



To:	Cynda Herrick, AICP, CFM Valley County Planning and Zoning	Project:	Blackhawk on the River Block XIX
Prepared By:	Zach Cooley	Cc:	McCall Associates LLC File
Reviewed By:	Ryan Eldridge, P.E.		
Date:	4/4/2022	Task:	Preliminary <del>and Final</del> Plat
Subject:	Project Description		

### 1.0 Introduction

This memorandum describes the proposed project for the McCall Associates LLC. Black Hawk on the River Block XIX. The Project is located in the Blackhawk on the River community near the Payette River in McCall, Idaho.

The intent of this memorandum is to introduce the Project to Valley County Planning and Zoning department for approval of a preliminary ~~and final~~ plat. Attached to this memorandum in the listed order are the following items:

- 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) – 4 pages
- Proposed Subdivision 1" = 300' Scale with Street Names and Lots – 1 page
- Preliminary Plan – 1 sheet
- Existing Conditions with Preliminary Plan – 1 sheet
- Site Grading Plan and Preliminary Road Profiles – 3 sheets

### 1.1 Background

Blackhawk on the River is a planned development located south of McCall, Idaho near the Payette River. The Blackhawk community was originally recorded and approved by Valley County in 2006. The blocks of Blackhawk Planned Unit Development were recorded by Valley County in 2014. Future development blocks were shown in the 2014 replat of Blackhawk. McCall Associates LLC. owners of the subdivision are planning to develop Blackhawk on the River Block XIX.

### 1.2 Project

McCall Associates LLC. are moving forward with the subdivision of Blackhawk on the River Block XIX to increase the inventory of lots for sell with the community. McCall Associates LLC. have seen a need for additional lots due to the current housing crises and will add to the local inventory. The proposed development will consist of eight (8) lots averaging 0.5 acres and open space to keep the natural beauty of

the area. The develop will encompass a total area of 8.543 acres. Improvement to the plat will consist of a paved road and the installation of utilities consisting of sewer, water, irrigation, electrical, and gas.

### **1.3 Phasing Plan and Construction Timeline**

Installation of utilities and paving of the road access would be completed summer of 2022. This would occur in one phase. Installation of the utilities would take place tentatively from the beginning of July, July 5<sup>th</sup>, 2022, and be completed July 29<sup>th</sup>, 2022. Construction and pavement of the road would take place from August 3<sup>rd</sup>, 2022, through September 2<sup>nd</sup>, 2022.

### **1.4 Landscaping Plan**

Currently there are no plans to landscape any area of Blackhawk on the River Block XIX. Any disturbed areas from the construction will be hydroseeded with native plants and grasses.

### **1.5 Lighting Plan**

There are no plans to have street lighting. Residential dwellings will have fixed external lighting secured to the structure. All lighting will conform to the Valley County lighting standards.

### **1.6 Wildfire Mitigation Plan**

The existing roadway that is planned to be paved will act as a natural fire line break. The roadway will also provide adequate emergency vehicle access to the properties for fire suppression efforts. The existing gravel road is a connecting loop from the dead-end of W. Mountain Rd. to Shooting Star Ln. Improvements to the existing gravel road to create the proposed Moonflower Place will not inhibit the existing two points of access for emergency services. The roadway development will conform to the standard requirements for turn around and access points. Improvement upon existing timbered and pastureland conditions for wildfire mitigation will take place during the re-vegetation efforts of the road construction.

Extension of the existing fire suppression system will include placement of fire hydrants at a proposed distance of 200 feet from the parcels. U.L or I.C.B.O approved spark arrestors are an existing design requirement of Blackhawk on the River upon parcel dwelling development to aid in reduction of fire danger.

### **1.7 Property Owners**

Below is a list of all property owners and their mailing addresses, owning property of which is within, or within 300 feet of, the external boundaries of the land being considered, according to the Valley County Assessor.

	Owner # 1	Owner # 2	Street Address	City	State	Zip
1	Blackhawk Community Owners Assn Inc.		PO Box 1585	McCall	ID	83638
2	Great Dane LLC		6146 W Tobi Dr	Boise	ID	83703
3	Soulen Livestock Co		PO Box 827	Weiser	ID	83672
4	US Government					
5	Gems of the Pines LLC		180 Cindy Ct	McCall	ID	83638
8	Travis Perry	Kimberly Perry	3945 W Wellhouse Ct	Eagle	ID	83616
9	Payette Land Trust		309 E Lake St	McCall	ID	83638
10	Slaughter Amber Christensen		5519 N Fox Run Way	Meridian	ID	83646
11	Big Rock Properties LLC		530 E Warm Springs Ave	Boise	ID	83712
12	KM0214 LLC		4835 Lake Park Pl	Boise	ID	83714
13	Nels Nelson	Amy Nelson	3234 Birdsong Ct	Boise	ID	83712
14	Mount Palomar LLC		6625 Badura Ave	Las Vegas	NV	89118

### 1.8 Permitting Contacts

McCall Associates LLC.

Brian Dickens (Manager): [REDACTED]

Water, Civil, and Environmental Inc. (Authorized Agent)

Ryan Eldridge (Project Engineer): [REDACTED]

### 2.0 CONCLUSION

We are requesting a review of the preliminary [REDACTED] plat for Blackhawk on the River Block XIX by Valley County Planning and Zoning for approval.

# 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	
FILE # <u>22-18</u>	<input checked="" type="checkbox"/> Check # <u>5177</u> or <input type="checkbox"/> Cash
ACCEPTED BY _____	FEE \$ <u>800.00</u>
CROSS REFERENCE FILE(S): _____	DEPOSIT <u>1000.00</u>
<input type="checkbox"/> ADMINISTRATIVE PLAT	DATE <u>4-22-2022</u>
<input type="checkbox"/> SHORT PLAT	COMMENTS: _____
<input checked="" 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 Blackhawk on the River Block XIX

APPLICANT McCall Associates LLC

PHONE [REDACTED]

Owner ☒

Option Holder ☐

Contract Holder ☐

APPLICANT'S SIGNATURE [Signature]

DATE

04/04/2022

APPLICANT'S MAILING ADDRESS PO Box 10117 Boise, ID 83707

OWNER McCall Associates LLC

PHONE [REDACTED]

OWNER'S MAILING ADDRESS PO Box 10117 Boise, ID 83707

Nature of Owner's Interest in this Development? Economical

AGENT/REPRESENTATIVE Water, Civil, and Environmental Inc FAX [REDACTED]

PHONE [REDACTED]

AGENT/REPRESENTATIVE ADDRESS 3813 W State St. Boise, ID 83703

ENGINEER Ryan Eldridge

PHONE [REDACTED]

ENGINEER ADDRESS 3813 W State St. Boise, ID 83703

1. SIZE OF PROPERTY 8.543 Acres

2. NUMBER OF ACREAGE OF ADJACENT LAND HELD BY THIS OWNER 0.0 Acres

3. ANY RESTRICTIONS ON THIS PROPERTY?

Easements to N/A

Deed Restrictions N/A

Liens or encumbrances N/A

4. LEGAL DESCRIPTION Blackhawk on the River (1, 2 & 3) Block XIX "Future Development"

5. TAX PARCEL NUMBER RP00705019000A

Quarter SW

Section 30

Township 18N

Range 3E

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

Existing land use is open area with trail leading to North Fork Payette River. A dilapidated gazebo and associated structures are near the northeast side of the lot.

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: The North Fork Payette River is located east of the property.

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

North Future residential development

South Residential houses/lots, Common area

East Grazing land, North Fork Payette River

West Residential common area

- 8a. TYPE OF TERRAIN: Mountainous ☐ Rolling ☐ Flat ☒ Timbered ☒
- 8b. DOES ANY PORTION OF THIS PARCEL HAVE SLOPES IN EXCESS OF 15%? Yes
- 8c. DESCRIBE ANY SIGNIFICANT NATURAL RESOURCES SUCH AS ROCK OUTCROPPING, MARSHES, WOODED AREAS: The property is mostly flat, wooded, and is compose of wetlands with a river bank along the North Fork Payette River on the southeast of the property.
- 9a. WATER COURSE: North Fork Payette River
- 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. Yes, See Attached Sheet PP-01
- 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? Yes
- 10a. NUMBER OF EXISTING ROADS: 1 Width 12' Private or Public? Private  
Are the existing road surfaces paved or graveled? Gravel
- 10b. NUMBER OF PROPOSED ROADS: 1 Proposed width: 24' travel way with a 70' right of way  
Will the proposed roads be publicly or privately maintained? Privately  
Proposed road construction: Gravel ☐ Paved ☒
- 11a. EXISTING UTILITIES ON THE PROPERTY ARE AS FOLLOWS:  
None
- 11b. PROPOSED UTILITIES: Water, Sewer, and Electric
- Proposed utility easement width 10' Location Side of Roadway
- 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?        Depth        Flow        Purity Verified?         
Nearest adjacent well        Depth        Flow
13. ARE THERE ANY EXISTING IRRIGATION SYSTEMS? None  
Are you proposing any alterations, improvements, extensions or new construction? No  
If yes, explain:
14. DRAINAGE (Proposed method of on-site retention): Retention ponds/swales  
Any special drains? No (Please attach map)  
Soil type (Information can be obtained from the Soil Conservation District): Kangas Coarse Sandy Loam
15. WILL STREETS AND OTHER REQUIRED IMPROVEMENTS BE CONSTRUCTED PRIOR TO THE RECORDING OF THE FINAL PLAT? Yes  
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 20 ft Sides 10 ft Rear 25 ft  
Mobile homes allowed? No  
Minimum construction value N/A Minimum square footage 1,800 sq. ft.  
Completion of construction required within N/A Days ☐ Months ☐ Years ☐  
Resubdivision permitted? Yes  
Other See Blackhawk on the River Design Guidelines

17. LAND PROGRAM:

Acreage in subdivision 8.543 Acres Number of lots in subdivision 8 Lots  
Typical width and depth of lots 105' x 220'  
Typical lot area 0.50 Acres Minimum lot area 0.44 Acres Maximum lot area 0.87 Acres  
Lineal footage of streets 1105' Average street length/lot 110'  
Percentage of area in streets 3 %  
Percentage of area of development to be public (including easements) 54 %  
Maximum street gradient 2%  
Indicate if subdivision is to be completely developed at one time; if not, describe stages \_\_\_\_\_  
All subdivision improvements will be complete at one time.

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): McCall Associates LLC

PO Box 10117

Boise, ID

83707

Mailing Address

City, State

Zip

Telephone Numbers: [REDACTED]

Location of Subject Property: W Mountain Road & Fawnlily Drive

(Property Address or Two Nearest Cross Streets)

Assessor's Account Number(s): RP 00705019000A Section 30 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 ☒ No

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

Irrigation: Blackhawk on the River Association

Drainage: Blackhawk on the River Association

3. How many acres is the property being subdivided? 8.543 Acres

4. What percentage of this property has water? 100 %

5. How many inches of water are available to the property? 36 inches

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?

☐ 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.

Groundwater wells with electric pumps are connected to buried piping to customer connections.

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? \_\_\_\_\_

Stormwater will be retained on the property via grading, drainage piping, and retention ponds/swales.

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) \_\_\_\_\_

Stormwater will be infiltrated or evaporated from retention ponds/swales.

## 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: \_\_\_\_\_

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: 04 / 04 / 22  
(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

McCall Associates LLC

PO Box 10117 Boise, ID 83707

By: \_\_\_\_\_

A handwritten signature in black ink, appearing to be "W. J. [unclear]", is written over a horizontal line.

Date: 04/04/2022

By: \_\_\_\_\_

Valley County Weed Control

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 private paved road with a width of a 24ft travel way and 2ft shoulders will accommodate eight (8) residential housing lots. The roadway gradient is variable with a maximum of 1.58%. The roadway will be aligned within the proposed right of way and be constructed to Valley County standards. The owner will be responsible for the maintaining the roadway. A moderate increase in traffic flow will occur during construction activities, and post development traffic flow will be that of a typical single family home access.

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

The development will increase the supply of housing in a high demand market which in turns stabilizes housing cost. The anticipated affordability of these lots will compare to other similar developments in this vicinity of 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 daytime noise and vibration is expected Monday through Saturday during construction. Once construction is completed no additional noise and vibrations are to expected. Ongoing noise will be generated from residential units after completion of construction.

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.

Heat and glare will be minimal and short term during construction due to equipment and construction activities. Once construction is complete, heat and glare will return to near normal levels. Post project completion heat and glare is subject to change with construction of residential dwellings. Results of said changes 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.

Additional particulate emissions are expected during construction. The contractor will utilize the best available technology to limit any excess emissions during construction. It is not expected to have any additional emissions once construction is completed outside of those generated due to the relative increase of traffic flow.

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

It is expected that an additional 2,400 gallons will be demanded from the associations water system once the subdivision is at full build for residential use. The associations systems have been designed for the expected water usage of the new subdivision. Extension of the existing fire suppression system will be installed for fire protection. A portion of the subdivision area is located in wetlands and flood zone. Appropriate measures will be taken to protect homes in the flood area and to protect the wetlands habit. It is not expected that surface water quality will be affected by the subdivision. Storm water 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.

Currently the only potential hazard is a wildfire. As part of the subdivision, mitigation of potential fire hazards will be by providing landscapes that will limit dry brush and providing weed control in the area. The roadway will act as a natural fire break and allow access to properties for the fire department.

8. Removal of existing vegetation or effects thereon including disturbance of wet lands, general stability of soils, slopes, and embankments and the potential for sedimentation of disturbed soils.

Minimal vegetation removal is expected for the project. The roadway will be developed with swales designed to capture storm water. The goal of the subdivision is to keep the natural beauty of the surrounding area. The vegetation that is planned to be removed will be reestablished after the completion of the construction.

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

Minimum grading will occur for this project and slopes will not exceed 2:1. The road design will include a base course to stabilize the soil for the expected traffic. Any remaining open cuts will be hydroseeded with plant seed natural to the area.

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 the stability of the soil. The site is mostly flat with grades varying from 1 percent to 20 percent. Groundwater is variable ranging from 24 to 48 inches below existing grade and is not expected to be a problem for construction. Actual groundwater depth is dependent upon seasonal river flows. Landscaping will include only natural vegetation to the area that the soil and environment will support.

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

Site grading will be minimal with a total soil movement of approximately 1,000 cubic yards. The proposed road will consist of a minimum 2 percent crown that drains to drainage swales along each side of the road. Utilities will be buried under the roadway and/or utility easement. The area will provide natural screening of views and noise during construction. No fencing is planned for this project. The subdivision will consist of at least 50 percent open natural area.

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 affect of shadows from new features on neighboring property.

The project is not visible from public roads. The project is screened from the public due to the natural features in the surrounding area. Shadows will not effect any 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.

The location was selected as a future development area during the first development stage of the Blackhawk on the River community. The area offers natural landscaping that fits into the community's ideals of preserving the natural beauty of the area. The area is mainly flat and is suitable for building residential homes.

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

The project will have limited effect on creating new jobs. Additional tax revenue will be due to the increase on the property value as well as increase local expenditures by providing new residents to the area.

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

Additional costs will be minimal for the public services and facilities. The public facilities in the area are design to include the future uses. The project will create additional revenue for the state, county, city, and local businesses.

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

The proposed development will provide more housing in a high demand market. The development will add additional supply to the housing market creating healthy competition and price stabilization.

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.

No natural resources will be used and/or remove during this project other than grading.

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

Although not anticipated, if the project was abandon at partial completion the area would return to open space in the Blawkhawk on the River Community. Depending on the reason for the partial completion the project could be restarted with very little impact to the community.

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

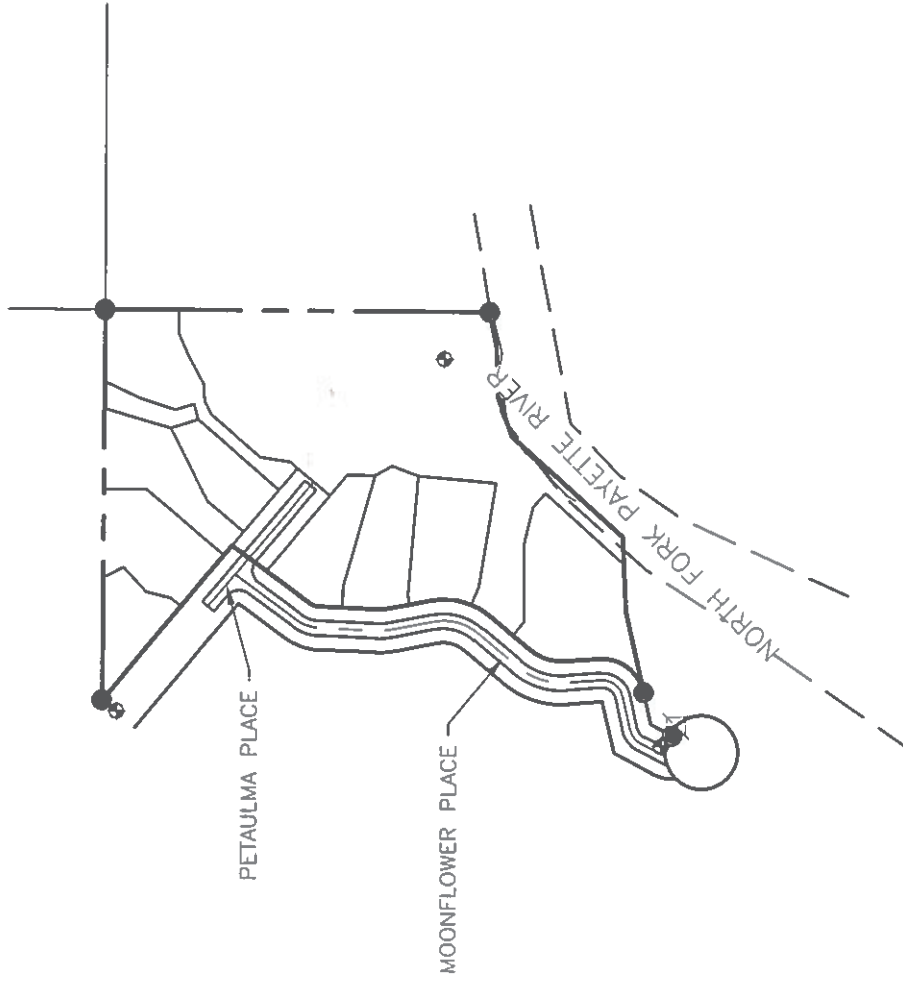
The project proposes a total of 8 residential dwelling units with approximate max square footage of 7,580 square feet.

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

Subdivision improvement will likely occur in one stage. Construction will likely begin in Summer of 2023 and end in late Summer of 2023 depending on county approval. The phasing and construction time line for the roadway and utilities is attached to this document.

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.

The land/lots will be sold competitively at current market rates during the time of sell.



PREPARED BY:



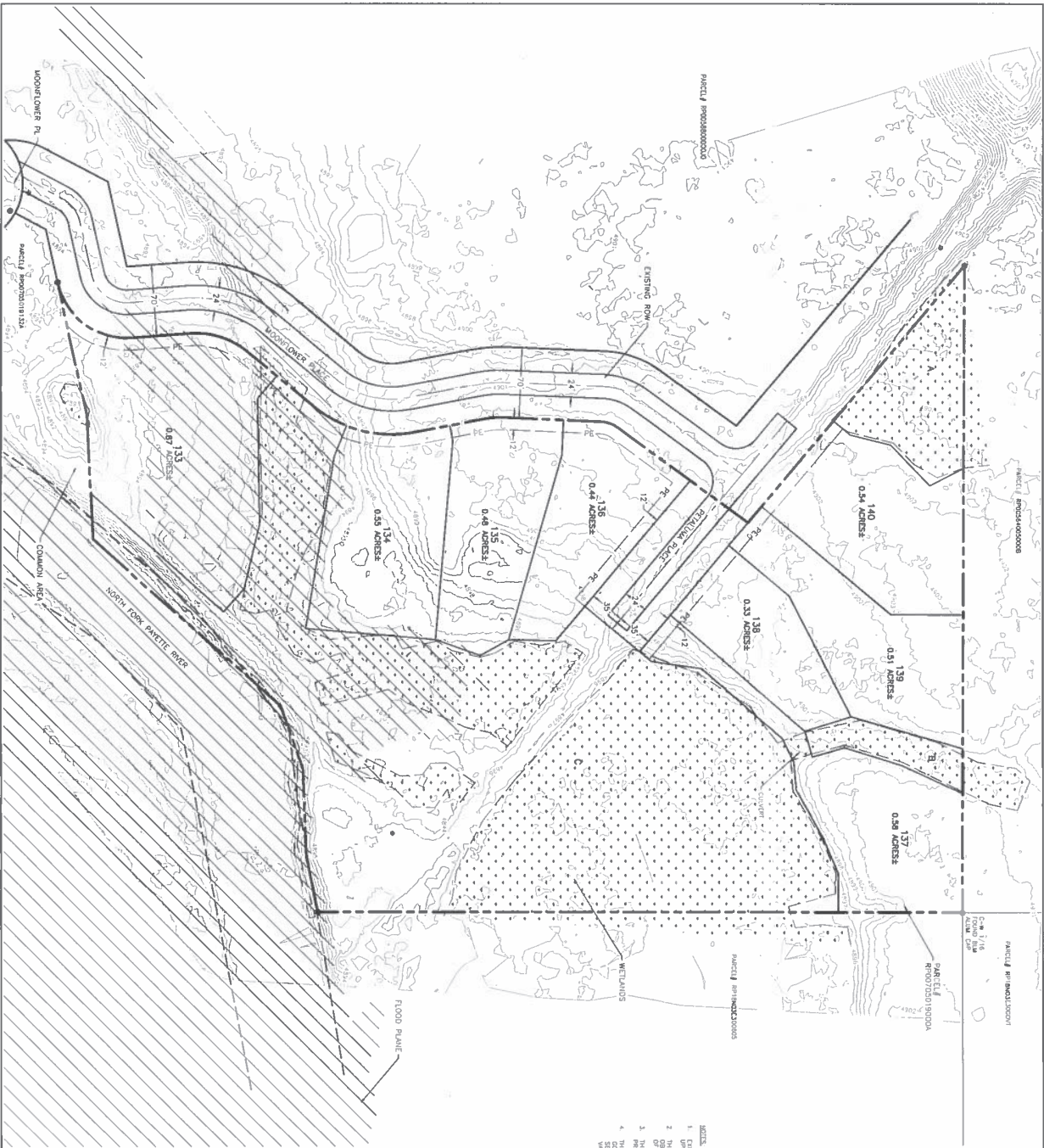
3813 W. STATE STREET  
BOISE, IDAHO 83703  
(208) 319-9744

PREPARED FOR:

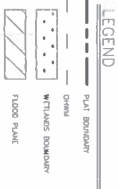
VALLEY COUNTY  
219 N. MAIN  
PO BOX 1350  
CASCADE, IDAHO 83611

EXHIBIT 300 SCALE  
PRELIMINARY PLAT  
BLACKHAWK ON THE RIVER  
MCCALL, VALLEY COUNTY, IDAHO





- NOTES:
1. EXISTING TOPOGRAPHY, PROPERTY BOUNDARIES AND DEED MAP DATA AS SHOWN ON THIS PLAN ARE BASED ON THE BEST AVAILABLE INFORMATION AND ARE NOT GUARANTEED BY THE ENGINEER.
  2. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE COMPLETION OR ACCURACY OF THE EXISTING OR PROPOSED UTILITIES SHOWN ON THESE PLANS AS THE INFORMATION HAS BEEN OBTAINED FROM SOURCES OUTSIDE THE ENGINEER'S CONTROL.
  3. THE PROPERTY BOUNDARIES SHOWN ON THESE PLANS ARE APPROXIMATELY 0.25 TO 0.40 ACRES. THE EXACT LOCATIONS ON THE GROUND SHOULD BE VERIFIED BY A SURVEYOR.
  4. THE PROJECT IS LOCATED IN SECTION 20, T.1N., R.2E., E4.



Sheet 1 of 5 PP-01	REVISIONS <table border="1"> <thead> <tr> <th>Date</th> <th>Description</th> <th>Approved</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>			Date	Description	Approved				WATER, CIVIL AND ENVIRONMENTAL, INC. 2119 NORTH 9TH STREET BOISE, IDAHO 83702 (208) 319-9744		BLACKHAWK ON THE RIVER BLOCK XIX EXISTING CONDITIONS W/PRELIMINARY PLANS MCCALL ASSOCIATES LLC PO BOX 10117, BOISE, ID 83707		Designed JMH 03/22 Drawn JMH 03/22 Checked Approved _____ Date _____ Title _____ Job Class _____	
	Date	Description	Approved												
1. EXISTING TOPOGRAPHY, PROPERTY BOUNDARIES AND DEED MAP DATA AS SHOWN ON THIS PLAN ARE BASED ON THE BEST AVAILABLE INFORMATION AND ARE NOT GUARANTEED BY THE ENGINEER.															
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### SITE DEVELOPMENT SPECIFICATIONS & NOTES:

1. ALL MATERIAL AND COMPONENT SHALL COMPLY TO THE REQUIREMENTS AND TEST SPECIFICATIONS.
2. THE CONTRACTOR SHALL EXACTLY REPRESENT TO THE GOVERNMENT THE MAKE OF ALL MATERIAL AND SHALL CLERK ALL DIMENSIONS OF THE MATERIAL.
3. THE CONTRACTOR SHALL BE OBLIGED TO THE ATTENDING OF THE MATERIAL/PROCESSED AND TO BE KEPT IN THE SAME CONDITIONED MATERIAL FOR THE MONTH.
4. NOTITS AND OTHERS OF DRAWING SHALL HAVE PRESENCE OVER COUNTRY, NOTITS AND TECHNICAL STAFF.
5. SUB-CONTRACT SHALL BE EFFECTED BY THE MASTER ENGINEER BEFORE FOR THE CONSTRUCTION, ASPECT OF THE PROJECT REQUESTED.
6. PAUL, CRANE SHALL BE SELECTED BY THE SITE DESIGN ENGINEER PRIOR TO COMMENCING THE SITE DESIGN ENGINEER SHALL CONSULT ALL DESIGN AGENTS FOR CONSTRUCTION WITH APPROVED PLAN A SUMMARY OF THE SITE DESIGN ENGINEER SHALL BE PROVIDED TO THE CONTRACTOR FOR THE PROJECT. THE CONTRACTOR SHALL BE OBLIGED TO THE SITE DESIGN ENGINEER SHALL BE APPROVED BY THE SITE DESIGN ENGINEER AND THE MATERIAL SHALL BE BROUGHT TO THE PROJECT SITE AND APPROVED BY THE MASTER ENGINEER. A SPECIAL DESIGN SHALL BE SUBMITTED TO THE MASTER ENGINEER.
7. UNITS OTHER THAN SPECIFIED THE LATEST PRICE SPECIFICATIONS AND MATERIAL COUNTRY AND BIDDING STANDARDS SHALL CONFORM TO DRAWING AND PROJECT NOTITS.
8. STORE WATER WASTEWATER TO BE COLLECTED ON-SITE USING VENTILATED SANITARY AND SEWAGE DRAINAGE IF NECESSARY.
9. STORE WATER WASTEWATER INCLUDING DRAINAGE AND SEWAGE COMINGS SHALL BE UNLIMATED FOR ALL WATER COUNTRY FLOW/OUTLET.
10. DRAINAGE AND STORE WATER WASTEWATER IS SUPPLY IN THE DRAWING IS CONCEPTUAL, THE CONTRACTOR DRAWINGS SHOWING REFERS TO THE DRAINAGE OF THE PROJECT.
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12. DRAINAGE AND STORE WATER WASTEWATER IS SUPPLY IN THE DRAWING IS CONCEPTUAL, THE CONTRACTOR DRAWINGS SHOWING REFERS TO THE DRAINAGE OF THE PROJECT.
13. ALL PERSONS AND EQUIPMENT COUNTRY SHALL BE INSTALLED PRIOR TO THE START OF ANY PROJECT CONSTRUCTION OR ANY RECONSTRUCTION.
14. ALL PERSONS AND EQUIPMENT COUNTRY SHALL BE INSTALLED PRIOR TO THE START OF ANY PROJECT CONSTRUCTION OR ANY RECONSTRUCTION.
15. CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARE REGISTRATION AND MAINTENANCE OF ALL PERSONS AND EQUIPMENT COUNTRY. BE\*F\* IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REQUIREMENTS.

### LABOR WORK SPECIALTIONS

- [illegible]

## LEGEND

- 
- PLAT BOUNDARY
- DRAINAGE
- PLOT
- SHOW/UTILITY DISTANCE
- LOT LINE
- LOT AREA
- BUILDING SETBACK
- ROAD CENTERLINE
- EDGE OF PAVEMENT
- SALT TRUCK



Sheet 3 of 5	PP-03	REVISIONS		
		Date	Description	Approved

Sheet 3 of 3

**WATER,  
CIVIL AND  
ENVIRONMENTAL INC.**

2119 NORTH 9TH STREET  
BOISE, IDAHO 83702  
(208) 319-9744

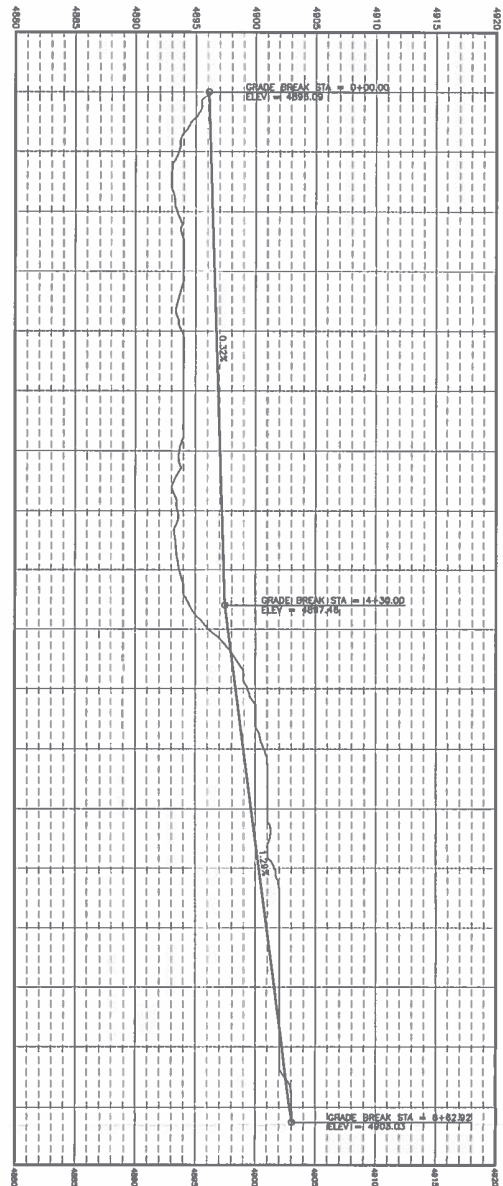


BLACKHAWK ON THE RIVER  
BLOCK XIX GRADING PLAN

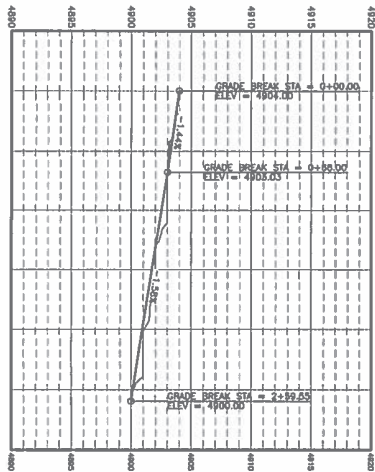
MCCALL ASSOCIATES LLC  
PO BOX 10117, BOISE, ID 83707

Designed	JMH	03/22
Drawn	JMH	03/22
Checked		

Approved \_\_\_\_\_ Date \_\_\_\_\_  
Title \_\_\_\_\_ Job Class \_\_\_\_\_



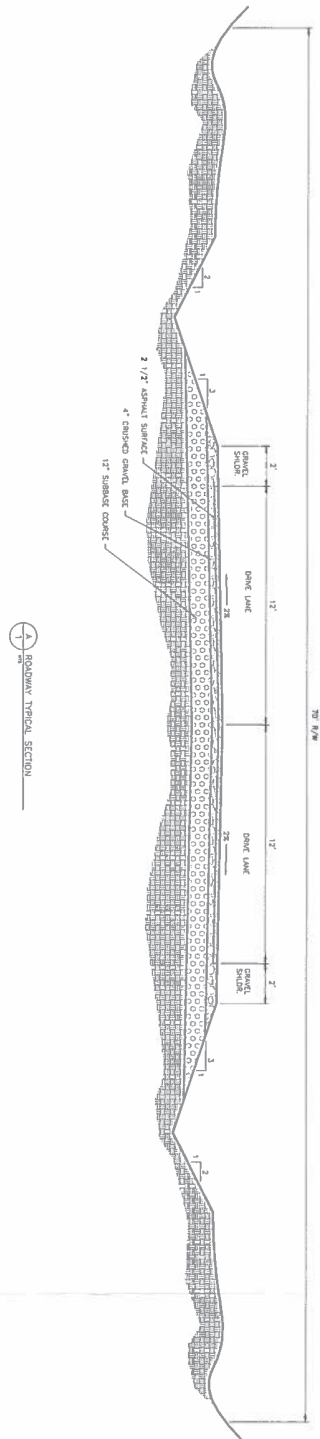
ALIGNMENT A - MOONFLOWER PLACE  
HORIZONTAL SCALE 1" = 50'  
VERTICAL SCALE 1" = 10'



ALIGNMENT B - PETALUMA PLACE  
HORIZONTAL SCALE 1" = 50'  
VERTICAL SCALE 1" = 10'

Sheet 4 of 5	PP-04	REVISIONS			<b>WATER, CIVIL AND ENVIRONMENTAL, INC.</b> 2119 NORTH 9TH STREET BOISE, IDAHO 83702 (208) 319-9744	<b>BLACKHAWK ON THE RIVER</b> BLOCK XIX PROFILES		Designed JMH 03/22		
		Drawn JMH 03/22								
		Date		Description		Approved		Checked		
		Date		Description		Approved		Checked		
					MCCALL ASSOCIATES LLC PO BOX 10117, BOISE, ID 83707		Approved _____ Date _____ Title _____ Job Class _____			

- NOTES
1. ROADWAY SECTION TO CONFORM TO VALLEY COUNTY UNIFORM STANDARDS FOR A PAVED ROAD DESIGN AND CONSTRUCTION REQUIREMENTS.
  2. CONSTRUCTION AND TESTING FOR ALL ADOPTED BACKZONEMENT MATERIAL SHALL BE IN ACCORDANCE WITH SPEC SECTION 802.
  3. SHALL TO BE A MINIMUM OF 6" BELOW THE BOTTOM SURFACE.



ROADWAY TYPICAL SECTION

Sheet 5 of 5

REVISIONS		
Date	Description	Approved

**WATER, CIVIL AND ENVIRONMENTAL INC.**

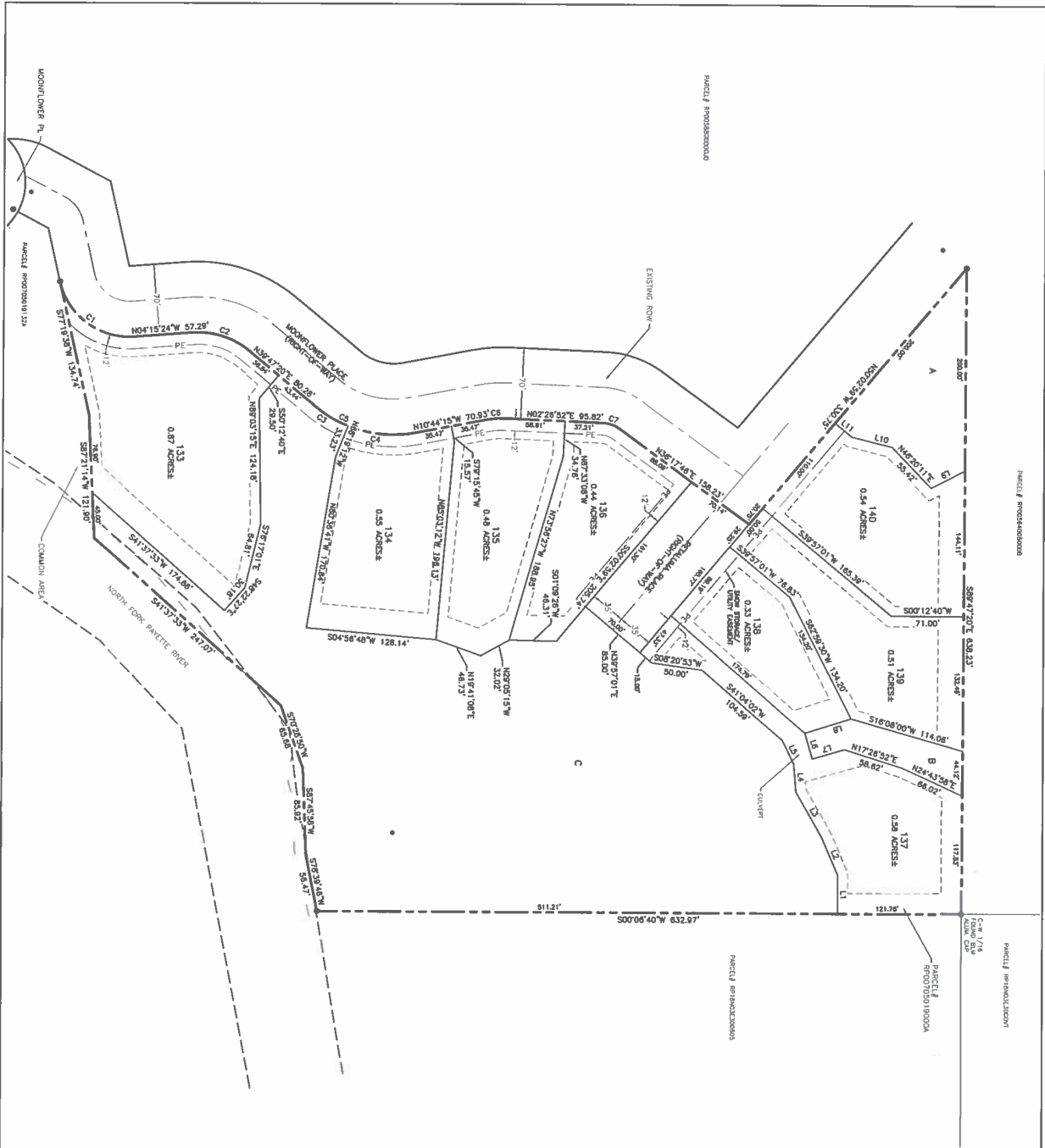
2119 NORTH 9TH STREET  
BOISE, IDAHO 83702  
(208) 319-9744

**BLACKHAWK ON THE RIVER  
BLOCK XIX CROSS SECTION**

MCCALL ASSOCIATES LLC  
PO BOX 10117, BOISE, ID 83707

Designed JMH	03/22
Drawn JMH	03/22
Checked	
Approved	Date
Title	Job Class





CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	70.00'	88.87'	81°34'48"	08°22'07"E	91.46'
C2	80.00'	91.88'	84°02'00"	07°45'38"E	93.00'
C3	120.00'	41.88'	17°34'24"	03°39'07"E	41.48'
C4	120.00'	67.88'	27°29'00"	06°29'17"E	68.88'
C5	120.00'	108.88'	32°17'36"	08°22'07"E	108.88'
C6	80.00'	18.87'	12°11'00"	04°02'47"E	18.87'
C7	30.00'	17.75'	25°31'00"	08°22'17"E	17.75'

LINE	BEARING	DISTANCE
L1	S89°32'07"E	38.30'
L2	S88°44'37"E	38.30'
L3	S89°10'07"E	63.30'
L4	S89°28'20"E	27.30'
L5	S89°28'20"E	27.30'
L6	S89°28'20"E	28.40'
L7	S89°28'20"E	28.40'
L8	S89°28'20"E	28.40'
L9	S89°28'20"E	27.30'
L10	S89°28'20"E	27.30'
L11	S89°28'20"E	27.30'

- NOTES:
1. PROJECT IS LOCATED IN:
    - CONTRACT 11, T12S, R12E, S14E
    - WILLY COUNTY, INDIANA
  2. THE SUBDIVISION OF THIS PROPOSED DEVELOPMENT IS:
    - FOR THE CITY OF BOONE, INDIANA
    - BOONE, INDIANA
  3. THE SUBDIVISION OF THIS PROPOSED DEVELOPMENT IS:
    - BOONE, INDIANA
    - BOONE, INDIANA
  4. THE EXISTING ZONE IS:
    - THE TOTAL AREA FOR THE SITE IS: 10.15 ACRES
  5. REFER TO SHEET PP-01 FOR EXISTING CONDITIONS AND TOPOGRAPHY.

LEGEND	
---	PLAT BOUNDARY
---	OWNER
---	PE - SUBDIVISION BOUNDARY
---	LEFT LINE
---	RIGHT-OF-WAY
---	BUILDING SETBACK
---	ROAD CENTERLINE
---	EDGE OF PAVEMENT

REVISIONS

Date	Description	Approved
PP-02		

**WATER, CIVIL AND ENVIRONMENTAL INC.**

2119 NORTH 9TH STREET  
BOISE, IDAHO 83702  
(208) 319-9744

**BLACKHAWK ON THE RIVER  
BLOCK XIX PRELIMINARY PLAT**

MCCALL ASSOCIATES LLC  
PO BOX 10117, BOISE, ID 83707

Designed JMH 03/22  
Drawn JMH 03/22  
Checked \_\_\_\_\_  
Approved \_\_\_\_\_ Date \_\_\_\_\_  
Title \_\_\_\_\_ Job Class \_\_\_\_\_

Sheet 2 of 5