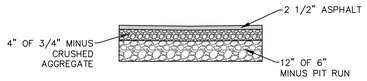
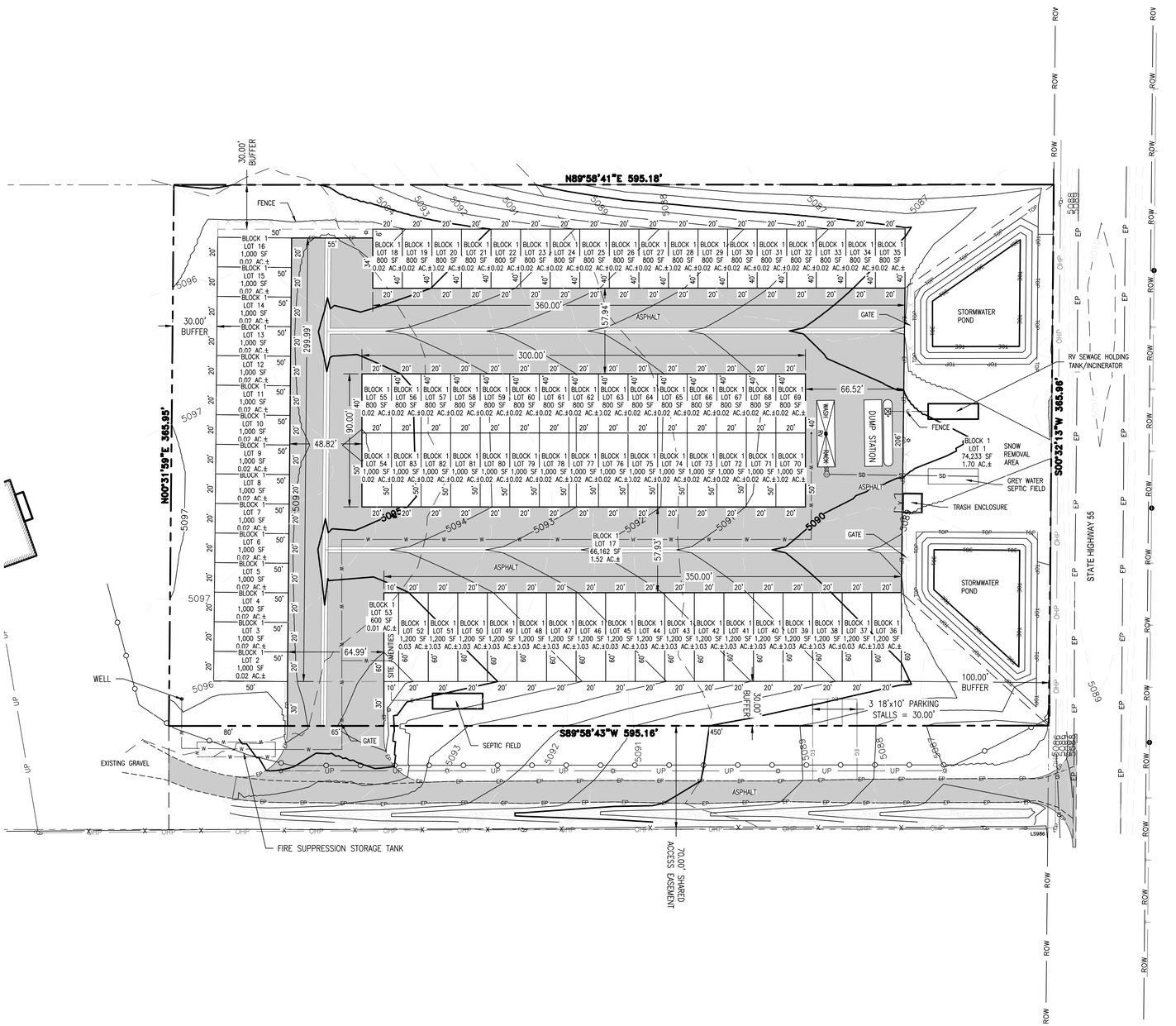
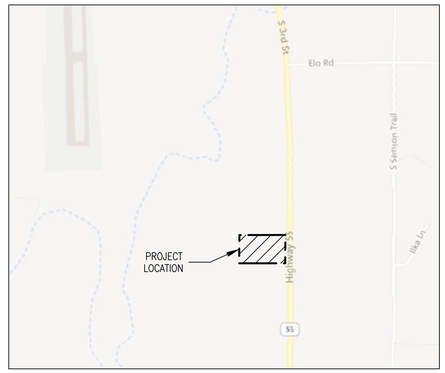
CUP/PUD SITE PLAN & PRELIMINARY PLAT FOR CONDOMINIUM PURPOSES FOR
SUMMIT RV STORAGE

TAX No. 36 IN A PORTION OF THE SW1/4 OF THE SE1/4 OF SECTION 21,
TOWNSHIP 18 NORTH, RANGE 3 EAST, BOISE MERIDIAN
VALLEY COUNTY, IDAHO
MARCH 2024



ASPHALT PAVEMENT SECTION
-NTS-





VICINITY MAP
NTS

SNOW STORAGE CALCULATION

- DRIVE AISLES AREA = 58,500 SF
- MINIMUM SNOW STORAGE AREA REQUIRED = 19,300 SF
- SNOW STORAGE AREA PROVIDED = 28,400 SF

SURVEYOR NOTES

- A DIGLINE LOCATE WAS NOT COMPLETED AT THE TIME OF SURVEY.
- CONTOUR INTERVALS ARE 1 FOOT MINOR AND 5 FOOT MAJOR.
- REFER TO GIFT DEED INST. NO. 300220, AMENDED WARRENTY DEED INST. NO. 354721 AND RECORD OF SURVEY BOOK 8, PAGE 221, INST. NO. 299941 AND RECORD OF SURVEY BOOK 11, PAGE 122, INST. NO. 356943.
- NOTE THIS SITE WAS COVERED WITH SNOW AT THE TIME OF SURVEY, THERE MAY EXIST A CULVERT UNDER THE DRIVEWAY NEAR THE ENTRANCE TO HIGHWAY 55 AND ADDITIONAL INFORMATION NOT VISIBLE TO THE SURVEYOR. IT IS SUGGESTED THIS SURVEY BE FIELD CHECKED TO VERIFY ACCURACY WHEN THE SNOW IS GONE.

DEVELOPMENT NOTES

1. DOMESTIC WATER WILL BE PROVIDED BY AN ONSITE WELL DESIGNED TO MEET THE REQUIREMENTS OF THE CENTRAL DISTRICT HEALTH DEPARTMENT.
2. SEWAGE DISPOSAL SHALL BE PROVIDED BY AN ONSITE SEPTIC FIELD DESIGNED TO MEET THE REQUIREMENTS OF THE CENTRAL DISTRICT HEALTH DEPARTMENT.
3. THIS SUBDIVISION IS SUBJECT TO COMPLIANCE WITH SECTION 21-3805 OF THE IDAHO CODE CONCERNING IRRIGATION WATER.
4. STORM WATER RUNOFF SYSTEM WILL BE DESIGNED IN ACCORDANCE WITH THE CITY OF McCALL STORM WATER DESIGN STANDARDS.
5. ANY ONSITE SEPTIC AND WELLS WILL BE ABANDONED IN ACCORDANCE WITH THE TECHNICAL GUIDANCE MANUAL FOR INDIVIDUAL AND SUBSURFACE SEWAGE DISPOSAL SYSTEMS. EXISTING WELLS AND SEPTIC SYSTEMS IN THE AREA APPEAR TO MEET STANDARD SEPARATION REQUIREMENTS FOR THE PROPOSED PUBLIC MAINS.
6. BUILDING SETBACKS AND DIMENSIONAL STANDARDS SHALL BE IN ACCORDANCE WITH THE CITY OF McCALL STANDARDS IN EFFECT AT THE TIME OF DEVELOPMENT.
7. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF THE RE-SUBDIVISION.
8. NO DIRECT LOT ACCESS SHALL BE ALLOWED ONTO STATE HIGHWAY 55, UNLESS SPECIFIC APPROVAL IS GIVEN BY THE IDAHO DEPARTMENT OF TRANSPIRATION.
9. THE SUBJECT PROPERTY IS LOCATED IN ZONE X FLOODWAY PER FIRM MAP 16085C0689C EFFECTIVE 2/1/2019.
10. THIS DEVELOPMENT WILL BE SUBJECT TO THE TERMS AND CONDITIONS OF A DEVELOPMENT AGREEMENT WITH THE CITY OF McCALL AND VALLEY COUNTY.
11. THIS PROJECT IS ANTICIPATED TO BE OWNED AS A CONDOMINIUM, WITH EACH STORAGE UNIT BEING ITS OWN CONDOMINIUM. ALL UNITS WILL BE AIRSPACE OWNERSHIP. BALANCE OF PROPERTY WILL NE COMMON AREA AND WILL BE OWNED AND MAINTAINED BY THE PROPERTY OWNERSHIP ASSOCIATION.

DEVELOPMENT FEATURES

ANNEXATION PROPOSED?:	NO
IMPACT AREA:	CITY OF MCCALL
EXISTING ZONING:	RR (CITY)
PROPOSED ZONING:	NO CHANGE
COMPREHENSIVE PLAN DESIGNATION:	LARGE RESIDENTIAL (CITY)
TOTAL LOTS:	1
COMMERCIAL LOTS:	1
TOTAL AREA:	5.00 AC
OPEN SPACE REQUIRED:	0.50 AC (10.0%)
OPEN SPACE PROVIDED:	1.73 AC (34.7%)
TOTAL NUMBER OF 40'x20' UNITS:	33
TOTAL NUMBER OF 50'x20' UNITS:	30
TOTAL NUMBER OF 60'x20' UNITS:	17

CONTACT INFORMATION

ENGINEER
BLAINE A. WOMER CIVIL ENGINEERING
4355 W. EMERALD STREET, SUITE 145
BOISE, ID 83706
CONTACT: ANDREW F. NEWELL, P.E.
EMAIL: andrew@bcivce.com
PHONE: (208) 593-7555

SURVEYOR
DUNN LAND SURVEYS, INC.
25 COYOTE TRAIL ROAD
CASCADE, ID 83611
CONTACT: DANIEL DUNN, PLS
EMAIL: dan@dunnlandsurveys.com
PHONE: (208) 634-6896

DEVELOPER/APPLICANT
LANDMARK PACIFIC DEVELOPMENT, INC.
PO BOX 1939
EAGLE, ID 83616
CONTACT: DON NEWELL
EMAIL: ashton.homes@hotmail.com
PHONE: (208) 404-2161

PLANNER/REPRESENTATIVE
JAMES FRONK CONSULTING
PO BOX 576
McCALL, ID 83638
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PHONE: (208) 634-8093

ARCHITECT
LOGOS ARCHITECTURE
CONTACT: DOUGLAS NEWELL
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PHONE: (801) 608-1963

LANDSCAPE ARCHITECT
TODD BAGLEY LANDSCAPE ARCHITECT
CONTACT: TODD BAGLEY
EMAIL: toddb.tbloearth@gmail.com
PHONE: (951) 260-8003

LEGEND

SEWER	S	STORM DRAIN MANHOLE	
WATER	W	SANITARY SEWER MANHOLE	
PRESSURE IRRIGATION	PI	LIGHT POLE	
GRAVITY IRRIGATION	GI	IRRIGATION MANHOLE	
STORM DRAIN	SD	MONITORING WELL	
OVERHEAD POWER	P	FIRE HYDRANT	
FIBER OPTICS	FO	GAS METER	
EDGE OF PAVEMENT	EP	WATER VALVE	
TELEVISION	TV	IRRIGATION VALVE	
GAS	G	POWER POLE	
EDGE OF GRAVEL	EG	GUY WIRE	
POWER	P	TELEPHONE RISER	
JOINT TRENCH	JT	ELECTRICAL BOX	
SECTION LINE		CALCULATED POINT	
BUILDING SET BACK		BRASS CAP MONUMENT	
CENTER LINE		ALUMINUM CAP MONUMENT	
EASEMENT		5/8" DIAMETER IRON PIN	
LOT LINE		1/2" DIAMETER IRON PIN	
BOUNDARY LINE		TEMPORARY BENCHMARK	
ADJACENT PROPERTY LINE		TREE	

811 Know what's below. Call before you dig.

NOTE:
WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCRDACHMENT PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED.

DRAWING STATUS:
PRELIMINARY

MARK	BY	DATE	REVISIONS
	ENGINEER		

SEAL-ENGINEER
PROFESSIONAL ENGINEER REGISTERED No. 17011 STATE OF IDAHO ANDREW F. NEWELL
3-21-24

BLAINE A. WOMER CIVIL ENGINEERING
• PLANNING • SURVEYING • CIVIL ENGINEERING • PUBLIC WORKS
Boise, ID 83706, 4355 W. Emerald Street, Suite 145 • 1-208-593-7555

BENCHMARK:
1) Bearings are based on the City of McCall grid (modified state plane coordinate system), distances shown are true ground distances. Vertical Datum is NAVD88, GEOID18.
2) Project Temporary Benchmark Elevation were established by GPS observations.
– TBM #1 = Found 5/8" rebar LS986 bears S03°53'52"W-0.40' from calculated position

VALLEY COUNTY/CITY OF MCCALL, ID
SUMMIT RV STORAGE
COVER SHEET

SHEET NO. PP-1
FILE NO. N1424024