



Final Development Plan  
450 S Samson Trail, McCall, ID

## Alpine Storage Condos

PUD-23-02, CUP -23-11, DR-24-28, & SR-24-11

February 12, 2026





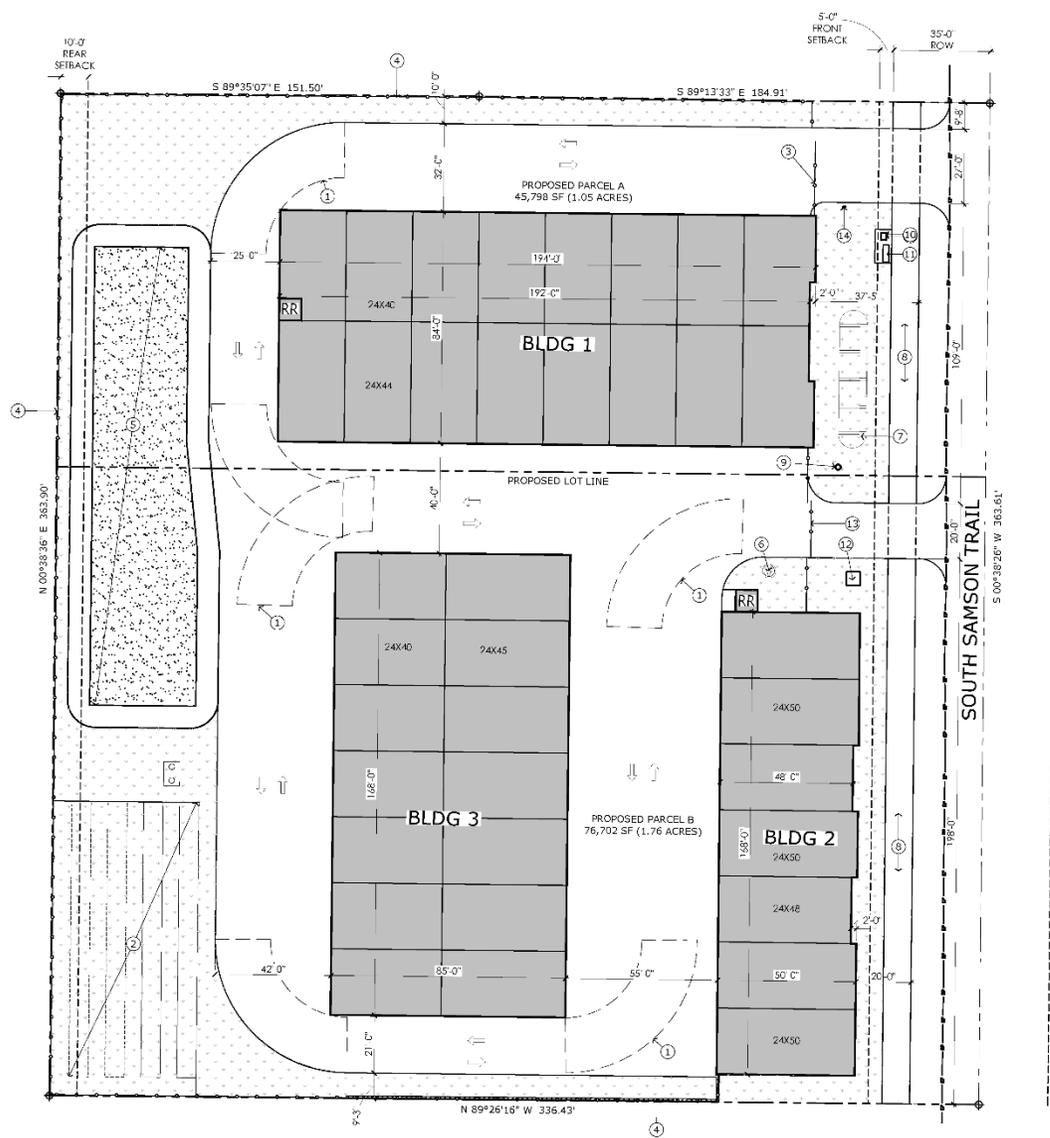
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Vicinity Map  
February 12, 2026



# Procedural Background and Current Approvals

- This Project consists of four applications: PUD-23-02, CUP-23-11, DR-23-28 and SR-23-18, all of which have been approved.
- PUD-23-02 and CUP-23-11 were approved by the County Commissioners; and
- DR-23-28 and SR-23-18 have been approved by McCall P&Z.
- Only procedural requirement left under McCall City Code is final development plan approval.



SITE REFERENCE PLAN

SCALE: 1"=20'-0"

SITE RECAP	
PARCEL #:	RP18N03E169755
PARCEL AREA INCLUDING RIGHT OF WAY:	TOTAL - 2.81 ACRES (122,500 S.F.)
CITY ZONING:	CC
SETBACKS:	
FRONT	5'-0"
REAR	10'-0"
SIDES	0'-0"
LOT COVERAGE (BLDG. FOOTPRINTS):	38,886 SF (31.7%)
IMPERVIOUS SURFACE (DRIVE AISLES / PATHWAY):	41,744 SF (34.1%)
LANDSCAPING / DETENTION / PERMEABLE SURFACE:	32,779 SF (26.8%)
RIGHT-OF WAY:	9,091 SF (7.4%)

BUILDING AREA RECAP	
BUILDING 1	TOTAL AREA: 16,224 SQ. FT.
BUILDING 2	TOTAL AREA: 8,382 SQ. FT.
BUILDING 3	TOTAL AREA: 14,280 SQ. FT.
TOTAL OVERALL AREA:	38,886 SQ. FT.

- | KEYNOTES |  |
|----------|--|
| ①        | LINES INDICATE FIRE ENGINE ACCESS.           |
| ②        | PROPOSED SEPTIC LOCATION.                    |
| ③        | SECURITY GATE.                               |
| ④        | PROPOSED FENCE.                              |
| ⑤        | PROPOSED DETENTION POND, SEE CIVIL DRAWINGS. |
| ⑥        | PROPOSED WELL LOCATION.                      |
| ⑦        | PROPOSED 30,000 GALLON FIRE CISTERN.         |
| ⑧        | PROPOSED 10' WIDE GRAVEL PATHWAY.            |
| ⑨        | PROPOSED FIRE DEPT. CONNECTION.              |
| ⑩        | PROPOSED PUBLIC BIKE RACK.                   |
| ⑪        | PROPOSED PUBLIC BENCH.                       |
| ⑫        | PROPOSED TRANSFORMER LOCATION.               |
| ⑬        | GATED EMERGENCY ACCESS ONLY.                 |
| ⑭        | ACCESS KEYPAD.                               |

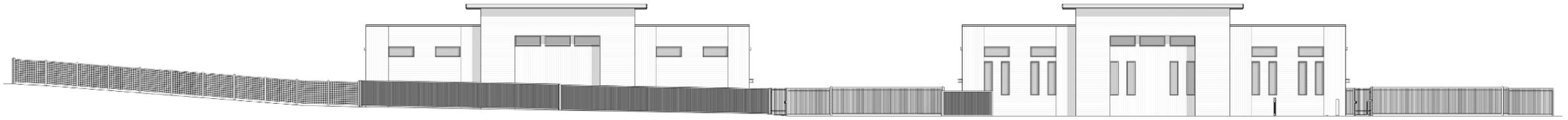
- | GENERAL NOTES |   |
|---------------|---|
| 1.            | ALL INTERNAL DRIVE AISLES WILL BE OWNED AND MAINTAINED BY THE OWNER'S ASSOCIATION.  |
| 2.            | ALL STORMWATER TO REMAIN ONSITE.  |
| 3.            | THE SEPTIC SYSTEM AND WELL WILL BE A PRIVATE SYSTEM. THESE SYSTEMS WILL BE OWNED AND MAINTAINED BY THE OWNER'S ASSOCIATION. |

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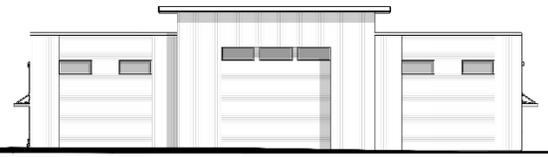
Preliminary PUD Site Plan  
February 12, 2026



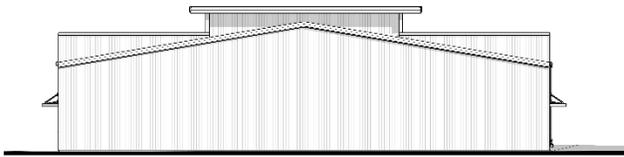




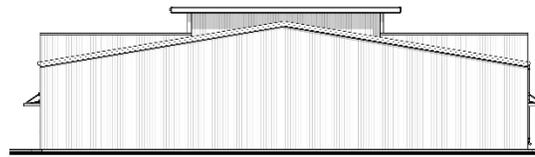
OPTION 2 - FENCE STREET VIEW - WIRE (NO PANELS)



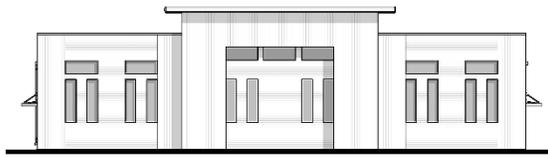
BUILDING 1 - EAST ELEVATION



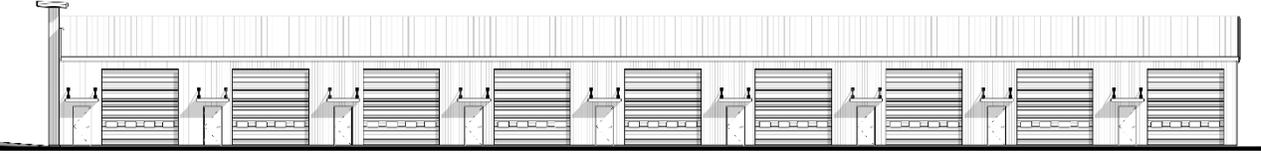
BUILDING 1 - WEST ELEVATION



BUILDING 2 - WEST ELEVATION



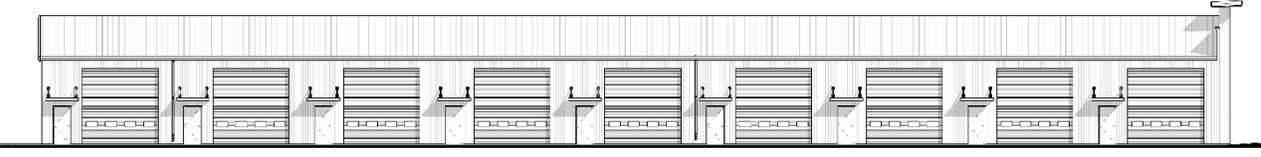
BUILDING 2 - EAST ELEVATION



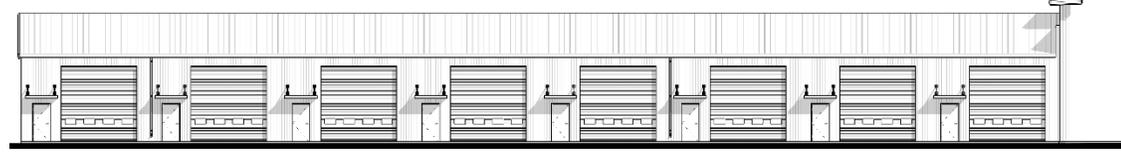
BUILDING 1 - NORTH ELEVATION



BUILDING 2 - NORTH ELEVATION



BUILDING 1 SOUTH ELEVATION



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# McCall City Code 3.10 Final Development Plan

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- Detailed improvement plans which include:
  - Private street and access construction, utility locations, drainage, dedications of easements.
  - Location of proposed buildings and structures, parking and maneuvering areas, and building setbacks.
  - Sanitary sewer plans, stormwater drainage plans.
  - Pedestrian paths and lighting.
  - Landscaping and buffering plan.
- Criteria has been met with the Application materials submitted.



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Rendering  
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Thank you for your time.

Questions?

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