



City of Ketchum
Planning & Building

STAFF REPORT
KETCHUM PLANNING AND ZONING COMMISSION
NOVEMBER 28, 2023 MEETING

PROJECT: 490 Wood River Dr Residence

FILE NUMBER: P23-029

REPRESENTATIVE: Frazier Cavness, Presidio Vista Properties

OWNER: 450-490 Wood River LLC

REQUEST: Floodplain Development Permit for a new 10,636 square foot residence and modification of wetland areas.

LOCATION: 490 Wood River Drive (Mary's Place Subdivision Lot 4 Block 1)

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

OVERLAY: Floodplain Management Overlay

NOTICE: A public meeting notice for the project was mailed to all owners of property within 300 feet of the project site and all political subdivisions on November 8, 2023. The notice was published in the Idaho Mountain Express on November 8, 2023. A notice was posted on the project site and the city's website on November 13, 2023.

REVIEWER: Adam Crutcher, Associate Planner

EXECUTIVE SUMMARY

The applicant is proposing to construct a new 10,636 square foot residence (the "project"), located at 490 Wood River Drive (the "subject property") in the West Ketchum neighborhood. The subject property is zoned General Residential – Low Density (GR-L) in the Floodplain Management Overlay District, and the lot is currently vacant.

The project site contains wetlands in the form of manmade ponds, drainage channels, and riparian woodlands, all of which are proposed to be modified for the proposed residence. The pond on the northern end on the subject property is proposed to have its boundaries changed to improve flow of water through the site. Drainage channels are proposed to be modified to move under the driveway through a culvert system. Existing vegetation on the site is needed to be removed for driveway and residence construction and is proposed to be mitigated with new riparian plant species.

Pursuant to Ketchum Municipal Code (KMC) §17.88.050.D.2,

"If the Administrator, in his or her sole discretion, determines that a project cannot be approved administratively, the Ketchum Planning and Zoning Commission shall consider and approve, approve with conditions, or deny applications for floodplain development permits.

- a. Criteria for sending applications to the Planning and Zoning Commission includes, but is not limited to:
- (1) Encroachments proposed within the floodway;
 - (2) Stream alteration projects containing riprap;
 - (3) Stream alteration projects including gravel extraction; and
 - (4) Stream alteration projects involving multiple separate parcels of land.”

Due to the proposed modification of ponds, drainage channels, and wetlands on the subject property, staff determined the project fell in line with the more complex stream alteration projects which warrant review by the Planning & Zoning Commission. The project is subject to all floodplain development review criteria and standards specified in KMC §17.88.050 & 17.88.060.

Staff finds the project to not reduce floodwater carrying capacity, preserves the inherent natural characteristics of the floodplain, mitigates wetland impacts effectively with new wetlands, as well as meets all other applicable floodplain development criteria. Further information detailing staffs review of the application criteria are outlined in the staff report below.

BACKGROUND

Subject Property History & Existing Conditions

The subject property is located within the Mary’s Place Subdivision which was platted in 2000. This subdivision modified four existing tax lots adjacent to the Big Wood River. All four lots contain manmade ponds and channels which are connected and empty into the Big Wood River at the southern portion of 430 Wood River Dr (see Figure 1 below). The subject property contains the starting point of these ponds and channels. The creation of these ponds and channels were done prior to the subdivision without any permits or approval from local or state bodies. This created the need for the subdivision to create building envelopes for all of the lots and outlined pond and drainage channel easements to allow for water to flow through the properties. The subject property is currently vacant and has never been developed with a residence in previous years.



Figure 1 Aerial image of approximate drainage channels and ponds

The subject property is the receiving point of drainage from other areas within the West Ketchum neighborhood during seasonal flooding or significant rain events. As illustrated in the picture below, a culvert which runs along a portion of Williams St empties into a pond on the northern end of the subject property. As the subject property sits at a lower point than most of West Ketchum, drainage from surrounding properties enters into rights-of-way and ultimately flows towards the subject property. This was especially prevalent in the seasonal flooding that occurred in Spring/Summer of 2023 where many properties within West Ketchum experienced increased levels of groundwater necessitating groundwater pumping which ultimately discharged into public rights-of-way. Much of this discharge led its way to the subject property either through the culvert or sheet flowing over roadways such as Williams St to the north or Wood River Drive to the west. Drainage received from this culvert at the north side of the subject property moves through the system of ponds and channels on other properties in the Mary's Place Subdivision until it discharges into the Big Wood River at 430 Wood River Dr. Greater detail as to how the project manages this runoff is outlined in greater detail below in the staff report.



Figure 2. Culvert location (red lines)

Process to Date

The Planning and Building Department received the Floodplain Development application for the project on May 1st, 2023. Following receipt of the application, staff routed the application materials to all city departments for review. The application was scheduled for hearing on November 1st, 2023, after all city department comments were resolved.

CONFORMANCE WITH FLOODPLAIN DEVELOPMENT STANDARDS:

As the project occurs within the Floodplain Management Overlay District, the project is subject to criteria and standards listed in KMC 17.88.050 & 17.88.060. Additionally, staff reviewed the project for conformance with all city code requirements for single family residences including utilities, right-of-way improvements, drainage, and general zoning standards (Attachment J). Staff finds the project to be in conformance with all standards but did highlight a few below for further discussion.

Drainage

Staff reviewed the project to ensure that the proposed project maintained its own drainage as well as confirm that off-site drainage that historically has moved through would not be impacted by the proposed project. Touching on regional drainage first, as discussed above, the subject site receives excess drainage from other properties in the surrounding area as well as drainage from the Williams St & Wood River Dr rights-of-way. Staff evaluated the project to confirm that the proposal would not inhibit drainage from continuing to flow in and out of the project site in the same manner it currently does. The City does require that the proposed project maintain existing drainage flows through the property but does not have the ability to require the applicant to improve the drainage situation which currently exists. Drainage is required to move through the project site by plat note #4 of Mary's Place Subdivision which states, "A 10' wide Drainage Easement is reserved centered over existing channels and 5 feet from edge of ponds to provide for maintenance and to preserve natural drainage through the property." Staff reviewed drainage/flood models, drainage memos, and calculations provided by the applicant to ensure this drainage would still occur. The existing site transports water in the northern pond through a 16 inch culvert through the drainage channel that moves to the larger pond located primarily on 450 Wood River Dr. The proposed project looks to replace the 16 inch culvert with two 36"x24" arch culverts to allow for greater movement of water at this point. This increase in culvert size allows the current carrying capacity of 7 cubic feet per second (cfs) with the 16 inch culvert to increase to 43 cfs. The project also proposes introducing a swale to connect all channels and ponds on the property which has a carrying capacity of 66 cfs. Through the submitted materials detailing these proposed changes to the site, staff found that the proposed modified drainage channels and culverts under the proposed driveway are of sufficient size to effectively handle the existing drainage which flows on and through the site today.

Shifting to on-site drainage, new single-family developments must meet the standard that "All stormwater shall be retained on site" as stated in KMC 17.124.170.A.1. The project proposes to handle drainage through a system of drainage channels, culverts, infiltration trenches, and drywells. The drainage channels and culverts under the driveway aim to move drainage received from the culvert at the northside of the property, through the system of ponds and channels which carry on to other properties within the Mary's Place Subdivision. Infiltration trenches on either side of the driveway as well as drywells are proposed to handle the stormwater from the proposed project. The City Engineer has reviewed sizing for these drainage features and has found them to be sufficient in handling the stormwater generated by the impervious surfaces in a 25-year storm event. As such, staff does find the project to retain all stormwater on site.

As discussed in the "Preserves Natural Characteristics of River/Floodplain" section below, staff believes the project allows for floodwaters, riverine as well as groundwater flooding from other properties, to still be able to move through the subject property sufficiently. This is a result of maintaining drainage channels and allowing water to move under the driveway through culverts.

Preserving Natural Characteristics of River/Floodplain & Floodwater Carrying Capacity

Pursuant to KMC 17.88.050.E.1 projects must demonstrate that, "The proposal preserves or restores the inherent natural characteristics of the river, floodplain, and riparian zone, including riparian vegetation and wildlife habitat. Development does not alter river channel unless all stream alteration criteria for evaluation are also met." The project does not propose any alterations within the Big Wood River or the twenty-five (25) foot riparian setback zone, so staff has focused its review of this criterion on whether the project preserves the natural characteristics of the floodplain. The project proposes more cut than fill below the Base Flood

Elevation (BFE) outside of the fill required for the home, includes enlarged culverts under the driveway, modified drainage channels, and flap gates to allow for historic flow of floodwaters across the property while preventing increases in backwater onto the upstream property. In flood years, floodwaters from the Big Wood River crest the bank on properties to the west of the subject property and typically flow down Wood River Dr until they reach the subject property. The proposed project maintains drainage channels and proposes culverts underneath the driveway to allow for water to continue to move in a west to east direction across the property as it has historically done. A sheet pile wall with flap gates is proposed at the western property boundary in order to prevent backwater from encroaching onto the neighboring property while still allowing floodwaters to move in their historic fashion. The flap gates will open for water moving in west to east fashion but will remain closed to prevent backwater moving east to west onto the adjacent property. . As such, staff find the proposal to preserve the inherent natural characteristics of the floodplain.

As discussed in further detail in “Wetlands” the section below, staff believes the proposed wetland mitigation and enhancement helps to maintain and, in some instances, improve wildlife habitat. The proposed plantings outside of the delineated wetland areas are also native species which are reminiscent of riparian habitat found on the site currently.

Regarding floodwater carrying capacity, projects must show that, “floodwater carrying capacity is not diminished by the proposal.” Many of the design elements touched on earlier in this section contribute to maintaining floodwater carrying capacity. Based on flood models of the Big Wood River, historic flooding events will be able to move through the site within the proposed drainage channels and culverts under the driveway. The proposed driveway is at a low enough elevation to allow for the 100-year flood event to flow over the road when capacity of the culverts is reached. The sheet pile wall at the west property boundary will prevent backwater higher than historic levels from encroaching onto the neighboring property and the flap gates within the wall will allow runoff from smaller storm events to pass onto the subject property as it has historically. Through HEC-RAS (Hydraulic Engineering Center’s River Analysis System) models provided by the applicant and reviewed by staff, it has been determined that with the proposed culverts, channels, and sheet pile wall, the project will not increase the base flood elevation for adjacent properties.

Wetlands

Per KMC 17.88.050.E.21, “Where development is proposed that impacts any wetland the first priority shall be to move development from the wetland area. Mitigation strategies shall be proposed at time of application that replace the impacted wetland area with an equal amount and quality of new wetland area or riparian habitat improvement.” As seen in the Joint Application for Permits (Attachment D), forested/scrub shrub wetlands exist on the site both outside and within the building envelope. This wetland type is represented by the presence of riparian wetland forest and shrub community comprised primarily of cottonwood trees, native willows, red-osier dogwood and reed canary grass. Both the proposed residence and driveway access will have impacts to wetland areas (5,450 sq ft) so the applicant has proposed wetland mitigation/enhancement areas (13,000 sq ft wetland restoration & 7,300 sq ft wetland mitigation). As seen on the landscape plan (Sheet L-2.00 in Attachment D), proposed plantings in these locations are native species which fit within the expected species seen in a forested/scrub shrub wetland including cottonwoods, aspens, willows, dogwoods and other species. The wetland mitigation/restoration also opens the opportunity to remove invasive species which are found on the site including reed canary grass, spotted knapweed, and cheatgrass. This removal of invasive species provides a greater opportunity for native plant species to establish and outcompete invasives which offers better habitat to wildlife in the area.

Conformance with Zoning Regulations

During city department review, planning staff reviewed the project for conformance with all applicable zoning requirements including permitted uses, dimensional limitations, parking, development standards, and dark skies. Staff believes the project complies with all zoning code regulations and dimensional standards required

in the GR-L Zone. Comprehensive analysis of the project's conformance with zoning code requirements and dimensional standards is provided in Attachment J.

STAFF RECOMMENDATION:

Staff recommends **approval** of the Floodplain Development Permit application (File No. P23-029) subject to the following conditions:

1. This approval is subject to the scope of work described in the documents shown in Attachment B.
2. Any modification to approved plans as referenced in this approval shall be subject to a written amendment to this permit approval. If construction or improvements differ from the approved plans, such work may be subject to removal at the applicants expense.
3. Follow up site visits to ensure compliance with the approved Landscaping Plan, L-2.00 dated 10/26/2023, are required for the three (3) years following the initial site visit that occurs in conjunction with issuance of the Certificate of Occupancy.
 - a. If, upon an annual inspection, 80% or fewer of the plants indicated on Landscape Plan L-2.00 dated 10/26/2023 have not survived, the property owner shall re-install new plantings.
4. The Administrator shall conduct site inspections of work in progress. The Administrator shall make as many inspections of the work as may be necessary to ensure that the work is being done according to the terms of this permit, approved plans, and KMC 17.88. In exercising this power, the Administrator has a right, upon presentation of proper credentials, to enter the property at any reasonable hour for the purposes of inspection or other enforcement action.
5. Floodplain Development Permit approval shall expire one (1) year from the date of signing of approved Findings of Fact per the terms of KMC, Section 17.88.050.G, Terms of Approval, if construction has not commenced. Once a building permit has been issued, the approval shall be valid for the duration of the building permit.
6. No use of restricted use chemicals or soil sterilants will be allowed within one hundred feet (100') of the mean high-water mark on any property within the city limits at any time (KMC 17.88.040.C.3);
7. All applications of herbicides and/or pesticides within one hundred feet (100') of the mean high water mark, but not within twenty five feet (25') of the mean high water mark, must be done by a licensed applicator and applied at the minimum application rates (KMC 17.88.040.C.4);
8. Application times for herbicides and/or pesticides will be limited to two (2) times a year; once in the spring and once in the fall unless otherwise approved by the City Arborist (KMC 17.88.040.C.5);
9. It shall be unlawful to dump, deposit or otherwise cause any trash, landscape debris or other material to be placed in any stream, channel, ditch, pond or basin that regularly or periodically carries or stores water.
10. Prior to issuance of building permit of a building permit for the proposed residence, a preconstruction elevation certificate shall be completed by a registered professional engineer, architect or surveyor and submitted to the City of Ketchum building inspector.
11. A building under-construction Elevation Certificate (FEMA FORM 86-0-33) shall be submitted within seven calendar days upon completion of the foundation and lowest floor.
12. A final, as built finished construction Elevation Certificate (FEMA Form 86-0-33) with supporting documentation such as an as-built survey of the project produced by a surveyor or engineer licensed in Idaho demonstrating that the project was constructed in accordance with the approved plans, shall be submitted prior to issuance of Certificate of Occupancy. Deficiencies detected by such documentation shall be corrected by the permit holder immediately and prior to certificate of occupancy issuance. In some instances, another certification may be required to certify corrected as-built construction. Failure to submit the certification or failure to make required corrections shall be cause to withhold the issuance of a certificate of occupancy.
13. The finished construction elevation certificate certifier shall provide at least two photographs showing the front and rear of the building taken within 90 days from the date of certification. The photographs

must be taken with views confirming the building description and elevation locations identified on the approved plans. To the extent possible, these photographs should show the entire building including foundation. If the building has split-level or multi-level areas, provide at least two additional photographs showing side views of the building. In addition, when applicable, provide a photograph of the foundation showing a representative example of the flood openings or vents if applicable. All photographs must be in color and measure at least three inches by three inches. Digital photographs are acceptable.

14. Flap gates installed within the sheet pile wall shall be kept clear of vegetation and other debris and must remain operable year-round. Additionally, the neoprene seals shall be maintained per the recommendations of the manufacturer and shall be replaced when it is found they do not function as intended by prohibiting water from backflowing through the flap gates.
15. Regional drainage channels and culverts shall be kept clear of any obstructions at all times to allow for drainage to move through the subject property as intended.
16. The realigned and reconfigured ponds and drainage channels as approved by this floodplain development permit shall be considered the ponds and drainage channels, and corresponding drainage easements, identified by plat note #4 of Mary's Place Subdivision.

RECOMMENDED MOTION:

"I move to approve the 490 Wood River Drive Residence Floodplain Development Permit application, as conditioned, and direct staff to return with the findings of fact."

ATTACHMENTS:

- A. Floodplain Development Permit Application
- B. Project Plans
- C. Floodplain Affidavit
- D. IDWR & USACE Joint Application
- E. Cut & Fill Memo/Drawings (10/25/23)
- F. Civil Details & Sheets
- G. Drainage, Backwater, Cut & Fill Memo (8/23 - 10/26)
- H. Drainage Memo (7/21/2023)
- I. Technical Narrative
- J. Floodplain Development Criteria Evaluation
- K. Zoning and Dimensional Standards Evaluation
- L. Mary's Place Subdivision Plat Map
- M. Public Comment

Attachment A:
Floodplain Development Permit
Application



**City of Ketchum
Planning & Building**

OFFICIAL USE ONLY	
File Number:	
Date Received:	
By:	
Fee Paid:	
Approved Date:	
Denied Date:	
By:	

Floodplain Development Permit and Riparian Alteration Application

NOTE: This permit is required for all properties containing 100 year floodplain area and Riparian Setbacks

PROPERTY OWNER INFORMATION			
Property Owner Name(s): 450-490 Wood River LLC			
Property Owner's Mailing Address: P.O. Box 14001-174, Ketchum, ID 83340			
Phone:			
Email:			
PROJECT INFORMATION			
Project Name: 490 Wood River Residence and Site Grading			
Project Representative's Name (main point of contact for project): Charles G. Brockway, P.E.			
Project Representative's Phone: (208) 736-8543			
Project Representative's Mailing Address: 2016 Washington St N, Ste 4, Twin Falls, ID 83301			
Project Representative's Email: charles.g.brockway@brockwayeng.com			
Architect's name, phone number, e-mail:			
Landscape Architect's name, phone number, e-mail:			
Environmental consultant's name, phone number, e-mail:			
Engineer's name, phone number, e-mail: Charles G. Brockway, P.E.			
Project Address: 490 Wood River Dr			
Legal Description of parcel: Mary's Place Subdivision Lot 4, Block 1			
Lot Size: 2.09			
Zoning District:			
Overlay Zones – indicate all that apply: <input checked="" type="checkbox"/> Floodplain <input type="checkbox"/> Floodway <input type="checkbox"/> Riparian Zone <input type="checkbox"/> Avalanche <input type="checkbox"/> Mountain			
Brief description of project scope: Please see attached narrative			
Value of Project: \$ Undetermined			
TYPE OF PROJECT – indicate all that apply:			
<input checked="" type="checkbox"/> New Building in Floodplain	<input type="checkbox"/> Building Addition in Floodplain	<input type="checkbox"/> Streambank Stabilization / Stream Alteration	<input type="checkbox"/> Other. Please describe:
<input type="checkbox"/> Riparian Alteration	<input checked="" type="checkbox"/> Floodplain Development		
PROPOSED SETBACKS – if project is a new building or an addition to an existing building			
Front:	Side:	Side:	Rear:
ADDITIONAL INFORMATION			
Will fill or excavation be required in floodplain, floodway or riparian zone? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>			
If Yes, Amount in Cubic Yards: Fill: CY Excavation: CY Please see attached narrative for details on project scope, modeling, quantities, and related information.			
Will Existing Trees or Vegetation be Removed? Yes <input type="checkbox"/> No <input type="checkbox"/>			
Will new trees or vegetation be planted? Yes <input type="checkbox"/> No <input type="checkbox"/>			

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

Signature of Owner/Representative Matt Scroggins Date 4/26/23
Authorized Rep.

Evaluation Criteria for Ketchum Floodplain Development Permit application, 450-490 Wood River

Brockway Engineering PLLC
March 21, 2023

1. The proposal preserves or restores the inherent natural characteristics of the river, floodplain, and Riparian Zone, including riparian vegetation and wildlife habitat. Development does not alter river channel unless all stream alteration criteria for evaluation are also met.

The proposal will include restoration of wetland and riparian areas. Natural riparian swale will ensure continuity of water connection to river. Restored area will provide enhanced natural characteristics, riparian vegetation, and wildlife habitat. No alteration of river channel is proposed.

2. No temporary construction activities, encroachment, or other disturbance into the twenty-five foot (25') Riparian Zone, including encroachment of below grade structures, shall be permitted, except for approved stream stabilization work and restoration work associated with a riparian zone that is degraded.

This criteria will be adhered to.

3. No permanent development shall occur within the twenty-five foot (25') Riparian Zone, except for approved stream stabilization work and restoration work associated with permit issued under this title, or exceptions as described below:
 - a. Access to a property where no other primary access is available. b. Emergency access required by the Fire Department.
 - b. A single defined pathways or staircases for the purpose of providing access to the river channel and in order to mitigate multiple undefined social paths.
 - c. Development by the City of Ketchum

This criteria is met since the work is to be authorized under an approved permit.

4. New or replacement planting and vegetation in the Riparian Zone shall include plantings that are low growing and have dense root systems for the purpose of stabilizing stream banks and repairing damage previously done to riparian vegetation. Examples of such plantings most commonly include red osier dogwood, common chokecherry, serviceberry, elderberry, river birch, skunk bush sumac, Beb's willow, Drummond's willow, little wild rose, gooseberry, and honeysuckle. However, in rare instances the distance from the top-of-bank to the mean high-water mark is significant and the native vegetation appropriate for the Riparian Zone are low growing, drought resistant grasses and shrubs. Replacement planting and vegetation shall be appropriate for the specific site conditions. Proposal does not include vegetation within

the twenty-five foot (25') Riparian Zone that is degraded, not natural, or which does not promote bank stability.

These types of plantings are being proposed. The plan will include a revegetation plan as specified by the landscape architect.

5. Landscaping and driveway plans to accommodate the function of the floodplain allow for sheet flooding.
 - a. Surface drainage is controlled and shall not adversely impact adjacent properties including driveways drained away from paved roadways. Culvert(s) under driveways may be required. Landscaping berms
 - b. shall be designed to not dam or otherwise obstruct floodwaters or divert same onto roads or other public pathways.

Culvert systems will be installed to control ordinary water occurrence and drainage, and will not adversely affect flood elevations as shown by the modeling described in the technical narrative. No water will be diverted onto roads or public pathways.

6. Floodwater carrying capacity is not diminished by the proposal.

See narrative for more detail.

7. Impacts of the development on aquatic life, recreation, or water quality upstream, downstream or across the stream are not negative.

Restoration of natural riparian waterway will enhance habitat and improve water quality.

8. Building setback in excess of the minimum required along waterways is encouraged. An additional ten- foot (10') building setback beyond the required twenty-five foot (25') Riparian Zone is encouraged to provide for yards, decks and patios outside the twenty five foot (25') Riparian Zone.

Buildings will be located within platted building envelopes.

9. The top of the lowest floor of a building located in, or partially within, the SFHA shall be at or above the Flood Protection Elevation (FPE). A building is considered to be partially within the SFHA if any portion of the building or appendage of the building, such as footings, attached decks, posts for upper story decks, are located within the SFHA. See section 17.88.060, figures 1 and 2 of this chapter to reference construction details. See Chapter 17.08 of this title for definition of "lowest floor."
 - a. In the SFHA where Base Flood Elevations (BFEs) have been determined, the FPE shall be twenty-four inches (24") above the BFE for the subject property; twenty-four inches (24") or two (2) feet is the required freeboard in Ketchum city limits.

- b. In the SFHA where no BFE has been established, the FPE shall be at least two (2) feet above the highest adjacent grade.

This criteria is met. See architectural drawings for more detail.

- 10. The backfill used around the foundation in the SFHA floodplain shall provide a reasonable transition to existing grade but shall not be used to fill the parcel to any greater extent.
 - a. Compensatory storage shall be required for any fill placed within the floodplain.
 - b. A CLOMR-F shall be obtained prior to placement of any additional fill in the floodplain.

See narrative for additional detail. The grade away from the foundation provides a reasonable transition and safe walking surface. No “additional” fill is proposed.

- 11. All new buildings located partially or wholly within the SFHA shall be constructed on foundations that are designed by a licensed professional engineer.

See architectural plans for more detail.

- 12. Driveways shall comply with City of Ketchum street standards; access for emergency vehicles has been adequately provided for by limiting flood depths in all roadways to one foot (1-ft) or less during the 1% annual chance event.

This criteria is met. See narrative.

- 13. Landscaping or revegetation shall conceal cuts and fills required for driveways and other elements of the development.

Owner will comply with this requirement.

- 14. (Stream alteration.) The proposal is shown to be a permanent solution and creates a stable situation.

Not applicable

- 15. (Stream alteration.) No increase to the one percent (1%) annual chance flood elevation at any location in the community, based on hydrologic and hydraulic analysis performed in accordance with standard engineering practice and has been certified and submitted with supporting calculations and a No Rise Certificate, by a registered Idaho engineer.

Not applicable, but see narrative for description of modeling for the project.

- 16. (Stream alteration.) The project has demonstrated No Adverse Impact or has demonstrated all impacts will be mitigated.

Not, but see narrative.

17. (Stream alteration.) The recreational use of the stream including access along any and all public pedestrian/fisher's easements and the aesthetic beauty shall not be obstructed or interfered with by the proposed work.

Not applicable

18. (Stream alteration.) Fish habitat shall be maintained or improved as a result of the work proposed.

Not applicable.

19. (Stream alteration.) The proposed work shall not be in conflict with the local public interest, including, but not limited to, property values, fish and wildlife habitat, aquatic life, recreation and access to public lands and waters, aesthetic beauty of the stream and water quality.

Not applicable.

20. (Stream alteration.) The work proposed is for the protection of the public health, safety and/or welfare such as public schools, sewage treatment plant, water and sewer distribution lines and bridges providing particularly limited or sole access to areas of habitation.

Not applicable.

21. (Wetlands) Where development is proposed that impacts any wetland the first priority shall be to move development from the wetland area. Mitigation strategies shall be proposed at time of application that replace the impacted wetland area with an equal amount and quality of new wetland area or riparian habitat improvement.

See analysis and Joint Application for Permits prepared by Sawtooth Environmental.

Attachment B:
490 Wood River Dr Project Plans

OWNER:
490-490 WOOD RIVER, LLC
 PO BOX 1400-174
 KETCHUM, ID 83340
 TEL: 214.557.5533

PROJECT ARCHITECT:
RO | ROCKETT DESIGN
 1306 BRIDGEWAY, FLOOR 2
 SAUSALITO, CA 94965
 TEL: 415.269.0630

SURVEYOR & CIVIL ENGINEER:
BENCHMARK ASSOCIATES
 100 BELL DRIVE, SUITE C
 KETCHUM, IDAHO 83340
 TEL: 208.726.9512

GEOTECHNICAL ENGINEER:
BUTLER ASSOCIATES, INC.
 PO BOX 1034
 KETCHUM, IDAHO 83340
 TEL: 208.720.6432

LANDSCAPE ARCHITECT:
FIELD STUDIO
 722 N ROUSE AVE
 BOZEMAN, MT 59715
 TEL: 406.551.2098

STRUCTURAL ENGINEER:
LABIB FUNK + ASSOCIATES
 319 MAIN STREET
 EL SEGUNDO, CA 90245
 TEL: 213.239.9700

MEP ENGINEER:
CES
 1001 W. OAK STREET, SUITE 107
 BOZEMAN, MT 59715
 TEL: 406.272.0352

LIGHTING DESIGNER:
KGM ARCHITECTURAL LIGHTING
 270 CORRAL CTR
 EL SEGUNDO, CA 90245
 TEL: 310.552.2191




SHEET INDEX	
SHEET #	SHEET NAME
TOPO	TOPOGRAPHIC SURVEY
F-1.0	HYDROLOGICAL ANALYSIS / AERIAL IMAGERY
C-1.0	GRADING AND DRAINAGE PLAN
C-4.0	SHEET PILE WALL
L-1.00	OVERALL MATERIALS & GRADING PLAN
L-1.01	MATERIALS & GRADING ENLARGEMENT
L-1.02	CROSS SECTION A
L-1.03	CROSS SECTION B
EXT.04	ROAD CROSS SECTION
L-2.00	OVERALL PLANTING PLAN
L-2.01	PLANTING DETAILS
A-100	SITE PLAN
A-101	REFERENCE PLAN / LEVEL 1
A-102	REFERENCE PLAN / LEVEL 2
A-103	REFERENCE PLAN / ROOF
A-300	EXTERIOR ELEVATIONS
A-301	EXTERIOR ELEVATIONS
A-400	BUILDING SECTIONS
A-401	BUILDING SECTIONS
A-402	BUILDING SECTIONS
A-403	BUILDING SECTIONS
G-011	BUILDING HEIGHT DIAGRAMS
G-012	LOT COVERAGE CALCULATIONS
G-013	FLOOD VENT DIAGRAM
G-014	FLOOD VENT SPECIFICATION / TESTING
G-100	MATERIAL SCHEDULE - EXTERIOR RENDERINGS
G-107	LIGHTING FIXTURE SCHEDULE

SUPPORTING DOCUMENTS	
-	FLOODPLAIN PERMIT APPLICATION + CHECKLIST
-	NARRATIVE DOCUMENT (RESPONSES TO CRITERIA)
-	TECHNICAL NARRATIVE
-	HYDRAULIC ANALYSIS
-	APPENDIX A - HEC RAS CROSS SECTION AND DATA
-	APPENDIX B - CUT AND FILL CALCULATIONS
-	APPENDIX C - JOINT APPLICATION TO USAGE

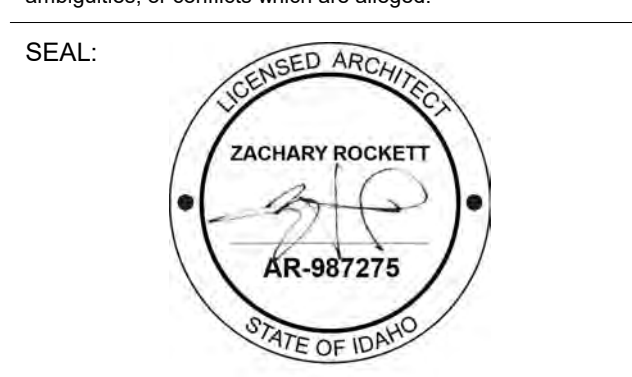
490 WOOD RIVER DRIVE

FLOODPLAIN DEVELOPMENT PERMIT SUBMITTAL - 10.25.2023

PROJECT DESCRIPTION:	PROJECT DATA:	NOTES:	PROJECT LOCATION:
NEW SINGLE FAMILY DWELLING W/ IN-GROUND JACUZZI ON AN UNIMPROVED SITE.	PARCEL #: RPK0474000040 PARCEL AREA: 2.095 ACRES, PER SURVEY ZONING: GR-L (GENERAL RESIDENTIAL, LOW DENSITY DISTRICT) OCCUPANCY: SINGLE FAMILY CONSTRUCTION TYPE: TYPE V HEIGHT LIMIT: 35'-0" STORIES: 2 SETBACKS: 15'-0" FRONT, THE GREATER 1' FOR EVERY 3' BUILDING HEIGHT, OR 5' SIDE THE GREATER 1' FOR EVERY 3' BUILDING HEIGHT, OR 15' REAR SPRINKLER: REQUIRED FLOODPLAIN MANAGEMENT OVERLAY DISTRICT: YES ADU: MAX COVERAGE 1,200 SF ELEVATION: 100'-0" = 5770.6' BFE: 5768.6'	THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DRAWINGS, CALCULATIONS, GOVERNMENTAL AGENCY APPROVALS AND FEES TO COMPLETE THIS WORK. CONTRACTOR/SUBCONTRACTORS SHALL SUBMIT MECHANICAL, ELECTRICAL, COMMUNICATIONS AND PLUMBING DRAWINGS TO ROCKETT DESIGN FOR PREVIEW OF DEVICE TYPES, LOCATIONS AND QUANTITIES, HVAC ZONING/THERMOSTAT LOCATIONS, ETC. PRIOR TO SUBMITTING FOR PERMIT AND CONSTRUCTION.	
PROJECT ADDRESS: 490 WOOD RIVER DRIVE KETCHUM, ID 83340	PROPOSED DEVELOPMENT: FLOOR 1: 7,674 SF + 1,450 SF GARAGE FLOOR 2: 1,512 SF TOTAL SQUARE FOOTAGE: 9,186 SF + 1,450 SF GARAGE = 10,636 SF EXEMPT DECK FLOOR 1: 1,465 SF FLOOR 2: 642 SF ALLOWABLE LOT COVERAGE: 30% PROPOSED LOT COVERAGE: 11.3% MAXIMUM BUILDING HEIGHT: ALLOWABLE: 35'-0" TO PROPOSED GRADE: 31'-7 1/4" TO EXISTING GRADE: 33'-5"		
LEGAL DESCRIPTION: MARY'S PLACE SUBDIVISION LOT 4 BLK 1, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN BLAINE COUNTY GIS.			
APPLICABLE REFERENCE CODES: ALL CONSTRUCTION SHALL COMPLY WITH: 2018 INTERNATIONAL BUILDING CODE® 2018 INTERNATIONAL RESIDENTIAL CODE® 2018 INTERNATIONAL FIRE CODE WITH LOCAL AMENDMENTS* 2018 INTERNATIONAL ENERGY CONSERVATION CODE 2018 INTERNATIONAL SWIMMING POOL AND SPA CODE 2018 INTERNATIONAL EXISTING BUILDING CODE 2018 INTERNATIONAL PROPERTY MAINTENANCE CODE *AS AMENDED BY THE IDAHO BUILDING CODE BOARD AND INCLUDING NOTED APPENDICES. NATIONAL GREEN BUILDING STANDARD (SILVER CERTIFICATION) TITLE 15 KETCHUM MUNICIPAL CODE APPENDIX M OF THE IBC AS AMENDED BY THE CITY OF KETCHUM ALL APPLICABLE COUNTY ORDINANCES CONTRACTOR SHALL KEEP A COPY OF THE ABOVE CODE SECTIONS ON THE JOB SITE AT ALL TIMES. JURISDICTIONAL AGENCY SHALL BE THE KETCHUM BUILDING DEPARTMENT.			

All designs, ideas, arrangements and plans indicated by these drawings are the property and copyright of the Architect and shall neither be used on any other work nor be disclosed to any other person for any use whatsoever without written permission.

ROCKETT DESIGN and/or its principals and employees waive any and all liability or responsibility for problems that may occur when these plans, drawings, specifications, and/or designs are followed without the designer's guidance with ambiguities, or conflicts which are alleged.



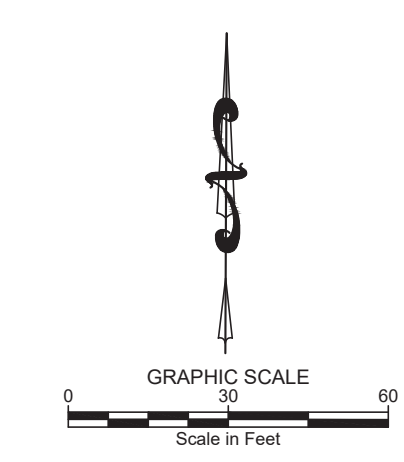
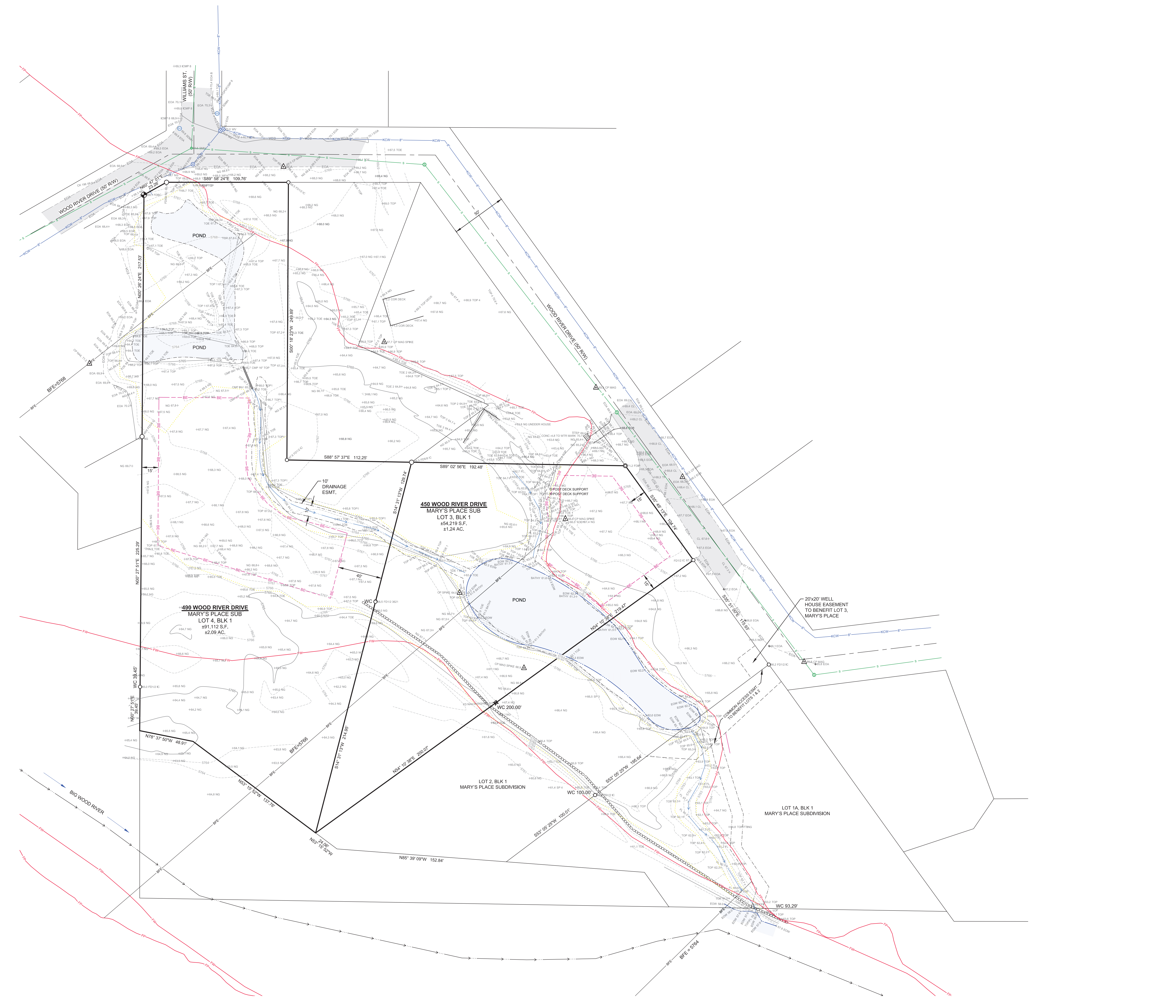
10/25/23	FDP REVISION 3
8/18/23	FDP REVISION 2
6/23/23	FDP REVISION 1
5/25/23	PERMIT SET
04/25/23	FDP SET
NO DATE	ISSUE

PROJECT:
490 WOOD RIVER
 490 WOOD RIVER
 KETCHUM, ID 83340

PROJECT NUMBER:
2109

DRAWING TITLE:
COVER SHEET FDP

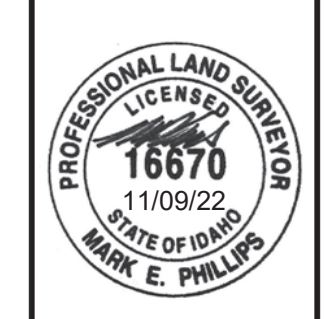
DRAWING NUMBER:
G-003



- LEGEND**
- Property Line
 - - - - - Adjacent's Lot Line
 - Centerline of Right of Way
 - Building Envelope
 - - - - - Easement, type and width as shown
 - CNTR = Survey Control
 - FD5C = Found Brass Cap
 - FD5B = Found 5/8" Rebar
 - FD12 = Found 1/2" Rebar
 - S Contour Interval
 - 1 Contour Interval
 - FL = Flow Line of Creek/Ditch
 - Building
 - Asphalt
 - Wetlands, per Sawtooth Environmental 2016 Study
 - Pavers
 - Approximate Surface Water at time of Survey
 - Thalweg, Big Wood River, per FEMA 2010
 - Base Flood Elevation, per FEMA 2010
 - Floodplain, per FEMA 2010
 - Floodway, per FEMA 2010
 - EOW = Approximate Edge of Water
 - Sewer Main
 - SMH = Sewer Manhole
 - SDMH = Storm Drain Manhole
 - Culvert
 - Ketchum City Water Line (8")
 - WV = Water Valve
 - CMP = Corrugated Metal Pipe
 - COR = Corner
 - EOA = Edge of Asphalt
 - EOP = Edge of Pavers
 - FL = Flow Line
 - NG = Natural Ground
 - TOE = Toe of Slope
 - TOP = Top of Slope
 - WC = Witness Corner

- NOTES**
- The purpose of this map is to show topographical information as it existed on the date the field survey was performed. Changes may have occurred to site conditions since survey date (09/23/2022).
 - Boundary information is based on Found Monumentation, the recorded plat of Mary's Place Subdivision, Instrument Number 445345, records of Blaine County, Idaho, and the Record of Survey Showing Lots 2, 3, & 4, Block 1, Mary's Place Subdivision, Instrument Number 675251, records of Blaine County, Idaho. Refer to the Plat Notes, Conditions, Covenants, and Restrictions on the Original Plat.
 - Underground utility locations are based on above ground appearances, utilities visible at the time of the survey, and City Maps. Utilities should be located prior to any excavation.
 - Galena Engineering Inc. has not received a Title Policy from the client and has not been requested to obtain one. Relevant information that may be contained within a Title Policy may therefore not appear on this map and may affect items shown hereon. It is the responsibility of the client to determine the significance of the Title Policy information and determine whether it should be included. If the client desires for the information to be included they must furnish said information to Galena Engineering, Inc. and request it be added to this map.
 - Benchmark is found of Found Brass Cap marking the northwest corner of lot 4, elevation = 5768.11. Point elevations shown are truncated (i.e. 47.3 is 5747.28). Vertical Datum is NAVD 1988.

A TOPOGRAPHIC MAP SHOWING
LOT 3 & 4, BLK 1, MARY'S PLACE SUBDIVISION
(450 AND 490 WOOD RIVER DRIVE)
 LOCATED WITHIN SECTIONS 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.



DESIGNED BY: JCV / MS
 DRAWN BY: MEP
 CHECKED BY: [Signature]
GALENA ENGINEERING, INC.
 Civil Engineers & Land Surveyors
 1000 W. Main Street, Suite 200
 Hailey, Idaho 83433
 Phone: 208-735-1111
 Email: galena@galena-engineering.com

PURPOSE:		REVISIONS	
NO.	DATE	BY	

TOPO



NAIP 2021 IMAGERY (NON-FLOOD IMAGERY)



BIG WOOD RIVER 5-11-2017 (FLOOD IMAGERY)



BIG WOOD RIVER 5-19-2006 (FLOOD IMAGERY)



BIG WOOD RIVER 6-23-1986 (FLOOD IMAGERY)



1 inch = 100 feet

BROCKWAY ENGINEERING, PLLC.
JJJ - Date: 4/21/2023

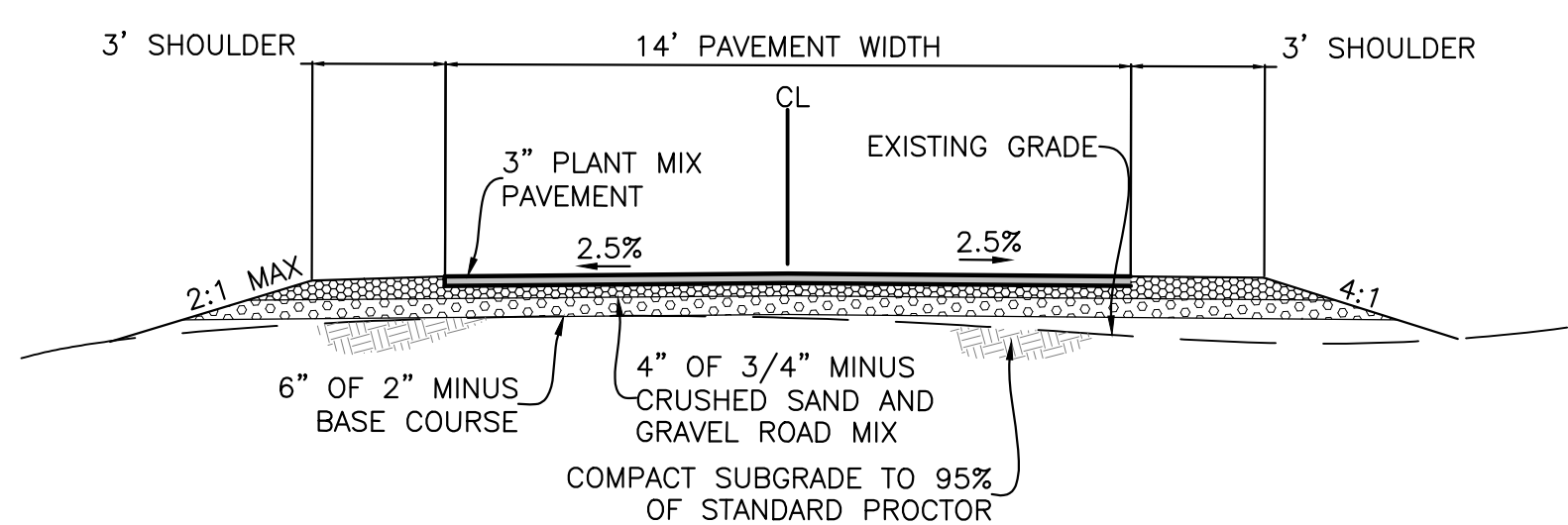
490 WOOD RIVER DRIVE

HYDROLOGY ANALYSIS

AERIAL IMAGES AS TITLED

- Legend**
- 490 Property
 - Special Flood Hazard Area (Floodplain, 1%)
 - Floodway
 - 500 Year Floodplain (0.2%)
 - X, Area of Minimal Flood Hazard
 - D, Unstudied

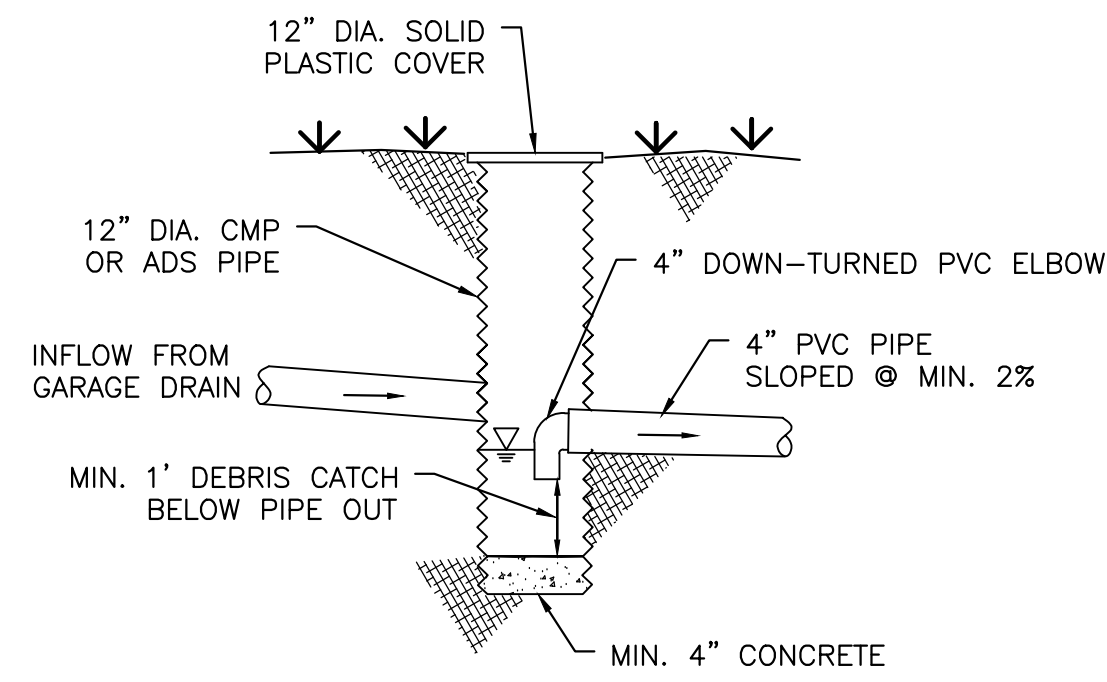




NOTES:
 1. COMPACT DRIVEWAY SUBGRADE AND ALL STRUCTURAL FILL MATERIAL TO AT LEAST 95% OF THE MAXIMUM DENSITY OF EACH MATERIAL ACCORDING TO STANDARD PROCTOR ASTM D-698.

(A) DRIVEWAY TYPICAL SECTION

SCALE: NTS

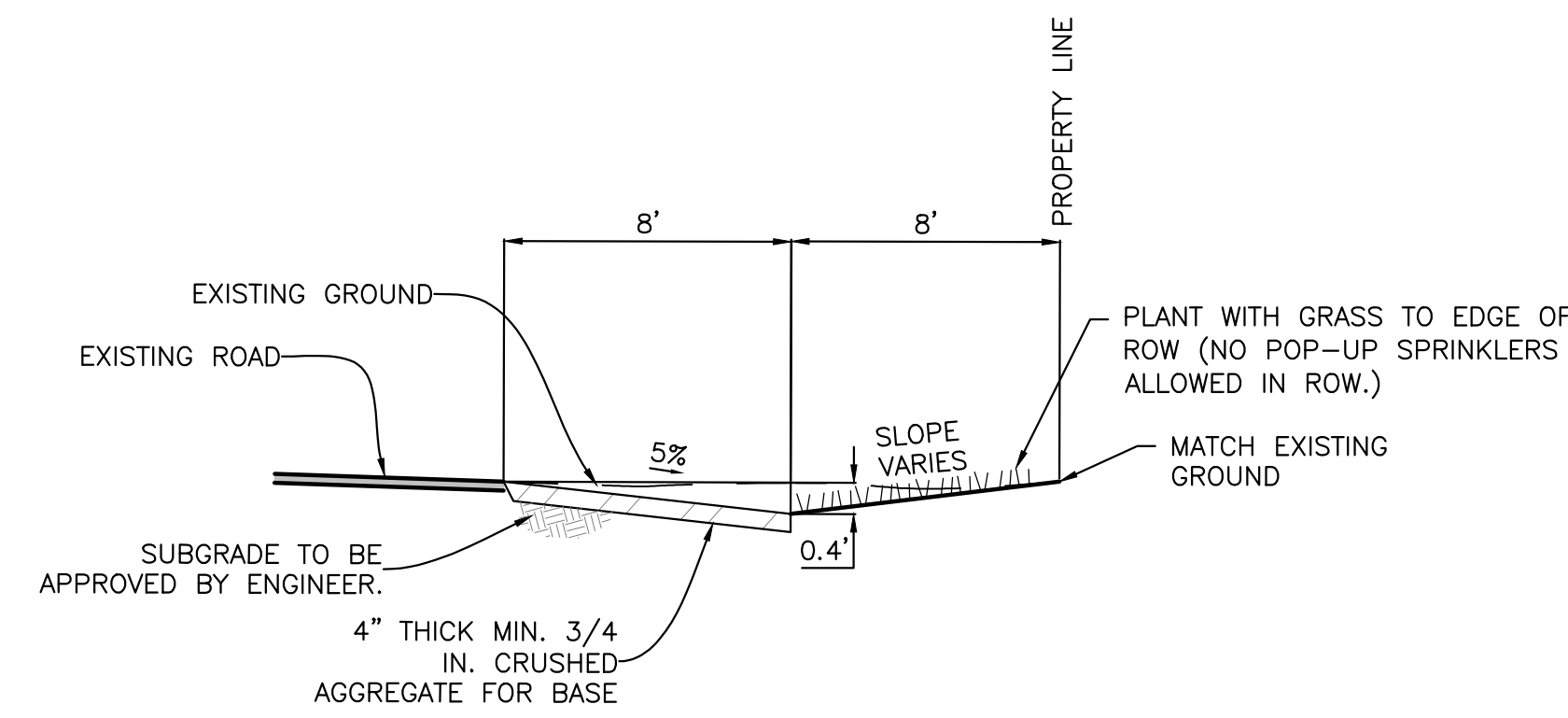


(1) OIL-WATER SEPARATOR

SCALE: NOT TO SCALE

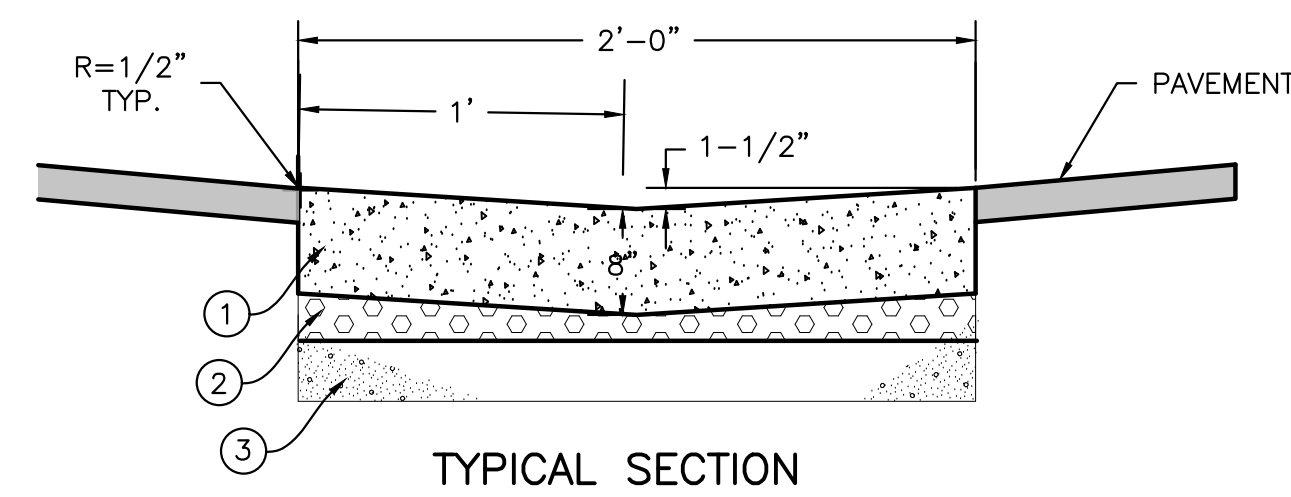
LEGEND

PROPERTY LINE	---
ADJOINING PROPERTY LINE	---
CENTERLINE	X
EDGE OF PAVEMENT	---
EASEMENT	---
WETLANDS DELINEATED JUNE 2022	WET
SEWER	S
SEWER MANHOLE (MH)	⊙
WATER	W
WATER GATE VALVE	⊕
WATER METER (WM)	⊕
HYDRANT	⊕
ELEVATION CONTOUR	5775
PROPOSED ELEV CONTOUR	59
SAWCUT LINE	---
FLOW LINE	---
CUT-OFF TRENCH	---
FOOTING DRAIN	---
STORM DRAIN PIPE (SD)	---
DOWN SPOUT	---
CATCH BASIN	---
ASPHALT PAVEMENT	---
GRASS PAVE	---
GRAVEL	---
INFILTRATION TRENCH	---
FG	---
EG	---
GB	---
ME	---
MATCH EXISTING	---
DS	---



(B) RIGHT OF WAY TYPICAL SECTION

SCALE: NTS



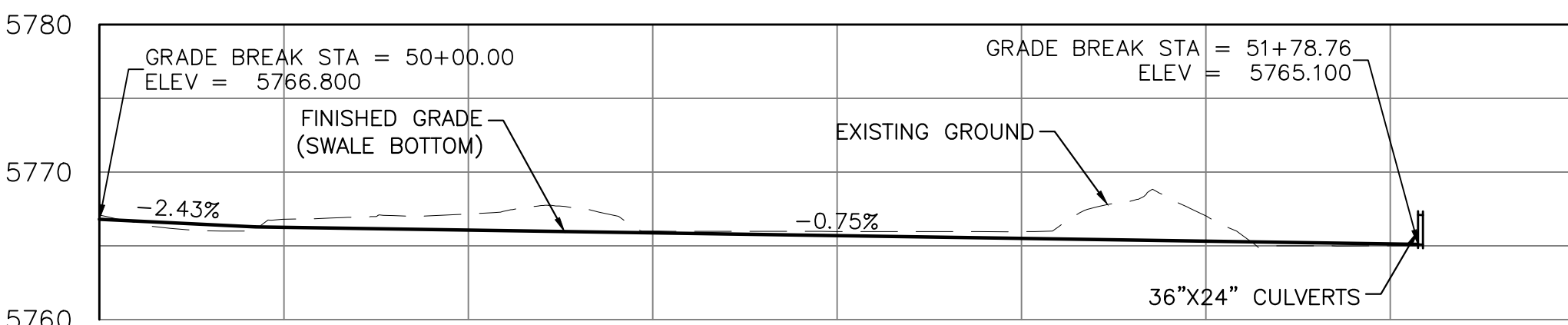
TYPICAL SECTION

- LEGEND**
- 1 8-INCH THICK CONCRETE
 - 2 2" MIN. OF 3/4" TYPE I AGGREGATE BASE
 - 3 6" OF 2" TYPE II SUBBASE

- NOTES:**
- 1/2-INCH PREFORMED EXPANSION JOINT MATERIAL (AASHTO M 213) AT TERMINAL POINTS OF RADII.
 - CONTINUOUS PLACEMENT PREFERRED. SCORE INTERVALS TO MATCH SIDEWALK WITH 10-FOOT MAXIMUM SPACING.
 - MATERIALS SHALL CONFORM WITH CURRENT ISWPC STANDARDS, DIVISION 800 AGGREGATES AND ASPHALT.

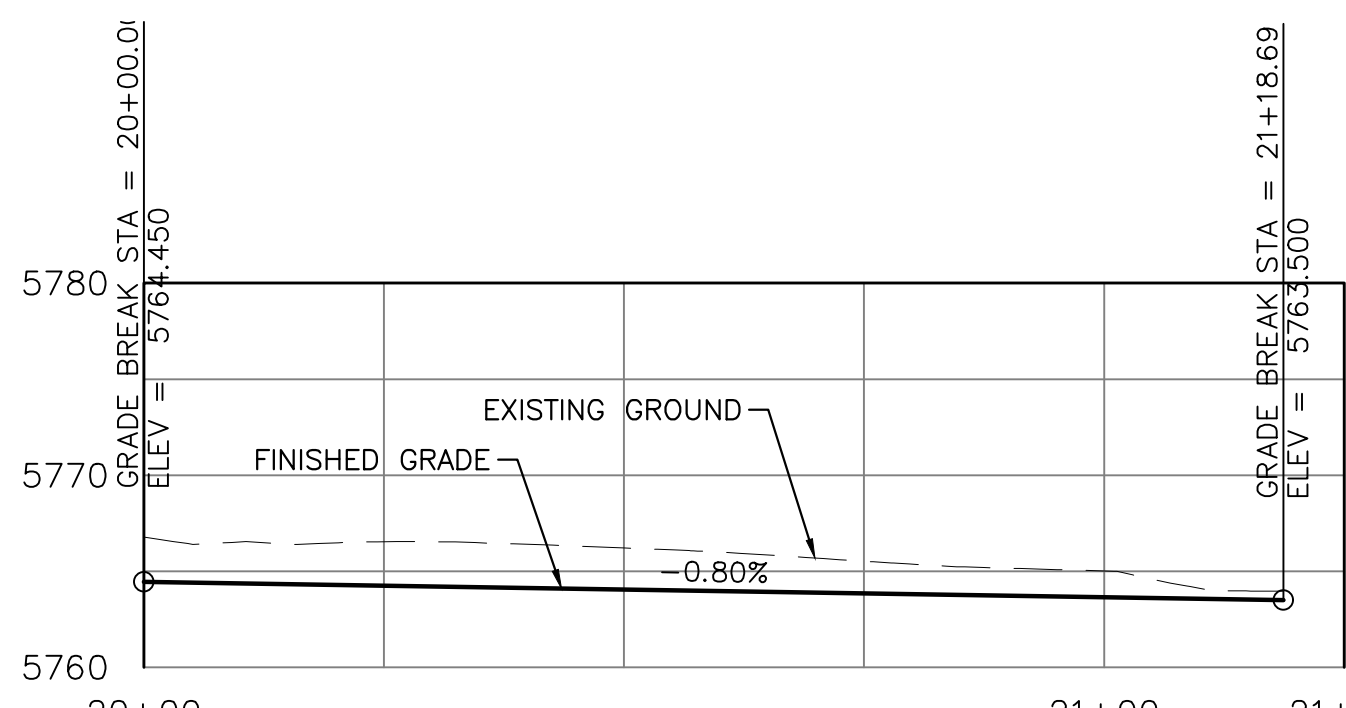
(2) 2 FT CONCRETE VALLEY GUTTER

SCALE: N.T.S.



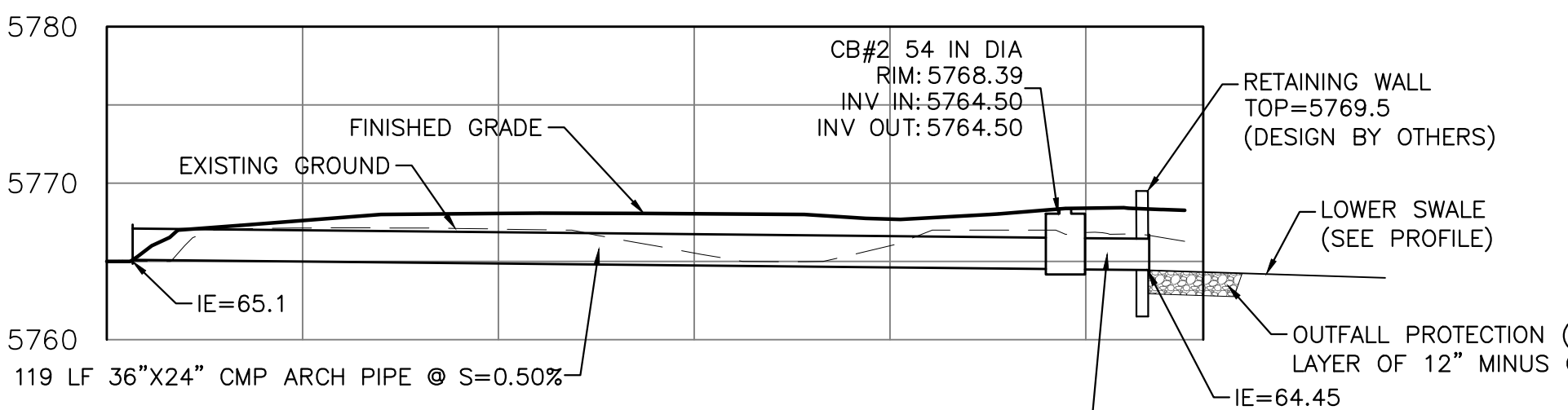
UPPER SWALE PROFILE

HORIZ: 1"=20'
 VERT: 1"=5'



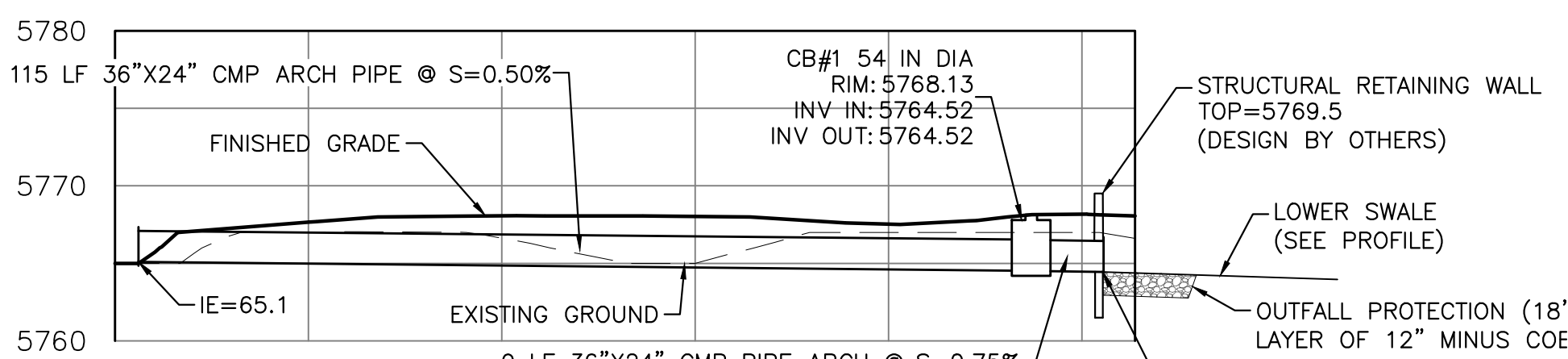
LOWER SWALE PROFILE

HORIZ: 1"=20'
 VERT: 1"=10'



WEST CULVERT PROFILE

NTS



EAST CULVERT PROFILE

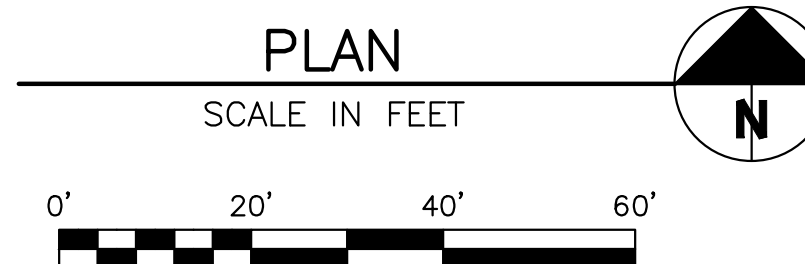
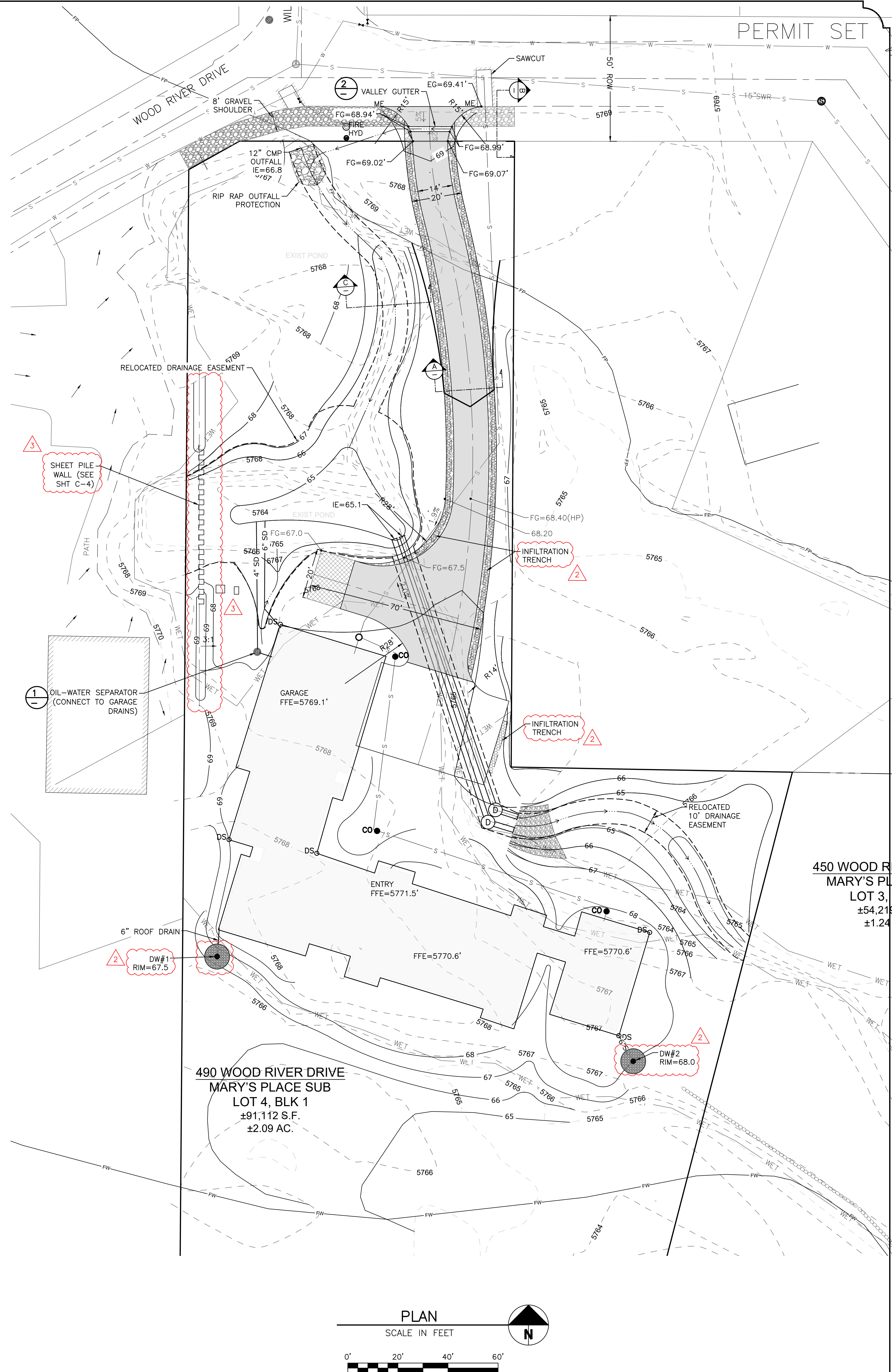
NTS

(C) UPPER CHANNEL SECTION

NOT TO SCALE

GENERAL NOTES

- CONTRACTOR SHALL FIELD VERIFY LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING CONSTRUCTION. ANY CONFLICT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER.
- CONTRACTOR SHALL NOTIFY DIGLINE (1-800-342-1585) AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES ENCOUNTERED DURING CONSTRUCTION.
- CONTRACTOR SHALL SUBMIT A DEWATERING PLAN PER ISWPC SECTION 205 TO THE CITY, AND ALSO TO IDAHO DEQ IF DISCHARGING TO SURFACE WATER.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING A CONSTRUCTION SWPPP, DEWATERING PLANS AND COPIES OF SUBMITTALS TO AND APPROVALS FROM IDAHO DEQ ARE REQUIRED TO BE PROVIDED AND PART OF THE SWPPP PRIOR TO NOI FILING AND IDEQ WAITING PERIOD BEGINS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL DURING THE CONSTRUCTION OF ALL ITEMS HEREON. DUST CONTROL SHALL BE CONTINUOUS DURING CONSTRUCTION, 24 HOURS PER DAY 7 DAYS PER WEEK. THE CONTRACTOR SHALL FOLLOW THE REQUIREMENTS OF THE STORM WATER POLLUTION PREVENTION PROGRAM AT ALL TIMES UNTIL PERMANENT EROSION CONTROL IS ESTABLISHED.
- CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM THE HOUSE.
- ALL WORK WITHIN THE CITY RIGHT OF WAY SHALL CONFORM TO CITY OF KETCHUM STANDARDS.



PROFESSIONAL ENGINEER
 STATE OF IDAHO
 JACOB JOHANNESSON
 17661
 5/22/2023

REVISIONS

NO.	DATE	BY	DESCRIPTION
2	9/13/23	PLJ	FDP REVISION 2
3	10/25/23	PLJ	FDP REVISION 3

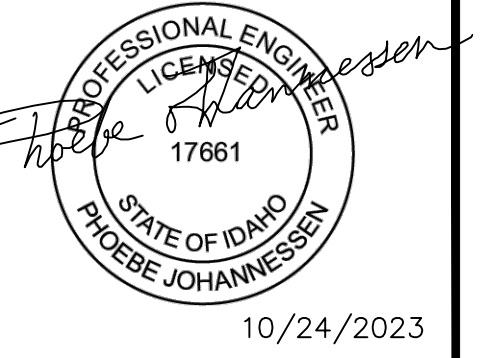


BENCHMARK ASSOCIATES, P.A.
 P.O. BOX 733 100 BELL DRIVE
 KETCHUM, IDAHO 83340
 (208) 726-9512
 (FAX) 726-9514
 WEB: www.benchmark-associates.com
 MAIL: mail@bma5b.com

GRADING & DRAINAGE PLAN
 MARY'S PLACE SUB, BLOCK 1 LOT 4
 T4N, R17E, SEC 13, B.M., KETCHUM, IDAHO
 PREPARED FOR: VISTA PROPERTIES

DRAWN BY: PLJ
 DESIGNED BY: PLJ
 CHECKED: -
 DATE: 5/22/2023
 PROJECT NO.: 23187

SHEET NUMBER
C-1



10/24/2023

NO.	DATE	BY	DESCRIPTION
3	10/24/23	PLJ	FDP REVISION 3

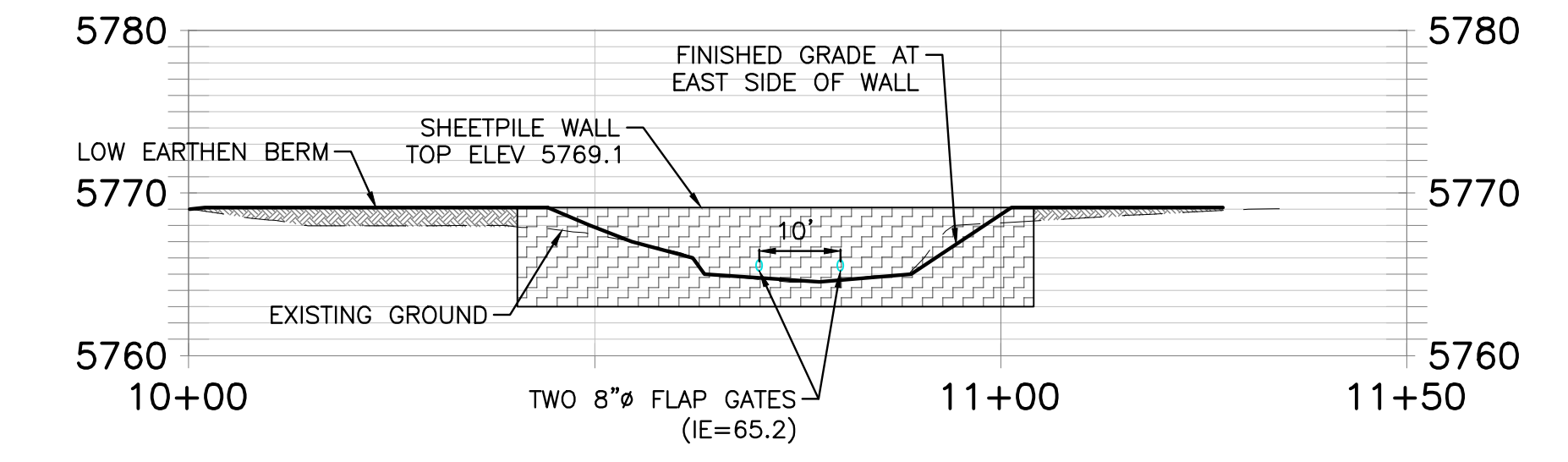


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 WEB: www.benchmark-associates.com
 MAIL: mail@bma5b.com

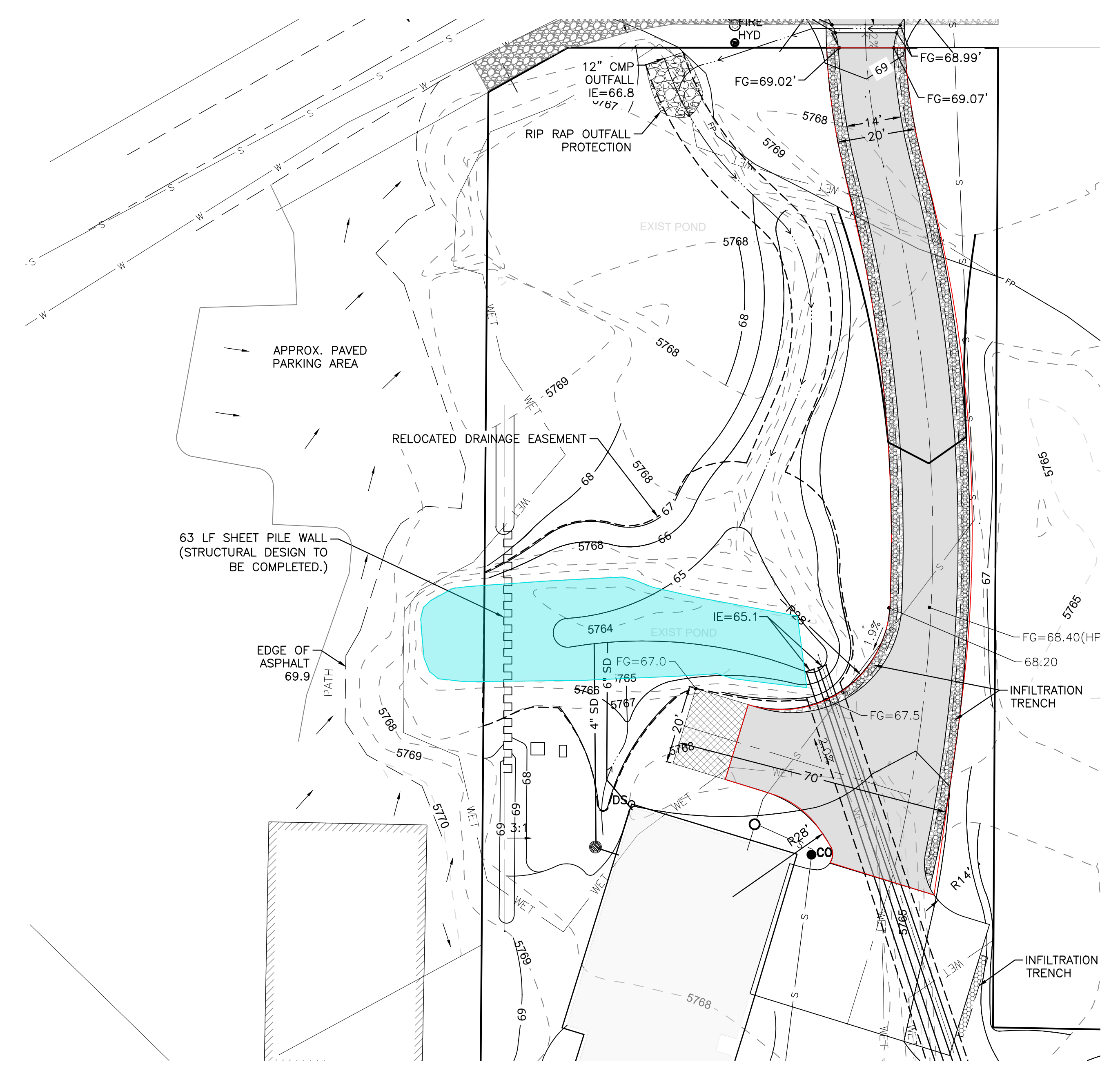
SHEET PILE WALL
 MARY'S PLACE SUB, BLOCK 1 LOT 4
 T4N, R17E, SEC 13, B.M., KETCHUM, IDAHO
 PREPARED FOR: VISTA PROPERTIES

DRAWN BY: PLJ
 DESIGNED BY: PLJ
 CHECKED: -
 DATE: 10/24/2023
 PROJECT NO.: 23187

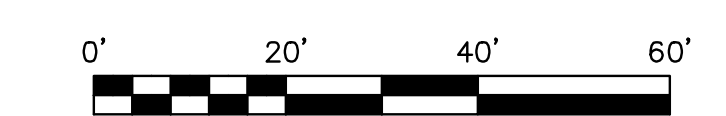
SHEET NUMBER
C-4



SHEETPILE WALL PROFILE
 HORIZ: 1"=20'
 VERT: 1"=5'



SHEET PILE WALL PLAN
 SCALE IN FEET



AF-41 ALUMINUM DRAINAGE (FLAP) GATES

- LIGHTER WEIGHT REDUCES INSTALLATION COSTS
 - SIZES 12" - 84" (CUSTOM SPIGOT SIZES AVAILABLE)
 - SEATING HEADS TO 40 FEET.
- A CORROSION-RESISTANT RUST-PROOF AUTOMATIC DRAINAGE GATE DESIGNED FOR USE WITH ALUMINUM CORRUGATED PIPE, OR FOR FLANGE MOUNTING OR USE WITH HDPE PREVENTS ELECTROLYSIS ASSOCIATED WITH CAST IRON GATES TO ALUMINUM PIPE CONNECTIONS.
- J-BULB NEOPRENE ADJUSTABLE SEATS PROVIDE EXCELLENT SEALING AGAINST RETURN FLOW.
- FRAME, COVER, RETAINER RING, HINGE ARM, AND PIVOT LUG ARE OF ALUMINUM ALLOY 6061-T6. GATE HARDWARE IS STAINLESS STEEL.
- SPECIFY:
 AF-41ab... for corrugated pipe
 AF-41f... for wall mounting
 AF-41r... for flange mounting
 AF-41-4... for plastic pipe
 AF-41-6... for HDPE



AF-41 SPIGOTBACK

AF-41 TYPE 6 SPIGOT FOR HDPE PIPE

AF-41 FLATBACK (FLANGEBACK SIMILAR BUT WITH ASA STANDARD FLANGE DIMENSIONS)

GATE SIZE	A	B	C	D1	D2	D3	E	E3	O.D.	B.C.	M	P	Q
12	135	133	105	45	45	115	4	7	175	165	3	1	1
18	165	17	125	45	45	115	4	7	205	185	3	1	2
24	195	20	145	45	45	115	4	7	235	215	3	1	2
30	255	285	165	45	45	115	4	7	305	285	3	1	2
36	315	325	195	105	105	12	45	7	365	345	3	1	3
38	375	385	24	105	105	12	45	7	425	405	3	1	3
42	435	46	27	135	135	-	65	-	485	465	3	1	3
48	495	52	33	135	135	-	65	-	545	525	3	1	4
54	555	58	38	135	135	-	65	-	605	585	3	2	4
60	615	64	38	135	135	-	65	-	665	645	3	2	4
72	735	76	44	175	175	-	75	-	785	765	3	2	4

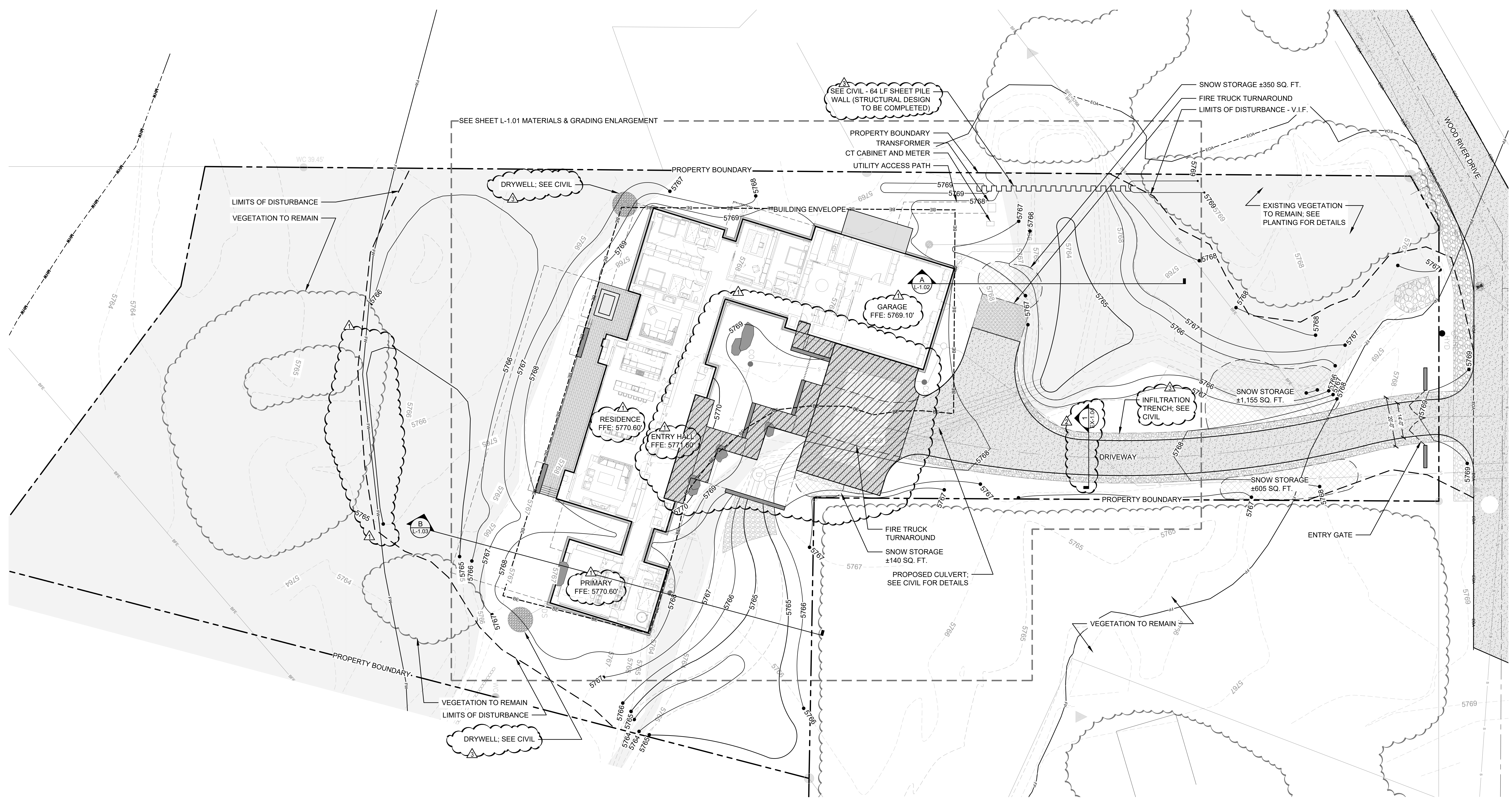
PARTS LIST

No.	Name
1	Frame
2	Seat
3	Retainer Ring
4	New Hd. BoltNut
5	Cover
6	Hinge Arm
7	Pivot Lug
8	New Hd. BoltNut
9	Hinge Pin
10	Rolling
11	Retainer
12	Spring Pin

1. Add gasket thickness to anchor bolt protrusion.
 2. Also available with flange and drilling to attach to a 125# standard pipe flange.
 3. Gasket mounting is used and add gasket thickness to dimension.

DIMENSIONS ON APPLICATION

FLAP GATE - SHALL BE 8" DIAMETER ALUMINUM FLAP GATE WITH NEOPRENE SEAT (OR EQUAL).



SNOW STORAGE CALCULATIONS	
SNOW STORAGE PROVIDED (AS PERCENTAGE OF DRIVEWAY/PEDESTRIAN AREA)	30.00%
DRIVEWAY & PEDESTRIAN AREA	±7,821
SNOWMELT AREA	±3,000
NON-SNOWMELT AREA	±4,821
SNOW STORAGE REQUIRED	±1,446
SNOW STORAGE PROVIDED	±2,250
THESE CALCULATIONS ARE IN COMPLIANCE WITH CITY OF KETCHUM CODE	

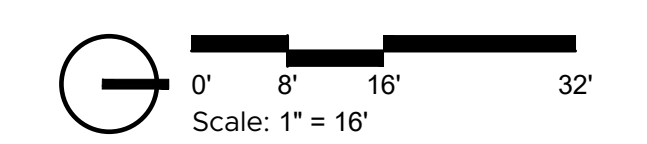
SITE LEGEND

	EXISTING CONTOURS		CONCRETE
	PROPOSED CONTOURS		GRASS PAVE
	SWALE		STONE PAVING
	VEGETATION TO REMAIN		ASPHALT DRIVEWAY
	PROPERTY BOUNDARY		±3'-0" COMPACTED GRAVEL DRIVEWAY EDGE
	BUILDING ENVELOPE		12" HORIZONTAL CRUSHED AGGREGATE
	LIMITS OF DISTURBANCE		LANDSCAPE BOULDERS
	DRYSTACK LANDSCAPE WALL		

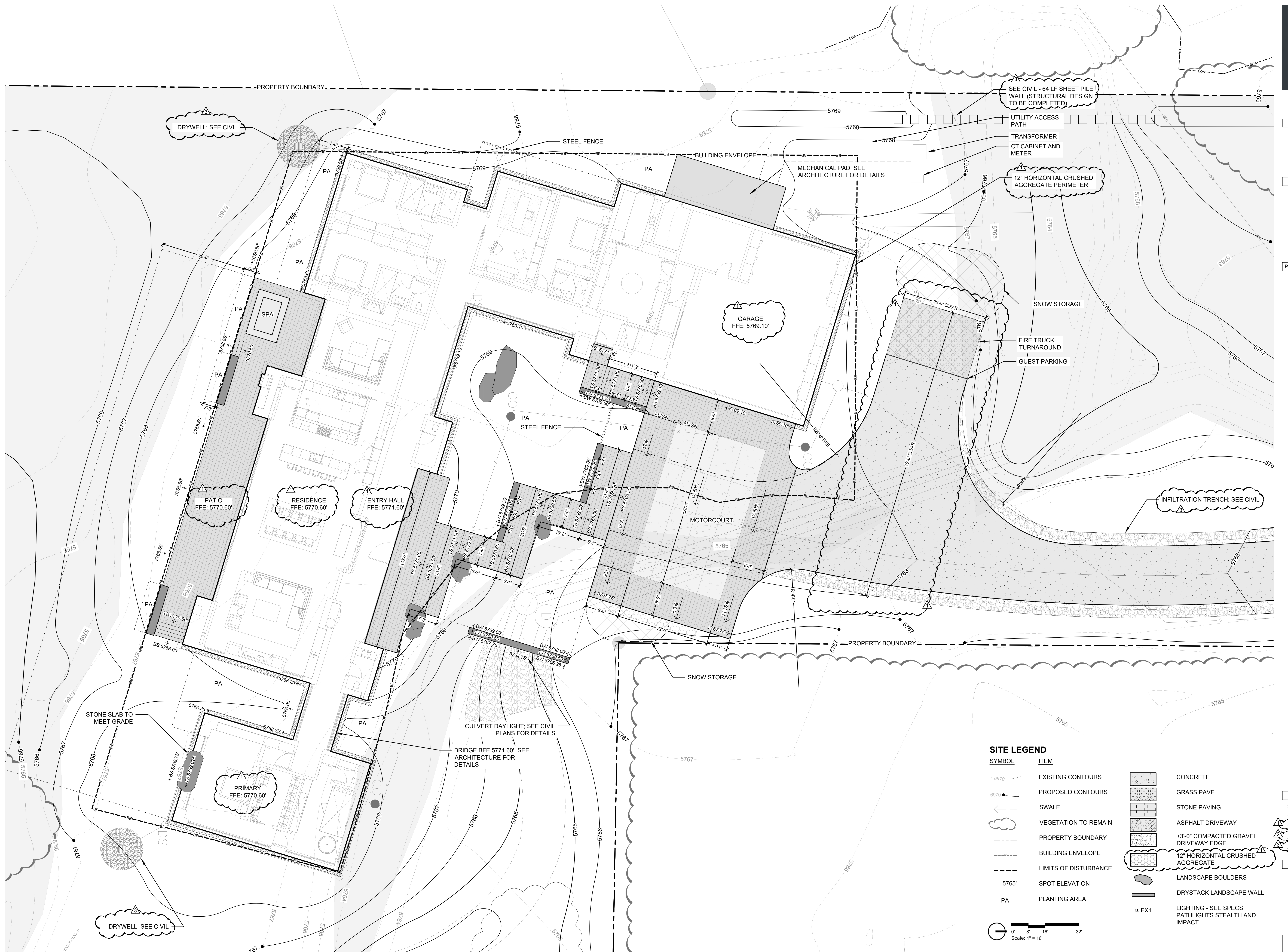
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2023.04.26	FDP SET
2023.06.20	FDP REV 1
2023.08.17	FDP REV 2
2023.10.26	FDP REV 3

SHEET TITLE

OVERALL LAYOUT & GRADING PLAN

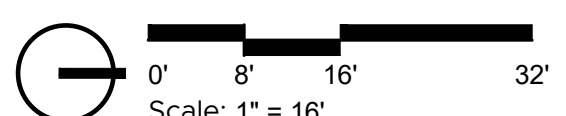


PRELIMINARY • NOT FOR CONSTRUCTION



SITE LEGEND

SYMBOL	ITEM	ITEM
	EXISTING CONTOURS	CONCRETE
	PROPOSED CONTOURS	GRASS PAVE
	SWALE	STONE PAVING
	VEGETATION TO REMAIN	ASPHALT DRIVEWAY
	PROPERTY BOUNDARY	13'-0" COMPACTED GRAVEL DRIVEWAY EDGE
	BUILDING ENVELOPE	12" HORIZONTAL CRUSHED AGGREGATE
	LIMITS OF DISTURBANCE	LANDSCAPE BOULDERS
	SPOT ELEVATION	DRystack LANDSCAPE WALL
	PLANTING AREA	LIGHTING - SEE SPECS PATHLIGHTS STEALTH AND IMPACT



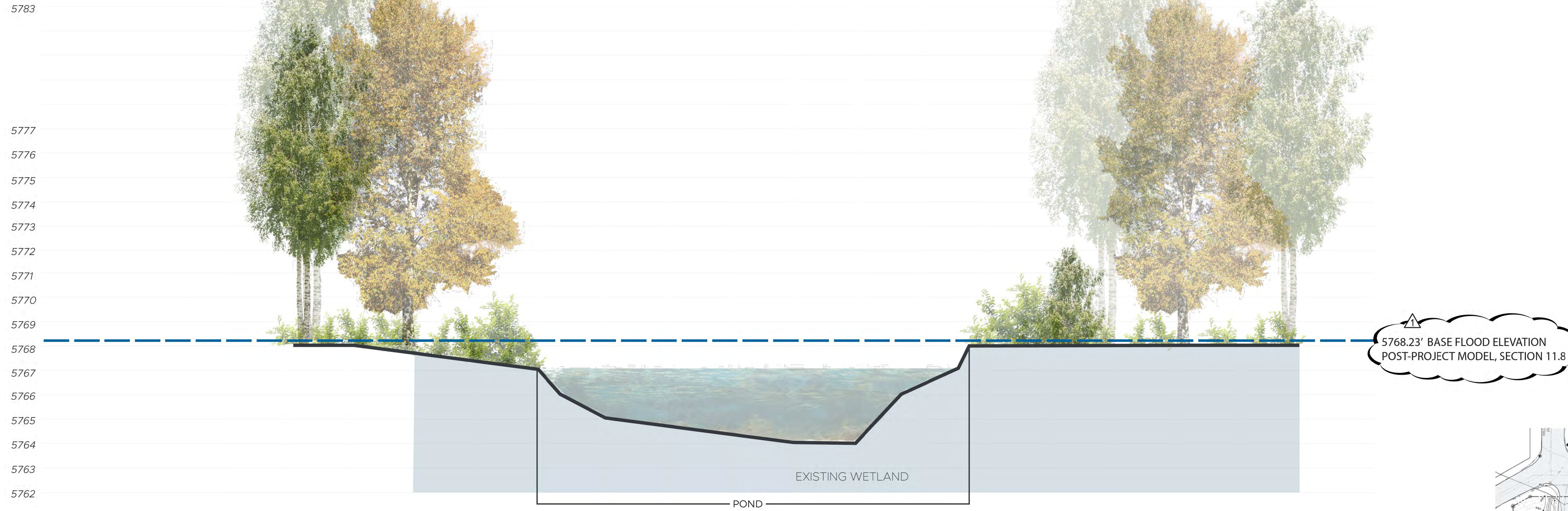
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2023.08.17	FDP REV 2
2023.10.26	FDP REV 3

SHEET TITLE
LAYOUT & GRADING ENLARGEMENT

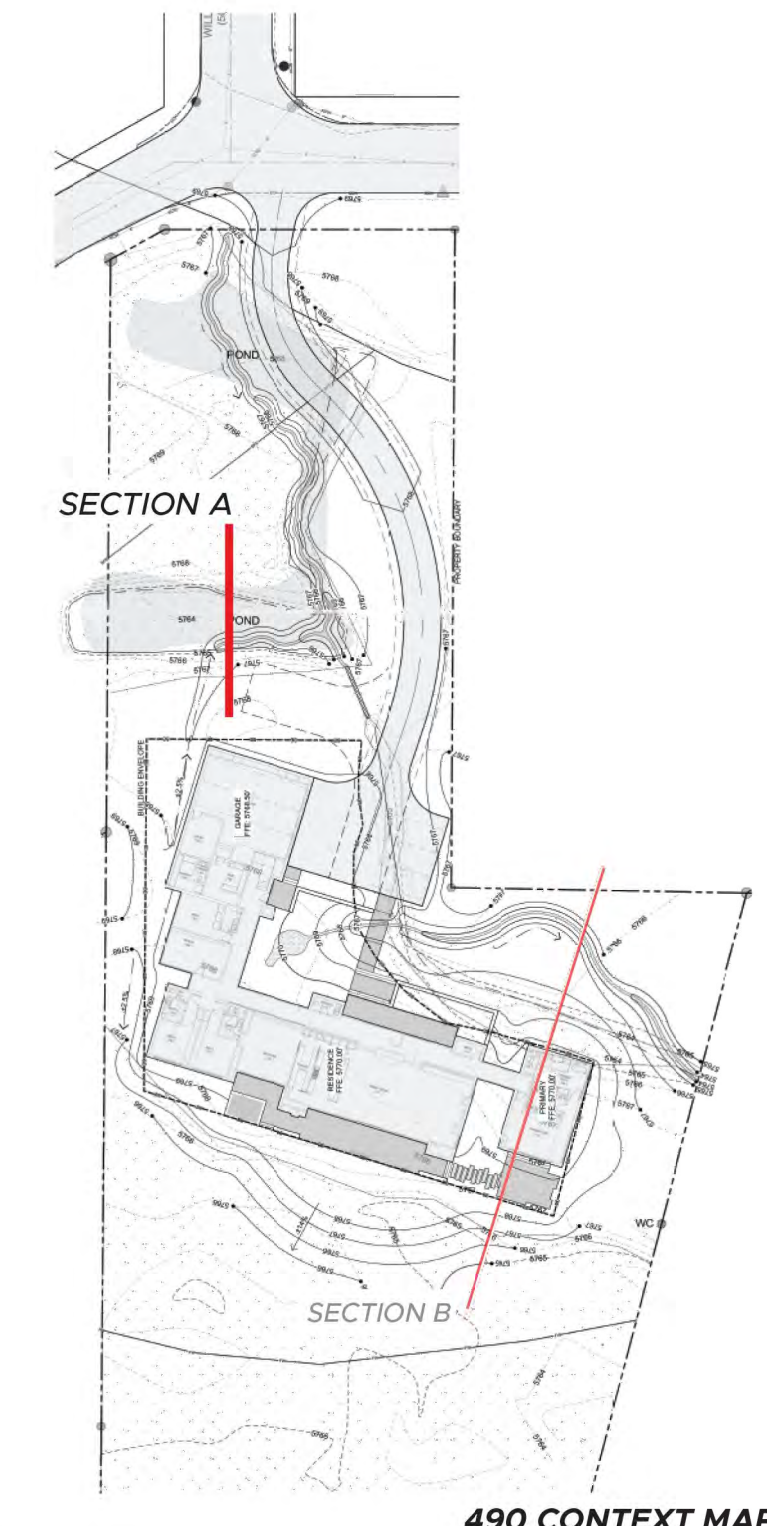
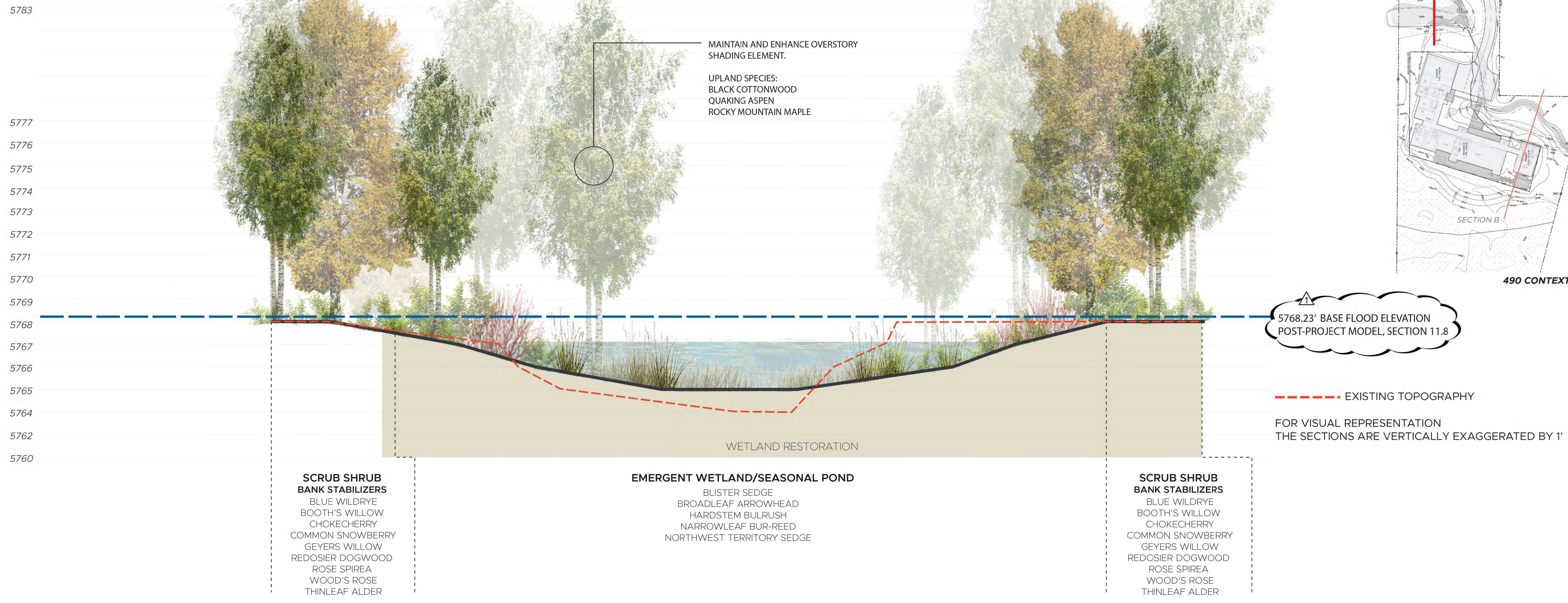
SHEET 2 OF 7
L-1.01

PRELIMINARY • NOT FOR CONSTRUCTION

EXISTING CONDITIONS



PROPOSED CONDITIONS

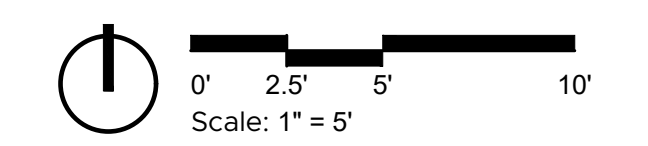


490 WOOD RIVER DRIVE
KETCHUM, ID

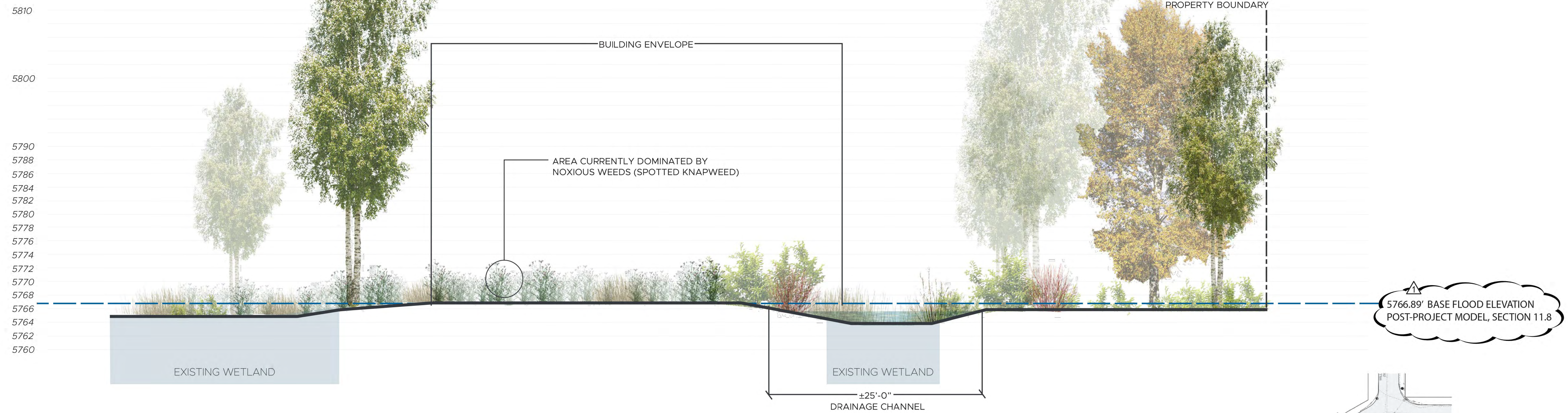
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2023.06.20	FDP REV 1
2023.08.17	FDP REV 2
2023.10.26	FDP REV 3

SHEET TITLE

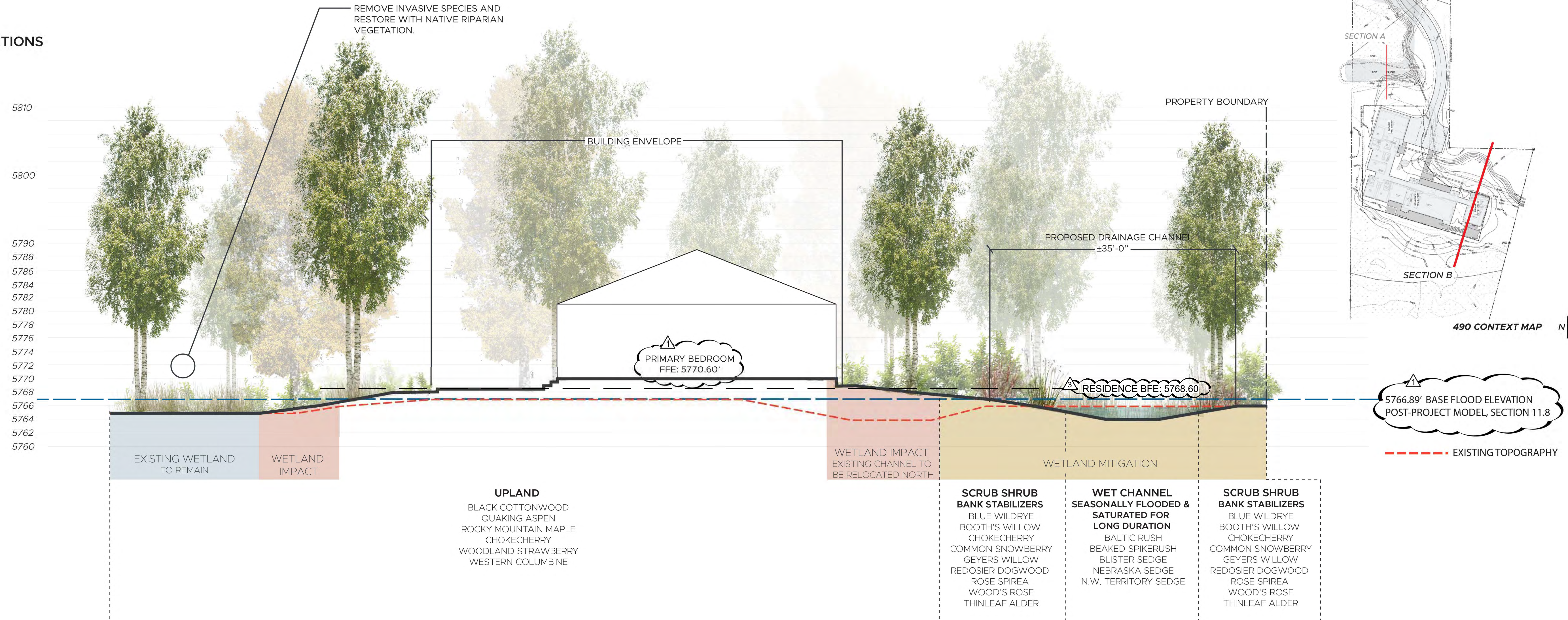
CROSS SECTION A



EXISTING CONDITIONS



PROPOSED CONDITIONS



- UPLAND**
- BLACK COTTONWOOD
 - QUAKING ASPEN
 - ROCKY MOUNTAIN MAPLE
 - CHOKECHERRY
 - WOODLAND STRAWBERRY
 - WESTERN COLUMBINE

- SCRUB SHRUB BANK STABILIZERS**
- BLUE WILDRYE
 - BOOTH'S WILLOW
 - CHOKECHERRY
 - COMMON SNOWBERRY
 - GEYERS WILLOW
 - REDOSIER DOGWOOD
 - ROSE SPIREA
 - WOOD'S ROSE
 - THINLEAF ALDER

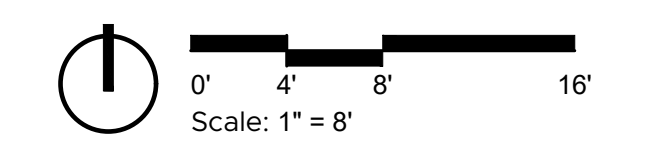
- WET CHANNEL SEASONALLY FLOODED & SATURATED FOR LONG DURATION**
- BALTIC RUSH
 - BEAKED SPIKERUSH
 - BLISTER SEDGE
 - NEBRASKA SEDGE
 - N.W. TERRITORY SEDGE

- SCRUB SHRUB BANK STABILIZERS**
- BLUE WILDRYE
 - BOOTH'S WILLOW
 - CHOKECHERRY
 - COMMON SNOWBERRY
 - GEYERS WILLOW
 - REDOSIER DOGWOOD
 - ROSE SPIREA
 - WOOD'S ROSE
 - THINLEAF ALDER

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2023.10.26	FDP REV 3

SHEET TITLE

CROSS SECTION B

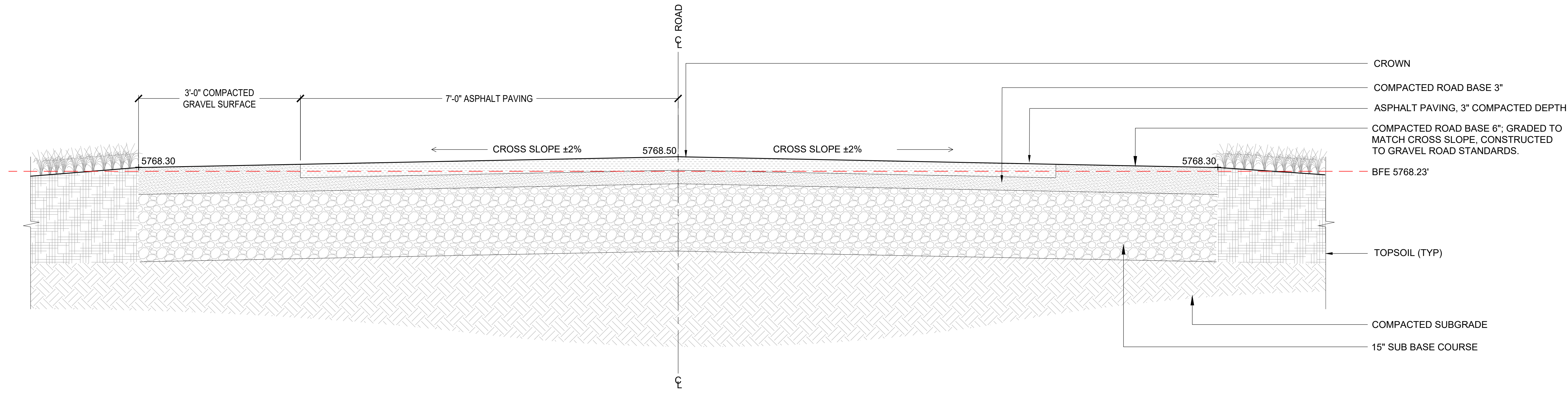




722 N. ROUSE AVE.
BOZEMAN, MT 59715
(406) 551-2098
www.fieldstudioia.com

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PLLC.

PROJECT NUMBER: 2220



NOTES:
1. ROAD SECTION TO SHOW INTENT, CONTRACTOR TO REFER TO CIVIL FOR APPROPRIATE GRAVEL DEPTHS, SPECIFICATIONS, AND INSTALLATION NOTES.

1 20' DRIVEWAY SECTION (14' PAVE, 6' COMPACTED ROAD BASE GRAVEL)

SCALE: #####

490 WOOD RIVER DRIVE
KETCHUM, ID

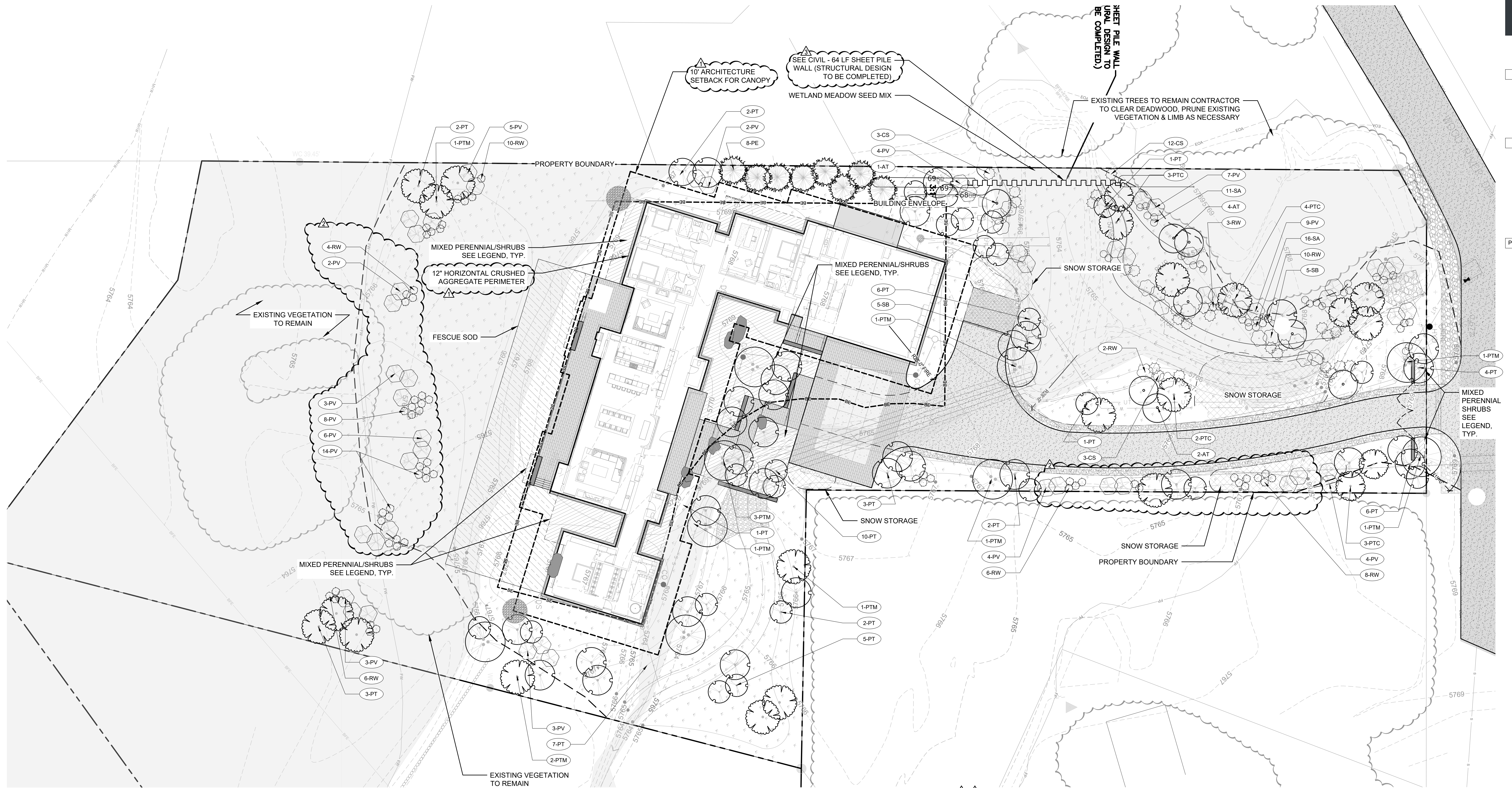
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SHEET TITLE

ROAD CROSS SECTION

SHEET 5 OF 7
EX-1.04

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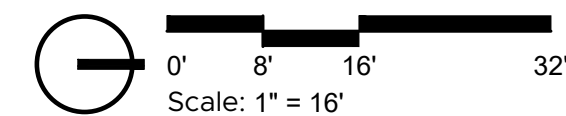


RIPARIAN SHRUBS					
SYMBOL	CODE	BOTANICAL NAME/Common Name	CONT.	QTY.	SPACING
	CS	<i>Cornus sericea</i> /Red-Osier Dogwood	#5	27	PER PLAN
	PV	<i>Prunus virginiana</i> /Common Chokecherry	#15-#25/ MULTI STEM	34	PER PLAN
	RW	<i>Rosa woodsii</i> /Woods' Rose	#5	30	PER PLAN
	SB	<i>Salix boothii</i> /Booth's Willow (15-20')	#5	17	PER PLAN
	SA	<i>Symphoricarpos albus</i> /Common Snowberry	#5	28	PER PLAN

TREES					
SYMBOL	CODE	BOTANICAL NAME/Common Name	CONT.	QTY.	SPACING
	AT	<i>Alnus tenuifolia</i> /Thinleaf Alder (15-30')	#15	9	PER PLAN
	PE	<i>Picea engelmannii</i> /Engelmann Spruce	8'-12' HT	8	PER PLAN
	PT	<i>Populus tremuloides</i> /Quaking Aspen	2" - 4" CAL.	55	PER PLAN
	PTC	<i>Populus trichocarpa</i> /Black Cottonwood	#5-#15	22	PER PLAN
	PTM	<i>Populus tremuloides</i> /Quaking Aspen	10' -14' HT/ MULTI-STEM	10	PER PLAN

PERENNIAL/SHRUB PLANTER BEDS					
SYMBOL	BOTANICAL NAME/Common Name	CONT.	QTY.	SPACING	
	<i>Deschampsia capitosa</i> /Tufted Hairgrass	#1	TBD	PER PLAN	
	<i>Festuca glauca</i> /Blue Fescue	#1	TBD	PER PLAN	
	<i>Galium odoratum</i> /Sweet Woodruff	#1	TBD	PER PLAN	
	<i>Lavandula angustifolia</i> /English Lavender	#1	TBD	PER PLAN	
	<i>Panicum virgatum</i> /Switchgrass	#1	TBD	PER PLAN	
	<i>Talitrium dasyacarpum</i> /Purple Meadowrue	#1	TBD	PER PLAN	

FESCUE SOD
AREA: ±3,350 SF - V.I.F.



WETLAND MEADOW SEED MIX	Variety	Lbs/Ac
 AREA: ±40,750 SF (± 0.93 ACRES)	<i>Tufted Hairgrass/Deschampsia cespitosa</i>	1
	<i>Blue Wildrye/Elymus glaucus</i>	4
	<i>Baltic Rush/Juncus balticus</i>	0.25
	<i>Beaked Sedge/Carex utriculata</i>	2.0
	<i>Nebraska Sedge/Carex nebrascensis</i>	2.0
	<i>Bluejoint Reedgrass/Calamagrostis canadensis</i>	0.50

SITE LEGEND

SYMBOL	ITEM
	EXISTING CONTOURS
	PROPOSED CONTOURS
	10' SETBACK FOR TREE CANOPY
	PROPOSED SHRUBS & TREES
	VEGETATION TO REMAIN
	ASPHALT DRIVEWAY
	±3'-0" GRAVEL DRIVEWAY EDGE
	12' HORIZONTAL CRUSHED AGGREGATE

NOTES:

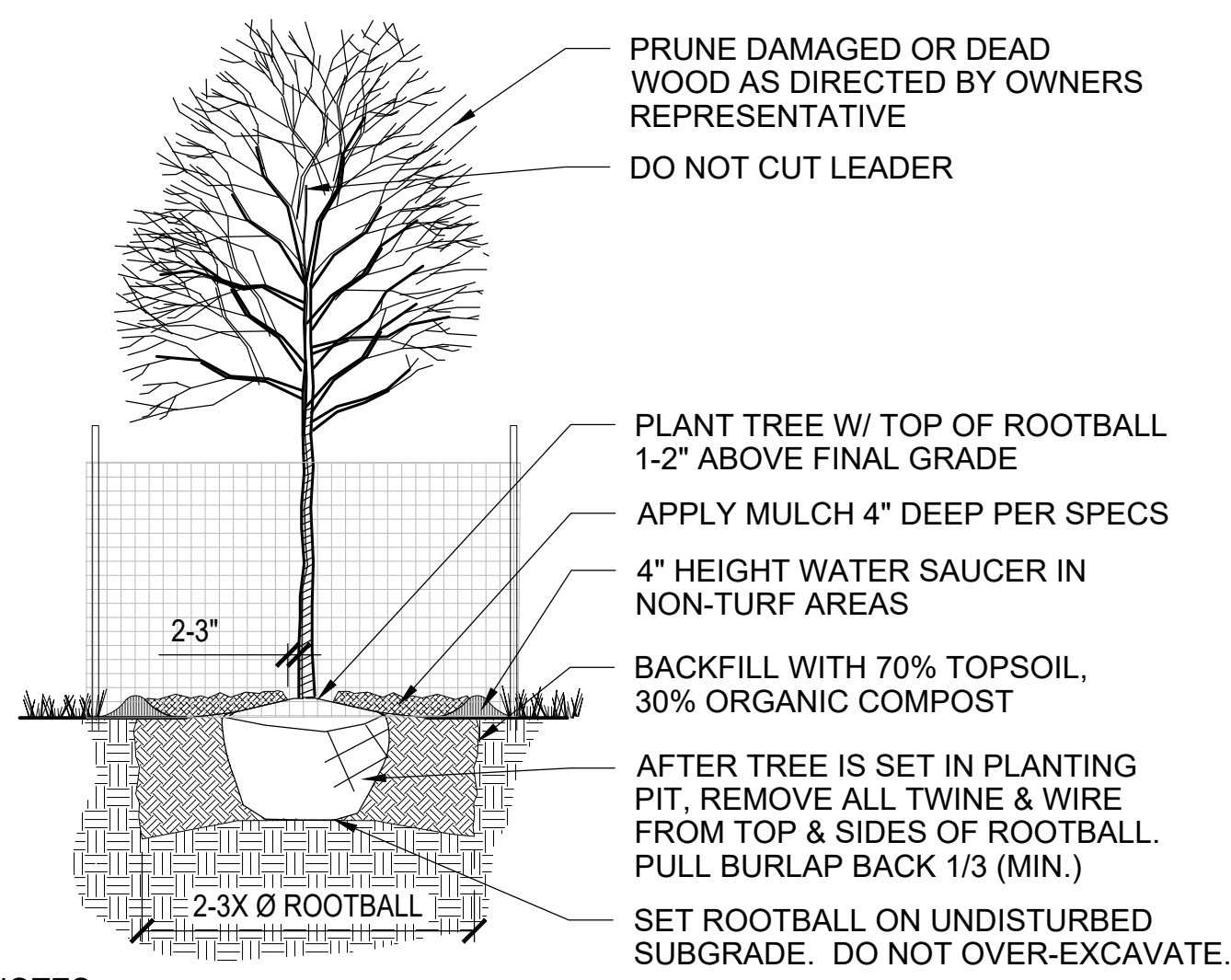
- ALL TAKE-OFFS ARE APPROXIMATE AND SHOULD BE USED AS REFERENCE ONLY. CONTRACTOR TO VERIFY QUANTITIES AND COORDINATE WITH L.A. PRIOR TO PURCHASE AND INSTALLATION.
- TREES AND RESTORATION AREAS TO BE STAKED IN FIELD; LOCATIONS TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

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SHEET TITLE

OVERALL PLANTING PLAN

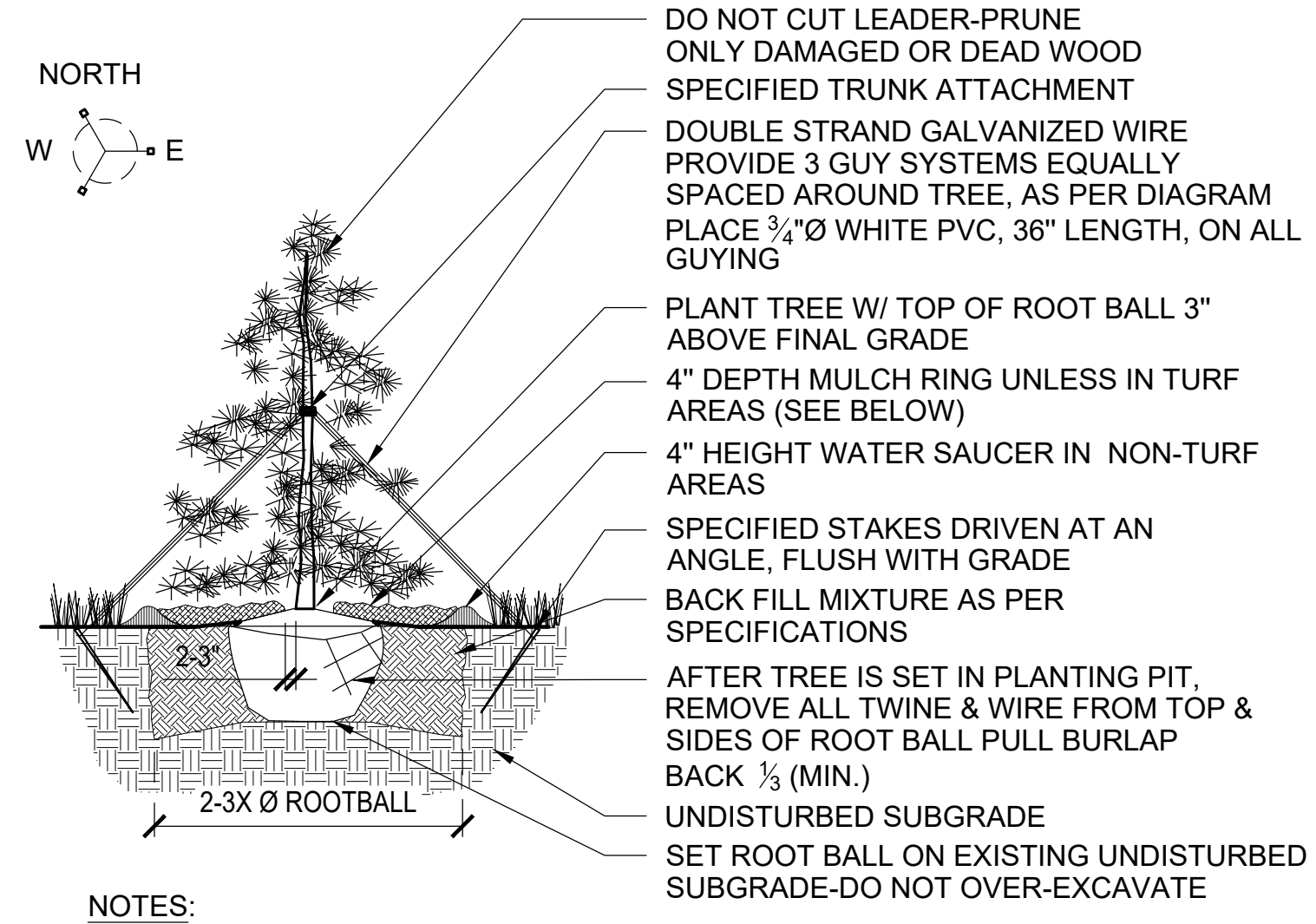
SHEET 6 OF 7
L-2.00



- NOTES:
- MULCH SHOULD BE 4" DEEP.
 - ALL TREES 3" DIAMETER OR LARGER MAY BE STAKED FOR ONE YEAR IF PROPOSED BY LANDSCAPE CONTRACTOR AND/OR APPROVED BY OWNER'S REPRESENTATIVE.

1 DECIDUOUS TREE PLANTING

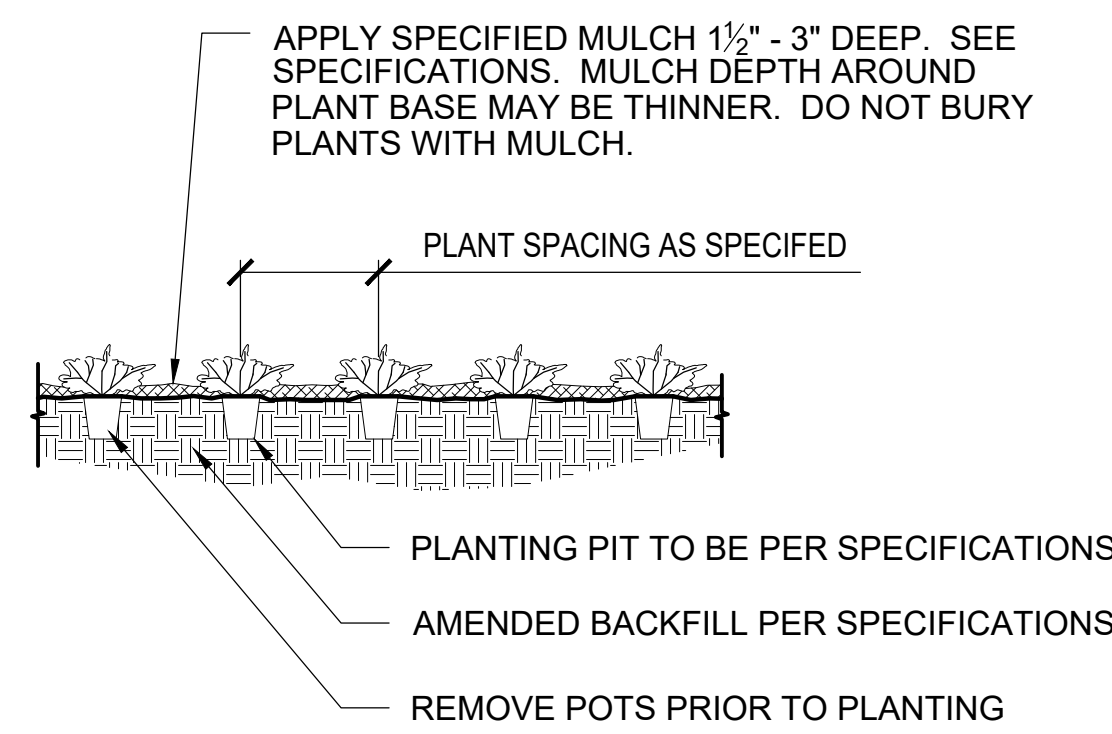
SCALE: 1/4" = 1'-0"



- NOTES:
- PULL MULCH BACK 2" TO 3" FROM TRUNK OF TREE
 - INSTALL SPECIFIED MULCH TO DRIP LINE OF TREE WHERE PLANTED IN LAWN AREAS. MULCH TO BE 2" DEEP IN LAWN AREAS.
 - DO NOT PROVIDE WATER BASIN IN IRRIGATED LAWN AREAS.

2 EVERGREEN TREE PLANTING

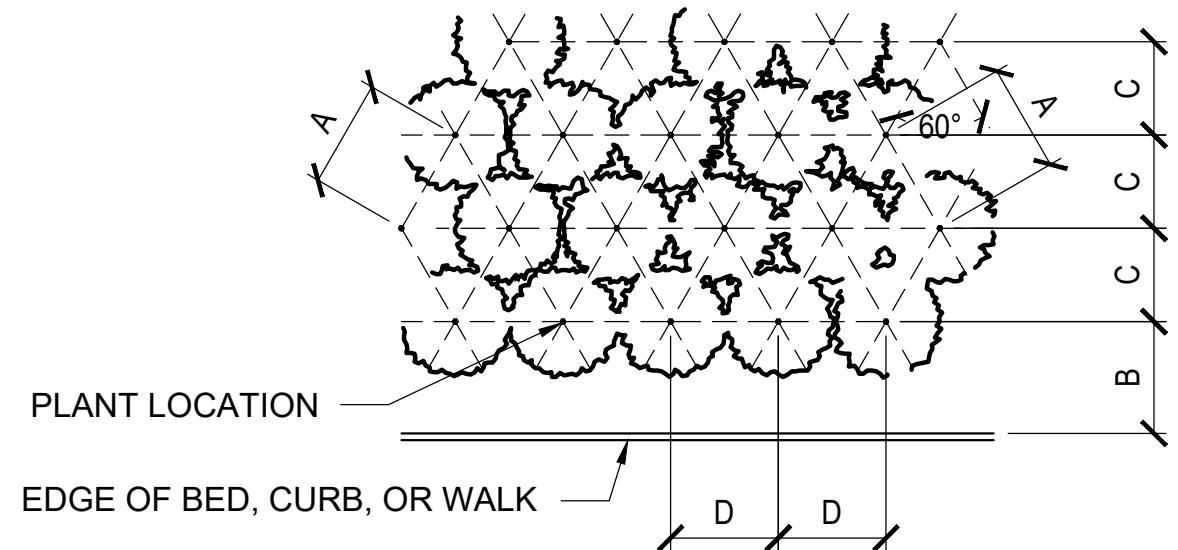
SCALE: 1/4" = 1'-0"



4 PERENNIALS AND GROUNDCOVERS

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

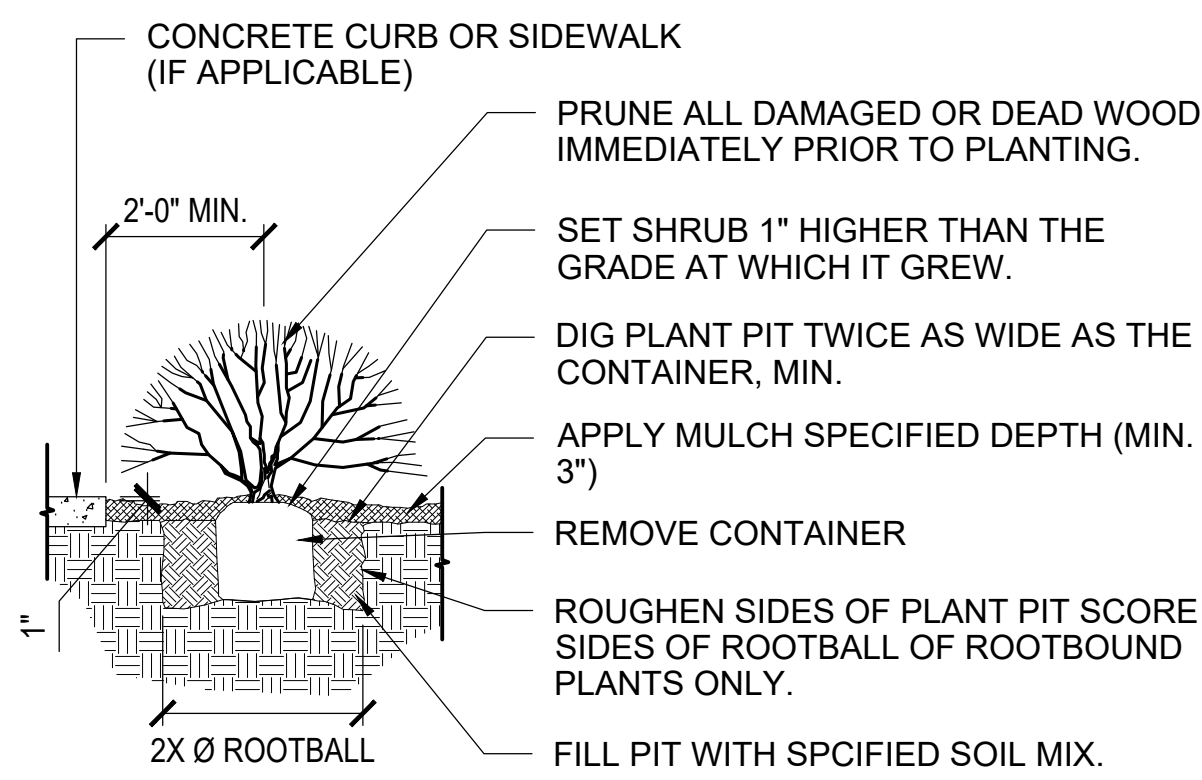
PLANT SPACING	A	B	C	D
6"	6"	6"	5"	6"
8"	8"	6"	7"	8"
12"	12"	8"	10"	12"
18"	18"	9"	15 1/2"	18"
24"	24"	18"	21"	24"
30"	30"	15"	26"	30"
36"	36"	30"	31"	36"
48"	48"	30"	42"	48"
60"	60"	36"	52"	60"



- NOTES:
- ALIGN FRONT ROW PARALLEL TO BED LINE

7 TRIANGULAR SPACING FOR PLANTING LAYOUT

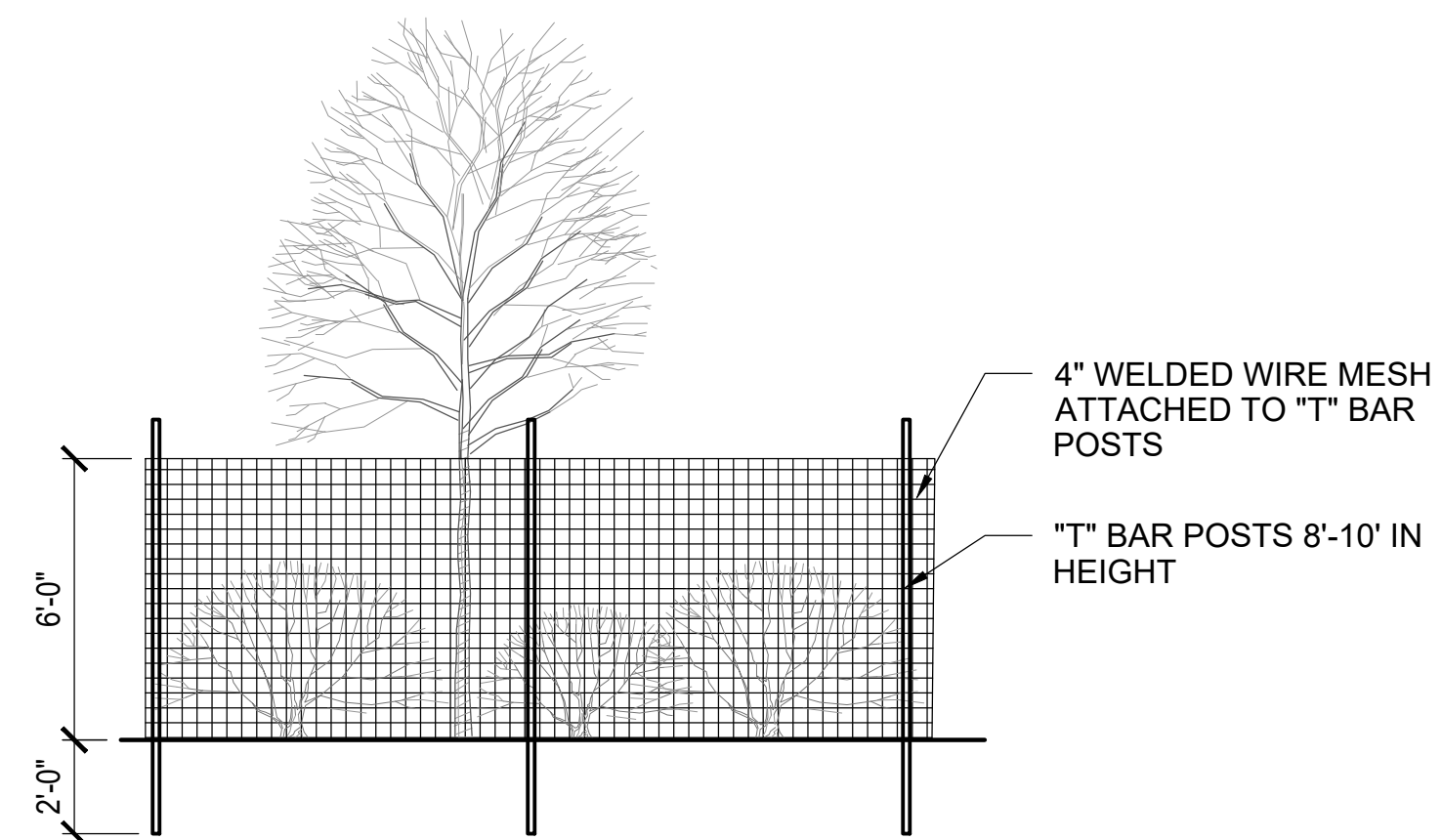
SCALE: 1/4" = 1'-0"



- NOTES:
- ANY BROKEN OR CRUMBLING ROOTBALLS WILL BE REJECTED.
 - REMOVING THE CONTAINERS WILL NOT BE AN EXCUSE FOR DAMAGED ROOTBALLS.
 - HOLD GRADE 1" BELOW EDGE OF WALK OR CURB

5 SHRUB PLANTING

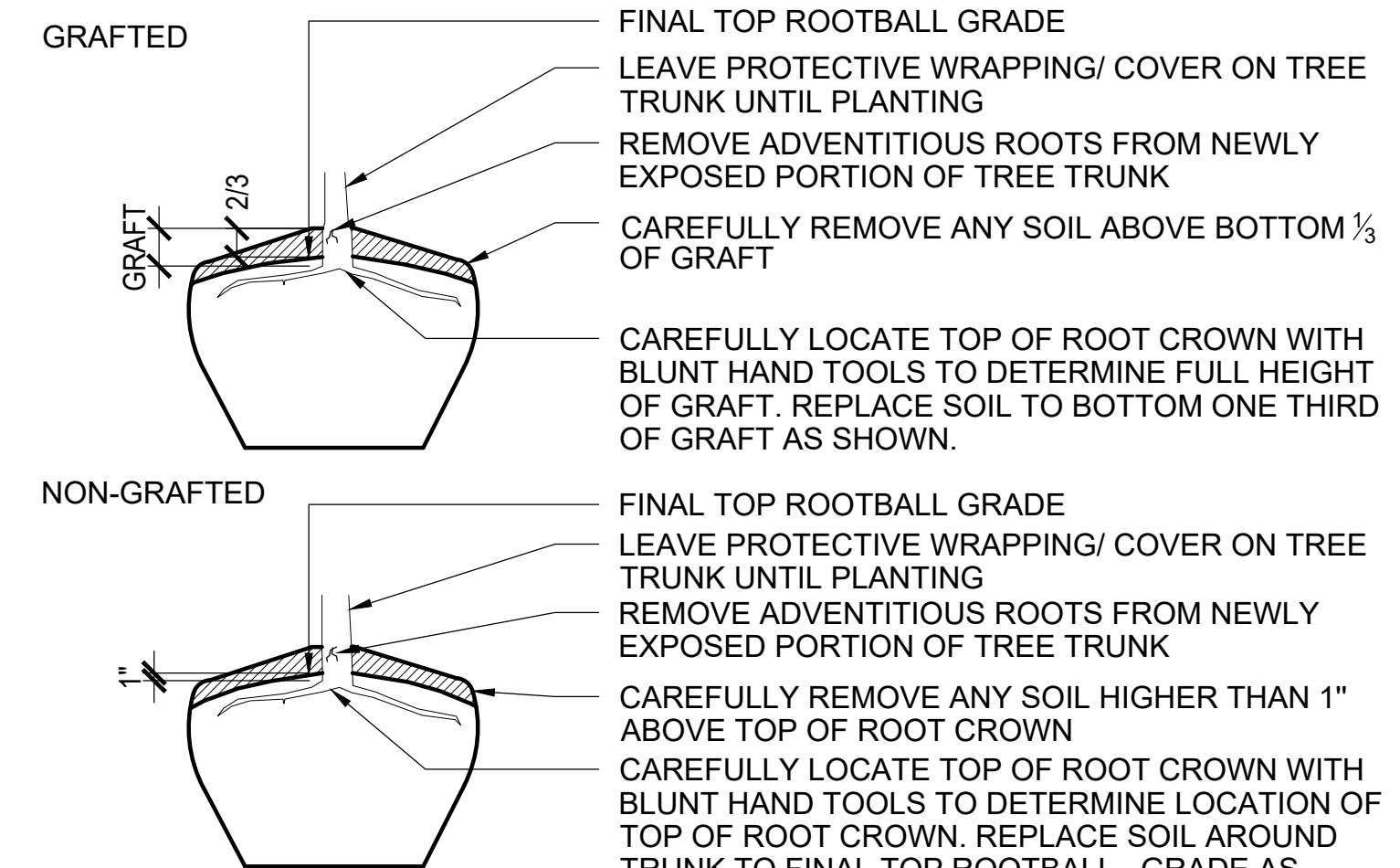
SCALE: 1/4" = 1'-0"



- NOTES:
- FINAL DESIGN AND LOCATION TO BE COORDINATED AND APPROVED IN FIELD BY LANDSCAPE ARCHITECT
 - "T" BAR POSTS TO BE SPACED APPROPRIATELY TO ENSURE INTEGRITY OF FENCE.
 - ALL TREES 2" DIAMETER OR LARGER MAY BE STAKED FOR ONE YEAR

8 WILDLIFE PROTECTION FENCING

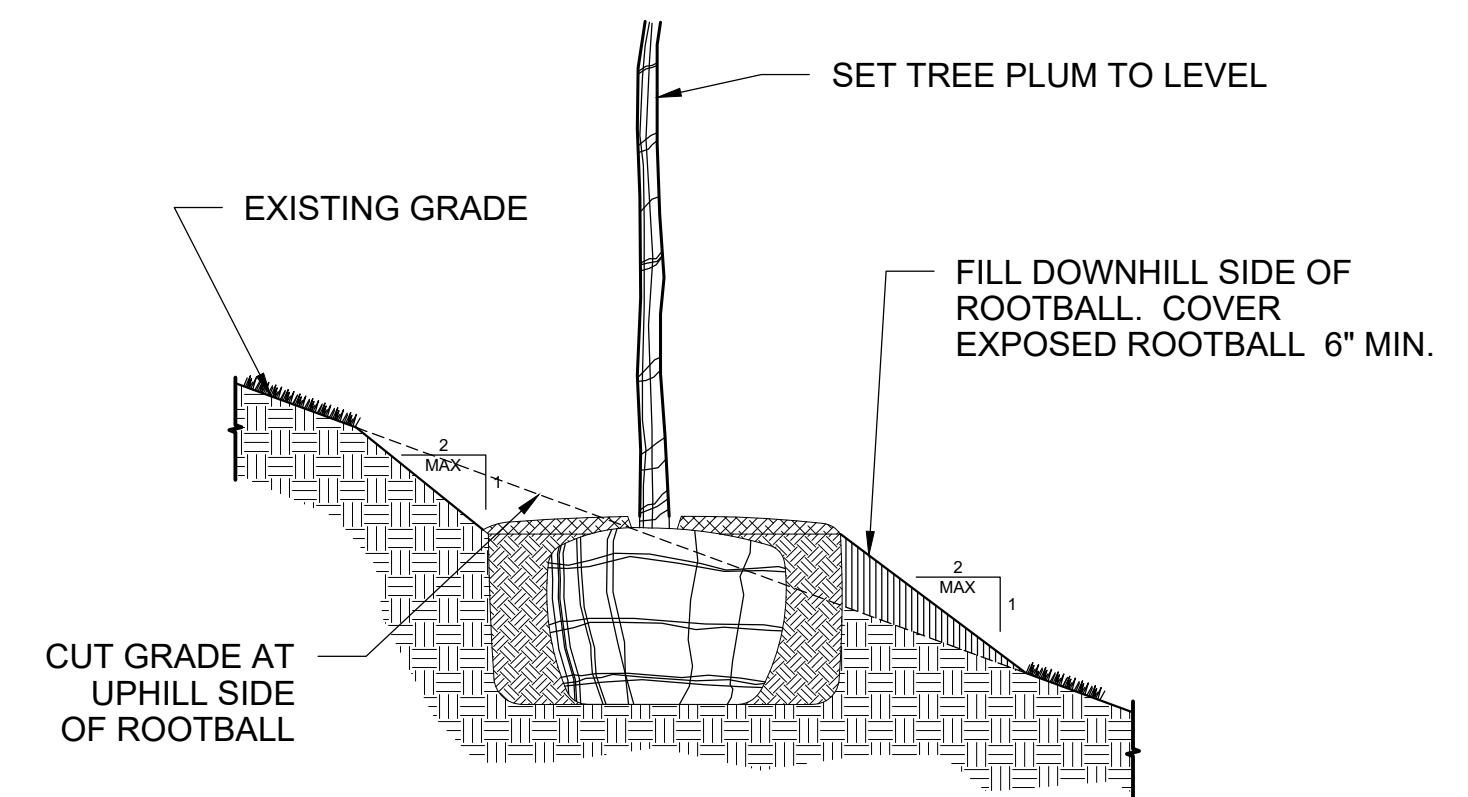
SCALE: 1/4" = 1'-0"



- NOTES:
- ALL WORK TO BE DONE AT TIME OF PLANTING
 - PEEL BACK ONLY TOP OF BURLAP REQUIRED TO PERFORM WORK. REPLACE BURLAP BEFORE MOVING TREE INTO PLANTING PIT. DO NOT REMOVE WIRE BASKET UNTIL INSIDE PLANTING PIT.
 - MEASURE NEW HEIGHT OF ROOTBALL AND DIG PLANTING PIT SO FINAL TOP ROOTBALL GRADE IS 3" ABOVE FINAL GRADE SURROUNDING BALL.

3 FINAL TOP OF ROOTBALL GRADE

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



- NOTES:
- REFER TO VARIOUS SPECIFIC TREE INSTALLATION DETAILS FOR STAKING, GUYING, MULCHING, ETC
 - THIS INSTALLATION SHALL APPLY TO ALL TREE TYPES AND SIZES PLANTED ON SLOPES LESS THAN 2:1.

6 TREE PLANTING ON SLOPE

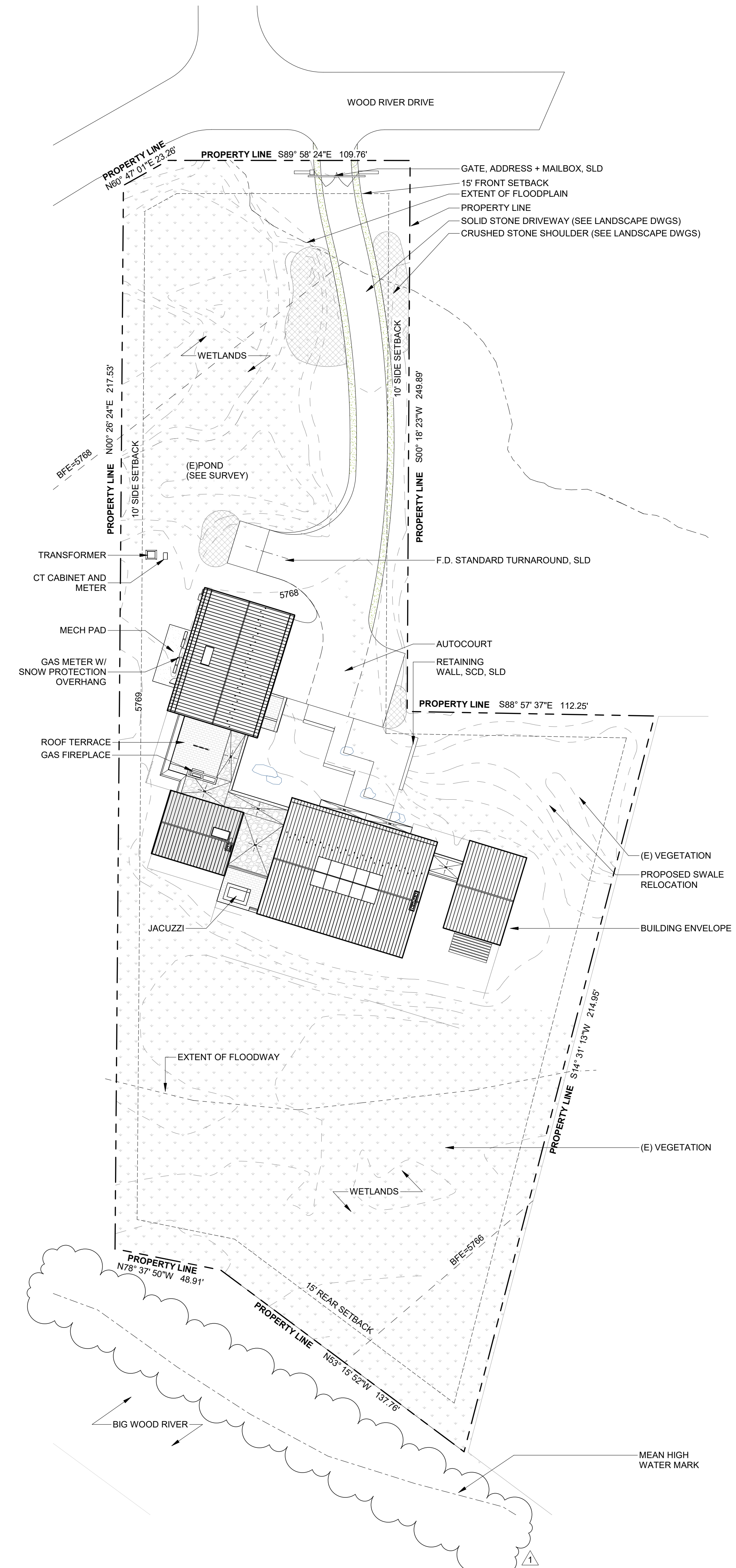
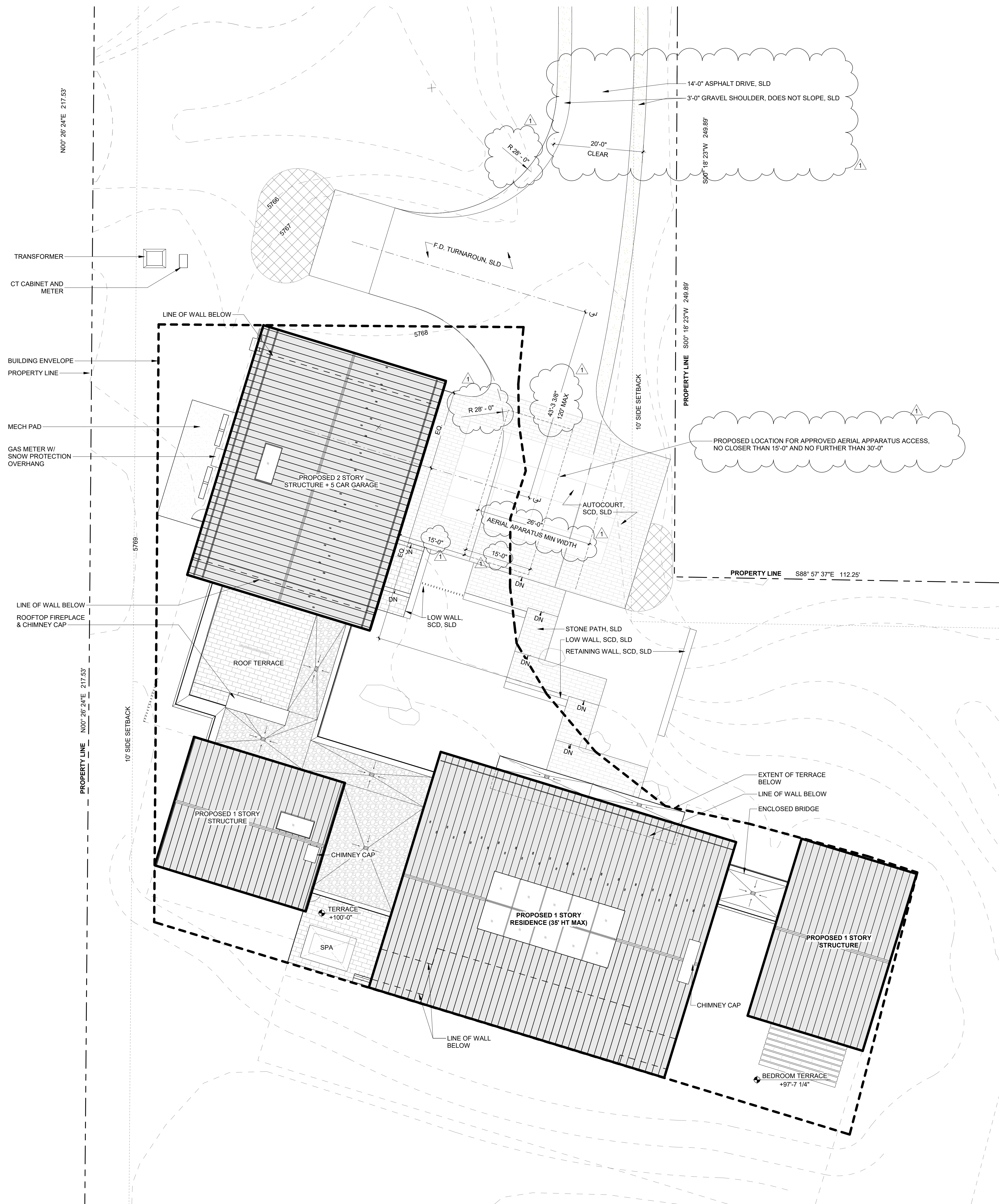
SCALE: 1/4" = 1'-0"

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2023.06.20	FDP REV
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2023.10.26	FDP REV 3

SHEET TITLE

PLANTING
DETAILS

SHEET 7 OF 7
L-2.01



SITE PLAN NOTES:

1. ELEVATION: 100'-0" = 5770.6'
2. SEE LANDSCAPE DRAWINGS FOR (E) AND (N) TREE LOCATIONS
3. SEE CIVIL DRAWINGS FOR DRIVEWAY LAYOUT, PROFILE & SITE DRAINAGE INFORMATION
4. SEE ROOF PLAN FOR MORE ROOF INFORMATION
5. SEE G-011 & G-012 FOR SITE COVERAGE AND HEIGHT CALCULATIONS
6. SEE GENERAL CONTRACTOR STAGING PLAN FOR ALL STAGING INFORMATION.

490 WOOD RIVER

OWNER:

490-490 WOOD RIVER, LLC
 ATTN: MATT SCOGGINS
 PO BOX 1400-174
 KETCHUM, ID 83340
 TEL: 214.557.5533

PROJECT ARCHITECT:

RO | ROCKETT DESIGN
 1306 BRIDGEWAY, FLOOR 2
 SAUSALITO, CA 94965
 TEL: 415.269.0630

SURVEYOR & CIVIL ENGINEER:

BENCHMARK ASSOCIATES
 100 BELL DRIVE, SUITE C
 KETCHUM, IDAHO 83340
 TEL: 208.726.9512

GEOTECHNICAL ENGINEER:

BUTLER ASSOCIATES, INC.
 PO BOX 1034
 KETCHUM, IDAHO 83340
 TEL: 208.720.6432

LANDSCAPE ARCHITECT:

FIELD STUDIO
 722 N ROUSE AVE
 BOZEMAN, MT 59715
 TEL: 406.551.2098

STRUCTURAL ENGINEER:

LABIB FUNK + ASSOCIATES
 319 MAIN STREET
 EL SEGUNDO, CA 90245
 TEL: 213.239.9700

MEP ENGINEER:

CES
 1001 W. OAK STREET, SUITE 107
 BOZEMAN, MT 59715
 TEL: 406.272.0352

LIGHTING DESIGNER:

KGM ARCHITECTURAL LIGHTING
 270 CORAL CIR
 EL SEGUNDO, CA 90245
 TEL: 310.552.2191

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SEAL:



3	10/25/23	FDP REVISION 3
2	8/18/23	FDP REVISION 2
1	6/23/23	FDP REVISION 1
2	5/25/23	PERMIT SET
1	04/25/23	FDP SET
NO	DATE	ISSUE

PROJECT:
490 WOOD RIVER
 490 WOOD RIVER
 KETCHUM, ID 83340

PROJECT NUMBER:
2109

DRAWING TITLE:
SITE PLAN

DRAWING NUMBER:
A-100

4/25/2023 5:13:32 PM

490 WOOD RIVER

OWNER:
490-490 WOOD RIVER, LLC
 ATTN: MATT SCOGGINS
 PO BOX 1400-174
 KETCHUM, ID 83340
 TEL: 214.557.5533

PROJECT ARCHITECT:
RO | ROCKETT DESIGN
 1306 BRIDGEWAY, FLOOR 2
 SAUSALITO, CA 94965
 TEL: 415.269.0630

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BENCHMARK ASSOCIATES
 100 BELL DRIVE, SUITE C
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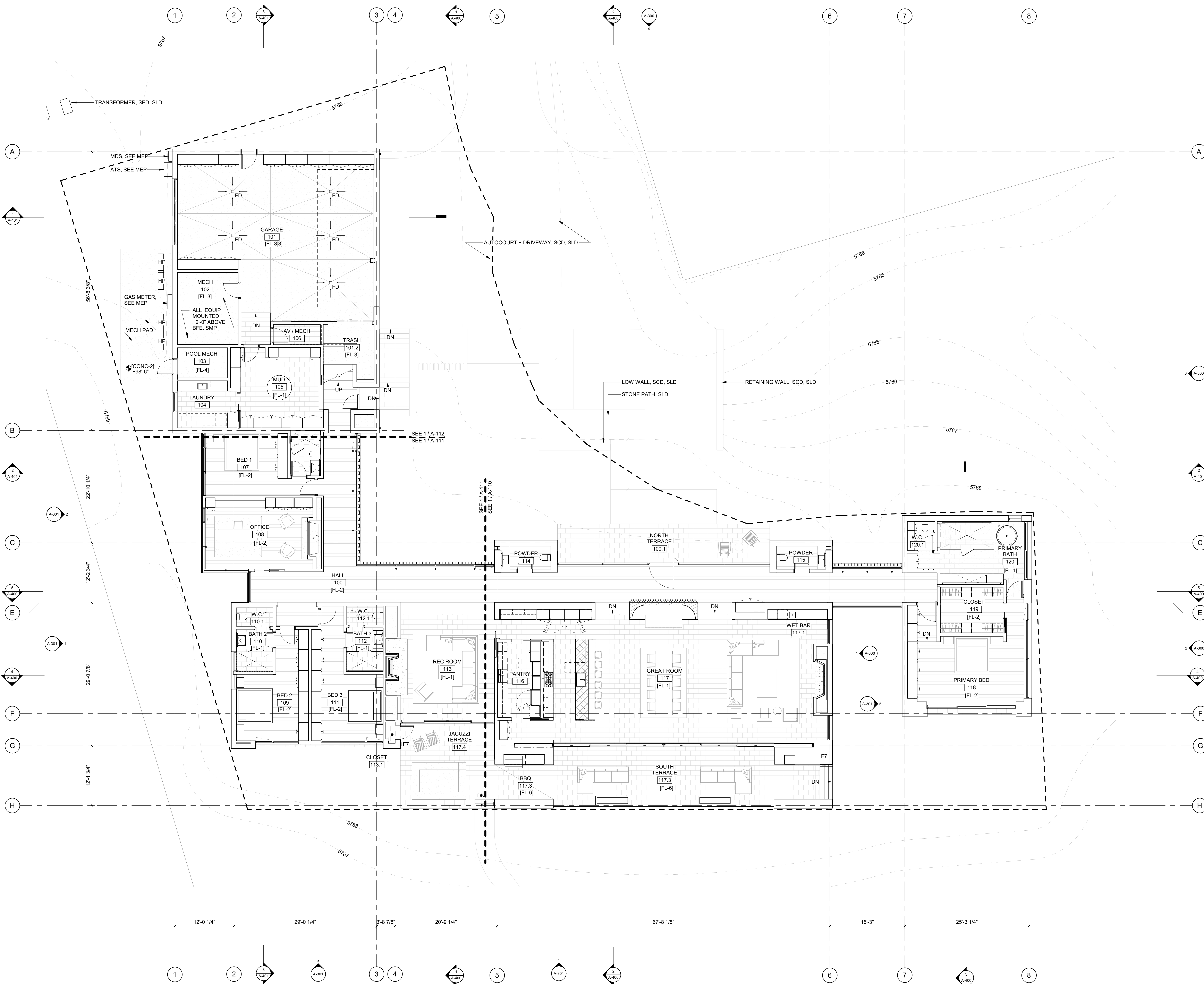
GEOTECHNICAL ENGINEER:
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 KETCHUM, IDAHO 83340
 TEL: 208.720.6432

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 BOZEMAN, MT 59715
 TEL: 406.551.2098

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LABIB FUNK + ASSOCIATES
 319 MAIN STREET
 EL SEGUNDO, CA 90245
 TEL: 213.239.9700

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 BOZEMAN, MT 59715
 TEL: 406.272.0352

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 EL SEGUNDO, CA 90245
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2	8/18/23	FDP REVISION 2
1	6/23/23	FDP REVISION 1
2	5/25/23	PERMIT SET
1	04/25/23	FDP SET
NO	DATE	ISSUE

PROJECT:
490 WOOD RIVER
 490 WOOD RIVER
 KETCHUM, ID 83340

PROJECT NUMBER
2109

DRAWING TITLE:
REFERENCE PLAN / LEVEL 01

DRAWING NUMBER:
A-101

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- NOTES:
- SEE LANDSCAPE DRAWINGS FOR PLANTING AND LANDSCAPE INFORMATION
 - SEE CIVIL DRAWINGS FOR DRIVEWAY AND SITE DRAINAGE INFORMATION
 - USGS ELEVATION +5769.5' IS NOTED AS +100'-0" IN SUBSEQUENT ARCHITECTURAL DRAWINGS
 - COORDINATE STARTPOINT WITH CIVIL
 - SEE G-200 FOR MORE INFORMATION REGARDING ROOF ASSEMBLIES

OWNER:

490-490 WOOD RIVER, LLC
ATTN: MATT SCOGGINS
PO BOX 1400-174
KETCHUM, ID 83340
TEL: 214.557.5533

PROJECT ARCHITECT:

RO | ROCKETT DESIGN
1306 BRIDGEWAY, FLOOR 2
SAUSALITO, CA 94965
TEL: 415.269.0630

SURVEYOR & CIVIL ENGINEER:

BENCHMARK ASSOCIATES
100 BELL DRIVE, SUITE C
KETCHUM, IDAHO 83340
TEL: 208.726.9512

GEOTECHNICAL ENGINEER:

BUTLER ASSOCIATES, INC.
PO BOX 1034
KETCHUM, IDAHO 83340
TEL: 208.720.6432

LANDSCAPE ARCHITECT:

FIELD STUDIO
722 N ROUSE AVE
BOZEMAN, MT 59715
TEL: 406.551.2098

STRUCTURAL ENGINEER:

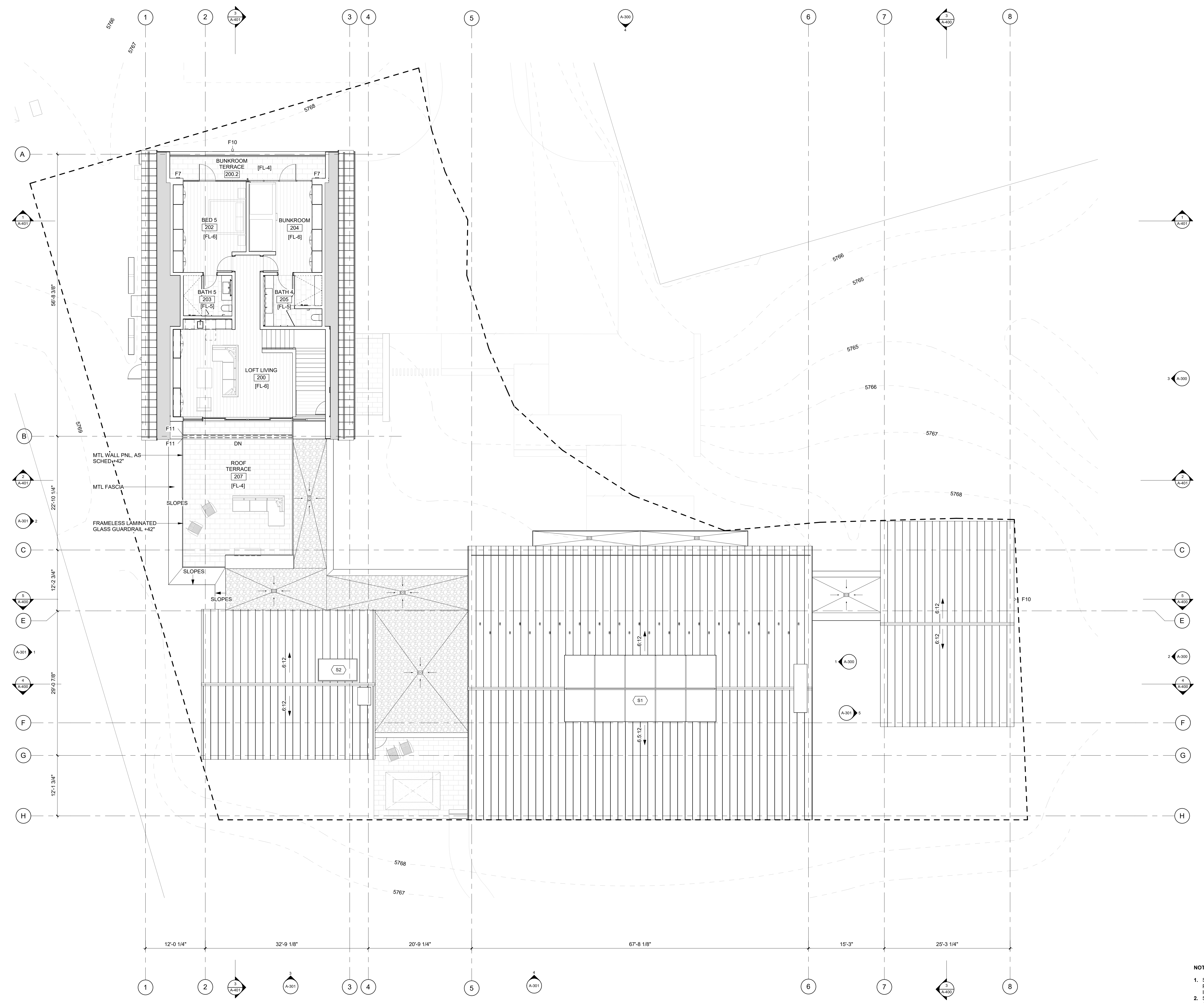
LABIB FUNK + ASSOCIATES
319 MAIN STREET
EL SEGUNDO, CA 90245
TEL: 213.239.9700

MEP ENGINEER:

CES
1001 W. OAK STREET, SUITE 107
BOZEMAN, MT 59715
TEL: 406.272.0352

LIGHTING DESIGNER:

KGM ARCHITECTURAL LIGHTING
270 CORAL CIR
EL SEGUNDO, CA 90245
TEL: 310.552.2191



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SEAL:



3	10/25/23	FDP REVISION 3
2	8/18/23	FDP REVISION 2
1	6/23/23	FDP REVISION 1
2	5/25/23	PERMIT SET
1	04/25/23	FDP SET
NO	DATE	ISSUE

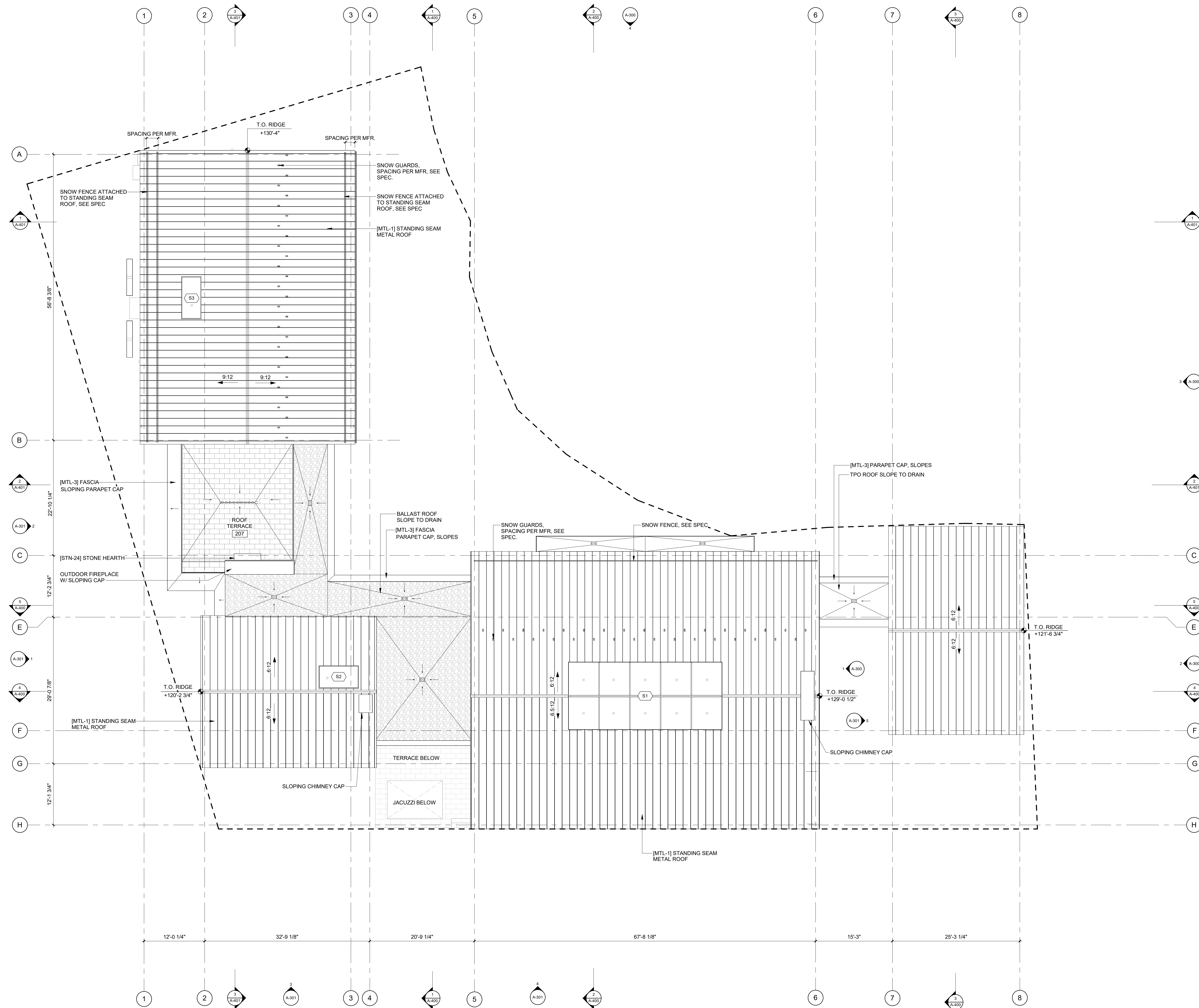
PROJECT:
490 WOOD RIVER
490 WOOD RIVER
KETCHUM, ID 83340

PROJECT NUMBER
2109

DRAWING TITLE:
REFERENCE PLAN / LEVEL 02

DRAWING NUMBER:
A-102

- NOTES:
- SEE LANDSCAPE DRAWINGS FOR PLANTING AND LANDSCAPE INFORMATION
 - SEE CIVIL DRAWINGS FOR DRIVEWAY AND SITE DRAINAGE INFORMATION
 - USGS ELEVATION +5769.5' IS NOTED AS +100'-0" IN SUBSEQUENT ARCHITECTURAL DRAWINGS
 - COORDINATE STARTPOINT WITH CIVIL
 - SEE G-200 FOR MORE INFORMATION REGARDING ROOF ASSEMBLIES



OWNER:
490-490 WOOD RIVER, LLC
 ATTN: MATT SCOGGINS
 PO BOX 1400-174
 KETCHUM, ID 83340
 TEL: 214.557.5533

PROJECT ARCHITECT:
RO | ROCKETT DESIGN
 1306 BRIDGEWAY, FLOOR 2
 SAUSALITO, CA 94965
 TEL: 415.269.0630

SURVEYOR & CIVIL ENGINEER:
BENCHMARK ASSOCIATES
 100 BELL DRIVE, SUITE C
 KETCHUM, IDAHO 83340
 TEL: 208.726.9512

GEOTECHNICAL ENGINEER:
BUTLER ASSOCIATES, INC.
 PO BOX 1034
 KETCHUM, IDAHO 83340
 TEL: 208.720.6432

LANDSCAPE ARCHITECT:
FIELD STUDIO
 722 N ROUSE AVE
 BOZEMAN, MT 59715
 TEL: 406.551.2098

STRUCTURAL ENGINEER:
LABIB FUNK + ASSOCIATES
 319 MAIN STREET
 EL SEGUNDO, CA 90245
 TEL: 213.239.9700

MEP ENGINEER:
CES
 1001 W. OAK STREET, SUITE 107
 BOZEMAN, MT 59715
 TEL: 406.272.0352

LIGHTING DESIGNER:
KGM ARCHITECTURAL LIGHTING
 270 CORRAL CIR
 EL SEGUNDO, CA 90245
 TEL: 310.552.2191

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3	10/25/23	FDP REVISION 3
2	8/18/23	FDP REVISION 2
1	6/23/23	FDP REVISION 1
2	5/25/23	PERMIT SET
1	04/25/23	FDP SET
NO	DATE	ISSUE

PROJECT:
490 WOOD RIVER
 490 WOOD RIVER
 KETCHUM, ID 83340

PROJECT NUMBER
2109

DRAWING TITLE:
REFERENCE PLAN / ROOF

DRAWING NUMBER:
A-103

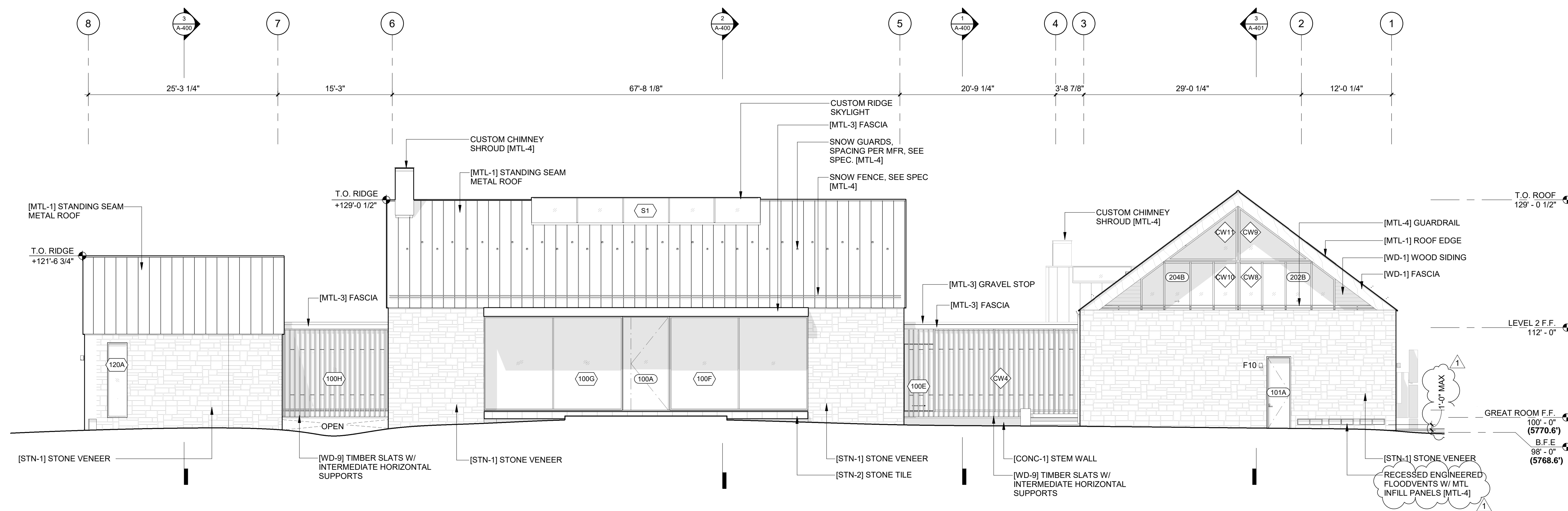
- NOTES:
- SEE LANDSCAPE DRAWINGS FOR PLANTING AND LANDSCAPE INFORMATION
 - SEE CIVIL DRAWINGS FOR DRIVEWAY AND SITE DRAINAGE INFORMATION
 - USGS ELEVATION +5769.5' IS NOTED AS +100'-0" IN SUBSEQUENT ARCHITECTURAL DRAWINGS
 - COORDINATE STARTPOINT WITH CIVIL SEE G-200 FOR MORE INFORMATION REGARDING ROOF ASSEMBLIES

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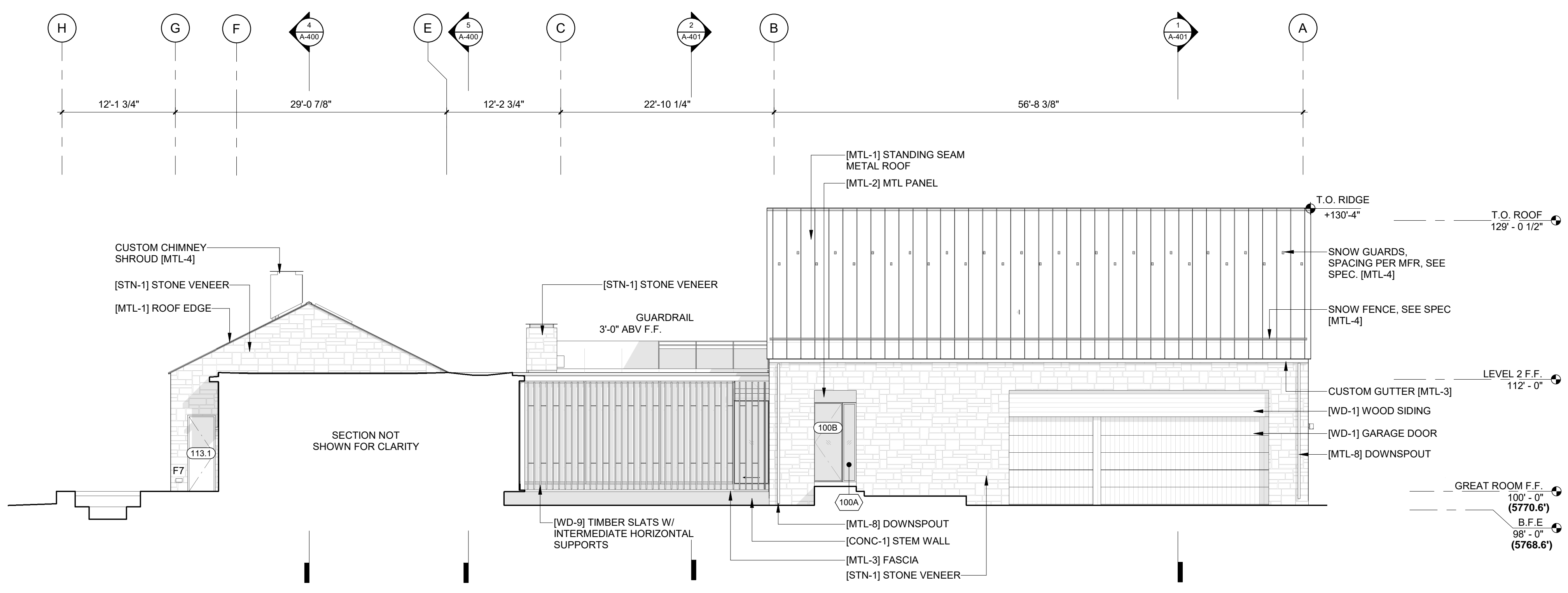
NOTES:

BFE OF RESIDENCE: 5768.6'
 FFE OF RESIDENCE: 5770.6'

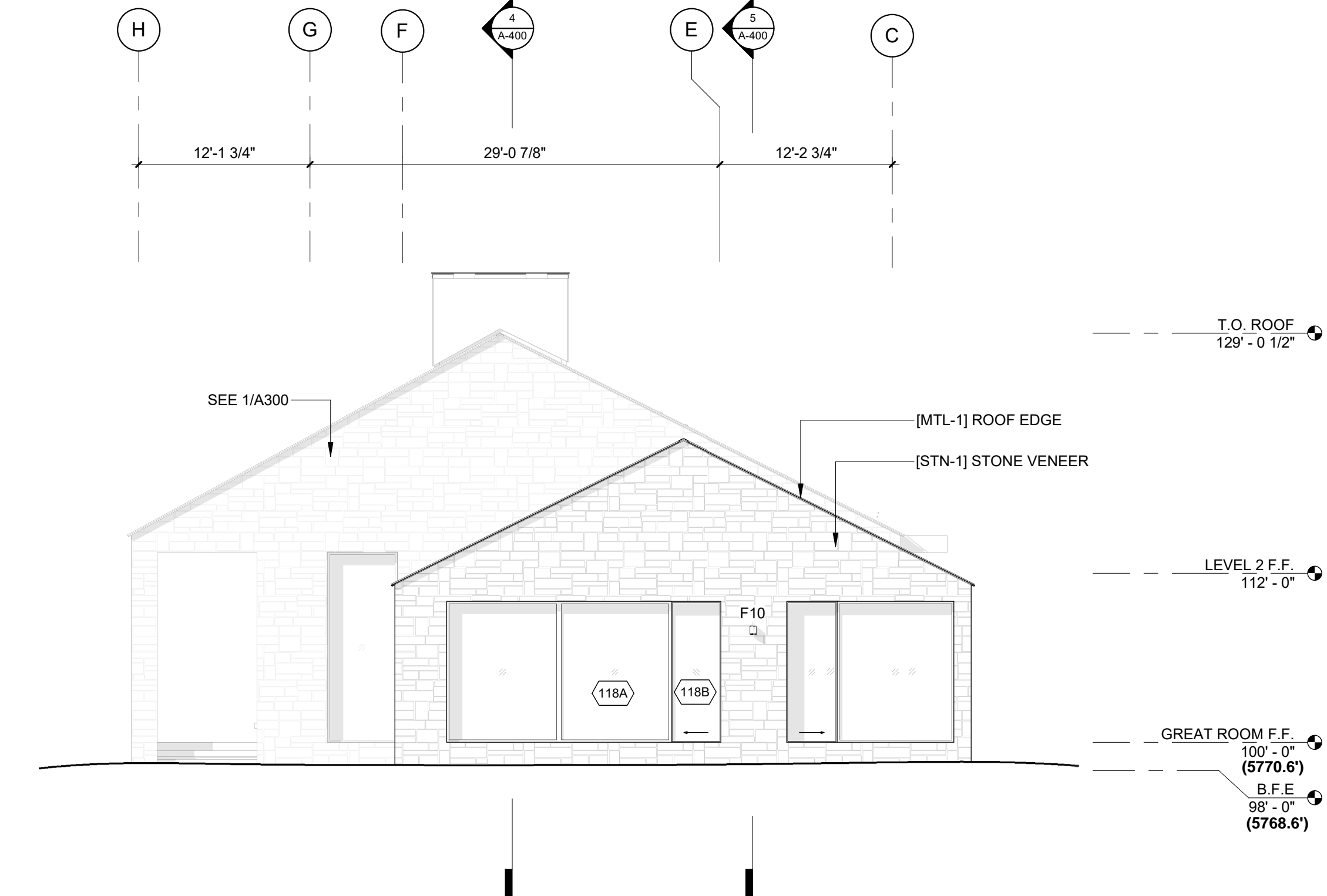
*NOTE: FFE OF RESIDENCE IS EQUIVALENT TO THE FLOOD PROTECTION ELEVATION (FPE), AND IS AT LEAST 2'-0" ABOVE THE BFE.



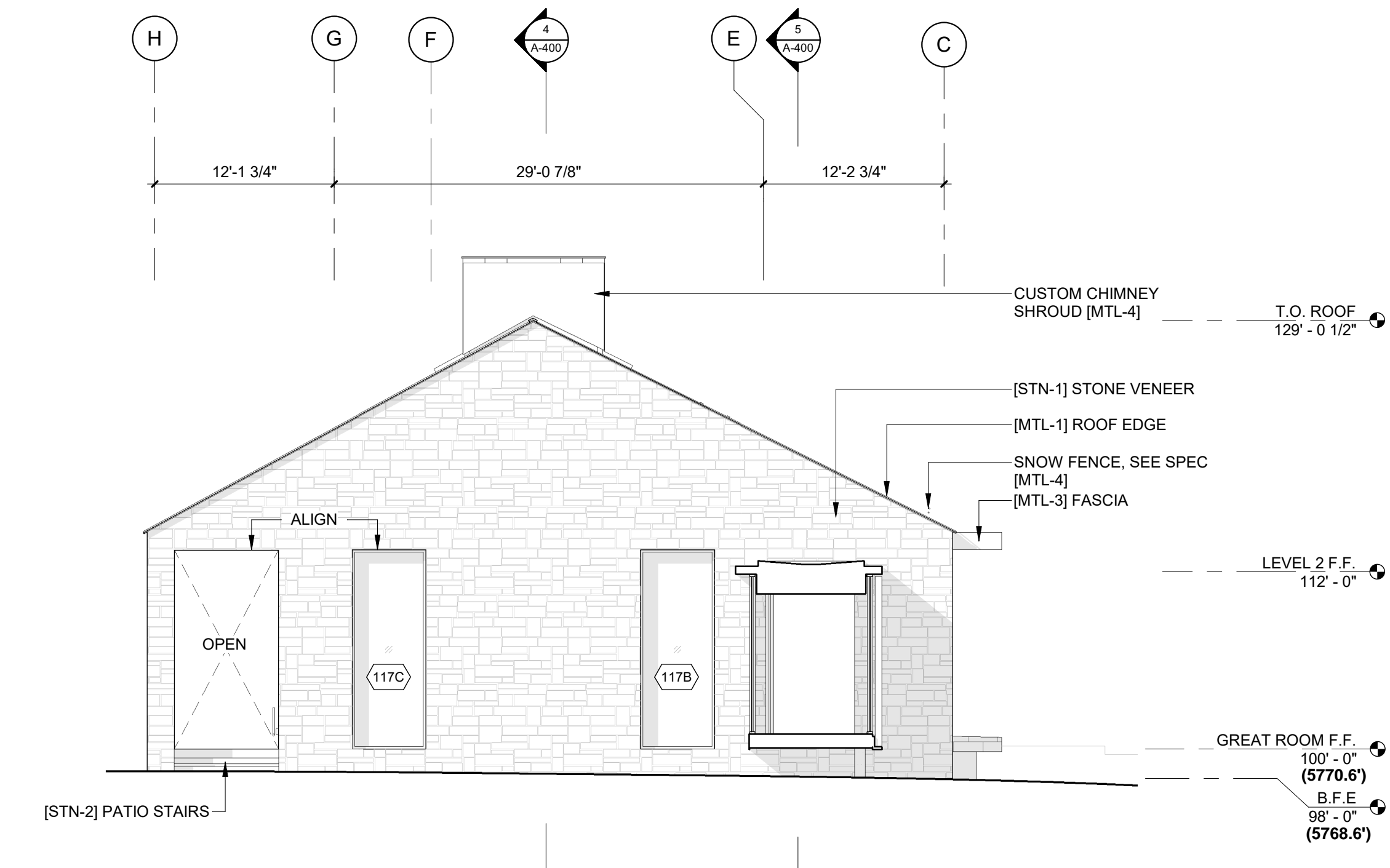
4 1/8" = 1'-0" ELEVATION / NORTH



3 1/8" = 1'-0" ELEVATION / GARAGE



2 1/8" = 1'-0" ELEVATION / EAST



1 1/8" = 1'-0" ELEVATION / EAST GREAT ROOM

490 WOOD RIVER

OWNER:
490-490 WOOD RIVER, LLC
 ATTN: MATT SCOGGINS
 PO BOX 1400-174
 KETCHUM, ID 83340
 TEL: 214.557.5533

PROJECT ARCHITECT:
ROCKETT DESIGN
 1306 BRIDGEWAY, FLOOR 2
 SAUSALITO, CA 94965
 TEL: 415.269.0630

SURVEYOR & CIVIL ENGINEER:
BENCHMARK ASSOCIATES
 100 BELL DRIVE, SUITE C
 KETCHUM, IDAHO 83340
 TEL: 208.726.9512

GEOTECHNICAL ENGINEER:
BUTLER ASSOCIATES, INC.
 PO BOX 1034
 KETCHUM, IDAHO 83340
 TEL: 208.720.6432

LANDSCAPE ARCHITECT:
FIELD STUDIO
 722 N ROUSE AVE
 BOZEMAN, MT 59715
 TEL: 406.551.2098

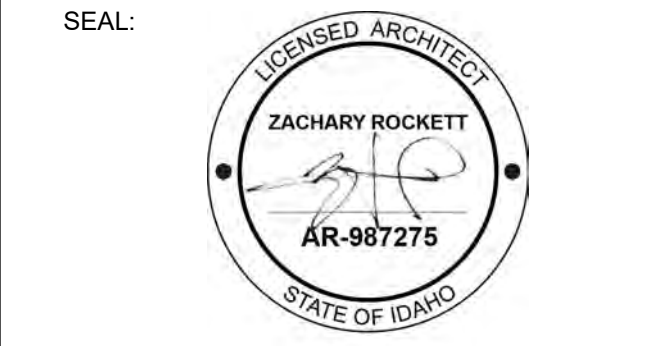
STRUCTURAL ENGINEER:
LABIB FUNK + ASSOCIATES
 319 MAIN STREET
 EL SEGUNDO, CA 90245
 TEL: 213.239.9700

MEP ENGINEER:
CES
 1001 W. OAK STREET, SUITE 107
 BOZEMAN, MT 59715
 TEL: 406.272.0352

LIGHTING DESIGNER:
KGM ARCHITECTURAL LIGHTING
 270 CORRAL CIR
 EL SEGUNDO, CA 90245
 TEL: 310.552.2191

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3	10/25/23	FDP REVISION 3
2	8/18/23	FDP REVISION 2
1	6/23/23	FDP REVISION 1
2	5/25/23	PERMIT SET
1	04/25/23	FDP SET
NO	DATE	ISSUE

PROJECT:
490 WOOD RIVER
 490 WOOD RIVER
 KETCHUM, ID 83340

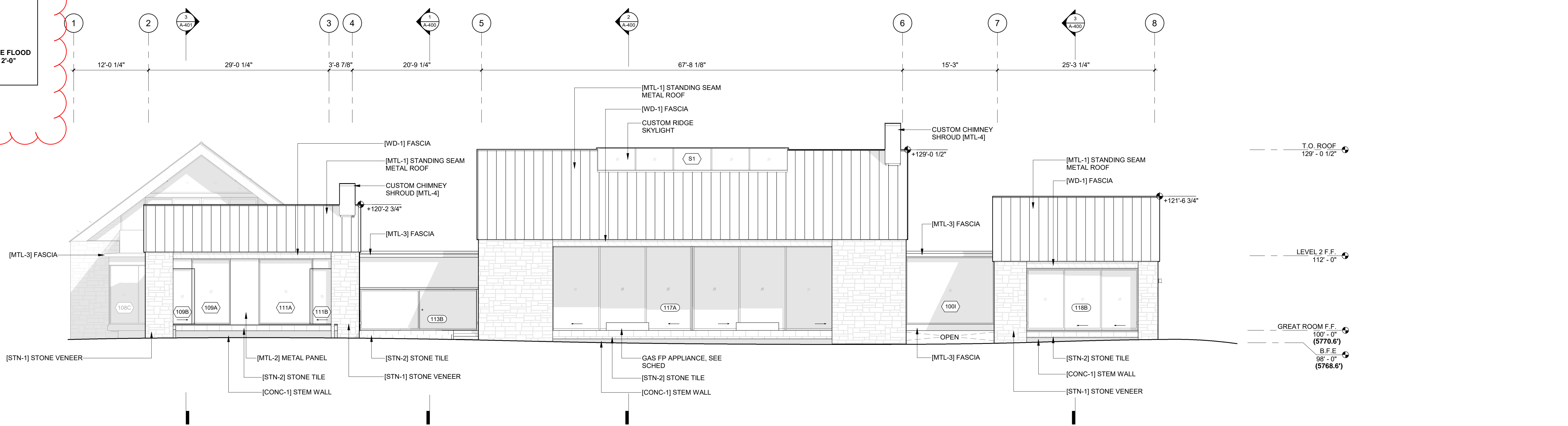
PROJECT NUMBER
2109

DRAWING TITLE:
EXTERIOR ELEVATIONS

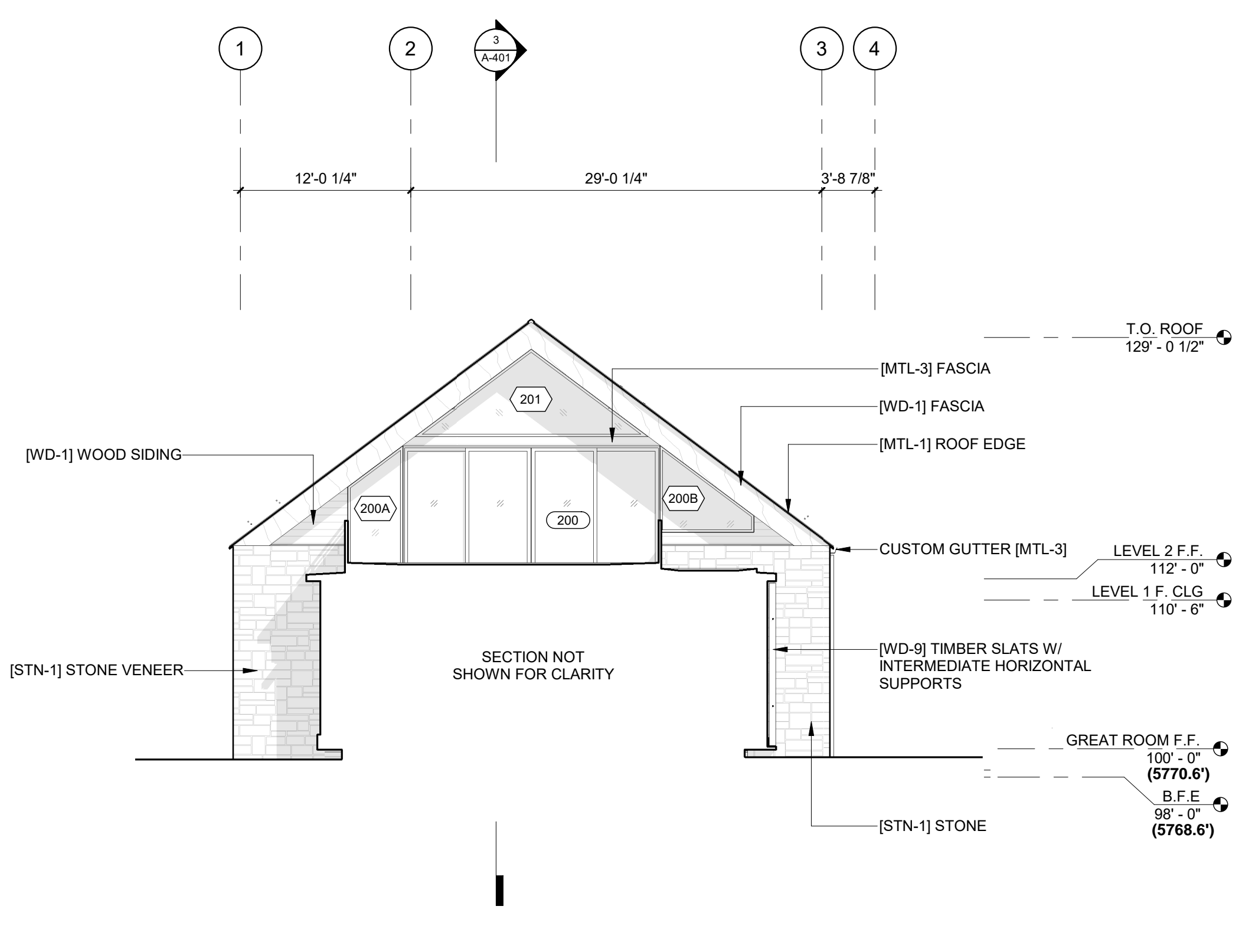
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A-300

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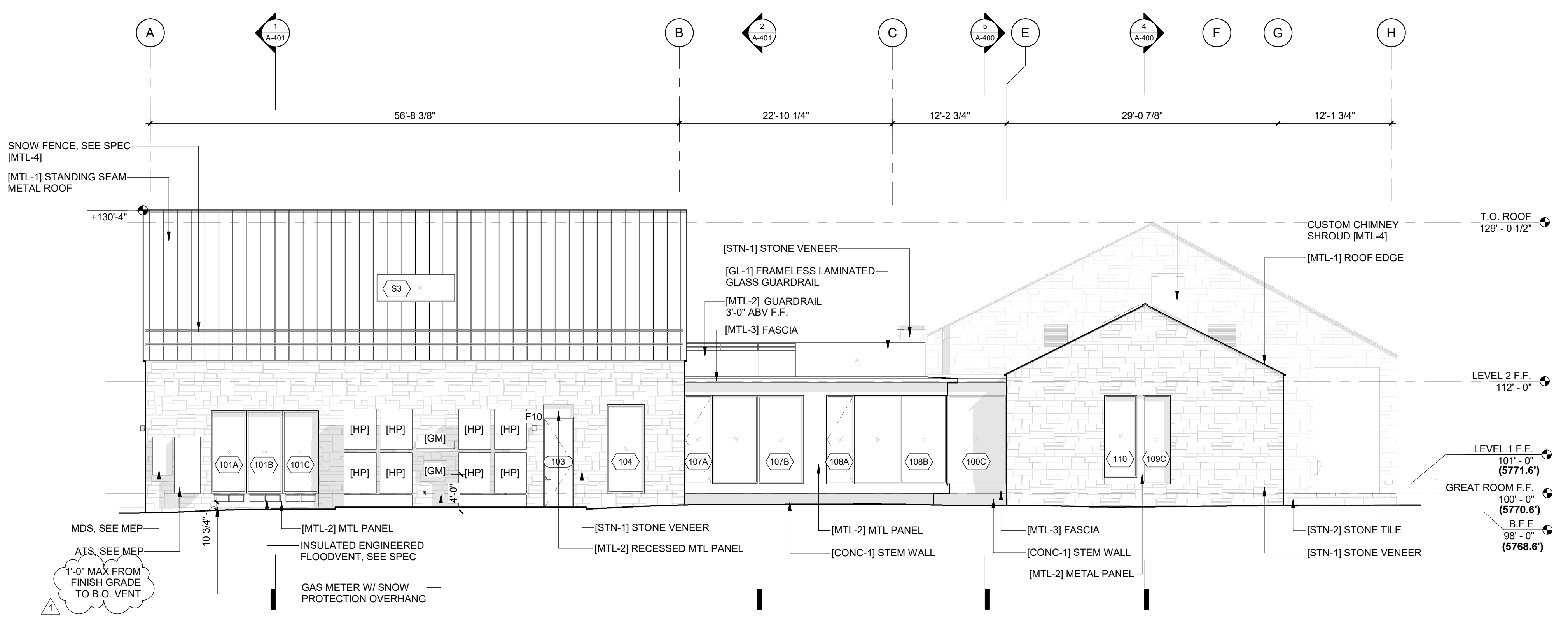
NOTES:
BFE OF RESIDENCE: 5768.6'
FFE OF RESIDENCE: 5770.6'
*NOTE: FFE OF RESIDENCE IS EQUIVALENT TO THE FLOOD PROTECTION ELEVATION (FPE), AND IS AT LEAST 2'-0" ABOVE THE BFE.



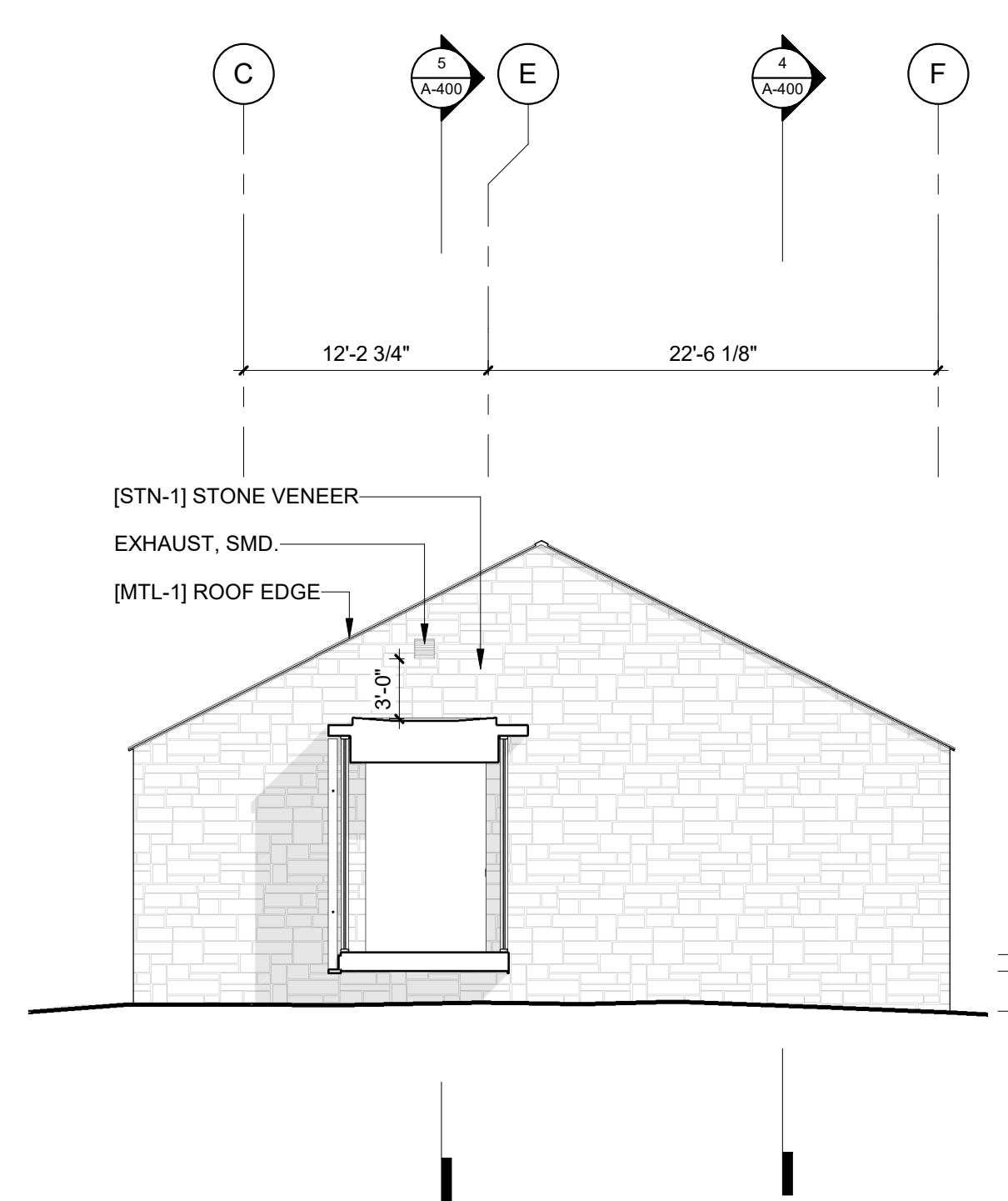
4 1/8" = 1'-0" ELEVATION / SOUTH



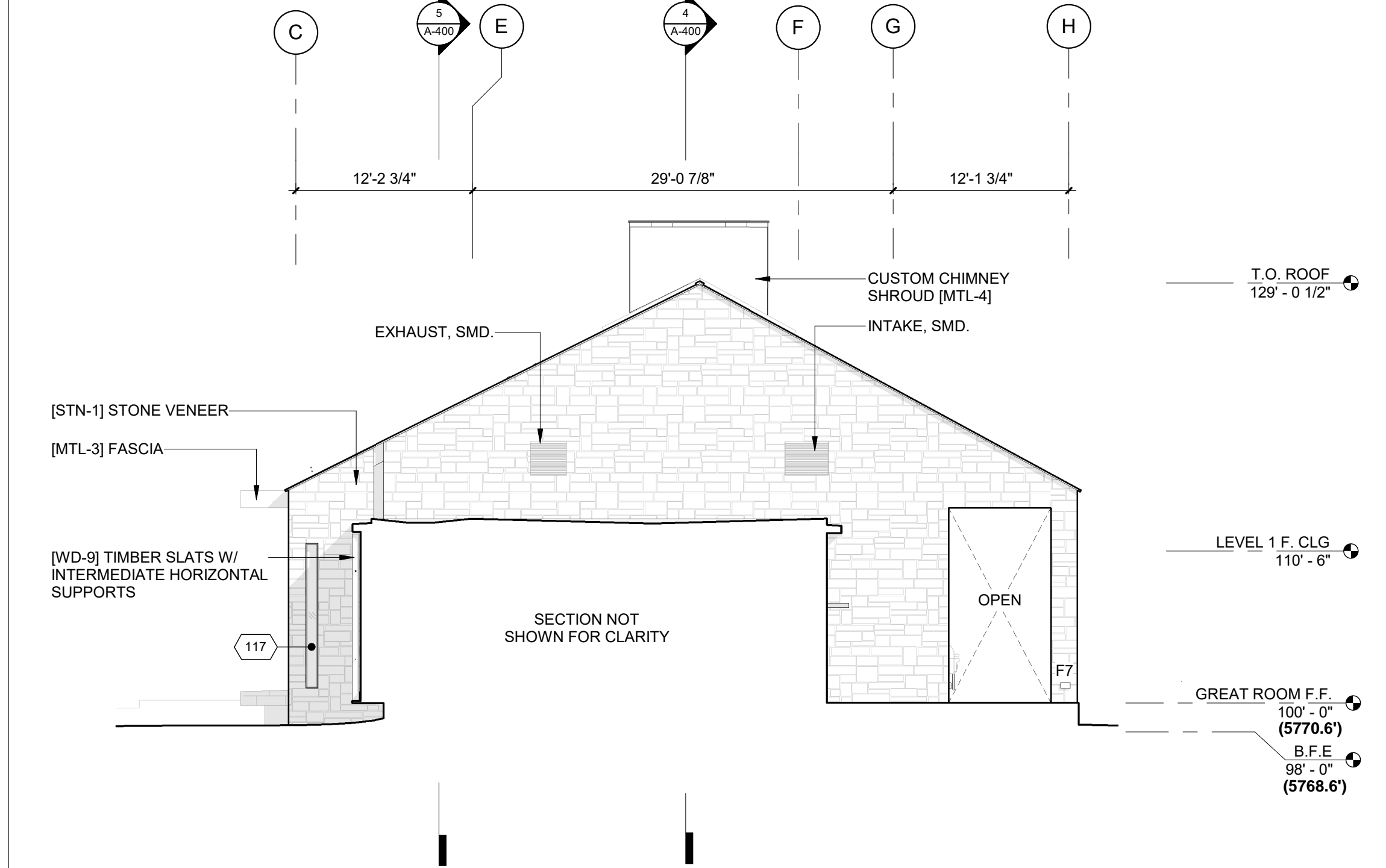
3 1/8" = 1'-0" ELEVATION / GARAGE / SOUTH



2 1/8" = 1'-0" ELEVATION / WEST



5 1/8" = 1'-0" ELEVATION / PRIMARY SUITE / WEST



1 1/8" = 1'-0" ELEVATION / GREAT ROOM / WEST

490 WOOD RIVER

OWNER:
490-490 WOOD RIVER, LLC
ATTN: MATT SCOGGINS
PO BOX 1400-174
KETCHUM, ID 83340
TEL: 214.557.5533

PROJECT ARCHITECT:
RO | ROCKETT DESIGN
1306 BRIDGEWAY, FLOOR 2
SALSAITO, CA 94565
TEL: 415.269.0630

SURVEYOR & CIVIL ENGINEER:
BENCHMARK ASSOCIATES
100 BELL DRIVE, SUITE C
KETCHUM, IDAHO 83340
TEL: 208.726.9512

GEOTECHNICAL ENGINEER:
BUTLER ASSOCIATES, INC.
PO BOX 1034
KETCHUM, IDAHO 83340
TEL: 208.720.6432

LANDSCAPE ARCHITECT:
FIELD STUDIO
722 N ROUSE AVE
BOZEMAN, MT 59715
TEL: 406.551.2098

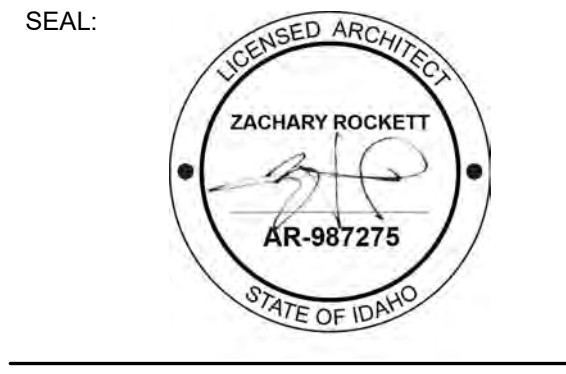
STRUCTURAL ENGINEER:
LABIB FUNK + ASSOCIATES
319 MAIN STREET
EL SEGUNDO, CA 90245
TEL: 213.239.9700

MEP ENGINEER:
CES
1001 W. OAK STREET, SUITE 107
BOZEMAN, MT 59715
TEL: 406.272.0352

LIGHTING DESIGNER:
KGM ARCHITECTURAL LIGHTING
270 CORAL CIR
EL SEGUNDO, CA 90245
TEL: 310.552.2191

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3	10/25/23	FDP REVISION 3
2	8/18/23	FDP REVISION 2
1	6/23/23	FDP REVISION 1
2	5/25/23	PERMIT SET
1	04/25/23	FDP SET
NO	DATE	ISSUE

PROJECT:
490 WOOD RIVER
490 WOOD RIVER
KETCHUM, ID 83340

PROJECT NUMBER:
2109

DRAWING TITLE:
EXTERIOR ELEVATIONS

DRAWING NUMBER:
A-301

NOTES:

BFE OF RESIDENCE: 5768.6'

FFE OF RESIDENCE: 5770.6'

*NOTE: FFE OF RESIDENCE IS EQUIVALENT TO THE FLOOD PROTECTION ELEVATION (FPE), AND IS AT LEAST 2'-0" ABOVE THE BFE.

OWNER:
490-490 WOOD RIVER, LLC
 ATTN: MATT SCOGGINS
 PO BOX 1400-174
 KETCHUM, ID 83340
 TEL: 214.557.5533

PROJECT ARCHITECT:
RO | ROCKETT DESIGN
 1306 BRIDGEWAY, FLOOR 2
 SAUSALITO, CA 94965
 TEL: 415.269.0630

SURVEYOR & CIVIL ENGINEER:
BENCHMARK ASSOCIATES
 100 BELL DRIVE, SUITE C
 KETCHUM, IDAHO 83340
 TEL: 208.726.9512

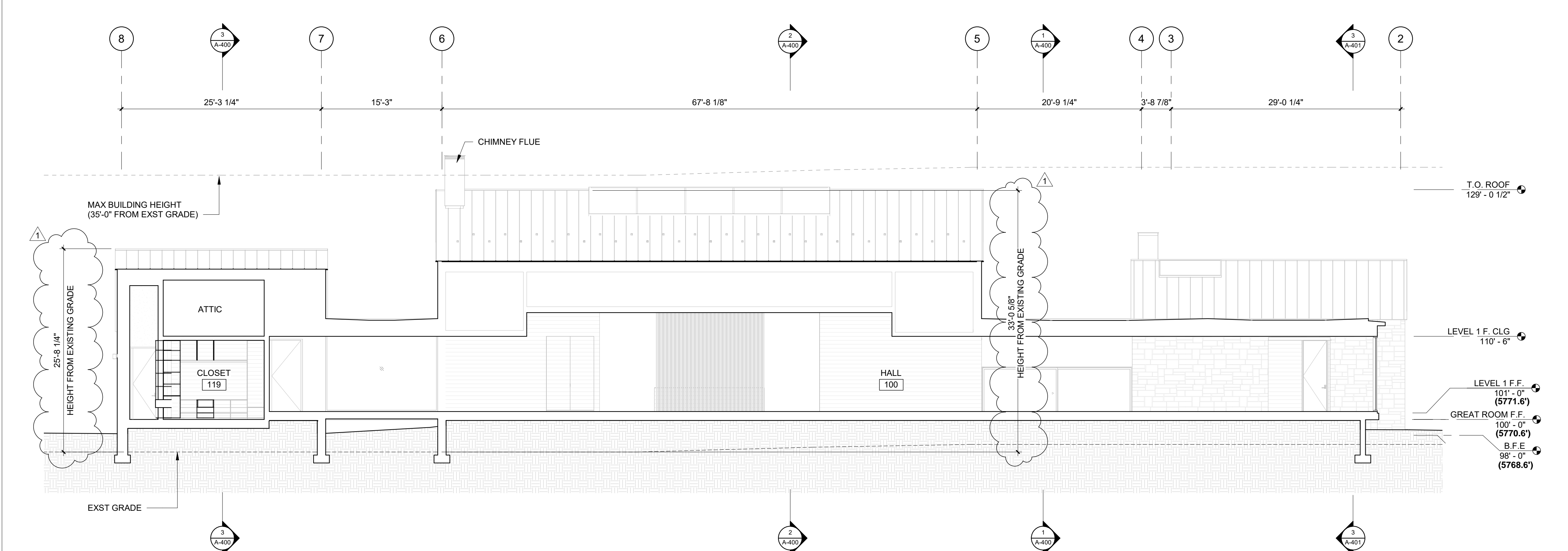
GEOTECHNICAL ENGINEER:
BUTLER ASSOCIATES, INC.
 PO BOX 1034
 KETCHUM, IDAHO 83340
 TEL: 208.720.6432

LANDSCAPE ARCHITECT:
FIELD STUDIO
 722 N ROUSE AVE
 BOZEMAN, MT 59715
 TEL: 406.551.2098

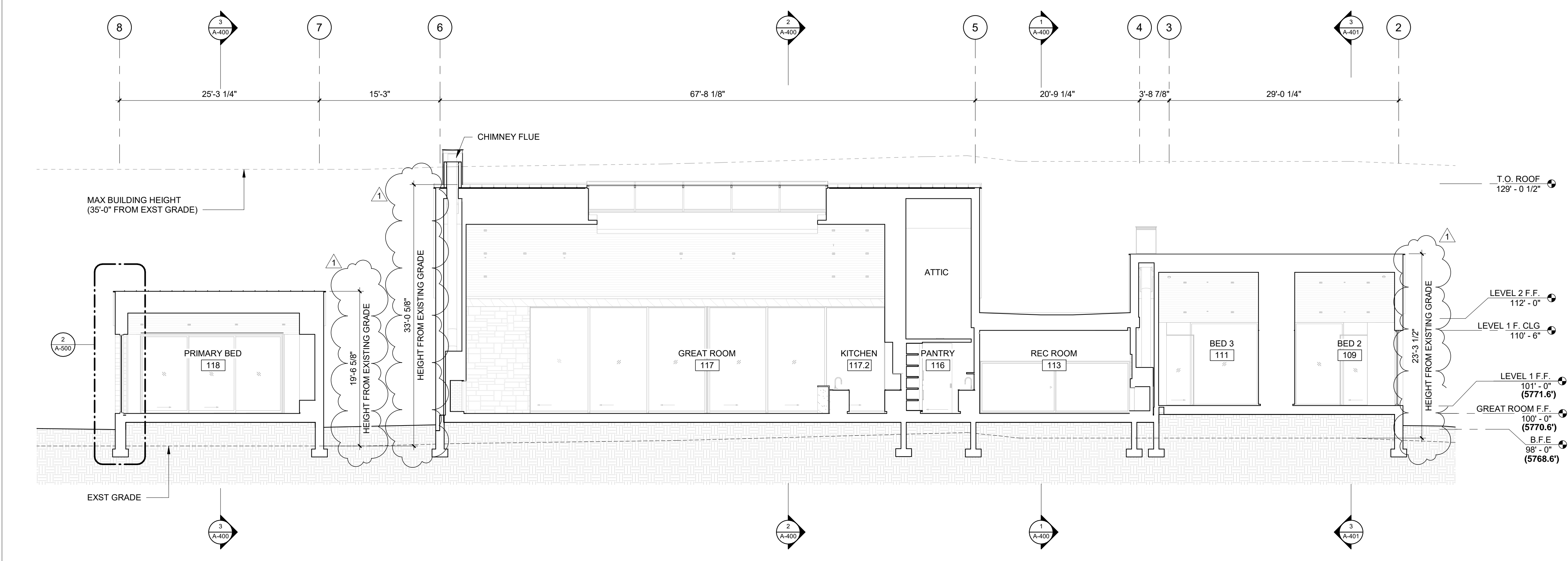
STRUCTURAL ENGINEER:
LABIB FUNK + ASSOCIATES
 319 MAIN STREET
 EL SEGUNDO, CA 90245
 TEL: 213.239.9700

MEP ENGINEER:
CES
 1001 W. OAK STREET, SUITE 107
 BOZEMAN, MT 59715
 TEL: 406.272.0352

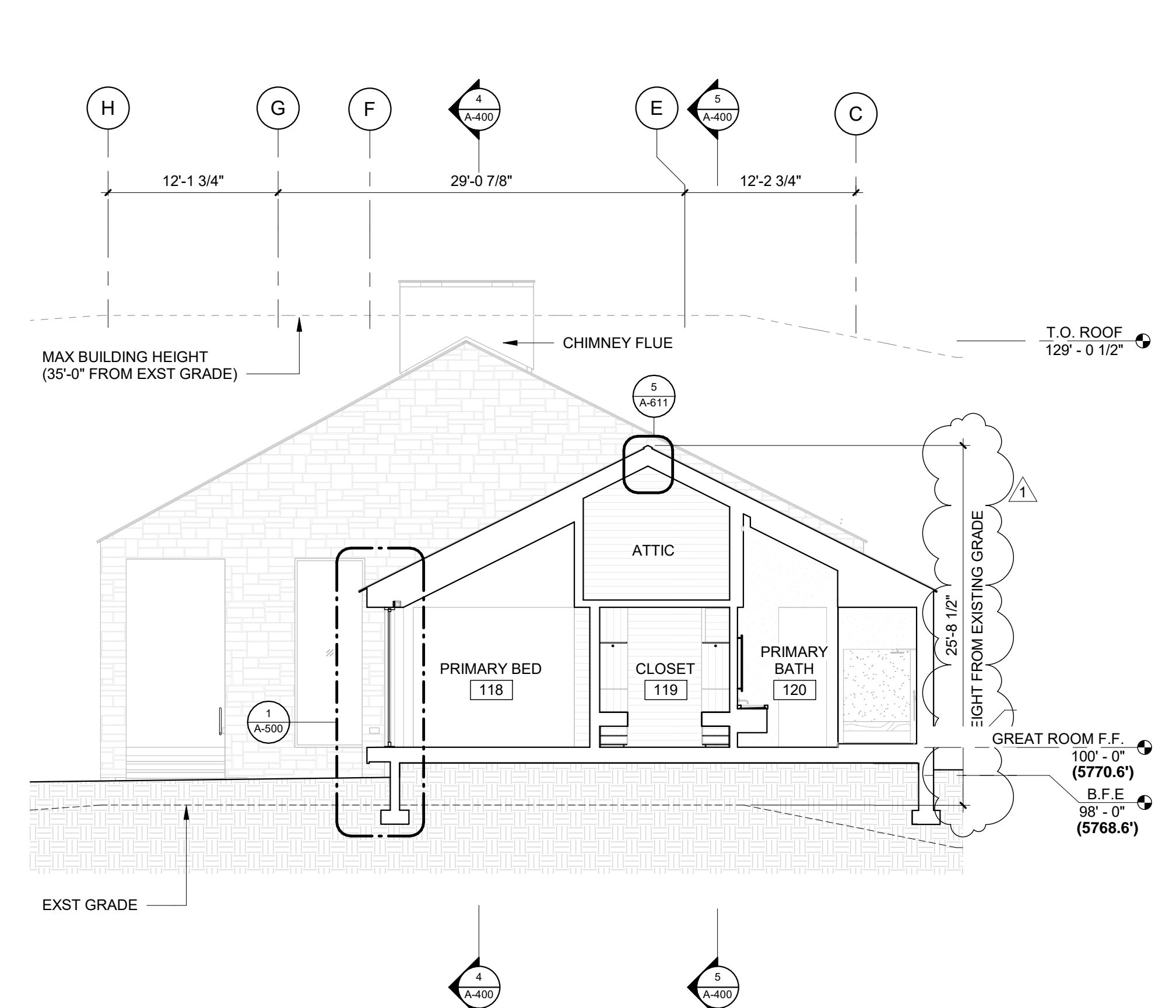
LIGHTING DESIGNER:
KGM ARCHITECTURAL LIGHTING
 270 CORRAL CIR
 EL SEGUNDO, CA 90245
 TEL: 310.552.2191



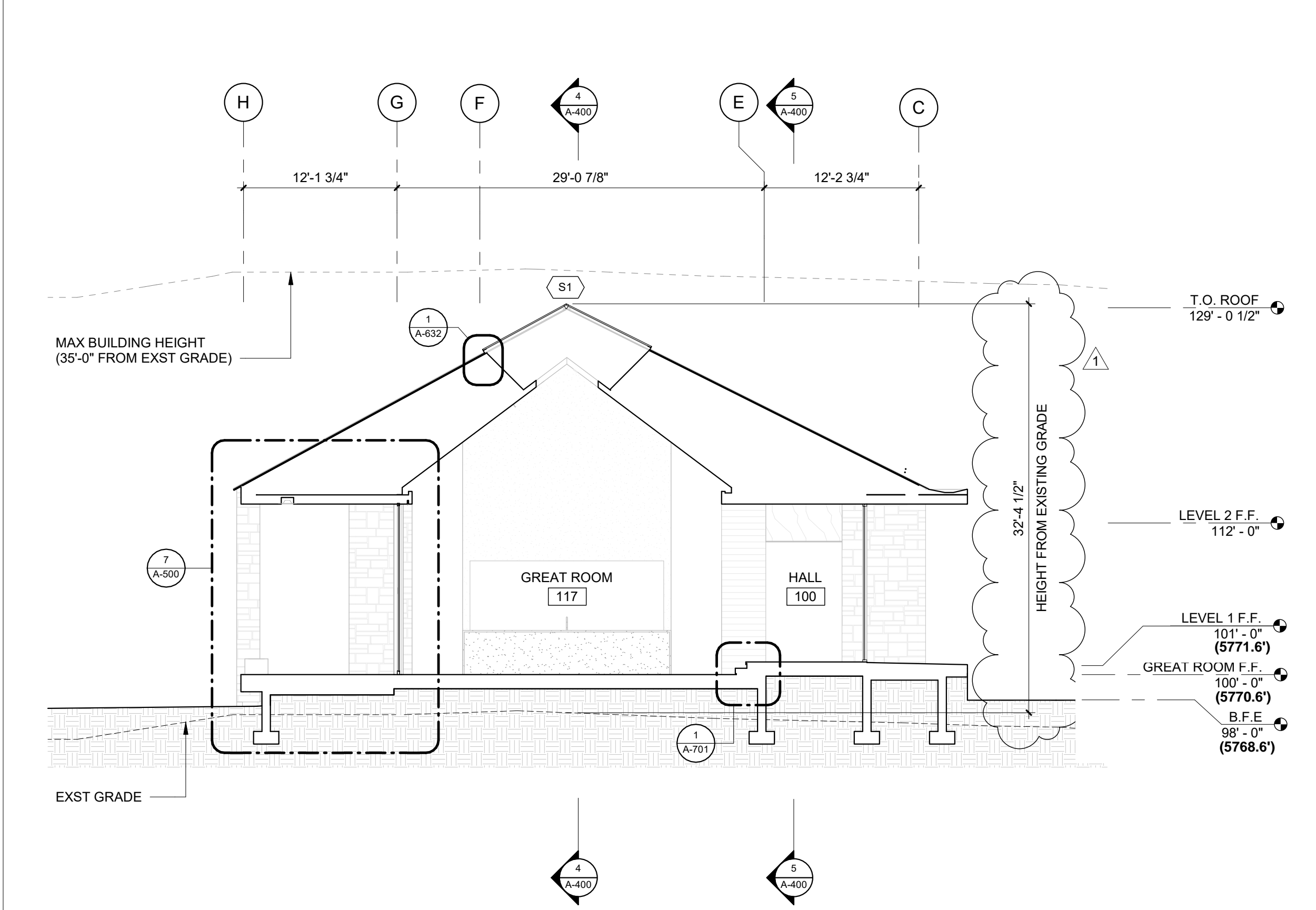
5 1/8" = 1'-0" SECTION / EAST-WEST CORRIDOR



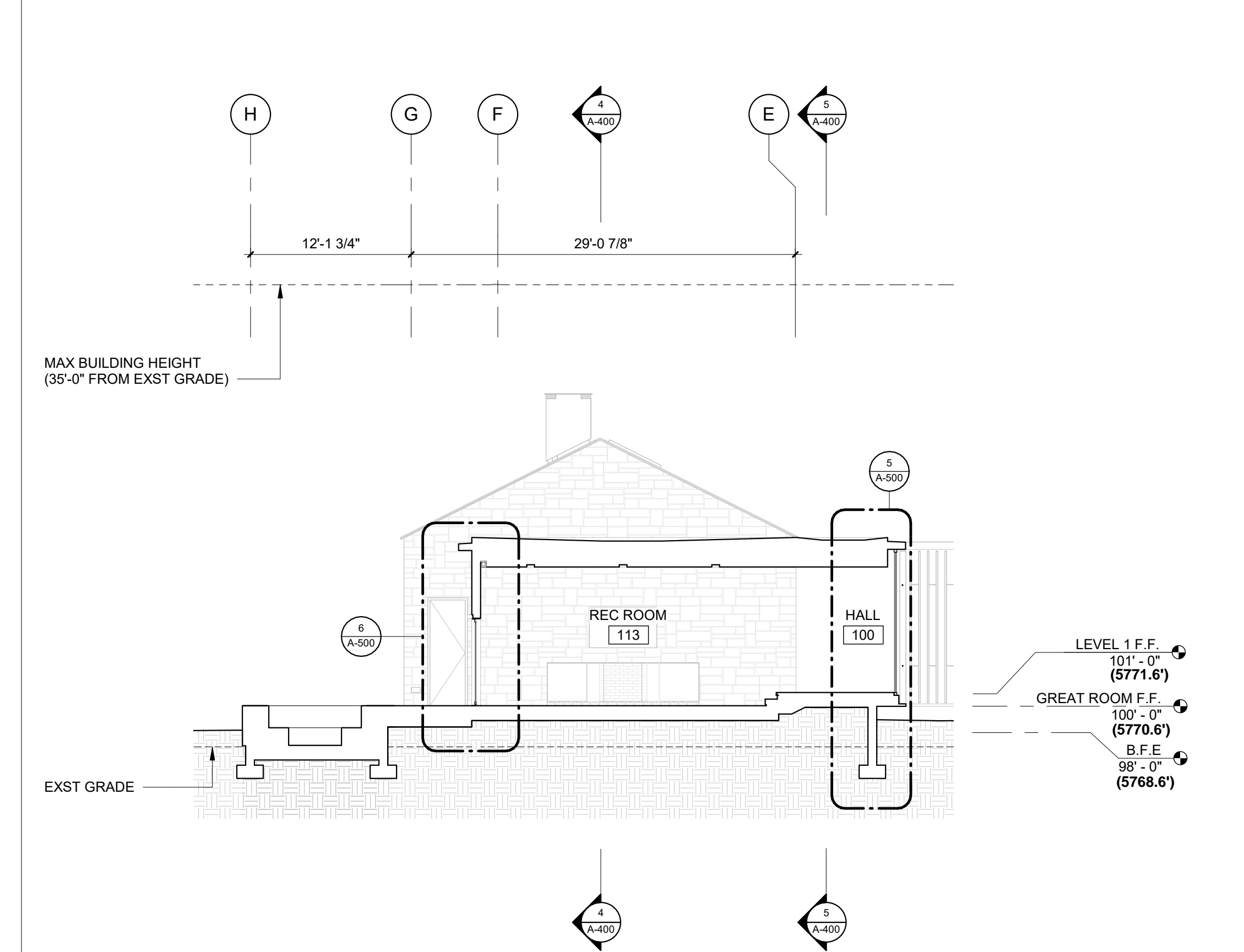
4 1/8" = 1'-0" SECTION / EAST-WEST



3 1/8" = 1'-0" SECTION / PRIMARY SUITE



2 1/8" = 1'-0" SECTION / GREAT ROOM



1 1/8" = 1'-0" SECTION / REC ROOM

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3	10/25/23	FDP REVISION 3
2	8/18/23	FDP REVISION 2
1	6/23/23	FDP REVISION 1
2	5/25/23	PERMIT SET
1	04/25/23	FDP SET
NO	DATE	ISSUE

PROJECT:
490 WOOD RIVER
 490 WOOD RIVER
 KETCHUM, ID 83340

PROJECT NUMBER:
2109

DRAWING TITLE:
BUILDING SECTIONS

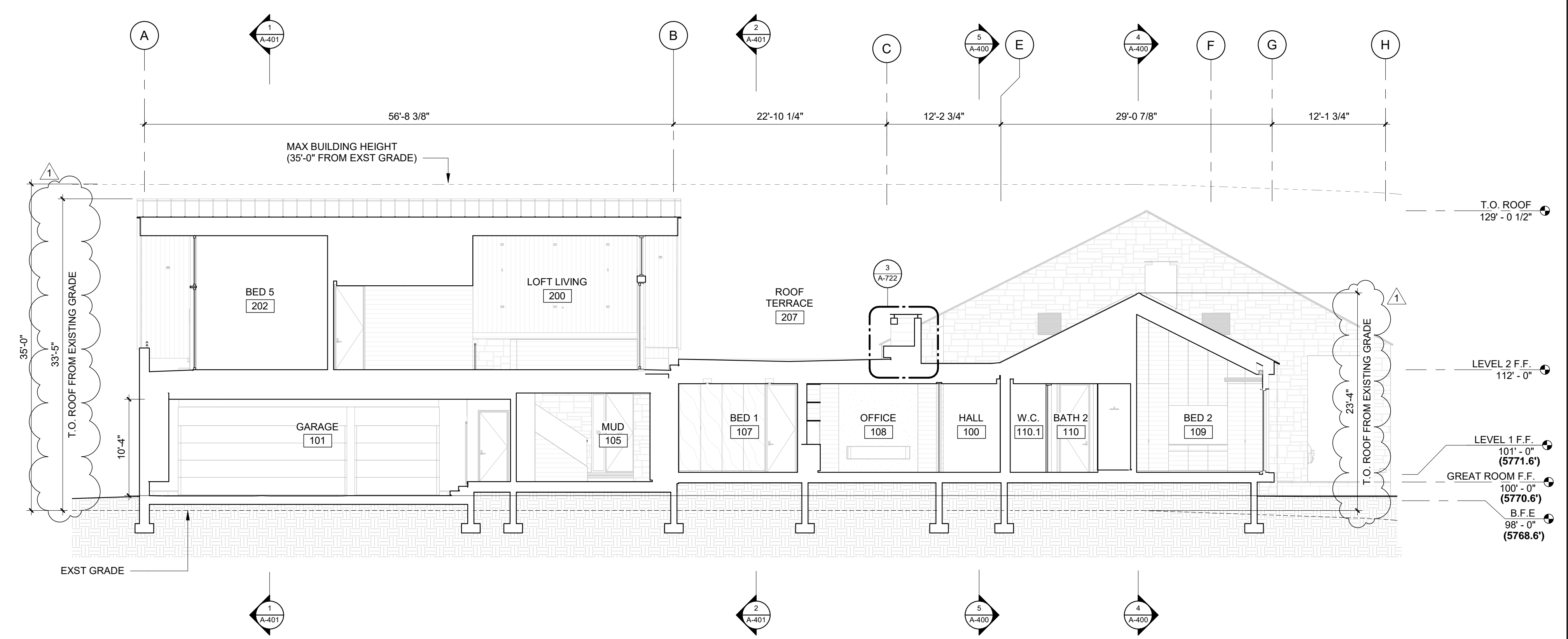
DRAWING NUMBER:
A-400

01/15/2025 4:00:16 PM

NOTES:

BFE OF RESIDENCE: 5768.6'
 FFE OF RESIDENCE: 5770.6'

*NOTE: FFE OF RESIDENCE IS EQUIVALENT TO THE FLOOD PROTECTION ELEVATION (FPE), AND IS AT LEAST 2'-0" ABOVE THE BFE.



490 WOOD RIVER

OWNER:
490-490 WOOD RIVER, LLC
 ATTN: MATT SCOGGINS
 PO BOX 1400-174
 KETCHUM, ID 83340
 TEL: 214.557.5533

PROJECT ARCHITECT:
RO | ROCKETT DESIGN
 1306 BRIDGEWAY, FLOOR 2
 SAUSALITO, CA 94965
 TEL: 415.269.0630

SURVEYOR & CIVIL ENGINEER:
BENCHMARK ASSOCIATES
 100 BELL DRIVE, SUITE C
 KETCHUM, IDAHO 83340
 TEL: 208.726.9512

GEOTECHNICAL ENGINEER:
BUTLER ASSOCIATES, INC.
 PO BOX 1034
 KETCHUM, IDAHO 83340
 TEL: 208.720.6432

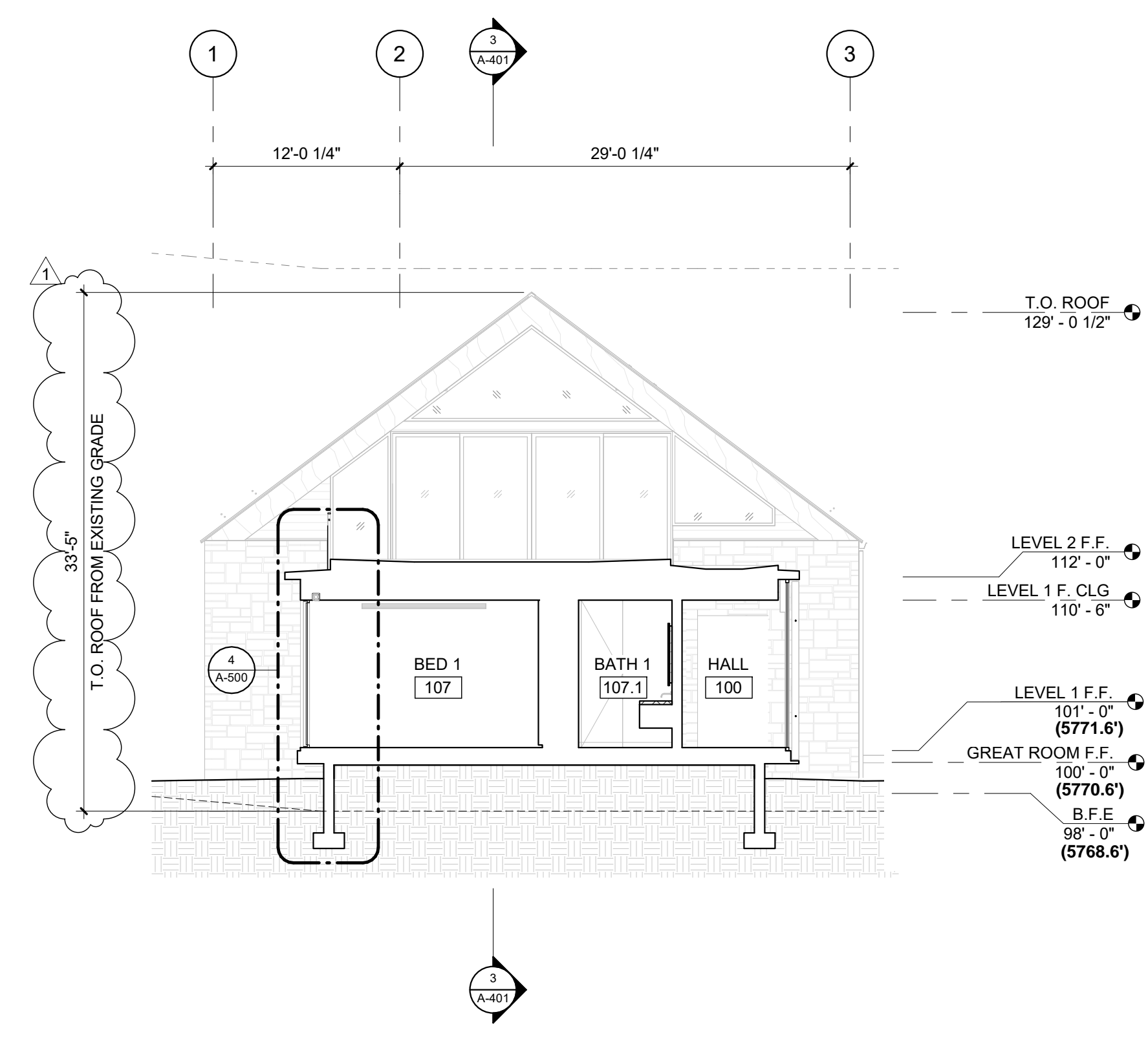
LANDSCAPE ARCHITECT:
FIELD STUDIO
 722 N ROUSE AVE
 BOZEMAN, MT 59715
 TEL: 406.551.2098

STRUCTURAL ENGINEER:
LABIB FUNK + ASSOCIATES
 319 MAIN STREET
 EL SEGUNDO, CA 90245
 TEL: 213.239.9700

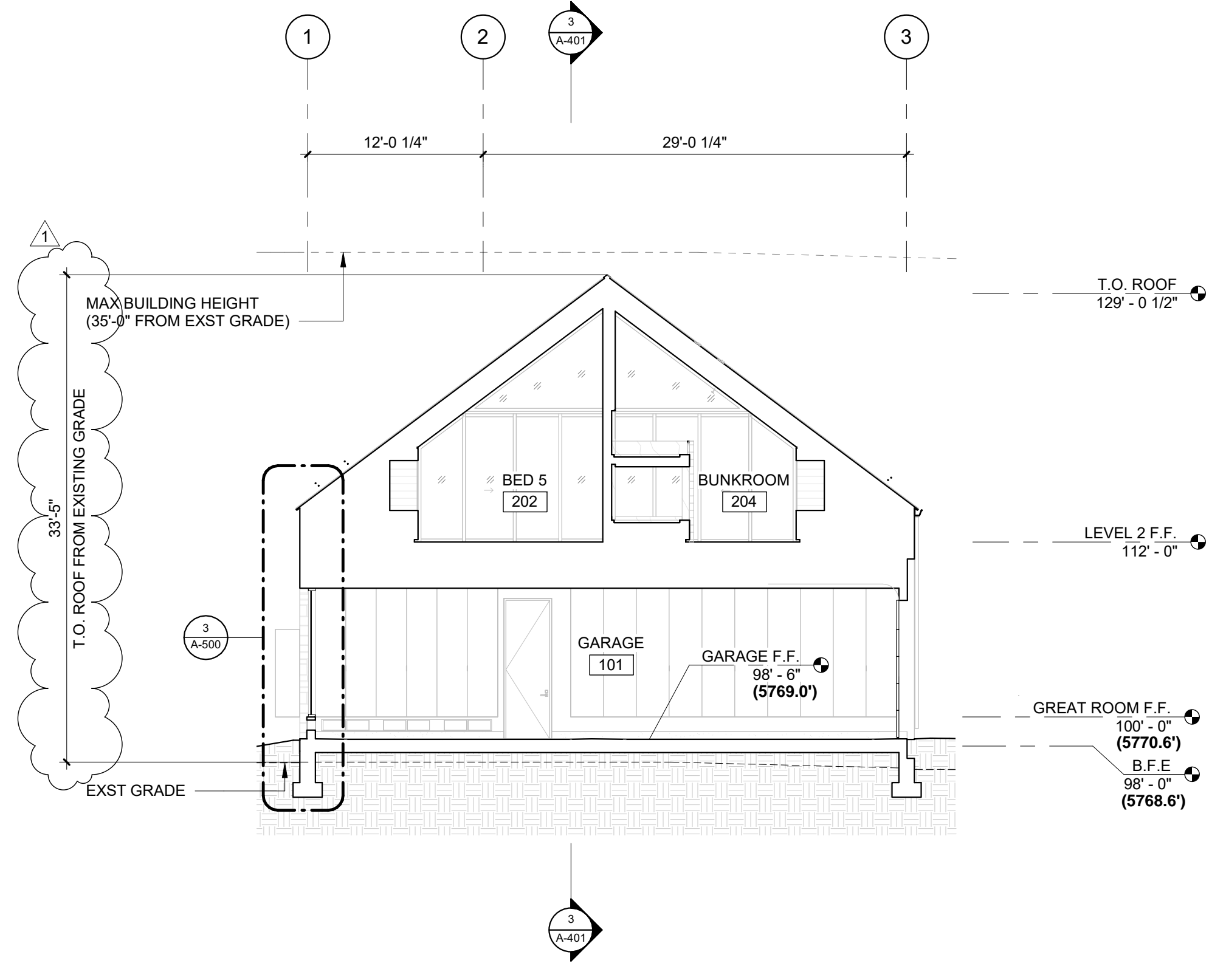
MEP ENGINEER:
CES
 1001 W. OAK STREET, SUITE 107
 BOZEMAN, MT 59715
 TEL: 406.272.0352

LIGHTING DESIGNER:
KGM ARCHITECTURAL LIGHTING
 270 CORRAL CIR
 EL SEGUNDO, CA 90245
 TEL: 310.552.2191

3 1/8" = 1'-0" SECTION / NORTH-SOUTH



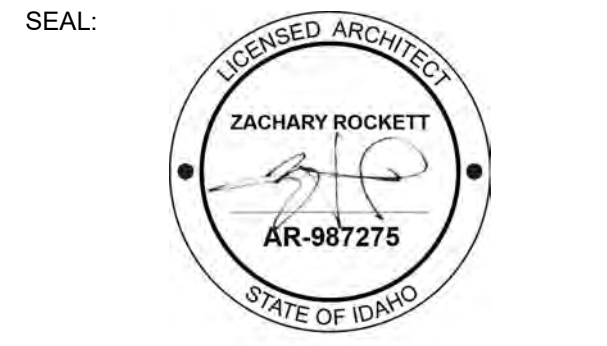
2 1/8" = 1'-0" SECTION / BED 1



1 1/8" = 1'-0" SECTION / GARAGE

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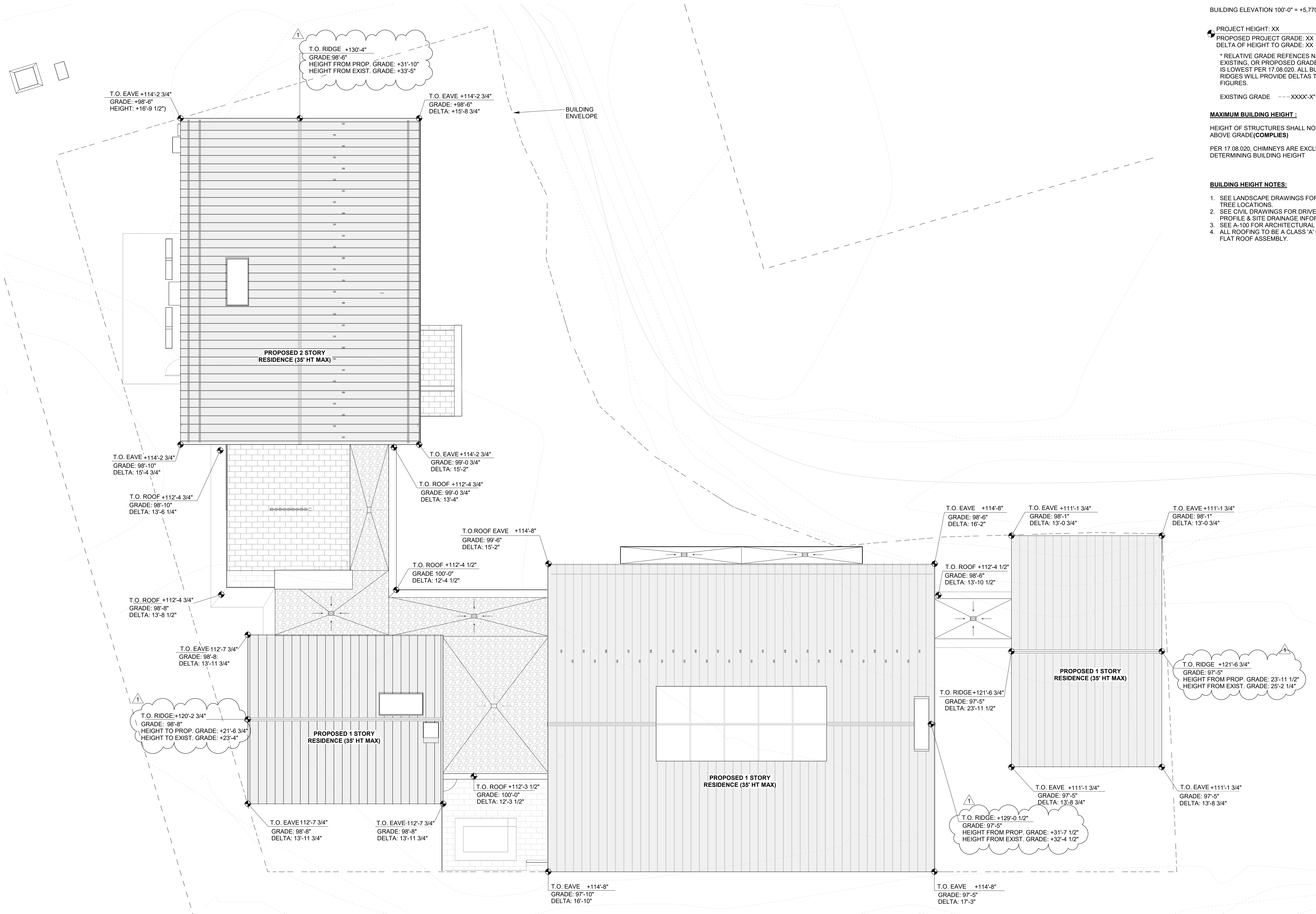
3	10/25/23	FDP REVISION 3
2	8/18/23	FDP REVISION 2
1	6/23/23	FDP REVISION 1
2	5/25/23	PERMIT SET
1	04/25/23	FDP SET
NO	DATE	ISSUE

PROJECT:
490 WOOD RIVER
 490 WOOD RIVER
 KETCHUM, ID 83340

PROJECT NUMBER
2109

DRAWING TITLE:
BUILDING SECTIONS

DRAWING NUMBER:
A-401



BUILDING ELEVATION 100'-0" = +5,770.6' USGS (5,770-7 3/16')

PROJECT HEIGHT: XX
 DELTA OF HEIGHT TO GRADE: XX

* RELATIVE GRADE REFERENCES NATURAL, EXISTING, OR PROPOSED GRADE, WHICHEVER IS LOWEST PER 17.08.020. ALL BUILDING RIDGES WILL PROVIDE DELTAS TO BOTH FIGURES.

EXISTING GRADE ----XXXX'X'----

MAXIMUM BUILDING HEIGHT:
 HEIGHT OF STRUCTURES SHALL NOT EXCEED 35' ABOVE GRADE(COMPLIES)

PER 17.08.020, CHIMNEYS ARE EXCLUDED FROM DETERMINING BUILDING HEIGHT

BUILDING HEIGHT NOTES:

- SEE LANDSCAPE DRAWINGS FOR EXISTING & NEW TREE LOCATIONS
- SEE CIVIL DRAWINGS FOR DRIVEWAY LAYOUT, PROFILE & SITE DRAINAGE INFORMATION
- SEE A-100 FOR ARCHITECTURAL SITE PLAN
- ALL ROOFING TO BE A CLASS 'A' NON-COMBUSTIBLE FLAT ROOF ASSEMBLY.

490 WOOD RIVER

OWNER:
490-490 WOOD RIVER, LLC
 ATTN: MATT SCOGGINS
 PO BOX 1400-174
 KETCHUM, ID 83340
 TEL: 214.557.5533

PROJECT ARCHITECT:
RO | ROCKETT DESIGN
 1306 BRIDGEWAY, FLOOR 2
 SAUSALITO, CA 94965
 TEL: 415.269.0630

SURVEYOR & CIVIL ENGINEER:
BENCHMARK ASSOCIATES
 100 BELL DRIVE, SUITE C
 KETCHUM, IDAHO 83340
 TEL: 208.726.9512

GEOTECHNICAL ENGINEER:
BUTLER ASSOCIATES, INC.
 PO BOX 1034
 KETCHUM, IDAHO 83340
 TEL: 208.720.6432

LANDSCAPE ARCHITECT:
FIELD STUDIO
 722 N ROUSE AVE
 BOZEMAN, MT 59715
 TEL: 406.551.2098

STRUCTURAL ENGINEER:
LABIB FUNK + ASSOCIATES
 319 MAIN STREET
 EL SEGUNDO, CA 90245
 TEL: 213.239.9700

MEP ENGINEER:
CES
 1001 W. OAK STREET, SUITE 107
 BOZEMAN, MT 59715
 TEL: 406.272.0352

LIGHTING DESIGNER:
KGM ARCHITECTURAL LIGHTING
 270 CORRAL CIR
 EL SEGUNDO, CA 90245
 TEL: 310.552.2191

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3	10/25/23	FDP REVISION 3
2	8/18/23	FDP REVISION 2
1	6/23/23	FDP REVISION 1
2	5/25/23	PERMIT SET
1	04/25/23	FDP SET
NO	DATE	ISSUE

PROJECT:
490 WOOD RIVER
 490 WOOD RIVER
 KETCHUM, ID 83340

PROJECT NUMBER
2109

DRAWING TITLE:
BUILDING HEIGHT

DRAWING NUMBER:
G-011

OWNER:

490-490 WOOD RIVER, LLC
 ATTN: MATT SCOGGINS
 PO BOX 1400-174
 KETCHUM, ID 83340
 TEL: 214.557.5533

PROJECT ARCHITECT:

RO | ROCKETT DESIGN
 1306 BRIDGEWAY, FLOOR 2
 SAUSALITO, CA 94965
 TEL: 415.269.0630

SURVEYOR & CIVIL ENGINEER:

BENCHMARK ASSOCIATES
 100 BELL DRIVE, SUITE C
 KETCHUM, IDAHO 83340
 TEL: 208.726.9512

GEOTECHNICAL ENGINEER:

BUTLER ASSOCIATES, INC.
 PO BOX 1034
 KETCHUM, IDAHO 83340
 TEL: 208.720.6432

LANDSCAPE ARCHITECT:

FIELD STUDIO
 722 N ROUSE AVE
 BOZEMAN, MT 59715
 TEL: 406.551.2098

STRUCTURAL ENGINEER:

LABIB FUNK + ASSOCIATES
 319 MAIN STREET
 EL SEGUNDO, CA 90245
 TEL: 213.239.9700

MEP ENGINEER:

CES
 1001 W. OAK STREET, SUITE 107
 BOZEMAN, MT 59715
 TEL: 406.272.0352

LIGHTING DESIGNER:

KGM ARCHITECTURAL LIGHTING
 270 CORRAL CIR
 EL SEGUNDO, CA 90245
 TEL: 310.552.2191

490 WOOD RIVER DR.
BUILDING COVERAGE:
 AREA OF LOT: 91,112 S.F.
 (PER SURVEY)
 BUILDING COVERAGE AREA: 10,331 S.F.
 (HATCHED AREA IN DIAGRAM)
 COVERAGE ALLOWED: 30%
ACTUAL BUILDING COVERAGE (%) = 10,331 SF / 91,112 S.F. x100 = 11.3%

■ AREA OF BUILDING

APPLICABLE DEFINITIONS:
 AREA OF LOT: The area within the boundaries of a lot, exclusive of any area contained within a public or private street, alley, fire lane or private driveway easement, also, exclusive of any narrow strip of land connecting a lot set back from any public street for the purpose of providing driveway access with that street and exclusive of any portion of the property that lies between the mean high water marks of the Big Wood River, Trail Creek and Warm Springs Creek. All exclusions shall not be used for the purpose of calculating density and building coverage. Lot area shall include the area of any dedicated public bike path, equestrian path or other public pathway within the boundaries of a lot.
 BUILDING COVERAGE: The total square footage of the building foundation and all horizontal projections which constitute a "building" as defined in this section, but not including roof overhangs that are three feet (3') or less or uncovered decks less than thirty inches (30") above grade. Carports and guest homes shall be included in building coverage. The lot area used to determine building coverage shall be that area landward side of the mean high water mark on the Big Wood River, Trail Creek and Warm Springs Creek.



SITE PLAN NOTES:
 1. ELEVATION: 100'-0" = 5770.6'
 2. SEE LANDSCAPE DRAWINGS FOR (E) AND (N) TREE LOCATIONS
 3. SEE CIVIL DRAWINGS FOR DRIVEWAY LAYOUT, PROFILE & SITE DRAINAGE INFORMATION
 4. SEE ROOF PLAN FOR MORE ROOF INFORMATION
 5. SEE G-011 & G-012 FOR SITE COVERAGE AND HEIGHT CALCULATIONS
 6. SEE GENERAL CONTRACTOR STAGING PLAN FOR ALL STAGING INFORMATION.

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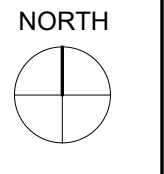
3	10/25/23	FDP REVISION 3
2	8/18/23	FDP REVISION 2
1	6/23/23	FDP REVISION 1
2	5/25/23	PERMIT SET
1	04/25/23	FDP SET
NO	DATE	ISSUE

PROJECT:
490 WOOD RIVER
 490 WOOD RIVER
 KETCHUM, ID 83340

PROJECT NUMBER
2109

DRAWING TITLE:
LOT COVERAGE CALCULATIONS

DRAWING NUMBER:
G-012



OWNER:

490-490 WOOD RIVER, LLC
 ATTN: MATT SCOGGINS
 PO BOX 1400-174
 KETCHUM, ID 83340
 TEL: 214.557.5533

PROJECT ARCHITECT:
 RO | ROCKETT DESIGN
 1306 BRIDGEWAY, FLOOR 2
 SAUSALITO, CA 94965
 TEL: 415.269.0630

SURVEYOR & CIVIL ENGINEER:
 BENCHMARK ASSOCIATES
 100 BELL DRIVE, SUITE C
 KETCHUM, IDAHO 83340
 TEL: 208.726.9512

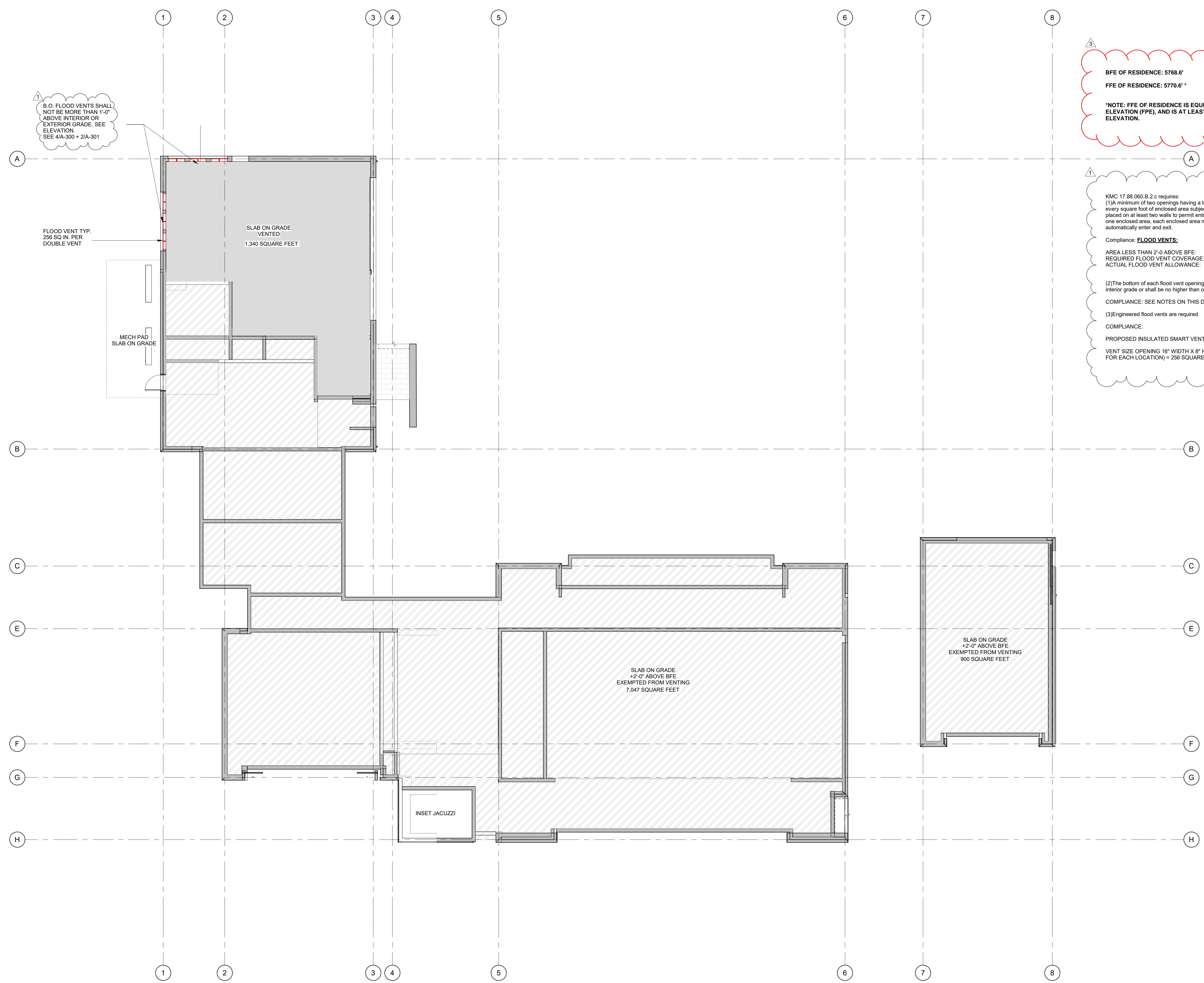
GEOTECHNICAL ENGINEER:
 BUTLER ASSOCIATES, INC.
 PO BOX 1034
 KETCHUM, IDAHO 83340
 TEL: 208.720.6432

LANDSCAPE ARCHITECT:
 FIELD STUDIO
 722 N ROUSE AVE
 BOZEMAN, MT 59715
 TEL: 406.551.2098

STRUCTURAL ENGINEER:
 LABIB FUNK + ASSOCIATES
 319 MAIN STREET
 EL SEGUNDO, CA 90245
 TEL: 213.239.9700

MEP ENGINEER:
 CES
 1001 W. OAK STREET, SUITE 107
 BOZEMAN, MT 59715
 TEL: 406.272.0352

LIGHTING DESIGNER:
 KGM ARCHITECTURAL LIGHTING
 270 CORRAL CIR
 EL SEGUNDO, CA 90245
 TEL: 310.552.2191



6.0. FLOOD VENTS SHALL NOT BE MORE THAN 1'-0" ABOVE INTERIOR OR EXTERIOR GRADE. SEE ELEVATION. SEE 4/A-300 + 2/A-301

FLOOD VENT TYP. 256 SQ IN. PER DOUBLE VENT

MECH PAD SLAB ON GRADE

SLAB ON GRADE VENTED 1,340 SQUARE FEET

SLAB ON GRADE +2'-0" ABOVE BFE EXEMPTED FROM VENTING 7,047 SQUARE FEET

SLAB ON GRADE +2'-0" ABOVE BFE EXEMPTED FROM VENTING 900 SQUARE FEET

INSET JACUZZI

BFE OF RESIDENCE: 5768.6'
 FFE OF RESIDENCE: 5770.6'

*NOTE: FFE OF RESIDENCE IS EQUIVALENT TO THE FLOOD PROTECTION ELEVATION (FPE), AND IS AT LEAST 2'-0" ABOVE THE BASE FLOOD PLANE ELEVATION.

KMC 17.88.060 B.2.c requires:
 (1) A minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding shall be provided. Openings shall be placed on at least two walls to permit entry and exit of floodwaters. If a building has more than one enclosed area, each enclosed area must have flood openings to allow floodwaters to automatically enter and exit.

Compliance: **FLOOD VENTS:**
 AREA LESS THAN 2'-0" ABOVE BFE: 1340 SF
 REQUIRED FLOOD VENT COVERAGE: 1,340 SQ. IN.
 ACTUAL FLOOD VENT ALLOWANCE: 1,500 SQ. IN.

(2) The bottom of each flood vent opening shall be no higher than either one foot above the interior grade or shall be no higher than one foot above the exterior adjacent grade.

COMPLIANCE: SEE NOTES ON THIS DRAWING. REFERENCE 4/A-300 + 2/A-301

(3) Engineered flood vents are required.

COMPLIANCE:
 PROPOSED INSULATED SMART VENT 1540-520.

VENT SIZE OPENING 16" WIDTH X 6" HEIGHT PER VENT (DOUBLE VENTS PROPOSED FOR EACH LOCATION) = 256 SQUARE INCHES OF COVERAGE PER 2X VENT.

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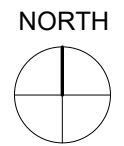
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NO	DATE	ISSUE

PROJECT:
490 WOOD RIVER
 490 WOOD RIVER
 KETCHUM, ID 83340

PROJECT NUMBER
2109

DRAWING TITLE:
FLOOD VENT DIAGRAM

DRAWING NUMBER:
G-013



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DIVISION: 08 00 00—OPENINGS
SECTION: 08 95 43—VENTS/FOUNDATION FLOOD VENTS

REPORT HOLDER:
SMART VENT PRODUCTS, INC.

EVALUATION SUBJECT:

SMART VENT® AUTOMATIC FOUNDATION FLOOD VENTS: MODELS #1540-520; #1540-521; #1540-510; #1540-511; #1540-570; #1540-574; #1540-524; #1540-514 FLOOD VENT SEALING KIT #1540-526



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DIVISION: 08 00 00—OPENINGS
SECTION: 08 95 43—VENTS/FOUNDATION FLOOD VENTS

REPORT HOLDER:

SMART VENT PRODUCTS, INC.

EVALUATION SUBJECT:

SMART VENT® AUTOMATIC FOUNDATION FLOOD VENTS: MODELS #1540-520; #1540-521; #1540-510; #1540-511; #1540-570; #1540-574; #1540-524; #1540-514 FLOOD VENT SEALING KIT #1540-526

1.0 EVALUATION SCOPE

Compliance with the following codes:

- 2021, 2018, 2015, 2012, 2008 and 2006 International Building Code® (IBC)
- 2021, 2018, 2015, 2012, 2009 and 2006 International Residential Code® (IRC)
- 2021 and 2018 International Energy Conservation Code® (IECC)
- 2013 Abu Dhabi International Building Code (ADIBC)
 *The ADIBC is based on the 2009 IBC. 2009 IBC code sections referenced in this report are the same as those in the ADIBC.

Properties evaluated:

- Physical operation
- Water flow

2.0 USES

The Smart Vent® units are engineered mechanically operated flood vents (FVs) employed to equalize hydrostatic pressure on walls of enclosures subject to rising or falling flood waters. Certain models also allow natural ventilation.

3.0 DESCRIPTION

3.1 General:

When subjected to rising water, the Smart Vent® FVs internal floats are activated, then pivot open to allow flow in either direction to equalize water level and hydrostatic pressure from one side of the foundation to the other. The FV pivoting door is normally held in the closed position by a buoyant release device. When subjected to rising water, the buoyant release device causes the unit to unlatch, allowing

The door to rotate out of the way and allow flow. The water level stabilizes, equalizing the lateral forces. Each unit is fabricated from stainless steel. Smart Vent® Automatic Foundation Flood Vents are available in various models and sizes as described in Table 1. The SmartVent® Stacking Model #1540-511 and FloodVent® Stacking Model #1540-521 units each contain two vertically arranged openings per unit.

3.2 Engineered Opening:
 The FVs comply with the design principles noted in Section 2.7.2.2 and Section 2.7.3 of ASCE/SEI 24-14 (Section 2.6.2.2 of ASCE/SEI 24-09 (2012, 2009, 2006 IBC and IRC)) for a maximum rate of rise and fall of 5.0 feet per hour (0.423 mm/s). In order to comply with the engineered opening requirement of ASCE/SEI 24, Smart Vent FVs must be installed in accordance with Section 4.0.

3.3 Ventilation:
 The SmartVent® Model #1540-510 and SmartVent® Overhead Door Model #1540-514 both have screen covers with 1/4-inch-by-1/4-inch (6.35 by 6.35 mm) openings, yielding 51 square inches (32 903 mm²) of net free area to supply natural ventilation. The SmartVent® Stacking Model #1540-511 consists of two Model #1540-510 units in one assembly, and provides 102 square inches (65 806 mm²) of net free area to supply natural ventilation. Other FVs described in this report do not offer natural ventilation.

3.4 Flood Vent Sealing Kit:
 The Flood Vent Sealing Kit Model #1540-526 is used with SmartVent® Model #1540-520. It is a Honesbee 440 Sound Barrier® (ESR-1374) insert with 21 - 2-inch-by-2-inch (51 mm x 51 mm) squares cut in it. See Figure 4.

4.0 DESIGN AND INSTALLATION

4.1 SmartVent® and FloodVent®:
 SmartVent® and FloodVent® are designed to be installed into walls or overhead doors of existing or new construction from the exterior side. Installation clips allow mounting in masonry and concrete walls of any thickness in order to comply with the engineered opening design principle noted in Section 2.7.2.2 and 2.7.3 of ASCE/SEI 24-14 (Section 2.6.2.2 of ASCE/SEI 24-09 (2012, 2009, 2006 IBC and IRC)). The Smart Vent® FVs must be installed as follows:

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- With a minimum of two openings on different sides of each enclosed area.
- With a minimum of one FV for every 200 square feet (18.6 m²) of enclosed area, except that the SmartVent® Stacking Model #1540-511 and FloodVent® Stacking Model #1540-521 must be installed with a minimum of one FV for every 400 square feet (37.2 m²) of enclosed area.
- Below the base flood elevation.
- With the bottom of the FV located a maximum of 12 inches (305.4 mm) above the higher of the final grade or floor and finished exterior grade immediately under each opening.

4.2 Flood Vent Sealing Kit:

The Flood Vent Sealing Kit Model 1540-526 is used in conjunction with FloodVent® Model #1540-520. When installed and tested in accordance with ASTM E2282, the FV and Flood Vent Sealing Kit assembly have an air leakage rate of less than 0.2 cubic feet per minute per linear foot (15.24 l/min per linear meter) at a pressure differential of 1 pound per square foot (50 Pa) based on 12.58 linear feet (3.8 linear meters) contained by the Flood Vent Sealing Kit.

5.0 CONDITIONS OF USE

The Smart Vent® FVs described in this report comply with or are suitable alternatives to what is specified in those codes listed in Section 1.0 of this report, subject to the following conditions:

5.1 The Smart Vent® FVs must be installed in accordance with this report, the applicable code and the manufacturer's installation instructions. In the event of a conflict, the instructions in this report govern.

Page 2 of 5

- 5.2** The Smart Vent® FVs must not be used in the place of "breakaway walls" in coastal high hazard areas, but are permitted for use in conjunction with breakaway walls in other areas.

6.0 EVIDENCE SUBMITTED

6.1 Data in accordance with the ICC-ES Acceptance Criteria for Mechanically Operated Flood Vents (AC264), dated August 2015 (reviously revised February 2021).

6.2 Test report on air infiltration in accordance with ASTM E283.

7.0 IDENTIFICATION

7.1 The Smart Vent® models and the Flood Vent Sealing Kit described in this report must be identified by a label bearing the manufacturer's name (Smartvent Products, Inc.), the model number, and the evaluation report number (ESR-2074).

7.2 The report holder's contact information is the following:

SMART VENT PRODUCTS, INC.
 19 MARTIN ROAD
 MOUNT ROYAL, NEW JERSEY 08061
 (877) 441-8368
www.smartvent.com
info@smartvent.com

TABLE 1—MODEL SIZES

MODEL NAME	MODEL NUMBER	MODEL SIZE (in.)	COVERAGE (sq. ft.)
FloodVent®	1540-520	15 1/2" X 7 1/2"	200
SmartVent®	1540-510	15 1/2" X 7 1/2"	200
FloodVent® Overhead Door	1540-524	15 1/2" X 7 1/2"	200
SmartVent® Overhead Door	1540-514	15 1/2" X 7 1/2"	200
Wood Wall FloodVent®	1540-570	14" X 8 1/2"	200
Wood Wall FloodVent® Overhead Door	1540-574	14" X 8 1/2"	200
SmartVent® Stacker	1540-511	16" X 16"	400
FloodVent® Stacker	1540-521	16" X 16"	400

For 8" - 1 1/2" x 25.4 mm, 1 square foot = 929 cm².

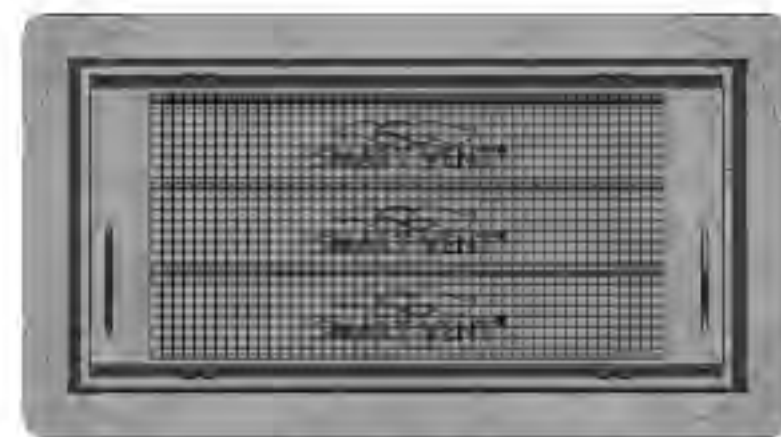


FIGURE 1—SMART VENT: MODEL 1540-510

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FIGURE 2—SMART VENT MODEL 1540-520



FIGURE 3—SMART VENT: SHOWN WITH FLOOD DOOR PIVOTED OPEN

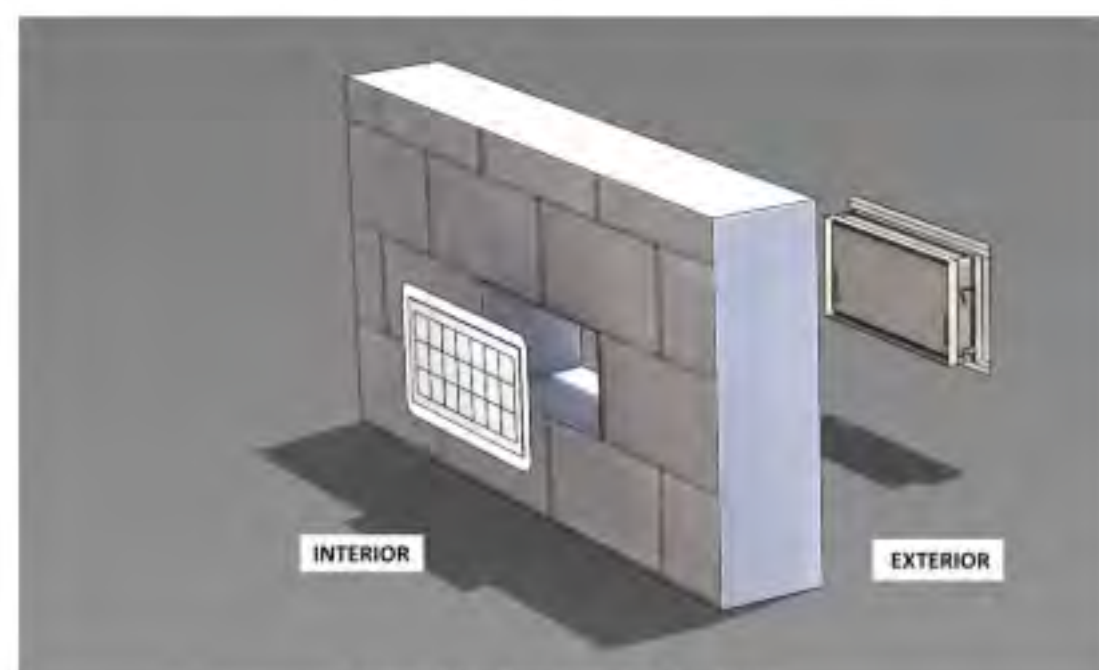


FIGURE 4—FLOOD VENT SEALING KIT

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DIVISION: 08 00 00—OPENINGS
SECTION: 08 95 43—VENTS/FOUNDATION FLOOD VENTS

REPORT HOLDER:

SMART VENT PRODUCTS, INC.

EVALUATION SUBJECT:

SMART VENT® AUTOMATIC FOUNDATION FLOOD VENTS: MODELS #1540-520; #1540-521; #1540-510; #1540-511; #1540-570; #1540-574; #1540-524; #1540-514 FLOOD VENT SEALING KIT #1540-526

1.0 REPORT PURPOSE AND SCOPE

Purpose:
 The purpose of this evaluation report supplement is to indicate that Smart Vent® Automatic Foundation Flood Vents, described in ICC-ES evaluation report ESR-2074, have also been evaluated for compliance with codes noted below.

Applicable code editions:

- 2019 California Building Code (CBC)
- For evaluation of applicable chapters adopted by the California Office of Statewide Health Planning and Development (OSHPD) AKA, California Department of Health Care Access and Information (HCAI) and the Division of State Architect (DSA), see Sections 2.1.1 and 2.1.2 below.

■ 2019 California Residential Code (CRC)

2.0 CONCLUSIONS

2.1 CBC:
 The Smart Vent® Automatic Foundation Flood Vents, described in Sections 2.0 through 7.0 of the evaluation report ESR-2074, comply with 2019 CBC Chapter 12, provided the design and installation are in accordance with the 2018 International Building Code® (IBC) provisions noted in this evaluation report and the additional requirements of CBC Chapters 12 and 16, as applicable.

2.1.1 OSHPD:
 The applicable OSHPD Sections and Chapters of the CBC are beyond the scope of this supplement.

2.1.2 DSA:
 The applicable DSA Sections and Chapters of the CBC are beyond the scope of this supplement.

2.2 CRC:

The Smart Vent® Automatic Foundation Flood Vents, described in Sections 2.0 through 7.0 of the evaluation report ESR-2074, comply with the 2019 CRC, provided the design and installation are in accordance with the 2018 International Residential Code® (IRC) provisions noted in the evaluation report.

This supplement expires concurrently with the evaluation report, reissued February 2025.

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DIVISION: 08 00 00—OPENINGS
SECTION: 08 95 43—VENTS/FOUNDATION FLOOD VENTS

REPORT HOLDER:

SMART VENT PRODUCTS, INC.

EVALUATION SUBJECT:

SMART VENT® AUTOMATIC FOUNDATION FLOOD VENTS: MODELS #1540-520; #1540-521; #1540-510; #1540-511; #1540-570; #1540-574; #1540-524; #1540-514 FLOOD VENT SEALING KIT #1540-526

1.0 REPORT PURPOSE AND SCOPE

Purpose:
 The purpose of this evaluation report supplement is to indicate that Smart Vent® Automatic Foundation Flood Vents, described in ICC-ES evaluation report ESR-2074, have also been evaluated for compliance with the codes noted below.

Applicable code editions:

- 2020 Florida Building Code—Building
- 2020 Florida Building Code—Residential

2.0 CONCLUSIONS

The Smart Vent® Automatic Foundation Flood Vents, described in Sections 2.0 through 7.0 of the evaluation report ESR-2074, comply with the Florida Building Code—Building and the Florida Building Code—Residential, provided the design requirements are determined in accordance with the Florida Building Code—Building or the Florida Building Code—Residential, as applicable. The installation requirements noted in ICC-ES evaluation report ESR-2074 for 2018 International Building Code® meet the requirements of the Florida Building Code—Building or the Florida Building Code—Residential, as applicable.

Use of the Smart Vent® Automatic Foundation Flood Vents has also been found to be in compliance with the High-Velocity Hurricane Zone provisions of the Florida Building Code—Building and the Florida Building Code—Residential.

For products falling under Florida Rule 61G20-3, verification that the report holder's quality assurance program is audited by a quality assurance entity approved by the Florida Building Commission for the type of inspections being conducted is the responsibility of an approved validation entity or the code official when the report holder does not possess an approval by the Commission.

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490 WOOD RIVER

OWNER:

490-490 WOOD RIVER, LLC
 ATTN: MATT SCOGGINS
 PO BOX 1400-174
 KETCHUM, ID 83340
 TEL: 214.557.5533

PROJECT ARCHITECT:

RO | ROCKETT DESIGN
 1306 BRIDGEWAY, FLOOR 2
 SAN JUANITO, CA 94965
 TEL: 415.289.0630

SURVEYOR & CIVIL ENGINEER:

BENCHMARK ASSOCIATES
 100 BELL DRIVE, SUITE C
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 TEL: 208.726.9512

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NO	DATE	ISSUE

PROJECT:
490 WOOD RIVER
 490 WOOD RIVER
 KETCHUM, ID 83340

PROJECT NUMBER
2109

DRAWING TITLE:
FLOOD VENT SPEC / TESTING

DRAWING NUMBER:

G-014

01/15/2023 3:45:13 PM

SCHEDULE / MATERIAL									
MATERIAL	DESCRIPTION	LOCATION	MANUFACTURER	MODEL	SIZE/DIM	SPECIES/COLOR	FINISH	COMMENTS	
BRK-1	FIRE BRICK	FP-1/FP-2/FP-3	SUPERIOR CLAY	FIRE BRICK	9" X 4.5" X 1.5"	BLACK	-	SPLIT FIRE BRICK INTO 9" X 2.25" X 1.5" THK PIECES AND INSTALL IN A STACKED BOND PATTERN WITH ZERO JOINTS	
CONC-1	CAST-IN PLACE CONCRETE	SITE WALLS	CUSTOM	BOARD FORMED CONCRETE	2X6	PLAIN CONCRETE	MATTE SEALED & SANDBLASTED PLAIN SAWN DOUGLAS FIR BOARDS	BOARD FORMED CONCRETE SITE WALLS W/ SURFACE RETARDER BY DAYTON SUPERIOR TOP-CAST LIGHT BLUE 05 SANDBLAST FINISH AT TOP OF WALLS. RADIUS CORNERS OF BOARD FORMS. ARCHITECT TO REVIEW VIA MOCKUP	
CONC-2	CAST-IN PLACE CONCRETE	MECH PAD	CUSTOM	-	SSD	PLAIN CONCRETE	SANDBLAST FINISH	1/8" THK SAWCUT JOINT LOCATIONS SEE PLAN & SURFACE RETARDER BY DAYTON SUPERIOR TOP-CAST LIGHT BLUE 05 SANDBLAST FINISH	
CONC-3	CAST-IN PLACE CONCRETE	HOT TUB	CUSTOM	-	-	-	-	-	
CT-1	CERAMIC TILE	LOFT	-	-	-	-	-	-	
EP-1	EPOXY FLOOR	GARAGE	INAX	FIELD TILE	98X12.5MM	WHITE	-	-	
FC-1	FIBER CEMENT BOARD	CHIMNEY FLUE	TBD	-	-	-	-	-	
GL-1	LAMINATED GLASS	GUARDRAILS	VITRO OR APPROVED EQ	STARPHIRE	1/2" THICK	CLEAR WATER WHITE	FIBER CEMENT BOARD	-	
GL-2	MIRROR	BATHROOMS	VITRO OR APPROVED EQ	STARPHIRE	1/4" THICK	MIRROR	POLISHED	SIZE CRITICAL. FLAT POLISHED EDGES, TEMPERED AS REQ BY APPLICATION AND CODE	
GL-3	TEMPERED GLASS	FRAMELESS SHOWERS	VITRO OR APPROVED EQ	STARPHIRE	1/2" THICK	CLEAR WATER WHITE	POLISHED / (1) ACID ETCHED ONE SIDE	SIZE CRITICAL. FLAT POLISHED EDGES	
GWB-1	PAINTED DRYWALL FINISH	WALL, CEILINGS	BENJAMIN MOORE OR APPROVED EQ	AURA	-	TBD	LEVEL V DRYWALL / FLAT PAINT	PROVIDE PRIMER & TWO COATS. ALL DAMP AREAS SUCH AS BATHROOMS, GARAGE, & KITCHEN TO RECEIVE (EG), ALL TRIM TO RECEIVE (SG), TYPICAL CEILINGS TO RECEIVE (F), TYPICAL WALLS TO RECEIVE (V)	
LACQ-1	LACQUERED WD	KITCHEN	TBD	-	-	TBD	TBD	-	
LACQ-2	LACQUERED WD	PANTRY	TBD	-	-	TBD	TBD	-	
LAM-1	LAMINATE	GARAGE	REHAU OR APPROVED EQ	-	-	TBD	TBD	-	
LAM-2	LAMINATE	LAUNDRY	REHAU OR APPROVED EQ	-	-	TBD	TBD	-	
LAM-3	LAMINATE	BEDROOMS	REHAU OR APPROVED EQ	-	-	TBD	TBD	-	
MTL-1	STANDING SEAM METAL ROOFING	PITCHED ROOFS	VMZINC OR EQ	DOUBLE LOCK	18"	ANTHRA ZINC	-	STANDING SEAM ROOFING SYSTEM	
MTL-2	METAL PANEL	EXTERIOR WALLS AND TRIM	VM ZINC OR APPROVED EQ	FLATLOCK	16 GA	ANTHRA ZINC	MATTE	FLAT LOCK METAL WALL PANEL SYSTEM, INSTALL VERTICAL W/M MIN REVAL PER MFR SPECS	
MTL-3	BRAKE METAL	TRIM, FLASHING, GUTTERS, ROOF, ETC.	DREXEL OR EQ	-	22 GA, UNO	FACTORY FINISH KYNAR, LOW GLOSS	COLOR TBD, MATTE	COLOR TO MATCH ADJ WINDOW FRAMES OR ADJ MTL ROOFING TYP.	
MTL-4	PTD STEEL SHAPES / MISC. METALS / EXTERIOR	EXTERIOR MISC METALS	CUSTOM	-	-	STAINLESS STEEL 316	PRIME & PAINTED, COLOR TBD	STL SHAPES BARS & PLATES AS REQ'D	
MTL-5	BLACKENED STEEL SHAPES / MISC. METALS	FIREPLACE	CUSTOM	-	-	-	COLD ROLLED STEEL	-	
MTL-6	METAL CABINET	BBO	CUSTOM	-	-	TBD	TBD	-	
MTL-7	METAL MESH	CHIMNEY SHROUD	-	-	-	-	TBD	-	
MTL-8	PTD MTL	DOWNSPOUTS	-	-	-	-	TBD	-	
PLAS-1	PLASTER	VARIES	TEXSTON	MARMORINO	-	-	SMOOTH TROWELED / (W) WATERPROOF	GC TO PROVIDE SAMPLE, ARCHITECT TO VERIFY FINAL COLOR	
SS-1	SOLID SURFACE	LAUNDRY	TBD	COUNTERTOP	2CM	TBD	TBD	-	
STN-1	STONE VENEER	EXTERIOR & INTERIOR WALLS	TBD	STONE VENEER	4" EXTERIOR / 2" INTERIOR	TBD	TBD	CONTRACTOR TO CONFIRM QUANTITY INCLUDING WASTE, MINIMAL GROUTED JOINTS, PROVIDE FULL DEPTH VENEER AT EXTERIOR	
STN-2	STONE TILE FLOORING	EXTERIOR PAVING & SILL	TBD	STONE TILE	12" X 24"	TBD	FLAMED	CONTRACTOR TO CONFIRM QUANTITY INCLUDING WASTE, MINIMAL GROUTED JOINTS, PROVIDE 3CM AT EXTERIOR HORIZONTAL APPLICATION AND 2CM AT INTERIOR APPLICATION	
STN-3	STONE TILE FLOORING	INTERIOR STONE FLOOR	TBD	STONE TILE	12" X 24"	TBD	TBD	CONTRACTOR TO CONFIRM QUANTITY INCLUDING WASTE, MINIMAL GROUTED JOINTS, PROVIDE 3CM AT EXTERIOR HORIZONTAL APPLICATION AND 2CM AT INTERIOR APPLICATION	
STN-4	STONE SLAB	KITCHEN	TBD	STONE SLAB	2CM / 3/4" THK	TBD	TBD	SLABS SHALL BE BOOK MATCH OR SLIP MATCHED DEPENDING ON FINAL PATTERN OF STONE	
STN-5	STONE SLAB	LIVING ROOM / WETBAR	TBD	STONE SLAB	2CM / 3/4" THK	TBD	TBD	SLABS SHALL BE BOOK MATCH OR SLIP MATCHED DEPENDING ON FINAL PATTERN OF STONE	
STN-6	STONE SLAB	LOFT LIVING	TBD	STONE SLAB	2CM / 3/4" THK	TBD	TBD	-	
STN-8	STONE SLAB	PRIMARY BATH	TBD	STONE SLAB	2CM / 3/4" THK	TBD	TBD	-	
STN-9	STONE SLAB	POWDER RM 114	TBD	STONE SLAB	2CM / 3/4" THK	TBD	TBD	-	
STN-10	STONE SLAB	POWDER RM 115	TBD	STONE SLAB	2CM / 3/4" THK	TBD	TBD	-	
STN-13	STONE TILE FLOORING	LEVEL 2 BATHS	TBD	STONE TILE FLOORING	12X24	TBD	TBD	-	
STN-14	STONE COUNTER	PRIMARY BATH	TBD	STONE SLAB	2CM	TBD	TBD	-	
STN-15	STONE COUNTER	LEVEL 1 BATHS	CEASARSTONE	TBD	2CM	TBD	TBD	-	
STN-17	STONE COUNTER	LEVEL 2 BATHS	CEASARSTONE	TBD	2CM	TBD	TBD	-	
STN-18	STONE COUNTER	POWDER RM 114	TBD	TBD	2CM	TBD	TBD	-	
STN-21	STONE COUNTER	BBO	TBD	TBD	2CM	TBD	TBD	-	
STN-22	STONE HEARTH	REC ROOM	TBD	STONE SLAB	2CM	TBD	TBD	-	
STN-23	STONE HEARTH	TERRACE FIREPLACE	TBD	STONE SLAB	2CM	TBD	TBD	-	
TX-1	FABRIC	BUNKROOM	HOLLAND & SHERRY	WOOL FLANNEL	-	PEBBLE	-	-	
WD-1	EXTERIOR WOOD SIDING	VARIES	TBD	(EF)ENGINEERED WOOD FLOORING / (ES)ENGINEERED WOOD SIDING / (V)VENEER / (S)SOLID STOCK	(EF)YES) 3/4" X 8" / (V)3/4" THICK / (S)AS NOTED	TBD	(EF)FLOOR SERVICE HARDWAX OIL / (ES)(V)S)PRE-FINISHED STAIN	PRIME BACK & SIDES OF ALL BOARDS & TRIM. VENEER FOR CABINETS TO BE EDGE BANDED & APPLIED TO BALTIC BIRCH PLYWOOD, VENEERS TO BE BOOKMATCHED & USED IN SEQUENCE THROUGHOUT ROOMS	
WD-2	EXTERIOR WOOD CEILING	VARIES	CUSTOM	(EF)ENGINEERED WOOD FLOORING / (ES)ENGINEERED WOOD SIDING / (V)VENEER / (S)SOLID STOCK	(EF)YES) 3/4" X 8" / (V)3/4" THICK / (S)AS NOTED	TBD	(EF)FLOOR SERVICE HARDWAX OIL / (ES)(V)S)PRE-FINISHED STAIN	PRIME BACK & SIDES OF ALL BOARDS & TRIM. VENEER FOR CABINETS TO BE EDGE BANDED & APPLIED TO BALTIC BIRCH PLYWOOD, VENEERS TO BE BOOKMATCHED & USED IN SEQUENCE THROUGHOUT ROOMS	
WD-4	INTERIOR WOOD FLOORING	VARIES	TBD	(EF)ENGINEERED WOOD FLOORING / (ES)ENGINEERED WOOD SIDING / (V)VENEER / (S)SOLID STOCK	(EF)YES) 3/4" X 8" / (V)3/4" THICK / (S)AS NOTED	TBD	(EF)FLOOR SERVICE HARDWAX OIL / (ES)(V)S)PRE-FINISHED STAIN	PRIME BACK & SIDES OF ALL BOARDS & TRIM. VENEER FOR CABINETS TO BE EDGE BANDED & APPLIED TO BALTIC BIRCH PLYWOOD, VENEERS TO BE BOOKMATCHED & USED IN SEQUENCE THROUGHOUT ROOMS	
WD-5	INTERIOR WOOD PANELING	VARIES	CUSTOM	(EF)ENGINEERED WOOD FLOORING / (ES)ENGINEERED WOOD SIDING / (V)VENEER / (S)SOLID STOCK	(EF)YES) 3/4" X 8" / (V)3/4" THICK / (S)AS NOTED	TBD	(EF)FLOOR SERVICE HARDWAX OIL / (ES)(V)S)PRE-FINISHED STAIN	PRIME BACK & SIDES OF ALL BOARDS & TRIM. VENEER FOR CABINETS TO BE EDGE BANDED & APPLIED TO BALTIC BIRCH PLYWOOD, VENEERS TO BE BOOKMATCHED & USED IN SEQUENCE THROUGHOUT ROOMS	
WD-6	INTERIOR WOOD CEILINGS	VARIES	TBD	(EF)ENGINEERED WOOD FLOORING / (ES)ENGINEERED WOOD SIDING / (V)VENEER / (S)SOLID STOCK	(EF)YES) 3/4" X 8" / (V)3/4" THICK / (S)AS NOTED	TBD	(EF)FLOOR SERVICE HARDWAX OIL / (ES)(V)S)PRE-FINISHED STAIN	PRIME BACK & SIDES OF ALL BOARDS & TRIM. VENEER FOR CABINETS TO BE EDGE BANDED & APPLIED TO BALTIC BIRCH PLYWOOD, VENEERS TO BE BOOKMATCHED & USED IN SEQUENCE THROUGHOUT ROOMS	
WD-7	INTERIOR WOOD TRIM	VARIES	CUSTOM	(EF)ENGINEERED WOOD FLOORING / (ES)ENGINEERED WOOD SIDING / (V)VENEER / (S)SOLID STOCK	(EF)YES) 3/4" X 8" / (V)3/4" THICK / (S)AS NOTED	TBD	(EF)FLOOR SERVICE HARDWAX OIL / (ES)(V)S)PRE-FINISHED STAIN	PRIME BACK & SIDES OF ALL BOARDS & TRIM. VENEER FOR CABINETS TO BE EDGE BANDED & APPLIED TO BALTIC BIRCH PLYWOOD, VENEERS TO BE BOOKMATCHED & USED IN SEQUENCE THROUGHOUT ROOMS	
WD-8	WOOD CASEWORK	VARIES	CUSTOM	(EF)ENGINEERED WOOD FLOORING / (ES)ENGINEERED WOOD SIDING / (V)VENEER / (S)SOLID STOCK	(EF)YES) 3/4" X 8" / (V)3/4" THICK / (S)AS NOTED	TBD	(EF)FLOOR SERVICE HARDWAX OIL / (ES)(V)S)PRE-FINISHED STAIN	PRIME BACK & SIDES OF ALL BOARDS & TRIM. VENEER FOR CABINETS TO BE EDGE BANDED & APPLIED TO BALTIC BIRCH PLYWOOD, VENEERS TO BE BOOKMATCHED & USED IN SEQUENCE THROUGHOUT ROOMS	
WD-9	TIMBER SLATS	VARIES	CUSTOM	(EF)ENGINEERED WOOD FLOORING / (ES)ENGINEERED WOOD SIDING / (V)VENEER / (S)SOLID STOCK	2X6	TBD	(EF)FLOOR SERVICE HARDWAX OIL / (ES)(V)S)PRE-FINISHED STAIN	PRIME BACK & SIDES OF ALL BOARDS & TRIM. VENEER FOR CABINETS TO BE EDGE BANDED & APPLIED TO BALTIC BIRCH PLYWOOD, VENEERS TO BE BOOKMATCHED & USED IN SEQUENCE THROUGHOUT ROOMS	

490 WOOD RIVER

OWNER:
490-490 WOOD RIVER, LLC
 ATTN: MATT SCOGGINS
 PO BOX 1400-174
 KETCHUM, ID 83340
 TEL: 214.557.5533

PROJECT ARCHITECT:
RO | ROCKETT DESIGN
 1306 BRIDGEWAY, FLOOR 2
 SAUSALITO, CA 94965
 TEL: 415.289.0830

SURVEYOR & CIVIL ENGINEER:
BENCHMARK ASSOCIATES
 100 BELL DRIVE, SUITE C
 KETCHUM, IDAHO 83340
 TEL: 208.726.9512

GEOTECHNICAL ENGINEER:
BUTLER ASSOCIATES, INC.
 PO BOX 1034
 KETCHUM, IDAHO 83340
 TEL: 208.720.6432

LANDSCAPE ARCHITECT:
FIELD STUDIO
 722 N ROUSE AVE
 BOZEMAN, MT 59715
 TEL: 406.551.2098

STRUCTURAL ENGINEER:
LABIB FUNK + ASSOCIATES
 319 MAIN STREET
 EL SEGUNDO, CA 90245
 TEL: 213.239.9700

MEP ENGINEER:
CES
 1001 W. OAK STREET, SUITE 107
 BOZEMAN, MT 59715
 TEL: 406.272.0352

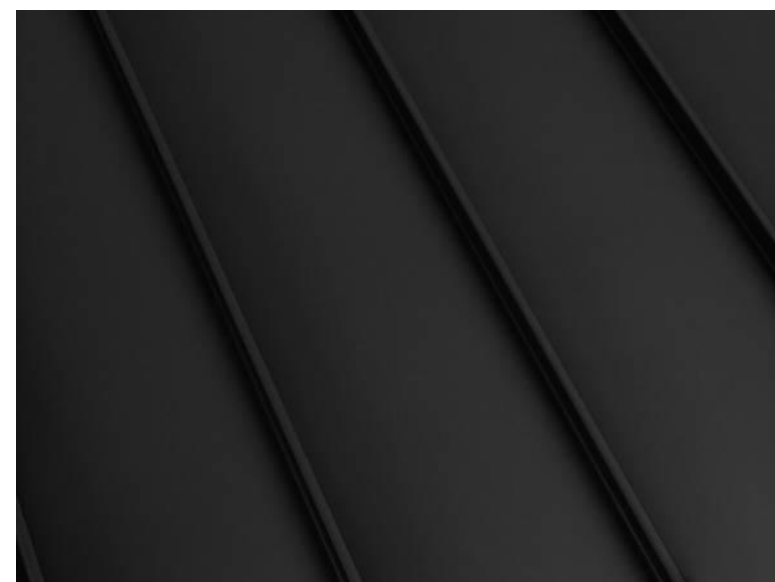
LIGHTING DESIGNER:
KGM ARCHITECTURAL LIGHTING
 270 CASCADAL CRT
 EL SEGUNDO, CA 90245
 TEL: 310.552.2191



1 MAIN HOUSE | NORTH - FRONT

2 MAIN HOUSE | SOUTH - REAR

3 MAIN HOUSE | CONNECTOR BRIDGE - NORTH



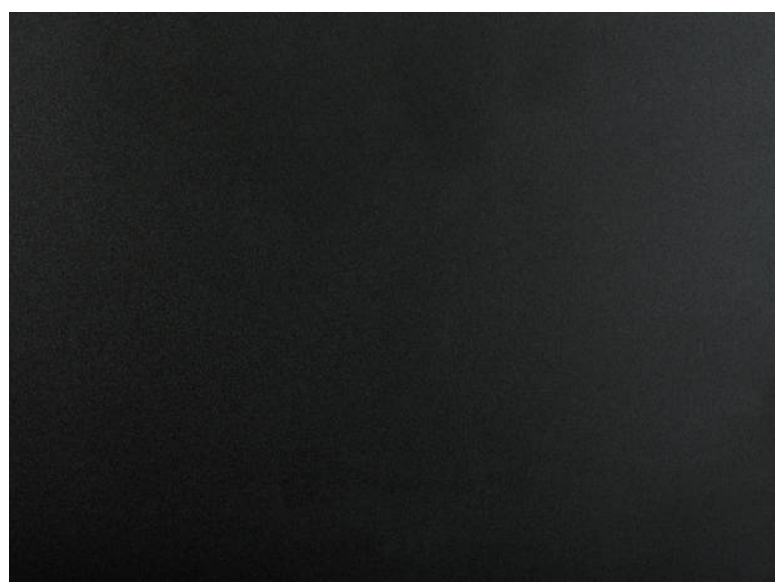
PAINTED BLACK METAL: STANDING SEAM ROOF



WOOD: FINIS + FASCIA



PARGED FIELD STONE: WALLS



BLACKENED METAL



STONE STRETCHER: TERRACE FLOORING

4 EXTERIOR MATERIALS

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SEAL:



3	10/25/23	FDP REVISION 3
2	8/18/23	FDP REVISION 2
1	6/23/23	FDP REVISION 1
2	5/25/23	PERMIT SET
1	04/25/23	FDP SET
NO	DATE	ISSUE

PROJECT:
490 WOOD RIVER
 490 WOOD RIVER
 KETCHUM, ID 83340

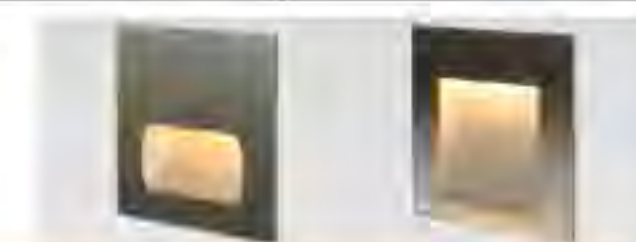
PROJECT NUMBER
2109

DRAWING TITLE:
MATERIAL SCHEDULE

DRAWING NUMBER:
G-100

PATHLIGHTS STEALTH AND IMPACT®

PROJECT NAME:	TYPE:
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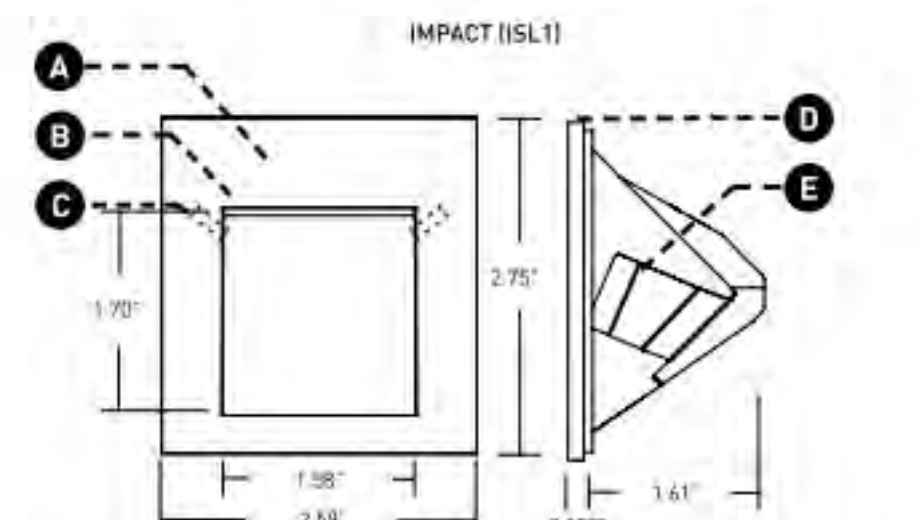
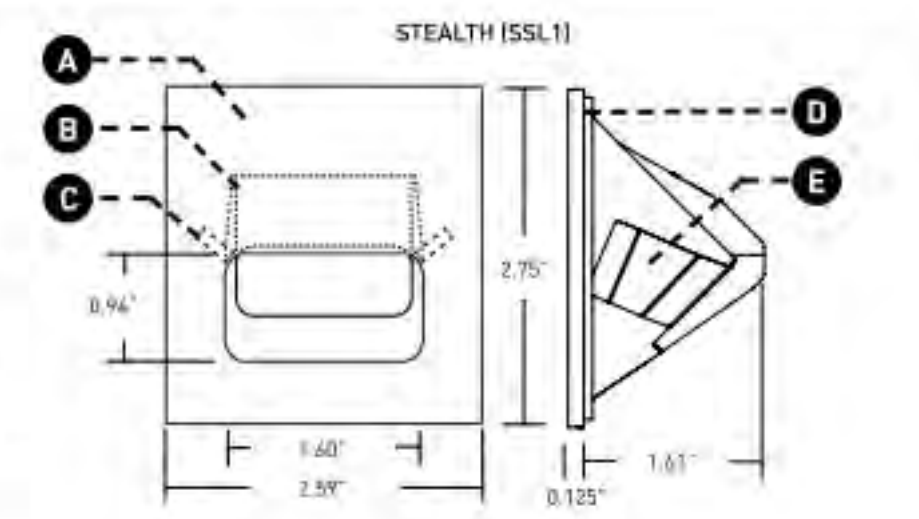


Low glare path lights lead the way through the cut of doors, as built-in or from freestanding ballasts.

OUTDOOR INFORMATION AND DRAWINGS - CUTLINE

FEATURE	REVISION	DESCRIPTION	DATE
ISL1 Stealth	1	Initial Issue	01/15/2023
ISL1 Impact	1	Initial Issue	01/15/2023

- LED**
Regressive LED with slit aperture for glare-free, energy-efficient path and step lighting, suitable for dry / damp or wet applications. 3.4V DC LED (dimming by power supply).
- EFFECTS DEVICES**
Provided with sealed polycarbonate linear diffusion lens; consult factory for availability of color gels, which may achieve custom color temperatures.
- LOCKING**
Discreetly hidden tamper-resistant set screws included with IP65 Wet Location Luminaire.
- BASKET**
Foam gasket provided. Required for IP65 wet location applications only.
- RETENTION**
Tension spring clips secure fixture into back box, mounting plate, or weatherstripped cut-out.



LUCIFER Lighting Company
 1000 BEGA Way, Carpinteria, CA 93013 | 805/694-0533 | info@bega-us.com
 1941-1-01027-029 | 1941-1-01027-037

FIXTURE FX1

Wall Luminaire - directed light

BEGA

Application
Wall luminaires with directed light. As individual luminaires with low mounting height, they can be used for marking danger areas or in rows for illuminating corridors and passageways. With high mounting heights they can be used as wall luminaires next to doors or for lighting of wall areas.

Material
Luminaire housing construction of die-cast marine grade, copper-free, 6063-T5 aluminum alloy. Matte safety glass. High temperature silicone gasket. Mechanically captive stainless steel fasteners.

Electrical
Operating voltage: 120-277VAC
Minimum start temperature: -20°C
LED module wattage: 2.1 W
System wattage: 3.0 W
Dimming not available
Color rendering index: Ra > 80
Luminaire lifetime: 75,000 hours (L70)
LED service life: 70,000 hours

LED color temperature
4000K Product number: K4
5000K Product number: K5
6000K Product number: K6
7000K Product number: K7

Finish
All BEGA standard finished anodized aluminum powder coat with minimum 0.1 mil thickness.

Available colors: Black (BK) White (WH) RAL
 Bronze (BR) Silver (SV) Clear

Type: F10
BEGA Product: 12117
Project: 14114
Modified: NA



Wall Luminaire - directed light	1	Initial Issue	01/15/2023
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FIXTURE F10

PATHLIGHTS STEALTH AND IMPACT®

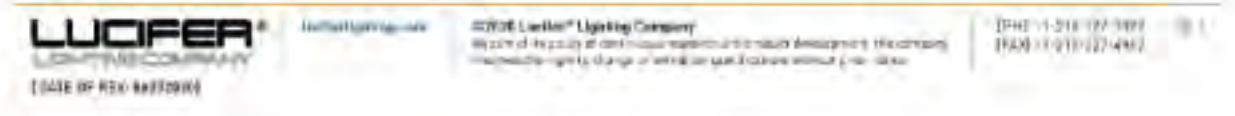
PROJECT NAME:	TYPE:
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 1000 BEGA Way, Carpinteria, CA 93013 | 805/694-0533 | info@bega-us.com
 1941-1-01027-029 | 1941-1-01027-037

490 WOOD RIVER
 RECESSED STEP LIGHT
F7
 270 CORAL CIRCLE | EL SEGUNDO, CALIFORNIA, 90245 | TEL: 310.552.2191

FIXTURE F7

490 WOOD RIVER

OWNER:

490-490 WOOD RIVER, LLC
ATTN: MATT SCOGGINS
PO BOX 1400-174
KETCHUM, ID 83340
TEL: 214.557.5533

PROJECT ARCHITECT:

RO | ROCKETT DESIGN
1306 BRIDGEWAY, FLOOR 2
SALSAITO, CA 94965
TEL: 415.289.0630

SURVEYOR & CIVIL ENGINEER:

BENCHMARK ASSOCIATES
100 BELL DRIVE, SUITE C
KETCHUM, IDAHO 83340
TEL: 208.726.9512

GEOTECHNICAL ENGINEER:

BUTLER ASSOCIATES, INC.
PO BOX 1034
KETCHUM, IDAHO 83340
TEL: 208.720.6432

LANDSCAPE ARCHITECT:

FIELD STUDIO
722 N ROUSE AVE
BOZEMAN, MT 59715
TEL: 406.551.2095

STRUCTURAL ENGINEER:

LABIB FUNK + ASSOCIATES
319 MAIN STREET
EL SEGUNDO, CA 90245
TEL: 213.239.9700

MEP ENGINEER:

CES
1001 W. OAK STREET, SUITE 107
BOZEMAN, MT 59715
TEL: 406.272.0352

LIGHTING DESIGNER:

KGM ARCHITECTURAL LIGHTING
270 CORAL CIR
EL SEGUNDO, CA 90245
TEL: 310.552.2191

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SEAL:



3	10/25/23	FDP REVISION 3
2	8/18/23	FDP REVISION 2
1	6/23/23	FDP REVISION 1
2	5/25/23	PERMIT SET
1	04/25/23	FDP SET
NO	DATE	ISSUE

PROJECT:

490 WOOD RIVER
490 WOOD RIVER
KETCHUM, ID 83340

PROJECT NUMBER:

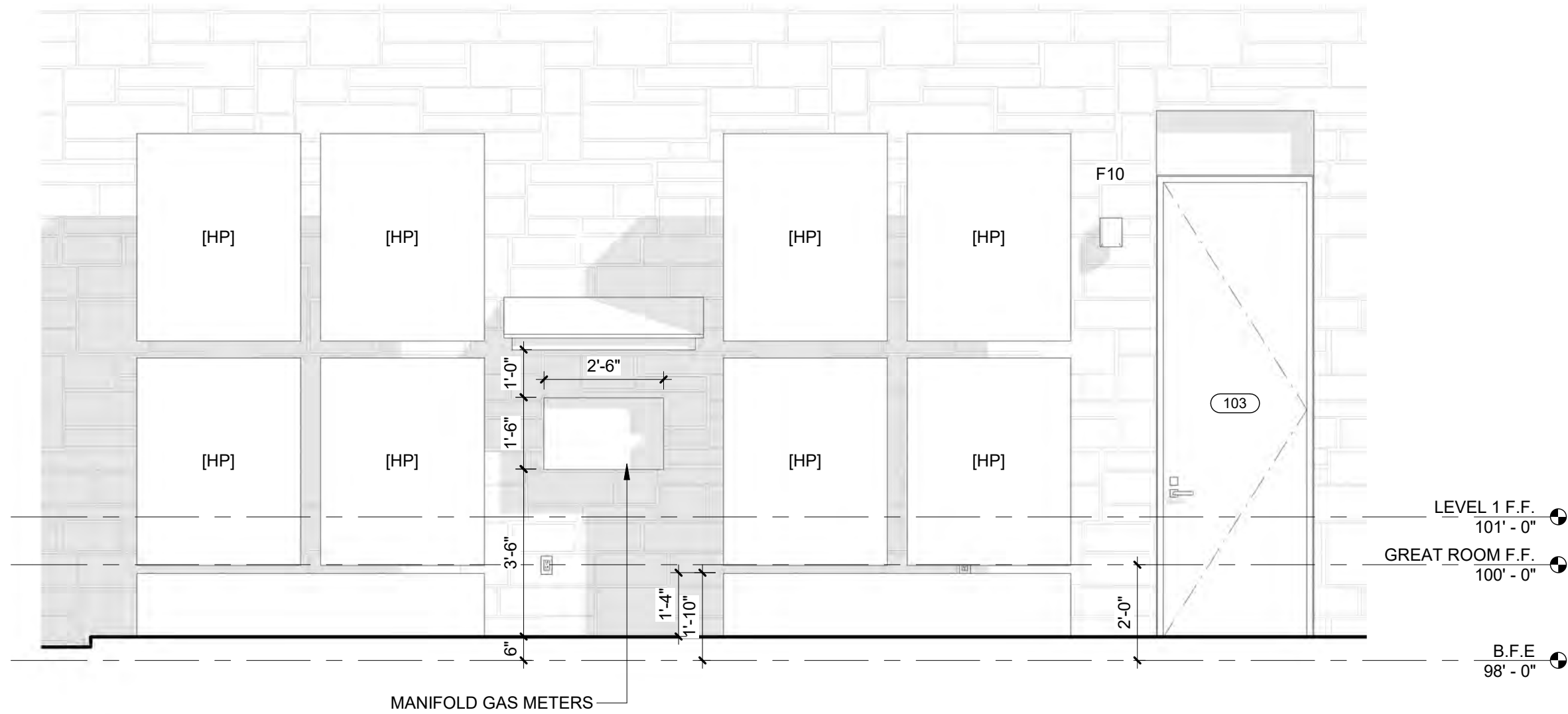
2109

DRAWING TITLE:

LIGHTING FIXTURE
SCHEDULE

DRAWING NUMBER:

G-107



OWNER:
PRESIDIO VISTA PROPERTIES
 PO BOX 1400-174
 KETCHUM, ID 83340
 TEL: 214.557.5533

PROJECT ARCHITECT:
RO | ROCKETT DESIGN
 1308 BRIDGEWAY, FLOOR 2
 SAUSALITO, CA 94965
 TEL: 415.289.0830

SURVEYOR & CIVIL ENGINEER:
GALENA ENGINEERING, INC.
 317 NORTH RIVER ST.
 HAILEY, ID 83333
 TEL: 208.788.1705

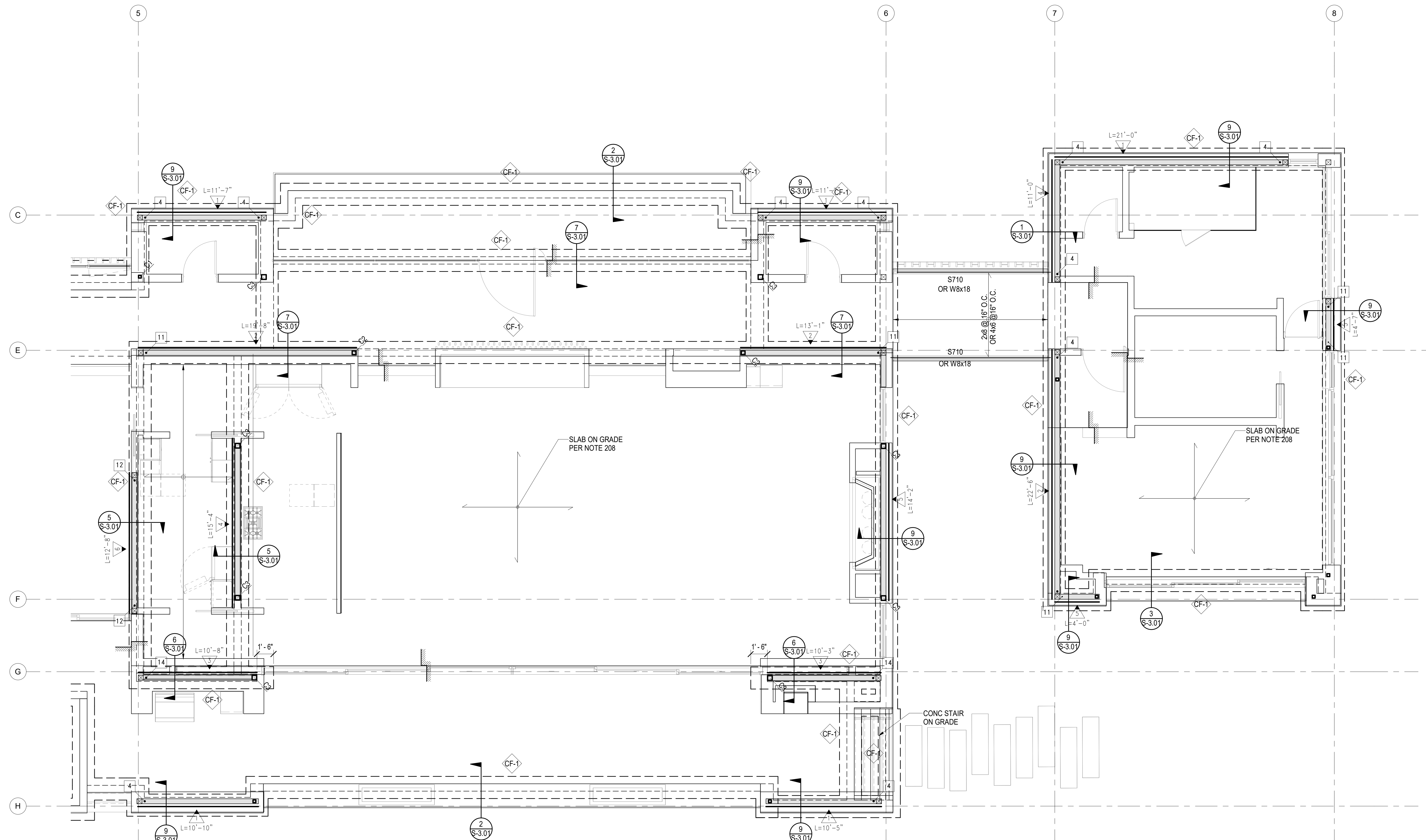
GEOTECHNICAL ENGINEER:
BUTLER ASSOCIATES, INC.
 PO BOX 1034
 KETCHUM, IDAHO 83340
 TEL: 208.720.6432

LANDSCAPE ARCHITECT:
FIELD STUDIO
 722 N ROUSE AVE.
 BOZEMAN, MT 59715
 TEL: 406.551.2098

STRUCTURAL ENGINEER:
LABIB FUNK + ASSOCIATES
 319 MAIN STREET
 EL SEGUNDO, CA 90245
 TEL: 213.229.8700
 LFA Job no. 22776

MEP ENGINEER:

LIGHTING DESIGNER:



1 FOUNDATION PLAN LEVEL 01 / GREAT ROOM
 S-110 1/4" = 1'-0"

COLUMN SCHEDULE		
MARK	COLUMN TYPE AND SHAPE	NOTES
C1	HSS3x3x3/8	-
C2	HSS4x4x1/4	-
C3	HSS5x5x1/4	-

SYMBOLS - WOOD FRAMING CONT.

STRUCTURAL COMPOSITE LUMBER (SCL) CALLOUT:
 ENGINEERED LUMBER LVL OR PSL PER GENERAL NOTES

SECOND AND THIRD DIGIT: NOMINAL MEMBER DEPTH

04 = 3 1/2"	06 = 5 1/2"	08 = 7 1/4"	10 = 9 1/2"
12 = 11 1/4"	14 = 14"	16 = 16"	18 = 18"
20 = 20"	22 = 22"	24 = 24"	

*11 25' & *9 25' WHEN USED WITH SAWN LUMBER

FIRST DIGIT: NOMINAL MEMBER WIDTH

2 = 1 1/2"	4 = 3 1/2"	6 = 5 1/2"	7 = 7"
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PREFIX "S" INDICATES SCL MEMBER

DRAG BEAM WITH BOUNDARY NAILING. FOR CONSTRUCTION OF DRAG BEAMS AND DRAG STRAP SEE "DRAGS & CONN. TO SHEAR WALLS" TYPICAL DETAIL

STRAP & BLOCKING WITH BOUNDARY NAILING.

INDICATES OPENING IN DIAPHRAGM/SLAB

INDICATES CHANGE IN FLOOR ELEVATION

INDICATES WOOD POST ABOVE

INDICATES WOOD POST ABOVE

INDICATES STEEL COLUMN

INDICATES LOAD BEARING HEADER PER "TYP. STUD WALL FRAMING ELEVATION"

INDICATES STEEL COLUMN PER SCHEDULE ON THIS SHEET C1 TYPICAL UNLESS NOTED OTHERWISE

SYMBOLS - WOOD FRAMING

INDICATES WOOD WALLS UNLESS OTHERWISE SPECIFIED ON THE FRAMING PLAN OR WALL STUD SCHEDULE PROVIDE:

- EXTERIOR WALLS: S.A.D. OR 2x6 @ 16" O.C., WHICHEVER IS GREATER
- INTERIOR WALLS: S.A.D. OR 2x4 @ 16" O.C., WHICHEVER IS GREATER

INDICATES WOOD POST UNLESS OTHERWISE SPECIFIED ON THE FRAMING PLAN OR POST SIZE SHALL BE THE GREATER OF THE FOLLOWING:

- MIN. SIZE PER POST SCHEDULE WHERE PRESENT IS GREATER
- 4x DEPTH OF WALL
- SIZE INDICATED IN "HOLDOWN SCHEDULE" (FOR POSTS AT ENDS OF SHEAR WALLS ONLY)

POST ABOVE - WHERE OCCURS, POST STARTS AT THIS LEVEL AND IT IS DISCONTINUOUS BELOW

INDICATES WOOD SHEATHED SHEAR WALL: TYPE PER SHEAR WALL SCHEDULE UNDER TYP. DETAILS MINIMUM LENGTH

INDICATES HOLDOWN TYPE PER TYPICAL DETAILS SHEETS S1.37 & S1.38

INDICATES EXTENT OF WOOD JOIST

INDICATES DIRECTION OF WOOD JOIST

WOOD MEMBER CALLOUT SIZE: #x# SAWN LUMBER - S## SCL (SEE SCHED.)

NUMBER OF MEMBERS IN A BUILTUP ASSEMBLY (OMITTED IF 1). SEE "BUILTUP BEAMS/ISSERED JOIST" AND "BUCKETS OF BUILTUP BEAMS" PER TYPICAL DETAILS

PLAN NOTES - WOOD FRAMING:

301. PROVIDE WALL SHEATHING AT ALL EXTERIOR WALLS OTHER THAN SHEAR WALLS AS FOLLOWS: WOOD STRUCTURAL PANEL 15/32" CD APA RATED PLYWOOD OR OSB SHEATHING, EXPOSURE 1, SPAN RATING 32/16, NAILED WITH 8d COMMONS SPACED AT 6" O.C. ALONG ALL PANEL EDGES (E.N.) AND 12" O.C. ALONG INTERMEDIATE SUPPORTS (FIELD) (F.N.)

302. HOLD DOWNS/TIE-DOWNS SHALL BE RE-TIGHTENED JUST PRIOR TO COVERING THE WALL FRAMING.

303. PROVIDE DOUBLE JOISTS BENEATH ALL PARALLEL WALLS. PROVIDE SOLID BLOCK BENEATH ALL WALLS PERPENDICULAR TO JOISTS. SEE "FRAMING AT NON BEARING WALLS" PER TYPICAL DETAILS SHEETS.

321. FLOOR AND DECK SHEATHING: WOOD STRUCTURAL PANEL, 1 1/8" CD APA RATED STRUCT PLYWOOD SHEATHING, EXPOSURE 1, SPAN RATING 48 O.C. GLUE WOOD STRUCTURAL PANELS TO JOISTS AND B.L.G. NAILING PER NAILING SCHEDULE.

323. ROOF SHEATHING CONSTRUCTION AT SLOPED AND PITCHED ROOFS: WOOD STRUCTURAL PANEL, 3/4" CD APA RATED PLYWOOD SHEATHING, EXPOSURE 1, SPAN RATING 48/24. NAILING PER NAILING SCHEDULE.

325. FLOOR SHEATHING CONSTRUCTION: NON-STRUCTURAL LIGHT WEIGHT CONCRETE (110 PCF MAX), THICKNESS S.A.D. 1 1/2" MAX. OVER WOOD STRUCTURAL PANEL, 1 1/8" CD APA RATED STRUCT PLYWOOD SHEATHING, EXPOSURE 1, SPAN RATING 48 O.C. GLUE WOOD STRUCTURAL PANELS TO JOISTS AND B.L.G. NAILING PER NAILING SCHEDULE.

SYMBOLS - FOUNDATION

INDICATES CHANGE IN FLOOR ELEVATION

INDICATES CONCRETE WALL

INDICATES CONCRETE WALL BELOW

INDICATES CONCRETE FOOTING

INDICATES STEPPED FOOTING PER 18/S1.01

INDICATES CONCRETE GRADE BEAM PER SCHEDULE THIS SHEET

INDICATES CONCRETE FOOTING PER SCHEDULE THIS SHEET

INDICATES CONCRETE COLUMN PER SCHEDULE ###

INDICATES CONCRETE GRADE BEAM PER SCHEDULE THIS SHEET

PLAN NOTES - FOUNDATION:

201. ALL GRADING & FOUNDATION WORK MUST BE OBSERVED AND APPROVED BY THE PROJECT GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF STEEL REINFORCEMENT AND POURING CONCRETE.

202. RECOMMENDED MATERIAL IS NATIVE SOIL BELOW THE FROST LINE.

203. IF FOR LIMITS AND EXTENT OF OVER EXCAVATION SEE CIVIL DRAWINGS.

204. U.N.O. TOP OF CONC. FOOTING ELEVATION SHALL BE 32" BELOW THE LOWEST GRADE. FOR TOP OF SLAB ELEVATION SEE ARCH'L DRAWINGS.

205. ALL HOLDOWN HARDWARE IS TO BE SECURED IN PLACE PRIOR TO FOUNDATION INSPECTION. HOLDOWNS SHALL BE RE-TIGHTENED JUST PRIOR TO COVERING THE WALL FRAMING PLATE WASHERS ARE REQUIRED FOR ALL HOLDOWNS.

206. FOR SLAB ON GRADE SUB-GRADE PREPARATION SEE SOILS REPORT.

207. FOR VAPOR BARRIER AT INTERIOR SPACES S.A.D. SPECIFICATIONS/DRAWINGS.

208. CONCRETE SLAB ON GRADE: 5" THICK, REINFORCED WITH #5 BARS AT 16" O.C. EACH WAY.

209. THE BUILDING HAS BEEN DESIGNED TO BE ANCHORED INTO THE BEARING MATERIAL PER THE DESIGN REQUIREMENTS OF ASCE 24-14.

210. THE ONLY STRUCTURAL MATERIAL OCCURRING BELOW THE B.F.E. IS REINFORCED CONCRETE, WHICH IS WITHIN THE ACCEPTABLE MATERIALS LIST FOR FLOORS AND WALLS IN TABLE 2 OF THE FEMA TECHNICAL BULLETIN.

PLAN NOTES - SHEETS AND GENERAL:

101. GENERAL NOTES AND TYPICAL DETAILS SHEETS: SEE S0.01 THRU S0.82 SHEETS. GENERAL NOTES & TYPICAL DETAILS APPLY TO ALL PARTS OF THE WORK EXCEPT WHERE SPECIFICALLY DETAILED OR U.N.O. ON THE FLOOR PLANS AND PLAN NOTES.

102. VERIFY ALL DIMENSIONS, ELEVATIONS, SLAB EDGES, SLAB DEPRESSIONS, SLAB OPENINGS, CURBS, FOOTING, PENETRATIONS, WALL OPENINGS WITH ARCHITECTURAL, MECHANICAL, PLUMBING, ELECTRICAL & CIVIL DRAWINGS.

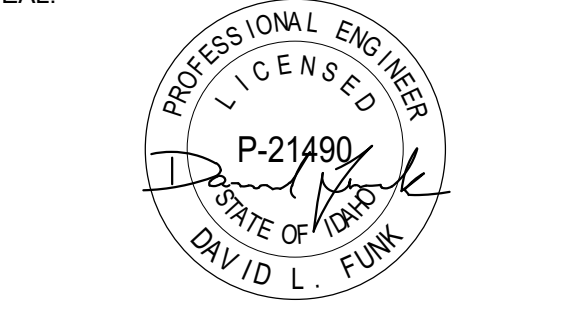
103. FOR ALL DIMENSIONS & ROOF SLOPES S.A.D.

104. NON-BEARING WALLS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FOR NON-BEARING WALL LOCATIONS S.A.D.

CONC. FOOTING SCHEDULE	
MARK	SIZE AND REINFORCEMENT
F1	3'-6" SQUARE x 12" THICK W/ 4-#6 BOTTOM EACH WAY
F2	3'-0" SQUARE x 12" THICK W/ 3-#6 BOTTOM EACH WAY
F3	5'-0" SQUARE x 12" THICK W/ 5-#6 BOTTOM EACH WAY
F4	7'-6" SQUARE x 12" THICK W/ 7-#6 BOTTOM EACH WAY
CF1	2'-0" WIDE x 12" THICK W/ 3-#5 T&B LONG REINF.
CF2	4'-0" WIDE x 12" THICK W/ 5-#5 T&B LONG REINF.

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NO.	DATE	DESCRIPTION
2	04/26/2023	PC SUBMITTAL
1	11/11/2022	PROGRESS SET

PROJECT:
490 WOOD RIVER
 490 WOOD RIVER
 KETCHUM, ID 83340

PROJECT NUMBER:
2109

DRAWING TITLE:
FOUNDATION PLAN LEVEL 01 / GREAT ROOM

DRAWING NUMBER:
S-110

OWNER:

490-490 WOOD RIVER, LLC
ATTN: MATT SCOGGINS
PO BOX 1400-174
KETCHUM, ID 83340
TEL: 214.557.5533

PROJECT ARCHITECT:
RO | ROCKETT DESIGN
1306 BRIDGEWAY, FLOOR 2
SAUSALITO, CA 94965
TEL: 415.269.0630

SURVEYOR & CIVIL ENGINEER:
BENCHMARK ASSOCIATES
100 BELL DRIVE, SUITE C
KETCHUM, IDAHO 83340
TEL: 208.726.9512

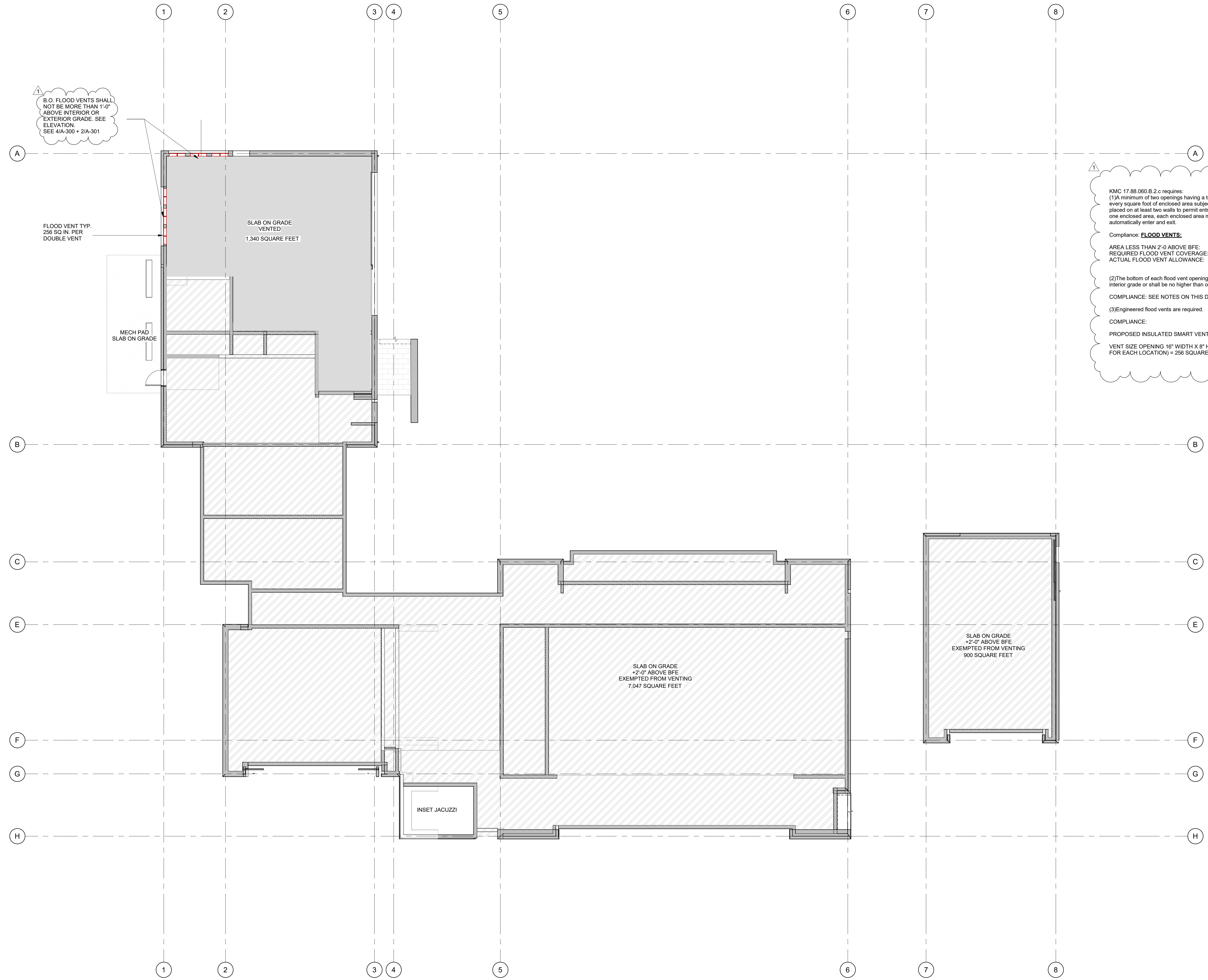
GEOTECHNICAL ENGINEER:
BUTLER ASSOCIATES, INC.
PO BOX 1034
KETCHUM, IDAHO 83340
TEL: 208.720.6432

LANDSCAPE ARCHITECT:
FIELD STUDIO
722 N ROUSE AVE
BOZEMAN, MT 59715
TEL: 406.551.2098

STRUCTURAL ENGINEER:
LABIB FUNK + ASSOCIATES
319 MAIN STREET
EL SEGUNDO, CA 90245
TEL: 213.239.9700

MEP ENGINEER:
CES
1001 W. OAK STREET, SUITE 107
BOZEMAN, MT 59715
TEL: 406.272.0352

LIGHTING DESIGNER:
KGM ARCHITECTURAL LIGHTING
270 CORRAL CIR
EL SEGUNDO, CA 90245
TEL: 310.552.2191



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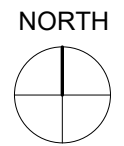
6/23/23	FDP REVISION 1
5/25/23	PERMIT SET
04/25/23	FDP SET
NO DATE	ISSUE

PROJECT:
490 WOOD RIVER
490 WOOD RIVER
KETCHUM, ID 83340

PROJECT NUMBER
2109

DRAWING TITLE:
FLOOD VENT DIAGRAM

DRAWING NUMBER:
G-013



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 Reissued 02/2023
ESR-2074
 This report is subject to renewal 02/2025.

DIVISION: 08 00 00—OPENINGS
SECTION: 08 95 43—VENTS/FOUNDATION FLOOD VENTS

REPORT HOLDER:
SMART VENT PRODUCTS, INC.

EVALUATION SUBJECT:

SMART VENT® AUTOMATIC FOUNDATION FLOOD VENTS: MODELS #1540-520; #1540-521; #1540-510; #1540-511; #1540-570; #1540-574; #1540-524; #1540-514 FLOOD VENT SEALING KIT #1540-526



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 Reissued February 2023
ESR-2074
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1.0 EVALUATION SCOPE
 Compliance with the following codes:

- 2021, 2018, 2015, 2012, 2008 and 2006 International Building Code® (IBC)
- 2021, 2018, 2015, 2012, 2009 and 2006 International Residential Code® (IRC)
- 2021 and 2018 International Energy Conservation Code® (IECC)
- 2013 Abu Dhabi International Building Code (ADIBC)
 *The ADIBC is based on the 2009 IBC. 2009 IBC code sections referenced in this report are the same as those in the ADIBC.

Properties evaluated:
 ■ Physical operation
 ■ Water flow

2.0 USES
 The Smart Vent® units are engineered mechanically operated flood vents (FV) employed to equalize hydrostatic pressure on walls of enclosures subject to rising or falling flood waters. Certain models also allow natural ventilation.

3.0 DESCRIPTION
3.1 General:
 When subjected to rising water, the Smart Vent® FVs internal floats are activated, then pivot open to allow flow in either direction to equalize water level and hydrostatic pressure from one side of the foundation to the other. The FV pivoting door is normally held in the closed position by a buoyant release device. When subjected to rising water, the buoyant release device causes the unit to unlatch, allowing

3.2 Engineered Opening:
 The FVs comply with the design principle noted in Section 2.7.2.2 and Section 2.7.3 of ASCE/SEI 24-14 (Section 2.6.2.2 of ASCE/SEI 24-09 (2012, 2009, 2006 IBC and IRC)) for a maximum rate of rise and fall of 5.0 feet per hour (0.423 mm/s). In order to comply with the engineered opening requirement of ASCE/SEI 24, Smart Vent FVs must be installed in accordance with Section 4.0.

3.3 Ventilation:
 The SmartVent® Model #1540-510 and SmartVent® Overhead Door Model #1540-514 both have screen covers with 1/4-inch-by-1/4-inch (6.35 by 6.35 mm) openings, yielding 51 square inches (32 903 mm²) of net free area to supply natural ventilation. The SmartVent® Stacking Model #1540-511 consists of two Model #1540-510 units in one assembly, and provides 102 square inches (65 806 mm²) of net free area to supply natural ventilation. Other FVs described in this report do not offer natural ventilation.

3.4 Flood Vent Sealing Kit:
 The Flood Vent Sealing Kit Model #1540-526 is used with SmartVent® Model #1540-520. It is a Horexone 440 Sound Barrier® (ESR-1374) insert with 21 - 2-inch-by-2-inch (51 mm x 51 mm) squares cut in it. See Figure 4.

4.0 DESIGN AND INSTALLATION
4.1 SmartVent® and FloodVent®:
 SmartVent® and FloodVent® are designed to be installed into walls or overhead doors of existing or new construction from the exterior side. Installation clips allow mounting in masonry and concrete walls of any thickness in order to comply with the engineered opening design principle noted in Section 2.7.2.2 and 2.7.3 of ASCE/SEI 24-14 (Section 2.6.2.2 of ASCE/SEI 24-09 (2012, 2009, 2006 IBC and IRC)), the Smart Vent® FVs must be installed as follows:

4.2 Flood Vent Sealing Kit:
 The Flood Vent Sealing Kit Model 1540-526 is used in conjunction with FloodVent® Model #1540-520. When installed and tested in accordance with ASTM E2282, the FV and Flood Vent Sealing Kit assembly have an air leakage rate of less than 0.2 cubic feet per minute per lineal foot (15.24 l/min per lineal meter) at a pressure differential of 1 pound per square foot (50 Pa) based on 12.58 lineal feet (3.8 lineal meters) contained by the Flood Vent Sealing Kit.

5.0 CONDITIONS OF USE
 The Smart Vent® FVs described in this report comply with or are suitable alternatives to what is specified in those codes listed in Section 1.0 of this report, subject to the following conditions:

5.1 The Smart Vent® FVs must be installed in accordance with this report, the applicable code and the manufacturer's installation instructions. In the event of a conflict, the instructions in this report govern.

5.2 The Smart Vent® FVs must not be used in the place of "breakaway walls" in coastal high hazard areas, but are permitted for use in conjunction with breakaway walls in other areas.

6.0 EVIDENCE SUBMITTED
6.1 Data in accordance with the ICC-ES Acceptance Criteria for Mechanically Operated Flood Vents (AC208), dated August 2015 (reviously revised February 2021).

6.2 Test report on air infiltration in accordance with ASTM E283.

7.0 IDENTIFICATION
7.1 The Smart Vent® models and the Flood Vent Sealing Kit described in this report must be identified by a label bearing the manufacturer's name (Smartvent Products, Inc.), the model number, and the evaluation report number (ESR-2074).

7.2 The report holder's contact information is the following:
SMART VENT PRODUCTS, INC.
 19 MARTIN ROAD
 MOUNT ROYAL, NEW JERSEY 08061
 (877) 441-8388
www.smartvent.com
info@smartvent.com

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ESR-2074 | Most Widely Accepted and Trusted | Page 2 of 5
 ■ With a minimum of two openings on different sides of each enclosed area.
 ■ With a minimum of one FV for every 200 square feet (18.6 m²) of enclosed area, except that the SmartVent® Stacking Model #1540-511 and FloodVent® Stacking Model #1540-521 must be installed with a minimum of one FV for every 400 square feet (37.2 m²) of enclosed area.
 ■ Below the base flood elevation.
 ■ With the bottom of the FV located a maximum of 12 inches (305.4 mm) above the higher of the final grade or floor and finished exterior grade immediately under each opening.
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info@smartvent.com

28.0 IDENTIFICATION
 The report holder's contact information is the following:
SMART VENT PRODUCTS, INC.
 19 MARTIN ROAD
 MOUNT ROYAL, NEW JERSEY 08061
 (877) 441-8388
www.smartvent.com
info@smartvent.com

29.0 IDENTIFICATION
 The report holder's contact information is the following:
SMART VENT PRODUCTS, INC.
 19 MARTIN ROAD
 MOUNT ROYAL, NEW JERSEY 08061
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30.0 IDENTIFICATION
 The report holder's contact information is the following:
SMART VENT PRODUCTS, INC.
 19 MARTIN ROAD
 MOUNT ROYAL, NEW JERSEY 08061
 (877) 441-8388
www.smartvent.com
info@smartvent.com

OWNER:
490-490 WOOD RIVER, LLC
 ATTN: MATT SCOGGINS
 PO BOX 1400-174
 KETCHUM, ID 83340
 TEL: 214.557.5533

PROJECT ARCHITECT:
RO | ROCKETT DESIGN
 1306 BRIDGEWAY, FLOOR 2
 SAUSALITO, CA 94965
 TEL: 415.269.0630

SURVEYOR & CIVIL ENGINEER:
BENCHMARK ASSOCIATES
 100 BELL DRIVE, SUITE C
 KETCHUM, IDAHO 83340
 TEL: 208.726.9512

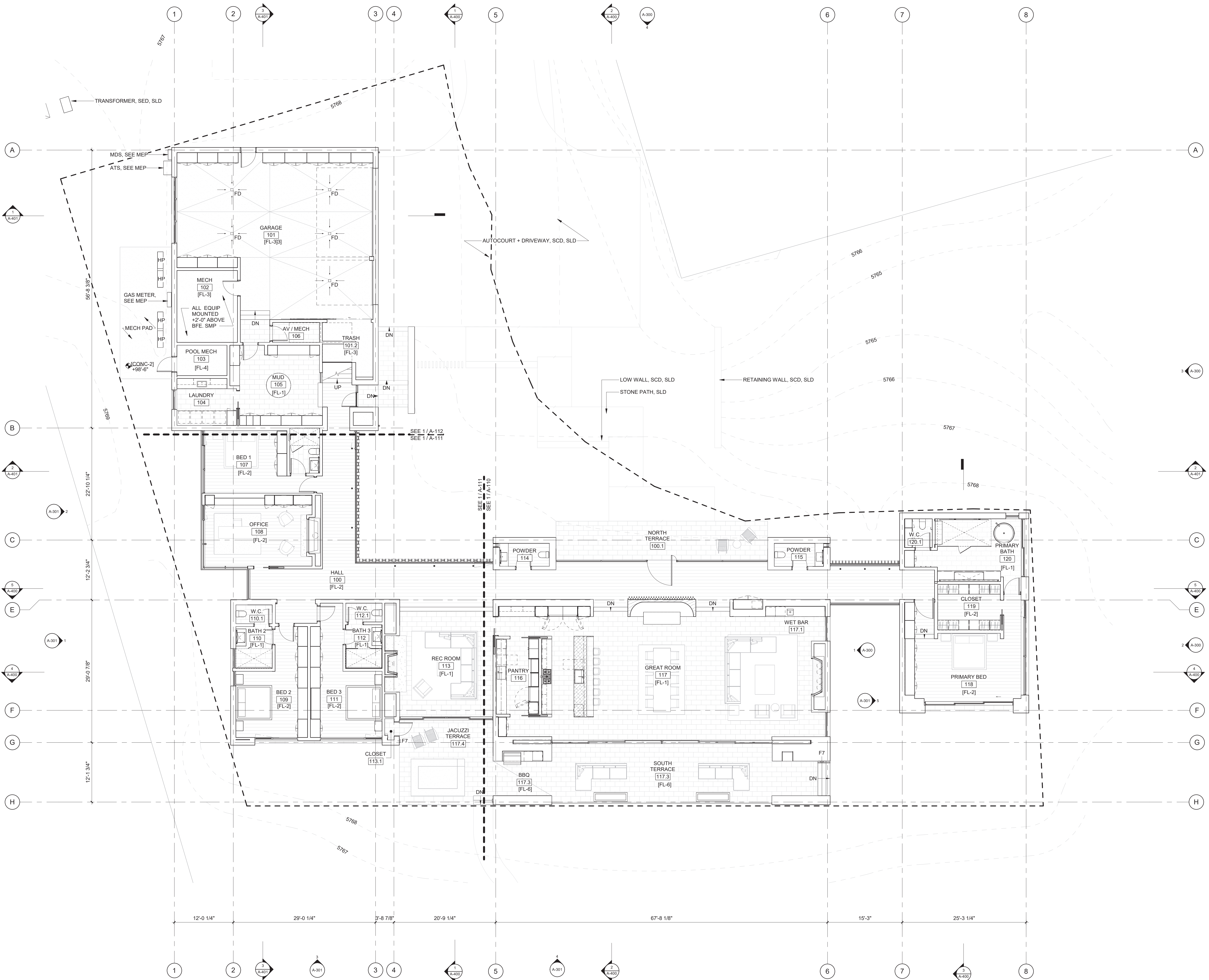
GEOTECHNICAL ENGINEER:
BUTLER ASSOCIATES, INC.
 PO BOX 1034
 KETCHUM, IDAHO 83340
 TEL: 208.720.6432

LANDSCAPE ARCHITECT:
FIELD STUDIO
 722 N ROUSE AVE
 BOZEMAN, MT 59715
 TEL: 406.551.2098

STRUCTURAL ENGINEER:
LABIB FUNK + ASSOCIATES
 319 MAIN STREET
 EL SEGUNDO, CA 90245
 TEL: 213.239.9700

MEP ENGINEER:
CES
 1001 W. OAK STREET, SUITE 107
 BOZEMAN, MT 59715
 TEL: 406.272.0352

LIGHTING DESIGNER:
KGM ARCHITECTURAL LIGHTING
 270 CORRAL CIR
 EL SEGUNDO, CA 90245
 TEL: 310.552.2191



All designs, ideas, arrangements and plans indicated by these drawings are the property and copyright of the Architect and shall neither be used on any other work nor be disclosed to any other person for any use whatsoever without written permission.

ROCKETT DESIGN and/or its principals and employees waive any and all liability or responsibility for problems that may occur when these plans, drawings, specifications, and/or designs are followed without the designer's guidance with ambiguities, or conflicts which are alleged.

SEAL:

1 04/25/23 FDP SET
 NO DATE ISSUE

PROJECT:
490 WOOD RIVER
 490 WOOD RIVER
 KETCHUM, ID 83340

PROJECT NUMBER
2109

DRAWING TITLE:
REFERENCE PLAN / LEVEL 01

DRAWING NUMBER:
A-101

- NOTES:**
- SEE LANDSCAPE DRAWINGS FOR PLANTING AND LANDSCAPE INFORMATION
 - SEE CIVIL DRAWINGS FOR DRIVEWAY AND SITE DRAINAGE INFORMATION
 - USGS ELEVATION +5769.5' IS NOTED AS +100'-0" IN SUBSEQUENT ARCHITECTURAL DRAWINGS
 - COORDINATE STARTPOINT WITH CIVIL
 - SEE G-200 FOR MORE INFORMATION REGARDING ROOF ASSEMBLIES

Attachment C:
Floodplain Affidavit

RECORDING REQUESTED BY AND WHEN RECORDED RETURN TO: City Clerk, City of Ketchum PO Box 2315 Ketchum Idaho, 83340	
--	--

(Space Above Line For Recorder's Use)

Acknowledgement of Floodplain Management Overlay District and Waterways Design Review District Affidavit

Property Owner:	450-490 Wood River, LLC
Building Permit Number:	Building permit # not issued. Per Adam Crutcher's recommendation, Floodplain Permit # is: P23-029
Property Address:	490 Wood River, Ketchum ID 83340
Legal Description:	Lot 4 Block 1, Mary's Place Subdivision
Parcel Number:	RPK 04740000040
Scope of Work:	Single Family Residence: Main House Dwelling with in ground spa

Please initial and fill below:

FC I acknowledge that this development and the parcel of land, or portion thereof, on which the development will be situated are within the Floodplain Management Overlay District.

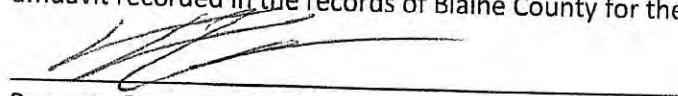
FC I acknowledge this property is within the Waterways Review District.

FC I have thoroughly read and fully understand Ketchum Municipal Code Title 17, Chapter 17.88 "Floodplain Management Overlay District", to include regulations for the Waterways Design Review District including regulations on activities within 100 feet of the mean high-water mark.

FC I fully understand and agree to comply with Ketchum Municipal Code Title 17, Chapter 17.88.040 C.

FC I, on behalf of myself, my personal representatives and my heirs, successors, and assignees, acknowledge by this written affidavit that said property is located within the one percent annual chance floodplain (SFHA) as defined herein, and/or said property is within the Waterways Design Review District and that a violation of the terms of Ketchum Municipal Code 17.88 shall cause the City to seek legal remedies.

FC I acknowledge that the City of Ketchum Planning & Building Department shall have the notarized affidavit recorded in the records of Blaine County for the property.


 Property Owner Signature As a representative of owner 6/14/2023 Date

STATE OF ID, County of Blaine

On this 14th day of June, 2023, before me, the undersigned, a Notary Public in and for said State, personally appeared FRAZIER LOCKWOOD CONNERS known or identified to me to be the person whose name is subscribed to the within instrument.

WITNESS my hand and seal the day and year in this certificate first above written.

Notary Public for IDAHO Residing at: KETCHUM, IDAHO
 (State) Commission Expires: 04-17-2025



City of Ketchum accepts this Affidavit from (insert owner's name).

ATTEST: CITY CLERK

Attachment D:
IDWR & USACE Joint
Application

**Mary's Place Subdivision, Lot 4, Block 1
490 Wood River Drive
City of Ketchum, Blaine County, Idaho**

February 2023

450 - 490 Wood River, LLC
Presidio Vista Properties
P.O. Box 10092
Ketchum, ID 83340

Pre-construction notification is being submitted on behalf of 450 - 490 Wood River, LLC owners of Lot 4, Block 1, of the Mary's Place Subdivision, located 490 Wood River Drive, within Section 13, Township 4N., Range 17E., City of Ketchum, Blaine County, Idaho. Applicant request permit approval for residential development within existing platted building envelope. Proposed development will impact waters of the United States, jurisdictional wetlands, development plan will require permanent wetland fill: residential homesite, access driveway, attendant landscape features and associated landscape grading applications.

Proposed development applications will impact approximately 0.424 ac (18,450 sq. ft.) of identified wetland resources: permanent fill approximately 0.125 ac. (5,450 sq. ft.), floodplain/riparian/wetland restoration applications approximately 0.298 ac. (13,000 sq. ft.).

Proposed development applications have been designed and will be constructed to avoid and minimize adverse impacts to identified wetland resources to the maximum extent practicable. Mitigation to offset for the proposed wetland impacts [permanent fill] will be implemented in conjunction with the City of Ketchum Floodplain Development regulations and requirements.

On-site compensatory mitigation applications will be conducted on a 1 to 1 (minimum) replacement ratio. Proposed riparian/wetland mitigation applications will create enhance approx. 0.167 ac. (7,300 sq. ft.) of riparian wetland habitat resources.

Due to the proposed wetland mitigation applications, locations of proposed development applications, site drainage characteristics and preserved vegetative buffers, changes to wetland functions, hydrological characteristics and processes are not anticipated.

Project will incorporate all applicable Best Management Practices (BMPs) such as silt fence and straw wattles to protect resource values and ensure compliance with Water Quality Standards and applicable environmental regulations. All disturbed areas will be reclaimed and vegetated.

JOINT APPLICATION FOR PERMITS

U.S. ARMY CORPS OF ENGINEERS - IDAHO DEPARTMENT OF WATER RESOURCES - IDAHO DEPARTMENT OF LANDS

Authorities: The Department of Army Corps of Engineers (Corps), Idaho Department of Water Resources (IDWR), and Idaho Department of Lands (IDL) established a joint process for activities impacting jurisdictional waterways that require review and/or approval of both the Corps and State of Idaho. Department of Army permits are required by Section 10 of the Rivers & Harbors Act of 1899 for any structure(s) or work in or affecting navigable waters of the United States and by Section 404 of the Clean Water Act for the discharge of dredged or fill materials into waters of the United States, including adjacent wetlands. State permits are required under the State of Idaho, Stream Protection Act (Title 42, Chapter 38, Idaho Code and Lake Protection Act (Section 58, Chapter 13 et seq., Idaho Code). In addition the information will be used to determine compliance with Section 401 of the Clean Water Act by the appropriate State, Tribal or Federal entity.

Joint Application: Information provided on this application will be used in evaluating the proposed activities. Disclosure of requested information is voluntary. Failure to supply the requested information may delay processing and issuance of the appropriate permit or authorization. **Applicant will need to send a completed application, along with one (1) set of legible, black and white (8½"x11"), reproducible drawings that illustrate the location and character of the proposed project / activities to both the Corps and the State of Idaho.**

See Instruction Guide for assistance with Application. Accurate submission of requested information can prevent delays in reviewing and permitting your application. Drawings including vicinity maps, plan-view and section-view drawings must be submitted on 8-1/2 x 11 papers.

Do not start work until you have received all required permits from both the Corps and the State of Idaho

FOR AGENCY USE ONLY

USACE NWW-	Date Received:	<input type="checkbox"/> Incomplete Application Returned	Date Returned:
Idaho Department of Water Resources No.	Date Received:	<input type="checkbox"/> Fee Received DATE:	Receipt No.:
Idaho Department of Lands No.	Date Received:	<input type="checkbox"/> Fee Received DATE:	Receipt No.:

INCOMPLETE APPLICATIONS MAY NOT BE PROCESSED

1. CONTACT INFORMATION - APPLICANT Required:				2. CONTACT INFORMATION - AGENT:			
Name: Matt Scoggins - Presidio Vista Properties				Name: Trent A. Stumph			
Company: 450-490 Wood River, LLC				Company: SAWTOOTH ENVIRONMENTAL CONSULTING, LLC			
Mailing Address: P.O. Box 14001-174				Mailing Address: P.O. Box 2707, 540 North 1st. Avenue			
City: Ketchum		State: ID	Zip Code: 83340	City: Ketchum		State: ID	Zip Code: 83340
Phone Number (include area code): 214-557-5533		E-mail: matt@presidiovistaproperties.com		Phone Number (include area code): 208-727-9748		E-mail: trent@sawtoothenvironmentalcom	

3. PROJECT NAME or TITLE: 490 Wood River Drive - Residential Dev.				4. PROJECT STREET ADDRESS: 490 Wood River Drive				
5. PROJECT COUNTY: Blaine		6. PROJECT CITY: Ketchum		7. PROJECT ZIP CODE: 83340		8. NEAREST WATERWAY/WATERBODY: Big Wood River		
9. TAX PARCEL ID#: RPK04740000040		10. LATITUDE: 43.674745° N LONGITUDE: -114.371080° W		11a. 1/4: SE	11b. 1/4: SE	11c. SECTION: 13	11d. TOWNSHIP: 4N	11e. RANGE: 17E
12a. ESTIMATED START DATE: June 2023		12b. ESTIMATED END DATE: July 2025		13a. IS PROJECT LOCATED WITHIN ESTABLISHED TRIBAL RESERVATION BOUNDARIES? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES Tribe:				
13b. IS PROJECT LOCATED IN LISTED ESA AREA? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES				13c. IS PROJECT LOCATED ON/NEAR HISTORICAL SITE? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES				

14. DIRECTIONS TO PROJECT SITE: Include vicinity map with legible crossroads, street numbers, names, landmarks.

Parcel approximately 0.85 miles from downtown Ketchum. From the Main Street and Sun Valley Rd. intersection head southwest on Sun Valley Road, 0.27 mi. turn left onto Third Ave., 0.11 mi. turn right on to 1st St. (West Wood River Dr.), follow W Wood River Drive 0.47 mi. project site destination on the left, 490 Wood River Drive.

15. PURPOSE and NEED: Commercial Industrial Public Private Other

Describe the reason or purpose of your project; include a brief description of the overall project. Continue to Block 16 to detail each work activity and overall project.

Residential development (unimproved lot), Mary's Place Subd., Lot 4, Block 1 [490 Wood River Dr]. Proposed residential home-site development, access driveway, attendant landscape features and associated grading applications will impact (permanently fill) approx. 0.125 ac. (5,450 sq. ft.) of identified wetlands. Proposed floodplain, riparian, wetland restoration and mitigation: total area 0.46 ac. (20,300 sq. ft.) create/enhance riparian wetland habitat.

16. DETAILED DESCRIPTION OF EACH ACTIVITY WITHIN OVERALL PROJECT. Specifically indicate portions that take place within waters of the United States, including wetlands: Include dimensions; equipment, construction, methods; erosion, sediment and turbidity controls; hydrological changes: general stream/surface water flows, estimated winter/summer flows; borrow sources, disposal locations etc.:

490 Wood River Dr. residential development applications will result in impacts to WOTUS, impacts include: construction of residential home, driveway access, attendant landscape elements, associated grading applications and floodplain/riparian/wetland restoration applications. Project applications within identified wetlands / area of impact, approx. 0.424 ac (18,450 sq. ft.): permanent impact [fill] approx. 0.125 ac. (5,450 sq. ft.), and floodplain/riparian/wetland restoration applications approx. 0.298 ac. (13,000 sq. ft.). Proposed riparian/wetland mitigation applications will create enhance approx. 0.167 ac. (7,300 sq. ft.) of riparian wetland habitat resources. Wetlands identified within the subject parcel are classified as Freshwater Forested Shrub Seasonally Flooded (USFWS-NWI: PSSC). Wetland characteristics associated with the identified wetland resources include predominant wetland vegetation (native trees, shrubs and facultative grasses) and hydric soils.

Project applications involve the import and placement of approximately 340 cu. yds. of material: soil/gravel/stone mix and associated roadway materials (permanent fill). Proposed riparian wetland restoration applications: grading and associated fill, approximately 45 cu. yds. Standard construction equipment utilized to excavate, place and distribute materials (track excavator, loader and dozer).

Due to the locations of the proposed development applications, site drainage characteristics, proposed floodplain/riparian/wetland mitigation applications and preserved vegetative buffers, changes to the hydrological characteristics and processes (periodic floodplain inundation and associated groundwater dynamics) are not anticipated.

17. DESCRIBE ALTERNATIVES CONSIDERED to AVOID or MEASURES TAKEN to MINIMIZE and/ or COMPENSATE for IMPACTS to WATERS of the UNITED STATES, INCLUDING WETLANDS: See Instruction Guide for specific details.

Proposed development applications and associated locations are considered to be the best alternative to gain access to the existing designated building envelope, provide for reasonable use of the existing platted parcel, and to achieve project objectives. Project has been designed to avoid and minimize impacts to wetlands to the greatest extent practicable.

18. PROPOSED MITIGATION STATEMENT or PLAN: If you believe a mitigation plan is not needed, provide a statement and your reasoning why a mitigation plan is NOT required. Or, attach a copy of your proposed mitigation plan.

490 Wood River Drive residential development project has been designed and will be constructed to avoid and minimize adverse impacts to identified wetland resources to the maximum extent practicable. Mitigation to offset for the proposed wetland impacts [permanent fill] will be implemented in conjunction with the City of Ketchum Floodplain Development regulations and FEMA requirements. On-site compensatory mitigation applications will be conducted on a 1 to 1 (minimum) replacement ratio. Due to the proposed wetland mitigation applications, locations of proposed development applications, site drainage characteristics and preserved vegetative buffers, changes to wetland functions, hydrological characteristics and processes are not anticipated.

ATTACHED: CONCEPTUAL MITIGATION PLAN

19. TYPE and QUANTITY of MATERIAL(S) to be discharged below the ordinary high water mark and/or wetlands:

Dirt or Topsoil: _____ cubic yards
 Dredged Material: 45 cubic yards
 Clean Sand: _____ cubic yards
 Clay: _____ cubic yards
 Gravel, Rock, or Stone: 340 cubic yards
 Concrete: _____ cubic yards
 Other (describe): _____ : _____ cubic yards
 Other (describe): _____ : _____ cubic yards

TOTAL: 385 cubic yards

20. TYPE and QUANTITY of impacts to waters of the United States, including wetlands:

Filling: 0.125 acres 5,450 sq ft. 340 cubic yards
 Backfill & Bedding: 0.03 acres 1,210 sq ft. 45 cubic yards
 Land Clearing: _____ acres _____ sq ft. _____ cubic yards
 Dredging: _____ acres _____ sq ft. _____ cubic yards
 Flooding: _____ acres _____ sq ft. _____ cubic yards
 Excavation: 0.298 acres 11,790 sq ft. 346 cubic yards
 Draining: _____ acres _____ sq ft. _____ cubic yards
 Other: _____ : _____ acres _____ sq ft. _____ cubic yards

TOTALS: 0.453 acres 18,450 sq ft. 731 cubic yards

21. HAVE ANY WORK ACTIVITIES STARTED ON THIS PROJECT? NO YES If yes, describe ALL work that has occurred including dates.
 NONE

22. LIST ALL PREVIOUSLY ISSUED PERMIT AUTHORIZATIONS:
 NONE

23. YES, Alteration(s) are located on Public Trust Lands, Administered by Idaho Department of Lands

24. SIZE AND FLOW CAPACITY OF BRIDGE/CULVERT and DRAINAGE AREA SERVED: 24"x36" arch Square Miles

25. IS PROJECT LOCATED IN A MAPPED FLOODWAY? NO YES If yes, contact the floodplain administrator in the local government jurisdiction in which the project is located. A Floodplain Development permit and a No-rise Certification may be required.

26a WATER QUALITY CERTIFICATION: Pursuant to the Clean Water Act, anyone who wishes to discharge dredge or fill material into the waters of the United States, either on private or public property, must obtain a Section 401 Water Quality Certification (WQC) from the appropriate water quality certifying government entity.
See Instruction Guide for further clarification and all contact information.

The following information is requested by IDEQ and/or EPA concerning the proposed impacts to water quality and anti-degradation:
 NO YES Is applicant willing to assume that the affected waterbody is high quality?
 NO YES Does applicant have water quality data relevant to determining whether the affected waterbody is high quality or not?
 NO YES Is the applicant willing to collect the data needed to determine whether the affected waterbody is high quality or not?

26b. BEST MANAGEMENT PRACTICES (BMP's): List the Best Management Practices and describe these practices that you will use to minimize impacts on water quality and anti-degradation of water quality. All feasible alternatives should be considered - treatment or otherwise. Select an alternative which will minimize degrading water quality

Proposed project applications will incorporate all applicable Best Management Practices to protect resource values and to ensure compliance with local, state and Federal Water Quality Standards and applicable environmental regulations. The following applications will be implemented throughout the identified project areas during all construction phases of the project and site reclamation to ensure successful project results.

- 1) Project applications will be constructed and completed when conditions are favorable and project locations are suitable for construction applications.
- 2) Practical construction sequencing and appropriate BMP applications, silt fence and/or straw wattles utilized and placed in appropriate locations within and along delineated limits of disturbance [LOD] to ensure compliance with Federal, state and local regulations.
- 4) All construction equipment will be free of leaks and in good working order. Storage, fueling and any unexpected repairs of equipment will be completed outside of wetlands and other sensitive habitat areas.
- 5) An emergency spill kit will be kept on site during construction activities.
- 6) All disturbed areas outside of the identified development footprint will be reclaimed and vegetated with native grass, shrub and tree species, bare soils will be stabilized with broadcast seed applications and containerized plantings. Reclamation applications will occur as soon as the proposed construction activities are complete.
- 7) Preserve and maintain native vegetation buffers within sensitive areas not disturbed by proposed development applications.

Through the 401 Certification process, water quality certification will stipulate minimum management practices needed to prevent degradation.

27. LIST EACH IMPACT to stream, river, lake, reservoir, including shoreline: Attach site map with each impact location.

Activity	Name of Water Body	Intermittent Perennial	Description of Impact and Dimensions	Impact Length Linear Feet
NA	Big Wood River	Perennial	NONE	
TOTAL STREAM IMPACTS (Linear Feet):				

28. LIST EACH WETLAND IMPACT include mechanized clearing, fill excavation, flood, drainage, etc. Attach site map with each impact location.

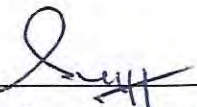
Activity	Wetland Type: Emergent, Forested, Scrub/Shrub	Distance to Water Body (linear ft)	Description of Impact Purpose: road crossing, compound, culvert, etc.	Impact Length (acres, square ft linear ft)
Residential development	Forested Scrub/Shrub (PSSC) and Emergent (PEMC)	130	Permanent Fill: building pad, driveway, landscape grading	5,450
Floodplain restoration	Forested Scrub/Shrub (PSSC)	100 [+]	Restore Habitat elements: excavation, fill, associated grading	13,000
TOTAL WETLAND IMPACTS (Square Feet):				18,450

29. ADJACENT PROPERTY OWNERS NOTIFICATION REQUIREMENT: Provide contact information of ALL adjacent property owners below.

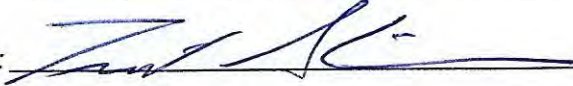
<p>Name: City of Ketchum</p> <p>Mailing Address: PO Box 2315</p> <p>City: Ketchum State: ID Zip Code: 83340</p> <p>Phone Number (include area code): 208.726.3841 E-mail: participate@ketchumidaho.org</p>	<p>Name: Steven and Lauren Chung</p> <p>Mailing Address: 1100 SW 21st Avenue</p> <p>City: Boca Raton State: FL Zip Code: 33486</p> <p>Phone Number (include area code): E-mail:</p>
<p>Name: Sun Valley Resorts</p> <p>Mailing Address: PO Box 2315</p> <p>City: Sun Valley State: ID Zip Code: 83353</p> <p>Phone Number (include area code): (800) 894-9946 E-mail: sunvalley.com/contact-info/</p>	<p>Name: Russell and Carol Newcomb</p> <p>Mailing Address: 3392 Highlawn Drive,</p> <p>City: Twin Falls State: ID Zip Code: 83301</p> <p>Phone Number (include area code): E-mail:</p>
<p>Name: Wood River Group LLP</p> <p>Mailing Address: 10 Starlight</p> <p>City: Irvine State: CA Zip Code: 92603-3722</p> <p>Phone Number (include area code): E-mail:</p>	<p>Name: Don and Carole Armand</p> <p>Mailing Address: PO Box 5404, 460 Wood River Drive</p> <p>City: Ketchum State: ID Zip Code: 83340</p> <p>Phone Number (include area code): E-mail:</p>
<p>Name: Amy Weyler</p> <p>Mailing Address: PO Box 5463, 511 Wood River Drive</p> <p>City: Ketchum State: ID Zip Code: 83340</p> <p>Phone Number (include area code): E-mail:</p>	<p>Name: 450-490 Wood River LLC [Applicant]</p> <p>Mailing Address: PO Box 14001-174, 450 Wood River Drive</p> <p>City: Ketchum State: ID Zip Code: 83340</p> <p>Phone Number (include area code): 214-557-5533 E-mail: matt@presidiovistaproperties.com</p>

30. SIGNATURES: STATEMENT OF AUTHORIZATION / CERTIFICATION OF AGENT / ACCESS

Application is hereby made for permit, or permits, to authorize the work described in this application and all supporting documentation. I certify that the information in this application is complete and accurate. I further certify that I possess the authority to undertake the work described herein; or am acting as the duly authorized agent of the applicant (Block 2). I hereby grant the agencies to which this application is made, the right to access/come upon the above-described location(s) to inspect the proposed and completed work/activities.

Signature of Applicant:  _____
 For 450-490 Wood River LLC

Date: 2/14/23

Signature of Agent:  _____

Date: 2/20/2023

This application must be signed by the person who desires to undertake the proposed activity AND signed by a duly authorized agent (see Block 1, 2, 30). Further, 18 USC Section 1001 provides that: "Whoever, in any manner within the jurisdiction of any department of the United States knowingly and willfully falsifies, conceals, or covers up any trick, scheme, or disguises a material fact or makes any false, fictitious, or fraudulent statements or representations or makes or uses any false writing or document knowing same to contain any false, fictitious or fraudulent statements or entry, shall be fined not more than \$10,000 or imprisoned not more than five years or both".



DEPARTMENT OF THE ARMY
U.S. ARMY CORPS OF ENGINEERS
BOISE REGULATORY OFFICE
720 EAST PARK BOULEVARD, SUITE 245
BOISE, IDAHO 83712-7757

May 15, 2023

WALLA WALLA DISTRICT
REGULATORY DIVISION

SUBJECT: NWW-2023-00101, Blaine County - 490 Wood River Drive Residential Development

Matt Scoggins
Presidio Vista Properties
P.O. Box 14001-174
Ketchum, Idaho 83340

Dear Mr. Scoggins:

We have determined that your proposed project, Blaine County - 490 Wood River Drive Residential Development, is authorized in accordance with Department of the Army (DA) **Nationwide Permit (NWP) No. 29: Residential Developments**. This project is located at 490 Wood River Drive, within Section 13 of Township 4 North, Range 17 East, near coordinates 43.674745° N latitude and -114.371080° W longitude, in Ketchum, Blaine County, Idaho. Please refer to File Number NWW-2023-00101 in all future correspondence with our office regarding this project.

Project activities include the discharge of fill and dredged material within PSSC wetlands, which are adjacent to the Big Wood River, which may be considered waters of the United States. The purpose of the proposed project is to construct a driveway access, building pad and other amenities associated with residential development. The work will entail the placement of roadway materials to allow for the construction of a driveway access road, landscape grading applications and landscape elements associated with residential development. The proposed work will result in the discharge of approximately 385 cubic yards of fill and dredged material, impacting approximately 0.125 acres of wetland resources. Additional impacts include the restoration of 0.298 acres of wetlands associated with the Wetland Mitigation Plan. All work shall be done in accordance with the enclosed drawings, titled: *450-490 Wood River, LLC Maps and Designs*, dated *February 2, 2023*.

DA permit authorization is necessary because your project may involve the discharge of fill material into waters of the U.S. This authorization is outlined in Section 404 of the Clean Water Act (33 U.S.C. 1344).

You must comply with all general, regional, and special conditions, for this verification letter to remain valid and to avoid possible enforcement actions. The general and regional permit conditions for *NWP No. 29: Residential Developments* are attached and also available online¹. In addition, you must also comply with the special conditions listed below.

The following Special Conditions include:

Special Condition 1: Permittee shall mitigate for the impacts to 0.298 acres of PEM wetlands by enhancing portions of PEM wetlands which occur on the parcel in accordance with the approved plan titled: *450-490 Wood River Wetland Mitigation Plan* dated *February 2023*.

Special Condition 2: Upon construction of the mitigation site, the Permittee shall submit a monitoring report to the Corps by January 1st of each year following construction for a period of three years or until the Corps has determined the mitigation site has met its performance standards as described in *450-490 Wood River Wetland Mitigation Plan* dated *February 2023*.

Special Condition 3: The permittee is responsible for all work done by any contractor. Permittee shall ensure any contractor who performs the work is informed of and follows all the terms and conditions of this authorization, including any Special Conditions listed above. Permittee shall also ensure these terms and conditions are incorporated into engineering plans and contract specifications.

You must also comply with the conditions detailed in the attached Section 401 Water Quality Certification (WQC) issued by the Idaho Department of Environmental Quality (IDEQ) on December 4, 2020. If you have any questions regarding the conditions set forth in the WQC, please contact IDEQ directly at 208-736-2190, Twin Falls Regional Office.

Nationwide Permit General Condition 30 (Compliance Certification) requires that every permittee who has received NWP verification must submit a signed certification regarding the completed work and any required mitigation. This Compliance Certification form is enclosed for your convenience and must be completed and returned to us within 30 days of your project's completion.

This letter of authorization does not convey any property rights, or any exclusive privileges and does not authorize any injury to property or excuse you from compliance with other Federal, State, or local statutes, ordinances, regulations, or requirements

¹ <http://www.nww.usace.army.mil/Business-With-Us/Regulatory-Division/Nationwide-Permits/>

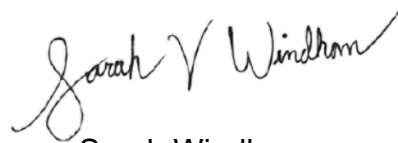
which may affect this work.

This verification is valid until **March 14, 2026**, unless the NWP is modified, suspended or revoked. If your project, as permitted under this NWP verification, is modified in any way you must contact our office prior to commencing any work activities. In the event that you have not completed construction of your project by March 14, 2026, please contact us at least 60-days prior to this date. A new application and verification may be required.

We actively use feedback to improve our delivery and provide you with the best possible service. If you would like to provide feedback, please take our online survey². If you have questions or if you would like a paper copy of the survey, please contact the Walla Walla District Regulatory. For more information about the Walla Walla District Regulatory program, you can visit us online³.

If you have any questions or need additional information about this permit authorization, you can contact me by phone at 208-433-4469, by mail at the address in the letterhead, or email at sarah.v.windham@usace.army.mil. For informational purposes, a copy of this letter has been sent to: Sean Woodhead with the Idaho Department of Environmental Quality, Aaron Golart with the Idaho Department of Water Resources, Trent Stumph, designated agent with Sawtooth Environmental Consulting, LLC and Kristine Hilt with Blaine County.

Sincerely,



Sarah Windham
Project Manager, Regulatory Division

Encls

Transfer of Nationwide Permit Form
Compliance Certification

Drawings titled: *450-490 Wood River, LLC Maps and Designs*, dated *February 2, 2023*.

Nationwide Permit 29: Residential Developments general and regional conditions

² <https://regulatory.ops.usace.army.mil/customer-service-survey/>

³ <http://www.nww.usace.army.mil/Business-With-Us/Regulatory-Division/>

IDEQ General Water Quality Certification dated December 04, 2020

TRANSFER OF NATIONWIDE PERMIT

When the structures or work authorized by this Nationwide Permit, **NWW-2023-00101 Blaine County - 490 Wood River Drive Residential Development**, are still in existence at the time the property is transferred. The terms and conditions of this Nationwide Permit, including any special conditions, will continue to be binding on the new owner(s) of the property. To validate the transfer of this Nationwide Permit, the associated liabilities and compliance with the terms and conditions the transferee must sign and date below.

Name of New Owner:

Street Address:

Mailing Address:

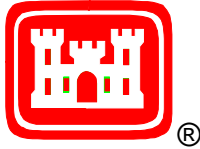
City, State, Zip:

Phone Number:

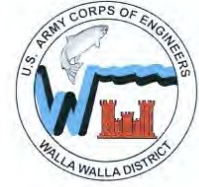
Signature of TRANSFEREE

DATE

COMPLIANCE CERTIFICATION



US Army Corps of Engineers
Walla Walla District



Permit Number: NWW-2023-00101

Name of Permittee: Presidio Vista Properties

Date of Issuance: May 15, 2023

Upon completion of the activity authorized by this permit and any mitigation required by the permit, please sign this certification and return it to the following address:

U.S. Army Corps of Engineers
Walla Walla District
Boise Regulatory Office
720 East Park Blvd., Suite 245
Boise, Idaho 83712-7757

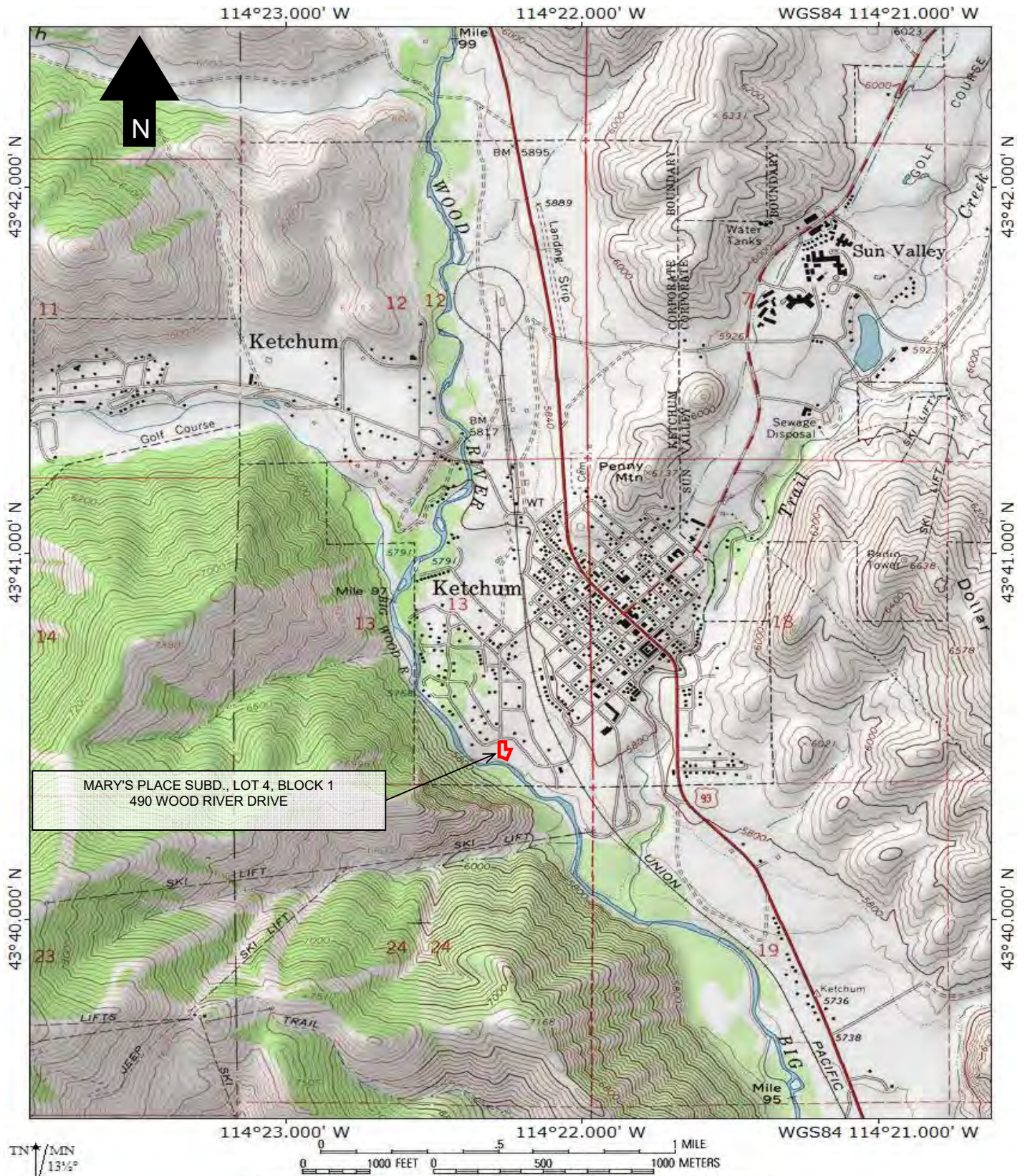
Please note that your permitted activity is subject to a compliance inspection by a U.S. Army Corps of Engineers representative. If you fail to comply with all terms and conditions of this permit, the permit is subject to suspension, modification, or revocation and you are subject to an enforcement action by this office.

I hereby certify that the work authorized by the above-referenced permit has been completed in accordance with the terms and conditions of the said permit. The required mitigation was also completed in accordance with the permit conditions.

Signature of PERMITEE

DATE

450 - 490 WOOD RIVER, LLC
 MARY'S PLACE SUBDIVISION LOT 4, BLOCK 1 - RESIDENTIAL DEVELOPMENT
 JOINT APPLICATION for PERMITS - PROJECT LOCATION VICINITY MAP



450 - 490 WOOD RIVER , LLC
 Mary's Place Subdivision, Lot 4, Block 1, 490 Wood River Drive
 Section 13, TWN., 4N. RNG., 17E, City of Ketchum, Blaine County, ID

LOCATION VICINITY MAP

450 - 490 Wood River Drive, LLC - Joint Application for Permits, February 2, 2023.

SHEET 5 OF 11



DOCUMENT REVISION:
 THIS DOCUMENT IS THE PROPERTY OF FIELD STUDIO LANDSCAPE ARCHITECTS, PLLC. THE OWNER AND DESIGNER ASSUME ALL RISK OF INADEQUATE DESIGN. THE DESIGNER HAS NO LIABILITY FOR ANY DAMAGE TO PERSONS OR PROPERTY CAUSED BY THE USER'S NEGLIGENCE OR MISUSE OF THE INFORMATION PROVIDED HEREIN.

PROJECT NUMBER: 2220

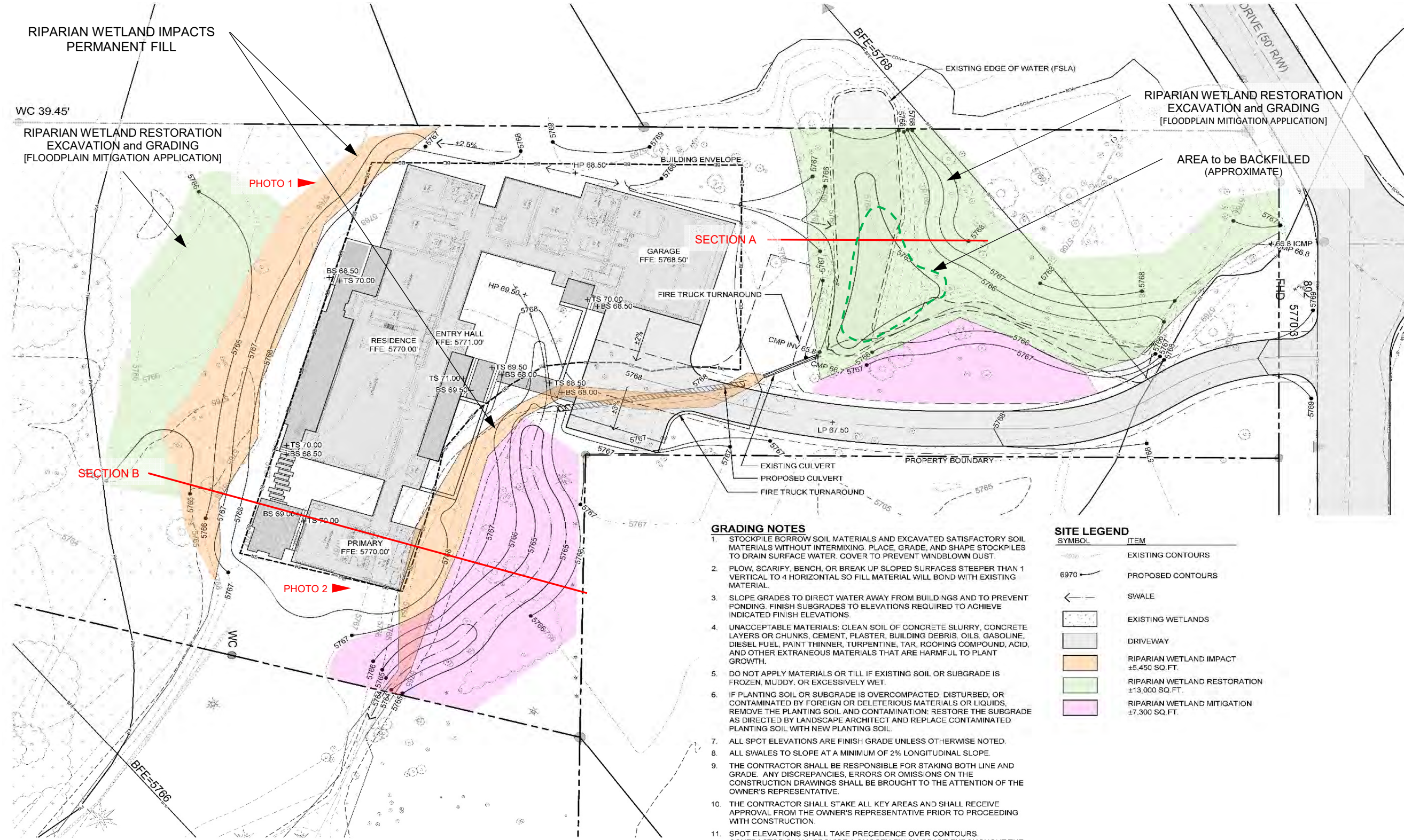
490 WOOD RIVER DRIVE
 KETCHUM, ID

DATE	ISSUE
2022.11.30	PD SET
2023.02.10	PD REVISED

SHEET TITLE

SITE WETLAND IMPACT

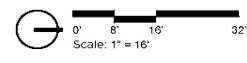
SHEET 1 OF 4
L-2.01



- GRADING NOTES**
- STOCKPILE BORROW SOIL MATERIALS AND EXCAVATED SATISFACTORY SOIL MATERIALS WITHOUT INTERMIXING. PLACE, GRADE, AND SHAPE STOCKPILES TO DRAIN SURFACE WATER. COVER TO PREVENT WINDBLOWN DUST.
 - PLOW, SCARIFY, BENCH, OR BREAK UP SLOPED SURFACES STEEPER THAN 1 VERTICAL TO 4 HORIZONTAL SO FILL MATERIAL WILL BOND WITH EXISTING MATERIAL.
 - SLOPE GRADES TO DIRECT WATER AWAY FROM BUILDINGS AND TO PREVENT PONDING. FINISH SUBGRADES TO ELEVATIONS REQUIRED TO ACHIEVE INDICATED FINISH ELEVATIONS.
 - UNACCEPTABLE MATERIALS: CLEAN SOIL OF CONCRETE SLURRY, CONCRETE LAYERS OR CHUNKS, CEMENT, PLASTER, BUILDING DEBRIS, OILS, GASOLINE, DIESEL FUEL, PAINT THINNER, TURPENTINE, TAR, ROOFING COMPOUND, ACID, AND OTHER EXTRANEOUS MATERIALS THAT ARE HARMFUL TO PLANT GROWTH.
 - DO NOT APPLY MATERIALS OR TILL IF EXISTING SOIL OR SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET.
 - IF PLANTING SOIL OR SUBGRADE IS OVERCOMPACTED, DISTURBED, OR CONTAMINATED BY FOREIGN OR DELETERIOUS MATERIALS OR LIQUIDS, REMOVE THE PLANTING SOIL AND CONTAMINATION; RESTORE THE SUBGRADE AS DIRECTED BY LANDSCAPE ARCHITECT AND REPLACE CONTAMINATED PLANTING SOIL WITH NEW PLANTING SOIL.
 - ALL SPOT ELEVATIONS ARE FINISH GRADE UNLESS OTHERWISE NOTED.
 - ALL SWALES TO SLOPE AT A MINIMUM OF 2% LONGITUDINAL SLOPE.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR STAKING BOTH LINE AND GRADE. ANY DISCREPANCIES, ERRORS OR OMISSIONS ON THE CONSTRUCTION DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE.
 - THE CONTRACTOR SHALL STAKE ALL KEY AREAS AND SHALL RECEIVE APPROVAL FROM THE OWNER'S REPRESENTATIVE PRIOR TO PROCEEDING WITH CONSTRUCTION.
 - SPOT ELEVATIONS SHALL TAKE PRECEDENCE OVER CONTOURS. CONTRACTOR SHALL PROVIDE A SMOOTH FINISH GRADE THROUGHOUT THE ENTIRE PROJECT FREE OF RUTS, DEPRESSIONS AND IRREGULARITIES. POSITIVE DRAINAGE SHALL BE MAINTAINED AT ALL TIMES. ALL SWALES, DEPRESSIONS, ETC. NOT SHOWN ON THE PLANS SHALL BE BROUGHT TO THE ATTENTION OF LANDSCAPE ARCHITECT IMMEDIATELY IN WRITING.

SITE LEGEND

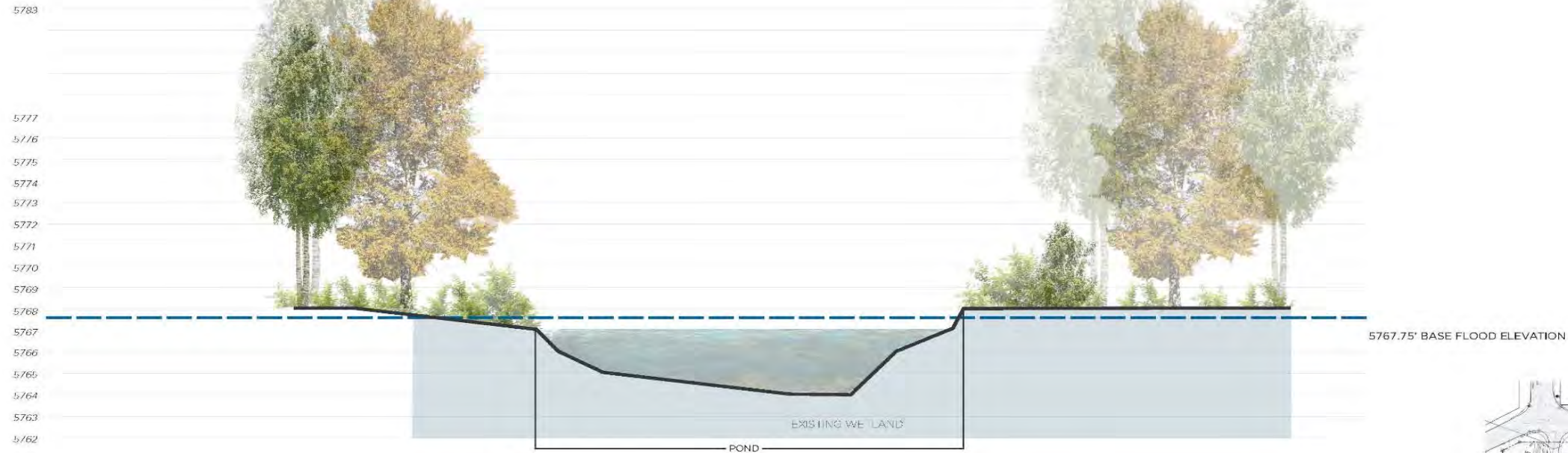
SYMBOL	ITEM
	EXISTING CONTOURS
	PROPOSED CONTOURS
	SWALE
	EXISTING WETLANDS
	DRIVEWAY
	RIPARIAN WETLAND IMPACT ±5,450 SQ. FT.
	RIPARIAN WETLAND RESTORATION ±13,000 SQ. FT.
	RIPARIAN WETLAND MITIGATION ±7,300 SQ. FT.



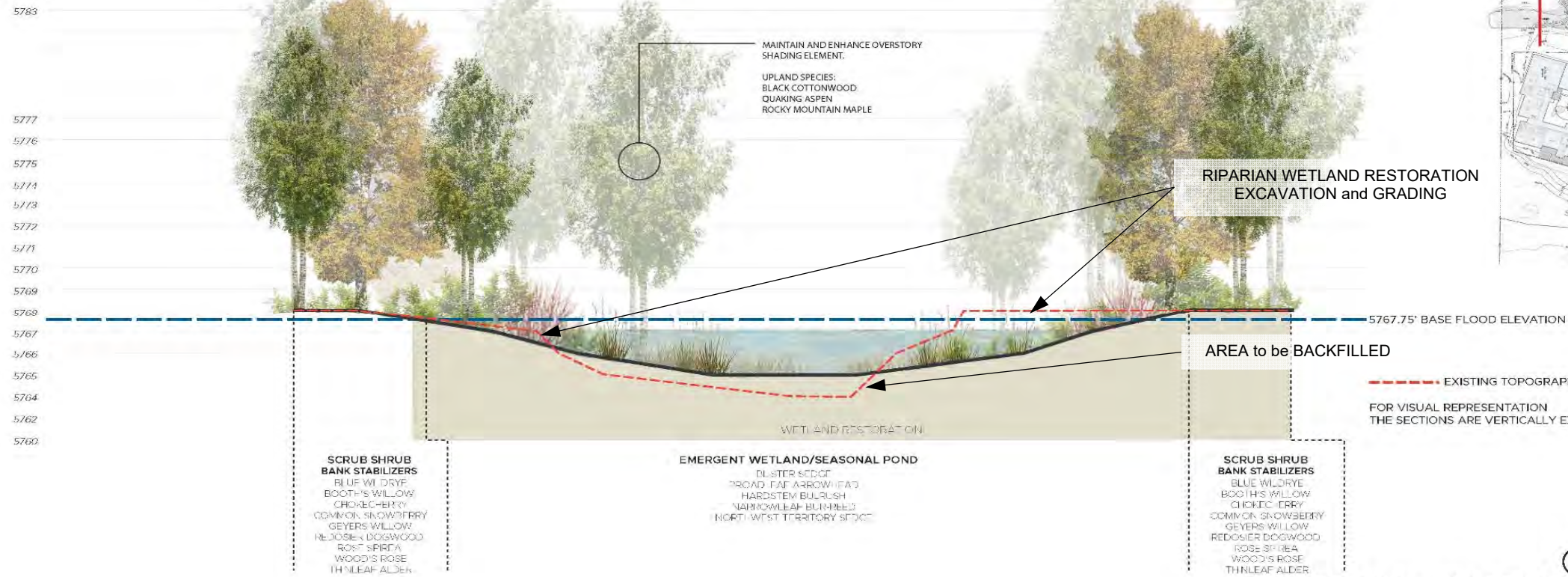
PRELIMINARY • NOT FOR CONSTRUCTION

450 - 490 WOOD RIVER, LLC
 MARY'S PLACE SUBDIVISION LOT 4, BLOCK 1 - RESIDENTIAL DEVELOPMENT
 JOINT APPLICATION for PERMITS - WETLAND CROSS SECTION A

EXISTING CONDITIONS



PROPOSED CONDITIONS



SCRUB SHRUB BANK STABILIZERS
 BLUE WILDRYE
 BOOTH'S WILLOW
 CHOKIC-BERRY
 COMMON SNOWBERRY
 GEYERS WILLOW
 REDOSIER DOGWOOD
 ROSE SPINER
 WOOD'S ROSE
 THINLEAF ALDER

EMERGENT WETLAND/SEASONAL POND
 FILTER SEDGE
 BROAD LEAF ARROWWEED
 HARDSTEM BULRUSH
 NARROWLEAF BULLHEED
 NORTHWEST TERRITORY SEDGE

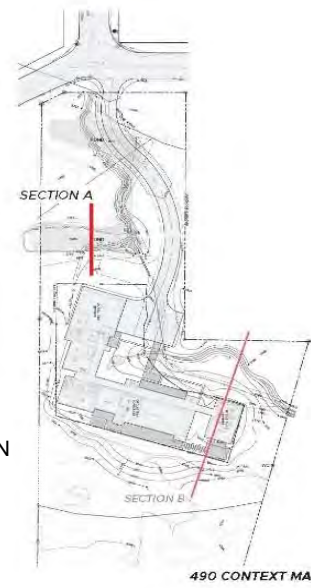
SCRUB SHRUB BANK STABILIZERS
 BLUE WILDRYE
 BOOTH'S WILLOW
 CHOKIC-BERRY
 COMMON SNOWBERRY
 GEYERS WILLOW
 REDOSIER DOGWOOD
 ROSE SPINER
 WOOD'S ROSE
 THINLEAF ALDER

PRELIMINARY • NOT FOR CONSTRUCTION



DOCUMENT RELEASE
 I, the undersigned, as the project owner, hereby certify that the information contained herein is true and correct to the best of my knowledge and belief, and that I am not aware of any material omissions or misstatements of fact.

PROJECT NUMBER: 2220



490 WOOD RIVER DRIVE
 KETCHUM, ID

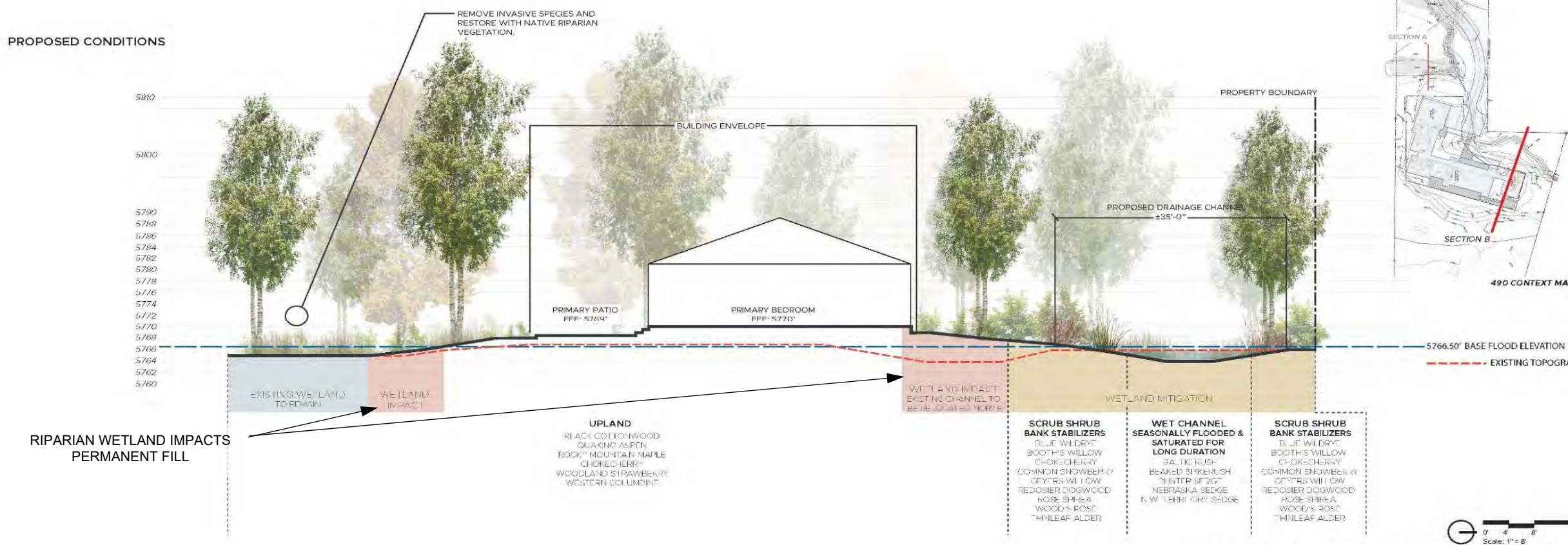
DATE	ISSUE
2022.11.30	PD SET
2023.01.27	PD REVISED

SHEET TITLE

CROSS SECTION A

SHEET 3 OF 4
 L-2.02

450 - 490 WOOD RIVER, LLC
 MARY'S PLACE SUBDIVISION LOT 4, BLOCK 1 - RESIDENTIAL DEVELOPMENT
 JOINT APPLICATION for PERMITS - WETLAND CROSS SECTION B



722 N. ROUSE AVE.
 BOZEMAN, MT 59715
 (406) 551-2098
 www.fieldstudioia.com

DISCLAIMER: This document is the property of Field Studio, LLC. It is not to be used for any other project without the written consent of Field Studio, LLC.

PROJECT NUMBER: 2220



490 WOOD RIVER DRIVE
 KETCHUM, ID

DATE	ISSUE
2022.11.30	PO SET
2023.01.27	PO REVISED

SHEET TITLE

CROSS SECTION B

SHEET 4 OF 4

L-2.03

PRELIMINARY • NOT FOR CONSTRUCTION

450 - 490 WOOD RIVER, LLC
MARY'S PLACE SUBDIVISION LOT 4, BLOCK 1 - RESIDENTIAL DEVELOPMENT
JOINT APPLICATION for PERMITS - PHOTO EXHIBIT



PHOTO 1 - 490 WOOD RIVER DRIVE. Identified wetland resources and associated site characteristics in vicinity of the proposed residential structure along western property boundary. Looking north towards *Cross-Section A* (August 22, 2022).

450 - 490 WOOD RIVER , LLC
Mary's Place Subdivision, Lot 4, Block 1, 490 Wood River Drive
Section 13, TWN., 4N. RNG., 17E, City of Ketchum, Blaine County, ID

PHOTO EXHIBIT

450 - 490 Wood River Drive, LLC - Joint Application for Permits, February 2, 2023.

SHEET 9 OF 11

450 - 490 WOOD RIVER, LLC
MARY'S PLACE SUBDIVISION LOT 4, BLOCK 1 - RESIDENTIAL DEVELOPMENT
JOINT APPLICATION for PERMITS - PHOTO EXHIBIT



PHOTO 2 - 490 WOOD RIVER DRIVE. Site characteristics in vicinity of the proposed residential structure and *Cross-Section B*, adjacent to southern property boundary. Looking north north-east (August 22, 2022).

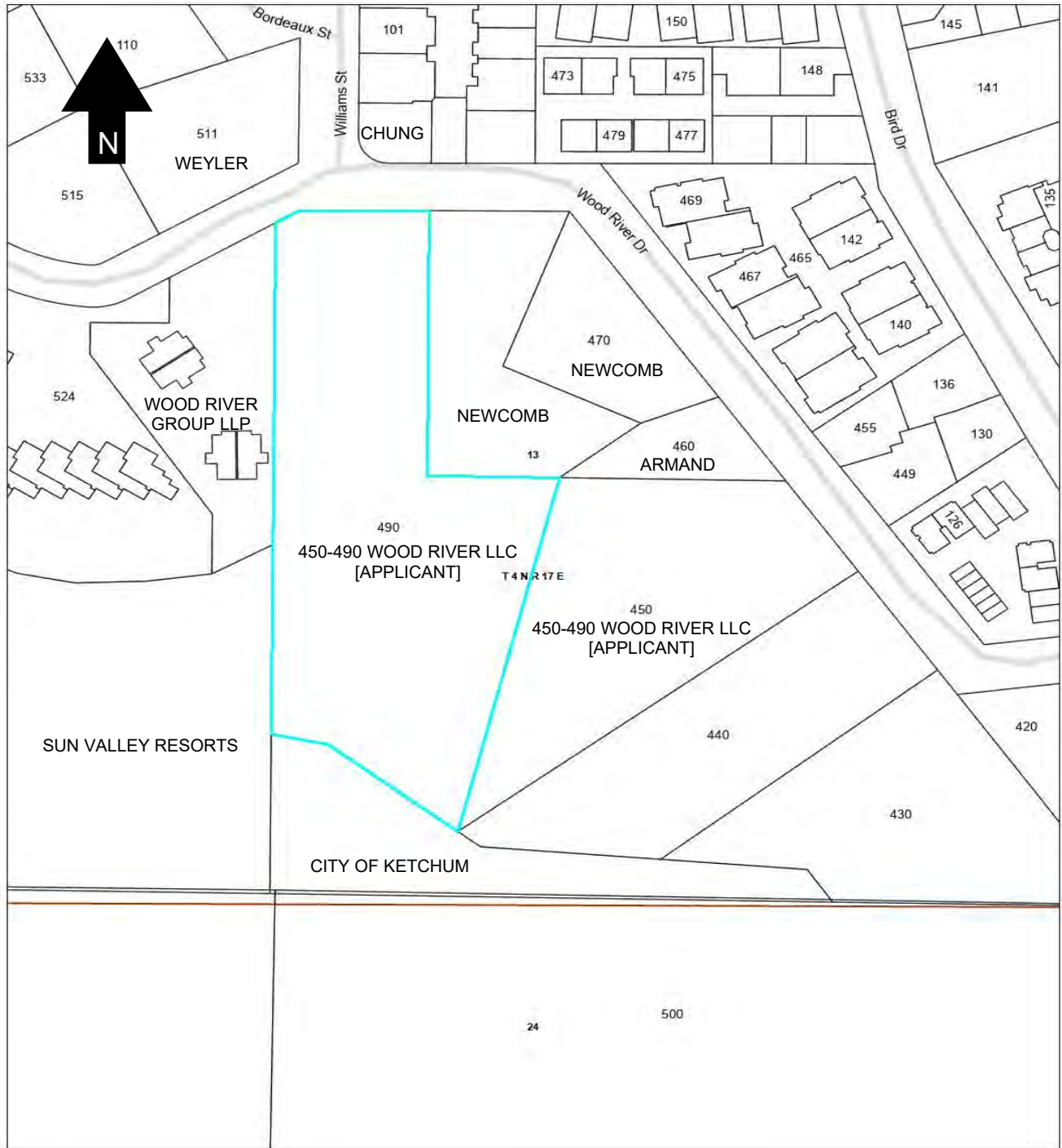
450 - 490 WOOD RIVER , LLC
Mary's Place Subdivision, Lot 4, Block 1, 490 Wood River Drive
Section 13, TWN., 4N. RNG., 17E, City of Ketchum, Blaine County, ID

PHOTO EXHIBIT

450 - 490 Wood River Drive, LLC - Joint Application for Permits, February 2, 2023.

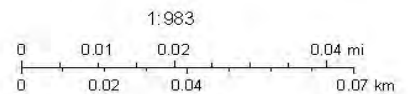
SHEET 10 OF 11

450 - 490 WOOD RIVER, LLC
 MARY'S PLACE SUBDIVISION LOT 4, BLOCK 1 - RESIDENTIAL DEVELOPMENT
 JOINT APPLICATION for PERMITS - ADJACENT LANDOWNERS



2/2/2023, 4:11:31 PM

- Parcels (No Labels)
- Townships
- Sections



450 - 490 WOOD RIVER, LLC
 Mary's Place Subdivision, Lot 4, Block 1, 490 Wood River Drive
 Section 13, TWN., 4N. RNG., 17E, City of Ketchum, Blaine County, ID

PHOTO EXHIBIT

450 - 490 Wood River Drive, LLC - Joint Application for Permits, February 2, 2023.

Blaine County GIS

SHEET 11 OF 11

NATIONWIDE PERMIT 29

Residential Developments:

Discharges of dredged or fill material into non-tidal waters of the United States for the construction or expansion of a single residence, a multiple unit residential development, or a residential subdivision. This NWP authorizes the construction of building foundations and building pads and attendant features that are necessary for the use of the residence or residential development. Attendant features may include but are not limited to roads, parking lots, garages, yards, utility lines, storm water management facilities, septic fields, and recreation facilities such as playgrounds, playing fields, and golf courses (provided the golf course is an integral part of the residential development).

The discharge must not cause the loss of greater than 1/2-acre of non-tidal waters of the United States. This NWP does not authorize discharges of dredged or fill material into non-tidal wetlands adjacent to tidal waters.

Subdivisions: For residential subdivisions, the aggregate total loss of waters of United States authorized by this NWP cannot exceed 1/2-acre. This includes any loss of waters of the United States associated with development of individual subdivision lots.

Notification: The permittee must submit a pre-construction notification to the district engineer prior to commencing the activity. (See general condition 32.) (Authorities: Sections 10 and 404)

WATER QUALITY CERTIFICATION, NWP 29:

Agency responsible for administration of water quality, based on project location is listed below. If **DENIED**, then an Individual Water Quality Certification or Waiver of Certification is required, prior to the commencement of any work activities and/or issuance of a DA verification, authorization and/or permit.

State of Idaho: PARTIALLY DENIED;

Activities Denied Certification:

- activities resulting in loss in excess of 300 linear feet of streambed
- activities resulting in a loss in excess of ½ acre of jurisdictional wetlands

Coeur d'Alene Tribal Lands: DENIED

Shoshone-Bannock Tribal Lands: DENIED

U.S. Environmental Protection Agency for all other Tribal Lands: DENIED

**2021 Nationwide Permits
Regional Conditions
Walla Walla District Regulatory Division (State of Idaho)**

March 15, 2021

The following Nationwide Permit (NWP) regional conditions are required in the state of Idaho and apply to all 2021 NWPs¹. Regional conditions are established by individual Corps Districts to ensure projects result in no more than minimal adverse impacts to the aquatic environment and to address local resources concerns. This document also includes regional additions to the NWP General Conditions, notification procedures pertaining to certain NWP's, and regional additions to the definitions.

REGIONAL CONDITIONS

A. Watersheds Requiring Pre-Construction Notification, Specific to Anadromous Fish

This Regional Condition applies to all 2021 NWPs.

- Pre-construction notification (PCN) will be required for the above listed nationwide permits in the geographic area as shown on Figure 1: *Watersheds Requiring Pre-Construction Notification*, dated January 6, 2021.

B. Vegetation Preservation and Replanting

- To avoid impacts to aquatic habitat and to reduce sedimentation and erosion, permittee shall avoid and minimize the removal of vegetation in waters of the U.S. to the maximum extent practicable. Areas subject to temporary vegetation removal in waters of the U.S. during construction shall be replanted with appropriate native² species by the end of the first growing season, unless conditioned otherwise. Permittee shall avoid introducing or spreading noxious or invasive plants³.
- Replanted vegetation that does not survive the first growing season shall be replanted before the end of the next growing season. Re-plantings shall continue to occur until desired vegetation densities are achieved. Re-vegetation densities should be based on reference conditions.

¹ For the list of 2017 Nationwide Permits please see: <https://www.nww.usace.army.mil/Business-With-Us/Regulatory-Division/Nationwide-Permits/>

² Idaho Department of Transportation, Native Plants for Idaho Roadside Restoration and Revegetation Programs: https://itd.idaho.gov/wp-content/uploads/2016/06/RP171Roadside_Revegetation.pdf

³ U.S. Department of Agriculture, Natural Resource Conservation Service Plant Database of introduced, invasive, and noxious plants for Idaho: <https://plants.usda.gov/java/noxious?rptType=State&statefips=16>.

C. De-watering & Re-watering (as applicable)

- Cofferdams shall be constructed of non-erosive material such as concrete jersey barriers, bulk bags, water bladders, sheet pile, and other similar non-erosive devices. Cofferdams may not be constructed by using mechanized equipment to push streambed material through flowing water.
- Diversion channels constructed to bypass flow around the construction site shall be lined with plastic, large rock, pipe or otherwise protected from erosion prior to releasing flows into or through the diversion channel.
- Water removed from within the coffered area shall be pumped to a sediment basin or otherwise treated to remove suspended sediments prior to its return to the waterway.
- To prevent unwanted passage of state or federally-protected fish, if present, from the coffered area, Water pipe intakes shall be screened with openings measuring < 3/32 inch to prevent entrainment of fish trapped in the coffered area.
- Should fish be present within the coffered areas contact your local Idaho Department of Fish and Game (IDFG) office prior to performing fish removal or salvage. Fish shall be collected by electrofishing, seining or dip net, or otherwise removed and returned to the waterway upstream of the project area. If electrofishing is used, the National Marine Fisheries Service (NMFS) guidelines for electrofishing should be followed⁴, unless conditioned otherwise.
- Stream channels that have been dewatered during project construction shall be re-watered slowly to avoid lateral and vertical erosion of the de-watered channel, prevent damage to recently reclaimed work areas and/or damage to permitted work.
- Temporary stockpiles in waters of the United States shall be removed in their entirety so as not to form a berm or levee parallel to the stream that could confine flows or restrict overbank flow to the floodplain.

D. In-Water Structures and Complexes

- PCN notification in accordance with General Condition 32 is required for all non-federal applicants with activities involving gabion baskets placed below the ordinary high water mark.
- Stream meanders, riffle and pool complexes, pool stream structures, rock/log barbs, rock J-hooks, drop structures, sills, engineered log jams or similar structures/features when used shall be site specifically designed by an appropriate professional with experience in hydrology or fluvial geomorphology.

⁴ Guidelines for Electrofishing Waters Containing Salmonids Listed Under the Endangered Species Act (June 2000)
https://archive.fisheries.noaa.gov/wcr/publications/reference_documents/esa_refs/section4d/electro2000.pdf

E. Temporary Sidecasting

- Materials from exploratory trenching and installation of utility lines may be temporarily side cast into a de-watered coffered area for up to 30 days but not within flowing waters. Material from exploratory trenching and installation of utility lines in wetlands may be temporarily side cast for up to 30 days.

F. Suitability of Sediments for Open Water Disposal and us as Fill

- Sampling for determination of suitability of sediments for open water disposal or for use as fill, must comply with the Sediment Evaluation Framework for the Pacific Northwest (SEF)⁵.

G. Avoidance and Minimization

- In addition to information required under General Condition 32(b), the applicant shall include information about previous discharges of fill material into waters of the United States within the project area. This is only for non-federal applicants where a PCN is required.
- Discharges of dredged or fill material into waters of the U.S., including wetlands, to meet set back requirements are not authorized under NWP.

H. Erosion Control

- Erosion control blanket or fabric used in or adjacent to waters of the U.S. shall be comprised of biodegradable material, to ensure decomposition and reduced risk to fish, wildlife and public safety, unless conditioned otherwise. If the applicant proposes to use materials other than as indicated above they must demonstrate how the use of such materials will not cause harm to fish, wildlife and public safety.

I. Reporting Requirement for Federal Permittees

- Federal Agencies with projects that require compensatory mitigation for loss of waters of the U.S. and who propose to purchase credits from an approved wetland and/or stream mitigation bank must provide proof of purchase within 30 days of when the credits were purchased. Purchase of credits from an approved mitigation bank must be IAW the Mitigation Banking Instrument of Record.

⁵ Northwest Regional Sediment Evaluation Team (RSET) 2016. Sediment Evaluation Framework for the Pacific Northwest. Prepared by the RSET Agencies, July 2016, 160 pp plus appendices. <http://nwd.usace.army.mil/Missions/Civil-Works/Navigation/RSET/SEF>

REGIONAL ADDITIONS TO THE GENERAL CONDITIONS

General Condition 4. Migratory Bird Breeding Areas. Regional Addition: For additional information please contact the US Fish and Wildlife Service at the following field office locations: State Office (Boise) at (208) 387-5243; Northern Idaho Field Office (Spokane) at (509) 891-6839; or the Eastern Idaho Field Office (Chubbuck) at (208) 237-6975.
<https://www.fws.gov/idaho/promo.cfm?id=177175802>

General Condition 6. Suitable Material. Regional Addition: Erosion control blanket or fabric used in or adjacent to waters of the U.S. shall be comprised of biodegradable material, to ensure decomposition and reduced risk to fish, wildlife and public safety, unless conditioned otherwise. If the applicant proposes to use materials other than as indicated above they must demonstrate how the use of such materials will not cause harm to fish, wildlife and public safety.

General Condition 9. Management of Water Flows. Regional Addition: To obtain information on State of Idaho definition of high water refer to Idaho Department of Water Resources (IDAPA 37.03.07. Rule 62.03.04.a). For culverts or bridges located in a community qualifying for the national flood insurance program, the minimum size culvert shall accommodate the 100-year flood design flow frequency (IDAPA 37.03.07. Rule 62.03.04.c).

General Condition 12. Soil Erosion and Sediment Controls. Regional Addition: For additional information refer to the Idaho Department of Environmental Quality Catalog of Stormwater Best Management Practices for Idaho Cities and Counties, available online at: <https://www.deq.idaho.gov/public-information/laws-guidance-and-orders/guidance/>.

General Condition 18. Endangered Species. Regional Addition: For additional information on ESA listed species in north Idaho please contact the US Fish and Wildlife Service (USFWS) Northern Idaho Field Office (Spokane) at (509) 893-8009, for all other counties in Idaho contact the USFWS State Office (Boise) at (208) 378-5388.

General Condition 20. Historic Properties. Regional Addition: Property is generally considered "historic" if it is at least 50 years old, and is not limited to buildings. For additional information on the potential for cultural resources in proximity to the project site, contact the Idaho State Historic Preservation Office at (208) 334-3847 located in Boise, Idaho.

NOTIFICATION PROCEDURES BY THE CORPS FOR CERTAIN NATIONWIDE PERMITS

Waivers: For nationwide permits with a waiver provision, District coordination with Idaho Department of Environmental Quality (IDEQ) and Environmental Protection Agency (tribal lands) will be conducted prior to the District Engineer making a waiver determination to ensure the proposed activity is in compliance with Section 401 Water Quality Standards.

Select Waters and Wetlands: The Corps will coordinate with the Idaho Department of Fish and Game (IDFG) for activities in the following waters and wetlands that require notification and are authorized by NWP:

- Waters: Anadromous waters as shown on Figure 1: *Watersheds Requiring Pre-Construction Notification*, dated January 6, 2021; Henry's Fork of the Snake River and its tributaries; South Fork Snake River and its tributaries; Big Lost River and its tributaries upstream of the US 93 crossing; Beaver, Camas, and Medicine Lodge Creeks; Snake River; Blackfoot River above Blackfoot Reservoir; Portneuf River; Bear River; Boise River including South Fork, North Fork and Middle Fork; Payette River including South Fork, North Fork and Middle Fork; Coeur d'Alene River, including the North Fork; St. Joe River; Priest River; Kootenai River; Big Wood River; and Silver Creek and its tributaries.
- Wetlands identified in Idaho Department of Fish and Game, Wetland Conservation Strategy as Class I, Class II and Reference Habitat Sites⁶.
- Wetlands identified in the Idaho Wetland Conservation Prioritization Plan-2012⁷.

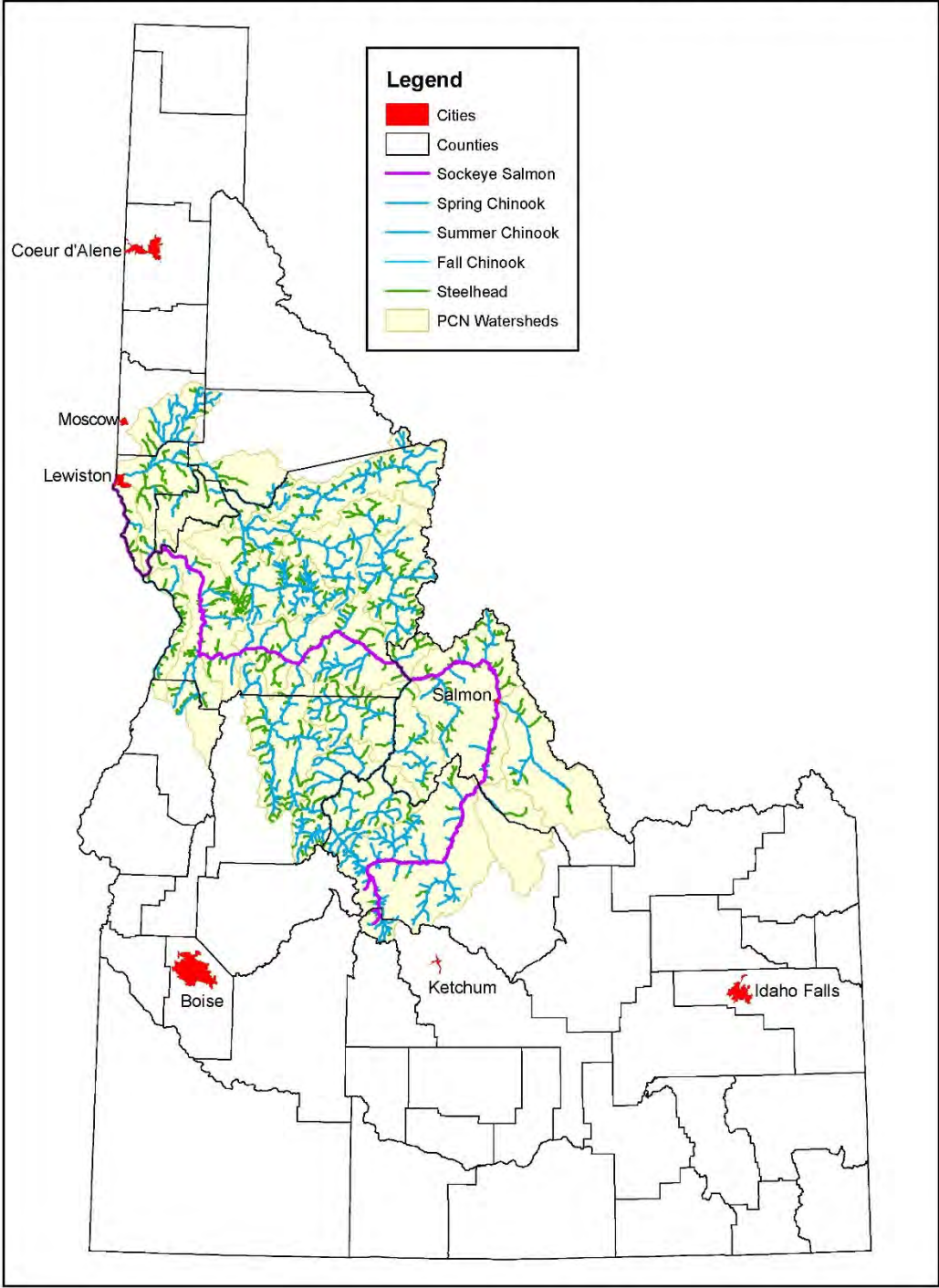
⁶ Idaho Department of Fish and Game (IDFG) Wetland Conservation Strategies have been developed for the Henrys Fork Basin, Northern Idaho, Big Wood River, Southeast Idaho, East-Central Idaho and Spokane River Basin, Middle and Western Snake River and tributaries, and the Upper Snake River-Portneuf Drainage, Weiser River Basin, and West Central Mountain Valleys and adjacent wetlands. Closed basins of Beaver-Camas Creeks, Medicine Lodge Creek, Palouse River and lower Clearwater River sub-basins, Middle Fork and South Fork Clearwater Basins and Camas Prairie in northern Idaho. Refer to the internet site at: <http://fishandgame.idaho.gov/content/page/wetlands-publications-idaho-natural-heritage-program#reports>

⁷ Murphy, C., J. Miller and A. Schmidt. 2012. <https://idfg.idaho.gov/species/bibliography/project/wetlands>

Figure 1



Watersheds Requiring Pre-Construction Notification



2021 Nationwide Permit General Conditions

Note: To qualify for NWP authorization, the prospective permittee must comply with the following general conditions, as applicable, in addition to any regional or case-specific conditions imposed by the division engineer or district engineer. Prospective permittees should contact the appropriate Corps district office to determine if regional conditions have been imposed on an NWP. Prospective permittees should also contact the appropriate Corps district office to determine the status of Clean Water Act Section 401 water quality certification and/or Coastal Zone Management Act consistency for an NWP. Every person who may wish to obtain permit authorization under one or more NWPs, or who is currently relying on an existing or prior permit authorization under one or more NWPs, has been and is on notice that all of the provisions of 33 CFR 330.1 through 330.6 apply to every NWP authorization. Note especially 33 CFR 330.5 relating to the modification, suspension, or revocation of any NWP authorization.

1. Navigation

(a) No activity may cause more than a minimal adverse effect on navigation.

(b) Any safety lights and signals prescribed by the U.S. Coast Guard, through regulations or otherwise, must be installed and maintained at the permittee's expense on authorized facilities in navigable waters of the United States.

(c) The permittee understands and agrees that, if future operations by the United States require the removal, relocation, or other alteration, of the structure or work herein authorized, or if, in the opinion of the Secretary of the Army or his or her authorized representative, said structure or work shall cause unreasonable obstruction to the free navigation of the navigable waters, the permittee will be required, upon due notice from the Corps of Engineers, to remove, relocate, or alter the structural work or obstructions caused thereby, without expense to the United States. No claim shall be made against the United States on account of any such removal or alteration.

2. Aquatic Life Movements

No activity may substantially disrupt the necessary life

cycle movements of those species of aquatic life indigenous to the waterbody, including those species that normally migrate through the area, unless the activity's primary purpose is to impound water. All permanent and temporary crossings of waterbodies shall be suitably culverted, bridged, or otherwise designed and constructed to maintain low flows to sustain the movement of those aquatic species. If a bottomless culvert cannot be used, then the crossing should be designed and constructed to minimize adverse effects to aquatic life movements.

3. Spawning Areas

Activities in spawning areas during spawning seasons must be avoided to the maximum extent practicable. Activities that result in the physical destruction (e.g., through excavation, fill, or downstream smothering by substantial turbidity) of an important spawning area are not authorized.

4. Migratory Bird Breeding Areas

Activities in waters of the United States that serve as breeding areas for migratory birds must be avoided to the maximum extent practicable.

5. Shellfish Beds

No activity may occur in areas of concentrated shellfish populations, unless the activity is directly related to a shellfish harvesting activity authorized by NWP 4 and 48, or is a shellfish seeding or habitat restoration activity authorized by NWP 27.

6. Suitable Material

No activity may use unsuitable material (e.g., trash, debris, car bodies, asphalt, etc.). Material used for construction or discharged must be free from toxic pollutants in toxic amounts (see section 307 of the Clean Water Act).

7. Water Supply Intakes

No activity may occur in the proximity of a public water supply intake, except where the activity is for the repair or improvement of public water supply intake structures or adjacent bank stabilization.

8. Adverse Effects From Impoundments

If the activity creates an impoundment of water, adverse effects to the aquatic system due to accelerating the passage of water, and/or restricting its flow must be minimized to the maximum extent practicable.

9. Management of Water Flows

To the maximum extent practicable, the pre-construction course, condition, capacity, and location of open waters must be maintained for each activity, including stream channelization, storm water management activities, and temporary and permanent road crossings, except as provided below. The activity must be constructed to withstand expected high flows. The activity must not restrict or impede the passage of normal or high flows, unless the primary purpose of the activity is to impound water or manage high flows. The activity may alter the pre-construction course, condition, capacity, and location of open waters if it benefits the aquatic environment (e.g., stream restoration or relocation activities).

10. Fills Within 100-Year Floodplains

The activity must comply with applicable FEMA-approved state or local floodplain management requirements.

11. Equipment

Heavy equipment working in wetlands or mudflats must be placed on mats, or other measures must be taken to minimize soil disturbance.

12. Soil Erosion and Sediment Controls

Appropriate soil erosion and sediment controls must be used and maintained in effective operating condition during construction, and all exposed soil and other fills, as well as any work below the ordinary high water mark or high tide line, must be permanently stabilized at the earliest practicable date. Permittees are encouraged to perform work within waters of the United States during periods of low-flow or no-flow, or during low tides.

13. Removal of Temporary Structures and Fills

Temporary structures must be removed, to the maximum extent practicable, after their use has been discontinued. Temporary fills must be removed in their entirety and the affected areas returned to pre-construction elevations. The affected areas must be revegetated, as appropriate.

14. Proper Maintenance

Any authorized structure or fill shall be properly maintained, including maintenance to ensure public safety and compliance with applicable NWP general conditions, as well as any activity-specific conditions added by the district

engineer to an NWP authorization.

15. Single and Complete Project

The activity must be a single and complete project. The same NWP cannot be used more than once for the same single and complete project.

16. Wild and Scenic Rivers

(a) No NWP activity may occur in a component of the National Wild and Scenic River System, or in a river officially designated by Congress as a “study river” for possible inclusion in the system while the river is in an official study status, unless the appropriate Federal agency with direct management responsibility for such river, has determined in writing that the proposed activity will not adversely affect the Wild and Scenic River designation or study status.

(b) If a proposed NWP activity will occur in a component of the National Wild and Scenic River System, or in a river officially designated by Congress as a “study river” for possible inclusion in the system while the river is in an official study status, the permittee must submit a pre-construction notification (see general condition 32). The district engineer will coordinate the PCN with the Federal agency

with direct management responsibility for that river. Permittees shall not begin the NWP activity until notified by the district engineer that the Federal agency with direct management responsibility for that river has determined in writing that the proposed NWP activity will not adversely affect the Wild and Scenic River designation or study status.

(c) Information on Wild and Scenic Rivers may be obtained from the appropriate Federal land management agency responsible for the designated Wild and Scenic River or study river (e.g., National Park Service, U.S. Forest Service, Bureau of Land Management, U.S. Fish and Wildlife Service). Information on these rivers is also available at: <http://www.rivers.gov/>.

17. Tribal Rights

No activity or its operation may impair reserved tribal rights, including, but not limited to, reserved water rights and treaty fishing and hunting rights.

18. Endangered Species

(a) No activity is authorized under any NWP which is likely to directly or indirectly jeopardize the continued existence of a threatened or endangered species or a

species proposed for such designation, as identified under the Federal Endangered Species Act (ESA), or which will directly or indirectly destroy or adversely modify designated critical habitat or critical habitat proposed for such designation. No activity is authorized under any NWP which "may affect" a listed species or critical habitat, unless ESA section 7 consultation addressing the consequences of the proposed activity on listed species or critical habitat has been completed. See 50 CFR 402.02 for the definition of "effects of the action" for the purposes of ESA section 7 consultation, as well as 50 CFR 402.17, which provides further explanation under ESA section 7 regarding "activities that are reasonably certain to occur" and "consequences caused by the proposed action."

(b) Federal agencies should follow their own procedures for complying with the requirements of the ESA (see 33 CFR 330.4(f)(1)). If pre-construction notification is required for the proposed activity, the Federal permittee must provide the district engineer with the appropriate documentation to demonstrate compliance with those requirements. The district engineer will verify that the appropriate documentation has been submitted. If the appropriate

documentation has not been submitted, additional ESA section 7 consultation may be necessary for the activity and the respective federal agency would be responsible for fulfilling its obligation under section 7 of the ESA.

(c) Non-federal permittees must submit a pre-construction notification to the district engineer if any listed species (or species proposed for listing) or designated critical habitat (or critical habitat proposed such designation) might be affected or is in the vicinity of the activity, or if the activity is located in designated critical habitat or critical habitat proposed for such designation, and shall not begin work on the activity until notified by the district engineer that the requirements of the ESA have been satisfied and that the activity is authorized. For activities that might affect Federally-listed endangered or threatened species (or species proposed for listing) or designated critical habitat (or critical habitat proposed for such designation), the pre-construction notification must include the name(s) of the endangered or threatened species (or species proposed for listing) that might be affected by the proposed activity or that utilize the designated critical habitat (or critical habitat proposed for such designation) that might be

affected by the proposed activity. The district engineer will determine whether the proposed activity “may affect” or will have “no effect” to listed species and designated critical habitat and will notify the non-Federal applicant of the Corps’ determination within 45 days of receipt of a complete pre-construction notification. For activities where the non-Federal applicant has identified listed species (or species proposed for listing) or designated critical habitat (or critical habitat proposed for such designation) that might be affected or is in the vicinity of the activity, and has so notified the Corps, the applicant shall not begin work until the Corps has provided notification that the proposed activity will have “no effect” on listed species (or species proposed for listing or designated critical habitat (or critical habitat proposed for such designation), or until ESA section 7 consultation or conference has been completed. If the non-Federal applicant has not heard back from the Corps within 45 days, the applicant must still wait for notification from the Corps.

(d) As a result of formal or informal consultation or conference with the FWS or NMFS the district engineer may add species-specific

permit conditions to the NWP.

(e) Authorization of an activity by an NWP does not authorize the “take” of a threatened or endangered species as defined under the ESA. In the absence of separate authorization (e.g., an ESA Section 10 Permit, a Biological Opinion with “incidental take” provisions, etc.) from the FWS or the NMFS, the Endangered Species Act prohibits any person subject to the jurisdiction of the United States to take a listed species, where “take” means to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in any such conduct. The word “harm” in the definition of “take” means an act which actually kills or injures wildlife. Such an act may include significant habitat modification or degradation where it actually kills or injures wildlife by significantly impairing essential behavioral patterns, including breeding, feeding or sheltering.

(f) If the non-federal permittee has a valid ESA section 10(a)(1)(B) incidental take permit with an approved Habitat Conservation Plan for a project or a group of projects that includes the proposed NWP activity, the non-federal applicant should

provide a copy of that ESA section 10(a)(1)(B) permit with the PCN required by paragraph (c) of this general condition. The district engineer will coordinate with the agency that issued the ESA section 10(a)(1)(B) permit to determine whether the proposed NWP activity and the associated incidental take were considered in the internal ESA section 7 consultation conducted for the ESA section 10(a)(1)(B) permit. If that coordination results in concurrence from the agency that the proposed NWP activity and the associated incidental take were considered in the internal ESA section 7 consultation for the ESA section 10(a)(1)(B) permit, the district engineer does not need to conduct a separate ESA section 7 consultation for the proposed NWP activity. The district engineer will notify the non-federal applicant within 45 days of receipt of a complete pre-construction notification whether the ESA section 10(a)(1)(B) permit covers the proposed NWP activity or whether additional ESA section 7 consultation is required.

(g) Information on the location of threatened and endangered species and their critical habitat can be obtained directly from the offices of the FWS and NMFS or their world wide web pages at

<http://www.fws.gov/> or
<http://www.fws.gov/ipac>
and
[http://www.nmfs.noaa.gov/
pr/species/esa/](http://www.nmfs.noaa.gov/pr/species/esa/) respectively.

19. Migratory Birds and Bald and Golden Eagles

The permittee is responsible for ensuring that an action authorized by an NWP complies with the Migratory Bird Treaty Act and the Bald and Golden Eagle Protection Act. The permittee is responsible for contacting the appropriate local office of the U.S. Fish and Wildlife Service to determine what measures, if any, are necessary or appropriate to reduce adverse effects to migratory birds or eagles, including whether "incidental take" permits are necessary and available under the Migratory Bird Treaty Act or Bald and Golden Eagle Protection Act for a particular activity.

20. Historic Properties

(a) No activity is authorized under any NWP which may have the potential to cause effects to properties listed, or eligible for listing, in the National Register of Historic Places until the requirements of Section 106 of the National Historic Preservation Act (NHPA) have been satisfied.

(b) Federal permittees should follow their own

procedures for complying with the requirements of section 106 of the National Historic Preservation Act (see 33 CFR 330.4(g)(1)). If pre-construction notification is required for the proposed NWP activity, the Federal permittee must provide the district engineer with the appropriate documentation to demonstrate compliance with those requirements. The district engineer will verify that the appropriate documentation has been submitted. If the appropriate documentation is not submitted, then additional consultation under section 106 may be necessary. The respective federal agency is responsible for fulfilling its obligation to comply with section 106.

(c) Non-federal permittees must submit a pre-construction notification to the district engineer if the NWP activity might have the potential to cause effects to any historic properties listed on, determined to be eligible for listing on, or potentially eligible for listing on the National Register of Historic Places, including previously unidentified properties. For such activities, the pre-construction notification must state which historic properties might have the potential to be affected by the proposed NWP activity or include a vicinity map indicating the location of the historic properties or the

potential for the presence of historic properties. Assistance regarding information on the location of, or potential for, the presence of historic properties can be sought from the State Historic Preservation Officer, Tribal Historic Preservation Officer, or designated tribal representative, as appropriate, and the National Register of Historic Places (see 33 CFR 330.4(g)). When reviewing pre-construction notifications, district engineers will comply with the current procedures for addressing the requirements of section 106 of the National Historic Preservation Act. The district engineer shall make a reasonable and good faith effort to carry out appropriate identification efforts commensurate with potential impacts, which may include background research, consultation, oral history interviews, sample field investigation, and/or field survey. Based on the information submitted in the PCN and these identification efforts, the district engineer shall determine whether the proposed NWP activity has the potential to cause effects on the historic properties. Section 106 consultation is not required when the district engineer determines that the activity does not have the potential to cause effects on historic properties (see 36 CFR 800.3(a)).

Section 106 consultation is required when the district engineer determines that the activity has the potential to cause effects on historic properties. The district engineer will conduct consultation with consulting parties identified under 36 CFR 800.2(c) when he or she makes any of the following effect determinations for the purposes of section 106 of the NHPA: no historic properties affected, no adverse effect, or adverse effect.

(d) Where the non-Federal applicant has identified historic properties on which the proposed NWP activity might have the potential to cause effects and has so notified the Corps, the non-Federal applicant shall not begin the activity until notified by the district engineer either that the activity has no potential to cause effects to historic properties or that NHPA section 106 consultation has been completed. For non-federal permittees, the district engineer will notify the prospective permittee within 45 days of receipt of a complete pre-construction notification whether NHPA section 106 consultation is required. If NHPA section 106 consultation is required, the district engineer will notify the non-Federal applicant that he or she cannot begin the activity until section 106

consultation is completed. If the non-Federal applicant has not heard back from the Corps within 45 days, the applicant must still wait for notification from the Corps.

(e) Prospective permittees should be aware that section 110k of the NHPA (54 U.S.C. 306113) prevents the Corps from granting a permit or other assistance to an applicant who, with intent to avoid the requirements of section 106 of the NHPA, has intentionally significantly adversely affected a historic property to which the permit would relate, or having legal power to prevent it, allowed such significant adverse effect to occur, unless the Corps, after consultation with the Advisory Council on Historic Preservation (ACHP), determines that circumstances justify granting such assistance despite the adverse effect created or permitted by the applicant. If circumstances justify granting the assistance, the Corps is required to notify the ACHP and provide documentation specifying the circumstances, the degree of damage to the integrity of any historic properties affected, and proposed mitigation. This documentation must include any views obtained from the applicant, SHPO/THPO, appropriate Indian tribes if the undertaking occurs on or affects historic properties on tribal lands or affects

properties of interest to those tribes, and other parties known to have a legitimate interest in the impacts to the permitted activity on historic properties.

21. Discovery of Previously Unknown Remains and Artifacts

Permittees that discover any previously unknown historic, cultural or archeological remains and artifacts while accomplishing the activity authorized by an NWP, they must immediately notify the district engineer of what they have found, and to the maximum extent practicable, avoid construction activities that may affect the remains and artifacts until the required coordination has been completed. The district engineer will initiate the Federal, Tribal, and state coordination required to determine if the items or remains warrant a recovery effort or if the site is eligible for listing in the National Register of Historic Places.

22. Designated Critical Resource Waters

Critical resource waters include, NOAA-managed marine sanctuaries and marine monuments, and National Estuarine Research Reserves. The district engineer may designate, after notice and opportunity for public comment,

additional waters officially designated by a state as having particular environmental or ecological significance, such as outstanding national resource waters or state natural heritage sites. The district engineer may also designate additional critical resource waters after notice and opportunity for public comment.

(a) Discharges of dredged or fill material into waters of the United States are not authorized by NWP 7, 12, 14, 16, 17, 21, 29, 31, 35, 39, 40, 42, 43, 44, 49, 50, 51, 52, 57 and 58 for any activity within, or directly affecting, critical resource waters, including wetlands adjacent to such waters.

(b) For NWP 3, 8, 10, 13, 15, 18, 19, 22, 23, 25, 27, 28, 30, 33, 34, 36, 37, 38, and 54, notification is required in accordance with general condition 32, for any activity proposed by permittees in the designated critical resource waters including wetlands adjacent to those waters. The district engineer may authorize activities under these NWPs only after she or he determines that the impacts to the critical resource waters will be no more than minimal.

23. Mitigation

The district engineer will consider the following

factors when determining appropriate and practicable mitigation necessary to ensure that the individual and cumulative adverse environmental effects are no more than minimal:

(a) The activity must be designed and constructed to avoid and minimize adverse effects, both temporary and permanent, to waters of the United States to the maximum extent practicable at the project site (i.e., on site).

(b) Mitigation in all its forms (avoiding, minimizing, rectifying, reducing, or compensating for resource losses) will be required to the extent necessary to ensure that the individual and cumulative adverse environmental effects are no more than minimal.

(c) Compensatory mitigation at a minimum one-for-one ratio will be required for all wetland losses that exceed 1/10-acre and require pre-construction notification, unless the district engineer determines in writing that either some other form of mitigation would be more environmentally appropriate or the adverse environmental effects of the proposed activity are no more than minimal, and provides an activity-specific waiver of this requirement. For wetland losses of 1/10-acre or less that require pre-

construction notification, the district engineer may determine on a case-by-case basis that compensatory mitigation is required to ensure that the activity results in only minimal adverse environmental effects.

(d) Compensatory mitigation at a minimum one-for-one ratio will be required for all losses of stream bed that exceed 3/100-acre and require pre-construction notification, unless the district engineer determines in writing that either some other form of mitigation would be more environmentally appropriate or the adverse environmental effects of the proposed activity are no more than minimal, and provides an activity-specific waiver of this requirement. This compensatory mitigation requirement may be satisfied through the restoration or enhancement of riparian areas next to streams in accordance with paragraph (e) of this general condition. For losses of stream bed of 3/100-acre or less that require pre-construction notification, the district engineer may determine on a case-by-case basis that compensatory mitigation is required to ensure that the activity results in only minimal adverse environmental effects. Compensatory mitigation for losses of

streams should be provided, if practicable, through stream rehabilitation, enhancement, or preservation, since streams are difficult-to-replace resources (see 33 CFR 332.3(e)(3)).

(e) Compensatory mitigation plans for NWP activities in or near streams or other open waters will normally include a requirement for the restoration or enhancement, maintenance, and legal protection (e.g., conservation easements) of riparian areas next to open waters. In some cases, the restoration or maintenance/protection of riparian areas may be the only compensatory mitigation required. If restoring riparian areas involves planting vegetation, only native species should be planted. The width of the required riparian area will address documented water quality or aquatic habitat loss concerns. Normally, the riparian area will be 25 to 50 feet wide on each side of the stream, but the district engineer may require slightly wider riparian areas to address documented water quality or habitat loss concerns. If it is not possible to restore or maintain/protect a riparian area on both sides of a stream, or if the waterbody is a lake or coastal waters, then restoring or maintaining/protecting a

riparian area along a single bank or shoreline may be sufficient. Where both wetlands and open waters exist on the project site, the district engineer will determine the appropriate compensatory mitigation (e.g., riparian areas and/or wetlands compensation) based on what is best for the aquatic environment on a watershed basis. In cases where riparian areas are determined to be the most appropriate form of minimization or compensatory mitigation, the district engineer may waive or reduce the requirement to provide wetland compensatory mitigation for wetland losses.

(f) Compensatory mitigation projects provided to offset losses of aquatic resources must comply with the applicable provisions of 33 CFR part 332.

(1) The prospective permittee is responsible for proposing an appropriate compensatory mitigation option if compensatory mitigation is necessary to ensure that the activity results in no more than minimal adverse environmental effects. For the NWPs, the preferred mechanism for providing compensatory mitigation is mitigation bank credits or in-lieu fee program credits (see 33 CFR 332.3(b)(2) and (3)).

However, if an appropriate number and type of mitigation bank or in-lieu credits are not available at the time the PCN is submitted to the district engineer, the district engineer may approve the use of permittee-responsible mitigation.

(2) The amount of compensatory mitigation required by the district engineer must be sufficient to ensure that the authorized activity results in no more than minimal individual and cumulative adverse environmental effects (see 33 CFR 330.1(e)(3)). (See also 33 CFR 332.3(f).)

(3) Since the likelihood of success is greater and the impacts to potentially valuable uplands are reduced, aquatic resource restoration should be the first compensatory mitigation option considered for permittee-responsible mitigation.

(4) If permittee-responsible mitigation is the proposed option, the prospective permittee is responsible for submitting a mitigation plan. A conceptual or detailed mitigation plan may be used by the district engineer to make the decision on the NWP verification request, but a final mitigation plan that addresses the applicable requirements of 33 CFR 332.4(c)(2) through (14)

must be approved by the district engineer before the permittee begins work in waters of the United States, unless the district engineer determines that prior approval of the final mitigation plan is not practicable or not necessary to ensure timely completion of the required compensatory mitigation (see 33 CFR 332.3(k)(3)). If permittee-responsible mitigation is the proposed option, and the proposed compensatory mitigation site is located on land in which another federal agency holds an easement, the district engineer will coordinate with that federal agency to determine if proposed compensatory mitigation project is compatible with the terms of the easement.

(5) If mitigation bank or in-lieu fee program credits are the proposed option, the mitigation plan needs to address only the baseline conditions at the impact site and the number of credits to be provided (see 33 CFR 332.4(c)(1)(ii)).

(6) Compensatory mitigation requirements (e.g., resource type and amount to be provided as compensatory mitigation, site protection, ecological performance standards, monitoring requirements) may be addressed through conditions added to the NWP authorization, instead of

components of a compensatory mitigation plan (see 33 CFR 332.4(c)(1)(ii)).

(g) Compensatory mitigation will not be used to increase the acreage losses allowed by the acreage limits of the NWPs. For example, if an NWP has an acreage limit of 1/2-acre, it cannot be used to authorize any NWP activity resulting in the loss of greater than 1/2-acre of waters of the United States, even if compensatory mitigation is provided that replaces or restores some of the lost waters. However, compensatory mitigation can and should be used, as necessary, to ensure that an NWP activity already meeting the established acreage limits also satisfies the no more than minimal impact requirement for the NWPs.

(h) Permittees may propose the use of mitigation banks, in-lieu fee programs, or permittee-responsible mitigation. When developing a compensatory mitigation proposal, the permittee must consider appropriate and practicable options consistent with the framework at 33 CFR 332.3(b). For activities resulting in the loss of marine or estuarine resources, permittee-responsible mitigation may be environmentally preferable if there are no

mitigation banks or in-lieu fee programs in the area that have marine or estuarine credits available for sale or transfer to the permittee. For permittee-responsible mitigation, the special conditions of the NWP verification must clearly indicate the party or parties responsible for the implementation and performance of the compensatory mitigation project, and, if required, its long-term management.

(i) Where certain functions and services of waters of the United States are permanently adversely affected by a regulated activity, such as discharges of dredged or fill material into waters of the United States that will convert a forested or scrub-shrub wetland to a herbaceous wetland in a permanently maintained utility line right-of-way, mitigation may be required to reduce the adverse environmental effects of the activity to the no more than minimal level.

24. Safety of Impoundment Structures

To ensure that all impoundment structures are safely designed, the district engineer may require non-Federal applicants to demonstrate that the structures comply with established state or federal, dam safety criteria or have

been designed by qualified persons. The district engineer may also require documentation that the design has been independently reviewed by similarly qualified persons, and appropriate modifications made to ensure safety.

25. Water Quality

(a) Where the certifying authority (state, authorized tribe, or EPA, as appropriate) has not previously certified compliance of an NWP with CWA section 401, a CWA section 401 water quality certification for the proposed discharge must be obtained or waived (see 33 CFR 330.4(c)). If the permittee cannot comply with all of the conditions of a water quality certification previously issued by certifying authority for the issuance of the NWP, then the permittee must obtain a water quality certification or waiver for the proposed discharge in order for the activity to be authorized by an NWP.

(b) If the NWP activity requires pre-construction notification and the certifying authority has not previously certified compliance of an NWP with CWA section 401, the proposed discharge is not authorized by an NWP until water quality certification is obtained or waived. If the certifying authority issues a

water quality certification for the proposed discharge, the permittee must submit a copy of the certification to the district engineer. The discharge is not authorized by an NWP until the district engineer has notified the permittee that the water quality certification requirement has been satisfied by the issuance of a water quality certification or a waiver.

(c) The district engineer or certifying authority may require additional water quality management measures to ensure that the authorized activity does not result in more than minimal degradation of water quality.

26. Coastal Zone Management.

In coastal states where an NWP has not previously received a state coastal zone management consistency concurrence, an individual state coastal zone management consistency concurrence must be obtained, or a presumption of concurrence must occur (see 33 CFR 330.4(d)). If the permittee cannot comply with all of the conditions of a coastal zone management consistency concurrence previously issued by the state, then the permittee must obtain an individual coastal zone management consistency concurrence or presumption of concurrence

in order for the activity to be authorized by an NWP. The district engineer or a state may require additional measures to ensure that the authorized activity is consistent with state coastal zone management requirements.

27. Regional and Case-By-Case Conditions

The activity must comply with any regional conditions that may have been added by the Division Engineer (see 33 CFR 330.4(e)) and with any case specific conditions added by the Corps or by the state, Indian Tribe, or U.S. EPA in its CWA section 401 Water Quality Certification, or by the state in its Coastal Zone Management Act consistency determination.

28. Use of Multiple Nationwide Permits

The use of more than one NWP for a single and complete project is authorized, subject to the following restrictions:

(a) If only one of the NWPs used to authorize the single and complete project has a specified acreage limit, the acreage loss of waters of the United States cannot exceed the acreage limit of the NWP with the highest specified acreage limit. For example, if a road crossing over tidal waters is constructed under NWP 14, with associated

bank stabilization authorized by NWP 13, the maximum acreage loss of waters of the United States for the total project cannot exceed 1/3-acre.

(b) If one or more of the NWPs used to authorize the single and complete project has specified acreage limits, the acreage loss of waters of the United States authorized by those NWPs cannot exceed their respective specified acreage limits. For example, if a commercial development is constructed under NWP 39, and the single and complete project includes the filling of an upland ditch authorized by NWP 46, the maximum acreage loss of waters of the United States for the commercial development under NWP 39 cannot exceed 1/2-acre, and the total acreage loss of waters of United States due to the NWP 39 and 46 activities cannot exceed 1 acre.

29. Transfer of Nationwide Permit Verifications

If the permittee sells the property associated with a nationwide permit verification, the permittee may transfer the nationwide permit verification to the new owner by submitting a letter to the appropriate Corps district office to validate the transfer. A copy of the nationwide permit verification must be attached

to the letter, and the letter must contain the following statement and signature:

“When the structures or work authorized by this nationwide permit are still in existence at the time the property is transferred, the terms and conditions of this nationwide permit, including any special conditions, will continue to be binding on the new owner(s) of the property. To validate the transfer of this nationwide permit and the associated liabilities associated with compliance with its terms and conditions, have the transferee sign and date below.”

(Transferee)

(Date)

30. Compliance Certification

Each permittee who receives an NWP verification letter from the Corps must provide a signed certification documenting completion of the authorized activity and implementation of any required compensatory mitigation. The success of any required permittee-responsible mitigation, including the achievement of

ecological performance standards, will be addressed separately by the district engineer. The Corps will provide the permittee the certification document with the NWP verification letter. The certification document will include:

(a) A statement that the authorized activity was done in accordance with the NWP authorization, including any general, regional, or activity-specific conditions;

(b) A statement that the implementation of any required compensatory mitigation was completed in accordance with the permit conditions. If credits from a mitigation bank or in-lieu fee program are used to satisfy the compensatory mitigation requirements, the certification must include the documentation required by 33 CFR 332.3(l)(3) to confirm that the permittee secured the appropriate number and resource type of credits; and

(c) The signature of the permittee certifying the completion of the activity and mitigation.

The completed certification document must be submitted to the district engineer within 30 days of completion of the authorized activity or the implementation of any required compensatory

mitigation, whichever occurs later.

31. Activities Affecting Structures or Works Built by the United States

If an NWP activity also requires review by, or permission from, the Corps pursuant to 33 U.S.C. 408 because it will alter or temporarily or permanently occupy or use a U.S. Army Corps of Engineers (USACE) federally authorized Civil Works project (a "USACE project"), the prospective permittee must submit a pre-construction notification. See paragraph (b)(10) of general condition 32. An activity that requires section 408 permission and/or review is not authorized by an NWP until the appropriate Corps office issues the section 408 permission or completes its review to alter, occupy, or use the USACE project, and the district engineer issues a written NWP verification.

32. Pre-Construction Notification

(a) *Timing.* Where required by the terms of the NWP, the prospective permittee must notify the district engineer by submitting a pre-construction notification (PCN) as early as possible. The district engineer must determine if the PCN is complete within 30 calendar days of the date of receipt and, if the PCN is determined

to be incomplete, notify the prospective permittee within that 30 day period to request the additional information necessary to make the PCN complete. The request must specify the information needed to make the PCN complete. As a general rule, district engineers will request additional information necessary to make the PCN complete only once. However, if the prospective permittee does not provide all of the requested information, then the district engineer will notify the prospective permittee that the PCN is still incomplete and the PCN review process will not commence until all of the requested information has been received by the district engineer. The prospective permittee shall not begin the activity until either:

(1) He or she is notified in writing by the district engineer that the activity may proceed under the NWP with any special conditions imposed by the district or division engineer; or

(2) 45 calendar days have passed from the district engineer's receipt of the complete PCN and the prospective permittee has not received written notice from the district or division engineer. However, if the permittee was required to notify the Corps pursuant to general condition 18 that

listed species or critical habitat might be affected or are in the vicinity of the activity, or to notify the Corps pursuant to general condition 20 that the activity might have the potential to cause effects to historic properties, the permittee cannot begin the activity until receiving written notification from the Corps that there is "no effect" on listed species or "no potential to cause effects" on historic properties, or that any consultation required under Section 7 of the Endangered Species Act (see 33 CFR 330.4(f)) and/or section 106 of the National Historic Preservation Act (see 33 CFR 330.4(g)) has been completed. If the proposed activity requires a written waiver to exceed specified limits of an NWP, the permittee may not begin the activity until the district engineer issues the waiver. If the district or division engineer notifies the permittee in writing that an individual permit is required within 45 calendar days of receipt of a complete PCN, the permittee cannot begin the activity until an individual permit has been obtained. Subsequently, the permittee's right to proceed under the NWP may be modified, suspended, or revoked only in accordance with the procedure set forth in 33 CFR 330.5(d)(2).

(b) *Contents of Pre-Construction Notification:*

The PCN must be in writing and include the following information:

- (1) Name, address and telephone numbers of the prospective permittee;
- (2) Location of the proposed activity;
- (3) Identify the specific NWP or NWP(s) the prospective permittee wants to use to authorize the proposed activity;
- (4) (i) A description of the proposed activity; the activity's purpose; direct and indirect adverse environmental effects the activity would cause, including the anticipated amount of loss of wetlands, other special aquatic sites, and other waters expected to result from the NWP activity, in acres, linear feet, or other appropriate unit of measure; a description of any proposed mitigation measures intended to reduce the adverse environmental effects caused by the proposed activity; and any other NWP(s), regional general permit(s), or individual permit(s) used or intended to be used to authorize any part of the proposed project or any related activity, including other separate and distant crossings for linear projects that require Department of

the Army authorization but do not require pre-construction notification. The description of the proposed activity and any proposed mitigation measures should be sufficiently detailed to allow the district engineer to determine that the adverse environmental effects of the activity will be no more than minimal and to determine the need for compensatory mitigation or other mitigation measures.

(ii) For linear projects where one or more single and complete crossings require pre-construction notification, the PCN must include the quantity of anticipated losses of wetlands, other special aquatic sites, and other waters for each single and complete crossing of those wetlands, other special aquatic sites, and other waters (including those single and complete crossings authorized by an NWP but do not require PCNs). This information will be used by the district engineer to evaluate the cumulative adverse environmental effects of the proposed linear project, and does not change those non-PCN NWP activities into NWP PCNs.

(iii) Sketches should be provided when necessary to show that the activity complies with the terms of the NWP. (Sketches usually

clarify the activity and when provided results in a quicker decision. Sketches should contain sufficient detail to provide an illustrative description of the proposed activity (e.g., a conceptual plan), but do not need to be detailed engineering plans);

(5) The PCN must include a delineation of wetlands, other special aquatic sites, and other waters, such as lakes and ponds, and perennial and intermittent streams, on the project site. Wetland delineations must be prepared in accordance with the current method required by the Corps. The permittee may ask the Corps to delineate the special aquatic sites and other waters on the project site, but there may be a delay if the Corps does the delineation, especially if the project site is large or contains many wetlands, other special aquatic sites, and other waters. Furthermore, the 45-day period will not start until the delineation has been submitted to or completed by the Corps, as appropriate;

(6) If the proposed activity will result in the loss of greater than 1/10-acre of wetlands or 3/100-acre of stream bed and a PCN is required, the prospective permittee must submit a statement describing how the mitigation requirement will be satisfied, or explaining

why the adverse environmental effects are no more than minimal and why compensatory mitigation should not be required. As an alternative, the prospective permittee may submit a conceptual or detailed mitigation plan.

(7) For non-federal permittees, if any listed species (or species proposed for listing) or designated critical habitat (or critical habitat proposed for such designation) might be affected or is in the vicinity of the activity, or if the activity is located in designated critical habitat (or critical habitat proposed for such designation), the PCN must include the name(s) of those endangered or threatened species (or species proposed for listing) that might be affected by the proposed activity or utilize the designated critical habitat (or critical habitat proposed for such designation) that might be affected by the proposed activity. For NWP activities that require pre-construction notification, Federal permittees must provide documentation demonstrating compliance with the Endangered Species Act;

(8) For non-federal permittees, if the NWP activity might have the potential to cause effects to a historic property listed on,

determined to be eligible for listing on, or potentially eligible for listing on, the National Register of Historic Places, the PCN must state which historic property might have the potential to be affected by the proposed activity or include a vicinity map indicating the location of the historic property. For NWP activities that require pre-construction notification, Federal permittees must provide documentation demonstrating compliance with section 106 of the National Historic Preservation Act;

(9) For an activity that will occur in a component of the National Wild and Scenic River System, or in a river officially designated by Congress as a “study river” for possible inclusion in the system while the river is in an official study status, the PCN must identify the Wild and Scenic River or the “study river” (see general condition 16); and

(10) For an NWP activity that requires permission from, or review by, the Corps pursuant to 33 U.S.C. 408 because it will alter or temporarily or permanently occupy or use a U.S. Army Corps of Engineers federally authorized civil works project, the pre-construction notification must include a statement confirming that the project proponent has submitted a written request

for section 408 permission from, or review by, the Corps office having jurisdiction over that USACE project.

(c) *Form of Pre-Construction Notification:* The nationwide permit pre-construction notification form (Form ENG 6082) should be used for NWP PCNs. A letter containing the required information may also be used. Applicants may provide electronic files of PCNs and supporting materials if the district engineer has established tools and procedures for electronic submittals.

(d) *Agency Coordination:* (1) The district engineer will consider any comments from Federal and state agencies concerning the proposed activity’s compliance with the terms and conditions of the NWPs and the need for mitigation to reduce the activity’s adverse environmental effects so that they are no more than minimal.

(2) Agency coordination is required for: (i) all NWP activities that require pre-construction notification and result in the loss of greater than 1/2-acre of waters of the United States; (ii) NWP 13 activities in excess of 500 linear feet, fills greater than one cubic yard per running foot, or involve discharges of dredged or fill material into special aquatic sites; and (iii)

NWP 54 activities in excess of 500 linear feet, or that extend into the waterbody more than 30 feet from the mean low water line in tidal waters or the ordinary high water mark in the Great Lakes.

(3) When agency coordination is required, the district engineer will immediately provide (e.g., via e-mail, facsimile transmission, overnight mail, or other expeditious manner) a copy of the complete PCN to the appropriate Federal or state offices (FWS, state natural resource or water quality agency, EPA, and, if appropriate, the NMFS). With the exception of NWP 37, these agencies will have 10 calendar days from the date the material is transmitted to notify the district engineer via telephone, facsimile transmission, or e-mail that they intend to provide substantive, site-specific comments. The comments must explain why the agency believes the adverse environmental effects will be more than minimal. If so contacted by an agency, the district engineer will wait an additional 15 calendar days before making a decision on the pre-construction notification. The district engineer will fully consider agency comments received within the specified time frame concerning the proposed activity's

compliance with the terms and conditions of the NWPs, including the need for mitigation to ensure that the net adverse environmental effects of the proposed activity are no more than minimal. The district engineer will provide no response to the resource agency, except as provided below. The district engineer will indicate in the administrative record associated with each pre-construction notification that the resource agencies' concerns were considered. For NWP 37, the emergency watershed protection and rehabilitation activity may proceed immediately in cases where there is an unacceptable hazard to life or a significant loss of property or economic hardship will occur. The district engineer will consider any comments received to decide whether the NWP 37 authorization should be modified, suspended, or revoked in accordance with the procedures at 33 CFR 330.5.

(4) In cases of where the prospective permittee is not a Federal agency, the district engineer will provide a response to NMFS within 30 calendar days of receipt of any Essential Fish Habitat conservation recommendations, as required by section 305(b)(4)(B) of the Magnuson-Stevens Fishery

Conservation and Management Act.

(5) Applicants are encouraged to provide the Corps with either electronic files or multiple copies of pre-construction notifications to expedite agency coordination.



STATE OF IDAHO
DEPARTMENT OF
ENVIRONMENTAL QUALITY

1410 N Hilton Street, Boise, ID 83706
(208) 373-0502

Brad Little, Governor
Jess Byrne, Director

December 4, 2020

Kelly J. Urbanek, Chief
U.S. ACOE Regulatory Division
Walla Walla District
720 East Park Boulevard, Suite 245
Boise, Idaho 83712-7757

Subject: Final §401 Water Quality Certification for 2020 Nationwide Permits in Idaho

Dear Ms. Urbanek:

Enclosed please find the Idaho Department of Environmental Quality (DEQ) final water quality certification for the 2020 Nationwide Permits in Idaho. DEQ offered a 21-day public comment period, beginning on November 2, 2020, and ending on November 23, 2020.

DEQ received a single comment letter. After review of the comments received, minor modifications were made to the final certification in order to provide additional clarity.

If you have any questions or concerns regarding this certification, please contact Jason Pappani at (208) 373-0515 or via email at jason.pappani@deq.idaho.gov.

Sincerely,

A handwritten signature in blue ink that reads "Mary Anne Nelson".

Mary Anne Nelson, PhD
Surface and Wastewater Division Administrator

MAN:JP:lf

cc: Jason Pappani, DEQ State Office
DEQ Regional Administrators
James Joyner, ACOE Walla Walla District
Brent King, Idaho Attorney General's Office



Idaho Department of Environmental Quality Final §401 Water Quality Certification

December 4, 2020

2020 U.S. Army Corps of Engineers §404 Nationwide Permits (NWP)

Pursuant to the provisions of Section 401(a)(1) of the Federal Water Pollution Control Act (Clean Water Act), as amended; 33 U.S.C. Section 1341(a)(1); and Idaho Code §§ 39-101 et seq. and 39-3601 et seq., the Idaho Department of Environmental Quality (DEQ) has authority to review activities receiving Section 404 dredge and fill permits and issue water quality certification decisions.

Based upon its review of the proposed 2020 Nationwide Permits published in the Federal Register on September 15, 2020, DEQ certifies that if the permittee complies with the terms and conditions imposed by the permits, including the Regional Conditions set forth by the Army Corps of Engineers (ACOE), along with the conditions set forth in this water quality certification, then activities will comply with the applicable water quality requirements of Sections 301, 302, 303, 306, and 307 of the Clean Water Act, the Idaho Water Quality Standards (WQS) (IDAPA 58.01.02), and other appropriate water quality requirements of state law.

This certification does not constitute authorization of the permitted activities by any other state or federal agency or private person or entity. This certification does not excuse the permit holder from the obligation to obtain any other necessary approvals, authorizations, or permits, including without limitation, the approval from the owner of a private water conveyance system, if one is required, to use the system in connection with the permitted activities.

1 Antidegradation Review

The WQS contain an antidegradation policy providing three levels of protection to water bodies in Idaho (IDAPA 58.01.02.051).

- **Tier I Protection.** The first level of protection applies to all water bodies subject to Clean Water Act jurisdiction and ensures that existing uses of a water body and the level of water quality necessary to protect those existing uses will be maintained and protected (IDAPA 58.01.02.051.01; 58.01.02.052.01). Additionally, a Tier I review is performed for all new or reissued permits or licenses (IDAPA 58.01.02.052.07).
- **Tier II Protection.** The second level of protection applies to those water bodies considered high quality and ensures that no lowering of water quality will be allowed unless deemed necessary to accommodate important economic or social development (IDAPA 58.01.02.051.02; 58.01.02.052.08).

- Tier III Protection. The third level of protection applies to water bodies that have been designated outstanding resource waters and requires that activities not cause a lowering of water quality (IDAPA 58.01.02.051.03; 58.01.02.052.09).

DEQ is employing a water body by water body approach to implementing Idaho's antidegradation policy. This approach means that any water body fully supporting its beneficial uses will be considered high quality (IDAPA 58.01.02.052.05.a). Any water body not fully supporting its beneficial uses will be provided Tier I protection for that use, unless specific circumstances warranting Tier II protection are met (IDAPA 58.01.02.052.05.c). The most recent federally approved Integrated Report and supporting data are used to determine support status and the tier of protection (IDAPA 58.01.02.052.05).

1.1 Pollutants of Concern

The primary pollutant of concern, for projects permitted under the 2020 NWP's administered by the ACOE, is sediment. In locations where heavy metals are present due to mining activities, or where high concentrations of nutrients may be associated with sediments, additional considerations may be necessary. If the project reduces riparian vegetation, then temperature (thermal loading) may also be of concern.

The procedures outlined in the Sediment Evaluation Framework for the Pacific Northwest¹ may be applied to assess and characterize sediment to determine the suitability of dredged material for unconfined aquatic placement, to determine the suitability of post dredge surfaces, and to predict effects on water quality during dredging (See Section 2.4 for more details).

As part of the Section 401 water quality certification, DEQ is requiring the applicant to comply with various conditions to protect water quality and to meet Idaho WQS, including the criteria applicable to sediment.

1.2 Receiving Water Body Level of Protection

The ACOE NWP's authorize construction activities in waters of the United States. In Idaho, jurisdictional waters of the state can potentially receive discharges either directly or indirectly from activities authorized under the NWP's. DEQ applies a water body by water body approach to determine the level of antidegradation protection a water body will receive. (IDAPA 58.01.02.052.05).

All waters in Idaho that receive discharges from activities authorized under a NWP will receive, at minimum, Tier I antidegradation protection because Idaho's Tier I antidegradation policy applies to all state waters (IDAPA 58.01.02.052.01). Water bodies that fully support their aquatic life or recreational uses are considered *high quality waters* and will receive Tier II antidegradation protection (IDAPA 58.01.02.051.02). Because of the statewide applicability, the antidegradation review will assess whether the NWP permit complies with both Tier I and Tier II antidegradation provisions (IDAPA 58.01.02.052.03).

Although Idaho does not currently have any Tier III designated outstanding resource waters (ORWs), it is possible for a water body to be designated as an ORW during the life of the NWP's.

¹ Northwest Regional Sediment Evaluation Team (RSET). 2018. Sediment Evaluation Framework for the Pacific Northwest. Prepared by the RSET Agencies, May 2018, 183 pp plus appendices.

Because of this potential, the antidegradation review also assesses whether the permit complies with the outstanding resource water requirements of Idaho’s antidegradation policy (IDAPA 58.01.02.051.03).

To determine the support status of the receiving water body, the most recent EPA-approved Integrated Report, available on Idaho DEQ’s website, is to be used:

<http://www.deq.idaho.gov/water-quality/surface-water/monitoring-assessment/integrated-report/>. (IDAPA 58.01.02.052.05).

High quality waters are identified in Categories 1 and 2 of the Integrated Report. If a water body is in either Category 1 or 2, it is a Tier II water body.

Unassessed waters are identified in Category 3 of DEQ’s Integrated Report. These waters require a case by case determination to be made by DEQ based on available information at the time of the application for permit coverage (IDAPA 58.01.02.052.05.b). For activities occurring on unassessed waters under this certification, DEQ has determined that complying with the conditions of the NWP, the regional conditions, and this certification will ensure the provisions of IDAPA 58.01.02.052 are met.

Impaired waters are identified in Categories 4 and 5 of the Integrated Report. Category 4(a) contains impaired waters for which a TMDL has been approved by EPA. Category 4(b) contains impaired waters for which controls other than a TMDL have been approved by EPA. Category 5 contains waters which have been identified as “impaired”, for which a TMDL is needed. These waters are Tier I waters, for the use which is impaired. With the exception, if the aquatic life uses are impaired for any of these three pollutants—dissolved oxygen, pH, or temperature—and the biological or aquatic habitat parameters show a healthy, balanced biological community, then the water body shall receive Tier II protection, in addition to Tier I protection, for aquatic life uses (IDAPA 58.01.02.052.05.c.i).

DEQ’s webpage also has a link to the state’s map-based Integrated Report which presents information from the Integrated Report in a searchable, map-based format:

<http://www.deq.idaho.gov/assistance-resources/maps-data/>.

Water bodies can be in multiple categories for different causes. If assistance is needed in using these tools, or if additional information/clarification regarding the support status of the receiving water body is desired, please feel free to contact your nearest DEQ regional office or the State Office (Table 1).

Table 1. Idaho DEQ Regional and State Office Contacts

<i>Regional Office</i>	<i>Address</i>	<i>Phone Number</i>	<i>Email</i>
Boise	1445 N. Orchard Rd., Boise 83706	208-373-0550	kati.carberry@deq.idaho.gov
Coeur d'Alene	2110 Ironwood Parkway, Coeur d'Alene 83814	208-769-1422	chantilly.higbee@deq.idaho.gov
Idaho Falls	900 N. Skyline, Suite B., Idaho Falls 83402	208-528-2650	troy.saffle@deq.idaho.gov
Lewiston	1118 "F" St., Lewiston 83501	208-799-4370	sujata.connell@deq.idaho.gov
Pocatello	444 Hospital Way, #300 Pocatello 83201	208-236-6160	matthew.schenk@deq.idaho.gov
Twin Falls	650 Addison Ave. W., Suite 110, Twin Falls 83301	208-736-2190	balthasar.buhidar@deq.idaho.gov
State Office	1410 N. Hilton Rd., Boise 83706	208-373-0502	jason.pappani@deq.idaho.gov

1.3 Protection and Maintenance of Existing Uses (Tier I Protection)

A Tier I review is performed for all new or reissued permits or licenses, applies to all waters subject to the jurisdiction of the Clean Water Act, and requires demonstration that existing uses and the level of water quality necessary to protect existing uses shall be maintained and protected (IDAPA 58.01.02.051.01; 052.01 and 04). The numeric and narrative criteria in the WQS are set at levels that ensure protection of existing and designated beneficial uses.

Water bodies not supporting existing or designated beneficial uses must be identified as water quality limited, and a total maximum daily load (TMDL) must be prepared for those pollutants causing impairment (IDAPA 58.01.02.055.02). Once a TMDL is completed, discharges of causative pollutants shall be consistent with the allocations in the TMDL (IDAPA 58.01.02.055.05). Prior to the completion of a TMDL, the WQS require the application of the antidegradation policy and implementation provisions to maintain and protect beneficial uses (IDAPA 58.01.02.055.04).

The general (non-numeric) effluent limitations in the NWP's and associated Regional Conditions for the ACOE Walla Walla District address best management practices (BMP's) aimed at minimizing impacts to the aquatic environment, especially sediment and turbidity impacts including: vegetation protection and restoration, de-watering requirements, erosion and sediment controls, soil stabilization requirements, pollution prevention measures, prohibited discharges, and wildlife considerations. Although the NWP's do not contain specific (numeric) effluent limitations for sediment or turbidity, the conditions identified in the permits and in this water quality certification will ensure compliance with DEQ's water quality standards, including the narrative sediment criteria (IDAPA 58.01.02.200.08) and DEQ's turbidity criteria (IDAPA 58.01.02.250.02.e).

In order to ensure compliance with Idaho WQS, DEQ has included a condition requiring the permittee(s) to comply with Idaho's numeric turbidity criteria, developed to protect aquatic life

uses. The criterion states, “Turbidity shall not exceed background turbidity by more than 50 nephelometric turbidity units (NTU)² instantaneously or more than 25 NTU for more than 10 consecutive days” (IDAPA 58.01.02.250.02.e). DEQ is requiring turbidity monitoring when project activities result in a discharge to waters of the United States that causes a visible sediment plume (IDAPA 58.01.02.054.01) (See Section 2.5 for more details).

If an approved TMDL exists for a receiving water body that requires a load reduction for a pollutant of concern, then the project must be consistent with the provisions of that TMDL (IDAPA 58.01.02.055.05).

For authorized activities requiring a pre-construction notification (PCN), the Corps will have the opportunity to evaluate the NWP activities on a case by case basis to ensure that the activity will not cause more than a minimal adverse environmental effect, individually and cumulatively. The Corps has agreed to forward the verification letters to the appropriate DEQ regional office (Table 1) for all authorized activities including the NWP activities that require a PCN. This will better inform DEQ of the authorized activities that are occurring throughout the state and determine if additional conditions will need to be implemented when the ACOE reissues the NWPs.

1.3.1 DEQ’s Determination

DEQ concludes that, given the nature of the activities authorized by the 2020 NWPs, such activities will comply with Idaho’s Tier I requirements under IDAPA 58.01.02.051.01 and 58.01.02.052.07, provided the permitted activities are carried out in compliance with the limitations and associated requirements of the 2020 NWPs, Regional Conditions, and conditions set forth in this water quality certification.

1.4 Protection of High-Quality Waters (Tier II Protection)

Water bodies that fully support their beneficial uses are recognized as high-quality waters and will be provided Tier II protection in addition to Tier I protection (IDAPA 58.01.02.051.02; 58.01.02.052.05.a). Water quality parameters applicable to existing or designated beneficial uses must be maintained and protected under Tier II, unless a lowering of water quality is deemed necessary to accommodate important economic or social development (IDAPA 58.01.02.051.02; 58.01.02.052.08).

The ACOE does not authorize projects with more than minimal individual and cumulative impacts on the aquatic environment under a NWP (33 U.S.C.A. § 1344(e)). As required by the National Environmental Policy Act (NEPA) the Corps has analyzed the individual and cumulative effects for the NWP activities. DEQ recognizes that short term changes in water quality may occur with respect to sediment as a result of the authorized activities, but has determined that adherence to the terms and conditions imposed by the permits, including the Regional Conditions set forth by the Army Corps of Engineers (ACOE or Corps), along with the conditions set forth in this water quality certification will ensure that there are no long-term adverse changes to water quality or beneficial use support as a result of any activity authorized under this certification (IDAPA 58.01.02.052.03). As a general principle, DEQ believes degradation of water quality should be viewed in terms of permanent or long-term adverse

²NTU is a unit of measure of the concentration of suspended particles in the water (turbidity). It is determined by shining a light through a sample and measuring the incident light scattered at right angles from the sample.

changes. Short-term or temporary reductions in water quality, if reasonable measures are taken to minimize them (such as the certification conditions in Section 2), may occur without triggering a Tier II analysis (IDAPA 58.01.02.052.03; 080.02).

To ensure proposed regulated activities will not cause more than minimal individual and cumulative impacts on the aquatic environment, certain NWP's require project proponents to notify district engineers (in the form of a PCN) of their proposed activities prior to conducting regulated activities. This level of review gives the district engineer the opportunity to evaluate activities on a case by case basis to determine whether additional conditions or mitigation requirements are warranted to ensure that the proposed activity results in no more than the minimal individual and cumulative impacts on the aquatic environment.

DEQ has denied certification for NWP 16, NWP 23, and NWP 53 (see Section 3.1); and for certain activities associated with NWP 3, NWP 12, NWP 13, NWP 14, NWP 21, NWP 29, NWP 39, NWP 40, NWP 42, NWP 43, NWP 44, NWP 50, NWP 51, NWP 52, NWP C, NWP D, and NWP E (see Section 3.2). Projects seeking coverage under these NWP's will need to request individual certification from DEQ. DEQ will consider any additional conditions or denial of certification if necessary to ensure no lowering of water quality occurs for any of these projects proposed on Tier II water.

Additionally, if an authorized project causes a visible sediment plume then turbidity monitoring is required (see Section 2.5 for more details).

1.4.1 DEQ's Determination

DEQ concludes that the activities authorized by the 2020 NWP's and this certification will comply with Idaho's Tier II requirements under IDAPA 58.01.02.051.02 and 58.01.02.052.08 providing permitted activities are carried out in compliance with the limitations and associated requirements of the 2020 NWP's, Regional Conditions, and conditions of this water quality certification.

1.5 Protection of Outstanding Resource Waters (Tier III Protection)

Idaho's antidegradation policy requires that the quality of outstanding resource waters (ORWs) be maintained and protected from the impacts of point and nonpoint source activities (IDAPA 58.01.02.051.03). No water bodies in Idaho have been designated as ORWs to date. Because it is possible waters may become designated during the term of the 2020 NWP's, DEQ has evaluated whether the NWP's comply with the ORW antidegradation provision.

DEQ has denied certification for any activities on any Outstanding Resource Water (ORW) (see Section 3) and is requiring that any activities proposed on an ORW apply for individual certification (see Section 2.3).

1.5.1 DEQ's Determination

DEQ concludes that the activities authorized by the 2020 NWP's and this certification will comply with Idaho's Tier III requirements under IDAPA 58.01.02.051.03 providing permitted activities are carried out in compliance with the limitations and associated requirements of the 2020 NWP's, Regional Conditions, and conditions of this water quality certification.

2 Conditions Necessary to Ensure Compliance with Water Quality Standards or Other Appropriate Water Quality Requirements of State Law

For all activities covered under this certification, the following conditions are necessary to ensure that permitted projects comply with water quality requirements.

2.1 *Design, Implementation, and Maintenance of Appropriate Best Management Practices*

Best Management Practices (BMPs) must be designed, implemented, and maintained by the permittee to fully protect and maintain the beneficial uses and ambient water quality of waters of the state and to prevent exceedances of WQS (IDAPA 58.01.02.350.01.a).

BMPs must be selected and properly installed. Proper installation and operation of BMPs are required to ensure the provisions of IDAPA 58.01.02.052 are met. In order to ensure that BMPs are operating properly and to demonstrate that degradation has not occurred, the permittee must monitor and evaluate BMP effectiveness daily during project activities to assure that water quality standards are being met.

Approved BMPs for specific activities (mining, forestry, stream channel alteration, etc.) are codified in IDAPA 58.01.02.350. Additionally, DEQ provides a catalog of storm water best management practices, available at: <http://www.deq.idaho.gov/media/60184297/stormwater-bmp-catalog.pdf>. This catalog presents a variety of BMPs that can be used to control erosion and sediment during and after construction. Other sources of information are also available and may be used for selecting project appropriate BMPs.

This condition is necessary meet the following water quality requirements:

Control of erosion, sediment, and turbidity to maintain beneficial use support and compliance with the following water quality standards:

- General Surface Water Criteria for Sediment (IDAPA 58.01.02.200.08)
- Numeric Turbidity Criteria for Aquatic Life (IDAPA 58.01.02.250.02.e)
- Numeric turbidity criteria for protection of domestic water supply (IDAPA 58.01.02.252.01.b)
- Point source wastewater treatment requirements (IDAPA 58.01.02.401.02)

2.2 *TMDL Compliance*

If there is an approved or established TMDL, then the permittee must comply with the established loads in the TMDL. Approved TMDLs can be found on DEQ's website (<https://www.deq.idaho.gov/water-quality/surface-water/tmdls/table-of-sbas-tmdls/>) or by contacting the appropriate regional office contact (Table 1).

This condition is necessary to meet the following water quality requirements:

Ensure projects are consistent with waste load and load allocations established in approved TMDLs (IDAPA 58.01.02.055.04 and .05).

2.3 Outstanding Resource Waters

If waters become designated as ORWs during the term of the NWP, a permittee proposing a project on an ORW must contact the appropriate DEQ regional office and apply for individual certification.

This condition is necessary to meet the following water quality requirements:

Ensure there is no lowering of water quality in any ORW as required by the Idaho Antidegradation Policy (IDAPA 58.01.02.051.03).

2.4 Fill Material

Material subject to suspension, including suspended dredge material, shall be free of easily suspended fine material. The fill material to be placed in waters of the United States shall be clean material only. If dredged material is proposed to be used as fill material and there is a possibility the material may be contaminated, then the permittee must apply the procedures in the *Sediment Evaluation Framework for the Pacific Northwest* (RSET, 2018) to assess and characterize sediment to determine the suitability of dredged material for unconfined-aquatic placement; determine the suitability of post dredge surfaces; and to predict effects on water quality during dredging.

This condition is necessary to meet the following water quality requirements:

Prevent suspension of fine sediment and turbidity in order to provide beneficial use support and compliance with the following water quality standards:

- General Surface Water Criteria for Sediment (IDAPA 58.01.02.200.08)
- Numeric Turbidity Criteria for Aquatic Life (IDAPA 58.01.02.250.02.e)
- Numeric turbidity criteria for protection of domestic water supply (IDAPA 58.01.02.252.01.b)
- Point source wastewater treatment requirements (IDAPA 58.01.02.401.02)

Prevent suspension of hazardous, toxic, or deleterious materials or other pollutants that may be associated with fill material in order to ensure beneficial use support and compliance with the following water quality standards:

- General Surface Water Criteria for hazardous materials (IDAPA 58.01.02.200.01), toxic substances (IDAPA 58.01.02.200.02), deleterious materials (IDAPA 58.01.02.200.03), excess nutrients (IDAPA 58.01.02.200.06), or oxygen demanding materials (IDAPA 58.01.02.200.09)
- Numeric toxics criteria for aquatic life and human health (IDAPA 58.01.02.210)

2.5 Turbidity

If no visible sediment plume is present, it is reasonable to assume that there is no potential violation of the water quality criteria for turbidity (IDAPA 58.01.02.250.02.e). Therefore, turbidity monitoring is only required when activities cause a visible sediment plume.

A properly and regularly calibrated turbidimeter is required for measurements analyzed in the field, but grab samples may be collected and taken to a laboratory for analysis. When monitoring is required a sample must be taken at an undisturbed area immediately up-current from in-water disturbance or discharge to establish background turbidity levels. Background turbidity, latitude/longitude, date, and time must be recorded prior to monitoring down-current. Then a sample must be collected immediately down-current from the in-water disturbance or point of discharge and within any visible sediment plume. The turbidity, latitude/longitude, date, and time must be recorded for each sample. The downstream sample must be taken immediately following the upstream sample in order to obtain meaningful and representative results.

Results from the down-current sampling point must be compared to the up-current or background level to determine whether project activities are causing an exceedance of state WQS. If the downstream turbidity is 50 NTUs or more greater than the upstream turbidity, then the project is causing an exceedance of the WQS (IDAPA 58.01.02.250.02.e). Any exceedance of the turbidity standard must be reported to the appropriate DEQ regional office (Table 1) within 24 hours.

The following steps should be followed to ensure compliance with the turbidity standard:

1. If a visible plume is observed, collect turbidity measurements at 1) an upstream location; and, 2) from within the plume, and compare the results to Idaho's instantaneous numeric turbidity criterion (50 NTU over background).
2. If turbidity in the plume is less than 50 NTU instantaneously over the background turbidity continue monitoring as long as the plume is visible. If turbidity exceeds background turbidity by more than 50 NTU instantaneously then stop all earth disturbing construction activities immediately and proceed to Step 3. If turbidity exceeds background turbidity by more than 25 NTU, or if a visible plume is observed for more than 10 consecutive days, then stop all earth disturbing construction activities and proceed to Step 3.
3. Notify the appropriate DEQ regional office within 24 hours of any turbidity criteria exceedance. Take action to address the cause of the exceedance. That may include inspecting the condition of project BMPs. If the BMPs are functioning to their fullest capability, then the permittee must modify project activities and/or BMPs to correct the exceedance.
4. Earth disturbing activities may continue once turbidity readings return to within 50 NTU over background instantaneously; or, if turbidity has exceeded 25 NTU over background for more than ten consecutive days, once turbidity readings have no longer exceeded 25 NTU over background for at least 24 consecutive hours.

Copies of daily logs for turbidity monitoring must be available to DEQ upon request. The report must describe all exceedances and subsequent actions taken, including the effectiveness of the action.

This condition is necessary to meet the following water quality requirements:

Ensure that activities do not impair beneficial uses, and ensure and document compliance with the following water quality standards:

- General Surface Water Criteria for Sediment (IDAPA 58.01.02.200.08)
- Numeric Turbidity Criteria for Aquatic Life (IDAPA 58.01.02.250.02.e)
- Numeric turbidity criteria for protection of domestic water supply (IDAPA 58.01.02.252.01.b)

2.6 Mixing Zones

No mixing zones are authorized through this certification. If a mixing zone, or alternatively, a point of compliance, is desired, the permittee must apply for an individual certification and must contact the appropriate DEQ regional office (Table 1) to request authorization for a mixing zone.

This condition is necessary to meet the following water quality requirements:

Ensure any mixing zone is properly authorized in accordance with the Idaho Mixing Zone Policy (IDAPA 58.01.02.060).

2.7 Culverts

To prevent road surface and culvert bedding material from entering a stream, culvert crossings must include best management practices to retain road base and culvert bedding material. For perennial waters, the permittee should consider the Idaho Stream Channel Alterations rules (IDAPA 37.03.07). Another source of BMPs for culvert installation can be found in the Idaho Forest Practices Act (IDAPA 20.20.01). Examples of best management practices include, but are not limited to: parapets, wing walls, inlet and outlet rock armoring, compaction, suitable bedding material, anti-seep barriers such as bentonite clay, or other acceptable roadway retention systems.

This condition is necessary to meet the following water quality requirements:

Control of erosion, sediment, and turbidity to provide beneficial use support and compliance with the following water quality standards:

- General Surface Water Criteria for Sediment (IDAPA 58.01.02.200.08)
- Numeric Turbidity Criteria for Aquatic Life (IDAPA 58.01.02.250.02.e)
- Numeric turbidity criteria for protection of domestic water supply (IDAPA 58.01.02.252.01.b)

2.8 Wood Preservatives

DEQ's [Guidance for the Use of Wood Preservatives and Preserved Wood Products In or Around Aquatic Environments](#) must be considered when using treated wood materials in the aquatic environment. Within this guidance document DEQ references the [Best Management Practices](#)

[*for the Use of Treated Wood in Aquatic and Wetland Environments*](#)³. This document provides recommended guidelines for the production and installation of treated wood products destined for use in sensitive environments.

This condition is necessary to meet the following water quality requirements:

Ensure that toxic chemicals are not introduced into waters and to ensure compliance with the following water quality standards:

- General Surface Water Criteria for hazardous materials (IDAPA 58.01.02.200.01), toxic substances (IDAPA 58.01.02.200.02), and deleterious materials (IDAPA 58.01.02.200.03)
- Numeric toxics criteria for aquatic life and human health (IDAPA 58.01.02.210)

2.9 Reporting of Discharges Containing Hazardous Materials or Deleterious Materials

All spills of hazardous material, deleterious material or petroleum products which may impact waters (ground and surface) of the state shall be immediately reported. Call 911 if immediate assistance is required to control, contain or clean up the spill. If no assistance is needed in cleaning up the spill, contact the appropriate DEQ regional office in Table 2 during normal working hours or Idaho State Communications Center after normal working hours. If the spilled volume is above federal reportable quantities, contact the National Response Center.

For immediate assistance: Call 911

National Response Center: (800) 424-8802

Idaho State Communications Center: (800) 632-8000

Table 2. Idaho DEQ regional contacts for reporting discharge or spill of hazardous or deleterious materials.

<i>Regional Office</i>	<i>Toll Free Phone Number</i>	<i>Phone Number</i>
Boise	888-800-3480	208-373-0550
Coeur d'Alene	877-370-0017	208-769-1422
Idaho Falls	800-232-4635	208-528-2650
Lewiston	877-541-3304	208-799-4370
Pocatello	888-655-6160	208-236-6160
Twin Falls	800-270-1663	208-736-2190

³ Western Wood Preservers Institute, [Wood Preservation Canada](#), [Southern Pressure Treaters' Association](#), and [Southern Forest Products Association](#). 2011. "Best Management Practices: For the Use of Treated Wood in Aquatic and Wetland Environments" Vancouver, WA: Western Wood Preservers Institute.

This condition is necessary to meet the following water quality requirements:

Ensure compliance with the following water quality standards:

- Hazardous Material Spills (IDAPA 58.01.02.850)
- Petroleum release reporting, investigation, and confirmation (IDAPA 58.01.02.851)
- Petroleum release response and corrective action (IDAPA 58.01.02.852)

2.10 Other Conditions

This certification is conditioned upon the requirement that if there are material modifications of the NWP or the permitted activities—including without limitation, significant changes from the draft NWP to final NWP, or significant changes to the draft Regional Conditions, then DEQ must re-evaluate the certification to determine compliance with Idaho WQS and to provide additional certification pursuant to Section 401.

This condition is necessary to ensure that DEQ can evaluate any material modification to ensure it meets water quality requirements and complies with the Idaho antidegradation policy (IDAPA 58.01.02.051) and its implementation (IDAPA 58.01.02.052), general surface water quality criteria (200), numeric toxics criteria for aquatic life and human health (IDAPA 58.01.02.210), numeric criteria for aquatic life (IDAPA 58.01.02.250), recreation (IDAPA 58.01.02.251), and water supply uses (IDAPA 58.01.02.252).

3 Projects for Which Certification Is Denied

DEQ cannot certify that the following activities will comply with water quality requirements, including State WQS and other appropriate requirements of state law, and is therefore denying certification for the activities listed below.

For activities for which certification has been denied, the applicant will be required to request an individual certification before the activity can be conducted. Individual certification requests will provide DEQ with the opportunity to review project details and determine if additional conditions are necessary to ensure that water quality requirements will be met.

Upon review and evaluation of individual certification requests, DEQ may 1) certify without condition, 2) provide individual certification with conditions necessary to ensure water quality requirements will be met, or 3) deny certification for projects that will not meet water quality requirements.

3.1 NWP denied

DEQ denies certification for all activities proposed to occur on waters designated as ORWs during the term of the permit. This denial is necessary to ensure compliance with the water quality requirements of Idaho's antidegradation policy (IDAPA 58.01.02.051.03) and implementation procedures (IDAPA 58.01.02.052.09.g).

In addition, the following NWP's are denied certification for all Idaho waters. Projects seeking coverage under these NWP's must request individual certification from DEQ.

NWP 16 - Return Water from Upland Contained Disposal Areas

Basis for denial:

Return water from upland disposal areas has the potential to contribute turbidity, sediment, and other toxic and non-toxic pollutants to receiving waters.

To ensure that discharge from upland contained disposal areas meets water quality requirements, DEQ must evaluate the quality of the return water and evaluate the potential pollutants associated with return water on a case-by-case basis to determine compliance with general surface water quality criteria (IDAPA 58.01.02.200); numeric toxics criteria for aquatic life and human health (IDAPA 58.01.02.210); and use specific criteria for aquatic life (IDAPA 58.01.02.250), recreation (IDAPA 58.01.02.251), and water supply uses (IDAPA 58.01.02.252).

NWP 23 - Approved Categorical Exclusions

Basis for denial:

DEQ is unable to determine that meeting the requirements for categorical exclusion under the National Environmental Policy Act will meet state water quality requirements.

DEQ will evaluate categorically excluded activities on a case-by-case basis to determine compliance with general surface water quality criteria (IDAPA 58.01.02.200); numeric toxics criteria for aquatic life and human health (IDAPA 58.01.02.210); and use specific criteria for aquatic life (IDAPA 58.01.02.250), recreation (IDAPA 58.01.02.251), and water supply uses (IDAPA 58.01.02.252).

NWP 53 – Removal of Low-Head Dams

Basis for denial:

Material released from the removal of low head dams has the potential to contribute turbidity, sediment, and other toxic and non-toxic pollutants to receiving waters.

In order to ensure that release of materials from the removal of low head dams meets water quality requirements, DEQ must evaluate the potential pollutants associated with this release on a case-by-case basis to determine compliance with general surface water quality criteria (IDAPA 58.01.02.200); numeric toxics criteria for aquatic life and human health (IDAPA 58.01.02.210); and use specific criteria for aquatic life (IDAPA 58.01.02.250), recreation (IDAPA 58.01.02.251), and water supply uses (IDAPA 58.01.02.252).

3.2 NWP's partially denied

The following activities have the potential to disturb significant areas and could disturb a significant fraction of entire Assessment Units, causing permanent and significant impairment of designated and existing beneficial uses. The conditions associated with the NWP, regional conditions, and the conditions associated with this certification are not sufficient to provide DEQ with assurance that projects of this magnitude would not result in impairment of existing or

designated beneficial uses in all waters, and potentially increase degradation in high quality (Tier II) waters.

In order to meet the requirements of Idaho's antidegradation implementation procedures (IDAPA 58.01.02.052), ensure that beneficial uses are not impaired, and ensure compliance with general surface water quality criteria for sediment (IDAPA 58.01.02.200.08), DEQ must evaluate these projects on a case-by-case basis and provide individual certification where applicable.

3.2.1 NWPs 3, 13, and 14

The 2020 NWPs 3, 13, and 14 require preconstruction notification (PCN) for certain activities when it is necessary for the district engineer to review activities to ensure only minimal adverse environmental effects.

While the additional district engineer review is intended to ensure that activities will cause only minimal adverse environmental effects, it is not reasonable to expect that the district engineer review will consider the requirements of Idaho's antidegradation implementation procedures (IDAPA 58.01.02.052) when making their determination. Consequently, DEQ cannot certify that activities requiring PCN under these NWPs would not cause degradation of water quality, and therefore cannot certify that these activities would meet Idaho's antidegradation implementation procedures (IDAPA 58.01.02.052).

Therefore, DEQ is denying certification for the following activities that require PCN under the proposed 2020 NWPs:

NWP 3 – Maintenance

Activities Denied Certification

- Activities authorized by paragraph (b) of NWP 3

NWP 13 – Bank Stabilization

Activities Denied Certification:

- activities involving discharge into special aquatic sites;
- activities in excess of 500 linear feet;
- activities that involve discharge of greater than one cubic yard per running foot measured along the length of the treated bank below the plane of the ordinary high water mark

NWP 14 – Linear Transportation Projects

Activities Denied Certification:

- activities resulting in the loss of waters of the United States in excess of 1/10 acre;
- discharge in a special aquatic site, including wetlands

3.2.2 NWPs 12, C, and D

The 2017 NWP 12 included activities proposed to be permitted under the 2020 NWPs C and D.

The 2017 NWP 12 required PCN for activities that, among other thresholds, involved mechanized clearing in forested wetlands, exceeded 500 linear feet, or that resulted in loss of greater than 1/10 acre of waters of the United States. The 2020 NWP proposes removal of these thresholds for PCN, and does not require additional review from the ACOE district engineer to ensure only minimal adverse environmental effects.

Without the requirement for PCN and additional review from the district engineer, DEQ cannot certify that these activities will not result in degradation. Therefore, DEQ is denying certification for the following activities:

NWP 12 – Oil or Natural Gas Pipeline Activities

Activities Denied Certification:

- activities that involve mechanized clearing of a wooded wetland;
- oil or natural gas pipelines in waters of the United States that exceed 500 linear feet or that run adjacent to a water body for greater than 500 linear feet;
- activities where discharge will result in loss of greater than 1/10-acre, as determined by ACOE, of waters of the United States

NWP C – Electric Utility Line and Telecommunications Activities

Activities Denied Certification:

- activities that involve mechanized clearing of a wooded wetland;
- electric utility line and telecommunications activities in waters of the United States that exceed 500 linear feet;
- activities where discharge will result in loss of greater than 1/10-acre, as determined by ACOE, of waters of the United States

NWP D – Utility Line Activities for Water and Other Substances

Activities Denied Certification:

- activities that involve mechanized clearing of a wooded wetland;
- utility line activities in waters of the United States that exceed 500 linear feet;
- activities where discharge will result in loss of greater than 1/10-acre, as determined by ACOE, of waters of the United States

3.2.3 NWPs 21, 29, 39, 40, 42, 43, 44, 50, 51, 52, and E

The 2017 NWPs for the following activities had a 300 linear foot limit for losses of stream bed. The 2020 NWP proposes removal of the 300 linear foot limit for losses of stream bed and instead rely solely on the ½ acre limit.

The median bankfull width measured from 48 wadeable streams monitored in 2010 as part of DEQ's Beneficial Use reconnaissance Program (BURP) was 19.7 feet. A loss of ½ acre at this stream width would correspond to 1,105 linear feet of loss, or the equivalent of 0.2 miles of stream. DEQ cannot certify that losses of this magnitude of stream bed, or that losses of stream

bed based solely on the ½ acre limit, would not result in permanent degradation. Therefore, DEQ is denying certification for the following activities that exceed the 300 linear foot limit previously imposed by the 2017 NWP:

NWP 21 – Surface Coal Mining Activities

Activities Denied Certification:

- activities resulting in loss in excess of 300 linear feet of streambed
- activities resulting in loss in excess of ½ acre of jurisdictional wetlands

NWP 29 – Residential Developments

Activities Denied Certification:

- activities resulting in loss in excess of 300 linear feet of streambed
- activities resulting in loss in excess of ½ acre of jurisdictional wetlands

NWP 39 – Commercial and Institutional Developments

Activities Denied Certification:

- activities resulting in loss in excess of 300 linear feet of streambed
- activities resulting in loss in excess of ½ acre of jurisdictional wetlands

NWP 40 – Agricultural Activities

Activities Denied Certification:

- activities resulting in loss in excess of 300 linear feet of streambed
- activities resulting in loss in excess of ½ acre of jurisdictional wetlands

NWP 42 – Recreational Facilities

Activities Denied Certification:

- activities resulting in loss in excess of 300 linear feet of streambed
- activities resulting in loss in excess of ½ acre of jurisdictional wetlands

NWP 43 – Stormwater Management Facilities

Activities Denied Certification:

- activities resulting in loss in excess of 300 linear feet of streambed
- activities resulting in loss in excess of ½ acre of jurisdictional wetlands

NWP 44 – Mining Activities

Activities Denied Certification:

- activities resulting in loss in excess of 300 linear feet of streambed
- activities resulting in loss in excess of ½ acre of jurisdictional wetlands

NWP 50 – Underground Coal Mining Activities

Activities Denied Certification:

- activities resulting in loss in excess of 300 linear feet of streambed
- activities resulting in loss in excess of ½ acre of jurisdictional wetlands

NWP 51 – Land Based Renewable Energy Generation Facilities

Activities Denied Certification:

- activities resulting in loss in excess of 300 linear feet of streambed
- activities resulting in loss in excess of ½ acre of jurisdictional wetlands

NWP 52 – Water-Based Renewable Energy Generation Pilot Projects

Activities Denied Certification:

- activities resulting in loss in excess of 300 linear feet of streambed
- activities resulting in loss in excess of ½ acre of jurisdictional wetlands

NWP E – Water Reclamation and Reuse Facilities

Activities Denied Certification:

- activities resulting in loss in excess of 300 linear feet of streambed
- activities resulting in loss in excess of ½ acre of jurisdictional wetlands

4 Right to Appeal Final Certification

The final Section 401 Water Quality Certification may be appealed by submitting a petition to initiate a contested case, pursuant to Idaho Code § 39-107(5) and the “Rules of Administrative Procedure before the Board of Environmental Quality” (IDAPA 58.01.23), within 35 days of the date of the final certification.

Questions or comments regarding the actions taken in this certification should be directed to Jason Pappani, State Office IDEQ, at (208) 373-0515 or via email at jason.pappani@deq.idaho.gov.



Mary Anne Nelson, PhD

Surface and Wastewater Division
Administrator



MEMORANDUM

TO: James Joyner, Chief, Upper Snake and Idaho Panhandle Branch, U.S. Army Corps of Engineers

FROM: Mary Anne Nelson, Surface and Wastewater Division Administrator of the Department of Environmental Quality

DATE: 01/10/23

SUBJECT: 2020 Final § 401 Water Quality Certification Contact and Hyperlink Updates

The Department of Environmental Quality (DEQ) is submitting an update for agency contacts and hyperlinks to be included as an attachment to the § 401 Water Quality Certification dated December 4, 2020, upon authorization of a federal permit or license.

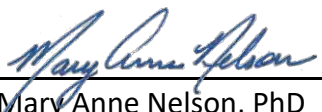
Table 1. DEQ state and regional office contacts.

Regional Office	Address	Phone Number	Email
Boise	1445 N. Orchard St., Boise, ID 83706	(208) 373-0490	chase.cusack@deq.idaho.gov
Coeur d'Alene	2110 Ironwood Parkway, Coeur d'Alene, ID 83814	(208) 666-4605	chantilly.higbee@deq.idaho.gov
Idaho Falls	900 N. Skyline, Suite B., Idaho Falls, ID 83402	(208) 528-2679	alex.bell@deq.idaho.gov
Lewiston	1118 "F" St., Lewiston, ID 83501	(208) 799-4874	sujata.connell@deq.idaho.gov
Pocatello	444 Hospital Way, #300 Pocatello, ID 83201	(208) 239-5007	matthew.schenk@deq.idaho.gov
Twin Falls	650 Addison Ave. W., Suite 110, Twin Falls, ID 83301	(208) 737-3877	sean.woodhead@deq.idaho.gov
State Office	1410 N. Hilton St., Boise, ID 83706	(208) 373-0570	tambra.phares@deq.idaho.gov

Table 2. Updated hyperlinks.

Section	Hyperlink
1.2	Integrated Report
1.2	Final 2022 Integrated Report Interactive Mapper
2.1	Catalog of Storm Water Best Management Practices
2.2	Approved TMDLs
2.8	Guidance for the Use of Wood Preservatives and Preserved Wood Products In or Around Aquatic Environments
2.8	Best Management Practices for the Use of Treated Wood in Aquatic and Wetland Environments

Please direct questions or comments about the actions taken in the 2020 Final § 401 Water Quality Certification to Tandra Phares, State Office DEQ, (208) 373-0187, or email at tandra.phares@deq.idaho.gov.

APPROVAL:  _____ 01/10/2023
Mary Anne Nelson, PhD Date
Department of Environmental Quality
Surface and Wastewater Division Administrator

Attachment E:
Cut & Fill Memo/
Drawings

Analysis of Cut and Fill Volume Below BFE -- Revised for Split-Flow Model and Sheet Pile Wall

490 standalone project 2023.03.09 final rev 2023.04.26, revised split-flow model, update with sheet pile wall 2023.1
 BFE calculated with PROPOSED CONDITIONS model

Volumes calculated using frustum formula

CGB 10/26/2023

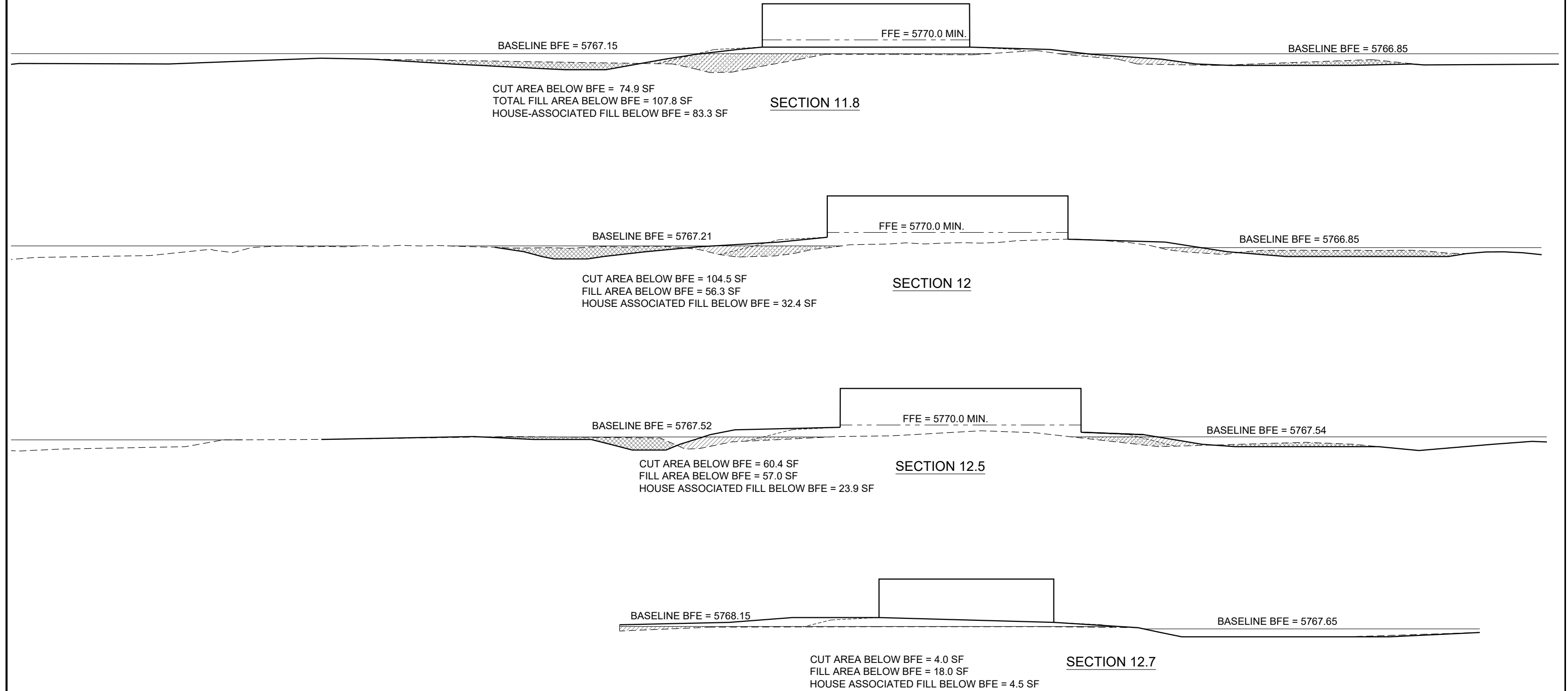
Section	Station	Avg dist between sections	Cut Area (ft2)	Fill Area (ft2)	Delta V (cy)		Associated house fill*	
					Cut	Fill	Area (ft2)	Delta V
Start grading (prop line)	0		0.0	0.0			0	
11.8	57	57	74.9	107.8	52.7	75.9	83.3	58.6
12	90	33	104.5	56.3	109.1	98.6	32.4	68.3
12.5	128	38	60.4	57.0	114.6	79.7	23.9	39.5
12.7	170	42	4.0	18.0	41.5	55.5	4.5	20.1
13	230	60	14.4	11.6	19.3	32.6	0.0	3.3
13.5	297	67	56.7	54.5	82.4	75.5	0.0	0.0
End grading	302	5	0.0	0.0	3.5	3.4	0.0	0.0
Totals					423.1	421.1		189.8
Additional fill:								
Driveway - road access					0.0	92.8		
Driveway pad at garage					0.0	34.6		
Retaining wall area - section area 15.3' x length 37.8'					0.0	21.4		
Sheet pile wall and low berms						14.3		

* 5% for first 10 feet from foundation, then 4:1

Total gross cut	423.1 cy
Total gross fill	584.2 cy
Associated house fill	189.8 cy
Net fill (gross minus associated house fill)	394.4 cy
Net cut-fill balance excluding associated house fill	28.7 cy

- EXISTING GRADE
- PROJECT GRADE
- BASELINE BFE CALCULATED
- ▨ FILL BELOW BFE
- ▩ CUT BELOW BFE
- ▤ HOUSE-ASSOCIATED FILL BELOW BFE, WITH CRITERIA: 5% FOR FIRST 10 FT (IRC) THEN 4:1 (MAX. REASONABLE WALKING SURFACE)

BFE FROM SPLIT FLOW ANALYSIS, PROPOSED CONDITIONS MODEL 9/4/2023



THIS DRAWING HAS BEEN PREPARED BY BROCKWAY ENGINEERING, PLLC. FOR A SPECIFIC PROJECT TAKING INTO ACCOUNT THE SPECIFIC AND UNIQUE REQUIREMENTS OF THE PROJECT. REUSE OF THIS DRAWING FOR ANY PURPOSE IS PROHIBITED UNLESS WRITTEN PERMISSION FROM BOTH BROCKWAY ENGINEERING & THE CLIENT IS GRANTED.

REV	DESCRIPTION	DATE	APPD.
E	SPLIT-FLOW MODEL	9/4/2023	
D	CHANGED BFE TO POST-PROJECT MODEL	6/15/2023	

DESIGNED BY CGB	DRAFTED BY CGB
NO SCALE	

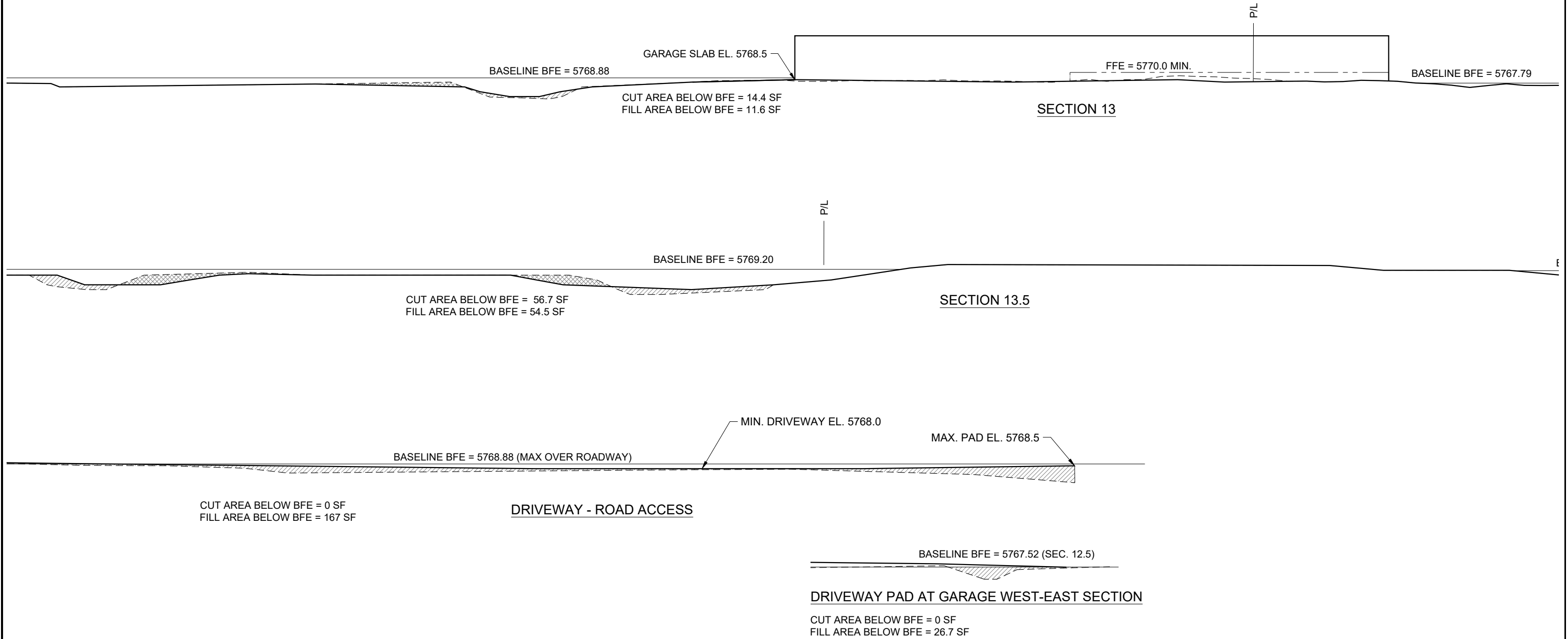
BROCKWAY ENGINEERING, PLLC.
 HYDRAULICS - HYDROLOGY - WATER RESOURCES
 2016 NORTH WASHINGTON, SUITE 4
 TWIN FALLS, ID. 83301
 (208) 736-8543

**490 WOOD RIVER
 FLOODPLAIN DEVELOPMENT PERMIT
 CUT AND FILL AREAS BELOW CALCULATED
 BASELINE BFE (100-YEAR FLOW)**

PROJECT # 1575-01-2021	DWG # FIGURE 3	REV E
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BFE FROM SPLIT FLOW ANALYSIS, PROPOSED CONDITIONS MODEL 9/4/2023

- EXISTING GRADE
- PROJECT GRADE
- BASELINE BFE CALCULATED
- ▨ FILL BELOW BFE
- ▩ CUT BELOW BFE



THIS DRAWING HAS BEEN PREPARED BY BROCKWAY ENGINEERING, PLLC. FOR A SPECIFIC PROJECT TAKING INTO ACCOUNT THE SPECIFIC AND UNIQUE REQUIREMENTS OF THE PROJECT. REUSE OF THIS DRAWING FOR ANY PURPOSE IS PROHIBITED UNLESS WRITTEN PERMISSION FROM BOTH BROCKWAY ENGINEERING & THE CLIENT IS GRANTED.

REV	DESCRIPTION	DATE	APPD.
E	SPLIT-FLOW MODEL	9/4/2023	
D	CHANGED BFE TO POST-PROJECT MODEL	6/15/2023	

DESIGNED BY
CGB

DRAFTED BY
CGB

NO SCALE

BROCKWAY ENGINEERING, PLLC.

HYDRAULICS - HYDROLOGY - WATER RESOURCES

2016 NORTH WASHINGTON, SUITE 4
TWIN FALLS, ID. 83301
(208) 736-8543

**490 WOOD RIVER
FLOODPLAIN DEVELOPMENT PERMIT**

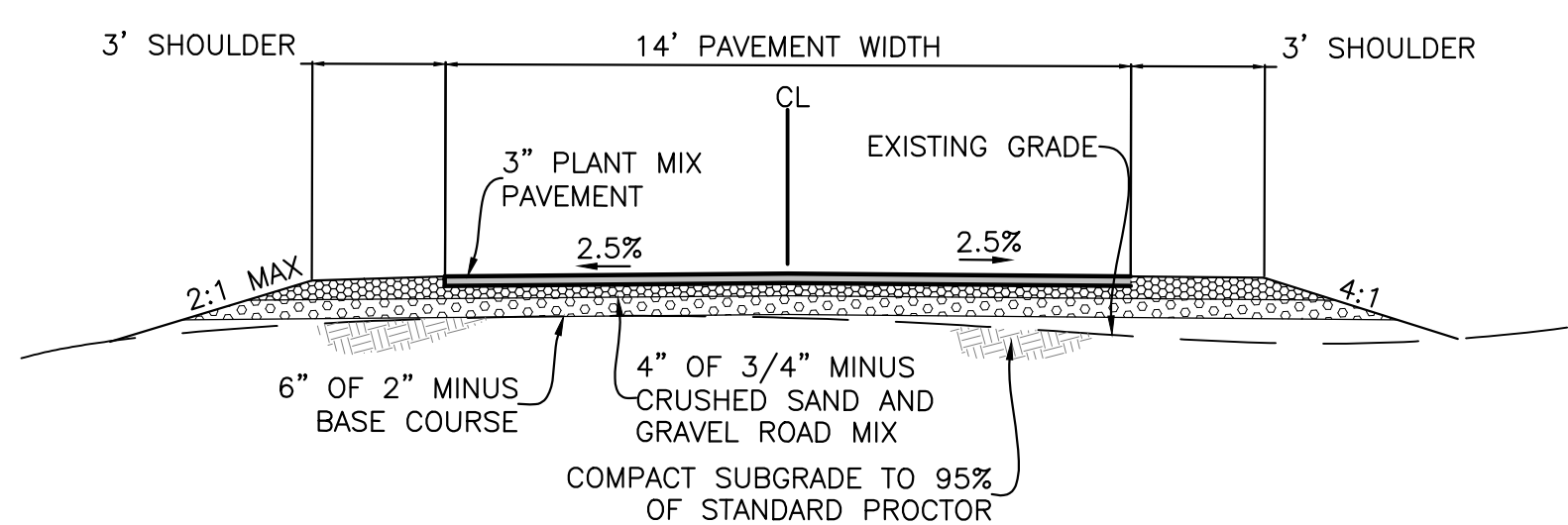
CUT-FILL BELOW CALCULATED BFE

PROJECT #
1575-01-2021

DWG #
FIGURE 4

REV
E

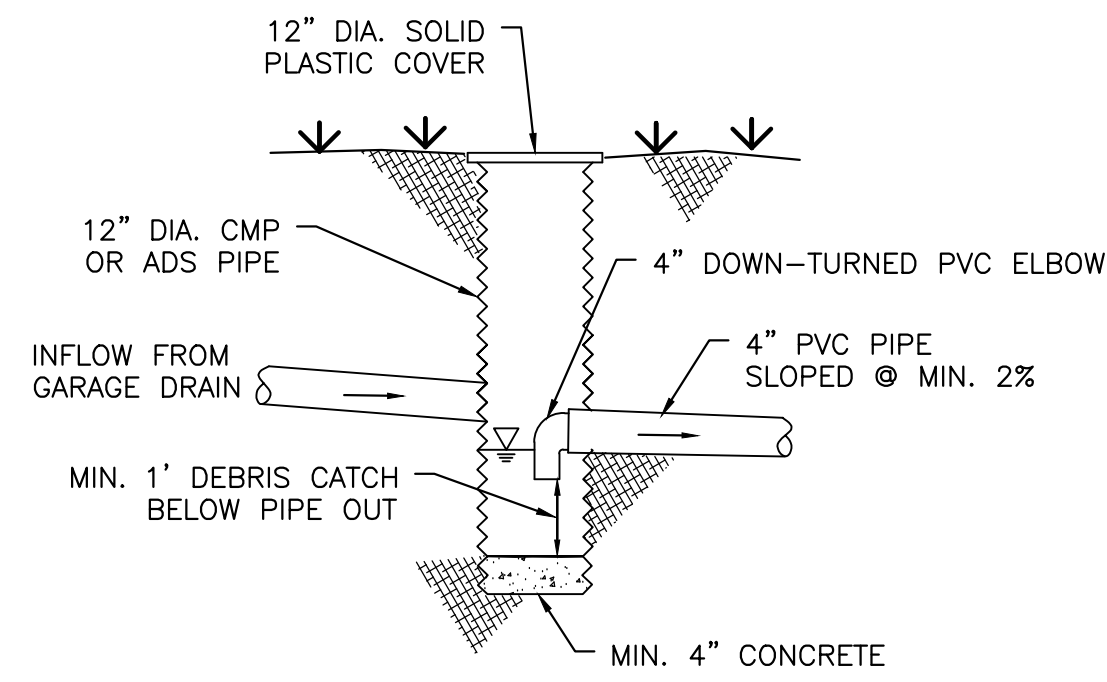
Attachment F:
Civil Details &
Sheets



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

(A) DRIVEWAY TYPICAL SECTION

SCALE: NTS

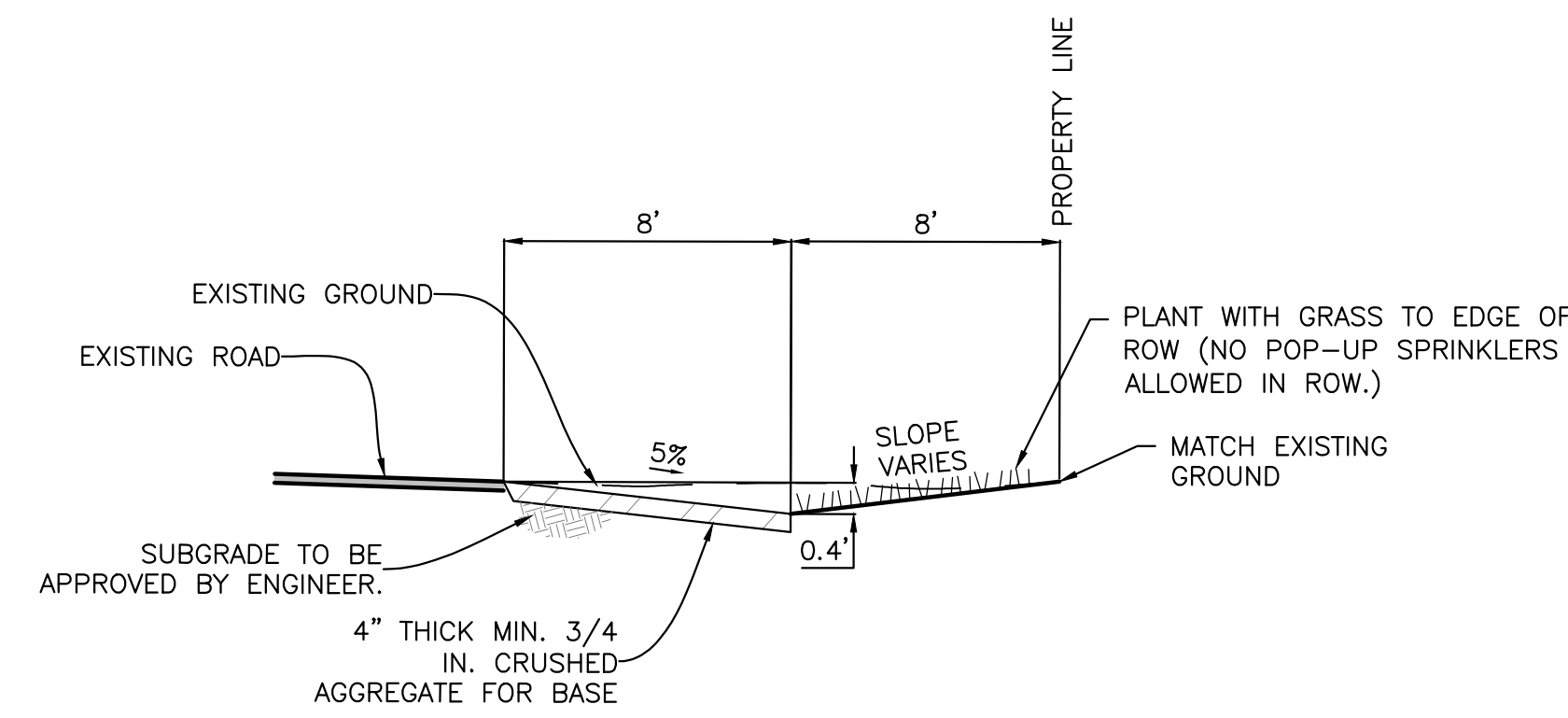


(1) OIL-WATER SEPARATOR

SCALE: NOT TO SCALE

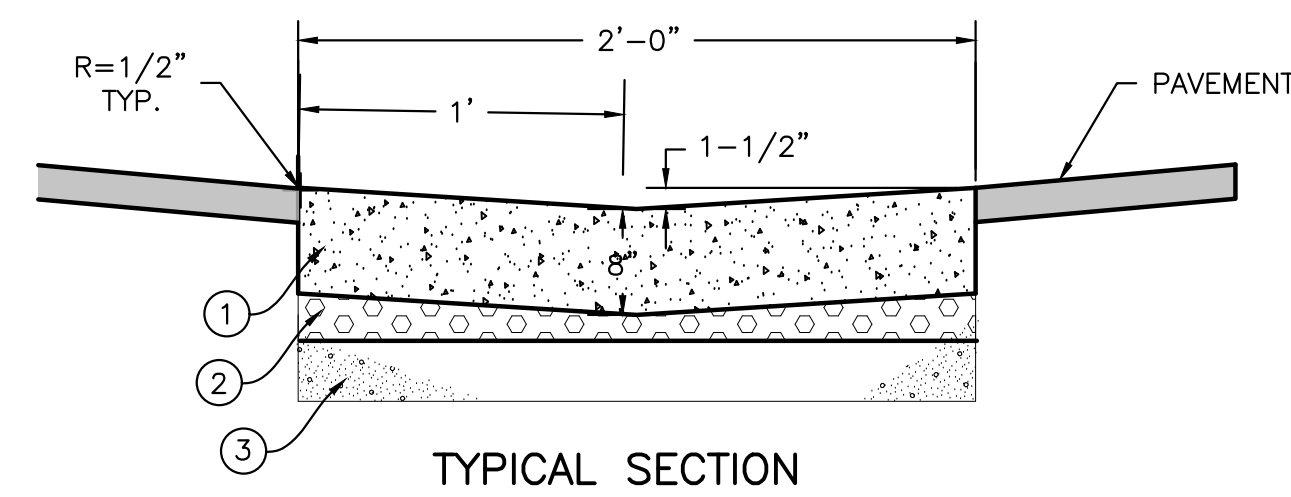
LEGEND

PROPERTY LINE	---
ADJOINING PROPERTY LINE	---
CENTERLINE	X
EDGE OF PAVEMENT	---
EASEMENT	---
WETLANDS DELINEATED JUNE 2022	WET
SEWER	S
SEWER MANHOLE (MH)	⊙
WATER	W
WATER GATE VALVE	⊕
WATER METER (WM)	⊕
HYDRANT	⊕
ELEVATION CONTOUR	5775
PROPOSED ELEV CONTOUR	59
SAWCUT LINE	---
FLOW LINE	---
CUT-OFF TRENCH	---
FOOTING DRAIN	---
STORM DRAIN PIPE (SD)	---
DOWN SPOUT	---
CATCH BASIN	---
ASPHALT PAVEMENT	---
GRASS PAVE	---
GRAVEL	---
INFILTRATION TRENCH	---
FG	---
EG	---
GB	---
ME	---
MATCH EXISTING	---
DS	---



(B) RIGHT OF WAY TYPICAL SECTION

SCALE: NTS



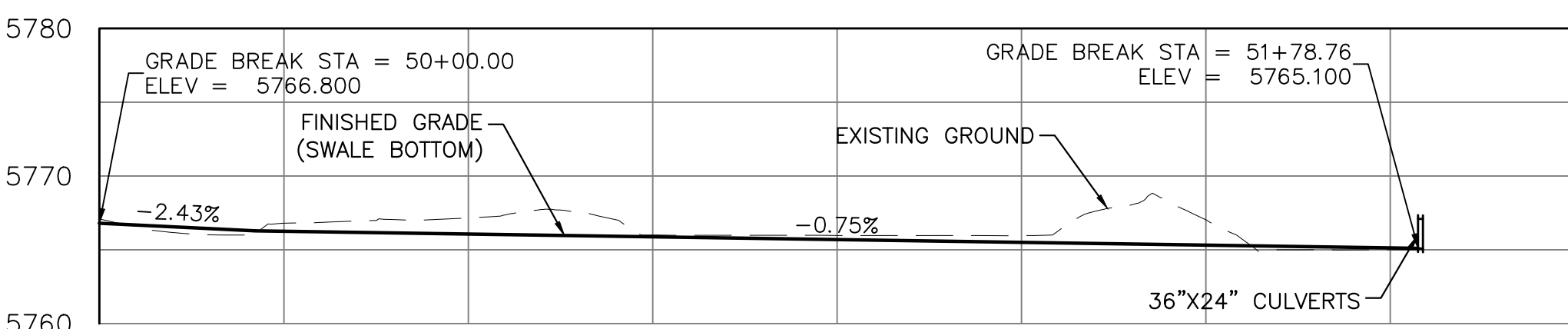
TYPICAL SECTION

- LEGEND**
- ① 8-INCH THICK CONCRETE
 - ② 2" MIN. OF 3/4" TYPE I AGGREGATE BASE
 - ③ 6" OF 2" TYPE II SUBBASE

- NOTES:**
- 1/2-INCH PREFORMED EXPANSION JOINT MATERIAL (AASHTO M 213) AT TERMINAL POINTS OF RADII.
 - CONTINUOUS PLACEMENT PREFERRED. SCORE INTERVALS TO MATCH SIDEWALK WITH 10-FEET MAXIMUM SPACING.
 - MATERIALS SHALL CONFORM WITH CURRENT ISPMC STANDARDS, DIVISION 800 AGGREGATES AND ASPHALT.

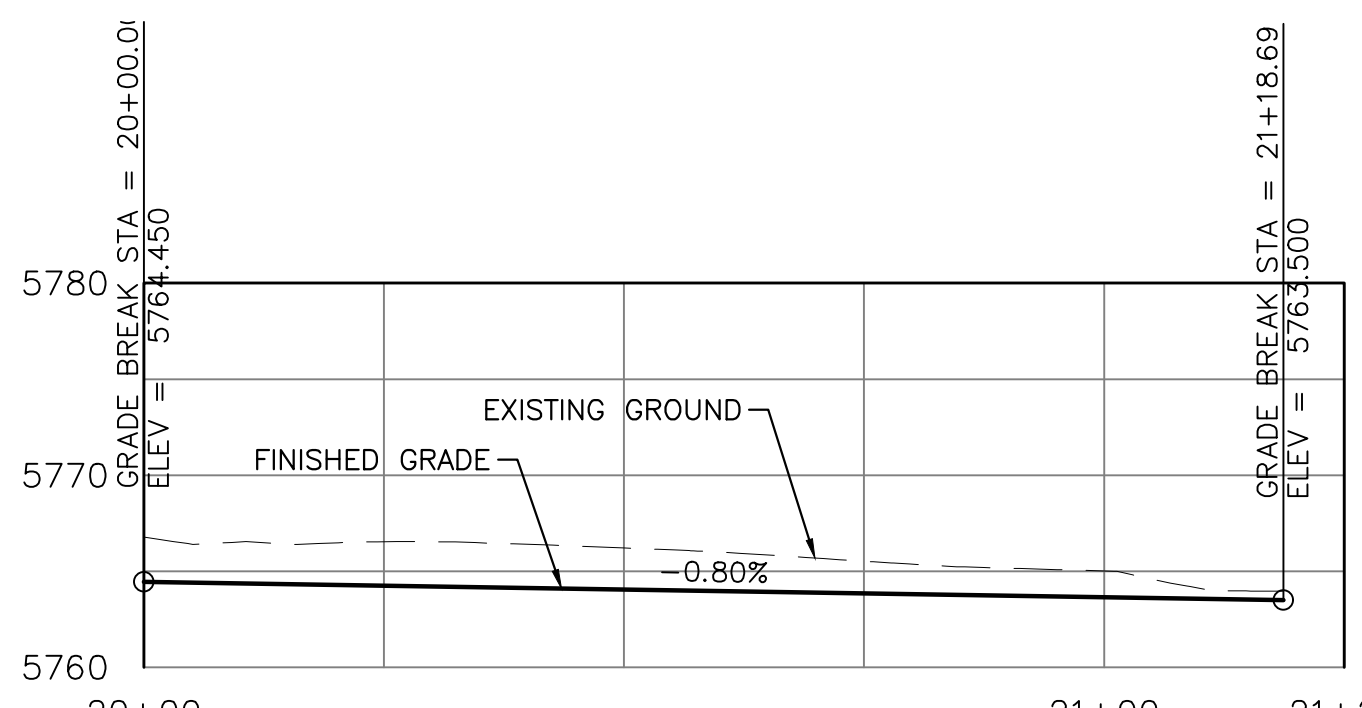
(2) 2 FT CONCRETE VALLEY GUTTER

SCALE: N.T.S.



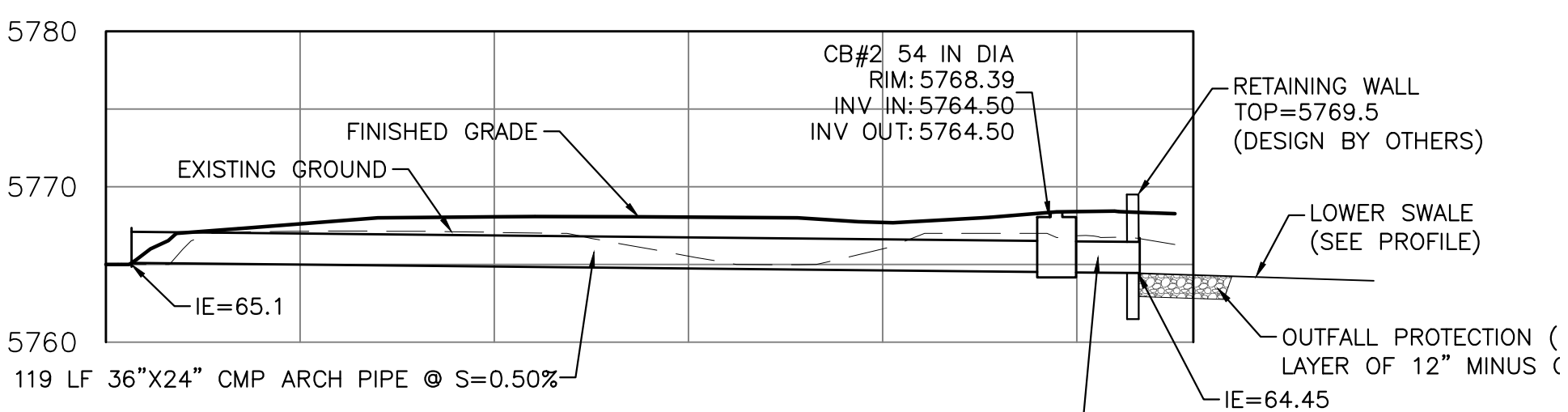
UPPER SWALE PROFILE

HORIZ: 1"=20'
 VERT: 1"=5'



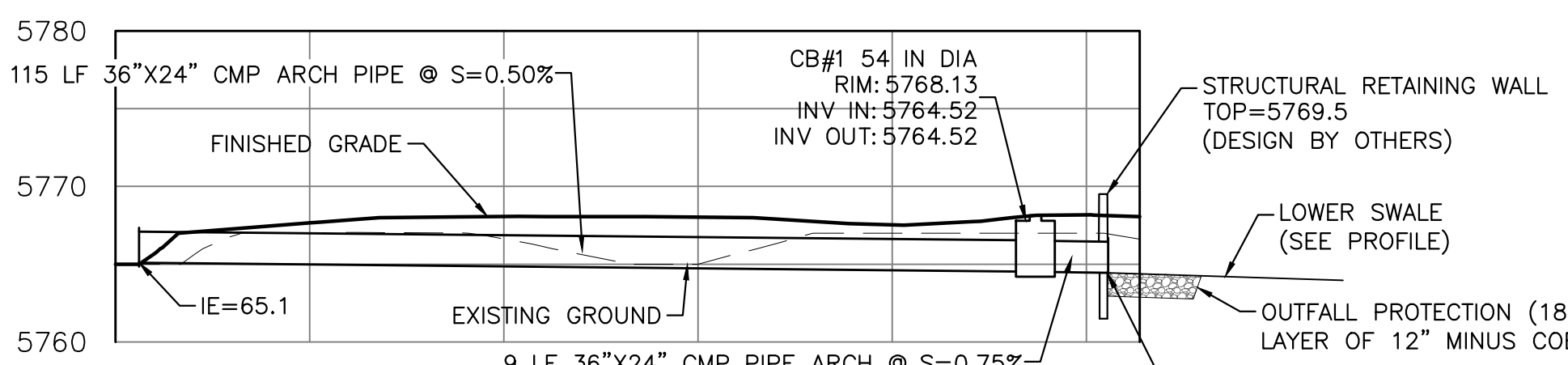
LOWER SWALE PROFILE

HORIZ: 1"=20'
 VERT: 1"=10'



WEST CULVERT PROFILE

NTS



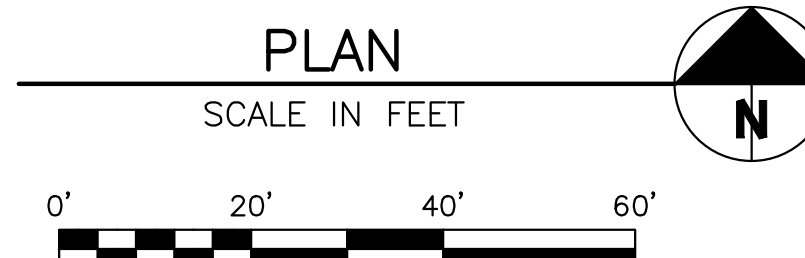
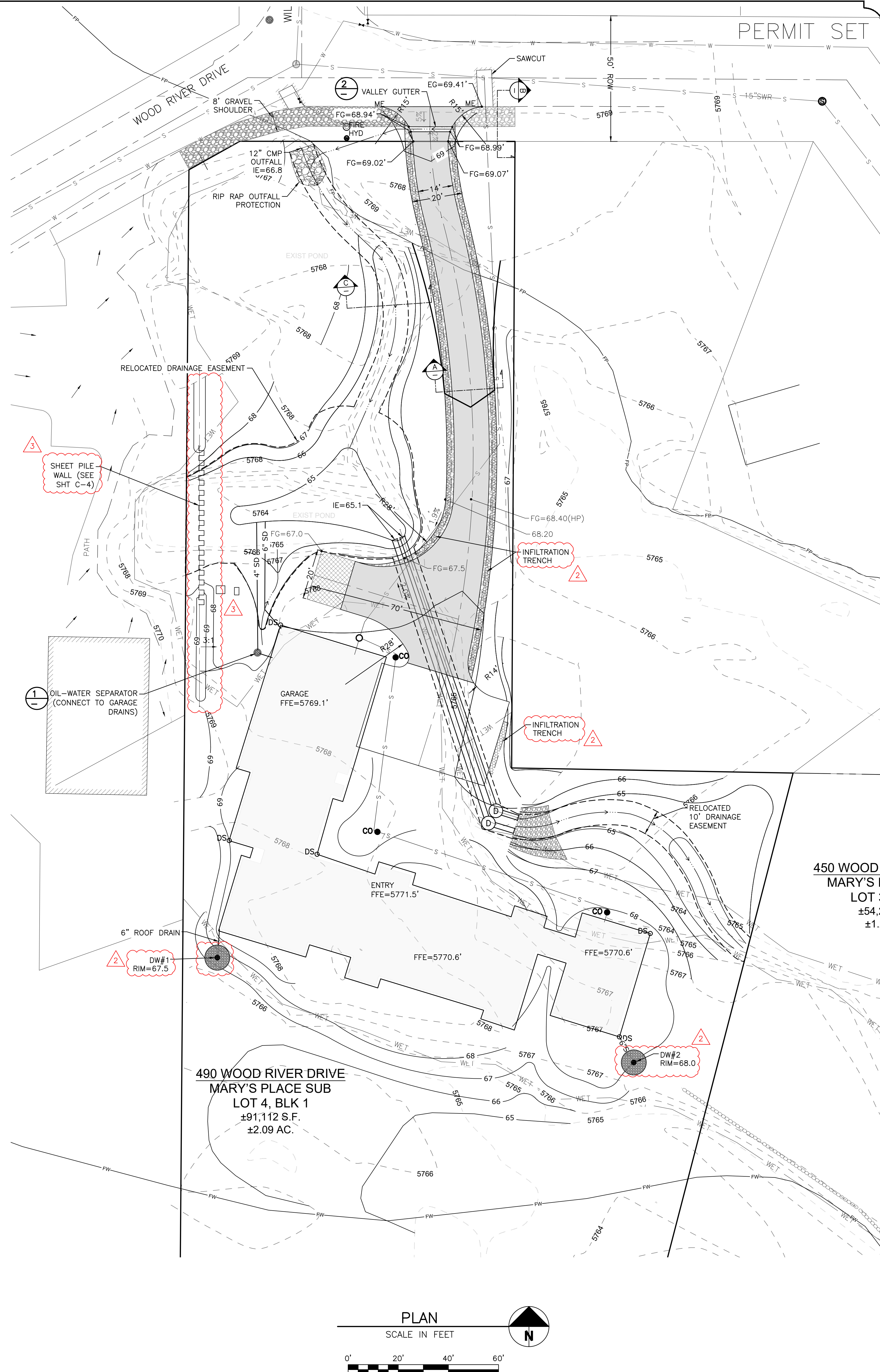
EAST CULVERT PROFILE

NTS

(C) UPPER CHANNEL SECTION

NOT TO SCALE

- GENERAL NOTES**
- CONTRACTOR SHALL FIELD VERIFY LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING CONSTRUCTION. ANY CONFLICT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER.
 - CONTRACTOR SHALL NOTIFY DIGLINE (1-800-342-1585) AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES ENCOUNTERED DURING CONSTRUCTION.
 - CONTRACTOR SHALL SUBMIT A DEWATERING PLAN PER ISPMC SECTION 205 TO THE CITY, AND ALSO TO IDAHO DEQ IF DISCHARGING TO SURFACE WATER.
 - CONTRACTOR IS RESPONSIBLE FOR OBTAINING A CONSTRUCTION SWPPP, DEWATERING PLANS AND COPIES OF SUBMITTALS TO AND APPROVALS FROM IDAHO DEQ ARE REQUIRED TO BE PROVIDED AND PART OF THE SWPPP PRIOR TO NOI FILING AND IDEQ WAITING PERIOD BEGINS.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL DURING THE CONSTRUCTION OF ALL ITEMS HEREON. DUST CONTROL SHALL BE CONTINUOUS DURING CONSTRUCTION, 24 HOURS PER DAY 7 DAYS PER WEEK. THE CONTRACTOR SHALL FOLLOW THE REQUIREMENTS OF THE STORM WATER POLLUTION PREVENTION PROGRAM AT ALL TIMES UNTIL PERMANENT EROSION CONTROL IS ESTABLISHED.
 - CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM THE HOUSE.
 - ALL WORK WITHIN THE CITY RIGHT OF WAY SHALL CONFORM TO CITY OF KETCHUM STANDARDS.



PROFESSIONAL ENGINEER
 STATE OF IDAHO
 JACOB JOHANNESSON
 17861
 5/22/2023

REVISIONS

NO.	DATE	BY	DESCRIPTION
2	9/13/23	PLJ	FDP REVISION 2
3	10/25/23	PLJ	FDP REVISION 3

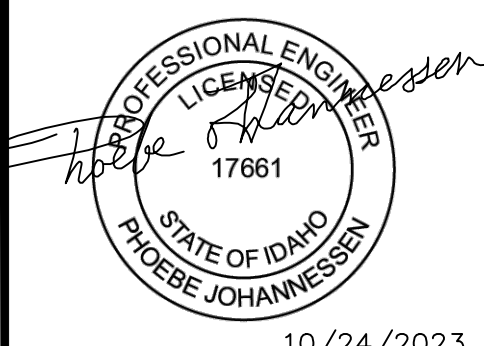


BENCHMARK ASSOCIATES, P.A.
 P.O. BOX 733 100 BELL DRIVE
 KETCHUM, IDAHO 83340
 (208) 726-9512
 (FAX) 726-9514
 WEB: www.benchmark-associates.com
 MAIL: mail@bma5b.com

GRADING & DRAINAGE PLAN
 MARY'S PLACE SUB, BLOCK 1 LOT 4
 T4N, R17E, SEC 13, B.M., KETCHUM, IDAHO
 PREPARED FOR: VISTA PROPERTIES

DRAWN BY: PLJ
 DESIGNED BY: PLJ
 CHECKED: -
 DATE: 5/22/2023
 PROJECT NO.: 23187

SHEET NUMBER
C-1



10/24/2023

NO.	DATE	BY	DESCRIPTION
3	10/24/23	PLJ	FDP REVISION 3

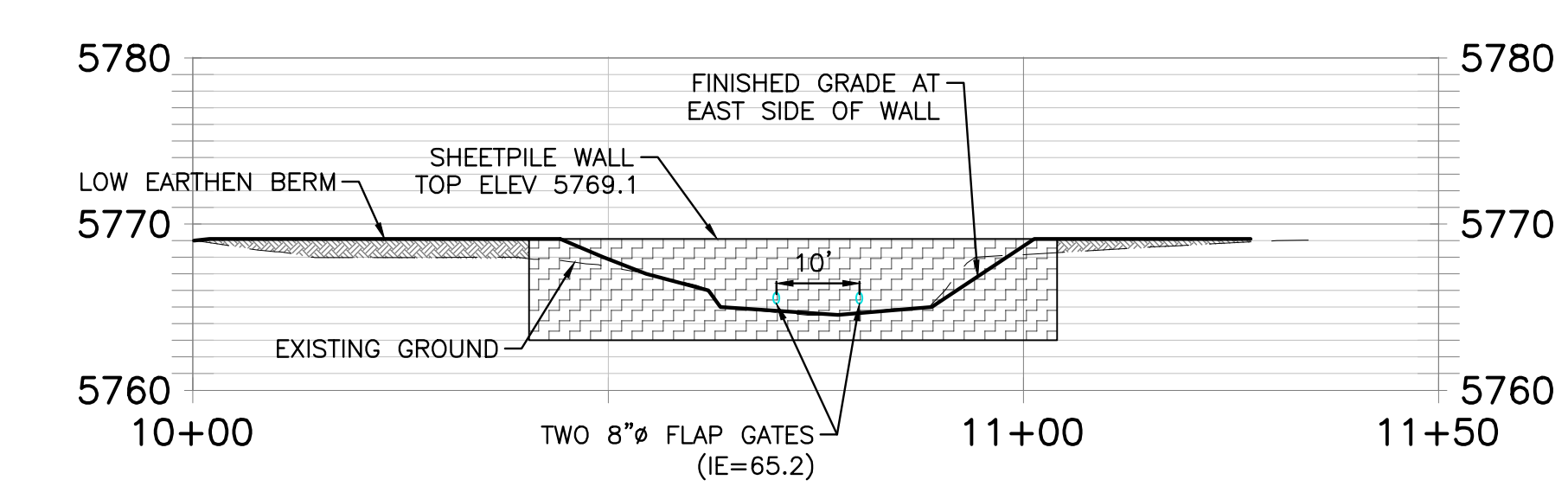


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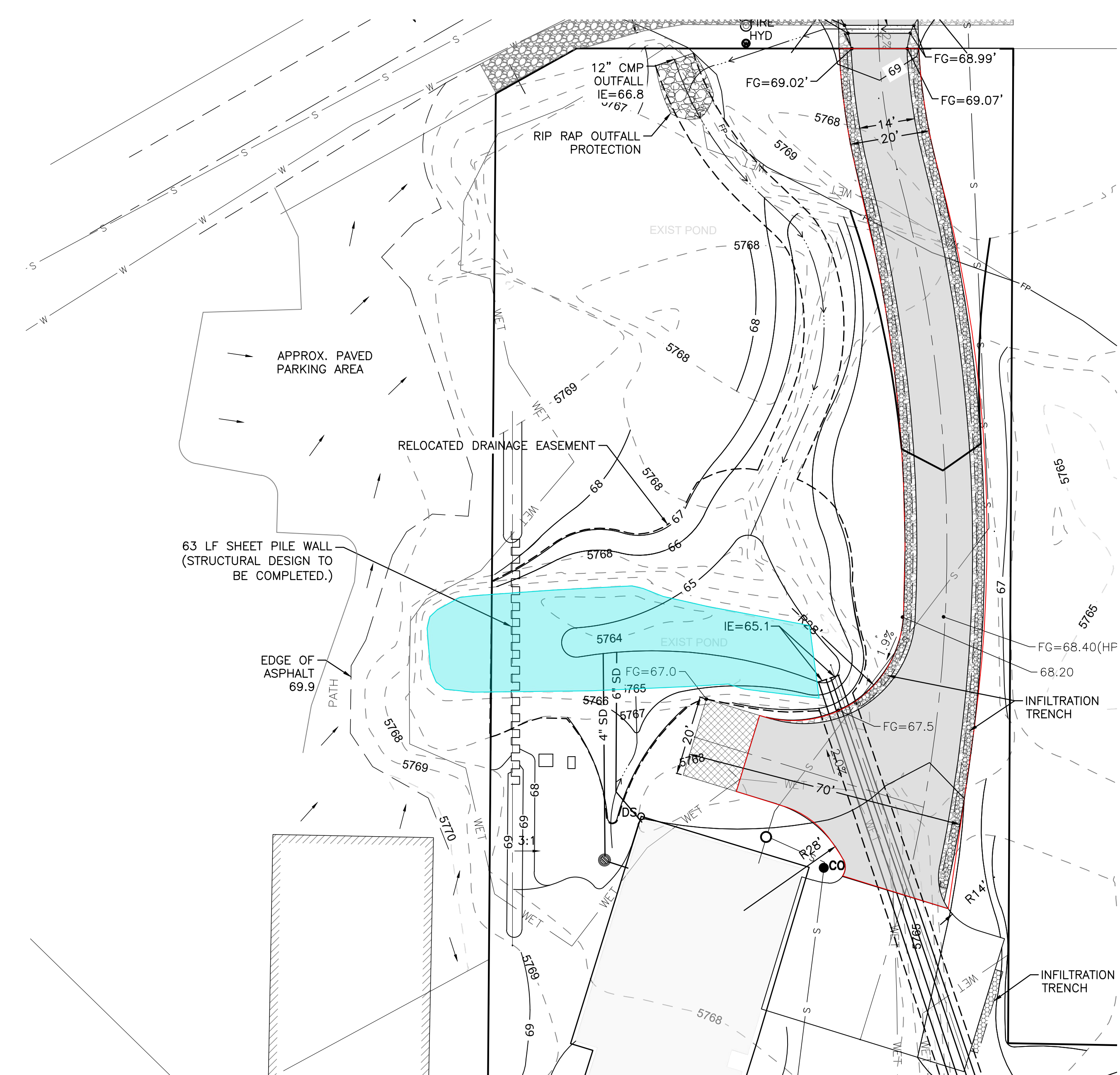
SHEET PILE WALL
 MARY'S PLACE SUB, BLOCK 1 LOT 4
 T4N, R17E, SEC 13, B.M., KETCHUM, IDAHO
 PREPARED FOR: VISTA PROPERTIES

DRAWN BY: PLJ
 DESIGNED BY: PLJ
 CHECKED: -
 DATE: 10/24/2023
 PROJECT NO.: 23187

SHEET NUMBER
C-4



SHEETPILE WALL PROFILE
 HORIZ: 1"=20'
 VERT: 1"=5'



SHEET PILE WALL PLAN
 SCALE IN FEET
 0' 20' 40' 60'

AF-41 ALUMINUM DRAINAGE (FLAP) GATES

- LIGHTER WEIGHT REDUCES INSTALLATION COSTS
 - SIZES 12" - 84" (CUSTOM SPIGOT SIZES AVAILABLE)
 - SEATING HEADS TO 40 FEET.
- A CORROSION-RESISTANT RUST-PROOF AUTOMATIC DRAINAGE GATE DESIGNED FOR USE WITH ALUMINUM CORRUGATED PIPE, OR FOR FLANGE MOUNTING OR USE WITH HDPE PREVENTS ELECTROLYSIS ASSOCIATED WITH CAST IRON GATES TO ALUMINUM PIPE CONNECTIONS.
- J-BULB NEOPRENE ADJUSTABLE SEATS PROVIDE EXCELLENT SEALING AGAINST RETURN FLOW.
- FRAME, COVER, RETAINER RING, HINGE ARM, AND PIVOT LUG ARE OF ALUMINUM ALLOY 6061-T6. GATE HARDWARE IS STAINLESS STEEL.
- SPECIFY:
 AF-41ab... for corrugated pipe
 AF-41f... for wall mounting
 AF-41fl... for flange mounting
 AF-41-4... for plastic pipe
 AF-41-6... for HDPE



AF-41 SPIGOTBACK

AF-41 TYPE 6 SPIGOT FOR HDPE PIPE

AF-41 FLATBACK (FLANGEBACK SIMILAR BUT WITH ASA STANDARD FLANGE DIMENSIONS)

GATE SIZE	A	B	C	D1	D2	D3	E	E3	O.D.	B.C.	M	P	Q
12	13	13	10	4	4	11	4	7	17	15	3	1	1
15	16	17	12	4	4	11	4	7	20	18	3	1	2
18	19	20	14	4	4	11	4	7	23	21	3	1	2
24	25	26	18	4	4	11	4	7	30	28	3	1	2
30	31	32	19	4	4	11	4	7	36	34	3	1	3
36	37	38	24	4	4	11	4	7	42	40	3	1	3
42	43	44	24	4	4	11	4	7	48	46	3	1	3
48	49	50	30	4	4	11	4	7	54	52	3	1	4
54	55	56	36	4	4	11	4	7	60	58	3	1	4
60	61	62	42	4	4	11	4	7	66	64	3	1	4
66	67	68	48	4	4	11	4	7	72	70	3	1	4
72	73	74	54	4	4	11	4	7	78	76	3	1	4

1. Add gasket thickness to anchor bolt projection.
 2. Also available with flange and drilling to attach to a 125# standard pipe flange.
 3. Gasket mounting is used and add gasket thickness to dimension.

FLAP GATE - SHALL BE 8" DIAMETER ALUMINUM FLAP GATE WITH NEOPRENE SEAT (OR EQUAL).

500 Wood River Drive runoff to pond

BY: P. Johannessen

DATE: 10/24/2023

Storm Intensity:	0.4 in/hr	Runoff Coefficients		
		C:	0.2	Grassed landscape strip
		C:	0.9	(Pavement)
		C:	0.1	Sage (unimproved)

Drainage Basin	Pavement (SF)	Pavement (AC)	FLOW RATE (cfs) Q=CIA
House	2050	0.05	0.02

Flow through flap gate

Model as orifice

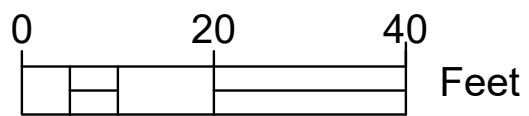
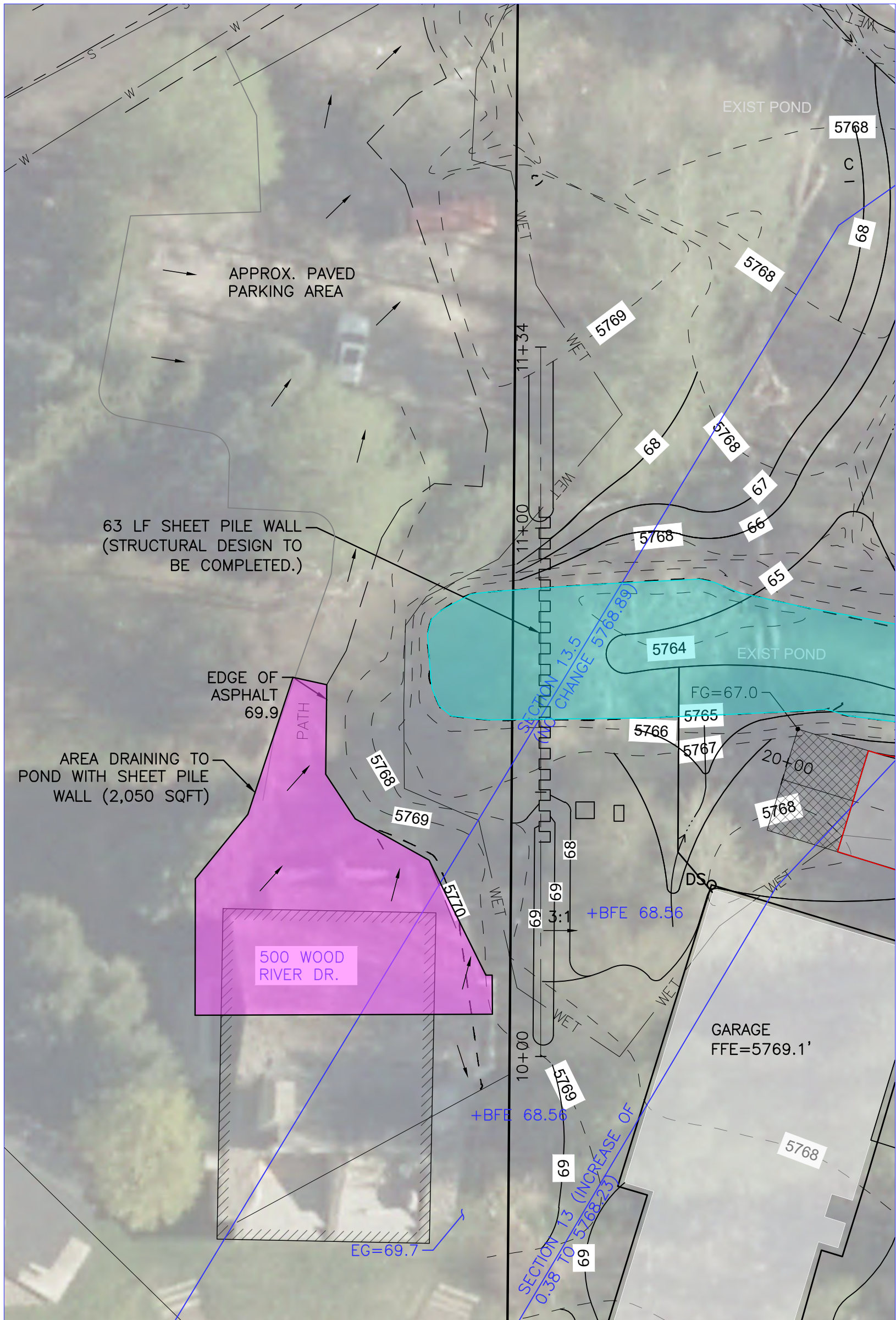
$$Q=(Cd)(Ao) \text{ sqrt}(2gh)$$

Coefficient of Discharge (Cd) = 0.61
Area of Orifice (Ao) = 0.34 sqft
gravitational force 32.2 fps
Height of water 0.25 ft

(Rule of thumb, gate opens at 1/3 diameter)

$$Q = 0.84 \text{ cfs}$$

One gate will pass the 0.2 cfs anticipated for the 25-year storm.
Two gates will be used in case one is blocked.



490 WOOD RIVER DRIVE
 EXHIBIT A
 FLOW FROM 500 WOOD RIVER DR.

Infiltration System Sizing Worksheet

The proposed infiltration system design below allows for infiltration of stormwater collected from the driveway. The below calculation shows required drywell dimensions to infiltrate the 25- year storm.

Onsite Native Soil Infiltration

Infiltration Rate:	120 in/hr	Assumed T _c :	10 min
Factor of Safety:	2	Intensity (25-yr, 10-min):	0.4 in/hr
Design Infiltration Rate:	60.00 in/hr		

Site Infiltration Sizing

Impervious Area:	0.13 ac	Driveway	5,500 sf
Runoff Coefficient (Imp.):	0.9		
25-Year Design Runoff:	0.05 cfs		

Infiltration Trench Dimensions

Trench Width	2 ft	Right trench =	210 ft
Total Length	380 ft	Left trench=	170 ft
Total Base Area	760 sf		
Drain Rock Void Ratio:	0.4		
Top Trench Elevation:	68.00		
Max Storage Elevation:	67.00	Bottom of road section	
Depth to Bottom of Trench	2.0 ft	Depth to water table =	3.3 to 3.9 ft
Bottom Elevation:	66.0		

Trench Stage-Storage-Discharge

Drywell Stage	Water Surface Depth	Elevation	Storage in MH	Storage in Drain Rock	Total Storage	Bottom Wetted Area	Side Wetted Area	Total Wetted Area	Drywell Infiltration Flow Rate
(ft)	(ft)		(cf)	(cf)	(cf)	(sf)	(sf)	(sf)	(cfs)
0.00	2.00	66.00	0.0	0.0	0.0	760.0	0.0	760.0	1.056
0.10	1.90	66.10	76.0	30.4	106.4	760.0	76.0	836.0	1.161
0.20	1.80	66.20	152.0	60.8	212.8	760.0	152.0	912.0	1.267
0.30	1.70	66.30	228.0	91.2	319.2	760.0	228.0	988.0	1.372
0.40	1.60	66.40	304.0	121.6	425.6	760.0	304.0	1064.0	1.478
0.50	1.50	66.50	380.0	152.0	532.0	760.0	380.0	1140.0	1.583
0.60	1.40	66.60	456.0	182.4	638.4	760.0	456.0	1216.0	1.689
0.70	1.30	66.70	532.0	212.8	744.8	760.0	532.0	1292.0	1.794
0.80	1.20	66.80	608.0	243.2	851.2	760.0	608.0	1368.0	1.900
0.90	1.10	66.90	684.0	273.6	957.6	760.0	684.0	1444.0	2.006
1.00	1.00	67.00	760.0	304.0	1064.0	760.0	760.0	1520.0	2.111

Driveway Infiltration Trench

490 Wood River Drive

Ketchum, Idaho

BY: PLJ DATE: 09/13/23



Infiltration System Sizing Worksheet

The proposed infiltration system design below allows for infiltration of stormwater collected from half of the house. The below calculation shows required drywell dimensions to infiltrate the 25- year storm.

Onsite Native Soil Infiltration

Infiltration Rate:	120 in/hr	Assumed T _c :	10 min
Factor of Safety:	2	Intensity (25-yr, 10-min):	0.4 in/hr
Design Infiltration Rate:	60 in/hr		

Site Infiltration Sizing

Impervious Area:	0.115 ac	House	10,000 sf
Runoff Coefficient (Imp.):	0.9	1/2 of house =	5,000 sf
25-Year Design Runoff:	0.041 cfs		

Drywell Structure Dimensions

Drywell Manhole Diameter:	24 in		
Drain Rock Thickness:	36 in		
Drain Rock Void Ratio:	0.4		
Drywell Rim Elevation:	68.00		
Max Storage Elevation:	67.00	Nearest Test Pit is TP#10	
Depth to Bottom of Drywell:	3.2 ft	Groundwater @ 3.2 feet	
Bottom Elevation:	64.8		

Drywell Stage-Storage-Discharge

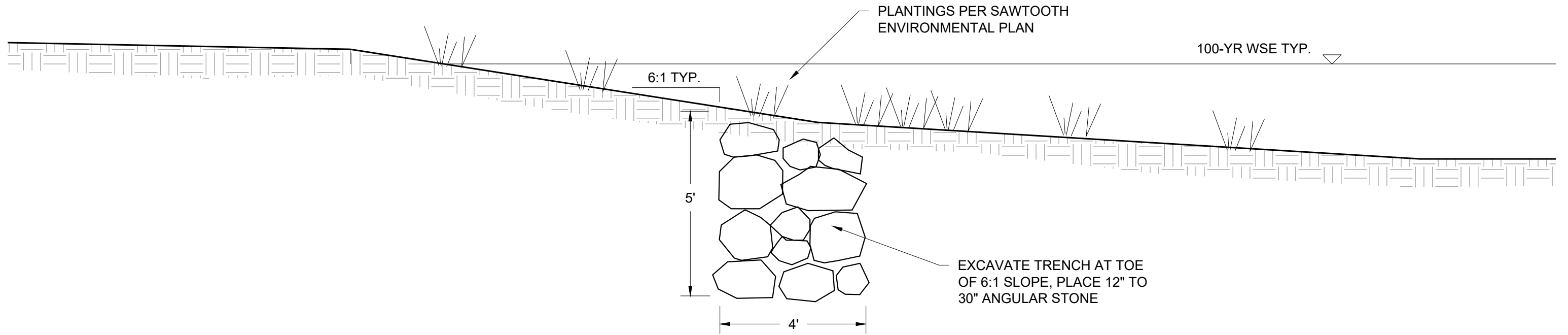
Drywell Stage	Water Surface Depth	Elevation	Storage in MH	Storage in Drain Rock	Total Storage	Bottom Wetted Area	Side Wetted Area	Total Wetted Area	Drywell Infiltration Flow Rate
(ft)	(ft)		(cf)	(cf)	(cf)	(sf)	(sf)	(sf)	(cfs)
0.00	3.20	64.80	0.0	0.0	0.0	50.3	0.0	50.3	0.070
0.22	2.98	65.02	0.7	4.1	4.8	50.3	5.5	55.8	0.077
0.44	2.76	65.24	1.4	8.3	9.7	50.3	11.1	61.3	0.085
0.66	2.54	65.46	2.1	12.4	14.5	50.3	16.6	66.9	0.093
0.88	2.32	65.68	2.8	16.6	19.4	50.3	22.1	72.4	0.101
1.10	2.10	65.90	3.5	20.7	24.2	50.3	27.6	77.9	0.108
1.32	1.88	66.12	4.1	24.9	29.0	50.3	33.2	83.4	0.116
1.54	1.66	66.34	4.8	29.0	33.9	50.3	38.7	89.0	0.124
1.76	1.44	66.56	5.5	33.2	38.7	50.3	44.2	94.5	0.131
1.98	1.22	66.78	6.2	37.3	43.5	50.3	49.8	100.0	0.139
2.20	1.00	67.00	6.9	41.5	48.4	50.3	55.3	105.6	0.147

Drywell #2

490 Wood River Drive

BY: PLJ DATE: 09/13/23





NOT FOR CONSTRUCTION

THIS DRAWING HAS BEEN PREPARED BY BROCKWAY ENGINEERING, PLLC. FOR A SPECIFIC PROJECT TAKING INTO ACCOUNT THE SPECIFIC AND UNIQUE REQUIREMENTS OF THE PROJECT. REUSE OF THIS DRAWING FOR ANY PURPOSE IS PROHIBITED UNLESS WRITTEN PERMISSION FROM BOTH BROCKWAY ENGINEERING & THE CLIENT IS GRANTED.

REV	DESCRIPTION	DATE	APPD.
A	ISSUED FOR PERMITTING	6/15/2023	

DESIGNED BY
CGB

DRAFTED BY
CGB

NO SCALE
(11 X 17 DWG ONLY)

BROCKWAY ENGINEERING, PLLC.

HYDRAULICS - HYDROLOGY - WATER RESOURCES

2016 NORTH WASHINGTON, SUITE 4
TWIN FALLS, ID. 83301
(208) 736-8543

**490 WOOD RIVER
FLOODPLAIN DEVELOPMENT PERMIT**

TYPICAL TOE TRENCH DETAIL

PROJECT #
1575-01-2021

DWG #
D-1

REV
A

Attachment G:
Drainage, Backwater,
Cut & Fill Memo
(8/23 - 10/26)

Memo



To: Adam Crutcher, City of Ketchum

From: Jennifer Zung, PE, CFM

CC:

Date: 8/23/2023

Re: 490 Wood River Drive Floodplain Development Permit, Ketchum, ID (P23-029)



This memo outlines comments in response to the memo from Galena-Benchmark Engineering dated July 21, 2023, and additional data and responses received on July 13, 2023, which was composed in response to our comment memos dated June 5, 2023 and June 19, 2023.

1. Compensatory Storage Volume – The applicant replied they would like to maintain the existing proposed code compliant grading. This is acceptable, but the amount of compensatory storage required should be calculated based on the suggested minimum amount of grading needed around the house. Thus, the amount of associated house fill used in the calculations in Appendix F will decrease and the compensatory storage requirement will increase.
2. Volume Calculations – The cut and fill volumes provided are based on the cross sections in the HEC-RAS model. A large amount of fill on the site below the BFE is occurring between cross section 12.5 and 13, and this area is not represented in the calculations. The volume provided upstream of the existing culvert is based on only two cross sections. Volumes should be calculated using either more cross sections spaced closer together without large gaps or by subtracting proposed and existing DEM surfaces to create a volume surface and then subtracting that surface from a BFE surface.
3. Upstream Impacts - The 7/21/2023 response memo states that since the water surface elevation at cross section 13.5 has not increased in the HEC-RAS model, that there will be no impact to the upstream property. However, there is an increase in water surface elevation at cross section 13, which also extends onto the upstream property. Additionally, relying on the HEC-RAS model to show no impact on the upstream property is not adequate. The RAS model cross sections extend across the entire Big Wood River, and water is allowed to move freely between the left overbank and the main channel. At cross section 15.5 where the split flow into the left overbank begins, flow in the left overbank is just under 700 cfs. At cross sections 13 and 13.5 located just upstream of the driveway, the flow in the left overbank is reduced to 250 cfs in the model because more water is being conveyed in the main channel even though it may not physically be able to get there. Downstream as cross section 12, the flow in the left overbank increases to 312 cfs in the model even though the proposed house is

between the main channel of the river and the overbank flows on the property. If the RAS model is used to evaluate the impact of the proposed driveway on the upstream property, a split flow model should be used.

Additionally, although the culvert capacity is proposed to increase from 7 cfs to 43 cfs, the proposed driveway is being raised up to 2-ft on the north end, which will decrease the amount of weir flow over the road at a given water surface elevation. Please demonstrate the ability of the driveway to convey 700 cfs (flow in left overbank from cross section 15.5) through the culverts and via weir flow without impacting the upstream property. Note that the proposed road deck in the HEC-RAS geometry should be extended to the left to prevent the model allowing flow around the end of the road in the upstream road cross section.

4. Downstream Impacts – The project needs to demonstrate that post-development drainage is equal or less than pre-development drainage. The 7/21/2023 memo states that the proposed development will add 0.1 cfs to the swale from the driveway and house during the 25-year event. This does not meet Ketchum requirements for not increasing off-site runoff.



Technical Memo

To: City of Ketchum
From: Charles G. Brockway, P.E.
Cc:
Date: September 5, 2023
Re: Additional technical information for 490 Wood River Drive Floodplain Development Permit Application



This memo provides additional information in response to the memo from Harmony Design and Engineering dated August 23, 2023. The Harmony memo included comments on the modeling and calculations for the project that were originally submitted to the City on June 15, 2023.

A. Split-Flow 100-Year Flood Model (Item #3 of Harmony memo)

Because of the high ground between the main river channel and the landward side of the proposed residence, Harmony suggests using a split-flow model to simulate the flow in the project area independently from the river. To address this comment, a split-flow HEC-RAS model was created from the data contained in the non-split model submitted on June 15, 2023, for both existing and proposed conditions. The cross-section geometry for the existing and proposed projects was duplicated in the split-flow model with the following minor adjustments: a small correction was made to the driveway profile to make a linear grade from the street to the low elevation of 5768 feet; cross-section 13.5 elevation point upstream of the driveway low point was reduced by 0.3' to better match proposed grading; and cross-sections 13.5 and 14 were extended eastward so that the computed water surface elevation would properly intersect the ground surface. Also note that in the east flow reach, lengths between cross-sections are not exactly the same as those in the non-split model, because they were adjusted to reflect the actual average distances within the overbank.

Attempts were made to utilize the HEC-RAS flow optimization feature across the reach junctions to compute the split flow distribution between the main channel and east flow path. These attempts resulted in unrealistic flow splits and water surface elevations. After investigation, it was determined that HEC-RAS is unable to handle the particular situation where there is a very large velocity differential between the main channel and the split flow reach that violates certain assumptions employed in the model.ⁱ

The work-around for this problem was to model the flow splitting off to the east as a lateral structure with flow optimization. The lateral outflow was assumed to be reasonably represented as a weir stretching between the east floodplain boundary and the high area between Sections 15 and 15.5, i.e. at the upstream "entrance" to the east flow path (Figure 1). The elevations were taken from the LiDAR topography, with the crest elevation varying from 5770.5 to 5772.0 feet, averaging about 5771.0 feet. The weir coefficient was taken to be 2.0, representing a wide, flat, broad-crested weir with a very rough surface. The starting station for the lateral outflow was set equal to the Section 15 station. In general, the location and parameters were selected to ensure that this approach did not underestimate the discharge in the east flow area.

HEC-RAS calculated the east flow to be 357 cfs. This is very close to the average east overbank flow in the non-split model of 350 cfs, although that flow varies from 83 to 703 cfs. Pertinent findings from the split-flow model are as follows:

- The maximum water surface elevation over the driveway, i.e. at the upstream bounding cross-section of the driveway, is 5768.88 feet, which meets the fire department requirement of less than 1.0-foot depth during the 100-year flood. The lowest elevation of the garage slab is 5767.5, where the corresponding water surface elevation is 5768.02 (estimated by interpolation between the downstream internal crossing section and downstream Section 12.5). The fire department criteria is satisfied here as well.
- Compared to the existing conditions model, the proposed-conditions model predicts the following changes within the east flow path:
 - An increase of 0.45 feet at Section 13, necessary for the water to flow over the driveway.
 - No increase at Section 13.5 and a slight decrease of -0.02 feet at Section 14.0.
 - A decrease downstream of the driveway, ranging from -0.22 feet at Section 12.5 to -0.09 feet at Section 11.8. Downstream of the property, the model predicts no change.
- Within the main river channel, compared to the existing conditions model, the proposed-conditions model predicts either no change or very slight decreases of -0.02 feet.
- The model predicts a discharge through the proposed culverts across the driveway of 43 cfs, and a weir flow, i.e. flow over the driveway, of 314 cfs. This calculation includes the effect of the proposed road profile and garage pad geometry that is of concern (see Figure 2).

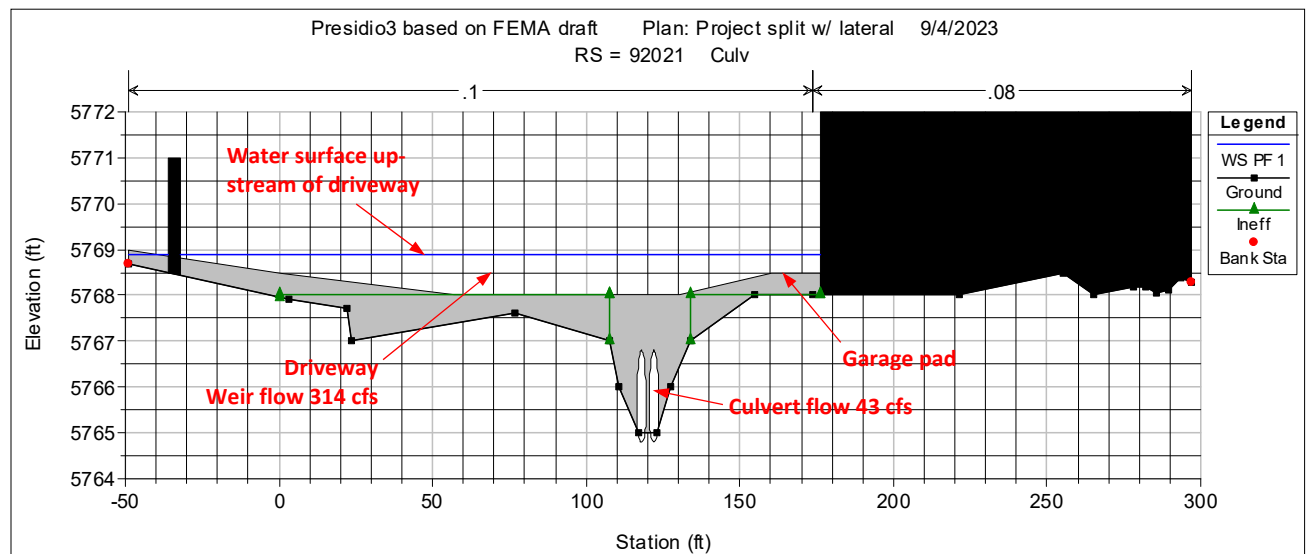


Figure 2. HEC-RAS split-flow model calculation of flow over roadway and through culvert system.

B. Cut-Fill Calculation (Items #1 and #2 of Harmony memo)

The calculated BFEs with the split-flow proposed-project model were used to re-evaluate cut and fill for the project as shown on the attached sheets. As before, separate calculations were made for the driveway fill, garage pad fill, and the retaining wall area fill. The calculated gross fill volume was decreased by the fill volume that is directly related to the residence, defined in our second round of responses to the city on August 24, 2023 as a 5% slope for the first 10 feet from the house, and a 4:1 slope thereafter (this addresses Item #1 of the Harmony memo). To address concerns about fill not being accurately calculated between Sections 12.5 and 13, a cross-section was added between these sections for cut-fill calculation purposes (Section 12.7). Most of the fill in this area is above the BFE.

The density of cross-sections used to evaluate cut and fill is more than adequate to describe all cut and fill features, and the methodology used is standard practice. This project is not of sufficient scale or complexity to warrant development of a digital-elevation model to evaluate cut and fill volumes.

The calculated net fill (gross fill minus associated residential fill) is 380 cy, and the calculated cut is 423 cy, for a net positive cut-fill balance of 43 cy.

ⁱ Technical note on HEC-RAS split-flow optimization: In this case, the main channel velocity is very high (11 ft/s with a velocity head of 1.9 feet), whereas the flow leaving the main channel is wide and slow, with a velocity head nearly zero. In such a situation, the shear stresses between the narrow, high-velocity main channel and the relatively placid channel leaving to the east will be extremely high. Turbulent eddy losses will essentially dissipate the energy differential, resulting in similar water surface elevations. However, HEC-RAS employs an approximation that assumes the computed energy grade lines at the junction are nearly the same, neglecting all turbulent shear losses. This results in the impossible situation of a water surface that actually increases substantially from the main channel into the east split. The HEC-RAS approximation is only reasonable if the main and split channels have similar velocity characteristics without large turbulent losses.

Presidio Vista - 490 Wood River HEC-RAS Split-Flow Model Output

CGB 9/4/2023

BASELINE EXISTING CONDITIONS SPLIT FLOW MODEL

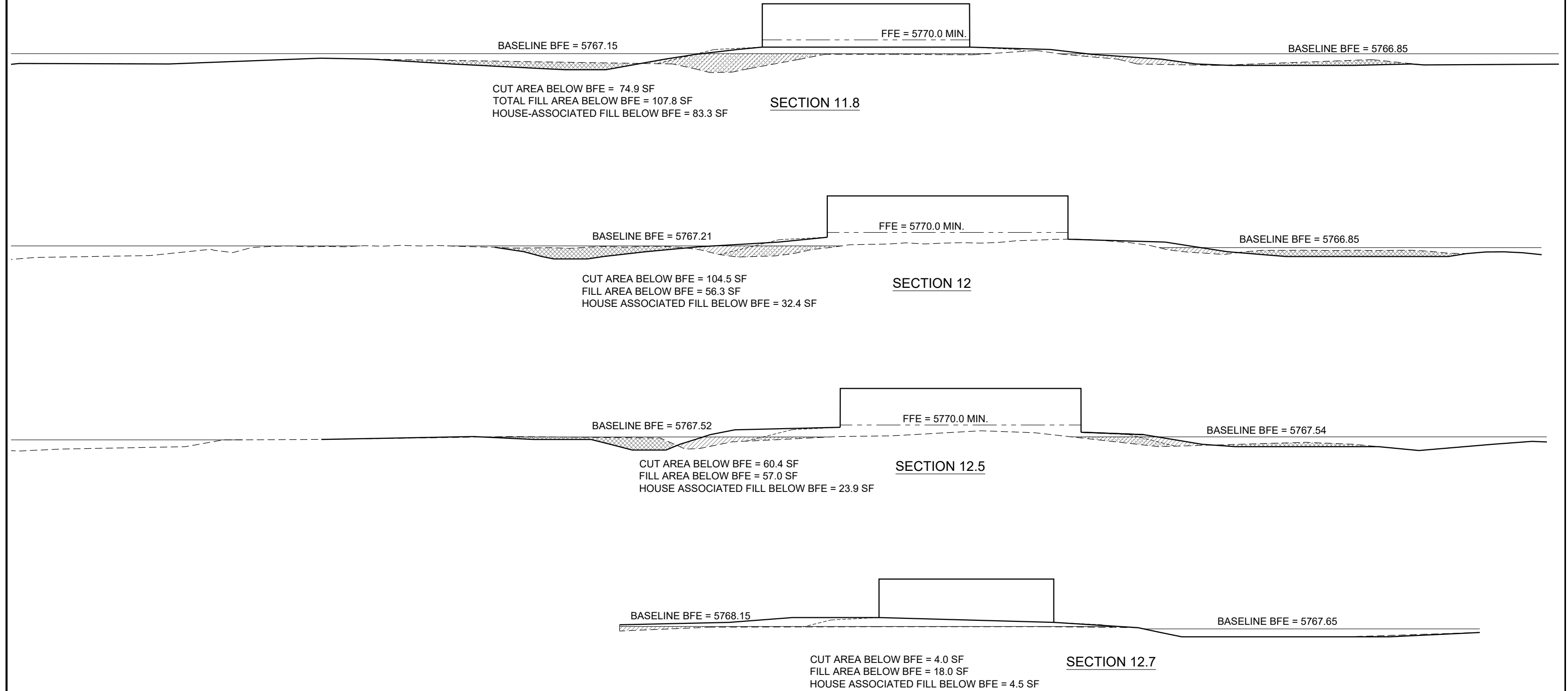
Sec No	Reach	River Sta	Profile	Q Total (cfs)	Min Ch El (ft)	W.S. Elev (ft)	Crit W.S. (ft)	E.G. Elev (ft)	E.G. Slope (ft/ft)	Vel Chnl (ft/s)	Flow Area (sq ft)	Top Width (ft)	Froude #	Chl Draft model	
16	Main river	Reach-1	93417.33	PF 1	6363	5769.82	5776.17	5776.17	5778.20	0.009273	11.49	612.51	274.18	0.93	5777.63
15.5	Main river	Reach-1	92671.74	PF 1	6363	5765.00	5772.92	5771.45	5773.68	0.002992	7.32	1348.5	547.29	0.54	
	Main river	Reach-1	92572		Lat Struct										5770.67
15	Main river	Reach-1	92471.74	PF 1	6006.86	5763.70	5770.80	5770.15	5772.71	0.006852	11.12	572.94	237.46	0.82	
14	Main river	Reach-1	92232	PF 1	6006.86	5762.20	5769.39	5768.70	5770.52	0.008874	8.53	709.88	191.35	0.77	
13.5	Main river	Reach-1	92123	PF 1	6006.86	5761.60	5768.93	5767.99	5769.60	0.005957	6.59	917.37	272.7	0.62	
13	Main river	Reach-1	92065	PF 1	6006.86	5761.30	5767.81	5767.81	5769.00	0.016887	8.77	686.59	280.83	0.98	
12.5	Main river	Reach-1	91977	PF 1	6006.86	5760.40	5767.56	5766.32	5768.06	0.004239	5.72	1101.32	333.54	0.53	
12	Main river	Reach-1	91945	PF 1	6006.86	5760.00	5766.87	5766.66	5767.81	0.010376	7.87	790.79	321.49	0.87	
11.8	Main river	Reach-1	91911	PF 1	6006.86	5759.70	5766.87	5765.99	5767.42	0.006236	6.08	1048.49	346.71	0.6	
11.5	Main river	Reach-1	91836	PF 1	6006.86	5758.42	5766.55	5765.38	5767.00	0.004452	5.42	1162.76	360.33	0.52	
11	Main river	Reach-1	91715	PF 1	6006.86	5757.02	5765.71	5764.78	5766.36	0.00595	6.57	996.72	330.3	0.62	
10	Main river	Reach-1	91565	PF 1	6006.86	5756.85	5764.98	5763.52	5765.67	0.003809	7.19	1153.72	322.03	0.53	
15	Split	East Flow	92471.74	PF 1	357	5769.77	5771.11	5770.58	5771.13	0.007774	1.17	304.6	502.83	0.27	
14	Split	East Flow	92232	PF 1	357.14	5768.47	5770.25	5769.53	5770.29	0.008893	1.63	230.65	288.08	0.3	5762.08
13.5	Split	East Flow	92123	PF 1	357.14	5764.00	5769.17	5767.84	5769.28	0.01108	2.6	138.21	232.18	0.37	5761.33
13	Split	East Flow	92065	PF 1	357.14	5764.50	5768.43	5767.48	5768.47	0.013025	1.65	216.55	263.28	0.32	
	Split	East Flow	92021		Culvert										
12.5	Split	East Flow	91977	PF 1	357.14	5764.60	5767.74	5766.20	5767.77	0.008363	1.49	239.04	220.54	0.25	
12	Split	East Flow	91945	PF 1	357.14	5764.30	5767.35	5766.16	5767.40	0.011847	1.83	195.44	184.25	0.31	
11.8	Split	East Flow	91911	PF 1	357.14	5763.20	5767.24	5765.61	5767.25	0.002053	0.99	360.16	219.55	0.14	
11.5	Split	East Flow	91836	PF 1	357.14	5763.00	5766.85	5765.44	5766.89	0.005863	1.65	216.99	172.13	0.26	
11	Split	East Flow	91715	PF 1	357.14	5762.43	5766.65	5763.65	5766.67	0.000814	1.03	347.84	128.27	0.11	
10	Split	East Flow	91565	PF 1	357.14	5763.50	5765.86	5765.86	5766.23	0.10779	4.89	73.07	101.45	1.01	
9	Main river	Reach-3	91427	PF 1	6363	5756.85	5764.80	5762.28	5765.37	0.002357	6.29	1324.93	373.55	0.43	
8	Main river	Reach-3	91103.24	PF 1	6363	5755.22	5761.89	5761.73	5763.89	0.009221	11.61	730.72	275.48	0.93	
7	Main river	Reach-3	90690.8	PF 1	6363	5752.51	5759.68	5758.64	5760.93	0.005003	9.02	772.47	374.2	0.69	

WITH PROJECT REV 2023.04.26 AND SPLIT FLOW MODEL

Sec No	Reach	River Sta	Profile	Q Total (cfs)	Min Ch El (ft)	W.S. Elev (ft)	Crit W.S. (ft)	E.G. Elev (ft)	E.G. Slope (ft/ft)	Vel Chnl (ft/s)	Flow Area (sq ft)	Top Width (ft)	Froude #	Chl Delta	WSE	
16	Main river	Reach-1	93417.33	PF 1	6363	5769.82	5776.17	5776.17	5778.20	0.009273	11.49	612.51	274.18	0.93	0.00	
15.5	Main river	Reach-1	92671.74	PF 1	6363	5765.00	5772.92	5771.45	5773.68	0.002992	7.32	1348.5	547.29	0.54	0.00	
	Main river	Reach-1	92572		Lat Struct											
15	Main river	Reach-1	92471.74	PF 1	6006.86	5763.70	5770.80	5770.15	5772.71	0.006852	11.12	572.94	237.46	0.82	0.00	
14	Main river	Reach-1	92232	PF 1	6006.86	5762.20	5769.39	5768.70	5770.52	0.008874	8.53	709.88	191.35	0.77	0.00	
13.5	Main river	Reach-1	92123	PF 1	6006.86	5761.60	5768.93	5767.99	5769.60	0.005957	6.59	917.37	272.7	0.62	0.00	
13	Main river	Reach-1	92065	PF 1	6006.86	5761.30	5767.81	5767.81	5769.00	0.016887	8.77	686.59	280.83	0.98	0.00	
12.5	Main river	Reach-1	91977	PF 1	6006.86	5760.40	5767.54	5766.27	5768.02	0.004198	5.57	1084.14	315.49	0.52	-0.02	
12	Main river	Reach-1	91945	PF 1	6006.86	5760.00	5766.85	5766.60	5767.78	0.010013	7.8	797.84	312.63	0.85	-0.02	
11.8	Main river	Reach-1	91911	PF 1	6006.86	5759.70	5766.85	5765.92	5767.41	0.005733	6.13	1043.58	339.98	0.6	-0.02	
11.5	Main river	Reach-1	91836	PF 1	6006.86	5758.42	5766.55	5765.38	5767.00	0.004452	5.42	1162.76	360.33	0.52	0.00	
11	Main river	Reach-1	91715	PF 1	6006.86	5757.02	5765.71	5764.78	5766.36	0.00595	6.57	996.72	330.3	0.62	0.00	
10	Main river	Reach-1	91565	PF 1	6006.86	5756.85	5764.98	5763.52	5765.67	0.003809	7.19	1153.72	322.03	0.53	0.00	
15	Split	East Flow	92471.74	PF 1	357	5769.77	5771.11	5770.58	5771.14	0.007676	1.17	305.82	503.15	0.26	0.00	
14	Split	East Flow	92232	PF 1	357.14	5768.47	5770.24	5769.53	5770.28	0.009353	1.66	226.31	285.41	0.31	-0.02	
13.5	Split	East Flow	92123	PF 1	357.14	5765.00	5769.17	5768.25	5769.27	0.010434	2.58	139.24	228.04	0.36	0.00	
13	Split	East Flow	92065	PF 1	357.14	5765.00	5768.88	5767.54	5768.90	0.003263	1.1	325.89	220.9	0.16	0.45	Over driveway
	Split	East Flow	92021		Culvert											
12.5	Split	East Flow	91977	PF 1	357.14	5764.60	5767.52	5766.12	5767.56	0.006846	1.68	212.62	172.93	0.27	-0.22	Dnstrm of drive
12	Split	East Flow	91945	PF 1	357.14	5764.30	5767.21	5766.02	5767.27	0.008393	1.97	180.99	144.01	0.31	-0.13	
11.8	Split	East Flow	91911	PF 1	357.14	5763.80	5767.15	5765.50	5767.17	0.001367	1.17	304.92	156.76	0.15	-0.09	
11.5	Split	East Flow	91836	PF 1	357.14	5763.00	5766.85	5765.44	5766.89	0.005863	1.65	216.99	172.13	0.26	0.00	
11	Split	East Flow	91715	PF 1	357.14	5762.43	5766.65	5763.65	5766.67	0.000814	1.03	347.84	128.27	0.11	0.00	
10	Split	East Flow	91565	PF 1	357.14	5763.50	5765.86	5765.86	5766.23	0.10779	4.89	73.07	101.45	1.01	0.00	
9	Main river	Reach-3	91427	PF 1	6363	5756.85	5764.80	5762.28	5765.37	0.002357	6.29	1324.93	373.55	0.43	0.00	
8	Main river	Reach-3	91103.24	PF 1	6363	5755.22	5761.89	5761.73	5763.89	0.009221	11.61	730.72	275.48	0.93	0.00	
7	Main river	Reach-3	90690.8	PF 1	6363	5752.51	5759.68	5758.64	5760.93	0.005003	9.02	772.47	374.2	0.69	0.00	

- EXISTING GRADE
- PROJECT GRADE
- BASELINE BFE CALCULATED
- ▨ FILL BELOW BFE
- ▩ CUT BELOW BFE
- ▤ HOUSE-ASSOCIATED FILL BELOW BFE, WITH CRITERIA: 5% FOR FIRST 10 FT (IRC) THEN 4:1 (MAX. REASONABLE WALKING SURFACE)

BFE FROM SPLIT FLOW ANALYSIS, PROPOSED CONDITIONS MODEL 9/4/2023



THIS DRAWING HAS BEEN PREPARED BY BROCKWAY ENGINEERING, PLLC. FOR A SPECIFIC PROJECT TAKING INTO ACCOUNT THE SPECIFIC AND UNIQUE REQUIREMENTS OF THE PROJECT. REUSE OF THIS DRAWING FOR ANY PURPOSE IS PROHIBITED UNLESS WRITTEN PERMISSION FROM BOTH BROCKWAY ENGINEERING & THE CLIENT IS GRANTED.

REV	DESCRIPTION	DATE	APPD.
E	SPLIT-FLOW MODEL	9/4/2023	
D	CHANGED BFE TO POST-PROJECT MODEL	6/15/2023	

DESIGNED BY CGB	DRAFTED BY CGB
NO SCALE	

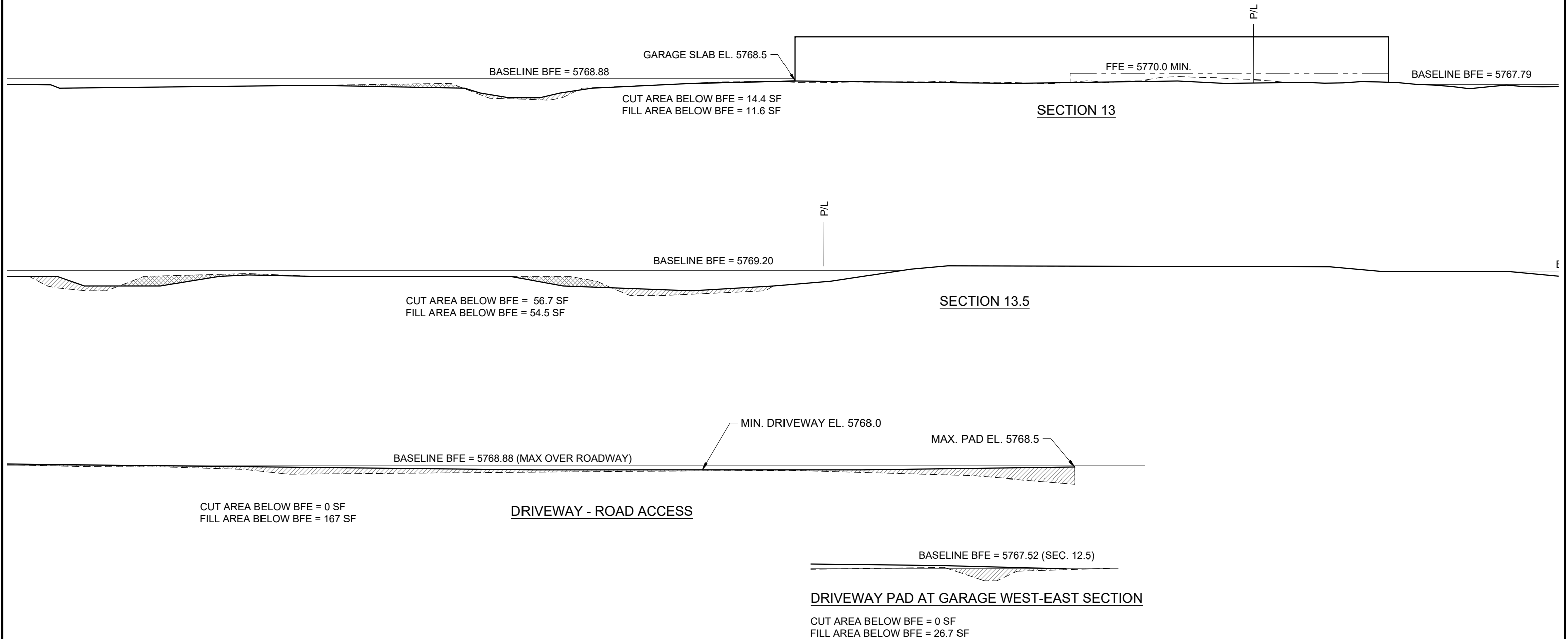
BROCKWAY ENGINEERING, PLLC.
 HYDRAULICS - HYDROLOGY - WATER RESOURCES
 2016 NORTH WASHINGTON, SUITE 4
 TWIN FALLS, ID. 83301
 (208) 736-8543

**490 WOOD RIVER
 FLOODPLAIN DEVELOPMENT PERMIT
 CUT AND FILL AREAS BELOW CALCULATED
 BASELINE BFE (100-YEAR FLOW)**

PROJECT # 1575-01-2021	DWG # FIGURE 3	REV E
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BFE FROM SPLIT FLOW ANALYSIS, PROPOSED CONDITIONS MODEL 9/4/2023

- EXISTING GRADE
- PROJECT GRADE
- BASELINE BFE CALCULATED
- ▨▨▨▨▨▨ FILL BELOW BFE
- ▩▩▩▩▩▩ CUT BELOW BFE



THIS DRAWING HAS BEEN PREPARED BY BROCKWAY ENGINEERING, PLLC. FOR A SPECIFIC PROJECT TAKING INTO ACCOUNT THE SPECIFIC AND UNIQUE REQUIREMENTS OF THE PROJECT. REUSE OF THIS DRAWING FOR ANY PURPOSE IS PROHIBITED UNLESS WRITTEN PERMISSION FROM BOTH BROCKWAY ENGINEERING & THE CLIENT IS GRANTED.

REV	DESCRIPTION	DATE	APPD.
E	SPLIT-FLOW MODEL	9/4/2023	
D	CHANGED BFE TO POST-PROJECT MODEL	6/15/2023	

DESIGNED BY
CGB

DRAFTED BY
CGB

NO SCALE

BROCKWAY ENGINEERING, PLLC.

HYDRAULICS - HYDROLOGY - WATER RESOURCES
 2016 NORTH WASHINGTON, SUITE 4
 TWIN FALLS, ID. 83301
 (208) 736-8543

**490 WOOD RIVER
 FLOODPLAIN DEVELOPMENT PERMIT**

CUT-FILL BELOW CALCULATED BFE

PROJECT #
1575-01-2021

DWG #
FIGURE 4

REV
E

Analysis of Cut and Fill Volume Below BFE -- Revised for Split-Flow Model

490 standalone project 2023.03.09 final rev 2023.04.26, revised split-flow model 2023.09.04

BFE calculated with PROPOSED CONDITIONS model

Volumes calculated using frustum formula

CGB 9/4/2023

Section	Station	Avg dist between sections	Cut Area (ft2)	Fill Area (ft2)	Delta V (cy)		Associated house fill*	
					Cut	Fill	Area (ft2)	Delta V
Start grading (prop line)	0		0.0	0.0			0	
11.8	57	57	74.9	107.8	52.7	75.9	83.3	58.6
12	90	33	104.5	56.3	109.1	98.6	32.4	68.3
12.5	128	38	60.4	57.0	114.6	79.7	23.9	39.5
12.7	170	42	4.0	18.0	41.5	55.5	4.5	20.1
13	230	60	14.4	11.6	19.3	32.6	0.0	3.3
13.5	297	67	56.7	54.5	82.4	75.5	0.0	0.0
End grading	302	5	0.0	0.0	3.5	3.4	0.0	0.0
Totals					423.1	421.1		189.8
Additional fill:								
Driveway - road access					0.0	92.8		
Driveway pad at garage					0.0	34.6		
Retaining wall area - section area 15.3' x length 37.8'					0.0	21.4		

* 5% for first 10 feet from foundation, then 4:1

Total gross cut	423.1 cy
Total gross fill	569.9 cy
Associated house fill	189.8 cy
Net fill (gross minus associated house fill)	380.1 cy
Net cut-fill balance excluding associated house fill	43.0 cy



Technical Memo

To: City of Ketchum
From: Charles G. Brockway, P.E.
Cc:
Date: October 26, 2023
Re: 490 Wood River Drive Floodplain Development
Permit Application – Backwater Prevention



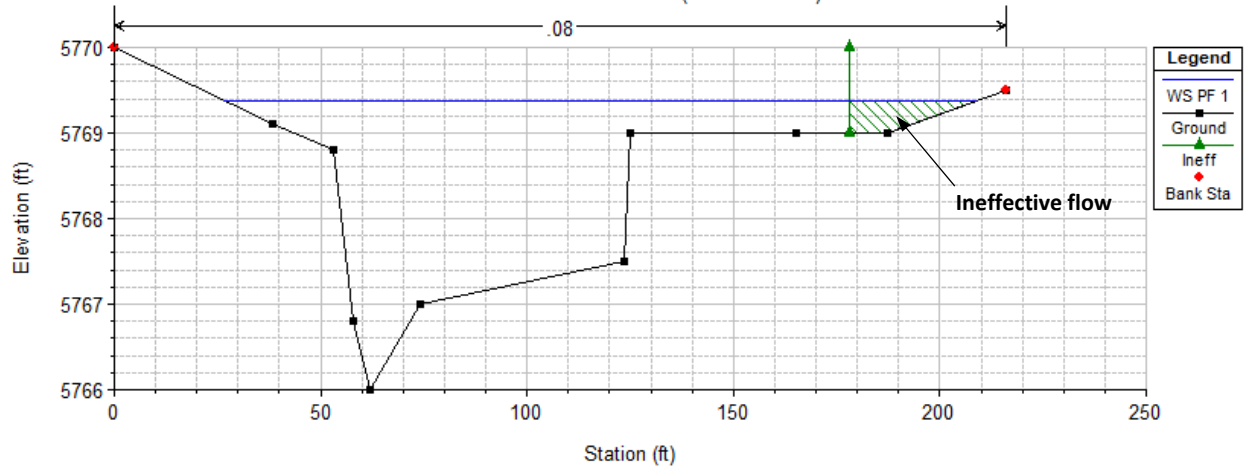
Additional concerns were received from the City of Ketchum regarding the potential for backwater occurrence within the ponded area upgradient of the proposed driveway. During the 100-year flood event, the predicted water surface elevation over the driveway at Section 13.0 is 5768.88 feet, an increase of 0.45 feet over the existing conditions at this location (Brockway memo 9/5//2023). The ponded area is an ineffective flow area in the HEC-RAS model, not contributing to conveyance, but the increased elevation at Section 13.5 will back up into the ponded area and increase the static water elevation in the pond by 0.45 feet. As the ponded area extends into the upstream adjacent parcel by approximately 20 feet, the increased elevation would result in additional ponded water on the adjacent parcel, though it would not inundate the driveway on this property. This is viewed by the City as a potential impact on neighboring property.

The proposed mitigating measure to prevent this potential impact is a barrier across the ponded area consisting of a sheet pile wall with low berms on either side of the wall to tie in to natural ground. This element is depicted on the revised civil drawing submitted to the city. The elevation of the top of the wall would be 5769.1 feet to provide a modest amount of freeboard without being unsightly. The wall would have a maximum height of 3.5 feet in the center of the ponded area. The low berms would have an average height of 1.0 feet.

To mitigate for the barrier to stormwater runoff from the upgradient property, flap gates will be installed in the wall as shown on the civil drawings. These gates will allow stormwater to flow as it has historically, while blocking reverse flow.

Relative to modeling, the ponded area is an ineffective flow area and so no significant changes to the model are needed. The low berm on the north side may cause a slight effect on the hydraulic conveyance at Section 13.7 – not because any part of the berm is at this location, but because of the upstream hydraulic “shadow” of the berm. To assess this effect a small ineffective flow area was placed as shown below. The ineffective flow limit at Section 13.5 is already set far enough left to account for the berm, so no changes are needed at this section. This change resulted in only minute changes in the model output, actually slight decreases in water surface at 13.7 and 14 due to the slight contraction effect (see table below).

Presidio3 based on FEMA draft Plan: Project split w/ lateral (tweak #1) 10/26/2023
 RS = 92167 Section 13.7 (new 9-13-2023)



Section	WSE (ft)	Delta WSE
15	5771.12	0.00
14	5769.99	-0.03
13.7	5769.38	-0.03
13.5	5769.12	0.06
13	5768.88	0.45
	Culvert	
12.5	5767.52	-0.22
12	5767.21	-0.13
11.8	5767.15	-0.09
11.5	5766.85	0.00
11	5766.65	0.00
10	5765.86	0.00

Cut/Fill update

The previous cut and fill calculations for compensatory storage evaluation in the Brockway memo dated 9/5/2023 were updated to include the sheet pile wall and low berms, which have a calculated fill volume below the modeled BFE of 14.3 yd³ (see attached spreadsheet). There remains a net positive cut - fill balance.

Analysis of Cut and Fill Volume Below BFE -- Revised for Split-Flow Model and Sheet Pile Wall

490 standalone project 2023.03.09 final rev 2023.04.26, revised split-flow model, update with sheet pile wall 2023.1
 BFE calculated with PROPOSED CONDITIONS model

Volumes calculated using frustum formula

CGB 10/26/2023

Section	Station	Avg dist between sections	Cut Area (ft2)	Fill Area (ft2)	Delta V (cy)		Associated house fill*	
					Cut	Fill	Area (ft2)	Delta V
Start grading (prop line)	0		0.0	0.0			0	
11.8	57	57	74.9	107.8	52.7	75.9	83.3	58.6
12	90	33	104.5	56.3	109.1	98.6	32.4	68.3
12.5	128	38	60.4	57.0	114.6	79.7	23.9	39.5
12.7	170	42	4.0	18.0	41.5	55.5	4.5	20.1
13	230	60	14.4	11.6	19.3	32.6	0.0	3.3
13.5	297	67	56.7	54.5	82.4	75.5	0.0	0.0
End grading	302	5	0.0	0.0	3.5	3.4	0.0	0.0
Totals					423.1	421.1		189.8
Additional fill:								
Driveway - road access					0.0	92.8		
Driveway pad at garage					0.0	34.6		
Retaining wall area - section area 15.3' x length 37.8'					0.0	21.4		
Sheet pile wall and low berms						14.3		

* 5% for first 10 feet from foundation, then 4:1

Total gross cut	423.1 cy
Total gross fill	584.2 cy
Associated house fill	189.8 cy
Net fill (gross minus associated house fill)	394.4 cy
Net cut-fill balance excluding associated house fill	28.7 cy

From: [Robyn Mattison](#)
To: [Phoebe Johannessen](#)
Cc: [Frazier Cavness](#); ACrutcher@ketchumidaho.org; [Dave Patrie](#)
Subject: RE: 490 Wood River Drive - Storm Drainage
Date: Monday, October 9, 2023 1:19:44 PM

Thank you Phoebe. I've reviewed your calculations. The two drywells and driveway infiltration trench will infiltrate the increased runoff of a 25-year event due to the new impervious area of the site. This meets the intent of the city's code.

I don't need any further information at this time.

Robyn

From: Phoebe Johannessen <phoebe@galena-benchmark.com>
Sent: Thursday, October 5, 2023 9:43 AM
To: Robyn Mattison <rmattison@forsgren.com>
Cc: Frazier Cavness <frazier@presidiovistaproperties.com>; ACrutcher@ketchumidaho.org; Dave Patrie <dave@galena-benchmark.com>
Subject: FW: 490 Wood River Drive - Storm Drainage

EXTERNAL MESSAGE

Robyn,
Please see email below and attachments including calculations for drywells and driveway infiltration trenches for 490 Wood River Drive. This submittal is 60% Design Review and not for Building Permit. I think this is enough to establish that we are meeting the city's drainage code. Please let me know if you need additional information at this point.

Best regards,
Phoebe

From: Phoebe Johannessen
Sent: Wednesday, September 13, 2023 2:40 PM
To: rmattison@forsgren.com
Cc: ACrutcher@ketchumidaho.org; Frazier Cavness <frazier@presidiovistaproperties.com>; Dave Patrie <dave@galena-benchmark.com>
Subject: 490 Wood River Drive - Storm Drainage

Robyn,
In order to mitigate the 0.1 cfs runoff increase I had from the 490 Wood River Drive project, I am adding two drywells to infiltrate runoff from the roof of the house and infiltration trenches along both sides of the driveway under the gravel shoulder to collect runoff from the driveway. The

infiltration trench is loosely based on BMP 17 of the 2020 Catalog of Storm Water BMPs, but adapted to the unique conditions of this project. These additions will infiltrate the 25-year runoff from nearly all of the new impervious surfaces except for the patios and walkways.

I have added these features to the plan view, but still need to work on the details. I am sending you the calcs for your review and will send the plans again when they are complete. Let me know if this works for you. Also, I will send the Geotech report if you don't have it.

Thanks,

Phoebe Johannessen, P.E.

Engineering Manager

Galena-Benchmark Engineering

www.benchmark-associates.com | Main [\(208\)726-9512](tel:2087269512) | Direct [\(208\)481-8281](tel:2084818281)

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GALENA-BENCHMARK ENGINEERING

ENGINEERING, PLANNING, SURVEYING & MAPPING
PO Box 733: 100 Bell Drive
Ketchum, Idaho 83340
208-726-9512

MEMO

DATE: October 26, 2023
TO: Adam Crutcher
City of Ketchum
FROM: Phoebe Johannessen P.E.
Galena-Benchmark Engineering
RE: 490 Wood River Drive Floodplain Development Permit

Dear Mr. Crutcher,

This letter is to address comment No. 4 from the Harmony's comment letter dated 8/23/2023. Copied here:

4. **Downstream Impacts** – The project needs to demonstrate that post-development drainage is equal or less than pre-development drainage. The 7/21/2023 memo states that the proposed development will add 0.1 cfs to the swale from the driveway and house during the 25-year event. This does not meet Ketchum requirements for not increasing off-site runoff.

This comment was addressed with the following response with supporting revised civil drawings.

“In order to mitigate the 0.1 cfs runoff increase I had from the 490 Wood River Drive project, I am adding two drywells to infiltrate runoff from the roof of the house and infiltration trenches along both sides of the driveway under the gravel shoulder to collect runoff from the driveway. The infiltration trench is loosely based on BMP 17 of the 2020 Catalog of Storm Water BMPs, but adapted to the unique conditions of this project. These additions will infiltrate the 25-year runoff from nearly all of the new impervious surfaces except for the patios and walkways.”

The response was found acceptable by the city engineer and is documented in an email from Robyn Mattison on October 9, 2023 (attached).

Additionally, the sheet pile wall with flap gates will not change the response to the above comment.

Please contact me if you have any questions.

Phoebe Johannessen

Sincerely,
Phoebe Johannessen, P.E.

Attachment H:
Drainage Memo (7/21)

GALENA-BENCHMARK ENGINEERING

ENGINEERING, PLANNING, SURVEYING & MAPPING
PO Box 733 : 100 Bell Drive
Ketchum, Idaho 83340
208-726-9512 : info@bma5b.com

To: City of Ketchum
Harmony Design & Engineering

Re: Water conveyance at 490 Wood River Drive

Date: July 21, 2023

Pursuant to our meeting on July 7th we are submitting the following summary of the existing water conveyance compared to the water conveyance upon completion of the proposed improvements to the property. The analysis is intended to provide the additional information requested in the Harmony Design and Engineering memo dated 6/19/2023 and includes information from the April 26, 2023 Technical Narrative provided by Brockway Engineering and ground water discharge permit information from properties outside the subject property provided by the City of Ketchum. As we discussed, this property serves the community for flood, storm and groundwater conveyance and it is important for this permit application to delineate the responsibilities of applicant and the responsibilities of the community for the conveyance of water. The applicant's position is that it is their responsibility to ensure the proposed development on the property conveys any additional stormwater resulting from the development improvements and continues to convey the existing runoff from other sites via existing and/or improved drainage easements. The applicant is seeking approval for their Floodplain Development Permit upon demonstrating those conditions are met.

Existing Conditions

The subject property (the site) currently conveys stormwater, floodwater, groundwater and in some years pumped groundwater from off-site crawlspaces in West Ketchum. Because of the geography and location of the site, it conveys water from all the sources listed above, from the site itself, and from areas outside the site. Floodwater on the southwestern portion of the site is conveyed in the typical manner via the natural floodplain. Floodwater also enters the site from the northwest over Wood River Drive. Stormwater and floodwater also enter the site from the north through a 12-inch CMP culvert. This culvert feeds a channel that conveys the floodwater across the site, through a second 16-inch culvert and exits the site to the southeast. During flood conditions, the 16-inch culvert has insufficient capacity and there is shallow sheet flow across the property. Stormwater and pumped groundwater from off-site are conveyed with the floodwater through the site.

The multiple sources and locations of runoff across the site make calculating a single flow rate through the site impractical. However, for the purpose of this analysis, and to determine that the proposed development will continue to convey the runoff, while not adversely affecting upstream or downstream structures, we can look at the existing capacity to convey runoff compared to the proposed capacity to convey runoff.

The existing 16-inch culvert has a capacity of 7 cfs (Brockway 2023) . Surface water in excess of 7 cfs currently overtops the gravel two-track pathway and re-enters the swale on the downstream side of the pathway or results in shallow flooding through the site.

Proposed Conditions

The proposed development improvements include a driveway, a residential home constructed in an existing building envelope and an improved surface water conveyance system consisting of new culverts and swales. The new driveway and residence will impact the current site conveyance and was taken into account in the HEC-RAS model prepared by Brockway Engineering and is summarized in their Technical memo.

The improved drainage system will replace the 16-inch CMP (7 cfs) with two 36"x24" arch culverts (43 cfs per culvert with Chuck Brockway). It will also include an improved swale capable of conveying 66 cfs¹.

Stormwater

The proposed development will contribute 0.1 cfs to the swale from the driveway and house during the 25-year storm event, which is the storm event regulated in the Ketchum code. The project will not impact off-site stormwater that flows through the site from West Ketchum. These flows are tributary to the Wood River and are therefore included in the flood flow rate provided by FEMA.

West Ketchum Groundwater Pumping

Groundwater pumping from the West Ketchum neighborhood crawl spaces contributes an estimated 2 to 3 cfs through the site (based on 16 three-inch diameter pipes pumping approximately 50 to 75 gpm each). This occurs in May and June during years with heavy snowfall a resulting high groundwater table. By comparison, the left overbank flow of the Wood River conveys approximately 252 cfs during the base flood (Email communication with Brockway).

On-site Groundwater

Groundwater levels on the site at the time of the geotechnical investigation were 2 – 4 feet below ground surface. However, the groundwater level could rise to meet the base flood elevation in the permeable sand and gravel soils during spring snowpack runoff. (Butler Associates 2022). The groundwater levels will not change as a result of this project.

Impacts on Upstream Property

The HEC-RAS model developed by Brockway Engineering was used to evaluate the effect of the proposed project on the upstream property at 500 Wood River Drive. The on-site stormwater, off-site stormwater, groundwater pumping and on-site groundwater levels are either already accounted for in the model or will have an insignificant effect on the model results. Additionally, as Brockway pointed out in their memo, the FEMA Effective model flow rate and the draft model flow rate differ by over 1,600 cfs.

The HEC-RAS model shows one section with an increased surface elevation. Section 13 shows an increase of 0.38 feet in the base flood elevation (BFE) due to the new driveway. The next section upstream (Section 13.5) shows no change in the BFE. Refer to Exhibit A for locations of HEC-RAS sections. Section 13.5 runs through the middle of the 500 Wood River Drive building. Section 13 comes to within approximately 20 feet of the neighboring building (based on aerial photo). The average BFE elevation between the two sections is 5768.56 and is below the ground level between the existing building and the proposed house, which is 5769'. Water in the pond to the north of the houses should not rise above 68.89 (Section 13) according to the model, which is below the edge of the asphalt driveway on the 500 Wood River Drive property.

Impacts on Downstream Property

Brockway’s tech memo doesn’t show any increase in flood elevations downstream of the site due to the 490 project with the driveway and new culverts included in the model. The downstream flow rates will not change as a result of the project. Since floodwater currently overtops the pathway and continues downstream, increasing the capacity of the culverts only changes the amount of water that is conveyed under the driveway versus over the driveway, but the overall flow rate will remain the same.

The outlet from the pond on 450 is a ditch with a dilapidated footbridge over the top (Photo 1). The channel is several feet below the elevation of the house on the 430 property until the swale approaches the river (Photo 2). At this point, the water elevation in the swale is controlled by the river during flood events. The water level in the swale adjacent to house 430 is more dependent on the river levels than the flow in the swale.



Photo 1 Ditch outfall from pond at 450 Wood River Drive



Photo 2 Swale downstream of pond to Big Wood River

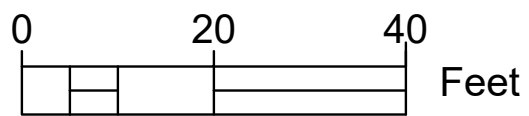
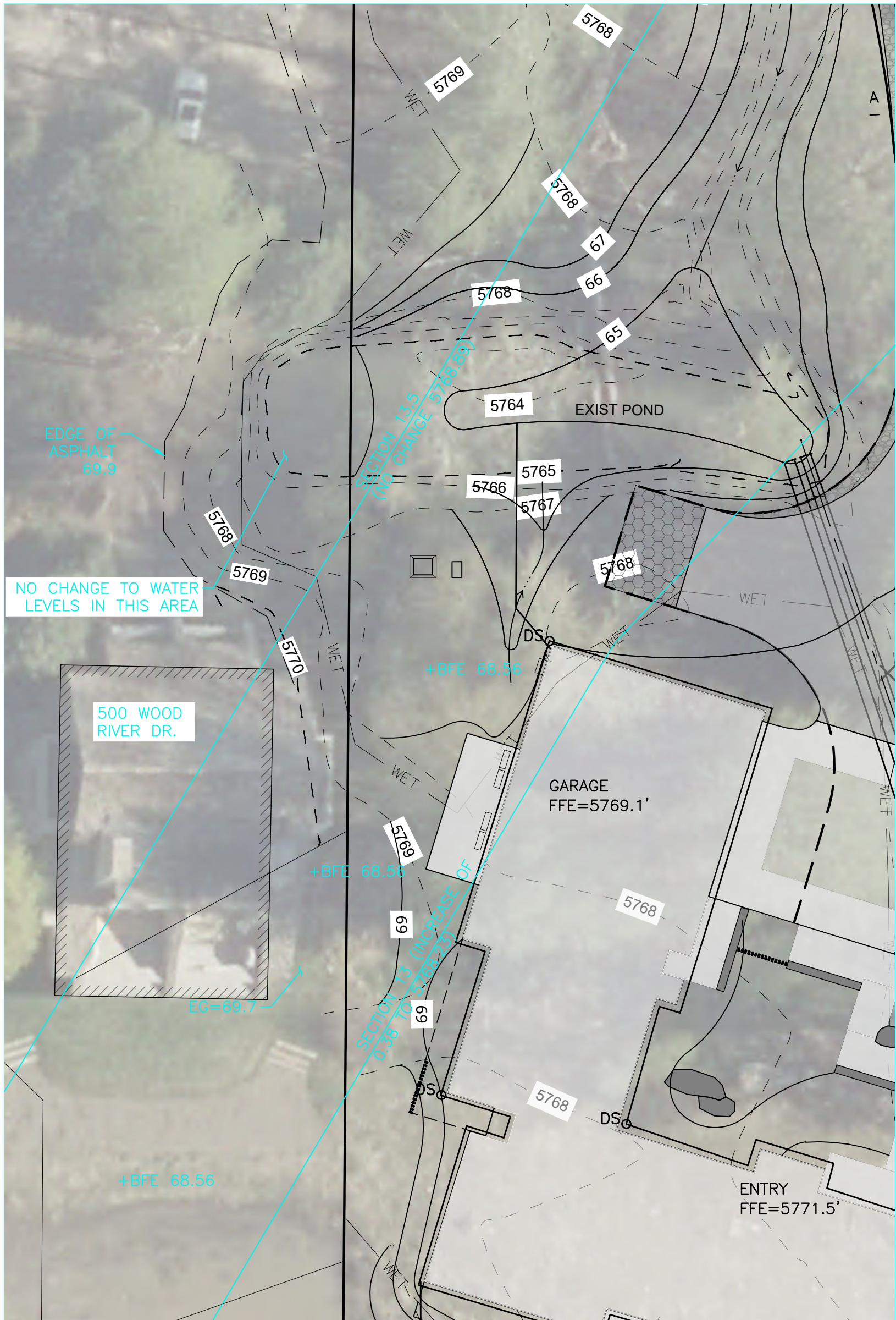
Summary

The proposed house, landscaping, and driveway on the 490 Wood River Drive project may result in localized increase in the base flood elevation upstream of the driveway. However, this localized increase should not extend into the 500 Wood River Drive property. The proposed 490 project will not affect properties downstream of the site as the flow rates will remain the same.

References

Brockway Engineering, Technical Narrative in Support of Floodplain Development Plan for 490 Wood River, April 2023.

Butler Associates, Geotechnical Report for 490 Wood River Drive. June 2022.



490 WOOD RIVER DRIVE
EXHIBIT A
BASE FLOOD ELEVATIONS

Attachment I:
Technical
Narrative

Project No. 1575-01-2021

Technical Narrative in Support of Floodplain Development Plan for 490 Wood River

Prepared for:

450-490 Wood River, LLC
Ketchum, Idaho

April 26, 2023

For information concerning this report, contact
Charles G. Brockway, Ph.D., P.E.



CHARLES E. BROCKWAY, PH.D., P.E. (EMERITUS)
CHARLES G. BROCKWAY, PH.D., P.E.

2016 NORTH WASHINGTON, SUITE 4
TWIN FALLS, IDAHO 83301

Technical Narrative in Support of Floodplain Development Plan for 490 Wood River

Brockway Engineering, PLLC
April 26, 2023

A. Existing conditions and hydrology

The subject property is 490 Big Wood Drive, a platted lot within Mary's Place Subdivision in Ketchum, Idaho. The property includes an authorized building envelope, but the property is within the effective 100-year floodplain and subject to the pertinent requirements in the City of Ketchum municipal code.

Two marshy areas exist in the north area of 490. These are either swampy areas or open-water ponds, depending on water levels that fluctuate seasonally according to groundwater levels and levels in the adjacent Big Wood River, which is hydraulically connected with the shallow groundwater. The outlet of this area during normal water conditions is a 16-inch CMP culvert under a 2-track access roadway. The culvert feeds a natural channel that drains to the adjacent property to the east. Flow in this channel varies and has been observed to follow the expected seasonal pattern: low or nonexistent in the late summer, fall, and winter, rising in the spring and early summer as river levels and infiltration increase.

Most of the property is within the 100-year effective floodplain defined by FEMA. During flood conditions, sheet flow from the property to the west will inundate the marshy area and channels and will flow over the access roadway. A wide swale east of the access road will carry a portion of this flood water, which will combine with the above-mentioned channel on the property to the east. The existing culvert capacity is insignificant during flood events.

Comparing the effective base flood elevations with LiDAR and other topographic data, it was determined that the effective floodplain limit is reasonably accurate. During the 100-year event, the existing channels will act as conveyances, but most of the land will be subject to shallow overland flow with the exception of the high area which encompasses most of the platted building envelope. This high area is recognized as being above the BFE in the "Draft" flood maps, prepared by FEMA and issued for informational purposes in September 2022 as part of the agency's comprehensive restudy of the Big Wood River and tributaries.

Portions of the property lie within the defined regulatory floodway. However, no grading or development is proposed within the floodway.

B. Proposed project

The proposed project includes the following elements:

1. **Construction of proper driveway to allow access to a residence.** This drive will consist of a 14-foot asphalt roadway and 3-foot gravel shoulders, with a minimum of fill ranging from 0.4 feet to 1.4 feet above existing grade. The driveway will be finished with an elevation of 5769.4 at the public street, declining to 5768.0 feet at the culvert crossing, and rising to 5768.5 feet which is the approximate finished slab elevation at the garage. The access will include a gate structure on the extreme fringe of the floodplain, modeled as an obstruction. The model-computed floodplain in this area is relatively small in terms of both depth and flow, and this activity amounts to a very small effect on the overall floodplain. However, by necessity the roadway embankment will be built within the floodplain and the water level will rise locally and overtop the driveway. Culverts will be installed to provide cross-drainage (#4 below). This effect was included in the hydraulic modeling for the project.
2. **Construction of residence within platted building envelope.** The building footprint will be outside of the Draft floodplain limits with the exception of the extreme eastern portion and the garage. The building will be above the modeled 100-year flood elevations, either Effective or Draft, as described below. Fill within the floodplain will occur to a reasonable extent necessary to construct the residence, and a portion of this fill will be below the 100-year flood elevation.
3. **Enhancement of the existing drainage channel in accordance with the grading shown on the plans.** This swale will have a minimum bottom width of 7 feet, side slope of 3.5:1 or flatter, and overall slope of 0.75%. The enhanced swale will have an increased conveyance capacity and will provide a portion of the mitigation required for the hydraulic impact analysis and the compensatory storage analysis. The swale will be vegetated in accordance with plans prepared by Field Studio and Sawtooth Environmental. With an assumed roughness coefficient of 0.065, this swale will have a minimum capacity of 66 cfs at a flow depth of 2.0 feet. Benefits of this activity include maintaining and enhancing the natural pre-pond conveyance regime, providing more natural riparian habitat, and reducing nuisance water to adjacent landowners. This element is pursuant to and in accordance with plat note #7 regarding enhancement plans for relocation of drainage provisions.
4. **Installation of two (2) 36x24 pipe-arch culverts to replace the existing single 16-inch pipe.** The inlet invert will be the same as the existing culvert at 5764.8 feet, the length will be 120 feet. This culvert system will operate under inlet control, and will have a capacity of 54 cfs with the headwater level at the top of driveway, compared to 7 cfs for the existing situation. This will be more than adequate to handle the ordinary drainage flows, and the driveway will not overtop except in extreme flooding situations. The outlet area of the culvert will include an architectural headwall with backfill behind the wall to create a smooth grade to the driveway slab. The culverts will include a bend near the outlet to align the outlet with the constructed swale and prevent water from being directed at the house foundation.

5. **Construction of a wide, shallow swale between the residence and the river.** This swale will be constructed in accordance with the grading plan, and is needed for mitigation of hydraulic conveyance impact and compensatory storage. It will also provide a flow path for overbank water adjacent to the residential foundation fill. Construction of the swale will include a toe trench with buried 12” to 24” stone to provide protection of the residential fill. This stone will tie in to existing legacy riprap at the eastern side of the property.

C. HEC-RAS model analysis

HEC-RAS was used to model the existing conditions and the conditions with the proposed project including grading and structures. The purpose of this effort was to establish a baseline model representing existing conditions, and use this model to evaluate the effect of the project including proposed mitigation. Figure 1 shows an overall view of the model study area and cross-sections, and Figures 2a and 2b show close-in views of the project and grading plan. Inputs and assumptions for the model are described below.

C.1. Topographic data

Data used to develop cross-sections was derived from detailed ground survey and topographic contour mapping created by Galena Engineering for the project, as well as from the 2017 Blaine County LiDAR data. For the most part, the two sources were in close agreement, but where significant differences occurred, the ground shots were assumed to be the more accurate data. One section was created from LiDAR as it was located off the property.

The model geometry upstream and downstream of the project was based on FEMA’s draft model, made public in September 2022. New cross-sections representing current ground conditions were inserted, starting with Section 90690.8 as the downstream limit. These sections are shown on the attached map and Table 1.

Since the LiDAR data reflects the water surface rather than the channel bottom in the Big Wood River when the flight was made (which was at low water), the shape of the channel bottom was approximated by reference to the draft model sections and elevations adjusted according to channel slope.

C.1. 100-year peak annual flow

The “1% annual chance flow” or the 100-year flow is the discharge that forms the basis of modeling for current conditions and post-project conditions. The value in the effective model is 4,740 cfs. FEMA increased this flow to 6,363 cfs in the draft model. For reasons related to statistical calculations on the stream gauge north of Ketchum, this value is not correct. Nevertheless, FEMA is continuing to use it for its analyses and therefore it was used for this project because the City of Ketchum has elected to use the draft maps for regulatory purposes.

In the course of developing the model for this project, it was discovered that the discharge used in FEMA’s draft model is 6,879 cfs, which is incorrect for this reach. According to the

hydrology report prepared for FEMA by the U.S. Army Corps of Engineers, the 6,879 cfs value is supposed to be the discharge below Trail Creek. The discharge from the Warm Springs confluence downstream to Trail Creek is supposed to be 6,363 cfs. This is discussed further in a memo submitted to Blaine County and the City of Ketchum dated March 31, 2023.

Table 1. Cross-sections from upstream to downstream

River Station in FEMA model	Section No.	Remarks
93417.33	16	Section in FEMA draft model
92671.74	15.5	Inserted section from LiDAR
92471.74	15	Section in FEMA draft model
92232	14	Inserted section using ground shots and LiDAR
92123	13.5	Inserted section using ground shots and LiDAR, alignment selected to characterize flow in existing and future “swales” upstream of access roadway.
92065	13	Inserted section using ground shots and LiDAR. Generally aligns with access roadway, used for upstream section of existing and new culvert. Reflects house and associated regrading.
92021		Culvert station
91977	12.5	Inserted section using ground shots and LiDAR. Used for downstream section of culvert. Reflects house and associated regrading.
91945	12	Inserted section using ground shots and LiDAR. Reflects house and associated regrading.
91911	11.8	Inserted section using ground shots and LiDAR. Reflects house and associated regrading.
91836	11.5	Inserted section using ground shots and LiDAR
91715	11	Inserted section using ground shots and LiDAR
91565	10	Inserted section using ground shots and LiDAR
91427	9	Section in FEMA draft model
91103.24	8	Section in FEMA draft model
90690.8	7	Section in FEMA draft model

Rather than compound error upon error, a value of 6,363 cfs was used for the modeling of this project even though it differs from the FEMA model. FEMA should be notified that its model contains an error and the base flood elevations and floodplain delineation in the reach from Warm Springs to Trail Creek should be recomputed. Base flood elevations on the draft maps in this reach should not be relied upon.

C.2. Starting downstream WSE

The downstream water surface elevation at Section 7 (RS 90690.8) was set by the normal depth method with a slope of 0.005 ft/ft.

C.3. Roughness coefficients

Roughness coefficients for the new cross sections developed for this project were 0.04 for the channel and 0.06 to 0.10 for the overbanks, horizontally varying depending on the extent and nature of vegetation. For sections 11.5, 11.8 and 12, which contain areas of vegetation within the channel, the roughness coefficient was set to 0.06 rather than 0.04 in the vegetated area. For the post-project model, overbank coefficients were adjusted to reflect the fact that the regrading and channel improvements will slightly lower the roughness coefficient.

The FEMA draft model cross-sections generally have coefficients of 0.035 for the channel and 0.1 or 0.12 for overbanks. The channel coefficient is reasonable but an overbank coefficient of 0.12 is too high. The standard reference for roughness coefficients (Chow, 1959) indicates that a value of 0.12 would be characteristic of very dense brush, heavy tree growth, and downed trees. Nevertheless, these values were used where the draft model sections were directly used, i.e. Sections 7-9 and 15-16.

C.4. Ineffective flow

The ineffective flow option was used in the left overbank of section 13.5 to characterize the backwater area above the culvert, and at the upstream culvert section 13.

C.5. Culvert parameters

The existing and new culvert systems, and associated top of roadway, were inserted between sections 12.5 and 13. Culverts were modeled with entrance projecting from fill with an entrance loss coefficient of 0.9, an exit loss coefficient of 1.0, and a roughness coefficient of 0.022. The distance between sections 12.5 and 13 is less than the length of the proposed new culvert because the culvert will be skewed, as compared to the existing culvert which is perpendicular to the sections. Therefore, the culvert length was set at 80 feet rather than 120 feet and the roughness increased to 0.027 to model the equivalent pipe length. The top of roadway is based on the grading plan provided by the landscape architect, including an approximate garage slab elevation of 5768.5 feet. Ineffective flow areas were set, but do not come into play since the flow overtops the roadway.

The deck width in the direction of flow was computed as the average width of the driveway and garage pad over which water flows. The standard weir coefficient of 2.6 was used for overtopping flow. Similarly, distances to upstream and downstream cross-sections represent averages for the culvert area.

C.6. Channel regrading

Regrading of the drainage swale was modeled by modifying all cross-sections where the swale is changing. The roughness coefficient for regraded swale areas was set to 0.06 to simulate the improved condition.

C.7. Building obstruction

The proposed residence was modeled with the HEC-RAS blocked obstruction feature, but this feature does not come into play at some cross-sections since the computed water surface elevation does not reach the building. The adjacent grade was modeled by modifying the cross-sections to reflect the proposed fill around the building to a grade of 5768.5 feet. Since the building and associated fill was modeled as a complete obstruction, this adequately represents the proposed slab-on-grade construction.

C.8. Mitigation

Mitigation for project impacts takes two forms: compensatory storage (Section D), and mitigation of hydraulic impacts to the extent feasible. Hydraulic impacts arise due to fill or obstruction of flow, reducing the overall section conveyance and resulting increase in modeled water elevation during the 100-year event. In this case, the enlargement of the swale and the construction of the shallow swale between the residence and the river provide both compensatory storage mitigation and hydraulic mitigation. The resulting net effect is discussed below.

C.9. Model results

The current conditions model results are reasonably consistent with the draft model, but not exactly the same due to the reasons discussed above. The new cross-sections better describe the channel changes and deposition that have occurred since the effective model development, and provide closer spacing in order to model the proposed grading plan. The baseline model is more detailed and simulates reality better than the draft model, and was deemed to be a suitable current-conditions model from which to evaluate changes due to proposed project grading.

With the building and grading plan as proposed, which includes the mitigation described above, the computed water surface elevations are either unchanged or slightly lower than for the existing conditions scenario (Table 2). The primary impact occurs directly upstream of the driveway, where the model predicts an increase of 0.38 feet. This increase is necessary since the access roadway must include a small roadbed and cannot be constructed at grade; thus the water upstream must rise to flow over the roadway during the flood event. However, the model predicts that this increase does not propagate upstream off of the property – for example, the impact is essentially zero at Section 14. The project is not within the regulatory floodway and subject to FEMA’s “no-rise” requirement. The impact should be acceptable as it is 1) highly localized on the subject property, 2) a necessary consequence of creating an access to a platted building envelope, and 3) offset by the significant restorative benefits to the riparian area, much of which is in poor condition (see Sawtooth Environmental report).

The model predicts the water surface elevation at the upstream side of the driveway to be 5768.24, or a depth of 0.24 feet over the roadway. This meets the maximum 1.0-foot depth requirement by the Ketchum Fire Department.

Table 2. Model-computed water surface elevations.

Section	River Sta	Water surface elevation (ft)			FEMA Draft 2022*
		Existing Conditions	With Project	Change	
16	93417.33	5776.17	5776.17	0.00	5777.63
15.5	92671.74	5773.22	5773.22	0.00	
15	92471.74	5770.90	5770.90	0.00	5770.67
14	92232	5769.40	5769.37	-0.03	
13.5	92123	5768.94	5768.89	-0.05	
13	92065	5767.85	5768.23	0.38	
Culvert	92021				
12.5	91977	5767.57	5767.51	-0.06	
12	91945	5766.80	5766.80	0.00	
11.8	91911	5766.89	5766.88	-0.01	
11.5	91836	5766.51	5766.51	0.00	
11	91715	5765.89	5765.89	0.00	
10	91565	5764.88	5764.88	0.00	
9	91427	5764.80	5764.8	0.00	
8	91103.24	5761.89	5761.89	0.00	5762.08
7	90690.8	5759.68	5759.68	0.00	5761.33

* Shown for information only, not comparable to project modeling since incorrect discharge was used in FEMA model.

D. Compensatory storage and fill mitigation

Because of the City’s requirement for 1-for-1 compensatory storage, the volumes of cut and fill within the floodplain and below the base flood were balanced to ensure no loss of floodplain storage. Based on current guidance from the city, it is understood that the fill associated with a residential foundation, including both within the footprint and the fill needed to create a reasonable grading away from the foundation, will not be counted in the compensatory storage analysis.

The final average grade elevation around the foundation of 5768.5 feet is generally zero to 1.0 feet above existing grade, and most of the existing grade is above the BFE as described above, so that the fill will not reduce floodplain storage. The primary exception is the eastern portion of the residence, where the building envelope includes some of the existing swale. Maximum fill

depth in this area will be 4.2 feet, but will be mitigated by the regrading of the swales. A modest net fill will also occur in the entrance area in the course of restoring the area to functional emergent wetlands.

The gross volumes of cut and fill below the BFE for the proposed grading plan were calculated from the existing and project cross-sections utilized for the hydraulic modeling. The volumes were calculated from the areas of cut and fill below the model-calculated base flood elevation for existing conditions. Fill for the driveway, pad, and culvert headwall backfill were calculated separately and added to the section volumes.

A definition of “reasonable grading” away from the foundation for this specific case is proposed as follows: 5% slope for 10 feet away from the foundation (based on the IRC), and a 5:1 slope further away from the foundation until intersection with natural grade. A 5:1 slope is an estimate of the maximum safe slope for a grassed walking surface. This definition may not be universally applicable, but appears to give reasonable results in this case. The foundation fill volume based on this criteria and that is also below the BFE was subtracted from the gross fill.

The cross-sectional areas of gross cut, gross fill, and reasonable associated foundation fill are illustrated on Figures 3 and 4, and calculations are shown in Table 3. Note that the distances between sections are not necessarily the same as the values in the model, because the modeling represents an average for the entire section whereas the cut/fill calculations are specific to a small area. The computed cut volume is 485 cy and the fill volume accounting for reasonable associated grading is 373 cy, indicating that the compensatory storage requirement can be met.

Table 3. Cut and fill balance below BFE.

Section	Station (ft)	Avg dist between Sections (ft)	Cut Area (ft ²)	Fill Area (ft ²)	Delta V (cy)		Associated House Fill*	
					Cut	Fill	Area (ft ²)	Delta V (cy)
Start grading (prop line)	0		0.0	0.0			0.0	
11.8	57	57	74.9	94.0	52.7	66.1	73.8	51.9
12	90	33	99.6	44.3	106.3	82.6	28.0	60.0
12.5	128	38	60.8	58.8	111.8	72.3	30.3	41.0
13	230	102	13.6	11.6	129.9	121.5	0.0	38.2
13.5	297	67	56.7	54.5	81.1	75.5	0.0	0.0
End grading	302	5	0.0	0.0	3.5	3.4	0.0	0.0
Subtotals					485.3	421.5		191.1
Driveway - road access					0.0	84.4		
Driveway pad at garage					0.0	36.7		
Retaining wall area - section area 15.3' x length 37.8'					0.0	21.4		
TOTAL GROSS CUT					485.3	cy		

TOTAL GROSS FILL	564.0	cy		
ASSOCIATED HOUSE FILL	191.1	cy		
NET FILL (gross fill minus associated house fill)	372.9	cy		
NET CUT-FILL BALANCE	112.4	cy		

* 5% slope for 10 feet away from the foundation (based on the IRC), and a 5:1 slope further away from the foundation until intersection with natural grade

E. Wetland and vegetation plan

Sawtooth Environmental has prepared a Joint Application for Permits, including a plan for wetlands management to meet the requirements of the Corps of Engineers. The plan includes a revegetation plan for the project, including site preparation and planting of native species appropriate for riparian and wetland environments. This plan will be implemented in conjunction with coordinated plans prepared by the landscape architect.

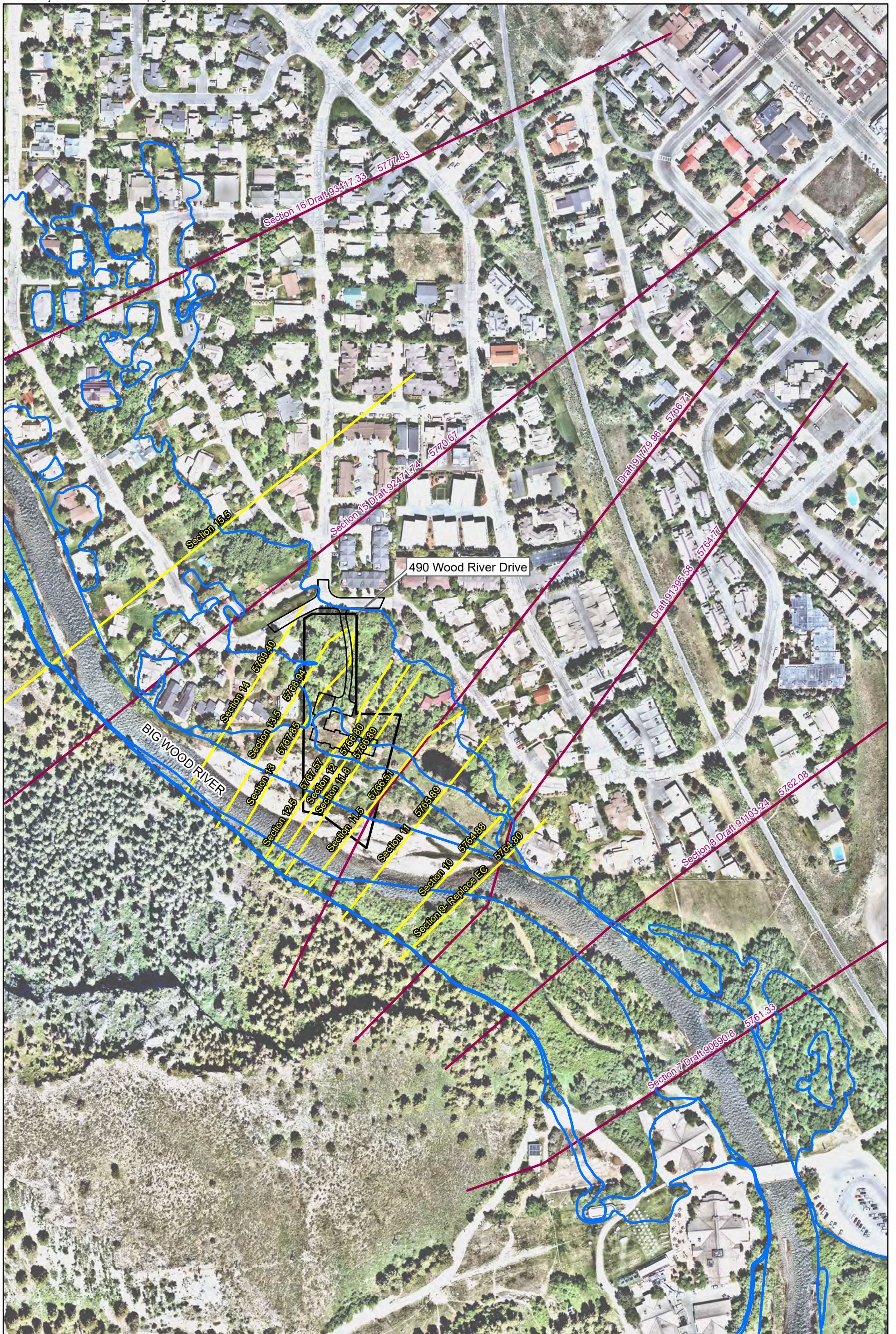





FIGURE 1

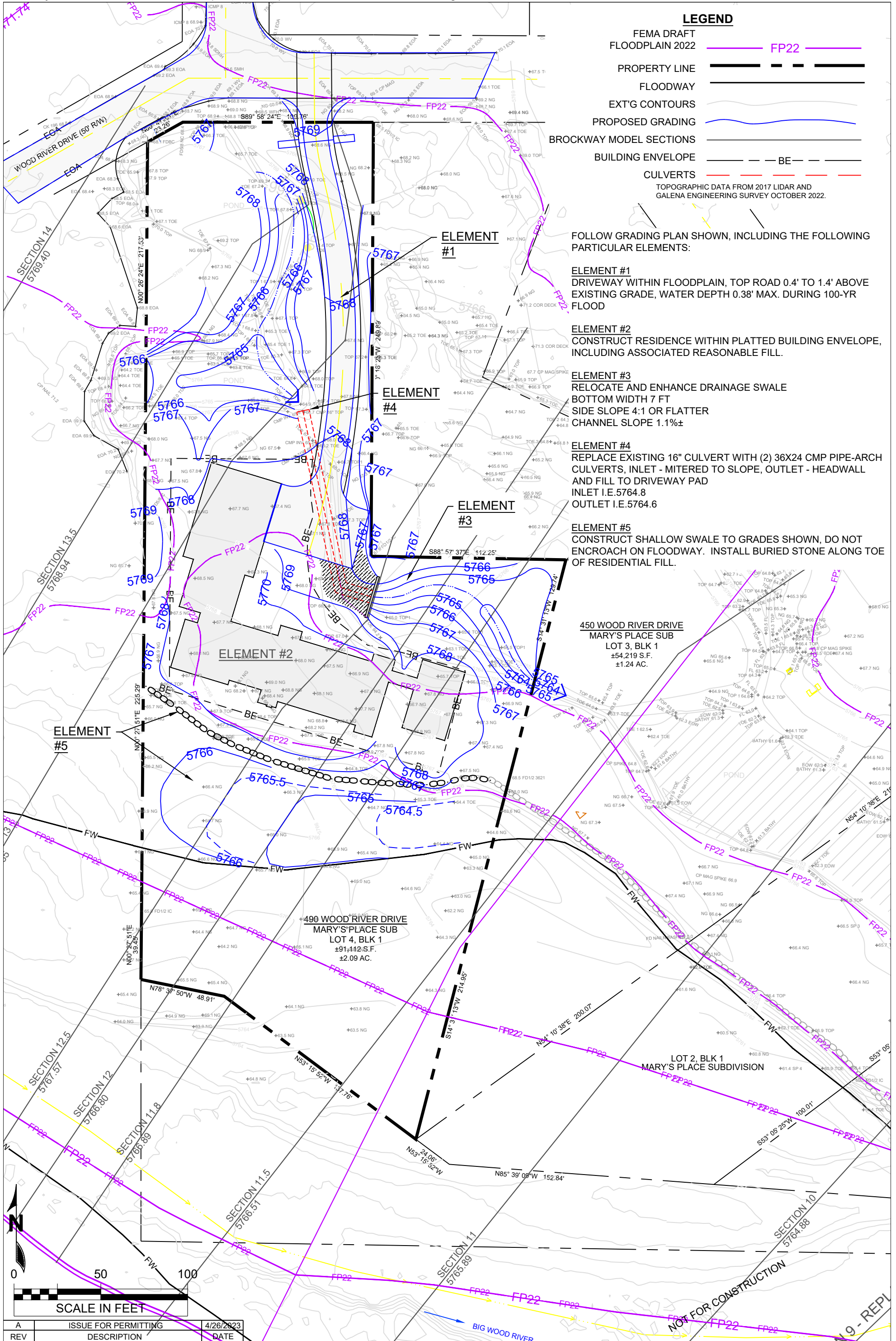
CITY OF KETCHUM- FLOODPLAIN DEVELOPMENT PERMIT
PRESIDIO VISTA

2022 BLAINE COUNTY NEARMAP AERIAL

Legend	
	FEMA Draft Model Sections
	Brockway Model Sections
	FEMA Draft Floodplain 2022

0 80 160 320 Feet

BROCKWAY ENGINEERING, PLLC.
JJJ - Date: 4/26/2023



LEGEND

- FEMA DRAFT FLOODPLAIN 2022 —— FP22 ——
 - PROPERTY LINE
 - FLOODWAY
 - EXT'G CONTOURS
 - PROPOSED GRADING
 - BROCKWAY MODEL SECTIONS
 - BUILDING ENVELOPE BE
 - CULVERTS
- TOPOGRAPHIC DATA FROM 2017 LIDAR AND GALENA ENGINEERING SURVEY OCTOBER 2022.

FOLLOW GRADING PLAN SHOWN, INCLUDING THE FOLLOWING PARTICULAR ELEMENTS:

ELEMENT #1
DRIVEWAY WITHIN FLOODPLAIN, TOP ROAD 0.4' TO 1.4' ABOVE EXISTING GRADE, WATER DEPTH 0.38' MAX. DURING 100-YR FLOOD

ELEMENT #2
CONSTRUCT RESIDENCE WITHIN PLATTED BUILDING ENVELOPE, INCLUDING ASSOCIATED REASONABLE FILL.

ELEMENT #3
RELOCATE AND ENHANCE DRAINAGE SWALE
BOTTOM WIDTH 7 FT
SIDE SLOPE 4:1 OR FLATTER
CHANNEL SLOPE 1.1%±

ELEMENT #4
REPLACE EXISTING 16" CULVERT WITH (2) 36X24 CMP PIPE-ARCH CULVERTS, INLET - MITERED TO SLOPE, OUTLET - HEADWALL AND FILL TO DRIVEWAY PAD
INLET I.E.5764.8
OUTLET I.E.5764.6

ELEMENT #5
CONSTRUCT SHALLOW SWALE TO GRADES SHOWN, DO NOT ENCROACH ON FLOODWAY. INSTALL BURIED STONE ALONG TOE OF RESIDENTIAL FILL.

450 WOOD RIVER DRIVE
MARY'S PLACE SUB
LOT 3, BLK 1
±54,219 S.F.
±1.24 AC.

490 WOOD RIVER DRIVE
MARY'S PLACE SUB
LOT 4, BLK 1
±91,412 S.F.
±2.09 AC.

LOT 2, BLK 1
MARY'S PLACE SUBDIVISION

SCALE IN FEET

REV	ISSUE FOR PERMITTING DESCRIPTION	DATE
A	ISSUE FOR PERMITTING	4/26/2023

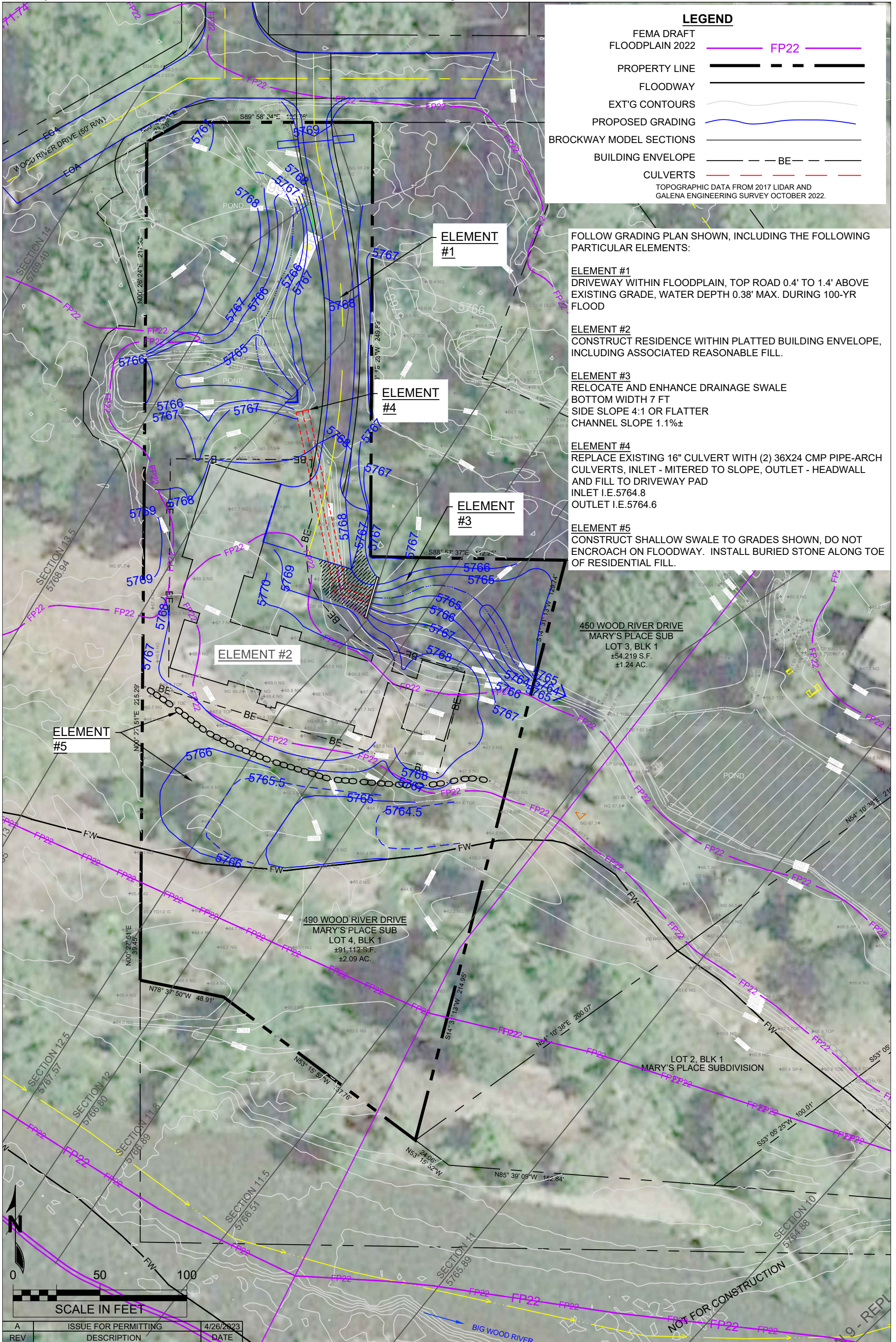
THIS DRAWING HAS BEEN PREPARED BY BROCKWAY ENGINEERING, PLLC FOR A SPECIFIC PROJECT TAKING INTO ACCOUNT THE SPECIFIC AND UNIQUE REQUIREMENTS OF THE PROJECT. REUSE OF THIS DRAWING FOR ANY PURPOSE IS PROHIBITED UNLESS WRITTEN PERMISSION FROM BOTH BROCKWAY ENGINEERING & THE CLIENT IS GRANTED.

SCALE AS SHOWN
(1" = 17' SWG ONLY)
DESIGNED BY
CGB
DRAFTED BY
JJJ

BROCKWAY ENGINEERING, PLLC
HYDRAULICS - HYDROLOGY - WATER RESOURCES
2016 NORTH WASHINGTON, SUITE 4
TWIN FALLS ID, 83301
(208) 736-8543

FLOODPLAIN DEVELOPMENT PERMIT
490 WOOD RIVER
FIGURE 2. SITE PLAN AND PROJECT ELEMENTS

PROJECT #
1575-01-2021
DWG #
1
REV
A



LEGEND

- FEMA DRAFT FLOODPLAIN 2022 —— FP22 ——
- PROPERTY LINE
- FLOODWAY
- EXT'G CONTOURS
- PROPOSED GRADING
- BROCKWAY MODEL SECTIONS
- BUILDING ENVELOPE BE
- CULVERTS

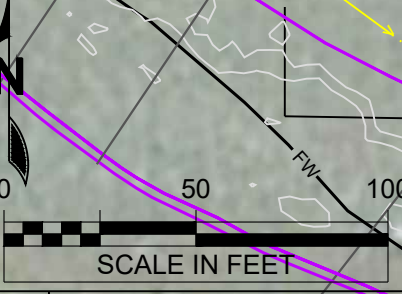
TOPOGRAPHIC DATA FROM 2017 LIDAR AND GALENA ENGINEERING SURVEY OCTOBER 2022.

- FOLLOW GRADING PLAN SHOWN, INCLUDING THE FOLLOWING PARTICULAR ELEMENTS:
- ELEMENT #1**
DRIVEWAY WITHIN FLOODPLAIN, TOP ROAD 0.4' TO 1.4' ABOVE EXISTING GRADE, WATER DEPTH 0.38' MAX. DURING 100-YR FLOOD
 - ELEMENT #2**
CONSTRUCT RESIDENCE WITHIN PLATTED BUILDING ENVELOPE, INCLUDING ASSOCIATED REASONABLE FILL.
 - ELEMENT #3**
RELOCATE AND ENHANCE DRAINAGE SWALE
BOTTOM WIDTH 7 FT
SIDE SLOPE 4:1 OR FLATTER
CHANNEL SLOPE 1.1%±
 - ELEMENT #4**
REPLACE EXISTING 16" CULVERT WITH (2) 36X24 CMP PIPE-ARCH CULVERTS, INLET - MITERED TO SLOPE, OUTLET - HEADWALL AND FILL TO DRIVEWAY PAD
INLET I.E. 5764.8
OUTLET I.E. 5764.6
 - ELEMENT #5**
CONSTRUCT SHALLOW SWALE TO GRADES SHOWN, DO NOT ENCROACH ON FLOODWAY. INSTALL BURIED STONE ALONG TOE OF RESIDENTIAL FILL.

450 WOOD RIVER DRIVE
MARY'S PLACE SUB
LOT 3, BLK 1
±54,219 S.F.
±1.24 AC.

490 WOOD RIVER DRIVE
MARY'S PLACE SUB
LOT 4, BLK 1
±91,112 S.F.
±2.09 AC.

LOT 2, BLK 1
MARY'S PLACE SUBDIVISION



REV	DESCRIPTION	DATE
A	ISSUE FOR PERMITTING	4/26/2023

THIS DRAWING HAS BEEN PREPARED BY BROCKWAY ENGINEERING, PLLC FOR A SPECIFIC PROJECT TAKING INTO ACCOUNT THE SPECIFIC AND UNIQUE REQUIREMENTS OF THE PROJECT. REUSE OF THIS DRAWING FOR ANY PURPOSE IS PROHIBITED UNLESS WRITTEN PERMISSION FROM BOTH BROCKWAY ENGINEERING & THE CLIENT IS GRANTED.

SCALE AS SHOWN
(1" = 17' SWGS ONLY)
DESIGNED BY
CGB
DRAFTED BY
JJJ

BROCKWAY ENGINEERING, PLLC
HYDRAULICS - HYDROLOGY - WATER RESOURCES
2016 NORTH WASHINGTON, SUITE 4
TWIN FALLS ID, 83301
(208) 736-8543

FLOODPLAIN DEVELOPMENT PERMIT
490 WOOD RIVER
FIGURE 2. SITE PLAN AND PROJECT ELEMENTS

PROJECT #
1575-01-2021
DWG #
1
REV
A

Appendix A
HEC-RAS Output and Cross-Sections

Presidio Vista - 490 Wood River HEC-RAS Model Output

Models with more refined horizontally-varied n-values (0.1 in left overbank thick vegetation areas)

4/26/2023

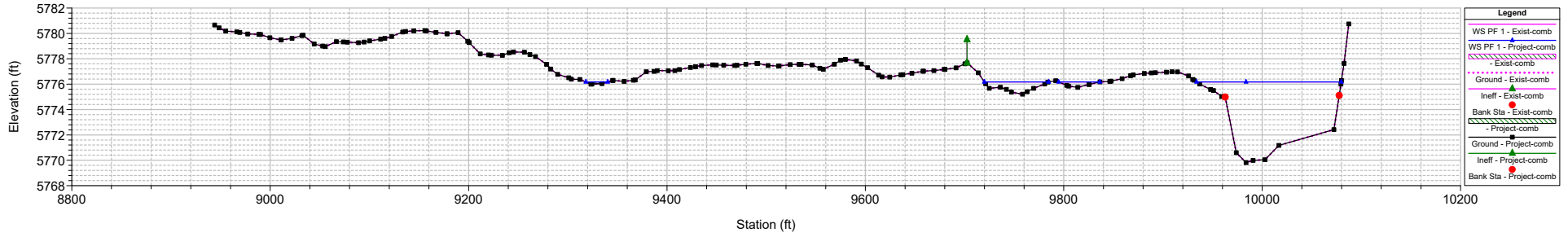
BASELINE EXISTING CONDITIONS

Sec No	Reach	River Sta	Profile	Q Total (cfs)	Min Ch El (ft)	W.S. Elev (ft)	Crit W.S. (ft)	E.G. Elev (ft)	E.G. Slope (ft/ft)	Vel Chnl (ft/s)	Flow Area (sq ft)	Top Width (ft)	roude # Ch	Draft model
16	Reach-1	93417.33	PF 1	6363	5769.82	5776.17	5776.173	5778.2	0.009273	11.49	612.51	274.18	0.93	5777.63
15.5	Reach-1	92671.74	PF 1	6363	5765	5773.22	5771.454	5773.86	0.002402	6.79	1516.95	550.9	0.49	
15	Reach-1	92471.74	PF 1	6363	5763.7	5770.90	5770.378	5772.95	0.00722	11.54	611.6	554.57	0.84	5770.67
14	Reach-1	92232	PF 1	6363	5762.2	5769.40	5768.914	5770.61	0.009666	8.9	775.68	313.54	0.8	
13.5	Reach-1	92123	PF 1	6363	5761.6	5768.94	5767.999	5769.62	0.006205	6.74	1036.11	494.29	0.63	
13	Reach-1	92065	PF 1	6363	5761.3	5767.85	5767.849	5769.02	0.016779	8.82	804.5	413.79	0.98	
	Reach-1	92021		Culvert										
12.5	Reach-1	91977	PF 1	6363	5760.4	5767.57	5766.424	5768.07	0.00439	5.83	1307.2	532.45	0.54	
12	Reach-1	91945	PF 1	6363	5760	5766.80	5766.727	5767.8	0.01153	8.23	888.32	419.77	0.93	
11.8	Reach-1	91911	PF 1	6363	5759.7	5766.89	5766.024	5767.38	0.005825	5.9	1345.34	527.11	0.58	
11.5	Reach-1	91836	PF 1	6363	5758.42	5766.51	5765.453	5766.97	0.004833	5.6	1311.04	500.92	0.54	
11	Reach-1	91715	PF 1	6363	5757.02	5765.89	5764.713	5766.39	0.004675	6.02	1311.87	444.77	0.55	
10	Reach-1	91565	PF 1	6363	5756.85	5764.88	5763.686	5765.69	0.004594	7.8	1135.68	345.48	0.59	
9	Reach-1	91427	PF 1	6363	5756.85	5764.80	5762.283	5765.37	0.002357	6.29	1324.93	373.55	0.43	
8	Reach-1	91103.24	PF 1	6363	5755.22	5761.89	5761.734	5763.89	0.009221	11.61	730.72	275.48	0.93	5762.08
7	Reach-1	90690.8	PF 1	6363	5752.51	5759.68	5758.641	5760.93	0.005003	9.02	772.47	374.2	0.69	5761.33

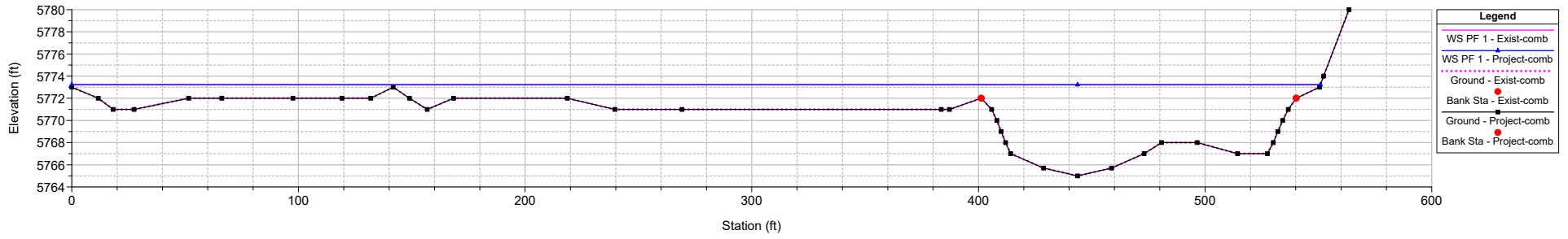
WITH PROJECT 2023.03.09 / 2023.03.14 FINAL REV 2023.04.26

Sec No	Reach	River Sta	Profile	Q Total (cfs)	Min Ch El (ft)	W.S. Elev (ft)	Crit W.S. (ft)	E.G. Elev (ft)	E.G. Slope (ft/ft)	Vel Chnl (ft/s)	Flow Area (sq ft)	Top Width (ft)	roude # Ch	Delta WSE
16	Reach-1	93417.33	PF 1	6363	5769.82	5776.173	5776.173	5778.2	0.009273	11.49	612.51	274.18	0.93	0.00
15.5	Reach-1	92671.74	PF 1	6363	5765	5773.222	5771.454	5773.86	0.002406	6.8	1515.88	550.9	0.49	0.00
15	Reach-1	92471.74	PF 1	6363	5763.7	5770.904	5770.378	5772.95	0.007183	11.52	614.37	561.51	0.84	0.00
14	Reach-1	92232	PF 1	6363	5762.2	5769.37	5768.914	5770.6	0.009892	8.98	766.83	311.48	0.81	-0.03
13.5	Reach-1	92123	PF 1	6363	5761.6	5768.886	5767.996	5769.58	0.006453	6.81	1020.66	489.06	0.65	-0.05
13	Reach-1	92065	PF 1	6363	5761.3	5768.225	5767.831	5769.09	0.010548	7.62	979.85	481.1	0.8	0.38
	Reach-1	92021		Culvert										
12.5	Reach-1	91977	PF 1	6363	5760.4	5767.514	5766.363	5767.99	0.004401	5.68	1287.99	487.62	0.53	-0.06
12	Reach-1	91945	PF 1	6363	5760	5766.803	5766.66	5767.74	0.010662	7.99	918.03	410.56	0.88	0.00
11.8	Reach-1	91911	PF 1	6363	5759.7	5766.877	5765.944	5767.35	0.005206	5.88	1315.94	493.44	0.57	-0.01
11.5	Reach-1	91836	PF 1	6363	5758.42	5766.51	5765.453	5766.97	0.004833	5.6	1311.04	500.92	0.54	0.00
11	Reach-1	91715	PF 1	6363	5757.02	5765.889	5764.713	5766.39	0.004675	6.02	1311.87	444.77	0.55	0.00
10	Reach-1	91565	PF 1	6363	5756.85	5764.875	5763.686	5765.69	0.004594	7.8	1135.68	345.48	0.59	-0.01
9	Reach-1	91427	PF 1	6363	5756.85	5764.803	5762.283	5765.37	0.002357	6.29	1324.93	373.55	0.43	0.00
8	Reach-1	91103.24	PF 1	6363	5755.22	5761.894	5761.734	5763.89	0.009221	11.61	730.72	275.48	0.93	0.00
7	Reach-1	90690.8	PF 1	6363	5752.51	5759.681	5758.641	5760.93	0.005003	9.02	772.47	374.2	0.69	0.00

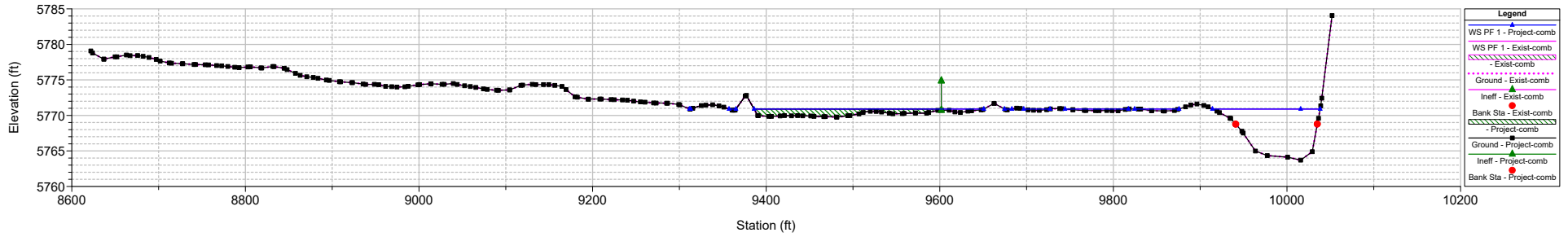
Presidio3 based on FEMA draft Plan: 1) Project-comb 2) Exist-comb
RS = 93417.33 Section 16 / From draft model



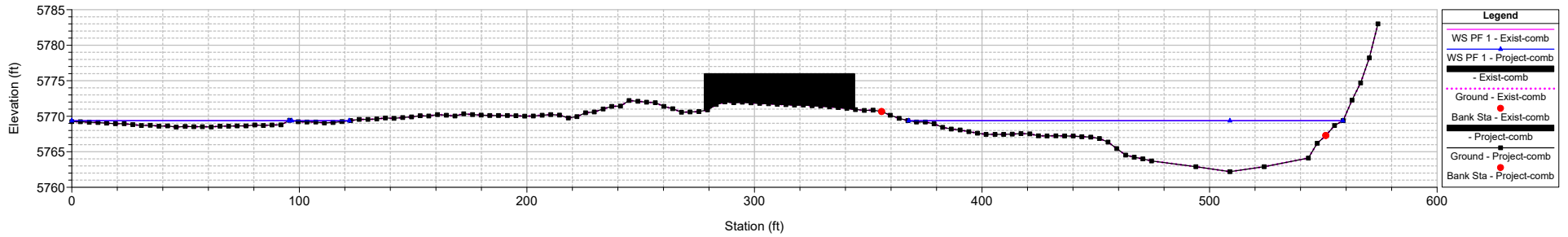
Presidio3 based on FEMA draft Plan: 1) Project-comb 2) Exist-comb
RS = 92671.74 Section 15.5 - New



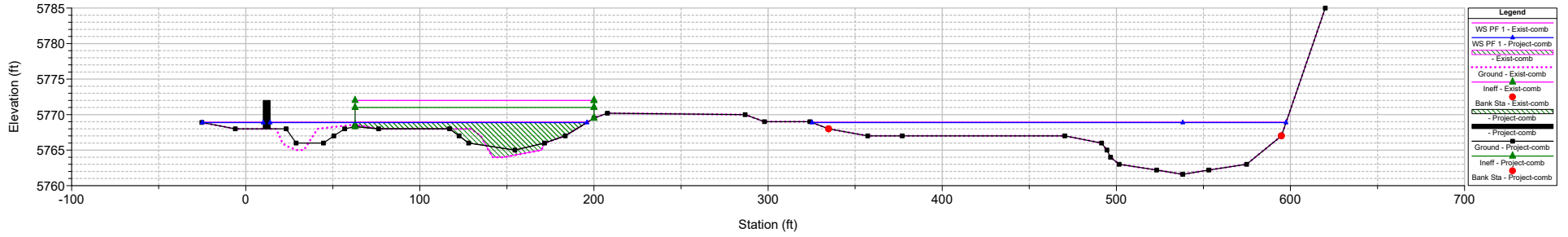
Presidio3 based on FEMA draft Plan: 1) Project-comb 2) Exist-comb
RS = 92471.74 Section 15 / From draft model



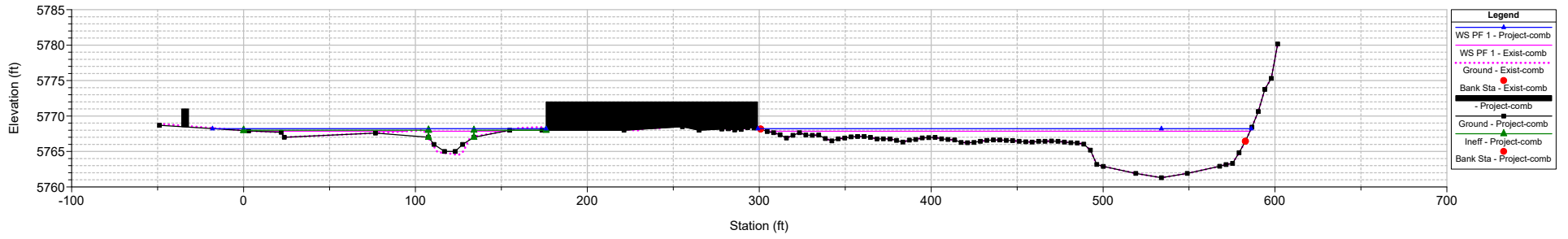
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RS = 92232 New Section 14



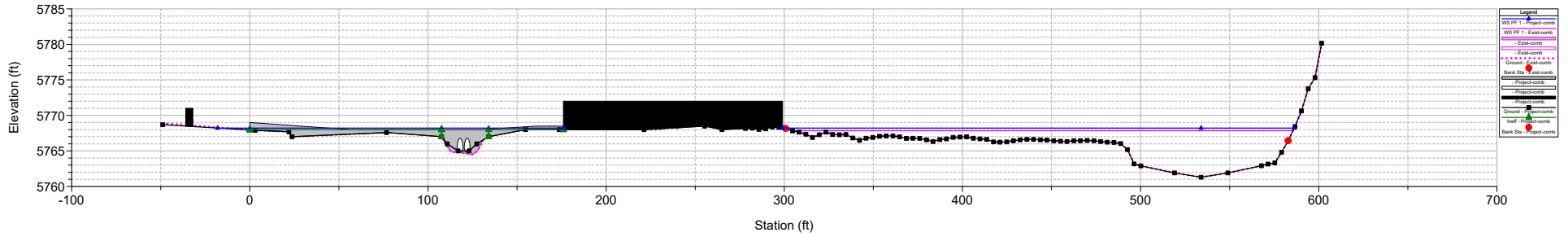
Presidio3 based on FEMA draft Plan: 1) Project-comb 2) Exist-comb
RS = 92123 New Section 13.5



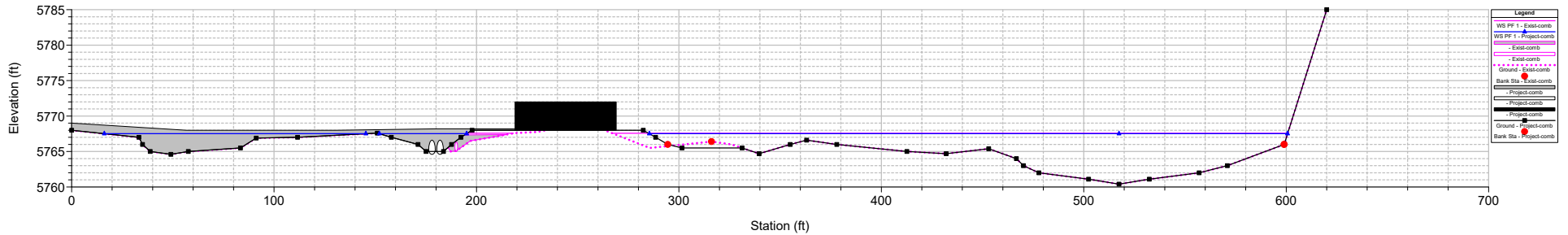
Presidio3 based on FEMA draft Plan: 1) Project-comb 2) Exist-comb
RS = 92065 New Section 13



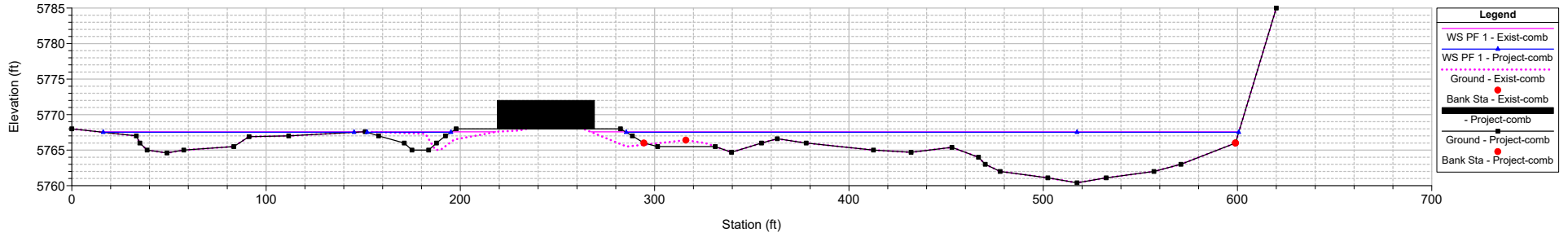
Presidio3 based on FEMA draft Plan: 1) Project-comb 2) Exist-comb
RS = 92021 Culv



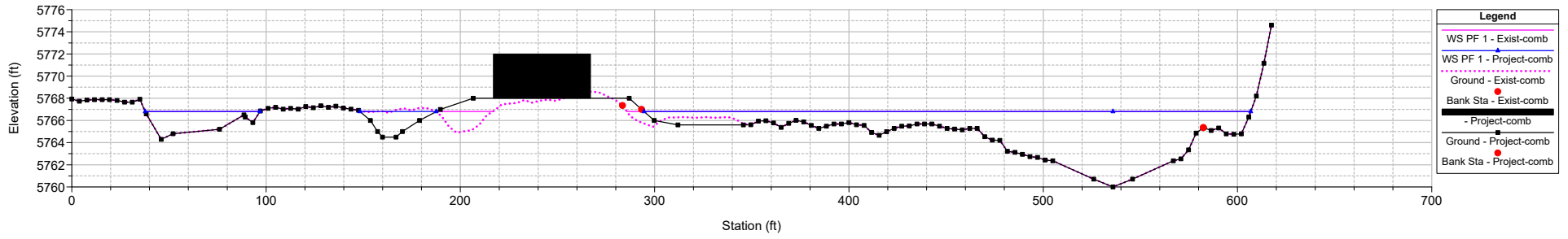
Presidio3 based on FEMA draft Plan: 1) Project-comb 2) Exist-comb
RS = 92021 Culv



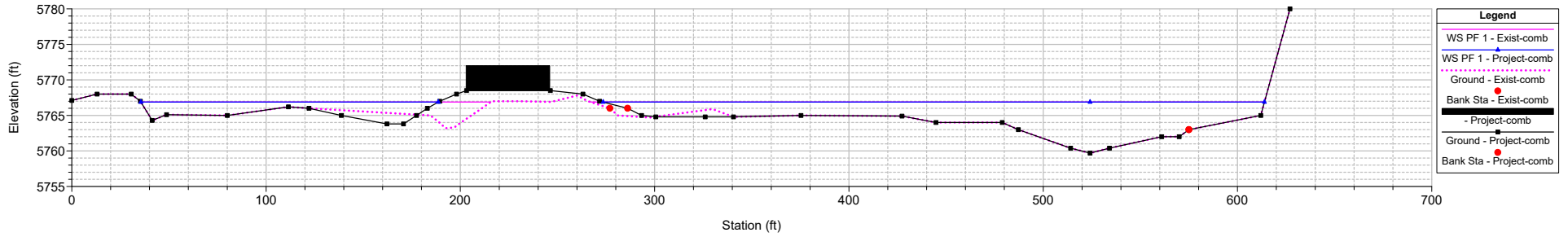
Presidio3 based on FEMA draft Plan: 1) Project-comb 2) Exist-comb
RS = 91977 New Section 12.5



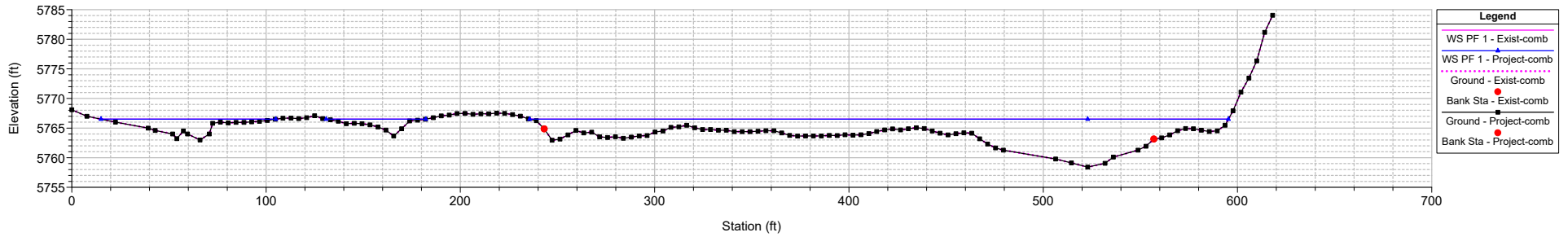
Presidio3 based on FEMA draft Plan: 1) Project-comb 2) Exist-comb
RS = 91945 New Section 12



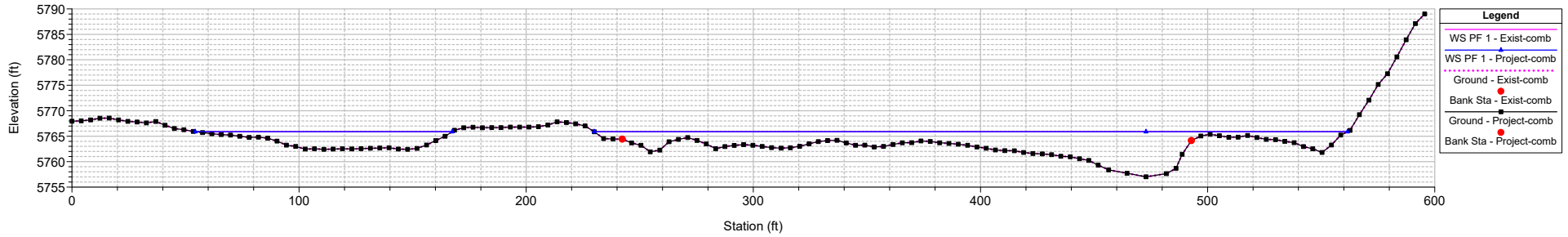
Presidio3 based on FEMA draft Plan: 1) Project-comb 2) Exist-comb
RS = 91911 Section 11.8



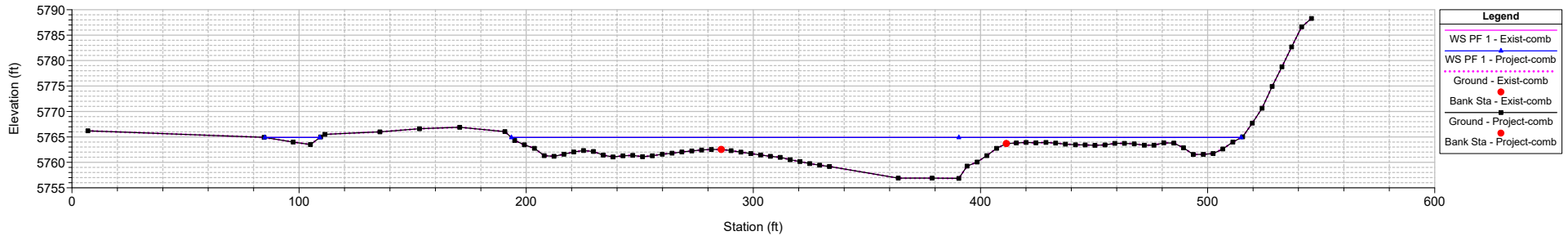
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RS = 91836 New Section 11.5



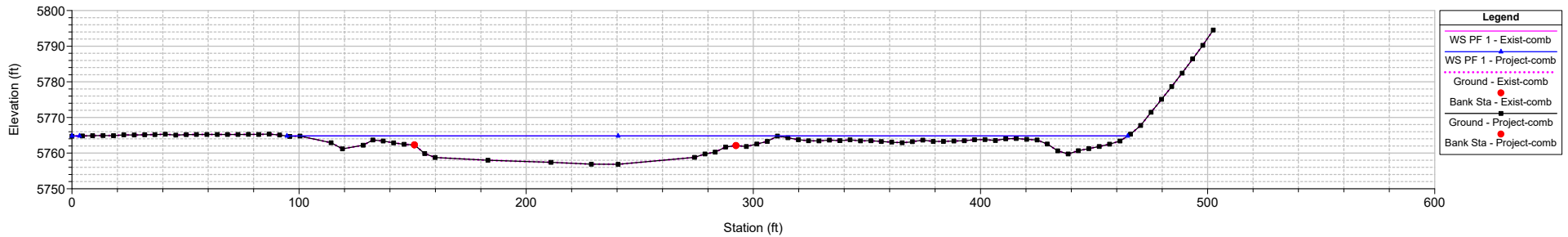
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RS = 91715 New Section 11



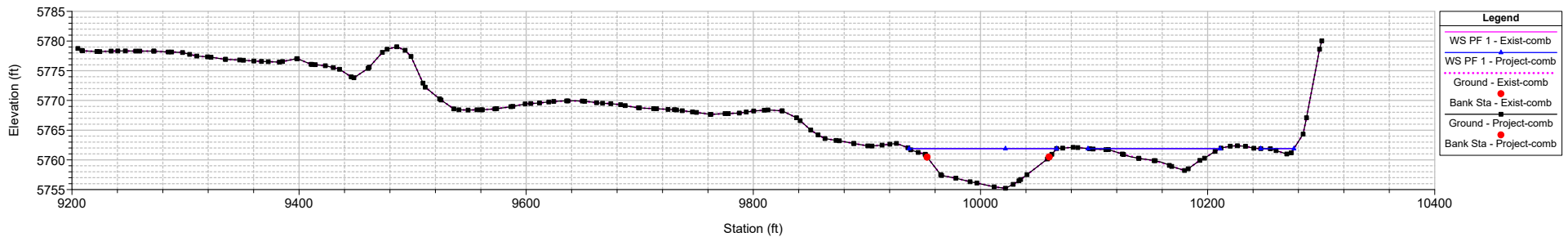
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RS = 91565 New Section 10



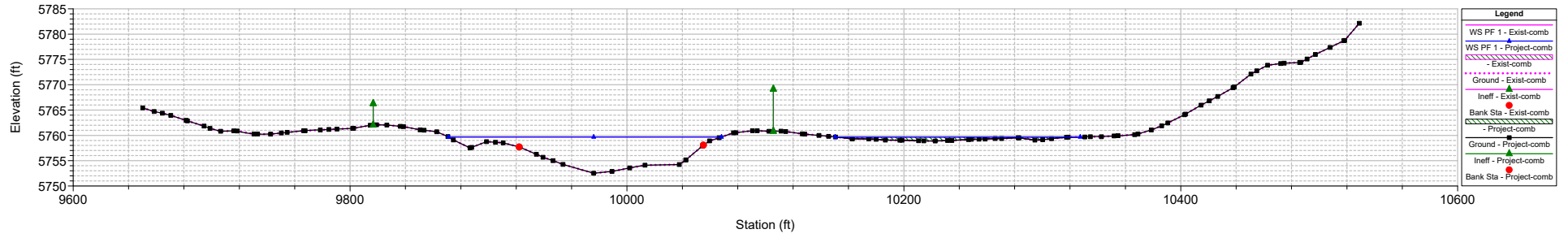
Presidio3 based on FEMA draft Plan: 1) Project-comb 2) Exist-comb
RS = 91427 New Section 9



Presidio3 based on FEMA draft Plan: 1) Project-comb 2) Exist-comb
RS = 91103.24 Section 8 / From draft model

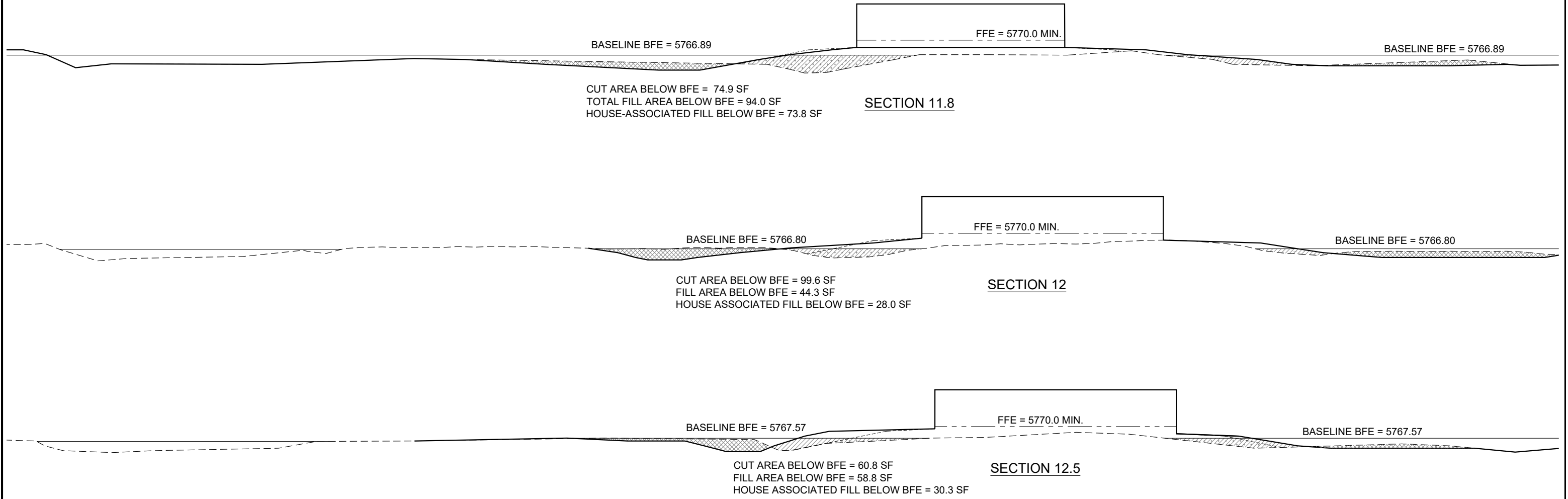


Presidio3 based on FEMA draft Plan: 1) Project-comb 2) Exist-comb
RS = 90690.80 Section 7 / From draft model



Appendix B
Cut-Fill Analysis

- EXISTING GRADE
- PROJECT GRADE
- BASELINE BFE CALCULATED
- CUT BELOW BFE
- FILL BELOW BFE
- HOUSE-ASSOCIATED FILL BELOW BFE, WITH CRITERIA: 5% FOR FIRST 10 FT (IRC) THEN 5:1 (MAX. REASONABLE WALKING SURFACE)



THIS DRAWING HAS BEEN PREPARED BY BROCKWAY ENGINEERING, PLLC. FOR A SPECIFIC PROJECT TAKING INTO ACCOUNT THE SPECIFIC AND UNIQUE REQUIREMENTS OF THE PROJECT. REUSE OF THIS DRAWING FOR ANY PURPOSE IS PROHIBITED UNLESS WRITTEN PERMISSION FROM BOTH BROCKWAY ENGINEERING & THE CLIENT IS GRANTED.

C	ISSUED FOR PERMITTING	4/5/2023		
REV	DESCRIPTION	DATE	APPD.	

DESIGNED BY
CGB

DRAFTED BY
CGB

NO SCALE

BROCKWAY ENGINEERING, PLLC.
 HYDRAULICS - HYDROLOGY - WATER RESOURCES
 2016 NORTH WASHINGTON, SUITE 4
 TWIN FALLS, ID. 83301
 (208) 736-8543

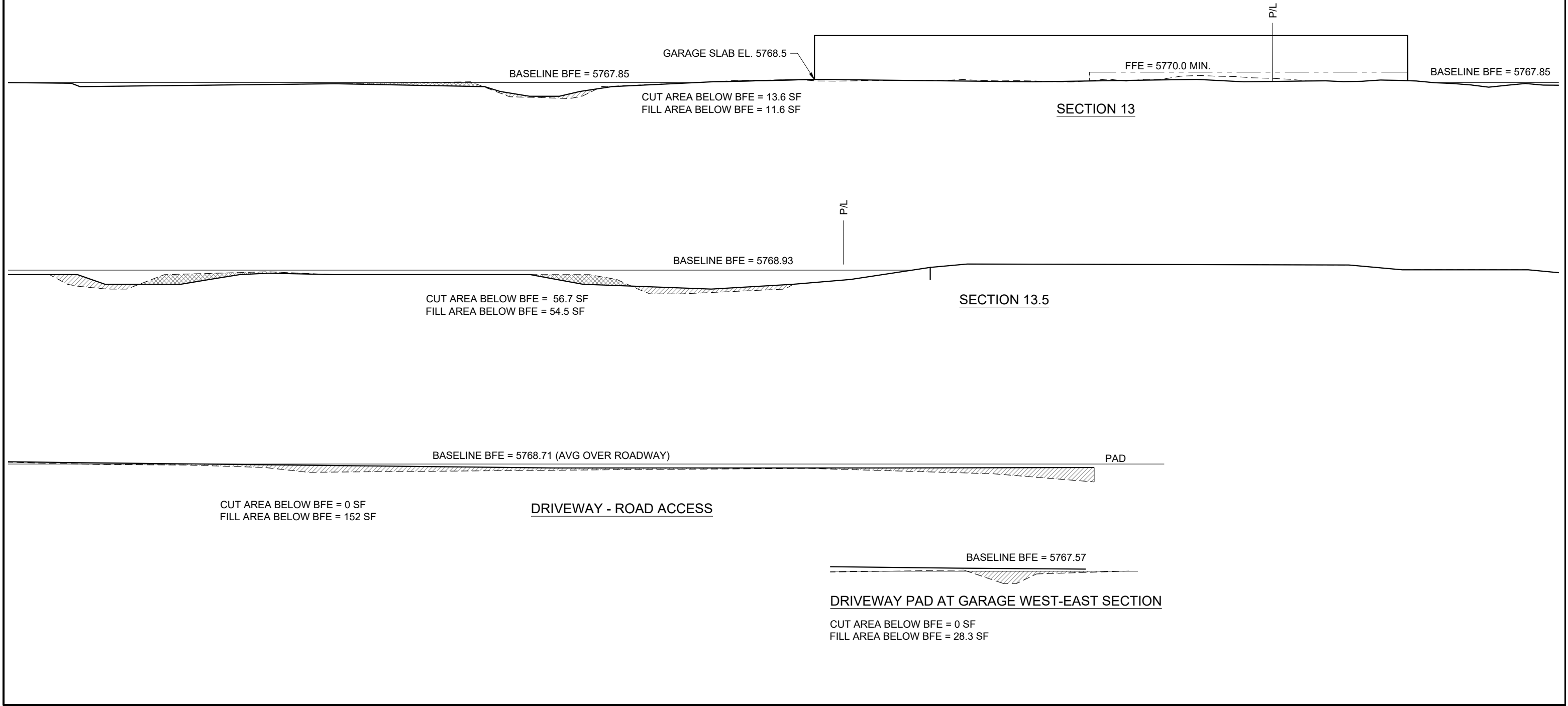
**490 WOOD RIVER
 FLOODPLAIN DEVELOPMENT PERMIT
 CUT AND FILL AREAS BELOW CALCULATED
 BASELINE BFE (100-YEAR FLOW)**

PROJECT #
1575-01-2021

DWG #
FIGURE 3

REV
C

- EXISTING GRADE
- PROJECT GRADE
- BASELINE BFE CALCULATED
- ▨ CUT BELOW BFE
- ▩ FILL BELOW BFE



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C	ISSUED FOR PERMITTING	4/5/2023		
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DESIGNED BY
CGB

DRAFTED BY
CGB

NO SCALE

BROCKWAY ENGINEERING, PLLC.
 HYDRAULICS - HYDROLOGY - WATER RESOURCES
 2016 NORTH WASHINGTON, SUITE 4
 TWIN FALLS, ID. 83301
 (208) 736-8543

**450-490 WOOD RIVER
 FLOODPLAIN DEVELOPMENT PERMIT**

CUT-FILL BELOW CALCULATED BFE

PROJECT #
1575-01-2021

DWG #
FIGURE 4

REV
C

Analysis of Cut and Fill Volume Below BFE

490 standalone project 2023.03.09 final rev 2023.04.26

BFE calculated with site-specific HEC-RAS model described in technical report

Volumes calculated using frustum formula

CGB 4/26/2023

Section	Station	Avg dist between sections	Cut Area (ft2)	Fill Area (ft2)	Delta V (cy)		Associated house fill*	
					Cut	Fill	Area (ft2)	Delta V
Start grading (prop line)	0		0.0	0.0			0	
11.8	57	57	74.9	94.0	52.7	66.1	73.8	51.9
12	90	33	99.6	44.3	106.3	82.6	28.0	60.0
12.5	128	38	60.8	58.8	111.8	72.3	30.3	41.0
13	230	102	13.6	11.6	129.9	121.5	0.0	38.2
13.5	297	67	56.7	54.5	81.1	75.5	0.0	0.0
End grading	302	5	0.0	0.0	3.5	3.4	0.0	0.0
Totals					485.3	421.5		191.1

Additional fill:

Driveway - road access

0.0 84.4

Driveway pad at garage

0.0 36.7

Retaining wall area - section area 15.3' x length 37.8'

0.0 21.4

* 5% for first 10 feet from foundation, then 5:1

Total gross cut 485.3 cy

Total gross fill 564.0 cy

Associated house fill 191.1 cy

Net fill (gross minus associated house fill) 372.9 cy

Net cut-fill balance excluding associated house fill 112.4 cy

Roadway drive profile

Existing ground profile

Sta	GS
0	5769.3
28	5768.6
46	5768.5
62	5768
71	5767
143	5767.6
175	5767.8
213	5766.7
234	5765

Top of road finished grade profile

Sta	GS
0	5769.3
23	5769
122	5767.9
190	5767.9
234	5768

Baseline BFE

0	5768.71
234	5768.71

Fill section area below BFE	152 sf
Average width of fill	15 feet
Volume of fill	84 yd3

Driveway at garage West-East section

Existing ground

Sta	GS
0	5767.4
27.7	5767.8
36	5765
38.6	5765
42.8	5767
62	5767.6

Finished grade

Sta	GS
0	5768.5
26.2	5768.3
53	5768

Baseline BFE

0	5767.57
62	5767.57

Fill section area below BFE	28.3 sf
Width of fill	35 ft
Volume of fill	36.7 yd3

Appendix C
Joint Application for Permits

**Mary's Place Subdivision, Lot 4, Block 1
490 Wood River Drive
City of Ketchum, Blaine County, Idaho**

February 2023

450 - 490 Wood River, LLC
Presidio Vista Properties
P.O. Box 10092
Ketchum, ID 83340

Pre-construction notification is being submitted on behalf of 450 - 490 Wood River, LLC owners of Lot 4, Block 1, of the Mary's Place Subdivision, located 490 Wood River Drive, within Section 13, Township 4N., Range 17E., City of Ketchum, Blaine County, Idaho. Applicant request permit approval for residential development within existing platted building envelope. Proposed development will impact waters of the United States, jurisdictional wetlands, development plan will require permanent wetland fill: residential homesite, access driveway, attendant landscape features and associated landscape grading applications.

Proposed development applications will impact approximately 0.424 ac (18,450 sq. ft.) of identified wetland resources: permanent fill approximately 0.125 ac. (5,450 sq. ft.), floodplain/riparian/wetland restoration applications approximately 0.298 ac. (13,000 sq. ft.).

Proposed development applications have been designed and will be constructed to avoid and minimize adverse impacts to identified wetland resources to the maximum extent practicable. Mitigation to offset for the proposed wetland impacts [permanent fill] will be implemented in conjunction with the City of Ketchum Floodplain Development regulations and requirements.

On-site compensatory mitigation applications will be conducted on a 1 to 1 (minimum) replacement ratio. Proposed riparian/wetland mitigation applications will create enhance approx. 0.167 ac. (7,300 sq. ft.) of riparian wetland habitat resources.

Due to the proposed wetland mitigation applications, locations of proposed development applications, site drainage characteristics and preserved vegetative buffers, changes to wetland functions, hydrological characteristics and processes are not anticipated.

Project will incorporate all applicable Best Management Practices (BMPs) such as silt fence and straw wattles to protect resource values and ensure compliance with Water Quality Standards and applicable environmental regulations. All disturbed areas will be reclaimed and vegetated.

JOINT APPLICATION FOR PERMITS

U.S. ARMY CORPS OF ENGINEERS - IDAHO DEPARTMENT OF WATER RESOURCES - IDAHO DEPARTMENT OF LANDS

Authorities: The Department of Army Corps of Engineers (Corps), Idaho Department of Water Resources (IDWR), and Idaho Department of Lands (IDL) established a joint process for activities impacting jurisdictional waterways that require review and/or approval of both the Corps and State of Idaho. Department of Army permits are required by Section 10 of the Rivers & Harbors Act of 1899 for any structure(s) or work in or affecting navigable waters of the United States and by Section 404 of the Clean Water Act for the discharge of dredged or fill materials into waters of the United States, including adjacent wetlands. State permits are required under the State of Idaho, Stream Protection Act (Title 42, Chapter 38, Idaho Code and Lake Protection Act (Section 58, Chapter 13 et seq., Idaho Code). In addition the information will be used to determine compliance with Section 401 of the Clean Water Act by the appropriate State, Tribal or Federal entity.

Joint Application: Information provided on this application will be used in evaluating the proposed activities. Disclosure of requested information is voluntary. Failure to supply the requested information may delay processing and issuance of the appropriate permit or authorization. **Applicant will need to send a completed application, along with one (1) set of legible, black and white (8½"x11"), reproducible drawings that illustrate the location and character of the proposed project / activities to both the Corps and the State of Idaho.**

See Instruction Guide for assistance with Application. Accurate submission of requested information can prevent delays in reviewing and permitting your application. Drawings including vicinity maps, plan-view and section-view drawings must be submitted on 8-1/2 x 11 papers.

Do not start work until you have received all required permits from both the Corps and the State of Idaho

FOR AGENCY USE ONLY

USACE NWW-	Date Received:	<input type="checkbox"/> Incomplete Application Returned	Date Returned:
Idaho Department of Water Resources No.	Date Received:	<input type="checkbox"/> Fee Received DATE:	Receipt No.:
Idaho Department of Lands No.	Date Received:	<input type="checkbox"/> Fee Received DATE:	Receipt No.:

INCOMPLETE APPLICATIONS MAY NOT BE PROCESSED

1. CONTACT INFORMATION - APPLICANT Required:				2. CONTACT INFORMATION - AGENT:			
Name: Matt Scoggins - Presidio Vista Properties				Name: Trent A. Stumph			
Company: 450-490 Wood River, LLC				Company: SAWTOOTH ENVIRONMENTAL CONSULTING, LLC			
Mailing Address: P.O. Box 14001-174				Mailing Address: P.O. Box 2707, 540 North 1st. Avenue			
City: Ketchum		State: ID	Zip Code: 83340	City: Ketchum		State: ID	Zip Code: 83340
Phone Number (include area code): 214-557-5533		E-mail: matt@presidiovistaproperties.com		Phone Number (include area code): 208-727-9748		E-mail: trent@sawtoothenvironmentalcom	

3. PROJECT NAME or TITLE: 490 Wood River Drive - Residential Dev.				4. PROJECT STREET ADDRESS: 490 Wood River Drive				
5. PROJECT COUNTY: Blaine		6. PROJECT CITY: Ketchum		7. PROJECT ZIP CODE: 83340		8. NEAREST WATERWAY/WATERBODY: Big Wood River		
9. TAX PARCEL ID#: RPK04740000040		10. LATITUDE: 43.674745° N LONGITUDE: -114.371080° W		11a. 1/4: SE	11b. 1/4: SE	11c. SECTION: 13	11d. TOWNSHIP: 4N	11e. RANGE: 17E
12a. ESTIMATED START DATE: June 2023		12b. ESTIMATED END DATE: July 2025		13a. IS PROJECT LOCATED WITHIN ESTABLISHED TRIBAL RESERVATION BOUNDARIES? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES Tribe:				
13b. IS PROJECT LOCATED IN LISTED ESA AREA? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES				13c. IS PROJECT LOCATED ON/NEAR HISTORICAL SITE? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES				

14. DIRECTIONS TO PROJECT SITE: Include vicinity map with legible crossroads, street numbers, names, landmarks.

Parcel approximately 0.85 miles from downtown Ketchum. From the Main Street and Sun Valley Rd. intersection head southwest on Sun Valley Road, 0.27 mi. turn left onto Third Ave., 0.11 mi. turn right on to 1st St. (West Wood River Dr.), follow W Wood River Drive 0.47 mi. project site destination on the left, 490 Wood River Drive.

15. PURPOSE and NEED: Commercial Industrial Public Private Other

Describe the reason or purpose of your project; include a brief description of the overall project. Continue to Block 16 to detail each work activity and overall project.

Residential development (unimproved lot), Mary's Place Subd., Lot 4, Block 1 [490 Wood River Dr]. Proposed residential home-site development, access driveway, attendant landscape features and associated grading applications will impact (permanently fill) approx. 0.125 ac. (5,450 sq. ft.) of identified wetlands. Proposed floodplain, riparian, wetland restoration and mitigation: total area 0.46 ac. (20,300 sq. ft.) create/enhance riparian wetland habitat.

16. DETAILED DESCRIPTION OF EACH ACTIVITY WITHIN OVERALL PROJECT. Specifically indicate portions that take place within waters of the United States, including wetlands: Include dimensions; equipment, construction, methods; erosion, sediment and turbidity controls; hydrological changes: general stream/surface water flows, estimated winter/summer flows; borrow sources, disposal locations etc.:

490 Wood River Dr. residential development applications will result in impacts to WOTUS, impacts include: construction of residential home, driveway access, attendant landscape elements, associated grading applications and floodplain/riparian/wetland restoration applications. Project applications within identified wetlands / area of impact, approx. 0.424 ac (18,450 sq. ft.): permanent impact [fill] approx. 0.125 ac. (5,450 sq. ft.), and floodplain/riparian/wetland restoration applications approx. 0.298 ac. (13,000 sq. ft.). Proposed riparian/wetland mitigation applications will create enhance approx. 0.167 ac. (7,300 sq. ft.) of riparian wetland habitat resources. Wetlands identified within the subject parcel are classified as Freshwater Forested Shrub Seasonally Flooded (USFWS-NWI: PSSC). Wetland characteristics associated with the identified wetland resources include predominant wetland vegetation (native trees, shrubs and facultative grasses) and hydric soils.

Project applications involve the import and placement of approximately 340 cu. yds. of material: soil/gravel/stone mix and associated roadway materials (permanent fill). Proposed riparian wetland restoration applications: grading and associated fill, approximately 45 cu. yds. Standard construction equipment utilized to excavate, place and distribute materials (track excavator, loader and dozer).

Due to the locations of the proposed development applications, site drainage characteristics, proposed floodplain/riparian/wetland mitigation applications and preserved vegetative buffers, changes to the hydrological characteristics and processes (periodic floodplain inundation and associated groundwater dynamics) are not anticipated.

17. DESCRIBE ALTERNATIVES CONSIDERED to AVOID or MEASURES TAKEN to MINIMIZE and/ or COMPENSATE for IMPACTS to WATERS of the UNITED STATES, INCLUDING WETLANDS: See Instruction Guide for specific details.

Proposed development applications and associated locations are considered to be the best alternative to gain access to the existing designated building envelope, provide for reasonable use of the existing platted parcel, and to achieve project objectives. Project has been designed to avoid and minimize impacts to wetlands to the greatest extent practicable.

18. PROPOSED MITIGATION STATEMENT or PLAN: If you believe a mitigation plan is not needed, provide a statement and your reasoning why a mitigation plan is NOT required. Or, attach a copy of your proposed mitigation plan.

490 Wood River Drive residential development project has been designed and will be constructed to avoid and minimize adverse impacts to identified wetland resources to the maximum extent practicable. Mitigation to offset for the proposed wetland impacts [permanent fill] will be implemented in conjunction with the City of Ketchum Floodplain Development regulations and FEMA requirements. On-site compensatory mitigation applications will be conducted on a 1 to 1 (minimum) replacement ratio. Due to the proposed wetland mitigation applications, locations of proposed development applications, site drainage characteristics and preserved vegetative buffers, changes to wetland functions, hydrological characteristics and processes are not anticipated.

ATTACHED: CONCEPTUAL MITIGATION PLAN

19. TYPE and QUANTITY of MATERIAL(S) to be discharged below the ordinary high water mark and/or wetlands:

Dirt or Topsoil: _____ cubic yards
 Dredged Material: 45 cubic yards
 Clean Sand: _____ cubic yards
 Clay: _____ cubic yards
 Gravel, Rock, or Stone: 340 cubic yards
 Concrete: _____ cubic yards
 Other (describe): _____ : _____ cubic yards
 Other (describe): _____ : _____ cubic yards

TOTAL: 385 cubic yards

20. TYPE and QUANTITY of impacts to waters of the United States, including wetlands:

Filling: 0.125 acres 5,450 sq ft. 340 cubic yards
 Backfill & Bedding: 0.03 acres 1,210 sq ft. 45 cubic yards
 Land Clearing: _____ acres _____ sq ft. _____ cubic yards
 Dredging: _____ acres _____ sq ft. _____ cubic yards
 Flooding: _____ acres _____ sq ft. _____ cubic yards
 Excavation: 0.298 acres 11,790 sq ft. 346 cubic yards
 Draining: _____ acres _____ sq ft. _____ cubic yards
 Other: _____ : _____ acres _____ sq ft. _____ cubic yards

TOTALS: 0.453 acres 18,450 sq ft. 731 cubic yards

21. HAVE ANY WORK ACTIVITIES STARTED ON THIS PROJECT? NO YES If yes, describe ALL work that has occurred including dates.
 NONE

22. LIST ALL PREVIOUSLY ISSUED PERMIT AUTHORIZATIONS:
 NONE

23. YES, Alteration(s) are located on Public Trust Lands, Administered by Idaho Department of Lands

24. SIZE AND FLOW CAPACITY OF BRIDGE/CULVERT and DRAINAGE AREA SERVED: 24"x36" arch Square Miles

25. IS PROJECT LOCATED IN A MAPPED FLOODWAY? NO YES If yes, contact the floodplain administrator in the local government jurisdiction in which the project is located. A Floodplain Development permit and a No-rise Certification may be required.

26a WATER QUALITY CERTIFICATION: Pursuant to the Clean Water Act, anyone who wishes to discharge dredge or fill material into the waters of the United States, either on private or public property, must obtain a Section 401 Water Quality Certification (WQC) from the appropriate water quality certifying government entity.
See Instruction Guide for further clarification and all contact information.

The following information is requested by IDEQ and/or EPA concerning the proposed impacts to water quality and anti-degradation:
 NO YES Is applicant willing to assume that the affected waterbody is high quality?
 NO YES Does applicant have water quality data relevant to determining whether the affected waterbody is high quality or not?
 NO YES Is the applicant willing to collect the data needed to determine whether the affected waterbody is high quality or not?

26b. BEST MANAGEMENT PRACTICES (BMP's): List the Best Management Practices and describe these practices that you will use to minimize impacts on water quality and anti-degradation of water quality. All feasible alternatives should be considered - treatment or otherwise. Select an alternative which will minimize degrading water quality

Proposed project applications will incorporate all applicable Best Management Practices to protect resource values and to ensure compliance with local, state and Federal Water Quality Standards and applicable environmental regulations. The following applications will be implemented throughout the identified project areas during all construction phases of the project and site reclamation to ensure successful project results.

- 1) Project applications will be constructed and completed when conditions are favorable and project locations are suitable for construction applications.
- 2) Practical construction sequencing and appropriate BMP applications, silt fence and/or straw wattles utilized and placed in appropriate locations within and along delineated limits of disturbance [LOD] to ensure compliance with Federal, state and local regulations.
- 4) All construction equipment will be free of leaks and in good working order. Storage, fueling and any unexpected repairs of equipment will be completed outside of wetlands and other sensitive habitat areas.
- 5) An emergency spill kit will be kept on site during construction activities.
- 6) All disturbed areas outside of the identified development footprint will be reclaimed and vegetated with native grass, shrub and tree species, bare soils will be stabilized with broadcast seed applications and containerized plantings. Reclamation applications will occur as soon as the proposed construction activities are complete.
- 7) Preserve and maintain native vegetation buffers within sensitive areas not disturbed by proposed development applications.

Through the 401 Certification process, water quality certification will stipulate minimum management practices needed to prevent degradation.

27. LIST EACH IMPACT to stream, river, lake, reservoir, including shoreline: Attach site map with each impact location.

Activity	Name of Water Body	Intermittent Perennial	Description of Impact and Dimensions	Impact Length Linear Feet
NA	Big Wood River	Perennial	NONE	
TOTAL STREAM IMPACTS (Linear Feet):				

28. LIST EACH WETLAND IMPACT include mechanized clearing, fill excavation, flood, drainage, etc. Attach site map with each impact location.

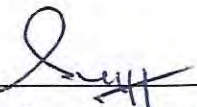
Activity	Wetland Type: Emergent, Forested, Scrub/Shrub	Distance to Water Body (linear ft)	Description of Impact Purpose: road crossing, compound, culvert, etc.	Impact Length (acres, square ft linear ft)
Residential development	Forested Scrub/Shrub (PSSC) and Emergent (PEMC)	130	Permanent Fill: building pad, driveway, landscape grading	5,450
Floodplain restoration	Forested Scrub/Shrub (PSSC)	100 [+]	Restore Habitat elements: excavation, fill, associated grading	13,000
TOTAL WETLAND IMPACTS (Square Feet):				18,450

29. ADJACENT PROPERTY OWNERS NOTIFICATION REQUIREMENT: Provide contact information of ALL adjacent property owners below.

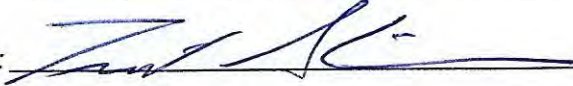
<p>Name: City of Ketchum</p> <p>Mailing Address: PO Box 2315</p> <p>City: Ketchum State: ID Zip Code: 83340</p> <p>Phone Number (include area code): 208.726.3841 E-mail: participate@ketchumidaho.org</p>	<p>Name: Steven and Lauren Chung</p> <p>Mailing Address: 1100 SW 21st Avenue</p> <p>City: Boca Raton State: FL Zip Code: 33486</p> <p>Phone Number (include area code): E-mail:</p>
<p>Name: Sun Valley Resorts</p> <p>Mailing Address: PO Box 2315</p> <p>City: Sun Valley State: ID Zip Code: 83353</p> <p>Phone Number (include area code): (800) 894-9946 E-mail: sunvalley.com/contact-info/</p>	<p>Name: Russell and Carol Newcomb</p> <p>Mailing Address: 3392 Highlawn Drive,</p> <p>City: Twin Falls State: ID Zip Code: 83301</p> <p>Phone Number (include area code): E-mail:</p>
<p>Name: Wood River Group LLP</p> <p>Mailing Address: 10 Starlight</p> <p>City: Irvine State: CA Zip Code: 92603-3722</p> <p>Phone Number (include area code): E-mail:</p>	<p>Name: Don and Carole Armand</p> <p>Mailing Address: PO Box 5404, 460 Wood River Drive</p> <p>City: Ketchum State: ID Zip Code: 83340</p> <p>Phone Number (include area code): E-mail:</p>
<p>Name: Amy Weyler</p> <p>Mailing Address: PO Box 5463, 511 Wood River Drive</p> <p>City: Ketchum State: ID Zip Code: 83340</p> <p>Phone Number (include area code): E-mail:</p>	<p>Name: 450-490 Wood River LLC [Applicant]</p> <p>Mailing Address: PO Box 14001-174, 450 Wood River Drive</p> <p>City: Ketchum State: ID Zip Code: 83340</p> <p>Phone Number (include area code): 214-557-5533 E-mail: matt@presidiovistaproperties.com</p>

30. SIGNATURES: STATEMENT OF AUTHORIZATION / CERTIFICATION OF AGENT / ACCESS

Application is hereby made for permit, or permits, to authorize the work described in this application and all supporting documentation. I certify that the information in this application is complete and accurate. I further certify that I possess the authority to undertake the work described herein; or am acting as the duly authorized agent of the applicant (Block 2). I hereby grant the agencies to which this application is made, the right to access/come upon the above-described location(s) to inspect the proposed and completed work/activities.

Signature of Applicant:  _____
 For 450-490 Wood River LLC

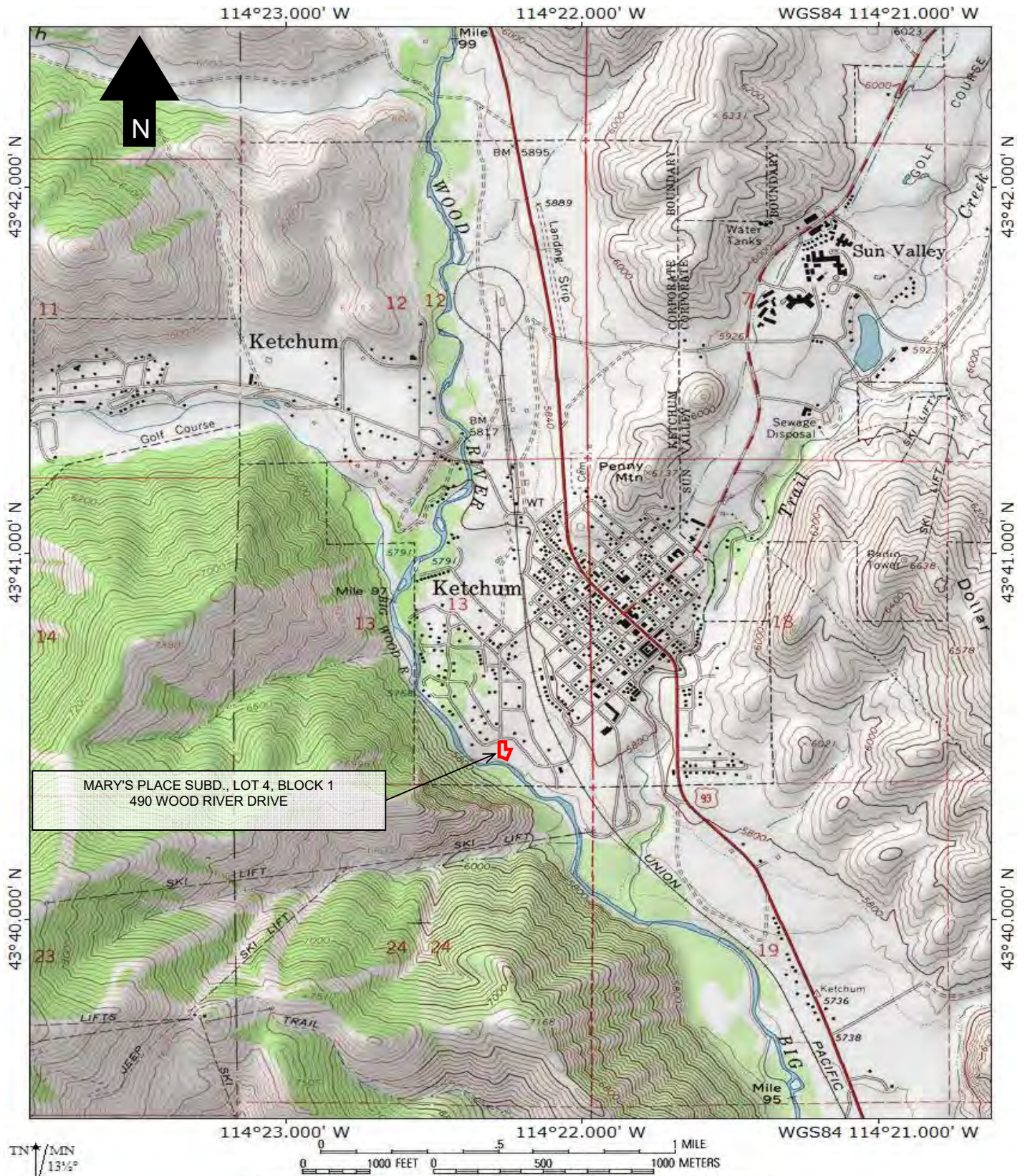
Date: 2/14/23

Signature of Agent:  _____

Date: 2/20/2023

This application must be signed by the person who desires to undertake the proposed activity AND signed by a duly authorized agent (see Block 1, 2, 30). Further, 18 USC Section 1001 provides that: "Whoever, in any manner within the jurisdiction of any department of the United States knowingly and willfully falsifies, conceals, or covers up any trick, scheme, or disguises a material fact or makes any false, fictitious, or fraudulent statements or representations or makes or uses any false writing or document knowing same to contain any false, fictitious or fraudulent statements or entry, shall be fined not more than \$10,000 or imprisoned not more than five years or both".

450 - 490 WOOD RIVER, LLC
 MARY'S PLACE SUBDIVISION LOT 4, BLOCK 1 - RESIDENTIAL DEVELOPMENT
 JOINT APPLICATION for PERMITS - PROJECT LOCATION VICINITY MAP



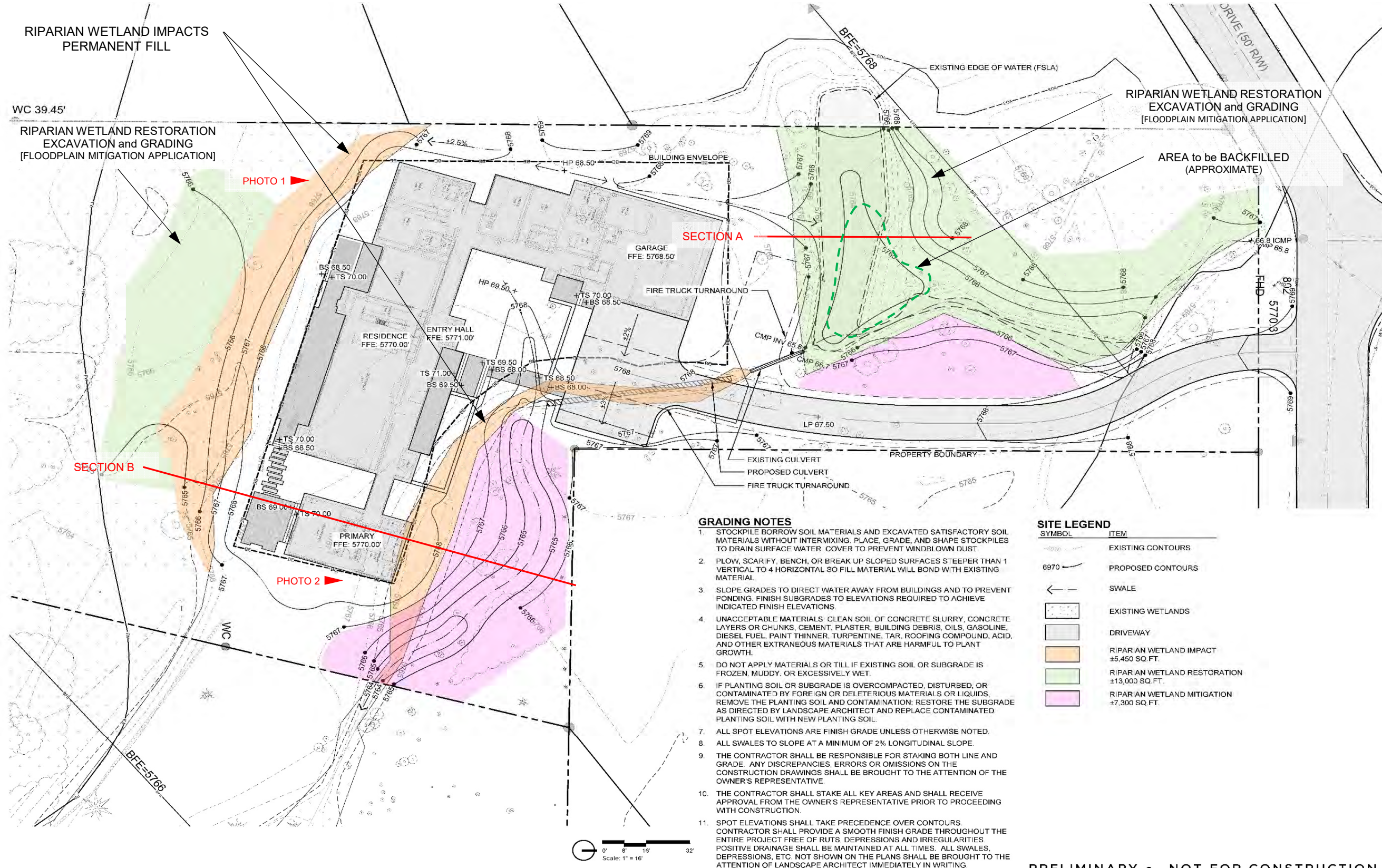
450 - 490 WOOD RIVER , LLC
 Mary's Place Subdivision, Lot 4, Block 1, 490 Wood River Drive
 Section 13, TWN., 4N. RNG., 17E, City of Ketchum, Blaine County, ID

LOCATION VICINITY MAP

450 - 490 Wood River Drive, LLC - Joint Application for Permits, February 2, 2023.

SHEET 5 OF 11

450 - 490 WOOD RIVER, LLC
 MARY'S PLACE SUBDIVISION LOT 4, BLOCK 1 - RESIDENTIAL DEVELOPMENT
 JOINT APPLICATION for PERMITS - SITE PLAN MAP



- GRADING NOTES**
- STOCKPILE BORROW SOIL MATERIALS AND EXCAVATED SATISFACTORY SOIL MATERIALS WITHOUT INTERMIXING. PLACE, GRADE, AND SHAPE STOCKPILES TO DRAIN SURFACE WATER. COVER TO PREVENT WINDBLOWN DUST.
 - PLOW, SCARIFY, BENCH, OR BREAK UP SLOPED SURFACES STEEPER THAN 1 VERTICAL TO 4 HORIZONTAL SO FILL MATERIAL WILL BOND WITH EXISTING MATERIAL.
 - SLOPE GRADES TO DIRECT WATER AWAY FROM BUILDINGS AND TO PREVENT PONDING. FINISH SUBGRADES TO ELEVATIONS REQUIRED TO ACHIEVE INDICATED FINISH ELEVATIONS.
 - UNACCEPTABLE MATERIALS: CLEAN SOIL OF CONCRETE SLURRY, CONCRETE LAYERS OR CHUNKS, CEMENT, PLASTER, BUILDING DEBRIS, OILS, GASOLINE, DIESEL FUEL, PAINT THINNER, TURPENTINE, TAR, ROOFING COMPOUND, ACID, AND OTHER EXTRANEIOUS MATERIALS THAT ARE HARMFUL TO PLANT GROWTH.
 - DO NOT APPLY MATERIALS OR TILL IF EXISTING SOIL OR SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET.
 - IF PLANTING SOIL OR SUBGRADE IS OVERCOMPACTED, DISTURBED, OR CONTAMINATED BY FOREIGN OR DELETERIOUS MATERIALS OR LIQUIDS, REMOVE THE PLANTING SOIL AND CONTAMINATION; RESTORE THE SUBGRADE AS DIRECTED BY LANDSCAPE ARCHITECT AND REPLACE CONTAMINATED PLANTING SOIL WITH NEW PLANTING SOIL.
 - ALL SPOT ELEVATIONS ARE FINISH GRADE UNLESS OTHERWISE NOTED.
 - ALL SWALES TO SLOPE AT A MINIMUM OF 2% LONGITUDINAL SLOPE.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR STAKING BOTH LINE AND GRADE. ANY DISCREPANCIES, ERRORS OR OMISSIONS ON THE CONSTRUCTION DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE.
 - THE CONTRACTOR SHALL STAKE ALL KEY AREAS AND SHALL RECEIVE APPROVAL FROM THE OWNER'S REPRESENTATIVE PRIOR TO PROCEEDING WITH CONSTRUCTION.
 - SPOT ELEVATIONS SHALL TAKE PRECEDENCE OVER CONTOURS. CONTRACTOR SHALL PROVIDE A SMOOTH FINISH GRADE THROUGHOUT THE ENTIRE PROJECT FREE OF RUTS, DEPRESSIONS AND IRREGULARITIES. POSITIVE DRAINAGE SHALL BE MAINTAINED AT ALL TIMES. ALL SWALES, DEPRESSIONS, ETC. NOT SHOWN ON THE PLANS SHALL BE BROUGHT TO THE ATTENTION OF LANDSCAPE ARCHITECT IMMEDIATELY IN WRITING.

SITE LEGEND

SYMBOL	ITEM
	EXISTING CONTOURS
	PROPOSED CONTOURS
	SWALE
	EXISTING WETLANDS
	DRIVEWAY
	RIPARIAN WETLAND IMPACT ±5,450 SQ. FT.
	RIPARIAN WETLAND RESTORATION ±13,000 SQ. FT.
	RIPARIAN WETLAND MITIGATION ±7,300 SQ. FT.

FIELD STUDIO
 722 N. ROUSE AVE.
 BOZEMAN, MT 59715
 (406) 551-2098
 www.fieldstudioa.com

DOCUMENT REVISION:
 THIS DOCUMENT IS THE PROPERTY OF FIELD STUDIO LANDSCAPE ARCHITECTS, PLLC. THE OWNER AND DESIGNER ASSUME ALL RISK OF INADEQUATE DESIGN. THE DESIGNER HAS NO LIABILITY FOR ANY DAMAGE TO PERSONS OR PROPERTY CAUSED BY THE DESIGNER'S NEGLIGENCE OR OTHERWISE.

PROJECT NUMBER: 2220

490 WOOD RIVER DRIVE
 KETCHUM, ID

DATE	ISSUE
2022.11.30	PD SET
2023.02.10	PD REVISED

SHEET TITLE

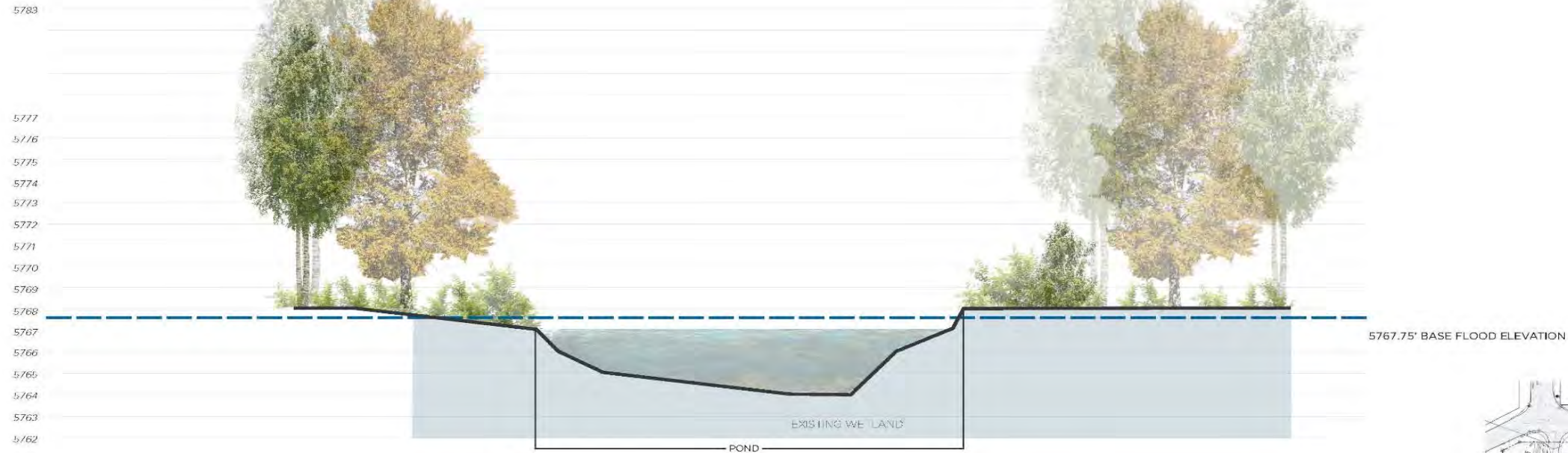
SITE WETLAND IMPACT

SHEET 1 OF 4
L-2.01

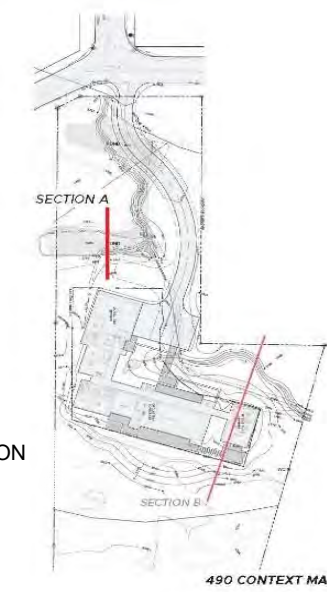
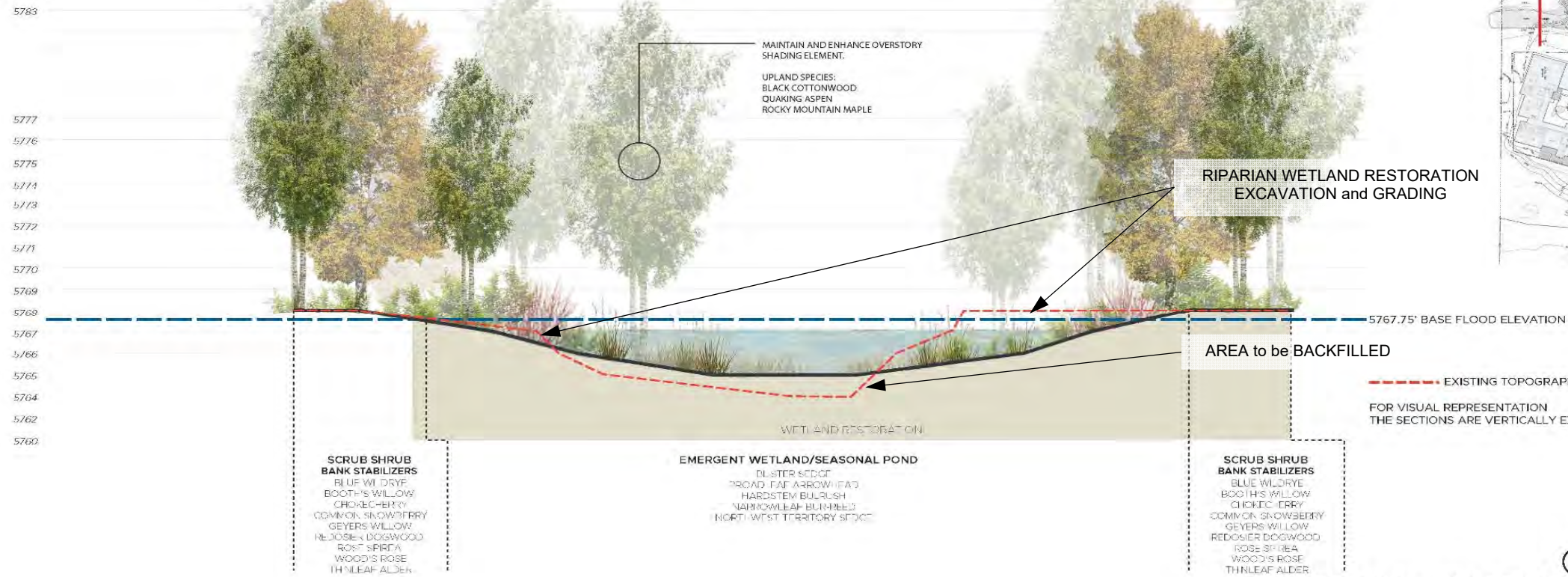
PRELIMINARY • NOT FOR CONSTRUCTION

450 - 490 WOOD RIVER, LLC
 MARY'S PLACE SUBDIVISION LOT 4, BLOCK 1 - RESIDENTIAL DEVELOPMENT
 JOINT APPLICATION for PERMITS - WETLAND CROSS SECTION A

EXISTING CONDITIONS



PROPOSED CONDITIONS



DOCUMENT RELEASE:
 I, the undersigned, as the project owner, hereby authorize the release of this document for public review and comment. I understand that this document is being released for public review and comment as part of the project's permit application process. I understand that this document is being released for public review and comment as part of the project's permit application process.

PROJECT NUMBER: 2220

490 WOOD RIVER DRIVE
 KETCHUM, ID

DATE	ISSUE
2022.11.30	PD SET
2023.01.27	PD REVISED

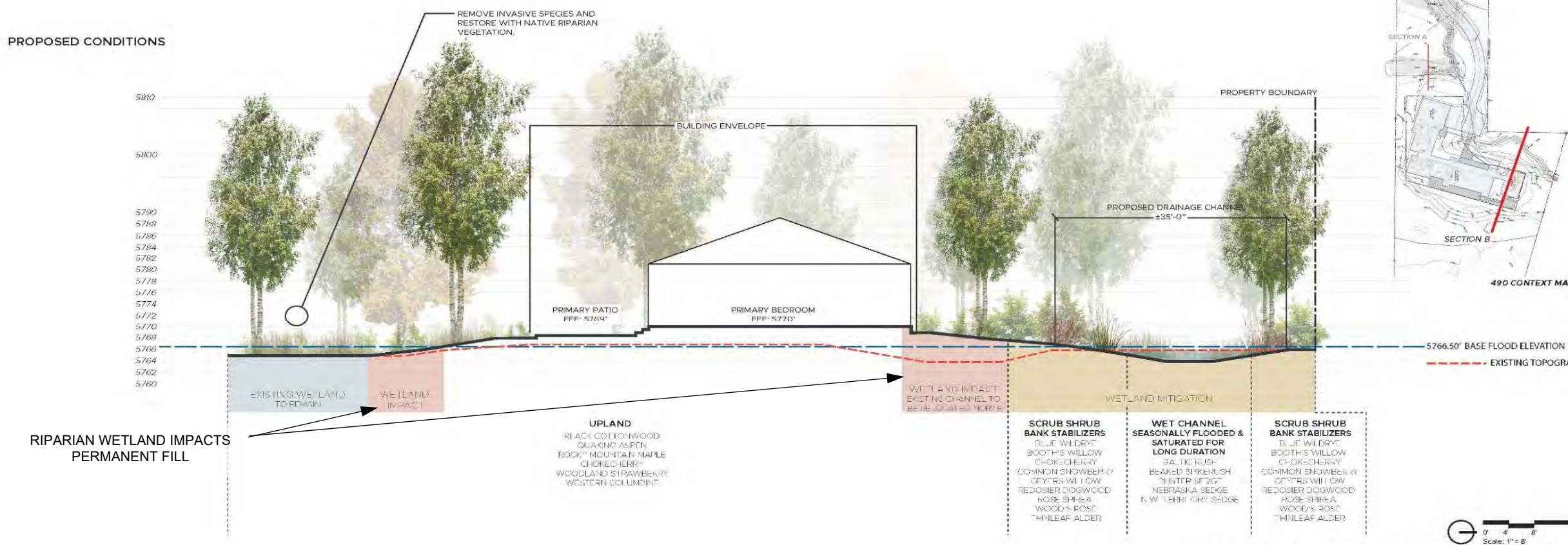
SHEET TITLE

CROSS SECTION A

SHEET 3 OF 4
 L-2.02

PRELIMINARY • NOT FOR CONSTRUCTION

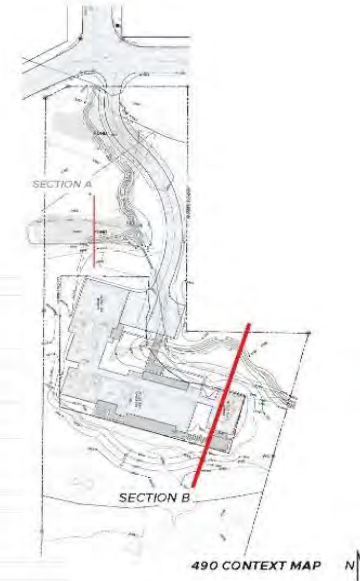
450 - 490 WOOD RIVER, LLC
 MARY'S PLACE SUBDIVISION LOT 4, BLOCK 1 - RESIDENTIAL DEVELOPMENT
 JOINT APPLICATION for PERMITS - WETLAND CROSS SECTION B



722 N. ROUSE AVE.
 BOZEMAN, MT 59715
 (406) 551-2098
 www.fieldstudioia.com

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PROJECT NUMBER: 2220



490 WOOD RIVER DRIVE
 KETCHUM, ID

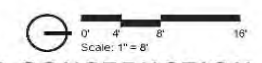
DATE	ISSUE
2022.11.30	PD SET
2023.01.27	PD REVISED

SHEET TITLE

CROSS SECTION B

SHEET 4 OF 4

L-2.03



PRELIMINARY • NOT FOR CONSTRUCTION

450 - 490 WOOD RIVER, LLC
MARY'S PLACE SUBDIVISION LOT 4, BLOCK 1 - RESIDENTIAL DEVELOPMENT
JOINT APPLICATION for PERMITS - PHOTO EXHIBIT



PHOTO 1 - 490 WOOD RIVER DRIVE. Identified wetland resources and associated site characteristics in vicinity of the proposed residential structure along western property boundary. Looking north towards *Cross-Section A* (August 22, 2022).

450 - 490 WOOD RIVER , LLC
Mary's Place Subdivision, Lot 4, Block 1, 490 Wood River Drive
Section 13, TWN., 4N. RNG., 17E, City of Ketchum, Blaine County, ID

PHOTO EXHIBIT

450 - 490 Wood River Drive, LLC - Joint Application for Permits, February 2, 2023.

SHEET 9 OF 11

450 - 490 WOOD RIVER, LLC
MARY'S PLACE SUBDIVISION LOT 4, BLOCK 1 - RESIDENTIAL DEVELOPMENT
JOINT APPLICATION for PERMITS - PHOTO EXHIBIT



PHOTO 2 - 490 WOOD RIVER DRIVE. Site characteristics in vicinity of the proposed residential structure and *Cross-Section B*, adjacent to southern property boundary. Looking north north-east (August 22, 2022).

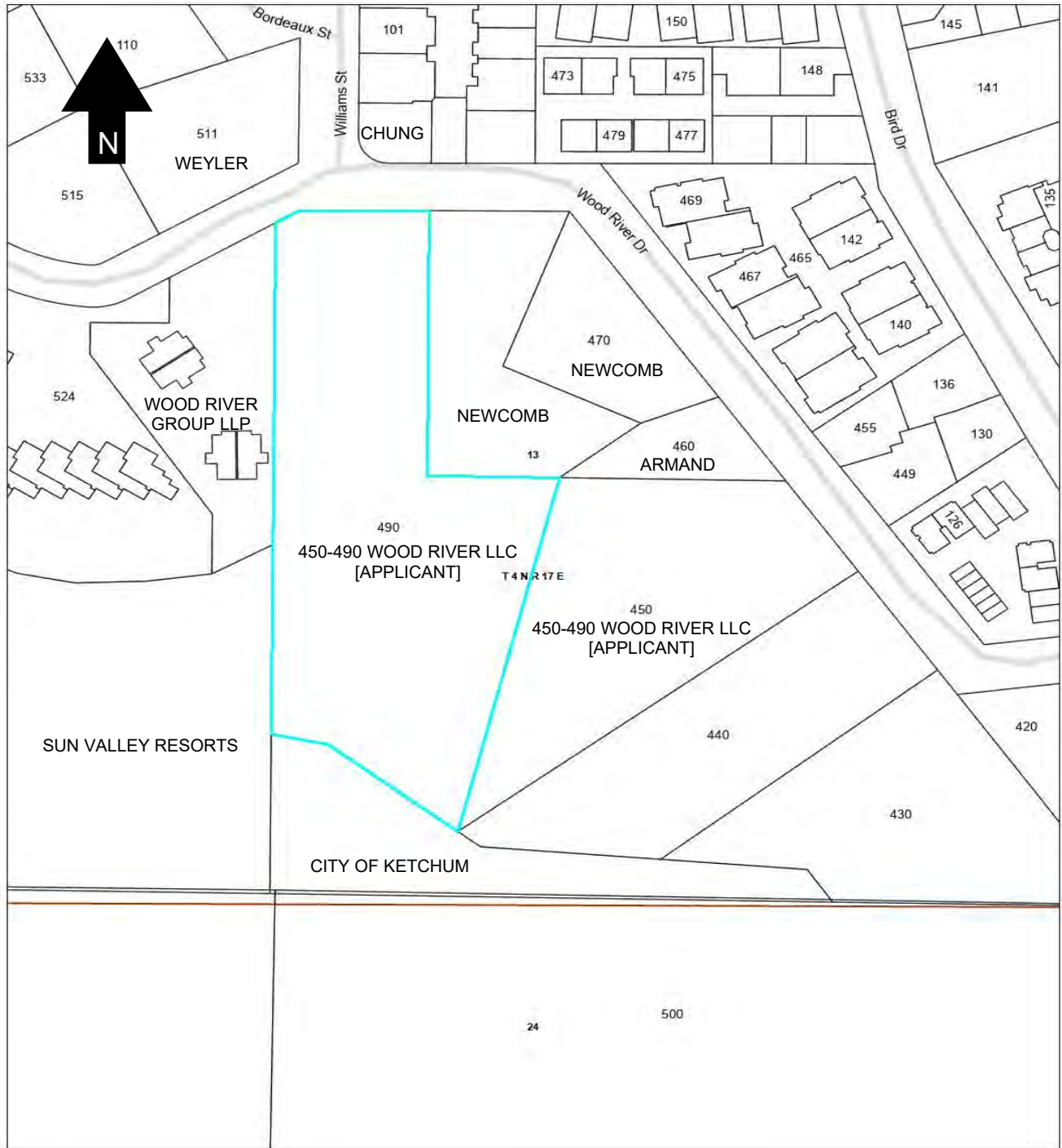
450 - 490 WOOD RIVER , LLC
Mary's Place Subdivision, Lot 4, Block 1, 490 Wood River Drive
Section 13, TWN., 4N. RNG., 17E, City of Ketchum, Blaine County, ID

PHOTO EXHIBIT

450 - 490 Wood River Drive, LLC - Joint Application for Permits, February 2, 2023.

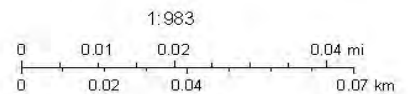
SHEET 10 OF 11

450 - 490 WOOD RIVER, LLC
 MARY'S PLACE SUBDIVISION LOT 4, BLOCK 1 - RESIDENTIAL DEVELOPMENT
 JOINT APPLICATION for PERMITS - ADJACENT LANDOWNERS



2/2/2023, 4:11:31 PM

- Parcels (No Labels)
- Townships
- Sections



450 - 490 WOOD RIVER, LLC
 Mary's Place Subdivision, Lot 4, Block 1, 490 Wood River Drive
 Section 13, TWN., 4N. RNG., 17E, City of Ketchum, Blaine County, ID

PHOTO EXHIBIT

450 - 490 Wood River Drive, LLC - Joint Application for Permits, February 2, 2023.

Blaine County GIS

SHEET 11 OF 11

P.O. Box 2707
Ketchum, Idaho 83340
Phone (208) 727-9748
Fax (208) 727-9758
trent@sawtoothenvironmental.com

SAWTOOTH
ENVIRONMENTAL
CONSULTING, LLC

Memo

To: Matt Scoggins Presidio Vista Properties
Charlie Kees Field Studio Landscape Architects

From: Trent Stumph – Sawtooth Environmental Consulting, LLC

Date: August 23, 2022

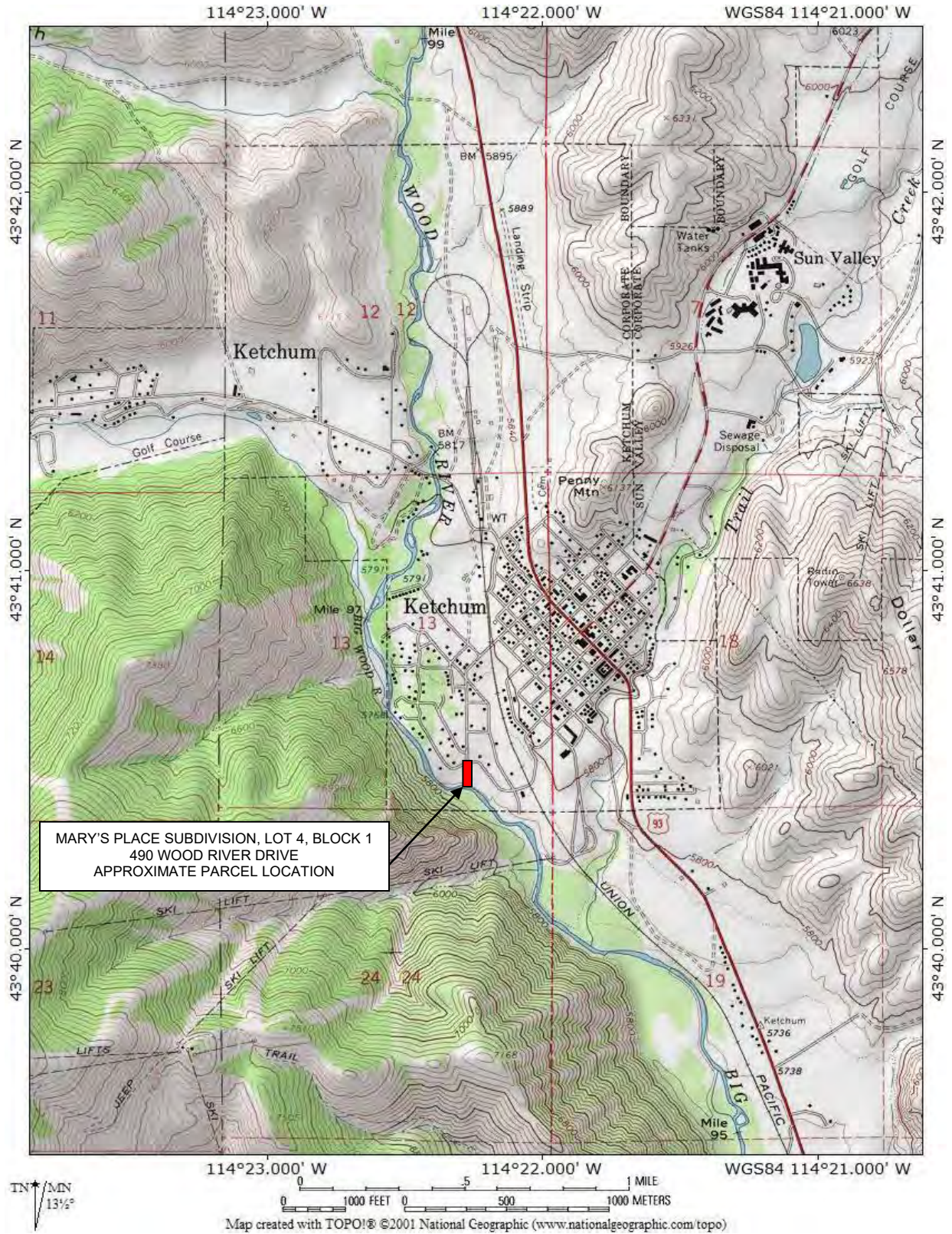
Re: 490 Wood River Drive, Mary's Place Subdivision, Lot 4, Block 1, Section 13, T.4N., R.17E. Preliminary Jurisdictional Determination Wetland Delineation

Summer 2022, Sawtooth Environmental Consulting, LLC (SEC), conducted preliminary jurisdictional determination wetland delineation for the subject parcel, Mary's Place Subdivision, Lot 4, Block 1, located 490 Wood River Drive, within Section 13, Township 4 North, Range 17 East, B.M., City of Ketchum, Blaine County, Idaho (Figure 1).

Sawtooth Environmental Consulting (SEC) was retained by Presidio Vista Properties to conduct site study jurisdictional determination wetland delineation for the subject parcel, approximate area 2.095 acres (91,258 sq. ft.). The parcel is currently undergoing preliminary planning for single-family residential homesite development. This report presents the findings of the jurisdictional determination wetland delineation study.

The purpose of the preliminary jurisdictional determination wetland delineation was to identify areas within the subject lot that would be considered 'Waters of the United States' including potential jurisdictional wetlands, which are given federal protection under Section 404 of the federal Clean Water Act (CWA). Section 404 of the CWA, provides the regulatory authority of the U.S. Army Corps of Engineers (USACE) over activities that involve the discharge of dredge/fill material into waters of the U.S. The USACE has the authority to approve all jurisdictional determinations and issue relevant permits for activities that involve the discharge of dredge/fill material into waters of the United States. Other Federal, State and local regulations may also have bearing on such activities.

FIGURE 1 – VICINITY MAP: Mary's Place Subdivision, Lot 4, Block1, 490 Wood River Drive



BASE MAP: USGS – SUN VALLEY, ID National Geographic, 2001

Waters of the United States includes most perennial and intermittent streams, wetlands, natural and man-made lakes and ponds, as well as irrigation and drainage canals and ditches which flow year-round or have continuous flow at least seasonally (e.g. typically three months) and are connected to jurisdictional waters. The Big Wood River, its tributaries and associated wetlands are designated as jurisdictional resources under Section 404 of the Clean Water Act.

Wetlands are “those areas that are inundated or saturated with surface or groundwater at a frequency and duration sufficient to support, and under normal circumstances do support a prevalence of vegetation typically adapted for life in saturated soil conditions” (33 CFR 328.3[b]). Jurisdictional wetlands are “wetlands which are within the extent of the Corps of Engineers regulatory overview” (33 CFR 328.1 and 2). To be determined as a jurisdictional wetland, an area must exhibit positive indicators of wetland hydrology, wetland vegetation and hydric soils. Those areas that do not meet the three-wetland parameters are either uplands or non-jurisdictional wetlands (Environmental Laboratory 1987).

The scope and intent of this preliminary jurisdictional determination wetland delineation is to describe the findings of the investigation and present a map illustrating the occurrence and distribution of identified jurisdictional resources, including potential jurisdictional wetlands within the subject parcel. The jurisdictional determination will be used to further plan and design future development applications and ensure impacts to jurisdictional resources are avoided and/or minimized.

The subject parcel is located within the City of Ketchum, approximately 0.53 miles southwest of the downtown core. The parcel lies within the Big Wood River Sub-basin, Hydrologic Unit Code (HUC) 13135500. The greater majority of the parcel area is located within the identified *Special Flood Hazard Zone*: Floodplain – 1%, 100-year floodplain (FEMA-Blaine County GIS, 2021), with the active river channel and associated floodway located within the southern portion of the parcel.

A mix of ground water influenced forested, scrub-shrub and emergent floodplain riparian habitat elements occur within and adjacent to the subject parcel. Undisturbed riparian habitat elements are of moderate to high quality and perform important functional values with floodplain functions and wildlife habitat being the current primary resource use.

Summer 2022, reconnaissance level field investigations were performed to characterize the site and identify jurisdictional resources, including potential jurisdictional wetlands. Site evaluations were conducted during the months of June, July and August, and involved on the ground surveys throughout the parcel area to determine the range of conditions present. Field surveys associated with the wetland evaluation coincided with the 2022 snowmelt runoff period, which produced above average stream flows within the Big Wood River watershed for a sustained period of time. The Big Wood River

peaked above flood stage, gauge height 5.5 feet, on June 13th, 2022 (USGS 13139510 Big Wood River, Hailey, Idaho).

The Routine On-site Method, as referenced in the 1987 Corps of Engineers Wetlands Delineation Manual (Environmental Laboratory 1987), including protocol methods outlined in the Army Corps Interim Regional Supplement for Western Mountains, Valleys, and Coast Region, were used to investigate the occurrence and distribution of 'Waters of the United States' within the property. All relevant environmental information was utilized to further the jurisdictional determination wetland evaluation. Information included topographical maps and aerial images from the United States Geological Services (USGS), the National List of Wetland Plant Species, the National Wetland Inventory Map (NWI) and Blaine County GIS Map Services.

Sample observation points were established in and adjacent to the potential jurisdictional wetland areas, in locations that would best illustrate the representative characteristics of the site and accurately verify the jurisdictional boundaries. Data was recorded at 6 sample points on August 22, 2022. Data forms filled out for the sample points evaluated are presented in Appendix A of this report. Each form summarizes the existing characteristics of the sample point and outlines the decision-making process used to determine if the site qualifies as being wetland.

Wetlands

Based on the information gathered during the onsite investigation and best professional assessment of the investigator support the findings that Waters of the United States, including "potential jurisdictional wetlands" do exist within the subject parcel. Identified wetland resources include open water, forested, scrub-shrub and emergent wetland habitat elements, located within lowland topographic areas where hydrologic inputs are sufficient enough to support wetland characteristics.

Wetland characteristics must be present for all three wetland parameters: vegetation, soil and hydrology for an area to be included within the wetland boundary. Sample points #1, #4 and #5 exhibited positive indicators for the three wetland parameters, and were included within the delineated wetland boundary. While sample points #2, #3 and #6 did not support positive indicators for at least one, if not all three of the required wetland parameters (vegetation, soil and hydrology) and were determined to be non-wetland.

The boundary for the identified wetland area was marked in the field with survey pin flags and corresponding wetland delineation survey flagging attached to overhanging vegetation, so the location and boundary of the identified wetland resources could be surveyed and accurately mapped (Galena Engineering – July 26, 2022).

Findings

Identified wetland resources are illustrated on the ***Mary's Place Subdivision, Lot 4, Block 1 - Preliminary Jurisdictional Determination Wetland Delineation Site Map***, Figure 2. Based on the USACE criteria for the delineation of jurisdictional waters of the United States and the information gathered during the on-site investigation the following resources have been identified as Waters of the United States, including "potential jurisdictional wetlands":

Riverine / Open Water Intermittently Flooded. Approximately 0.77 acres (33,410 +/- sq. ft.) of river channel represented by the presence of bed, bank and scour elements and associated riparian wetland habitat elements, this habitat cover type occupies all area below the ordinary mean high-water mark associated with the Big Wood River, spring seeps within the floodplain, floodway and adjacent wetland margins, located within the southern portion of subject parcel.

Forested / Scrub Shrub Wetland. Approximately 0.37 acres (15,835 sq. ft.) forested, scrub shrub wetland habitat elements represented by the presence of a dominant riparian wetland forest and shrub community comprised primarily of cottonwood trees, native willows, red-osier dogwood and reed canarygrass, this habitat cover type occupies low-land topographic features within the subject parcel where hydrologic inputs are sufficient to support wetland characteristics.

Vegetation

Typical riparian vegetation dominants undisturbed portions of the parcel and adjacent areas. Predominant vegetation consists of a cottonwood (*Populus trichocarpa*), Quaking aspen (*Populus tremuloides*) and White alder (*Alnus incana*) upper tree canopy. With a woody shrub component predominately consisting of native willows (*Salix spp.*), red osier dogwood (*Cornus stolonifera*), woods rose (*Rosa woodsii*) and currant (*Ribes spp.*) shrub species, and a diverse herbaceous ground cover. Primary herbaceous species include rushes (*Juncus spp.*), sedges (*Carex spp.*), Bluejoint reedgrass (*Calamagrostis Canadensis*) and Reed canarygrass (*Phalaris arundinacea*) in the wetter zones. While Smooth brome (*Bromus inermis*), Kentucky bluegrass (*Poa pratensis*), Idaho fescue (*Festuca idahoensis*), Orchardgrass (*Dactylis glomerata*) and Canada goldenrod (*Solidago Canadensis*) herbaceous species colonize the drier zones. Along with a mixed presence of various dryland weed species including Canada thistle (*Cirsium arvense*), cheatgrass (*Bromus tectorum*), and spotted knapweed (*Centaurea maculosa*) in disturbed areas cleared of native vegetation.

Soils

Characteristics for the soils associated with the property are consistent with the soil types and characteristics defined by the USDA Soil Map Unit for Blaine County Idaho

(USDA Web Soil Survey, 2022). One primary mapped soil unit has been identified for the parcels, the identified map unit and soil type description is listed below:

Balaam-Adamson-Riverwash complex, (0 to 2 percent slopes):

The Balaam-Adamson-Riverwash complex (Map Soil Unit #8) consists of well drained to somewhat excessively drained soils that occur on floodplains and are formed from deposits of mixed alluvium from various kinds of rock. The soils are generally very deep with moderate to rapid permeability.

Contrasting inclusions that occur within this complex are the Bruneel loams. The Bruneel loam series consists of very deep poorly drained soils that occur on floodplains and are formed from recent deposits of alluvium derived from various kinds of rock. Bruneel loams are listed on the State of Idaho's hydric soils list.

Sample soil observations made during the jurisdictional determination wetland delineation consisted predominantly of fine sandy silt loams in the designated wetland areas and well-drained extremely coarse sands, gravels and cobbles in the designated upland areas.

Soils associated with the identified wetland areas consisted predominantly of a very dark (black) fine sandy silt loam from the surface to depths of 8 to 12 inches with an, underlying sand gravel cobble layer. Dominant hydric soil characteristics observed within the designated wetland areas consisted primarily of low matrix chroma colors (10YR 2/1 – 10YR 3/2), evident throughout the upper soil horizon and the saturated soil conditions present at the time of the field investigation.

Hydrology

Visual observation of inundation, high ground water elevations, soil saturation and drainage patterns observed within the identified wetland areas during field investigations provided the primary indicators for wetland hydrology used to support the jurisdictional determination within the parcel and adjacent areas.

It has been assumed that the identified wetland resources have a continuing hydrologic regime and that the wetland vegetation and hydric soils associated with the identified areas are not relicts of a past hydrologic regime. Future hydrologic monitoring may be required to confirm if the timing, duration and frequency (5 years in 10, 50 percent or higher probability) of the hydrologic inputs are in fact sufficient enough to meet United States Army Corps of Engineers criteria for jurisdictional wetlands.

Summary

Based on the information gathered during the onsite investigation, the interpretations of wetland characteristics based on the Corps of Engineers Wetlands Delineation Manual (Environmental Laboratory 1987) and the best professional assessment of the investigator, support the findings that Waters of the United States, including potential jurisdictional wetlands exist within the subject parcel, Mary's Place Subdivision, Lot 4, Block 1, located 490 Wood River Drive, within Section 13, Township 4 North, Range 17 East, B.M., City of Ketchum, Blaine County, Idaho.

Identified jurisdictional resources include riverine habitat elements associated with the Big Wood River, approximately 0.77 acres (33,410 +/- sq. ft.) and the identified forested / scrub shrub riparian wetland habitat, approximately 0.37 acres (15,835 sq. ft.). The identified wetland resources are located in areas where hydrologic inputs are sufficient enough to support wetland characteristics. While non-wetlands and/or uplands occupy the drier and topographically higher areas. Observations made within the identified wetland areas revealed the positive occurrence of wetland vegetation, hydric soils, wetland hydrology.

It is important for all future proposed development applications to be in compliance with Section 404 of the CWA, which provides the regulatory authority of the U.S. Army Corps of over activities that involve the discharge of dredge/fill material into 'waters of the United States', including jurisdictional wetlands. If any future potential developments applications involve the discharge of dredge and/or fill into the identified wetland areas, the project must be approved by the USACE prior to construction. Other local, state, and federal laws may also have bearing on such activities. This may include, but not limited to State of Idaho Water Quality Certification, State of Idaho Stream Channel Protection Program administered by the Idaho Department of Water Resources, as well as City of Ketchum Floodplain Management Overlay District (FP 17.88) and Waterways Design Review zoning regulations.

If the landowner applicant plans to engage in activities involving the modifications within or adjacent to floodplain and wetland resources, they should contact the appropriate Federal, State and local agencies for advice concerning specific agency regulatory requirements and proprietary jurisdictions that may affect the planned development applications prior to any site alterations.

Please don't hesitate to call me if you have any questions or if I can be of any further assistance.

Trent Stumph
Sawtooth Environmental Consulting, LLC

FIGURE 2

MARY'S PLACE SUBDIVISION, LOT 4, BLOCK 1, 490 WOOD RIVER DRIVE
 PRELIMINARY JURISDICTIONAL DETERMINATION WETLAND DELINEATION SITE MAP



NOTES

1. Identified Wetland Resources are per delineation performed by Sawtooth Environmental Consultants, on July 15, 2022.
2. Boundary information is approximate and based on Blaine County GIS data.
3. Aerial image dated 2016.

● SAMPLE POINTS [SP-1 -thru SP-6]: Approximate Locations

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

<p>Galena Engineering Inc.</p>	<p>Civil Engineers & Land Surveyors 317 N. River Street Hailey, Idaho 83333 (208) 788-1705 (208) 788-4612 fax email galena@galena-engineering.com</p>	<p>AN EXHIBIT SHOWING WETLAND LOCATIONS FOR LOTS 3 & 4, MARY'S PLACE SUBDIVISION WITHIN S 13, T.4 N., R.17 E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO PREPARED FOR PRESIDIO VISTA PROPERTIES</p> <p>PROJECT INFORMATION P:\sdsproj\7193-01\dwg\Boundary-Plat\7193-01 Wetland Exhibit.dwg 07/26/22 11:29:16 AM</p>	<p>EXHIB</p>
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PHOTO EXHIBIT

MARY'S PLACE SUBDIVISION, LOT 4, BLOCK 1, 490 WOOD RIVER DRIVE
PRELIMINARY JURISDICTIONAL DETERMINATION WETLAND DELINEATION



PHOTO 1 - LOT 4, BLOCK 1, MARY'S PLACE SUBDIVISION. Sample Point 1 [SP-1] and associated site characteristics. Identified wetland resource (August-22, 2022).

PHOTO EXHIBIT

MARY'S PLACE SUBDIVISION, LOT 4, BLOCK 1, 490 WOOD RIVER DRIVE
PRELIMINARY JURISDICTIONAL DETERMINATION WETLAND DELINEATION



PHOTO 2 - LOT 4, BLOCK 1, MARY'S PLACE SUBDIVISION. Sample Point 2 [SP-2] and associated site characteristics. Identified non-wetland resource (August-22, 2022).

PHOTO EXHIBIT

MARY'S PLACE SUBDIVISION, LOT 4, BLOCK 1, 490 WOOD RIVER DRIVE
PRELIMINARY JURISDICTIONAL DETERMINATION WETLAND DELINEATION



PHOTO 3 - LOT 4, BLOCK 1, MARY'S PLACE SUBDIVISION. Sample Point 3 [SP-3] and associated site characteristics. Identified non-wetland resource (August-22, 2022).

PHOTO EXHIBIT

MARY'S PLACE SUBDIVISION, LOT 4, BLOCK 1, 490 WOOD RIVER DRIVE
PRELIMINARY JURISDICTIONAL DETERMINATION WETLAND DELINEATION



PHOTO 4 - LOT 4, BLOCK 1, MARY'S PLACE SUBDIVISION. Sample Point 4 [SP-4] and associated site characteristics. Identified wetland resource (August-22, 2022).

PHOTO EXHIBIT

MARY'S PLACE SUBDIVISION, LOT 4, BLOCK 1, 490 WOOD RIVER DRIVE
PRELIMINARY JURISDICTIONAL DETERMINATION WETLAND DELINEATION



PHOTO 5: LOT 4, BLOCK 1, MARY'S PLACE SUBDIVISION. Identified wetland boundary, transition between SP-3 AND SP-4, and associated site characteristics (August-22, 2022).

PHOTO EXHIBIT

MARY'S PLACE SUBDIVISION, LOT 4, BLOCK 1, 490 WOOD RIVER DRIVE
PRELIMINARY JURISDICTIONAL DETERMINATION WETLAND DELINEATION



PHOTO 6 - LOT 4, BLOCK 1, MARY'S PLACE SUBDIVISION. Sample Point 5 [SP-5] and associated site characteristics. Identified wetland resource (August-22, 2022).

PHOTO EXHIBIT

MARY'S PLACE SUBDIVISION, LOT 4, BLOCK 1, 490 WOOD RIVER DRIVE
PRELIMINARY JURISDICTIONAL DETERMINATION WETLAND DELINEATION



PHOTO 7 - LOT 4, BLOCK 1, MARY'S PLACE SUBDIVISION. Sample Point 6 [SP-6] and associated site characteristics. Identified non-wetland resource (August-22, 2022).

PHOTO EXHIBIT

MARY'S PLACE SUBDIVISION, LOT 4, BLOCK 1, 490 WOOD RIVER DRIVE
PRELIMINARY JURISDICTIONAL DETERMINATION WETLAND DELINEATION



PHOTO 8: LOT 4, BLOCK 1, MARY'S PLACE SUBDIVISION. Identified wetland boundary, transition between SP-5 AND SP-6, and associated site characteristics (August-22, 2022).

APPENDIX A

WETLAND DATA FORMS

WETLAND DETERMINATION DATA FORM - Arid West Region

Project/Site: PVP - 490 Wood River Drive City/County: Ketchum/Blaine County Sampling Date: Aug-22, 2022
 Applicant/Owner: Presidio Vista Properties State: ID Sampling Point: SP-1
 Investigator(s): SEC - T. Stumph Section, Township, Range: Section 13, T.4N., R.17E.
 Landform (hillslope, terrace, etc.): Floodplain Terrace Local relief (concave, convex, none): concave Slope (%): < 1.0%
 Subregion (LRR): B - Columbia/Snake River Plateau Lat: 43.67450° N Long: -114.37099° W Datum: NAD83
 Soil Map Unit Name: MU#8: Balaam-Adamson-Riverwash NWI classification: Wetland - PSSC

Are climatic / hydrologic conditions on the site typical for this time of year? Yes No (If no, explain in Remarks.)
 Are Vegetation Soil or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes No
 Are Vegetation Soil or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS - Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <input checked="" type="radio"/> No <input type="radio"/> Hydric Soil Present? Yes <input checked="" type="radio"/> No <input type="radio"/> Wetland Hydrology Present? Yes <input checked="" type="radio"/> No <input type="radio"/>	Is the Sampled Area within a Wetland? Yes <input checked="" type="radio"/> No <input type="radio"/>
Remarks: Designated wetland plot; Position on landscape, floodplain low-land topographic feature (excavated?). Positive wetland indicators (vegetation, soils and hydrology) present at time of field investigation.	

VEGETATION

Tree Stratum (Use scientific names.)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet:	
1. <i>POBA - Black Cottonwood</i>	25	Yes	FAC	Number of Dominant Species That Are OBL, FACW, or FAC:	5 (A)
2. <i>ALTE - Thinleaf alder</i>	20	Yes	FACW	Total Number of Dominant Species Across All Strata:	6 (B)
3. _____				Percent of Dominant Species That Are OBL, FACW, or FAC:	83.3 % (A/B)
4. _____					
Total Cover:	45 %				
Sapling/Shrub Stratum				Prevalence Index worksheet:	
1. <i>LOUT - Utha Honeysuckle</i>	15	Yes	FAC	Total % Cover of:	Multiply by:
2. <i>ROWO - Woods rose</i>	15	Yes	FACU	OBL species	x 1 = 0
3. _____				FACW species	40 x 2 = 80
4. _____				FAC species	55 x 3 = 165
5. _____				FACU species	15 x 4 = 60
Total Cover:	30 %			UPL species	x 5 = 0
Herb Stratum				Column Totals:	110 (A) 305 (B)
1. <i>PHAR - Reed canarygrass</i>	20	Yes	FACW	Prevalence Index = B/A = 2.77	
2. <i>EQAR - Common horsetail</i>	15	Yes	FAC		
3. _____					
4. _____					
5. _____					
6. _____					
7. _____					
8. _____					
Total Cover:	35 %				
Woody Vine Stratum				Hydrophytic Vegetation Indicators:	
1. _____				<input checked="" type="checkbox"/> Dominance Test is >50%	
2. _____				<input checked="" type="checkbox"/> Prevalence Index is ≤3.0 ¹	
Total Cover:	%				
% Bare Ground in Herb Stratum	10 %	% Cover of Biotic Crust	%	<input type="checkbox"/> Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet)	
				<input type="checkbox"/> Problematic Hydrophytic Vegetation ¹ (Explain)	
				¹ Indicators of hydric soil and wetland hydrology must be present.	
				Hydrophytic Vegetation Present?	Yes <input checked="" type="radio"/> No <input type="radio"/>

Remarks:
 Wetland plant community dominant. Riparian / Cottonwood forest.

SOIL

Sampling Point: SP-1

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix		Redox Features				Texture ³	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0 - 4"	10YR 2/1						Silty Sand Loam	Wet

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix. ²Location: PL=Pore Lining, RC=Root Channel, M=Matrix.
³Soil Textures: Clay, Silty Clay, Sandy Clay, Loam, Sandy Clay Loam, Sandy Loam, Clay Loam, Silty Clay Loam, Silt Loam, Silt, Loamy Sand, Sand.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.) <input type="checkbox"/> Histosol (A1) <input type="checkbox"/> Histic Epipedon (A2) <input type="checkbox"/> Black Histic (A3) <input checked="" type="checkbox"/> Hydrogen Sulfide (A4) <input type="checkbox"/> Stratified Layers (A5) (LRR C) <input type="checkbox"/> 1 cm Muck (A9) (LRR D) <input type="checkbox"/> Depleted Below Dark Surface (A11) <input type="checkbox"/> Thick Dark Surface (A12) <input type="checkbox"/> Sandy Mucky Mineral (S1) <input type="checkbox"/> Sandy Gleyed Matrix (S4)		<input type="checkbox"/> Sandy Redox (S5) <input type="checkbox"/> Stripped Matrix (S6) <input type="checkbox"/> Loamy Mucky Mineral (F1) <input type="checkbox"/> Loamy Gleyed Matrix (F2) <input type="checkbox"/> Depleted Matrix (F3) <input type="checkbox"/> Redox Dark Surface (F6) <input checked="" type="checkbox"/> Depleted Dark Surface (F7) <input type="checkbox"/> Redox Depressions (F8) <input type="checkbox"/> Vernal Pools (F9)		Indicators for Problematic Hydric Soils:⁴ <input type="checkbox"/> 1 cm Muck (A9) (LRR C) <input type="checkbox"/> 2 cm Muck (A10) (LRR B) <input type="checkbox"/> Reduced Vertic (F18) <input type="checkbox"/> Red Parent Material (TF2) <input type="checkbox"/> Other (Explain in Remarks)	
---	--	--	--	--	--

⁴Indicators of hydrophytic vegetation and wetland hydrology must be present.

Restrictive Layer (if present):
 Type: _____
 Depth (inches): _____

Hydric Soil Present? Yes No

Remarks:
 Confirmed soil type: Balaam-Adamson-Riverwash [MU#8], Bruneel loam inclusion: designated as hydric due to hydric soil indicators and the presence of wetland hydrology inputs [2b3: high ground water elevation @ 8"]. Adj to surface waters.

HYDROLOGY

Wetland Hydrology Indicators: Primary Indicators (any one indicator is sufficient)		Secondary Indicators (2 or more required)	
<input checked="" type="checkbox"/> Surface Water (A1) <input checked="" type="checkbox"/> High Water Table (A2) <input checked="" type="checkbox"/> Saturation (A3) <input type="checkbox"/> Water Marks (B1) (Nonriverine) <input type="checkbox"/> Sediment Deposits (B2) (Nonriverine) <input type="checkbox"/> Drift Deposits (B3) (Nonriverine) <input type="checkbox"/> Surface Soil Cracks (B6) <input checked="" type="checkbox"/> Inundation Visible on Aerial Imagery (B7) <input type="checkbox"/> Water-Stained Leaves (B9)	<input type="checkbox"/> Salt Crust (B11) <input type="checkbox"/> Biotic Crust (B12) <input type="checkbox"/> Aquatic Invertebrates (B13) <input checked="" type="checkbox"/> Hydrogen Sulfide Odor (C1) <input type="checkbox"/> Oxidized Rhizospheres along Living Roots (C3) <input type="checkbox"/> Presence of Reduced Iron (C4) <input type="checkbox"/> Recent Iron Reduction in Plowed Soils (C6) <input type="checkbox"/> Other (Explain in Remarks)	<input type="checkbox"/> Water Marks (B1) (Riverine) <input type="checkbox"/> Sediment Deposits (B2) (Riverine) <input type="checkbox"/> Drift Deposits (B3) (Riverine) <input checked="" type="checkbox"/> Drainage Patterns (B10) <input type="checkbox"/> Dry-Season Water Table (C2) <input type="checkbox"/> Thin Muck Surface (C7) <input type="checkbox"/> Crayfish Burrows (C8) <input type="checkbox"/> Saturation Visible on Aerial Imagery (C9) <input type="checkbox"/> Shallow Aquitard (D3) <input type="checkbox"/> FAC-Neutral Test (D5)	_____ _____ _____

Field Observations:

Surface Water Present?	Yes <input checked="" type="radio"/>	No <input type="radio"/>	Depth (inches): adjacent
Water Table Present?	Yes <input checked="" type="radio"/>	No <input type="radio"/>	Depth (inches): 8"
Saturation Present? (includes capillary fringe)	Yes <input checked="" type="radio"/>	No <input type="radio"/>	Depth (inches): surface

Wetland Hydrology Present? Yes No

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:
 Positive wetland hydrology indicators present at time of field investigation. Surface water and saturation.

WETLAND DETERMINATION DATA FORM - Arid West Region

Project/Site: PVP - 490 Wood River Drive City/County: Ketchum/Blaine County Sampling Date: Aug-22, 2022
 Applicant/Owner: Presidio Vista Properties State: ID Sampling Point: SP-2
 Investigator(s): SEC - T. Stumph Section, Township, Range: Section 13, T.4N., R.17E.
 Landform (hillslope, terrace, etc.): Floodplain Terrace Local relief (concave, convex, none): none Slope (%): < 1.0%
 Subregion (LRR): B - Columbia/Snake River Plateau Lat: 43.67439° N Long: -114.37096° W Datum: NAD83
 Soil Map Unit Name: MU#8: Balaam-Adamson-Riverwash NWI classification: Wetland - PSSC

Are climatic / hydrologic conditions on the site typical for this time of year? Yes No (If no, explain in Remarks.)
 Are Vegetation Soil or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes No
 Are Vegetation Soil or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS - Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <input checked="" type="radio"/> No <input type="radio"/> Hydric Soil Present? Yes <input type="radio"/> No <input checked="" type="radio"/> Wetland Hydrology Present? Yes <input type="radio"/> No <input checked="" type="radio"/>	Is the Sampled Area within a Wetland? Yes <input type="radio"/> No <input checked="" type="radio"/>
Remarks: Designated non-wetland plot; Position on landscape. Lack of positive indicators for hydric soils and wetland hydrology. Well drained soils (sand/gravel/cobble) no evidence of saturation an/or inundation within the upper 12" of the soil horizon.	

VEGETATION

Tree Stratum (Use scientific names.)	Absolute % Cover	Dominant Species?	Indicator Status																		
1. <i>POBA - Black Cottonwood</i>	15	Yes	FAC	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: 6 (A) Total Number of Dominant Species Across All Strata: 7 (B) Percent of Dominant Species That Are OBL, FACW, or FAC: 85.7 % (A/B)																	
2. <i>ALTE - Thinleaf alder</i>	25	Yes	FACW																		
3. _____																					
4. _____																					
Total Cover: 40 %				Prevalence Index worksheet: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">Total % Cover of:</td> <td style="width: 50%;">Multiply by:</td> </tr> <tr> <td>OBL species</td> <td>x 1 = 0</td> </tr> <tr> <td>FACW species</td> <td>x 2 = 100</td> </tr> <tr> <td>FAC species</td> <td>x 3 = 180</td> </tr> <tr> <td>FACU species</td> <td>x 4 = 60</td> </tr> <tr> <td>UPL species</td> <td>x 5 = 0</td> </tr> <tr> <td>Column Totals:</td> <td>125 (A) 340 (B)</td> </tr> <tr> <td colspan="2" style="text-align: center;">Prevalence Index = B/A = 2.72</td> </tr> </table>		Total % Cover of:	Multiply by:	OBL species	x 1 = 0	FACW species	x 2 = 100	FAC species	x 3 = 180	FACU species	x 4 = 60	UPL species	x 5 = 0	Column Totals:	125 (A) 340 (B)	Prevalence Index = B/A = 2.72	
Total % Cover of:	Multiply by:																				
OBL species	x 1 = 0																				
FACW species	x 2 = 100																				
FAC species	x 3 = 180																				
FACU species	x 4 = 60																				
UPL species	x 5 = 0																				
Column Totals:	125 (A) 340 (B)																				
Prevalence Index = B/A = 2.72																					
Sapling/Shrub Stratum																					
1. <i>RILA - Prickley currant</i>	15	Yes	FAC																		
2. <i>ROWO - Woods rose</i>	15	Yes	FACU																		
3. <i>LOUT - Utah Honeysuckle</i>	15	Yes	FAC																		
4. <i>COST - Red-osier dogwood</i>	5	No	FACW																		
5. _____																					
Total Cover: 50 %																					
Herb Stratum																					
1. <i>PHAR - Reed canarygrass</i>	20	Yes	FACW																		
2. <i>EQAR - Common horsetail</i>	15	Yes	FAC																		
3. _____																					
4. _____																					
5. _____																					
6. _____																					
7. _____																					
8. _____																					
Total Cover: 35 %																					
Woody Vine Stratum																					
1. _____																					
2. _____																					
Total Cover: %																					
% Bare Ground in Herb Stratum 10 %		% Cover of Biotic Crust %																			

Hydrophytic Vegetation Indicators:

Dominance Test is >50%
 Prevalence Index is ≤3.0¹
 Morphological Adaptations¹ (Provide supporting data in Remarks or on a separate sheet)
 Problematic Hydrophytic Vegetation¹ (Explain)

¹Indicators of hydric soil and wetland hydrology must be present.

Hydrophytic Vegetation Present? Yes No

Remarks:
 Riparian / wetland plant community present. Riparian / Cottonwood forest.

WETLAND DETERMINATION DATA FORM - Arid West Region

Project/Site: PVP - 490 Wood River Drive City/County: Ketchum/Blaine County Sampling Date: Aug-22, 2022
 Applicant/Owner: Presidio Vista Properties State: ID Sampling Point: SP-3
 Investigator(s): SEC - T. Stumph Section, Township, Range: Section 13, T.4N., R.17E.
 Landform (hillslope, terrace, etc.): Floodplain Terrace Local relief (concave, convex, none): none Slope (%): < 1.0%
 Subregion (LRR): B - Columbia/Snake River Plateau Lat: 43.673985° N Long: -114.371266° W Datum: NAD83
 Soil Map Unit Name: MU#8: Balaam-Adamson-Riverwash NWI classification: Non-Wetland

Are climatic / hydrologic conditions on the site typical for this time of year? Yes No (If no, explain in Remarks.)
 Are Vegetation Soil or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes No
 Are Vegetation Soil or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS - Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <input type="radio"/> No <input checked="" type="radio"/> Hydric Soil Present? Yes <input type="radio"/> No <input checked="" type="radio"/> Wetland Hydrology Present? Yes <input type="radio"/> No <input checked="" type="radio"/>	Is the Sampled Area within a Wetland? Yes <input type="radio"/> No <input checked="" type="radio"/>
Remarks: <u>Designated non-wetland plot; Position on landscape. Lack of positive indicators for wetland vegetation, hydric soils and wetland hydrology. Well drained soils (sand/gravel/cobble) no evidence of saturation an/or inundation within the upper 12" of the soil horizon.</u>	

VEGETATION

Tree Stratum (Use scientific names.)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet:	
1. _____	_____	_____	_____	Number of Dominant Species That Are OBL, FACW, or FAC:	<u>0</u> (A)
2. _____	_____	_____	_____	Total Number of Dominant Species Across All Strata:	<u>2</u> (B)
3. _____	_____	_____	_____	Percent of Dominant Species That Are OBL, FACW, or FAC:	<u>0.0 %</u> (A/B)
4. _____	_____	_____	_____		
Total Cover: _____ %					
Sapling/Shrub Stratum				Prevalence Index worksheet:	
1. _____	_____	_____	_____	Total % Cover of:	Multiply by:
2. _____	_____	_____	_____	OBL species	x 1 = <u>0</u>
3. _____	_____	_____	_____	FACW species	x 2 = <u>0</u>
4. _____	_____	_____	_____	FAC species	x 3 = <u>0</u>
5. _____	_____	_____	_____	FACU species	<u>15</u> x 4 = <u>60</u>
Total Cover: _____ %				UPL species	<u>25</u> x 5 = <u>125</u>
				Column Totals:	<u>40</u> (A) <u>185</u> (B)
				Prevalence Index = B/A = <u>4.63</u>	
Herb Stratum				Hydrophytic Vegetation Indicators:	
1. <u>CIAR - Spotted knapweed</u>	<u>20</u>	<u>Yes</u>	<u>UPL</u>	<input checked="" type="checkbox"/> Dominance Test is >50%	
2. <u>AGSMA - Western wheatgrass</u>	<u>15</u>	<u>Yes</u>	<u>FACU</u>	<input checked="" type="checkbox"/> Prevalence Index is ≤3.0 ¹	
3. <u>THAR - field pennycress</u>	<u>5</u>	<u>No</u>	<u>NI</u>	<input type="checkbox"/> Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet)	
4. _____	_____	_____	_____	<input type="checkbox"/> Problematic Hydrophytic Vegetation ¹ (Explain)	
5. _____	_____	_____	_____	¹ Indicators of hydric soil and wetland hydrology must be present.	
6. _____	_____	_____	_____		
7. _____	_____	_____	_____		
8. _____	_____	_____	_____		
Total Cover: <u>40 %</u>					
Woody Vine Stratum				Hydrophytic Vegetation Present?	
1. _____	_____	_____	_____	Yes <input type="radio"/>	No <input checked="" type="radio"/>
2. _____	_____	_____	_____		
Total Cover: _____ %					
% Bare Ground in Herb Stratum <u>10 %</u>		% Cover of Biotic Crust _____ %			

Remarks: Upland plant community present (UPL and FACU). Spotted knapweed dominant.

SOIL

Sampling Point: SP-4

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix		Redox Features				Texture ³	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0 - 8"	10YR 3/2						Sand Loam	Saturarted

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix. ²Location: PL=Pore Lining, RC=Root Channel, M=Matrix.
³Soil Textures: Clay, Silty Clay, Sandy Clay, Loam, Sandy Clay Loam, Sandy Loam, Clay Loam, Silty Clay Loam, Silt Loam, Silt, Loamy Sand, Sand.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)		Indicators for Problematic Hydric Soils:⁴
<input type="checkbox"/> Histic Epipedon (A2)	<input type="checkbox"/> Sandy Redox (S5)	<input type="checkbox"/> 1 cm Muck (A9) (LRR C)
<input type="checkbox"/> Black Histic (A3)	<input type="checkbox"/> Stripped Matrix (S6)	<input type="checkbox"/> 2 cm Muck (A10) (LRR B)
<input checked="" type="checkbox"/> Hydrogen Sulfide (A4)	<input type="checkbox"/> Loamy Mucky Mineral (F1)	<input type="checkbox"/> Reduced Vertic (F18)
<input type="checkbox"/> Stratified Layers (A5) (LRR C)	<input type="checkbox"/> Loamy Gleyed Matrix (F2)	<input type="checkbox"/> Red Parent Material (TF2)
<input type="checkbox"/> 1 cm Muck (A9) (LRR D)	<input type="checkbox"/> Depleted Matrix (F3)	<input type="checkbox"/> Other (Explain in Remarks)
<input type="checkbox"/> Depleted Below Dark Surface (A11)	<input type="checkbox"/> Redox Dark Surface (F6)	
<input type="checkbox"/> Thick Dark Surface (A12)	<input type="checkbox"/> Depleted Dark Surface (F7)	
<input type="checkbox"/> Sandy Mucky Mineral (S1)	<input type="checkbox"/> Redox Depressions (F8)	
<input type="checkbox"/> Sandy Gleyed Matrix (S4)	<input type="checkbox"/> Vernal Pools (F9)	

⁴Indicators of hydrophytic vegetation and wetland hydrology must be present.

Restrictive Layer (if present):
 Type: _____
 Depth (inches): _____

Hydric Soil Present? Yes No

Remarks:
 Confirmed soil type: Balaam-Adamson-Riverwash [MU#8], Bruneel loam inclusion: designated as hydric due to hydric soil indicators and the presence of wetland hydrology inputs [2b3: saturation @ 4"]. Inundated June 2022.

HYDROLOGY

Wetland Hydrology Indicators:	Secondary Indicators (2 or more required)
Primary Indicators (any one indicator is sufficient)	
<input checked="" type="checkbox"/> Surface Water (A1)	<input checked="" type="checkbox"/> Water Marks (B1) (Riverine)
<input checked="" type="checkbox"/> High Water Table (A2)	<input type="checkbox"/> Sediment Deposits (B2) (Riverine)
<input checked="" type="checkbox"/> Saturation (A3)	<input type="checkbox"/> Drift Deposits (B3) (Riverine)
<input type="checkbox"/> Water Marks (B1) (Nonriverine)	<input checked="" type="checkbox"/> Drainage Patterns (B10)
<input type="checkbox"/> Sediment Deposits (B2) (Nonriverine)	<input type="checkbox"/> Dry-Season Water Table (C2)
<input type="checkbox"/> Drift Deposits (B3) (Nonriverine)	<input type="checkbox"/> Thin Muck Surface (C7)
<input type="checkbox"/> Surface Soil Cracks (B6)	<input type="checkbox"/> Crayfish Burrows (C8)
<input checked="" type="checkbox"/> Inundation Visible on Aerial Imagery (B7)	<input type="checkbox"/> Saturation Visible on Aerial Imagery (C9)
<input type="checkbox"/> Water-Stained Leaves (B9)	<input type="checkbox"/> Shallow Aquitard (D3)
<input type="checkbox"/> Salt Crust (B11)	<input type="checkbox"/> FAC-Neutral Test (D5)
<input type="checkbox"/> Biotic Crust (B12)	
<input type="checkbox"/> Aquatic Invertebrates (B13)	
<input checked="" type="checkbox"/> Hydrogen Sulfide Odor (C1)	
<input type="checkbox"/> Oxidized Rhizospheres along Living Roots (C3)	
<input type="checkbox"/> Presence of Reduced Iron (C4)	
<input type="checkbox"/> Recent Iron Reduction in Plowed Soils (C6)	
<input type="checkbox"/> Other (Explain in Remarks)	

Field Observations:

Surface Water Present?	Yes <input checked="" type="radio"/> No <input type="radio"/>	Depth (inches):	June 2022
Water Table Present?	Yes <input checked="" type="radio"/> No <input type="radio"/>	Depth (inches):	+8"
Saturation Present? (includes capillary fringe)	Yes <input checked="" type="radio"/> No <input type="radio"/>	Depth (inches):	4"

Wetland Hydrology Present? Yes No

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:
 Positive wetland hydrology indicators present at time of field investigation. Saturation, inundation observed June 2022.

WETLAND DETERMINATION DATA FORM - Arid West Region

Project/Site: PVP - 490 Wood River Drive City/County: Ketchum/Blaine County Sampling Date: Aug-22, 2022
 Applicant/Owner: Presidio Vista Properties State: ID Sampling Point: SP-5
 Investigator(s): SEC - T. Stumph Section, Township, Range: Section 13, T.4N., R.17E.
 Landform (hillslope, terrace, etc.): Floodplain Terrace Local relief (concave, convex, none): concave Slope (%): < 1.0%
 Subregion (LRR): B - Columbia/Snake River Plateau Lat: 43.67393° N Long: -114.37055° W Datum: NAD83
 Soil Map Unit Name: MU#8: Balaam-Adamson-Riverwash NWI classification: Non-Wetland

Are climatic / hydrologic conditions on the site typical for this time of year? Yes No (If no, explain in Remarks.)
 Are Vegetation Soil or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes No
 Are Vegetation Soil or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS - Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <input checked="" type="radio"/> No <input type="radio"/> Hydric Soil Present? Yes <input checked="" type="radio"/> No <input type="radio"/> Wetland Hydrology Present? Yes <input checked="" type="radio"/> No <input type="radio"/>	Is the Sampled Area within a Wetland? Yes <input checked="" type="radio"/> No <input type="radio"/>
Remarks: Designated wetland plot; Position on landscape, floodplain low-land topographic drainage swale. Positive wetland indicators (vegetation, soils and hydrology) present at time of field investigation.	

VEGETATION

Tree Stratum (Use scientific names.)	Absolute % Cover	Dominant Species?	Indicator Status																																	
1. <i>POBA - Black Cottonwood</i>	30	Yes	FAC	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>4</u> (A) Total Number of Dominant Species Across All Strata: <u>4</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100.0 %</u> (A/B)																																
2.																																				
3.																																				
4.																																				
Total Cover: <u>30 %</u>				Prevalence Index worksheet: <table style="width:100%; border-collapse: collapse;"> <tr> <td align="center" colspan="2">Total % Cover of:</td> <td align="center" colspan="2">Multiply by:</td> </tr> <tr> <td>OBL species</td> <td align="center"><u> </u></td> <td align="center">x 1 =</td> <td align="center"><u>0</u></td> </tr> <tr> <td>FACW species</td> <td align="center"><u>50</u></td> <td align="center">x 2 =</td> <td align="center"><u>100</u></td> </tr> <tr> <td>FAC species</td> <td align="center"><u>45</u></td> <td align="center">x 3 =</td> <td align="center"><u>135</u></td> </tr> <tr> <td>FACU species</td> <td align="center"><u>5</u></td> <td align="center">x 4 =</td> <td align="center"><u>20</u></td> </tr> <tr> <td>UPL species</td> <td align="center"><u> </u></td> <td align="center">x 5 =</td> <td align="center"><u>0</u></td> </tr> <tr> <td>Column Totals:</td> <td align="center"><u>100</u></td> <td align="center">(A)</td> <td align="center"><u>255</u> (B)</td> </tr> <tr> <td align="center" colspan="4">Prevalence Index = B/A = <u>2.55</u></td> </tr> </table>	Total % Cover of:		Multiply by:		OBL species	<u> </u>	x 1 =	<u>0</u>	FACW species	<u>50</u>	x 2 =	<u>100</u>	FAC species	<u>45</u>	x 3 =	<u>135</u>	FACU species	<u>5</u>	x 4 =	<u>20</u>	UPL species	<u> </u>	x 5 =	<u>0</u>	Column Totals:	<u>100</u>	(A)	<u>255</u> (B)	Prevalence Index = B/A = <u>2.55</u>			
Total % Cover of:		Multiply by:																																		
OBL species	<u> </u>	x 1 =	<u>0</u>																																	
FACW species	<u>50</u>	x 2 =	<u>100</u>																																	
FAC species	<u>45</u>	x 3 =	<u>135</u>																																	
FACU species	<u>5</u>	x 4 =	<u>20</u>																																	
UPL species	<u> </u>	x 5 =	<u>0</u>																																	
Column Totals:	<u>100</u>	(A)	<u>255</u> (B)																																	
Prevalence Index = B/A = <u>2.55</u>																																				
Sapling/Shrub Stratum 1. <i>COST - Red-osier dogwood</i> 20 Yes FACW 2. <i>RIAU - Golden currant</i> 15 Yes FAC 3. <i>ROWO - Woods rose</i> 5 No FACU 4. 5.																																				
Total Cover: <u>40 %</u>																																				
Herb Stratum 1. <i>PHAR - Reed canarygrass</i> 30 Yes FACW 2. 3. 4. 5. 6. 7. 8.																																				
Total Cover: <u>30 %</u>																																				
Woody Vine Stratum 1. 2.																																				
Total Cover: <u> </u> %																																				
% Bare Ground in Herb Stratum <u>10 %</u>		% Cover of Biotic Crust <u> </u> %																																		

Hydrophytic Vegetation Indicators:
 Dominance Test is >50%
 Prevalence Index is ≤3.0¹
 Morphological Adaptations¹ (Provide supporting data in Remarks or on a separate sheet)
 Problematic Hydrophytic Vegetation¹ (Explain)

¹Indicators of hydric soil and wetland hydrology must be present.

Hydrophytic Vegetation Present? Yes No

Remarks:
 Wetland plant community dominant within floodplain swale.

SOIL

Sampling Point: SP-5

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)							
Depth (inches)	Matrix		Redox Features			Texture ³	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹		
						coarse	sand/gravel/cobble
							Saturated

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix. ²Location: PL=Pore Lining, RC=Root Channel, M=Matrix.
³Soil Textures: Clay, Silty Clay, Sandy Clay, Loam, Sandy Clay Loam, Sandy Loam, Clay Loam, Silty Clay Loam, Silt Loam, Silt, Loamy Sand, Sand.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)		Indicators for Problematic Hydric Soils:⁴
<input type="checkbox"/> Histic Epipedon (A2)	<input type="checkbox"/> Sandy Redox (S5)	<input type="checkbox"/> 1 cm Muck (A9) (LRR C)
<input type="checkbox"/> Black Histic (A3)	<input type="checkbox"/> Stripped Matrix (S6)	<input type="checkbox"/> 2 cm Muck (A10) (LRR B)
<input checked="" type="checkbox"/> Hydrogen Sulfide (A4)	<input type="checkbox"/> Loamy Mucky Mineral (F1)	<input type="checkbox"/> Reduced Vertic (F18)
<input type="checkbox"/> Stratified Layers (A5) (LRR C)	<input type="checkbox"/> Loamy Gleyed Matrix (F2)	<input type="checkbox"/> Red Parent Material (TF2)
<input type="checkbox"/> 1 cm Muck (A9) (LRR D)	<input type="checkbox"/> Depleted Matrix (F3)	<input type="checkbox"/> Other (Explain in Remarks)
<input type="checkbox"/> Depleted Below Dark Surface (A11)	<input type="checkbox"/> Redox Dark Surface (F6)	
<input type="checkbox"/> Thick Dark Surface (A12)	<input type="checkbox"/> Depleted Dark Surface (F7)	
<input type="checkbox"/> Sandy Mucky Mineral (S1)	<input type="checkbox"/> Redox Depressions (F8)	
<input type="checkbox"/> Sandy Gleyed Matrix (S4)	<input type="checkbox"/> Vernal Pools (F9)	

⁴Indicators of hydrophytic vegetation and wetland hydrology must be present.

Restrictive Layer (if present):	Hydric Soil Present? Yes <input checked="" type="radio"/> No <input type="radio"/>
Type: _____	
Depth (inches): _____	
Remarks: Confirmed soil type: Balaam-Adamson-Riverwash [MU#8], drainage swale (bed/bank/scour) designated as hydric due to hydric soil indicators and the presence of wetland hydrology inputs. Inundated June - July 2022.	

HYDROLOGY

Wetland Hydrology Indicators:	Secondary Indicators (2 or more required)
Primary Indicators (any one indicator is sufficient)	
<input checked="" type="checkbox"/> Surface Water (A1)	<input checked="" type="checkbox"/> Water Marks (B1) (Riverine)
<input checked="" type="checkbox"/> High Water Table (A2)	<input type="checkbox"/> Sediment Deposits (B2) (Riverine)
<input checked="" type="checkbox"/> Saturation (A3)	<input type="checkbox"/> Drift Deposits (B3) (Riverine)
<input type="checkbox"/> Water Marks (B1) (Nonriverine)	<input checked="" type="checkbox"/> Drainage Patterns (B10)
<input type="checkbox"/> Sediment Deposits (B2) (Nonriverine)	<input type="checkbox"/> Dry-Season Water Table (C2)
<input type="checkbox"/> Drift Deposits (B3) (Nonriverine)	<input type="checkbox"/> Thin Muck Surface (C7)
<input type="checkbox"/> Surface Soil Cracks (B6)	<input type="checkbox"/> Crayfish Burrows (C8)
<input checked="" type="checkbox"/> Inundation Visible on Aerial Imagery (B7)	<input type="checkbox"/> Saturation Visible on Aerial Imagery (C9)
<input type="checkbox"/> Water-Stained Leaves (B9)	<input type="checkbox"/> Shallow Aquitard (D3)
<input type="checkbox"/> Salt Crust (B11)	<input type="checkbox"/> FAC-Neutral Test (D5)
<input type="checkbox"/> Biotic Crust (B12)	
<input type="checkbox"/> Aquatic Invertebrates (B13)	
<input checked="" type="checkbox"/> Hydrogen Sulfide Odor (C1)	
<input type="checkbox"/> Oxidized Rhizospheres along Living Roots (C3)	
<input type="checkbox"/> Presence of Reduced Iron (C4)	
<input type="checkbox"/> Recent Iron Reduction in Plowed Soils (C6)	
<input type="checkbox"/> Other (Explain in Remarks)	

Field Observations:	Wetland Hydrology Present? Yes <input checked="" type="radio"/> No <input type="radio"/>
Surface Water Present? Yes <input checked="" type="radio"/> No <input type="radio"/> Depth (inches): <u>June 2022</u>	
Water Table Present? Yes <input checked="" type="radio"/> No <input type="radio"/> Depth (inches): _____	
Saturation Present? (includes capillary fringe) Yes <input checked="" type="radio"/> No <input type="radio"/> Depth (inches): <u>Surface</u>	

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:
Positive wetland hydrology indicators present at time of field investigation. Saturation, inundation observed June - July 2022.

WETLAND DETERMINATION DATA FORM - Arid West Region

Project/Site: PVP - 490 Wood River Drive City/County: Ketchum/Blaine County Sampling Date: Aug-22, 2022
 Applicant/Owner: Presidio Vista Properties State: ID Sampling Point: SP-6
 Investigator(s): SEC - T. Stumph Section, Township, Range: Section 13, T.4N., R.17E.
 Landform (hillslope, terrace, etc.): Floodplain Terrace Local relief (concave, convex, none): none Slope (%): < 1.0%
 Subregion (LRR): B - Columbia/Snake River Plateau Lat: 43.673869° N Long: -114.370565° W Datum: NAD83
 Soil Map Unit Name: MU#8: Balaam-Adamson-Riverwash NWI classification: Non-Wetland

Are climatic / hydrologic conditions on the site typical for this time of year? Yes No (If no, explain in Remarks.)
 Are Vegetation Soil or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes No
 Are Vegetation Soil or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS - Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <input type="radio"/> No <input checked="" type="radio"/> Hydric Soil Present? Yes <input type="radio"/> No <input checked="" type="radio"/> Wetland Hydrology Present? Yes <input type="radio"/> No <input checked="" type="radio"/>	Is the Sampled Area within a Wetland? Yes <input type="radio"/> No <input checked="" type="radio"/>
Remarks: <u>Designated non-wetland plot; Position on landscape. Lack of positive indicators for wetland vegetation, hydric soils and wetland hydrology. Well drained soils (sand/gravel/cobble) no evidence of saturation an/or inundation within the upper 12" of the soil horizon.</u>	

VEGETATION

Tree Stratum (Use scientific names.)	Absolute % Cover	Dominant Species?	Indicator Status	
1. _____				
2. _____				
3. _____				
4. _____				
Total Cover: _____ %				
Sapling/Shrub Stratum				
1. <u>RIAU - Golden currant</u>	5	No	FAC	
2. <u>CAAR - Siberian peashrub</u>	10	No	FACU	
3. _____				
4. _____				
5. _____				
Total Cover: 15 %				
Herb Stratum				
1. <u>CIAR - Spotted knapweed</u>	25	Yes	UPL	
2. <u>AGSMA - Western wheatgrass</u>	25	Yes	FACU	
3. _____				
4. _____				
5. _____				
6. _____				
7. _____				
8. _____				
Total Cover: 50 %				
Woody Vine Stratum				
1. _____				
2. _____				
Total Cover: _____ %				
% Bare Ground in Herb Stratum <u>10 %</u>		% Cover of Biotic Crust _____ %		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 0 (A)

Total Number of Dominant Species Across All Strata: 2 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 0.0 % (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:	
OBL species	x 1 =	0
FACW species	x 2 =	0
FAC species	x 3 =	15
FACU species	x 4 =	140
UPL species	x 5 =	125
Column Totals:		65 (A) 280 (B)
Prevalence Index = B/A =		4.31

Hydrophytic Vegetation Indicators:

Dominance Test is >50%

Prevalence Index is ≤3.0¹

Morphological Adaptations¹ (Provide supporting data in Remarks or on a separate sheet)

Problematic Hydrophytic Vegetation¹ (Explain)

¹Indicators of hydric soil and wetland hydrology must be present.

Hydrophytic Vegetation Present? Yes No

Remarks: Upland plant community present (UPL and FACU). *Spotted knapweed dominant.

SOIL

Sampling Point: SP-6

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)							
Depth (inches)	Matrix		Redox Features			Texture ³	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹		
0 - 8"	10YR 3/3					Coarse	sand/gravel/cobble

Attachment J:
Floodplain Development
Criteria Evaluation

Floodplain Development Permit Requirements				
1. Evaluation Standards: 17.88.050€				
Compliant			Standards and Staff Comments	
Yes	No	N/A	Guideline	City Standards and <i>Staff Comments</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.88.050(E)1	The proposal preserves or restores the inherent natural characteristics of the river, floodplain, and riparian zone, including riparian vegetation and wildlife habitat. Development does not alter river channel unless all stream alteration criteria for evaluation are also met.
			<i>Staff Comments</i>	<i>The project does not alter the main channel of the river, and it preserves the inherent natural characteristics of the floodplain by including native wetland plantings and maintaining a system of drainage channels and culverts to allow for historic flow of floodwaters through the site.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.88.050(E)2	No temporary construction activities, encroachment or other disturbance into the 25-foot riparian zone, including encroachment of below grade structures, shall be permitted, with the exception of approved stream stabilization work and restoration work associated with a riparian zone that is degraded.
			<i>Staff Comments</i>	<i>While the subject property does contain riparian zone, this area is over 100 feet from the project site. Staff will confirm at time of building permit submittal that the riparian zone is not impacted by construction activities</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.88.050(E)3	No permanent development shall occur within the 25-foot riparian zone, with the exception of approved stream stabilization work and restoration work associated with permit issued under this title, or exceptions as described below: a. Access to a property where no other primary access is available; b. Emergency access required by the fire department; c. A single defined pathways or staircases for the purpose of providing access to the river channel and in order to mitigate multiple undefined social paths; d. Development by the City of Ketchum.
			<i>Staff Comments</i>	<i>The project does not propose any improvements within the riparian zone</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.88.050(E)4	New or replacement planting and vegetation in the riparian zone shall include plantings that are low growing and have dense root systems for the purpose of stabilizing stream banks and repairing damage previously done to riparian vegetation. Examples of such plantings most commonly include: red osier dogwood, common chokecherry, serviceberry, elderberry, river birch, skunk bush sumac, Beb's willow, Drummond's willow, little wild rose, gooseberry, and honeysuckle. However, in rare instances the distance from the top-of-bank to the mean high water mark is significant and the native vegetation appropriate for the riparian zone are low growing, drought resistant grasses and shrubs. Replacement planting and

Floodplain Development Permit Requirements				
1. Evaluation Standards: 17.88.050€				
Compliant			Standards and Staff Comments	
Yes	No	N/A	Guideline	City Standards and <i>Staff Comments</i>
				<p>vegetation shall be appropriate for the specific site conditions. Proposal does not include vegetation within the 25-foot riparian zone that is degraded, not natural, or which does not promote bank stability.</p> <p><i>Staff Comments</i> The subject property does not contain the 25-foot riparian zone. Still, the project does contain wetlands and proposes species associated with riparian habitat.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.88.050(E)5	<p>Landscaping and driveway plans to accommodate the function of the floodplain allow for sheet flooding. Surface drainage is controlled and shall not adversely impact adjacent properties including driveways drained away from paved roadways. Culvert(s) under driveways may be required. Landscaping berms shall be designed to not dam or otherwise obstruct floodwaters or divert same onto roads or other public pathways.</p> <p><i>Staff Comments</i> The driveway is slightly raised to ensure no more than 1-ft of sheet flooding occurs (emergency vehicle requirement). Culverts underneath driveway will allow conveyance of floodwater. Drainage is controlled through system of infiltration trenches, drywells, and drainage channels.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.88.050(E)6	<p>Flood water carrying capacity is not diminished by the proposal.</p> <p><i>Staff Comments</i> The project is able to convey the historic overbank flows through the site within the proposed drainage channel and culverts under the driveway. The 100-year flood event will pass over the proposed driveway, as it has historically, and a sheet pile wall located at the western property boundary will prevent backwater higher than historic levels from encroaching onto the neighboring property. The flap gate in the wall will allow runoff from smaller storm events to pass onto the subject property as it has historically. The proposed development also has more excavation (423.1 cubic yards) than fill (394.4 cubic yards) resulting in a net cut-fill balance of 28.7 cubic yards.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.88.050(E)7	<p>Impacts of the development on aquatic life, recreation, or water quality upstream, downstream or across the stream are not adverse.</p> <p><i>Staff Comments</i> The wetland plantings will be beneficial to water quality and aquatic life. No work is proposed within the floodway or stream. No downstream impacts or across stream impacts will be associated with the approved landscape plan.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.88.050(E)8	<p>Building setback in excess of the minimum required along waterways is encouraged. An additional ten-foot building setback beyond the required 25-foot riparian zone is encouraged to provide for yards, decks and patios outside the 25-foot riparian zone.</p>

Floodplain Development Permit Requirements				
1. Evaluation Standards: 17.88.050€				
Compliant			Standards and Staff Comments	
Yes	No	N/A	Guideline	City Standards and <i>Staff Comments</i>
			<i>Staff Comments</i>	<i>The proposed residence is setback from the riparian zone over 100'.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.88.050(E)9	<p>The top of the lowest floor of a building located in, or partially within, the SFHA shall be at or above the flood protection elevation (FPE). A building is considered to be partially within the SFHA if any portion of the building or appendage of the building, such as footings, attached decks, posts for upper story decks, are located within the SFHA. See <u>section 17.88.060</u>, figures 1 and 2 of this chapter to reference construction details. See <u>chapter 17.08</u> of this title for definition of "lowest floor."</p> <p>a. In the SFHA where base flood elevations (BFEs) have been determined, the FPE shall be 24 inches above the BFE for the subject property; 24 inches or two feet is the required freeboard in Ketchum City Limits.</p> <p>b. In the SFHA where no BFE has been established, the FPE shall be at least two feet above the highest adjacent grade.</p>
			<i>Staff Comments</i>	<i>The top of the lowest floor (finished floor) will be elevated 24" above the Base Flood Elevation of 5768.6. As the proposed elevation is located within the AE zone the top of the lowest floor is required to be 24" above the BFE.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.88.050(E)10	<p>The backfill used around the foundation in the SFHA floodplain shall provide a reasonable transition to existing grade but shall not be used to fill the parcel to any greater extent.</p> <p>a. Compensatory storage shall be required for any fill placed within the floodplain.</p> <p>b. A CLOMR-F shall be obtained prior to placement of any additional fill in the floodplain.</p>
			<i>Staff Comments</i>	<i>Backfill used around the foundation which provides a reasonable transition to existing grade is not considered as part of the compensatory storage requirement. The proposed cut on the site is 423.1 cubic yards while the proposed fill not associated with the residence is 394.4 cubic yards, resulting in a net cut-fill balance of 28.7 cubic yards. The proposed cut occurs around modified drainage channels and wetlands which are hydraulically connected to the Big Wood River.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.88.050(E)11	<p>All new buildings located partially or wholly within the SFHA shall be constructed on foundations that are designed by a licensed professional engineer.</p>
			<i>Staff Comments</i>	<i>The proposed residence will be constructed with concrete slab on grade foundations designed by David Funk who is a licensed professional engineer within Idaho.</i>

Floodplain Development Permit Requirements				
1. Evaluation Standards: 17.88.050€				
Compliant			Standards and Staff Comments	
Yes	No	N/A	Guideline	City Standards and <i>Staff Comments</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.88.050(E)1 2	Driveways shall comply with City of Ketchum street standards; access for emergency vehicles has been adequately provided for by limiting flood depths in all roadways to one foot or less during the one percent annual chance event. <i>Staff Comments</i> Driveway complies with City of Ketchum street standards. The Fire & Streets Departments have both approved the proposed driveway design.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.88.050(E)1 3	Landscaping or revegetation shall conceal cuts and fills required for driveways and other elements of the development. <i>Staff Comments</i> Landscaping is proposed on all areas of the property including driveways and other elements of the development. The landscaping will conceal any cuts and fill which are required.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.88.050(E)1 4	(Stream Alteration) The proposal is shown to be a permanent solution and creates a stable situation. <i>Staff Comments</i> N/A - Stream Alteration is not proposed.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.88.050(E)1 5	(Stream alteration.) No increase to the one percent annual chance flood elevation at any location in the community, based on hydrologic and hydraulic analysis performed in accordance with standard engineering practice and has been certified and submitted with supporting calculations and a No Rise Certificate, by a registered Idaho engineer. <i>Staff Comments</i> N/A - Stream Alteration is not proposed.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.88.050(E)1 6	(Stream alteration.) The project has demonstrated no adverse impact or has demonstrated all impacts will be mitigated. <i>Staff Comments</i> N/A - Stream Alteration is not proposed.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.88.050(E)1 7	(Stream alteration.) The recreational use of the stream including access along any and all public pedestrian/fisher's easements and the aesthetic beauty shall not be obstructed or interfered with by the proposed work. <i>Staff Comments</i> N/A - Stream Alteration is not proposed.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.88.050(E)1 8	(Stream alteration) Fish habitat is maintained or improved as a result of the work proposed. <i>Staff Comments</i> N/A - Stream Alteration is not proposed.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.88.050(E)1 9	(Stream alteration.) The proposed work shall not be in conflict with the local public interest, including, but not limited to, property values, fish and wildlife habitat, aquatic life, recreation and access to

Floodplain Development Permit Requirements				
1. Evaluation Standards: 17.88.050€				
Compliant			Standards and Staff Comments	
Yes	No	N/A	Guideline	City Standards and <i>Staff Comments</i>
				public lands and waters, aesthetic beauty of the stream and water quality.
			<i>Staff Comments</i>	<i>N/A - Stream Alteration is not proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.88.050(E)20	(Stream alteration.) The work proposed is for the protection of the public health, safety and/or welfare such as public schools, sewage treatment plant, water and sewer distribution lines and bridges providing particularly limited or sole access to areas of habitation.
			<i>Staff Comments</i>	<i>N/A - Stream Alteration is not proposed.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.88.050(E)21	(Wetlands) Where development is proposed that impacts any wetland the first priority shall be to move development from the wetland area. Mitigation strategies shall be proposed at time of application that replace the impacted wetland area with an equal amount and quality of new wetland area or riparian habitat improvement.
			<i>Staff Comments</i>	<i>Project site contains wetlands as delineated by Trent Stumph with Sawtooth Environmental. The proposed development will impact, permanently fill approximately 1,277 square feet of wetlands with proposed wetland mitigation creating approximately 1,278 square feet of wetlands. Wetlands include species such as Bebb's Willows, Red-osier Dogwood, and Quaking Aspen.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.88.060.A.1	A. General Standards: In all areas of special flood hazard, the following standards are required: 1. Anchoring: a. All new construction and substantial improvements shall be anchored to prevent flotation, collapse, or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy. b. All manufactured homes must likewise be anchored to prevent flotation, collapse or lateral movement, and shall be installed using methods and practices that minimize flood damage. Anchoring methods may include, but are not limited to, use of over the top or frame ties to ground anchors (reference the Federal Emergency Management Agency's "Manufactured Home Installation in Flood Hazard Areas" guidebook for additional techniques).
			<i>Staff Comments</i>	<i>The proposed development is a single-family home that will be constructed on site and attached to a foundation designed by a professional engineer. Note 209 on Sheet S-111 indicates foundation has been designed to meet standards of this section. The new construction will be anchored to prevent flotation, collapse, or lateral movements.</i>

Floodplain Development Permit Requirements				
1. Evaluation Standards: 17.88.050€				
Compliant			Standards and Staff Comments	
Yes	No	N/A	Guideline	City Standards and <i>Staff Comments</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.88.060.A.2	<p>2. Construction Materials And Methods:</p> <p>a. All structural and nonstructural building materials utilized at or below the base flood elevation must be flood resistant. Flood damage resistant materials must be used for all building elements subject to exposure to floodwaters, including floor joists, insulation, and ductwork. If flood damage resistant materials are not used for building elements, those elements must be elevated above the base flood elevation. This requirement applies regardless of the expected or historical flood duration.</p> <p>b. All new construction and substantial improvements shall be constructed using methods and practices that minimize flood damage.</p> <p>c. Electrical, heating, ventilation, plumbing and air conditioning equipment and other service facilities shall be designed and/or otherwise elevated or located so as to prevent water from entering or accumulating within the components during conditions of flooding.</p>
			Staff Comments	<p>A. <i>Proposed materials below the BFE as shown on Sheets A-300 & A-301 include stone veneer, gray limestone, & galvanized metal finish over concrete. Both materials are acceptable per FEMA Technical Bulletin 2.</i></p> <p>B. <i>This project consists of new construction. All floodplain development regulations required by Ketchum Municipal Code will be met.</i></p> <p>C. <i>The mechanical room and all mechanical equipment are to be located above the BFE and outside of the SFHA. No HVAC or electrical panels will be located below the BFE. Any plumbing and electrical leading from mains to the residence will be watertight and located underground.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.88.060.A.3	<p>3. Utilities:</p> <p>a. All new and replacement water supply systems shall be designed to minimize or eliminate infiltration of floodwaters into the system;</p> <p>b. New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of floodwaters into the systems and discharge from the systems into floodwaters; and</p> <p>c. On site waste disposal systems shall be located to avoid impairment to them or contamination from them during flooding.</p>

Floodplain Development Permit Requirements				
1. Evaluation Standards: 17.88.050€				
Compliant			Standards and Staff Comments	
Yes	No	N/A	Guideline	City Standards and <i>Staff Comments</i>
			Staff Comments	<i>Water and sewer services into the residence will be located underground and built to required plumbing codes</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.88.060.B.1	1. All construction in AO zones shall be designed and constructed with drainage paths around structures to guide water away from structures
			Staff Comments	<i>Proposed residence is within the AE zone, not the AO.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.88.060.B.2. a	2. Residential Construction: a. New construction and substantial improvement of any residential structure in any A1-30, AE and AH zone shall have the top of the lowest floor, including basement, elevated a minimum of twenty four inches (24") above the base flood elevation.
			Staff Comments	<i>The top of the lowest floor (finished floor) will be elevated 24" above the Base Flood Elevation of 5768.6'. As the proposed elevation is located within the AE zone the top of the lowest floor is required to be 24" above the BFE. Sheets A-300, A-301, A-400, & A-401 show lowest floor elevated above BFE by 24".</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.88.060.B.2. b	b. New construction and substantial improvement of any residential structure in any AO zone shall have the lowest floor, including basement, elevated to or above the highest adjacent grade at least as high as the FIRM's depth number plus twenty four inches (24").
			Staff Comments	<i>N/A. Proposed residence is within the AE zone, not the AO</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.88.060.B.2. c.	c. Fully enclosed areas below the lowest floor that are subject to flooding are prohibited, or shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a registered professional engineer or architect or must meet or exceed the following minimum criteria (see figures 1, "Preferred Crawl Space Construction", and 2, "Below Grade Crawl Space Construction", of this section):
			Staff Comments	<i>The residence will have one fully enclosed area not raised to the flood protection elevation: the garage. The garage has been designed to include to automatically equalize hydrostatic flood forces on exterior walls through the installation of flood openings (Smart Vents have been specified for this project). The appropriate number of vents to cover the square footage the enclosed area are proposed – 12 openings for the garage.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.88.060.B.2. c.(1)	(1) A minimum of two (2) openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding shall be provided. Openings shall be placed on at least two (2) walls to permit entry and exit of floodwaters.

Floodplain Development Permit Requirements				
1. Evaluation Standards: 17.88.050€				
Compliant			Standards and Staff Comments	
Yes	No	N/A	Guideline	City Standards and <i>Staff Comments</i>
			Staff Comments	<i>Flood openings are placed on at least two walls. Engineered Smart Vents are proposed. One Smart Vent is sized for 200 square feet of floor area. The garage is 1349 sq ft and 12 Smart Vents are proposed. Each smart vent has a size of 128 square inches, allowing for 1,500 square inches of coverage. See sheet G-013.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.88.060.B2. c.(2)	(2) The bottom of each flood vent opening shall be no higher than one foot (1') above the lowest adjacent exterior grade.
			Staff Comments	<i>Sheets A-300 & A-301 indicate this requirement will be met. Bottom of proposed flood vents will be a maximum of one foot (1') above finished grade.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.88.060.B2. c.(3)	(3) Engineered flood vents are required.
			Staff Comments	<i>Proposed vents are Engineered Smart Vents</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.88.060.B2. c.(4)	(4) Portions of the building below the base flood elevation shall be constructed with material resistant to flood damage.
			Staff Comments	<i>This standard has been met. See 17.88.060.A.2</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.88.060.B2. c.(5)	(5) The interior grade of a below grade crawl space (see figure 2, "Below Grade Crawl Space Construction", of this section) below the base flood elevation shall not be more than two feet (2') below the lowest adjacent exterior grade.
			Staff Comments	<i>N/A. No crawlspace proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.88.060.B2. c.(5)	6) The height of a below grade crawl space, measured from the interior grade of the crawl space to the top of the crawl space foundation wall, shall not exceed four feet (4') at any point.
			Staff Comments	<i>N/A. No crawlspace proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.88.060.B2. c.(5)	(7) A below grade crawl space shall have an adequate drainage system that removes floodwaters from the interior area of the crawl space within a reasonable time after a flood event.
			Staff Comments	<i>N/A. No crawlspace proposed.</i>
			17.88.060.B2. c.(6)	(8) The velocity of floodwaters at the site should not exceed five feet per second for any crawlspace
			Staff Comments	<i>N/A. No crawlspace proposed.</i>

Attachment K:
Zoning & Dimensional
Standards Evaluation

Compliance with Zoning and Dimensional Standards				
Compliant			Standards and Findings	
Yes	No	N / A	Ketchum Municipal Code	City Standards and Findings
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.12.030	Minimum Lot Area
			Finding	Required: 8,000 square feet minimum Existing: 91,112 square feet
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.12.030	Building Coverage
			Finding	Permitted: 35% Proposed: 11.3% (10,331 square feet / 91,112 square feet lot area)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.12.030	Minimum Building Setbacks
			Finding	Minimum Required Setbacks: Front: 15' Side: > of 1' for every 3' in building height, or 5' (11'-1.66" required) Rear: > of 1' for every 3' in building height, or 15' Proposed: Front (Wood River Dr): >180' Side (east): ≈40' Side (west): 15' Rear (south): >160'
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.12.030	Building Height
			Finding	Maximum Permitted: 35' Proposed: 33' – 5"
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.125.030.H	Curb Cut
			Finding	Permitted: A total of 35% of the linear footage of any street frontage can be devoted to access off street parking. Proposed: 14.9% (20-foot-wide driveway/133.4 feet of frontage along Wood River Drive)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.125.020.A.2 & 17.125.050	Parking Spaces
			Finding	Off-street parking standards of this chapter apply to any new development and to any new established uses. Required: Residential one family dwelling: 2 parking spaces per dwelling unit Proposed: 5
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.124.170.A	Drainage
			Finding	Required: 1. All stormwater shall be retained on site.

				<ol style="list-style-type: none"> 2. Drainage improvements constructed shall be equal to the length of the subject property lines adjacent to any public street or private street 3. The City Engineer may require additional drainage improvements as necessary, depending on the site unique characteristics of a site. 4. Drainage facilities shall be constructed per City standards. <p>Proposed:</p> <ol style="list-style-type: none"> 1. Through a system of infiltration trenches, drywells, and drainage channels, the proposed project is able to maintain stormwater generated by the proposed impervious surfaces 2. The project proposes constructing right-of-way improvements the full length of the property along Wood River Dr 3. The City Engineer has not found the site to need any additional drainage improvements 4. The City Engineer has reviewed and found all proposed drainage facilities to be constructed per City standards. These facilities will be confirmed upon submittal of a building permit
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.124.170.B	Utilities
				<p>Required:</p> <ol style="list-style-type: none"> 1. All utilities necessary for the development shall be improved and installed at the sole expense of the applicant. 2. Utilities shall be located underground and utility, power, and communication lines within the development site shall be concealed from public view. <p>Proposed:</p> <ol style="list-style-type: none"> 1. All utility extensions will be installed at the expense of the applicant 2. All utilities are to be located underground and no lines will be visible from public view
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.124.170.C	Snow Storage
				<p>Required:</p> <ol style="list-style-type: none"> 1. Snow storage areas shall not be less than 30 percent of the improved parking and pedestrian circulation areas. 2. Snow storage areas shall be provided on site. 3. A designated snow storage area shall not have any dimension less than five feet and shall be a minimum of 25 square feet. 4. In lieu of providing snow storage areas, snowmelt and hauling of snow may be allowed. <p>Proposed:</p>

				<ol style="list-style-type: none">1. As shown on Sheet L-1.00, 4,821 square feet of driveway and pedestrian circulation area is needed to be served by onsite snow storage. The required amount of snow storage is 1,446 square feet and the applicant has proposed 2,250 square feet.2. Proposed snow storage is located on subject property.3. All snow storage areas do not dimensions less than 5 feet and have an area greater than 25 square feet4. 3,000 square feet of the proposed driveway and pedestrian circulation area is to be snowmelted. The remaining 4,821 square feet is to have on site storage areas
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Attachment L:
Mary's Place Subdivision Plat

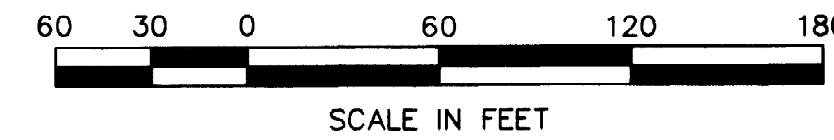
A LOT LINE SHIFT PLAT SHOWING MARY'S PLACE SUBDIVISION

LOCATED WITHIN
GOVERNMENT LOT 4, SECTION 13, T.4 N., R.17 E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO

OCTOBER 2000



SCALE: 1" = 60'

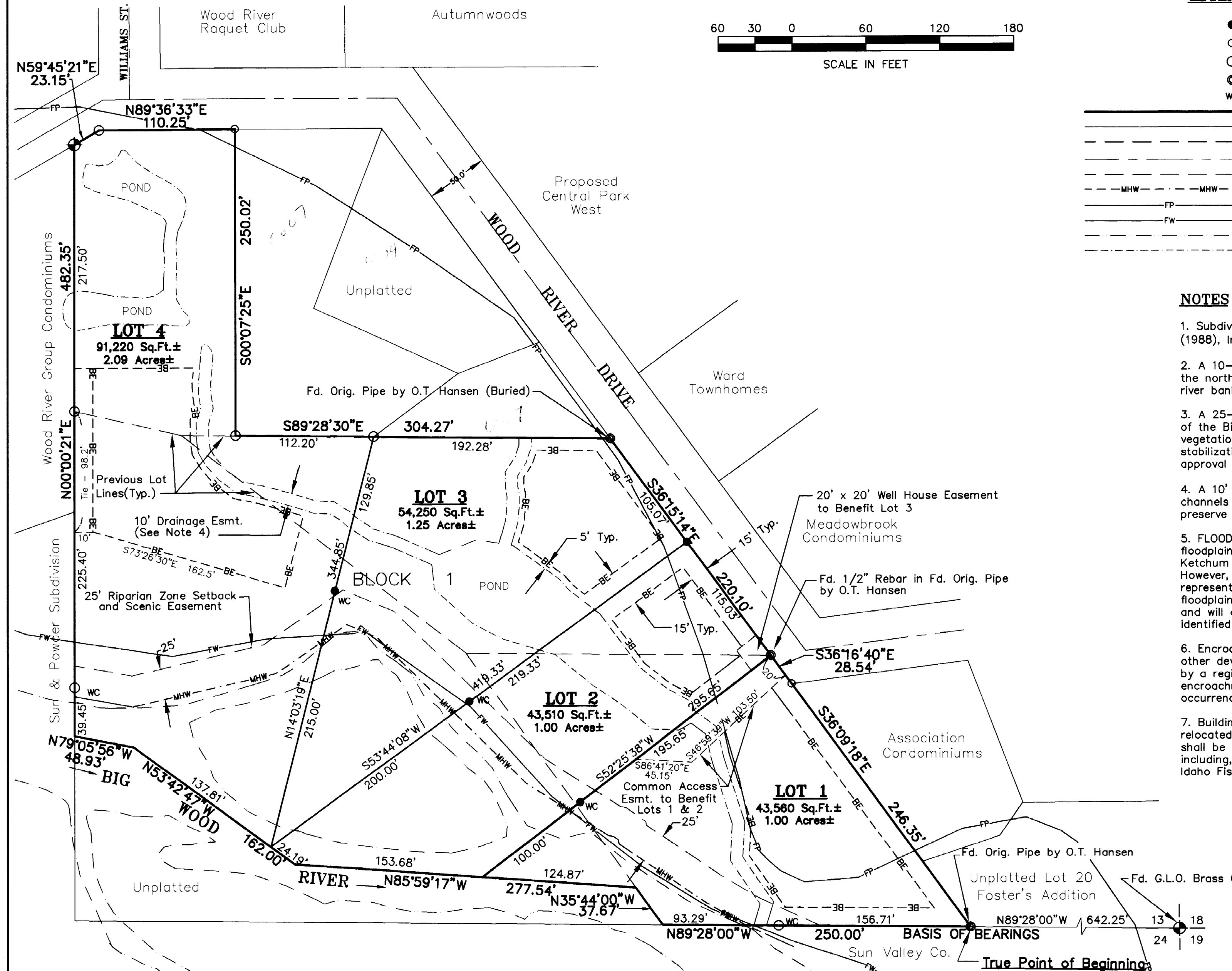


LEGEND

- Set 1/2" Rebar . L.S. 3621
- Found 1/2" Rebar
- Found 5/8" Rebar
- Found 1.5" Iron Pipe
- WC Witness Corner
- Property Line Boundary
- Adjoiner's Property Line
- Previous Lot Line
- Centerline Road Right-of-Way
- 25' Riparian Zone Setback and Scenic Easement
- MHW Mean High Water
- FP Floodplain (per FEMA panel 0461C, March 17, 1997)
- FW Floodway (per FEMA panel 0461C, March 17, 1997)
- Water Course/Edge of Water
- 10' Drainage Easement (See Note 4)

NOTES

1. Subdivision Boundaries are based upon Record of Survey by Roger Kruger (1988), Instrument No. 301270, records of Blaine County, Idaho.
2. A 10-foot wide Fisherman's Access Easement is dedicated to the public along the northeasterly bank of the Big Wood River. Said easement shall shift with the river bank as it moves.
3. A 25-foot wide Scenic Easement and Riparian Setback exists along the banks of the Big Wood River within which no structure is permitted and riparian vegetation shall be maintained in its natural state for the protection and stabilization of the creek bank. Removal of trees or other vegetation is subject to approval by City of Ketchum.
4. A 10' wide Drainage Easement is reserved centered over existing drainage channels and 5 feet from edge of ponds to provide for maintenance and to preserve natural drainage through the property.
5. FLOODPLAIN NOTE: Portions of this property are subject to flood hazard. The floodplain area designated on this plat is considered by the Owner, the City of Ketchum and Galena Engineering, Inc. as reasonable for regulatory purposes. However, neither the Owner, the City of Ketchum nor Galena Engineering, Inc. represents, guarantees, warrants or implies that areas outside the designated floodplain area are safe and free from floods or flood danger. Sheet flooding can and will occur and flooding may extend beyond the floodplain boundary lines identified hereon.
6. Encroachments, including fill, new construction, substantial improvements and other development is prohibited within the regulatory floodway unless certification by a registered professional engineer is provided demonstrating that encroachments shall not result in any increase in flood levels during the occurrence of the base flood discharge.
7. Building Envelopes may be revised if the surface water courses and ponds are relocated, pursuant to an approved enhancement plan. Said enhancement plan shall be approved and proper permits obtained from the appropriate agencies, including, but not limited to, the City of Ketchum, the Army Corps of Engineers, Idaho Fish and Game Department, and Idaho Department of Water Resources.



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

10-31-2000

Date

Robert W. Erickson

South Central District Health Dept., EHS

Richard D. Fosbury
10/31/00

RICHARD D. FOSBURY, L.S. 3621

MARY'S PLACE SUBDIVISION
GALENA ENGINEERING, INC.
KETCHUM, IDAHO
SHEET 1 OF 2

Job No. 1727-01plat

DRAWING NUMBER
Mary's Place
10/31/00

DRAWING NUMBER

LIDORNA

#445345
 MARY'S PLACE SUBDIVISION
 S13 T4N R17E
 2 of 2
 PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
 RECORDED BY NUMBER 0754R

DRAWING NUMBER
 Instrument # 445345
 HAILEY, BLAINE, IDAHO
 2000-11-22 No. of Pages: 2
 Recorded for: SAWTOOTH TITLE
 MARSHA RIEMANN
 Ex-Officio Recorder Deputy
 Fee: 11.00
 Index to: PLATS
 RECORDED BY NUMBER 0754R

NUMBER
 IRVINE, CALIFORNIA
 91 0754R

CERTIFICATE OF OWNERSHIP

This is to certify that the undersigned is the owner in fee simple of the following described parcel of land:
 A parcel of land located within Section 13, Township 4 North, Range 17 East, Boise Meridian, City of Ketchum, Blaine County, Idaho; more particularly described as follows:

Commencing at a Brass Cap marking the Section corner common to Sections 13, 18, 19 and 24, thence continuing N89°28'00"W, 642.25 feet to an Iron Pipe by O.T. Hansen and the TRUE POINT OF BEGINNING;

- thence N89°28'00"W, 250.00 feet;
- thence N35°44'00"W, 37.67 feet;
- thence N85°59'17"W, 277.54 feet;
- thence N53°42'47"W, 162.00 feet;
- thence N79°05'56"W, 48.93 feet;
- thence N00°00'21"E, 482.35 feet;
- thence N59°45'21"E, 23.15 feet;
- thence N89°36'33"E, 110.25 feet;
- thence S00°07'25"E, 250.02 feet;
- thence S89°28'30"E, 304.27 feet;
- thence S36°15'14"E, 220.10 feet;
- thence S36°16'40"E, 28.24 feet;
- thence S36°16'18"E, 246.35 feet to the TRUE POINT OF BEGINNING, containing 5.34 acres, more or less.

The easements indicated hereon are not dedicated to the public, but the right to use said easements is hereby reserved for the public utilities and for any other uses indicated hereon and no permanent structures are to be erected within the lines of said easements. I do hereby certify that the individual lots described in this plat will be served by individual wells and not by any water system common to one (1) or more of the lots.

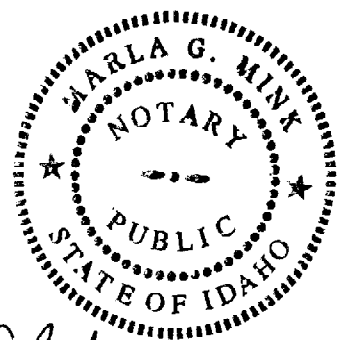
It is the intent of the owner to hereby include said land in this plat.

Mary Pichon
 Mary Pichon Trustee
 Pichon Family Trust

ACKNOWLEDGMENT

STATE OF Idaho }
 COUNTY OF Blaine } ss
 On this 21st day of October, 2000, before me, a Notary Public in and for said State, personally appeared Mary Pichon, known or identified to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she 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.



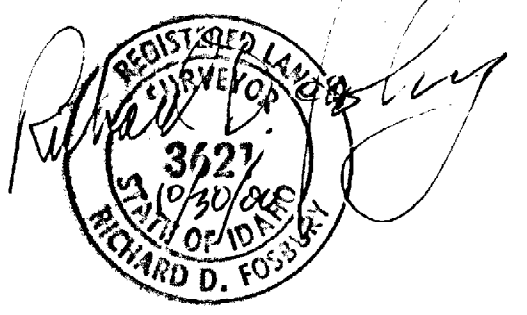
Marla G Mink
 Notary Public in and for said State
 Residing in Belleme, Id.
 My Commission Expires 12/01/2000

STATE OF Idaho }
 COUNTY OF Blaine } ss
 On this 21st day of November, 2000, before me, a Notary Public in and for said State, personally appeared Mary Pichon, known or identified to me to be the person whose name is subscribed to the within instrument as trustee of the Pichon Family Trust, and acknowledged to me that she executed the same as such trustee.
 WITNESS my hand and official seal.

Marla G Mink
 Notary Public in and for said State
 Residing in Belleme
 My Commission Expires 12/01/2000

SURVEYOR'S CERTIFICATE

I, Richard D. Fosbury, a duly licensed Land Surveyor in the State of Idaho, do hereby certify that the foregoing plat is a true and accurate map of the land surveyed under my direct supervision and that it is in accordance with the Idaho State Code relating to plats and surveys.



BLAINE COUNTY SURVEYOR'S APPROVAL

I, Jim W. Koonce, County Surveyor for Blaine County, Idaho, have checked the foregoing plat and computations for making the same and have determined that they comply with the laws of the State of Idaho relating thereto.

Jim W. Koonce 10/30/00
 Blaine County Surveyor

KETCHUM CITY ENGINEER'S APPROVAL

The foregoing plat was approved by DAVID COLE, City Engineer for the City of Ketchum on this 31st day of October, 2000.

David Cole P.E.
 City Engineer

KETCHUM CITY COUNCIL'S APPROVAL

The foregoing plat was approved by the City Council of Ketchum on this 31st day of October, 2000.

Jane E. Cady
 City Clerk



BLAINE COUNTY TREASURER'S APPROVAL

The taxes on the foregoing parcel of land have been paid to this date and this plat is hereby approved this 22nd day of November, 2000.

Buckey Jones for Vicki & Dick
 Blaine County Treasurer

BLAINE COUNTY RECORDER'S CERTIFICATE

STATE OF IDAHO }
 COUNTY OF BLAINE } ss
 This is to certify that the foregoing plat was filed in the office of the Recorder of Blaine County, Idaho on this ___ day of _____, 2000, at ___ M., and duly recorded under Instrument Number _____.

Instrument # 445345
 HAILEY, BLAINE, IDAHO
 2000-11-22 04:01:00 No. of Pages: 2
 Recorded for: SAWTOOTH TITLE
 MARSHA RIEMANN Fee: 11.00
 Ex-Officio Recorder Deputy
 Index to: PLATS
MPP

Marla Ryne
 Ex-officio Recorder

Mary's Place Subdivision
 Galena Engineering, Inc.
 Ketchum, Idaho
 Sheet 2 of 2
 Job No. 1727-01flat

Attachment M:
Public Comment

From: Bruce Newcomb, legal representative for Carol Newcomb, owner of 470 Wood River Dr.

To: Blaine County Planning and Zoning Commission

Date: 11/19/23

When Carol and her husband purchased 470 Wood River Drive, development between their home and the Big Wood River was not a possibility. The banks of the Big Wood were so close to their property line, there was no building footprint possible on either 450 or 490 Wood River Dr. Over the last 50 years the Big Wood slowly moved away from their property line, exposing a floodplain and opening up the possibility for a building footprint.

As property owners we are concerned about this proposed development. The most obvious concern is the negative impact this development will have on the scenic view from our house. The natural view of Baldy we have had for the last 50 years will now be of a massive 10,000 sf home.

Our second concern is the impact this development will have during the next Big Wood River flood. In the last ten years we have witnessed flood waters filling our 6 foot crawl space, coming within inches of flooding the main floor. Any alteration of the direction of the flood waters could have a disastrous effect on our property.

Finally, we are concerned about the possibility of damage to our property during construction. Even during the initial survey portion of this project, crews trespassed onto our property. A tracked vehicle completely disregarded the clearly marked property line and cut across our lot, damaging the native vegetation. Before, during, and after the survey process, no attempt was made to contact us by either the Survey company or the landowners of 450/490 Wood River Dr. From the standpoint of a "good neighbor," this development is starting off on the wrong foot.

Thanks for consideration,

Bruce E. Newcomb

Concerns regarding the Project at 490 Wood River Dr (11/16/23)

File number P23-029

Ceredig and Hannah Roberts (#9 524 Wood River Dr, Ketchum)

Summary of Concerns

- Impact of the project on the flood plain that is likely to increase the risk of flooding to the residents along Wood River Drive and neighboring streets. Has there been a study?
- How can the Wetlands be mitigated since the wetlands at this property are federally protected since it connects to the Big Wood River (see slide 4-8).
- Impact of the project on the wetlands, native plants, native trees which are a valuable habitat to the wildlife that flourishes in the area. Is there an assessment from Idaho Fish and Game and the US Fish and Wildlife service of the impact of this project on the wildlife in the area?

Flooding Concerns

- Is there approval from FEMA for this project ?
- Has there been a study of the impact of this property on the flood risk to this area?
- How is the drainage of water through this wetlands area going to be impacted by this project (see slides 6-8) ?



Protection of Wetlands

The U.S. Supreme Court has ruled in **Sackett v. EPA** that federal protection of wetlands encompasses only those wetlands that directly adjoin rivers, lakes and other bodies of water. This is an extremely narrow interpretation of the Clean Water Act that could **expose many wetlands across the U.S.** to filling and development.

Under this keystone environmental law, federal agencies take the lead in regulating water pollution, while state and local governments regulate land use. Wetlands are areas where **land is wet for all or part of the year**, so they straddle this division of authority.

Swamps, bogs, marshes and other wetlands provide valuable ecological services, such as filtering pollutants and soaking up floodwaters. Landowners must obtain permits to discharge **dredged or fill material**, such as dirt, sand or rock, in a protected wetland.

This can be time-consuming and expensive, which is why the Supreme Court's ruling on May 25, 2023, will be of **keen interest** to developers, farmers and ranchers, along with conservationists and the agencies that administer the Clean Water Act – namely, the Environmental Protection Agency and the U.S. Army Corps of Engineers.

Sackett v. Environmental Protection Agency, 598 U.S. ____ (2023)

Docket No.

21-454

Granted:

January 23, 2022

Argued:

October 2, 2022

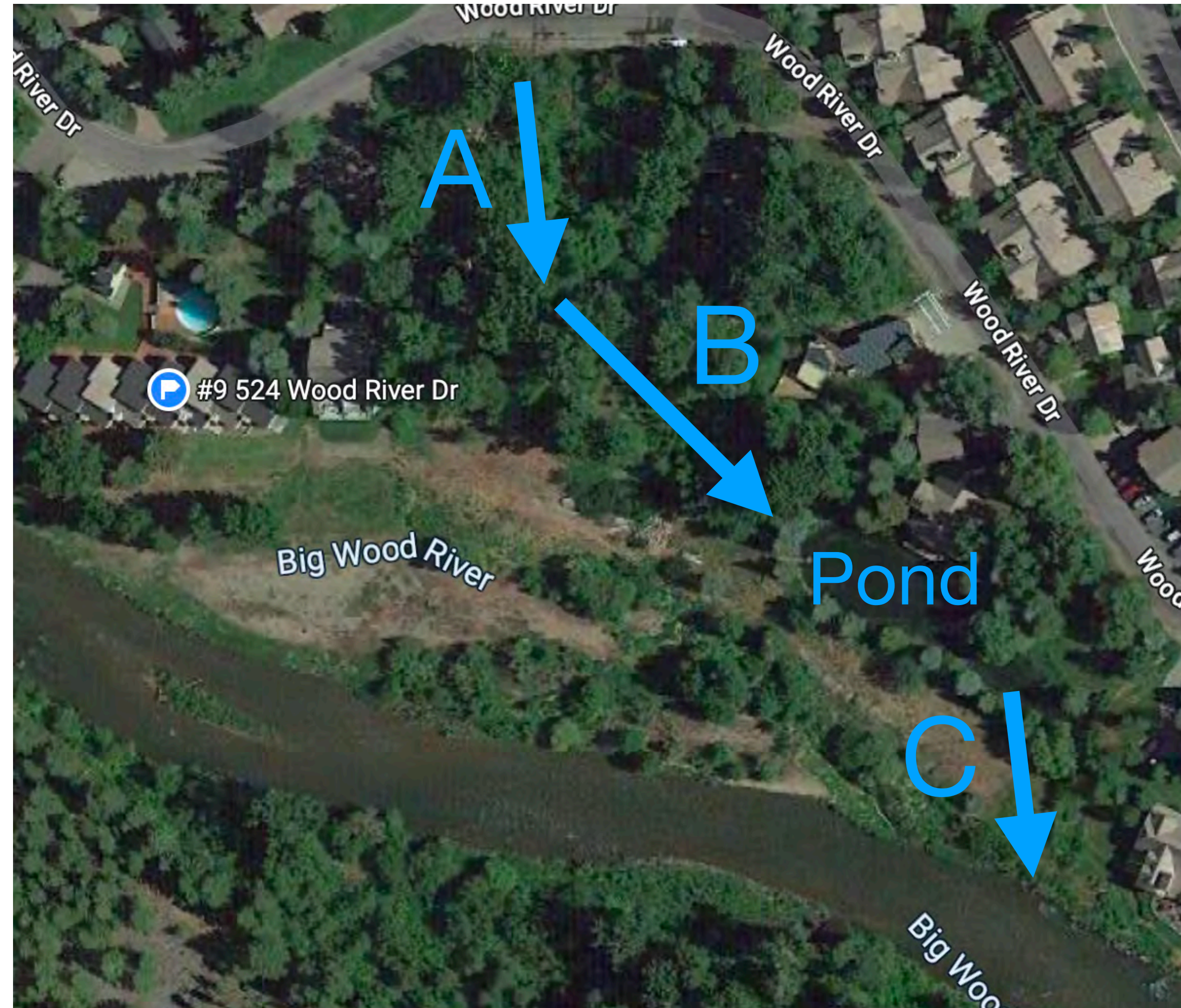
Justia Summary

Sackett began backfilling an Idaho lot with dirt to build a home. The Environmental Protection Agency informed Sackett that the property contained wetlands and that the backfilling violated the Clean Water Act, which prohibits discharging pollutants into “the waters of the United States,” 33 U.S.C. 1362(7). The EPA ordered Sackett to restore the site, threatening penalties of over \$40,000 per day. The EPA classified the Sackett wetlands as “waters of the United States” because they were near a ditch that fed into a creek, which fed into Priest Lake, a navigable, intrastate lake. The Ninth Circuit affirmed summary judgment in favor of the EPA.

The Supreme Court reversed. CWA jurisdiction over an adjacent wetland requires that the adjacent body of water constitutes waters of the United States (a relatively permanent body of water connected to traditional interstate navigable waters) and a continuous surface connection between the wetland and that water, making it difficult to determine where the ‘water’ ends and the ‘wetland’ begins.”

The Court reviewed the history of judicial interpretation of “the waters of the United States” and enforcement by federal agencies, which argued that the significant-nexus test was sufficient to establish jurisdiction over “adjacent” wetlands. Under that test, nearly all waters and wetlands are potentially susceptible to regulation, “putting a staggering array of landowners at risk of criminal prosecution for such mundane activities as moving dirt.” The CWA’s use of “waters” encompasses only relatively permanent, standing, or continuously flowing bodies, ordinarily called streams, oceans, rivers, and lakes. Wetlands qualify as “waters of the United States” only if “indistinguishable from waters of the United States,” having a continuous surface connection to bodies that are waters of the United States in their own right, with no clear demarcation between waters and wetlands.

Water Flow into the Big Wood River



Wetlands Connected to the Big Wood River



C : water flowing out of the pond



C : water flowing into Big Wood

Wetlands Connected to the Big Wood River



A: water flowing from neighboring residences



B: water flowing into the pond



Impact to habitat and wildlife - 89 bird species in the area

Waterfowl

- ___ Canada Goose
- ___ Mallard
- ___ Barrow's Goldeneye
- ___ Common Merganser
- ___ duck sp.

Pigeons and Doves

- ___ Eurasian Collared-Dove
- ___ Mourning Dove

Nightjars

- ___ Common Nighthawk

Swifts

- ___ White-throated Swift

Hummingbirds

- ___ Black-chinned Hummingbird
- ___ Calliope Hummingbird
- ___ Rufous Hummingbird
- ___ hummingbird sp.

Shorebirds

- ___ Killdeer
- ___ Spotted Sandpiper

Hérons, Ibis, and Allies

- ___ Great Blue Heron

Vultures, Hawks, and Allies

- ___ Turkey Vulture
- ___ Osprey
- ___ Sharp-shinned Hawk
- ___ Cooper's Hawk
- ___ Bald Eagle
- ___ Red-tailed Hawk

Owls

- ___ Northern Pygmy-Owl

Kingfishers

- ___ Belted Kingfisher

Woodpeckers

- ___ Red-naped Sapsucker
- ___ Lewis's Woodpecker
- ___ Downy Woodpecker
- ___ Hairy Woodpecker
- ___ Northern Flicker

Tyrant Flycatchers: Pewees, Kingbirds, and Allies

- ___ Olive-sided Flycatcher
- ___ Western Wood-Pewee
- ___ Willow Flycatcher
- ___ Dusky Flycatcher
- ___ Western Flycatcher

Vireos

- ___ Cassin's Vireo
- ___ Warbling Vireo

Shrikes

- ___ Loggerhead Shrike

Jays, Magpies, Crows, and Ravens

- ___ Steller's Jay
- ___ Black-billed Magpie
- ___ Clark's Nutcracker
- ___ American Crow
- ___ Common Raven

Tits, Chickadees, and Titmice

- ___ Black-capped Chickadee
- ___ Mountain Chickadee

Old World Sparrows

- ___ House Sparrow

Finches, Euphonias, and Allies

- ___ Evening Grosbeak
- ___ Pine Grosbeak
- ___ House Finch
- ___ Cassin's Finch
- ___ Common Redpoll
- ___ White-winged Crossbill
- ___ Pine Siskin
- ___ American Goldfinch

New World Sparrows

- ___ Chipping Sparrow
- ___ Dark-eyed Junco
- ___ White-crowned Sparrow
- ___ Song Sparrow
- ___ Lincoln's Sparrow
- ___ new world sparrow sp.

Blackbirds

- ___ Western Meadowlark
- ___ Bullock's Oriole
- ___ Red-winged Blackbird
- ___ Brown-headed Cowbird
- ___ Brewer's Blackbird
- ___ Common Grackle
- ___ blackbird sp.

Wood-Warblers

- ___ Orange-crowned Warbler
- ___ Nashville Warbler
- ___ MacGillivray's Warbler

- ___ Yellow Warbler
- ___ Yellow-rumped Warbler
- ___ Wilson's Warbler

Cardinals, Grosbeaks, and Allies

- ___ Western Tanager
- ___ Black-headed Grosbeak
- ___ Lazuli Bunting

Others

- ___ passerine sp.



Impact to habitat and wildlife - mammals

- Moose, Mule Deer, Elk, American Red Squirrels, Long-tailed Weasel, Red Fox...



© Ceredig Roberts



© Ceredig Roberts

Conclusion

- This area of wetland is very important to controlling flooding in this area of Ketchum.
- This wetland area is protected by the Federal Clean Water Act despite the Supreme Court ruling since it is connected overland to the Big Wood River. Any changes made should require approval from the EPA and US Army Corps of Engineers.
- In addition the environmental impact of the project should be studied and approved by Idaho Fish and Game and the US Fish and Wildlife Services.

Dear Ketchum Department of Planning and Building:

I am a homeowner at 469 Wood River Drive, and will not be able to attend the Nov. 28 public meeting regarding development plans for 490 Wood River Drive. Therefore I am submitting my comment via email in advance of the meeting.

I do not have any issues with plans for this specific single family residence. But I have a suggestion regarding the greater development of these parcels by "450-490 Wood River LLC". Specifically, I would like for the city to take into consideration the need for allowing public access to this stretch of the Big Wood River.

There is a large gravel bar extending from 430 to 524 Wood River Drive. If future development blocks direct access to this gravel bar, then the next closest public access is from River Run downstream or Bear Lane upstream. It is impossible to reach this gravel bar on foot from these access points. And wading access by fishermen is only possible during very low water levels.

I am hopeful that city planners/permitters would require developers to provide an easement/access path to this section of the river, if possible. I would like to know if the city and/or developer have taken this into consideration in the overall development plans for this greater property.

Thank you for considering my comments.

Ron Kleist

469 Wood River Drive, Ketchum

713-724-9610

From: [peter tynberg](#)
To: [Morgan Landers](#); [Adam Crutcher](#)
Cc: [shirley burris](#); [Stephen Burris](#); [bill ively](#); [janice kaminsky](#); [charlie moldow](#); [amanda simpson](#); [susie tomsic](#); [Nan Claire Tynberg](#); [peter tynberg](#); [Brian Williams](#); [geoffrey williams](#); [linda williams](#)
Subject: Re: Voicemail Follow-up
Date: Saturday, November 18, 2023 8:39:31 PM
Attachments: [image001.png](#)

Planning Department
City of Ketchum

November 21, 2023

I am one of the owners of the duplex at 500 Wood River Drive, next to the planned development for 490 Wood River Drive. We share the wetlands and a large common pond that is a significant part of those wetlands. There are two culverts under Wood River Drive which feed water that is unwanted by the nearby higher elevation homes throughout the year. In addition at the time of spring run off, the City allows many homes to run pipes to the area of one of the culverts which feed this common pond. Last spring this additional water increased the size of the common pond to three times its normal size, and it came to within 8 feet of our front deck. The pond is usually 15 feet away from the front deck.

I have concerns that with the coverage of property, some of which is wetlands, which handles this unwanted water; there will be less area to absorb the unwanted water which the City has directed into our wetlands and common pond. The coverage from the 490 Wood River Drive project includes the home structure, the garage, the roadways to it, and the protections that will be constructed adjacent to the home against the wetland water. This coverage will give less area to absorb the water directed by the City in the culverts and the tubes allowed during the spring run off.

I am suggesting that although some purification process may be required that the 490 Wood River Drive development direct this unwanted water from the two culverts and from the additional tubes allowed during spring run off into the river with two storm drains. This solution would guarantee that our wetlands would not be overburdened with unwanted water from the homes at higher elevations.

I want these comments to be heard at the November Planning Meeting.

Can you do this or must I sent this request to another Ketchum City portal?

Please Advise.

Peter Tynberg, M.D.

On Nov 16, 2023, at 2:51 PM, Morgan Landers <MLanders@ketchumidaho.org> wrote:

Hello Dr. Tynberg-

I wanted to get back to you on your voicemail you left Adam. Here is a screenshot of where the documents are highlighted in yellow. Sometimes it is hard to tell if things are links.

490 Wood River Dr Residence

Project ID: P23-023
Project Type: Planning

Project Status: Under Review
Date Received: Wednesday, November 3, 2023

STATUS UPDATES

NOTICE: 490 Wood River Dr Residence- Floodplain Development- Amended/Published - 11/3/2023

PUBLIC HEARING: Planning & Zoning Commission- Floodplain Development- 11/30/2023

• **Result:** TBD

HCC-845 (most of plans is available). Please contact the Planning & Building Department at 208-726-1454 or plan@ketchumidaho.org

APPLICATION TYPE: Floodplain Development

PROJECT SUMMARY: A new 33,030 sq ft single-family residence is proposed at 490 Wood River Dr which is currently mitigation will take place on the subject property. Proposed landscaping includes a variety of native trees, shrubs, & development permit is required.

Files:

12/14/2023-490 Wood River Dr (379 KB)

11/30/2023-490 Wood River Dr Application & Lettering (231 KB)



As a short-cut, here is the direct link:

https://www.ketchumidaho.org/sites/default/files/fileattachments/planning_amp_building/project/48794/490_wood_river_dr_plans.pdf

Thank you,

MORGAN LANDERS, AICP | CITY OF KETCHUM

Director of Planning and Building

P.O. Box 2315 | 191 Fifth St. W. | Ketchum, ID 83340

o: 208.727.5085 | f: 208.726.7812

mlanders@ketchumidaho.org | www.ketchumidaho.org

****Please sign up for the NEW Planning and Building quarterly newsletter. Click [HERE](#) and select "Planning and Development"**