

January 17, 2025

Christopher Kirk
Planning Consultant for
Tamarack Resort Two, LLC (TR2)
9171 South Dixie Highway
Pinecrest, FL 33156-2907



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

Subjects: 1.) a CUP Amendment and 2.) a Preliminary Plat for Tamarack Resort PUD, Phase 3.6, Aspen Townhomes 3.) Voiding of a Preliminary Plat – “The Cottages at Trillium Creek”, CUP 23-17 and approval of CUP amendment allowing for additional resort parking (Trillium Parking).

Dear Planning and Zoning Commission, Ms. Herrick,

This letter serves as a cover for a request to approve a CUP Amendment and a Preliminary Plat for Tamarack Resort PUD, Phase 3.6, Aspen Townhomes and to void the Preliminary Plat, CUP 23-17, “The Cottages at Trillium Creek”.

Overview:

TR2 is proposing to develop 60 Townhomes on a 11.296-acre site that is currently a parking lot at the resort entry and is known as the Aspen Parking lot. The proposed new use would require an amendment to the original CUP, as parking was designated as the site's original intended use.

The intent is to relocate the Aspen Parking to the north into what is now considered the North Laydown Yard” and into the area described as C.U.P. 23-17 The Cottages at Trillium Creek-Preliminary Plat. This would require the voiding of C.U.P. 23-17 The Cottages at Trillium Creek-Preliminary Plat.

units added to the total PUD allocation, with the additional 60 dwelling units being accommodated within the total buildout of the 2043 DU's.

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

Lighting will conform the Resort standards established in Section 3.3(k) Exterior Lighting outlined in the approved Tamarack Resort Design Guidelines and Covenants.

Wildland Urban Interface and Fire Protection will conform the Resort standards established in Section 2.3 outlined in the approved Tamarack Resort Design Guidelines and Covenants.

Landscaping will conform the Resort standards established in Section 3.4 Landscape Design outlined in the approved Tamarack Resort Design Guidelines and Covenants.

TR2 will provide a paved street and utilities per Resort standards to each lot. TR2 will be responsible for the improvements and sale of the individual lots or homes. All construction will be in accordance with the Tamarack Resort Design Guidelines and Covenants.

TR2 intends to complete the construction of the roads and utilities during the summer of 2025. The construction of the Townhomes will be phased over a number of years to respond to demand, with the anticipated completion of the units in 2028.

See attached Preliminary Plat

Voiding of C.U.P. 23-17 - Preliminary Plat “The Cottages at Trillium Creek” and approval of CUP amendment allowing for additional resort parking (Trillium Parking):

In May of 2023 the P&Z reviewed and approved an amendment under C.U.P. 23-17 to the current Tamarack PUD to include a recently purchased five (5) acre parcel that is contiguous to the northwest corner of the current approved Tamarack (formerly Westrock) Resort PUD and for the approval of the Preliminary Plat for Tamarack Planned Unit Development Phase 3.5 “The Cottages at Trillium Creek” within the proposed expansion area.

The plan was to construct twenty-two (22) Cottage type developer-built product on the site to Tamarack design standards in such a fashion that it will be seamlessly incorporated into the fabric of Tamarack as per the attached preliminary plat.

Based on a change in proposed use from Cottages to the expansion of Tamarack’s parking facilities, we are requesting that the P&Z void Tamarack Planned Unit Development Phase 3.5 “The Cottages at Trillium Creek” and approve the parking use in this area.

The intent is to relocate the current Aspen Parking into what is now considered the North Laydown Yard” and into the area previously described as “The Cottages at Trillium Creek”. The parking lot expansion will increase the current parking capacity at the entry to the resort from 525 parking spaces currently in the Aspen Parking Lot to 864 parking spaces in the Trillium Parking lot expansion. In addition, we propose to provide ten (10) Class A and four (4) Class B RV sites along the north boundary of the parking lot. These RV site will be serviced with power and IT only.

To accommodate the traffic flow into the parking area, Tamarack will be developing a roundabout at the entry into the parking along Village Drive for seamless entry, egress, and through traffic flow. An emergency gated access will also be provided to access the parking from West Mountain Road. This access may be used during occasions when the parking when skier visits are at high levels or as needed for emergency services. During high skier visitor days, Tamarack will have flag personnel assigned to direct traffic into and out of the parking along West Mountain Road.

The parking lot will be buffered from the existing homes in the Royal Scott Subdivision to the north by setting back any development by a 30’ minimum setback, by preserving as many of the existing trees and vegetation as possible and adding additional landscaping and fencing as necessary.

Final design and engineering of the parking lot will provide snow storage areas, stormwater settling basins and BMP’s to ensure runoff from the site meets Idaho DEQ standards.

Parking lot lighting is not currently envisioned, however, if parking lot lighting is contemplated in the futures, it will be low key downlighting for way-finding and will be on timers to minimize light pollution impacts to the neighboring properties.

See attached staff report for C.U.P. 23-17 and attached revised site plan that shows the parking expansion area

Summary:

TR2 is respectfully requesting the following of the Planning and Zoning Commission:

1. Approve the CUP Amendment to allow 60 Townhomes in a parcel that was previously approved as a parking lot.
2. Approve the Preliminary Plat for Tamarack Resort PUD, Phase 3.6, Aspen Townhomes
3. Voiding of C.U.P. 23-17 - Preliminary Plat "The Cottages at Trillium Creek" and approval of CUP amendment allowing for additional resort parking (Trillium Parking)



DEVELOPMENT SUMMARY:

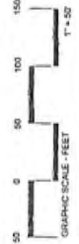
Units: 60 Townhomes with 33' x 75' footprints with approx. 16' x 16' patios

Parking: 126 garage spaces, 126 surface spaces for units, 39 overflow

ASPEN TOWNHOMES

DATE: 10.22.24

ALT N



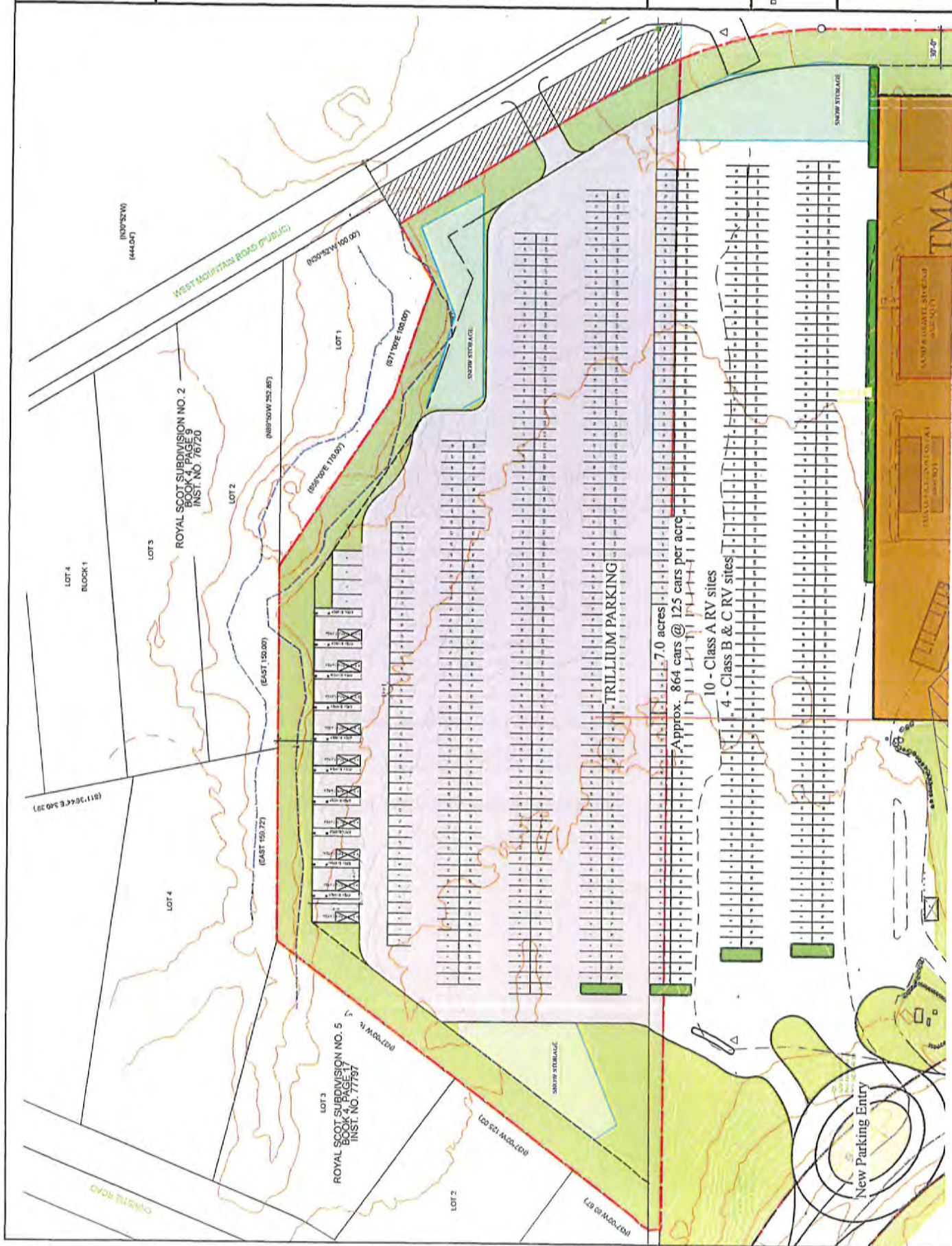
1" = 50'

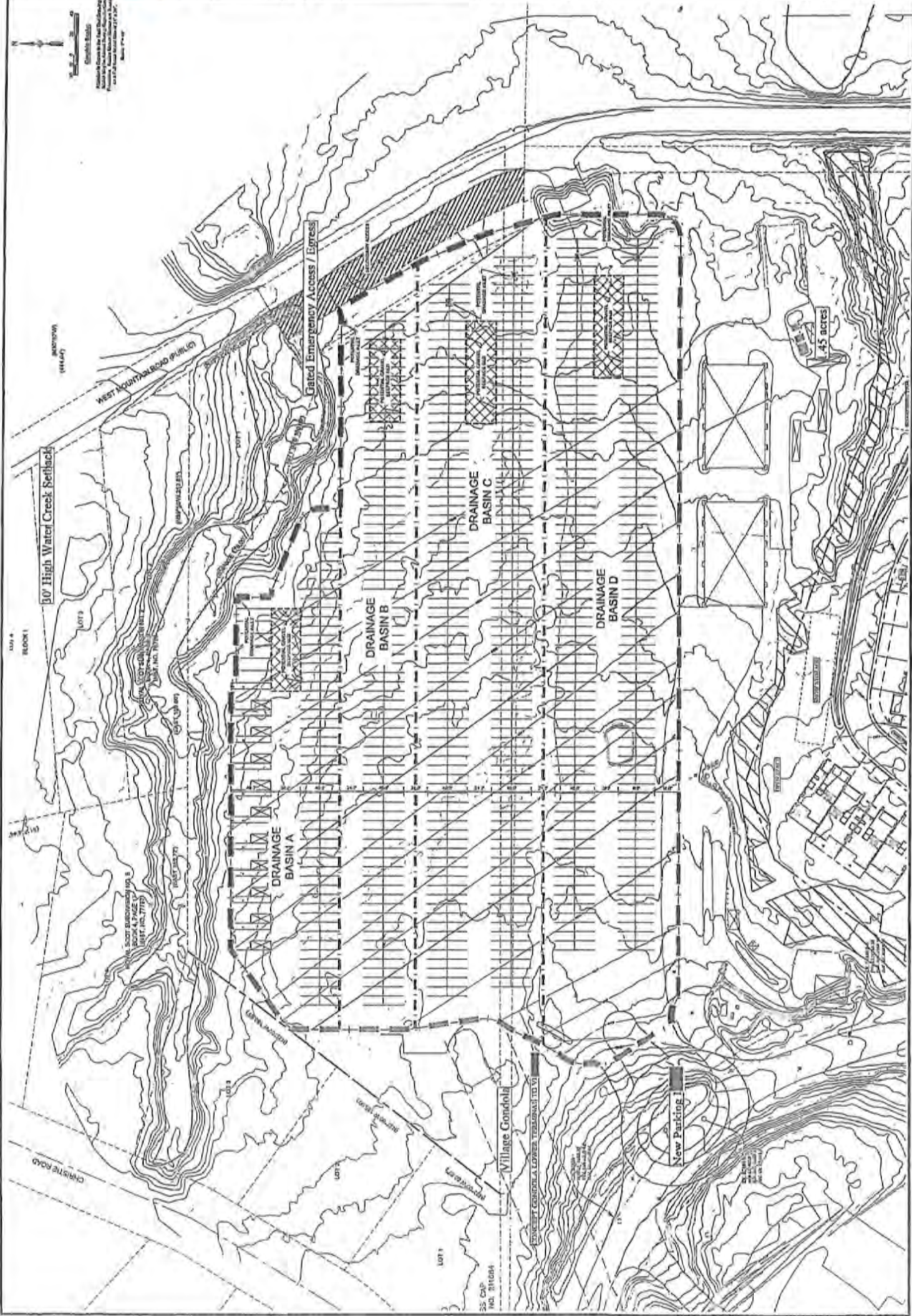


311 VILLAGE DRIVE
TAMARACK, IDAHO

NE 5 Acres
TrilliumParking
Concept

DATE: 12.24.24





Submittal List for Preliminary Plats

Not a Complete List. Applications are site specific. See Title 10 of Valley County Code for Complete Details

- ☐ Neighborhood Meeting – Required for proposed subdivision with 5 or more lots. VCC 9-5H-1.D
- ☐ CUP/Preliminary Plat Application Form
- ☐ Preliminary Plat (VCC 10-3-2-3 Contents of Preliminary Plat)
- ☐ Notes on Face of Plat (not a complete list):
 - Private Road Declaration _____ (If private roads proposed.)
 - Declaration of Installation of Utilities _____
 - All lighting must be dark sky compliant.
 - Only one wood burning device per lot.
 - The Valley County Board of Commissioners have the sole discretion to set the level of service for any public road; the level of service can be changed.
 - Surrounding Land Uses Are Subject to Change
- ☐ A plot plan, drawn to scale, showing:
 - existing utilities, streets, easements, buildings,
 - all watercourses, including ditches, high water elevation, & known Base Flood Elevations (BFE)
 - any significant natural features (e.g., rock outcroppings, marshes, or wooded areas)
 - wetland delineation (may be required)
 - Soil profiles and water table data when property has potential for high groundwater
 - location of existing and proposed sewers, water mains, culverts, drainpipes, and electric conduits or lines proposed to service the property to be subdivided,
 - and the location of adjacent streets or existing structures that would affect the proposed improvement program, including pathways.
- ☐ *[Commercial Subdivision]* 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.
- ☐ *[Prior to any Construction - Can be a condition of approval].* A site grading / storm water management plan 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.
- ☐ *[Administrative Request]* Existing site topography (contours with intervals of 5-ft or less)
- ☐ A phasing plan and construction timeline.
- ☐ A Wildland Urban Interface Fire Protection Plan (VCC 10-7)
- ☐ Draft CCRs may be included or may be submitted with final plat package.
- ☐ Well logs of wells located in surrounding contiguous property.
- ☐ A current title search report of the property from a licensed title company (1 copy only)
- ☐ Include written request of any variances (e.g., road width, length of cul-de-sac) and reasons why request is made.
- ☐ Names and mailing addresses of property owners within 300 feet of the property boundary. Information can be obtained through the Valley County GIS maps. (1 copy only)
- ☐ Ten (10) copies of the application and additional materials are required, unless otherwise specified. (3 Full size plats and 7 – 11"x17")
- ☐ One 8½ x 11" – 300 scale drawing of the proposed subdivision

Submittal List for Final Plats to PZ Commission

- ☐ Transmittal Letter (7 Copies of Letter and Attachments, can be double-sided)
 - Describing Request
 - Statement that "Final Plat Substantially Complies with Approved Preliminary Plat"
 - Description of Financial Guarantees that Will Be Put in Place, if applicable
 - Implementation of Wildland Urban Interface Fire Protection Plan and/or Financial Guarantee
- ☐ List of Conditions of Approval from recorded C.U.P. and how each has been completed (7 copies)
- ☐ Final Plat – VCC 10-3-3-2
 - 3 copies of 18" x 24", including signature page
 - 10 copies of 11" x 17", including signature page
 - Lot and Subdivision Closure Sheets (2 copies)
 - List of Proposed Road Names
 - Declaration of Private Road – Draft version
 - Declaration of Utilities – Draft version
 - CCRs if proposed – Draft Version. Include the following if relevant:
 - Septic maintenance
 - Long-term maintenance of Wildland Urban Interface Fire Protection Plan
 - 1 wood-burning device per lot
 - Dark-Sky lighting compliance
 - Noxious Weed Control
 - Address posting on home and at driveway entrance
 - Approved Site Grading/Storm Water Management from Valley County Engineer
 - Wetland Delineation or Letter of Map Revision (if required)
 - Floodplain Determination Note

Plat Process

- ☐ **Pre-Application Conference (Recommended):** Put on Notice Concerning Sewer/Septic Challenges and other issues such as....Hydrologist Report for Well Logs, Private Road Declaration, Declaration of Installation of Utilities, CCRs, Site Grading Plan, Topographic Map, Landscaping Plan, Lighting Plan, Fire Protection Plan (Fire Districts), Construction Plan, Central District Health Response (Must make application to CDH), Wetland Delineation, Idaho Power, Development Agreement – Must meet with Dan Coonce, Valley County Engineer (208-382-7195)
- ☐ **Submit Application:** Staff will review, place on agenda, and notice. Staff prepares a Staff Report.
- ☐ **Public Hearing:** PZ Commission approves the conditional use permit and preliminary plat with conditions of approval.
- ☐ **Construction or Financial Guarantees:** After CUP/preliminary plat approval and compliance with conditions of approval, the developer can start construction of the project. However, the developer may choose to financially guarantee the improvements prior to going to Board of County Commissioners.
- ☐ **Final Plat – P&Z Commission:** Developer submits final plat information 30 days before public meeting. Include CCRs, Private Road Declaration, etc. The final plat must substantially comply with the approved preliminary plat.
- ☐ **Development Agreement – Board of County Commissioners**
- ☐ **Final Plat – Board of County Commissioners:** Developer submits plat and other documents that will be recorded. Prior to approval by the Board of County Commissioners, financial sureties must be in place. After approval of the Board, the plat can be recorded.

Valley County Planning and Zoning Department

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



Subdivision Application

Includes Conditional Use Permit

TO BE COMPLETED BY THE PLANNING AND ZONING DEPARTMENT		☐ Check # _____ or ☐ Cash or ☒ Card
FILE # <u>SUB 25-004</u>		FEE \$ _____
ACCEPTED BY _____		DEPOSIT _____
CROSS REFERENCE FILE(S): _____		DATE <u>1-23-2025</u>
☐ ADMINISTRATIVE PLAT	COMMENTS: <u>PUD Amendment</u>	
☐ SHORT PLAT	<u>Town homes</u>	
☒ FULL PLAT	<u>Parking Area</u>	

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.

Applicant's Signature: _____ Date: _____

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

- ☐ Neighborhood Meeting Information and results if 5 or more lots. VCC 9-5H-1.D
- ☐ A preliminary plat containing all of the necessary requirements according to the Valley County Subdivision Regulations, Title 10.
- ☐ 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 mailing addresses of property owners within 300 feet of the property boundary. Information can be obtained through the Valley County GIS maps. 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.

CONTACT INFORMATION

PROPOSED SUBDIVISION NAME: Aspen Townhomes

APPLICANT Scott Turlington PHONE [REDACTED]

Owner ☐ Option Holder ☐ Contract Holder ☐

MAILING ADDRESS 311 Village Dr, PMB 3161, Tamarack, ID ZIP 83615

EMAIL [REDACTED]

PROPERTY OWNER Tamarack Resort Two

(if not the applicant)

MAILING ADDRESS 9171 South Dixie Highway, Pinecrest, FL ZIP 33156

EMAIL [REDACTED]

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

AGENT / REPRESENTATIVE Christopher Kirk PHONE

MAILING ADDRESS 311 Village Dr, PMB 3161, Tamarack, ID ZIP 83615

EMAIL [REDACTED]

ENGINEER Ackerman-Estvold

MAILING ADDRESS 7661 W Riverside Drive, Ste. 102, Garden City, Idaho ZIP 83714

EMAIL [REDACTED] PHONE [REDACTED]

SURVEYOR Dunn Land Surveying

MAILING ADDRESS 25 Coyote Trail, Cascade, ID ZIP 83611

EMAIL [REDACTED] PHONE [REDACTED]

PROPERTY INFORMATION

1. SIZE OF PROPERTY 11.296 Acres

2. AMOUNT OF ACREAGE OF ADJACENT LAND HELD BY THIS OWNER 1489 Acres

3. ANY RESTRICTIONS ON THIS PROPERTY? Must show all easements on plat.

Easements None

Deed Restrictions Tamarack Resort CC&R's and General Declarations

Liens or encumbrances None

4. LEGAL DESCRIPTION - A PORTION OF BLOCK 19, TAMARACK RESORT P.U.D. PHASE 1 VILLAGE IN THE NE 1/4 OF SECTION 5 T.15N., R.3E., B.M., VALLEY COUNTY, IDAHO

5. TAX PARCEL NUMBER(S) Portion of RP00514019000D

Quarter NE 1/4

Section 4

Township T.15N

Range R.3E

6. EXISTING LAND USES AND STRUCTURES ON THE PROPERTY:

Aspen Parking Lot – Used for skier parking in the winter and boat parking in the summer

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: No

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

North: Tamarack "North Laydown Yard". Construction Storage and TMA maintenance and storage facilities including trash pickup and recycling

South: Tamarack Aspen Glade residential lots

East: West Mountain Road and Poison Creek Campground

West: Tamarack "North Laydown Yard" and propane storage and distribution site

9a. TYPE OF TERRAIN: Mountainous ☐ Rolling ☐ Flat ☒ Timbered ☐

9b. DOES ANY PORTION OF THIS PARCEL HAVE SLOPES IN EXCESS OF 15%? Yes ☐ No ☒

9c. DESCRIBE ANY SIGNIFICANT NATURAL RESOURCES SUCH AS ROCK OUTCROPPING, MARSHES, WOODED AREAS: Mature vegetation along West Mountain Road to be preserved, wetland drainage to north to be protected

10a. WATER COURSE: Drainage into Lake Cascade to north

10b. IS ANY PORTION OF THE PROPERTY LOCATED IN A FLOODWAY OR 100-YR FLOODPLAIN?
(Information can be obtained from the Planning & Zoning Office) Yes ☐ No ☒

10c. ARE THERE WETLANDS LOCATED ON ANY PORTION OF THE PROPERTY? Yes ☒ No ☐

10d. WILL ANY PART OF THE PROPERTY BE SUBJECT TO INUNDATION FROM STORMWATER OVERFLOW OR SPRING MELTING RUN-OFF? No

11a. NUMBER OF EXISTING ROADS: 2 Entry Drives Width 30' Public ☐ Private ☒

Are the existing road surfaces paved or graveled? Gravel ☐ Paved ☐

11b. NUMBER OF PROPOSED ROADS: One Proposed width: 20'

Will the proposed roads be Public ☐ Private ☒

Proposed road construction: Gravel ☐ Paved ☒

12a. EXISTING UTILITIES ON THE PROPERTY ARE AS FOLLOWS: Water, power, sewer, cable

12b. PROPOSED UTILITIES: Water, power, sewer, cable

Proposed utility easement width 10' _____ Locations Outside of ROW _____

13. SOLID WASTE DISPOSAL METHOD: Individual Septic ☐ Central Sewage Treatment Facility ☒

14. POTABLE WATER SOURCE: Public ☒ Water Association ☐ Individual ☐

If individual, has a test well been drilled? _____ Depth _____ Flow _____ Purity Verified? _____
Nearest adjacent well _____ Depth _____ Flow _____

15. ARE THERE ANY EXISTING IRRIGATION SYSTEMS? Yes ☐ No ☒

Are you proposing any alterations, improvements, extensions or new construction? Yes ☐ No ☐

If yes, explain: _____

16. DRAINAGE (Proposed method of on-site retention): BMP ponds throughout subdivision

Any special drains? No _____ (Please attach map)

Soil type(s): Outwash Side-stream Deposits of Late-Pleistocene
Glaciation, undivided (map symbol - Qgos1)

(Information can be obtained from the Natural Resource Conservation Service: websoilsurvey.nrcs.usda.gov)

17. 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' feet Sides none feet Rear varies feet

Mobile homes allowed? Yes ☐ No ☒

Minimum construction value None Minimum square footage NA

Completion of construction required within four (4) _____ Days ☐ Months ☐ Years ☒

Resubdivision permitted? Yes ☐ No ☒

Other _____

17. LAND PROGRAM:

Open Areas and/or Common Areas Yes ☒ No ☐

Acreage in subdivision 11.296 Number of lots in subdivision 60

Typical width and depth of lots 33.5'

Typical lot area .076 Minimum lot area .071 Maximum lot area .094

Lineal footage of streets 1800' Average street length per lot 30'

Percentage of area in streets 13.6 %

Dedicating road right-of-way to Valley County? Yes ☐ No ☒

Percentage of area of development to be public (including easements) 0 %

Maximum street gradient 3%

Is subdivision to be completely developed at one time? Yes ☐ No ☒ - Attach phasing plan and timeline.

18. COMPLETE ATTACHED PLAN FOR IRRIGATION if you have water rights &/or are in an irrigation district. Submit letter from Irrigation District, if applicable.

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.

Irrigation Plan

(Idaho Code 31-3805)

This land: ☐ Has water rights available to it
☐ Is dry and has no water rights available to it.

Idaho Code 31-3805 states that when all or part of a subdivision is "located within the boundaries of an existing irrigation district or canal company, ditch association, or like irrigation water deliver entity ... **no subdivision plat or amendment to a subdivision plat or any other plat or map recognized by the city or county for the division of land will be accepted, approved, and recorded unless:**"

- A. The appropriate water rights and assessment of those water rights have been transferred from said lands or excluded from an irrigation entity by the owner; or
- B. The owner filing the subdivision plat or amendment to a subdivision plat or map has provided for the division of land of underground tile or conduit for lots of one acre or less or a suitable system for lots of more than one acre which will deliver water to those landowners within the subdivision who are also within the irrigation entity with the appropriate approvals:
 - 1. For proposed subdivisions located within an area of city impact, both city and county zoning authorities must approve such irrigation system.
 - 2. For proposed subdivisions outside of negotiated areas of city impact, the delivery system must be approved by the Planning and Zoning Commission and the Board of County Commissioners with the advice of the irrigation entity charged with the delivery of water to said lands (e.g., irrigation district).

To better understand your irrigation request, we need to ask you a few questions. Additional pages can be added. A list of the map requirements follows the short questionnaire. **Any missing information may result in the delay of your request before the Planning and Zoning Commission and ultimately the approval of your irrigation plan by the Board of County Commissioners as part of final plat approval.**

- 1. Are you within an area of negotiated City Impact? ☐ Yes ☐ No
- 2. What is the name of the irrigation district/company and drainage entities servicing the property?
Irrigation: _____
Drainage: _____
- 3. How many acres is the property being subdivided? _____
- 4. What percentage of this property has water? _____
- 5. How many inches of water are available to the property? _____
- 6. How is the land currently irrigated? ☐ surface ☐ sprinkler ☐ irrigation well
☐ above ground pipe ☐ underground pipe
- 7. How is the land to be irrigated after it is subdivided? ☐ surface ☐ sprinkler ☐ irrigation well
☐ above ground pipe ☐ underground pipe
- 8. Describe how the head gate/pump connects to the canal and irrigated land and where ditches &/or pipes go.

- 9. Is there an irrigation easement(s) on the property? ☐ Yes ☐ No

10. How do you plan to retain storm and excess water on each lot? _____

11. How do you plan to process this storm water and/or excess irrigation water prior to it entering the established drainage system? (i.e. oil, grease, contaminated aggregates)

Irrigation Plan Map Requirements

The irrigation plan **must be on a scalable map** and show all of the irrigation system including all supply and drainage structures and easements. Please include the following information on your map:

- ☐ All canals, ditches, and laterals with their respective names.
- ☐ Head gate location and/or point of delivery of water to the property by the irrigation entity.
- ☐ Pipe location and sizes, if any
- ☐ Rise locations and types, if any.
- ☐ Easements of all private ditches that supply adjacent properties (i.e. supply ditches and drainage ways).
- ☐ Slope of the property in various locations.
- ☐ Direction of water flow (use short arrows on your map to indicate water flow direction →).
- ☐ Direction of wastewater flow (use long arrows on your map to indicate wastewater direction —→).
- ☐ Location of drainage ponds or swales, if any where wastewater will be retained on property
- ☐ Other information: _____

Also, provide the following documentation:

- ☐ Legal description of the property.
- ☐ Proof of ownership.
- ☐ A written response from the irrigation entity and/or proof of agency notification.
- ☐ Copy of any water users' association agreement which shows water schedules and maintenance responsibilities.
- ☐ Copy of all new easements ready for recording (irrigation supply and drainage).
- ☐ If you are in a city area of impact, please include a copy of the approvals by the city planning and zoning commission and city council of your irrigation plan.

=====Applicant Acknowledgement=====

I, the undersigned, agree that prior to the Planning and Zoning Department accepting this application, I am responsible to have all the required information and site plans.

I further acknowledge that the irrigation system, as approved by the Planning and Zoning Commission and ultimately the Board of County Commissioners, must be bonded and/or installed prior to the recording of the plat or building permit.

Signed: _____
Applicant

Date: ____/____/____



VALLEY COUNTY

WEED CONTROL AGREEMENT

It shall be the duty and responsibility of all landowners to control noxious weeds on their land and property, in accordance with Idaho Statute 22-2407.

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.

Valley County Weed Department can be contacted at 208-382-7199.

By: _____
Applicant

By: Valley County Weed Supervisor

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.
- ❖ Thoroughly answer all questions. Mark N/A if the question is not applicable to your application.
- ❖ 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.

Aspen Townhomes - Traffic volume within the subdivision will be local only. The roadway will have a 20' pavement width, a maximum road gradient of 6% from the access off Village drive and the roads within the subdivision being essentially flat. The 60 Townhomes 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. See attached Appendix C.

Trillium Parking - To accommodate the traffic flow into the parking area, Tamarack will be developing a roundabout at the entry into the parking along Village Drive for seamless entry, egress, and through traffic flow. An emergency gated access will also be provided to access the parking from West Mountain Road. This access may be used during occasions when the parking when skier visits are at high levels or as needed for emergency services. During high skier visitor days, Tamarack may have flag personnel assigned to direct traffic into and out of the parking along West Mountain Road.

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

Aspen Townhomes -The Townhome 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.

Trillium Parking - NA

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.

Aspen Townhomes -The 60 Townhomes 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. See attached Appendix C

Trillium Parking – During the winter ski season months the parking lot will be in relatively heavy use from approximately 9:00 AM through 4:00 PM. We would anticipate snow removal activities as necessary in the parking lot area prior to opening.

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.

Aspen Townhomes -The 60 Townhomes will not significantly create any additional impacts beyond those cited in Section C of Appendix C of the original PUD application dated March 12, 2001. The site will be subject to the Tamarack Resort Design and Development guidelines which address the above. Further the mitigation measures indicated in Section C will be applied to this site. See attached Appendix C

Trillium Parking - Parking lot lighting is not currently envisioned, however, if parking lot lighting is contemplated in the futures, it will be low key downlighting for way-finding and will be on timers to minimize light pollution impacts to the neighboring properties.

5. ***Aspen Townhomes*** -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 60 Townhomes 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 Cottages will 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. See attached Appendix C

Trillium Parking – During the winter ski season months the parking lot will be in use from approximately 9:00 AM through 4:00 PM. The parking lot will be crushed gravel and very little dust will be generated by the parking activities based on the time of year and the compacted nature of the crushed gravel surface.

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

Aspen Townhomes -The site has wetlands on the northern side of the property that will not be impacted. There have been no know issues with flooding on this site. Currently Tamarack has two wells that produce potable water from aquifers underneath the resort property. Tamarack is 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 60 Townhomes will be minimal, as only 60 edu's of water will be required.

Trillium Parking - The site has wetlands on the northern side of the property that will not be impacted. There have been no know issues with flooding on this site.

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

Aspen Townhomes -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

Trillium Parking – There are no existing or proposed fire hazards associated with the parking

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

Aspen Townhomes -The site is quite flat with maximum slopes of 2% in the building areas. The existing site is a gravel parking lot, minimal trees on site will be impacted and trees at the outside boundaries of the development will be preserved and protected. No wetland disturbance will occur. The Trillium drainage to the north will be protected from any sediment through a series of temporary and permanent BMP's.

Trillium Parking - The site is quite flat with maximum slopes of 2% in areas being developed for parking. The existing site was cleared of the small to medium sized trees during the fall of 2024 in the proposed parking lot area. The trees at the outside boundaries of the parking area were preserved and protected. No wetland disturbance will occur. The Trillium drainage to the north will be protected from any sediment by draining away from the drainage site and through a series of temporary and permanent BMP's.

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

Aspen Townhomes -Silt fencing will be used to protect the un-named drainage to the north and strategically placed BMP settling basins will be developed within the 30' easement to the north of the development and in the common open space areas to the southeast and southwest to contain runoff from storm events.

Trillium Parking - -Silt fencing will be used to protect the Trillium drainage to the north and strategically placed BMP settling basins will be developed within the 30' easement to the east of the development and in the common open space areas to the southeast 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.

Aspen Townhomes -Soil is "Donnelly sandy loam" that has been topped with gravel to create the parking area. There are no unusual stability issues for building construction and the gravel will be removed and supplemented with clean soils support health existing vegetation, so construction of improvements, and site restoration should not be an issue.

Trillium Parking - Soil is "Donnelly sandy loam" that will be topped with gravel to create the parking area. There are no unusual stability issues.

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

Aspen Townhomes -Site grading will be minimal with modest cuts and fills to develop the roads as the site is flat. The well-established existing vegetation along West Mountain Road and the un-named drainage will be protected

and supplemented. The Townhomes will be landscaped to a Tamarack standard, and no fencing of individual lots will be allowed. Open space along the un-named drainage will be provided.

Trillium Parking - Site grading will be minimal with modest cuts and fills to develop the parking area as the site is flat. The well-established existing vegetation along West Mountain Road and Trillium Creek to the north will be protected and supplemented.

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 impacts of shadows from new features on neighboring property.

Aspen Townhomes -Possibly sixteen (16) of the Townhomes to the east side will be partially visible from West Mountain Road and to mitigate this, the existing trees along the east side will be preserved and protected for screening. The Trillium drainage to the north with its well-established vegetation will also remain undisturbed so that a visual buffer between the residential development to the north will be protected. The Townhomes will have a maximum height of 32' measured between the eave and the ridge and will be setback at least 50' from any surrounding existing or future neighboring structures, so no shadow issues on to neighboring lots will occur.

Trillium Parking – The existing trees along West Mountain Road will be preserved and protected for screening of the parking from West Mountain Road. Additional landscaping will be provided to mitigate viewsheds into the parking area from neighboring properties. The Trillium drainage to the north with its well-established vegetation will also remain undisturbed so that a visual buffer between the residential development to the north will be protected.

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 opportunities presented by existing land uses or character.

Aspen Townhomes -The site for the Aspen Townhomes is at the north-east entrance of the resort. It is currently a parking lot. The current parking will be relocated further north into the "North laydown Yard site and the newly acquired 5 acres that we call the NE5. The Townhomes will be developed to the Tamarack standard of architecture and landscaping and will set a more positive first impression as one enters the resort, plus the Townhomes will have easy access to the resort facilities and infrastructure. As it is bounded the south by the existing residential Aspen Glade lots it will be more compatible as residential than as mass parking

Trillium Parking – Conveniently located to resort entry and is an extension of the existing parking facilities.

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

Aspen Townhomes -The Aspen Townhome are part of an undeveloped portion of Block 19. The current property valuation for all of Block 19 is \$2,992,109 for the 49.57 acres, which nets \$60,361 per acre. The Aspen Townhome area is 11.296 acres for an undeveloped valuation of \$681,838.00 .

Assuming an average tax rate of 0.44% and an assumed assessed value for the Townhomes of \$2,000,000 then the approximate tax would be \$8800.00 per year per unit for a total property tax of \$528,000 for the 60 units area of . The additional tax revenue for the County would be receiving would be \$116,600 minus \$1,450 netting the County approximately \$115,146.00 in annual additional revenue.

Trillium Parking – NA

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

Aspen Townhomes -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

Trillium Parking – No significant additional public services or facilities will be impacted or required

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

Aspen Townhomes -The development of the be 60 Townhomes on this site is in alignment with the existing Tamarack CUP.

Trillium Parking – No impact

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.

Aspen Townhomes -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.

Trillium Parking – Gravel will be sourced from local gravel pits by a local civil contractor.

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

Aspen Townhomes -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.

Trillium Parking – NA

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

Aspen Townhomes -There will be 60 Townhomes developed on this site.

Trillium Parking – NA

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

Aspen Townhomes -The roads and infrastructure will be developed during the summer of 2025 with construction of the Townhomes to follow. Anticipated construction completion will be by the end of 2027 or early 2028 based on market conditions and demand.

Trillium Parking – Completion of parking facilities and entry roundabout off of Village Drive by the fall of 2025

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.

Aspen Townhomes -Prices for the Townhomes will be in keeping with the market prices for similar products at the Resort.

Trillium Parking – NA

Property Tax Exemption

New and expanding business **may** qualify for a property tax exemption for up to 5 years by meeting the qualifications in accordance with Idaho Code§ 63-602NN

Application must be filed with the Valley County Assessor's office before construction begins.

Protocols for qualifying property exemption in Valley County, Idaho:

- Application must be received prior to the start of construction (ex. Building Permits, excavation)
- Term of exemption, not to exceed 5 years, will be up to the discretion of the Valley County Board of Commissioners
- Retail sales business do not qualify
- Multi use may qualify excluding retail sale area
- Housing
 - Multi-family housing must have 5 units or more per structure.
 - Multi-Family housing units may qualify if more than one structure is built totaling 5 or more units
 - For local housing only (workforce)
 - Short term rentals not allowed
 - Units cannot be individually sold (e.g., no condominiums)
- Remodel and/or additions to existing businesses
 - Only the area of remodel/addition may qualify for exemption
 - Retail sales additions/remodel will not qualify

For further information regarding the 63-602NN application process and instructions, please contact the Valley County Assessor's office at 208-382-7126.



January 27, 2025

Ms. Cynda Herrick
Director, Planning and Zoning
219 North Main Street
PO Box 1350
Cascade, ID 83611

Subject: Meeting Summary for Neighborhood Meeting

Ms. Herrick:

Here is the summary for the Trillium Parking lot neighborhood meeting held January 27, 2025, at 6PM Mountain.

Neighbor Attendance:

Brian Siedel and Susan Drake
Kari and Gentry Pisca
Jennifer and Quinn Johnson

Written Correspondence Received:

Todd Ferrera

Tamarack Officials in Attendance:

Chris Kirk – Land Planner
Scott Turlington – President

Summary:

The meeting started at 6PM Mountain with an overview of the proposed parking lot. After the overview, Tamarack officials responded to questions around the following topics and provided answers in **bold**:

- Berming and landscaping of the 30' buffer and setback between the parking lot and the Royal Scot homes and the West Mountain Road home. – **We will work with the neighbors to come up with a screening plan that could work for all parties. Pisca's indicated they *may* be willing to have berms extended into their properties to make a possible berm higher**
- Future Boat storage plans and if there will be pedestrian access from the parking lot to the Poison Creek campground and boat launch - **Asked by Jennifer Johnson as the family had purchased a boat last year. We indicated that pedestrian access will be provided to the boat launch area.**
- Estimated time frame of when construction would commence - **Commencing this spring / early summer with parking being open for the 2025 – 2026 ski season**
- If the lot would be paved or gravel. - **We indicated the parking lot would be gravel**

Tamarack officials answered these questions, and the meeting ended at approximately 6:35PM Mountain.

Sincerely,
Scott Turlington
Scott Turlington
President

Cc: Chris Kirk



January 22, 2025

Ms. Cynda Herrick
Director, Planning and Zoning
219 North Main Street
PO Box 1350
Cascade, ID 83611



RE: Aspen Townhome and Trillium Parking Lot

Ms. Herrick:

Pursuant to the Valley County Ordinance requiring notification to adjoining property owners of our proposed project, Tamarack Resort conducted a neighborhood meeting to provide information and obtain comments regarding the development of the Aspen Townhome neighborhood, along with the new proposed Trillium parking lot to be located in the newly acquired five acres to the north of the Resort.

The meeting was held on Monday, December 30th, 2024 at the Arling Center Schoolhouse, 75 Arling Center Ct., within the Resort. The meeting was also accessible via Zoom. A copy of the letter sent to the neighbors is attached as Attachment 1 and the list of homeowners to whom the letter was sent is attached as Attachment 2. No one attended either in person, or online. The meeting started at 6:00pm and I concluded the meeting at 6:30pm when it became clear there would be no attendees.

Additionally, on January 22, 2025, the Resort mailed additional information regarding the Trillium parking lot in lieu of a neighborhood meeting as permitted by the Ordinance. The information provided is attached as Attachment 3 and a list of homeowners to whom the information was provided is attached as Attachment 4. All except 5 homeowners listed on Attachment 4 had also previously received the notice about the parking lot to be discussed at the neighborhood meeting held on December 30, 2024. Furthermore, Tamarack will also be holding a neighborhood meeting on January 27, 2025 to visit with anyone who might have additional questions about the proposed parking lot. As you know, the ordinance does not require notification to adjoining properties for parking lots, but nonetheless Tamarack has already provided information to the neighbors and will also be having a neighborhood meeting to provide the information in person.

Thank you and please let me or Chris Kirk know if you have any questions.

Sincerely,



Scott Turlington
President

Cc: Chris Kirk

Enc



December 20, 2024

Subject: Upcoming Neighborhood Meeting for Proposed Developments at Tamarack Resort

Dear Friends and Neighbors,

We invite you to a neighborhood meeting on Monday, December 30th, at 6:00 PM MDT, hosted by Tamarack Resort. This meeting will introduce our plans for new developments within the resort, including:

- The Buttercup Custom Chalet Lots - Ten (10) lots accessed from the end of Clearwater Court and located to the north of the Clearwater Cottages & Townhomes.
- The Aspen Townhomes - Sixty (60) townhomes accessed from Village Drive and located in the area that is now the Aspen Parking Lot. Those parking spaces will be relocated to the north laydown yard and the newly acquired five (5) acres to the northeast of Tamarack.
- The Ponderosa Villas - Thirteen (13) Villas accessed from an extension of Ponderosa Drive and located in the site currently known as Design Plaza.

This gathering aims to provide you with detailed information about these projects and to gather your feedback and insights.

The meeting will be accessible both in person at:

The Arling Center Schoolhouse

75 Arling Center Ct
Tamarack, ID 83615

and virtually via Zoom. To join us online, please visit www.zoom.com and use the following access code:

[REDACTED]

Should you wish to receive preliminary details about these developments prior to the meeting, feel free to contact me at [REDACTED]

We highly value your input and look forward to your participation on December 30th.

Warm regards,

Scott Turlington

Scott Turlington
President



DEVELOPMENT SUMMARY:
Units: 60 Townhomes with 33' x 75' footprints
with approx. 16' x 16' patios
Parking: 126 garage spaces, 126 surface spaces
for units, 39 overflow

ASPEN TOWNHOMES

ALT N

DATE: 10.22.24

NORTH

0 50 100 150
FOOT
GRAPHIC SCALE - FEET
1" = 50'

Royal Scott Owners within 300 feet of Tamarack Resort PUD Amendment NE5

OWNER(S)

DIMAYA FEDELINO GUILLERMO JR

DIMAYA IMELDA ALAG ECHIPARE

SITUS ADDRESS

2117 & 2119 CHRISTIE RD

MAILING ADDRESS

DIMAYA FEDELINO GUILLERMO JR

95-210 KENI PLACE

MILILANI HI 96789

OWNER(S)

LIVINGSTON SHANE BURKE

LIVINGSTON JACQUE SUE

SITUS ADDRESS

2121 CHRISTIE RD

MAILING ADDRESS

LIVINGSTON SHANE BURKE

4743 CLAPIER LN

HOMEDALE ID 83628

OWNER(S)

LEE JACOB

LEE MEGAN

SITUS ADDRESS

2125 CHRISTIE RD

MAILING ADDRESS

LEE JACOB

14602 FROST RD

CALDWELL ID 83607

OWNER(S)

AMERICA WEST CORPORATION

SITUS ADDRESS

2127 CHRISTIE RD

MAILING ADDRESS

AMERICA WEST CORPORATION

150 ARBOLEDA RD

SANTA BARBARA CA 93110

OWNER(S)

PISCA RAYMOND J

PISCA PAULA L

SITUS ADDRESS

2118, 2122 & 2124 CHRISTIE RD

MAILING ADDRESS

PISCA RAYMOND J

4010 W VICTORY RD

MERIDIAN ID 83642 USA

OWNER(S)

GOODING ANDREW MYLES

GOODING BRANDILYN

SITUS ADDRESS

2126 CHRISTIE RD

MAILING ADDRESS

GOODING ANDREW MYLES

1322 RIMVIEW DR

CALDWELL ID 83605

OWNER(S)

FREEMAN JAMES D

FREEMAN MARGARET A

SITUS ADDRESS

2130 CHRISTIE RD

MAILING ADDRESS

FREEMAN JAMES D

1100 BURNETT DR UNIT 402 C

NAMPA ID 83651

OWNER(S)

NELSON EMILY

SITUS ADDRESS

2134 CHRISTIE RD

MAILING ADDRESS

NELSON EMILY

PO BOX 1267

BEND OR 97709

FERRERA TODD

SITUS ADDRESS

2123 WEST MOUNTAIN RD

MAILING ADDRESS

FERRERA TODD

3708 GARRITY

NAMPA ID 83687

OWNER(S)

HASLAM LIVING TRUST

SITUS ADDRESS

2125 WEST MOUNTAIN RD

MAILING ADDRESS

HASLAM LIVING TRUST

C/O JODI HEAP

PO BOX 270529

SAN DIEGO CA 92198

OWNER(S)

MC INNES MICHELLE KIDDER

SITUS ADDRESS

2127 WEST MOUNTAIN RD

MAILING ADDRESS

MC INNES MICHELLE KIDDER

162 E SAN PEDRO ST

MERIDIAN ID 83646

OWNER(S)

FREEMAN MARGARET A

SITUS ADDRESS

2129 & 2131 WEST MOUNTAIN RD

MAILING ADDRESS

FREEMAN MARGARET A

1100 BURNETT DR UNIT 402 C

NAMPA ID 83651

OWNER(S)

CICAK SARAH N

SITUS ADDRESS

2133 WEST MOUNTAIN RD

MAILING ADDRESS

CICAK SARAH N

1720 S MICHIGAN AVE #2205

CHICAGO IL 60616

OWNER(S)

MOIR FAMILY TRUST

SITUS ADDRESS

26 ASPEN GLADE CT

MAILING ADDRESS

MOIR FAMILY TRUST

4116 N ETTARO AVE

NAMPA ID 83686

OWNER(S)

STUDEBAKER INVESTMENTS LLC

SITUS ADDRESS

30 ASPEN GLADE CT & 32 ASPEN GLADE CT

MAILING ADDRESS

STUDEBAKER INVESTMENTS LLC

PO BOX 8066

BOISE ID 83709

OWNER(S)

GONSER MATTHEW

GONSER SHARON

SITUS ADDRESS

35 ASPEN GLADE CT

MAILING ADDRESS

GONSER MATTHEW

1170 N RIPPLE CREEK PLACE

EAGLE ID 83616

OWNER(S)

TAMARACK REAL ESTATE HOLDINGS LLC

SITUS ADDRESS

14, 18, 28 & 34 ASPEN GLADE CT

MAILING ADDRESS

TAMARACK REAL ESTATE HOLDINGS LLC

311 VILLAGE DR PMB 3026

TAMARACK ID 83615



January 21, 2025

RE: Additional Information on the Proposed Parking Lot

Dear Friends and Neighbors:

I've enclosed for your review plans related to the proposed relocation of the parking lot within Tamarack Resort.

The proposed parking lot is located on the northern end of the Resort adjacent to West Mountain Road. The parking lot is approximately 5 acres and will consist of roughly 864 stalls for regular vehicles and 14 stalls for RVs.

If you have any questions or comments about this project, please contact me directly at [REDACTED] or you can call me on my cell phone at [REDACTED]

Sincerely,

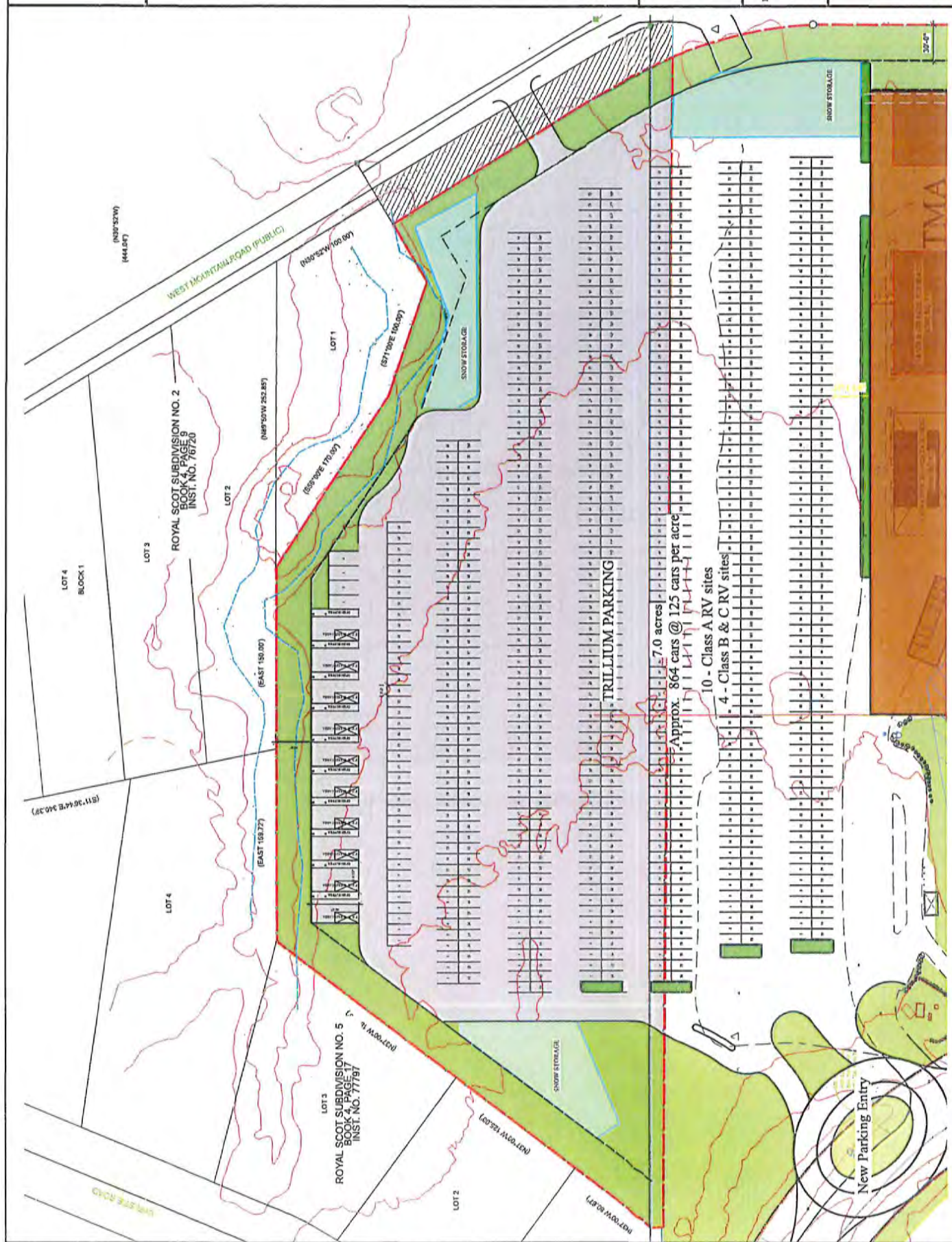
A handwritten signature in blue ink, appearing to read "Scott Turlington", is written over a horizontal line.

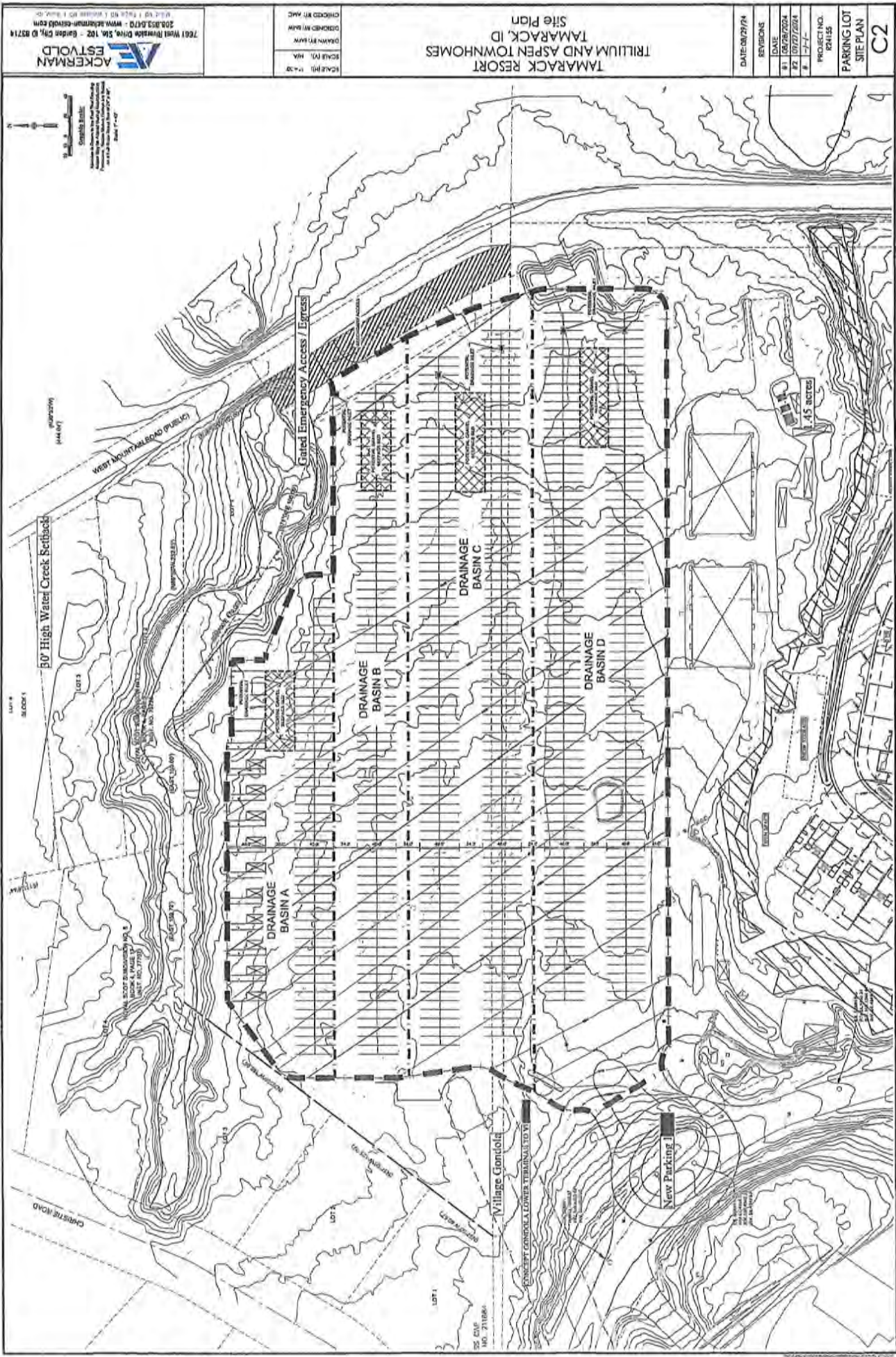
Scott Turlington
President

Encl

NE 5 Acres
TrilliumParking
Concept

DATE: 12.24.34





Royal Scott Owners within 300 feet of Tamarack Resort PUD Amendment NE5

OWNER(S)

DIMAYA FEDELINO GUILLERMO JR

DIMAYA IMELDA ALAG ECHIPARE

SITUS ADDRESS

2117 & 2119 CHRISTIE RD

MAILING ADDRESS

DIMAYA FEDELINO GUILLERMO JR

95-210 KENI PLACE

MILILANI HI 96789

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2127 CHRISTIE RD

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150 ARBOLEDA RD

SANTA BARBARA CA 93110

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MAILING ADDRESS

PISCA RAYMOND J

4010 W VICTORY RD

MERIDIAN ID 83642 USA

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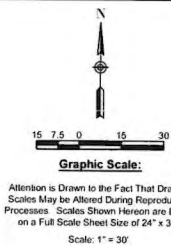
CICAK SARAH N

1720 S MICHIGAN AVE #2205

CHICAGO IL 60616

ASPEN TOWNHOMES

VALLEY COUNTY, IDAHO



**ACKERMAN
ESTVOLD**
7661 West Riverside Drive, Ste. 102 • Garden City, ID 83714
208.853.6470 • www.ackerman-estvold.com
Minot, ND | Fargo, ND | Williston, ND | Boise, ID



SHEET INDEX		Revisions	
		#	1
Sheet No.	Sheet Title	Date	
C1.0	Title		
C2.0	Notes		
C3.0	Survey & Demo		
C4.0	Grading Plan		
C5.0	Private Drive 1		
C5.1	Private Drive 2		
C5.2	Private Drive 3		
C6.0	Sewer Plan 1		
C6.1	Sewer Plan 2		
C6.2	Sewer Plan 3		
C6.3	Sewer Plan 4		
C6.4	Sewer Plan 5		
C7.0	Water Plan 1		
C8.0	Drainage Plan		

NOTE

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS 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 COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE 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 SHOWN ON THE PLANS. ALL EXISTING CONDITIONS AND STRUCTURES, NOT SPECIFICALLY NOTED FOR REMOVAL, 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. THE CONTRACTOR SHALL BE REQUIRED AND RESPONSIBLE TO POTHOLE FOR ALL EXISTING UTILITIES TO VERIFY EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF DEMOLITION 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

Owner:
Tamarack Resort Two, LLC
311 Village Drive
Tamarack, ID 83615
Contacts: Chris Kirk / Martin Pico

Civil Engineer:
Ackerman-Estvold
7661 W Riverside Dr. Ste 102
Garden City, ID 83714
Ph: (208) 853-6470
Contact: Antonio Conti, PE, PLS
antonio.conti@ackerman-estvold.com

Roadway Jurisdiction:
Valley County Minimum Standards for
Public Road Design and Construction

Sewer & Water:
North Lake Recreational Sewer and Water
District

Power:
Idaho Power
Ph: (208) 388-6320

Utility Locator Service:
Digline 1-(800) 342-1585
Tamarack Utility Locate

Surveyor:
Dunn Land Surveys, Inc.
25 Coyote Trail
Cascade, ID 83611
Ph: (208) 634-6896

Datum:

BASIS OF BEARING:

BEARING BASED ON THE PLAT OF TAMARACK RESORT P.U.D. PHASE 1 VILLAGE, BOOK 9, PAGE 66, INST. NO. 291350

VERTICAL DATUM:

NAVD 88, BROUGHT TO THE SITE VIA STATIC OBSERVATION PROCESSED THROUGH THE NGS OPUS UTILITY

Notes:

- ALL CONSTRUCTION SHALL CONFORM WITH LOCAL & STATE BUILDING, PLUMBING, AND ELECTRICAL CODE.
- 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.
- PRIOR TO THE COMMENCEMENT OF ANY WORK, THE CONTRACTOR SHALL FILE A "NOTICE OF INTENT TO OBTAIN COVERAGE UNDER THE NDPDES GENERAL PERMIT FOR STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITY" (NOI).

Disclaimer:

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-Estvold 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-Estvold.

TAMARACK RESORT
ASPEN TOWNHOMES
TAMARACK, ID
TITLE

DATE: 01/28/2025

REVISIONS

DATE

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PROJECT NO.
R24155

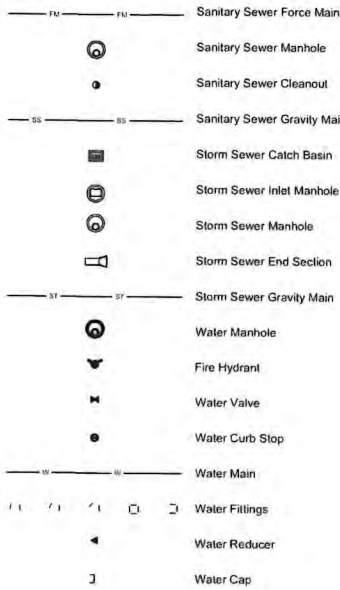
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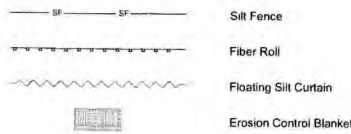
GENERAL NOTES:

- ALL WORK SHALL CONFORM TO THE PROJECT NOTES, DETAILS, SPECIFICATIONS, AND THE VALLEY COUNTY STANDARDS. WHERE NOT SPECIFIED, ALL WORK SHALL CONFORM TO THE 2020, OR MOST CURRENT, EDITION OF THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPCW) AND THE MOST CURRENT EDITION OF THE NORTH LAKE SEWER AND WATER SUPPLEMENTAL SPECIFICATIONS TO THE ISPCW. IN THE EVENT THAT ANY OF THESE STANDARDS CONFLICT, THE MORE STRINGENT SHALL BE THE CONTROLLING STANDARDS OR SPECIFICATIONS.
- ONLY PLAN SETS STAMPED "APPROVED FOR CONSTRUCTION" SHALL BE USED. BY THE PROJECT CONTRACTOR(S). USE OF ANY PLANS ON THE JOB WITHOUT THE "APPROVED FOR CONSTRUCTION" STAMP SHALL BE GROUNDS FOR THE ISSUANCE OF A STOP WORK ORDER.
- THE CONTRACTOR SHALL KEEP ONSITE AT ALL TIMES A COPY OF THE APPROVED CONSTRUCTION PLANS. THESE PLANS SHALL BE USED TO RECORD THE ACTUAL LOCATIONS OF THE CONSTRUCTED PIPELINE(S) AND ANY OTHER UTILITIES ENCOUNTERED. THE CONTRACTOR SHALL PROVIDE THESE RECORDED LOCATIONS TO THE PROJECT ENGINEER FOR USE IN THE PRODUCTION OF RECORD DRAWINGS PRIOR TO FINAL APPROVAL/ACCEPTANCE OF THE PROJECT.
- EXISTING SITE INFORMATION INCLUDING THE LOCATION OF EXISTING SITE CONDITIONS AND SURFACE TOPOGRAPHY AS SHOWN ON THESE PLANS HAS BEEN PROVIDED BY DUNN LAND SURVEYS, INC. THE EXISTING SITE INFORMATION IS PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR AND SHALL BE FIELD VERIFIED BY THE CONTRACTOR'S CONSTRUCTION SURVEY PRIOR TO ANY PROJECT CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL CONSTRUCTION STAKING.
- THE TYPES, LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE DRAWINGS WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. THE CONTRACTOR IS CAUTIONED THAT ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. THE PROJECT ENGINEER ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF THE DELINEATION OF SUCH UNDERGROUND UTILITIES, OR THE EXISTENCE OF OTHER BURIED OBJECTS OR UTILITIES WHICH MAY BE ENCOUNTERED, BUT WHICH ARE NOT SHOWN ON THESE DRAWINGS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO IDENTIFY EXACT LOCATIONS OF EXISTING UTILITIES PRIOR TO THE START OF ANY PROJECT CONSTRUCTION. ANY LOCATION WHICH MAY POSE A CONFLICT WITH THE PROPOSED CONSTRUCTION MUST BE REPORTED TO THE PROJECT ENGINEER PRIOR TO THE START OF ANY PROJECT CONSTRUCTION.
- THE CONTRACTOR SHALL CALL DIG LINE (800-342-1585) TO LOCATE ALL EXISTING UTILITIES AT LEAST THREE (3) DAYS PRIOR TO THE START OF CONSTRUCTION.
- THE CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER A MINIMUM OF SEVENTY-TWO (72) HOURS PRIOR TO THE START OF PROJECT CONSTRUCTION.
- THE CONTRACTOR SHALL OBTAIN A PERMIT TO EXCAVATE IN PUBLIC RIGHT OF WAY, FROM THE VALLEY COUNTY PRIOR TO THE START OF PROJECT CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL ASSOCIATED WITH THE PROJECT AND SHALL DEVELOP/SUBMIT A PLAN TO THE PROJECT ENGINEER FOR APPROVAL PRIOR TO THE START OR PROJECT CONSTRUCTION. PLAN TO BE IN ACCORDANCE WITH MUTCD, VALLEY COUNTY AND PROVIDED AT NO ADDITIONAL COST TO THE OWNER.
- THE CONTRACTOR SHALL MAINTAIN TRAFFIC ACCESS AT THE END OF EACH DAY AND PROVIDE DETOURS OR ONE-WAY TRAFFIC DURING CONSTRUCTION. WHEN CONSTRUCTION TECHNIQUES ALLOW, CONTRACTOR SHALL PROVIDE ACCESS THROUGH THE CONSTRUCTION ZONE TO PRIVATE PROPERTIES.
- CONTRACTOR SHALL SECURE A SHORT TERM ACTIVITY EXEMPTION FROM THE IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY (IDEQ) PRIOR TO THE START OF PROJECT CONSTRUCTION. IF TRENCH DEWATERING IS REQUIRED, CONTRACTOR SHALL SUBMIT A DEWATERING PLAN TO THE PROJECT ENGINEER PRIOR TO COMMENCEMENT OF DEWATERING OPERATIONS.
- DURING SERVICE CONNECTIONS, GROUNDWATER LEVELS SHALL BE MAINTAINED ONE (1') FOOT OR MORE BELOW PIPE INVERTS PER ISPCW. ONCE DEWATERING OPERATIONS CEASE, CONTRACTOR SHALL CLEAN AND RESTORE TO THEIR ORIGINAL STATE ANY DITCHES OR STORMDRAIN FACILITIES THAT ARE SILLED DUE TO THEIR DEWATERING EFFORTS.
- THE CONTRACTOR SHALL PROTECT ALL EXISTING MONUMENTS, SURVEY MARKERS, STREET SIGNS, UTILITIES, IRRIGATION LINES, PAVEMENT, TREES, FENCES, AND ANY OTHER IMPORTANT OBJECTS ON/OR ADJACENT TO THE JOB SITE FROM DAMAGE AND REPAIR OR REPLACE DAMAGED FACILITIES AS REQUIRED BY THE OWNER AND THE PROJECT ENGINEER.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS BEFORE STARTING WORK AND SHALL IMMEDIATELY NOTIFY THE PROJECT ENGINEER OF ANY DISCREPANCIES.
- ANY CHANGES TO THE DESIGN AS SHOWN IN THESE CONSTRUCTION DRAWINGS MUST BE REVIEWED AND APPROVED BY THE PROJECT ENGINEER BEFORE CHANGES ARE MADE. THIS INCLUDES CHANGES REQUESTED BY THE OWNER AND SUBCONTRACTORS.
- CONTRACTOR SHALL PROVIDE THE PROJECT ENGINEER WITH ONE COPY OF REDLINED AS-BUILT DRAWINGS PRIOR TO PROJECT ACCEPTANCE IF DEEMED NECESSARY.
- THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL WORK CONSTRUCTED BY THEIR WORK CREWS UNTIL THE WORK IS ACCEPTED BY THE OWNER FOR CONTINUOUS OPERATION AND MAINTENANCE.
- THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE SAFETY LAWS OF ANY JURISDICTIONAL BODY INCLUDING, BUT NOT LIMITED TO, SAFE WORKING PRACTICES WITHIN AND AROUND THE CONSTRUCTION AREA. IN ADDITION, JURISDICTIONAL AGENCIES, THE OWNER, AND THE PROJECT ENGINEER SHALL NOT BE RESPONSIBLE FOR ENFORCING SAFETY REGULATIONS.
- THE CONTRACTOR IS TO OBTAIN ALL APPLICABLE PERMITS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF ANY EXCESS ONSITE MATERIALS AS NECESSARY TO COMPLETE THE PROJECT.
- IF ANY ITEMS OF SUSPECTED HISTORICAL OR ARCHAEOLOGICAL VALUE ARE DISCOVERED DURING CONSTRUCTION, THE CONTRACTOR WILL BE REQUIRED TO STOP WORK AND CONTACT THE OWNER, PROJECT ENGINEER, AS WELL AS THE STATE HISTORICAL PRESERVATION OFFICE.
- IF DURING CONSTRUCTION OF THE PROJECT, AN UNDERGROUND STORAGE TANK, BURIED CONTAINER, CONTAMINATED SOIL, OR DEBRIS NOT SCHEDULED FOR REMOVAL UNDER THE CONTRACT IS DISCOVERED, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER AND THE PROJECT ENGINEER. NO ATTEMPT SHALL BE MADE TO EXCAVATE, OPEN, OR REMOVE SUCH MATERIAL WITHOUT WRITTEN APPROVAL.

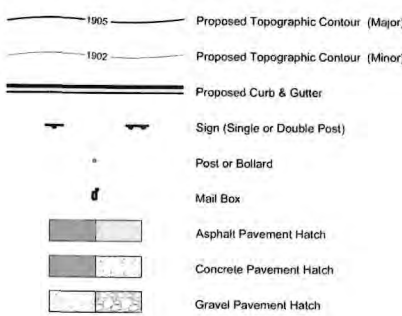
PROPOSED UTILITIES



Proposed Erosion Control



PROPOSED TOPOGRAPHY FEATURES



GENERAL ABBREVIATIONS

A/C	-Air Conditioning	NC	-Normally Closed
ARV	-Air Release Valve	NG	-Natural Gas
ASME	-American Society Of Mechanical Engineers	NO	-Normally Open
ASTM	-American Society Of Testing Materials	NPS	-Nominal Pipe Size
AVAR	-Air Vacuum And Air Release	NPT	-National Pipe Thread
		NTS	-Not To Scale
BF	-Blind Flange	OC	-On Center
BFP	-Backflow Preventer	OD	-Outside Diameter
BLDG	-Building	OF	-Overflow
BFV	-Butterfly Valve		
CB	-Catch Basin	P	-Pump
CF	-Cubic Foot	PG	-Pressure Gauge
CFS	-Cubic Feet Per Second	PI	-Point Of Intersection
CI	-Cast Iron	PRV	-Pressure Reducing Valve
CJ	-Construction Joint	PSI	-Pounds Per Square Inch
	-Control Joint	PVC	-Polyvinyl Chloride
CL	-Centerline		
CLR	-Clear	QTY	-Quantity
CMP	-Corrugated Metal Pipe		
CMU	-Concrete Masonry Unit	R	-Rebar
CO	-Cleanout	RCP	-Reinforced Concrete Pipe
CONC	-Concrete	RED	-Reducer
CPLG	-Coupling	RJ	-Restrained Joint
CU	-Cubic		
CV	-Check Valve		
CY	-Cubic Yard		
DTL	-Detail	S	-Slope
DI	-Ductile Iron	SF	-Silt Fence
DIA	-Diameter	SHT	-Sheet
DIM	-Dimension	SIM	-Similar
DIP	-Ductile Iron Pipe	SPECS	-Specifications
DR	-Drain	SS	-Sanitary Sewer
DWG	-Drawing	SSMH	-Sanitary Sewer Manhole
		ST	-Storm Sewer
EX	-Existing	STA	-Station
ECC	-Eccentric	STD	-Standard
EL	-Elevation	STL	-Steel
EP	-Edge Of Pavement	STMH	-Storm Sewer Manhole
EJ	-Expansion Joint		
		I	
FCO	-Floor Clean Out	TBC	-Top Back Curb
FD	-Floor Drain	TEMP	-Temporary
FF	-Finish Floor	T&G	-Tongue And Groove
FG	-Finish Grade	TK	-Tank
FH	-Fire Hydrant	TOC	-Top Of Concrete
FL	-Flanged	TOG	-Top Of Grout
FT	-Feet	TOW	-Top Of Wall
FM	-Force Main	TYP	-Typical
		U	
GAL	-Gallon	UV	-Ultra Violet
GL	-Glass		
GPM	-Gallons Per Minute	V	
GV	-Gate Valve	VERT	-Vertical
GYP	-Gypsum	VCP	-Vitrified Clay Pipe
		W	
H/B	-Hose Bibb	W	-Water
HP	-Horsepower	W/	-With
HVAC	-Heating And Air Conditioning	W/O	-Without
HWL	-High Water Level	WS	-Water Surface
		WSP	-Welded Steel Pipe
ID	-Inside Diameter	X	-Chisel 'X'
IM	-Iron Monument		
IN	-Inch	Y	
INV	-Invert Elevation	YD	-Yard
IP	-Iron Pin	YR	-Year
		ZON	-Zoning
JT	-Joint		
M	-Meter		
MFR	-Manufacturer		
MGD	-Million Gallons Per Day		
MH	-Manhole		
MISC	-Miscellaneous		
MJ	-Mechanical Joint		
MTR	-Motor		

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

GRADING, DRAINAGE, AND EROSION CONTROL NOTES:

- ANY DISTURBED SOILS SHALL BE RECOMPACTED OR REMOVED AND REPLACED WITH CONTROLLED, COMPACTED FILL. LOOSE LIFT THICKNESS SHALL NOT EXCEED SIX (6) INCHES. FILL SHALL BE COMPACTED TO AT LEAST 98% OF ASTM D698 (STANDARD PROCTOR) WITHIN -3% TO +3% OF OPTIMUM MOISTURE CONTENT. COMPACTION IN TRENCHES SHALL BE OBTAINED USING A VIBRATORY SHEEPS FOOT COMPACTOR.
- SUBGRADE PREPARATION SHALL BE PERFORMED BENEATH ALL PROPOSED PAVEMENTS. THE SOIL SHALL BE SCARIFIED TO A DEPTH OF 12" BELOW SUBGRADE AND RECOMPACTED TO AT LEAST 98% OF ASTM D698 (STANDARD PROCTOR) WITHIN -3% TO +3% OF OPTIMUM MOISTURE CONTENT.
- ALL TOPSOIL IN CONSTRUCTION AREAS SHALL BE STRIPPED AND SEPARATED FROM OTHER INORGANIC SOIL MATERIALS. THE CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT THE MIXING OF TOPSOIL WITH OTHER MATERIALS. THE TOPSOIL SHALL BE RESPREAD TO A DEPTH OF AT LEAST SIX (6) INCHES. REFER TO NOTE 7 FOR SEEDING REQUIREMENTS.
- EXCESS MATERIAL (TOPSOIL/CLAY/GRAVEL, ETC.) SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OFF SITE.
- CONTRACTOR SHALL PLACE EROSION CONTROLS AS NECESSARY DURING CONSTRUCTION. FINAL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED WITHIN 30 DAYS OF COMPLETING UNDERGROUND UTILITY CONSTRUCTION.
- CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN SITE AND SHALL CORRECT ANY EROSION ISSUES IMMEDIATELY.
- SEEDING TYPE, LOCATION, AND APPLICATION RATES SHALL BE PER THE ISPCW. CONTRACTOR SHALL ONLY SEED BETWEEN MAY 1 AND JUNE 15 OR SEPTEMBER 1 TO OCTOBER 15.
- CONTRACTOR SHALL WARRANTY SEEDING UNTIL VEGETATION IS ESTABLISHED AT A RATE OF NOT LESS THAN 80% COVERAGE.

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ESTVOLD

SCALE (H): 1" = 30'
SCALE (V): N/A
DRAWN BY: BWW
DESIGNED BY: BWW
CHECKED BY: ANIC

TAMARACK RESORT
ASPEN TOWNHOMES
TAMARACK, ID
NOTES

DATE: 01/28/2025

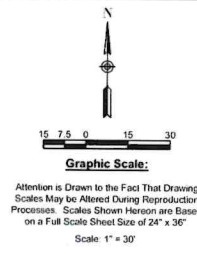
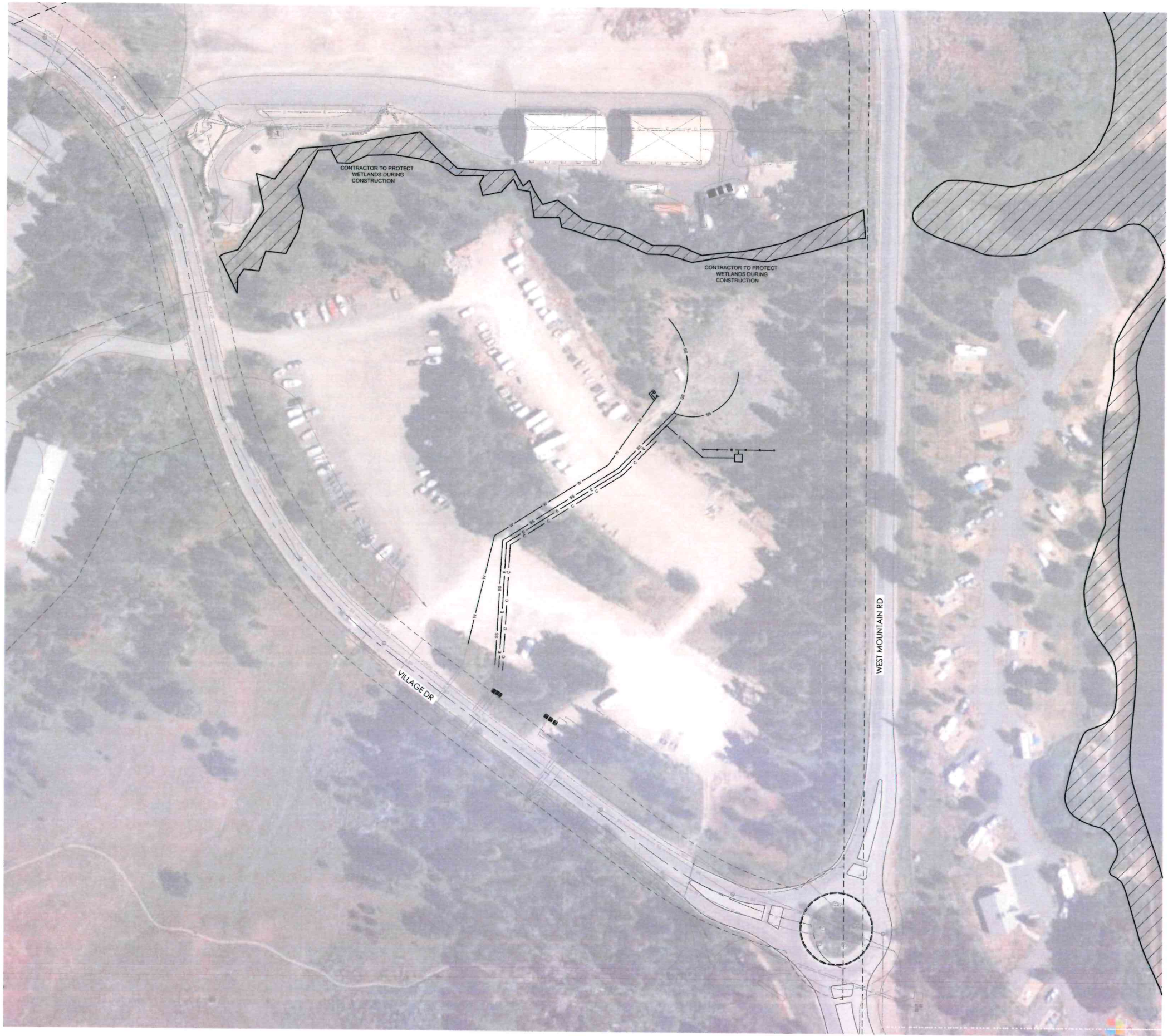
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PROJECT NO.
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EXISTING TOPOGRAPHY AND DEMOLITION NOTES

1. EXISTING PARKING LOT AND CONNECTED DRAINAGE TO BE DEMOLISHED
2. ALL EXISTING UTILITIES ON SITE WILL BE REMOVED. LOCATION POINTS TO BE AS-BUILT DURING CONSTRUCTION
3. CONTRACTOR TO VERIFY DEPTHS OF UTILITIES AT POINT OF CONNECTION AND AT BUILDING ELEVATION
4. DEMOLITION OF EXISTING MISC. UTILITIES (E.G. POWER, TELECOMMUNICATIONS, FIBER OPTICS, CABLE, ETC) TO BE COORDINATED WITH IDAHO POWER OR RELEVANT LOCAL AGENCY.

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208.853.6470 · www.ackerman-estvold.com
Minot, ND | Fargo, ND | Williston, ND | Boise, ID

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SCALE (V):	N/A
DRAWN BY:	BWW
DESIGNED BY:	BWW
CHECKED BY:	AMC

TAMARACK RESORT
ASPEN TOWNHOMES
TAMARACK, ID
SURVEY & DEMO

DATE: 01/28/2025

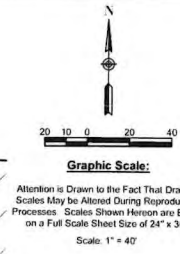
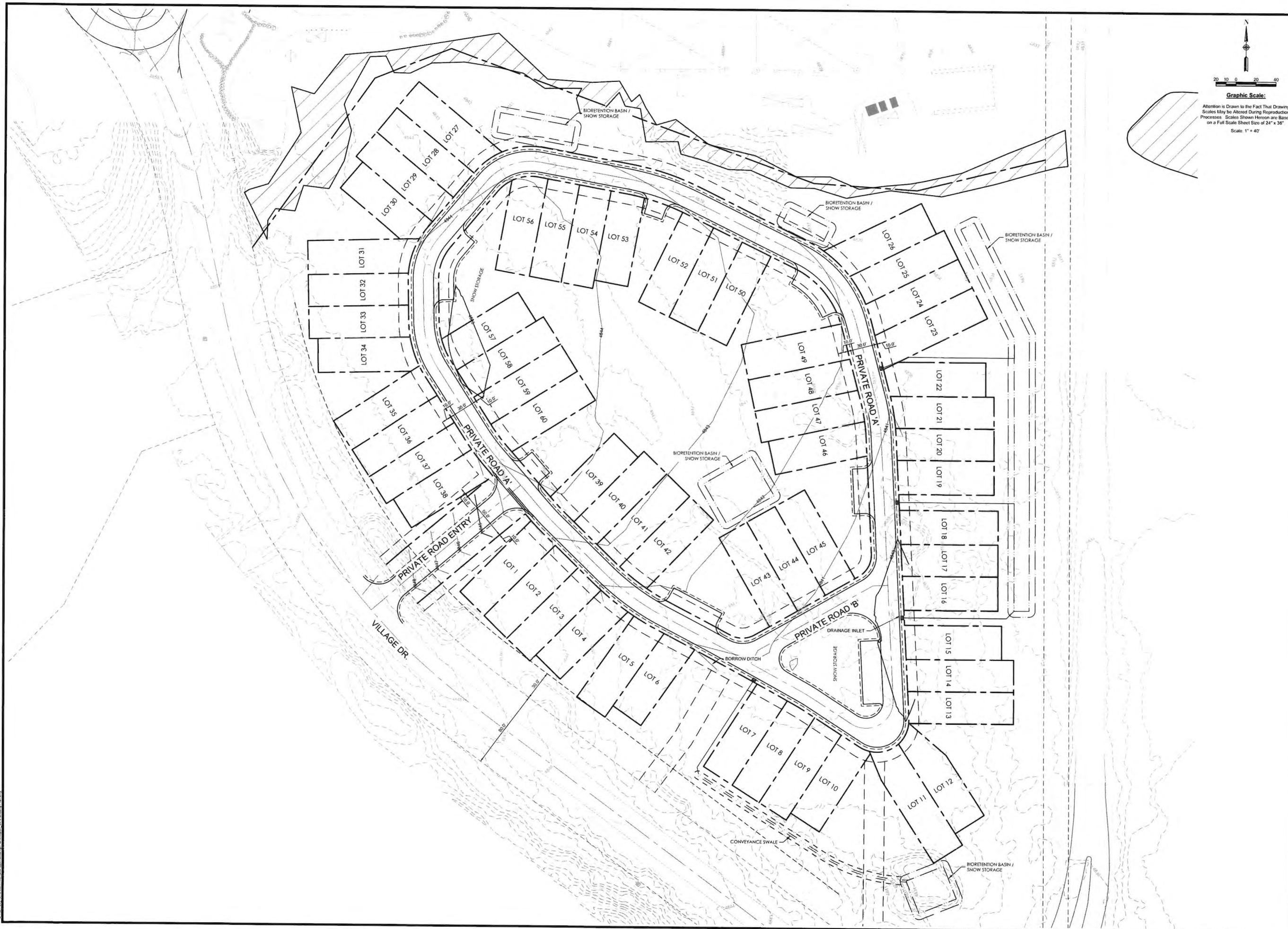
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PROJECT NO.
R24155

SURVEY & DEMO

C3.0

0-2541155-1 Tamarack Resort Aspen Townhomes Grading Plan, C4.0, Drawing Date: 01/28/2025



TAMARACK RESORT
ASPEN TOWNHOMES
TAMARACK, ID
GRADING PLAN

DATE: 01/28/2025	
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GRADING PLAN	
C4.0	

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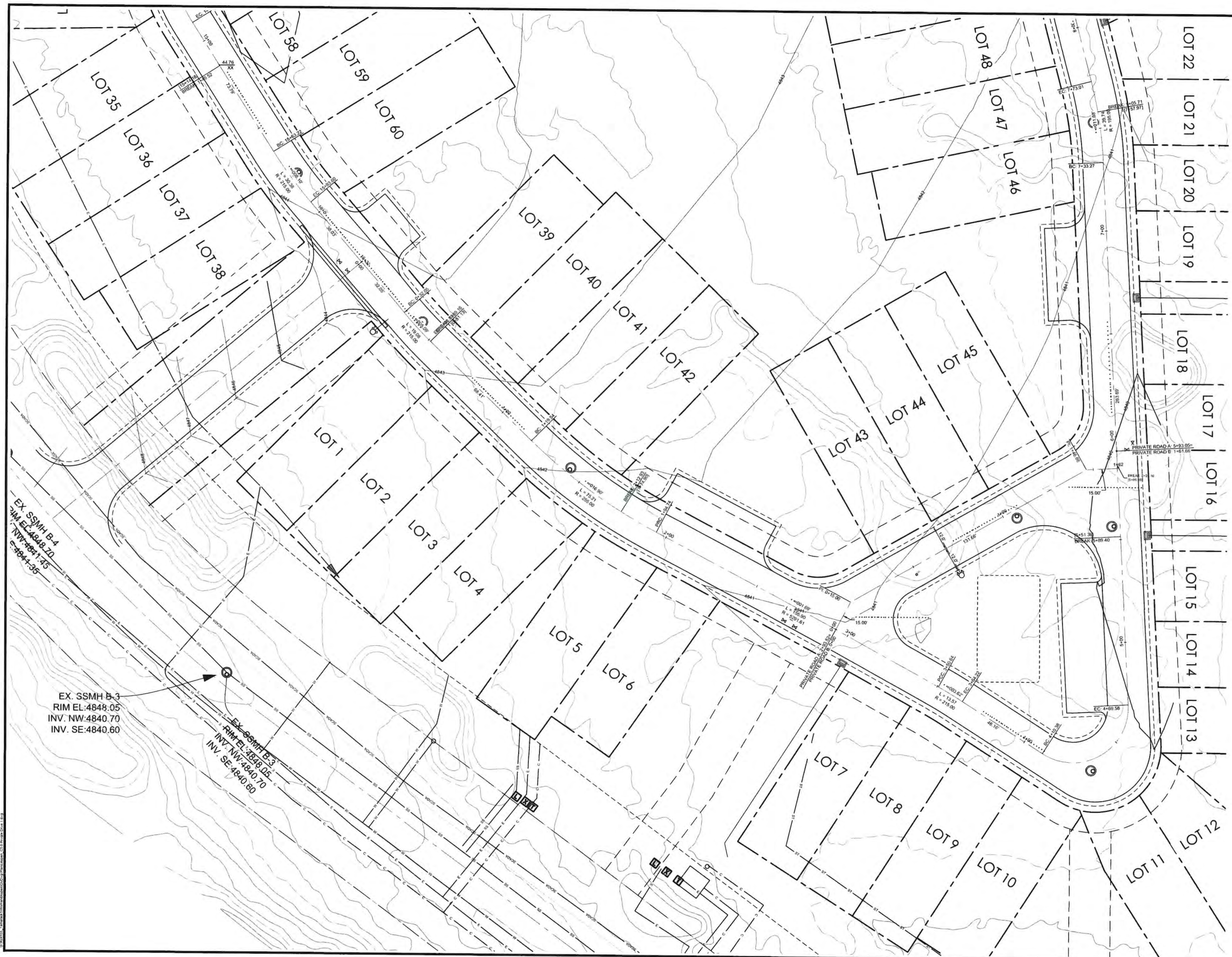
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SCALE (V): N/A

DRAWN BY: BMW

DESIGNED BY: BMW

CHECKED BY: AMC



Graphic Scale:
Attention is Drawn to the Fact That Drawing
Scales May be Altered During Reproduction
Processes. Scales Shown Hereon are Based
on a Full Scale Sheet Size of 24" x 36".
Scale: 1" = 30'

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SCALE (V): N/A
DRAWN BY: BMW
DESIGNED BY: BMW
CHECKED BY: AMC

TAMARACK RESORT
ASPEN TOWNHOMES
TAMARACK, ID
PRIVATE DRIVE 1

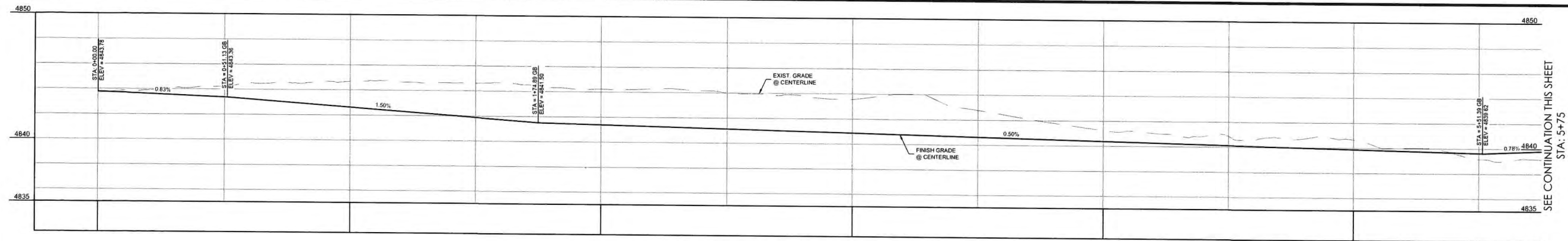
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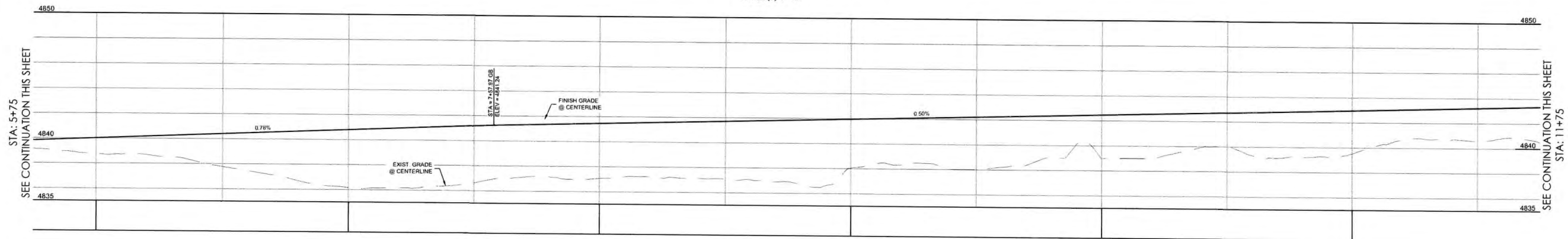
PRIVATE DRIVE 1

C5.0



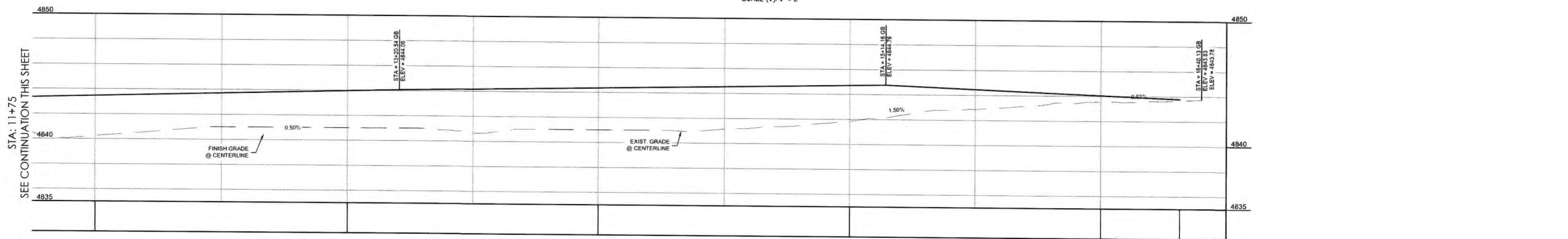
PVT DRIVE 'A' PROFILE: (0+00 TO 5+75)

SCALE (H): 1" = 20'
SCALE (V): 1" = 2'



PVT DRIVE 'A' PROFILE: (5+75 TO 11+75)

SCALE (H): 1" = 20'
SCALE (V): 1" = 2'



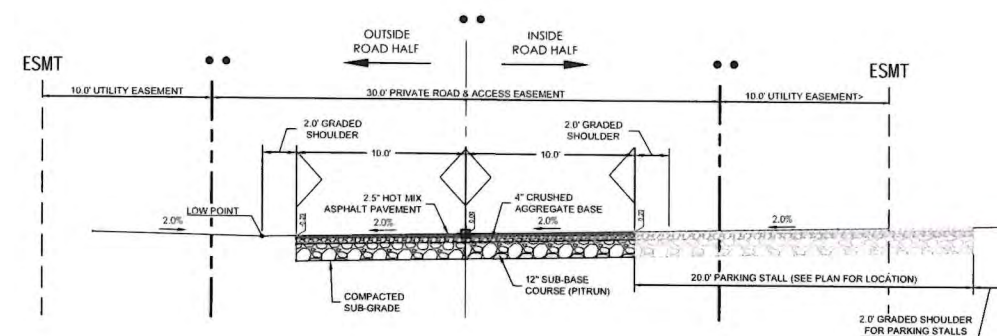
PVT DRIVE 'A' PROFILE: (11+75 TO 16+40.13)

SCALE (H): 1" = 20'
SCALE (V): 1" = 2'



PVT DRIVE 'B' PROFILE:

SCALE (H): 1" = 20'
SCALE (V): 1" = 2'



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SCALE (H): 1" = 20'
SCALE (V): 1" = 2'
DRAWN BY: BMW
DESIGNED BY: BMW
CHECKED BY: AMC

TAMARACK RESORT
ASPEN TOWNHOMES
TAMARACK, ID
PRIVATE DRIVE 3

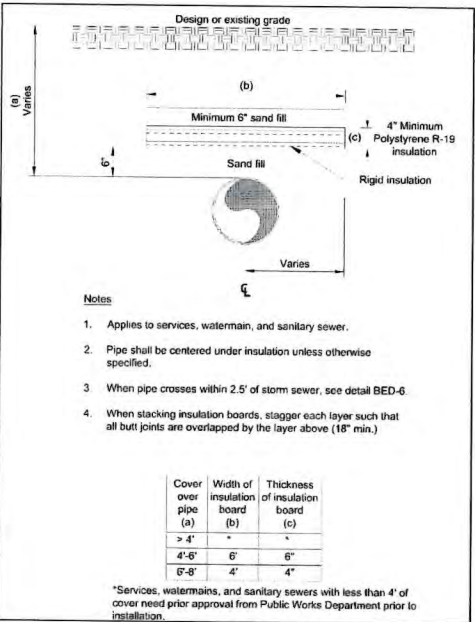
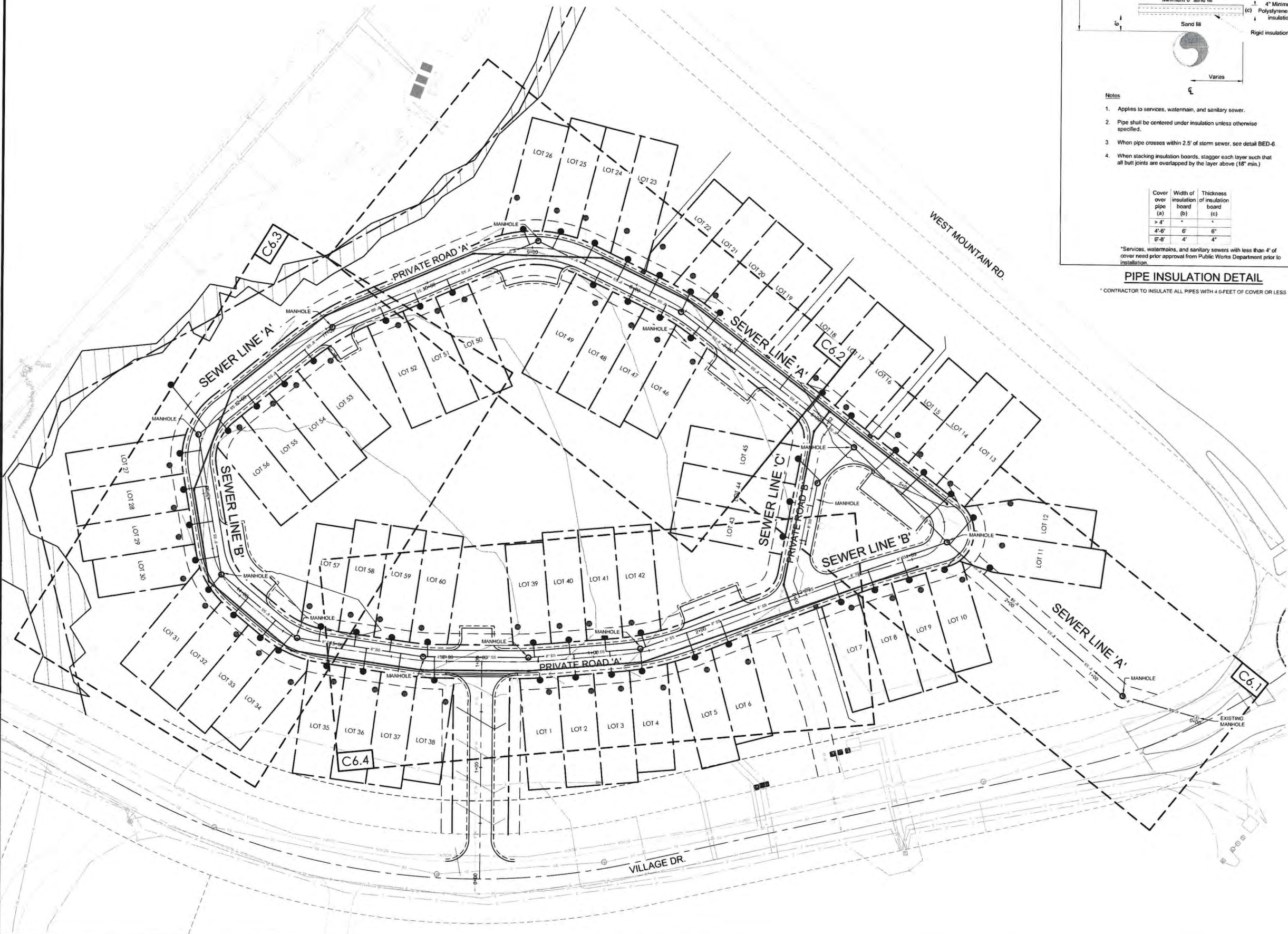
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PRIVATE DRIVE 3

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PIPE INSULATION DETAIL

*CONTRACTOR TO INSULATE ALL PIPES WITH 4'-0" FEET OF COVER OR LESS

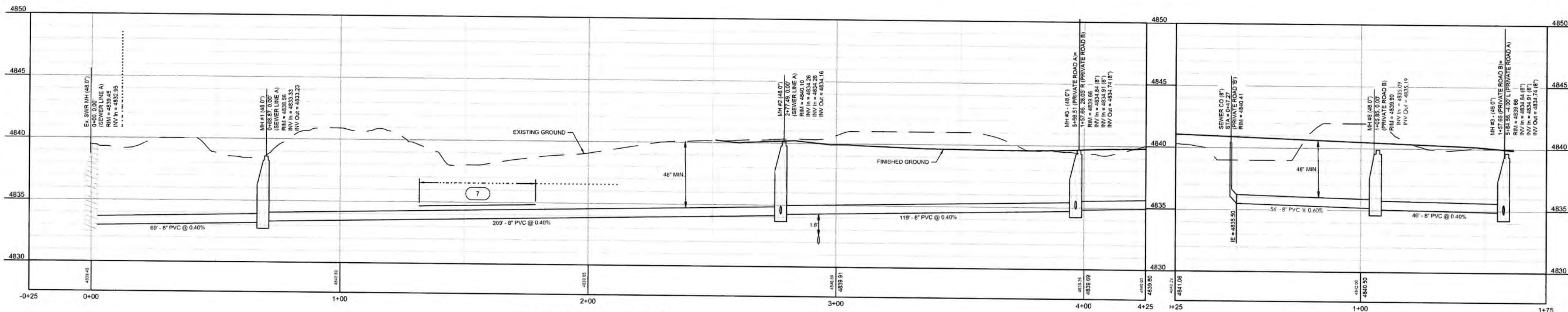
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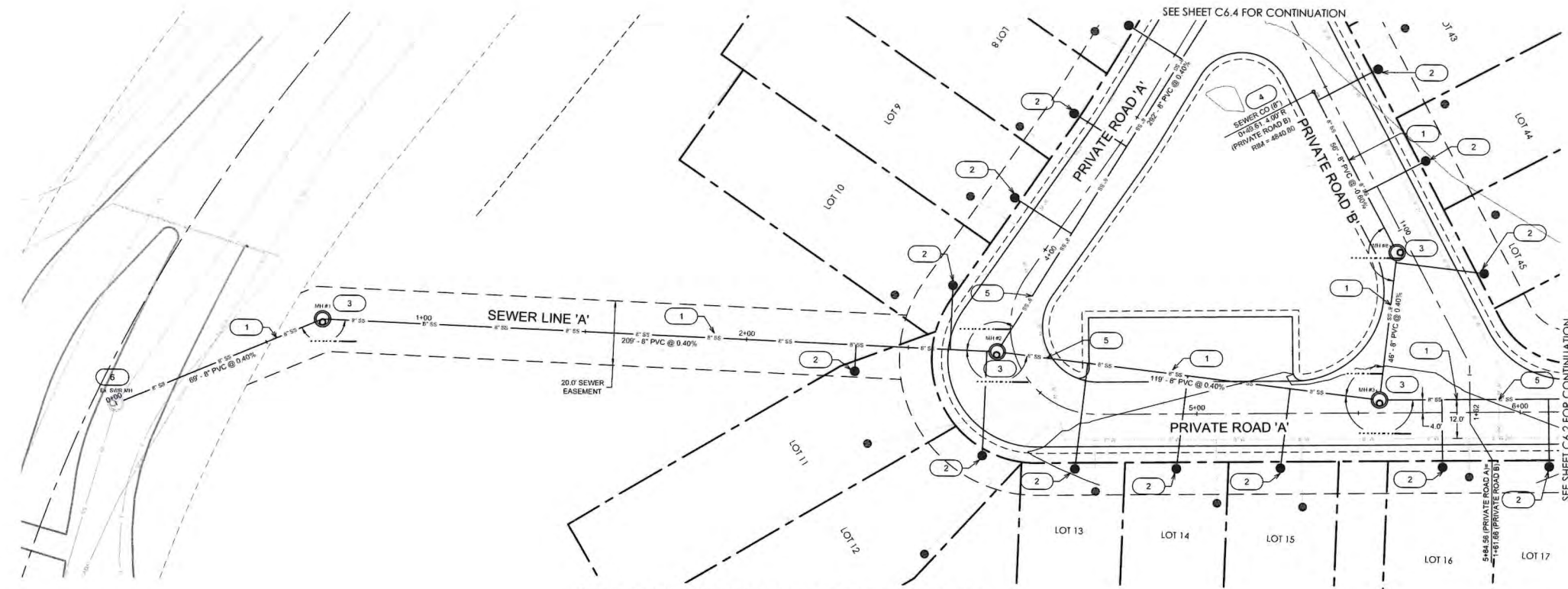
SEWER PLAN 1

C6.0



SEWER LINE 'A' PROFILE:
SCALE (H): 1" = 20'
SCALE (V): 1" = 4'

PRIVATE ROAD 'B' SEWER PROFILE:
SCALE (H): 1" = 20'
SCALE (V): 1" = 4'



SEWER LINE 'A' & PRIVATE ROAD 'B' SEWER (PLAN):
SCALE (H): 1" = 20'

GENERAL NOTES

- ALL SEWER MAIN AND SERVICE CONSTRUCTION SHALL BE PER ISPPWC.
- CONTRACTOR TO VERIFY DEPTHS OF UTILITIES AT POINT OF CONNECTION AND AT BUILDING ELEVATION.
- CONTRACTOR TO WRITE LOT/BLOCK INSIDE SETTER FOR EACH SERVICE. INSTALL TRAFFIC RATED LIDS.
- SEWER MAINS WITH 4" OF COVER OR LESS TO BE INSULATED PER DETAILS ON SHEET C6.0.
- PROVIDE SLOPE ANCHORS ON ANY SERVICE OR MAIN GREATER THAN 20% SLOPE AS PER STANDARD DETAIL SD-510 OF THE ISPPWC.
- CONTRACTOR TO NOTIFY ENGINEER OF ANY CONFLICTS WITH DESIGN ELEVATIONS, OR EXISTING UTILITIES THAT PRESENT THEMSELVES DURING CONSTRUCTION.

SEWER PLAN NOTES

- INSTALL 8" PVC SDR-35 SEWER MAIN PER ISPPWC STANDARDS LENGTH PER PLANS.
- INSTALL 4" SEWER SERVICE @ S=2.0% PER NL SD-511.
- 48" STANDARD MANHOLE TYPE 'A' PER ISPPWC STD SD-501.
- INSTALL 6" CLEANOUT PER ISPPWC STD DWG SD-506.
- POTABLE/NON-POTABLE WATER LINE SEPARATION PER ISPPWC STD DWG SD-407.
- CONNECT TO EXIST MANHOLE, CONTRACTOR TO FIELD VERIFY ELEVATION PRIOR TO BEGIN CONSTRUCTION. NEW INVERT TO BE A MINIMUM OF 0.1' ABOVE EXISTING DOWNHILL INVERT.
- INSTALL PIPE INSULATION PER DETAIL ON SHEET C6.0. LENGTH PER PLAN.
- INSTALL 6" SEWER SERVICE @ S=1.0% PER NL SD-511.

**TAMARACK RESORT
ASPEN TOWNHOMES
TAMARACK, ID
SEWER PLAN 2**

DATE: 01/28/2025

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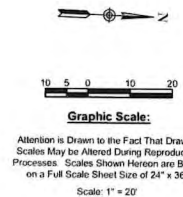
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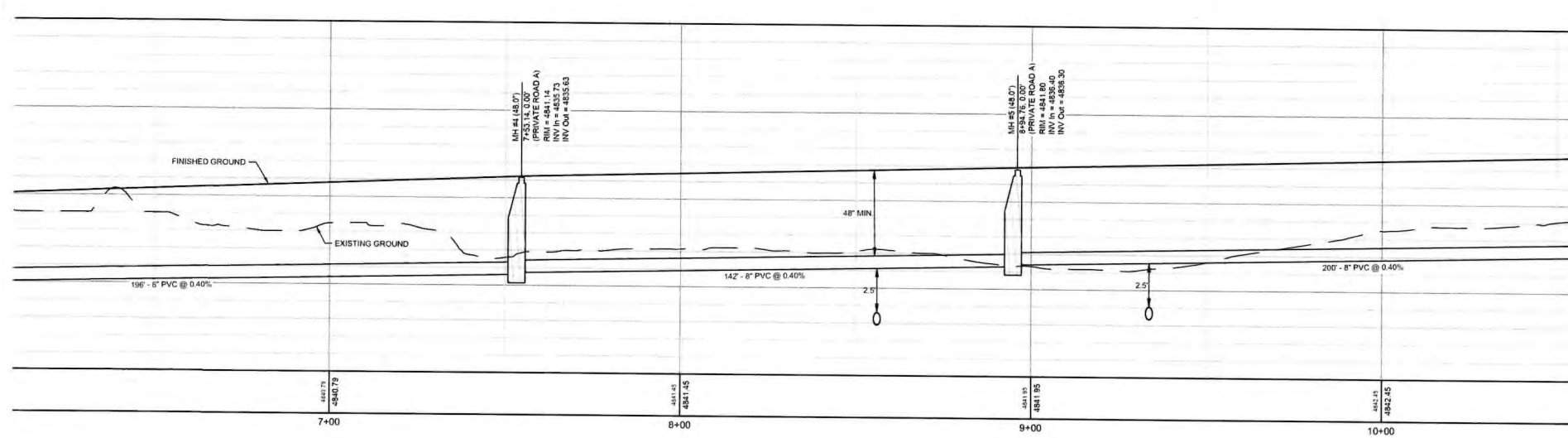
SEWER PLAN 2

C6.1

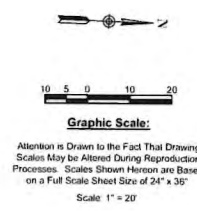
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PRIVATE ROAD 'A' SEWER PROFILE:



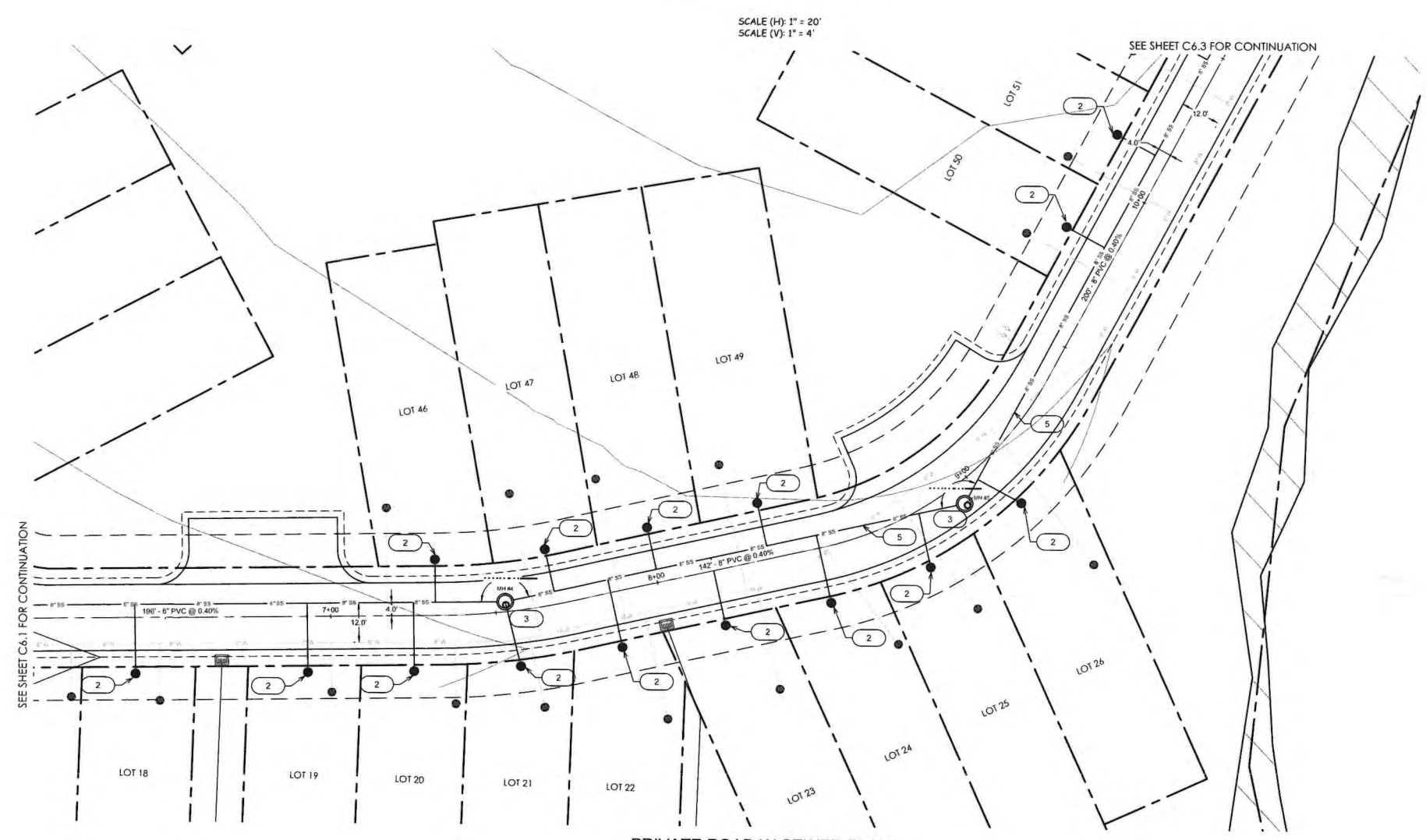
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SCALE (H): 1" = 20'	SCALE (V): 1" = 4'
DRAWN BY: BMW	CHECKED BY: AMC

TAMARACK RESORT
ASPEN TOWNHOMES
TAMARACK, ID
SEWER PLAN 3

DATE: 01/28/2025
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PROJECT NO. R24155
SEWER PLAN 3
C6.2



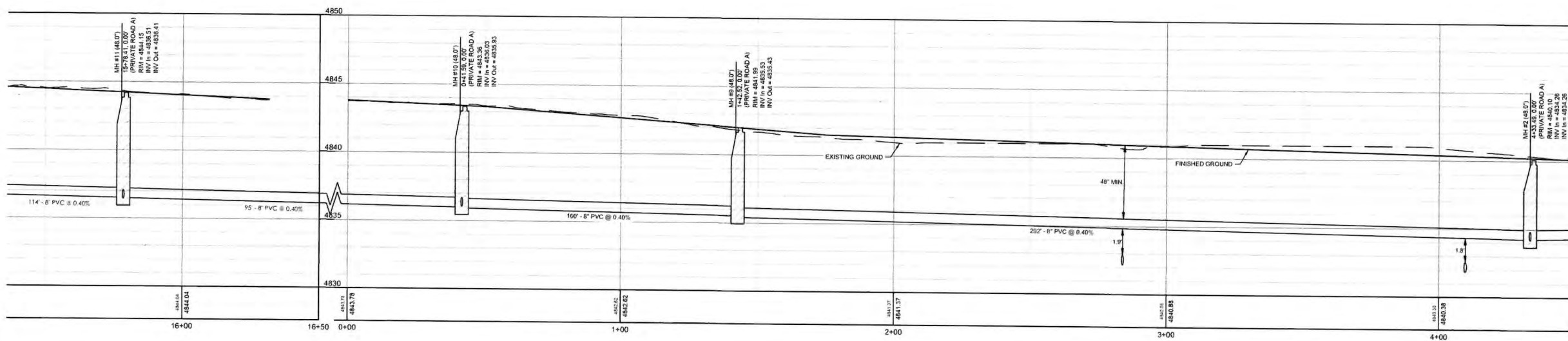
PRIVATE ROAD 'A' SEWER PLAN:
SCALE (H): 1" = 20'

GENERAL NOTES

- ALL SEWER MAIN AND SERVICE CONSTRUCTION SHALL BE PER ISPPWC.
- CONTRACTOR TO VERIFY DEPTHS OF UTILITIES AT POINT OF CONNECTION AND AT BUILDING ELEVATION.
- CONTRACTOR TO WRITE LOT/BLOCK INSIDE SETTER FOR EACH SERVICE. INSTALL TRAFFIC RATED LIDS.
- SEWER MAINS WITH 4" OF COVER OR LESS TO BE INSULATED PER DETAILS ON SHEET C6.0.
- PROVIDE SLOPE ANCHORS ON ANY SERVICE OR MAIN GREATER THAN 20% SLOPE AS PER STANDARD DETAIL SD-510 OF THE ISPPWC.
- CONTRACTOR TO NOTIFY ENGINEER OF ANY CONFLICTS WITH DESIGN ELEVATIONS, OR EXISTING UTILITIES THAT PRESENT THEMSELVES DURING CONSTRUCTION.

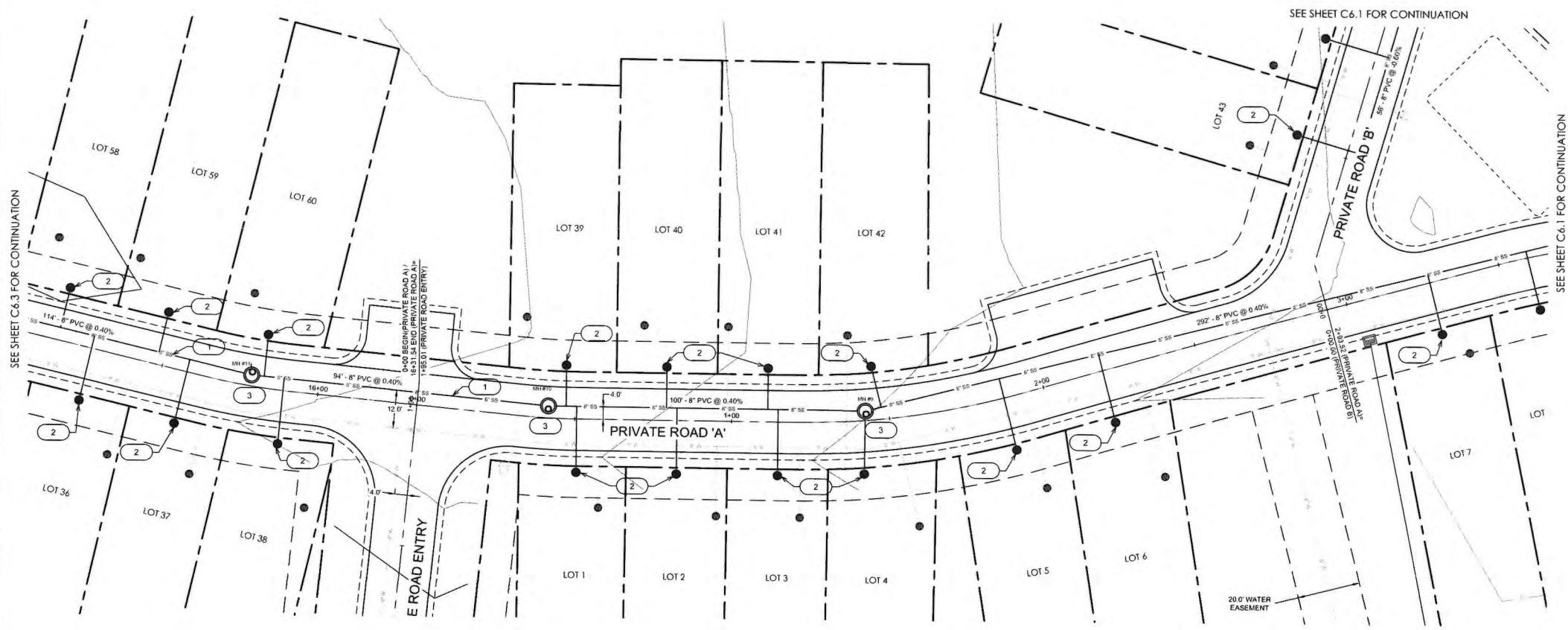
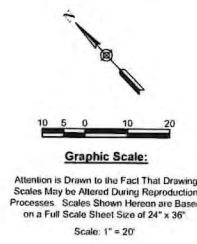
SEWER PLAN NOTES

- INSTALL 6" PVC SDR-35 SEWER MAIN PER ISPPWC STANDARDS. LENGTH PER PLANS.
- INSTALL 4" SEWER SERVICE @ S=2.0% PER NL SD-511.
- 48" STANDARD MANHOLE TYPE 'A' PER ISPPWC STD SD-501.
- INSTALL 8" CLEANOUT PER ISPPWC STD DWG SD-506.
- POTABLE/NON-POTABLE WATER LINE SEPARATION PER ISPPWC STD DWG SD-407.
- CONNECT TO EXIST MANHOLE. CONTRACTOR TO FIELD VERIFY ELEVATION PRIOR TO BEGIN CONSTRUCTION. NEW INVERT TO BE A MINIMUM OF 0.1' ABOVE EXISTING DOWNHILL INVERT.
- INSTALL PIPE INSULATION PER DETAIL ON SHEET C6.0. LENGTH PER PLAN.
- INSTALL 6" SEWER SERVICE @ S=1.0% PER NL SD-511.



PRIVATE ROAD 'A' SEWER PROFILE:

SCALE (H): 1" = 20'
SCALE (V): 1" = 4'



GENERAL NOTES

1. ALL SEWER MAIN AND SERVICE CONSTRUCTION SHALL BE PER ISPPWC.
2. CONTRACTOR TO VERIFY DEPTHS OF UTILITIES AT POINT OF CONNECTION AND AT BUILDING ELEVATION.
3. CONTRACTOR TO WRITE LOT/BLOCK INSIDE SETTER FOR EACH SERVICE. INSTALL TRAFFIC RATED LIDS.
4. SEWER MAINS WITH 4" OF COVER OR LESS TO BE INSULATED PER DETAILS ON SHEET C6.0.
5. PROVIDE SLOPE ANCHORS ON ANY SERVICE OR MAIN GREATER THAN 20% SLOPE AS PER STANDARD DETAIL SD-610 OF THE ISPPWC.
6. CONTRACTOR TO NOTIFY ENGINEER OF ANY CONFLICTS WITH DESIGN, ELEVATIONS, OR EXISTING UTILITIES THAT PRESENT THEMSELVES DURING CONSTRUCTION.

SEWER PLAN NOTES

1. INSTALL 8" PVC SDR-35 SEWER MAIN PER ISPPWC STANDARDS. LENGTH PER PLANS.
2. INSTALL 4" SEWER SERVICE @ S=2.0% PER NL SD-511.
3. 48" STANDARD MANHOLE TYPE 'A' PER ISPPWC STD SD-501.
4. INSTALL 8" CLEANOUT PER ISPPWC STD DWG SD-506.
5. POTABLE/NON-POTABLE WATER LINE SEPARATION PER ISPPWC STD DWG SD-407.
6. CONNECT TO EXIST MANHOLE. CONTRACTOR TO FIELD VERIFY ELEVATION PRIOR TO BEGIN CONSTRUCTION. NEW INVERT TO BE A MINIMUM OF 0.1' ABOVE EXISTING DOWNHILL INVERT.
7. INSTALL PIPE INSULATION PER DETAIL ON SHEET C6.0. LENGTH PER PLAN.
8. INSTALL 6" SEWER SERVICE @ S=1.0% PER NL SD-511.

TAMARACK RESORT
ASPEN TOWNHOMES
TAMARACK, ID
SEWER PLAN 5

DATE: 01/28/2025

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PROJECT NO.
R24155

SEWER PLAN 5

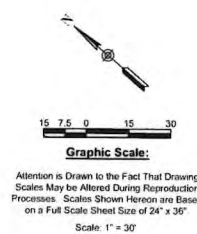
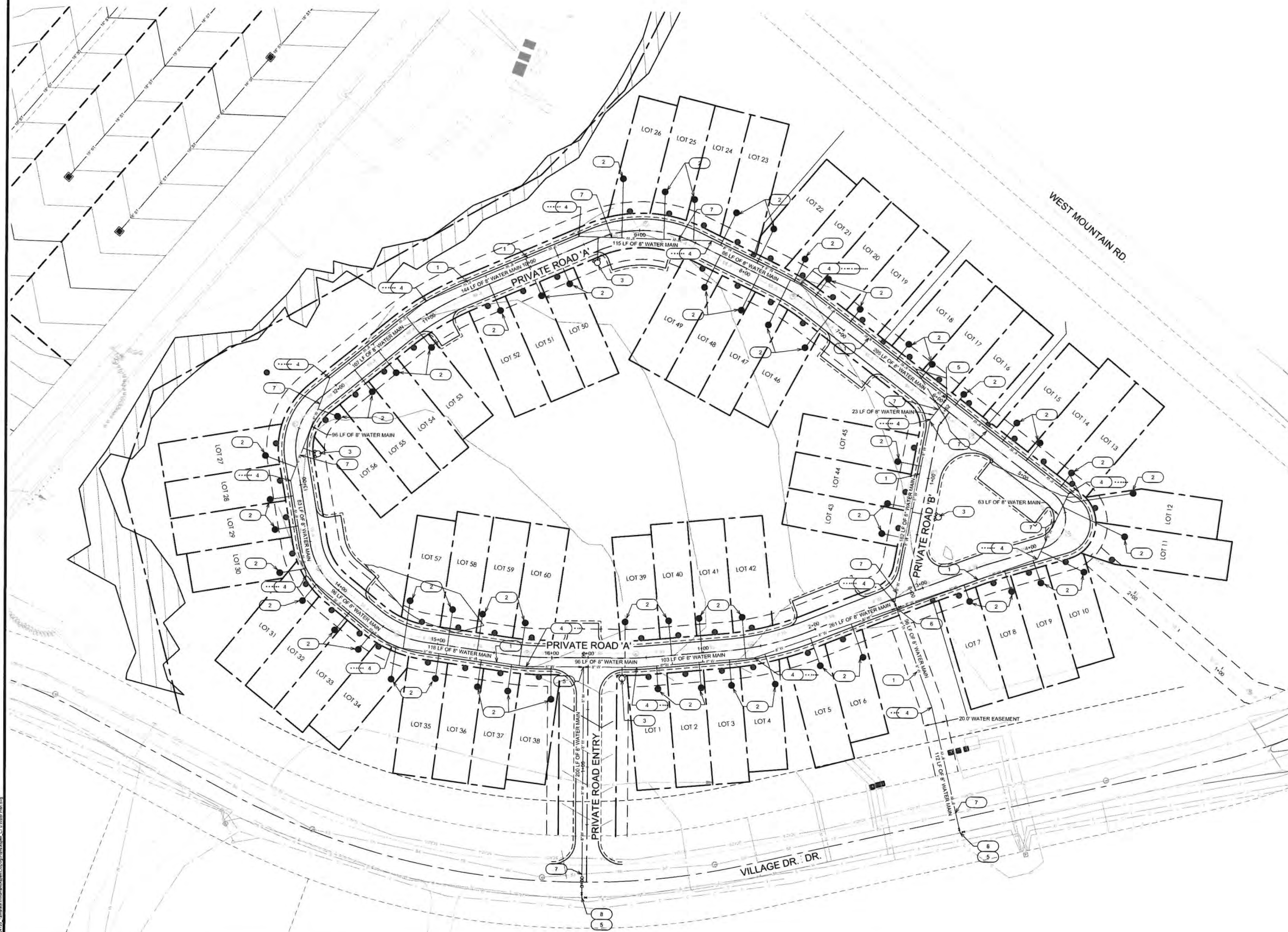
C6.4

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SCALE (H): 1" = 20'
SCALE (V): 1" = 4'

DRAWN BY: BMW
DESIGNED BY: BMW
CHECKED BY: AMC



GENERAL NOTES

1. ALL WATER MAIN AND SERVICE CONSTRUCTION SHALL BE PER ISPPWC STANDARDS.
2. CONTRACTOR TO VERIFY DEPTHS OF UTILITIES AT POINT OF CONNECTION AND AT BUILDING ELEVATION.
3. CONTRACTOR TO WRITE LOT/BLOCK INSIDE SETTER FOR EACH SERVICE. INSTALL TRAFFIC RATED LIDS.
4. WATER MAINS & SERVICES SHALL HAVE 6 FEET OF COVER.
5. CONTRACTOR IS REQUIRED TO VERIFY THE DEFLECTION ANGLE ON PIPE JOINTS. DEFLECTION ANGLE SHALL NOT EXCEED 1/2 THE PIPE MANUFACTURER'S ALLOWABLE DEFLECTION.
6. PROVIDE SLOPE ANCHORS ON ANY SERVICE OR MAIN GREATER THAN 20% SLOPE AS PER STANDARD DETAIL SD-510 OF THE ISPPWC.
7. CONSTRUCT THRUST BLOCKS PER ISPPWC STD DWG SD-403.

WATER PLAN NOTES

1. INSTALL 8" PVC ORD WATER MAIN PER ISPPWC STANDARDS. LENGTH PER PLANS.
2. SINGLE 3/4" WATER SERVICE PER NL SD-401. METER PER LOCAL AGENCY STANDARDS.
3. INSTALL FIRE HYDRANT AND VALVE PER ISPPWC STD DWG SD-404.
4. INSTALL 8" (MUMJ) BEND PER ISPPWC STD DWG SD-403. ANGLE AS NOTED ON PLANS.
5. INSTALL 8" (MUMJ) TEE WITH 2" VALVES PER ISPPWC STD DWG SD-403.
6. INSTALL 8" (MUMJ) CROSS WITH 3" VALVES PER ISPPWC STD DWG SD-403.
7. POTABLE/NON-POTABLE WATER LINE SEPARATION PER ISPPWC STD DWG SD-407.
8. CONNECT TO EXIST WATER MAIN PER LOCAL AGENCY STANDARDS.

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SCALE (H): 1" = 30'
SCALE (V): N/A
DRAWN BY: BMY
DESIGNED BY: BMY
CHECKED BY: AMC

**TAMARACK RESORT
ASPEN TOWNHOMES
TAMARACK, ID
WATER PLAN 1**

DATE: 01/28/2025

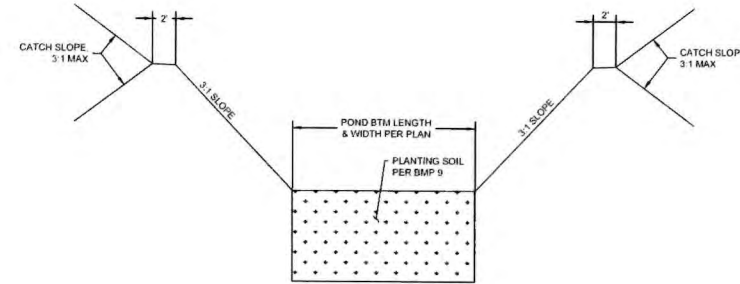
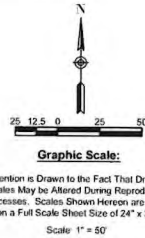
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PROJECT NO.
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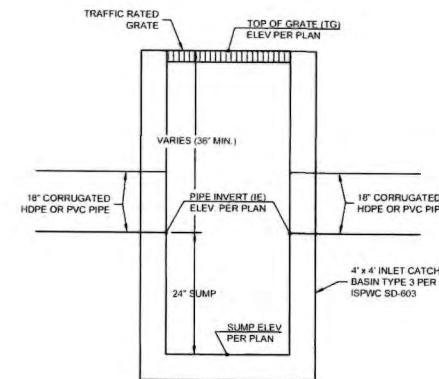
WATER PLAN 1

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RETENTION BASIN DETAIL



DRAINAGE INLET DETAIL

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SCALE (H): 1" = XX'
SCALE (V): 1" = X'
DRAWN BY: initials
DESIGNED BY: initials
CHECKED BY: initials

**TAMARACK RESORT
ASPEN TOWNHOMES
TAMARACK, ID
DRAINAGE PLAN**

DATE: 01/28/2025

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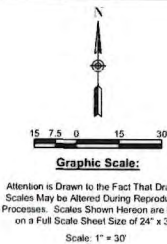
PROJECT NO.
R24155

DRAINAGE PLAN

C8.0

TRILLIUM PARKING LOT

VALLEY COUNTY, IDAHO



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SHEET INDEX		Revisions	
		#	1
Sheet No.	Sheet Title	Date	
C1.0	TITLE		
C2.0	NOTES & LEGEND		
C3.0	SURVEY & DEMO		
C4.0	GRADING PLAN		
C5.0	DRAINAGE PLAN		
C6.0	DRAINAGE DETAILS		

NOTE

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS 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 COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE 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 SHOWN ON THE PLANS. ALL EXISTING CONDITIONS AND STRUCTURES, NOT SPECIFICALLY NOTED FOR REMOVAL, 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. THE CONTRACTOR SHALL BE REQUIRED AND RESPONSIBLE TO POTHOLE FOR ALL EXISTING UTILITIES TO VERIFY EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF DEMOLITION 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

Owner:
Tamarack Resort Two, LLC
311 Village Drive
Tamarack, ID 83615
Contacts: Chris Kirk / Martin Pico

Civil Engineer:
Ackerman-Estvold
7661 W Riverside Dr. Ste 102
Garden City, ID 83714
Ph: (208) 853-6470
Contact: Antonio Conti, PE, PLS
antonio.conti@ackerman-estvold.com

Roadway Jurisdiction:
Valley County Minimum Standards for
Public Road Design and Construction

Sewer & Water:
North Lake Recreational Sewer and Water
District

Power:
Idaho Power
Ph: (208) 388-6320

Utility Locator Service:
Digline 1-(800) 342-1565
Tamarack Utility Locate

Surveyor:
Dunn Land Surveys, Inc.
25 Coyote Trail
Cascade, ID 83611
Ph: (208) 634-6896

Datum:

BASIS OF BEARING:

BEARING BASED ON THE PLAT OF TAMARACK RESORT P.U.D. PHASE 1 VILLAGE, BOOK 9, PAGE 66, INST. NO. 291350

VERTICAL DATUM:

NAVD 88, BROUGHT TO THE SITE VIA STATIC OBSERVATION PROCESSED THROUGH THE NGS OPUS UTILITY

Notes:

- ALL CONSTRUCTION SHALL CONFORM WITH LOCAL & STATE BUILDING, PLUMBING, AND ELECTRICAL CODE.
- 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.
- PRIOR TO THE COMMENCEMENT OF ANY WORK, THE CONTRACTOR SHALL FILE A "NOTICE OF INTENT TO OBTAIN COVERAGE UNDER THE NDPDES GENERAL PERMIT FOR STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITY" (NOI).

Disclaimer:

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-Estvold 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-Estvold.

SCALE (H): N/A

SCALE (V): N/A

DRAWN BY: BMW

DESIGNED BY: BMW

CHECKED BY: AMC

TAMARACK RESORT
TRILLIUM PARKING LOT
TAMARACK, ID
TITLE

DATE: 01/28/2025

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PROJECT NO.
R24155

TITLE

C1.0

GENERAL NOTES:

- ALL WORK SHALL CONFORM TO THE PROJECT NOTES, DETAILS, SPECIFICATIONS, AND THE VALLEY COUNTY STANDARDS. WHERE NOT SPECIFIED, ALL WORK SHALL CONFORM TO THE 2020, OR MOST CURRENT, EDITION OF THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPCW) AND THE MOST CURRENT EDITION OF THE NORTH LAKE SEWER AND WATER SUPPLEMENTAL SPECIFICATIONS TO THE ISPCW. IN THE EVENT THAT ANY OF THESE STANDARDS CONFLICT, THE MORE STRINGENT SHALL BE THE CONTROLLING STANDARDS OR SPECIFICATIONS.
- ONLY PLAN SETS STAMPED "APPROVED FOR CONSTRUCTION" SHALL BE USED BY THE PROJECT CONTRACTOR(S). USE OF ANY PLANS ON THE JOB WITHOUT THE "APPROVED FOR CONSTRUCTION" STAMP SHALL BE GROUNDS FOR THE ISSUANCE OF A STOP WORK ORDER.
- THE CONTRACTOR SHALL KEEP ONSITE AT ALL TIMES A COPY OF THE APPROVED CONSTRUCTION PLANS. THESE PLANS SHALL BE USED TO RECORD THE ACTUAL LOCATIONS OF THE CONSTRUCTED PIPELINE(S) AND ANY OTHER UTILITIES ENCOUNTERED. THE CONTRACTOR SHALL PROVIDE THESE RECORDED LOCATIONS TO THE PROJECT ENGINEER FOR USE IN THE PRODUCTION OF RECORD DRAWINGS PRIOR TO FINAL APPROVAL/ACCEPTANCE OF THE PROJECT.
- EXISTING SITE INFORMATION INCLUDING THE LOCATION OF EXISTING SITE CONDITIONS AND SURFACE TOPOGRAPHY AS SHOWN ON THESE PLANS HAS BEEN PROVIDED BY DUNN LAND SURVEYS, INC. THE EXISTING SITE INFORMATION IS PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR AND SHALL BE FIELD VERIFIED BY THE CONTRACTOR'S CONSTRUCTION SURVEY PRIOR TO THE START OF ANY PROJECT CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL CONSTRUCTION STAKING.
- THE TYPES, LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE DRAWINGS WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. THE CONTRACTOR IS CAUTIONED THAT ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. THE PROJECT ENGINEER ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF THE DELINEATION OF SUCH UNDERGROUND UTILITIES, OR THE EXISTENCE OF OTHER BURIED OBJECTS OR UTILITIES WHICH MAY BE ENCOUNTERED, BUT WHICH ARE NOT SHOWN ON THESE DRAWINGS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO IDENTIFY EXACT LOCATIONS OF EXISTING UTILITIES PRIOR TO THE START OF ANY PROJECT CONSTRUCTION. ANY LOCATION WHICH MAY POSE A CONFLICT WITH THE PROPOSED CONSTRUCTION MUST BE REPORTED TO THE PROJECT ENGINEER PRIOR TO THE START OF ANY PROJECT CONSTRUCTION.
- THE CONTRACTOR SHALL CALL DIG LINE (800-342-1585) TO LOCATE ALL EXISTING UTILITIES AT LEAST THREE (3) DAYS PRIOR TO THE START OF CONSTRUCTION.
- THE CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER A MINIMUM OF SEVENTY-TWO (72) HOURS PRIOR TO THE START OF PROJECT CONSTRUCTION.
- THE CONTRACTOR SHALL OBTAIN A PERMIT TO EXCAVATE IN PUBLIC RIGHT OF WAY, FROM THE VALLEY COUNTY PRIOR TO THE START OF PROJECT CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL ASSOCIATED WITH THE PROJECT AND SHALL DEVELOP/SUBMIT A PLAN TO THE PROJECT ENGINEER FOR APPROVAL PRIOR TO THE START OR PROJECT CONSTRUCTION. PLAN TO BE IN ACCORDANCE WITH MUTCD, VALLEY COUNTY AND PROVIDED AT NO ADDITIONAL COST TO THE OWNER.
- THE CONTRACTOR SHALL MAINTAIN TRAFFIC ACCESS AT THE END OF EACH DAY AND PROVIDE DETOURS OR ONE-WAY TRAFFIC DURING CONSTRUCTION. WHEN CONSTRUCTION TECHNIQUES ALLOW, CONTRACTOR SHALL PROVIDE ACCESS THROUGH THE CONSTRUCTION ZONE TO PRIVATE PROPERTIES.
- CONTRACTOR SHALL SECURE A SHORT TERM ACTIVITY EXEMPTION FROM THE IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY (IDEQ) PRIOR TO THE START OF PROJECT CONSTRUCTION. IF TRENCH DEWATERING IS REQUIRED, CONTRACTOR SHALL SUBMIT A DEWATERING PLAN TO THE PROJECT ENGINEER PRIOR TO COMMENCEMENT OF DEWATERING OPERATIONS.
- DURING SERVICE CONNECTIONS, GROUNDWATER LEVELS SHALL BE MAINTAINED ONE (1') FOOT OR MORE BELOW PIPE INVERTS PER ISPCW. ONCE DEWATERING OPERATIONS CEASE, CONTRACTOR SHALL CLEAN AND RESTORE TO THEIR ORIGINAL STATE ANY DITCHES OR STORMDRAIN FACILITIES THAT ARE SiltED DUE TO THEIR DEWATERING EFFORTS.
- THE CONTRACTOR SHALL PROTECT ALL EXISTING MONUMENTS, SURVEY MARKERS, STREETS, UTILITIES, IRRIGATION LINES, PAVEMENT, TREES, FENCES, AND ANY OTHER IMPORTANT OBJECTS ON/OR ADJACENT TO THE JOB SITE FROM DAMAGE AND REPAIR OR REPLACE DAMAGED FACILITIES AS REQUIRED BY THE OWNER AND THE PROJECT ENGINEER.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS BEFORE STARTING WORK AND SHALL IMMEDIATELY NOTIFY THE PROJECT ENGINEER OF ANY DISCREPANCIES.
- ANY CHANGES TO THE DESIGN AS SHOWN IN THESE CONSTRUCTION DRAWINGS MUST BE REVIEWED AND APPROVED BY THE PROJECT ENGINEER BEFORE CHANGES ARE MADE. THIS INCLUDES CHANGES REQUESTED BY THE OWNER AND SUBCONTRACTORS.
- CONTRACTOR SHALL PROVIDE THE PROJECT ENGINEER WITH ONE COPY OF REDLINED AS-BUILT DRAWINGS PRIOR TO PROJECT ACCEPTANCE IF DEEMED NECESSARY.
- THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL WORK CONSTRUCTED BY THEIR WORK CREWS UNTIL THE WORK IS ACCEPTED BY THE OWNER FOR CONTINUOUS OPERATION AND MAINTENANCE.
- THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE SAFETY LAWS OF ANY JURISDICTIONAL BODY INCLUDING, BUT NOT LIMITED TO, SAFE WORKING PRACTICES WITHIN AND AROUND THE CONSTRUCTION AREA. IN ADDITION, JURISDICTIONAL AGENCIES, THE OWNER, AND THE PROJECT ENGINEER SHALL NOT BE RESPONSIBLE FOR ENFORCING SAFETY REGULATIONS.
- THE CONTRACTOR IS TO OBTAIN ALL APPLICABLE PERMITS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF ANY EXCESS ONSITE MATERIALS AS NECESSARY TO COMPLETE THE PROJECT.
- IF ANY ITEMS OF SUSPECTED HISTORICAL OR ARCHAEOLOGICAL VALUE ARE DISCOVERED DURING CONSTRUCTION, THE CONTRACTOR WILL BE REQUIRED TO STOP WORK AND CONTACT THE OWNER, PROJECT ENGINEER, AS WELL AS THE STATE HISTORICAL PRESERVATION OFFICE.
- IF DURING CONSTRUCTION OF THE PROJECT, AN UNDERGROUND STORAGE TANK, BURIED DRUM, OTHER CONTAINER, CONTAMINATED SOIL, OR DEBRIS NOT SCHEDULED FOR REMOVAL UNDER THE CONTRACT IS DISCOVERED, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER AND THE PROJECT ENGINEER. NO ATTEMPT SHALL BE MADE TO EXCAVATE, OPEN, OR REMOVE SUCH MATERIAL WITHOUT WRITTEN APPROVAL.

PROPOSED UTILITIES

	Sanitary Sewer Force Main
	Sanitary Sewer Manhole
	Sanitary Sewer Cleanout
	Sanitary Sewer Gravity Main
	Storm Sewer Catch Basin
	Storm Sewer Inlet Manhole
	Storm Sewer Manhole
	Storm Sewer End Section
	Storm Sewer Gravity Main
	Water Manhole
	Fire Hydrant
	Water Valve
	Water Curb Stop
	Water Main
	Water Fittings
	Water Reducer
	Water Cap

Proposed Erosion Control

	Silt Fence
	Fiber Roll
	Floating Silt Curtain
	Erosion Control Blanket

PROPOSED TOPOGRAPHY FEATURES

	Proposed Topographic Contour (Major)
	Proposed Topographic Contour (Minor)
	Proposed Curb & Gutter
	Sign (Single or Double Post)
	Post or Bollard
	Mail Box
	Asphalt Pavement Hatch
	Concrete Pavement Hatch
	Gravel Pavement Hatch

GENERAL ABBREVIATIONS

A/C	-Air Conditioning	MTR	-Motor
ARV	-Air Release Valve	N	-Normally Closed
ASME	-American Society Of Mechanical Engineers	NC	-Natural Gas
ASTM	-American Society Of Testing Materials	NO	-Normally Open
AVAR	-Air Vacuum And Air Release	NPS	-Nominal Pipe Size
		NPT	-National Pipe Thread
		NTS	-Not To Scale
BF	-Blind Flange	O	-On Center
BFP	-Backflow Preventer	OC	-Outside Diameter
BLDG	-Building	OF	-Overflow
BFV	-Butterfly Valve		
CB	-Catch Basin	P	-Pump
CF	-Cubic Foot	PG	-Pressure Gauge
CFS	-Cubic Feet Per Second	PI	-Point Of Intersection
CI	-Cast Iron	PRV	-Pressure Reducing Valve
CJ	-Construction Joint	PSI	-Pounds Per Square Inch
	-Control Joint	PVC	-Polyvinyl Chloride
CL	-Centerline		
CLR	-Clear	Q	-Quantity
CMP	-Corrugated Metal Pipe	R	-Rebar
CMU	-Concrete Masonry Unit	RCP	-Reinforced Concrete Pipe
CO	-Cleanout	RED	-Reducer
CONC	-Concrete	RJ	-Restrained Joint
CPLG	-Coupling		
CU	-Cubic	S	-Slope
CV	-Check Valve	SF	-Silt Fence
CY	-Cubic Yard	SHT	-Sheet
		SIM	-Similar
DTL	-Detail	SPECS	-Specifications
DI	-Ductile Iron	SS	-Sanitary Sewer
DIA	-Diameter	SSMH	-Sanitary Sewer Manhole
DIM	-Dimension	ST	-Storm Sewer
DIP	-Ductile Iron Pipe	STA	-Station
DR	-Drain	STD	-Standard
DWG	-Drawing	STL	-Steel
		STMH	-Storm Sewer Manhole
EX	-Existing	I	
ECC	-Eccentric	TBC	-Top Back Curb
EL	-Elevation	TEMP	-Temporary
EP	-Edge Of Pavement	T&G	-Tongue And Groove
EJ	-Expansion Joint	TK	-Tank
		TOC	-Top Of Concrete
FCO	-Floor Clean Out	TOG	-Top Of Groat
FD	-Floor Drain	TOW	-Top Of Wall
FF	-Finish Floor	TYP	-Typical
FG	-Finish Grade		
FH	-Fire Hydrant	U	-U Post
FL	-Flanged	UV	-Ultra Violet
FT	-Feet	V	-Vertical
FM	-Force Main	VCP	-Vitrified Clay Pipe
		W	-Water
GAL	-Gallon	W/	-With
GL	-Glass	W/O	-Without
GPM	-Gallons Per Minute	WS	-Water Surface
GRVL	-Gravel	WSP	-Welded Steel Pipe
GV	-Gate Valve		
GYP	-Gypsum	X	-Chisel 'X'
H/B	-Hose Bibb	Y	-Year
HP	-Horsepower	YR	-Year
HVAC	-Heating And Air Conditioning	Z	-Zoning
HWL	-High Water Level		
ID	-Inside Diameter		
IM	-Iron Monument		
IN	-Inch		
INV	-Invert Elevation		
IP	-Iron Pin		
JT	-Joint		
M	-Meter		
MFR	-Manufacturer		
MGD	-Million Gallons Per Day		
MH	-Manhole		
MISC	-Miscellaneous		
MJ	-Mechanical Joint		

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

GRADING, DRAINAGE, AND EROSION CONTROL NOTES:

- ANY DISTURBED SOILS SHALL BE RECOMPACTED OR REMOVED AND REPLACED WITH CONTROLLED, COMPACTED FILL. LOOSE LIFT THICKNESS SHALL NOT EXCEED SIX (6) INCHES. FILL SHALL BE COMPACTED TO AT LEAST 98% OF ASTM D698 (STANDARD PROCTOR) WITHIN -3% TO +3% OF OPTIMUM MOISTURE CONTENT. COMPACTION IN TRENCHES SHALL BE OBTAINED USING A VIBRATORY SHEEP'S FOOT COMPACTOR.
- SUBGRADE PREPARATION SHALL BE PERFORMED BENEATH ALL PROPOSED PAVEMENTS. THE SOIL SHALL BE SCARIFIED TO A DEPTH OF 12" BELOW SUBGRADE AND RECOMPACTED TO AT LEAST 98% OF ASTM D698 (STANDARD PROCTOR) WITHIN -3% TO +3% OF OPTIMUM MOISTURE CONTENT.
- ALL TOPSOIL IN CONSTRUCTION AREAS SHALL BE STRIPPED AND SEPARATED FROM OTHER INORGANIC SOIL MATERIALS. THE CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT THE MIXING OF TOPSOIL WITH OTHER MATERIALS. THE TOPSOIL SHALL BE RESPREAD TO A DEPTH OF AT LEAST SIX (6) INCHES. REFER TO NOTE 7 FOR SEEDING REQUIREMENTS.
- EXCESS MATERIAL (TOPSOIL/CLAY/GRAVEL, ETC.) SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OFF SITE.
- CONTRACTOR SHALL PLACE EROSION CONTROLS AS NECESSARY DURING CONSTRUCTION. FINAL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED WITHIN 30 DAYS OF COMPLETING UNDERGROUND UTILITY CONSTRUCTION.
- CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN SITE AND SHALL CORRECT ANY EROSION ISSUES IMMEDIATELY.
- SEEDING TYPE, LOCATION, AND APPLICATION RATES SHALL BE PER THE ISPCW. CONTRACTOR SHALL ONLY SEED BETWEEN MAY 1 AND JUNE 15 OR SEPTEMBER 1 TO OCTOBER 15.
- CONTRACTOR SHALL WARRANTY SEEDING UNTIL VEGETATION IS ESTABLISHED AT A RATE OF NOT LESS THAN 80% COVERAGE.

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208.853.6470 • www.ackerman-estvold.com
Minid. ID • Fargo, ND • Williston, ND • Boise, ID

SCALE (H): N/A
SCALE (V): N/A
DRAWN BY: BWW
DESIGNED BY: BWW
CHECKED BY: ANIC

TAMARACK RESORT
TRILLIUM PARKING LOT
TAMARACK, ID
NOTES & LEGEND

DATE: 01/28/2025

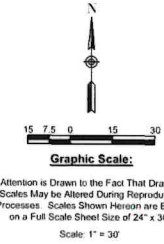
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PROJECT NO.
R24155

NOTES & LEGEND

C2.0



EXISTING TOPOGRAPHY AND DEMOLITION NOTES

1. EXISTING PARKING LOT AND CONNECTED DRAINAGE TO BE DEMOLISHED
2. ALL EXISTING UTILITIES ON SITE WILL BE REMOVED. LOCATION POINTS TO BE AS-BUILT DURING CONSTRUCTION
3. CONTRACTOR TO VERIFY DEPTHS OF UTILITIES AT POINT OF CONNECTION AND AT BUILDING ELEVATION
4. DEMOLITION OF EXISTING MISC UTILITIES (E.G. POWER, TELECOMMUNICATIONS, FIBER OPTICS, CABLE, ETC) TO BE COORDINATED WITH IDAHO POWER OR RELEVANT LOCAL AGENCY.

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SCALE (H): N/A
SCALE (V): N/A
DRAWN BY: BAW
DESIGNED BY: BAW
CHECKED BY: AMC

**TAMARACK RESORT
TRILLIUM PARKING LOT
TAMARACK, ID
SURVEY & DEMO**

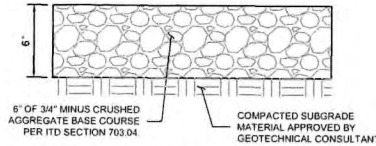
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PROJECT NO.
R24155

SURVEY & DEMO

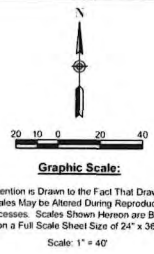
C3.0



GRAVEL PARKING LOT SECTION

GENERAL NOTES

1. ALL ACCESSIBLE PARKING STALLS SHALL MAINTAIN A CROSS SLOPE LESS THAN 2% IN ANY DIRECTION. ALL ACCESSIBLE PATHS OF TRAVEL SHALL MAINTAIN A CROSS SLOPE LESS THAN 2% AND A LONGITUDINAL SLOPE LESS THAN 5%.
2. GRAVEL PARKING LOT PER SECTION THIS SHEET.
3. SEE C6.0 - DRAINAGE PLAN FOR ALL STORMWATER DRAINAGE FACILITIES AND C6.0 - DRAINAGE DETAILS FOR ALL DRAINAGE DETAILS.



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SCALE (H): 1" = 40'
SCALE (V): N/A
DRAWN BY: BMW
DESIGNED BY: BMW
CHECKED BY: AMC

TAMARACK RESORT TRILLIUM PARKING LOT TAMARACK, ID GRADING PLAN

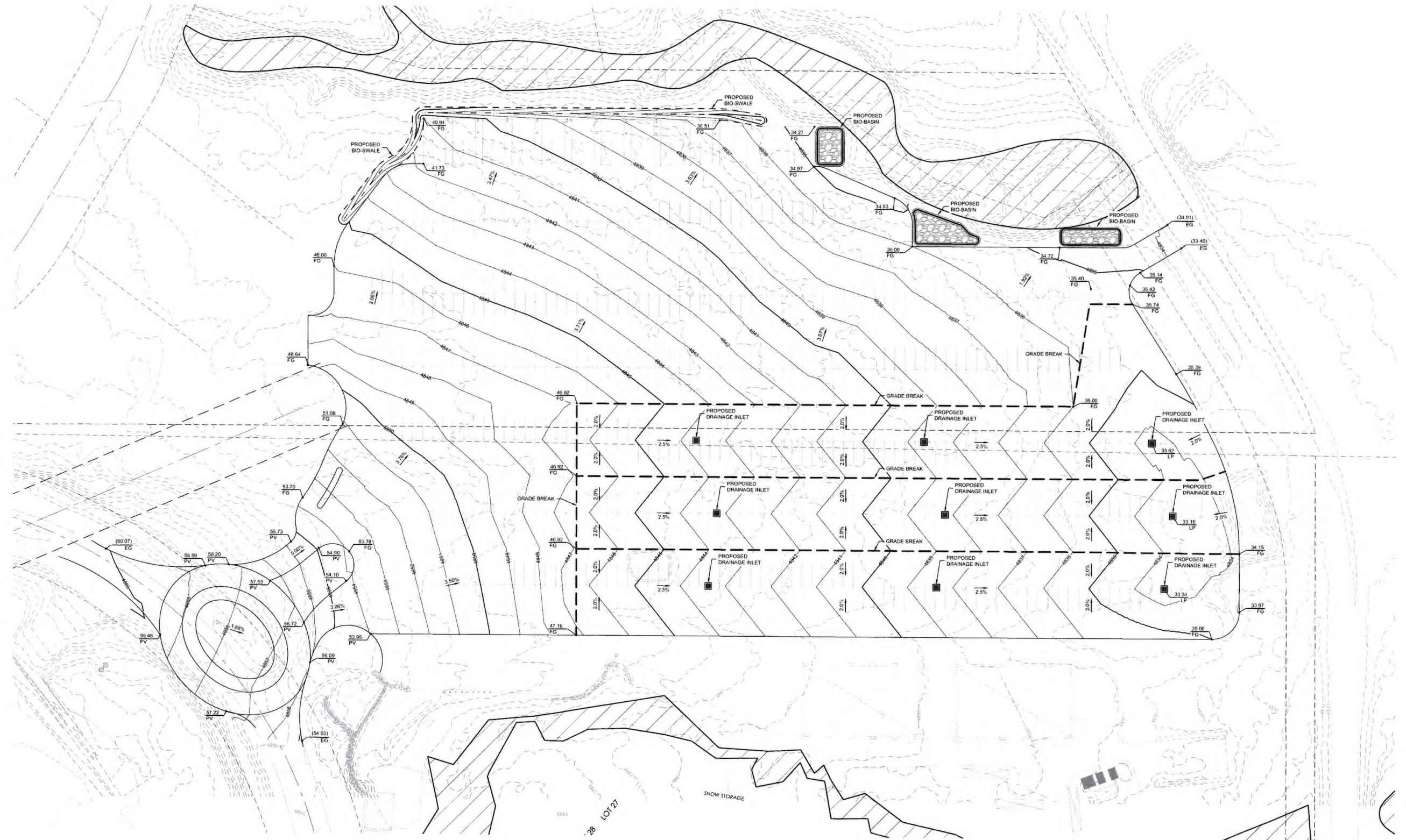
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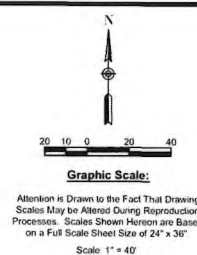
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GRADING PLAN

C4.0





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SCALE (H): 1" = 40'
SCALE (V): N/A
DRAWN BY: BMM
DESIGNED BY: BMM
CHECKED BY: AMC

**TAMARACK RESORT
TRILLIUM PARKING LOT
TAMARACK, ID
DRAINAGE PLAN**

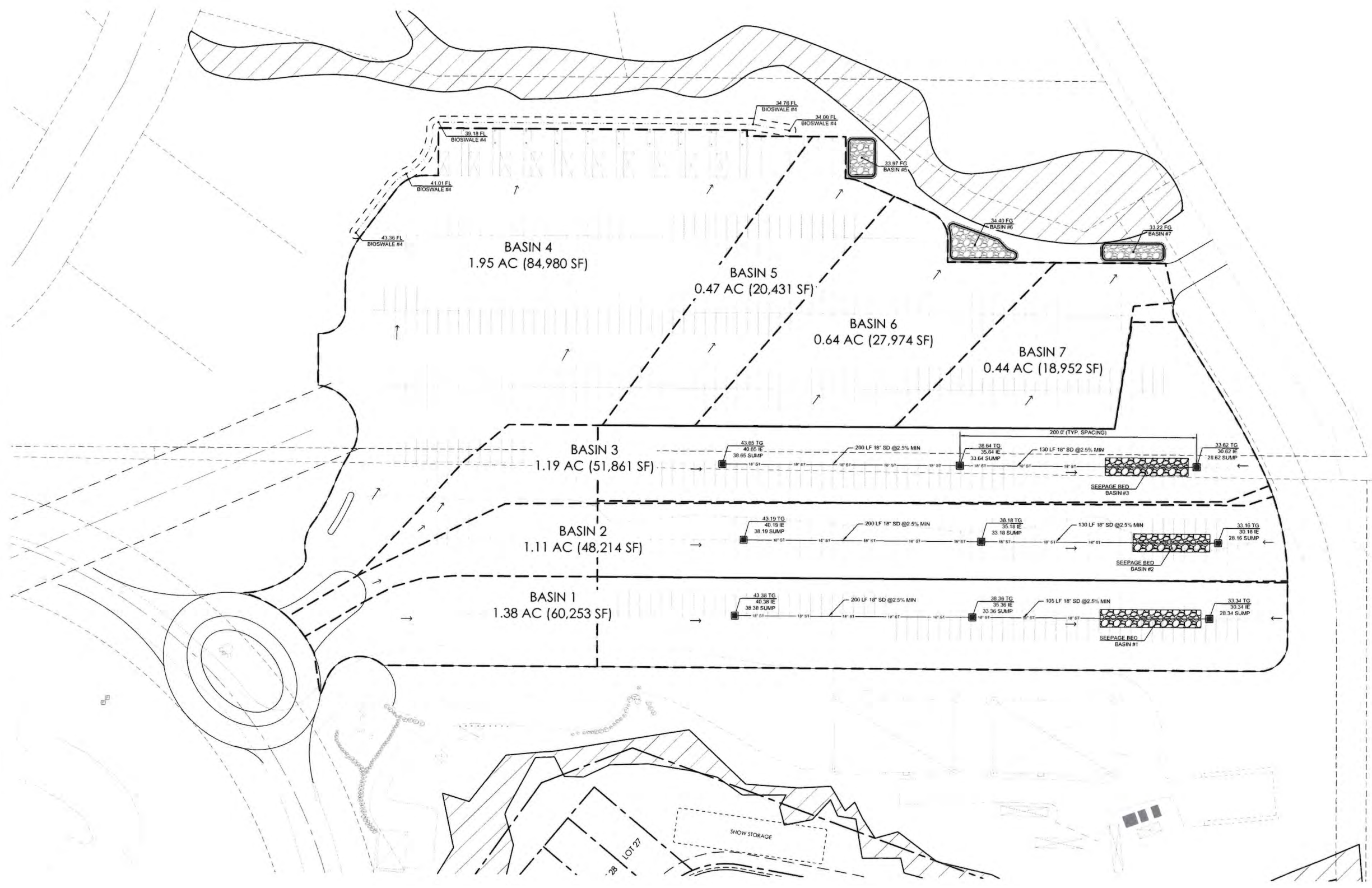
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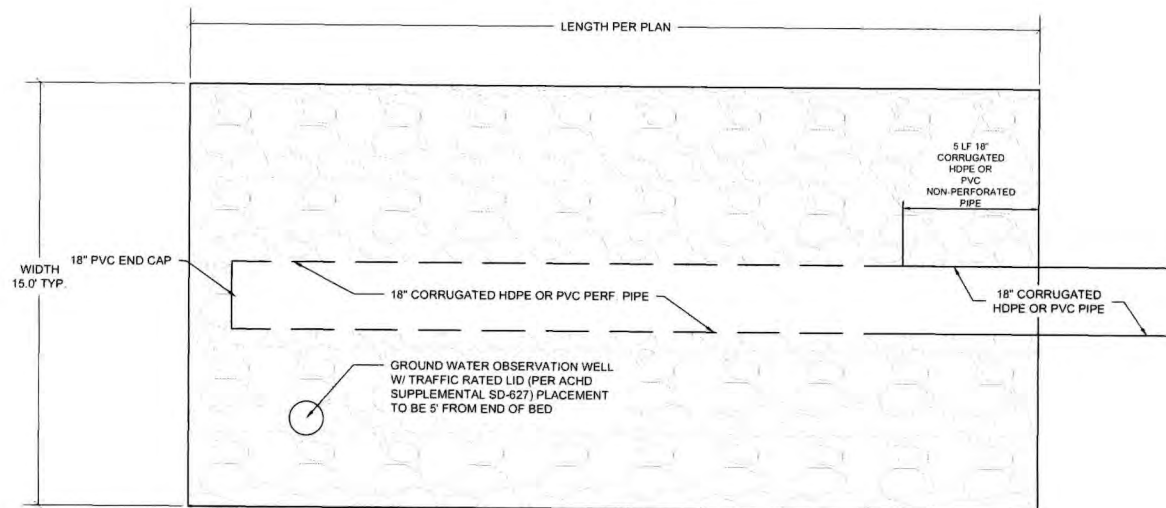
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PROJECT NO.
R24155

DRAINAGE PLAN

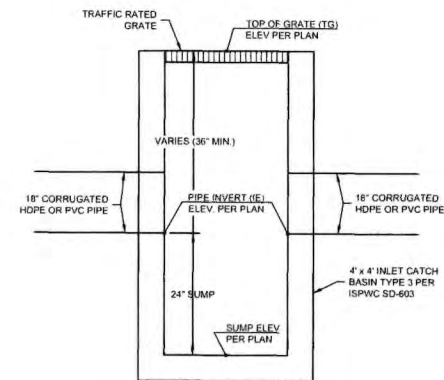
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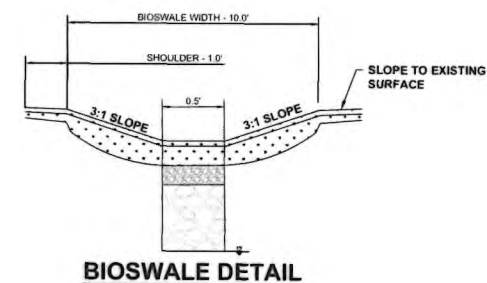


PLAN VIEW

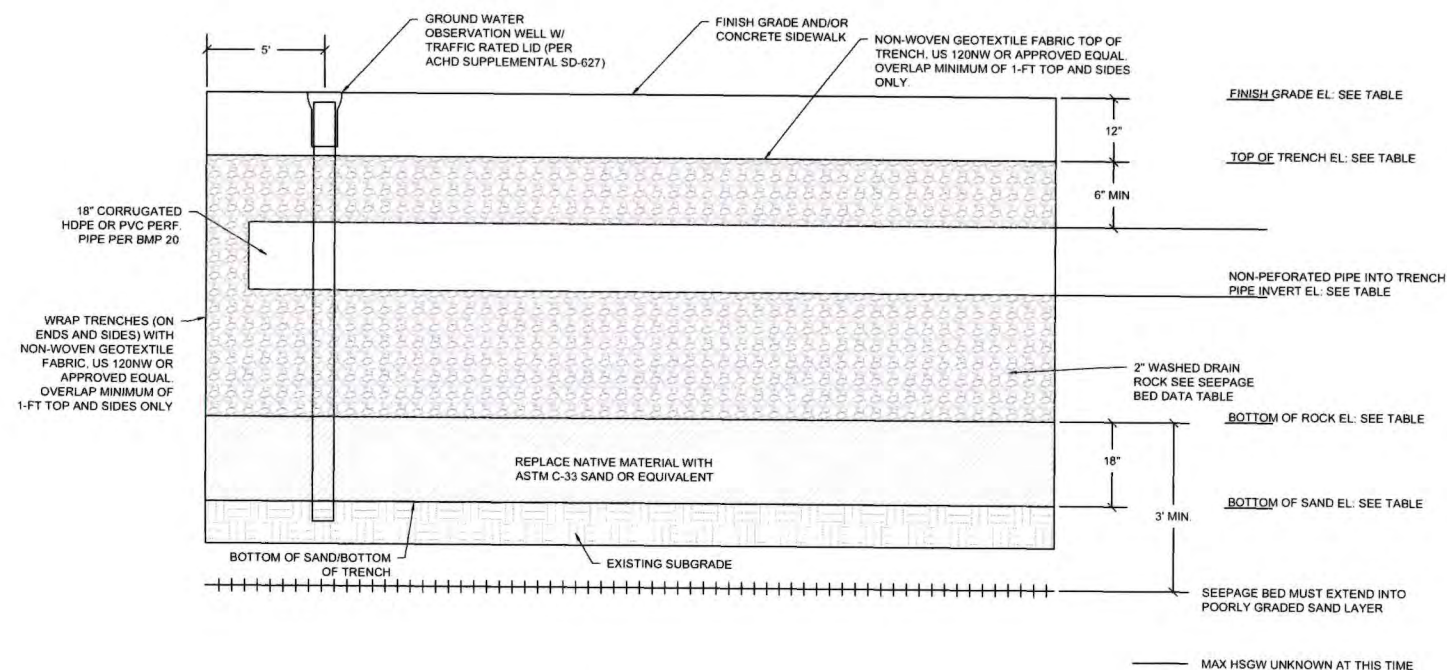
- SEEPAGE BED NOTES
1. PIPE PERFORATION TO BE PER ACHD BMP 20 PIPE PERFORATION SCHEDULE.
 2. SEEPAGE BED LENGTH, 2" WASHED DRAIN ROCK DEPTH AND ELEVATIONS ARE SHOWN ON SEEPAGE BED DATA TABLE.
 3. CONTACT THE ENGINEER TO VERIFY MATERIALS ENCOUNTERED BEFORE PLACING FILTER FABRIC AND SAND. GROUND WATER DATA AND SOIL REPORT PREPARED PER SITE CONSULTING GEOTECHNICAL ENGINEERING EVALUATION FILE #121026001 DATED NOVEMBER 10, 2012. DESIGN INFILTRATION FOR SEEPAGE BEDS 1-4 IS 0.5"/HOUR.
 4. CONTRACTOR TO HAVE PERCOLATION TEST PERFORMED BY GEOTECHNICAL ENGINEER AFTER DRAINAGE STRUCTURES ARE FULLY EXCAVATED. ACHD STAFF MUST BE PRESENT AND VERIFY THE INFILTRATION RATE AT THE TIME OF TEST. IF PERCOLATION IS LESS THAN DESIGN RATE, CONTRACTOR SHALL BE REQUIRED TO BLAST IN ORDER TO CREATE FRACTURES IN THE ROCK FOR DRAINAGE TO OCCUR.
 5. IF DESIGN INFILTRATION RATES CANNOT BE ACHIEVED, CONTACT THE DESIGN ENGINEER FOR SEEPAGE BED DESIGN ADJUSTMENTS AND RE-APPROVAL FROM ACHD.
 6. CONSTRUCT SEEPAGE BED PER ACHD 2017 STORMWATER DESIGN GUIDELINES SECTION STANDARD DRAWING BMP 20.
 7. GROUNDWATER OBSERVATION WELL TO BE INSTALLED PER ACHD SUPPLEMENTAL SD-627. THE PORTION OF PIPE LYING IN DRAINAGE SAND SHALL BE WRAPPED IN TYPE I DRAINAGE GEOTEXTILE PER ISPWC SECTION 2050. THE WELL SHALL EXTEND A MINIMUM OF 1' BELOW BOTTOM OF SAND ELEVATION.



DRAINAGE INLET DETAIL

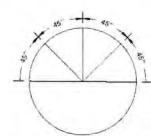


BIOSWALE DETAIL

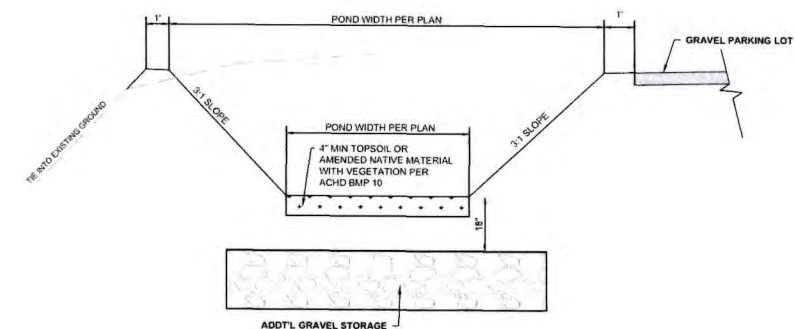


SEEPAGE BED (ACHD)
(PER ACHD STD. DWG. BMP-20)

SEEPAGE BED DATA										
BED NO.	LENGTH	WIDTH	ROCK DEPTH	V100 (CF)	FINISH GRADE	TOP OF TRENCH	PIPE INVERT	BOTTOM OF ROCK	BOTTOM OF SAND	GROUNDWATER
PRIVATE BED #1	85'-0"	15'-0"	4'-0"	3,060	4833.3±	4832.34	4830.34	4828.34	4826.84	N/A
PRIVATE BED #2	65'-0"	15'-0"	4'-0"	2,340	4833.2±	4832.16	4830.16	4828.16	4826.66	N/A
PRIVATE BED #3	70'-0"	15'-0"	4'-0"	2,520	4833.6±	4832.62	4830.62	4828.62	4827.12	N/A



- PERFORATION SCHEDULE
- 38\"/>



INFILTRATION BASIN W/
GRAVEL STORAGE LAYER DETAIL