

Valley County Planning & Zoning Department

219 N. Main
 PO Box 1350
 Cascade, ID 83611
 www.co.valley.id.us
 Phone 208-382-7115
 Fax 208-382-7119



C.U.P. & Preliminary Plat Application

TO BE COMPLETED BY THE PLANNING AND ZONING DEPARTMENT		<input checked="" type="checkbox"/> Check # <u>13166</u> or <input type="checkbox"/> Cash
FILE # <u>C.U.P. 21-10</u>	FEE \$ <u>600 -</u>	
ACCEPTED BY _____	DEPOSIT <u>1000 -</u>	
CROSS REFERENCE FILE(S): <u>C.U.P. 20-09 BP Property Storage</u>	DATE <u>4-1-2021</u>	
<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.

The following must be completed and submitted with the conditional use permit application:

- ❖ A preliminary plat containing all of the necessary requirements according to the Valley County Subdivision Regulations.
- ❖ A phasing plan and construction timeline.
- ❖ One 8½ x 11" – 300 scale drawing of the proposed subdivision showing only the street names and lots.
- ❖ A plot plan, drawn to scale, showing existing utilities, streets, easements, ditches, and buildings.
- ❖ A landscaping plan, drawn to scale, showing elements such as trees, shrubs, ground covers, and vines. Include a plant list, indicating the size, quantity, location, and name (both botanical and common) of all plant material to be used.
- ❖ A site grading plan clearly showing the existing site topography and detailing the best management practices for surface water management, siltation, sedimentation, and blowing of dirt and debris caused by grading, excavation, open cuts, side slopes, and other site preparation and development.
- ❖ A lighting plan.
- ❖ A Wildfire Mitigation Plan.
- ❖ Names and addresses of property owners within 300 feet of the property lines. Information can be obtained through the Assessor’s Office. Only one list is required.

Ten (10) copies of the application and additional materials are required.

We recommend you review Title 9 and Title 10 of the Valley County Code online at www.co.valley.id.us/planning-zoning or

at the Planning and Zoning Office, 219 North Main, Cascade, Idaho.
 Subject to Idaho Statute 55-22 Underground Facilities Damage Prevention.

PROPOSED SUBDIVISION NAME Pearson Landing

APPLICANT BP Properties PHONE [REDACTED]
Owner Option Holder Contract Holder

APPLICANT'S SIGNATURE *Chris Patton* DATE 07/01/21

APPLICANT'S MAILING ADDRESS PO Box 4110, McCall, ID 83638

OWNER BP Properties PHONE [REDACTED]

OWNER'S MAILING ADDRESS PO Box 4110, McCall, ID 83638

Nature of Owner's Interest in this Development? Owner

AGENT/REPRESENTATIVE _____ FAX _____ PHONE _____

AGENT/REPRESENTATIVE ADDRESS _____

ENGINEER Crestline Engineers, Inc. PHONE [REDACTED]

ENGINEER ADDRESS 323 Deinhard Lane, Suite C, McCall, ID 83638

1. SIZE OF PROPERTY 11.82 acres

2. NUMBER OF ACREAGE OF ADJACENT LAND HELD BY THIS OWNER 0.00 acres

3. ANY RESTRICTIONS ON THIS PROPERTY?

Easements to Lake Fork Irrigation

Deed Restrictions None

Liens or encumbrances None

4. LEGAL DESCRIPTION See attached Legal Description.

5. TAX PARCEL NUMBER RP18N03E289006

Quarter SE Quarter SE Township 18N Range 3E

6. EXISTING LAND USES AND STRUCTURES ON THE PROPERTY ARE AS FOLLOWS:
Conditional Use Permit Application 20-09

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: Lake Fork Irrigation District canal, located on the south and west side of the property.

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

North Residential

South Nez Perce Tribe Office

East Residential

West Falvey Landscaping and Idaho Power Boulder Substation

- 8a. TYPE OF TERRAIN: Mountainous Rolling Flat Timbered
- 8b. DOES ANY PORTION OF THIS PARCEL HAVE SLOPES IN EXCESS OF 15%? No
- 8c. DESCRIBE ANY SIGNIFICANT NATURAL RESOURCES SUCH AS ROCK OUTCROPPING, MARSHES, WOODED AREAS: NA
-
- 9a. WATER COURSE: NA
- 9b. IS ANY PORTION OF THE PROPERTY LOCATED IN A FLOODWAY OR 100-YR FLOODPLAIN?
Information can be obtained from the P&Z Office. Include a map if yes. NA
- 9c. ARE THERE WETLANDS LOCATED ON ANY PORTION OF THE PROPERTY? NA
- 9d. WILL ANY PART OF THE PROPERTY BE SUBJECT TO INUNDATION FROM STORMWATER OVERFLOW OR SPRING MELTING RUN-OFF? NA
- 10a. NUMBER OF EXISTING ROADS: 0 Width _____ Private or Public? _____
Are the existing road surfaces paved or graveled? NA
- 10b. NUMBER OF PROPOSED ROADS: 1 Proposed width: 24' wide with 2' shoulders
Will the proposed roads be publicly or privately maintained? Private
Proposed road construction: Gravel Paved
- 11a. EXISTING UTILITIES ON THE PROPERTY ARE AS FOLLOWS:
Overhead power and irrigation
-
- 11b. PROPOSED UTILITIES: Individual well/septic, underground power, and communication
-
- Proposed utility easement width 12' Location Adjacent to R.O.W.
- 12a. SOLID WASTE DISPOSAL METHOD: Individual Septic Central Sewage Treatment Facility
- 12b. POTABLE WATER SOURCE: Public Water Association Individual
If individual, has a test well been drilled? No Depth _____ Flow _____ Purity Verified? _____
Nearest adjacent well Kertz Depth 50' Flow 25 GPM
13. ARE THERE ANY EXISTING IRRIGATION SYSTEMS? NA
Are you proposing any alterations, improvements, extensions or new construction? NA
If yes, explain: _____
-
14. DRAINAGE (Proposed method of on-site retention): See civil drawings
Any special drains? NA (Please attach map)
Soil type (Information can be obtained from the Soil Conservation District): Melton/Gestrin/Archabel Loam
15. WILL STREETS AND OTHER REQUIRED IMPROVEMENTS BE CONSTRUCTED PRIOR TO THE RECORDING OF THE FINAL PLAT? Yes
If not, indicate the type of surety that will be put up to ensure the construction of the improvements within one (1) year from the date of filing the plat: _____
-

16. OUTLINE OF PROPOSED RESTRICTIVE COVENANTS:

Setbacks: Front County Minimum Sides County Minimum Rear County Minimum
Mobile homes allowed? No
Minimum construction value NA Minimum square footage 1,800 sqft
Completion of construction required within 1 Days Months Years
Resubdivision permitted? No
Other _____

17. LAND PROGRAM:

Acreage in subdivision 11.82 acres Number of lots in subdivision 10
Typical width and depth of lots 163'w x 300'd
Typical lot area 1.03 acres Minimum lot area 1 acre Maximum lot area 1.19 acres
Lineal footage of streets 452 LF Average street length/lot 100 LF
Percentage of area in streets 3.12 %
Percentage of area of development to be public (including easements) 0 %
Maximum street gradient 3.00%
Indicate if subdivision is to be completely developed at one time; if not, describe stages _____
Refer to Phasing Plan and Construction Timeline

18. COMPLETE ATTACHED PLAN FOR IRRIGATION.

19. COMPLETE ATTACHED WEED CONTROL AGREEMENT.

20. COMPLETE ATTACHED IMPACT REPORT. It must address potential environmental, economic, and social impacts and how these impacts are to be minimized.



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APPLICATION FOR IRRIGATION PLAN APPROVAL

submitted with C.U.P. & Subdivision Applications
(Idaho Code 31-3805)

Applicant(s): BP Properties

<u>PO Box 4110</u>	<u>McCall, ID</u>	<u>83638</u>
Mailing Address	City, State	Zip

Telephone Numbers: [REDACTED]

Location of Subject Property: Pearson Lane and Burr Drive
(Property Address or Two Nearest Cross Streets)

Assessor's Account Number(s): RP _____ Section ____ Township ____ Range ____

C.U.P Number: _____

This land: Has water rights available to it
 Is dry and has no water rights available to it. If dry, please sign this document and return to the Planning & Zoning Department as part of your application.

Idaho Code 31-3805 states that when all or part of a subdivision is "located within the boundaries of an existing irrigation district or canal company, ditch association, or like irrigation water deliver entity ... no subdivision plat or amendment to a subdivision plat or any other plat or map recognized by the city or county for the division of land will be accepted, approved, and recorded unless:"

- A. The appropriate water rights and assessment of those water rights have been transferred from said lands or excluded from an irrigation entity by the owner; or
- B. The owner filing the subdivision plat or amendment to a subdivision plat or map has provided for the division of land of underground tile or conduit for lots of one acre or less or a suitable system for lots of more than one acre which will deliver water to those land owners within the subdivision who are also within the irrigation entity with the appropriate approvals:
 - 1. For proposed subdivisions located within an area of city impact, both city and county zoning authorities must approve such irrigation system in accordance with 50-the irrigation system.
 - 2. For proposed subdivisions outside of negotiated areas of city impact, the delivery system must be approved by the Planning and Zoning Commission and the Board of County Commissioners with the advice of the irrigation entity charged with the delivery of water to said lands.

Irrigation Plan Map Requirements

The irrigation plan **must be on a scalable map** and show all of the irrigation system including all supply and drainage structures and easements. Please include the following information on your map:

- All canals, ditches, and laterals with their respective names.
- Head gate location and/or point of delivery of water to the property by the irrigation entity.
- Pipe location and sizes, if any
- Rise locations and types, if any.
- Easements of all private ditches that supply adjacent properties (i.e. supply ditches and drainage ways).
- Slope of the property in various locations.
- Direction of water flow (use short arrows on your map to indicate water flow direction →).
- Direction of wastewater flow (use long arrows on your map to indicate waste water direction →).
- Location of drainage ponds or swales, if any where wastewater will be retained on property
- Other information: _____

Also, provide the following documentation:

- Legal description of the property.
- Proof of ownership.
- A written response from the irrigation entity and/or proof of agency notification.
- Copy of any water users' association agreement currently in effect which shows water schedules and maintenance responsibilities.
- Copy of all new easements ready for recording (irrigation supply and drainage).
- If you are in a city area of impact, please include a copy of the approvals by the city planning and zoning commission and city council of your irrigation plan.

=====Applicant Acknowledgement=====

I, the undersigned, agree that prior to the Planning and Zoning Department accepting this application, I am responsible to have all the required information and site plans.

I further acknowledge that the irrigation system, as approved by the Planning and Zoning Commission and ultimately the Board of County Commissioners, must be **bonded** and/or **installed** prior to the recording of the plat or building permit.

Signed:  _____
Applicant / Property Owner

Date: 3 10 21
(Application Submitted)



VALLEY COUNTY

WEED CONTROL AGREEMENT

The purpose of this agreement is to establish a cooperative relationship between Valley County and the undersigned Cooperator to protect the natural and economic values in the Upper Payette River watershed from damages related to the invasion and expansion of infestations of noxious weeds and invasive plants. This is a cooperative effort to prevent, eradicate, contain and control noxious weeds and invasive plants on public and private lands in this area. Factors related to the spread of weeds are not related to ownership nor controllable at agency boundaries. This agreement formalizes the cooperative strategy for management of these weeds addressed in Valley County's Integrated Weed Management Plan.

In this continuing effort to control Noxious Weeds, Valley County Weed Control will consult with the undersigned Cooperator and outline weed identification techniques, present optional control methods and recommend proper land management practices.

The undersigned Cooperator acknowledges that he/she is aware of any potential or real noxious weed problems on his/her private property and agrees to control said weeds in a timely manner using proper land management principles.

COOPERATOR

By: _____

By: _____

Valley County Weed Control

Date: _____

Date: _____

IMPACT REPORT (from Valley County Code 9-5-3-D)

You may add information to the blanks below or attach additional sheets.

- ❖ An impact report shall be required for all proposed Conditional Uses.
- ❖ The impact report shall address potential environmental, economic, and social impacts and how these impacts are to be minimized as follows:
 1. *Traffic volume, character, and patterns including adequacy of existing or proposed street width, surfacing, alignment, gradient, and traffic control features or devices, and maintenance. Contrast existing with the changes the proposal will bring during construction and after completion, build-out, or full occupancy of the proposed development. Include pedestrian, bicycle, auto, and truck traffic.*

The new 24' wide paved road with 2' shoulders will accommodate ten residential housing lots. The roadway gradient is minimal with a sufficient 2% - 3% crown and alignment within ROW and access easement. The owner(s) will be responsible for maintaining the roadway for shared access. A moderate increase in traffic flow will occur during construction activities.

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

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

3. *Noise and vibration levels that exist and compare to those that will be added during construction, normal activities, and special activities. Include indoor and outdoor, day and night variations.*

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

4. *Heat and glare that exist and that might be introduced from all possible sources such as autos in parking areas, outdoor lights, water or glass surfaces, buildings or outdoor activities.*

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

5. *Particulate emissions to the air including smoke, dust, chemicals, gasses or fumes, etc. both existing and what may be added by the proposed uses.*

Little to no net change in particulate emissions are expected outside of traffic emissions from residents.

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

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

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

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

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

Existing vegetation removal mostly limited to removal of pasture/native grasses for roadway establishment and roadway is not anticipated to encounter wetlands.

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

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

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

There are no anticipated problems with existing soil suitability. Roadway and building construction will be supported by appropriate imported backfill material to stabilize sections as needed. Topsoil may be added to landscaping 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 preliminary construction plans call for creating cuts and fills for the roadway and vegetated stormwater swales and/or detention basins if determined necessary. Fencing and other sight buffers will be addressed as part of the CC&Rs.

12. *Visibility from public roads, adjoining property, and buildings. Include what will be done to reduce visibility of all parts of the proposal but especially cuts and fills and buildings. Include the effect of shadows from new features on neighboring property.*

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

13. *Reasons for selecting the particular location including topographic, geographic and similar features, historic, adjoining land ownership or use, access to public lands, recreation,*

utilities, streets, etc., in order to illustrate compatibility with and opportunities presented by existing land uses or character.

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

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

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

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

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

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

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

- 17. State what natural resources or materials are available at or near the site that will be used in a process to produce a product and the impacts resulting from the depletion of the resource. Describe the process in detail and describe the impacts of each part.*

N/A

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

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

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

Ten (10) individual lots will be available for residential and other buildings.

- 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 2022. See attached Phasing Plan and Construction Timeline for additional details.

- 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.

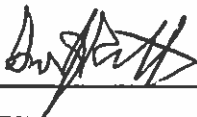
Wildfire Mitigation Plan

Pearson Landing

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

The subdivision will have a 30,000-gallon water storage tank located near the entrance of the development.


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

By:  Date: 3/29/21
Dusty Bitton

Landscaping Plan

Pearson 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.

By:  Date: 3/29/01
Dusty Bitton

Lighting Plan

Pearson Landing

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

By:  Date: 3/29/21
Dusty Bitton

Phasing Plan and Construction Timeline

Pearson 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 – 2021 through 2022

Asphalt roadway construction

Roadway drainage improvements and grading.

Fire protection water storage tank installation.

By:  _____ Date: 3/29/21

Dusty Bitton

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.

Garrett and Tawny De Jong 30 Pearson Lane McCall, ID 83638	Sackerman Family Trust A and B C/O Carole L Sackerman 11017 Barman Ave Culver City, CA 90230
Larry Shake 1612 S. Samson Trail McCall, ID 83638	Nick and Sabrina Kertz 25 Pearson Lane McCall, ID 83638
Nez Perce Tribe P.O. Box 305 Lapwai, ID 83540	NSA Property Holdings, LLC 5005 Meadow Road, Suite 420 Lake Oswego, OR 97035
Sound Holdings, LLC P.O. Box 710 McCall, ID 83638	Katrina M. Bayse Idaho Power Company P.O. Box 70 Boise, ID 83707
Craig Johnson 110 N. 3 rd Street McCall, ID 83638	Robert and Denise Belunda 1229 Eastern Ave. Sacramento, CA 95864
Harrison Development, LLC 5112 N. 40 th Street, Suite 105 Phoenix, AZ 85018	

Legal Description

Pearson Landing

A parcel of land situated in the SE¼ of the SE¼ of Section 28, Township 18 North Range 3 East 3 of the Boise

Meridian Valley County, Idaho described as follows:

Commencing at a brass cap marking the South 1/16 corner common to Section 27 and 28 of said Township 18 North Range 3 East; Thence North 89°51'00" West a distance of 35.77 feet, along the northerly boundary of said SE¼ of the SE¼ to the True Point of Beginning; Thence South 00°38'00" West a distance of 840.86 feet to the center line of Lake Irrigation District Canal; Thence Westerly and Northerly along said canal center line, South 72 °34' West a distance of 33.64 feet; Thence South 86°00' West a distance of 160.00 feet; Thence North 78°00' West a distance of 105.00 feet; Thence North 62°00' West a distance of 147.00 feet; Thence North 42°00' West a distance of 105.00 feet; Thence North 29°00' West a distance of 110.00 feet; Thence North 21°00' West a distance of 641.65 feet to the Northerly boundary of said SE¼ of the SE¼; Thence South 89°51'00" East a distance of 787.04 feet to the True Point of Beginning.



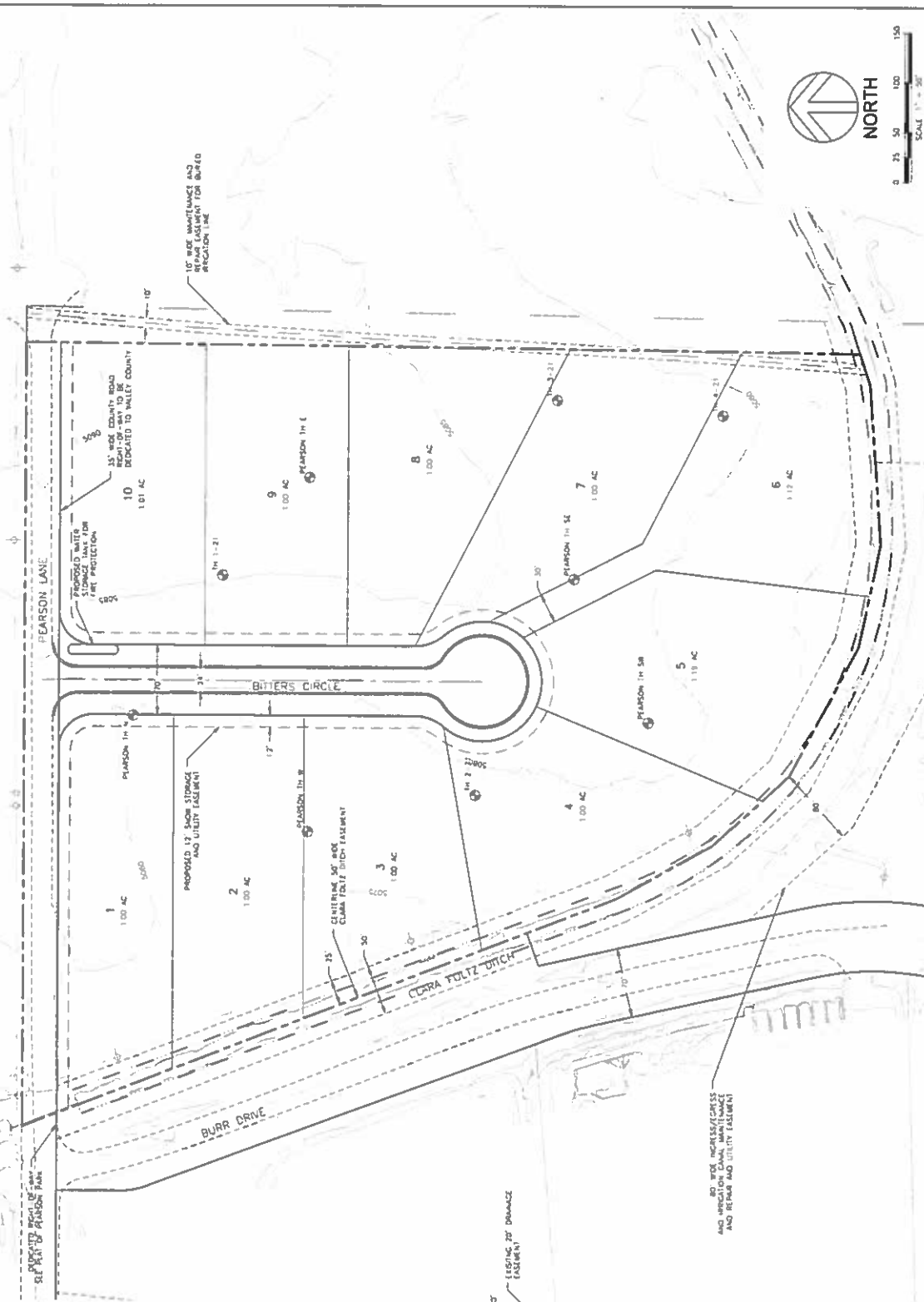
NORTH
SCALE: 1" = 300'

CRESTLINE
ENGINEERS

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

PEARSON LANDING
VALLEY COUNTY, IDAHO
PROPOSED SUBDIVISION STREET NAMES AND LOTS

PROJECT	20003	DRAWN	FIGURE NO.
DATE	3/26/2021	RFP	1 OF 1



PROJECT	PEARSON LANDING
DATE	11/11/11
EXHIBIT NO	EX-1
SHEET NO	1 OF 3

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

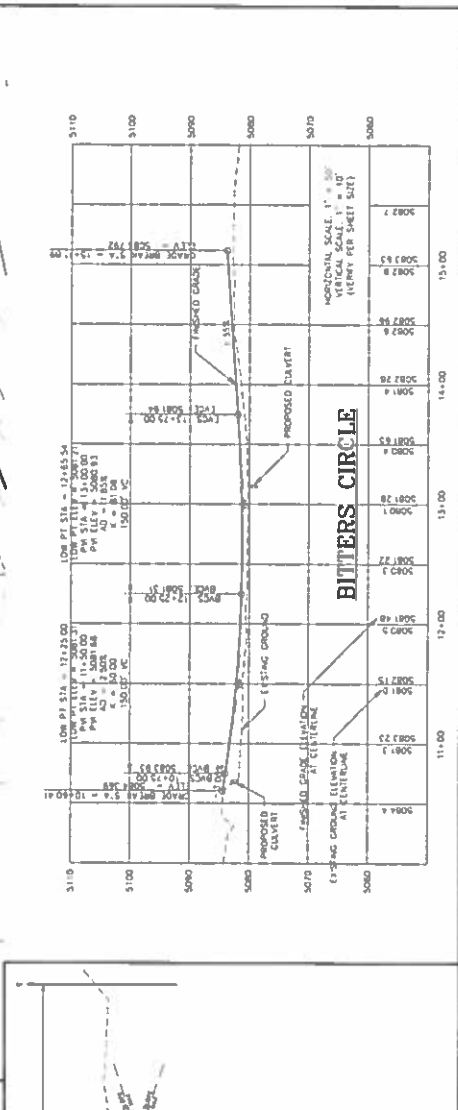
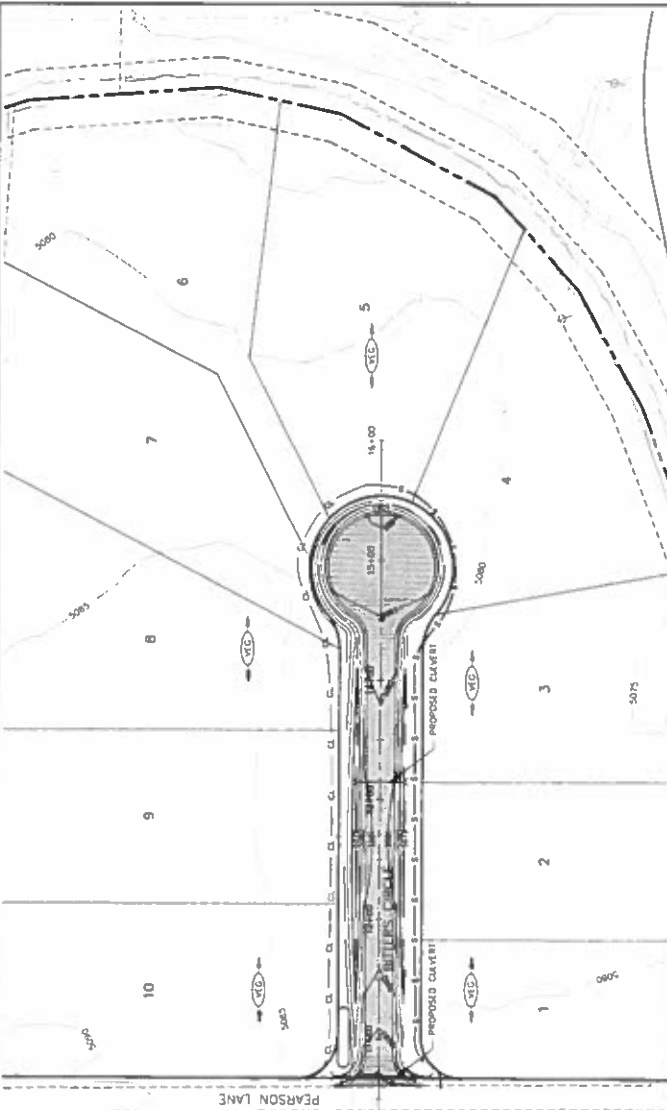
CRESTLINE
ENGINEERS
 323 DEINHARD LANE, SUITE C PO BOX 2330
 MACALL, IDAHO 83630
 208 634-4140 208 634-4146 FAX

- NOTES:**
- EXISTING TOPOGRAPHY DATA AS SHOWN ON THIS PLAN ARE BASED UPON SURVEY DATA PROVIDED BY DEAN LAND SURVEYS, INC. ALL ELEVATIONS ARE IN FEET UNLESS OTHERWISE NOTED.
 - THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE UTILITIES SHOWN ON THIS DRAWING AS THE LOCATION OF UTILITIES HAS BEEN OBTAINED FROM SOURCES OF VARYING RELIABILITY.
 - THE PROPERTY BOUNDARY ACROSS THE SITE ARE APPROXIMATELY 28 TO 55. THE SOILS LOCATED ON THE PROPERTY CONSIST OF MICHAEL, WELDON, AND GUSTEN COMPLEX.
 - THE PROJECT IS LOCATED IN SECTION 28, T19N, R7E, S14E, VALLEY COUNTY, IDAHO.

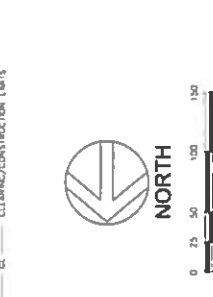
LEGEND:

---	PROPERTY BOUNDARY
---	EXISTING RIGHT-OF-WAY LINE
---	PROPOSED RIGHT-OF-WAY LINE
---	SECTION LINE
---	EXISTING EASEMENT LINE
---	EXISTING EASEMENT LINE
---	EXISTING ROAD CENTER LINE
---	EXISTING ROAD CENTER LINE
---	EXISTING EDGE OF PAVEMENT
---	EXISTING FENCE
---	EXISTING OVERHEAD POWER AND POLE
---	SEPTIC TEST HOLE LOCATION
---	EXISTING CULVERT
---	PROPOSED EASEMENT LINE
---	EXISTING EDGE OF IRRIGATION CANAL

NO.	REVISION	BY	DATE	SECTION	DATE



- LEGEND:**
- PROPERTY BOUNDARY
 - - - EXISTING CONTOUR
 - PROPOSED ASPHALT ROADWAY
 - PROPOSED DRAINAGE SWALE/LOW LIE
 - PRESERVE EXISTING VEGETATION
 - PROPOSED CULVERT
 - SALT FENCE
 - CLEARING/CONSTRUCTION LIMITS



- GRADING AND DRAINAGE NOTES:**
1. STORMWATER MANAGEMENT TO BE COMPLETED PRIOR TO THE START OF CONSTRUCTION. PRELIMINARY STORMWATER CALCULATIONS CAN BE PROVIDED UPON REQUEST.
 2. THE GRADING AND STORMWATER MANAGEMENT AS SHOWN ON THIS DRAWING IS BASED ON THE ASSUMPTIONS LISTED BELOW. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES PRIOR TO THE START OF ANY PROJECT CONSTRUCTION.
 3. STORMWATER MANAGEMENT INCLUDING EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED PER WALLEY COUNTY REQUIREMENTS.
 4. REFER TO THE STATE OF IDAHO CATALOG OF STORMWATER BEST MANAGEMENT PRACTICES FOR SAND CATCHES AND TRAP PITS FOR DETAILS ON BEST PRACTICES AND INSTALLATION.
 5. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF ANY PROJECT CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES PRIOR TO THE START OF ANY PROJECT CONSTRUCTION.
 6. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING EROSION AND SEDIMENT CONTROL MEASURES AND MAINTAINANCE OF ALL EROSION AND SEDIMENT CONTROL MEASURES THROUGHOUT THE PROJECT.
 7. WORK ACTIVITIES SHALL TAKE PLACE WITHIN THE CLEARING LIMITS AS SHOWN ON THIS PLAN. CONSTRUCTION SHALL BE LIMITED TO THE CLEARING LIMITS.
 8. THE IMPLEMENTATION OF THESE EROSION AND SEDIMENT CONTROL MEASURES INCLUDING INSTALLATION, MAINTENANCE, AND REMOVAL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES PRIOR TO THE START OF ANY PROJECT CONSTRUCTION.
 9. IN GENERAL, ALL SITE GRADING ADJACENT TO NEAR BUILDING STRUCTURES SHALL BE SLOPED TO DRAIN AWAY FROM THE STRUCTURES. ALL GRADING SHALL BE SLOPED TO DRAIN AWAY FROM THE STRUCTURES AND AS IN LANDSCAPE AREAS AREAS BETWEEN AREAS TO BE DEVELOPED AND PROPERTY BOUNDARIES WILL BE SLOPED TO DRAIN AWAY FROM THE STRUCTURES AND RETAINED AND EXISTING LANDSCAPE AREAS.



- NOTES:**
1. REFER TO THE STATE OF IDAHO CATALOG OF STORMWATER BEST MANAGEMENT PRACTICES FOR SAND CATCHES AND TRAP PITS FOR DETAILS ON BEST PRACTICES AND INSTALLATION.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES PRIOR TO THE START OF ANY PROJECT CONSTRUCTION.
 3. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED PER WALLEY COUNTY REQUIREMENTS.

REVISION

NO.	DATE	BY	REASON

APPROVALS

DATE	BY	FOR

CRESTLINE ENGINEERS
 323 DEINHARD LANE, SUITE C - PO BOX 2330
 MC CALL, IDAHO 83638
 208 634 4140 208 634 4146 FAX