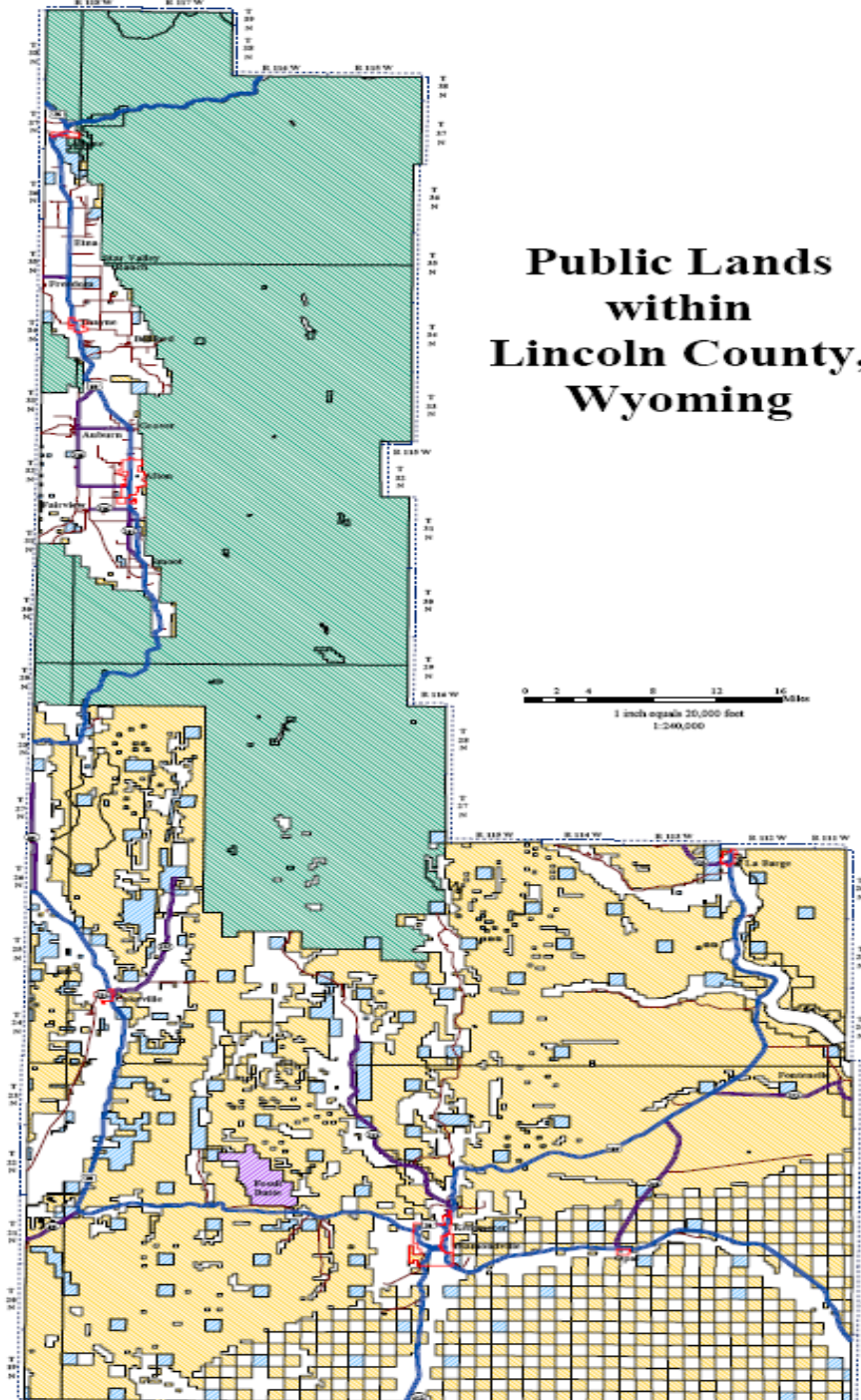


Public Lands within Lincoln County, Wyoming



Lincoln County includes 4,069 square miles of land area.

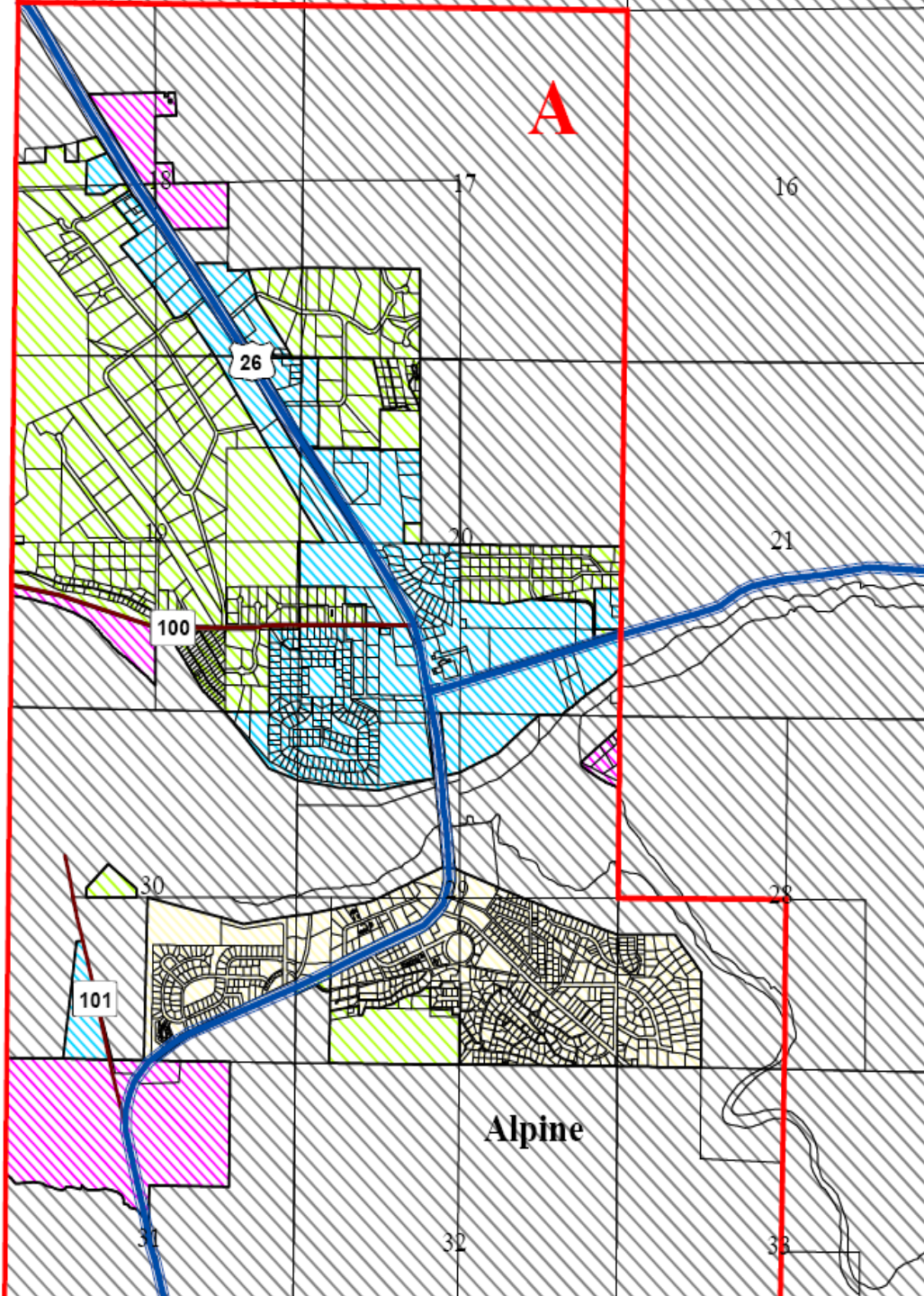
75% of that land is public land.

80% of tax base is in south half of county.

70% of population is in north half of county.

Green River Basin, Bear River Basin and Snake-Salt Basins account for the water drainages in the county.

T
37
N



Private land in the
Alpine area is
very limited.

COUNTY ZONES:

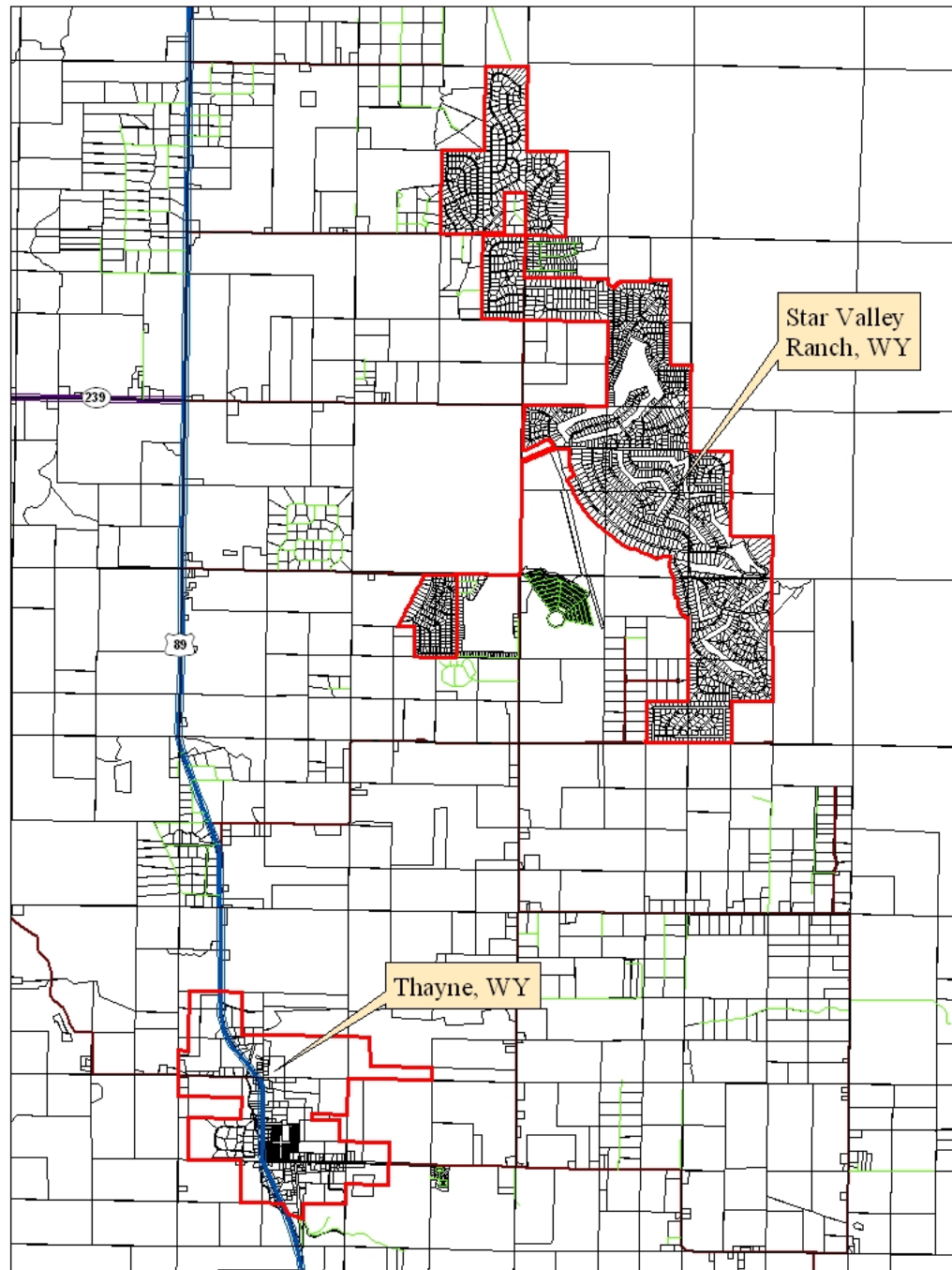
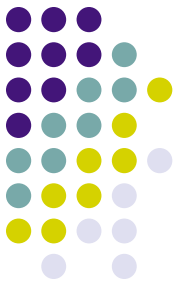
PUBLIC

RURAL

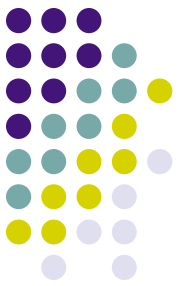
RECREATIONAL

MIXED

INDUSTRIAL



Wyoming's newest municipality is The Town of Star Valley Ranch. Comprised of 2,000 subdivision lots, it is about 50% built out and is still served by individual septic systems. Fortunately, depth to groundwater is significant and occupancy is largely seasonal.



Density-Based Zoning Milestones

Zoning Map adopted in 1998

New Comprehensive Plan adopted in 2005

2005 Density Regulations push lots smaller than 5 acres closer to existing community centers with water systems.

New lots smaller than 5 acres required to use enhanced septic systems such as sand filters, aerobic treatment units or Presby Environmental AES systems that meet NSF Standard 40.

2012 Zoning Regulation that requires developers to install all required improvements such as roads, utilities, etc. before the final plat can be filed and lots sold. This replaces the policy where developers could file a bond or a letter of credit and finance development improvements with lot sales. Given the 3,000 existing vacant lots in Star Valley, speculative developers may be a bit more cautious in the future.

North Alpine Area



1994



2009



Nordic Ranches

Trail Ridge/Shadow Dancer/Salt River Cove Subdivisions

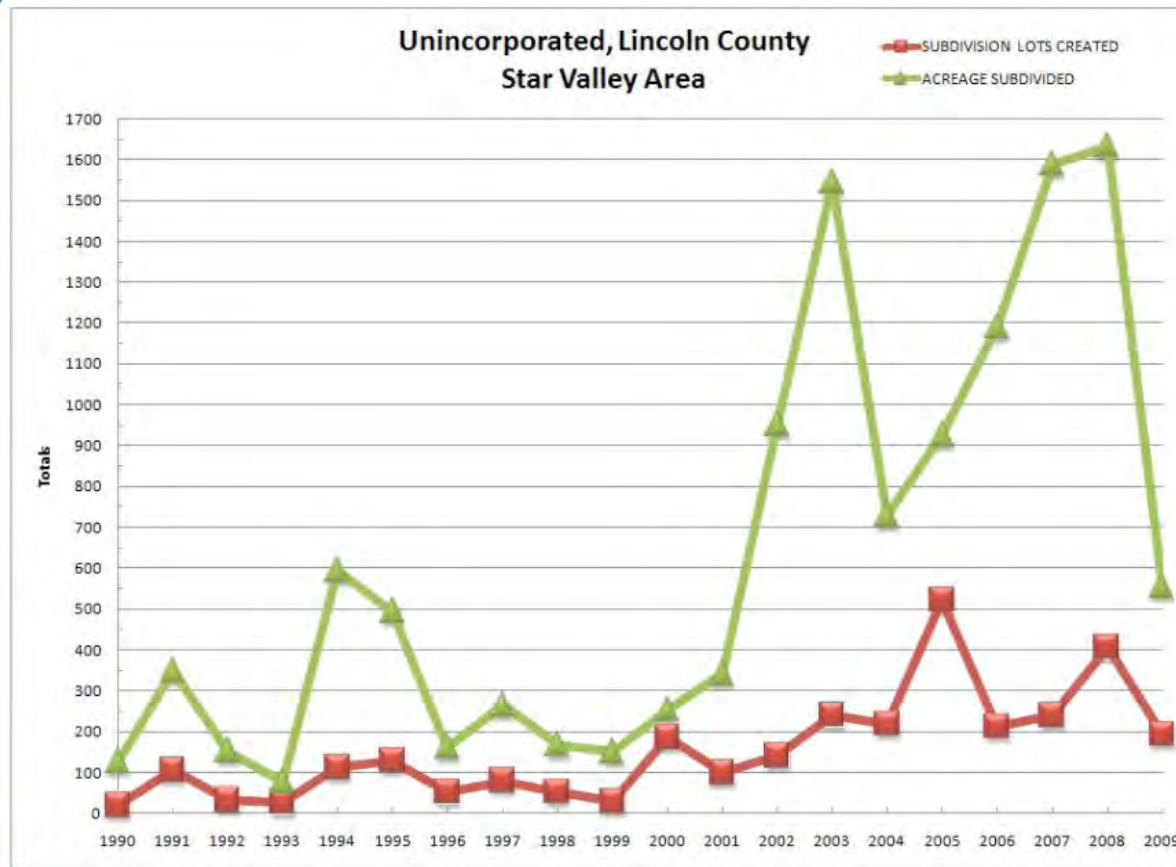


1994

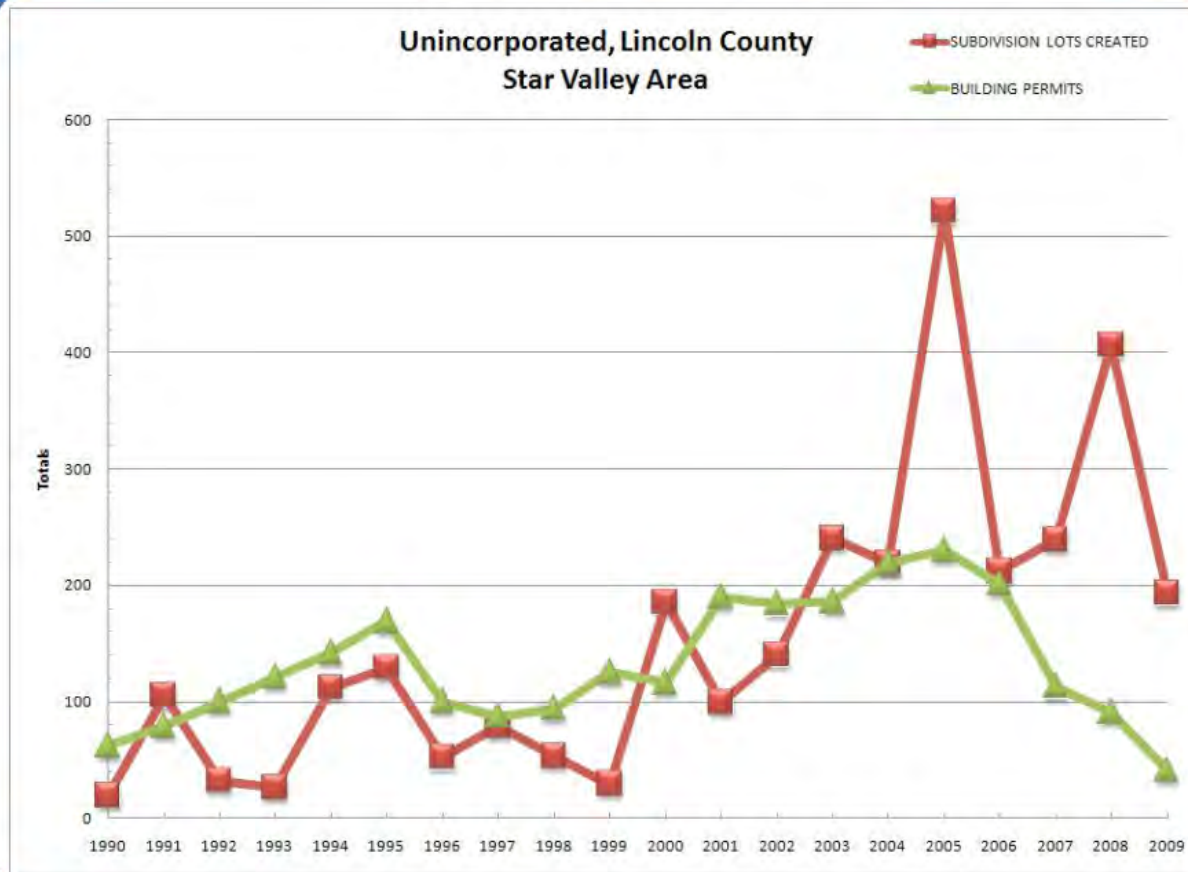


2009

Rate of Development vs. Rate of Land Consumption



New Lots & New Homes



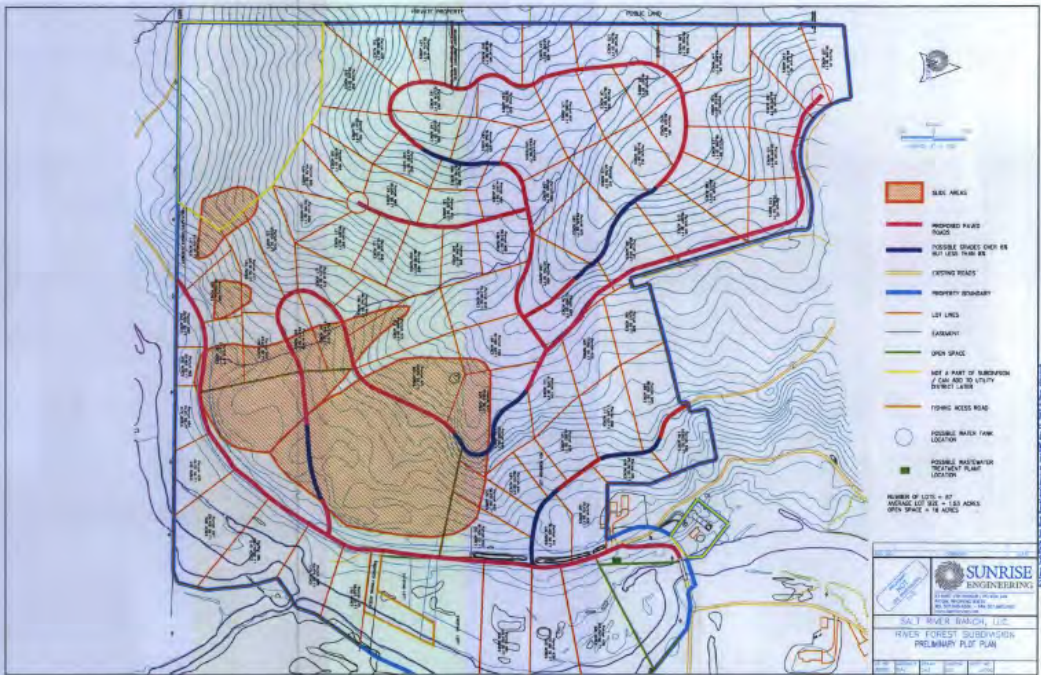


**ALPINE
PALISADES
PLANNED UNIT
DEVELOPMENT**

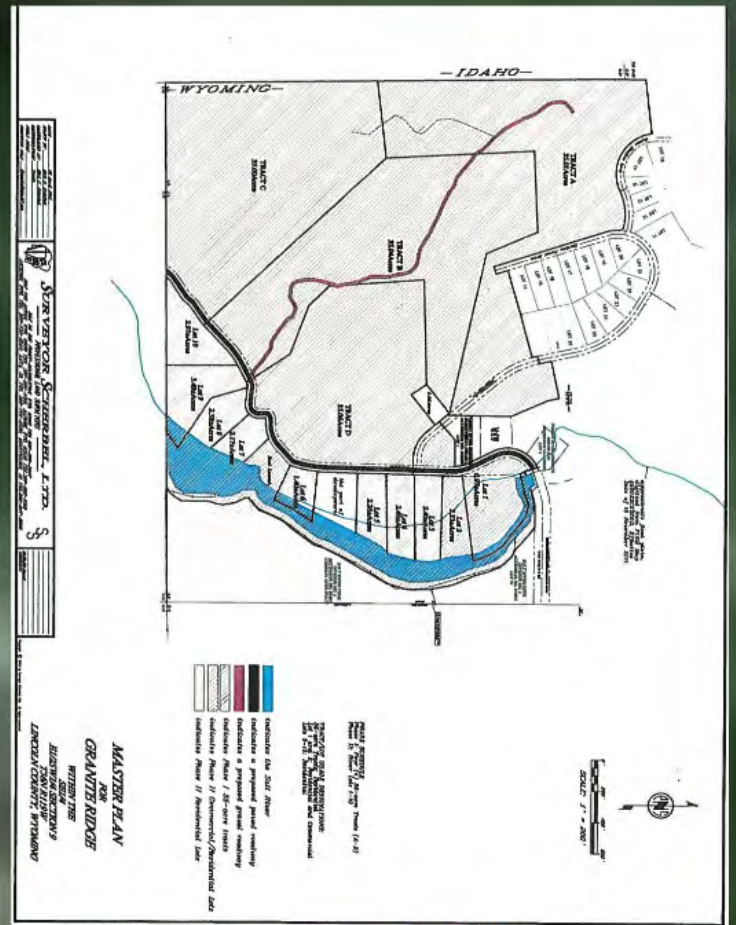


Master Plan Approved in 2006

Has Applied for Master Plan 2013



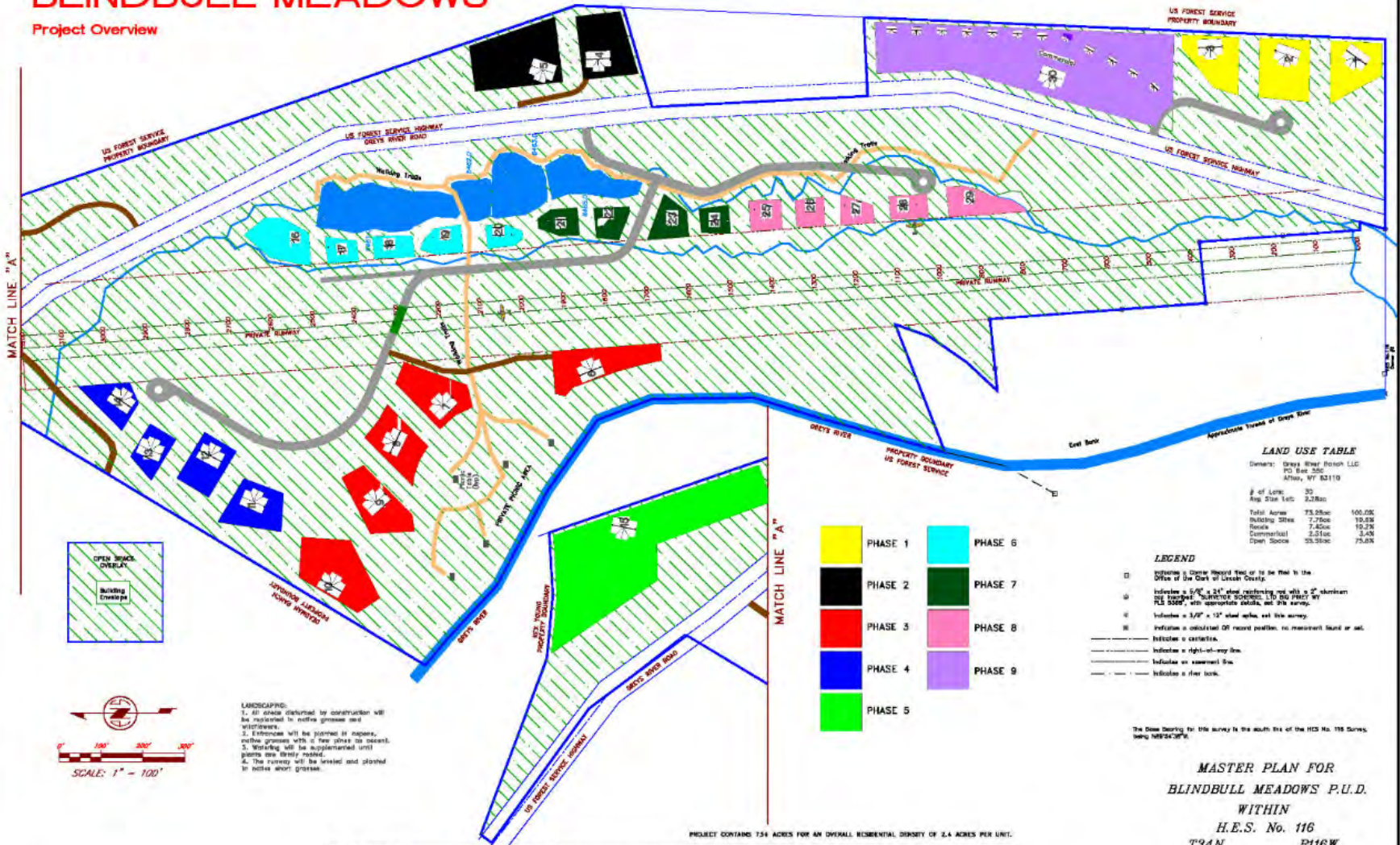
Approved in 2007



Approved in 2013

BLINDBULL MEADOWS

Project Overview



LAND USE TABLE

Owner: Grey River Ranch LLC
 PO Box 306
 Afton, WY 82410

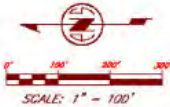
# of Lots:	33
Avg. Site Acre:	2.38ac
Total Acres:	78.58ac
Building Space:	7,790sq
Resale:	7,850sq
Commercial:	2,310sq
Open Space:	53,580ac
	75.0%

- LEGEND**
- Includes a Center Point Test or is to be filed in the Office of the Clerk of Lincoln County.
 - Includes a 5/8" x 24" steel reinforcing rod with a 2" diameter gap between adjacent rods, 18" on center by PLS 55007, with appropriate details, set in place.
 - ⊕ Includes a 3/8" x 12" steel spike, set in place.
 - ⊞ Indicates a calculated Off record position, no measurement found or set.
 - Includes a certificate.
 - Includes a right-of-way line.
 - Includes an easement line.
 - Includes a clear mark.

The Owner Guarantees for this survey in the south line of the H23 No. 118 Survey, being 108243076.

LANDSCAPING:

1. All areas disturbed by construction will be replanted to native grasses and wildflowers.
2. Entrances will be planted in cypresses, native grasses with a few shrubs to screen.
3. Watering will be supplemented until plants are firmly rooted.
4. The nursery will be visited and planted to native short grasses.



PROJECT CONTAINS 756 ACRES FOR AN OVERALL RESIDENTIAL DENSITY OF 2.4 ACRES PER UNIT.

**MASTER PLAN FOR
 BLINDBULL MEADOWS P.U.D.
 WITHIN
 H.E.S. No. 116
 T34N R16W
 LINCOLN COUNTY, WYOMING**

SURVEYOR SCHERBEL, LTD.
 PROFESSIONAL LAND SURVEYORS

DATE OF THIS REPORT: 10/15/2010
 FILED FOR RECORD: 10/15/2010
 COUNTY: LINCOLN COUNTY, WYOMING

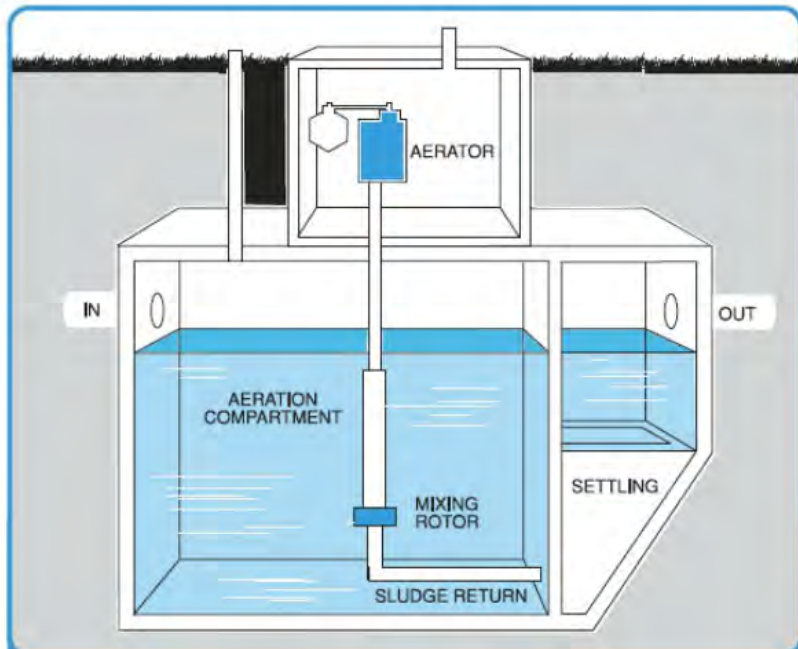


Figure 1 An example of a possible aerobic unit design

Adapted with permission from Pennsylvania State University College of Agriculture Extension Service

National Environmental Services Center (800) 624-8301 or (304) 293-4191

ADVANCED ENVIRO-SEPTIC™ TREATMENT SYSTEM

Why choose Advanced Enviro-Septic™ (AES)?



Third Party Testing

BNQ Testing Parameters	Advanced Enviro-Septic™ Test Results*
COD (mg/L)	<2
TSS (mg/L)	<2
Fecal Coliforms (CFU/100 mL)	218

Industry Standards

EPA Tertiary	NSF-40 Class 1	BNQ Advanced Secondary
10	<25	<15
10	<30	<15
1000	n/a	50,000

* (N/Ref: 30825-049-A) BNQ Test Center, Quebec

The Environmental Advantage

- Removes up to 99% of wastewater contaminants
- Treats and disperses in the same small footprint
- Proven and reliable track record
- Treatment process requires no energy
- Made with significant amounts of recycled plastic
- Protects soil and groundwater from contamination

The Cost Advantage



- Smaller installations require smaller crews and less fill material
- Installs quickly and easily
- Lightweight components are easy to handle and transport
- Considerably more cost-effective than mechanical and conventional systems
- Never needs replacement media or special maintenance
- Requires no expensive mechanical devices, computer controls or maintenance contracts
- Durable, non-biodegradable components last indefinitely

The Design Advantage

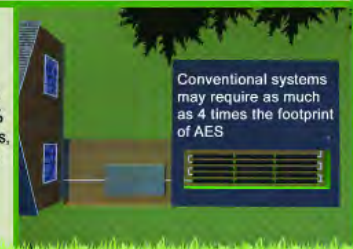
- Available in NSF and non-NSF Certified designs
- Flexible to allow virtually any shape
- Sloping and adaptable configurations
- Multi-Level™ configurations
- Proven performance
- Longevity and reliability
- Technical support
- Free online classes, manuals, templates

"When we looked at the solution, we determined that Presby was the best alternative for us because of the high performance of the system... The design goes together fast and performs at a high capacity when you have limited space."

- Jay Gamble, Vice President and General Manager of the Mt. Sunapee Resort, New England Construction Magazine, April 27, 2009



A powerful eco-system of aerobic and anaerobic bacteria digests up to **99%** of wastewater contaminants, recycling clean water into the environment

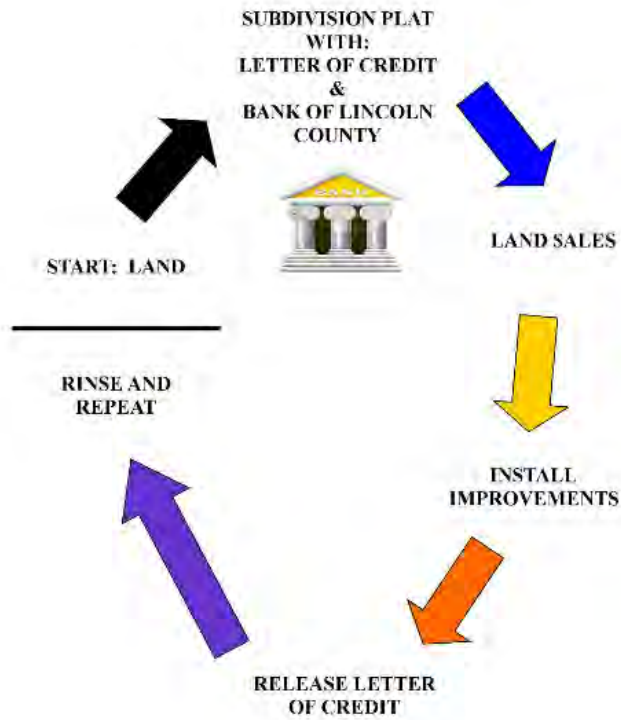


Conventional systems may require as much as 4 times the footprint of AES

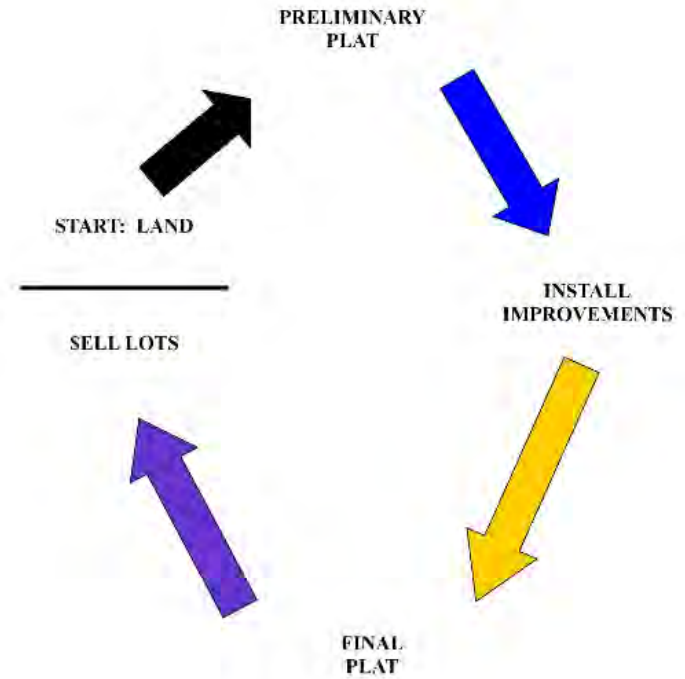
www.PresbyEnvironmental.com

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OLD



NEW



Questions?

Office of Planning and Engineering



JOHN WOODWARD

DIRECTOR

WWW.LCWY.ORG

Phone: 307-885-3106

Email: jwoodward@lcwy.org