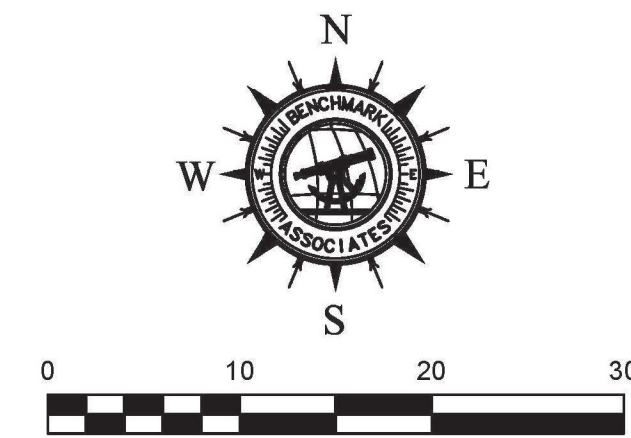


LEGEND

	PROPERTY LINE
	ADJOINING PROPERTY LINE
	EDGE PAVEMENT
	EXTERIOR BUILDING FOOTPRINT
	BUILDING ENVELOPE
	FENCE
	ASPHALT
	PAVERS
	RETAINING WALL
	FLOW LINE
	MEASURED BEARINGS AND DISTANCES
	FOUND MAGNETIC NAIL (PER INST. NO. 649860)
	FOUND 5/8" REBAR
	SET 5/8" REBAR
	CALCULATED POINT - NOTHING SET
	CONTROL POINT
	SEWER MANHOLE
	GAS METER
	ELECTRIC METER
	POWER TRANSFORMER
	CABLE TV RISER
	POWER BOX
	WATER VALVE
	DRY WELL
	WITNESS CORNER
	DECIDUOUS TREE
	CONIFER TREE



E. 2ND ST.

S. LEADVILLE AVE

LOT 4
0.13± Acres
5503± Sq. Feet

LOT 3
0.13± Acres
5504± Sq. Feet

LOT 8A

171 EAST AVENUE
TOWNHOMES
SUBLOT 1

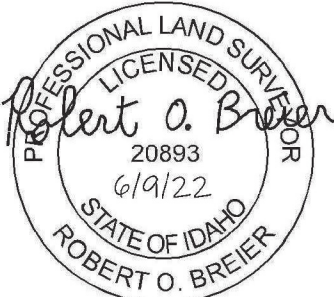
171 EAST AVENUE
TOWNHOMES
SUBLOT 2

LOT 6A

LOT 1

NOTES

- SURVEY NARRATIVE:**
- THE PURPOSE OF THIS MAP IS TO SHOW LIMITED SITE INFORMATION AS IT EXISTED ON THE DATE THE FIELD SURVEY WAS PERFORMED IN RELATION TO PLATTED LOT LINES. CHANGES MAY HAVE OCCURRED TO SITE CONDITIONS SINCE SURVEY DATE. LOT LINES ARE BASED ON FOUND MONUMENTS. ALL FOUND MONUMENTS WERE ACCEPTED AS EITHER ORIGINAL CORNERS, OR REPLACEMENTS OF ORIGINAL CORNERS. SET MONUMENTS WERE ESTABLISHED USING PROPORTIONED DISTANCES AND BEARINGS ADJUSTED TO BLAINE COUNTY GIS.
 - REFERENCED SURVEYS: PLAT OF VILLAGE OF KETCHUM: INST. NO. 302967; RECORD OF SURVEY OF KETCHUM TOWNSITE: BLOCK 22, LOT 2, INST. NO. 649860; PLAT OF KETCHUM TOWNSITE: BLOCK 22: LOTS 5B, 6A, 7A & 8A, INST. NO. 585272.
 - BOUNDARY DIMENSIONS SHOWN HEREON ARE MEASURED. FOR RECORD DIMENSIONS. SEE REFERENCED SURVEYS.
 - VERTICAL DATUM: ELEVATIONS BASED ON NAVD 88 (GEOID03) DATUM UTILIZING SMARTNET CORS STATION IDKM.
 - UNDERGROUND UTILITIES WERE NOT LOCATED AND ARE NOT SHOWN HEREON. THIS MAP WAS PREPARED FOR THE EXPRESS USE OF THE CLIENT AND IS NOT TRANSFERABLE TO OTHERS WITHOUT WRITTEN CONSENT.
 - TITLE POLICY BY STEWART TITLE GUARANTY COMPANY, FILE NO. 22455699, GUARANTEE NO. G-0000381478838, DATED JUNE 7, 2022. CERTAIN INFORMATION CONTAINED WITHIN SAID POLICY MAY NOT APPEAR ON THIS MAP OR MAY AFFECT ITEMS SHOWN ON THIS MAP.
 - ELECTRONIC DATA: BENCHMARK ASSOCIATES ACCEPTS NO RESPONSIBILITY OR LIABILITY FOR THE REUSE, DISTRIBUTION OR ACCURACY OF DATA CONTAINED ON ELECTRONIC COPIES OF THIS DRAWING. THE STAMPED HARD COPY OF THIS DRAWING IS THE FINAL PRODUCT.
 - THIS DRAWING IS VOID AFTER 2 YEARS AND NO FURTHER COPIES OR DIGITAL FILES WILL BE TRANSMITTED.
- EASEMENTS, ENCUMBRANCES AND RESTRICTIONS:**
- BUILDING AREA: BUILDING ENVELOPE IF SHOWN, IS PER PLAT. SETBACK AND FOOTPRINT REQUIREMENTS PER CURRENT CITY/COUNTY ORDINANCES MAY VARY FROM PLAT. IT IS RECOMMENDED THAT SAID ORDINANCES BE REVIEWED PRIOR TO DESIGN.
 - GENERAL RESTRICTIONS : EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS MAP, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY APPLICABLE TO THE SUBJECT OF REAL ESTATE: EASEMENTS, OTHER THAN THOSE SHOWN OR LISTED HEREON, BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING, WETLANDS, AVALANCHE OR ANY OTHER LAND-USE REGULATIONS OR HAZARDS.
- SURVEY AND SITE FEATURES:**
- BASIS OF BEARINGS IS IDAHO STATE PLANE COORDINATE SYSTEM, NAD83, CENTRAL ZONE AS DERIVED BY GPS OBSERVATIONS. ALL DISTANCES SHOWN ARE GROUND DISTANCES IN U.S. SURVEY FEET.
 - BOUNDARY LINES AND CERTAIN EASEMENTS SHOWN HEREON ARE PER PLAT. REFER TO PLAT & CC&R'S FOR CONDITIONS AND/OR RESTRICTIONS REGARDING THIS PROPERTY.
 - UTILITIES AND DRAIN PIPES IF SHOWN HEREON ARE PER SURFACE EVIDENCE ONLY. OTHER UNDERGROUND UTILITIES MAY EXIST. LOCATION OF UNDERGROUND UTILITIES AND SERVICES SHOULD BE CONFIRMED PRIOR TO EXCAVATION OR DESIGN.
 - BUILDING WALLS IF SHOWN HEREON ARE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
 - SPRINKLER HEADS AND IRRIGATION LINES ARE NOT SHOWN HEREON.
 - TREE LOCATIONS AND DRIP LINES IF SHOWN HEREON ARE APPROXIMATE.
 - ORTHOGRAPHY: PHOTO RECTIFIED AT GROUND LEVEL ONLY. IMAGES OF OBJECTS ABOVE GROUND LEVEL (TREES, BUILDINGS, POWER POLES, ETC.) MAY BE DISPLACED. DATE OF PHOTOGRAPHY: MAY 2017.
 - CONTOUR INTERVAL: 1' - CONTOURS IN AREAS OF DENSE VEGETATION MAY DEVIATE FROM TRUE ELEVATION BY ONE HALF THE HEIGHT OF THE VEGETATION. DATE OF LIDAR FLIGHT FOR CONTOURS: 2017.
 - MAP SCALE: DUE TO ELECTRONIC MAP DELIVERY AND ALTERNATE PRINTING METHODS, PLEASE USE BAR SCALE TO DETERMINE ACTUAL PRINTED SCALE.
 - FEATURES OBSCURED FROM VIEW BY DEBRIS, SNOW, VEGETATION OR VEHICLES AT THE TIME OF SURVEY, DO NOT APPEAR ON THIS MAP.



PREPARED BY:
BENCHMARK ASSOCIATES
P.O. BOX 733 - 100 BELL DRIVE, KETCHUM, IDAHO, 83340
PHONE (208)726-9512 FAX (208)726-9514
WEB: <http://benchmark-associates.com/>
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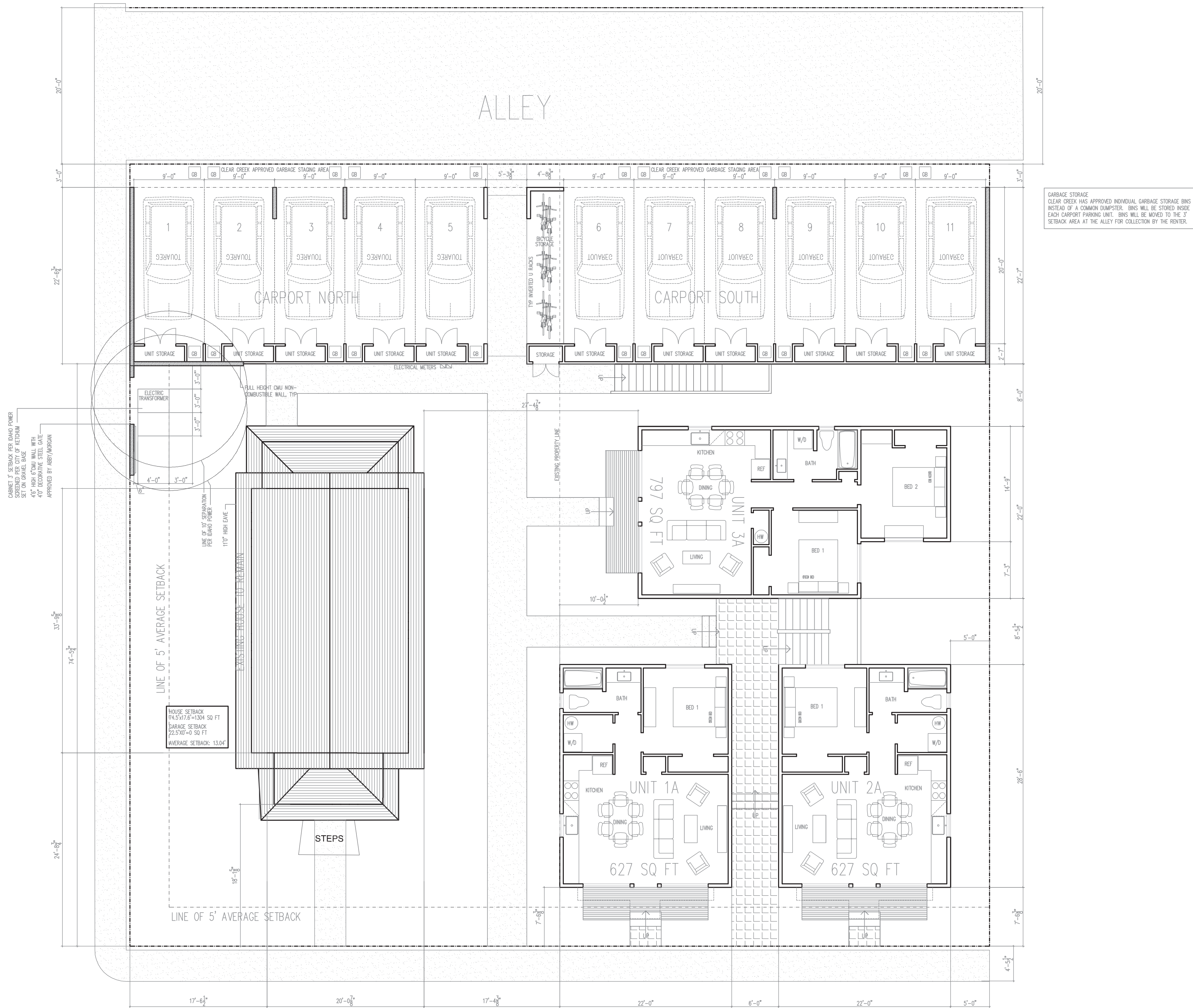
KETCHUM VILLAGE
BLOCK 22, LOTS 3 & 4

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

PREPARED FOR : JARVIS GROUP

PROJECT NO. 22078	DWG BY: HDB	CRD: 22078.CRD	22078_TOPO.DWG
A TOPOGRAPHIC MAP	DATE OF SURVEY: 6/9/2022		SHEET: 1 OF 1

E 2ND STREET



180

S LEADVILLE AVE
GROUND FLOOR

140

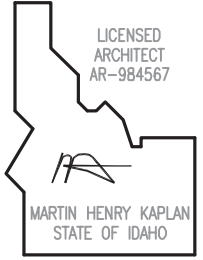
BUILDING A: 1,931 SQ FT GROSS FLOOR AREA
BUILDING B: 1,931 SQ FT GROSS FLOOR AREA
BUILDING C: 2,438 SQ FT GROSS FLOOR AREA
BUILDING D: 1,356 SQ FT GROSS FLOOR AREA
EXISTING HOUSE: 910 SQ FT GROSS FLOOR AREA
GROSS FLOOR AREA SQ FT PROPOSED: 8,566 SQ FT
FAR ALLOWED 2.25 (17,124.040 AFFORDABLE HOUSING 100% 24,765.75 SQ FT
FAR PROPOSED: .77
CARPORT: 2,334 SQ FT

PROPOSED BUILDING HEIGHT: 34.0' (52' ALLOWED PER 17.12.040 100% COMMUNITY HOUSING)

MARTIN HENRY KAPLAN
M·H·K
ARCHITECTURE
THE MHK ARCHITECTS
A I A
251 HILLSIDE DR. P.O. BOX 482, KETCHUM ID. 83340
TEL.: 206.682.8600 · CELL.: 206.972.9972

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ARCH - S LEADVILLE & E 2ND
AN AFFORDABLE HOUSING PROJECT
140-180 N LEADVILLE, KETCHUM ID 83340

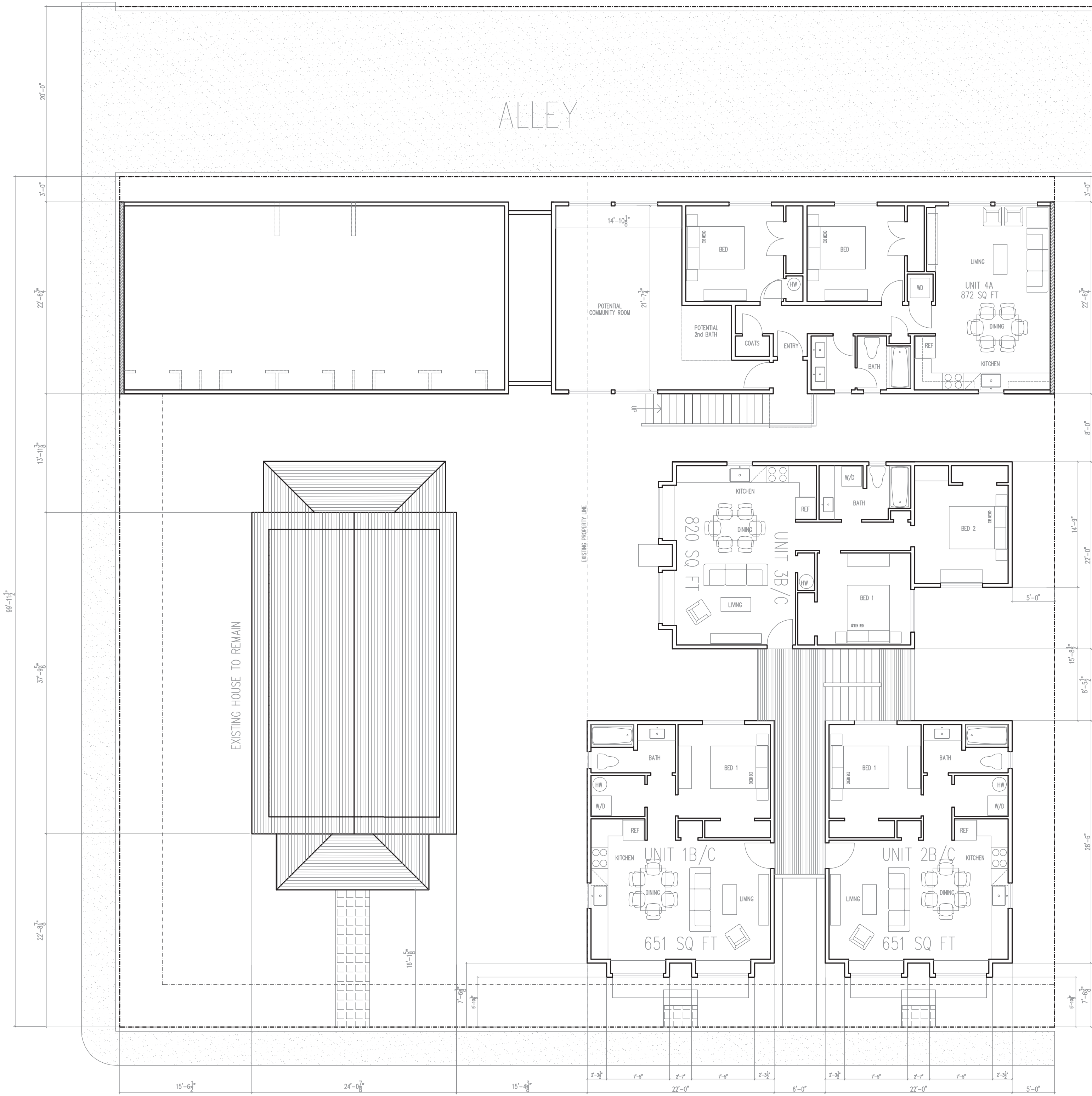
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15	DES	REV	APP	G	08.21.25
14	DES	REV	APP	F	06.21.25
13	DES	REV	APP	E	06.16.25
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11	DES	REV	APP		06.07.25
10	PRE	DES	REV	APP	05.14.25
9	PRE	DES	REV	APP	01.14.25
8	PRE	DES	REV	APP	01.11.25
7	PRE	DES	REV	APP	01.07.25
4	PRE	PLNG	MTG	C	10.25.24
3	PRE	PLNG	MTG	B	10.07.24

NO.	DESCRIPTION	DATE
ISSUES		

DRAWN BY: MHK
SCALE: 1/8"=1'-0"

A.3

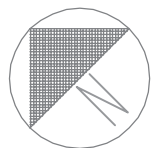
E 2ND STREET



180

S LEADVILLE AVE
LEVELS 2 & 3

140



BUILDING 1
TOP BUILDING 2ND/3RD FLOOR SETBACK
2'-3 1/2" (7'6"-3'6") (7'5" (6'10"-3'6") (2'7" (7'6"-3'6") (1'5" (6'10"-3'6") (2'3"-1' (2'7'6"-3'6")
BUILDING 2
TOP BUILDING 2ND/3RD FLOOR SETBACK
2'-3 1/2" (7'6"-3'6") (7'5" (6'10"-3'6") (2'7" (7'6"-3'6") (1'5" (6'10"-3'6") (2'3"-1' (2'7'6"-3'6")
AVERAGE SETBACK: 6'-3"

BUILDING A: 1,931 SQ FT GROSS FLOOR AREA
BUILDING B: 1,931 SQ FT GROSS FLOOR AREA
BUILDING C: 2,438 SQ FT GROSS FLOOR AREA
BUILDING D: 1,356 SQ FT GROSS FLOOR AREA
EXISTING HOUSE: 910 SQ FT GROSS FLOOR AREA
GROSS LIVING AREA SQ FT PROPOSED: 8,566 SQ FT
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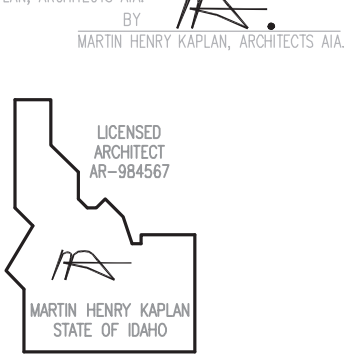
PROPOSED BUILDING HEIGHT: 34.0' (52' ALLOWED PER 17,124.040 100% COMMUNITY HOUSING)

MARTIN HENRY KAPLAN
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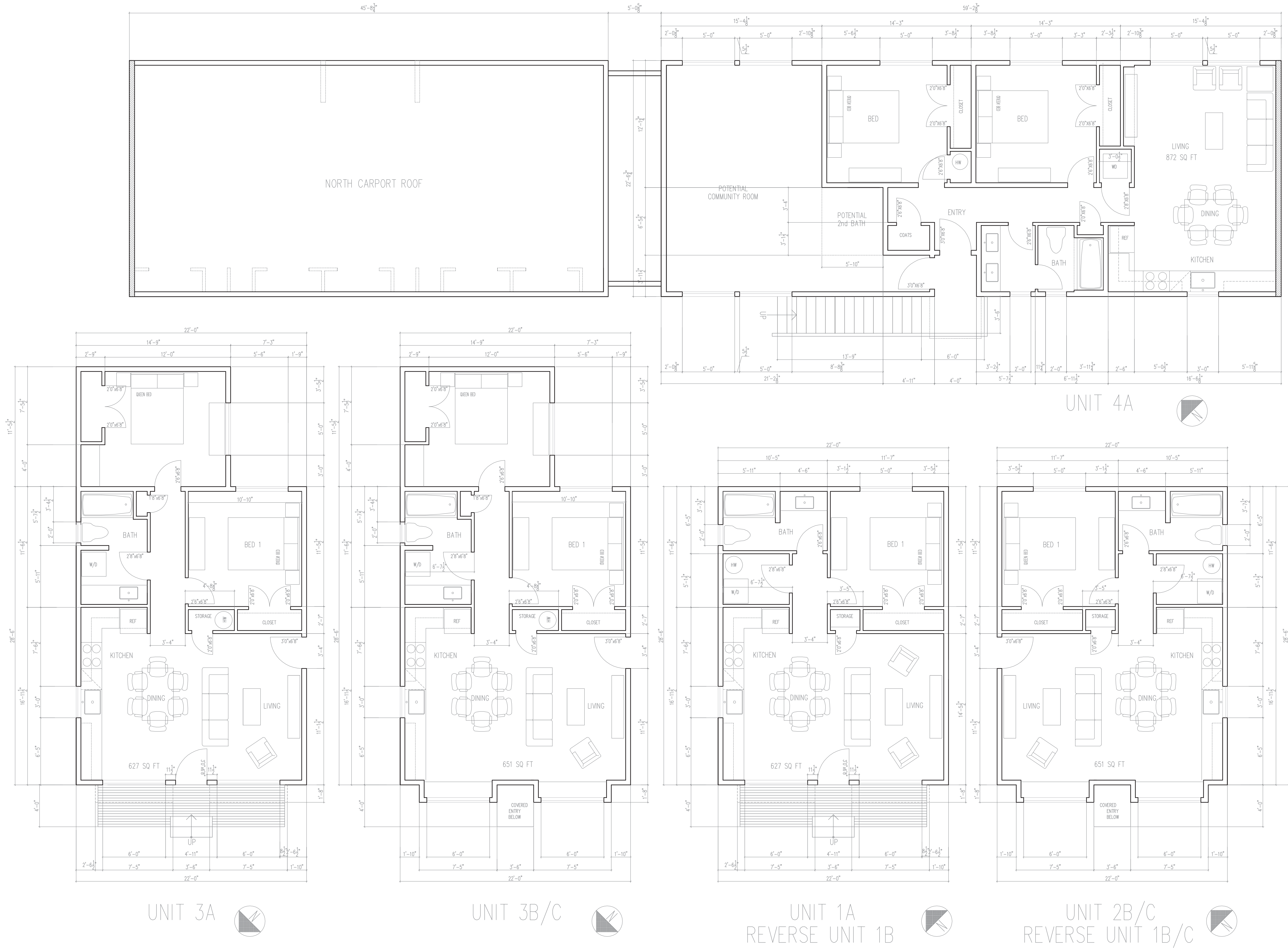
ARCH - S LEADVILLE & E 2ND
AN AFFORDABLE HOUSING PROJECT
140-180 N LEADVILLE, KETCHUM ID 83340

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14	DES	REV	APP	F	06.21.25
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4	PRE	PLNG	MTG	C	10.25.24
3	PRE	PLNG	MTG	B	10.07.24

NO	DESCRIPTION	DATE
ISSUES		

DRAWN BY: MHK
SCALE: 1/8"=1'-0"

A.4

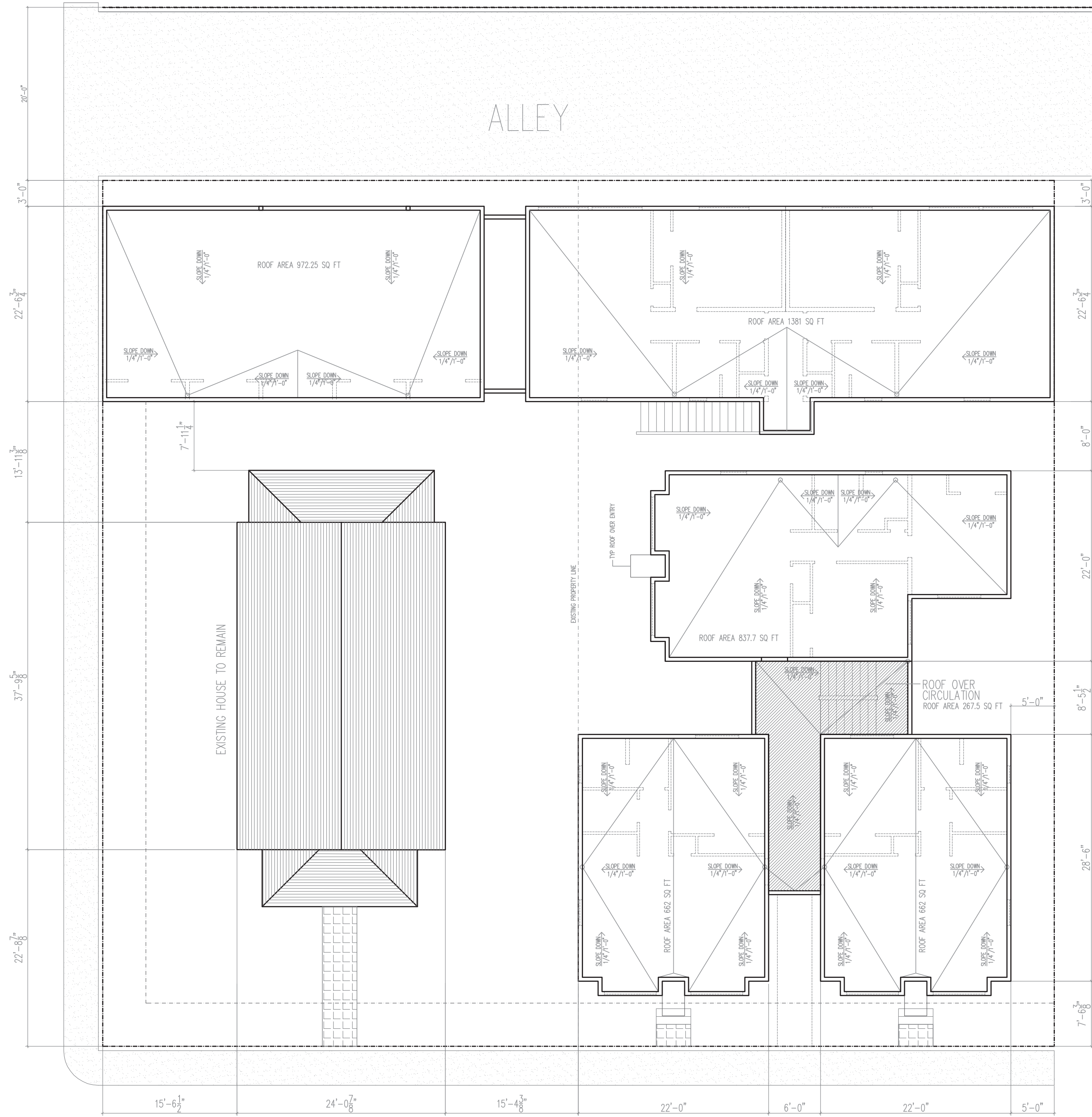


ARCH - S LEADVILLE & E 2ND
AN AFFORDABLE HOUSING PROJECT
140-180 N LEADVILLE, KETCHUM ID 83340

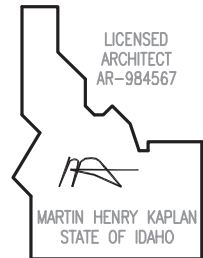
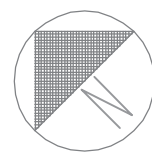
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15	DES	REV	APP	G	08.21.25
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4	PRE	PLNG	MTG	C	10.25.24
3	PRE	PLNG	MTG	B	10.07.24

NO.	DESCRIPTION	DATE
ISSUES		

DRAWN BY: MHK
SCALE: 1/4"=1'-0"



180
LEADVILLE
ROOF PLAN/CRICKETS
140



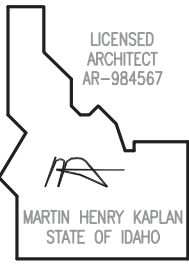
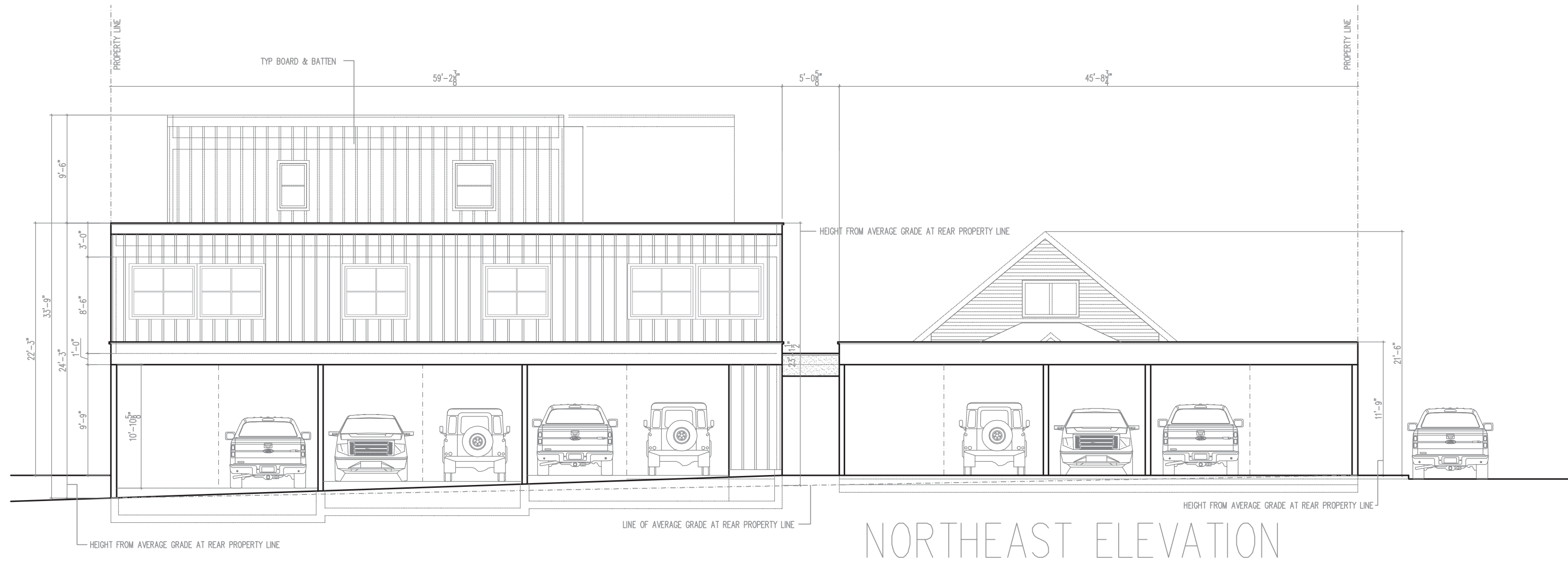
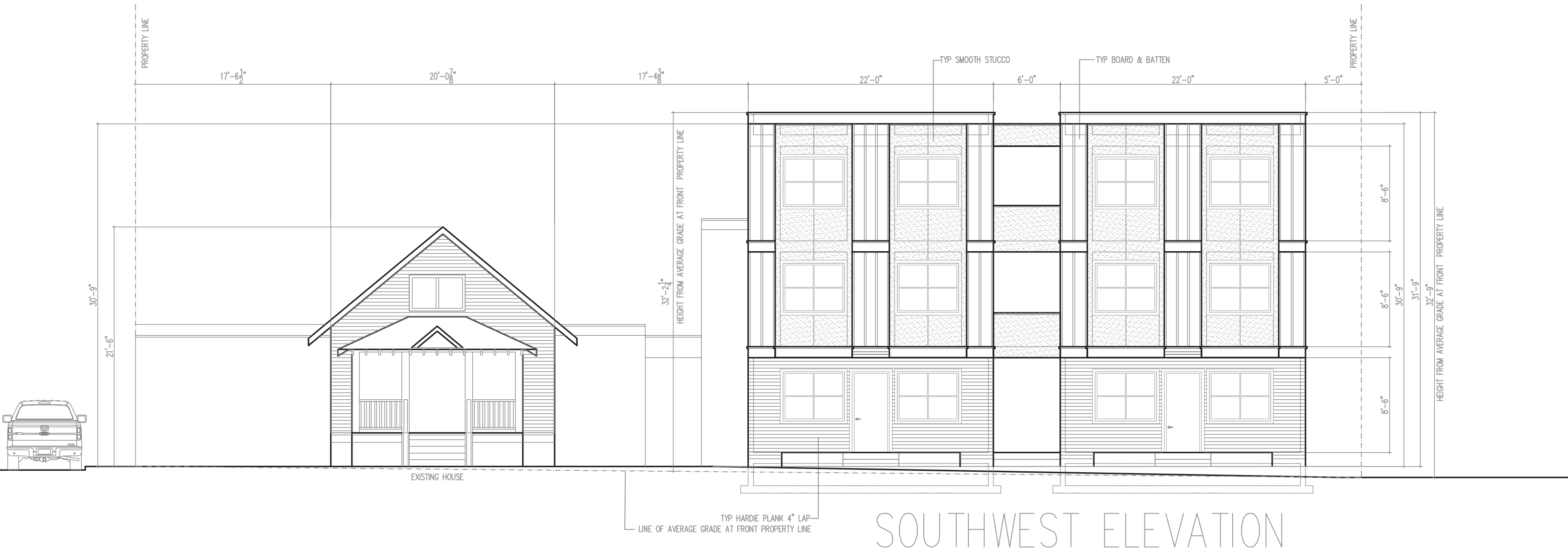
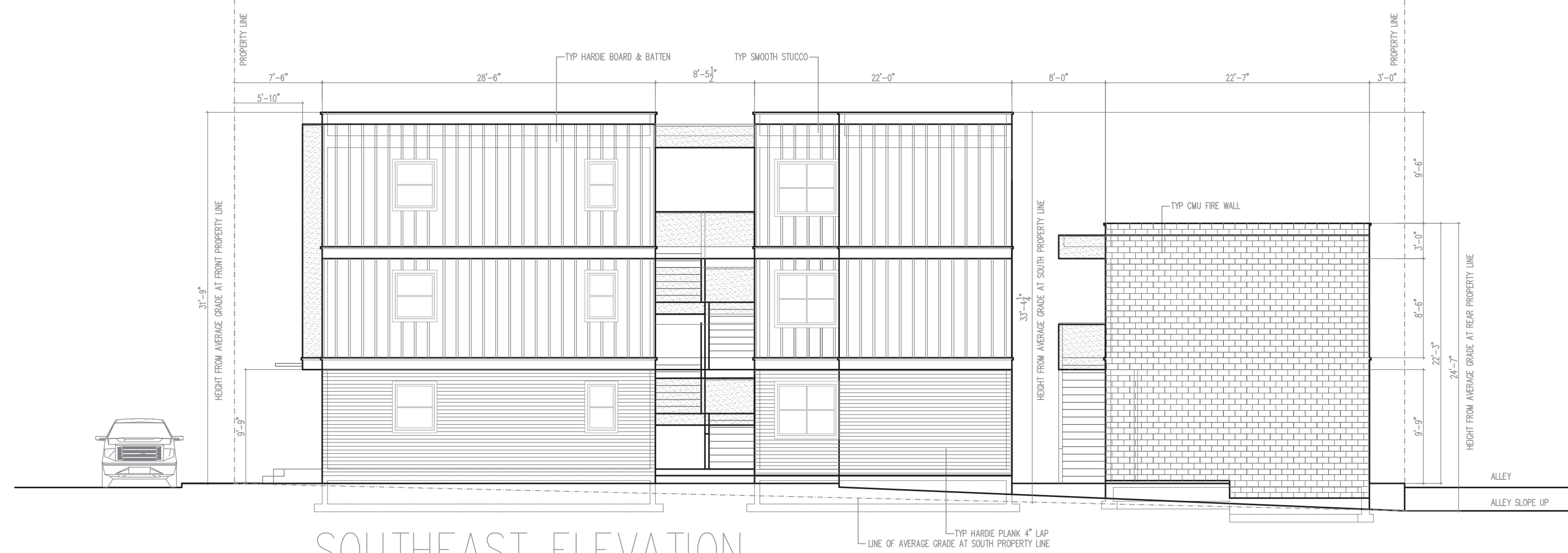
ARCH - S LEADVILLE & E 2ND
AN AFFORDABLE HOUSING PROJECT
140-180 N LEADVILLE, KETCHUM ID 83340

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4	PRE	PLNG	MTG	C	10.25.24
3	PRE	PLNG	MTG	B	10.07.24

NO.	DESCRIPTION	DATE
ISSUES		

DRAWN BY: MHK
SCALE: 1/8"=1'-0"

A.6



ARCH - S LEADVILLE & E 2ND

AN AFFORDABLE HOUSING PROJECT

140-180 N LEADVILLE, KETCHUM ID 83340

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4	PRE	PLNG	MTG	C	10.25.24
3	PRE	PLNG	MTG	B	10.07.24

NO.	DESCRIPTION	DATE
ISSUES		

DRAWN BY: MHK
SCALE: 1/8"=1'-0"

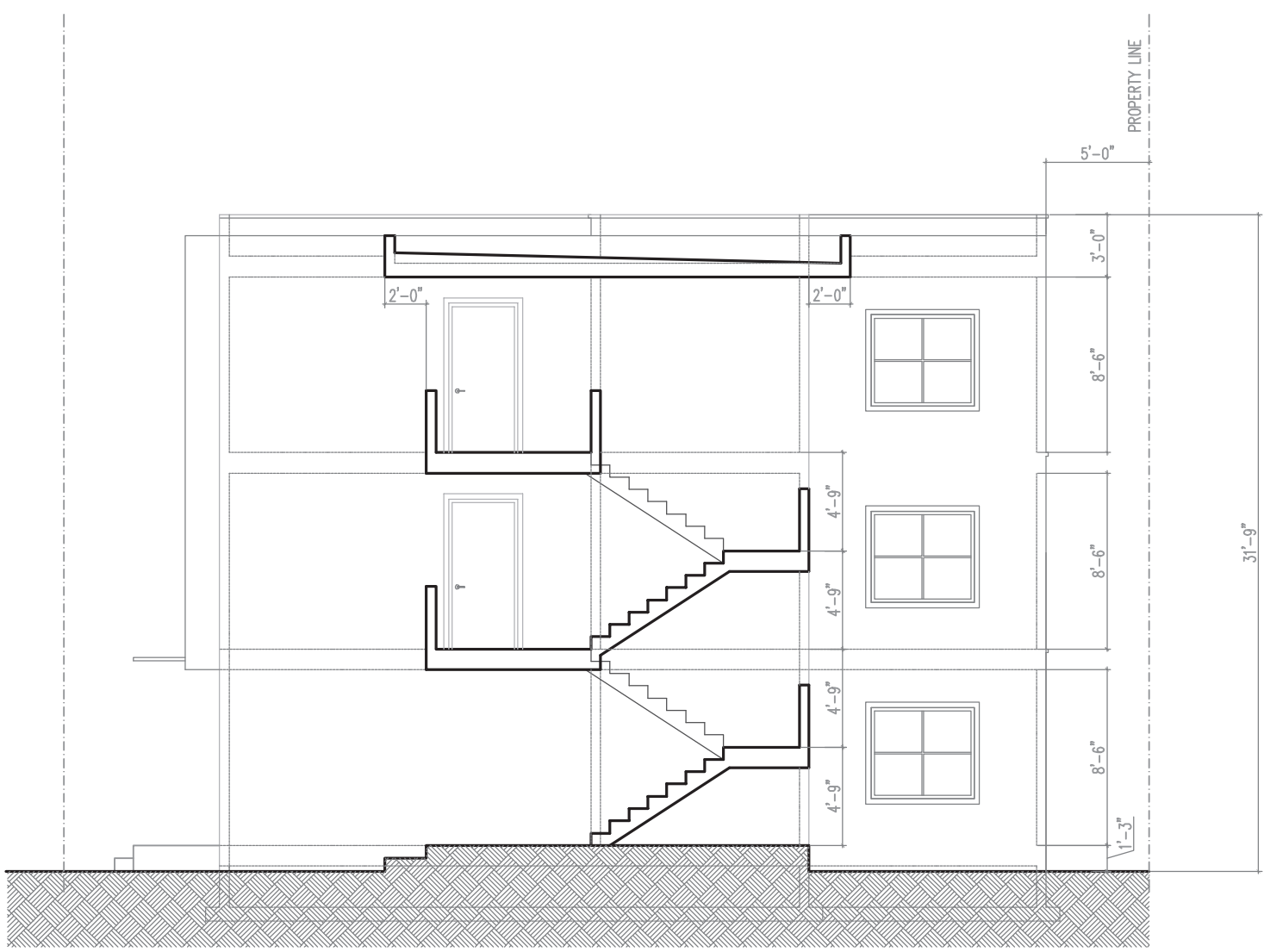
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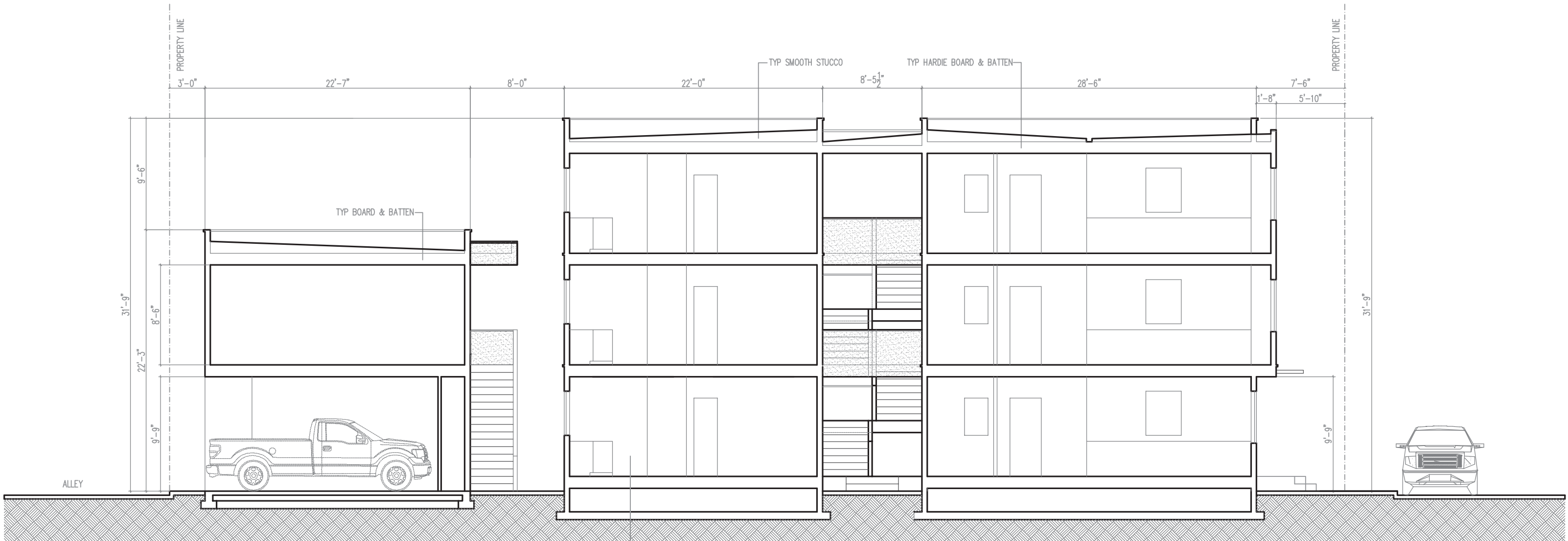
NORTHWEST ELEVATION
THRU CENTER OF PROPERTY



NORTHWEST ELEVATION



SECTION B.B



SECTION A.A

MARTIN HENRY KAPLAN
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251 HILLSIDE DR. P.O. BOX 482, KETCHUM ID, 83340
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LICENSED
ARCHITECT
NO. 986557
MARTIN HENRY KAPLAN
STATE OF IDAHO

ARCH - S LEADVILLE & E 2ND
AN AFFORDABLE HOUSING PROJECT
140-180 N LEADVILLE, KETCHUM ID 83340

NO	DESCRIPTION	DATE
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8	PRE DES REV APP	01.11.25
7	PRE DES REV APP	01.07.25
4	PRE PLNG MTG C	10.25.24
3	PRE PLNG MTG B	10.07.24
ISSUES		

DRAWN BY: MHK
SCALE: 1/8"=1'-0"



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ARCH-N LEADVILLE & E 2ND
Ketchum, Idaho

PROJECT

DOCUMENT DATE
May 27, 2025

DRAWN BY
Nathan Schutte

REVISION
No. Date Remark
08/20/25 Revision
09/18/25 Revision

DESIGN REVIEW
SUBMITTAL

LANDSCAPE
PLAN

FIREWISE NARRATIVE

1. Design includes driveways & walkways that create fuel breaks for the project.
2. Install non-combustible decorative rock in all planting beds in Immediate Zone to the house.
3. Landscape adjacent to house in Immediate Zone shall be low growing, carefully spaced, irrigated, maintained regularly, and of low fire rating to eliminate high flammable ladder fuel configurations.
4. No trees planted within 10' of structure to eliminate ladder fuels.
5. Irrigation shall be used to create an irrigated defensible space.

PLANT LEGEND

symbol	quan	description	planted size
	3	Street Trees (With Silva Cell) Spring Snow Crabapple - <i>Malus x 'Spring Snow'</i>	2" Cal.
	2	Radiant Crabapple - <i>Malus x 'Radiant'</i>	
	2	Flowering Deciduous Trees Crabapple - <i>Malus spp.</i>	2" Cal.
	1	Columnar Evergreen Screening Trees Skyrocket Juniper - <i>Juniperus virginiana 'Skyrocket'</i>	6'-8' Height
	13	Shrub Massing PekingCotoneaster - <i>Cotoneaster lcidus</i> Diablo Ninebark - <i>Physocarpus opulifolius 'Diablo'</i> Snowmound Spirea - <i>Spiraea x nipponica 'Snowmound'</i> Tor Birchleaf Spirea - <i>Spiraea betulifolia 'Tor'</i> Common Snowberry - <i>Symphoricarpos albus</i>	5 Gal.
	16	Evergreen Shrubs Massing Helga Austrian Pine - <i>Pinus nigra 'Helga'</i> Acroconda Norway Spruce - <i>Picea abies 'Acroconda'</i>	5 Gal.
	116	Ornamental Grasses & Perennials Reed Grass - <i>Calamagrostis x a. 'Karl Foerster'</i> Flame Grass - <i>Miscanthus sinensis</i> Blue Oat Grass - <i>Helictotrichon sempervirens</i> Black Eye Susan - <i>Rudbeckia hirta</i> Lavendar - <i>Lavandula</i> Salvia - <i>Salvia divinorum</i>	1 Gal.
	1,375 Sq.Ft.	Grasses Fine Fescue Mix Available Through Magic Valley Turf Grass	Sod

EXISTING TREE LEGEND

- Existing Tree
(To Remain)
- Existing Tree
(To Be Removed)
- Existing Shrubs
(To Be Removed)

PLAN LEGEND

- Property Line
(Per Survey)
- Decorative Gravel Walkway
- Concrete Walkway
- Asphalt

LANDSCAPE NOTES

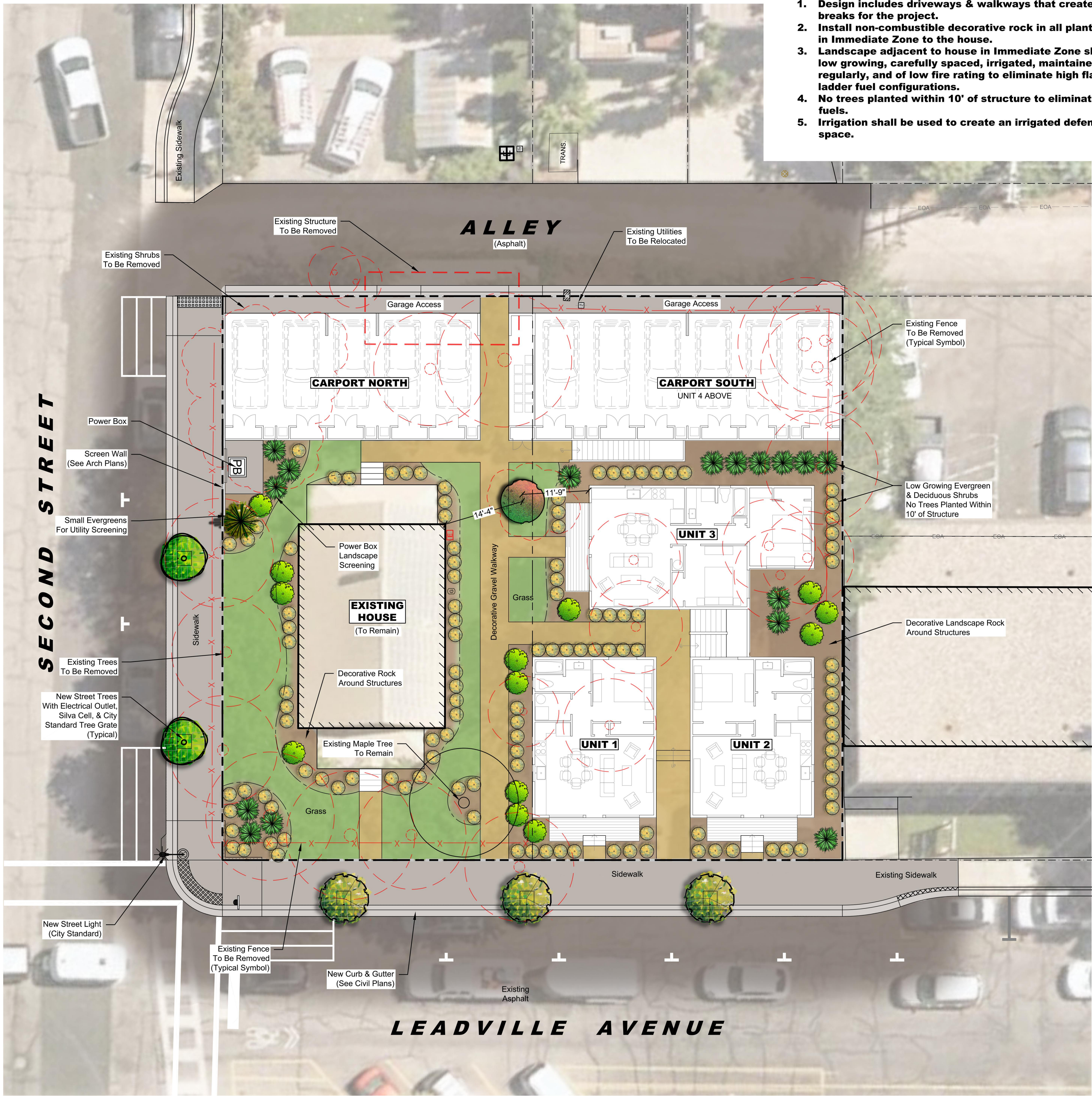
1. All disturbed areas shall be landscaped and drip irrigated with an automatic underground irrigation system.
2. Native compatible plant material will be used to provide a drought tolerant, low water use, & low maintenance landscape to blend seamlessly with the surrounding landscape.
3. Planting beds shall have 3" of 'soil aid' bark.

IRRIGATION NOTES

1. Verify utility locations prior to starting irrigation.
2. Irrigation system to be automatically controlled with smart controller and rain sensor for a water wise system.
3. This is a Drip irrigation only system and shall be installed at the base of all plantings & trees.
4. Irrigation supply connected to the units domestic water system. The point of connection will include an approved backflow prevention device and water meter.



Scale: 1" = 10' - 0"
On 24 x 36 (Arch D) Sheet Size





WEST AERIAL PERSPECTIVE

ARCH - S LEADVILLE & E 2ND
AN AFFORDABLE HOUSING PROJECT
140-180 N LEADVILLE, KETCHUM ID 83340

16	DES	REV	APP	H	09.22.25
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3	PRE	PLNG	MTG	B	10.07.24
NO.	DESCRIPTION				DATE
I S S U E S					

DRAWN BY: MHK
SCALE: 1/8" = 1'-0"



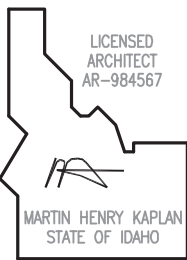
WEST AERIAL PERSPECTIVE ENLARGED

MARTIN HENRY KAPLAN
M · H · K
ARCHITECTURE
THE MHK ARCHITECTS
A I A

251 HILLSIDE DR. P.O. BOX 482, KETCHUM ID. 83340
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ARCH - S LEADVILLE & E 2ND
AN AFFORDABLE HOUSING PROJECT
140-180 N LEADVILLE, KETCHUM ID 83340

16	DES. REV. APP. H	09.22.25
15	DES. REV. APP. G	08.21.25
14	DES. REV. APP. F	06.21.25
13	DES. REV. APP. E	06.16.25
12	DES. REV. APP. D	06.14.25
11	DES. REV. APP.	06.07.25
10	PRE. DES. REV. APP.	05.14.25
9	PRE. DES. REV. APP.	01.14.25
8	PRE. DES. REV. APP.	01.11.25
7	PRE. DES. REV. APP.	01.07.25
4	PRE. PLNG. MTG. C	10.25.24
3	PRE. PLNG. MTG. B	10.07.24

NO.	DESCRIPTION	DATE
I S S U E S		

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SCALE: 1/8"=1'-0"

A.11



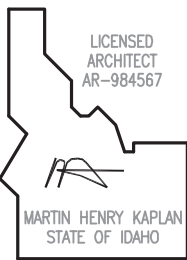
WEST INTERSECTION AERIAL PERSPECTIVE

MARTIN HENRY KAPLAN
M · H · K
ARCHITECTURE
THE MHK ARCHITECTS
A I A

251 HILLSIDE DR. P.O. BOX 482, KETCHUM ID. 83340
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ARCH - S LEADVILLE & E 2ND
AN AFFORDABLE HOUSING PROJECT
140-180 N LEADVILLE, KETCHUM ID 83340

16	DES. REV. APP. H	09.22.25
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8	PRE-DES. REV. APP.	01.11.25
7	PRE-DES. REV. APP.	01.07.25
4	PRE-PLNG. MTG. C	10.25.24
3	PRE-PLNG. MTG. B	10.07.24
NO.	DESCRIPTION	DATE
I S S U E S		

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SCALE: 1/8"=1'-0"

A.12



WEST INTERSECTION AERIAL EYE-LEVEL PERSPECTIVE

MARTIN HENRY KAPLAN
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ARCHITECTURE
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BY _____
MARTIN HENRY KAPLAN, ARCHITECTS AIA.

LICENSED
ARCHITECT
ID-004502

MARTIN HENRY KAPLAN
STATE OF IDAHO

ARCH - S LEADVILLE & E 2ND
AN AFFORDABLE HOUSING PROJECT
140-180 N LEADVILLE, KETCHUM ID 83340

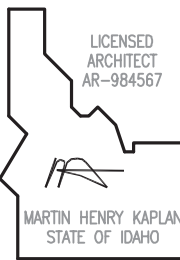
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15	DES. REV. APP. G	08.21.25
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3	PRE. PLNG. MTG. B	10.07.24
NO.	DESCRIPTION	DATE
I S S U E S		

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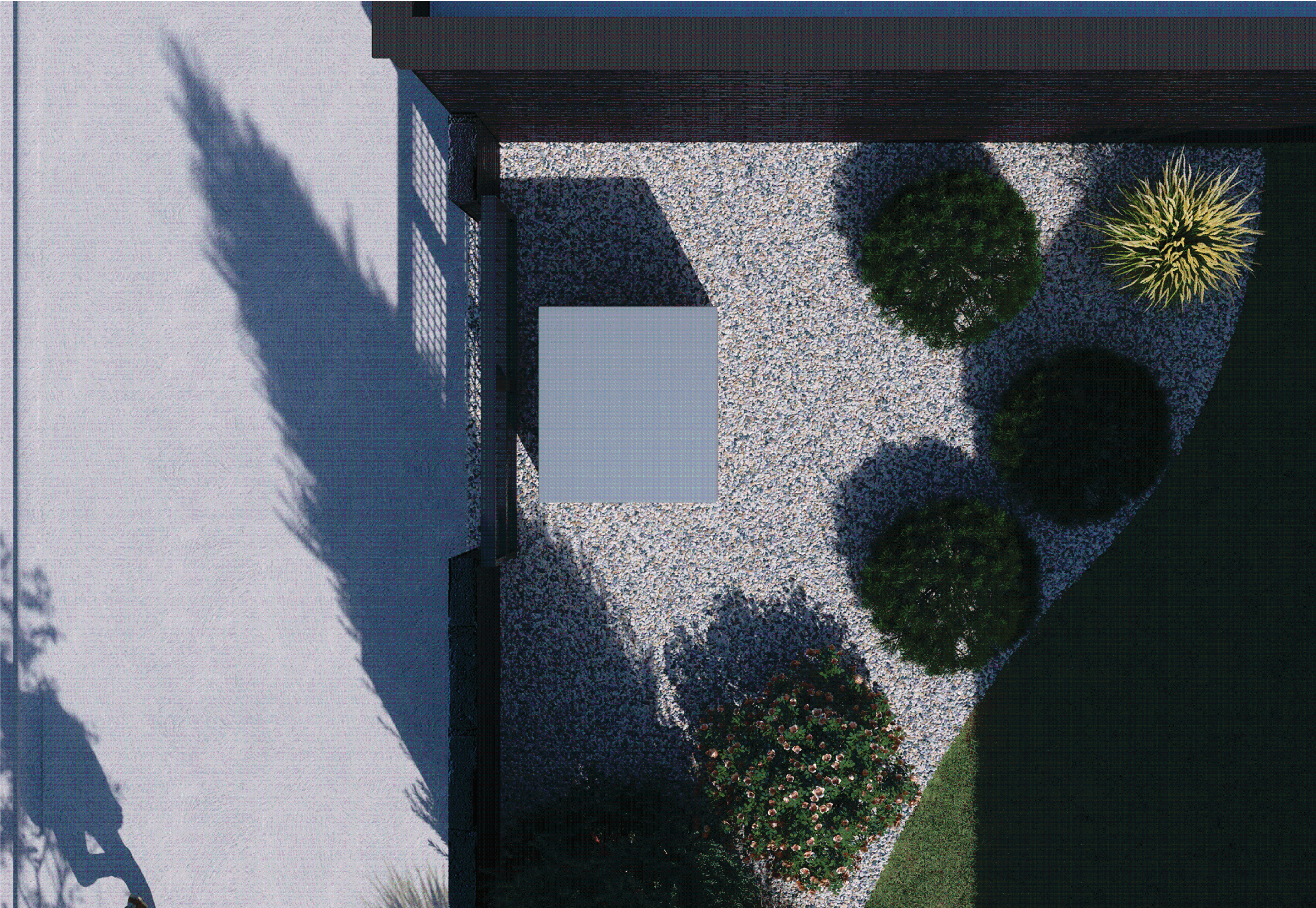
NORTH AERIAL LOOKING AT ALLEY VIEW



ARCH - S LEADVILLE & E 2ND
AN AFFORDABLE HOUSING PROJECT
140-180 N LEADVILLE, KETCHUM ID 83340

16	DES. REV. APP. H	09.22.25
15	DES. REV. APP. G	08.21.25
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NO.	DESCRIPTION	DATE
I S S U E S		

DRAWN BY: MHK
SCALE: 1/8"=1'-0"



TRANSFORMER SCREEN PLAN



TRANSFORMER SCREEN DETAIL

16	DES. REV. APP. H	09.22.25
15	DES. REV. APP. G	08.21.25
14	DES. REV. APP. F	06.21.25
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3	PRE. PLNG. MTG. B	10.07.24
NO.	DESCRIPTION	DATE
I S S U E S		

140 & 180 N LEADVILLE

KETCHUM, IDAHO

JUNE 2025

GENERAL CONSTRUCTIONS NOTES

1.

ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE MOST CURRENT EDITION OF THE "IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION" (ISPMC) AND CITY OF KETCHUM STANDARDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND KEEPING A COPY OF THE ISPMC AND CITY OF KETCHUM STANDARDS ON SITE DURING CONSTRUCTION.
2.

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN ON THE PLANS IN AN APPROXIMATE WAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING EXISTING UTILITIES PRIOR TO COMMENCING AND DURING THE CONSTRUCTION. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH RESULT FROM HIS FAILURE TO ACCURATELY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. CONTRACTOR SHALL CALL DIGLINE (1-800-342-1585) TO LOCATE ALL EXISTING UNDERGROUND UTILITIES A MINIMUM OF 48 HOURS IN ADVANCE OF EXCAVATION.
3.

OPAL ENGINEERING, PLLC IS NOT RESPONSIBLE FOR IDAHO POWER OR OTHER DRY UTILITY SERVICE REQUESTS.
4.

CONTRACTOR SHALL COORDINATE RELOCATIONS OF DRY UTILITY FACILITIES (POWER, CABLE, PHONE, TV) WITH THE APPROPRIATE UTILITY FRANCHISE.
5.

THE CONTRACTOR SHALL CLEAN UP THE SITE AFTER CONSTRUCTION SO THAT IT IS IN A CONDITION EQUAL TO OR BETTER THAN THAT WHICH EXISTED PRIOR TO CONSTRUCTION.
6.

THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION (THIS INCLUDES, BUT IS NOT LIMITED TO, ENCROACHMENT PERMITS AND NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) CONSTRUCTION GENERAL PERMIT (CGP) PERMIT COVERAGE).
7.

ALL CLEARING & GRUBBING SHALL CONFORM TO ISPMC SECTION 201.
8.

ALL EXCAVATION & EMBANKMENT SHALL CONFORM TO ISPMC SECTION 202. SUBGRADE SHALL BE EXCAVATED AND SHAPED TO LINE, GRADE, AND CROSS-SECTION SHOWN ON THE PLANS. THE SUBGRADE SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY AS DETERMINED BY ASTM D-698. THE CONTRACTOR SHALL WATER OR AERATE SUBGRADE AS NECESSARY TO OBTAIN OPTIMUM MOISTURE CONTENT. IN-LIEU OF DENSITY MEASUREMENTS, THE SUBGRADE MAY BE PROOF-ROLLED TO THE APPROVAL OF THE ENGINEER.
- PROOF-ROLLING: AFTER EXCAVATION TO THE SUBGRADE ELEVATION AND PRIOR TO PLACING COURSE GRAVEL, THE CONTRACTOR SHALL PROOF ROLL THE SUBGRADE WITH A 5-TON SMOOTH DRUM ROLLER, LOADED WATER TRUCK, OR LOADED DUMP TRUCK, AS ACCEPTED BY THE ENGINEER. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF UNSUITABLE SUBGRADE MATERIAL AREAS, AND/OR AREAS NOT CAPABLE OF COMPACTION ACCORDING TO THESE SPECIFICATIONS. UNSUITABLE OR DAMAGED SUBGRADE IS WHEN THE SOIL MOVES, PUMPS AND/OR DISPLACES UNDER ANY TYPE OF PRESSURE INCLUDING FOOT TRAFFIC LOADS.
- IF, IN THE OPINION OF THE ENGINEER, THE CONTRACTOR'S OPERATIONS RESULT IN DAMAGE TO, OR PROTECTION OF, THE SUBGRADE, THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, REPAIR THE DAMAGED SUBGRADE BY OVER-EXCAVATION OF UNSUITABLE MATERIAL TO FIRM SUBSOIL, LINE EXCAVATION WITH GEOTEXTILE FABRIC, AND BACKFILL WITH PIT RUN GRAVEL.
9.

ALL 2" MINUS GRAVEL SHALL CONFORM TO ISPMC 802, TYPE II (ITD STANDARD 703.04, 2"), SHALL BE PLACED IN CONFORMANCE WITH ISPMC SECTION 801 AND COMPACTED PER SECTION 202. MINIMUM COMPACTION OF PLACED MATERIAL SHALL BE 90% OF MAXIMUM LABORATORY DENSITY AS DETERMINED BY AASHTO T-99.
10.

ALL 3/4" MINUS CRUSHED GRAVEL SHALL CONFORM TO ISPMC 802, TYPE I (ITD STANDARD 703.04, 3/4" B), SHALL BE PLACED IN CONFORMANCE WITH ISPMC SECTION 802 AND COMPACTED PER SECTION 202. MINIMUM COMPACTION OF PLACED MATERIAL SHALL BE 95% OF MAXIMUM LABORATORY DENSITY AS DETERMINED BY AASHTO T-99 OR ITD T-91.
11.

ALL ASPHALTIC CONCRETE PAVEMENT WORK SHALL CONFORM TO ISPMC SECTION(S) 805, 810, AND 811 FOR CLASS II PAVEMENT. ASPHALT AGGREGATE SHALL BE 1/2" (13MM) NOMINAL SIZE CONFORMING TO TABLE 803B IN ISPMC SECTION 803. ASPHALT BINDER SHALL BE PG 58-28 CONFORMING TO TABLE A-1 IN ISPMC SECTION 805.
12.

ASPHALT SAWCUTS SHALL BE AS INDICATED ON THE DRAWINGS, OR 24" INCHES FROM EDGE OF EXISTING ASPHALT, IF NOT INDICATED OTHERWISE SO AS TO PROVIDE A CLEAN PAVEMENT EDGE FOR MATCHING. NO WHEEL CUTTING SHALL BE ALLOWED.
13.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING TRAFFIC CONTROL PER THE CURRENT EDITION OF THE US DEPARTMENT OF TRANSPORTATION MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). UNDER NO CIRCUMSTANCES WILL TRAFFIC CONTROL AND ASSOCIATED CONSTRUCTION HINDER ANY EMERGENCY VEHICLE ACCESS, BLOCK PRIVATE DRIVEWAYS FOR EXTENDED PERIODS, OBSTRUCT BUSINESS DELIVERIES, OBSTRUCT SCHOOL BUS OPERATION, OBSTRUCT MAIL/PACKAGE DELIVERY, OR IMPACT TRASH/RECYCLING SERVICES.
14.

ALL CONCRETE WORK SHALL CONFORM TO ISPMC SECTIONS 701, 703, AND 705. ALL CONCRETE SHALL BE 4,000 PSI MINIMUM, 28 DAY, AS DEFINED IN ISPMC SECTION 703, TABLE 1. IMMEDIATELY AFTER PLACEMENT PROTECT CONCRETE BY APPLYING MEMBRANE-FORMING CURING COMPOUND, TYPE 2, CLASS A PER ASTM C 309-94. APPLY CURING COMPOUND PER MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS.
15.

ALL TRENCHING SHALL CONFORM TO ISPMC STANDARD DRAWING SD-301. TRENCHES SHALL BE BACKFILLED AND COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99.
16.

PER IDAHO CODE § 55-1613, THE CONTRACTOR SHALL RETAIN AND PROTECT ALL MONUMENTS, ACCESSORIES TO CORNERS, BENCHMARKS AND POINTS SET IN CONTROL SURVEYS; ALL MONUMENTS, ACCESSORIES TO CORNERS, BENCHMARKS AND POINTS SET IN CONTROL SURVEYS THAT ARE LOST OR DISTURBED BY CONSTRUCTION SHALL BE REESTABLISHED AND RE-MONUMENTED, AT THE EXPENSE OF THE AGENCY OR PERSON CAUSING THEIR LOSS OR DISTURBANCE AT THEIR ORIGINAL LOCATION OR BY SETTING OF A WITNESS CORNER OR REFERENCE POINT OR A REPLACEMENT BENCHMARK OR CONTROL POINT, BY OR UNDER THE DIRECTION OF A PROFESSIONAL LAND SURVEYOR.
17.

IF AUTOCAD ELECTRONIC FILES ARE MADE AVAILABLE TO THE CONTRACTOR, IN THE EVENT OF A DISCREPANCY BETWEEN THE STAMPED PAPER DRAWINGS AND THE ELECTRONIC FILES, THE STAMPED PAPER DRAWINGS WILL GOVERN.
18.

EXISTING CONDITIONS AND BOUNDARY INFORMATION SHOWN HEREON ARE PER A SURVEY CONDUCTED BY BENCHMARK AND ASSOCIATES 06/09/22.
19.

WHEN DRIVEWAY ACCESS WILL BE RESTRICTED, NOTIFY THE RESIDENT OR BUSINESS 48 HOURS IN ADVANCE AND ARRANGE FOR AN ALTERNATE PARKING LOCATION (ON- OR OFF-STREET) WITHIN 100 FEET OF THE PROPERTY. MINIMIZE DISRUPTIONS TO INDIVIDUAL DRIVEWAY ACCESS ACTIVE CONSTRUCTION PERIODS AT THE DRIVEWAY, WITH ACCESS RESTORED DURING NON-CONSTRUCTION HOURS.
20.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIRING A MATERIALS TESTING COMPANY DURING CONSTRUCTION TO VERIFY ALL COMPACTION AND MATERIAL PLAN AND SPECIFICATION REQUIREMENTS ARE MET FOR ALL CONSTRUCTION WITHIN THE PUBLIC RIGHTS-OF-WAY. TESTING LOCATION AND FREQUENCY SHALL MEET ISPMC AND ADA COUNTY HIGHWAY DISTRICT (ACHD) REQUIREMENTS. REPORTS SHALL BE SUBMITTED TO THE ENGINEER WITHIN TWO WEEKS OF TESTING.
21.

CONSTRUCTION OF WATER MAINS AND ALL OTHER RELATED APPURTENANCES SHALL BE IN ACCORDANCE WITH THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPMC), IDAPA 58.01.08, IDAHO RULES FOR PUBLIC DRINKING WATER SYSTEMS AND THE CITY OF KETCHUM UTILITIES DEPARTMENT STANDARDS.
22.

CONTRACTOR SHALL PRESSURE TEST, DISINFECT, AND CONDUCT BIOLOGICAL TESTING IN ACCORDANCE WITH THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPMC), AMERICAN WATER WORKS ASSOCIATION (AWWA) STANDARDS, AND THE PRESSURE TESTING, DISINFECTION, AND MICROBIOLOGICAL TESTING PROCEDURES.
23.

ALL WATER SUPPLY FIXTURES, FITTINGS, PIPING, AND ALL RELATED APPURTENANCES SHALL BE ANSI/NSF STD. 61 COMPLIANT.
24.

ALL WATER SUPPLY FIXTURES, FITTINGS, PIPING, AND ALL RELATED APPURTENANCES SHALL COMPLY WITH THE LOW LEAD ACT REQUIRING ALL MATERIALS TO HAVE A LEAD CONTENT EQUAL TO OR LESS THAT 0.25%.
25.

THE CONTRACTOR SHALL USE ANSI/NSF STANDARD 60 CHEMICALS AND COMPOUNDS DURING INSTALLATION & DISINFECTION OF POTABLE WATER MAIN.



VICINITY MAP
N.T.S.

LEGEND

EXISTING ITEMS

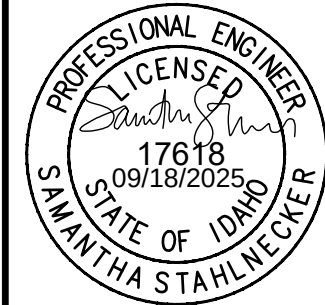
- Right-of-way
- Adjoiners Lot Line
- Right of Way Centerline
- 5' Contour Interval
- 1' Contour Interval
- EOA
- Edge of Asphalt
- 6" Vertical Curb & Gutter
- Fence
- EOA
- V03
- Asphalt
- Building / Structure
- Concrete
- Gravel Driveway
- Pavers
- Tree
- Sign
- Gas Meter
- Cable Tv Riser
- Electric Meter
- Power Transformer
- Power Vault
- Power Box
- Air Conditioning Unit
- Power Buried
- Sewer Main
- Sewer Service
- Sewer Cleanout
- Sewer Manhole
- Water Main
- Water Service
- Fire Hydrant
- Water Valve
- Water Meter

SHEET INDEX

SHEET#	DESCRIPTION
C0.10	COVER SHEET
C0.90	DEMOLITION PLAN
C1.00	DETAIL SHEET
C1.01	DETAIL SHEET
C1.10	SITE IMPROVEMENT PLAN

PURPOSE: ISSUE FOR DESIGN REVIEW (06/27/2025)

REVISION NO.	DATE	DESCRIPTION
1	09/18/25	CITY COMMENTS 07/31/2025



PRELIMINARY
NOT FOR
CONSTRUCTION

COVER SHEET

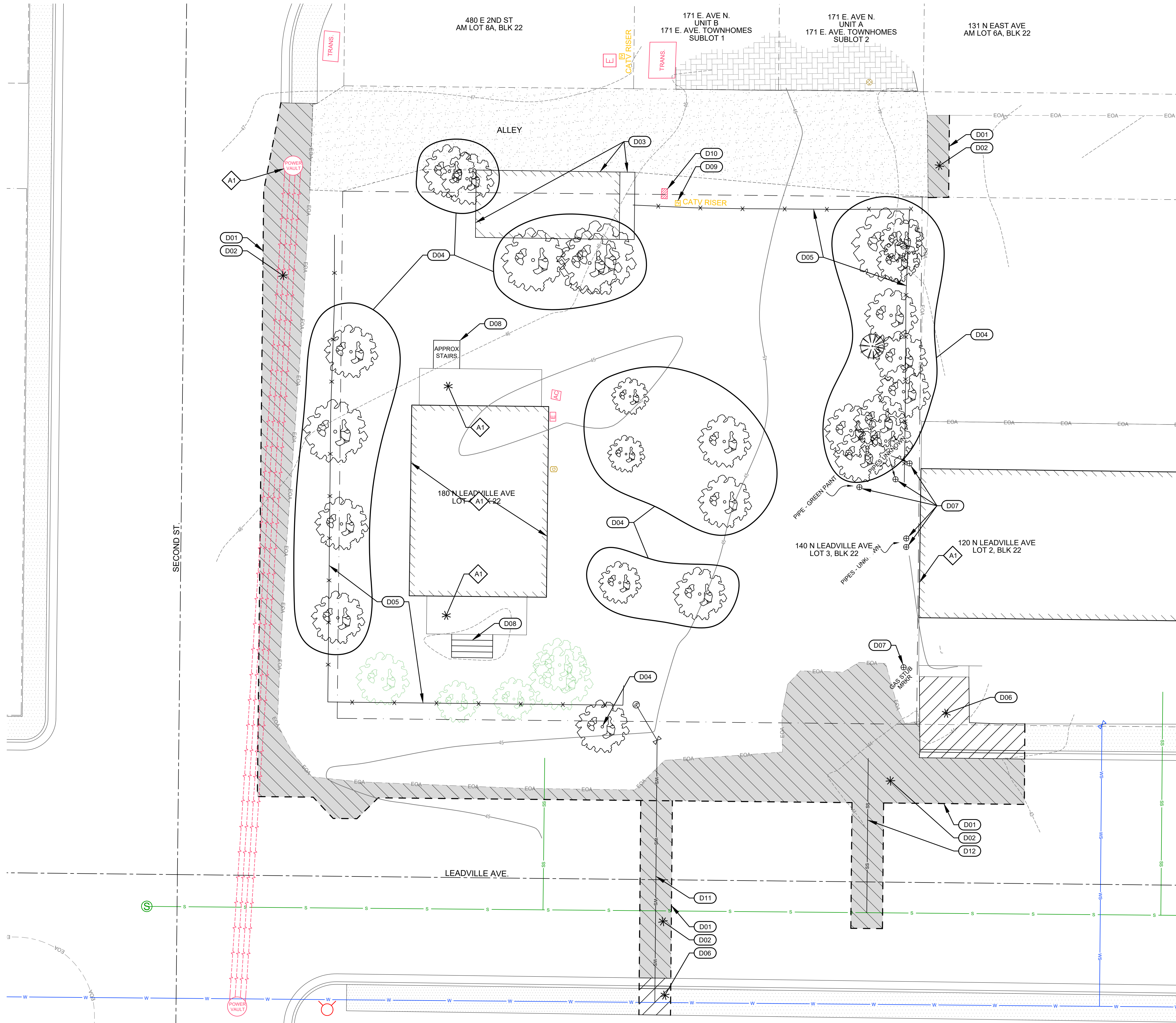
140 & 180 N LEADVILLE (KETCHUM BLOCK 22 LOTS 3 AND 4)

PREPARED FOR: ARCH COMMUNITY HOUSING TRUST

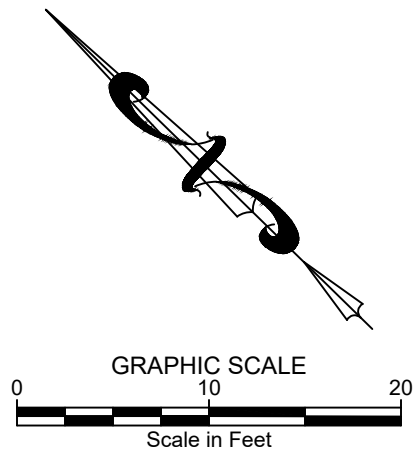
25015

PROJECT NUMBER

C0.10



- SITE DEMOLITION KEY NOTES**
- D01 SAWCUT ASPHALT TO PROVIDE FOR A CLEAN VERTICAL EDGE.
 - D02 REMOVE AND DISPOSE OF ASPHALT.
 - D03 REMOVE AND DISPOSE OF BUILDING / STRUCTURE.
 - D04 REMOVE AND DISPOSE OF TREE AND ROOTBALL.
 - D05 REMOVE AND DISPOSE OF FENCE.
 - D06 REMOVE AND DISPOSE OF CONCRETE SIDEWALK, CURB, AND GUTTER.
 - D07 REMOVE AND DISPOSE OF MISCELLANEOUS PIPES AND/OR UTILITY RISERS.
 - D08 REMOVE AND DISPOSE OF STEPS / STAIRS.
 - D09 RELOCATE CABLE TV UTILITY RISER (BY OTHERS).
 - D10 RELOCATE POWER VAULT (BY OTHERS).
 - D11 REMOVE AND DISPOSE OF WATER SERVICE.
 - D12 REMOVE AND DISPOSE OF SEWER SERVICE.
 - A RETAIN AND PROTECT
 - 1. BUILDING AND WOOD DECKS.
 - 2. POWER VAULT



opai

OPAL ENGINEERING, PLLC
101 E. BULLION ST., STE. 300, HALEY, ID 83333
WWW.OPAL-ENGINEERING.COM

PURPOSE: ISSUE FOR DESIGN REVIEW (06/27/2025)

REVISION NO. | DATE | DESCRIPTION

1 | 09/18/25 | CITY COMMENTS 07/31/2025

PROFESSIONAL ENGINEER
LICENSED
17618
09/18/2025
STATE OF IDAHO
SAMANTHA STAHLMEYER

PRELIMINARY
NOT FOR
CONSTRUCTION

SITE DEMOLITION PLAN

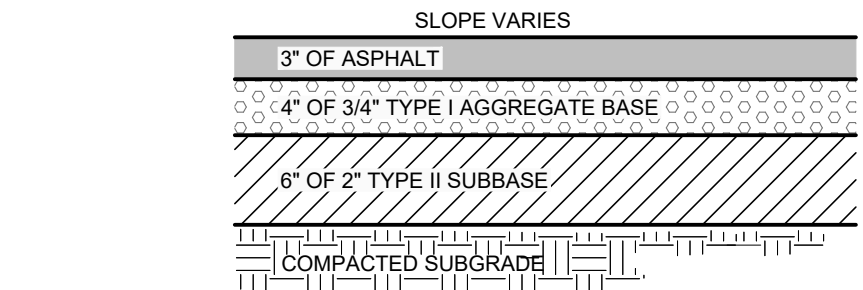
140 & 180 N LEADVILLE (KETCHUM BLOCK 22 LOTS 3 AND 4)
PREPARED FOR: ARCH COMMUNITY HOUSING TRUST

25015
PROJECT NUMBER

C0.90

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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 Opal Engineering, PLLC.

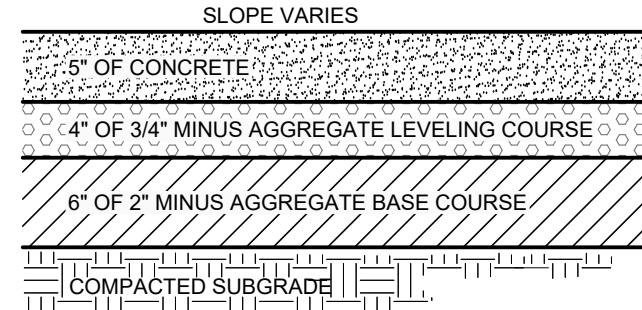


- NOTES:
- SUBBASE CAN BE 2" TYPE II OR 3/4" TYPE I CRUSHED AGGREGATE BASE COURSE.
 - MATERIALS SHALL CONFORM WITH CURRENT ISPMC STANDARDS, DIVISION 800 AGGREGATES AND ASPHALT.
 - PAVEMENT SECTION MAY BE MODIFIED IF A PROJECT SPECIFIC GEOTECHNICAL REPORT, STAMPED BY A LICENSED ENGINEER, IS PROVIDED.

1
C1.00

TYPICAL STREET ASPHALT SECTION

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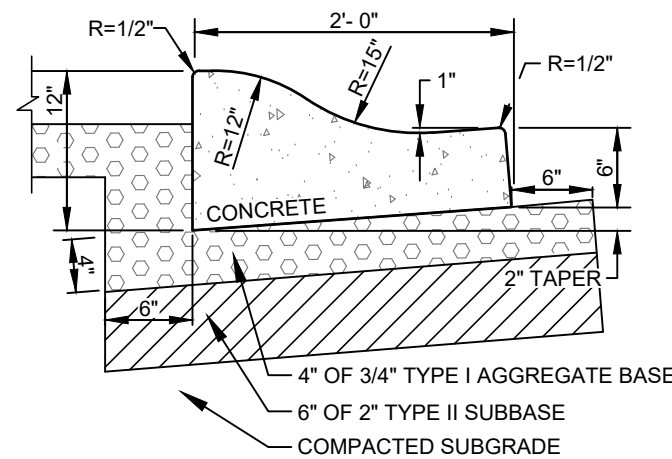


- NOTES:
- INSTALL SCORE JOINTS AT INTERVALS TO MATCH WIDTH OF WALK NOT TO EXCEED 5 FEET SPACING IN BOTH THE LONGITUDINAL AND TRANSVERSE DIRECTION FOR SIDEWALK GREATER THAN 5 FEET IN WIDTH. INSTALL EXPANSION JOINTS EVERY 10 FEET IN LONGITUDINAL DIRECTION.
 - 1/2" TRANSVERSE PREFORMED BITUMINOUS JOINTS AT THE TERMINUS POINTS FOR CURVE AND WHERE SIDEWALK IS PLACED BETWEEN TWO PERMANENT FOUNDATIONS OR ADJACENT TO THE STRUCTURE, PLACE 1/2" EXPANSION JOINT MATERIAL ALONG THE BACK OF WALK THE FULL LENGTH.
 - SIDEWALK CONSTRUCTION JOINTS SHALL BE CONSTRUCTED APPROXIMATELY 1/2" WIDE, 3/4" IN DEPTH AND FINISHED AND EDGED SMOOTH. A PREFORMED EXPANSION JOINT FILLER SHALL BE PLACED EVERY 40' FOR NEW SIDEWALK CONSTRUCTION.
 - WHEN TRANSITIONING NEW SIDEWALK TO EXISTING, A MINIMUM 5' TRANSITIONAL PANEL SHALL BE SEPARATED AND ISOLATED WITH EXPANSION MATERIAL.
 - SIDEWALK ALIGNMENT TRANSITIONS SHALL HAVE A MINIMUM RADIUS OF 30' TO THE FACE OF CURB.
 - MATERIALS SHALL CONFORM WITH CURRENT ISPMC STANDARDS, DIVISION 800 AGGREGATES AND ASPHALT.
 - CONCRETE THICKNESS PER THIS DETAIL OR MATCH EXISTING, WHICHEVER IS GREATER. CONCRETE SHALL BE TITAN MIX OR APPROVED EQUAL.

2
C1.00

TYPICAL CONCRETE SECTION

N.T.S.

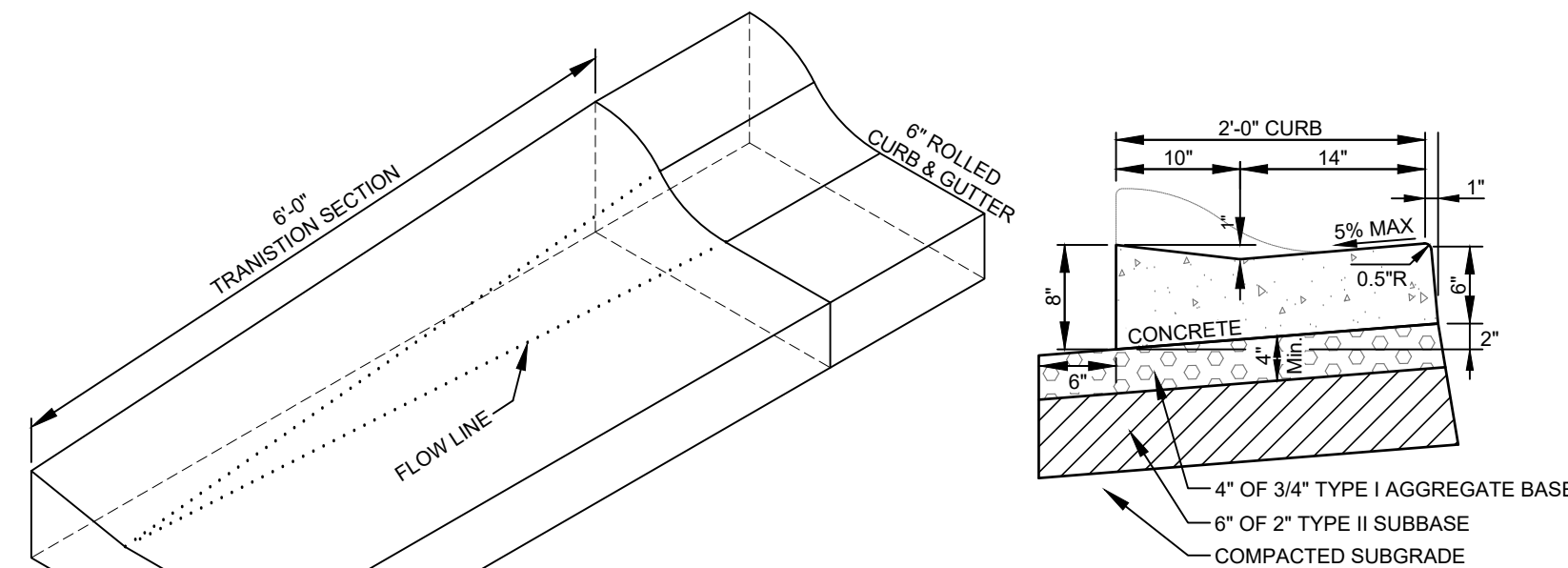


- NOTES:
- SUBBASE CAN BE 2" TYPE II OR 3/4" TYPE I CRUSHED AGGREGATE BASE COURSE.
 - MATERIALS SHALL CONFORM WITH CURRENT ISPMC STANDARDS, DIVISION 800 AGGREGATES AND ASPHALT.
 - PAVEMENT SECTION MAY BE MODIFIED IF A PROJECT SPECIFIC GEOTECHNICAL REPORT, STAMPED BY A LICENSED ENGINEER, IS PROVIDED.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

3
C1.00

6" CONCRETE ROLLED CURB & GUTTER

N.T.S.



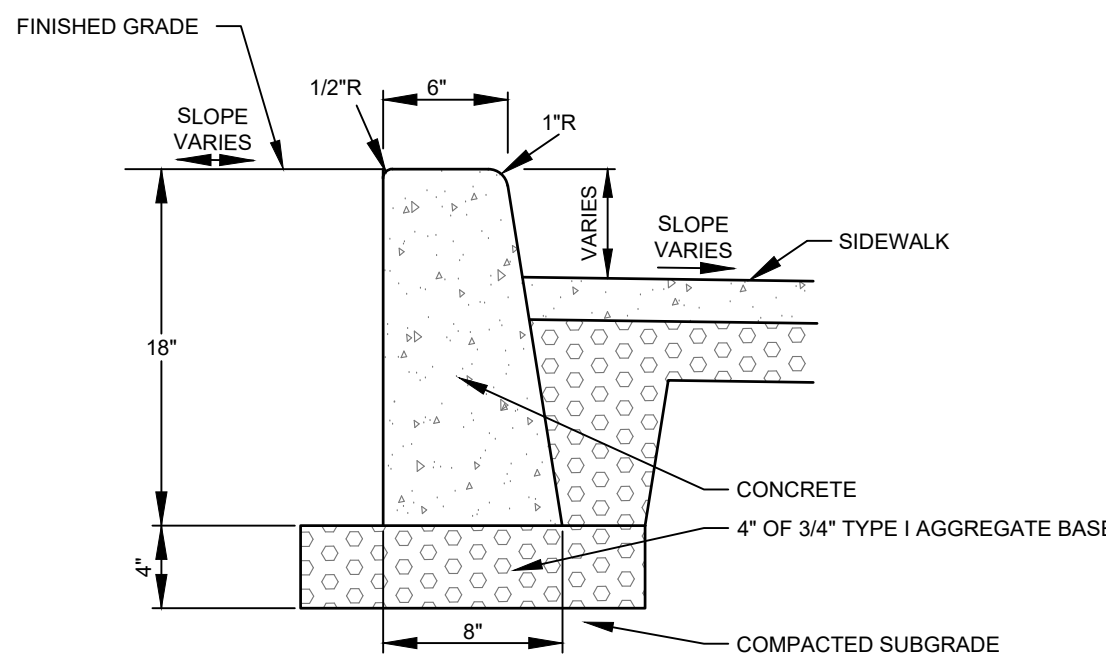
TRANSITION SECTION
ISOMETRIC VIEW

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

4
C1.00

TYPICAL CURB TRANSITION DETAIL

N.T.S.

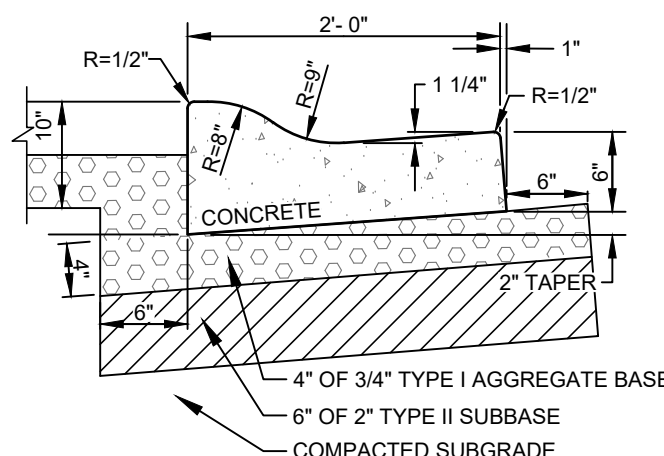


- NOTES:
- SUBBASE CAN BE 2" TYPE II OR 3/4" TYPE I CRUSHED AGGREGATE BASE COURSE.
 - MATERIALS SHALL CONFORM WITH CURRENT ISPMC STANDARDS, DIVISION 800 AGGREGATES AND ASPHALT.
 - PAVEMENT SECTION MAY BE MODIFIED IF A PROJECT SPECIFIC GEOTECHNICAL REPORT, STAMPED BY A LICENSED ENGINEER, IS PROVIDED.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

5
C1.00

CONCRETE VERTICAL CURB

N.T.S.

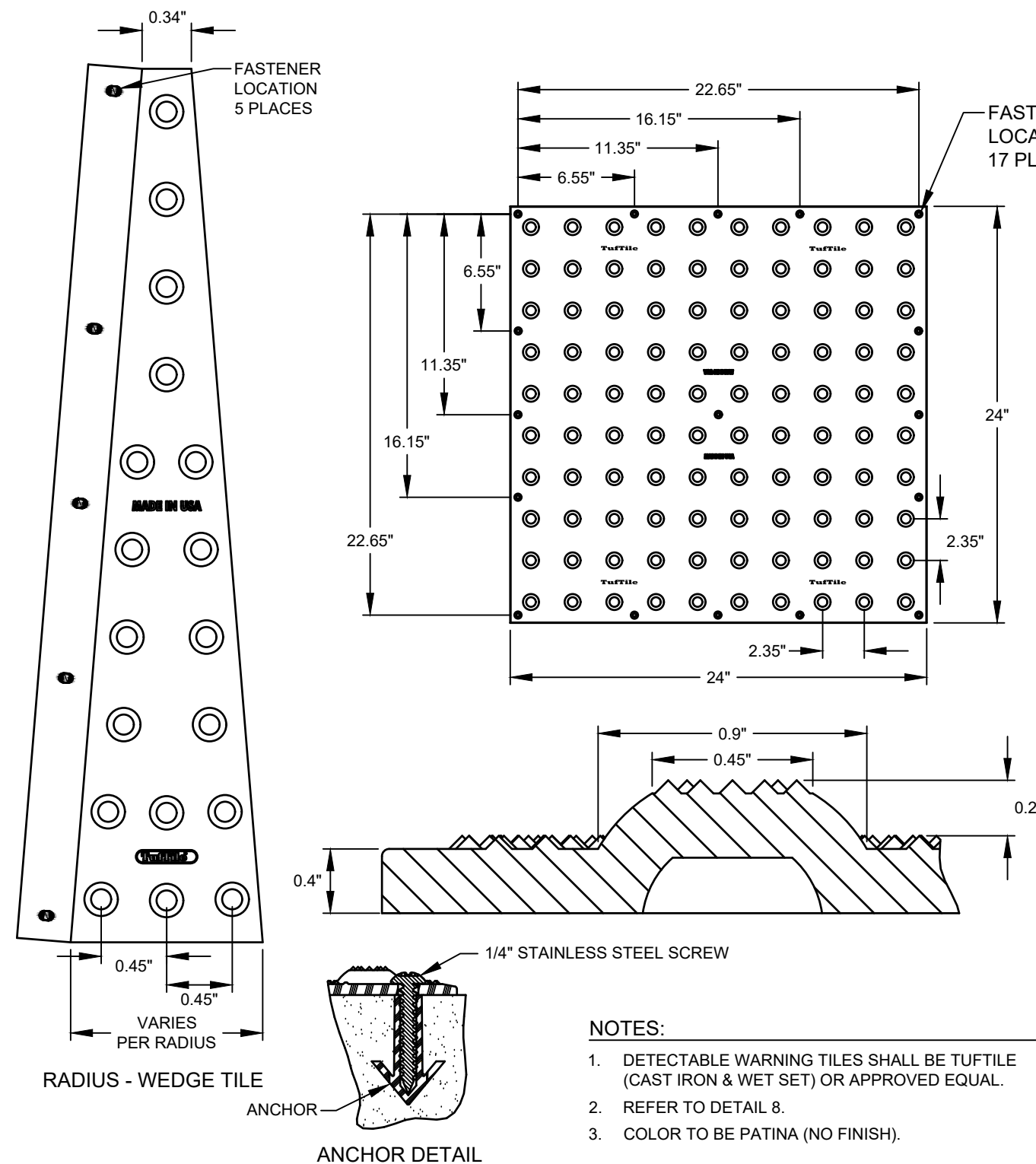


- NOTES:
- SUBBASE CAN BE 2" TYPE II OR 3/4" TYPE I CRUSHED AGGREGATE BASE COURSE.
 - MATERIALS SHALL CONFORM WITH CURRENT ISPMC STANDARDS, DIVISION 800 AGGREGATES AND ASPHALT.
 - PAVEMENT SECTION MAY BE MODIFIED IF A PROJECT SPECIFIC GEOTECHNICAL REPORT, STAMPED BY A LICENSED ENGINEER, IS PROVIDED.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

6
C1.00

3" CONCRETE ROLLED CURB & GUTTER

N.T.S.

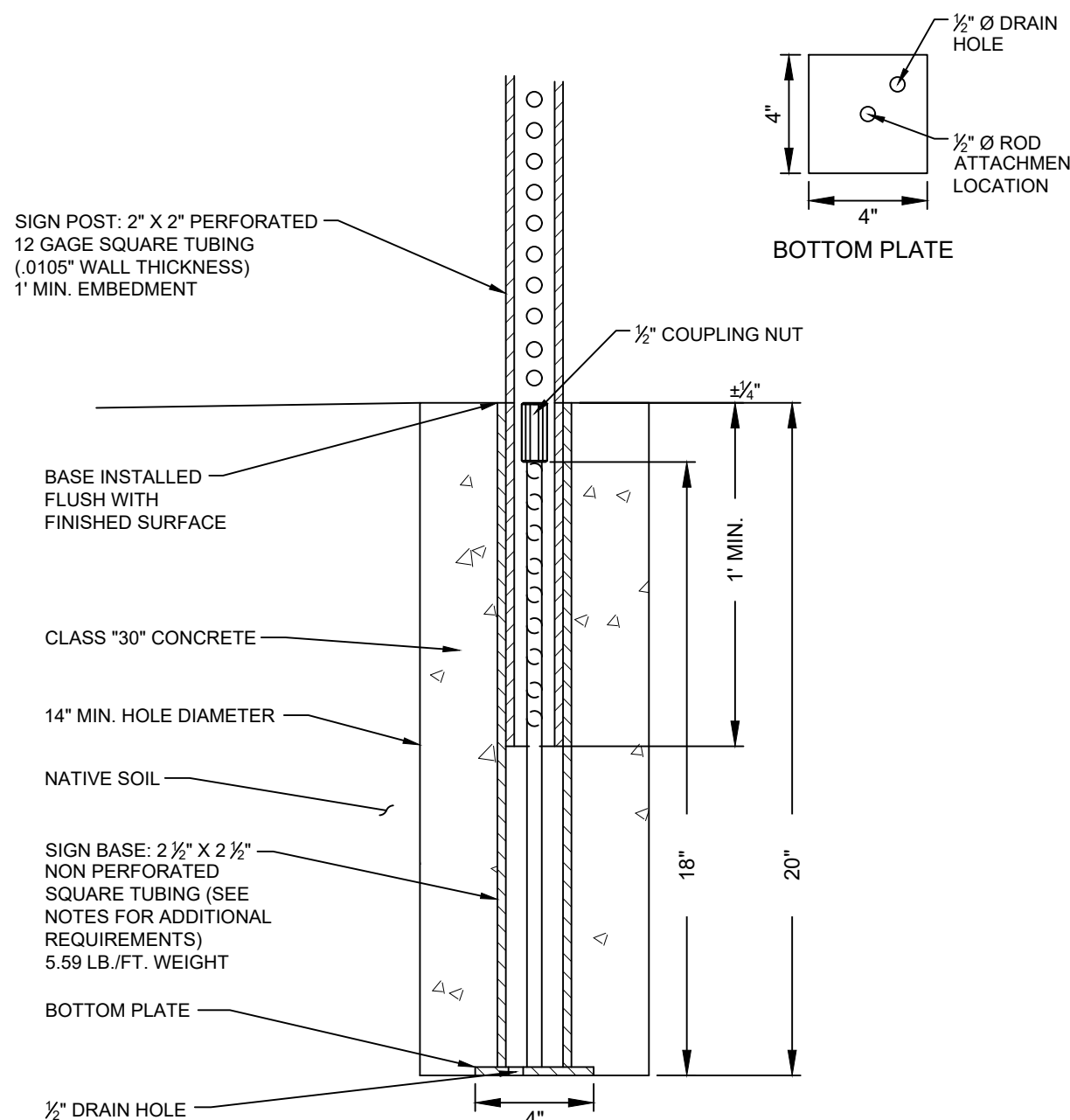


- NOTES:
- DETECTABLE WARNING TILES SHALL BE TUFFILE (CAST IRON & WET SET) OR APPROVED EQUAL.
 - REFER TO DETAIL 8.
 - COLOR TO BE PATINA (NO FINISH).

7
C1.00

DETECTABLE WARNING PLATE

N.T.S.



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

SIGN BASE MATERIAL & DIMENSION REQUIREMENTS
2 1/2" OUTSIDE TUBE STEEL (20" LENGTH)
2 1/2" INSIDE TUBE STEEL
3/16" THICK
INTERNAL ROD MATERIAL & DIMENSION REQUIREMENTS
1/2" COLD ROLLED ROD (18" LENGTH)
1/2" COUPLING NUTS
BOTTOM PLATE MATERIAL & DIMENSION REQUIREMENTS
4" X 4" X 1/2" STEEL STRAP

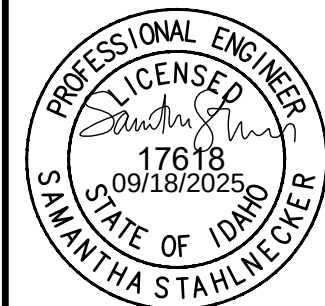
8
C1.00

TYPICAL SIGN BASE

N.T.S.

PURPOSE: ISSUE FOR DESIGN REVIEW (06/27/2025)

REVISION NO.	DATE	DESCRIPTION
1	09/18/25	CITY COMMENTS 07/31/2025



**PRELIMINARY
NOT FOR
CONSTRUCTION**

DETAIL SHEET

140 & 180 N LEADVILLE (KETCHUM BLOCK 22 LOTS 3 AND 4)

PREPARED FOR: ARCH COMMUNITY HOUSING TRUST

25015
PROJECT NUMBER

C1.00

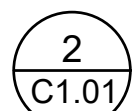


CATCH BASIN INSTALLATION NOTES:

- 

30" DIAMETER CATCH BASIN

N.T.S.



DRYWELL DETAIL

NTS



IN AREAS WHERE IT IS NECESSARY TO CUT THE ASPHALT PAVEMENT AND DIG A TRENCH FOR BURIAL OF CONDUIT CABLE OR OTHER CITY UTILITY, THE TRENCH SHALL BE BACKFILLED WITH A LEAN CONCRETE MIX TO THE BOTTOM OF FINISH SURFACE MATERIAL WITH THE FOLLOWING PROPORTIONS OF MATERIALS:

COARSE AGGREGATE (3/4" MINUS)	: 2,600 LBS
SAND	: 800 LBS
PORTLAND CEMENT	: 94 LBS
WATER	: 11 GAL (MAX.)

WATER CONTENT IS MAXIMUM AND MAY BE REDUCING DOWNWARD. CARES SHALL BE TAKEN TO ASSURE THAT EXCESS WATER IS NOT PRESENT IN THE MIXING DRUM PRIOR TO CHARGING THE MIXER WITH MATERIALS. THOROUGH MIXING WILL BE REQUIRED PRIOR TO DISCHARGE.

NO COMPACTION, VIBRATION OR FINISHING IS REQUIRED. THE LEAN CONCRETE MIX SHALL BE STRUCK OFF AT OR BELOW THE ELEVATION OF THE PLANTMIX SURFACING WITH A SQUARE-NOSE SHOVEL OR SIMILAR HAND TOOL. THE BACKFILL MIX SHALL BE ALLOWED TO SET FOR A MINIMUM OF 2 HOURS BEFORE THE PERMANENT PLANTMIX SURFACING IS PLACED TO COMPLETE THE TRENCH REPAIR. TEMPORARY PLACEMENT OF ASPHALT COLD MIX SURFACING MAY BE NECESSARY TO ACCOMMODATE TRAFFIC WITHIN THE FIRST 2 HOURS OF BACKFILL PLACEMENT PRIOR TO COMPLETING THE PERMANENT REPAIR.



TYPICAL TRENCH SECTION

NTS



12" Ø LANDSCAPE CATCH BASIN

N.T.S



LANDSCAPE DRYWELL

NTS



1. TREE TO BE 3" MINIMUM CALIPER UPRIGHT BLAZE MAPLE OR APPROVED EQUAL.
2. CITY OF KETCHUM REQUIRES DRIP IRRIGATION TO BE ON A SEPARATE ZONE WITH HUNTER/RAINWISHE SMART CLOCK, OR APPROVED EQUAL, FOR REMOTE ACCESS BY CITY.
3. APPLICANT TO CONNECT AND PROVIDE CONDUITS, WIRING, AND SEPARATE CIRCUIT, OR TIE TO A CITY CIRCUIT FOR POWER.
4. NO DIRECT BURIAL WIRE PERMITTED.
5. TREE INSTALLATION TO BE MODULAR SUSPENDED PAVEMENT SYSTEM. SEE TREE WELL SECTION VIEW, DETAIL 2.

PLAN VIEW

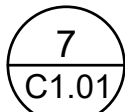


- | B. | SILVA CELL SYSTEM (DECK, BASE, AND POSTS) OR APPROVED EQUAL. | *MINIMUM PAVEMENT THICKNESS
OPTIONS TO MEET H-20: | | | | | | | | | | |
|-------------|---|--|----------|-------|-------------|-----|----------|-----|------------|-----|------------|-----|
| C. | DEEPTROOT ROOT BARRIER, 12" OR 18", DEPTH DETERMINED BY THICKNESS OF PAVEMENT SECTION, INSTALL DIRECTLY ADJACENT TO CONCRETE EDGE RESTRAINT. PREVENTS ROOTS FROM DISTURBING PAVEMENT. | | | | | | | | | | | |
| D. | TREE ROOT PACKAGE, SIZE VARIES | <table border="1"> <thead> <tr> <th data-bbox="1779 1465 1834 1469">PAVEMENT</th> <th data-bbox="1834 1465 1889 1469">RATIO</th> </tr> </thead> <tbody> <tr> <td data-bbox="1779 1469 1834 1475">4" CONCRETE</td> <td data-bbox="1834 1469 1889 1475">+/-</td> </tr> <tr> <td data-bbox="1779 1475 1834 1479">3" PAVER</td> <td data-bbox="1834 1475 1889 1479">+/-</td> </tr> <tr> <td data-bbox="1779 1479 1834 1485">4" ASPHALT</td> <td data-bbox="1834 1479 1889 1485">+/-</td> </tr> <tr> <td data-bbox="1779 1485 1834 1490">2.6" PAVER</td> <td data-bbox="1834 1485 1889 1490">+/-</td> </tr> </tbody> </table> | PAVEMENT | RATIO | 4" CONCRETE | +/- | 3" PAVER | +/- | 4" ASPHALT | +/- | 2.6" PAVER | +/- |
| PAVEMENT | RATIO | | | | | | | | | | | |
| 4" CONCRETE | +/- | | | | | | | | | | | |
| 3" PAVER | +/- | | | | | | | | | | | |
| 4" ASPHALT | +/- | | | | | | | | | | | |
| 2.6" PAVER | +/- | | | | | | | | | | | |
| E. | TREE OPENING TREATMENT, PER PROJECT SPECIFICATIONS | | | | | | | | | | | |
| F. | SURFACE TREATMENT, PER PROJECT | | | | | | | | | | | |
| G. | AGGREGATE BASE COURSE, DEPTH VARIES PER PROJECT | | | | | | | | | | | |
| H. | GEOTEXTILE, TO KEEP AGGREGATE FROM MIGRATING DOWN THROUGH CELL DECK | | | | | | | | | | | |
| I. | BACKFILL, PER PROJECT SPECIFICATIONS | | | | | | | | | | | |
| J. | GEGRID TO PROVIDE FOR VERTICAL SEPARATION BETWEEN PLANTING SOILS AND BACKFILL WHILE ALLOWING PENETRATION INTO ADJACENT SOILS. 6" (150 mm) TOE (OUTWARD FROM BASE) AND 12" (305 mm) EXCESS (OVER OF DECK). | | | | | | | | | | | |
| K. | CABLE TIE, ATTACHING GEGRID TO SILVA CELL AT BASE OF UPPER POST FLARE | | | | | | | | | | | |
| L. | PLANTING SOIL, PER PROJECT SPECIFICATIONS, COMPACTED TO 70-80% PROCTOR | | | | | | | | | | | |
| M. | SILVA CELL BASE SLOPE, 10% MAX | | | | | | | | | | | |
| N. | 4" (100 mm) MIN AGGREGATE SUB BASE, COMPACTED TO 95% PROCTOR | | | | | | | | | | | |
| O. | GEOTEXTILE, TO PROVIDE SEPARATION BETWEEN SUBGRADE AND AGGREGATE BASE | | | | | | | | | | | |
| P. | SUBGRADE, COMPACTED TO 95% PROCTOR | | | | | | | | | | | |
| Q. | PIN, PER SILVA CELL SPECIFICATIONS, TO KEEP CELLS IN PLACE DURING CONSTRUCTION | | | | | | | | | | | |
| R. | PLANTING SOIL BELOW TREE ROOT PACKAGE, COMPACTED TO 85-90% PROCTOR | | | | | | | | | | | |
| S. | CONCRETE EDGE RESTRAINT TO STABILIZE EDGE AND PREVENT AGGREGATE MIGRATION INTO TREE OPENING | | | | | | | | | | | |

SECTION VIEW

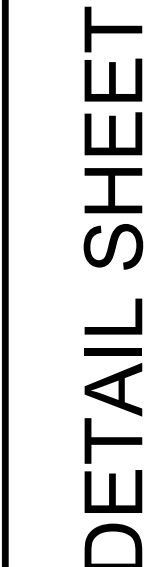
NOTES:

1. EXCAVATION SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE HEALTH AND SAFETY REGULATIONS.
2. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
3. A PROJECT SPECIFIC DETAIL WILL NEED TO BE PROVIDED TO CITY FOR REVIEW AND APPROVAL.



INTERIOR ROOF DRAIN CONNECTION DETAIL

N.T.S.



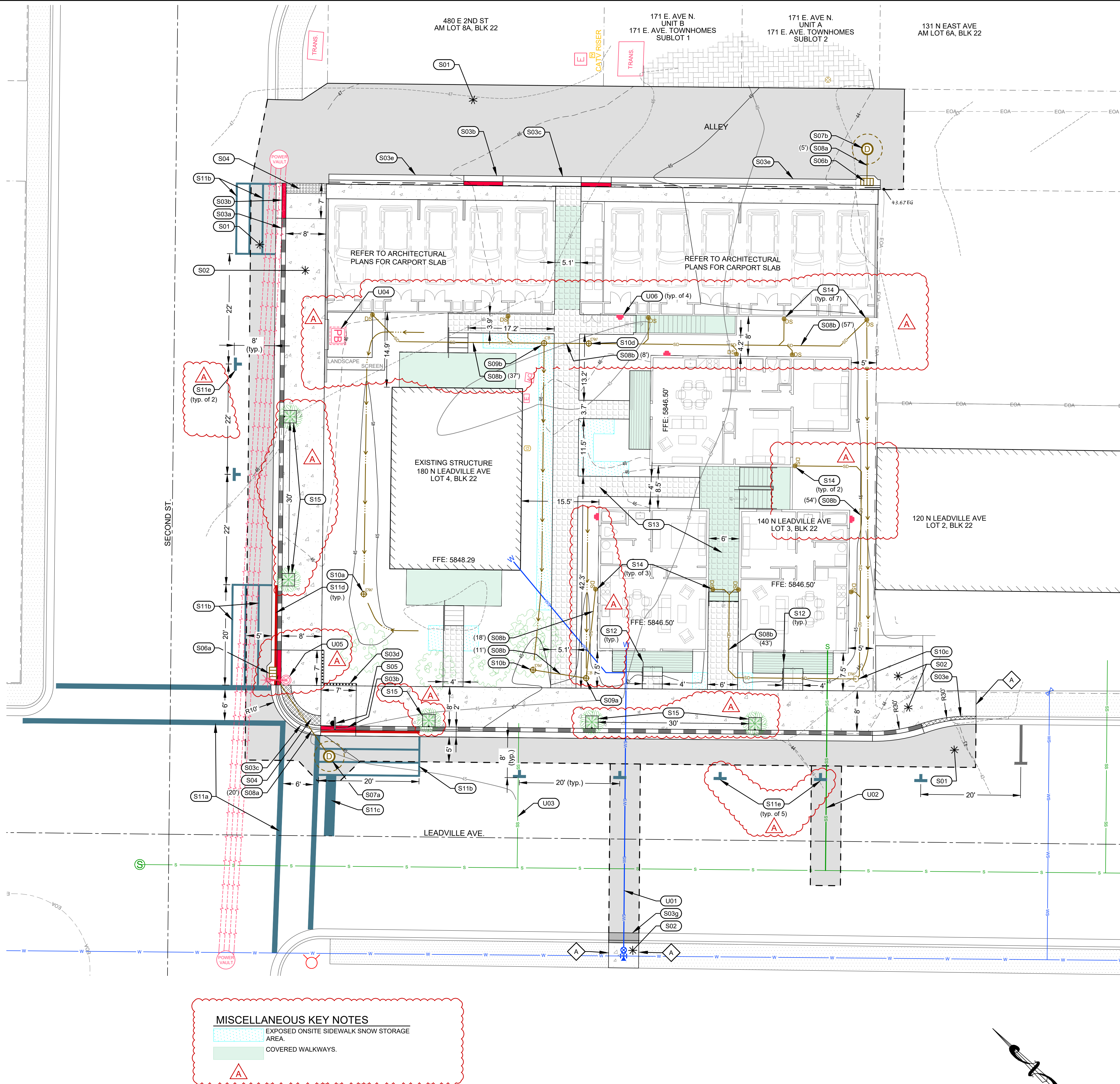
140 & 180 N LEADVILLE (KETCHUM BLOCK 22 LOTS 3 AND 4)

PREPARED FOR: ARCH COMMUNITY HOUSING TRUST

25015

PROJECT NUMBER

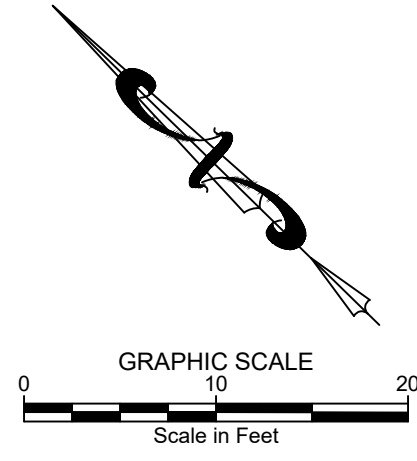
C1.01



MISCELLANEOUS KEY NOTES

- EXPOSED ONSITE SIDEWALK SNOW STORAGE AREA.
- COVERED WALKWAYS.

- SITE IMPROVEMENT KEY NOTES**
- S01 CONSTRUCT ASPHALT ROADWAY / ASPHALT REPAIR. REFER TO DETAIL 1 / C1.00.
 - S02 CONSTRUCT CONCRETE SIDEWALK. WIDTH AS SHOWN HEREON. REFER TO DETAIL 2 / C1.00.
 - S03 CONSTRUCT CONCRETE CURB AND GUTTER
 - a. 6" ROLLED C&G PER DETAIL 3 / C1.00.
 - b. CURB TRANSITION PER DETAIL 4 / C1.00.
 - c. ZERO REVEAL CURB AND GUTTER PER DETAIL 4 / C1.00.
 - d. CONCRETE VERTICAL CURB PER DETAIL 5 / C1.00.
 - e. 3" ROLLED C&G PER DETAIL 6 / C1.00.
 - f. ±11" OF CURB TRANSITION (BETWEEN 6" VERTICAL C&G AND 6" ROLLED C&G).
 - g. REPAIR EXISTING CURB AND GUTTER. MATCH EXISTING LINES AND GRADES.
 - S04 INSTALL CITY OF KETCHUM APPROVED CAST IRON TRUNCATED DOME DETECTABLE WARNING INSERT. REFER TO DETAIL 7 / C1.00.
 - S05 INSTALL STOP SIGN. USE PREVIOUSLY REMOVED SIGN. COORDINATE FINAL LOCATION WITH CITY OF KETCHUM. REFER TO DETAIL 8 / C1.00 FOR SIGN BASE DETAIL.
 - S06 INSTALL CATCH BASIN. REFER TO DETAIL 1 / C1.01.
 - a. RIM = 5844.88 I.E.(OUT) = 5841.88
 - b. RIM = TBD I.E.(OUT) = TBD
 - S07 INSTALL DRYWELL. REFER TO DETAIL 2 / C1.01.
 - a. RIM = 5844.97 I.E.(IN) = 5841.4
 - b. RIM = TBD I.E.(IN) = TBD
 - S08 INSTALL STORM DRAIN PIPE WITH A MINIMUM SLOPE OF 2.0%. REFER TO DETAIL 3 / C1.01 FOR TRENCHING.
 - a. 12" ADS N-12 PIPE
 - b. 6"Ø D3034 PVC PIPE
 - S09 INSTALL LANDSCAPE CATCH BASIN. REFER TO DETAIL 4 / C1.01.
 - a. RIM = TBD I.E.(OUT) = TBD
 - b. RIM = TBD I.E.(OUT) = TBD
 - S10 INSTALL LANDSCAPE DRYWELL. REFER TO DETAIL 5 / C1.01.
 - a. RIM = TBD
 - b. RIM = TBD I.E.(IN) = TBD
 - c. RIM = TBD
 - d. RIM = TBD
 - S11 INSTALL ROAD STRIPING / PAINT
 - a. WHITE CROSSWALK STRIPING (12" WIDE).
 - b. YELLOW ASPHALT NO PARKING STRIPING (4" WIDE). MATCH CITY PATTERNS.
 - c. STOP BAR STRIPING (24" WIDE).
 - d. RED "NO PARKING" STRIPING ON CURB. MATCH CITY PATTERNS. (PAINT TOP HALF OF ROLLED CURB).
 - e. YELLOW ASPHALT PARKING STRIPING "T". MATCH CITY PATTERNS.
 - S12 INSTALL HANDRAIL. REFER TO ARCHITECTURAL PLANS FOR DETAILS.
 - S13 INSTALL ON-SITE WALKWAY. MATERIAL PER OWNER.
 - S14 INSTALL ROOF DRAIN DOWN SPOUT. REFER TO DETAIL 7 / C1.01.
 - S15 INSTALL TREE WELL. REFER TO DETAIL 6 / C1.01.
 - MATCH EXISTING LINES AND GRADES
- UTILITY KEY NOTES**
- U01 INSTALL NEW PVC WATER SERVICE. STAINLESS STEEL TAPPING SADDLE, AND GATE VALVE. REFER TO MECHANICAL DRAWINGS FOR SERVICE SIZE. CONNECT EXISTING SERVICE LINE TO EXISTING BUILDING TO NEW WATER SERVICE LINE. REFER TO DETAIL 3 / C1.01 FOR TRENCHING.
 - U02 INSTALL 6" PVC SEWER SERVICE. REFER TO DETAIL 3 / C1.01 FOR TRENCHING.
 - U03 UTILIZE EXISTING SEWER SERVICE LINE INTO EXISTING BUILDING.
 - U04 INSTALL POWER TRANSFORMER (BY OTHERS). OWNER OR CONTRACTOR TO FACILITATE AND COORDINATE INSTALLATION WITH IDAHO POWER.
 - U05 INSTALL CITY OF KETCHUM APPROVED STREET LIGHT. SEE ILLUMINATION PLAN FOR FINAL LOCATION, KETCHUM STANDARD DETAIL #14 FOR POLE FOOTING AND LIGHT TYPE, AND ELECTRICAL PLAN FOR POWER SUPPLY.
 - U06 INSTALL POWER METER. (BY OTHERS). OWNER OR CONTRACTOR TO FACILITATE AND COORDINATE INSTALLATION WITH IDAHO POWER.



opai

OPAL ENGINEERING, PLLC
101 E. BULLION ST., STE. 300, HAILEY, ID 83433
WWW.OPAL-ENGINEERING.COM

PURPOSE: ISSUE FOR DESIGN REVIEW (06/27/2025)	DATE	DESCRIPTION
REVISION NO.	09/18/25	CITY COMMENTS 07/31/2025
1		
2		
3		
4		
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7		
8		
9		
10		

PROFESSIONAL ENGINEER
LICENSED
17618
09/18/2025
STATE OF IDAHO
SAMANTHA STAHLMEYER

PRELIMINARY
NOT FOR
CONSTRUCTION

SITE IMPROVEMENT PLAN

140 & 180 N LEADVILLE (KETCHUM BLOCK 22 LOTS 3 AND 4)
PREPARED FOR: ARCH COMMUNITY HOUSING TRUST

25015

PROJECT NUMBER

C1.10

ARCH Community Housing Trust

S Leadville Avenue & E 2nd Street
City of Ketchum Design Review

A Project Narrative

We propose to develop 140 and 180 N Leadville with 11 units of 100% affordable housing. 140 N Leadville has an existing home, storage shed and small garage on site. The home is landmarked and will remain. 180 N Leadville is a vacant lot upon which we will construct 10 units.

We have been working with Morgan Landers, Planning and Building Director, throughout our project development process. In addition, we met with Seth from the Ketchum Fire Department to confirm interpretations, as we did with Eric, City of Ketchum Building Inspector. Morgan has approved our plans to remove the garage and storage shed and rehabilitate the existing house, under a separate permit that has already been submitted. We will combine the two lots and develop 11 parking places within a weather protected carport off the alley. All the parking shall be provided off the alley and stretch from property line to property line. We have sited the carports to replace the shed and garage located at the rear of site 140.

In respecting the land use code and relative criteria, we have endeavored to compose a relatively low scale open site plan with new structures that respect the existing house and preserve existing trees where possible / recommended by the City arborist and replace where trees are removed. Note: we met with the city arborist and will preserve and replace trees as directed by him. The scale of the project is well below the height and lot coverage allowed in respect for the mixed nature of the neighborhood and landmarked adjacent home.

The project includes building five new structures including two three-story, one-bed unit structures off S Leadville connected via covered decks and stairway to one three-story, two-bed unit building behind. In addition to two carport structures, we will provide one two-bed unit above the southeast garage. The two ground related units facing S Leadville have stoops and help activate and engage the street.

The alley, curb, gutter and sidewalk improvements will be the subject of a funding request to the KURA. We will improve the existing landscape to 140 and combine new trees and groundcover over the entire site. The interior circulation pathways shall be a permeable surface as shown on the site plan to reduce and contain drainage.

The completed project fits well below every zoning restriction as depicted on the plans. In addition, our design conclusion has been informed by the desire to provide one weather-protected parking place for each unit.

DESIGN REVIEW EVALUATION STANDARDS

17.96.060: IMPROVEMENTS AND STANDARDS FOR ALL PROJECTS

A. Streets:

1. The applicant shall be responsible for all costs associated with providing a connection from an existing city street to their development. **Yes**
2. All street designs shall be approved by the City Engineer. **Yes**

B. Sidewalks:

1. All projects under 17.96.010(A) that qualify as a “Substantial Improvement” shall install sidewalks as required by the Public Works Department. **Yes**
2. Sidewalk width shall conform to the city's right of way standards; however the city engineer may reduce or increase the sidewalk width and design standard requirements at their discretion. **Yes**
3. Sidewalks may be waived if one of the following criteria is met:
 - a. The project comprises an addition of less than two hundred fifty (250) square feet of conditioned space. **The project is greater than 250 sf**
 - b. The city engineer finds that sidewalks are not necessary because of existing geographic limitations, pedestrian traffic on the street does not warrant a sidewalk, or if a sidewalk would not be beneficial to the general welfare and safety of the public. **Yes, we will follow guidance**
4. The length of sidewalk improvements constructed shall be equal to the length of the subject property line(s) adjacent to any public street or private street. **Yes, if required**
5. New sidewalks shall be planned to provide pedestrian connections to any existing or future sidewalks adjacent to the site. In addition, sidewalks shall be constructed to provide safe pedestrian access to and around a building. **Yes, if required**
6. The city may approve and accept voluntary cash contributions in lieu of the above described improvements, which contributions must be segregated by the city and not used for any purpose other than the provision of these improvements. The contribution amount shall be one hundred ten percent (110%) of the estimated costs of concrete sidewalk and drainage improvements provided by a qualified contractor, plus associated engineering costs, as approved by the city engineer. Any approved in lieu contribution shall be paid before the city issues a certificate of occupancy. **TBD**

C. Drainage:

1. All storm water shall be retained on site. **Yes**
2. Drainage improvements constructed shall be equal to the length of the subject property lines adjacent to any public street or private street. **Yes**
3. The City Engineer may require additional drainage improvements as necessary, depending on the unique characteristics of a site. **TBD**
4. Drainage facilities shall be constructed per city standards. **Yes**

D. Utilities:

1. All utilities necessary for the development shall be improved and installed at the sole expense of the applicant. **Yes**
2. Utilities shall be located underground and above grade utility, power and communication equipment within the development site shall be concealed from public view. **Yes**
3. When extension of utilities is necessary all developers will be required to pay for and install two (2") inch SDR11 fiber optical conduit. The placement and construction of the fiber optical conduit shall be done in accordance with City of Ketchum standards and at the discretion of the City Engineer. **TBD**

E. Compatibility of Design:

1. The project's materials, colors and signing shall be complementary to the townscape, surrounding neighborhoods and adjoining structures. **The proposed building materials and colors and any signage are complimentary to surrounding buildings and the diversity of structures and vocabularies exhibited within the neighborhood. The neighborhood and adjacent properties are composed of both commercial, multi-family and single-family structures in addition to the existing house on site. We have carefully selected materials and colors that respect and compliment the surrounding townscape.**
2. Preservation of significant landmarks shall be encouraged and protected, where applicable. A significant landmark is one which gives historical and/or cultural importance to the neighborhood and/or community. **We have worked with city planners carefully developing and composing our site plan to respect and protect the existing single family house on site which has been landmarked.**
3. Additions to existing buildings, built prior to 1940, shall be complementary in design and use similar material and finishes of the building being added to. **We have applied for and received permits to upgrade the finishes and areas within the existing house without impacting the character, outside envelope, original colors or existing materials.**

F. Architectural:

1. Building(s) shall provide unobstructed pedestrian access to the nearest sidewalk and the entryway shall be clearly defined. As the project is composed of 6 buildings all together, they are tied together by inward courtyards encourage pedestrian access through interior and exterior walkways.
2. The building character shall be clearly defined by use of architectural features. The buildings are designed to provide interest, respecting neighborhood scale and appropriate architectural features that support the modulation and encourage pedestrian interaction.
3. There shall be continuity of materials, colors and signing within the project. The 5 new structures will use similar materials and colors and will not compete with the historical home that will remain original. The color and materials shall provide a background allowing the house to sit as a corner exhibit as intended by its designation as a landmark.
4. Accessory structures, fences, walls, and landscape features within the project shall match or complement the principal building. Yes
5. Building walls shall provide undulation/relief, thus reducing the appearance of bulk and flatness. The 6 buildings form a collection of structures that provide relief on both 2nd and Leadville, opening to courtyards. The new buildings along Leadville are designed to provide modulation and relief while offering stoops and pedestrian scale that directly relate to the sidewalk.
6. Building(s) shall orient towards their primary street frontage. The new buildings are oriented towards Leadville and the interior courtyard while the carports are oriented to the alley. The existing house is oriented to Leadville.
7. Garbage storage areas and satellite receivers shall be screened from public view and located off alleys. Garbage storage containers are situated in the carports and the individual bin staging area off the alley shown on sheet A.2 has been approved by Clear Creek Disposal.
8. Building design shall include weather protection which prevents water to drip or snow to slide on areas where pedestrians gather and circulate or onto adjacent properties. The building design provides weather protection for all building entries and common stairways. No adjacent properties are subject to interference from the subject property snow slides.

G. Circulation Design:

1. Pedestrian, equestrian, and bicycle access shall be located to connect with existing and anticipated easements and pathways. As described above, there is a pedestrian connection transiting the middle of the site from the future Leadville sidewalk through to the alley.
2. Awnings extending over public sidewalks shall extend five (5') feet or more across the public sidewalk but shall not extend within two (2') feet of parking or travel lanes within the right of way. There are none.

3. Traffic shall flow safely within the project and onto adjacent streets. Traffic includes vehicle, bicycle, pedestrian, and equestrian use. Consideration shall be given to adequate sight distances and proper signage. Vehicular access into the site and the carports is provided through an existing alley that will be improved.

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

5. Unobstructed access shall be provided for emergency vehicles, snowplows, garbage trucks and similar service vehicles to all necessary locations within the proposed project. We are not providing any vehicular access onto our property.

H. Snow Storage:

1. Snow storage areas shall not be less than thirty percent (30%) of the improved parking and pedestrian circulation areas. Snow will be removed from the site.

2. Snow storage areas shall be provided on-site. Snow will be removed from the site.

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

4. In lieu of providing snow storage areas, snow melt and hauling of snow may be allowed. Snow will be removed from the site.

I. Landscaping:

1. Landscaping is required for all projects. We have provided a robust plan for our landscaping that meets or exceeds all the requirements provided in the code and within paragraphs below.

2. Landscape materials and vegetation types specified shall be readily adaptable to a site's microclimate, soil conditions, orientation and aspect, and shall serve to enhance and complement the neighborhood and townscape. See above.

3. All plant species shall be drought tolerant. Native species are recommended but not required. See above.

4. Landscaping shall provide a substantial buffer between land uses, including, but not limited to, structures, streets and parking lots. The development of landscaped public courtyards, including trees and shrubs where appropriate, shall be encouraged. See above.

J. Public Amenities:

1. Where sidewalks are required, pedestrian amenities shall be installed. Amenities may include, but are not limited to, benches and other seating, kiosks, bus shelters, trash receptacles, restrooms, fountains, art, etc. All public amenities shall be approved by the Public Works Director prior to design review approval from the Commission. *The project is 100% affordable housing and as such provides a huge public amenity. In addition, the limited property size, existing fence and mature trees limit areas of opportunity.*

17.96.070: COMMUNITY CORE (CC) PROJECTS

In addition to the requirements of section 17.96.060, unless otherwise specified, the below standards apply to projects in the Community Core district.

A. Streets:

1. Street trees, streetlights, street furnishings, and all other street improvements shall be installed or constructed as determined by the Public Works Department. *TBD*
2. Street trees with a minimum caliper size of three inches (3"), shall be placed in tree grates. *TBD*
3. Due to site constraints, the requirements of this subsection A may be modified by the Public Works Department. *TBD*

B. Architectural:

1. Facades facing a street or alley or located more than five (5') feet from an interior side property line shall be designed with both solid surfaces and window openings to avoid the creation of blank walls and employ similar architectural elements, materials and colors as the front façade. *We have provided windows and relief on the SW elevations that sit 5' from the property line, although not significant due to the adjacent building built on the property line.*
2. For nonresidential portions of buildings, front building facades and facades fronting a pedestrian walkway shall be designed with ground floor storefront windows and doors with clear transparent glass. Landscaping planters shall be incorporated into facades fronting pedestrian walkways. *N/A*
3. For nonresidential portions of buildings, front facades shall be designed to not obscure views into windows. *N/A*
4. Roofing forms and materials shall be compatible with the overall style and character of the structure. Reflective materials are prohibited. *The roof forms and materials are consistent and compatible with the character of the structure and will not be seen as they are flat and concealed behind parapets.*
5. All pitched roofs shall be designed to sufficiently hold all snow with snow clips, gutters and downspouts. *N/A*

6. Roof overhangs shall not extend more than three (3') feet over a public sidewalk. Roof overhangs that extend over the public sidewalk shall be approved by the Public Works Director. **N/A**
7. Front porches and stoops shall not be enclosed on the ground floor by permanent or temporary walls, windows, window screens, or plastic or fabric materials. **Yes**

C. Service Areas and Mechanical/Electrical Equipment:

1. Trash disposal areas and shipping and receiving areas shall be located within parking garages or to the rear of buildings. Trash disposal areas shall not be located within the public right of way and shall be screened from public views. **Yes**
2. Roof and ground mounted mechanical and electrical equipment shall be fully screened from public view. Screening shall be compatible with the overall building design. **The Idaho Power equipment has been located pursuant to the approval of Idaho Power and City planners and will be screened in accordance with the city requirements. Other equipment will face inward.**

D. Landscaping:

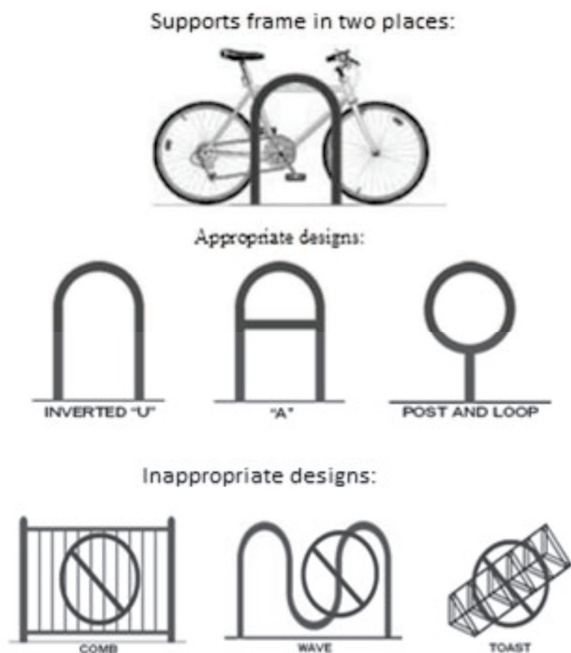
1. When a healthy and mature tree is removed from a site, it shall be replaced with a new tree. Replacement trees may occur on or off site. **All trees we remove are replaced onsite and noted on our Landscape Plans.**
2. Trees that are placed within a courtyard, plaza or pedestrian walkway shall be placed within tree wells that are covered by tree grates. **N/A**
3. The city arborist shall approve all parking lot and replacement trees. **Yes**

E. Surface Parking Lots:

1. Surface parking lots shall be accessed from off the alley and shall be fully screened from the street. **N/A**
2. Surface parking lots shall incorporate at least one (1) tree and one (1) additional tree per ten (10) onsite parking spaces. Trees shall be planted in landscaped planters, tree wells and/or diamond shaped planter boxes located between parking rows. Planter boxes shall be designed so as not to impair vision or site distance of the traveling public. **N/A**
3. Ground cover, low lying shrubs, and trees shall be planted within the planters and planter boxes. Tree grates or landscaping may be used in tree wells located within pedestrian walkways. **N/A**

F. Bicycle Parking:

1. One (1) bicycle rack, able to accommodate at least two (2) bicycles, shall be provided for every four (4) parking spaces as required by the proposed use. At a minimum, one (1) bicycle rack shall be required per development on private property. Bike racks shall not be located in the public right-of-way. [Per this requirement, bike storage for at least 6 bicycles shall be provided.](#)
2. When the calculation of the required number of bicycle racks called for in this section results in a fractional number, a fraction equal to or greater than one-half ($1/2$) shall be adjusted to the next highest whole number. [Yes](#)
3. Bicycle racks shall be clearly visible from the building entrance they serve and not mounted less than fifty (50') feet from said entrance or as close as the nearest non-ADA parking space, whichever is closest. [Yes, we are proposing typical inverted U racks per suggestions below.](#)



17.96.080: NOTICE:

All property owners adjacent to properties under application for design review shall be notified by mail ten (10) days prior to the meeting of the date at which said design review is to be considered by the Commission. [Yes](#)