

the requirements of State Statute and the design provisions of the Technical Guidance Manual and the design provided by District 7 Health Department.

Natural drainage channels

There are no rivers or creeks on the property. Drainage is primarily overland flow.

Storm and surface water drainage

Consistent with the County requirements related to storm water and drainage, storm water in excess of the pre-developed condition will be retained on site for the design storm.

2. Maps Required:

Soil types

An excerpt from the Web Soil Survey mapping platform developed and managed by the NRCS is provided in the following figure. The surface soils are defined as Alpine-St. Anthony complex and Feltonia-Arimo complex.

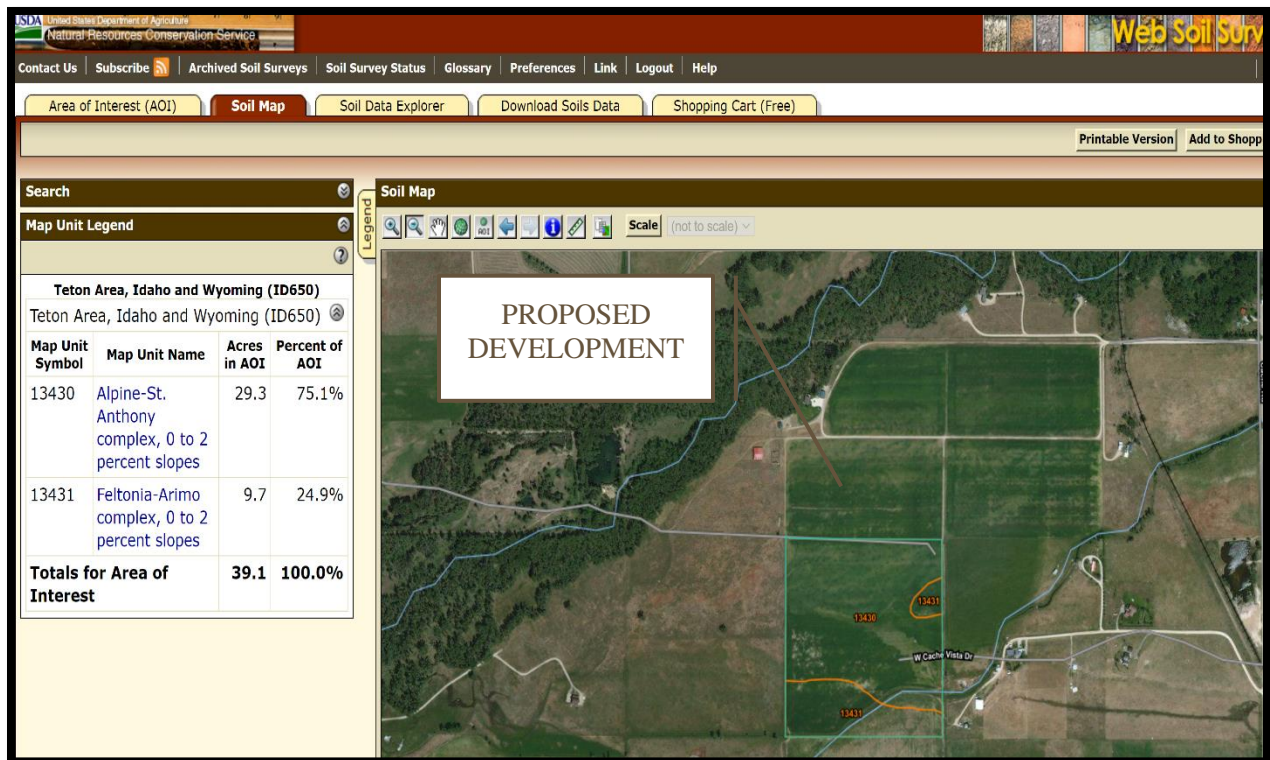


Figure 5: Soils Map from WSS Mapping Developed by the NRCS.

The soil profile taken from the corresponding soils report is also presented.

Typical profile

Alpine-St. Anthony complex

- 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

Feltonia-Arimo complex

- Ap - 0 to 6 inches: loam
- A - 6 to 12 inches: loam
- Bw1 - 12 to 20 inches: loam
- Bw2 - 20 to 27 inches: loam
- Bk1 - 27 to 36 inches: loam
- Bk2 - 36 to 49 inches: very gravelly loam
- 2Bk3 - 49 to 60 inches: very gravelly loamy sand

Geographical hazards

No extraordinary geographic hazards are known to be associated with the property. There is other residential development in the immediate area including the City of Tetonia. This property is subject to the same geographical hazards as those properties.



Figure 6: Earthquake Susceptibility per Teton County GIS Mapping System (2020).

There are no FEMA Special Flood Hazard Areas (SFHA) mapped on the site. There is no surface water on the site. The site is mapped as "Class 1: Low Liquefaction Susceptibility", the lowest risk of three

categories relating to earthquake hazard, or as Class II: Intermediate Liquefaction Susceptibility. The northwest corner of the property does fall within Class III: High Liquefaction Susceptibility.

3. Availability and capability of public services:

Fire protection

The property is generally described as agricultural with various crops grown on the property. There are no forests on or near the property. Access from W 4850 North is practical if a fire should be experienced.

Police protection

Police protection is subject to the County Sheriff's Department.

Public road construction and maintenance

The roads serving the subdivision will be constructed to County standards and if accepted by the County, maintained by the County Road and Bridge Department.

Central water

Central water is not available.

Central sewer

Central sewer is not available.

Parks and open space

The proposed development does not contemplate a park and the 2.5-acre minimum lot size in the rural residential zone provides ample space for residents without the need for a designated park. Open space is provided per County requirements.

Recreation

The same recreational amenities afforded all County residents are available to the residents of the proposed development.

Infrastructure/open space maintenance

Maintenance of the open space will be managed by the homeowner's association.

Schools

The impact on the schools will be from 16 single-family homes. As the homes will be owned by the homeowner's and the property will be changed from agricultural to rural residential with improvements, the property tax base will increase substantially and thus the homeowner's will provide additional funding for the school system through their property tax assessment.