

NOTES:

1. THE SUBDIVIDER OF THIS PROPOSED DEVELOPMENT IS:
PEARSON STORAGE PARTNERS, LLC
PO BOX 4110
McCALL, ID 83638
2. THE LAND SURVEYOR OF THIS PROPOSED DEVELOPMENT IS:
DUNN LAND SURVEYS, INC.
25 COYOTE TRAIL
CASCADE, ID 83811
3. THE EXISTING LAND USE/ZONING IS AGRICULTURAL.
4. THIS PLAT IS SUBJECT TO THE CONDOMINIUM PROPERTY ACT, TITLE 55, CHAPTER 15, OF IDAHO CODE
5. THE TOTAL AREA FOR THE DEVELOPMENT IS APPROXIMATELY ±18.47 ACRES.
6. REFER TO EXHIBIT NO. EX-3 FOR EXISTING CONDITIONS AND TOPOGRAPHY.
7. SETBACKS WILL COMPLY WITH VALLEY COUNTY STANDARDS.
8. ALL LIGHTING MUST BE DARK SKY COMPLIANT.
9. ONLY ONE WOOD BURNING DEVICE PER LOT.
10. 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.
11. SURROUNDING LAND USES ARE SUBJECT TO CHANGE.
12. WETLAND BOUNDARIES AS SHOWN ON THIS PLAN HAVE BEEN DELINEATED, SUBMITTED TO THE USACE, AND HAS RECEIVED A PRELIMINARY JURISDICTIONAL DETERMINATION.

LEGEND:

- PROPERTY BOUNDARY
--- ADJACENT PROPERTY LINE
--- ROAD/DRIVE CENTER LINE
--- EXISTING EASEMENT LINE
--- PROPOSED LOT LINE
--- PROPOSED EASEMENT LINE
↓ DELINEATED WETLAND AREA

FLOOD PLAIN NOTE:

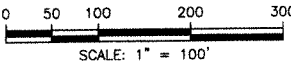
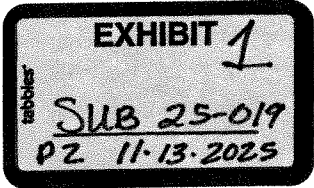
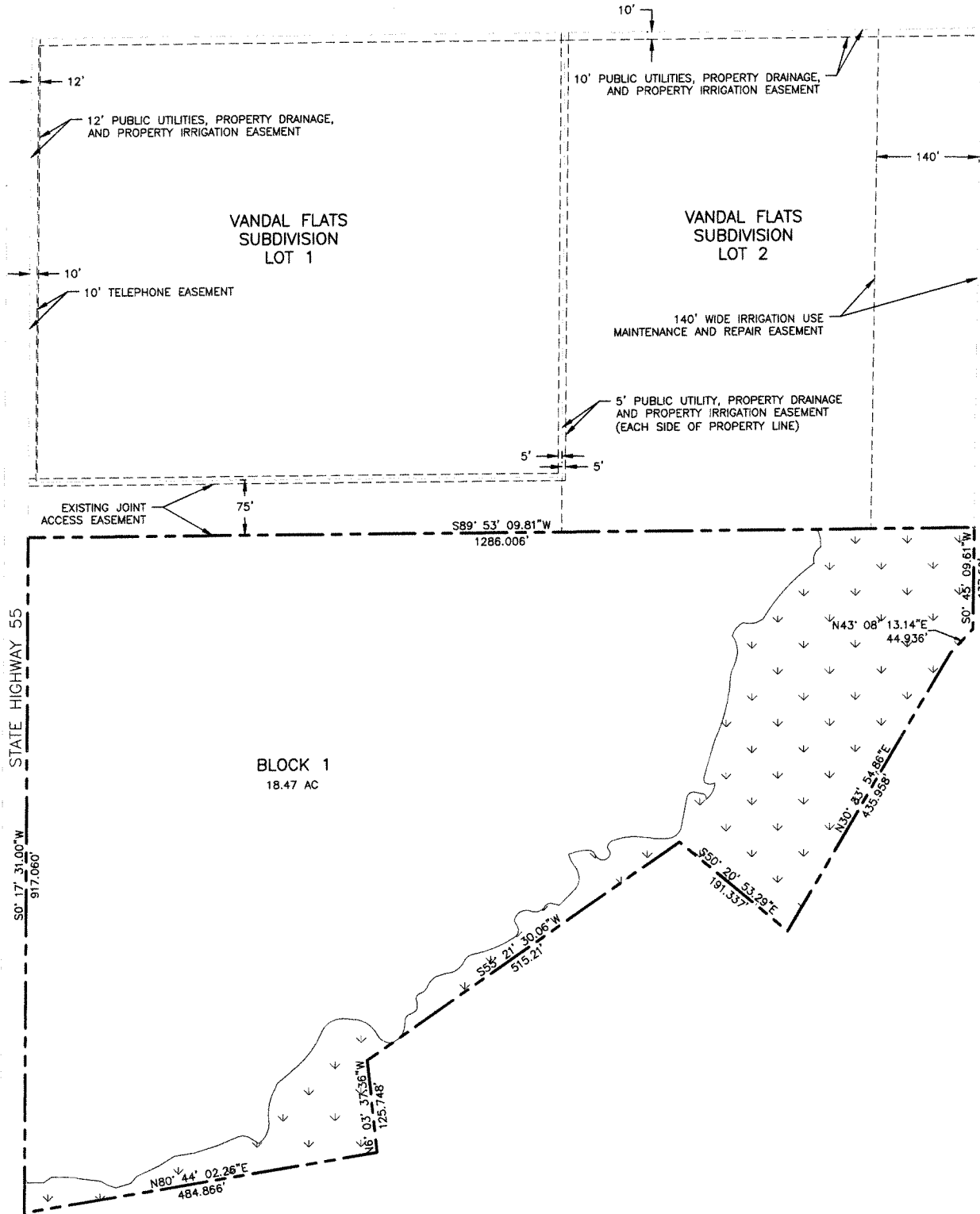
FEMA FIRM PANEL(S): 16085C1002C
FIRM EFFECTIVE DATE(S): 2/1/2019
FLOOD ZONE(S): ZONE X
BASE FLOOD ELEVATION(S): N/A
FLOOD ZONES ARE SUBJECT TO CHANGE BY FEMA AND ALL LAND WITHIN A FLOODWAY OR FLOODPLAIN IS REGULATED BY TITLE 9 AND TITLE 11 OF THE VALLEY COUNTY CODE.

DEVELOPMENT DATA:

PROPERTY AREA 18.47 ACRES
CONDOMINIUM AREA (BLOCK 1) 3.47 ACRES

PRELIMINARY PLAT-ROCKY MOUNTAIN STORAGE

A COMMERCIAL SUBDIVISION LOCATED IN PORTIONS OF
NE 1/4 OF THE NE 1/4, AND SE 1/4 OF THE NE 1/4 OF SECTION 33
T.18N., R.3E., B.M.
VALLEY COUNTY, IDAHO
2025



Path: M:\001\RockyMountainCrest\22012\CD\DWG\0020212_EX_1-2_PrelimPlat.dwg File Name: 22012_EX_1-2_PrelimPlat.dwg Plot Date: 9/15/2025 3:25 PM rml

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

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CONSTRUCTION

CRESTLINE
ENGINEERS
323 DEINHARD LANE, SUITE C · PO BOX 2330
McCALL, IDAHO 83638
208.634.4140 · 208.634.4146 FAX



ROCKY MOUNTAIN STORAGE
VALLEY COUNTY, IDAHO
OVERALL PRELIMINARY PLAT

VERIFY SCALE	
BAR IS ONE INCH ON FULL SIZE DRAWING	
PROJECT	22012
DATE	7/28/2025
DRAWING NO.	SHEET NO.
EX-1	1 OF 7

NOTES:

1. THE SUBDIVIDER OF THIS PROPOSED DEVELOPMENT IS:
PEARSON STORAGE PARTNERS, LLC
PO BOX 4110
McCALL, ID 83638
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DUNN LAND SURVEYS, INC.
25 COYOTE TRAIL
CASCADE, ID 83811
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11. SURROUNDING LAND USES ARE SUBJECT TO CHANGE.
12. WETLAND BOUNDARIES AS SHOWN ON THIS PLAN HAVE BEEN DELINEATED, SUBMITTED TO THE USACE, AND HAS RECEIVED A PRELIMINARY JURISDICTIONAL DETERMINATION.

LEGEND:

- PROPERTY BOUNDARY
- ADJACENT PROPERTY LINE
- ROAD/DRIVE CENTER LINE
- EXISTING EASEMENT LINE
- PROPOSED LOT LINE
- PROPOSED EASEMENT LINE
- ↓ DELINEATED WETLAND AREA

FLOOD PLAIN NOTE:

FEMA FIRM PANEL(S): 16085C1002C
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.

DEVELOPMENT DATA:

PROPERTY AREA 18.47 ACRES
CONDOMINIUM AREA (BLOCK 1) 3.47 ACRES

STATE HIGHWAY 55

S0 17° 31' 00" W
917.060'

S89° 53' 09.81" W
1286.006'

30
29
28
27
26
25
24
23
22
21

20
19
18
17
16
15
14
13
OFFC/BATH

LOT 1 - LOT 105
TYPICAL DIMENSIONS
(0.03 AC, 1,250 S.F.)

100' SETBACK FROM
STATE HIGHWAY 55

31	32	33	34	35	36	37	38	39	40	41	42
54	53	52	51	50	49	48	47	46	45	44	43
55	56	57	58	59	60	61	62	63	64	65	66
78	77	76	75	74	73	72	71	70	69	68	67
79	80	81	82	83	84	85	86	87	88	89	90
12	11	10	9	8	7	6	5	4	3	2	1

50'
OFFC/BATH
50'
105
104
103
102
101
100
99
98
97
96

95
94
93
92
91

DELINEATED WETLAND BOUNDARY
"NO-BUILD" AREA

PRELIMINARY PLAT-ROCKY MOUNTAIN STORAGE

A COMMERCIAL SUBDIVISION LOCATED IN PORTIONS OF
NE 1/4 OF THE NE 1/4, AND SE 1/4 OF THE NE 1/4 OF SECTION 33
T.18N., R.3E., B.M.
VALLEY COUNTY, IDAHO
2025



NORTH

0 25 50 100 150
SCALE: 1" = 50'

Path: M:\001\RockyMountain\Draw\22012\CD\DWG\DD22012_EX_1-2_PrelimPlat.dwg File Name: 22012_EX_1-2_PrelimPlat.dwg Plot Date: 8/15/2025 3:38 PM rpar

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

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ENGINEERS
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ROCKY MOUNTAIN STORAGE
VALLEY COUNTY, IDAHO
BLOCK 1 PRELIMINARY PLAT

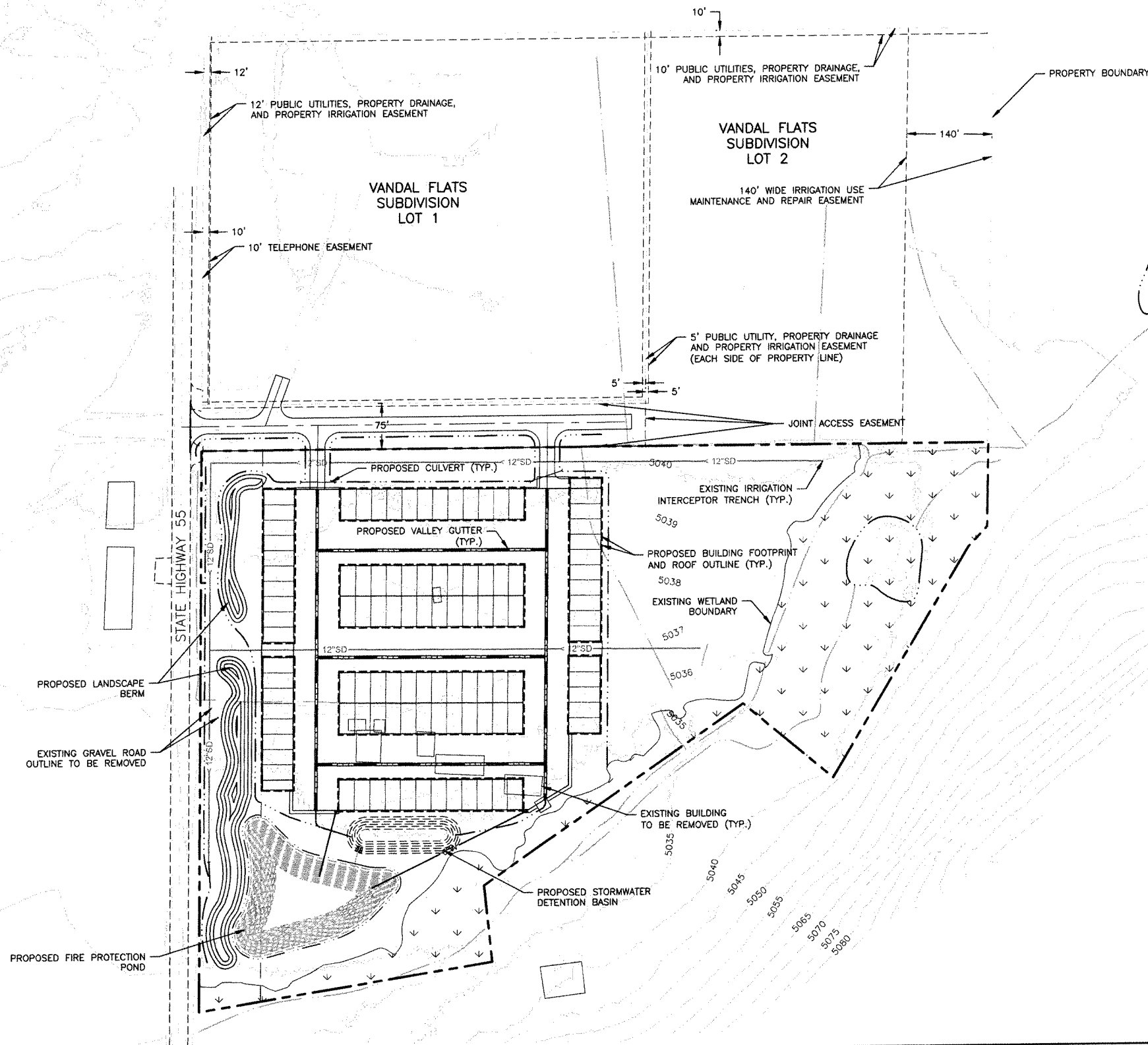
VERIFY SCALE	
BAR IS ONE INCH ON FULL SIZE DRAWING	
PROJECT	22012
DATE	7/28/2025
DRAWING NO.	SHEET NO.
EX-2	2 OF 7

NOTES:

- EXISTING PROPERTY BOUNDARIES, BASE MAP AND TOPOGRAPHY DATA AS SHOWN ON THIS PLAN ARE BASED UPON SURVEY DATA PROVIDED BY DUNN LAND SURVEYS, INC. AND SUPPLEMENTED USING DATA FOUND ON THE VANDAL FLATS SUBDIVISION FINAL PLAT.
- CONTOUR INTERVALS ARE 1 FOOT MINOR AND 5 FOOT MAJOR.
- THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF THE EXISTENCE OF OBJECTS OR UTILITIES SHOWN ON THESE DRAWINGS AS THE INFORMATION HAS BEEN OBTAINED FROM SOURCES OF VARYING RELIABILITY.
- ALL PROPOSED UTILITIES (ELECTRIC, CABLE TELEVISION AND TELEPHONE) ARE TO BE INSTALLED UNDERGROUND AND LOCATED WITHIN EASEMENTS THAT WILL BE PROVIDED PRIOR TO RECORDING A FINAL PLAT.
- REFER TO EXHIBITS EX-4, EX-5, AND EX-6 FOR PRELIMINARY GRADING AND STORMWATER MANAGEMENT PLANS.
- WETLAND BOUNDARIES AS SHOWN ON THIS PLAN HAVE BEEN DELINEATED, SUBMITTED TO THE USACE, AND HAS RECEIVED A PRELIMINARY JURISDICTIONAL DETERMINATION.

LEGEND:

- PROPERTY BOUNDARY
- ADJACENT PROPERTY LINE
- ROAD/DRIVE CENTER LINE
- EXISTING EASEMENT LINE
- PROPOSED LOT LINE
- PROPOSED EASEMENT LINE
- DELINEATED WETLAND AREA
- EXISTING CONTOUR
- PROPOSED EDGE OF ASPHALT
- EXISTING EDGE OF GRAVEL ROAD



0 50 100 200 300
SCALE: 1" = 100'

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

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ROCKY MOUNTAIN STORAGE
VALLEY COUNTY, IDAHO
EXISTING CONDITIONS WITH PRELIMINARY SITE PLAN

VERIFY SCALE	
BAR IS ONE INCH ON FULL SIZE DRAWING 1"	
PROJECT	22012
DATE	7/28/2025
DRAWING NO.	SHEET NO.
EX-3	3 OF 7

LEGEND:

---	PROPERTY BOUNDARY
5005	EXISTING CONTOUR
5005	PROPOSED CONTOUR
■	PROPOSED ROOF AREA
■	PROPOSED CONCRETE VALLEY GUTTER
■	PROPOSED PAVED SURFACE
→	PROPOSED DRAINAGE FLOW DIRECTION ARROW WITH SLOPE
(FG) 43.05 (EG) 40.4	SPOT ELEVATION
FG	FINISHED GRADE
EG	EXISTING GRADE
GB	GRADE BREAK
---	FLOW LINE
S	SILT FENCE
CL	CLEARING/CONSTRUCTION LIMITS
■	EXISTING WETLAND AREA

GRADING AND DRAINAGE NOTES:

1. ALL ACCESSIBLE ROUTE RUNNING SLOPE SHALL NOT BE STEEPER THAN 1:20 (5%). THE CROSS SLOPE ON WALKING SURFACES SHALL NOT BE STEEPER THAN 1:50 (2%).
2. THE CONTRACTOR SHALL MAINTAIN ALL DRAINAGE FACILITIES WITHIN THE CONSTRUCTION AREA UNTIL THE PROPOSED DRAINAGE IMPROVEMENTS ARE IN PLACE, FUNCTIONING, AND APPROVED BY THE PROJECT ENGINEER.
3. ALL DRAINAGE PIPING SHALL MAINTAIN A MINIMUM OF EIGHTEEN (18") INCHES OF COVER IN ALL TRAFFIC AREAS OR A MINIMUM OF TWELVE (12") INCHES OF COVER IN LANDSCAPED AND NON-TRAFFIC AREAS.
4. CONTRACTOR TO WORK WITH PROJECT ENGINEER TO EVALUATE SUBSURFACE SOILS WITHIN SUBSURFACE INFILTRATION TRENCH FOOTPRINT. IF SUBSURFACE SOILS ARE NOT FAVORABLE, THE OWNER/ENGINEER WILL WORK WITH CONTRACTOR TO DEVELOP A PLAN TO IMPROVE SUBSURFACE DRAINAGE.

EROSION AND SEDIMENT CONTROL NOTES:

1. CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER INSTALLATION AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROLS (ESC)/STORMWATER BEST MANAGEMENT PRACTICES (BMP'S) IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REQUIREMENTS.
2. IF DETERMINED NECESSARY, THE CONTRACTOR SHALL PREPARE AND SUBMIT A PROPOSED ESC PLAN TO THE PROJECT ENGINEER FOR APPROVAL PRIOR TO STARTING CONSTRUCTION.
3. THE CONTRACTOR SHALL COMPLY WITH THE PROVISIONS OF THE IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY'S (IDEQ) IDAHO POLLUTION DISCHARGE ELIMINATION SYSTEM (IPDES) 2022 GENERAL PERMIT FOR DISCHARGES FROM CONSTRUCTION ACTIVITIES (CGP). THE CGP REQUIRES THAT PROJECTS WHICH INTEND TO DISTURB MORE THAN ONE (1) ACRE PREPARE/PROVIDE A STORMWATER POLLUTION PREVENTION PLAN (SWPPP). IF THE CONTRACTOR'S MEANS AND METHODS DISTURB MORE THAN ONE (1) ACRE, THE CONTRACTOR SHALL PREPARE A SWPPP AND OBTAIN COVERAGE UNDER THE IDEQ 2022 CGP.
4. 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.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER INSTALLATION AND MAINTENANCE OF ALL ESC MEASURES/STORMWATER BMP'S IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REQUIREMENTS. THIS INCLUDES REGULAR INSPECTION, REPLACEMENT, AND UPGRADING IF NECESSARY UNTIL ALL PROJECT CONSTRUCTION IS COMPLETED AND STABILIZATION IS ACHIEVED PER THE CGP OR AS DEFINED BY THE PROJECT ENGINEER.
6. REFER TO 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 IMPLEMENTATION AND INSTALLATION.
7. CONTRACTOR SHALL CONTROL SURFACE DRAINAGE FROM EXCAVATION, BORROW AND WASTE DISPOSAL AREAS AS WELL AS PROVIDE CONTROL STRUCTURES AS NECESSARY TO PREVENT CONTAMINATED RUNOFF FROM LEAVING THE PROJECT SITE.
8. CONTRACTOR SHALL MINIMIZE THE AMOUNT OF BARE SOIL EXPOSED AT ONE TIME.
9. STABILIZED CONSTRUCTION ENTRANCES SHALL BE PROVIDED AT ALL ENTRANCES/EXITS TO THE SITE AND CONSTRUCTION STAGING AREAS.
10. CONTRACTOR TO PROVIDE TEMPORARY MEASURES SUCH AS BERMS, DIKES, AND DRAINS AS NECESSARY, TO PREVENT RUNOFF FROM FLOWING INTO PIPE TRENCHES DURING CONSTRUCTION.
11. DURING CONSTRUCTION, CONTRACTOR SHALL WATER ALL DISTURBED AREAS AS NECESSARY FOR DUST ABATEMENT.
12. REVEGETATION AND STABILIZATION OF ALL DISTURBED PROJECT AREAS SHALL BE IN ACCORDANCE WITH THE PROJECT'S LANDSCAPE DESIGN. IF A LANDSCAPE DESIGN/PLAN IS NOT AVAILABLE, DISTURBED AREAS SHALL BE REVEGETATED WITH A GRASS SEED MIXTURE NATIVE TO THAT AREA.
13. WATTLES MAY BE USED IN PLACE OF SILT FENCE WHERE DETERMINED APPROPRIATE. SILT FENCE HAS BEEN SHOWN ON THE PROPERTY LINES IN SOME AREAS TO PREVENT ENCROACHMENT ONTO NEIGHBORING PROPERTIES.



0 15 30 60 90
SCALE: 1" = 30'

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				GTT
				APPROVED
				GTT

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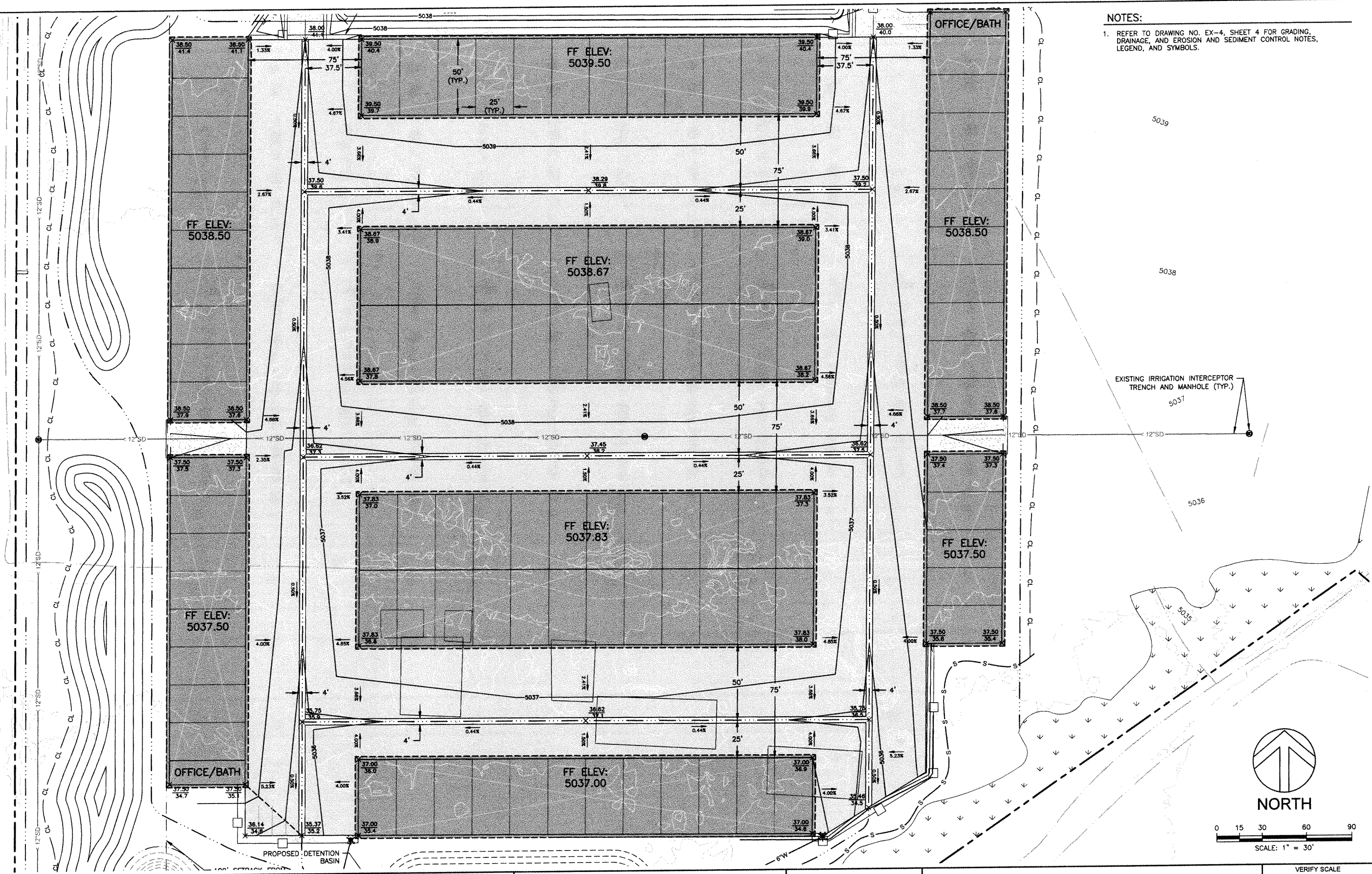
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ROCKY MOUNTAIN STORAGE
VALLEY COUNTY, IDAHO
PRELIMINARY GRADING, DRAINAGE, AND
STORMWATER MANAGEMENT PLAN - 1

VERIFY SCALE	
BAR IS ONE INCH ON FULL SIZE DRAWING	
PROJECT	22012
DATE	7/28/2025
DRAWING NO.	SHEET NO.
EX-4	4 OF 7

Path: M:\001\RockyMountainCave\22012\CK\DWG\22012_EX_4_6_PrelimGrading.dwg File Name: 22012_EX_4_6_PrelimGrading.dwg Plt Date: 9/15/2025 3:40 PM .psd

STATE HIGHWAY 55



NOTES:

1. REFER TO DRAWING NO. EX-4, SHEET 4 FOR GRADING, DRAINAGE, AND EROSION AND SEDIMENT CONTROL NOTES, LEGEND, AND SYMBOLS.

EXISTING IRRIGATION INTERCEPTOR TRENCH AND MANHOLE (TYP.)



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				DRAWN
				RFP
				CHECKED
				GTT
				APPROVED
				GTT

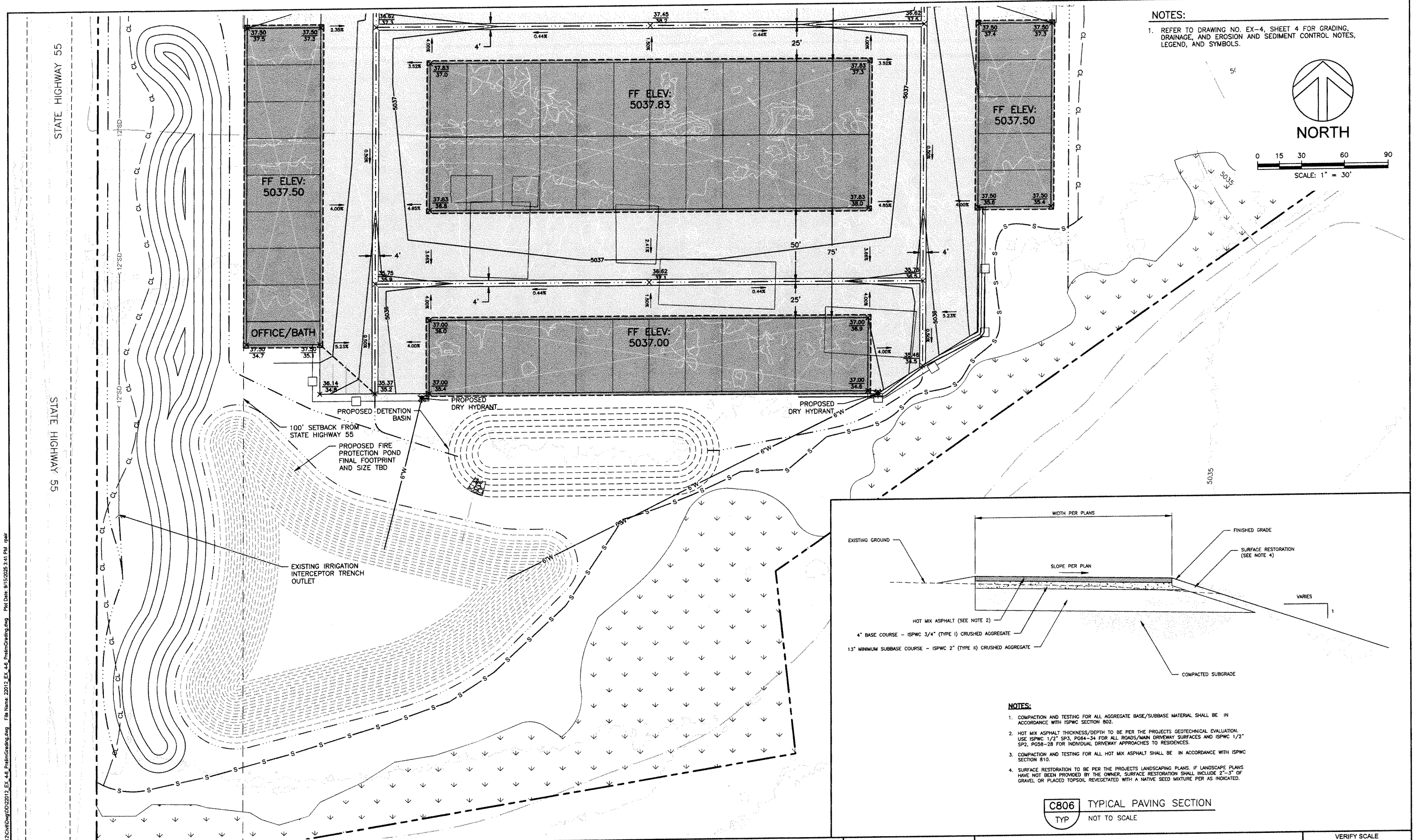
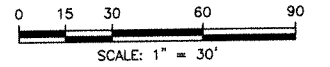
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208.634.4140 · 208.634.4146 FAX

ROCKY MOUNTAIN STORAGE
VALLEY COUNTY, IDAHO
PRELIMINARY GRADING, DRAINAGE, AND
STORMWATER MANAGEMENT PLAN - 2

VERIFY SCALE	
BAR IS ONE INCH ON FULL SIZE DRAWING	
PROJECT	22012
DATE	7/28/2025
DRAWING NO.	SHEET NO.
EX-5	5 OF 7

1. REFER TO DRAWING NO. EX-4, SHEET 4 FOR GRADING, DRAINAGE, AND EROSION AND SEDIMENT CONTROL NOTES, LEGEND, AND SYMBOLS.




NO.	REVISION	BY	DATE	DESIGN
				RFP/GTT
				DRAWN
				RFP
				CHECKED
				GTT
				APPROVED
				GTT

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ENGINEERS
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McCALL, IDAHO 83638
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ROCKY MOUNTAIN STORAGE
VALLEY COUNTY, IDAHO
PRELIMINARY GRADING, DRAINAGE, AND
STORMWATER MANAGEMENT PLAN - 3

VERIFY SCALE	
BAR IS ONE INCH ON FULL SIZE DRAWING 0  1"	
PROJECT	22012
DATE	7/28/2025
DRAWING NO.	SHEET NO.
EX-6	6 OF 7

Path: M:\001\R\RockyMountainCrane\221012\CivilDwg\DD\22012_EX_4-6_PrelimGrading.dwg File Name: 22012_EX_4-6_PrelimGrading.dwg Plot Date: 9/15/2025 3:41 PM rpair

LANDSCAPING NOTES:

1. THE EXISTING SITE VEGETATION CONSISTS OF PASTURE/NATIVE GRASSES. EXISTING VEGETATION SHALL BE MAINTAINED TO THE GREATEST EXTENT POSSIBLE DURING PROJECT CONSTRUCTION.
2. NATIVE CONIFERS, ASPENS/OTHER DECIDUOUS TREES, AND SHRUBS SHALL BE PLANTED AS SHOWN WITHIN THE PROPOSED PLAN AND WILL INCLUDE A MINIMUM SIZE/NUMBER AS INDICATED.
3. CONIFER TREES AS SHOWN, WILL BE SPRUCE, PONDEROSA PINE, OR LARCH, AND SHALL BE 6'-8" TALL MINIMUM.
4. ASPENS OR OTHER DECIDUOUS TREES, WILL POTENTIALLY INCLUDE MAPLE, ASH, OR CANADA RED CHERRY, AND SHALL BE A MINIMUM SIZE OF 5 GALLON. SHOULD IT BE DESIRED BY THE OWNER, DECIDUOUS TREES MAY BE SUBSTITUTED WITH ADDITIONAL CONIFER TREES.

5. SHRUBS TO BE NATIVE TO VALLEY COUNTY AND DROUGHT TOLERANT WHERE PRACTICAL. EXAMPLE SPECIES INCLUDE, BUT ARE NOT LIMITED TO, DOGWOOD, SERVICEBERRY, MOUNTAIN SNOWBERRY, MALLOW NINDARK, SWEET, OR SUMAC. SHOULD ADDITIONAL SPECIES BE DESIRED, THE OWNER WILL COMPLETE SELECTION WITH THE HELP OF A LOCAL NURSERY/LANDSCAPER.
6. ALL REMAINING DISTURBED AREAS WILL BE RESEEDING USING A SEED MIXTURE MATCHING EXISTING OR A DROUGHT TOLERANT SEED MIXTURE NATIVE TO VALLEY COUNTY.
7. ALL LANDSCAPED AREAS WITH THE EXCEPTION OF THE AREAS TO BE REVEGETATED WITH A NATIVE SEED MIXTURE SHALL BE WATERED BY A SPRINKLER/DRIIP IRRIGATION SYSTEM.

LEGEND:

---	PROPERTY BOUNDARY
---	EXISTING CONTOUR
---	PROPOSED BUILDING FOOTPRINT
---	PROPOSED ROAD/DRIVE
---	PROPOSED CONIFER (17, 6'-8" TALL)
---	PROPOSED ASPEN/DT (35, 5 GALLON)
---	PROPOSED SHRUB (42, 2 GALLON)
---	PROPOSED LANDSCAPE
---	PROPOSED DRAINAGE

Symbol

NM	Emerald Lustre® Norway Maple, Size 2.25"
SH	'Snowbird' Snowbird Hawthorn, Size 2"
CB	Starlite® Crabapple, Size 2"
PP	Ponderosa Pine, Size 5'-6' 15
QA	Quaking Aspen, Size 2"
DF	Douglas Fir, Size 5'-6'
	Total trees

QTY

7
9
9
11
26
13
75

Tree List

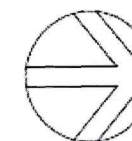
NOTES:

1. REFER TO DRAWING NO. EX-4, SHEET 4 FOR GRADING, DRAINAGE, AND EROSION AND SEDIMENT CONTROL NOTES, LEGEND, AND SYMBOLS.

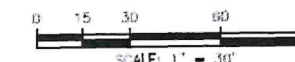
20- Boulders
Drip irrigation to all trees
Dryland seed in all disturbed areas

Sign Location

14' Long x 8' Tall
Screen Panels/
Snow fencing,
offset along
frontage of both
buildings of the
building



NORTH



NO.	REVISION	BY	DATE	DESIGN
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				CHECKED
				GTT
				APPROVED
				GTT

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ROCKY MOUNTAIN STORAGE
VALLEY COUNTY, IDAHO
PRELIMINARY LANDSCAPE CONCEPT

VERIFY SCALE	
BAR IS ONE INCH ON FULL SIZE DRAWING	
PROJECT	32012
DATE	7/28/2025
DRAWING NO.	SHEET NO.
EX-7	7 OF 7