

Cruse & Associates

From: "Cruse & Associates" <cruseandassoc@kvalley.com>
Date: Friday, August 13, 2021 9:40 AM
To: "FILE"
Subject: Narrative - KZ Large Lot Subdivision of Tax Parcels 284134 and 718434

Narrative- This large lot subdivision application is to create 8 parcels of 20 acres or more out of 164.21 acres . Currently the site has no improvements and has been used as open range land. All proposed parcels will have individual septic systems to be installed at a future date with residential construction. All parcels will have individual or shared wells with water mitigation/rights as required by the health department for final plat approval. The future wells will be placed in the green zones with piping to lots as approved by the health department, see attached map of proposed well locations. All parcels will access onto Wilson Creek Road through a new private road that will be built to public works private road standards. Overhead power will be brought in along the new private road. PEMC, PEMB, and PSSC wetlands are delineated throughout the property on the National Wetland Inventory mapping. All improvements required for final approval of this application will be constructed outside of these wetland areas and added note 14 to the application map to provide future owners notice that additional review may be required for development of the lots. All parcels are to remain in the AG-20 zoning and will meet all zoning requirements.

See application map for additional information.

Thanks,
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