Appendix A – Figures

Red Ridge Village PUD

1. Red Ridge Village Context – Site Location
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3. Red Ridge Village Detail – Development Concept
4. Red Ridge Village Detail – Trails and Open Space
5. Red Ridge Village Context – Valley County Future Land Use
6. Red Ridge Village Detail – Phase 1a Development Plan
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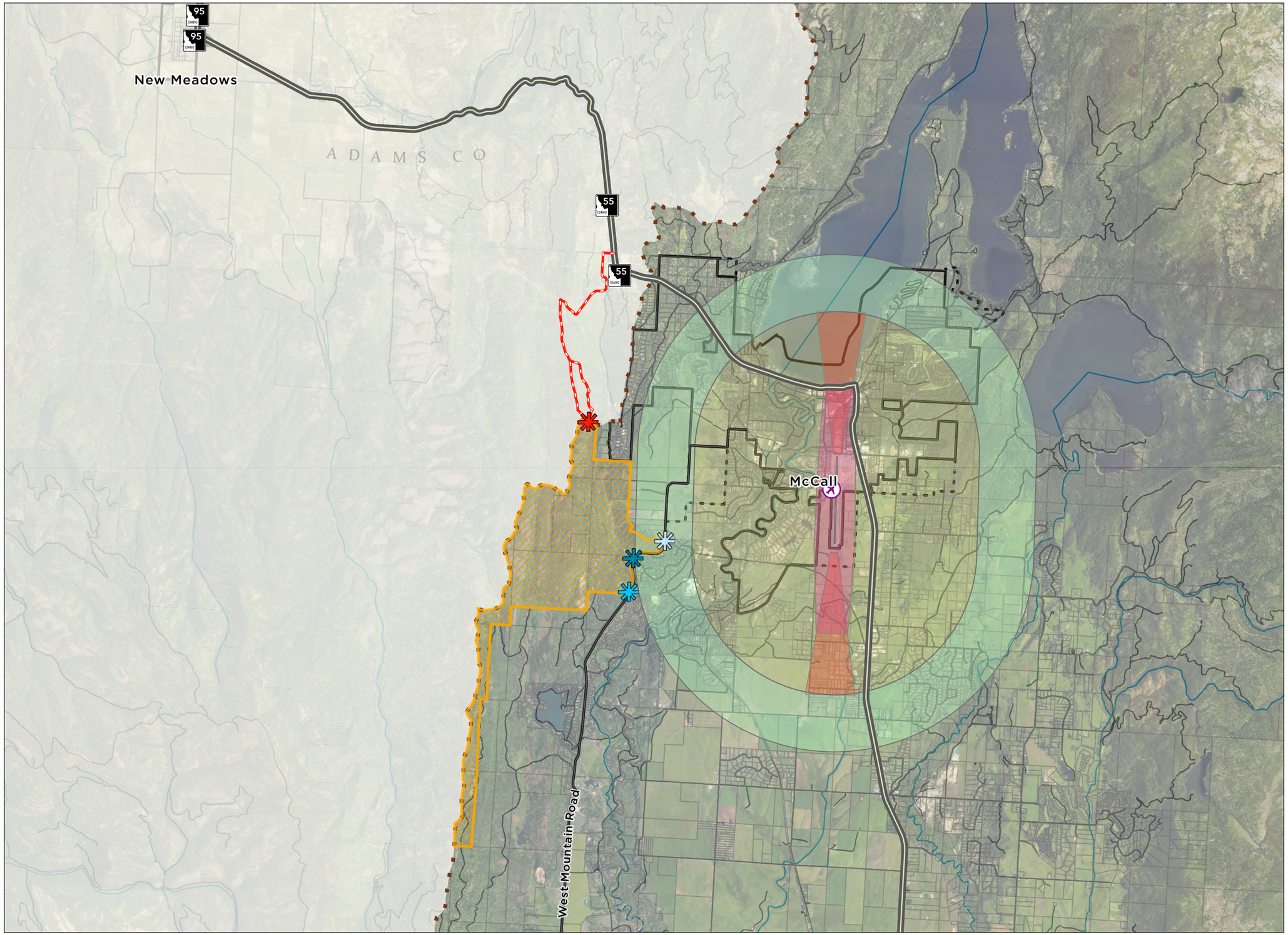
8. Isometric Diagram – Meadow-Adjacent Roadway
9. Isometric Diagram – Neighborhood Roadway
10. Design Guidelines – Building Types & Materials
11. Design Guidelines – Landscape Materials
12. Red Ridge Village Detail – Terrain and Slope
13. Red Ridge Village Detail – Hydrography
14. Red Ridge Village Detail – Soils Types
15. Red Ridge Village Detail – Fire Risk
16. Red Ridge Village Detail – Xyloplan Fire Assessment



LEGEND

- Application Area
- Emergency Access
- Primary Access
- Secondary Access
- Temporary Access
- Emergency Access Route
- McCall Municipal Airport

CFR77 Areas

- Approach
- Conical
- Horizontal
- Transitional
- Municipality
- McCall Impact Area
- Valley Co Parcel Lines
- County Boundary

Miles
0 0.5 1

N

NOTES

1. SITED ENTIRELY IN VALLEY COUNTY, IDAHO

2. APPROXIMATELY 3.1 MILES FROM DOWNTOWN MCCALL; BEYOND THE MCCALL IMPACT AREA

3. COMPRISED OF APPROXIMATELY 2250 ACRES, OWNED SOLELY BY DF DEVELOPMENT

4. PORTIONS OF THE SITE ARE WITHIN THE CFR 77 CONICAL SURFACE. AT THIS LOCATION, ALLOWABLE HEIGHT INCREASES AT A 20:1 SLOPE. FINAL HEIGHTS SUBJECT TO FAA PART 77 REVIEW.

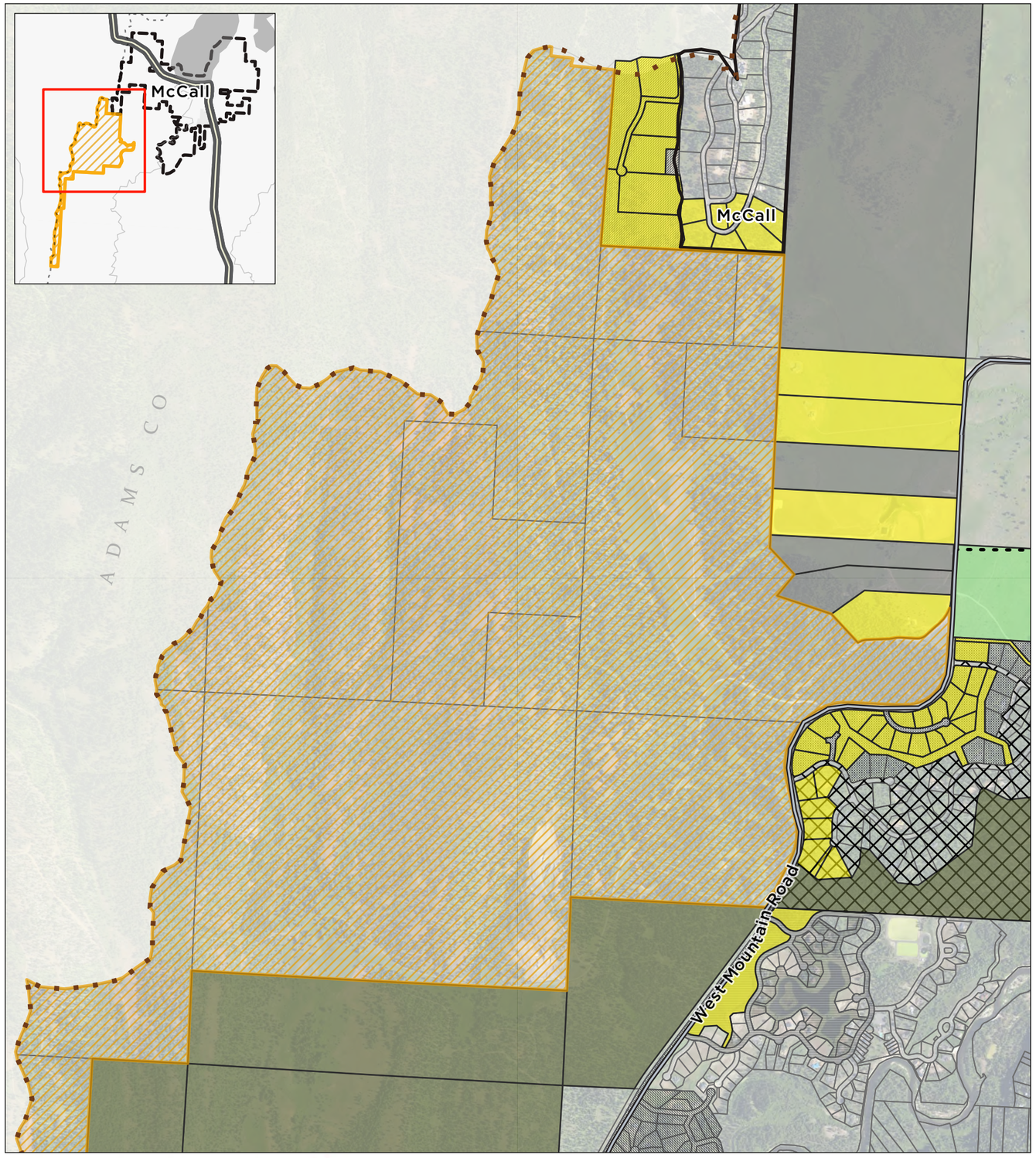
5. ROUTINE ACCESS PROVIDED BY UP TO 3 POINTS ALONG WEST MOUNTAIN ROAD

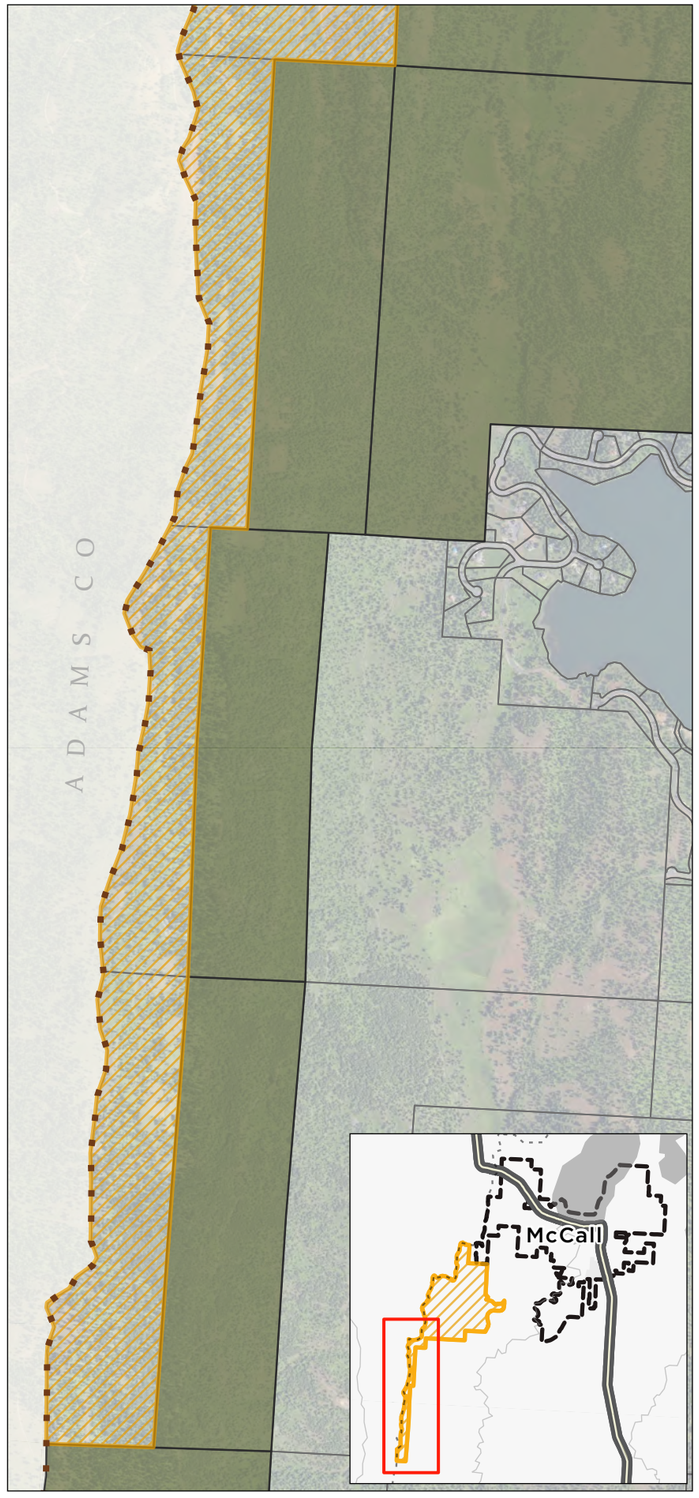
6. TERTIARY EMERGENCY ACCESS PROVIDED THROUGH INTERNAL ROADS AND EASEMENTS, CONNECTING TO HWY 55 VIA WHITEFIELD LANE

RED RIDGE VILLAGE PUD APPLICATION

DF DEVELOPMENT

FIGURE A.1. RED RIDGE VILLAGE CONTEXT – SITE LOCATION





LEGEND

- Application Area

Property Use within 500'

- Grazing
- Productivity Forest Land
- Other Rural Land
- Residential, Multiple Type

Subdivisions witin 500'

- Blackhawk on the River, Ph 1
- Blackhawk Ranch, Ph 3
- Legacy Ranch at Whitetail Club
- White Cloud, Ph 1
- White Cloud, Ph 2
- Whitetail PUD, Ph 2
- Blackhawk Lake Estates

- Municipality
- McCall Impact Area
- Valley Co Parcel Lines
- County Boundary

Miles
0 0.33 0.65

N

NOTES

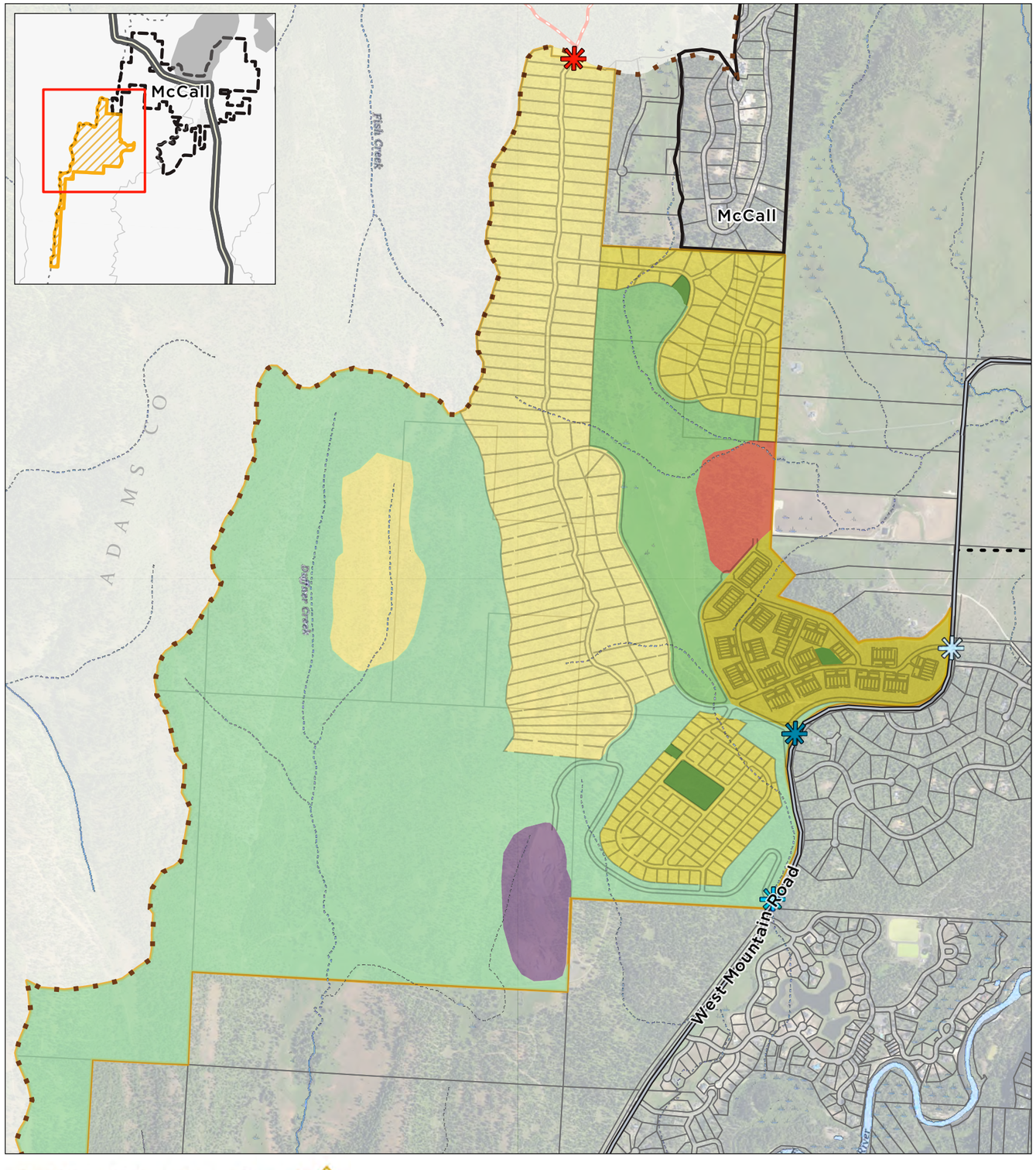
1. THE APPLICATION AREA IS IMMEDIATELY ADJACENT TO NUMEROUS RESIDENTIAL SUBDIVISIONS, INCLUDING LEGACY RANCH AT WHITETAIL CLUB AND WHITETAIL PUD, BLACKHAWK ON THE RIVER AND BLACKHAWK RANCH, AND TWO WHITE CLOUD PHASES

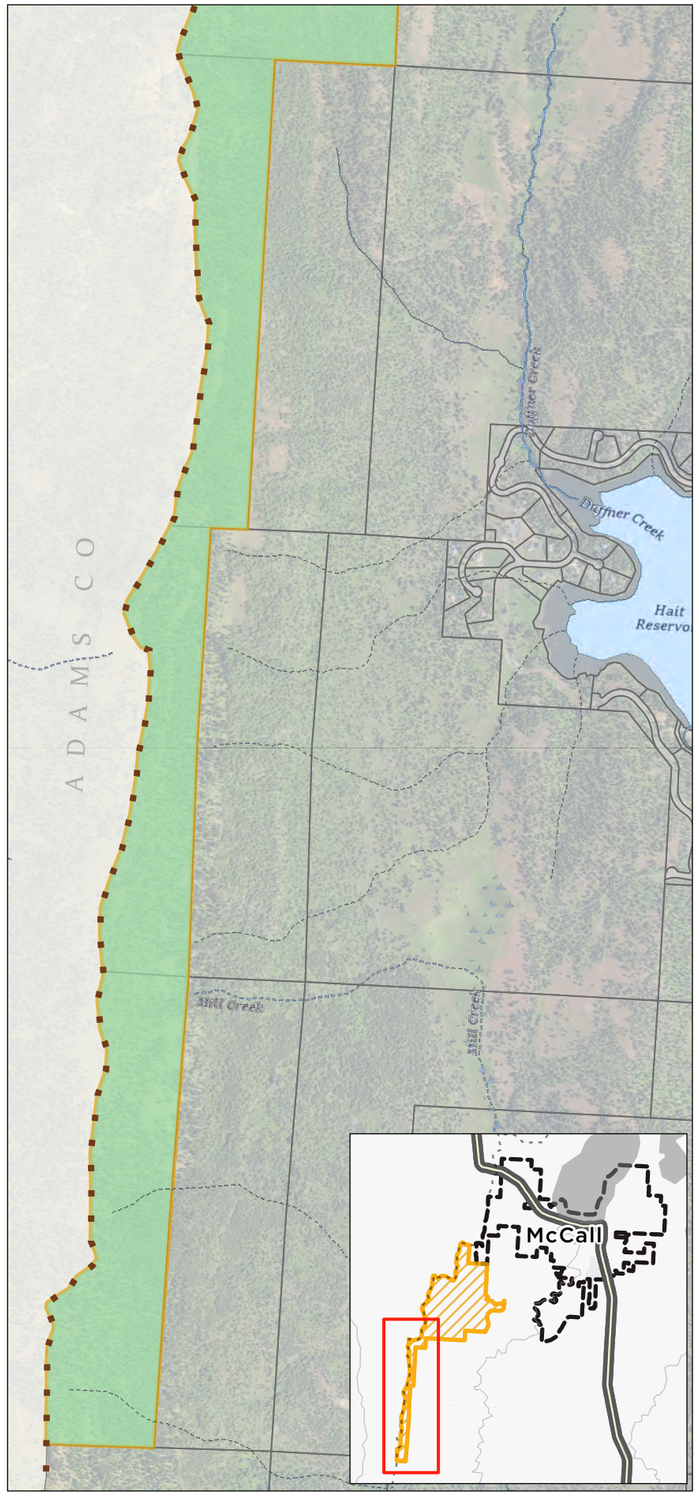
2. PROPERTIES TO THE NORTH AND EAST INCLUDE SINGLE FAMILY RESIDENTIAL AND AGRICULTURAL LAND USES RANGING FROM 1/3- TO GREATER THAN 5-ACRE LOTS

3. DF DEVELOPMENT OWNS THE PROPERTY TO THE NORTH AND WEST IN ADAMS COUNTY; ITS CURRENT USE IS OPEN SPACE AND TIMBERLAND

RED RIDGE VILLAGE
PUD APPLICATION
DF DEVELOPMENT

FIGURE A.2. RED RIDGE VILLAGE DETAIL – ADJACENT PROPERTIES





LEGEND

- Single Family Residential (1ac)
- Townhome Residential
- Single Family Residential (3/4ac)
- Estate Lots
- Village Center
- Maintenance Yard
- Developed Park Space
- Meadow Preservation Area
- Managed Natural Open Space
- Municipality
- McCall Impact Area
- Valley Co Parcel Lines
- County Boundary

Miles
0 0.15 0.3

N

NOTES

THE RED RIDGE VILLAGE PUD IS ANCHORED BY A 149-ACRE PRESERVED MEADOW AND 36-ACRE MIXED USE VILLAGE.

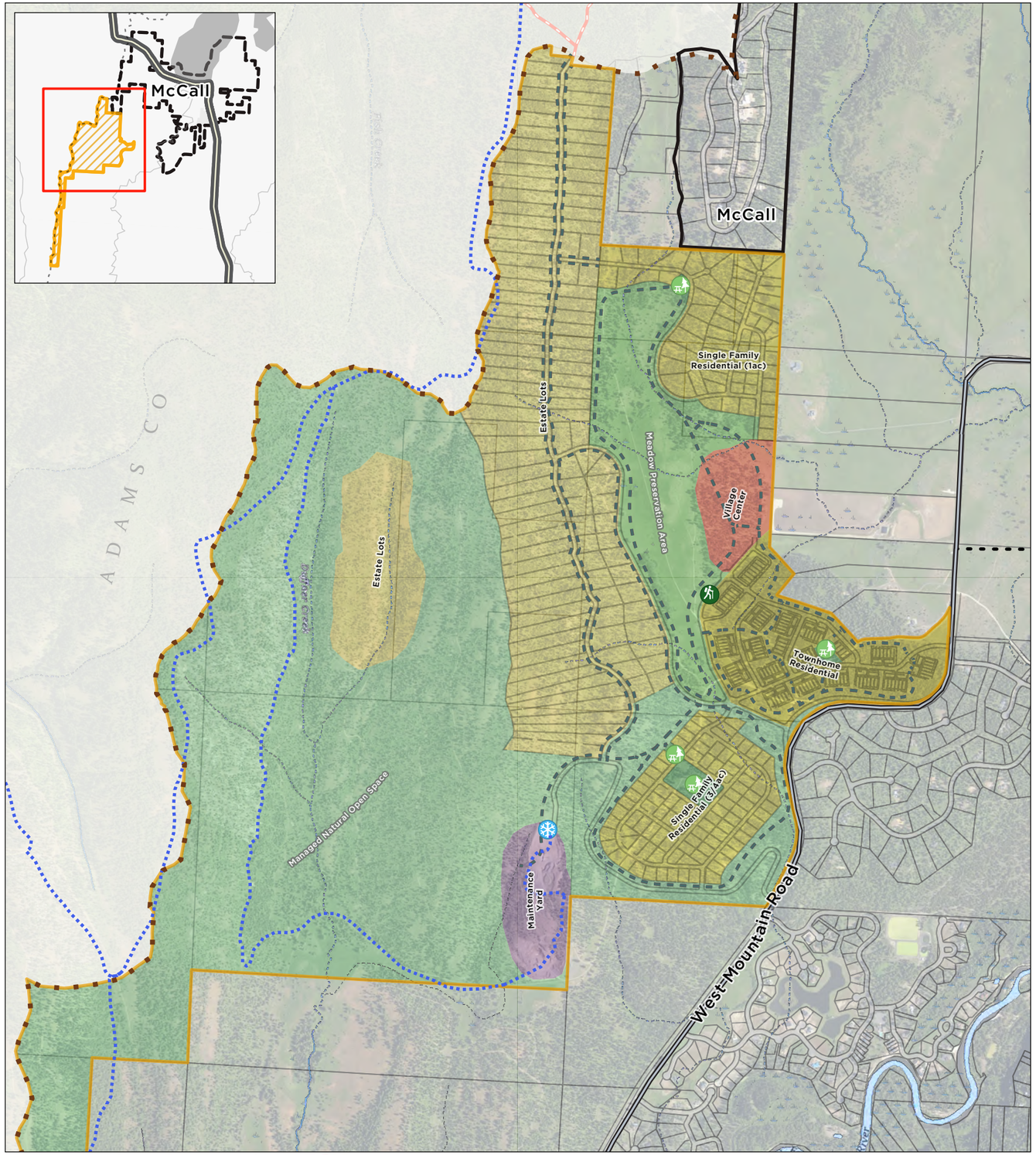
THE VILLAGE WILL INCLUDE BUILDINGS WITH LOCAL RESTAURANTS AND SMALL SHOPS ON THE GROUND FLOOR, A FARM TO TABLE CENTER WITH RESTAURANT AND COMMUNITY GATHERING SPACES, A PLAZA FOR COMMUNITY ACTIVITIES AND GATHERING AND UPPER FLOOR RESIDENTIAL AND HOSPITALITY USES.

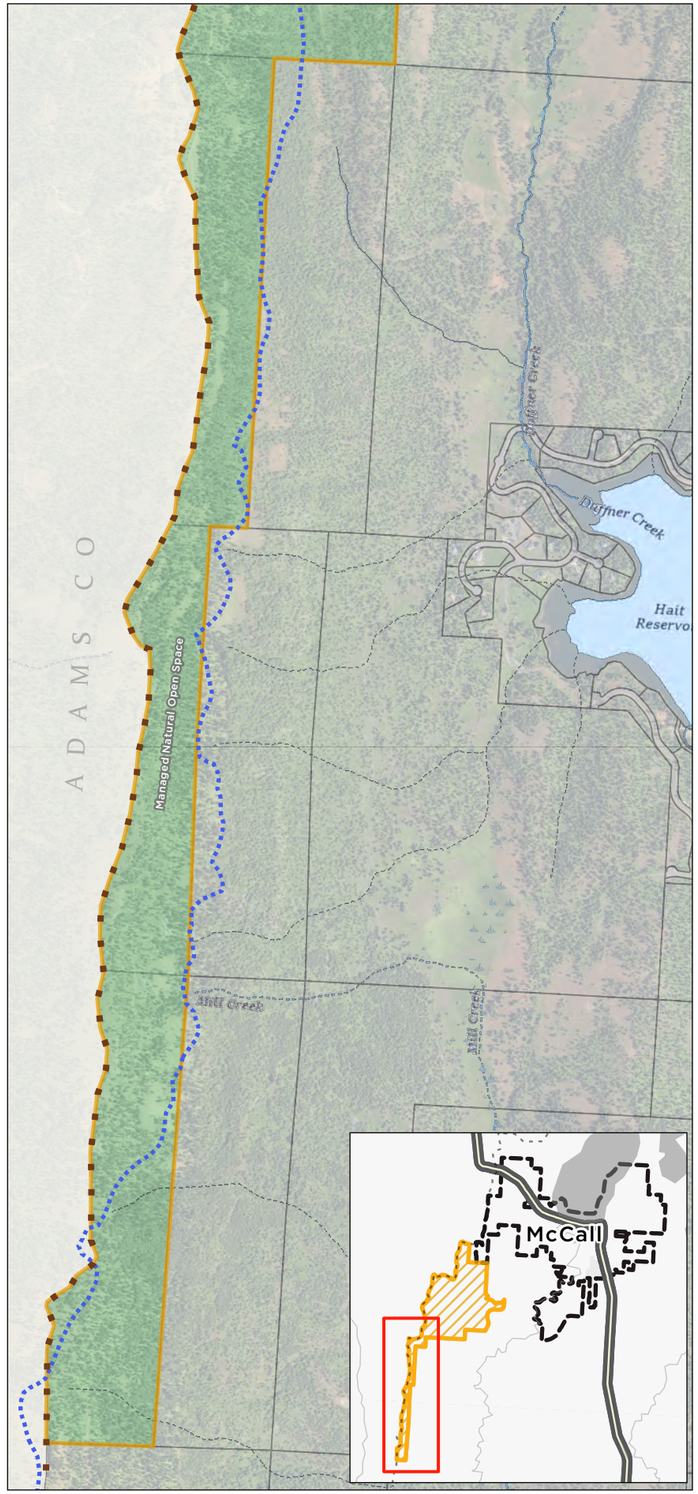
THERE WILL BE FOUR RESIDENTIAL NEIGHBORHOODS CONNECTED TO THE MEADOW AND VILLAGE CENTER THROUGH AN INTERNAL ROAD AND TRAIL SYSTEM, WHICH ALSO PROVIDES ACCESS FROM SURROUNDING NEIGHBORHOODS AND AREAS.

RED RIDGE VILLAGE PUD APPLICATION

DF DEVELOPMENT

FIGURE A.3. RED RIDGE VILLAGE DETAIL – DEVELOPMENT CONCEPT





LEGEND

- Application Area
- Meadow Loop Trailhead
- Snowmobile Access and Trailer Parking
- Park
- Non-motorized Trail System
- ATV and Snowmobile Trails
- Municipality
- McCall Impact Area
- Valley Co Parcel Lines
- County Boundary

0 0.15 0.3 Miles

N

NOTES

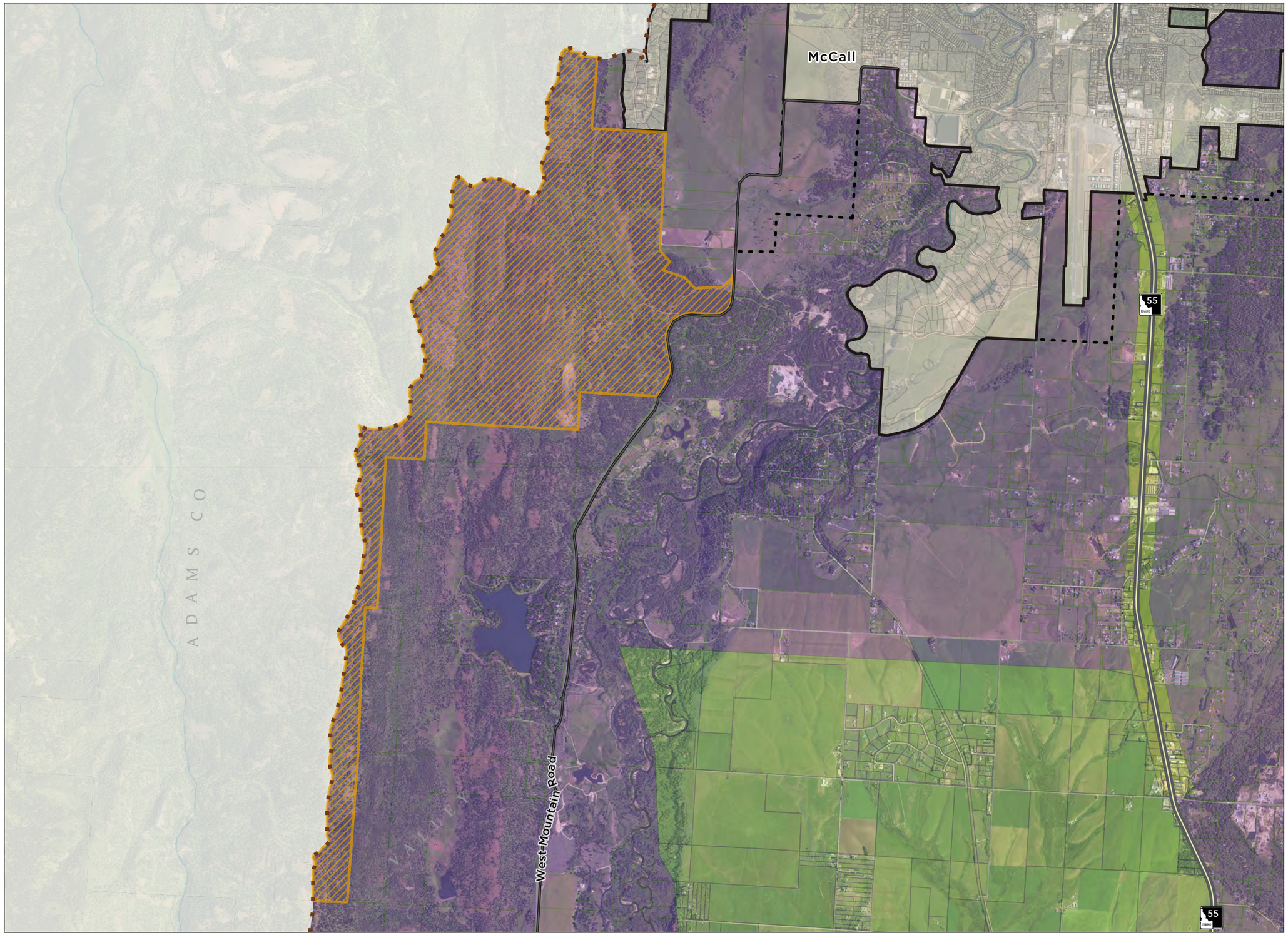
IN ADDITION TO THE APPROXIMATELY 149-ACRE MEADOW AND MORE THAN 1,400 ACRES OF MANAGED NATURAL OPEN SPACE, RED RIDGE VILLAGE ESTABLISHES A CONTINUOUS AND INTENTIONAL OPEN SPACE FRAMEWORK. LARGE, CONNECTED AREAS OF MANAGED NATURAL OPEN SPACE ARE PRESERVED AS FUNCTIONAL LANDSCAPES THAT SUPPORT WILDLIFE HABITAT, WILDFIRE MITIGATION, DRAINAGE, AND LONG-TERM RESILIENCE.

WITHIN THIS FRAMEWORK, OPEN SPACES AND NEARLY 2.5 MILES OF TRAILS ARE HIERARCHICALLY ORGANIZED, RANGING FROM NEIGHBORHOOD-SCALE PARKS TO COMMUNITY-SERVING OPEN SPACES AND REGIONAL TRAIL CONNECTIONS, ENSURING THAT RECREATIONAL AMENITIES ARE APPROPRIATELY SCALED AND DISTRIBUTED ACROSS THE DEVELOPMENT.

RED RIDGE VILLAGE PUD APPLICATION

DF DEVELOPMENT

FIGURE A.4. RED RIDGE VILLAGE DETAIL – TRAILS AND OPEN SPACE



LEGEND

- Application Area

Valley County Future Land Uses

- Commercial
- Agriculture
- Residential
- Municipality
- McCall Impact Area
- Valley Co Parcel Lines
- County Boundary

0 0.33 0.65 Miles

N

NOTES

1. GIVEN THE VALLEY COUNTY COMPREHENSIVE PLAN AS AMENDED IN DECEMBER 2025, THE DEVELOPMENT SITE IS WITHIN IDENTIFIED RESIDENTIAL FUTURE LAND USE AREAS.

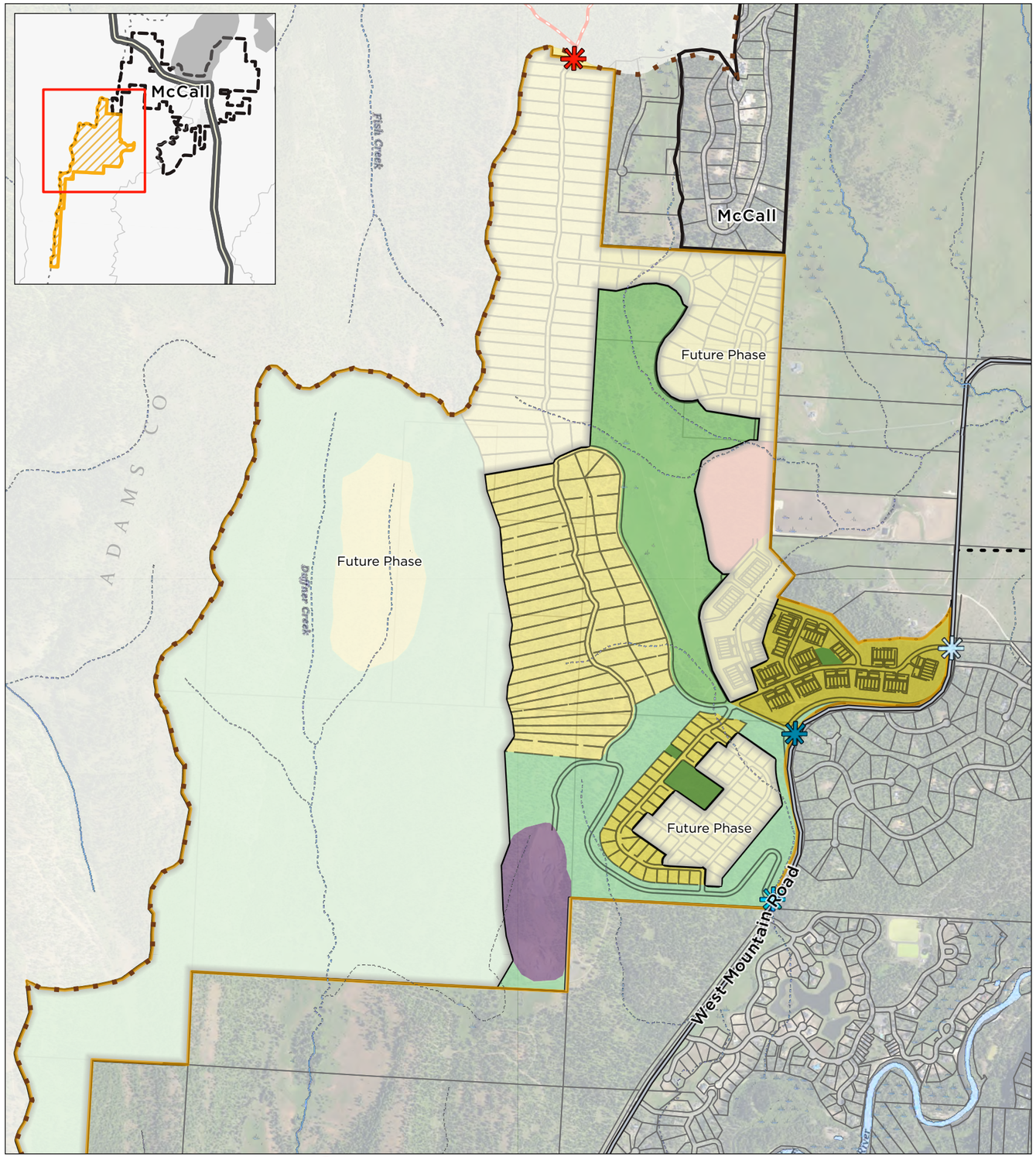
2. THE COMPREHENSIVE PLAN DOES NOT ASSIGN A DISTINCT OR PRESCRIPTIVE RESIDENTIAL CLASSIFICATION TO THIS FUTURE LAND USE OR SITE.

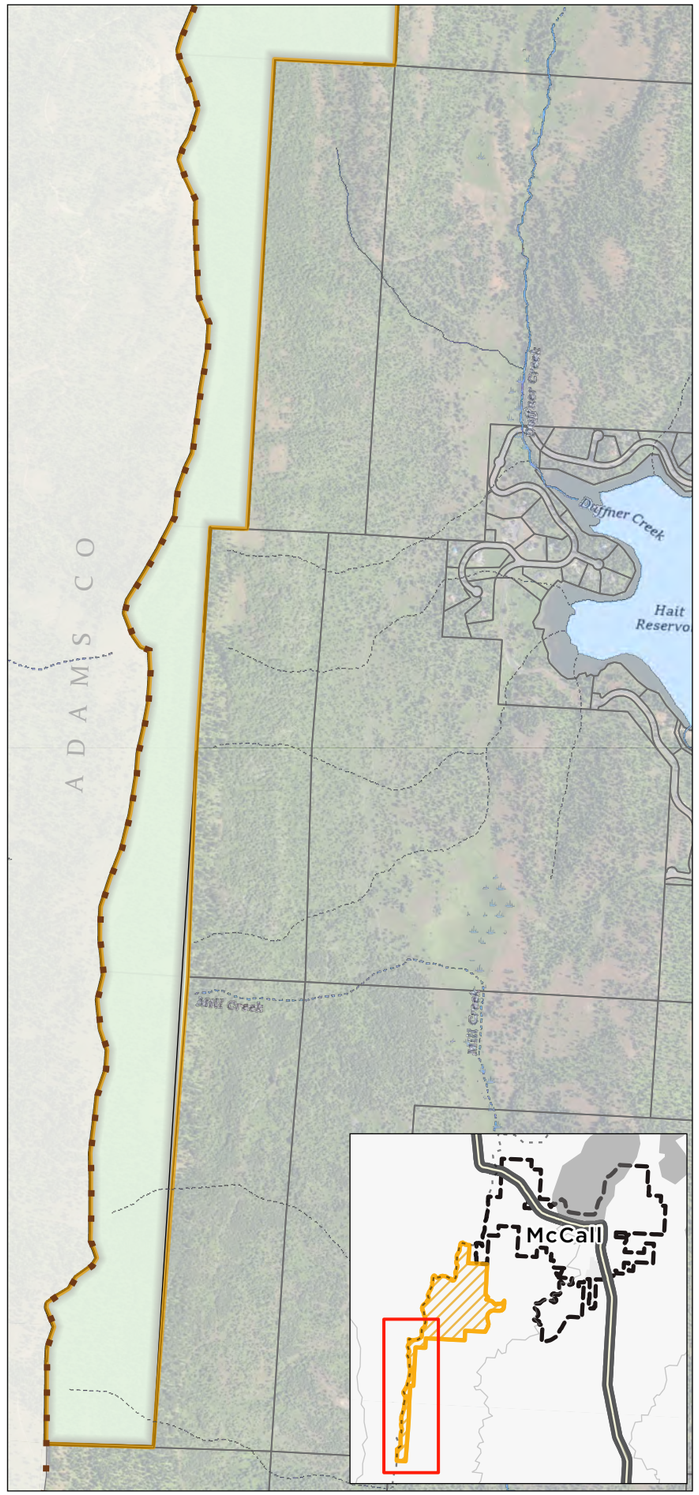
3. SPECIFIC LAND USE MIX, DENSITY, AND DEVELOPMENT FORM ARE THEREFORE PROPOSED AND EVALUATED THROUGH THE PLANNED UNIT DEVELOPMENT PROCESS.

RED RIDGE VILLAGE PUD APPLICATION

DF DEVELOPMENT

FIGURE A.5. RED RIDGE VILLAGE CONTEXT – VALLEY COUNTY FUTURE LAND USE





LEGEND

- Application Area
- Future Development Phases
- Single Family Residential (1ac)
- Townhome Residential
- Single Family Residential (3/4ac)
- Estate Lots
- Village Center
- Maintenance Yard
- Developed Park Space
- Meadow Preservation Area
- Managed Natural Open Space
- Municipality
- McCall Impact Area
- Valley Co Parcel Lines
- County Boundary

0 0.15 0.3 Miles

N

NOTES

1. ILLUSTRATED HERE ARE THE LOCATION, LAND USE COMPOSITION, AND PRIMARY INFRASTRUCTURE ASSOCIATED WITH PHASE 1A OF THE RED RIDGE VILLAGE PUD.

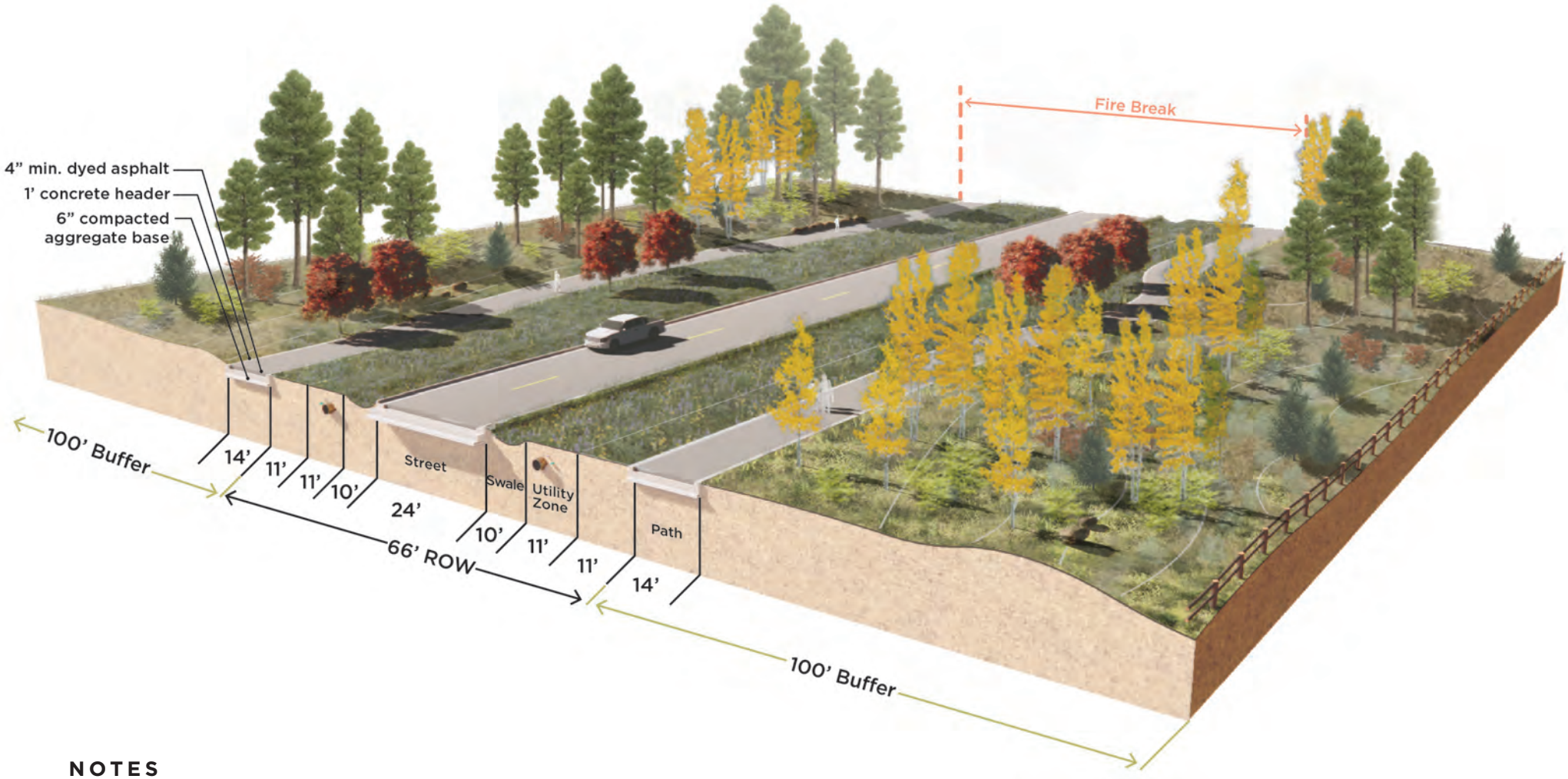
2. PHASE 1A FOCUSES DEVELOPMENT IN THE SOUTHERN PORTION OF THE SITE, ADJACENT TO EXISTING ROAD CONNECTIONS, AND INCLUDES A MIX OF TOWNHOMES AND SINGLE-FAMILY RESIDENTIAL LOTS, ALONG WITH A DESIGNATED SUPPORT AREA.

3. DEVELOPMENT IS CLUSTERED TO LEVERAGE EXISTING ACCESS, UTILITIES, AND TOPOGRAPHY WHILE MAINTAINING CONTINUITY WITH SURROUNDING NEIGHBORHOODS AND PRESERVING ADJACENT OPEN SPACE AREAS IDENTIFIED FOR FUTURE PHASES.

RED RIDGE VILLAGE
PUD APPLICATION
DF DEVELOPMENT

FIGURE A.6. RED RIDGE VILLAGE DETAIL – PHASE 1A DEVELOPMENT PLAN

Figure 7a - Isometric Diagram - Primary Roadway



NOTES

These diagrams depict typical cross sections for the various roadway types within the Red Ridge Development. Site-specific traffic and safety conditions will determine the exact layout of each roadway; however, the development will maintain consistent key characteristics throughout.

1. Separated pedestrian paths, connected to the overall trail network, will create clear separation between vehicular and pedestrian spaces.
2. The development will embrace the natural landscape by incorporating native, drought-tolerant, and wildfire-safe plant species and patterns that complement the site's existing character.
3. Each right-of-way width is designed and maintained to function as a firebreak, helping protect both the Red Ridge community and the greater McCall area.
4. Where feasible, the design will accommodate drainage using Low Impact Design (LID) standards, including permeable swales that manage drainage flows and reduce downstream peak runoff.

Figure 7b - Isometric Diagram - Primary Roadway - Planting

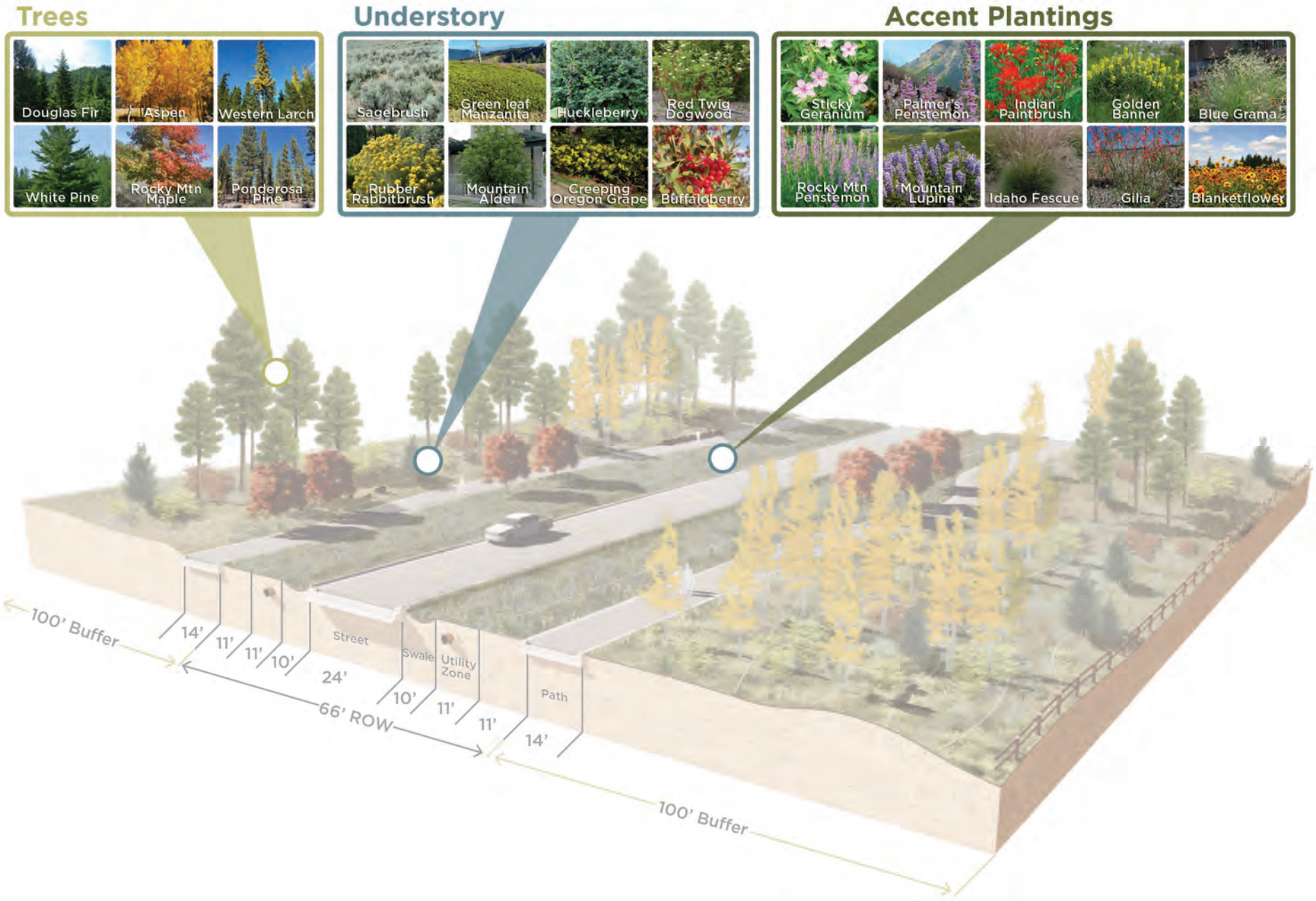


Figure 8 - Isometric Diagram - Meadow-Adjacent Roadway

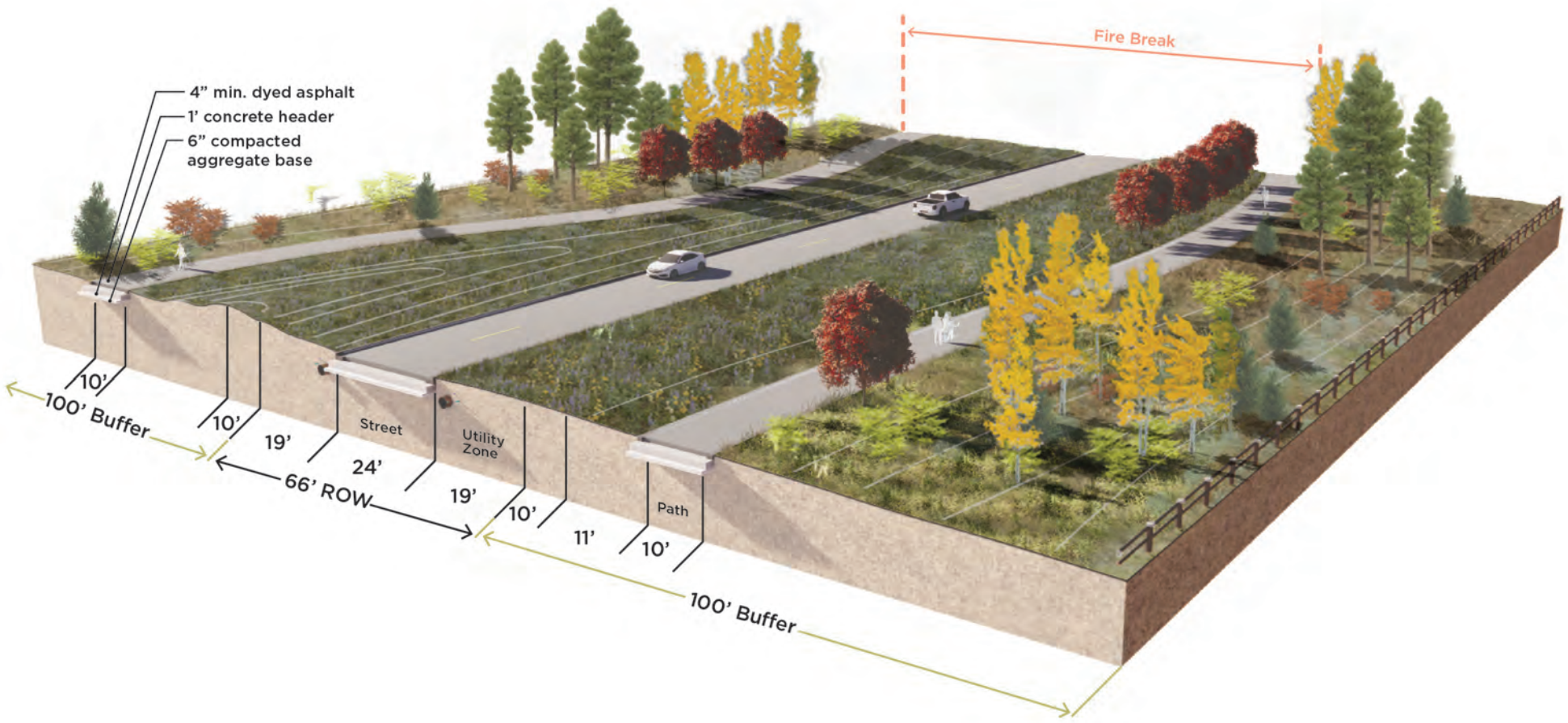
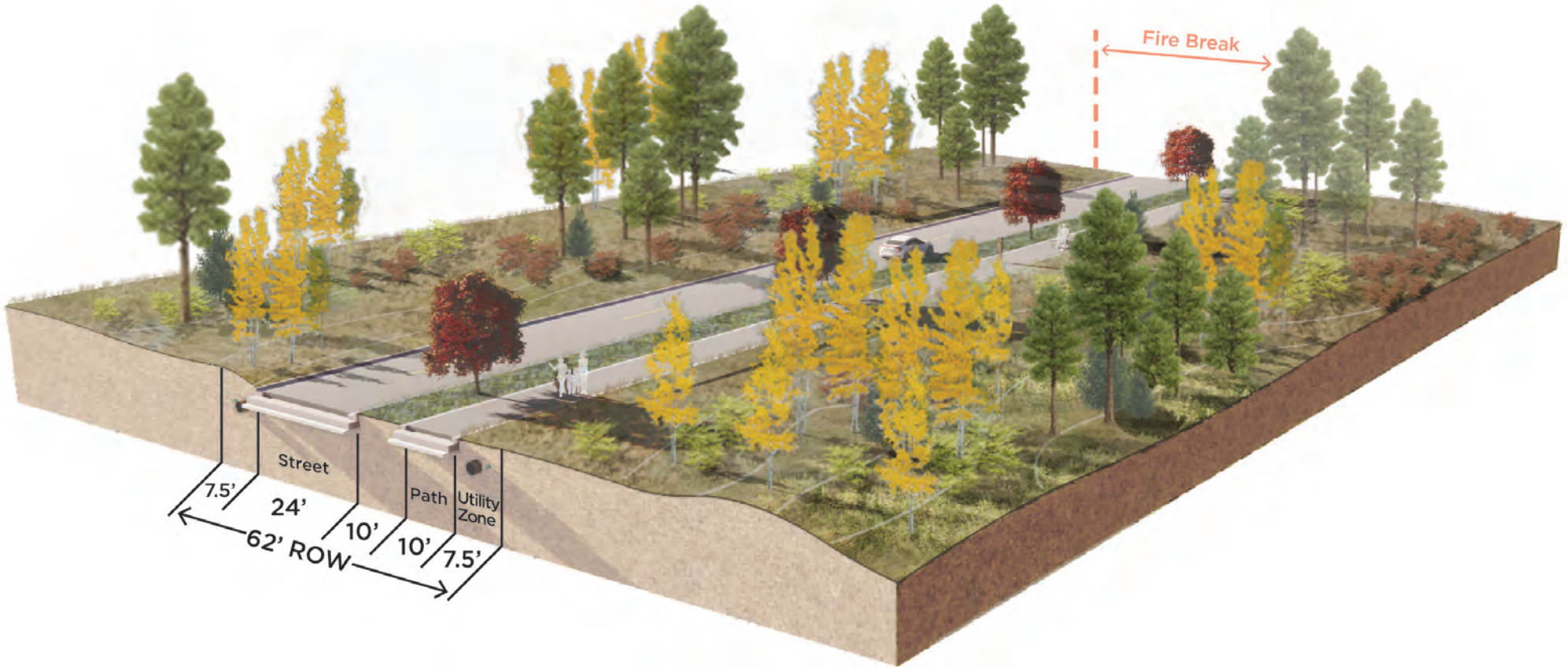


Figure 9 - Isometric Diagram - Neighborhood Roadway



DESIRED AESTHETIC

modern, mountain, contemporary

ARCHITECTURAL STYLE

- Contemporary design with clean lines, flat or low-pitched roofs, and large windows
- Use of natural materials like wood siding and stone or masonry accents, blends with the surrounding landscape
- A balanced mix of dark exterior cladding and light-colored stone, provides a modern yet earthy contrast
- Emphasis on horizontal lines and integration with the landscape

AESTHETIC AND ATMOSPHERE

- Warm and inviting, despite the modern form, due to the earthy tones and natural materials
- Homes set into and designed with the terrain to minimize grading and environmental impact
- Seasonally responsive: deciduous and evergreen trees interspersed to account for seasonal changed and year-round appeal
- Natural landscape, with native grasses and wildflowers, supporting a low-maintenance and eco-friendly design ethos

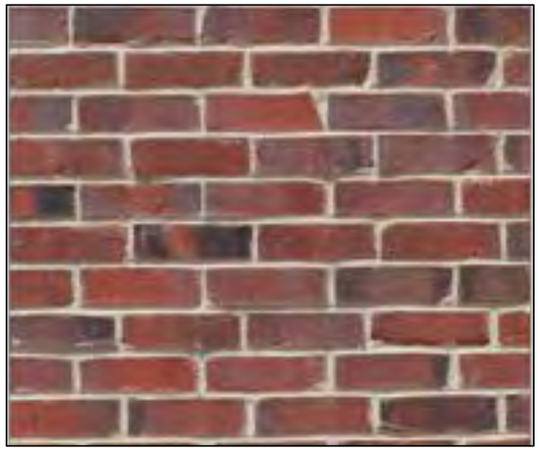
VISUAL APPEAL

- Large windows maximize natural light and views, key to both contemporary and mountain design
- Calm, cohesive, and upscale aesthetic that fits into a resort / mountain community like McCall
- Designed natural connections—like rooftop decks or patios—that put residents in nature

MATERIAL

MATERIAL SET 1

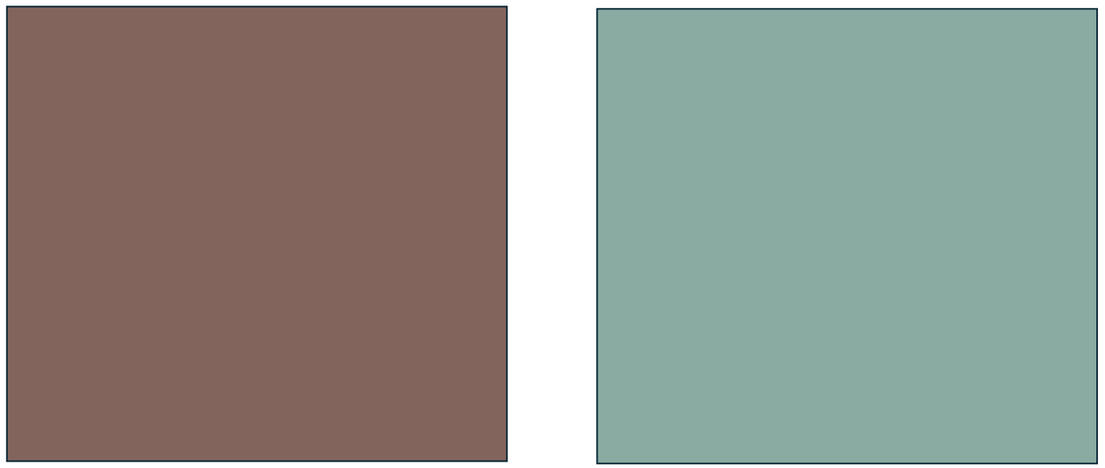
MATERIAL SET 2



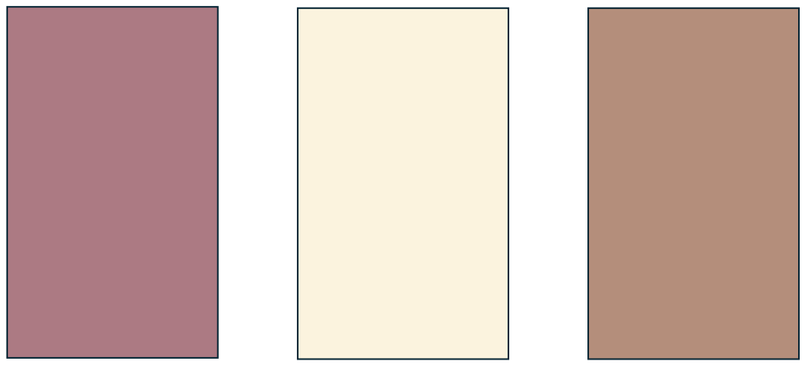
COLOR

COLOR SET 1

primary

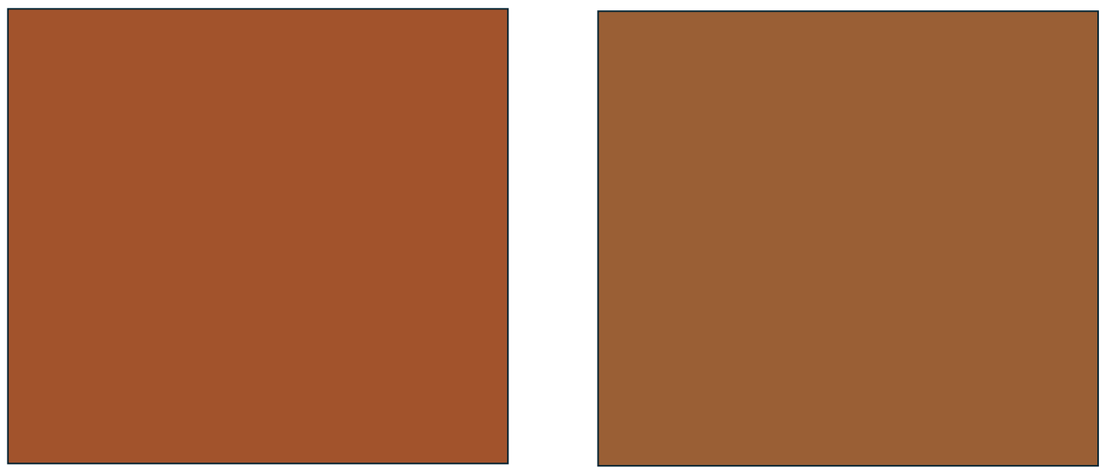


accent

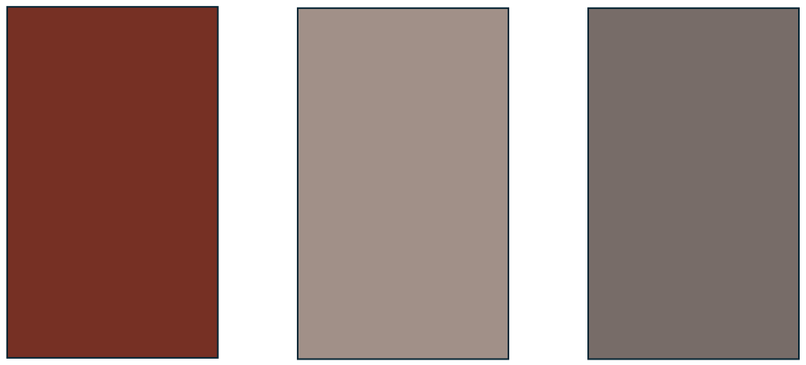


COLOR SET 2

primary



accent



PLANT MATERIALS

SUPPORT THE LOCAL LANDSCAPE

While a much more extensive array of plants would thrive in the community, these plants ranked highest for being attractive and lush, native or adaptive, firewise, drought-tolerant, and low-maintenance.

GREENLEAF MANZANITA
Arctostaphylos patula

3-6' tall x 3-8' wide
This evergreen shrub is characterized by glossy, green leaves and pinkish-white flowers.

RED OSIER DOGWOOD
Cornus sericea

5-10' tall x 5-10'
Red Osier dogwood is known for its striking red stems that make this plant perfect to add winter interest to the landscape.

RABBITBRUSH
Chrysothamnus

5' tall x 5' wide
Rabbitbrush is a native, rounded shrub with flexible, woody stems and clusters of bright, yellow flowers.

BIG SAGEBRUSH
Artemisia tridentata

3-6' tall x 3-8' wide
This evergreen shrub is characterized by glossy, green leaves and pinkish-white flowers.

SILVER BUFFALOBERRY
Shepherdia argentea

10' tall x 10' wide
Native, silvery-colored shrub. Produces bright red fruit in the summer and fall that attracts bears, deer, and birds.

MOUNTAIN LUPINE
Lupinus argenteus

1-3' tall x 1-3' wide
Attractive plant that thrives in high altitudes. Avoid planting in areas with clay soils. Attracts bees and butterflies.

SCARLET GILIA
Ipomopsis aggregata

1-2' tall x 1-2' wide
This native wildflower has low water requirements and features red, white, or pink blooms.

CREEPING OREGON GRAPE
Mahonia repens

1-2' tall x 3-4' wide
Low-growing, evergreen shrub that forms an attractive ground cover and produces bright yellow flowers in the spring.

IDAHO FESCUE
Festuca idahoensis

15" tall x 1-2' wide
This attractive native grass attracts deer and elk. Special attention should be given to avoid over watering.

BLUE GRAMA
Bouteloua gracilis

1-3' tall x 1' wide
This low-maintenance grass is more firewise than many native grasses, and is tolerant of drought-prone locations.

PLANT MATERIALS

SUPPORT THE LOCAL LANDSCAPE

While a much more extensive array of plants would thrive in the community, these plants ranked highest for being attractive and lush, native or adaptive, firewise, drought-tolerant, and low-maintenance.

GOLDEN BANNER
Thermopsis

2-3' tall x 1-2' wide
This native perennial requires minimal watering and features bright green foliage with vibrant yellow flowers in the spring.

ARCTIC POPPY
Papaver radicatum

5-10" tall x 1' wide
This small plant prefers gravelly or rocky conditions and attracts a variety of pollinators.

ARROWLEAF BALSAMROOT
Balsamorhiza sagittata

1-3' tall x 1' wide
Highly firewise plant that prefers exposed, dry environments like hillsides and prairies. Attracts elk, deer, and small mammals.

WESTERN COLUMBINE
Aquilegia formosa

2-3' tall x 1' wide
Vibrant, flowering plant that attracts a variety of pollinators. Prefers dappled shade.

HUCKLERRY
Vaccinium

5' tall x 5' wide
Huckleberry plants are native to Idaho and produce fruits that attract wildlife, including bears, deer, birds, and other mammals.

INDIAN PAINTBRUSH
Castilleja

6-18" tall x 1-6" wide
This striking wildflower is known for its vibrant red, orange, or yellow blooms that resemble a brush dipped in paint.

STICKY GERANIUM
Geranium viscosissimum

2-3' tall x 1-2'
Highly firewise plant that prefers sunny locations with well-drained soil.

BLANKETFLOWER
Gaillardia

1-3' tall x 1-2' wide
This wildflower thrives in full-sun and well-drained soil. It is known for its bright red and yellow blooms.

PALMER'S PENSTEMON
Penstemon palmeri

15" tall x 1-2' wide
Palmer's Penstemon is a native perennial herb with a unique fragrance and showy, pinkish blooms.

ROCKY MOUNTAIN PENSTEMON
Penstemon strictus

1-3' tall x 1' wide
This native perennial plant features dark leaves and blue to purple flowers. Flowers typially last up to a month.

TREES

SUPPORT THE LOCAL LANDSCAPE

The below native tree species bring a variety of colors, textures, and seasonal interest to the landscape. Not only do these trees enhance visual appeal, but they also support the surrounding ecosystem and require minimal maintenance.

QUAKING ASPEN
Populus tremuloides

40-50’ tall x 20-30’ wide
This iconic native tree is is known for its leaves that appear to quake in the wind. They have a beautiful, vibrant fall color.

WHITE PINE
Pinus strobus

70’ tall x 15-30’ wide
The rich color and elegant form of the white fir make this native evergreen an excellent landscaping choice.

MATURE PINE FOREST

Mature and emergent pine trees with an open understory featuring relatively low-growing plants

DENSE UNDERSTORY

Mixed deciduous and coniferous forest with thick understory vegetation.

WESTERN LARCH
Larix occidentalis

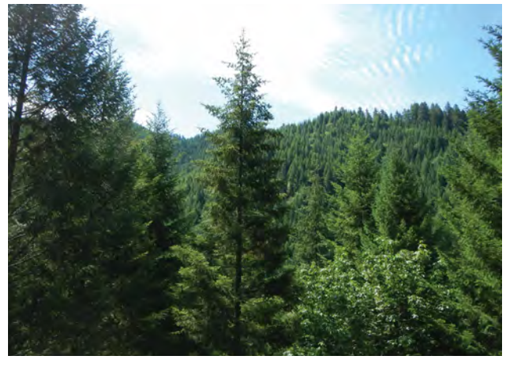
100-200’ tall x 20-30’
This large, deciduous conifer is known for its bright yellow foliage in autumn and its ability to shed needles every year

MOUNTAIN ALDER
Alnus incana

20-25’ tall x 20-25’ wide
Mountain alder is a small, shrubby tree ideal for difficult, wet sites.

ROCKY MOUNTAIN MAPLE
Acer glabrum

10-30’ tall x 10-15’ wide
This drought-tolerant tree is native to the western United States and provides excellent fall color.



DOUGLAS FIR
Pseudotsuga menziesii

100-250’ tall x 15-20’ wide
This large, evergreen tree thrives in well-drained, acidic soil and is highly firewise when mature.

PAVING AND TRAIL SYSTEMS

CONNECTIVITY THROUGHOUT THE COMMUNITY

By blending natural textures with clean, contemporary materials, inviting and walkable spaces can connect neighborhoods and amenities in the master-planned community.

MINIMALISTIC PATHS

Minimalist pathways in high-traffic areas evoke a refined, high-end atmosphere.

AMENITY NODES

Small nodes along pathways can be used for seating, amenities, or might even showcase art, educational signage, or wayfinding elements.

CREATIVE PAVING SOLUTIONS

Creative paths and paving solutions add visual interest and functionality through use of unique patterns and materials.

SEATING ALONG PATHS

Seating along pathways create opportunity for relaxation and respite.

BRIDGES AND FENCING DESIGN

A sleek, naturalistic standard for bridge and fencing design offers minimalist aesthetics and enhances safety.

ORGANIC FORMS

Paths that move gently through the environment appear more naturalistic and unobstructed.

MATERIAL VARIETY

Variety in the material palette enhances interest throughout the site.

NATURALISTIC MATERIALS

Naturalistic materials compliment the surrounding environment of the community.

FURNISHINGS

NATURALISTIC AND CHIC

Furnishings in the community should maintain a consistent aesthetic quality to create a cohesive and visually harmonious environment, even if individual pieces differ in function or form. Whether it's a bench, bike rack, light fixture, or trash receptacle, each element should share common design traits that tie them together.

WOOD FURNISHINGS

Wood adds warmth to the landscape, and creates a welcoming, natural feeling environment.

POPS OF COLOR

Occasional pops of color create interest and unity throughout the site.

SLEEK SEATING SOLUTIONS

The use of materials like concrete, combined with materials such as wood, creates a sleek, yet welcoming environment.

RUSTIC MATERIALS

Blended with native plant materials, rustic materials such as wood and crushed aggregate create a comfortable, naturalistic feel.

WILDLIFE HABITATS

Implementing habitats for bird and insect species, for example, can greatly increase biodiversity of the area.

NATURE-INSPIRED FURNISHINGS

Nature-inspired furnishings bring organic textures, colors, and forms into spaces, creating a calming and harmonious environment.

NATURE PLAY ELEMENTS

Nature play encourages children to explore, create, and learn through hands-on experience in the natural environment.

CREATIVE PLAY

Nature play facilitates opportunities for creative play in the environment.

DECORATIVE ELEMENTS

ENHANCED USER EXPERIENCE

Curated decorative elements can create a sense of identity, improve user experience, and foster a deeper connection to the designed space. The overall goal is to enhance the character, story, and visual coherence of a place, making it more welcoming, memorable, and functional.

WAYFINDING SIGNAGE

Signage can guide community members through their environment and enhance their overall experience in a space.

COMMUNITY BRANDING

Standard fonts, symbols, and materials used for signage enhances wayfinding in the community.

PAVING PATTERNS

Unique paving can add character and improve the overall aesthetic of a space.

GROUND-LEVEL ELEMENTS

The use of colors, patterns, and textures at a ground level can guide users through public spaces by providing visual and tactile cues.

COLOR-BASED ELEMENTS

Hints of color in the materials used throughout the community create unity.

LIGHTING PATTERNS

Lighting patterns can create dynamic visual interest and contribute to overall aesthetic by enhancing atmosphere, guiding movement, and defining space.

TAILORED PLANT PALETTE

A unique plant palette featuring a variety of textures and colors can be reflected throughout the entire site to create coherence.

MATERIALS PALETTE

A thoughtful selection of materials within the site creates a unique theme for the community.

LIGHTING

DARK-SKY FRIENDLY

Dark-sky friendly lighting minimizes light trespass, reduces glare, and decreases light pollution. Lighting should be minimal, be thoughtfully directed downward, avoid glare, utilize dimming and other appropriate lighting controls, and minimize short-wavelength, or bluish light.

MINIMAL

Avoid over-lighting a space and remain intentional, placing lighting only where needed.

DOWNWARD-DIRECTED

Restrictions of upward-directed light is necessary to be considered dark-sky friendly.

AVOID GLARE

By reducing glare, light fixtures prevent excessive light from scattering into the atmosphere.

CONTROLLED

Controls such as timers or motion detectors ensure that light is available when it is needed, dimmed when possible, and turned off when not needed.

WARM, NATURAL TONES

Dark-sky approved lighting minimizes short-wavelength (bluish) light in the nighttime environment.

OVERHEAD LIGHTING

Overhead and street lighting that is dark-sky friendly increases safety while minimizing light pollution in communities.

BUSINESS LIGHTING

Lighting in the village center should follow principles of dark-sky lighting while enhancing aesthetic appeal for commercial and pedestrian activity.

IMPLEMENTATION

By embracing principles of dark-sky friendly design, the community can become a warm and inviting, cohesive environment.

SCREENING

FENCING

Fencing screening solutions can be both visually appealing and wildlife-friendly. By using thoughtful designs and materials, these fences maintain functionality while blending into the landscape and allowing safe passage or visibility for wildlife.

LOW VISUAL IMPACT

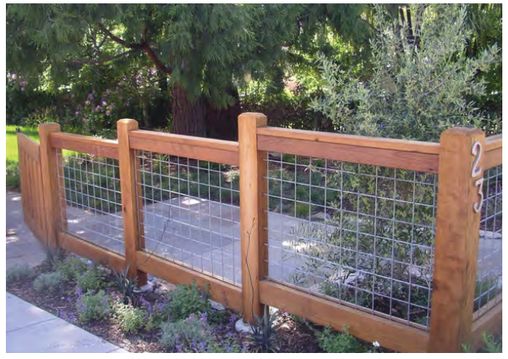
It is important for fencing an barriers surrounding the community to be both functional and aesthetically pleasing.

NATURAL MATERIALS

Sleek, yet natural materials, such as wood, contribute to the aesthetic appeal of the community.

DISTINCT

Distinct design and use of material in barriers can create a unique character of the community.



MINIMAL GAPS BETWEEN POSTS

Minimizing gaps between poles of a fence reduces the risk of animals getting caught in the fencing.

SMOOTH WIRE

Smooth wire contains livestock and other animals while protecting wildlife from the dangers of barbed wire.

FLAT TOP

Flat tops on a fence, instead of spires or posts, are safer for wildlife clearance.

VISUAL CUE

Visual markers on a fence help wildlife estimate its height and better judge how to clear it when jumping.

NO PROTRUDING POSTS

Removing protruding posts lowers the risk of animals getting injured or caught while trying to jump over the fence.

SCREENING

ALTERNATIVE SCREENING SOLUTIONS

Alternative screening solutions can help define boundaries and manage movement in spaces. These may include natural barriers, visual indicators, or structural features that guide behavior and enhance safety, while maintaining a functional and visually appealing environment.

VEGETATIVE BOUNDARY

can be used to mark a boundary. In addition to creating a living screen for privacy, this choice can provide additional food and cover for wildlife.

SIGNAGE

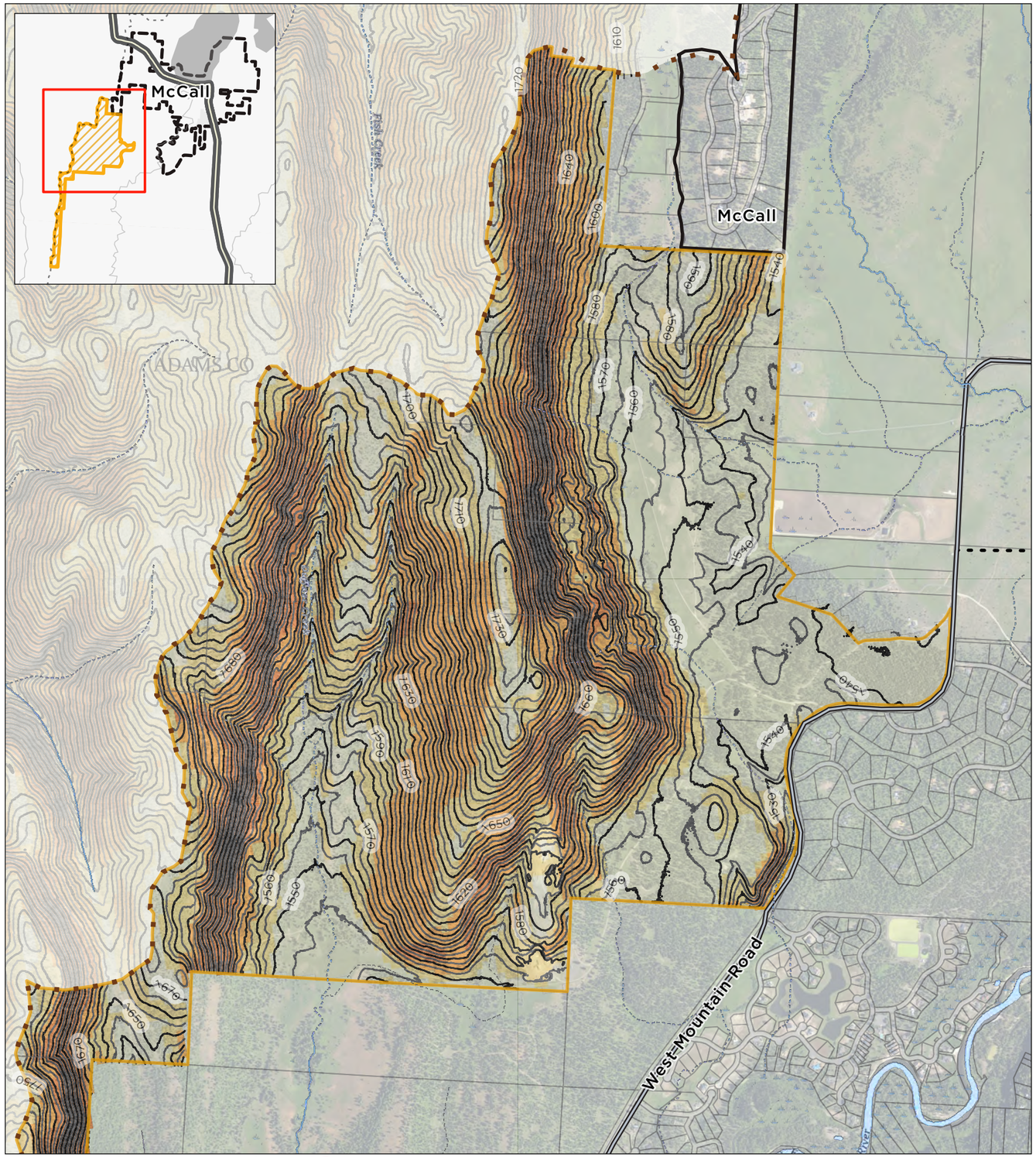
Marking property boundaries with signs, flexible fiberglass or plastic boundary posts, or fence posts spaced at intervals without wires is a more minimal approach.

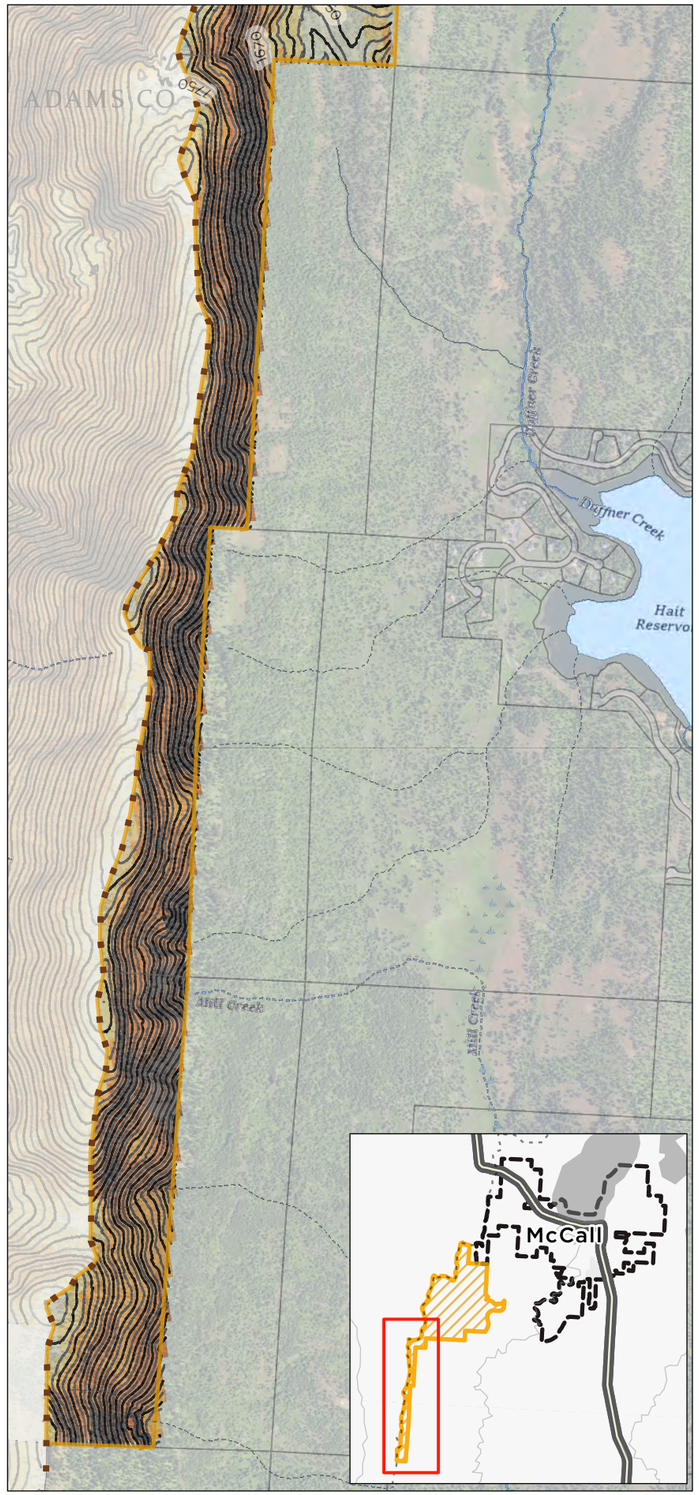
FENCE POSTS

By fencing only the portions of your property that you need to protect you'll be saving time, money and wildlife.

BOLLARDS

To prevent access by vehicles, consider using bollards. They can define a driveway or parking area, or edge a lawn or field.





LEGEND

- Application Area

Slope

- 0 - 10%
- 10.1 - 20%
- 20.1 - 30%
- 30.1 - 45%
- Greater than 45%

- Municipality
- McCall Impact Area
- Valley Co Parcel Lines
- County Boundary

5' contour interval with 10' index contours

Miles
0 0.15 0.3

N

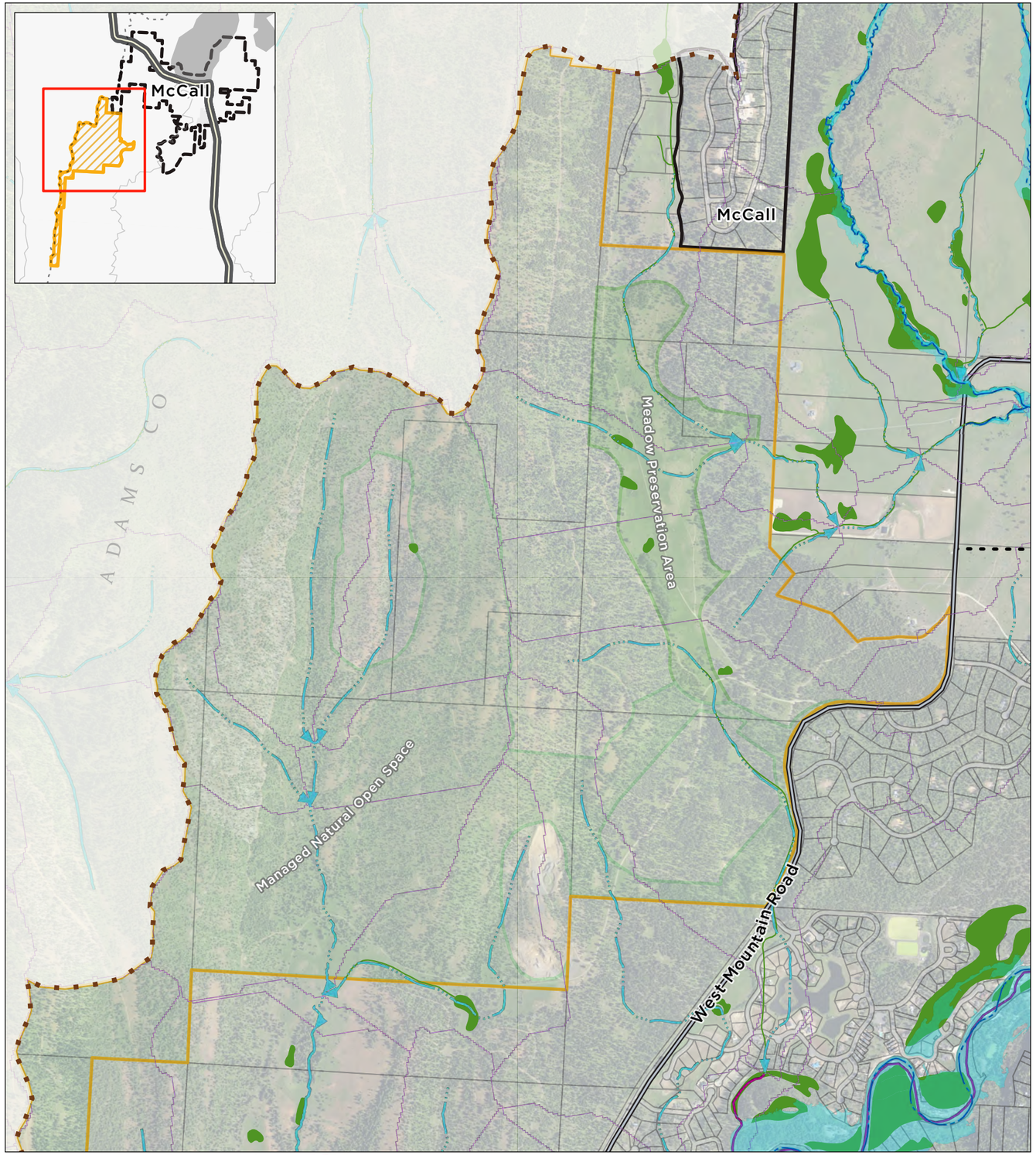
NOTES

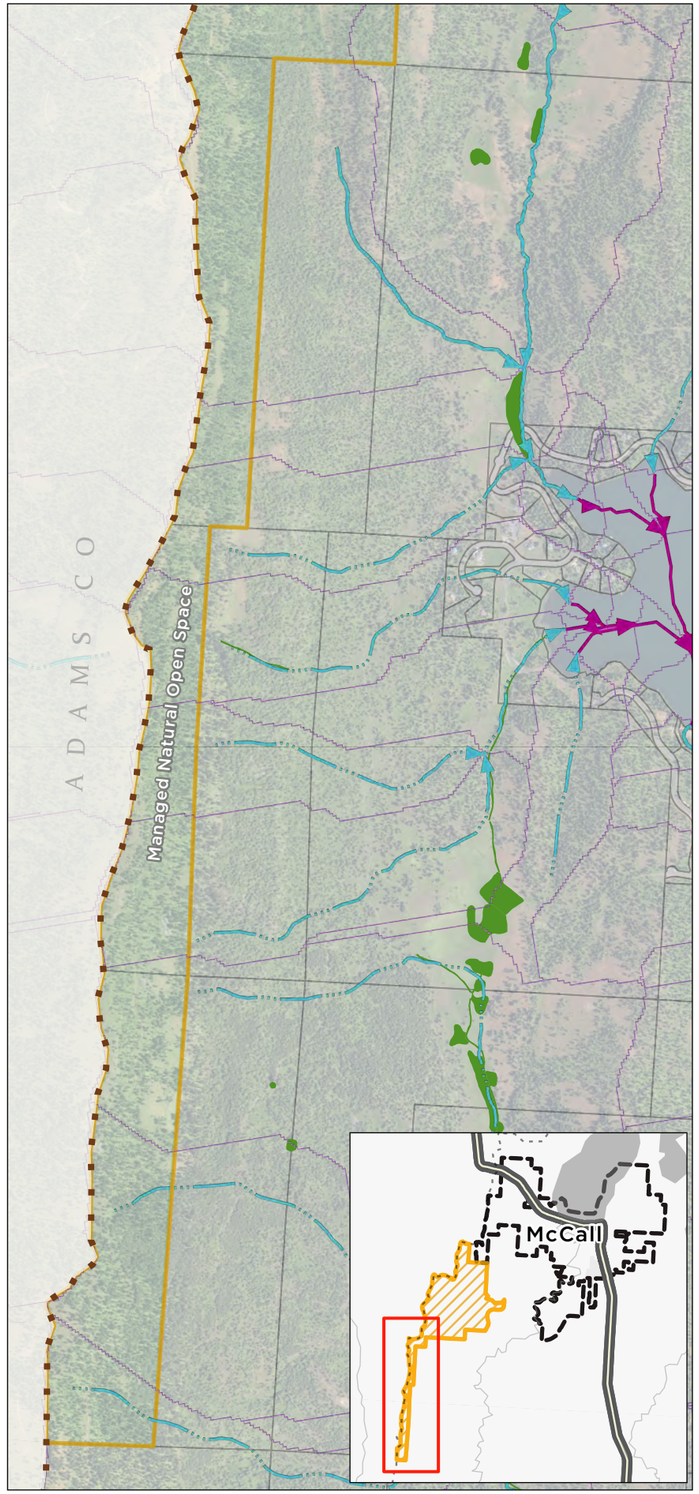
1. STEEPER SLOPES ARE CONCENTRATED ALONG CENTRAL, WESTERN, AND SOUTHERN RIDGELINES, WHILE MORE MODERATE SLOPES OCCUR IN THE EASTERN PORTIONS OF THE SITE.

2. PROPOSED DEVELOPMENT AREAS ARE GENERALLY LOCATED ON TERRAIN WITH LOWER SLOPE GRADIENTS, ALLOWING STEEPER AND MORE CONSTRAINED AREAS TO REMAIN UNDEVELOPED AND MANAGED AS NATURAL OPEN SPACE.

RED RIDGE VILLAGE
PUD APPLICATION
DF DEVELOPMENT

FIGURE A.12 RED RIDGE VILLAGE DETAIL – TERRAIN AND SLOPE





LEGEND

- Application Area
- Meadow Preservation Area
- Managed Natural Open Space
- 1% Annual Chance Flood Hazard
- USFW Inventory: Marsh, Swamp, Bog or Prairie
- StreamRiver - Perennial
- StreamRiver - Intermittent
- Artificial Path
- NHDPlusCatchment
- Municipality
- McCall Impact Area
- Valley Co Parcel Lines
- County Boundary

0 0.15 0.3 Miles

N

NOTES

1. EXISTING HYDROLOGIC FEATURES WITHIN THE PROJECT AREA, INCLUDING PERENNIAL AND INTERMITTENT STREAMS, WETLANDS, AND FEMA FLOOD HAZARD AREAS, ARE SHOWN.

2. NO FLOOD HAZARD AREAS EXIST ON THE SITE. MAPPED WETLANDS AND STREAM CORRIDORS ARE LARGELY CONTAINED WITHIN DESIGNATED OPEN SPACE AREAS, PROTECTING SENSITIVE LOCATIONS; SURFACE DRAINAGE FOLLOWS TOPOGRAPHY.

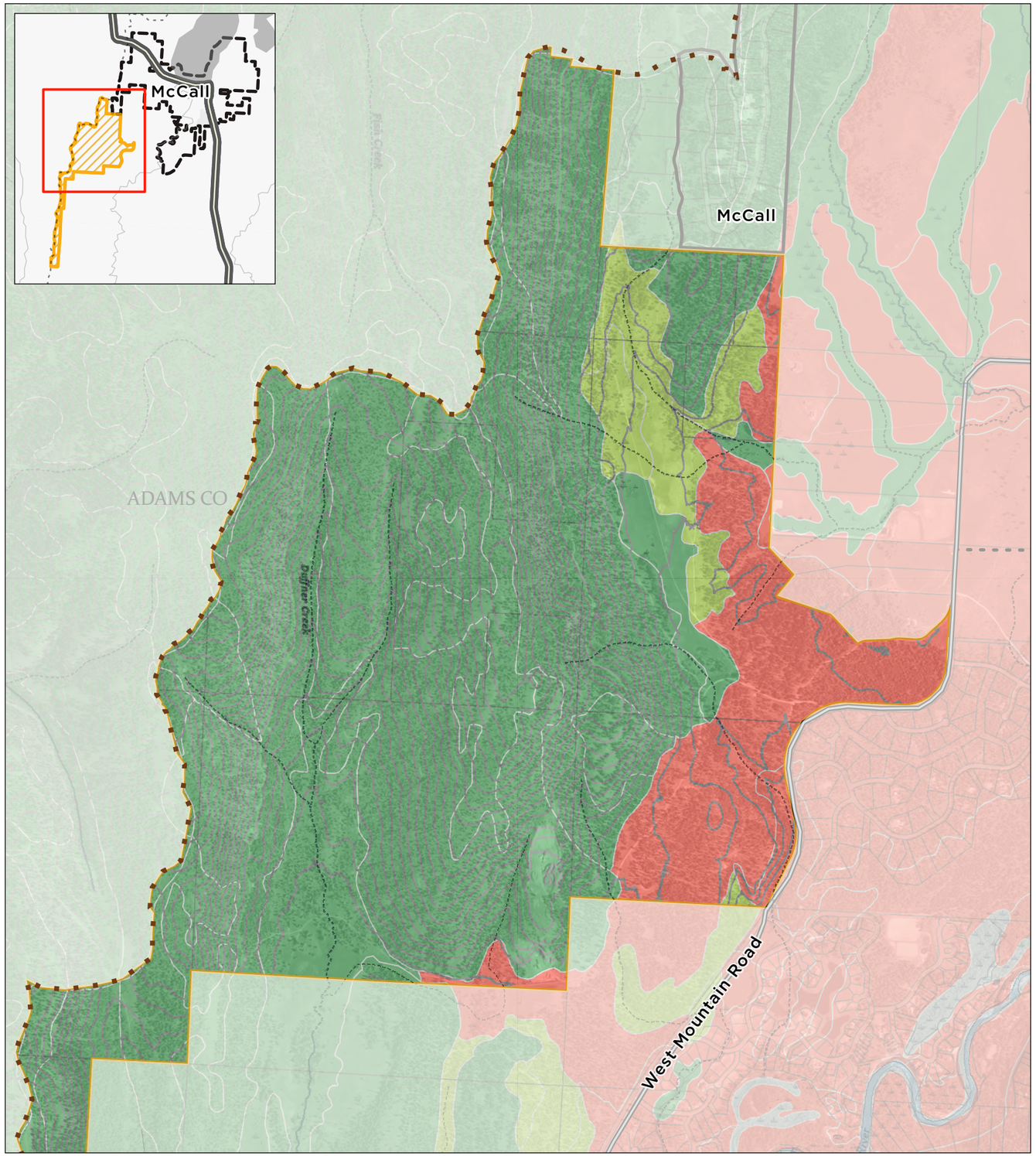
3. ALL FEATURES WILL BE EVALUATED AND CONFIRMED DURING SUBSEQUENT PHASES IN ACCORDANCE WITH DEVELOPMENT REQUIREMENTS.

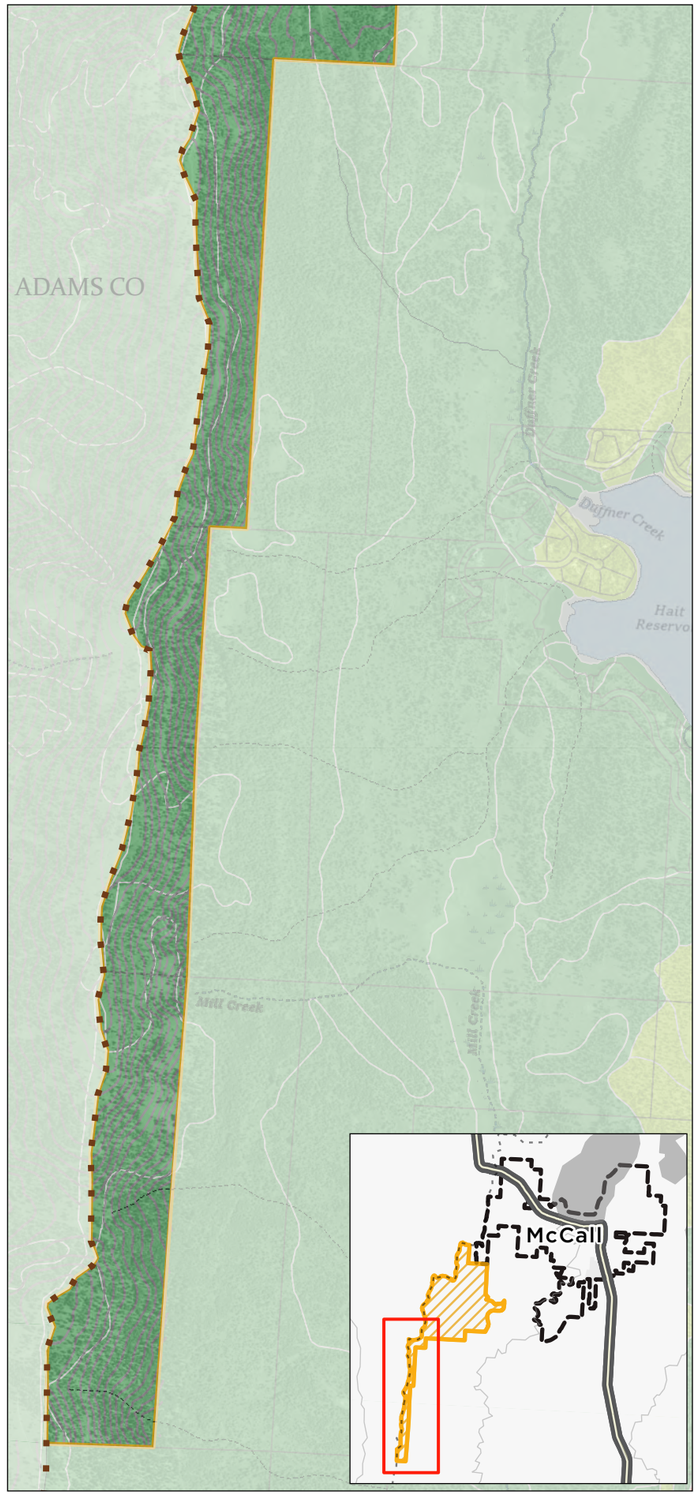
4. DATA DERIVED FROM USFS WETLANDS INVENTORY AND FEMA FIRMETTE DATABASES.

RED RIDGE VILLAGE PUD APPLICATION

DF DEVELOPMENT

FIGURE A.13. RED RIDGE VILLAGE DETAIL – HYDROGRAPHY





LEGEND

- Application Area

Dominant Soil Order

- Alfisols
- Inceptisols
- Mollisols
- Bodies of Water
- Municipality
- McCall Impact Area
- Valley Co Parcel Lines
- County Boundary

5' contour interval

Miles
0 0.15 0.3

N

NOTES

1. THE DISTRIBUTION OF DOMINANT SOIL ORDERS ACROSS THE RED RIDGE VILLAGE USING DATA FROM THE NATURAL RESOURCES CONSERVATION SERVICE (NRCS) SOIL SURVEY IS DISPLAYED.

2. UPLAND PORTIONS OF THE SITE ARE CHARACTERIZED BY WELL-DRAINED FOREST SOILS, WHILE FINER-TEXTURED AND MOISTURE-AFFECTED SOILS OCCUR IN LOWER AREAS AND ALONG DRAINAGE CORRIDORS.

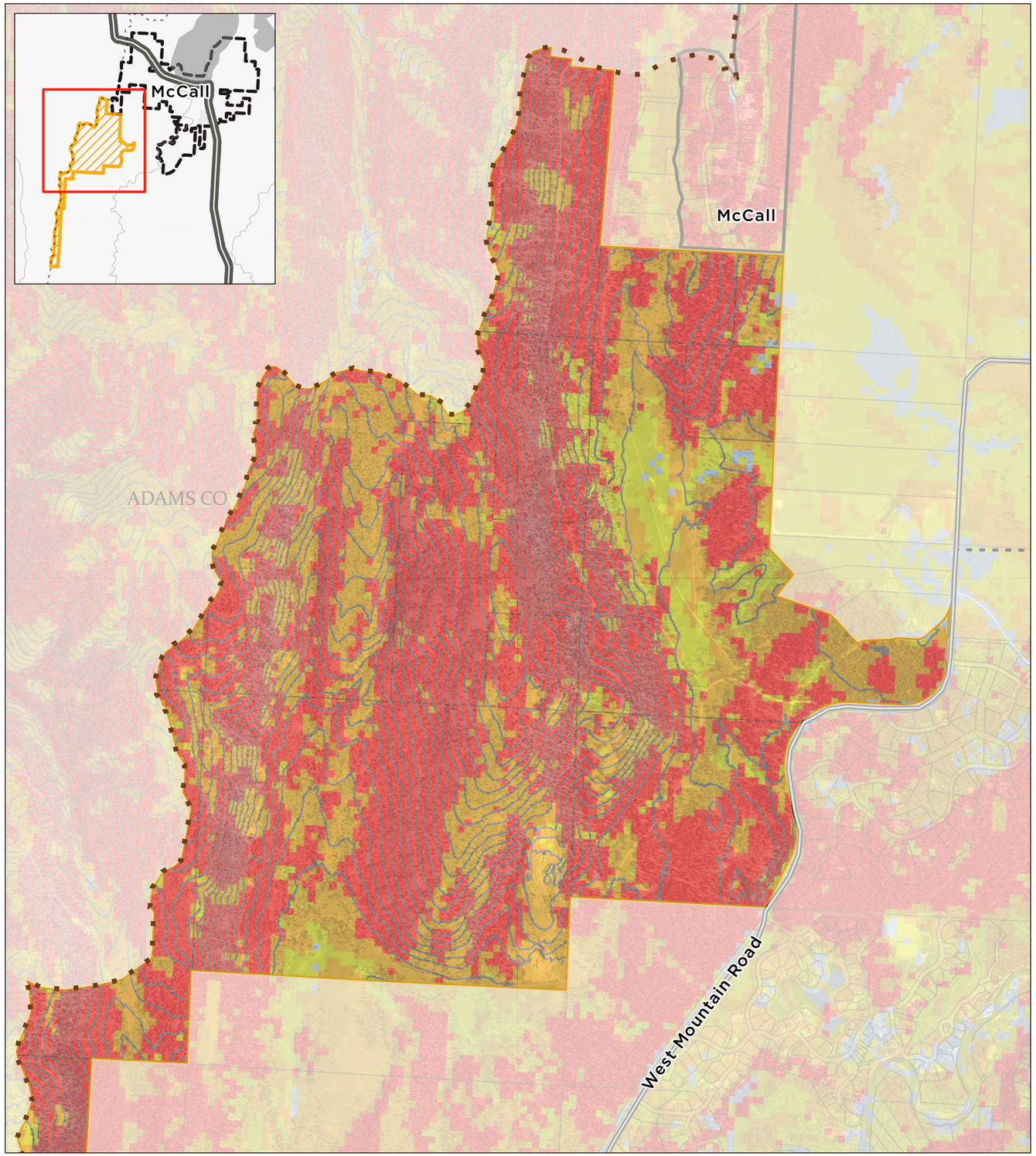
3. THE SPATIAL PATTERN OF SOILS REFLECTS UNDERLYING TOPOGRAPHY AND HYDROLOGY.

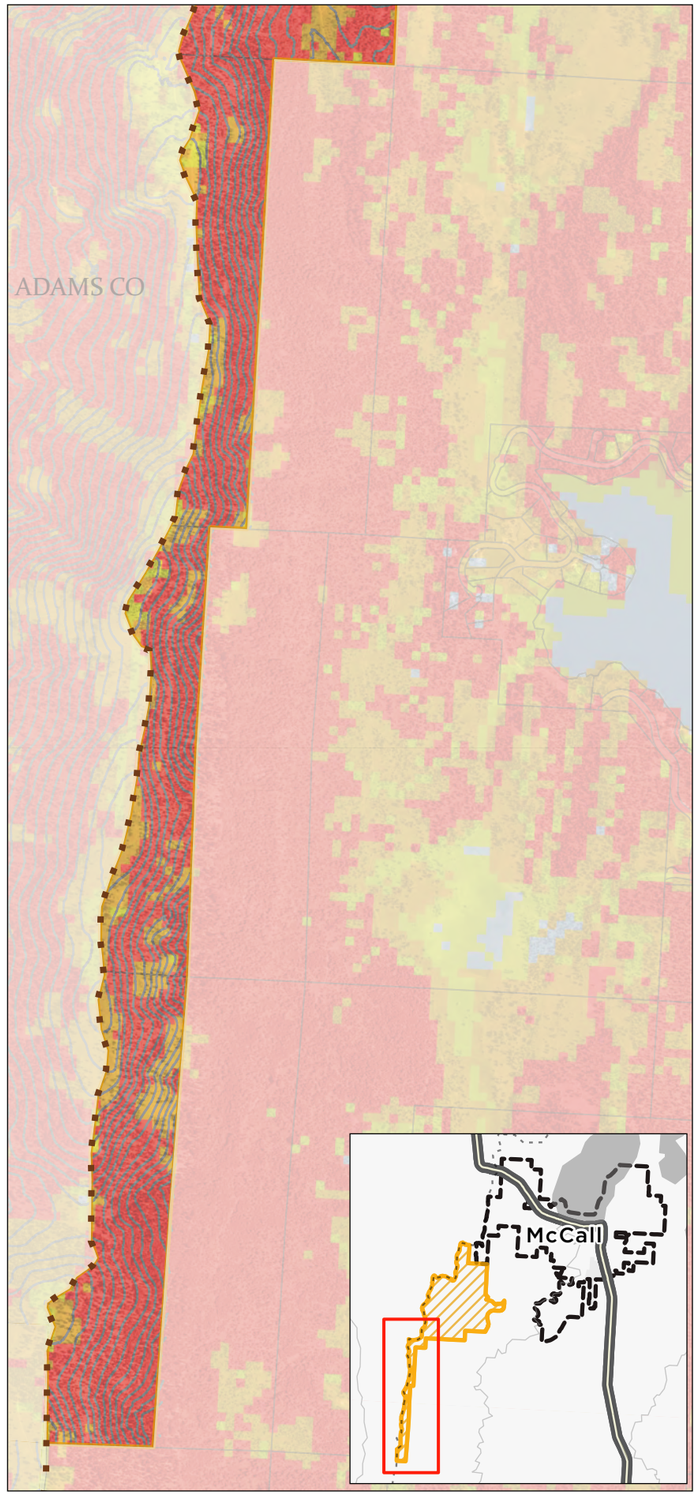
4. SITE-SPECIFIC SOIL CONDITIONS WILL BE CONFIRMED THROUGH GEOTECHNICAL INVESTIGATION IN ACCORDANCE WITH VALLEY COUNTY REQUIREMENTS DURING FUTURE PHASES OF DEVELOPMENT.

RED RIDGE VILLAGE PUD APPLICATION

DF DEVELOPMENT

FIGURE A.14. RED RIDGE VILLAGE DETAIL – SOILS





LEGEND

- Application Area

Fire Hazard

- 1
- 2
- 3
- 4
- 5
- Municipality
- McCall Impact Area
- Valley Co Parcel Lines
- County Boundary

5' contour interval

0 0.15 0.3 Miles

N

NOTES

1.THIS FIGURE PRESENTS A COMPOSITE WILDFIRE HAZARD ASSESSMENT FOR RED RIDGE VILLAGE BASED ON WILDFIRE HAZARD DATA PUBLISHED BY THE IDAHO DEPARTMENT OF LANDS (IDL).

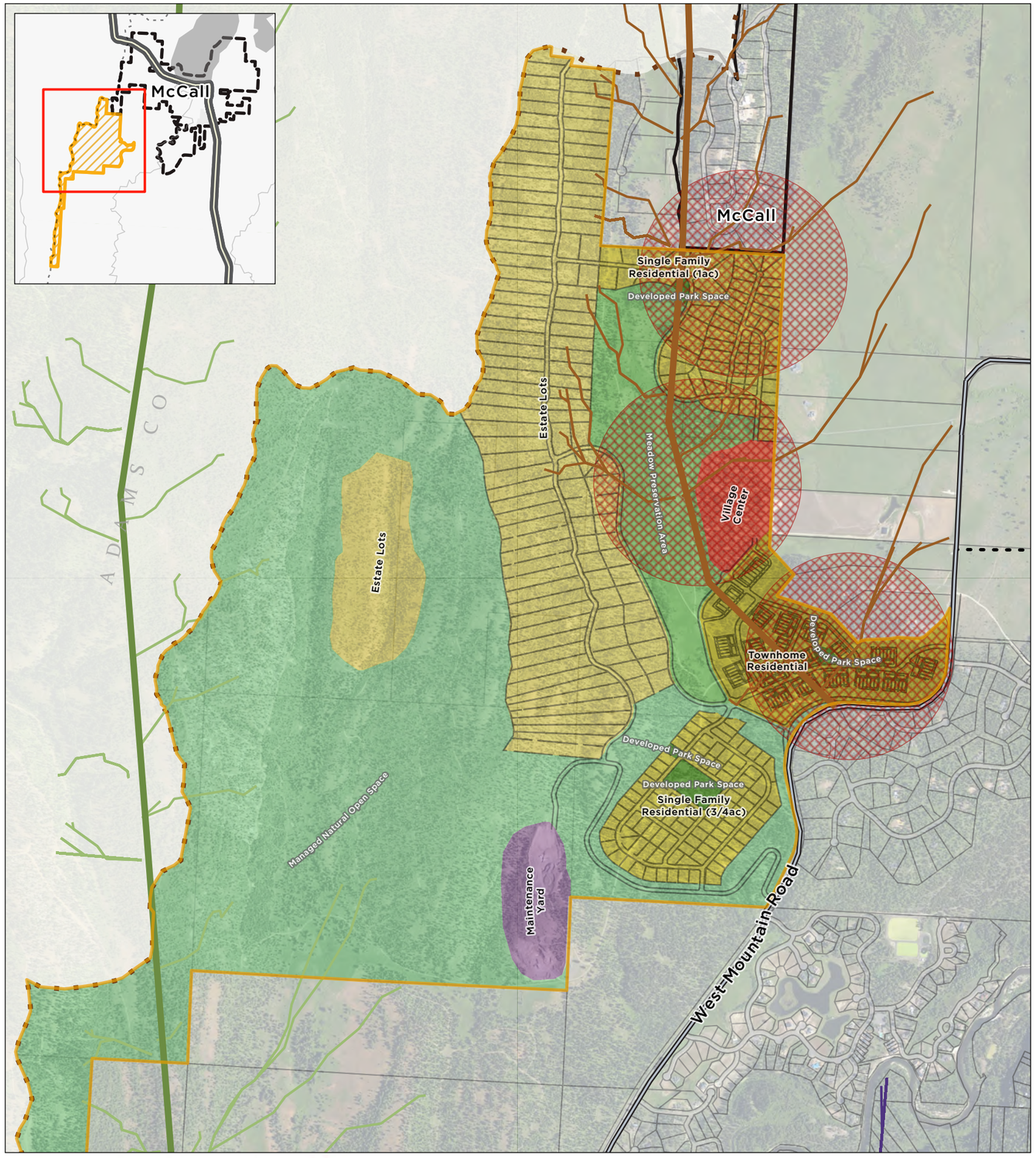
2. THE HAZARD CLASSIFICATION REFLECTS THE COMBINED INFLUENCE OF VEGETATION (FUEL TYPE), SLOPE, ASPECT, HISTORIC FIRE OCCURRENCE, AND WILDLAND–URBAN INTERFACE (WUI) CONDITIONS, INTEGRATED INTO A SINGLE INDEX.

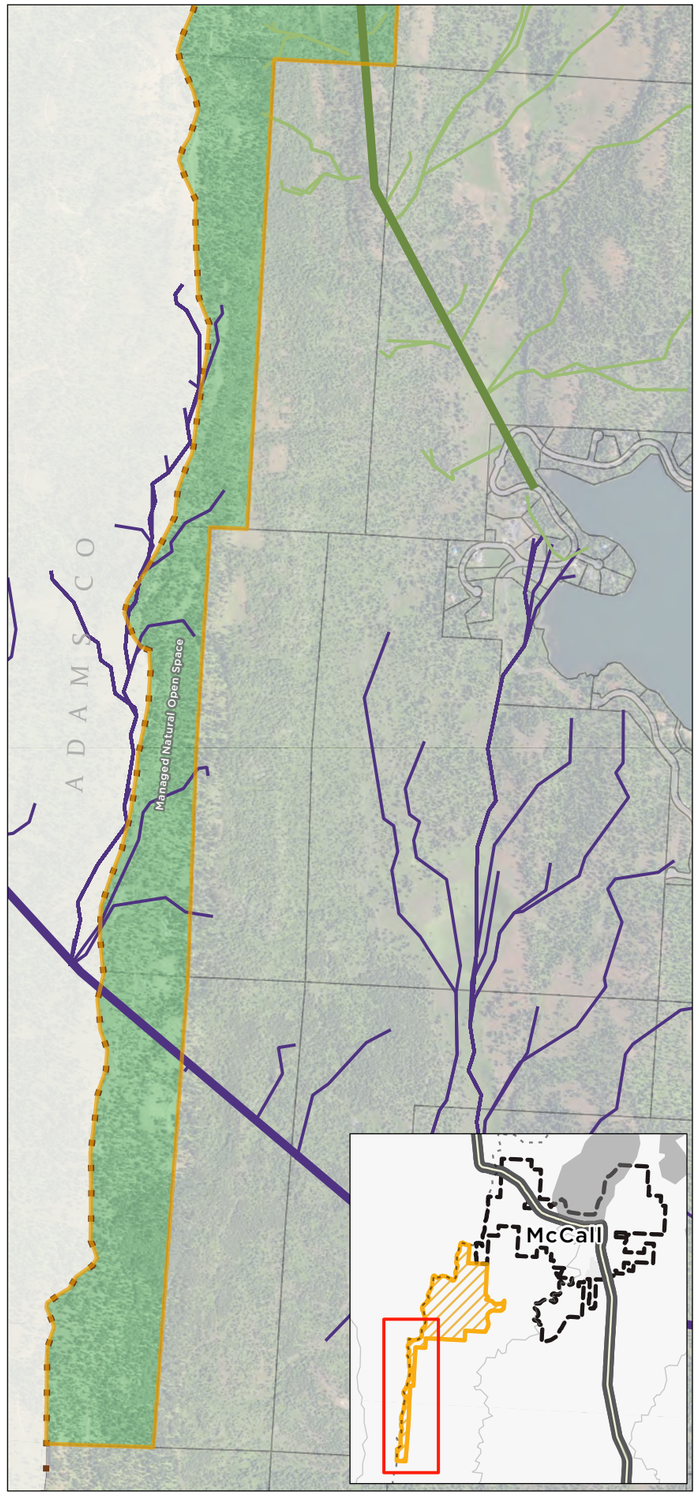
3. AREAS WITH STEEPER SLOPES AND CONTINUOUS, FUEL-DENSE VEGETATION EXHIBIT HIGHER HAZARD VALUES, WHILE FLATTER AREAS WITH REDUCED FUEL CONTINUITY SHOW COMPARATIVELY LOWER RISK.

RED RIDGE VILLAGE PUD APPLICATION

DF DEVELOPMENT

FIGURE A.15. RED RIDGE VILLAGE DETAIL – ASSESSED FIRE RISK





LEGEND

- XyloPlan Modeling - Fire Entry to McCall
- XyloPlan Modeling - Red Ridge
  - Ignition
  - Fire Pathway
- XyloPlan Modeling - SW McCall
  - Ignition
  - Fire Pathways
- XyloPlan Modeling - W McCall
  - Ignition
  - Fire Pathways
- Municipality
- McCall Impact Area
- County Boundary
- Valley Co Parcel Lines

0 0.15 0.3 Miles

N

NOTES

1.THIS FIGURE SHOWS WILDFIRE IGNITION POINTS AND FIRE PATHWAYS MODELED BY XYLOPLAN FOR THE MCCALL AREA.

2. IGNITION LOCATIONS INDICATE WHERE WILDFIRE IS MOST LIKELY TO START, WHILE FIRE PATHWAYS ILLUSTRATE THE MODELED DIRECTION OF FIRE SPREAD BASED ON FUELS, TOPOGRAPHY, AND PREVAILING WINDS.

3. XYLOPLAN'S ANALYSIS INDICATES THAT DEVELOPMENT AT RED RIDGE, IF IMPLEMENTED IN ACCORDANCE WITH FIREWISE PRINCIPLES, WOULD FUNCTION AS A STRATEGIC FUEL TREATMENT THAT DISRUPTS FIRE PATHWAYS AND PROVIDES A NET WILDFIRE MITIGATION BENEFIT TO MCCALL'S WESTERN EDGE.

RED RIDGE VILLAGE PUD APPLICATION

DF DEVELOPMENT

FIGURE A.16. RED RIDGE VILLAGE DETAIL – XYLOPLAN FIRE PATHWAYS MODELING