



08/29/22

TC/21-563-02

PROJECT DESCRIPTION

Preliminary Plat for Blackhorse Ranch Subdivision

This preliminary plat application is for a 6-lot subdivision located southwest of Victor. The parcel totals approximately 20.03 acres and is owned by Belice Ranch Holdings LLC. The parcel is located in the in the FEMA Flood Zone-A and the Wetlands/Waterways Overlay. Attached to this preliminary plat application is a wetland and floodplain analysis.

Eastern Idaho Public Health (EIPH) was consulted with and inspected on-site test pits. These were approved by Kathleen Price as suitable for individual septic systems. See the attached EIPH review done on June 9th, 2022.

As the Preliminary Plat map shows, Lots 3 & 4 are the most encumbered by the FEMA flood zone. That is why these lots were made large as each proposed lot totals 5 acres. This will allow more flexibility and room to find a suitable location for development. The other 4 lots still have sections of the preliminary 100 year flood area shown but we feel there will be no issues finding a suitable development site.

Sincerely,

Taylor R. Cook

Taylor R. Cook, LEED
M.R.C.P/Land Use Planning
Encl.