

### LEGEND

- - -	SECTION LINE
- - - - -	BOUNDARY LINE
- . - . - .	OFF-SITE BOUNDARY LINE
- - - - -	PROPOSED EASEMENT
- - - - -	PROPOSED LOT LINE
- - - - -	PROPOSED RIGHT-OF-WAY LINE
- - - - -	EXISTING RIGHT-OF-WAY LINE
O	1/2 INCH REBAR
o	5/8 INCH REBAR
o	ALUMINUM CAP
o	CALCULATED POINT
o	SHEET MATCH-LINE
o	CONCRETE LOT
o	PROPOSED IMPROVEMENTS
o	WALKING PATHWAY
o	PRESSURE IRRIGATION LINE
o	EDGE OF PAYMENT
o	GRAVITY IRRIGATION LINE
o	SEWER LINE
o	SEWER MANHOLE
o	FIRE HYDRANT
o	CENTRAL LINE
o	GAS LINE
o	OVERHEAD POWER LINE
o	GRAVITY IRRIGATION LINE
o	EXISTING FENCE
o	POWER POLE
o	POWER BOX
o	IRRIGATION CONTROL BOX
o	EDGE OF PAYMENT
o	EDGE OF GRAVEL
o	EASEMENT
o	UNDERGROUND TELEPHONE LINE
o	NATURAL FLOW LINE
o	PRESSURE IRRIGATION LINE

### CURVE TABLE

CURVE	BEARING	LENGTH	DELTA	CHORD BEG	CHORD END
C1	S 100°00' 00" W	325.80	12°28' 51"	N 4°45' 47" E	325.18

### LINE TABLE

LINE	BEARING	DISTANCE
L1	S 27°23' 48" W	1,503.84
L2	N 85°28' 24" W	125.21
L3	S 5°04' 51" E	790.37
L4	S 27°23' 48" W	322.28
L5	S 89°39' 33" W	875.50
L6	N 2°17' 55" E	313.27
L7	N 88°42' 00" W	802.28
L8	S 0°17' 33" W	1,325.20
L9	N 85°43' 31" W	70.80
L10	N 27°17' 33" E	260.60
L11	N 89°42' 07" W	1,501.16
L12	N 0°17' 34" E	183.12
L13	N 88°17' 55" W	332.41
L14	N 44°23' 25" W	468.38
L15	S 89°39' 33" W	1,724.27
L16	N 4°47' 50" W	144.33
L17	N 83°07' 31" E	341.62
L18	N 12°30' 23" E	337.89
L19	N 27°49' 27" W	219.29
L20	N 0°18' 19" W	229.79
L21	N 81°14' 47" W	345.68
L22	S 89°39' 33" W	714.60
L23	S 77°58' 51" E	35.00
L24	N 12°00' 09" E	111.48
L25	N 2°26' 32" W	882.88
L26	S 89°24' 33" E	1,042.88

### PRELIMINARY LOT DATA

TRACT	AREA (AC)	PERCENT
1.0 SINGLE-FAMILY RESIDENTIAL	46.37	25%
2.0 MULTI-FAMILY RESIDENTIAL	32.07	18%
3.0 COMMERCIAL	11.96	7%
4.0 INDUSTRIAL	3.33	2%
5.0 PUBLIC USE	3.33	2%
6.0 TOTAL AREA OF SITE	118.04	100%

### OVERALL LOT DATA

TRACT	TOTAL AREA (AC)	AVERAGE LOT SIZE
1.0 SINGLE-FAMILY RESIDENTIAL	37,745 SQ. FT.	79,325 SQ. FT.
2.0 MULTI-FAMILY RESIDENTIAL	21,629 SQ. FT.	24,089 SQ. FT.
3.0 COMMERCIAL	8,880 SQ. FT.	11,724 SQ. FT.
4.0 INDUSTRIAL	0.74 UNITS/ACRE	0.93 UNITS/ACRE

### PRELIMINARY LOT DATA

SITE DATA

COMPREHENSIVE PLAN DECOMPOSITION

AREA CALCULATIONS

1.0 SINGLE-FAMILY RESIDENTIAL LOT AREA

2.0 MULTI-FAMILY RESIDENTIAL LOT AREA

3.0 COMMERCIAL LOT AREA

4.0 INDUSTRIAL LOT AREA

5.0 PUBLIC ROAD AREA

TOTAL AREA OF SITE

### PRELIMINARY LOT DATA

SITE DATA

COMPREHENSIVE PLAN DECOMPOSITION

AREA CALCULATIONS

1.0 SINGLE-FAMILY RESIDENTIAL LOT AREA

2.0 MULTI-FAMILY RESIDENTIAL LOT AREA

3.0 COMMERCIAL LOT AREA

4.0 INDUSTRIAL LOT AREA

5.0 PUBLIC ROAD AREA

TOTAL AREA OF SITE



Digitally signed by Joe Pachner, P.E.  
Date: 2022.08.17  
16:20:02 -0600'

### REVISIONS

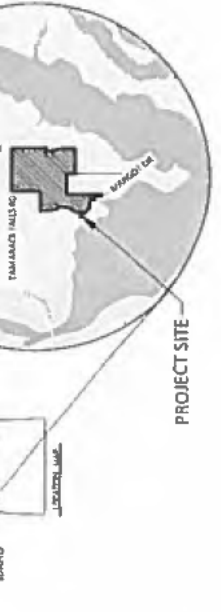
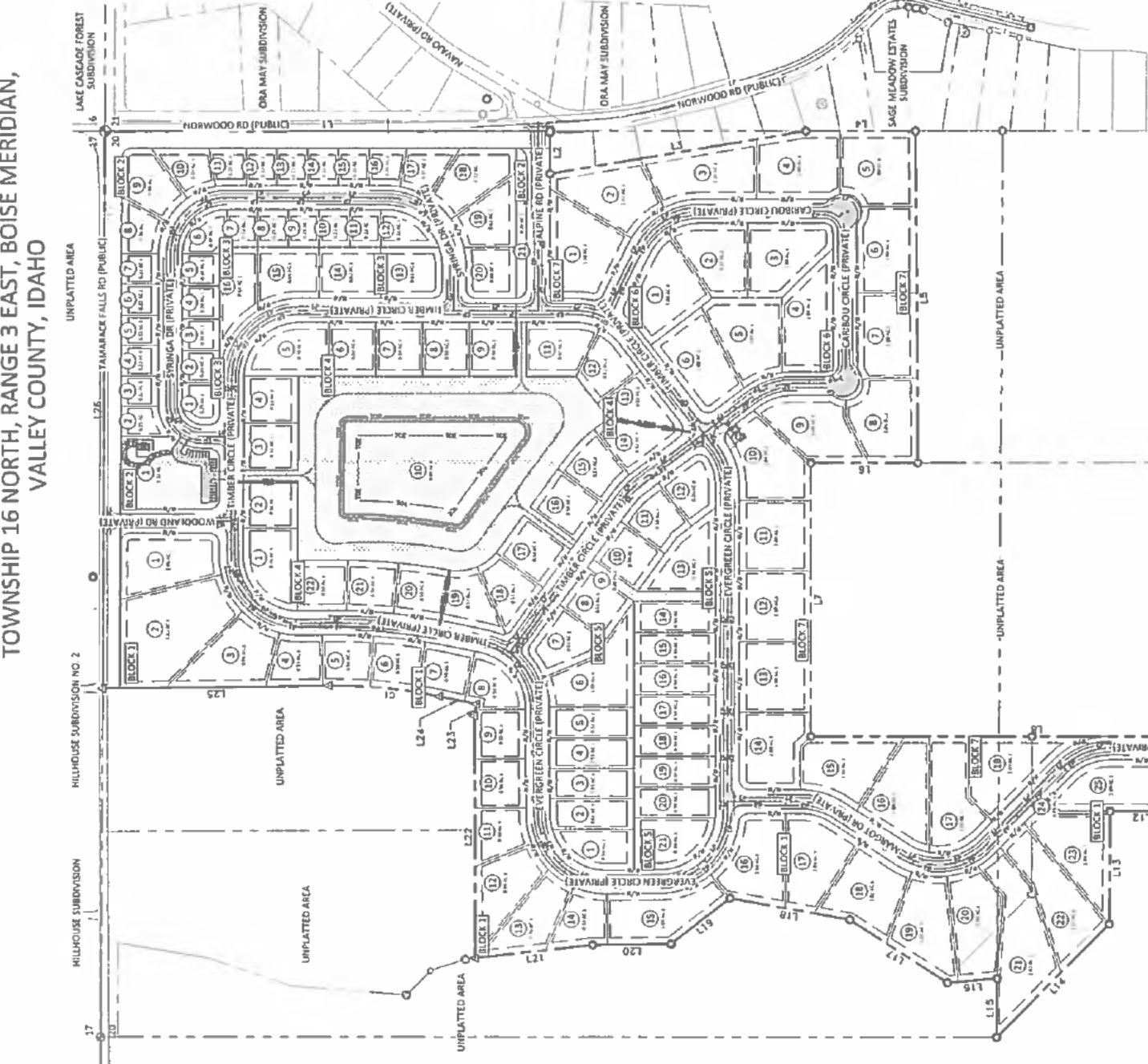
NO.	DATE	DESCRIPTION
1		
2		
3		

# TAMARACK FALLS ESTATES

## VALLEY COUNTY, IDAHO

### PRELIMINARY PLAT

A PORTION OF THE E1/2 OF SECTION 20,  
TOWNSHIP 16 NORTH, RANGE 3 EAST, BOISE MERIDIAN,  
VALLEY COUNTY, IDAHO



### PRELIMINARY PLAT NOTES

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

### GENERAL NOTES

1. BOUNDING STRETCHES AND DISTENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN CONFORMANCE WITH THE APPLICABLE ZONING REGULATIONS OF VALLEY COUNTY.
2. DEVELOPMENT IN THIS SUBDIVISION SHALL CONFORM TO THE APPLICABLE ZONING REGULATIONS OF VALLEY COUNTY IN EFFECT AT THE TIME THE PUBLIC RIGHTS-OF-WAY ARE ACQUIRED FROM THE PROPERTY LINE ON THE ADJACENT SUBDIVISION, UNLESS OTHERWISE SPECIFIED IN AN INSTRUMENT.
3. ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE MOST RECENTLY APPROVED SUBDIVISION STANDARDS OF VALLEY COUNTY.
4. ALL LOT LINES COMMON TO PUBLIC STREETS ARE HEREBY DEEMED TO HAVE A PROPERTY TO THE PERMANENT EASEMENT FOR PUBLIC UTILITIES AND THE CONSTRUCTION OF PUBLIC UTILITIES SHALL BE PERMITTED FOR ACCESS TO EACH INDIVIDUAL LOT.
5. UNLESS OTHERWISE SPECIFIED, ALL LOTS ARE HEREBY DEEMED AS BEING A SINGLE AND ONE HALF (1.5) FOOT PERMANENT EASEMENT ON EACH SIDE OF THE INTERIOR SIDE LOT LINES AND A THREE (3) FOOT PERMANENT EASEMENT ADJACENT TO ALL NEAR LOT LINES FOR PUBLIC UTILITIES, IRRIGATION, AND LOT DRAINAGE.
6. THIS DEVELOPMENT RECOGNIZES CHINA CODE SECTION 22-1032, MORE TO BE ACTED UPON BY ANY STATE OR LOCAL AGRICULTURAL OPERATIONS, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OF BECAUSE A CHANGE IN THE USE OF THE PROPERTY, AGRICULTURE SHALL BE PERMITTED BY ANY DEVELOPER, LEASOR OR LESSEE OF ANY PART OF THE PROPERTY. THE APPLICABLE ZONING REGULATIONS OF VALLEY COUNTY SHALL APPLY TO ANY AGRICULTURAL, OPERATIONAL, AGRICULTURAL FACILITY OR EXPANSION THEREOF.
7. RESTRICTIVE COVENANTS AND CONDITIONS, RECORDED IN CONNECTION WITH THE FINAL PLAT, WILL BE IN EFFECT FOR THIS SUBDIVISION.
8. DIRECT LOT ACCESS TO TAMARACK FALLS ROAD, ALPHA ROAD, HUNTER ROAD, AND NORWOOD ROAD IS PROHIBITED.
9. THE HOMEOWNER'S ASSOCIATION, UNLESS OTHERWISE SPECIFIED IN AN INSTRUMENT, SHALL BE RESPONSIBLE FOR ALL STORM DRAINAGE FACILITIES LOCATED OUTSIDE THE PUBLIC RIGHTS-OF-WAY, INCLUDING ALL ROUTINE AND MAINTENANCE.

### PRELIMINARY ENGINEERING NOTES

1. EXISTING WATER SERVICES FOR THE SUBDIVISION WILL BE PROVIDED BY A PROPOSED WELL HOUSE LOCATED ON LOT 1, BLOCK 7 AND THE HANDED BY 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 DETERMINED DURING FINAL DESIGN.
4. ALL DRAINAGE WATER LINES AND SANITARY SEWER WILL BE INSTALLED IN ACCORDANCE WITH THE SAGWA VALLEY COUNTY CONSTRUCTION OF THE FURNISHING AND INSTALLATION OF THE PUBLIC RIGHTS-OF-WAY AND THE SAGWA VALLEY COUNTY CONSTRUCTION OF THE FURNISHING AND INSTALLATION OF THE PUBLIC RIGHTS-OF-WAY.
5. STORM DRAINAGE FACILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE SAGWA VALLEY COUNTY CONSTRUCTION OF THE FURNISHING AND INSTALLATION OF THE PUBLIC RIGHTS-OF-WAY AND THE SAGWA VALLEY COUNTY CONSTRUCTION OF THE FURNISHING AND INSTALLATION OF THE PUBLIC RIGHTS-OF-WAY.
6. PRESSURE IRRIGATION SERVICE SHALL BE PROVIDED BY AN EXISTING POND.
7. ALL PROPOSED PRIVATE UTILITIES (ELECTRIC, CABLE TV, TELEPHONE) TO BE INSTALLED UNDERGROUND AND LOCATED ADJACENT TO THE ROADWAY.
8. 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.
9. PLANTING AND LANDSCAPE SHALL BE 60-30 OR BETTER, WITH A MINIMUM MAINTENANCE REQUIREMENT. PLANTING SHALL BE USED TO PROVIDE A MAXIMUM OF 0.5% WITH STRIPING ADJUSTIVE IS REQUIRED.

### INDEX OF DRAWINGS

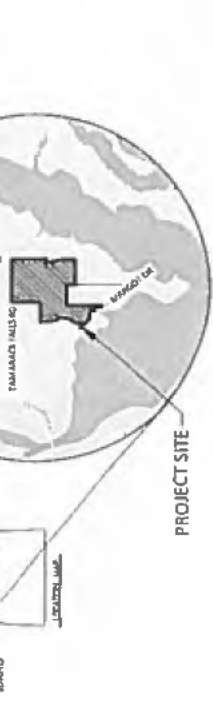
SHEET NO.	SHEET TITLE	COVER SHEET
PP1.0	PRELIMINARY PLAT	EXISTING CONDITIONS
PP1.1	PRELIMINARY PLAT	PHASING PLAN
PP1.2	PRELIMINARY PLAT	LOT DIMENSIONS
PP2.0	PRELIMINARY PLAT	LOT DIMENSIONS
PP2.1	PRELIMINARY PLAT	PRELIMINARY ENGINEERING PLAN
PP3.0	PRELIMINARY PLAT	PRELIMINARY ENGINEERING PLAN
PP3.1	PRELIMINARY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

### COVER SHEET

COVER SHEET

SCALE: 1" = 200'

### TYPICAL PRIVATE ROAD SECTION





NO.	DESCRIPTION	DATE

TAMARACK FALLS ESTATES  
VALLEY COUNTY, IDAHO  
PRELIMINARY PLAT  
EXISTING CONDITIONS

K.M. ENGINEERING  
1775 NORTH DISCOVERY WAY  
BOISE, IDAHO 83704  
PHONE: (208) 333-1111

DESIGNED BY:	JAP
DRAWN BY:	DMJ/NDP
CHECKED BY:	JAP
DATE:	8/14/2022
PROJECT:	NO. 202

SHEET NO. PP1.1



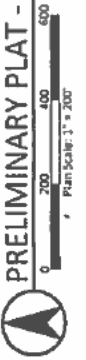
**SHEET SET CONTENTS**

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 UTILITY MARKERS SHALL BE RETURNED TO MAINTAIN HISTORIC SITE CHARACTER.

PRELIMINARY PLAT - EXISTING CONDITIONS



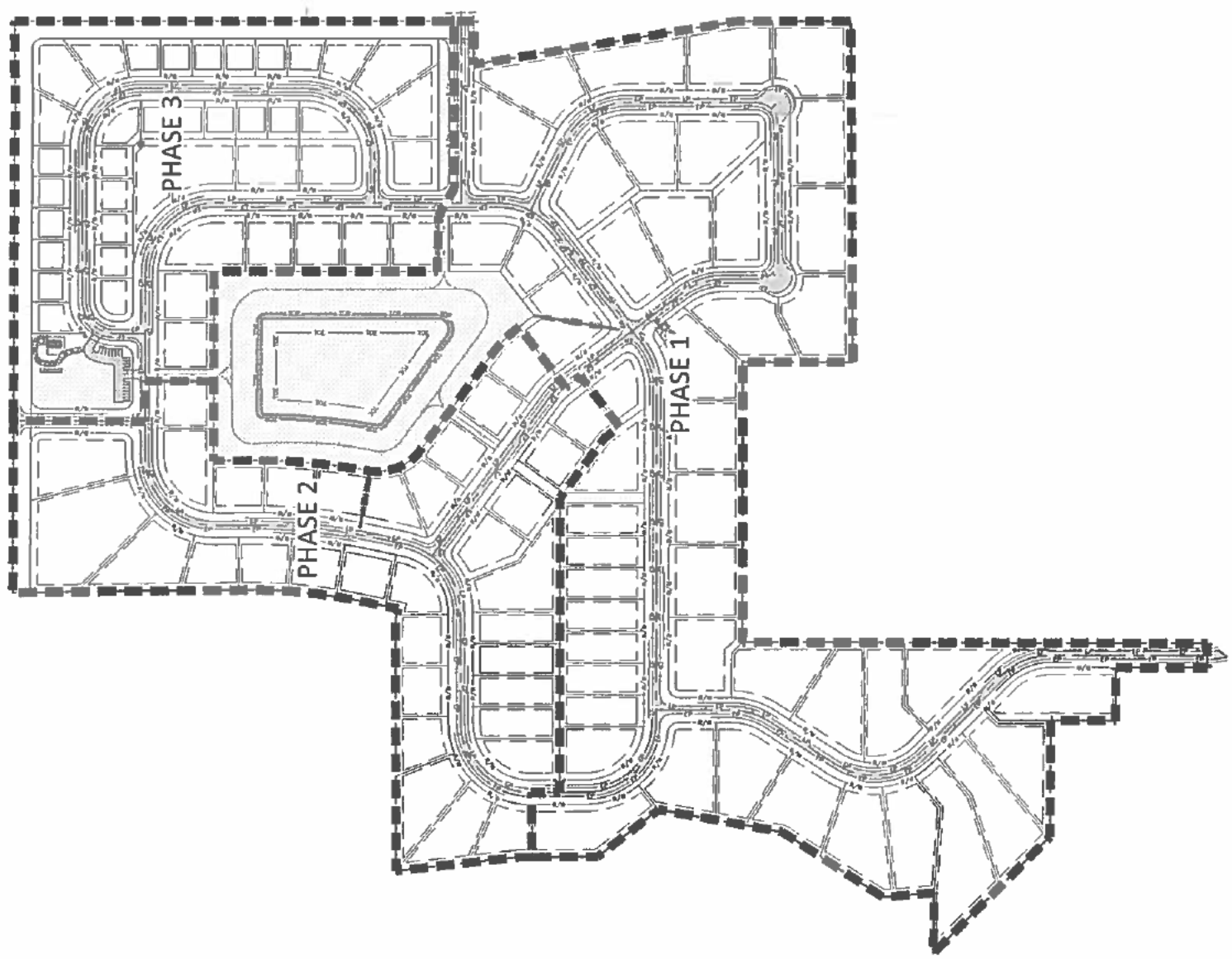


NO.	DATE	REVISIONS

TAMARACK FALLS ESTATES  
 VALLEY COUNTY, IDAHO  
 PRELIMINARY PLAT  
 PHASING PLAN

**K&M ENGINEERING**  
 1775 NORTH GARDENWAY WAY  
 BOISE, IDAHO 83713

DESIGN BY: [REDACTED]  
 DRAWN BY: [REDACTED]  
 CHECKED BY: [REDACTED]  
 DATE: 8/17/2023  
 PROJECT: [REDACTED]  
 SHEET NO.: PP1.2



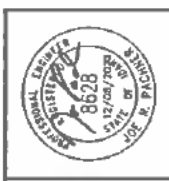
PHASE 1	PHASE 2	PHASE 3
± 2023	± 2023	± 2027
34 - 1.0 ACRE LOTS	4 - 1.0 ACRE LOTS	14 - 0.5 ACRE LOTS
14 - 0.5 ACRE LOTS	30 - 0.5 ACRE LOTS	28 - 8000 SQ. FT. LOTS

**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

**PRELIMINARY PLAT - PHASING PLAN**

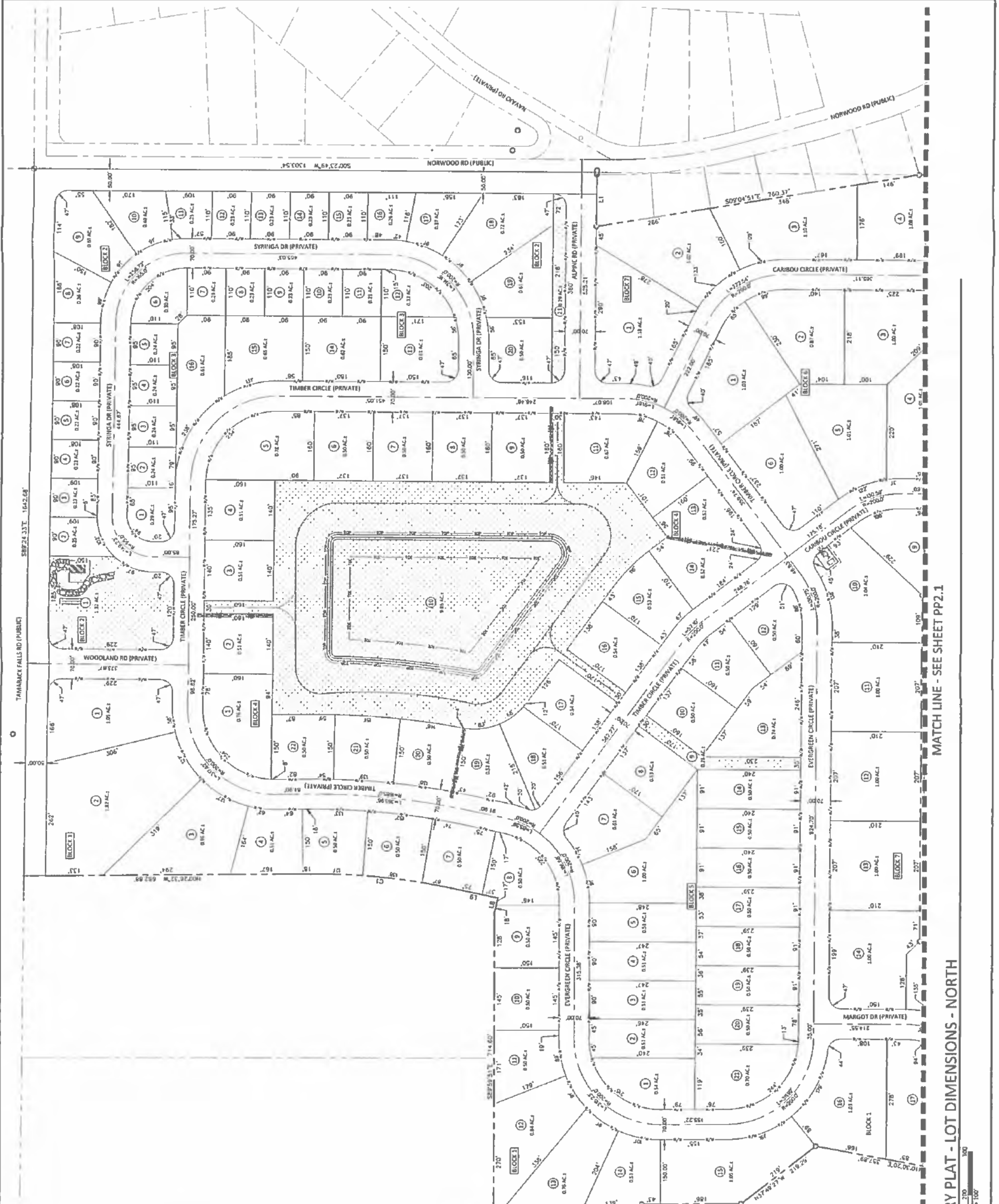
PLAN SCALE: 1" = 200'



NO.	DATE	REVISIONS

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

**K.M. ENGINEERING**  
 573 NORTH EXETER WAY  
 BOISE, IDAHO 83721  
 DESIGN BY: [Redacted] JIM  
 DRAWN BY: [Redacted] JIM  
 CHECKED BY: [Redacted] JIM  
 DATE: 8/20/2022  
 PROJECT: 25-200  
 SHEET NO. **PP2.0**



**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 TOLERANCE  
 SHEET PP2.0 LOT DIMENSIONS - NORTH, THIS SHEET  
 SHEET PP2.1 LOT DIMENSIONS - SOUTH  
 SHEET PP3.0 PRELIMINARY ENGINEERING PLAN - NORTH  
 SHEET PP3.1 PRELIMINARY ENGINEERING PLAN - SOUTH

CURVE	RADIUS	LENGTH	DEG.	CHORD	CHORD BEG.	CHORD END
C1	1500.00'	225.80'	1728.41°	18746.49'	238.16'	

LINE	BEARING	DISTANCE
L1	N89°36'31"W	123.21
L2	N89°43'31"W	70.00
L3	N0°17'53"E	240.80
L4	N89°42'07"W	150.18
L5	N0°15'54"E	185.12
L6	S89°18'47"E	173.47
L7	N64°15'50"E	144.35
L8	S77°39'51"E	35.00
L9	N12°00'00"E	111.48

MATCH LINE - SEE SHEET PP2.1

**PRELIMINARY PLAT - LOT DIMENSIONS - NORTH**  
 0 100 200 300  
 Feet Scale: 1" = 100'



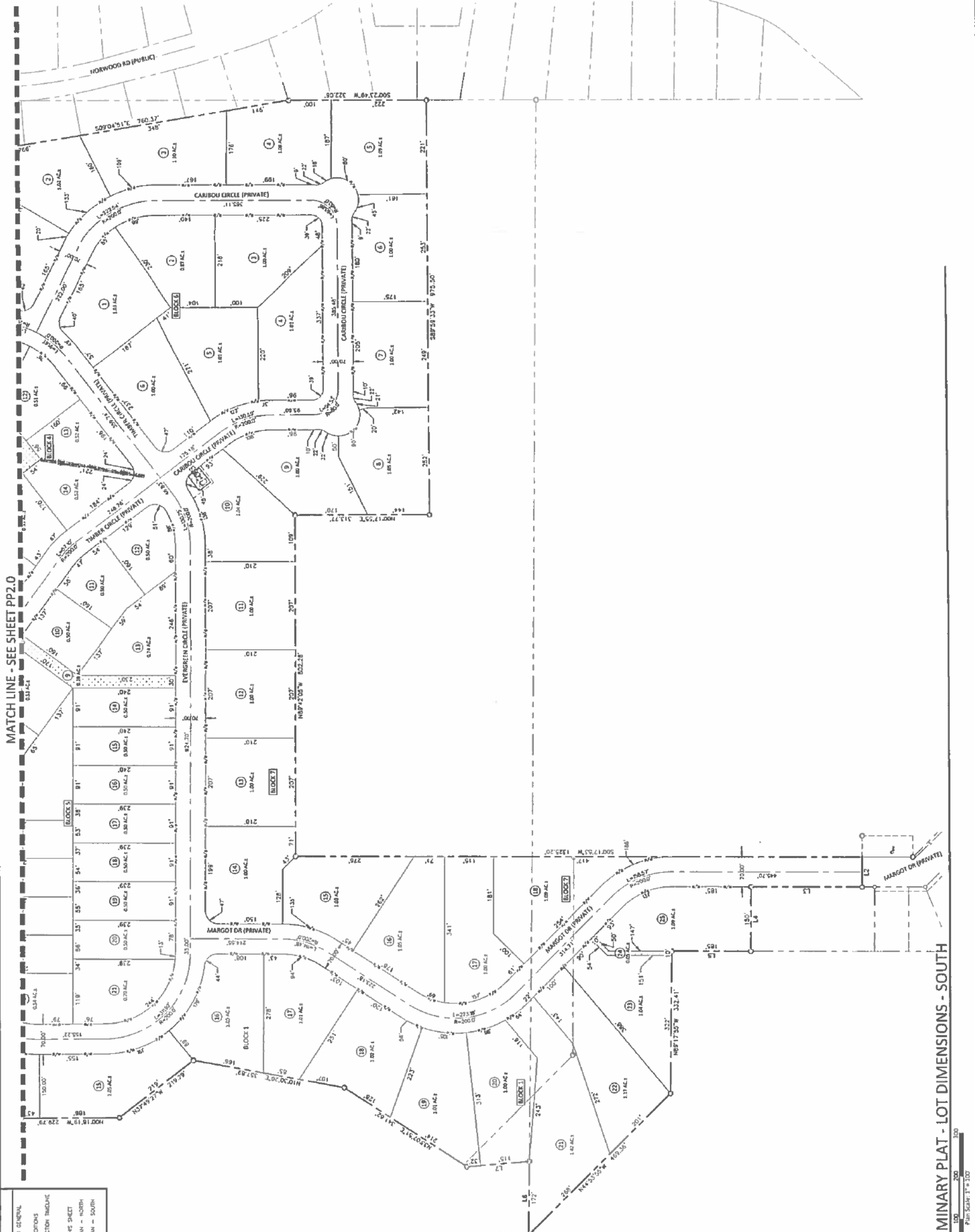


NO.	REVISIONS	DATE

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

**km** ENGINEERING  
1770 W. 200 N. R. P. No. 8628  
BOISE, IDAHO 83724

DESIGN BY: JHP  
DRAWN BY: DMJ/RSJ  
CHECKED BY: JHP  
DATE: 8/10/2023  
PROJECT: 22-360  
SHEET NO. PP.2.1



**SHEET SET CONTENTS**

SHEET PP.1.0. PRELIMINARY PLAT NORTH AND GENERAL NOTES  
SHEET PP.1.1. BOUNDARY AND EXISTING CONDITIONS  
SHEET PP.1.2. FINISHING PLAN AND CONSTRUCTION TOLERANCE  
SHEET PP.2.0. LOT DIMENSIONS - NORTH  
SHEET PP.2.1. LOT DIMENSIONS - SOUTH, THIS SHEET  
SHEET PP.3.0. PRELIMINARY ENGINEERING PLAN - NORTH  
SHEET PP.3.1. PRELIMINARY ENGINEERING PLAN - SOUTH

LINE	BEARING	DISTANCE
L1	N89°28'24"W	135.21
L2	N89°45'31"W	70.00
L3	N87°17'35"E	260.80
L4	N89°42'07"W	150.18
L5	N87°15'34"E	103.12
L6	S88°18'47"E	172.49
L7	N4°47'30"W	144.35
L8	S77°28'31"E	33.00
L9	N12°00'09"E	111.48



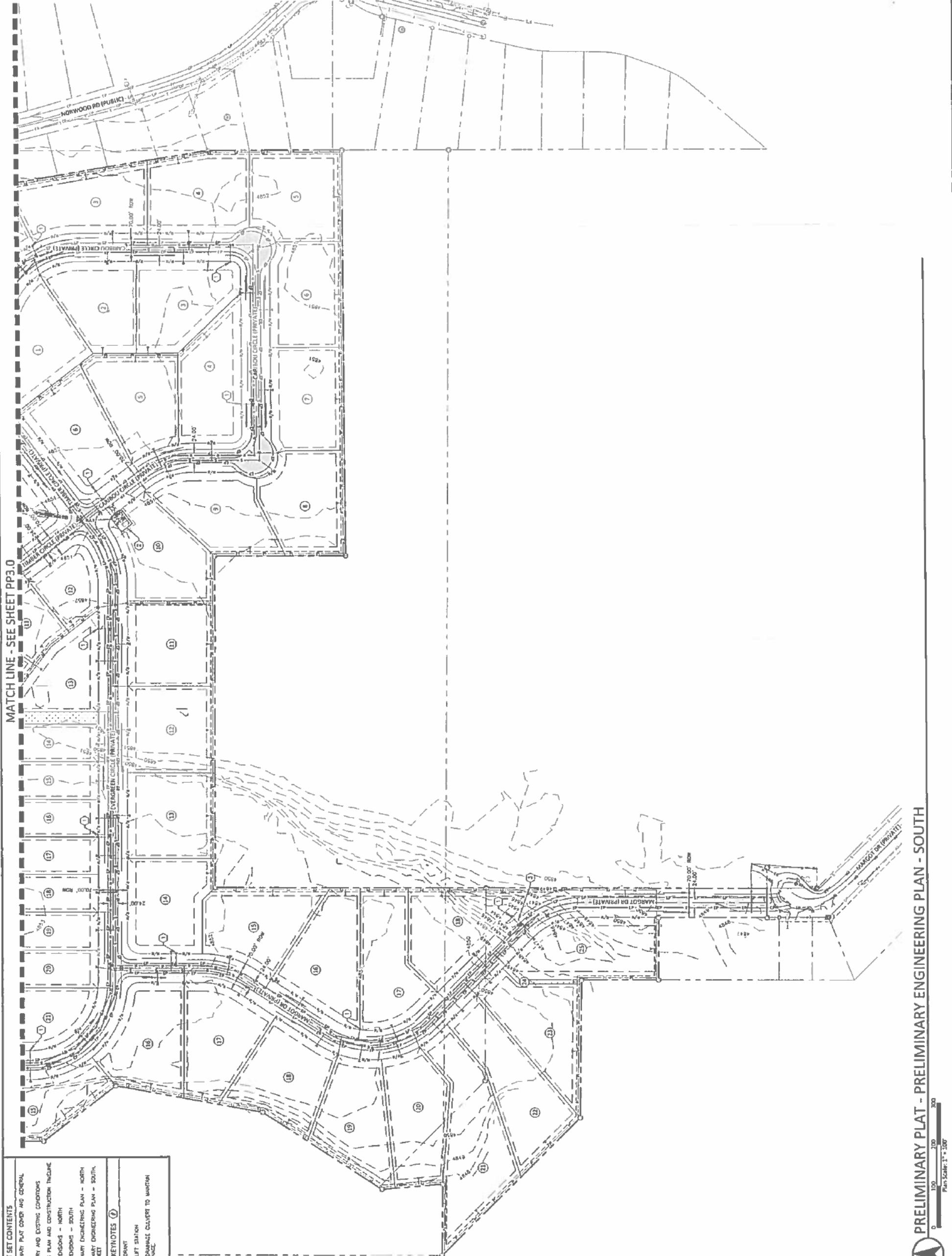




NO.	DATE	REVISIONS

TAMARACK FALLS ESTATES  
 VALLEY COUNTY, IDAHO  
 PRELIMINARY PLAT  
 PRELIMINARY ENGINEERING PLAN  
 SOUTH

**km**  
 ENGINEERING  
 1725 NORTH PACIFIC WAY  
 BOISE, IDAHO 83704  
 PHONE: 208-333-3333  
 FAX: 208-333-3334  
 DESIGNER: JHP  
 DRAWN BY: DMZ/LLJ  
 CHECKED BY: JHP  
 DATE: 07/26/2022  
 PROJECT: PP-290  
 SHEET NO. PP3.1



MATCH LINE - SEE SHEET PP3.0

PRELIMINARY PLAT - PRELIMINARY ENGINEERING PLAN - SOUTH

**SHEET SET CONTENTS**

SHEET PP3.0 PRELIMINARY PLAT COVER AND GENERAL NOTES  
 SHEET PP3.1 BOUNDARY AND EXISTING CONDITIONS  
 SHEET PP3.2 FINISHING PLAN AND CONSTRUCTION TOLERANCE  
 SHEET PP3.3 LOT DIVISIONS - NORTH  
 SHEET PP3.4 LOT DIVISIONS - SOUTH  
 SHEET PP3.5 PRELIMINARY ENGINEERING PLAN - NORTH  
 SHEET PP3.6 PRELIMINARY ENGINEERING PLAN - SOUTH  
 SHEET PP3.7 THIS SHEET

**KEYNOTES**

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

