

James Fronk Consulting, LLC.
P.O. Box 576
McCall, Idaho 83638
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JamesFronkConsulting@gmail.com

May 31, 2020

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

RE: Clear Creek Crossing – Preliminary Plat Application Submittal

Dear Cynda,

Please refer to the attached Preliminary Plat Application for Clear Creek Crossing. The Applicant is Green River Project, LLC and the owner is Nick Schlekeway. The application is a new submittal for what was previously called CUP 18-15.

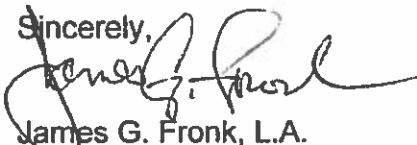
The new Preliminary Plat Application Submittal for Clear Creek Crossing consist of the following changes from CUP 18-15:

The new application is for a total of 8 residential subdivision lots and one open space lot of 10 acres.

The previous CUP 18-15 was for a total of 5 residential subdivision lots and two open space lots of a total of 20.89 acres.

The new application will not alter the road, or any other previously approved construction plans or agreements with the Alpha Ditch Company.

The new application has provided additional BMP measures for each specific lot located above and adjacent to the Alpha Ditch Lots 3,4,5 & 8.

Sincerely,

James G. Fronk, L.A.
James Fronk Consulting, LLC.

Cc: Nick Schlekeway
Dunn Land Surveying

Valley County Planning & Zoning Department

219 N. Main
 PO Box 1350
 Cascade, ID 83611
www.co.valley.id.us
 Phone 208-382-7115
 Fax 208-382-7119



C.U.P. & Preliminary Plat Application

| | |
|---|-----------------|
| TO BE COMPLETED BY THE PLANNING AND ZONING DEPARTMENT | |
| FILE # _____ | FEE \$ _____ |
| ACCEPTED BY _____ | DEPOSIT _____ |
| CROSS REFERENCE FILE(S): _____ | DATE _____ |
| <input type="checkbox"/> ADMINISTRATIVE PLAT | COMMENTS: _____ |
| <input type="checkbox"/> SHORT PLAT | _____ |
| <input type="checkbox"/> FULL PLAT | _____ |

When an application has been submitted, it will be reviewed in order to determine compliance with application requirements. A hearing date will be scheduled only after an application has been accepted as complete.

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

- ❖ A preliminary plat containing all of the necessary requirements according to the Valley County Subdivision Regulations.
- ❖ A phasing plan and construction timeline.
- ❖ One 8½ x 11" – 300 scale drawing of the proposed subdivision showing only the street names and lots.
- ❖ A plot plan, drawn to scale, showing existing utilities, streets, easements, ditches, and buildings.
- ❖ A landscaping plan, drawn to scale, showing elements such as trees, shrubs, ground covers, and vines. Include a plant list, indicating the size, quantity, location, and name (both botanical and common) of all plant material to be used.
- ❖ A site grading plan clearly showing the existing site topography and detailing the best management practices for surface water management, siltation, sedimentation, and blowing of dirt and debris caused by grading, excavation, open cuts, side slopes, and other site preparation and development.
- ❖ A lighting plan.
- ❖ A Wildfire Mitigation Plan.
- ❖ Names and addresses of property owners within 300 feet of the property lines. Information can be obtained through the Assessor's Office. Only one list is required.

Ten (10) copies of the application and additional materials are required.

We recommend you review Title 9 and Title 10 of the Valley County Code online at www.co.valley.id.us/planning-zoning or at the Planning and Zoning Office, 219 North Main, Cascade, Idaho. Subject to Idaho Statute 55-22 Underground Facilities Damage Prevention.

PROPOSED SUBDIVISION NAME Clear Creek Crossing

APPLICANT Green River Project, LLC - Nick Schlekeway PHONE 208 870 5624
Owner Option Holder Contract Holder

APPLICANT'S SIGNATURE  DATE 5-21-20

APPLICANT'S MAILING ADDRESS 4615 Emerald Street, Boise Idaho 83706

OWNER Nick Schlekeway PHONE 208 870 5624

OWNER'S MAILING ADDRESS 4615 Emerald Street, Boise Idaho 83706

Nature of Owner's Interest in this Development? Land Development - (9) Nine Lot Subdivision

AGENT/REPRESENTATIVE James Fronk Consulting, LLC FAX _____ PHONE 208 634 8093

AGENT/REPRESENTATIVE ADDRESS P.O. Box 576 McCall, Idaho 83638

ENGINEER ABCO Engineering PHONE 208 955 8126

ENGINEER ADDRESS 2101 Delta Drive, Nampa, Idaho 83687

1. SIZE OF PROPERTY 80.23 Acres

2. NUMBER OF ACREAGE OF ADJACENT LAND HELD BY THIS OWNER NA

3. ANY RESTRICTIONS ON THIS PROPERTY? NO

Easements to Alpha Ditch Company

Deed Restrictions _____

Liens or encumbrances _____

4. LEGAL DESCRIPTION Located in a portion of the NE 1/4 of Section 4, T12N, R4E, B.M. Valley County, Idaho

5. TAX PARCEL NUMBER RP12N04E040003
Quarter _____ Section _____ Township _____ Range _____

6. EXISTING LAND USES AND STRUCTURES ON THE PROPERTY ARE AS FOLLOWS:
Agriculture - Cattle grazing

7. ARE THERE ANY KNOWN HAZARDS ON OR NEAR THE PROPERTY (such as canals, hazardous material spills, soil or water contamination)? If so, describe and give location: Irrigation Canal

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

North Agriculture - Cattle grazing

South Agriculture - Cattle grazing, Single family residence

East Timber

West Agriculture - Cattle grazing

- 8a. TYPE OF TERRAIN: Mountainous Rolling Flat Timbered
- 8b. DOES ANY PORTION OF THIS PARCEL HAVE SLOPES IN EXCESS OF 15%? Yes
- 8c. DESCRIBE ANY SIGNIFICANT NATURAL RESOURCES SUCH AS ROCK OUTCROPPING, MARSHES, WOODED AREAS: Wetland area located in flat grazing area - Irrigation ditch induced
-
- 9a. WATER COURSE: _____
- 9b. IS ANY PORTION OF THE PROPERTY LOCATED IN A FLOODWAY OR 100-YR FLOODPLAIN?
Information can be obtained from the P&Z Office. Include a map if yes. Yes - FEMA #1602200750A - Zone X
- 9c. ARE THERE WETLANDS LOCATED ON ANY PORTION OF THE PROPERTY? Yes
- 9d. WILL ANY PART OF THE PROPERTY BE SUBJECT TO INUNDATION FROM STORMWATER OVERFLOW OR SPRING MELTING RUN-OFF? No
- 10a. NUMBER OF EXISTING ROADS: None Width _____ Private or Public? _____
Are the existing road surfaces paved or graveled? _____
- 10b. NUMBER OF PROPOSED ROADS: One Proposed width: County Standard
Will the proposed roads be publicly or privately maintained? Privately
Proposed road construction: Gravel Paved
- 11a. EXISTING UTILITIES ON THE PROPERTY ARE AS FOLLOWS:
None
-
- 11b. PROPOSED UTILITIES: Power, Phone Underground installation-utility coordination ongoing.
-
- Proposed utility easement width 20 Feet Location _____
- 12a. SOLID WASTE DISPOSAL METHOD: Individual Septic Central Sewage Treatment Facility
- 12b. POTABLE WATER SOURCE: Public Water Association Individual
If individual, has a test well been drilled? No Depth _____ Flow _____ Purity Verified? _____
Nearest adjacent well _____ Depth _____ Flow _____
13. ARE THERE ANY EXISTING IRRIGATION SYSTEMS? Flood Irrigation
Are you proposing any alterations, improvements, extensions or new construction? No
If yes, explain: _____
-
14. DRAINAGE (Proposed method of on-site retention): On site retention, sediment control and use of BMP,S
Any special drains? _____ (Please attach map)
Soil type (Information can be obtained from the Soil Conservation District): _____
15. WILL STREETS AND OTHER REQUIRED IMPROVEMENTS BE CONSTRUCTED PRIOR TO THE RECORDING OF THE FINAL PLAT? No
If not, indicate the type of surety that will be put up to ensure the construction of the improvements within one (1) year from the date of filing the plat: Bond
-

16. **OUTLINE OF PROPOSED RESTRICTIVE COVENANTS:**

Setbacks: Front _____ Sides _____ Rear _____
Mobile homes allowed? No
Minimum construction value _____ Minimum square footage _____
Completion of construction required within _____ Days Months Years
Resubdivision permitted? No
Other _____

17. **LAND PROGRAM:**

Acreage in subdivision 80.23 Acres Number of lots in subdivision 9 Lots
Typical width and depth of lots _____
Typical lot area 10.8 Acres Minimum lot area 4.14 Acres Maximum lot area 18.43 Acres
Lineal footage of streets 2600 l.f. Average street length/lot 2600 l.f.
Percentage of area in streets 9.5 %
Percentage of area of development to be public (including easements) 12.5 %
Maximum street gradient 8 %

Indicate if subdivision is to be completely developed at one time; if not, describe stages Completely developed at one time.

18. **COMPLETE ATTACHED PLAN FOR IRRIGATION.**

19. **COMPLETE ATTACHED WEED CONTROL AGREEMENT.**

20. **COMPLETE ATTACHED IMPACT REPORT. It must address potential environmental, economic, and social impacts and how these impacts are to be minimized.**



**VALLEY COUNTY
PLANNING & ZONING DEPARTMENT**

219 North Main Street
PO Box 1350
Cascade, ID 83611

Phone 208-382-7115
Fax 208-382-7119
www.co.valley.id.us

APPLICATION FOR IRRIGATION PLAN APPROVAL
submitted with C.U.P. & Subdivision Applications
(Idaho Code 31-3805)

Applicant(s): Green River Project, LLC. - Nick Schlekeway

4615 Emerald Street, Boise Idaho 83706

Mailing Address

City, State

Zip

Telephone Numbers: 208 870 5624

Location of Subject Property: Located in a portion of the NE 1/4 of Section 4, T12N, R4E, B.M.
(Property Address or Two Nearest Cross Streets)

Assessor's Account Number(s): RP 12N04E040003 Section 4 Township 12N Range R4E

C.U.P Number: _____

This land: Has water rights available to it
 Is dry and has no water rights available to it. If dry, please sign this document and return to the Planning & Zoning Department as part of your application.

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

- A. The appropriate water rights and assessment of those water rights have been transferred from said lands or excluded from an irrigation entity by the owner; or
- B. The owner filing the subdivision plat or amendment to a subdivision plat or map has provided for the division of land of underground tile or conduit for lots of one acre or less or a suitable system for lots of more than one acre which will deliver water to those land owners within the subdivision who are also within the irrigation entity with the appropriate approvals:
 1. For proposed subdivisions located within an area of city impact, both city and county zoning authorities must approve such irrigation system in accordance with 50-the irrigation system.
 2. For proposed subdivisions outside of negotiated areas of city impact, the delivery system must be approved by the Planning and Zoning Commission and the Board of County Commissioners with the advice of the irrigation entity charged with the delivery of water to said lands.

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

1. Are you within an area of negotiated City Impact? Yes No

2. What is the name of the irrigation and drainage entities servicing the property?

Irrigation: Alpha Ditch Company

Drainage: _____

3. How many acres is the property being subdivided? 80.23 Acres

4. What percentage of this property has water? _____

5. How many inches of water are available to the property? _____

6. How is the land currently irrigated? surface sprinkler irrigation well
 above ground pipe underground pipe

7. How is the land to be irrigated after it is subdivided?

surface sprinkler irrigation well
 above ground pipe underground pipe

8. Please describe how the head gate/pump connects to the canal and irrigated land and where ditches &/or pipes go.

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

10. How do you plan to retain storm and excess water on each lot? On site retention and sediment control and use of BMP'S per Valley County and DEQ requirements.

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

Irrigation Plan Map Requirements

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

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

Also, provide the following documentation:

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

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

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

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

Signed: 
Applicant/ Property Owner

Date: 5 / 29 / 20
(Application Submitted)



VALLEY COUNTY

WEED CONTROL AGREEMENT

The purpose of this agreement is to establish a cooperative relationship between Valley County and the undersigned Cooperator to protect the natural and economic values in the Upper Payette River watershed from damages related to the invasion and expansion of infestations of noxious weeds and invasive plants. This is a cooperative effort to prevent, eradicate, contain and control noxious weeds and invasive plants on public and private lands in this area. Factors related to the spread of weeds are not related to ownership nor controllable at agency boundaries. This agreement formalizes the cooperative strategy for management of these weeds addressed in Valley County's Integrated Weed Management Plan.

In this continuing effort to control Noxious Weeds, Valley County Weed Control will consult with the undersigned Cooperator and outline weed identification techniques, present optional control methods and recommend proper land management practices.

The undersigned Cooperator acknowledges that he/she is aware of any potential or real noxious weed problems on his/her private property and agrees to control said weeds in a timely manner using proper land management principles.

COOPERATOR

Green River Project, LLC.

Nick Schlekeway

By: 

By: _____

Valley County Weed Control

Date: 5-29-2020

Date: _____

IMPACT REPORT (from Valley County Code 9-5-3-D)

You may add information to the blanks below or attach additional sheets.

- ❖ An impact report shall be required for all proposed Conditional Uses.
- ❖ The impact report shall address potential environmental, economic, and social impacts and how these impacts are to be minimized as follows:

1. Traffic volume, character, and patterns including adequacy of existing or proposed street width, surfacing, alignment, gradient, and traffic control features or devices, and maintenance. Contrast existing with the changes the proposal will bring during construction and after completion, build-out, or full occupancy of the proposed development. Include pedestrian, bicycle, auto, and truck traffic.

The project proposes (8) eight additional residential lots, it is anticipated that a slight increase in traffic may result along Atkin Lane. However, given the small scale of this development, such traffic is considered insignificant. The development will not alter the existing traffic pattern along Atkin Lane.

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

3. Noise and vibration levels that exist and compare to those that will be added during construction, normal activities, and special activities. Include indoor and outdoor, day and night variations.

At the time of road construction, and building construction for the proposed 8 lots there will be a temporary increase in noise due to the construction of the development area. Construction shall be during daylight hours only and will comply with the noise and vibration levels set forth in the VALLEY COUNTY LAND USE AND DEVELOPMENT ORDINANCE. It is not anticipated that there will be any long term noise impacts resulting from the development.

4. Heat and glare that exist and that might be introduced from all possible sources such as autos in parking areas, outdoor lights, water or glass surfaces, buildings or outdoor activities.

At the time of building construction, there may be a slight increase in heat and glare within the 8 lots due to construction and related activities associated with site development. Long term heat and glare should be minimized to the greatest extent possible by site planning, building orientation and vegetative screening. All lighting will comply with Section 3.03.06(b) "Lighting" of the Valley County LUDO.

5. Particulate emissions to the air including smoke, dust, chemicals, gasses or fumes, etc. both existing and what may be added by the proposed uses.

Particulate emissions to the air may increase during residential construction and related activities associated with the 8 lot development. These emissions shall be mitigated using appropriate construction management and limit construction hours.

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

Proposed water for the 8 residential lots shall be provided by individual wells supplying quality potable water. A wetland delineation was conducted on the development site by James Fronk Consulting, LLC. ACOE wetland determination was issued. ACOE permit for wetland road fill and ditch crossing was implemented and the wetland impact filled. The road and culverts installation is complete.

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

Planning measures will provide for natural open space fire breaks, necessary building access and utilize best design standards for fire protection. The terrain of the 80.23 acre development is approximately 40 acres open meadow grass area, and approximately 40 acres of slope with open ground with limited trees and under-story plant material. Cascade Rural Fire District requires (1) One - 10,000 gallon suppression tank.

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

The topography of the project is flat to rolling open area (meadow area Lots 1 and 2) to moderate to steep stabilized slope, to rolling open area (Lots 3 through 6).

The previously approved CUP 18-15 Clear Creek Crossing - Erosion Control Plan will be revised to include additional BMP measures to be implemented below lots 3, 4 & 5 and the Alapa Ditch. The Best Management Practices techniques will specifically target slope stabilization, sediment control measures and revegetation with biodegradable materials (Bio Roles).

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

The proposed development will consist of single constructed entrance road and associated driveways for the 8 single family residences. Landscape techniques implemented on the site shall be in compliance with Section 3.03.04 (d) of the Valley County LUDO. Best Management Practices (BMP's) shall be used as outlined in the Department of Environmental Quality's Handbook of Stormwater BMPs to capture, disperse and treat stormwater and to stabilize and prevent sedimentation of disturbed soils.

10. Soil characteristics and potential problems in regard to slope stability, embankments, building foundation, utility and road construction. Include suitability for supporting proposed landscaping.

The parcel sits in two different mapping zones as outlined in the NRCS soil survey of Valley County Idaho. The proposed project has meadow/rangeland characteristics and is map as Melton series soil. This soil is deep and permeability is moderate. The proposed project also has Shelrock outcrop complex soils. Shelrock soils are deep and somewhat excessively drained with slopes of up to 40 percent. Soil and erosion control measures will be implemented to avoid potential erosion and stability problems.

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

Grading will be accomplished with maximum preservation of the site's natural character. Cut and Fill slopes along roadways will be carefully designed to minimize visual impacts. Preservation of the existing natural features and stormwater conveyance patterns will be maintained and appropriate best management practices will be implemented in accordance with the Environmental Quality's Handbook of Stormwater BMPs.

- 12. Visibility from public roads, adjoining property, and buildings. Include what will be done to reduce visibility of all parts of the proposal but especially cuts and fills and buildings. Include the affect of shadows from new features on neighboring property.**

The proposed development will be somewhat visible from surrounding road adjoining property, and buildings. The applicant will use landscaping to screen on many of the structures as possible and reduce visibility from surroundings areas.

- 13. Reasons for selecting the particular location including topographic, geographic and similar features, historic, adjoining land ownership or use, access to public lands, recreation, utilities, streets, etc., in order to illustrate compatibility with and opportunities presented by existing land uses or character.**

The section of the site provided excellent topographic conditions with mixed lanscape of low meadow pasture land and rolling elevated range land that allows for a low density subdivision. The site presents excellent natural screening and has opportunities for access to public lands.

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

The proposed development will increased tax revenue. It will provide jobs during the construction of the road and new buildings.

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

Because of the small scale of this development, it is not anticipated that the project will have significant economic impacts on the greater community. Associated property taxes will offset any additional burden placed on the public services by the addition of eight lots.

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

Because of the small scale of this development, it is not anticipated thta the project will have significant impacts on the existing developments.

17. State what natural resources or materials are available at or near the site that will be used in a process to produce a product and the impacts resulting from the depletion of the resource. Describe the process in detail and describe the impacts of each part.

The proposed development impacts natural resources only to the extent that it changes the use of the property from agricultural to residential. The one lot of open space will help protect the sense of open space and agricultural appearance. The construction of the road, driveway and buildings will use local resources of crushed rock and building material from local building supply vendors. All proposed activities will be designed to protect the natural integrity of the existing landscape and adjacent properties.

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

Because this project proposes a single road and minor infrastructure by the developer, it is not anticipated that the project will be abandoned at partial completion. Financial assurances shall be in the form of a bond or escrow account.

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

The development will consist of eight residential dwelling units approximately 1750 to 3650 square feet (s.f.) in size. The total non residential floor spaces (garages, out buildings) is approximately 3650 s.f. per dwelling unit.

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

The planned start of the private road and utilities is summer and fall of 2020, with the completion target of fall of 2020.

21. Anticipated range of sale, lease or rental prices for dwelling units, building or other site, or non-residential floor space in order to insure compatibility with adjacent land use and development.

The anticipated price range is \$75,000 to \$250,000.00 per lot; and dwelling units range of sale \$350,000.00 to \$750,000.00.

James Fronk Consulting, LLC.
P.O. Box 576
McCall, Idaho 83638
208.634.8093
JamesFronkConsulting@gmail.com

May 30, 2020

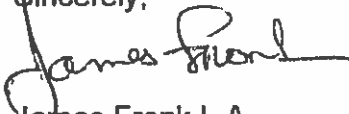
Valley County Planning & Zoning
219 North Main Street
PO Box 1350
Cascade, Idaho 83611

RE: C.U.P & Preliminary Plat Application
Project Name: Clear Creek Crossing

Attention: Cynda Herrick,

The purpose of this letter is to submit the application for C.U.P & Preliminary Plat Application for a proposed subdivision – Clear Creek Crossing. In addition to the application, the applicant Green River Project, LLC request a road variance for length of proposed road Clear Creek Crossing Way. Please see attached application for drawings.

Sincerely,



James Fronk L.A.
James Fronk Consulting, LLC
P.O. Box 576 McCall, ID 83638

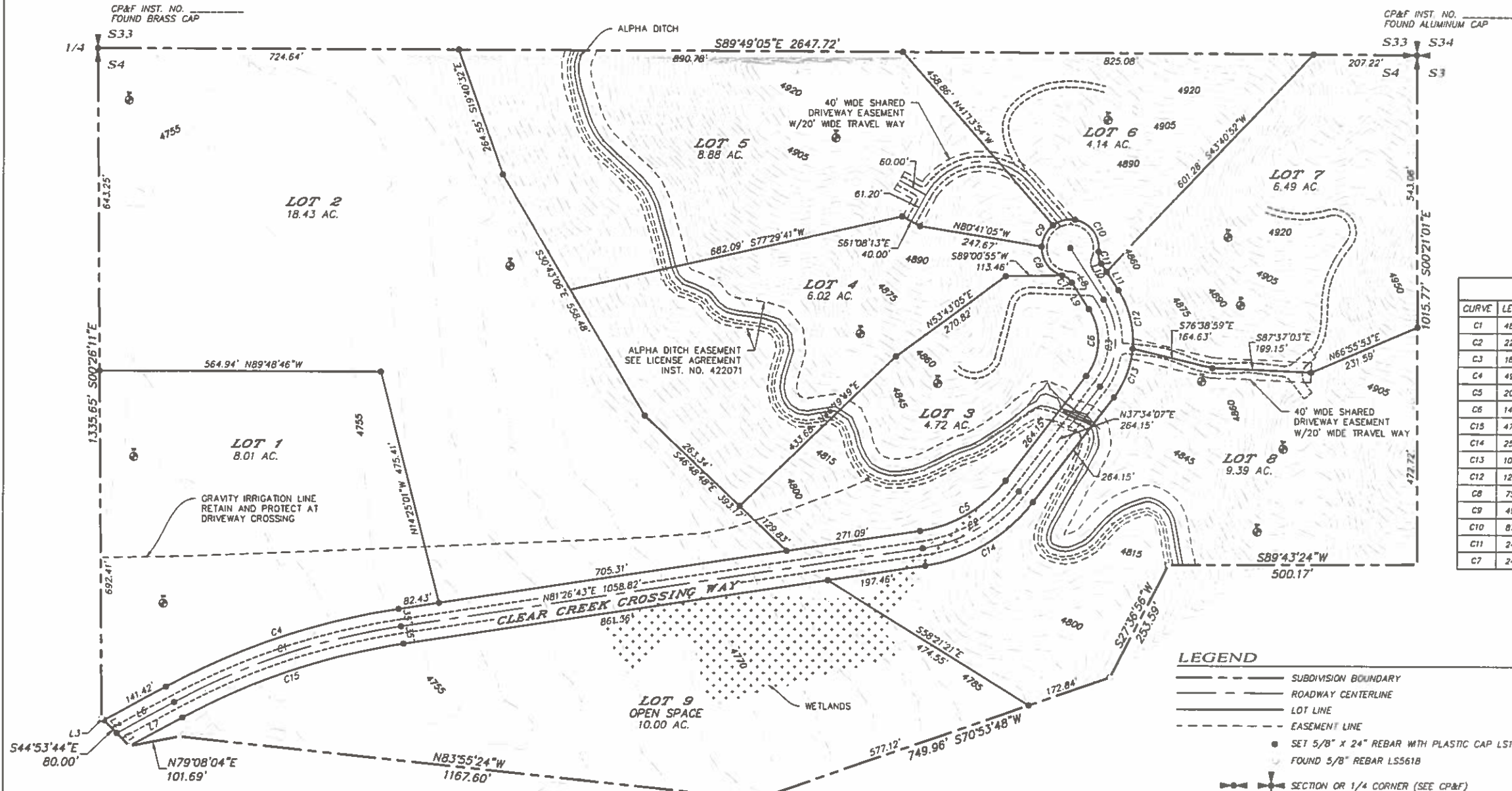
Cc: Dan Dunn, Nick Schlekeway

PRELIMINARY PLAT-CLEAR CREEK CROSSING SUBDIVISION

LOCATED IN A PORTION OF THE
NE1/4 OF SECTION 4
T12N, R4E, B.M., VALLEY COUNTY, IDAHO
2020

BASIS OF BEARING

BEARINGS SHOWN HEREON ARE "GRID", IDAHO STATE PLANE (WEST ZONE) ESTABLISHED FROM A GPS NETWORK REFERENCED TO NAD 83 (2011) EPOCH: 2010. TO ROTATE BEARINGS SHOWN HEREON TO "TRUE", ADD (+) -00°10'52" AT THE SOUTHWEST CORNER OF SECTION 17.



| LINE | LENGTH | BEARING |
|------|---------|-------------|
| L1 | 36.54' | N44°33'44"W |
| L2 | 36.52' | N44°33'44"W |
| L3 | 6.95' | N44°33'44"W |
| L6 | 131.00' | N81°41'19"E |
| L7 | 120.38' | N61°41'19"E |
| L8 | 122.83' | N33°72'52"W |
| L9 | 63.13' | N33°72'52"W |
| L10 | 19.64' | N33°72'52"W |
| L11 | 43.48' | N33°72'52"W |

| CURVE | LENGTH | RADIUS | DELTA | BEARING | CHORD |
|-------|---------|----------|-----------|-------------|---------|
| C1 | 482.75' | 1400.00' | 19°45'24" | N71°34'01"E | 480.36' |
| C2 | 229.74' | 300.00' | 43°52'36" | N59°30'25"E | 224.17' |
| C3 | 185.31' | 150.00' | 70°46'59" | N02°10'37"E | 173.75' |
| C4 | 494.81' | 1435.00' | 19°45'24" | S71°34'01"W | 492.37' |
| C5 | 202.94' | 265.00' | 43°52'36" | N59°30'25"E | 198.01' |
| C6 | 142.07' | 115.00' | 70°46'59" | N02°10'37"E | 133.21' |
| C15 | 470.68' | 1385.00' | 19°45'24" | S71°34'01"W | 468.35' |
| C14 | 256.54' | 335.00' | 43°52'36" | N59°30'25"E | 250.32' |
| C13 | 105.69' | 185.00' | 32°43'55" | N21°27'10"E | 104.26' |
| C12 | 122.86' | 185.00' | 38°03'04" | N14°11'20"W | 120.62' |
| C8 | 75.86' | 57.00' | 76°15'26" | S35°32'42"E | 70.39' |
| C9 | 49.75' | 57.00' | 50°00'42" | S27°35'22"W | 48.19' |
| C10 | 87.80' | 57.00' | 88°15'26" | N38°33'02"W | 79.37' |
| C11 | 24.72' | 35.00' | 40°27'33" | S12°59'06"E | 24.20' |
| C7 | 24.72' | 35.00' | 40°27'33" | N53°26'38"W | 24.20' |

LEGEND

- SUBDIVISION BOUNDARY
- ROADWAY CENTERLINE
- LOT LINE
- - - EASEMENT LINE
- SET 5/8" X 24" REBAR WITH PLASTIC CAP LS14217
- FOUND 5/8" REBAR LS5618
- ⊕ SECTION OR 1/4 CORNER (SEE CP&F)
- CALCULATED POINT NO MONUMENT SET OR FOUND
- ⊙ TESTHOLE LOCATION

FLOOD PLAIN NOTE

FEMA FIRM PANEL(S): 16085C
FIRM EFFECTIVE DATE(S): 2/1/2019
FLOOD ZONE(S): ZONE X
BASE FLOOD ELEVATION(S): NA
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.

CENTRAL DISTRICT HEALTH NOTES

- LOTS SHALL NOT BE REDUCED IN SIZE WITHOUT PRIOR APPROVAL FROM THE HEALTH AUTHORITY.
- NO ADDITIONAL DOMESTIC WATER SUPPLIES SHALL BE INSTALLED BEYOND THE WATER SYSTEM APPROVED IN SANITARY RESTRICTION RELEASE.
- REFERENCE IS MADE TO PUBLIC HEALTH LETTER ON FILE REGARDING ADDITIONAL RESTRICTIONS.

SANITARY RESTRICTIONS

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 ARE IN FORCE FOR LOT 2. 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.

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED FOR LOT 1. SANITARY RESTRICTIONS MAY BE REIMPOSED IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

DISTRICT HEALTH DEPARTMENT, EHS _____ DATE _____

INST. NO. _____



SHEET 1 OF 1

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



NOTES

- MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE AT THE TIME OF ISSUANCE OF ANY BUILDING PERMIT.
- UTILITY AND DRAINAGE EASEMENTS SHALL BE 20 FEET WIDE ON THE INTERIOR SIDE OF ALL LOT LINES ADJOINING ROADS AND SHALL FURTHER SERVE AS SNOW STORAGE AND REMOVAL.
- THERE SHALL BE NO FURTHER DIVISION OF ANY LOT SHOWN ON THIS PLAT.
- 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.
- WETLANDS SHOWN HEREON WHERE DELINEATED AUGUST 2019.
- ALL LOTS SHOWN ON THIS PLAT ARE SUBJECT TO THE PROVISIONS OF VALLEY COUNTY CONDITIONAL USE PERMIT NO. _____ "ONLY ONE WOOD BURNING DEVICE ALLOWED PER LOT".