

Valley County Planning and Zoning

PO Box 1350 • 219 North Main Street
Cascade, ID 83611-1350



Phone: 208-382-7115
Fax: 208-382-7119
Email: cherrick@co.valley.id.us

STAFF REPORT: C.U.P. 21-20 Gold Fork River Estates – Final Plat
MEETING DATE: January 12, 2023
TO: Planning and Zoning Commission
STAFF: Cynda Herrick, AICP, CFM
Planning and Zoning Director
APPLICANT / OWNER: Gold Fork LLC
161 Ranch Drive, Boerne, TX 78015
ENGINEER: Crestline Engineers
PO Box 2330, McCall, ID 83638
SURVEYOR: Dunn Land Surveys
25 Coyote Trail, Cascade, ID 83611
LOCATION: Intersection of Davis Creek Lane and Gold Fork Road
RP16N04E295625, RP16N04E296770, and part of RP16N04E296006
in the SW ¼ Section 29, T.16N, R.4E, Boise Meridian, Valley County,
Idaho
SIZE: 46 acres
REQUEST: Single-Family Residential Subdivision
EXISTING LAND USE: Bare Land

Gold Fork LLC is requesting final plat approval. The commission will review the final plat to determine conformance with the preliminary plat, approved densities, and conditional use permit.

The approval for a conditional use permit and preliminary plat was effective August 24, 2021. The preliminary plat approval was for a 7-lot single-family residential subdivision on 67.7 acres.

This plat is a six-lot single-family subdivision plus an open space lot along the Gold Fork River. The lot sizes are not noted on the submitted final plat. Lots would be accessed from a new private road onto Davis Creek Lane (public) and from Gold Fork Road (public).

A draft escrow account agreement has been submitted for financial guarantees for completing the roads, including paving. This financial guarantee should include implementation of the Wildland Urban Interface Fire Protection Plan.

FINDINGS:

1. The final plat was submitted on December 13, 2022.

2. Legal notice was posted in the *Star News* on Dec. 22, 2022, and Dec. 29, 2022. The proposed final plat was posted on the Valley County website on Dec. 13, 2022. **This is not a public hearing.**

3. Agency comment received:

Paul Ashton, Valley County Engineer, recommend approval of the revised final roadway, grading, and stormwater improvement plans and stormwater drainage report. (July 1, 2022)

Jess Ellis, Donnelly Fire Marshal, states that all Donnelly Rural Fire Protection requirements have been met. (Nov. 30, 2022)

Ken Roberts, Gold Fork Irrigation Company LTD President, stated that the canal easement shown on the plat in Lot 2 must be adjusted to allow for the full 50-ft easement width so as not to overlap with the Davis Creek Road Right-of-Way. (Dec. 20, 2022)

Laurie Frederick, Valley County Cadastral Specialist III, found a few discrepancies that should be resolved prior to recording the subdivision plat. (Dec. 30, 2022)

STAFF QUESTIONS / COMMENTS / RECOMMENDATION:

- 1) The Fire Suppression Water Storage Tank location needs be shown on the Final Plat.
- 2) Are the 10' wide power easements on Lots 1, 3, and 5 currently in place or are they for new service?
- 3) The 30-ft easement across Lot 2 needs to be identified as Instrument # 272643. The easement width shall also be shown on the plat.
- 4) The Gold Fork Irrigation Company LTD canal easement shown on the plat in Lot 2 must be adjusted to allow for the full 50-ft easement width so as to not overlap with the Davis Creek RD. The width of this easement shall be shown on the final plat.
- 5) Additional Notes on the plat are needed, as follows:
 - Surrounding land uses are subject to change.
- 6) The final plat does show the required 35-ft from center of road for dedicated road right-of-way along both Davis Creek Lane and Gold Fork Road. However, there should be a definite cutoff or line break as the public right-of-way transitions to the private right-of-way for Oliver Court.
- 7) The irrigation canal easement needs to be 50-ft north of the dedicated road right-of-way. The irrigation company stated they need access along the north side of the canal.
- 8) CCRs Exhibit A is to be the Wildland Urban Interface Fire Protection Plan; however, this was not included with the draft CCRs provided.
- 9) The CCRs should address septic systems and long-term management of the septic systems as an education piece.

- 10) Has the shared access been constructed? Will need a Shared Driveway Agreement and it must be built to fire department standards. The Shared Driveway Agreement could be part of the Declaration of Private Roads.
- 11) I would recommend that the BFE's be placed on the plat.
- 12) Is the 35' of dedicated ROW along both public roads measured to the centerline of the road?
- 13) The following are the conditions of approval and comments as to whether the applicant has complied with each condition.

Approved Conditions of Approval – Instrument # 443758:

1. The application, the staff report, and the provisions of the Land Use and Development Ordinance are all made a part of this permit as if written in full herein. ✓
2. Any change in the nature or scope of land use activities shall require an additional Conditional Use Permit. ✓
3. The final plat shall be recorded within two years or this permit will be null and void.
Must be recorded by August 24, 2023.
3. The issuance of this permit and these conditions will not relieve the applicant from complying with applicable County, State, or Federal laws or regulations or be construed as permission to operate in violation of any statute or regulations. Violation of these laws, regulations or rules may be grounds for revocation of the Conditional Use Permit or grounds for suspension of the Conditional Use Permit. ✓
4. Must have an approved storm water management plan and site grading plan approved by the Valley County Engineer prior to any work being done on-site.
✓ **Approval letter dated July 1, 2022.**
5. Must have an approved storm water management plan and site grading plan approved by the Valley County Engineer prior to any work being done on-site.
✓ **Approval letter dated July 1, 2022.**
6. Roads shall be constructed in accordance with the Valley County Private Road standards. The Valley County Engineer shall review and approve construction drawings prior to development. ✓ **Approval letter dated July 1, 2022.**
7. Prior to recordation of the plat, the Developer's engineer shall certify that the road is constructed in accordance with the plans approved by the Valley County Engineer.

Need _____ Will be submitted prior to recordation of final plat.

8. A Private Road Declaration is required prior to recordation and must be noted on the face of the plat. ✓ **Note 12. Draft copy has been submitted. It states pavement on roads will be financially guaranteed with November of 2024 as the final completion deadline. There will be a question as to whether or not building permits can be issued.**

9. Must bury conduit for fiber optics with utilities. ✓
10. A Declaration of Installation of Utilities shall be placed on the face of the plat if all utilities are not in place at the time of recordation. ✓ **Applicant states all utilities have been installed. Staff recommends a Declaration of Installation of Utilities describing what has been completed and to where...is power, phone, etc. on each lot? Where is the conduit located? Where is the buried fire tank located?**
11. A letter of approval is required from Donnelly Rural Fire District prior to recording the final plat. This approval will also be approval of the Wildfire Mitigation plan.

An approval letter is dated November 30, 2022; however, it does not reference the Wildfire Mitigation Plan.

12. CCR's should address lighting, wildfire prevention, noxious weeds, and limit each lot to one wood burning device. ✓ **Draft CCRs Articles 3.1.K, 3.18, and 3.24**
13. All lighting must comply with the Valley County Lighting Ordinance.
✓ **Draft CCRs Article 3.1.K**
14. A letter from the Gold Fork Irrigation District is required stating they have no concerns with this proposal.

Need _____ The letter submitted on December 20, 2022, includes changes to be made to the plat...moving 50' easement north of road ROW.

15. Shall place addressing numbers at each driveway and each residence.
✓ **Draft CCRs Article 3.1.J**
16. All lots should have access off the private road if the lot fronts on the private road.
✓ **All lots will access off Oliver Court. Plat Note 8.**
- ~~17. Shall file a CLOMR before any work being done on site. Shall obtain a LOMR prior to recordation of the plat.~~
This requirement was rescinded by PZ Commission on June 9, 2022
18. The following note shall be placed in the notes on the face of the final plat:
"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."
✓ **Plat Note 10**
19. Cannot affect vegetation or elevations within the floodplain area. ✓ **Plat Note 13**
20. Cannot construct or place any structure or fill in floodplain, including signs and rocks that have potential to impede natural flow in floodplain unless area removed by Letter of Map Revision (LOMR). ✓ **Plat Note 13 and draft CCRs Article 3.26**
21. Will show building envelopes with siting dimensions on the final plat.
22. If Lot 6 or 7 is not buildable because it is in the floodplain, it will need to be identified as Open Space.
✓ **A portion of Lot 6 is located in floodplain but has enough room to support a**

septic system and building envelope. Lot 7 is almost entirely located in the floodplain and is identified as Open Space on the plat.

 End Conditions of Approval

ATTACHMENTS:

- Conditional Use Permit
- Vicinity Map
- Aerial Map
- Floodplain Map
- Assessor Plat
- Responses
- Proposed Final Plat
- Approved Preliminary Plat
- Applicant's Submittal for Final Plat
- Septic System Handouts

END OF STAFF REPORT



Planning and Zoning Commission
VALLEY COUNTY
IDAHO

P.O. Box 1350/219 North Main Street/Cascade, Idaho 83611-1350

Phone: 208.382.7115

FAX: 208.382.7119

Instrument # 443758
(Recording sticker)
VALLEY COUNTY, CASCADE, IDAHO
8-31-2021 08:21:48 AM No. of Pages: 3
Recorded for : P&Z
DOUGLAS A. MILLER Fee: 0.00
Ex-Officio Recorder Deputy *DM*
Index to: COUNTY MISC

**CONDITIONAL USE PERMIT
NO. 21-20
Gold Fork River Estates Subdivision**

Issued to: Gold Fork LLC
161 Ranch Drive
Boerne, TX 78015

Property Location: The site is 67.7 acres in Parcels RP16N04E295625,
RP16N04E296770, and part of RP16N04E296006 in the SW ¼
Section 29, T.16N, R.4E. Boise Meridian, Valley County, Idaho.

There have been no appeals of the Valley County Planning and Zoning Commission's decision of August 12, 2021. The Commission's decision stands, and you are hereby issued Conditional Use Permit No. 21-20 with Conditions for establishing a 7 lot single family subdivision as described in the application, staff report, and minutes.

The effective date of this permit is August 24, 2021.

Conditions of Approval:

1. The application, the staff report, and the provisions of the Land Use and Development Ordinance are all made a part of this permit as if written in full herein.
2. Any change in the nature or scope of land use activities shall require an additional Conditional Use Permit.
3. The final plat shall be recorded within two years or this permit will be null and void.

4. The issuance of this permit and these conditions will not relieve the applicant from complying with applicable County, State, or Federal laws or regulations or be construed as permission to operate in violation of any statute or regulations. Violation of these laws, regulations or rules may be grounds for revocation of the Conditional Use Permit or grounds for suspension of the Conditional Use Permit.
5. Must have an approved storm water management plan and site grading plan approved by the Valley County Engineer prior to any work being done on-site.
6. Roads shall be constructed in accordance with the Valley County Private Road standards. The Valley County Engineer shall review and approve construction drawings prior to development.
7. Prior to recordation of the plat, the Developer's engineer shall certify that the road is constructed in accordance with the plans approved by the Valley County Engineer.
8. A Private Road Declaration is required prior to recordation and must be noted on the face of the plat.
9. Must bury conduit for fiber optics with utilities.
10. A Declaration of Installation of Utilities shall be placed on the face of the plat if all utilities are not in place at the time of recordation.
11. A letter of approval is required from Donnelly Rural Fire District prior to recording the final plat. This approval will also be approval of the Wildfire Mitigation plan.
12. CCR's should address lighting, wildfire prevention, noxious weeds, and limit each lot to one wood burning device.
13. All lighting must comply with the Valley County Lighting Ordinance.
14. A letter from the Gold Fork Irrigation District is required stating they have no concerns with this proposal.
15. Shall place addressing numbers at each driveway and each residence.
16. All lots should have access off the private road if the lot fronts on the private road.
17. Shall file a CLOMR before any work being done on-site. Shall obtain a LOMR prior to recordation of the plat.
18. The following note shall be placed in the notes on the face of the final plat:
"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."
19. Cannot affect vegetation or elevations within the floodplain area.

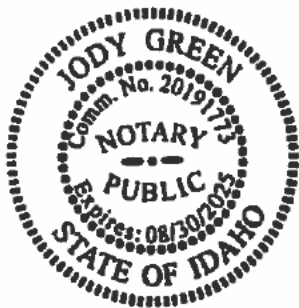
20. Cannot construct or place any structure or fill in floodplain, including signs and rocks that have potential to impede natural flow in floodplain unless area removed by Letter of Map Revision (LOMR).
21. Will show building envelopes with siting dimensions on the final plat.
22. If Lot 6 or 7 is not buildable because it is in the floodplain, it will need to be identified as Open Space.

END CONDITIONAL USE PERMIT

Date August 30, 2021
Approved by Cynda Herrick

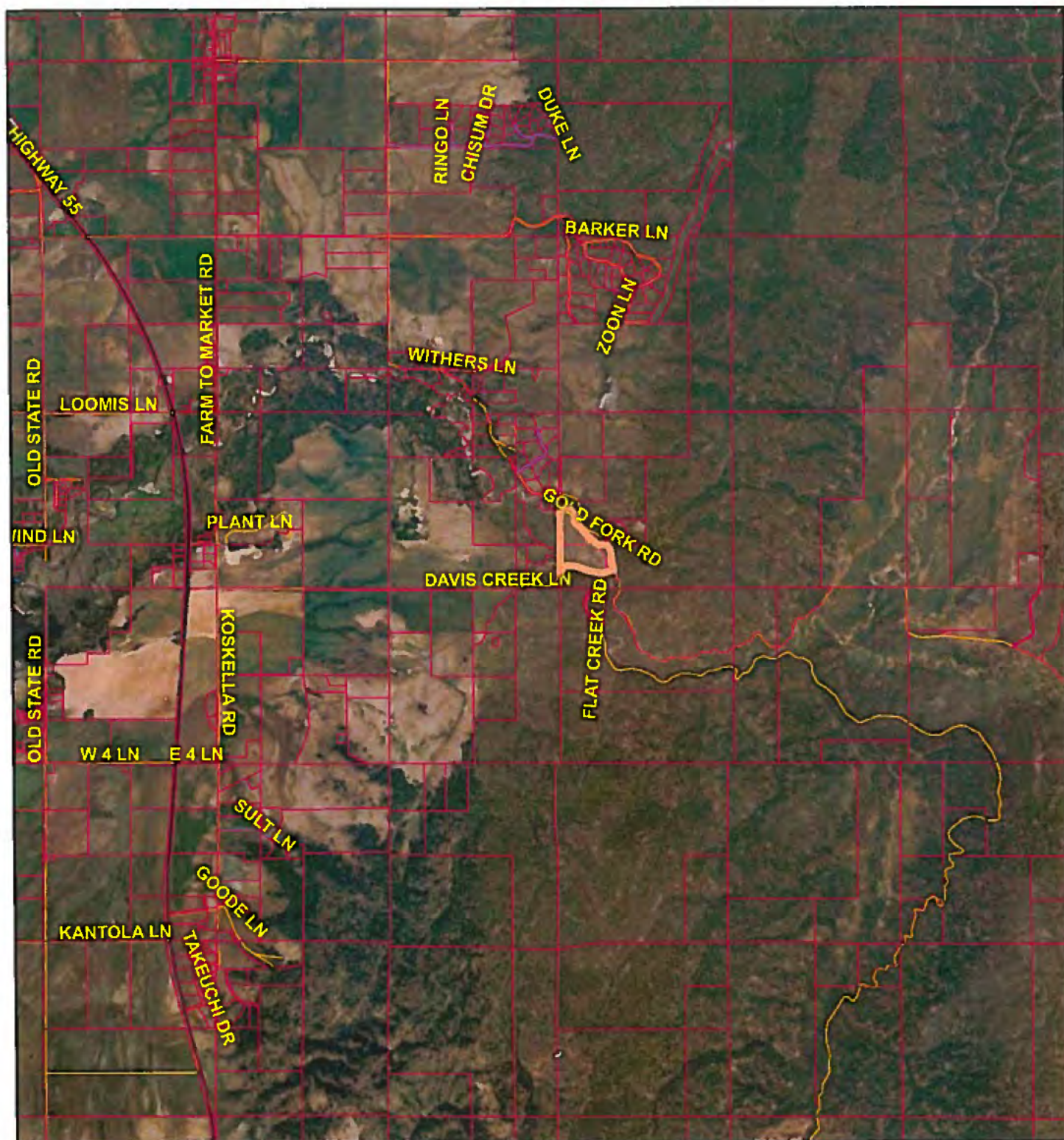
On this 30 day of August, 2021, before me, a notary public in and for said State, Cynda Herrick personally appeared, and is known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year in this certificate above written.



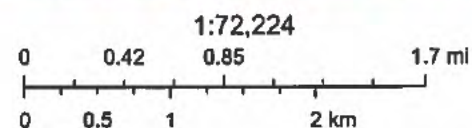
[Signature]
Notary Public
Residing at: Valley County
Commission Expires: 8/30/25

C.U.P. 21-20 Gold Fork River Estates



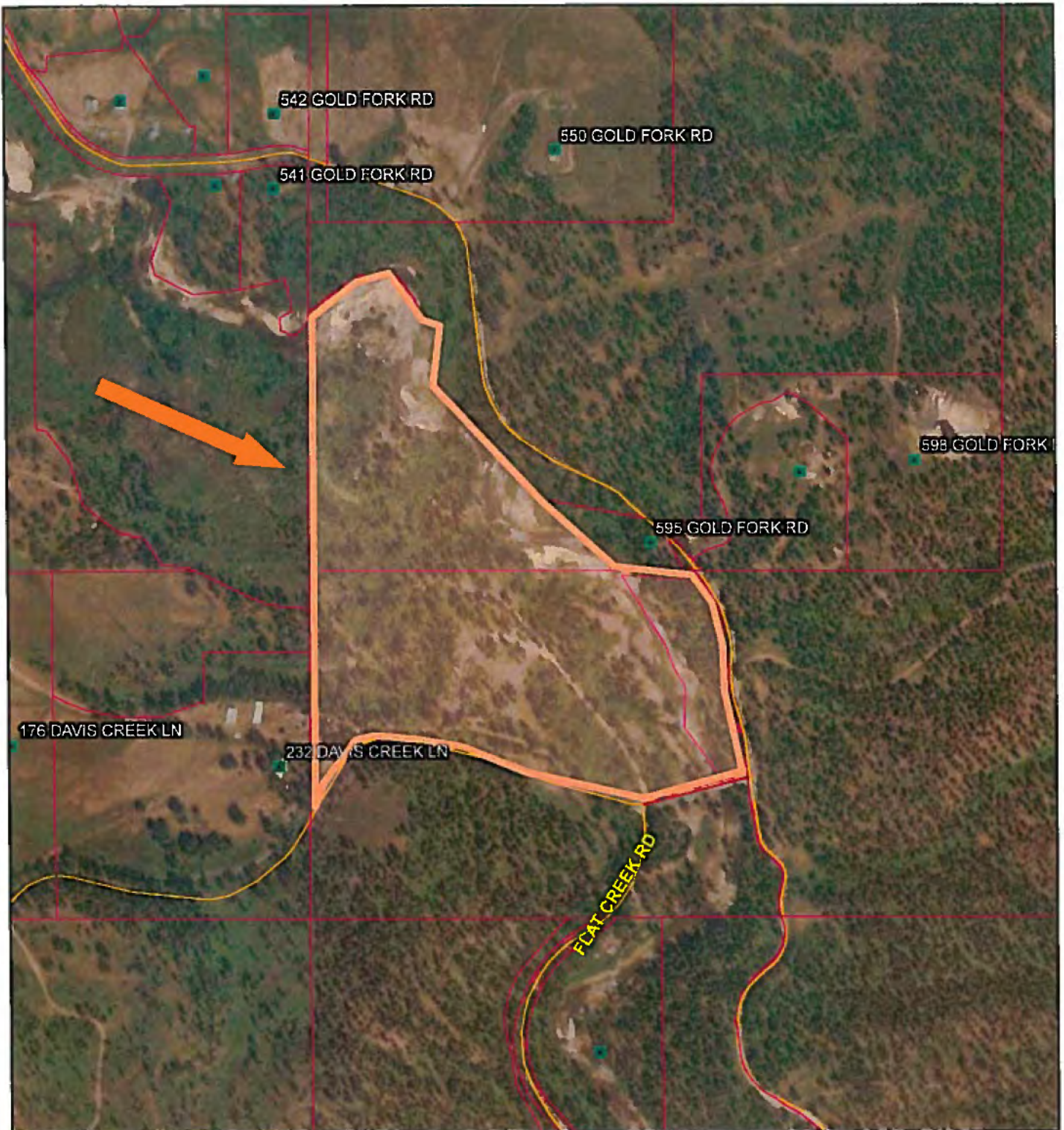
7/2/2021, 11:44:48 AM

- | | |
|--|--|
| Parcel Boundaries | MINOR COLLECTOR |
| All Road Labels | COLLECTOR |
| Roads | URBAN/RURAL |
| MAJOR | PRIVATE |



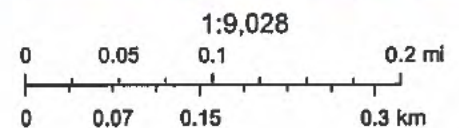
Earthstar Geographics

C.U.P. 21-20 Gold Fork River Estates



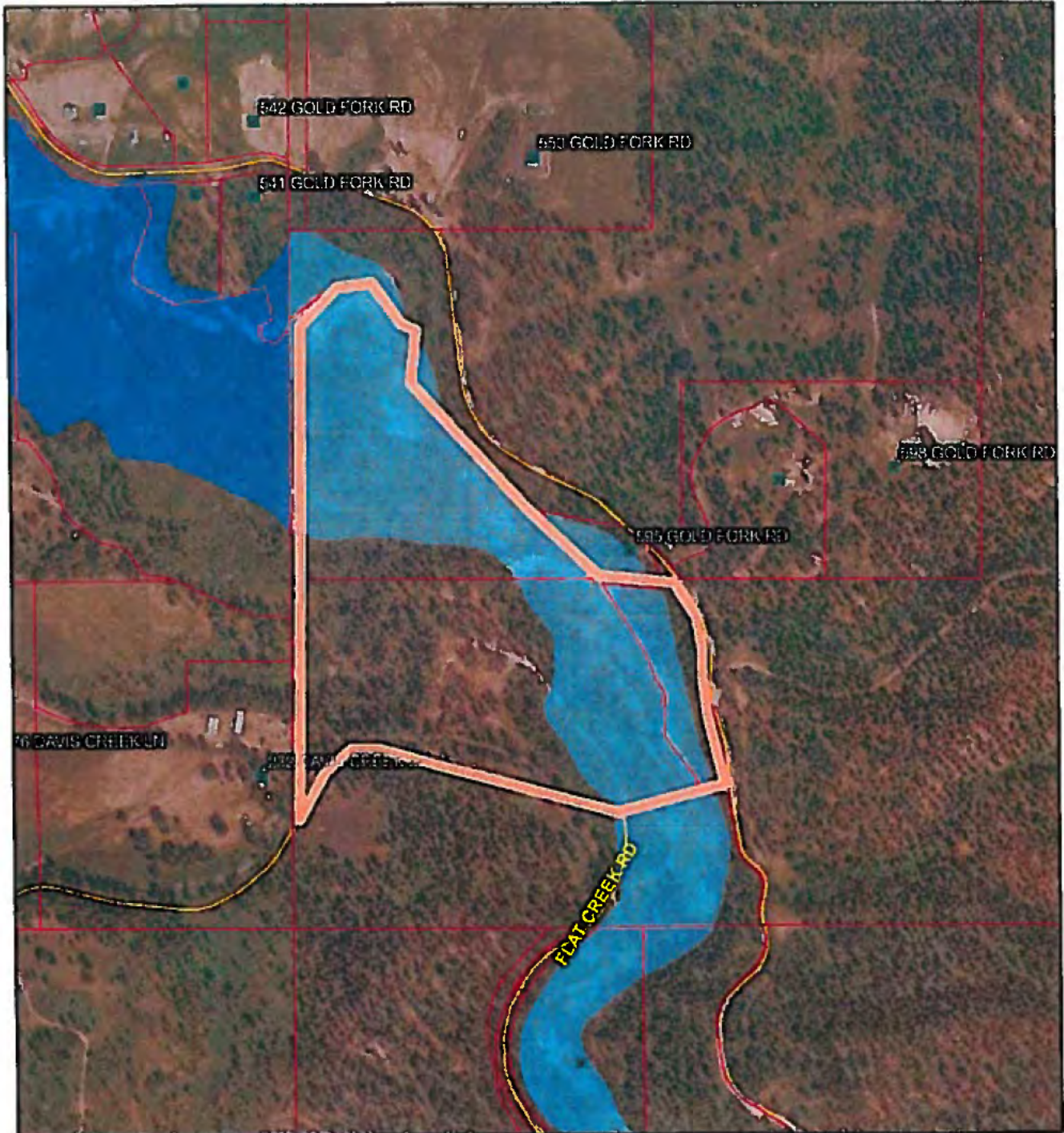
7/2/2021, 11:42:48 AM

- Parcel Boundaries
- Roads
- Addresses
- MINOR COLLECTOR
- All Road Labels
- URBAN/RURAL



Maxar

C.U.P. 21-20 with Floodplain Map



7/16/2021, 9:46:51 AM

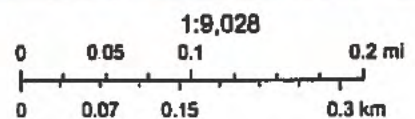
Floodplain

- A (1% Annual Chance, 100-Year)
- AE (1% Annual Chance, 100-Year)
- Floodway (1% Annual Chance, 100-Year)
- 500-Year Floodplain (0.2% Annual Chance)
- Parcel Boundaries

- Addresses
- All Road Labels

Roads

- MINOR COLLECTOR
- URBAN/RURAL

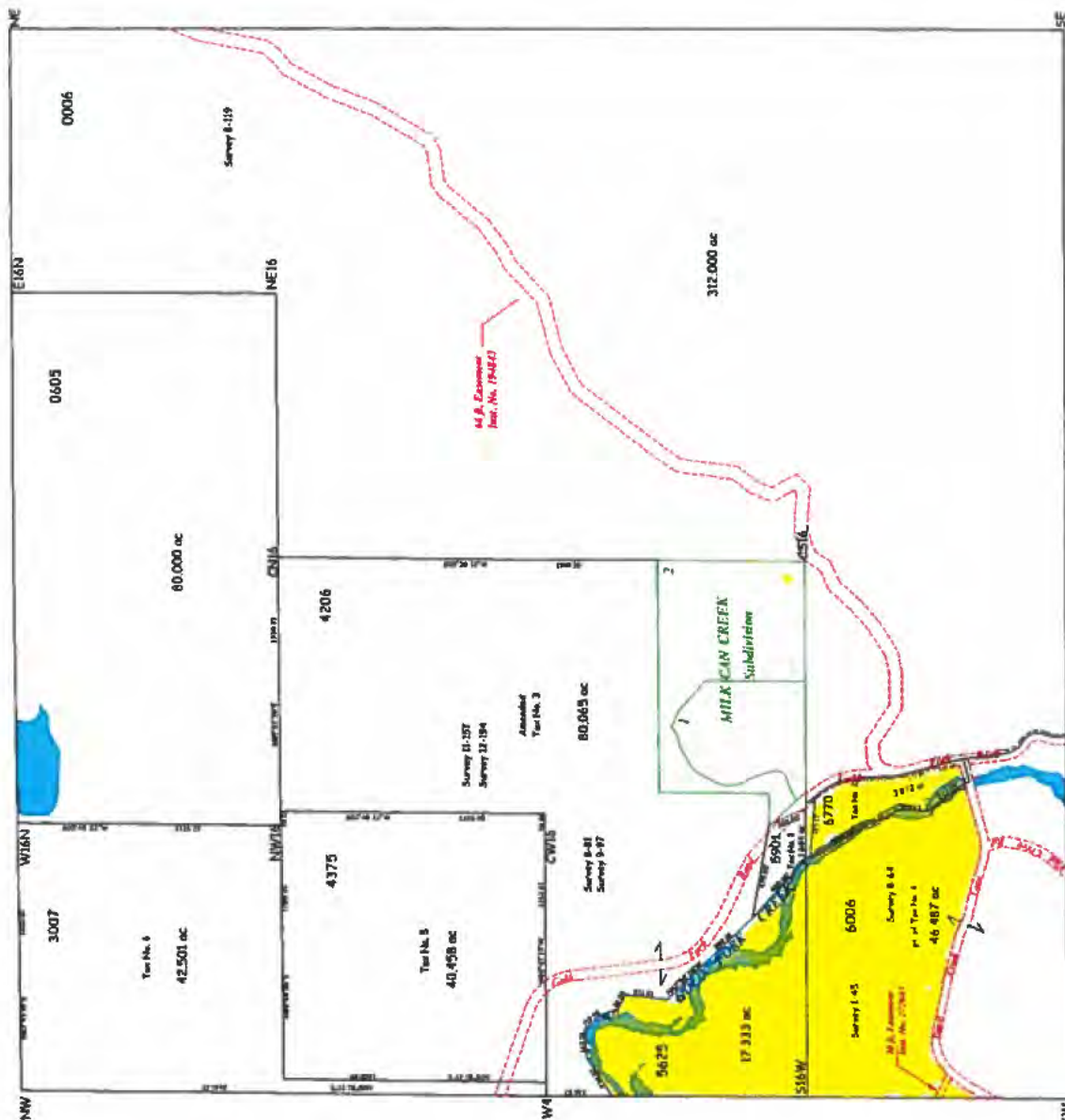


Valley County IT, Master

TWP. 16N R04E SEC. 29

WALLEY COUNTY
Assessor's Office
Cartography Dept.
Cascade, ID 83611

Filename: H:\Knappton\Valley County Base Map
Scale: 1"=1000'
Date: 12/15/17
Drawn by: L.Frederick



SENT VIA EMAIL

July 1, 2022

Ms. Cynda Herrick, AICP, CFM
Valley County Planning and Zoning Administrator
P.O. Box 1350
Cascade, ID 83611

Re: Gold Fork River Estates Subdivision – Revised Final Roadway, Grading, and Stormwater Improvements Plans and
Stormwater Drainage Report


Dear Cynda:

We have reviewed the above referenced revised documents against the current Valley County (VC) Private and Public Road standards. Per our review, the applicant has addressed our comments and the plans and drainage report meet the standards and requirements; therefore, we are recommending approval of the documents.

Please contact me with any questions or comments.

Sincerely,

PARAMETRIX
Valley County Engineer



Paul Ashton, PE

cc: Project File

Jeff McFadden / Valley County Road Department

Anthony Dini, E.I.T., Crestline Engineers

unpleasant people. unpleasant situations. making a difference.



Donnelly Rural Fire Protection District

P.O. Box 1178 Donnelly, Idaho 83615

208-325-8619 Fax 208-325-5081

November 30, 2022

Valley County Planning & Zoning Commission
P.O. Box 1350
Cascade, Idaho 83611

RE: C.U.P. 21-20 Gold Fork River Estates Subdivision

As of November 30, 2022 Gold Fork River Estates Subdivision has met all Donnelly Rural Fire Protection Requirements.

Please call 208-325-8619 with any questions.

Jess Ellis

A handwritten signature in black ink, appearing to read "Jess Ellis".

Fire Marshal
Donnelly Fire Department

Gold Fork Irrigation Company LTD

P.O. Box 13

Donnelly, ID 83615

Date: December 20, 2022

To: Valley County Commissioners
Valley County Planning and Zoning Commission

Re: Gold Fork River Estates Subdivision

Commissioners,

The Gold Fork River Estates Subdivision plat encompasses the main canal for the Gold Fork Irrigation Company LTD.

The Gold Fork Irrigation Company LTD canal easement shown on the plat in Lot 2 must be adjusted to allow for the full 50-foot easement width so as to not overlap with the Davis Creek Road ROW.

The easement on the plat provides for the Gold Fork Irrigation Company LTD the ability to; access, maintain, modify its method of conveyance, and inspect at any time and without restriction. It shall also be understood the; Gold Fork River Estates Subdivision, nor individual lots, nor lot owners have any rights or shares in the Gold Fork Irrigation Company LTD and therefore have no right to use, restrict, impound, or modify, for any purpose the canal or water within said canal.

With the acceptance and understanding of the previously stated conditions, the Gold Fork Irrigation Company LTD has no concerns with this proposal.

Sincerely,

A handwritten signature in black ink, appearing to read "Ken Roberts", with a long horizontal flourish extending to the right.

Ken Roberts, President - Gold Fork Irrigation Company, LTD

cc - Crestline Engineers, Inc.

Valley County Assessor's Office

P.O. Box 1350 • 219 N. Main Street
Cascade, Idaho 83611-1350
Phone (208) 382-7126 • Fax (208) 382-7187

JUNE FULLMER

Assessor
jfullmer@co.valley.id.us



Department of Motor Vehicles
Phone (208) 382-7141 • Fax (208) 382-7187

SUE LEEPER
Chief Deputy Assessor
sleeper@co.valley.id.us

December 30, 2022

Cynda Herrick
Valley Co. P&Z Administrator
Valley County Courthouse
Cascade, Idaho 83611

RE: Final Plat Review " Gold Fork River Estates Subdivision "

Dear Cynda,

This letter is in response to your request for our office to review the final plat of the above referenced subdivision.

I have run a traverse of the subdivision boundary from the legal description provided on the Certificate of Owners. Enclosed you will find a copy. This 2024 proposed plat will encompass portions of the parcel(s) referenced on the Assessment Roll as PART NW4 SW4; NWLY PORTION OF TAX NO. 4 IN S 1/2 SW LESS TAX NO. 2; and TAX NO. 2 IN S/2 SW4 AKA PT NWLY PORTION OF TAX NO. 4 in Section 29 of Township 16 North, Range 4 East. The parcel number(s) and ownership are as follows:

RP 16N04E295625 – Gold Fork LLC
RP 16N04E296006 - Gold Fork LLC
RP 16N04E296770 – Gold Fork LLC

I have enclosed a copy of the GIS plat, T16N R4E Section 29, with this proposed replat highlighted. We have found a few discrepancies within this plat. Dan, please review the Delta for "C3" and the distance for "L5" on the face of the plat as compared to the Certificate of Ownership page. Also, the last call to the point of beginning is missing in the written legal description. Last, please review the placing of distance for the southwesterly boundary of Lot 2 (202.57' is not the full length of that line). We recommend this issue be resolved prior to recording this proposed Subdivision.

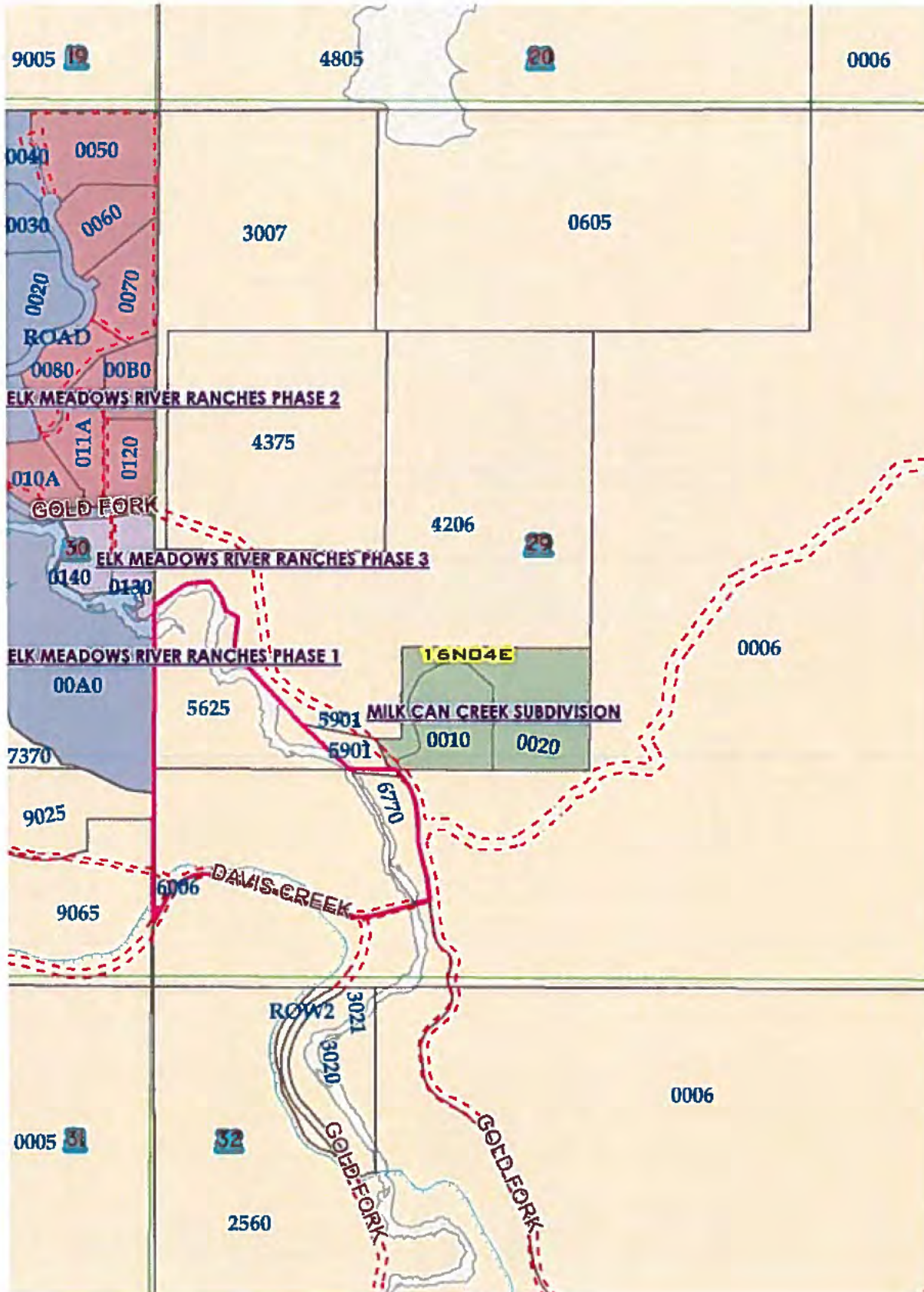
Please feel free to contact our office with any further questions or inquiries. Thank you for allowing us the opportunity to review this plat.

Sincerely,

Laurie Frederick
Cadastral Specialist III
Valley County Cartography Department
Enclosure

Cc: Chip Bowers, Valley County Surveyor; Dan Dunn, Dunn Land Surveys Inc.
/l/f

Proposed "GOLD FORK RIVER ESTATES SUBDIVISION"
 RP16NO4E295625, RP16NO4E296006, RP16NO4E296770



Legend

- Streets
- Sketch Lines
- easements
- Water
- Township
- PLSS Section
- Parcels

Tax No. 4
 J:\Assessor\Traverse PC\traverse 2013\16n\4E\29,32,33\4TAX#4.TRV
 T16N 4E SEC 29
 SW

Gold Fork River Estates Sub boundary

2006795.7049 SqFt 46.0697 Acres

Point	Type	Grid Bearing	Grid Dist	Radius	Arc Length	Delta	Northing	Easting
178							384.79	2.97
S16E/29		N0°26'34"E	934.03				1318.79	10.19
183		N0°26'34"E	982.32				2301.08	17.78
186		N56°16'33"E	234.75				2431.41	213.03
187		N85°25'55"E	143.11				2442.81	355.68
188		S37°03'24"E	119.94				2347.09	427.96
189		S18°35'10"E	80.67				2270.63	453.67
190		S61°19'22"E	81.00				2231.76	524.74
191		S6°30'39"W	212.74				2020.39	500.61
192		S42°59'23"E	592.80				1586.77	904.83
193		S47°09'03"E	400.02				1314.73	1198.10
3'		S89°48'16"E	283.25				1313.77	1481.35
4'	PC	S39°39'40"E	70.89				1259.19	1526.59
5'	PT	S20°44'18"E	246.46	380.00	251.00	37°50'42"	1028.70	1613.86
6'	PC	S1°48'56"E	137.82				890.95	1618.23
7'	PT	S8°14'15"E	62.64	-280.00	62.77	12°50'41"	828.96	1627.21
8'		S14°39'36"E	174.83				659.82	1671.45
9'		S6°56'11"E	140.98				519.87	1688.48
182	PC	S75°48'53"W	382.49				426.14	1317.65
194	PT	N88°35'32"W	120.96	225.00	122.47	31°11'09"	429.11	1196.73
195		N72°59'58"W	187.92				484.05	1017.02
196		N76°17'37"W	122.98				513.19	897.54
197		N65°37'38"W	143.01				572.21	767.28
198	PC	N75°56'40"W	399.04				669.12	380.18
199	PT	S66°22'58"W	317.80	-260.00	341.91	75°20'45"	541.80	89.00
178'		S28°42'36"W	179.04				384.77	2.99

Thursday, December 29, 2022 16:32:32
 lfederick

GOLD FORK RIVER ESTATES SUBDIVISION

LOCATED IN THE SW1/4 OF SECTION 29
T.16N., R.4E., B.M.
VALLEY COUNTY, IDAHO
2022



HORIZONTAL SCALE IN FEET
HORIZONTAL DISTANCE IS STATE PLANE, IDAHO WEST,
ZONE 11G1. DISTANCES ARE GROUND DISTANCES
AND ARE IN U.S. SURVEY FEET.

LEGEND

- SUBDIVISION BOUNDARY
- LOT LINE
- RIGHT-OF-WAY LINE
- COYOTELINE
- EASEMENT LINE
- FLOOD PLAIN BOUNDARY-NO BUILD ZONE
- FOUND BRASS CAP MONUMENT
- SET 3/8" X 24" REBAR WITH PLASTIC CAP LST4217
- FOUND 5/8" REBAR
- CALCULATED POINT, NO MONUMENT SET OR FOUND
- BLOCK NUMBER

LINE TABLE		
LINE	BEARING	LENGTH
L1	N85°25'55"E	143.11'
L2	S57°03'24"E	119.94'
L3	S18°35'10"E	80.67'
L4	S81°02'22"E	81.00'
L5	S39°39'10"E	70.88'

REFERENCES

- MILK CREEK SUBDIVISION, BOOK 13, PAGE 34, INST. NO. 405328
- ELK MEADOWS RIVER RANCHES PHASE 1, BOOK 12, PAGE 43, INST. NO. 348849
- ELK MEADOWS RIVER RANCHES PHASE 3, BOOK 12, PAGE 51, INST. NO. 362131
- RECORD OF SURVEY, BOOK 8, PAGE 64, INST. NO. 285176
- RECORD OF SURVEY, BOOK 12, PAGE 194, INST. NO. 394818
- RECORD OF SURVEY, BOOK 7, PAGE 116, INST. NO. 264570
- RECORD OF SURVEY, BOOK 8, PAGE 81, INST. NO. 268791
- RECORD OF SURVEY, BOOK 11, PAGE 157, INST. NO. 365306

SURVEY NARRATIVE

THIS PLAT WAS FILED TO SUBDIVIDE THE PROPERTIES LOCATED WITHIN VALLEY COUNTY PARCEL NO. 5 AP16N04295523 & RP16N04295770 AND A PORTION OF AP16N04295523 LYING NORTH OF DAMS CREEK LANE. THE CENTERLINE OF DAMS CREEK LANE WAS DETERMINED FROM RECORD OF SURVEY INSTRUMENT NO. 285176. ALL OTHER EXISTING MONUMENTS WERE ACCEPTED AND MEASUREMENTS WERE OBTAINED FROM EXISTING SITE FEATURES AND CLIENT REQUESTS.



CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD
C1	251.00'	380.00'	37°50'44"	246.46'
C2	62.77'	280.00'	12°50'38"	62.64'
C3	122.47'	225.00'	31°11'11"	120.95'
C4	341.91'	260.00'	75°20'44"	317.80'

- ## NOTES
- ALL PROPERTIES SHOWN ON THIS PLAT ARE SUBJECT TO AND GOVERNED BY THE PROVISIONS OF THE FOLLOWING DOCUMENTS FILED WITH THE VALLEY COUNTY CLERK'S OFFICE: RECORD OF SURVEY INSTRUMENT NO. 285176, RECORD OF SURVEY INSTRUMENT NO. 348849, RECORD OF SURVEY INSTRUMENT NO. 362131, RECORD OF SURVEY INSTRUMENT NO. 285176, RECORD OF SURVEY INSTRUMENT NO. 394818, RECORD OF SURVEY INSTRUMENT NO. 264570, RECORD OF SURVEY INSTRUMENT NO. 268791, RECORD OF SURVEY INSTRUMENT NO. 365306, AS THE SAME MAY BE AMENDED AND SUPPLEMENTED.
 - ALL BUILDINGS AND IMPROVEMENTS MUST BE CONSTRUCTED WITHIN THE BUILDING ENVELOPES DEPICTED ON THE PLAT.
 - ALL OPEN SPACE PARCELS DEPICTED ON THIS PLAT SHALL BE USED, MANAGED AND MAINTAINED IN ACCORDANCE WITH THE DECLARATION.
 - THERE SHALL BE NO FURTHER SUBDIVISION OF ANY LOT DEPICTED ON THIS PLAT.
 - MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE AT THE TIME OF ISSUANCE OF ANY BUILDING PERMIT.
 - LIGHTING SHALL COMPLY WITH VALLEY COUNTY LIGHTING ORDINANCE.
 - ONLY ONE WOOD BURNING DEVICE ALLOWED PER LOT.
 - NO ADDITIONAL DOMESTIC WATER SUPPLY SHALL BE INSTALLED BEYOND THE WATER SYSTEM APPROVED IN THE SANITARY RELEASE.
 - REFERENCE IS MADE TO PUBLIC HEALTH LETTER ON FILE REGARDING ADDITIONAL RESTRICTIONS.
 - LOTS SHALL NOT BE REDUCED IN SIZE WITHOUT PRIOR APPROVAL FROM THE HEALTH AUTHORITY.
 - THERE SHALL BE NO DIRECT LOT ACCESS FROM DAMS CREEK LANE.
 - IN COMPLIANCE WITH THE DISCLOSURE REQUIREMENTS OF IDAHO CODE 31-2604(2), IRRIGATION WATER HAS NOT BEEN PROVIDED FOR BY THE OWNER, AND THE LOTS SHOWN ON THIS PLAT SHALL BE SUBJECT TO ASSESSMENTS BY GOLD FORK IRRIGATION CO. LTD.
 - 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.
 - UTILITY AND DRAINAGE EASEMENTS SHALL BE 10 FEET WIDE ON THE RIGHT-OF-WAY OF ALL LOTS ADJACENT TO THE RIGHT-OF-WAY WITHIN UTILITY COURT SHALL ALSO SERVE AS A UTILITY AND DRAINAGE EASEMENT.
 - UTILITY COURT AS DEPICTED ON THIS FINAL PLAT IS PRIVATE AND WILL BE OWNED AND MAINTAINED BY THE GOLD FORK RIVER ESTATES HOMEOWNERS ASSOCIATION, AS IS FURTHER PROVIDED IN THE PRIVATE ROAD DECLARATION, WHICH IS BEING RECORDED CONCURRENTLY WITH THIS FINAL PLAT WITH THE OFFICE OF RECORDS OF VALLEY COUNTY, IDAHO, AS INSTRUMENT NUMBER _____.
 - THERE SHALL BE NO CONSTRUCTION OR PLACEMENT OF STRUCTURES OR FILL WITHIN THE FLOODPLAIN, INCLUDING SIGNS AND ROCKS THAT HAVE THE POTENTIAL TO IMPED E THE NATURAL FLOW IN THE FLOODPLAIN UNLESS THAT AREA IS REMOVED BY A LETTER OF MAP REVISION (LOMR).
 - FEMA FIRM PANEL(S): 16085C1325C
FIRM EFFECTIVE DATE(S): 2/1/2019
FLOOD ZONE(S): ZONE A & X
BASE FLOOD ELEVATION(S): 4823.0 AT NORTH PROPERTY BOUNDARY
4885.4 AT THE SOUTH PROPERTY BOUNDARY
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.

SHEET 1 OF 3

25 COYOTE TRAIL
CASCADE, ID 83611
PHONE: (208) 333-1111
WWW.DUNNLANDSURVEYS.COM

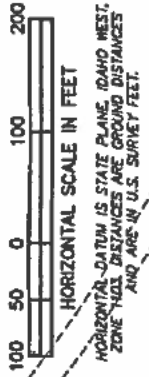


GOLD FORK RIVER ESTATES SUBDIVISION

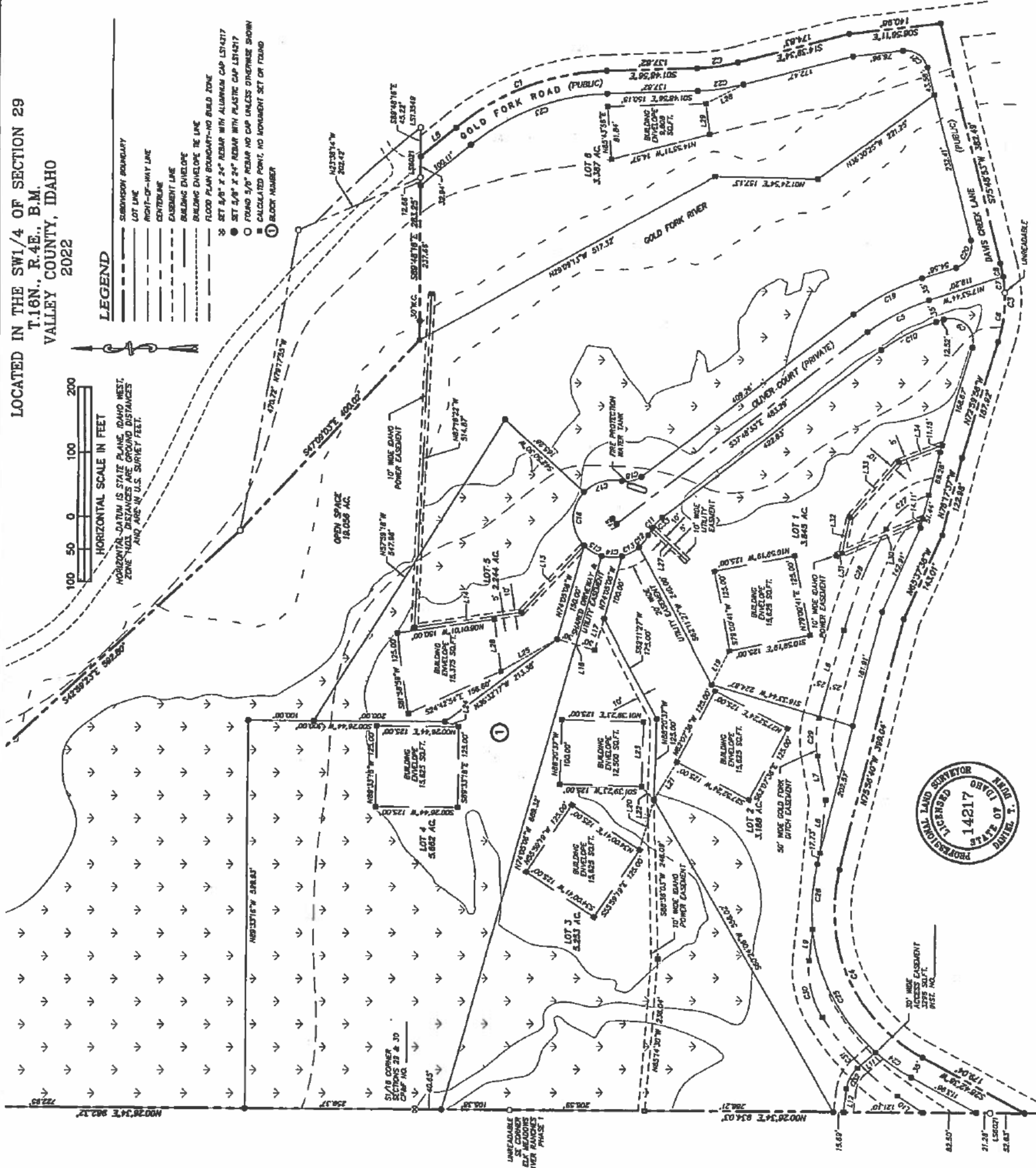
LOCATED IN THE SW1/4 OF SECTION 29
T.16N., R.4E., B.M.
VALLEY COUNTY, IDAHO
2022

LEGEND

- SUBDIVISION BOUNDARY
- LOT LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- EASEMENT LINE
- BUILDING ENVELOPE
- FLOOD PLAIN BOUNDARY-NO BUILD ZONE
- SET 3/4" X 2 1/2" REBAR WITH ALUMINUM CAP L514317
- SET 3/4" X 2 1/2" REBAR WITH PLASTIC CAP L514317
- FOUND 3/4" REBAR NO CAP UNLESS OTHERWISE SHOWN
- CALCULATED POINT, NO MONUMENT SET OF FOUND
- BLOCK NUMBER



HORIZONTAL DATUM IS STATE PLANE, IDAHO WEST.
ZONE 12N. DISTANCES ARE GROUND DISTANCES
AND ARE IN U.S. SURVEY FEET.



CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	107.05'	308.00'	19°54'49"
C2	76.70'	225.00'	19°31'54"
C3	24.91'	225.00'	6°20'33"
C4	20.86'	225.00'	5°18'45"
C5	76.30'	35.00'	12°53'48"
C6	94.88'	273.00'	19°54'49"
C7	34.45'	73.00'	27°02'16"
C8	23.15'	60.00'	27°02'16"
C9	30.00'	60.00'	28°39'08"
C10	31.42'	60.00'	30°00'00"
C11	31.42'	60.00'	30°00'00"
C12	91.03'	60.00'	88°55'35"
C13	63.40'	60.00'	60°32'13"
C14	31.27'	35.00'	91°11'36"
C15	119.21'	34.300'	19°54'49"
C16	52.71'	35.00'	88°17'23"
C17	50.55'	35.00'	82°45'04"
C18	70.61'	314.89'	12°50'41"
C19	227.87'	344.98'	37°50'48"
C20	87.58'	294.99'	13°07'54"
C21	218.19'	294.99'	42°54'25"
C22	101.19'	294.99'	19°58'47"
C23	84.73'	111.00'	43°44'01"
C24	170.44'	700.00'	13°37'03"
C25	58.38'	130.00'	26°10'20"
C26	91.82'	142.00'	37°03'00"
C27	168.11'	395.00'	24°31'49"
C28	36.32'	50.00'	41°37'13"
C29	21.36'	71.00'	16°46'58"

LINE TABLE		
LINE	BEARING	LENGTH
L1	N74°49'15"E	74.23'
L2	N27°58'29"W	64.08'
L3	S83°04'27"W	47.85'
L4	S23°27'19"E	154.43'
L5	S23°27'19"E	10.00'
L6	N78°01'17"W	56.68'
L7	S49°25'28"E	112.98'
L8	S21°34'09"E	71.56'

LINE TABLE		
LINE	BEARING	LENGTH
L9	N74°49'15"E	140.12'
L10	S79°17'24"W	89.28'
L11	N84°18'02"W	82.70'
L12	N84°18'02"W	49.02'
L13	S34°05'14"W	46.22'
L14	N41°27'29"W	36.92'
L15	S83°04'42"E	36.49'
L16	S48°50'32"E	141.14'
L17	S08°01'01"E	165.18'
L18	N74°05'06"W	50.00'
L19	N15°54'54"E	60.00'
L20	S62°51'31"E	58.72'
L21	N74°21'53"W	80.83'
L22	S59°24'16"E	87.25'
L23	N46°16'58"E	28.10'
L24	S08°20'37"E	100.00'
L25	S20°07'31"W	22.27'
L26	N29°45'45"W	98.21'
L27	N81°58'59"E	80.00'

SHEET 2 OF 3

25 COYOTE TRAIL
CASCADE, ID 83611

PHONE: [REDACTED]
WWW.DUNNLANDSURVEYS.COM

dunn
LAND SURVEYS, INC.



GOLD FORK RIVER ESTATES SUBDIVISION

LOCATED IN THE SW1/4 OF SECTION 29
T.16N., R.4E., B.M.
VALLEY COUNTY, IDAHO
2023

CERTIFICATE OF OWNER

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED DO HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE REAL PROPERTY AS SHOWN HEREON AND DESCRIBED BELOW.

A PARCEL OF LAND LOCATED IN A PORTION OF THE SW1/4 OF SECTION 29, T.16N., R.4E., B.M., VALLEY COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- A. COMMENCING AT A FOUND BRASS CAP MONUMENT MARKING THE SW CORNER OF SAID SECTION 29, CPMF INST. NO. 365332, CORNER RECORDS OF SAID VALLEY COUNTY;
- B. THENCE A BEARING OF N 00°28'34" E, A DISTANCE OF 384.00 FEET, ON THE WEST BOUNDARY OF SAID SECTION 29 TO A SET 5/8 INCH REBAR, SAID REBAR BEING THE TRUE POINT OF BEGINNING;
1. THENCE CONTINUING ON SAID WEST BOUNDARY A BEARING OF N 00°28'34" E, A DISTANCE OF 934.03 FEET, TO A SET 5/8 INCH REBAR WITH 2-1/2 INCH ALUMINUM CAP MARKING THE SW CORNER COMMON TO SECTION 30 AND SAID SECTION 29, CPMF INST. NO. _____ SAID CORNER RECORDS OF VALLEY COUNTY;
2. THENCE CONTINUING ON SAID WEST BOUNDARY A BEARING OF N 00°28'34" E, A DISTANCE OF 982.32 FEET, TO A FOUND 5/8 INCH REBAR;
3. THENCE LEAVING SAID WEST BOUNDARY A BEARING OF N 58°16'33" E, A DISTANCE OF 234.75 FEET, TO A FOUND 5/8 INCH REBAR;
4. THENCE A BEARING OF N 85°25'58" E, A DISTANCE OF 143.11 FEET, TO A POINT;
5. THENCE A BEARING OF S 37°03'24" E, A DISTANCE OF 119.84 FEET, TO A POINT;
6. THENCE A BEARING OF S 16°35'16" E, A DISTANCE OF 80.67 FEET, TO A POINT;
7. THENCE A BEARING OF S 61°18'22" E, A DISTANCE OF 80.00 FEET, TO A FOUND 5/8 INCH REBAR;
8. THENCE A BEARING OF S 08°30'39" W, A DISTANCE OF 212.74 FEET, TO A FOUND 5/8 INCH REBAR;
9. THENCE A BEARING OF S 42°58'23" E, A DISTANCE OF 592.80 FEET, TO A FOUND 5/8 INCH REBAR;
10. THENCE A BEARING OF S 47°08'03" E, A DISTANCE OF 400.02 FEET, TO A POINT WITNESSED BY A SET 5/8 INCH REBAR WHICH BEARS S 69°48'18" E, A DISTANCE OF 30.00 FEET;
11. THENCE A BEARING OF S 08°48'16" E, A DISTANCE OF 283.23 FEET, TO A SET 5/8 INCH REBAR ON THE CENTERLINE OF GOLD FORK ROAD;
12. THENCE THE FOLLOWING BEARINGS AND DISTANCES ON SAID CENTERLINE OF GOLD FORK ROAD:
13. THENCE A BEARING OF S 25°38'42" E, A DISTANCE OF 76.89 FEET, TO A SET 5/8 INCH REBAR;
14. THENCE 241.00 FEET ON THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 580.00 FEET, A DELTA ANGLE OF 37°50'44" AND A LONG CHORD WHICH BEARS S 20°44'18" E, A DISTANCE OF 748.48 FEET, TO SET 5/8 INCH REBAR;
15. THENCE A BEARING OF S 01°48'42" E, A DISTANCE OF 137.82 FEET, TO A SET 5/8 INCH REBAR;
16. THENCE 82.77 FEET ON THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 280.00 FEET, A DELTA ANGLE OF 12°40'38" AND A LONG CHORD WHICH BEARS S 08°14'15" E, A DISTANCE OF 82.64 FEET, TO A SET 5/8 INCH REBAR;
17. THENCE A BEARING OF S 14°39'34" E, A DISTANCE OF 174.83 FEET, TO A SET 5/8 INCH REBAR;
18. THENCE A BEARING OF S 08°58'24" E, A DISTANCE OF 140.98 FEET, TO A SET 5/8 INCH REBAR AT AN INTERSECTION OF SAID CENTERLINE OF GOLD FORK ROAD AND SAID CENTERLINE OF GOLD FORK ROAD;
19. THENCE LEAVING SAID CENTERLINE OF GOLD FORK ROAD THE FOLLOWING BEARINGS AND DISTANCES ON THE CENTERLINE OF SAID DAVIS CREEK LAKE:
20. THENCE A BEARING OF S 75°48'33" W, A DISTANCE OF 382.48 FEET, TO A SET 5/8 INCH REBAR;
21. THENCE 122.47 FEET, ON THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 225.00 FEET, A DELTA ANGLE OF 03°11'11" AND A LONG CHORD WHICH BEARS N 85°35'32" W, A DISTANCE OF 120.98 FEET, TO A SET 5/8 INCH REBAR;
22. THENCE A BEARING OF N 72°58'58" W, A DISTANCE OF 187.82 FEET, TO A SET 5/8 INCH REBAR;
23. THENCE A BEARING OF N 78°17'37" W, A DISTANCE OF 122.98 FEET, TO A SET 5/8 INCH REBAR;
24. THENCE A BEARING OF N 65°37'39" W, A DISTANCE OF 143.01 FEET, TO A SET 5/8 INCH REBAR;
25. THENCE A BEARING OF N 75°58'40" W, A DISTANCE OF 399.04 FEET, TO A SET 5/8 INCH REBAR;
26. THENCE 341.81 FEET, ON THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 260.00 FEET, A DELTA ANGLE OF 75°20'44" AND A LONG CHORD WHICH BEARS S 68°22'58" W, A DISTANCE OF 317.60 FEET, TO THE POINT OF BEGINNING.

SAID DESCRIBED PARCEL OF LAND CONTAINS 48.089 ACRES, MORE-OR-LESS, TOGETHER WITH AND SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OR RECORD AND/OR USE.

THAT IT IS THE INTENTION OF THE UNDERSIGNED TO INCLUDE SAID REAL PROPERTY IN THIS SUBDIVISION PLAT. IN COMPLYING WITH THE REQUIREMENTS OF IDAHO CODE 50-1308, I, THE UNDERSIGNED, HAVE SUBMITTED TO ASSESSMENTS BY FROM GOLD FORK IRRIGATION CO. LTD. THE OWNER HEREBY DESIGNATES THE RIGHTS-OF-WAY OF GOLD FORK ROAD AND DAVIS CREEK LAKE WITHIN THE BOUNDARIES OF GOLD FORK RIVER ESTATES SUBDIVISION TO THE PUBLIC FOR THE PUBLICS USE FOREVER. THE UTILITY AND DRAINAGE EASEMENTS ARE NOT DEDICATED TO THE PUBLIC BUT THE RIGHT OF ACCESS TO AND USE OF THESE EASEMENTS AS REQUIRED TO SERVICE SAID UTILITIES BY THE UTILITY PROVIDER IS PERPETUALLY GRANTED.

IN WITNESS WHEREOF: WE HAVE HEREUNTO SET OUR SIGNATURES THIS _____ DAY OF _____ 2023.

BY: ALLAN P. BLOOM, II, MANAGER, GOLD FORK LLC, A TEXAS LIMITED LIABILITY COMPANY

ACKNOWLEDGEMENT

STATE OF _____ }
COUNTY OF _____ } SS

ON THIS _____ DAY OF _____ 2023, BEFORE ME THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE STATE OF IDAHO, PERSONALLY APPEARED _____, KNOWN OR IDENTIFIED TO ME TO BE THE MANAGER OF GOLD FORK LLC, A TEXAS LIMITED LIABILITY COMPANY THAT EXECUTED THE INSTRUMENT OR THE PERSON WHO EXECUTED THE INSTRUMENT ON BEHALF OF SAID LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED TO ME THAT SUCH COMPANY EXECUTED THE SAME.

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

NOTARY PUBLIC OF IDAHO
RESIDING AT _____
COMMISSION EXPIRES: _____

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 GOLD FORK RIVER ESTATES SUBDIVISION 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 SURVEYOR

I, THE UNDERSIGNED COUNTY SURVEYOR FOR VALLEY COUNTY, DO HEREBY CERTIFY THAT THE PLAT OF GOLD FORK RIVER ESTATES SUBDIVISION 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

HEALTH CERTIFICATE

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED ACCORDING TO THE LETTER TO BE READ ON FILE WITH THE COUNTY RECORDER OR HIS AGENT LISTING THE CONDITIONS OF APPROVAL. SANITARY RESTRICTIONS MAY BE RE-IMPOSED IN ACCORDANCE WITH SECTION 50-1326 IDAHO CODE BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

CENTRAL DISTRICT HEALTH EMS

DATE

PAGE NO.

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 GOLD FORK RIVER ESTATES SUBDIVISION HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY DAYS ONLY.

VALLEY COUNTY TREASURER

DATE

SHEET 3 OF 3

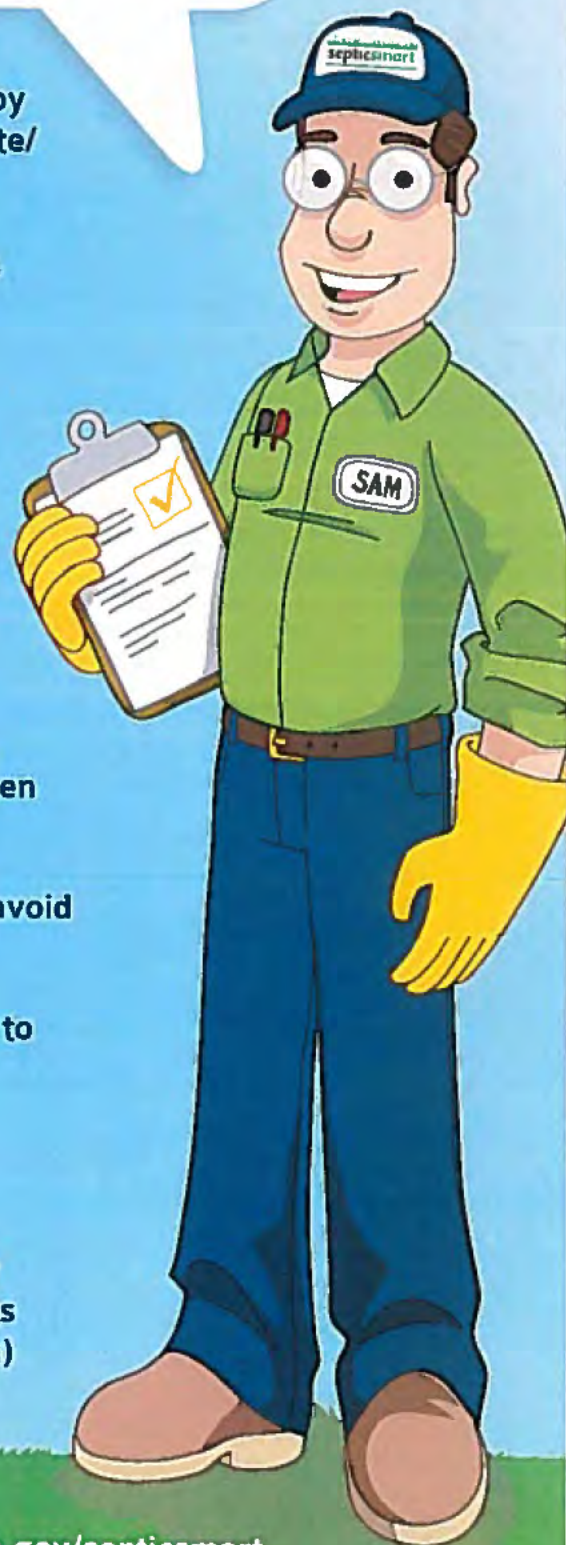
25 COYOTE TRAIL
CASCADE, ID 83411

PHONE: _____
WWW.DUNNLANDSURVEYS.COM



Top 10 Ways to Be a Good Septic Owner

- ✓ Have your system inspected every three years by a qualified professional or according to your state/local health department's recommendations
- ✓ Have your septic tank pumped, when necessary, generally every three to five years
- ✓ Avoid pouring harsh products (e.g., oils, grease, chemicals, paint, medications) down the drain
- ✓ Discard non-degradable products in the trash (e.g., floss, disposable wipes, cat litter) instead of flushing them
- ✓ Keep cars and heavy vehicles parked away from the drainfield and tank
- ✓ Follow the system manufacturer's directions when using septic tank cleaners and additives
- ✓ Repair leaks and use water efficient fixtures to avoid overloading the system
- ✓ Maintain plants and vegetation near the system to ensure roots do not block drains
- ✓ Use soaps and detergents that are low-suds, biodegradable, and low- or phosphate-free
- ✓ Prevent system freezing during cold weather by inspecting and insulating vulnerable system parts (e.g., the inspection pipe and soil treatment area)



A Homeowner's Guide to Septic Systems



**Idaho Department of Environmental Quality
1410 N. Hilton
Boise, ID 83706**

January 2001

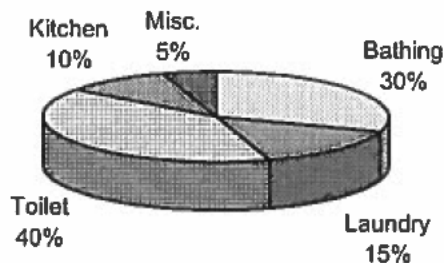


Do you have a home septic system? As an Idaho resident, there is a good chance you do—thirty-six percent of Idaho's homes, or about 210,000 residences, use septic systems to treat their sewage. These systems discharge more than 53 million gallons of wastewater into Idaho's soils annually, and this figure grows each year. In 1999, Idaho's seven health districts issued over 6,100 permits for new septic systems.

Septic systems dispose of household sewage, or wastewater, generated from toilet use, bathing, laundry, and kitchen and cleaning activities. Because septic systems are underground and seldom require daily care, many homeowners rarely think about routine operations and maintenance. However, if a septic system is not properly designed, located, constructed, and maintained, groundwater may become contaminated.

Household Wastewater

Households that are not served by public sewers depend on septic tank systems to treat and dispose of wastewater. Household wastewater carries with it all wastes that go down the drains in our homes, including human waste, dirt, food, toilet paper, soap, detergents, and cleaning products. It contains dissolved nutrients, household chemicals, grease, oil, microorganisms (including some that cause disease), and solid particles. If not properly treated by your septic system, chemicals and microorganisms in wastewater can travel through the soil to groundwater and pose a health hazard.



The average person uses between 50 and 75 gallons of water per day; mostly in the bathroom. Reducing your water use will help your septic system to work more efficiently.

Your Septic System

A conventional septic system has three working parts: a septic tank, a drainfield, and surrounding soil.

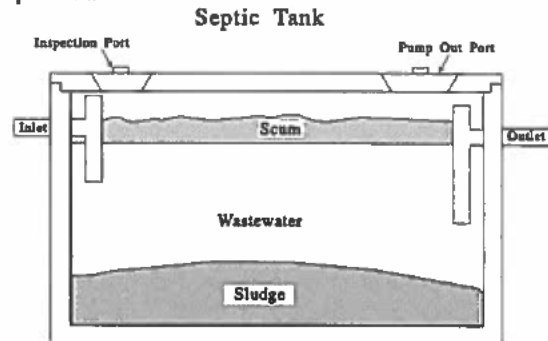
Septic Tank

Septic tanks can be made of concrete, fiberglass, or plastic and must be approved by the state. Minimum sizes of tanks have been established for residences based on the number of bedrooms in the dwelling. In Idaho, a 1,000-gallon septic tank is required for homes with three or four bedrooms. Larger tanks are required for larger homes. Local district health departments issue permits for septic systems and specify the minimum size tank. Some systems installed before the current rules and regulations may have smaller septic tanks.

A septic tank has three main functions:

- to remove as many solids as possible from household wastewater before sending the liquid, called "effluent," to a drainfield;
- to decompose solids in the tank; and
- to store solids that do not decompose.

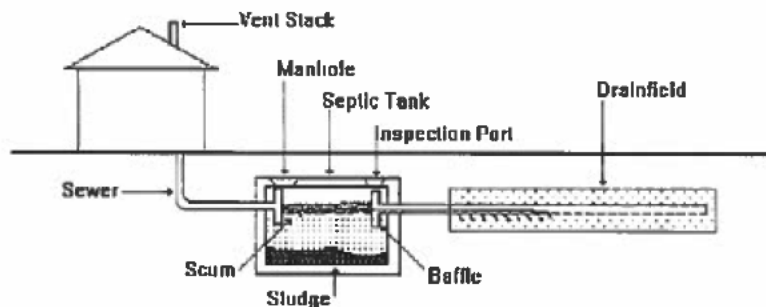
When raw wastewater enters the tank, heavy solids sink to the bottom of the tank as sludge. Light solids, such as grease and paper, float to the surface as scum. During the wastewater storage period, bacteria digest organic material in the wastewater. During this process, the solid material is reduced in volume and composition. Solids that do not decompose accumulate in the tank and eventually must be pumped out.



Tees, or baffles, are provided at the tank's inlet and outlet pipes. The inlet tee slows the incoming wastes and reduces disturbance of the settled sludge. The outlet tee keeps the solids and scum in the tank. As new wastewater enters the tank through the inlet tee, an equal amount of wastewater is pushed out of the tank through the outlet tee. The effluent that leaves the tank has been partially treated but still contains disease-causing bacteria and other pollutants.

Drainfield

Each time raw wastewater enters the tank it forces an equal amount of effluent into a drainfield. A standard drainfield is composed of a series of perforated pipes buried in gravel-filled trenches in the soil. The effluent seeps out of the perforated pipes and percolates through the gravel to the soil.



Soil

The soil below the drainfield provides the final treatment and disposal of the septic tank effluent. After the effluent has passed into the soil, most of it percolates downward and outward, eventually entering the groundwater. Soils are critical to the treatment of septic tank wastewater.

A system that is not functioning properly will release nutrient-rich and bacterial-laden wastewater into the groundwater and/or surface water. These contaminated waters pose a significant public health threat to people that come into contact with them. Wastewater that moves with groundwater can transport bacteria considerable distances. This can result in a threat to public health and adversely affect the quality of ground and surface waters.

Caring for Your Septic System

Installing Your System

In order to have a septic system installed on your property, you must first obtain a permit. Permit applications are available from your local district health department. Next, you must have a site evaluation performed. Make arrangements for this with your district health department and with a licensed septic system installer. Note that not all property is suitable for septic systems, so some permits may be denied. It is recommended that you have a site evaluation performed before you purchase property. Finally, have your system installed by a licensed installer and inspected by your local health district. Provide regular, preventative, maintenance to keep your system running smoothly.

Inspecting Your System

When too much sludge and scum are allowed to accumulate in your tank, the incoming sewage will not have enough time in the septic tank for solids to settle. Solids may flow to the drainfield and clog the pipes, causing the sewage to overflow to the ground surface, where it exposes humans and animals to disease-causing organisms. To prevent this from happening, it is very important to inspect your tank regularly and have it serviced when needed. All tanks have accessible manholes for inspecting and pumping. Some excavation work may be needed to uncover the manhole.

Properly designed tanks should have enough capacity for three to eight years of use before needing service. This is dependent upon the amount of wastewater generated. It is recommended that an average family of four have its septic tank pumped out every three to five years. Don't wait for signs of system failure to have your tank pumped. Your tank should be checked annually to measure sludge and scum levels. A licensed septic tank pumper can provide a septic tank inspection and recommend when the tank should be pumped. A tank inspection should include measuring the depth of scum and sludge and inspecting the tees in the septic tank.

If you do the inspection yourself, it is important to understand that septic tanks always appear full because both the inlet and the outlet are at the top of the tank. What you will need to know is how much of the tank's volume is being taken up by scum and sludge. When sludge and scum take up more than 35 percent of the tank volume, these solids need to be removed by pumping. A pole wrapped in a coarse weave cloth can be used to check the sludge depth. An extension on the pole can be used to measure the scum depth. Record these measurements as part of your pumping records. To check the tees, uncover the inspection ports.

Never allow anyone to enter your septic tank. Dangerous gases and the lack of oxygen can kill in minutes.

While it is impractical to inspect the pipes in your drainfield, it is important to watch for drainfield failure or overuse. See "Warning Signs of System Failure" in this booklet for information.

Maintaining Your System

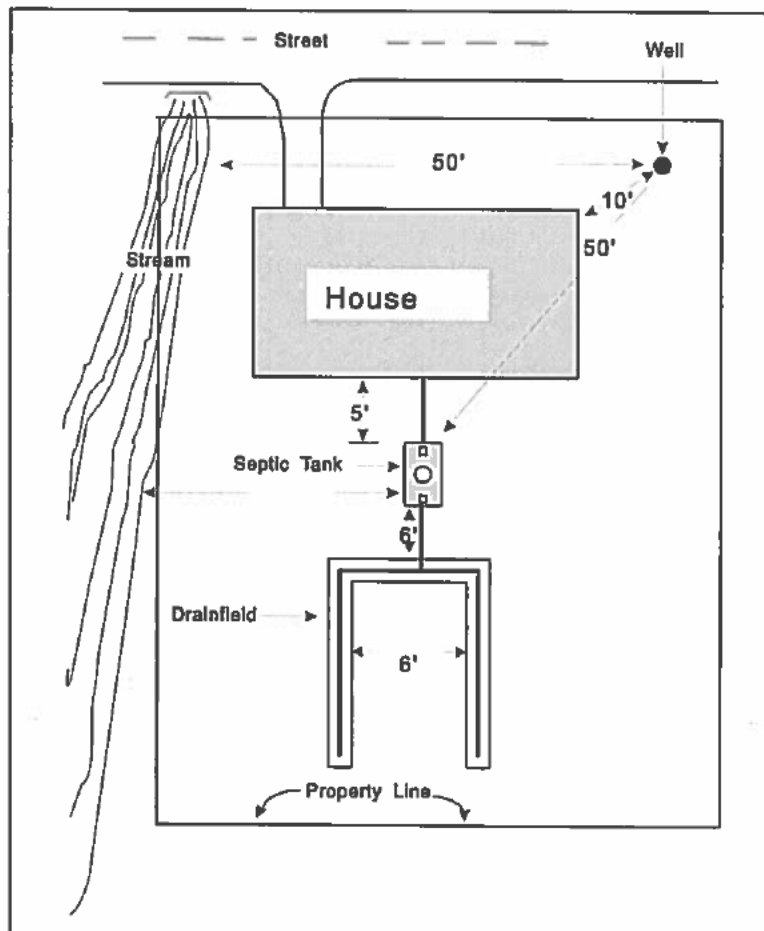
Pumping your septic tank every three years (or as determined by your inspections) will remove accumulations of solids, help keep the drainfield from becoming clogged, and help prevent you from experiencing sewage backups or septic system failure. An accumulation of sludge exceeding 35% of the total water depth in the septic tank could cause solids to enter the drainfield and clog the system. Hire a licensed septic tank pumper to pump your tank for you.

Mapping Your System

In order to take proper care of your septic system, you must know the location of the septic tank and drainfield. The location of your septic tank can be determined from plot plans, septic system inspection records, architectural or landscape drawings, or from observations of the house plumbing. If you do not have access to drawings, find where the sewer pipe leaves your house. Some installers mark the location where the waste pipe comes out of the house with an "S" on the foundation. You may want to do this as well. Probe in the ground 10 to 15 feet directly out from the location where the pipe leaves your house to find your tank.

Once the septic tank has been located, make several plot plan diagrams (with measurements) that include a rough sketch of your house, septic tank cover, drainfield area, well, and any other permanent reference points (such as trees or large rocks) and place them with your important papers. You'll find a sample system diagram on the next page, and a place to draw your own inside the front cover of this booklet. You may also want to hang a diagram in your garage and provide one to your local district health office.

Maintain a permanent record of any septic system maintenance, repair, sludge and scum levels, pumping, drainfield condition, household backups, and operations notes.



Create a septic system diagram, similar to this one, for your system.

Warning Signs of System Failure

While proper use, inspections, and maintenance should prevent most septic tank problems, it is still important to be aware of changes in your septic system and to act immediately if you suspect a system failure. There are many signs of septic system failure:

- surfacing sewage or wet spots in the drainfield area;
- plumbing or septic tank backups;
- slow draining fixtures;
- gurgling sounds in the plumbing system;
- sewage odors in the house or yard (note that the house plumbing vent on the roof will emit sewage odors and this is normal); and
- tests showing the presence of bacteria in well water.

If you notice any of these signs, or if you suspect your septic tank system may be having problems, contact a licensed septic system professional or your local district health agency for assistance.

Septic System Dos and Don'ts

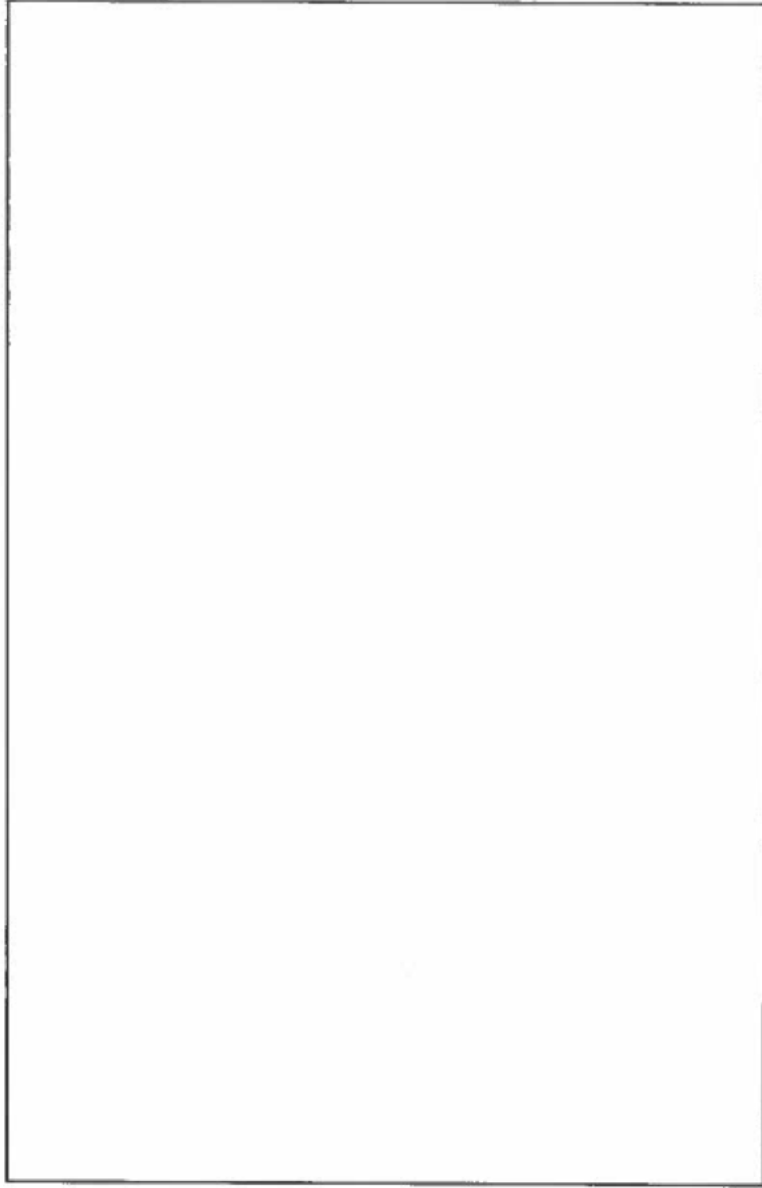
Proper operation of a septic system can prevent costly repairs or replacement. Observing the following guidelines will help to keep your system running efficiently.

Do

- ...practice water conservation. The more wastewater you produce, the more wastewater your system must treat and dispose. By reducing and balancing your use, you can extend the life of your system and avoid costly repairs.
 - Use water saving devices such as low flow showerheads.
 - Repair leaky faucets and plumbing fixtures immediately.
 - Reduce toilet reservoir volume or flow.
 - Take short showers.
 - Take baths with a partially filled tub.
 - Wash only full loads of dishes and laundry.
 - Shut off the water while shaving or brushing your teeth.
 - Balance your water use (e.g., avoid washing several loads of laundry in one day).
- ...keep accurate records. Know where your septic tank is, keep a diagram of its location using the space provided in this booklet, and keep a record of system maintenance.
- ...inspect your system annually. Check the sludge and scum levels inside the tank and periodically check the drainfield for odors, wet spots, or surfacing sewage.
- ...pump your system routinely. Pumping your septic tank is probably the single most important thing you can do to protect your system.
- ...keep all runoff away from your system. Water from roofs and driveways should be diverted away from the septic tank and drainfield area. Soil over your system should be mounded slightly to encourage runoff.
- ...protect your system from damage. Keep vehicles and livestock off your drainfield. The pressure can compact the soil or damage the pipes. Before you dig for any reason, check the location of your system and drainfield area.
- ...landscape your system properly. Plant grass over the drainfield area. Don't plant trees or shrubs or place impermeable materials, such as concrete or plastic, over the drainfield.
- ...use cleaning chemicals in moderation and only according to manufacturer's directions.

Don't

- ...flood irrigate over your system or drainfield area. The best way to irrigate these areas is with sprinklers.
- ...use caustic drain openers for clogged drains. Use boiling water or a drain snake to clean out clogs.
- ...enter a septic tank. Poisonous gases or a lack of oxygen can be fatal.
- ...use septic tank additives. They are not necessary for the proper functioning of your tank and they do not reduce the need for pumping. In fact, some additives can even harm your system.
- ...flush harmful materials into your tank. Grease, cooking oil, coffee grounds, sanitary napkins, and cigarettes do not easily decompose in septic tanks. Chemicals, such as solvents, oils, paints, and pesticides, are harmful to your systems operation and may pollute groundwater.
- ...use a garbage disposal. Using a garbage disposal will increase the amount of solids entering the septic tank and will result in the need for more frequent pumping.



Map your septic system here

For More Information

If you need to obtain a permit for a new or replacement septic system, or if you have questions about septic systems and their operation and maintenance, please contact your local health district.

Panhandle District Health Department
8500 N. Atlas Road
Hayden, ID 83835
208-415-5100

North Central District Health Department
215 10th Street
Lewiston, ID 83501
208-799-0353

Southwest District Health Department
920 Main Street
Caldwell, ID 83605
208-455-5400

Central District Health Department
707 N. Armstrong Place
Boise, ID 83704
208-327-7499

South Central District Health Department
1020 Washington Street North
Twin Falls, ID 83303
208-734-5900

Southeastern District Health Department
1901 Alvin Ricken Drive
Pocatello, ID 83201
208-239-5270

District 7 Health Department
254 "E" Street
Idaho Falls, ID 83402
208-523-5382