



PROJECT LOCATION

VICINITY MAP  
SCALE: 1"=500'

TYPICAL SECTION  
N.T.S.

GRAPHIC SCALE  
1 inch = 30 ft  
CONTOUR INTERVAL = 1 FT

**LEGEND**

- Property Line
- - - Proposed Lot Line
- - - Centerline of Right-of-way
- - - Proposed Building Envelope
- - - Section Line
- - - Proposed Easement
- - - 2010 FEMA 100 Year Floodplain Line
- ▨ Existing Asphalt
- ~ 1' Contour Interval
- ~ 5' Contour Interval
- Fence Line
- - - Existing Sewer Main
- Existing 6" Water Main (per City of Hailey Zoning Map)
- Existing 4" Water Main (per City of Hailey Zoning Map)
- Found Aluminum Cap
- Found Brass Cap
- Found 5/8" Rebar
- Found 1/2" Rebar
- Set 5/8" Rebar
- ▨ Existing Building/Structure
- ▨ Proposed Open Space Area
- Existing Power Pole
- ▨ Existing Phone Box
- Existing Sewer Manhole
- Proposed Sewer Service
- Existing Fire Hydrant
- Existing Water Valve
- Existing Water Meter
- Proposed Water Service
- Proposed Water Meter

**NOTES**

1. All utilities shall be installed underground. A 10 foot wide public utility easement is reserved centered upon all side and rear lot lines.
2. A 10 foot wide snow removal and public utility easement is reserved adjacent to all access ways and nothing may be placed on these easements except grass and driveways.
3. Current Zoning is General Residential (GR).  
Minimum Lot size - six thousand (6,000) square feet.  
Minimum Front Yard Setback - twenty (20) feet.  
Minimum Side and Rear Yard Setback - ten (10) feet.
4. Hailey City Code section 4.5.4 allows one flag lot per development; minor lot line repositioning on lots 2-10 may be necessary unless otherwise approved by the City.
5. Park area requirements per City of Hailey Subdivision are 0.0277 acres per new subdivision lot, or a total of 0.388 acres for 14 lots.
6. Total Land Area = 133,614 sq.ft. or 3.07 acres.

NO	DATE	BY	REVISIONS

**Galena Engineering Inc.**  
317 N. River Street  
Hailey, Idaho 83433  
(208) 786-1705  
(208) 786-4612 fax  
email: galena@galena-engineering.com

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

DESIGNED BY	DATE
DRAWN BY	DATE
CHECKED BY	DATE
FIELD BOOK	

**A PRELIMINARY PLAT SHOWING  
CARBONATE VIEW SUBDIVISION**

WITHIN TL 8364, S9 & 16, T2N., R18E., B.M., CITY OF HAILEY, BLAINE COUNTY, IDAHO  
PREPARED FOR W SQUARED, LLC

PROJECT INFORMATION: P:\sdakpro\5588\dwg\Plat\5588plplat\_020718.dwg 3/6/2018 9:34:38 AM MST

SHT 1 OF 1

# City of Hailey

COMMUNITY DEVELOPMENT DEPARTMENT  
115 South Main Street  
Hailey, ID 83333  
208-788-9815

Zoning, Subdivision, Building and Business Permitting and Community Planning Services

## MEMORANDUM

**TO:** Carbonate View Subdivision, represented by Kimberlee Johnson, Galena Engineering, Inc.

**FROM:** Rebecca F. Bundy, Certified Floodplain Manager  
Lisa Horowitz, Community Development Department Director

**RE:** Permit #18-003, Carbonate View Subdivision

**DATE:** March 27, 2018

Galena Engineering, Inc., has recently submitted an application for a flood hazard development permit for a preliminary plat of the Carbonate View Subdivision. The proposed project consists of a fourteen (14) lot subdivision, with an associated neighborhood park, containing some regulatory floodplain. The southwestern portion of the proposed subdivision is partially located in the Special Flood Hazard Area (SFHA) of FIRM Panel 0664E, dated November 26, 2010. The existing FIRM shows AE zones, with defined base flood elevations, in the vicinity of the subdivision.

### SUBSTANTIAL IMPROVEMENT/DAMAGE DETERMINATION:

The proposed project is a subdivision and is not subject to substantial improvement/damage regulations.

This permit for flood hazard development permit for a preliminary plat for the Carbonate View Subdivision, partially located in the SFHA, has been approved, per evaluation of the applicable criteria below, with the following conditions:

1. Prior to any future development in the SFHA, the property owner shall be required to obtain a flood hazard development permit from the City of Hailey for the proposed work.

17.04J.080.C. Criteria For Evaluation: The flood hazard development permit board, the commission or the council, as the case may be, shall evaluate and find adequate evidence to support each of the following criteria:

Has criteria been met?	Criteria	Evaluation
YES	1. There will be no significant danger to life and property due to increased flood heights or velocities or that any materials may be swept onto other lands or downstream to the injury of others and that the proposed development is reasonably safe from	Hailey Municipal Code, Section 16.04.110, Parks, Pathways and other Green Spaces, requires that a certain portion of any new subdivision shall be set aside as

	<p>flooding.</p>	<p>parkland and associated access. The proposed subdivision dedicates park area and associated access in the southwest corner, and those areas includes all of the land in the SFHA associated with the proposed subdivision. This parkland is proposed to be dedicated to the Wood River Land Trust to become part of the neighboring Draper Preserve. As such, the land will be preserved as naturalized floodplain and animal habitat. All proposed residential lots are located entirely outside of the SFHA. This standard shall be met with the following condition: Prior to any future development in the SFHA, the property owner shall be required to obtain a flood hazard development permit for the proposed work.</p>
YES	<p>2. All subdivision proposals shall:</p> <ul style="list-style-type: none"> <li>a. Be reasonably safe from flooding.</li> <li>b. Have adequate drainage provided to reduce exposure to flood hazards.</li> <li>c. Minimize flood damage, to the extent possible, through design criteria, such as requiring building envelopes, minimizing the size of building envelopes, locating building envelopes in the safest locations, reducing the number and size of encroachments in the floodplain and providing unobstructed passage of floodwaters.</li> <li>d. Have public utilities and facilities, such as sewer, gas, electric and water systems, located and constructed to minimize flood damage.</li> <li>e. Include the mapped flood hazard zones from the effective FIRM shown on the preliminary plat.</li> <li>f. Generate and/or provide base flood elevation data for subdivision proposals and all other proposed development, including manufactured home parks and subdivisions, greater than fifty (50) lots or greater than five (5) acres, whichever is less.</li> </ul>	<p>This standard shall be met with the following condition: Prior to any future development in the SFHA, the property owner shall be required to obtain a flood hazard development permit for the proposed work.</p> <ul style="list-style-type: none"> <li>a. See Item 1 above.</li> <li>b. By dedicating the all land within the SFHA to naturalized parkland, this standard has been met.</li> <li>c. No building lots have been proposed within the SFHA.</li> <li>d. No new public utilities are proposed in the SFHA by this proposal.</li> <li>e. The mapped flood hazard zones from the effective FIRM have been shown on the preliminary plat.</li> <li>f. Base flood elevation data has already been developed.</li> </ul>
YES	<p>3. The proposed location represents the safest location on the subject property for the proposed use.</p>	<p>The portion of the proposed subdivision that is within the SFHA has been dedicated as parkland and associated access. No private residential lots have been proposed in the SFHA.</p>
YES	<p>4. Safe access to the property shall be available in times of a base flood for ordinary and emergency vehicles.</p>	<p>The proposed lots can be safely accessed from existing Chestnut Street.</p>

YES	5. Inherent natural characteristics of the watercourses shall be preserved.	No development is proposed adjacent to a watercourse. By dedicating the portion of the proposed subdivision that is within the SFHA as parkland, the project preserves that area as naturalized habitat.
N/A	6. Existing riparian vegetation and wildlife habitat along the stream bank and within the required one hundred foot (100') riparian setback shall be preserved.	The proposed project is not located within 100 feet of the Big Wood River and, thus, does not contain riparian setback.
N/A	7. New landscaping shall include plantings that are low growing and have dense root systems to stabilize stream banks and to repair any damage previously done to riparian vegetation.	The proposed project is not located within 100 feet of the Big Wood River and, thus, does not contain riparian setback.
YES	8. All new construction permitted in this article, including manufactured homes and RVs, accessory buildings, and substantial improvements shall be anchored to prevent flotation, collapse or lateral movement and be reasonably safe from flooding.	No development is proposed in the SFHA at this time. This standard shall be met with the following condition: Prior to any future development in the SFHA, the property owner shall be required to obtain a flood hazard development permit for the proposed work.
YES	9. All new construction and substantial improvements shall be constructed with materials resistant to flood damage and constructed using methods and practices that minimize flood damage. The lowest portion of a floor system of new construction or substantial improvement of any structure shall be elevated to or above the level of the flood protection elevation. Any electrical, heating, ventilation, plumbing and air conditioning equipment and other service facilities shall also be designed and elevated to or above the level of the flood protection elevation.	No development is proposed in the SFHA at this time. This standard shall be met with the following condition: Prior to any future development in the SFHA, the property owner shall be required to obtain a flood hazard development permit for the proposed work.
YES	10. Any proposed water supply and sanitation system shall prevent disease, contamination and unsanitary conditions. a. All new and replacement water supply systems shall be designed to minimize or eliminate infiltration of floodwaters into the system. b. New and replacement water sanitary sewage systems shall be designed to minimize or eliminate infiltration of floodwaters into the systems and discharge from the systems into floodwaters. c. On site waste disposal systems shall be located to avoid impairment to them or contamination from them during flooding.	No development is proposed in the SFHA at this time. This standard shall be met with the following condition: Prior to any future development in the SFHA, the property owner shall be required to obtain a flood hazard development permit for the proposed work.
YES	11. Any chemicals or other toxic materials that could cause contamination of surface waters or groundwater, or that could be injurious to public health, safety and welfare, shall be located at the flood protection elevation and stored in a manner that	No development is proposed in the SFHA at this time. This standard shall be met with the following condition: Prior to any future development in the SFHA, the property owner shall

	prevents their release in the event of a flood.	be required to obtain a flood hazard development permit for the proposed work.
YES	<p>12. The lowest portion of a floor system of new construction or substantial improvement of any structure shall be elevated to a level at least to the flood protection elevation. Any fill shall not extend more than twenty five feet (25') beyond the limits of any structure erected on a lot or property ("backfill"); provided, however, fill may extend more than twenty five feet (25') beyond the limits of any structure erected on a lot or property only if the cumulative volume of the fill below the BFE does not exceed the volume of fill below the BFE allowed within the twenty five foot (25') perimeter. Fully enclosed areas below the lowest floor 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 shall be certified by a registered professional engineer/architect and must meet or exceed the following minimum criteria:</p> <ol style="list-style-type: none"> <li>a. 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.</li> <li>b. The bottom of all openings shall be no higher than one foot (1') above the proposed grade.</li> <li>c. Openings may be equipped with screens, louvers or other coverings or devices; provided, that they permit the automatic entry and exit of floodwater.</li> <li>d. Below grade crawl spaces are prohibited at sites where the velocity of floodwaters exceed five feet (5') per second.</li> <li>e. Interior grade of the crawl space below the BFE must not be more than two feet (2') below the lowest adjacent exterior grade (LAG).</li> <li>f. Height of the below grade crawl space, measured from the lowest interior grade of the crawl space to the bottom of the floor joist must not exceed four feet (4') at any point.</li> <li>g. Contain an adequate drainage system that removes floodwaters from the interior area of the crawl space.</li> </ol>	No development is proposed in the SFHA at this time. This standard shall be met with the following condition: Prior to any future development in the SFHA, the property owner shall be required to obtain a flood hazard development permit for the proposed work.
N/A	<p>13. Encroachments in the floodway, including fill, new construction, substantial improvements and other development shall require certification from a registered professional engineer certifying the following:</p> <ol style="list-style-type: none"> <li>a. Such encroachments shall not result in any increase in flood levels during the occurrence of a flood.</li> </ol>	This standard does not apply. The proposed subdivision does not contain floodway.

W 4.02-18