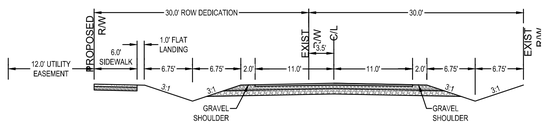
PRELIMINARY PLAT FOR

BLACKWELL SUBDIVISION

LOCATED IN A PORTION OF THE S 1/2, SECTION 9, T18N, R3E, B.M.
CITY OF McCALL, VALLEY COUNTY, IDAHO
2023



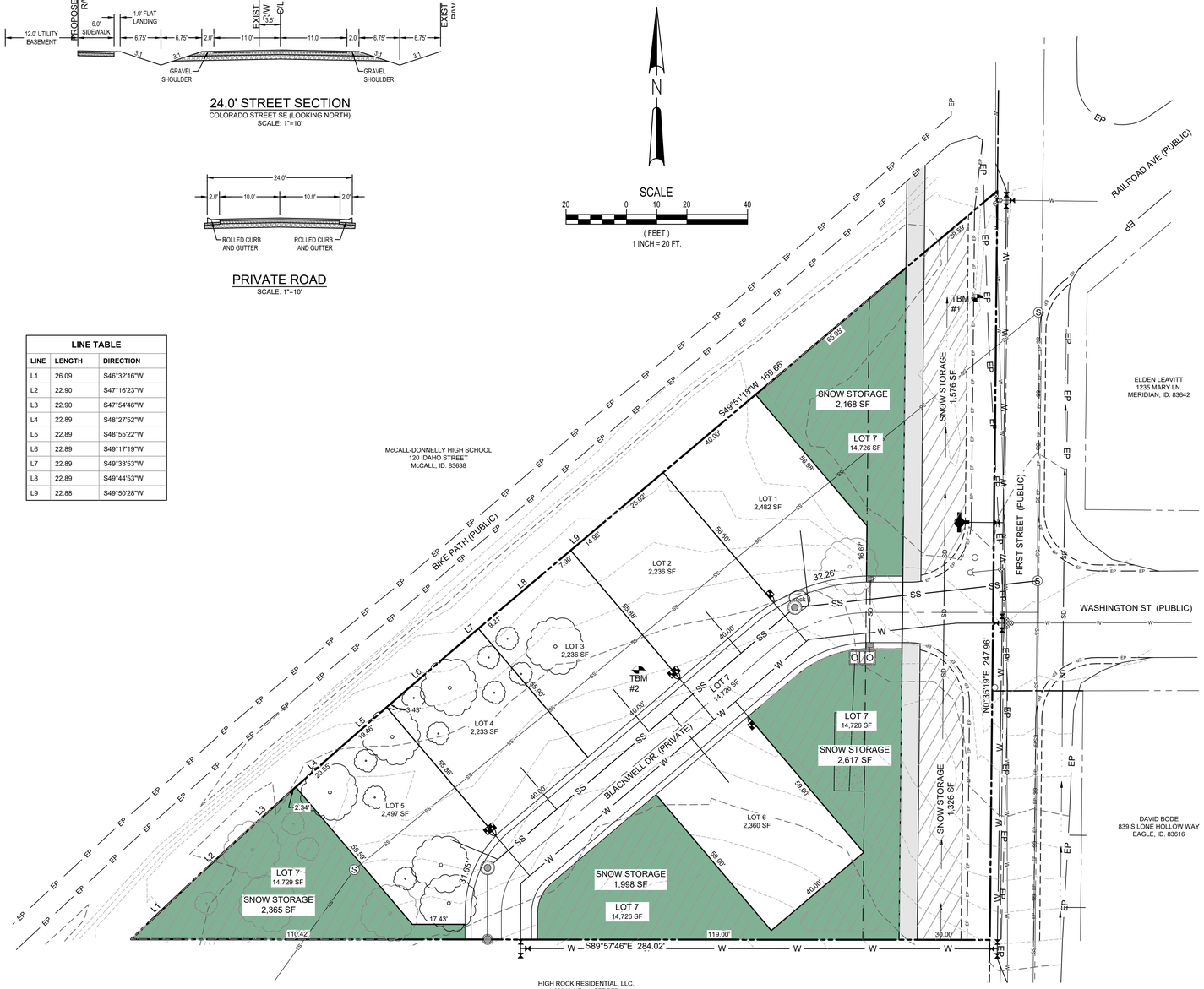
24.0' STREET SECTION

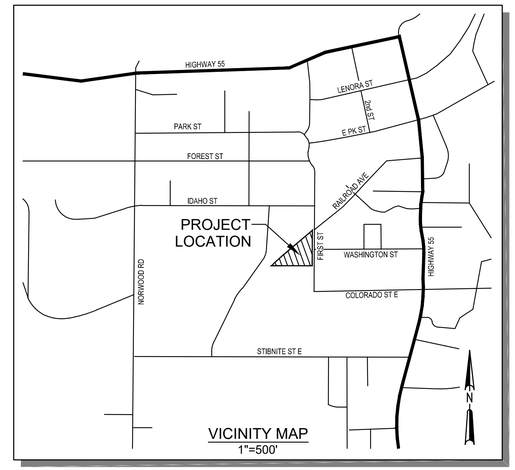
COLORADO STREET SE (LOOKING NORTH)
SCALE: 1"=10'

PRIVATE ROAD

SCALE: 1"=10'

LINE TABLE		
LINE	LENGTH	DIRECTION
L1	26.09	S46°32'16"W
L2	22.90	S47°16'23"W
L3	22.90	S47°54'46"W
L4	22.89	S48°27'52"W
L5	22.89	S48°55'22"W
L6	22.89	S49°17'19"W
L7	22.89	S49°33'53"W
L8	22.89	S49°44'53"W
L9	22.88	S49°50'28"W





VICINITY MAP

1"=500'

LEGEND

- PROJECT BOUNDARY LINE
- PROPOSED LOT LINE
- PROPOSED CENTERLINE
- PROPOSED EASEMENT LINE
- SECTION LINE
- W — PROPOSED WATER MAIN
- SS — PROPOSED SEWER MAIN
- SD — SD — 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
- EP — EP — EXISTING ASPHALT PAVEMENT
- W — W — EXISTING WATER PIPE
- SS — SS — EXISTING SANITARY SEWER PIPE
- WV — EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING SEWER MANHOLE
- EXISTING POWER POLE
- EXISTING ROCK
- EXISTING TREE

DEVELOPMENT FEATURES:

TOTAL ACRES	0.82 ACRES
TOTAL LOTS	7
BUILDABLE LOTS	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 SIZE	2,233 sq.ft.
AVERAGE RESIDENTIAL LOT SIZE	2,343 sq.ft.
PERCENT TO BUILDABLE AREA	39.35%
PERCENT TO RIGHT-OF-WAY AREA	19.41%
PERCENT TO OPEN SPACE AREA	41.24%

SNOW STORAGE REQUIREMENTS

ROADS	7,750.0 SF
SIDEWALKS	1,257.0 SF
REQUIRED STORAGE	3,002.0 SF
PROPOSED STORAGE	11,250.0 SF

PROPOSED BUILDING SETBACKS (PUD)

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

NOTES:

1. THIS SUBDIVISION IS SUBJECT TO COMPLIANCE WITH THE IDAHO CODE SECTION 31-3805 CONCERNING IRRIGATION WATER.
2. PROJECT SITE IS NOT LOCATED INSIDE THE 100 YEAR FLOODPLAIN PER ANNOTATED FIRM 16085C0656C.
3. 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.
4. 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'

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	PAYETTE LAKES RECREATIONAL SEWER & WATER DIST.	(208) 634-4111
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

Know what's below. Call before you dig.

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	CK
1	8/10/23	CITY OF McCALL COMMENTS		
1	9/11/23	CITY OF McCALL COMMENTS		

REVIEWED BY:
DATE:

PROFESSIONAL ENGINEER LICENSED 17887 11/10/23 STATE OF IDAHO DERRITT KERNER

CHECKED BY:
DESIGNED BY: JEC
DRAWN BY: JEC

FIRST SUBMITTAL DATE:

PROJECT NO.
HCDX0000-0001

SHEET NO. 1 OF 1

1

Plot Date: 11/10/2023 1:55 PM By: Jon Cox
Save Date: 11/10/2023 12:00 PM By: Jcox File: P:\HH\HCD\X0000\0001\0400\CAD\DWG\Blackwell Sub_C3d.dwg