



City of Ketchum
Planning & Building

**CERTIFIED
COMPLETE**
7-16-21
mp

Design Review Application

OFFICIAL USE ONLY
P21-042
\$1400
4-21-21

APPLICANT INFORMATION

Project Name: 407 BALD MTN. ROAD	Phone: (208) 721-2144
Owner: ROBERT OKADA	Mailing Address: P.O. Box 6838
Email: ROBERT.OKADA.4@gmail.com	KETCHUM ID 83340
Architect/Representative: JOLYON H. SAWREY	Phone: (208) 720-6315
Email: JOLYON@VITALINKARCHITECTURE.COM	Mailing Address: 30 WHATI DRIVE
Architect License Number:	BELLEVUE, ID 83313
Engineer of Record:	Phone:
Email:	Mailing Address:
Engineer License Number:	

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: KETCHUM FR SESE TL 3215 SEC 11 4N 17E
Street Address: 407 BALD MOUNTAIN ROAD
Lot Area (Square Feet): 8,755.79 EXISTING, NEW 3,068 SF
Zoning District: GR
Overlay District: <input type="checkbox"/> Floodplain <input type="checkbox"/> Avalanche <input type="checkbox"/> Mountain <input checked="" type="checkbox"/> N/A
Type of Construction: <input checked="" type="checkbox"/> New <input type="checkbox"/> Addition <input type="checkbox"/> Remodel <input type="checkbox"/> Other
Anticipated Use: RESIDENTIAL
Number of Residential Units: 1

TOTAL FLOOR AREA

	Proposed	Existing
Basements		
1 st Floor	934.97	
2 nd Floor	814.24	
3 rd Floor		
Mezzanine		
Total	1,749.21	

FLOOR AREA RATIO

Community Core:	Tourist:	General Residential-High:
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BUILDING COVERAGE/OPEN SPACE

Percent of Building Coverage: 34.3% ON NEW LOT

DIMENSIONAL STANDARDS/PROPOSED SETBACKS

Front: 15'-0"	Side: #1 7'-3 3/8"	Side: #2 1'-8 1/8"	Rear: 31'-0 1/8"
Building Height: 21'-7 3/4"			

OFF STREET PARKING

Parking Spaces Provided: 2
Curb Cut: 13'-0" LINEAR FT. % TOTAL LENGTH 46'-4" = 28% *

WATER SYSTEM

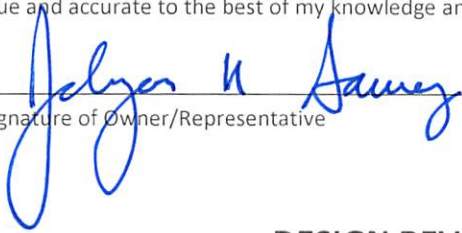
<input checked="" type="checkbox"/> Municipal Service	<input type="checkbox"/> Ketchum Spring Water
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OR FOR BOTH SUBLOTS TOTAL LENGTH 75'-10"
TOTAL CURB CUT 26'-0" = 34%

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.

Signature of Owner/Representative

Date



19 APRIL 2021

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.

DESIGN REVIEW EVALUATIONS STANDARDS NARRATIVE

For:

407 Bald Mountain Townhouse and Sublots 1 & 2

19 April, 2021

This document provides responses to the Design Review Evaluations Standards Criteria that you will be evaluating this project by. The standards are presented below in “**bold**” and were directly copied from the online Ordinance interface/Design Review Application PDF. The applicant’s response is right below the regulation item in standard *italicized* text.

DESIGN REVIEW EVALUATION STANDARDS

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.**

RESPONSE: See architectural site plan sheet A1.1 for new curb cuts and parking areas that will be improved at the expense of the owner

2. **All streets designs shall be in conformance with the right-of-way standards and approved by the Public Works Director.**

RESPONSE: See civil sheet in deferred submittal for any improvements necessary to be made for connecting to the existing street. This will include drainage system as well .

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.**

RESPONSE: See civil sheet in deferred submittal for any improvements pertaining to sidewalks as applicable.

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.

RESPONSE: See civil sheet in deferred submittal for any improvements pertaining to sidewalks as applicable.

- 2. 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.**

RESPONSE: See civil sheet in deferred submittal for any improvements pertaining to sidewalks as applicable.

- 3. 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.**

RESPONSE: See civil sheet in deferred submittal for any improvements pertaining to sidewalks as applicable.

C. Drainage:

- 1. All storm water shall be retained on site.**

RESPONSE: Roofs that have gutters and downspouts will be connected to below grade drywells on the parcel. Any other roofs and or onsite hard surfaces will drain to adjacent on site permeable soil. Driveway hard surface will drain to improved onsite drainage in deferred engineer submittal pertaining to roadway drainage ant north side of property.

- 2. Drainage improvements constructed shall be equal to the length of the subject property lines adjacent to any public street or private street.**

RESPONSE: See civil sheet in deferred submittal.

- 3. The Public Works Director may require additional drainage improvements as necessary, depending on the unique characteristics of a site.**

RESPONSE: T.B.D



4. **Drainage facilities shall be constructed per city standards and designed by a licensed civil engineer.**

RESPONSE: See civil sheet in deferred submittal.

D. Utilities:

1. **All utilities necessary for the development shall be improved and installed at the sole expense of the applicant.**

RESPONSE: The owner will bear all expenses associated with all utilities and their installation

2. **Utilities shall be located underground and utility, power and communication lines within the development site shall be concealed from public view.**

RESPONSE: All utilities will be run underground and any meters (gas & electrical) will be screened from public view

3. **When extension of utilities is necessary all developers will be required to pay for and install two (2") inch SDR11 fiber optical conduit. The placement and construction of the fiber optical conduit shall be done in accordance with city of Ketchum standards and approved by the Public Works Director.**

RESPONSE: See civil sheet as required/ as applicable

E. Compatibility of Design:

1. **The project's materials, colors and signing shall be complementary to the townscape, surrounding neighborhoods and adjoining structures.**

RESPONSE: The project's materials and colors are complementary to the surrounding neighborhood reflecting the "mountain" style.

2. **Preservation of significant landmarks shall be encouraged and protected, where applicable. A significant landmark is one which gives historical and/or cultural importance to the neighborhood and/or community.**

RESPONSE: N/A



3. Additions to existing buildings, built prior to 1940, shall be complementary in design and use similar material and finishes of the building being added to.

RESPONSE: N/A

F. Architectural:

1. Building(s) shall provide unobstructed pedestrian access to the nearest sidewalk and the entryway shall be clearly defined.

RESPONSE: The pedestrian access is by a stone walk and the entrance to the townhouse is clearly defined.

2. The building character shall be clearly defined by use of architectural features.

RESPONSE: The Building character is defined by the use of traditional "mountain" architecture materials and features.

3. There shall be continuity of materials, colors and signing within the project.

RESPONSE: The materials and colors are well blended for continuity. No signing on this project

4. Accessory structures, fences, walls and landscape features within the project shall match or complement the principal building.

RESPONSE: The fences and landscape features will be of materials that complement the principal building.

5. Building walls shall provide undulation/relief, thus reducing the appearance of bulk and flatness.

RESPONSE: The building has wall reliefs and angled walls to reduce appearance of bulk or flatness.

6. Building(s) shall orient towards their primary street frontage.

RESPONSE: The entry is oriented towards the primary street frontage.

7. Sufficient garbage and recycling areas shall be provided onsite.

RESPONSE: Garbage will be stored in Garage or screened side yard.

8. Garbage and recycling storage areas, satellite receivers and mechanical equipment shall be screened from public view and located off alleys.



RESPONSE: Garbage will be stored in Garage or screened side yard.

- 9. Building design shall include weather protection, which prevents water to drip or snow to slide on areas where pedestrians gather and circulate or onto adjacent properties.**

RESPONSE: Snow Fence and gutters will be provided.

G. Circulation Design:

- 1. Pedestrian, equestrian and bicycle access shall be located to connect with existing and anticipated easements and pathways.**

RESPONSE: N/A

- 2. Awnings extending over public sidewalks shall extend five (5') feet or more across the public sidewalk but shall not extend within two (2') feet of parking or travel lanes within the right of way.**

RESPONSE: N/A

- 3. Traffic shall flow safely within the project and onto adjacent streets. Traffic includes vehicle, bicycle, pedestrian and equestrian use. Consideration shall be given to adequate sight distances and proper signage.**

RESPONSE: N/A

- 4. Curb cuts and driveway entrances shall be no closer than twenty (20') feet to the nearest intersection of two or more streets, as measured along the property line adjacent to the right of way. Due to site conditions or current/projected traffic levels or speed, the Public Works Director may increase the minimum distance requirements.**

RESPONSE: N/A

- 5. Unobstructed access shall be provided for emergency vehicles, snowplows, garbage trucks and similar service vehicles to all necessary locations within the proposed project.**

RESPONSE: No obstructed access exists

H. Snow Storage:

- 1. Snow storage areas shall not be less than thirty percent (30%) of the improved parking and pedestrian circulation areas.**

RESPONSE: See sheet A1.1 for snow storage calculations.



2. **Snow storage areas shall be provided on-site.**

RESPONSE: See sheet A1.1 for snow storage areas and calculations.

3. **A designated snow storage area shall not have any dimension less than five (5') feet and shall be a minimum of twenty-five (25) square feet.**

RESPONSE: See sheet A1.1 for snow storage dimensions.

4. **In lieu of providing snow storage areas, snow melt and hauling of snow may be allowed.**

RESPONSE: N/A

I. Landscaping:

1. **Landscaping is required for all projects.**
2. **Landscape materials and vegetation types specified shall be readily adaptable to a site's microclimate, soil conditions, orientation and aspect, and shall serve to enhance and complement the neighborhood and townscape.**

RESPONSE: All existing grass areas will be re-established, shrubs will be added to fence line, no new trees will be added. See site plan A1.1

3. **All plant species shall be drought tolerant. Native species are recommended but not required.**
4. **Landscaping shall provide a substantial buffer between land uses, including, but not limited to, structures, streets and parking lots. The development of landscaped public courtyards, including trees and shrubs where appropriate, shall be encouraged. Amenities:**

RESPONSE: N/A

J. Public

1. **Where sidewalks are required, pedestrian amenities shall be installed. Amenities may include, but are not limited to, benches and other seating, kiosks, bus shelters, trash receptacles, restrooms, fountains, art, etc. All public amenities shall be approved by the Public Works Director prior to design review approval from the Commission.**

RESPONSE: N/A

With this summary I find the approvable process with the City of Ketchum P&Z commission and Dep't. to be favorable. Please contact me with any comments or questions.

Sincerely, 



Jolyon H. Sawrey, Architect/Land Planner



30 Wyatt Drive, Bellevue, Idaho 83313

Vital ink PLLC
jolyon@vitalinkarchitecture.com

(208) 720-6315 ph

C L E A R C R E E K D I S P O S A L

PO Box 130 • Ketchum, ID 83340 • Phone 208.726.9600 • Fax: 208.726.8041

August 24, 2021

Planning & Building Departments
City of Ketchum
P O Box 2315
Ketchum, ID 83340-2315

Re: Robert Okada – 407 Bald Mtn. Rd.

To Whom It May Concern,

This letter is intended as a will serve for the above address.

Clear Creek Disposal is aware of the project scope, size and duration for the construction of residences at this address. Clear Creek Disposal is fully capable of providing proper services for the is job and is committed to it. And, to provide individual residence cart service on going after the initial sale.

If you have any questions, please don't hesitate to call me at 208-726-9600.

Respectfully,



Mike Goitiandia
Clear Creek Disposal

. Robert Okada – 407 Bald Mtn. Rd.



407 Bald Mountain Rd

Robert Okada - Owner

Ketchum, Idaho

Design Review

24 August, 2021



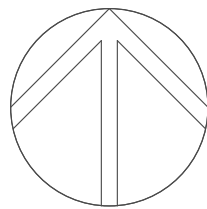
30 Wyatt Drive
Bellevue, Idaho 83313

LICENSED
 ARCHITECT
 AR-984258
 VOLYLON H. SAWREY
 STATE OF IDAHO
 ARCHITECT

407 BALD MTN ROAD
KETCHUM, IDAHO

Vital ink PLLC
Environmental Architecture
& Consulting ALA

0.0



NTS

1

[illegible]

SHT ORIGINAL	SHT NEW	SHT REV CHANGES	DESCRIPTION
			ARCHITECTURAL
A0.0			COVER, PROJECT TEAM, BLDG. INFO
A0.2			SPECS, CODE SUMMARY
A0.3			SCHEDULES/ RESCHECK/ VENTING CALCS.
C 1.0			SURVEY & TOPO OF EXISTING CONDITIONS
C 1.1			RIGHT OF WAY IMPROVEMENT PLAN
C 1.2			CIVIL DETAILS
C 1.3			SUBDIVISION PLAN (PRELIMINARY PLAT) & UTILITIES
C 1.4			PRELIMINARY PLAT SIGNATURE SHEET
A1.1			SITE PLAN
A1.2			LANDSCAPE PLAN
A1.3			CONSTRUCTION STAGING PLAN
A1.4			DEMOLITION PLAN
A2.1			FLOOR PLANS MAIN AND UPPER LEVEL
A3.1			SECTIONS
A5.1			DETAILS

[illegible]

BUILDING CODE:	2018 IRC & IECC
OCCUPANCY TYPE:	R-3 RESIDENTIAL
CONSTRUCTION TYPE:	V-B NON RATED
BUILDING AREAS:	HOUSE CONDITIONED
	MAIN LEVEL 676.70 SF
	UPPER LEVEL 816.03 SF
	TOTAL 1,492.73 SF
	GARAGE (UNCOND.) 298.90 SF
	TOTAL HOUSE SF: 1,791.633 SF
SETBACKS/HEIGHTS	
SETBACKS EXISTING HOUSE :	
NORTH (FRONT): 41'-8"	SOUTH (REAR): 20'- 0 3/8"
WEST (SIDE #2): 13'- 2 5/8"	EAST (SIDE #1): 3'-11 1/2"
SETBACKS NEW HOUSE :	
NORTH (FRONT): 15'-0 "	SOUTH (REAR): 23'-2 3/4"
WEST (SIDE #2): 2'-8 5/8"	EAST (SIDE #1): 7'-3 3/8"
HEIGHT:	EXISTING HOUSE 12'-6"
	NEW HOUSE 21'-10 1/8"
ZONE:	GENERAL RESIDENTIAL ZONE
PROPERTY INFORMATION:	
407 BALD MOUNTAIN RD	
KETCHUM ID 83340	
KETCHUM FR SESE TL	
3215 SEC 11 4N 17E	
8,755.79 GROSS SF- BEFORE SUBDIVISION	
LOT COVERAGE:	
SUB LOT 2:	3,068.00 SF
HOUSE	676.70 SF
ENTRY PORCH/COVERED PATIO	118.50 SF
GARAGE	258.27 SF
TOTAL	1,053.47 SF
SUB LOT 1:	5,770.00 SF
HOUSE/ COVERED ENTRY	1,082.83 SF
TOTAL	1,082.83 SF
SUBTOTAL COVERAGE	2,136.30 SF
LOT COVERAGE ALLOWED (35%)	3,093.00 SF
LOT COVERAGE TOTAL (SUB LOTS 1&2)	8,838.00 SF (TOTAL PARCEL)
	24.17% LOT COVERAGE

CLIENT/OWNER:
ROBERT OKADA
407 BALD MTN
KETCHUM, IDAHO 83340
(208) 450 9035 PHONE

CONTRACTOR:
HALE CONSTRUCTION
TOM HALE
KETCHUM, IDAHO
(208) 726-3625 PHONE

ARCHITECT:
VITAL INK
JOLYON H. SAWREY
BELLEVUE, IDAHO 83313
(208) 720-6315 PHONE

STRUCTURAL ENGINEER:
BOUISS & ASSOCIATES
MIKE BOUISS
KETCHUM, IDAHO 83340
(208) 726 3606 PHONE

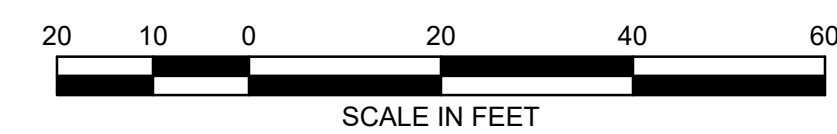
Parcel Number: RPK4N170110360
 Address: 407 BALD MOUNTAIN RD
 KETCHUM ID 83340-0000
 Owner: OKADA ROBERT L
 Mailing Address: BOX 6838 KETCHUM ID 83340-0000
 Legal Description: KETCHUM FR SESE TL 3215 SEC 11 4N 17E
 Total Acres: 0.20
 Tax Code Area: 003002
 GIS Sq Ft: 8,755.79
 Assessor Information:
[Assessor Information](#)
 Land Use & Building Information:
[Land Use & Building Information](#)
 Residential Characteristics (where applicable):
[Residential Characteristics](#)
 Commercial Characteristics (where applicable):
[Zoom to](#)

1. THE PROJECT CONSISTS OF THE CONSTRUCTION OF A NEW SINGLE FAMILY RESIDENCE W/ ATTACHED GARAGE
2. **EXTERIOR LIGHTING:** LIGHT FIXTURES WILL BE A DOWNCAST LOW WATTAGE FIXTURES THAT WILL BE DARK SKY COMPLIANT
3. **UTILITIES PLAN:** ALL UTILITIES- WATER, SEWER, PHONE, CABLE, WILL BE RUN UNDERGROUND
4. **CLEAR CREEK DISPOSAL SERVICE:** WE HAVE CONTACTED CLEAR CREEK TO CONFIRM DISPOSAL SERVICES AND WILL HAVE A CONFIRMATION LETTER BEFORE APPROVAL DATE.

A.F.F.	ABOVE FINISH FLOOR	FP	FIRE PLACE	P.T.	PRESSURE TANK
ADJ	ADJUSTABLE	FLR	FLOOR	P.T.	PRESSURE TREATED
A.B.	ANCHOR BOLT	FT	FOOT OR FEET	P.B.O.	PROVIDED BY OWNER
&	AND	FTG	FOOTING	REF	REFERENCE
<	ANGLE	FRMG	FRAMING	REINF	REINFORCEMENT
APPROX	APPROXIMATE(LY)	G.I.	GALVZINIZED IRON	REQ	REQUIRED
ARCH	ARCHITECT	G.A.	GAUGE	R	RISER, RADIUS OR REFRIGERATOR
@	AT	GB	GLASS BLOCK	R.D.	ROOF DRAIN
BM	BEAM	GLB	GLUE-LAM BEAM	RM	ROOM
BRNG	BEARING	GLSC	GLUE-LAM COLUMN	R.O.	ROUGH OPENING
BLK	BLOCK	GYP	GYP-SUM	R.S.	ROUGH SAWN
BLKG	BLOCKING	HRDWR	HARDWARE	SCHED	SCHEDULE
BD	BOARD	HRDWD	HARDWOOD	SECT	SECTION
BTM	BOTTOM	HDR	HEADER	SHABAGEL	SHIT LOAD
BO	BOTTOM OF	HT	HEIGHT	SHT	SHEET
BLDG	BUILDING	H	HEIGHT OR HIGH	SHTG	SHEATHING
CAB	CABINET	H.D.	HOLD DOWN	SHWR	SHOWER
CSMT	CASEMENT	H.C.	HOLLOW CORE	SIM	SIMILAR
CLG	CEILING	HORIZ	HORIZONTAL	S.C.	SOLID CORE
CTR	CENTER	HB	HOSE BIB	SONO	SONOTUBE
C	CENTERLINE	IN	INCH	SPEC	SPECIFICATION
CLR	CLEAR	I.D.	INSIDE DIAMETER	SQ	SQUARE
CL	CLOSET	I.B.O.	INSTALLED BY OWNER	STL	STEEL
COL	COLUMN	INSUL	INSULATION OR INSULATED	STG	STORAGE
CONC	CONCRETE	INT	INTERIOR	STRUCT	STRUCTURAL
CONN	CONNECTION	JST	JOIST	SUB	SUBCONTRACTOR
CONSTR	CONSTRUCTION	LAV	LAVATORY	SUBFLR	SUBFLOOR
CONT	CONTINUOUS	L	LENGTH	SRND	SURROUND
CONTR	CONTRACTOR	LF	LINEAR FEET	TEL	TELEPHONE
COORD	COORDINATE	LOC	LOCATION OR LOCATED	TERR	TERRACE
DTL	DETAIL	MB	MACHINE BOLT	THE	THE
DIA	DIAMETER	MANUF	MANUFACTURED	THK	THICK
O	DIAMETER OR ROUND	MFR	MANUFACTURER	T.B.D.	TO BE DETERMINED
DIM	DIMENSION	M.S.D.S.	MATERIAL SAFETY DATA SHEET	T.M.E.	TO MATCH EXISTING
DIR	DIRECTION	MAX	MAXIMUM	T.N.	TOE NAIL
D/W	DISHWASHER	MECH	MECHANICAL	T & G	TONGUE & GROOVE
DR	DOOR	M=L	MICRO-LAM	TOP OF	TOP OF
DBL	DOUBLE	M	MINIMUM	T.O.W.	TOP OF WALL
D.F.	DOUGLAS FIR	MISC	MISCELLANEOUS	TRAP	TRAPEZOID
DN	DOWN	(N)	NEW	T	TREAD
DRW	DRAWER	NOM	NOMINAL	T.S.	TIE STEEL
DRWG	DRAWING	N.J.C.	NOT IN CONTRACT	TYP	TYPICAL
D.T.C.	DROPPED TOP CHORD	N.T.S.	NOT TO SCALE	U.O.N.	UNLESS OTHERWISE NOTED
	DRYER OR DEEP	N.T.S.O.J	NAIL THE SHIT OUT OF IT	VER	VERIFY
EA	EACH	O.C.	ON CENTER	V.I.F.	VERIFY IN FIELD
E.W.	EACH WAY	OPP	OPPOSITE	V=L	VERSLAM
E.N.	EDGE NAIL	OSB	ORIENTED STRAND BOARD	V.O.	VERIFY W/ OWNER
ELEC	ELECTRICAL	O.D.	OUTSIDE DIAMETER	W	WASHER OR WIDE
E.M.F.	ELECTROMAGNETIC FIELD	PBRIE	GET ME A PABST NOW	W.C.	WATER CLOSET
ELEV	ELEVATION	PNTD	PAINTED	W.H.	WATER HEATER
ENV	ENVELOPE	P=L	PARALLAM	WP	WATERPROOF
EQ	EQUAL	PERF	PERFORATED	WT	WEIGHT
EQUIP	EQUIPMENT	PERIM	PERIMETER	W.W.F.	WELDED WIRE FABRIC
EQUIV	EQUIVALENT	PERP	PERPENDICULAR	WIN	WINDOW
(E)	EXISTING	PV	PHOTOVOLTAINC	W/	WITH
EXT	EXTERIOR	P.C.	PIPE COLUMN	W/O	WITHOUT
FIN	FINISH	P	PLATE	W/C	WOODCHIP
FDN	FOUNDATION	PLY	PLYWOOD	#	POUND OR NUMBER
		F.O.	FACE OF	PRELIM	PRELIMINARY
		F.F.E.	FINISH FLOOR ELEVATION	YD	YARD

PLOTTED: 8/24/21 4:04 PM

JUNE 2021



SCALE: 1" = 20'

Line Table		
Line #	Length	Direction
L4	30.102	N21° 17' 03.83"W
L3	21.012	N37° 10' 56.33"W
L2	32.077	N54° 31' 53.28"W
L1	20.949	N21° 17' 03.83"W

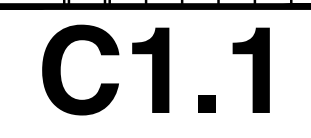
Date	South Central Public Health District
------	--------------------------------------

	Property Line
	Proposed Property Line
	Adjoiner's Lot Line
	Centerline
	GIS Tie Line
	Edge of Asphalt Line
	Existing Water Main
	Existing Water Service
	Proposed Water Service
	Existing Sewer Main
	Existing Sewer Service
	Proposed Sewer Service
	Existing Gas Line
	Proposed Gas Line
	Proposed Buried Power Line
	Proposed Electrical Transformer
	Found Aluminum Cap
	Found Brass Cap
	Found 5/8" Rebar
	Found 1/2" Rebar
	Set 5/8" Rebar, P.L.S. 16670
	Building
	Existing Asphalt
	5' Contour Interval
	1' Contour Interval
	Power Pole
	Guy Wire
	Telephone Riser
	Coniferous Tree
	Deciduous Tree

1. The purpose of this survey is to show the monuments found and set during the boundary retracement of Tax Lot 3215, and to subdivide them into Sublots 1 & 2, Okada Subdivision, as shown hereon. The Boundary shown is based on found monuments. All found monuments have been accepted.
2. The owners is Robert L. Okada, PO Box 6838, Ketchum, ID 83340. The surveyor/representative is Mark E. Phillips, Galena Engineering, Inc., 317 N River St., Hailey, ID 83333.
3. A Title Commitment has been issued by Stewart Title Guaranty Company, File Number 21410678, with a Date of Guarantee of April 16, 2021. Certain information contained in said title policy may not appear on this map or may affect items shown hereon. It is the responsibility of the owner or agent to review said title policy. All plottable encumbrances and easements listed in the title report are shown hereon. Review of specific documents is required, if further information is desired.
4. Current Zoning is GR-L, refer to City of Ketchum Zoning Ordinance for specific information about this zone.



OKADA SUBDIVISION
GALENA ENGINEERING, INC.
HAILEY, IDAHO
SHEET 1 OF 2
Job No. 8012



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

CONSTRUCTION NOTES

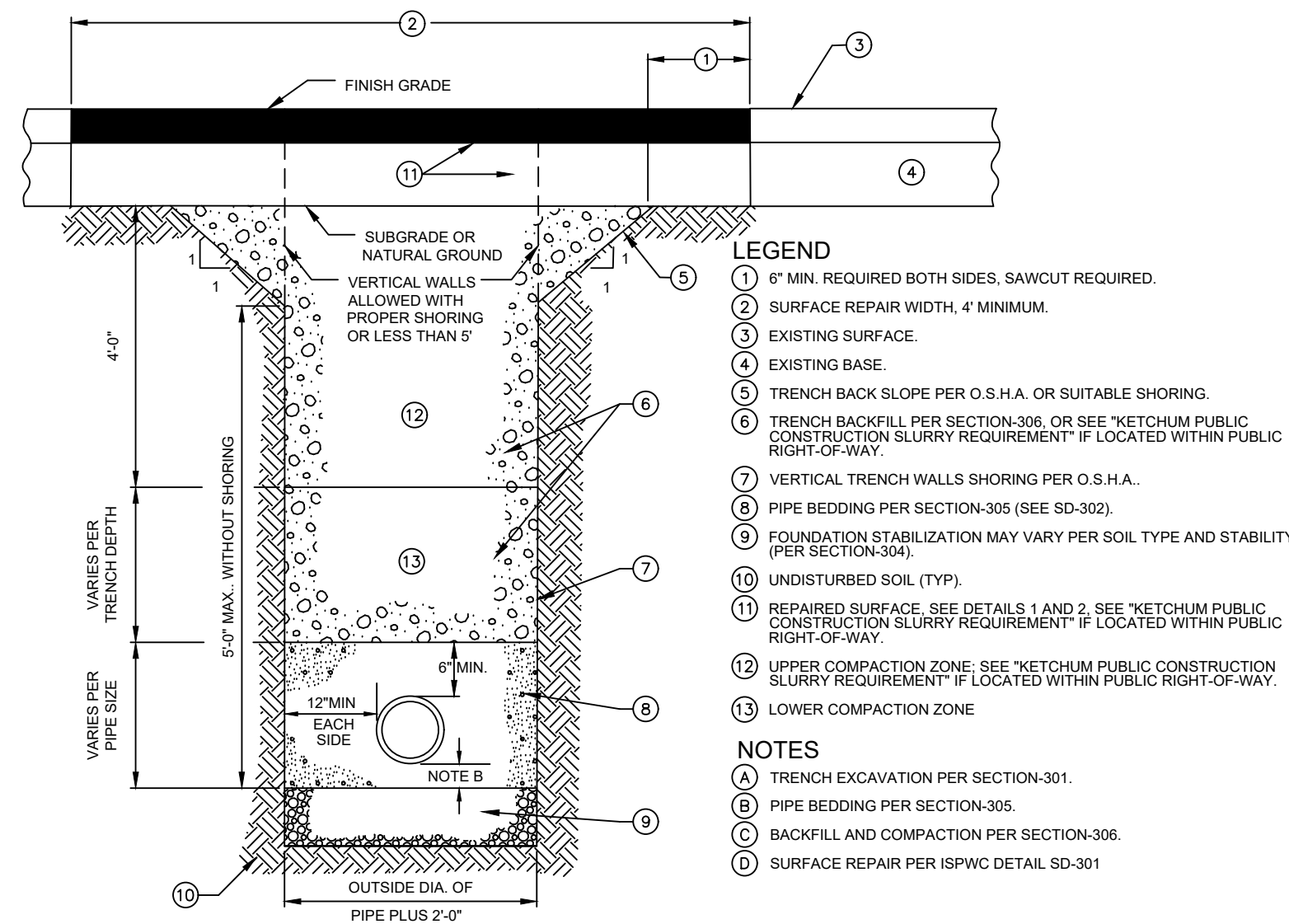
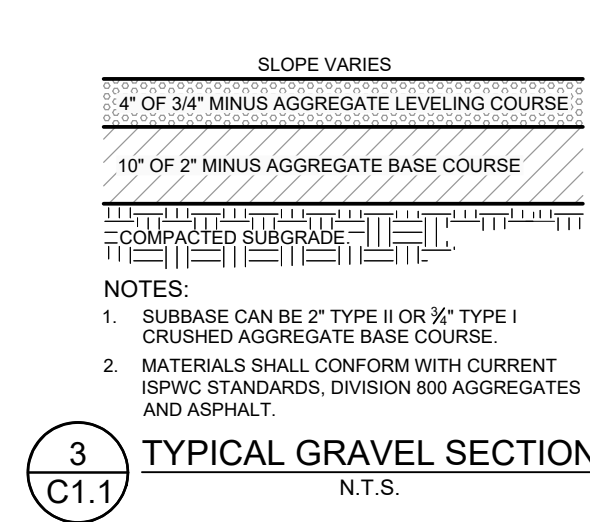
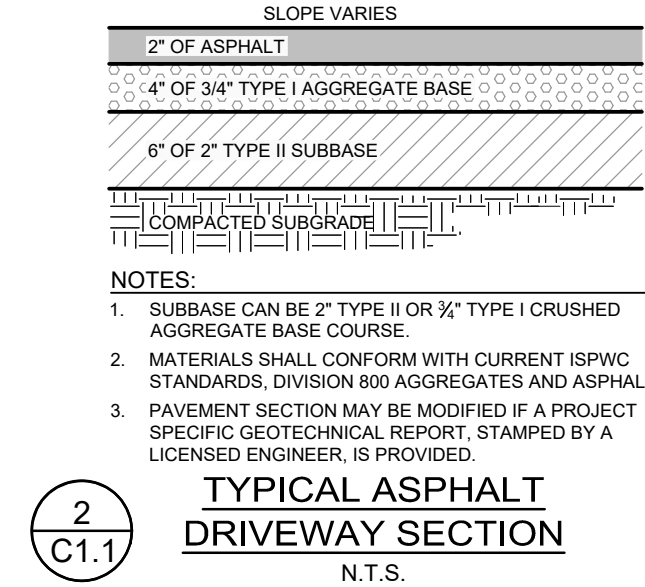
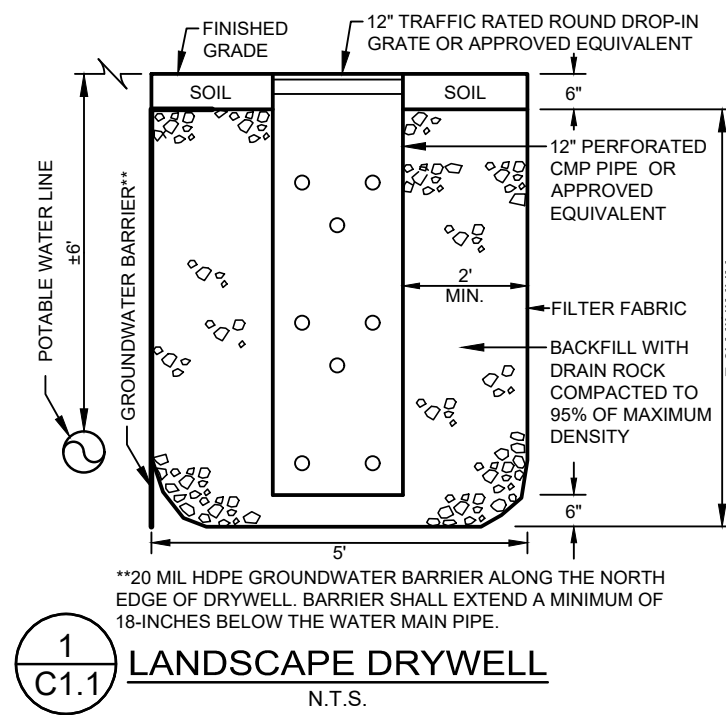
- ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE MOST CURRENT EDITION OF THE "IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION" (ISPMC) AND CITY OF KETCHUM STANDARDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND KEEPING A COPY OF THE ISPMC AND CITY OF KETCHUM STANDARDS ON SITE DURING CONSTRUCTION.
- 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 A MINIMUM OF 48 HOURS IN ADVANCE OF EXCAVATION.
- CONTRACTOR SHALL COORDINATE RELOCATIONS OF DRY UTILITY FACILITIES (POWER, CABLE, PHONE, TV) WITH THE APPROPRIATE UTILITY FRANCHISE.
- 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.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION (THIS MAY INCLUDE ENCROACHMENT PERMITS AND NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) CONSTRUCTION GENERAL PERMIT (CGP) PERMIT COVERAGE).
- ALL CLEARING & GRUBBING SHALL CONFORM TO ISPMC SECTION 201.

ALL EXCAVATION & EMBANKMENT SHALL CONFORM TO ISPMC SECTION 202. SUBGRADE SHALL BE EXCAVATED AND SHAPED TO LINE, GRADE, AND CROSS-SECTION SHOWN ON THE PLANS. THE SUBGRADE SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY AS DETERMINED BY ASTM D-698. THE CONTRACTOR SHALL WATER OR AERATE SUBGRADE AS NECESSARY TO OBTAIN OPTIMUM MOISTURE CONTENT. IN-LIEU OF DENSITY MEASUREMENTS, THE SUBGRADE MAY BE PROOF-ROLLED TO THE APPROVAL OF THE ENGINEER.

- PROOF-ROLLING: AFTER EXCAVATION TO THE SUBGRADE ELEVATION AND PRIOR TO PLACING COURSE GRAVEL, THE CONTRACTOR SHALL PROOF ROLL THE SUBGRADE WITH A 5-TON SMOOTH DRUM ROLLER, LOADED WATER TRUCK, OR LOADED DUMP TRUCK, AS ACCEPTED BY THE ENGINEER. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF UNSUITABLE SUBGRADE MATERIAL AREAS, AND/OR AREAS NOT CAPABLE OF COMPACTION ACCORDING TO THESE SPECIFICATIONS. UNSUITABLE OR DAMAGED SUBGRADE IS WHEN THE SOIL MOVES, PUMPS AND/OR DISPLACES UNDER ANY TYPE OF PRESSURE INCLUDING FOOT TRAFFIC LOADS.

- IF, IN THE OPINION OF THE ENGINEER, THE CONTRACTOR'S OPERATIONS RESULT IN DAMAGE TO, OR PROTECTION OF, THE SUBGRADE, THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, REPAIR THE DAMAGED SUBGRADE BY OVER-EXCAVATION OF UNSUITABLE MATERIAL TO FIRM SUBSOIL, LINE EXCAVATION WITH GEOTEXTILE FABRIC, AND BACKFILL WITH PIT RUN GRAVEL.

- ALL 2" MINUS GRAVEL SHALL CONFORM TO ISPMC 802, TYPE II (ITD STANDARD 703.04, 2"), SHALL BE PLACED IN CONFORMANCE WITH ISPMC 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.
- ALL 3/4" MINUS CRUSHED GRAVEL SHALL CONFORM TO ISPMC 802, TYPE I (ITD STANDARD 703.04, 3/4" B), SHALL BE PLACED IN CONFORMANCE WITH ISPMC 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.
- ALL ASPHALTIC CONCRETE PAVEMENT WORK SHALL CONFORM TO ISPMC SECTION(S) 805, 810, AND 811 FOR CLASS II PAVEMENT. ASPHALT AGGREGATE SHALL BE 1/2" (13MM) 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.
- ASPHALT SAWCUTS SHALL BE AS INDICATED ON THE DRAWINGS, OR 24" INCHES FROM EDGE OF EXISTING ASPHALT, IF NOT INDICATED OTHERWISE SO AS TO PROVIDE A CLEAN PAVEMENT EDGE FOR MATCHING. NO WHEEL CUTTING SHALL BE ALLOWED. PRIOR TO REPLACING ASPHALT, THE UNDERLYING SURFACE INCLUDING VERTICAL SAWCUT JOINTS SHALL BE CLEANED OF ALL DEBRIS AND A TACK COAT SHALL BE APPLIED TO ALL CURBS, SAWCUTS, OR OVERLAY SURFACES.
- TRAFFIC CONTROL SHALL BE PER THE TRAFFIC CONTROL PLAN. CONTRACTOR WILL NEED TO MAINTAIN ACCESS TO ALL PRIVATE PROPERTIES, UNLESS OTHERWISE COORDINATE WITH THE PROPERTY OWNER THROUGH THE CITY ENGINEER.
- ALL CONCRETE WORK SHALL CONFORM TO ISPMC SECTIONS 701, 703, AND 705. ALL CONCRETE SHALL BE 3,000 PSI MINIMUM, 28 DAY, AS DEFINED IN ISPMC SECTION 703, TABLE 1. IMMEDIATELY AFTER PLACEMENT PROTECT CONCRETE BY APPLYING MEMBRANE-FORMING CURING COMPOUND, TYPE 2, CLASS A PER ASTM C 309-94. APPLY CURING COMPOUND PER MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS.
- ALL TRENCHING SHALL CONFORM TO ISPMC STANDARD DRAWING SD-301. TRENCHES SHALL BE BACKFILLED AND COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99.
- 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.
- CONSTRUCTION OF WATER MAINS AND ALL OTHER RELATED APPURTENANCES SHALL BE IN ACCORDANCE WITH THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPMC), IDAPA 58.01.08, IDAHO RULES FOR PUBLIC DRINKING WATER SYSTEMS AND THE CITY OF KETCHUM UTILITIES DEPARTMENT STANDARDS.
- CONTRACTOR SHALL PRESSURE TEST, DISINFECT, AND CONDUCT BIOLOGICAL TESTING IN ACCORDANCE WITH THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPMC), AMERICAN WATER WORKS ASSOCIATION (AWWA) STANDARDS, AND THE PRESSURE TESTING, DISINFECTION, AND MICROBIOLOGICAL TESTING PROCEDURES.
- CONSTRUCTION OF WATER SERVICES AND ALL OTHER RELATED APPURTENANCES SHALL BE IN ACCORDANCE WITH THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPMC), IDAPA 58.01.08, IDAHO RULES FOR PUBLIC DRINKING WATER SYSTEMS AND THE CITY OF KETCHUM UTILITIES DEPARTMENT STANDARDS.
- CONTRACTOR SHALL PRESSURE TEST, DISINFECT, AND CONDUCT BIOLOGICAL TESTING IN ACCORDANCE WITH THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPMC), AMERICAN WATER WORKS ASSOCIATION (AWWA) STANDARDS, AND THE PRESSURE TESTING, DISINFECTION, AND MICROBIOLOGICAL TESTING PROCEDURES.
- ALL WATER SUPPLY FIXTURES, FITTINGS, PIPING, AND ALL RELATED APPURTENANCES SHALL BE ANSI/NSF STD. 61 COMPLIANT.
- 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 THAN 0.25%.
- THE CONTRACTOR SHALL USE ANSI/NSF STANDARD 60 CHEMICALS AND COMPOUNDS DURING INSTALLATION & DISINFECTION OF POTABLE WATER MAIN.
- CONTRACTOR SHALL COORDINATE LOCATIONS OF DRY UTILITY FACILITIES (POWER, CABLE, PHONE, TV) NOT SHOWN ON THE DRAWING WITH IDAHO POWER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIRING A MATERIALS TESTING COMPANY DURING CONSTRUCTION TO VERIFY ALL COMPACTION AND MATERIAL PLAN AND SPECIFICATION REQUIREMENTS ARE MET. QUALITY CONTROL DOCUMENTATION OF TESTING FOR WORK IN RIGHT-OF-WAY MEETING CITY OF KETCHUM CODE SECTION 12.04.040 (CONCRETE, AGGREGATE BASE COMPACTION, ASPHALT COMPACTION) WILL BE NECESSARY FOR CERTIFICATE OF OCCUPANCY.
- EXISTING SITE CONDITIONS HEREON ARE PER A FIELD SURVEY BY GALENA ENGINEERING (10/26/2020). BOUNDARY DATA IS PER BOUNDARY RETRACEMENT BY GALENA ENGINEERING (10/22/2020).



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 (3/4" 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 PLANT MIX 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 PLANT MIX 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.

4 C1.1 TYPICAL TRENCH SECTION

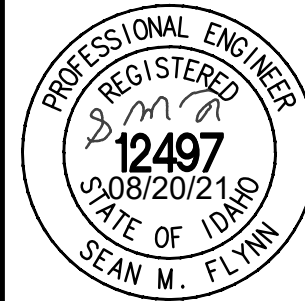
N.T.S.

PURPOSE:
NO DATE BY

REVISIONS

DESIGNED BY
CT
DRAWN BY
SMF
CHECKED BY

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



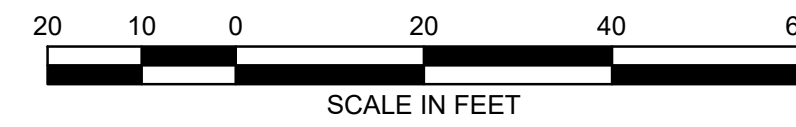
NOTES AND DETAIL SHEET
TAX LOT 3215
407 BALD MOUNTAIN ROAD
LOCATED WITHIN SECTION 11 T1N 14N E8M OF KETCHUM, BLAINE COUNTY, IDAHO
PREPARED FOR ROBERT OKADO

PROJECT INFORMATION
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C1.2

WHEREIN TAX LOT 3215 IS SUBDIVIDED INTO TOWNHOUSE SUBLOTS 1 & 2 AS SHOWN HEREON
LOCATED WITHIN SECTION 11, T.4N., R.17E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO
AUGUST 2021

AUGUST 2021



SCALE: 1" = 20'

Line Table		
Line #	Length	Direction
L4	30.102	N21° 17' 03.83"W
L3	21.012	N37° 10' 56.33"W
L2	32.077	N54° 31' 53.28"W
L1	20.949	N21° 17' 03.83"W

HEALTH CERTIFICATE: Sanitary restrictions as required by Idaho Code Title 50, Ch. 13, have been satisfied. Sanitary restrictions may be reimposed in accordance with Idaho Code Title 50, Ch. 13, Sec. 50-1326, by issuance of a Certificate of Disapproval.

Date	South Central Public Health District
------	--------------------------------------

LEGEND

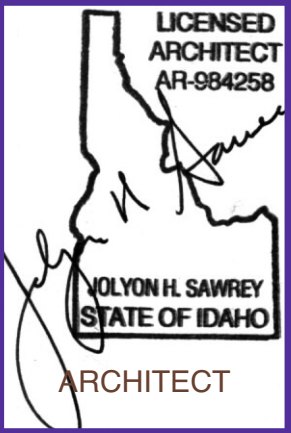
- | | |
|--|---------------------------------|
| | Property Line |
| | Proposed Property Line |
| | Adjoiner's Lot Line |
| | Centerline |
| | GIS Tie Line |
| | 6" Snow Storage Easement |
| | 10' Public Utility Easement |
| | EOA |
| | Edge of Asphalt Line |
| | Existing Water Main |
| | Existing Water Service |
| | Proposed Water Service |
| | Existing Sewer Main |
| | Existing Sewer Service |
| | Proposed Sewer Service |
| | Existing Gas Line |
| | Proposed Gas Line |
| | Proposed Buried Power Line |
| | Proposed Overhead Power Line |
| | Proposed Electrical Transformer |
| | Found Aluminum Cap |
| | Found Brass Cap |
| | Found 5/8" Rebar |
| | Found 1/2" Rebar |
| | Set 5/8" Rebar, P.L.S. 16670 |
| | Building |
| | Asphalt |
| | Gravel |
| | 5' Contour Interval |
| | 1' Contour Interval |
| | Power Pole |
| | Guy Wire |
| | Telephone Riser |
| | Coniferous Tree |
| | Deciduous Tree |

SURVEY NARRATIVE & NOTES

1. The purpose of this survey is to show the monuments found and set during the boundary retracement of Tax Lot 3215, and to subdivide them into Sublots 1 & 2, Okada Subdivision, as shown herein. The Boundary shown is based on found monuments. All found monuments have been accepted.
2. The owners is Robert L. Okada, PO Box 6838, Ketchum, ID 83340. The surveyor/representative is Mark E. Phillips, Galena Engineering, Inc., 317 N River St., Hailey, ID 83333.
3. A Title Commitment has been issued by Stewart Title Guaranty Company, File Number 21410678, with a Date of Guarantee of April 16, 2021. Certain information contained in said title policy may not appear on this map or may affect items shown herein. It is the responsibility of the owner or agent to review said title policy. All plotable encumbrances and easements listed in the title report are shown hereon. Review of specific documents is required, if further information is desired.
4. Current Zoning is GR-L, refer to City of Ketchum Zoning Ordinance for specific information about this zone.
5. On-street parking is not permitted on Bald Mountain Road.

PRELIMINARY

OKADA SUBDIVISION
GALENA ENGINEERING, INC.
HAILEY, IDAHO
SHEET 1 OF 2
Job No. 8012



A NEW RESIDENCE/TOWNHOUSE:
407 BALD MTN ROAD
KETCHUM, IDAHO

(208) 720-6315 Ph
jpolon@vitalinkarchitecture.com

Vital ink LLC
Environmental Architecture
& Consulting LLC

30 West Drive
Bellevue, Idaho 83713

REVISIONS

DATE
24 AUG, 2021

C1.4

PLOTTED: 8/24/21 4:04 PM

CERTIFICATE OF OWNERSHIP

This is to certify that the undersigned is the owner in fee simple of the following described townhouse property:

A parcel of land located within Section 13, T.4N., R.17E., B.M., City of Ketchum, Blaine County, Idaho, more particularly described as follows:

Tax Lot 3215

The easements indicated hereon are not dedicated to the public, but the right to use said easements is hereby reserved for the public utilities and for any other uses indicated hereon and no permanent structures are to be erected within the lines of said easements. We do hereby certify that all lots in this plat will be eligible to receive water service from an existing water distribution system and that the existing water distribution system has agreed in writing to serve all of the lots shown within this plat.

It is the intent of the owner to hereby include said condominium property in this plat.

Robert L. Okada

ACKNOWLEDGMENT

STATE OF _____ }
COUNTY OF _____ } ss

On this _____ day of _____, 20____, before me, a Notary Public in and for said State, personally appeared Sallie Castle, known or identified to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same.

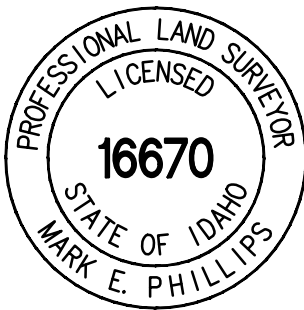
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public in and for said State
Residing in _____
My Commission Expires _____

SURVEYOR’S CERTIFICATE

I, Mark E. Phillips, a duly Licensed Professional Land Surveyor in the State of Idaho, do hereby certify that this plat is a true and accurate map of the land and points surveyed under my direct supervision and that it is in accordance with the Idaho State Code relating to Plats, Surveys, and the Corner Perpetuation and Filing Act, 55–1601 through 55–1612.

Mark E. Phillips, P.L.S. 16670



BLAINE COUNTY SURVEYOR’S APPROVAL

I, Sam Young County Surveyor for Blaine County, Idaho, do hereby certify that I have checked the foregoing Plat and computations for making the same and have determined that they comply with the laws of the State of Idaho relating to Plats and Surveys

Sam Young, P.L.S. 11577
Blaine County Surveyor

Date

KETCHUM CITY ENGINEER’S APPROVAL

The foregoing plat was approved by _____, City Engineer for the City of Ketchum on this _____ day of _____, 2021.

City Engineer

KETCHUM CITY COUNCIL’S APPROVAL

I, _____, Planner in and for the City of Ketchum, do hereby certify that the foregoing plat was duly accepted and approved according to the Ketchum Subdivision–Ordinance.

By: _____
Date

Certified by City Clerk

By: _____
Date

BLAINE COUNTY TREASURER’S APPROVAL

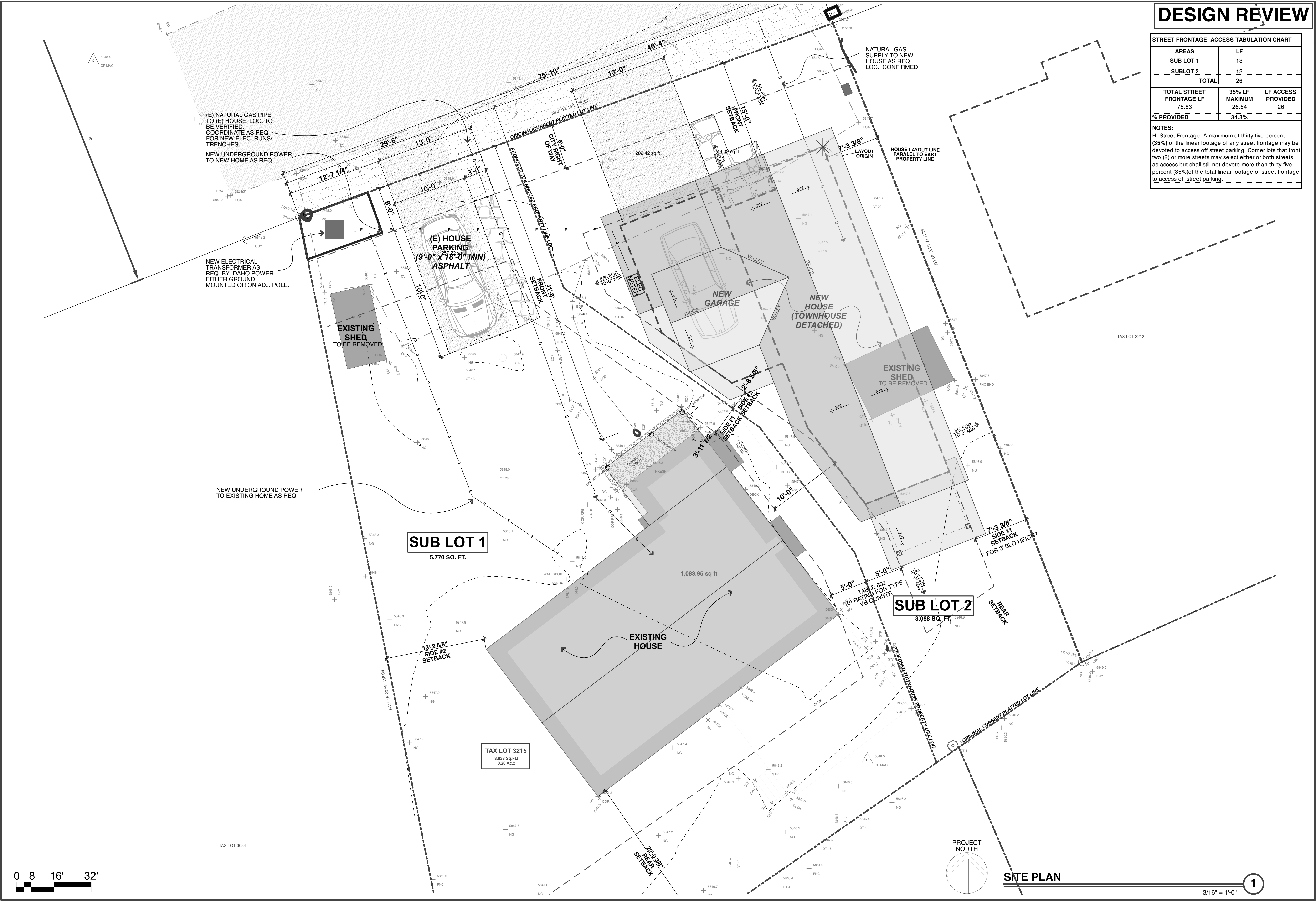
I, the undersigned County Treasurer in and for Blaine County, State of Idaho per the requirements of Idaho Code 50–1308, do hereby certify that any and all current and/or delinquent county property taxes for the property included in this subdivision have been paid in full. This certification is valid for the next thirty (30) days only.

Blaine County Treasurer

Date

BLAINE COUNTY RECORDER’S CERTIFICATE

OKADA SUBDIVISION
GALENA ENGINEERING, INC.
HAILEY, IDAHO
SHEET 2 OF 2
Job No. 8012



DESIGN REVIEW

STREET FRONTAGE ACCESS TABULATION CHART		
AREAS	LF	
SUB LOT 1	13	
SUBLOT 2	13	
TOTAL	26	
TOTAL STREET FRONTAGE LF	75.83	35% LF MAXIMUM
	26.54	LF ACCESS PROVIDED
% PROVIDED	34.3%	

NOTES:
H. Street Frontage: A maximum of thirty five percent (35%) of the linear footage of any street frontage may be devoted to access off street parking. Corner lots that front two (2) or more streets may select either or both streets as access but shall still not devote more than thirty five percent (35%) of the total linear footage of street frontage to access off street parking.

LICENSED ARCHITECT
AR-884258
JOLYN H. SAWREY
STATE OF IDAHO
ARCHITECT

A NEW RESIDENCE/TOWNHOUSE:
407 BALD MTN ROAD
KETCHUM, IDAHO

Vital ink
Environmental Architecture
& Consulting

30 West Drive
Bellevue, Idaho 83313

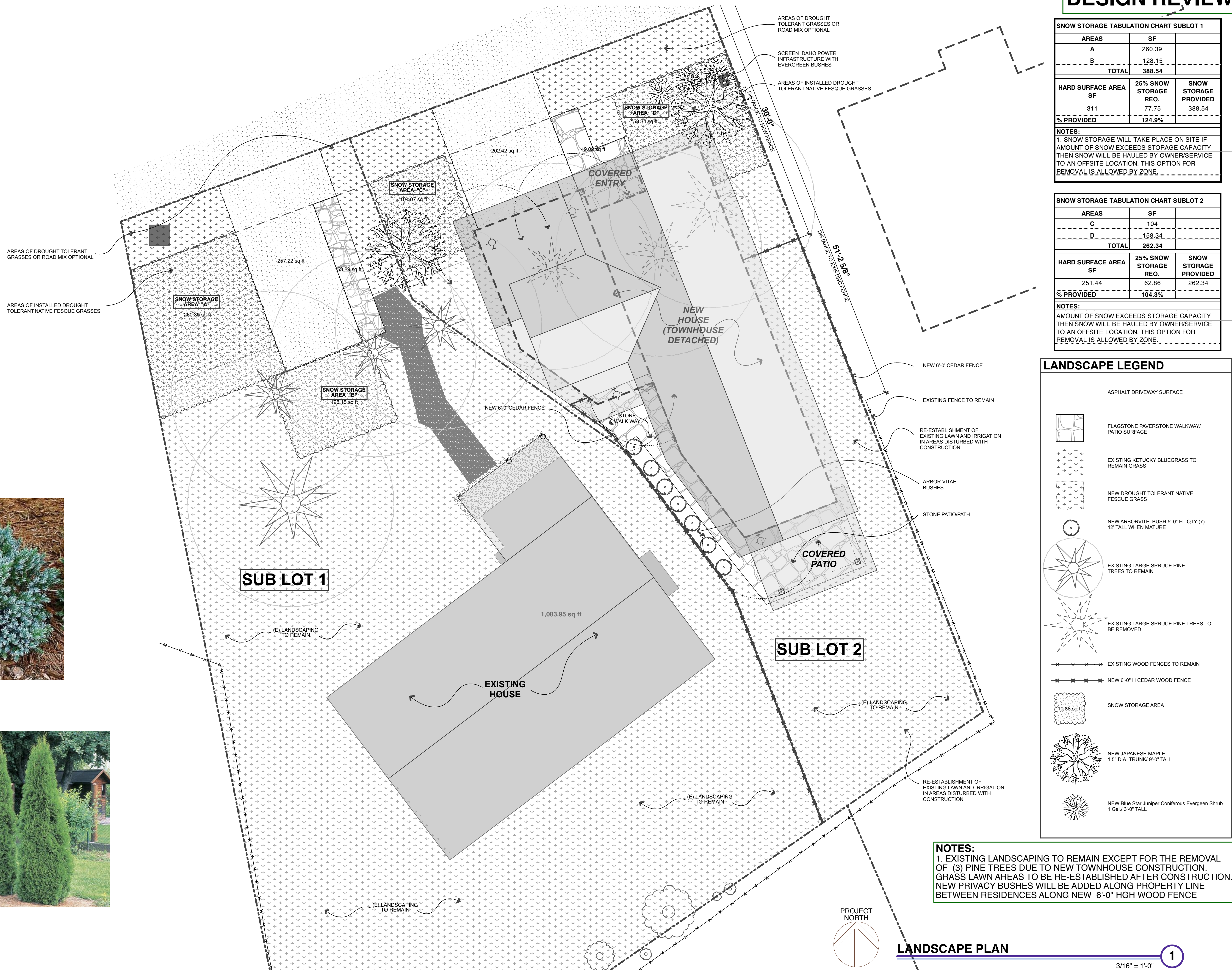
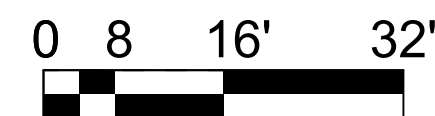
(208) 720-5315 Ph
jpolon@vitalinkarchitecture.com

REVISIONS

DATE
24 AUG. 2021

A1.1

1



DESIGN REVIEW

SNOW STORAGE TABULATION CHART SUBLOT 1			
AREAS		SF	
A		260.39	
B		128.15	
TOTAL		388.54	
HARD SURFACE AREA SF		25% SNOW STORAGE REQ.	SNOW STORAGE PROVIDED
311		77.75	388.54
% PROVIDED		124.9%	


NOTES:


1. SNOW STORAGE WILL TAKE PLACE ON SITE IF AMOUNT OF SNOW EXCEEDS STORAGE CAPACITY THEN SNOW WILL BE HAULED BY OWNER/SERVICE TO AN OFFSITE LOCATION. THIS OPTION FOR REMOVAL IS ALLOWED BY ZONE.


SNOW STORAGE TABULATION CHART SUBLOT 2		
AREAS	SF	
C	104	
D	158.34	
TOTAL	262.34	
HARD SURFACE AREA SF	25% SNOW STORAGE REQ.	SNOW STORAGE PROVIDED
251.44	62.86	262.34
% PROVIDED	104.3%	
NOTES:		
AMOUNT OF SNOW EXCEEDS STORAGE CAPACITY THEN SNOW WILL BE HAULED BY OWNER/SERVICE TO AN OFFSITE LOCATION. THIS OPTION FOR REMOVAL IS ALLOWED BY ZONE.		

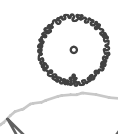
LANDSCAPE LEGEND


ASPHALT DRIVEWAY SURFACE


 FLAGSTONE PAVERSTONE WALKWAY/
PATIO SURFACE


 EXISTING KENTUCKY BLUEGRASS TO
REMAIN GRASS


 NEW DROUGHT TOLERANT NATIVE
FESCUE GRASS

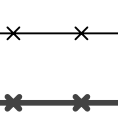
 NEW ARBORVITAE BUSH 5'-0" H. QTY (7)
12' TALL WHEN MATURE

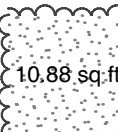
 EXISTING LARGE SPRUCE PINE
TREES TO REMAIN


 EXISTING LARGE SPRUCE PINE TREES TO
BE REMOVED

 EXISTING WOOD FENCES TO REMAIN

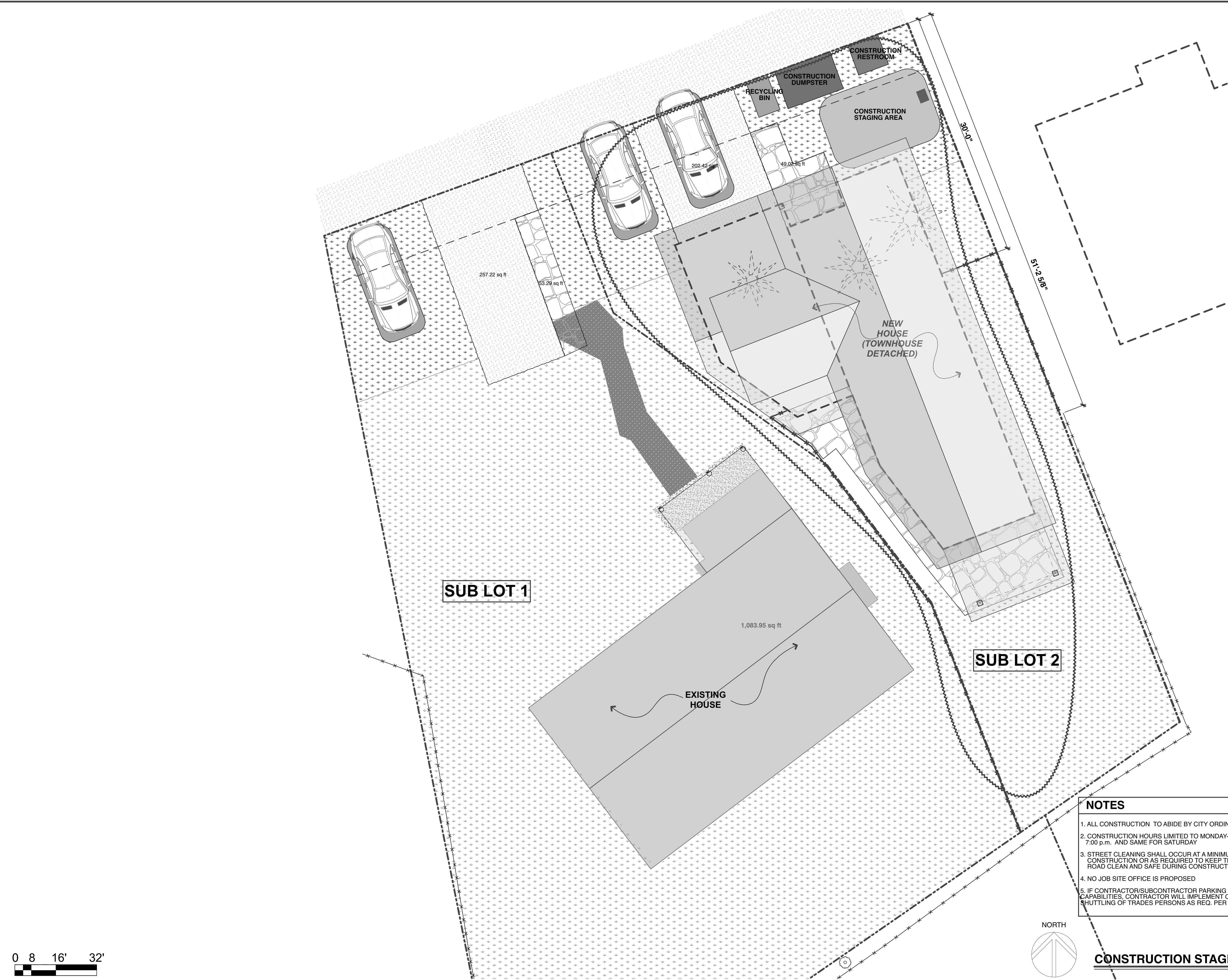
 NEW 6'-0" H CEDAR WOOD FENCE

 SNOW STORAGE AREA

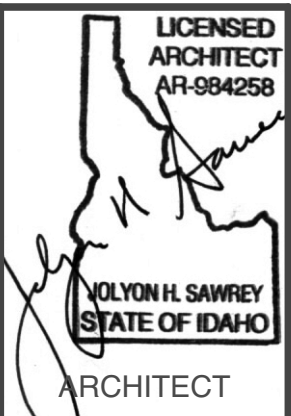
 NEW JAPANESE MAPLE
1.5" DIA. TRUNK 9'-0" TALL

 NEW Blue Star Juniper Coniferous Evergreen Shrub
1 Gal / 3'-0" TALL

NOTES:
1. EXISTING LANDSCAPING TO REMAIN EXCEPT FOR THE REMOVAL OF (3) PINE TREES DUE TO NEW TOWNHOUSE CONSTRUCTION.
GRASS LAWN AREAS TO BE RE-ESTABLISHED AFTER CONSTRUCTION.
NEW PRIVACY BUSHES WILL BE ADDED ALONG PROPERTY LINE
BETWEEN RESIDENCES ALONG NEW 6'-0" HIGH WOOD FENCE



DESIGN REVIEW



A NEW RESIDENCE/TOWNHOUSE:
407 BALD MTN ROAD
KETCHUM, IDAHO

Vital ink ^{LLC}
Environmental Architecture
& Consulting ^{LLC}
(208) 720-6315 Ph
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REVISIONS

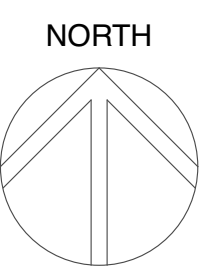
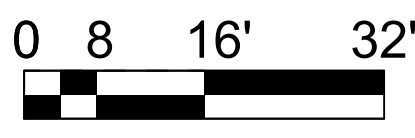
DATE
24 AUG, 2021

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SYMBOL LEGEND

CONSTRUCTION	
	CONSTRUCTION PARKING
	CONSTRUCTION STAGING AREA
	CONSTRUCTION DUMPSTER
	RECYCLING BIN
	PORTABLE RESTROOM
	CONSTRUCTION AREA OF DISTURBANCE

- NOTES**
1. ALL CONSTRUCTION TO ABIDE BY CITY ORDINANCES.
 2. CONSTRUCTION HOURS LIMITED TO MONDAY-FRIDAY 7:30 a.m. TO 7:00 p.m. AND SAME FOR SATURDAY.
 3. STREET CLEANING SHALL OCCUR AT A MINIMUM AT THE END OF CONSTRUCTION OR AS REQUIRED TO KEEP THE ADJACENT ROAD CLEAN AND SAFE DURING CONSTRUCTION.
 4. NO JOB SITE OFFICE IS PROPOSED
 5. IF CONTRACTOR/SUBCONTRACTOR PARKING EXCEEDS ON SITE CAPABILITIES, CONTRACTOR WILL IMPLEMENT OFF SITE PARKING/SHUTTLE OF TRADES PERSONS AS REQ. PER CITY



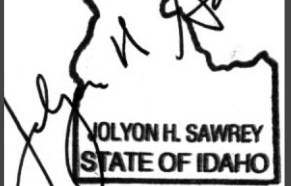
CONSTRUCTION STAGING PLAN

3/16" = 1'-0"

1

DESIGN REVIEW

LICENSED
ARCHITECT
AR-884258


POLYOM H. SAWREY
STATE OF IDAHO

ARCHITECT

A NEW RESIDENCE/TOWNHOUSE:
407 BALD MTN ROAD
KETCHUM, IDAHO

**Vital ink** LLC
Environmental Architecture
& Consulting LLC

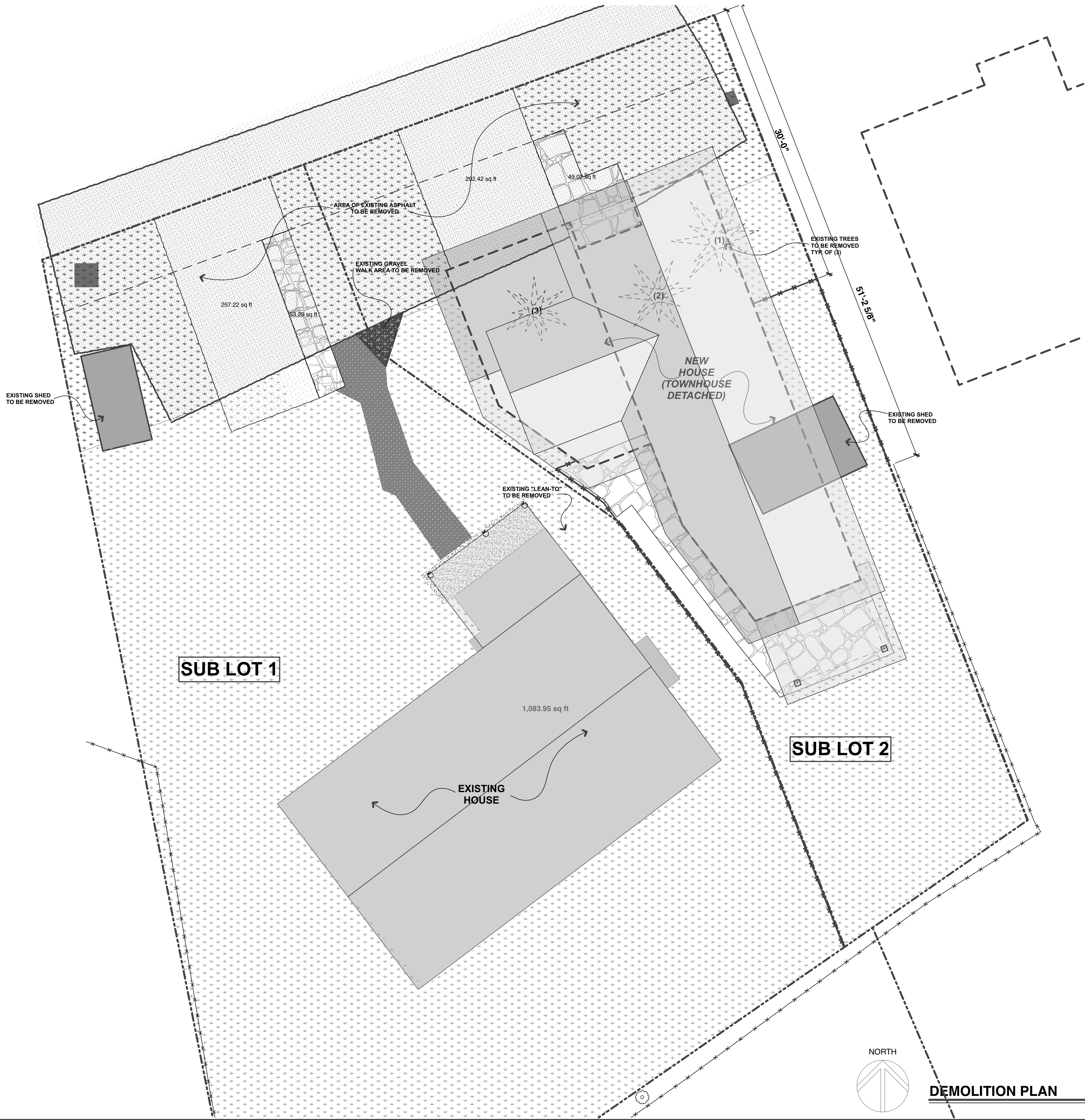
30 West Drive
Bellevue, Idaho 83713

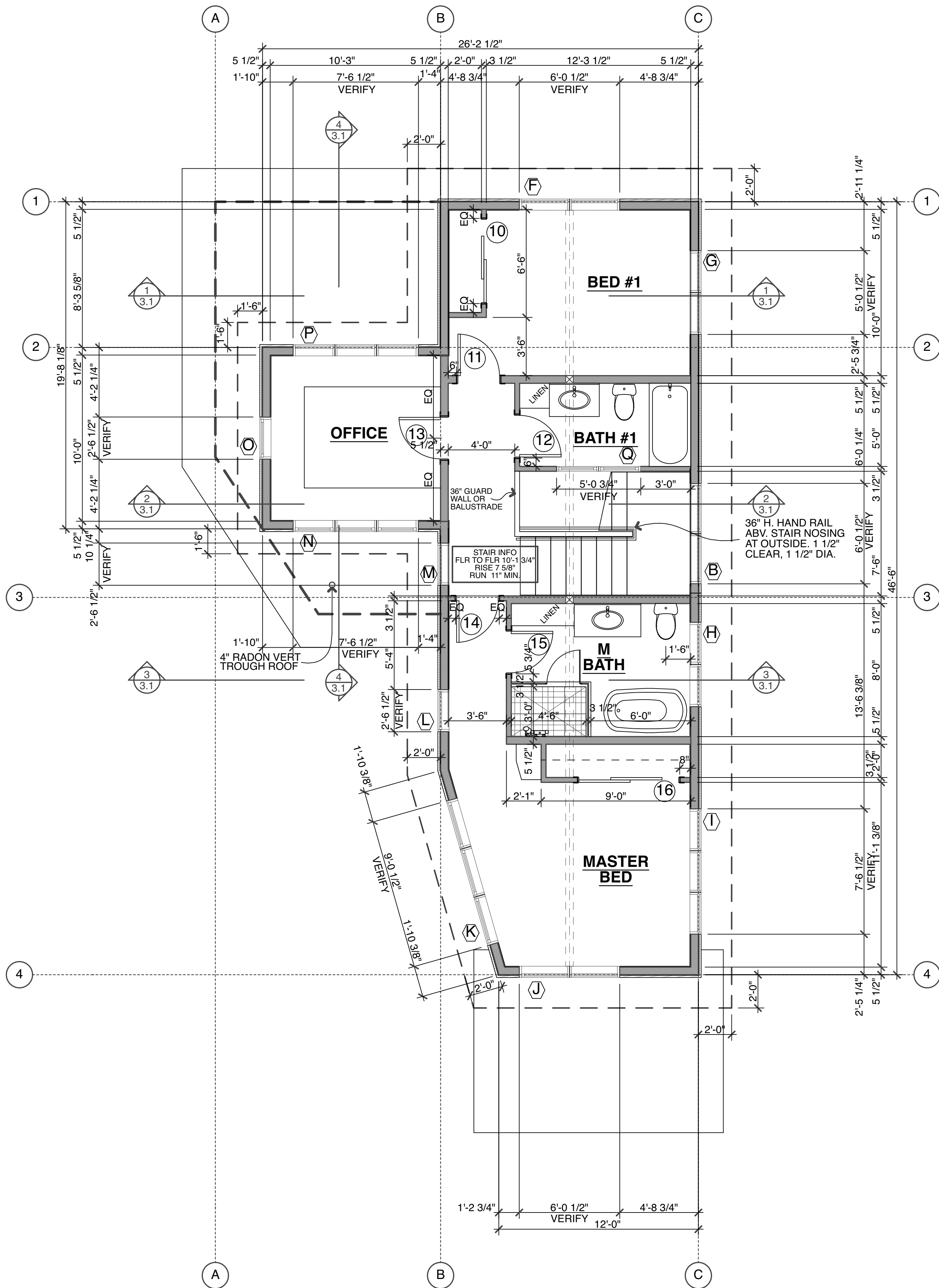
(208) 720-6315 Ph
polyom@vitalinkarchitecture.com

REVISIONS

DATE
24 AUG, 2021

A1.4

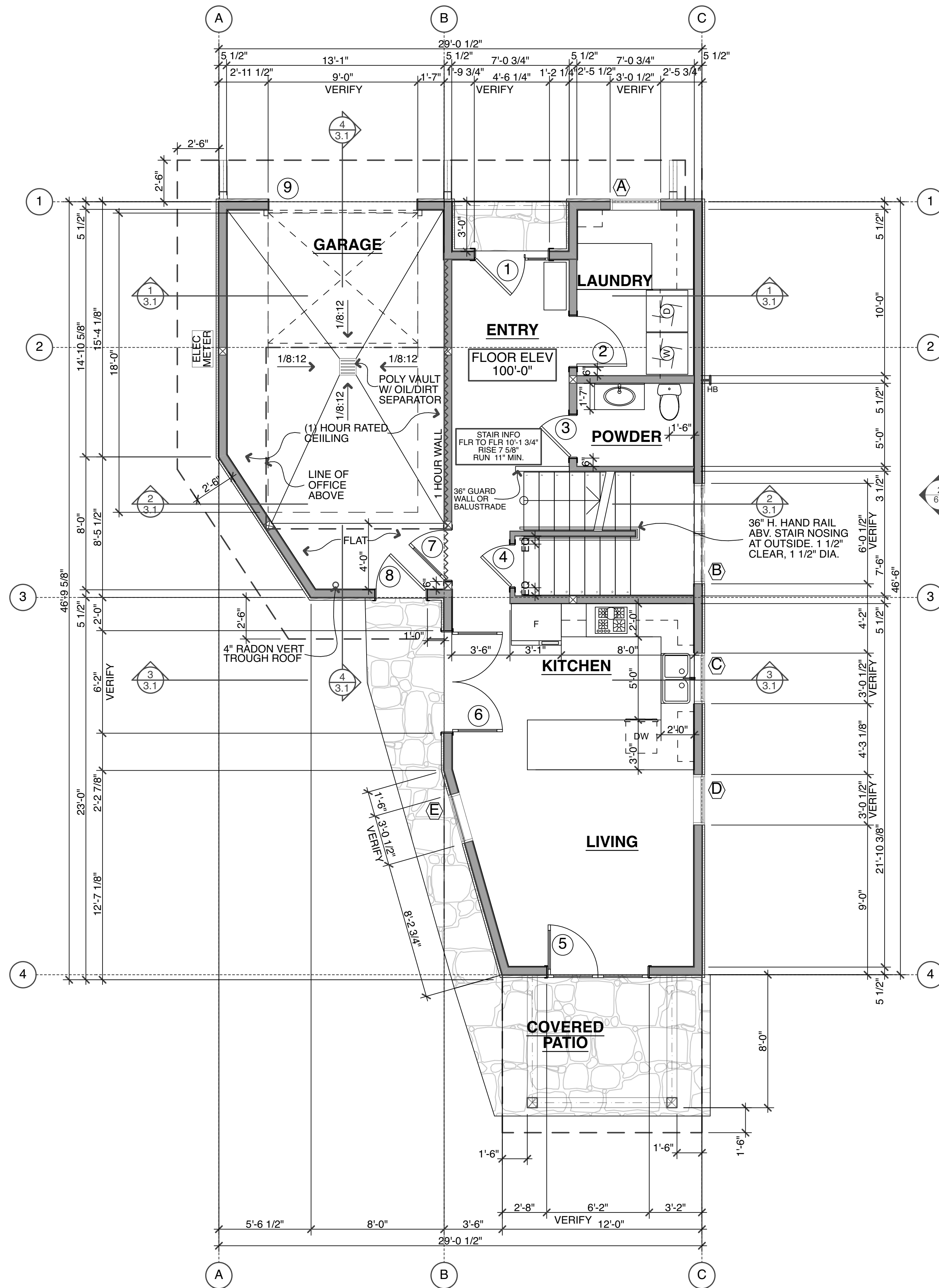




SECOND FLOOR PLAN

1/4" = 1'-0"

2




FIRST FLOOR PLAN

1/4" = 1'-0"

1

DESIGN REVIEW

LICENSED ARCHITECT
AR-884258


POLYON H. SAWREY
STATE OF IDAHO
ARCHITECT

A NEW RESIDENCE/TOWNHOUSE:
407 BALD MTN ROAD
KETCHUM, IDAHO

(208) 720-6315 Ph
polyon@vitalinkarchitecture.com

Vital ink LLC
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30 West Drive
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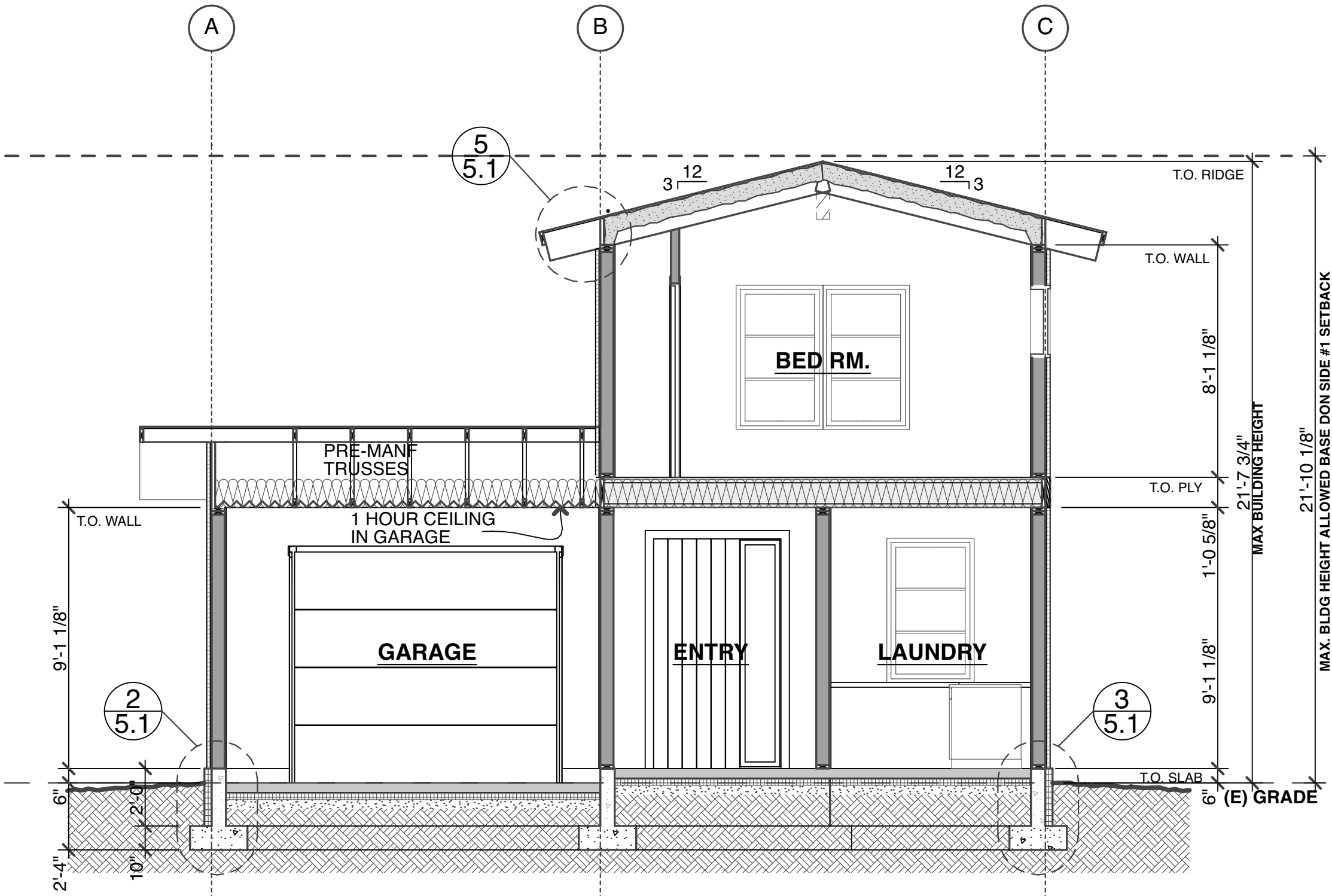
REVISIONS

DATE
24 AUG, 2021

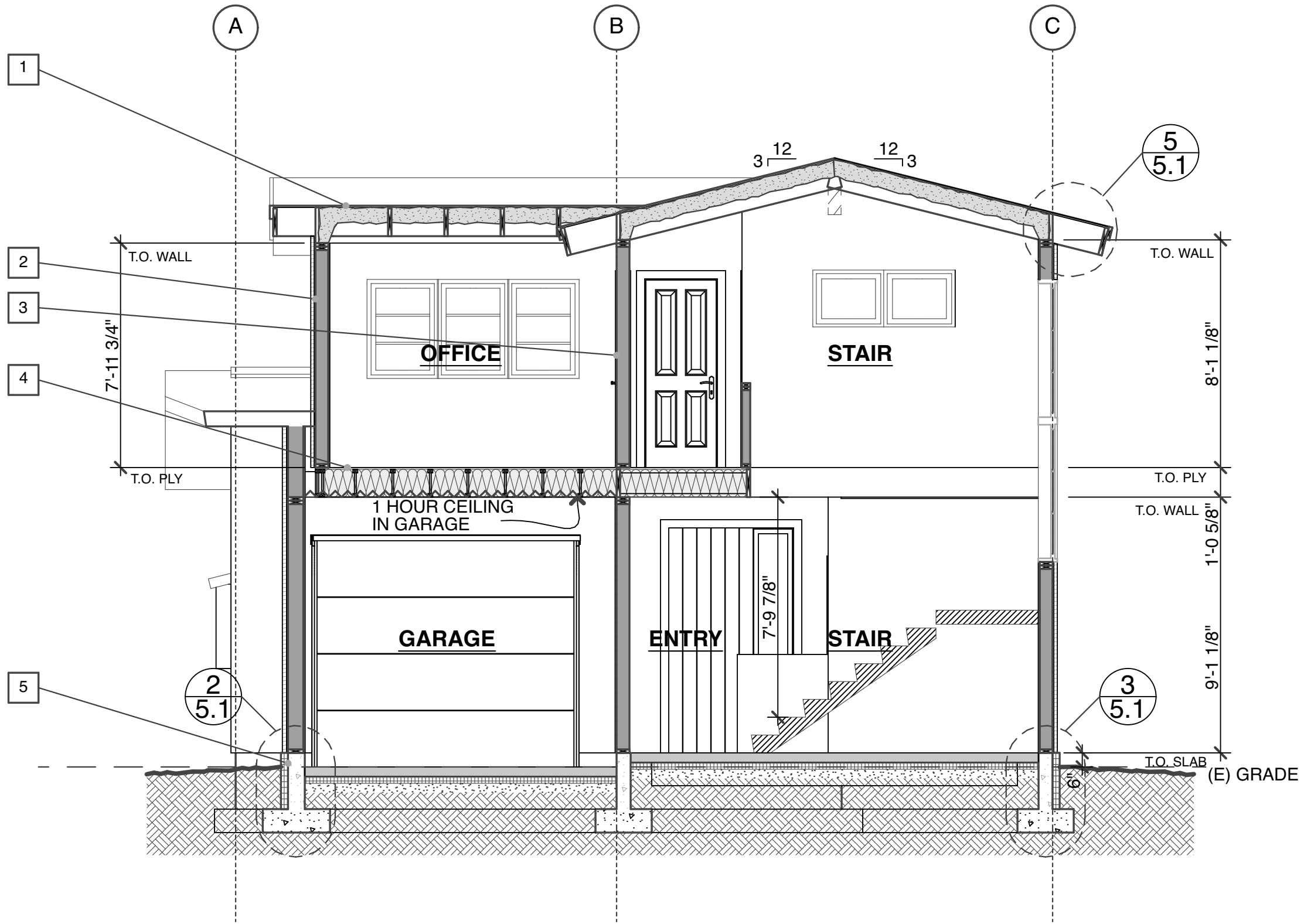
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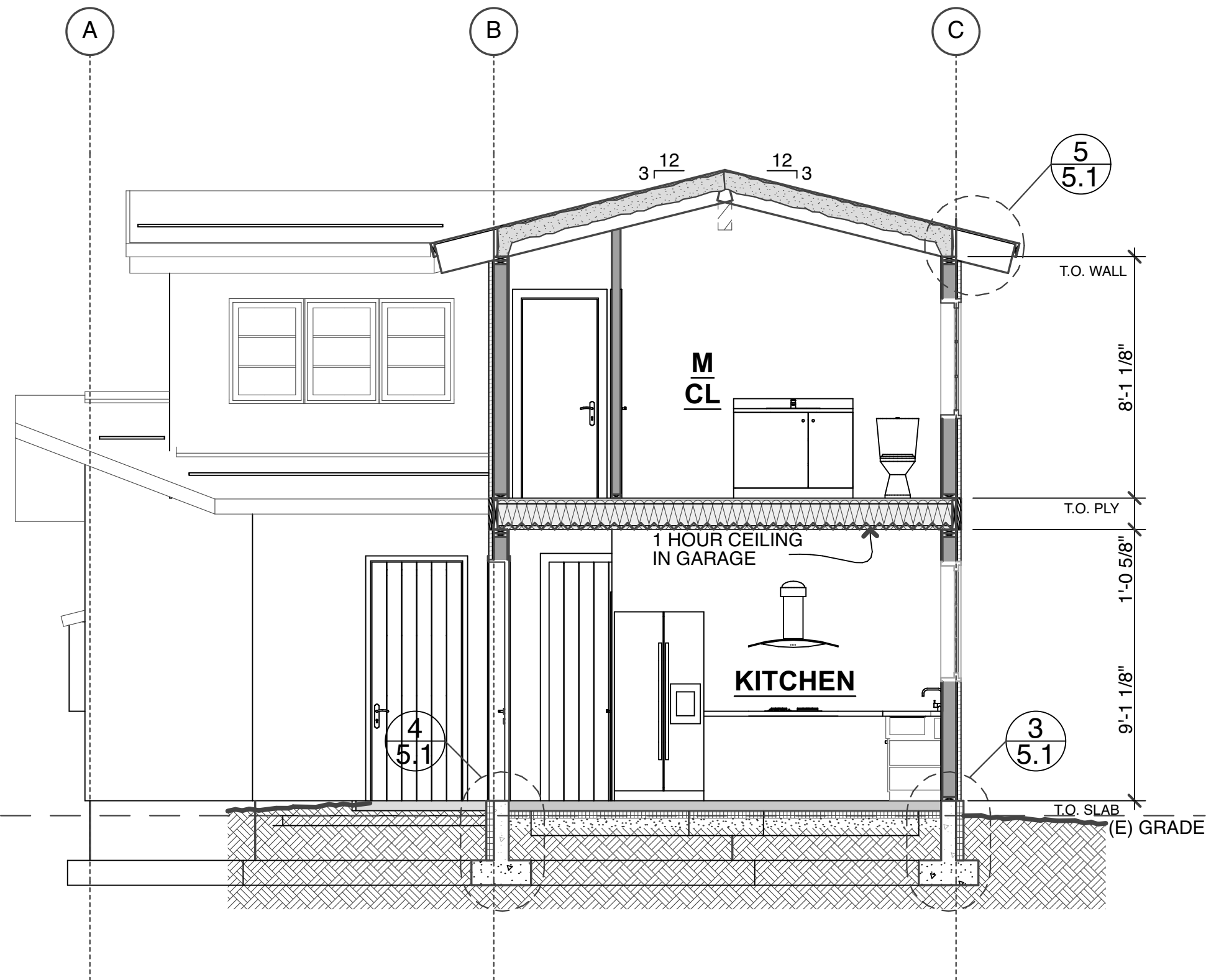
SECTION NOTES/MATERIALS	
KEY	REFERENCE LOCATION
1	TYPICAL SLOPED ROOF CONSTRUCTION EXTERIOR FINISH PER EXT. MATERIALS - CLASS "A" ROOF ASSEMBLY ICE AND WATER SHIELD ENTIRE EAVE AND MIN 24" UP FROM WALL BELOW, APPROPRIATE MATERIAL FOR UNDER MTL ROOFING OR ASPHALT SHINGLE AS SHEATHING/ TRUSSES PER STRUCTURAL MIN. R-49 CLOSED CELL SPRAY FOAM INSUL 5/8" DRYWALL CEILING, (1) HOUR WHERE REQUIRED BY CODE INTERIOR FINISH PER OWNER SOFFIT, (ENCLOSED) ROUGH SAWN
2	TYPICAL EXTERIOR FRAMED WALL CONSTRUCTION EXTERIOR FINISH PER EXT. MATERIALS WEATHER BARRIER/ BACKING MATERIAL PER MANF. SPECS. 2x6 WALLS PER STRUCTURAL MIN. R-24 BLOWN IN INSUL. (CELULOSE PREFERRED) 1/2" or 5/8" DRYWALL, (1) HOUR TYPE "X" WHERE REQUIRED BY CODE INTERIOR FINISH PER OWNER
3	TYPICAL INTERIOR FRAMED WALL CONSTRUCTION 1/2" or 5/8" DRYWALL, (1) HOUR TYPE "X" WHERE REQUIRED BY CODE SHEATHING PER STRUCTURAL SPECS/DRAWINGS IF REQ. 2X WALLS WERE SHOWN ON PLANS BLOWN IN CELLULOSE INSUL FOR SOUND/PRIVACY IF/WHERE SHOWN ON PLANS 1/2" or 5/8" DRYWALL, (1) HOUR TYPE "X" WHERE REQUIRED BY CODE INTERIOR FINISH PER OWNER
4	TYPICAL FRAMED FLOOR INTERIOR FINISH PER OWNER SHEATHING PER STRUCTURAL JOISTS PER STRUCTURAL FILL JOIST CAVITY WITH R-38 BATT INSUL 5/8" DRYWALL, (1) HOUR TYPE "X" WHERE REQUIRED BY CODE
5	TYPICAL CONC. PERIMETER STEMWALL AT GRADE METAL FLASHING CONT. 3" VERT. FOAM SHEET EPS OR XPS R-15 DAMPPOOFING OVER CONC. STEMWALL, I.E. PEEL N STICK OR FLUID APPLIED CONC. STEMWALL PER STRUCTURAL ENGINEER



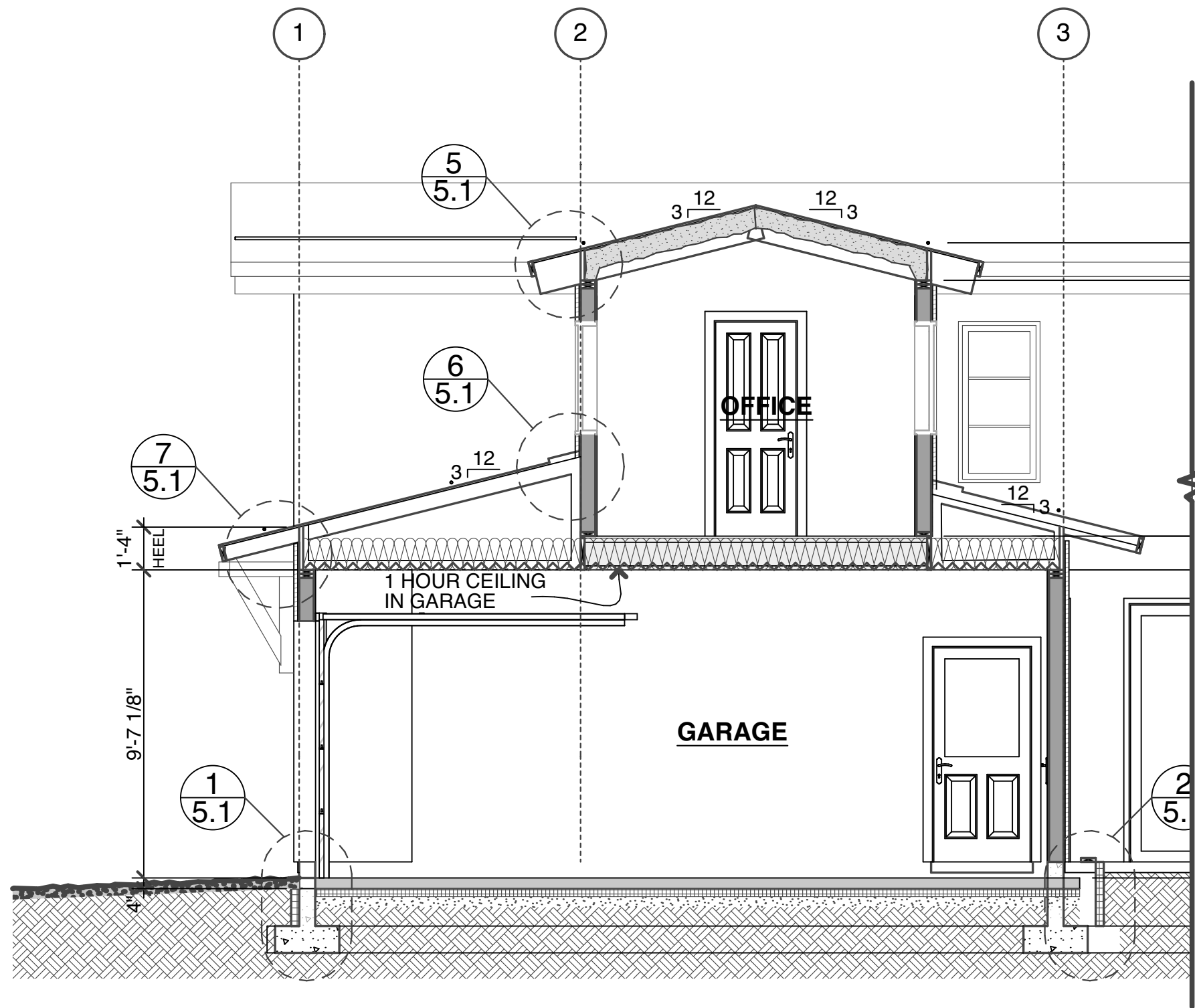
SECTION 1
1/4" = 1'-0"



SECTION 2
1/4" = 1'-0"



SECTION 3
1/4" = 1'-0"



SECTION 4
1/4" = 1'-0"

SOFFIT/ POST/
KNEE BRACE
ROUGH SAWN PLY,
STAINED TO MATCH,
(LIGHTER THAN SIDING)

TRIM BAND
FIR W/ SEMI
TRANSPARENT STAIN

WINDOWS
METAL CLAD
BLACK

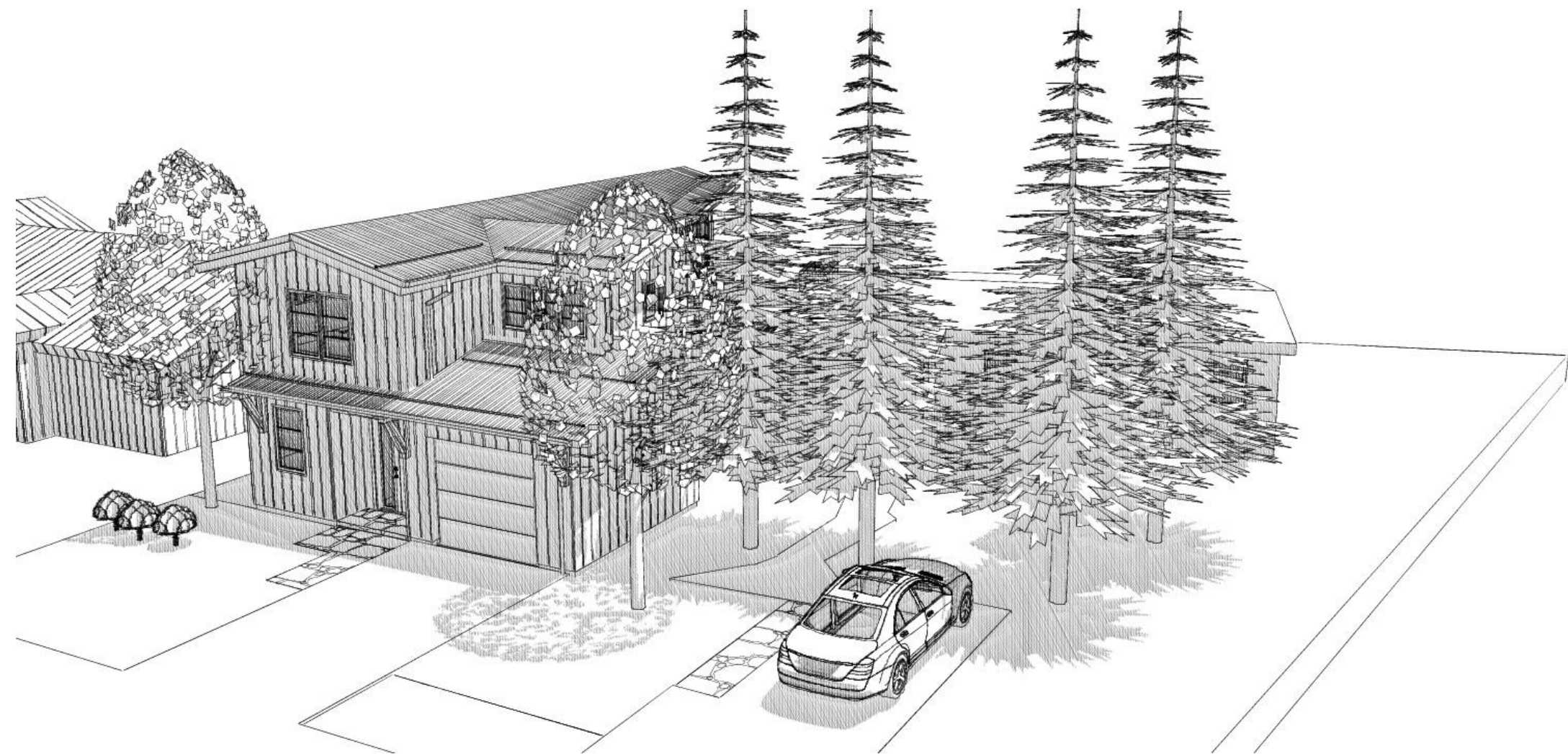


STREET VIEW

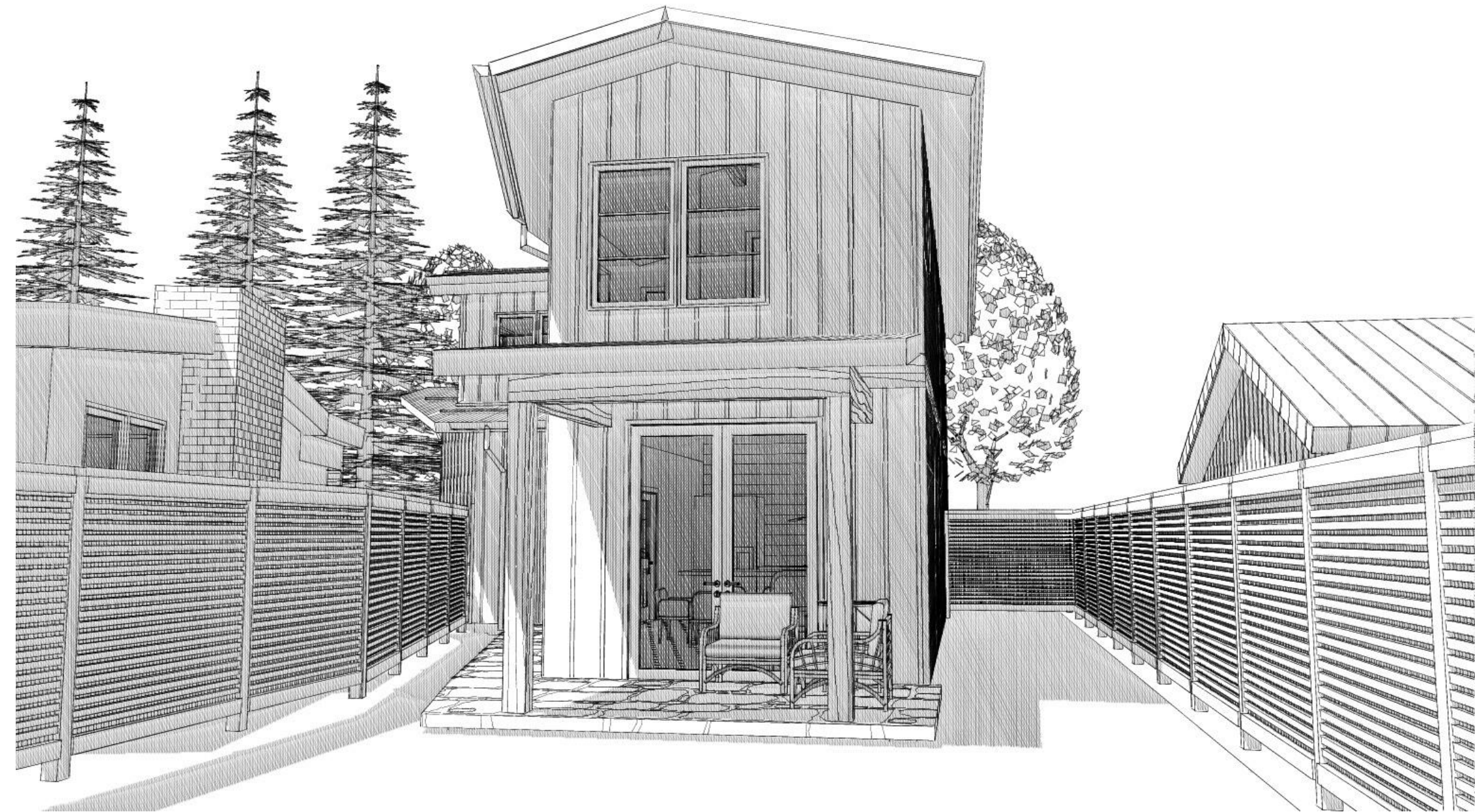
ROOF
CORRUGATED METAL
NATURAL RUST

FASCIA , GARAGE
& FRONT DOOR
RAW STEEL W/ NATURAL
PATINA CLEAR FINISH

WOOD SIDING
FIR BOARD & BATT
SEMI TRANSPARENT
STAIN



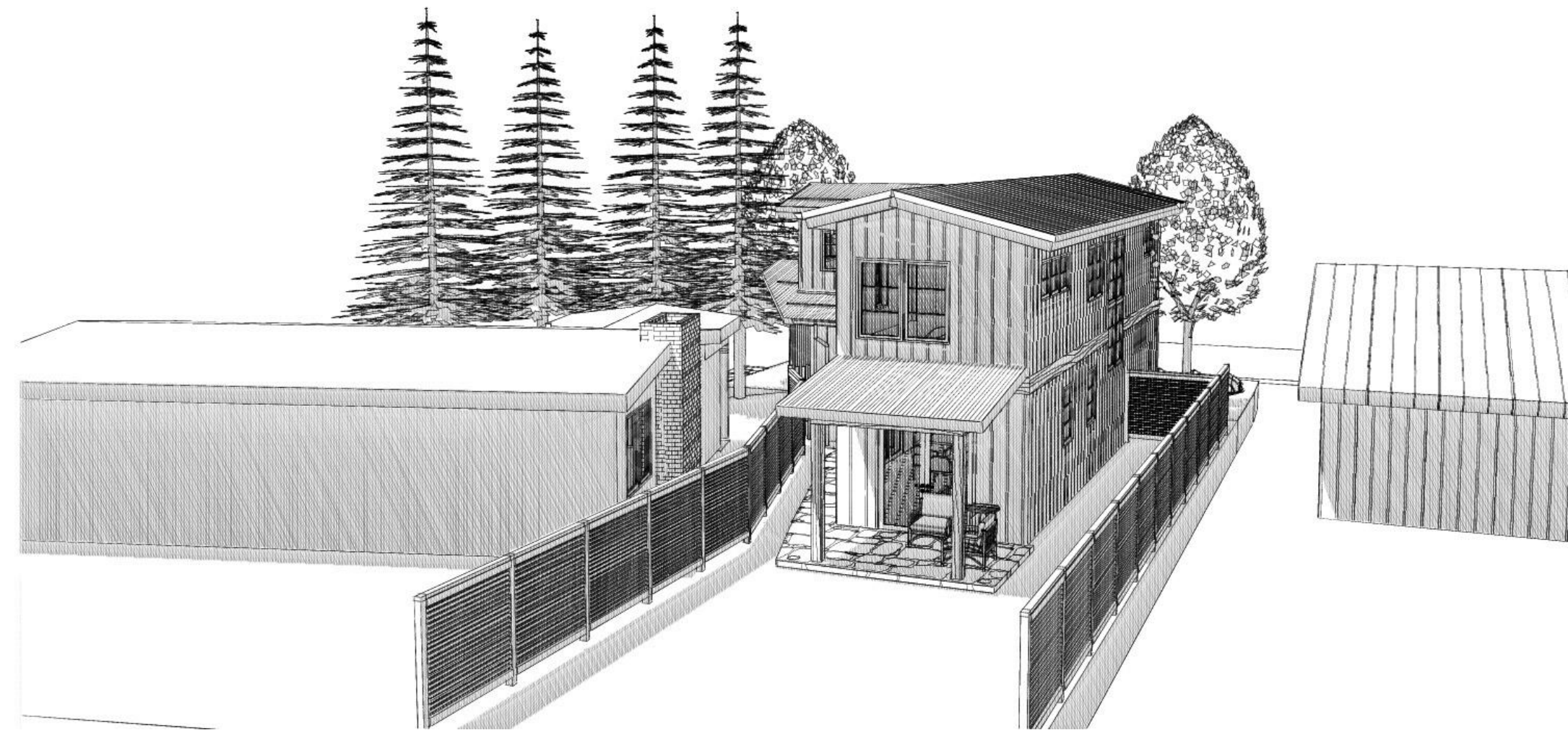
STREET AERIAL



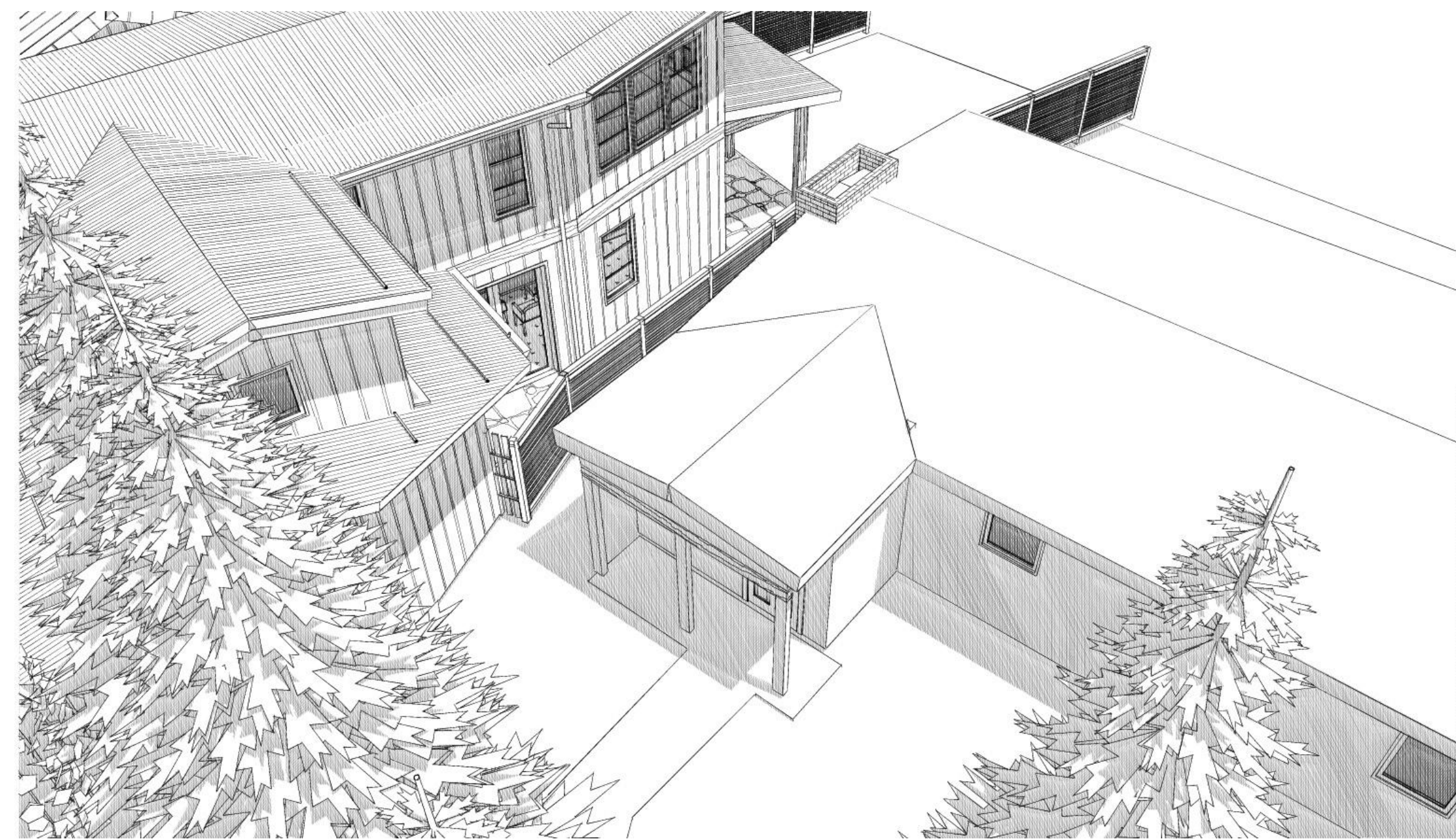
REAR YARD VIEW



REAR YARD AERIAL

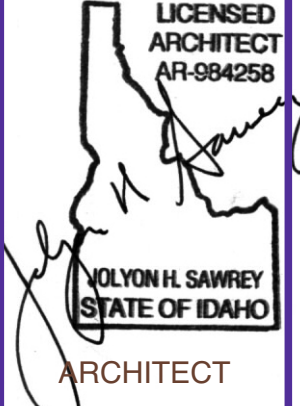


REAR YARD AERIAL



MAIN HOUSE ENTRY AERIAL

DESIGN REVIEW



A NEW RESIDENCE/TOWNHOUSE:
407 BALD MTN ROAD
KETCHUM, IDAHO

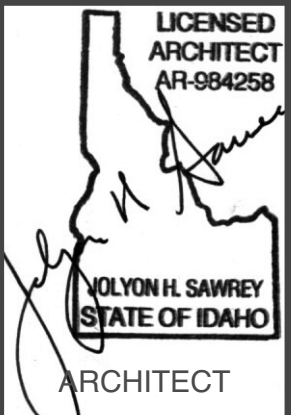
Vital ink ^{LLC}
Environmental Architecture
& Consulting
30 West Drive
Bellevue, Idaho 83713
(208) 720-6315 Ph
polyon@vitalinkarchitecture.com

REVISIONS

DATE
24 AUG, 2021

A6.0

DESIGN REVIEW



A NEW RESIDENCE/TOWNHOUSE:
407 BALD MTN ROAD
KETCHUM, IDAHO

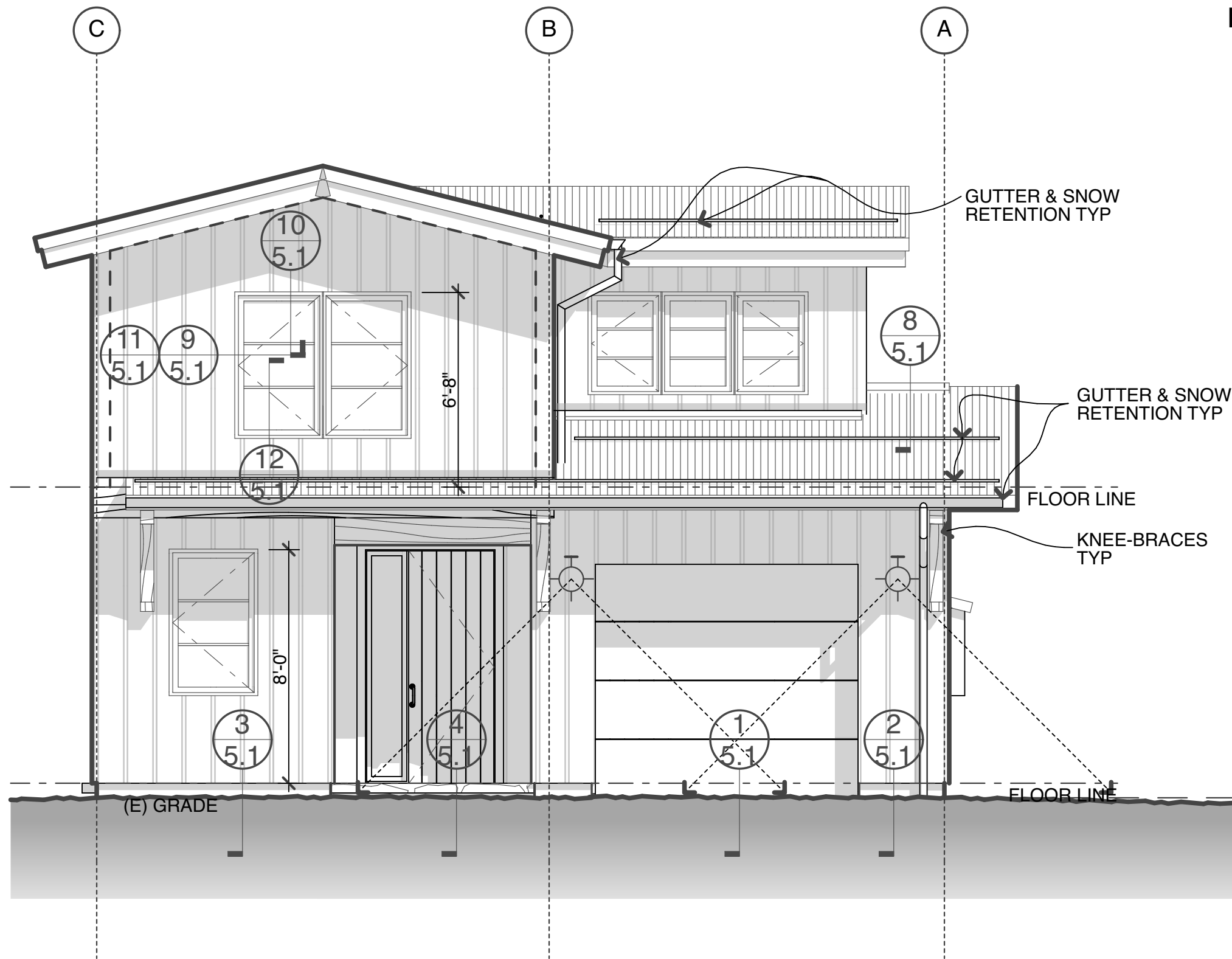
Vital ink ^{LLC}
Environmental Architecture
& Consulting
30 West Drive
Bellevue, Idaho 83313
(208) 720-6315 Ph
polyon@vitalinkarchitecture.com

REVISIONS

DATE
24 AUG, 2021

A6.1

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NORTH ELEVATION

1/4" = 1'-0"

1

DARK SKY COMPLIANT WALL MOUNT LIGHT FIXTURE



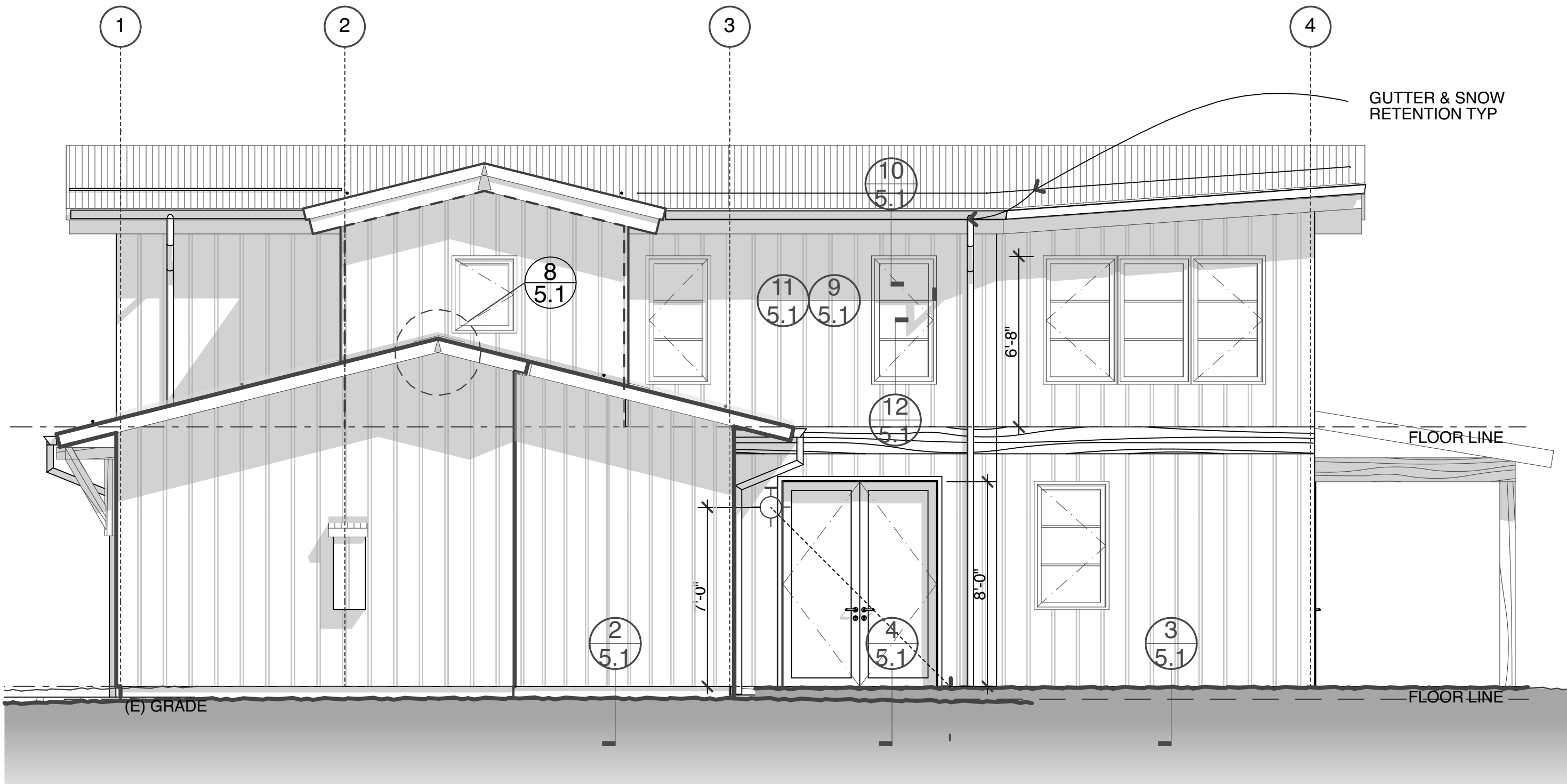
SHELTER
EXTRA SMALL WALL MOUNT LANTERN
100% RAIN
Shelter's minimalist style in aluminum creates a chic, dramatic statement as the light from above glazes through its clear, seeded glass. Shelter comes standard Dark Sky compliant.

FINISH: Black
GLASS: Clear Seedy
WIDTH: 4.5"
HEIGHT: 15.5"
LIGHT SOURCE: LED Lamp Included
WATTAGE: 14.50w GU10 LED *included

- LED bulb specifications:
 - Color Temperature: 2700K
 - Color Rendering Index: 80 CRI
 - Lumens: 500
 - Watt Replacement: 60 watts

HINKLEY

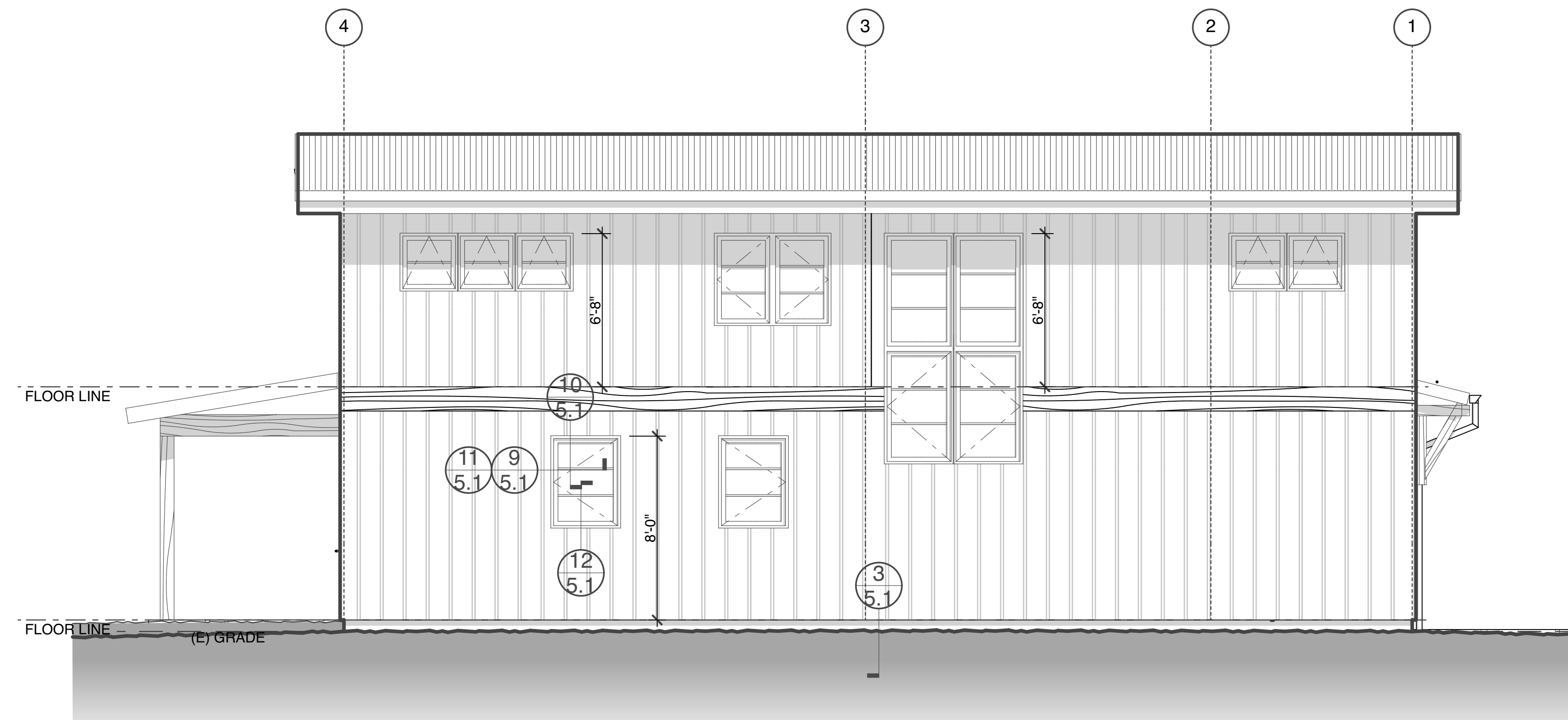
HINKLEY
33000 FY Oak Parkway
Avon Lake, OH 44012
PHONE: (440) 655-5000
1-877-444-5336
hinkley.com



WEST ELEVATION

1/4" = 1'-0"

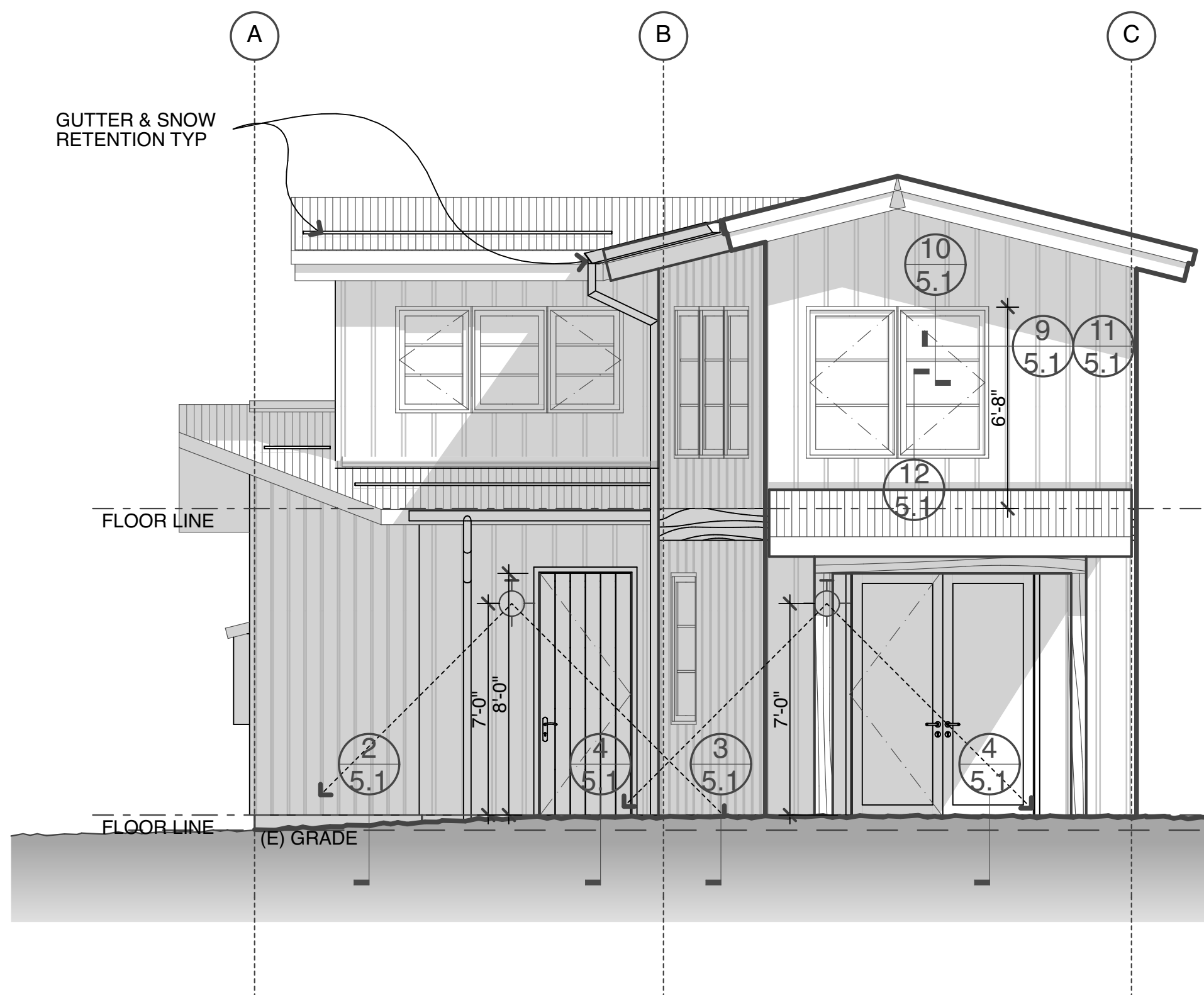
2



EAST ELEVATION

1/4" = 1'-0"

3



SOUTH ELEVATION

1/4" = 1'-0"

4





City of Ketchum
Planning & Building

**CERTIFIED
COMPLETE**
APR 7-16-21
Preliminary Plat

Subdivision Application

OFFICIAL USE ONLY

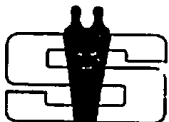
Application Number: P21-041
Date Received: 4-22-21
By: _____
Fee Paid: 2600.00
Approved Date: _____
By: _____

Submit completed application and payment to the Planning and Building Department, PO Box 2315, Ketchum, ID 83340 or hand deliver to Ketchum City Hall, 480 East Ave. N., Ketchum. If you have questions, please contact the Planning and Building Department at (208) 726-7801. To view the Development Standards, visit the City website at: www.ketchumidaho.org and click on Municipal Code.

APPLICANT INFORMATION			
Name of Proposed Subdivision: Okada Subdivision			
Owner of Record: Robert L. Okada			
Address of Owner: PO Box 6838, Ketchum, ID 83340			
Representative of Owner: Sean Flynn / Galena Engineering			
Legal Description: KETCHUM FR SESE TL 3215 SEC 11 4N 17E			
Street Address: 407 Bald Mountain Rd.			
SUBDIVISION INFORMATION			
Number of Lots/Parcels: 2			
Total Land Area: 8,838			
Current Zoning District: GR-L			
Proposed Zoning District: GR-L			
Overlay District: None			
TYPE OF SUBDIVISION			
Condominium <input type="checkbox"/>	Land <input type="checkbox"/>	PUD <input type="checkbox"/>	Townhouse <input checked="" type="checkbox"/>
Adjacent land in same ownership in acres or square feet:			
Easements to be dedicated on the final plat:			
Public Utility Easements			
Briefly describe the improvements to be installed prior to final plat approval:			
Water and Sewer Services for Sublot 2			
ADDITIONAL INFORMATION			
All lighting must be in compliance with the City of Ketchum's Dark Sky Ordinance			
One (1) copy of Articles of Incorporation and By-Laws of Homeowners Associations and/or Condominium Declarations			
One (1) copy of current title report and owner's recorded deed to the subject property			
One (1) copy of the preliminary plat			
All files should be submitted in an electronic format.			

Applicant agrees in the event of a dispute concerning the interpretation or enforcement of the Subdivision Application in which the City of Ketchum is the prevailing party to pay reasonable attorney's fees and costs, including fees and costs of appeal for the City of Ketchum. Applicant agrees to observe all City ordinances, laws and conditions imposed. Applicant agrees to defend, hold harmless and indemnify the City of Ketchum, city officials, agents and employees from and for any and all losses, claims, actions, judgments for damages, or injury to persons or property, and losses and expenses caused or incurred by Applicant, its servants, agents, employees, guests and business invitees and not caused by or arising out of the tortious conduct of city or its officials, agents or employees. Applicant certifies that s/he has read and examined this application and that all information contained herein is true and correct.

Sean Flynn Sean Flynn / Galena Engineering 04/22/2021
Applicant Signature Date



WARRANTY DEED

For Value Received **MARK S. HARBAUGH**, an unmarried man

the Grantor hereby grants, bargains, sells, conveys and warrants unto **ROBERT L. OKADA**, a single man

the Grantee whose current address is: **P.O. BOX 3142, HAILEY, ID 83333**

the following described premises, to-wit:

A parcel of land within the SE1/4, Section 11, T4N, R17E, B.M., and more particularly described by metes and bounds as follows:

COMMENCING at a brass cap marking the NW corner, SW1/4, SE1/4, Section 11, T4N, R17E, B.M., Blaine County, Idaho;

THENCE S 89° 56' E 440.0 feet to an "X" on a stone on the southerly boundary of Warm Springs Road; THENCE N 84° 39' E 928.40 feet along the southerly boundary of Warm Springs Road; THENCE South 251.8 feet to an 1/2" rebar, said rebar marking the TRUE POINT OF BEGINNING; THENCE N. 68° 19' E 75.0 feet to a 1/2" rebar; THENCE S 21° 41' E 91.7 feet to a 1/2" rebar; THENCE S 54° 00' W 99.1 feet to a 1/2" rebar; THENCE N 11° 26' W 118.1 feet to a 1/2" rebar, said rebar marking the TRUE POINT OF BEGINNING.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, their heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that it is the owner in fee simple of said premises; that said premises are free from all incumbrances and that he will warrant and defend the same from all lawful claims whatsoever.

Dated: May 02, 1997

402315

MARK S. HARBAUGH

Deed
BLAINE CO. REQUEST
OF: BLAINE COUNTY TITLE

State of IDAHO

SS.

County of BLAINE

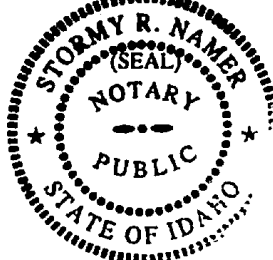
FEES \$ '97 MAY 29 PM 2 40
3⁰⁰ MARY GREEN, CLERK *mpp*

On this 19th day of May, FEES \$97, before me, the undersigned, a Notary Public, in and for said State, personally appeared MARK S. HARBAUGH

known to me, and/or identified to me on the basis of satisfactory evidence, to be the person(s) whose name is/are subscribed to the within instrument and acknowledged to me that he executed the same.

WITNESS MY HAND AND OFFICIAL SEAL.

Notary Public
Residing at: HAILEY, IDAHO
Commission Expires: April 29, 2002



Expiration Date: 4/29/2002
Residing: Hailey, Idaho



CLTA GUARANTEE

ISSUED BY
STEWART TITLE GUARANTY COMPANY
A CORPORATION, HEREIN CALLED THE COMPANY

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE LIMITS OF LIABILITY AND OTHER PROVISIONS OF THE CONDITIONS AND STIPULATIONS HERETO ANNEXED AND MADE A PART OF THIS GUARANTEE, AND SUBJECT TO THE FURTHER EXCLUSION AND LIMITATION THAT NO GUARANTEE IS GIVEN NOR LIABILITY ASSUMED WITH RESPECT TO THE IDENTITY OF ANY PARTY NAMED OR REFERRED TO IN SCHEDULE A OR WITH RESPECT TO THE VALIDITY, LEGAL EFFECT OR PRIORITY OF ANY MATTER SHOWN THEREIN.

GUARANTEES

the Assured named in Schedule A against actual monetary loss or damage not exceeding the liability amount stated in Schedule A which the Assured shall sustain by reason of any incorrectness in the assurances set forth in Schedule A.

Dated: April 16, 2021

Signed under seal for the Company, but this endorsement is to be valid only when it bears an authorized countersignature.

Countersigned by:

Authorized Countersignature

TitleOne
Company Name

271 1st Ave North
Ketchum, ID 83340
City, State



Frederick H. Eppinger
President and CEO

Denise Carraux
Secretary

Please note carefully the liability exclusions and limitations and the specific assurances afforded by this guarantee. If you wish additional liability, or assurances other than as contained herein, please contact the company for further information as to the availability and cost.

GUARANTEE CONDITIONS AND STIPULATIONS

- 1. Definition of Terms** - The following terms when used in the Guarantee mean:
 - (a) "the Assured": the party or parties named as the Assured in this Guarantee, or on a supplemental writing executed by the Company.
 - (b) "land": the land described or referred to in Schedule (A)(C) or in Part 2, and improvements affixed thereto which by law constitute real property. The term "land" does not include any property beyond the lines of the area described or referred to in Schedule (A)(C) or in Part 2, nor any right, title, interest, estate or easement in abutting streets, roads, avenues, alleys, lanes, ways or waterways.
 - (c) "mortgage": mortgage, deed of trust, trust deed, or other security instrument.
 - (d) "public records": records established under state statutes at Date of Guarantee for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without knowledge.
 - (e) "date": the effective date.
- 2. Exclusions from Coverage of this Guarantee** - The Company assumes no liability for loss or damage by reason of the following:
 - (a) Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
 - (b) (1) Unpatented mining claims; (2) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (3) water rights, claims or title to water; whether or not the matters excluded by (1), (2) or (3) are shown by the public records.
 - (c) Assurances to title to any property beyond the lines of the land expressly described in the description set forth in Schedule (A)(C) or in Part 2 of this Guarantee, or title to streets, roads, avenues, lanes, ways or waterways on which such land abuts, or the right to maintain therein vaults, tunnels, ramps or any other structure or improvement; or any rights or easements therein unless such property, rights or easements are expressly and specifically set forth in said description.
 - (d) (1) Defects, liens, encumbrances or adverse claims against the title, if assurances are provided as to such title, and as limited by such assurances.
(2) Defects, liens, encumbrances, adverse claims or other matters (a) whether or not shown by the public records, and which are created, suffered, assumed or agreed to by one or more of the Assureds; (b) which result in no loss to the Assured; or (c) which do not result in the invalidity or potential invalidity of any judicial or non-judicial proceeding which is within the scope and purpose of assurances provided.
- 3. Notice of Claim to be Given by Assured Claimant** - An Assured shall notify the Company promptly in writing in case knowledge shall come to an Assured hereunder of any claim of title or interest which is adverse to the title to the estate or interest, as stated herein, and which might cause loss or damage for which the Company may be liable by virtue of this Guarantee. If prompt notice shall not be given to the Company, then all liability of the Company shall terminate with regard to the matter or matters for which prompt notice is required; provided, however, that failure to notify the Company shall in no case prejudice the rights of any Assured under this Guarantee unless the Company shall be prejudiced by the failure and then only to the extent of the prejudice.
- 4. No Duty to Defend or Prosecute** - The Company shall have no duty to defend or prosecute any action or proceeding to which the Assured is a party, notwithstanding the nature of any allegation in such action or proceeding.
- 5. Company's Option to Defend or Prosecute Actions; Duty of Assured Claimant to Cooperate** - Even though the Company has no duty to defend or prosecute as set forth in Paragraph 4 above:
 - (a) The Company shall have the right, at its sole option and cost, to institute and prosecute any action or proceeding, interpose a defense, as limited in (b), or to do any other act which in its opinion may be necessary or desirable to establish the title to the estate or interest as stated herein, or to establish the lien rights of the Assured, or to prevent or reduce loss or damage to the Assured. The Company may take any appropriate action under the terms of this Guarantee, whether or not it shall be liable hereunder, and shall not thereby concede liability or waive any provision of this Guarantee. If the Company shall exercise its rights under this paragraph, it shall do so diligently.
 - (b) If the Company elects to exercise its options as stated in Paragraph 5(a) the Company shall have the right to select counsel of its choice (subject to the right of such Assured to object for reasonable cause) to represent the Assured and shall not be liable for and will not pay the fees of any other counsel, nor will the Company pay any fees, costs or expenses incurred by an Assured in the defense of those causes of action which allege matters not covered by this Guarantee.
 - (c) Whenever the Company shall have brought an action or interposed a defense as permitted by the provisions of this Guarantee, the Company may pursue any litigation to final determination by a court of competent jurisdiction and expressly reserves the right, in its sole discretion, to appeal from an adverse judgment or order.
 - (d) In all cases where this Guarantee permits the Company to prosecute or provide for the defense of any action or proceeding, an Assured shall secure to the Company the right to so prosecute or provide for the defense of any action or proceeding, and all appeals therein, and permit the Company to use, at its option, the name of such Assured for this purpose. Whenever requested by the Company, an Assured, at the Company's expense, shall give the Company all reasonable aid in any action or proceeding, securing evidence, obtaining witnesses, prosecuting or defending the action or lawful act which in the opinion of the Company may be necessary or desirable to establish the title to the estate or interest as stated herein, or to establish the lien rights of the Assured. If the Company is prejudiced by the failure of the Assured to furnish the required cooperation, the Company's obligations to the Assured under the Guarantee shall terminate.
- 6. Proof of Loss or Damage** - In addition to and after the notices required under Section 3 of these Conditions and Stipulations have been provided to the Company, a proof of loss or damage signed and sworn to by the Assured shall be furnished to the Company within ninety (90) days after the Assured shall ascertain the facts giving rise to the loss or damage. The proof of loss or damage shall describe the matters covered by this Guarantee which constitute the basis of loss or damage and shall state, to the extent possible, the basis of calculating the amount of the loss or damage. If the Company is prejudiced by the failure of the Assured to provide the required proof of loss or damage, the Company's obligation to such Assured under the Guarantee shall terminate. In addition, the Assured may reasonably be required to submit to examination under oath by an authorized representative of the Company and shall produce for examination, inspection and copying, at such reasonable times and places as may be designated by any authorized representative of the Company, all records, books, ledgers, checks, correspondence and memoranda, whether bearing a date before or after Date of Guarantee, which reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the Assured shall grant its permission, in writing, for any authorized representative of the Company to examine, inspect and copy all records, books, ledgers, checks, correspondence and memoranda in the custody or control of a third party, which reasonably pertain to the loss or damage. All information designated as confidential by the Assured provided to the Company pursuant to this Section shall not be disclosed to others unless, in the reasonable judgment of the Company, it is necessary in the administration of the claim. Failure of the Assured to submit for examination under oath, produce other reasonably requested information or grant permission to secure reasonably necessary information from third parties as required in the above paragraph, unless prohibited by law or governmental regulation, shall terminate any liability of the Company under this Guarantee to the Assured for that claim.
- 7. Options to Pay or Otherwise Settle Claims; Termination of Liability** - In case of a claim under this Guarantee, the Company shall have the following additional options:
 - (a) To Pay or Tender Payment of the Amount of Liability or to Purchase the Indebtedness.

GUARANTEE CONDITIONS AND STIPULATIONS

The Company shall have the option to pay or settle or compromise for or in the name of the Assured any claim which could result in loss to the Assured within the coverage of this Guarantee, or to pay the full amount of this Guarantee or, if this Guarantee is issued for the benefit of a holder of a mortgage or a lienholder, the Company shall have the option to purchase the indebtedness secured by said mortgage or said lien for the amount owing thereon, together with any costs, reasonable attorneys' fees and expenses incurred by the Assured claimant which were authorized by the Company up to the time of purchase.

Such purchase, payment or tender of payment of the full amount of the Guarantee shall terminate all liability of the Company hereunder. In the event after notice of claim has been given to the Company by the Assured the Company offers to purchase said indebtedness, the owner of such indebtedness shall transfer and assign said indebtedness, together with any collateral security, to the Company upon payment of the purchase price. Upon the exercise by the Company of the option provided for in Paragraph (a) the Company's obligation to the Assured under this Guarantee for the claimed loss or damage, other than to make the payment required in that paragraph, shall terminate, including any obligation to continue the defense or prosecution of any litigation for which the Company has exercised its options under Paragraph 5, and the Guarantee shall be surrendered to the Company of cancellation.

- (b) To Pay or Otherwise Settle With Parties Other Than the Assured or With the Assured Claimant.

To pay or otherwise settle with other parties for or in the name of an Assured claimant any claim assured against under this Guarantee, together with any costs, attorneys' fees and expenses incurred by the Assured claimant which were authorized by the Company up to the time of payment and which the Company is obligated to pay.

Upon the exercise by the Company of the option provided for in Paragraph (b) the Company's obligation to the Assured under this Guarantee for the claimed loss or damage, other than to make the payment required in that paragraph, shall terminate, including any obligation to continue the defense or prosecution of any litigation for which the Company has exercised its options under Paragraph 5.

- 8. Determination and Extent of Liability** - This Guarantee is a contract of Indemnity against actual monetary loss or damage sustained or incurred by the Assured claimant who has suffered loss or damage by reason of reliance upon the assurances set forth in this Guarantee and only to the extent herein described, and subject to the exclusions stated in Paragraph 2.

The liability of the Company under this Guarantee to the Assured shall not exceed the least of:

- (a) the amount of liability stated in Schedule A;
- (b) the amount of the unpaid principal indebtedness secured by the mortgage of an Assured mortgagee, as limited or provided under Section 7 of these Conditions and Stipulations or as reduced under Section 10 of these Conditions and Stipulations, at the time the loss or damage assured against by this Guarantee occurs, together with interest thereon; or
- (c) the difference between the value of the estate or interest covered hereby as stated herein and the value of the estate or interest subject to any defect, lien or encumbrance assured against by this Guarantee.

9. Limitation of Liability

- (a) If the Company establishes the title, or removes the alleged defect, lien or encumbrance, or cures any other matter assured against by this Guarantee in a reasonably diligent manner by any method, including litigation and the completion of any appeals therefrom, it shall have fully performed its obligations with respect to that matter and shall not be liable for any loss or damage caused thereby.
- (b) In the event of any litigation by the Company or with the Company's consent, the Company shall have no liability for loss or damage until there has been a final determination by a court of competent jurisdiction, and disposition of all appeals therefrom, adverse to the title, as stated herein.
- (c) The Company shall not be liable for loss or damage to any Assured for liability voluntarily assumed by the Assured in settling any claim or suit without the prior written consent of the Company.

- 10. Reduction of Liability or Termination of Liability** - All payments under this Guarantee, except payments made for costs, attorneys' fees and expenses pursuant to Paragraph 5 shall reduce the amount of liability pro tanto.

11. Payment Loss

- (a) No payment shall be made without producing this Guarantee for endorsement of the payment unless the Guarantee has been lost or destroyed, in which case proof of loss or destruction shall be furnished to the satisfaction of the Company.
- (b) When liability and the extent of loss or damage has been definitely fixed in accordance with these Conditions and Stipulations, the loss or damage shall be payable within thirty (30) days thereafter.

- 12. Subrogation Upon Payment or Settlement** - Whenever the Company shall have settled and paid a claim under this Guarantee, all right of subrogation shall vest in the Company unaffected by any act of the Assured claimant.

The Company shall be subrogated to and be entitled to all rights and remedies which the Assured would have had against any person or property in respect to the claim had this Guarantee not been issued. If requested by the Company, the Assured shall transfer to the Company all rights and remedies against any person or property necessary in order to perfect this right of subrogation. The Assured shall permit the Company to sue, compromise or settle in the name of the Assured and to use the name of the Assured in any transaction or litigation involving these rights or remedies.

If a payment on account of a claim does not fully cover the loss of the Assured the Company shall be subrogated to all rights and remedies of the Assured after the Assured shall have recovered its principal, interest, and costs of collection.

- 13. Arbitration** - Unless prohibited by applicable law, either the Company or the Assured may demand arbitration pursuant to the Title Insurance Arbitration Rules of the American Arbitration Association. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the Assured arising out of or relating to this Guarantee, any service of the Company in connection with its issuance or the breach of a Guarantee provision or other obligation. All arbitrable matters when the Amount of Liability is \$1,000,000 or less shall be arbitrated at the option of either the Company or the Assured. All arbitrable matters when the amount of liability is in excess of \$1,000,000 shall be arbitrated only when agreed to by both the Company and the Assured. The Rules in effect at Date of Guarantee shall be binding upon the parties. The award may include attorneys' fees only if the laws of the state in which the land is located permits a court to award attorneys' fees to a prevailing party. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court having jurisdiction thereof.

The law of the situs of the land shall apply to an arbitration under the Title Insurance Arbitration Rules. A copy of the Rules may be obtained from the Company upon request.

14. Liability Limited to This Guarantee; Guarantee Entire Contract

- (a) This Guarantee together with all endorsements, if any, attached hereto by the Company is the entire Guarantee and contract between the Assured and the Company. In interpreting any provision of this Guarantee, this Guarantee shall be construed as a whole.
- (b) Any claim of loss or damage, whether or not based on negligence, or any action asserting such claim, shall be restricted to this Guarantee.
- (c) No amendment of or endorsement to this Guarantee can be made except by a writing endorsed hereon or attached hereto signed by either the President, a Vice President, the Secretary, an Assistant Secretary, or validating officer or authorized signatory of the Company.

- 15. Notices, Where Sent** - All notices required to be given the Company and any statement in writing required to be furnished the Company shall include the number of this Guarantee and shall be addressed to the Company at P. O. Box 2029, Houston, TX 77252-2029.

LOT BOOK GUARANTEE
Issued By
Stewart Title Guaranty Company

SCHEDULE A

File No. 21410678
State: ID
County: Blaine

<u>Guarantee No.</u>	<u>Liability</u>	<u>Date of Guarantee</u>	<u>Fee</u>
G-0000768855158	\$1,000.00	April 16, 2021 at 7:30 a.m.	\$150.00

Name of Assured:
Galena Engineering, Inc.

The assurances referred to on the face page hereof are:

1. That, according to the Company's property records relative to the following described land (but without examination of those Company records maintained and indexed by name):

TOWNSHIP 4 NORTH RANGE 17 EAST, BOISE MERIDIAN, BLAINE COUNTY, IDAHO

Section 11: A parcel of land within the SE $\frac{1}{4}$ SE $\frac{1}{4}$, more particularly described by metes and bounds as follows:

Commencing at a brass cap marking the Northwest corner of the Southwest Quarter of the Southeast Quarter, Section 11, Township 4 North, Range 17 East, Boise Meridian, Blaine County, Idaho; thence

South 89°56' East 440.0 feet to an "X" on a stone on the southerly boundary of Warm Springs Road; thence
North 84°39' East 928.40 feet along the southerly boundary of Warm Springs Road; thence
South 251.8 feet to a 1/2" rebar, said rebar marking the TRUE POINT OF BEGINNING; thence
North 68°19' East 75.0 feet to a 1/2" rebar; thence
South 21°41' East 91.7 feet to a 1/2" rebar; thence
South 54°00' West 99.1 feet to a 1/2" rebar; thence
North 11°26' West 118.1 feet to a 1/2" rebar, said rebar marking the TRUE POINT OF BEGINNING.

Also known as Tax Lot 3215

2. The last recorded instrument purporting to transfer title to said land is:

Deed Type: Warranty Deed
Grantors: Mark S. Harbaugh, an unmarried man
Grantees: Robert L. Okada, a single man
Recorded Date: May 29, 1997
Instrument: 402315
[Click here to view](#)

3. There are no mortgages or deeds of trust which purport to affect title to said land, other than those shown below under Exceptions.
4. No guarantee is made regarding (a) matters affecting the beneficial interest of any mortgage or deed of trust which may be shown herein as an exception, or (b) other matters which may affect any such mortgage or deed of trust.
5. No guarantee is made regarding any liens, claims of liens, defects or encumbrances other than those specifically provided for above, and, if information was requested by reference to a street address, no guarantee is made that said land is the same as said address.

EXCEPTIONS:

1. NOTE: According to the available records, the purported address of said land is:

[407 Bald Mountain Rd](#), Ketchum, ID 83340

2. Taxes, including any assessments collected therewith, for the year 2020 for which the first installment is paid, and the second installment is due and payable on or before June 21, 2021.

Parcel Number: [RPK4N170110360](#)

Original Amount: \$2,781.76

3. Taxes, including any assessments collected therewith, for the year 2021 which are a lien not yet due and payable.

4. Water and sewer charges, if any, for the City of Ketchum.

5. An easement for the purpose shown below and rights incidental thereto as set forth in a document.

Granted to: Idaho Power Company

Purpose: Public Utilities

Recorded: January 4, 1960

Instrument No.: [113479](#)

6. Reservations and/or exceptions as contained in a Warranty Deed, executed by Owen Simpson and Josephine Simpson, husband and wife.

Recorded: August 23, 1960

Instrument No.: [114326](#)

Purpose: General Building Restrictions

7. A Deed of Trust to secure an indebtedness in the amount shown below and any other obligations secured thereby:

Amount: \$155,236.48

Trustor/Grantor: Robert L. Okada, a single man

Trustee: Pioneer Title Company

Beneficiary: Wells Fargo Bank NA

Dated: April 29, 2016

Recorded: May 5, 2016

Instrument No.: [634754](#)

8. A Deed of Trust (Line of Credit Trust Deed) to secure an indebtedness in the amount shown below and any other obligations secured thereby:

Amount: \$150,000.00

Trustor/Grantor: Robert L. Okada, a single man

Trustee: Pioneer Title Company

Beneficiary: Consolidated Community Credit Union

Dated: October 24, 2017

Recorded: October 30, 2017

Instrument No.: [647750](#)

Sun Valley Title

By:



Nick Busdon, Authorized Signatory

JUDGMENT AND TAX LIEN GUARANTEE

Issued By
Stewart Title Guaranty Company

SCHEDULE A

Amount of Liability: \$1,000.00

Fee Amount: \$0.00

Guarantee No.: G-0000768855158

Name of Assured: Galena Engineering, Inc.

Date of Guarantee: April 16, 2021

That, according to the indices of the County Recorder of Blaine County, State of ID, for a period of 10 years immediately prior to the date hereof, there are no

- * Federal Tax Liens
- * Abstracts of Judgment, or
- * Certificates of State Tax Liens

filed, or recorded against the herein named parties, other than those for which a release appears in said indices and other than those shown under Exceptions.

The parties referred to in this guarantee are as follows:

Robert L. Okada, a single man

Sun Valley Title
By:

A handwritten signature in black ink, appearing to be 'NB' or similar initials, written in a stylized, cursive manner.

Nick Busdon, Authorized Signatory

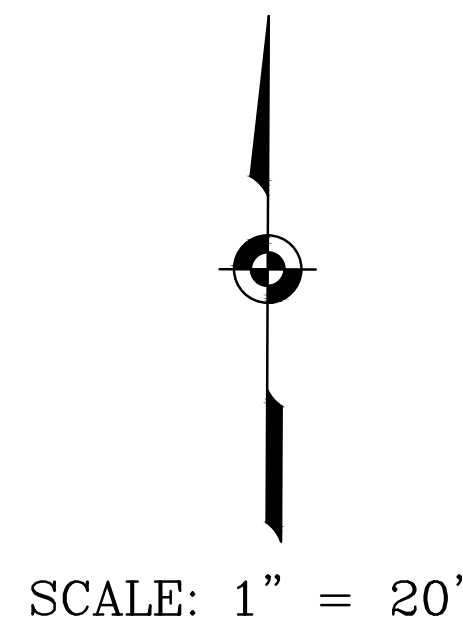
File No. 21410678

SCHEDULE B

Exceptions:

NONE

WHEREIN TAX LOT 3215 IS SUBDIVIDED INTO TOWNHOUSE SUBLOTS 1 & 2 AS SHOWN HEREON
LOCATED WITHIN SECTION 11, T.4N., R.17E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO
AUGUST 2021



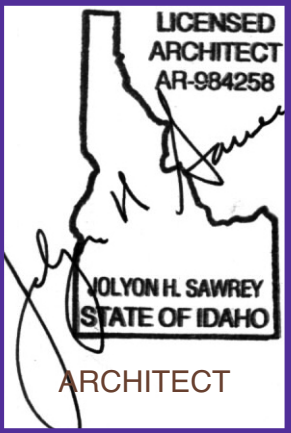
<p>HEALTH CERTIFICATE: Sanitary restrictions as required by Idaho Code Title 50, Ch. 13, have been satisfied. Sanitary restrictions may be reimposed in accordance with Idaho Code Title 50, Ch. 13, Sec. 50-1326, by issuance of a Certificate of Disapproval.</p>	
Date	South Central Public Health District

- ## SURVEY NARRATIVE & NOTES

1. The purpose of this survey is to show the monuments found and set during the boundary retracement of Tax Lot 3215, and to subdivide them into Sublots 1 & 2, Okada Subdivision, as shown hereon. The Boundary shown is based on found monuments. All found monuments have been accepted.
2. The owners is Robert L. Okada, PO Box 6838, Ketchum, ID 83340. The surveyor/representative is Mark E. Phillips, Galena Engineering, Inc., 317 N River St., Hailey, ID 83333.
3. A Title Commitment has been issued by Stewart Title Guaranty Company, File Number 21410678, with a Date of Guarantee of April 16, 2021. Certain information contained in said title policy may not appear on this map or may affect items shown hereon. It is the responsibility of the owner or agent to review said title policy. All plottable encumbrances and easements listed in the title report are shown hereon. Review of specific documents is required, if further information is desired.
4. Current Zoning is GR-L, refer to City of Ketchum Zoning Ordinance for specific information about this zone.
5. On-street parking is not permitted on Bald Mountain Road.



OKADA SUBDIVISION
GALENA ENGINEERING, INC.
HAILEY, IDAHO
SHEET 1 OF 2
Job No. 8012



A NEW RESIDENCE/TOWNHOUSE:
407 BALD MTN ROAD
KETCHUM, IDAHO

(208) 720-6315 Ph
jpolon@vitalinkarchitecture.com

Vital ink LLC
Environmental Architecture
& Consulting LLC

30 West Drive
Bellevue, Idaho 83713

REVISIONS

DATE
24 AUG, 2021

C1.4

CERTIFICATE OF OWNERSHIP

This is to certify that the undersigned is the owner in fee simple of the following described townhouse property:

A parcel of land located within Section 13, T.4N., R.17E., B.M., City of Ketchum, Blaine County, Idaho, more particularly described as follows:

Tax Lot 3215

The easements indicated hereon are not dedicated to the public, but the right to use said easements is hereby reserved for the public utilities and for any other uses indicated hereon and no permanent structures are to be erected within the lines of said easements. We do hereby certify that all lots in this plat will be eligible to receive water service from an existing water distribution system and that the existing water distribution system has agreed in writing to serve all of the lots shown within this plat.

It is the intent of the owner to hereby include said condominium property in this plat.

Robert L. Okada

ACKNOWLEDGMENT

STATE OF _____ }
COUNTY OF _____ } ss

On this _____ day of _____, 20____, before me, a Notary Public in and for said State, personally appeared Sallie Castle, known or identified to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same.

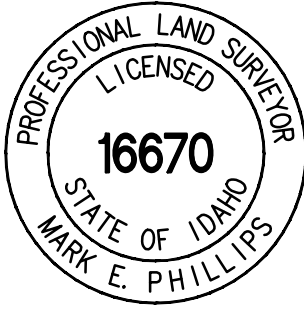
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public in and for said State
Residing in _____
My Commission Expires _____

SURVEYOR’S CERTIFICATE

I, Mark E. Phillips, a duly Licensed Professional Land Surveyor in the State of Idaho, do hereby certify that this plat is a true and accurate map of the land and points surveyed under my direct supervision and that it is in accordance with the Idaho State Code relating to Plats, Surveys, and the Corner Perpetuation and Filing Act, 55–1601 through 55–1612.

Mark E. Phillips, P.L.S. 16670



BLAINE COUNTY SURVEYOR’S APPROVAL

I, Sam Young County Surveyor for Blaine County, Idaho, do hereby certify that I have checked the foregoing Plat and computations for making the same and have determined that they comply with the laws of the State of Idaho relating to Plats and Surveys

Sam Young, P.L.S. 11577
Blaine County Surveyor

Date

KETCHUM CITY ENGINEER’S APPROVAL

The foregoing plat was approved by _____, City Engineer for the City of Ketchum on this _____ day of _____, 2021.

City Engineer

KETCHUM CITY COUNCIL’S APPROVAL

I, _____, Planner in and for the City of Ketchum, do hereby certify that the foregoing plat was duly accepted and approved according to the Ketchum Subdivision–Ordinance.

By: _____
Date

Certified by City Clerk

By: _____
Date

BLAINE COUNTY TREASURER’S APPROVAL

I, the undersigned County Treasurer in and for Blaine County, State of Idaho per the requirements of Idaho Code 50–1308, do hereby certify that any and all current and/or delinquent county property taxes for the property included in this subdivision have been paid in full. This certification is valid for the next thirty (30) days only.

Blaine County Treasurer

Date

BLAINE COUNTY RECORDER’S CERTIFICATE

OKADA SUBDIVISION
GALENA ENGINEERING, INC.
HAILEY, IDAHO
SHEET 2 OF 2
Job No. 8012