



City of Ketchum
Planning & Building

STAFF REPORT
KETCHUM PLANNING AND ZONING COMMISSION
SPECIAL MEETING OF MARCH 8, 2023

PROJECT: Crossbuck West Townhomes

FILE NUMBER: P23-004

APPLICATION TYPE: Phased Development Agreement

REPRESENTATIVE: Brad DuFur

PROPERTY OWNER: William and Joan Wyatt and Brad and Cyndi DuFur

REQUEST: Request for a phased development agreement to permit the final plat for the two townhouse sublots to be reviewed and approved after a certificate of occupancy is granted for the first townhouse unit.

LOCATION: Southeast Corner of W 7th Street and Crossbuck Lane (alley) – Ketchum Townsite Amended Lot 2A, Blk 67

ZONING: General Residential – Low Density (GR-L)

REVIEWER: Morgan R. Landers, AICP – Director of Planning and Building

NOTICE: A public hearing notice for the project was mailed to all owners of property within 300 feet of the project site and all political subdivisions on February 15, 2023. The public hearing notice was published in the Idaho Mountain Express the on February 15, 2023. A notice was posted on the project site on March 1, 2023 and the city’s website on February 22, 2023.

I. EXECUTIVE SUMMARY:

The Applicant is requesting a phased development agreement for the Crossbuck West Townhomes located at the southeast corner of W 7th Street and Crossbuck Lane (the “subject property”) as shown in Figure 1. The Crossbuck West Townhomes project includes two sublots (2A and 2B) each with a single detached townhouse. The phased development agreement would permit a final plat to be filed with the city for approval following issuance of a certificate of occupancy for the first townhouse unit, rather than requiring a certificate of occupancy for both units prior to approval of a final plat.

The applicant represents that all right-of-way improvements will be completed at the time of certificate of occupancy for the first unit. The draft phased development agreement (Attachment A)



Figure 1: Subject Property Location and Zoning

outlines the terms of the agreement including specific provisions for if the improvements are not complete prior to certificate of occupancy.

The Ketchum Municipal code permits phased development agreements per the terms of Section 16.04.110. Staff believes the project to be eligible for a phased development agreement and is supportive of the request.

II. BACKGROUND:

The City of Ketchum approved a Design Review application (P21-048) and Townhouse Preliminary Plat (P21-049), for two detached townhomes on the Property, on August 24, 2021 and September 7, 2021 respectively. A phased development agreement was not requested or approved at the time of approval of the townhouse preliminary plat. The city issued individual building permits for sublots 2A (B21-106) and subplot 2B (B21-086), and both sublots are currently under construction.

The City of Ketchum received an application for a phased development agreement on January 24, 2023. Following receipt of the application, staff routed the application materials to all city departments for review. As of the date of this report, all department comments have been resolved or addressed through terms of the draft agreement.

III. CONFORMANCE WITH SUBDIVISION STANDARDS

Pursuant to KMC 16.04.110.B - *Development plan*. "In addition to the preliminary plat, subdivision application and data, the subdivider shall submit to the Administrator a development plan with a schedule for the entire project, containing all of the information required in subsection 16.04.030 of this chapter." A townhouse preliminary plat was approved for the development on September 7, 2021 which included all the requirements of 16.04.030. The approved preliminary plat, which includes sublots 2A and 2B, is included as Attachment B.

According to the applicant, development of subplot 2B will be completed first, followed by subplot 2A a few months later. The draft Phased Development Agreement includes maintenance responsibilities, a construction and completion schedule, and process requirements for filing of the townhouse final plat. Per the conditions of approval of the design review, the project is responsible for the long-term maintenance of the alley, also known as Crossbuck Lane. A separate Alley Maintenance Agreement is required and will be prepared for review and approval of the City Council prior or in conjunction with recording of the final plat.

IV. STAFF RECOMMENDATION

Staff recommends **approval** of the Phased Development Agreement for the Crossbuck West Townhomes.

V. RECOMMENDED MOTIONS

"I move to recommend approval of the Crossbuck West Townhomes Phased Development Agreement to the City Council."

ATTACHMENTS:

- A. Draft Phased Development Agreement and Exhibits
- B. Crossbuck West Townhomes Approved Preliminary Plat



City of Ketchum

ATTACHMENT A: Draft Phased Development Agreement and Exhibits

<p>RECORDING REQUESTED BY AND WHEN RECORDED RETURN TO:</p> <p>City Clerk, City of Ketchum PO Box 2315 Ketchum Idaho, 83340</p>	
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(Space Above Line For Recorder's Use)

**CROSSBUCK WEST TOWNHOMES
PHASED TOWNHOUSE SUBDIVISION AGREEMENT #22833**

THIS PHASED TOWNHOUSE SUBDIVISION AGREEMENT (“Agreement”) is made and entered into as of the ___ day of _____ 2023, by and between the City of Ketchum, an Idaho municipal corporation (“City”) and William Wyatt, Joan Wyatt, Brad Dufur, and Cyndi Dufur, owners of real property (“Owners”).

RECITALS

WHEREAS, Owners owns certain real property legally described as Lot 2A, Blk 67 of Ketchum Townsite, according to the official plat recorded under Instrument Number 658996, on file in the office of the County Recorder of Blaine County, Idaho (the “Property”); and

WHEREAS, City approved a Design Review application (P21-048) and Townhouse Preliminary Plat (P21-049), for two detached townhomes on the Property, on August 24, 2021 and September 7, 2021 respectively. A phased development agreement was not requested or approved at the time of approval of the townhouse preliminary plat.

WHEREAS, City issued individual building permits for sublots 2A (B21-106) and subplot 2B (B21-086), and both sublots are currently under construction.

WHEREAS, Owners requests a phased development agreement for the development of the Project under the provisions of Section 16.04.110 – *Phased Development Projects* within Title 16 of the Ketchum Municipal Code as the completion of the two units will not be simultaneous and the Owners desires to record the final plat for both townhomes prior to completion of the second unit.

WHEREAS, the approved townhouse preliminary plat, establishing two townhome sublots noted as 2A and 2B (the “Townhouse Preliminary Plat”) is included as Exhibit A.

WHEREAS, Owners propose to construct all required right-of-way infrastructure improvements, alley improvements, and water and sewer utility services for each subplot as shown on Exhibit B (the “work”). All required improvements will be constructed to City standards and will be inspected for such compliance.

AGREEMENT

NOW THEREFORE, in consideration of the above recitals and the mutual covenants and agreements herein contained and other good and valuable consideration, the sufficiency of which is hereby acknowledged, the parties hereto agree as follows:

1. Maintenance Responsibilities.

A. *Owners.*

(1) *Water Service Lines.* Owners and all successors in interest are responsible for the installation, maintenance, repair, and other costs associated with the private service lines serving each subplot from the private water main that runs between Lots 1A and 2A. Maintenance of the private water main is pursuant to plat note 3 of the final plat for Lot 2A recorded under instrument number 658996, and the Construction Phasing Agreement recorded under instrument number 657569.

(2) *Sewer Service lines.* Owners and all successors in interest are responsible for the installation, maintenance, repair, and other costs associated with the private sewer service lines serving each subplot from the public sewer mains located in 7th Street and between Lots 1A and 2A. The public sewer line is as noted on plat note 4 of the final plat for Lot 2A recorded under instrument number 658996.

(3) *Alleyway.* Owners and all successors in interest are responsible for the installation, maintenance, repair, and other costs associated with the alleyway serving both sublots. A separate Alley Maintenance Agreement must be approved by City Council concurrent with the Townhouse Final Plat. The Alley Maintenance Agreement must be recorded prior to or in conjunction with recording of the Townhouse Final Plat and shall be referenced by note on the Townhouse Final Plat.

2. Construction and Completion Schedule.

A. Each townhouse unit shall be completed no later than three years from the date of issuance of a building permit for the townhouse unit, as evidenced by issuance of a Certificate of Occupancy for each townhouse unit.

B. Prior to issuance of a Certificate of Occupancy for the first detached townhouse unit, each subplot shall be adequately served by both water and sewer services as generally depicted on Exhibit B, as affirmed in writing by the City. The City must approve the timing of water and sewer connections to the existing system.

- C. Prior to obtaining Certificate of Occupancy for the first townhouse unit, the following improvements as generally depicted on Exhibit B shall be completed and/or extended to both Sublots:
- (1) Dry utility services (power, gas, cable, etc); and
 - (2) All hardscape pathways and access points for adequate and safe egress from the units; and
 - (3) Right-of-way improvements to 7th Street and the alleyway, consistent with Ketchum Municipal Code, Title 12.04.030.H.1 and current right of way standards, completed and installed to the satisfaction of the City Engineer; and
 - (4) Water and sewer services serving both sublots; and
- D. Prior to obtaining a Certificate of Occupancy for the last detached townhouse unit, all landscaping as generally depicted in Exhibit C shall be installed.
- E. Pursuant to Ketchum Municipal Code, Title 16.04.040.C, in cases where the required improvements cannot be constructed due to weather, factors beyond the control of the subdivider, or other conditions as determined acceptable at the sole discretion of the City, the City Council may accept, in lieu of any or all of the required improvements, a performance bond filed with the City Clerk to ensure actual construction of the required improvements as submitted and approved. Said performance bond shall be provided per the terms of Title 16.04.040.C and pursuant to the following conditions:
- a. All outstanding improvements must be complete no later than June 1, 2023.
 - b. In the event alleyway improvements are not complete, Owners are responsible for:
 - i. Ensuring the gravel road surfaces are maintained and the full smooth width with no potholing are available as shown on Exhibit B for emergency access for the duration of the time the gravel surface remains unpaved. Egress from the gravel roads to existing paved roads shall be cleaned and maintained on a regular basis in order to mitigate gravel and other debris from being tracked onto the existing paved roadways.
 - ii. Ensuring that all streets and alleys are kept free and clear of any obstructions for emergency vehicle access at all times. Any significant access issues shall be brought to the attention of the city in advance. All construction-related vehicles and equipment, such as cranes, waste dumpsters, etc., shall be located entirely on the property (i.e. not in roadway or public right-of-way), unless granted approval by the city. All

construction-related activities shall adhere to the project's Construction Activity Plan.

- iii. Providing a stamped letter from a licensed engineer stating the installed roadway section is (2" minus and 3/4" material) will support an 80k lb fire truck load prior to paving.
 - iv. Providing the quality control documentation (subbase and base materials) for the alley outlined in building permit approval item #5.
3. Townhouse Sublot Final Plat. The City agrees to accept and process a townhouse final plat application, for both sublots, for approval by City Council provided a Certificate of Occupancy has been issued for the first townhouse unit on Lot 2A should Owners comply with all above recitals.
4. Owners' Association Assumption of Responsibilities. Upon the recording of the Townhouse Sublot Final Plat, Owners may assign and transfer its maintenance responsibilities and obligations under this Agreement to an owner's association.
5. General Provisions.
- A. *Recitals and Construction.* The City and Owners incorporate the above recitals into this Agreement and affirm such recitals are true and correct.
 - B. *Effective Date.* This Agreement is effective as of the date on which the last of the City and Owners execute this Agreement. Neither party shall have any rights with respect to this Agreement until both have executed this Agreement.
 - C. *Owner Representations.* Owners represents and warrants to City that (a) Owners hold fee simple title to the Property, and (b) no joinder or approval of another person or entity is required with respect to Owners' authority to make and execute this Amendment.
 - D. *Neutral Interpretation.* City and Owners acknowledge they and, if they so choose, their respective counsel have reviewed this Agreement and the normal rule of construction to the effect that any ambiguities are to be resolved against the drafting party will not be employed in the interpretation of the Agreement, or any exhibits, attachments and addenda to the Agreement.
 - E. *Counterparts.* This Agreement may be executed in multiple counterparts, each of which taken together shall constitute one and the same agreement binding upon the parties. Signatures transmitted by facsimile or via e-mail in a "PDF" format shall have the same force and effect as original signatures on this Amendment. The Original of this Amendment shall be recorded with the Blaine County Recorder.

IN WITNESS WHEREOF, the parties, having been duly authorized, have hereunder caused this Agreement to be executed, the same being done after public notice and statutory requirements having been fulfilled.

“CITY”:

CITY OF KETCHUM,
an Idaho municipal corporation

By: _____
Neil Bradshaw, Mayor

ATTEST:

Trent Donat, City Clerk

“OWNERS”:

By: _____
William Wyatt

By: _____
Joan Wyatt

By: _____
Brad Dufur

By: _____
Cyndi Dufur

ACKNOWLEDGEMENT FOR CITY

STATE OF IDAHO)
) ss.
COUNTY OF BLAINE)

On this ____ day of _____, 2022, before me, the undersigned Notary Public in and for said State, personally appeared NEIL BRADSHAW, known or identified by me to be the Mayor of the City of Ketchum, Idaho, and the person who executed the foregoing instrument and acknowledged to me that he executed the same on behalf of such city.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first written above.

Notary Public for the State of _____
Residing at _____
My Commission Expires _____

ACKNOWLEDGEMENT FOR OWNER

STATE OF _____)
) ss.
COUNTY OF _____)

On this ____ day of _____, 2022, before me, a Notary Public in and for said State, personally appeared WILLIAM WYATT, known to me to be the owner of certain real property at Lot 2A, Blk 67 of Ketchum Townsite, and known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public for the State of _____
Residing at _____
My Commission Expires _____

ACKNOWLEDGEMENT FOR OWNER

STATE OF _____)
) ss.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public for the State of _____

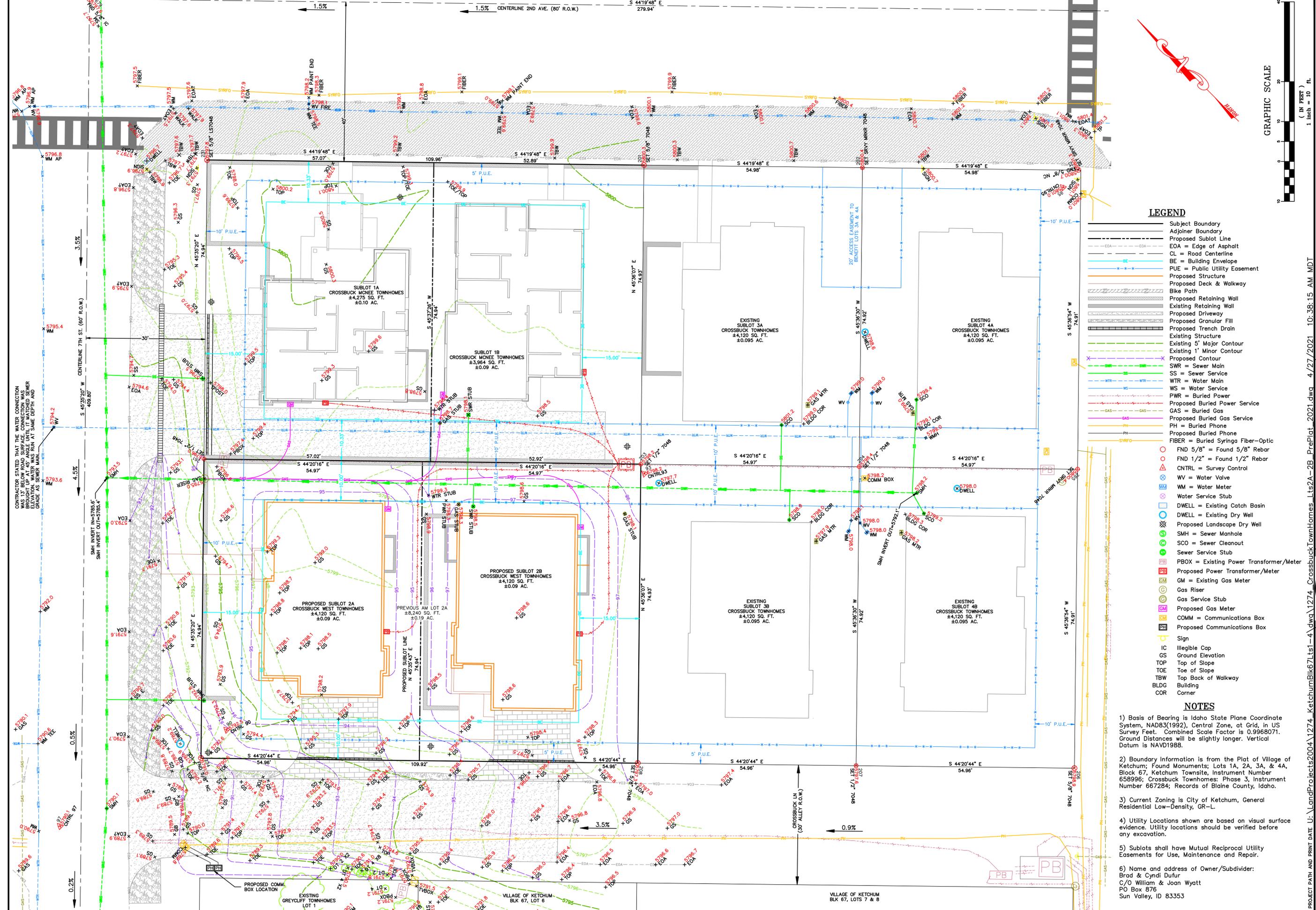
Residing at _____

My Commission Expires _____



City of Ketchum

Exhibit A: Townhouse Preliminary Plat



LEGEND

- Subject Boundary
- Adjainer Boundary
- Proposed Sublot Line
- EOA = Edge of Asphalt
- CL = Road Centerline
- BE = Building Envelope
- PUE = Public Utility Easement
- Proposed Structure
- Proposed Deck & Walkway
- Bike Path
- Proposed Retaining Wall
- Existing Retaining Wall
- Proposed Driveway
- Proposed Granular Fill
- Proposed Trench Drain
- Existing Structure
- Existing 5' Major Contour
- Existing 1' Minor Contour
- Proposed Contour
- SWR = Sewer Main
- SS = Sewer Service
- WTR = Water Main
- WS = Water Service
- PWR = Buried Power
- Proposed Buried Power Service
- GAS = Buried Gas
- Proposed Buried Gas Service
- PH = Buried Phone
- Proposed Buried Phone
- FIBER = Buried Syringa Fiber-Optic
- FND 5/8" = Found 5/8" Rebar
- FND 1/2" = Found 1/2" Rebar
- ENTRL = Survey Control
- WV = Water Valve
- WM = Water Meter
- Water Service Stub
- DWELL = Existing Catch Basin
- DWELL = Existing Dry Well
- Proposed Landscape Dry Well
- SMH = Sewer Manhole
- SCO = Sewer Cleanout
- Sewer Service Stub
- PBOX = Existing Power Transformer/Meter
- Proposed Power Transformer/Meter
- GM = Existing Gas Meter
- Gas Riser
- Gas Service Stub
- Proposed Gas Meter
- COMM = Communications Box
- Proposed Communications Box
- Sign
- IC Illegible Cap
- GS Ground Elevation
- TOP Top of Slope
- TOE Toe of Slope
- TBW Top Back of Walkway
- BLDG Building
- COR Corner

NOTES

- 1) Basis of Bearing is Idaho State Plane Coordinate System, NAD83(1992), Central Zone, at Grid, in US Survey Feet. Combined Scale Factor is 0.998071. Ground Distances will be slightly longer. Vertical Datum is NAVD1988.
- 2) Boundary Information is from the Plat of Village of Ketchum; Found Monuments; Lots 1A, 2A, 3A, & 4A, Block 67, Ketchum Townsite, Instrument Number 65896; Crossbuck Townhomes: Phase 3, Instrument Number 667284; Records of Blaine County, Idaho.
- 3) Current Zoning is City of Ketchum, General Residential Low-Density, GR-L.
- 4) Utility Locations shown are based on visual surface evidence. Utility locations should be verified before any excavation.
- 5) Sublots shall have Mutual Reciprocal Utility Easements for Use, Maintenance and Repair.
- 6) Name and address of Owner/Subdivider:
 Brad & Cyndi Dufur
 C/O William & Joan Wyatt
 PO Box 876
 Sun Valley, ID 83353

PROJECT PATH AND PRINT DATE U:\LandProjects\2004\1274_KetchumBlk67\1-4.dwg\1274_CrossbuckTownHomes_Lts2A-2B_PrePlat_2021.dwg 4/27/2021 10:38:15 AM MDT

GRAPHIC SCALE
 (IN FEET)
 1 inch = 10 ft

A PRELIMINARY PLAT SHOWING
 CROSSBUCK WEST TOWNHOMES ON LOT 2A, BLOCK 67, VILLAGE OF KETCHUM
 WITHIN S13, T.4N., R.17E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO
 PREPARED FOR RED CANOE ARCHITECTURE, WYATT & DUFUR

Alpine Enterprises Inc.
 Surveying, Mapping, Civil Engineering
 and Natural Hazards Consulting
 660 Bell Drive, Unit 1
 P.O. Box 2037, Ketchum, ID 83340 USA
 (208) 727-1988 727-1987 fax
 email: bsrth@alpineenterprisesinc.com

PROFESSIONAL LAND SURVEYOR
 IDAHO
 7048
 24 APR 21
 STATE OF IDAHO
 OFFICE

NO	DATE	BY	REVISIONS
1	06Apr21	Smith	Added Utility Easement Note, Changed PUE Color
1	24Apr21	AHN	Grading Updates Added

Sheet 1 of 1



City of Ketchum

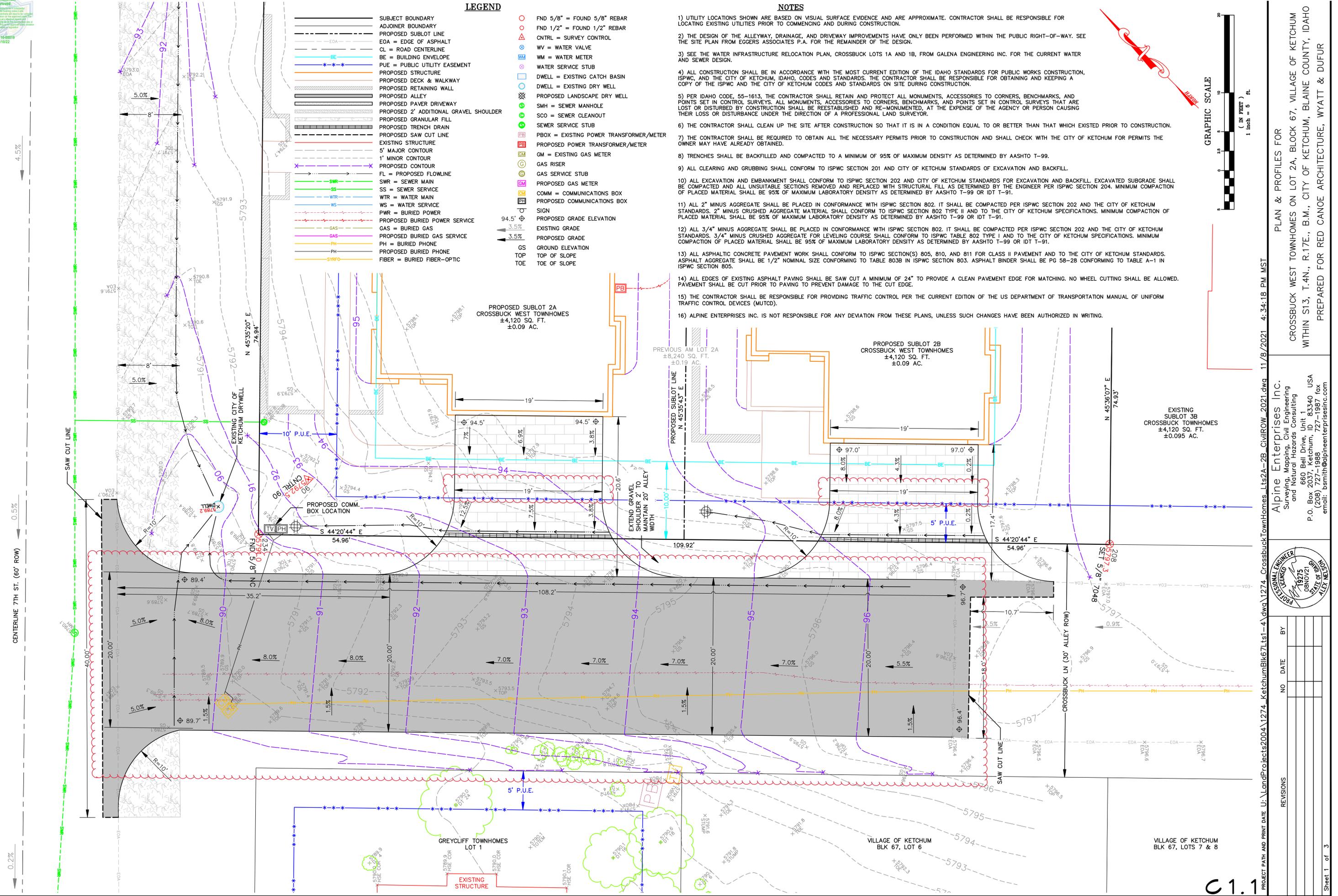
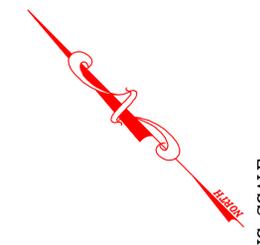
Exhibit B: Right-of-Way Improvements Plans

LEGEND

- SUBJECT BOUNDARY
- ADJOINER BOUNDARY
- PROPOSED SUBLOT LINE
- EOA = EDGE OF ASPHALT
- CL = ROAD CENTERLINE
- BE = BUILDING ENVELOPE
- PUE = PUBLIC UTILITY EASEMENT
- PROPOSED STRUCTURE
- PROPOSED DECK & WALKWAY
- PROPOSED RETAINING WALL
- PROPOSED ALLEY
- PROPOSED PAVEMENT DRIVEWAY
- PROPOSED 2' ADDITIONAL GRAVEL SHOULDER
- PROPOSED GRANULAR FILL
- PROPOSED TRENCH DRAIN
- PROPOSED SAW CUT LINE
- EXISTING STRUCTURE
- 5' MAJOR CONTOUR
- 1' MINOR CONTOUR
- PROPOSED CONTOUR
- FL = PROPOSED FLOWLINE
- SWR = SEWER MAIN
- SS = SEWER SERVICE
- WTR = WATER MAIN
- WS = WATER SERVICE
- PWR = BURIED POWER
- PROPOSED BURIED POWER SERVICE
- GAS = BURIED GAS
- PROPOSED BURIED GAS SERVICE
- PH = BURIED PHONE
- PROPOSED BURIED PHONE
- FIBER = BURIED FIBER-OPTIC
- FND 5/8" = FOUND 5/8" REBAR
- FND 1/2" = FOUND 1/2" REBAR
- △ CNTRL = SURVEY CONTROL
- ⊕ WV = WATER VALVE
- ⊕ WM = WATER METER
- ⊕ WSR = WATER SERVICE STUB
- ⊕ DWELL = EXISTING CATCH BASIN
- ⊕ DWELL = EXISTING DRY WELL
- ⊕ PROPOSED LANDSCAPE DRY WELL
- ⊕ SMH = SEWER MANHOLE
- ⊕ SCO = SEWER CLEANOUT
- ⊕ SEWER SERVICE STUB
- ⊕ PBOX = EXISTING POWER TRANSFORMER/METER
- ⊕ PROPOSED POWER TRANSFORMER/METER
- ⊕ GM = EXISTING GAS METER
- ⊕ GAS RISER
- ⊕ GAS SERVICE STUB
- ⊕ PROPOSED GAS METER
- ⊕ COMM = COMMUNICATIONS BOX
- ⊕ PROPOSED COMMUNICATIONS BOX
- ⊕ SIGN
- ⊕ PROPOSED GRADE ELEVATION
- 3.5% EXISTING GRADE
- 3.5% PROPOSED GRADE
- ⊕ GS GROUND ELEVATION
- ⊕ TOP TOP OF SLOPE
- ⊕ TOE TOE OF SLOPE

NOTES

- 1) UTILITY LOCATIONS SHOWN ARE BASED ON VISUAL SURFACE EVIDENCE AND ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING EXISTING UTILITIES PRIOR TO COMMENCING AND DURING CONSTRUCTION.
- 2) THE DESIGN OF THE ALLEYWAY, DRAINAGE, AND DRIVEWAY IMPROVEMENTS HAVE ONLY BEEN PERFORMED WITHIN THE PUBLIC RIGHT-OF-WAY. SEE THE SITE PLAN FROM EGGERS ASSOCIATES P.A. FOR THE REMAINDER OF THE DESIGN.
- 3) SEE THE WATER INFRASTRUCTURE RELOCATION PLAN, CROSSBUCK LOTS 1A AND 1B, FROM GALENA ENGINEERING INC. FOR THE CURRENT WATER AND SEWER DESIGN.
- 4) ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE MOST CURRENT EDITION OF THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION, ISPMC, AND THE CITY OF KETCHUM, IDAHO, CODES AND STANDARDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND KEEPING A COPY OF THE ISPMC AND THE CITY OF KETCHUM CODES AND STANDARDS ON SITE DURING CONSTRUCTION.
- 5) 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 UNDER THE DIRECTION OF A PROFESSIONAL LAND SURVEYOR.
- 6) 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.
- 7) THE CONTRACTOR SHALL BE REQUIRED TO OBTAIN ALL THE NECESSARY PERMITS PRIOR TO CONSTRUCTION AND SHALL CHECK WITH THE CITY OF KETCHUM FOR PERMITS THE OWNER MAY HAVE ALREADY OBTAINED.
- 8) TRENCHES SHALL BE BACKFILLED AND COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99.
- 9) ALL CLEARING AND GRUBBING SHALL CONFORM TO ISPMC SECTION 201 AND CITY OF KETCHUM STANDARDS OF EXCAVATION AND BACKFILL.
- 10) ALL EXCAVATION AND EMBANKMENT SHALL CONFORM TO ISPMC SECTION 202 AND CITY OF KETCHUM STANDARDS FOR EXCAVATION AND BACKFILL. EXCAVATED SUBGRADE SHALL BE COMPACTED AND ALL UNSUITABLE SECTIONS REMOVED AND REPLACED WITH STRUCTURAL FILL AS DETERMINED BY THE ENGINEER PER ISPMC SECTION 204. MINIMUM COMPACTION OF PLACED MATERIAL SHALL BE 95% OF MAXIMUM LABORATORY DENSITY AS DETERMINED BY AASHTO T-99 OR IDT T-91.
- 11) ALL 2" MINUS AGGREGATE SHALL BE PLACED IN CONFORMANCE WITH ISPMC SECTION 802. IT SHALL BE COMPACTED PER ISPMC SECTION 202 AND THE CITY OF KETCHUM STANDARDS. 2" MINUS CRUSHED AGGREGATE MATERIAL SHALL CONFORM TO ISPMC SECTION 802 TYPE II AND TO THE CITY OF KETCHUM SPECIFICATIONS. MINIMUM COMPACTION OF PLACED MATERIAL SHALL BE 95% OF MAXIMUM LABORATORY DENSITY AS DETERMINED BY AASHTO T-99 OR IDT T-91.
- 12) ALL 3/4" MINUS AGGREGATE SHALL BE PLACED IN CONFORMANCE WITH ISPMC SECTION 802. IT SHALL BE COMPACTED PER ISPMC SECTION 202 AND THE CITY OF KETCHUM STANDARDS. 3/4" MINUS CRUSHED AGGREGATE FOR LEVELING COURSE SHALL CONFORM TO ISPMC TABLE 802 TYPE I AND TO THE CITY OF KETCHUM SPECIFICATIONS. MINIMUM COMPACTION OF PLACED MATERIAL SHALL BE 95% OF MAXIMUM LABORATORY DENSITY AS DETERMINED BY AASHTO T-99 OR IDT T-91.
- 13) ALL ASPHALTIC CONCRETE PAVEMENT WORK SHALL CONFORM TO ISPMC SECTION(S) 805, 810, AND 811 FOR CLASS II PAVEMENT AND TO THE CITY OF KETCHUM STANDARDS. ASPHALT AGGREGATE SHALL BE 1/2" NOMINAL SIZE CONFORMING TO TABLE 803B IN ISPMC SECTION 803. ASPHALT BINDER SHALL BE PG 58-28 CONFORMING TO TABLE A-1 IN ISPMC SECTION 805.
- 14) ALL EDGES OF EXISTING ASPHALT PAVING SHALL BE SAW CUT A MINIMUM OF 24" TO PROVIDE A CLEAN PAVEMENT EDGE FOR MATCHING. NO WHEEL CUTTING SHALL BE ALLOWED. PAVEMENT SHALL BE CUT PRIOR TO PAVING TO PREVENT DAMAGE TO THE CUT EDGE.
- 15) 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).
- 16) ALPINE ENTERPRISES INC. IS NOT RESPONSIBLE FOR ANY DEVIATION FROM THESE PLANS, UNLESS SUCH CHANGES HAVE BEEN AUTHORIZED IN WRITING.



PLAN & PROFILES FOR
CROSSBUCK WEST TOWNHOMES ON LOT 2A, BLOCK 67, VILLAGE OF KETCHUM
WITHIN S13, T.4N., R.17E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO
PREPARED FOR RED CANOE ARCHITECTURE, WYATT & DUFUR

Alpine Enterprises Inc.
Surveying, Mapping, Civil Engineering
and Natural Hazards Consulting
660 Bell Drive, Unit 1
P.O. Box 2037, Ketchum, ID 83340 USA
(208) 727-1988 727-1987 fax
email: bsmit@alpineenterprisesinc.com

PROFESSIONAL ENGINEER
10275
08N0121
STATE OF IDAHO
ALLEY NE

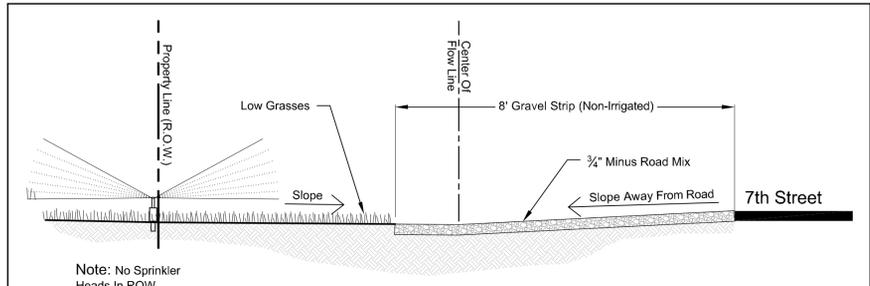
NO	DATE	BY

REVISIONS

PROJECT PATH AND PRINT DATE: U:\LandProjects\2004\1274_KetchumBlk67\1-4.dwg\1274_CrossbuckTownHomes_Lts2A-2B-CivilROW_2021.dwg 11/8/2021 4:34:18 PM MST

Sheet 1 of 3

C1.1



- A. Material shall be pervious/permeable to allow drainage
- B. Surface must allow for vehicle parking and be consistent along the entire property frontage
- C. Material within the first eight (8) feet from edge of asphalt shall be distinct from driveway and rest of property in order to visually appear to be available for parking
- D. Grading and drainage improvements as required by City Engineer - Minimum 5% slope
- E. No obstructions, such as boulders or berms
- F. No buried irrigation systems within the first eight (8) feet from the edge of asphalt (Street). Subsurface irrigation lines are permitted beyond the first eight (8) feet, however pop up heads are not permitted anywhere in the ROW.
- G. No live plant material within the first eight (8) feet from edge of asphalt (Street). Low ground cover plant material, such as turf grass, is permitted beyond the first eight (8) feet. Drought-tolerant species is preferred.
- H. No snow-melt system (other than driveway)

Grading Plan Notes

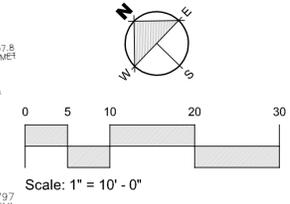
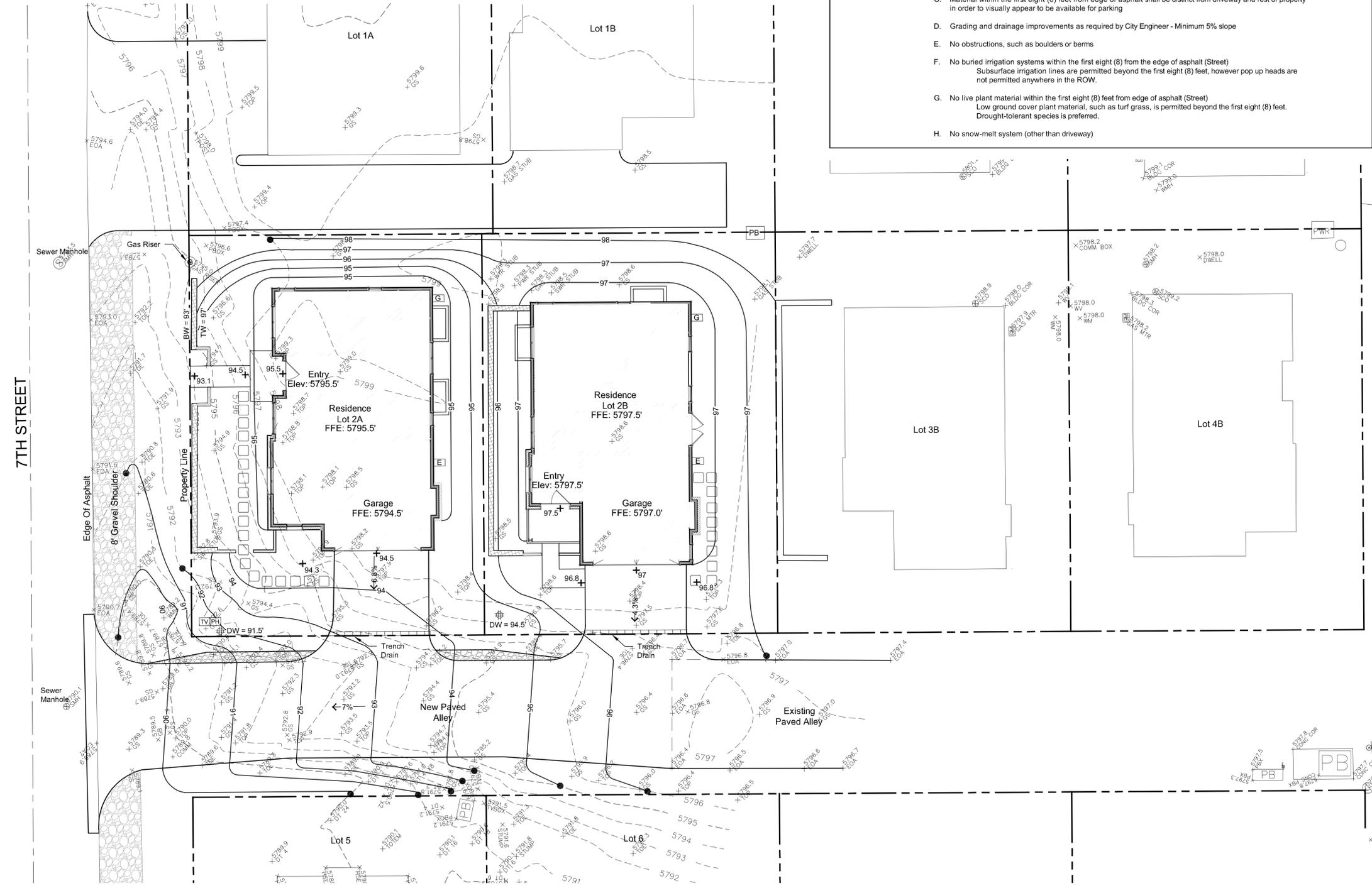
- Landscape architect shall review grading on site prior to completion.
- Topsoil shall be imported for all lawn and bed areas at depth of 4".
- Any topsoil shall be retained with vegetation for use in reestablishing new natural areas.

Plan Legend

--- --	Property Line
- - - 5787 - - -	Existing Contour
● - 95 -	Proposed Contour
[Hatched Box]	Proposed Concrete Wall
[Cross-hatched Box]	Proposed Gabbion Wall
[Dashed Line]	Trench Drain
[PB] [G]	Utilities
X 92.7	Existing Spot Elevations
⊕	Landscape Drywell
2% Slope D →	Proposed Drainage Direction With Slope Percentage
+ 92.5'	Proposed Spot Elevations

Notes:

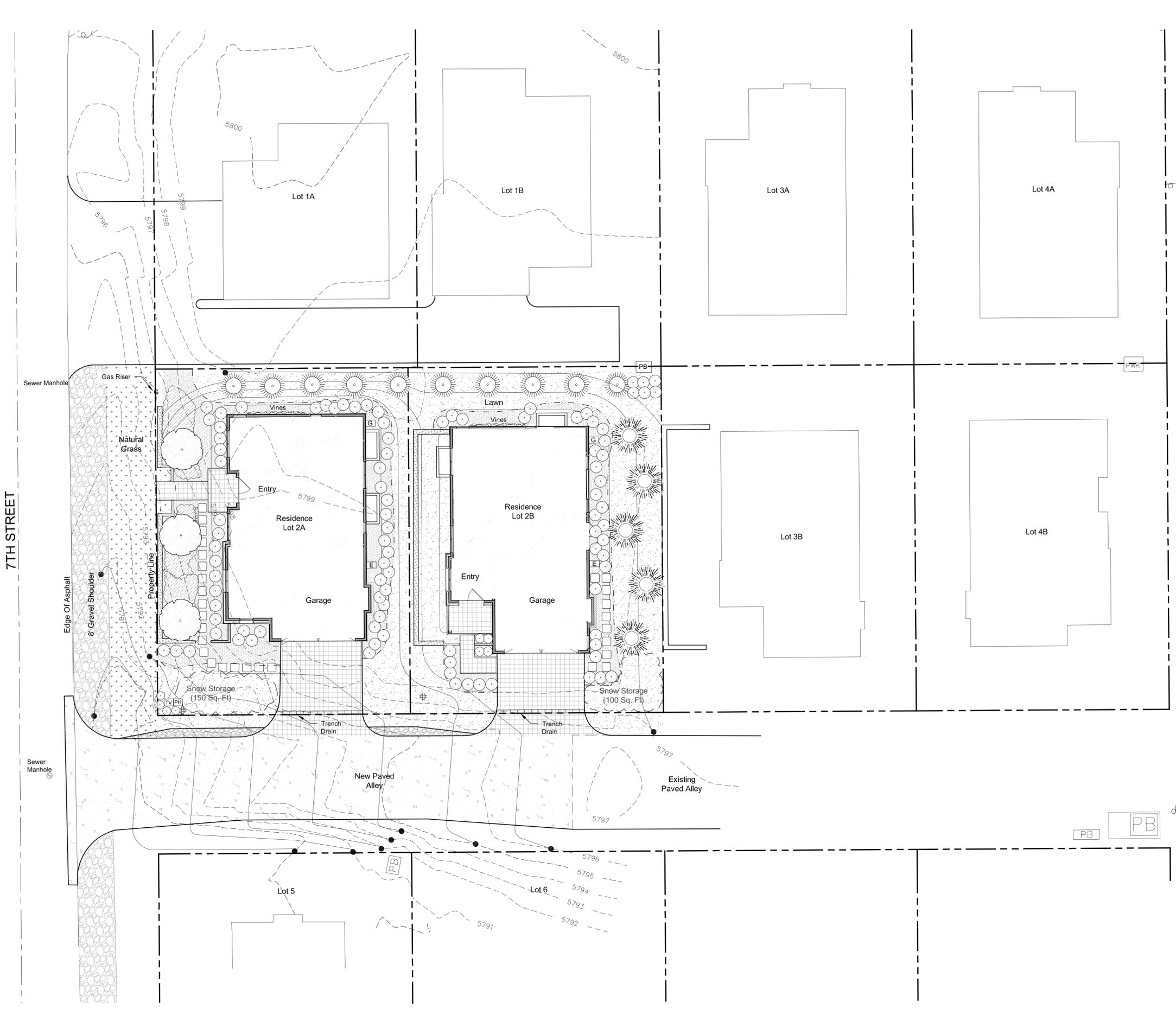
- See Civil Plans For All Work In Right Of Way
- See Civil Plans For Water And Sewer Design





City of Ketchum

Exhibit C: Landscape Plan



Landscape Plan Notes

- All Disturbed areas shall be revegetated and irrigated with an automatic underground sprinkler system.
- All planting beds to have 3" cover of bark or compost mulch.
- Trees shown at approximately 2/3 mature diameter.
- All utilities are underground and shall be located prior to any work.

Plan Legend

---	Property Line
- - - 5787 - - -	Existing Contour
—●—	Proposed Contour
▬▬▬▬▬▬	Proposed Concrete Wall
▬▬▬▬▬▬	Proposed Gabion Wall
PB G	Utilities
▬▬▬▬▬▬	Pavers
▬▬▬▬▬▬	Decorative Gravel 3/8" Chip
⊕	Landscape Drywell

Plant Legend

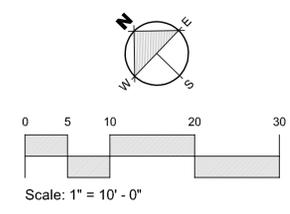
Symbol	Qty.	Description	Size
	5	Conifer Trees Alpine Fir Lodgepole Pine	12' & 14'
	3	Deciduous Trees Flowering Crab	3" Cal.
	12	Mugo Pines	6'
	104	Deciduous Shrubs Various	1 gal.
	300 Sq. Ft.	Perennials/ Groundcover Various	1 gal. & Flats
	2,500 Sq. Ft.	Grasses Lawn Mix	Sod
	800 Sq. Ft.	Nastural Grasses Cabin Mix	Hydroseed

Snow Storage

Description	Square Footage
Proposed Driveways	750
	x 30%
Required Snow Storage	225
Proposed Snow Storage	250

Notes:

- See Civil Plans For All Work In Right Of Way
- See Civil Plans For Water And Sewer Design



Crossbuck West

EGGERS ASSOCIATES, P.A.
 landscape architecture

T: (208) 725-0988
 F: (208) 725-0972

P.O. Box 955
 Ketchum, ID 83740

Crossbuck West Townhomes
 Lot 2A Block 67
 Ketchum, Idaho

Job No: 21.02
 Scale: 1" = 10' - 0"

Issue/Revisions: Date:
 Design Review 05/26/21
 RVSD 05/10/21
 RVSD 06/15/21

All information appearing herein shall not be duplicated, discharged or otherwise used without the written consent of Eggers Associates P.A.

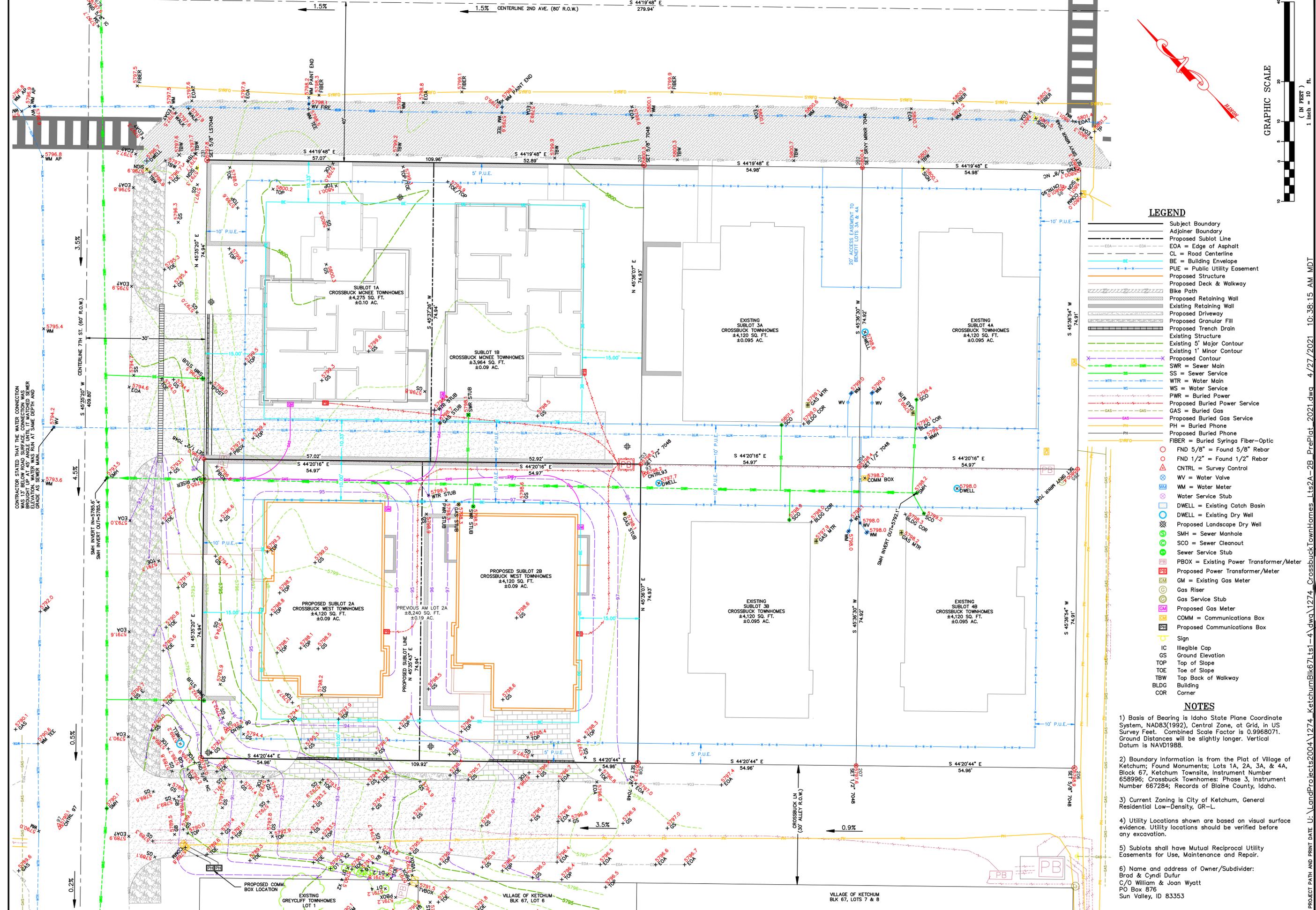
Sheet Title:
Landscape Plan

Sheet No:
L3.0



City of Ketchum

ATTACHMENT B:
Crossbuck West Townhomes
Approved Preliminary Plat



LEGEND

- Subject Boundary
- Adjainer Boundary
- Proposed Sublot Line
- EOA = Edge of Asphalt
- CL = Road Centerline
- BE = Building Envelope
- PUE = Public Utility Easement
- Proposed Structure
- Proposed Deck & Walkway
- Bike Path
- Proposed Retaining Wall
- Existing Retaining Wall
- Proposed Driveway
- Proposed Granular Fill
- Proposed Trench Drain
- Existing Structure
- Existing 5' Major Contour
- Existing 1' Minor Contour
- Proposed Contour
- SWR = Sewer Main
- SS = Sewer Service
- WTR = Water Main
- WS = Water Service
- PWR = Buried Power
- Proposed Buried Power Service
- GAS = Buried Gas
- Proposed Buried Gas Service
- PH = Buried Phone
- Proposed Buried Phone
- FIBER = Buried Syringa Fiber-Optic
- FND 5/8" = Found 5/8" Rebar
- FND 1/2" = Found 1/2" Rebar
- ENTRL = Survey Control
- WV = Water Valve
- WM = Water Meter
- Water Service Stub
- DWELL = Existing Catch Basin
- DWELL = Existing Dry Well
- Proposed Landscape Dry Well
- SMH = Sewer Manhole
- SCO = Sewer Cleanout
- Sewer Service Stub
- PBOX = Existing Power Transformer/Meter
- Proposed Power Transformer/Meter
- GM = Existing Gas Meter
- Gas Riser
- Gas Service Stub
- Proposed Gas Meter
- COMM = Communications Box
- Proposed Communications Box
- Sign
- IC Illegible Cap
- GS Ground Elevation
- TOP Top of Slope
- TOE Toe of Slope
- TBW Top Back of Walkway
- BLDG Building
- COR Corner

NOTES

- 1) Basis of Bearing is Idaho State Plane Coordinate System, NAD83(1992), Central Zone, at Grid, in US Survey Feet. Combined Scale Factor is 0.998071. Ground Distances will be slightly longer. Vertical Datum is NAVD1988.
- 2) Boundary Information is from the Plat of Village of Ketchum; Found Monuments; Lots 1A, 2A, 3A, & 4A, Block 67, Ketchum Townsite, Instrument Number 65896; Crossbuck Townhomes: Phase 3, Instrument Number 667284; Records of Blaine County, Idaho.
- 3) Current Zoning is City of Ketchum, General Residential Low-Density, GR-L.
- 4) Utility Locations shown are based on visual surface evidence. Utility locations should be verified before any excavation.
- 5) Sublots shall have Mutual Reciprocal Utility Easements for Use, Maintenance and Repair.
- 6) Name and address of Owner/Subdivider:
 Brad & Cyndi Dufur
 C/O William & Joan Wyatt
 PO Box 876
 Sun Valley, ID 83353

PROJECT PATH AND PRINT DATE U:\LandProjects\2004\1274_KetchumBlk67\1-4.dwg\1274_CrossbuckTownHomes_Lts2A-2B_PrePlat_2021.dwg 4/27/2021 10:38:15 AM MDT

GRAPHIC SCALE (IN FEET)
1 inch = 10 ft.

ALPINE ENTERPRISES INC.
 Surveying, Mapping, Civil Engineering
 and Natural Hazards Consulting
 660 Bell Drive, Unit 1
 P.O. Box 2037, Ketchum, ID 83340 USA
 (208) 727-1988 727-1987 fax
 email: bsrth@alpineenterprisesinc.com

PROFESSIONAL LAND SURVEYOR
 IDAHO
 7048
 24 APR 21
 STATE OF IDAHO
 OFFICE

NO	DATE	BY	REVISIONS
1	06Apr21	Smith	Added Utility Easement Note, Changed PUE Color
1	24Apr21	AHN	Grading Updates Added

Sheet 1 of 1

A PRELIMINARY PLAT SHOWING
 CROSSBUCK WEST TOWNHOMES ON LOT 2A, BLOCK 67, VILLAGE OF KETCHUM
 WITHIN S13, T.4N., R.17E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO
 PREPARED FOR RED CANOE ARCHITECTURE, WYATT & DUFUR