



May 24, 2021

Cynda Herrick, AICP, CFM  
Valley County Planning and Zoning  
219 North Main Street  
Cascade, Idaho 83611

**Subject: 360° Ranch – C.U.P. & Preliminary Plat Application**

Dear Cynda,

Please find attached to this letter, a submittal for the 360 Ranch project located along Norwood Road, Valley County, Idaho. The proposed development consists of a 13-lot preliminary plat encompassing 87.70 acres total. Included in the submittal are (10) ten copies of the following items in the order listed:

- Valley County C.U.P & Preliminary Plat Application – *4 pages*
- Valley County Application for Irrigation Plan Approval – *3 pages*
- Valley County Weed Control Agreement – *1 page*
- Impact Report (from Valley County Code 9-5-3-D) – *3 pages*
- Preliminary Plat – *1 sheet*
- Phasing Plan and Construction Timeline – *1 page*
- Proposed Street Names and Lots 1" = 300' Scale – *1 figure*
- Existing Physical Conditions with Preliminary Site Plan – *1 sheet*
- Landscaping Plan – *1 page*
- Preliminary Road, Grading, and Stormwater Management Pan – *2 sheets*
- Lighting Plan – *1 page*
- Wildfire Mitigation Plan – *1 page*
- Adjoining Property Owners – *1 page*
- Record of Survey – *2 pages*
- Legal Descriptions – *2 pages*

Thank you for your attention to this submittal and please feel free to contact me by phone or email at your earliest convenience should you have any questions or comments.

Sincerely,

Kyle Hickman  
Construction Manager and Senior Environmental Specialist  
Crestline Engineers, Inc.

# 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		<input type="checkbox"/> Check # _____ or <input type="checkbox"/> Cash
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](http://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 360° Ranch

APPLICANT GFL Holdings, LLC

PHONE (208) 315-5144

Owner ☒

Option Holder ☐

Contract Holder ☐

APPLICANT'S SIGNATURE 

DATE 5/24/21

APPLICANT'S MAILING ADDRESS PO Box 2554, McCall, Idaho 83638

OWNER GFL Holdings, LLC

PHONE ( )

OWNER'S MAILING ADDRESS PO Box 2554, McCall, Idaho 83638

Nature of Owner's Interest in this Development? Residential Development

AGENT/REPRESENTATIVE Aaron Cramblet

FAX

PHONE ( )

AGENT/REPRESENTATIVE ADDRESS 13885 Farm to Market Road, McCall, Idaho 83638

ENGINEER Gregg Tankersley, P.E.

PHONE ( )

ENGINEER ADDRESS 323 Deinhard Lane, Suite C, PO Box 2330, McCall, Idaho 83638

1. SIZE OF PROPERTY 67.526 Acres

2. NUMBER OF ACREAGE OF ADJACENT LAND HELD BY THIS OWNER 20.17 Acres

3. ANY RESTRICTIONS ON THIS PROPERTY?

Easements to See attached Record of Survey

Deed Restrictions

Liens or encumbrances

4. LEGAL DESCRIPTION Refer to attached Boundary Description from Secesh Engineering, Inc.

5. TAX PARCEL NUMBER Original: RP18N03E282405; New parcel numbers pending.

Quarter SW 1/4

Section 28

Township 18N

Range 3E

6. EXISTING LAND USES AND STRUCTURES ON THE PROPERTY ARE AS FOLLOWS:

Irrigated pasture, meadow, and dry 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: None

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

North Irrigated pasture, meadow, and dry grazing

South Irrigated pasture, meadow, and dry grazing

East Irrigated pasture, meadow, dry grazing, and residential

West Irrigated pasture, meadow, and dry grazing

- 8a. TYPE OF TERRAIN: Mountainous ☐ Rolling ☒ Flat ☒ Timbered ☐
- 8b. DOES ANY PORTION OF THIS PARCEL HAVE SLOPES IN EXCESS OF 15%? No
- 8c. DESCRIBE ANY SIGNIFICANT NATURAL RESOURCES SUCH AS ROCK OUTCROPPING, MARSHES, WOODED AREAS: Wetlands and rock outcroppings present on property
- 
- 9a. WATER COURSE: Seasonal drainage area; Mud Creek
- 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. No
- 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: 0 Width \_\_\_\_\_ Private or Public? \_\_\_\_\_  
Are the existing road surfaces paved or graveled? \_\_\_\_\_
- 10b. NUMBER OF PROPOSED ROADS: 1 Proposed width: 28' gravel or 24' paved  
Will the proposed roads be publicly or privately maintained? Privately  
Proposed road construction: Gravel ☒ Paved ☐
- 11a. EXISTING UTILITIES ON THE PROPERTY ARE AS FOLLOWS:  
Overhead power and irrigation
- 
- 11b. PROPOSED UTILITIES: Septic, individual well, power, and communications.
- 
- Proposed utility easement width 12' Location Adjacent to ROW
- 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 ID # 460613 Depth 160' Flow 25
13. ARE THERE ANY EXISTING IRRIGATION SYSTEMS? Yes  
Are you proposing any alterations, improvements, extensions or new construction? \_\_\_\_\_  
If yes, explain: TBD
- 
14. DRAINAGE (Proposed method of on-site retention): Roadside swales & on-site detention basins  
Any special drains? No (Please attach map)  
Soil type (Information can be obtained from the Soil Conservation District): Archable/Gestrin/Melton Lo
15. WILL STREETS AND OTHER REQUIRED IMPROVEMENTS BE CONSTRUCTED PRIOR TO THE RECORDING OF THE FINAL PLAT? Yes, and/or financial assurances  
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: \_\_\_\_\_
-

16. OUTLINE OF PROPOSED RESTRICTIVE COVENANTS:

Setbacks: Front County Minimum Sides County Minimum Rear County Minimum

Mobile homes allowed? No

Minimum construction value N/A Minimum square footage N/A

Completion of construction required within 1.5 Days ☐ Months ☐ Years ☒

Resubdivision permitted? Yes, one split per lot with approval of HOA first and then P&Z

Other \_\_\_\_\_

17. LAND PROGRAM:

Acreage in subdivision 67.526 Number of lots in subdivision 20

Typical width and depth of lots 406' x 333'

Typical lot area 3.05 Acres Minimum lot area 1.42 Acres Maximum lot area 6.63 Acres

Lineal footage of streets 2,550 LF Average street length/lot 331 LF, Excluding Flags

Percentage of area in streets 2.44 %

Percentage of area of development to be public (including easements) 0 %

Maximum street gradient 6%

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

Refer to Phasing Plan and Construction Timeline.

\_\_\_\_\_  
\_\_\_\_\_

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): GFL Holdings, LLC

PO Box 2554

McCall, Idaho

83638

Mailing Address

City, State

Zip

Telephone Numbers: [REDACTED]

Location of Subject Property: Norwood Road and Johnson Lane, McCall, Idaho 83638

(Property Address or Two Nearest Cross Streets)

Assessor's Account Number(s): RP 18N03E282405/TBD Section 28 Township 18N Range 3E

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 \_\_\_\_\_ X No

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

Irrigation: Lake Irrigation District

Drainage: Unknown

3. How many acres is the property being subdivided? 67.526 Acres

4. What percentage of this property has water? TBD

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

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? TBD

☐ 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? TBD

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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) TBD

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## 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: Water Rights Transfer Plan is pending

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 / 24 / 21  
(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

GFL Holdings, LLC

PO Box 2554

McCall, Idaho 83638

By: [Signature]

By: \_\_\_\_\_  
Valley County Weed Control

Date: 5/24/21

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 new 28' wide gravel road will accommodate twenty (20) residential housing lots and may be paved at a later date if determined to be feasible. The roadway gradient is minimal, will be constructed to Valley County standards, and will be aligned within the ROW and access easement. A 24' wide (clear space between guard rails) bridge at the crossing of the Clara Foltz ditch will also be constructed as part of the roadway improvements. The owner(s) will be responsible for maintaining the roadway for the shared access. A moderate increase in traffic flow will occur during construction activities.

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

The primary purpose for subdividing the property is to create residential lot development opportunities in an area that historically has had very few. It is anticipated that the affordability of the lots will be comparable to other similar developments within Valley County.

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.*

Short term increase in daytime noise and vibration levels will occur during the construction process. There will be minimal noise increase due to traffic flows post-construction. Noise generated by the daily ongoings of residential dwellings will persist after residential 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.*

Short term increase in glare during the construction process due to equipment present. No permanent changes to heat or glare will be observed as a result of the roadway construction and proposed improvements once completed. Post residential home construction changes in heat and glare will occur due to buildings, homes, and vehicles and will conform to Valley County standards at that time.

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.*

Little to no net change in particulate emissions are expected outside of dust potential due to traffic on gravel roadway.

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

Private well water supply will furnish water to properties for domestic, irrigation, and fire protection purposes. If wetland impacts are determined necessary for the private roadway construction, they will be permitted as required. Stormwater management associated with the roadway will be addressed per Valley County standards.

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

Construction of the roadway will serve as a firebreak and provide fire department access to the properties where currently there are no roads or access for fire suppression.

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.*

Existing vegetation removal mostly limited to removal of pasture/native grasses for roadway establishment and any impacts to wetland areas will be permitted accordingly with United States Army Corps of Engineers.

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

Areas disturbed during construction activities on the site will be re-stabilized with hard surface and re-vegetation/landscaping efforts.

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

There are no anticipated problems with existing soil suitability. Roadway construction will be supported by appropriate imported backfill material to stabilize sections as needed. Topsoil may be added to surface restoration areas to supplement existing soil conditions as needed for growth.

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

The site plan calls for creating cuts and fills for the roadway and vegetated stormwater swales and or detention basins if determined necessary. Fencing and other sight buffers will be addressed as part of the CC&Rs.

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 effect of shadows from new features on neighboring property.*

Future residential structures may be visible from adjacent roadways and adjoining properties depending on construction and will conform to Valley County standards at that time.

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.*

Site selection was based upon the availability of land with convenient access to McCall and Valley County. Access to recreational activities is desirable within the area including close proximity to the McCall Activity Barn Recreational Area. The site is adjacent to other residential properties with similar land use.

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

Upon completion of the improvements, including the residential homes, the taxable value will increase over the value of existing pastureland.

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

Demand on public services such as public-school systems, Fire, and EMS for the development is anticipated to be minimal.

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

The proposed development will provide additional residential development lots in an area which historically has had very few opportunities.

- 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.*

N/A

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

The development will increase the value, access, and utility of the property. If the project is abandoned, the remaining improvements will benefit another residential project.

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

Twenty (20) individual lots will be available for future residential development.

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

The stages of construction depend on the availability of building materials, contractors, surveyors, and utility companies' scheduling. The project timing is subject to market changes and financing, but it is expected that the project will be completed by no later than the end of 2025. See attached Phasing Plan and Construction Timeline.

- 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.*

Lot prices are expected to be competitive with other similar improvements in the County.

## **Phasing Plan and Construction Timeline**

### **360° Ranch**

This phasing timeline is dependent upon the availability of funds, contractors, surveyors, and scheduling of utility companies. We currently believe that the following schedule can be achieved within reasonable expectations.

#### **Phase 1 – 2021 through 2022, Lots 1 - 4**

Gravel roadway construction.

Roadway drainage improvements and grading.

Fire protection water storage tank installation.

#### **Phase 2 – 2022 through 2025, Lots 5 – 20**

Bridge Construction.

Gravel roadway construction.

Roadway drainage improvements and grading.

By: 

Date: 5/24/21

**Aaron Cramblet**

## Lighting Plan

### 360° Ranch

The roadway will have no lighting. Residential dwellings will be fitted with external lighting secured to buildings conforming to Valley County standards.

By:  Date: 5/24/21

Aaron Cramblet

## **Wildfire Mitigation Plan**

### **360° Ranch**

The roadway itself is a form of wildfire mitigation providing a long firebreak. The roadway will also provide emergency vehicle access to the property for fire suppression efforts. Development of roadways will conform to standards for required turn arounds and access points.

The subdivision will have a 30,000-gallon water storage tank per local Fire District requirements.

Site re-vegetation efforts will consist of native grasses, sod, landscaping, and grading to improve upon existing irrigated grazing land conditions to further mitigate wildfire.

By:  Date: 5/24/21

**Aaron Cramblet**







**SECESH ENGINEERING, INC.**

335 Deinhard Lane, Suite 1  
P.O. Box 70  
McCall, ID 83638  
208-634-6336 • FAX 208-634-6322

**BOUNDARY DESCRIPTION  
360 RANCH SUBDIVISION**

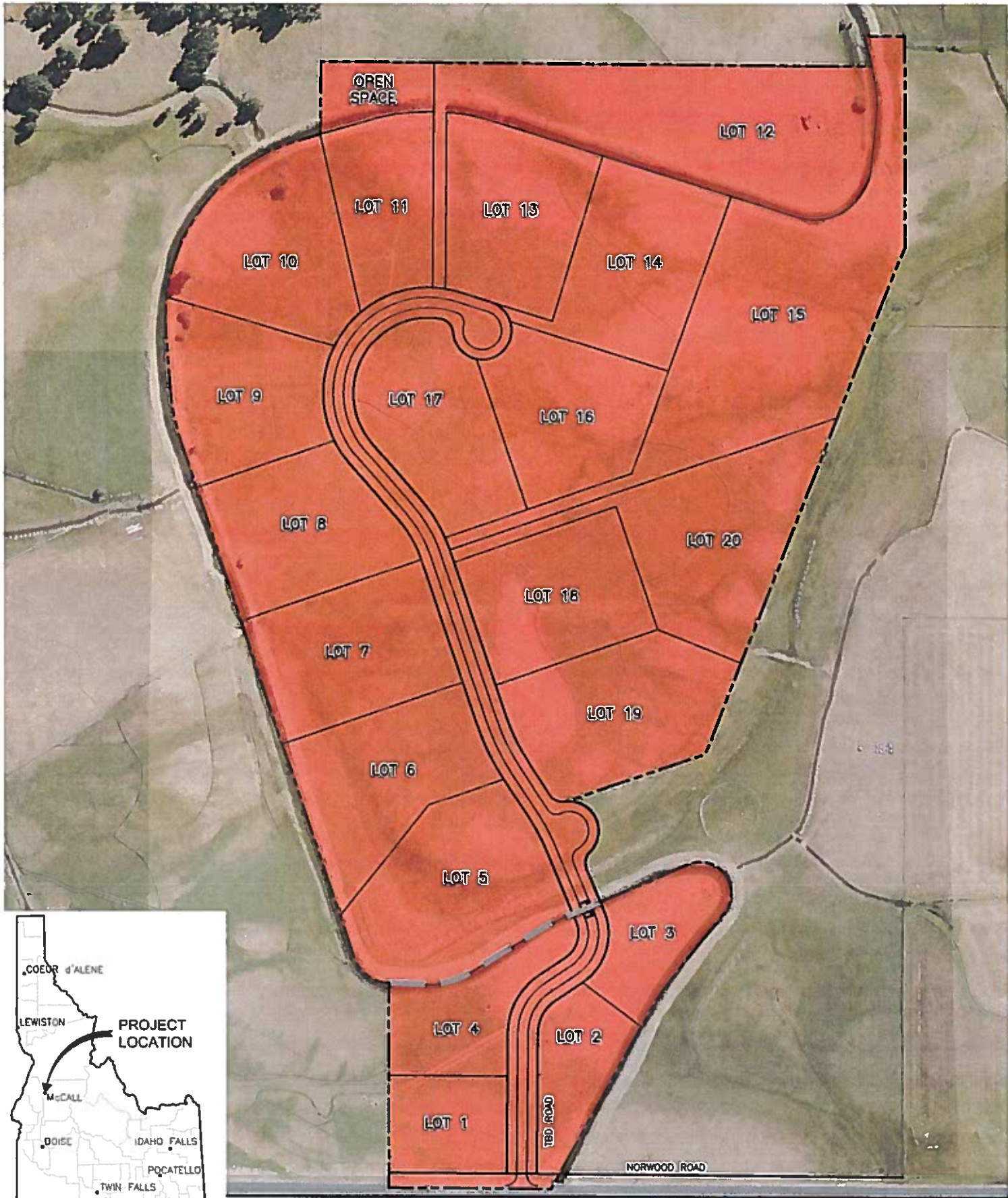
A parcel of land, located in Section 28 T.18N., R.3E., B.M., more particularly described as follows:

**COMMENCING** at the west 1/4 corner of said Section 28 as shown on a Record of Survey filed in Book 14 at Page 25 of Surveys, Records of Valley County, Idaho; thence, along the west line of said Section 28,

- A.) S.0°27'38"W., 125.25 feet to the **POINT OF BEGINNING**; thence, departing said section line,
  - 1.) S.89°56'14"E., 473.28 feet to a point in Clara Foltz Ditch; thence, along said ditch,
  - 2.) along a curve to the right having a radius of 90.00 feet, an arc length of 108.32 feet, through a central angle of 69°17'06", and a chord bearing and distance of N.36°39'50"E., 102.32 feet; thence,
  - 3.) N.71°18'23"E., 392.59 feet; thence,
  - 4.) N.71°16'43"E., 864.91 feet to the beginning of a tangent curve; thence,
  - 5.) along said curve to the right having a radius of 470.00 feet, an arc length of 116.66 feet, through a central angle of 14°13'17", and a chord bearing and distance of N.78°23'21"E., 116.36 feet; thence, tangent from said curve,
  - 6.) N.85°30'00"E., 136.76 feet to the beginning of a tangent curve; thence,
  - 7.) along said curve to the right having a radius of 425.00 feet, an arc length of 583.75 feet, through a central angle of 78°41'53", and a chord bearing and distance of S.55°09'04"E., 538.94 feet; thence, tangent from said curve,
  - 8.) S.15°48'07"E., 55.19 feet; thence, departing said ditch,
  - 9.) S.89°16'57"E., 167.74 feet; thence,

- 10.) S.0°26'28"W., 1284.56 feet to a point in said Clara Foltz Ditch; thence, along said ditch,
- 11.) N.77°21'46"E., 71.86 feet; thence, departing said ditch,
- 12.) S.0°26'28"W., 90.53 feet; thence,
- 13.) N.89°52'24"W., 487.46 feet; thence,
- 14.) N.68°23'29"W., 1258.26 feet; thence,
- 15.) N.18°43'22"W., 345.21 feet to the beginning of a non-tangent curve; thence,
- 16.) along said curve to the right having a radius of 68.00 feet, an arc length of 172.10 feet, through a central angle of 145°00'46", and a chord bearing and distance of S.63°17'26"W., 129.71 feet to the beginning of a reverse curve; thence,
- 17.) along said curve to the left having a radius of 35.00 feet, an arc length of 41.93 feet, through a central angle of 68°38'52", and a chord bearing and distance of N.78°31'37"W., 39.47 feet; thence, tangent from said curve,
- 18.) S.67°08'57"W., 83.51 feet to a point in said Clara Foltz Ditch; thence, along said ditch,
- 19.) S.23°08'27"E., 222.26 feet to the beginning of a tangent curve; thence,
- 20.) along said curve to the right having a radius of 72.00 feet, an arc length of 191.38 feet, through a central angle of 152°17'57", and a chord bearing and distance of S.53°00'32"W., 139.81 feet; thence, tangent from said curve,
- 21.) N.50°50'30"W., 197.29 feet to the beginning of a tangent curve; thence,
- 22.) along said curve to the left having a radius of 520.00 feet, an arc length of 91.28 feet, through a central angle of 10°03'26", and a chord bearing and distance of N.55°52'13"W., 91.16 feet; thence, tangent from said curve,
- 23.) N.60°53'56"W., 470.35 feet to a point on the west line of said Section 28; thence, along said section line,
- 24.) N.0°27'38"E., 378.88 feet to the **POINT OF BEGINNING.**

**CONTAINING 66.88 Acres, more or less.**



NORTH  
SCALE: 1" = 300'

**CRESTLINE**  
ENGINEERS  
323 DEINHARD LANE, SUITE C • PO BOX 2330  
MccALL, IDAHO 83638  
208.634.4140 • 208.634.4146 FAX

360 RANCH  
VALLEY COUNTY, IDAHO  
PROPOSED SUBDIVISION STREET NAMES AND LOT

PROJECT	20037	DRAWN	FIGURE NO.
DATE	5/24/2021	AMD	1 OF 1



**NOTES:**

1. 360 RANCH IS LOCATED IN:  
SECTIONS 28 AND 29  
T.18N, R.3E, B.1A,  
VALLEY COUNTY, IDAHO
2. THE SUBOWNER OF THIS PROPOSED DEVELOPMENT IS:  
GFL HOLDINGS, LLC  
PO BOX 2554  
MCCALL, IDAHO 83638
3. THE LAND SURVEYOR OF THIS PROPOSED DEVELOPMENT IS:

4. THE EXISTING ZONING IS AGRICULTURAL.
5. THE TOTAL AREA FOR THE SITE IS APPROXIMATELY ±87.70 ACRES. THE REMAINDER PARCEL AREA TO BE SEPARATED FROM THE SITE IS APPROXIMATELY ±20.17 ACRES. THE TOTAL PROPERTY AREA FOR THE SUBDIVISION IS ±66.56 ACRES.

### DEVELOPMENT DATA:

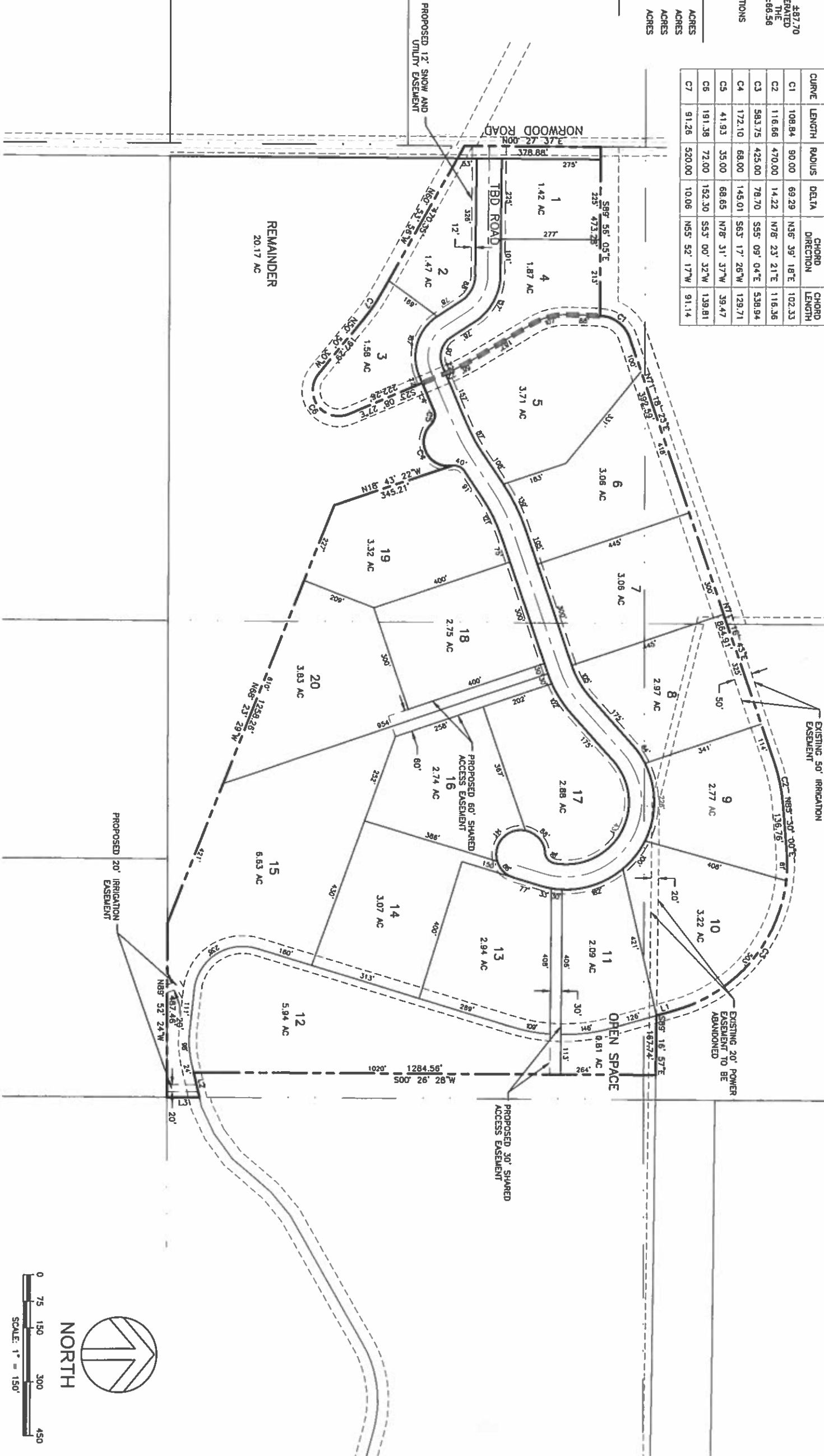
PROPERTY AREA	66.56 ACRES
PRIVATE RIGHT-OF-WAY AREA	4.43 ACRES
LOT(S) AREA	61.32 ACRES
OPEN SPACE AREA	0.81 ACRES

**LEGEND:**

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

PROPERTY LINE TABLE						
LINE	LENGTH	BEARING	START NORTHING	START EASTING	END NORTHING	END EASTING
L1	55.19	S15° 48' 07.00"E	1167339.39	2534736.83	1167286.29	2534751.86
L2	71.86	N77° 21' 46.00"E	1165999.67	2534909.70	1166015.39	2534979.82
L3	90.53	S0° 26' 28.00"W	1166015.39	2534979.82	1165924.86	2534979.12
L4	83.51	S67° 08' 57.00"W	1166665.80	2535056.47	1166631.57	2532979.52

PROPERTY CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	108.84	90.00	69.29	N36° 39' 18"E	102.33
C2	116.66	470.00	14.22	N78° 23' 21"E	116.36
C3	583.75	425.00	78.70	S55° 09' 04"E	538.94
C4	172.10	66.00	145.01	S63° 17' 26"W	129.71
C5	41.93	35.00	66.65	N78° 31' 37"W	39.47
C6	191.38	72.00	152.30	S53° 00' 32"W	139.81
C7	91.26	520.00	10.06	N55° 52' 17"W	91.14



NO	REVISION	BY	DATE	DESIGN
1	VALLEY COUNTY LAND USE APPLICATION SUBMITAL	AMD	5/24/2021	GTT
				DRAWN
				AMD
				CHECKED
				GTT
				APPROVED
				GTT

**CRESTLINE**  
ENGINEERS  
323 DEINHARD LANE, SUITE C • PO BOX 2330  
MCALL, IDAHO 83638  
208.634.4140 • 208.634.4146 FAX

360 RANCH  
VALLEY COUNTY, IDAHO  
PRELIMINARY PLAT

VERIFY SCALE	
BAR IS ONE INCH ON FULL SIZE DRAWING 0 [ ] 1"	
PROJECT	2003
DATE	5/24/2002
DRAWING NO.	SHEET NO.
EX-1	1 OF 4



## **Landscaping Plan**

### **360° Ranch**

Currently there are no specific plans for landscaping within the development. All areas disturbed during the construction process will be re-vegetated utilizing native grasses, sod, landscaping, or any combination of the above. An entryway feature into the subdivision is anticipated and the design will be submitted for review prior to construction if determined necessary.

By:  Date: 5/24/21

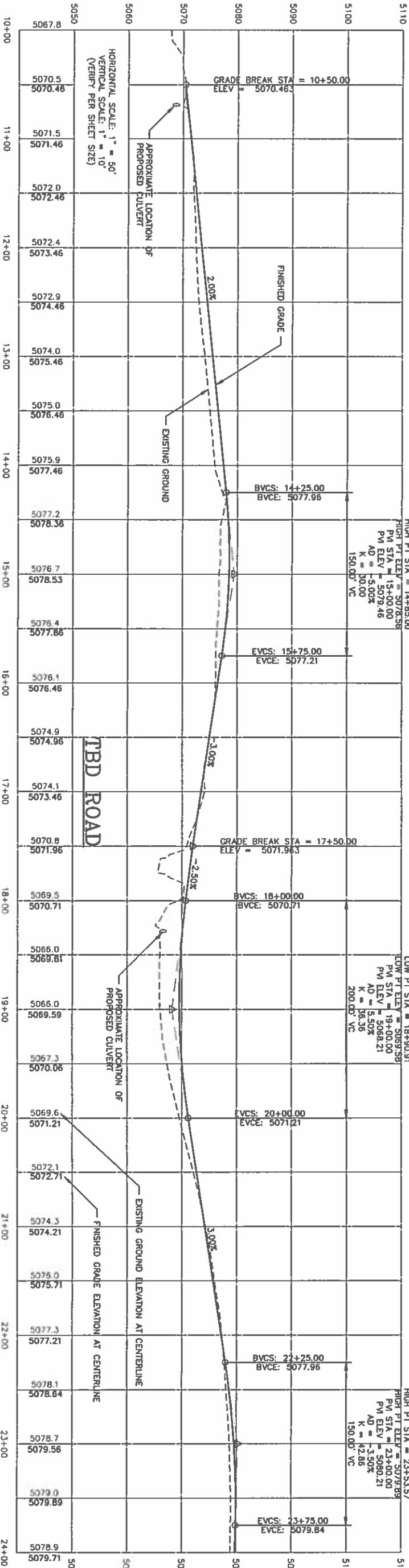
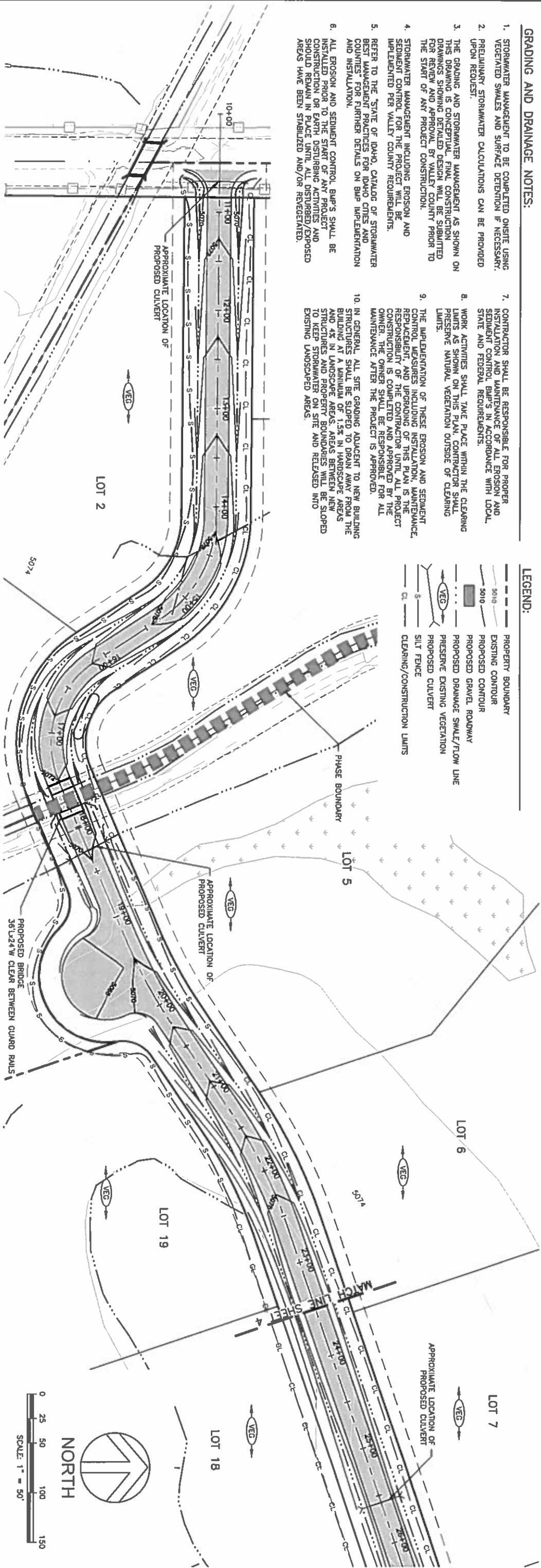
**Aaron Cramblet**

GRADING AND DRAINAGE NOTES:

- STORMWATER MANAGEMENT TO BE COMPLETED ONSITE USING VEGETATED SWALES AND SURFACE DETENTION IF NECESSARY.
- PRELIMINARY STORMWATER CALCULATIONS CAN BE PROVIDED UPON REQUEST.
- THE GRADING AND STORMWATER MANAGEMENT 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.
- STORMWATER MANAGEMENT INCLUDING EROSION AND SEDIMENT CONTROL FOR THE PROJECT WILL BE IMPLEMENTED PER VALLEY COUNTY REQUIREMENTS.
- REFER TO THE "STATE OF IDAHO CATALOG OF STORMWATER BEST MANAGEMENT PRACTICES FOR IDAHO CITIES AND COUNTIES" FOR FURTHER DETAILS ON BMP IMPLEMENTATION AND INSTALLATION.
- 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/CROPPED AREAS HAVE BEEN STABILIZED AND/OR REVEGETATED.
- 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.
- WORK ACTIVITIES SHALL TAKE PLACE WITHIN THE CLEARING LIMITS AS SHOWN ON THIS PLAN. CONTRACTOR SHALL PRESERVE NATURAL VEGETATION OUTSIDE OF CLEARING LIMITS.
- 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.
- 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 3% IN LANDSCAPE AREAS. AREAS BETWEEN NEW STRUCTURES AND EXISTING BOUNDARIES WILL BE SLOPED TO KEEP STORMWATER OFF SITE AND RELEASED INTO EXISTING LANDSCAPED AREAS.

LEGEND:

- PROPERTY BOUNDARY
- EXISTING CONTOUR
- PROPOSED GRAVEL ROADWAY
- PROPOSED DRAINAGE SWALE/FLOW LINE
- PRESERVE EXISTING VEGETATION
- PROPOSED CULVERT
- SILT FENCE
- CLEARING/CONSTRUCTION LIMITS



NO.	REVISION	BY	DATE	DESIGN
1	VALLEY COUNTY LAND USE APPLICATION SUBMITTAL	AND	5/24/2021	GTT/AND
				DRAWN
				AND
				CHECKED
				GTT
				APPROVED
				GTT

CRESTLINE

ENGINEERS

323 DEINHARD LANE, SUITE C · PO BOX 2330  
MCCALL, IDAHO 83638  
208.634.4140 · 208.634.4146 FAX

360 RANCH

VALLEY COUNTY, IDAHO

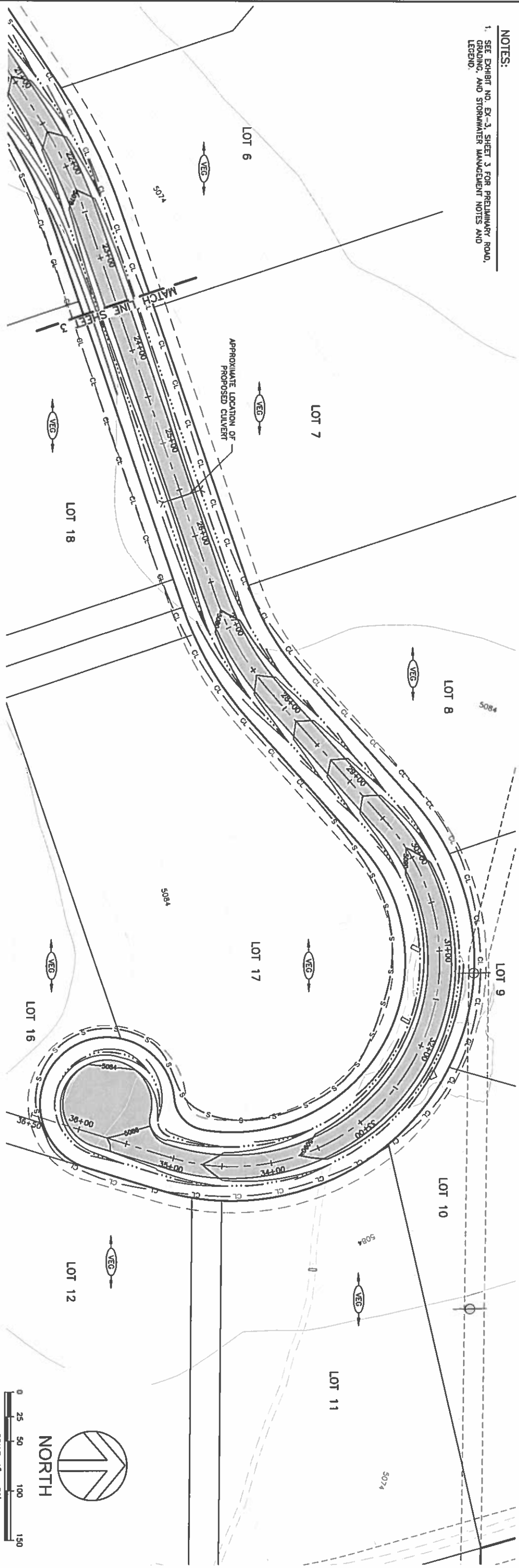
PRELIMINARY ROAD, GRADING AND  
STORMWATER MANAGEMENT PLAN - 1

VERIFY SCALE	
BAR IS ONE INCH ON FULL SIZE DRAWING	
PROJECT	20037
DATE	5/24/2021
DRAWING NO.	SHEET NO.
EX-3	3 OF 4



**NOTES:**

1. SEE EXHIBIT NO. EX-3, SHEET 3 FOR PRELIMINARY ROAD GRADING, AND STORMWATER MANAGEMENT NOTES AND LEGEND.



NO.	REVISION	BY	DATE	DESIGN
1	VALLEY COUNTY LAND USE APPLICATION SUBMITTAL	AMD	5/24/2021	GTT/AMD
				DRAWN
				AMD
				CHECKED
				GTT
				APPROVED
				GTT



**CRESTLINE**  
ENGINEERS

323 DEINHARD LANE, SUITE C • PO BOX 2330  
MCCALL, IDAHO 83638  
208.634.4140 • 208.634.4146 FAX

**360 RANCH**  
VALLEY COUNTY, IDAHO

PRELIMINARY ROAD, GRADING AND  
STORMWATER MANAGEMENT PLAN - 2

VERIFY SCALE	
BAR IS ONE INCH ON FULL SIZE DRAWING	
PROJECT	20037
DATE	5/24/2021
DRAWING NO	SHEET NO.
EX-4	4 OF 4