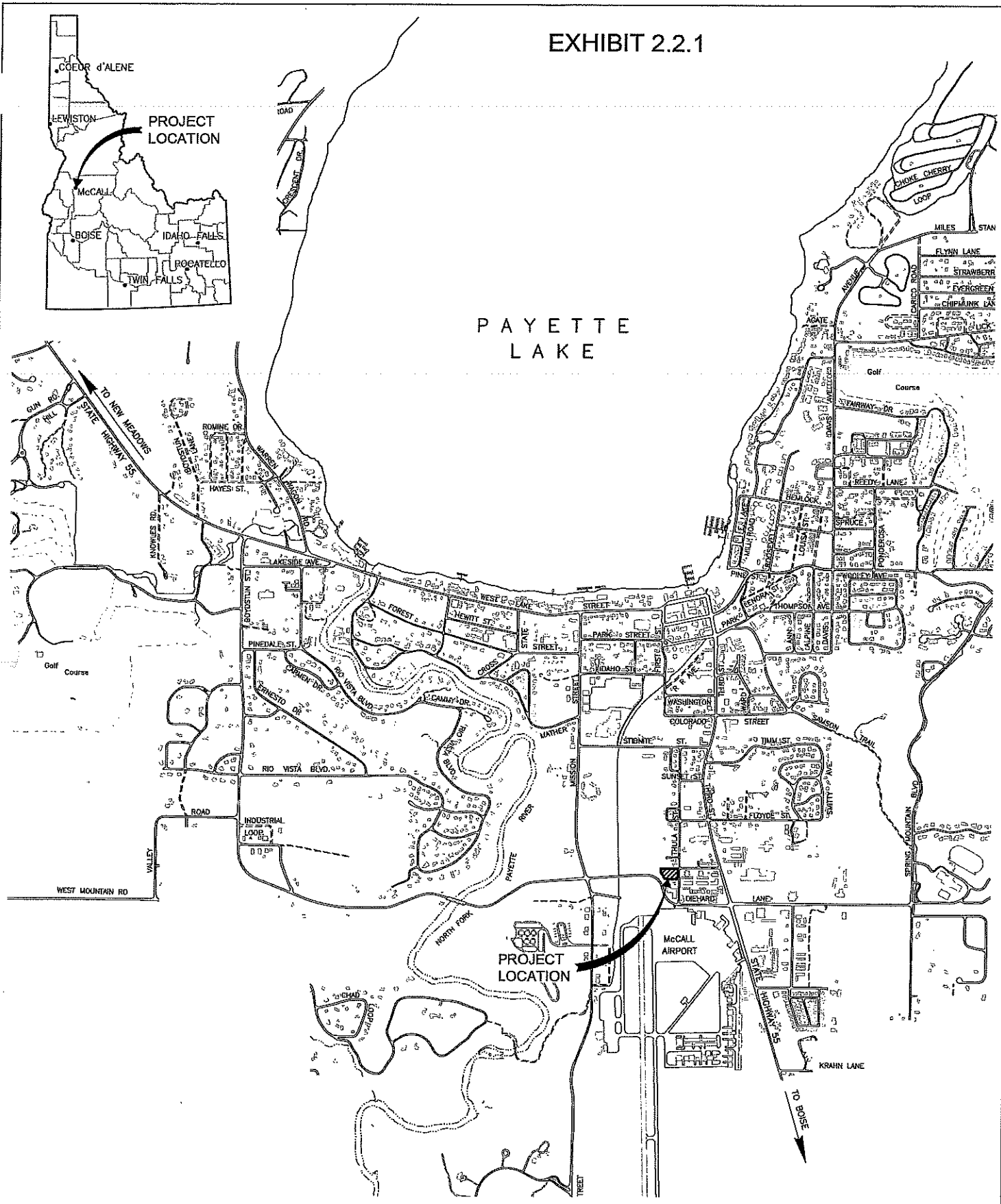


EXHIBIT 2.2.1

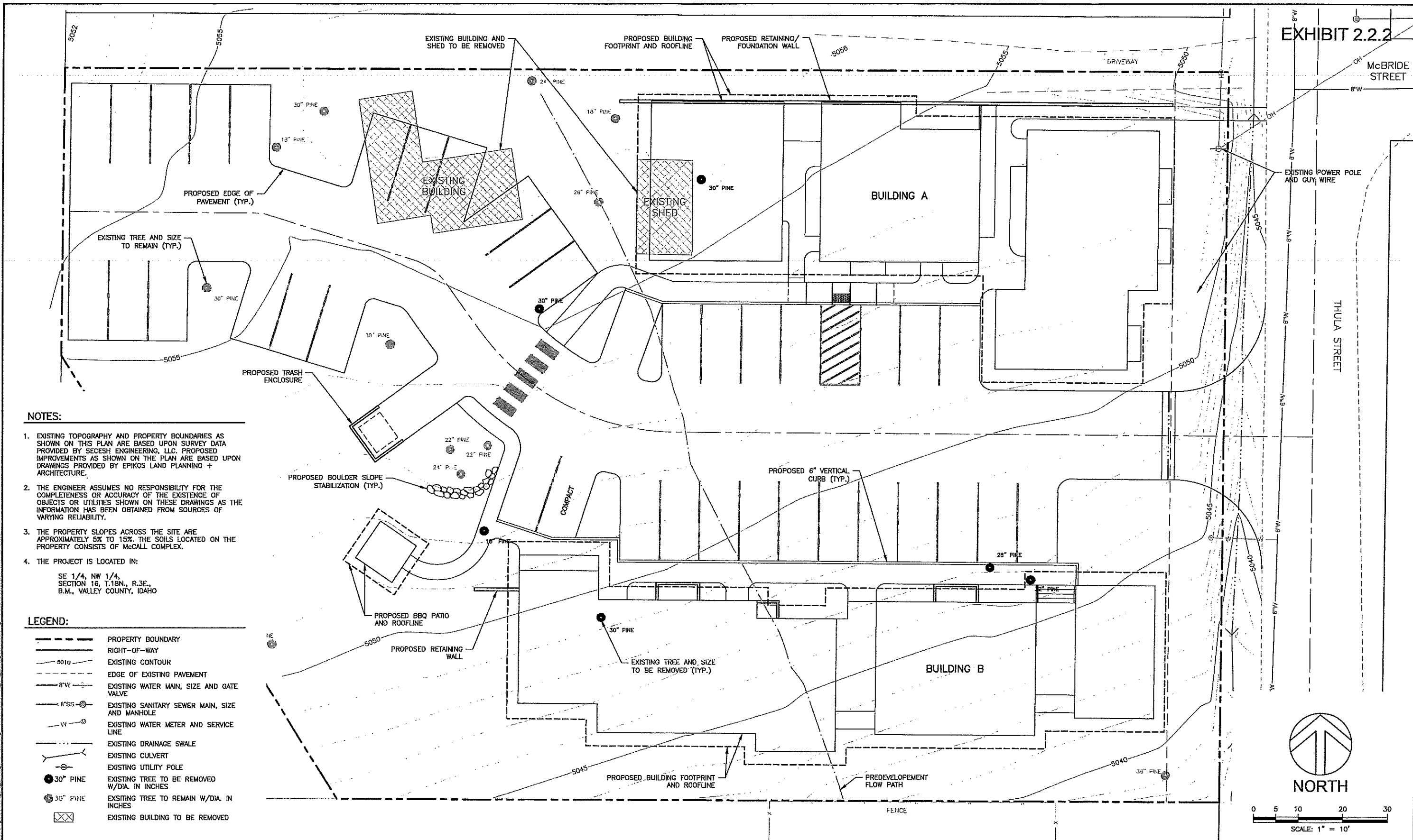


NORTH
SCALE: 1" = 2,000'

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

BLACK BEAR CONDOMINIUMS
McCALL, IDAHO
FIGURE 1, VICINITY MAP

| | | | |
|---------|-----------|-------|------------|
| PROJECT | 19002 | DRAWN | FIGURE NO. |
| DATE | 3/26/2019 | MAT | 1 OF 1 |

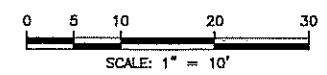


NOTES:

- EXISTING TOPOGRAPHY AND PROPERTY BOUNDARIES AS SHOWN ON THIS PLAN ARE BASED UPON SURVEY DATA PROVIDED BY SECESH ENGINEERING, LLC. PROPOSED IMPROVEMENTS AS SHOWN ON THE PLAN ARE BASED UPON DRAWINGS PROVIDED BY EPIKOS LAND PLANNING + ARCHITECTURE.
- THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF THE EXISTENCE OF OBJECTS OR UTILITIES SHOWN ON THESE DRAWINGS AS THE INFORMATION HAS BEEN OBTAINED FROM SOURCES OF VARYING RELIABILITY.
- THE PROPERTY SLOPES ACROSS THE SITE ARE APPROXIMATELY 5% TO 15%. THE SOILS LOCATED ON THE PROPERTY CONSISTS OF McCALL COMPLEX.
- THE PROJECT IS LOCATED IN:
SE 1/4, NW 1/4,
SECTION 16, T.18N., R.3E.,
B.M., VALLEY COUNTY, IDAHO

LEGEND:

- PROPERTY BOUNDARY
- RIGHT-OF-WAY
- 5010 EXISTING CONTOUR
- EDGE OF EXISTING PAVEMENT
-



| NO. | REVISION | BY | DATE | DESIGN |
|-----|----------|----|------|----------|
| | | | | MAT/GTT |
| | | | | DRAWN |
| | | | | CHECKED |
| | | | | BEJ |
| | | | | APPROVED |
| | | | | GTT |

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CONSTRUCTION**

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 McCALL, IDAHO 83638
 208.634.4140 · 208.634.4146 FAX

BLACK BEAR CONDOMINIUMS
 McCALL, IDAHO
 EXISTING PHYSICAL CONDITIONS
 WITH SITE PLAN

| VERIFY SCALE | |
|--------------|-----------|
| PROJECT | 19002 |
| DATE | 3/26/2019 |
| DRAWING NO. | SHEET NO. |
| C-1 | 1 OF 3 |

File Name: 19002_C-1_ExistingConditions.dwg File Name: 19002_C-1_ExistingConditions.dwg Plot Date: 3/26/2019 9:27 AM asstf

NOTES:

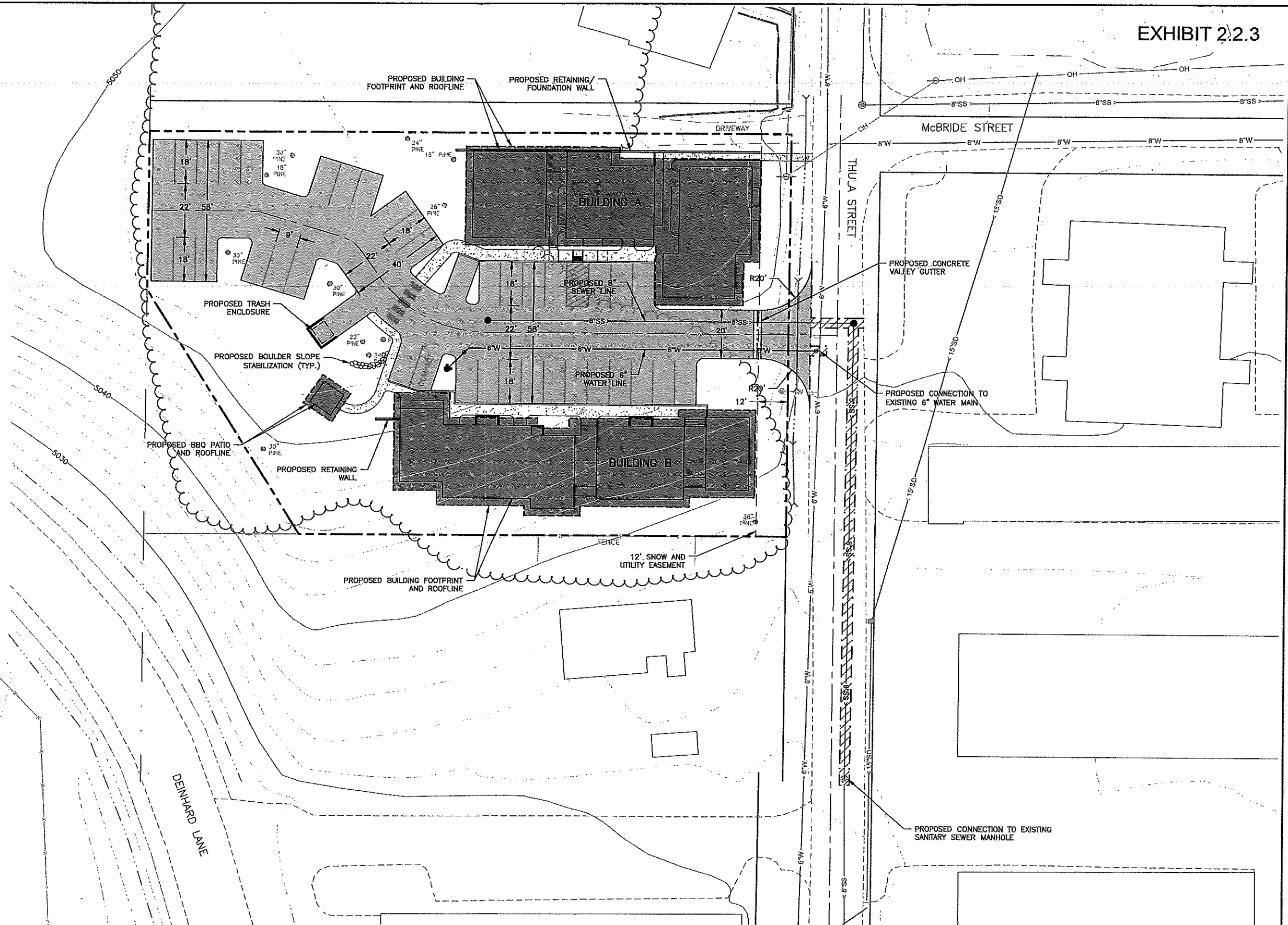
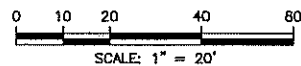
1. ALL PAVED SURFACES LOCATED WITHIN THE PROPERTY BOUNDARY SHALL BE OWNED AND MAINTAINED BY PROPERTY OWNER.
2. PROPOSED OFFSITE ENTRANCE/DRIVEWAY IMPROVEMENTS SHALL BE FROM PROJECT BOUNDARY TO EDGE OF EXISTING ROAD AND IT IS ASSUMED TO NOT INCLUDE WIDENING IMPROVEMENTS ADJACENT TO THE PROPERTY BOUNDARY.
3. PROPOSED WATER AND SEWER SYSTEM IMPROVEMENTS SHALL BE CONNECTED TO THE CITY OF McCALL AND PLRWSO SYSTEMS. ALL WORK SHALL CONFORM TO THE MOST CURRENT EDITION OF THE IDAHO STANDARDS FOR PUBLIC WORK CONSTRUCTION (ISPWC), THE REQUIREMENTS OF THE CITY OF McCALL, AND PLRWSO.
4. WATER AND SEWER SYSTEM LAYOUTS ARE CONCEPTUAL. FINAL CONSTRUCTION DRAWINGS SHOWING DETAILED DESIGN WILL BE SUBMITTED FOR REVIEW AND APPROVAL TO THE CITY OF McCALL, IDEQ AND PLRWSO PRIOR TO ANY CONSTRUCTION.
5. ALL PROPOSED UTILITIES (ELECTRIC, CABLE TELEVISION, AND TELEPHONE) ARE TO BE INSTALLED UNDERGROUND AND LOCATED WITHIN PUBLIC RIGHT-OF-WAYS. WHERE APPROPRIATE EASEMENTS WILL BE PROVIDED FOR ANY UTILITIES INSTALLED OUTSIDE OF THE PUBLIC RIGHT-OF-WAY.
6. REFER TO DRAWING C-3, SHEET 3 FOR PRELIMINARY SITE GRADING, DRAINAGE, AND STORMWATER MANAGEMENT.

LEGEND:

- PROPERTY BOUNDARY
- RIGHT-OF-WAY
- 5010- EXISTING CONTOUR
- - - EASEMENT LINE
- - - EDGE OF EXISTING PAVEMENT
- - - EDGE OF PROPOSED PAVEMENT
- - - SAW CUT LINE
- 6"W - EXISTING WATER MAIN, SIZE AND GATE VALVE
- 8"W - PROPOSED WATER MAIN, SIZE AND GATE VALVE
- - PROPOSED FIRE HYDRANT
- W - M - PROPOSED SERVICE LINE AND METER
- 8"SS - EXISTING SANITARY SEWER, SIZE AND MANHOLE
- 8"SS - PROPOSED SANITARY SEWER, SIZE AND MANHOLE
- - PROPOSED SANITARY SEWER SERVICE LINE AND CLEANOUT/MARKER
- - PROPOSED CONCRETE AREA
- - PROPOSED ASPHALT AREA
- - PROPOSED ROOF AREA
- - ASPHALT SURFACE REPAIR



NORTH



Path: M:\CADD\118000\118000\CAD\DWG\118000_C-2_PrelimPlan.dwg File Name: 18002_C-2_PrelimPlan.dwg Plot Date: 2/26/2019 10:59 AM acs11

| NO. | REVISION | BY | DATE | DESIGN |
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| | | | | MAT/GTT |
| | | | | DRAWN |
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| | | | | APPROVED |
| | | | | GTT |

**PRELIMINARY
DRAFT NOT FOR
CONSTRUCTION**

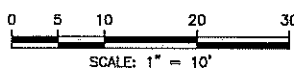
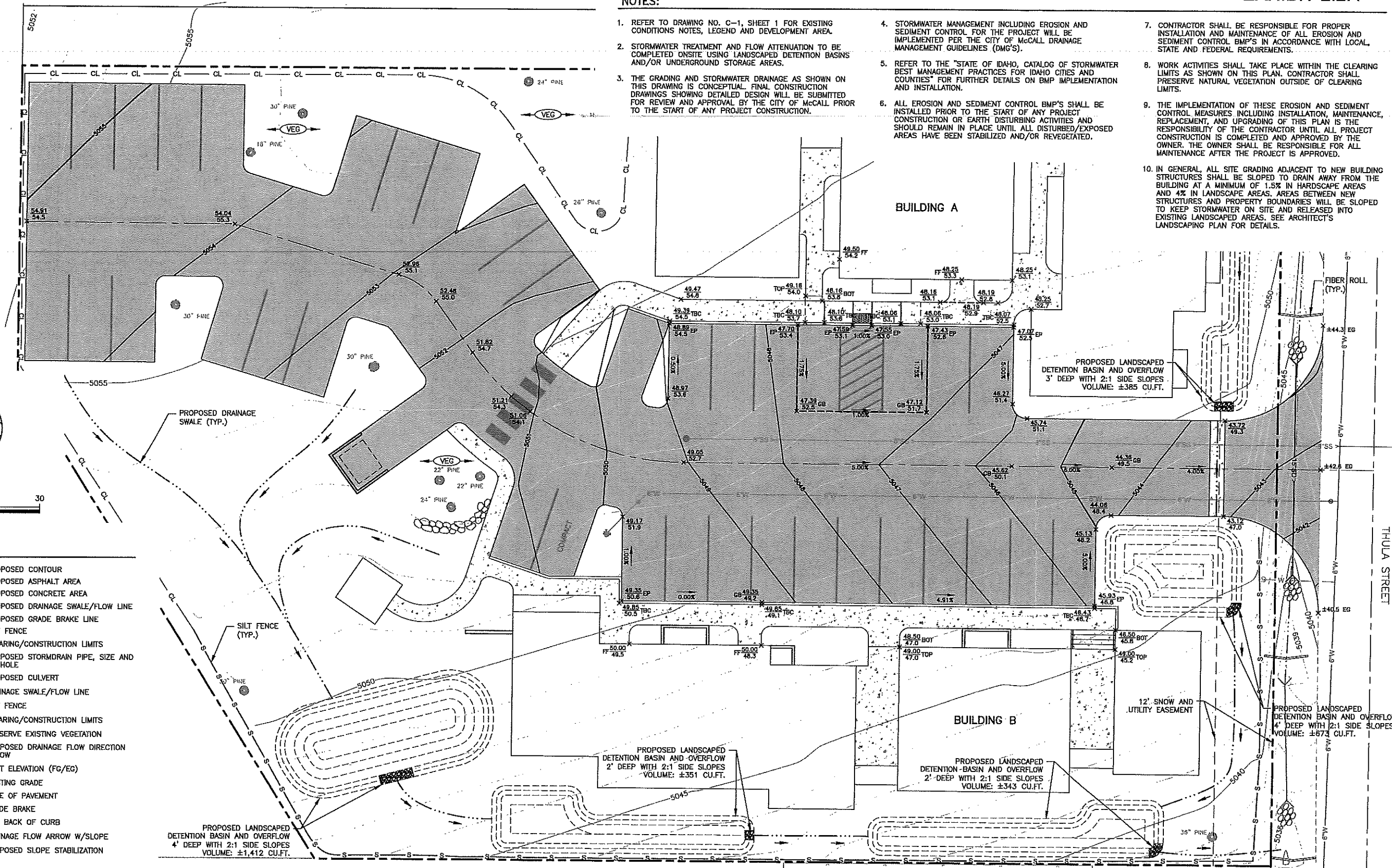
CRESTLINE ENGINEERS
 323 DEINHARD LANE, SUITE C · PO BOX 2330
 McCALL, IDAHO 83638
 208.634.4140 · 208.634.4146 FAX

BLACK BEAR CONDOMINIUMS
 McCALL, IDAHO
 PRELIMINARY UTILITY
 AND SITE PLAN

| VERIFY SCALE | |
|--------------------------------------|-----------|
| BAR IS ONE INCH ON FULL SIZE DRAWING | |
| PROJECT | 19002 |
| DATE | 3/26/2019 |
| DRAWING NO. | SHEET NO. |
| C-2 | 2 OF 3 |

NOTES:

- REFER TO DRAWING NO. C-1, SHEET 1 FOR EXISTING CONDITIONS NOTES, LEGEND AND DEVELOPMENT AREA.
- STORMWATER TREATMENT AND FLOW ATTENUATION TO BE COMPLETED ONSITE USING LANDSCAPED DETENTION BASIN AND/OR UNDERGROUND STORAGE AREAS.
- THE GRADING AND STORMWATER DRAINAGE AS SHOWN ON THIS DRAWING IS CONCEPTUAL. FINAL CONSTRUCTION DRAWINGS SHOWING DETAILED DESIGN WILL BE SUBMITTED FOR REVIEW AND APPROVAL BY THE CITY OF McCALL PRIOR TO THE START OF ANY PROJECT CONSTRUCTION.
- STORMWATER MANAGEMENT INCLUDING EROSION AND SEDIMENT CONTROL FOR THE PROJECT WILL BE IMPLEMENTED PER THE CITY OF McCALL DRAINAGE MANAGEMENT GUIDELINES (DMG'S).
- REFER TO THE "STATE OF IDAHO, CATALOG OF STORMWATER BEST MANAGEMENT PRACTICES FOR IDAHO CITIES AND COUNTIES" FOR FURTHER DETAILS ON BMP IMPLEMENTATION AND INSTALLATION.
- ALL EROSION AND SEDIMENT CONTROL BMP'S SHALL 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.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER INSTALLATION AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL BMP'S IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REQUIREMENTS.
- WORK ACTIVITIES SHALL TAKE PLACE WITHIN THE CLEARING LIMITS AS SHOWN ON THIS PLAN. CONTRACTOR SHALL PRESERVE NATURAL VEGETATION OUTSIDE OF CLEARING LIMITS.
- THE IMPLEMENTATION OF THESE EROSION AND SEDIMENT CONTROL MEASURES INCLUDING INSTALLATION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THIS PLAN IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ALL PROJECT CONSTRUCTION IS COMPLETED AND APPROVED BY THE OWNER. THE OWNER SHALL BE RESPONSIBLE FOR ALL MAINTENANCE AFTER THE PROJECT IS APPROVED.
- IN GENERAL, ALL SITE GRADING ADJACENT TO NEW BUILDING STRUCTURES SHALL BE SLOPED TO DRAIN AWAY FROM THE BUILDING AT A MINIMUM OF 1.5% IN HARDSCAPE AREAS AND 4% IN LANDSCAPE AREAS. AREAS BETWEEN NEW STRUCTURES AND PROPERTY BOUNDARIES WILL BE SLOPED TO KEEP STORMWATER ON SITE AND RELEASED INTO EXISTING LANDSCAPED AREAS. SEE ARCHITECT'S LANDSCAPING PLAN FOR DETAILS.



LEGEND:

| | | |
|--|-----------------|--|
| | 5010 | PROPOSED CONTOUR |
| | | PROPOSED ASPHALT AREA |
| | | PROPOSED CONCRETE AREA |
| | | PROPOSED DRAINAGE SWALE/FLOW LINE |
| | | PROPOSED GRADE BRAKE LINE |
| | S | SILT FENCE |
| | CL | CLEARING/CONSTRUCTION LIMITS |
| | 8" SD | PROPOSED STORMDRAIN PIPE, SIZE AND MANHOLE |
| | | PROPOSED CULVERT |
| | | DRAINAGE SWALE/FLOW LINE |
| | S | SILT FENCE |
| | CL | CLEARING/CONSTRUCTION LIMITS |
| | VEG | PRESERVE EXISTING VEGETATION |
| | | PROPOSED DRAINAGE FLOW DIRECTION ARROW |
| | 45.76 56.7 X | SPOT ELEVATION (FG/EG) |
| | EG | EXISTING GRADE |
| | EP | EDGE OF PAVEMENT |
| | GB | GRADE BRAKE |
| | TBC | TOP BACK OF CURB |
| | 2.00% | DRAINAGE FLOW ARROW W/SLOPE |
| | | PROPOSED SLOPE STABILIZATION |

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| NO. | REVISION | BY | DATE | DESIGN |
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| | | | | BEJ/GTT |
| | | | | DRAWN |
| | | | | BEJ |
| | | | | CHECKED |
| | | | | GTT |
| | | | | APPROVED |
| | | | | GTT |

**PRELIMINARY
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CONSTRUCTION**

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

BLACK BEAR CONDOMINIUMS
 McCALL, IDAHO
 PRELIMINARY GRADING, DRAINAGE AND
 STORMWATER MANAGEMENT PLAN

| | |
|--------------------------------------|-----------|
| VERIFY SCALE | |
| BAR IS ONE INCH ON FULL SIZE DRAWING | |
| PROJECT | 19002 |
| DATE | 3/26/2019 |
| DRAWING NO. | SHEET NO. |
| C-3 | 3 OF 3 |

STORMWATER APPLICATION
City of McCall

Fill in all information. Submit one copy of signed application and three copies of Stormwater Management Plan/Report to the City Engineer.

1. Project Name: Black Bear Condominiums
Location: 116 Thula Street, McCall, ID 83638

2. Owner's Name: Titanium Partners, LLC
Street: 2845 N. Rough Stone Way City: Meridian
State: ID Zip Code: 83646 Phone: (208) 870-6477

3. Project Description: Removal of existing building and shed. Construction of new buildings, asphalt parking areas as well as revegetate the landscape.

a. Total property area, in acres. 0.93 acres

b. Proposed impervious surface (asphalt, rooftop, concrete, sidewalk, etc.) in square feet. Approximately 25,335.3 S.F. of impervious area upon project completion. Current impervious area is approximately 946.5 S.F.

c. Describe existing vegetation present on site. The existing site vegetation is a forested tree canopy with light native understory vegetation.

d. Start date of construction. Spring/Summer 2019

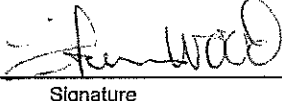
e. Estimated length of time to complete improvements. 6-12 Months

4. Stormwater Management Plan/Report attached? Yes No

5. Circle the section of the Stormwater Management Plan/Report Checklist which are applicable to project.

A B C D E F

6. Party responsible for operation and maintenance of project, including maintenance of temporary and permanent Best Management Practices:

| | | | |
|--|--------------|--|-------------------|
| <u>Titanium Partners, LLC</u> | <u>Owner</u> |  | <u>3-22-19</u> |
| Name | Title | Signature | Date |
| <u>2845 N. Rough Stone Way, Meridian, ID 83646</u> | | <u>208-870-6477</u> | |
| Address | | Daytime Phone | After Hours Phone |

Do not write below this line.

This Stormwater Management Plan/Report is:

Approved: _____

Not Approved: _____

Approved, with conditions: _____

By The City of McCall

| | | | |
|----------------|-------|-----------|-------|
| _____ | _____ | _____ | _____ |
| Representative | Title | Signature | Date |



CRESTLINE ENGINEERS, INC.
 CIVIL ENGINEERING CONSULTANTS
 323 DEINHARD LANE, SUITE C
 PO BOX 2330
 McCALL, IDAHO 83638
 208.634.4140 · 208.634-4146 FAX

PROJECT: Black Bear Condominiums
 CLIENT: Titanium Partners, LLC
 JOB NO.: 19002 DATE: March 26, 2019
 BY: MAT
 REVISION DATE: _____

RE: Black Bear Condominiums - Stormwater Calculations

Drainage Area Calculations

| Drainage Areas | (ft ²) | (Acres) |
|------------------------------|--------------------|---------|
| Total Property Area/Boundary | 40,299.0 | 0.93 |
| Development Area | 40,299.0 | 0.93 |

| Pre-Development: Development Area Surfaces | (ft ²) | (Acres) | (%) |
|--|--------------------|---------|---------|
| Building Roofs (CN = 98) | 946.5 | 0.02 | 2.35% |
| Open Space (CN = 79) | 39,352.5 | 0.91 | 97.65% |
| | 40,299.0 | 0.93 | 100.00% |

Total Impervious Surface Area = 946.5 0.02 2.35%

| Post Development: Development Area Surfaces (At Build-out) | (ft ²) | (Acres) | (%) |
|--|--------------------|---------|---------|
| Building Roofs (CN = 98) | 11,314.4 | 0.26 | 28.08% |
| Asphalt Roads (CN = 98) | 12,907.6 | 0.30 | 32.03% |
| Sidewalk/Concrete (CN = 98) | 1,113.3 | 0.03 | 2.76% |
| Open Space (CN = 79) | 14,963.7 | 0.34 | 37.13% |
| | 40,299.0 | 0.93 | 100.00% |

Total Impervious Surface Area = 25,335.3 0.59 62.87%

| Pre-Development Flow Path: | Length (ft) | Elevation Change (ft) | Slope (%) |
|---|-------------|-----------------------|-----------|
| 1. Sheet Flow, (n = 0.40, Woods - Light Underbrush) | 174.9 | 15.31 | 8.75% |
| Total Length/Average Slope = | 174.9 | 15.31 | 8.75% |

| Post Development Flow Path: | Length (ft) | Elevation Change (ft) | Slope (%) |
|---|-------------|-----------------------|-----------|
| 1. Sheet Flow, (n = 0.40, Woods - Light Underbrush) | 44.1 | 6.75 | 15.32% |
| 2. Sheet Flow, (n = 0.011, Smooth Surface - Concrete) | 11.3 | 1.11 | 9.78% |
| 3. Sheet Flow, (n = 0.011, Smooth Surface - Asphalt) | 77.9 | 2.77 | 3.55% |
| 4. Shallow Concentrated Flow (Paved) | 28.1 | 1.58 | 5.64% |
| Total Length/Average Slope = | 161.4 | 12.21 | 7.57% |



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208.634.4140 · 208.634-4146 FAX

PROJECT: Black Bear Condominiums

CLIENT: Titanium Partners, LLC

JOB NO.: 19002 DATE: March 26, 2019

BY: MAT

REVISION DATE: _____

RE: Black Bear Condominiums - Stormwater Calculations

Stormwater Detention Basin Volume Calculations

| Stormwater Detention Basin No. 1 | Elev. (ft) | Height (ft) | Area (ft ²) | Volume (ft ³) |
|----------------------------------|---------------|----------------|----------------------------|------------------------------|
| Top | 5045.00 | | 319.7 | |
| Overflow | 5044.50 | 0.50 | 120.7 | |
| | 5044.00 | 0.50 | 337.5 | 115 |
| Bottom | 5043.00 | 1.00 | 203.2 | 270 |
| | | | | 385 |

| Stormwater Detention Basin No. 2 | Elev. (ft) | Height (ft) | Area (ft ²) | Volume (ft ³) |
|----------------------------------|---------------|----------------|----------------------------|------------------------------|
| Top | 5043.00 | | 497.7 | |
| Overflow | 5042.50 | 0.50 | 414.4 | |
| | 5042.00 | 0.50 | 337.5 | 188 |
| | 5041.00 | 1.00 | 203.2 | 270 |
| Bottom | 5040.00 | 1.00 | 99.3 | 151 |
| | 5039.00 | 1.00 | 27.5 | 63 |
| | | | | 673 |

| Stormwater Detention Basin No. 3 | Elev. (ft) | Height (ft) | Area (ft ²) | Volume (ft ³) |
|----------------------------------|---------------|----------------|----------------------------|------------------------------|
| Top | 5040.00 | | 555.5 | |
| Overflow | 5039.50 | 0.50 | 418.3 | |
| | 5039.00 | 0.50 | 287.3 | 176 |
| Bottom | 5038.00 | 1.00 | 45.3 | 166 |
| | | | | 343 |

| Stormwater Detention Basin No. 4 | Elev. (ft) | Height (ft) | Area (ft ²) | Volume (ft ³) |
|----------------------------------|---------------|----------------|----------------------------|------------------------------|
| Top | 5044.00 | | 546.0 | |
| Overflow | 5043.50 | 0.50 | 418.9 | |
| | 5043.00 | 0.50 | 298.1 | 179 |
| Bottom | 5042.00 | 1.00 | 45.0 | 172 |
| | | | | 351 |

| Stormwater Detention Basin No. 5 | Elev. (ft) | Height (ft) | Area (ft ²) | Volume (ft ³) |
|----------------------------------|---------------|----------------|----------------------------|------------------------------|
| Top | 5050.00 | | 848.1 | |
| Overflow | 5049.50 | 0.50 | 734.9 | |
| | 5049.00 | 0.50 | 628.0 | 341 |
| | 5048.00 | 1.00 | 434.0 | 531 |
| | 5047.00 | 1.00 | 263.7 | 349 |
| Bottom | 5046.00 | 1.00 | 118.5 | 191 |
| | | | | 1,412 |

Total Proposed Detention Volume = **3,164 (ft³)** (Preliminary See Note 1.)
Required Water Quality Detention Volume = **815 (ft³)**

Proposed stormwater detention is greater than the required water quality detention volume and therefore, storage is adequate.

Notes:

1. The total proposed detention volume is preliminary and used to show adequate space is available on site. The actual proposed detention volume will be determined upon Final Design based upon stormwater analysis and may be less than preliminary proposed.
2. The total proposed detention volume shown represents the minimum storage volume of each detention basin. As peak flows are routed through each basin additional storage will be attained as stormwater flows are restricted by individual overflows should it release/drain to downslope areas.



CRESTLINE ENGINEERS, INC.
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 208.634.4140 · 208.634-4146 FAX

PROJECT: Black Bear Condominiums
CLIENT: Titanium Partners, LLC
JOB NO.: 19002 **DATE:** March 26, 2019
BY: MAT
REVISION DATE: _____

RE: Black Bear Condominiums - Stormwater Calculations

Stormwater Detention Storage/Peak Flow Attenuation Summary Tables

| Drainage Area | Area (Acres) | Area (ft ²) | Post Dev. 1 st Flush Runoff Volume (V _{1stPost}) (ft ³) | Pre-Dev. 10 Year Runoff Volume (V _{10-Pre}) (ft ³) | Post Dev. 10 Year Runoff Volume (V _{10-Post}) (ft ³) | V _{10-Post} - V _{10-Pre} (ft ³) | Required Storage Volume (ft ³) | Proposed Storage (ft ³) |
|------------------|--------------|-------------------------|--|--|---|---|---|---|
| Development Area | 0.93 | 40,299 | 815 | 1,441 | 3,538 | 2,097 | 815 | 3,164 |

Notes:

- Hydrograph Reports available upon request and will be included in the Final Stormwater Drainage Report.

| Drainage Area | Area (Acres) | Area (ft ²) | Pre-Dev. Peak Discharge (Q _{10-Pre}) (ft ³ /s) | Post Dev. Peak Discharge (Q _{10-Post}) (ft ³ /s) | Post Dev. Peak Discharge w/Detention (Q _{10Post}) (ft ³ /s) |
|------------------|--------------|-------------------------|---|---|---|
| Development Area | 0.93 | 40,299 | 0.28 | 1.36 | TBD |

Notes:

- Hydrograph Reports available upon request and will be included in the Final Stormwater Drainage Report.