



January 30, 2023

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

Subject: McCall Landing – C.U.P. & Preliminary Plat Application

Dear Cynda,

Please find attached to this letter, a submittal for the McCall Landing project located along State Highway 55, Valley County, Idaho. The proposed development consists of a 19-lot preliminary plat encompassing 64.59 acres scheduled for development this year and 15.76 acres of land set aside for future phase development.

Currently the developer is in the process of finalizing a purchase of 1.87 acres of land from his neighbor to the north Ned Crossley's parcel # RP004890000020 to allow for the existing access road to be improved upon. In a prior meeting with ITD we discussed if there was a need for a traffic study to be conducted and for this development and ITD will not be requiring a study for this current phase of residential development that is contained within this application. As part of the discussion with ITD, we are working with adjacent property owners to reduce the number of existing approaches in this area and to place this development's access road in alignment with the Harlow's bus access immediately across the highway. The improved access road could also serve to eliminate the existing access to the property located at 14019 Highway 55 and allow them to utilize shared access from McCall Landing's drive approach. The Applicant has entered into a binding Purchase and Sale Agreement with Ned Crossley, the owner of the property adjoining Applicant's property on the north, for Applicant's purchase from Mr. Crossley of the triangular shaped parcel of property depicted on the Preliminary Plat which is traversed by the portion of Sunbridge Drive between State Highway 55 and the Applicant's property.

Groundwater and soils data are being collected on the property and will be provided to Central District Health for their review and approval of the septic systems on the property prior to final plat. Groundwater monitoring test hole locations have been shown on the Existing Conditions with Preliminary Site Plan sheet attached.

Existing wetlands, a pond, and Mud Creek are present on the property. The wetlands have been delineated and impacts necessary for the construction of the new roadway will be permitted accordingly. It is our intention to restrict any further impact to the wetlands by individual residential lot development.

We will be working with the fire department and seeking their approval to utilize the existing pond on the property for the purposes of a fire protection water source. We anticipate that there should be sufficient storage capacity within the pond to satisfy their requirements. In addition to the potential fire suppression benefits of the pond, the majority of the pond area has been designated as open space for the residents of the development to enjoy.

There are existing irrigation water rights to the property and existing irrigation delivery systems in place that are currently in disrepair. We are in the process of determining how best to divide these water rights up amongst the new parcels and to improve the delivery system for the benefit of the new property owners. We will work with Lake Irrigation District to develop any necessary irrigation easements and to seek their approval of the water rights transfer plan with the intent to maximize the use of these water rights as the primary source of irrigation water to the property.

Idaho power has yet to provide a power distribution plan or comment on the development so the location of the proposed electrical conduits through the development has not been shown on the plans. We anticipate that their facilities will be installed within the 12' wide utility easements provided adjacent to the Right-of-Way.

Currently we are not currently requesting any variances for the development. Included in the submittal are ten (10) copies of the following items in the order listed:

- Valley County C.U.P. & Preliminary Plat Application – 4 pages
- Irrigation Plan – 2 pages
- Valley County Weed Control Agreement – 1 page
- Impact Report (from Valley County Code 9-5-3-D) – 3 pages
- Property Tax Exemption Notice – 1 page
- Landscaping Plan – 1 page
- Lighting Plan – 1 page
- Phasing Plan and Construction Timeline – 1 page
- Wildfire Mitigation Plan – 1 page
- Adjoining Property Owners – 2 pages
- Warranty Deed – 3 pages
- Grant of Easement – 4 pages
- Well Logs of Wells Located in Surrounding Contiguous Property – 14 pages
- Proposed Subdivision Street Names and Lots 1" = 300' Scale – 1 page
- Preliminary Plat – 1 sheet
- Existing Conditions with Preliminary Site Plan – 1 sheet
- Preliminary Road, Grading, and Stormwater Management Pan – 4 sheets

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 and Zoning Department

219 N. Main
PO Box 1350
Cascade, ID 83611
www.co.valley.id.us
cherrick@co.valley.id.us
208-382-7115



C.U.P. & Preliminary Plat Application

TO BE COMPLETED BY THE PLANNING AND ZONING DEPARTMENT		<input checked="" type="checkbox"/> Check # <u>1231</u> or <input type="checkbox"/> Cash
FILE # <u>C.U.P. 23-02</u>		FEE \$ <u>600</u>
ACCEPTED BY _____		DEPOSIT <u>1000</u>
CROSS REFERENCE FILE(S): _____		DATE _____
<input type="checkbox"/> ADMINISTRATIVE PLAT	COMMENTS: _____	
<input type="checkbox"/> SHORT PLAT	_____	
<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.

Applicant's Signature: _____ Date: 1/27/2023

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 mailing addresses of property owners within 300 feet of the property boundary. Information can be obtained through the Valley County GIS maps. 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 or at the Planning and Zoning Office, 219 North Main, Cascade, Idaho. Subject to Idaho Statute 55-22 Underground Facilities Damage Prevention.

CONTACT INFORMATION

PROPOSED SUBDIVISION NAME: McCall Landing

APPLICANT Jeremy Sands

PHONE [REDACTED]

Owner ☒ Option Holder ☐ Contract Holder ☐

MAILING ADDRESS 190 Krahn Ln., McCall, ID

ZIP 83638

EMAIL [REDACTED]

PROPERTY OWNER

(if not the applicant)

MAILING ADDRESS 1851

50-85-4-11 ZIP [REDACTED]

EMAIL 70001

Nature of Owner's Interest in this Development? _____

AGENT / REPRESENTATIVE _____

PHONE _____

MAILING ADDRESS _____

ZIP X

EMAIL _____

ENGINEER Gregg Tankersley, P.E., Crestline Engineers

MAILING ADDRESS PO Box 2330, McCall, ID

ZIP 83638

EMAIL [REDACTED]

PHONE [REDACTED]

SURVEYOR Dunn Land Surveys, Inc.

MAILING ADDRESS 25 Coyote Trail Rd., Cascade, ID

ZIP 83611

EMAIL [REDACTED]

PHONE [REDACTED]

PROPERTY INFORMATION

1. SIZE OF PROPERTY 64.59 Acres
2. AMOUNT OF ACREAGE OF ADJACENT LAND HELD BY THIS OWNER 15.76 Acres
3. ANY RESTRICTIONS ON THIS PROPERTY? Must show all easements on plat.
Easements See Attached Grant of Easement
Deed Restrictions None
Liens or encumbrances Private Note Secured by Deed of Trust
4. LEGAL DESCRIPTION See Attached Warranty Deed
5. TAX PARCEL NUMBER(S) RP18N03E334355, RP18N03E331211, & Portion of RP004890000020

Quarter SE4, NW4

Section 33

Township 18N

Range 3E

6. EXISTING LAND USES AND STRUCTURES ON THE PROPERTY:

118 Other Rural Land, 534 Res Impr on Cat 12 - Single Family Home & Out Buildings

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: Pond in Center of Property,

Majority Will Be Designated as Open Space.

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

North 102 Irrigated Grazing Land, Oster Subdivision, Single Family Homes

South Eld's Country Subdivision, Single Family Homes

East Knob Hill Estates Subdivision, Single Family Homes, 118 Other Rural Land, Out Buildings

West 118 Other Rural Land

9a. TYPE OF TERRAIN: Mountainous ☐ Rolling ☒ Flat ☐ Timbered ☐

9b. DOES ANY PORTION OF THIS PARCEL HAVE SLOPES IN EXCESS OF 15%? Yes ☒ No ☐

9c. DESCRIBE ANY SIGNIFICANT NATURAL RESOURCES SUCH AS ROCK OUTCROPPING, MARSHES, WOODED AREAS: Wetlands and Pond Present on Property

10a. WATER COURSE: Mud Creek

10b. IS ANY PORTION OF THE PROPERTY LOCATED IN A FLOODWAY OR 100-YR FLOODPLAIN?
(Information can be obtained from the Planning & Zoning Office) Yes ☐ No ☒

10c. ARE THERE WETLANDS LOCATED ON ANY PORTION OF THE PROPERTY? Yes ☒ No ☐

10d. WILL ANY PART OF THE PROPERTY BE SUBJECT TO INUNDATION FROM STORMWATER OVERFLOW OR SPRING MELTING RUN-OFF? No

11a. NUMBER OF EXISTING ROADS: 1 Width 14' Public ☐ Private ☒

Are the existing road surfaces paved or graveled? Gravel ☒ Paved ☐

11b. NUMBER OF PROPOSED ROADS: 2 Proposed width: 24' Wide With 2' Gravel Shoulders

Will the proposed roads be Public ☐ Private ☒

Proposed road construction: Gravel ☒ Paved ☐

12a. EXISTING UTILITIES ON THE PROPERTY ARE AS FOLLOWS: Individual Well, Septic, Power, Irrigation and Communications

12b. PROPOSED UTILITIES: Individual Well, Septic, Power, Irrigation, and Communications

Proposed utility easement width 12' Locations Adjacent to ROW

13. SOLID WASTE DISPOSAL METHOD: Individual Septic ☒ Central Sewage Treatment Facility ☐
14. POTABLE WATER SOURCE: Public ☐ Water Association ☐ Individual ☒
If individual, has a test well been drilled? Yes _____ Depth 49' Flow 25 Purity Verified? Yes _____
Nearest adjacent well ID #447816 Depth 89' Flow 10
15. ARE THERE ANY EXISTING IRRIGATION SYSTEMS? Yes ☒ No ☐
Are you proposing any alterations, improvements, extensions or new construction? Yes ☒ No ☐
If yes, explain: Upgrade and or replace existing pumps, repair or replace existing mainlines. Further system improvements TBD when irrigation plan further defined.
16. DRAINAGE (Proposed method of on-site retention): Roadside Swales & On-site Detention Basins
Any special drains? No (Please attach map)
Soil type(s): Archabal Loam, Gestrin Loam, & Melton Loam
(Information can be obtained from the Natural Resource Conservation Service: websoilsurvey.nrcs.usda.gov)
17. 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 _____ feet Sides _____ feet Rear _____ feet ☒ County Minimums
Mobile homes allowed? Yes ☐ No ☒
Minimum construction value None Minimum square footage None
Completion of construction required within 2 Days ☐ Months ☐ Years ☒
Resubdivision permitted? Yes ☐ No ☒
Other TBD
17. LAND PROGRAM:
Open Areas and/or Common Areas Yes ☒ No ☐
Acreage in subdivision 64.59 Number of lots in subdivision 19
Typical width and depth of lots 346' x 333'
Typical lot area 2.67 Acres Minimum lot area 2.04 Acres Maximum lot area 4.58 Acres
Lineal footage of streets 4,442 Average street length per lot 383'
Percentage of area in streets 13 %
Dedicating road right-of-way to Valley County? Yes ☐ No ☒
Percentage of area of development to be public (including easements) 0 %
Maximum street gradient 4%
Is subdivision to be completely developed at one time? Yes ☒ No ☐ - Attach phasing plan and timeline.
18. COMPLETE ATTACHED PLAN FOR IRRIGATION if you have water rights &/or are in an irrigation district. Submit letter from Irrigation District, if applicable. - Pending
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.

Irrigation Plan

(Idaho Code 31-3805)

This land: ☒ Has water rights available to it
☐ Is dry and has no water rights available to it.

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 landowners 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.
 - 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 (e.g., irrigation district).

To better understand your irrigation request, we need to ask you a few questions. Additional pages can be added. 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 district/company and drainage entities servicing the property?
Irrigation: Lake Irrigation District
Drainage: Mud Creek
- 3. How many acres is the property being subdivided? 80.35 total, 64.59 in current phase of development
- 4. What percentage of this property has water? 89.91%
- 5. How many inches of water are available to the property? 72.25
- 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 ☒ TBD
☐ above ground pipe ☐ underground pipe
- 8. Describe how the head gate/pump connects to the canal and irrigated land and where ditches &/or pipes go.
The existing intake pump is located in the south east corner of the existing pond. Main lines run east and west from intake across both parent parcels. Existing system currently non-operational and requires repair.
- 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? On-site Swales or Detention Basins

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)
On-site Swales or Detention Basins. No Anticipated Contaminants from Residential Development

Irrigation Plan Map Requirements Pending

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 wastewater 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.
- Pending ☐ A written response from the irrigation entity and/or proof of agency notification.
- Pending ☐ Copy of any water users' association agreement which shows water schedules and maintenance responsibilities
- Pending ☐ Copy of all new easements ready for recording (irrigation supply and drainage).
- N/A ☐ 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

Date: 1 / 27 / 2023



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.

Valley County Weed Department can be contacted at 208-382-7199.

By: [Signature]
Applicant

By: _____
Valley County Weed Control

Date: 1/27/2023

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.
- ❖ Answer all questions. Mark N/A if the question is not applicable to your application.
- ❖ 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 24' wide gravel roadway with 2' gravel shoulders will accommodate nineteen (19) residential housing lots. The roadway gradient is 4.0% maximum, aligned within the ROW, and will be constructed to Valley County standards. 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, and post development traffic flow will be typical of single-family home access.
 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 those generated by increased traffic flows and dust potential from the gravel access road.
 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 and irrigation purposes, if water rights are not available to the lots. The primary source of irrigation to the lots is intended to be through water rights but the plan has not been finalized. Septic systems and drain fields will be utilized for domestic disposal. We are currently in the process of seeking approval from the fire department for utilizing the existing on-site pond as fire protection storage. Wetlands are present on the property and impacts will be permitted for the roadway construction accordingly. Wetlands will be protected and not permitted to be impacted by residential lot development. 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.

There are no known existing or proposed hazards associated with this development.

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 native grasses and trees and roadway will be developed with swales designed to capture stormwater. Vegetated areas removed for roadway construction will be re-seeded as needed to prevent erosion. Wetlands impacts, if necessary for roadway construction, will be permitted accordingly. Wetlands will be protected and not permitted to be impacted by residential lot development

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 or 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. Utilities will be placed primarily within the 12' utility easements adjacent to the ROW. Dedicated open space has been established in the center of the development near the on-site pond as shown on the plans.

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 impacts 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 the surrounding community. Access to recreational activities is desirable within the area including proximity to rivers, mountains, and lakes. The site is adjacent to other residential subdivisions 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 undeveloped land and single family home currently present on the property.
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 are anticipated to have economic impacts that are offset by increased property tax revenue collection.
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.
Nineteen (19) individual lots will be available for future planned 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 2023. 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.

Property Tax Exemption

New and expanding business **may** qualify for a property tax exemption for up to 5 years by meeting the qualifications in accordance with Idaho Code§ 63-602NN

Application must be filed with the Valley County Assessor's office before construction begins.

Protocols for qualifying property exemption in Valley County, Idaho:

- Application must be received prior to the start of construction (ex. Building Permits, excavation)
- Term of exemption, not to exceed 5 years, will be up to the discretion of the Valley County Board of Commissioners
- Retail sales business do not qualify
- Multi use may qualify excluding retail sale area
- Housing
 - Multi-family housing must have 5 units or more per structure.
 - Multi-Family housing units may qualify if more than one structure is built totaling 5 or more units
 - For local housing only (workforce)
 - Short term rentals not allowed
 - Units cannot be individually sold (e.g., no condominiums)
- Remodel and/or additions to existing businesses
 - Only the area of remodel/addition may qualify for exemption
 - Retail sales additions/remodel will not qualify

For further information regarding the 63-602NN application process and instructions, please contact the Valley County Assessor's office at 208-382-7126.

Landscaping Plan

McCall Landing

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. A planned entryway feature into the subdivision will utilize rocks, timbers, and a subdivision name sign and is subject to change. Lighting if utilized on the entryway feature will conform to Valley County standards at that time.

By:  Date: 1/27/2023
Jeremy Sands

Lighting Plan

McCall Landing

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

By:  Date: 1/27/2023
Jeremy Sands

Phasing Plan and Construction Timeline

McCall Landing

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 - 2023

Roadway grading and construction.

Roadway drainage and stormwater management improvements.

By:  Date: 1/27/2023
Jeremy Sands

Wildfire Mitigation Plan

McCall Landing

The new roadway will provide emergency vehicle access to the property for fire suppression efforts and will serve as a firebreak. Two roadway turnarounds have been proposed. We are currently in the process of seeking approval from the fire department to be able to utilize the existing on-site pond as a water storage reservoir for fire mitigation purposes.

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

By:  Date: 1/27/2023
Jeremy Sands

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

Brook Spelman 30140 Buck Tail Dr. Canyon Lake, CA 92587	Brandon and Sierra Swain PO Box 1223 Donnelly, ID 83615
Robert and Kim Mc Fadden 59 Johnson Ln. McCall, ID 83638	Robert and Terrilyn Bryant Living Trust PO Box 1556 McCall, ID 83638
Kurt and Lisa Mohler 47 Johnson Ln. McCall, ID 83638	Alicia and Philander III Rodman 3031 S. Brookridge Way Boise, ID 83716
Aspen Pulliam PO Box 2447 McCall, ID 83638	Barry Mathias and Mary Zimmer PO Box 308 McCall, ID 83638
Mountain Mission LLC. 407 Rio Vista Blvd. McCall, ID 83638	Ned Ellis Crossley PO Box 142 McCall, ID 83638
Deinhard Properties LLC. PO Box 236 Santa Ysabel, CA 92070	Ronald and Tracy Hoogendyk PO Box 1629 McCall, ID 83638
McCall Donnelly Joint School District #421 299 S. 3 rd St. McCall, ID 83638	BP Properties LLC. PO Box 4110 McCall, ID 83638
Matt and Sherryl Graham PO Box 2148 McCall, ID 83638	Dale and Carolyn Bollar 12 Knob Hill Dr. McCall, ID 83638
Patsy Hamilton 4 Knob Hill Dr. McCall, ID 83638	Jim Winslow PO Box 53 McCall, ID 83638
Hornet Creek Land LLC. PO Box 453 Council, ID, 83612	Larry James Martin 1 Garden Ln. McCall, ID 83638
Greg Jones Trust PO Box 2146 McCall, ID 83638	Dale and Doreen Eld Living Trust 7723 W. Bearcreek Ct. Boise, ID 83704
Zane Musgrove 36 Garden Ln. McCall, ID 83638	Dennis and Gretchen Musgrove 36 Garden Ln. McCall, ID 83638
James and Brenda Stopsen 42 Garden Ln. McCall, ID 83638	Paul Bednar 2721 Redway Rd. Boise, ID 83704

Richard Probst PO Box 368 McCall, ID 83638	Valerie Hill C/O Valerie Gifford 6107 Robertson Dr. Boise, ID 83709
Jacob and Elizabeth Zborowski 17000 NE 139 th St. Redmond, WA 98052	

RECORDING REQUESTED BY
First American Title Company

AND WHEN RECORDED MAIL TO:
First American Title Company
616 North 3rd Street Suite 101
McCall, ID 83638

Space Above This Line for Recorder's Use Only

WARRANTY DEED

File No.: **974813-MC (kt)**

Date: **May 10, 2021**

For Value Received, **Gregory S. Hoyt, Trustee of The RSH FT Trust A Marital Trust and Gregory S. Hoyt, Trustee of The RSH FT Trust B Surv. Sett. Trust**, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **Jeremy Sands and Stacy Sands, husband and wife**, hereinafter called the Grantee, whose current address is **190 Krahn Lane, McCall, ID 83638**, the following described premises, situated in **Valley County, Idaho**, to-wit: **Legal Description attached hereto as Exhibit A, and by this referenced incorporated herein.**

SUBJECT TO all easements, right of ways, covenants, restrictions, reservations, applicable building and zoning ordinances and use regulations and restrictions of record, and payment of accruing present year taxes and assessments as agreed to by parties above.

TO HAVE AND TO HOLD the said premises, with its appurtenances, unto the said Grantee, and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U.S. Patent reservations, restrictions, easements of record and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.

File No.: 974813-MC (kt)

Gregory S. Hoyt, Trustee

Page 2 of 3

EXHIBIT A

PARCEL 1:

THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 18 NORTH, RANGE 3 EAST OF THE BOISE MERIDIAN, VALLEY COUNTY, IDAHO.

**EXCEPTING THEREFROM: BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 33;
THENCE, EASTERLY ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER TO THE WESTERLY RIGHT OF WAY LINE OF STATE HIGHWAY 55;
THENCE, SOUTHERLY ALONG SAID RIGHT OF WAY A DISTANCE OF 339 FEET TO A POINT;
THENCE WESTERLY A DISTANCE OF 137 FEET TO A POINT;
THENCE, NORTHERLY A DISTANCE OF 339 FEET TO A POINT;
THENCE, EASTERLY A DISTANCE OF 137 FEET TO THE POINT OF BEGINNING.**

FURTHER EXCEPTING THEREFROM: ANY PORTION OF DESCRIBED PARCEL LYING WITHIN STATE HIGHWAY 55.

PARCEL 2:

THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 18 NORTH, RANGE 3 EAST OF THE BOISE MERIDIAN, VALLEY COUNTY, IDAHO

GRANT OF EASEMENT

THIS INDENTURE, is made and entered into this 19th day of June, 1985, between WILLIAM J. GARBER and CYNTHIA C. GARBER, husband and wife, hereinafter called Grantor, and CLINT COLPO, a single man, hereinafter called Grantee.

WITNESSETH:

WHEREAS, Grantor owns and has title to that certain real property situate in Valley County, Idaho, more particularly described as follows, to-wit:

SW 1/4 NE 1/4 Section 33, T. 18 N., R. 3 E.,
B.M., less the following tract:

Beginning at the N 1/16 corner (NW corner of the
SW 1/4 NE 1/4) Section 33, T. 18 N., R. 3 E., B.M.;

Thence Easterly along the boundary line between
the NW 1/4 and the SW 1/4 of the NE 1/4 of Section
33 to the Westerly boundary of State Highway 55
(fka 15); Thence Southerly along said boundary 339
feet, more or less, to a point; thence Westerly 137
feet, more or less, to a point; Thence Northerly
339 feet, more or less, to a point; Thence Easterly
137 feet, more or less, to the point of beginning.

WHEREAS, Grantee owns that certain real property situate
in Valley County, Idaho, more particularly described as
follows:

Beginning at the N 1/16 corner (NW corner of the
SW 1/4 NE 1/4) Section 33, T. 18 N., R. 3 E., B.M.;

Thence Easterly along the boundary line between
the NW 1/4 and the SW 1/4 of the NE 1/4 of Section
33 to the Westerly boundary of State Highway 55
(fka 15); Thence Southerly along said boundary 339
feet, more or less, to a point; Thence Westerly 137
feet, more or less, to a point; Thence Northerly
339 feet, more or less, to a point; Thence Easterly
137 feet, more or less, to the point of beginning.

LAW OFFICES OF
KILLEN AND PITTENGER, P.A.

P.O. BOX A.O.
McCALL, IDAHO 83838

PHONE: (208) 634-7118

200 EAST PARK ST.

1 WHEREAS, Grantee desires an easement on said property of
2 Grantor for the purpose of constructing, maintaining and
3 repairing a septic system drainfield, collection pipe and
4 distribution tank.

5 NOW THEREFORE, in consideration of good and valuable
6 consideration, Grantor hereby gives, grants and conveys to
7 Grantee, his heirs and assigns, an easement and rights of
8 way, over and under the above described real property of
9 Grantor, for the purpose of Grantee entering upon said real
10 property of Grantor and constructing, operating and maintaining
11 and repairing an underground sewer distribution pipe,
12 distribution tank and septic system drainfield.

13 The location of said easement upon the said real property
14 of Grantor is as follows:

15 The easement for the sewage distribution pipe shall
16 commence on the Westerly boundary of Grantee's said
17 real property and run in a southwesterly direction
18 to a point which is located 75 feet west of the
southwest corner of Grantee's said real property.
Said easement shall be 10 feet in width.

19 The easement for the sewer distribution tank and
20 septic system drainfield shall commence at a point
21 which is located 75 feet west of the southwest
22 corner of Grantees said real property and continue
west, a distance of 300 feet. Said easement shall
be of sufficient width, so as to accomodate a septic
system drainfield, as approved by the State of Idaho,
Department of Health.

23 TO HAVE AND TO HOLD, the said easements and rights-of-way
24 unto the said Grantee, his successors and assigns.

25 IT IS EXPRESSLY UNDERSTOOD AND AGREED, by and between the
26 parties hereto that the Grantee will timely complete the

McCALL, IDAHO 83638

PHONE: (208) 834-7118

200 EAST PARK ST

1 the work of laying the sewer line and drainfield and restore
2 the real property of Grantor used therefore, to a condition
3 comparable with that existing prior to exercising the
4 easement; that in making future repairs the Grantee will
5 expediently replace and restore the premises to a condition
6 comparable to that existing prior to undertaking such repairs.

7 IN WITNESS WHEREOF, the said Grantors have subscribed
8 their signatures the day and year first hereinabove written.

9
10 William J. Garber
11 WILLIAM J. GARBER

Cynthia C. Garber
CYNTHIA C. GARBER

12 STATE OF IDAHO)
13 County of Valley) ss.

14 On this 20th day of June, 1985, before me, a Notary
15 Public in and for said State, personally appeared WILLIAM J.
16 GARBER and CYNTHIA C. GARBER, known or identified to me to
17 be the persons whose names are subscribed to the within and
executed the same.

18 IN WITNESS WHEREOF, I have hereunto set my hand and
19 notarial seal the day and year in this Certificate first
above written.

20
21 John C. Pittman
Notary Public for Idaho
22 Residing at: McCall
23
24
25
26

142735

STATE OF IDAHO, } ss.
County of Valley, }

I hereby certify that this instrument
was filed for record at the request of

McCaskill Woodhewer

at 40 minutes past 10

o'clock A.M. on 10

day of July 1985

in my office and duly recorded in

Book # 1 of Cases

L. L. Linn

Deputy Recorder

By P. L. Linn Deputy

Fee \$10.00

8 x 5 1/2

McCaskill

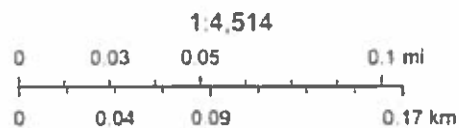
COMPARED	<u>10</u>
INDEXED	<u>10</u>
FILED	<u>10</u>

McCall Landing Neighboring Wells (West)



1/12/2023, 3:51:13 PM

-  Wells
-  Administrative Regions
-  Counties



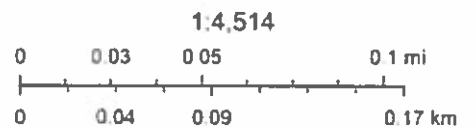
Esri, HERE, iPC, Esri, HERE, Garmin, iPC, Maxar

McCall Landing Neighboring Wells (East)



1/12/2023, 3:51:53 PM

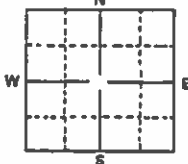
-  Wells
-  Administrative Regions
-  Counties



Esri, HERE, iPC, Esri, HERE, Garmin, iPC, Maxar

WELL DRILLER'S REPORT

State law requires that this report be filed with the State Reclamation Engineer within 30 days after completion or abandonment of the well.

<p>1. WELL OWNER</p> Name <u>Bruce Anderson</u> Address <u>Mccall Ida,</u> Owner's Permit No. _____	<p>7. WATER LEVEL</p> Static water level <u>70</u> feet below land surface Flowing? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No G.P.M. flow _____ Temperature ____ ° F. Quality _____ Artesian closed-in pressure _____ p.s.i. Controlled by <input type="checkbox"/> Valve <input type="checkbox"/> Cap <input type="checkbox"/> Plug																																								
<p>2. NATURE OF WORK</p> <input checked="" type="checkbox"/> New well <input type="checkbox"/> Deepened <input type="checkbox"/> Replacement <input type="checkbox"/> Abandoned (describe method of abandoning) _____	<p>8. WELL TEST DATA</p> <input type="checkbox"/> Pump <input checked="" type="checkbox"/> Bailor <input type="checkbox"/> Other <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Discharge G.P.M.</th> <th>Draw Down</th> <th>Hours Pumped</th> </tr> </thead> <tbody> <tr> <td align="center"><u>30</u></td> <td align="center"><u>10</u></td> <td align="center"><u>1</u></td> </tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	Discharge G.P.M.	Draw Down	Hours Pumped	<u>30</u>	<u>10</u>	<u>1</u>																																		
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<p>3. PROPOSED USE</p> <input checked="" type="checkbox"/> Domestic <input type="checkbox"/> Irrigation <input type="checkbox"/> Test <input type="checkbox"/> Municipal <input type="checkbox"/> Industrial <input type="checkbox"/> Stock	<p>9. LITHOLOGIC LOG 43523</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th rowspan="2">Hole Diam.</th> <th colspan="2">Depth</th> <th rowspan="2">Material</th> <th colspan="2">Water</th> </tr> <tr> <th>From</th> <th>To</th> <th>Yes</th> <th>No</th> </tr> </thead> <tbody> <tr> <td align="center"><u>6</u></td> <td align="center"><u>0</u></td> <td align="center"><u>5</u></td> <td><u>Soil</u></td> <td align="center"></td> <td align="center"></td> </tr> <tr> <td></td> <td align="center"><u>5</u></td> <td align="center"><u>87</u></td> <td><u>mud & gravel</u></td> <td align="center"></td> <td align="center"></td> </tr> <tr> <td></td> <td align="center"><u>87</u></td> <td align="center"><u>105</u></td> <td><u>sand & gravel</u></td> <td align="center"></td> <td align="center"></td> </tr> <tr> <td></td> <td align="center"><u>105</u></td> <td align="center"><u>110</u></td> <td><u>clay</u></td> <td align="center"></td> <td align="center"></td> </tr> <tr> <td></td> <td></td> <td align="center"><u>110</u></td> <td><u>gravel</u></td> <td align="center"></td> <td align="center"></td> </tr> </tbody> </table>	Hole Diam.	Depth		Material	Water		From	To	Yes	No	<u>6</u>	<u>0</u>	<u>5</u>	<u>Soil</u>				<u>5</u>	<u>87</u>	<u>mud & gravel</u>				<u>87</u>	<u>105</u>	<u>sand & gravel</u>				<u>105</u>	<u>110</u>	<u>clay</u>					<u>110</u>	<u>gravel</u>		
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<p>4. METHOD DRILLED</p> <input checked="" type="checkbox"/> Cable <input type="checkbox"/> Rotary <input type="checkbox"/> Dug <input type="checkbox"/> Other																																									
<p>5. WELL CONSTRUCTION</p> Diameter of hole <u>6</u> inches Total depth <u>110</u> feet Casing schedule: <input checked="" type="checkbox"/> Steel <input type="checkbox"/> Concrete <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Thickness</th> <th>Diameter</th> <th>From</th> <th>To</th> </tr> </thead> <tbody> <tr> <td align="center"><u>.250</u> inches</td> <td align="center"><u>6</u> inches</td> <td align="center"><u>+1</u> feet</td> <td align="center"><u>110</u> feet</td> </tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table> Was a packer or seal used? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Perforated? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No How perforated? <input type="checkbox"/> Factory <input type="checkbox"/> Knife <input type="checkbox"/> Torch Size of perforation _____ inches by _____ inches <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Number</th> <th>From</th> <th>To</th> </tr> </thead> <tbody> <tr> <td>_____ perforations</td> <td>_____ feet</td> <td>_____ feet</td> </tr> <tr> <td>_____ perforations</td> <td>_____ feet</td> <td>_____ feet</td> </tr> <tr> <td>_____ perforations</td> <td>_____ feet</td> <td>_____ feet</td> </tr> </tbody> </table> Well screen installed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Manufacturer's name _____ Type _____ Model No. _____ Diameter _____ Slot size _____ Set from _____ feet to _____ feet Diameter _____ Slot size _____ Set from _____ feet to _____ feet Gravel packed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Size of gravel _____ Placed from _____ feet to _____ feet Surface seal? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No To what depth <u>30</u> feet Material used in seal <input type="checkbox"/> Cement grout <input checked="" type="checkbox"/> Puddling clay	Thickness	Diameter	From	To	<u>.250</u> inches	<u>6</u> inches	<u>+1</u> feet	<u>110</u> feet																	Number	From	To	_____ perforations	_____ feet	_____ feet	_____ perforations	_____ feet	_____ feet	_____ perforations	_____ feet	_____ feet					
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<p>6. LOCATION OF WELL</p> Sketch map location must agree with written location.  <u>65</u> County <u>Valley</u> W <u>1</u> / <u>E</u> Sec. <u>33</u> T. <u>18</u> N. R. <u>3</u> E.	<p>10. Work started <u>5-19-72</u> finished <u>5-24-72</u></p> <p>11. DRILLER'S CERTIFICATION <u>LS</u> This well was drilled under my supervision and this report is true to the best of my knowledge. <u>H.C. Nicholson</u> 54 Driller's or Firm's Name Number <u>921 6th ave So. Payette</u> Address <u>H.C. Nicholson 5-24-72</u> Signed By Date </p>																																								

USE ADDITIONAL SHEETS IF NECESSARY

FORWARD THE WHITE, BLUE, AND PINK COPIES TO THE DEPARTMENT

RECEIVED

AUG 7 1966

Department of Reclamation
1.

Size of drilled hole: 6" Total
depth of well: 60' Standing water
level below ground: 31' Temp.
Fahr. 44 ° Test delivery: 800 gpm/hr.
or cfs Pump? ☒ Bail ☐
Size of pump and motor used to make test:

Size of pump and motor used to make test:
1/2 H.P. Sub-
 Length of time of test: 20 Hrs. Min.
 Drawdown: 0 ft. Artesian pressure: ft.
 above land surface Give flow cfs
 or gpm. Shutoff pressure:
 Controlled by: Valve ☐ Cap ☐ Plug ☐
 No control ☐ Does well leak around casing?
 Yes ☐ No ☒

DEPTH		MATERIAL	WATER
FROM	TO		YES OR NO
			43525

FEET		FEET	
0	10	Clay	
10	45	Granite & Basalt Boulders	
55	5	Household & gravel	Good

[illegible]

[illegible]

[illegible]

[illegible]

Work started: July 31/68
Work finished: Aug. 5/68
Well Driller's Statement: This well was drilled under my supervision and this report is true to the best of my knowledge.
Name: John A. Barker
Address: Lake Park, Idaho
Signed by: _____

Signed by: _____
License No. 44 Date: Aug 5/68

Use other side for additional remarks

85

65 IDAHO DEPARTMENT OF WATER RESOURCES WELL DRILLER'S REPORT

1. WELL TAG NO. D 0072164
Drilling Permit No. 411-17-882415
Water right or injection well # _____

2. OWNER:
Name Aspen Pullian
Address P.O. Box 2447
City McCall State Id Zip 83638

3. WELL LOCATION:
Twp. 18 North ☒ or South ☐ Rge. 3 East ☒ or West ☐
Sec. 33 SW 1/4 NW 1/4 NW 1/4

Sec. 6 Lot _____ County Valley
Lat. 44 = 51° 50' 6" (Mag. and Declination)
Long. 116 = 85° 9' 59" (Mag. and Declination)
Address of Well Site 41 Johnson Ln
City McCall

Lot _____ Blk. _____ Sub. Name _____

4. USE:
☒ Domestic ☐ Municipal ☐ Monitor ☐ Irrigation ☐ Thermal ☐ Injection
☐ Other _____

5. TYPE OF WORK:
☒ New well ☐ Replacement well ☐ Modify existing well
☐ Abandonment ☐ Other _____

6. DRILL METHOD:
☒ Air Rotary ☐ Mud Rotary ☐ Cable ☐ Other _____

7. SEALING PROCEDURE:
Sealant Grout From (ft) 0 To (ft) 1700 Depth (ft) 1700 Material Grout
Grout From (ft) 1700 To (ft) 1700 Depth (ft) 1700 Material Grout

From (ft)	To (ft)	Depth (ft)	Material	Casing	liner	Threaded	Welded
6	71	82	225	5	Tail	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
4	-6	84	225	PR	5	1/4	<input checked="" type="checkbox"/>
						<input type="checkbox"/>	<input type="checkbox"/>
						<input type="checkbox"/>	<input type="checkbox"/>

Was drive shoe used? ☐ Y ☒ N Shoe Depth(s) _____

8. PERFORATIONS/SCREENS:
Perforations ☐ Y ☒ N Method _____
Manufactured screen ☒ Y ☐ N Type Johnson twin wire WSP
Method of installation SST 12/8/92

From (ft)	To (ft)	Slot size	Mesh count	Screening material	Material	Grout or Sealant
84	87	20/30		4	PR	sub 4.5

Length of Headpipe _____ Length of Tailpipe _____
Packer ☐ Y ☒ N Type _____

9. FILTER PACK:
Filter Material 6-12 org From (ft) 80 To (ft) 87 Quantity (cu ft) 200 Placement method grout from T-6

11. FLOWING ARTESIAN:
Flowing Artesian? ☐ Y ☒ N Artesian Pressure (PSIG) _____
Describe control device _____

12. STATIC WATER LEVEL and WELL TESTS:
Depth first water encountered (ft) 47 Static water level (ft) 47
Water temp. (°F) 48 Bottom hole temp. (°F) _____
Describe access port SST 1700 well seal

Drawdown (ft)	Discharge or yield (gpm)	Test duration (min)	Pump	Bailer	Air	Flowing Artesian
42	10	120	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Water quality test or examination good

12. LITHOLOGIC LOG and/or reports or abandonment:

RECEIVED
JUN 12 2017
IDAHO DEPARTMENT OF WATER RESOURCES

14. DRILLER'S CERTIFICATION:
We certify that all minimum well construction standards were complied with at the time the rig was removed.
Company Name Aspen well Drilling Co. No. 408
Principal Driller Robert Hutton Date 6-5-17
Driller Leslye Date 6-4-17
Operator II _____ Date _____
Operator I _____ Date _____
* Signature of Principal Driller and rig operator are required.

State law requires that this report be filed with the Director, Department of Water Resources within 30 days after the completion or abandonment of the well.

1. WELL OWNER
Name Bob Burns
Address Route 1 McCall, Idaho
Owner's Permit No. 65-84-C-0012-100

2. NATURE OF WORK
☐ New well
☒ Deepened
☐ Replacement
☐ Abandoned (describe abandonment procedures such as materials, plug depths, etc. in lithologic log)

3. PROPOSED USE
☒ Domestic
☐ Irrigation
☐ Test
☐ Municipal
☐ Industrial
☐ Stock
☐ Waste Disposal or Injection
☐ Other (specify type)

4. METHOD DRILLED
☒ Rotary
☒ Air
☐ Hydraulic
☐ Reverse rotary
☐ Cable
☐ Dig
☐ Other

5. WELL CONSTRUCTION
Added 10'
Casing schedule: ☒ Steel ☐ Concrete ☐ Other
Thickness 250 inches Diameter 6 inches From 1 feet To 49 feet
Was casing drive shoe used? ☒ Yes ☐ No
Was a packer or seal used? ☐ Yes ☒ No
Perforated? ☐ Yes ☒ No
How perforated? ☐ Factory ☐ Knife ☐ Torch
Size of perforation _____ inches by _____ inches
Number _____ From _____ To _____
perforations _____ feet _____ feet
perforations _____ feet _____ feet
perforations _____ feet _____ feet
Well screen installed? ☐ Yes ☒ No
Manufacturer's name _____
Type _____ Model No. _____
Diameter _____ Slot size _____ Set from _____ feet to _____ feet
Diameter _____ Slot size _____ Set from _____ feet to _____ feet
Gravel packed? ☐ Yes ☒ No ☐ Size of gravel _____
Placed from _____ feet to _____ feet
Surface seal depth _____ Material used in seal: ☐ Cement grout
☐ Bentonite ☐ Puddling clay ☐
Sealing procedure used: ☐ Shurry pit ☐ Temp. surface casing
☐ Overbore to seal depth
Method of joining casing: ☐ Threaded ☒ Welded ☐ Solvent Weld
☐ Cemented between strata
Describe access port SANITARY WELL SEAL

6. LOCATION OF WELL
Sketch map location must agree with written location.

N

W

E

S

33

X

Subdivision Name _____
Lot No. _____ Block No. _____
County Valley
NW 1/4 NE 1/4 Sec. 33, T. 18N, R. 3E, E.W.

7. WATER LEVEL
Static water level 21 feet below land surface.
Flowing? ☐ Yes ☒ No G.P.M. flow _____
Artesian closed in pressure _____ p.s.i.
Controlled by: ☐ Valve ☐ Cap ☐ Plug
Temperature 47 °F. Quality good
Describe artesian or temperature zones below.

8. WELL TEST DATA
☐ Pump ☐ Bailer ☒ Air ☐ Other

Discharge G.P.M.	Pumping Level	Hours Pumped
<u>60</u>	<u>47</u>	<u>1</u>

9. LITHOLOGIC LOG
081658

Bore Diam.	Depth		Material	Water Yes/No
	From	To		
<u>6</u>	<u>39</u>	<u>49</u>	<u>SAND + GRAVEL</u>	<u>X</u>

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SEP 6 1984

Department of Water Resources

10. Work started 8-16-84 finished 8-16-84

11. DRILLERS CERTIFICATION
We certify that all minimum well construction standards were complied with at the time the rig was removed.
Firm Name RESTAIN + HAWKE DRILLING Firm No. 408
Address RT. 1, DANNELLY, IDA Date 8-16-84
Signed by (Firm Official) Robert W. Stahlin
and (Operator) Paul R. D. Hambley

USE ADDITIONAL SHEETS IF NECESSARY — FORWARD THE WHITE COPY TO THE DEPARTMENT

State law requires that this report be filed with the Director, Department of Water Resources within 30 days after the completion or abandonment of the well.

[illegible]

USE ADDITIONAL SHEETS IF NECESSARY — FORWARD THE WHITE COPY TO THE DEPARTMENT

State law requires that this report be filed with the Director, Department of Water Resources within 30 days after the completion or abandonment of the well.

[illegible]

USE ADDITIONAL SHEETS IF NECESSARY — FORWARD THE WHITE COPY TO THE DEPARTMENT

**USE TYPEWRITER OR
BALLPOINT PEN**

State law requires that this report be filed with the Director, Department of Water Resources within 30 days after the completion or abandonment of the well.

[illegible]

USE ADDITIONAL SHEETS IF NECESSARY - FORWARD THE WHITE COPY TO THE DEPARTMENT

IDAHO DEPARTMENT OF WATER RESOURCES
WELL DRILLER'S REPORT

849260
Office Use Only
Well ID No. 419147
Inspected by _____
Twp _____ Rge _____ Sec _____
1/4 1/4 1/4
Lat: _____ Long: _____

1. WELL TAG NO. D 0052131
DRILLING PERMIT NO. _____
Water Right or Injection Well No. _____

2. OWNER:

Name PAUL BEDNAR
Address 2721 REDWAY ROAD
City BOISE State ID Zip 83704

3. LOCATION OF WELL by legal description:

You must provide address or Lot, Blk, Sub. or Directions to well.

Twp. 18 North ☒ or South ☐
Rge. 03 East ☒ or West ☐
Sec. 33 NW 1/4 NE 1/4 SW 1/4
Gov't Lot _____
County VALLEY
Lot: N44° 51' 49" W 116° 03' 99" E
Address of Well Site 50 GARDEN LANE

City MCCALL
L. 14 Blk. _____ Sub. Name ELD'S COUNTRY SUB

4. USE:

☒ Domestic ☐ Municipal ☐ Monitor ☐ Irrigation
☐ Thermal ☐ Injection ☐ Other _____

5. TYPE OF WORK check all that apply (Replacement etc.)
☒ New Well ☐ Modify ☐ Abandonment ☐ Other _____

6. DRILL METHOD:

☒ Air Rotary ☐ Cable ☐ Mud Rotary ☐ Other _____

7. SEALING PROCEDURES

Seal Material	From	To	Weight / Volume	Seal Placement Method
BENTONITE CHIPS	0	18	450#	10" OVERBORE POUR&P

Was drive shoe used? ☒ Y ☐ N Shoe Depth(s) 118

Was drive shoe seal tested? ☒ Y ☐ N How? AIR

8. CASING/LINER:

Diameter	From	To	Gauge	Material	Casing	Liner	Welded	Threaded
6"	+1	168'	1250	STEEL	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4"	-12	169'	160	PVC	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Length of Headpipe _____ Length of Tailpipe _____

Packer ☐ Y ☒ N Type _____

9. PERFORATIONS/SCREENS PACKER TYPE

Perforation Method _____

Screen Type & Method of Installation JOHNSON WIRE WRAP

From	To	Slot Size	Number	Diameter	Material	Casing	Liner
169'	179'	.020		4"	PVC	<input type="checkbox"/>	<input checked="" type="checkbox"/>

10. FILTER PACK

Filter Material	From	To	Weight / Volume	Placement Method
10-20 GROUND SAND	159'	179'	200#	POURED

11. STATIC WATER LEVEL OR ARTESIAN PRESSURE:

71 ft. below ground Artesian pressure _____ lb.
Depth flow encountered _____ ft. Describe access port or control devices
SANITARY WELL SEAL

12. WELL TESTS:

☐ Pump ☐ Bailor ☒ Air ☐ Flowing Artesian

Yield gal./min.	Drawdown	Pumping Level	Time
15		178'	2 1/2 hr

Water Temp. 44°

Bottom hole temp. _____

Water Quality test or comments: good

Depth first Water Encounter _____

13. LITHOLOGIC LOG: (Describe repairs or abandonment)

Bore Dia.	From	To	Remarks: Lithology, Water Quality & Temperature	Water
				Y N
10	0	1	TOP SOIL	X
10	1	6	BRN SANDY CLAY	X
10	6	14	BRN SANDY CLAY / COBBLES	X
10	14	18	BRN SAND, GRAVEL, COBBLE	X
6	18	98	BRN SAND, GRAVEL, COBBLE <10 gpm	X
6	98	105	BRN CEMENTED SAND & GRAVEL	X
6	105	114	BRN SAND	X
6	114	121	brownish red cemented SAND & GRAVEL	X
6	121	127	BRN CEMENTED SAND & GRAVEL	X
6	127	128	LT. BROWN CLAY	X
6	128	142	BRN CEMENTED SAND & GRAVEL	X
6	142	143	BRN CLAY	X
6	143	154	BRN SAND & GRAVEL	X
6	154	160	BRN CLAY / GRAVEL	X
6	160	179	LT BRN SAND & GRAVEL	X

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OCT 17 2007

WATER RESOURCES
WESTERN REGION

Completed Depth 179' (Measurable)

Date: Started 10/02/07 Completed 10/05/07

14. DRILLER'S CERTIFICATION

I/We certify that all minimum well construction standards were complied with at the time the rig was removed.

Company Name GEORGE W. WELLS, INC. Firm No 408

Principal Driller Robert W. Wells Date 10-13-07

and Driller or Operator James L. Davis Date 10/6/07

Operator I _____ Date _____

Principal Driller and Rig Operator Required.
Operator I must have signature of Driller/Operator II.

FORWARD WHITE COPY TO WATER RESOURCES

65

IDAHO DEPARTMENT OF WATER RESOURCES
WELL DRILLER'S REPORT

1. WELL TAG NO. D 0095806

Drilling Permit No. 905280
Water right or injection well # _____

2. OWNER:

Name Brandon and Sierra Swain
Address PO Box 1223
City Donnelly State ID Zip 83615

3. WELL LOCATION:

Twp. 18 North ☒ or South ☐ Rge. 03 East ☒ or West ☐
Sec. 33 1/4 SW 1/4 NW 1/4Gov't Lot _____ County Valley
Lat. 44° 51.4464N (Deg. and Decimal minutes)
Long. 116° 06.2844W (Deg. and Decimal minutes)
Address of Well Site TBD Norwood Rd. (Between Johnson Ln. and Garden Ln.) City McCall
(Name of land owner or distance to road or landmark)
Lot. _____ Blk. _____ Sub. Name _____

4. USE:

☒ Domestic ☐ Municipal ☐ Monitor ☐ Irrigation ☐ Thermal ☐ Injection
☐ Other _____

5. TYPE OF WORK:

☒ New well ☐ Replacement well ☐ Modify existing well
☐ Abandonment ☐ Other _____

6. DRILL METHOD:

☒ Air Rotary ☐ Mud Rotary ☐ Cable ☐ Other _____

7. SEALING PROCEDURES:

Seal material	From (ft)	To (ft)	Quantity (lbs or ft)	Placement method/procedure
3/8 Bentonite	0	40'	1100 LBS	POURED

8. CASING/LINER:

Diameter (nominal)	From (ft)	To (ft)	Gauge/Schedule	Material	Casing	Liner	Threaded	Welded
6"	+2'	98'	.250	STEEL	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4"	18'	98'	SDR17	PVC	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Was drive shoe used? ☒ Y ☐ N Shoe Depth(s) 98'

9. PERFORATIONS/SCREENS:

Perforations ☐ Y ☒ N Method _____Manufactured screen ☒ Y ☐ N Type PVCMethod of installation SET

From (ft)	To (ft)	Slot size	Number/ft	Diameter (nominal)	Material	Gauge or Schedule
98'	118'	.020	20'	4"	PVC	SDR17

Length of Headpipe 80' Length of Tailpipe 0Packer ☐ Y ☒ N Type _____

10. FILTER PACK:

Filter Material	From (ft)	To (ft)	Quantity (lbs or ft)	Placement method
Silica Sand 8/16	80'	118'	400 LBS	POURED

11. FLOWING ARTESIAN:

Flowing Artesian? ☐ Y ☒ N Artesian Pressure (PSIG) _____

Describe control device _____

12. STATIC WATER LEVEL and WELL TESTS:

Depth first water encountered (ft) 85' Static water level (ft) 70'Water temp. (°F) 48° Bottom hole temp. (°F) 48°Describe access point WELL CAP

Well test:

Drawdown (feet)	Discharge or yield (gpm)	Test duration (minutes)
45'	75 GPM	60 MIN

Test method:

Pump	Bailer	Air	Flowing artesian
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Water quality test or comments: WELL CAP

13. LITHOLOGIC LOG and/or repairs or abandonment:

Bore Dia. (in)	From (ft)	To (ft)	Remarks, lithology or description of repairs or abandonment, water temp.	Water	
				Y	N
10"	0	2'	Top Soil		X
10"	2'	38'	Granite and Boulders		X
6"	38'	85'	Granite and Boulders		X
6"	85'	118'	Granite and Boulders	X	

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MAY 27 2022

WATER RESOURCES
WESTERN REGIONCompleted Depth (Measurable): 118'Date Started: 5/23/2022 Date Completed: 5/24/2022

14. DRILLER'S CERTIFICATION:

I/We certify that all minimum well construction standards were complied with at the time the rig was removed.

Company Name Post Drilling, Inc. Co. No. 670Principal Driller [Signature] Date 5/26/2022

Driller _____ Date _____

Operator II _____ Date _____

Operator I _____ Date _____

* Signature of Principal Driller and rig operator are required.

GESTRIN WELL DRILLING 2007280781

P. 01

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCESUSE TYPEWRITER
BALLPOINT PEN

WELL DRILLER'S REPORT

State law requires that this report be filed with the Director, Department of Water Resources
within 30 days after the completion or abandonment of the well.

WELL OWNER

Name De Clay

Address

McCall, Idaho

Owner's Permit No.

7. WATER LEVEL

Static water level 95 feet below land surface.Flowing? ☐ Yes ☒ No G.P.M. flow

Artesian closed-in pressure p.s.i.

Controlled by: ☐ Valve ☐ Cap ☐ PlugTemperature 90.0 of. Quality good

NATURE OF WORK

☒ New well ☐ Deepened ☐ Replacement
☐ Abandoned (describe method of abandonment)

8. WELL TEST DATA

☐ Pump ☐ Soller ☒ Air ☐ Other

Discharge G.P.M.

Pumping Level

Hours Pumped

101.341

PROPOSED USE

☒ Domestic ☐ Irrigation ☐ Test ☐ Municipal
☐ Industrial ☐ Stock ☐ Waste Disposal or Injection
☐ Other (specify type)

METHOD DRILLED

☒ Rotary ☐ Air ☐ Hydraulic ☐ Reverse rotary
☐ Cable ☐ Dug ☐ Other

WELL CONSTRUCTION

Casing schedule: ☒ Steel ☐ Concrete ☒ Other PVCThickness 2.50 inches 6 inches 1 feet 129 feet
1.60 inches 6 inches 5 feet 125 feet
inches inches feet feet
inches inches feet feetWas casing drive shoe used? ☒ Yes ☐ NoWas a packer or seal used? ☐ Yes ☒ NoPerforated? ☐ Yes ☒ NoHow perforated? ☐ Factory ☐ Knife ☐ Torch

Size of perforation inches by inches

Number From To
perforations feet feet
perforations feet feet
perforations feet feetWell screen installed? ☒ Yes ☐ NoManufacturer's name GatorType PVC Model No.Diameter 4" Slot size 0.02 Set from 135 feet to 136 feetDiameter 4" Slot size 0.02 Set from 135 feet to 136 feetGravel packed? ☐ Yes ☒ No ☐ Size of gravel

Holed from feet to feet

Surface seal depth 18 Material used in seal: ☒ Cement grout☐ Pudding clay ☐ Well cuttingsSealing procedure used: ☐ Slurry pH ☒ Temp. surface casing☐ Overbore to seal depthMethod of joining casing: ☐ Threaded ☒ Welded ☐ Solvent

Weld

☐ Cemented between strutsDescribe access point: Staircase well - 5' x 6"

LOCATION OF WELL

Sketch map location must agree with written location.



Subdivision Name

Kimb Hill EstatesLot No. 1 Block No.City McCall

SE

Sec. 33 T. 18N N.S. R. 3E E.W.

USE ADDITIONAL SHEETS IF NECESSARY - FORWARD THE WHITE COPY TO THE DEPARTMENT

10. Work started 5-3-79 finished 5-3-79

11. DRILLERS CERTIFICATION

I/We certify that all minimum well construction standards were
complied with at the time the rig was removed.Firm Name Firm No. Address Date Signed by (Firm Official) Bob Johnston

and

(Operator)

S 67° 05' 49" E
S 67° 05' 49" E
S 78° 49' 24" E
S 78° 49' 24" E
S 78° 49' 24" E
S 78° 49' 24" E
S 78° 49' 24" E
N 66° 23' 21" E
N 66° 23' 21" E
N 66° 23' 21" E
N 66° 23' 21" E
N 53° 40' 25" E
N 49° 34' 10" E
N 53° 40' 25" E
N 47° 49' 25" E
N 47° 49' 25" E
N 33° 07' 32" E
N 33° 07' 32" E
N 33° 07' 32" E
N 32° 35' 30" E
N 76° 08' 33" E

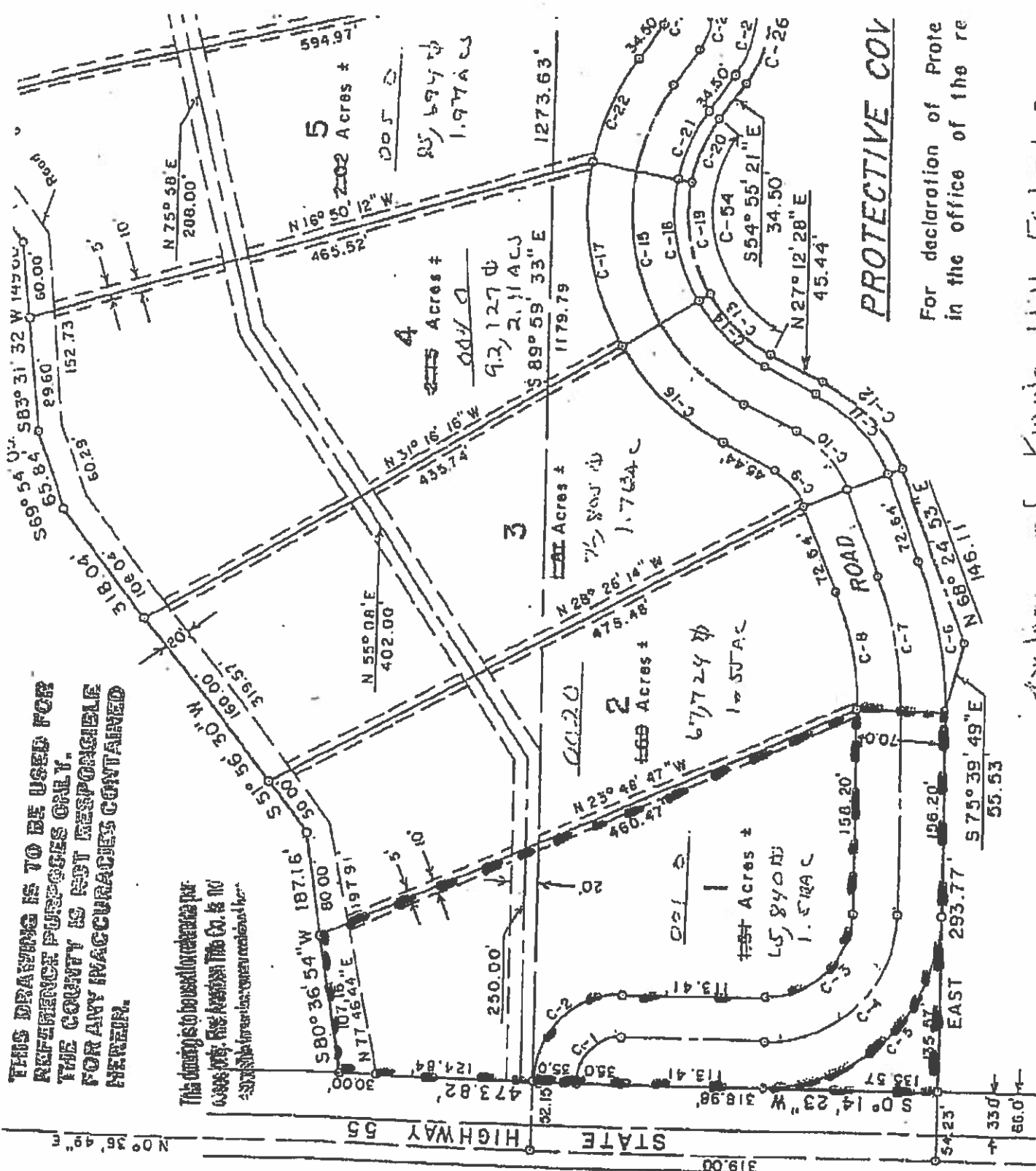
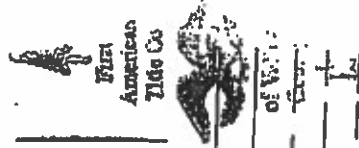
PAGE 05/04

WHITTEWATER RE

2086341850

12/21/2007 13:07

ES, INC.



THIS DRAWING IS TO BE USED FOR REFERENCE PURPOSES ONLY. THE COUNTY IS NOT RESPONSIBLE FOR ANY INACCURACIES CONTAINED HEREIN.

This drawing is to be used for reference purposes only. The County is not responsible for any inaccuracies contained herein.

PROTECTIVE COVER

For declaration of Protective Cover in the office of the Registrar

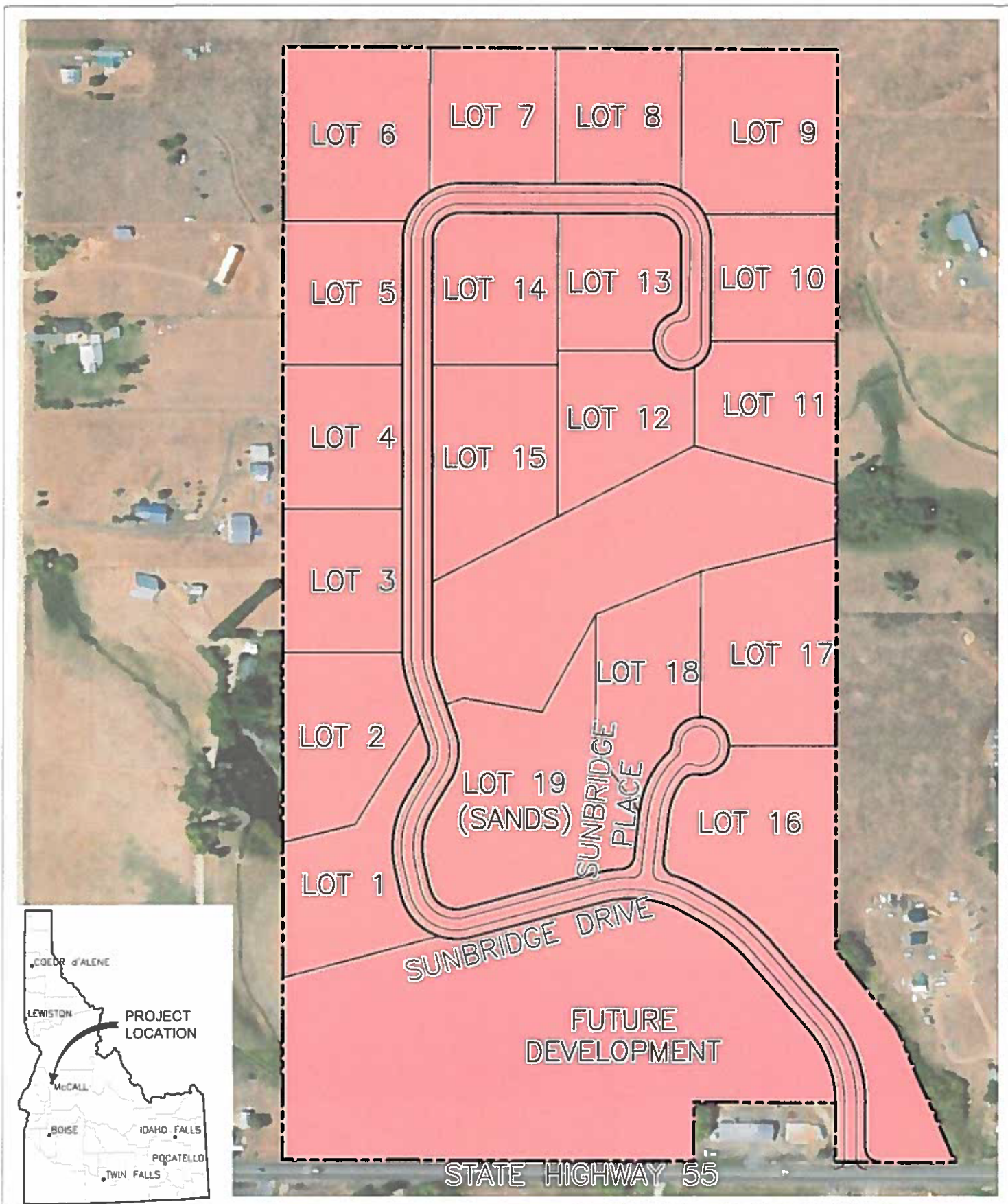
Surveyed by [Name] on [Date]

WELL DRILLER'S REPORT

State law requires that this report be filed with the Director, Department of Water Resources within 30 days after the completion or abandonment of the well.

[illegible]

USE ADDITIONAL SHEETS IF NECESSARY — FORWARD THE WHITE COPY TO THE DEPARTMENT



NORTH
SCALE: 1" = 300'

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

McCALL LANDING VALLEY COUNTY, IDAHO PROPOSED SUBDIVISION STREET NAMES AND LOTS			
PROJECT	21049	DRAWN	FIGURE NO.
DATE	1/19/2023	AMD	1 OF 1

NOTES:

THE SUBDIVIDER OF THIS PROPOSED DEVELOPMENT IS:

JEREMY SANDS
190 KRAHN LANE
MCALL, ID 83638

1. THE LAND SURVEYOR OF THIS PROPOSED DEVELOPMENT IS:

DUNN LAND SURVEYS, INC.
23 COTOTE TRAIL ROAD
CASCADE, ID 83611

2. THE EXISTING LAND USE/ZONING IS OTHER RURAL.

3. THE TOTAL AREA FOR THE DEVELOPMENT IS APPROXIMATELY ±80.35 ACRES.

4. REFER TO EXHIBIT NO. EX-2 FOR EXISTING CONDITIONS AND TOPOGRAPHY.

5. SETBACKS WILL COMPLY WITH VALLEY COUNTY STANDARDS.

6. ALL LIGHTING MUST BE DARK SKY COMPLIANT.

7. ONLY ONE WOOD BURNING DEVICE PER LOT.

8. 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.

PRELIMINARY PLAT-McCALL LANDING

A RESIDENTIAL SUBDIVISION LOCATED IN
SE 1/4 OF THE NW 1/4 OF SECTION 33
T18N, R3E, B1E
VALLEY COUNTY, IDAHO
2023

DEVELOPMENT DATA:

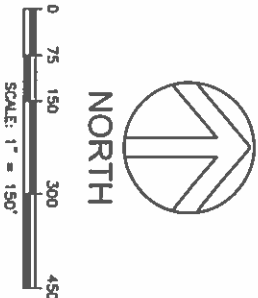
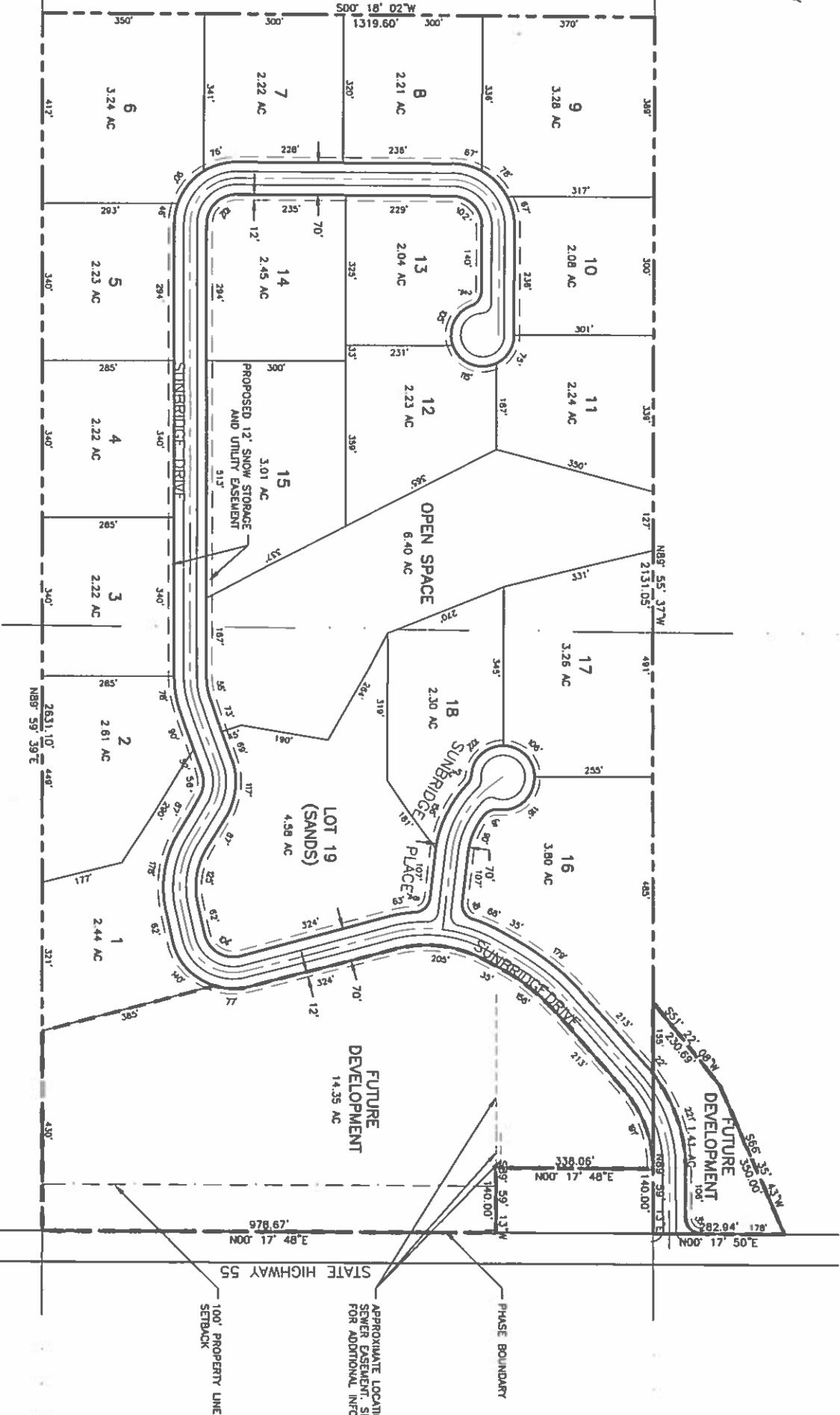
PROPERTY AREA	80.35 ACRES
RIGHT-OF-WAY AREA	7.56 ACRES
OPEN SPACE	6.40 ACRES
LOT(S) AREA	50.61 ACRES
FUTURE DEVELOPMENT	15.76 ACRES

FLOOD PLAIN NOTE:

FEMA FIRM PANEL(S): 16085C1001C, 16805C1002C
FIRM EFFECTIVE DATE(S): 2/1/2019
FLOOD ZONE(S): ZONE X
BASE FLOOD ELEVATION(S): N/A
FLOOD ZONES ARE SUBJECT TO CHANGE BY FEMA AND ALL LAND WITHIN A FLOODWAY OR FLOODPLAIN IS REGULATED BY TITLE 9 AND TITLE 11 OF THE VALLEY COUNTY CODE.

LEGEND:

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



NO.	REVISION	BY	DATE	DESIGN
-----	----------	----	------	--------

				GTT
				DRAWN
				AMD
				CHECKED
				GTT
				APPROVED
				GTT



McCALL LANDING
VALLEY COUNTY, IDAHO
PRELIMINARY PLAT

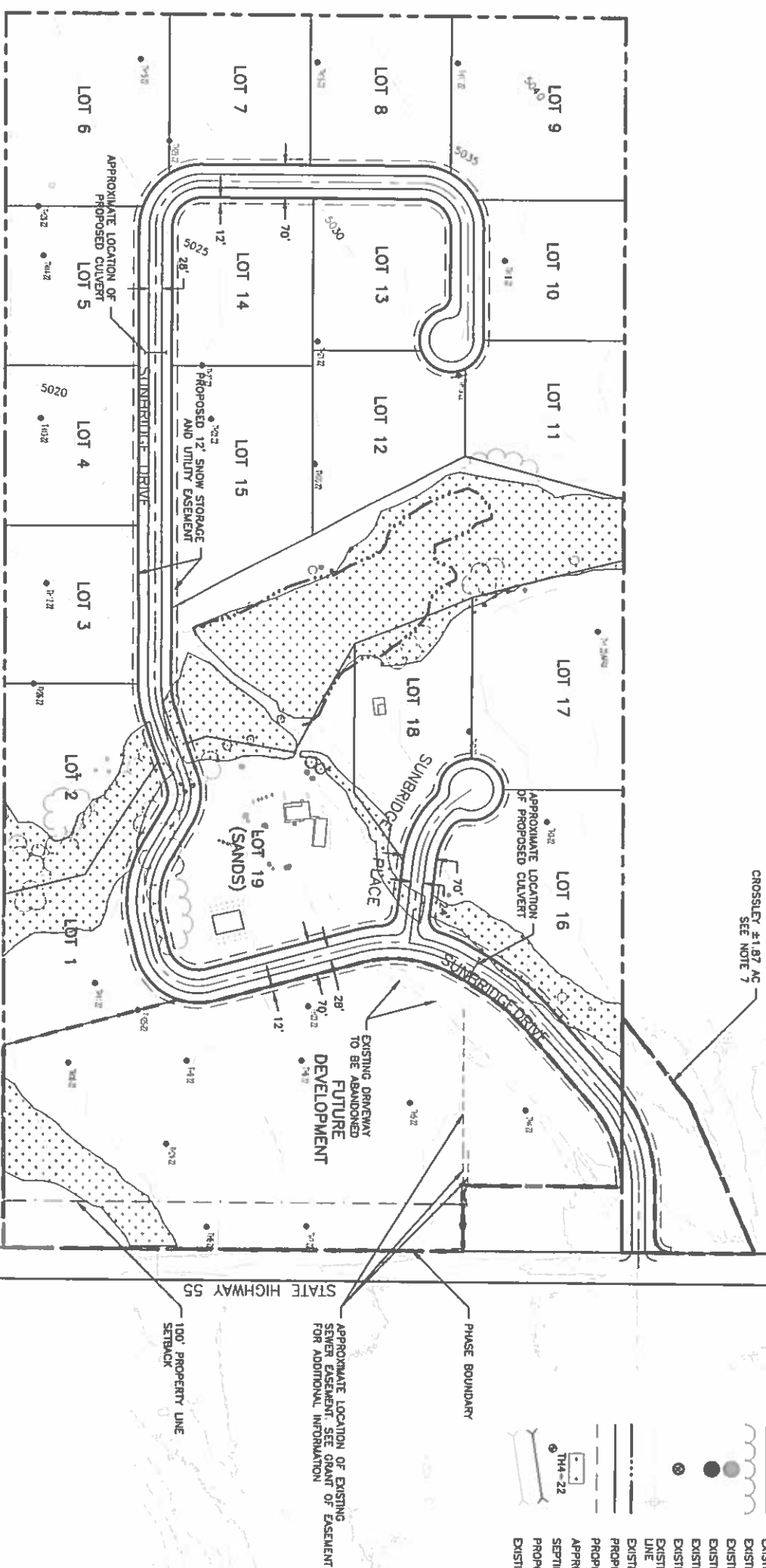
VERIFY SCALE	
BASE ONE INCH = FULL SIZE DRAWING	
PROJECT	22015
DATE	1/18/2023
DRAWING NO.	SHEET NO.
EX-1	1 OF 6

NOTES:

1. EXISTING PROPERTY BOUNDARIES BASE MAP AND TOPOGRAPHY DATA AS SHOWN ON THIS PLAN ARE BASED UPON SURVEY DATA PROVIDED BY DANN LAND SURVEYS, INC.
2. CONTOUR INTERVALS ARE 1 FOOT MINOR AND 5 FOOT MAJOR.
3. 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.
4. THE PROPERTY SLOPES ACROSS THE SITE ARE APPROXIMATELY 2% TO 6%. THE SOILS LOCATED ON THE PROPERTY ARE CLASSIFIED AS BRUNFORD LOAM, ACRYLITE COARSE SANDHILL OF DESTINY LOAM, ACRYLITE COARSE SANDHILL OF DESTINY LOAM, WIER SOIL SURVEY AND CUSTOM SOIL RESOURCES REPORT FOR VALLEY AREA (DAWG PAYS) OF ADAMS AND VALETT COUNTIES FOR ADDITIONAL INFORMATION.
5. ALL PROPOSED UTILITIES (ELECTRIC, CABLE TELEVISION AND TELEPHONE) ARE TO BE INSTALLED UNDERGROUND AND LOCATED WITHIN THE PUBLIC RIGHT-OF-WAYS. APPROPRIATE EASEMENTS WILL BE PROVIDED FOR ANY UTILITIES INSTALLED OUTSIDE OF THE PUBLIC RIGHT-OF-WAY.
6. REFER TO EXHIBITS 3-6 FOR PRELIMINARY SITE GRADING, DRAINAGE AND STORMWATER MANAGEMENT PLAN.
7. OWNER TO PURCHASE ±1.87 AC FROM NEIGHBOR TO BUILD PROPOSED ROAD AND RIGHT-OF-WAY.

LEGEND:

-
- | | |
|--|---------------------------------------|
| | PROPERTY BOUNDARY |
| | EXISTING RIGHT-OF-WAY LINE |
| | PROPOSED RIGHT-OF-WAY LINE |
| | EXISTING EASEMENT LINE |
| | ADJACENT PROPERTY LINE |
| | PROPOSED LOT LINE |
| | PHASE BOUNDARY |
| | EXISTING CONTOUR |
| | EXISTING EDGE OF GRAVEL |
| | EXISTING EDGE OF ASPHALT |
| | EXISTING EDGE OF FIELD ROAD |
| | EXISTING BUILDING OUTLINE |
| | EXISTING TREE OUTLINE |
| | EXISTING TREE |
| | EXISTING TREE TO BE REMOVED |
| | EXISTING FENCE LINE |
| | EXISTING DOMESTIC WELL |
| | EXISTING OVERHEAD POWER POLE AND LINE |
| | EXISTING EDGE OF WATER |
| | PROPOSED EDGE OF ASPHALT |
| | PROPOSED EASEMENT LINE |
| | APPROXIMATE WETLAND AREA |
| | SEPTIC TEST HOLE LOCATION |
| | PROPOSED CULVERT |
| | EXISTING CULVERT |



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



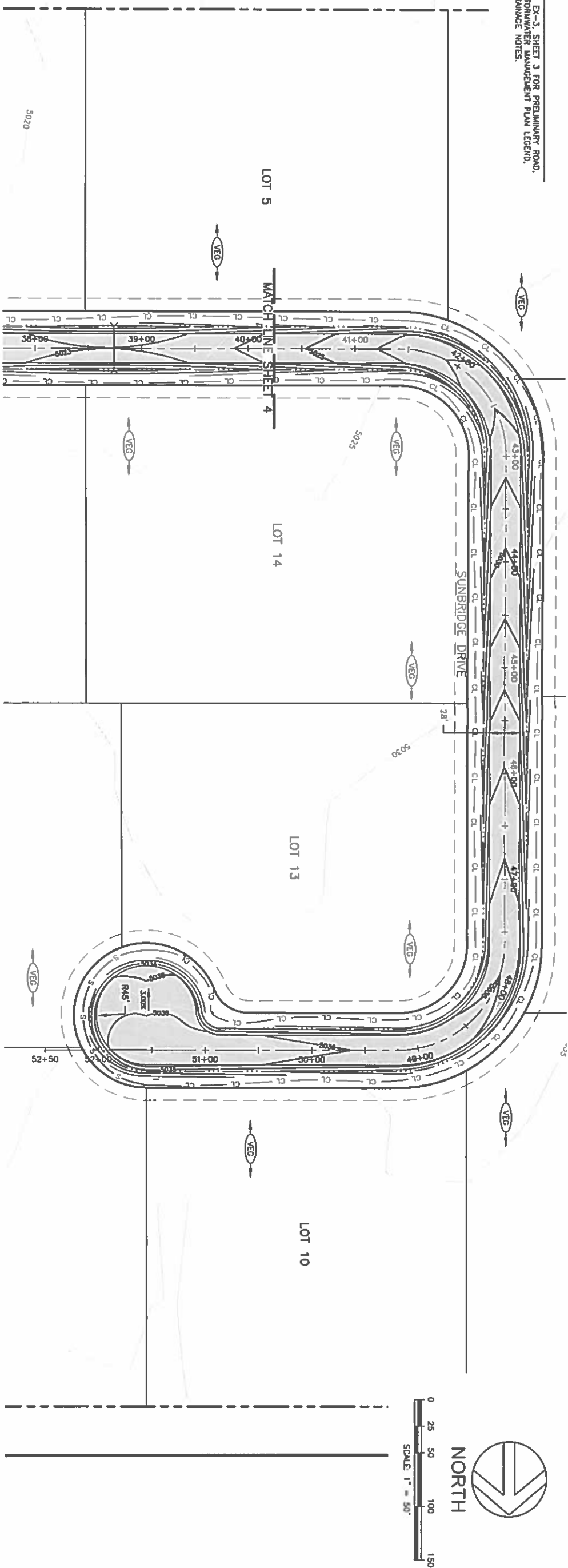
CRESTLINE
ENGINEERING
323 DEINHARD LANE, SUITE C • PO BOX 2330
MCCALL, IDAHO 83638


MCCALL LANDING
VALLEY COUNTY, IDAHO
EXISTING CONDITIONS WITH PRELIMINARY SITE PLAN

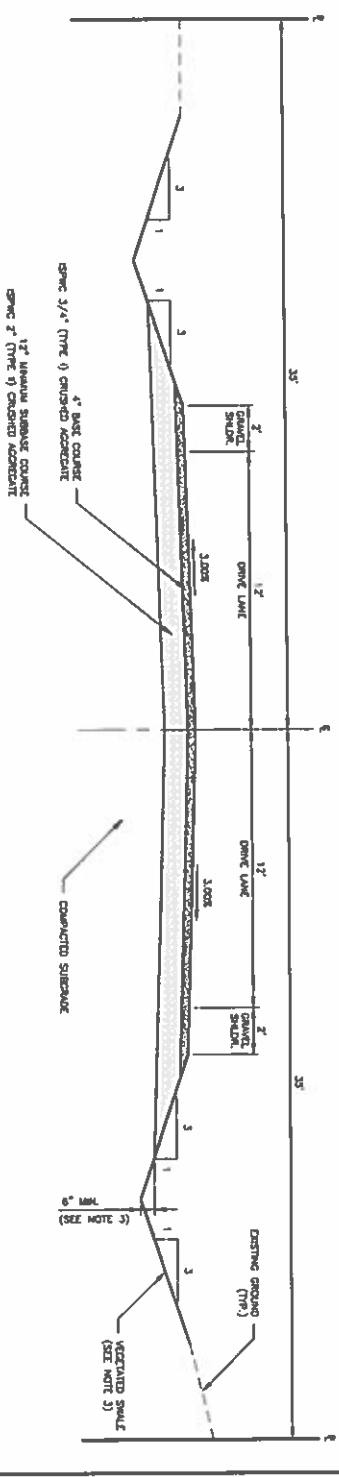
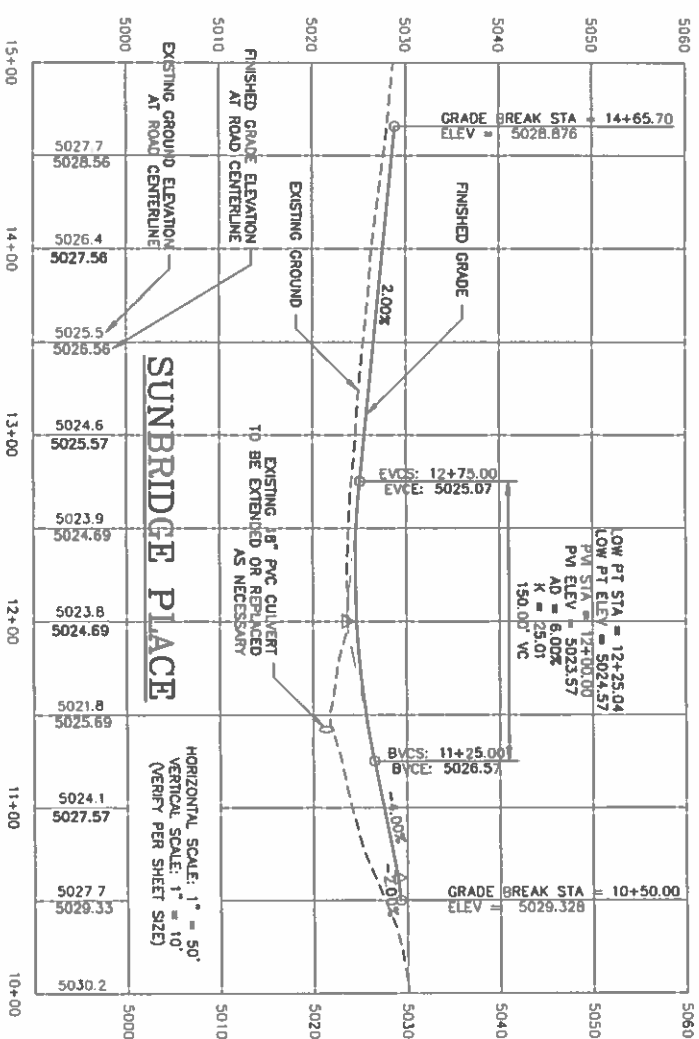
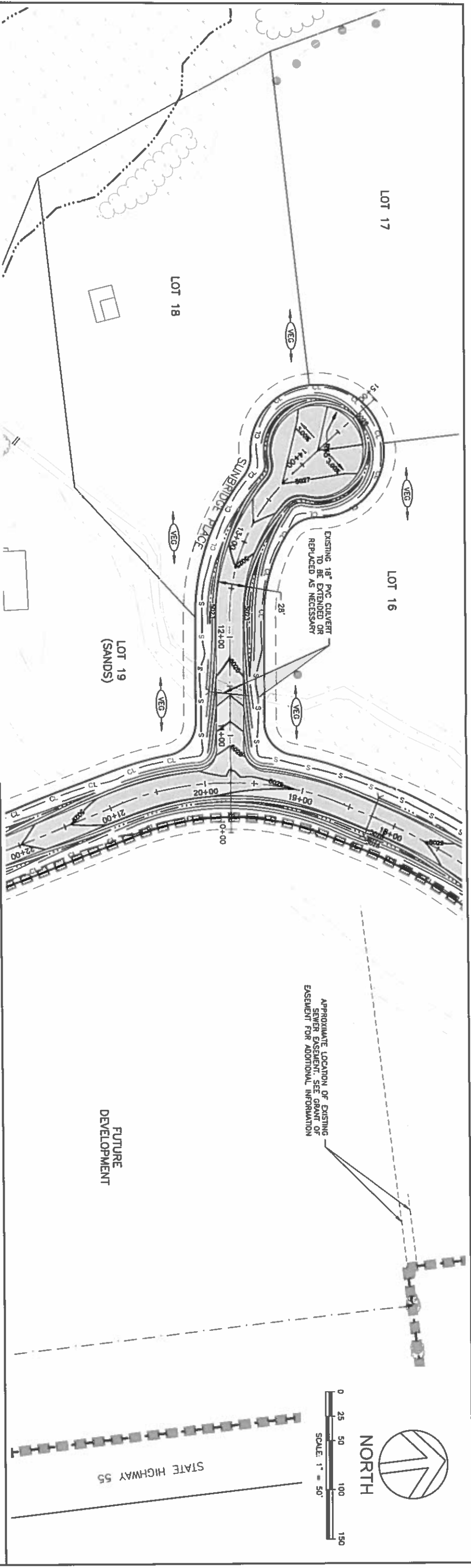
VERIFY SCALE	
BAR IS ONE INCH = 50 FEET ALL SITE DRAWINGS	
PROJECT	22015
DATE	1/19/2023
DRAWING NO.	SHEET NO.
EX-2	2 OF 6

NOTES:

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



NO.	REVISION	BY	DATE	DESIGN	 CRESTLINE ENGINEERS 323 DEINHARD LANE, SUITE C • PO BOX 2330 MCCALL, IDAHO 83638	MCCALL LANDING VALLEY COUNTY, IDAHO PRELIMINARY ROAD, GRADING AND STORMWATER MANAGEMENT PLAN - 3	VERIFY SCALE BIG BONE INCH ON FULL SIZE DRAWING 1" = 10'	PROJECT 22013 DATE 11/18/2023 DRAWING NO. SHEET NO. EX-5 5 OF 6
				AMODT				
				DRAWN				
				AND				
				CHECKED				
				GTT				
				APPROVED				
				GTT				



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



CRESTLINE
ENGINEERS
323 DEINHARD LANE, SUITE C • PO BOX 2330
MCCALL, IDAHO 83638

MCCALL LANDING
VALLEY COUNTY, IDAHO

PRELIMINARY ROAD, GRADING AND
STORMWATER MANAGEMENT PLAN - 6

VENETI, JOANNE	
BAR IS ONE FOOT ON SCALE DRAWN 1"=	
PROJECT	22015
DATE	11/19/2023
DRAWING NO.	SHEET NO.
EX-6	6 OF 6