

January 25, 2026

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

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

Subject: Preliminary Plat and Plat Amendment for Buttercup Villas, Tamarack Planned Unit Development, Phase 3.7

Dear Planning and Zoning Commission, Ms. Herrick,

This letter serves as a cover for the Planning and Zoning Commission review and approval of the **Final Plat for Buttercup Villas, Tamarack Planned Unit Development, Phase 3.7 addition at Tamarack.**

On June 12, 2025 the P&Z reviewed & approved the Preliminary Plat for Buttercup Custom Chalets and a Plat Amendment, Tamarack Planned Unit Development, Phase 3.7 addition at Tamarack.

1. There are minor changes to the Final Plat from the Preliminary Plat that was reviewed and approved. Lots 1, 2 and 3 had the lot lines adjusted, so each lot had a minimum area of .20 acres. This allows the lots to become Villa lots instead of Custom Chalet lots as per the Tamarack Design and Development Guidelines, increasing the maximum habitable area from 2800 sq ft to 4000 sq ft.
2. The recreation easement to the north was changed to an open space easement and the easement was expanded slightly to the west to better accommodate a mountain bike trail.
3. The engineering plans are complete, and all roads and utilities will be constructed as per the engineer's plan.
4. Financial guarantees will be in place to fund all the infrastructure improvements to secure approval of the Board of County Commissioners
5. All Special Conditions applied to the proposed use will be met.

TAMARACK RESORT PLANNED UNIT DEVELOPMENT PHASE 3.7-BUTTERCUP VILLAS

A PORTION OF BLOCK 6, TAMARACK RESORT PLANNED UNIT DEVELOPMENT PHASE 2.1
IN THE NE1/4 OF THE SW1/4

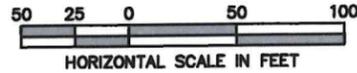
SECTION 32
T.16N., R.3E., B.M.
VALLEY COUNTY, IDAHO
2026

MONUMENT CERTIFICATE

THIS IS TO CERTIFY THAT THIS PLAT IS BEING RECORDED UNDER THE PROVISIONS OF IDAHO CODE 50-1331 THRU 50-1333 AND THAT ALL INTERIOR MONUMENTS WILL BE SET WITHIN ONE YEAR FROM THE RECORDING DATE OF THIS PLAT.

NOTES:

- All roads and road rights of way depicted on this Final Plat are private and will be owned and maintained by the Tamarack Municipal Association, as is further provided in the Private Road Declaration, which is being recorded concurrently with this Final Plat with the Office of Recorder of Valley County, Idaho, as Instrument Number _____.
- Utilities will be completed as provided in the Declaration of Installation of Utilities, which is being recorded with the Valley County, Idaho Recorder as Instrument Number _____.
- All properties shown on this Plat are subject to and governed by the provisions of the following documents filed with the Valley County, Idaho Recorder: Second Amended and Restated General Declaration for Tamarack Resort (#308530) as amended by the Third Amendment and Fourth Amendment thereto (#327953 & #439775) (collectively "General Declaration"); the Supplemental Declaration for Tamarack Resort Phase 3.7 (# _____) "Phase 3.7 Supplemental Declaration"; the Amended and Restated Articles of Incorporation and Articles of Amendment for the Tamarack Municipal Association (#279781 & #313166, collectively "Articles"); and, the Fourth Amended and Restated Bylaws and the 5th through 11th Amendments thereto for the Tamarack Municipal Association (#313106, #324700, #334393, #371770, #437068, #437695, #439774, collectively "Bylaws"); all as the same may be amended and supplemented.
- All properties shown on this Final Plat are subject to and governed by the Tamarack Resort Design and Development Guidelines, as may be amended or supplemented.
- All buildings and improvements must be constructed within the Building Envelopes specified in the Tamarack Resort Design and Development Guidelines, as the same may be amended and supplemented.
- All properties shown on this Final Plat are subject to and governed by the provisions of Conditional Use Permit No. 25-003, as issued and modified by Valley County, Idaho.
- The Declarant, Tamarack Real Estate Holdings, LLC and Tamarack Resort Two, LLC reserves the right, without limitation, to assign its rights to any and all easements which are depicted on this Final Plat, in whole or in part.
- All lots depicted on this Plat are subject to a permanent, perpetual and non-exclusive Drainage Easement, which is hereby reserved in Declarant and granted to Tamarack Municipal Association, for the purpose of constructing and maintaining drainage, sub-drainage and surface water management features, facilities and improvements, as further described in the Phase 3.6 Supplemental Declaration.
- All roads and road rights of way, and all Utility and Snow Removal which are depicted on this Final Plat are dedicated for the use and enjoyment of the members of the Tamarack Municipal Association, together with their guests, invitees, and assigns, subject to the terms, conditions and reserved Declarant rights which are contained in the General Declaration and the Phase 3.6 Supplemental Declaration.
- The Declarant, Tamarack Real Estate Holdings, LLC, and Tamarack Resort Two, LLC reserve the right, without limitation, to construct utilities within any Utility Easement which is depicted on this Final Plat. The ownership, use, maintenance and repair, and rights regarding the Easements which are depicted on this Final Plat are further described in the General Declaration and Phase 3.6 Supplemental Declaration.
- There shall be no further subdivision of any Lot depicted on this Final Plat, and there shall be no reduction in size of any Lot on this Final Plat without prior approval from the Health Authority and Valley County Planning and Zoning.
- No additional domestic water supplies shall be installed beyond the water system approved in the sanitary restriction release.
- Reference is made to public health letter on file regarding additional restrictions.
- The land within this plat is not within an irrigation district as defined in Idaho Code 31-3805, and the requirements in I.C. 31-3805 are not applicable.
- 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.
- The jurisdictional wetlands as identified on this plat are subject to regulation by the Army Corps of Engineers (ACOE). Any proposed change must be submitted and reviewed and approved by the ACOE prior to any work being done.
- Surrounding land uses are subject to change.
- Only one wood burning devices is allowed on each lot.
- All lighting must comply with the Valley County Lighting Ordinance.
- FEMA Flood Panel(s): 16085C1325C
Firm Effective Date(s): 2/1/2019
Flood Zone(s): Zone X
Base Flood Elevation(s): n/a
Flood Zones are subject to change by FEMA & all land within a floodway or floodplain is regulated by title 9 and title 11 of the Valley County Code.



W 1/4 COR SECTION 32
FOUND BRASS CAP
CP&F INST. 174408

C1/4 SECTION 32
FOUND ALUMINUM CAP
CP&F INST. 235423

LINE	BEARING	LENGTH
L1	S36°15'29"E	32.44'
L2	N53°44'31"E	25.00'
L3	N53°44'31"E	25.00'
L4	S36°15'29"E	17.60'
L5	N53°44'31"E	39.33'
L6	N53°44'31"E	5.67'
L7	N36°15'29"W	15.00'
L8	N36°15'29"W	15.00'
L9	N53°44'31"E	45.00'
L10	N53°44'31"E	22.53'
L11	S00°00'00"E	15.00'
L12	N07°42'28"E	46.53'
L13	S04°10'21"E	41.32'

CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	226.51'	72.70'	178°30'55"	S83°24'31"W	145.39'
C2	182.76'	70.00'	149°35'28"	N68°56'47"E	135.10'
C3	117.49'	45.00'	149°35'28"	N68°56'47"E	86.85'
C4	112.88'	97.70'	66°11'47"	S27°14'57"W	106.70'
C5	181.52'	97.70'	112°19'08"	N63°29'36"W	162.30'
C6	148.62'	47.70'	178°30'55"	S83°24'31"W	95.39'
C7	41.46'	95.00'	25°00'14"	N08°39'10"E	41.13'
C8	80.90'	95.00'	48°47'30"	N43°33'02"E	78.48'
C9	73.91'	95.00'	44°34'30"	S89°45'58"E	72.06'
C10	51.77'	95.00'	31°13'14"	S51°32'06"E	51.13'

SURVEY NARRATIVE:

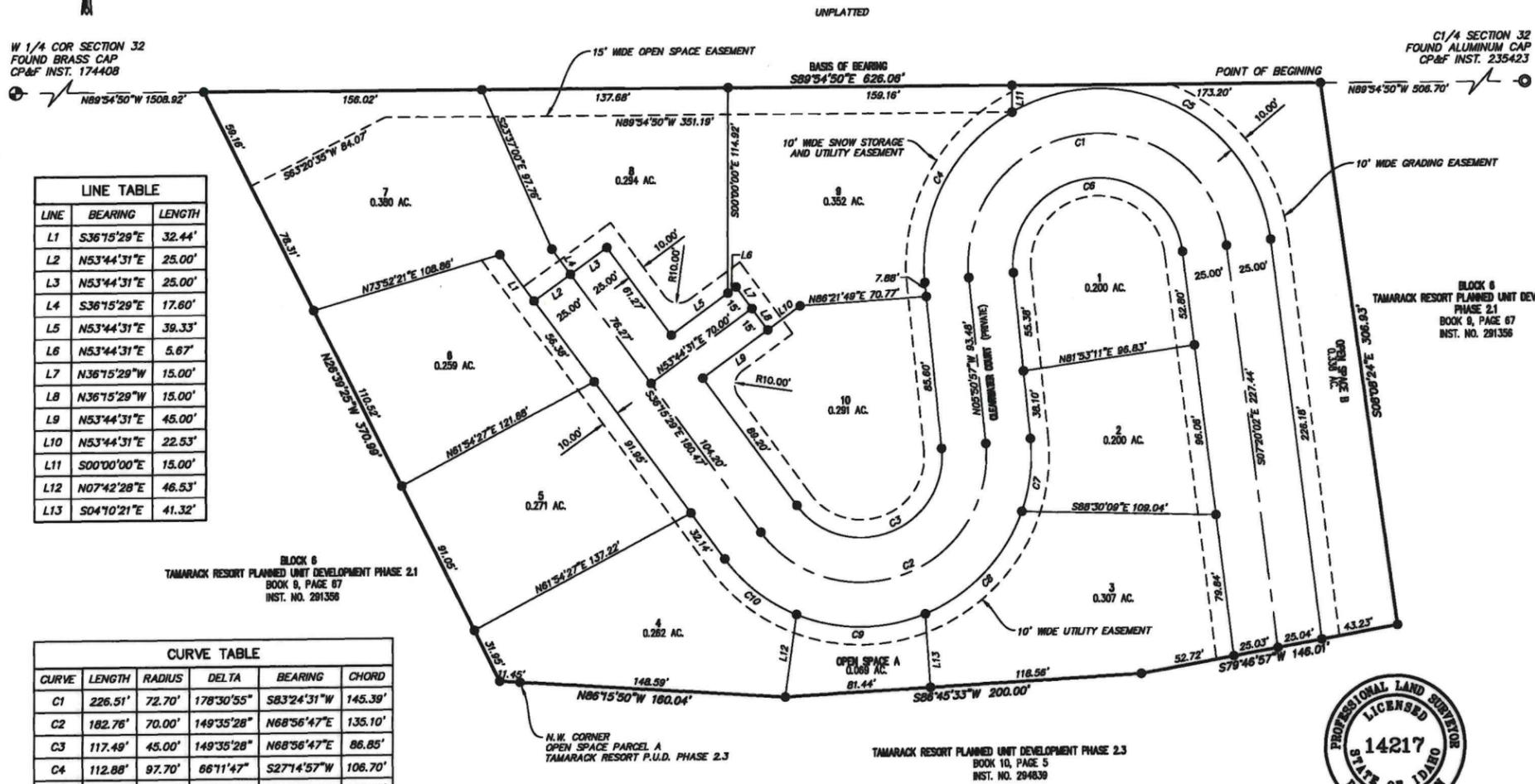
THIS PLAT WAS FILED TO SUBDIVIDE A PORTION OF BLOCK 6, TAMARACK RESORT P.U.D. PHASE 2.1. THE BOUNDARIES OF THIS PLAT WERE CREATED FROM RECORD DOCUMENTS SHOWN BELOW AND FOUND MONUMENTS ON THE GROUND. BEARINGS ARE BASED ON SAID PLAT THE SECTION MONUMENTS SHOWN HEREIN.

REFERENCES:

TAMARACK RESORT P.U.D. PHASE 2.1 VILLAGE, INST. NO. 291356, BOOK 6, PAGE 67.
TAMARACK RESORT P.U.D. PHASE 2.3, INST. NO. 294839, BOOK 10, PAGE 5.

LEGEND

- SUBDIVISION BOUNDARY
- LOT LINE
- CENTERLINE
- - - EASEMENT LINE
- ⊙ FOUND BRASS CAP MONUMENT
- ⊙ FOUND ALUMINUM CAP MONUMENT
- ⊙ SET 5/8" X 24" REBAR WITH PLASTIC CAP L514217



HEALTH CERTIFICATE

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 ARE IN FORCE. NO OWNER SHALL CONSTRUCT ANY BUILDING, DWELLING OR SHELTER WHICH NECESSITATES THE SUPPLYING OF WATER OR SEWAGE FACILITIES FOR PERSONS USING SUCH PREMISES UNTIL SANITARY RESTRICTION REQUIREMENTS ARE SATISFIED.

CENTRAL DISTRICT HEALTH, EHS _____ DATE _____

INST. NO. _____

SHEET 1 OF 2

25 COYOTE TRAIL
CASCADE, ID 83611
PHONE: (208) 634-6896
WWW.DUNNLANDSURVEYS.COM



TAMARACK RESORT PLANNED UNIT DEVELOPMENT PHASE 3.7-BUTTERCUP VILLAS

A PORTION OF BLOCK 6, TAMARACK RESORT PLANNED UNIT DEVELOPMENT PHASE 2.1
IN THE NE1/4 OF THE SW1/4
SECTION 32
T.16N., R.3E., B.M.
VALLEY COUNTY, IDAHO
2026

CERTIFICATE OF OWNER

KNOW ALL MEN BY THESE PRESENTS, THAT TAMARACK REAL ESTATE HOLDINGS, LLC, AN IDAHO LIMITED LIABILITY COMPANY IS THE OWNER OF THE REAL PROPERTY HEREAFTER DESCRIBED:

A PARCEL OF LAND BEING A PORTION OF BLOCK 6, TAMARACK RESORT PLANNED UNIT DEVELOPMENT PHASE 2.1, AS SHOWN ON THAT PARTICULAR PLAT RECORDED AS INST. NO. 291356, BOOK 9, PAGE 67, PLAT RECORDS OF VALLEY COUNTY, LOCATED IN A PORTION OF THE NE1/4 OF THE SW1/4 OF SECTION 32, T.16N., R.3E., B.M., VALLEY COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

1. COMMENCING AT A FOUND 3-1/4-INCH ALUMINUM CAP MONUMENT MARKING THE CENTER 1/4 CORNER, SAID SECTION 32, CP&F INST. NO. 235423, CORNER RECORDS OF SAID VALLEY COUNTY;
2. THENCE A BEARING OF N 89°54'50" W, A DISTANCE OF 506.70 FEET ON THE NORTH BOUNDARY OF SAID NE1/4 OF THE SW1/4 TO A SET 5/8-INCH REBAR BEING THE TRUE POINT OF BEGINNING;
3. THENCE A BEARING OF S 08°08'24" E, A DISTANCE OF 308.93 FEET TO A SET 5/8-INCH REBAR ON THE NORTH BOUNDARY OF TAMARACK RESORT PLANNED UNIT DEVELOPMENT PHASE 2.3, BOOK 10, PAGE 5, INST. NO. 294839, SAID PLAT RECORDS OF VALLEY COUNTY;
4. THENCE ON SAID NORTH BOUNDARY A BEARING OF S 79°46'57" W, A DISTANCE OF 146.01 FEET TO A SET 5/8-INCH REBAR;
5. THENCE ON SAID NORTH BOUNDARY A BEARING OF S 86°45'33" W, A DISTANCE OF 200.00 FEET TO A SET 5/8-INCH REBAR;
6. THENCE ON SAID NORTH BOUNDARY AND THE WESTERLY EXTENSION THEREOF A BEARING OF N 86°15'50" W, A DISTANCE OF 160.04 FEET;
7. THENCE A BEARING OF N 28°39'25" W, A DISTANCE OF 370.99 FEET TO A SET 5/8-INCH REBAR ON SAID NORTH BOUNDARY OF THE NE1/4 OF THE SW1/4;
8. THENCE ON SAID NORTH BOUNDARY A BEARING OF S 89°54'50" E, A DISTANCE OF 626.06 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 4.299 ACRES, MORE OR LESS.

IT IS THE INTENTION OF THE UNDERSIGNED TO HEREBY INCLUDE THE ABOVE DESCRIBED PROPERTY IN THE PLAT OF TAMARACK RESORT PLANNED UNIT DEVELOPMENT PHASE 3.7-BUTTERCUP VILLAS. ALL ROADS AND ROAD RIGHTS OF WAY AND ALL UTILITY, SNOW REMOVAL, DRAINAGE RECREATION AND DRAINAGE EASEMENTS WHICH ARE DEPICTED ON THIS FINAL PLAT ARE DEDICATED FOR THE USE AND ENJOYMENT OF THE MEMBERS OF THE TAMARACK MUNICIPAL ASSOCIATION, TOGETHER WITH THEIR GUESTS, INVITEES AND ASSIGNS, SUBJECT TO THE TERMS, CONDITIONS, AND RESERVED DECLARANT RIGHTS WHICH ARE CONTAINED IN THE GENERAL DECLARATION AND THE PHASE 3.7 SUPPLEMENTAL DECLARATION.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS _____ DAY OF _____, 2026.

MARTIN PICO, MANAGER TAMARACK REAL ESTATE HOLDINGS, LLC
by SCOTT TURLINGTON, ATTORNEY IN FACT

ACKNOWLEDGEMENT

STATE OF _____ }
COUNTY OF _____ } SS

ON THIS _____ DAY OF _____, 2026, BEFORE ME THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE OF IDAHO PERSONALLY APPEARED SCOTT TURLINGTON KNOWN OR IDENTIFIED TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AS THE ATTORNEY IN FACT FOR:

MARTIN PICO, MANAGER, TAMARACK REAL ESTATE HOLDINGS, LLC

AND ACKNOWLEDGED TO ME THAT HE SUBSCRIBED THE ABOVE NAMES AS PRINCIPLE, AND HIS OWN NAME AS ATTORNEY IN FACT.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC OF IDAHO

RESIDING AT _____

COMMISSION EXPIRES: _____

APPROVAL OF THE VALLEY COUNTY PLANNING AND ZONING COMMISSION

THE PLAT OF TAMARACK RESORT PLANNED UNIT DEVELOPMENT PHASE 3.7-BUTTERCUP VILLAS IS HEREBY ACCEPTED AND

APPROVED THE _____ DAY OF _____, 2026,

BY THE VALLEY COUNTY PLANNING AND ZONING COMMISSION.

CHAIRMAN

APPROVAL OF THE BOARD OF VALLEY COUNTY COMMISSIONERS

THE PLAT OF TAMARACK RESORT PLANNED UNIT DEVELOPMENT PHASE 3.7-BUTTERCUP VILLAS IS HEREBY

ACCEPTED AND APPROVED THE _____ DAY OF _____, 2026,

BY THE VALLEY COUNTY COMMISSIONERS.

CHAIRMAN

CERTIFICATE OF VALLEY COUNTY SURVEYOR

I, THE UNDERSIGNED COUNTY SURVEYOR FOR VALLEY COUNTY, DO HEREBY CERTIFY THAT THE PLAT OF TAMARACK RESORT PLANNED UNIT DEVELOPMENT PHASE 3.7-BUTTERCUP VILLAS IS IN COMPLIANCE WITH TITLE 50, CHAPTER 13, IDAHO CODE, RELATING TO PLATS AND SURVEYS AND IS ALSO IN COMPLIANCE WITH THE VALLEY COUNTY SUBDIVISION REGULATIONS RELATING TO PLATS.

VALLEY COUNTY SURVEYOR

DATE

CERTIFICATE OF SURVEYOR

I, DANIEL T. DUNN, PROFESSIONAL LAND SURVEYOR NO. 14217, LICENSED BY THE STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS PLAT OF TAMARACK RESORT PLANNED UNIT DEVELOPMENT PHASE 3.7-BUTTERCUP VILLAS AS DESCRIBED IN THE "CERTIFICATE OF OWNERS", WAS DRAWN FROM A SURVEY CONDUCTED BY ME AND ACCURATELY REPRESENTS THE POINTS PLATTED THEREON, AND IS IN CONFORMANCE WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.



CERTIFICATE OF VALLEY COUNTY TREASURER

I, THE UNDERSIGNED COUNTY TREASURER IN AND FOR THE COUNTY OF VALLEY, STATE OF IDAHO, PER THE REQUIREMENTS OF IDAHO CODE 50-1308 DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND/OR DELINQUENT COUNTY PROPERTY TAX FOR THE PROPERTY INCLUDED IN THE PLAT OF TAMARACK RESORT PLANNED UNIT DEVELOPMENT PHASE 3.7-BUTTERCUP VILLAS HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY DAYS ONLY.

VALLEY COUNTY TREASURER

DATE

SHEET 2 OF 2

25 COYOTE TRAIL
CASCADE, ID 83611

PHONE: (208) 634-6896
WWW.DUNNLANDSURVEYS.COM



TAMARACK RESORT

BUTTERCUP CUSTOM CHALETS
VALLEY COUNTY, IDAHO

ACKERMAN
ESTVOLD
7661 West Riverside Drive, Ste. 102 · Garden City, ID 83714
208.853.6470 · www.ackerman-estvold.com
Minnet, ND · Fargo, ND · Whistler, ND · Boise, ID



SHEET INDEX		Revisions	
Sheet No.	Sheet Title	#	Date
C1.0	TITLE SHEET	1	
C2.0	LEGEND & NOTES		
C3.0	CLEARWATER COURTY P&P		
C4.0	SEWER P&P 1'-50.0'-00		
C4.1	SEWER P&P 6'-00.0'-11'-50		
C5.0	WATER 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

TAMARACK RESORT
BUTTERCUP CUSTOM CHALETS
VALLEY COUNTY, IDAHO

DRAWN BY: ALA
CHECKED BY: AMC

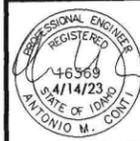
DATE: 4/14/23

REVISIONS	
#	DATE
Δ	-/-/-
#	-/-/-
#	-/-/-

Project No.
R23051

TITLE SHEET

C1.0



Project Contacts	Datum:	Notes:	Disclaimer:
<p>Owner: Tamarack Resort Two, LLC 311 Village Drive Tamarack, ID 83615 Contacts: Chris Kirk / Martin Pico</p> <p>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</p> <p>Roadway Jurisdiction: Valley County Minimum Standards for Public Road Design and Construction</p> <p>Sewer & Water: North Lake Recreational Sewer and Water District</p> <p>Power: Idaho Power Ph: (208) 388-6320</p> <p>Utility Locator Service: Digline 1-(800) 342-1565 Tamarack Utility Locate</p> <p>Surveyor: Dunn Land Surveys, Inc. 25 Coyote Trail Cascade, ID 83611 Ph: (208) 634-8998</p>	<p>BASIS OF BEARING: BEARING BASED ON THE PLAT OF TAMARACK RESORT P.U.D. PHASE 2.3, BOOK 10, PAGE 5, INST. NO. 294839</p> <p>VERTICAL DATUM: NAVD 88, BROUGHT TO THE SITE VIA STATIC OBSERVATION PROCESSED THROUGH THE NGS OPUS UTILITY</p>	<ol style="list-style-type: none"> 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). 	<p>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.</p>

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 (ISPC), 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 OF 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 ISPC. ONCE DEWATERING OPERATIONS CEASE, CONTRACTOR SHALL CLEAN AND RESTORE TO THEIR ORIGINAL STATE ANY DITCHES OR STORMDRAIN FACILITIES THAT ARE SILED 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 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	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
CL	-Centerline	PVC	-Polyvinyl Chloride
CLR	-Clear		
CMP	-Corrugated Metal Pipe	QTY	-Quantity
CMU	-Concrete Masonry Unit	R	-Rebar
CC	-Cleanout	RCP	-Reinforced Concrete Pipe
CONC	-Concrete	RED	-Reducer
CPLG	-Coupling	RJ	-Restrained Joint
CJ	-Cubic		
CV	-Check Valve		
CY	-Cubic Yard		
DTL	-Detail	S	-Slope
DI	-Ductile Iron	SF	-Silt Fence
DIA	-Diameter	SHT	-Sheet
DIM	-Dimension	SM	-Similar
DIP	-Ductile Iron Pipe	SPECS	-Specifications
DR	-Drain	SS	-Sanitary Sewer
DWVG	-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		
		T	
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	-U Post
GAL	-Gallon	UV	-Ultra Violet
GL	-Glass		
GPM	-Gallons Per Minute	V	-Vertical
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	WO	-Without
HWL	-High Water Level	WS	-Water Surface
		WSP	-Welded Steel Pipe
		X	
ID	-Inside Diameter	X	-Chisel X
IM	-Iron Monument		
IN	-Inch	Y	-Year
INV	-Invert Elevation	YR	-Year
IP	-Iron Pin		
		Z	
JT	-Joint	ZON	-Zoning
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.

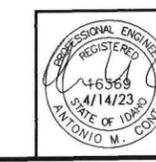
GRADING, DRAINAGE, AND EROSION CONTROL NOTES:

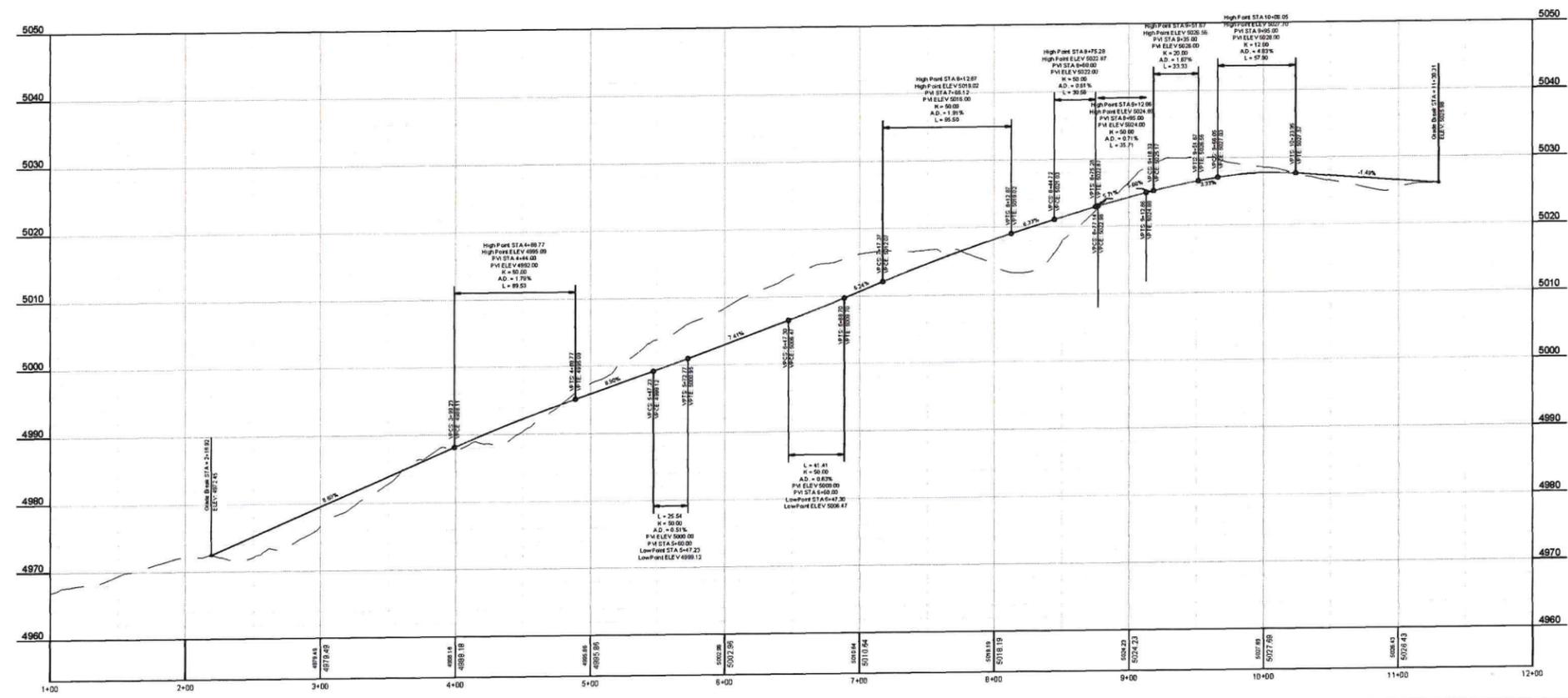
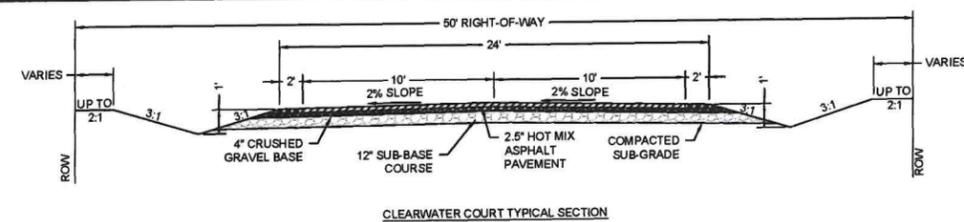
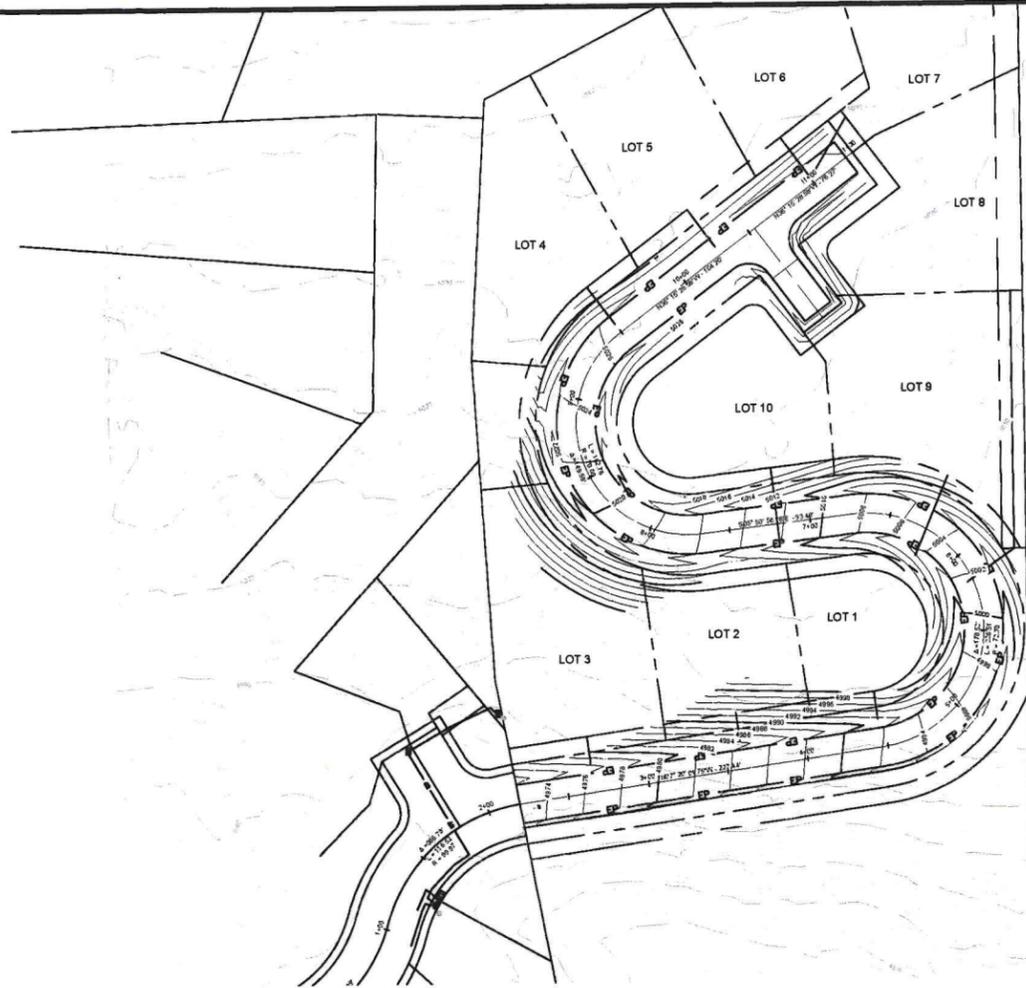
- ANY DISTURBED SOILS SHALL BE RECOMPACTED OR REMOVED AND REPLACED WITH CONTROLLED, COMPACTED FILL. LOOSE LIFT THICKNESS SHALL NOT EXCEED SIX (6) INCHES. FILL SHALL BE COMPACTED TO AT LEAST 98% OF ASTM D698 (STANDARD PROCTOR) WITHIN -3% TO +3% OF OPTIMUM MOISTURE CONTENT. COMPACTION IN TRENCHES SHALL 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 ISPC. 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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TAMARACK RESORT
BUTTERCUP CUSTOM CHALETS
VALLEY COUNTY, IDAHO

DRAWN BY: ALA
CHECKED BY: AMC
DATE: 4/14/23
REVISIONS
DATE
-/-/-
-/-/-
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Project No. R23051
NOTES & LEGEND
C2.0





TAMARACK RESORT
 BUTTERCUP CUSTOM CHALETS
 VALLEY COUNTY, IDAHO

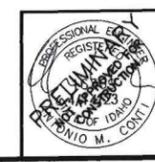
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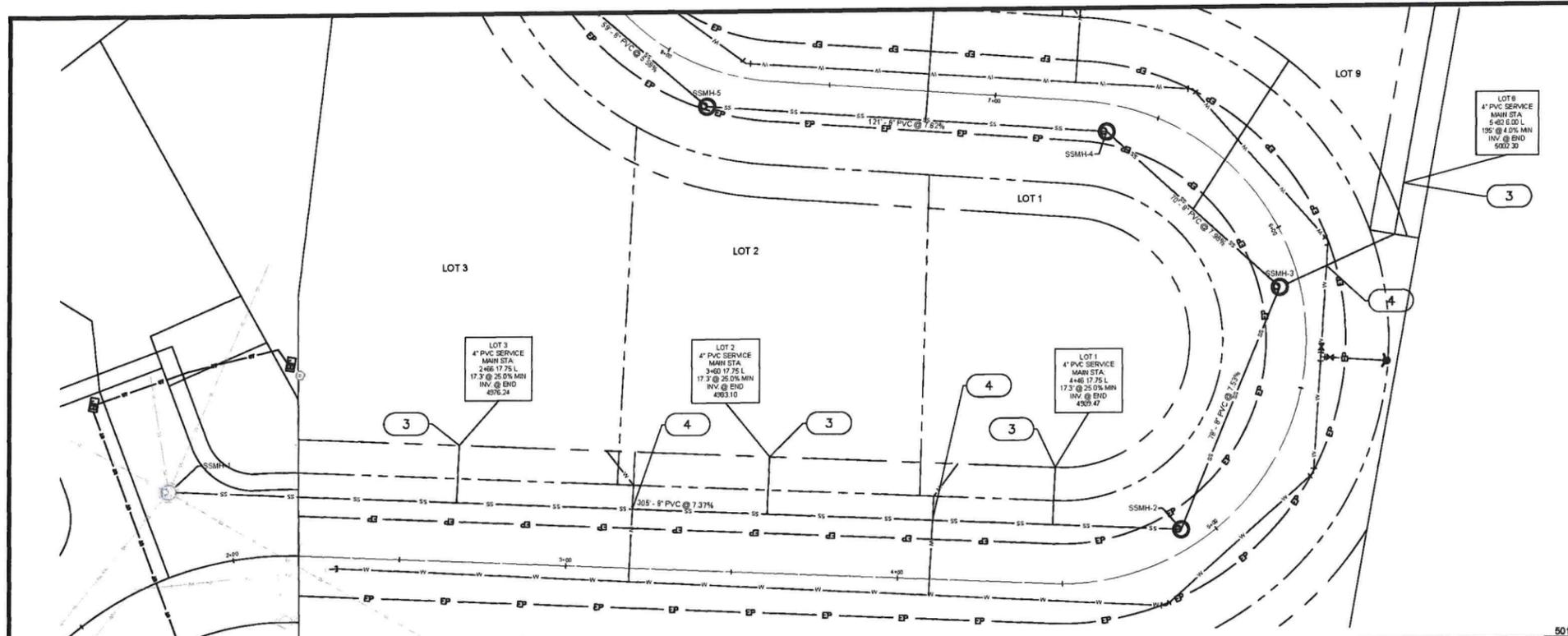
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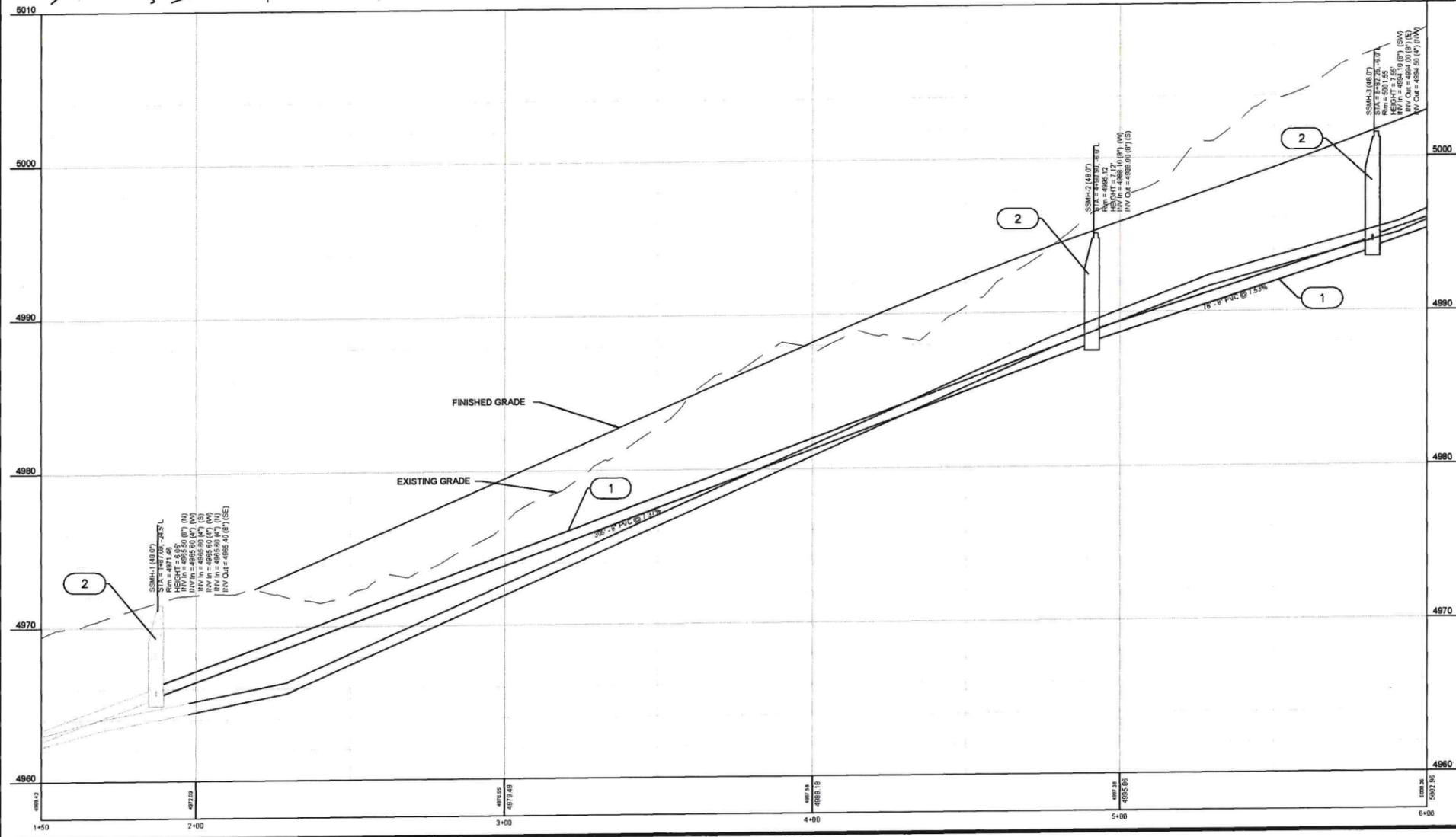


LOT 9
4" PVC SERVICE
MANH STA
5+40 E.O.L.
15' @ 4.0% MIN
INV @ END
5003.30

LOT 3
4" PVC SERVICE
MANH STA
2+45 17.75 L
17.3 @ 2.5% MIN
INV @ END
4976.24

LOT 2
4" PVC SERVICE
MANH STA
3+40 17.75 L
17.3 @ 2.5% MIN
INV @ END
4983.10

LOT 1
4" PVC SERVICE
MANH STA
4+40 17.75 L
17.3 @ 2.5% MIN
INV @ END
4989.47



GENERAL NOTES

1. PROVIDE SLOPE ANCHORS ON ANY SERVICE OR MAIN GREATER THAN 20% SLOPE AS PER STANDARD DETAIL SD-510 OF THE ISPWC.

SEWER CALLOUT

1. SEWER PIPE SHALL BE BELL AND SPIGOT, PVC SDR35 MEETING ASTM 3034 AND THE ISPWC SPECIFICATIONS. INSTALL GREEN CARBONITE UTILITY MARKERS AT EACH RIGHT-OF-WAY LINE FOR ALL CROSSINGS, AND AT 500' INTERVALS FOR PIPE NOT BURIED BENEATH ASPHALT.
2. INSTALL SANITARY SEWER MANHOLE (SIZE AS SHOWN) PER ISPWC SPECIFICATIONS.
3. INSTALL 4" SANITARY SEWER SERVICE @ 2.0% MIN. SLOPE PER ISPWC STANDARD DETAIL SD-511
4. PROVIDE REQUIRED SEPARATION PER ISPWC STANDARD DRAWING SD-407.

TAMARACK RESORT
BUTTERCUP CUSTOM CHALETS
VALLEY COUNTY, IDAHO

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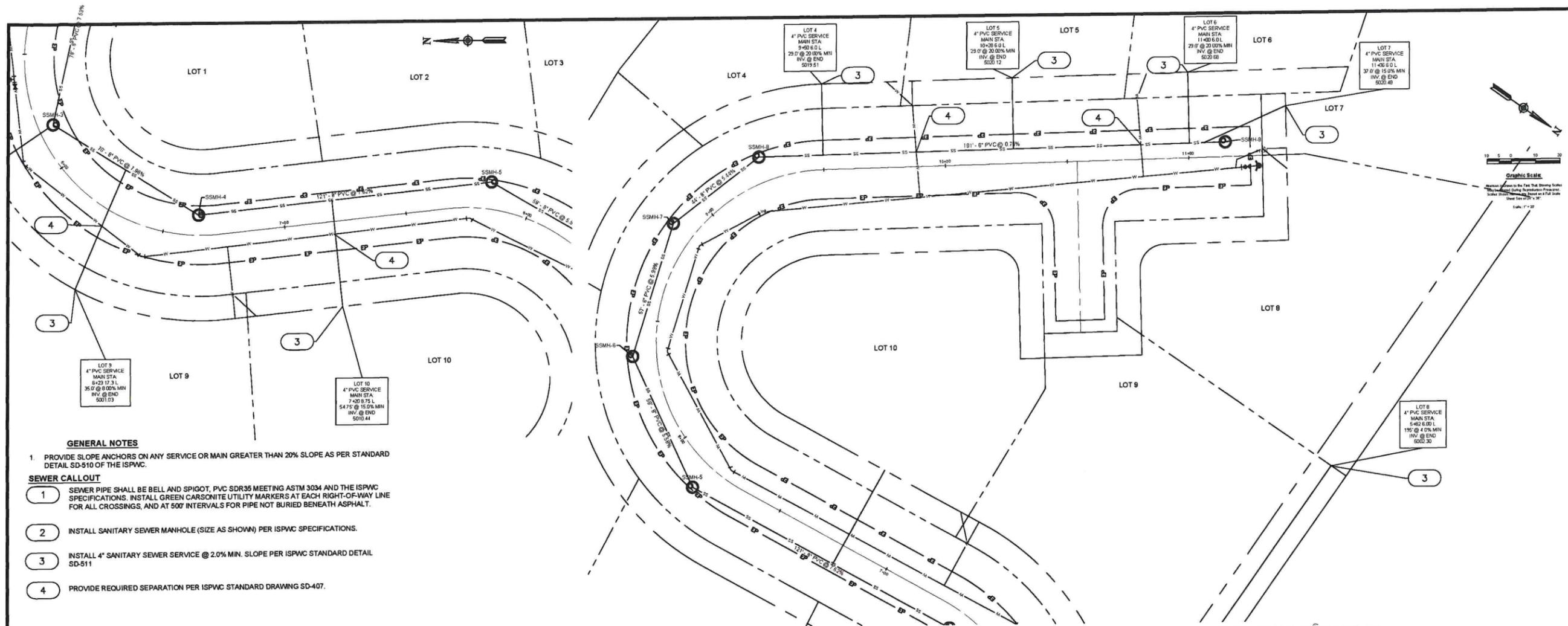
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SEWER P&P
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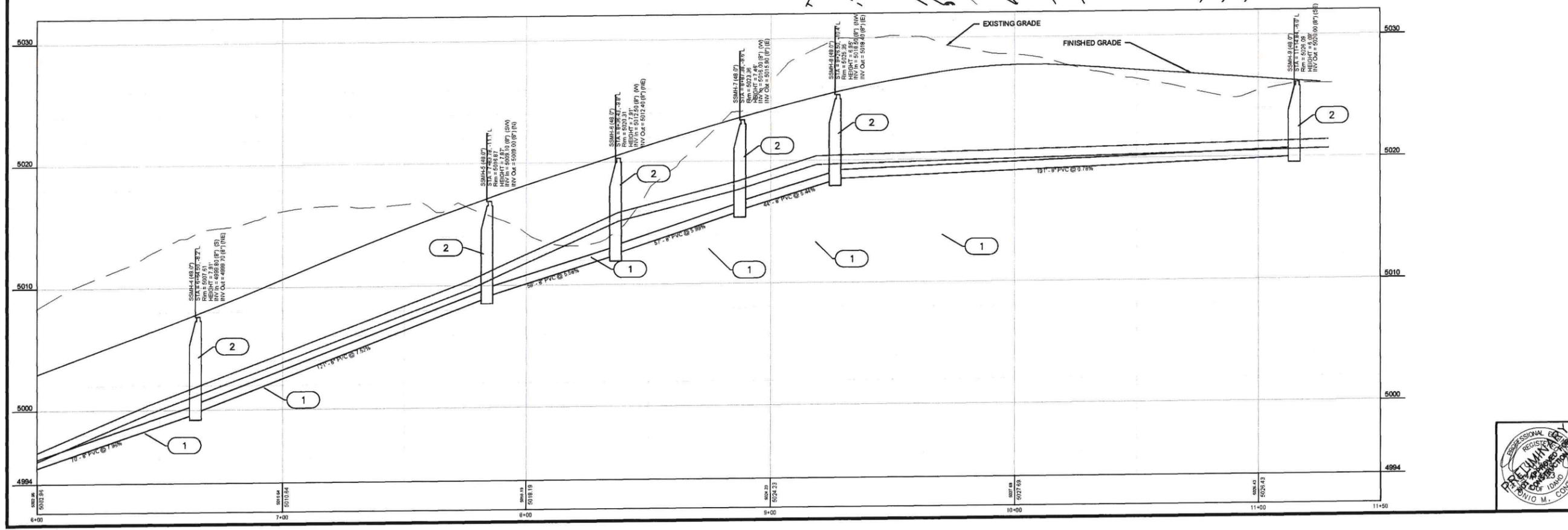


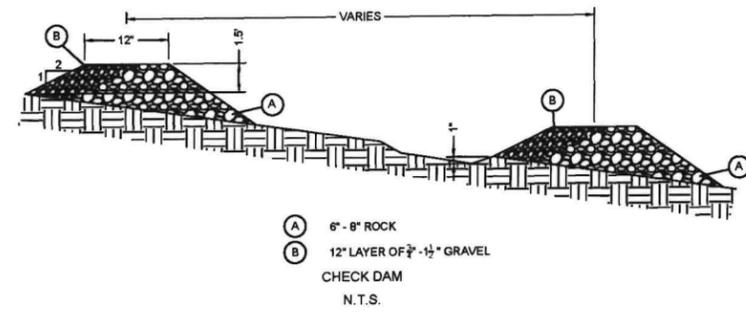
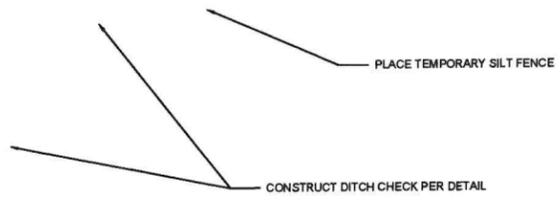
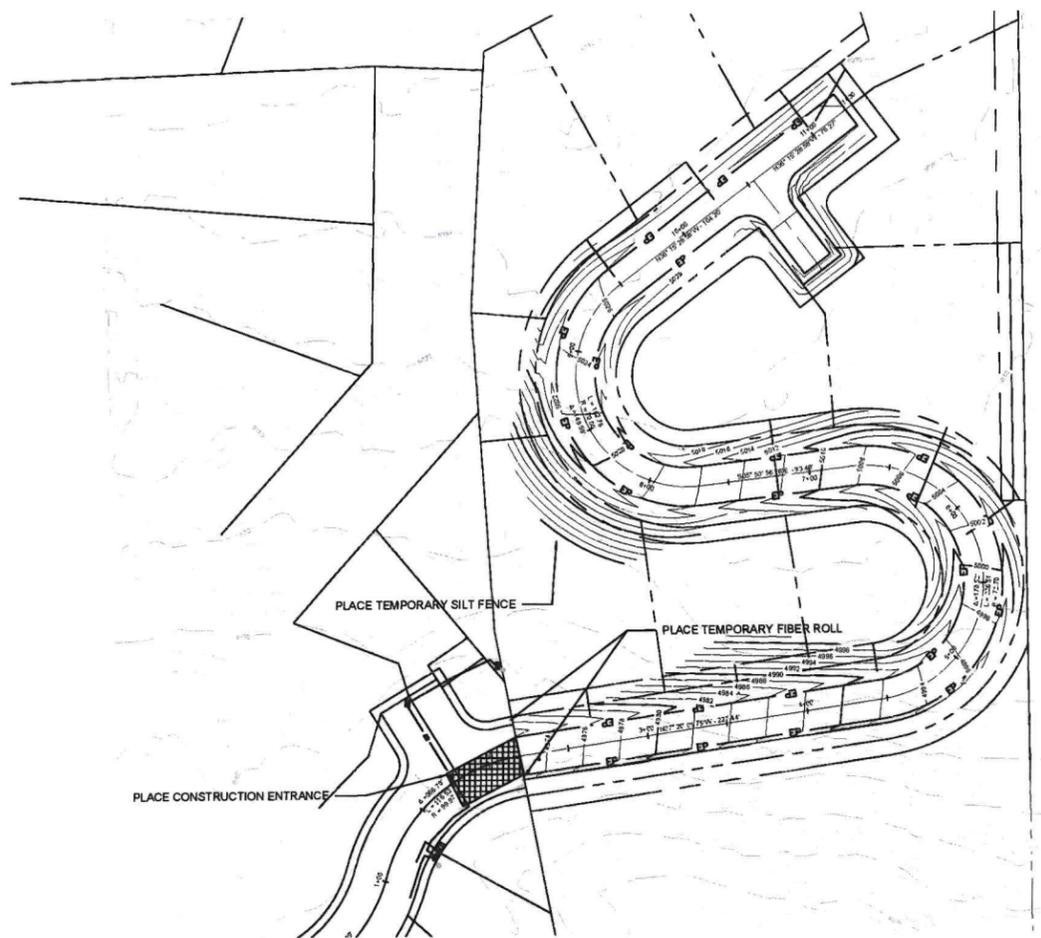
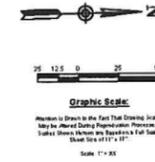
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SEWER P&P
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- GENERAL NOTES**
1. PROVIDE SLOPE ANCHORS ON ANY SERVICE OR MAIN GREATER THAN 20% SLOPE AS PER STANDARD DETAIL SD-510 OF THE ISPPWC.
- SEWER CALLOUT**
- 1 SEWER PIPE SHALL BE BELL AND SPIGOT, PVC SDR35 MEETING ASTM 3034 AND THE ISPPWC SPECIFICATIONS. INSTALL GREEN CARBONITE UTILITY MARKERS AT EACH RIGHT-OF-WAY LINE FOR ALL CROSSINGS, AND AT 500' INTERVALS FOR PIPE NOT BURIED BENEATH ASPHALT.
 - 2 INSTALL SANITARY SEWER MANHOLE (SIZE AS SHOWN) PER ISPPWC SPECIFICATIONS.
 - 3 INSTALL 4" SANITARY SEWER SERVICE @ 2.0% MIN. SLOPE PER ISPPWC STANDARD DETAIL SD-511
 - 4 PROVIDE REQUIRED SEPARATION PER ISPPWC STANDARD DRAWING SD-407.

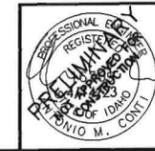




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**EROSION
CONTROL**
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