

**CREEKSIDE MANOR SUBDIVISION
DIVISION NO. 1, INSTRUMENT NO. 362846**

**ROCKY MOUNTAIN ESTATES SUBDIVISION
DIVISION NO. 3, INSTRUMENT NO. 338194**

**TETON HEIGHTS
DIVISION NO. 6
WELL & SEPTIC
IMPROVEMENT PLANS**

SETBACK NOTES

IDAPA 58.01.03.008.d
 Drainfield Setback - Minimum separation distance of 20 feet is required between a drainfield and a dwelling with a basement
Jefferson County Zoning Ordinance Chapter 112-263
 Canal Setback - 60 Feet measured from the high-water mark
 (5) For legal nonconforming lots or parcels the following setback exceptions may be applied provided snow storage and storm water are accommodated on the subject site:
 a. The minimum property line setback may be reduced to five (5) feet for lots/parcels of less than one (1) acre.
 (8) For legal nonconforming lots or parcels less than one (1) acre, the minimum street setback may be reduced to sixty-five (65) feet measured from the centerline of the road.

SEPTIC SYSTEM NOTES

90' X 38' drainfield size as shown is for a 6 bedroom home standard rock and pipe drainfield. Alternative drainfields may be allowed but must fit within drainfield size and location as shown. It will be the responsibility of the lot owner to hire a Professional Land Surveyor to mark the Drainfield area prior to Septic System Installation and Inspections.

LEGEND

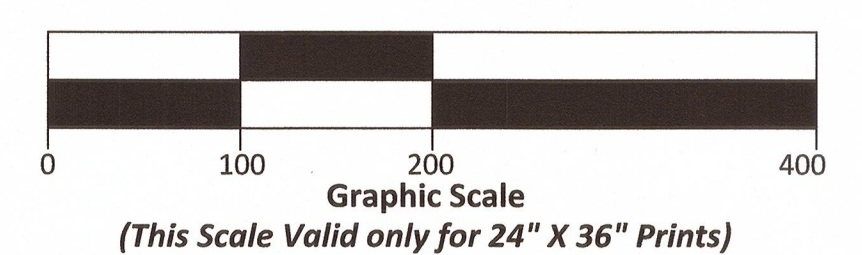
- Set 1/2" Iron Rod with plastic cap marked "K.L.T. PLS 10563"
- 5/8" Iron Rod with cap marked "K.L.T. PLS 10563"
- 1/2" Iron Rod with cap marked "K.L.T. PLS 10563"
- Calculated position (no monument found or set)
- 15' Public Utility Easement or as Noted
- Neighboring Property Lines
- Domestic Well Location
- 100' Domestic Well Separation
- Building Setbacks See Setback Note
- 90' X 38' Standard Rock and Pipe Drainfield and Replacement Drainfield Area (If alternate system is to be used it must fit within Standard Rock and Pipe Footprint)
- 90' X 38' Standard Rock and Pipe Drainfield and Replacement Drainfield Area



SURVEYOR'S CERTIFICATE
 I, Kevin L. Thompson, a Licensed Professional Land Surveyor in the State of Idaho, do Hereby Certify that the survey of this subdivision, designated as Teton Heights, Division No. 6, Jefferson County, Idaho, was made by me or under my direction, and that said subdivision is Truly and Correctly Staked as Required by Law and in Accordance with the Accompanying Plat.
 Kevin L. Thompson 6-30-2025
 Kevin L. Thompson, P.L.S. License No. 10563 Date

RECORDER'S INSTRUMENT

Instrument # 492361
 RIGBY, JEFFERSON, IDAHO
 6-30-2025 12:32:48 PM No. of Pages: 1
 Recorded for: THOMPSONS LAND SURVEYING
 COLLEEN C. POOLE Fee: 11.00
 Ex-Officio Recorder Deputy



**TETON HEIGHTS, DIVISION NO. 6
WELL AND SEPTIC IMPROVEMENT PLANS**
 LOCATED IN THE S 1/2 OF SECTION 29,
 TOWNSHIP 4 NORTH, RANGE 39 EAST OF THE BOISE MERIDIAN,
 JEFFERSON COUNTY, IDAHO

Job Name: Jared Ellis
 Job Number: 2005-036
 CoGo Number: Rhodhouse 2001-018.pro
 Drawn By: K.S.T.
 Checked By: K.L.T.
 Date: 6/26/2025
 Revision No.
 Scale: 1" = 100'
THOMPSON
 LAND SURVEYING, INC.
 215 Farnsworth Way, Rigby, Idaho 83442
 Sheet 1 Of 1