



City of Ketchum
Planning & Building

STAFF REPORT
KETCHUM PLANNING AND ZONING COMMISSION
SPECIAL MEETING OF MARCH 23, 2021

PROJECT: 128 Saddle Road Townhomes

FILE NUMBERS: P21-013 & P21-012

APPLICATION: Design Review, Townhouse Subdivision Preliminary Plat, and Phased Development Agreement

REPRESENTATIVE: Richard Childress

OWNER: Bowry LLC

LOCATION: 128 Saddle Road (Kneeland Subdivision: Lot 2)

ZONING: Tourist (T) Zoning District

OVERLAY: None

NOTICE: A public hearing notice for the project was mailed to all owners of property within 300 feet of the project site and all political subdivision on March 3rd, 2021. The public hearing notice was published in the Idaho Mountain Express the on March 3rd, 2021. A notice was posted on the project site and the city's website on March 16th, 2021.

128 SADDLE ROAD TOWNHOMES

The 128 Saddle Road townhome development is a 4-unit detached townhome on a vacant lot to the east of the Kneeland building within the Tourist (T) Zoning District. The project site is a 1.282-acre undeveloped parcel with frontage on Saddle Road and flag-frontage along Valleywood Drive. Design Review (Application No. P21-013) is required for developing multi-family dwellings, including detached townhomes. The Townhouse Subdivision Preliminary Plat (Application P21-012) will subdivide the development into 4 townhouse sublots and common area. The Phased Development Agreement allows each townhome unit to be platted individually as each building receives its Certificate of Occupancy.

STAFF RECOMMENDATION

Staff recommends that the Commission consider the project plans, the applicant's presentation, and any public comment received, deliberate, and approve the 128 Saddle Road Townhomes Design Review application and recommend approval of the Townhouse Subdivision Preliminary Plat and Phased Development Agreement to City Council.

ANALYSIS

Staff analysis is provided in Tables 1 through 4 including: (1) City Department comments, (2) adherence zoning and dimensional standards, (3) evaluation of Design Review criteria, (4) townhouse subdivision requirements, and (5) subdivision design and development standards. Project plans are attached as Exhibits A and B.

Table 1: City Department Comments

City Department comments are based on the project concept as proposed with the Design Review project plans. All City Departments shall review and approve the project through the Building Permit application process. All comments pertaining to the Design Review drawings are subject to change. All right-of-way improvements must be reviewed and approved by the City Engineer and Streets Department prior to issuance of a Building Permit for the project.

City Department Comments
<i>All City Department requirements and associated specifications for the required improvements must be verified, reviewed, and approved prior to issuance of a Building Permit for the project.</i>
<p>Fire Department:</p> <ul style="list-style-type: none">• It is the General Contractor’s responsibility to understand and adhere to all Fire Protection Ordinance #1125 requirements in addition to any and all other City of Ketchum requirements in effect at the time of Building Permit issuance. Failure to comply with all local ordinances and codes may result in project work stoppage as well as criminal penalties.• The above project shall meet all 2018 International Fire Code requirements in addition to specific City Building and Fire Ordinances.• An approved fire detection system shall be installed per City of Ketchum Ordinance #1125 and the requirements of NFPA 72. Two sets of alarm system plans shall be submitted to the Ketchum Fire Department for approval and a permit is required prior to installation of alarm systems. Inspections of fire detection systems by the Fire Chief or an appointee are required and shall be scheduled at least 48 hours in advance.• An approved key box shall be installed on each unit, with the appropriate keys, for emergency fire department access in a location approved by the Fire Department. The key box shall be a Knox Box brand and sized to accommodate keys to every door of the unit.• An approved access roadway per 2012 International Fire Code Appendix D (www.ketchumfire.org) shall be installed prior to any combustible construction on the site. The road shall be a minimum of twenty (20) feet in width and capable of supporting an imposed load of at least 75,000 pounds. The road must be an all-weather driving surface maintained free, clear, and unobstructed at all times. Grades shall not exceed 7%. Dead end access roadways exceeding 150 feet in length shall be provided with an approved turnaround. Gates, if installed, are required to be siren activated for emergency vehicle access. Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet, an approved aerial fire apparatus access road shall be provided. Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders, in the immediate vicinity of the building or portion thereof.• Vehicle parking and material storage during construction shall not restrict or obstruct public streets or access to any building. A minimum twenty-foot travel lane for emergency vehicle access shall be maintained clear and unobstructed at all times. All required Fire Lanes, including within 15 feet of fire hydrants, shall be maintained clear and unobstructed at all times.

- Approved address numbers shall be placed in such a position to be plainly visible and legible from the road fronting the property. Numbers and letters shall be a minimum of four (4) inches tall, contrast with their background and be positioned a minimum of forty-eight (48) inches above final grade.

Addressing for the project shall be the following:

Unit #1 shall be 116 Valleywood Drive

Unit #2 shall be 118 Valleywood Drive

Unit #3 shall be 123 Valleywood Drive

Unit #4 shall be 120 Valleywood Drive

- Fire extinguishers shall be installed and maintained per 2012 IFC Section 906 both during construction and upon occupancy of the building. During construction fire extinguishers shall be placed in a conspicuous, easy to access, unobstructed location that is less than 75 feet travel distance to any combustibles on site, 30 feet to any hot work. Upon completion of project every single-family residence will have a minimum of one extinguisher per garage and one extinguisher per kitchen area. Extinguishers shall be mounted in a conspicuous, easy to access, unobstructed location.
- This project shall comply with the City of Ketchum Fire Protection and defensible space characteristics. All exterior windows shall be glazed, and all exterior doors shall be solid core construction, both shall have a fire rating of not less than 20 minutes. All exterior vents shall be designed and approved to prevent flame or ember penetration and all exterior mess shall have openings that do not exceed 1/8". Gutters and downspouts shall be non-combustible and shall be provided with an approved means to prevent the accumulation of leaves and debris.
- Spark arresters are required on all solid fuel burning appliance chimneys to reduce potential fires from burning embers.
- An 8 ½ by 11 color coded site map of this project shall be provided on paper and electronically to the fire department. This site map shall show the locations of gas shut-offs, power shut-offs, fire sprinkler riser rooms, fire department connections, alarm panels, Knox boxes, access doors, egress windows, stairways and any additional fire department requirements. Exact details for color coded "On-Sites" can be found at www.ketchumfire.org.
- Final inspections of all fire department permit required installations by the Fire Chief or an appointee are required and shall be scheduled at least 48 hours in advance. A Final Inspection Checklist can be found at www.ketchumfire.org.
- Fire Department requirements and associated specifications for the required improvements must be verified, reviewed, and approved prior to issuance of a Building Permit for the project.

City Engineer & Streets Department:

- All drainage shall be retained on site (KMC §17.96.060.C.1). Drainage improvements constructed shall be equal to the length of the subject property lines adjacent to any public street or private street (KMC §17.96.060C). The existing deficiencies in the Valleywood right-of-way related to Valleywood's drainage can be addressed during the building permit review process, but the site's own drainage must be retained on site. The catch basin in the Valleywood ROW noted as existing on the plans can not be used for the site's drainage.
- All construction for the project must comply with the standards set forth in Ketchum Municipal Code, Chapter 15.06 Construction Activity Standards. The applicant shall submit a Construction Activity Plan addressing all applicable activities (KMC §15.06.030), including how materials will be off-loaded at the site, plan for coordinating with neighbors on temporary closures, temporary traffic control, and construction fencing with appropriate screening, to be reviewed and

approved prior to issuance of a Building Permit for the project. Pursuant to KMC §15.06.030.A.2, the applicant shall provide notice of the project, construction schedule, and general contractor's contact information to all neighbors with properties adjacent to the project site.

- The building permit plans and construction drawings shall meet all applicable sections of Chapter 12 of Ketchum Municipal Code.
- The applicant shall submit a drainage and geotechnical report with the building permit application for review by the City Engineer and the Streets Department.
- The plans for the ROW improvements must be prepared by a professional engineer licensed in Idaho (KMC §12.04.020).
- The applicant shall submit a Street and Alley Digging, Excavation, and Trenching ("DIG") Permit application with an associated traffic control plan for all construction work within the City right-of-way to be reviewed and approved by the Streets Department. The use of City right-of-way for construction including the closure of adjacent streets or sidewalks requires a Temporary Use of Right-of-Way Permit ("TURP").
- Final civil drawings for all associated ROW improvements shall be submitted with the Building Permit application to be verified, reviewed, and approved by the City Engineer and Streets Department prior to issuance of a Building Permit for the project.

Utilities & Wastewater:

- The applicant will be responsible for installing connections to the water and sewer system.
- The private water main and service lines must be indicated on the Townhouse Subdivision preliminary plat.
- If meter vaults are required, then curb stops shall be installed to the City's specifications.
- The phased development agreement notes two connections—one connection at Valleywood Drive and one at Saddle Road. Both connections must be shown on the project plans.
- The blow out hydrant shall be a frost-free hydrant with an associated drain field.
- Drywells must have proper separation from potable water lines.
- All plans must have DEQ approval prior to issuance of a building permit for the project.
- The applicant must purchase a common area water meter and vault in addition to the connection fees.
- The owner shall be responsible for any driveway repair and/or maintenance to the snowmelt system and paver that result from the city maintenance and repair of the public sewer lines.
- Requirements and specifications for the water and sewer connections will be verified, reviewed, and approved by the Utilities and Wastewater departments prior to issuance of a building permit for the project.

Building:

- The building must meet the 2018 International Building Code and Title 15 Buildings and Construction of Ketchum Municipal Code.
- Building Department requirements and associated specifications for the required improvements must be verified, reviewed, and approved prior to issuance of a building permit for the project.

Planning and Zoning:

Comments are denoted within the analysis of the project's compliance with zoning and dimensional standards, design review evaluation standards, and subdivision design and development standards.

Table 2: Zoning and Dimensional Standards Analysis

Zoning and Dimensional Standards Analysis				
Compliant			Standards and Staff Comments	
Yes	No	N/A	Guideline	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.12.030	Minimum Lot Area
			Staff Comments	<p>Required Minimum Lot Area: 8,000 square feet minimum Required Minimum Townhouse Sublot Area: equal to the of the perimeter of the townhouse unit</p> <p>Proposed: Lot 2 of Kneeland Subdivision has a total area of 55,843 square feet (1.282 acres). As noted on the preliminary plat, the townhouse sublots contain each townhome’s building footprint, roof overhangs, patios, and garages.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.12.030	Minimum Open Space
			Staff Comments	<p>Required: 35%(Footnote 5: 5% open site area may be used for private decks or patios and walkways subject to Design Review approval)</p> <p>Proposed: 25,508 square feet of open space is provided on site, which is 46% of the project site (Sheet A0.00)</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.124.040	Floor Area Ratios and Community Housing
			Staff Comments	<p>Floor Area Ratio Permitted in Tourist (T) Zoning District FAR Permitted in T Zone: 0.5 FAR Permitted with Inclusionary Housing Incentive: 1.6</p> <p>Proposed Floor Area Ratio Total Gross Floor Area: 16,704 gross square feet Floor Area Ratio: 0.30 (16,704 gross square feet/55,843 square feet lot area)</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.12.030	Minimum Building Setbacks
			Staff Comments	<p>Required: Footnote 1: If the lot adjoins a more restrictive district on the side or rear, the more restrictive setbacks of that district shall apply. The east interior side property line is adjacent to the General Residential Low Density (GR-L) Zoning District.</p> <p>Front: 15 feet Side (east): 1 foot for every 3 feet in building height or 5 feet minimum Side (west): 1 foot for every 3 feet in building height, but no less than 5 feet and no less than 10 feet for one-family dwellings Rear: 1 foot for every 3 feet in building height, but no less than 10 feet and no less than 15 feet for one-family dwellings</p>

				<p>KMC §17.128.020: Supplementary Yard Regulations</p> <p>A. Cornices, canopies, eaves, chimney chases or similar architectural features may extend into a required yard not more than 3 feet.</p> <p>H. Decks less than 30 inches in height from existing grade may be constructed to the property line.</p> <p>Proposed:</p> <p>The site plan is provided on Sheet A0.01 of the project plans.</p> <p>Front (South/Valleywood Drive): 15 feet</p> <p>Side (East/Interior): 14 feet-8 inches</p> <p>Side (West/Interior): 11 feet-3 inches</p> <p>Rear (North/Interior): 19 feet-1 inch</p> <p>Unit 1's roof overhangs extend into the setback area 3 feet, which is the maximum permitted by KMC §17.128.020.A.</p> <p>Unit 3's at-grade patios, retaining walls, and overhangs extend into the required 11'-3" side setback area. Unit 2's at-grade patios, retaining walls, and overhangs extend into the required 11'-3" side yard setback area and required 15' front yard setback area. The project plans submitted with the building permit application must include dimensions for all encroachments within the setback area.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.12.030	Building Height
			Staff Comments	<p>Maximum Permitted: 35 feet</p> <p>Proposed: All townhome units are less than 34 feet in height.</p> <p>Unit 1: 33'-9"</p> <p>Unit 2: 33'-6"</p> <p>Unit 3: 32'-5"</p> <p>Unit 4: 33'-3"</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.125.030H	Curb Cut
			Staff Comments	<p>Required:</p> <p>A total of 35% of the linear footage of any street frontage can be devoted to access to off street parking.</p> <p>Proposed: The private driveway access off Valleywood Drive is 20 feet wide. 29% (20-foot curb cut/70 linear feet along Valleywood Drive) of the property's street frontage along Valleywood Drive is used for the private driveway access to the townhome development.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.125.040	Parking Spaces
			Staff Comments	<p>Off-street parking standards apply to any new development and to any new established uses.</p> <p>Required:</p> <p>Multiple-Family Residential Dwelling Units in the T Zone</p> <p>Units 2,001 square feet and above: 2 parking spaces</p>

				<p>Proposed: All townhome units exceed 2,001 square feet. Each townhome unit has its own attached 2-car garage.</p>
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Table 3: Design Review Standards Evaluation

Design Review Improvements and Standards (KMC §17.96.060)				
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.A1 Streets	The applicant shall be responsible for all costs associated with providing a connection from an existing city street to their development.
			Staff Comments	The 4-unit townhome development will be accessed from one 20-foot wide driveway along Valleywood Drive. The asphalt driveway extends to a shared paver driveway that serves each of the four townhome units. Private driveways may access no more than 4 dwelling units pursuant to Ketchum Municipal Code §12.04.030.L9a.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.A2 Streets	All street designs shall be approved by the City Engineer.
			Staff Comments	The project site has street frontage along Valleywood Drive and Saddle Road. Valleywood Drive right-of-way improvements are indicated on Sheet C1.0 of the project plans. These improvements include portions of new asphalt roadway. Drainage improvements include the installation of a new drywell and catch basin.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.B1 Sidewalks	All projects under 17.96.010(A) that qualify as a “Substantial Improvement” shall install sidewalks as required by the Public Works Department.
			Staff Comments	<p>The project qualifies as a substantial improvement and the developer is required to install sidewalks to city right-of-way standards. As indicated on Sheet C1.0 of the project plans, the applicant will install an 8-foot-wide sidewalk along Valleywood Drive. As indicated on Sheet C1.1, the applicant will improve the bike path along the property’s Saddle Road frontage. These improvements include widening the bike path to 14 feet. These improvements will extend west along the Kneeland Condominiums’ frontage. The city will pay for this bike path improvement extension, but the bike path improvements shall be installed concurrently by the same contractor.</p> <p>Final civil drawings for all associated ROW improvements shall be submitted with the building permit application to be verified, reviewed, and approved by the City Engineer and Streets Department prior to issuance of a building permit for the project.</p> <p>See Table 1 for comments and conditions from the City Engineer & Streets Department.</p>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.B2 Sidewalks	Sidewalk width shall conform to the City’s right-of-way standards, however the City Engineer may reduce or increase the sidewalk width and design standard requirements at their discretion.
			Staff Comments	The sidewalk along Valleywood Drive is 8 feet wide. The existing bike path along Saddle Road will be widened to 14 feet. Final civil drawings for all associated ROW improvements shall be submitted with the Building Permit application to be verified, reviewed, and approved by the City Engineer and Streets Department prior to issuance of a building permit for the project. See Table 1 for review comments and conditions from the City Engineer & Streets Department.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060.B3 Sidewalks	Sidewalks may be waived if one of the following criteria is met: a. The project comprises an addition of less than 250 square feet of conditioned space. b. The City Engineer finds that sidewalks are not necessary because of existing geographic limitations, pedestrian traffic on the street does not warrant a sidewalk, or if a sidewalk would not be beneficial to the general welfare and safety of the public.
			Staff Comments	The developer is required to install sidewalks for the townhome development.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.B4 Sidewalks	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.
			Staff Comments	As indicated on Sheet C1.0 of the project plans, the applicant will install an 8-foot wide sidewalk along Valleywood Drive. As indicated on Sheet C1.1, the applicant will improve the bike path along the property’s Saddle Road frontage. These improvements include widening the bike path to 14 feet. These improvements will extend west along the Kneeland Condominiums’ frontage. The city will pay for this bike path improvement extension, but the bike path improvements shall be installed concurrently by the same contractor. Final civil drawings for all associated ROW improvements shall be submitted with the Building Permit application to be verified, reviewed, and approved by the City Engineer and Streets Department prior to issuance of a Building Permit for the project. Table 2 lists comments from the City Engineer & Streets Department regarding the project.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.B5 Sidewalks	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.
			Staff Comments	As indicated on Sheet C1.1, the applicant will improve the bike path along the property’s Saddle Road frontage. These improvements

				<p>include widening the bike path to 14 feet. These improvements will extend west along the Kneeland Condominiums' frontage.</p> <p>The sidewalk along Valleywood Drive will enhance the pedestrian network within the neighborhood linking to sidewalks across the street bordering the Thunder Spring Residences. New sidewalks along Valleywood Drive will be required to be installed for any future substantial improvement proposed at the Kneeland Condominiums property.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060.B6 Sidewalks	<p>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 City Engineer. Any approved in-lieu contribution shall be paid before the City issues a certificate of occupancy.</p>
			Staff Comments	N/A. Staff does not recommend a voluntary cash contribution in-lieu of improvements for this project.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.C1 Drainage	<p>All storm water shall be retained on site.</p>
			Staff Comments	<p>The drainage system must keep all storm water within the project site. Storm water is prohibited from draining onto the Valleywood Drive or Saddle Road rights-of-way. All drainage improvements must meet city standards. Drainage improvements are indicated on Sheet C1.0, C1.1, C1.2, L1, and L2 of the project plans. Proposed drainage improvements include a system of drywells, catch basins, and storm drain pipes.</p> <p>Prior to issuance of a building permit for the project, the applicant shall submit a final drainage plan indicating grading, catch basins, piping, and drywells (KMC §17.96.040.C.2b & KMC §17.96.060.C.1-4) prepared by a civil engineer licensed in the state to be submitted for review and approval by the City Engineer and Streets Department. Additionally, the applicant shall submit a drainage and geotechnical report. See Table 1 for City Department comments including City Engineer and Streets Department conditions.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.C2 Drainage	<p>Drainage improvements constructed shall be equal to the length of the subject property lines adjacent to any public street or private street.</p>
			Staff Comments	<p>See above analysis for Ketchum Municipal Code §17.96.060C1. All drainage improvements are required to meet City standards.</p> <p>All drainage improvements shall be indicated on civil plans prepared by an Idaho licensed engineer and require review and approval from</p>

				<p>the City Engineer & Streets Department prior to issuance of a Building Permit for the project.</p> <p>See Table 2 for review comments and conditions from the City Engineer & Streets Department.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.C3 Drainage	The City Engineer may require additional drainage improvements as necessary, depending on the unique characteristics of a site.
			Staff Comments	The application will be required to install drainage improvements on the Valleywood Drive right-of-way to the satisfaction of the City Engineer. A final drainage plan prepared by a civil engineer licensed in the state of Idaho shall be submitted with the building permit application to be reviewed and approved by the City Engineer and the Streets Department. The City Engineer may require additional drainage improvements as necessary.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.C.4 Drainage	Drainage facilities shall be constructed per City standards.
			Staff Comments	All drainage facilities within the project site and the public right-of-way shall meet city standards. Final drainage specifications must be included with the civil drawings submitted with the building permit application to be reviewed and approved by the City Engineer & Streets Department.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.D1 Utilities	All utilities necessary for the development shall be improved and installed at the sole expense of the applicant.
			Staff Comments	All utilities necessary must be improved and installed at the sole expense of the applicant. Final plans will be reviewed and approved by the Utilities Department prior to issuance of a building permit for the project. See Table 1 for review comments and conditions from the Utilities Department.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.D2 Utilities	Utilities shall be located underground and utility, power, and communication lines within the development site shall be concealed from public view.
			Staff Comments	All utilities within the development site shall be underground and concealed from public view. The Idaho Power transformer requires screening beyond the shrub massing shown on the landscape plan. Sufficient screening may include substantial landscaping alive year-round or permanent improvements like site walls or ornamental fencing.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.D3 Utilities	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 at the discretion of the City Engineer.
			Staff Comments	The applicant is aware of this requirement to install services for high-speed internet to the site. The applicant will work with the City Engineer to identify the location of a fiber line to serve the project.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.E1 Compatibility of Design	The project's materials, colors and signing shall be complementary with the townscape, surrounding neighborhoods and adjoining structures.
			Staff Comments	<p>The surrounding neighborhood and adjacent structures contain a variety of colors, including grey, beige, and sienna. Exterior materials include painted wood, stucco, and stone veneer.</p> <p>The site is adjacent to: (a) the Kneeland Condominiums to the west, a commercial office building, which is clad in sand-color stucco and cobble stone veneer, (b) the Saddle View Condominiums to the north-four-plex dwellings comprised of wood painted dark gray, and (c) the College View and Saddlelight Condominiums to the east, which are light grey wood-clad buildings. The neighboring residential buildings are two-stories. The Kneeland office building is comprised of two distinct two-story masses and a one-story mass.</p> <p>Development to the south of the property across Saddle Road includes single-family residences and Big Wood Condominiums #3. The homes and condos are setback from Saddle Road and buffered by sufficient screening, including landscaping and a berm.</p> <p>All four townhomes share the same color palette, which consists of warm-hued dark brown and dark grey. The material pallet consists of charred/stained cedar (warm, dark brown color), Manchurian rust pitched stone, Manchurian rust honed stone (dark grey), and dark grey metal cladding, standing seam roofing, and fascia.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060.E2 Compatibility of Design	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.
			Staff Comments	N/A. No significant landmarks of historical or cultural importance have been identified on the property. The site is vacant and the townhome development is an infill project.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060.E3 Compatibility of Design	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.
			Staff Comments	N/A This standard does not apply because the project is new construction.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.F1 Architectural	Building(s) shall provide unobstructed pedestrian access to the nearest sidewalk and the entryway shall be clearly defined.
			Staff Comments	<p>The front door of each townhome unit is framed by columns of board formed concrete tile and projecting canopy elements.</p> <p>The front door to each townhome unit connects to heated, paver walkways that lead to the shared motor court and driveway. The shared driveway will extend to the new driveway along Valleywood Drive.</p>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.F2 Architectural	The building character shall be clearly defined by use of architectural features.
			Staff Comments	The modern townhomes are defined by shed roof overhangs and projecting upper-level balconies. The front façade of each townhome units orients towards Saddle Road to take advantage of the Baldy views. The front façades are defined by large rectangular windows and upper-level balconies with glass railings. The shed roof elements at varying heights provide visual relief dividing the building into distinct rectangular masses. The second-level balconies project prominently over the at-grade patios. These balcony projections are supported by columns comprised of board from concrete tile.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.F3 Architectural	There shall be continuity of materials, colors and signing within the project.
			Staff Comments	The same colors and materials are used for each detached townhome unit throughout the project. Exterior materials include board formed concrete tile, wood siding, dark gray fiber cement panels, and dark gray metal fascia.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.F4 Architectural	Accessory structures, fences, walls and landscape features within the project shall match or complement the principal building.
			Staff Comments	The project does not propose any accessory structures. The landscape plan includes 4-foot-tall block retaining walls framing the at-grade patios and bordering portions of the rear and east side property lines. Landscaping includes evergreen trees, deciduous shade trees, shrub massing, ornamental grasses, and perennials. The evergreen trees will soften the mass of the rectangular-shaped buildings. The landscaping buffers the townhome development from Saddle Road. Landscaping borders the development's private driveway.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.F5 Architectural	Building walls shall provide undulation/relief, thus reducing the appearance of bulk and flatness.
			Staff Comments	The townhomes are defined by the front façade's tall down-slope walls comprised of large rectangular windows. Horizontal and vertical wall setbacks and offsets break the building into smaller discrete masses. These discrete masses are further defined by the shed roof forms at varying heights. Material differentiation further defines each façade providing visual interest. Each facade includes horizontally or vertically placed wood siding, rectangular fiber cement panels, and windows
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.F6 Architectural	Building(s) shall orient towards their primary street frontage.
			Staff Comments	Each townhome unit orients towards Saddle Road. The front façade design is characterized by tall down-slope walls comprised of large rectangular windows and projecting upper-level balconies.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.F7 Architectural	Garbage storage areas and satellite receivers shall be screened from public view and located off alleys.

			Staff Comments	<p>The garbage storage areas shall be screened from public view. The applicant has submitted a letter from Clear Creek Disposal regarding serving the new townhome development. Special services are required because the townhomes are accessed off a private driveway. The letter indicates that Clear Creek will serve the address with the developer's assurance that the entire width of the driveway will be properly plowed and sanded.</p> <p>The project plans do not indicate the installation of any satellite receivers. Any future installations of satellite receivers must be screened from public view.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.F8 Architectural	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.
			Staff Comments	Enhancing weather protection, the shed roof's pitch will prevent water from dripping or snow from sliding from the building. Roof overhangs and projecting balconies will cover the at-grade patios and front doorways.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.G1 Circulation Design	Pedestrian, equestrian and bicycle access shall be located to connect with existing and anticipated easements and pathways.
			Staff Comments	The front entrance to each townhome unit connects to a heated paver walkway that connects to the shared motor court and driveway. The driveway extends to the new sidewalk along Valleywood Drive.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060.G2	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.
			Circulation Design	N/A. No awnings are proposed to extend across the public sidewalk.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.G3 Circulation Design	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.
			Staff Comments	<p>The townhome development will be accessed from Valleywood Drive. Traffic is anticipated to flow safely within the project and onto adjacent streets.</p> <p>Prior to issuance of a building permit for the project, the City Engineer and Streets Department shall review the civil drawings to ensure adequate sight distances and proper signage for the proposed driveway access.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.G4 Circulation Design	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 City Engineer may increase the minimum distance requirements.

			Staff Comments	The project site is located over 200 feet from Valleywood Drive's intersection with Saddle Road to the south and over 50 feet from Valleywood Drive's intersection with Raven Road. Prior to issuance of a building permit for the project, the City Engineer and Streets Department shall review the civil drawings to ensure adequate sight distances and proper signage for the proposed parking access.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.G5 Circulation Design	Unobstructed access shall be provided for emergency vehicles, snowplows, garbage trucks and similar service vehicles to all necessary locations within the proposed project.
			Staff Comments	The four townhome units are accessed from a shared private driveway. The private driveway is accessed along Valleywood Drive. The 20-foot-wide asphalt driveway transitions to a shared paver motor court. A turnaround is included in the driveway design to accommodate the fire apparatus turnaround. The shared private drive extends to driveways leading to each townhome garage. The snow-melted interior circulation system provides unobstructed access for emergency vehicles, snowplows, and garbage trucks.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.H1 Snow Storage	Snow storage areas shall not be less than thirty percent (30%) of the improved parking and pedestrian circulation areas.
			Staff Comments	The snow storage plan includes both on-site snow storage areas and a snowmelt system as permitted by KMC §17.96.060.H4. The total area of unheated circulation is 5,605 square feet. 3,060 square feet of the site is allocated for snow storage, which is 54% of the paved circulation area.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.H2 Snow Storage	Snow storage areas shall be provided on-site.
			Staff Comments	3,060 square feet of the site is allocated for snow storage, which is 54% of the paved circulation area.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.H3 Snow Storage	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.
			Staff Comments	The snow storage areas meet these dimensional requirements.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.H4 Snow Storage	In lieu of providing snow storage areas, snow melt and hauling of snow may be allowed.
			Staff Comments	The snow storage plan includes both on-site snow storage areas and a snowmelt system as permitted by KMC §17.96.060.H4. The total area of unheated circulation is 5,605 square feet. 3,060 square feet of the site is allocated for snow storage, which is 54% of the paved circulation area.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.I1 Landscaping	Landscaping is required for all projects.

			Staff Comments	The landscape plan is indicated on Sheet L2 of the project plans. Landscaping includes evergreen trees, deciduous shade trees, shrub massing, ornamental grasses, and perennials.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.I2 Landscaping	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.
			Staff Comments	The landscape materials and vegetation types shall be readily adaptable to the site's microclimate, soil conditions, orientation, and aspect. The City Arborist reviewed the project plans and indicated that all the proposed species are readily available in the Wood River Valley and are appropriate for the site and proposed townhome development. The proposed landscaping will soften the townhome units' rectangular mass. The trees, shrubs, and grasses provide relief from the building walls and screens the townhome development from the street and adjacent residential developments.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.I3 Landscaping	All trees, shrubs, grasses and perennials shall be drought tolerant. Native species are recommended but not required.
			Staff Comments	All proposed landscape materials and vegetation types shall be drought tolerant. The applicant is encouraged to select native species.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.I4 Landscaping	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.
			Staff Comments	The landscaping provides a sufficient buffer along Saddle Road and the property line shared with the Kneedland office building. The buffer provides adequate screening without including a quantity of vegetation that would lead to crowding and subsequent issues in the future. Additionally, the landscaping is considerate of the adjacent residential development's view corridors (i.e. lower growing vegetation planted along the eastern property line).
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.J1 Public Amenities	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 receive approval from the Public Works Department prior to design review approval from the Commission.
			Staff Comments	Sidewalks are required for this project. As sidewalks are required pedestrian amenities shall be installed. While the site has frontage along both Valleywood Drive and Saddle Road, the property is constrained by its shape and topography. The developer will work with the Planning Department, City Engineer, and Streets Department regarding the installation of the required pedestrian amenity.

Table 4: Townhouse Subdivision Requirements

Townhouse Plat Requirements				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.080.B	Townhouse Owners' Documents: The subdivider of the townhouse project shall submit with the preliminary plat application a copy of the proposed party wall agreement and any proposed document(s) creating an association of owners of the proposed townhouse sublots, which shall adequately provide for the control and maintenance of all commonly held facilities, garages, parking and/or open spaces. Prior to final plat approval, the subdivider shall submit to the city a final copy of such documents and shall file such documents prior to recordation of the plat, which shall reflect the recording instrument numbers.
			Staff Comments	The applicant has submitted a complete preliminary plat application including the CC&Rs. The applicant shall submit a final copy of the Townhouse Declaration and Party Wall Agreement document to the Planning & Building Department and file such document prior to recordation of the final plat.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.080.C.1	<p>Preliminary Plat Procedure: Townhouse developments shall be administered consistent with the procedures and design and development regulations established in §16.04.030 and §16.04.040 and the standards of this subsection.</p> <p>All townhouse developments shall be platted under the procedures contained in the subdivision ordinance in effect and shall be required to obtain design review approval prior to building permit issuance.</p>
			Staff Comments	The townhouse subdivision shall be platted under the procedures contained in the subdivision ordinance.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.080.C.2	The subdivider may apply for preliminary plat approval from the commission pursuant to subsection 16.04.030D of this chapter at the time application is made for design review approval pursuant to title 17, chapter 17.96 of this code. The commission may approve, deny or conditionally approve such preliminary plat upon consideration of the action taken on the application for design review of the project.
			Staff Comments	The townhome subdivision preliminary plat and design review applications for the development are being reviewed concurrently.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.080.C.3	The preliminary plat, other data, and the commission's findings may be transmitted to the council prior to commencement of construction of the project under a valid building permit issued by the City. The council shall act on the preliminary plat pursuant to subsection 16.04.030E and F of this chapter.
			Staff Comments	The preliminary plat, phased development agreement, and the Planning & Zoning Commission's findings will be transmitted to the City Council for their review prior to the issuance of a building permit for the project.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.080.C.4	In the event a phased townhouse development project is proposed, after preliminary plat is granted for the entirety of a project, the final plat procedure for each phase of a phased development project shall follow §16.04.030.G and comply with the additional provisions of §16.04.110 of this code.
			Staff Comments	The applicant has proposed a phased development project. The final plat procedure for each phase shall follow KMC §16.04.030.G and comply with the additional provisions of KMC §16.04.110.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.080.D	<p>D. Final Plat Procedure:</p> <p>1. The final plat procedure contained in subsection 16.04.030G of this chapter shall be followed. However, the final plat shall not be signed by the city clerk and recorded until the townhouse has received either:</p> <ul style="list-style-type: none"> a. A certificate of occupancy issued by the city of Ketchum for all structures in the townhouse development and completion of all design review elements as approved by the planning and zoning administrator; or b. Signed council approval of a phased development project consistent with §16.04.110 herein. <p>2. The council may accept a security agreement for any design review elements not completed on a case by case basis pursuant to title 17, chapter 17.96 of this code.</p>
			Staff Comments	The applicant shall follow the final plat procedure as specified in the city's subdivision ordinance.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.080.E.1	<p>E. Required Findings: In addition to all Townhouse Developments complying with the applicable provisions of Title 17 and this Subdivision Chapter (§16.04), the Administrator shall find that</p> <p>All Townhouse Developments, including each individual subplot, shall not exceed the maximum building coverage requirements of the zoning district.</p>
			Staff Comments	The townhome project is located within the Tourist (T) Zone. The townhomes development has a Floor Area Ratio of 0.30.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.080.E.2	<p>Garage: All garages shall be designated on the preliminary and final plats and on all deeds as part of the particular townhouse units. Detached garages may be platted on separate sublots; provided, that the ownership of detached garages is tied to specific townhouse units on the townhouse plat and in any owner's documents, and that the detached garage(s) may not be sold and/or owned separate from any dwelling unit(s) within the townhouse development.</p>
			Staff Comments	Each townhome units includes an attached 2-car garage.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.080.E.3	<p>General Applicability: All other provisions of this chapter and all applicable ordinances, rules and regulations of the city and all other governmental entities having jurisdiction shall be complied with by townhouse subdivisions. (Ord. 1061 § 3, 2009: Ord. 879 § 4, 2001: Ord. 460 § 2, 1987)</p>
			Staff Comments	This townhouse subdivision will comply with all applicable local, state, and federal ordinances, rules, and regulations.

Table 5: Preliminary Plat Requirements (all subdivisions)

Preliminary Plat Requirements				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Findings
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.C.1	The subdivider shall file with the administrator copies of the completed subdivision application form and preliminary plat data as required by this chapter.
			Findings	The application has been reviewed and determined to be complete.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.J	Application and Preliminary Plat Contents: The preliminary plat, together with all application forms, title insurance report, deeds, maps, and other documents reasonably required, shall constitute a complete subdivision application. The preliminary plat shall be drawn to a scale of not less than one inch equals one hundred feet (1" = 100') and shall show the following:
			Findings	All required materials for the Preliminary Plat application have been submitted.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.I.1	The scale, north point and date.
			Findings	This standard has been met. The preliminary plat contains a scale, north point, and date.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.J.2	The name of the proposed subdivision.
			Findings	This standard has been met.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.J.3	The name and address of the owner of record, the subdivider, and the engineer, surveyor, or other person preparing the plat.
			Findings	This information has been provided on the application form and indicated on the Preliminary Plat.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.J.4	Legal description of the area platted.
			Findings	This standard has been met.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.J.5	The names and the intersecting boundary lines of adjoining subdivisions and parcels of property.
			Findings	This standard has been met. Neighboring condominiums, including the Kneeland building, College View, Saddlelight, See View, and Saddle View are indicated on the plat.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.J.6	A contour map of the subdivision with contour lines and a maximum interval of two feet (2') to show the configuration of the land based upon the United States geodetic survey data, or other data approved by the city engineer.
			Findings	This project plans include a topographic map.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.J.7	The scaled location of existing buildings, water bodies and courses and location of the adjoining or immediately adjacent dedicated streets, roadways and easements, public and private.
			Findings	Valleywood Drive and Saddle Road are indicated on the plat.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.J.8	Boundary description and the area of the tract.
			Findings	This boundary description and the area of the tract is noted on the Preliminary Plat.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.J.9	Existing zoning of the tract.
			Findings	The property is within the T Zone.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.J.10	The proposed location of street rights of way, lots, and lot lines, easements, including all approximate dimensions, and including all proposed lot and block numbering and proposed street names.
			Findings	This standard has been met. No new streets are proposed. The subplot lines and dimensions are indicated on the preliminary plat.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.J.11	The location, approximate size and proposed use of all land intended to be dedicated for public use or for common use of all future property owners within the proposed subdivision.
			Findings	Common area, including the shared private driveway and motor court, is indicated on the plat map.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.J.12	The location, size and type of sanitary and storm sewers, water mains, culverts and other surface or subsurface structures existing within or immediately adjacent to the proposed sanitary or storm sewers, water mains, and storage facilities, street improvements, street lighting, curbs, and gutters and all proposed utilities.
			Findings	The project plans indicate the locations of all utilities that serve the townhome development.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.J.13	The direction of drainage, flow and approximate grade of all streets.
			Findings	The project plans include drainage improvements.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.J.14	The location of all drainage canals and structures, the proposed method of disposing of runoff water, and the location and size of all drainage easements, whether they are located within or outside of the proposed plat.
			Findings	All drainage improvements have been indicated on the project plans.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.J.15	Vicinity map drawn to approximate scale showing the location of the proposed subdivision in reference to existing and/or proposed arterials and collector streets.
			Findings	The project plans include a vicinity map.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.030.J.16	The boundaries of the floodplain, floodway and avalanche overlay district shall also be clearly delineated and marked on the preliminary plat or a note provided if the entire project is in the floodplain, floodway or avalanche overlay district.
			Findings	N/A. The property is not currently mapped to be in the floodplain/floodway. The property is not within the avalanche overlay.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.030.J.17	Building envelopes shall be shown on each lot, all or part of which is within a floodway, floodplain, or avalanche zone; or any lot that is adjacent to the Big Wood River, Trail Creek, or Warm Springs Creek; or any lot, a portion of which has a slope of twenty five percent (25%) or greater; or upon any lot which will be created adjacent to the intersection of two (2) or more streets.
			Findings	N/A. The property is not located within the floodway, floodplain, or avalanche zone. The property doesn't lie adjacent to a river or creek. The lot doesn't contain slopes of 25% or greater. The subject property is not a corner lot.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.J.18	Lot area of each lot.
			Findings	The existing and proposed size of each subplot is indicated.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.J.19	Existing mature trees and established shrub masses.
			Findings	The project plans indicate existing mature trees and shrub masses.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.J.20	To be provided to Administrator:
				Subdivision names shall not be the same or confused with the name of any other subdivision in Blaine County, Idaho and shall be approved by the Blaine County Assessor.
			Findings	A Townhome Plat showing 128 Saddle Road subdivision name is unique and is not the same as another townhouse subdivision in Blaine County.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.030.J.21	All percolation tests and/or exploratory pit excavations required by state health authorities.
			Findings	N/A. This project will connect to municipal services.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.J.22	A copy of the provisions of the articles of incorporation and bylaws of homeowners' association and/or condominium declarations to be filed with the final plat of the subdivision.
			Findings	The applicant has submitted a complete preliminary plat application including the CC&Rs. The applicant shall submit a final copy of the Townhouse Declaration and Party Wall Agreement document to the Planning & Building Department and file such document prior to recordation of the final plat.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.J.23	A current title report shall be provided at the time that the preliminary plat is filed with the administrator, together with a copy of the owner's recorded deed to such property.
			Findings	This standard has been met. The applicant has submitted a Lot Book Guarantee and the Last Deed of Record.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.J.24	A digital copy of the preliminary plat shall be filed with the administrator.
			Findings	This standard has been met.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.040.A	Required Improvements: The improvements set forth in this section shall be shown on the preliminary plat and installed prior to approval of the final plat. Construction design plans shall be submitted and approved by the city engineer. All such improvements shall be in accordance with the comprehensive plan and constructed in compliance with construction standard specifications adopted by the city. Existing natural features which enhance the attractiveness of the subdivision and community, such as mature trees, watercourses, rock outcroppings, established shrub masses and historic areas, shall be preserved through design of the subdivision.
			Findings	This standard has been met. The landscape plan indicates existing trees and vegetation to be removed. The landscape plan on Sheet L2 proposed the installation of new landscaping, including evergreen trees, deciduous shade trees, shrub massing, and ornamental grasses.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.040.B	Improvement Plans: Prior to approval of final plat by the commission, the subdivider shall file two (2) copies with the city engineer, and the city engineer shall approve construction plans for all improvements required

				in the proposed subdivision. Such plans shall be prepared by a civil engineer licensed in the state.
			Findings	Improvement plans shall be reviewed and approved by City Departments through the building permit application process.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.040.C	Prior to final plat approval, the subdivider shall have previously constructed all required improvements and secured a certificate of completion from the city engineer. However, in cases where the required improvements cannot be constructed due to weather conditions or other factors beyond the control of the subdivider, the city council may accept, in lieu of any or all of the required improvements, a performance bond filed with the city clerk to ensure actual construction of the required improvements as submitted and approved. Such performance bond shall be issued in an amount not less than one hundred fifty percent (150%) of the estimated costs of improvements as determined by the city engineer. In the event the improvements are not constructed within the time allowed by the city council (which shall be one year or less, depending upon the individual circumstances), the council may order the improvements installed at the expense of the subdivider and the surety. In the event the cost of installing the required improvements exceeds the amount of the bond, the subdivider shall be liable to the city for additional costs. The amount that the cost of installing the required improvements exceeds the amount of the performance bond shall automatically become a lien upon any and all property within the subdivision owned by the owner and/or subdivider.
			Findings	The completion of improvements shall follow the construction schedule specified in the phased development agreement.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.040.D	As Built Drawing: Prior to acceptance by the city council of any improvements installed by the subdivider, two (2) sets of as built plans and specifications, certified by the subdivider's engineer, shall be filed with the city engineer. Within ten (10) days after completion of improvements and submission of as built drawings, the city engineer shall certify the completion of the improvements and the acceptance of the improvements, and shall submit a copy of such certification to the administrator and the subdivider. If a performance bond has been filed, the administrator shall forward a copy of the certification to the city clerk. Thereafter, the city clerk shall release the performance bond upon application by the subdivider.
			Findings	The completion and acceptance of improvements shall follow the construction schedule specified in the phased development agreement.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.040.E	Monumentation: Following completion of construction of the required improvements and prior to certification of completion by the city engineer, certain land survey monuments shall be reset or verified by the subdivider's engineer or surveyor to still be in place. These monuments shall have the size, shape, and type of material as shown on the subdivision plat. The monuments shall be located as follows: <ol style="list-style-type: none"> 1. All angle points in the exterior boundary of the plat. 2. All street intersections, points within and adjacent to the final plat.

				<p>3. All street corner lines ending at boundary line of final plat.</p> <p>4. All angle points and points of curves on all streets.</p> <p>5. The point of beginning of the subdivision plat description.</p>
			Findings	The applicant shall meet the required monumentation standards prior to recordation of the final plat.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.040.F	<p>Lot Requirements:</p> <p>1. Lot size, width, depth, shape and orientation and minimum building setback lines shall be in compliance with the zoning district in which the property is located and compatible with the location of the subdivision and the type of development, and preserve solar access to adjacent properties and buildings.</p> <p>2. Whenever a proposed subdivision contains lot(s), in whole or in part, within the floodplain, or which contains land with a slope in excess of twenty five percent (25%), based upon natural contours, or creates corner lots at the intersection of two (2) or more streets, building envelopes shall be shown for the lot(s) so affected on the preliminary and final plats. The building envelopes shall be located in a manner designed to promote harmonious development of structures, minimize congestion of structures, and provide open space and solar access for each lot and structure. Also, building envelopes shall be located to promote access to the lots and maintenance of public utilities, to minimize cut and fill for roads and building foundations, and minimize adverse impact upon environment, watercourses and topographical features. Structures may only be built on buildable lots. Lots shall only be created that meet the definition of "lot, buildable" in section 16.04.020 of this chapter. Building envelopes shall be established outside of hillsides of twenty five percent (25%) and greater and outside of the floodway. A waiver to this standard may only be considered for the following: a. For lot line shifts of parcels that are entirely within slopes of twenty five percent (25%) or greater to create a reasonable building envelope, and mountain overlay design review standards and all other city requirements are met. b. For small, isolated pockets of twenty five percent (25%) or greater that are found to be in compliance with the purposes and standards of the mountain overlay district and this section.</p> <p>3. Corner lots outside of the original Ketchum Townsite shall have a property line curve or corner of a minimum radius of twenty five feet (25') unless a longer radius is required to serve an existing or future use.</p> <p>4. Side lot lines shall be within twenty degrees (20°) to a right angle or radial line to the street line.</p> <p>5. Double frontage lots shall not be created. A planting strip shall be provided along the boundary line of lots adjacent to arterial streets or incompatible zoning districts.</p> <p>6. Every lot in a subdivision shall have a minimum of twenty feet (20') of frontage on a dedicated public street or legal access via an easement of twenty feet (20') or greater in width. Easement shall be recorded in the office of the Blaine County recorder prior to or in conjunction with recordation of the final plat..</p>

			Findings	Standards 4, 5, and 6 have been met. Standards 2 and 3 are not applicable. Standard 1 has been met. The lot size, width, and depth comply with the dimensional standards for lots required in the T Zone. The proposed townhome development complies with setbacks from front, rear, and side property lines required in the T Zone.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.G	G. Block Requirements: The length, width and shape of blocks within a proposed subdivision shall conform to the following requirements: <ol style="list-style-type: none"> 1. No block shall be longer than one thousand two hundred feet (1,200'), nor less than four hundred feet (400') between the street intersections, and shall have sufficient depth to provide for two (2) tiers of lots. 2. Blocks shall be laid out in such a manner as to comply with the lot requirements. 3. The layout of blocks shall take into consideration the natural topography of the land to promote access within the subdivision and minimize cuts and fills for roads and minimize adverse impact on environment, watercourses and topographical features. 4. Except in the original Ketchum Townsite, corner lots shall contain a building envelope outside of a seventy five foot (75') radius from the intersection of the streets.
			Findings	N/A. No new blocks are proposed.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.H.1	H. Street Improvement Requirements: <ol style="list-style-type: none"> 1. The arrangement, character, extent, width, grade and location of all streets put in the proposed subdivision shall conform to the comprehensive plan and shall be considered in their relation to existing and planned streets, topography, public convenience and safety, and the proposed uses of the land;
			Findings	N/A, the subject properties are within an existing subdivision. No new streets are proposed. The townhomes are accessed from a shared private driveway.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.H.2	2.All streets shall be constructed to meet or exceed the criteria and standards set forth in chapter 12.04 of this code, and all other applicable ordinances, resolutions or regulations of the city or any other governmental entity having jurisdiction, now existing or adopted, amended or codified;
			Findings	This proposal does not create a new street. These standards are not applicable.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.H.3	3. Where a subdivision abuts or contains an existing or proposed arterial street, railroad or limited access highway right of way, the council may require a frontage street, planting strip, or similar design features;
			Findings	N/A. No street frontage improvements like planting strips are required.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.H.4	4. Streets may be required to provide access to adjoining lands and provide proper traffic circulation through existing or future neighborhoods;
			Findings	N/A. This proposal does not create a new street. These standards are not applicable.

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.H.5	5. Street grades shall not be less than three-tenths percent (0.3%) and not more than seven percent (7%) so as to provide safe movement of traffic and emergency vehicles in all weather and to provide for adequate drainage and snow plowing;
			Findings	N/A. This proposal does not create a new street. These standards are not applicable.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.H.6	6. In general, partial dedications shall not be permitted, however, the council may accept a partial street dedication when such a street forms a boundary of the proposed subdivision and is deemed necessary for the orderly development of the neighborhood, and provided the council finds it practical to require the dedication of the remainder of the right of way when the adjoining property is subdivided. When a partial street exists adjoining the proposed subdivision, the remainder of the right of way shall be dedicated;
			Findings	N/A. This proposal does not create a new street. These standards are not applicable.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.H.7	7. Dead end streets may be permitted only when such street terminates at the boundary of a subdivision and is necessary for the development of the subdivision or the future development of the adjacent property. When such a dead end street serves more than two (2) lots, a temporary turnaround easement shall be provided, which easement shall revert to the adjacent lots when the street is extended;
			Findings	N/A. This proposal does not create a new street. These standards are not applicable.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.H.8	8. A cul-de-sac, court or similar type street shall be permitted only when necessary to the development of the subdivision, and provided, that no such street shall have a maximum length greater than four hundred feet (400') from entrance to center of turnaround, and all cul-de-sacs shall have a minimum turnaround radius of sixty feet (60') at the property line and not less than forty five feet (45') at the curb line;
			Findings	N/A. The townhouse sublots are within an existing subdivision. No new streets are proposed.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.H.9	9. Streets shall be planned to intersect as nearly as possible at right angles, but in no event at less than seventy degrees (70°);
			Findings	N/A. The townhouse sublots are within an existing subdivision. No new streets are proposed.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.H.10	10. Where any street deflects an angle of ten degrees (10°) or more, a connecting curve shall be required having a minimum centerline radius of three hundred feet (300') for arterial and collector streets, and one hundred twenty five feet (125') for minor streets;
			Findings	N/A. The townhouse sublots are within an existing subdivision. No new streets are proposed.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.H.11	11. Streets with centerline offsets of less than one hundred twenty five feet (125') shall be prohibited;
			Findings	N/A. The townhouse sublots are within an existing subdivision. No new streets are proposed.

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.H.12	12. A tangent of at least one hundred feet (100') long shall be introduced between reverse curves on arterial and collector streets;
			Findings	N/A. The townhouse sublots are within an existing subdivision. No new streets are proposed.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.H.13	13. Proposed streets which are a continuation of an existing street shall be given the same names as the existing street. All new street names shall not duplicate or be confused with the names of existing streets within Blaine County, Idaho. The subdivider shall obtain approval of all street names within the proposed subdivision from the County Assessor's office before submitting same to council for preliminary plat approval;
			Findings	N/A. The townhouse sublots are within an existing subdivision. No new streets are proposed.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.H.14	14. Street alignment design shall follow natural terrain contours to result in safe streets, usable lots, and minimum cuts and fills;
			Findings	N/A. The townhouse sublots are within an existing subdivision. No new streets are proposed.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.H.15	15. Street patterns of residential areas shall be designed to create areas free of through traffic, but readily accessible to adjacent collector and arterial streets;
			Findings	N/A. The townhouse sublots are within an existing subdivision. No new streets are proposed.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.H.16	16. Reserve planting strips controlling access to public streets shall be permitted under conditions specified and shown on the final plat, and all landscaping and irrigation systems shall be installed as required improvements by the subdivider;
			Findings	N/A. The townhouse sublots are within an existing subdivision. No new streets are proposed.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.H.17	17. In general, the centerline of a street shall coincide with the centerline of the street right of way, and all crosswalk markings shall be installed by the subdivider as a required improvement;
			Findings	N/A. The townhouse sublots are within an existing subdivision. No new streets are proposed.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.H.18	18. Street lighting shall be required consistent with adopted city standards and where designated shall be installed by the subdivider as a requirement improvement;
			Findings	N/A. The townhouse sublots are within an existing subdivision. No new streets are proposed.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.H.19	19. Private streets may be allowed upon recommendation by the commission and approval by the Council. Private streets shall be constructed to meet the design standards specified in subsection H2 of this section and chapter 12.04 of this code;
			Findings	N/A. The townhouse sublots are within an existing subdivision. No new streets are proposed. The townhomes are accessed from a shared private driveway
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.H.20	20. Street signs shall be installed by the subdivider as a required improvement of a type and design approved by the Administrator and shall be

				consistent with the type and design of existing street signs elsewhere in the City;
			Findings	N/A. The townhouse sublots are within an existing subdivision. No new streets are proposed.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.H.21	21. Whenever a proposed subdivision requires construction of a new bridge, or will create substantial additional traffic which will require construction of a new bridge or improvement of an existing bridge, such construction or improvement shall be a required improvement by the subdivider. Such construction or improvement shall be in accordance with adopted standard specifications;
			Findings	N/A. This proposal does not require construction of a new bridge or impact any existing bridges.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.040.H.22	22. Sidewalks, curbs and gutters shall be required consistent with adopted city standards and where designated shall be a required improvement installed by the subdivider;
			Findings	The project qualifies as a substantial improvement and the developer is required to install sidewalks to city right-of-way standards. As indicated on Sheet C1.0 of the project plans, the applicant will install an 8-foot-wide sidewalk along Valleywood Drive. As indicated on Sheet C1.1, the applicant will improve the bike path along the property's Saddle Road frontage. These improvements include widening the bike path to 14 feet. These improvements will extend west along the Kneeland Condominiums' frontage. The city will pay for this bike path improvement extension, but the bike path improvements shall be installed concurrently by the same contractor. Final civil drawings for all associated ROW improvements shall be submitted with the building permit application to be verified, reviewed, and approved by the City Engineer and Streets Department prior to issuance of a building permit for the project. See Table 1 for comments and conditions from the City Engineer & Streets Department.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.040.H.23	23. Gates are prohibited on private roads and parking access/entranceways, private driveways accessing more than one single-family dwelling unit and one accessory dwelling unit, and public rights-of-way unless approved by the City Council; and
			Findings	No gates are proposed—gates are prohibited on private driveways accessing more than one home. The proposed private driveway accesses 4 homes.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.H.24	24. No new public or private streets or flag lots associated with a proposed subdivision (land, planned unit development, townhouse, condominium) are permitted to be developed on parcels within the Avalanche Zone
			Findings	N/A. The townhouse sublots are not located within the Avalanche Zone and no new public or private streets or flag lots are proposed.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.I	I. Alley Improvement Requirements: Alleys shall be provided in, commercial and light industrial zoning districts. The width of an alley shall be not less than twenty feet (20'). Alley intersections and sharp changes in alignment

				shall be avoided, but where necessary, corners shall be provided to permit safe vehicular movement. Dead end alleys shall be permitted only within the original Ketchum Townsite and only after due consideration of the interests of the owners of property adjacent to the dead end alley including, but not limited to, the provision of fire protection, snow removal and trash collection services to such properties. Improvement of alleys shall be done by the subdivider as required improvement and in conformance with design standards specified in subsection H2 of this section.
			Findings	N/A. The townhouse sublots are located in the T Zone and do not abut an alley.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.J.1	J. Required Easements: Easements, as set forth in this subsection, shall be required for location of utilities and other public services, to provide adequate pedestrian circulation and access to public waterways and lands. 1. A public utility easement at least ten feet (10') in width shall be required within the street right-of-way boundaries of all private streets. A public utility easement at least five feet (5') in width shall be required within property boundaries adjacent to Warm Springs Road and within any other property boundary as determined by the City Engineer to be necessary for the provision of adequate public utilities.
			Findings	N/A these easements are not required as the project create or new street and the property is not adjacent to Warm Springs Road.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.J.2	2. Where a subdivision contains or borders on a watercourse, drainageway, channel or stream, an easement shall be required of sufficient width to contain such watercourse and provide access for private maintenance and/or reconstruction of such watercourse.
			Findings	N/A. The townhouse sublots do not border a waterway.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.J.3	3. All subdivisions which border the Big Wood River, Trail Creek and Warm Springs Creek shall dedicate a ten foot (10') fish and nature study easement along the riverbank. Furthermore, the Council shall require, in appropriate areas, an easement providing access through the subdivision to the bank as a sportsman's access. These easement requirements are minimum standards, and in appropriate cases where a subdivision abuts a portion of the river adjacent to an existing pedestrian easement, the Council may require an extension of that easement along the portion of the riverbank which runs through the proposed subdivision.
			Findings	N/A. The townhouse sublots do not border a waterway.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.J.4	4. All subdivisions which border on the Big Wood River, Trail Creek and Warm Springs Creek shall dedicate a twenty five foot (25') scenic easement upon which no permanent structure shall be built in order to protect the natural vegetation and wildlife along the riverbank and to protect structures from damage or loss due to riverbank erosion.
			Findings	N/A. The townhouse sublots do not border a waterway.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.J.5	5. No ditch, pipe or structure for irrigation water or irrigation wastewater shall be constructed, rerouted or changed in the course of planning for or

				constructing required improvements within a proposed subdivision unless same has first been approved in writing by the ditch company or property owner holding the water rights. A written copy of such approval shall be filed as part of required improvement construction plans.
			Findings	N/A. No changes to ditches, pipes, or other irrigation structures are proposed.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.J.6	6. Nonvehicular transportation system easements including pedestrian walkways, bike paths, equestrian paths, and similar easements shall be dedicated by the subdivider to provide an adequate nonvehicular transportation system throughout the City.
			Findings	N/A. The townhouse sublots are within the existing, platted Kneeland Subdivision.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.040.K	K. Sanitary Sewage Disposal Improvements: Central sanitary sewer systems shall be installed in all subdivisions and connected to the Ketchum sewage treatment system as a required improvement by the subdivider. Construction plans and specifications for central sanitary sewer extension shall be prepared by the subdivider and approved by the City Engineer, Council and Idaho Health Department prior to final plat approval. In the event that the sanitary sewage system of a subdivision cannot connect to the existing public sewage system, alternative provisions for sewage disposal in accordance with the requirements of the Idaho Department of Health and the Council may be constructed on a temporary basis until such time as connection to the public sewage system is possible. In considering such alternative provisions, the Council may require an increase in the minimum lot size and may impose any other reasonable requirements which it deems necessary to protect public health, safety and welfare.
			Findings	All townhome units will connect to the municipal sewer systems. The project shall meet all requirements of the Wastewater Department.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.040.L	L. Water System Improvements: A central domestic water distribution system shall be installed in all subdivisions by the subdivider as a required improvement. The subdivider shall also be required to locate and install an adequate number of fire hydrants within the proposed subdivision according to specifications and requirements of the City under the supervision of the Ketchum Fire Department and other regulatory agencies having jurisdiction. Furthermore, the central water system shall have sufficient flow for domestic use and adequate fire flow. All such water systems installed shall be looped extensions, and no dead end systems shall be permitted. All water systems shall be connected to the Municipal water system and shall meet the standards of the following agencies: Idaho Department of Public Health, Idaho Survey and Rating Bureau, District Sanitarian, Idaho State Public Utilities Commission, Idaho Department of Reclamation, and all requirements of the City.
			Findings	The townhome development will connect to the municipal water system. All utilities necessary must be improved and installed at the sole expense of the applicant. Final plans will be reviewed and approved by the Utilities

				Department prior to issuance of a building permit for the project. See Table 1 for review comments and conditions from the Utilities Department.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.M	M. Planting Strip Improvements: Planting strips shall be required improvements. When a predominantly residential subdivision is proposed for land adjoining incompatible uses or features such as highways, railroads, commercial or light industrial districts or off street parking areas, the subdivider shall provide planting strips to screen the view of such incompatible features. The subdivider shall submit a landscaping plan for such planting strip with the preliminary plat application, and the landscaping shall be a required improvement.
			Findings	N/A. The townhouse sublots are within an existing subdivision with adequate plantings where necessary. The applicant has provided more landscaping on the project site, which is indicated on Sheet L2 of the project plans.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.040.N.1	N. Cuts, Fills, And Grading Improvements: Proposed subdivisions shall be carefully planned to be compatible with natural topography, soil conditions, geology and hydrology of the site, as well as to minimize cuts, fills, alterations of topography, streams, drainage channels, and disruption of soils and vegetation. The design criteria shall include the following: 1. A preliminary soil report prepared by a qualified engineer may be required by the commission and/or Council as part of the preliminary plat application.
			Findings	The applicant shall submit a geotechnical report with the building permit application for review by the City Engineer. The project shall meet all cut, fill, and grading standards.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.040.N.2	2. Preliminary grading plan prepared by a civil engineer shall be submitted as part of all preliminary plat applications. Such plan shall contain the following information: a. Proposed contours at a maximum of five foot (5') contour intervals. b. Cut and fill banks in pad elevations. c. Drainage patterns. d. Areas where trees and/or natural vegetation will be preserved. e. Location of all street and utility improvements including driveways to building envelopes. f. Any other information which may reasonably be required by the Administrator, commission or Council to adequately review the affect of the proposed improvements.
			Findings	The project plans include a grading plan prepared by an Idaho-licensed engineer.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.040.N.3	3. Grading shall be designed to blend with natural landforms and to minimize the necessity of padding or terracing of building sites, excavation for foundations, and minimize the necessity of cuts and fills for streets and driveways.
			Findings	The proposed grading meets these requirements.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.N.4	4. Areas within a subdivision which are not well suited for development because of existing soil conditions, steepness of slope, geology or

				hydrology shall be allocated for open space for the benefit of future property owners within the subdivision.
			Findings	N/A. The townhome development is an infill project on a vacant lot surrounding by existing development.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.040.N.5	5. Where existing soils and vegetation are disrupted by subdivision development, provision shall be made by the subdivider for revegetation of disturbed areas with perennial vegetation sufficient to stabilize the soil upon completion of the construction. Until such times as such revegetation has been installed and established, the subdivider shall maintain and protect all disturbed surfaces from erosion.
			Findings	The project shall meet this requirement regarding soil stabilization and revegetation.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.040.N.6	6. Where cuts, fills, or other excavations are necessary, the following development standards shall apply: a. Fill areas shall be prepared by removing all organic material detrimental to proper compaction for soil stability. b. Fills shall be compacted to at least ninety five percent (95%) of maximum density as determined by AASHTO T99 (American Association of State Highway Officials) and ASTM D698 (American Standard Testing Methods). c. Cut slopes shall be no steeper than two horizontal to one vertical (2:1). Subsurface drainage shall be provided as necessary for stability. d. Fill slopes shall be no steeper than three horizontal to one vertical (3:1). Neither cut nor fill slopes shall be located on natural slopes of three to one (3:1) or steeper, or where fill slope toes out within twelve feet (12') horizontally of the top and existing or planned cut slope. e. Toes of cut and fill slopes shall be set back from property boundaries a distance of three feet (3'), plus one-fifth (1/5) of the height of the cut or the fill, but may not exceed a horizontal distance of ten feet (10'); tops and toes of cut and fill slopes shall be set back from structures at a distance of at least six feet (6'), plus one-fifth (1/5) of the height of the cut or the fill. Additional setback distances shall be provided as necessary to accommodate drainage features and drainage structures.
			Findings	The project shall meet this development standards.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.040.0	O. Drainage Improvements: The subdivider shall submit with the preliminary plat application such maps, profiles, and other data prepared by an engineer to indicate the proper drainage of the surface water to natural drainage courses or storm drains, existing or proposed. The location and width of the natural drainage courses shall be shown as an easement common to all owners within the subdivision and the City on the preliminary and final plat. All natural drainage courses shall be left undisturbed or be improved in a manner that will increase the operating efficiency of the channel without overloading its capacity. An adequate storm and surface drainage system shall be a required improvement in all subdivisions and shall be installed by the subdivider. Culverts shall be required where all water or drainage courses intersect with streets,

				driveways or improved public easements and shall extend across and under the entire improved width including shoulders.
			Findings	The drainage system must keep all storm water within the project site. Storm water is prohibited from draining onto the Valleywood Drive or Saddle Road rights-of-way. All drainage improvements must meet city standards. Drainage improvements are indicated on Sheet C1.0, C1.1, C1.2, L1, and L2 of the project plans. Proposed drainage improvements include a system of drywells, catch basins, and storm drain pipes. Prior to issuance of a building permit for the project, the applicant shall submit a final drainage plan indicating grading, catch basins, piping, and drywells (KMC §17.96.040.C.2b & KMC §17.96.060.C.1-4) prepared by a civil engineer licensed in the state to be submitted for review and approval by the City Engineer and Streets Department. Additionally, the applicant shall submit a drainage and geotechnical report. See Table 1 for City Department comments including City Engineer and Streets Department conditions.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.040.P	P. Utilities: In addition to the terms mentioned in this section, all utilities including, but not limited to, electricity, natural gas, telephone and cable services shall be installed underground as a required improvement by the subdivider. Adequate provision for expansion of such services within the subdivision or to adjacent lands including installation of conduit pipe across and underneath streets shall be installed by the subdivider prior to construction of street improvements.
			Findings	All utilities, including electricity, natural gas, telephone, and cable services, shall be installed underground.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.Q	Q. Off Site Improvements: Where the off site impact of a proposed subdivision is found by the commission or Council to create substantial additional traffic, improvements to alleviate that impact may be required of the subdivider prior to final plat approval, including, but not limited to, bridges, intersections, roads, traffic control devices, water mains and facilities, and sewer mains and facilities.
			Findings	N/A. The townhouse subdivision does not trigger off-site improvements.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.R	R. Avalanche And Mountain Overlay: All improvements and plats (land, planned unit development, townhouse, condominium) created pursuant to this chapter shall comply with City of Ketchum Avalanche Zone District and Mountain Overlay Zoning District requirements as set forth in Title 17 of this Code.
			Findings	N/A. The townhouse sublots are not located in the Avalanche or Mountain overlay zoning districts.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.S	S. Existing natural features which enhance the attractiveness of the subdivision and community, such as mature trees, watercourses, rock outcroppings, established shrub masses and historic areas, shall be preserved through design of the subdivision.
			Findings	The existing mature trees indicated on the preliminary plat shall be preserved.

RECOMMENDED MOTIONS

“I move to approve the 128 Saddle Road Townhomes Design Review application subject to conditions 1-10.”

“I move to recommend approval of the 128 Saddle Road Townhome Subdivision Preliminary Plat and Phased Development Agreement to the City Council subject to conditions 1-7.”

RECOMMENDED DESIGN REVIEW CONDITIONS OF APPROVAL

1. This Design Review approval is subject to all comments and conditions as described in Tables 2, 3, and 4.
2. This Design Review approval is based on the plans and information presented and approved at the meeting on the date noted herein. Building Permit plans for all on-site improvements must conform to the approved Design Review plans unless otherwise approved in writing by the Planning and Zoning Commission or Administrator. Any building or site discrepancies which do not conform to the approved plans will be subject to removal.
3. All governing ordinances, requirements, and regulations of the Fire Department (2012 International Fire Code and local Fire Protection Ordinance No.1125), Building Department (2012 International Building Code, the 2012 International Residential Code, and Title 15 of Ketchum Municipal Code), Utilities Department, Street Department (Title 12 of Ketchum Municipal Code), and the City Engineer shall be met prior to Certificate of Occupancy.
4. The applicant shall submit final civil drawings prepared by an engineer registered in the State of Idaho to include specification for the ROW, utilities, and drainage improvements to be reviewed and approved by the City Engineer, Streets, and Utilities departments prior to issuance of a Building Permit for the project.
5. The term of Design Review approval shall be twelve (12) months from the date that the Findings of Fact, Conclusions of Law, and Decision are adopted by the Commission or upon appeal, the date the approval is granted by the Council subject to changes in zoning regulations (KMC §17.96.090).
6. All Design Review elements shall be completed prior to issuance of a Certificate of Occupancy for the building.
7. All exterior lighting on the property shall be in compliance with Ketchum Municipal Code, Chapter 17.132, Dark Skies, and shall be inspected by Planning Staff and approved prior the issuance of a Certificate of Occupancy for the building.
8. The project shall comply with the requirements of §17.124.040 Development Standards as adopted on the date a Building Permit is submitted for the project.
9. Prior to issuance of a Building Permit for the project, the applicant shall submit a construction management plans, which addresses each of the standards as set forth in Ketchum Municipal Code, Chapter 15.06 Construction Activity Standards.
10. In addition to the requirements set forth in this Design Review approval, this project shall comply with all applicable local, state, and federal laws.

RECOMMENDED TOWNHOUSE SUBDIVISION PRELIMINARY PLAT CONDITIONS OF APPROVAL

1. The project shall meet all requirements of the Fire, Utility, Building, Streets/City Engineer, and Planning requirements as specified in Table 1.
2. The project shall comply with all conditions and comments as specified in Table 4 and 5.

128 Saddle Road Townhomes

Design Review, Townhouse Subdivision Preliminary Plat, and Phased Development Agreement

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3. The recorded plat shall show a minimum of two Blaine County Survey Control Monuments with ties to the property and an inverse between the two monuments. The Survey Control Monuments shall be clearly identified on the face of the map.
4. An electronic CAD file shall be submitted to the City of Ketchum prior to final plat signature by the City Clerk. The electronic CAD file shall be submitted to the Blaine County Recorder's office concurrent with the recording of the Plat containing the following minimum data:
 - a. Line work delineating all parcels and roadways on a CAD layer/level designated as "parcel";
 - b. Line work delineating all roadway centerlines on a CAD layer/level designated as "road"; and,
 - c. Line work that reflects the ties and inverses for the Survey Control Monuments shown on the face of the Plat shall be shown on a CAD layer/level designated as "control"; and,
 - d. All information within the electronic file shall be oriented and scaled to Grid per the Idaho State Plane Coordinate System, Central Zone, NAD1983 (1992), U.S. Survey Feet, using the Blaine County Survey Control Network. Electronic CAD files shall be submitted in a ".dwg", ".dgn" or ".shp" format and shall be submitted digitally to the City on a compact disc. When the endpoints of the lines submitted are indicated as coincidental with another line, the CAD line endpoints shall be separated by no greater than 0.0001 drawing units.
5. The applicant shall provide a copy of the recorded final plat to the Department of Planning and Building for the official file on the application.
6. The Townhouse Declaration shall be simultaneously recorded with the Final Plat. The developer shall submit a final copy of the document to the Planning & Building Department and file such document prior to recordation of the final plat. The City will not now, nor in the future, determine the validity of the Townhouse Declaration.
7. The project shall meet all requirements specified in the phased townhouse subdivision agreement.

EXHIBITS:

- A. 128 Saddle Road Townhomes Design Review Project Plans
- B. 128 Saddle Road Townhomes Preliminary Plat Project Plans
- C. Phased Townhouse Subdivision Agreement

Exhibit A:
128 Saddle Road Townhomes
Design Review
Project Plans

1 2 8 S A D D L E R O A D



LANDSCAPE DESIGN NARRATIVE



Site Plan:

A curvilinear driveway will allow access to the main portion of the site from Valleywood Drive. The driveway works with the existing grade as much as possible to create a new organic aspect to the approach of the project. The proposed 4 Units are spaced out within the main portion of the project to best maintain views and provide good separation between units to create as much open spaces as possible. A central heated paver motor court provides access to the garages, provides parking, and allows for a fire truck turn around. Required snow storage will be provided for the asphalt entry driveway. The paver motor court, driveways, and entry walk are all proposed to be heated.

Grading & Drainage:

All new impervious surfaces will be sloped to direct run off into proposed drainage swales and into new drywells. Proposed landscape retaining walls will be used where necessary to blend in with existing grades. The proposed landscape retaining walls are planned to be 4' maximum height.

Landscape Plan:

The project will use low maintenance grasses, minimal maintained lawn, and shrub plantings to revegetate. Shrub plantings will be used in specific areas to provide low screening of the project from critical view angles and critical views of the neighboring residences. The use of evergreen shrubs or small trees will be utilized to provide year around low screening. Evergreen & deciduous tree plantings are limited and are only proposed in pockets or areas where the views are minimal or nonexistent. Landscape lighting is not proposed and will be limited to the lighting required on the architecture.

PROJECT LOCATION:



PROJECT INFORMATION:

PARCEL NUMBER	RPK04780000020
LEGAL DESCRIPTION	LOT 2, KNEELAND SUBDIVISION
LOT SIZE	55,843 SF/1.282 AC.
ZONE	T
BUILDING HEIGHT	33'-9" (MAX ALLOWED = 35')
FRONT SETBACK	15'
SIDE SETBACKS	10'
REAR SETBACK	15'
OPEN SPACE PROVIDED	25,508 SF (~46%)
TOTAL INTERIOR SF	16,704 SF
F.A.R.	~0.30

ARCHITECT/OWNER'S REPRESENTATIVE:

RICHARD CHILDRESS
POINT ARCHITECTS
209 E 35TH ST, GARDEN CITY, ID
208-284-2999
rich@pointarchitects.com

LANDSCAPE ARCHITECT:

NATHAN SCHUTTE
NS CONSULTING, PLLC
380 US-26, SHASHONE, ID 83352
208-320-2911
nathanwschutte@gmail.com

OWNER/APPLICANT:

128 SADDLE RD, LLC
ROBERT PARKER
270 LEADVILLE AVE, KETCHUM, IDAHO 83340
208-726-1875
robert@vpcompanies.com

SHEET INDEX:

A0.00	COVER
A0.01	ARCHITECTURAL SITE PLAN
A0.02	CONSTRUCTION ACTIVITY PLAN
A0.03	PROJECT RENDERINGS
A1.10	UNIT 1 - COVER
A1.20	UNIT 1 - BASEMENT
A1.21	UNIT 1 - GROUND FLOOR
A1.22	UNIT 1 - SECOND FLOOR
A1.30	UNIT 1 - ELEVATIONS
A1.40	UNIT 1 - SECTIONS
A2.10	UNIT 2 - COVER
A2.20	UNIT 2 - BASEMENT
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A4.40	UNIT 4 - SECTIONS
A5.00	MATERIALS AND COLORS SAMPLE BOARD
A6.00	LIGHTING SPECS
L1	LANDSCAPE PLAN
L2	GRADING AND DRAINAGE
PLAT1	PRELIMINARY PLAT 1

ARCHITECTURAL DESIGN NARRATIVE



Architectural Forms:

Folded "shells" are supported by more solid masses that engage the sloping terrain and minimize above ground building mass. The lower units have daylight basements with ground level entries and the upper units' ground level is partly below grade. Folded and cantilevered planes form roofs and decks. Low sloping simple roofs keep the profiles and building heights low to preserve the views for the homes behind. Like a folded shell opening towards the Baldy view, the back wall and roof shield the visual connection between the houses. Privacy is preserved for both while maximizing Baldy view access for all.

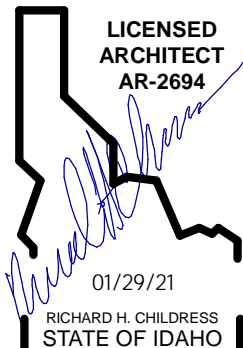
Structural Components:

Heavy glue lams or wood clad steel beams will be expressed and will support large cantilevered deck and roof overhangs. Columns will all be hidden in walls or be in the form of massive stone clad elements to pick up the significant loads generated by the cantilevered roof and deck planes. Structural scale fasteners and hardware will be expressed to offer clues about how the structure has been assembled and to add texture and interest to the structural expression.

Exterior Finishes:

Wood will be the dominant expressed exterior material. Several high-quality, low maintenance wood or simulated wood products are being considered for exterior siding and soffits. A limited amount of dark cut stone rainscreen system will be used for areas near grade and to finish massive bearing elements. Roofing will be standing seam steel roofing shall be non-reflective in a subtle, natural tone that complements the wood soffit and siding. The same material will wrap down the back walls of the "shell" and be expressed in the deck finish and fascia to complete the "shell" image. Glass and transparency are like finish materials facing Saddle Rd. The glass will reflect its surroundings on bright days and emit the warm glow of the interior on dark evenings.

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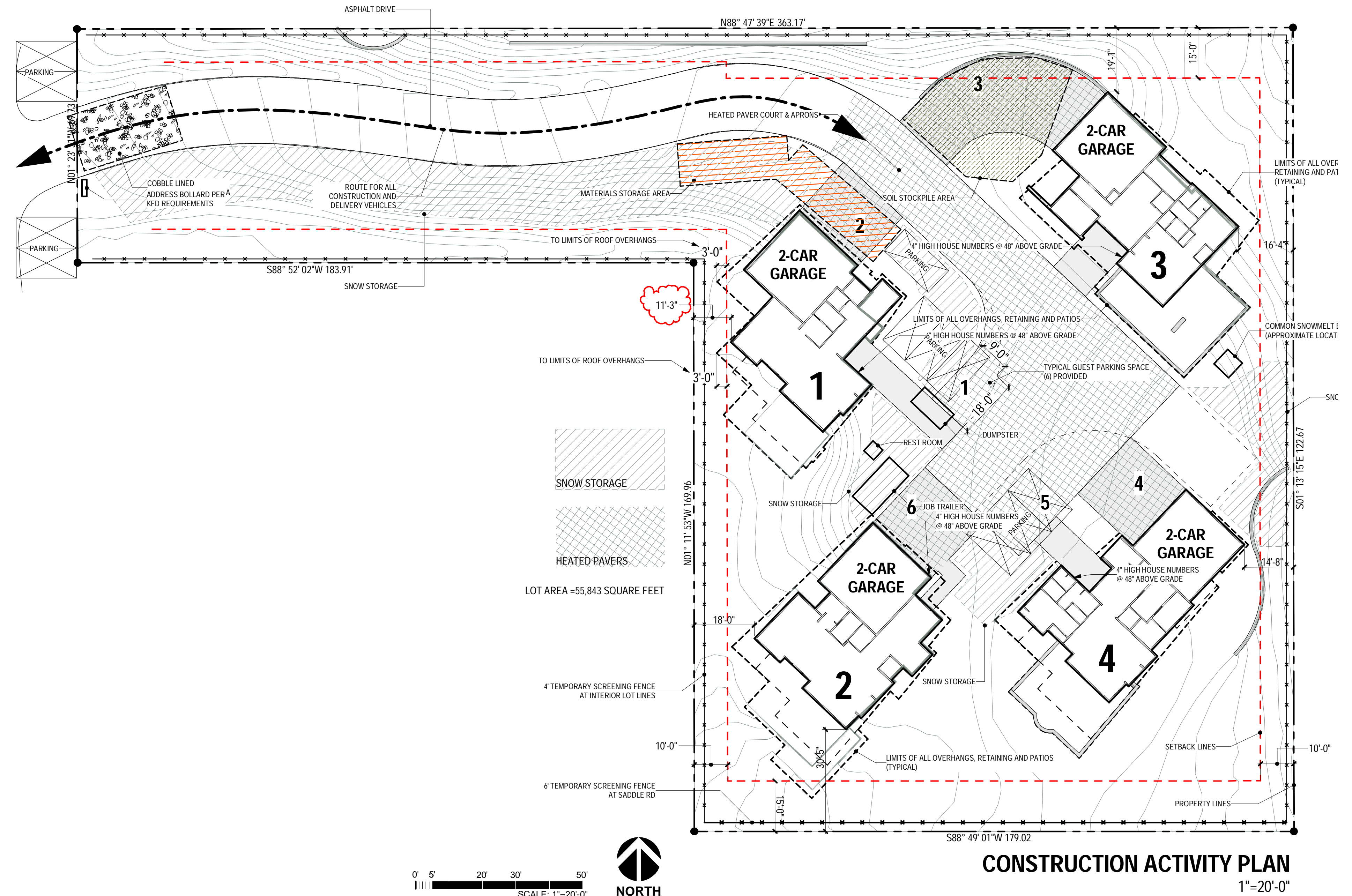
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FILE 128 Saddle Unit 1.pln
BY RC

A0.00

128 SADDLE ROAD | UNIT 1
128 Saddle Rd., Ketchum, ID



TRUCK ROUTE VICINITY MAP
NTS



CONSTRUCTION ACTIVITY PLAN
1"=20'-0"

CONSTRUCTION ACTIVITY NOTES AND REQUIREMENTS

A. GENERAL INFORMATION AND SCHEDULE:

- OSBORNE + STOREY (O+S) IS THE CONSTRUCTION MANAGER FOR THE PROJECT AND IS RESPONSIBLE FOR ALL ASPECTS OF THE WORK.
- ADJACENT NEIGHBORS WILL BE NOTIFIED IMMEDIATELY FOLLOWING DESIGN REVIEW APPROVAL.

B. EXCAVATION:

- SEE GRADING PLAN FOR CUT AND FILL INFORMATION.
- STOCKPILE AREAS WILL BE AS INDICATED ON THE CONSTRUCTION ACTIVITY PLAN.
- SEE ATTACHED MAP FOR TRUCK ROUTES.
- A COBBLE LINED WASH OUT AREA IS PROVIDED TO PREVENT VEHICLES FROM SPREADING MUD, ETC. SILT FENCE AND STRAW WATTLES WILL PREVENT SILT AND MUD FROM FLOWING OFF OF THE SITE.
- STOCKPILES SOIL WILL BE TEMPORARILY COVERED WITH POLY URETHANE SHEETS AS NEEDED FOR DUST ABATEMENT.

C. VEHICLE PARKING AND TRAFFIC CONTROL:

- SEVEN PARKING SPACES ON SITE HAVE BEEN IDENTIFIED ON THE CONSTRUCTION ACTIVITY PLAN. ANOTHER FOUR ARE SHOWN AT THE VALLEYWOOD ENTRANCE. THIS WILL BE ADEQUATE FOR DAY-TO-DAY NEEDS.
- ADDITIONAL WORKER PARKING SHOULD NOT BE REQUIRED. IF ISOLATED INSTANCES OCCUR WHERE CONSTRUCTION ACTIVITY REDUCES AVAILABLE PARKING, WORKERS WILL PARK IN LEGAL PUBLIC PARKING LOCATIONS OR WILL BE PROVIDED TRANSPORT FROM AN ACCEPTABLE OFF-SITE PARKING LOCATION.
- ALL MATERIAL WILL BE DELIVERED TO THE INTERIOR OF THE JOB SITE.
- THERE WILL NOT BE MORE THAN 15 VEHICLES PARKED ON SITE AT ONE TIME.
- "NO PARKING" SIGNS SHALL BE ADDED AS REQUESTED BY THE CITY.
- NO TEMPORARY TRAFFIC CONTROL IS REQUIRED FOR THE PROJECT.
- ALL EMPLOYEES AND SUBCONTRACTORS WILL BE INFORMED THAT CONSTRUCTION VEHICLES SHALL BE LIMITED TO FIFTEEN (15) MILES PER HOUR WITHIN ONE BLOCK OF A CONSTRUCTION SITE.

D. MATERIAL STORAGE/DELIVERIES:

- ALL MATERIAL STORAGE AREAS HAVE BEEN DEPICTED ON THE CONSTRUCTION ACTIVITY PLAN.
- DELIVERY TRUCK ROUTES HAVE BEEN DEPICTED ON THE CONSTRUCTION ACTIVITY PLAN.

E. TEMPORARY RESTROOMS, JOB SHACKS, DUMPSTERS:

- TEMPORARY RESTROOMS, JOB SHACKS AND DUMPSTERS HAVE BEEN SHOWN ON THE CONSTRUCTION ACTIVITY PLAN.
- CITY RIGHT OF WAY WILL NOT BE REQUIRED FOR STAGING, MATERIAL STORAGE OR DUMPSTER LOCATION.

F. SCREENING:

- SCREENING FENCE WILL BE PLACED AROUND THE PERIMETER OF THE SITE TO DELINEATE THE PROPERTY AND CONSTRUCTION BOUNDARY FOR WORKERS AS WELL AS FOR THE PUBLIC. A 6' HIGH FENCE IS PROPOSED AT SADDLE ROAD AND 4' ELSEWHERE.
- MALL MATERIAL STORAGE IS ON SITE AND WILL BE SCREENED BY THE PERIMETER FENCING.

G. USE OF RIGHTS OF WAY:

- THERE IS NO PLAN TO USE CITY RIGHT OF WAY.
- THERE IS NO PLAN TO USE CITY RIGHT OF WAY.
- NO MANHOLES WILL BE OBSTRUCTED AND A MINIMUM THREE FEET (3') CLEAR SHALL BE MAINTAINED ON BACK AND SIDES OF FIRE HYDRANTS, AND MINIMUM FIFTEEN FEET (15') CLEAR SHALL BE MAINTAINED ON THE FRONT, STREET SIDE OF FIRE HYDRANTS.

H. NOTICING:

- ADJACENT NEIGHBORS WILL BE NOTIFIED IMMEDIATELY FOLLOWING DESIGN REVIEW APPROVAL.

I. SITE CLEAN UP:

- THE JOB SITE WILL BE KEPT IN A CLEAN AND ORDERLY CONDITION. TRASH SERVICE WILL BE CONTRACTED WITH CLEAR CREEK. CONTRACTOR SHALL COORDINATE WITH CLEAR CREEK TO ENSURE APPROPRIATE DUMPSTER LOCATION.

J. RIPARIAN, HILLSIDE AND TREE PROTECTION:

- THE PROJECT IS NOT LOCATED IN A RIPARIAN OR HILLSIDE ZONE.
- THE PROJECT IS NOT LOCATED IN OR NEAR A RIPARIAN OR HILLSIDE ZONE.
- THERE ARE NO MATURE TREES ON THE SITE.
- THE PROJECT IS NOT IN THE MOUNTAIN OVERLAY ZONING DISTRICT NOR CONTAINS SLOPES GREATER THAN TWENTY FIVE PERCENT (25%).

K. RESEEDING OF DISTURBED AREAS:

- THE ENTIRE SITE WILL BE LANDSCAPED PER THE LANDSCAPE AND GRADING PLAN PROVIDED.

L. ADMINISTRATIVE EXEMPTIONS:

- NO ADMINISTRATIVE EXEMPTIONS ARE SOUGHT FOR THIS PROJECT.

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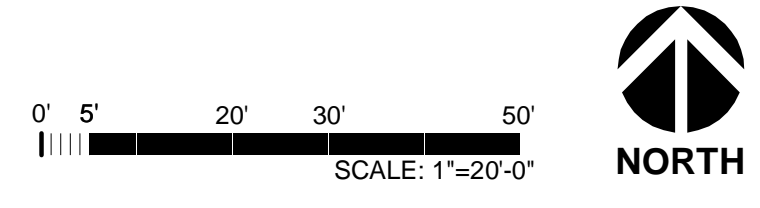
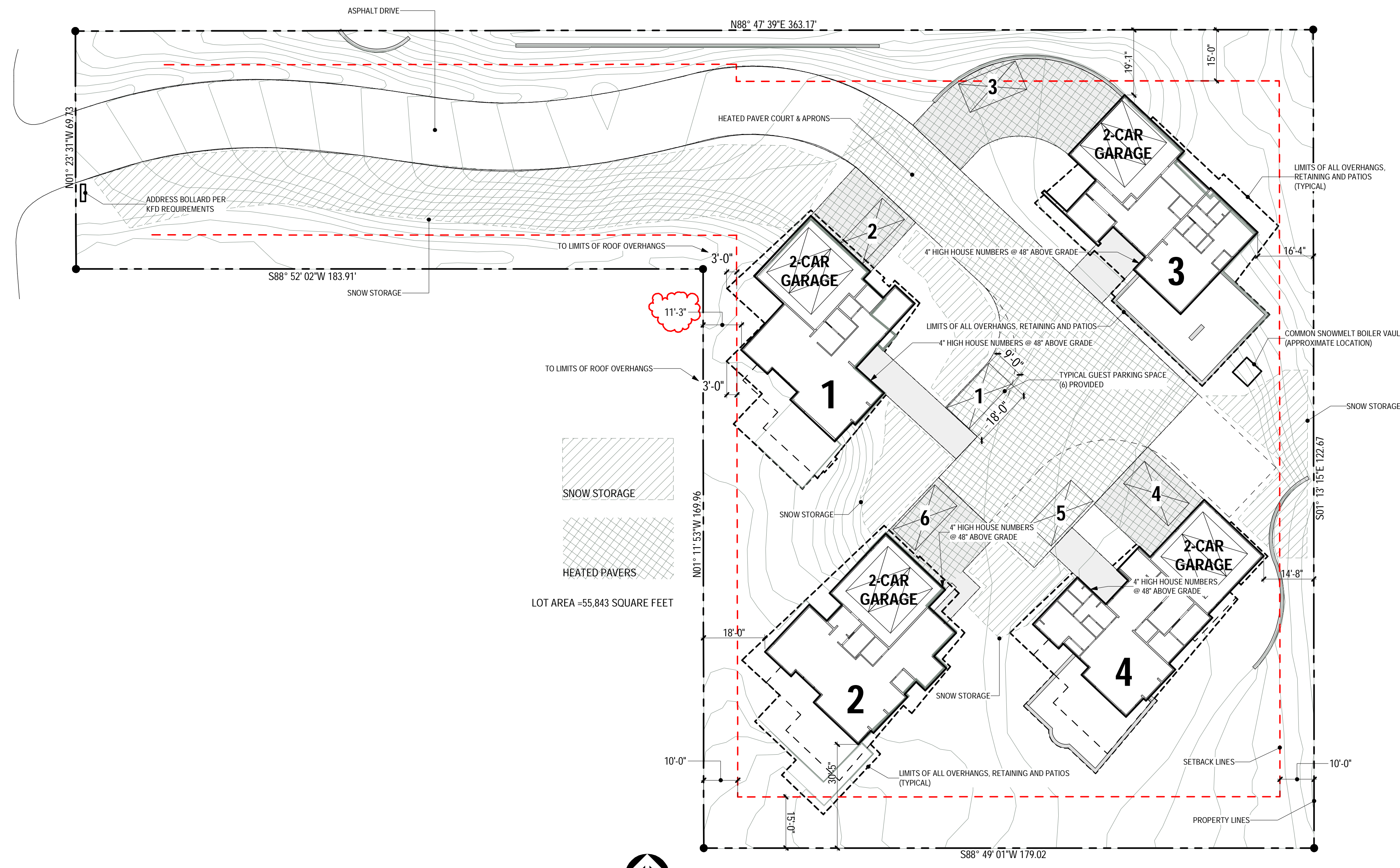
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PROJECT RENDERING WITH CONTEXT



VIEW 1



VIEW 2

128 SADDLE RD | RENDERINGS

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FILE 128 Saddle Unit 1.pln
BY RC

STANDING SEAM METAL ROOFING - DARK GRAY

METAL FASCIA - DARK GRAY

MANCHURIAN RUST PITCHED STONE

MANCHURIAN RUST HONED STONE

CHARWOOD - SAGE (CEDAR SIDING)

PACIFIC PANEL METAL CLADDING SYSTEM P-200 - DARK GRAY

CHARWOOD - SAGE (CEDAR SIDING)

PACIFIC PANEL METAL CLADDING SYSTEM P-200 - DARK GRAY



MANCHURIAN RUST PITCHED STONE



MANCHURIAN RUST HONED STONE



CHARWOOD - SAGE (CEDAR SIDING)



METAL FASCIA - DARK GRAY
STANDING SEAM METAL ROOFING - DARK GRAY
PACIFIC PANEL METAL CLADDING SYSTEM P-200 - DARK GRAY



128 SADDLE RD | MATERIALS AND COLORS SAMPLE BOARD

UNIT 1



VIEW FROM SADDLE ROAD



AERIAL VIEW FROM SOUTH



AERIAL VIEW FROM EAST

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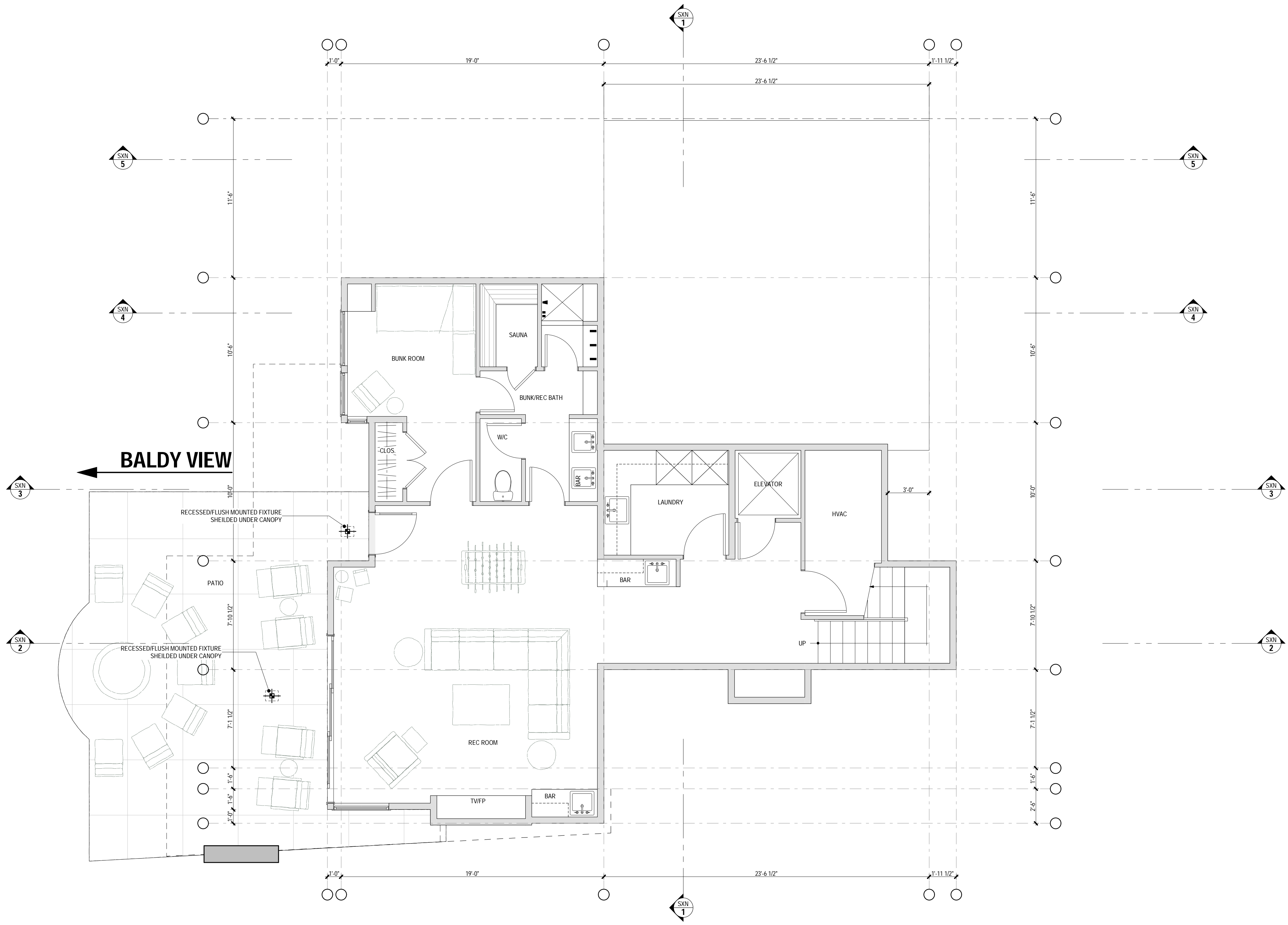
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128 SADDLE RD | UNIT ONE
 BASEMENT PLAN 1/4"=1'-0"

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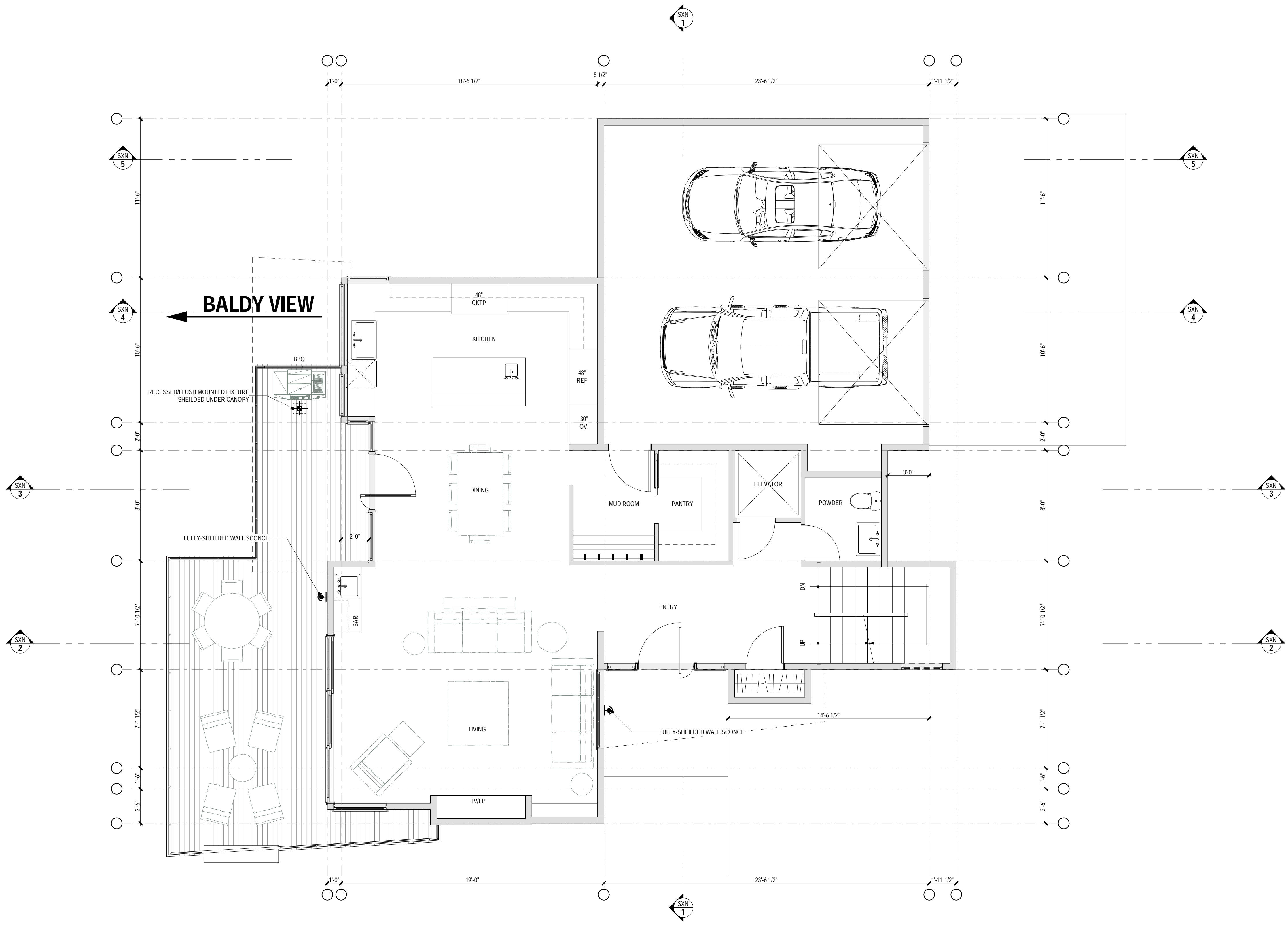
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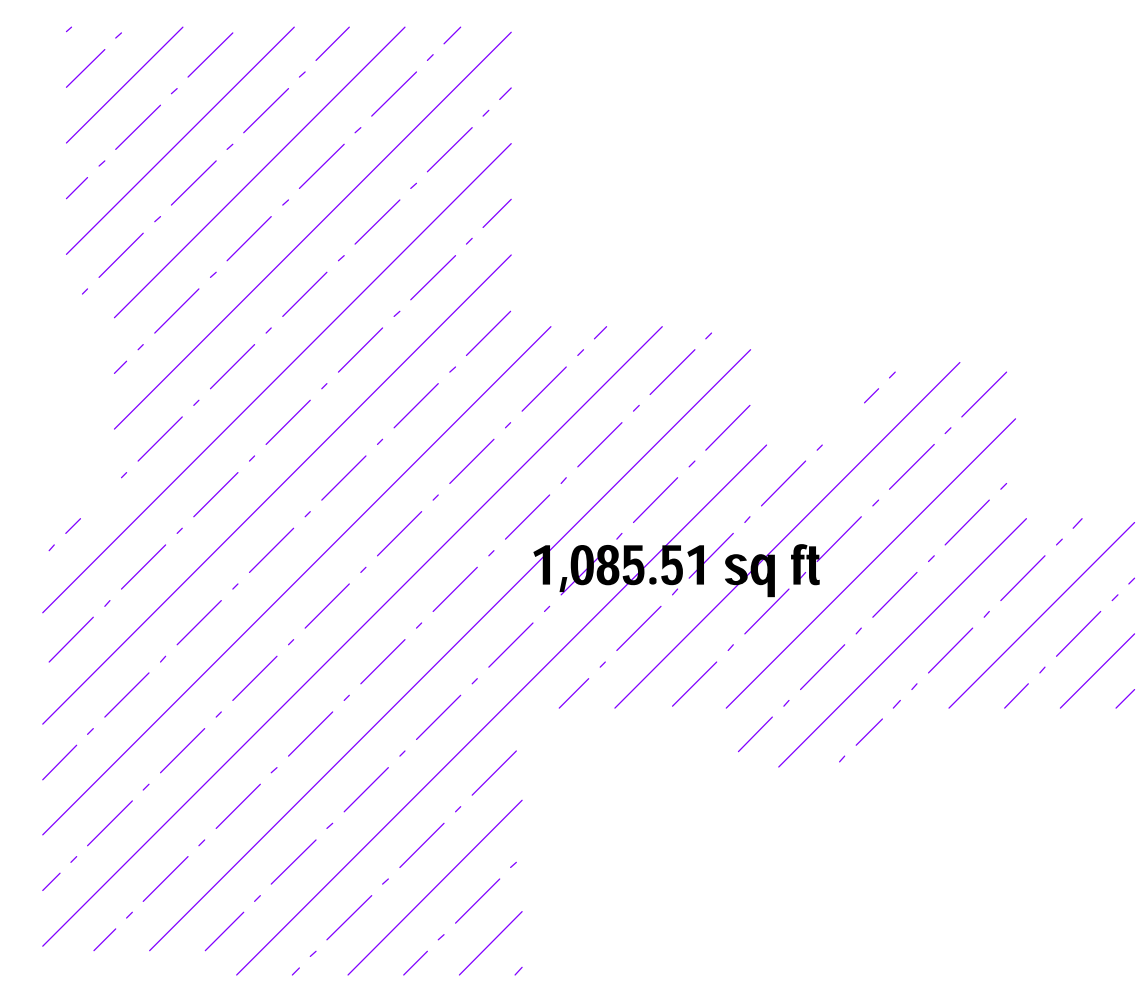
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UNIT 1 - 3,551 S.F. TOTAL

A1.20



BALDY VIEW



128 SADDLE RD | UNIT ONE
GROUND LEVEL PLAN 1/4"=1'-0"

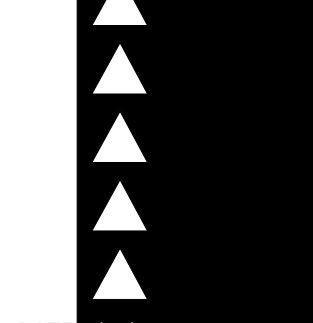
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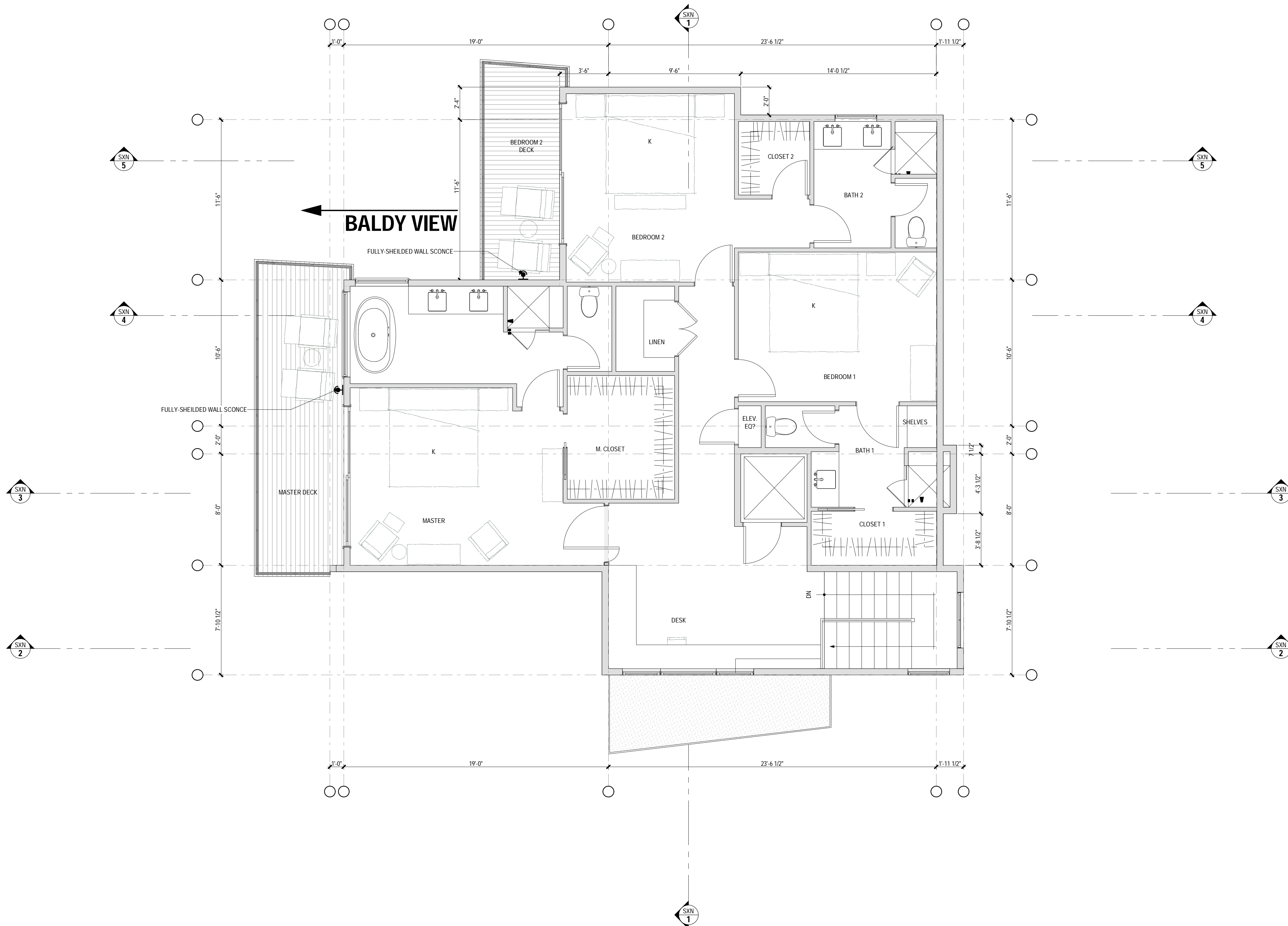
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SCALE 1/4"=1'-0"
FILE 128 Saddle Unit 1.pln
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A1.21



128 SADDLE RD | UNIT ONE
 SECOND LEVEL PLAN

1/4"=1'-0"

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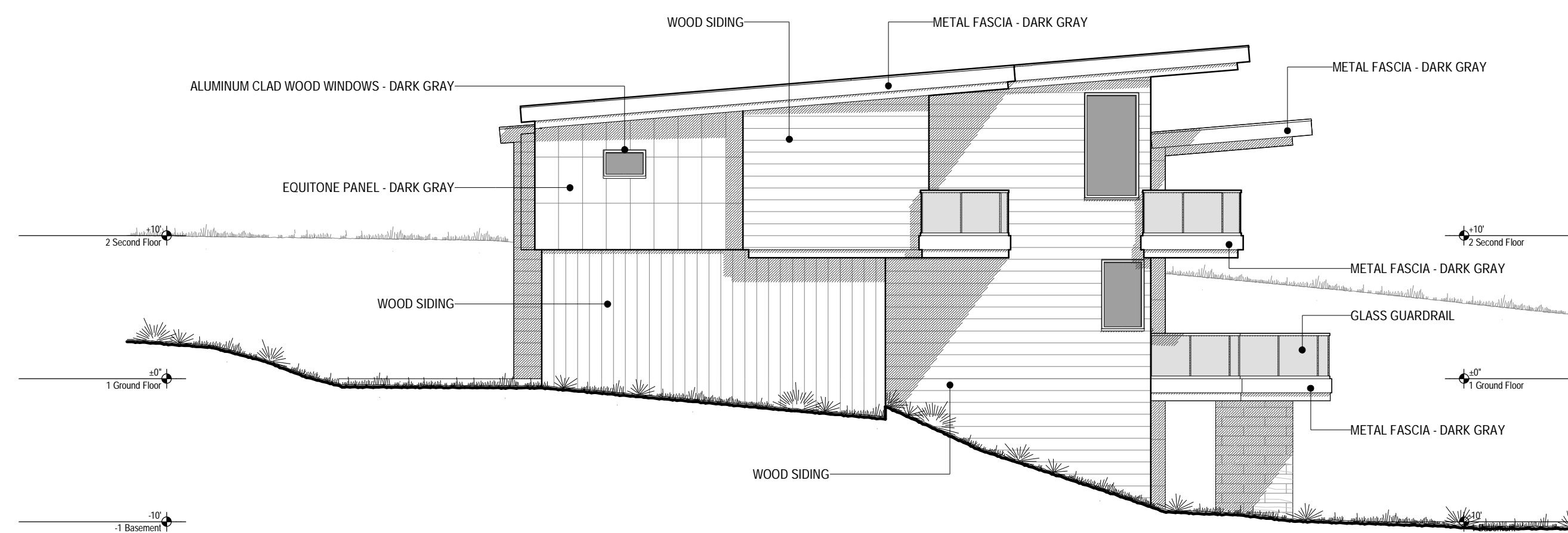
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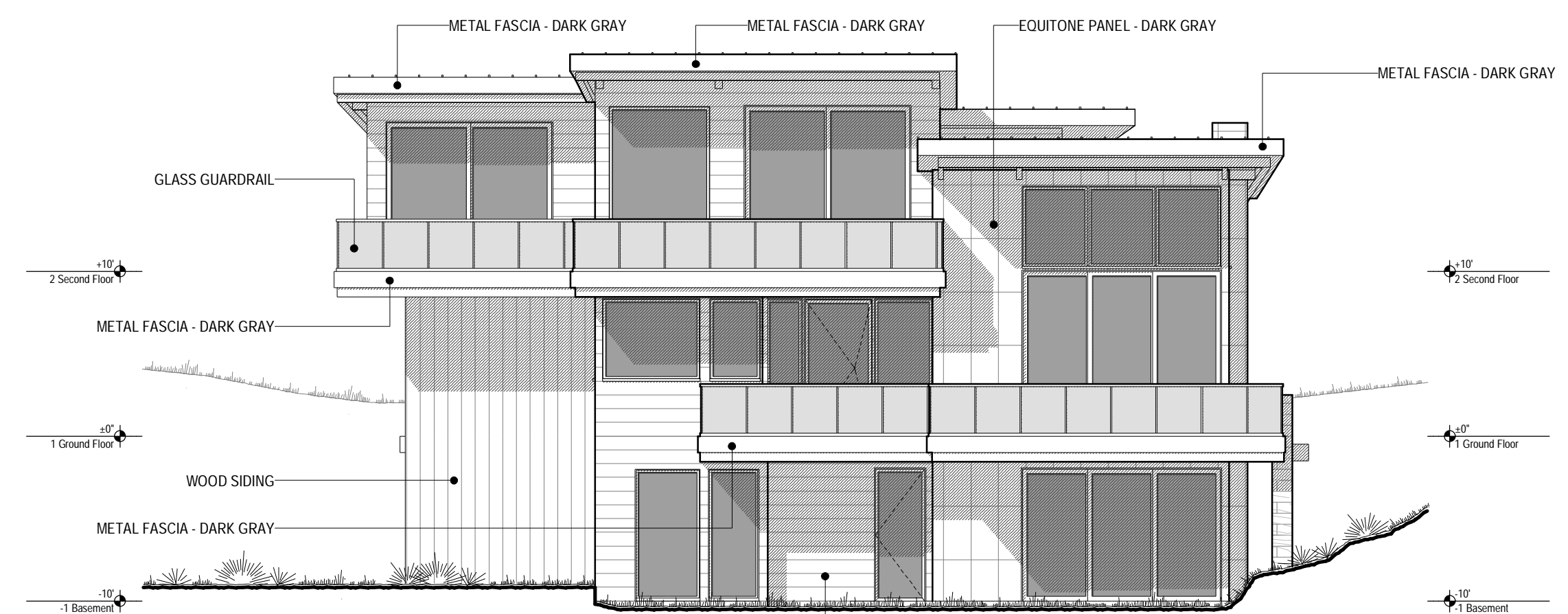
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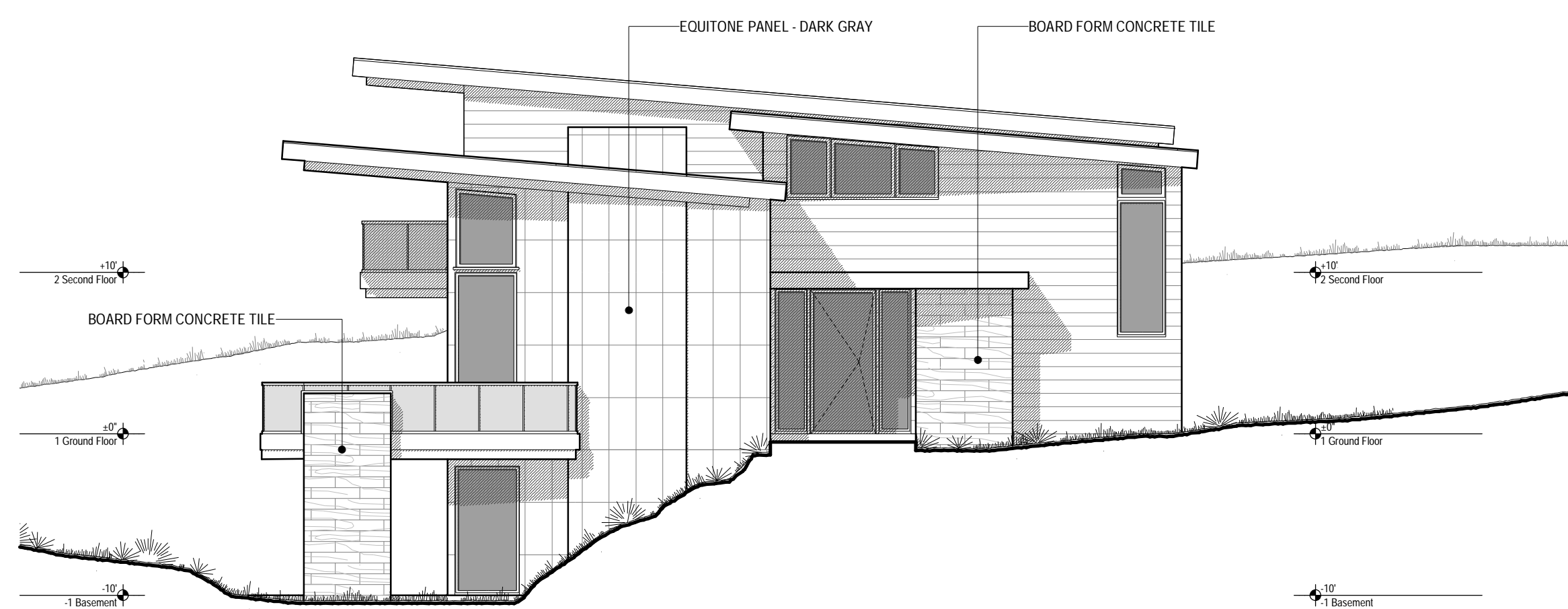
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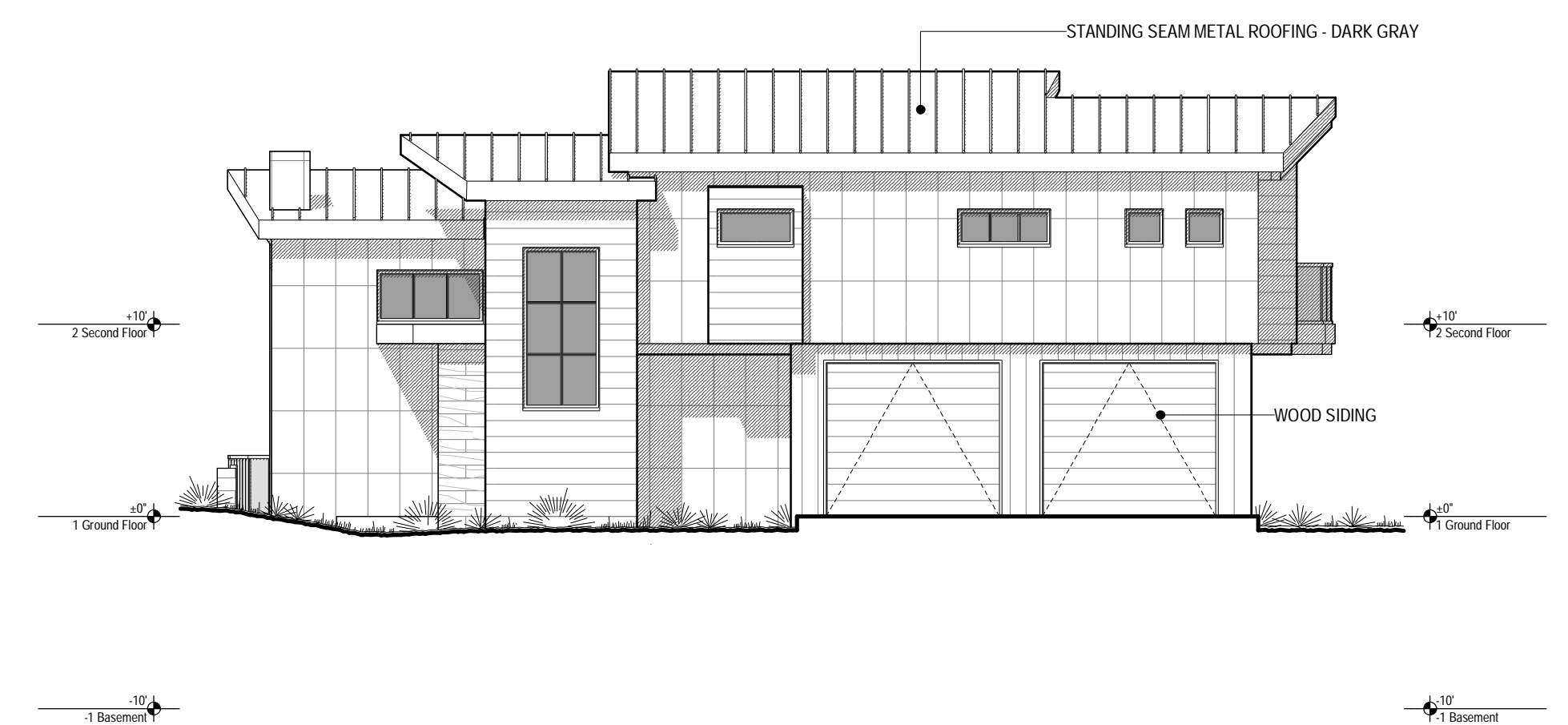
WEST



SOUTH



EAST



NORTH



128 SADDLE RD | UNIT ONE
ELEVATIONS
1/8"=1'-0"

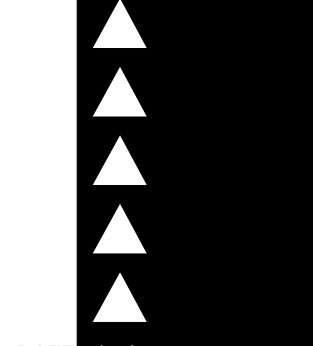
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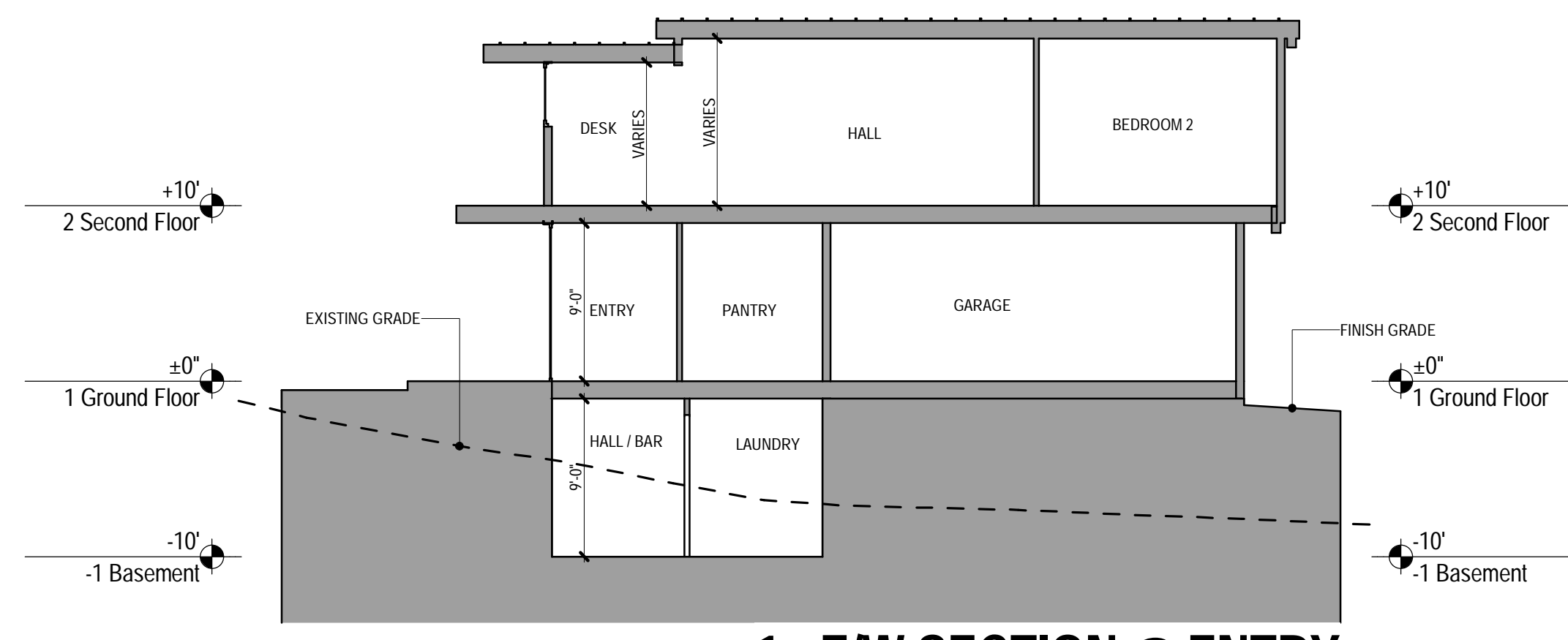
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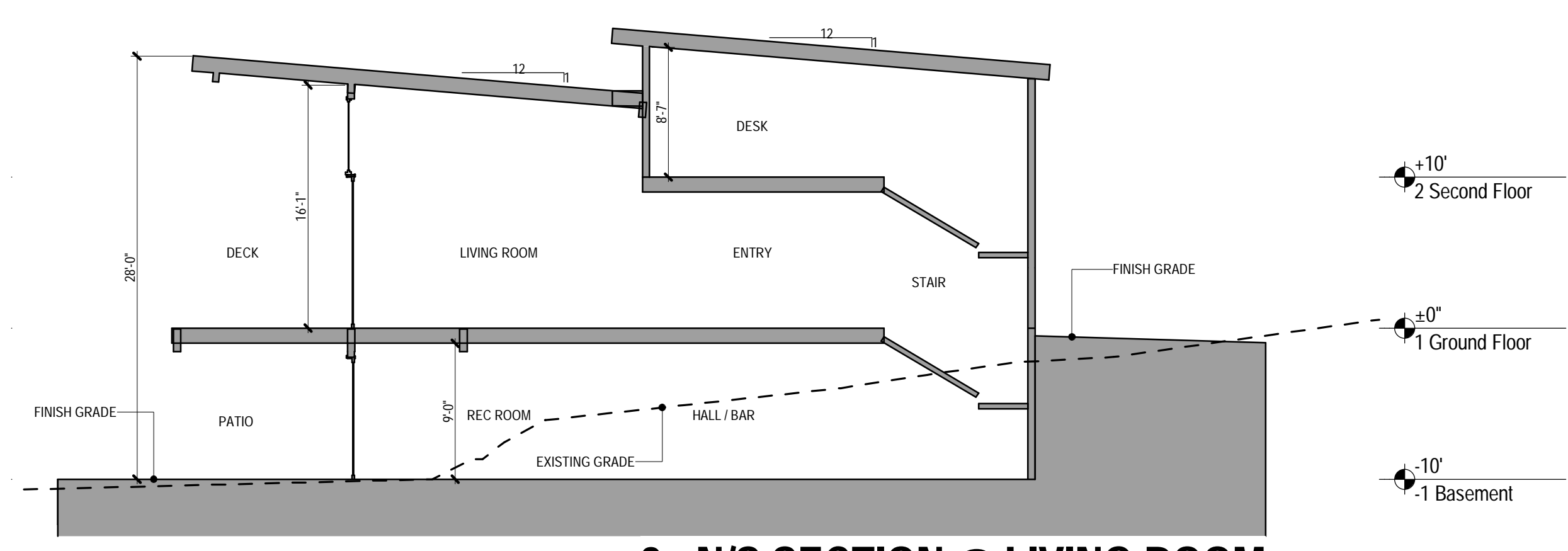


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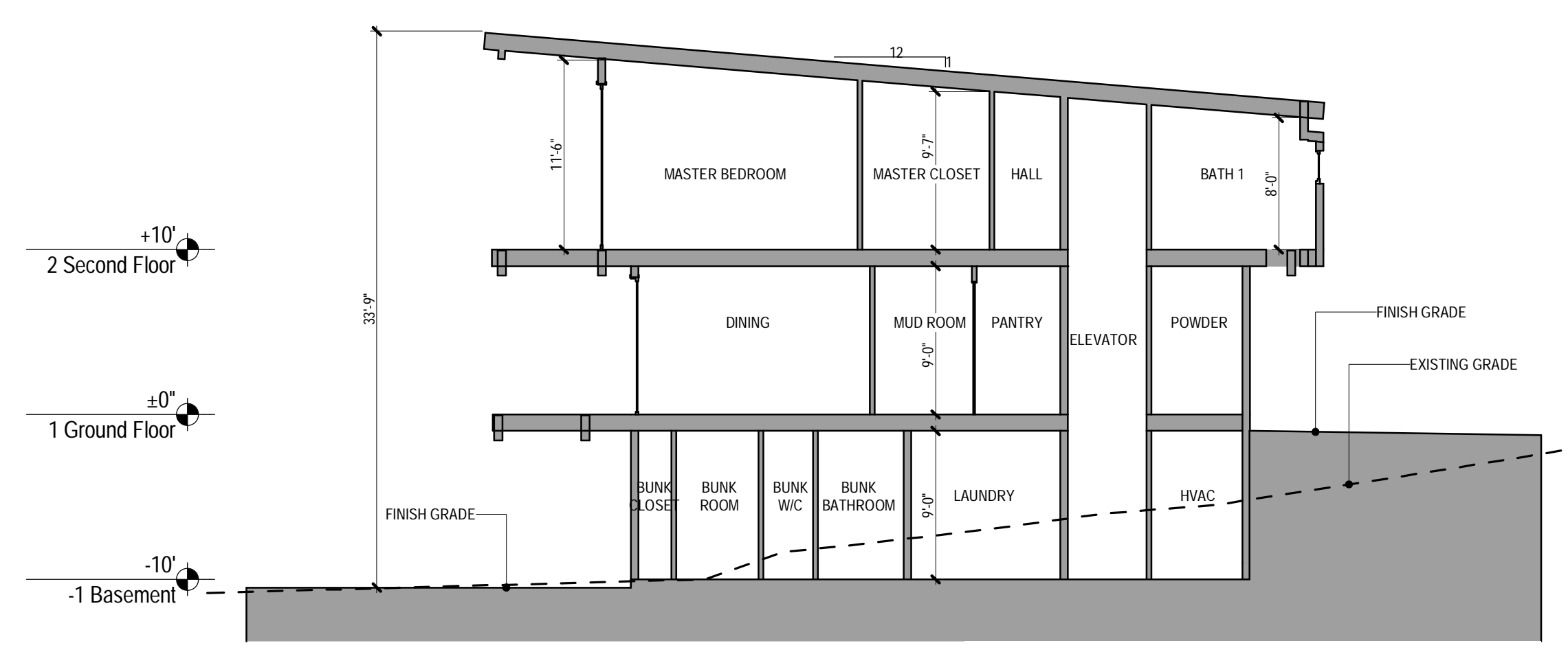
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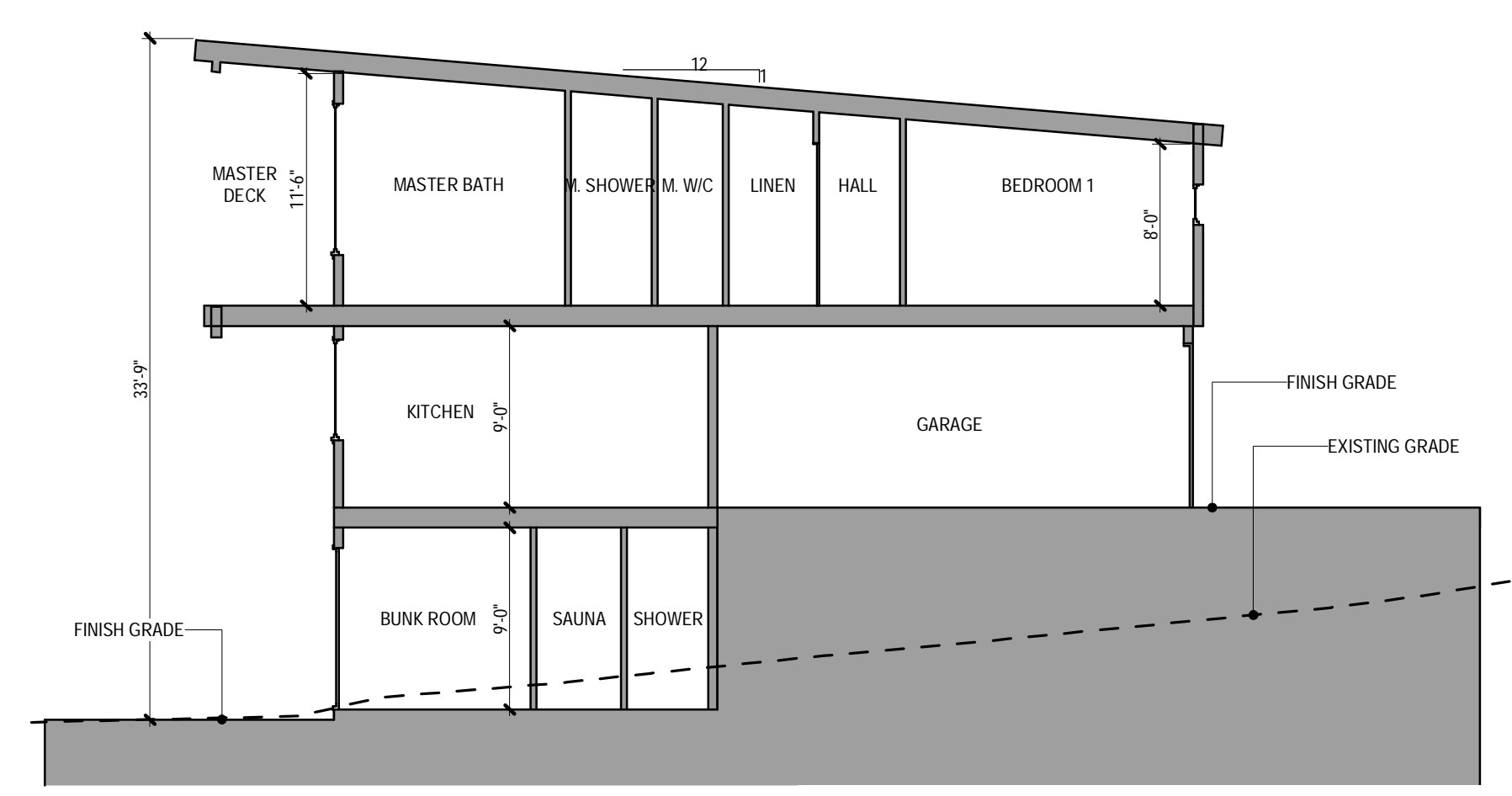
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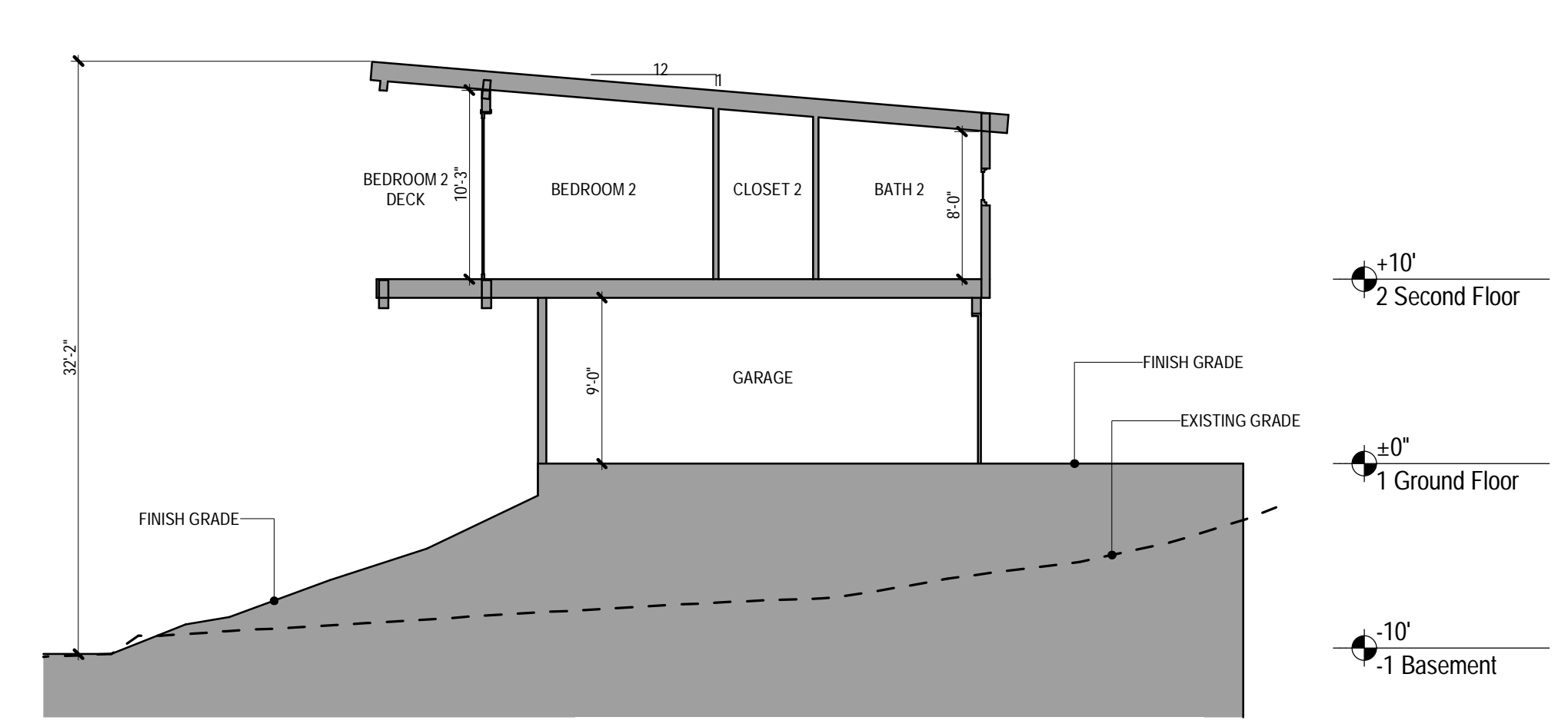
2 - N/S SECTION @ LIVING ROOM



3 - N/S SECTION @ MASTER



4 - N/S SECTION @ KITCHEN



5 - N/S SECTION @ M BATH

128 SADDLE RD | UNIT ONE
SECTIONS 1/8"=1'-0"

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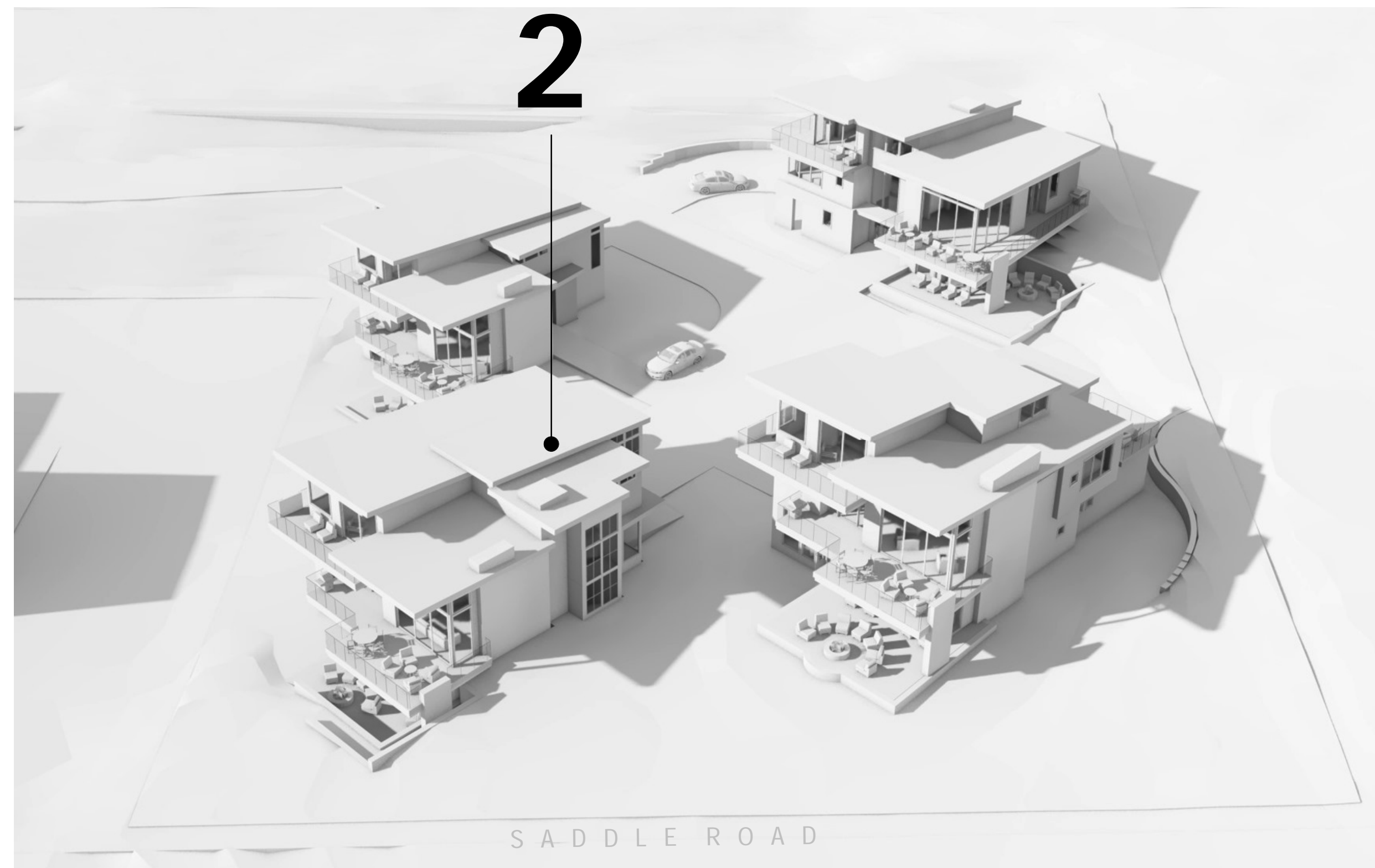
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UNIT 2



VIEW FROM SADDLE ROAD



AERIAL VIEW FROM SOUTH



AERIAL VIEW FROM EAST

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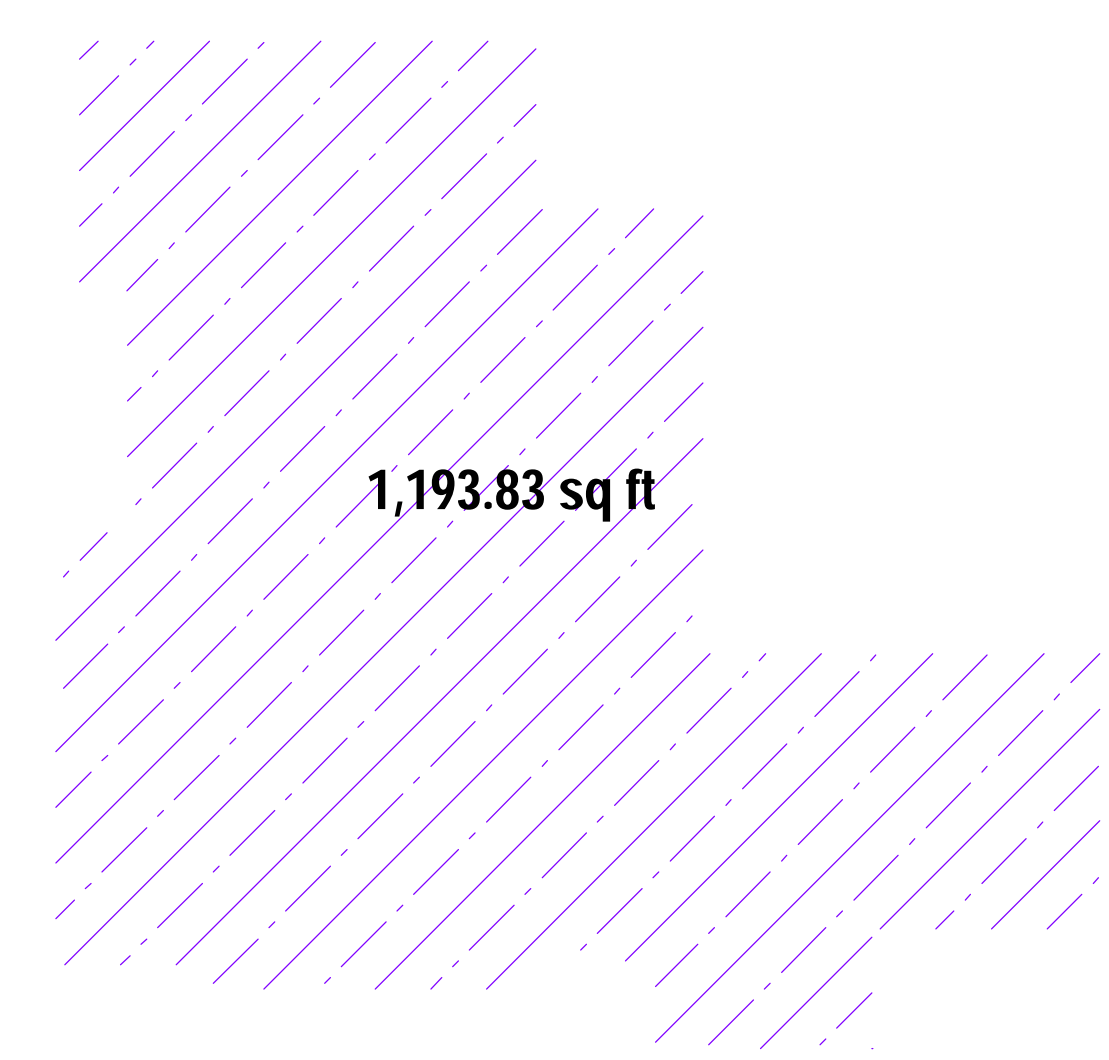
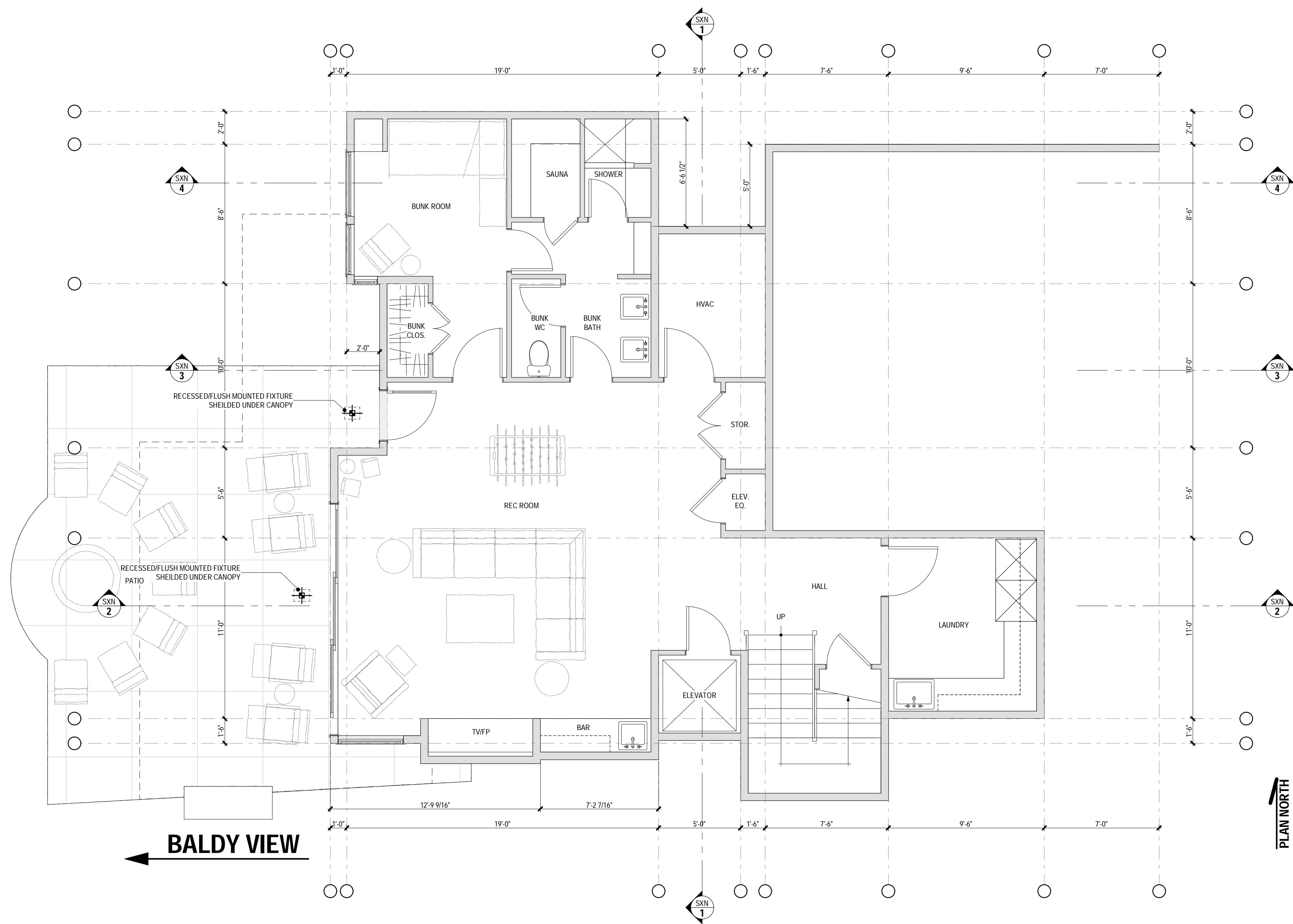
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128 SADDLE RD | UNIT TWO
 BASEMENT LEVEL PLAN 1/4"=1'-0"

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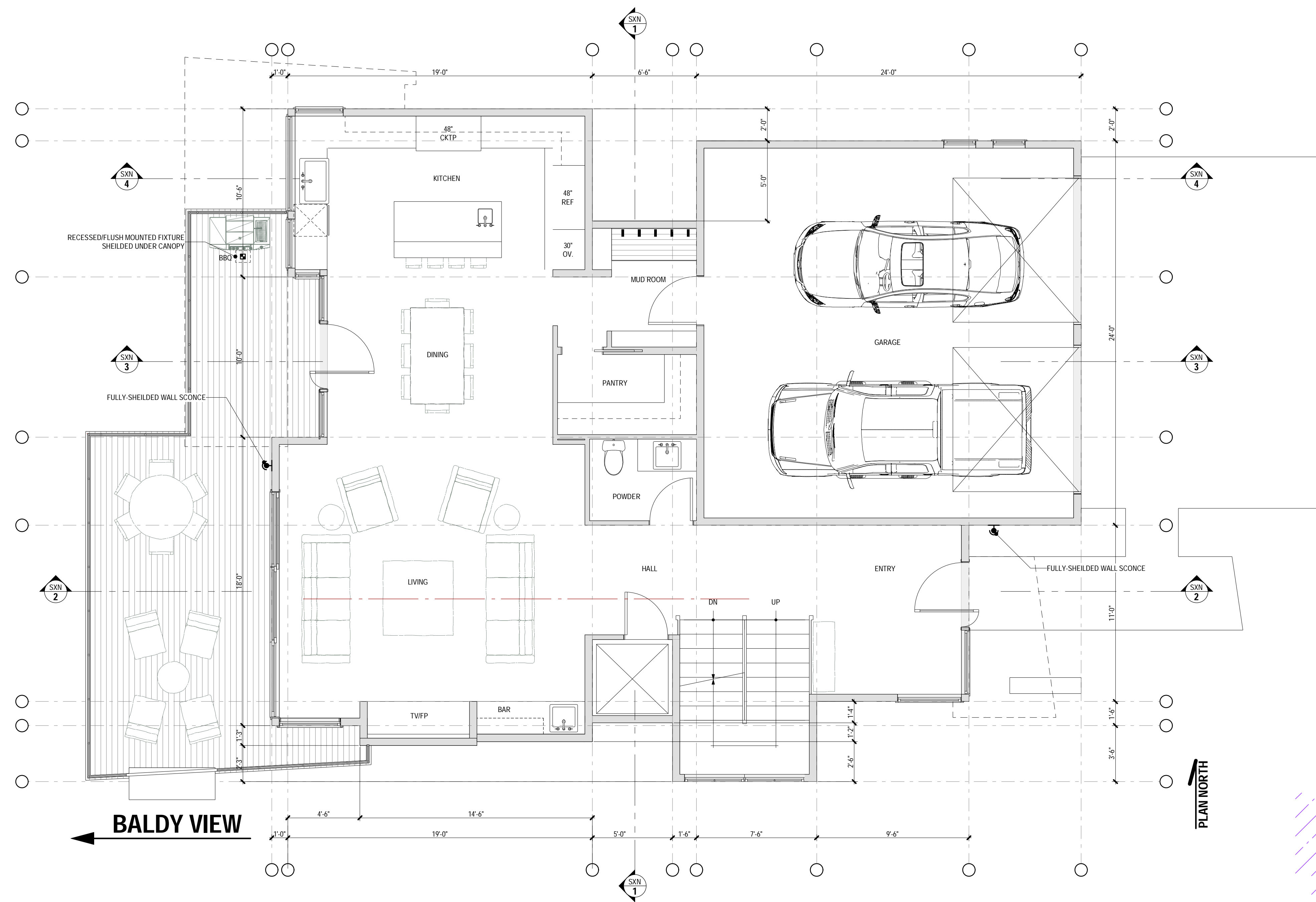
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 FILE 128 Saddle Unit 2.pln
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UNIT 2 - 3,734 S.F. TOTAL



1,166.65 sq ft

128 SADDLE RD | UNIT TWO
 GROUND LEVEL PLAN 1/4"=1'-0"

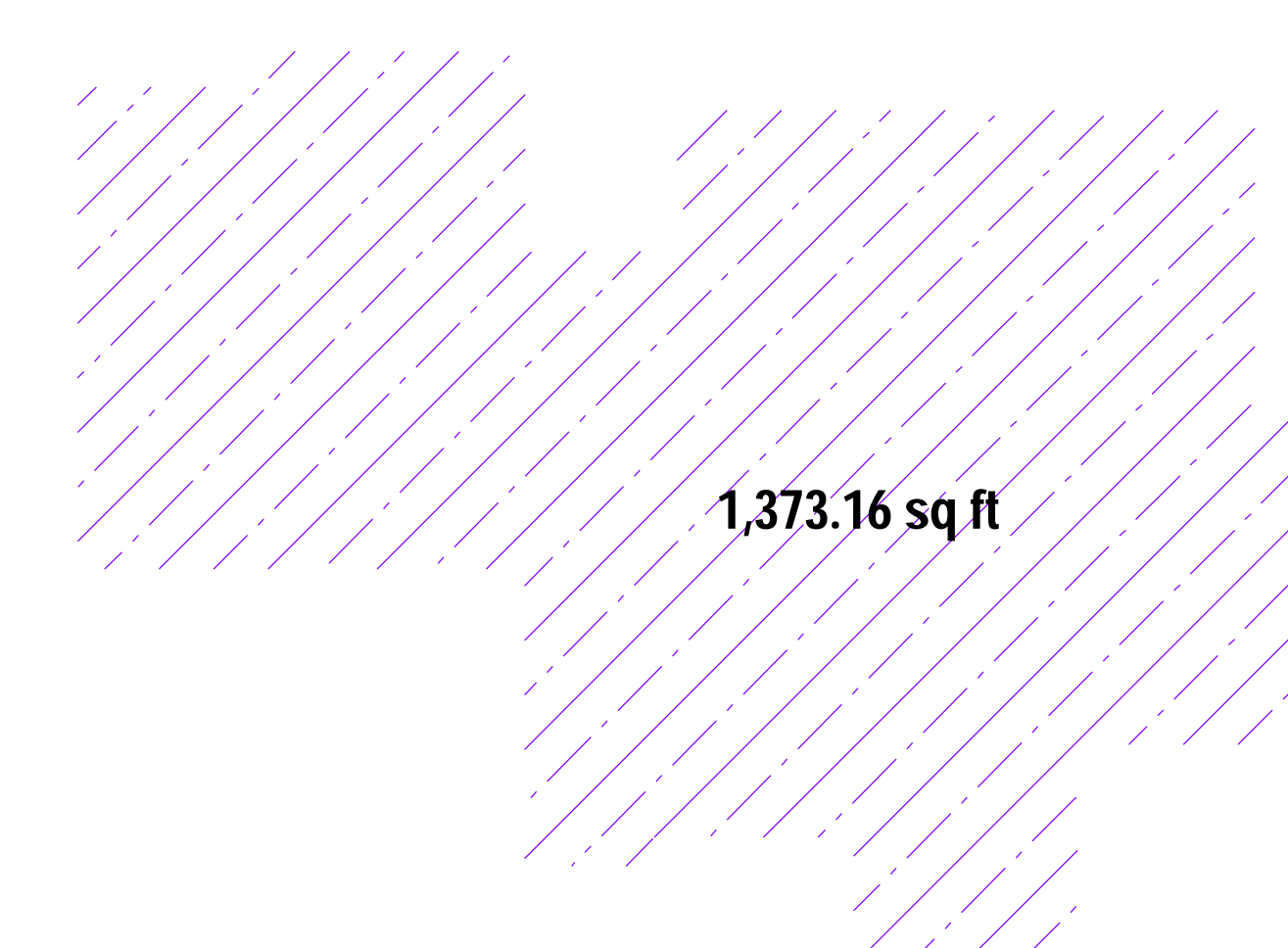
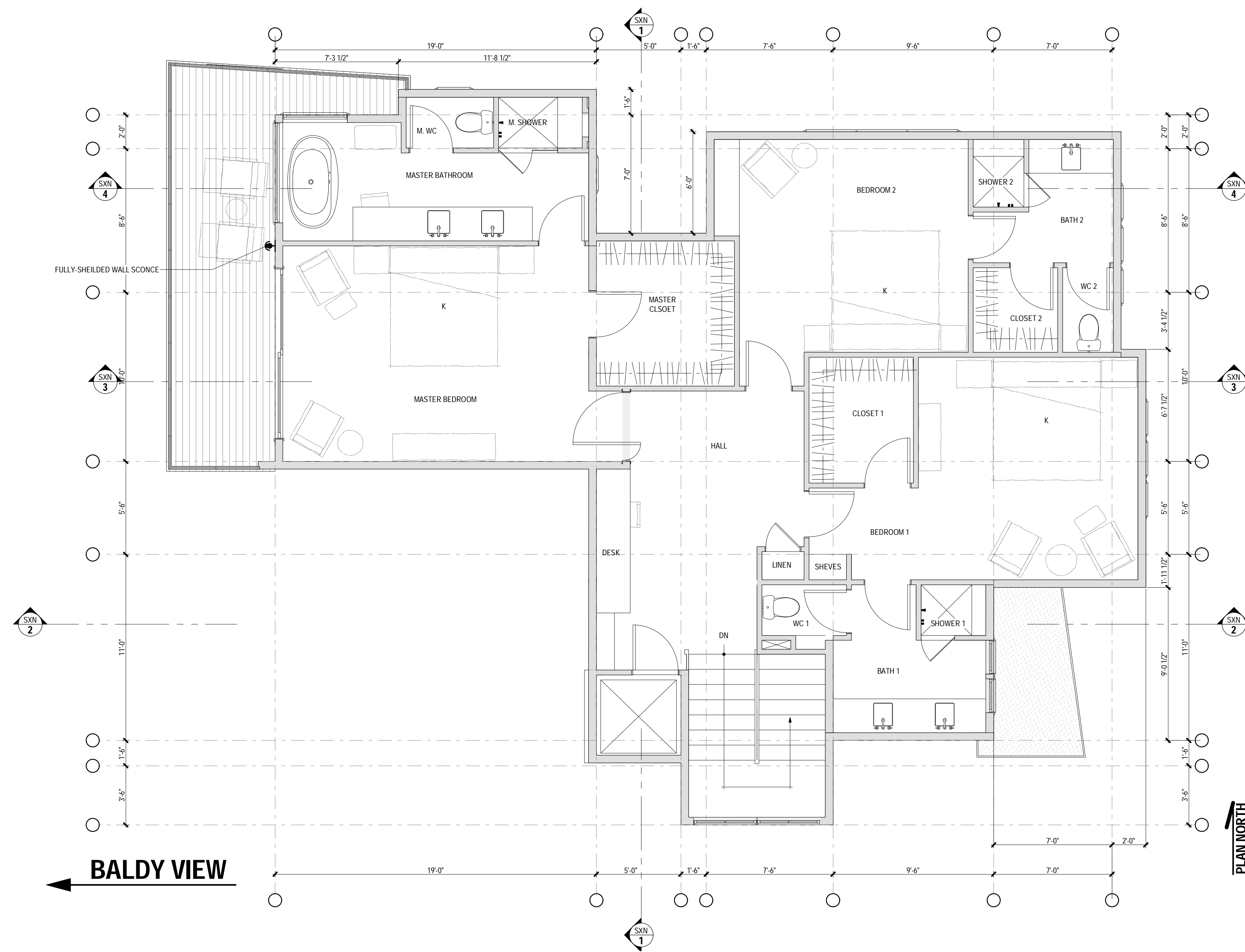
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 01/29/21
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 STATE OF IDAHO

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DATE 1/28/2021
 SCALE 1/4"=1'-0"
 FILE 128 Saddle Unit 2.pln
 BY RC



128 SADDLE RD | UNIT TWO
 SECOND LEVEL PLAN 1/4"=1'-0"

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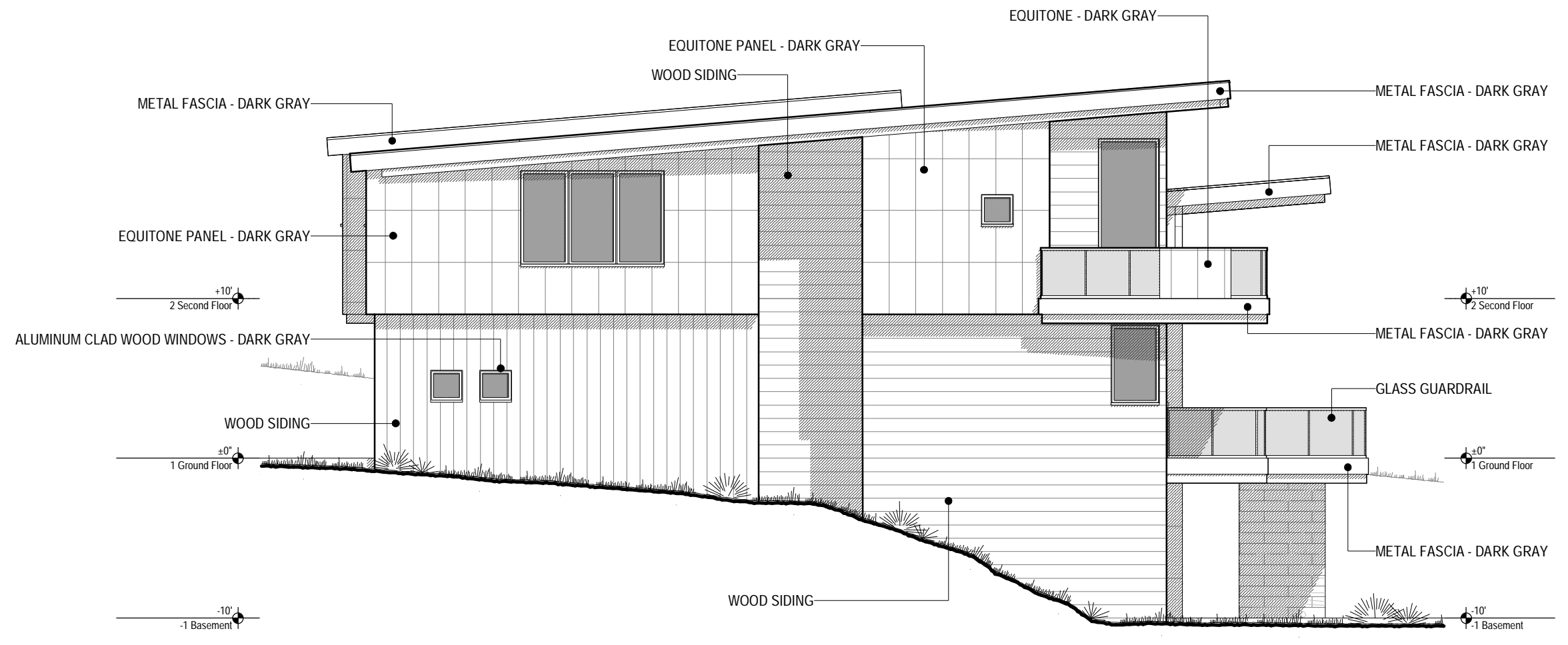
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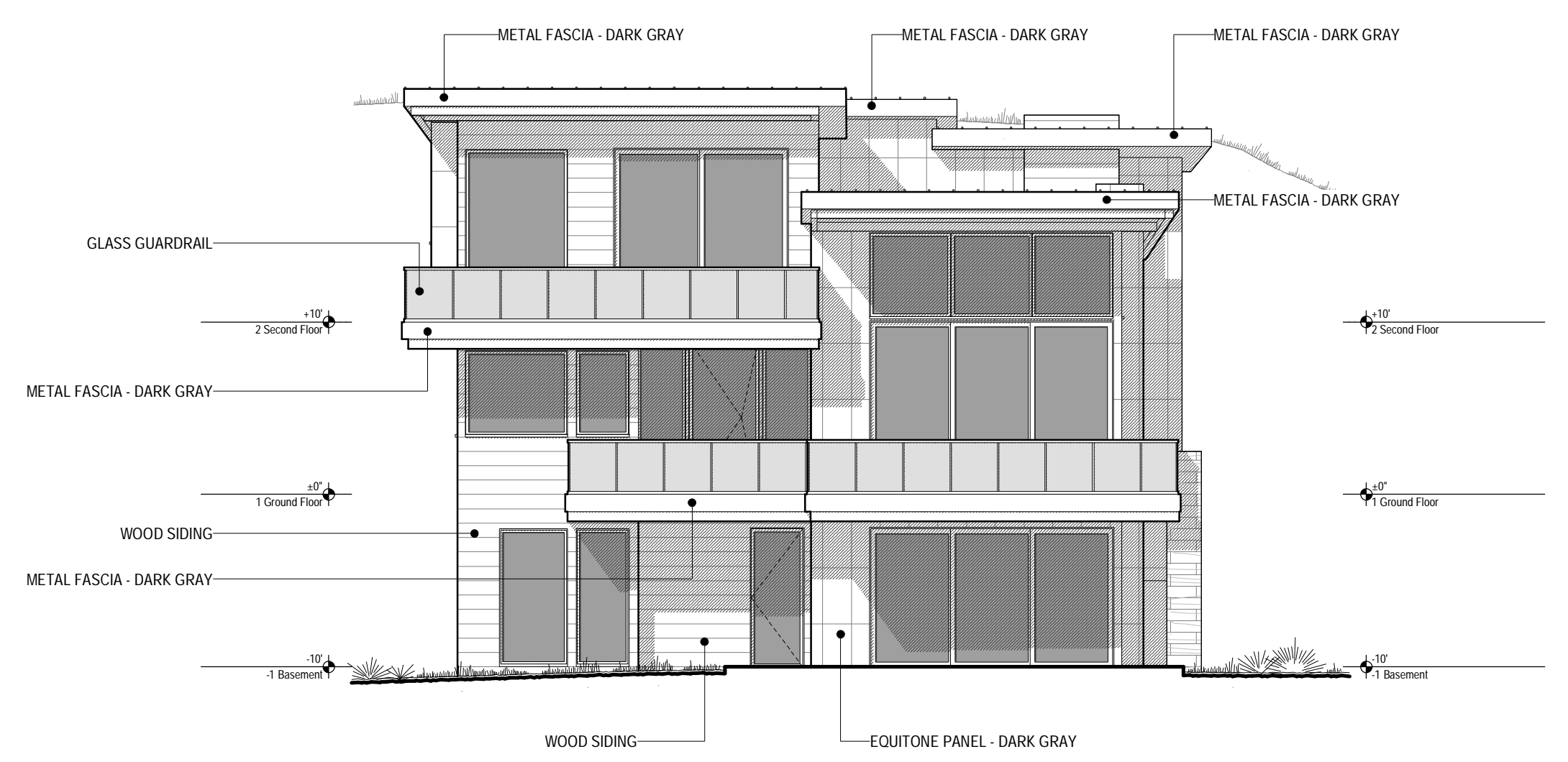
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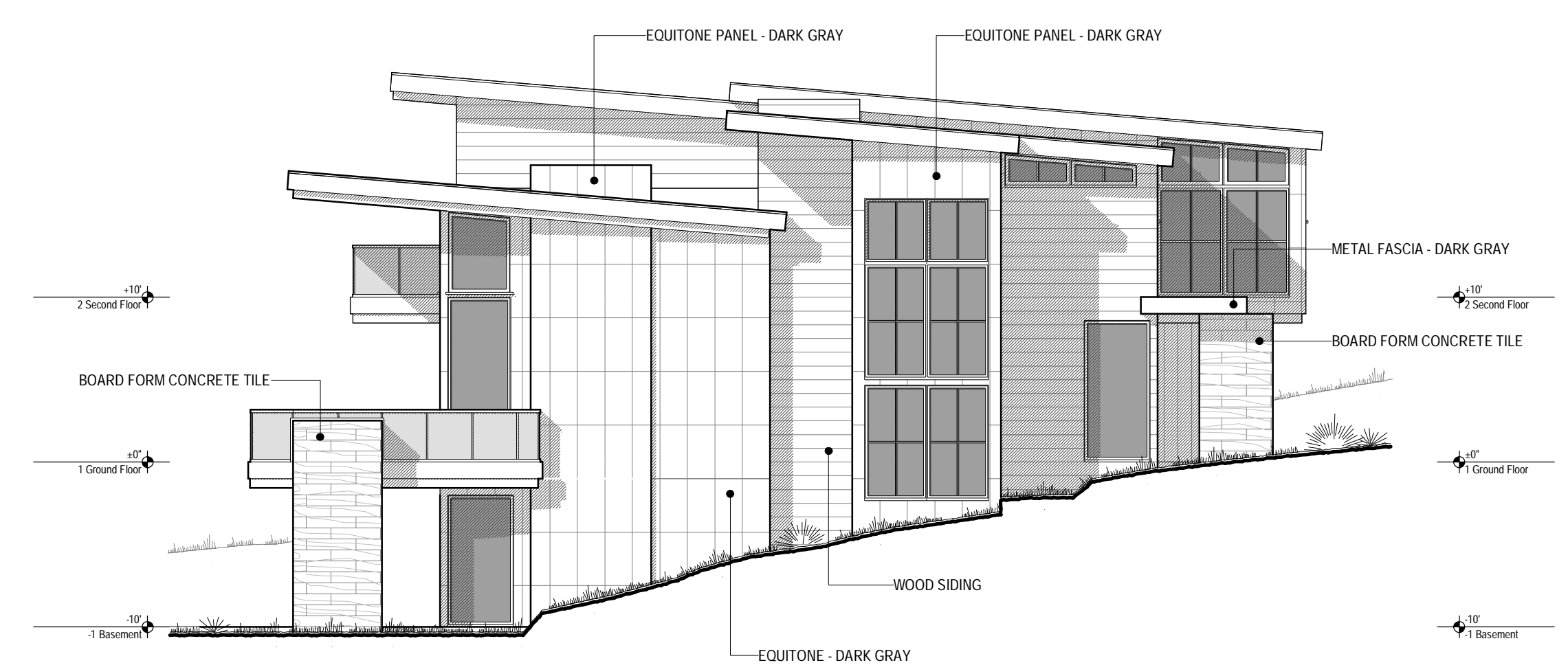
DATE 1/28/2021
 SCALE 1/28 Saddle Unit 2.pln
 BY RC



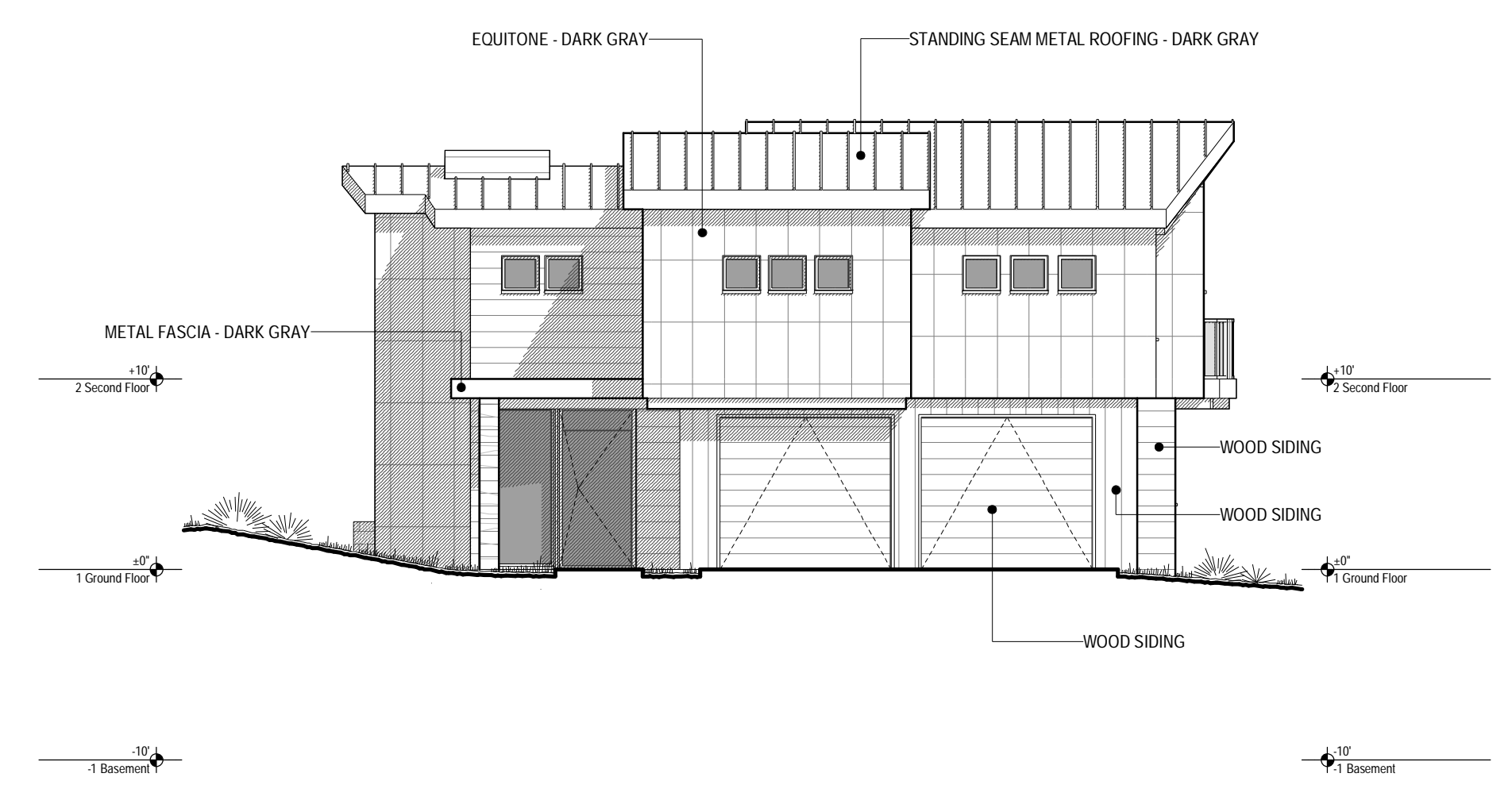
WEST



SOUTH



EAST



NORTH



128 SADDLE RD | UNIT TWO
ELEVATIONS 1/8"=1'-0"

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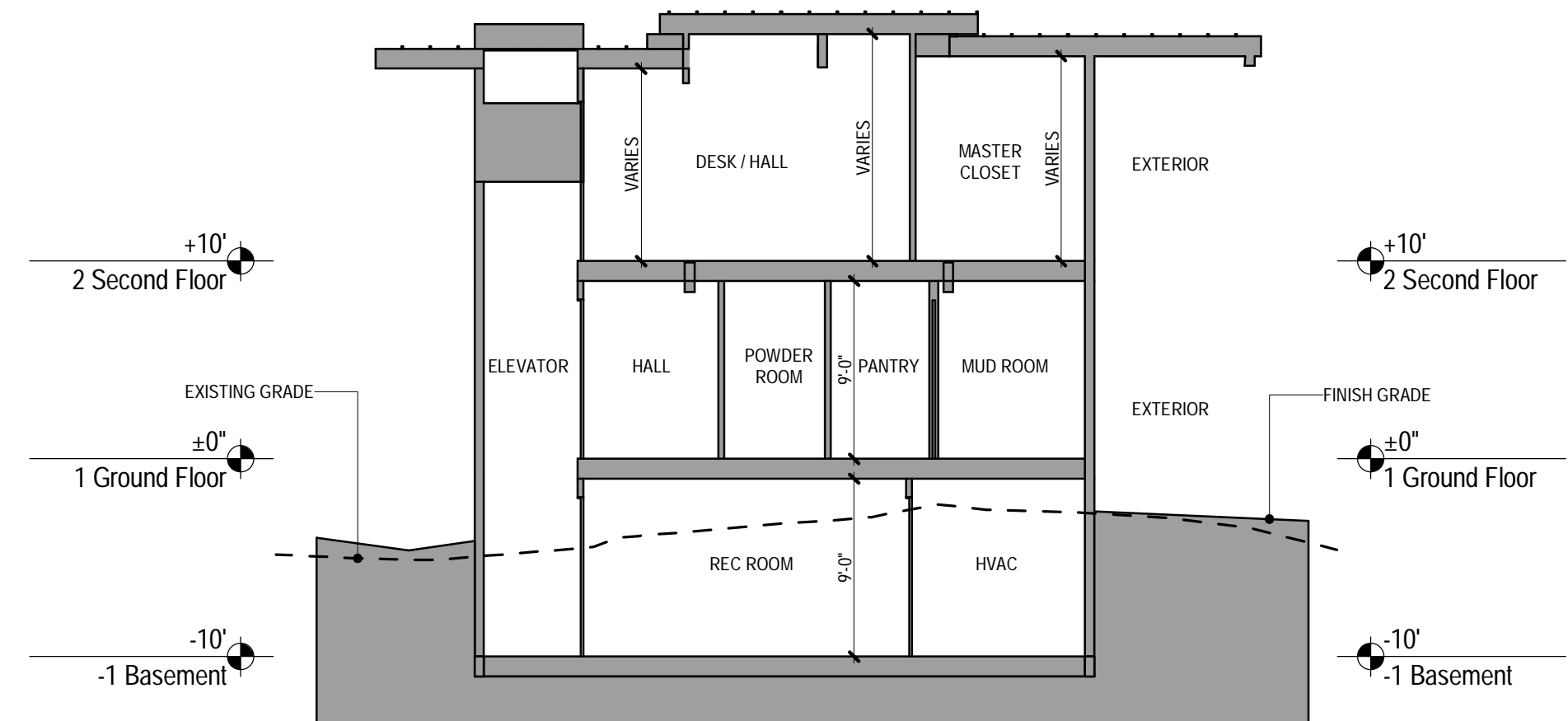
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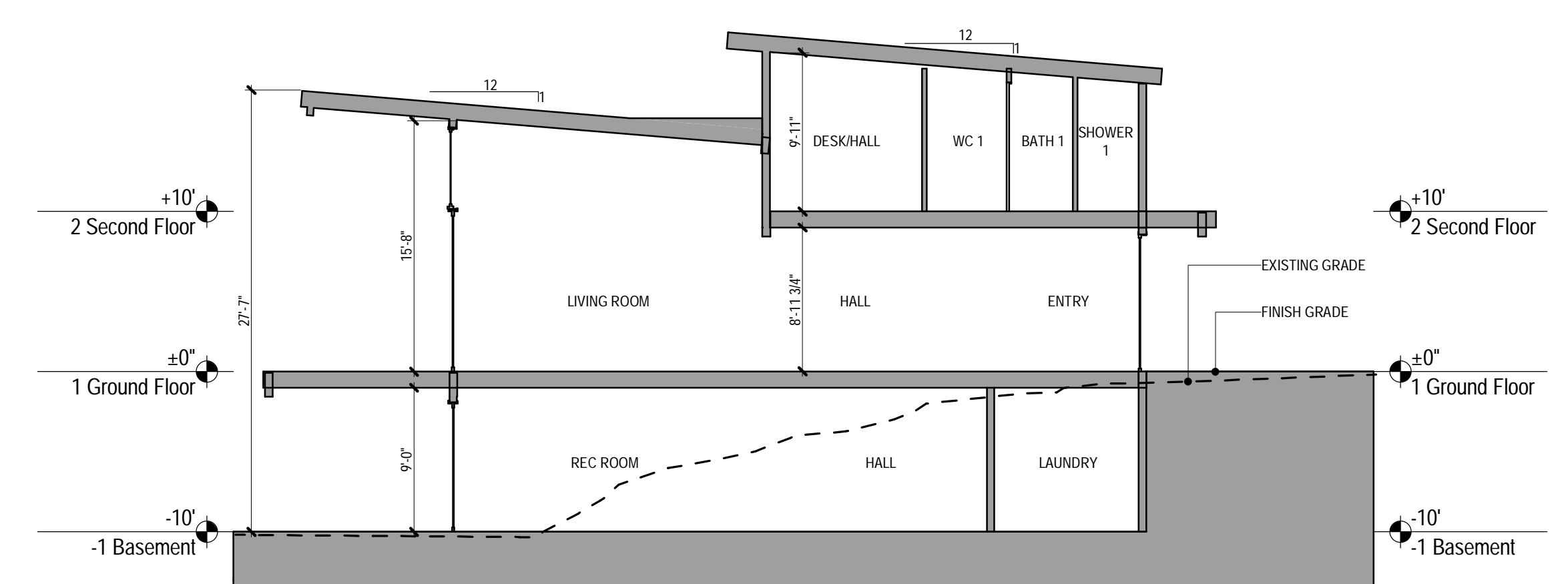
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DATE: 3/17/2021
SCALE: 1/8"=1'-0"
FILE: 128 Saddle Unit 2.pln
BY: RC

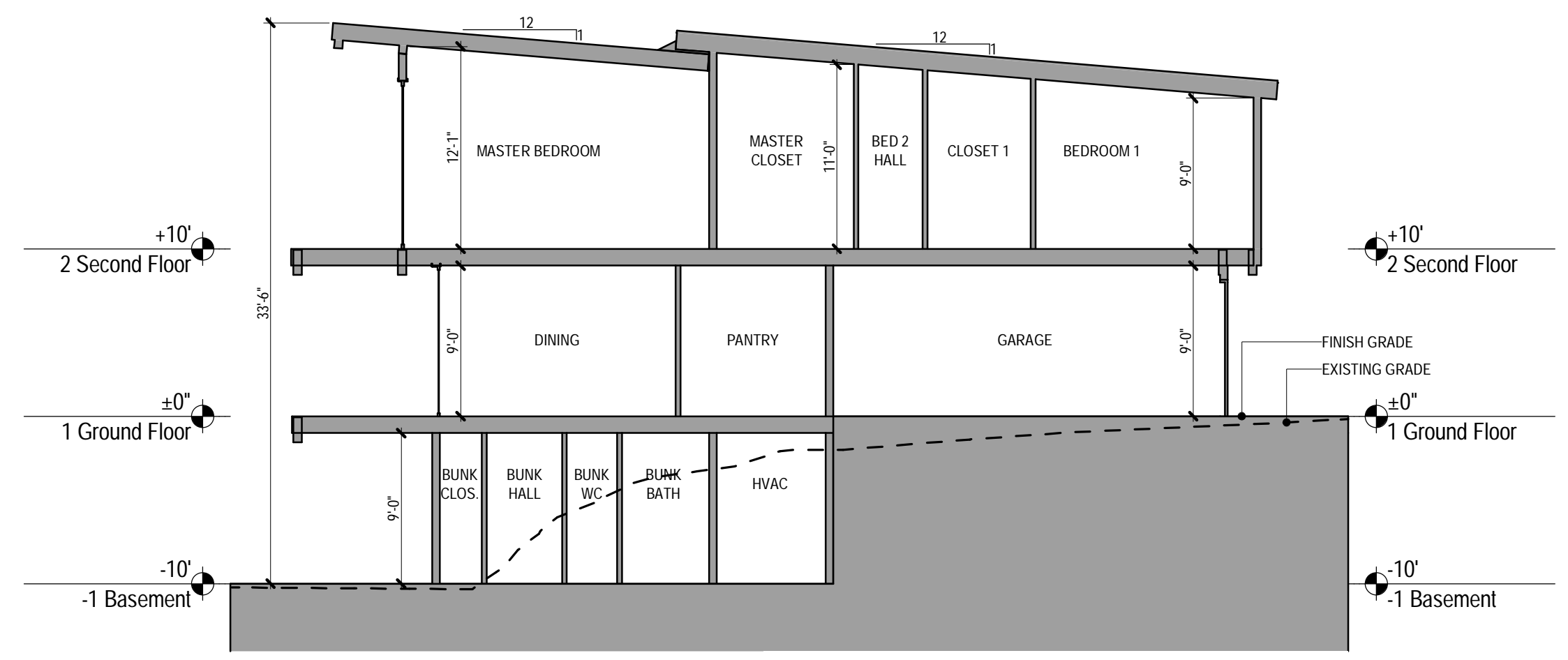
A2.30



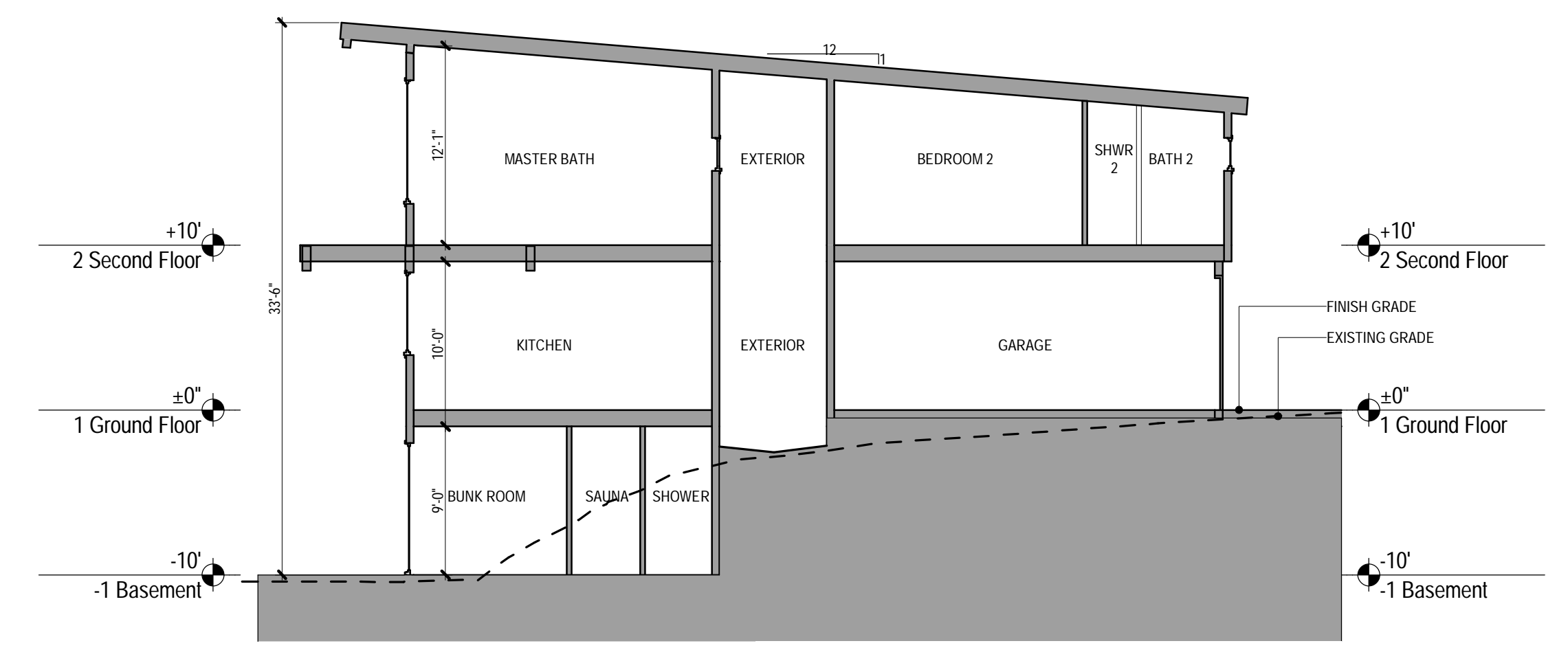
1 - E/W SECTION @ ELEVATOR



2 - N/S SECTION @ LIVING ROOM



3 - N/S SECTION @ MASTER



4 - N/S SECTION @ KITCHEN

128 SADDLE RD | UNIT TWO
SECTIONS 1/8"=1'-0"

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DATE: 1/28/2021
SCALE: 1/8" Saddle Unit 2.pln
BY: RC

UNIT 3



VIEW FROM SADDLE ROAD



AERIAL VIEW FROM SOUTH



AERIAL VIEW FROM EAST

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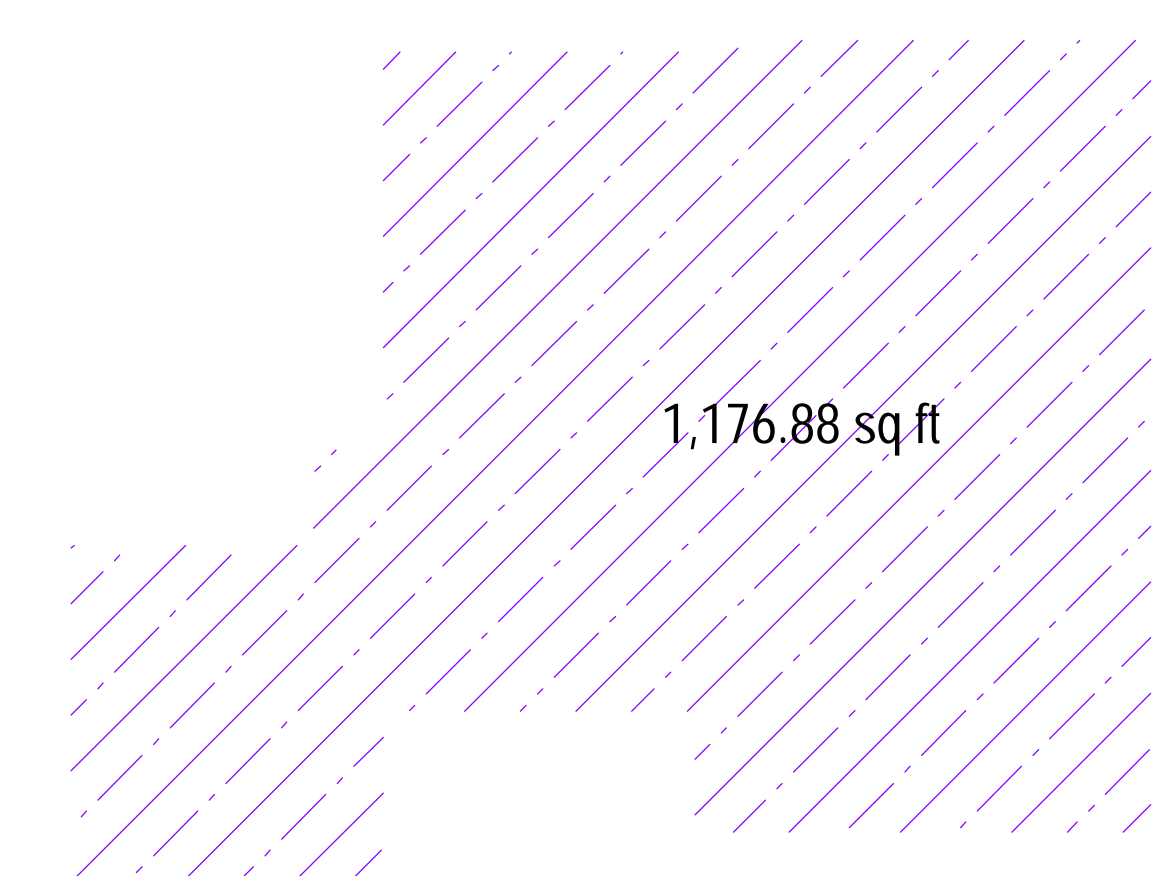
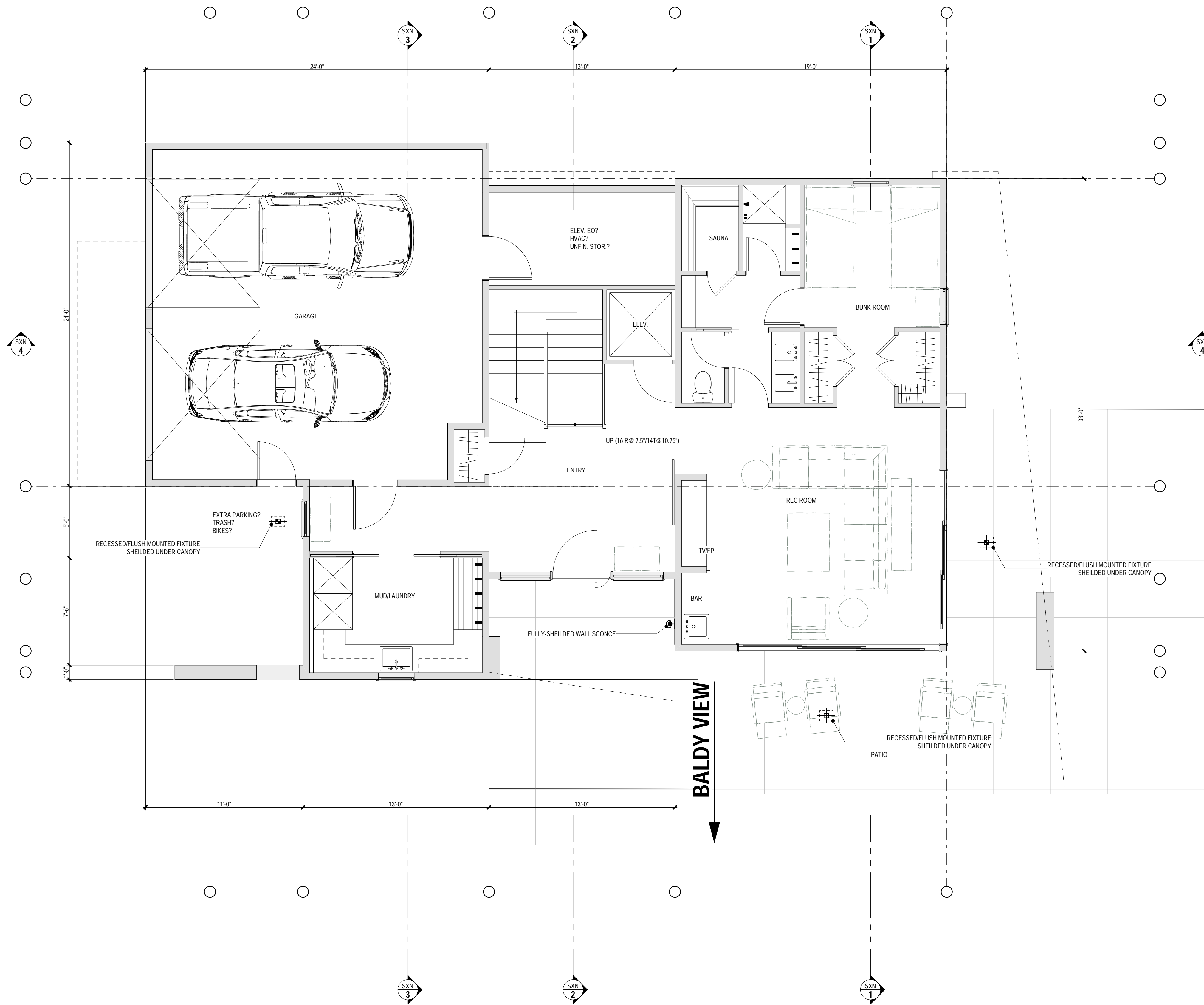
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DATE 1/28/2021
SCALE 1/8" = 1'-0"
FILE 128 Saddle Unit 3.pln
BY RC



128 SADDLE RD | UNIT THREE
 GROUND LEVEL PLAN 1/4"=1'-0"

UNIT 3 - 3,508 S.F. TOTAL

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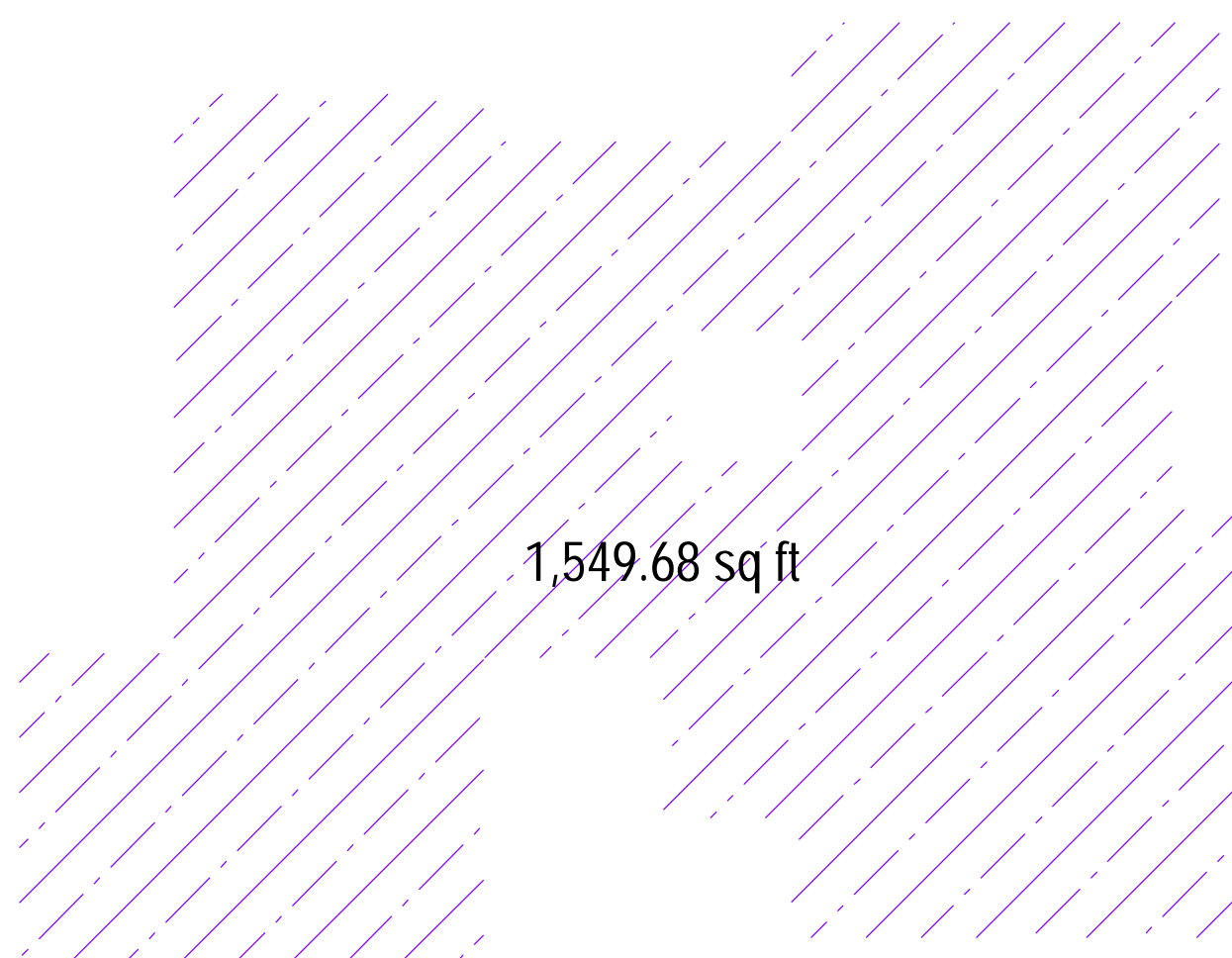
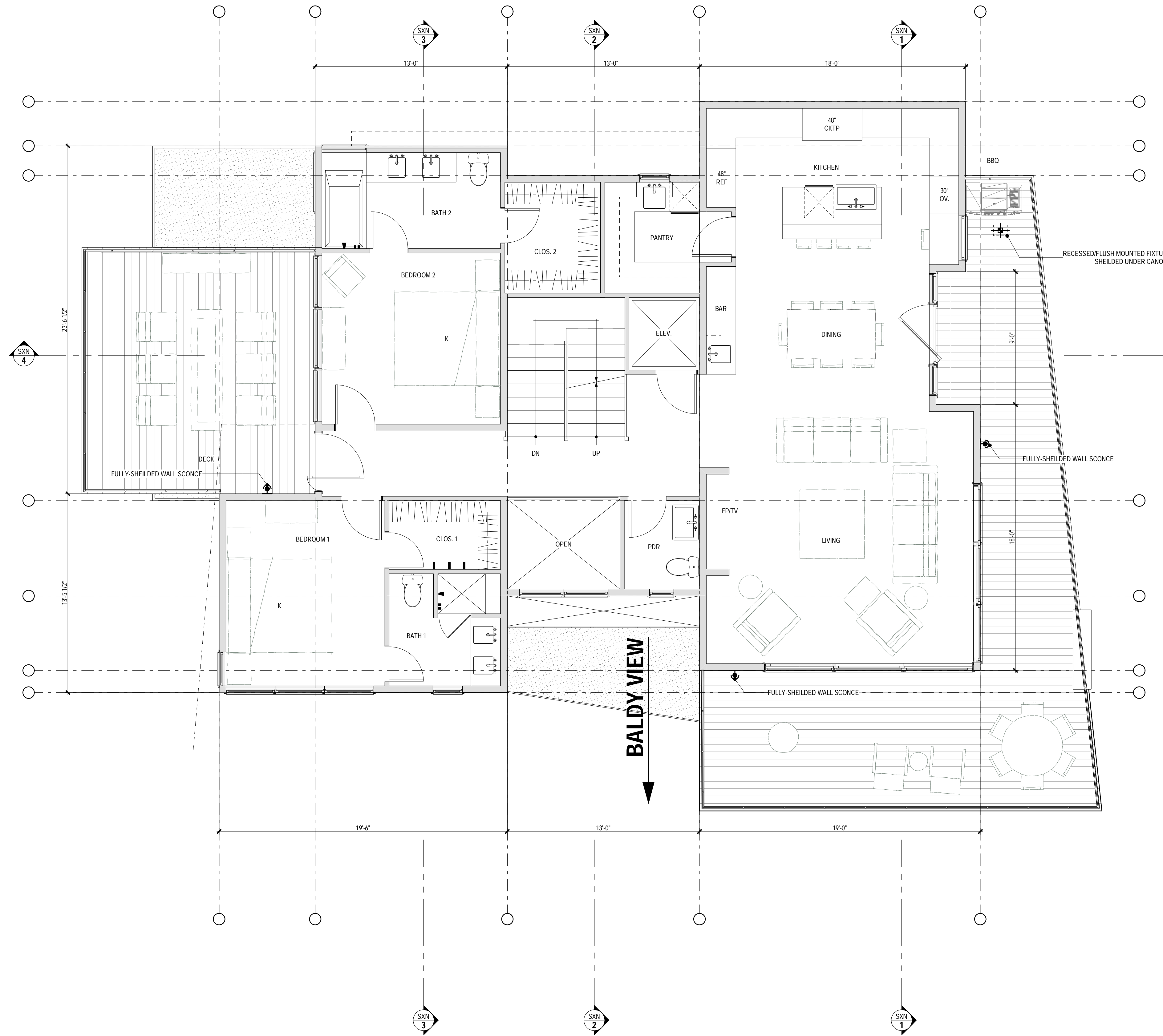
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DATE 1/28/2021
 SCALE 1/28 Saddle Unit 3.pln
 BY RC

A3.20



128 SADDLE RD | UNIT THREE
 SECOND LEVEL PLAN 1/4"=1'-0"

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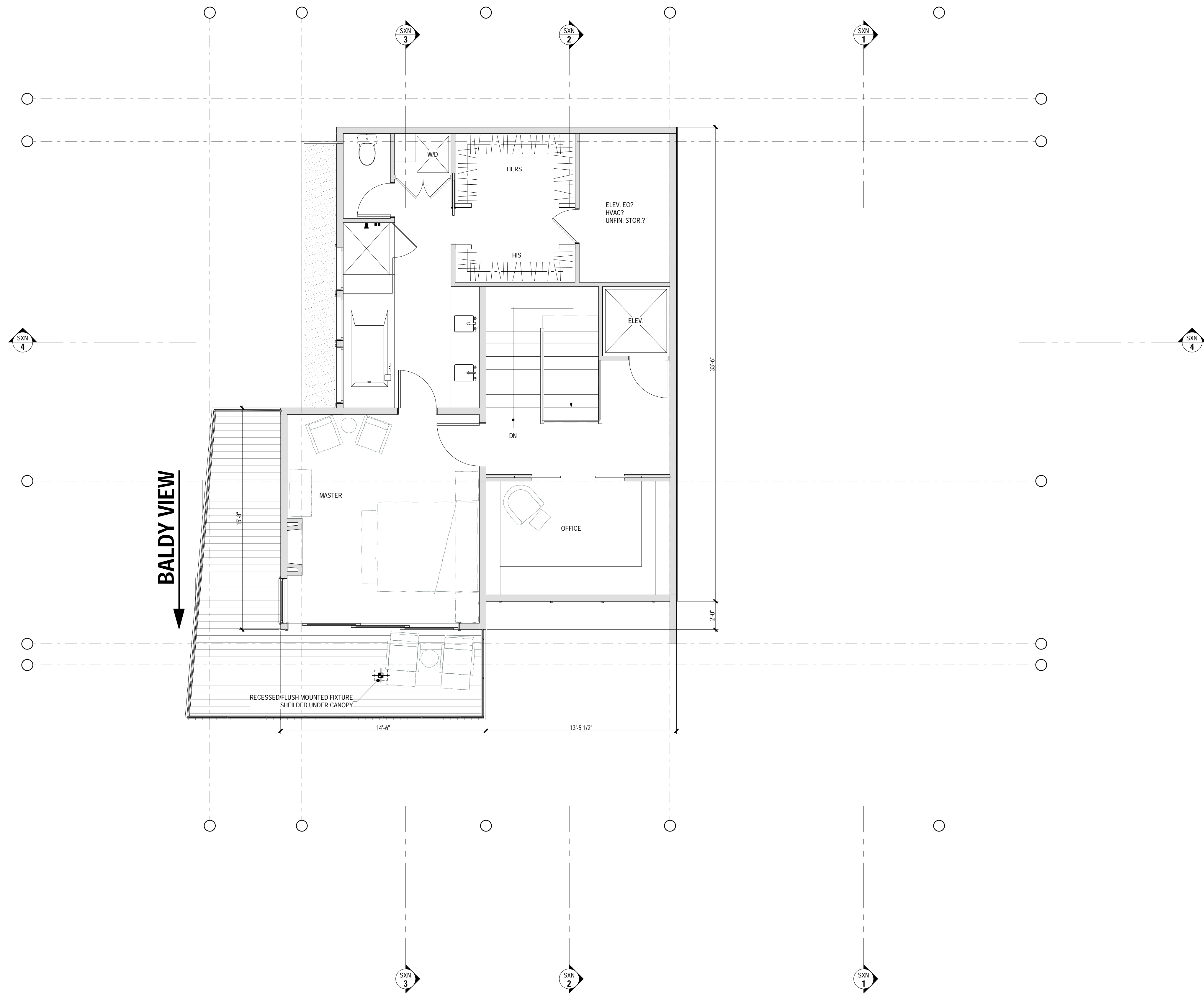
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 SCALE 1/28 Saddle Unit 3.pln
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128 SADDLE RD | UNIT THREE
 THIRD LEVEL PLAN
 1/4"=1'-0"

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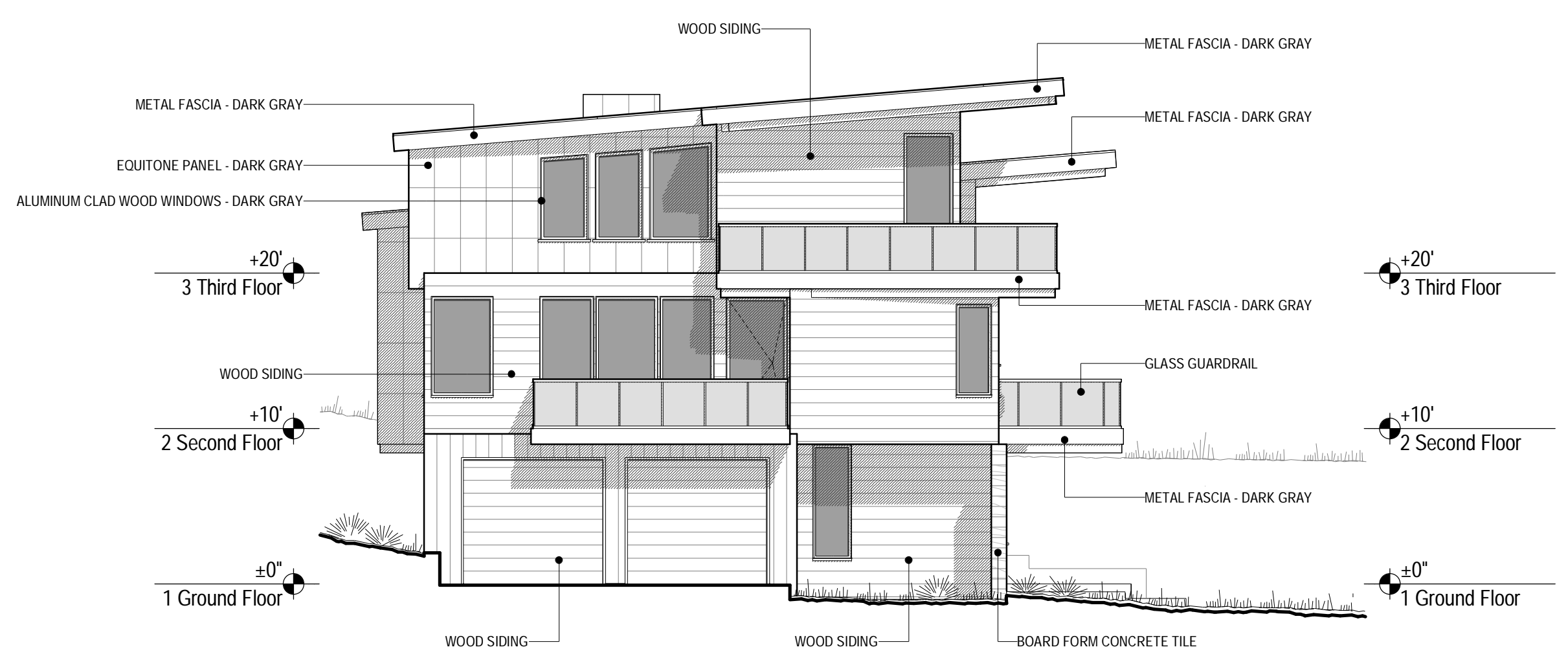
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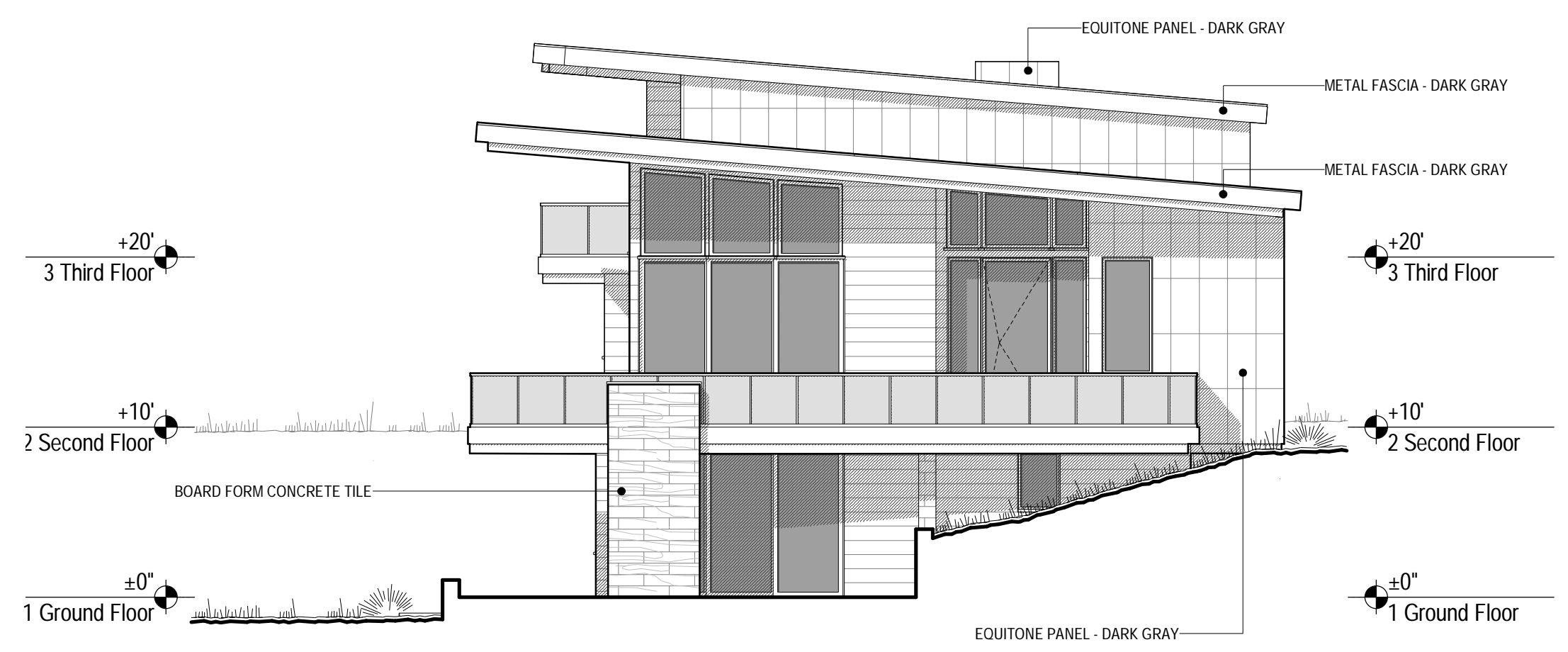
DATE 1/28/2021
 SCALE 1/4"=1'-0"
 FILE 128 Saddle Unit 3.pln
 BY RC



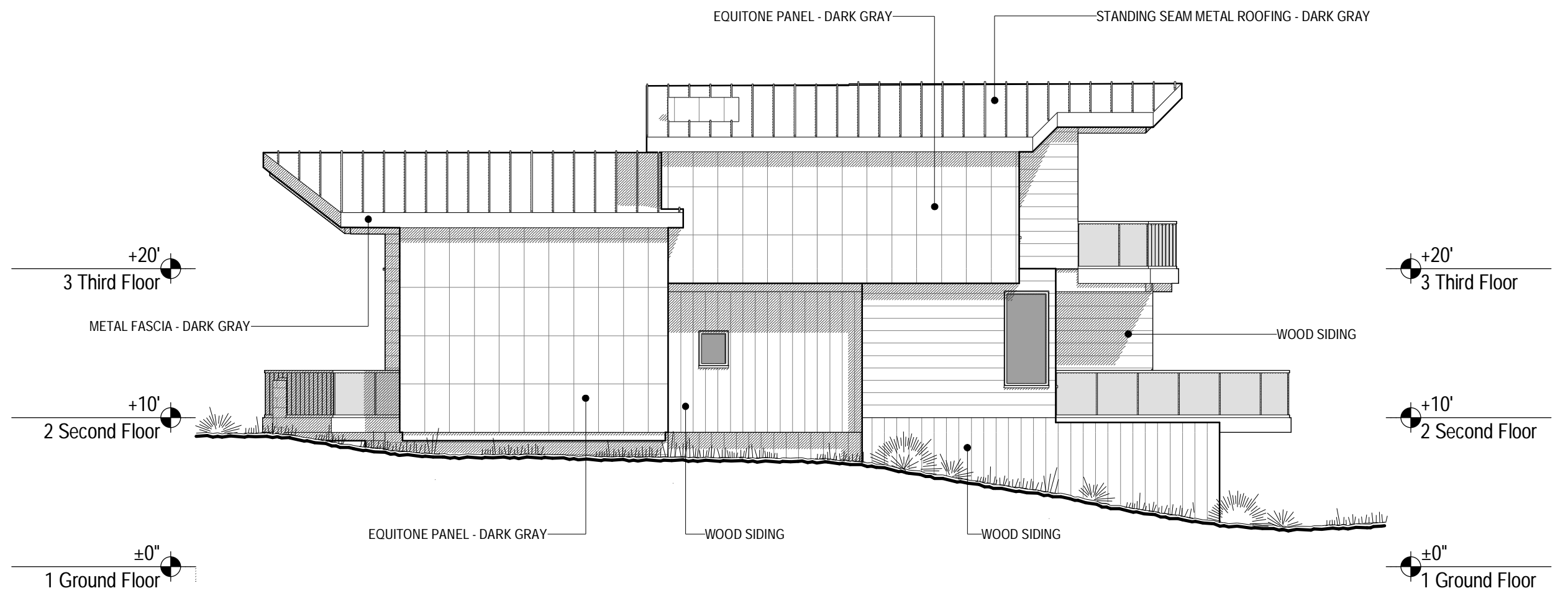
WEST



SOUTH



EAST



NORTH



128 SADDLE RD | UNIT THREE
ELEVATIONS 1/8"=1'-0"

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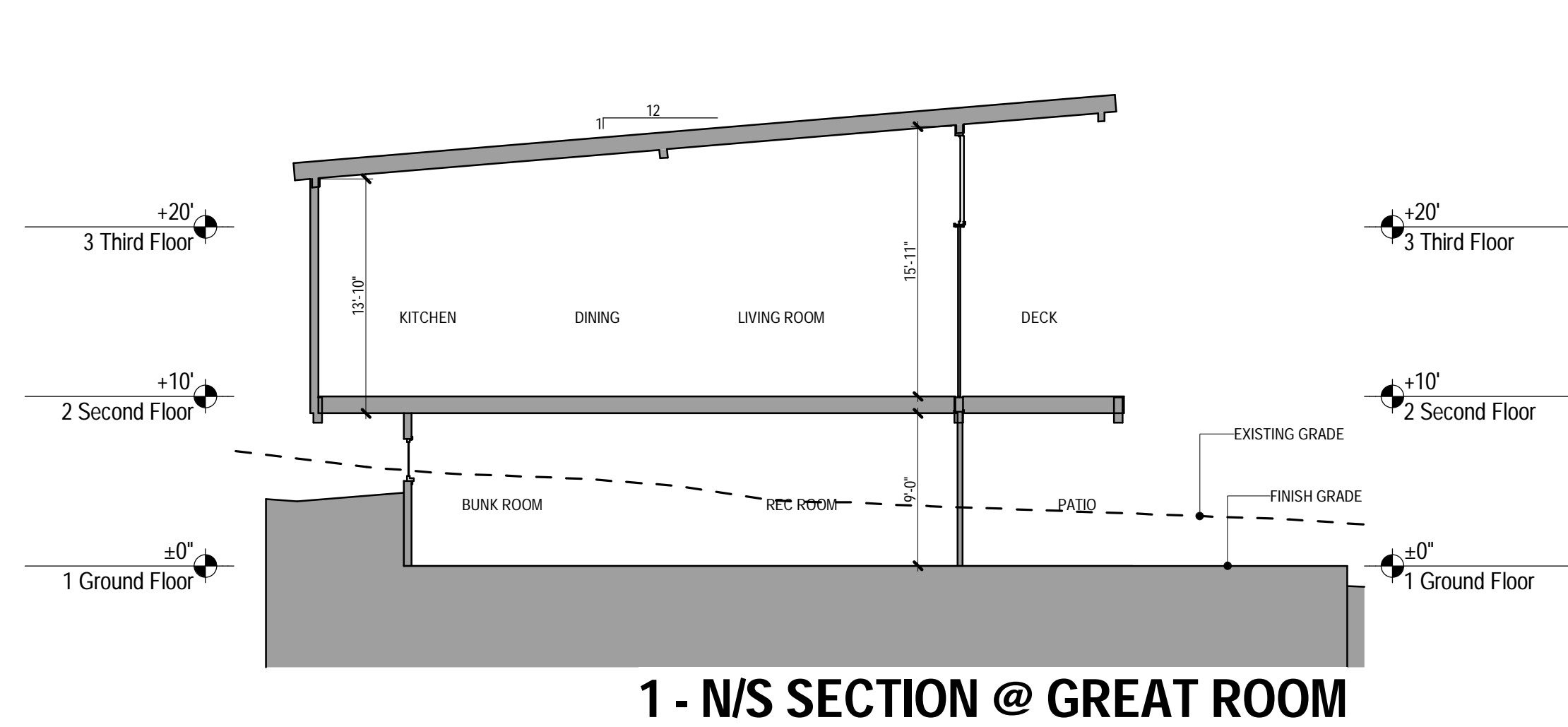
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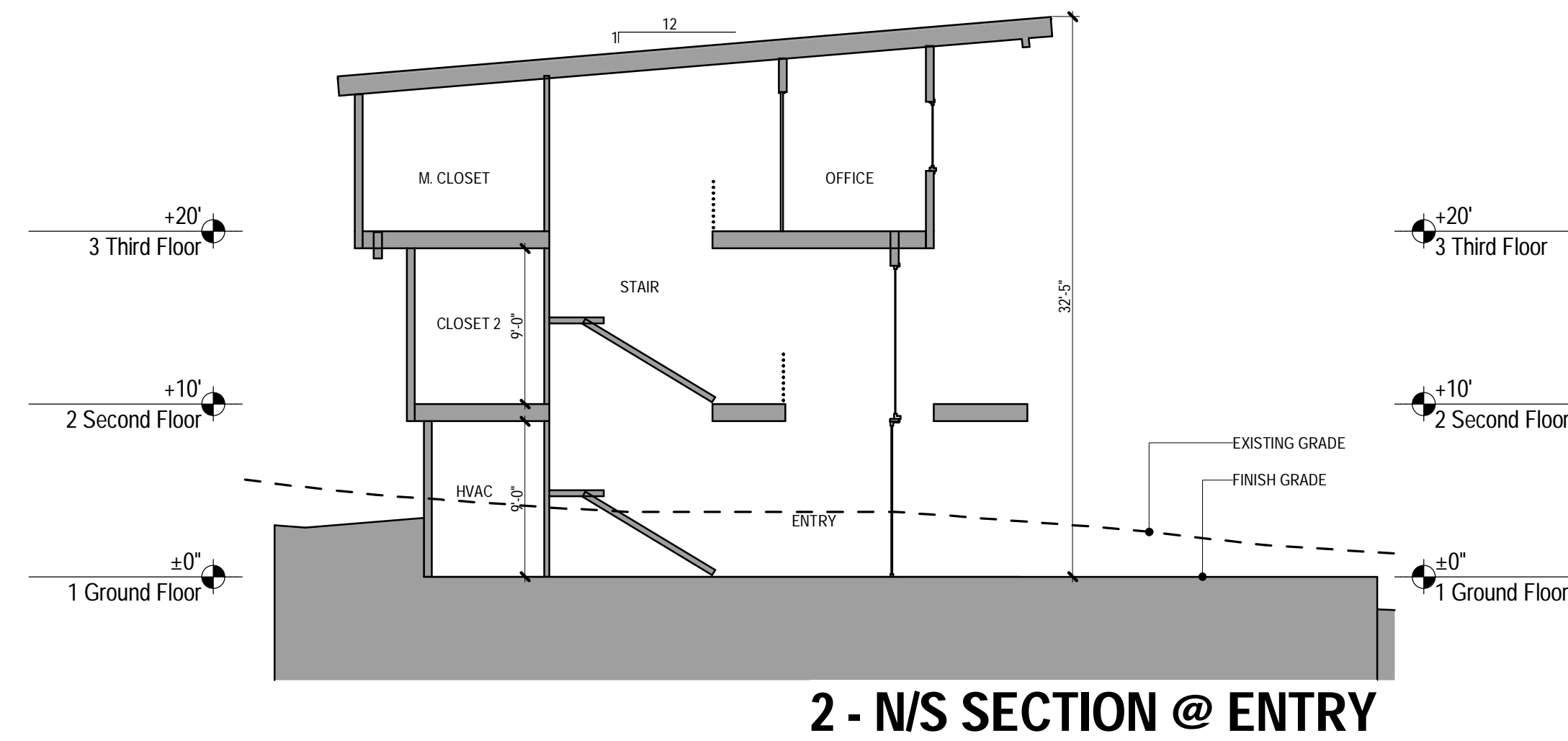
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DATE: 3/17/2021
SCALE: 1/8"=1'-0"
FILE: 128 Saddle Unit 3.pln
BY: RC

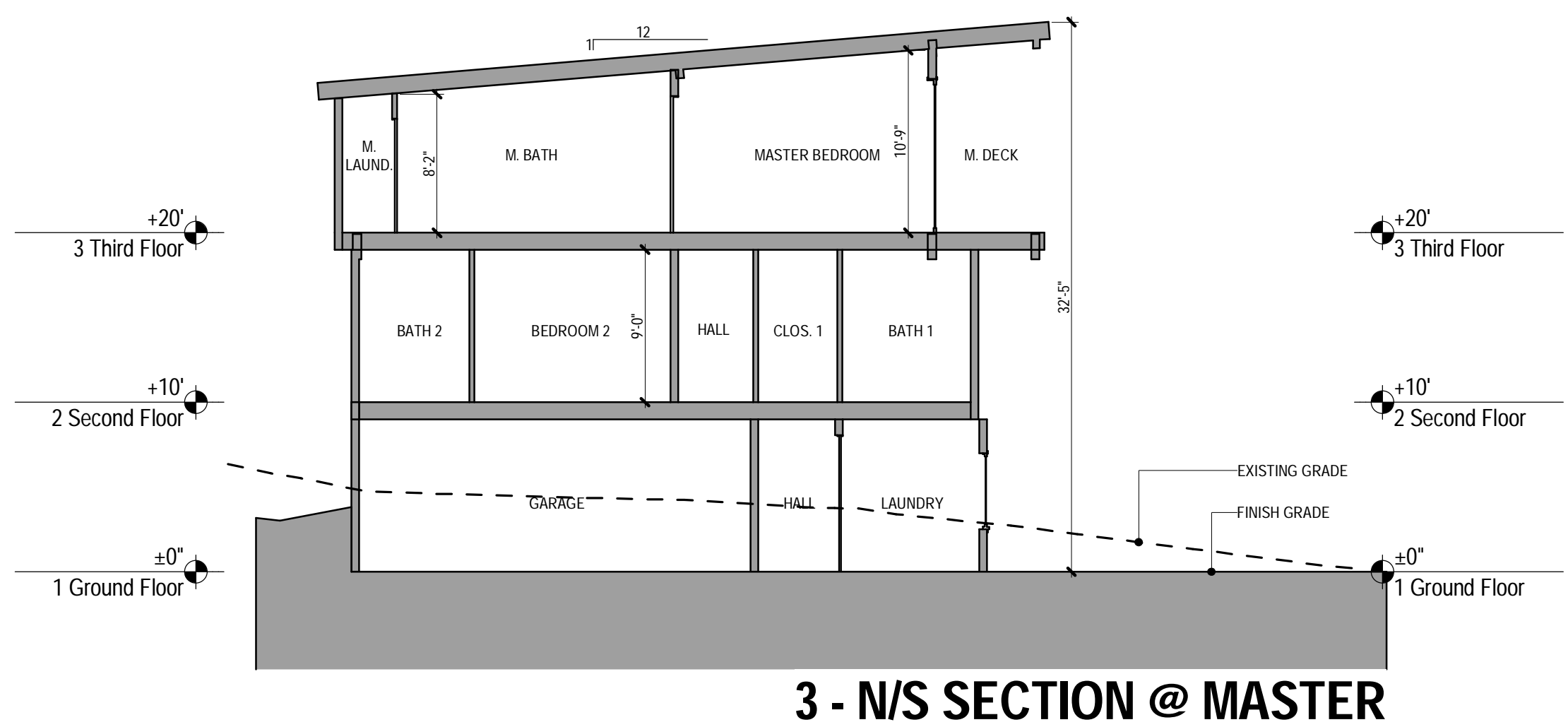
A3.30



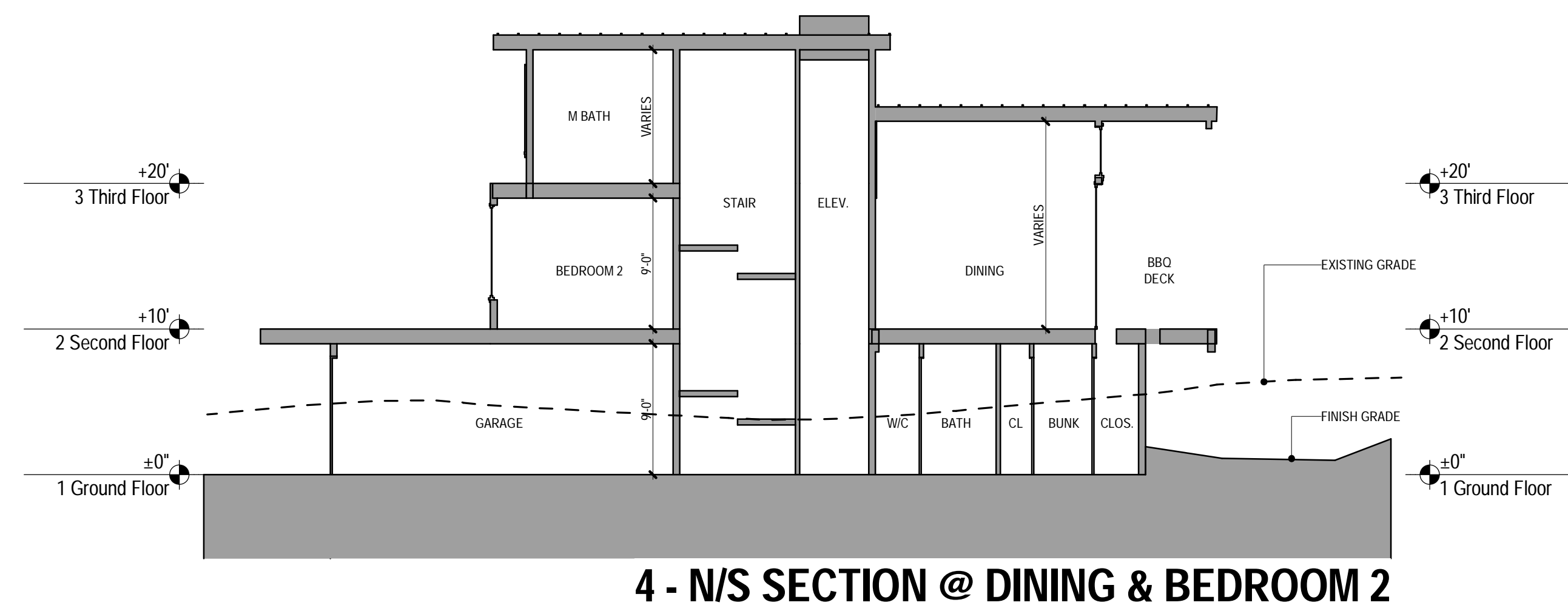
1 - N/S SECTION @ GREAT ROOM



2 - N/S SECTION @ ENTRY



3 - N/S SECTION @ MASTER



4 - N/S SECTION @ DINING & BEDROOM 2

128 SADDLE RD | UNIT THREE
SECTIONS 1/8"=1'-0"

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SCALE 1/8" Saddle Unit 3.pln
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A3.40

UNIT 4



VIEW FROM SADDLE ROAD



AERIAL VIEW FROM SOUTH



AERIAL VIEW FROM EAST

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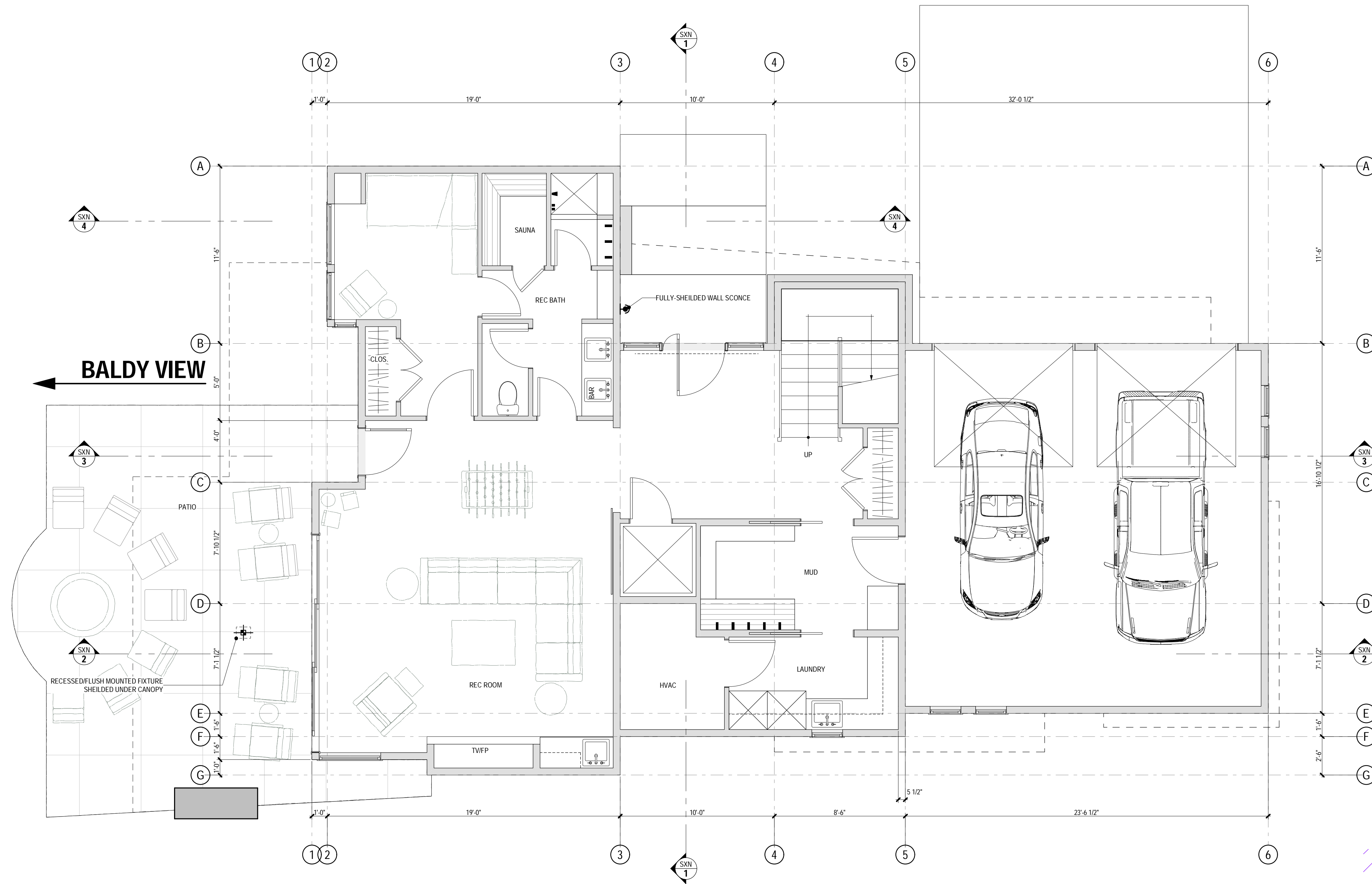
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SCALE 1/8" = 1'-0"
FILE 128 Saddle Unit 4.pln
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1,247.61 sq ft

128 SADDLE RD | UNIT FOUR
 GROUND LEVEL PLAN 1/4"=1'-0"

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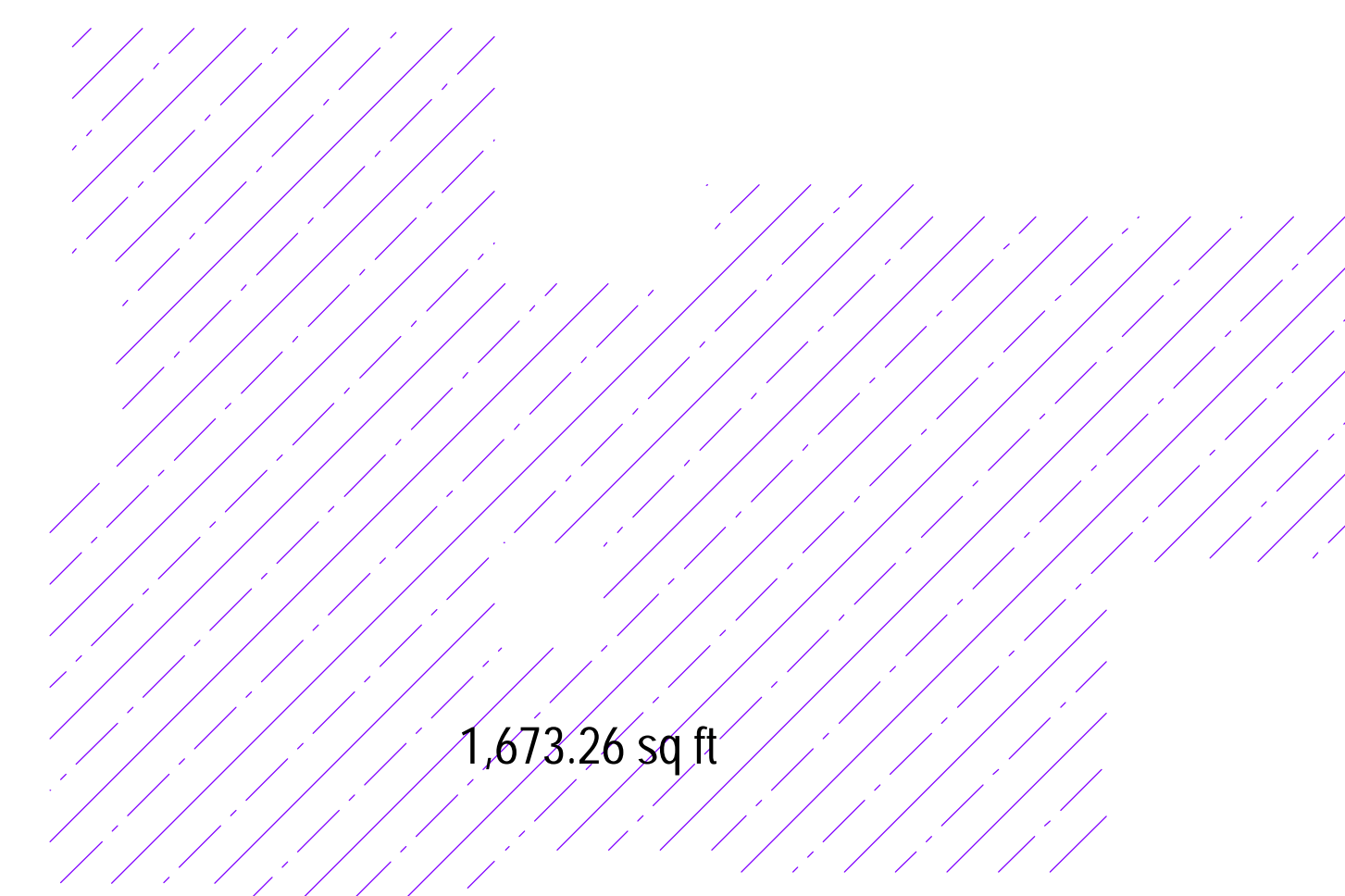
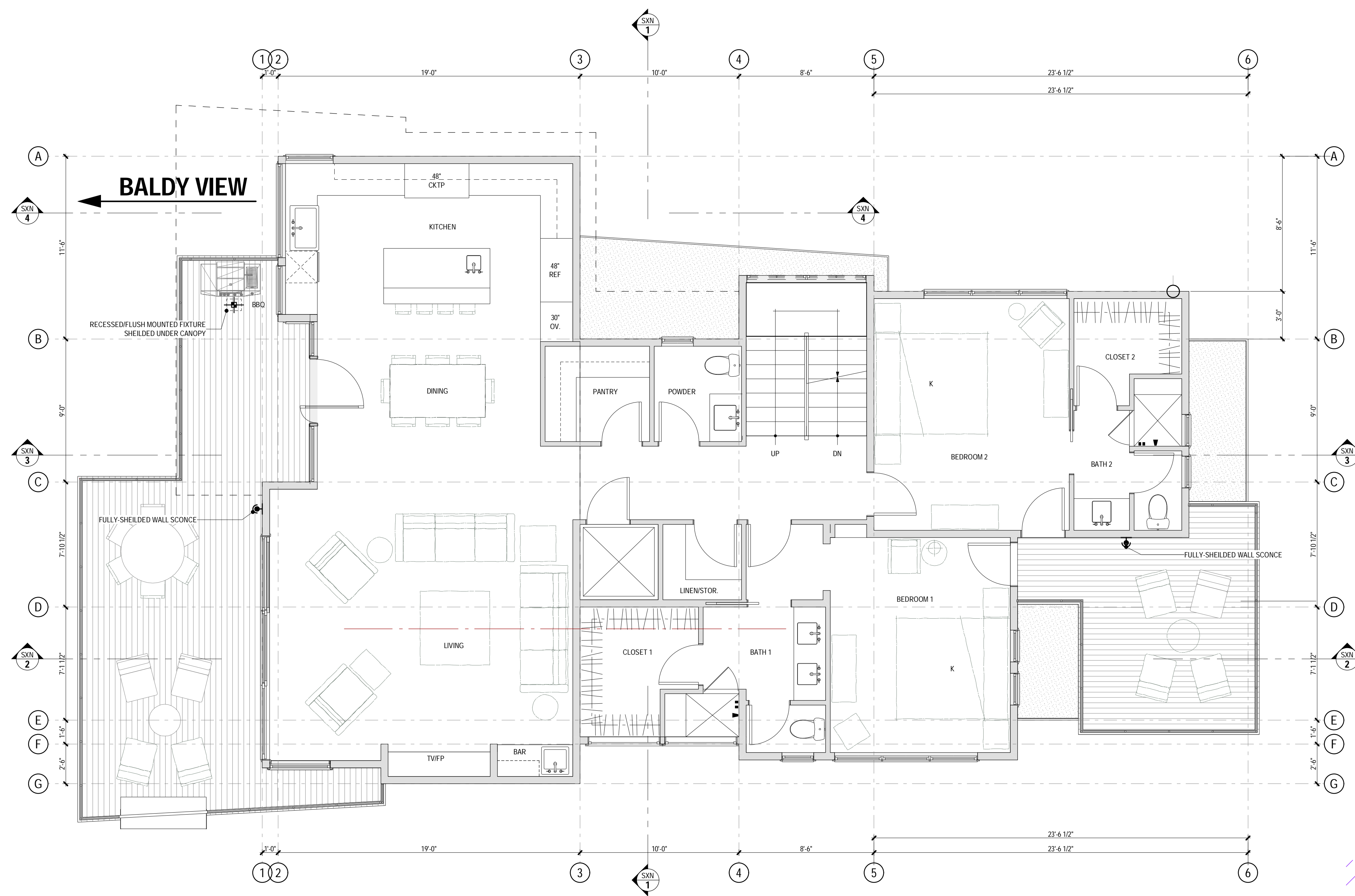
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 SCALE 1/4"=1'-0"
 FILE 128 Saddle Unit 4.pln
 BY RC

UNIT 4 - 3,607 S.F. TOTAL

A4.20



128 SADDLE RD | UNIT FOUR
 SECOND LEVEL PLAN 1/4"=1'-0"

128 SADDLE ROAD | UNIT 4
 128 Saddle Rd., Ketchum, ID

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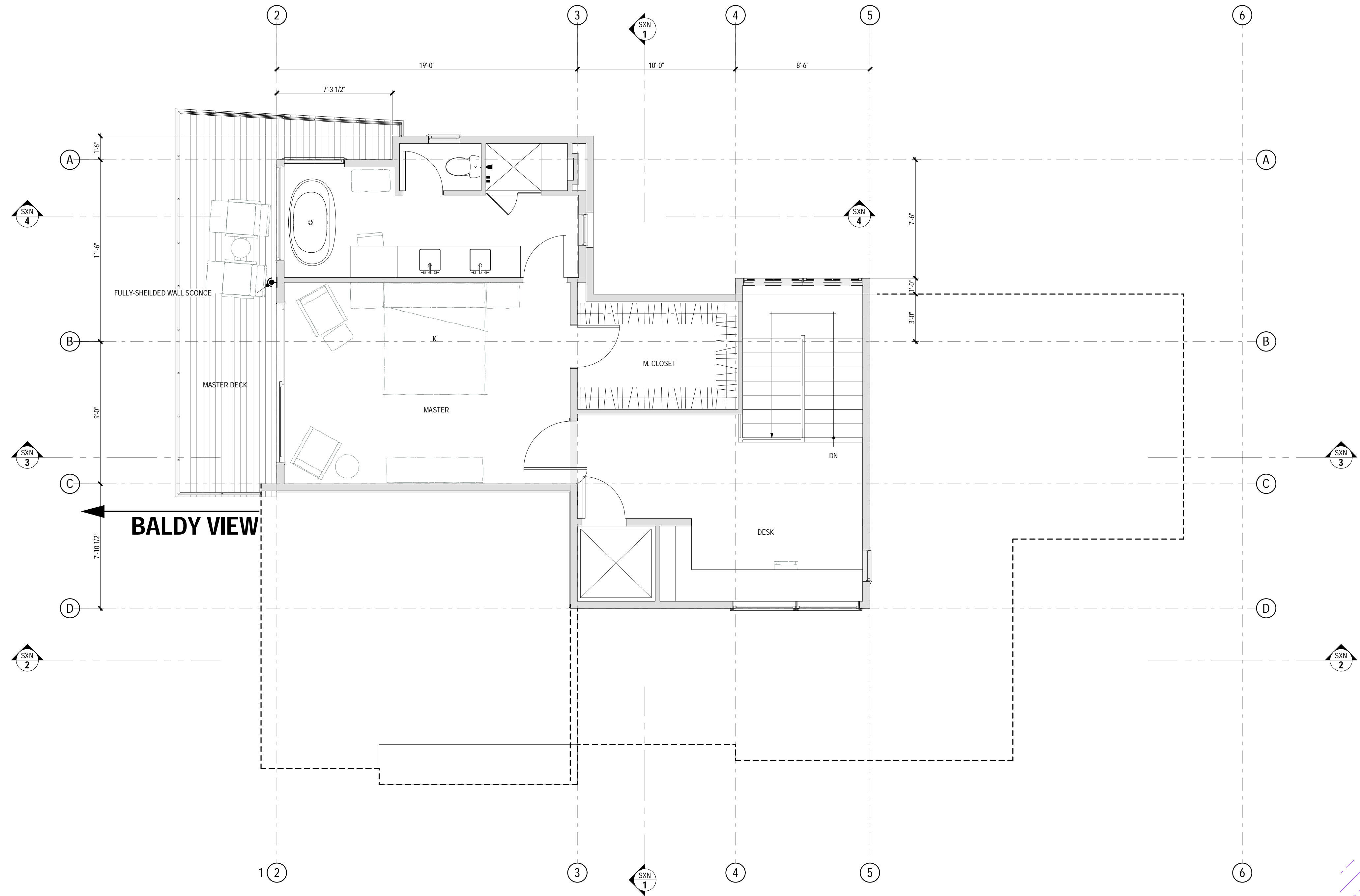
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DATE: 1/28/2021
 SCALE: 1/4"=1'-0"
 FILE: 128 Saddle Unit 4.pln
 BY: RC

A4.21



685.93 sq ft

128 SADDLE RD | UNIT FOUR
 THIRD LEVEL PLAN 1/4"=1'-0"

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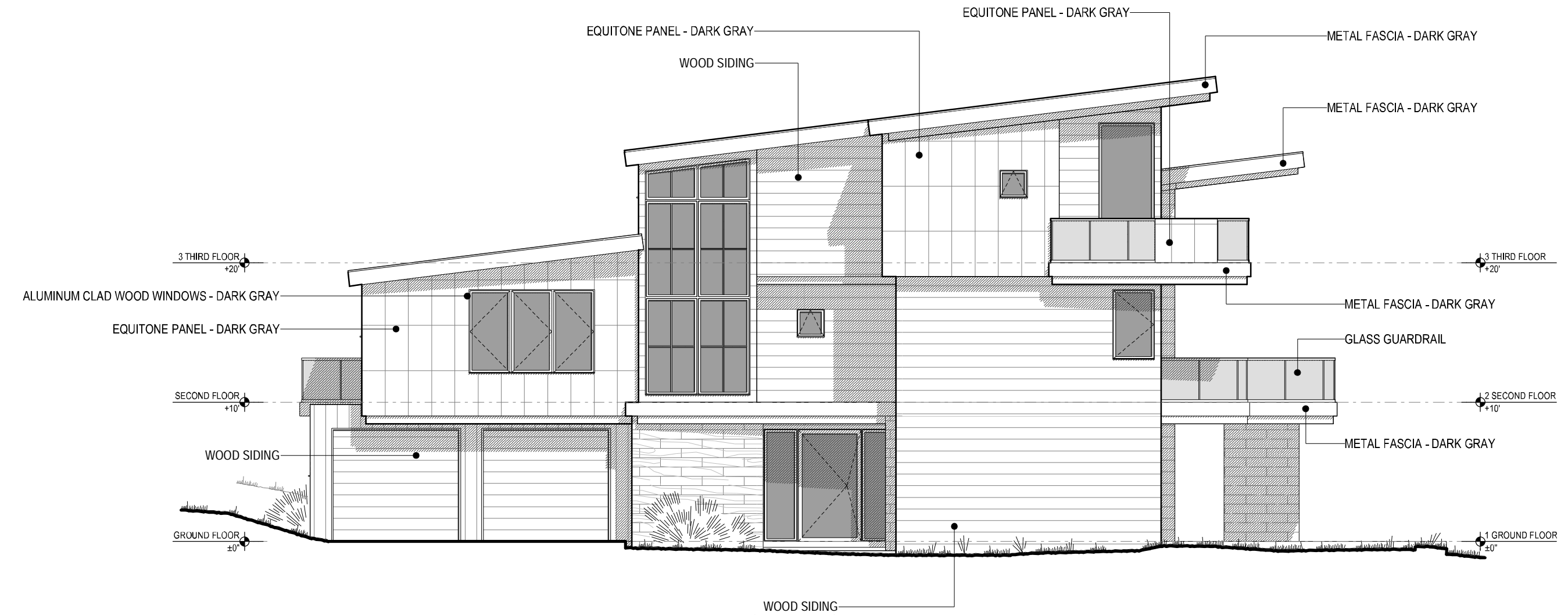
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DATE 1/28/2021
 SCALE 1/4"=1'-0"
 FILE 128 Saddle Unit 4.pln
 BY RC



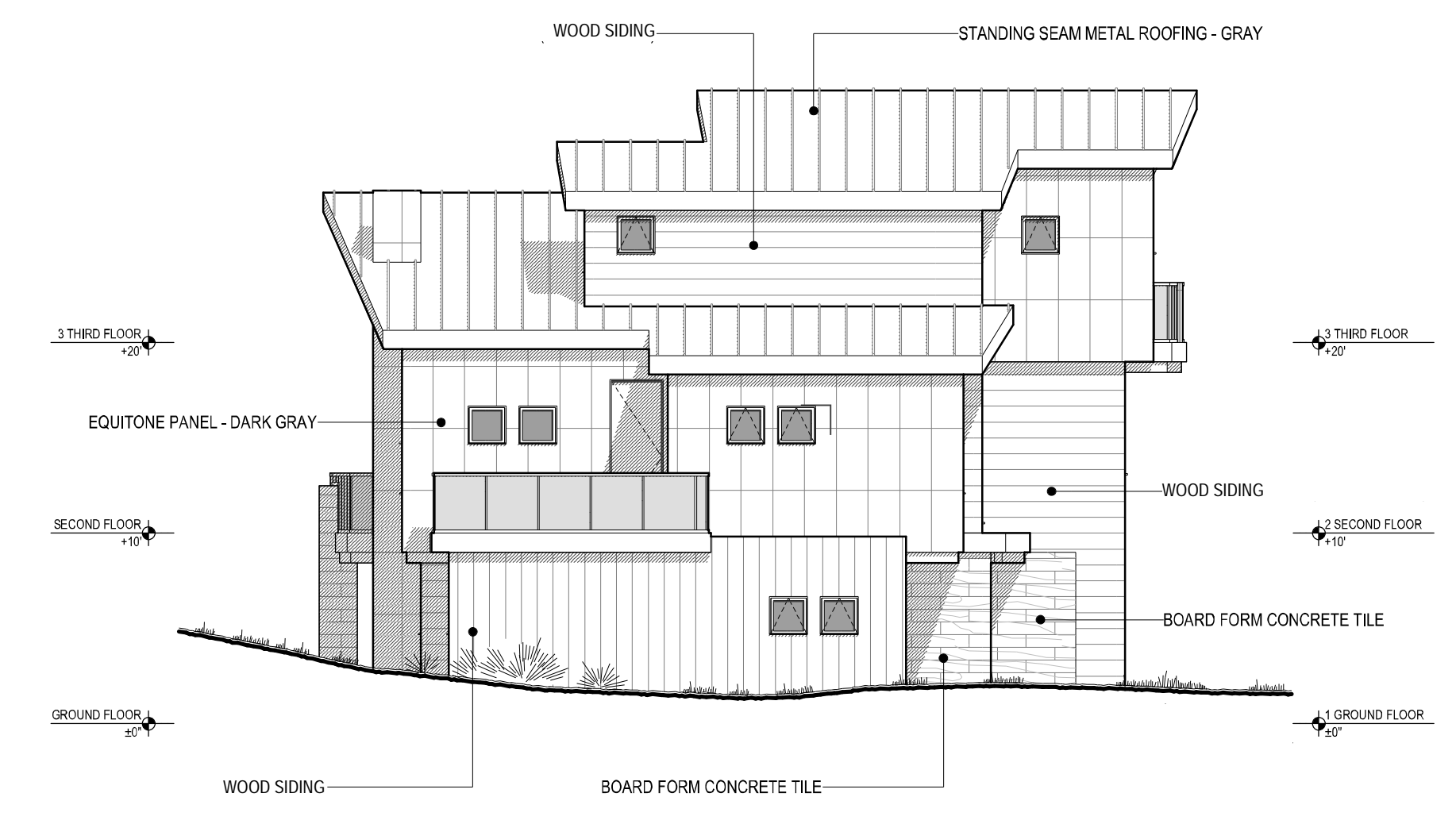
WEST



SOUTH



EAST



NORTH



128 SADDLE RD | UNIT FOUR
ELEVATIONS 1/8" = 1'-0"

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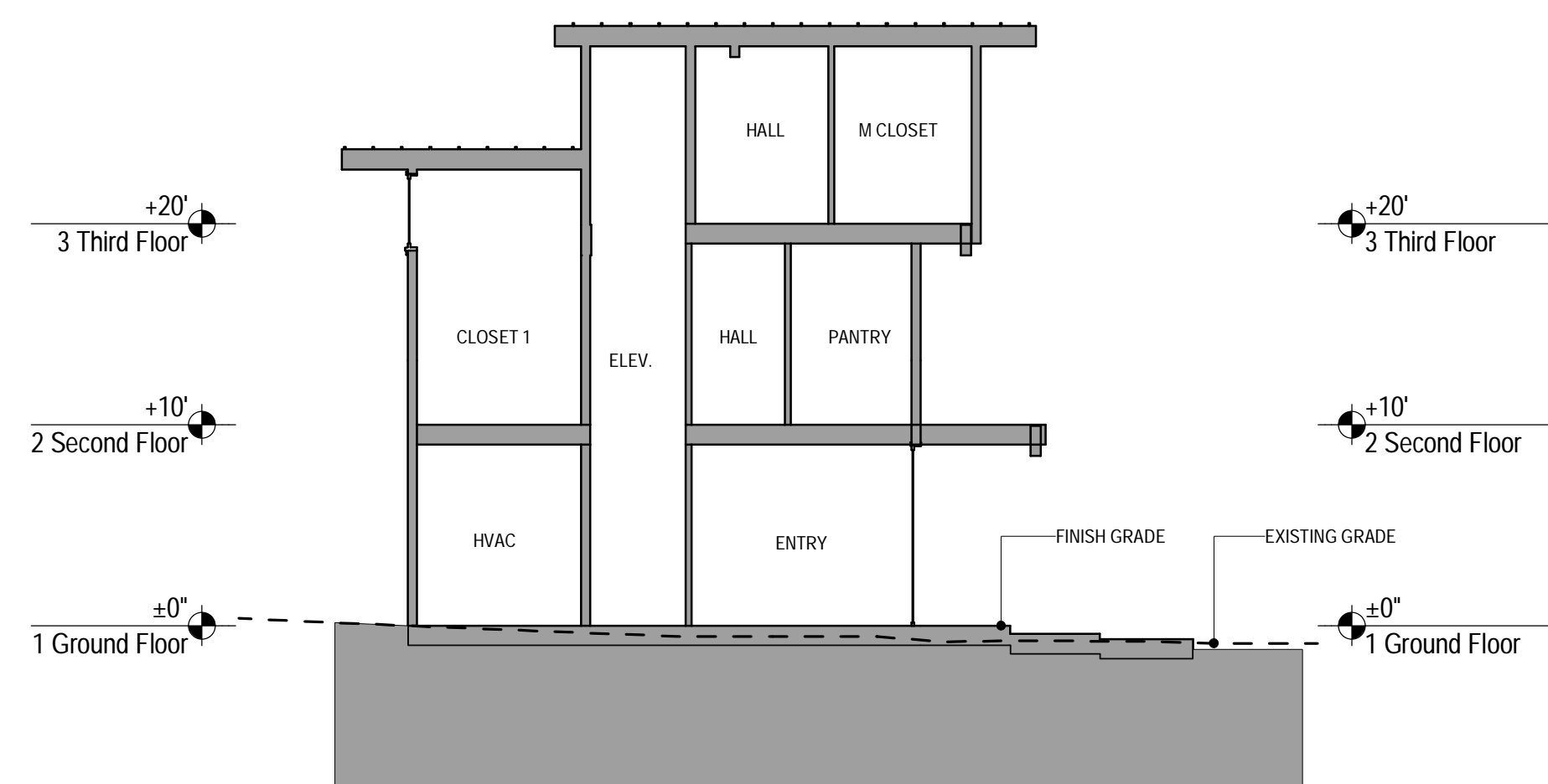
LICENSED ARCHITECT
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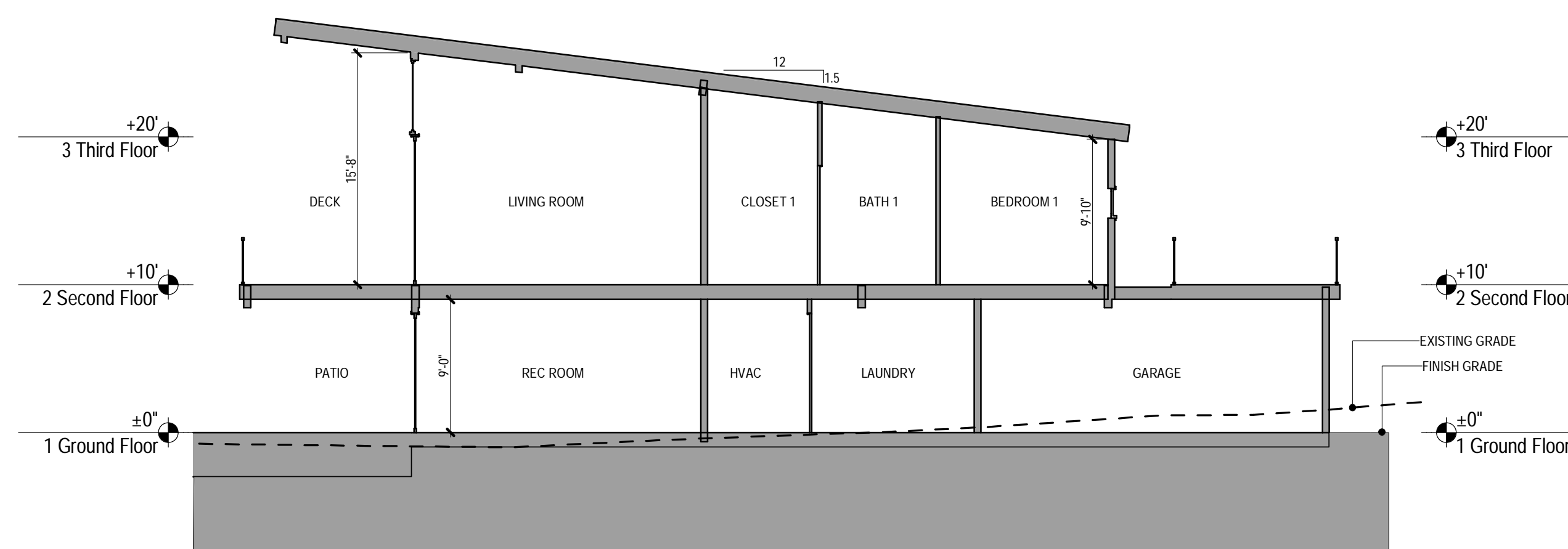
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DATE 3/17/2021
SCALE 1/8" = 1'-0"
FILE 128 Saddle Unit 4.pln
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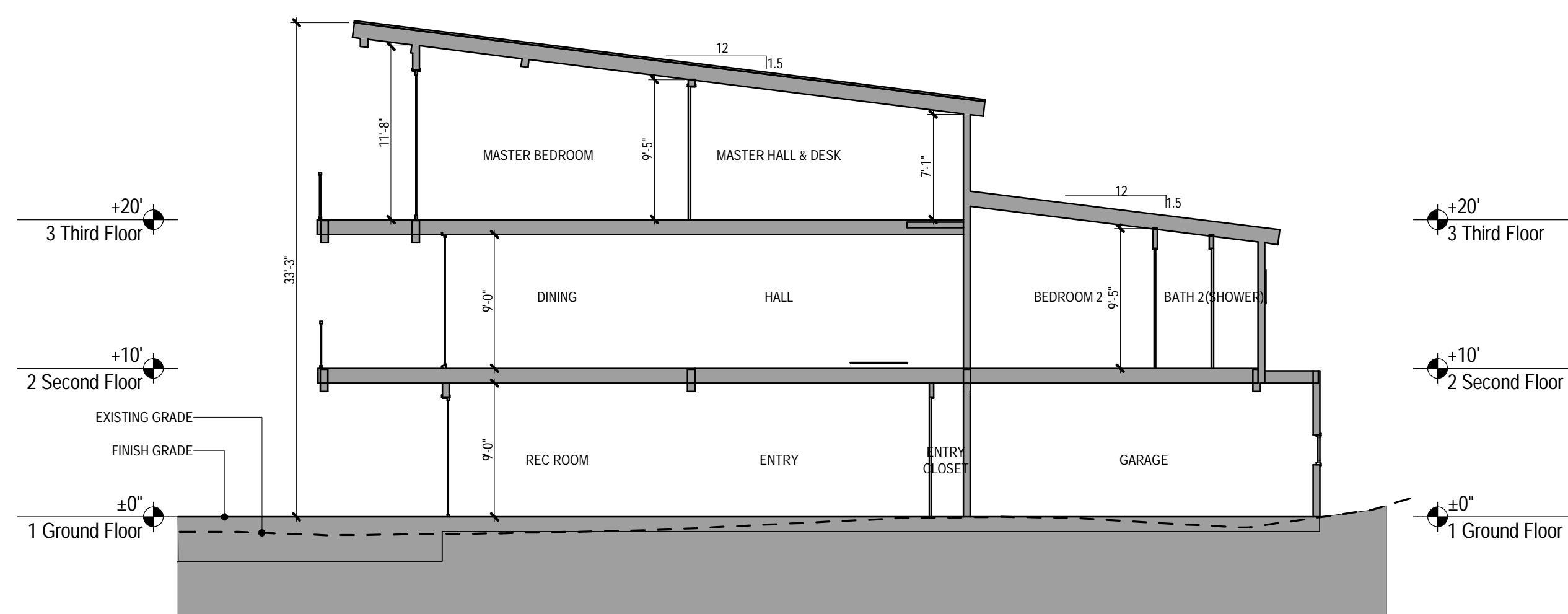
A4.30



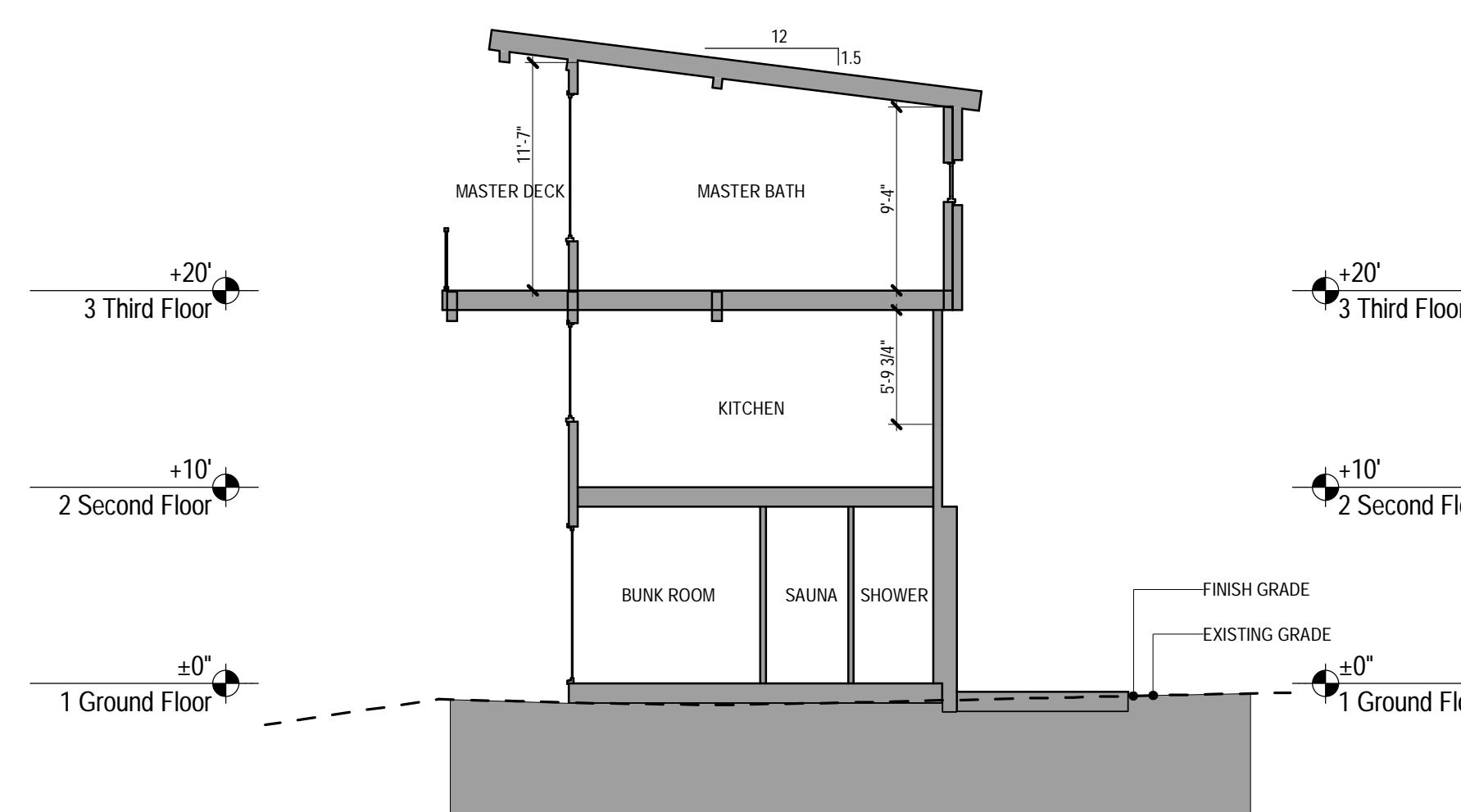
1 - EW SECTION @ ENTRY



2 - N/S SECTION @ LIVING ROOM



3 - N/S SECTION @ MASTER



4 - N/S SECTION @ KITCHEN

128 SADDLE RD | UNIT FOUR
SECTIONS 1/8"=1'-0"

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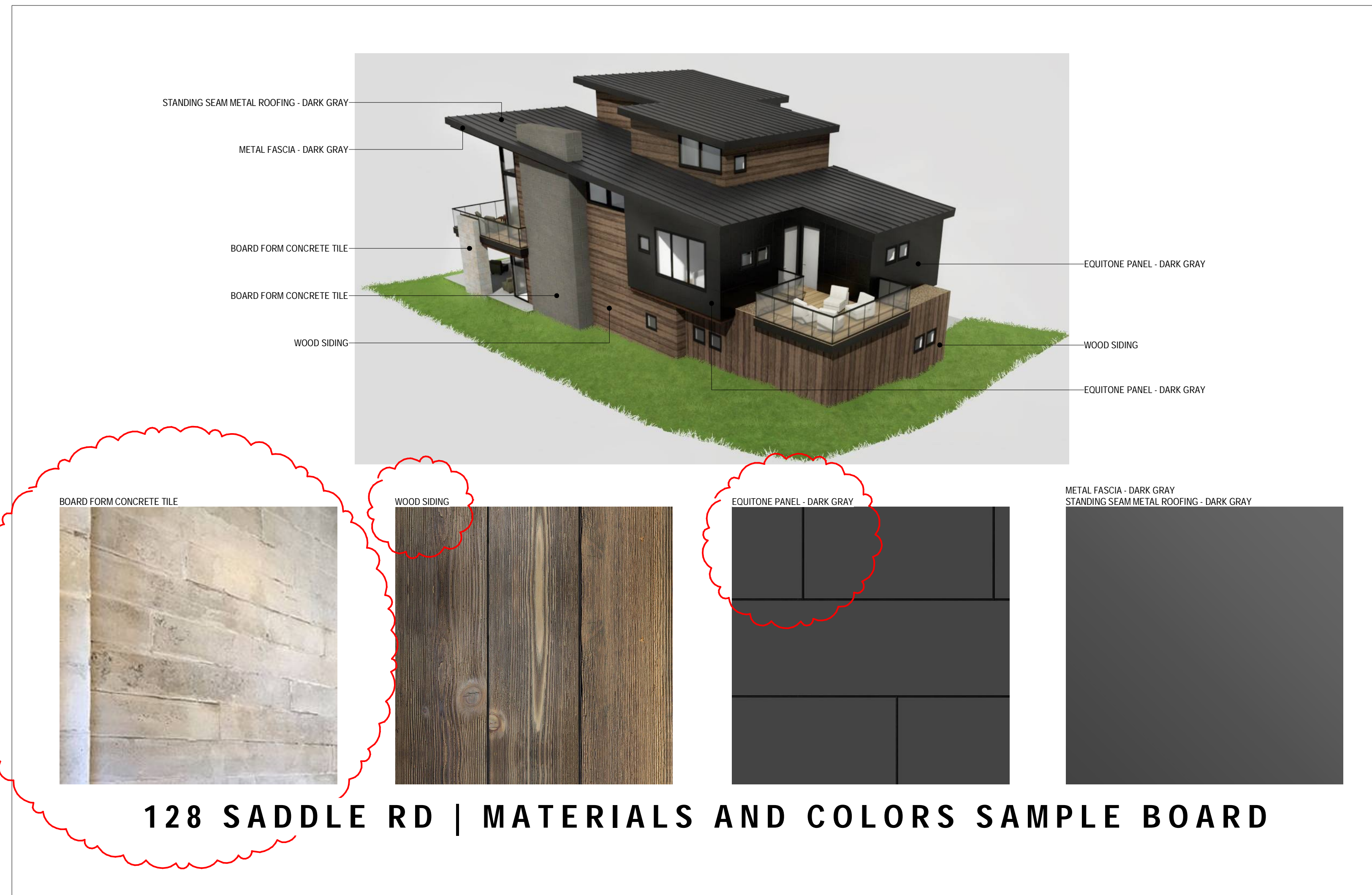
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DATE: 1/28/2021
SCALE: 1/8"=1'-0"
FILE: 128 Saddle Unit 4.pln
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A4.40



MATERIAL DEMONSTRATIONS

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DATE: 3/17/2021
SCALE: A5.00
FILE: 128 Saddle Unit 4.pln
BY: RC

MEUDON SCONCE



DESCRIPTION
The Meudon Sconce is machined by hand from solid brass. Its linear body allows for either two T10 bulbs top and bottom, or one long T8 bulb. The half-round brass shield provides an even diffused light.

FINISHES
Shown in Black Bronze (standard). Please inquire about our other finishes. Note: All finishes may vary slightly.

MODEL # DIMENSIONS NET WT.
1 4 0 0 3 W x 24 H x 4.5 D 14 lbs

BACK PLATE / J-BOX
Top to J-box center: 12"
Some additional blocking may be required.

ELECTRICAL
2 x E26 40w - 150w max - LED Available
(2" x 2" junction box required)

JONATHAN BROWNING

MEUDON SCONCE



DESCRIPTION
The Meudon Sconce is machined by hand from solid brass. Its linear body allows for either two T10 bulbs top and bottom, or one long T8 bulb. The half-round brass shield provides an even diffused light.

FINISHES
Shown in Black Bronze (standard). Please inquire about our other finishes. Note: All finishes may vary slightly.

MODEL # DIMENSIONS NET WT.
1 4 0 0 3 W x 24 H x 4.5 D 14 lbs

BACK PLATE / J-BOX
Top to J-box center: 12"
Some additional blocking may be required.

ELECTRICAL
2 x E26 40w - 150w max - LED Available
(2" x 2" junction box required)

JONATHAN BROWNING STUDIOS, INC. 36 SHERIDAN ST., SAN FRANCISCO, CA 94103 T 415.401.9999 F 415.341.8864 JONATHANBROWNING.COM

sunlite LED

Item: 80489-SU
T8/LED/FS/5W/E26/D/CL/22K/300MM SUNLITE

General Characteristics
Bulb T8
Lamp Type Filament
Lamp Life Hours 15000 Hours
Material Glass
Bulb Finish Clear
Base Medium Screw (E26)
Lumens Per Watt (LPW) 86.00
Life (based on 3hr/day) 13.7 Years
Estimated Energy Cost \$0.60 per Year
Safety Rating ETL - Damp Location
Ingress Protection B
Dimmable True

Electrical Characteristics
Watts 5
Volts 120
Equivalent Watts 40
LED Chip Manufacturer 6'S3MM LED FILAMENT
Number of LEDs 6
Power Factor 0.85
Temperature -20° to 40° C


Light Characteristics
Brightness 430 Lumens
Color Accuracy (CRI) 80
Light Appearance Warm White
Color Temperature 2200K
Beam Angle 360°

Product Dimensions
MOL (in) 11.75
Diameter (in) 1.19
Item Dimensions (in) (W) 1.19 (H) 11.75 (D) 1.19
(W) 1.50 (H) 12.70 (D) 1.60

Package Dimensions (in)
MOL (in) 11.75
Diameter (in) 1.19
Item Dimensions (in) (W) 1.19 (H) 11.75 (D) 1.19
(W) 1.50 (H) 12.70 (D) 1.60

Product Data
Item Number 80489-SU
Case Quantity 10
Barcode on SKU 653703804897
Barcode on Case 10653703804894
Brand SUNLITE
Description T8/LED/FS/5W/E26/D/CL/22K/300MM
US Patent No 7781789,8124991,8294166,6368105,883

sunlite LED

7  EY 11231 | 718.768.7000 www.sunlite.com

IRIS

DESCRIPTION
Recessed lens downlight luminaire with 4 inch square aperture utilizing a low voltage MR16 tungsten-halogen lamp. Modular platform can be reconfigured from below the ceiling to accept a broad range of lamp modules and optical elements. Platform is suitable for direct contact with insulation and 2x8 residential construction. Platform + module + element combination supports various lamp beam spreads for desired optical distribution with excellent light control and low aperture brightness.

SPECIFICATION FEATURES

Frame
Galvanized steel plaster frame with integral bar hanger receivers. Sectors provide positive horizontal locking.

Collar
Matte black steel collar adjusts vertically for 1/2" - 1" thick ceilings and can be rotated +/- 75° thru the aperture. Integral gus sets facilitate the use of guide fittings or laser lines. Shipped with a paint over spray protector installed in the collar.

Lamp Module
Installed or removed thru the aperture or from the top and allows lamp orientation at 0°, 90°, 180° and 270° positions. Hot aiming rotates 360°, tilts 90°, and locks in position using #2 Phillips screwdriver. Translating center beam optics aligns axis of lamp with aperture as lamp translates from nadar to 35°.

Housing
Double wall aluminum housing painted matte black for a visually dark interior. Removable hinged top allows for top access. All fasteners are captive.

Gaskets
Closed cell gaskets achieve restrictive airflow requirements without additional caulking. Sectors provide positive horizontal locking.

Optical Element
Mountstrap type springs pull flange tight to ceiling. Light trap eliminates spill light at edge of flange and reflector. Available in self flanged or metal trim ring versions.

Bar Hangers
Captive preinstalled bar hangers adjust from 8-1/2" to 24" wide; pairs thru feature allows shortening without removal. Captive nail penetrates standard and engineered lumber. Mounting flange levels platform with ceiling. Integral clip attaches directly to rbar.

Lower Reflector
Aluminum parabolic shielding prismatic with integral clear glass lens provides for 60° cutoff and is available in a wide range of semi specular Alabak® finishes. Corrugated baffles. An optional embossed pattern that extends through the flange adding a subtle design element and reduces aperture brightness.

Junction Box
(7) 1/2" trade size pry outs, (3) integral clamps for non-metallic cable. Rated for (4) #12 thru branch circuits. Wago® type push wire connectors for field connections.

Thermal Protector
Self-resetting thermal protector protects against improper lamping.

Transformer
Integral dual output toroidal magnetic transformer, 120V 50/60Hz input 12V nominal 75VA maximum output. Separate output for circuits controlled by dimmers compensates for losses in dimmers improves color temperature and lumen output.

Lamp Capsule
Ceramic GX5.3 lamp holder mounts to die cast aluminum heat sink to dissipate heat. Connects to the transformer with electrical quick connects. Accepts 2 lenses or filters.

Code Compliance
Thermally protected, IP labeled, UL/US listed for wet locations and ASTM E283 AIRTIGHT™. Suitable for direct contact with insulation.

PHOTOMETRICS

Ordering Information: Complete unit consists of platform, lamp module and optical element.

Platform	Lamp Module	Optical Element	Finish	Flange Style	Accessories
P408ICAT	MA4MR	E4MRSR	Alabak® finishes: E4 - Specter Clear, Low Index SF - Self Flanged SPW - Self Flanged, More White Flange (SPW not available with composite baffles) WH - Warm White WW - Warm White GP - Graphite CO - Graphite Matte K - Cognac MI - Cognac Matte CC - Cognac Matte P - Black MB - Matte Black MW - Matte White W - Gloss White	[Blank] - Metal trim ring, Matte White EDCXK1 - Extended depth collar for 1" - 1-1/2" thick ceilings EDCXK2 - Extended depth collar for 1-1/2" - 2" thick ceilings LXKSR - Shrink linear spread lens LXKSP - Crystal soft focus lens MTMAM - Metal trim ring, Matte White MTMBK - Metal trim ring, Matte Black MTMR - Metal trim ring, Matte Red MTMTE - Metal trim ring, Matte Teal Lenses - Filter Media for MR16 lamps (See Accessories specification sheet)	

PHOTOMETRICS

Spacing Criterion = 4
Efficiency = 71.0%

Test No. P11065
Platform = P4
Element = E4MRSRH
Lumens = 884
Lamp = 50MR16CVL/25

Photometric Results

Vertical Angle	CD	Zone	Lumens	% Lamp	% Luminaires
90	0	0-30	585	66.2	93.3
85	0	0-40	620	70.1	98.8
75	0	0-60	627	71	100
65	0	0-90	627	71	100
55	1	90-180	0	0	0
45	8	0-180	627	71	100
35	26				
25	220				
15	982				
5	2301				
0	2489				

Coefficients of Utilization

Ceiling	Wall %	RCR	70 50 30 10	70 50 30 10	50 30 10	50 30 10	50 30 10	50 30 10	0					
0	85	85	85	83	83	83	79	79	76	76	76	73	73	71
1	82	80	79	78	78	77	76	75	74	73	73	72	71	70
2	78	76	74	72	72	72	73	71	70	69	68	67	66	66
3	76	73	70	68	68	68	70	68	67	66	66	65	64	64
4	74	70	67	65	65	65	68	66	64	63	63	62	61	61
5	72	67	64	62	62	62	65	63	61	60	60	59	58	57
6	69	65	62	60	60	60	63	61	59	58	58	57	56	55
7	67	63	60	57	57	57	61	59	57	56	56	55	54	54
8	65	61	58	55	55	55	59	57	55	54	54	53	52	52
9	63	59	56	54	54	54	57	55	53	52	52	51	50	50
10	62	57	54	52	52	52	56	54	52	51	51	50	49	49

4 Inch Square Lens Downlight

4.10" (104mm)
5.34" (136mm)

COOPER Lighting
www.cooperlighting.com

AD120878 2012-07-10

COOPER Lighting
www.cooperlighting.com

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IRIS

sunlite LED

Item: 81118-SU
MR16/LED/TW/12V/FL35/D/E/27K/CR190 SUNLITE

General Characteristics
Bulb MR16
Lamp Type 90CRI Series
Lamp Life Hours 25000 Hours
Material PBT
Bulb Finish White
Base 2-Pin (GU5.3)
Lumens Per Watt (LPW) 71.43
Life (based on 3hr/day) 22.8 Years
Estimated Energy Cost \$0.84 per Year
Safety Rating UL Listed - Damp Location
Rated For Totally Enclosed Fixtures Yes
Energy Star True
Dimmable True


Electrical Characteristics
Watts 7
Volts 120
Equivalent Watts 50
LED Chip Manufacturer 7070
Number of LEDs 1
Power Factor 0.9
Temperature -257-457

Light Characteristics
Brightness 500 Lumens
Color Accuracy (CRI) 90
BCPC 1315
Light Appearance Warm White
Color Temperature 2700K

Product Dimensions
MOL (in) 1.91
Diameter (in) 1.97
Item Dimensions (in) (W) 2.05 (H) 2.05 (D) 2.17

Product Data
Item Number 81118-SU
Case Quantity 6
Barcode on SKU 653703811185
Barcode on Case 10653703811182
Brand SUNLITE
Description MR16/LED/TW/12V/FL35/D/E/27K/CR190
Lawful for sale in: CA, IL, NY, VA, WA
Energy Star File Number 2356749

sunlite LED

7  EY 11231 | 718.768.7000 www.sunlite.com

sunlite LED

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RECESSED / FLUSH MOUNTED FIXTURE SHEILED UNDER CANOPY

744 Clinton St. Brooklyn, NY 11231 | 718.768.7000 www.sunlite.com

RECESSED FIXTURE LAMP

128 SADDLE ROAD
128 Saddle Rd., Keetchum, ID

EXTERIOR LIGHT FIXTURES

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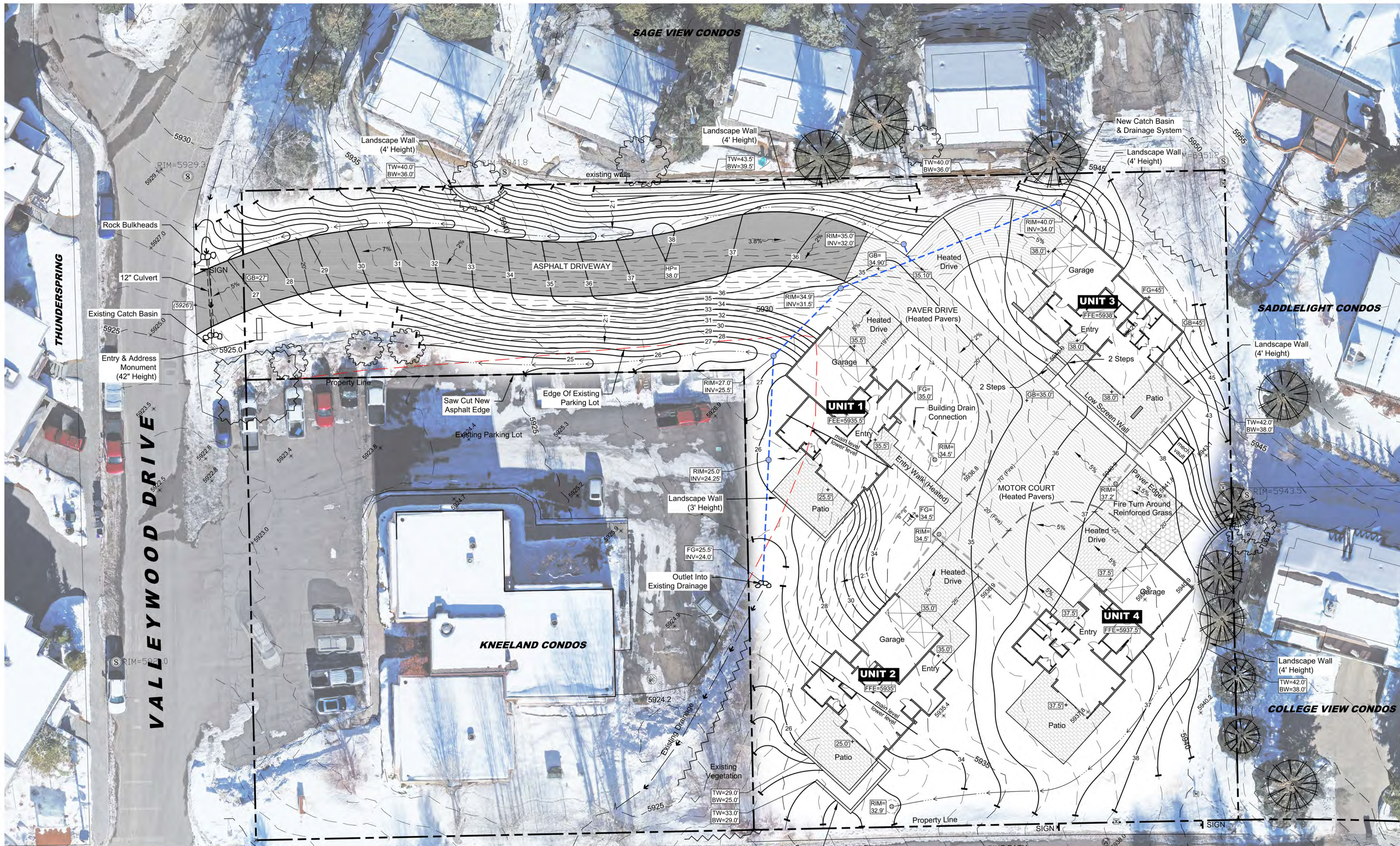
01/29/21
RICHARD H. CHILDERS
STATE OF IDAHO

POINT
ARCHITECTS

299 E 35th Street
Garden City, ID
83711
P.O. Box 1901
Cody, Wyoming
82401
p. 208.284.2999
www.pointarchitects.com

DATE: 1/28/2021
SCALE: 1/8" = 1'-0"
FILE: 128 Saddle Unit 1.pln
BY: RC

A6.00



PLAN LEGEND

- Property Boundary**
(Per Survey)
- Adjacent Lot Line**
- Asphalt Driveway**
- Heated Paver Motor Court**
- Heated Paver Driveways & Entry Walks**
- Paver Edging**
- Landscape Block Retaining Wall**
(4' Maximum Height)
- Reinforced Grass Fire Truck Turn Around**
(NDS Tufftrack Turf Cell)
- Proposed Transformer**
(Verify with Idaho Power)
- Existing Tree To Remain**

GRADING LEGEND

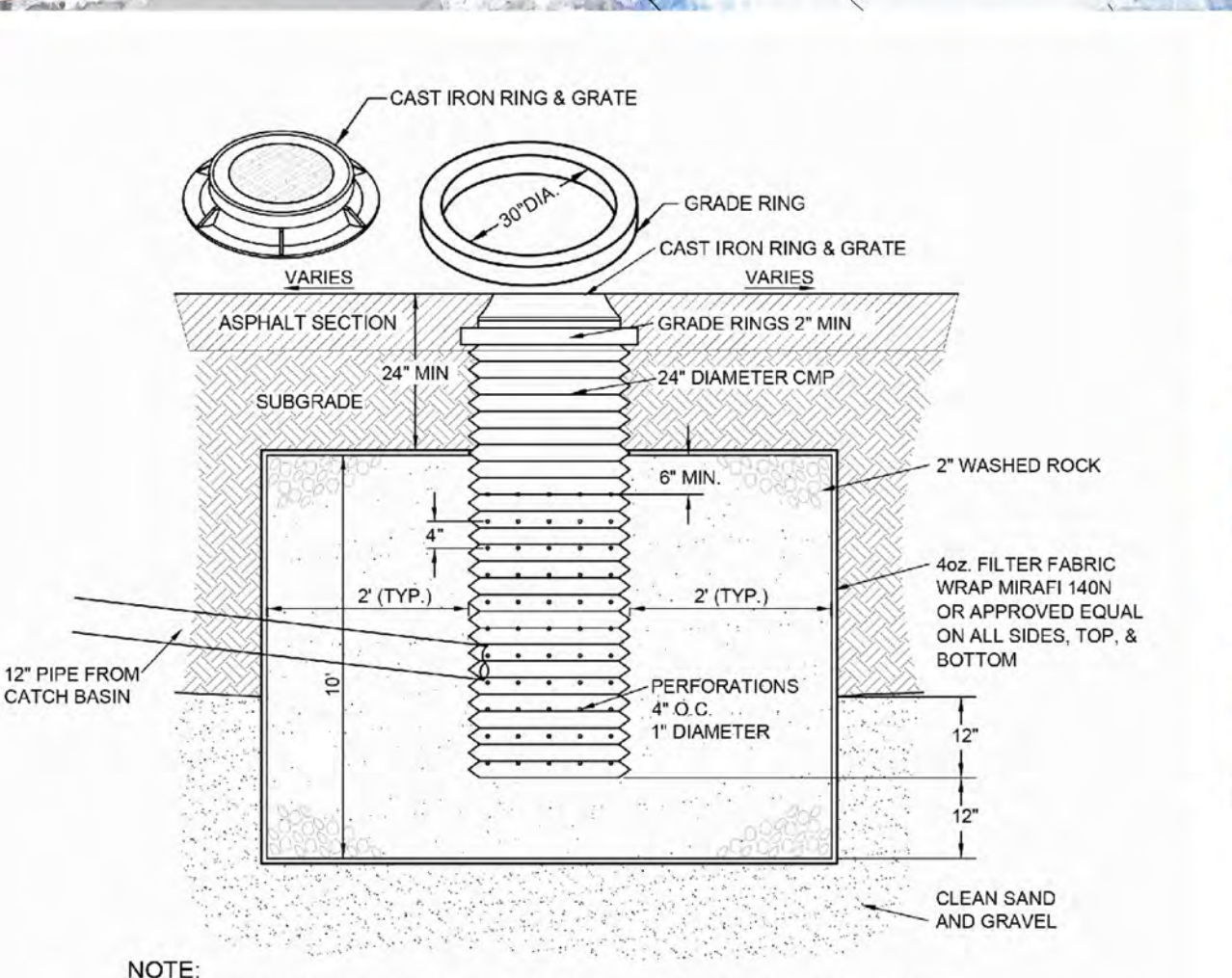
- Existing 1' Contour**
(Per Survey)
- Existing Spot Elevation**
- Proposed 1' Contour**
- Proposed Drainage System**
(Catch Basin & Drain Line)
- Proposed Drainage Swale**
- Proposed Drywell**
(See Detail, This Sheet)
- Proposed Building Drainage**
(Connected To Drainage System)
- Proposed Drainage**
(Slope Percentage And Direction)
- Existing Spot Elevation**
- Proposed Spot Elevation**

GRADING ABBREVIATIONS

- FFE** FINISHED FLOOR ELEVATION
- GB** GRADE BREAK
- FG** FINISHED GRADE
- HP** HIGH POINT
- TW** TOP OF WALL
- BW** BOTTOM OF WALL

GRADING NOTES

1. Landscape architect shall review grading on site prior to completion.
2. Topsoil shall be imported for all grass and planting bed areas at a depth of 6" min.
3. Best Management Erosion Control practices will be followed. An NOI and SWPPP plan will be submitted to the EPA and implemented on site during construction.



NOTE:

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.

DRYWELL DETAIL

Not To Scale



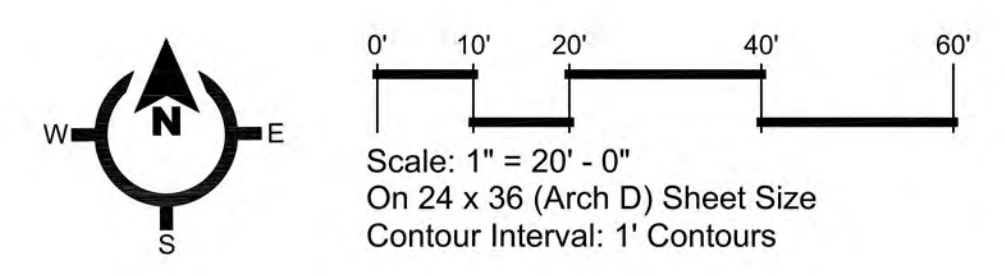
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PROJECT
128 SADDLE ROAD
Ketchum, Idaho

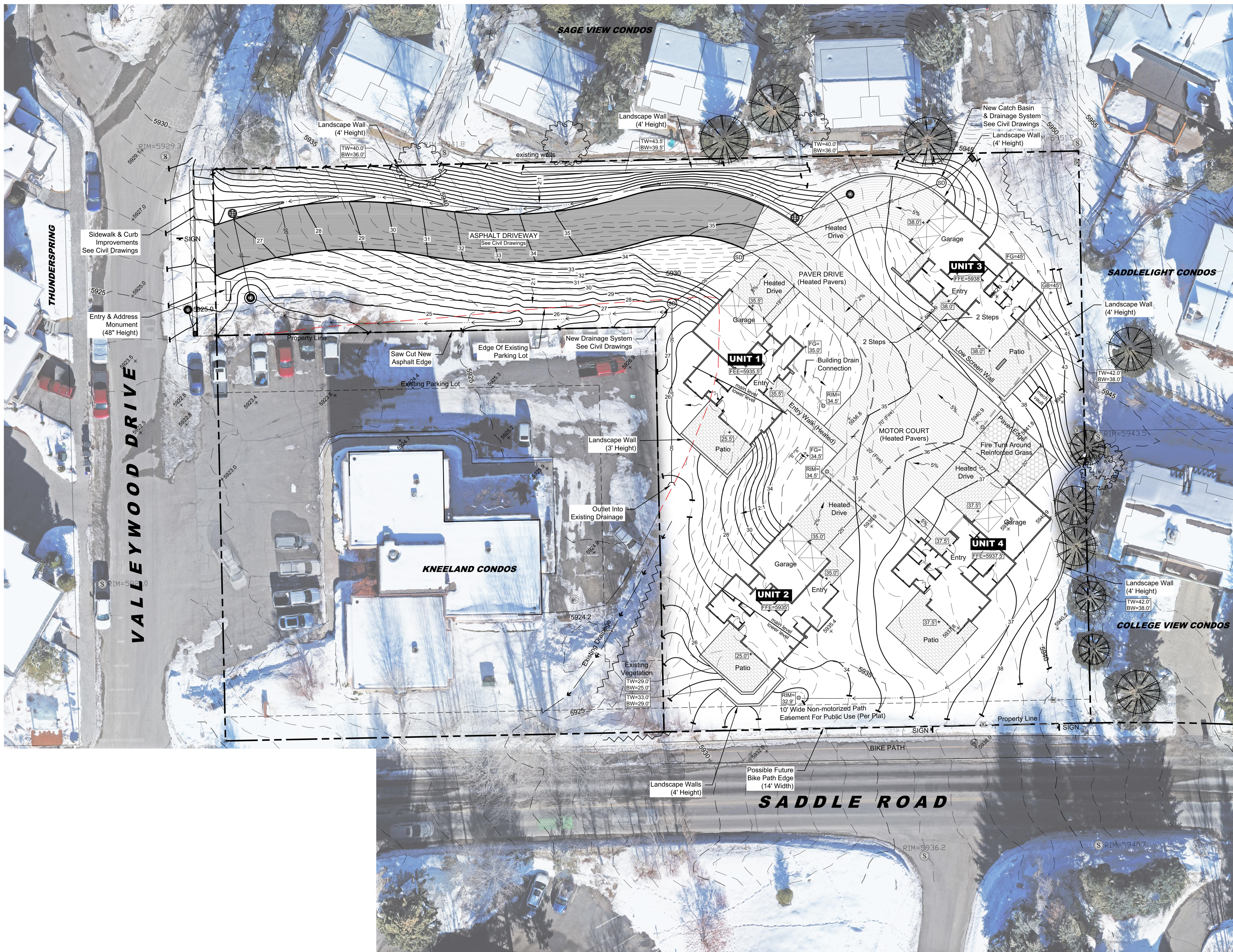
DOCUMENT DATE
January 29, 2021
DRAWN BY
Nathan Schutte

REVISION
No. Date Remark

DESIGN REVIEW SUBMITTAL
GRADING & DRAINAGE PLAN



L1



PLAN LEGEND

- Property Boundary**
(Per Survey)
- Adjacent Lot Line**
- Asphalt Driveway**
- Heated Paver Motor Court**
- Heated Paver Driveways & Entry Walks**
- Paver Edging**
- Landscape Block Retaining Wall**
(4' Maximum Height)
- Reinforced Grass**
Fire Truck Turn Around
(NDS Tufftrack Turf Cell)
- Proposed Transformer**
(Verify with Idaho Power)
- Existing Tree To Remain**

GRADING LEGEND

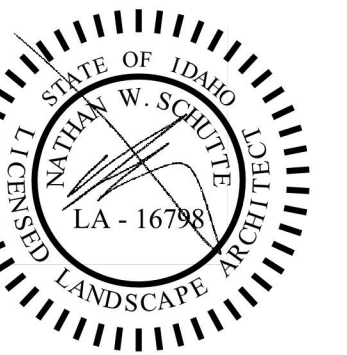
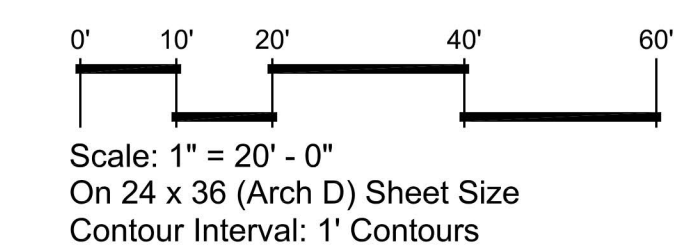
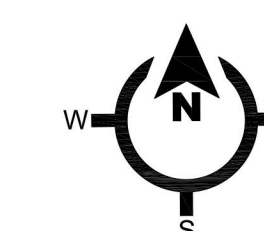
- Existing 1' Contour**
(Per Survey)
- Existing Spot Elevation**
- Proposed 1' Contour**
- Proposed Drainage System**
(Catch Basin & Drain Line)
- Proposed Drainage Swale**
- Proposed Drywell**
(See Detail, This Sheet)
- Proposed Building Drainage**
(Connected To Drainage System)
- Proposed Drainage**
(Slope Percentage And Direction)
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GRADING ABBREVIATIONS

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GRADING NOTES

1. Landscape architect shall review grading on site prior to completion.
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3. Best Management Erosion Control practices will be followed. An NOI and SWPPP plan will be submitted to the EPA and implemented on site during construction.



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LANDSCAPE LEGEND

- Property Boundary**
(Per Survey)
- Adjacent Lot Line**
- Existing 1' Contour**
- Proposed 1' Contour**
(See Grading Plan For More Information)
- Proposed Drywells**
(See Grading Plan For More Information)
- Proposed Drainage System**
(Catch Basin & Drain Line)
- Asphalt Driveway**
- Heated Paver Motor Court**
- Heated Paver Driveways & Entry Walks**
- Paver Edging**
- Landscape Block Retaining Wall**
(4' Maximum Height)
- Reinforced Grass Fire Truck Turn Around**
(NDS Tufftrack Turf Cell)
- Proposed Transformer**
(Verify with Idaho Power)
- Snow Storage Areas**
(For Non Heated Areas)
- Existing Trees To Remain**
- Existing Trees & Vegetation To Be Removed**

SNOW STORAGE

Main Asphalt Entry Driveway	4,980 sq.ft.
Reinforced Grass Fire Turn Around	625 sq.ft.
Provided Snow Storage Areas:	3,060 sq.ft.

54% Provided Snow Storage

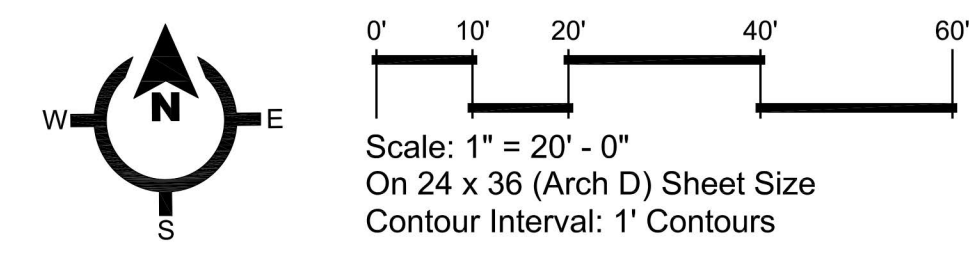
***ALL PAVER DRIVEWAYS & WALKWAYS TO BE HEATED**

LANDSCAPE NOTES

- All disturbed areas shall be revegetated and irrigated with an automatic underground irrigation system.
- Planting beds adjacent to buildings to have 3" of decorative rock.
- All other planting areas and tree rings to have 3" cover of bark or mulch.
- Aerial image from drone flight dated 11/18/2019.

IRRIGATION NOTES

- Irrigation system shall be an automatically controlled underground system with low water use heads, a smart controller, and rain/freeze sensor for a water wise system.
- Drip irrigation shall be installed adjacent to buildings and around tree plantings in natural areas.
- Irrigation systems shall not be placed against pavement, or placed such that they spray water onto the pavement.
- Irrigation supply connected to the developments water system. The point of connection will include an approved backflow prevention device and water meter.



PLANT LEGEND

symbol	quan	description	size	photo examples
	2	Evergreen Trees [SAF] Sub Alpine Fir - <i>Abies lasiocarpa</i>	10'-14'	sub alpine fir
	7	[BS] Blackhills Spruce - <i>Picea glauca densata</i>		pinus VP
	2	[VP] Vanderwolf's Pine - <i>Pinus flexilis</i> 'VP'		columnar spruce
	28	Evergreen Screening Rocky Mountain Juniper - <i>Juniperus scopulorum</i> Blue Columnar Spruce - <i>Picea pungens</i> 'Soll Fastigiata' Bristlecone Pine - <i>Pinus aristata</i>	6'-8'	
	1	Deciduous Shade Trees Autumn Blaze Maple - <i>Acer x freemanii</i>	3" Cal.	autumn blaze maple
	8	Deciduous Trees Quaking Aspen - <i>Populus tremuloides</i>	2"-3" Cal.	rocky mountain juniper
	115	Large Shrub Massing Serviceberry - <i>Amelanchier alnifolia</i> 'Regent' Mockorange - <i>Philadelphus lewisii</i> PekingCotoneaster - <i>Cotoneaster lcidus</i> Ashleaf Spirea - <i>Sorbaria sorbifolia</i> Diablo Ninebark - <i>Physocarpus opulifolius</i> 'Diablo'	5 Gal.	
	68	Shrub Massing Miss Kim Lilac - <i>Syringa patula</i> 'Miss Kim' Mountain Spirea - <i>Spiraea splendens</i> Common Snowberry - <i>Symphoricarpos albus</i> Honeysuckle Bush - <i>Diervillea toncor</i> American Cranberrybush - <i>Viburnum trilobum</i>	5 Gal.	
	48	Ornamental Grasses Reed Grass - <i>Calamagrostis x a.</i> 'Karl Foerster' Flame Grass - <i>Miscanthus sinensis</i> Blue Oat Grass - <i>Helictotrichon sempervirens</i>	1 Gal.	reed grass
		Perennials Black Eye Susan - <i>Rudbeckia hirta</i> Lavendar - <i>Lavandula</i> Salvia - <i>Salvia divinorum</i>	1 Gal.	blue oat grass
	2,400 sq ft	Maintained Grass Fescue Blend	Sod	flame grass
	22,100 sq ft	Low Maintenance Grass Scottish Links Blend	Hydrosseed	

TURF CELL PHOTO EXAMPLE

LANDSCAPE WALL EXAMPLE

NOTE: NO SITE LIGHTING IS PROPOSED



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PROJECT
128 SADDLE ROAD
Ketchum, Idaho

DOCUMENT DATE
January 29, 2021

DRAWN BY
Nathan Schutte

REVISION
No. Date Remark
03/17/21 Revision

DESIGN REVIEW SUBMITTAL

LANDSCAPE PLAN

L2

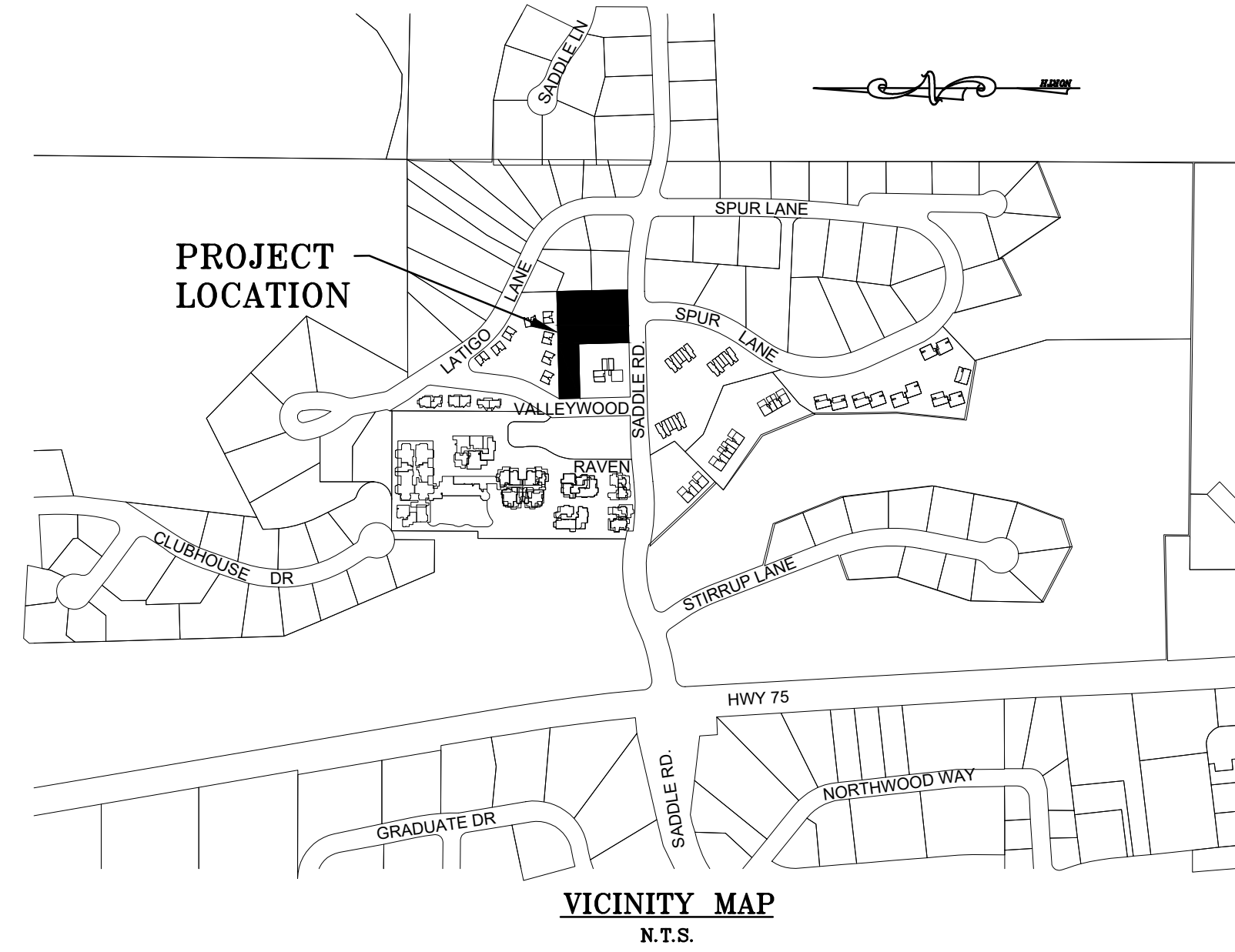
Exhibit B:
128 Saddle Road Townhomes
Preliminary Plat
Project Plans

128 SADDLE ROAD TOWNHOUSES

MARCH 2021

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.
- 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.
- 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.
- EXISTING SITE CONDITIONS SHOWN HEREON ARE PER A FIELD SURVEY BY BENCHMARK AND ASSOCIATES WITH COORDINATES AT STATE PLAIN (07/30/20). DATA WAS TRANSLATED AND ROTATED TO GROUND COORDINATES PER BOUNDARY RETRACEMENT BY GALENA ENGINEERING (01/20/21).



SHEET INDEX

SHEET#	DESCRIPTION
C0.1	COVER SHEET
C0.2	EXISTING SITE CONDITIONS (BENCHMARK AND ASSOCIATES AND 2017 BLAINE COUNTY LIDAR)
C1.0	VALLEYWOOD DR. RIGHT-OF-WAY IMPROVEMENT PLAN
C1.1	ROAD PLAN AND PROFILE, AREA GRADING, AND DRAINAGE SHEET
C1.2	GRADING AND DRAINAGE DETAIL SHEET
C2.0	UTILITY PLAN AND SEWER PROFILE SHEET
C2.1	UTILITY DETAILS AND NOTES SHEET
C2.2	UTILITY DETAILS SHEET

LEGEND

EXISTING ITEMS	PROPOSED ITEMS
Property Line	Centerline of Access Driveway
Adjoiner's Lot Line	New Asphalt
Centerline	Heated Pavers
Building Setback, width as shown	Retaining Wall
Easement, width as shown	5' Contour Interval
Found Mag Nail	1' Contour Interval
FDAC = Found Aluminum Cap	Sewer Main
FD5/8 = Found 5/8" Rebar	Sewer Service
FD1/2 = Found 1/2" Rebar	Sewer Manhole
5' Contour Interval	Water Main
1' Contour Interval	Water Service
Curb & Gutter	Water Valve
Building	Water Fittings
Asphalt	Blow-off Hydrant
Pavers	Ditch
Rock Retaining Wall	Drywell
Conifer Tree	Landscape Drywell
Deciduous Tree	Catch Basin
Sign	Storm Drain Manhole
Drainage Swale	Power Buried
25% Slope Line	Transformer
	Cable TV Riser
	Telephone Riser
	Approximate Limits of Disturbance

Owner

128 Saddle Road, L.L.C.
P.O. Box 284
Sun Valley, ID 83353

Address

128 Saddle Rd., Ketchum, ID 83340

Architect

Rich Childress, AIA
Point Architects
209 E 35th Street
Garden City, Idaho 83714

Landscape Architect

Nathan Schutte, LLA
NS Consulting, PLLC
380 E. Highway 26
Shoshone, ID 83352

Engineer

Sean M. Flynn, PE
Galena Engineering, Inc.
317 N. River Street
KETCHUM, ID 83333

Surveyor

Mark Phillips, PLS
Galena Engineering, Inc.
317 N. River Street
KETCHUM, ID 83333

COVER SHEET
128 SADDLE ROAD TOWNHOUSES
 LOCATED WITHIN SECTION 7, T.4N., R.18E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO
 PREPARED FOR 128 SADDLE ROAD LLC / ROBERT PARKER

PROJECT INFORMATION
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Mark Phillips, PLS
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 KETCHUM, ID 83333

PURPOSE:	NO.	DATE	BY	REVISIONS

C0.1

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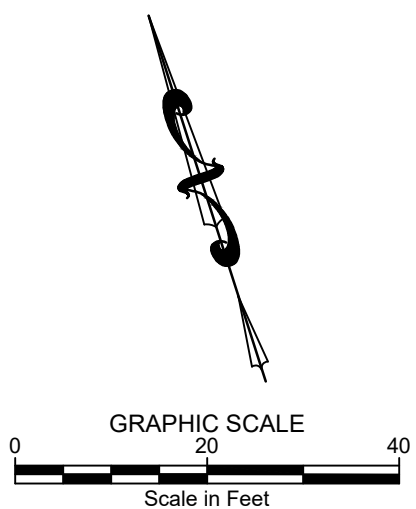
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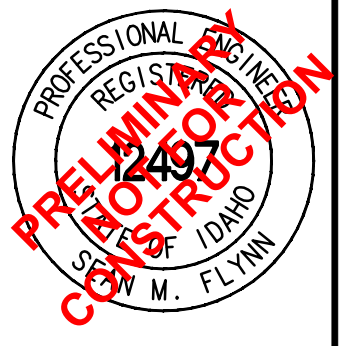
LEGEND

EXISTING ITEMS

	Property Line		GM = Gas Main
	Adjoiner's Lot Line		GV = Gas Valve
	Centerline		TVBOX = Cable TV Riser
	Building Setback, width as shown		PHB = Buried Telephone Line
	Easement, width as shown		PHBOX = Telephone Riser
	Found Mag Nail		Buried Power
	FDAC = Found Aluminum Cap		PBOX = Power Box
	FD5/8 = Found 5/8" Rebar		PMTR = Power Meter
	FD1/2 = Found 1/2" Rebar		Sewer Main
	5' Contour Interval		SS = Sewer Service
	1' Contour Interval		SMH = Sewer Manhole
	Curb & Gutter		SCO = Sewer Cleanout
	Building		Storm Drain
	Asphalt		CB = Catch Basin
	Pavers		DWELL = Dry Well
	Rock Retaining Wall		Ketchum City Water Line (8")
	Conifer Tree		Ketchum Spring Line (6")
	Deciduous Tree		WS = Water Service
	Sign		WV = Water Valve
	Drainage Swale		BOW = Back of Walk
	25% Slope Line		LIP = Lip of Gutter
			TP = Top of Pavers



EXISTING SITE CONDITIONS
128 SADDLE ROAD TOWNHOUSES
 LOCATED WITHIN SECTION 7, T.4 N., R.18 E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO
 PREPARED FOR 128 SADDLE ROAD LLC / ROBERT PARKER



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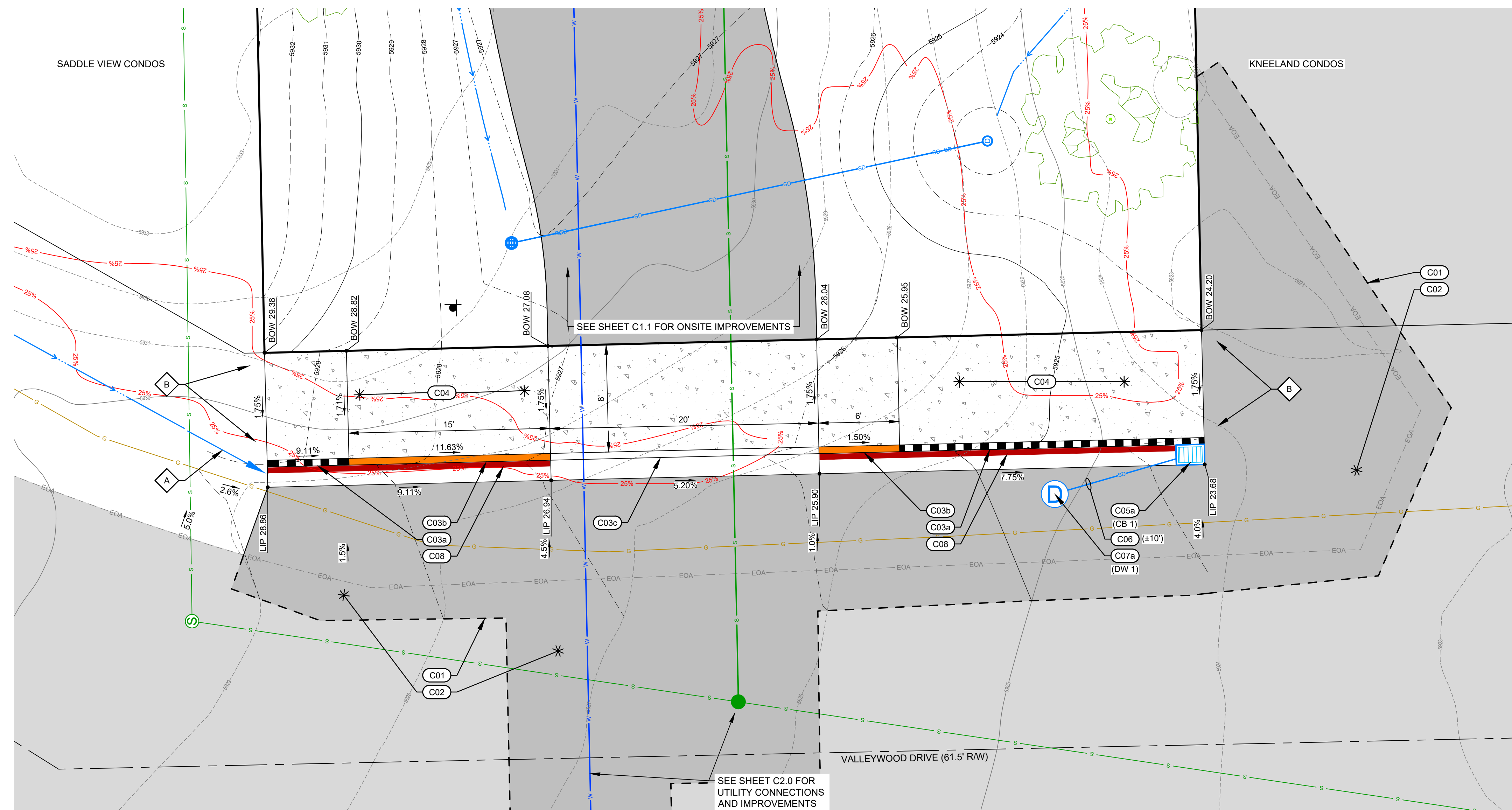
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PURPOSE:	NO.	DATE	BY	REVISIONS

C0.2

PROJECT INFORMATION
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LEGEND

EXISTING ITEMS	PROPOSED ITEMS
Property Line	New Asphalt
Adjoiner's Lot Line	Sewer Main
Centerline	Sewer Manhole
5' Contour Interval	Water Main
1' Contour Interval	Grade
EOA	Spot Elevation
Asphalt	Sawcut Line
Conifer Tree	6" Vertical Curb
Deciduous Tree	Curb Transition
Drainage Swale	Zero Reveal Curb
GM = Gas Main	Concrete Sidewalk
Sewer Main	Catch Basin
SMH = Sewer Manhole	Storm Drain
Drywell	Sign
BOW = Back of Walk	
LIP = Lip of Gutter	
25% Slope Line	

CONSTRUCTION (SITE, GRADING, & DRAINAGE) KEY NOTES

- C01 SAWCUT EXISTING ASPHALT TO PROVIDE FOR A CLEAN VERTICAL EDGE.
- C02 CONSTRUCT ASPHALT ROADWAY / ASPHALT REPAIR. SEE DETAIL 1 / C1.2.
- C03 CONSTRUCT CONCRETE CURB AND GUTTER
 - a. 6" VERTICAL C&G PER DETAIL 2 / C1.2.
 - b. CURB TRANSITION PER DETAIL 3 / C1.2.
 - c. ZERO REVEAL CURB AND GUTTER PER DETAIL 3 / C1.2.
- C04 CONSTRUCT CONCRETE SIDEWALK, WIDTH AS SHOWN HEREON. SEE DETAIL 4 / C1.2.
- C05 INSTALL CATCH BASIN. SEE DETAIL 6 / C1.2.
 - a. CONNECT TO EXISTING DRYWELL. RIM (R) = 5923.56. I.E. (OUT) = 5920.46.
- (LF) C06 INSTALL 12" ADS N-12 STORM DRAIN PIPE WITH A MINIMUM SLOPE OF 2.0%. SEE DETAIL 8 / C1.2 FOR TRENCHING SECTION.
- C07 DRYWELL. SEE DETAIL 7 / C1.2.
 - a. CLEAN / RECONSTRUCT EXISTING. RIM = 5924.51. I.E. (IN) = 5920.25.
- C08 INSTALL ROAD STRIPING / PAINT
 - a. RED "NO PARKING" STRIPING ON CURB. MATCH CITY PATTERNS.
- A GRADE EXISTING DRAINAGE TO FLOW INTO GUTTER.
- B GRADE AREA TO PROVIDE FOR A SMOOTH TRANSITION.

GENERAL NOTE:

- SEE SHEET C0.1 FOR GENERAL CONSTRUCTION NOTES AND LEGEND.

PURPOSE:

NO. DATE BY

REVISIONS

C1.0

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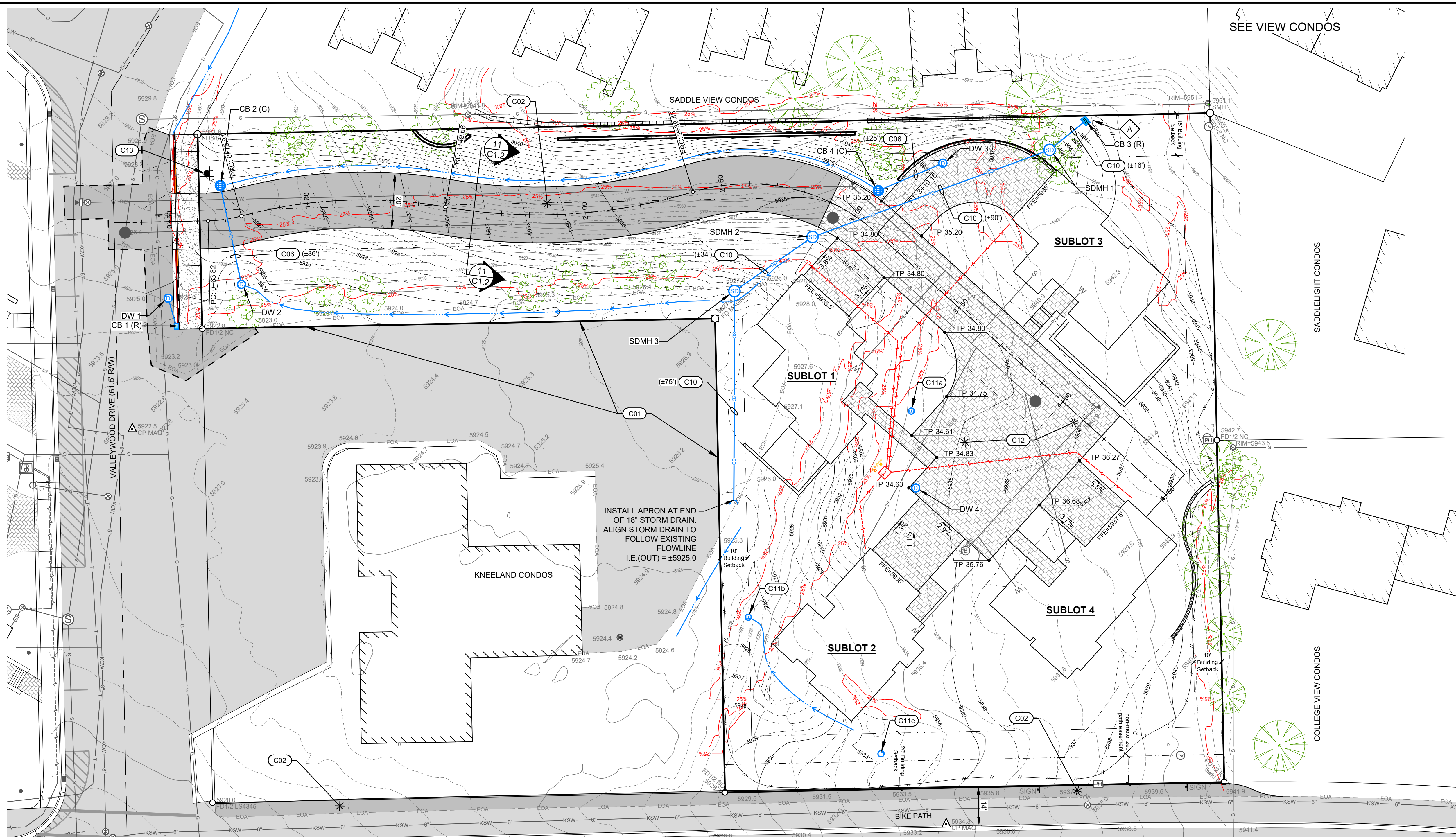
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VALLEYWOOD DR. RIGHT-OF-WAY IMPROVEMENT PLAN
128 SADDLE ROAD TOWNHOUSES
LOCATED WITHIN SECTION 7, T.4 N., R.18 E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO
PREPARED FOR 128 SADDLE ROAD LLC / ROBERT PARKER

PROJECT INFORMATION
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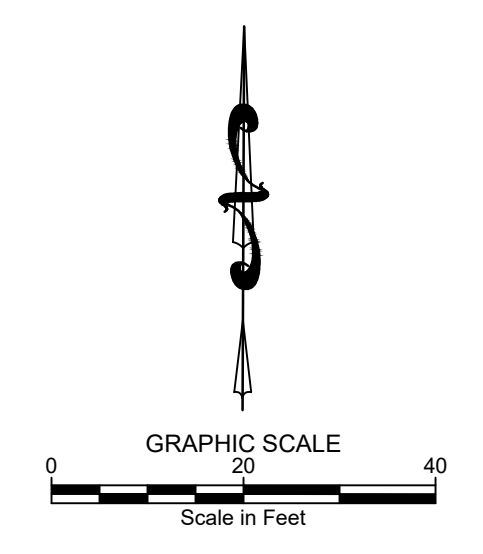
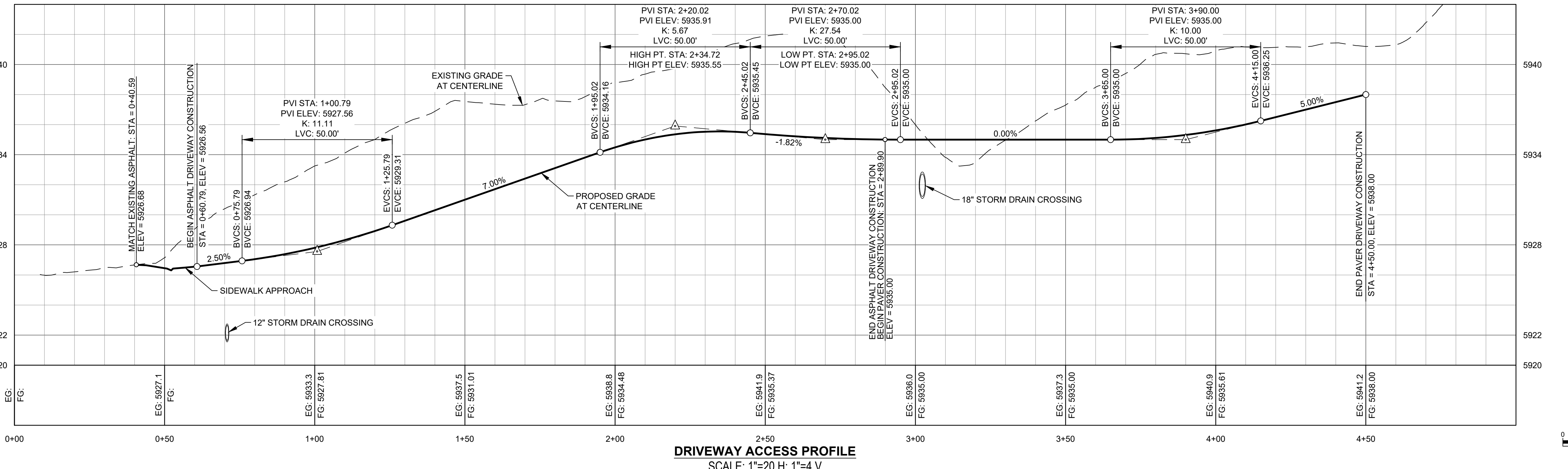


STORM SYSTEM STRUCTURE TABLE				
STRUCTURE NAME:	RIM ELEV.	I.E. (IN)	I.E. (OUT)	STATION & O/S
CB 1 (R)	5923.56'		5920.46' (N)	STA: 0+52.30, 37.5 R
CB 2 (C)	5926.23'		5922.23' (S)	STA: 0+70.00, 12.3 L
CB 3 (R)	5944.25'		5940.25' (SW)	STA: 3+38.53, 80.1 L
CB 4 (C)	5930.59'		5929.43' (NE)	STA: 3+01.73, 12.3 L
DW 1	5924.51'	5920.25' (S)		STA: 0+48.94, 27.5 R
DW 2	5922.50'	5920.50' (N)		STA: 0+71.62, 23.9 R
DW 3	5930.06'	5928.90' (SW)		STA: 3+10.79, 34.5 L
DW 4	5934.60'			STA: 3+81.76, 58.4 R
SDMH 1	5940.37'	5935.40' (NE)	5935.30' (W)	STA: 3+35.95, 63.8 L
SDMH 2	5934.55'	5930.20' (E)	5930.10' (SW)	STA: 2+89.45, 14.0 R
SDMH 3	5927.90'	5925.50' (NE)	5925.40' (S)	STA: 2+48.38, 38.1 R

- NOTES:
- EXTERIOR DIAMETER OF DRYWELLS (DW) ARE 6 FT.
 - SEE SHEET C1.2 FOR CATCH BASIN (CB), AND DRYWELL DETAILS.
 - STORM DRAIN MANHOLES (SDMH) ARE CATCH BASIN STRUCTURES WITH A SOLID CIRCULAR LID
 - REFER TO ISWPC SECTION 601 FOR CULVERT AND STORM DRAIN INSTALLATION STANDARDS.
 - CATCH BASIN DESIGNATED AS "R" HAVE RECTANGULAR INLETS.
 - CATCH BASINS DESIGNATED AS "C" HAVE CIRCULAR INLETS.

**CONSTRUCTION KEY NOTES
(SITE, GRADING, & DRAINAGE)**

- C01 SAWCUT EXISTING ASPHALT TO PROVIDE FOR A CLEAN VERTICAL EDGE.
- C02 CONSTRUCT ASPHALT DRIVEWAY. SEE DETAIL 11 / C1.2.
- C05 INSTALL CATCH BASIN. SEE DETAIL 6 / C1.2. SEE STORM STRUCTURE SYSTEM TABLE.
- C06 INSTALL 12" ADS N-12 STORM DRAIN PIPE WITH A MINIMUM SLOPE OF 2.0%. SEE DETAIL 8 / C1.2 FOR TRENCHING SECTION.
- C07 INSTALL DRYWELL. SEE DETAIL 7 / C1.2. SEE STORM STRUCTURE SYSTEM TABLE.
- C09 INSTALL STORM DRAIN MANHOLE. SEE DETAIL 6 / C1.2. (NOTE: LID IS SOLID) SEE STORM STRUCTURE SYSTEM TABLE.
- C10 INSTALL 18" ADS N-12 STORM DRAIN PIPE WITH A MINIMUM SLOPE OF 2.0%. SEE DETAIL 8 / C1.2 FOR TRENCHING SECTION.
- C11 INSTALL LANDSCAPE DRYWELL. SEE DETAIL 10 / C1.2.
 - a. RIM = 5934.4
 - b. RIM = 5925.5
 - c. RIM = 5933.0
- C12 CONSTRUCT PAVER ROADWAY. SEE DETAIL 5 / C1.2.
- C13 INSTALL STOP / STREET SIGN. SEE DETAIL 9 / C1.2 FOR SIGN BASE DETAIL. COORDINATE FINAL LOCATION WITH CITY OF KETCHUM.
- GRADE AS NECESSARY TO CAUSE OVERLAND STORM WATER TO FLOW INTO CATCH BASIN.



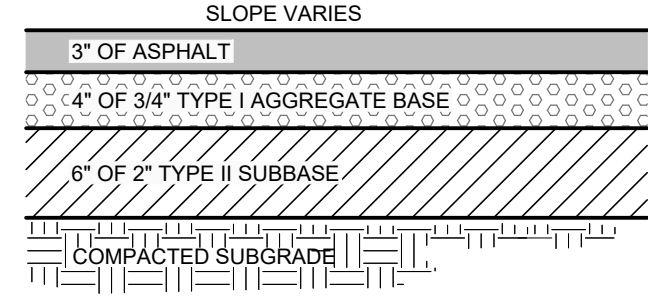
GENERAL NOTE:
1. SEE SHEET C0.1 FOR GENERAL CONSTRUCTION NOTES AND LEGEND.

ROAD PLAN AND PROFILE, AREA GRADING, AND DRAINAGE SHEET
128 SADDLE ROAD TOWNHOUSES
 LOCATED WITHIN SECTION 7, T.4 N., R.18 E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO
 PREPARED FOR 128 SADDLE ROAD LLC / ROBERT PARKER

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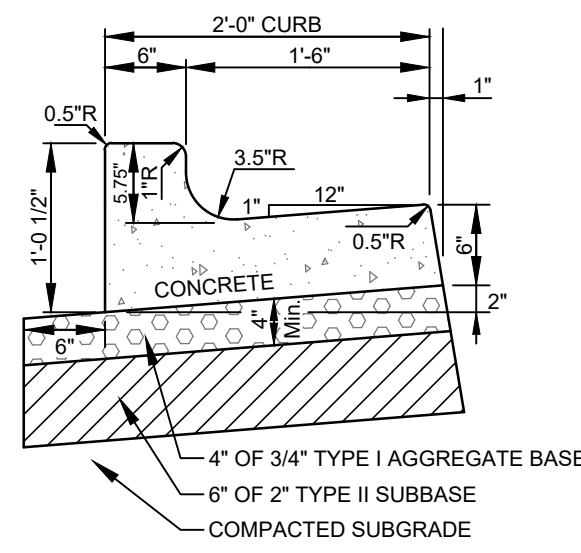
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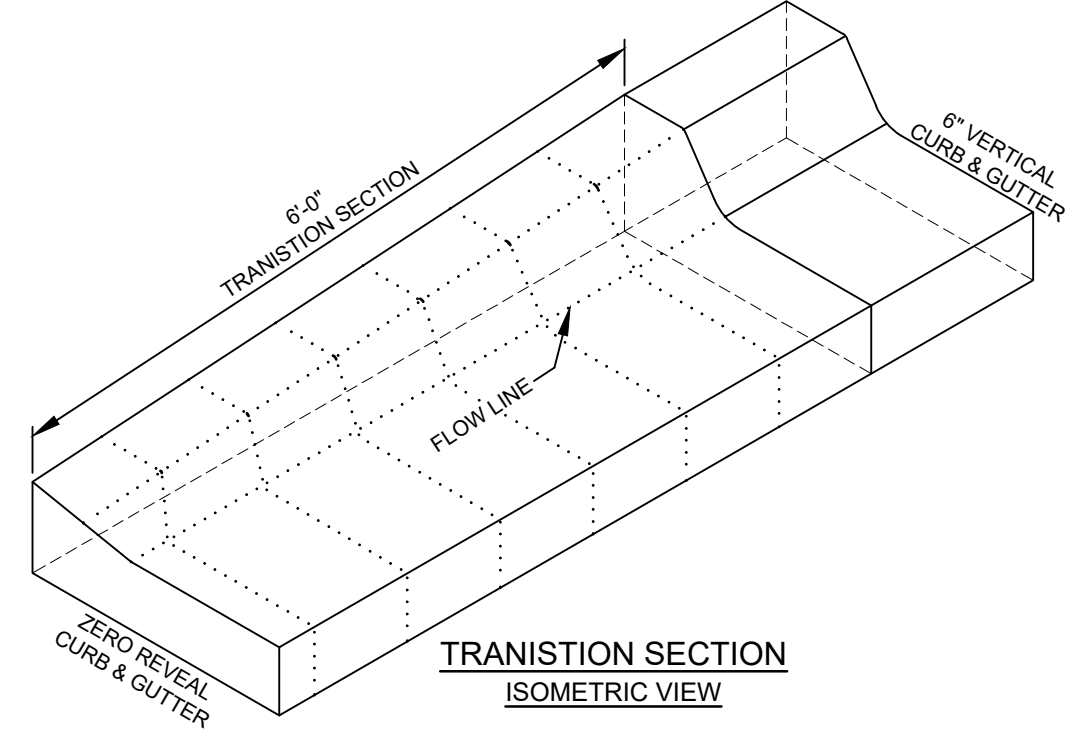
NOTES:
 1. SUBBASE CAN BE 2" TYPE II OR 3/4" TYPE I CRUSHED AGGREGATE BASE COURSE.
 2. MATERIALS SHALL CONFORM WITH CURRENT ISPCW STANDARDS, DIVISION 800 AGGREGATES AND ASPHALT.
 3. PAVEMENT SECTION MAY BE MODIFIED IF A PROJECT SPECIFIC GEOTECHNICAL REPORT, STAMPED BY A LICENSED ENGINEER, IS PROVIDED.

1
C1.2 **TYPICAL STREET ASPHALT SECTION**
 N.T.S.

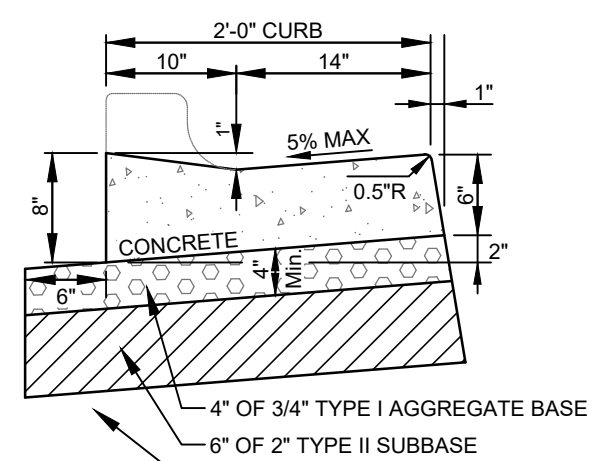


NOTES:
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 2. MATERIALS SHALL CONFORM WITH CURRENT ISPCW STANDARDS, DIVISION 800 AGGREGATES AND ASPHALT.
 3. PAVEMENT SECTION MAY BE MODIFIED IF A PROJECT SPECIFIC GEOTECHNICAL REPORT, STAMPED BY A LICENSED ENGINEER, IS PROVIDED.
 4. 1/2-INCH PREFORMED EXPANSION JOINT MATERIAL (AASHTO M 213) AT TERMINAL POINTS OF RADI.
 5. CONTINUOUS PLACEMENT PREFERRED, SCORE INTERVALS 10-FEET MAXIMUM SPACING (8-FEET WISIDEWALK).

2
C1.2 **6" CONCRETE VERTICAL CURB & GUTTER**
 N.T.S.



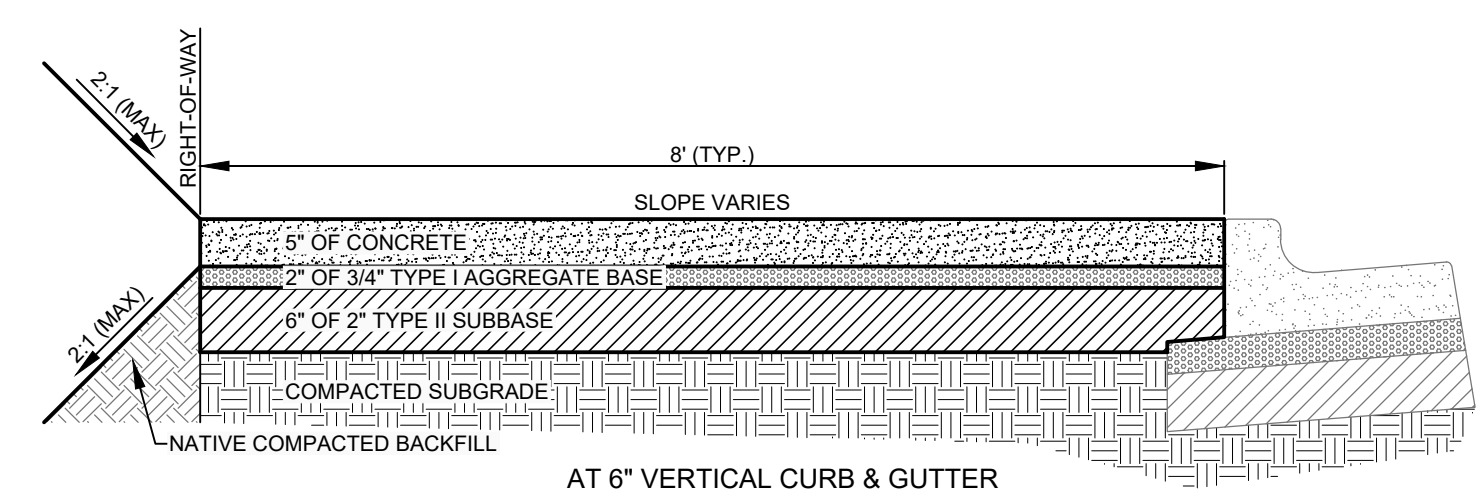
TRANSITION SECTION
ISOMETRIC VIEW



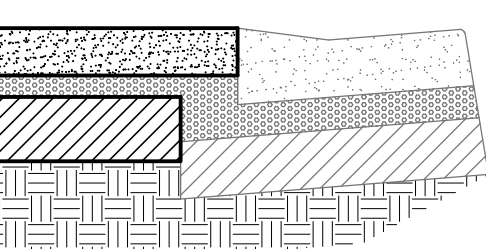
ZERO REVEAL CURB & GUTTER

NOTES:
 1. SUBBASE CAN BE 2" TYPE II OR 3/4" TYPE I CRUSHED AGGREGATE BASE COURSE.
 2. MATERIALS SHALL CONFORM WITH CURRENT ISPCW STANDARDS, DIVISION 800 AGGREGATES AND ASPHALT.
 3. PAVEMENT SECTION MAY BE MODIFIED IF A PROJECT SPECIFIC GEOTECHNICAL REPORT, STAMPED BY A LICENSED ENGINEER, IS PROVIDED.
 4. 1/2-INCH PREFORMED EXPANSION JOINT MATERIAL (AASHTO M 213) AT TERMINAL POINTS OF RADI.
 5. CONTINUOUS PLACEMENT PREFERRED, SCORE INTERVALS 10-FEET MAXIMUM SPACING (8-FEET WISIDEWALK).

3
C1.2 **TYPICAL CURB TRANSITION DETAIL**
 N.T.S.



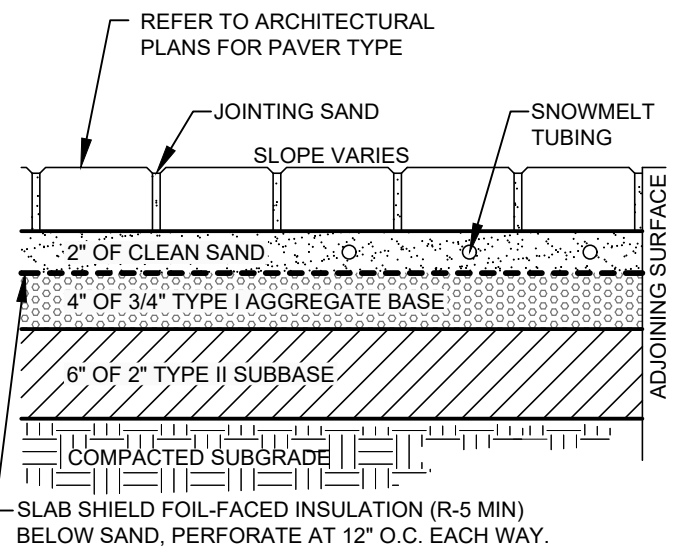
AT 6" VERTICAL CURB & GUTTER



AT ZERO REVEAL CURB & GUTTER

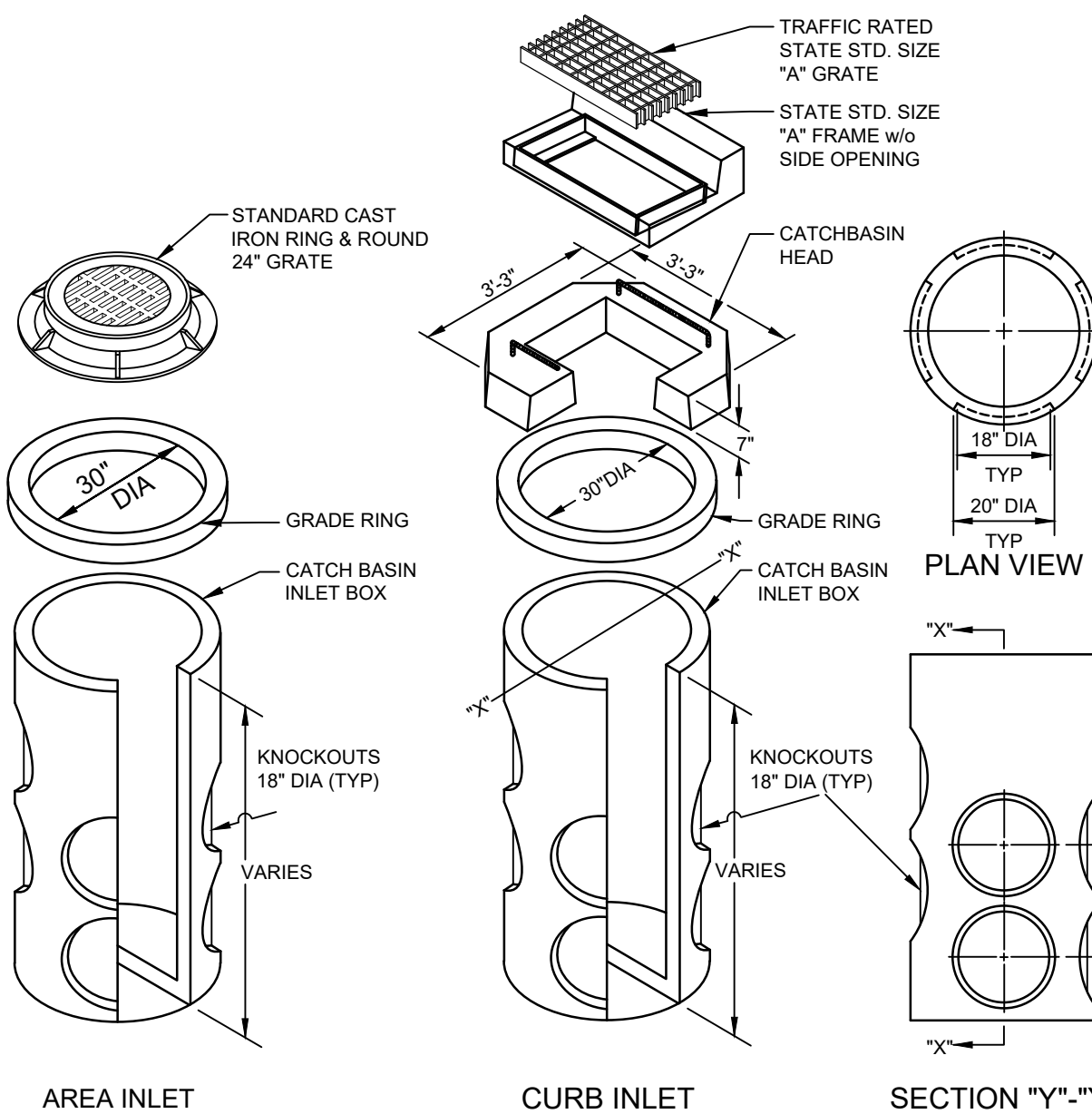
NOTES:
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 2. MATERIALS SHALL CONFORM WITH CURRENT ISPCW STANDARDS, DIVISION 800 AGGREGATES AND ASPHALT.
 3. PAVEMENT SECTION MAY BE MODIFIED IF A PROJECT SPECIFIC GEOTECHNICAL REPORT, STAMPED BY A LICENSED ENGINEER, IS PROVIDED.
 4. 1/2-INCH PREFORMED EXPANSION JOINT MATERIAL (AASHTO M 213) AT TERMINAL POINTS OF RADI.
 5. CONTINUOUS PLACEMENT PREFERRED, SCORE INTERVALS 10-FEET MAXIMUM SPACING (8-FEET WISIDEWALK).

4
C1.2 **TYPICAL CONCRETE SIDEWALK SECTION**
 N.T.S.



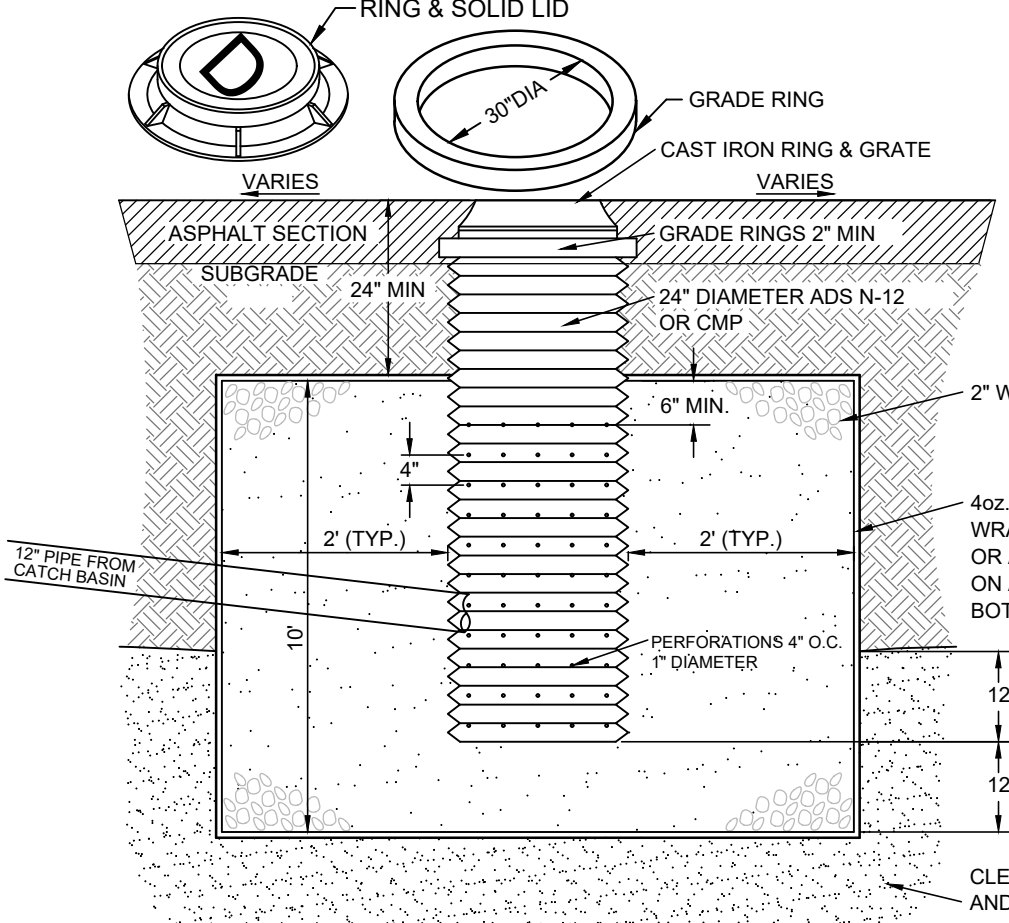
NOTES:
 1. SUBBASE CAN BE 2" TYPE II OR 3/4" TYPE I CRUSHED AGGREGATE BASE COURSE.
 2. MATERIALS SHALL CONFORM WITH CURRENT ISPCW STANDARDS, DIVISION 800 AGGREGATES AND ASPHALT.
 3. PAVEMENT SECTION MAY BE MODIFIED IF A PROJECT SPECIFIC GEOTECHNICAL REPORT, STAMPED BY A LICENSED ENGINEER, IS PROVIDED.

5
C1.2 **PAVER DETAIL**
 N.T.S.



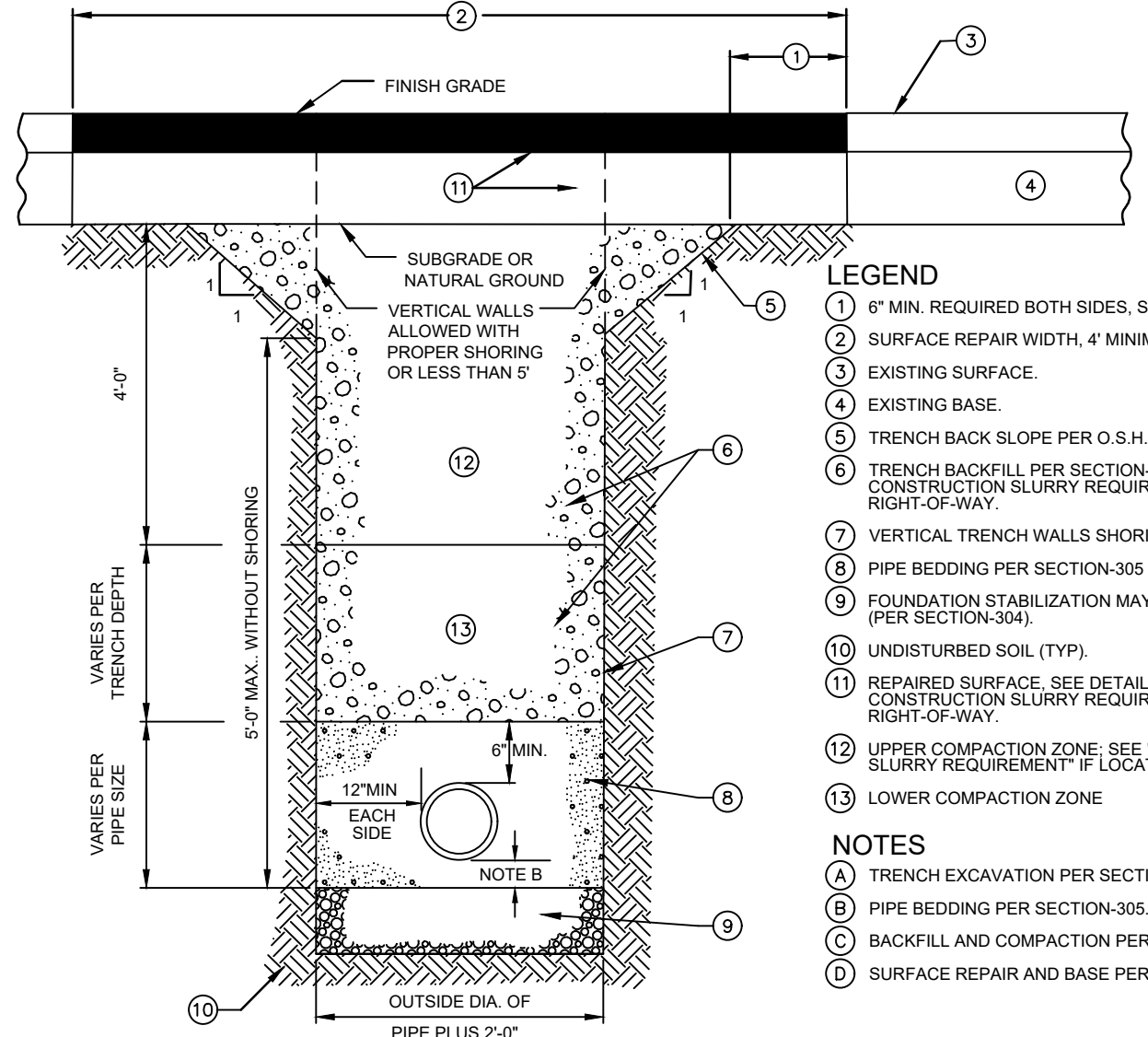
CATCH BASIN INSTALLATION NOTES:
 1. PLACE A MINIMUM OF 4" OF COMPACTED BEDDING ON PREPARED SUBGRADE AS SPECIFIED IN ISPCW SECTION 305 - PIPE BEDDING. EXTEND BEDDING EITHER TO THE LIMITS OF THE EXCAVATION OR AT LEAST 12" OUTSIDE THE LIMITS OF THE BASE SECTION.
 2. FILL THE BALANCE OF THE EXCAVATED AREA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

6
C1.2 **30" DIAMETER CATCH BASIN**
 N.T.S.



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.

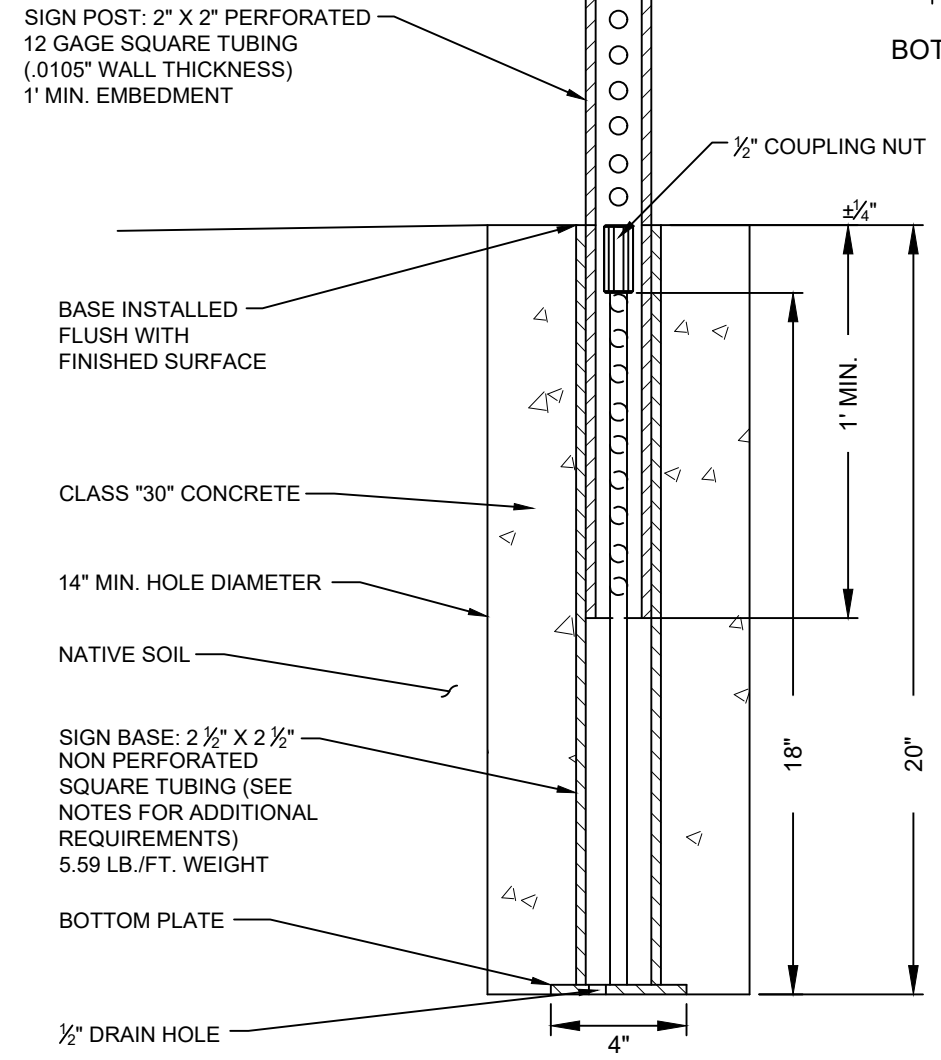
7
C1.2 **DRYWELL DETAIL (6" Ø)**
 N.T.S.



LEGEND
 1 6" MIN. REQUIRED BOTH SIDES, SAWCUT REQUIRED.
 2 SURFACE REPAIR WIDTH 4" MINIMUM.
 3 EXISTING SURFACE.
 4 EXISTING BASE.
 5 TRENCH BACK SLOPE PER O.S.H.A. OR SUITABLE SHORING.
 6 TRENCH BACKFILL PER SECTION-306 OR SEE "KETCHUM PUBLIC CONSTRUCTION SLURRY REQUIREMENT" IF LOCATED WITHIN PUBLIC RIGHT-OF-WAY.
 7 VERTICAL TRENCH WALLS SHORING PER O.S.H.A.
 8 PIPE BEDDING PER SECTION-305 (SEE SD-302).
 9 FOUNDATION STABILIZATION MAY VARY PER SOIL TYPE AND STABILITY (PER SECTION-304).
 10 UNDISTURBED SOIL (TYP).
 11 REPAIRED SURFACE. SEE DETAILS 1 AND 2. SEE "KETCHUM PUBLIC CONSTRUCTION SLURRY REQUIREMENT" IF LOCATED WITHIN PUBLIC RIGHT-OF-WAY.
 12 UPPER COMPACTION ZONE. SEE "KETCHUM PUBLIC CONSTRUCTION SLURRY REQUIREMENT" IF LOCATED WITHIN PUBLIC RIGHT-OF-WAY.
 13 LOWER COMPACTION ZONE.
NOTES
 (A) TRENCH EXCAVATION PER SECTION-301.
 (B) PIPE BEDDING PER SECTION-305.
 (C) BACKFILL AND COMPACTION PER SECTION-306.
 (D) SURFACE REPAIR AND BASE PER DETAIL 3C20.

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 (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 PLANTMIX SURFACING WITH A SQUARE-NOSE SHOVEL OR SIMILAR HAND TOOL. THE BACKFILL MIX SHALL BE ALLOWED TO SET FOR A MINIMUM OF 2 HOURS BEFORE THE PERMANENT PLANTMIX SURFACING IS PLACED TO COMPLETE THE TRENCH REPAIR. TEMPORARY PLACEMENT OF ASPHALT COLD MIX SURFACING MAY BE NECESSARY TO ACCOMMODATE TRAFFIC WITHIN THE FIRST 2 HOURS OF BACKFILL PLACEMENT PRIOR TO COMPLETING THE PERMANENT REPAIR.

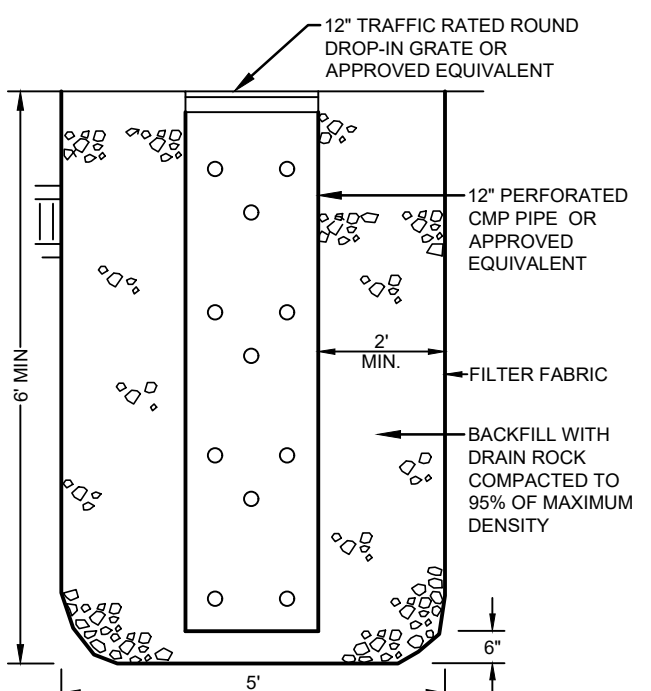
8
C1.2 **TYPICAL TRENCH SECTION**
 N.T.S.



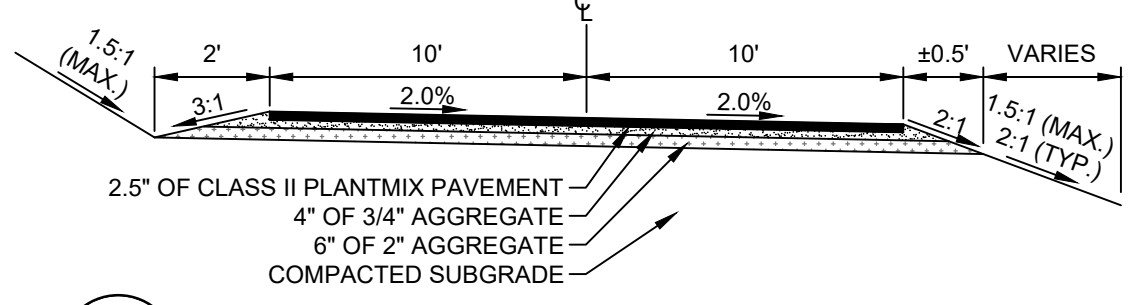
NOTES:
 1. BASES SHALL BE INSTALLED TO BE FLUSH WITH SURFACE.
 2. ALL INSTALLATIONS SHALL HAVE 14" Ø MINIMUM FOUNDATION OR GROUTED INTO SOLID ROCK.
 3. ALL STREET SIGNS SHALL BE IN ACCORDANCE WITH THE MOST CURRENT EDITION OF THE MUTCD.
 4. SIGN PLACEMENT SHALL BE APPROVED BY THE CITY OF KETCHUM.
 5.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

SIGN BASE MATERIAL & DIMENSION REQUIREMENTS
 2 1/2" OUTSIDE TUBE STEEL (20" LENGTH)
 2 1/2" INSIDE TUBE STEEL
 3/4" THICK
INTERNAL ROD MATERIAL & DIMENSION REQUIREMENTS
 1/2" COLD ROLLED ROD (18" LENGTH)
 1/2" COUPLING NUTS
BOTTOM PLATE MATERIAL & DIMENSION REQUIREMENTS
 4" X 4" X 1/2" STEEL STRAP

9
C1.2 **TYPICAL SIGN BASE**
 N.T.S.



10
C1.2 **LANDSCAPE DRYWELL**
 N.T.S.



11
C1.2 **ASPHALT DRIVEWAY TYPICAL SECTION**
 N.T.S.



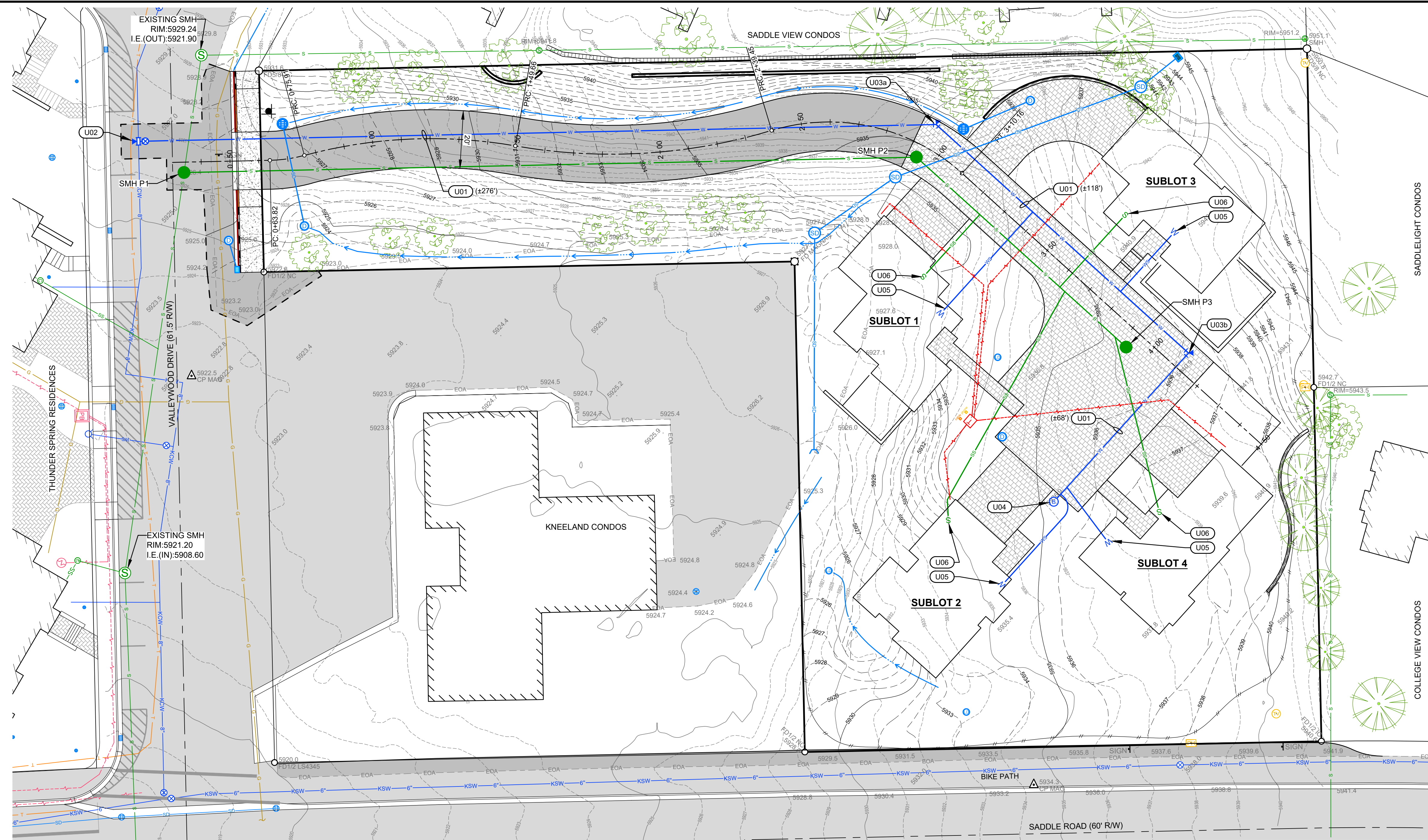
CT DESIGNED BY
 CT DRAWN BY
 SMF CHECKED BY

GALENA
ENGINEERING, INC.
 Civil Engineers & Land Surveyors
 317 N. River Street
 KETCHUM, Idaho 83333
 (208) 768-1705
 email: galena@galena-engineering.com

NO.	DATE	BY	REVISIONS

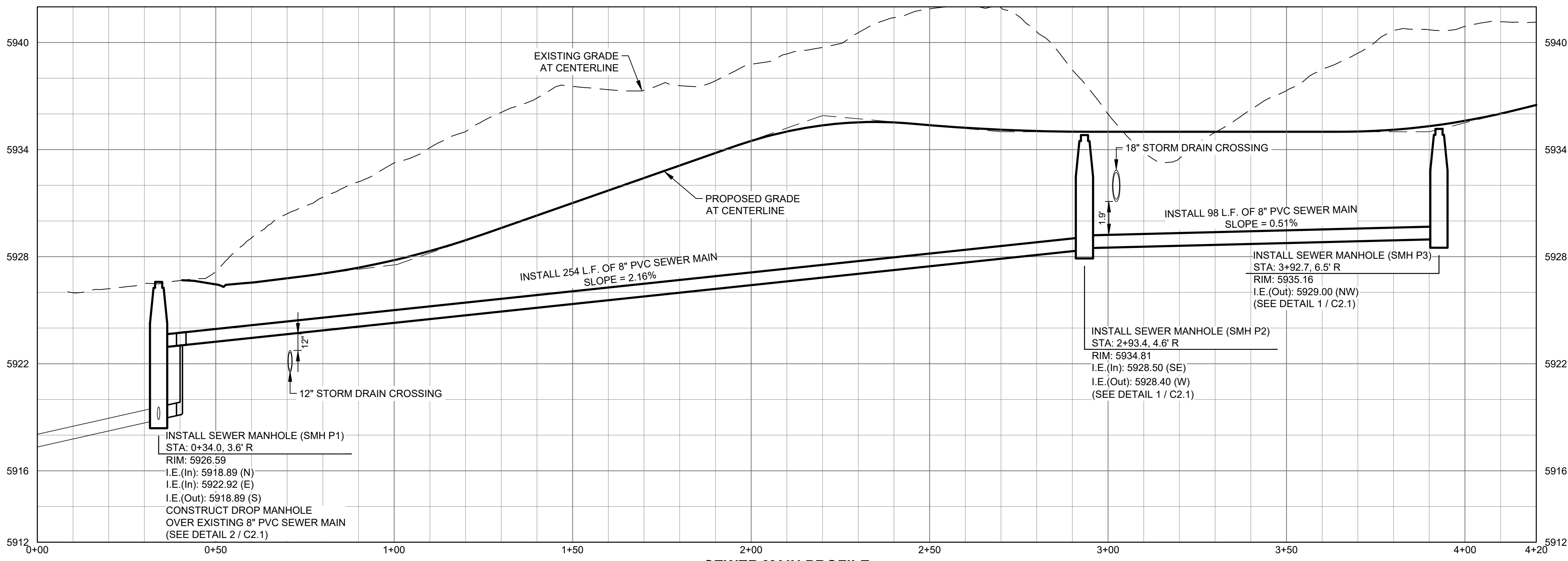
REUSE OF DRAWINGS: These drawings, or any portion thereof, shall not be used on any project or extension of this project except by agreement in writing with Galena Engineering, Inc.

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UTILITY IMPROVEMENT KEY NOTES

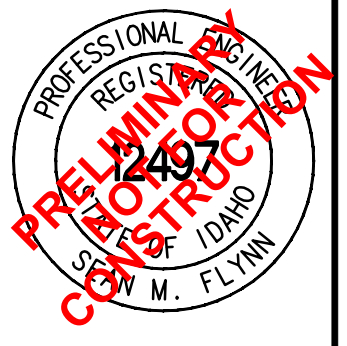
- (LF) (U01) INSTALL 6" C-900 PVC WATER LINE. SEE DETAIL 8 / C1.2 FOR TRENCHING STANDARDS AND DETAIL 2 / C2.2 FOR POTABLE AND NON-POTABLE WATER LINE SEPARATION.
- (U02) POINT OF WATER MAIN CONNECTION. INSTALL 6" STAINLESS STEEL TAPPING SADDLE W/ THRUST BLOCKS. SEE DETAIL 1 / C2.2.
- (U03) INSTALL 6" D.I. FITTING WITH THRUST BLOCK. SEE DETAIL 1 / C2.2.
 - a. 45° BEND
 - b. 90° BEND
- (U04) INSTALL BLOW-OFF HYDRANT. SEE DETAIL 3 / C2.2.
- (U05) INSTALL CITY OF KETCHUM STANDARD WATER SERVICE. SEE DETAIL 8 / C1.2 FOR TRENCHING STANDARDS AND DETAIL 2 / C2.2 FOR POTABLE AND NON-POTABLE WATER LINE SEPARATION.
- (U06) INSTALL CITY OF KETCHUM STANDARD SEWER SERVICE.



GENERAL NOTE:

- SEE SHEET C0.1 FOR GENERAL CONSTRUCTION NOTES AND LEGEND.

UTILITY PLAN AND SEWER PROFILE SHEET
128 SADDLE ROAD TOWNHOUSES
 LOCATED WITHIN SECTION 7, T.4 N., R.18 E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO
 PREPARED FOR 128 SADDLE ROAD LLC / ROBERT PARKER



CT DESIGNED BY _____
 CT DRAWN BY _____
 SMF CHECKED BY _____

GALENA ENGINEERING, INC.
 Civil Engineers & Land Surveyors
 317 N. River Street
 KETCHUM, Idaho 83333
 (208) 768-1705
 email: galena@galena-engineering.com

NO.	DATE	BY	REVISIONS

C2.0

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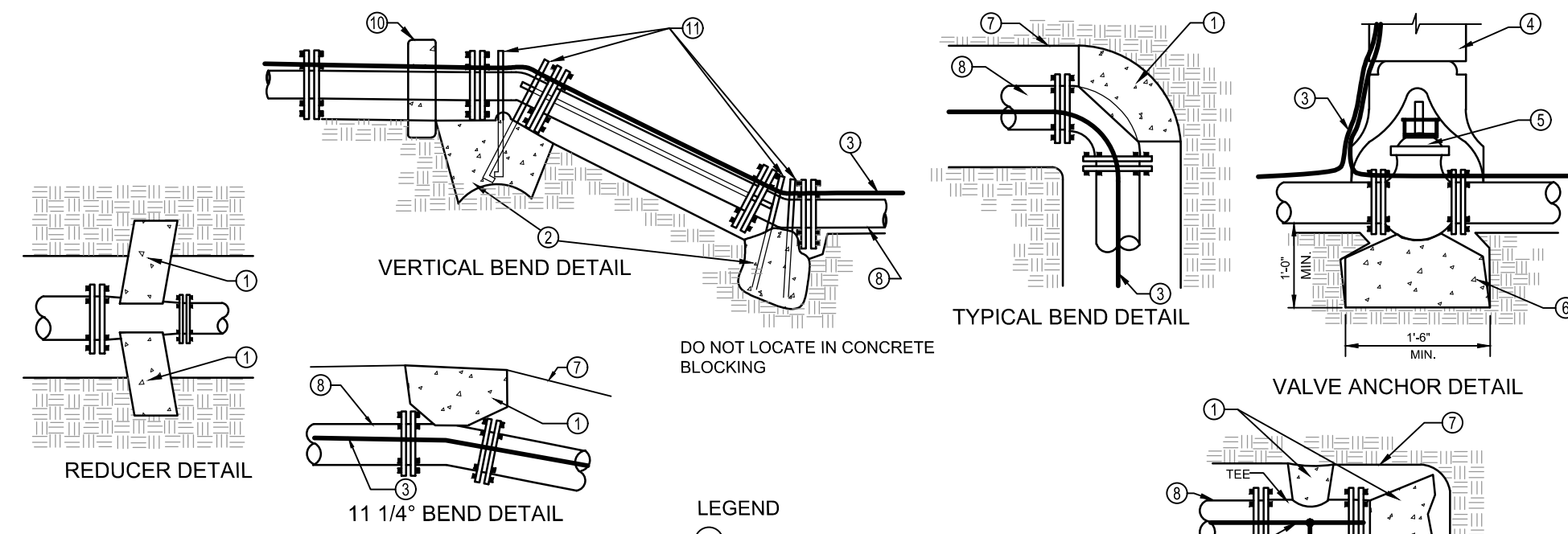


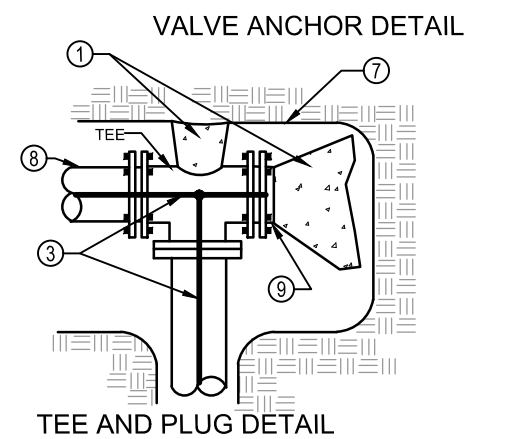
TABLE 1
THRUST AREA FOR HORIZONTAL BENDS***

PIPE SIZE	MINIMUM SQUARE FEET OF THRUST AREA ONTO UNDISTURBED EARTH*			
	TEE, PLUG OF VALVE	90° BEND**	45° BEND	22.5°, 11.25° BENDS OR REDUCER
3"	0.8	1.1	0.6	0.3
4"	1.4	2.0	1.1	0.6
6"	3.2	4.5	2.4	1.2
8"	5.7	8.0	4.3	2.2
10"	8.8	12.5	6.8	3.4
12"	12.7	18.0	9.7	5.0
14"	17.3	24.5	13.3	6.8
16"	22.6	32.0	17.3	8.8
18"	28.6	40.5	21.9	11.2

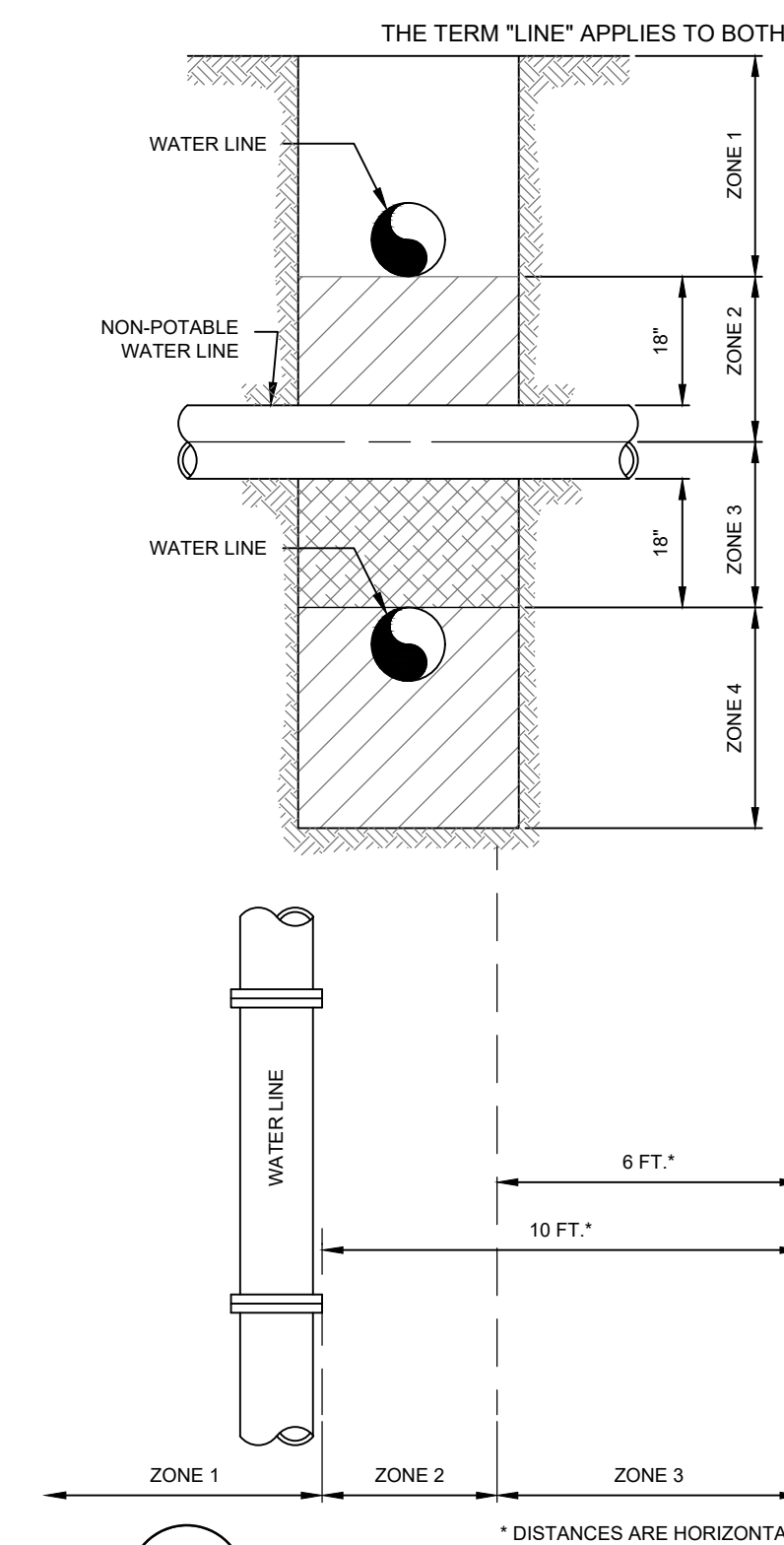
* MUST BE INCREASED BASED ON DIFFERENT CONDITIONS (HIGHER WORKING PRESSURE OR LOWER SOIL BEARING STRENGTH).
 ** OR TEE ACTING AS A 90° BEND
 *** THRUST BLOCK DEPTH TO BE A MINIMUM OF 12" FOR PIPE SIZES 3" - 4" AND 18" FOR PIPE SIZES 10" - 18" OR THE SQUARE ROOT OF THE REQUIRED BEARING AREA, WHICHEVER IS GREATER.

- LEGEND
- FOR HORIZONTAL PIPE BENDS, BEARING THRUST BLOCKS MUST PROVIDE 2500 PSI CONCRETE POURED AGAINST UNDISTURBED EARTH PER TABLE 1.
 - FOR VERTICAL PIPE BENDS, GRAVITY THRUST BLOCKS MUST PROVIDE A VOLUME OF CONCRETE POURED AGAINST UNDISTURBED EARTH WHICH IS SIZED FOR EXPECTED FORCES WITH A MINIMUM 1.5 FACTOR OF SAFETY.
 - NO. 12 COPPER FINDER WIRE, SEE SD-514 FOR SPLICING.
 - C.I. VALVE BOX WITH COVER.
 - C.I. GATE VALVE (M.J.).
 - PRECAST BLOCK FOR CUT IN TEE AND VALVE OR CAST IN PLACE WITH 2-1/2" MIN REBAR.
 - TRENCH SIDE.
 - PIPE.
 - PLUG.
 - HAMMERHEAD THRUST BLOCKING.
 - ANCHOR BARS (1/2" MIN)

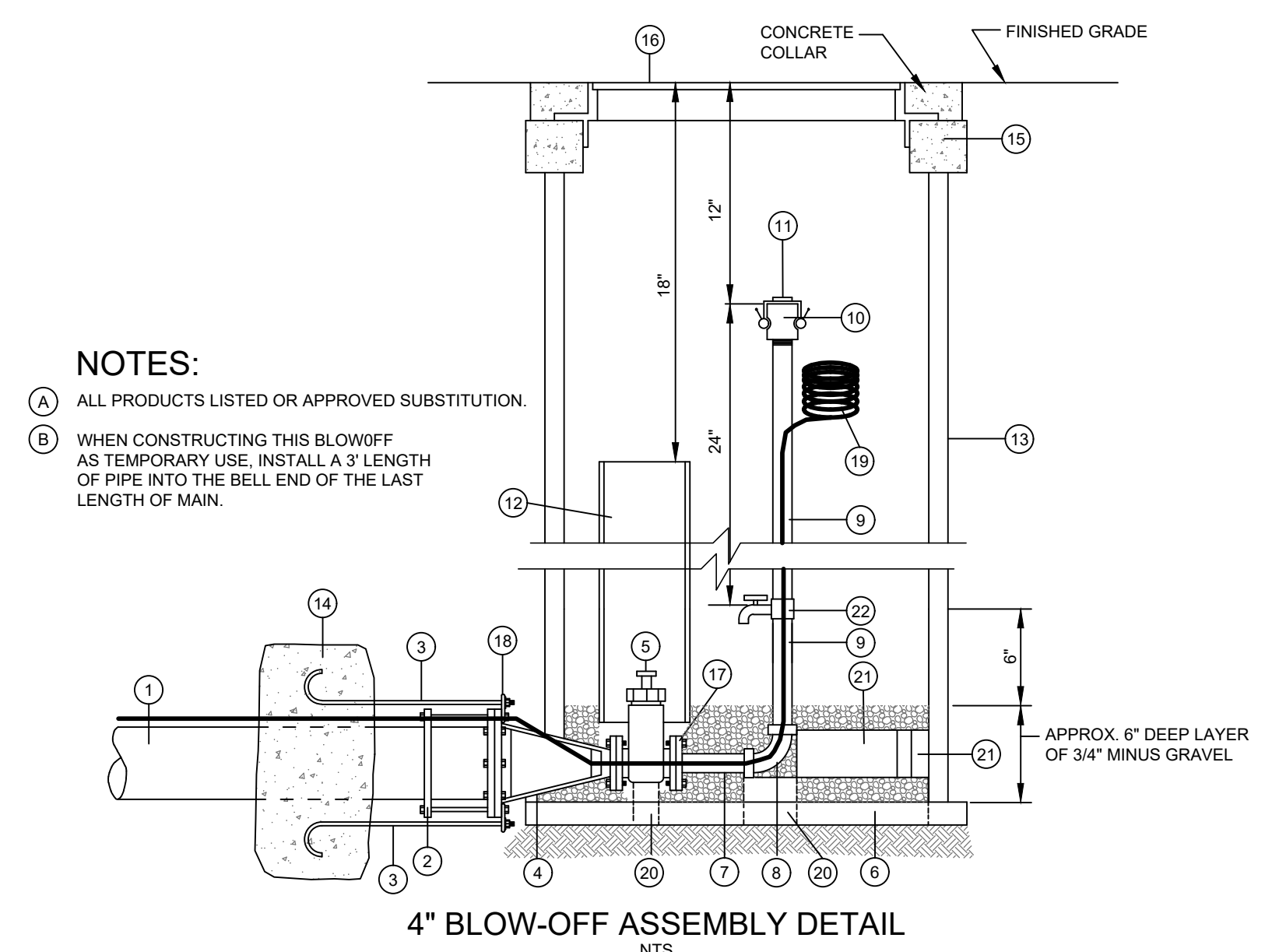
1 C2.2 THRUST BLOCK AND ANCHOR DETAILS
N.T.S.



- TEE AND PLUG DETAIL
- NOTES:
- ANCHOR ALL VALVES CONNECTED TO P.V.C. PIPE AS SHOWN.
 - COVER BOLTS AND FLANGES WITH PLASTIC TO PROTECT FROM CONCRETE ADHERENCE DURING CONSTRUCTION OF THRUST BLOCKS.
 - SEE CHART FOR MIN THRUST BLOCKS BEARING AREAS.
 - ALL CONCRETE TO BE 2500 P.S.I. STRENGTH POURED AGAINST UNDISTURBED EARTH.
 - PROVIDE 6 MIL POLYPROPYLENE BETWEEN FITTINGS AND CONCRETE.
 - NOTIFY ENGINEER FOR ANY CONDITION OR PIPE SIZE NOT INDICATED.
 - ALL BLOCKS TO BE CENTERED AROUND PIPE SPRING LINE.



2 C2.2 POTABLE AND NON-POTABLE WATER LINE (NPWL) SEPARATION
N.T.S.

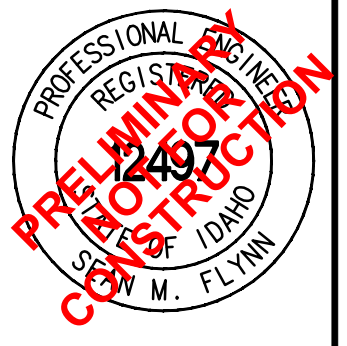


- NOTES:
- ALL PRODUCTS LISTED OR APPROVED SUBSTITUTION.
 - WHEN CONSTRUCTING THIS BLOWOFF AS TEMPORARY USE, INSTALL A 3' LENGTH OF PIPE INTO THE BELL END OF THE LAST LENGTH OF MAIN.

- LEGEND
- WATER MAIN (SIZE VARIES) BELL END REQUIRED FOR TEMPORARY INSTALLATION WITH 18" PIPE SECTION.
 - UNI-FLANGE RETAINER SERIES 1300 FOR PVC PIPE.
 - 3/4" RODS 2 REQUIRED ON 6" AND SMALLER, 3/4" RODS 4 REQUIRED ON 8" AND LARGER.
 - MAIN SIZE MJ X 4" REDUCER, IF 4" MAIN, GATE VALVE TO BE MJ X FLANGE.
 - 4" GATE VALVE RESILIENT WEDGE FLANGE X FLANGE.
 - PRE-CAST GRADE 2" RING USED TO SUPPORT CMP (X35" O.D.) CONCRETE.
 - 4" X 6" THREADED GALVANIZED NIPPLE.
 - 4" THREADED GALVANIZED 90° ELBOW.
 - 4" THREADED GALVANIZED PIPE.
 - 4" THREADED X ALUM. KAM-LOCK QUICK COUPLING MALE ADAPTER.
 - KAM-LOCK CAP.
 - PLASTIC VALVE BOX BOTTOM SECTION.
 - 30" CMP CUT TO FIELD LENGTH.
 - HAMMERHEAD THRUST BLOCK 10.3 SQ. FT.
 - 4" X 35" O.D. PRE-CAST CONCRETE GRADE RING MIN. 1-4" GRADE RING, MAX. 1-4" GRADE RING AND 1-2" GRADE RING (OTHERWISE CMP EXTENSION AND CMP BAND).
 - WATER MANHOLE RING AND LID.
 - 4" COMPANION FLANGE CAP TAPPED 4" F.I.P.
 - EYE-BOLTS.
 - LOCATOR WIRE LONG ENOUGH TO BE PULLED UP AND OUT TO ABOVE GROUND LEVEL, SEE SD 514 FOR SPLICING.
 - PRE-CAST CONCRETE BLOCKS.
 - PRE-CAST CONCRETE BLOCKS WEDGED IN PLACE, FILL VOID BETWEEN TILE AND BLOCKS.
 - 1/4" DRAIN VALVE WITH SADDLE (1/4 TURN TO OPEN).

3 C2.2 4" BLOW-OFF ASSEMBLY DETAIL (ISPMC SD-405)
N.T.S.

UTILITY DETAILS SHEET
 128 SADDLE ROAD TOWNHOUSES
 LOCATED WITHIN SECTION 7, T.4N., R.18E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO
 PREPARED FOR 128 SADDLE ROAD LLC / ROBERT PARKER



CT DESIGNED BY
 CT DRAWN BY
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GALENA
 ENGINEERING, INC.
 Civil Engineers & Land Surveyors
 317 N. River Street
 KETCHUM, Idaho 83333
 (208) 768-1705
 email: galena@galena-engineering.com

PURPOSE:	NO.	DATE	BY	REVISIONS

**DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR SADDLE ROAD RESIDENCES**

THIS DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS is made this _____ day of _____, 2021, by 128 Saddle Road, LLC, an Idaho limited liability company ("Declarant").

RECITALS

THIS DECLARATION IS MADE in contemplation and furtherance of the following:

A. Declarant is the owner of certain real property in the City of Ketchum, Blaine County, Idaho, known as SADDLE ROAD RESIDENCES, according to the official plat thereof, recorded in the records of Blaine County, Idaho.

B. Consistent with all applicable ordinances of the City of Ketchum, and the Covenants, Conditions and Restrictions herein provided for, Declarant intends to develop and construct four (4) Townhome Sublots, Townhome Units, and related Common Areas on the property contained within Saddle Road Residences, in such phases and at such times as Declarant determines.

DECLARATION

Declarant hereby declares that all of the property within Saddle Road Residences, including all Townhome Sublots, Townhome Units, and Common Areas now or hereafter situated therein, and all improvements constructed and installed thereon, shall be held, conveyed, encumbered, leased, and used subject to the covenants, conditions, restrictions and equitable servitudes hereinafter set forth, all of which shall run with title to said real property and be binding upon, and benefit, all parties presently owning, or hereafter acquiring any right, title or interest therein, or to any part thereof.

**ARTICLE I
DEFINITIONS**

Unless the context otherwise specifies or requires, the following words and phrases when used herein shall have the following meaning:

Section 1.1 "Articles" shall mean and refer to the Articles of Incorporation of the Association, as the same may be amended from time to time.

Section 1.2 "Assessments" shall mean all annual and special assessments described in Article VI.

Section 1.3 "Association" shall mean and refer to Saddle Road Residences Owners Association, Inc., a non-profit corporation organized under the laws of the State of Idaho, its successors and assigns.

Section 1.4 "Board of Directors" shall mean and refer to the Board of Directors of the Association, as provided for and governed by the Articles and Bylaws.

Section 1.5 "Bylaws" shall mean and refer to the Bylaws duly adopted for the Association, as the same may be amended from time to time.

Section 1.6 "Common Area" shall mean all property so designated on the official subdivision plat for the townhome subdivision under the purview of this Declaration, and all other real property hereafter owned or leased by the Association for such common purposes, or in which the Association acquires a license or an easement.

Section 1.7 "Design Review Committee" shall mean the committee which may, at the discretion of the Board, be created pursuant to Article VII hereof, and may be hereinafter referred to as the "DRC."

Section 1.8 "Improvement" shall mean and refer to all Townhome Units, other structures and landscaping proposed for, or constructed or installed on, any Sublot or Common Area, and all subsequent additions and exterior alterations thereto.

Section 1.9 "Member" shall mean a member of the Association, who shall be an Owner of a Sublot and shall qualify for membership in the Association in the manner set forth in the Articles, Bylaws and Article V hereof. There shall be only one (1) membership in the Association for each Sublot.

Section 1.10 "Owner" shall mean and refer to the record owner, whether one or more persons or entities, of a fee simple title to any Sublot; provided, however, that the term "Owner" shall not include those having only a security interest in an Sublot through a lien, encumbrance, deed of trust, mortgage, or other similar security instrument.

Section 1.11 "Plat" shall mean and refer to the official recorded final plat of Saddle Road Residences.

Section 1.12 "Subdivision" or Townhome Subdivision" shall mean and refer to Saddle Road Residences.

Section 1.13 “Sublots,” “Townhome Sublots” or “Townhouse Sublots” shall interchangeably mean and refer to Sublots shown on the official plat the Subdivision, expressly including all four (4) sublots shown on the Plat of Saddle Road Residences.

Section 1.14 “Townhome” or “Townhome Unit” shall interchangeably mean and refer to a single-family townhome or townhouse residential unit, as defined in the subdivision ordinance and zoning ordinance of the City of Ketchum, which is constructed and maintained on a Sublot, and is subject to this Declaration.

ARTICLE II PROJECT DEVELOPMENT

Section 2.1 Declarant Construction Activities. The covenants, conditions and restrictions contained herein shall not apply to normal construction activities during the completion of Common Area improvements, or to the construction of Townhomes and related Improvements by the Declarant, its assignees and successors, employees or contractors, upon any Sublot or Common Area, provided that such Townhomes and other Improvements have, prior to the commencement of construction, received the approval of the City of Ketchum. Further, no such construction activity shall be deemed to constitute a nuisance or violation of this Declaration by reason of noise, dust, presence of vehicles or construction machinery, erection of temporary construction structures, posting of signs or similar activities, provided that such construction is pursued to completion with reasonable diligence; conforms to usual construction practices in the area; and complies with all provisions of the Ketchum City Code regulating construction activities.

Section 2.2 Project Development. Declarant, or its successor or assigns, shall construct, or cause to be constructed a Townhome on each Sublot, and all Common Area Improvements, pursuant to plans and specifications approved by the City of Ketchum, Idaho. Such construction may be completed in such phases and at such times as Declarant, its assignees or successors, determines.

ARTICLE III GENERAL RESTRICTIONS AND PROVISIONS

Section 3.1 Residential Purposes. Each Sublot shall be restricted exclusively to a single-family Townhome residence, landscaping, accessory uses and Improvements. No modular home, manufactured home, trailer, mobile home, camper, motorhome, recreational vehicle, tent, shack, carport, garage or other similar vehicle, structure or improvement shall be used as a residence,

either temporarily or permanently, on any Sublot. Each Townhome shall include garaged parking for two (2) automobiles. All Sublots, and the Townhomes, landscaping and Improvements thereon, shall be kept and maintained in good condition and repair at all times.

Section 3.2 DRC Approval. All Townhomes and other Improvements and landscape constructed, erected or installed on any Sublot or Common Area, and all subsequent modifications, removals, extensions and expansions thereof, and all exterior alterations, attachments, accessories and appurtenances thereto, shall be consistent with the provisions of this Declaration, and shall not be undertaken, commenced, constructed or installed without the prior written approval of the DRC, unless expressly exempted from such approval by the terms of this Declaration.

Section 3.3 Construction Site. Anything contained herein to the contrary notwithstanding, it shall be permissible for the Declarant, during any period of construction of a Townhome on any Sublot, to maintain upon said Sublot such facilities as may be reasonably required, convenient or incidental to construction or sales activities, including, without limitation, construction equipment, materials storage area, temporary construction shed or trailer, or Townhome sales office.

Section 3.4 Routine Exterior Townhome Maintenance. In accordance with, and subject to the provisions of Section 5.7 and Article VII, the Association shall keep the exterior of the Townhome, and the landscaping and improvements on the Sublot on which the Townhome is situated, in good condition and repair. Without limiting the foregoing, Association shall, as necessary, repair, replace, repaint and otherwise keep in excellent condition all landscaping and exterior Townhome surfaces, including siding and trim; roofing element and materials; patios and decks; and exterior windows. It is the intent of this provision that each Townhome and Sublot be at all times maintained at a level which is consistent with the condition of other Townhomes within the Subdivision. Notwithstanding the foregoing, in the event that the need for maintenance or repair of a Townhome is caused through or by the negligent or willful act or omission of a Townhome Unit Owner or Occupant, then the expenses incurred by the Association for such maintenance or repair shall be a personal obligation of such Townhome Unit Owner; and, if the Townhome Unit Owner fails to repay the expenses incurred by the Association within fifteen (15) days after notice to the Townhome Unit Owner of the amount owed, then the failure to so repay shall be a default by the Townhome Unit Owner, and such expenses shall automatically become a default Assessment determined and levied against such Townhome Unit, enforceable by the Association in accordance with this Declaration.

Section 3.5 Animals and Pets. No animals of any kind shall be raised, bred or kept in or on any Townhome or Sublot, except dogs, cats, or similar

household pets which are not kept, bred or maintained for any commercial purpose, do not endanger the health of other residents, are not allowed off the Sublot of the pet's owner except when leashed or under someone's direct control, and do not, in the sole determination of the Association, unreasonably disturb the occupants of any other Townhome, or otherwise constitute a nuisance.

Section 3.6 Signs and Business Activities. No advertising signs, billboards, commercial equipment, materials or supplies shall be erected, placed or permitted to remain on any Sublot or Common Area; provided, however, that this provision shall not prohibit the Declarant from erecting and maintaining temporary "for sale" signage while the Declarant still has Sublots and Townhomes for sale, nor shall it preclude the erection and maintenance of any directional or monument signs within the signage easements shown on the Plat or referenced in the Plat notes. All non-Declarant owned Townhomes are prohibited from placing any signage on the Property.

Section 3.7 Service Facilities. Storage of all garbage cans, recycling bins, lawn or landscape maintenance equipment and similar items shall be enclosed within garages to conceal them from the view of neighboring Sublots and streets.

Section 3.8 Nuisances. No nuisances, as determined by the Association or as defined in the ordinances of the City of Ketchum, shall be allowed to occur or exist on any Sublot. Without limiting the foregoing, no rubbish, waste or debris shall be stored or accumulated on any Sublot, nor shall any noise, odor or conduct be permitted to emanate from or occur on any Sublot which is unreasonably offensive or detrimental to any other Sublots, or its occupants; including but not limited to barking, loud music and power tools.

Section 3.9 Hazardous Activities. No activities shall be conducted, and no improvements shall be constructed, on any Townhome, Sublot or Common Area which are illegal or might be unsafe or hazardous to any person or property. Without limiting the foregoing, no fireworks or firearms shall be discharged upon any Townhome, Sublot or Common Area and no open fires shall be permitted; provided, however, that fires are allowed within individual outdoor gas fire pits.

Section 3.10 Vehicle and Equipment Parking & Storage. Unless contained within a permitted and conforming to the provision of this Declaration garage, structure or screened area, no unsightly vehicles or equipment or equipment shall be stored, parked or otherwise permitted to remain on any Sublot for any period exceeding 24 hours, including, without limitation, trailers, campers, motorhomes, boats, jet skis, all-terrain vehicles, golf carts, snowmobiles, tractors, inoperable vehicles or equipment.

Section 3.11 Utilities. All utility service lines shall be underground, and shall conform to applicable code requirements. Approval of the DRC prior to installation shall not be required. Television satellite dishes are not considered Utilities and require approval from DRC.

Section 3.12 Subdivision. Except as expressly provided for in Section 5.7 of this Declaration, platted Sublots and Common Area shall not be further subdivided, and no portion of any Sublot may be sold separately from the rest of that Sublot.

Section 3.13 Drainage. There shall be no interference with established drainage patterns or platted drainage easements over any Sublot unless adequate provision is made for alternative drainage and is approved by the beneficiary of such easement and by the DRC. No structure, fence, planting, fill or other materials shall be placed or permitted to remain which may obstruct or retard the flow of water through established drainage channels.

Section 3.14. Plat. All development proposed for a Sublot and/or Common Area shall be in compliance with the official, recorded Plat for the Subdivision, including all Plat notes.

Section 3.15 Snow Storage Easements. Every Owner, by accepting a deed to the Sublot, is deemed to grant unto the Association an easement over all portions of said Sublot not improved with a building, structure or driveway, exclusively for the purpose of permitting the temporary deposit thereon of snow removed from Common Areas and Sublots by the Association or its contractors and employees.

Section 3.16 Landscape Preservation. Without approval of the Board of Directors, no trees shall be removed or replaced within any Sublot or Common Areas; provided, however, that should any Owner petition the Board of Directors for the removal of any trees or shrubs in the Common Area which unreasonably impair significant view corridors from the petitioner's Unit, the Board shall consider the petition and cause removal of the subject trees and shrubs if necessary.

ARTICLE IV COMMON AREA

Section 4.1 Conveyance to the Association. For this subdivision, the Declarant, its successors or assigns, at their sole cost and expense, shall landscape, improve, or make appropriate provision for such landscaping improvement of, the Common Area situated therein in a manner consistent with the Plat and development plans therefore which have been approved by the City of Ketchum, and shall thereafter deed the same to the Association, and the

Association shall accept title to the same, at no cost to it, subject only to encumbrances of record. Common Area improvements, and its conveyance to the Association, may be completed by the Declarant in phases, consistent with development of the Townhomes.

Section 4.2 Enjoyment of Common Area. Subject to the exclusive rights and obligations of the Association to manage it, as set forth in Article V, each Owner shall have a non-exclusive right to use and enjoy, in common with all other Owners, any Common Area owned by the Association, and such right shall be appurtenant to and pass with the title to each Sublot.

ARTICLE V THE ASSOCIATION

Section 5.1 Establishment. The Association shall be incorporated under the laws of the State of Idaho as a non-profit membership corporation as Saddle Road Residences Homeowners Association, Inc. All references herein to the Association shall be to said corporation.

Section 5.2 Articles and Bylaws. Declarant shall adopt initial Articles of Incorporation for the Association, and will propose initial Bylaws for adoption by the Board of Directors of the Association to provide for the administration and governance of the Association, and for other purposes not inconsistent with this Declaration. In the event of conflict between this Declaration and Articles and Bylaws of the Association, the provisions of this Declaration shall prevail.

Section 5.3 Board of Directors. The Association shall be managed by a Board of Directors all of whom shall be Members of the Association. Their number, and the manner by which they are to be elected and function, shall be set forth in the Bylaws of the Association.

Section 5.4 Membership. Every Owner shall be entitled and required to be a Member of the Association. If title to a Sublot is held by more than one person or entity, the membership related to that Sublot shall be shared by all such persons or entities in the same proportionate interest and by the same type of tenancy in which title to the Sublot is held. An Owner shall be entitled to one membership for each Sublot owned by that Owner. No person or entity other than an Owner may be a member of the Association.

Section 5.5 Voting Rights. The Association shall have two (2) classes of membership, as follows:

- A. Class A Members shall be all Owners except the Declarant, and each Class A Member shall be entitled to one (1) vote for each Sublot owned. When more than one person holds an interest in

any Sublot, all such persons shall be Members, but the vote appurtenant to the Sublot owned by them shall be exercised as the joint Owners may decide among themselves, but in no event shall more than one (1) vote be cast with respect to any Sublot.

- B. Class B Member shall be limited to the Declarant and its assignees, if any designated as provided for herein, who shall be entitled to four (4) votes for each Sublot owned by them from the date each such Sublot was initially created by recordation of the Subdivision until sold to another Owner, after which the membership appurtenant to that Sublot shall become a Class A membership in the name of the Buyer.
- C. Unless otherwise provided herein, or in the Articles of Incorporation or Bylaws of the Association, decisions of the Association to be made by a vote of the Members shall be determined by a simple majority of the votes cast by Members voting, in person or by proxy, at a duly constituted meeting of the Members at which a quorum of Members representing at least fifty percent (50%) of the total authorized votes of all Members is present.

Section 5.6 Cumulative Voting. In any election of the members of the Board of Directors, each Member entitled to vote at such election shall have the right to cumulative voting for each director to be elected, and to thereby give one candidate, or divide among any number of the candidates, the number of votes equal to the total number of votes to which that Member is entitled to vote for all Directors to be elected. The candidates receiving the highest number of votes, up to the number of Directors to be elected, shall be deemed elected.

Section 5.7 Management of the Sublots and Common Area. The Association shall be responsible for exclusive management of the Common Area owned by it, consistent with the rights of the Owners to use and enjoy said Common Area set forth in Article IV and may assert exclusive management of the exterior of Improvements on Sublots. Without limitation, the Association's management of Common Area and of the exterior of Improvements on Sublots shall include the following rights and obligations:

- A. The Common Area, and all Improvements situated thereon, shall be kept by the Association in good condition and repair, reasonably free from debris and obstructions.
- B. The Paver and Hydronic Heating System as identified on the Plat as the Paver and Hydronic Heating Maintenance Easement shall be kept by the Association in good condition, operation and repair.

- C. Once the initial landscaping for the Common Area and each Sublot, including an appropriate irrigation system, has been completed by the Declarant, the Association shall, without further approval from the DRC, maintain, repair or replace, as necessary, plantings, landscape elements and the irrigation systems, unless such work changes the essential character or scope of the landscaping, and includes additional impacts on any other Sublots, including impacts on view corridors, in which case such work shall first be required to receive DRC approval prior to commencement. All landscaping shall at all times be properly maintained and irrigated.
- D. The Association shall be responsible for the removal of accumulated snow, in a timely manner as necessary following snowfall events, from all access roads, driveways, parking areas, Townhome accesses, sidewalks and improved pathways within the Subdivision, including Common Areas and Sublots.
- E. Unless otherwise agreed to in writing by the Board of Directors of the Association, all landscaping in the Common Area and on Sublots, including the planting, watering, replacement and maintenance of lawns, shrubs, trees, flowers and other vegetation and landscaping features and facilities, shall be within the sole responsibility and jurisdiction of the Association, the costs and expense of which shall be included by the Association in the calculation of its annual and/or special assessments.
- F. Unless otherwise agreed to in writing by the Board of Directors or otherwise provided in this Declaration, the Association may from time to time assert exclusive control over and responsibility for the exterior maintenance and repair of Improvements within Sublots, including painting, the cost and expense of which shall be included by the Association in the calculation of its annual and/or special assessments.
- G. The Association shall keep the Common Area and its Improvements fully insured as provided for in Article VIII.
- H. The Association shall pay, when due, and not permit to become delinquent, all real property taxes and assessments levied against the Common Area for the period commencing on the date title to the Common Area is conveyed to the Association, and continuing thereafter for so long as it remains in the ownership of the Association.
- I. The Association may, from time to time, further modify, improve or equip the Common Area for the benefit of the Owners, and make

such assessments or borrow such funds therefore as it deems necessary or appropriate, subject to the provisions and limitations set forth herein.

- J. The Association shall have the right to charge or assess reasonable user fees or assessments which may become necessary to defray costs incurred or to be incurred by the Association for improvement, operation or maintenance of any Common Area owned or hereafter acquired by the Association.
- K. The Association shall have the right to dedicate or transfer all or any part of the Common Area, or any interest therein, to any person, entity, public agency, authority or utility for such purposes and subject to such conditions as the Board of Directors of the Association may deem appropriate. Notwithstanding the foregoing, no conveyance of any portion of the Common Area in excess of 3,000 square feet shall be authorized or completed by the Association without the prior affirmative vote of not less than three-quarters of the total authorized votes of all Members, nor shall the Association be entitled to re-subdivide any portion of the Common Area for the purpose of establishing any additional Sublots or development parcels without the prior written consent of all members.

Section 5.8 Service Contracts and Personnel. To properly manage its business affairs the Association may enter into service contracts and/or employ personnel as it deems necessary and appropriate. Without limitation, the Association may retain necessary general management services, legal and accounting services, Common Area maintenance and repair services, and professional services as necessary for the DRC to adequately review plans and specifications presented to it for approval, and to assure that all development complies with approved plans, including architectural and engineering reviews and compliance monitoring. The Association may also contract with others to furnish required services for the Common Area, including utilities, snow removal, trash collection, landscaping, public liability insurance and casualty insurance.

Section 5.9 Rules and Regulations. The Association may make reasonable rules and regulations governing the use of the Common Area, which rules and regulations shall be consistent with the rights and duties established in this Declaration. The Association may also take judicial action against any Owner to enforce compliance with the provisions of this Declaration, the Design Criteria, and any rule, regulation, assessment or fee duly promulgated or levied by it.

Section 5.10 Implied Rights. The Association may exercise any other right or privilege given to the Association expressly by this Declaration or by law,

and every other right or privilege reasonably to be implied from the existence of any right or privilege given to the Association herein or reasonably necessary to effectuate any such right and privilege.

Section 5.11 Transfer of Membership. The membership in the Association of each Owner, including Declarant, shall be appurtenant to the Sublot giving rise to such membership, and shall not be transferred in any way except upon the transfer of title to the Sublot, and then only to the transferee of title to the Sublot. Any attempt to make a prohibited transfer shall be void and any transfer of title to a Sublot shall operate automatically to transfer the membership in the Association to the new Owner thereof.

Section 5.12 Books and Records. The Board shall cause to be kept complete, detailed and accurate books and records of the receipts and expenditures of the Association, in a form which complies with generally accepted accounting principles. The Board or a majority of the Owners may at any time require an audit prepared by an independent, certified public accountant, which shall be paid for by the Association.

Section 5.13 Inspection of Association Documents, Books and Records. Upon request, the Association shall make available to the Owners, mortgagees, prospective purchasers and their prospective mortgagees, and the agents or attorneys of any of them, current copies of this Declaration, the Articles, Bylaws and other rules, books, records and financial statements of the Association, including the most recent annual financial statement, if one has been prepared. The term "available," as used herein, shall mean available for inspection upon request, during normal business hours or under other reasonable circumstances to be determined by the Board of Directors. The Association may require the requesting party to pay a reasonable charge for the reproduction of any document, book or records desired.

Section 5.14 Banking. The Association shall designate an FDIC insured commercial bank with offices in Blaine County, Idaho, as the depository for all funds collected by the Association, and for the transaction of the Association's banking activities.

ARTICLE VI ASSESSMENTS

Section 6.1 Agreement to Pay Assessments. Declarant, for each Sublot owned by the Declarant, hereby covenants, and each subsequent Owner of any Sublot, by the acceptance of a deed therefore, whether or not it be so expressed in said deed, shall be deemed to covenant and agree with each other and with the Association, to be bound by the provisions of this Declaration and to pay to the Association the assessments herein provided for. In the case of joint or co-ownerships, this liability shall be joint and several. Such assessments shall be

levied against Sublots and collected from time to time in the manner provided for in this Article VI.

Section 6.2 Annual Assessments. Annual assessments against all Sublots are hereby authorized which shall be based upon advance annual estimates of cash requirements by the Association to provide for the payment of all estimated expenses to be incurred in the ensuing twelve-month period in the conduct of the management; taxes; insurance; legal and accounting services; Common Area landscaping installation, irrigation and maintenance; Common Area utilities; repair and replacement of Common Area Improvements and equipment; a reasonable contingency reserve, surplus and/or sinking fund for Common Area capital improvements, replacements and repairs; and any costs incurred by the DRC which are not otherwise defrayed by its design review fee schedule ("Annual Assessments").

Section 6.3 Special Assessments. In addition to the annual assessments authorized hereinabove, the Association may levy at any time a special assessment payable over such a period as the Association may determine for the purpose of defraying in whole or in part the unanticipated cost of any construction, reconstruction, repair or replacement of Common Area improvements; other similarly unanticipated or emergency expenses duly incurred or to be incurred by the Association for purposes provided in this Declaration; and all other duly incurred expenses of the Association which were not or could not be adequately provided for by the annual assessment ("Special Assessments").

Section 6.4 Apportionment of Assessments. Annual and Special Assessments shall be levied and assessed among the Owners of Sublots, according to the total number of square feet of each Sublot as shown on any Plat which is encumbered by and subject to, this Declaration. Each Owner shall be assessed for each of its Sublots a fraction of the total assessments, the numerator of which fraction shall be the total square footage of said Owner's Sublot(s), and the denominator of which shall be the total square footage of all Sublots in the Subdivision subject to, and within the purview of, this Declaration.

Section 6.5 Individual Assessments. In addition to Annual and Special Assessments, should any reimbursement owed to the Association solely by an Owner pursuant to **Sections 3.4** hereof not be paid in the manner and terms set forth in said sections, the Association is hereby authorized to levy and assess against the Sublot for which reimbursement is owed, and Owner thereof, as assessment for the amount owed ("Individual Assessment").

Section 6.6 Notice of Periodic Assessments and Time for Payment. The Board of Directors of the Association shall establish an Annual Assessment for each calendar year, the exact date to be determined by its Board of Directors, and shall further establish Special Assessments and Individual Assessments

whenever circumstances in the opinion of the Board of Directors require it. Such assessments shall be payable in the manner and on the dates determined by the Board. The Board shall provide each Owner with notice specifying the amount of the assessment and the date or dates of payment of the same. No payment shall be due and payable less than thirty (30) days after said written notice has been given, and each delinquent assessment shall bear interest at the rate of Fifteen Percent (15%) per annum until paid, commencing thirty (30) days after the date it becomes due and payable. Failure of the Association to give notice of the assessment shall not affect the liability of the Owner for such assessment, but the date when payment shall become due and payable in such a case shall be deferred to a date 30 days after such notice has been given.

Section 6.7 Lien of Assessment. All sums duly assessed against any Sublot shall be secured by lien on said Sublot in favor of the Association upon recordation of a notice of assessment as herein provided. Such lien shall be superior to all other liens and encumbrances on said Sublot, with exception of: (a) valid tax and assessment liens imposed by governmental entities; (b) the lien of prior mortgages deeds of trust or other security instruments perfected and recorded in Blaine County, Idaho; and (c) valid prior labor and materialman's liens duly perfected and recorded in Blaine County, Idaho.

To create a lien for sums assessed pursuant to this Declaration, the Association shall prepare a written notice of said assessments, setting forth the amount thereof, the date due, the unpaid balance, the name of the record Owner of the Sublot and the legal description of said Sublot. Such notice shall be signed by an officer of the Association and may be recorded until there is at least a sixty (60) day delinquency in the payment of the assessment to which it relates. The priority date of the lien shall be the date of its recordation, and it may be foreclosed and enforced in the manner permitted for consensual liens by the laws of the State of Idaho. In addition to all other sums which may be due and owing for which a lien is recorded, the Owner shall be obligated to pay all costs and expenses incurred by the Association in preparing, filing, foreclosing said lien, or otherwise collecting the assessment to which it is related, including all attorney's fees. All such costs and expenses shall be deemed to be secured by the lien being foreclosed.

Section 6.8 Personal Obligation of Owner. The amount of any assessment against any Sublot shall be the personal obligation of the Owner thereof to the Association. A suit to recover a money judgment for such obligation may be maintained by the Association without foreclosure or waiver of the lien securing the same, and no Owner may avoid or diminish such personal obligation by waiving use and enjoyment of any of the Common Area, or by the sale or abandonment of the Sublot. In any action or effort to collect assessments, the Association shall be entitled to recover costs and attorney fees

reasonable incurred in pursuing or prosecuting the same, in addition to all delinquent assessments and accrued interest thereon.

Section 6.9 Personal Liability of Purchasers. Subject to the provisions of Section 6.8, the purchaser of a Sublot shall be jointly and severally liable with the seller for all unpaid assessments appurtenant thereto including any such assessments due and owing prior to said purchaser's acquisition of said Sublot, together with accrued interest thereon and, should legal action or other collection effort be instituted by the Association to collect the same, all costs and attorney fees reasonably incurred in the pursuit or prosecution of said efforts or actions.

ARTICLE VII DESIGN REVIEW

Section 7.1 Design Review and Approval. Except as expressly exempted therefrom by the provisions of this Declaration, no Townhome, Townhome expansion, exterior alteration, or other Improvement shall be constructed, installed or completed until the plans and specifications therefore have been submitted to, and approved in writing by, the Design Review Committee (hereinafter "DRC"). All plans and specifications shall be evaluated by the DRC as to (1) compliance with this Declaration and provisions of any Design Criteria which may hereafter be adopted by the DRC; (2) harmony and compatibility with the external design of other Townhomes; and (3) suitability of the location of any proposed Improvements in relation to surrounding structures, topography, view corridors and existing drainage patterns. Approval by the DRC does not obviate the necessity of receiving all applicable permits and approvals from the City of Ketchum for any such proposed expansion, exterior alteration or Improvement.

Section 7.2 Maintenance, Repairs and Alterations Without DRC Approval. All exterior maintenance, repairs and alterations must be approved by the DRC. Notwithstanding the foregoing the approval of the DRC will not be required for remodeling or renovating the interior of any Townhome, as long as such remodeling or renovation is imperceptible from the exterior, and in no way alters the configuration and architectural features of the exterior, including the size and shape of windows.

Section 7.3 Design Review Committee. The initial Design Review Committee shall consist of two (2) members, appointed by the Association's Board of Directors. Members of the DRC may, but need not be, Owners (including members of the Board), provided that, to the extent reasonably available, at least one (1) member shall be an architect licensed to practice in the State of Idaho, with experience in the design of single family townhome or condominiums in the Ketchum/Sun Valley area. Notwithstanding the foregoing, for a period of four (4) years from the date upon which the Declaration is

recorded in the records of Blaine County, all members of the DRC shall be appointed by, and serve at the pleasure of, the Declarant. Thereafter, members shall be appointed, and serve at the pleasure of, the Board of Directors of the Association. A majority of the DRC shall constitute a quorum for the transaction of business at any duly called meeting thereof, and the action of a majority present at any such meeting at which a quorum is present shall constitute the action of the DRC.

Section 7.4 Powers and Duties of the DRC. The DRC shall have the following power and duties:

- A. To require submission to the DRC of complete sets of plans and specifications for any proposed Townhome expansion, replacement, exterior alteration, or for any other proposed Improvement on any Sublot or Common Area. The DRC may also require submission of samples of materials proposed for any such project and may require such additional information as is reasonably necessary to evaluate the proposed work.
- B. To approve or disapprove any such submitted plans or specifications. All decisions of the DRC shall be submitted in writing to the applicant, and signed by all members of the DRC participating in such decision. In the event that the DRC fails to approve or disapprove any plans or specifications requested within forty-five (45) days after receiving a complete application therefore, together with all required plans or specifications and other information reasonably requested by the DRC, approval of the DRC shall conclusively be deemed to have been given.
- C. To obtain the service of architects, engineers or other professional consultants which the DRC deems necessary or appropriate to assist in the review process for any proposed Improvements.
- D. To require a fee to be set and, as necessary from time to time amended, by the DRC, in an amount reasonably calculated to defray the costs incurred in reviewing proposed development plans, including the costs incurred for the services of any professional consultants retained by the DRC to assist it in the review process and in monitoring compliance of all development with DRC approved plans and specifications.
- E. To establish the amount, and require the deposit, of a refundable fee to assure that all approved Improvements are completed in compliance with DRC approvals, and secure the repair of any Common Area infrastructure which may be damaged during the construction of any such approved Improvements.

- F. To complete the processing of all design review applications consistent with the terms and conditions set forth in this Declaration.
- G. To adopt, by majority vote, design criteria or guidelines governing the DRC design review and approval process.

Section 7.5 Development by Declarant. The provisions of this Article shall not apply to Declarant's initial construction of a Townhome on any Sublot, nor to any improvement or landscaping of the Common Area, nor to the subsequent repair, replacement or maintenance of said Common Area improvements or landscaping by the Declarant or the Association.

Section 7.6 Non-Liability for Actions. Neither the Declarant, the Board of Directors, nor the DRC, nor their respective members, successors or assigns, shall be liable in damages to anyone submitting plans to the DRC for approval, or to any Owner affected by reason of mistake in judgment, negligence of nonfeasance arising out of, or in connection with, the approval or disapproval, or failure to approve, any plans or specifications submitted to the DRC. Every Owner or other person who submits plans to the DRC for approval agrees, by submission of such plans and specifications, that he will not bring any action or suit against the Board of Directors, the DRC, or the Declarant to recover any such damages.

Section 7.7 Appeals. Any Owner may appeal a final decision of the DRC to the Board of Directors. Any such appeal must be filed in writing with the Board not more than thirty (30) days after the date of the DRC decision, and must set out with particularity the nature of the objections to the decision and the desired relief. Upon its receipt of a duly filed appeal, the Board shall consider the matter at a meeting to be held not more than forty-five (45) days thereafter. Written notice of the meeting shall be provided to the DRC and the interested Owners, granting each an opportunity to appear and be heard. At the conclusion of the appeal hearing, including any necessary continuations thereof, the Board shall adopt and provide to the interested Owners its decision to affirm the DRC decision, to affirm it with additional conditions, overturn it, or remand the matter to the DRC with specific instructions for additional consideration. If the matter is remanded, the subsequent decision of the DRC shall also be subject to appeal in the manner set forth in this section.

ARTICLE VIII INSURANCE

Section 8.1 General Requirements. Commencing not later than the time of conveyance by the Declarant of a Sublot, improved with a Townhome, to a

person other than the Declarant, the Association shall obtain, and thereafter maintain, a policy or policies of insurance, as set forth in this Article VIII, and the Board shall thereafter, no less frequently than every two (2) years, review and determine the adequacy of the Association's insurance coverage. All insurance shall be obtained from companies licensed to do business in the State of Idaho, and all insurance policies shall provide that coverage cannot be cancelled or substantially modified, including cancellation for non-payment of premiums, without at least thirty (30) days prior written notice to any and all insureds names therein.

Section 8.2 Association Insurance.

A. *Fire and Casualty Insurance.* The Association shall obtain insurance for all Improvements situated on any Sublot and on Association-owned Common Areas in such amounts, to the extent available, as shall provide for full replacement thereof in the event of damage or destruction from any casualty against which such insurance applies. Such insurance shall include fire and extended coverage, including coverage for such other risks and hazards against which the Association shall deem appropriate. Said insurance coverage shall be "blanket coverage" for all Improvements, and the Association may elect such "deductible" provisions as, in the Association's opinion, are consistent with good business practices. Such fire and casualty insurance shall be carried in a form or forms naming the Association as the insured, as trustee for the respective Townhome Owners, and shall specify the interest of each Owner (Owner's name, Townhome number or address), and shall provide a standard loss-payable clause providing for payment of insurance proceeds to the Association as trustee for said Owners, and their respective mortgagees and deed of trust beneficiaries. Any such insurance proceeds obtained by the Association shall be used exclusively in accordance with this Declaration. The Association shall furnish to each Owner a true copy of all casualty insurance policies covering its Townhome, upon request, and a certificate of insurance identifying the insured interest of the Owner. No such policies of fire and casualty insurance shall preclude any other policies of fire or casualty insurance owned and maintained by any Townhome Owner, or provides that Association policies be brought into contribution with any such insurance owned and maintain by an Owner.

B. *General Liability Insurance.* The Association shall maintain general public liability insurance insuring the Board of Directors, the Association, and Owners covering all Common Area, Sublots and Townhomes. Said insurance shall cover liability of the insureds for property damage, bodily injury and death of persons arising out of the operation, maintenance and use of the Common Area, Sublots and

Townhomes, including coverage for such risks as are customarily covered with respect to multi-family residential projects of similar construction, location and use. Said insurance shall contain a combined single policy limit for property damage, personal injury and wrongful death from a single occurrence in such amount as may be deemed appropriate by the Board of Directors, but in no event less than \$2,000,000.

- C. *Workmen's Compensation Insurance.* The Association shall maintain workmen's compensation insurance to the extent necessary to comply with the applicable laws of the State of Idaho for its employees, if any.
- D. *Directors and Officers Liability Insurance.* The Association shall maintain liability insurance for all members of the Board, in an amount to be determined by the Board of Directors.
- E. *Other Insurance.* The Association shall obtain and maintain such other insurance coverage as the Board, in its sole discretion, should deem necessary or appropriate to protect insurable interests of the Association and its members.

Section 8.3 Sublot Owners' Insurance. It should be noted by each Owner, that the Association is not required by this Declaration to provide any insurance covering Improvements within a Townhome, improvements to a Townhouse Unit beyond those included in the original construction of the Unit, personal property of any type belonging to the Owner or any other person or entity which may be located on the Common Area or Sublot, or within any Townhome. Any such insurance coverage shall be the sole responsibility of each Owner, at its sole cost and expense. Further, nothing herein contained shall preclude any Owner from obtaining any other or further insurance coverage, including fire, casualty and liability insurance, covering the Owner, the Owner's Sublot and/or Townhome.

Section 8.4 Required Provisions. All insurance policies carried pursuant to the requirements of this Article VIII must provide that:

(a) each Owner is an insured person under the policy with respect to liability arising out of such Owner's interest in the Common Area or membership in the Association;

(b) the insurer waives its rights to subrogation under the policy against any Owner or member of his household;

(c) no act or omission by any Owner, unless acting within the scope of such Owner's authority on behalf of the Association, will void the policy or be a condition to recovery under the policy;

(d) if, at the time of a loss under the policy, there is other insurance in the name of an Owner covering the risks covered by the policy, the Association's policy provides primary insurance;

(e) any loss covered by the policies must be adjusted with the Association;

(f) the insurance proceeds for any loss shall be payable to an insurance trustee designated for that purpose, or otherwise to the Association and not to any holder of a security interest; and

(g) the insurer shall issue certificates or memoranda of insurance to the Association and, upon request, to any Owner or holder of a security interest.

Section 8.5 Adjustment of Claims. The Association may adopt and establish written nondiscriminatory policies and procedures relating to the submission of claims, responsibility for deductibles, and any other matters of claims adjustment. To the extent the Association settles a property insurance claim, it shall have the authority to assess negligent Owners causing such loss or benefitting from such repair or restoration all deductibles paid by the Association. In the event more than one Unit is damaged by a loss, the Association in its reasonable discretion may assess each Owner a pro rata share of any deductible paid by the Association.

Section 8.6 Copies of Policies. A copy of each insurance policy obtained by the Association shall be made available for inspection by any Unit Owner or Eligible First Mortgagee at reasonable times.

ARTICLE IX FIRE OR CASUALTY DAMAGE

Section 9.1 Damage Assessment. Upon the occurrence of any damage to, or destruction of, any Townhome or other Sublot or Common Area Improvements resulting from any cause which is covered by the Association's fire and casualty insurance coverage, the Board of Directors shall promptly, and in all events within thirty (30) days after the occurrence of such damage or destruction, make the following determinations with respect thereto, employing such professional advice as the Board deems advisable, and make them available in writing to all Owners:

- A. The extent and nature of the damage, together with an inventory of the Townhomes and/or Improvements directly affected thereby.
- B. A reasonable estimate of the cost to repair the damage, which estimate shall, if practicable, be based upon estimates obtained from experienced contractors in Blaine County, Idaho.

- C. The estimated amount of proceeds, if any, available from the Association's fire and casualty insurance policies covering the loss or damage, and the amount of any other insurance proceeds which may be available to defer the costs of repair from any supplemental fire and casualty insurance maintained by the Owners of the affected Townhomes or Improvements.
- D. The amount, if any, by which the estimated cost of repair exceeds the expected insurance proceeds.

Section 9.2 Notice of Damage. The Board of Directors shall promptly, and in all events within thirty (30) days after the date of such insured damage or destruction, file a proof of loss statement with its fire and casualty insurance company(ies) if the loss is covered by insurance, and abide by all terms and conditions of said policy(ies), unless the Board reasonably determines it would not be in the best interest of the Association and the affected Owner or Owners to file a proof of loss. If the damage affects a material portion of any Townhome, the Board shall also send a notice to each mortgagee or deed of trust beneficiary of that Townhome.

Section 9.3 Decision to Repair. Subject to the following terms and conditions, the Board shall, without undue delay, proceed to repair or replace Townhomes or other Improvements damaged or destroyed by fire or casualties covered by the Association's insurance policies:

- A. The Board shall, as soon as possible after the damage has occurred, undertake any emergency work that it deems reasonably necessary to avoid further damage to any Townhome or Improvements within the Subdivision.
- B. The Board, not less than thirty (30) days after damages insured by the Association's fire and casualty policy have occurred with respect to any Townhome or other Sublot Improvements, promptly commence the repair thereof, applying, to the extent available and necessary, all insurance proceeds available from the Association's insurance policies and/or those policies of insurance, if any maintained by the Owner of said Townhome or Improvements. The Board shall have the authority to employ architects and engineers, advertise for bids, select contracts, and take such other action as is reasonably necessary to undertake and complete the repairs. Contracts for the repair work shall be commenced only when the Board, by means of insurance proceeds and the availability of sufficient Special Assessments, has provided for all costs to be incurred.

- C. The cost of repairing or replacing any Townhome or Improvement from insurance policies owned by the Association and/or the Owner of said Townhome or Improvement so damaged by fire or casualty, in excess of available insurance proceeds, shall be a common expense of the Association, and be subject to Special Assessments in the manner set forth in Article VI. In the event the insurance proceeds received from the Association's fire and casualty insurance policy(ies) exceed the cost of the repairs and replacements, the excess shall be distributed to the Owners in proportion to their respective obligations to pay Annual and Special Assessments.

- D. The nature and extend of said repairs or replacements shall be limited to restoring any damaged or destroyed Townhome or Improvement to substantially the same size and configuration as existed prior to the damage or destruction, in accordance with the original plans and specifications; provided, however, that modifications from those plans and specifications may, upon the request of the affected Owner, be approved by the Board of Directors subject to the following:
 - (i) Any modification must be approved by the DRC; and
 - (ii) Owner, at its sole cost and expense, agrees to be responsible for any additional costs incurred as a result of said modification.

Section 9.4 Decision Not to Repair. Notwithstanding the foregoing provisions of this Article IX, the Owner of any Townhome damaged or destroyed by fire or other casualty covered by the Association's insurance, may elect not to have the Townhome repaired or restored by presenting to the Board of Directors, within thirty (30) days after the damage or destruction has occurred, written notice of such election duly signed by the Owners of not less than eighty percent (80%) of all Sublots, including the Sublot containing any Townhome which is attached by a Party Wall shared with the damaged or destroyed Townhome. In the event the damaged Townhome is not repaired or restored, any insurance proceeds which the Association receives or is entitled to receive for such damage from the policies of fire and casualty insurance, less any expenses reasonable incurred by the Association in assessing or investigating the extent of the damage or in preparing for its repair, shall be distributed, as co-payees, to the Owner of said Townhome and all mortgagees, deed of trust beneficiaries, and other lien holders filed of record against said Townhome.

ARTICLE X
REVOCATION OR AMENDMENT

Section 10.1 Method of Revocation or Amendment. This Declaration may be amended or revoked, in part or in whole, by an instrument duly approved and adopted by not less than three-quarters of the Owners entitled to vote. The amendment or revocation shall be effective as of the date a copy of the instrument adopted, together with a certification of the vote or other action of the Owners by a duly authorized officer of the Association, is recorded in the official records of Blaine County, Idaho. Any such revocation or amendment duly adopted and recorded shall be binding upon every Owner and Sublot, whether the burdens of this Declaration are increased or decreased by any such amendment or revocation, and whether or not the Owner consents thereto. Notwithstanding the foregoing, the consent of the Declarant and any assignees of Declarant established pursuant to Section 12.3 shall be required for any proposed amendment to Sections 2.1, 3.4, 3.7, 5.5, 7.5 and 12.3 if, and to the extent that, at the time of any such proposed amendment the Declarant and/or such assignees own one or more Townhome Sublots which are subject to this Declaration.

ARTICLE XI MISCELLANEOUS

Section 11.1 Compliance. Each Owner shall comply with the provisions of this Declaration, Design Criteria, Articles of Incorporation and Bylaws of the Association, and all rules and regulations duly enacted by the Association. Failure to comply shall be grounds for an action to recover sums due for damage or injunctive relief, or both, maintainable by the Association or any Owner.

Section 11.2 Mailing Address. Each Owner shall provide the Association with such Owner's mailing address and/or email address, which address shall be used for the mailing or other service of any and all notices, assessments or communications from the Association. Any notice referred to in this section shall be deemed given by the Association when it has been deposited in the United States mail, postage prepaid, or when the email has been sent, addressed to the Owner at the given address.

Section 11.3 Transfer of Rights. Any right or interest reserved hereby to the Declarant may be transferred or assigned by the Declarant to any person or entity.

Section 11.4 Number and Gender. Whenever used herein, unless the context shall otherwise provide, the singular number shall include the plural, the plural the singular, and the use of any gender shall include all genders.

Section 11.5 Severability. In any of the provisions of this Declaration, or any clause, paragraph, sentence, phrase or word or the application thereof in any circumstance shall be invalidated, such invalidity shall not affect the validity of the

remainder of the Declaration, and the application of any such provision, paragraph, sentence, phrase or word in any other circumstance shall not be affected thereby.

Section 11.6 Prevailing Law. The provisions of this Declaration shall be construed and enforced pursuant to the laws of the State of Idaho.

DRAFT

IN WITNESS WHEREOF, the undersigned has executed this Declaration on the day and year first written above.

SADDLE ROAD RESIDENCES, LLC
an Idaho Limited Liability Company

By: _____
Its: _____

STATE OF _____)
County of _____)

)ss.

On this _____ day of _____, 2020 before me, a Notary Public, in and for said County and State, personally appeared _____, known or identified to me to be the _____ of Saddle Road Residences, LLC, the limited liability company that executed the foregoing instrument and acknowledged to me that such entity 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
Residing at: _____
My commission expires: _____

**ALTA OWNER'S POLICY OF TITLE INSURANCE
SCHEDULE A**

ISSUED BY
STEWART TITLE GUARANTY COMPANY

**Name and Address of
Title Insurance Company:**

Stewart Title Guaranty Company
P.O. Box 2029, Houston, TX 77252

File No.: 2022867

Policy No.: O-0000-339978478

Address Reference: 128 Saddle Rd., Ketchum, ID 83340
(For Company Reference Purposes Only)

Amount of Insurance:

Premium:

Date of Policy: September 18, 2020 at 9:17 am

1. Name of Insured:

Bowry, LLC

2. The estate or interest in the Land that is insured by this policy is:

Fee Simple

3. Title is vested in:

Bowry, LLC, an Idaho limited liability company

4. The Land referred to in this policy is described as follows:

Lot 2 of KNEELAND SUBDIVISION, as shown on the official plat thereof, recorded as Instrument No. 259187, Records of Blaine County, Idaho.



SCHEDULE B

File No.: 2022867

Policy No.: O-0000-339978478

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) that arise by reason of:

1. 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. Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by public record.
2. Any facts, rights, interests, or claims which are not shown by the public records, but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.
3. Easements, liens, or encumbrances, or claims thereof, which are not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortages in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. (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.
6. Any lien or right to a lien for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
7. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. Stewart makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interest that are not listed.
8. General taxes for the year 2020 and subsequent years, which are a lien not yet payable.
9. Water and Sewer charges of the City of Ketchum.
10. Ketchum rubbish charges billed by Clear Creek Disposal.
11. Notes, Easements and Restrictions, if any, as shown on the plat of Kneeland Subdivision, recorded December 26, 1984 as [Instrument No. 259187](#), records of Blaine County, Idaho.
12. Agreement Regarding Development of Property, including the terms and provisions thereof, recorded July 30, 1999 as [Instrument No. 429987](#), records of Blaine County, Idaho.



Instrument # 680344

HAILEY, BLAINE, IDAHO
03-15-2021 2:03:23 PM No. of Pages: 2
Recorded for: BLAINE COUNTY TITLE
JOLYNN DRAGE Fee: \$15.00
Ex-Officio Recorder Deputy: GWB
Electronically Recorded by Simplifile



WARRANTY DEED

FOR VALUE RECEIVED

Bowry, LLC, an Idaho limited liability company,

the Grantor, hereby grants, bargains, sells, conveys and warrants unto

128 Saddle Road, LLC, an Idaho limited liability company

the Grantee, whose current address is: PO Box 284, Sun Valley, ID 83353

the following described premises, to-wit:

Lot 2 of KNEELAND SUBDIVISION, as shown on the official plat thereof, recorded as Instrument No. 259187, Records of Blaine County, Idaho.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances except those to which this conveyance is expressly made subject to and those made, suffered or done by the Grantee; and subject to all existing patent reservations; restrictions in railroad deeds of record; easements and rights of way established and of record; protective covenants of record; zoning ordinances and applicable building codes, use restrictions, ordinances, laws and regulations of any governmental unit; general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable; and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.

Dated this 15 day of March, 2021.

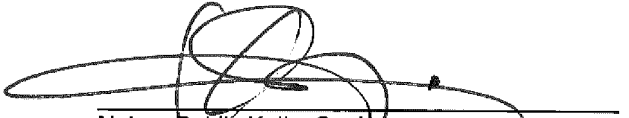
Bowry, LLC

A handwritten signature in black ink, appearing to read 'Gary Storey', written over a horizontal line.

By: Gary Storey
Its: Manager

State of Idaho
County of Blaine

This record was acknowledged before me on 15 day of March, 2021, by Gary Storey, as Manager of Bowry, LLC.


Notary Public Kathy Seal
My Commission Expires: 7.26.2023

(STAMP)



Exhibit C:
Phased Townhouse Subdivision
Agreement

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

PHASED TOWNHOUSE SUBDIVISION AGREEMENT

THIS PHASED TOWNHOUSE SUBDIVISION AGREEMENT ("Agreement") is made and entered into as of the __ day of _____ 2021, by and between the City of Ketchum, an Idaho municipal corporation ("City") and 128 Saddle Road, LLC ("Owner").

RECITALS

WHEREAS, Owner owns that certain real property located at 128 Saddle Road, Ketchum, Idaho legally described as Kneeland Subdivision, Lot 2 within the City of Ketchum, according to the official plat thereof, on file in the office of the County Recorder of Blaine County, Idaho (the "Property"); and

WHEREAS, Owner has applied for a Preliminary Plat, creating Sublots 1-4 and Parcel A- Common Parcel, within the City of Ketchum ("Preliminary Plat Property") and requested an extension to complete certain improvements and City is agreeable to certain extensions to address Owner's request.

WHEREAS, Owner has applied to construct infrastructure improvements to City standards and assume private maintenance of the improved private driveway and water main within the Preliminary Plat Property and City is agreeable to private maintenance of the improvements to address Owner's request.

AGREEMENT

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

1. Maintenance Responsibilities.

A. *Owner.*

(1) *Water Main Serving Sublots 1-4.* Owner and all successors in interest are responsible for the installation, maintenance, repair, and other costs associated with the private water main serving the Preliminary Plat

Property. The private line is from the two points of connection with the city's water main lines in Valleywood Drive and Saddle Road.

- (2) *Private Driveway.* Owner and all successors in interest are responsible for the installation, maintenance, repair, and other costs associated with the private driveway serving the Preliminary Plat Property.

B. City.

- (1) *Sewer Main Serving Sublots 1-4.* The City is responsible for the maintenance, repair and all costs associated with the public sewer main serving the Preliminary Plat Property. The public line is from the point of connection with the city's sewer main in Valleywood Drive.

2. Construction and Completion Schedule.

- A. Prior to issuance of a Certificate of Occupancy for the first townhouse unit, , each subplot shall be adequately served by both water and sewer services as generally depicted on Exhibit A, as affirmed in writing by the City. The City must approve the timing of water and sewer connections to the existing system.
- B. By June 30, 2023 or prior to obtaining Certificate of Occupancy for the first townhouse unit, the following improvements as generally depicted on Exhibit A shall be completed and/or extended to each Sublot 1-4:
 - (1) Dry utility services (power, IMG, cable, etc); and
 - (2) Residential private driveway improvements within Parcel A.
 - (3) Valleywood Drive right-of-way improvements consistent with Ketchum Municipal Code, Title 12.04.030.H.1 and current right of way standards. . Completion of right of way improvements shall occur prior to Certificate of Occupancy is issued for the first townhouse unit.
 - (4) Water and sewer mains and services serving sublots 1-4.
 - (5) The paver drive from the private residential driveway, the motor court, and fire turnaround shall be installed prior to issuance of a certificate of occupancy for the first townhouse unit.
 - (6) Bike path widening along the Saddle Road frontage as directed by the City Engineer to create a 14' wide asphalt bike path.

- C. By June 30, 2024 all townhomes on sublots 1-4 shall be completed, as evidenced by a receipt of Certificate of Occupancy for each townhouse unit.
- D. By August 31, 2024 the Final Plat for each townhouse unit shall be recorded.
3. **Sidewalk and Bike Path Improvements.** All improvements to include sidewalks, bike path and any other improvement in easements or the city right of way shall be completed prior to issuance of a certificate of occupancy for the first townhouse unit.
4. **Building Permits for Each Townhouse Unit.** Owner shall apply for individual building permits for each townhouse unit to be constructed. Each townhouse unit shall obtain a separate Certificate of Occupancy.
5. **Sublot Releases.** The City agrees to release individual Sublots for Final Plat approval by City Council provided a Certificate of Occupancy has been issued for each building should Owner comply with the above recitals.
7. **Owners' Association Assumption of Responsibilities.** Upon the recording of the final plat or the final Sublot (the forth Sublot), Owner may assign and transfer its maintenance responsibilities and obligations under this Agreement to the Saddle Road Residences Homeowner's Association, Inc.
8. **General Provisions.**
- A. ***Recitals and Construction.*** The City and Owner incorporate the above recitals into this Agreement and affirm such recitals are true and correct.
- B. ***Effective Date.*** This Agreement is effective as of the date on which the last of the City and Owner execute this Agreement. Neither party shall have any rights with respect to this Agreement until both have executed this Agreement.
- C. ***Owner Representations.*** Owner represents and warrants to City that (a) Owner holds fee simple title to the Property, and (b) no joinder or approval of another person or entity is required with respect to Owner's authority to make and execute this Amendment.
- D. ***Neutral Interpretation.*** City and Owner acknowledge they and, if they so choose, their respective counsel have reviewed this Agreement and the normal rule of construction to the effect that any ambiguities are to be resolved against the drafting party will not be employed in the interpretation of the Agreement, or any exhibits, attachments and addenda to the Agreement.
- E. ***Counterparts.*** This Agreement may be executed in multiple counterparts, each of which taken together shall constitute one and the same agreement binding upon the

parties. Signatures transmitted by facsimile or via e-mail in a “PDF” format shall have the same force and effect as original signatures on this Amendment. The Original of this Amendment shall be recorded with the Blaine County Recorder.

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

“CITY”:

CITY OF KETCHUM,
an Idaho municipal corporation

“OWNER”:

128 SADDLE ROAD LLC
an Idaho LLC

By: _____
Neil Bradshaw, Mayor

By: _____
David Hutchinson, Managing Member

ATTEST:

Jade Riley, Acting City Clerk

ACKNOWLEDGEMENT FOR CITY

STATE OF IDAHO)
) ss.
COUNTY OF BLAINE)

On this _____ day of _____, 2021, before me, the undersigned Notary Public in and for said State, personally appeared NEIL BRADSHAW, known or identified by me to be the Mayor of the City of Ketchum, Idaho, and the person who executed the foregoing instrument and acknowledged to me that he executed the same on behalf of such city.

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

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

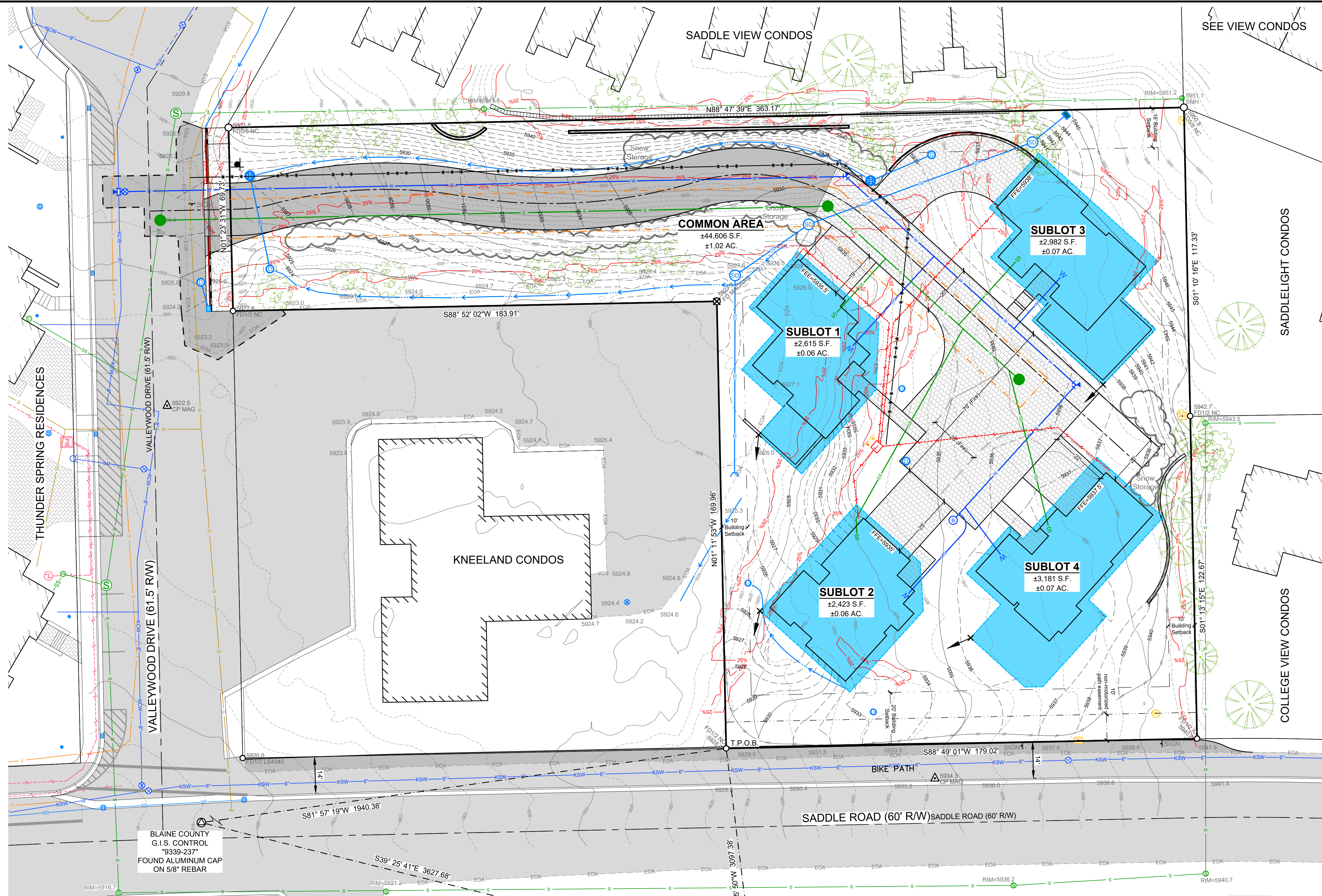
ACKNOWLEDGEMENT FOR OWNER

STATE OF _____)
) ss.
COUNTY OF _____)

On this _____ day of _____, 2021, before me, a Notary Public in and for said State, personally appeared _____, known to me to be the Managing Member of 128 Saddle Road LLC, an Idaho limited liability company, and known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same on behalf of said limited liability company.

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

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



- NOTES**
- All new utilities shall be installed underground.
 - All construction shall conform to the "City of Ketchum Standards".
 - Utility locations are approximate and locations should be verified before any excavation.
 - Property is currently zoned T (Tourist).
 - Covenant, conditions, and restrictions for townhomes, exist under Inst. No. _____, records of Blaine County, Idaho.
 - The water main on the property shall be a private line and not owned or maintained by the City of Ketchum. The sewer main will be owned and maintained by the City of Ketchum.
 - All Townhome unit owners shall have mutual reciprocal easements for existing and future water, cable tv, sewage, storm, telephone, natural gas and electrical lines over, under, and across their townhomes and sublots, outside of the foundation stemwalls, for the repair, maintenance, and replacement thereof.
 - Garage space shall not be converted to living space or uses other than parking of vehicles and household storage.
 - The townhome sublots shown hereon are considered as one (1) land lot. Coverage requirements and other bulk regulations per the City of Ketchum ordinances apply to the sublots as one parcel.
 - Property shown hereon is subject to the following exceptions per ALTA Commitment for Title Insurance by Stewart Title Guaranty Company, Countersigned by Blaine County Title, Commitment No. 1922046, dated December 20, 2019:
 - Notes, Easements and Restrictions, if any, as shown on the plat of Kneeland Subdivision, recorded December 26, 1984 as Instrument No. 259187, records of Blaine County, Idaho.
 - Agreement Regarding Development of Property, including the terms and provisions thereof, recorded July 30, 1999 as Instrument No. 429987, records of Blaine County, Idaho.
 - Refer to Sheet L1 prepared by NS Consulting for grading and drainage information.

Owner
 128 Saddle Road, L.L.C.
 P.O. Box 284
 Sun Valley, ID 83353

Address
 128 Saddle Rd., Ketchum, ID 83340

Legal Description
 Lot 2, Kneeland Subdivision, according to the official plat thereof, recorded as Inst. # 259187, Records of Blaine County, Idaho.

Architect
 Rich Childress, AIA
 Point Architects
 209 E 35th Street
 Garden City, Idaho 83714

Landscape Architect
 Nathan Schutte, LLA
 NS Consulting, PLLC
 380 E. Highway 26
 Shoshone, ID 83352

Engineer
 Sean M. Flynn, PE
 Galena Engineering, Inc.
 317 N. River Street
 Hailey, ID 83333

Surveyor
 Mark Phillips, PLS
 Galena Engineering, Inc.
 317 N. River Street
 Hailey, ID 83333

BUILDING FOOTPRINT TABLE	
SUBLOT	SQUARE FOOTAGE
1	2,615
2	2,423
3	2,982
4	3,181
TOTAL	11,201
% OF LOT	20.0%

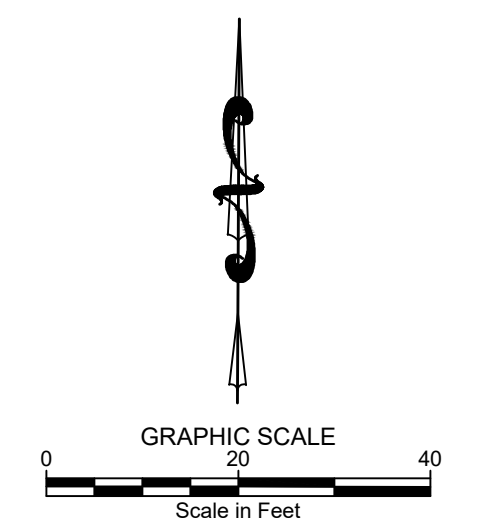
SQUARE FOOTAGE INCLUDES ROOF OVERHANGS, PATIOS, AND GARAGES.

LEGEND

EXISTING ITEMS	PROPOSED ITEMS
Property Line	Centerline of Access Driveway
Adjoiner's Lot Line	New Asphalt
Centerline	Heated Paviers
Building Setback, width as shown	Retaining Wall
Easement, width as shown	5' Contour Interval
Found Mag Nail	1" Contour Interval
FDAC = Found Aluminum Cap	Curb & Gutter
FD5/8 = Found 5/8" Rebar	Building
FD1/2 = Found 1/2" Rebar	Asphalt
5' Contour Interval	Pavers
1" Contour Interval	Rock Retaining Wall
Curb & Gutter	Conifer Tree
Building	Deciduous Tree
Asphalt	Sign
Pavers	Drainage Swale
Rock Retaining Wall	25% Slope Line
Conifer Tree	
Deciduous Tree	
Sign	
Drainage Swale	
25% Slope Line	

SUBLOT BOUNDARIES

SUBLOT 1	SUBLOT 2	SUBLOT 3	SUBLOT 4
TIE TO T.P.O.B.	TIE TO T.P.O.B.	TIE TO T.P.O.B.	TIE TO T.P.O.B.
N 05° 55' 10" E 119.86'	N 13° 48' 12" E 53.82'	N 46° 00' 16" E 199.08'	N 65° 39' 49" E 101.97'
N 41° 22' 27" E 14.01'	N 42° 10' 06" E 54.56'	N 47° 49' 54" W 36.38'	N 42° 10' 06" E 17.12'
N 47° 49' 54" W 21.23'	N 47° 49' 54" E 32.71'	N 42° 10' 06" E 7.25'	N 47° 49' 54" W 17.54'
N 41° 22' 27" E 19.51'	S 03° 50' 06" E 18.49'	N 47° 49' 54" W 27.76'	N 42° 10' 06" E 24.01'
N 47° 49' 54" W 13.53'	S 42° 10' 06" W 41.66'	N 42° 10' 06" E 13.50'	S 47° 49' 54" E 7.04'
N 41° 22' 27" E 28.01'	N 47° 53' 42" W 46.01'	N 42° 10' 06" E 28.01'	N 42° 10' 06" E 42.01'
S 48° 37' 33" E 40.96'		S 47° 49' 54" E 61.02'	S 47° 49' 54" E 33.97'
S 02° 18' 35" W 25.28'		S 42° 10' 06" W 19.52'	S 42° 10' 06" W 42.36'
S 41° 22' 27" W 42.68'		S 46° 49' 26" E 16.73'	S 47° 49' 54" E 9.32'
N 47° 49' 54" W 22.13'		S 43° 22' 09" W 28.96'	S 42° 10' 06" W 36.07'
			S 88° 49' 01" W 6.86'
			N 47° 49' 54" W 27.80'



A PRELIMINARY TOWNHOME PLAT SHOWING
128 SADDLE ROAD
 LOCATED WITHIN SECTION 7, T. 4 N., R. 18 E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO
 PREPARED FOR 128 SADDLE ROAD LLC

PRELIMINARY
NOT FOR
CONSTRUCTION

DESIGNED BY
 CT
 DRAWN BY
 SMF
 CHECKED BY

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

PURPOSE:	NO.	DATE	BY	REVISIONS

PPLAT

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