City of Ketchum
Planning & Building

STAFF REPORT
KETCHUM PLANNING AND ZONING COMMISSION
MEETING OF DECEMBER 15, 2020

PROJECT:	Leadville Residences
FILE NUMBER:	P20-077
APPLICATION TYPE:	Pre-Application Design Review
REPRESENTATIVE:	Mike Brunelle (Architect), Travis Jones (Realtor), & Layne Thompson (Magleby Construction)
PROPERTY OWNER:	Leadville South, LLC (GM Property Holdings LLC per Blaine County Assessor's Office Data)
REQUEST:	Pre-Application Design Review for the development of a new three-story, 50.5-foot tall, 7,815-square-foot duplex
LOCATION:	Northwest Corner of N Leadville Avenue & E 2nd Street (Ketchum Townsite: Block 3: Lot 5)
ZONING:	Mixed-Use Subdistrict of the Community Core (CC-2)
OVERLAY:	None

NEW DUPLEX IN THE HEART OF DOWNTOWN

The Leadville Residences project proposes to develop a new three-story, 50.5-foot tall, 7,815-square-foot duplex on a vacant lot located at the corner of Leadville Avenue and 2nd Street. The property is located within the Mixed-Use Subdistrict of the Community Core (CC-2). Multi-family dwelling units are a permitted use in the CC-2 Zone, and unlike the Retail Core (CC-1), dwelling units may be sited on the ground floor. The duplex is comprised of two, attached townhome units with private decks, rooftop terraces, and garages accessed from the alley.

Figure 1: Street Corner Rendering (Project Plans Sheet A-003)

P&Z COMMISSION FEEDBACK

The Planning & Zoning Commission previously considered this Pre-Application Design Review during their meeting on September 15th. The Commission expressed concerns about the duplex's over-scaled size and the project's incompatibility with surrounding buildings and uses. Their recommendations focused on integrating the project within the neighborhood, enhancing the streetscape to create a walkable environment, and reducing the duplex's dominating mass and tall blank walls.

APPLICANT'S PROJECT PLAN UPDATES

The Pre-Application Design Review submittal (Exhibit A) includes updated project plans and a summary of proposed modifications. These changes include slight adjustments to building mass as well as new elevated entrances to create front stoops bordered by raised planters and benches along 2nd Street and Leadville Avenue. The applicant's proposed design updates are insufficient and fail to meaningfully address the Commission's recommendations.

ANALYSIS

The Leadville Residences is an infill project located on a vacant lot in the heart of downtown Ketchum. The property shares the alley with restaurants and bars fronting Main Street, including the Warfield and Casino. The neighborhood is characterized by smaller historic buildings, including Vintage Restaurant. This area of downtown Ketchum is vibrant with opportunities for people to connect with each other and the built environment. The neighborhood includes local stores, restaurants, and bars for the community to shop, eat, and party.

Figure 2: Birds Eye View Rendering (Project Plans Sheets CS & A-003)

"The building with a lively building edge is connected, part of the social fabric, part of the town, part of the lives of all people who live and move around it."
–A Pattern Language by Christopher Alexander, Sara Ishikawa, and Murray Silverstein

Downtown is Ketchum's gathering place connecting locals, second homeowners, and tourists. These connections create community, and our community defines Ketchum's small-town character and sense of place. This luxury housing development does not fit in with downtown's authentic atmosphere—the duplex's lifelessness will decrease vibrancy.

Design Review Objectives (Ketchum Municipal Code §17.96.020)

The Leadville Residences project does not meet Design Review objectives or the community's vision for downtown.

Enhance Ketchum's Appearance, Character, Beauty, and Function

This project will diminish Ketchum's vibrant, small-town character. The proposed location undermines the community's vision to maintain downtown as Ketchum's vibrant commercial area where local businesses thrive and the community gathers together.

The Community Core Zone's purpose (Ketchum Municipal Code §17.18.130) is to:

- maintain town's compact and cohesive center of commerce and culture,
- create an attractive and safe pedestrian environment, which includes sidewalks, gathering spaces, streetscape amenities, and landscaping,
- retain Ketchum's unique small-town scale and character, and
- encourage buildings that respect local and historical context while offering design diversity.

Additional housing units would make this project more consistent with the community's vision and goals for downtown as detailed in the 2014 Comprehensive Plan. More residents would help activate the building by increasing opportunities for social interaction. Additional housing units would also increase the diversity of housing types and styles within Ketchum.

The architectural design emphasizes that the duplex is a private space for residential use. For example, the window placement is configured based on the residents' desire for mountain views and privacy. The facades along 2nd Street and Leadville Avenue are uninviting and cut off from the surrounding streetscape. Instead of interacting with the neighborhood and pedestrians outside, this building orients inward rendering the surrounding streetscape a lifeless dead zone.

Ensure New Development is Complementary to the Design of Existing Neighborhoods

This project ignores local context. Over-scaled, the three-story duplex is considerably larger than neighboring buildings. Massing models (Sheet-003) underscore the duplex's size—the building dominates the streetscape. The project lacks key features, like active storefronts and detailed building facades, that create inviting, sociable, interactive, and dynamic places.

Protect the Town's Economic Base

The duplex's rear façade includes large windows facing the alley shared with downtown's popular nightlife and bar scene. This design exacerbates the potential for conflict between the proposed low-density residential use and the surrounding commercial neighborhood. As the community has experienced in the light industrial area, commercial activity often conflicts with the quiet enjoyment of a residential home. The two-unit, high-end townhouse development's location neighboring Ketchum's nightlife and bar scene may jeopardize the operations of these longstanding commercial establishments.

STAFF RECOMMENDATION

Staff recommends the Commission provide feedback to the applicant regarding the updated project plans and either (a) continue review of the Pre-Application if the applicant is willing to collaborate with the P&Z Commission to workshop the project or (b) accept the applicant's request to proceed to final Design Review application if they're reluctant to continue the Pre-Application phase.

EXHIBITS:

A. Leadville Residences Pre-Application Design Review Submittal
B. Zoning & Dimensional Standards Analysis
C. Staff Report: P&Z Commission Meeting of September 15th, 2020

Exhibit A:

Leadville Residences

Pre-Application Design Review Submittal

City of Ketchum
Planning & Building

CERTIFIED COMPLETE
8-11-20

OFFICIAL USE ONLY	
File Number:	P20-077
Date Received:	8-11-20
By:	MP
Pre-Application Fee Paid:	1000
Design Review Fee Paid:	
Approved Date:	
Denied Date:	
By:	
ADRE: Yes ☐ No ☒	

Design Review Application

APPLICANT INFORMATION	
Project Name: Leadville Residences	Phone: 208/720-5988
Owner: Leadville South LLC	Mailing Address: 1131 Antler Dr, Hailey, ID 83333
Email: layne@collabeng.com	
Architect/Representative: Mike Brunelle	Phone: 208/589-0771
Email: mike@brunellearchitects.com	Mailing Address: POB 3204, Hailey, ID 83333
Architect License Number: AR-984536	
Engineer of Record: TBD	Phone:
Email: TBD	Mailing Address:
Engineer License Number: TBD	

All design review plans and drawings for public commercial projects, residential buildings containing more than four (4) dwelling units and development projects containing more than four (4) dwelling units shall be prepared by an Idaho licensed architect or an Idaho licensed engineer.

PROJECT INFORMATION			
Legal Land Description: Lot 5, Block 3, Ketchum Townsite			
Street Address: Leadville, 2nd Street			
Lot Area (Square Feet): 5500 sf			
Zoning District: CC-2			
Overlay District:	☐Floodplain	☐ Avalanche	☐Mountain
Type of Construction:	■New	☐Addition	☐Remodel ☐Other
Anticipated Use: Residential		Number of Residential Units: 2	

TOTAL FLOOR AREA	Proposed	Existing
Basements	0 Sq. Ft.	Sq. Ft.
1st Floor	3402 Sq. Ft.	Sq. Ft.
2nd Floor	2954 Sq. Ft.	Sq. Ft.
3rd Floor	1800 Sq. Ft.	Sq. Ft.
Mezzanine	Sq. Ft.	Sq. Ft.
Total	8156 Sq. Ft.	Sq. Ft.

FLOOR AREA RATIO		
Community Core: 1.4	Tourist:	General Residential-High:

BUILDING COVERAGE/OPEN SPACE
Percent of Building Coverage: 64.2

DIMENSIONAL STANDARDS/PROPOSED SETBACKS			
Front: 5'-0" average	**Side:** 5'-0" avg - street	**Side:** 0'-0" - interior	**Rear:** 3'-0"
Building Height: 42'-0"			

OFF STREET PARKING
Parking Spaces Provided: 8
Curb Cut: Sq. Ft. %

WATER SYSTEM	
■ Municipal Service	☐ Ketchum Spring Water

The Applicant agrees in the event of a dispute concerning the interpretation or enforcement of the Design Review Application in which the city of Ketchum is the prevailing party, to pay the reasonable attorney fees, including attorney fees on appeal and expenses of the city of Ketchum. I, the undersigned, certify that all information submitted with and upon this application form is true and accurate to the best of my knowledge and belief.

Mike Brunelle 08/10/20

Signature of Owner/Representative Date

DESIGN REVIEW EVALUATION STANDARDS

(May not apply to Administrative Design Review):

17.96.060: IMPROVEMENTS AND STANDARDS FOR ALL PROJECTS

A. Streets:
   1. The applicant shall be responsible for all costs associated with providing a connection from an existing city streets to their development.
   2. All streets designs shall be in conformance with the right-of-way standards and approved by the Public Works Director.

B. Sidewalks:
   1. All projects under 17.96.010(A) that qualify as a "Substantial Improvement" shall install sidewalks in conformance with the right-of-way standards. Sidewalk improvements may be waived for projects that qualify as a "Substantial Improvement" which comprise additions of less than 250 square feet of conditioned space.
   2. The length of sidewalk improvements constructed shall be equal to the length of the subject property line(s) adjacent to any public street or private street.
   3. New sidewalks shall be planned to provide pedestrian connections to any existing or future sidewalks adjacent to the site. In addition, sidewalks shall be constructed to provide safe pedestrian access to and around a building.
   4. The city may approve and accept voluntary cash contributions in-lieu of the above described improvements, which contributions must be segregated by the city and not used for any purpose other than the provision of these improvements. The contribution amount shall be one hundred ten percent (110%) of the estimated costs of concrete sidewalk and drainage improvements provided by a qualified contractor, plus associated engineering costs, as approved by the Public Works Director. Any approved in-lieu contribution shall be paid before the city issues a certificate of occupancy.

C. Drainage:
   1. All storm water shall be retained on site.
   2. Drainage improvements constructed shall be equal to the length of the subject property lines adjacent to any public street or private street.
   3. The Public Works Director may require additional drainage improvements as necessary, depending on the unique characteristics of a site.

BRUNELLE ARCHITECTS INC.

Leadville Residences list of revisions – 2020-11-03

Leadville Avenue
East Elevation, 1st floor

- North residence entrance elevated 3'-6" from sidewalk elevation with masonry stairs
- Steel plate planter raised to 2'-6", length revised
- Covered entrance roofs
  - South unit to be 2'-6" from property line (was 6")
  - North unit to be 9'-5" from property line (was 6'-6")
- East wall of North unit = 9'-5" from property line (was 8'-6")

East Elevation, 2nd floor

- Roof overhang omitted

2nd Avenue
South Elevation, 1st floor

- South residence entrance elevated 3'-6" from sidewalk elevation with masonry stairs
- Stone wall revised
  - Added stone to east end
  - 9'-0" added stone to west end
  - Stone to have live wall metal screening to promote ivy growth during summer months
  - Bench added to west end of stone wall
- 4'-6" x 12'-4" recess added with bench for sitting
- Metal paneled bump-out revised
  - Lowered to ground level, top of paneling to be 26'-6" from sidewalk
  - Original design had bump-out starting at 2nd floor extending to level of roof deck

South Elevation, 3rd floor

- South wall moved from property line 5'-9" (was 2'-0" & 0'-0" (at bump-out))
- Roof fascia extended to west to create horizontal break

South Elevation, 4th floor

- Handrail moved to be 5'-1" from property line (was 1'-6")
- Roof fascia/Handrail extends entire length of building to create horizontal break

West Alley
West Elevation, 2nd floor

- Solid 4'-0" wall added to open patio to reduce street sound from alley
  - Wall to incorporate planter and sitting bench

West Elevation, 3rd floor

- Solid 4'-0" wall added to open patio to reduce street sound from alley
  - Wall to incorporate planter and sitting bench
- West wall of bedroom moved west

Property line, North
North Elevation, 1st floor

- Stone wall revised
  - Added stone to east end
  - 9’-0” added stone to west end
- 4’-6” x 12’-4” recess added
- Metal paneled bump-out revised
  - Lowered to ground level, top of paneling to be 26’-6” from sidewalk
  - Original design had bump-out starting at 2nd floor extending to level of roof deck

North Elevation, 3rd floor

- South wall moved from property line 6’-9” (was 3’-0” & 1’-0” (at bump-out))
- Roof fascia extended to west to create horizontal break

North Elevation, 4th floor

- Handrail moved to be 6’-1” from property line (was 2’-6”)
- Roof fascia/Handrail extends entire length of building to create horizontal break

Building separation wall reduced in height

OWNERSHIP OF DOCUMENTS: This document, and the ideas and designs incorporated herein as an instrument of professional service, is the property of Brunelle Architects, and is not to be used, in whole or in part, for any other project without the written authorization of Brunelle Architects, Inc.

Project Information

Address: N Leadville Ave, Ketchum, Idaho 83340
Parcel Number: RPK0000030050
Legal Description: Ketchum Lot 5, Block 3
Lot Size: 5500 sf
Building Department: City of Ketchum
County: Blaine
Building Code (per City Code 15.04..010)

- International Building Code (IBC) 2012 Edition, Appendices A, B, C, E, G, I, and J and revised section 903 and excluding section 101.4.3
- International Energy Conservation Code (IECC) 2012 Edition, Including the appendix
- International Existing Building Code (IEBC), 2012 Edition
- International Property Maintenance Code (IPMC), 2012 Edition
- International Residential Code (IRC), 2012 Edition, Parts 1 through IV and IX, including appendices D, E, F, G, H, J, K, and M.
- International Building Code (IBC), Water conservation provisions of Appendix M
- Ketchum Municipal Code, Chapter 15.08

Property Zoning (per official zoning district map)
Community Core (CC) - Subdistrict 2 (Mixed Use)

Permitted Use (per City Code 17.12.020. Table):
Residential: Dwelling, multi-family

Setbacks / Height (per City Code 17.12.040. Table , Subdistrict 2: Mixed Use):

Front and street side	= 5'-0" average
Side (Interior side)	= 0'
Rear	= 3'
Setback for 4th floor	= 10'
Cantilevered decks/overhangs	= 0'

Maximum Building heights

Cantilevered decks and overhangs	= 8'-0"
Building Height	= 40'-6"
Non-habitable structures on roof top	= 10'-0"
Perimeter walls enclosing roof top deck	= 4'-0" abv roof surface ht.(min. 75% transparent)
Roof top solar and mechanical equipment	= 5'-0"

Planning Code Compliance

FLOOR AREA, GROSS: The sum of the horizontal area of the building measured along the outside walls of each floor of a building or portion of a building, including stair towers and elevators on the ground floor only, and fifty percent (50%) of atriums over eighteen feet (18') plate height, but not including basements, underground parking areas or open unenclosed decks. Parking areas covered by a roof or portion of the building and enclosed on three (3) or more sides by building walls are included.
FLOOR AREA INCREASE: The gross and net floor area of a building allowed in addition to the permitted floor area in exchange for the provision of community housing units within the project, all of which are considered to be a public benefit.
FLOOR AREA, NET: The sum of the horizontal areas of all floors in a building including basements but not including open unenclosed decks, interior or exterior circulation, mechanical equipment rooms, parking areas, common areas, public bathrooms or storage areas in basements.

	Residential	Garage	Circulation/Mech
Level 1 (ground level)	1599 sf	1661 sf	119 sf
Level 2 (second level)	2700 sf	0 sf	380 sf
Level 3 (third level)	1660 sf	0 sf	252 sf
Level 4 (fourth level)	76 sf	0 sf	90 sf
Total By Use	6035 sf	1661 sf	841 sf

Parking Calculations
Residential multiple-family dwelling within the Community Core (CC) District :

Units 750 square feet or less	0 parking spaces
Units 751 square feet to 2,000 square feet	1 space
Units 2,001 square feet and above	2 parking spaces

8 parking spaces provided

Floor Area Ratio (F.A.R.) (17.124.040)
FLOOR AREA RATIO: The product of the floor area divided by the lot area.

Property 100' x 55' = 5500 sf (Permitted by right, 1.0)
Community Core Housing incentive (2.25) = 5500 x 2.25 = 12,375 sf

Basic FAR allowance	Proposed FAR	Min. FAR allowed with inclusionary housing
1.0 (5,500 gsf)	1.4 (7,815 gsf)	2.25 (12,375 gsf)

Community Housing calculation
7815 gsf - 648 sf (parking discount, (4)-9x18) = 7167 sf
7167 sf - 5500 sf = 1667 sf
1667 sf x 20% = 333 sf
333 sf - 15% (gross sf discount) = 283 sf (net sf (inside face of finish sf) Community Housing requirement)
283 sf (req. Community Housing) - 0 sf (provided Community Housing) = 283 sf
In-lieu payment = $238/sf x 283 sf = $67,354 (inlieu payment)

Drip Lines / Drainage - No drop lines or snow shedding occur on public sidewalks. Roof and canopy drainage collected and directed by internal gutters into drywell located on property.

Site Lighting Plan - All lighting and illumination to conform to dark sky ordinance.

Mechanical Screening - Mechanical units located on roof to be screened as per elevations.

Green Building - Project to be constructed to USGBC standards.

Public Open Space - Trash receptacles, benches and gathering spaces are provided along public streets.

Project Code Information

Construction Type
Type V-B (Sprinkled)

Occupancy Group (per IBC Table 508.3.3)

Use	Required Fire Separation
Group R-2	1 Hour Rating (Sprinkled)

Occupancy Load (per IBC Table 1004.1.2)

Space	Function	Area	Load Factor	Maximum Occupancy
Unit A Residential	Residential	3360	200 gross	16
Unit B Residential	Residential	3275	200 gross	16

Means of Egress (per IBC Table 1015.1)
Spaces with one exit or exit access doorway

Occupancy	Maximum Occupant Load
Group R	10

Corridor Width (per IBC 1018.2)

Occupancy	Width (minimum)
Within a dwelling unit	36 inches

Firewall (IBC 706)
Structure wall to have a fire resistance rating of not less then 2-HR fire rated per IBC table 706.4

Fire Partitions (IBC 420.2, 708.3)
Fire partitions shall have a fire-resistance rating of not less than 1 hour. Dwelling unit and sleeping unit separations in buildings of Type VB construction shall have fire-resistance ratings of not less than 1/2 hour in buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1.

Horizontal Separation (IBC 420.3, 711.3)
Horizontal assemblies separating dwelling units in the same building and horizontal assemblies separating sleeping units in the same building shall be a minimum of 1-hour fire-resistance-rated construction. Exception: Dwelling unit and sleeping unit separations in buildings of Type VB construction shall have fire-resistance ratings of not less than 1/2 hour in buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1.

Automatic Sprinkler System
Fire sprinkler system to be per NFPA13

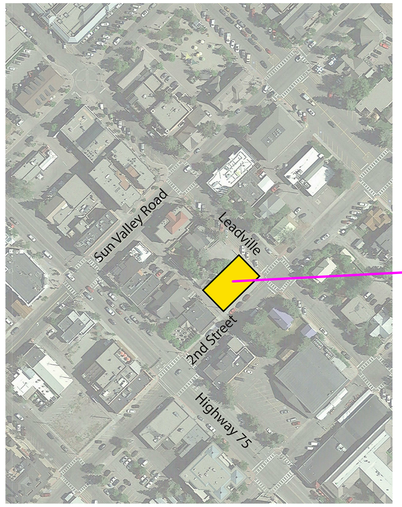
Means of egress
Spaces that require only one means of egress

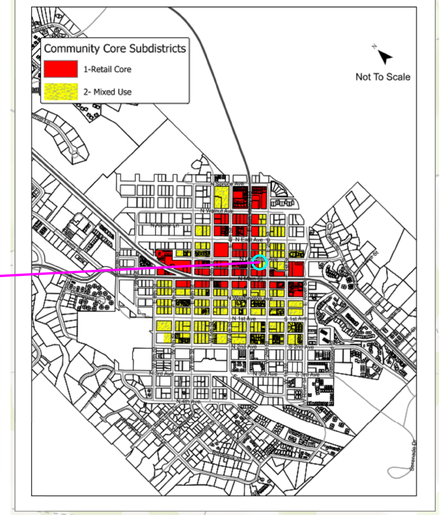
Occupancy	Max. occupant load
Group R	10

Stairways (per IBC 1017.2)
Stairways must be at least 44" wide except when serving a total occupant load of >50 where stairs may be 36" wide

Maximum travel distance (per IBC 1021.2(1))

Occupancy	Max. exit travel distance
R2 (residential)	125ft





Community Core Sub-Districts

Leadville Residences

Lot 5, Block 3, Ketchum Townsite
Ketchum, Idaho

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83333
P. 208.589.0771
MIKE@BRUNELLEARCHITECTS.COM

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Landscape Architect
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Nathan Schutte, ASLA
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nathanwschutte@gmail.com

Structural Engineer
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Energy Consultation
-
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-
-

Building Inspector
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Jim Lynch
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P.O. Box 2315
Ketchum, ID 83340
208/726-7802
jlynch@ketchumidaho.com

Drawing List

Sheet Number	Sheet Name
CS	Cover
TOPO	survey (existing)
C1.0	Civil
C2.0	Civil
L1	Landscape Plan
A-001	setback diagrams
A-002	ketchum fabric
A-003	3d massing
A-101	floor plan
A-102	floor plan
A-103	floor plan
A-104	floor plan
A-105	roof plan
A-201	elevations
A-202	elevations
A-203	elevations
A-204	elevations
A-301	sections
A-302	sections

BRUNELLE ARCHITECTS INC
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PROJECT:
Leadville Residences

Lot 5, Block 3, Ketchum Townsite
Ketchum, Idaho

DATE: 07/30/09
PROJECT NO
REVISION DATE

NOTES:

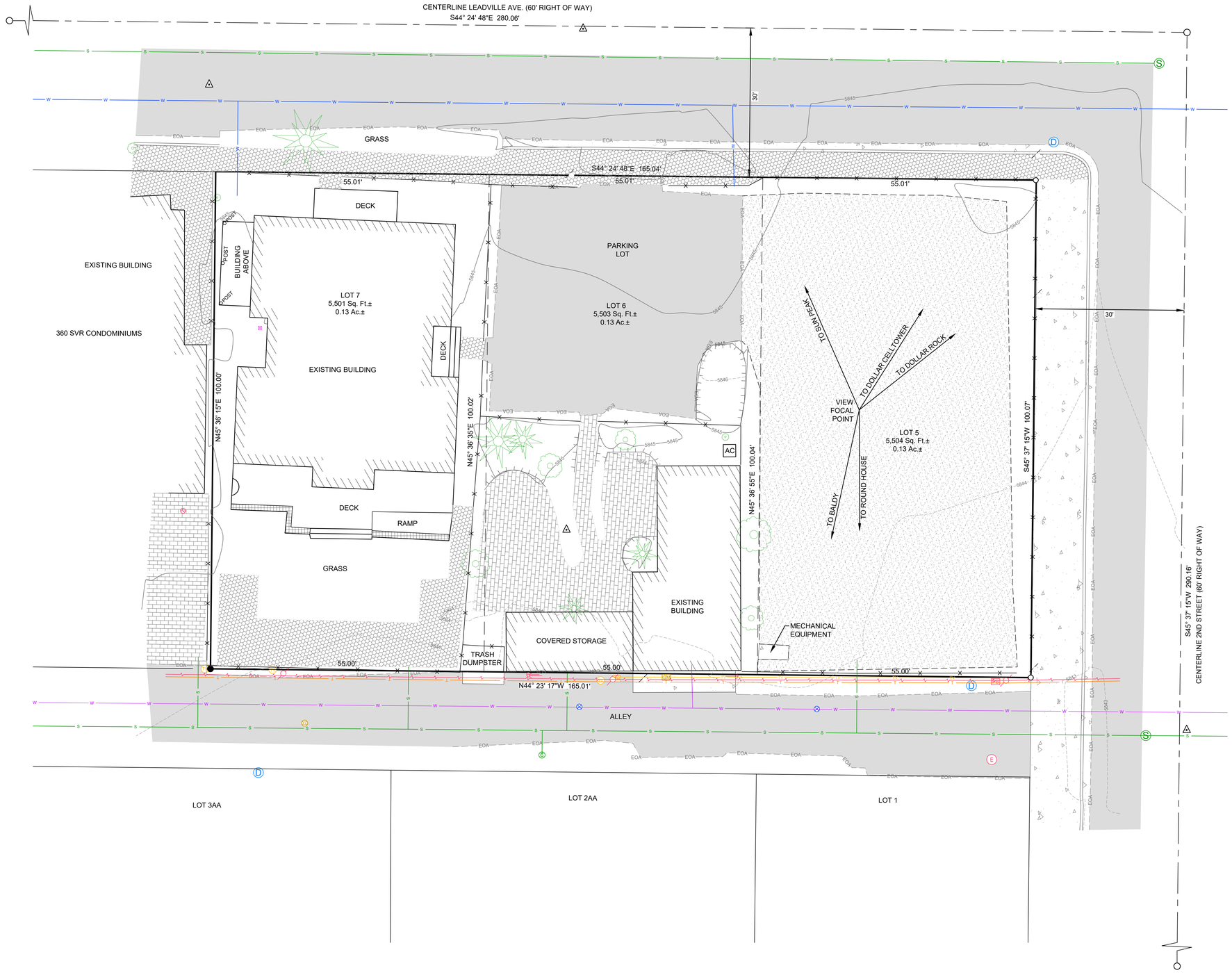
Licensed Architect
Michael R. Brunelle
AR-984536
Hailey
State of Idaho

Cover

SCALE: 1/2" = 1'-0"

CS

DRAWN BY: Author
PLOT DATE: 11/16/2020 9:47:30 AM



GRAPHIC SCALE
0 10 20
Scale in Feet

LEGEND

- Property Line
- Adjoiner's Lot Line
- Internal Lot Line (Not Vacated)
- Centerline Right of Way
- Retaining Wall
- Edge of Asphalt Line
- FND 1/2" = Found 1/2" Rebar
- FND 5/8" = Found 5/8" Rebar
- Set 5/8" Rebar, PLS 16670
- Survey Control
- 5' Contour Interval
- 1' Contour Interval
- Asphalt
- Concrete Sidewalk/Apron
- Pavers
- Gravel
- Curb And Gutter
- FNC = Fence Line
- CT = Conifer Tree
- DT = Deciduous Tree
- SGN = Sign
- Overhead Cable TV
- Cable TV Riser
- Overhead Telephone Line
- Gas Meter
- Gas Valve
- Telephone Riser
- Overhead Power
- Power Box
- Power Meter
- Power Pole
- Guywire
- Power Manhole
- Sewer Line
- Sewer Manhole
- Sewer Cleanout
- Water Main per City of Ketchum Maps
- Ketchum Spring Line per City of Ketchum Maps
- Water Valve
- Drywell
- Valve Box
- Structure
- Planter

SURVEY NOTES & NARRATIVE

1. The purpose of this map is to show topographical information as it existed on the date the field survey was performed. Changes may have occurred to site conditions since survey date (06/15/2020).
2. Boundary information is based on Found Centerline Monuments, Found Lot Corner Monuments, and the recorded plat of the Village of Ketchum, Instrument Number 302967, records of Blaine County, Idaho.
3. Underground utility locations are based on above ground appurtenances / utilities visible at the time of the survey, and City of Ketchum as built drawings. Sub-surface utility locations are approximate and locations should be verified before any excavation.
4. Galena Engineering Inc. has not received a Title Policy from the client and has not been requested to obtain one. Relevant information that may be contained within a Title Policy may therefore not appear on this map and may affect items shown hereon. It is the responsibility of the client to determine the significance of the Title Policy information and determine whether it should be included. If the client desires for the information to be included they must furnish said information to Galena Engineering, Inc. and request it be added to this map.
5. Benchmark is top of the 5/8" rebar at the Centerline Intersection of Leadville & 2nd Street. Elevation = 5845.38'

A TOPOGRAPHIC MAP SHOWING LOTS 5, 6 & 7, BLOCK 3, KETCHUM TOWNSITE

LOCATED WITHIN SECTION 18, T.4 N., R.18 E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO
PREPARED FOR SOUTH LEADVILLE LLC

PROJECT INFORMATION
P:\adskproj\7881\dwg\Topo\7881topo.dwg 06/17/20 10:25:44 PM

ORIGINAL SIGNED BY
MARK E. PHILLIPS
DATE ORIGINAL SIGNED:
06/18/2020

ORIGINAL ON FILE AT OFFICE OF GALENA ENGINEERING (HAILEY, ID)

MEP
DRAWN BY

SMF
CHECKED BY

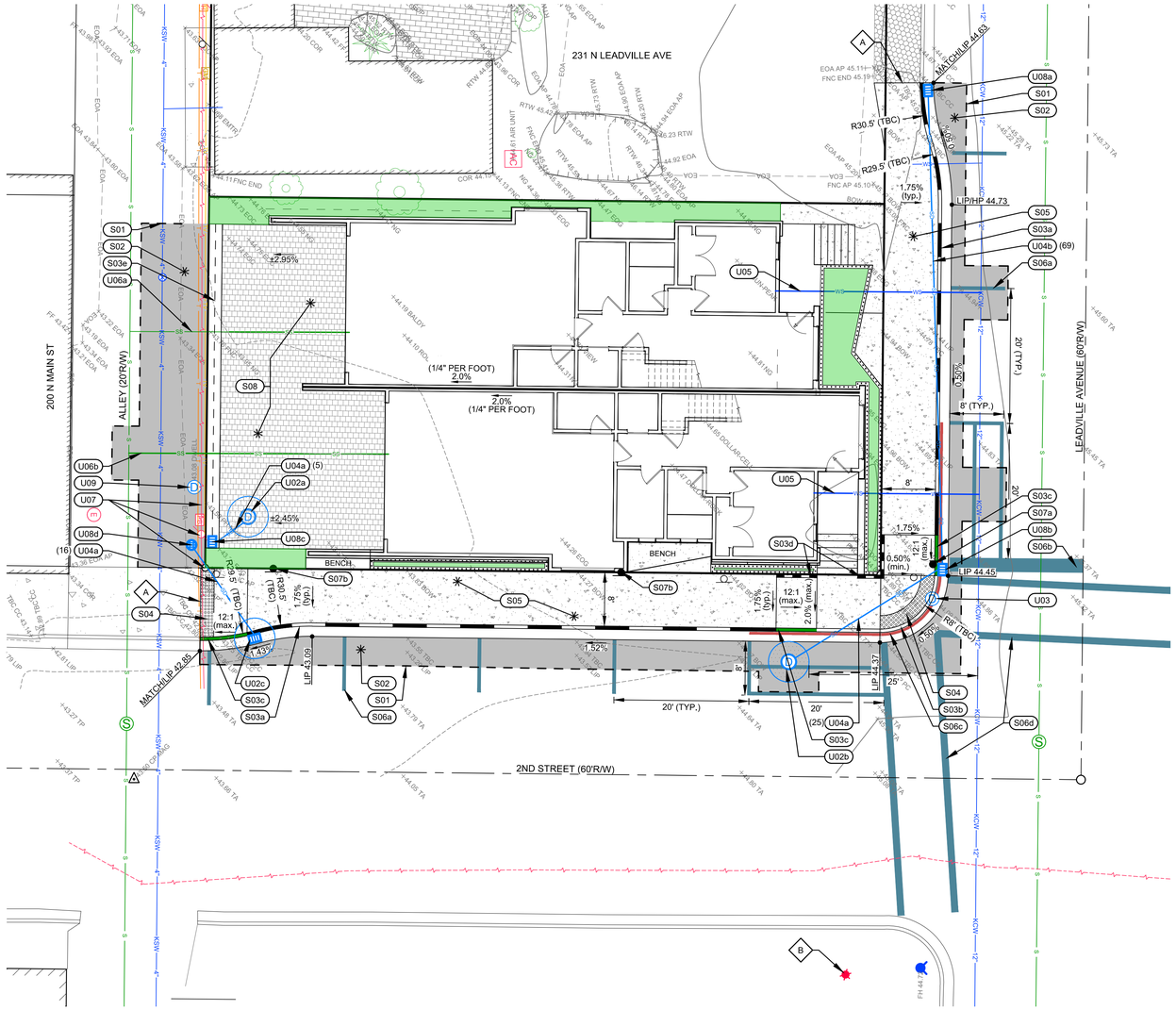
GALENA ENGINEERING, INC.
Civil Engineers & Land Surveyors
317 N. River Street
Hailey, Idaho 83333
(208) 788-1705
email galena@galena-engineering.com

PURPOSE: ISSUE FOR PERMIT

NO	DATE	BY	REVISIONS

TOPO

REUSE OF DRAWINGS: These drawings, or any portion thereof, shall not be used on any other Project or extensions of this Project except by agreement in writing with Galena Engineering, Inc.



GRAPHIC SCALE
0 10 20
Scale in Feet

LEGEND

Existing Items

- Property Line
- Adjoiner's Lot Line
- Centerline Right of Way
- Retaining Wall
- Edge of Asphalt Line (EOA)
- FND 1/2" = Found 1/2" Rebar
- FND 5/8" = Found 5/8" Rebar
- Survey Control
- 5' Contour Interval
- 1' Contour Interval
- Concrete Sidewalk/Apron
- Pavers
- Curb And Gutter
- FNC = Fence Line
- DT = Deciduous Tree
- SGN = Sign
- Overhead Cable TV
- Cable TV Riser
- Overhead Telephone Line
- Gas Meter
- Telephone Riser
- Overhead Power
- Power Box
- Power Pole
- Guywire
- Power Manhole
- Sewer Line
- Sewer Service
- Sewer Manhole
- 12" Water Main
- Ketchum Spring Line per
- Water Service
- Water Valve
- Drywell
- Structure
- Planter
- Fire Hydrant

Proposed Items

- 6" Vertical Curb & Gutter
- 6" Vertical Curb / No Gutter
- Zero Reveal Curb
- Curb Transition
- Curb Painted Red
- Truncated Domes
- Asphalt
- Concrete Sidewalk
- Pavers
- Sawcut
- Trench Drain
- Storm Drain
- Catch Basin
- Grade Break
- Drywell
- TBW 45.05 Spot Elevation
- 1.75% Grade
- Road Paint
- Sign
- Street Light
- Water Service
- 2' Valley Gutter
- Planter, See Arch. Plans

CONSTRUCTION KEYNOTES

SITE IMPROVEMENTS

(S01) SAWCUT EXISTING ASPHALT TO PROVIDE FOR A CLEAN VERTICAL EDGE.

(S02) CONSTRUCT/ REPAIR ASPHALT . SEE DETAIL 1, SHEET C2.0.

(S03) CONSTRUCT CONCRETE CURB
- a. 6" CONCRETE VERTICAL CURB AND GUTTER PER DETAIL 2, SHEET C2.0.
- b. ZERO REVEAL CURB AND GUTTER PER DETAIL 3, SHEET C2.0.
- c. CURB TRANSITION PER DETAIL 3, SHEET C2.0.
- d. 6" CONCRETE VERTICAL CURB PER DETAIL 4, SHEET C2.0.
- e. 2' WIDE CONCRETE VALLEY GUTTER PER DETAIL 11, SHEET C2.0.

(S04) INSTALL TRUNCATED DOME DETECTABLE WARNING INSERT. SEE DETAIL 9, SHEET C2.0.

(S05) CONSTRUCT CONCRETE SIDEWALK. WIDTH AS SHOWN HEREON. SEE DETAIL 5, SHEET C2.0.

(S06) INSTALL PAVEMENT MARKINGS PER CITY OF KETCHUM STANDARDS
- a. 4" WIDE YELLOW PARKING STRIPE
- b. 24" WIDE WHITE STOP BAR
- c. NO PARKING ZONE (RED CURB)
- d. WHITE CROSSWALK STRIPING (MATCH CITY PATTERNS)

(S07) INSTALL SIGNS. CITY WILL PROVIDE SIGN BASES. SEE DETAIL 9, SHEET C2.0 FOR SIGN BASE DETAIL.
- a. RELOCATE STOP/STREET SIGN.
- b. REGULATORY SIGN. COORDINATE TYPE AND FINAL LOCATION WITH CITY OF KETCHUM.

(S08) INSTALL PAVERS PER ARCHITECTURAL PLANS.

(A) MATCH EXISTING LINES AND GRADES

(B) PROPOSED STREET LIGHT LOCATION PER KETCHUM SIDEWALK IMPROVEMENT PLAN Q1-2 (NOT CONSTRUCTED).

UTILITY IMPROVEMENTS

(U01) TRENCH DRAIN WITH HEAT TAPE. SEE LANDSCAPE ARCHITECT DRAWINGS FOR DETAIL. INSTALL PER MANUFACTURERS SPECIFICATIONS.

(U02) INSTALL DRYWELL PER DETAIL 12, SHEET C2.0.
- a. RIM ELEV = TBD (SOLID LID)
  CONNECT ROOF DRAINS PER ARCH.
  I.E. (IN) = TBD
- b. RIM ELEV = TBD (SOLID LID)
  IE (IN) = TBD
- c. RIM ELEV = TBD (RECTANGULAR GRATE)
  IE (IN) = TBD

(U03) REMOVE AND DISPOSE OF DRYWELL.

(PIPE LENGTH, LF) (U04) INSTALL STORM DRAIN
- a. 12"Ø D3034 PVC PIPE @ S=2.0% MIN. 3.0' MINIMUM COVER.
- b. 12" WATER QUALITY PIPE @ S=2.0% MIN. 3.0' MINIMUM COVER.

(U05) INSTALL NEW 1" WATER SERVICE.

(U06) SEWER SERVICES:
- a. RETAIN, PROTECT,UTILIZE EXISTING 4"Ø SEWER SERVICE.
- b. INSTALL NEW 4"Ø PVC SEWER SERVICE.

(U07) RELOCATE DRY UTILITIES PER ARCHITECTURAL PLANS.

(U08) INSTALL CATCH BASIN PER DETAIL 7, SHEET C2.0.
- a. RIM ELEV = TBD (RECTANGULAR GRATE)
  I.E. (OUT) = TBD
- b. RIM ELEV = TBD (RECTANGULAR GRATE)
  IE (IN) = TBD
  IE (OUT) = TBD
- c. RIM ELEV = TBD (RECTANGULAR GRATE)
  IE (OUT) = TBD
- d. RIM ELEV = TBD (CIRCULAR GRATE)
  I.E. (OUT) = TBD

(U09) REMOVE AND DISPOSE OF DRYWELL.

CONSTRUCTION NOTES

1. ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE MOST CURRENT EDITION OF THE "IDAHO REGULATIONS FOR PUBLIC DRINKING WATER SYSTEMS," THE CURRENT EDITION OF THE "IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION" (ISPWC), AND CITY OF KETCHUM STANDARDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND KEEPING A COPY OF THE ISPWC ON SITE DURING CONSTRUCTION.
2. THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN ON THE PLANS IN AN APPROXIMATE WAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING EXISTING UTILITIES PRIOR TO COMMENCING AND DURING THE CONSTRUCTION. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH RESULT FROM HIS FAILURE TO ACCURATELY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. CONTRACTOR SHALL CALL DIGLINE (1-800-342-1585) TO LOCATE ALL EXISTING UNDERGROUND UTILITIES.
3. THE CONTRACTOR SHALL CLEAN UP THE SITE AFTER CONSTRUCTION SO THAT IT IS IN A CONDITION EQUAL TO OR BETTER THAN THAT WHICH EXISTED PRIOR TO CONSTRUCTION, INCLUDING BUT NOT LIMITED TO, EPA'S NPDES CONSTRUCTION GENERAL PERMIT.
4. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION.
5. CONSTRUCTION OF WATER MAINS AND ALL OTHER RELATED APPURTENANCES SHALL BE IN ACCORDANCE WITH THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPWC), IDAPA 58.01.08, IDAHO RULES FOR PUBLIC DRINKING WATER SYSTEMS AND THE CITY OF KETCHUM UTILITIES DEPARTMENT STANDARDS.
6. CONTRACTOR SHALL PRESSURE TEST, DISINFECT, AND CONDUCT BIOLOGICAL TESTING IN ACCORDANCE WITH THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPWC), AMERICAN WATER WORKS ASSOCIATION (AWWA) STANDARDS, AND THE PRESSURE TESTING, DISINFECTION, AND MICROBIOLOGICAL TESTING PROCEDURES.
7. ALL WATER SUPPLY FIXTURES, FITTINGS, PIPING, AND ALL RELATED APPURTENANCES SHALL BE ANSI/NSF STD. 61 COMPLIANT.
8. ALL WATER SUPPLY FIXTURES, FITTINGS, PIPING, AND ALL RELATED APPURTENANCES SHALL COMPLY WITH THE LOW LEAD ACT REQUIRING ALL MATERIALS TO HAVE A LEAD CONTENT EQUAL TO OR LESS THAT 0.25%.
9. THE CONTRACTOR SHALL USE ANSI/NSF STANDARD 60 CHEMICALS AND COMPOUNDS DURING INSTALLATION & DISINFECTION OF POTABLE WATER MAIN.
10. CONTRACTOR SHALL COORDINATE LOCATIONS OF DRY UTILITY FACILITIES (POWER, CABLE, PHONE, TV) NOT SHOWN ON THE DRAWING WITH IDAHO POWER.
11. ALL CLEARING & GRUBBING SHALL CONFORM TO ISPWC SECTION 201.
12. ALL EXCAVATION & EMBANKMENT SHALL CONFORM TO ISPWC SECTION 202. EXCAVATED SUBGRADE SHALL BE COMPACTED AND ALL UNSUITABLE SECTIONS REMOVED AND REPLACED WITH STRUCTURAL FILL AS DETERMINED BY THE ENGINEER. MINIMUM COMPACTION OF PLACED MATERIAL SHALL BE 95% OF MAXIMUM LABORATORY DENSITY AS DETERMINED BY AASHTO T-99 OR ITD T-91.
13. ALL 2" MINUS GRAVEL SHALL CONFORM TO ISPWC 802, TYPE II (ITD STANDARD 703.04, 2"), SHALL BE PLACED IN CONFORMANCE WITH ISPWC SECTION 801 AND COMPACTED PER SECTION 202. MINIMUM COMPACTION OF PLACED MATERIAL SHALL BE 90% OF MAXIMUM LABORATORY DENSITY AS DETERMINED BY AASHTO T-99.
14. ALL 3/4" MINUS CRUSHED GRAVEL SHALL CONFORM TO ISPWC 802, TYPE I (ITD STANDARD 703.04, 3/4" B), SHALL BE PLACED IN CONFORMANCE WITH ISPWC SECTION 802 AND COMPACTED PER SECTION 202. MINIMUM COMPACTION OF PLACED MATERIAL SHALL BE 95% OF MAXIMUM LABORATORY DENSITY AS DETERMINED BY AASHTO T-99 OR ITD T-91.
15. ALL ASPHALTIC CONCRETE PAVEMENT WORK SHALL CONFORM TO ISPWC SECTION(S) 805, 810, AND 811 FOR CLASS II PAVEMENT. ASPHALT AGGREGATE SHALL BE 1/2" (13MM) NOMINAL SIZE CONFORMING TO TABLE 803B IN ISPWC SECTION 803. ASPHALT BINDER SHALL BE PG 58-28 CONFORMING TO TABLE A-1 IN ISPWC SECTION 805.
16. ALL EDGES OF EXISTING ASPHALT PAVING SHALL BE SAW CUT 24" TO PROVIDE A CLEAN PAVEMENT EDGE FOR MATCHING. NO WHEEL CUTTING SHALL BE ALLOWED.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING TRAFFIC CONTROL PER THE CURRENT EDITION OF THE US DEPARTMENT OF TRANSPORTATION MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
18. ALL CONCRETE FORM WORK SHALL SHALL CONFORM TO ISPWC SECTION 701 AND 703. ALL CONCRETE SHALL BE 3,000 PSI MINIMUM, 28 DAY, AS DEFINED IN ISPWC SECTION 703, TABLE 1.
19. ALL TRENCHING SHALL CONFORM TO ISPWC STANDARD DRAWING SD-301. TRENCHES SHALL BE BACKFILLED AND COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99.
20. TOPOGRAPHIC, SITE, AND BOUNDARY SURVEYS SHOWN HEREON WERE CONDUCTED BY ALPINE ENTERPRISES INC.
21. PER IDAHO CODE § 55-1613, THE CONTRACTOR SHALL RETAIN AND PROTECT ALL MONUMENTS, ACCESSORIES TO CORNERS, BENCHMARKS AND POINTS SET IN CONTROL SURVEYS; ALL MONUMENTS, ACCESSORIES TO CORNERS, BENCHMARKS AND POINTS SET IN CONTROL SURVEYS THAT ARE LOST OR DISTURBED BY CONSTRUCTION SHALL BE REESTABLISHED AND RE-MONUMENTED, AT THE EXPENSE OF THE AGENCY OR PERSON CAUSING THEIR LOSS OR DISTURBANCE AT THEIR ORIGINAL LOCATION OR BY SETTING OF A WITNESS CORNER OR REFERENCE POINT OR A REPLACEMENT BENCHMARK OR CONTROL POINT, BY OR UNDER THE DIRECTION OF A PROFESSIONAL LAND SURVEYOR.

SITE MAP
LEADVILLE RESIDENCES
LOT 5, BLOCK 3, KETCHUM TOWNSITE

LOCATED WITHIN SECTION 18, T.4 N., R.18 E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO
PREPARED FOR SOUTH LEADVILLE LLC

PROJECT INFORMATION
P:\adskproj\7881-01\dwg\Construction\7881-01_ENG BASE.dwg 11/05/20 10:20:56 AM

PROFESSIONAL ENGINEER LICENSED CHRISTOPHER M. STAHLNECKER IDAHO 17688 11-05-20
PRELIMINARY NOT FOR CONSTRUCTION

DESIGNED BY CT/FRM
DRAWN BY SKS
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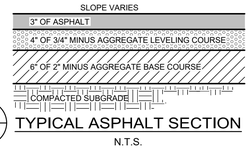
GALENA ENGINEERING, INC.
Civil Engineers & Land Surveyors
317 N. River Street
Hailey, Idaho 83333
(208) 788-1705
email galena@galena-engineering.com

PURPOSE: ISSUE FOR DESIGN REVIEW PRE-APPLICATION

NO	DATE	BY	REVISIONS

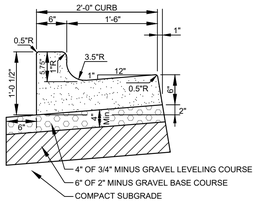
C1.0

REUSE OF DRAWINGS: These drawings, or any portion thereof, shall not be used on any Project or extensions of this Project except by agreement in writing with Galena Engineering, Inc.



1 C2.0 **TYPICAL ASPHALT SECTION**

N.T.S.



2 C2.0 **6" CONCRETE VERTICAL CURB & GUTTER**

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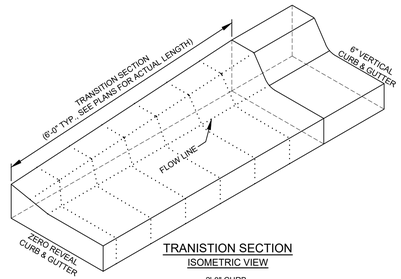
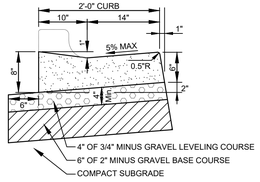
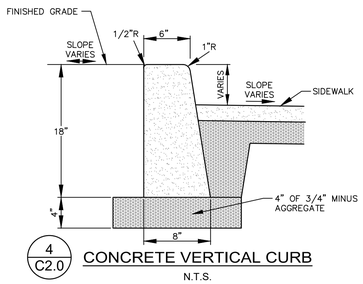


TRANISTION SECTION
ISOMETRIC VIEW



3 C2.0 **ZERO REVEAL CURB & GUTTER**
TYPICAL CURB TRANSITION DETAIL

N.T.S.



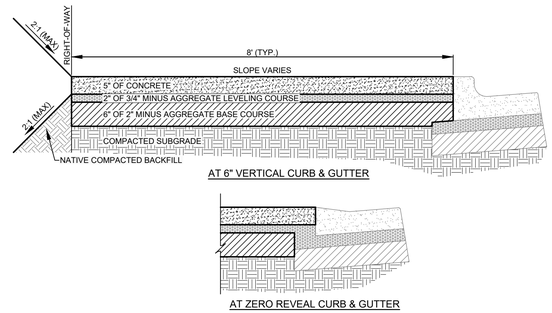
4 C2.0 **CONCRETE VERTICAL CURB**

N.T.S.

CONCRETE CURB CONSTRUCTION NOTES:

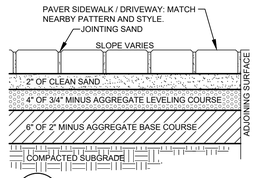
A. 1/2-INCH PREFORMED EXPANSION JOINT MATERIAL (AASHTO M 213) AT TERMINAL POINTS OF RADII.

B. CONTINUOUS PLACEMENT PREFERRED, SCORE INTERVALS 10-FEET MAXIMUM SPACING (8-FEET W/SIDEWALK).



5 C2.0 **TYPICAL CONCRETE SIDEWALK SECTION**

N.T.S.



6 C2.0 **PAVER DETAIL**

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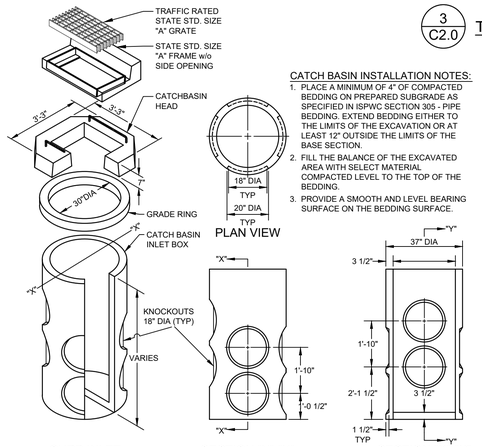
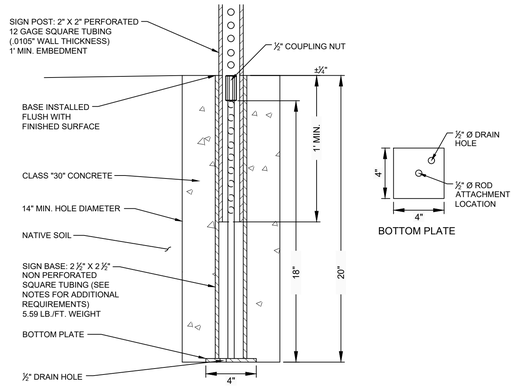


CATCH BASIN INSTALLATION NOTES:

1. PLACE A MINIMUM OF 4" OF COMPACTED BEDDING ON PREPARED SUBGRADE AS SPECIFIED IN ISPWC SECTION 305 - PIPE BEDDING. EXTEND BEDDING EITHER TO THE LIMITS OF THE EXCAVATION OR AT LEAST 12" OUTSIDE THE LIMITS OF THE BASE SECTION.
2. FILL THE BALANCE OF THE EXCAVATED AREA WITH SELECT MATERIAL COMPACTED LEVEL TO THE TOP OF THE BEDDING.
3. PROVIDE A SMOOTH AND LEVEL BEARING SURFACE ON THE BEDDING SURFACE.

7 C2.0 **30" DIAMETER CATCH BASIN**

N.T.S.



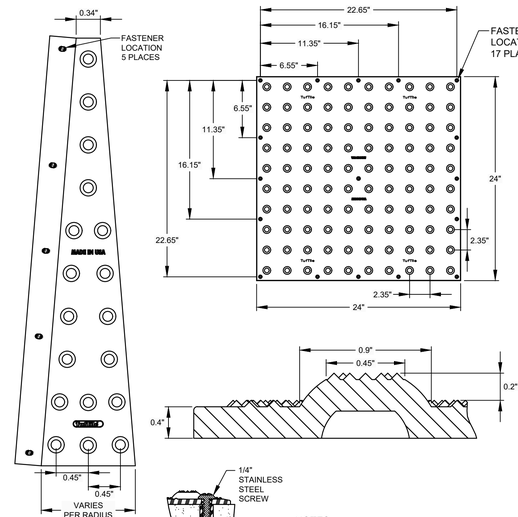
NOTES:

1. BASES SHALL BE INSTALLED TO BE FLUSH WITH SURFACE.
2. ALL INSTALLATIONS SHALL HAVE 14" Ø MINIMUM FOUNDATION OR GROUTED INTO SOLID ROCK.
3. ALL STREET SIGNS SHALL BE IN ACCORDANCE WITH THE MOST CURRENT EDITION OF THE MUTCD.
4. SIGN PLACEMENT SHALL BE APPROVED BY THE CITY OF KETCHUM.
5. CITY TO PROVIDE BASES.

SIGN BASE MATERIAL & DIMENSION REQUIREMENTS
2 ½" OUTSIDE TUBE STEEL (20" LENGTH)
2 ⅜" INSIDE TUBE STEEL
¾₁₆" THICK
INTERNAL ROD MATERIAL & DIMENSION REQUIREMENTS
½" COLD ROLLED ROD (18" LENGTH)
½" COUPLING NUTS
BOTTOM PLATE MATERIAL & DIMENSION REQUIREMENTS
4" X 4" X ¼" STEEL STRAP

8 C2.0 **TYPICAL SIGN BASE DETAIL**

N.T.S.

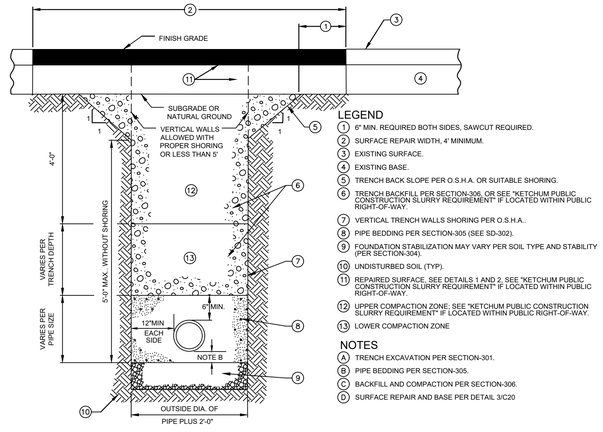


NOTES:

1. DETECTABLE WARNING TILES SHALL BE TUFTILE (CAST IRON & WET SET) OR APPROVED EQUAL.
2. REFER TO DETAIL 10.
3. NO COLOR OR FINISH.

9 C2.0 **DETECTABLE WARNING PLATE DETAIL**

N.T.S.



LEGEND

1. 6" MIN. REQUIRED BOTH SIDES, SAWCUT REQUIRED.
2. SURFACE REPAIR WIDTH, 4' MINIMUM.
3. EXISTING SURFACE.
4. EXISTING BASE.
5. TRENCH BACK SLOPE PER O.S.H.A. OR SUITABLE SHORING.
6. TRENCH BACKFILL PER SECTION-306, OR SEE "KETCHUM PUBLIC CONSTRUCTION SLURRY REQUIREMENT" IF LOCATED WITHIN PUBLIC RIGHT-OF-WAY.
7. VERTICAL TRENCH WALLS SHORING PER O.S.H.A..
8. PIPE BEDDING PER SECTION-305 (SEE SD-302).
9. FOUNDATION STABILIZATION MAY VARY PER SOIL TYPE AND STABILITY (PER SECTION-304).
10. UNDISTURBED SOIL (TYP).
11. REPAIRED SURFACE, SEE DETAILS 1 AND 2, SEE "KETCHUM PUBLIC CONSTRUCTION SLURRY REQUIREMENT" IF LOCATED WITHIN PUBLIC RIGHT-OF-WAY.
12. UPPER COMPACTION ZONE, SEE "KETCHUM PUBLIC CONSTRUCTION SLURRY REQUIREMENT" IF LOCATED WITHIN PUBLIC RIGHT-OF-WAY.
13. LOWER COMPACTION ZONE

NOTES

A. TRENCH EXCAVATION PER SECTION-301.
B. PIPE BEDDING PER SECTION-305.
C. BACKFILL AND COMPACTION PER SECTION-306.
D. SURFACE REPAIR AND BASE PER DETAIL 3/C20

KETCHUM PUBLIC CONSTRUCTION SLURRY REQUIREMENT

IN AREAS WHERE IT IS NECESSARY TO CUT THE ASPHALT PAVEMENT AND DIG A TRENCH FOR BURIAL OF CONDUIT CABLE OR OTHER CITY UTILITY, THE TRENCH SHALL BE BACKFILLED WITH A LEAN CONCRETE MIX TO THE BOTTOM OF FINISH SURFACE MATERIAL WITH THE FOLLOWING PROPORTIONS OF MATERIALS:

COARSE AGGREGATE (⅜" MINUS)	:	2,600 LBS
SAND	:	800 LBS
PORTLAND CEMENT	:	94 LBS
WATER	:	11 GAL (MAX.)

WATER CONTENT IS MAXIMUM AND MAY BE REDUCING DOWNWARD. CARES SHALL BE TAKEN TO ASSURE THAT EXCESS WATER IS NOT PRESENT IN THE MIXING DRUM PRIOR TO CHARGING THE MIXER WITH MATERIALS. THOROUGH MIXING WILL BE REQUIRED PRIOR TO DISCHARGE.

NO COMPACTION, VIBRATION OR FINISHING IS REQUIRED. THE LEAN CONCRETE MIX SHALL BE STRUCK OFF AT OR BELOW THE ELEVATION OF THE PLANTMIX SURFACING WITH A SQUARE-NOSE SHOVEL OR SIMILAR HAND TOOL. THE BACKFILL MIX SHALL BE ALLOWED TO SET FOR A MINIMUM OF 2 HOURS BEFORE THE PERMANENT PLANTMIX SURFACING IS PLACED TO COMPLETE THE TRENCH REPAIR. TEMPORARY PLACEMENT OF ASPHALT COLD MIX SURFACING MAY BE NECESSARY TO ACCOMMODATE TRAFFIC WITHIN THE FIRST 2 HOURS OF BACKFILL PLACEMENT PRIOR TO COMPLETING THE PERMANENT REPAIR.

10 C2.0 **TYPICAL TRENCH SECTION**

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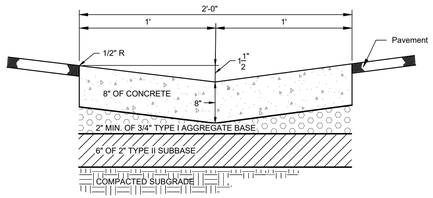
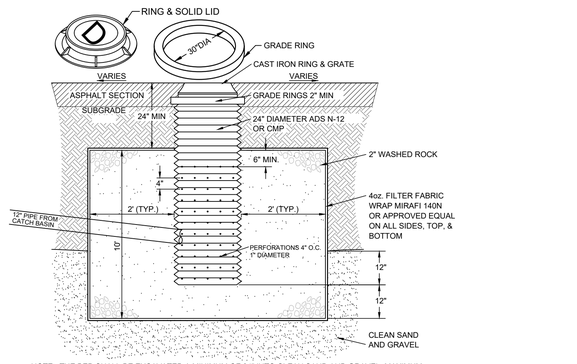


NOTES:

1. SUBBASE CAN BE 2" TYPE II OR ¾" TYPE I CRUSHED AGGREGATE BASE COURSE.
2. MATERIALS SHALL CONFORM WITH CURRENT ISPWC STANDARDS, DIVISION 800 AGGREGATES AND ASPHALT.
3. PAVEMENT SECTION MAY BE MODIFIED IF A PROJECT SPECIFIC GEOTECHNICAL REPORT, STAMPED BY A LICENSED ENGINEER, IS PROVIDED.
4. 1/2-INCH PREFORMED EXPANSION JOINT MATERIAL (AASHTO M 213) AT TERMINAL POINTS OF RADII.
5. CONTINUOUS PLACEMENT PREFERRED, SCORE INTERVALS 10-FEET MAXIMUM SPACING.

11 C2.0 **2' CONCRETE VALLEY GUTTER**

N.T.S.



NOTE: THE BED SHALL BE EXCAVATED A MINIMUM OF 24" INTO CLEAN SAND AND GRAVEL. MAXIMUM DEPTH SHALL NOT EXCEED 12 FEET. IF CLEAN SAND AND GRAVEL IS NOT ENCOUNTERED WITHIN 12 FEET, THE CONTRACTOR SHALL CONTACT THE DESIGN ENGINEER.

12 C2.0 **DRYWELL DETAIL (6'X6')**

N.T.S.

DETAIL SHEET
LEADVILLE RESIDENCES
LOT 5, BLOCK 3, KETCHUM TOWNSITE

LOCATED WITHIN SECTION 18, T.4 N., R.18 E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO
PREPARED FOR SOUTH LEADVILLE LLC

PROJECT INFORMATION
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PRELIMINARY NOT FOR CONSTRUCTION

PROFESSIONAL ENGINEER LICENSED 7881 IDAHO STAHLNECKER

DESIGNED BY
CT/FRM
DRAWN BY
SKS
CHECKED BY

GALENA ENGINEERING, INC.
Civil Engineers & Land Surveyors
317 N. River Street
Hailey, Idaho 83333
(208) 788-1705
email galena@galena-engineering.com

PURPOSE: ISSUE FOR DESIGN REVIEW PRE-APPLICATION

NO	DATE	BY	REVISIONS

C2.0

REUSE OF DRAWINGS: These drawings, or any portion thereof, shall not be used on any Project or extensions of this Project except by agreement in writing with Galena Engineering, Inc.

LANDSCAPE LEGEND

symbol	quan	description	size
	5	**Street Trees With Tree Grate** Autumn Blaze Maple - *Acer x freemannii* Amur Chokecherry - *Prunus maackii*	3" Cal.
	2	**Atrium Trees** Tall Ficus	10'
	4	**Evergreen Shrub** Scotch Dwarf Pine - *Pinus sylvestris 'Pumilia'* Blue Sester's Dwarf Spruce - *Picea pumgens "Sester's Dwarf'*	5 Gal
	5	**Shrub Massing** Diablo Ninebark - *Physocarpus opulifolius 'Diablo'* Common Snowberry - *Symphoricarpos albus* American Cranberrybush - *Viburnum trilobum*	5 Gal.
	52	**Ornamental Grasses** Reed Grass - *Calamagrostis x a. 'Karl Foerster'* Flame Grass - *Miscanthus sinensis* Blue Oat Grass - *Helictotrichon sempervirens*	1 Gal.
	175 sq ft	**Native Perennials** Coneflower - *Echinacea* Black Eye Susan - *Rudbeckia hirta* Lavendar - *Lavandula* Salvia - *Salvia divinorum*	1 Gal.
	7	**Trellis & Vine "Living" Wall** Clematis - *Clematis ssp.* Honeysuckle - *Lonicera x brownii*	5 Gal.
	60 sq ft	**Atrium Plantings** Creeping Fig - *Ficus pumila* Kinnickinnick - *Arctostaphylos uva x ursi* Vinca - *Vinca minor*	1 Gal.

LANDSCAPE NOTES

1. **All planting beds to have drip irrigation**
2. **All planting beds to have 3" cover of bark or compost mulch.**

PLAN LEGEND

- **Property Boundary** (Per Survey)
- **Entry Walks**
- **Landscape Boulders**
- **Driveways** (Pavers)
- **Existing Tree**

Living Wall Example

NS CONSULTING
landscape architecture & drone mapping
380 E Highway 26
Shoshone, ID 83352
P: 208.320.2911
E: nathanwschutte@gmail.com

STATE OF IDAHO — NATHAN W. SCHUTTE — LICENSED LANDSCAPE ARCHITECT — LA - 16798

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PROJECT
LEADVILLE RESIDENCES
Lot 5, BLOCK 3, KETCHUM TOWNSITE
Ketchum, Idaho

DOCUMENT DATE
November 11, 2020

DRAWN BY
Nathan Schutte

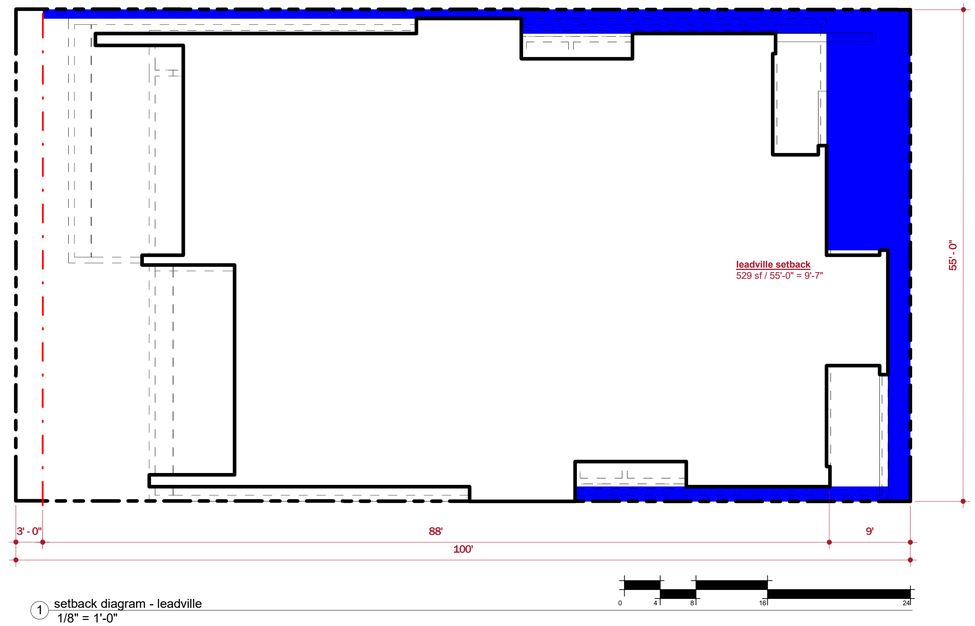
REVISION
No. Date Remark

DESIGN REVIEW

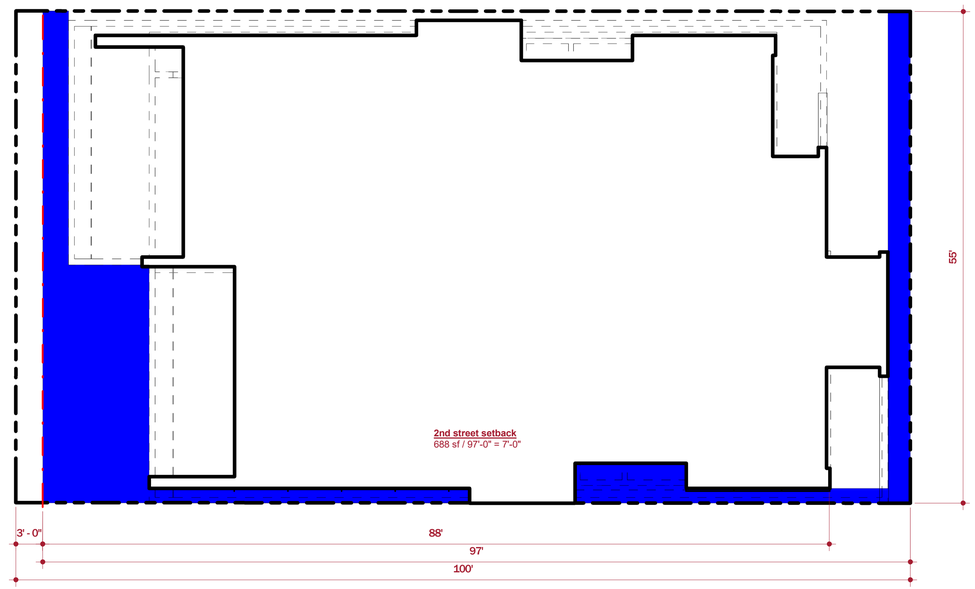
LANDSCAPE PLAN

0' 5' 10' 20' 30'
Scale: 1" = 10' - 0"
On 24 x 36 (Arch D) Sheet Size

L1



1 setback diagram - leadville
1/8" = 1'-0"



2 setback diagram - 2nd street
1/8" = 1'-0"

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p 208.580.0111

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PROJECT:
Leadville Residences

Lot 5, Block 3, Ketchum Townsite
Ketchum, Idaho

DATE: 07/20/20
PROJECT NO

REVISION	DATE

NOTES:

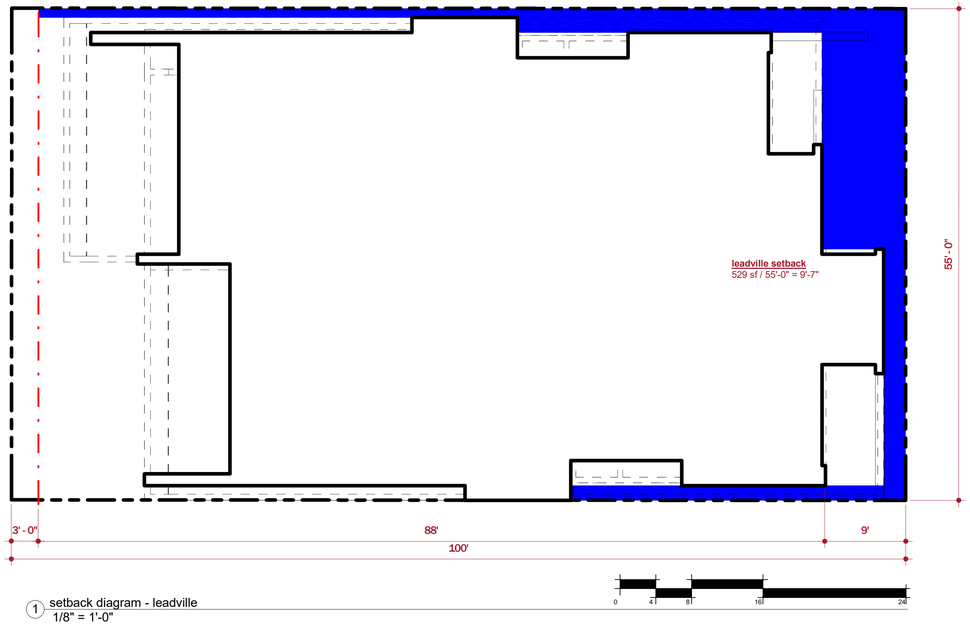
NOT FOR CONSTRUCTION

setback diagrams

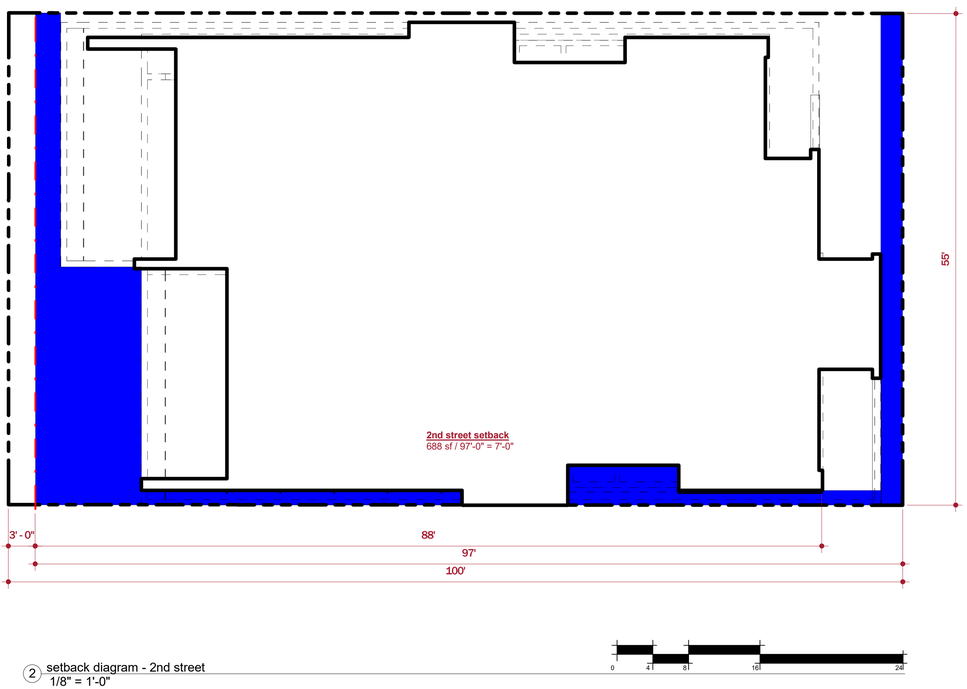
SCALE: 1/8" = 1'-0"

A-001

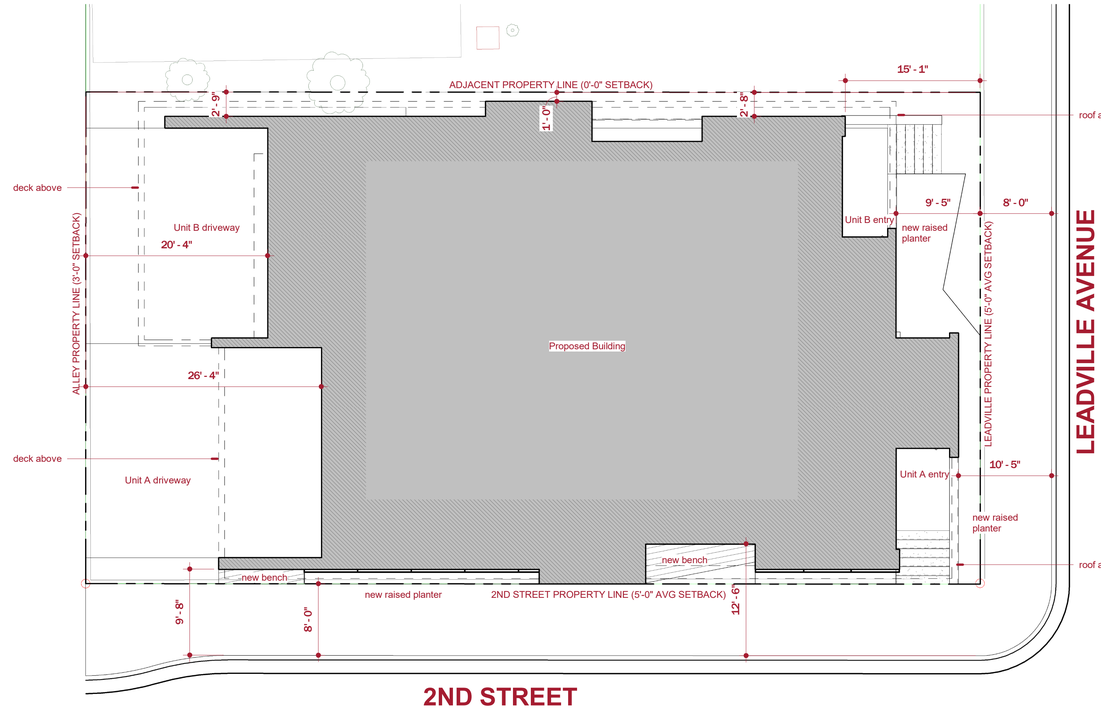
DRAWN BY: Author



1 setback diagram - leadville
1/8" = 1'-0"



2 setback diagram - 2nd street
1/8" = 1'-0"



3 site plan
1/8" = 1'-0"

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PROJECT:
Leadville Residences

Lot 5, Block 3, Ketchum Townsite
Ketchum, Idaho

DATE: 07/20/20
PROJECT NO

REVISION	DATE

NOTES:

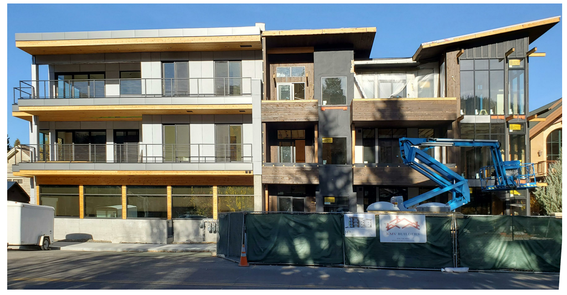
NOT FOR CONSTRUCTION

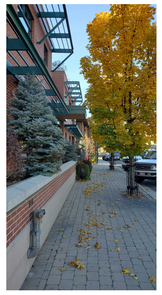
setback diagrams

SCALE: 1/8" = 1'-0"

A-001

DRAWN BY: Author





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PROJECT:
Leadville Residences

Lot 5, Block 3, Ketchum Townsite
Ketchum, Idaho

DATE: **10/21/20**
PROJECT NO

REVISION	DATE

NOTES:

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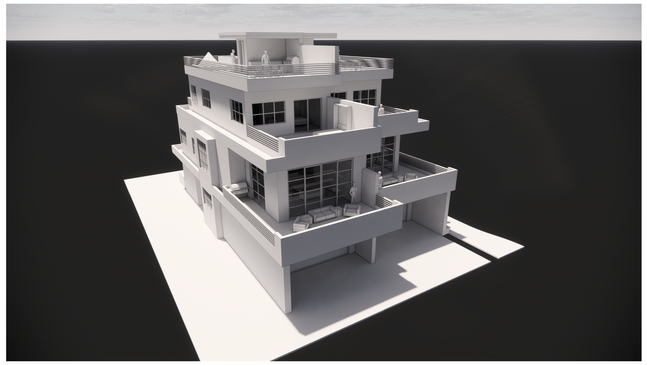
ketchum fabric

SCALE:

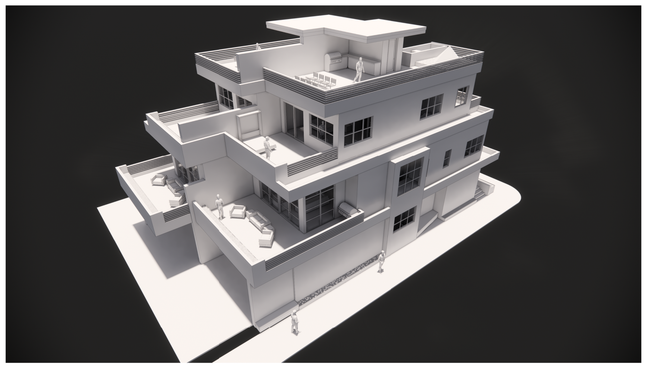
A-002

DRAWN BY: **Author**



2 NW BirdsEye
12" = 1'-0"

3 SE Perspective
12" = 1'-0"



4 SW BirdsEye
12" = 1'-0"

1 NE Perspective
12" = 1'-0"

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PROJECT:
Leadville Residences

Lot 5, Block 3, Ketchum Townsite
Ketchum, Idaho

DATE: 11/02/20
PROJECT NO

REVISION	DATE

NOTES:

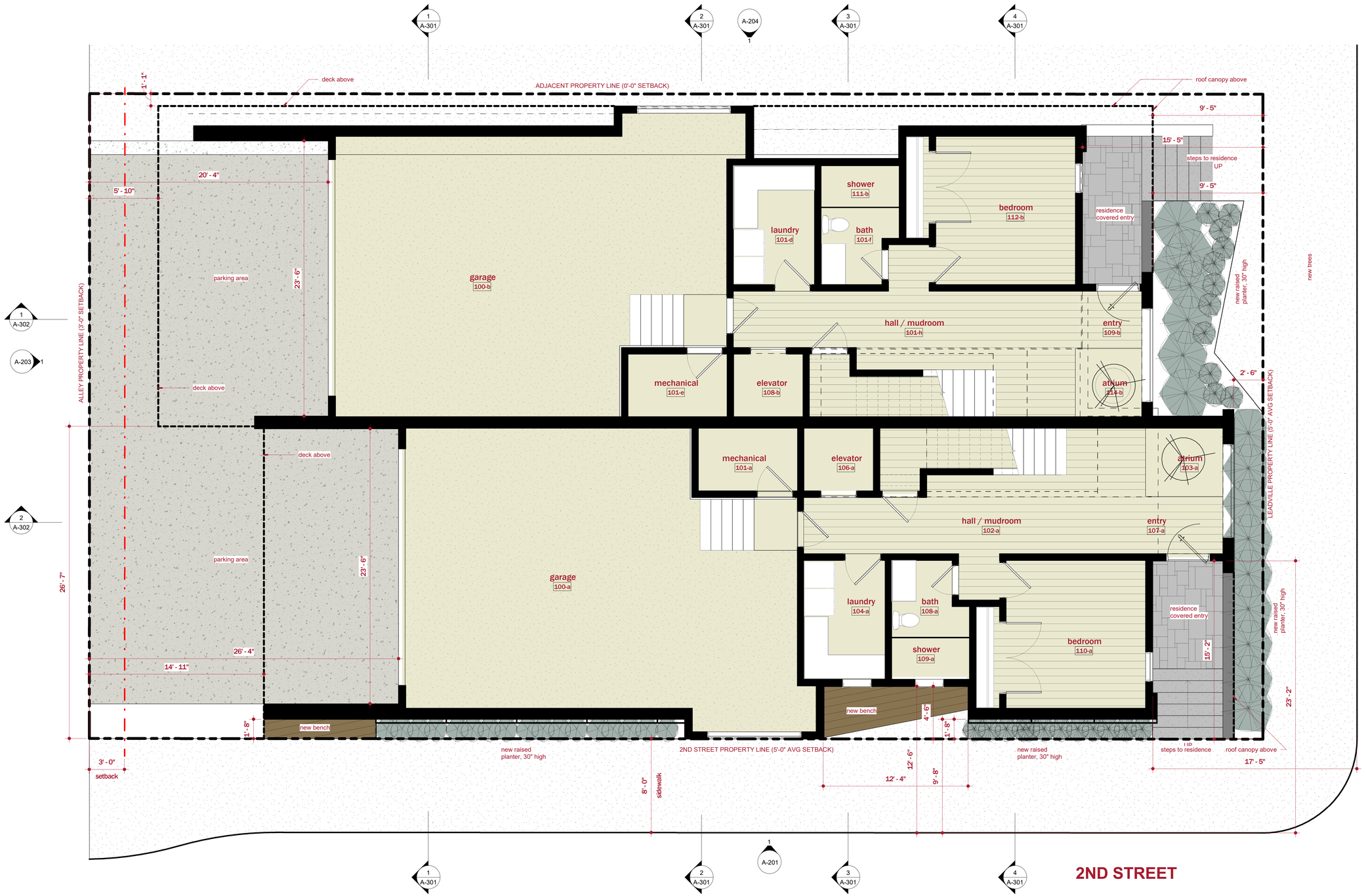
NOT FOR CONSTRUCTION

3d massing

SCALE: 12" = 1'-0"

A-003

DRAWN BY: Author



1 Floor Plan - 1st level
1/4" = 1'-0"

LEADVILLE AVENUE

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PROJECT:
Leadville Residences

Lot 5, Block 3, Ketchum Townsite
Ketchum, Idaho

DATE: 10/07/20
PROJECT NO

REVISION DATE

NOTES:

NOT FOR CONSTRUCTION

floor plan

SCALE: 1/4" = 1'-0"

A-101

DRAWN BY: Author

0 2' 4' 8' 16'

1 Floor Plan - 2nd level
1/4" = 1'-0"

LEADVILLE AVENUE

2ND STREET

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PROJECT:
Leadville Residences

Lot 5, Block 3, Ketchum Townsite
Ketchum, Idaho

DATE: 10/19/20
PROJECT NO

REVISION DATE

NOTES:

NOT FOR CONSTRUCTION

floor plan

SCALE: 1/4" = 1'-0"

A-102

DRAWN BY: Author

0 2' 4' 8' 16'

1 Floor Plan - 3rd level
1/4" = 1'-0"

LEADVILLE AVENUE

NOT FOR CONSTRUCTION

floor plan

SCALE: 1/4" = 1'-0"

A-103

DRAWN BY: Author

0 2" 4" 8" 16"

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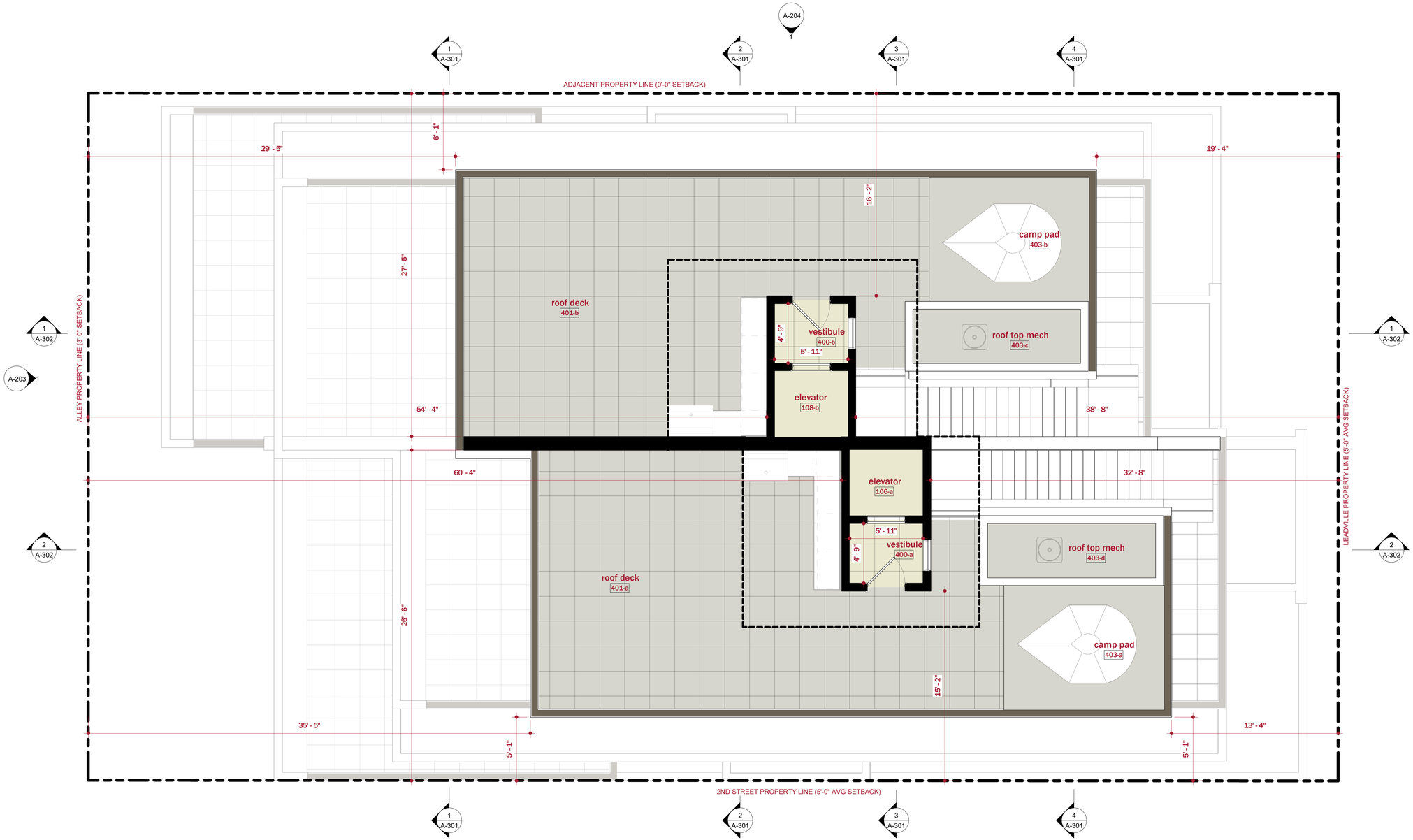
PROJECT:
Leadville Residences

Lot 5, Block 3, Ketchum Townsite
Ketchum, Idaho

DATE: 10/19/20
PROJECT NO

REVISION DATE

NOTES:



1 Floor Plan - 4th level
1/4" = 1'-0"

LEADVILLE AVENUE

NOT FOR CONSTRUCTION

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PROJECT:
Leadville Residences

Lot 5, Block 3, Ketchum Townsite
Ketchum, Idaho

DATE: 10/19/20
PROJECT NO

REVISION DATE

NOTES:

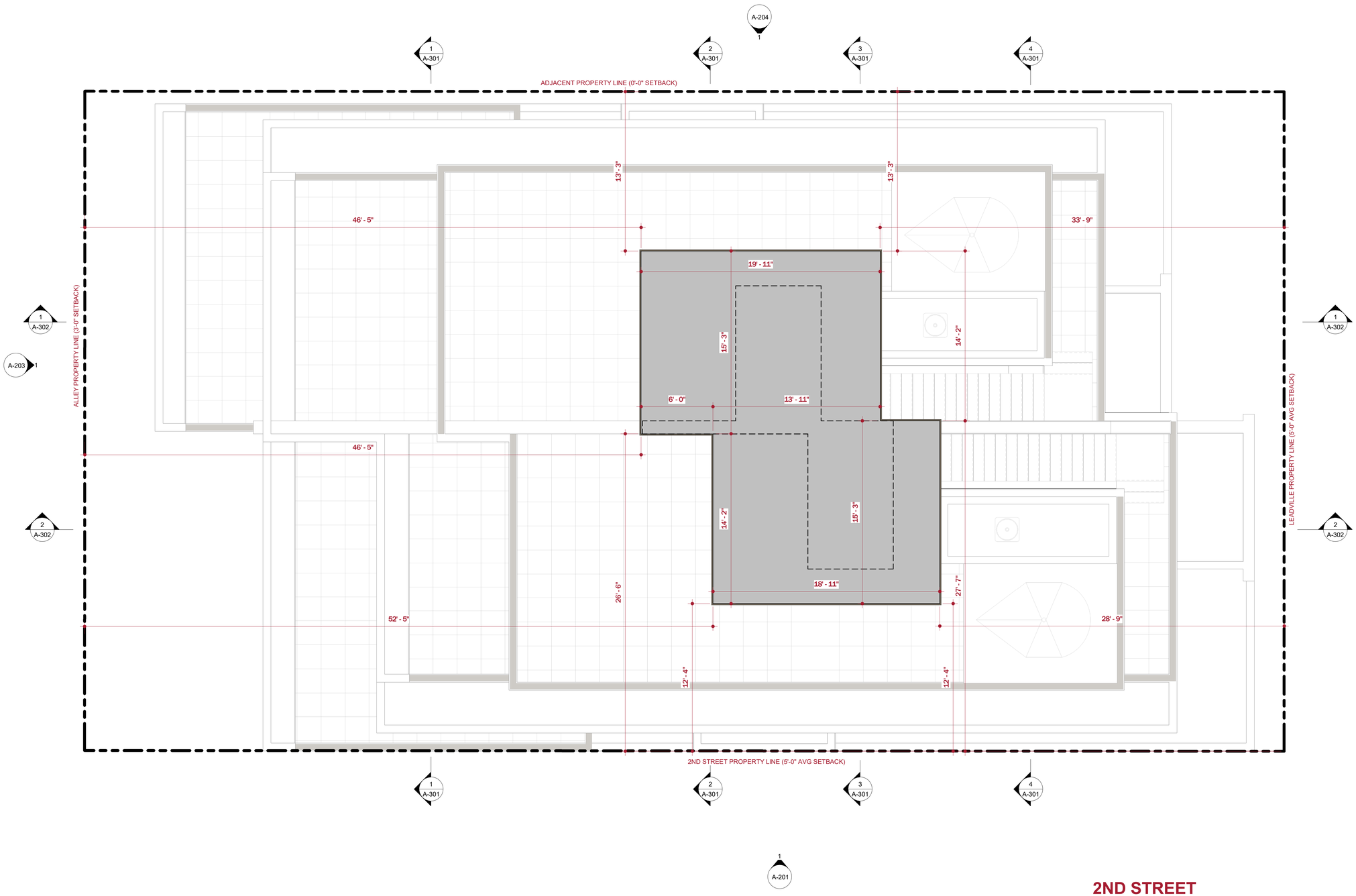
floor plan

SCALE: 1/4" = 1'-0"

A-104

DRAWN BY: Author

0 2' 4' 8' 16'



1 Roof Plan
1/4" = 1'-0"

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PROJECT:
Leadville Residences

Lot 5, Block 3, Ketchum Townsite
Ketchum, Idaho

DATE: 10/19/20
PROJECT NO

REVISION	DATE

NOTES:

NOT FOR CONSTRUCTION

roof plan

SCALE: 1/4" = 1'-0"

A-105

DRAWN BY: Author

0 2' 4' 8' 16'

1 elevation - south
1/4" = 1'-0"

5" exposure horizontal wood siding

bonderized metal fascia, metal panel

sealed raw steel plate

stone cladding

handrail wood horizontal members

metal live wall screening

window cladding

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PROJECT:
Leadville Residences

Lot 5, Block 3, Ketchum Townsite
Ketchum, Idaho

DATE: 10/19/20
PROJECT NO

REVISION DATE

NOTES:

NOT FOR CONSTRUCTION

elevations

SCALE: As indicated

A-201

DRAWN BY: Author

1 elevation - east
1/4" = 1'-0"

5" exposure horizontal wood siding

bonderized metal fascia, metal panel

sealed raw steel plate

stone cladding

handrail wood horizontal members

metal live wall screening

window cladding

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Leadville Residences

Lot 5, Block 3, Ketchum Townsite
Ketchum, Idaho

DATE: 10/19/20
PROJECT NO

REVISION	DATE

NOTES:

NOT FOR CONSTRUCTION

elevations

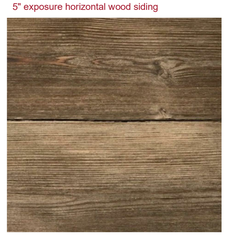
SCALE: As indicated

A-202

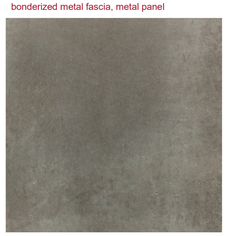
DRAWN BY: Author

1 elevation - west
1/4" = 1'-0"

5" exposure horizontal wood siding

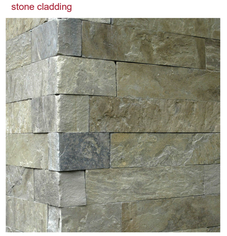


bonderized metal fascia, metal panel



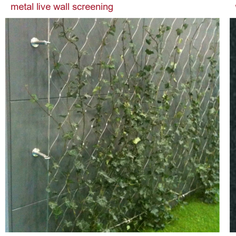
sealed raw steel plate

stone cladding



handrail wood horizontal members

metal live wall screening



window cladding

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PROJECT:
Leadville Residences

Lot 5, Block 3, Ketchum Townsite
Ketchum, Idaho

DATE: 10/19/20
PROJECT NO

REVISION DATE

NOTES:

NOT FOR CONSTRUCTION

elevations

SCALE: As indicated

A-203

DRAWN BY: Author

1 elevation - north
1/4" = 1'-0"

5" exposure horizontal wood siding

bonderized metal fascia, metal panel

sealed raw steel plate

stone cladding

handrail wood horizontal members

metal live wall screening

window cladding

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PROJECT:
Leadville Residences

Lot 5, Block 3, Ketchum Townsite
Ketchum, Idaho

DATE: 10/19/20
PROJECT NO

REVISION DATE

NOTES:

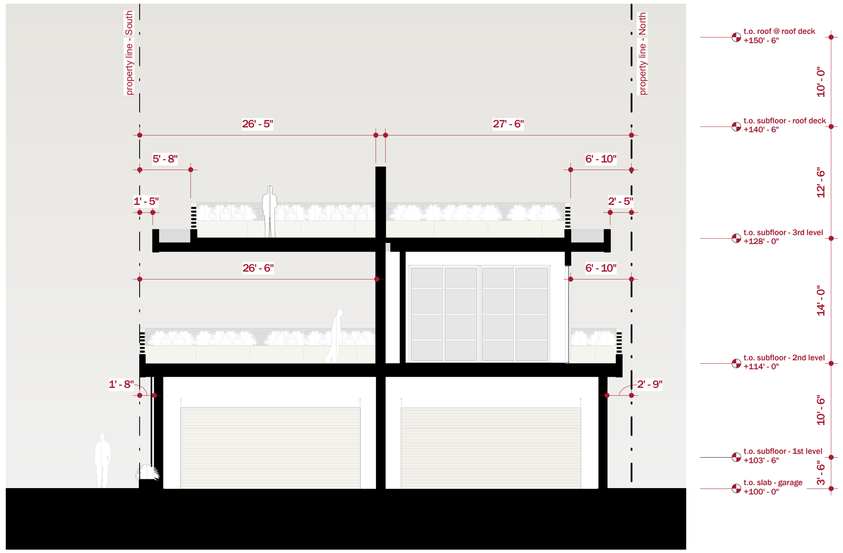
NOT FOR CONSTRUCTION

elevations

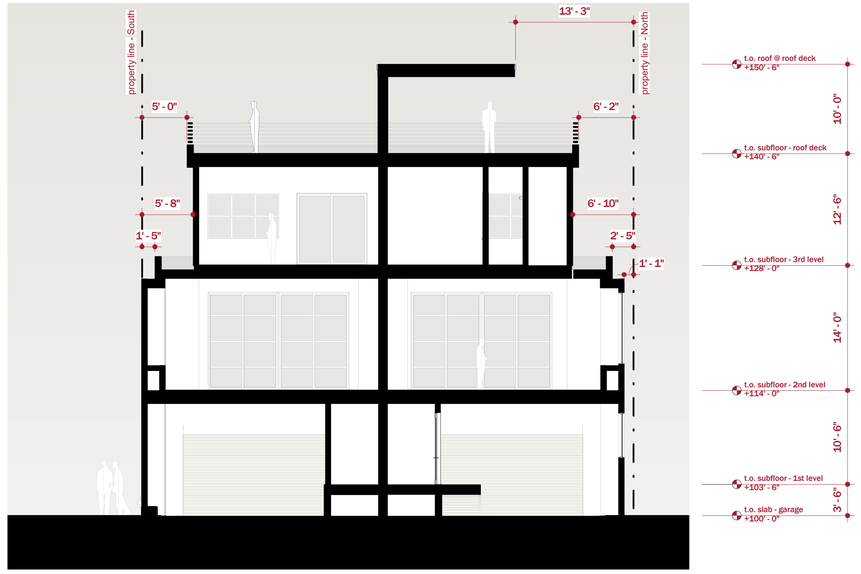
SCALE: As indicated

A-204

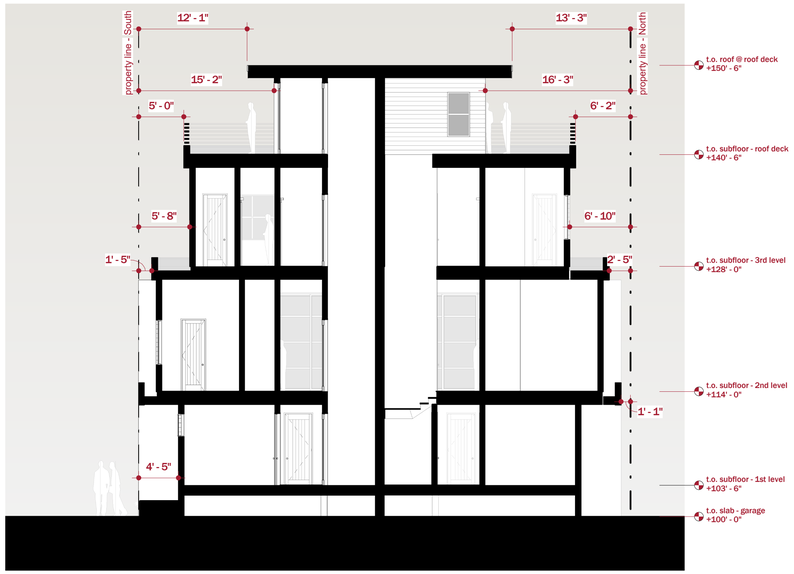
DRAWN BY: Author



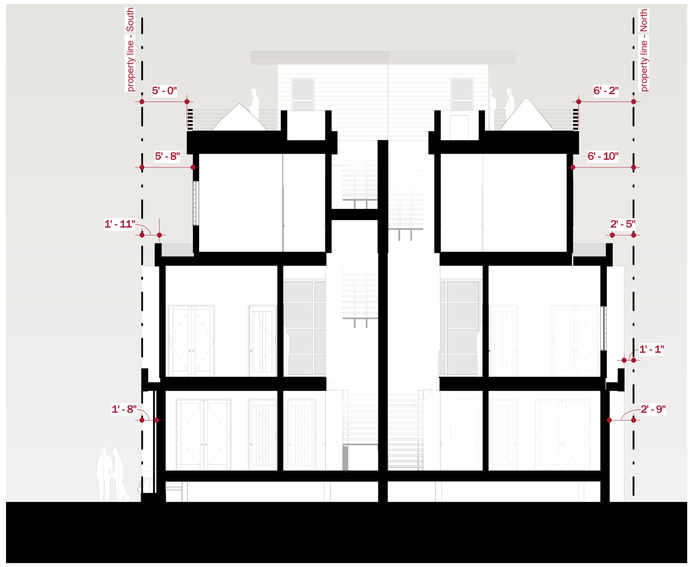
1 section
1/8" = 1'-0"



2 section
1/8" = 1'-0"



3 section
1/8" = 1'-0"



4 section
1/8" = 1'-0"

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PROJECT:
Leadville Residences

Lot 5, Block 3, Ketchum Townsite
Ketchum, Idaho

DATE: 10/19/20
PROJECT NO

REVISION DATE

NOTES:

NOT FOR CONSTRUCTION

sections

SCALE: 1/8" = 1'-0"

A-301

DRAWN BY: Author

1 section
1/8" = 1'-0"

2 section
1/8" = 1'-0"

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PROJECT:
Leadville Residences

Lot 5, Block 3, Ketchum Townsite
Ketchum, Idaho

DATE: 10/20/20
PROJECT NO

REVISION	DATE

NOTES:

NOT FOR CONSTRUCTION

sections

SCALE: 1/8" = 1'-0"

A-302

DRAWN BY: Author

Leadville Townhome Residences

2nd & Leadville

City of Ketchum Construction Activity Plan – Design Review

Construction Activities Project Overview

The Leadville Townhome Residences consists of (2) ~ 3500 SF single family residences in downtown Ketchum. General Contractor's site management representatives will be onsite for the duration of the project working from an onsite office located at the property. Proactive planning will be a paramount management tactic to minimize public impact while strictly following all City of Ketchum construction activity requirements.

Public Safety and Site Security

Public Safety

- Traffic Control: intermittent traffic control will be used to safely enter and exit the site throughout the project. No traffic revisions will be used during construction, TURP permits will be specifically submitted for ROW disturbance.
- Sidewalks and ROW Parking Stalls: The sidewalks and parking around the site will be closed for the duration of the project to ensure the fastest possible construction period and to protect right of way safety. Signage per the attached site markups will direct pedestrian traffic away from the site to adjacent sidewalk access. A full signage plan will be coordinated with Ketchum Streets Department and a formal plan from Road Work ahead will be submitted at time of building permit application.
    - **ROW Parking Stalls closed for 12 - 14 month construction duration: 8 Total (4 on Leadville and 4 on 2nd Ave)**
- OSHA Compliance: The construction activities will maintain, at minimum, full OSHA compliance; bi-monthly safety consultant audits will be ongoing throughout the duration of the project. All potential infractions in OSHA safety standards will be published to all trades and corrected immediately following safety consultant review. Proactive planning will be the site management focus on all safety matters.
- Site Protection and Security: The entire site will have 6' chain link fence protection to ensure public safety along with project personnel safety.
    - West Property Line (PL): The west property line at alley will be fenced with a privacy screen.
    - South PL: The south property line will also be fenced with privacy screen
    - East PL: The east site boundary is adjacent to Leadville will be fenced closing sidewalk and 3 parking stalls for the duration of project with Privacy screen up to the temporary stop sign section. No privacy screen will be placed on the fence at the corner of the project to create highest visibility for vehicular traffic through fencing.
    - North PL: The north property line is adjacent to Vintage Restaurant and will have 6' Construction fencing separating the two properties.

Operating Procedures, Hours and (Approximate) Schedule Milestones

Operating Procedures:

- General Contractor will have full time representative(s) onsite through the duration of the project. Site representatives will be onsite at all hours of operation when work is being conducted by trade personnel. GC site management personnel will coordinate, direct and hold all companies accountable for the City of Ketchum building standards and the approved CM Plan specific requirements.
- Each Trade Partner will receive a Construction Management Plan in their contract agreement documents. This ensures that all required CM Plan requirements are adopted by trade partner(s) project planning and execution.
- Hours of Operation: 7:30AM – 7:00PM, except Saturdays and Sundays (Project will follow City of Ketchum Standards for weekend work)
- Job Site Office(s)/Dumpsters/Temp Toilets
    - Job site office: Will be Located inside site fencing, see attachments.
    - Dumpsters: One 6 yard dumpsters will initially be onsite and will be accessed by Clear Creek Disposal via the construction access gates.
    - Temporary Toilets: The amount of toilets needed throughout the project will fluctuate. The toilets will be staged within the fenced staging area. 2 to 4 toilets with bi-weekly cleanings will be needed at the height of construction activities.

Schedule Milestones:

- Breakground: Spring of 2021
- Excavation/Utilities: April 2021
    - Cut: 655 CYDS
    - Fill: 300 CYDS
- Overhead power line to be undergrounded: May 2021
- Below Grade Concrete: June 2021
- Wood and Steel Structure: July – September 2021
- Roof Dry-In: September 2021
- MEP Rough-in: September – November 2021
- Interiors: November 2021 – March 2022
- Site Improvements: April - May 2022
- Landscaping: June 2022

Construction Mitigation Procedures:

- Air Quality from Construction Activities
    - Dust Mitigation: During the excavation scopes of work all dust will be consistently sprayed down with water to ensure no excessive airborne particles are exposed to the general public and surrounding properties.
    - Noise: The site will abide by all City of Ketchum noise standards throughout the project. Additionally, no loud music will be allowed onsite, compressors and other loud equipment will be turned off each evening.
- Street Maintenance
    - GC will provide regular street cleaning to ensure no site debris is tracked into public right of ways. Additionally, trucks leaving the site will be inspected and cleaned if dirty.

- Site Maintenance
    - GC will provide general labor and site coordination dedicated to keeping site clean and safe throughout the duration of the project.

Truck Route:

See attached trucking map for visual aid. The majority of trucking activities for the project will be limited to the initial demolition, excavation, concrete, steel and backfill phases, with ongoing "just in time" deliveries. The heaviest concentration being in the initial excavation/Concrete phase, lasting approximately 3-4 months. Backfill will be a short duration with periodic truck activity. During the concrete phase there will be established milestone days for placement of concrete and TURP permits will be submitted for any road closures or traffic alterations.

Hoisting:

Mobile cranes will be used through out the duration of the project and will primarily be set up and operated inside the fence boundaries of the project. Any crane set up and activity outside the construction fencing shown on attachments will be submitted for approval using the TURP permit application.

Parking:

All parking for the site personnel will be concentrated in the City of Ketchum's surface parking lot located on Washington and 1st Ave West. The project will be requesting the use of approximately 10 paid stalls for the duration of the project (approx. 12 -14 months). There will also be onsite parking in the staging area for work trucks needed to complete certain scopes of work. Additional offsite parking will be addressed with leased parking agreement.

Site Laydown yard and Staging:

A "just in time" delivery staging area has been identified for the site, the intention is to proactively plan all materials needed for the project and only deliver at the time needed to be installed. The project will utilize all staging within the fenced project. If additional staging/parking is needed we will rent a lot and provide a traffic plan to and from this location.

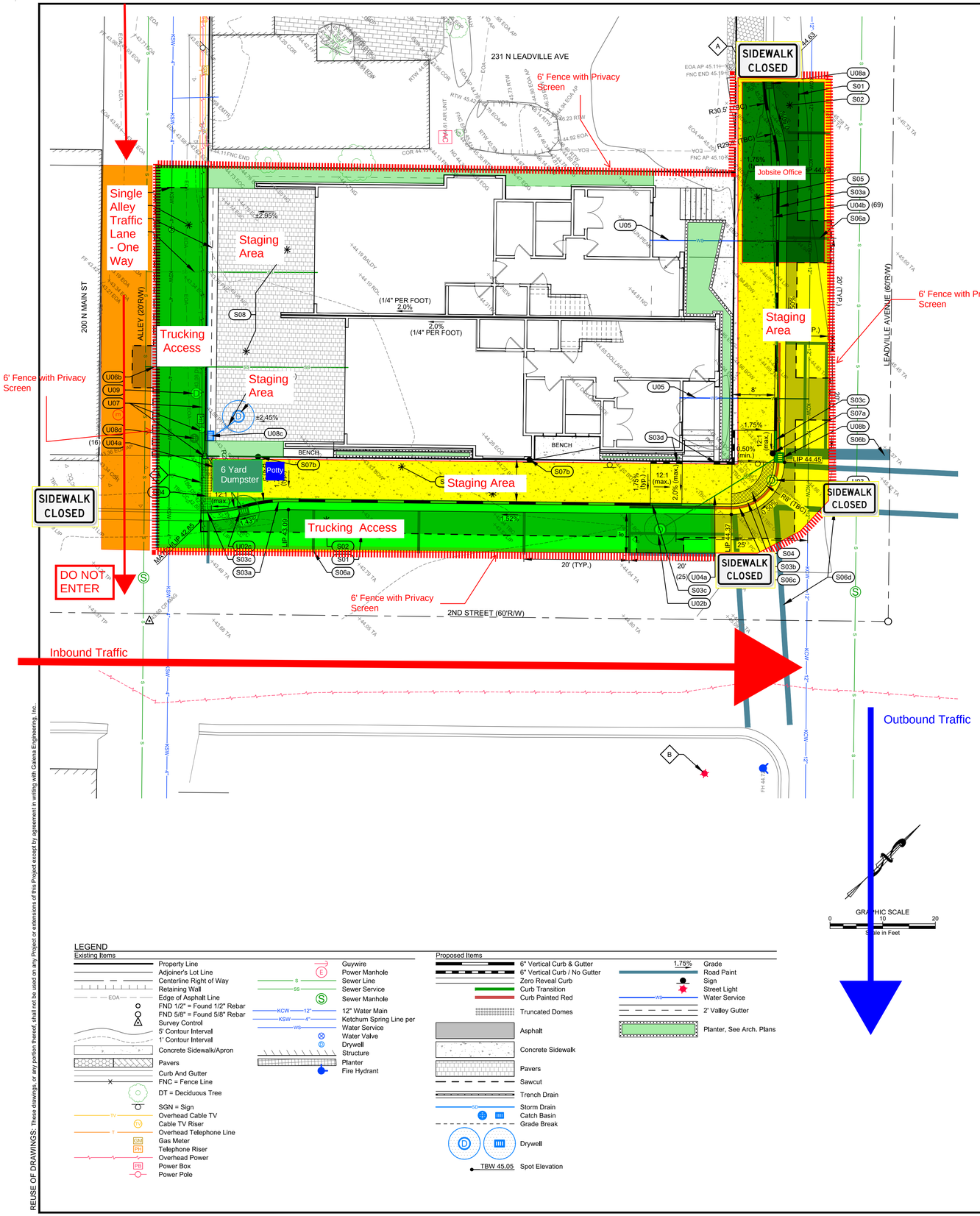
TURP:

All temporary use of right-of-way's outside the CM Plan initial ROW request will be submitted for formal request and approval. A site-specific traffic control plan will accompany formal permit requests. The City of Ketchum Public Works TURP Application guidelines will be followed for all requests.

Construction Management Site Responsibility Matrix

	General Superintendent	Finish Superintendent	PE	PM	Site Coordinator – General Labor	Contracted Trade
Public Safety	X – Primary	X	X	X	X	X
Traffic Control	X					Trade Partner's
OHSA Compliance	X	X	X	X	X	X
Site Protection	X	X			X	
Security	X	X			X	
Site Operations	X – Primary	X			X	
Schedule	X			X		
Construction Mitigation	X	X			X	X

Trucking	X				X	X
Parking	X	X			X	X
TURP	X			X		
Public Notice	X		X	X		
Jobsite Office(s)	X	X	X		X	
Temp Toilets	X				X	Clear Creek Disposal
Dumpsters	X				X	Clear Creek Disposal



CONSTRUCTION KEYNOTES

SITE IMPROVEMENTS

(S01) SAWCUT EXISTING ASPHALT TO PROVIDE FOR A CLEAN VERTICAL EDGE.

(S02) CONSTRUCT/ REPAIR ASPHALT . SEE DETAIL 1, SHEET C2.0.

(S03) CONSTRUCT CONCRETE CURB
- a. 6" CONCRETE VERTICAL CURB AND GUTTER PER DETAIL 2, SHEET C2.0.
- b. ZERO REVEAL CURB AND GUTTER PER DETAIL 3, SHEET C2.0.
- c. CURB TRANSITION PER DETAIL 3, SHEET C2.0.
- d. 6" CONCRETE VERTICAL CURB PER DETAIL 4, SHEET C2.0.
- e. 2' WIDE CONCRETE VALLEY GUTTER PER DETAIL 11, SHEET C2.0.

(S04) INSTALL TRUNCATED DOME DETECTABLE WARNING INSERT. SEE DETAIL 9, SHEET C2.0.

(S05) CONSTRUCT CONCRETE SIDEWALK. WIDTH AS SHOWN HEREON. SEE DETAIL 5, SHEET C2.0.

(S06) INSTALL PAVEMENT MARKINGS PER CITY OF KETCHUM STANDARDS
- a. 4" WIDE YELLOW PARKING STRIPE
- b. 24" WIDE WHITE STOP BAR
- c. NO PARKING ZONE (RED CURB)
- d. WHITE CROSSWALK STRIPING (MATCH CITY PATTERNS)

(S07) INSTALL SIGNS. CITY WILL PROVIDE SIGN BASES. SEE DETAIL 9, SHEET C2.0 FOR SIGN BASE DETAIL.
- a. RELOCATE STOP/STREET SIGN.
- b. REGULATORY SIGN. COORDINATE TYPE AND FINAL LOCATION WITH CITY OF KETCHUM.

(S08) INSTALL PAVERS PER ARCHITECTURAL PLANS.

(A) MATCH EXISTING LINES AND GRADES

(B) PROPOSED STREET LIGHT LOCATION PER KETCHUM SIDEWALK IMPROVEMENT PLAN Q1-2 (NOT CONSTRUCTED).

UTILITY IMPROVEMENTS

(U01) TRENCH DRAIN WITH HEAT TAPE. SEE LANDSCAPE ARCHITECT DRAWINGS FOR DETAIL. INSTALL PER MANUFACTURERS SPECIFICATIONS.

(U02) INSTALL DRYWELL PER DETAIL 12, SHEET C2.0.
- a. RIM ELEV = TBD (SOLID LID)
  CONNECT ROOF DRAINS PER ARCH.
  I.E. (IN) = TBD
- b. RIM ELEV = TBD (SOLID LID)
  IE (IN) = TBD
- c. RIM ELEV = TBD (RECTANGULAR GRATE)
  IE (IN) = TBD

(U03) REMOVE AND DISPOSE OF DRYWELL.

(PIPE LENGTH, LF) (U04) INSTALL STORM DRAIN
- a. 12"Ø D3034 PVC PIPE @ S=2.0% MIN. 3.0' MINIMUM COVER.
- b. 12" WATER QUALITY PIPE @ S=2.0% MIN. 3.0' MINIMUM COVER.

(U05) INSTALL NEW 1" WATER SERVICE.

(U06) SEWER SERVICES:
- a. RETAIN, PROTECT,UTILIZE EXISTING 4"Ø SEWER SERVICE.
- b. INSTALL NEW 4"Ø PVC SEWER SERVICE.

(U07) RELOCATE DRY UTILITIES PER ARCHITECTURAL PLANS.

(U08) INSTALL CATCH BASIN PER DETAIL 7, SHEET C2.0.
- a. RIM ELEV = TBD (RECTANGULAR GRATE)
  I.E. (OUT) = TBD
- b. RIM ELEV = TBD (RECTANGULAR GRATE)
  IE (IN) = TBD
  IE (OUT) = TBD
- c. RIM ELEV = TBD (RECTANGULAR GRATE)
  IE (OUT) = TBD
- d. RIM ELEV = TBD (CIRCULAR GRATE)
  I.E. (OUT) = TBD

(U09) REMOVE AND DISPOSE OF DRYWELL.

CONSTRUCTION NOTES

1. ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE MOST CURRENT EDITION OF THE "IDAHO REGULATIONS FOR PUBLIC DRINKING WATER SYSTEMS," THE CURRENT EDITION OF THE "IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION" (ISPWC), AND CITY OF KETCHUM STANDARDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND KEEPING A COPY OF THE ISPWC ON SITE DURING CONSTRUCTION.
2. THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN ON THE PLANS IN AN APPROXIMATE WAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING EXISTING UTILITIES PRIOR TO COMMENCING AND DURING THE CONSTRUCTION. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH RESULT FROM HIS FAILURE TO ACCURATELY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. CONTRACTOR SHALL CALL DIGLINE (1-800-342-1585) TO LOCATE ALL EXISTING UNDERGROUND UTILITIES.
3. THE CONTRACTOR SHALL CLEAN UP THE SITE AFTER CONSTRUCTION SO THAT IT IS IN A CONDITION EQUAL TO OR BETTER THAN THAT WHICH EXISTED PRIOR TO CONSTRUCTION, INCLUDING BUT NOT LIMITED TO, EPA'S NPDES CONSTRUCTION GENERAL PERMIT.
4. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION.
5. CONSTRUCTION OF WATER MAINS AND ALL OTHER RELATED APPURTENANCES SHALL BE IN ACCORDANCE WITH THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPWC), IDAPA 58.01.08, IDAHO RULES FOR PUBLIC DRINKING WATER SYSTEMS AND THE CITY OF KETCHUM UTILITIES DEPARTMENT STANDARDS.
6. CONTRACTOR SHALL PRESSURE TEST, DISINFECT, AND CONDUCT BIOLOGICAL TESTING IN ACCORDANCE WITH THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPWC), AMERICAN WATER WORKS ASSOCIATION (AWWA) STANDARDS, AND THE PRESSURE TESTING, DISINFECTION, AND MICROBIOLOGICAL TESTING PROCEDURES.
7. ALL WATER SUPPLY FIXTURES, FITTINGS, PIPING, AND ALL RELATED APPURTENANCES SHALL BE ANSI/NSF STD. 61 COMPLIANT.
8. ALL WATER SUPPLY FIXTURES, FITTINGS, PIPING, AND ALL RELATED APPURTENANCES SHALL COMPLY WITH THE LOW LEAD ACT REQUIRING ALL MATERIALS TO HAVE A LEAD CONTENT EQUAL TO OR LESS THAT 0.25%.
9. THE CONTRACTOR SHALL USE ANSI/NSF STANDARD 60 CHEMICALS AND COMPOUNDS DURING INSTALLATION & DISINFECTION OF POTABLE WATER MAIN.
10. CONTRACTOR SHALL COORDINATE LOCATIONS OF DRY UTILITY FACILITIES (POWER, CABLE, PHONE, TV) NOT SHOWN ON THE DRAWING WITH IDAHO POWER.
11. ALL CLEARING & GRUBBING SHALL CONFORM TO ISPWC SECTION 201.
12. ALL EXCAVATION & EMBANKMENT SHALL CONFORM TO ISPWC SECTION 202. EXCAVATED SUBGRADE SHALL BE COMPACTED AND ALL UNSUITABLE SECTIONS REMOVED AND REPLACED WITH STRUCTURAL FILL AS DETERMINED BY THE ENGINEER. MINIMUM COMPACTION OF PLACED MATERIAL SHALL BE 95% OF MAXIMUM LABORATORY DENSITY AS DETERMINED BY AASHTO T-99 OR ITD T-91.
13. ALL 2" MINUS GRAVEL SHALL CONFORM TO ISPWC 802, TYPE II (ITD STANDARD 703.04, 2"), SHALL BE PLACED IN CONFORMANCE WITH ISPWC SECTION 801 AND COMPACTED PER SECTION 202. MINIMUM COMPACTION OF PLACED MATERIAL SHALL BE 90% OF MAXIMUM LABORATORY DENSITY AS DETERMINED BY AASHTO T-99.
14. ALL 3/4" MINUS CRUSHED GRAVEL SHALL CONFORM TO ISPWC 802, TYPE I (ITD STANDARD 703.04, 3/4" B), SHALL BE PLACED IN CONFORMANCE WITH ISPWC SECTION 802 AND COMPACTED PER SECTION 202. MINIMUM COMPACTION OF PLACED MATERIAL SHALL BE 95% OF MAXIMUM LABORATORY DENSITY AS DETERMINED BY AASHTO T-99 OR ITD T-91.
15. ALL ASPHALTIC CONCRETE PAVEMENT WORK SHALL CONFORM TO ISPWC SECTION(S) 805, 810, AND 811 FOR CLASS II PAVEMENT. ASPHALT AGGREGATE SHALL BE 1/2" (13MM) NOMINAL SIZE CONFORMING TO TABLE 803B IN ISPWC SECTION 803. ASPHALT BINDER SHALL BE PG 58-28 CONFORMING TO TABLE A-1 IN ISPWC SECTION 805.
16. ALL EDGES OF EXISTING ASPHALT PAVING SHALL BE SAW CUT 24" TO PROVIDE A CLEAN PAVEMENT EDGE FOR MATCHING. NO WHEEL CUTTING SHALL BE ALLOWED.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING TRAFFIC CONTROL PER THE CURRENT EDITION OF THE US DEPARTMENT OF TRANSPORTATION MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
18. ALL CONCRETE FORM WORK SHALL SHALL CONFORM TO ISPWC SECTION 701 AND 703. ALL CONCRETE SHALL BE 3,000 PSI MINIMUM, 28 DAY, AS DEFINED IN ISPWC SECTION 703, TABLE 1.
19. ALL TRENCHING SHALL CONFORM TO ISPWC STANDARD DRAWING SD-301. TRENCHES SHALL BE BACKFILLED AND COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99.
20. TOPOGRAPHIC, SITE, AND BOUNDARY SURVEYS SHOWN HEREON WERE CONDUCTED BY ALPINE ENTERPRISES INC.
21. PER IDAHO CODE § 55-1613, THE CONTRACTOR SHALL RETAIN AND PROTECT ALL MONUMENTS, ACCESSORIES TO CORNERS, BENCHMARKS AND POINTS SET IN CONTROL SURVEYS; ALL MONUMENTS, ACCESSORIES TO CORNERS, BENCHMARKS AND POINTS SET IN CONTROL SURVEYS THAT ARE LOST OR DISTURBED BY CONSTRUCTION SHALL BE REESTABLISHED AND RE-MONUMENTED, AT THE EXPENSE OF THE AGENCY OR PERSON CAUSING THEIR LOSS OR DISTURBANCE AT THEIR ORIGINAL LOCATION OR BY SETTING OF A WITNESS CORNER OR REFERENCE POINT OR A REPLACEMENT BENCHMARK OR CONTROL POINT, BY OR UNDER THE DIRECTION OF A PROFESSIONAL LAND SURVEYOR.

LEGEND

Existing Items

- Property Line
- Adjoiner's Lot Line
- Centerline Right of Way
- Retaining Wall
- EOA — Edge of Asphalt Line
- FND 1/2" = Found 1/2" Rebar
- FND 5/8" = Found 5/8" Rebar
- Survey Control
- 5' Contour Interval
- 1' Contour Interval
- Concrete Sidewalk/Apron
- Pavers
- Curb And Gutter
- FNC = Fence Line
- DT = Deciduous Tree
- SGN = Sign
- TV — Overhead Cable TV
- Cable TV Riser
- T — Overhead Telephone Line
- GM — Gas Meter
- PH — Telephone Riser
- Overhead Power
- PB — Power Box
- Power Pole
- Guywire
- E — Power Manhole
- S — Sewer Line
- SS — Sewer Service
- S — Sewer Manhole
- KCW — 12" — 12" Water Main
- KSW — 4" — Ketchum Spring Line per
- WS — Water Service
- Water Valve
- D — Drywell
- Structure
- Planter
- Fire Hydrant

Proposed Items

- 6" Vertical Curb & Gutter
- 6" Vertical Curb / No Gutter
- Zero Reveal Curb
- Curb Transition
- Curb Painted Red
- Truncated Domes
- Asphalt
- Concrete Sidewalk
- Pavers
- Sawcut
- Trench Drain
- SD — Storm Drain
- CB — Catch Basin
- Grade Break
- D — Drywell
- TBW 45.05 — Spot Elevation
- 1.75% — Grade
- Road Paint
- Sign
- Street Light
- WS — Water Service
- 2' Valley Gutter
- Planter, See Arch. Plans

REUSE OF DRAWINGS: These drawings, or any portion thereof, shall not be used on any Project or extensions of this Project except by agreement in writing with Galena Engineering, Inc.

SITE MAP
LEADVILLE RESIDENCES
LOT 5, BLOCK 3, KETCHUM TOWNSITE

LOCATED WITHIN SECTION 18, T.4 N., R.18 E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO
PREPARED FOR SOUTH LEADVILLE LLC

PROJECT INFORMATION
P:\adskproj\7681-01\dwg\Construction\7681-01_ENG BASE.dwg 11/05/20 10:20:56 AM

PROFESSIONAL ENGINEER — LICENSED — 17686 — STATE OF IDAHO — STAHLNECKER
PRELIMINARY NOT FOR CONSTRUCTION

DESIGNED BY CT/FRM
DRAWN BY SKS
CHECKED BY

GALENA ENGINEERING, INC.
Civil Engineers & Land Surveyors
317 N. River Street
Hailey, Idaho 83333
(208) 788-1705
email galena@galena-engineering.com

PURPOSE: ISSUE FOR DESIGN REVIEW PRE-APPLICATION

NO	DATE	BY	REVISIONS

C1.0

Construction Fencing for the project - 6' Foot with Privacy Screen

TRUCKING ROUTE

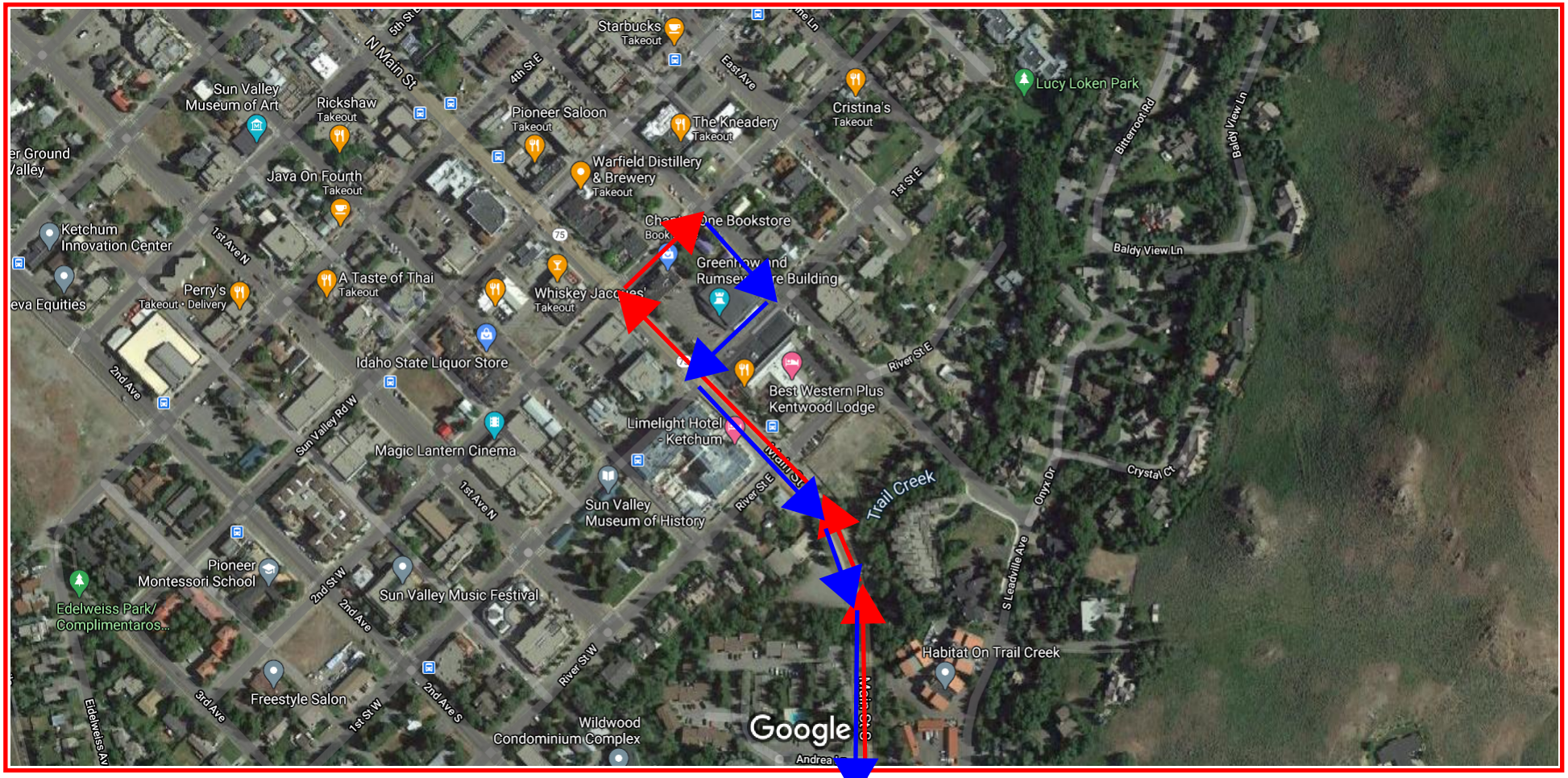


Exhibit B:

Zoning & Dimensional Standards

Analysis

City of Ketchum
Planning & Building

Leadville Residences Pre-Application Design Review
EXHIBIT B: ZONING & DIMENSIONAL STANDARDS ANALYSIS

Table 1: Zoning & Dimensional Standards Analysis				
Compliant			Standards and Staff Comments	
Yes	No	N/A	Ketchum Municipal Code Section	City Standards and Staff Comments
☒	☐	☐	§17.12.040	Minimum Lot Area
			Staff Comments	Required: 5,500 square feet minimum Existing (Ketchum Townsite: Block 3: Lot 3): 5,500 square feet
☒	☐	☐	§17.124.040	Floor Area Ratios and Community Housing
			Staff Comments	Permitted in Community Core Subdistrict 2(CC-2) Permitted Gross FAR: 1.0 Permitted Gross FAR with Inclusionary Housing Incentive: 2.25 FLOOR AREA, GROSS: The sum of the horizontal area of the building measured along the outside walls of each floor of a building or portion of a building, including stair towers and elevators on the ground floor only, and fifty percent (50%) of atriums over eighteen feet (18') plate height, but not including basements, underground parking areas or open unenclosed decks. Parking areas covered by a roof or portion of the building and enclosed on three (3) or more sides by building walls are included. Four (4) parking stalls for developments on single Ketchum town site lots of five thousand six hundred (5,600) square feet in size or less are not included in the gross floor area calculation (KMC §17.08.020). The permitted FAR in the Community Core Zone is 1.0. The Planning & Zoning Commission may allow an increased FAR subject to Design Review (Ketchum Municipal Code §17.124.040.B). Ketchum Municipal Code does not guarantee 2.25 as the allowed FAR. New developments may be permitted an increased FAR above 1.0 at the Commission's discretion through Design Review. To receive more floor area, new buildings must complement the scale and character of the surrounding neighborhood. Proposed: Duplex Gross Floor Area: 7,815 gross square feet Ketchum Townsite Lot 3 Area: 5,500 sq ft FAR Proposed: 1.4 (7,815 gross sq ft/5,500 sq ft lot area)
☒	☐	☐	§17.12.040	Minimum Building Setbacks

			Staff Comments	**Required:** Front & Street Side: 5’ avg Rear side not adjacent to an alleyway: 0’ Interior Side: 0’ Cantilevered decks and overhangs: 0’ Setbacks for 4th floors: 10 ft Non-habitable structures, fixed amenities, solar and mechanical equipment affixed to the roof from all building facades: 10 ft **Proposed:** The applicant has provided setback diagrams on Sheet A-001 of the project plans. Dimensioned Setbacks are also included on the first-floor plan (Sheet-101). Front (East/Leadville Avenue): 9’-7’’ average Building Setback Ranges from Minimum: 2’-6’’ to Maximum: 15’-1’’ Interior Side (North/adjacent to Vintage Restaurant): 2’-8’’ Street Side (South/2nd Street): 7’-0’’ average Building Setback Ranges from Minimum: 0’ to Maximum: ~25 ft Rear Side Adjacent to Alleyway: 3’ The building footprint of Unit A’s garage is setback 26’-4’’ from the rear property line and Unit B’s garage is setback 20’-4’. The second-floor decks extend past the garage building footprint towards the alley. Second-Floor Deck Cantilever Setback from Rear Property Line Unit A (south): 14’-11’’ Unit B (north): 5’-10’’ Non-habitable structures, fixed amenities, solar and mechanical equipment affixed to the roof from all building facades: The roof plan is indicated on Sheets A-104 and A-105. The rooftop terrace is accessed by exterior stairwells located at the third-floor fronting Leadville Avenue and elevators centered in the middle of the duplex building. The roof deck plan includes camp roof-mounted mechanical equipment, elevator shafts with associated vestibules, and camp pads. Roof-Mounted Mechanical Equipment: >15 feet Non-Habitable Structures (elevator and vestibule): >15 feet

				Roof and ground mounted mechanical and electrical equipment shall be fully screened from public view. Screening shall be compatible with the overall building design (Ketchum Municipal Code §17.96.070.C2). The location of the new transformer as approved by Idaho Power must be included on the site plan submitted with the final Design Review application.
☒	☐	☐	§17.12.040	Building Height
			Staff Comments	Permitted Maximum Building Height: 42 feet Non-habitable structures located on building roof tops: 10 feet Perimeter walls enclosing roof top deck and structures: 4 feet above roof surface height. Perimeter roof top walls are required to be at least 75% transparent. Rooftop solar and mechanical equipment above roof surface: 5 feet Proposed Maximum Building Height: 40'-6'' Non-habitable structures located on building roof tops: 10' Perimeter walls enclosing roof top deck and structures: The rooftop terrace is enclosed by wood handrails. The project plans should specify the height of perimeter walls enclosing the roof deck. Perimeter walls enclosing the roof deck may extend 4 feet above the roof surface and must be 75% transparent. Rooftop solar and mechanical equipment above roof surface: The project plans must indicate the height of all rooftop solar and mechanical equipment extending above the roof surface. Roof and ground mounted mechanical and electrical equipment shall be fully screened from public view. Screening shall be compatible with the overall building design (Ketchum Municipal Code §17.96.070.C2).
☐	☐	☒	§17.125.030.H	Curb Cut
			Staff Comments	Required: A total of 35% of the linear footage of any street frontage can be devoted to access to off street parking. Corner lots that front two or more streets may select either or both streets as access but shall not devote more than 35% of the total linear footage of street frontage to access off street parking. Proposed: N/A

				The two parking garages are accessed from the Block 3 alleyway.
☒	☐	☐	§17.125.40	Parking Spaces
			Staff Comments	Required Residential Multiple-Family Dwelling within the Community Core (CC) District: Units 2,001 square feet and above: 2 parking spaces The duplex development generates a total parking demand of 4 spaces. **Proposed:** 4 parking spaces Each townhome unit includes an attached garage accessed from the Block 3 alleyway that may accommodate 2 parking spaces. The project plans must indicate the dimensions of the parking spaces within the enclosed garages.

Exhibit C:
Staff Report
P&Z Commission Meeting
of
September 15th, 2020

City of Ketchum
Planning & Building

STAFF REPORT
KETCHUM PLANNING AND ZONING COMMISSION
MEETING OF SEPTEMBER 15, 2020

PROJECT:	Leadville Residences
FILE NUMBER:	P20-077
APPLICATION TYPE:	Pre-Application Design Review
REPRESENTATIVE:	Mike Brunelle, Architect
PROPERTY OWNER:	Leadville South, LLC (GM Property Holdings LLC per Blaine County Assessor's Office Data as of 9/9/20)
REQUEST:	Pre-Application Design Review for the development of a new three-story, 50.5-foot tall, 7,600-square-foot duplex
LOCATION:	Northwest Corner of N Leadville Avenue & E 2nd Street (Ketchum Townsite: Block 3: Lot 5)
ZONING:	Mixed-Use Subdistrict of the Community Core (CC-2)
OVERLAY:	None

NEW DUPLEX AT THE CORNER OF LEADVILLE AVENUE & 2nd STREET

The Leadville Residences project proposes to develop a new three-story, 50.5-foot tall, 7,600-square-foot duplex and associated site improvements on a vacant lot located at the corner of Leadville Avenue and 2nd Street. The property is located within the Mixed-Use Subdistrict of the Community Core (CC-2). Multi-family dwelling units are a permitted use in the CC-2 Zone, and unlike the Retail Core Subdistrict (CC-1), dwelling units may be sited on the ground floor. The duplex is comprised of two, attached townhome units with private decks and garages accessed from the Block 3 alleyway.

Figure 1. 3D Massing, Sheet DR-05, Project Plans

DESIGN REVIEW MAINTAINS KETCHUM'S AUTHENTICITY & MOUNTAIN-TOWN CHARACTER

The Pre-Application facilitates an iterative and collaborative process between the Planning & Zoning Commission, developers and their design teams, and the community. This preliminary review allows

the Commission to identify design issues, offer constructive advice, and highlight opportunities to improve project. The Commission's feedback helps developers produce high-quality buildings and projects that enhance the character of downtown Ketchum.

ANALYSIS

Project Location & Neighborhood Context

The Leadville Residences is an infill project located on a vacant lot at the northwest corner of Leadville Avenue and 2nd Street. The subject property is currently used as a parking lot. The property shares the alley with restaurants and bars fronting Main Street, including the Warfield, Casino, and Rico's. The neighborhood is characterized by historic buildings, including:

- The Alonzo Price/Esther Fairman House located at 180 N Leadville Avenue, which is a 1.5-story, wood-framed private residence with a front-gable roof built in 1929. Alonzo Price was the son of William Price, who was the manager of the Philadelphia Smelter.
- The Griffith/Conger Compound located at 380 2nd Street—a two-story, wood-framed house built in 1929.
- The Sanger House located at 200 N Leadville Avenue is a 1.5-story, wood-framed house, which was built in 1929.
- The McCann, Daech, Fenton Realty Building (Albert Griffith Warehouse & Grocery Annex) located at 271 N Leadville is a 1.5-story, wood -framed duplex built in the early 1900s.

Figure 2. The Alonzo Price/Esther Fairman House

Figure 3. The Casino (Source: The Community Library Regional History Department)

- The Vintage Restaurant is located within the Bert Cross Cabin, which was built in 1925.
- The Casino (Ketchum Kamp Hotel) is a 2-story, wood-frame building built in the early 1900s.
- The Warfield at Main Street and Sun Valley Road is a 2-story, brick building built in the 1930s.

The neighborhood's built environment reflects Ketchum's past. The architecture is defined by natural materials like wood and stone, simple geometrical designs, and Chalet-style features characteristic of alpine-settings.

The subject property is designated as Mixed-Use Commercial on the Future Land Use Map of the 2014 Comprehensive Plan. The Mixed-Use Commercial designation is intended to promote a wide range of land uses. The Comprehensive Plan encourages mixed-use development that integrates different uses, like retail, restaurants, residential, offices, and cultural or civic facilities, within a single building. These mixed-use developments should also contain common public space and contribute to downtown's street life. Duplexes are designated as primary uses within the City's Low-Density Residential neighborhoods, not downtown. Multi-family dwelling units are a permitted use in the CC-2 Zone (KMC 17.12.020). Ketchum Municipal Code 17.08.020 defines multiple-family dwelling as a building under single or multiple ownership containing two or more dwelling units used for residential occupancy. Unlike the Retail Core, which limits ground-floor street frontage to commercial uses, residential uses may occupy the ground floor in the Mixed-Use Subdistrict.

Three-Story Luxury Duplex: Zoning & Dimensional Standards Analysis

Staff's analysis of the project's compliance with CC-2 zoning and dimensional standards is detailed in Table 1.

Table 1: Zoning & Dimensional Standards Analysis				
Compliant			Standards and Staff Comments	
Yes	No	N/A	Ketchum Municipal Code §	City Standards and Staff Comments
☒	☐	☐	17.12.040	Minimum Lot Area
			Staff Comments	Required: 5,500 square feet minimum Existing (Ketchum Townsite: Block 3: Lot 3): 5,500 square feet
☒	☐	☐	17.124.040	Floor Area Ratios and Community Housing
			Staff Comments	Permitted in Community Core Subdistrict 2(CC-2) Permitted Gross FAR: 1.0 Permitted Gross FAR with Inclusionary Housing Incentive: 2.25 FLOOR AREA, GROSS: The sum of the horizontal area of the building measured along the outside walls of each floor of a building or portion of a building, including stair towers and elevators on the ground floor only, and fifty percent (50%) of atriums over eighteen feet (18') plate height, but not including basements, underground parking areas or open unenclosed decks. Parking areas covered by a roof or portion of the building and enclosed on three (3) or more sides by building walls are included. Four (4) parking stalls for developments on single Ketchum town site lots of five thousand six hundred (5,600) square feet in size or less are not included in the gross floor area calculation (KMC §17.08.020). Proposed: Duplex Gross Floor Area: 7,600 gross square feet Ketchum Townsite Lot 3 Area: 5,500 sq ft FAR Proposed: 1.4 (7,600 gross sq ft/5,500 sq ft lot area) Increase Above Permitted FAR: 2,100 sq ft 20% of Increase: 420 sq ft Net Livable (15% Reduction): 357 sq ft Community Housing In-Lieu Fee: $84,966

				Pursuant to Ketchum Municipal Code (KMC) §17.124.040, the increase above the permitted 1.0 Gross FAR is subject to Design Review approval.
☒	☐	☐	17.12.040	Minimum Building Setbacks
			Staff Comments	**Required:** Front & Street Side: 5' avg Rear side not adjacent to an alleyway: 0' Interior Side: 0' Cantilevered decks and overhangs: 0' Setbacks for 4th floors: 10 ft Non-habitable structures, fixed amenities, solar and mechanical equipment affixed to the roof from all building facades: 10 ft **Proposed:** The applicant has provided setback diagrams on Sheet DR-01 of the project plans. Front (East/Leadville Avenue): 11'-11'' average Building Setback Ranges from Minimum: 2'-6'' to Maximum: 15'-11¾'' Interior Side (North/adjacent to Vintage Restaurant): 2'-8'' Street Side (South/2nd Street): 7'-2'' average Building Setback Ranges from Minimum: 0' to Maximum: ~25 ft Rear Side Adjacent to Alleyway: > 3' The building footprint of Unit B's garage is setback 20'-4'' from the rear property line. The applicant has indicated the overhang of the second-level deck extending over the driveway. The project plans must dimension the setbacks of cantilevered decks and roof overhangs from all property lines. Non-habitable structures, fixed amenities, solar and mechanical equipment affixed to the roof from all building facades: The roof plan is indicated on Sheets DR-02 and L1. The roof deck is accessed by an exterior stairwell located at the third-floor decks fronting Leadville Avenue. The roof deck is also accessed from an elevator centered in the middle of the duplex building. The roof deck plans include raised planters, camp pads, roof-mounted mechanical equipment, BBQ and kitchen facilities, and dining areas. The roof plans must indicate the setback of non-habitable structures, fixed amenities, or mechanical equipment affixed to the roof from all building facades. Non-habitable structures, fixed amenities, solar and mechanical equipment affixed to the roof must be setback 10 feet from all building facades. Roof and ground mounted mechanical and electrical

				equipment shall be fully screened from public view. Screening shall be compatible with the overall building design (Ketchum Municipal Code §17.96.070.C2).
☒	☐	☐	17.12.040	Building Height
			Staff Comments	Permitted Maximum Building Height: 42 feet Non-habitable structures located on building roof tops: 10 feet Perimeter walls enclosing roof top deck and structures: 4 feet above roof surface height. Perimeter roof top walls are required to be at least 75% transparent. Rooftop solar and mechanical equipment above roof surface: 5 feet Proposed The applicant has dimensioned the building and floor heights on Sheet DR-03 of the project plans. Maximum Building Height: 42 feet Non-habitable structures located on building roof tops: 8 feet-6 inches Perimeter walls enclosing roof top deck and structures: The elevations indicate that the roof deck railing and parapet wall extend above the 42-foot maximum building height. The project plans must dimension the height of perimeter walls enclosing the roof deck. Perimeter walls enclosing the roof deck may extend 4 feet above the roof surface and must be 75% transparent. Rooftop solar and mechanical equipment above roof surface: The roof plans indicated on Sheets DR-02 and L1 indicated roof-mounted mechanical equipment. The project plans must provide dimensions for the height of all rooftop solar and mechanical equipment extending above the roof surface. Roof and ground mounted mechanical and electrical equipment shall be fully screened from public view. Screening shall be compatible with the overall building design (Ketchum Municipal Code §17.96.070.C2).
☐	☐	☒	17.125.030.H	Curb Cut
			Staff Comments	Required: A total of 35% of the linear footage of any street frontage can be devoted to access to off street parking. Corner lots that front two or more streets may select either or both streets as access but shall not devote more than 35% of the total linear footage of street frontage to access off street parking. Proposed: N/A

				The two parking garages are accessed from the Block 3 alleyway.
☒	☐	☐	17.125.40	Parking Spaces
			Staff Comments	Required Residential Multiple-Family Dwelling within the Community Core (CC) District: Units 2,001 square feet and above: 2 parking spaces The duplex development generates a total parking demand of 4 spaces. Proposed: 4 parking spaces Each townhome unit includes an attached garage accessed from the Block 3 alleyway that may accommodate 2 parking spaces. The project plans must indicate the dimensions of the parking spaces within the enclosed garages.

Design Review Standards: Architectural Features and Compatibility of Design

The duplex is larger than the surrounding built environment along Leadville Avenue and 2nd Street. More meaningful scaling devices need to be integrated into the project plans to break up the building's bulk and mass. The project plans do not specify the proposed exterior materials. The elevations indicate material differentiation using window and door openings, rectangular panels, horizontal siding, and stone veneer. Two-story elements, like the atrium feature, provide visual interest to the front façade along Leadville Avenue.

Design Review helps our community achieve a more sustainable, vibrant, connected, and beautiful Ketchum. Downtown Ketchum is the soul of our small-town, mountain community. Downtown is a vibrant and walkable commercial area and the social center for gatherings with neighbors and visitors. Downtown brings locals, second homeowners, and tourists together to make us a connected community. How will this building enhance the character of downtown Ketchum and contribute to our mountain community?

STAFF RECOMMENDATION

Staff recommends the Commission provide feedback to the applicant and move to continue review of the Pre-Application.

EXHIBITS:

A. Leadville Residences Pre-Application Design Review Submittal & Project Plans