

## Valley County Planning and Zoning

PO Box 1350 • 219 North Main Street  
Cascade, ID 83611-1350



Phone: 208-382-7115  
Fax: 208-382-7119  
Email: [cherrick@co.valley.id.us](mailto:cherrick@co.valley.id.us)

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<b>STAFF REPORT:</b>	C.U.P. 23-02 McCall Landing Subdivision – Final Plat
<b>HEARING DATE:</b>	October 19, 2023
<b>TO:</b>	Planning and Zoning Commission
<b>STAFF:</b>	Cynda Herrick, AICP, CFM Planning and Zoning Director
<b>APPLICANT / PROPERTY OWNER:</b>	McCall Landing LLC c/o Jeremy Sands 190 Krahn LN, McCall, ID 83638
<b>ENGINEER</b>	Crestline Engineers PO Box 2330, McCall, ID 83638
<b>SURVEYOR:</b>	Dan Dunn, Dunn Land Surveys 25 Coyote Trail, Cascade, ID 83611
<b>LOCATION:</b>	Parcel RP18N03E331211, RP18N03E334355, and part of Oster Subdivision Lot 2, located in the N ½ Sec. 33, T.18N, R.3E, Boise Meridian, Valley County, Idaho
<b>SIZE:</b>	Approximately 65 acres
<b>REQUEST:</b>	Final Plat approval of a Single-Family Residential Subdivision
<b>EXISTING LAND USE:</b>	Single-Family Residential Rural Parcel

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Jeremy Sands, McCall Landing LLC, is requesting final plat approval. The Commission will review the final plat to determine conformance with the preliminary plat, approved densities, and conditional use permit.

The approval of the conditional use permit and preliminary plat for 19 single-family residential lots and open space area was effective March 21, 2023. This plat consists of 19 single-family residential lots and two (2) open space lots on 65.1 acres. Individual wells and individual septic systems are proposed.

Existing wetlands, a pond, and Mud Creek are on the property. The wetlands have been delineated on the plat. The majority of the pond area is designated as open space for subdivision residents' use. The pond and a dry hydrant would be used as a fire protection water source.

The plat includes easements for pedestrian use, irrigation, utilities, snow removal, drainage, and stormwater drainage.

The lots would be accessed from a new graveled, private road onto a single access point at State Highway 55. A shared driveway easement would be used to access Lots 16, 17, 18, and possibly 19. A shared driveway maintenance document is needed for recording.

Draft CCRs have been submitted.

The applicant is requesting financial guarantee of the road construction and fire protection water tank installation.

#### **FINDINGS:**

1. The final plat packet was submitted on September 15, 2023.
2. Legal notice was posted in the *Star News* on September 28, 2023, and October 5, 2023. The proposed final plat was posted on the Valley County website on September 18, 2023. **This is not a public hearing.**

3. Agency comment received:

Paul Ashton, Valley County Engineer, recommended approval of the Roadway, Grading, and Stormwater Improvement Plans and Stormwater Drainage Report. (July 6, 2023)

Kathy Riffie, Valley County Cadastral Specialist Technician II, has reviewed the final plat and found a few discrepancies that should be resolved prior to recording the subdivision plat. (Oct. 6, 2023)

Wendy Howell, Idaho Transportation Department, listed requirements. (March 13, 2023)

Idaho Department of Water Resources approved a permit for culvert replacement in Mud Creek. (July 7, 2023)

#### **STAFF QUESTIONS / COMMENTS / RECOMMENDATION:**

1. Approval letters are needed from McCall Fire District and Lake Irrigation District.
2. A shared driveway maintenance agreement is required to be recorded with the final plat.
3. Was an access permit received from Idaho Transportation Department?
4. All easements must be shown on the plat. Does the irrigation easement need to be shown in the private roadway?
5. The Wildland Urban Interface Mitigation Plan has not been submitted; it is the shortened plan requirement due to vegetation type.
6. The following are the conditions of approval and comments as to whether the applicant has complied with each condition.

#### **Approved Conditions of Approval – Instrument # 456035:**

1. The application, the staff report, and the provisions of the Land Use and Development Ordinance are all made a part of this permit as if written in full herein. Any violation of any portion of the permit will be subject to enforcement and penalties in accordance with Title 9-2-5; and, may include revocation or suspension of the conditional use permit. ✓

2. Any change in the nature or scope of land use activities shall require an additional Conditional Use Permit. ✓
3. The issuance of this permit and these conditions will not relieve the applicant from complying with applicable County, State, or Federal laws or regulations or be construed as permission to operate in violation of any statute or regulations. Violation of these laws, regulations or rules may be grounds for revocation of the Conditional Use Permit or grounds for suspension of the Conditional Use Permit. ✓
4. The final plat shall be recorded within two years, or this permit will be null and void.  
**Must be recorded by March 21, 2025.**
5. Prior to recordation of the plat, the Developer's engineer shall certify that the roads are constructed in accordance with the plans approved by the Valley County Engineer, if the Commission determines that there was not existing access to this parcel.  
**The applicant would like to financially guarantee the road construction. The Valley County Engineer shall approve the projected costs and financial guarantees as adequate at 120%.**
6. A Private Road Declaration is required prior to recordation and must be noted on the face of the plat. **A draft has been submitted.**
7. If adjacent properties will be allowed to use the private road access onto Highway 55, this should be noted in the Private Road Declaration. **This does not appear to be included in the draft declaration. It is included in CCRs Article 7**
8. A Declaration of Installation of Utilities shall be recorded and noted on the face of the plat.  
**A draft has been submitted. It does not include fiber optics conduit.**
9. Conduit for fiber optics is required.  
**This will be placed in conjunction with electrical power.**
10. A letter of approval is required from McCall Fire District prior to recording the final plat.  
**Needed.**
11. An approval letter from the Lake Irrigation District is required. **Needed.**
12. All easements shall be shown on the final plat, including irrigation easements.  
**Are there recorded documents for the irrigation and stormwater easements?**
13. The wetlands must be delineated and shall be marked as "no-build areas" on final plat; or, building envelopes identified outside the wetland areas. ✓
14. CCR's should address exterior lighting, wildfire prevention, noxious weeds, septic system maintenance, wetlands, the open space use, and limit each lot to one wood burning device.  
**CCR's 6.2M, 3.18, 3.17, 3.10C, 3.2/3.3, 3.2, 3.21**
15. Shall place addressing numbers at the residences and at the driveway entrances if the house numbers are not visible from the road. **CCR's 3.14**

16. In accordance with Valley County Code 9-5A-F, the applicant is responsible for constructing a fence. Repair and maintenance shall be provided in CCRs and shall be the responsibility of the Homeowners Association. The fence should keep dogs and livestock separated.

**CCRs 3.7 and 5.2D**

17. The following notes shall be placed in the notes on the face of the final plat: ✓

- "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."
- "All lighting must comply with the Valley County Lighting Ordinance."
- "Only one burning device is allowed on each lot."
- "Surrounding land uses are subject to change."
- "Lots shall not be divided without recordation of a subdivision plat."

18. CCRs must include notification of airport proximity and noise, recommendation of additional soundproofing, and discourage enhancements that will attract additional migratory birds.

**CCRs 3.27 refers to airport noise and proximity plus recommendation of soundproofing. It does not include language about landscaping enhancements.**

19. Property owners must restrain animals; dogs may not trespass on adjacent properties. This shall be added to the CCRs. **CCRs 3.6**

20. Add plat note: "Agricultural uses and livestock activity may be adjacent activities." ✓

#### **ATTACHMENTS:**

- Conditional Use Permit
- Vicinity Map
- Aerial Map
- Responses
- Proposed Preliminary Plat
- Applicant's Submittal Letter and Proposed Final Plat Received September 15, 2023

**END OF STAFF REPORT**

# Valley County Planning and Zoning

PO Box 1350 • 219 North Main Street  
Cascade, ID 83611-1350  
Phone: 208-382-7115  
Email: [cherrick@co.valley.id.us](mailto:cherrick@co.valley.id.us)



**Instrument # 456035**

VALLEY COUNTY, CASCADE, IDAHO  
3-22-2023 08:22:04 AM No. of Pages: 3  
Recorded for : JODY GREEN  
DOUGLAS A. MILLER Fee: 0.00  
Ex-Officio Recorder Deputy  
Index to: COUNTY MISC

*RR*

## CONDITIONAL USE PERMIT NO. 23-02 McCall Landing Subdivision

**Issued to:** **McCall Landing LLC**  
c/o Jeremy Sands  
190 Krahn LN  
McCall, ID 83638

**Property Location:** The site is 64.6 acres and is identified as Parcel RP18N03E331211, RP18N03E334355, and part of Oster Subdivision Lot 2, located in the N ½ Sec. 33, T.18N, R.3E, Boise Meridian, Valley County, Idaho.

There have been no appeals of the Valley County Planning and Zoning Commission's decision of March 9, 2023. The Commission's decision stands, and you are hereby issued Conditional Use Permit No. 23-02 with Conditions for establishing a single-family residential subdivision as described in the application, staff report, and minutes.

The effective date of this permit is March 21, 2023.

### Conditions of Approval:

1. The application, the staff report, and the provisions of the Land Use and Development Ordinance are all made a part of this permit as if written in full herein. Any violation of any portion of the permit will be subject to enforcement and penalties in accordance with Title 9-2-5; and, may include revocation or suspension of the conditional use permit.
2. Any change in the nature or scope of land use activities shall require an additional Conditional Use Permit.
3. The issuance of this permit and these conditions will not relieve the applicant from complying with applicable County, State, or Federal laws or regulations or be construed as permission to operate in violation of any statute or regulations. Violation of these laws, regulations or rules may be grounds for revocation of the Conditional Use Permit or grounds for suspension of the Conditional Use Permit.
4. The final plat shall be recorded within two years, or this permit will be null and void.

5. Prior to recordation of the plat, the Developer's engineer shall certify that the roads are constructed in accordance with the plans approved by the Valley County Engineer, if the Commission determines that there was not existing access to this parcel.
6. A Private Road Declaration is required prior to recordation and must be noted on the face of the plat.
7. If adjacent properties will be allowed to use the private road access onto Highway 55, this should be noted in the Private Road Declaration.
8. A Declaration of Installation of Utilities shall be recorded and noted on the face of the plat.
9. Conduit for fiber optics is required.
10. A letter of approval is required from McCall Fire District prior to recording the final plat.
11. An approval letter from the Lake Irrigation District is required.
12. All easements shall be shown on the final plat, including irrigation easements.
13. The wetlands must be delineated and shall be marked as "no-build areas" on final plat; or, building envelopes identified outside the wetland areas.
14. CCR's should address exterior lighting, wildfire prevention, noxious weeds, septic system maintenance, wetlands, the open space use, and limit each lot to one wood burning device.
15. Shall place addressing numbers at the residences and at the driveway entrances if the house numbers are not visible from the road.
16. In accordance with Valley County Code 9-5A-F, the applicant is responsible for constructing a fence. Repair and maintenance shall be provided in CCRs and shall be the responsibility of the Homeowners Association. The fence should keep dogs and livestock separated.
17. The following notes shall be placed in the notes on the face of the final plat:
  - "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."
  - "All lighting must comply with the Valley County Lighting Ordinance."
  - "Only one burning device is allowed on each lot."
  - "Surrounding land uses are subject to change."
  - "Lots shall not be divided without recordation of a subdivision plat."
18. CCRs must include notification of airport proximity and noise, recommendation of additional soundproofing, and discourage enhancements that will attract additional migratory birds.
19. Property owners must restrain animals; dogs may not trespass on adjacent properties. This shall be added to the CCRs.
20. Add plat note: "Agricultural uses and livestock activity may be adjacent activities."

END CONDITIONAL USE PERMIT

Date April 22, 2023

Approved by Cynda Herrick

On this 12<sup>nd</sup> day of March, 2023<sup>\*\*\*</sup>, before me, a notary public in and for said State, Cynda Herrick personally appeared, and is known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year in this certificate above written.



Jody Green  
Notary Public  
Residing at: Valley County  
Commission Expires: 8/30/25



CUP 23-02 Aerial Map - Includes "Future Development" Area



January 31, 2023

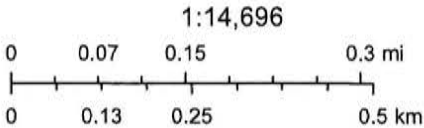
- Override 1
- URBAN/RURAL
- Parcel Boundaries
- PRIVATE

Roads

County Boundaries

— MAJOR

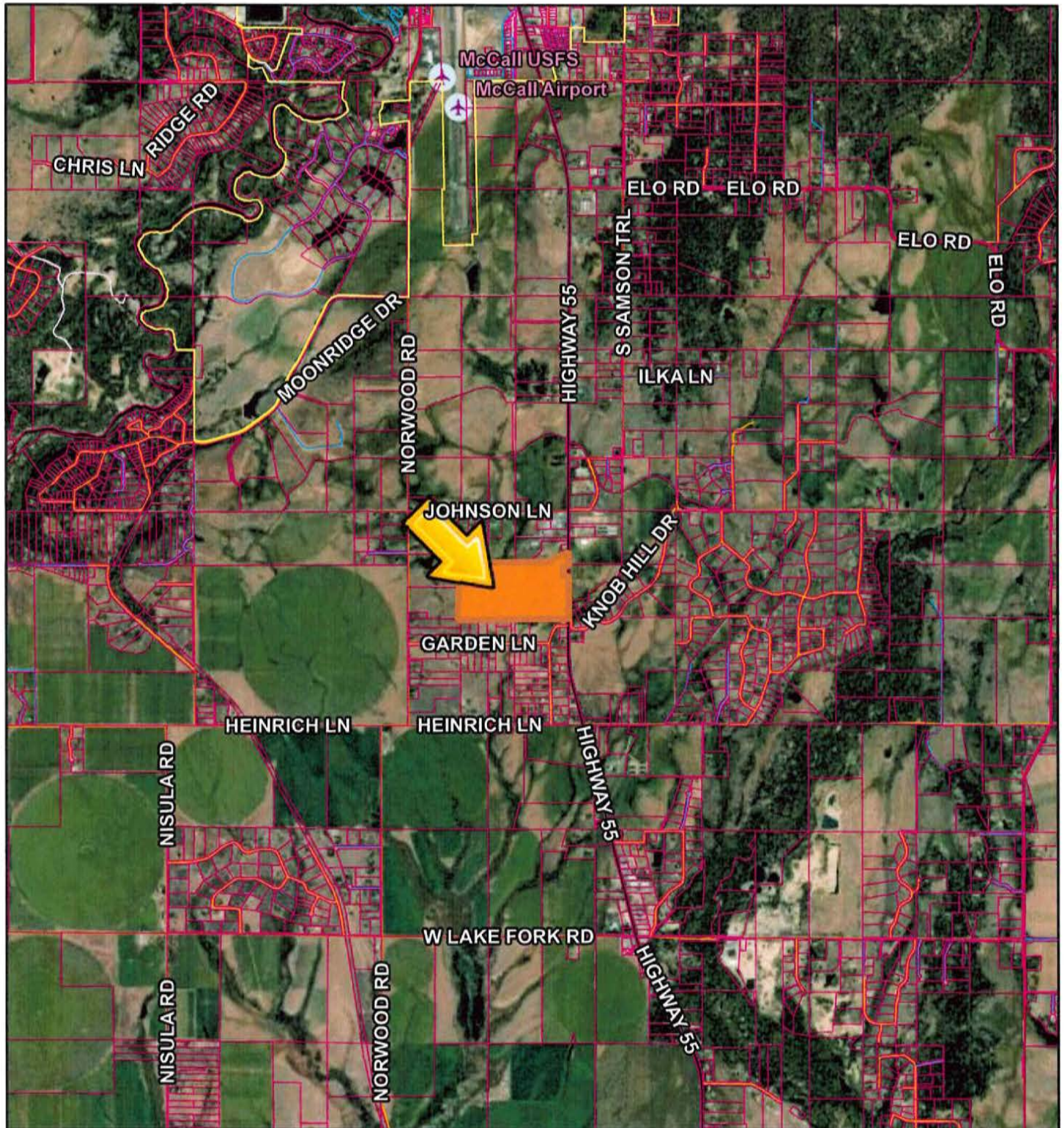
VALLEY COUNTY



Maxar



# CUP 23-02 Vicinity Map - Includes "Future Development" Area



January 31, 2023



Override 1

polygonLayer

- Override 1
- Override 2

- Municipalities
- Parcel Boundaries
- Airstrips

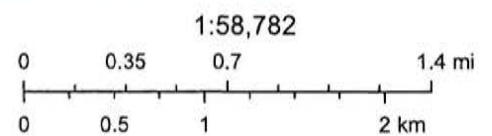
Roads

- MAJOR
- COLLECTOR

- URBAN/RURAL
- PRIVATE
- OTHER

County Boundaries

VALLEY COUNTY



Earthstar Geographics



SENT VIA EMAIL

July 6, 2023

Parametrix No. 314-4875-001 Task 02.111

Ms. Cynda Herrick, AICP, CFM  
Valley County Planning and Zoning  
219 North Main Street  
PO Box 1350  
Cascade, ID 83611

Re: McCall Landing – Roadway, Grading, and Stormwater Improvements Plans and Stormwater Drainage Report

Dear Cynda:

We have reviewed the above referenced documents against the current Valley County (VC) standards. Per our review and in coordination with the developer's engineer, the grading and drainage plans and stormwater report meet the standards and requirements; therefore, we are recommending approval of the documents.

Please contact me with any questions or comments.

Sincerely,

PARAMETRIX  
Valley County Engineer



Paul Ashton, P.E.

cc: Project File

Jeff McFadden, Valley County Road Department

Anthony Dini, PE, Crestline Engineers

## Valley County Assessor's Office

P.O. Box 1350 • 219 N. Main Street  
Cascade, Idaho 83611-1350  
Phone (208) 382-7126 • Fax (208) 382-7187

**SUE LEEPER**

Assessor  
sleeper@co.valley.id.us



**Department of Motor Vehicles**

Phone (208) 382-7141 • Fax (208) 382-7187

**DEEDEE GOSSI**

Chief Deputy Assessor  
kgossi@co.valley.id.us

October 6, 2023

Cynda Herrick  
Valley Co. P&Z Administrator  
Valley County Courthouse  
Cascade, Idaho 83611

RE: Final Plat Review "McCall Landing"

Dear Cynda,

This letter is in response to your request for our office to review the final plat of the above referenced subdivision.

I have run a traverse of the subdivision boundary from the legal description provided on the Certificate of Owners. Enclosed you will find a copy. This **2024** proposed plat is currently referenced on the Assessment Roll as SE4 NW4 S33 T18N R3E; PT SW4 NE4, LESS STATE HIGHWAY R-O-W S33 T18N R3E; and OSTER SUBDIVISION LOT 2. The parcel number(s) and ownership are as follows:

RP **18N03E334355** – McCall Landing LLC  
Part of RP **18N03E331211** – McCall Landing LLC  
Part of RP **004890000020** – Ned Ellis Crossley

I have enclosed a copy of the GIS plat with this proposed subdivision plat highlighted.

Dan, would you please note the following:

- Ned Ellis Crossley currently owns the portion of Lot 2 Oster Subdivision that is within the proposed plat boundary. A deed transferring this portion to McCall Landing will need to be recorded prior to this subdivision being recorded.
- When rounding to 3 decimals for lot acreage, I get 3.277 acres for Lot 9 based on the results of my traverse report.
- L27 and L28 are missing from the Line Table.
- FYI - There is a Tax Code Area (TCA) boundary that bisects the proposed subdivision in the middle running north/south. This will result in the bisected lots having 2 separate parcel numbers for assessment and tax purposes; one for each TCA.

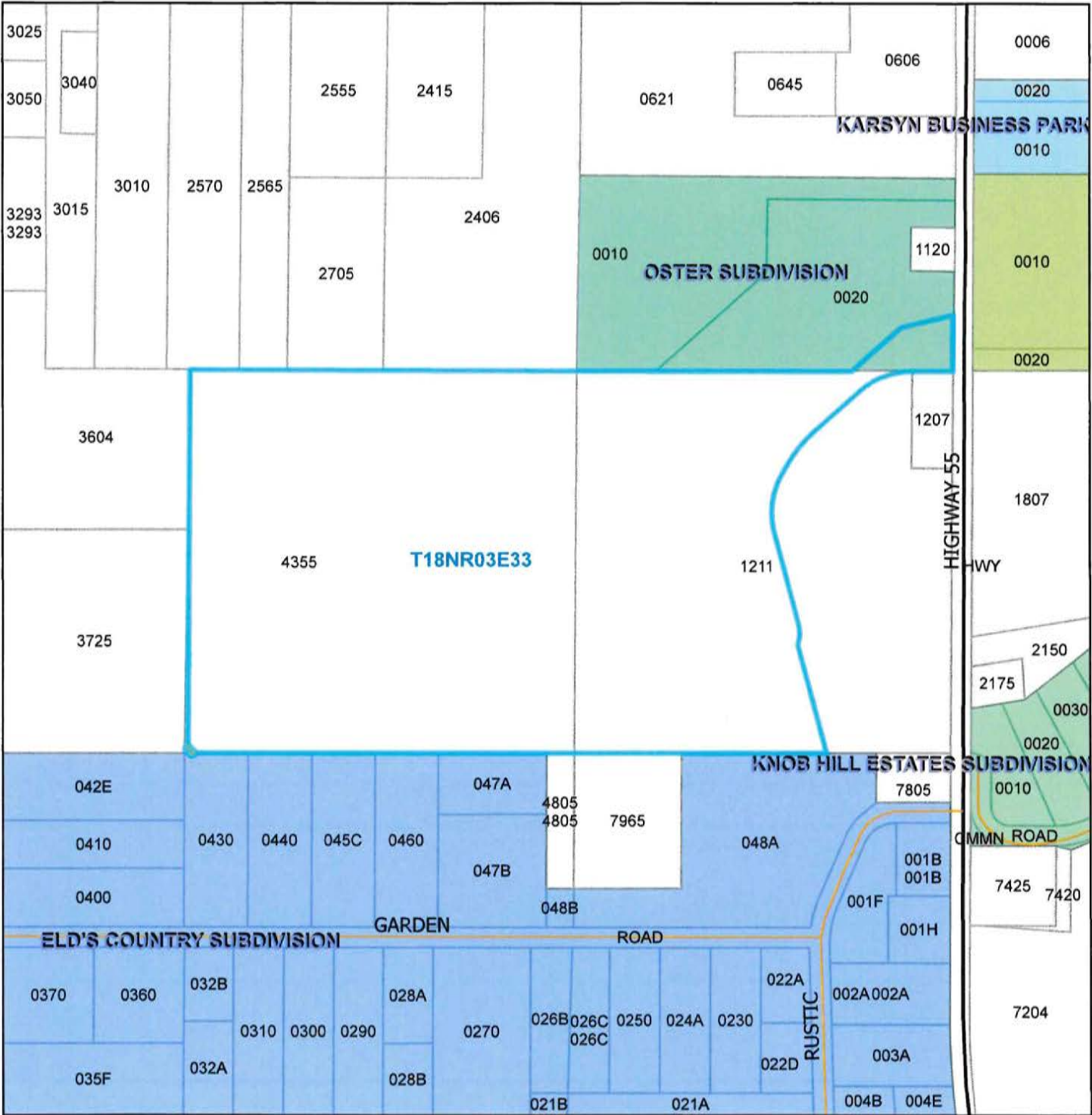
Please feel free to contact our office with any further questions or inquiries. Thank you for allowing us the opportunity to review this plat.

# MCCALL LANDING




RP18N03E334355, Portion of RP18N03E331211, and Portion of RP004890000020




# MCCALL LANDING

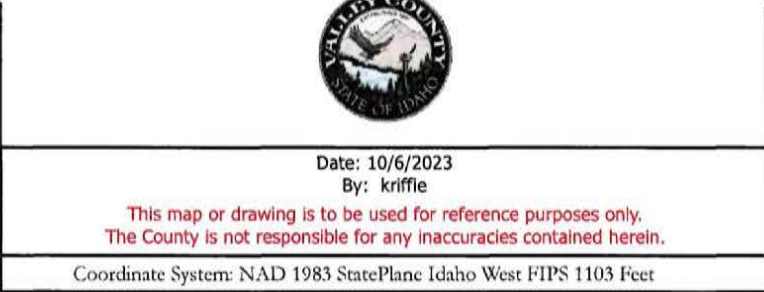
RP18N03E334355, Portion of RP18N03E331211, and Portion of RP004890000020





### Legend


-  Parcels
-  Other Lines
-  PLSSSection

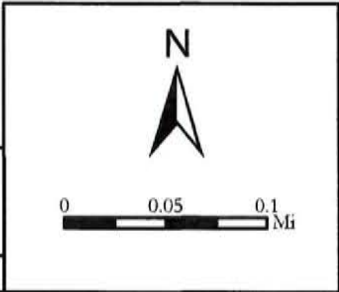
- ### Legend
-  Parcels
  -  Other Lines
  -  PLSSSection



  
Date: 10/6/2023  
By: kriffle  
  
This map or drawing is to be used for reference purposes only.  
The County is not responsible for any inaccuracies contained herein.  
  
Coordinate System: NAD 1983 StatePlane Idaho West FIPS 1103 Feet

  
Date: 10/6/2023  
By: kriffle  
  
This map or drawing is to be used for reference purposes only.  
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Coordinate System: NAD 1983 StatePlane Idaho West FIPS 1103 Feet

  
Date: 10/6/2023  
By: kriffle  
  
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Coordinate System: NAD 1983 StatePlane Idaho West FIPS 1103 Feet



J:\Traverse PC\traverse 2013\18n\3E\33McCall Landing.TRV  
T18N R3E S33  
McCall Landing Boundary

2836114.7501 SqFt      65.1082 Acres

Point	Type	Grid Bearing	Grid Dist	Radius	Arc Length	Delta	Northing	Easting
3							5.587	-1769.308
4		S89°59'39"W	2201.33				5.363	-3970.638
5		N0°18'02"E	1319.60				1324.944	-3963.716
6		S89°52'32"E	1333.06				1322.049	-2630.659
7		S89°53'37"E	950.47				1320.284	-1680.191
8		N48°28'47"E	227.94				1471.382	-1509.527
9		N76°32'13"E	182.82				1513.946	-1331.731
10		S0°17'48"W	194.31				1319.639	-1332.737
11	PC	N89°53'37"W	140.00				1319.899	-1472.737
12	PT	S69°20'54"W	191.90	-270.76	196.16	41°30'36"	1252.218	-1652.306
13	PC	S48°35'33"W	207.51				1114.969	-1807.943
14	PT	S39°00'35"W	154.82	-465.00	155.54	19°09'56"	994.668	-1905.395
15	PC	S29°25'36"W	35.46				963.783	-1922.817
16	PT	S7°18'54"W	199.50	-265.00	204.54	44°13'25"	765.906	-1948.218
17	PC	S14°47'48"E	323.57				453.067	-1865.581
18	PT	S1°28'46"W	75.67	135.00	76.70	32°33'05"	377.422	-1867.535
3'		S14°47'48"E	384.58				5.595	-1769.317

Thursday, October 05, 2023  
kriffie





**Your Safety • Your Mobility  
Your Economic Opportunity**

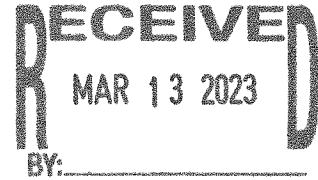
**IDAHO TRANSPORTATION DEPARTMENT**

P.O. Box 8028 • Boise, ID 83707-2028

(208) 334-8300 • [itd.idaho.gov](http://itd.idaho.gov)

March 13, 2023

Valley County  
Cynda Herrick, AICP, CFMR  
Planning & Zoning Director  
219 N Main St  
Cascade, ID 83611



Re: McCall Landing Subdivision, CUP 23-02 (Amended)

Dear Ms. Herrick,

Idaho Transportation Department (ITD) appreciates this opportunity to provide comments regarding McCall Landing Subdivision located on Highway 55 at milepost 140.0 on the westerly side of SH-55, Valley County, Idaho. The application is for 19 residential lots on 64.59 acres. Please see the below comments:

1. This project abuts State Highway 55 (SH-55).
2. This request does not meet the threshold of a Transportation Impact Study.
3. ITD Form 2109, *Right-of-Way Encroachment Application and Permit Approaches or Public Street* must be submitted with the fee before the TIS will be put in the queue for review. Please contact Josh Nopens at [Josh.Nopens@itd.idaho.gov](mailto:Josh.Nopens@itd.idaho.gov) for approach permit inquiries.
4. Any addition, modification, change use, relocation, maintaining, or removal of an encroachment of the state highway or use of highway right-of-way for any purpose other than normal travel, shall obtain an Encroachment Permit (ITD Form 2110) to use state right-of-way. Contact Shona Tonkin at [Shona.Tonkin@itd.idaho.gov](mailto:Shona.Tonkin@itd.idaho.gov) for any work that needs to be completed in the right-of-way.
5. Idaho Code 40-1910 does not allow advertising within the right-of-way of any State highway.
6. The Idaho Administrative Procedures Act (IDAPA) 39.03.60 governs advertising along the State highway system. The applicant may contact Justin Pond, Program Manager for ITD's Headquarters Right-of-Way Section at (208) 334-8832 for more information.

The County is reminded that the SH-55 corridor is already congested. This project will increase the number of vehicle trips in the corridor. As the County continues to add additional trips to the corridor through development, the congestion will worsen until the roadway system is ultimately overloaded and fails.

ITD reserves the right to make further comments upon review of submitted traffic generation data or other documents.

Sincerely,

Wendy I. Howell, Development Services Coordinator  
ITD – District 3



IDAHO DEPARTMENT OF  
**WATER RESOURCES**

322 E Front Street, Suite 648, Boise ID 83702 • PO Box 83720, Boise ID 83720-0098  
Phone: 208-287-4800 • Fax: 208-287-6700 • Email: [idwrinfo@idwr.idaho.gov](mailto:idwrinfo@idwr.idaho.gov) • Website: [idwr.idaho.gov](http://idwr.idaho.gov)

Governor Brad Little

Director Gary Spackman

July 7, 2023

Jeremy Sands  
190 Krahn Lane  
McCall, ID 83638

RE: Joint Application for Permit No. S65-20362  
Mud Creek – Culvert Replacement

Dear Mr. Sands,

The Idaho Department of Water Resources (IDWR) has reviewed your above referenced application for a permit to alter Mud Creek. IDWR has prepared a decision as provided for in Section 423805, Idaho Code. The conditions set forth in this permit are intended to prevent degradation of water quality, protect fish and wildlife habitat, and protect the long-term stability of the stream channel. If you cannot meet the conditions set forth in the permit, please contact this office for further consideration.

Your project has been determined to meet the Stream Channel Alteration Rules, IDAPA 37.03.07 Minimum Standards (Rule 55). You may consider this letter a permit to construct your project according to your amended application, received June 16, 2023, including diagrams. The project location is within Section 33, Township 18 North, Range 03 East, Boise Meridian, Valley County, Idaho.

Project activities include the replacement of an 18-inch culvert with two 24-inch HDPE culverts and the discharge of approximately 260 cubic yards of dirt to accommodate a widened road across Mud Creek.

Additionally, an 18-inch culvert is being replaced with a 24-inch HDPE culvert to convey water through an unnamed intermittent tributary to Mud Creek as part of this project. It has been determined that an IDWR Stream Channel Alteration Permit will not be required for this portion of the project as provided for in Section 42-3802(d), Idaho Code.

Failure to adhere to the conditions as set forth herein can result in legal action as provided for in Section 42-3809, Idaho Code. This project is subject to the following Minimum Standards, Special and General Conditions.

### MINIMUM STANDARDS:

These standards are established in the Administrative Rules of the Idaho Water Resources Board; Stream Channel Alteration Rules, IDAPA 37.03.07 dated March 18, 2022, and are enclosed with this permit.

Rule 56 – Construction Procedures  
Rule 59 – Culverts and Bridges

### SPECIAL CONDITIONS:

**[1] All construction shall be completed in accordance with the descriptions and methods described in this permit and according to the application and diagrams. This office must approve any changes prior to construction.**

**[2] All construction activities shall take place during low flow and in the dry to minimize turbidity, protect water quality, and comply with Idaho water quality standards.**

**[3] The culvert shall be designed and installed to pass a 1% flow event without overtopping.**

**[4] Work shall be performed from the top of bank. Equipment shall not enter the stream channel.**

**[5] All disturbed areas shall be reseeded with a native seed mix after construction to help reduce erosion.**

**[6] Silt fencing or other erosion/sediment control measures shall be installed between any area of earth disturbance and the water. Erosion and sediment control measures must be installed during construction, according to the manufacturer's specifications, and must be maintained until construction is completed and the disturbed ground is revegetated and stable.**

**[7] All temporary structures, excess excavated material, and vegetative or construction debris shall be disposed of out of the stream channel where it cannot reenter the channel. All construction debris shall be removed from the site and disposed of properly.**

**[8] All fuel, oil, and other hazardous materials shall be stored and equipment refueled away from the stream channel to ensure that a spill will not enter the waterway. Equipment must be free of fuel and lubricant leaks.**

**[9] Permittee is responsible for all work done by any contractor or sub-contractor and shall ensure any contractor who performs the work is informed of and follows all the terms and conditions of this authorization.**

**[10] This permit shall expire December 31, 2024.**



GENERAL CONDITIONS:

1. This permit does not constitute any of the following:
  - a. An easement or rightofway to trespass or work upon property belonging to others.
  - b. Other approval that may be required by Local, State or Federal Government, unless specifically stated in the special conditions above.
  - c. Responsibility of IDWR for damage to any properties due to work done.
  - d. Compliance with the Federal Flood Insurance Program, FEMA regulations, or approval of the local Planning and Zoning authority.
2. In accordance with Sections 552201 552210, Idaho Code, the applicant and/or contractors must contact Digline statewide phone number 18003421585 (Boise area 208-3421585) not less than three working days prior to the start of any excavation for this project.
3. The permit holder or operator must have a copy of this permit at the alteration site, available for inspection at all times.
4. IDWR may cancel this permit at any time that it determines such action is necessary to minimize adverse impact on the stream channel.

**Failure to adhere to conditions as set forth herein can result in legal action as provided for in Section 42-3809, Idaho Code.**

If you object to the decision issuing this permit with the above conditions, you have 15 days in which to notify this office in writing that you request a formal hearing on the matter. If an objection has not been received within 15 days, the decision will be final under the provisions of IDAPA 37.03.07 (Rule 70).

Please contact Katie Gible at 208-287-4823 or [katie.gible@idwr.idaho.gov](mailto:katie.gible@idwr.idaho.gov) if you have any questions regarding this matter.

Sincerely,



Katie Gible  
Stream Channel Protection  
Idaho Department of Water Resources

cc: Gregg Tankersley, Crestline Engineers, Inc., McCall

Cydna Herrick, Valley County

Chase Cusack and Lance Holloway, Idaho Department of Environmental Quality, Boise

Brandon Flack, Idaho Department of Fish and Game, Nampa

Diane Green and Jasen King, Idaho Department of Lands, McCall

US Army Corps of Engineers, Boise

Aaron Golart, Idaho Department of Water Resources, Boise



**056. CONSTRUCTION PROCEDURES (RULE 56).**

**01. Conformance to Procedures.** Construction shall be done in accordance with the following procedures unless specific approval of other procedures has been given by the Director. When an applicant desires to proceed in a manner different from the following, such procedures should be described on the application. (3-18-22)

**02. Operation of Construction Equipment.** No construction equipment shall be operated below the existing water surface without specific approval from the Director except as follows: Fording the stream at one (1) location only will be permitted unless otherwise specified; however, vehicles and equipment will not be permitted to push or pull material along the streambed below the existing water level. Work below the water which is essential for preparation of culvert bedding or approved footing installations shall be permitted to the extent that it does not create unnecessary turbidity or stream channel disturbance. Frequent fording will not be permitted in areas where extensive turbidity will be created. (3-18-22)

**03. Temporary Structures.** Any temporary crossings, bridge supports, cofferdams, or other structures that will be needed during the period of construction shall be designed to handle high flows that could be anticipated during the construction period. All structures shall be completely removed from the stream channel at the conclusion of construction and the area shall be restored to a natural appearance. (3-18-22)

**04. Minimizing Disturbance of Area.** Care shall be taken to cause only the minimum necessary disturbance to the natural appearance of the area. Streambank vegetation shall be protected except where its removal is absolutely necessary for completion of the work adjacent to the stream channel. (3-18-22)

**05. Disposal of Removed Materials.** Any vegetation, debris, or other material removed during construction shall be disposed of at some location out of the stream channel where it cannot reenter the channel during high stream flows. (3-18-22)

**06. New Cut of Fill Slopes.** All new cut or fill slopes that will not be protected with some form of riprap shall be seeded with grass and planted with native vegetation to prevent erosion. (3-18-22)

**07. Fill Material.** All fill material shall be placed and compacted in horizontal lifts. Areas to be filled shall be cleared of all vegetation, debris and other materials that would be objectionable in the fill. (3-18-22)

**08. Limitations on Construction Period.** The Director may limit the period of construction as needed to minimize conflicts with fish migration and spawning, recreation use, and other uses. (3-18-22)

**059. CULVERTS AND BRIDGES (RULE 59).**

**01. Culverts and Bridges.** Culverts and bridges shall be capable of carrying streamflows and shall not significantly alter conditions upstream or downstream by causing flooding, turbidity, or other problems. The appearance of such installations shall not detract from the natural surroundings of the area. (3-18-22)

**02. Location of Culverts and Bridges.** Culverts and bridges should be located so that a direct line of approach exists at both the entrance and exit. Abrupt bends at the entrance or exit shall not exist unless suitable erosion protection is provided. (3-18-22)

**03. Ideal Gradient.** The ideal gradient (bottom slope) is one which is steep enough to prevent silting but flat enough to prevent scouring due to high velocity flows. It is often advisable to make the gradient of a culvert coincide with the average streambed gradient. (3-18-22)

**a.** Where a culvert is installed on a slope steeper than twenty percent (20%), provisions to anchor the culvert in position will be required. Such provisions shall be included in the application and may involve the use of collars, headwall structures, etc. Smooth concrete pipe having no protruding bell joints or other irregularities shall have such anchoring provisions if the gradient exceeds ten percent (10%). (3-18-22)

**04. Size of Culvert or Bridge Opening.** The size of the culvert or bridge opening shall be such that it is capable of passing design flows without overtopping the streambank or causing flooding or other damage. (3-18-22)

**a.** Design flows shall be based upon the following minimum criteria:

Drainage Area	Design Flow Frequency
Less than 50 sq. mi.	25 Years
Over 50 sq. mi. or more	50 years or greatest flow of record, whichever is more

(3-18-22)

**b.** For culverts and bridges located on U.S. Forest Service or other federal lands, the sizing should comply with the Forest Practices Act as adopted by the federal agencies or the Department of Lands. (3-18-22)

**c.** For culverts or bridges located in a community qualifying for the national flood issuance program, the minimum size culvert shall accommodate the one hundred (100) year design flow frequency. (3-18-22)

**d.** If the culvert or bridge design is impractical for the site, the crossing may be designed with additional flow capacity outside the actual crossing structure, provided there is no increase in the Base Flood Elevation.

(NOTE: When flow data on a particular stream is unavailable, it is almost always safe to maintain the existing gradient and cross-section area present in the existing stream channel. Comparing the proposed crossing size with others upstream or downstream is also a valuable means of obtaining information regarding the size needed for a proposed crossing.) (3-18-22)

**e.** Minimum clearance shall be at least one (1) foot at all bridges. This may need to be increased substantially in the areas where ice passage or debris may be a problem. Minimum culvert sizes required for stream crossings: (3-18-22)

**i.** Eighteen (18) inch diameter for culverts up to seventy (70) feet long; (3-18-22)

**ii.** Twenty-four (24) inch diameter for all culverts over seventy (70) feet long. (3-18-22)

**f.** In streams where fish passage is of concern as determined by the director, an applicant shall comply with the following provisions and/or other approved criteria to ensure that passage will not be prevented by a proposed crossing. (3-18-22)

**g.** Minimum water depth shall be approximately eight (8) inches for salmon and steelhead and at least three (3) inches in all other cases. (3-18-22)

**h.** Maximum flow velocities for streams shall not exceed those shown in Figure 17 in APPENDIX H, located at the end of this chapter, for more than a forty-eight (48) hour period. The curve used will depend on the type of fish to be passed. (3-18-22)

**i.** Where it is not feasible to adjust the size or slope to obtain permissible velocities, the following precautions may be utilized to achieve the desired situation. (3-18-22)

**j.** Baffles downstream or inside the culvert may be utilized to increase depth and reduce velocity. Design criteria may be obtained from the Idaho Fish and Game Department. (3-18-22)

**k.** Where multiple openings for flow are provided, baffles or other measures used in one (1) opening only shall be adequate provided that the opening is designed to carry the main flow during low-flow periods. (3-18-22)

**05. Construction of Crossings.** When crossings are constructed in erodible material, upstream and downstream ends shall be protected from erosive damage through the use of such methods as dumped rock riprap, headwall structures, etc., and such protection shall extend below the erodible streambed and into the banks at least two (2) feet unless some other provisions are made to prevent undermining. (3-18-22)

**a.** Where fish passage must be provided, upstream drops at the entrance to a culvert will not be permitted and a maximum drop of one (1) foot will be permitted at the downstream end if an adequate jumping pool is maintained below the drop. (3-18-22)

**b.** Downstream control structures such as are shown in Figure 18 in APPENDIX I, located at the end of this chapter, can be used to reduce downstream erosion and improve fish passage. They may be constructed with gabions, pilings and rock drop structures. (3-18-22)

**06. Multiple Openings.** Where a multiple opening will consist of two (2) or more separate culvert structures, they shall be spaced far enough apart to allow proper compaction of the fill between the individual structures. The minimum spacing in all situations shall be one (1) foot. In areas where fish passage must be provided, only one (1) opening shall be constructed to carry all low flows. Low flow baffles may be required to facilitate fish passage. (3-18-22)

**07. Areas to be Filled.** All areas to be filled shall be cleared of vegetation, topsoil, and other unsuitable material prior to placing fill. Material cleared from the site shall be disposed of above the high water line of the stream. Fill material shall be reasonably well-graded and compacted and shall not contain large quantities of silt, sand, organic matter, or debris. In locations where silty or sandy material must be utilized for fill material, it will be necessary to construct impervious sections both upstream and downstream to prevent the erodible sand or silt from being carried away (see Figure 19, APPENDIX J, located at the end of this chapter). Sideslopes for fills shall not exceed one and one half to one (1.5:1). Minimum cover over all culvert pipes and arches shall be one (1) foot. (3-18-22)

**08. Installation of Pipe and Arch Culvert.** All pipe and arch culverts shall be installed in accordance with manufacturer's recommendations. (3-18-22)

**a.** The culvert shall be designed so that headwaters will not rise above the top of the culvert entrance unless a headworks is provided. (3-18-22)



## JOINT APPLICATION FOR PERMITS

### U.S. ARMY CORPS OF ENGINEERS - IDAHO DEPARTMENT OF WATER RESOURCES - IDAHO DEPARTMENT OF LANDS

**Authorities:** The Department of Army Corps of Engineers (Corps), Idaho Department of Water Resources (IDWR), and Idaho Department of Lands (IDL) established a joint process for activities impacting jurisdictional waterways that require review and/or approval of both the Corps and State of Idaho. Department of Army permits are required by Section 10 of the Rivers & Harbors Act of 1899 for any structure(s) or work in or affecting navigable waters of the United States and by Section 404 of the Clean Water Act for the discharge of dredged or fill materials into waters of the United States, including adjacent wetlands. State permits are required under the State of Idaho, Stream Protection Act (Title 42, Chapter 38, Idaho Code and Lake Protection Act (Section 58, Chapter 13 et seq., Idaho Code). In addition the information will be used to determine compliance with Section 401 of the Clean Water Act by the appropriate State, Tribal or Federal entity.

**Joint Application:** Information provided on this application will be used in evaluating the proposed activities. Disclosure of requested information is voluntary. Failure to supply the requested information may delay processing and issuance of the appropriate permit or authorization. **Applicant will need to send a completed application, along with one (1) set of legible, black and white (8½"x11"), reproducible drawings that illustrate the location and character of the proposed project / activities to both the Corps and the State of Idaho.**

**See Instruction Guide** for assistance with Application. Accurate submission of requested information can prevent delays in reviewing and permitting your application. Drawings including vicinity maps, plan-view and section-view drawings must be submitted on 8-1/2 x 11 papers.

**Do not start work until you have received all required permits from both the Corps and the State of Idaho**

FOR AGENCY USE ONLY									
USACE NWW-	Date Received:			<input type="checkbox"/> Incomplete Application Returned			Date Returned:		
Idaho Department of Water Resources No.	Date Received:			<input type="checkbox"/> Fee Received DATE:			Receipt No.:		
Idaho Department of Lands No.	Date Received:			<input type="checkbox"/> Fee Received DATE:			Receipt No.:		
<b>INCOMPLETE APPLICANTS MAY NOT BE PROCESSED</b>									
1. CONTACT INFORMATION - APPLICANT Required:					2. CONTACT INFORMATION - AGENT:				
Name:					Name:				
Company:					Company:				
Mailing Address:					Mailing Address:				
City:			State:	Zip Code:	City:			State:	Zip Code:
Phone Number (include area code):		E-mail:			Phone Number (include area code):		E-mail:		
3. PROJECT NAME or TITLE:					4. PROJECT STREET ADDRESS:				
5. PROJECT COUNTY:		6. PROJECT CITY:			7. PROJECT ZIP CODE:			8. NEAREST WATERWAY/WATERBODY:	
9. TAX PARCEL ID#:		10. LATITUDE: LONGITUDE:			11a. 1/4:	11b. 1/4:	11c. SECTION:	11d. TOWNSHIP:	11e. RANGE:
12a. ESTIMATED START DATE:		12b. ESTIMATED END DATE:			13a. IS PROJECT LOCATED WITHIN ESTABLISHED TRIBAL RESERVATION BOUNDARIES? <input type="checkbox"/> NO <input type="checkbox"/> YES Tribe:				
13b. IS PROJECT LOCATED IN LISTED ESA AREA? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES					13c. IS PROJECT LOCATED ON/NEAR HISTORICAL SITE? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES				
14. DIRECTIONS TO PROJECT SITE: Include vicinity map with legible crossroads, street numbers, names, landmarks.  From Lake Fork, Idaho, head north on Highway 55 towards McCall for 1.8 miles. The parcel is on the west side of the highway.									
15. PURPOSE and NEED: <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Public <input checked="" type="checkbox"/> Private <input type="checkbox"/> Other Describe the reason or purpose of your project; include a brief description of the overall project. Continue to Block 16 to detail each work activity and overall project.  The applicant proposes to widen an existing gravel access road and construct a shared gravel driveway to a nineteen (19) lot subdivision on seventy eight (78) acres. The proposed access road and shared driveway include two wetland crossings that will be impacted.									

16. DETAILED DESCRIPTION OF EACH ACTIVITY WITHIN OVERALL PROJECT. Specifically indicate portions that take place within waters of the United States, including wetlands: Include dimensions; equipment, construction, methods; erosion, sediment and turbidity controls; hydrological changes: general stream/surface water flows, estimated winter/summer flows; borrow sources, disposal locations etc.:

17. DESCRIBE ALTERNATIVES CONSIDERED to AVOID or MEASURES TAKEN to MINIMIZE and/ or COMPENSATE for IMPACTS to WATERS of the UNITED STATES, INCLUDING WETLANDS: See Instruction Guide for specific details.

18. PROPOSED MITIGATION STATEMENT or PLAN: If you believe a mitigation plan is not needed, provide a statement and your reasoning why a mitigation plan is NOT required. Or, attach a copy of your proposed mitigation plan.

19. TYPE and QUANTITY of MATERIAL(S) to be discharged below the ordinary high water mark and/or wetlands:

Dirt or Topsoil: \_\_\_\_\_ cubic yards  
Dredged Material: \_\_\_\_\_ cubic yards  
Clean Sand: \_\_\_\_\_ cubic yards  
Clay: \_\_\_\_\_ cubic yards  
Gravel, Rock, or Stone: \_\_\_\_\_ cubic yards  
Concrete: \_\_\_\_\_ cubic yards  
Other (describe): \_\_\_\_\_ : \_\_\_\_\_ cubic yards  
Other (describe): \_\_\_\_\_ : \_\_\_\_\_ cubic yards

TOTAL: 259.87 cubic yards

20. TYPE and QUANTITY of impacts to waters of the United States, including wetlands:

Filling: \_\_\_\_\_ acres \_\_\_\_\_ sq ft. \_\_\_\_\_ cubic yards  
Backfill & Bedding: \_\_\_\_\_ acres \_\_\_\_\_ sq ft. \_\_\_\_\_ cubic yards  
Land Clearing: \_\_\_\_\_ acres \_\_\_\_\_ sq ft. \_\_\_\_\_ cubic yards  
Dredging: \_\_\_\_\_ acres \_\_\_\_\_ sq ft. \_\_\_\_\_ cubic yards  
Flooding: \_\_\_\_\_ acres \_\_\_\_\_ sq ft. \_\_\_\_\_ cubic yards  
Excavation: \_\_\_\_\_ acres \_\_\_\_\_ sq ft. \_\_\_\_\_ cubic yards  
Draining: \_\_\_\_\_ acres \_\_\_\_\_ sq ft. \_\_\_\_\_ cubic yards  
Other: \_\_\_\_\_ : \_\_\_\_\_ acres \_\_\_\_\_ sq ft. \_\_\_\_\_ cubic yards

TOTALS: 0.075 acres 3276 sq ft. 259.87 cubic yards



☐ YES

23. ☐ YES, Alteration(s) are located on Public Trust Lands, Administered by Idaho Department of Lands

25. IS PROJECT LOCATED IN A MAPPED FLOODWAY? ☐ NO ☐ YES If yes, contact the floodplain administrator in the local government / jurisdiction in which the project is located. A Floodplain Development permit and a No-rise Certification may be required.

The following information is requested by IDEQ and/or EPA concerning the proposed impacts to water quality and anti-degradation:

<input type="checkbox"/>	NO	<input type="checkbox"/>	YES	Is applicant willing to assume that the affected waterbody is high quality?
<input type="checkbox"/>	NO	<input type="checkbox"/>	YES	Does applicant have water quality data relevant to determining whether the affected waterbody is high quality or not?
<input type="checkbox"/>	NO	<input type="checkbox"/>	YES	Is the applicant willing to collect the data needed to determine whether the affected waterbody is high quality or not?

Through the 401 Certification process, water quality certification will stipulate minimum management practices needed to prevent degradation.

Activity	Name of Water Body	Intermittent Perennial	Description of Impact and Dimensions	Impact Length Linear Feet
TOTAL STREAM IMPACTS (Linear Feet):				40

Activity	Wetland Type: Emergent, Forested, Scrub/Shrub	Distance to Water Body (linear ft)	Description of Impact Purpose: road crossing, compound, culvert, etc.	Impact Length (acres, square ft linear ft)
TOTAL WETLAND IMPACTS (Square Feet):				3276

29. ADJACENT PROPERTY OWNERS NOTIFICATION REQUIREM: Provide contact information of ALL adjacent property owners below.

Name:  
Ned Ellis Crossley

Mailing Address:  
PO Box 142

City: State: Zip Code:  
McCall ID 83638

Phone Number (include area code): E-mail:

Name:  
Mountain Mission, LLC

Mailing Address:  
407 Rio Vista

City: State: Zip Code:  
McCall ID 83638

Phone Number (include area code): E-mail:

Name:  
Barry Mathias

Mailing Address:  
PO Box 308

City: State: Zip Code:  
McCall ID 83638

Phone Number (include area code): E-mail:

Name:  
Dale Eld and Doreen Tryon

Mailing Address:  
7723 W Bearcreek Ct

City: State: Zip Code:  
Boise ID 83704

Phone Number (include area code): E-mail:

Name:  
Zane Musgrove

Mailing Address:  
36 Garden Lane

City: State: Zip Code:  
McCall ID 83638

Phone Number (include area code): E-mail:

Name:  
James and Brenda Stopsen

Mailing Address:  
42 Garden Lane

City: State: Zip Code:  
McCall ID 83638

Phone Number (include area code): E-mail:

Name:  
Paul Bednar

Mailing Address:  
50 Garden Lane

City: State: Zip Code:  
McCall ID 83638

Phone Number (include area code): E-mail:

Name:  
Brook Spelman

Mailing Address:  
30140 Buck Tail Drive

City: State: Zip Code:  
Canyon Lake CA 92587

Phone Number (include area code): E-mail:

30. SIGNATURES: STATEMENT OF AUTHORIZATION / CERTIFICATION OF AGENT / ACCESS

Application is hereby made for permit, or permits, to authorize the work described in this application and all supporting documentation. I certify that the information in this application is complete and accurate. I further certify that I possess the authority to undertake the work described herein; or am acting as the duly authorized agent of the applicant (Block 2). I hereby grant the agencies to which this application is made, the right to access/come upon the above-described location(s) to inspect the proposed and completed work/activities.

Signature of Applicant:



Date:

9/14/23

Signature of Agent:



Date:

4/14/23

This application must be signed by the person who desires to undertake the proposed activity AND signed by a duly authorized agent (see Block 1, 2, 30). Further, 18 USC Section 1001 provides that: "Whoever, in any manner within the jurisdiction of any department of the United States knowingly and willfully falsifies, conceals, or covers up any trick, scheme, or disguises a material fact or makes any false, fictitious, or fraudulent statements or representations or makes or uses any false writing or document knowing same to contain any false, fictitious or fraudulent statements or entry, shall be fined not more than \$10,000 or imprisoned not more than five years or both".



## **Best Management Practices for the Protection of Water Quality During Construction Activities**

The following best management practices (BMPs) as listed in the Idaho Department of Environmental Quality's Catalog of Stormwater Best Management Practices for Idaho Cities and Counties should be implemented as appropriate prior to, during, and after construction to reduce sediment impacts to surface water runoff:

- Timing of construction is critical to reduce erosion potential. Schedule and sequence construction work and erosion control applications so that they occur under optimal conditions that is, during periods when the potential for erosion is lowest, such as dry weather (Erosion and Sediment Control BMP 36).
- The Staging Area is to be located near the project entrance along with portable toilets, garbage receptacles, concrete washout, and all other Contractor facilities (Erosion and Sediment Control BMP 37).
- Protection of existing vegetation is prescribed for all areas outside of the grading and construction limits. If possible, existing weeds should be maintained to provide a vegetated buffer to filter runoff during construction (Erosion and Sediment Control BMP 38).
- Establishment of clearing limits using standard construction fencing/staking or other means to help identify areas where construction activities (equipment, storage of materials, etc.) will not be allowed and existing vegetation can be preserved (Erosion and Sediment Control BMP 39).
- Stabilization of Construction Entrance/Exit (Erosion and Sediment Control BMP 41).
- The use of good housekeeping practices should be used, where applicable, during all aspects of the construction project (Erosion and Sediment Control BMPs 43-51).
  - BMP 43 Dust Control
  - BMP 44 Cover for Materials and Equipment
  - BMP 45 Stockpile Management
  - BMP 46 Spill Prevention and Control
  - BMP 47 Vehicle/Equipment Washing and Maintenance
  - BMP 49 Waste Management
  - BMP 50 Concrete Waste Management
  - BMP 51 Sanitary/Septic Waste Management
- Revegetation of all exposed areas to provide stabilization and prevent sediment transport after construction is completed (Erosion and Sediment Control BMPs 31-32 and 52-55).
  - BMP 31 Mulching
  - BMP 32 Landscaping
  - BMP 52- Mulching (Conventional and Hydromulching)
  - BMP 53 Geotextile
  - BMP 54 Matting
  - BMP 55 Soil Binders

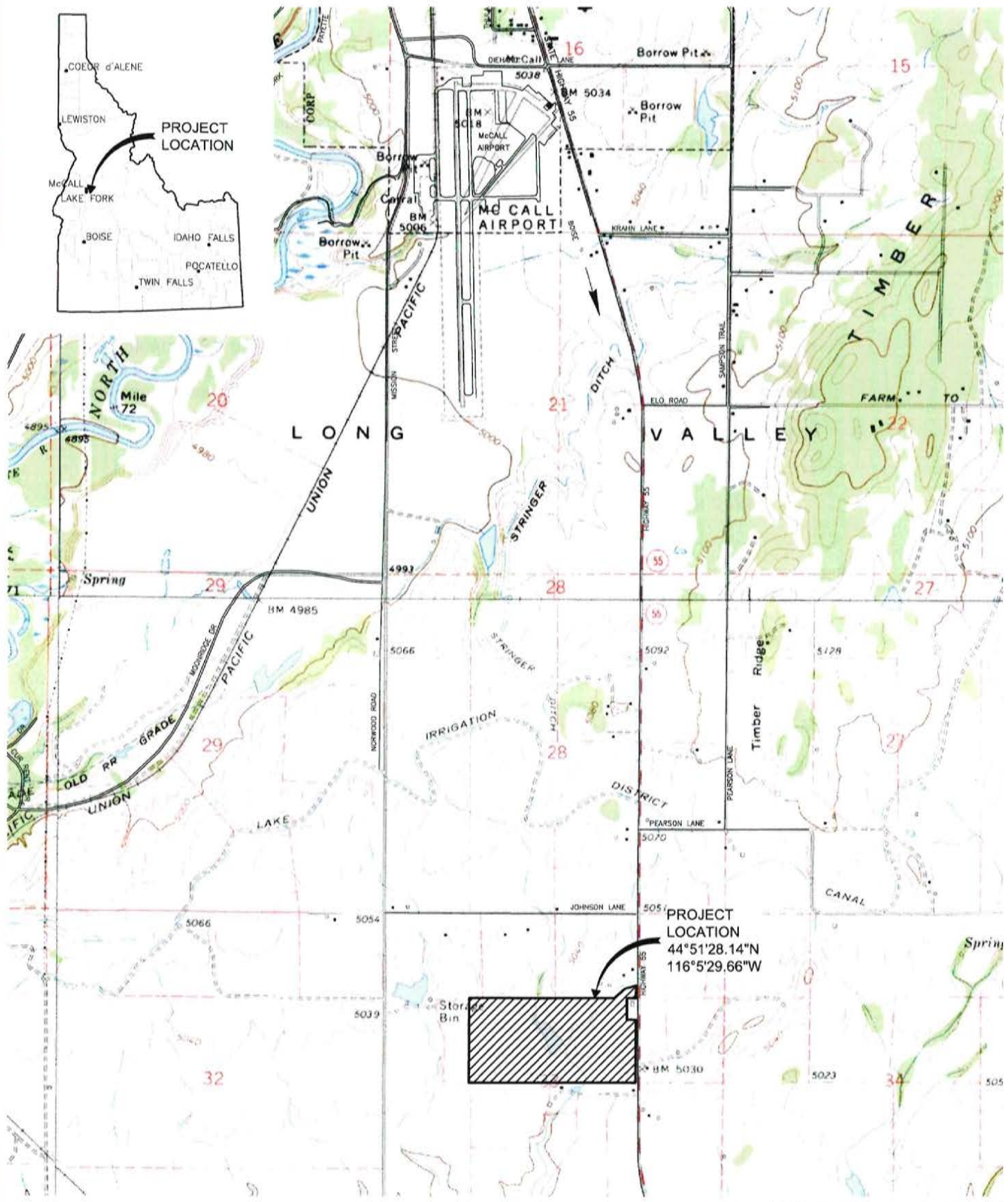
Areas with slopes 2:1 or steeper should be hydroseeded using a mulch with tackifier and a native seed mixture or other seed mixture approved by the Owner. If erosion problems develop and continue to be problematic, they will be repaired with additional mulch/matting and reseeded.

- Inlet protection should be installed around all culvert inlets throughout the construction process. Inlet protection will remain until all construction is complete and exposed areas are vegetated (Erosion and Sediment Control BMP 74).
- Installation of silt fence along portions of the perimeter of the proposed improvement areas should be installed as necessary to prevent sediment associated with runoff from offsite discharge. Fiber rolls should be used as necessary. Fiber rolls and/or silt fence should also be used at the Contractor's discretion if unforeseen stormwater runoff and erosion takes place at the proposed construction site (Erosion and Sediment Control BMPs 64-65)
  - BMP 64 Fiber Rolls
  - BMP 65 Silt Fence

**A sequence and schedule of construction activities, including when erosion and sediment control devices and practices will be implemented. The sequence and schedule must include a timetable for project finish and a strategy for long term site stabilization and removal of temporary BMP's.**

Temporary and permanent BMPs described above will be constructed using guidance from the Idaho Department of Environmental Quality's Catalog of Stormwater Best Management Practices for Idaho Cities and Counties and the DMGs (Chapters III and IV).

- Fiber rolls and/or silt fence should be installed prior to the start of any project construction or earth disturbing activities and should remain in place until all disturbed/exposed areas have been stabilized and/or revegetated.
- Establish clearing/construction limits with construction fencing or silt fence to protect all trees not identified for removal.
- Final stabilization/revegetation and grading associated with the project should take place once construction activities are nearing completion and when significant erosion impacts associated with the proposed improvements can be minimized.
- The Owner will be responsible for long term stabilization and maintenance of the newly vegetated areas after construction is complete.



**PROJECT LOCATION**  
44°51'28.14"N  
116°5'29.66"W



**NORTH**  
SCALE: 1" = 2000'

**Vicinity Map**  
2023 Access Road Construction








**McCall Landing Subdivision**  
NWW No. 2022-00438  
Jeremy Sands  
Mud Creek  
Valley County, Idaho  
Sheet 1 of 6  
April 12, 2023

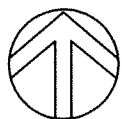
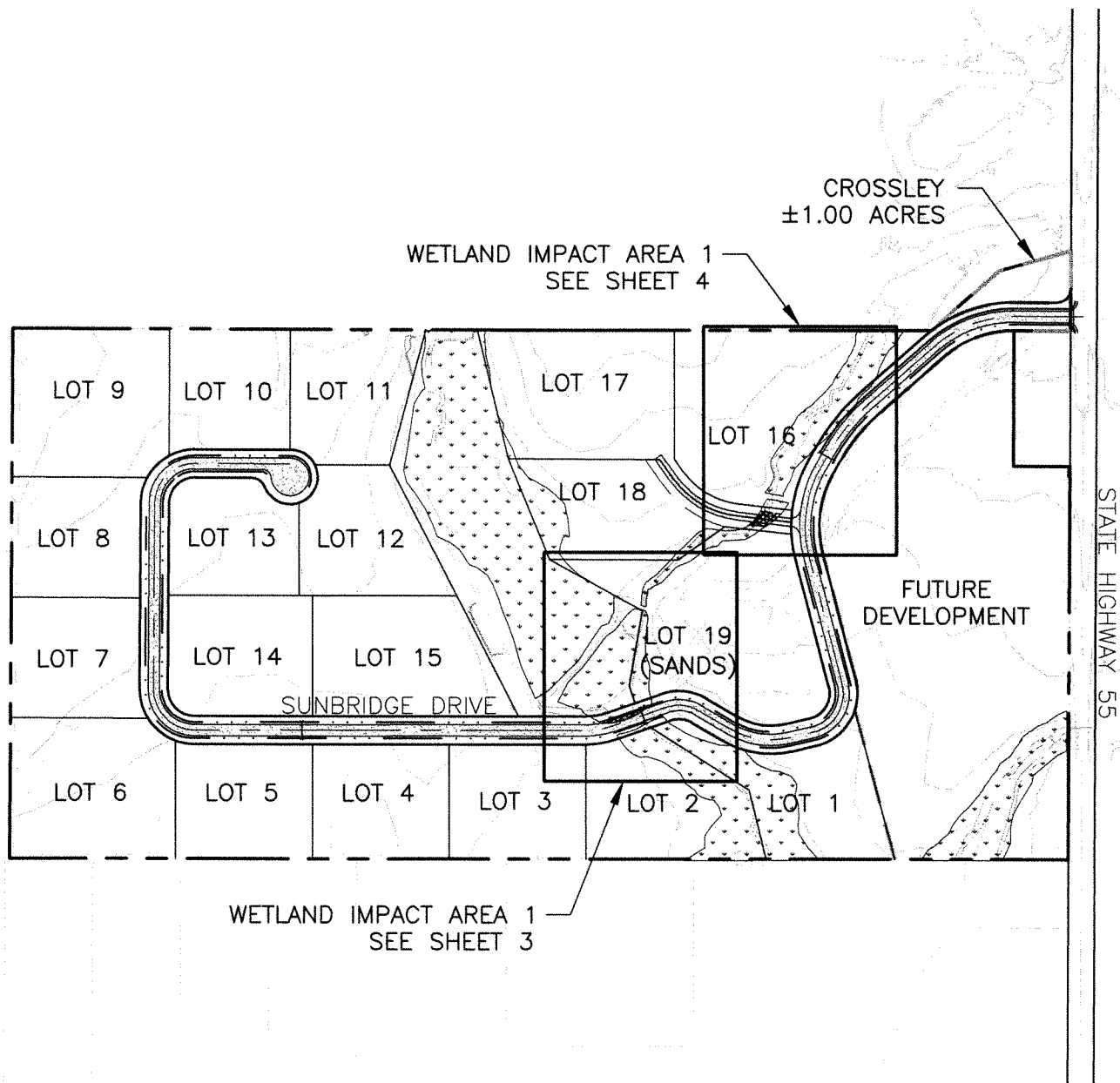


## NOTES:

1. WETLAND BOUNDARIES WERE DELINEATED AND SUBMITTED TO THE USACE FOR JURISDICTIONAL DETERMINATION. BOUNDARIES WERE SURVEYED FOR DESIGN PURPOSES AND WETLAND IMPACT AREAS WERE CALCULATED.
2. THE ENTIRE PROPERTY BOUNDARY IS LOCATED IN FLOOD ZONE X BASED OFF THE FEMA MAPS.

## LEGEND:

	PROPERTY LINE
	EDGE OF ACCESS ROAD
	FLOWLINE OF SWALE
	PROPOSED RIGHT-OF-WAY
	PROPOSED CULVERT WITH END SECTIONS
	EXISTING WETLANDS
	PROPOSED PERMANENT WETLAND IMPACT



NORTH  
SCALE: 1" = 400'






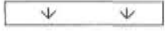

Site Map  
2023 Access Road Construction

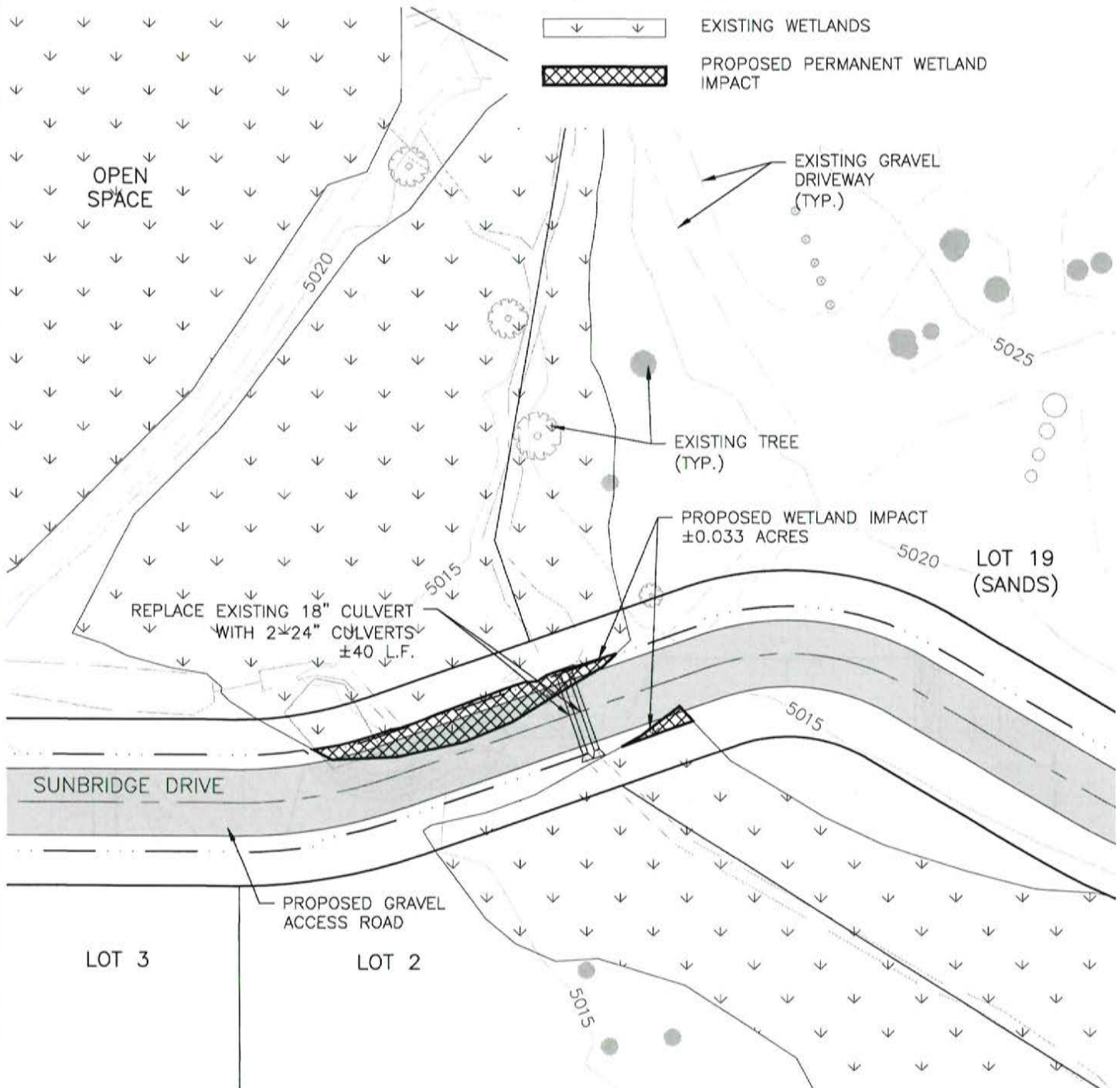
McCall Landing Subdivision  
NWW No. 2022-00438  
Jeremy Sands  
Mud Creek  
Valley County, Idaho  
Sheet 2 of 6  
April 12, 2023

## NOTES:

1. WETLAND BOUNDARIES WERE DELINEATED AND SUBMITTED TO THE USACE FOR JURISDICTIONAL DETERMINATION. BOUNDARIES WERE SURVEYED FOR DESIGN PURPOSES AND WETLAND IMPACT AREAS WERE CALCULATED.
2. THE ENTIRE PROPERTY BOUNDARY IS LOCATED IN FLOOD ZONE X BASED OFF THE FEMA MAPS.

## LEGEND:

	PROPERTY LINE
	EDGE OF ACCESS ROAD
	FLOWLINE OF SWALE
	PROPOSED RIGHT-OF-WAY
	PROPOSED CULVERT WITH END SECTIONS
	EXISTING WETLANDS
	PROPOSED PERMANENT WETLAND IMPACT



NORTH  
SCALE: 1" = 60'






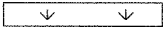

**Wetland Impact Area 1**  
2023 Access Road Construction

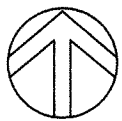
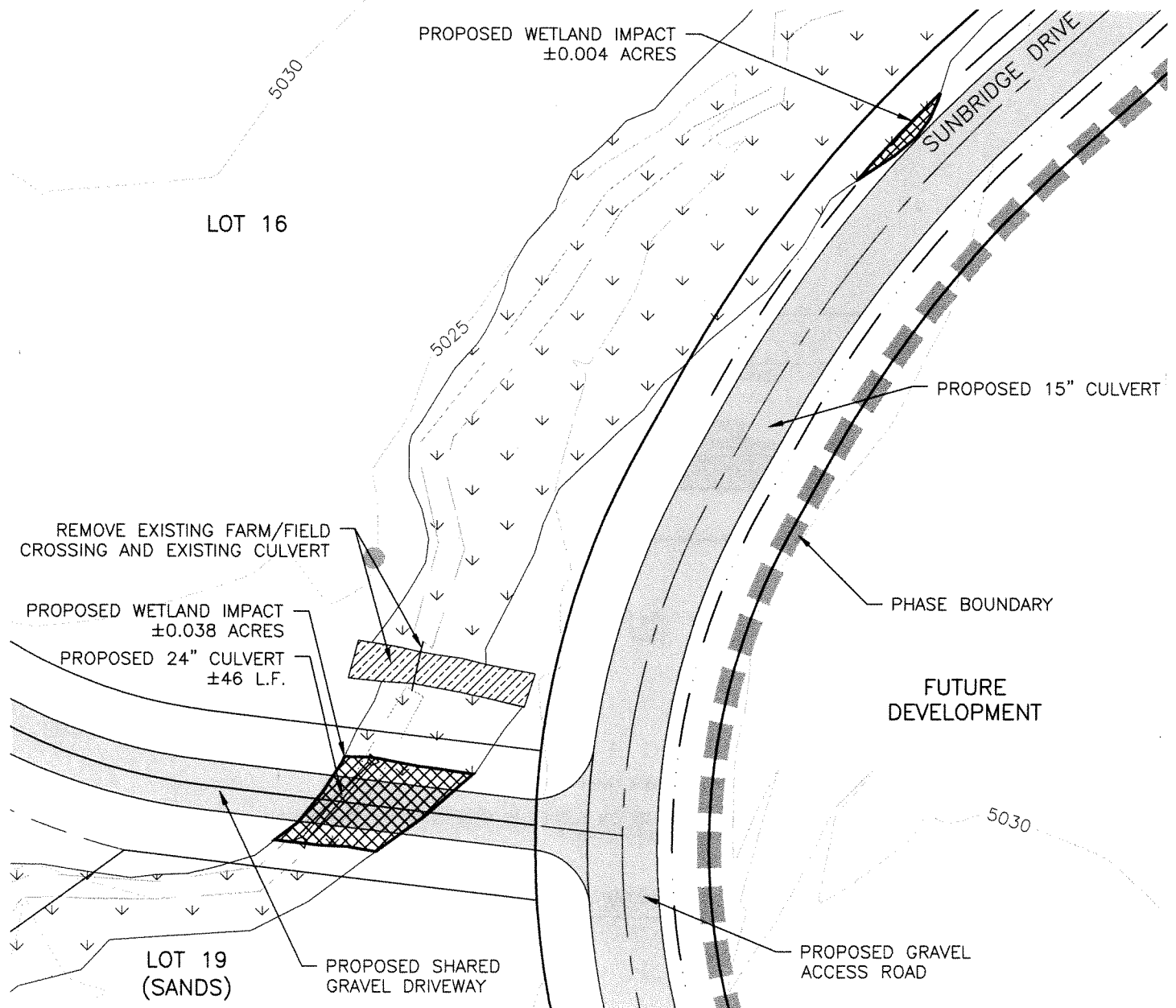
McCall Landing Subdivision  
NWW No. 2022-00438  
Jeremy Sands  
Mud Creek  
Valley County, Idaho  
Sheet 3 of 6  
April 12, 2023 (Revised June 13, 2023)

## NOTES:

1. WETLAND BOUNDARIES WERE DELINEATED AND SUBMITTED TO THE USACE FOR JURISDICTIONAL DETERMINATION. BOUNDARIES WERE SURVEYED FOR DESIGN PURPOSES AND WETLAND IMPACT AREAS WERE CALCULATED.
2. THE ENTIRE PROPERTY BOUNDARY IS LOCATED IN FLOOD ZONE X BASED OFF THE FEMA MAPS.

## LEGEND:

	PROPERTY LINE
	EDGE OF ACCESS ROAD
	FLOWLINE OF SWALE
	PROPOSED RIGHT-OF-WAY
	PROPOSED CULVERT WITH END SECTIONS
	EXISTING WETLANDS
	PROPOSED PERMANENT WETLAND IMPACT



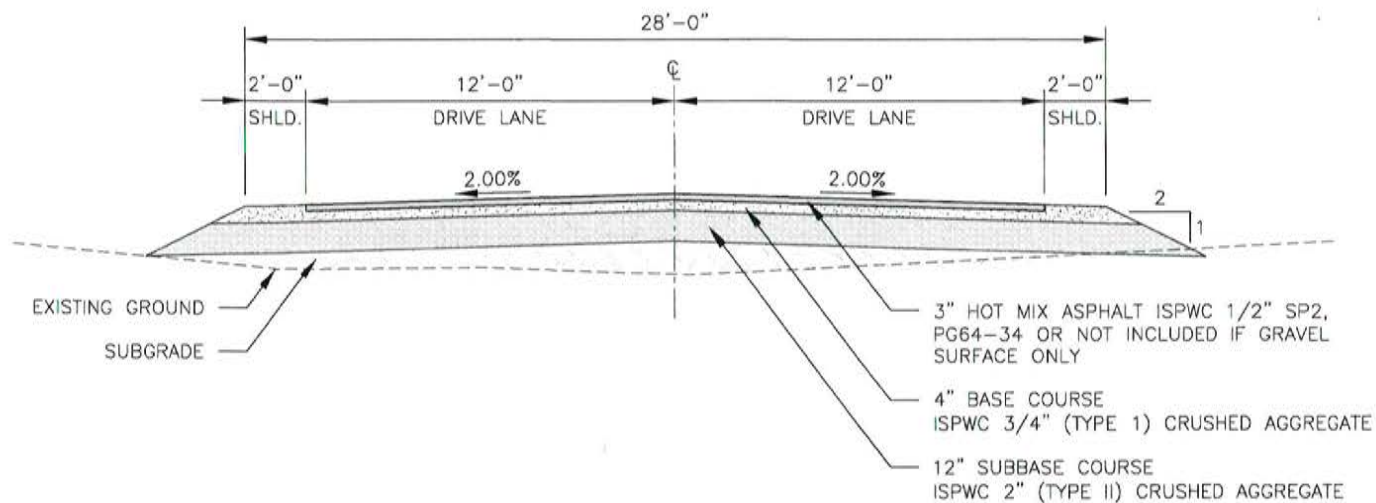
NORTH

SCALE: 1" = 60'

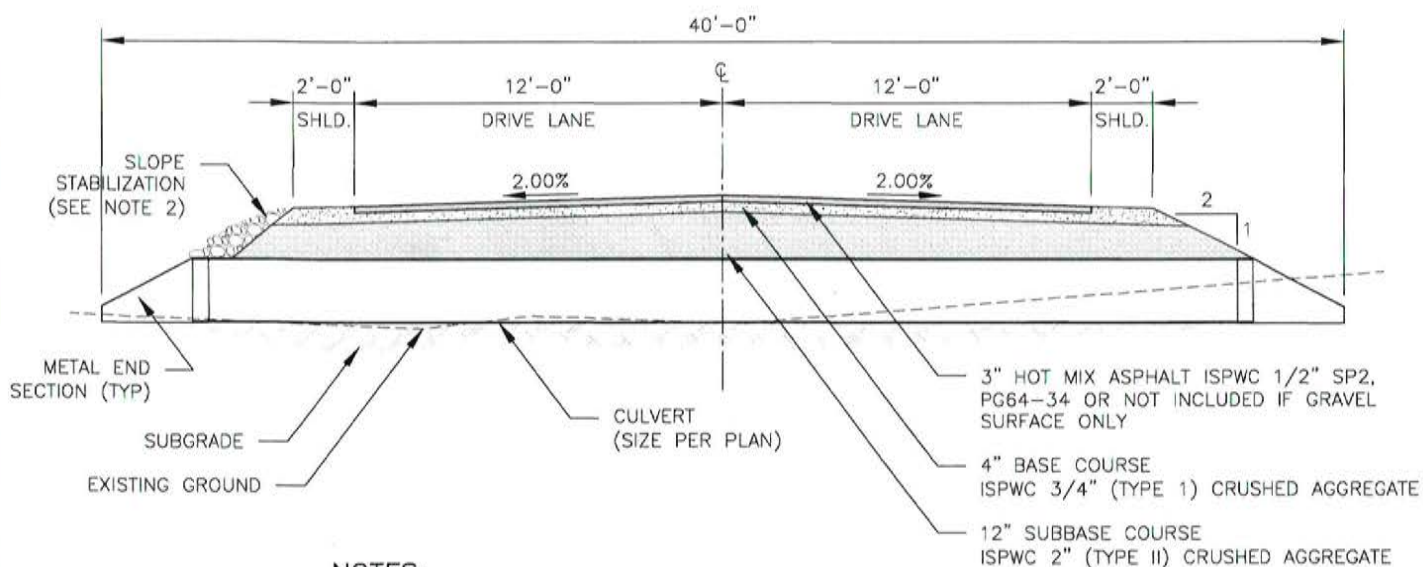
## Wetland Impact Area 2

2023 Access Road Construction

McCall Landing Subdivision  
 NWW No. 2022-00438  
 Jeremy Sands  
 Mud Creek  
 Valley County, Idaho  
 Sheet 4 of 6  
 April 12, 2023 (Revised June 13, 2023)



**C800** TYPICAL ROADWAY SECTION  
TYP SCALE: 1" = 6'



**NOTES:**

1. MAINTAIN 12" MINIMUM COVER OVER ALL CULVERTS.
2. PROVIDE SLOPE STABILIZATION ON SLOPES IN EXCESS OF 2:1 TO PREVENT EROSION AND ENLARGING IMPACT AREA.

**C801** TYPICAL ROADWAY SECTION WITH CULVERT  
TYP SCALE: 1" = 6'

McCall Landing Subdivision

NWW No. 2022-00438

Jeremy Sands

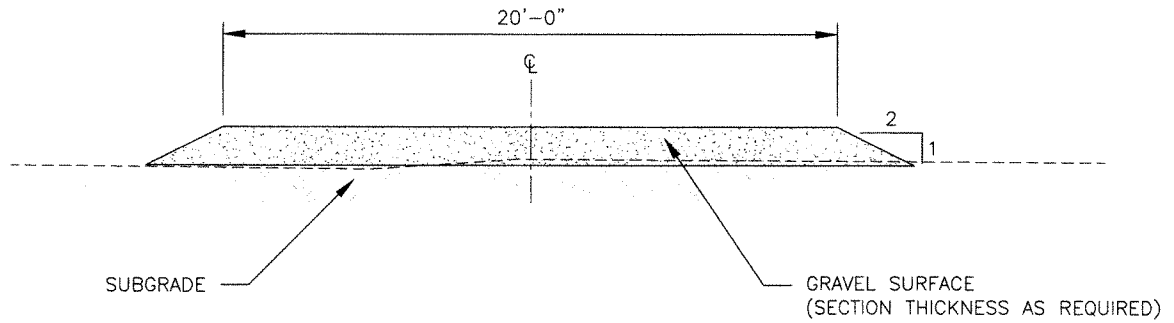
Mud Creek

Valley County, Idaho

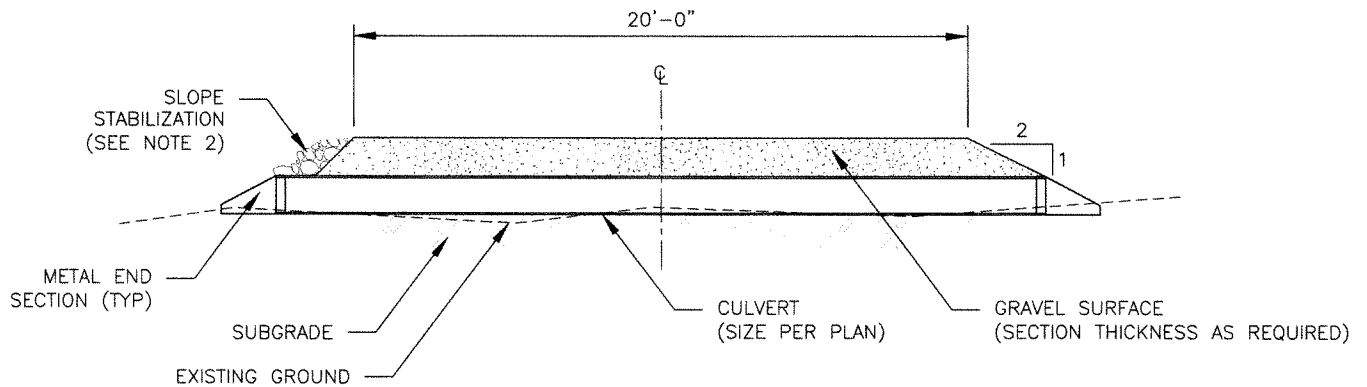
Sheet 5 of 6

April 12, 2023 (Revised June 13, 2023)





**C802** TYPICAL GRAVEL DRIVEWAY SECTION  
TYP SCALE: 1" = 6'



**NOTES:**

1. MAINTAIN 12" MINIMUM COVER OVER ALL CULVERTS.
2. PROVIDE SLOPE STABILIZATION ON SLOPES IN EXCESS OF 2:1 TO PREVENT EROSION AND ENLARGING IMPACT AREA.

**C803** TYPICAL GRAVEL DRIVEWAY SECTION WITH CULVERT  
TYP SCALE: 1" = 6'

## DEVELOPMENT DATA:

PROPERTY BOUNDARY  
ADJACENT PROPERTY LINE  
EXISTING RIGHT-OF-WAY  
PROPOSED RIGHT-OF-WAY  
ROAD CENTER LINE

**FLOOD PLAIN NOTE:**

FEMA FIRM PANEL(S): 16085C1001C, 16085C1002C  
FIRM EFFECTIVE DATE(S): 2/1/2018  
FLOOD ZONE(S): ZONE X  
BASE FLOOD ELEVATION(S): N/A  
FLOOD ZONES ARE SUBJECT TO CHANGE BY FEMA AND ALL  
LAND WITHIN A FLOODPLAIN OR FLOODPLAIN IS REGULATED BY  
TITLE 9 AND TITLE 11 OF THE VALLEY COUNTY CODE.

PROPOSED LOT LINE  
PROPOSED EASEMENT LINE  
SIXTEENTH LINE  
QUARTER LINE  
PROPERTY LINE SETBACK  
PHASE BOUNDARY

THE SUBSIDY OF THIS PROPOSED DEVELOPMENT IS:

- STONY SANDS  
1909 IRVING LANE  
MCALL, ID 83858
- THE LAND SURVEYOR OF THIS PROPOSED DEVELOPMENT IS:
1. DANN LAND SURVEYS, INC.  
255 CANYON TRAIL ROAD  
COALBIDE, ID 83811
  2. THE EXISTING LAND USE/ZONING IS OTHER RURAL.
  3. THE TOTAL AREA FOR THE DEVELOPMENT IS APPROXIMATELY  
#20.35 ACRES.
  4. REFER TO EXHIBIT NO. EX-2 FOR EXISTING CONDITIONS  
AND TOPOGRAPHY.
  5. SETBACKS WILL COMPLY WITH VALLEY COUNTY STANDARDS.
  6. ALL LOTTING MUST BE DARK SOY COMPLANT.
  7. ONLY ONE WOOD BURNING DEVICE PER LOT.
  8. THE VALLEY COUNTY BOARD OF COMMISSIONERS HAVE THE  
SOLE DISCRETION TO SET ANY ADDITIONAL SERVICE CHARGES  
ON THE BASIS OF THE COST OF SERVICE.



NORTH

0 75 150 300 450  
SCALE: 1" = 150'

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

McCALL LANDING  
VALLEY COUNTY, IDAHO  
PRELIMINARY PLAT

NO.	REVISION	DATE	BY	DESIGN	GTIT
				DRUM	
				AMD	
				CHECKED	GTIT
				APPROVED	GTIT

**VERIFY SCALE**

BAR IS ONE INCH OR FULL SIZE CHANNEL

0

DATE

DRAWING NO.	SHEET
-------------	-------

[illegible]

EX-1	10
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1