



STAFF REPORT
KETCHUM PLANNING AND ZONING COMMISSION
SPECIAL MEETING ON SEPTEMBER 27, 2022

PROJECT: McGavick Residence

FILE NUMBER: P22-048

APPLICATION: Pre-Application Mountain Overlay Design Review

PROPERTY OWNER: The Dirty Foot Gang LLC

REPRESENTATIVE: Jim McLaughlin, McLaughlin and Associates (Architect)

LOCATION: 307 Garnet Street (ESMERALDA SOUTH SUBD LOT 2 BLK 1)

ZONING: Limited Residential (LR)

OVERLAY: Mountain Overlay

REVIEWER: Morgan Landers, AICP - Senior Planner

Introduction and Background

The City of Ketchum received a Preapplication Mountain Overlay Design Review application for the development of a new single family dwelling unit on July 21, 2022, referred to as the McGavick Residence. The proposed project is on a 6-acre vacant lot zoned Limited Residential (LR) located at 307 Garnet St on the south end of Ketchum in the Gem Streets Neighborhood (the “subject property”) as shown in Figure 1. The proposed residence has 18,756 square feet of living space which includes five bedrooms, 6 baths, three car garage, and attached pool house. Surrounding the dwelling unit is an extensive landscaping program that includes a garden, multiple hardscape patios and circulation paths, densely planted landscaped areas with trees and shrubs, open landscaped areas with low lying plants and flowers, and open turf and no-mow areas. The project plans, including architectural plans, site plan, landscape plans, and preliminary grading and drainage plans, are in Attachment B to this staff report.

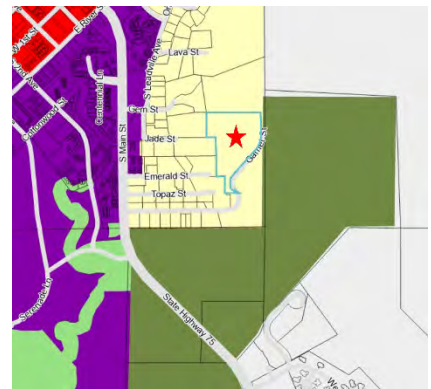


Figure 1: Subject Property Location Map

The subject property is within the Mountain Overlay Zone District, therefore subject to Design Review pursuant to Ketchum Municipal Code (KMC) §17.104.050. Pre-Application Design Review is not required; however, the applicants have requested a preapplication review by the Planning and Zoning Commission (the “Commission”) pursuant to KMC §17.104.060. The Preapplication review is an opportunity for the Commission to give the applicant feedback on the proposed project. This

preliminary review allows the Commission to ask questions, identify code compliance issues or design concerns, and provide recommendations to the applicant.

Development of the property must adhere to the provisions of the zoning regulations:

- Dark skies, parking, and development standards for single family dwellings
- Dimensional standards and supplemental lot and bulk regulations applicable to the LR zone district
- All applicable plat notes outlined on the Esmeralda Subdivision plat recorded under Instrument Number 415453.
- Mountain Overlay Design Review criteria and standards as outlined in KMC §17.104.070.A

Staff has conducted a review of the proposed project for conformance with the requirements outlined above. Below is a general analysis of the project's conformance with the requirements and an overview of design review criteria issues the Commission may want to discuss with the applicant.

Analysis

The subject property is a total of 6 acres with a platted building envelope of approximately 1.77 acres as shown in Figure 2. The plat for the property outlines plat notes specific to this lot that overlay the dimensional limitations of the LR zone district. Pertinent Plat Notes are as follows:

- Note 3 – All grading and construction activity and all fencing shall be subject to Ketchum Mountain Overlay Design Review (KMODR).
- Note 4 – All existing vegetation outside of building envelopes shall be preserved (with exception of driveway connections from the access road and livestock grazing as pursuant to Note 5).
- Note 8 – Maximum building height is restricted to 28 feet on Lots 1, 2, & 3.
- Note 9 – No portion of a structure on Lot 2 shall exceed elevation 5920 feet and/or be visible above the ridgeline, as determined by KMODR.
- Note 19 – A 10 foot pedestrian & non-motorized easement is reserved as illustrated on the plat, for access through Lot 2 from the property at the end of Emerald Street to the Garnet Street pedestrian easement.
- Note 20 – The lot owner doing construction shall be responsible for the installation of speed bumps, the posting of the speed limit to be determined by the City, and construction cleanup and dust abatement on an assigned basis, on Garnet Street as determined by the City.
- Note 27 – Front lot lines for Lots 1 & 2 shall be those lot lines adjacent to the Lot 3 flaglot.

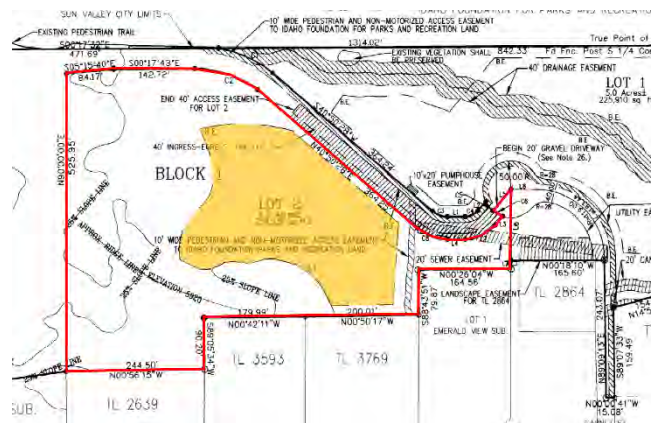


Figure 2: Subject Property Building Envelope

Conformance with Zoning and Dimensional Standards and Plat Notes

In general, the property is in conformance with the zoning and dimensional standards. Final confirmation of all zoning, dimensional standards, and plat notes will be conducted at the time of final design review. Below are specific items of note that are uniquely applicable to this project.

Building Height

As noted above, the building height calculations for this project are layered with four elements that must be complied with:

- The building may not exceed 35 feet above finished grade at any point, with exceptions for chimneys per KMC 17.08.020 – definitions and KMC 17.12.030 – dimensional standards.
- Per the plat, the building must not exceed 28 feet above existing grade as calculated using the definition of building height in KMC 17.08.020.
- No portion of the building (chimneys included) can exceed an elevation of 5920 and/or be visible above the ridgeline.

Sheets L4.01 through L5.01 show the locations of sections in plan view and section cuts for the building height calculations for the proposed project. The red line shows the elevation of 5920 on all three sections. As shown on Section 2, the red line shows not only the 5920 limitation but also the line of 28 feet above existing grade. Section 2 indicates the total building height from finished grade is 34 feet. Section 2 also shows the total building height does not exceed 28 feet above existing grade with the exception of the chimney, which is permitted as it does not exceed the elevation of 5920 feet.

As part of the preapplication design review application, staff requested the applicant erect story poles during the review period of the project to ensure that the building will not be visible above the ridgeline. For this property, the “ridgeline” is referencing a series of mounds and saddles to the north of the platted building envelope as highlighted in Figure 3. Attachment C is the location of all staking and story poles erected for review by staff and the Commission.

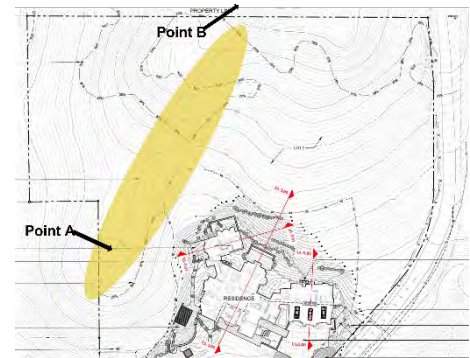


Figure 3: Ridgeline Reference Diagram (points referenced for Images in Attachment D)

During the department review period, staff conducted an extensive site visit to verify not only the location of the story poles, but whether the structure would be visible from various vantage points including 4th Street and East Ave and locations south of the property as noted on Figure 4. The red star is the location of the subject property. The yellow stars indicate vantage points where staff made observations to determine if the building would be visible above the ridgeline. As shown in the figures in Attachment D, the proposed project would not be visible above the ridgeline from these locations, nor would the proposed project be visible from the identified vantage points due to the topography and extensive tree canopy surrounding the property.



Figure 4: Building Height Vantage Points

Drainage

Pursuant to KMC §17.96.060.C1 and 17.124.170.A.1, all stormwater must be retained on site. The project plans include a grading and drainage plan; however, the proposed drainage funnels all stormwater along a newly created drainage swale along the private drive, south and off the property. This current configuration does not meet the city standards for retaining stormwater and will need to be addressed for the final design review application. The applicant is aware of this issue and will comply with the requirements as outlined in the KMC.

The proposed drainage also increases the amount of disturbance outside the building envelope. Per plat note 4 "All existing vegetation outside of building envelopes shall be preserved (with exception of driveway connections from the access road and livestock grazing as pursuant to Note 5)." As proposed all stormwater is being funneled from the top of the property into one main drainage channel along the private driveway, requiring the removal of existing shrubs and tall grass vegetation for the length of the building envelope. Disturbance is permitted for the driveway connection, however, disturbance not related to the driveway should be avoided. The applicant is aware of this issue and will evaluate alternative drainage solutions for review during final design review.

Design Review Criteria Items for Discussion

Staff identified three main areas where the Commission may want to provide feedback to the applicant based on the Mountain Overlay Design Review criteria.

Amount of Disturbance

KMC Section 17.104.070.A states "Excavations, fills and vegetation disturbance on hillsides not associated with the building construction shall be minimized." The total area of the building envelope is 77,050 SF (1.77 acres) with a proposed area of disturbance of 62,227 SF (1.42 acres). The total building coverage proposed is 9,646 SF (.22 acres). During the review process, staff relayed concerns to the applicant related to the amount of disturbance outside the "building construction" as noted in the design review criteria. As proposed the building coverage is 15% of the total area of disturbance which shows a significant amount of hillside disturbance for grading and landscaping to accommodate the proposed outdoor seating areas to the rear of the building, pool and pool seating areas, extensive landscaping to buffer the project, garden, and lawn areas. Although the proposed area of disturbance is within the platted building envelope, staff believes the amount of disturbance proposed that is not related to the building construction to be extensive and not aligned with the intent of the mountain overlay design review objectives.

Additionally, KMC Section 17.104.070.A.10 states that "No other sites on the parcel are more suitable for the proposed development in order to carry out the purposes of this section." Staff acknowledges there is a platted building envelope on the property, however, the building envelope is of significant size. During staff review, the applicants were asked to provide a description of how the location of the building within the building envelope was chosen. It appeared to staff that locating the building further downhill may serve to minimize the amount of grading required. Currently the proposed project has 1,500 cubic yards of fill and almost 11,000 cubic yards of cut. The applicant response as to the siting of the building can be found in Attachment A.

Extent and Type of Vegetation

KMC Section 17.104.070A.9 states that "Cuts and fills allowed for roadways shall be minimized; lengths of driveways allowed shall be minimized; all cuts and fills shall be concealed with landscaping, revegetation and/or natural stone materials. Revegetation on hillsides with a clear zone of thirty feet (30') around all structures is recommended. Said clear zone shall include low combustible irrigated vegetation with appropriate species, on file with the Ketchum planning department. Revegetation outside of this clear zone should be harmonious with the surrounding hillsides." This standard is primarily focused on prevention of structure damage in the event of a wildfire; however, the last sentence is of specific note related to the type of vegetation that should be outside the clear zone. As shown on Sheet L4.01, the proposed project is meeting minimum fire code requirements of a 10-foot clear zone, however, adjustments to the planting plan would be required if the Commission felt a 30-foot clear zone was necessary. Additionally, there is significant landscaping that does not blend with the surrounding hillsides, which is primarily sage brush, tall grasses and other drought tolerant species. The proposed landscape plan includes extensive tree plantings,

decorative shrubs, a play lawn, and a no mow lawn. Other than landscaping down the hill in the more developed area of Garnet Street, these landscaping choices are not found with the surrounding hillsides.

Pool Criteria

On July 26th, the Planning and Zoning Commission adopted the following criteria for pools within the Mtn Overlay district in conjunction with the Mtn Overlay Design Review application for 600 N Walnut. The criteria outlined that proposed pools in the Mtn Overlay district shall demonstrate the following:

1. Adding the footprint of the pool to the building coverage of the lot does not take the building coverage of the project over the permitted building coverage requirement.
2. The project site must be disturbed from previous development therefore the pool causes minimal disruption to the project site.
3. Prior to issuance of the building permit, the applicant must demonstrate that the pool cover is sufficient to withstand the weight of wildlife and the pool does not endanger wildlife.
4. Pools construction shall not excavate into a hillside and shall not have a visual impact on the hillside.
5. Pool size shall be minimal in size and not cause disruption to the hillside.

The proposed project includes a 53x20 square foot pool with a maximum depth of 7 feet. The applicant has provided a written response to the pool criteria which can be found in Attachment A. The proposed pool does not exceed the building coverage maximum, and the applicant has sourced a cover that will withstand wildlife as noted in the narrative. However, this property has had no previous development or disturbance. Construction of the pool will require excavation of the hillside and regrading of the area for the pool and adjacent patio, jacuzzi, and pool house that is attached to the residence.

Staff Recommendation

After considering the application materials provided as attachments, the applicant's presentation, and any public comment received, staff recommends the Commission provide feedback to the applicant and move to advance the McGavick Residence project to final Design Review.

Attachments:

- A. Application and Applicant Narrative
- B. Design Review Plan Set
- C. Story Pole and Staking Diagram
- D. Ridgeline Images with Location References
- E. Public Comment



City of Ketchum

ATTACHMENT A: Application and Applicant Narrative



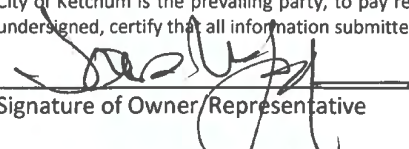
City of Ketchum
Planning & Building

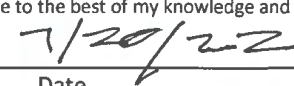
OFFICIAL USE ONLY	
File #	022048
Date Received	7/21/22
By:	SMcCabe
Fee Paid	\$100
Approved Date:	
Denied Date:	
By:	

Mountain Overlay Design Review Application

OWNER INFORMATION			
Project Name: McGavick Residence			
Owner Name: Gaelynn and Mike McGavick			
Mailing Address: 276 Greenley Road, New Canaan, 06840			
Phone: (239) 315-5835			
Email: mikemcgavick@me.com; gaelynn@me.com			
PROJECT INFORMATION			
Architect/Representative: McLaughlin & Associates			
Phone: 208-726-9392			
Mailing Address: PO Box 479, Sun Valley, ID 83353			
Email: jim@mclaughlinarchitects.com			
Engineer of Record: Benchmark Associates			
Engineer Email:			
Legal Land Description: Lot 2, Esmerelda South Subdivision			
Project Address: City of Ketchum, Blaine County, Idaho			
Lot Area:			
Zoning District: LR Limited Residential - Mountain Overlay			
Anticipated Use: Private Residence			
Number of Residential Units: One			
TYPE OF CONSTRUCTION			
<input checked="" type="checkbox"/> New	<input type="checkbox"/> Remodel	<input type="checkbox"/> Addition	<input type="checkbox"/> Other, please explain:
TOTAL FLOOR AREA			
Proposed		Existing	
Basement:		LOT 2 CALCULATIONS	
1 st Floor: Lower - 9110.00 square feet		LOT COVERAGE	
2 nd Floor: Upper - 9646.00 square feet		LOT 2 SIZE = +/- 259,330 (6.0 ACRES)	
3 rd Floor:		COVERAGE BY BUILDING = 11,570 SF	
Decks:		COVERAGE BY PARKING AND DRIVEWAY = 3,500 SF TOTAL = 15,070 SF	
Mezzanine:		PERCENTAGE COVERAGE BY BLDG AND PARKING (15,070 / 259,330) = +/- 6%	
Total: Living - 18,756.00 square feet		SNOW STORAGE	
Building Coverage: 9646.00SF %		DRIVEWAY + MOTORCOURT	
		3,500 SF X .3 = 1,050 SF (REQUIRED PER CODE)	
		SNOW STORAGE PER PLAN 1,105 SF	
		Curb Cut: SF %	
PROPOSED SETBACKS			
Front: Per Envelope	Side: Per Envelope	Side: Per Envelope	Rear: Per Envelope
ADDITIONAL INFORMATION			
Building Height: Not to exceed 28' per plot		Parking Spaces Provided:	
Will Fill or Excavation Be Required? <input checked="" type="radio"/> Yes <input type="radio"/> No			
If Yes, Amount in Cubic Yards		Fill: 1,500 cy	Excavation: 10,700 cy
Will Existing Trees or Vegetation Be Removed? <input type="radio"/> Yes <input type="radio"/> No			

Applicant agrees in the event of a dispute concerning the interpretation or enforcement of the Mountain Overlay Design Review Application, in which the City of Ketchum is the prevailing party, to pay 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

McGavick Residence

22 09-15 BYLA Narrative Responses to City of Ketchum Preapplication MOD Design Review Comments

2. Comment: As mentioned above, the location of the pool, turf areas, and siting of the home within the BE directly relates to the amount of disturbance proposed. KMC Section 17.104.070.A.10 states that “No other sites on the parcel are more suitable for the proposed development in order to carry out the purposes of this section.” Based on the information provided, staff is unclear whether siting the building in a different location, i.e. further south on the site, would lessen the amount of disturbance on the property based on existing grades.

a. Required Action: Please provide a narrative response that describes the methodology and approach to siting the building in its current location and also describe whether alternative sites within the building envelope were contemplated.

RESPONSE:

The building envelope created at time of platting the subdivision addresses the primary concern of this question; it creates a building site - as mentioned in KMC 17.104.070.A.10 “in order to carry out the purpose of the section”. We considered the lower portion of the site; however, that would have placed the home close to the two existing homes adjoining this lot. We selected the current location because it allows us to integrate the home into the site taking advantage of the existing slope as opposed to a two-story home placed on top of the lower portion of the site. The location of the home also allowed us to place much of the excavated material on site. All grading and development is to take place within the designated building envelope.

3. Comment: During the pre-submittal meeting, staff indicated that the Planning Commission was evaluating the appropriateness of pools within the Mtn Overlay district. On July 15th, staff provided preliminary criteria for the applicant to be aware of, however, the final verbiage of the criteria had not been adopted. On July 26th, the Planning and Zoning Commission adopted the following criteria for pools within the Mtn Overlay district. Proposed pools in the Mtn Overlay district shall demonstrate the following: 1) Adding the footprint of the pool to the building coverage of the lot does not take the building coverage of the project over the permitted building coverage requirement. 2) The project site must be disturbed from previous development therefore the pool causes minimal disruption to the project site. 3) Prior to issuance of the building permit, the applicant must demonstrate that the pool cover is sufficient to withstand the weight of wildlife and the pool does not endanger wildlife. 4) Pools construction shall not excavate into a hillside and shall not have a visual impact on the hillside. 5) Pool size shall be minimal in size and not cause disruption to the hillside.

a. Required Action: Please provide a narrative response to how the proposed pool meets all the criteria listed above. Additionally, staff understands the pool to be 53x20 feet. Please also provide the total depth of the pool at its lowest point.

The proposed location of the pool has been studied and selected with careful attention to the placement of this outdoor amenity on the site. The overall objectives with the selected location have been to locate the pool in a manner that does not excavate into the hillside, while also considering views of the pool, both from within the site and from off site – so as to not have a visual impact on the hillside. The site as

a whole is undisturbed, there are no disturbances presently on site, so any improvements to this regard will result in modifications to the existing site.

The pool size is approximately 53ft length x 20ft width, with an anticipated maximum depth of 7ft. The pool will have a safety cover that meets or exceeds ASTM F1346-91. There are a number of pool manufacturers that provide safety cover of this quality, GLI Pool Products – Secur -A-Pool Mesh Safety Cover, is one such example. A pool of the proposed size does not take the building coverage of the project over the permitted limits.



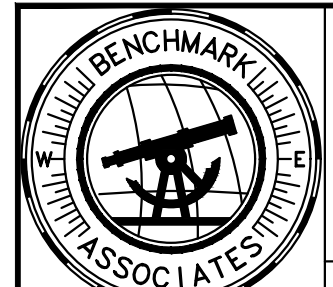
City of Ketchum

ATTACHMENT B: Design Review Plan Set

NOTES

- GENERAL RESTRICTIONS & TITLE INFORMATION:**
1. THE PURPOSE OF THIS MAP IS TO SHOW LIMITED SITE INFORMATION AS IT EXISTED ON THE DATE THE FIELD SURVEY WAS PERFORMED. CHANGES MAY HAVE OCCURRED TO SITE CONDITIONS SINCE SURVEY DATE. LOT LINES ARE BASED ON FOUND MONUMENTS. ALL FOUND MONUMENTS WERE ACCEPTED AS EITHER ORIGINAL CORNERS, OR REPLACEMENTS OF ORIGINAL CORNERS. THIS MAP WAS PREPARED FOR THE EXPRESS USE OF THE CLIENT AND IS NOT TRANSFERABLE TO OTHERS WITHOUT WRITTEN CONSENT.
 2. A TITLE POLICY HAS NOT BEEN SUBMITTED TO BENCHMARK ASSOCIATES, NOR HAS A TITLE SEARCH BEEN REQUESTED. CERTAIN INFORMATION CONTAINED WITHIN SAID POLICY MAY NOT APPEAR ON THIS MAP OR MAY AFFECT ITEMS SHOWN ON THIS MAP.
 3. ELECTRONIC DATA: BENCHMARK ASSOCIATES ACCEPTS NO RESPONSIBILITY OR LIABILITY FOR THE REUSE, DISTRIBUTION OR ACCURACY OF DATA CONTAINED ON ELECTRONIC COPIES OF THIS DRAWING. THE STAMPED HARD COPY OF THIS DRAWING IS THE FINAL PRODUCT.
 4. THIS DRAWING IS VOID AFTER 2 YEARS AND NO FURTHER COPIES OR DIGITAL FILES WILL BE TRANSMITTED.
- EASEMENTS, ENCUMBRANCES AND RESTRICTIONS:**
5. BUILDING AREA: BUILDING ENVELOPE AS SHOWN. IS PER PLAT. SETBACK AND FOOTPRINT REQUIREMENTS PER CURRENT CITY OF KETCHUM ORDINANCES MAY VARY FROM PLAT. IT IS RECOMMENDED THAT SAID ORDINANCES BE REVIEWED PRIOR TO DESIGN. MAP IS FOR CONCEPTUAL DESIGN ONLY. A FULL BOUNDARY SURVEY MUST BE COMPLETED PRIOR TO HOUSE AND SITE DESIGN.
 6. GENERAL RESTRICTIONS: EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS MAP, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY APPLICABLE TO THE SUBJECT OF REAL ESTATE: EASEMENTS, OTHER THAN THOSE SHOWN OR LISTED HEREON, BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING, WETLANDS, AVALANCHE, ANY OTHER LAND-USE REGULATIONS OR HAZARDS.
 7. WETLANDS AND RIPARIAN: CERTAIN AREAS WITHIN THIS MAP MAY CONTAIN RIPARIAN, RIVERINE OR WETLANDS CONDITIONS. SAID AREAS AND THE LOCATION OF ORDINARY HIGH WATER (OHW), IF SHOWN HEREON, ARE SUBJECT TO INTERPRETATION. IT IS RECOMMENDED THAT THE LANDOWNER OR CLIENT RETAIN THE SERVICES OF AN ENVIRONMENTAL SPECIALIST IN ORDER TO ASCERTAIN IF SAID CONDITIONS EXIST, AND TO FURTHER IDENTIFY SAID AREAS IF THEY DO EXIST. PERMITS MAY BE REQUIRED FROM LOCAL, STATE OR FEDERAL AGENCIES PRIOR TO CONSTRUCTION, EXCAVATION OR FILL ACTIVITIES.
 8. STORM WATER PLAN: IF SOIL DISTURBANCE, CLEARING, GRADING AND/OR EXCAVATION OF ONE (1) ACRE OR MORE IS TO TAKE PLACE A FEDERAL GENERAL CONSTRUCTION PERMIT, INCLUDING A STORM WATER POLLUTION PREVENTION PLAN (SWPPP), MUST BE PREPARED AND SUBMITTED TO AND APPROVED BY THE U.S. ENVIRONMENTAL PROTECTION AGENCY PRIOR TO ANY SITE DISTURBANCE.
 9. NOTE 9 FROM PLAT: NO PORTION OF A STRUCTURE ON LOT 2 SHALL EXCEED ELEVATION 5920 FEET AND/OR BE VISIBLE ABOVE RIDGELINE, AS DETERMINED BY KOMDR.
 10. PLAT DOES NOT SPECIFY ELEVATION DATUM.
- SURVEY AND SITE FEATURES:**
11. BASIS OF BEARINGS IS IDAHO STATE PLANE COORDINATE SYSTEM, NAD83, CENTRAL ZONE AS DERIVED BY GPS OBSERVATIONS. BOUNDARY LINES AND CERTAIN EASEMENTS SHOWN HEREON ARE PER PLAT. REFER TO PLAT & CC&R'S FOR CONDITIONS AND/OR RESTRICTIONS REGARDING THIS PROPERTY. ALL DISTANCES SHOWN ARE GROUND DISTANCES IN U.S. SURVEY FEET.
 12. ELEVATIONS BASED ON NGVD 1929 DATUM.
 13. UTILITIES AND DRAIN PIPES IF SHOWN HEREON ARE PER SURFACE EVIDENCE ONLY. OTHER UNDERGROUND UTILITIES MAY EXIST. LOCATION OF UNDERGROUND UTILITIES AND SERVICES SHOULD BE CONFIRMED PRIOR TO EXCAVATION OR DESIGN.
 14. BUILDING WALLS IF SHOWN HEREON ARE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
 15. SPRINKLER HEADS AND IRRIGATION LINES ARE NOT SHOWN HEREON.
 16. TREE LOCATIONS AND DRIP LINES IF SHOWN HEREON ARE APPROXIMATE.
 17. CONTOUR INTERVAL: 1'. CONTOURS IN AREAS OF DENSE VEGETATION MAY DEVIATE FROM TRUE ELEVATION BY ONE HALF THE HEIGHT OF THE VEGETATION. DATE OF LIDAR FLIGHT FOR CONTOURS: 2016.
 18. MAP SCALE: DUE TO ELECTRONIC MAP DELIVERY AND ALTERNATE PRINTING METHODS, PLEASE USE BAR SCALE TO DETERMINE ACTUAL PRINTED SCALE.
 19. FEATURES OBSCURED BY DEBRIS, SNOW OR VEHICLES AT THE TIME OF SURVEY, DO NOT APPEAR ON THIS MAP.

PREPARED BY:
BENCHMARK ASSOCIATES
P.O. BOX 733 - 100 BELL DRIVE, KETCHUM, IDAHO, 83340
PHONE (208)726-9512 FAX (208)726-9514
WEB: <http://benchmark-associates.com/>
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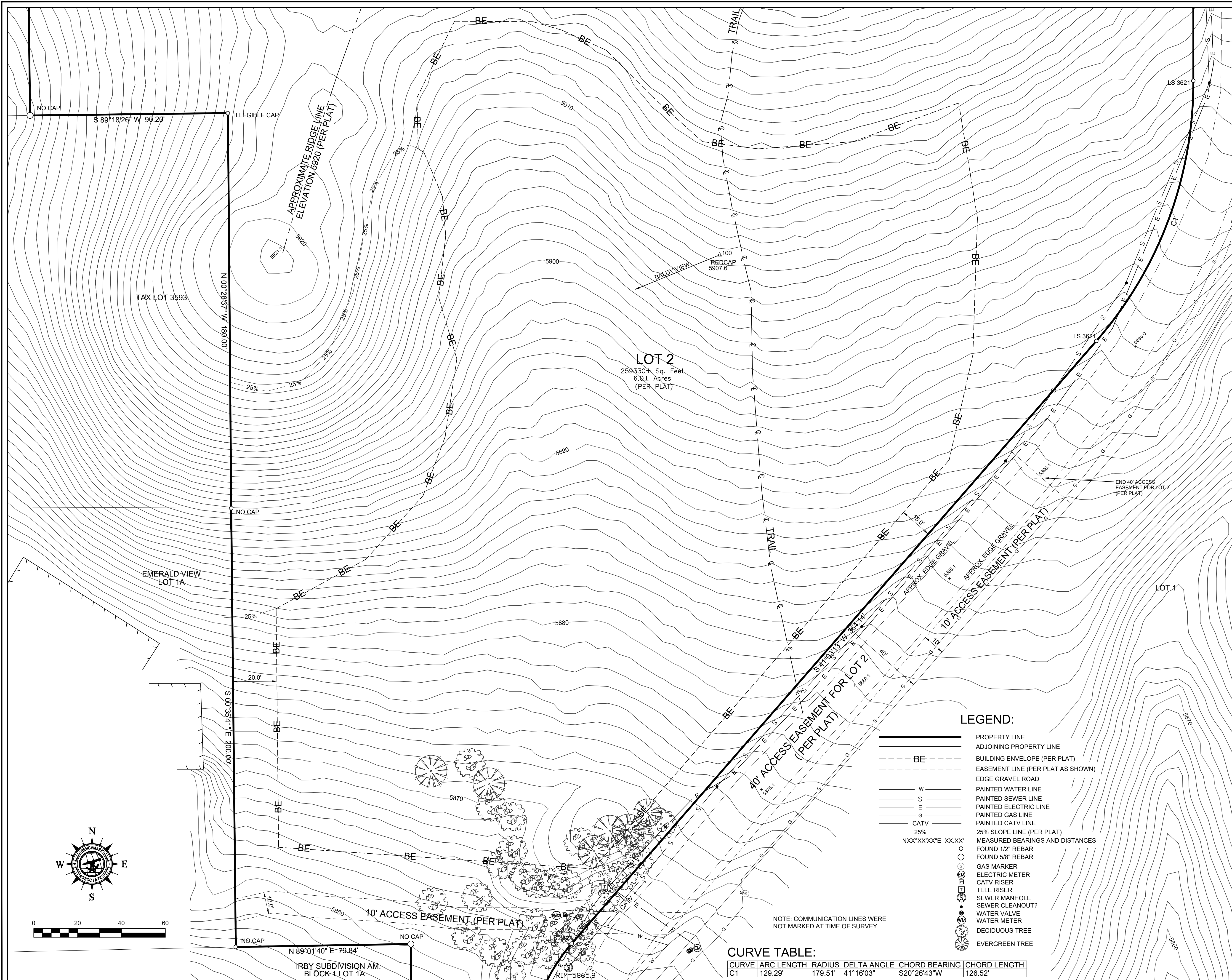


**ESMERELDA SOUTH
BLOCK 1, LOT 2**

LOCATED WITHIN
SECTION 18, TOWNSHIP 4 NORTH, RANGE 18 EAST, B.M.,
CITY OF KETCHUM, BLAINE COUNTY, IDAHO

PREPARED FOR: MICHAEL AND GAILYNN McGAVICK

PROJECT NO. 21127 DWG BY: DWS CRD: 21127.CRD 21127 TOPO.DWG
A TOPOGRAPHIC MAP DATE OF SURVEY: 3/31/2022 SHEET: 1 OF 1

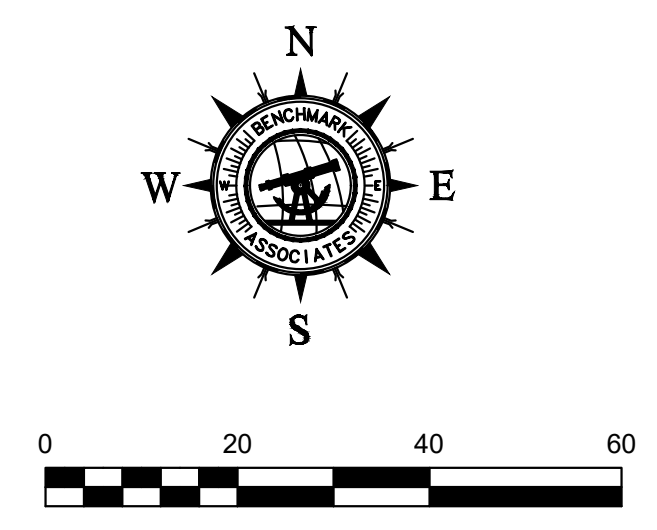


LEGEND:

- PROPERTY LINE
- ADJOINING PROPERTY LINE
- - - BE BUILDING ENVELOPE (PER PLAT)
- - - EASEMENT LINE (PER PLAT AS SHOWN)
- - - EDGE GRAVEL ROAD
- - - PAINTED WATER LINE
- - - PAINTED SEWER LINE
- - - PAINTED ELECTRIC LINE
- - - PAINTED GAS LINE
- - - PAINTED CATV LINE
- - - 25% SLOPE LINE (PER PLAT)
- - - MEASURED BEARINGS AND DISTANCES
- FOUND 1/2" REBAR
- FOUND 5/8" REBAR
- GAS MARKER
- ELECTRIC METER
- CATV RISER
- TELE RISER
- SEWER MANHOLE
- SEWER CLEANOUT?
- WATER VALVE
- WATER METER
- DECIDUOUS TREE
- EVERGREEN TREE

CURVE TABLE:

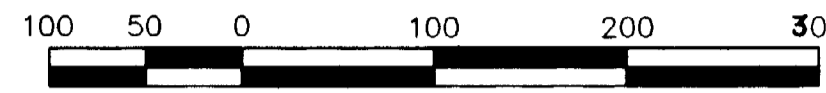
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	129.29'	179.51'	141°16'03"	S20°26'43"W	126.52'



A PLAT SHOWING ESMERALDA SOUTH SUBDIVISION

WHEREIN LOT 1A, BLOCK 1, ESMERALDA SUBDIVISION IS SUBDIVIDED INTO LOTS 1, 2, & 3
LOCATED WITHIN
SECTION 18 T.4N., R.18E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO

JUNE 1998



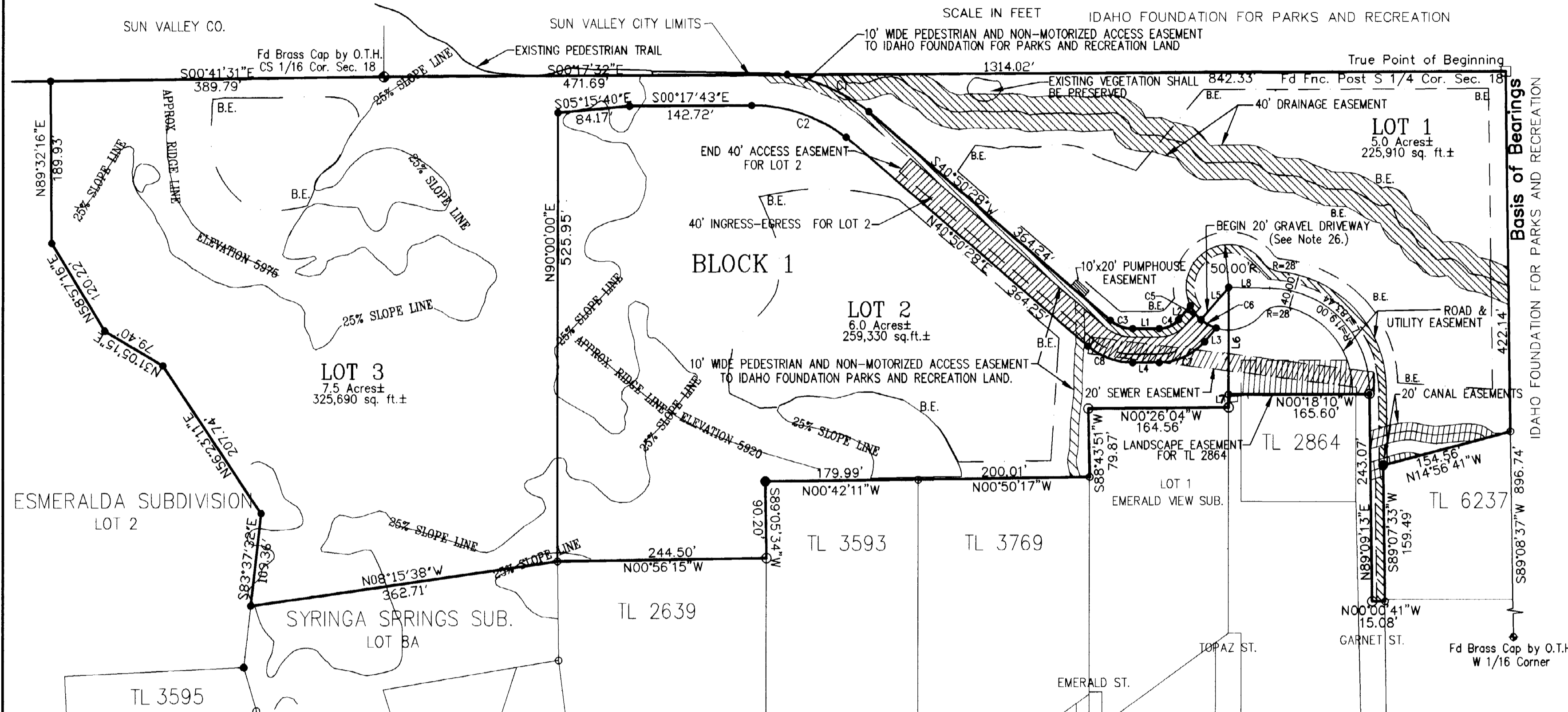
Z
SCALE: 1" = 100'

BASIS OF BEARINGS IS ORIGINAL PLAT OF
ESMERALDA SUBDIVISION, INST. NO. 386969

LEGEND

- Found Brass Cap
- Found 5/8" Rebar
- Found 1/2" Rebar
- Set 1/2" Rebar, L.S. 3621
- Set 5/8" Rebar, L.S. 3621
- ⊙ Fd Iron Pipe
- Fd Galvanized Iron Fence Post
- ▨ Easement
- B.E. Building Envelope
- Approx. Ridge Line
- 25% SLOPE LINE
- Property Line
- Slopes Greater Than 25%

LINE TABLE		
LINE	LENGTH	BEARING
L1	31.10	S00°00'00"E
L2	21.02	N49°31'09"W
L3	21.05	N49°31'09"W
L4	31.10	N00°00'00"E
L5	50.00	N49°33'07"W
L6	125.66	N89°59'30"E
L7	15.23	S89°08'45"W
L8	48.26	S00°49'53"W

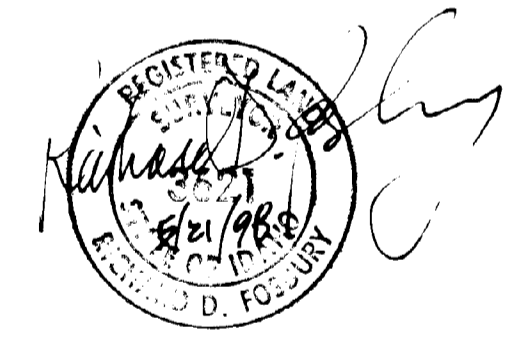


NOTES:

1. This entire subdivision is zoned Limited Residential and Mountain Overlay.
2. All building envelopes have been established by Ketchum Ordinance No. 316 and Ketchum Zoning Ordinance 208, Section 19, Ketchum Mountain Overlay Zoning District. Any changes to building envelopes shall require the applicant to go through the Subdivision procedure and obtain Ketchum Mountain Overlay Design Review approval.
3. All grading and construction activity and all fencing shall be subject to Ketchum Mountain Overlay Design Review (KMODR).
4. All natural existing vegetation outside of building envelopes shall be preserved (with exception of driveway connections from the access road and livestock grazing as pursuant to Note 5).
5. Livestock grazing shall be limited to 15% of the lot area.
6. Each lot is restricted to no more than one horse per acre.
7. This development recognizes Section 22-4503 of the Idaho code, The Right To Farm, which states "Agricultural operation or an appurtenance to it shall be or become a nuisance, private or public, by any changed conditions in or about the surrounding nonagricultural activities after the same has been in operation for more than one (1) year, when the operation was not a nuisance at the time the operation began; provided that the provisions of this section shall not apply whenever a nuisance results from the improper or negligent operation of any agricultural operation or appurtenance to it".
8. Maximum building height is restricted to 28 feet on Lots 1, 2 & 3.
9. No portion of a structure on Lot 2 shall exceed elevation 5920 feet and/or be visible above the ridgeline, as determined by KMODR.

10. No portion of a structure on Lot 3 shall exceed elevation 5975 feet and/or be visible above the ridgeline, as determined by KMODR.
11. All lots shall provide adequate access for Fire Suppression Services as approved by Ketchum Fire Chief.
12. All residential structures shall install automatic fire sprinklers approved by the Ketchum Fire Chief and be of Type V-1 hour construction.
13. Sewer utilities to the manhole in Lot 2 and Water utilities up to the pumphouse easement in Lot 1 shall be dedicated to the City of Ketchum.
14. A pumphouse easement is reserved, as illustrated on plat, for Lot 3 on Lot 1.
15. A 40 foot drainage easement is reserved as illustrated on the plat to preserve existing vegetation and natural runoff. No fill, excavation or disturbance of vegetation shall occur within this easement.
16. A 20 foot maintenance easement for the benefit of the Weyakkin Homeowners Association and the Idaho Foundation For Parks and Recreation Land is reserved for the existing Weyakkin/Reinheimer Canal. Existing vegetation shall be preserved within a 40 easement centered on the canals.
17. The 40 foot landscape easement on Lot 1 for the benefit of TL 2864 shall be improved with landscaping and maintained by Lot 1.
18. A 10 foot pedestrian & non-motorized easement is reserved, as illustrated on the plat, for access through said subdivision from Garnet Street to the Idaho Foundation For Parks & Recreation Lands.

19. A 10 foot pedestrian & non-motorized easement is reserved, as illustrated on the plat, for access through Lot 2 from the property at the end of Emerald Street to the Garnet Street pedestrian easement.
20. The lot owner doing construction shall be responsible for the installation of speed bumps, the posting of the speed limit to be determined by the City, and construction cleanup and dust abatement on an assigned basis, on Garnet Street as determined by the City.
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22. The 40 foot road and utility easement over the paved portion of Garnet Street within said subdivision shall be for maintenance and access for the City of Ketchum for the purpose of snowplowing.
23. The gravel portion of Garnet Street shall remain unimproved per recorded agreement dated February 8, 1996 between Carl Curtis, City of Ketchum, and Garnet Street neighbors, Instrument No. 403847 dated February 2, 1996, recorded July 15, 1997.
24. The paved portion of Garnet Street in this subdivision is considered a private road and shall be maintained by Lot 1 with all the costs shared equally between Lots 1, 2, and 3.
25. A 40 foot access easement for Lot 2 overlays the Lot 3 Flag Lot for approximately 450 feet.
26. If Lot 3 gravel driveway is oiled it shall be chipsealed with earth tone gravel.
27. Front lot lines for Lots 1 & 2 shall be those lot lines adjacent to the Lot 3 flaglot.



RICHARD D. FOSBURY, L.S. 3621

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	115.92'	220.00'	30°11'27"	114.59'	N25°44'45"E
C2	129.21'	180.00'	41°07'47"	126.46'	N20°16'22"E
C3	28.51'	40.00'	40°50'28"	27.91'	S20°25'14"W
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C5	25.93'	30.00'	49°31'09"	25.13'	S24°45'34"E
C6	20.57'	50.00'	23°34'31"	20.43'	S52°14'08"W
C7	20.58'	50.00'	23°34'52"	20.43'	S28°39'26"W
C8	60.50'	70.00'	49°31'09"	58.63'	S24°45'34"E
C9	57.03'	90.00'	40°50'28"	55.93'	S20°25'14"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.

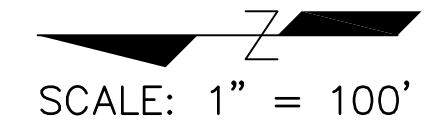
5-26-98 *Robert W. Erickson*
Date South Central District Health Dept., EHS

ESMERALDA SOUTH
SUBDIVISION
GALENA ENGINEERING,
INC.
KETCHUM, IDAHO
SHEET 1 OF 2
Job No. 2910

A PLAT SHOWING ESMERALDA SOUTH SUBDIVISION

WHEREIN LOT 1A, BLOCK 1, ESMERALDA SUBDIVISION IS SUBDIVIDED INTO LOTS 1, 2, & 3
LOCATED WITHIN
SECTION 18 T.4N., R.18E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO

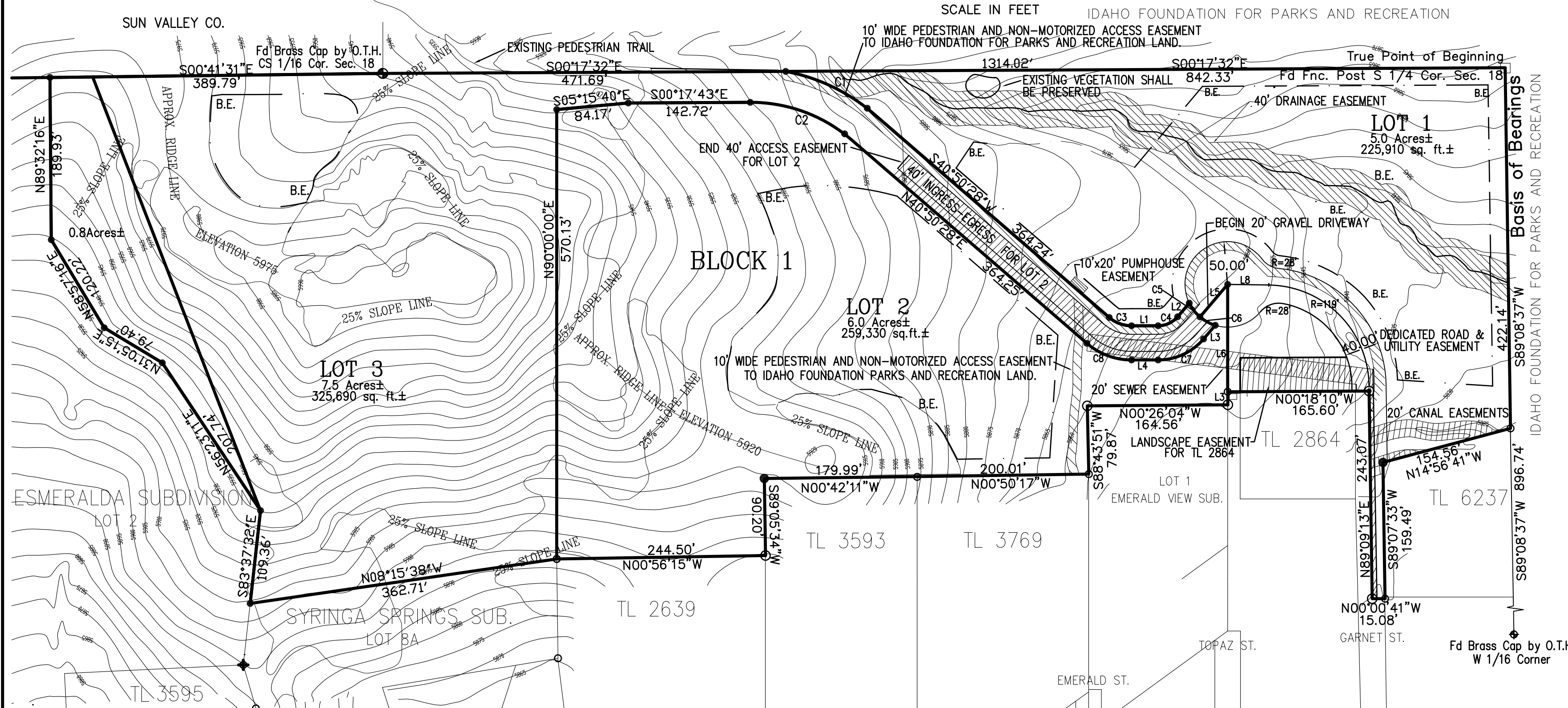
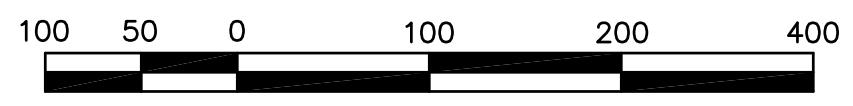
MARCH 1998



BASIS OF BEARINGS IS ORIGINAL PLAT OF
ESMERALDA SUBDIVISION, INST. NO. 386969

LEGEND

- Found Brass Cap
- Found 5/8" Rebar
- Found 1/2" Rebar
- Set 1/2" Rebar, L.S. 3621
- Set 5/8" Rebar, L.S. 3621
- ⊙ Fd Iron Pipe
- Fd Galvanized Iron Fence Post
- ▨ Easement
- B.E. Building Envelope
- Approx. Ridge Line
- 25% SLOPE LINE
- Slopes Greater Than 25%



LINE	LENGTH	BEARING
L1	31.10	S00°00'00"E
L2	21.02	N49°31'09"W
L3	21.05	N49°31'09"W
L4	31.10	N00°00'00"E
L5	50.00	N49°33'07"W
L6	125.66	N89°59'30"E
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NOTES:

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RICHARD D. FOSBURY, L.S. 3621

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Date _____ South Central District Health Dept., EHS

ESMERALDA SOUTH
SUBDIVISION
GALENA ENGINEERING,
INC.
KETCHUM, IDAHO
SHEET 1 OF 2
Job No. 2910



DELINEATION OF SLOPES 25% OR GREATER (PER SURVEY)

APPROXIMATE RIDGE LINE ELEVATION +5920 PER PLAT

RESIDENCE ROOF DRIPLINE, TYPICAL
EXTERIOR MEP EQUIPMENT, TYPICAL

DELINEATION OF SLOPES 25% OR GREATER (PER SURVEY)

POOL BUILDING (BELOW) SEE ARCHITECTURE DWGS. FOR MORE INFORMATION

48FT DISTANCE FROM POOL TO NEAREST PROPERTY LINE
27FT DISTANCE FROM SITE WALL TO NEAREST PROPERTY LINE

EXISTING TREES TO BE REMOVED, TYPICAL

10FT ACCESS EASEMENT PER PLAT

EXISTING TREES TO REMAIN PROTECT IN PLACE, TYPICAL

20FT SEWER EASEMENT PER PLAT

SHEET LEGEND	
SYMBOL	DESCRIPTION
---	Property Line
BE --- BE	Building Envelope
---	Setbacks / Easements
(XXXX)	Existing Contours
XXXX	Proposed Contours
---	Limit of Disturbance
	EXISTING TREES TO BE REMOVED
	EXISTING TREES TO REMAIN PROTECT IN PLACE

EXTERIOR MEP EQUIPMENT, TYPICAL

30FT DISTANCE FROM BUILDING WALL TO NEAREST PROPERTY LINE

21FT DISTANCE FROM SITE WALL TO NEAREST PROPERTY LINE

RESIDENCE MOTORCOURT PARKING AND GARAGE ACCESS DRIVE APPROX. 3,750SF

SNOW STORAGE AREA APPROX. 16' X 26' = 420 SF

20FT (MIN.) DRIVEWAY ACCESS

SNOW STORAGE AREA APPROX. 57' X 12' = 685 SF

40FT ACCESS EASEMENT FOR LOT 2 PER PLAT

LOT 2 CALCULATIONS

LOT COVERAGE

LOT 2 SIZE = +/- 259,330 (6.0 ACRES)
 COVERAGE BY PRIMARY RESIDENCE = 11,570 SF
 COVERAGE BY PARKING AND DRIVEWAY = 3,750 SF
 COVERAGE BY POOL + HOT TUB + DECK = 2,300 SF

TOTAL = 17,620 SF

PERCENTAGE COVERAGE BY BLDGS AND APPLICABLE EXTERIOR IMPROVEMENTS:
 (17,620 / 259,330) = +/- 7%

SNOW STORAGE

DRIVEWAY + MOTORCOURT
 3,500 SF X .3 = 1,050 SF (REQUIRED PER CODE)

SNOW STORAGE PER PLAN
 1,105 SF

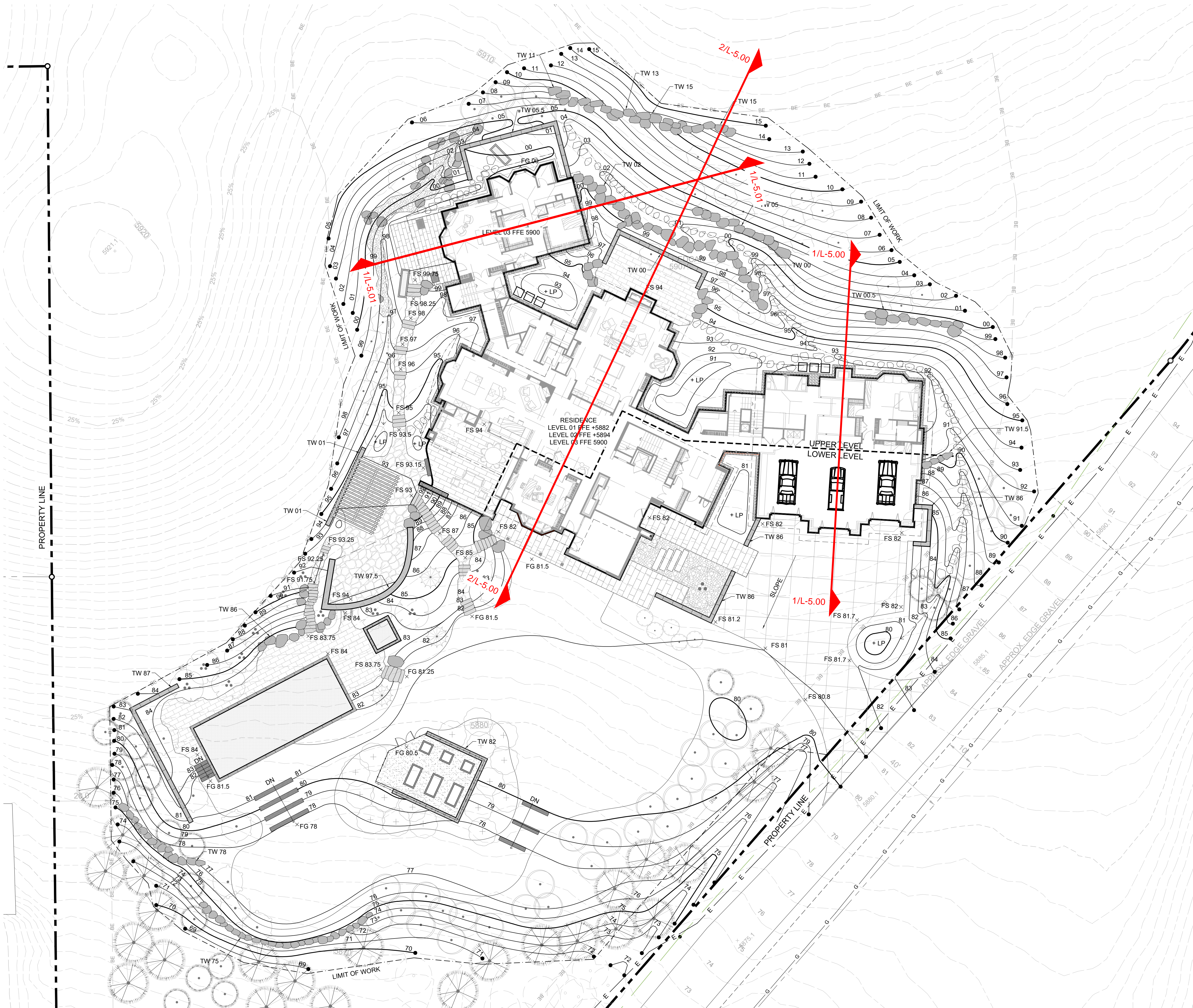
LANDSCAPE DESIGN
McGAVICK RESIDENCE
 KETCHUM, ID

FILENAME: -
 PROJECT MANAGER: **EM**
 DRAWN BY:
 ISSUE DATE: 09/09/2022

OVERALL SITE PLAN

SHEET NO.

L-1.00



SHEET LEGEND	
SYMBOL	DESCRIPTION
---	Property Line
BE	Building Envelope
- - - -	Setbacks / Easements
(XXXX)	Existing Contours
XXXX	Proposed Contours
---	Limit of Disturbance

GRADING + DRAINAGE LEGEND	
SYMBOL	DESCRIPTION
⊕	Catch Basin
●	Dry Well
X.X%	Grade Pitch
→	Drainage Swale
+H.P.S	High Point of Swale
FFE	Finish Floor Elevation
10.5000	Spot Elevation
FG	Finished Grade
FS	Finished Surface
TS	Top of Step
BS	Bottom of Step
TW	Top of Wall
BW	Bottom of Wall
TC	Top of Coping
TB	Top of Boulder
LP	Low Point
HP	High Point

- NOTES**
- SEE CIVIL PLAN FOR ALL UTILITY LOCATIONS; CONTRACTOR TO VERIFY SITE UTILITIES AND INFRASTRUCTURE LOCATIONS PER CIVIL ENGINEER AS-BUILT DRAWINGS PRIOR TO CONSTRUCTION.
 - CONTRACTOR TO VERIFY TOP OF WALL ELEVATIONS WITH LANDSCAPE ARCHITECT PRIOR TO STARTING CONSTRUCTION.
 - REFER TO ARCHITECTURAL AND STRUCTURAL ENGINEERING PLANS FOR ALL FINISHED FLOOR ELEVATIONS (FEE).
 - GRADING SHOWN ON PLAN IS CONCEPTUAL AS SHOWN FOR DESIGN PURPOSES ONLY. LANDSCAPE ARCHITECT TO VERIFY FINAL GRADING ONSITE WITH CONTRACTOR.
 - CONTRACTOR SHALL UTILIZE 'BEST MANAGEMENT PRACTICES' (BMP) TO CONTROL EROSION AND SEDIMENTATION BEFORE AND DURING CONSTRUCTION.
 - CATCH BASINS AND DRYWELLS TO BE INSTALLED PER GEO-TECHNICAL ENGINEER RECOMMENDATIONS.
 - ALL GRADING AND TRENCHING WITHIN THE DRIPLINE OF EXISTING TREES TO BE DONE BY HAND WITH CARE TAKEN NOT TO CUT OR DAMAGE ROOTS OVER 1-INCH DIAMETER. TREES TO REMAIN SHALL BE FENCED WITH TEMPORARY FENCING, SUCH AS STEEL STAKES (MAX. 5 FEET O.C.) WITH WIRE MESH FABRICS (6X6 OPEN), CHAINLINK OR SIMILAR - HEIGHT TO BE 5-FEET MINIMUM. TEMPORARY IRRIGATION IS REQUIRED TO ALL EXISTING TREES TO REMAIN DURING CONSTRUCTION.
 - EXCAVATION CONTRACTOR TO LEAVE ALL REGIONS OF DISTURBED NATIVE AREA WITHIN 4" OF FINISHED GRADE. LANDSCAPER TO SUPPLY 4" OF TOP SOIL THROUGHOUT NATIVE PLANTING AND REHABILITATION AREA.
 - ALL RECLAIMED SLOPES GREATER THAN 3:1 MUST UTILIZE BIODEGRADABLE EROSION CONTROL MAT.

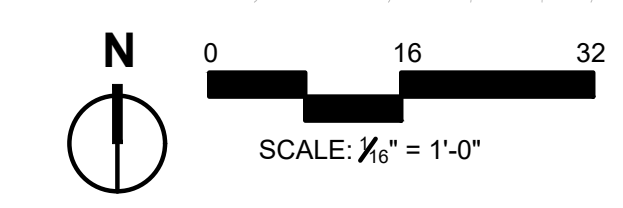
LANDSCAPE DESIGN
MCGAVICK RESIDENCE
KETCHUM, ID

FILENAME: -
PROJECT MANAGER: **EM**
DRAWN BY:
ISSUE DATE: **09/09/2022**

**SITE GRADING +
DRAINAGE PLAN**

SHEET NO.

L-2.00



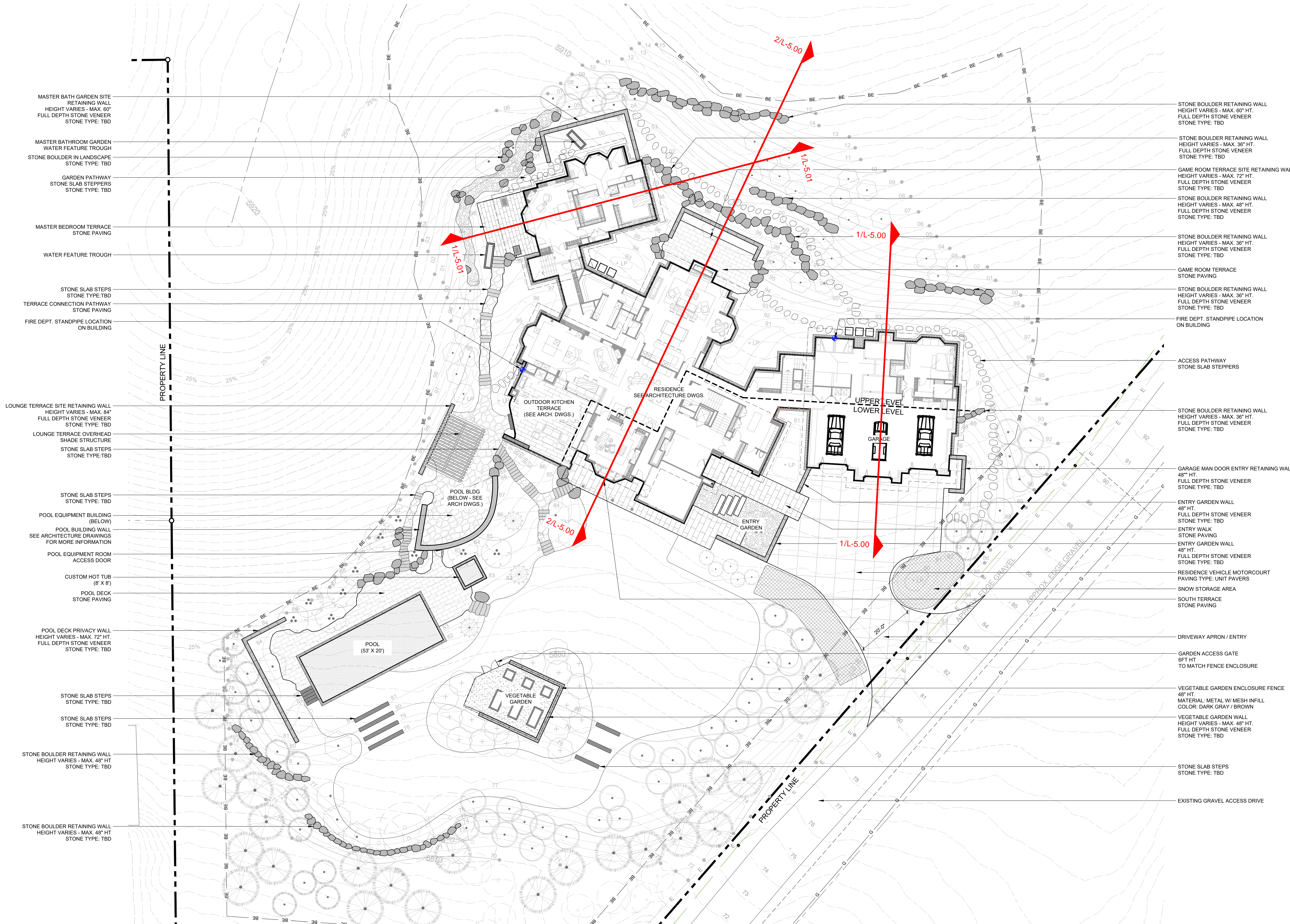
LANDSCAPE DESIGN
McGAVICK RESIDENCE
KETCHUM, ID

FILENAME: -
PROJECT MANAGER: **EM**
DRAWN BY:
ISSUE DATE: **09/09/2022**

SITE MATERIALS
+ LAYOUT PLAN

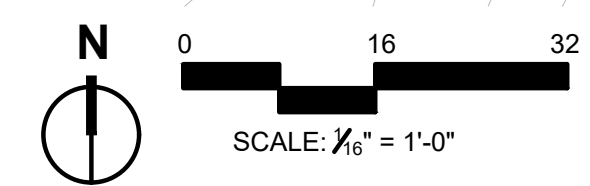
SHEET NO.

L-3.00



- MASTER BATH GARDEN SITE RETAINING WALL HEIGHT VARIES - MAX. 60" FULL DEPTH STONE VENEER STONE TYPE: TBD
- MASTER BATHROOM GARDEN WATER FEATURE TROUGH
- STONE BOULDER IN LANDSCAPE STONE TYPE: TBD
- GARDEN PATHWAY STONE SLAB STEPPERS STONE TYPE: TBD
- MASTER BEDROOM TERRACE STONE PAVING
- WATER FEATURE TROUGH
- STONE SLAB STEPS STONE TYPE: TBD
- TERRACE CONNECTION PATHWAY STONE PAVING
- FIRE DEPT. STANDPIPE LOCATION ON BUILDING
- LOUNGE TERRACE SITE RETAINING WALL HEIGHT VARIES - MAX. 84" FULL DEPTH STONE VENEER STONE TYPE: TBD
- LOUNGE TERRACE OVERHEAD SHADE STRUCTURE
- STONE SLAB STEPS STONE TYPE: TBD
- STONE SLAB STEPS STONE TYPE: TBD
- POOL EQUIPMENT BUILDING (BELOW)
- POOL BUILDING WALL SEE ARCHITECTURE DRAWINGS FOR MORE INFORMATION
- POOL EQUIPMENT ROOM ACCESS DOOR
- CUSTOM HOT TUB (8' X 8')
- POOL DECK STONE PAVING
- POOL DECK PRIVACY WALL HEIGHT VARIES - MAX. 72" HT. FULL DEPTH STONE VENEER STONE TYPE: TBD
- STONE SLAB STEPS STONE TYPE: TBD
- STONE SLAB STEPS STONE TYPE: TBD
- STONE BOULDER RETAINING WALL HEIGHT VARIES - MAX. 48" HT. STONE TYPE: TBD
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- STONE BOULDER RETAINING WALL HEIGHT VARIES - MAX. 60" HT. FULL DEPTH STONE VENEER STONE TYPE: TBD
- STONE BOULDER RETAINING WALL HEIGHT VARIES - MAX. 36" HT. FULL DEPTH STONE VENEER STONE TYPE: TBD
- GAME ROOM TERRACE SITE RETAINING WALL HEIGHT VARIES - MAX. 72" HT. FULL DEPTH STONE VENEER STONE TYPE: TBD
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- GAME ROOM TERRACE STONE PAVING
- STONE BOULDER RETAINING WALL HEIGHT VARIES - MAX. 36" HT. FULL DEPTH STONE VENEER STONE TYPE: TBD
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- GARAGE MAN DOOR ENTRY RETAINING WALL 48" HT. FULL DEPTH STONE VENEER STONE TYPE: TBD
- ENTRY GARDEN WALL 48" HT. FULL DEPTH STONE VENEER STONE TYPE: TBD
- ENTRY WALK STONE PAVING
- ENTRY GARDEN WALL 48" HT. FULL DEPTH STONE VENEER STONE TYPE: TBD
- RESIDENCE VEHICLE MOTORCOURT PAVING TYPE: UNIT PAVERS
- SNOW STORAGE AREA
- SOUTH TERRACE STONE PAVING
- DRIVEWAY APRON / ENTRY
- GARDEN ACCESS GATE 6FT HT TO MATCH FENCE ENCLOSURE
- VEGETABLE GARDEN ENCLOSURE FENCE 48" HT. MATERIAL: METAL W/ MESH INFILL COLOR: DARK GRAY / BROWN
- VEGETABLE GARDEN WALL HEIGHT VARIES - MAX. 48" HT. FULL DEPTH STONE VENEER STONE TYPE: TBD
- STONE SLAB STEPS STONE TYPE: TBD
- EXISTING GRAVEL ACCESS DRIVE



PLANTING NOTES:

- ALL SOIL PREPARATION AND PLANTING OPERATIONS SHALL BE CONDUCTED UNDER FAVORABLE WEATHER CONDITIONS ONLY. SOIL SHALL NOT BE WORKED WHEN EXCESSIVELY DRY OR WET, AND THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO STOP ANY WORK TAKING PLACE DURING A PERIOD WHEN CONDITIONS ARE CONSIDERED DETRIMENTAL TO SOIL STRUCTURE OR PLANT GROWTH.
- MULCH: INSTALL A MIN 3" LAYER OF MULCH AROUND ALL TREES AND SHRUBS AND IN ALL PLANTING AREAS UNLESS OTHERWISE NOTED CREATE A NATURAL SPADED EDGE WHERE PLANTING BEDS MEET TURF AREAS.
- FINISH GRADE VERIFICATION: FINISH GRADE TO BE 1" BELOW FINISH PAVING SURFACE IN LAWN AREAS AND 2" BELOW IN PLANTING AREAS. VERIFY PLANTING AREAS ARE GRADED AT +/- 0.2 FOOT TO FINISH GRADE, PRIOR TO LANDSCAPE INSTALLATION.
- PLANT MATERIAL AND ACQUISITION: PROVIDE SINGLE TRUNK STANDARD TREES UNLESS NOTED OTHERWISE. NOTIFY THE OWNER'S REPRESENTATIVE AT THE TIME OF DELIVERY OF ANY PLANT MATERIAL THAT IS DAMAGED OR IN POOR CONDITION. OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO INSPECT ALL PLANT MATERIALS BEFORE PLANTING. MATERIAL MAY BE REJECTED AT ANY TIME DUE TO CONDITION, FORM OR DAMAGE BEFORE OR AFTER PLANTING. PROVIDE IDENTIFICATION TAG FROM THE SUPPLYING NURSERY SHOWING COMMON AND BOTANICAL PLANT NAMES FOR AT LEAST ONE PLANT OF EACH SPECIES DELIVERED TO THE SITE. PROTECT ALL PLANTS AGAINST HEAT, SUN, WIND AND FROST DURING TRANSPORTATION TO THE SITE AND WHILE BEING HELD AT THE SITE. DO NOT STORE PLANTS IN TOTAL DARKNESS MORE THAN ONE DAY. CONTRACTOR IS RESPONSIBLE FOR WATERING ALL PLANT MATERIALS ON-SITE DURING CONSTRUCTION.
- PLANT PACKAGING: ALL CONTAINERS/PACKAGING SHALL REMAIN IN PLACE UNTIL IMMEDIATELY PRIOR TO PLANTING. ANY STOCK IN CONTAINERS SHALL BE REMOVED FROM CONTAINERS AND THE CONTAINER BALL SHALL BE CUT VERTICALLY AS NECESSARY TO LOOSEN ROOTS. REMOVE ALL PLANT TAGS, TYING MATERIAL AND MARKING TAPES AT THE TIME OF PLANTING.
- PLANT QUALITY: ALL PLANT MATERIAL SHALL BE SELECTED AT NURSERY BY OWNER'S REPRESENTATIVE. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO INSPECT AND REJECT PLANT MATERIAL AT ANY POINT FROM DELIVERY THROUGH WARRANTY PERIOD, CONTRACTOR TO REPLACE MATERIAL DURING CURRENT PLANTING WINDOW. ALL MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE CURRENT AMERICAN STANDARD FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
- PLANT QUANTITIES: THE PLANT SCHEDULE IS PROVIDED AS AN AID ONLY. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING SHOWN ON ALL DRAWINGS.
PLANTING DETAILS: REFER TO PLANTING DETAILS AND OR SPECIFICATIONS FOR PLANT INSTALLATION REQUIREMENTS.
- PLANTING LAYOUT: THE PLANTING PLANS ARE DIAGRAMMATIC. SITE PLANT MATERIALS APPROXIMATELY AS SHOWN ON THE LANDSCAPE DRAWING AND NOTIFY OWNER'S REPRESENTATIVE FOR REVIEW, PRIOR TO PLANTING. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO ADJUST PLANTS TO EXACT LOCATION IN FIELD.
- INITIAL PRUNING: PRUNE ONLY DEAD OR DAMAGED LIMBS, OR AS DIRECTED BY LANDSCAPE ARCHITECT.
- STAKING: TREE STAKING SHALL BE AT THE CONTRACTOR'S DISCRETION, BUT CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE, AND OR REPLACEMENT/REPLANTING NECESSARY DUE TO WIND DISPLACEMENT OF PLANT MATERIALS.
- WATERING REQUIREMENTS: ALL PLANTS SHALL BE WATERED THOROUGHLY TWICE DURING THE FIRST 24-HOUR PERIOD AFTER PLANTING. ALL PLANTS SHALL THEN BE WATERED AS NECESSARY, DURING THE FIRST GROWING SEASON.
- WORK ORDER: ALL SUBSURFACE WORK, INCLUDING UTILITY AND IRRIGATION SHALL BE INSTALLED AND FUNCTIONAL, PRIOR TO THE INSTALLATION OF ANY PROPOSED LANDSCAPING. STAKE LOCATION OF ALL TREES, HEDGE LINES AND PLANTING BEDS AND NOTIFY OWNER'S REPRESENTATIVE FOR REVIEW PRIOR TO PLANTING. TREES AND SHRUBS MUST BE INSTALLED PRIOR TO PERENNIALS AND GRASSES TO ESTABLISH PROPER LAYOUT AND TO AVOID DAMAGE TO SMALLER PLANTINGS.

SOIL PREPARATION NOTES:

- BED PREPARATION: PREPARE SOILS IN PLANTING AREAS BY ROTO-TILLING AMENDMENT AND TOPSOIL TO A DEPTH OF 8" BELOW FINISHED SOIL SURFACE IN ALL PLANTED AREAS. TREES WILL REQUIRE OVER-EXCAVATION AND BACKFILL WITH AMENDED SOIL.
- DE-COMPACTION: SUBSOILING IN PLANTING AREAS SHOULD BE PERFORMED AS REQUIRED, AT A DEPTH OF 12-24 INCHES IN SUCH A MANNER AS WILL FRACTURE COMPACTED SOIL WITHOUT ADVERSELY DISPLACING SURFACE SOIL, OR DISTURBING PLANT LIFE, TOPSOIL AND SURFACE RESIDUE. MULTIPLE PASSES AT VARYING ANGLES ARE REQUIRED TO ENSURE SUITABILITY FOR GROWTH. WHEN USING DISC OR RIPPING EQUIPMENT, IT IS REQUIRED THAT THE FINAL PASSES OVER THE AREA BE MADE WITH A ROTO-TILLER TO BREAK UP ANY LARGE CLUMPS TO MAKE FINAL GRADING EASIER. PROPER EQUIPMENT, AND METHOD ARE CRITICAL.
LANDSCAPE CONSTRUCTION COMPACTION MITIGATION: COMPACTION DURING CONSTRUCTION SHOULD BE MINIMIZED AS POSSIBLE AND REMEDIATED AS REQUIRED TO LESS THAN 80% USING METHODS DESCRIBED, PRIOR TO PLANT INSTALLATION.
- THE LANDSCAPE CONTRACTOR SHALL COMPLETE THE FOLLOWING. STRIP EXISTING TOPSOIL AND STOCKPILE ON SITE FOR LATER USE. CONDUCT A SOIL EVALUATION AND PROVIDE WRITTEN LAB REPORT TO DETERMINE THE EXISTING SOIL'S:
COMPOSITION, COMPACTION RATE, NUTRIENT QUALITIES, ORGANIC CONTENT, PH LEVELS, AND WATER HOLDING CAPABILITIES
- THE IDEAL PARTICLE SOIL MIX FOR THIS PROJECT IS APPROXIMATELY 45% SAND, 40% SILT, 10% CLAY AND 5% ORGANIC MATERIAL WITH A PH LEVEL NEAR SEVEN. PRIOR TO THE INSTALLATION OF THE LANDSCAPE AND IRRIGATION SYSTEM, CONTRACTOR TO PREPARE SOIL TO ENSURE A PROPER ENVIRONMENT FOR PLANT ROOT DEVELOPMENT.
SOIL AMENDMENT: AFTER INITIAL SOIL DE-COMPACTION PROCEDURES ARE PERFORMED, SOIL AMENDMENTS SHOULD BE ADDED. THE ADDITION OF SOIL AMENDMENTS IS DETERMINED FROM SOIL TESTS CONDUCTED PRIOR TO WORK COMMENCING. SOIL AMENDMENT MAY INCLUDE INORGANIC MATERIAL SUCH AS SAND, SILT OR CLAY, WHICH HELP IMPROVE SOIL TEXTURE. ORGANIC MATERIAL SUCH AS COMPOST, MANURE, AND PEAT MOSS MAY ALSO BE USED AND HELP IMPROVE SOIL STRUCTURE. OTHER AMENDMENTS SHALL BE ADDED AS SPECIFIED IN REQUIRED SOILS REPORT. ALL AMENDMENTS SHOULD BE MIXED THOROUGHLY WITH EXISTING SOIL AND AN ADDITIONAL SOIL TEST WILL BE TAKEN TO ENSURE PROPER SOIL CONDITIONS PRIOR TO PLANTING.
- SUPPLEMENTAL TOPSOIL: IF NECESSARY, PROVIDE NEW TOPSOIL THAT IS FERTILE, FRIABLE AND NATURAL LOAM SURFACE SOIL, REASONABLY FREE OF SUBSOIL, CLAY, CLAY LUMPS, BRUSH WEEDS, AND OTHER LITTER AND FREE OF ROOTS, STUMPS, STONES LARGER THAN 2" IN ANY DIMENSION AND OTHER EXTRANEIOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. OBTAIN TOPSOIL FROM LOCAL SOURCES OR FROM AREAS HAVING SIMILAR SOIL CHARACTERISTICS TO THAT NECESSARY FOR VIGOROUS GROWTH OF SPECIFIED PLANTINGS. OBTAIN TOPSOIL THAT OCCURS IN A DEPTH OF NOT LESS THAN 6". DO NOT OBTAIN SOIL FROM BOGS OR MARSHES.
- TURF/SOD PREPARATION: PREPARE SOILS IN SEED AND SOD AREAS BY ROTO-TILLING AMENDMENT AND TOPSOIL TO A DEPTH OF 4" BELOW FINISHED SOIL SURFACE

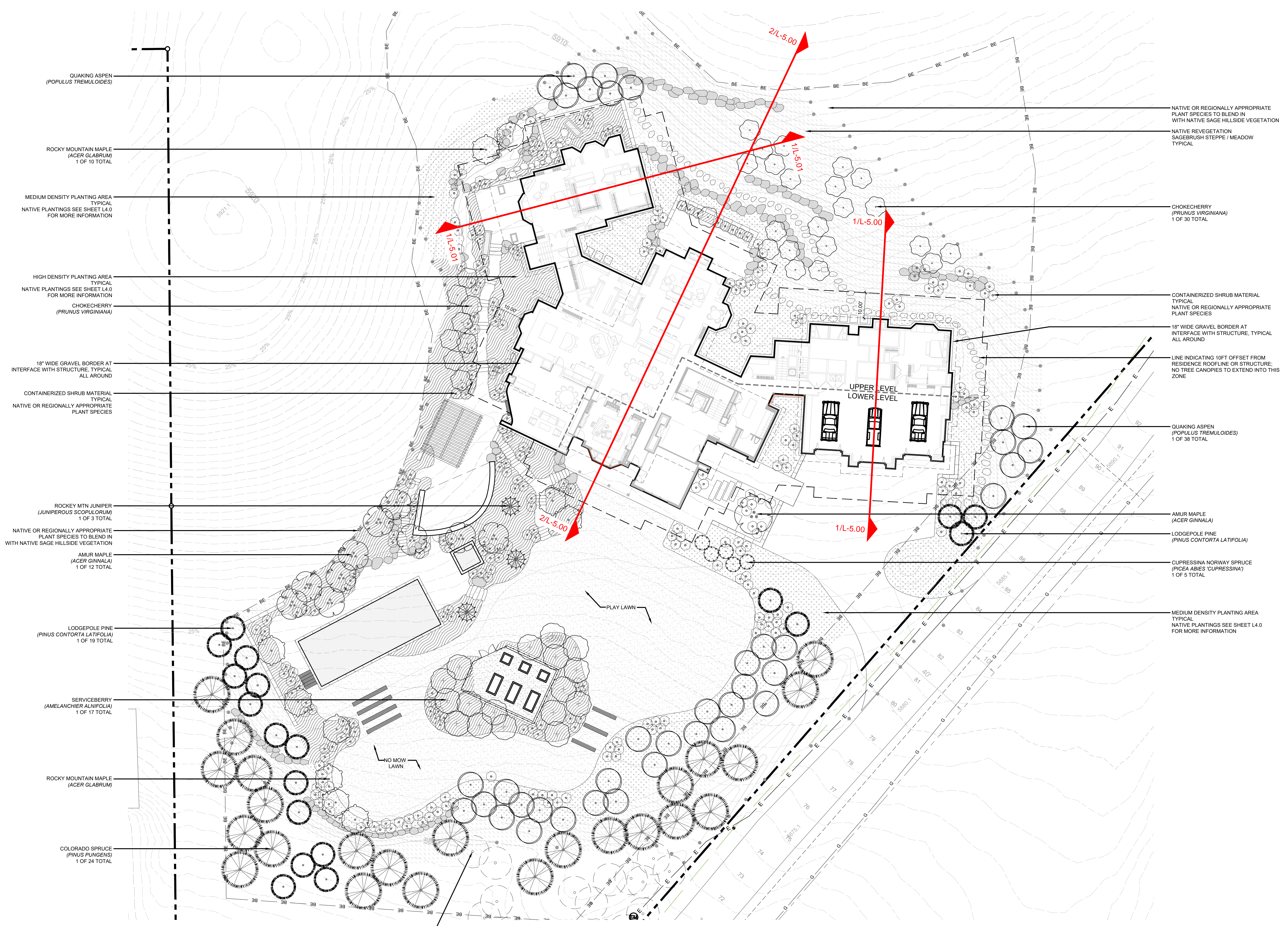
IRRIGATION NOTES:

- CODES: IRRIGATION SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH ALL LOCAL CODES AND MANUFACTURER'S SPECIFICATIONS. NOTIFY LANDSCAPE ARCHITECT BY TELEPHONE AND IN WRITING OF ANY CONFLICTS PRIOR TO INSTALLATION.
- SEEDED & REVEGETATED AREAS: SHALL BE IRRIGATED BY TEMPORARY OVERHEAD SPRAY WITH AN AUTOMATIC SYSTEM. THIS SYSTEM MAY BE ABANDONED WHEN PLANTINGS HAVE BEEN CLEARLY ESTABLISHED AFTER A MINIMUM OF TWO GROWING SEASONS
- LAWN AREAS: SHALL BE IRRIGATED BY SUBSURFACE DRIP TUBING WITH A PERMANENT AUTOMATIC SYSTEM.
- SHRUB, TREE, AND GROUND COVER AREAS: SHALL BE DRIP IRRIGATED WITH A PERMANENT AUTOMATIC SYSTEM.
- DRIP TO BE ON SEPARATE ZONE, COORDINATE ALL SLEEVING WITH APPROPRIATE CONTRACTORS.
- SLEEVING: TO BE INSTALLED BY LANDSCAPE CONTRACTOR PRIOR TO IRRIGATION WORK - CONTRACTOR SHALL ADEQUATELY SIZE ALL SLEEVES SHOWN ON PLAN. SLEEVES SHALL BE INSTALLED AT THE NECESSARY DEPTHS PRIOR TO PAVEMENT CONSTRUCTION. SLEEVING SHALL EXTEND 1'-0" FROM EDGE OF PAVEMENT INTO LAWN OR PLANTING AREA, AND SHALL HAVE ENDS CLEARLY MARKED ABOVE GRADE.
- SYSTEM DAMAGE: SHOULD THE MAINLINE OR OTHER COMPONENTS BREAK OR BE SHUT OFF FOR ANY REASON DURING THE COURSE OF CONSTRUCTION THAT CONTRACTOR SHALL HANDWATER ANY INSTALLED PLANTS. THE CONTRACTOR SHALL CONTINUE TO DO SO UNTIL THE IRRIGATION SYSTEM IS OPERABLE.
- UTILITIES: CONTRACTOR SHALL VERIFY LOCATION OF ALL ON-SITE UTILITIES. RESTORATION OF DAMAGED UTILITIES SHALL BE MADE AT THE CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE OWNER.

PLANTING SCHEDULE

TREES				
SYMBOL	CODE	PROPOSED SPECIES:	QUANTITY / SIZE	SPACING
	AG	AMUR MAPLE <i>ACER GINNALA</i>	12 TOTAL AT 10' HT.	PER PLAN
	AL	ROCKY MOUNTAIN MAPLE <i>ACER GLABRUM</i>	10 TOTAL AT 10' HT.	PER PLAN
	AA	SERVICEBERRY <i>AMELANCHIER ALNIFOLIA</i>	17 TOTAL AT 8' HT.	PER PLAN
	JS	ROCKY MOUNTAIN JUNIPER <i>JUNIPEROUS SCOPULORUM</i>	3 TOTAL AT 8' HT.	PER PLAN
	PAC	CUPRESSINA NORWAY SPRUCE <i>PICEA ABIES 'CUPRESSINA'</i>	5 TOTAL AT 12' HT.	PER PLAN
	PP	COLORADO SPRUCE <i>PICEA PUNGENS</i>	24 TOTAL AT 16' - 18' HT.	PER PLAN
	PL	LODGEPOLE PINE <i>PINUS CONTORTA LATIFOLIA</i>	19 TOTAL AT 12' - 14' HT.	PER PLAN
	PT	QUAKING ASPEN <i>POPULUS TREMULOIDES</i>	48 TOTAL AT 3" CAL.	PER PLAN
	PV	CHOKECHERRY <i>PRUNUS VIRGINIANA</i>	30 TOTAL AT 8' - 10' HT.	PER PLAN
SHRUBS				
SYMBOL	CODE	PROPOSED SPECIES:	QUANTITY / SIZE	SPACING
	-	FINAL SPECIES SELECTED TO BE NATIVE OR REGIONALLY APPROPRIATE PLANT SPECIES	CONTAINERIZED SHRUB MATERIAL 120 LARGE 204 SMALL	PER PLAN
PERENNIALS				
SYMBOL	CODE	PROPOSED SPECIES:	QUANTITY / SIZE	SPACING
	-	HIGH DENSITY PLANTING AREA FINAL SPECIES SELECTED TO BE NATIVE OR REGIONALLY APPROPRIATE PLANT SPECIES	9,250 SF 5 GAL / 2 GAL / 1 GAL	TBD BY SPECIES
	-	MEDIUM DENSITY PLANTING AREA FINAL SPECIES SELECTED TO BE NATIVE OR REGIONALLY APPROPRIATE PLANT SPECIES	11,200 SF 5 GAL / 2 GAL / 1 GAL	TBD BY SPECIES

GROUND COVER - SEEDED AREA				
SYMBOL	ZONE	SEED MIX / RATE		AREA
		COMMON NAME	RATE (LBS OF PLS / ACRE)	
	NATIVE REVEGETATION	SAGEBRUSH STEPPE / MEADOW SEED MIX TBD		13,100 SF
	PLAY LAWN	FESCUE TURF GRASS (SOD - DROUGHT TOLERANT)		5,720 SF
	NO MOW LAWN	NO MOW FESCUE GRASS		2,160 SF



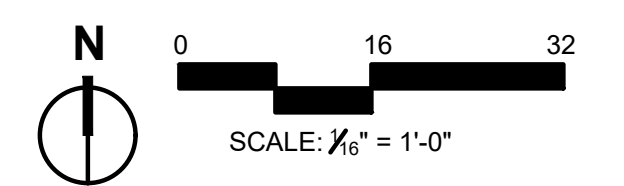
LANDSCAPE DESIGN
McGAVICK RESIDENCE
KETCHUM, ID

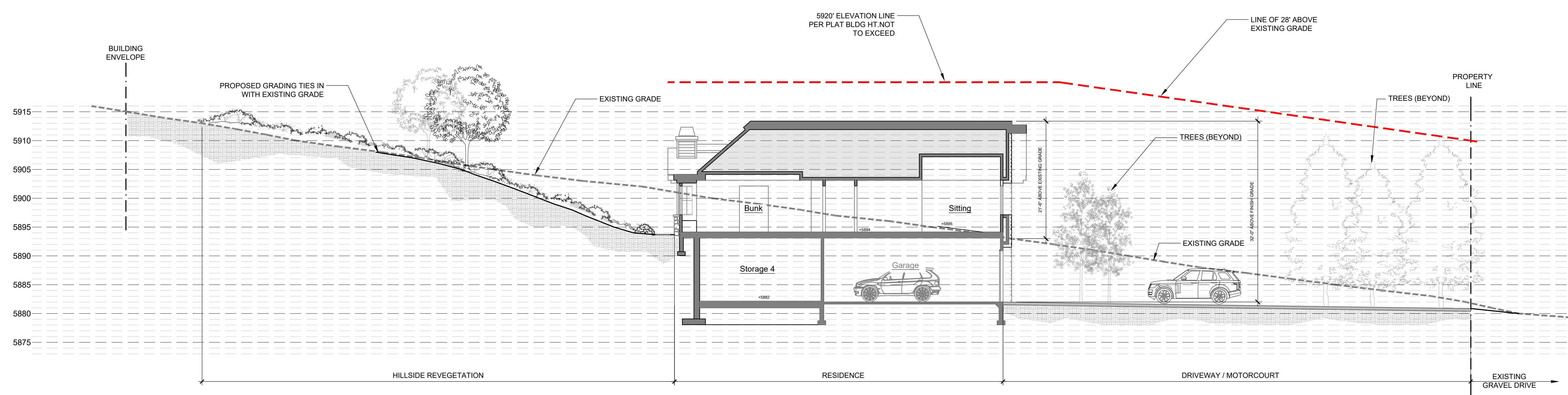
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PROJECT MANAGER: **EM**
DRAWN BY:
ISSUE DATE: 09/09/2022

SITE PLANTING PLAN

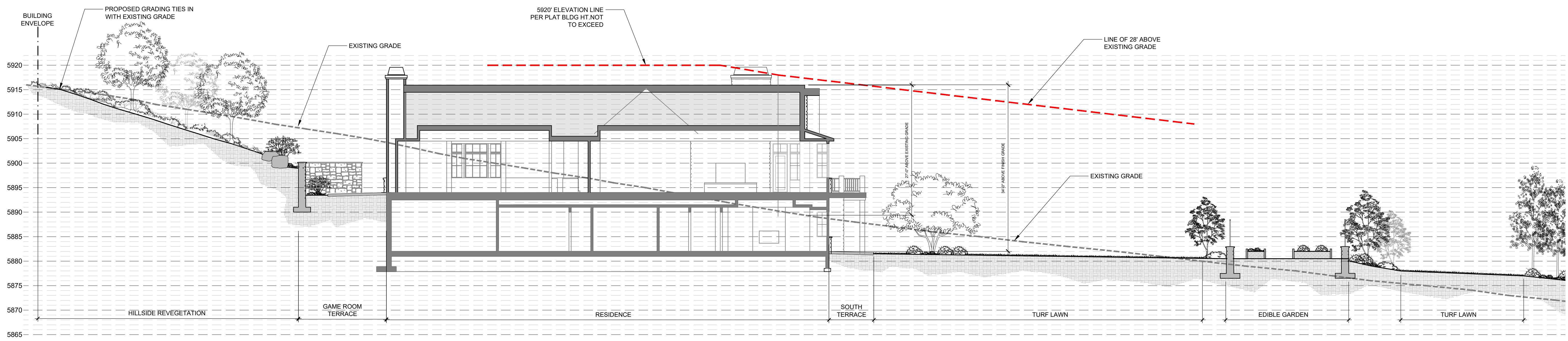
SHEET NO.

L-4.01





1 SECTION - RESIDENCE GARAGE
SCALE 1" = 10'-0"



2 SECTION - RESIDENCE LIVING DINING ROOM
SCALE 1" = 10'-0"

ISSUE	DATE	DESCRIPTION
1	07/12/22	MTA OVERLAY DESIGN REVIEW
2	09/09/22	MOD PREAPP REVISED DIMS

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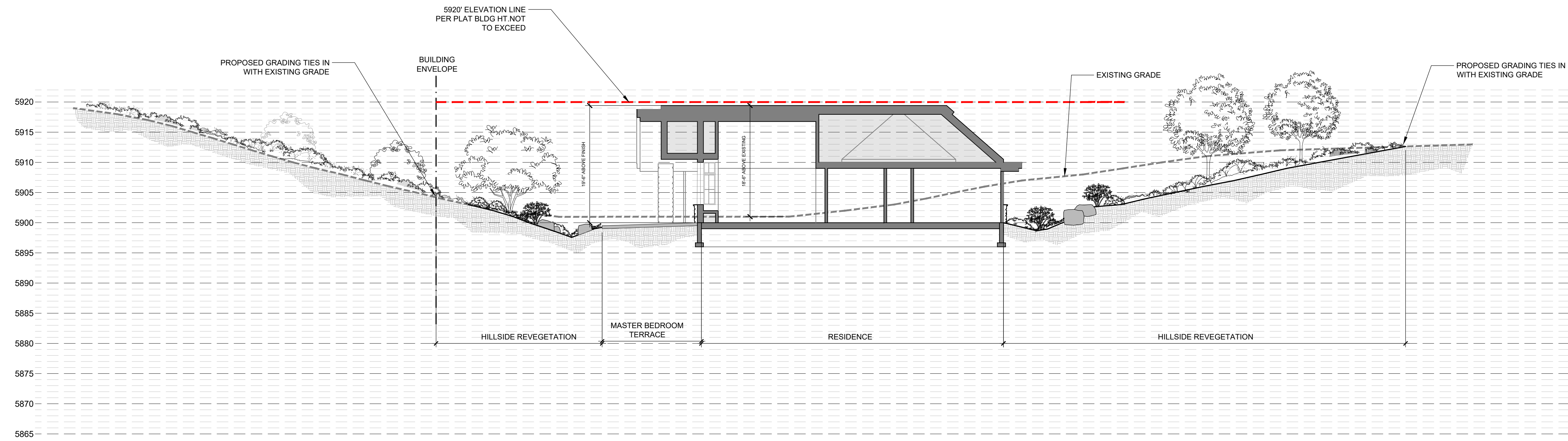
LANDSCAPE DESIGN
McGAVICK RESIDENCE
KETCHUM, ID

FILENAME:	
PROJECT MANAGER:	EM
DRAWN BY:	
ISSUE DATE:	09/09/2022

SITE SECTIONS

SHEET NO.

L-5.00



1 SECTION - RESIDENCE MASTER BEDROOM
SCALE 1" = 10'-0"

LANDSCAPE DESIGN
McGAVICK RESIDENCE
KETCHUM, ID

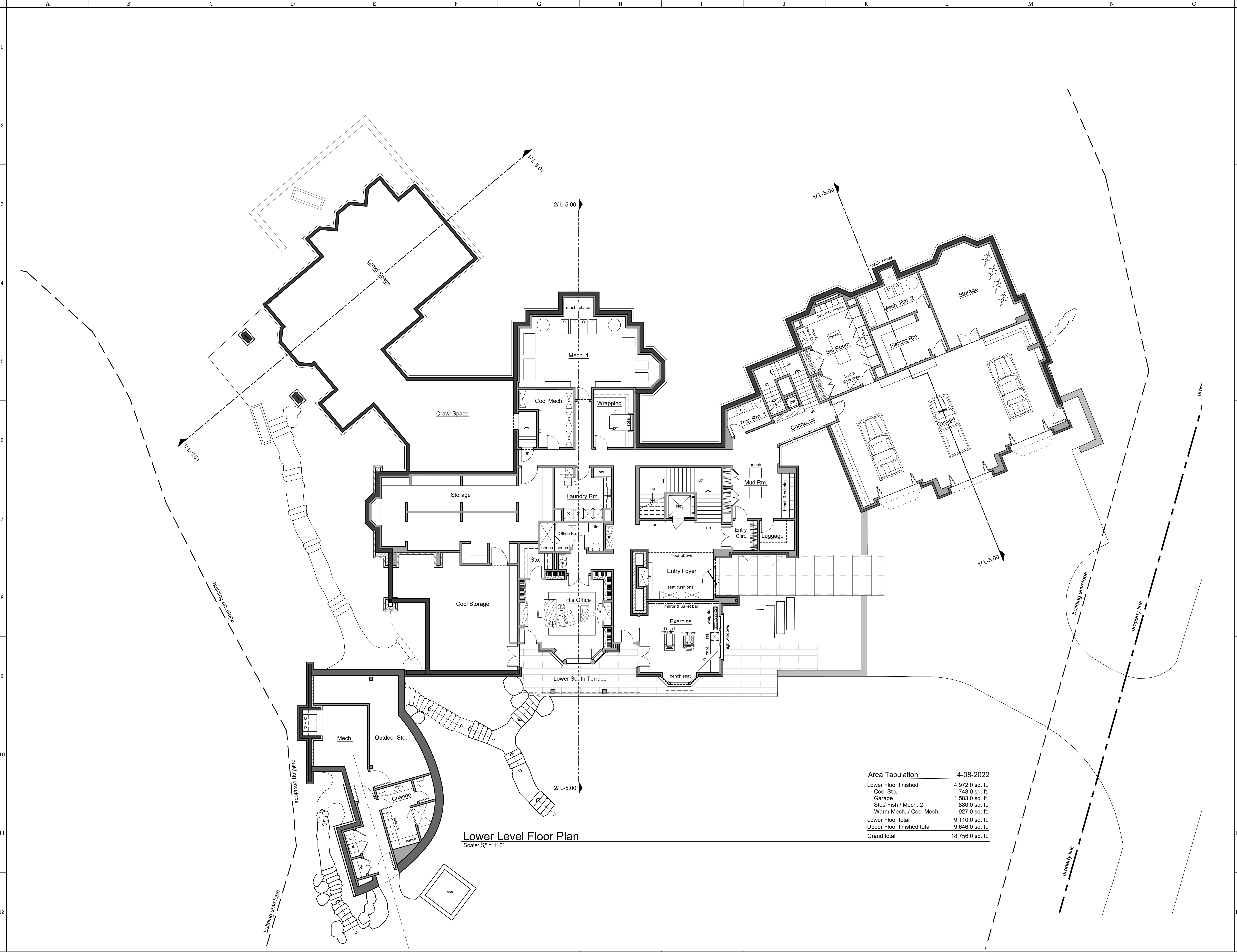
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PROJECT MANAGER: **EM**
DRAWN BY:
ISSUE DATE: 09/09/2022

SITE SECTIONS

SHEET NO.

L-5.01

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Lower Level Floor Plan
 Scale: 1/8" = 1'-0"

Area Tabulation		4-08-2022
Lower Floor finished	4,972.0 sq. ft.	
Cool Sto.	748.0 sq. ft.	
Garage	1,583.0 sq. ft.	
Sto./ Fish / Mech. 2	880.0 sq. ft.	
Warm Mech. / Cool Mech.	927.0 sq. ft.	
Lower Floor total	9,110.0 sq. ft.	
Upper Floor finished total	9,646.0 sq. ft.	
Grand total	18,756.0 sq. ft.	

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 REVISIONS:
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PROJECT INFORMATION
 Project Name: McGavick Residence
 Location: Lot 2, Esmeralda South Subdivision
 City of Ketchum, Blaine County, Idaho
 Parcel #
 JOB #: 0406.19

ARCHITECT INFORMATION
McLaughlin & Associates Architects
 Chartered, AIA
 208 W. Main St.
 Suite 479
 Sun Valley, ID 83353
 www.mclaughlinarchitects.com
 Ketchum, ID 83346
 telephone: 208.725.8282
 fax: 208.725.8282

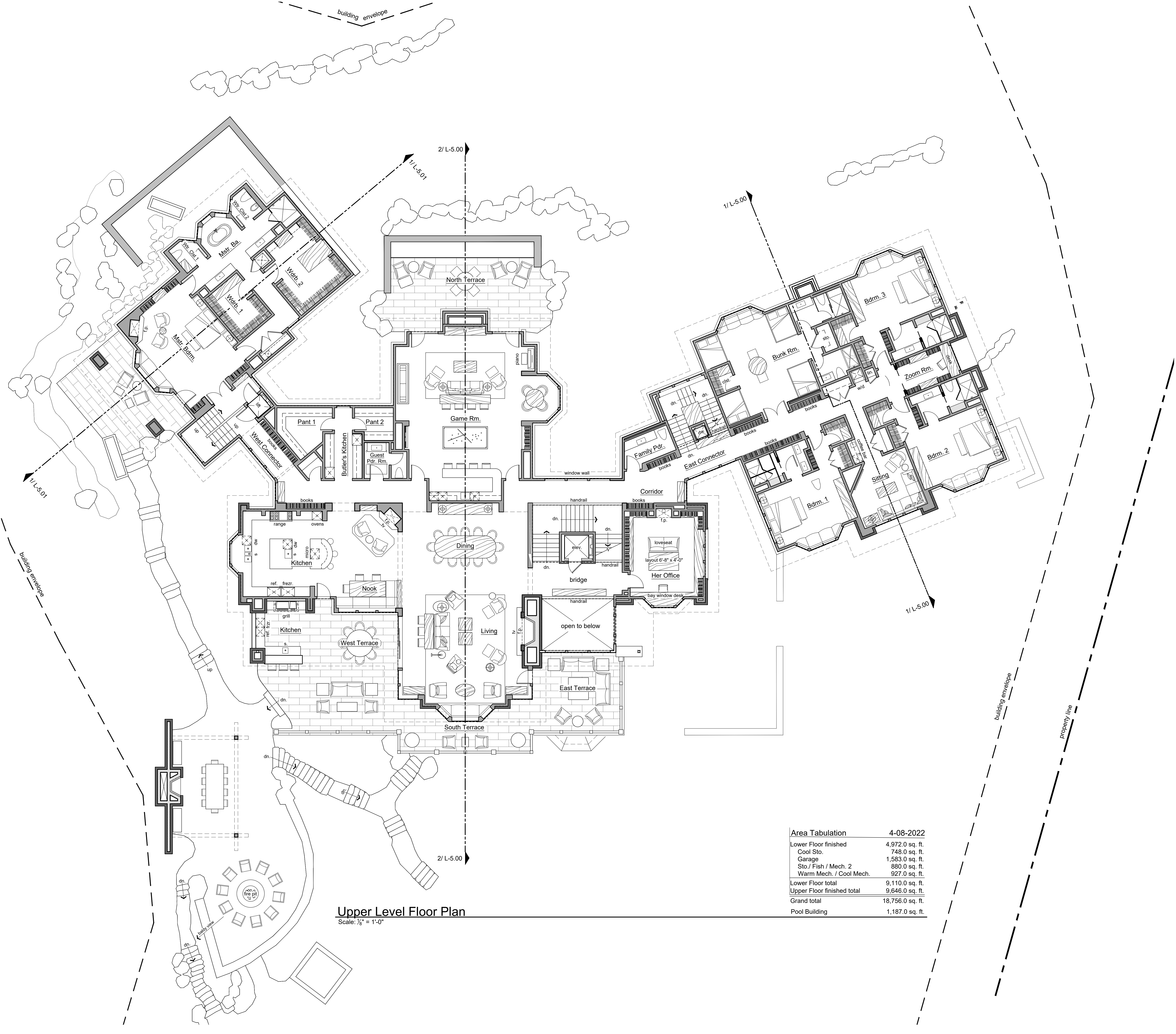
PROJECT STATUS
 Project Issue Date: 5-11-2022
 MOD Pre-Design Review

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Upper Level Floor Plan
Scale: 1/8" = 1'-0"

Area Tabulation		4-08-2022
Lower Floor finished	4,972.0 sq. ft.	
Cool Sto.	748.0 sq. ft.	
Garage	1,583.0 sq. ft.	
Sto / Fish / Mech. 2	880.0 sq. ft.	
Warm Mech. / Cool Mech.	927.0 sq. ft.	
Lower Floor total	9,110.0 sq. ft.	
Upper Floor finished total	9,646.0 sq. ft.	
Grand total	18,756.0 sq. ft.	
Pool Building	1,187.0 sq. ft.	

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REVISIONS:

#	Description	Date

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McLaughlin & Associates Architects
Chartered, AIA

Project: 479
Building: 206
Sun Valley, ID 83353
Shipping: 100 South Leahvale Ave. 3rd Floor
Ketchum, ID 83246

McGavick Residence
Location: Lot 2, Esmeralda South Subdivision
City of Ketchum, Blaine County, Idaho
Parcel #
JOB #: 0406.19

Project Issue Date:
5-11-2022
MOD Pre-Design
Review

C:\Users\bernie\Dropbox\McGavick 2021\Drawings\Autocad\Archives\2022-04-13 archive\BASE ELEVATIONS SECTIONS.dwg

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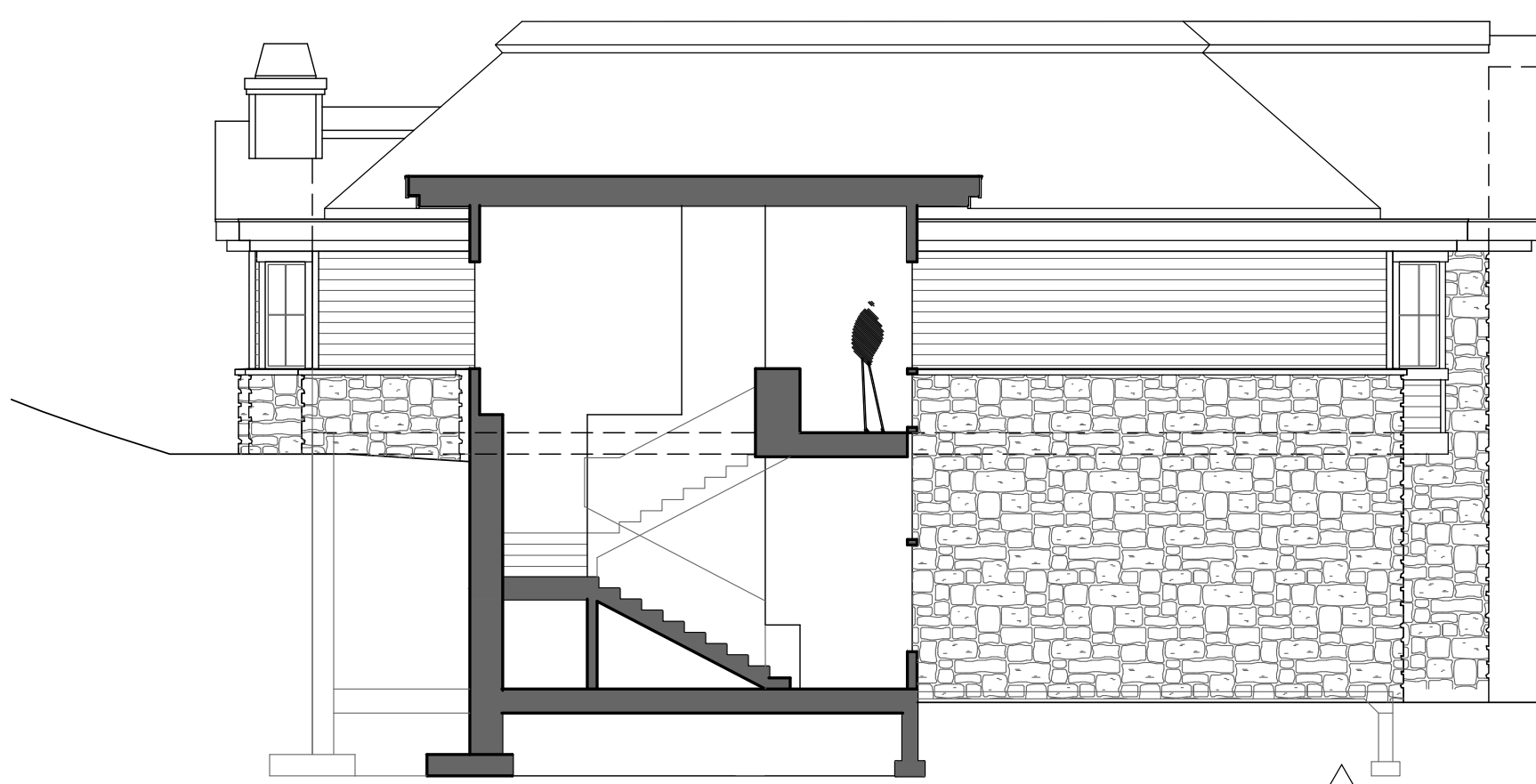
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1



Exterior Elevation
Scale: 1/8" = 1'-0"

2



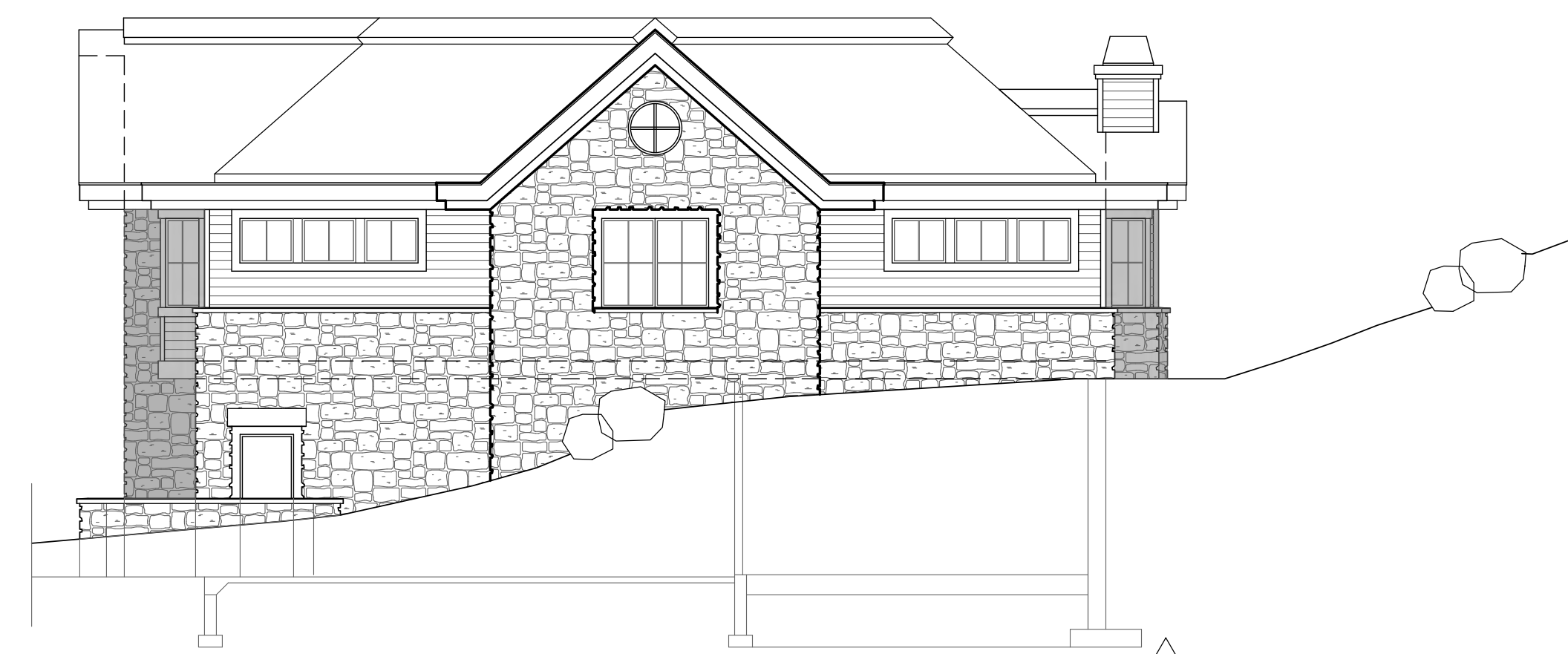
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Exterior Elevation
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Exterior Elevation
Scale: 1/8" = 1'-0"

5



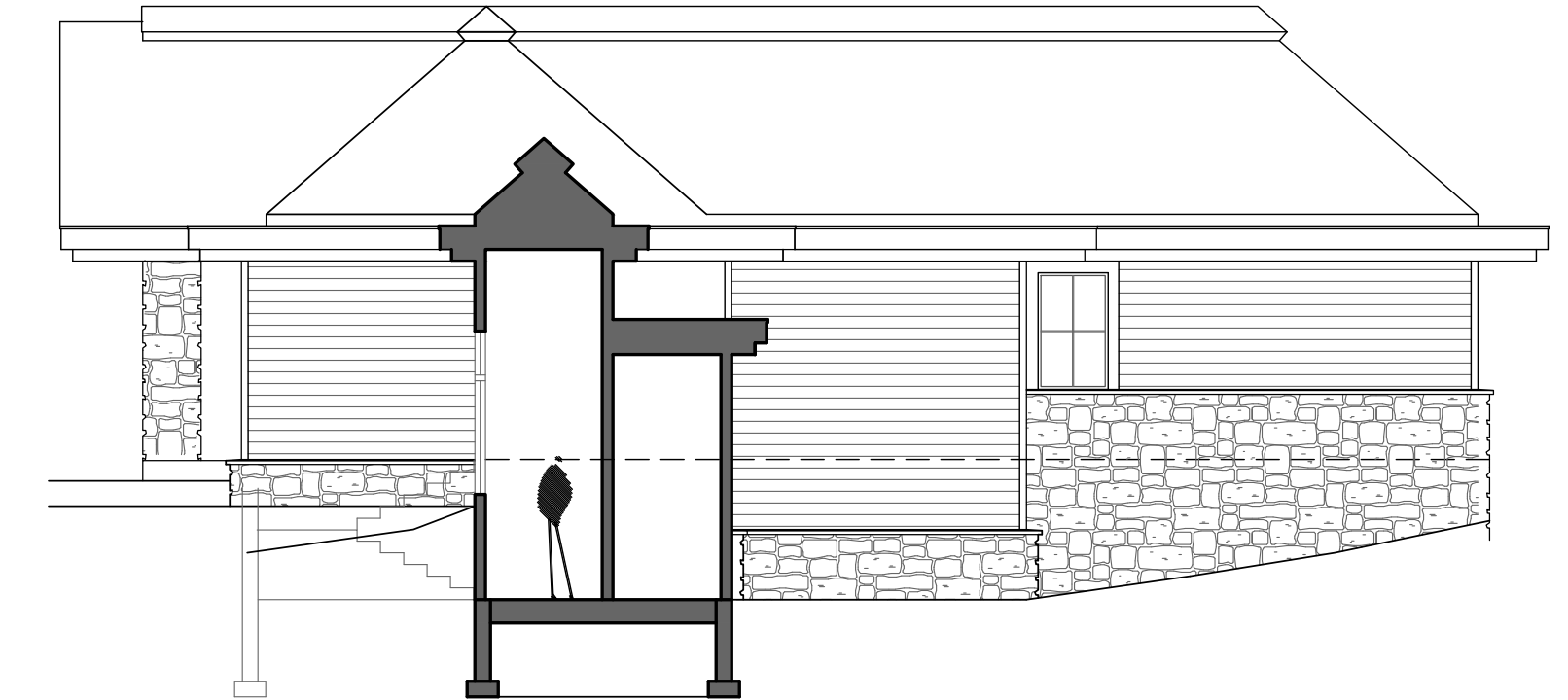
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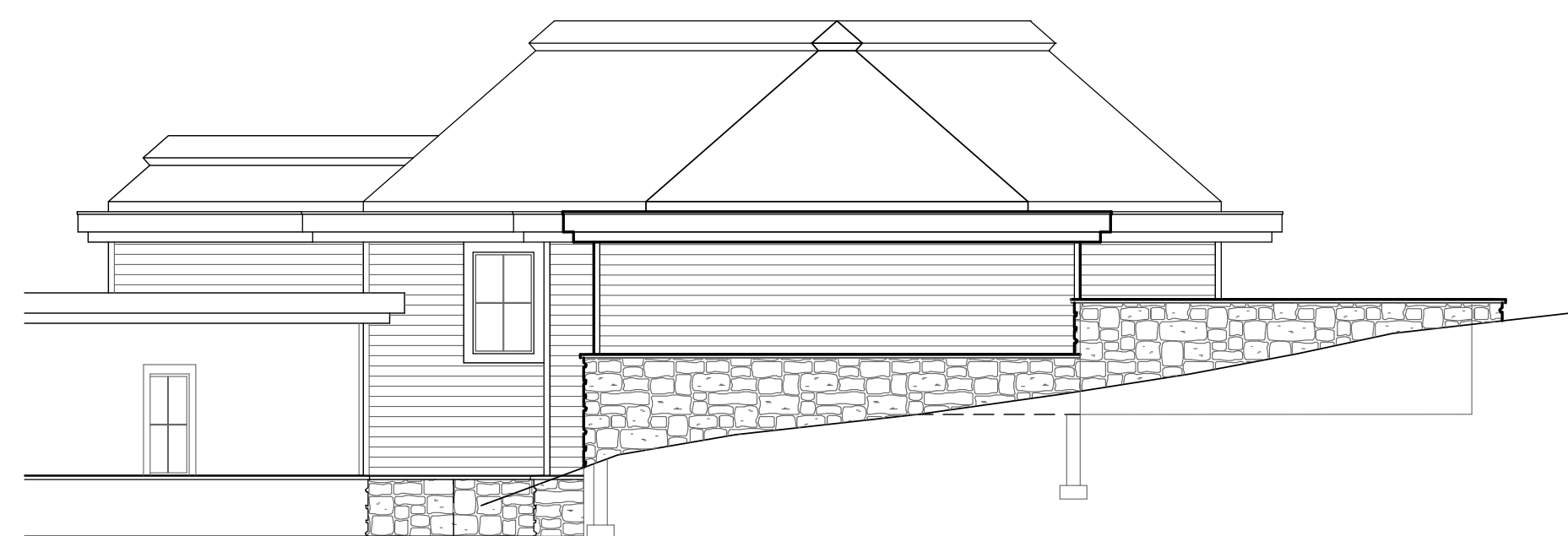
Exterior Elevation
Scale: 1/8" = 1'-0"

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Exterior Elevation
Scale: 1/8" = 1'-0"

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Exterior Elevation
Scale: 1/8" = 1'-0"

9



Exterior Elevation
Scale: 1/8" = 1'-0"

10



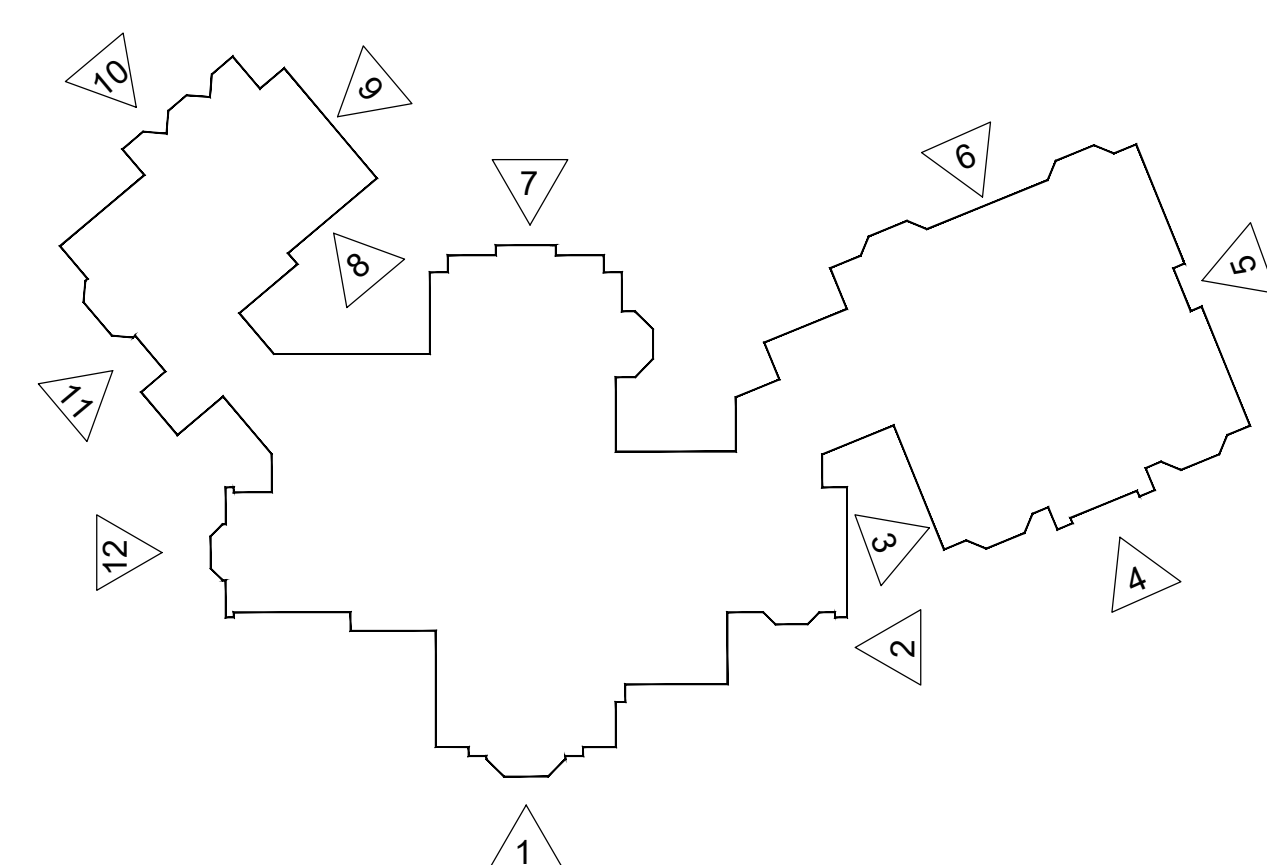
Exterior Elevation
Scale: 1/8" = 1'-0"

11



Exterior Elevation
Scale: 1/8" = 1'-0"

12



Exterior Elevation Key
Scale: 1/2" = 1'-0"

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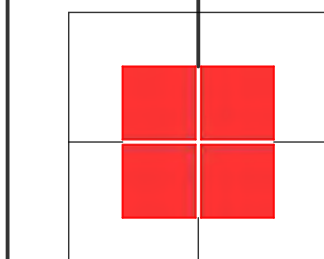
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McGavick Residence

Location: Lot 2, Esmeralda South Subdivision
City of Ketchum, Blaine County, Idaho
Parcel #
JOB #: 0406.19

McLaughlin & Associates Architects
Chartered, AIA
Telephone: 208.208.8992
Fax: 208.208.8992
www.mclaughlinarchitects.com
Ketchum, ID 83240



Project Issue Date:
5-08-2022
MOD Pre-Design
Review

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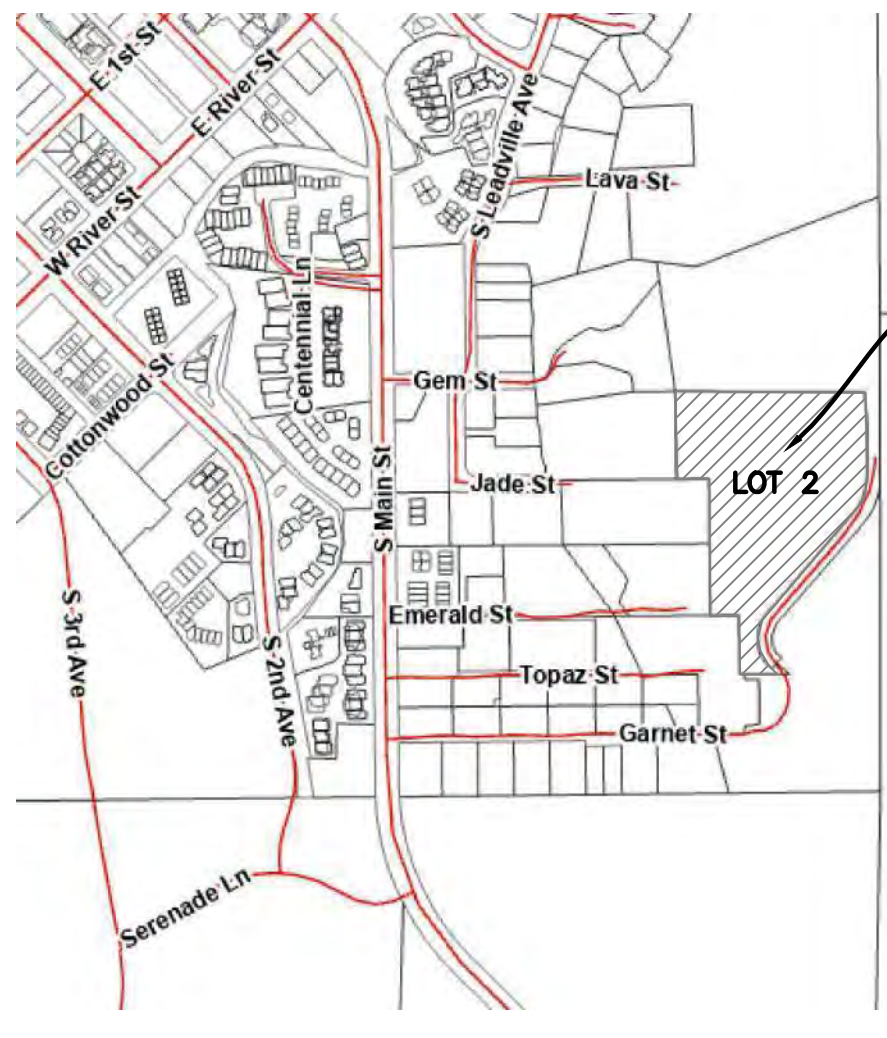
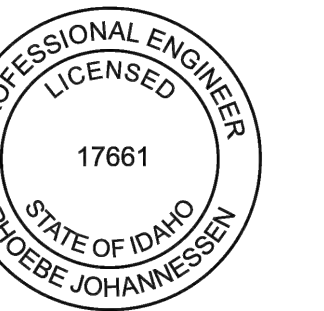
McLaughlin & Associates Architects
 Chartered, AIA
 Location: Lot 2, Esmeralda South Subdivision
 City of Ketchum, Blaine County, Idaho
 Parcel #
 JOB #: 0406.19

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 Sun Valley, ID 83353
 Shipping: 100 South Leachville Ave., 3rd Floor
 Ketchum, ID 83340

Project Issue Date:
 5-11-2022
 Conceptual Design

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4



VICINITY MAP

LEGEND

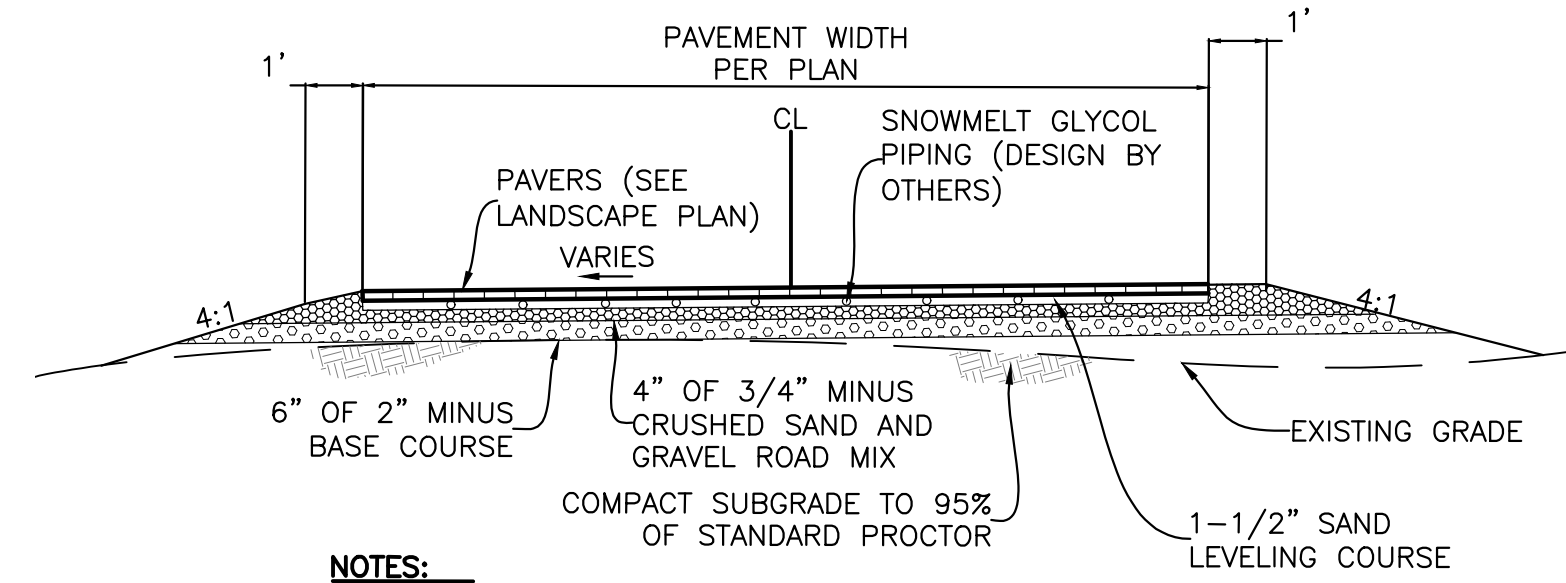
- PROPERTY LINE
- ADJOINING PROPERTY LINE
- EASEMENT
- SEWER
- SEWER MANHOLE
- SEWER CLEANOUT
- WATER
- GAS
- POWER
- TELEPHONE
- CABLE TV LINE
- ELEVATION CONTOUR
- FLOW LINE
- DRYWELL
- CATCH BASIN
- STORM DRAIN PIPE
- DOWN SPOUT
- CONCRETE PAVERS
- GRAVEL
- FG FINISHED GRADE
- EG EXISTING GROUND
- GB GRADE BREAK
- ME MATCH EXISTING

SITE CUT-FILL VOLUMES:

CUT:	13,100 CY
FILL:	1,500 CY
NET:	11,600 CY CUT

GENERAL NOTES

- CONTRACTOR SHALL FIELD VERIFY LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING CONSTRUCTION. ANY CONFLICT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER.
- CONTRACTOR SHALL NOTIFY DIGLINE (1-800-342-1585) AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES ENCOUNTERED DURING CONSTRUCTION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL DURING THE CONSTRUCTION OF ALL ITEMS HEREON. DUST CONTROL SHALL BE CONTINUOUS DURING CONSTRUCTION, 24 HOURS PER DAY 7 DAYS PER WEEK. THE CONTRACTOR SHALL FOLLOW THE REQUIREMENTS OF THE STORM WATER POLLUTION PREVENTION PROGRAM AT ALL TIMES UNTIL PERMANENT EROSION CONTROL IS ESTABLISHED.
- CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM THE HOUSE.
- ALL WORK WITHIN THE CITY RIGHT OF WAY SHALL CONFORM TO CITY OF KETCHUM STANDARDS.
- REFER TO SHEET C3 FOR STORM DRAIN PROFILES.



NOTES:

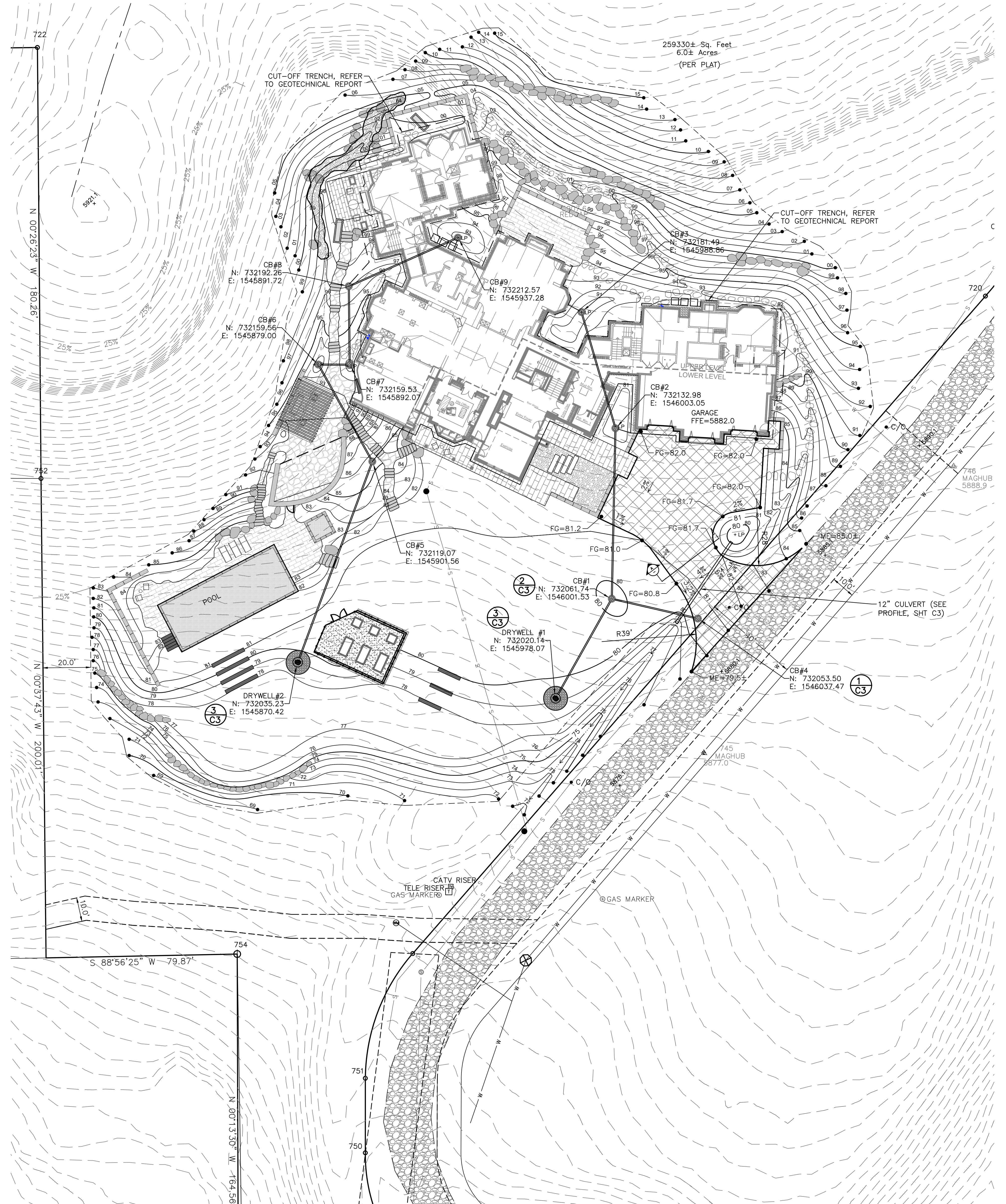
- COMPACT DRIVEWAY SUBGRADE AND ALL STRUCTURAL FILL MATERIAL TO AT LEAST 95% OF THE MAXIMUM DENSITY OF EACH MATERIAL ACCORDING TO STANDARD PROCTOR ASTM D-698.

A DRIVEWAY SECTION
C1 SCALE: NONE

MOUNTAIN OVERLAY SUBMITTAL NOTES:

THE FOLLOWING ITEMS ARE MISSING FROM THE PRELIMINARY SUBMITTAL, BUT WILL BE ADDED FOR THE OFFICIAL SUBMITTAL:

- EXISTING CONDITIONS MAP WITH PROPERTY BOUNDARY TIED IN
- UNDERGROUND UTILITY INFORMATION
- SIGNIFICANT TREES WILL BE SHOWN
- GEOTECHNICAL REPORT



REVISIONS

NO.	DESCRIPTION	DATE	BY
1			



BENCHMARK ASSOCIATES, P.A.
P.O. BOX 733, 100 BELL DRIVE
KETCHUM, IDAHO 83340
(208) 726-9512
(FAX) 726-9514
WEB: www.benchmark-associates.com
MAIL: mail@bma5b.com

GRADING AND DRAINAGE PLAN

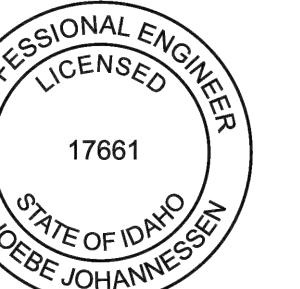
T4N, R18E, SEC 18, B.M.,
KETCHUM, IDAHO

PREPARED FOR: BYLA

DRAWN BY: PLJ
DESIGNED BY: PLJ
CHECKED: -
DATE: 5/3/22
PROJECT NO.: 22029

SHEET NUMBER

C1



NO.	REVISIONS	DATE	BY
1	DESCRIPTION		



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 P.O. BOX 733 100 BELL DRIVE
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 (208) 726-9512
 (FAX) 726-9514
 WEB: www.benchmark-associates.com
 MAIL: mail@bma5b.com

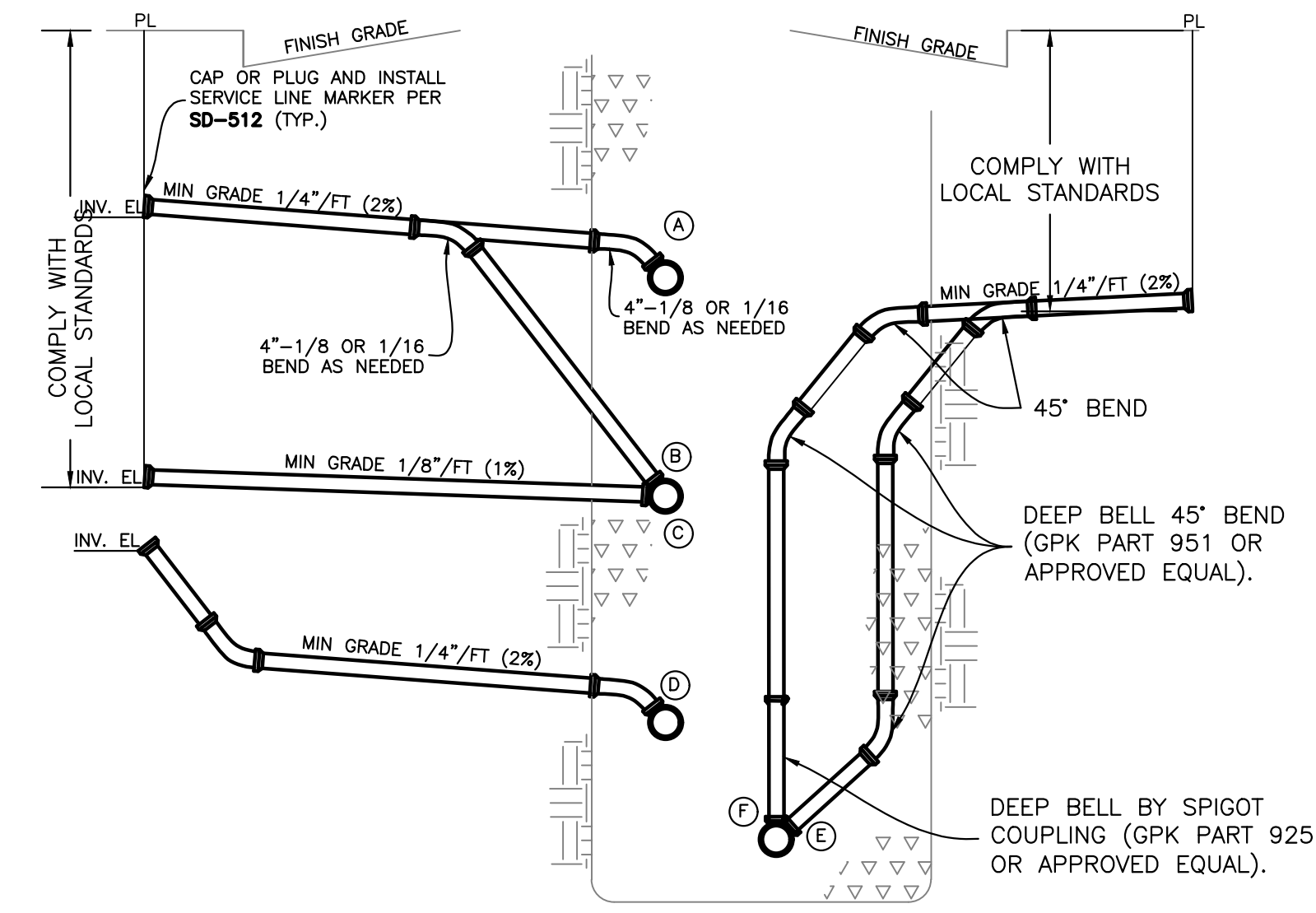
UTILITY PLAN
 T4N, R18E, SEC 18, B.M.,
 KETCHUM, IDAHO
 PREPARED FOR: BYLA

DRAWN BY: PLJ
 DESIGNED BY: PLJ
 CHECKED: -
 DATE: 5/3/22
 PROJECT NO.: 22029

SHEET NUMBER
C2

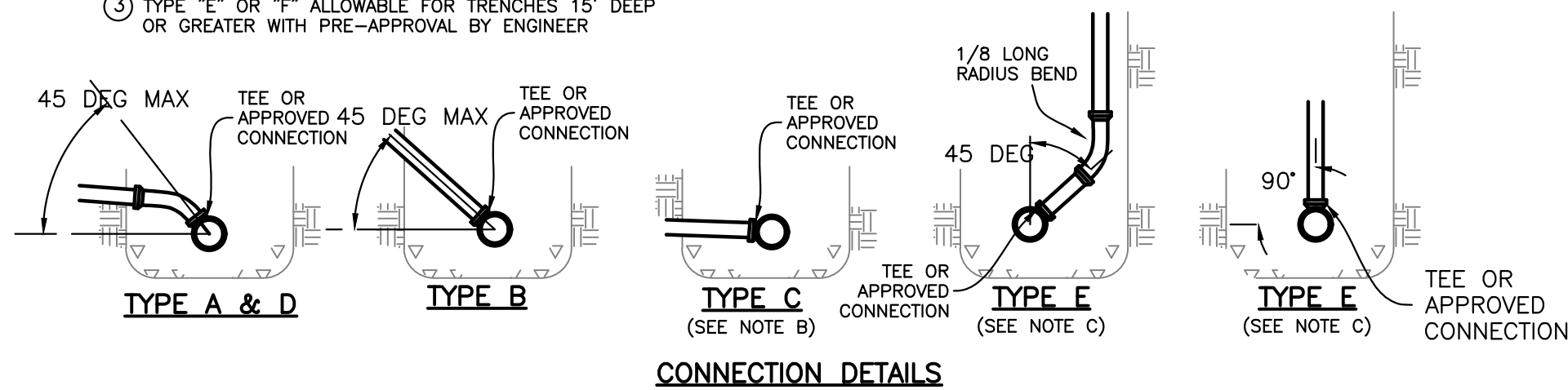
NOTE: UNDERGROUND UTILITIES TO BE ADDED TO PLAN.

- UTILITY NOTES:
- REFER TO FIRE PROTECTION PLANS FOR LOCATIONS OF FDC STANDPIPES.
 - ELECTRICAL CONNECTION TO BE COORDINATED WITH IDAHO POWER DURING FINAL DESIGN.

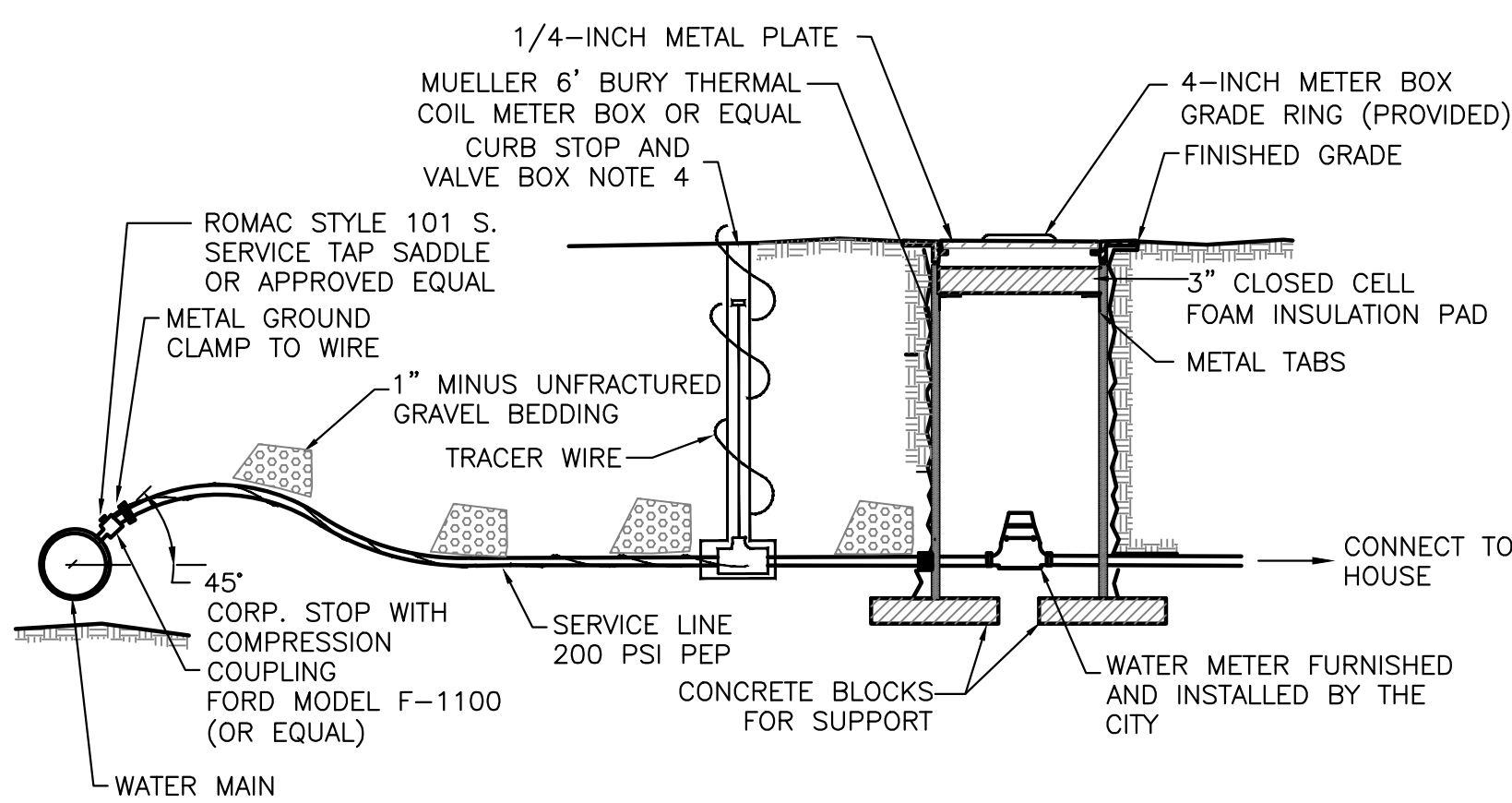


NOTES

- ALL SERVICE LINES TO BE 4" INSIDE DIAMETER UNLESS OTHERWISE NOTED.
- TYPE "C" CONNECTION WILL ONLY BE ALLOWED IF SHOWN ON THE PLANS OR OTHERWISE APPROVED BY THE ENGINEER.
- TYPE "E" OR "F" ALLOWABLE FOR TRENCHES 15" DEEP OR GREATER WITH PRE-APPROVAL BY ENGINEER.



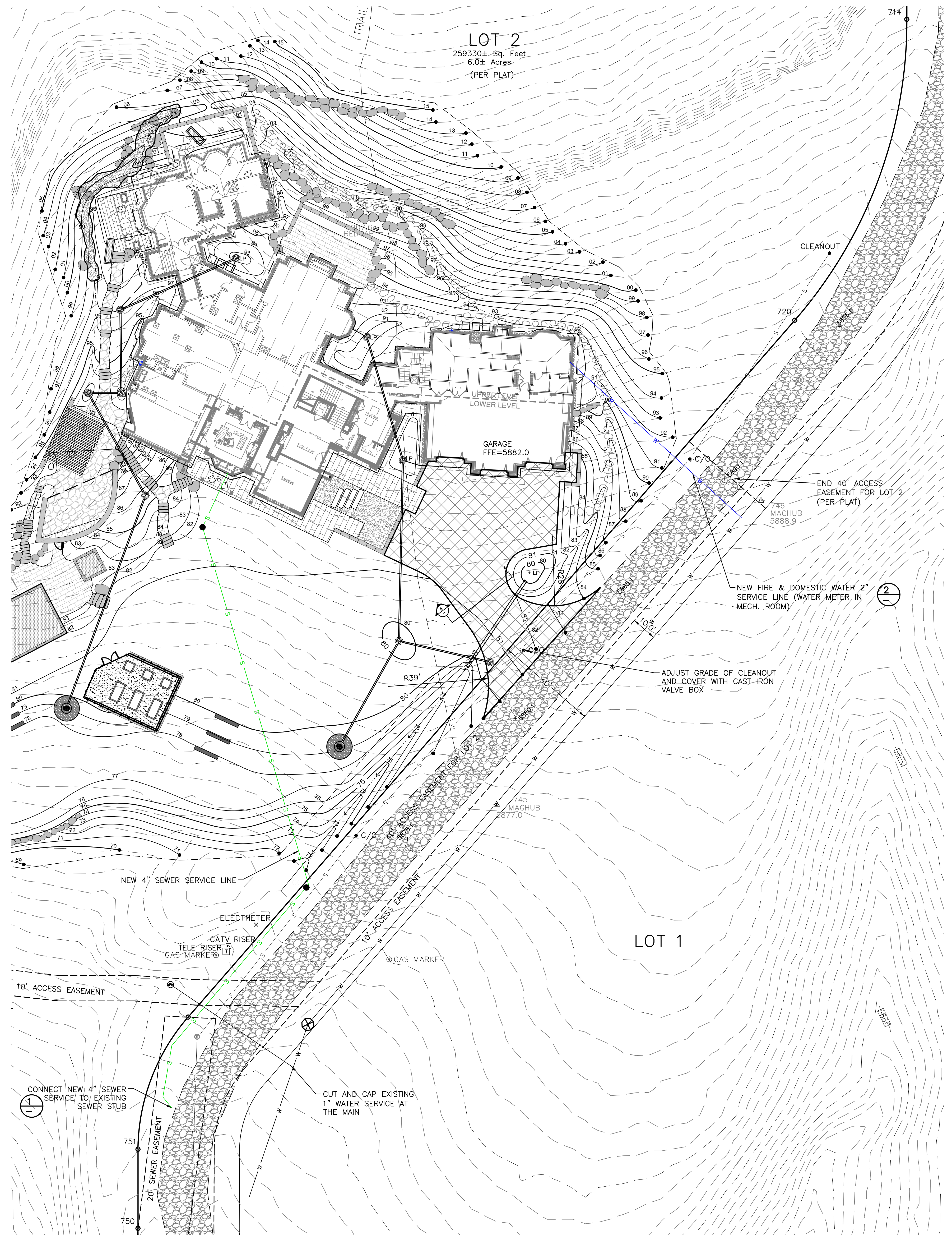
1 STANDARD SEWER SERVICE LINES
 SCALE: NONE



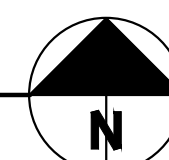
NOTES

- WATER SERVICE LINE SHALL HAVE A 6" MIN. BURY DEPTH
- SERVICE LINE SHALL BE 2" DIAMETER POLYETHYLENE PIPE UNLESS OTHERWISE SPECIFIED.
- WATER SERVICE LINES SHALL BE BEDDED WITH 1" MINUS UNFRACTURED GRAVEL. BEDDING SHALL BE INSTALLED 4" UNDER THE PIPE AND 6" OVER THE PIPE.
- FORD MODEL B-111 RESILIENT SEAT, CURB BALL VALVE (OR EQUAL), FORD EXTENSION CURB BOX WITH ARCHED BASE, 1-INCH UPPER SECTION, AND 2 HOLE "ERIE" PATTERN LID.

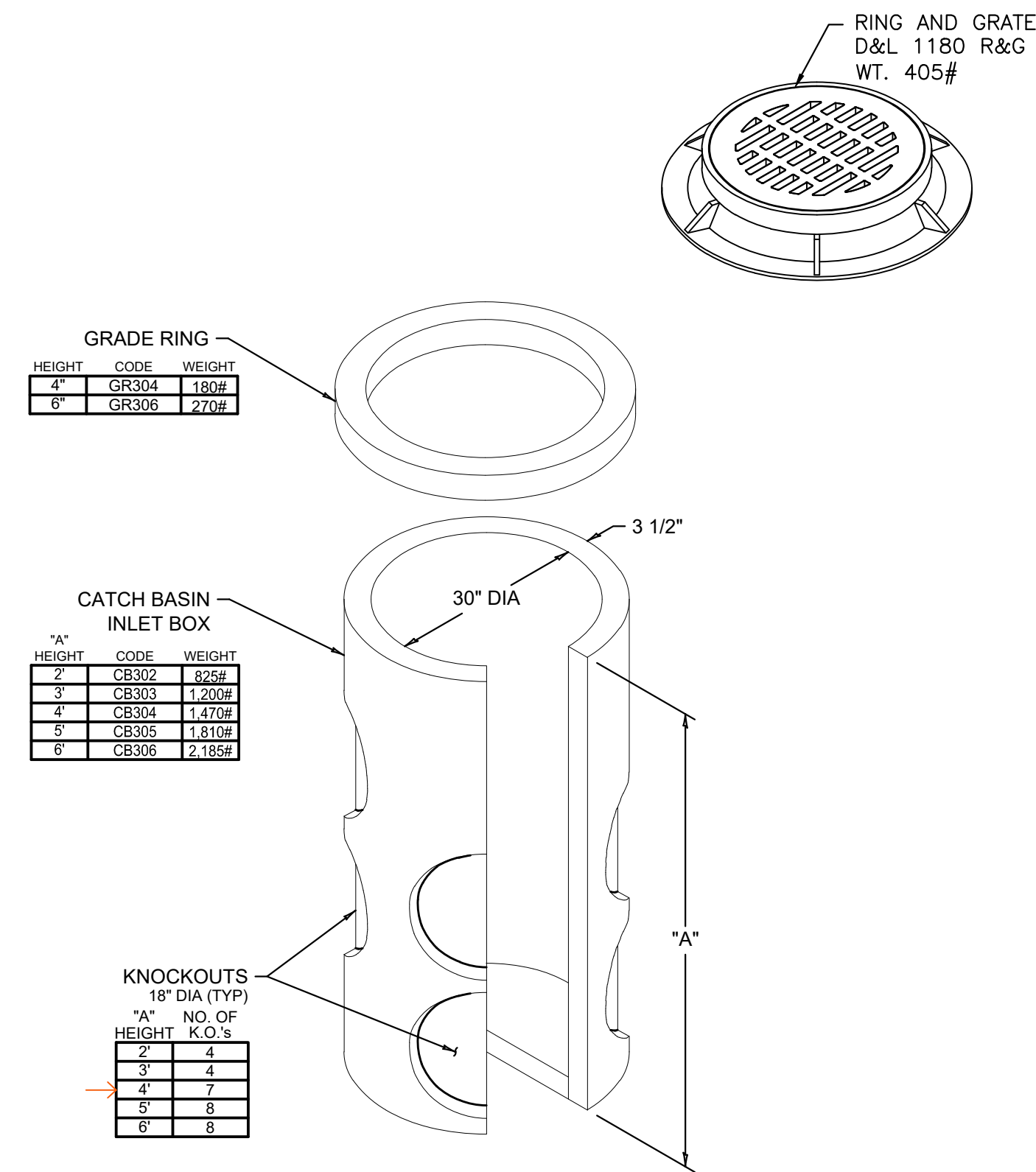
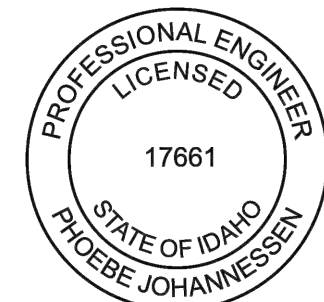
2 WATER SERVICE AND METER CONNECTION
 SCALE: N.T.S.



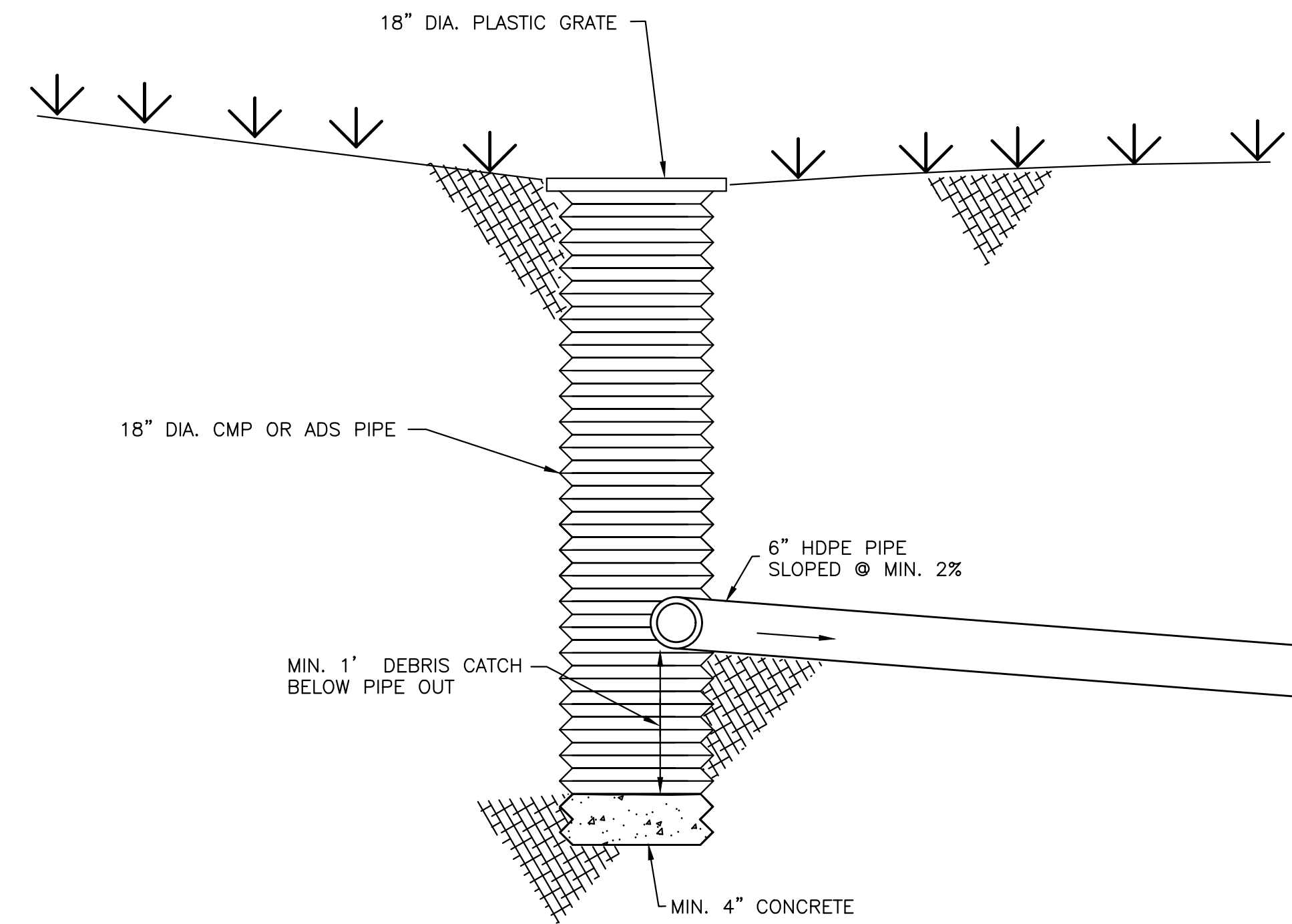
PLAN



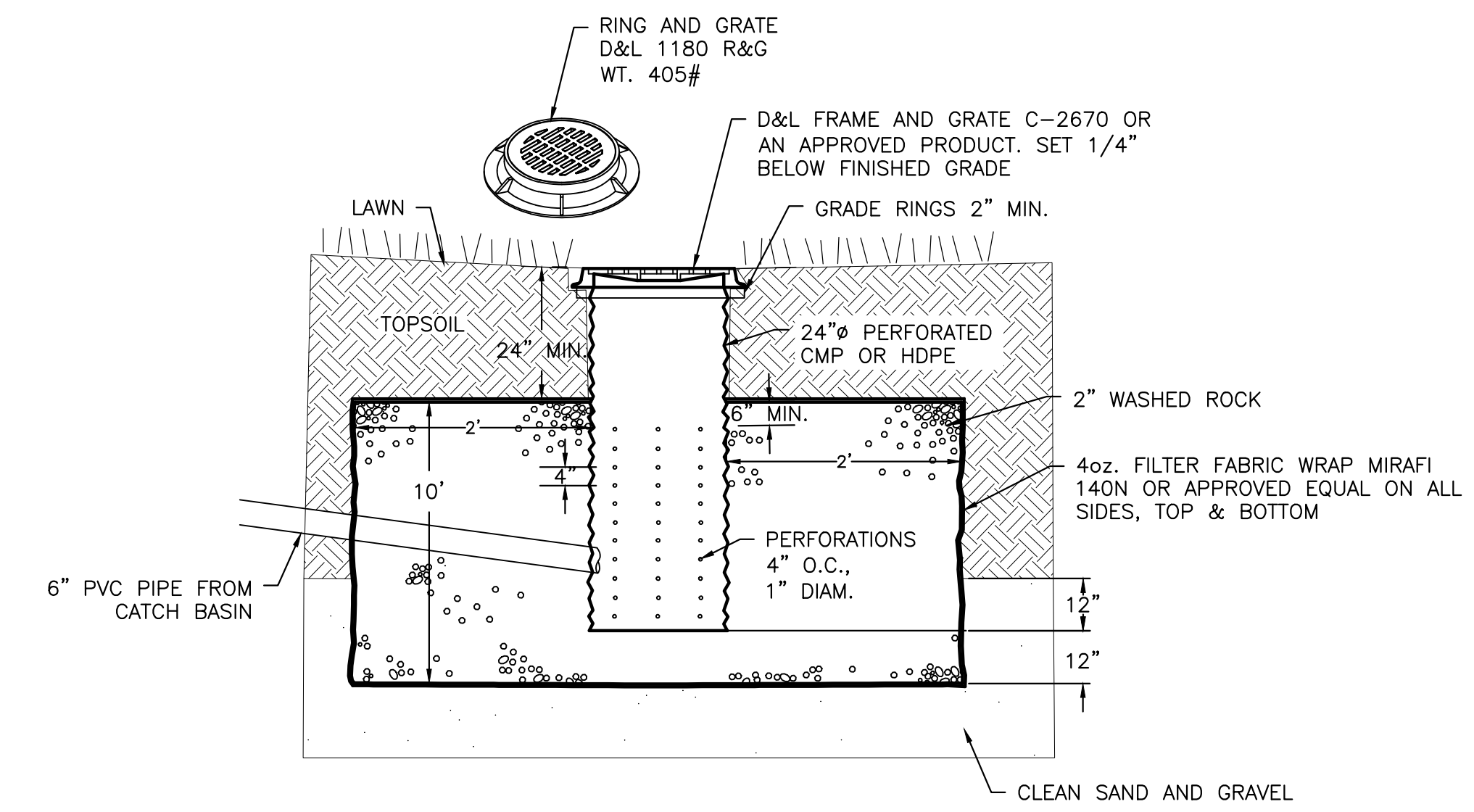
0' 20' 40' 60' SCALE IN FEET



1 30" CATCH BASIN (FOR USE IN PAVED AREAS)
C1 SCALE: N.T.S.



2 18-INCH ADS CATCH BASIN (FOR USE IN LANDSCAPE AREAS)
C1 SCALE: NONE

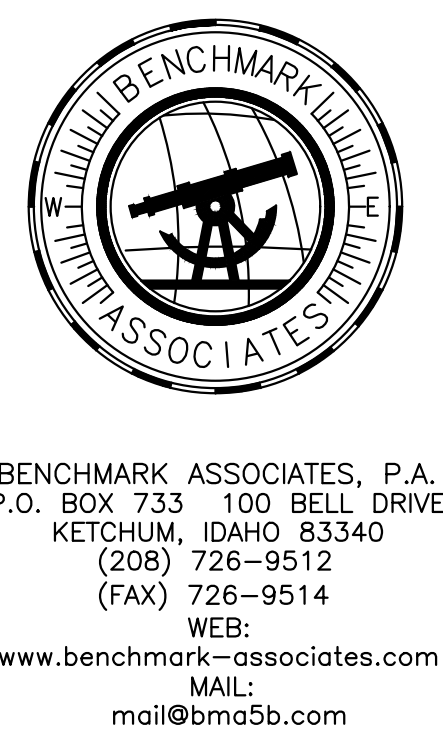


NOTES:

1. THE BED SHALL BE EXCAVATED A MINIMUM OF 24" INTO CLEAN SAND AND GRAVEL.
2. MAXIMUM DEPTH SHALL NOT EXCEED 12 FEET.
3. IF CLEAN SAND AND GRAVEL IS NOT ENCOUNTERED WITHIN 12 FEET, THE CONTRACTOR SHALL CONTACT THE DESIGN ENGINEER.
4. GRATE OR SOLID LID AS APPROVED BY CITY OF KETCHUM.

3 TYPICAL DRYWELL DETAIL
C1 SCALE: NONE

NO.	REVISIONS	DESCRIPTION	DATE	BY
1				

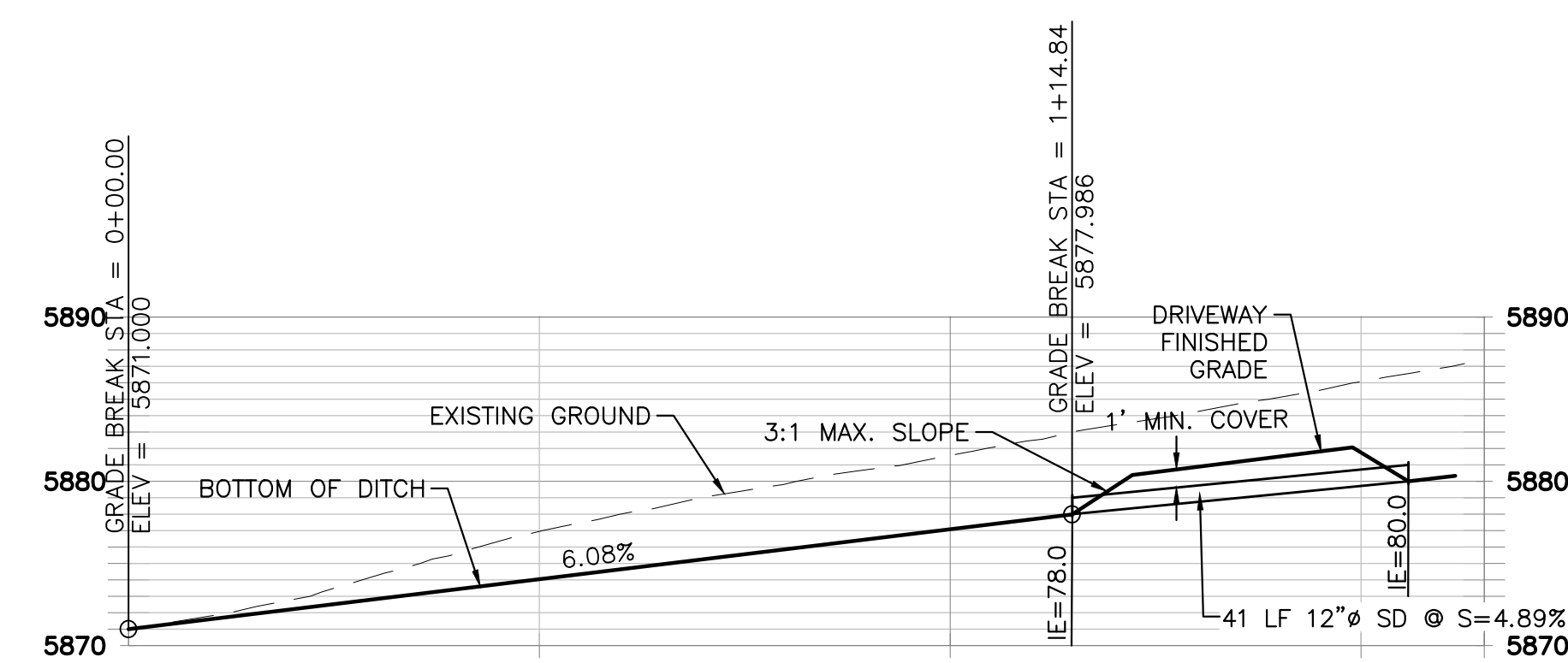
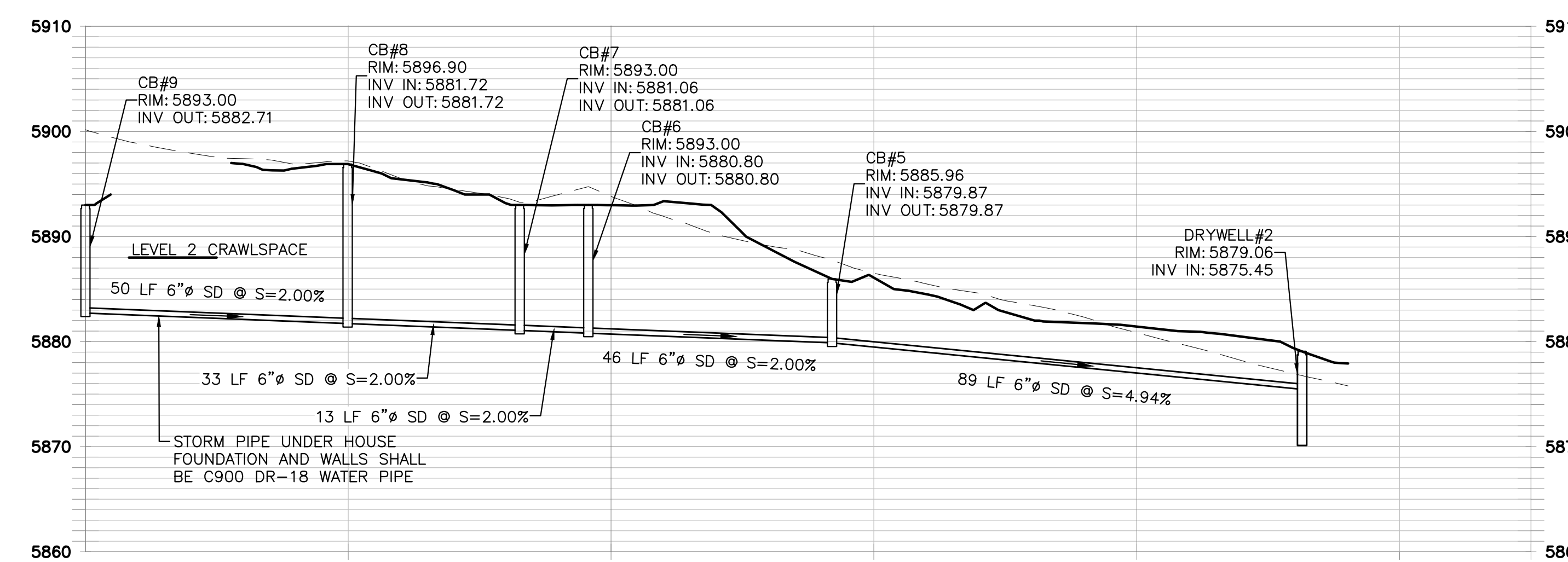
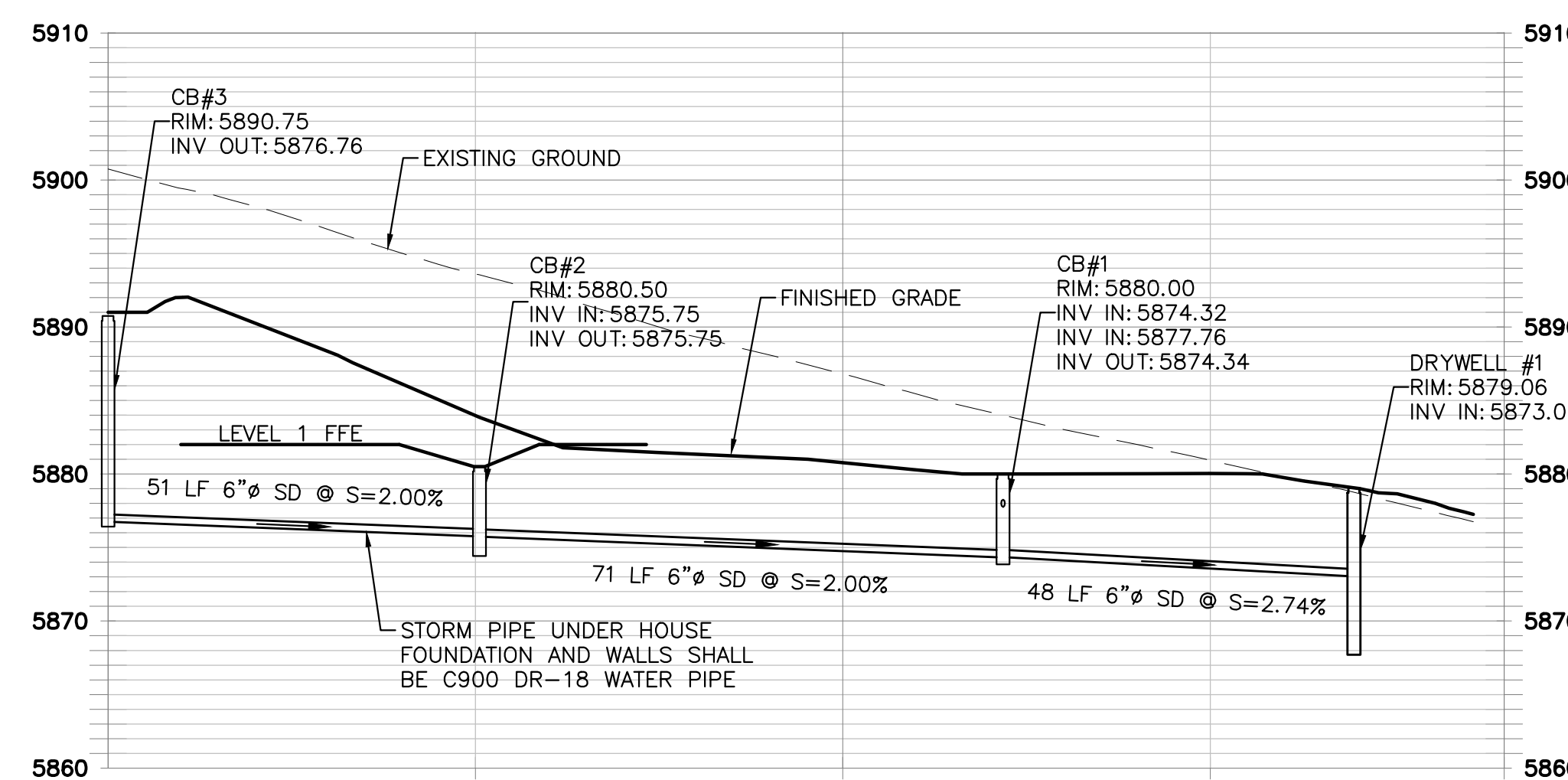


DRAINAGE DETAILS
T4N, R18E, SEC 18, B.M.,
KETCHUM, IDAHO
PREPARED FOR: BYLA

DRAWN BY: PLJ
DESIGNED BY: PLJ
CHECKED: -
DATE: 5/3/22
PROJECT NO.: 22029

SHEET NUMBER

C3



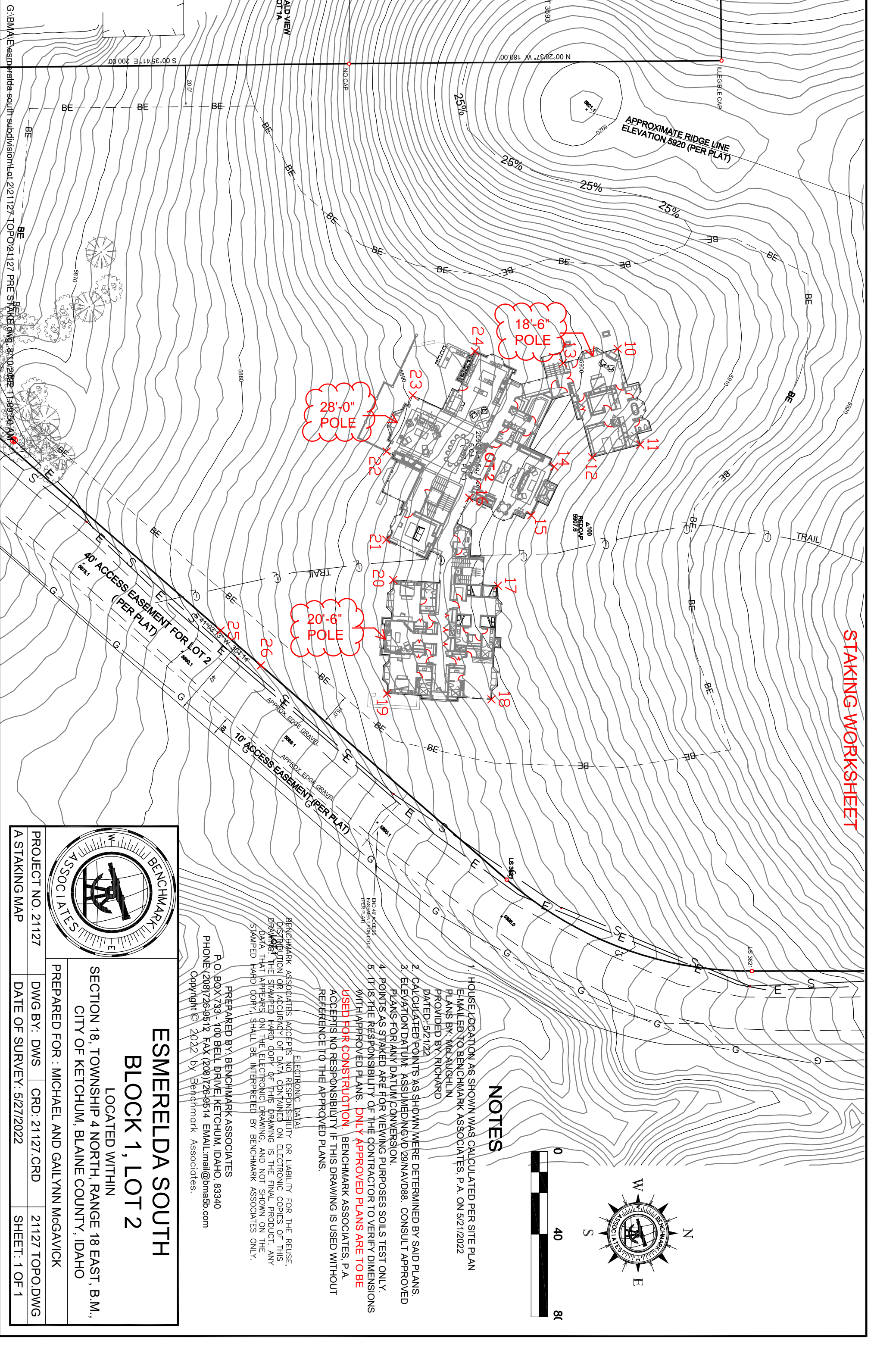
DRIVEWAY CULVERT AND DITCH PROFILE
SCALE: NONE



City of Ketchum

ATTACHMENT C:

Story Pole and Staking Diagram



NOTES

1. HOUSE LOCATION AS SHOWN WAS CALCULATED PER SITE PLAN E-MAILED TO BENCHMARK ASSOCIATES, P.A. ON 5/21/2022 PLANS BY: McLAUGHLIN PROVIDED BY: RICHARD DATED: 5/21/22
2. CALCULATED POINTS AS SHOWN WERE DETERMINED BY SAID PLANS.
3. ELEVATION DATUM ASSUMED: NGVD 29/NAVD88. CONSULT APPROVED PLANS FOR ANY DATUM CONVERSION.
4. POINTS AS STAKED ARE FOR VIEWING PURPOSES SOILS TEST ONLY.
5. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY DIMENSIONS WITH APPROVED PLANS. **ONLY APPROVED PLANS ARE TO BE USED FOR CONSTRUCTION.** BENCHMARK ASSOCIATES, P.A. ACCEPTS NO RESPONSIBILITY IF THIS DRAWING IS USED WITHOUT REFERENCE TO THE APPROVED PLANS.

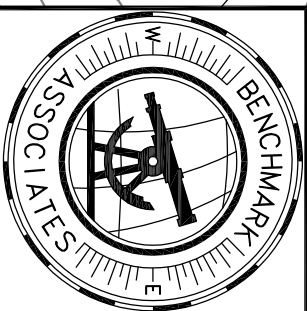
ELECTRONIC DATA:
 BENCHMARK ASSOCIATES ACCEPTS NO RESPONSIBILITY OR LIABILITY FOR THE REUSE, DISTRIBUTION OR ACCURACY OF DATA CONTAINED ON ELECTRONIC COPIES OF THIS DRAWING. THE STAMPED HARD COPY OF THIS DRAWING IS THE FINAL PRODUCT. ANY DATA THAT APPEARS ON THE ELECTRONIC DRAWING, AND NOT SHOWN ON THE STAMPED HARD COPY, SHALL BE INTERPRETED BY BENCHMARK ASSOCIATES ONLY.

PREPARED BY: BENCHMARK ASSOCIATES
 P.O. BOX 733 - 100 BELL DRIVE, KETCHUM, IDAHO, 83340
 PHONE: (208) 726-9512 FAX: (208) 726-9514 EMAIL: mail@bma5b.com
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**ESMERELDA SOUTH
 BLOCK 1, LOT 2**

LOCATED WITHIN
 SECTION 18, TOWNSHIP 4 NORTH, RANGE 18 EAST, B.M.,
 CITY OF KETCHUM, BLAINE COUNTY, IDAHO

PREPARED FOR : MICHAEL AND GALLYNN MCGAVICK



PROJECT NO. 21127	DWG BY: DWS	CRD: 21127.CRD	21127 TOPO.DWG
A STAKING MAP	DATE OF SURVEY: 5/27/2022		SHEET: 1 OF 1



City of Ketchum

ATTACHMENT D:

Ridgeline Images with Location References



City of Ketchum
Planning & Building

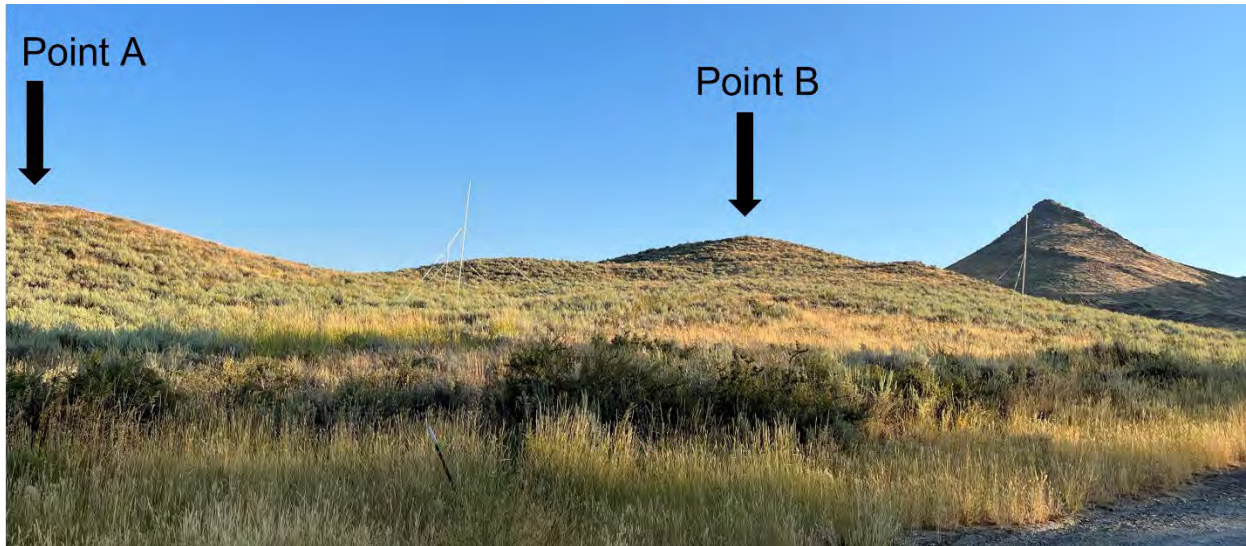
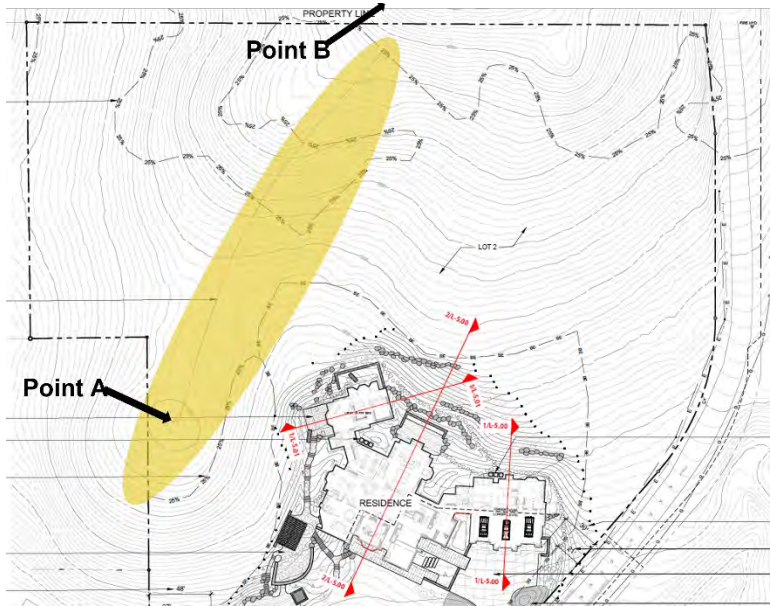


Image 1: Photo looking north from private driveway.

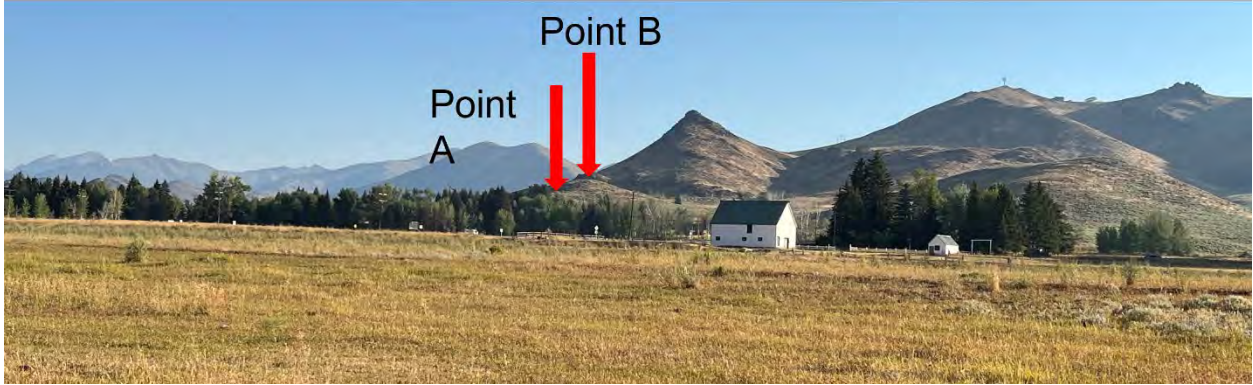


Image 2: Photo from bike path on southwest side of Reinheimer Ranch

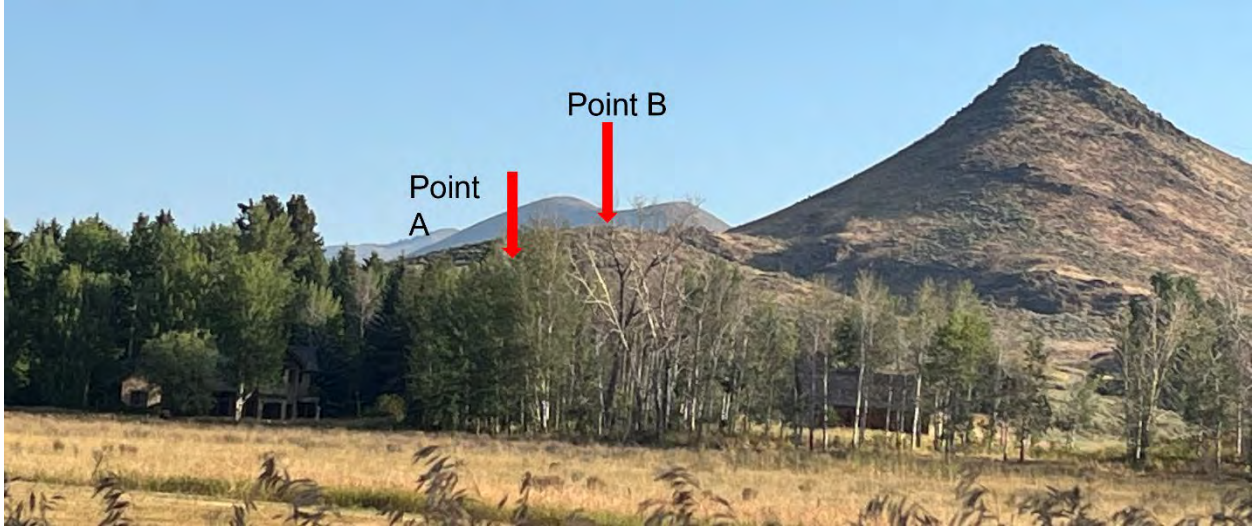


Image 3: Photo from Hwy 75 just north of Reinheimer residence.

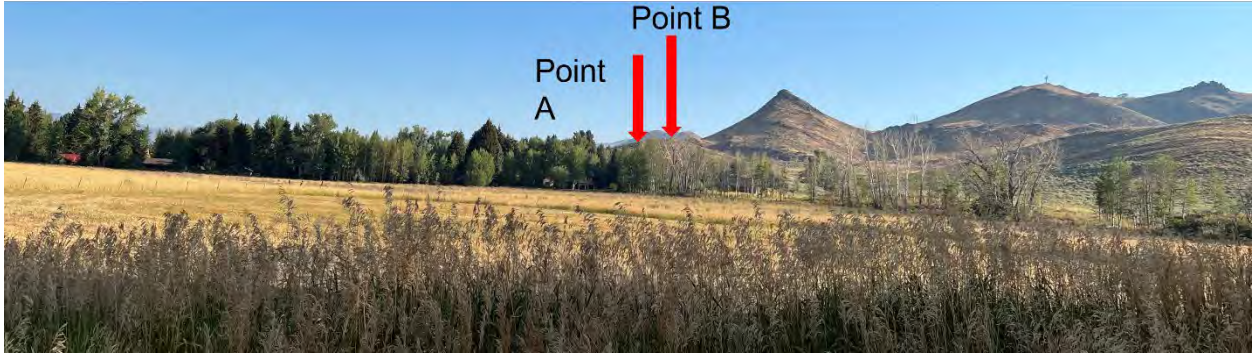


Image 4: Photo from Hwy 75 just north of Reinheimer residence.



Image 5: Photo from Hwy 75 just south of Reinheimer residence.



City of Ketchum

ATTACHMENT E: Public Comment

From: [Participate](#)
To: [Morgan Landers](#)
Subject: Fwd: Pre-Application Mountain Overlay Design Review for the McGavick Residence, 307 Garnet Street
Date: Wednesday, September 21, 2022 8:14:38 PM

Public comment

Begin forwarded message:

From: Annie Vanderbilt <mambuk11@gmail.com>
Date: September 21, 2022 at 12:50:03 PM MDT
To: Participate <participate@ketchumidaho.org>
Subject: Pre-Application Mountain Overlay Design Review for the McGavick Residence, 307 Garnet Street

TO: Ketchum Planning and Zoning Commission
RE: Pre-Application Mountain Overlay Design Review Application for the McGavick Residence

It is our opinion that the construction of an 18,756 gross-square-foot single family residence in the Mountain Overlay Zoning District east of the Reinheimer Ditch violates Ordinance No. 996, Section 17.104.020. Title 7, in which the zoning code states the purposes of the Mountain Overlay Zoning District:

- To encourage land uses harmonious with existing natural resources.
- To protect natural land features and wildlife habitat
- To minimize or prohibit detrimental effects on the natural topography, geology, soils, drainage, wildlife and vegetation.

In light of these stated purposes, the enormous size of this house and the extent of the excavation for the foundation seems a travesty in a hillside area within the Mountain Overlay District.

In Ordinance 208, adopted by the City of Ketchum in 1974, it states that in order to protect the general health, safety and welfare of the community, future projects, and adjacent property owners, it is necessary to adopt certain regulations, three of which are:

- To insure that the general appearance of building design and construction shall be orderly and harmonious with the appearance and character of this neighborhood and the City.

- To minimize the impact of vehicular traffic on adjacent streets and to prevent traffic congestion.
- To provide for proper ingress and egress with safe, adequate and efficient pedestrian and vehicular traffic systems.

An 18,756 gross-square-foot dwelling is certainly not compatible with the appearance and character of the Garnet Street neighborhood. And the amount of time (years) when the McGavick house, garage and pool house are under construction, will not only cause major traffic congestion, disruption, and blockage on a narrow, neighborhood access street, but the unpaved portion of Garnet, which is a steep, dirt, one-lane track, "shall remain as is, without modification in width, grade or surface," as per a Settlement Agreement made in February, 1994 between Carl Curtis (developer of Esmeralda Subdivision), the Garnet Street Neighbors and the City of Ketchum. We wonder, will the excavation and construction equipment, including cranes, safely be able to access the building site up this narrow dirt-and-gravel roadway?

Bill and Annie Vanderbilt
300 Garnet Street
Ketchum

From: [Participate](#)
To: [Morgan Landers](#)
Subject: Fwd: 307 garnet street
Date: Wednesday, September 21, 2022 8:14:07 PM

Public Comment

Begin forwarded message:

From: Janet Nathanail <jnathanail@hotmail.com>
Date: September 21, 2022 at 5:05:59 PM MDT
To: Participate <participate@ketchumidaho.org>
Subject: 307 garnet street

as a resident in the esmeralda subdivision i am concerned about the proposal to build a 18,756 sq ft house in our neighborhood. i don't understand why i have not received either by post or at my home any news of this meeting. but instead heard from my neighbours.

i went on the ketchum idaho website and could not find any details about the proposed plans but responded there with a request for more detailed information.

can you please send them to me before the meeting on sept 27?

i plan to attend virtually since i will not be in ketchum at that time.

thank you
janet

Please consider your environmental responsibility before printing this email or any other documents.

Janet Nathanail
Starcrest Tower 1
Flat F, 10/f
9 Star Street
Hong Kong