

## SECTION VI: STAFF SUMMARY

## SECTION VII: PLANNING AND ZONING COMMISSION ACTION: