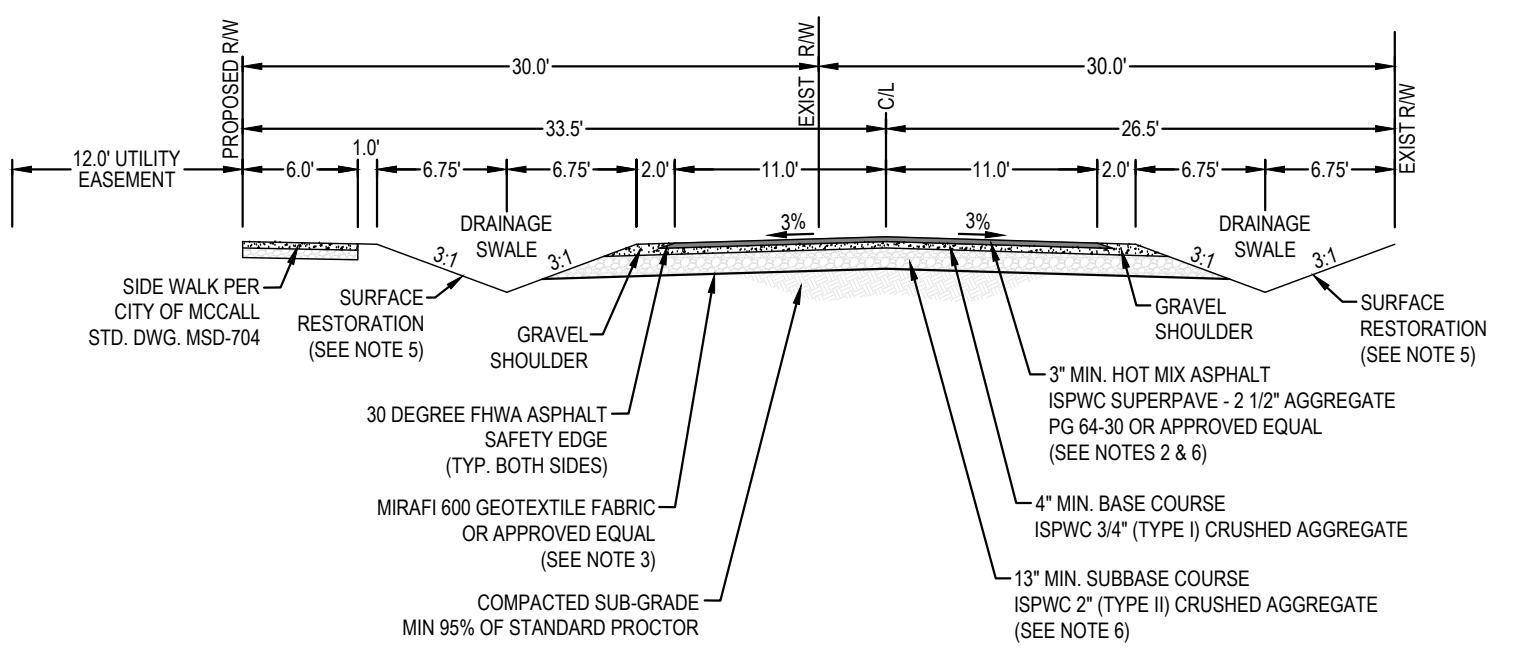
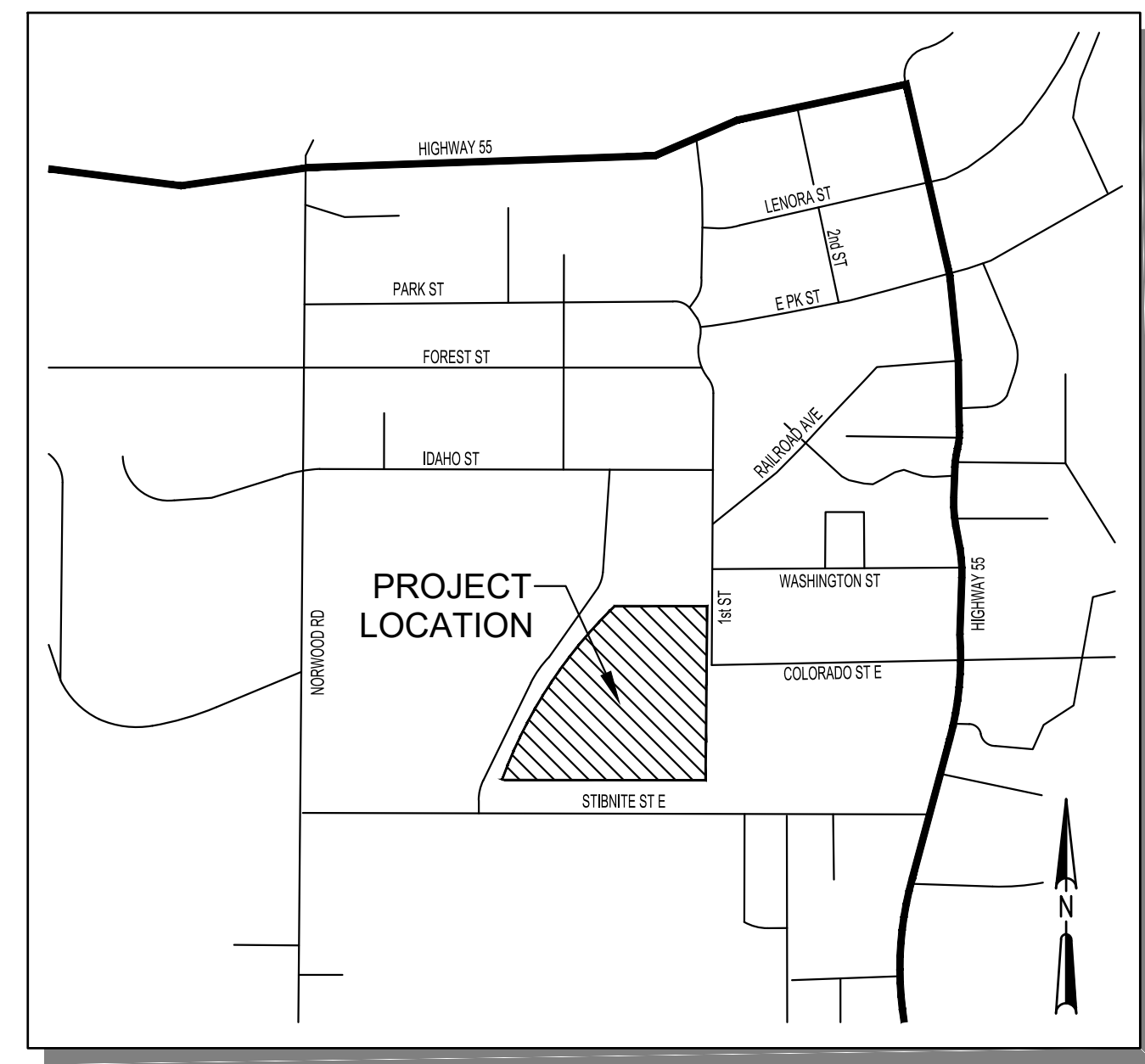


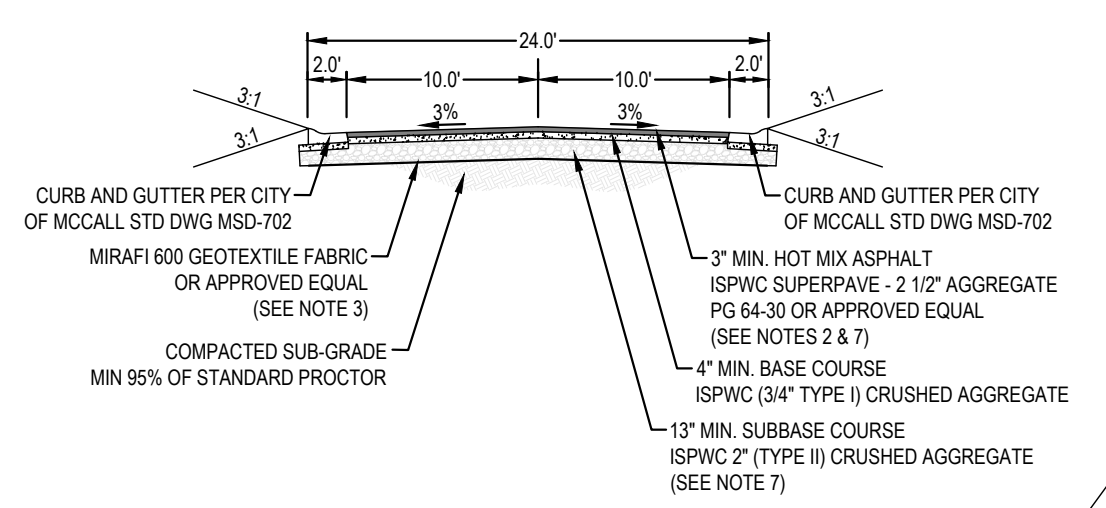
PRELIMINARY PLAT FOR WOODMOOR CREST SUBDIVISION

LOCATED IN A PORTION OF THE S 1/2, SECTION 9, T18N, R3E, B.M.
CITY OF McCALL, VALLEY COUNTY, IDAHO
2024

**DAVID EVANS
AND ASSOCIATES INC.**
9175 W Black Eagle Dr
Boise, ID 83709
Phone: 208.900.9049



PUBLIC STREET SECTION
FIRST STREET (LOOKING NORTH)
SCALE: 1"=10'

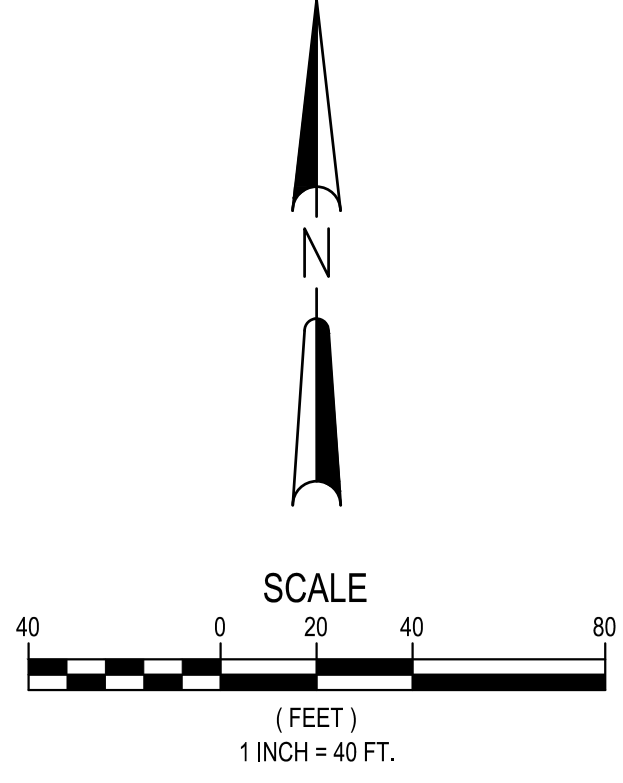


PRIVATE STREET SECTION
SCALE: 1"=10'



LEGEND

	PROJECT BOUNDARY LINE
	PROPOSED LOT LINE
	PROPOSED CENTERLINE
	PROPOSED EASEMENT LINE
	SECTION LINE
	PROPOSED WATER MAIN
	PROPOSED 8" SEWER MAIN
	PROPOSED STORM DRAIN LINE
	BENCH MARK
	PROPOSED WATER SERVICE
	PROPOSED FIRE HYDRANT
	PROPOSED WATER VALVE
	PROPOSED SEWER MANHOLE
	PROPOSED SEWER CLEANOUT
	PROPOSED SEWER CLEANOUT
	PROPOSED CATCH BASIN
	PROPOSED S&G TRAP
	PROPOSED RETAINING WALL
	EXISTING CENTER LINE
	EXISTING EASEMENT LINE
	ADJOINING PROPERTY LINE
	EXISTING BUILDING LINE
	EXISTING ASPHALT PAVEMENT
	EXISTING EDGE OF GRAVEL
	EXISTING WATER PIPE
	EXISTING SEWER MAIN
	EXISTING FENCE
	EXISTING TOP OF SLOPE
	EXISTING TOE OF SLOPE
	EXISTING WATER VALVE
	EXISTING FIRE HYDRANT
	EXISTING SEWER MANHOLE
	EXISTING POWER POLE
	EXISTING ROCK
	EXISTING TREE



DEVELOPMENT FEATURES:

TOTAL ACRES.....	6.00 ACRES
TOTAL LOTS.....	45
RESIDENTIAL LOTS.....	44
ALLOWED DENSITY (DU/ACRE).....	8.0
PROPOSED DENSITY (DU/ACRE).....	7.33
EXISTING ZONING (CITY OF McCALL).....	R-8
PROPOSED ZONING (CITY OF McCALL).....	R-8 PUD
MINIMUM RESIDENTIAL LOT SIZE.....	1,995 sq.ft.
AVERAGE RESIDENTIAL LOT SIZE.....	2,713 sq.ft.
PERCENT TO RESIDENTIAL LOTS.....	45.66%
PERCENT TO RIGHT-OF-WAY AREA.....	2.78%
PERCENT TO OPEN SPACE AREA.....	51.56%

SNOW STORAGE REQUIREMENTS

ROADS.....	34,097.0 SF
SIDEWALKS/PATHWAYS.....	4,664.0 SF
REQUIRED STORAGE.....	13,140.0 SF
PROPOSED STORAGE.....	18,950.0 SF

PROPOSED BUILDING SETBACKS

FRONT.....	20'	STREET SIDE.....	15'
REAR.....	5'	BOUNDARY.....	5'
SIDE.....	5'		

BUILDING TYPES

DETACHED 3 STORY.....	27
DETACHED 2 STORY.....	10
ATTACHED 2 STORY.....	4
ATTACHED 3 STORY.....	6

NOTES:

- THIS SUBDIVISION IS SUBJECT TO COMPLIANCE WITH THE IDAHO CODE SECTION 31-3805 CONCERNING IRRIGATION WATER.
- PROJECT SITE IS NOT LOCATED INSIDE THE 100 YEAR FLOODPLAIN PER ANNOTATED FIRM 16085C0656C.
- ALL LOTS ARE TO BE DESIGNATED SINGLE FAMILY RESIDENTIAL EXCEPT LOT 47 BLOCK 1. SAID COMMON LOTS WILL BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
- ALL PROPOSED BUILDABLE LOTS WILL BE SERVED WITH CENTRAL WATER AND SEWER.
- PROPOSED DETACHED BUILDING ROOF LINE DIMENSIONS ARE 24.0'W x 40.0'L

PROJECT BENCHMARKS:

TBM #1	TBM #2
SET MAG NAIL	SET MAG NAIL
ELEV: 5043.97'	ELEV: 5040.76'

PROPOSED SUBDIVISION EASEMENTS

BOUNDARY.....	10'
REAR LOT LINE.....	5'
SIDE LOT LINE.....	5'
STREET SIDE.....	10'

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	36.84'	1478.40'	1°25'41"	S44°30'03"W	36.84'
C2	58.31'	1407.69'	2°22'25"	S44°00'55"W	58.31'
C3	550.81'	1407.69'	22°25'09"	S31°37'08"W	547.30'

UTILITY REPRESENTATIVES

UTILITY	REPRESENTATIVE	PHONE
GAS	N/A	N/A
ELECTRICITY	IDAHO POWER	(208) 388-6320
TELEPHONE	CITIZENS	(260) 451-8573
CABLE	CABLE ONE	(208) 455-5555
SEWER	PAYETTE LAKES RECREATIONAL SEWER & WATER DIST.	(208) 634-4111
WATER	CITY OF MCCALL	(208) 634-5580
ROADS	CITY OF MCCALL	(208) 634-5580
IRRIGATION	N/A	N/A
FIRE	MCCALL FIRE DEPARTMENT	(208) 634-7070

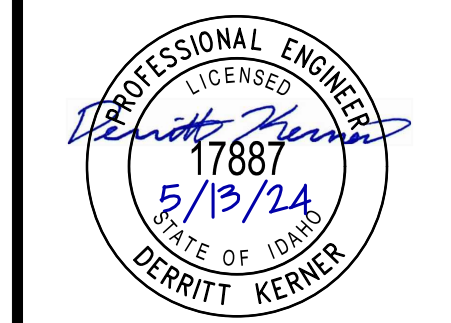
OWNER/DEVELOPER
CCG McCall, LLC
563 W 500 S, SUITE 160
BOUNTIFUL, UT, 84101
BOISE, ID, 83709
(208) 900-9049
plantationhomesrv@gmail.com

LAND SURVEYOR
LADD CLUFF, PLS
DAVID EVANS & ASSOCIATES
9175 W BLACK EAGLE DR.
BOISE, ID, 83709
(208) 900-9049
ladd.cluff@deainc.com

CIVIL ENGINEER
DERRITT KERNER, P.E.
DAVID EVANS & ASSOCIATES
9175 W BLACK EAGLE DR.
BOISE, ID, 83709
(208) 900-9049
derritt.kerner@deainc.com



REVIEWED BY: _____ DATE: _____ BY: CK
NO. DATE REVISION
1 8/12/24 CITY OF MCCALL COMMENTS
2 8/12/24 CITY OF MCCALL COMMENTS
3 1/13/24 CITY OF MCCALL COMMENTS
4 3/28/24 CITY OF MCCALL COMMENTS



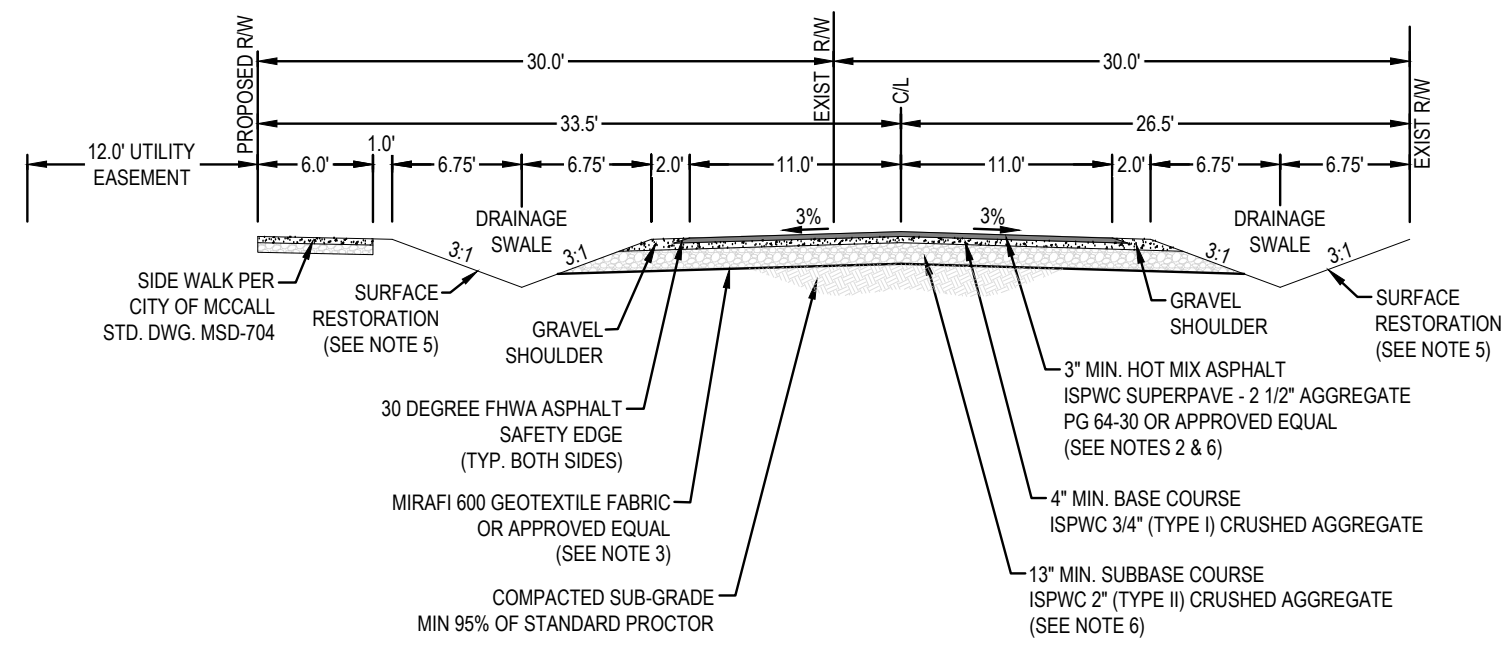
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DESIGNED BY: JEC
DRAWN BY: JEC

FIRST SUBMITTAL DATE: _____
PROJECT NO. **PLAN0000-0001**

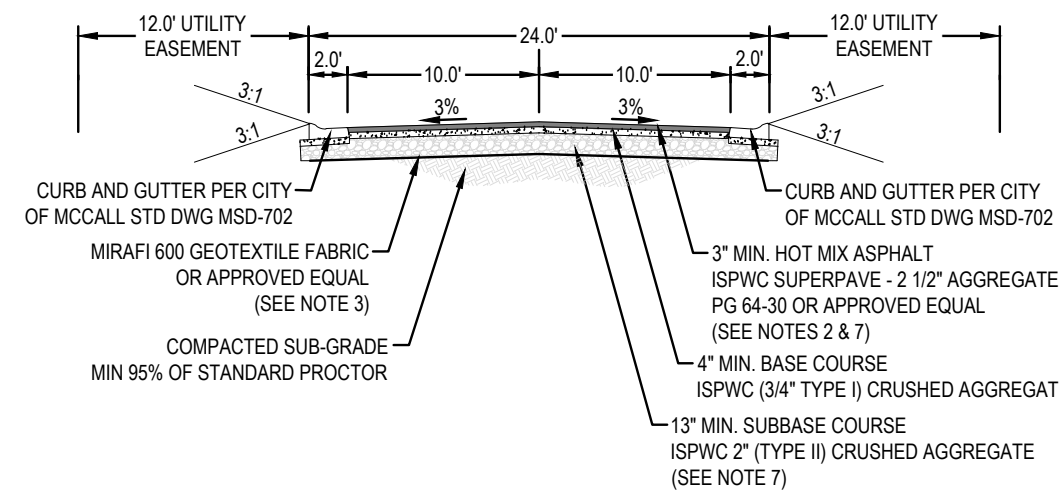
SHEET NO. **1** OF 1

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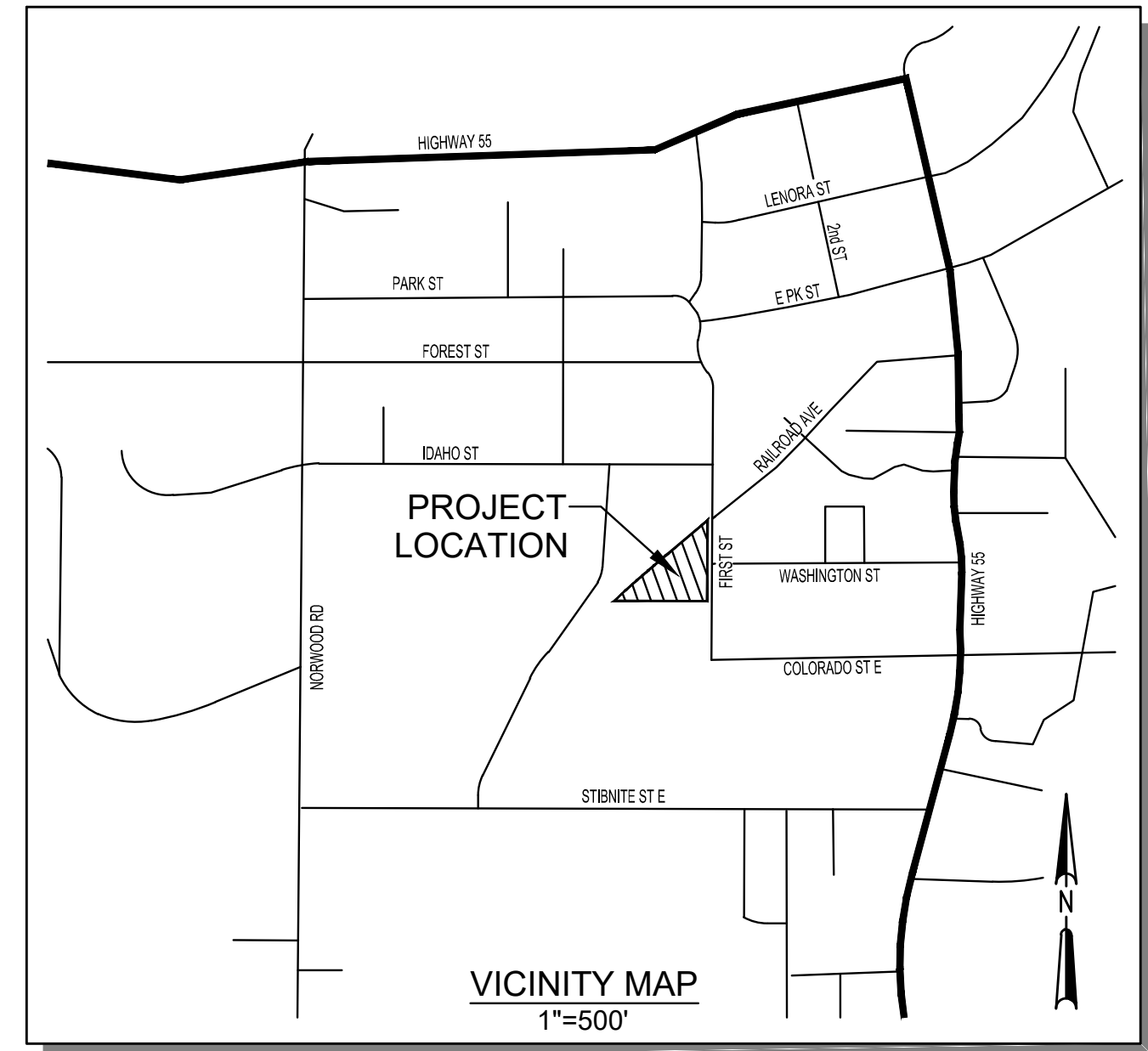
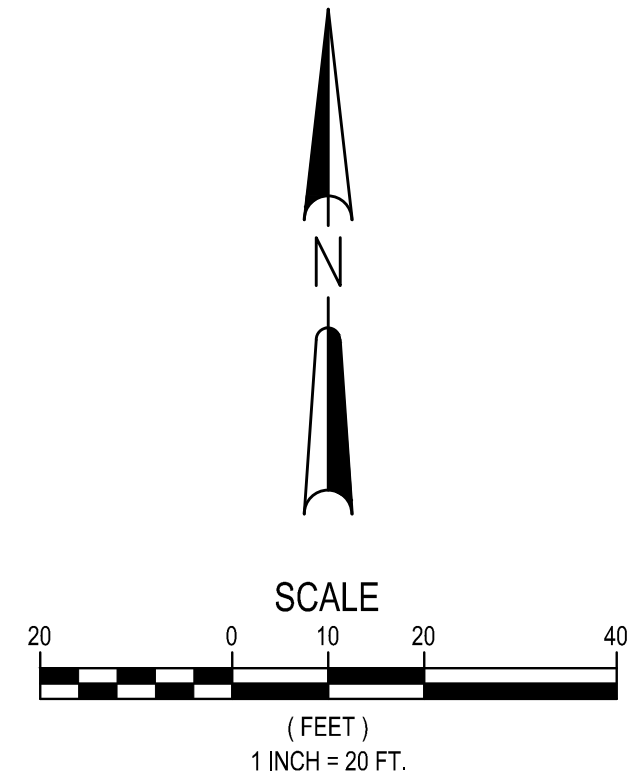
PRELIMINARY PLAT FOR
BLACKWELL SUBDIVISION
 LOCATED IN A PORTION OF THE S 1/2, SECTION 9, T18N, R3E, B.M.
 CITY OF McCALL, VALLEY COUNTY, IDAHO
 2024



PUBLIC ROAD SECTION
 FIRST STREET (LOOKING NORTH)
 SCALE: 1"=10'



PRIVATE ROAD SECTION
 SCALE: 1"=10'



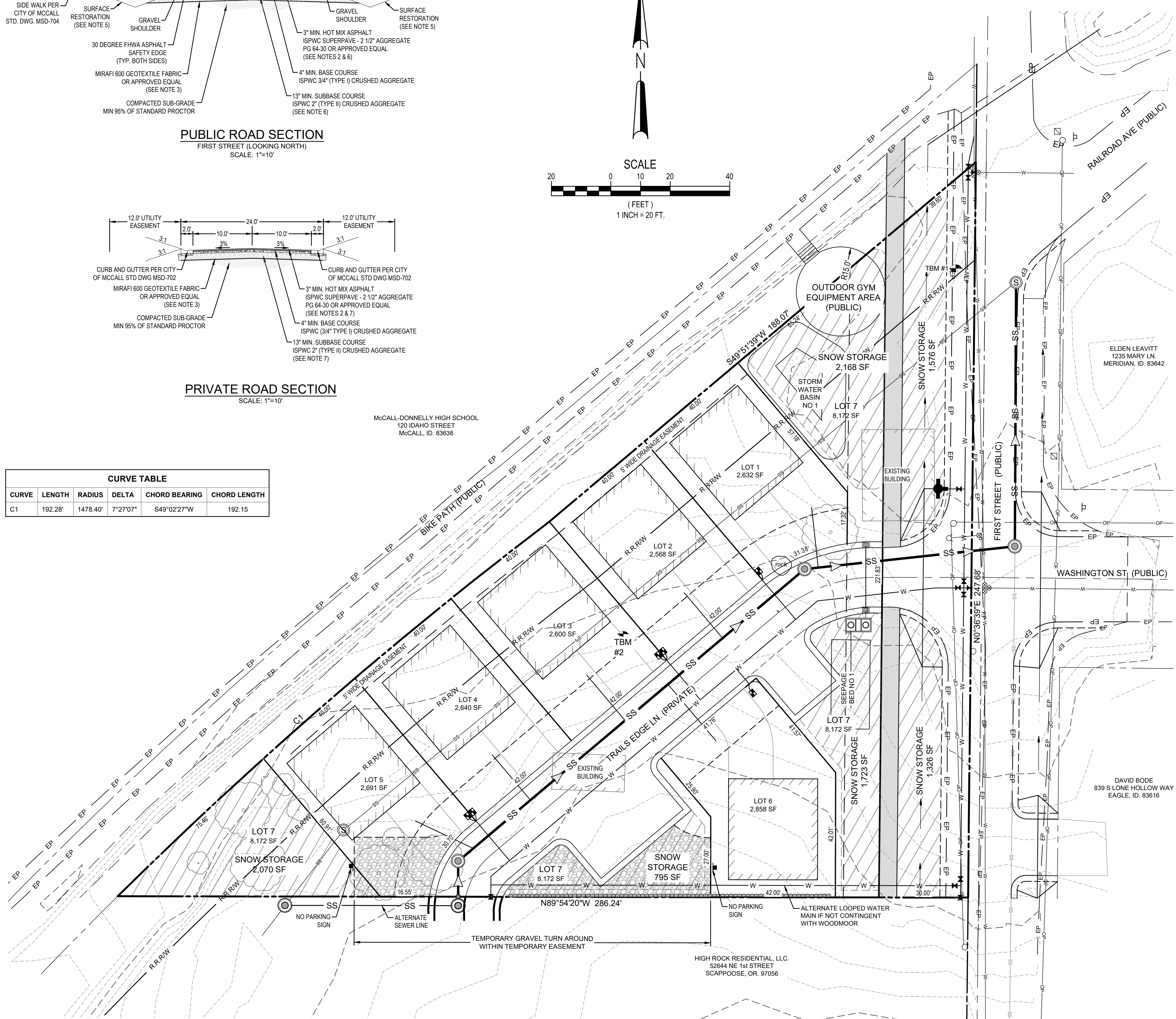
VICINITY MAP
 1"=500'

LEGEND

	PROJECT BOUNDARY LINE
	PROPOSED LOT LINE
	PROPOSED CENTERLINE
	PROPOSED EASEMENT LINE
	SECTION LINE
	PROPOSED WATER MAIN
	PROPOSED SEWER MAIN
	PROPOSED STORM DRAIN LINE
	BENCH MARK
	PROPOSED WATER SERVICE
	PROPOSED FIRE HYDRANT
	PROPOSED WATER VALVE
	PROPOSED SEWER MANHOLE
	PROPOSED SEWER CLEANOUT
	PROPOSED SEWER CLEANOUT
	PROPOSED CATCH BASIN
	PROPOSED S&G TRAP
	EXISTING CENTER LINE
	EXISTING EASEMENT LINE
	ADJOINING PROPERTY LINE
	EXISTING BUILDING LINE
	EXISTING ASPHALT PAVEMENT
	EXISTING WATER PIPE
	EXISTING SANITARY SEWER PIPE
	EXISTING WATER VALVE
	EXISTING FIRE HYDRANT
	EXISTING SEWER MANHOLE
	EXISTING POWER POLE
	EXISTING ROCK
	EXISTING TREE

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	192.28'	1478.40'	7°27'07"	S49°02'27"W	192.15



DEVELOPMENT FEATURES:

TOTAL ACRES.....	0.83 ACRES
TOTAL LOTS.....	7
RESIDENTIALS.....	6
REQUIRED DENSITY (DU/ACRE).....	8.0
PROPOSED DENSITY (DU/ACRE).....	7.32
EXISTING ZONING (CITY OF McCALL).....	R-8
PROPOSED ZONING (CITY OF McCALL).....	R-8 PUD
MINIMUM RESIDENTIAL LOT AREA.....	2,361 sq.ft.
AVERAGE RESIDENTIAL LOT AREA.....	2,639 sq.ft.
PERCENT TO RESIDENTIAL LOT.....	43.80%
PERCENT TO RIGHT-OF-WAY AREA.....	19.52%
PERCENT TO OPEN SPACE AREA.....	36.68%

SNOW STORAGE REQUIREMENTS

ROADS.....	7,750.0 SF
SIDEWALKS.....	1,257.0 SF
REQUIRED STORAGE.....	3,002.0 SF
PROPOSED STORAGE.....	9,658.0 SF

PROPOSED BUILDING SETBACKS

FRONT.....	20'
REAR.....	5'
SIDE.....	5'
STREET SIDE.....	15'
BOUNDARY.....	5'

NOTES:

- THIS SUBDIVISION IS SUBJECT TO COMPLIANCE WITH THE IDAHO CODE SECTION 31-3805 CONCERNING IRRIGATION WATER.
- PROJECT SITE IS NOT LOCATED INSIDE THE 100 YEAR FLOODPLAIN PER ANNOTATED FIRM 16085C0656C.
- ALL LOTS ARE TO BE DESIGNATED SINGLE FAMILY RESIDENTIAL EXCEPT LOT 7 BLOCK 1. SAID COMMON LOT WILL BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
- ALL PROPOSED BUILDABLE LOTS WILL BE SERVED WITH CENTRAL WATER AND SEWER BY THE CITY OF McCALL.

PROJECT BENCHMARKS:

- TBM #1
 SET MAG NAIL
 ELEV: 5033.97'
- TBM #2
 SET MAG NAIL
 ELEV: 5040.76'

PROPOSED SUBDIVISION EASEMENTS

BOUNDARY.....	10'
REAR LOT LINE.....	5'
SIDE LOT LINE.....	5'
STREET SIDE.....	10'

UTILITY REPRESENTATIVES

UTILITY	REPRESENTATIVE	PHONE
GAS	N/A	N/A
ELECTRICITY	IDAHO POWER	(208) 388-6320
TELEPHONE	CITIZENS	(260) 451-8573
CABLE	CABLE ONE	(208) 455-5555
SEWER	PAYETTE LAKES RECREATIONAL SEWER & WATER DIST.	(208) 634-4111
WATER	CITY OF McCALL	(208) 634-5580
ROADS	CITY OF McCALL	(208) 634-5580
IRRIGATION	N/A	N/A
FIRE	MCCALL FIRE DEPARTMENT	(208) 634-7070

OWNER/DEVELOPER
 DENNIS HARMON
 HCD, INC
 1012 4th STREET NORTH
 NAMPA, ID. 83687
 (208) 442-9900
 dennis@hcd-inc.com

LAND SURVEYOR
 LADD CLUFF, PLS
 DAVID EVANS & ASSOCIATES
 9175 W BLACK EAGLE DR.
 BOISE, ID. 83709
 (208) 900-9049
 ladd.cluff@deainc.com

CIVIL ENGINEER
 DERRITT KERNER, P.E.
 DAVID EVANS & ASSOCIATES
 9175 W BLACK EAGLE DR.
 BOISE, ID. 83709
 (208) 900-9049
 derritt.kerner@deainc.com

DAVID EVANS AND ASSOCIATES INC.
 9175 W Black Eagle Dr
 Boise, ID 83709
 Phone: 208.900.9049

BLACKWELL SUBDIVISION
 PRELIMINARY PLAT

NO.	DATE	REVISION	BY	DATE	BY
1	8/11/24	CITY OF McCALL COMMENTS			
2	8/11/24	CITY OF McCALL COMMENTS			
3	8/12/24	CITY OF McCALL COMMENTS			

PROFESSIONAL ENGINEER
 LICENSED
 1788
 5/13/24
 STATE OF IDAHO
 DERRITT KERNER

CHECKED BY: JEC
 DESIGNED BY: JEC
 DRAWN BY: JEC
 FIRST SUBMITTAL DATE:
 PROJECT NO.
HCDX0000-0001
 SHEET NO. 1 OF 1
1



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