

October 16, 2023

Christopher Kirk
Planning Consultant for
Tamarack Resort Two, LLC (TRH)
9171 South Dixie Highway
Pinecrest, Florida 33156

Valley County Planning and Zoning Commission
Cynda Herrick, AICP, CFM, Planning & Zoning Administrator of Valley County
219 North Main Street
P.O. Box 1350
Cascade, Idaho 83611

Subject: Preliminary Plat for the Lower Sugarloaf Custom Chalets, Tamarack Planned Unit Development, Phase 3.4

Dear Planning and Zoning Commission, Ms. Herrick,

This letter serves as a cover letter for the Planning and Zoning Commission review and approval of the Preliminary Plat for the Lower Sugarloaf Custom Chalets, Tamarack Planned Unit Development, Phase 3.4 addition at Tamarack.

Tamarack Resort Two (TRT) proposes to develop three (3) Custom Chalet Lots to the east of the existing Sugarloaf Custom Chalets, south of the existing Rock Creek Cottages, and north of the existing Twin Creek Chalets along Discovery Drive. The three (3) lots will be accessed off Discovery Drive into what is currently undeveloped open space.

Even though the lots are the size of Estate Lots at Tamarack we are proposing Custom Chalet lots be developed. Tamarack Custom Chalet Lots require a maximum habitable square footage of 2800 sq feet as opposed to 4,000 square feet for Estate homes. This will make them more compatible with the surrounding Chalet and Cottage neighborhoods.

The area for these lots was not called out on the original PUD or subsequent CUP as an area for development as it was included as part of open space that was partially used for ski access to the Tamarack Poma Lift. The three (3) proposed lots will not adversely impact the existing ski trails and lift operation whatsoever.

TRH will provide utilities per Resort standards to each lot. TRH will be responsible for the improvements and sale of the individual lots or homes. All construction will be in accordance with the Resort Design Guidelines and Covenants.

Tamarack intends to complete the construction of the utilities during the summer of 2024.

Valley County Planning & Zoning Department

219 N. Main
PO Box 1350
Cascade, ID
83611
www.co.valley.id.us
Phone 208-382-7115
Fax 208-382-7119



C.U.P. & Preliminary Plat Application

TO BE COMPLETED BY THE PLANNING AND ZONING DEPARTMENT	
FILE # <u>C.U.P. 23-51</u>	<input checked="" type="checkbox"/> Check # _____ or <input type="checkbox"/> Cash
ACCEPTED BY <u>CH</u>	FEE \$ <u>800-</u>
CROSS REFERENCE FILE(S): _____	DEPOSIT <u>1000 - 11-7-23</u>
<input type="checkbox"/> ADMINISTRATIVE PLAT	DATE <u>11-13-2023</u>
<input type="checkbox"/> SHORT PLAT	COMMENTS: <u>RUD. 98-1</u>
<input checked="" type="checkbox"/> FULL PLAT	_____

When an application has been submitted, it will be reviewed in order to determine compliance with application requirements. A hearing date will be scheduled only after an application has been accepted as complete.

The following must be completed and submitted with the conditional use permit application:

- ❖ A preliminary plat containing all of the necessary requirements according to the Valley County Subdivision Regulations.
- ❖ A phasing plan and construction timeline.
- ❖ One 8½ x 11" – 300 scale drawing of the proposed subdivision showing only the street names and lots.
- ❖ A plot plan, drawn to scale, showing existing utilities, streets, easements, ditches, and buildings.
- ❖ A landscaping plan, drawn to scale, showing elements such as trees, shrubs, ground covers, and vines. Include a plant list, indicating the size, quantity, location, and name (both botanical and common) of all plant material to be used.
- ❖ A site grading plan clearly showing the existing site topography and detailing the best management practices for surface water management, siltation, sedimentation, and blowing of dirt and debris caused by grading, excavation, open cuts, side slopes, and other site preparation and development.
- ❖ A lighting plan.
- ❖ A Wildfire Mitigation Plan.
- ❖ Names and addresses of property owners within 300 feet of the property lines. Information can be obtained through the Assessor's Office. Only one list is required.

Ten (10) copies of the application and additional materials are required.

**We recommend you review Title 9 and Title 10 of the Valley County Code online at
www.co.valley.id.us/planning-zoning or
at the Planning and Zoning Office, 219 North Main, Cascade, Idaho.
Subject to Idaho Statute 55-22 Underground Facilities Damage Prevention.**

PROPOSED SUBDIVISION NAME : Lower Sugarloaf Custom Chalets

APPLICANT Scott Turlington
Owner ☐ Option Holder ☐ Contract Holder ☐

PHONE [REDACTED]

APPLICANT'S SIGNATURE - _____ DATE 10.16.23

APPLICANT'S MAILING ADDRESS _____

OWNER Tamarack Resort Two PHONE [REDACTED]

OWNER'S MAILING ADDRESS 9171 South Dixie Highway, Pinecrest, FL 33156

Nature of Owner's Interest in this Development? Ownership Partner

AGENT/REPRESENTATIVE Christopher Kirk FAX _____ PHONE [REDACTED]

AGENT/REPRESENTATIVE ADDRESS 311 Village Dr, PMB 316, Tamarack, ID 83615

ENGINEER Antonio Conte, Akerman-Estvold Engineering PHONE [REDACTED]

ENGINEER ADDRESS 7661 West Riverside Drive, Garden City, Idaho 83714

1. SIZE OF PROPERTY 4.304 acres

2. NUMBER OF ACREAGE OF ADJACENT LAND HELD BY THIS OWNER 1484 acres

3. ANY RESTRICTIONS ON THIS PROPERTY?

Easements to Sewer easements

Deed Restrictions None

Liens or encumbrances None

4. LEGAL DESCRIPTION A PORTION OF TAMARACK RESORT P.U.D. PHASE 1 FINAL PLAT-OPEN SPACE
PARCEL C IN THE NW 1/4 OF SECTION 5
T.15N., R.3E., B.M., VALLEY COUNTY, IDAHO

5. TAX PARCEL NUMBER RP0049200000C0

Quarter NW 1/4 _____ Section 5 _____ Township 15N _____

Range 3E

6. EXISTING LAND USES AND STRUCTURES ON THE PROPERTY ARE AS FOLLOWS:
None on the proposed lots. Poma Ski Lift and ski run will remain in platted open spaces on the property

7. ARE THERE ANY KNOWN HAZARDS ON OR NEAR THE PROPERTY (such as canals, hazardous material spills, soil or water contamination)? If so, describe and give location: None

8. ADJACENT PROPERTIES HAVE THE FOLLOWING BUILDING TYPES AND/OR USES:

North – Rock Creek Cottages

South – Twin Creek Chalets

East – Rock Creek Poma Lower Terminal & Open Space

West – Sugarloaf Custom Chalets

- 8a. TYPE OF TERRAIN: Mountainous ☐ Rolling ☒ Flat ☐ Timbered ☐
- 8b. DOES ANY PORTION OF THIS PARCEL HAVE SLOPES IN EXCESS OF 15%? Yes
- 8c. DESCRIBE ANY SIGNIFICANT NATURAL RESOURCES SUCH AS ROCK OUTCROPPING, MARSHES, WOODED AREAS: Wetlands in open space below
-
- 9a. WATER COURSE: Yes. Rock Creek on southern boundary
- 9b. IS ANY PORTION OF THE PROPERTY LOCATED IN A FLOODWAY OR 100-YR FLOODPLAIN?
Information can be obtained from the P&Z Office. Include a map if yes. No
- 9c. ARE THERE WETLANDS LOCATED ON ANY PORTION OF THE PROPERTY? Yes
- 9d. WILL ANY PART OF THE PROPERTY BE SUBJECT TO INUNDATION FROM STORMWATER OVERFLOW OR SPRING MELTING RUN-OFF? No
- 10a. NUMBER OF EXISTING ROADS: 0 _____ Width _____ Private or Public? _____
Are the existing road surfaces paved or graveled? _____
- 10b. NUMBER OF PROPOSED ROADS: 0 _____ Proposed width: NA
Will the proposed roads be publicly or privately maintained? NA
Proposed road construction: Gravel ☐ Paved ☐
- 11a. EXISTING UTILITIES ON THE PROPERTY ARE AS FOLLOWS:
Sewer easements through northern lots, Water, power, IT along Discovery Drive
-
- 11b. PROPOSED UTILITIES: Water, power, sewer, cable
-
- Proposed utility easement width - 12' _____ Location Outside edge of roadway Yes _____
- 12a. SOLID WASTE DISPOSAL METHOD: Individual Septic ☐ Central Sewage Treatment Facility ☒
- 12b. POTABLE WATER SOURCE: Public ☒ Water Association ☐ Individual ☐
If individual, has a test well been drilled? _____ Depth _____ Flow _____ Purity Verified? _____
Nearest adjacent well _____ Depth _____ Flow _____
13. ARE THERE ANY EXISTING IRRIGATION SYSTEMS? No
Are you proposing any alterations, improvements, extensions or new construction? No
If yes, explain: _____
-
14. DRAINAGE (Proposed method of on-site retention): BMP ponds to east side of new lots
Any special drains? _____ (Please attach map)
Soil type (Information can be obtained from the Soil Conservation District): Nissula Loam
15. WILL STREETS AND OTHER REQUIRED IMPROVEMENTS BE CONSTRUCTED PRIOR TO THE RECORDING OF THE FINAL PLAT? Yes
If not, indicate the type of surety that will be put up to ensure the construction of the improvements within one (1) year from the date of filing the plat _____
-

16. OUTLINE OF PROPOSED RESTRICTIVE COVENANTS:

Setbacks: Front 20' _____ Sides. 15' _____ Rear 15' _____
Mobile homes allowed? No
Minimum construction value - NA Minimum square footage 1200 sq ft
Completion of construction required within 2 Days ☐ Months ☐ Years ☒
Resubdivision permitted? No
Other _____

17. LAND PROGRAM:

Acreage in subdivision 4.304 Number of lots in subdivision 3
Typical width and depth of lots 150' x 120'
Typical lot area. .52 acres Minimum lot area .369 acres Maximum lot area .701 acres
Lineal footage of streets 0 Average street length/lot 150'
Percentage of area in streets 25 %
Percentage of area of development to be public (including easements) 0%
Maximum street gradient NA
Indicate if subdivision is to be completely developed at one time; if not, describe stages One time

18. COMPLETE ATTACHED PLAN FOR IRRIGATION.

19. COMPLETE ATTACHED WEED CONTROL AGREEMENT.

20. COMPLETE ATTACHED IMPACT REPORT. It must address potential environmental, economic, and social impacts and how these impacts are to be minimized.



VALLEY COUNTY

WEED CONTROL AGREEMENT

The purpose of this agreement is to establish a cooperative relationship between Valley County and the undersigned Cooperator to protect the natural and economic values in the Upper Payette River watershed from damages related to the invasion and expansion of infestations of noxious weeds and invasive plants. This is a cooperative effort to prevent, eradicate, contain and control noxious weeds and invasive plants on public and private lands in this area. Factors related to the spread of weeds are not related to ownership nor controllable at agency boundaries. This agreement formalizes the cooperative strategy for management of these weeds addressed in Valley County's Integrated Weed Management Plan.

In this continuing effort to control Noxious Weeds, Valley County Weed Control will consult with the undersigned Cooperator and outline weed identification techniques, present optional control methods and recommend proper land management practices.

The undersigned Cooperator acknowledges that he/she is aware of any potential or real noxious weed problems on his/her private property and agrees to control said weeds in a timely manner using proper land management principles.

COOPERATOR

By: _____

Date: _____

By: _____

Valley County Weed Control

Date: _____

IMPACT REPORT (from Valley County Code 9-5-3-D)

You may add information to the blanks below or attach additional sheets.

- ❖ An impact report shall be required for all proposed Conditional Uses.
- ❖ The impact report shall address potential environmental, economic, and social impacts and how these impacts are to be minimized as follows:

1. Traffic volume, character, and patterns including adequacy of existing or proposed street width, surfacing, alignment, gradient, and traffic control features or devices, and maintenance. Contrast existing with the changes the proposal will bring during construction and after completion, build-out, or full occupancy of the proposed development. Include pedestrian, bicycle, auto, and truck traffic.

The 3 Custom Chalet Lots will not significantly create any additional off site traffic volume impacts beyond those cited in Section A of Appendix C of the original PUD application dated March 12, 2001.

2. Provision for the mitigation of impacts on housing affordability.

The Custom Chalet product that will be constructed will be of a lower square footage than many of the other single family Tamarack built product types, providing a more entry level price point

3. Noise and vibration levels that exist and compare to those that will be added during construction, normal activities, and special activities. Include indoor and outdoor, day and night variations.

The 3 Custom Chalet Lots will not significantly create any additional impacts beyond those cited in Section B of Appendix C of the original PUD application dated March 12, 2001, and the Tamarack will comply with all the state and county noise control regulations and standards.

4. Heat and glare that exist and that might be introduced from all possible sources such as autos in parking areas, outdoor lights, water or glass surfaces, buildings or outdoor activities.

The 10 Custom Chalet Lots will not significantly create any additional impacts beyond those cited in Section B of Appendix C of the original PUD application dated March 12, 2001, and the Tamarack will comply with all the state and county noise control regulations and standards.

5. Particulate emissions to the air including smoke, dust, chemicals, gasses or fumes, etc. both existing and what may be added by the proposed uses.

The 3 Custom Chalet Lots will not significantly create any additional impacts

beyond those cited in the Air Quality Section, Page 9, of Appendix C of the original PUD application dated March 12, 2001. The Chalet will typically have propane burning fireplaces and not wood burning to reduce particulate emissions. Beyond that, the mitigation measures indicated in this section will be applied to this site

6. Water demand, discharge, supply source, and disposal method for potable uses, domestic uses, and fire protection. Identify existing surface water drainage, wet lands, flood prone areas and potential changes. Identify existing ground water and surface water quality and potential changes due to this proposal.

Currently Tamarack has two wells that produce potable water from aquifers underneath the resort property. Tamarack will be developing an additional well to meet the expanding water demands of the resort. The existing wells and water infrastructure were constructed by Tamarack and have sold through a potable water system purchase agreement with North Lake Water and Sewer District who operates and maintains the system. The new well will also be turned over to North Lake after it is developed. Water demand for the 3 Custom Chalet Lots will be minimal, as only 3 edu's of water will be required

7. Fire, explosion, and other hazards existing and proposed. Identify how activities on neighboring property may affect the proposed use.

No fire explosion, and other hazards currently exist on the vacant site or are proposed after the site is developed. The surrounding land uses are residential camping and parking whose activities should have minimal effect on the use of this site

8. Removal of existing vegetation or effects thereon including disturbance of wet lands, general stability of soils, slopes, and embankments and the potential for sedimentation of disturbed soils.

As many of the existing trees and native vegetation as possible will be protected during the construction process of the road, utilities, and Cottages. No wetland disturbance will occur

9. Include practices that will be used to stabilize soils and restore or replace vegetation.

Silt fencing will be used to protect the drainages to the east and strategically placed BMP settling basins will be developed below the road to the east of the development in the common open space to contain runoff from storm events

10. Soil characteristics and potential problems in regard to slope stability, embankments, building foundation, utility and road construction. Include suitability for supporting proposed landscaping.

Soil is "Nisula loam" that has been essentially undisturbed to date. There are no unusual stability issues for building construction and the soils support health existing vegetation, so construction of improvements, and site restoration should not be an issue.

11. Site grading or improvements including cuts and fills, drainage courses and impoundments, sound and sight buffers, landscaping, fencing, utilities, and open areas.

The Custom Chalet sites will be left undisturbed until building permits for the units are approved. As a Tamarack standard, and no fencing of individual lots will be allowed

12. Visibility from public roads, adjoining property, and buildings. Include what will be done to reduce visibility of all parts of the proposal but especially cuts and fills and buildings. Include the affect of shadows from new features on neighboring property.

No impacts for any of the above.

13. Reasons for selecting the particular location including topographic, geographic and similar features, historic, adjoining land ownership or use, access to public lands, recreation, utilities, streets, etc., in order to illustrate compatibility with and opportunities presented by existing land uses or character.

During the early stages of the PUD process this area was sited as a possible development site for Villa Lots. It has gentle topography, existing access off of Discovery Drive, easy access to the existing utilities and low development impact onto existing recreation uses.

14. Approximation of increased revenue from change in property tax assessment, new jobs available to local residents, and increased local expenditures.

Assuming an average tax rate of 0.44% and an assumed assessed value for the finished Custom Chalets of \$2,400,000 then the approximate tax would be \$10,560.00 per year per unit for a total property tax of \$31,680.00 for the 3 units, as opposed to the current minimal taxation rate as Open Space.

15. Approximation of costs for additional public services, facilities, and other economic impacts.

Tamarack is approved for 2043 dwelling units (DU's) through the existing PUD. There would be no increase in additional anticipated service costs since Tamarack is not asking for any additional dwelling units (DU's) for this site. However, any unanticipated increase in public services will be offset by increased property tax revenues.

16. State how the proposed development will impact existing developments providing the same or similar products or services.

The development of the 3 Chalets on this site is in alignment with the existing Tamarack CUP and the existing surrounding land within Tamarack.

17. State what natural resources or materials are available at or near the site that will be used in a process to produce a product and the impacts resulting from the depletion of the resource. Describe the process in detail and describe the impacts of each part.

Tamarack has stockpiled and screened soil on the resort property for site restoration purposes. This resource will be used for assisting in the landscaping and restoration of the site after construction.

18. What will be the impacts of a project abandoned at partial completion?

The development of the site will increase the accessibility, value, and provide utilities to the site. If the project is stopped the improvements will provide a jump start for a project re-start.

19. Number of residential dwelling units, other buildings and building sites, and square footage or gross non-residential floor space to be available.

There will be 3 Custom Chalets developed on this site.

20. Stages of development in geographic terms and proposed construction time schedule.

The infrastructure will be developed during the summer of 2024 with timeframe for construction of the Chalets to depend on the schedule of the buyer of the individual lots.

21. Anticipated range of sale, lease or rental prices for dwelling units, building or other site, or non-residential floor space in order to insure compatibility with adjacent land use and development.

Prices for the Custom Chalet Lots will be in keeping with the market prices for similar products at the Resort.

ACKERMAN ESTVOLD
7661 West Riverside Drive, Ste. 102 - Garden City, ID 83714
Minot, ND | Fargo, ND | Washburn, ND | Boise, ID

TAMARACK RESORT
SUGARLOAF WATER & SEWER
VALLEY COUNTY, IDAHO

DRAWN BY: ALA
CHECKED BY: AMG
DATE: 4/11/73

REVIEWS	DATE
1	--/--
2	--/--
3	--/--

Project No. R23052	TITLE SHEET
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C1.0

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NOTE

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT LACK OF DEVIATION OF EXISTING UTILITIES SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETELY ACCURATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RESPONSIBILITY OF ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS TO THE ROADWAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES WHICH SHALL BE RETAINED AND PROTECTED. EXISTING CONDITIONS AND STRUCTURES THAT ARE DAMAGED DURING THE COURSE OF CONSTRUCTIONS SHALL BE REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. EXISTING CONDITIONS SHALL BE MAINTAINED TO THE MAXIMUM EXTENT POSSIBLE. EXISTING UTILITIES AND EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF DEGRADATION AND EXCAVATION ACTIVITIES.

CERTIFICATE OF COMPLIANCE

THE ENGINEER OF RECORD CERTIFIES THAT THE PLANS ARE PREPARED IN SUBSTANTIAL CONFORMANCE WITH THE VALLEY COUNTY POLICY AND STANDARDS IN EFFECT AT THE TIME OF PREPARATION. THE DESIGN PROFESSIONAL ACKNOWLEDGES THAT VALLEY COUNTY ASSUMES NO LIABILITY FOR ERRORS OR DEFICIENCIES IN THE DESIGN. ALL VARIANCES, LISTED BY DATE AND SHORT DESCRIPTIONS, WERE APPROVED FOR THE PROJECT: NONE.

Project Contacts

Report Title: *Report Title, LLC*
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Country: *11 Village Drive*
Language: *11 Village Drive*
Keywords: *11 Village Drive*
Abstract: *11 Village Drive*
Summary: *11 Village Drive*
Conclusion: *11 Village Drive*
Recommendation: *11 Village Drive*
References: *11 Village Drive*
Appendices: *11 Village Drive*
Tables: *11 Village Drive*
Figures: *11 Village Drive*
Charts: *11 Village Drive*
Maps: *11 Village Drive*
Other: *11 Village Drive*

Datum:

BASIS OF BEARING:
BEARING BASED ON THE PLAT OF TAMARACK RESORT P.U.D. PHASE 1
FINAL PLAT, BOOK 9, PAGE 40, INST. NO. 278278

VERTICAL DATUM:
NAVD 86, BROUGHT TO THE SITE VIA STATIC OBSERVATION PROCESSED
THROUGH THE NGS OPUS UTILITY

Notes:

1. ALL CONSTRUCTION SHALL CONFORM WITH LOCAL & STATE BUILDING, PLUMBING, AND ELECTRICAL CODE.
2. LOCATIONS OF EXISTING UTILITIES SHOWN ARE APPROXIMATE AND BASED UPON INFORMATION PROVIDED BY UTILITY COMPANIES AND FIELD OBSERVATIONS. ACCURACY OF LOCATIONS OF ALL UNDERGROUND UTILITIES IS NEITHER GUARANTEED NOR WARRANTED. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND VERIFYING ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
3. PRIOR TO THE COMMENCEMENT OF ANY WORK, THE CONTRACTOR SHALL FILE A "NOTICE OF INTENT TO OBTAIN COVERAGE UNDER THE NPDES GENERAL PERMIT FOR STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITY (NOI).

aimer:

It is understood that these plans were designed in accordance with standard practices widely accepted through the field of civil engineering and surveying. Although the plans represented here have been designed by, or under the direct supervision of, a registered professional engineer, Ackerman-Estevik will not be responsible for the accuracy of any physical work that is not constructed under the direct full time observation of personnel employed by Ackerman-Estevik.

[illegible]

Sanitary Sewer Force Main	Sanitary Sewer Manhole	Sanitary Sewer Cleanout	Sanitary Sewer Grassy Main	Storm Sewer Catch Basin	Storm Sewer Inlet Manhole	Storm Sewer Manhole	Storm Sewer End Section	Storm Sewer Grassy Main	Water Manhole	Fire Hydrant	Water Valve	Water Curb Stop	Water Main	Water Flange	Water Reducer	Water Cap
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17

1966	Proposed Topographic Contour (Major)
1962	Proposed Topographic Contour (Minor)
	Proposed Club & Outcrop
	Stay (Single or Double Post)
	Post or Bulb
	Mail Box
	Asphalt Pavement Hatch
	Concrete Pavement Hatch
	Gravel Pavement Hatch

[illegible]

TAMARACK RESORT
SUGARLOAF WATER & SEWER
VALLEY COUNTY, IDAHO

ACKERMAN ESTVOLD
7661 West Riverside Drive, Ste. 102 • Garden City, ID 83714
Phone: (208) 733-1000 • Fax: (208) 733-1001

Project No. R23052	NOTES & LEGEND	C20
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DRAWN BY: ALA
CHECKED BY: AMC
DATE: 4/14/23

REVISIONS	
#	DATE
1	--/--
2	--/--
3	--/--

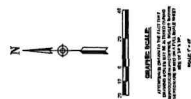
Project No.
R23052

NOTES & LEGEND

C20

NOTE: THIS IS A GENERAL LIST OF SYMBOLS, LINES AND ABBREVIATIONS. NOT ALL ARE USED ON THIS PROJECT AND SOME MAY NOT BE SHOWN.

[illegible]



GENERAL NOTES

1. ALL WATER MAIN AND SERVICE CONSTRUCTION SHALL BE PER ISWAC.
2. CONTRACTOR TO VERIFY DEPTHS OF UTILITIES AT POINT OF CONNECTION AND AT BUILDING ELEVATION.
3. CONTRACTOR TO INSTALL LOCKWASHERS, GUTTER FOR EACH SERVICE, INSTALL PLASTIC RATED LIDS.
4. WATER MAINS & SERVICES SHALL HAVE 5 FEET OF COVER.
5. CONTRACTOR IS REQUIRED TO REPAIR THE DEFLECTION OF THE PIPE TO THE DEGREE THAT THE DEFLECTION EXCEEDS THE PERM MANUFACTURERS ALLOWABLE.
6. PROVIDE SLOPE AND/OR ON ANY SERVICE OR MAIN GREATER THAN 2% SLOPE AS PER STANDARD DETAIL, SLOPE OF THE SINK.
7. TRENCH RESTORATION SHOULD BE PERFORMED ON ALL EXISTING TRENCHES AND ALL NEW TRENCHES TO MATCH EXISTING SECTIONS.

UTILITY CALL OUT

- | | |
|----|---|
| 1 | CONNECT TO EXISTING WATER MAIN BY NOT TAP SADDLE.
INSTALL CONNECTION STOP PER IBC. |
| 2 | INSTALL 3/4" WATER METER SETTER WITH 3/4" WATER METER. COORDINATE WITH WATERSEWER DISTRICT FOR CONNECTION LENGTH AND MAIN TO EXISTING RETROCOMBINATION LINE FOR FUTURE CONNECTION. |
| 3 | INSTALL 3/4" DOUBLE WATER METER SETTER WITH 3/4" WATER METER. COORDINATE WITH WATERSEWER DISTRICT FOR CONNECTION LENGTH AND MAIN TO EXISTING RETROCOMBINATION LINE FOR FUTURE CONNECTION. |
| 4 | MAINTAIN GRADE/DEPTH PER IAPWC SECTION 405. |
| 5 | PROTECT EXISTING WATER MAIN. |
| 6 | INSTALL 6" SANITARY SEWER CLEANOUT PER IAPWC SPACING TABLE 304. |
| 7 | INSTALL 6" SANITARY SEWER SERVICE 2.0% MIN. SLOPE TO EXISTING SANITARY SEWER MAIN. CLEANOUT IS REQUIRED. |
| 8 | CONNECT TO EXISTING SEWER MAIN WITH SERVICE MADE PER IAPWC STANDARDS. COORDINATE WITH WATERSEWER DISTRICT FOR CONNECTION LENGTH AND PRESENT TO BIDDING PRIOR TO BIDDING. |
| 9 | PROTECT EXISTING SEWER MAIN. |
| 10 | PROTECT EXISTING EXISTING SERVICE TO BUILDING FOOTPRINT COORDINATE WITH WATERSEWER DISTRICT FOR CONNECTION LENGTH AND PRESENT TO BIDDING PRIOR TO BIDDING. |

