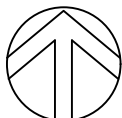
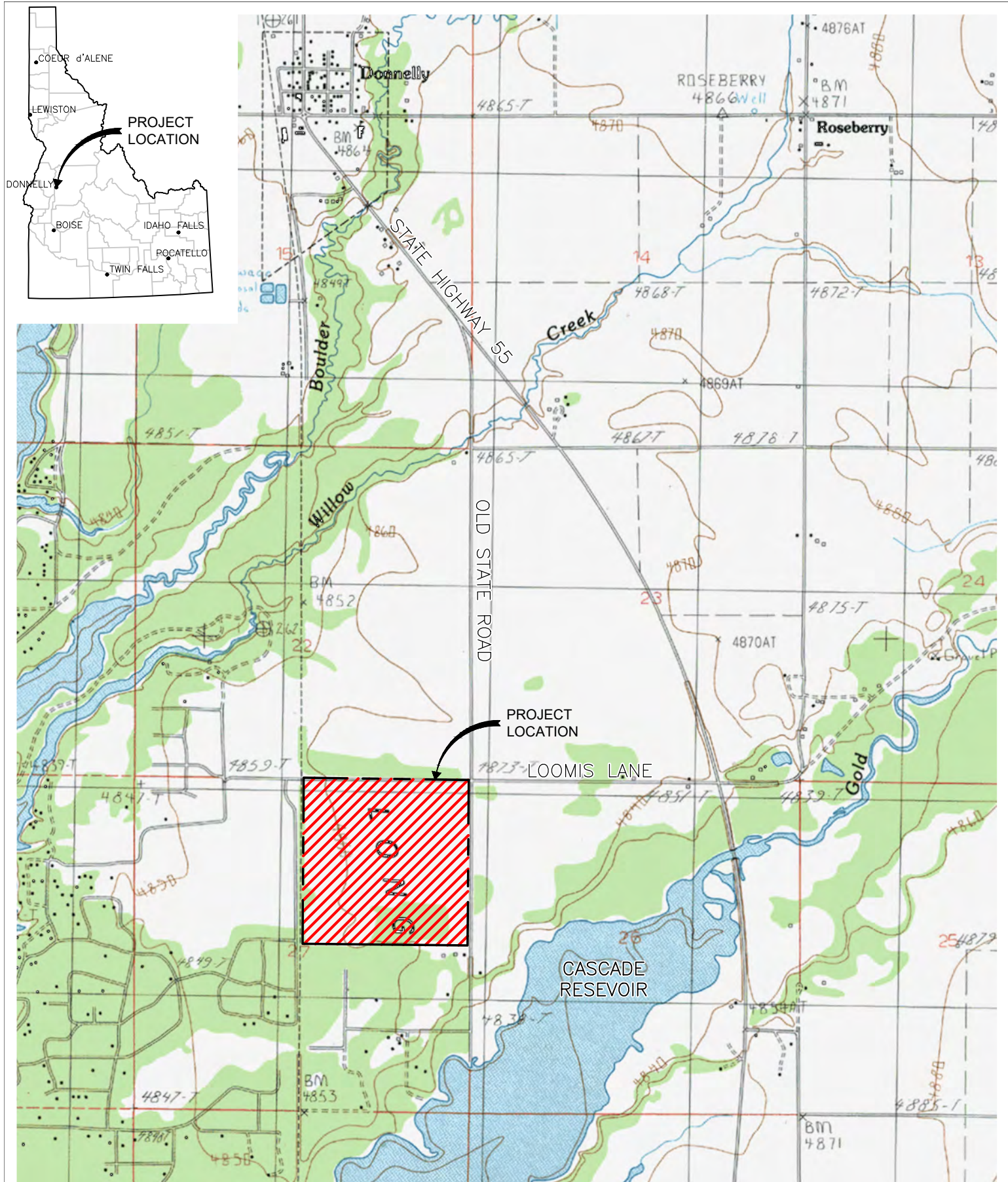


APPENDIX A

FIGURES AND DRAWINGS

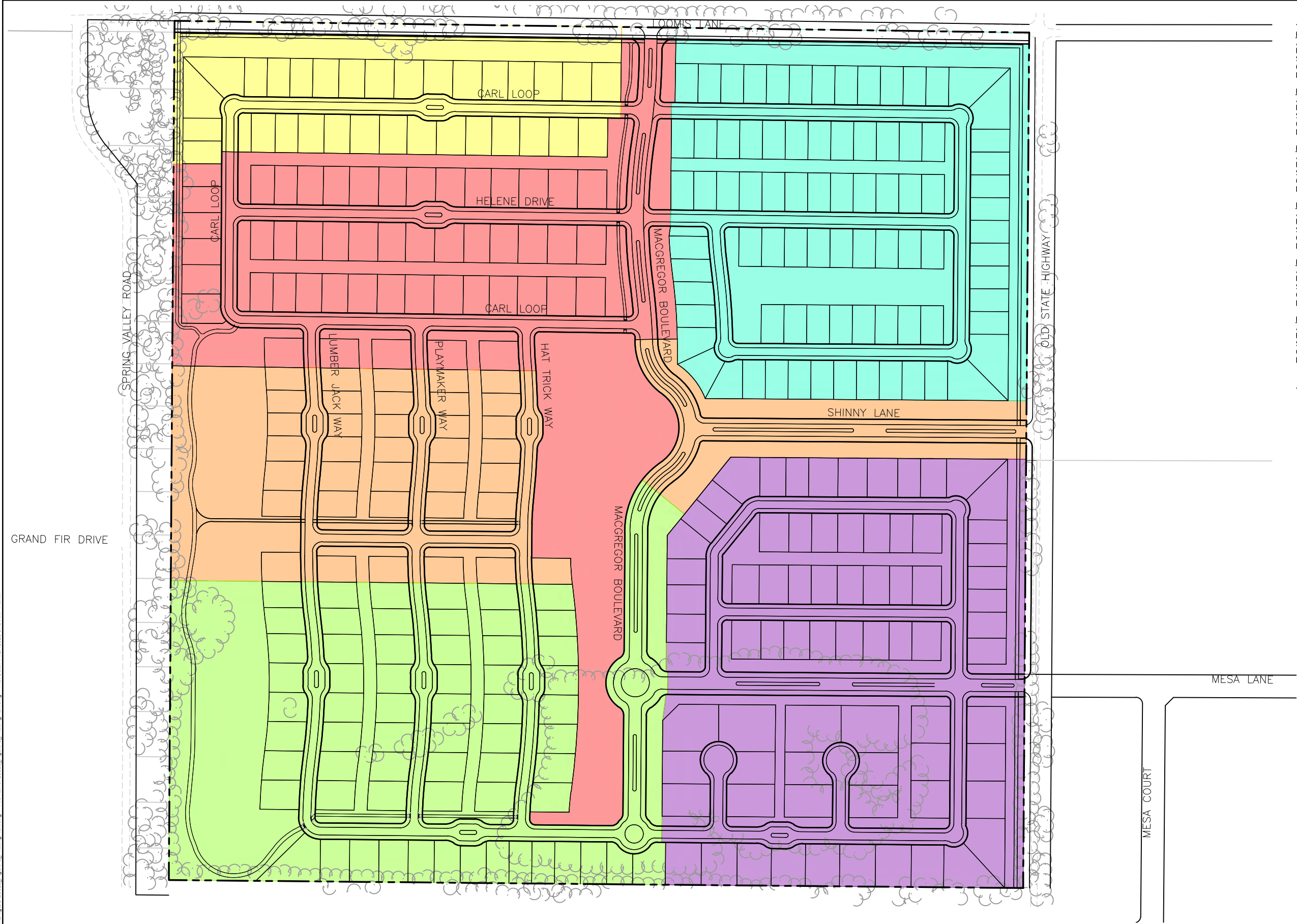


NORTH
SCALE: 1" = 2000'

CRESTLINE
ENGINEERS
323 DEINHARD LANE, SUITE C · PO BOX 2330
McCALL, IDAHO 83638

MACGREGOR TOWNSITE PUD
VICINITY MAP

PROJECT	23025	DRAWN	FIGURE NO.
DATE	11/22/2023	AMD	1 OF 5



DEVELOPMENT DATA:

PHASE 1:
AREA - 31.71 ACRES
RESIDENTIAL LOTS - 50 LOTS
STREET - 6 PRIVATE
OPEN SPACE - 14.61 ACRES
DENSITY - 1.58 DU/ACRE

PHASE 2:
AREA - 22.69 ACRES
RESIDENTIAL LOTS - 36 LOTS
STREET - 6 PRIVATE
OPEN SPACE - 9.61 ACRES
DENSITY - 1.59 DU/ACRE

PHASE 3:
AREA - 11.50 ACRES
RESIDENTIAL LOTS - 31 LOTS
STREET - 1 PRIVATE
OPEN SPACE - 2.67 ACRES
DENSITY - 2.70 DU/ACRE

PHASE 4:
AREA - 30.54 ACRES
RESIDENTIAL LOTS - 62 LOTS
STREET - 4 PRIVATE
OPEN SPACE - 9.88 ACRES
DENSITY - 2.03 DU/ACRE

PHASE 5:
AREA - 27.35 ACRES
RESIDENTIAL LOTS - 82 LOTS
STREET - 2 PRIVATE
OPEN SPACE - 6.58 ACRES
DENSITY - 3.00 DU/ACRE

PHASE 6:
AREA - 32.77 ACRES
RESIDENTIAL LOTS - 74 LOTS
STREET - 6 PRIVATE
OPEN SPACE - 5.57 ACRES
DENSITY - 2.26 DU/ACRE

LEGEND:

- PROPERTY BOUNDARY
 - ADJACENT PROPERTY LINE
 - EXISTING RIGHT-OF-WAY
 - PROPOSED RIGHT-OF-WAY
 - PROPOSED LOT LINE
 - EXISTING EDGE OF ASPHALT
 - PROPOSED EDGE OF ASPHALT
 - PROPOSED EDGE OF PATHWAY/SIDEWALK
- PHASE 1 AREA

PHASE 2 AREA

PHASE 3 AREA

PHASE 4 AREA

PHASE 5 AREA

PHASE 6 AREA

Path: \\A001\G\Drawings\23025\Civil\Drawings\PhasingPlan.dwg File Name: 23025_PhasngPlan.dwg Plot Date: 11/27/2023 9:19 AM Admin

NO.	REVISION	BY	DATE	DESIGN
				AMD
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				CHECKED
				AMD
				APPROVED
				GTT

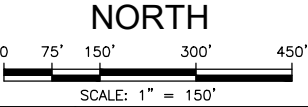
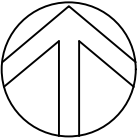


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ENGINEERS

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McCALL, IDAHO 83638

MACGREGOR TOWNSITE PUD
VALLEY COUNTY, IDAHO

PHASING PLAN



VERIFY SCALE	
BAR IS ONE INCH ON FULL SIZE DRAWING	
0 1"	
PROJECT	23025
DATE	11/22/2023
DRAWING NO.	SHEET NO.
FIGURE 2	2 OF 5

TOTAL ACRES: 160.7 ACRES
LOT COUNT: 351 RESIDENTIAL LOTS
TOTAL OPEN SPACE: 87.11 ACRES (54.3%)

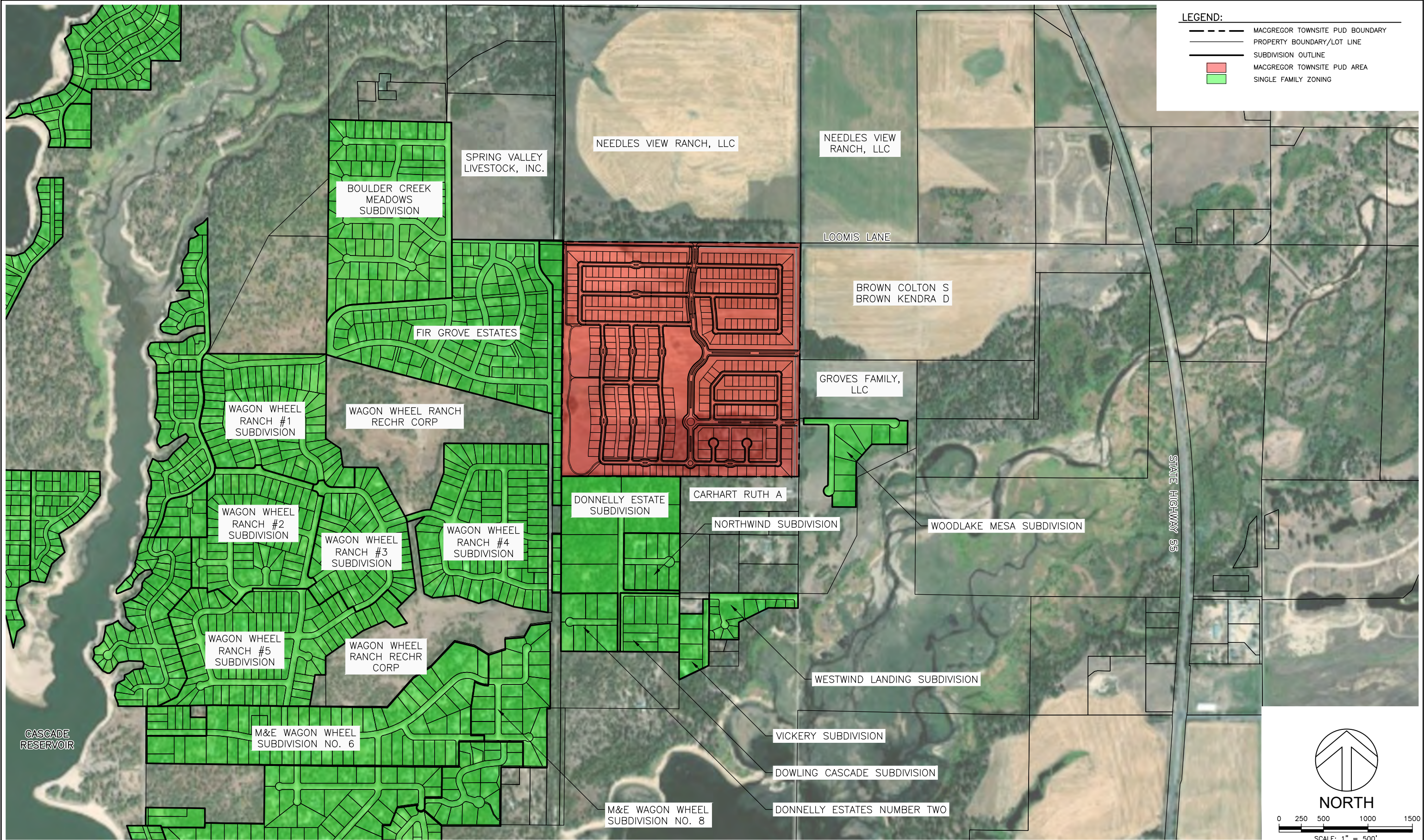


MACGREGOR SUBDIVISION
VALLEY COUNTY, IDAHO
PRELIMINARY OVERALL LANDSCAPE PLAN

SCALE: 1"=150'-0"

Figure 3 of 5

Path: \\A001\G\Grove\amr\230225\Cad\Map\DD\230225_Figure4_LandUseCompatibility.dwg File Name: 230225_Figure4_LandUseCompatibility.dwg Plot Date: 11/27/2023 8:24 AM Admin



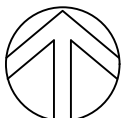
NO.	REVISION	BY	DATE	DESIGN
				AMD
				DRAWN
				LJE
				CHECKED
				AMD
				APPROVED
				GTT



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ENGINEERS
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McCALL, IDAHO 83638

MACGREGOR TOWNSITE PUD
VALLEY COUNTY, IDAHO
SURROUNDING LAND USE/SITE COMPATIBILITY MAP

VERIFY SCALE	
BAR IS ONE INCH ON FULL SIZE DRAWING	
0 1"	
PROJECT	230225
DATE	11/22/2023
DRAWING NO.	SHEET NO.
FIGURE 4	4 OF 5

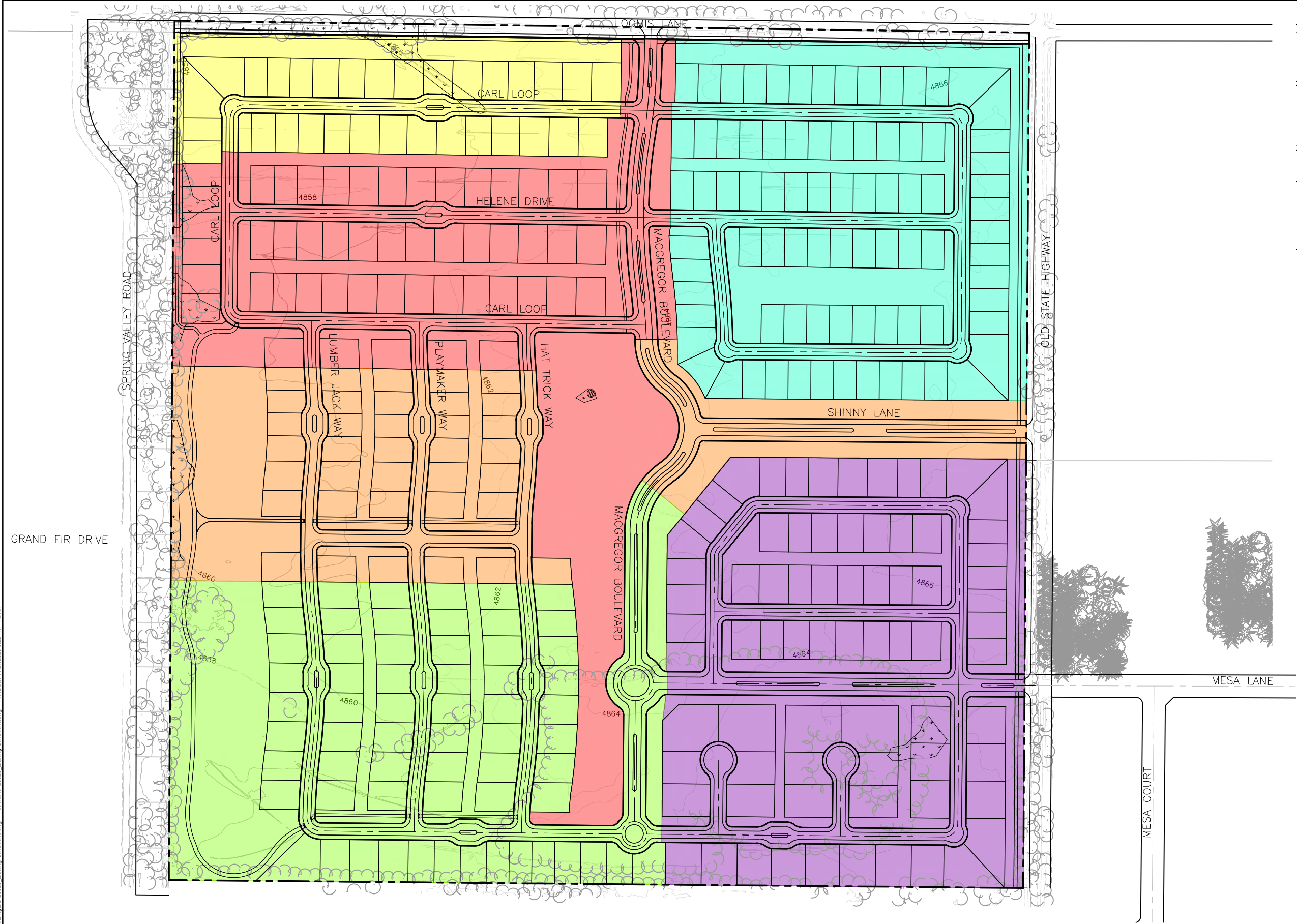


NORTH
SCALE: 1" = 300'

CRESTLINE
ENGINEERS
323 DEINHARD LANE, SUITE C · PO BOX 2330
McCALL, IDAHO 83638

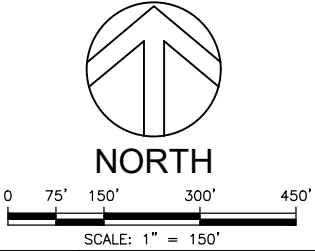
MACGREGOR TOWNSITE PUD
PROPOSED SUBDIVISION STREET NAMES AND LOTS
PHASE 1

PROJECT	23025	DRAWN	FIGURE NO.
DATE	11/22/2023	AMD	5 OF 5



- NOTES:**
- EXISTING PROPERTY BOUNDARY, BASE MAP AND TOPGRAPHY DATA AS SHOWN ON THIS PLAN IS BASED UPON SURVEY DATA PROVIDED BY NV5. THE INFORMATION AS SHOWN ON THIS PLAN IS FOR CONCEPTUAL AND PLANNING PURPOSES ONLY.
 - IMPROVEMENTS AS SHOWN ON THIS PLAN ARE BASED UPON CONCEPT DRAWINGS PROVIDED BY BRECKON LAND DESIGN, INC. ALL IMPROVEMENTS SHOWN ON THIS PLAN AND ANY FUTURE IMPROVEMENTS WILL BE SUBMITTED AND APPROVED BY VALLEY COUNTY AND/OR OTHER APPROPRIATE REGULATORY AGENCY PRIOR TO THE START OF ANY CONSTRUCTION.
 - ALL ROADS LOCATED WITHIN THE PROJECT RIGHT-OF-WAYS AND SHARED PARKING AREAS SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION.
 - THE DEVELOPMENT DATA AS SHOWN FOR PHASES 2-6 IS CONCEPTUAL AND SUBJECT TO CHANGE. A C.U.P. & PRELIMINARY PLAT APPLICATION WILL BE SUBMITTED TO VALLEY COUNTY PLANNING AND ZONING FOR REVIEW AND APPROVAL PRIOR TO COMMENCING WITH EACH SUBSEQUENT PHASE BEYOND PHASE 1.

- LEGEND:**
- PROPERTY BOUNDARY
 - ADJACENT PROPERTY LINE
 - EXISTING RIGHT-OF-WAY
 - PROPOSED RIGHT-OF-WAY
 - EXISTING CONTOUR
 - ROAD CENTER LINE
 - PROPOSED LOT LINE
 - EXISTING EDGE OF ASPHALT
 - PROPOSED EDGE OF ASPHALT
 - PROPOSED EDGE OF PATHWAY/SIDEWALK
 - PHASE 1 AREA
 - PHASE 2 AREA
 - PHASE 3 AREA
 - PHASE 4 AREA
 - PHASE 5 AREA
 - PHASE 6 AREA
 - PRELIMINARY WETLAND AREA
 - EXISTING VEGETATION OUTLINE
 - EXISTING VEGETATION
 - EXISTING DOMESTIC WELL



NO.	REVISION	BY	DATE	DESIGN
				AMD
				DRAWN
				LJE
				CHECKED
				AMD
				APPROVED
				GTT

CRESTLINE
ENGINEERS
323 DEINHARD LANE, SUITE C · PO BOX 2330
McCALL, IDAHO 83638

MACGREGOR TOWNSITE PUD
VALLEY COUNTY, IDAHO
PUD OVERALL LAYOUT/MASTER PLAN
WITH EXISTING CONDITIONS

VERIFY SCALE	
BAR IS ONE INCH ON FULL SIZE DRAWING 1"	
PROJECT	23025
DATE	11/22/2023
DRAWING NO.	SHEET NO.
EX-1	1 OF 13

NOTES:

THE SUBDIVIDER OF THIS PROPOSED DEVELOPMENT IS:

GROVES FAMILY, LLC
1500 WEST BANNOCK STREET
BOISE, ID 83702

1. THE LAND SURVEYOR OF THIS PROPOSED DEVELOPMENT IS:

NV5
690 S INDUSTRY WAY, SUITE 10
MERIDIAN, ID 83642

2. THE EXISTING LAND USE/ZONING IS RURAL.

3. PUBLIC UTILITY AND SNOW STORAGE EASEMENTS ARE SHOWN ON PRELIMINARY PLAT PHASE 1 SHEETS. ALL OTHER EASEMENTS ARE AS SHOWN.

4. THE TOTAL AREA FOR PHASE 1 DEVELOPMENT IS APPROXIMATELY 31.71 ACRES.

5. REFER TO DRAWING NO. EX-6 TO EX-8 FOR PHASE 1 EXISTING CONDITIONS AND TOPOGRAPHY.

6. SETBACKS ARE PROPOSED AS FOLLOWS

- A. FRONT YARD - 15'
B. REAR YARD - 20'
C. SIDE YARD - 5'
D. SIDE YARD - 7.5' (MULTI-STORY)

7. ALL LIGHTING SHALL BE DARK SKY COMPLIANT PER VALLEY COUNTY STANDARDS.

8. WOOD BURNING DEVICES SHALL BE LIMITED TO ONE PER SITE PER VALLEY COUNTY STANDARDS.

9. 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.

DEVELOPMENT DATA:

PROPERTY AREA	158.71 ACRES
PHASE 1 AREA	31.71 ACRES
PUBLIC RIGHT-OF-WAY AREA	5.51 ACRES
LOTS AREA	11.59 ACRES
OPEN SPACE	14.61 ACRES

FLOOD PLAIN NOTE:

FEMA FIRM PANEL(S): 16085C1305C

FIRM EFFECTIVE DATE(S): 2/1/2019

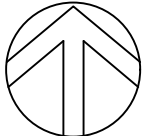
FLOOD ZONE(S): ZONE X

BASE FLOOD ELEVATION(S): N/A

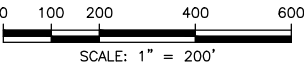
FLOOD ZONES ARE SUBJECT TO CHANGE BY FEMA AND ALL LAND WITHIN A FLOODWAY OR FLOODPLAIN IS REGULATED BY TITLE 9 AND TITLE 11 OF THE VALLEY COUNTY CODE.

LEGEND:

---	PROPERTY BOUNDARY
---	ADJACENT PROPERTY LINE
---	EXISTING RIGHT-OF-WAY
---	EXISTING EASEMENT
---	ROAD CENTER LINE
---	SECTION LINE
---	SIXTEENTH LINE
---	QUARTER LINE
---	PROPOSED RIGHT-OF-WAY
---	PROPOSED EASEMENT LINE
---	PROPOSED LOT LINE
---	PRELIMINARY WETLAND AREA
---	PHASE 1 BOUNDARY

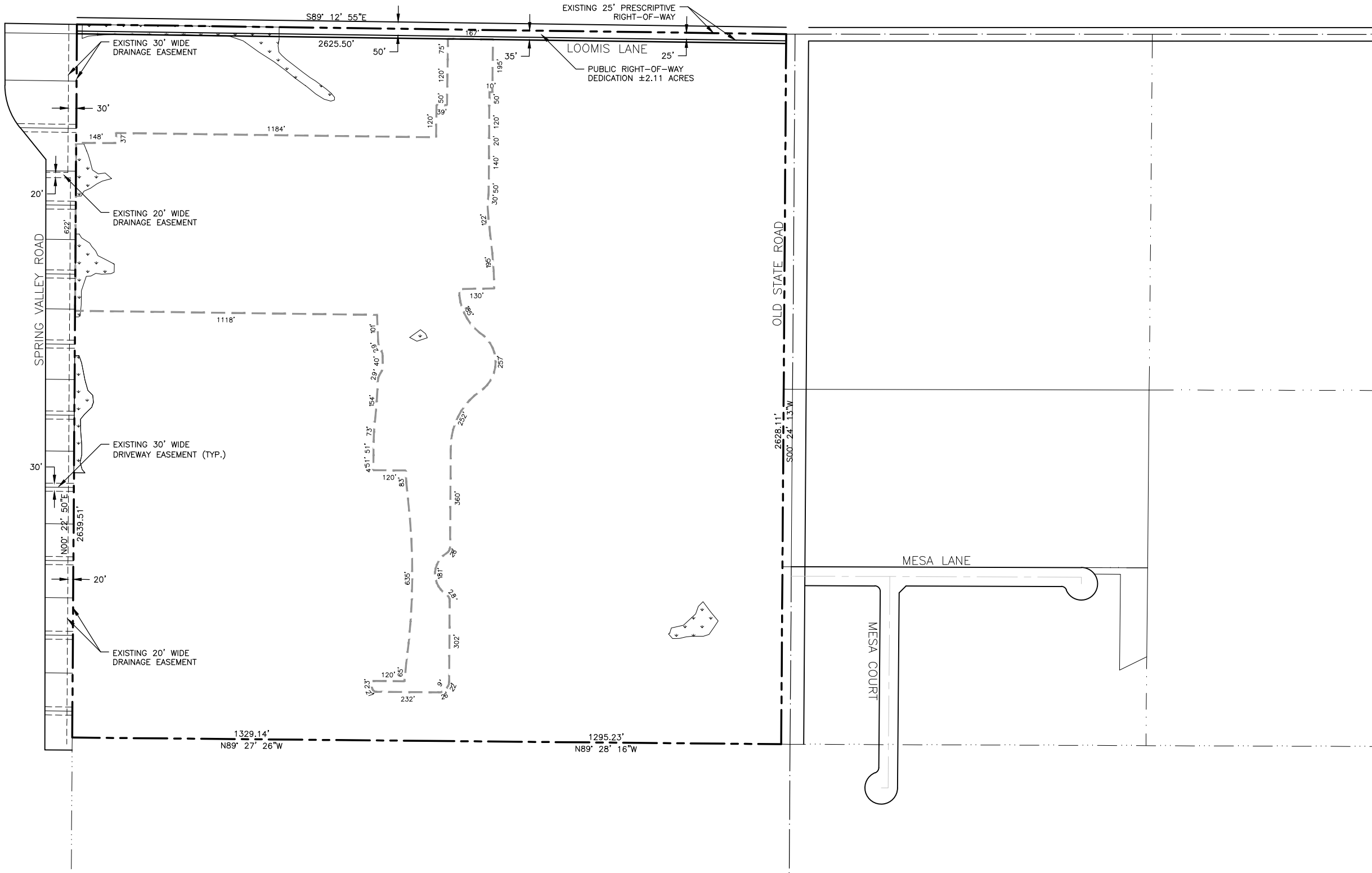


NORTH



PRELIMINARY PLAT-MACGREGOR TOWNSITE PUD PHASE 1

A RESIDENTIAL SUBDIVISION LOCATED IN
THE NE 1/4 OF OF SECTION 27
T.16N R.3E., B.M.
VALLEY COUNTY, IDAHO
2023



NO.	REVISION	BY	DATE	DESIGN
				AMD
				DRAWN
				AMD
				CHECKED
				GTT
				APPROVED
				GTT

CRESTLINE
ENGINEERS
323 DEINHARD LANE, SUITE C · PO BOX 2330
McCALL, IDAHO 83638

MACGREGOR TOWNSITE PUD
VALLEY COUNTY, IDAHO
OVERALL PRELIMINARY PLAT - PHASE 1

VERIFY SCALE BAR IS ONE INCH ON FULL SIZE DRAWING 0 1"	
PROJECT	23025
DATE	11/22/2023
DRAWING NO.	SHEET NO.
EX-2	2 OF 13

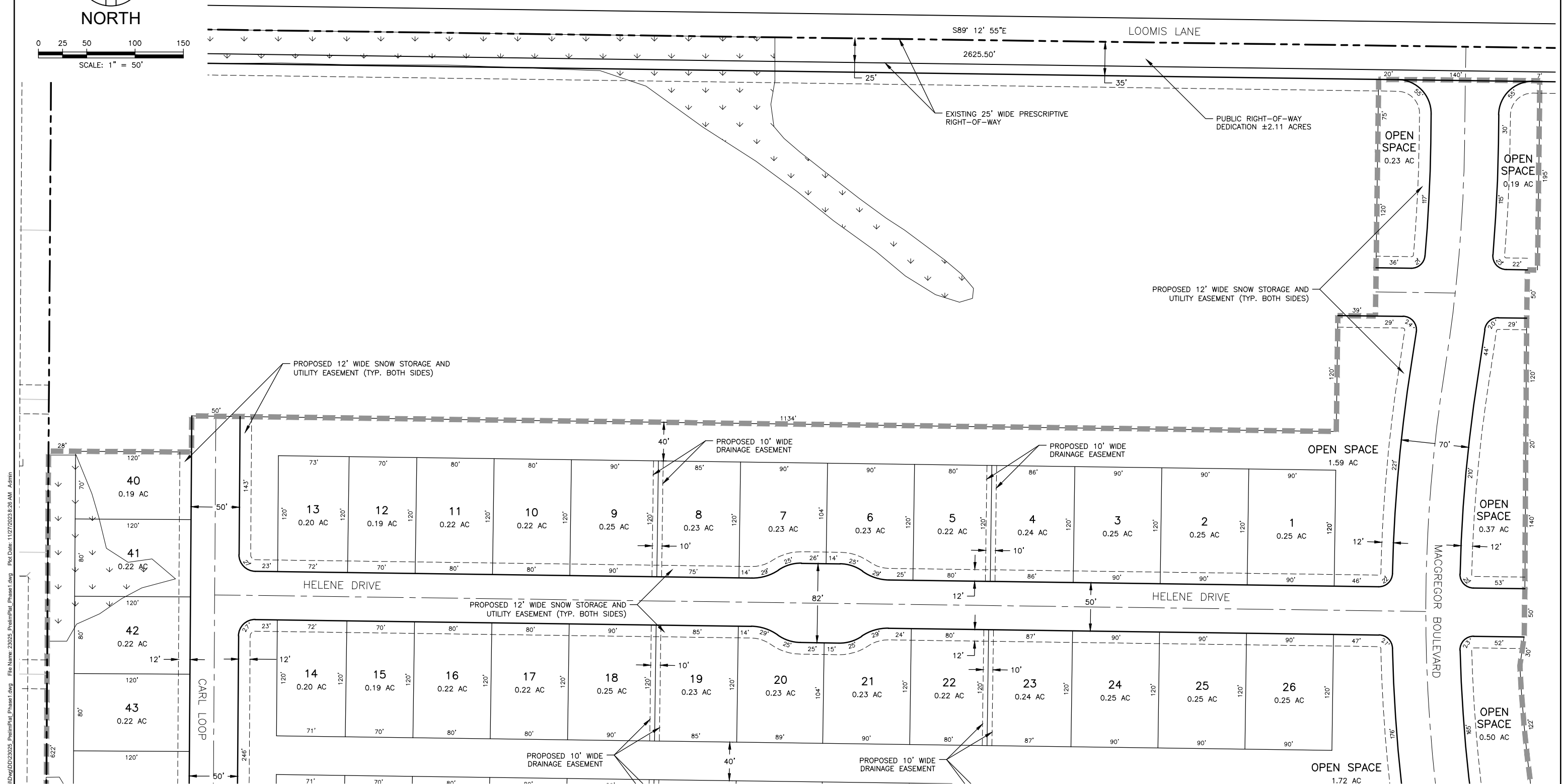
1. SEE DRAWING NO. EX-2 FOR PRELIMINARY PLAT NOTES, LEGEND AND SYMBOLS.



0 25 50 100 150

SCALE: 1" = 50'

A RESIDENTIAL SUBDIVISION LOCATED IN
THE NE 1/4 OF OF SECTION 27
T.16N R.3E., B.M.
VALLEY COUNTY, IDAHO
2023



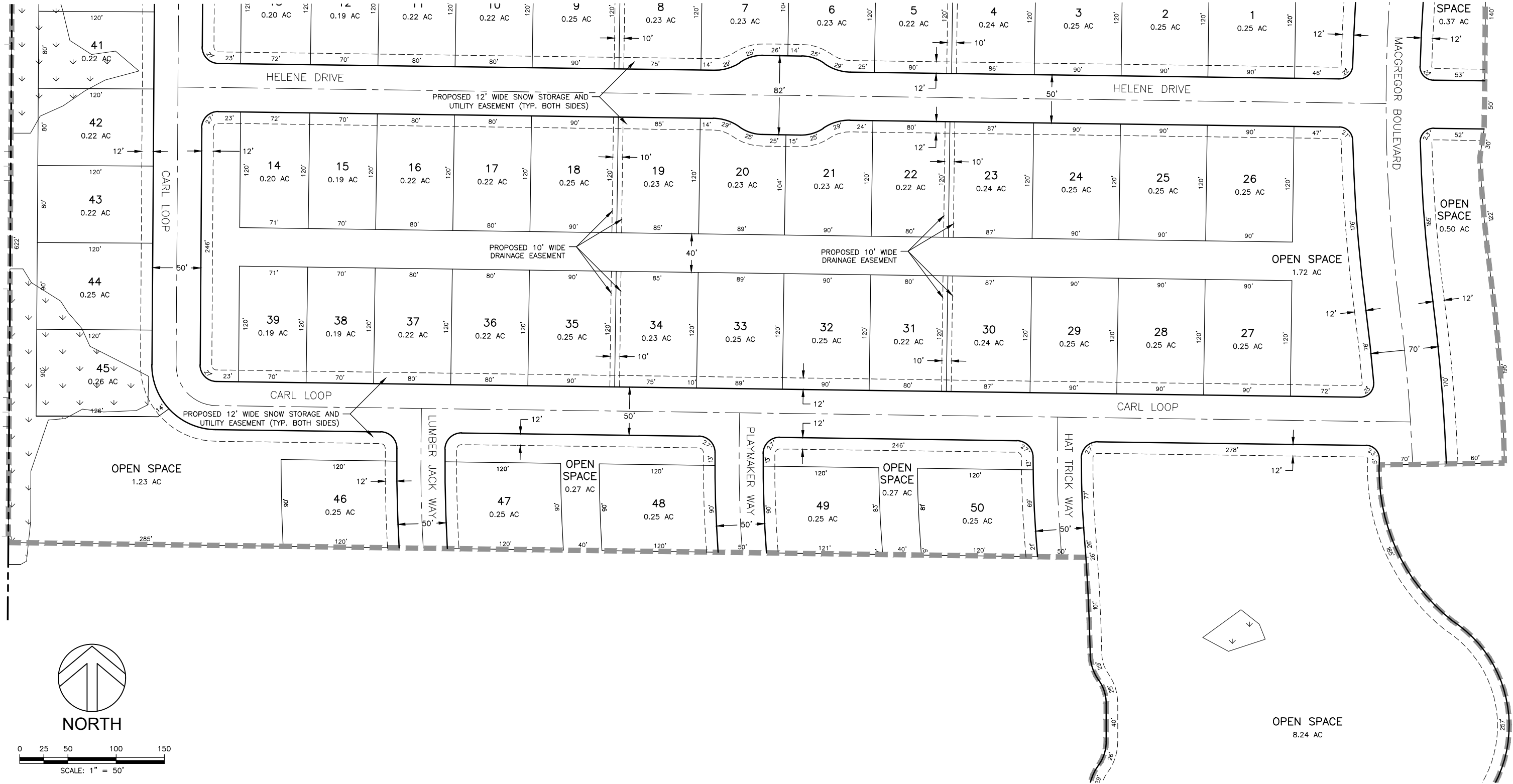
NO.	REVISION	BY	DATE	DESIGN		 CRESTLINE ENGINEERS 323 DEINHARD LANE, SUITE C · PO BOX 2330 McCALL, IDAHO 83638 		MACGREGOR TOWNSITE PUD VALLEY COUNTY, IDAHO PHASE 1 PRELIMINARY PLAT - 1	VERIFY SCALE	
				AMD					BAR IS ONE INCH ON FULL SIZE DRAWING 0  1"	
				DRAWN					PROJECT 23025	
				AMD					DATE 11/22/2023	
				CHECKED					DRAWING NO. SHEET NO.	
				GTT					EX-3 3 OF 13	
				APPROVED						
				GTT						

NOTES:

1. SEE DRAWING NO. EX-2 FOR PRELIMINARY PLAT NOTES, LEGEND AND SYMBOLS.

PRELIMINARY PLAT—MCGREGOR TOWNSITE SUBDIVISION, PHASE 1

A RESIDENTIAL SUBDIVISION LOCATED IN
THE NE 1/4 OF OF SECTION 27
T.16N R.3E., B.M.
VALLEY COUNTY, IDAHO
2023



CRESTLINE
ENGINEERS
323 DEINHARD LANE, SUITE C · PO BOX 2330
McCALL, IDAHO 83638

MACGREGOR TOWNSITE PUD
VALLEY COUNTY, IDAHO
PHASE 1 PRELIMINARY PLAT - 2

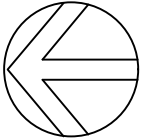
VERIFY SCALE	
BAR IS ONE INCH ON FULL SIZE DRAWING	
PROJECT	23025
DATE	11/22/2023
DRAWING NO.	SHEET NO.
EX-4	4 OF 13

NOTES:

1. SEE DRAWING NO. EX-2 FOR PRELIMINARY PLAT NOTES, LEGEND AND SYMBOLS.

PRELIMINARY PLAT—McGREGOR TOWNSITE SUBDIVISION, PHASE 1

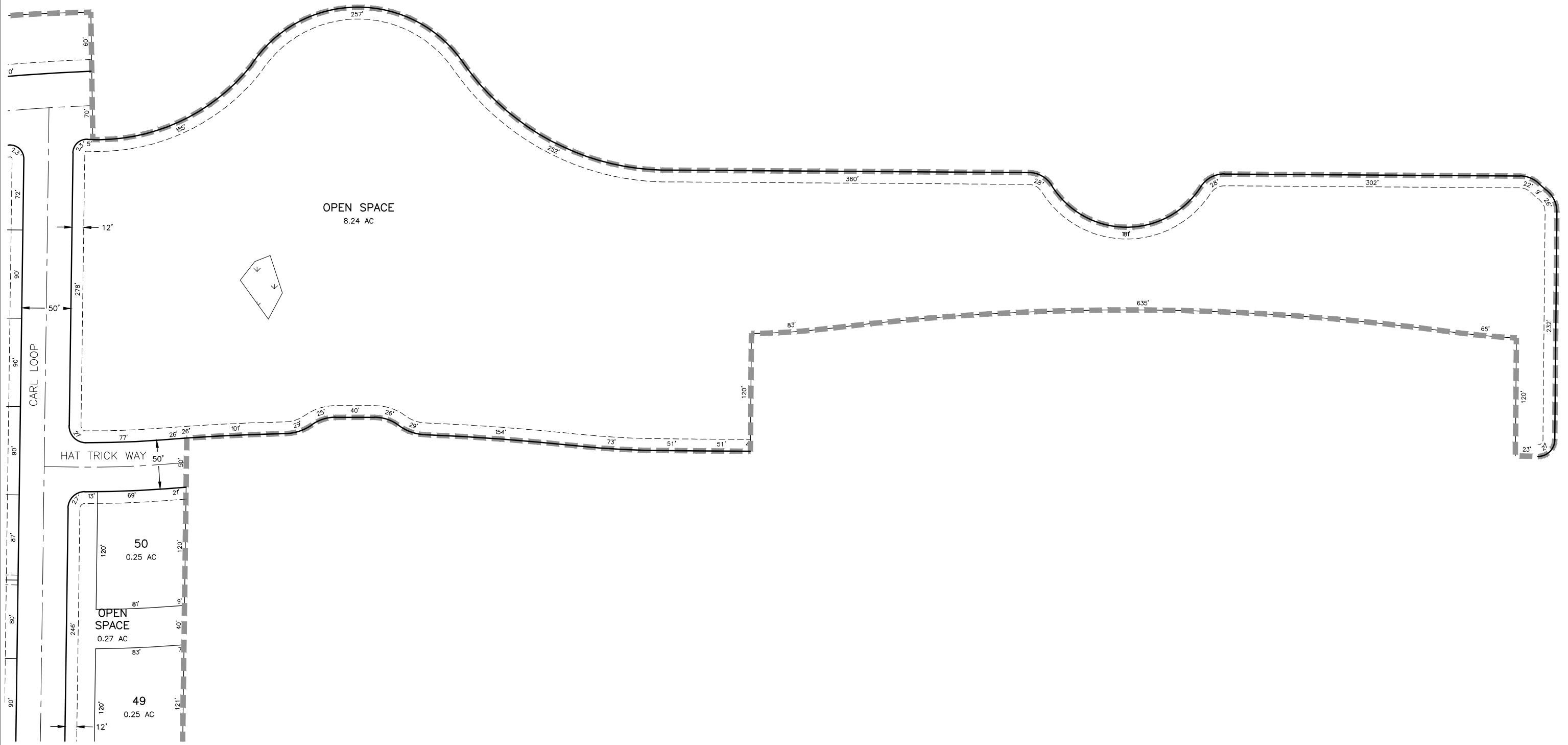
A RESIDENTIAL SUBDIVISION LOCATED IN
THE NE 1/4 OF OF SECTION 27
T.16N R.3E., B.M.
VALLEY COUNTY, IDAHO
2023



NORTH

0 25 50 100 150

SCALE: 1" = 50'



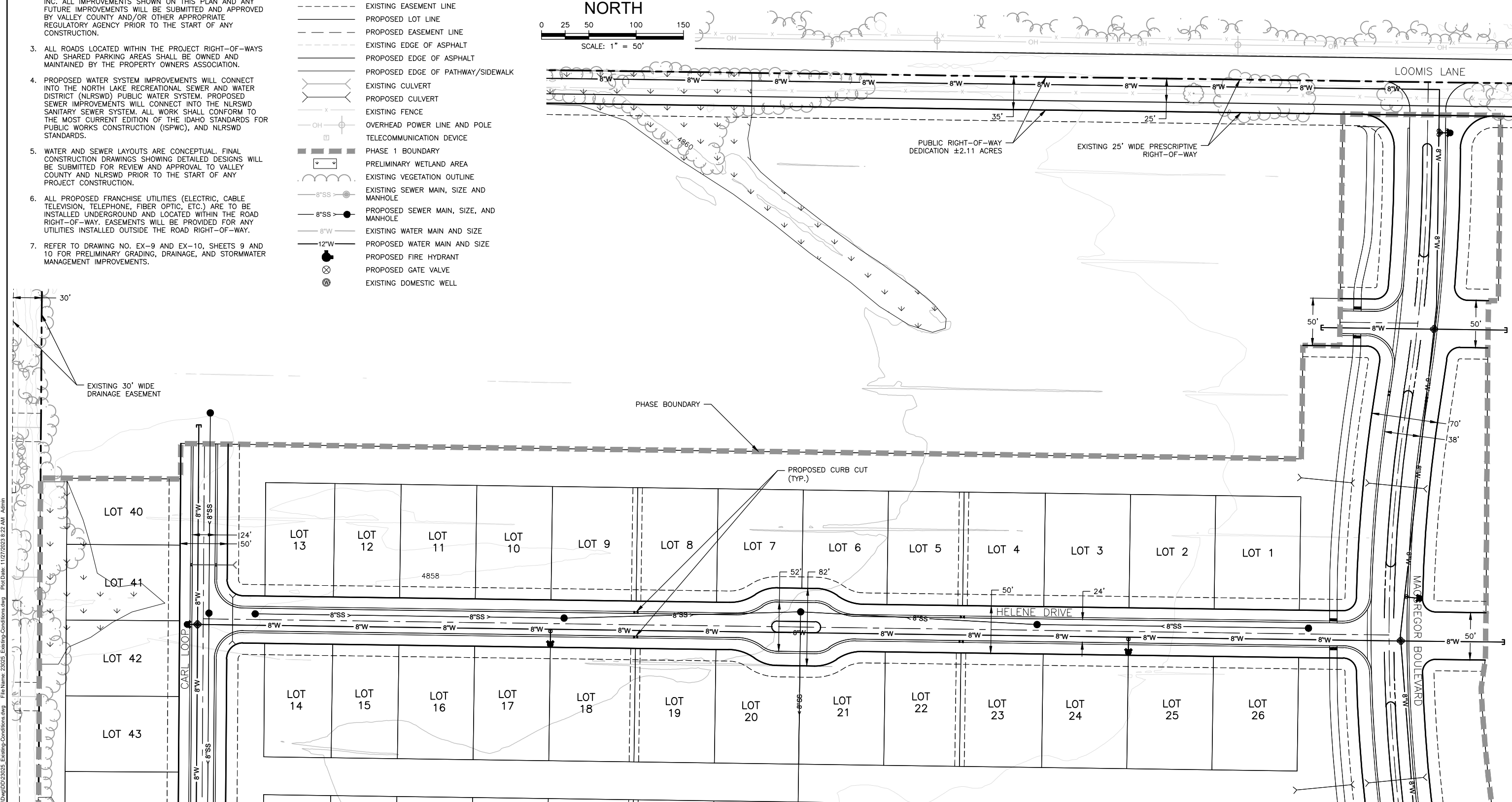
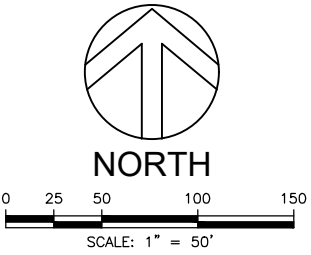
NO.	REVISION	BY	DATE	DESIGN	<div>CRESTLINE ENGINEERS 323 DEINHARD LANE, SUITE C · PO BOX 2330 McCALL, IDAHO 83638</div>		<div>MACGREGOR TOWNSITE PUD VALLEY COUNTY, IDAHO PHASE 1 PRELIMINARY PLAT - 3</div>		VERIFY SCALE	
				AMD					BAR IS ONE INCH ON FULL SIZE DRAWING 0 1"	
				DRAWN					PROJECT 23025	
				AMD					DATE 11/22/2023	
				CHECKED					DRAWING NO. SHEET NO.	
				GTT					EX-5	5 OF 13
				APPROVED						
				GTT						

NOTES:

- EXISTING PROPERTY BOUNDARY, BASE MAP AND TOPGRAPHY DATA AS SHOWN ON THIS PLAN IS BASED UPON SURVEY DATA PROVIDED BY NV5. THE INFORMATION AS SHOWN ON THIS PLAN IS FOR CONCEPTUAL AND PLANNING PURPOSES ONLY.
- IMPROVEMENTS AS SHOWN ON THIS PLAN ARE BASED UPON CONCEPT DRAWINGS PROVIDED BY BRECKON LAND DESIGN, INC. ALL IMPROVEMENTS SHOWN ON THIS PLAN AND ANY FUTURE IMPROVEMENTS WILL BE SUBMITTED AND APPROVED BY VALLEY COUNTY AND/OR OTHER APPROPRIATE REGULATORY AGENCY PRIOR TO THE START OF ANY CONSTRUCTION.
- ALL ROADS LOCATED WITHIN THE PROJECT RIGHT-OF-WAYS AND SHARED PARKING AREAS SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION.
- PROPOSED WATER SYSTEM IMPROVEMENTS WILL CONNECT INTO THE NORTH LAKE RECREATIONAL SEWER AND WATER DISTRICT (NLRSD) PUBLIC WATER SYSTEM. PROPOSED SEWER IMPROVEMENTS WILL CONNECT INTO THE NLRSD SANITARY SEWER SYSTEM. ALL WORK SHALL CONFORM TO THE MOST CURRENT EDITION OF THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPCW), AND NLRSD STANDARDS.
- WATER AND SEWER LAYOUTS ARE CONCEPTUAL. FINAL CONSTRUCTION DRAWINGS SHOWING DETAILED DESIGNS WILL BE SUBMITTED FOR REVIEW AND APPROVAL TO VALLEY COUNTY AND NLRSD PRIOR TO THE START OF ANY PROJECT CONSTRUCTION.
- ALL PROPOSED FRANCHISE UTILITIES (ELECTRIC, CABLE TELEVISION, TELEPHONE, FIBER OPTIC, ETC.) ARE TO BE INSTALLED UNDERGROUND AND LOCATED WITHIN THE ROAD RIGHT-OF-WAY. EASEMENTS WILL BE PROVIDED FOR ANY UTILITIES INSTALLED OUTSIDE THE ROAD RIGHT-OF-WAY.
- REFER TO DRAWING NO. EX-9 AND EX-10, SHEETS 9 AND 10 FOR PRELIMINARY GRADING, DRAINAGE, AND STORMWATER MANAGEMENT IMPROVEMENTS.

LEGEND:

- PROPERTY BOUNDARY
- EXISTING RIGHT-OF-WAY
- PROPOSED RIGHT-OF-WAY
- EXISTING CONTOUR
- ROAD CENTER LINE
- EXISTING EASEMENT LINE
- PROPOSED LOT LINE
- PROPOSED EASEMENT LINE
- EXISTING EDGE OF ASPHALT
- PROPOSED EDGE OF ASPHALT
- PROPOSED EDGE OF PATHWAY/SIDEWALK
- EXISTING CULVERT
- PROPOSED CULVERT
- EXISTING FENCE
- OVERHEAD POWER LINE AND POLE
- TELECOMMUNICATION DEVICE
- PHASE 1 BOUNDARY
- PRELIMINARY WETLAND AREA
- EXISTING VEGETATION OUTLINE
- EXISTING SEWER MAIN, SIZE AND MANHOLE
- PROPOSED SEWER MAIN, SIZE, AND MANHOLE
- EXISTING WATER MAIN AND SIZE
- PROPOSED WATER MAIN AND SIZE
- PROPOSED FIRE HYDRANT
- PROPOSED GATE VALVE
- EXISTING DOMESTIC WELL



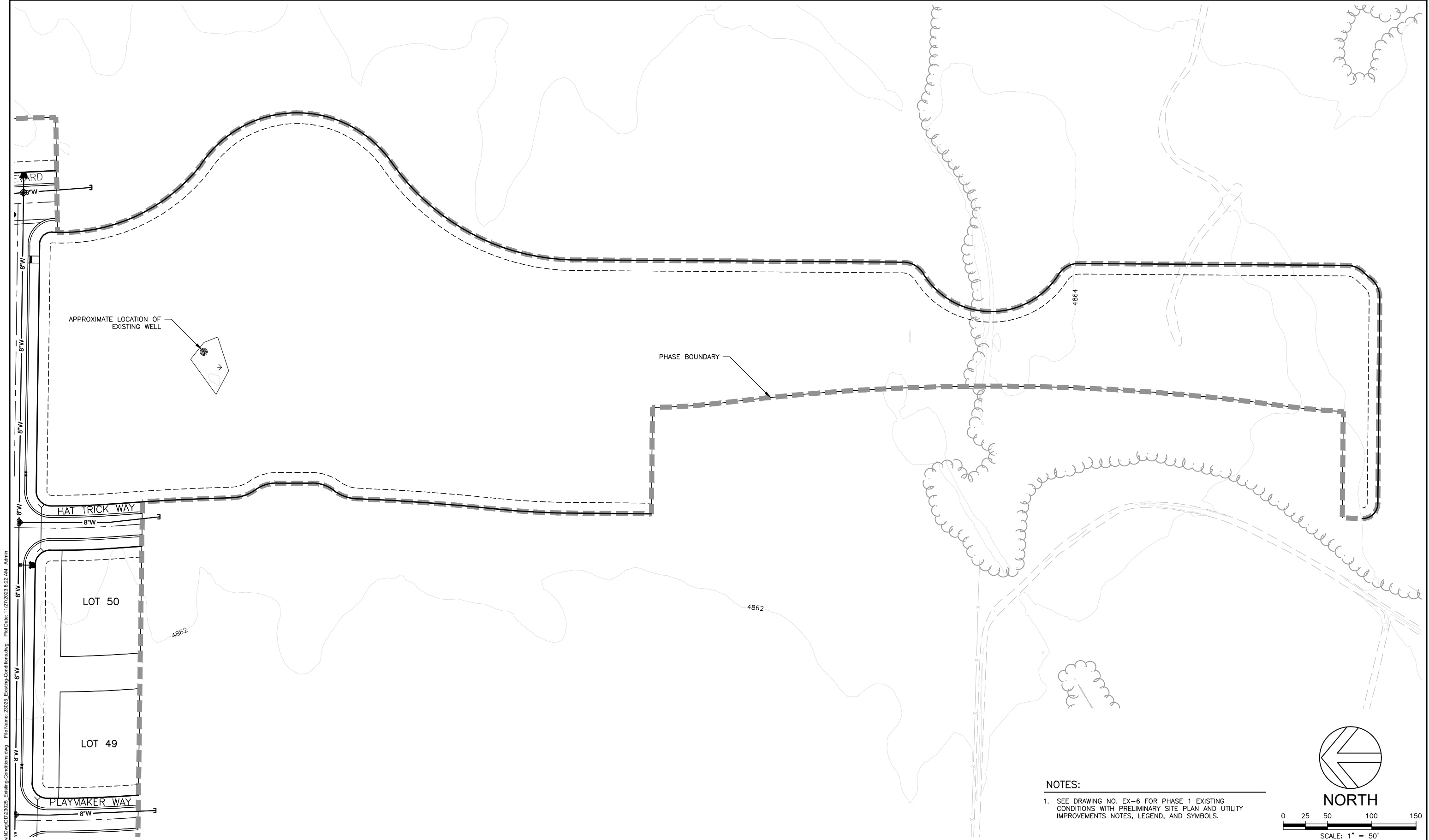
NO.	REVISION	BY	DATE	DESIGN
				AMD
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				CHECKED
				AMD
				APPROVED
				GTT



CRESTLINE
ENGINEERS
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McCALL, IDAHO 83638

MACGREGOR TOWNSITE PUD
VALLEY COUNTY, IDAHO
PHASE 1 EXISTING CONDITIONS WITH PRELIMINARY SITE PLAN
AND UTILITY IMPROVEMENTS - 1

VERIFY SCALE	
BAR IS ONE INCH ON FULL SIZE DRAWING	
PROJECT 23025	
DATE 11/22/2023	
DRAWING NO.	SHEET NO.
EX-6	6 OF 13



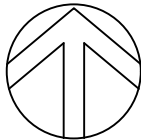
NO.	REVISION	BY	DATE	DESIGN	 <div>CRESTLINE ENGINEERS 323 DEINHARD LANE, SUITE C · PO BOX 2330 McCALL, IDAHO 83638</div>	MACGREGOR TOWNSITE PUD VALLEY COUNTY, IDAHO PHASE 1 EXISTING CONDITIONS WITH PRELIMINARY SITE PLAN AND UTILITY IMPROVEMENTS - 3	VERIFY SCALE	
				AMD			BAR IS ONE INCH ON FULL SIZE DRAWING 0 1"	
				DRAWN			PROJECT 23025	
				LJE			DATE 11/22/2023	
				CHECKED			DRAWING NO. SHEET NO.	
				AMD			EX-8 8 OF 13	
				APPROVED				
				GTT				

GRADING AND DRAINAGE NOTES:

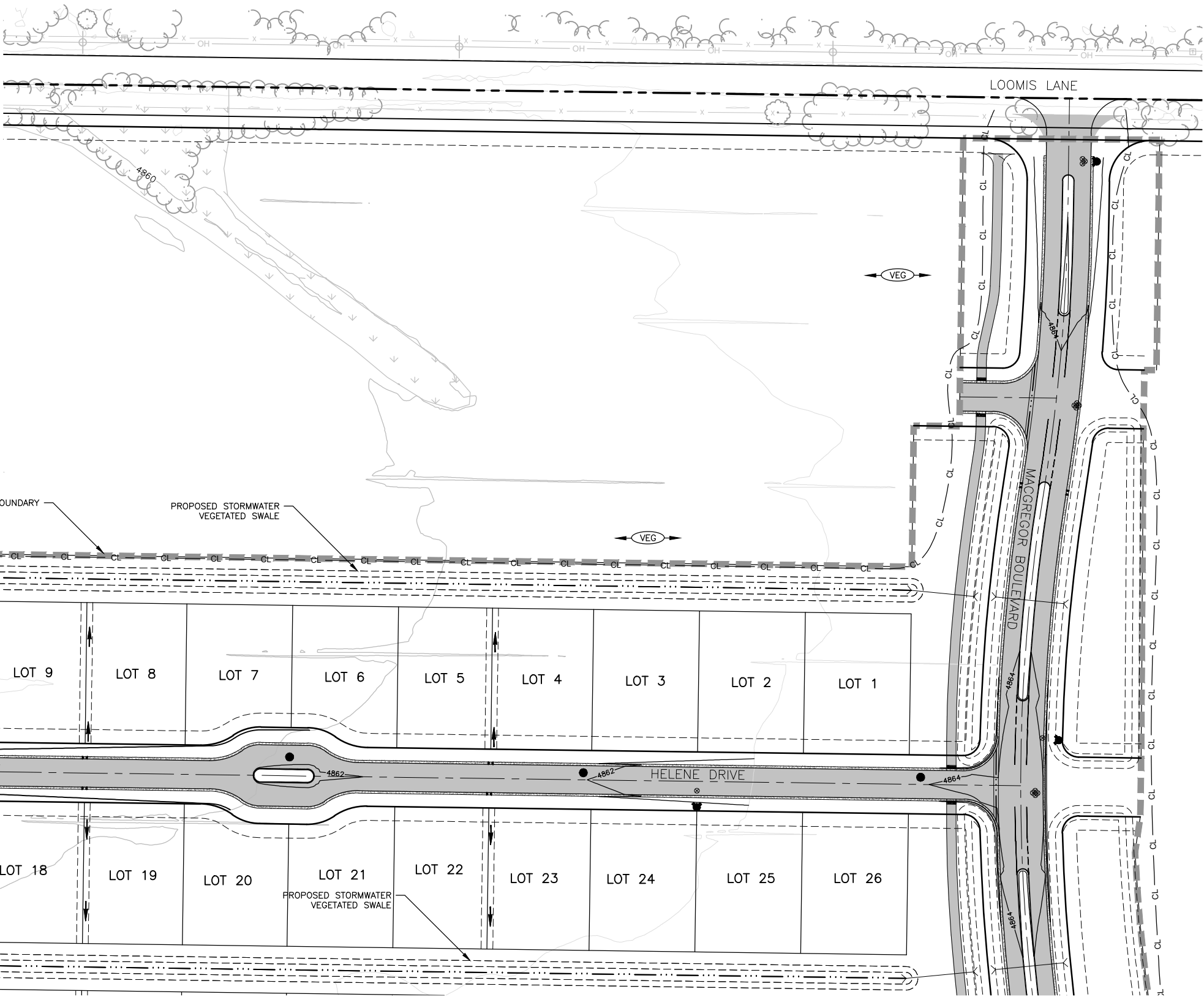
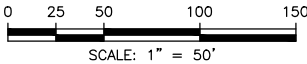
1. STORMWATER MANAGEMENT TO BE COMPLETED ON-SITE USING VEGETATED SWALES AND SURFACE DETENTION AS NECESSARY.
2. PRELIMINARY STORMWATER RUNOFF CALCULATIONS CAN BE PROVIDED UPON REQUEST.
3. THE GRADING AND STORMWATER DRAINAGE AS SHOWN ON THIS DRAWING IS CONCEPTUAL. FINAL CONSTRUCTION DRAWINGS SHOWING DETAILED DESIGN WILL BE SUBMITTED FOR REVIEW AND APPROVAL BY VALLEY COUNTY PRIOR TO THE START OF ANY PROJECT CONSTRUCTION.
4. STORMWATER MANAGEMENT INCLUDING EROSION AND SEDIMENT CONTROL FOR THE PROJECT WILL BE IMPLEMENTED PER VALLEY COUNTY REQUIREMENTS.
5. REFER TO THE IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY'S 2005 CATALOG OF STORMWATER BEST MANAGEMENT PRACTICES AND THE VALLEY COUNTY STORMWATER ADDENDUM, AVAILABLE ON THE VALLEY COUNTY WEBSITE, FOR FURTHER DETAILS ON BMP INSTALLATION AND INSTALATION.
6. ALL EROSION AND SEDIMENT CONTROL BMP'S SHALL BE INSTALLED PRIOR TO THE START OF ANY PROJECT CONSTRUCTION OR EARTH DISTURBING ACTIVITIES AND SHOULD REMAIN IN PLACE UNTIL ALL DISTURBED/EXPOSED AREAS HAVE BEEN STABILIZED AND/OR REVEGETATED.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER INSTALLATION AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL BMP'S IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REQUIREMENTS.
8. WORK ACTIVITIES SHALL TAKE PLACE WITHIN THE CLEARING LIMITS AS SHOWN ON THIS PLAN. CONTRACTOR SHALL PRESERVE NATURAL VEGETATION OUTSIDE OF CLEARING LIMITS.
9. THE IMPLEMENTATION OF THESE EROSION AND SEDIMENT CONTROL MEASURES INCLUDING INSTALLATION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THIS PLAN IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ALL PROJECT CONSTRUCTION IS COMPLETED AND APPROVED BY THE OWNER. THE OWNER SHALL BE RESPONSIBLE FOR ALL MAINTENANCE AFTER THE PROJECT IS APPROVED.
10. IN GENERAL, ALL SITE GRADING ADJACENT TO NEW BUILDING STRUCTURES SHALL BE SLOPED TO DRAIN AWAY FROM THE BUILDING AT A MINIMUM OF 1.5% IN HARDSCAPE AREAS AND 4% IN LANDSCAPE AREAS. AREAS BETWEEN NEW STRUCTURES AND PROPERTY BOUNDARIES WILL BE SLOPED TO KEEP STORMWATER ON-SITE AND RELEASED INTO EXISTING LANDSCAPED AREAS.

LEGEND:

- PROPERTY BOUNDARY
- PROPOSED RIGHT-OF-WAY
- PROPOSED LOT LINE
- PROPOSED EASEMENT
- PHASE BOUNDARY
- 5086 --- EXISTING CONTOUR
- 5084 --- PROPOSED CONTOUR
- PROPOSED ASPHALT AREA
- PROPOSED CONCRETE AREA
- PROPOSED ROAD CENTERLINE
- PROPOSED EDGE OF ASPHALT
- PROPOSED EDGE OF CONCRETE
- PROPOSED DRAINAGE SWALE/FLOW LINE
- VEG --- PRESERVE EXISTING VEGETATION
- S --- DRAINAGE FLOW ARROW
- CL --- SILT FENCE
- CL --- CLEARING/CONSTRUCTION LIMITS
- PROPOSED CULVERT
- EXISTING CULVERT
- PRELIMINARY WETLAND AREA
- PROPOSED DETENTION BASIN
- PROPOSED SEWER MANHOLE
- PROPOSED FIRE HYDRANT
- PROPOSED GATE VALVE
- EXISTING DOMESTIC WELL



NORTH



NO.	REVISION	BY	DATE	DESIGN
				AMD
				DRAWN
				AMD
				CHECKED
				GTT
				APPROVED
				GTT

CRESTLINE
ENGINEERS
323 DEINHARD LANE, SUITE C · PO BOX 2330
McCALL, IDAHO 83638

MACGREGOR TOWNSITE PUD
VALLEY COUNTY, IDAHO

PHASE 1 PRELIMINARY GRADING, DRAINAGE, AND
STORMWATER MANAGEMENT PLAN - 1

VERIFY SCALE BAR IS ONE INCH ON FULL SIZE DRAWING 0 1"	
PROJECT	23025
DATE	11/22/2023
DRAWING NO.	SHEET NO.
EX-9	9 OF 13

Path: M:\001\G:\Crestline\23025\CarlLoop\DD\23025_PrelimGrading.dwg File Name: 23025_PrelimGrading.dwg Plt Date: 11/27/2023 8:25 AM Admin



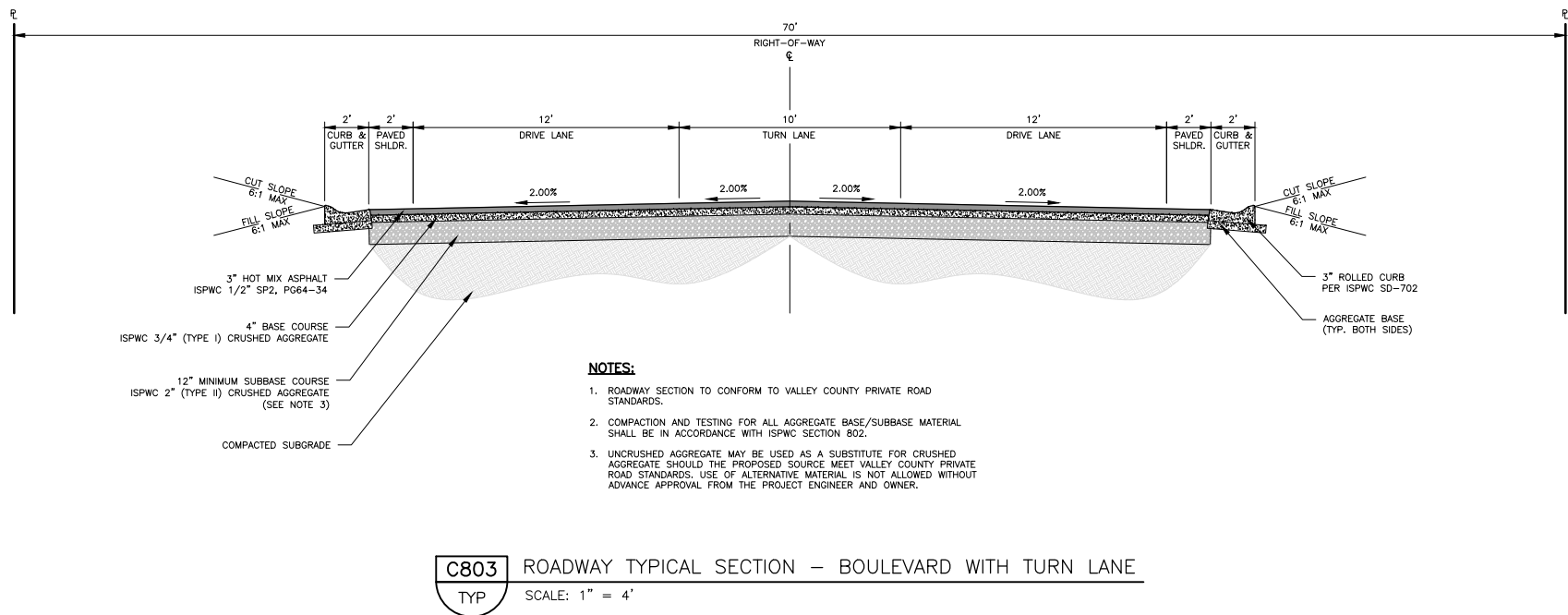
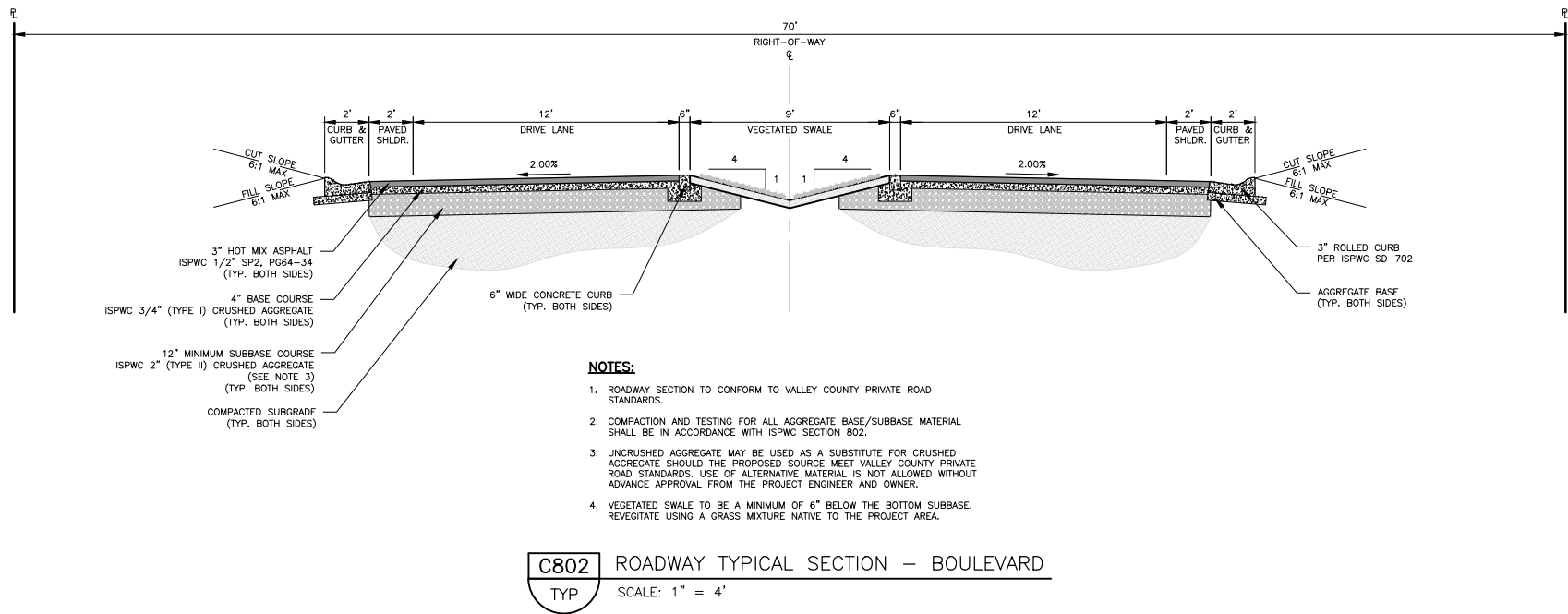
NO.	REVISION	BY	DATE	DESIGN
				AMD
				DRAWN
				AMD
				CHECKED
				GTT
				APPROVED
				GTT

CRESTLINE
ENGINEERS
323 DEINHARD LANE, SUITE C · PO BOX 2330
McCALL, IDAHO 83638

MACGREGOR TOWNSITE PUD
VALLEY COUNTY, IDAHO
PHASE 1 PRELIMINARY GRADING, DRAINAGE, AND
STORMWATER MANAGEMENT PLAN - 2

VERIFY SCALE BAR IS ONE INCH ON FULL SIZE DRAWING 0 1"	
PROJECT	23025
DATE	11/22/2023
DRAWING NO.	SHEET NO.
EX-10	10 OF 13

Path: \\A001\G\Crowe\am\23025\Civil\Drawings\DD\23025_PrelimRoadDetails.dwg File Name: 23025_PrelimRoadDetails.dwg Plot Date: 11/22/2023 3:41 PM Admin



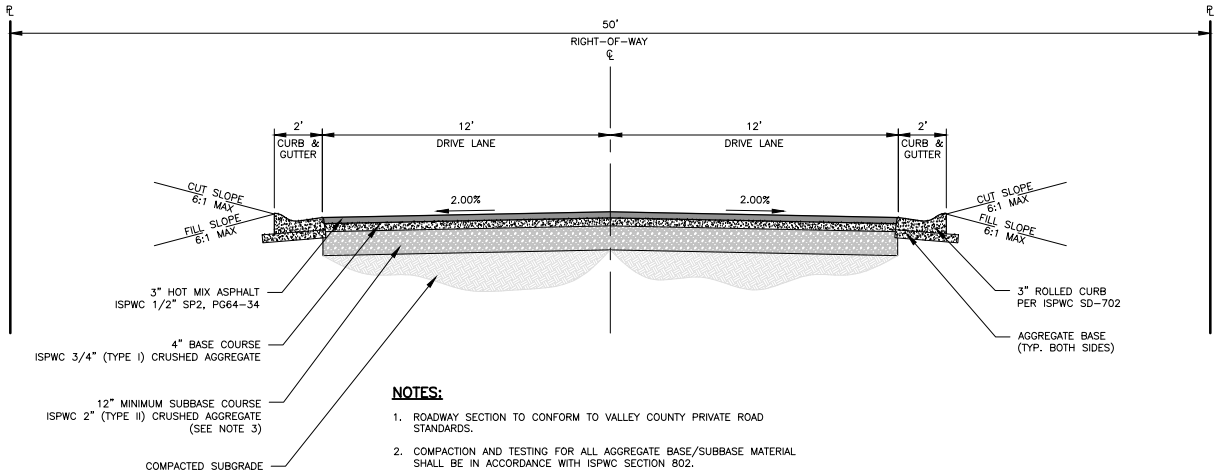
NO.	REVISION	BY	DATE	DESIGN
				AMD
				DRAWN
				SMR
				CHECKED
				AMD
				APPROVED
				AMD



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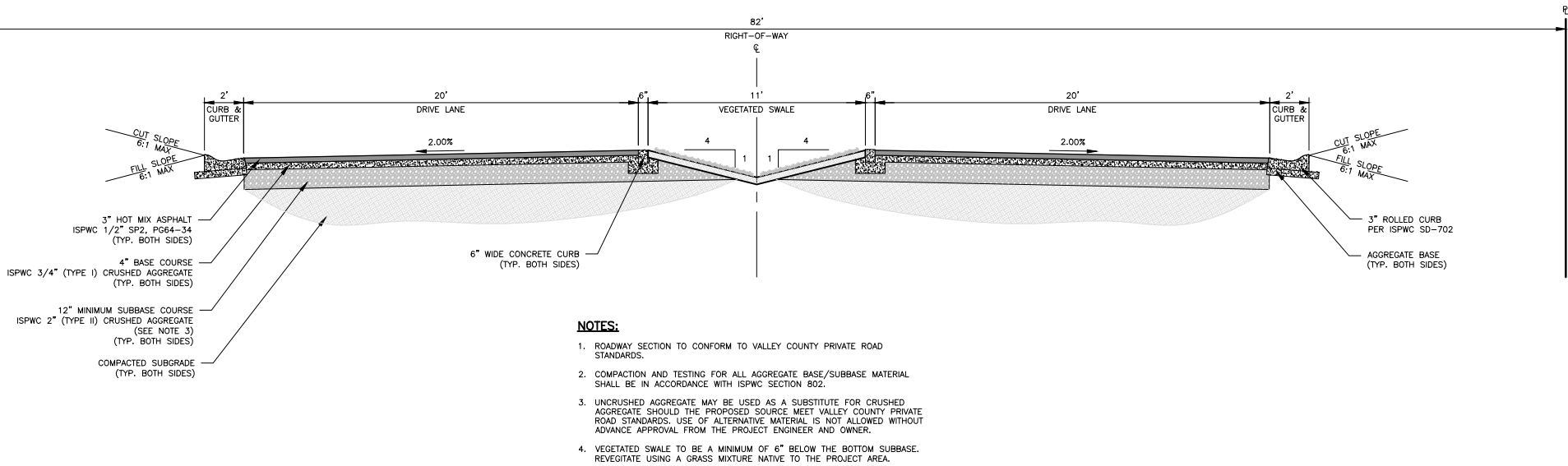
MACGREGOR TOWNSITE PUD
VALLEY COUNTY, IDAHO
PRELIMINARY ROAD SECTIONS - 1

VERIFY SCALE	
BAR IS ONE INCH ON FULL SIZE DRAWING	
PROJECT	23025
DATE	11/22/2023
DRAWING NO.	SHEET NO.
EX-11	11 OF 13



- NOTES:**
1. ROADWAY SECTION TO CONFORM TO VALLEY COUNTY PRIVATE ROAD STANDARDS.
 2. COMPACTION AND TESTING FOR ALL AGGREGATE BASE/SUBBASE MATERIAL SHALL BE IN ACCORDANCE WITH ISPWC SECTION 802.
 3. UNCRUSHED AGGREGATE MAY BE USED AS A SUBSTITUTE FOR CRUSHED AGGREGATE SHOULD THE PROPOSED SOURCE MEET VALLEY COUNTY PRIVATE ROAD STANDARDS. USE OF ALTERNATIVE MATERIAL IS NOT ALLOWED WITHOUT ADVANCE APPROVAL FROM THE PROJECT ENGINEER AND OWNER.

C804 ROADWAY TYPICAL SECTION – LOCAL ROAD
TYP SCALE: 1" = 4'



- NOTES:**
1. ROADWAY SECTION TO CONFORM TO VALLEY COUNTY PRIVATE ROAD STANDARDS.
 2. COMPACTION AND TESTING FOR ALL AGGREGATE BASE/SUBBASE MATERIAL SHALL BE IN ACCORDANCE WITH ISPWC SECTION 802.
 3. UNCRUSHED AGGREGATE MAY BE USED AS A SUBSTITUTE FOR CRUSHED AGGREGATE SHOULD THE PROPOSED SOURCE MEET VALLEY COUNTY PRIVATE ROAD STANDARDS. USE OF ALTERNATIVE MATERIAL IS NOT ALLOWED WITHOUT ADVANCE APPROVAL FROM THE PROJECT ENGINEER AND OWNER.
 4. VEGETATED SWALE TO BE A MINIMUM OF 6" BELOW THE BOTTOM SUBBASE. REVEGETATE USING A GRASS MIXTURE NATIVE TO THE PROJECT AREA.

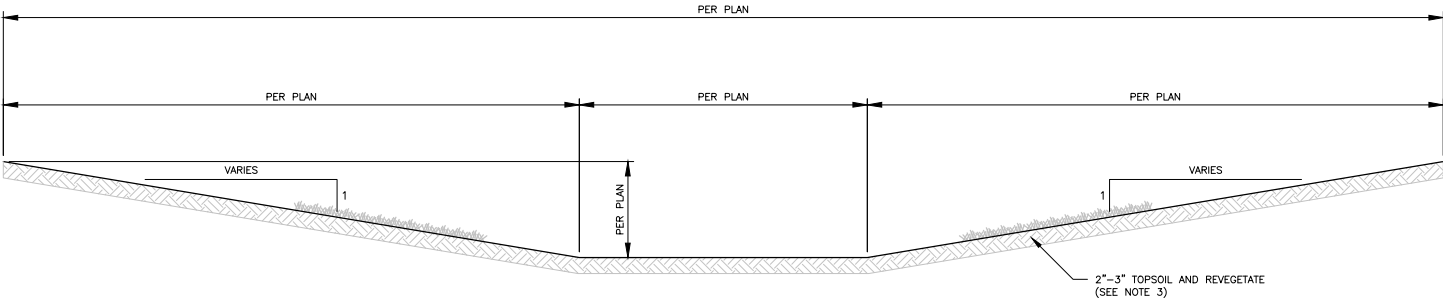
C805 ROADWAY TYPICAL SECTION – LOCAL ROAD WITH MEDIAN
TYP SCALE: 1" = 4'

NO.	REVISION	BY	DATE	DESIGN
				AMD
				DRAWN
				SMR
				CHECKED
				AMD
				APPROVED
				AMD

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MACGREGOR TOWNSITE PUD
VALLEY COUNTY, IDAHO
PRELIMINARY ROAD SECTIONS - 2

VERIFY SCALE	
BAR IS ONE INCH ON FULL SIZE DRAWING	
PROJECT	23025
DATE	11/22/2023
DRAWING NO.	SHEET NO.
EX-12	12 OF 13



- NOTES:**
- 1. REFER TO IDAHO DEPARTMENT OF ENVIRONMENTALLY QUALITY'S 2020 CATALOG OF STORMWATER BEST MANAGEMENT PRACTICES, BMP 10 FOR ADDITIONAL INFORMATION.
 - 2. REFER TO THE GEOTECHNICAL EVALUATION PREPARED BY ALLWEST FOR EXISTING SOIL CONDITIONS.
 - 3. REVEGETATION AND STABILIZATION OF VEGETATED (BIOFILTRATION) SWALE SHALL BE IN ACCORDANCE WITH THE PROJECTS LANDSCAPE DESIGN. IF A LANDSCAPE DESIGN/PLAN IS NOT AVAILABLE, DISTURBED AREAS SHALL BE REVEGETATED WITH A GRASS SEED MIXTURE NATIVE TO THAT AREA.

C1402

VEGETATED (BIOFILTRATION) SWALE

TYP

NOT TO SCALE

NO.	REVISION	BY	DATE

DESIGN
AMD
DRAWN
SMR
CHECKED
AMD
APPROVED
AMD



CRESTLINE

ENGINEERS

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MACGREGOR TOWNSITE PUD

VALLEY COUNTY, IDAHO

PRELIMINARY CIVIL TYPICAL DETAILS

VERIFY SCALE	
BAR IS ONE INCH ON FULL SIZE DRAWING 0 1"	
PROJECT	23025
DATE	11/22/2023
DRAWING NO.	SHEET NO.
EX-13	13 OF 13