

VALLEY COUNTY, IDAHO

LOCATION MAP

PROJECT SITE

VICINITY MAP

HWY 100

HWY 20

HWY 10

TAMARACK FALLS, ID

PROJECT SITE

1. ANY RESURFACING OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE REGULATIONS IN EFFECT AT THE TIME OF THE RESURFACING.
2. ALL BUILDING SETBACK DIMENSIONS IN THIS SUBDIVISION SHALL CONFORM TO THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
3. IRRIGATION WATER WILL BE PROVIDED BY AN ONSITE POND AND PRESSURE IRRIGATION SYSTEM.
4. ALL LOT BUILDING SETBACKS SHALL COMPLY WITH THE RIGHTS-OF-WAY AND SUBDIVISION BOUNDARY CONTAIN A 12 FOOT WIDE EASEMENT FOR PUBLIC AND PRIVATE UTILITIES.
5. AN EASEMENT IN LOT 10, BLOCK 7 SHALL CONTAIN A SENIOR LIFT STATION AND WILL SERVE ALL RESIDENTIAL LOTS WITHIN THE SUBDIVISION.
6. ALL LIGHTING MUST BE COMPLIANT WITH THE VALLEY COUNTY DARK SKY DECREE.
7. ONLY ONE WOOD BURNING DEVICE TO BE PERMITTED PER LOT.
8. ALL DISTURBED SURFACES NOT USED FOR ROADS OR BUILDINGS SHALL BE COVERED BY NATURAL VEGETATION.
9. PRIVATE ROAD DECLARATION.
10. DECLARATION OF INSULATION OF UTILITIES.

7. BUILDING STRUCTURES AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN CONFORMANCE WITH THE APPLICABLE ZONING REGULATIONS OF VALLEY COUNTY.

8. DEVELOPMENT IN THIS SUBDIVISION SHALL CONFORM TO THE APPLICABLE ZONING REGULATIONS OF VALLEY COUNTY IN EFFECT AS OF THE DATE OF THE ADOPTION OF THE FINAL PLAT. SETBACKS SHALL BE MEASURED FROM THE PROPERTY LINE OR THE ADJACENT SIDEWALK, WHICHEVER IS MORE RESTRICTIVE.

9. THE SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE MOST RECENTLY APPROVED SUBDIVISION STANDARDS OF VALLEY COUNTY.

10. ALL LOT LINES COMMON TO PUBLIC STREETS ARE HEREBY DESIGNATED AS HAVING A TWENTY (20) FOOT PERMANENT EASEMENT FOR THE USE OF THE STREET. THE INTERIOR OF LOT LINES AND THE TWENTY (20) FOOT PERMANENT EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF PROPER HARD-SURFACED DRIVEWAYS FOR ACCESS TO EACH INDIVIDUAL LOT.

11. UNLESS OTHERWISE SHOWN, ALL LOTS ARE HEREBY DESIGNATED AS HAVING A SEVEN AND ONE HALF (7.5) FOOT PERMANENT EASEMENT FOR THE USE OF THE STREET. THE INTERIOR OF LOT LINES AND THE TWENTY (20) FOOT PERMANENT EASEMENT CONTIGUOUS ALL REAR LOT LINES FOR PUBLIC UTILITIES, IRRIGATION, AND LOT DRAINAGE.

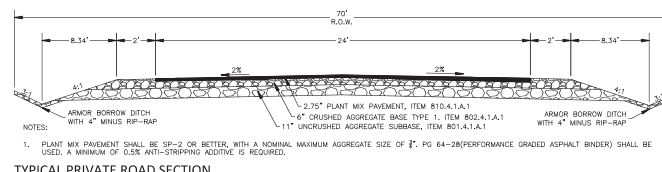
12. THIS DEVELOPMENT RECOGNIZES IDAHO CODE SECTIONS 22-4503, RIGHT TO FARM ACT, WHICH STATES "NO AGRICULTURAL ACTIVITIES OR THE USE OF AGRICULTURAL ACTIVITIES SHALL BE CONSIDERED A VIOLATION OF ANY ZONING ORDINANCE OR ZONED CONDITIONS IN OR ABOUT THE SURROUNDING NON-AGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR ONE YEAR AND AFTER THE ADOPTION OF THE ZONING ORDINANCE OR ZONED CONDITIONS. THE VIOLATION OF ANY ZONING ORDINANCE OR ZONED CONDITIONS OF THIS SECTION SHALL NOT APPLY WHENEVER A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT MAINTENANCE OF AGRICULTURAL ACTIVITIES."

13. RESTRICTIVE COVENANTS AND CONDITIONS, RECORDED IN CONJUNCTION WITH THE FINAL PLAT, WILL BE IN EFFECT FOR THIS SUBDIVISION.

14. DIRECT LOT ACCESS TO TAMARACK FALLS ROAD, ALPINE ROAD, WOODLAND ROAD, AND NORWOOD ROAD IS PROHIBITED.

15. THE HOMEOWNERS ASSOCIATION, UNDERLYING PROPERTY OWNER, OR ADJACENT PROPERTY OWNER IS RESPONSIBLE FOR ALL NEIGHBORHOOD ACTIVITIES AND ACTIVITIES THAT MAY CAUSE A VIOLATION OF ANY ZONING ORDINANCE OR ZONED CONDITIONS.

1. DOMESTIC WATER SERVICES FOR THE SUBDIVISION WILL BE PROVIDED BY A PROPOSED WELL HOUSE LOCATED ON LOT 1, BLOCK 2 AND THE HAWKS BAY WELL HOUSE OWNED AND OPERATED BY NORTH LAKE RECREATIONAL SEWER AND WATER DISTRICT.
2. SANITARY SEWER SERVICE WILL BE PROVIDED FOR EACH LOT BY A PROPOSED SEWER LIFT STATION LOCATED ON LOT 10, BLOCK 7 OWNED AND OPERATED BY NORTH LAKE RECREATIONAL SEWER AND WATER DISTRICT.
3. WATER AND SEWER LINE SIZES AND LOCATIONS ARE PRELIMINARY AND WILL BE REFINED DURING FINAL DESIGN.
4. ALL DOMESTIC WATER MAINS AND SANITARY SEWER WILL BE INSTALLED IN ACCORDANCE WITH THE DAHO DEPARTMENT OF LAND AND NATURAL RESOURCES AND WILLY COUNTY ORDINANCES.
5. CONSTRUCTION OF THE FOLLOWING IMPROVEMENTS WILL BE IN COMPLIANCE WITH THE STANDARD VULLEY COUNTY CONSTRUCTION NOTES: WATER; DRAINAGE; SEWER; AND PRESSURE IRRIGATION.
6. STORM DRAINAGE FROM THE PUBLIC ROADWAYS SHALL BE COLLECTED IN ROADSIDE BORROW DITCHES AND ROUTED TO STORM FACILITIES. DRAINAGE FROM THE PRIVATE DRIVE SHALL BE COLLECTED IN A DRAINAGE DITCH AND ROUTED TO STORM FACILITIES. THE SIZES AND LOCATIONS WILL BE REFINED DURING FINAL DESIGN. THE HOMEOWNER'S ASSOCIATION, UNDER THE CURRENT DRAINAGE PLAN, HAS IDENTIFIED THE LOCATION OF EXISTING STORM DRAINAGE FACILITIES ALONG THE PUBLIC RIGHT-OF-WAY, INCLUDING ALL ROUTINE AND HEAVY MAINTENANCE.
7. STORM DRAINAGE FACILITIES LOCATED OUTSIDE A PUBLIC RIGHT-OF-WAY WILL BE PROVIDED WITH A PERMANENT PUBLIC UTILITY EASEMENT.
8. PRESSURE IRRIGATION SERVICE SHALL BE PROVIDED BY AN ONSITE POND.
9. ALL PROPOSED DRY UTILITIES (ELECTRIC, CABLE, TV, TELEPHONE) TO BE INSTALLED UNDERGROUND AND LOCATED ADJACENT TO THE ROADWAY.
10. THE VULLEY COUNTY BOARD OF COMMISSIONERS HAVE THE SOLE DISCRETION TO SET THE LEVEL OF SERVICE FOR ANY PUBLIC UTILITY.



SHEET NO.	SHEET TITLE		
PP1.0	PRELIMINARY PLAT	COVER SHEET	
PP1.1	PRELIMINARY PLAT	EXISTING CONDITIONS	
PP1.2	PRELIMINARY PLAT	PHASING PLAN	
PP2.0	PRELIMINARY PLAT	LOT DIMENSIONS	NORTH
PP2.1	PRELIMINARY PLAT	LOT DIMENSIONS	SOUTH
PP3.0	PRELIMINARY PLAT	PRELIMINARY ENGINEERING PLAN	NORTH
PP3.1	PRELIMINARY PLAT	PRELIMINARY ENGINEERING PLAN	SOUTH

1. PLANT MIX PAVEMENT SHALL BE SP-2 OR BETTER, WITH A NOMINAL MAXIMUM AGGREGATE SIZE OF 1.5". PG 64-28(PERFORMANCE GRADED ASPHALT BINDER) SHALL BE USED. A MINIMUM OF 0.5% ANTI-STRIPPING ADDITIVE IS REQUIRED.

SITE DATA			
COMPREHENSIVE PLAN DESIGNATION		SINGLE FAMILY RESIDENTIAL	
AREA CALCULATIONS			
1.0 ACRE RESIDENTIAL LOT AREA	ACRES		PERCENT
0.4 ACRE RESIDENTIAL LOT AREA	22.07		28.5
0.4 ACRE COMMON LOT AREA	25.0		32.0
0.4 ACRE COMMON LOT AREA	11.80		15.0
0.4 ACRE COMMON LOT AREA	3.33		4.3
PRIVATE ROAD AREA	19.08		24.5
TOTAL AREA OF SITE	115.04		100%
OVERALL LOT DATA			
TOTAL LOTS			
1.0 ACRE RESIDENTIAL LOTS		37.746	33.0
0.4 ACRE RESIDENTIAL LOTS		79.262	68.0
8,000 SQ. FT. RESIDENTIAL			5
COMMON LOTS		21.609	19.0
PUBLIC ROADS			1
PRIVATE ROADS			1
1.0 ACRE RESIDENTIAL			
MINIMUM PROPERTY SIZE		37.746 SQ. FT.	
AVERAGE PROPERTY SIZE		79.262 SQ. FT.	
0.4 ACRE RESIDENTIAL			
MINIMUM PROPERTY SIZE		21.609 SQ. FT.	
AVERAGE PROPERTY SIZE		24.089 SQ. FT.	
8,000 SQ. FT. RESIDENTIAL			
MINIMUM PROPERTY SIZE		9.080 SQ. FT.	
AVERAGE PROPERTY SIZE		11.724 SQ. FT.	
GROSS DENSITY			
NET DENSITY		0.74 UNITS/ACRE	
		0.03 UNITS/ACRE	

FEMA FIRM PANEL: #16085C1305C
FIRM EFFECTIVE DATE: 02/01/2019
FLOOD ZONE: ZONE X
BASE FLOOD ELEVATION: NOT APPLICABLE IN ZONE X
FLOOD ZONES ARE SUBJECT TO CHANGE BY FEMA & ALL LAND WITHIN A
FLOODWAY IS REGULATED BY TITLE 9 AND TITLE 11 OF THE VALLEY COUNTY

1. THIS SURVEY WAS MADE ON THE GROUND, DECEMBER 2020.
2. UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE LOCATION ONLY. NO DATA BASED ON ANY ABOVE GROUND EVIDENCE AND UTILITY MAPS OBTAINED FROM APPROPRIATE UTILITY COMPANIES.
3. THE DATUM USED HEREON IS BASED ON NAVD 88.
4. NO BUILDINGS EXIST ON THE SUBJECT PROPERTY.
5. THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
6. NO LANDSCAPE FACILITIES AND EQUIPMENT EXIST ON THE PROPERTY.

ENGINEER/SURVEYOR	DEVELOPER/OWNER
KM ENGINEERING 5725 NORTH DISCOVERY WAY BOISE, IDAHO 83713 PHONE: (208) 639-6939 CONTACT: JOE PACHNER, P.E. EMAIL: joe@kmengil.com	HESS PROPERTIES 15031 SPYGLASS LANE CALDWELL, IDAHO 83607 PHONE: (208) 409-0864 CONTACT: TYLER HESS EMAIL: tyler@hesspropertiesidaho.com

[illegible]

TAMARACK FALLS ESTATES
VALLEY COUNTY, IDAHO

PRELIMINARY PLAT
COVER SHEET

PRELIMINARY PLAT
COVER SHEET

km
ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713

DESIGN BY:	JNP
DRAWN BY:	DMZ/BJJ
CHECKED BY:	JNP
DATE:	8/10/2022
PROJECT:	20-200
SHEET NO.	

PP1.0

SHEET SET CONTENTS

SHEET PP1.0: PRELIMINARY PLAT COVER AND GENERAL NOTES

SHEET PP1.1: BOUNDARY AND EXISTING CONDITIONS, THIS SHEET

SHEET PP1.2: PHASING PLAN AND CONSTRUCTION TIMELINE

SHEET PP2.0: LOT DIMENSIONS - NORTH

SHEET PP2.1: LOT DIMENSIONS - SOUTH

SHEET PP3.0: PRELIMINARY ENGINEERING PLAN - NORTH

SHEET PP3.1: PRELIMINARY ENGINEERING PLAN - SOUTH

KEYNOTES #

1. EXISTING PRESSURE SEWER MAIN.

2. EXISTING GRAVITY SEWER MAIN.

3. EXISTING 18" STORM DRAINAGE CULVERT, TO BE RETAINED TO MAINTAIN HISTORIC SITE DRAINAGE.



PRELIMINARY PLAT - EXISTING CONDITIONS

0 200 400 600

Plan Scale: 1" = 200'

PROFESSIONAL ENGINEER

12/08/2022

JOE W. PACHNER

REVISIONS

NO.	DATE	ITEM

TAMARACK FALLS ESTATES

VALLEY COUNTY, IDAHO

PRELIMINARY PLAT

EXISTING CONDITIONS

km

ENGINEERING

5725 NORTH DISCOVERY WAY

BOISE, IDAHO 83713

DESIGN BY: JNP

DRAWN BY: DRAG/BJJ

CHECKED BY: JNP

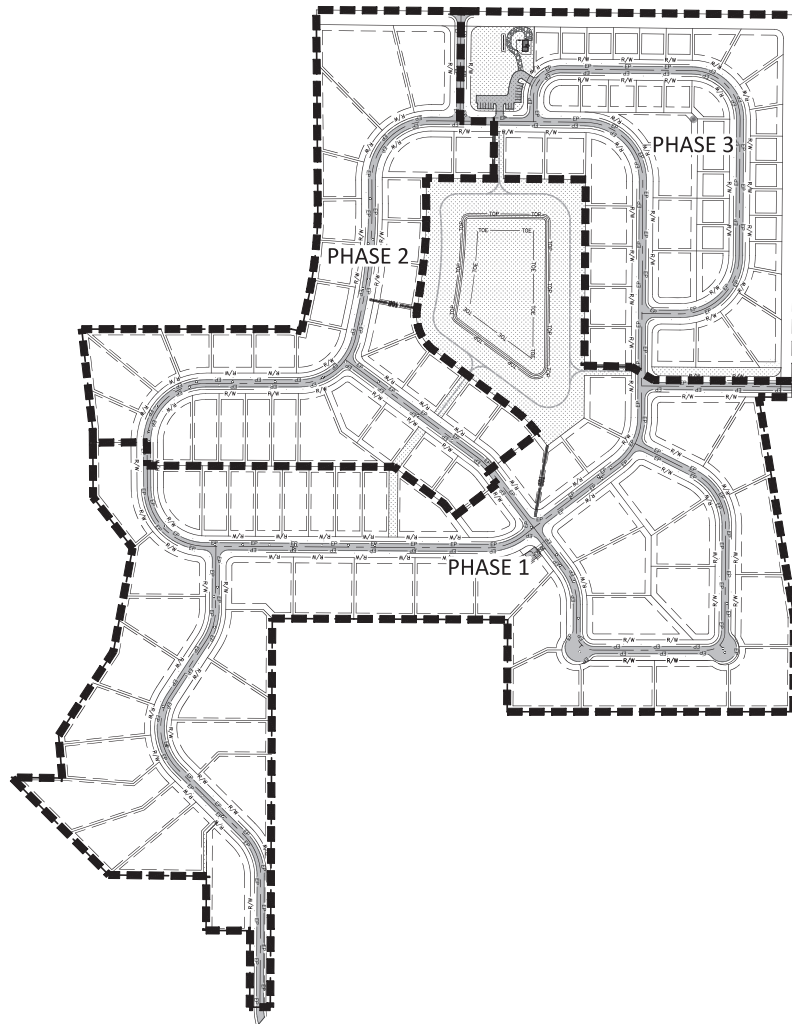
DATE: 8/29/2022

PROJECT: 20-200

SHEET NO.

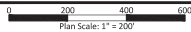
PP1.1

SHEET SET CONTENTS	
SHEET PP1.0:	PRELIMINARY PLAT COVER AND GENERAL NOTES
SHEET PP1.1:	BOUNDARY AND EXISTING CONDITIONS
SHEET PP1.2:	PHASING PLAN AND CONSTRUCTION TIMELINE, THIS SHEET
SHEET PP2.0:	LOT DIMENSIONS - NORTH
SHEET PP2.1:	LOT DIMENSIONS - SOUTH
SHEET PP3.0:	PRELIMINARY ENGINEERING PLAN - NORTH
SHEET PP3.1:	PRELIMINARY ENGINEERING PLAN - SOUTH



PHASE 1	PHASE 2	PHASE 3
± 2023	± 2025	± 2027
34 - 1.0 ACRE LOTS	4 - 1.0 ACRE LOTS	14 - 0.5 ACRE LOTS
14 - 0.5 ACRE LOTS	30 - 0.5 ACRE LOTS	28 - 8000 SQ. FT. LOTS

 **PRELIMINARY PLAT - PHASING PLAN**



REVISIONS	
NO.	DATE

TAMARACK FALLS ESTATES
VALLEY COUNTY, IDAHO
PRELIMINARY PLAT
PHASING PLAN



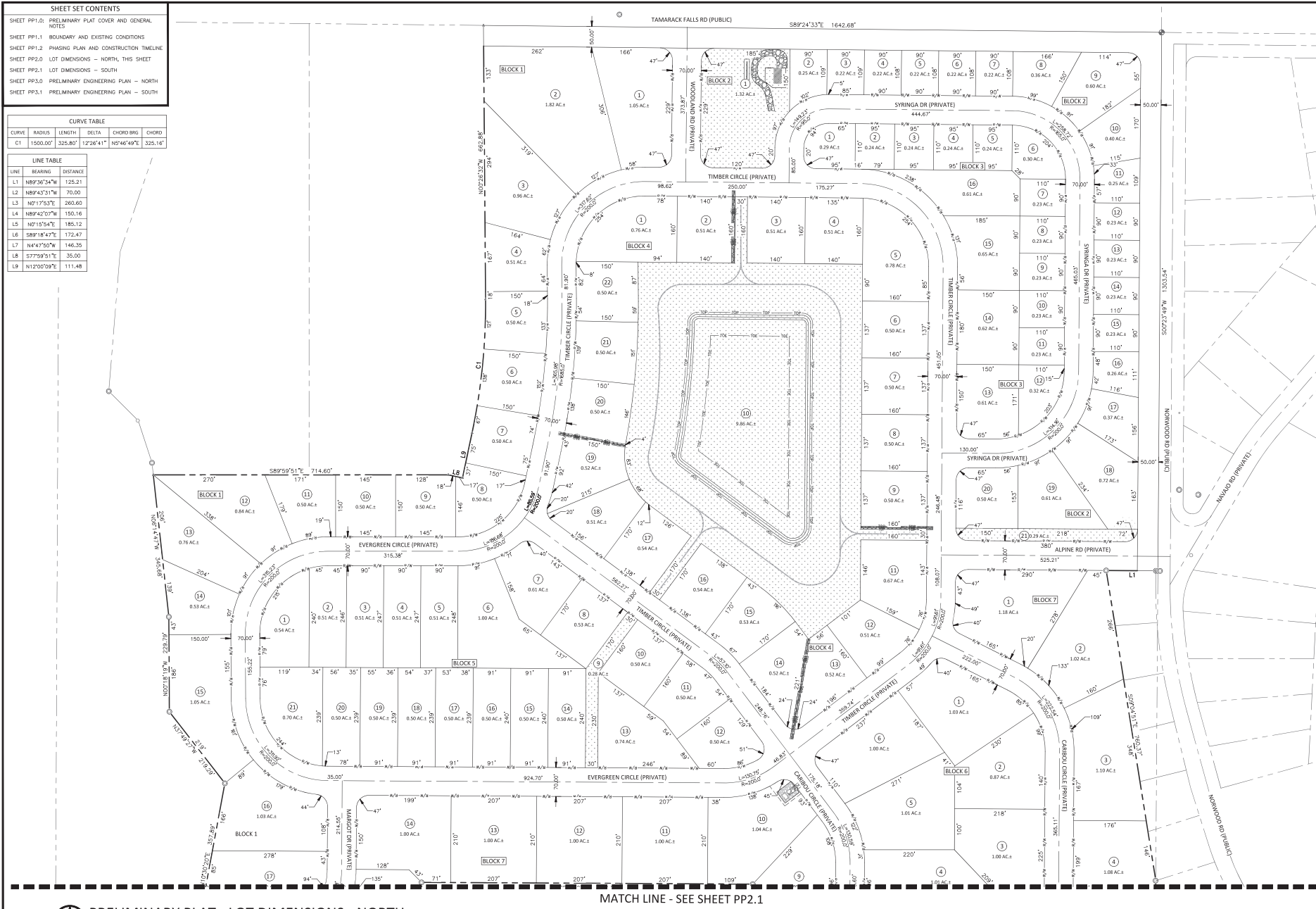
DESIGN BY:	JNP
DRAWN BY:	DRAG/BJJ
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DATE:	8/29/2022
PROJECT:	20-200

SHEET NO.
PP1.2

SHEET SET CONTENTS				
SHEET PP.0:	PRELIMINARY PLAT COVER AND GENERAL NOTES			
SHEET PP.1:	BOUNDARY AND EXISTING CONDITIONS			
SHEET PP.2:	PHASING PLAN AND CONSTRUCTION TIMELINE			
SHEET PP.2.1:	LOT DIMENSIONS - NORTH, THIS SHEET			
SHEET PP.2.2:	LOT DIMENSIONS - SOUTH			
SHEET PP.3:	PRELIMINARY ENGINEERING PLAN - NORTH			
SHEET PP.3.1:	PRELIMINARY ENGINEERING PLAN - SOUTH			

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	CHORD BRG
C1	1500.00'	325.80'	12°26'41"	N5°46'49"E 325.16'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N89°36'34"W	125.21
L2	N89°43'31"W	70.00
L3	N0°17'53"E	260.60
L4	N89°42'07"W	150.16
L5	N0°15'54"E	185.12
L6	S89°18'47"E	172.47
L7	N4°47'30"W	146.35
L8	S77°59'51"E	35.00
L9	N12°00'09"E	111.48



 **PRELIMINARY PLAT - LOT DIMENSIONS - NORTH**

MATCH LINE - SEE SHEET PP.2.1



REVISIONS	
NO.	DESCRIPTION

TAMARACK FALLS ESTATES
VALLEY COUNTY, IDAHO
PRELIMINARY PLAT
LOT DIMENSIONS
NORTH



DESIGN BY:	JNP
DRAWN BY:	DRAG/BU
CHECKED BY:	JNP
DATE:	8/29/2022
PROJECT:	20-200
SHEET NO.	PP.2.0

SHEET SET CONTENTS

SHEET PP1.0: PRELIMINARY PLAT COVER AND GENERAL NOTES

SHEET PP1.1: BOUNDARY AND EXISTING CONDITIONS

SHEET PP1.2: PHASING PLAN AND CONSTRUCTION TIMELINE

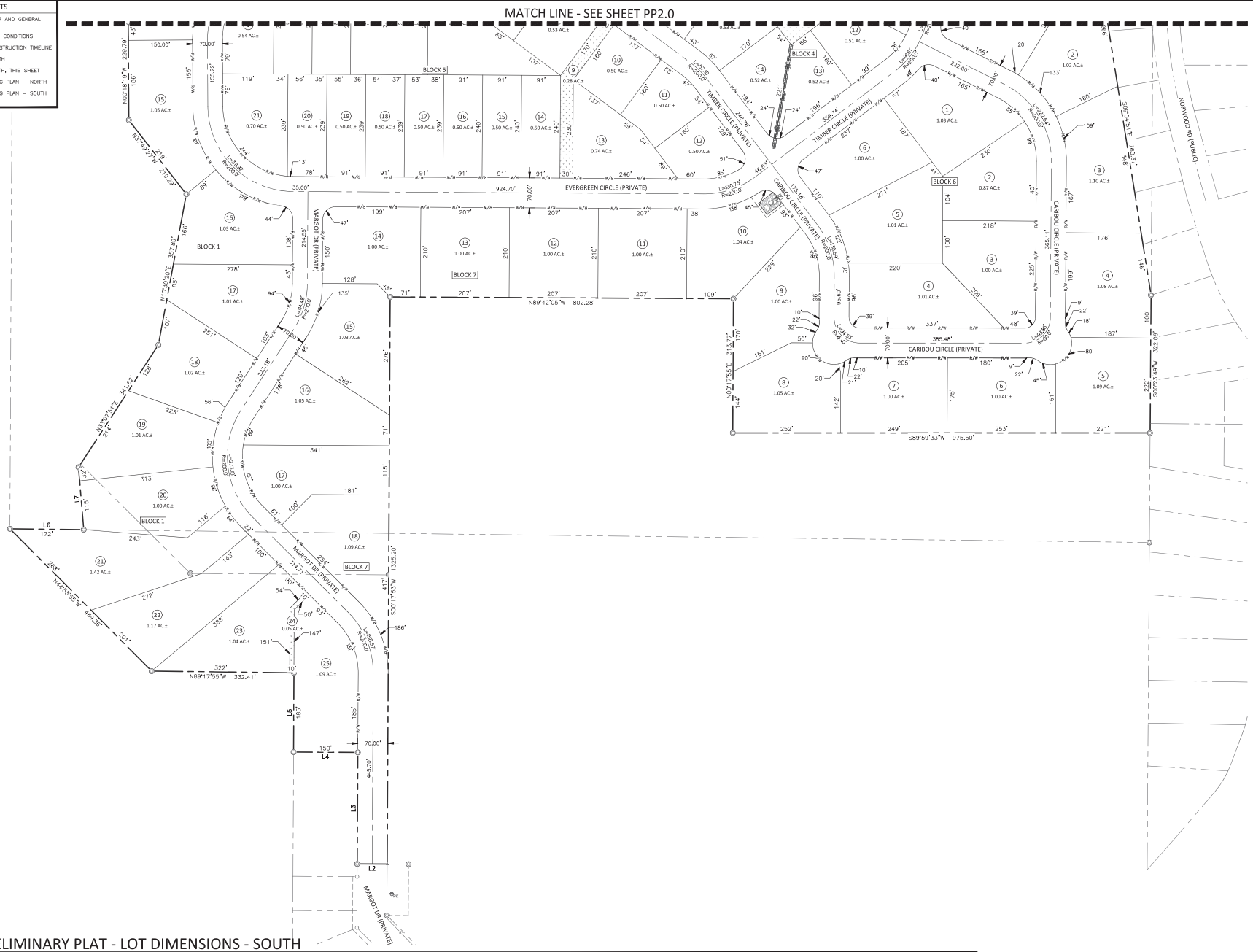
SHEET PP2.0: LOT DIMENSIONS - NORTH

SHEET PP2.1: LOT DIMENSIONS - SOUTH, THIS SHEET

SHEET PP3.0: PRELIMINARY ENGINEERING PLAN - NORTH

SHEET PP3.1: PRELIMINARY ENGINEERING PLAN - SOUTH

LINE	BEARING	DISTANCE
L1	N89°36'34"W	128.21
L2	N89°43'51"W	70.00
L3	N0°17'53"E	260.60
L4	N89°42'07"W	150.16
L5	N0°15'54"E	185.12
L6	S89°18'47"E	172.47
L7	N4°47'50"W	146.35
L8	S77°59'51"E	35.00
L9	N12°00'09"E	111.48



PRELIMINARY PLAT - LOT DIMENSIONS - SOUTH

0 100 200 300
Plan Scale: 1" = 100'



REVISIONS

NO.	DATE	ITEM

TAMARACK FALLS ESTATES
VALLEY COUNTY, IDAHO
PRELIMINARY PLAT
LOT DIMENSIONS
SOUTH

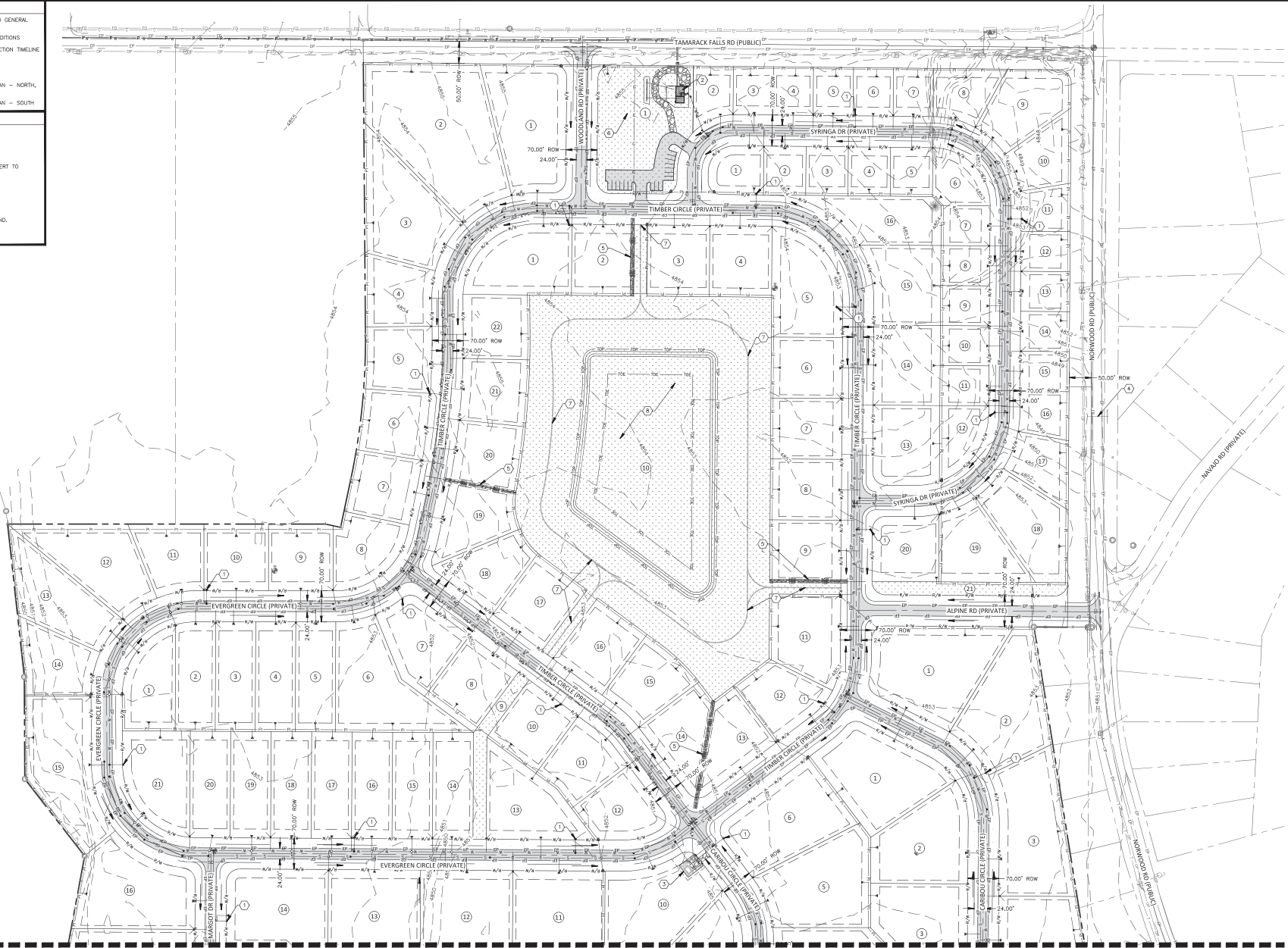


DESIGN BY: JNP
DRAWN BY: DRAG/BJP
CHECKED BY: JNP
DATE: 8/29/2022
PROJECT: 20-200

SHEET NO.
PP2.1

SHEET PP1.0:	PRELIMINARY PLAT COVER AND GENERAL NOTES
SHEET PP1.1	BOUNDARY AND EXISTING CONDITIONS
SHEET PP1.2	PHASING PLAN AND CONSTRUCTION TIMELINE
SHEET PP2.0	LOT DIMENSIONS – NORTH
SHEET PP2.1	LOT DIMENSIONS – SOUTH
SHEET PP3.0	PRELIMINARY ENGINEERING PLAN – NORTH, THIS SHEET
SHEET PP3.1	PRELIMINARY ENGINEERING PLAN – SOUTH

1. PROPOSED FIRE HYDRANT
2. PROPOSED WELL PUMP HOUSE
3. PROPOSED SEWER LIFT STATION
4. RETAIN AND PROTECT EXISTING 18" CULVERT TO MAINTAIN HISTORIC DRAINAGE.
5. PROPOSED DRAINAGE CHANNEL.
6. PROPOSED SNOW STORAGE AREA.
7. PEDESTRIAN ACCESS AND PATHWAY
8. PROPOSED DRAINAGE AND IRRIGATION POND.



PRELIMINARY PLAT - PRELIMINARY ENGINEERING PLAN - NORTH

[illegible]

**TAMARACK FALLS ESTATES
VALLEY COUNTY, IDAHO**

**PRELIMINARY PLAT
PRELIMINARY ENGINEERING PLAN
NORTH**



SIGN BY:	JN
DRAWN BY:	DMZ/B
CHECKED BY:	JN
DATE:	8/10/202
PROJECT:	20-20
SHEET NO.	

PP3.0

SHEET SET CONTENTS

SHEET PP1.0: PRELIMINARY PLAT COVER AND GENERAL NOTES

SHEET PP1.1: BOUNDARY AND EXISTING CONDITIONS

SHEET PP1.2: PHASING PLAN AND CONSTRUCTION TIMELINE

SHEET PP2.0: LOT DIMENSIONS - NORTH

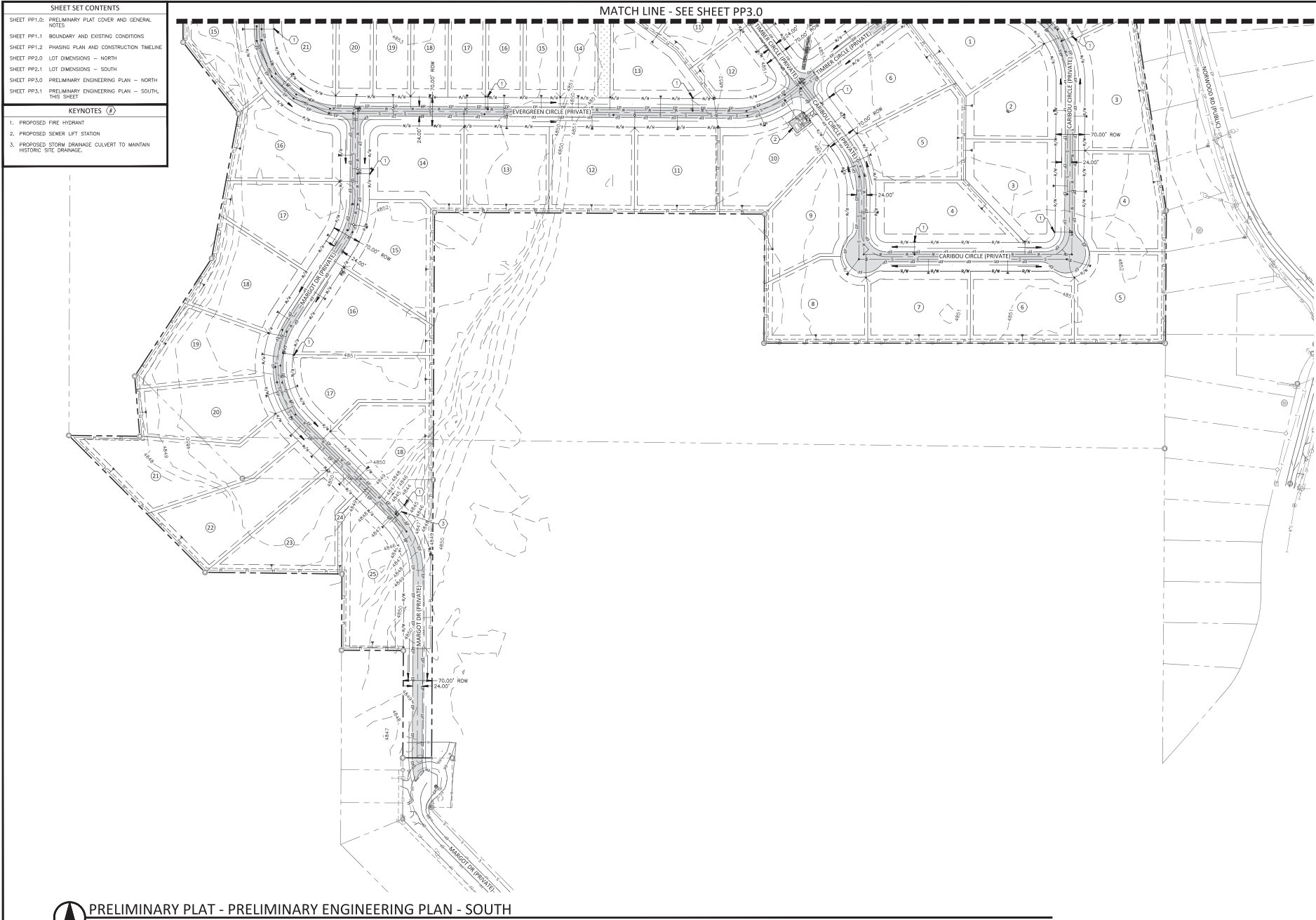
SHEET PP2.1: LOT DIMENSIONS - SOUTH

SHEET PP3.0: PRELIMINARY ENGINEERING PLAN - NORTH

SHEET PP3.1: PRELIMINARY ENGINEERING PLAN - SOUTH, THIS SHEET

KEYNOTES (K)

1. PROPOSED FIRE HYDRANT
2. PROPOSED SEWER LIFT STATION
3. PROPOSED STORM DRAINAGE CULVERT TO MAINTAIN HISTORIC SITE DRAINAGE.



PRELIMINARY PLAT - PRELIMINARY ENGINEERING PLAN - SOUTH

0 100 200 300

Plan Scale: 1" = 100'

REVISIONS

NO.	DATE	ITEM

TAMARACK FALLS ESTATES
VALLEY COUNTY, IDAHO

PRELIMINARY PLAT
PRELIMINARY ENGINEERING PLAN
SOUTH

km
ENGINEERING

5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713

DESIGN BY: JNP

DRAWN BY: DRAG/BJJ

CHECKED BY: JNP

DATE: 8/29/2022

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SHEET NO. PP3.1