AGENDA
Hailey Planning and Zoning Commission
Monday, April 1, 2024
6:00 p.m. *(Will begin after the DIF Advisory Committee)*

Hailey Planning and Zoning Meetings are open to the public, in person, and by electronic means when available. The city strives to make the meeting available virtually but cannot guarantee access due to platform failure, internet interruptions or other potential technological malfunctions. Participants may join our meeting virtually by the following means:

Join on your computer, mobile app, or room device.
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Phone Conference ID: 602 369 677#

Call to Order

- Public Comment for items not on the Agenda.

Consent Agenda

- **CA 1** Motion to approve Meeting Minutes dated March 18, 2024. **ACTION ITEM**

- **CA 2** Motion to approve the Findings of Fact, Conclusions of Law, and Decision of a Preliminary Plat Application by Butterfly, LLC, to reconfigure Lot 2D, Block 3, Airport West Subdivision #2 (1911 Lear Lane) into two (2) condominium lots, with one (1) 950 square foot unit (approximately) on each lot and a shared 11,953 square foot common area. This project is known as Homeworks Condominium Association, Inc. and it is located within the SCI Industrial (SCI-I) Zoning District. **ACTION ITEM**

Public Hearing

- **PH 1** Continuation of a Design Review Application by Rivian Automotive, LLC, for an improved parking area consisting of electric vehicle charging stations. The Applicant is proposing a total of five (5) standard charging stalls and one (1) pull-in trailer stall onsite, to be located on North Main Street (Lots 6-8, Block 44, Hailey Townsite) within the Business (B), Townsite Overlay (TO), and Downtown Residential Overlay (DRO) Zoning Districts. This project is also associated with a Conditional Use Permit Application, which was formally approved by the Planning and Zoning Commission on January 16, 2024. **ACTION ITEM**

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- **PH 2** Consideration of a Design Review Pre-Application submitted by The Club at Aviation Drive, LLC/ Anthony St. George, represented by architect Daniel Hollis, for construction of a self-storage facility and clubhouse, as well as the retrofitting and relocation of an existing commercial building and greenhouse onsite, to be located on Lots 2 and 3A, Block 4, Airport West Subdivision #2 (1451 and 1551 Aviation Drive), within the SCI – Industrial (SCI-I) Zoning District on approximately 4.2 acres. This project proposes six (6) buildings in total (one (1) existing, five (5) new) with forty-three (43) self-storage units, as well as on-site parking. **ACTION ITEM**

- **PH 3** Continuation of a Design Review Application submitted by Noe and Rene Orihuela for the construction of a new, two story, 8,218 sq. ft. industrial space to be located at 4323 Glenbrook Drive (Lot 4, Block 42, Woodside Sub #10) within the Light Industrial (LI) Zoning District. **ACTION ITEM**

Administrative Review (No Action)

- **AR 1** A Design Review Modification Application submitted by Pilling Family Trust, represented by Manya Yamada, for the modification to the previously approved plans within the Sunbeam Subdivision I, Panorama Point Project, B2 House. The proposed amendment incorporates a 588 square foot basement for only one (1) of the 10 approved cottage lots. The proposed building amendment is located on Sublot 1, Block 3, Sunbeam Subdivision.

- **AR 2** A Lot Line Adjustment, submitted by Michael and Jacqueline Swan wherein the interior lot lines of Hailey Lots 16-18 Block 60, Hailey Townsite (416 North 3rd Avenue) are eliminated. The reconfiguration of the lots would form one (1) lot, Lot 16A, comprising of 8,996 square feet. The Lot Line Adjustment is located within Section 9, T.2N., R.18 E., B.M., City of Hailey, Blaine County, Idaho, in the Townsite Overlay and General Residential (GR) Zoning District.

Staff Reports and Discussion

- **SR 1** Discussion of building activity, upcoming projects, and zoning code changes.
- **SR 2** Discussion: Next Planning and Zoning Meeting:
    - April 15, 2024:
        - DR PReApp: Frosty Acres
        - Rezone: St Charles Borromeo Catholic Church

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Meeting Minutes
Hailey Planning and Zoning Commission
Monday, March 18, 2024
5:30 p.m.

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Join on your computer, mobile app, or room device.
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Or call in (audio only)
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Phone Conference ID: 602 369 677#

Present
Commission: Janet Fugate, Owen Scanlon, Jordan Fitzgerald, Sage Sauerbrey
Staff: Robyn Davis, Emily Rodrigue, Ashley Dyer, Jessica Parker
Absent: Dan Smith

5:30:36 PM **Call to Order**
- 5:30:44 PM Public Comment for items not on the Agenda. No comment.

5:31:16 PM **Consent Agenda**
- **CA 1** Motion to approve Meeting Minutes dated March 4, 2024. **ACTION ITEM**

- **CA 2** Motion to approve the Findings of Fact, Conclusions of Law, and Decision of a Design Review Application submitted by Jacqueline and Michael Swan, represented by Architect Rebecca Bundy, PLLC, for the construction of a single-family house addition, as well as a new, detached garage with an accessory dwelling unit located above. This project will be located at 416 North 3rd Avenue (Lots 16-18, Block 60, Hailey Townsite) within the Limited Residential (LR-1) and Townsite Overlay (TO) Zoning Districts. **ACTION ITEM**

5:31:27 PM **Sauerbrey motion to approve CA 1 and CA 2. Scanlon seconded. All in favor.**

Public Hearing
- 5:31:45 PM **PH 1** Consideration of a Preliminary Plat Application by Butterfly, LLC, to reconfigure Lot 2D, Block 3, Airport West Subdivision #2 (1911 Lear Lane) into two (2)

condominium lots, with one (1) 950 square foot unit (approximately) on each lot and a shared 11,953 square foot common area. This project is known as Homeworks Condominium Association, Inc. and it is located within the SCI Industrial (SCI-I) Zoning District. **ACTION ITEM**

5:32:18 PM Rodrigue introduced application, summarized buildings existing, noting that no public comments received, no comments from department and confirming garage structure cannot be sold separately.

5:33:00 PM No questions from Sauerbrey. Fitzgerald asked how the common spaces will be managed. Stahlnecker confirmed their will be CCRs recorded with the plat and HOA will manage the common area.

5:33:42 PM Scanlon asked where the garages are located. Stahlnecker confirmed location and confirmed existing. Scanlon asked if residential units. Stahlnecker confirmed live work units. Scanlon asked how units will be addressed for legal address. Stahlnecker confirmed just units will be separated out and that the garages are a limited common space.

5:36:07 PM Davis confirmed building was approved in 2021 and received C of O in 2022.

5:36:36 PM Chair Fugate confirmed someone can purchase unit 1 and that purchase would allow for use of that garage. Chair Fugate asked about common space. Stahlnecker confirmed HOA will manage it.

5:37:36 PM Scanlon asked if live work units are two story. Stahlnecker confirmed. Scanlon asked if garage is two story and if not, could one be added. Stahnecker confirmed just one story and does not believe large enough to add a second floor.

5:38:27 PM Sauerbrey asked if changes to unit (air space) if would need to modify plat. Stahlnecker confirmed.

5:39:26 PM Fitzgerald asked if tenant living in unit had to live and work. Davis explained owner employee occupied requirements.

5:40:28 PM Chair Fugate asked what the bottom of the units look like. Stahlnecker summarized floor plan of units.

5:41:12 PM Scanlon asked if these are the same as the Lighwork buildings. Stahlnecker explained similar but these have residential units in them.

5:41:44 PM Chair Fugate opened public comment.

5:41:59 PM Chair Fugate closed public comment.

5:42:09 PM Sauerbrey summarized his support for the project.

5:42:39 PM Fitzgerald agrees with Sauerbrey and explained why she thinks it is necessary.

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5:43:04 PM Scanlon asked how staff enforces business operation. Davis explained difficulty enforcing and staff manages enforcement. Scanlon and Stahlnecker discussed the HOA. Scanlon agrees with commissioners comments.

5:44:55 PM Chair Fugate agrees with comments made.

5:45:19 PM **Scanlon motion to approve the Preliminary Plat Application by Butterfly, LLC, to reconfigure Lot 2D, Block 3, Airport West Subdivision #2 (1911 Lear Lane) into two (2) condominium lots, with one (1) 950 square foot unit (approximately) on each lot and a shared 11,953 square foot common area, to be known as Homeworks Condominium Association, Inc. finding that the application meets all City Standards, and that Conditions (a) through (j) are met. Sauerbrey seconded. All in Favor.**

- 5:46:27 PM **PH 2** Consideration of a Design Review Application submitted by Noe and Rene Orihuela for the construction of a new, two story, 8,218 sq. ft. industrial space to be located at 4323 Glenbrook Drive (Lot 4, Block 42, Woodside Sub #10) within the Light Industrial (LI) Zoning District. **THIS ITEM WILL NOT BE HEARD THIS EVENING. THIS ITEM WILL BE CONTINUED ON THE RECORD TO APRIL 1, 2024.**

5:46:39 PM **Sauerbrey motion to continue to April 1, 2024. Fitzgerald seconded. All in Favor.**

- **PH 3** Consideration of a Preliminary Plat Subdivision Application of the Sunbeam Subdivision (Phase II), submitted by Marathon Partners, LLC, and represented by Opal Engineering and BYLA, wherein Sunbeam Subdivision Phase I, Parcels B and C, are subdivided into 62 lots (42 lots and 20 sublots), as well as Parcel B1, which includes the remaining park dedication of 3.34 acres as contemplated in the approved Planned Unit Development Agreement. **THIS PROJECT WILL BE RENOTICED FOR A FUTURE MEETING DATE.**

Presentations

- 5:46:59 PM **PP 1** 2023 Annual Report

5:47:13 PM Davis summarized annual report and noted highlights of what took place in 2023 in the Community Development Department.

Staff Reports and Discussion

- **SR 1** Discussion of building activity, upcoming projects, and zoning code changes.
- **SR 2** Discussion: Next Planning and Zoning Meeting:
  - April 1, 2024:
    - DIF *(begins at 5PM)*
    - DR PreApp: The Club at Aviation Drive
    - DR: Orihuela *(continued)*
    - DR: Rivian *(continued)*

Fitzgerald suggested code amendments. Davis summarized upcoming projects, reminding commission meeting will start at 5pm.

6:16:06 PM **Sauerbrey motioned to adjourn. Scanlon seconded. All in favor.**

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FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION

On March 4, 2024, the Hailey Planning and Zoning Commission considered and approved a Design Review Application submitted by Jacqueline and Michael Swan for the construction of a 1,087 square foot addition to an existing single-family residence, as well as a new 975 square foot garage with an Accessory Dwelling Unit located above. This project is located at 416 N. 3rd Avenue (Lots 16-18, Block 60, Hailey Townsite) Townsite Overlay (TO) and Limited Residential (LR-1) Zoning Districts.

FINDINGS OF FACT

Notice: Notice for the March 4, 2024, public hearing was published in the Idaho Mountain Express and mailed to property owners within 300 feet on February 14, 2024.

Background and Project Overview: Jacqueline and Michael Swan submitted a Design Review Application for approval to construct a 1,087 square foot addition to an existing single-family residence, as well as a new 975 square foot garage with an Accessory Dwelling Unit located above.
The proposed remodel is for a new addition to the existing home. This addition will be located along the eastern wall plane of the existing structure, facing North Third Avenue. The Main Floor includes a new covered porch, entryway to an open layout to the dining and kitchen area, office room, and one (1) bathroom. The upper level consists of four (4) bedrooms, and three (3) bathrooms. The proposed addition also includes a 975 square foot detached two- car garage, which is located at the rear of the property, and includes an 837 square foot accessory dwelling unit located above the garage.

Reasoned Statement: These Findings of Fact, Conclusions of Law, and Decision ("Findings") represent the summary, and majority opinion of the determinative body of the City of Hailey pursuant to Idaho Code. These Findings represent a final decision, after extensive on-the-record deliberations, as more completely documented in the Minutes therefore, and the recordings thereof. These Findings represent a unanimous approval of the Hailey Planning and Zoning Commission, after deliberations on each of the criteria detailed herein below.

Notably, the primary issue of concern with this application was the provision of specific guidelines related to the alteration of a historic building and the proposed addition. While of concern, a Historic Demolition Application was reviewed and approved by the Hailey Arts and Historic Preservation Commission (HAHPC) on February 13, 2024. The HAHPC found that the structures proposed for demolition r comply with the standards of criteria noted herein, and ultimately, the standards and criteria for approval were found to be satisfied.

On March 4, 2024, the Hailey Planning and Zoning Commission unanimously approved the Applicant's proposal.

Procedural History: The Application was submitted on February 8, 2024, and certified complete on February 21, 2024. A Public Hearing before the Hailey Planning and Zoning Commission was held on March 4, 2024, in the Hailey City Council Chamber and virtually via GoTo Meeting, at which time the Commission voted to unanimously approve the Design Review Application submitted by Jacqueline and Michael Swan, for a 1,087 square foot addition to an existing single-family residence, as well as a new 975 square foot garage with an Accessory Dwelling Unit located above, located at 416 n. 3rd Avenue.

Standards of Evaluation:

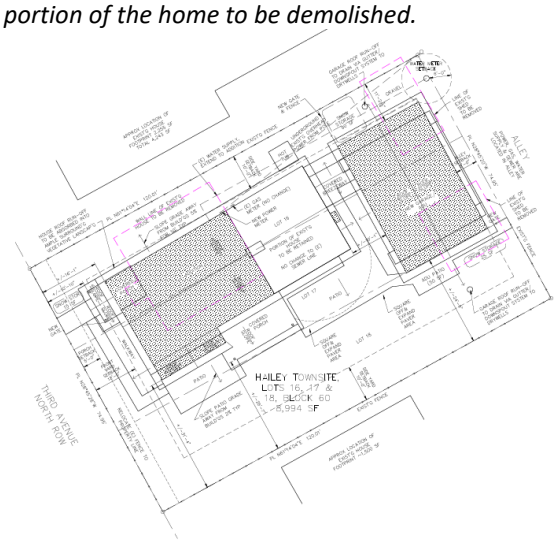
Chapter 17.06 of the Hailey Municipal Code establishes the criteria for applications for Zoning. For each applicable standard (in bold print), the Administrator makes the following Findings of Fact:

General Requirements for all Design Review Applications				
Compliant			**Standards and Staff Comments**	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☒	☐	☐	**17.06.050**	**Complete Application**
☒	☐	☐	**Department Comments**	**Engineering:** *No comments*
				Life/Safety: *No comments*
				Water and Sewer: *No new taps are allowed to the Sewer main; the Applicant must connect anything to their existing sewer service should anything change.* *If the meter vault is located in a drivable area, the Applicant will need to install a metal lid frame over the meter vault.*
				Building: *No comments*
				Streets: *No comments*
☐	☐	☒	**17.08A Signs**	**17.08A Signs: The applicant is hereby advised that a sign permit is required for any signage exceeding four square feet in sign area. Approval of signage areas or signage plan in Design Review does not constitute approval of a sign permit.**
			Staff Comments	*N/A, as signage is prohibited in residential zones.* *Findings: Compliance. This standard is either not applicable or has been met.*
☒	☐	☐	**17.09.040 On-site Parking Req.**	**See Section 17.09.040 for applicable code.** **17.09.040 Single-Family Dwellings: two (2) spaces minimum, six (6) spaces maximum**
			Staff Comments	*The Hailey Municipal Code requires a minimum of two (2) parking spaces for single-family residential dwellings, and one (1) onsite parking space for Accessory Dwelling Units The proposed garage addition will include three (3) parking spaces to service the single-family residence and the new ADU.* *Findings: Compliance. This standard is either not applicable or has been met.*
☒	☐	☐	**17.08C.040 Outdoor Lighting Standards**	**17.08C.040 General Standards** **a. All exterior lighting shall be designed, located and lamped in order to prevent:** **1. Overlighting;** **2. Energy waste;** **3. Glare;** **4. Light Trespass;** **5. Skyglow.**

				b. All non-essential exterior commercial and residential lighting is encouraged to be turned off after business hours and/or when not in use. Lights on a timer are encouraged. Sensor activated lights are encouraged to replace existing lighting that is desired for security purposes. **c. Canopy lights, such as service station lighting shall be fully recessed or fully shielded so as to ensure that no light source is visible from or causes glare on public rights of way or adjacent properties.** **d. Area lights. All area lights are encouraged to be eighty-five (85) degree full cut-off type luminaires.** **e. Idaho Power shall not install any luminaires after the effective date of this Article that lights the public right of way without first receiving approval for any such application by the Lighting Administrator.**
			Staff Comments	*The Applicant will install Dark Sky compliant fixtures, downcast and low wattage fixtures. Recessed lighting is proposed for all covered porch areas (6 exterior lights in total).* - *Wall Sconces are proposed for around the porch areas, breezeway and the garage/ADU (10 exterior lights in total).* *Findings: Compliance. This standard is either not applicable or has been met.*
☒	☐	☐	**Bulk Requirements**	**Zoning District: Limited Residential (LR-1) and Townsite Overlay (TO) Zoning Districts:** - **Maximum Building Height: 30 feet** - **Front Yard Setback: 12 feet*** - **Side Yard Setbacks: 10 feet*** - **Rear Yard Setback: 6 feet*** - **Lot Coverage: 40 %** **** No townhouse units are proposed with this project.***
			Staff Comments	*Setbacks proposed by the Applicant are as follows and comply with the zoning districts.* - *Maximum Building Height: 30 feet* - *Front Yard Setback: 12 feet* - *Side Yard Setbacks: 10 feet* - *Rear/ alley Setback: 6 feet* - *Lot Coverage: 29.9%= 2,686 square feet* *Findings: Compliance. This standard is either not applicable or has been met.*
☒	☐	☐	**17.06.070(A)1 Street Improvements Required**	**Sidewalks and drainage improvements are required in all zoning districts, except as otherwise provided herein.**
			Staff Comments	*Pursuant Section 17.06.070, the requirement for sidewalk and drainage improvements may be waived if the project is a remodel and/or addition to a single-family residence. Though the proposed project is a renovation to an existing single-family residence, and a new garage and ADU addition, Planning Staff believes collecting a sidewalk in-lieu payment is appropriate given the size and scope of the project. This has been made a Condition of Approval; however, the Commission may wish to discuss whether this standard shall be met and/or waived.* *Findings: Compliance. This standard is either not applicable or has been met.*

☒	☐	☐	**17.06.070(B) Required Water System Improvements**	**In the Townsite Overlay District, any proposal for new construction or addition of a garage accessing from the alley, where water main lines within the alley are less than six feet (6') deep, the developer shall install insulating material (blue board insulation or similar material) for each and every individual water service line and main line between and including the subject property and the nearest public street, as recommended by the city engineer. (Ord. 1191, 2015)**
			Staff Comments	*The Applicant is proposing the construction of a new garage off the alleyway. Insulating the water service line and main line has been made a Condition of Approval.* *Findings: Compliance. This standard is either not applicable or has been met.*

Design Review Guidelines for Residential Buildings in the Townsite Overlay District (TO).

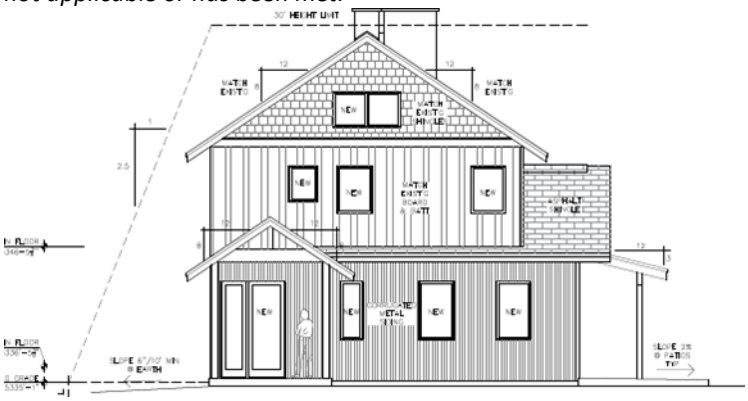
Compliant		Standards and Staff Comments		
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☒	☐	☐	**17.06.090(C)1**	**1) Site Planning**
				Guideline: The pattern created by the Old Hailey town grid should be respected in all site planning decisions.
			Staff Comments	*The lot is existing and respects the Old Hailey Townsite grid pattern. A Lot Line Adjustment Application - removing the interior lot lines - has been submitted. Approval of the Lot Line Adjustment shall be made a Condition of Approval for this Design Review. The new house addition is proposed on an almost identical footprint to the original portion of the home to be demolished.*  *Findings: Compliance. This standard is either not applicable or has been met.*
☒	☐	☐		**Guideline: Site planning for new development and redevelopment shall address the following:** • **scale and massing of new buildings consistent with the**

				surrounding neighborhood; • **building orientation that respects the established grid pattern of Old Hailey;** • **clearly visible front entrances;** • **use of alleys as the preferred access for secondary uses and automobile access;** • **adequate storage for recreational vehicles;** • **yards and open spaces;** • **solar access on the site and on adjacent properties where feasible, and where such decisions do not conflict with other Design Guidelines;** • **snow storage appropriate for the property;** • **Underground utilities for new dwelling units.**
			Staff Comments	• *The scale of the proposed residence is consistent with the scale and massing of buildings in the surrounding neighborhood.* • *The front façade and entrance are clearly visible and will face Third Avenue, which includes a welcoming front porch on the street façade, as is typical in Old Hailey.* • *The south and west facades, which are the most visible from the street, have single story porches and kitchen pop-out to avoid a flat, 2 story wall on those facades.* • *The existing residence and new proposed garage/ADU building are accessed via the existing alley.* • *No recreational vehicle storage has been delineated onsite.* • *The proposed residence will span the entire lot. Ample yard and open space exist around the home, with a Bocce Ball court and vegetable garden.* • *No passive solar design or solar energy collection devices are proposed at this time. The client may rough in for photovoltaic panels, which would be installed almost flush with the south facing house roof.* • *Snow storage has been identified on the site plan and is sufficient for the site.* • *Utilities are existing and are located underground. Any and all new utilities to service the proposed residence will be located underground.* *Findings: Compliance. This standard is either not applicable or has been met.*
☒	☐	☐		**Guideline: The use of energy-conserving designs that are compatible with the character of Old Hailey are encouraged. The visual impacts of passive and active solar designs should be balanced with other visual concerns outlined in these Design Guidelines.**
			Staff Comments	*The design intent of the proposed residence is to complement that of the surrounding area, while retaining the character of Old Hailey. The proposed design has a covered entry, and several windows, of various sizes and shapes, are proposed throughout. Other energy-conserving design utilized are as follows:* *No passive solar design or solar energy collection devices are proposed at this time. The client may rough in for photovoltaic*

				panels, which would be installed almost flush with the south facing house roof. *City Staff have developed language and standards for Electric Vehicle infrastructure. At this time, Staff are proposing that all new developments of residential units, including single-family dwellings, townhomes, and Accessory Dwelling Units, and substantial remodels, consider installing the necessary infrastructure to comply with the EV Capable requirements. EV Capable requires that Developers install either a one hundred and twenty (120) volt twenty (20) ampere branch circuit or one two hundred and forty (240) volt forty (40) ampere branch circuit to be compliant with the EV Capable requirement.* *This will be further evaluated at the time of Building Permit submittal and prior to its issuance.* *Findings: Compliance. This standard is either not applicable or has been met.*
☒	☐	☐	**17.06.090(C)2**	**2. Bulk Requirements (Mass and Scale, Height, Setbacks)**
				Guideline: The perceived mass of larger buildings shall be diminished by the design.
			Staff Comments	*The south and west facades of the house, which are the most visible from the street, have single story porches and kitchen pop-out to step down and avoid a flat, 2 story wall on those facades. A three-foot-deep shed roof protects the pedestrian entrance to the ADU and shelters the garage doors.* *Neither of the proposed buildings are very large. The house massing is broken up with a covered porch and single-story kitchen roofs. The garage massing is minimized with a dormer design, minimizing roof height, and with shed roofs over walkways and the garage entrances. A covered, open breezeway connects the garage to the rear of the main house.* *Findings: Compliance. This standard is either not applicable or has been met.*
☒	☐	☐	**17.06.090(C)3**	**3. Architectural Character**
			17.06.090(C)3a	**a. General**

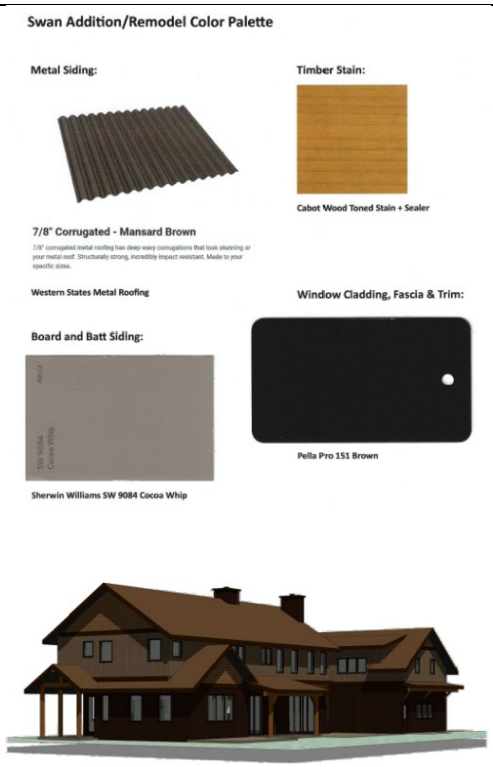
				Guideline: New buildings should be respectful of the past, but may offer new interpretations of old styles, such that they are seen as reflecting the era in which they are built.
			Staff Comments	*The architectural style of the proposed addition will match the existing structure. A covered entry porch and traditional exterior materials/colors nicely integrate into the surrounding area. The house addition utilizes the same roof pitch, upper floor siding treatments and brown clad windows as the existing. It trades board and batt siding on the lower level for a brown, corrugated metal siding that will better stand up to snow against the siding. The house addition trades a small, unwelcoming enclosed cold entry for a larger, open covered porch and also provides an ample covered outdoor porch along the south façade.* *The proposed garage/ADU utilizes some of the same siding treatments, main roof pitch and shed roof overhangs as the existing home, while introducing a dormer design to minimize building height. Findings: Compliance. This standard is either not applicable or has been met.*
☒	☐	☐	**17.06.090(C)3b**	**b. Building Orientation**
				Guideline: The front entry of the primary structure shall be clearly identified such that it is visible and inviting from the street.
			Staff Comments	*The house addition orients to the street in a similar manner to the original portion of the home. The proposed garage/ADU will be accessed from the alley, as is typical in Old Hailey. A covered porch along the front façade and over the front entry is proposed, which is prominent, visible, and inviting from Third Avenue.* *Findings: Compliance. This standard is either not applicable or has been met.*

☒	☐	☐		**Guideline: Buildings shall be oriented to respect the existing grid pattern. Aligning the front wall plane to the street is generally the preferred building orientation.**
			Staff Comments	*The lot is existing and respects the Old Hailey Townsite grid pattern. A covered porch along the front façade, and over the front entry is proposed, which is prominent and inviting from Third Avenue.* *Findings: Compliance. This standard is either not applicable or has been met.*
☒	☐	☐	**17.06.090(C)3c**	**c. Building Form**
				Guideline: The use of building forms traditionally found in Old Hailey is encouraged. Forms that help to reduce the perceived scale of buildings shall be incorporated into the design.
			Staff Comments	*A covered front porch, and various-sized windows reduces the massing of the building and breaks up the roofline. The house is constructed of rectangular forms, with the short side facing the street and the longer side along the interior lot lines. The addition matches the existing rear portion of the home that will be retained.* *The proposed garage/ADU is rectangular in shape. It replaces two sheds with a similar total square footage.* *Findings: Compliance. This standard is either not applicable or has been met.*
☒	☐	☐	**17.06.090(C)3d**	**d. Roof Form**
				Guideline: Roof forms shall define the entry to the building, breaking up the perceived mass of larger buildings, and to diminish garages where applicable.
			Staff Comments	*The south and west facades of the house, which are the most visible from the street, have single story porches and kitchen pop-out to step down and avoid a flat, two-story wall on those facades. The proposed garage/ADU utilizes a dormer design to minimize building massing. A three-foot-deep shed roof protects the pedestrian entrance to the ADU and shelters the garage doors. The roof undulation and front entry porch will minimize the perceived mass of the residence. The covered porch will also help define the entry to the building.* *Findings: Compliance. This standard is either not applicable or has been met.*
☒	☐	☐	**17.06.090(C)3d**	**Guideline: Roof pitch and style shall be designed to meet snow storage needs for the site.** • **Roof pitch materials and style shall retain snow on the roof, or allow snow to shed safely onto the property, and away from pedestrian travel areas.** • **Designs should avoid locating drip lines over key pedestrian routes.** • **Where setbacks are less than ten feet, special attention shall be given to the roof form to ensure that snow does not shed onto adjacent properties.**

			Staff Comments	*The house utilizes a primary 8:12 pitch to match the existing home for enclosed portions of the home, as well as the front porch, with a 3:12 pitched, covered porch from the great room. The proposed dormer design utilizes 8:12 pitches at the gable ends to match the house and a 3:12 pitch at the dormers and lower shed roofs. The asphalt shingle roofing and low roof pitches will retain snow.* *The house and garage utilize 8:12 roof pitches to match existing and a 3:12 pitch at the dormers and lower shed roofs. The asphalt shingle roofing will retain snow.* *Ample covered porches and covered walkways are designed to protect key pedestrian routes.* *Only the east façade of the garage is located within 10' of a property line. The asphalt shingle roofing will retain snow, so it does not shed into the alley. Findings: Compliance. This standard is either not applicable or has been met.* 
☒	☐	☐	**17.06.090(C)3d**	**Guideline: The use of roof forms, roof pitch, ridge length and roof materials that are similar to those traditionally found in the neighborhood are encouraged.**
			Staff Comments	*The house utilizes a primary 8:12 pitch to match the existing home for enclosed portions of the home, as well as the front porch, with a 3:12 pitched, covered porch from the great room. The proposed dormer design utilizes 8:12 pitches at the gable ends to match the house and a 3:12 pitch at the dormers and lower shed roof.* *Findings: Compliance. This standard is either not applicable or has been met.*
☒	☐	☐	**17.06.090(C)3d**	**Guideline: The roof pitch of a new building should be compatible with those found traditionally in the surrounding neighborhood.**
			Staff Comments	*The proposed roof pitch is 8:12, to match the existing home for enclosed portions of the home, which complements other roof pitches in the area.* *Findings: Compliance. This standard is either not applicable or has been met.*
☒	☐	☐	**17.06.090(C)3e**	**e. Wall Planes**
				Guideline: Primary wall planes should be parallel to the front lot line.

			Staff Comments	*The house addition orients to the street in a similar manner to the existing home, with its primary façade and front porch facing the street and approximately parallel to the front lot line.* *Findings: Compliance. This standard is either not applicable or has been met.*
☒	☐	☐	**17.06.090(C)3e**	**Guideline: Wall planes shall be proportional to the site and shall respect the scale of the surrounding neighborhood.**
			Staff Comments	*The wall planes of the house are similar in size to neighboring homes, and the south and west facades of the house, which are the most visible from the street, have single story porches and kitchen pop-out to mitigate those facades. The garage building is a smaller structure, and its facades are broken up with varying eave heights and shed roofs.* *Findings: Compliance. This standard is either not applicable or has been met.*
☒	☐	☐	**17.06.090(C)3e**	**Guideline: The use of pop-outs to break up longer wall planes is encouraged.**
			Staff Comments	*The south and west facades of the house, which are the most visible from the street, have single story porches and kitchen pop-out to step down and avoid a flat, 2 story wall on those facades. The entry porch breaks up the front of the north façade, and dense tree plantings for privacy will obscure most of the northern façade from the street. All building elevations are broken up horizontally with 2-3 different levels of siding treatments, separated by bellybands: Vertical corrugated siding on the ground floor, wood board and batten on the upper level and wood shingle in the gables.* *Findings: Compliance. This standard is either not applicable or has been met.*
☒	☐	☐	**17.06.090(C)3f**	**f. Windows**
				Guideline: Windows facing streets are encouraged to be of a traditional size, scale and proportion.
			Staff Comments	*The house windows are taller than wide and are of a similar size to the current windows on the original portion of the home, as well as on the 2010 addition. The garage/ADU windows do not face the street.* *Findings: Compliance. This standard is either not applicable or has been met.*
☒	☐	☐	**17.06.090(C)3f**	**Guideline: Windows on side lot lines adjacent to other buildings should be carefully planned to respect the privacy of neighbors.**
			Staff Comments	*The house is located about 11' from the north property line, and the house to the north is located about 10' from the property line, so there is ample space for landscaping between the two properties. Evergreen trees, proposed directly outside of the north wall ground floor windows, Swedish aspens and an existing fence will provide privacy between the properties. The upper floor addition only has two small north facing windows. No other facades are adjacent to neighboring buildings.*

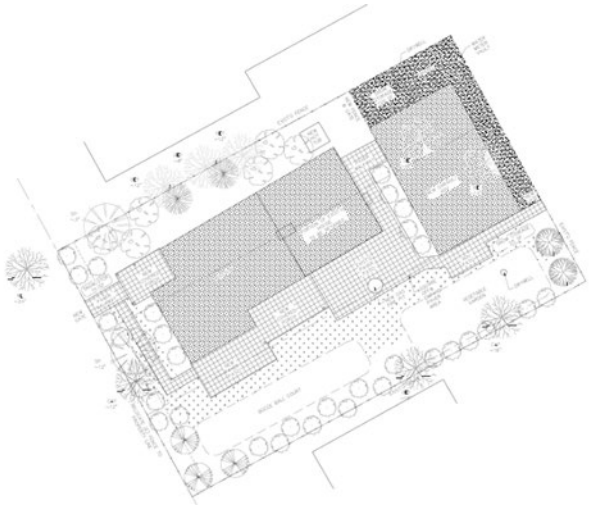
				Findings: Compliance. This standard is either not applicable or has been met.
☒	☐	☐	**17.06.090(C)3g**	**g. Decks and Balconies**
				Guideline: Decks and balconies shall be in scale with the building and the neighborhood.
			Staff Comments	*No decks/balconies are proposed. Patios are proposed at grade. Findings: Compliance. This standard is either not applicable or has been met.*
☒	☐	☐	**17.06.090(C)3g**	**Guideline: Decks and balconies should be designed with the privacy of neighbors in mind when possible.**
			Staff Comments	*No decks/balconies are proposed. Patios are proposed at grade. Findings: Compliance. This standard is either not applicable or has been met.*
☒	☐	☐	**17.06.090(C)3h**	**h. Building Materials and Finishes**
				Guideline: Materials and colors shall be selected to avoid the look of large, flat walls. The use of texture and detailing to reduce the perceived scale of large walls is encouraged.
			Staff Comments	*The proposed residence will complement that of the surrounding neighborhood. The project utilizes board and batten siding at the upper floor level, with wood shingles in the gables to match the existing house.* *Vertical corrugated metal siding is proposed at the ground floor level to minimize moisture damage from snow against the building. The siding changes are separated by belly bands that match the existing house. The color palette consists of brown tones with enough contrast to emphasize the different siding treatments. Findings: Compliance. This standard is either not applicable or has been met.*

				
☒	☐	☐	**17.06.090(C)3h**	**Guideline: Large wall planes shall incorporate more than one material or color to break up the mass of the wall plane.**
			Staff Comments	*The largest wall plane is broken up by a covered front entry, roof pitch and natural timber posts that reduce the mass of the building. The roof form and exterior colors encourage human scale and are complementary to the surrounding area. The Applicant is proposing Architectural Composite Shingles, Board and Batt Siding in Sherwin Williams Cocoa Whip, Pella Brown Fascia trim, Natural wood timbers and corrugated metal siding in western states Mansard Brown (see image for further details).* *Findings: Compliance. This standard is either not applicable or has been met.*
☒	☐	☐	**17.06.090(C)3i**	**i. Ornamentation and Architectural Detailing**
				Guideline: Architectural detailing shall be incorporated into the front wall plane of buildings.
			Staff Comments	*Simple detailing is proposed: covered front entry and porch, with natural beams.* *Findings: Compliance. This standard is either not applicable or has been met.*
☒	☐	☐	**17.06.090(C)3i**	**Guideline: The use of porches, windows, stoops, shutters, trim detailing and other ornamentation that is reminiscent of the historic nature of Old Hailey is encouraged.**

			Staff Comments	*The proposed residence aligns with the nature and character of Old Hailey. The south and west facades of the house, which are the most visible from the street, have single story front and side porches and kitchen pop-out. The porch roofs and protective shed roofs over walkways are supported with heavy timber framing. Ornamentation is minimal and matches the existing house, with the corrugated metal siding providing a functional, contemporary twist.* *Findings: Compliance. This standard is either not applicable or has been met.*
☒	☐	☐	**17.06.090(C)3i**	**Guideline: Architectural details and ornamentation on buildings should be compatible with the scale and pattern of the neighborhood.**
			Staff Comments	*Please refer to Section 17.06.090(C)3i for further information.* *Findings: Compliance. This standard is either not applicable or has been met.*
☒	☐	☐	**17.06.090(C)4**	**4. Circulation and Parking**
				Guideline: Safety for pedestrians shall be given high priority in site planning, particularly with respect to parking, vehicular circulation and snow storage issues.
			Staff Comments	*Pedestrian access to the house will continue to be provided from the street in front of the house. The proposed garage will provide covered parking for three cars off of the alley. The area to the north of the garage may be used for parking or storage and will be screened from the property to the north by the existing fence. No recreational vehicle storage will be necessary.* *Findings: Compliance. This standard is either not applicable or has been met.*
☒	☐	☐	**17.06.090(C)4**	**Guideline: The visual impacts of on-site parking visible from the street shall be minimized.**
			Staff Comments	*Adequate parking has been provided and is located in the new garage addition off the alley. Pedestrian access is provided for the single-family home through a covered breezeway between the two buildings, and the ADU is accessed through the garage. Findings: Compliance. This standard is either not applicable or has been met.*
☒	☐	☐	**17.06.090(C)4**	**Guideline: As a general rule, garages and parking should be accessed from the alley side of the property and not the street side.**
			Staff Comments	*The Applicant is proposing vehicular access through the alleyway for both the single-family residence and the ADU.* *Findings: Compliance. This standard is either not applicable or has been met.*
☒	☐	☐	**17.06.090(C)4**	**Guideline: Detached garages accessed from alleys are strongly encouraged.**
			Staff Comments	*The detached garage is proposed to be accessed off the alleyway.* *Findings: Compliance. This standard is either not applicable or has been met.*
☐	☐	☒	**17.06.090(C)4**	**Guideline: When garages must be planned on the street side, garage doors shall be set back and remain subordinate to the front wall plane.**

			Staff Comments	*N/A, as the garage will have access from the existing alley.* *Findings: Compliance. This standard is either not applicable or has been met.*
☐	☐	☐	**17.06.090(C)4**	**Guideline: When garages and/or parking must be planned on the street side, parking areas are preferred to be one car in width. When curb cuts must be planned, they should be shared or minimized.**
			Staff Comments	*N/A, as the garage will have access from the existing alley.* *Findings: Compliance. This standard is either not applicable or has been met.*
☒	☐	☒	**17.06.090(C)4**	**Guideline: Off-street parking space for recreational vehicles should be developed as part of the overall site planning.**
			Staff Comments	*There is no seasonal, off-street parking for recreational vehicles being proposed.* *Findings: Compliance. This standard is either not applicable or has been met.*
☒	☐	☐	**17.06.090(C)5**	**5. Alleys**
				Guideline: Alleys shall be retained in site planning. Lot lines generally shall not be modified in ways that eliminate alley access to properties.
			Staff Comments	*The alley is existing and will be utilized for access to onsite parking.* *Findings: Compliance. This standard is either not applicable or has been met.*
☒	☐	☐	**17.06.090(C)5**	**Guideline: Alleys are the preferred location for utilities, vehicular access to garages, storage areas (including recreational vehicles) and accessory buildings. Design and placement of accessory buildings that access off of alleys is encouraged.**
			Staff Comments	*Utilities are located underground within the existing alley. Any additional utilities and/or building infrastructure will be located within the existing alley.* *Findings: Compliance. This standard is either not applicable or has been met.*
☒	☐	☐	**17.06.090(C)5**	**Guideline: Generally, the driving surface of alleys within Limited Residential and General Residential may remain a dust-free gravel surface, but should be paved within Business, Limited Business, and Transitional. The remainder of the city alley should be managed for noxious weed control, particularly after construction activity.**
			Staff Comments	*The parcel is located within the Limited Residential (LR1) and Townsite Overlay (TO) Zoning Districts. The existing alley that services the residence is of a dust-free gravel, and if noxious weeds are present on the site, the Developer shall control according to State Law.* *Findings: Compliance. This standard is either not applicable or has been met.*
☒	☐	☐	**17.06.090(C)5**	**Guideline: Landscaping and other design elements adjacent to alleys should be kept simple and respect the functional nature of the area and the pedestrian activity that occurs.**

			Staff Comments	*There are two (2) dwarf trees being proposed to be located near the alleyway inside the fence line.* *Findings: Compliance. This standard is either not applicable or has been met.*
☒	☐	☐	**17.06.090(C)6**	**6. Accessory Structures**
				Guideline: Accessory buildings shall appear subordinate to the main building on the property in terms of size, location and function.
			Staff Comments	*A detached garage/ADU is proposed subordinate to the primary residence. The proposed garage/ADU is located at the rear of the property. Its footprint is much smaller than that of the home, and it's about 5' shorter in building height. The same architectural detailing is utilized to break up the facades as is used on the house.* *Findings: Compliance. This standard is either not applicable or has been met.*
☐	☐	☒	**17.06.090(C)6**	**Guideline: In general, accessory structures shall be located to the rear of the lot and off of the alley unless found to be impractical.**
			Staff Comments	*N/A, as no additional accessory buildings are proposed. The proposed new garage/ADU building will be located near the rear of the lot and located behind the proposed residence.* *Findings: Compliance. This standard is either not applicable or has been met.*
☒	☐	☐	**17.06.090(C)7**	**7. Snow Storage**
				Guideline: All projects shall be required to provide 25% snow storage on the site.
			Staff Comments	*25% snow storage is proposed for all parking and building access routes. There is ample open space on the site for additional snow storage. The roofs are intended to hold snow, but the setbacks are also sufficient to allow it to shed without impact neighboring properties. All snow storage will be retained on site and will not impact adjacent properties. There is 160 square feet of onsite snow storage being proposed.* *Findings: Compliance. This standard is either not applicable or has been met.*
☒	☐	☐	**17.06.090(C)7**	**Guideline: A snow storage plan shall be developed for every project showing:** • **Where snow is stored, key pedestrian routes and clear vision triangles.** • **Consideration given to the impacts on adjacent properties when planning snow storage areas.**
			Staff Comments	*Snow storage areas are adjacent to the garage/ADU building as well as a small surface area located near the front walkway. Snow storage areas do not restrict pedestrian access, and pedestrian access is unrestricted and visible from the public streets, Third Avenue.* *Findings: Compliance. This standard is either not applicable or has been met.*
			17.06.090(C)8	**8. Existing Mature Trees and Landscaping**

☒	☐	☐		**Guideline: Existing mature trees shall be shown on the site plan, with notations regarding retention, removal or relocation. Unless shown to be infeasible, a site shall be carefully planned to incorporate existing mature trees on private property into the final design plan.**
			Staff Comments	*There are several existing trees that are identified onsite that are proposed to be retained including large Deciduous and Conifer trees towards the front and rear of the home, as well as large Deciduous trees along the southern property line. The Applicant is proposing to remove several Deciduous and Conifer trees along the Northern property line. The plan is to replace those trees with Spruce and Aspen trees.* *Findings: Compliance. This standard is either not applicable or has been met.*
☐?	☐	☐	**17.06.090(C)8**	**Guideline: Attention shall be given to other significant landscape features which may be present on the site. Mature shrubs, flower beds and other significant landscape features shall be shown on the site plan and be incorporated into the site plan where feasible.**
			Staff Comments	*The Applicant is proposing the addition of miscellaneous shrubs and perennial flowers along the southern property line and along the front northerly western border to create a landscaped buffer.* *The Applicant is further proposing to keep the site how it is, which includes grass, and gravel surfaces. The Applicant shows paver patios along the home and through the breezeway. No other additional landscaping is proposed at this time.* *Findings: Compliance. This standard is either not applicable or has been met.* 
☒	☐	☐	**17.06.090(C)8**	**Guideline: Noxious weeds shall be controlled according to State Law.**
			Staff Comments	*If noxious weeds are present on the site, the Developer shall control according to State Law.* *Findings: Compliance. This standard is either not applicable or has been met.*
			17.06.090(C)9	**9. Fences and Walls**

☒	☐	☐		**Guideline: Fences and walls that abut public streets and sidewalks should be designed to include fence types that provide some transparency, lower heights and clearly marked gates.**
			Staff Comments	*The existing wood fence is planned to be retained and repaired as necessary. The front section will be relocated to the front property line, and a portion of the rear fence will be removed to allow parking access. Any short additional fence additions will match the existing fence.* *Findings: Compliance. This standard is either not applicable or has been met.*
☐	☐	☒	**17.06.090(C)9**	**Guideline: Retaining walls shall be in scale to the streetscape.**
			Staff Comments	*N/A, as none are proposed.* *Findings: Compliance. This standard is either not applicable or has been met.*
☐	☐	☒	**17.06.090(C)10**	**10. Historic Structures**
				General Guidelines: Any alteration to the exterior of a Historic Structure requiring design review approval shall meet the following guidelines: • **The alteration should be congruous with the historical, architectural, archeological, educational or cultural aspects of other Historic Structures within the Townsite Overlay District, especially those originally constructed in the same Period of Significance.** • **The alteration shall be contributing to the Townsite Overlay District. Adaptive re-use of Historic Structures is supported while maintaining the architectural integrity of the original structure.**
			Staff Comments	*While the client wished to retain the original, front portion of the existing home, its non- conforming code status and structural deficiencies preclude adding to it or remodeling. The sheds at the rear of the property also suffer from non-compliance with code and structural inadequacies and do not lend themselves to being remodeled into the desired garage/ADU. As a result, the client has applied for a Historic Demolition Permit for removal of these structures.* *The Applicant applied for a Historic Demolition Application through the HAHPC, and on February 13, 2024, was approved to remove the original portion of the home to bring the structure up to city and state codes. The Applicant was also granted approval to remove two existing sheds located towards the rear of the property.* *Findings: Compliance. This standard is either not applicable or has been met.*
☐	☐	☒	**17.06.090(C)10**	**Specific Guidelines. Any alteration to the exterior of a Historic Structure requiring design review approval shall meet the following specific guidelines:** • **The design features of repairs and remodels including the general streetscape, materials, windows, doors, porches, and roofs shall not diminish the integrity of the original structure.**

				• **New additions should be designed to be recognizable as a product of their own Period of Significance with the following guidelines related to the historical nature of the original structure:** ~ **The addition should not destroy or obscure important architectural features of the original building and/or the primary façade;** ~ **Exterior materials that are compatible with the original building materials should be selected;** ~ **The size and scale of the addition should be compatible with the original building, with the addition appearing subordinate to the primary building;** ~ **The visual impact of the addition should be minimized from the street;** ~ **The mass and scale of the rooftop on the addition should appear subordinate to the rooftop on the original building, and should avoid breaking the roof line of the original building;** ~ **The roof form and slope of the roof on the addition should be in character with the original building;** ~ **The relationship of wall planes to the street and to interior lots should be preserved with new additions.**
			Staff Comments	*The original portion of the existing structure and the two (2) sheds located towards the rear of the property are considered historic. The Applicant went through the City's process and applied for Historic Demolition Application with the Hailey Arts and History Committee, and on February 13, 2024, the Applicant received approval from the Commission.* *Findings: Compliance. This standard is either not applicable or has been met.*

CONCLUSIONS OF LAW AND DECISION

The following Conditions are suggested for approval of this Application:

a) All applicable Fire Department and Building Department requirements shall be met.
b) Any change in use or occupancy type from that approved at time of issuance of Building Permit may require additional improvements and/or approvals. Additional parking may also be required upon subsequent change in use, in conformance with Hailey's Municipal Code at the time of the new use.
c) All City infrastructure requirements shall be met. Detailed plans for all infrastructure to be installed or improved at or adjacent to the site shall be submitted for Department Head approval and shall meet City Standards where required. The following shall be met:
    i. Existing water and sewer services shall be utilized.
d) The project shall be constructed in accordance with the Application or as modified by the Findings of Fact, Conclusions of Law, and Decision.
e) All new and existing exterior lighting shall comply with the Outdoor Lighting requirements according to 17.08C.

f) Except as otherwise provided, all the required improvements shall be constructed and completed, or sufficient security provided as approved by the City Attorney, before a Certificate of Occupancy can be issued.
g) This Design Review approval is for the date the Findings of Fact are signed. The Planning & Zoning Administrator has the authority to approve minor modifications to this project prior to, and for the duration of a valid Building Permit.
h) Construction staging and storage shall not be within the City Right-of-Way. All construction impacts shall occur within the property boundary.
i) All utilities shall be located underground, consistent with 17.06.080(A)3h.
j) Any and all existing trees and mature landscaping, noted to be retained, shall be protected throughout the construction process.
k) The Applicant shall pay a sidewalk in-lieu fee for the property frontage of Third Avenue. This payment shall be made prior to issuance of a Building Permit.
l) All water main lines within the alley that are less than six (6) feet deep, shall be insulated with material (blue board insulation or similar material) for each and every individual water service line and main line between and including the subject property and the nearest public street, as recommended by the City Engineer.
m) Approval of the Design Review is contingent upon the approval of the submitted Lot Line Adjustment.
n) When one dwelling unit is utilized for Short-Term Occupancy, the other unit shall be owner-occupied or utilized as a long-term rental.

Signed this _____ day of _____, 2024.

_____
Janet Fugate, Planning and Zoning Chair

Attest:

_____
Jessica Parker, Community Development Building and Operations Manager

Return to Agenda

STAFF REPORT
Hailey Planning and Zoning Commission
Regular Meeting of April 1, 2024

To: Hailey Planning and Zoning Commission
From: Emily Rodrigue and Ashley Dyer, Community Development City Planners

Overview: Continuation of a Design Review Application by Rivian Automotive, LLC, for an improved parking area consisting of electric vehicle charging stations. The Applicant is proposing a total of five (5) standard charging stalls and one (1) pull-in trailer stall onsite, to be located on North Main Street (Lots 6-8, Block 44, Hailey Townsite) within the Business (B), Townsite Overlay (TO), and Downtown Residential Overlay (DRO) Zoning Districts. This project is also associated with a Conditional Use Permit Application, which was formally approved by the Planning and Zoning Commission on January 16, 2024.

Hearing: April 1, 2024

Applicant: Rivian Automotive LLC
Location: Lots 6-8, Block 44
Zoning/Size: Business (B) Townsite Overlay (TO) and Downtown Residential (DRO);
Total Lot Area: 10,785 square feet

Notice: Notice for the April 1, 2024, public hearing was published in the Idaho Mountain Express and mailed to property owners within 300 feet on March 13, 2024. A previous notice for the project's public hearing on February 20, 2024, was published on January 30, 2024. No additional notices were sent, or publications made.

Application: The Applicant is seeking approval to improve an undeveloped parcel located along Main Street/HWY 75 and construct an electric vehicle charging site, which would consist of five (5) standard charging stalls and one (1) pull-in trailer stall onsite upon initial development. Site plans also show another two (2) standard charging stalls on the northern property line, proposed for possible future installation but not planned for initial site development. The Applicant also submitted a Conditional Use Permit – required for all parking lot developments located on Business (B) Zoning District Parcels – which was heard concurrently with this Design Review Application on December 18, 2023. The Applicant received formal approval for the Condition Use Permit via the Permit application's Findings of Fact, Conclusion of Law, and Decision, considered and approved by the Planning and Zoning Commission on January 16, 2024.

Background: At the December 18, 2023, public hearing, the Commission discussed a variety of project features with the Applicant team and Staff, as well as requested certain clarifications and/or project amendments. The Commission ultimately chose to continue the public hearing for this project to a later date when the Applicant could return with said clarifications/project amendments.

These clarifications/amendments included:

- **Updated site plans and details regarding overhead vs. underground power for the site.** The Commission noted the significant degree of overhead utility lines on the western site boundary, and they requested that the Applicant converse with Idaho Power about any possibilities for undergrounding power when utility poles are replaced (as indicated on site plans/Sheet E-101).

The Applicant received feedback from Idaho Power for this request, which will include the relocation of a transformer from the existing utility pole on the east side of the alley, to a utility pole on the west side of the alley. This west side pole will be a replacement pole, sized appropriately to accommodate the relocation of the transformer. Additionally, Idaho Power will install two (2) new overhead wires that will be short in length and connect the power supply from the relocated transformer to the newly undergrounded portion of the site's power on the east side of the alley. All power needs for the Rivian EV Charger site will be located underground, while the relocation of the existing transformer will ensure that surrounding properties continue to have their same power needs serviced and accounted for. On sheet C-111 of the most recent design review submittal, it states: Prior to construction, "the contractor shall obtain the final utility design. The final utility design shall supersede any conflicting information on these plans. Staff request a copy of these final utility plans from the Applicant, prior to site construction.

- **Revised overhead lighting fixture selection:** While the Applicant's initial submission for parking lot lighting fixtures complied with Municipal Code requirements, the Commission requested that the Applicant return to Staff with new lighting fixture designs that more strongly reflected the historic nature of downtown Hailey. The Commission concluded that this new lighting fixture could be reviewed and approved by Staff administratively. At this time, the Applicant has submitted revised lighting fixture designs that are more harmonious with the aesthetics of downtown Hailey, and as such, have been approved by Staff.
- **Electrical site plan clarification:** The Commission also noted that single-line #4 on the Single Line Diagram (Sheet E-201) did not appear to connect to any equipment or serve a specific purpose. They requested that the Applicant submit an updated Single-Line Diagram that provided more detail and explanation of each functional component of the site's electrical network. This request was serviced by the Applicant, and site plans appear to be complete and descriptive.
- **Revised landscaping plan:** The Commission requested that the Applicant return to a second public hearing with a revised landscaping plan, which was to include increased diversity and variety in plantings (only Rabbit Brush was previously proposed), as well as a good-faith effort to incorporate tree plantings into the landscape plan, buffering the new parking area/charging lot from view along Main Street. The Applicant has submitted revised landscaping plans that include more species variety in ground plantings, but no trees were proposed in this revised plan. Similarly to other parking area projects along the Main and River Street corridors, Staff feel strongly that increased tree plantings will positively enhance the site and its impact on the public. Hailey's Municipal Code further supports the integration and utilization of a variety of trees, shrubs, perennials, ground covers and seasonal plantings, with different shapes and distinctive foliage. Staff suggest a continuation of the Design Review Application until sufficient additional landscaping enhancements are made.

At the February 20, 2024, public hearing, the Commission discussed a variety of proposed features with the Applicant team and Staff, as well as requested additional clarifications and/or project amendments. The Commission ultimately chose to continue the public hearing for this project to April 1, 2024, when the Applicant could return with said clarifications/project amendments.

These clarifications/amendments included:

- **Revised Landscaping Plan.** The Commission asked for a more comprehensive landscaping plan to include the incorporation of trees and more drought tolerant species, the installation of an irrigation system, the utilization of the snow storage space as a landscaped area, and the consideration of repositioning the current walkway onto Main Street. It was also addressed and recommended that minimal snowmelt on the property be used to further protect the landscaping and trees planted.
- **Site Management Plan:** The Commission had concerns about the lease of the property and the outcome of this project when the lease ends. The Applicant was asked to provide a written statement pertaining to the lease of the property and the plans for Rivian's equipment once that lease is over.
- **Provide EV Charger Pricing:** The Commission asked the Applicant to provide some basic price points for the proposed chargers.

Procedural History: The Application was first submitted on November 12, 2023, and certified complete on November 28, 2023. A public hearing for the project was first held before the Planning and Zoning Commission on December 18, 2023. A subsequent public hearing was held on February 20, 2024, in the Council Chambers and virtually via Microsoft Teams, and continued on record to April 1, 2024.

General Requirements for all Design Review Applications				
Compliant			**Standards and Staff Comments**	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☒	☐	☐	**17.06.050**	*Complete Application*
☒	☐	☐	**Department Comments**	**Engineering and Streets:** • *The Public Works Director is strongly opposed to the above-ground installation of new utilities on the western, alley-adjacent lot line.* • *Staff previously requested that the Applicant submit a grading and drainage plan for the alleyway adjacent to the site, including all site pavement improvements and connections to the alley, prior to the project's Pre-Construction Meeting. A grading and drainage plan has been submitted and is included in the plan set associated with this design review continuation.* • *The Applicant shall submit an Encroachment Permit for pavement connections from the site to the adjacent alleyway.* *These have been made Conditions of Approval.*
				Life/Safety: *The City of Hailey Fire Inspector has reviewed this project and is in approval of fire department access.*
				Water and Sewer*: No comments.*
				Building: *No comments*
☐	☐	☒	**17.08A Signs**	**17.08A Signs: The applicant is hereby advised that a sign permit is required for any signage exceeding four square feet in sign area. Approval of signage areas or signage plan in Design Review does not constitute approval of a sign permit.**
			Staff Comments	*The Applicant has proposed six (6) signs for the site, to be installed during the initial development of the site. Signs are located at each EV charging stall/parking space, informing the public that the stalls are to be utilized for "Vehicle Charging Only". Additional sub-signage is also presented in site plans, below" Vehicle Charging Only"*

				placards, stating "Priority for vehicles with trailer". The Applicant has noted that this sub-signage will be used as needed. Excluding the sub-signage placards (approx. 0.3 square feet), the total area of the six (6) signs is 7.5 square feet. *Given that the signage is not sponsoring a business, and relates to proper site use, no sign permit is needed.*
☐	☐	☒	**17.09.040 On-site Parking Req.**	**See Section 17.09.040 for applicable code.** **Required: 1 space for 1,000 square feet of gross building area.**
			Staff Comments	*The proposed charging station parking area does not have a structure associated with the use and so the required 1 space per 1,000 feet does not apply.*
☒	☐	☐	**17.08C.040 Outdoor Lighting Standards**	**17.08C.040 General Standards** **a. All exterior lighting shall be designed, located and lamped in order to prevent:** **1. Overlighting;** **2. Energy waste;** **3. Glare;** **4. Light Trespass;** **5. Skyglow.** **b. All non-essential exterior commercial and residential lighting is encouraged to be turned off after business hours and/or when not in use. Lights on a timer are encouraged. Sensor activated lights are encouraged to replace existing lighting that is desired for security purposes.** **c. Canopy lights, such as service station lighting shall be fully recessed or fully shielded so as to ensure that no light source is visible from or causes glare on public rights of way or adjacent properties.** **d. Area lights. All area lights are encouraged to be eighty-five (85) degree full cut-off type luminaires.** **e. Idaho Power shall not install any luminaires after the effective date of this Article that lights the public right of way without first receiving approval for any such application by the Lighting Administrator**
			Staff Comments	*The Applicant has proposed a full cut-off luminary ("Sag glass optical distribution") with LED lighting that is compliant with lumen output, pole height, etc. Outdoor lighting standards appear to have been met.*
☒	☐	☐	**Bulk Requirements**	**Business (B) and Townsite Overlay (TO) Zoning Districts:** - **Maximum Building Height: 35 feet** - **Front Yard Setback: 0 feet*** - **Side Yard Setbacks: 0 feet*** - **Rear Yard Setback: 0 feet*** - **Lot Coverage: No maximum** ***Minimum setbacks in the Business (B) and Townsite Overlay (TO) Zoning Districts are 0 feet, unless townhouse units are proposed (varies based on site and unit design). No townhouse units are proposed with this project.***
			Staff Comments	*No buildings or residential units are proposed for the site. However, the Applicant is proposing six (6) charging stations, each 5' 10" in height.* *Five (5) charging stations are proposed along the southeastern portion of the lot perimeter. Each of these stations are approximately two feet (2') from the south lot line and spaced ten feet (10') apart from one another. The eastern-most station is approximately thirteen feet (13') from the eastern lot line along Main Street/HWY 75. The western-most station (in the grouping of five (5)) is approximately thirty-four feet (34') from the western lot line along the alley.*

				The stand-alone, pull-through trailer charging stall is located approximately ten feet (10') from the alley (western lot line), twenty feet (20') from the southern lot line, fifty feet (50') from the northern lot line, and fifty feet (50') from the eastern lot line. *Electrical utility equipment (transformer, switchgear, metering cabinet, power cabinet) is also proposed for the southwestern quadrant of the lot. This equipment will be located and installed per Idaho Power specifications.* *Due to the 0-foot setback minimums for lots in the Business (B) and Townsite Overlay (TO) districts and proposed equipment height below 35 feet (5'-10" for charging stations, 6' for parking signs, 7'-9" for electrical utility equipment), all bulk requirements for this project have been met.*
☒	☐	☐	**17.06.070(A)1 Street Improvements Required**	**Sidewalks and drainage improvements are required in all zoning districts, except as otherwise provided herein.**
			Staff Comments	*The existing sidewalk currently occupies the property's Main Street/HWY 75 right-of-way frontage, and it is currently in good condition. No replacement or improvement is needed, as determined by Public Works Department Staff.* *One (1) new drywell & catch basin is proposed for the middle of the lot. A five-foot (5') by five-foot (5') section of concrete, on-site sidewalk is proposed for the center of the eastern lot line, providing interior site connection to the existing Main Street sidewalk.* *Any existing ground surface and/or curb removed during conduit placement shall be replaced by the Applicant with matching or improved material after conduits have been placed. This has been made a Condition of Approval.*
☒	☐	☐	**17.06.070(B) Required Water System Improvements**	**In the Townsite Overlay District, any proposal for new construction or addition of a garage accessing from the alley, where water main lines within the alley are less than six (6) feet deep, the developer shall install insulating material (blue board insulation or similar material) for each and every individual water service line and main line between and including the subject property and the nearest public street, as recommended by the City Engineer.**
			Staff Comments	*An irrigation system is being proposed for this lot. This has been made a Condition of Approval.*

Design Review Requirements for Non-Residential, Multifamily, and/or Mixed-Use Buildings within the City of Hailey

1. Site Planning: 17.06.080(A)1, items (a) thru (n)

Compliant			Standards and Staff Comments	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☐	☐	☒	**17.06.080(A)1a**	**a. The location, orientation and surface of buildings shall maximize, to the greatest extent possible sun exposure in exterior spaces to create spaces around buildings that are usable by the residents and allow for safe access to buildings.**
			Staff Comments	*N/A- No building is proposed for the car charging station parking area.*

☒	☐	☐	**17.06.080(A)1b**	**b. All existing plant material shall be inventoried and delineated, to scale, and noted whether it is to be preserved, relocated or removed. Removal of trees larger than 6-inch caliper proposed to be removed require an arborist review. Any tree destroyed or mortally injured after previously being identified to be preserved, or removed without authorization, shall be replaced with a species of tree found in the Tree Guide and shall be a minimum of 4-inch caliper.**
			Staff Comments	*There is an existing tree stump in the southeast corner of the lot that will be ground out and removed. The existing trees in the northwest corner of the lot will remain in place and be fenced and protected during site development.*
☒	☐	☐	**17.06.080(A)1c**	**c. Site circulation shall be designed so pedestrians have safe access to and through the site and to building.**
			Staff Comments	*In early stages of the Applicant's project conceptualization, both Public Works and Street Department Staff informed the Applicant that site access would be required from the alley to the west of the site; no curb cuts along Main Street/HWY 75 would be permitted. As noted in Section 17.06.070(A)1, a small pedestrian sidewalk is proposed for the eastern lot line, providing access from the site's interior to the Main Street/HWY 75 right-of-way.* *The five (5) non-trailer charging stations are in close proximity to this connector sidewalk and beyond the one (1) trailer charging station, which will be accessed via vehicular traffic moving north to the south and originating in the alley. This placement of the non-trailer charging stations will ensure that pedestrians are shielded from alley traffic and are given a safe point of ingress/egress to the site, instead of having this ingress/egress occur via the alley itself.* *Specific site use will also lend itself to safe site circulation, where charging station patrons will park their vehicle for extended periods of time and likely leave the site. With no retail, food service, or residential components to this project, non-charging pedestrian traffic on the site is likely to be minimal to none. Additionally, the absence of any throughways for the site will limit errant drivers from cutting through the site, further supporting safe pedestrian access.*
☒	☐	☐	**17.06.080(A)1d**	**d. Building services including loading areas, trash storage/pickup areas and utility boxes shall be located at the rear of a building; the side of the building adjacent to an internal lot line may be considered as an alternate location. These areas shall be designed in a manner to minimize conflict among uses and shall not interfere with other uses, such as snow storage. These areas shall be screened with landscaping, enclosures, fencing or by the principal building.**
			Staff Comments	*No buildings are proposed for the site, although the Applicant has shown their electrical utility equipment as located towards the rear of the site. Snow storage is proposed in the opposite corner of the site – no conflicts among the proposed uses are anticipated.* *At first submittal/public hearing, the Applicant only showed a 6" curb surrounding the electrical utility area. The Applicant has now submitted plans that show Trex seclusion fencing, screening the east, west, and north aspects of the utility area (one aspect must be left accessible for equipment servicing, per Idaho Power standards).* *The Applicant originally proposed 8' fencing to screen the charging equipment. However, the permitted fence height in the Business District (B) is 6' in height so the Applicant amended their plans to comply with the required 6' fence. It should be*

				noted that the 6' fence will not provide complete screening of the equipment due to the district's size restrictions. Code compliance has been met.
☒	☐	☐	**17.06.080(A)1e**	**e. Where alleys exist, or are planned, they shall be utilized for building services.**
			Staff Comments	*No buildings are proposed for the site, although multiple pieces of electrical utility equipment are shown. Per the request of City Staff, the Applicant has submitted a site design and traffic plan that limits all site access – including those for services – to the alley along the western property line.*
☐	☐	☒	**17.06.080(A)1f**	**f. Vending machines located on the exterior of a building shall not be visible from any street.**
			Staff Comments	*N/A, as no vending machines are proposed.*
☒	☐	☐	**17.06.080(A)1g**	**g. On-site parking areas shall be located at the rear of the building and screened from the street. Parking and access shall not be obstructed by snow accumulation. *(NOTE: If project is located in Airport West Subdivision, certain standards may apply that are not listed here. See code for details.)*** **i. Parking areas located within the SCI zoning district may be located at the side or rear of the building.** **ii. Parking areas may be considered at the side of buildings within the B, LB, TI and LI zoning districts provided a useable prominent entrance is located on the front of the building and the parking area is buffered from the sidewalk adjacent to the street.**
			Staff Comments	*No building is proposed for the parking area. There will be 5 standard charging stalls and one (1) pull-in trailer stall located along the exterior of the property for a total of 6 charging stalls (spaces).*
☒	☐	☐	**17.06.080(A)1h**	**h. Access to on-site parking shall be from the alley or, if the site is not serviced by an alley, from a single approach to the street to confine vehicular/pedestrian conflict to limited locations, allow more buffering of the parking area and preserve the street frontage for pedestrian traffic.**
			Staff Comments	*All access to on-site parking will be achieved from the alley.*
☒	☐	☐	**17.06.080(A)1i**	**i. Snow storage areas shall be provided on-site where practical and sited in a manner that is accessible to all types of snow removal vehicles of a size that can accommodate moderate areas of snow.**
			Staff Comments	*Snow storage will primarily be provided on the NE corner of the site, opposite all proposed charging stations associated with initial site development. This location appears to be accessible to all types of snow removal vehicles that can accommodate moderate areas of snow. Applicant shall minimize the utilization of snowmelt onsite and within the public right-of-way to further protect all landscaping, existing and proposed.* *A secondary snow storage location has been proposed for the north side of the utility equipment and screening fence, along the property's southern boundary.*
☐	☒	☐	**17.06.080(A)1j**	**j. Snow storage areas shall not be less than 25% of the improved parking and vehicle and pedestrian circulation areas.**
			Staff Comments	*The total lot size is 10,785 square feet. Excluding all electrical utility and landscaping areas (approx. 2,877 square feet), the total improved parking and vehicle and pedestrian circulation area is approximately 7,548 square feet.* *25% of this area equates to 1,887 square feet of required snow storage.* *The Applicant has shown 1,901 square feet of snow storage area on site plans, which complies with the required minimum.*
☒	☐	☐	**17.06.080(A)1k**	**k. A designated snow storage area shall not have any dimension less than 10 feet.**
			Staff Comments	*The designated snow storage area does not have any dimensions less than 10 feet.*
☐	☐	☒	**17.06.080(A)1l**	**l. Hauling of snow from downtown areas is permissible where other options are not practical.**

			Staff Comments	*N/A. No snow is proposed to be hauled off site at this time, although staff encourage the use of a snow hauling plan to keep the site accessible and to minimize the use of snowmelt onsite.*
☒	☐	☐	**17.06.080(A)1m**	**m. Snow storage areas shall not impede parking spaces, vehicular and pedestrian circulation or line of sight, loading areas, trash storage/pickup areas, service areas or utilities.**
			Staff Comments	*Snow storage areas do not appear to impede parking, pedestrian, or utility areas for charging stations proposed with this development. See Section 17.06.080(A)1i for further detail on how snow storage could impact future site development.*
☒	☐	☐	**17.06.080(A)1n**	**n. Snow storage areas shall be landscaped with vegetation that is salt-tolerant and resilient to heavy snow.**
			Staff Comments	*Snow storage areas are proposed to be landscaped with asphalt and river rock and to minimize the use of snowmelt on site.*

2. Building Design: 17.06.080(A)2, items (a) thru (m)

Compliant			Standards and Staff Comments	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☐	☐	☒	**17.06.080(A)2a**	**a. The proportion, size, shape and rooflines of new buildings shall be compatible with surrounding buildings.**
			Staff Comments	*N/A. No buildings are proposed.*
☐	☐	☒	**17.06.080(A)2b**	**a. Standardized corporate building designs are prohibited.**
			Staff Comments	*N/A. No buildings are proposed.*
☐	☐	☒	**17.06.080(A)2c**	**b. At ground level, building design shall emphasize human scale, be pedestrian oriented and encourage human activity and interaction.**
			Staff Comments	*N/A. No buildings are proposed.*
☐	☐	☒	**17.06.080(A)2d**	**c. The front façade of buildings shall face the street and may include design features such as windows, pedestrian entrances, building off-sets, projections, architectural detailing, courtyards and change in materials or similar features to create human scale and break up large building surfaces and volumes.**
			Staff Comments	*N/A. No buildings are proposed.*
☐	☐	☒	**17.06.080(A)2e**	**d. Any addition onto or renovation of an existing building shall be designed to create a cohesive whole.**
			Staff Comments	*N/A. No buildings are proposed or currently on site.*
☐	☐	☒	**17.06.080(A)2f**	**e. All exterior walls of a building shall incorporate the use of varying materials, textures and colors.**
			Staff Comments	*N/A. No buildings are proposed.*
☐	☐	☒	**17.06.080(A)2g**	**f. Exterior buildings colors and materials shall be integrated appropriately into the architecture of the building and be harmonious within the project and with surrounding buildings.**
			Staff Comments	*N/A. No buildings are proposed.*
☐	☐	☒	**17.06.080(A)2h**	**g. Flat-roofed buildings over two stories in height shall incorporate roof elements such as parapets, upper decks, balconies or other design elements.**
			Staff Comments	*N/A. No buildings are proposed.*
☐	☐	☒	**17.06.080(A)2i**	**i. All buildings shall minimize energy consumption by utilizing alternative energy sources and/or passive solar techniques. At least three (3) of the following techniques, or an approved alternative, shall be used to improve energy cost savings and provide a more comfortable and healthy living space:**

				i. Solar Orientation. If there is a longer wall plane, it shall be placed on an east-west axis. A building's wall plane shall be oriented within 30 degrees of true south. **ii. South facing windows with eave coverage. At least 40% of the building's total glazing surface shall be oriented to the south, with roof overhang or awning coverage at the south.** **iii. Double glazed windows.** **iv. Windows with Low Emissivity glazing.** **v. Earth berming against exterior walls** **vi. Alternative energy. Solar energy for electricity or water heating, wind energy or another approved alternative shall be installed on-site.** **vii. Exterior light shelves. All windows on the southernmost facing side of the building shall have external light shelves installed.**
			Staff Comments	*N/A. No buildings are proposed.*
☐	☐	☒	**17.06.080(A)2j**	**j. Gabled coverings, appropriate roof pitch, or snow clips and/or gutters and downspouts shall be provided over all walkways and entries to prevent snow from falling directly onto adjacent sidewalks.**
			Staff Comments	*N/A. No buildings are proposed.*
☐	☐	☒	**17.06.080(A)2k**	**k. Downspouts and drains shall be located within landscape areas or other appropriate locations where freezing will not create pedestrian hazards.**
			Staff Comments	*N/A. No buildings are proposed.*
☐	☐	☒	**17.06.080(A)2l**	**l. Vehicle canopies associated with gas stations, convenience stores or drive-through facilities shall have a minimum roof pitch of 3/12 and be consistent with the colors, material and architectural design used on the principal building(s).**
			Staff Comments	*N/A. No vehicle canopies are proposed.*
☐	☐	☒	**17.06.080(A)2m**	**m. A master plan for signage is required to ensure the design and location of signs is compatible with the building design and compliance with Chapter 17.08.**
			Staff Comments	*N/A. The Applicant has proposed six (6) signs for the site, to be installed during the initial development of the site. Signs are located at each EV charging stall/parking space, informing the public that the stalls are to be utilized for "Vehicle Charging Only". Additional sub-signage is also presented in site plans, below" Vehicle Charging Only" placards, stating "Priority for vehicles with trailer". The Applicant has noted that this sub-signage will be used as needed. No buildings are proposed for the site, and it will be utilized in a manner that is typical of a parking lot.*

3. Accessory Structures, Fences and Equipment/Utilities: 17.06.080(A)3, items (a) thru (i)

Compliant			Standards and Staff Comments	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☐	☐	☒	**17.06.080(A)3a**	**a. Accessory structures shall be designed to be compatible with the principal building(s).**
			Staff Comments	*N/A. No buildings or accessory structures are proposed.*
☐	☐	☒	**17.06.080(A)3b**	**b. Accessory structures shall be located at the rear of the property.**
			Staff Comments	*N/A. No buildings or accessory structures are proposed.*
☐	☐	☒	**17.06.080(A)3c**	**c. Walls and fences shall be constructed of materials compatible with other materials used on the site.**
			Staff Comments	*N/A. No walls or fences are proposed.*
☐	☐	☒	**17.06.080(A)3d**	**d. Walls and fencing shall not dominate the buildings or the landscape. Planting should be integrated with fencing in order to soften the visual impact.**

			Staff Comments	*N/A. No walls or fences are proposed.*
☐	☐	☒	**17.06.080(A)3e**	**e. All roof projections including, roof-mounted mechanical equipment, such as heating and air conditioning units, but excluding solar panels and Wind Energy Systems that have received a Conditional Use Permit, shall be shielded and screened from view from the ground level of on-site parking areas, adjacent public streets and adjacent properties.**
			Staff Comments	*N/A. No roofs are proposed for the site.*
☐	☐	☒	**17.06.080(A)3f**	**f. The hardware associated with alternative energy sources shall be incorporated into the building's design and not detract from the building and its surroundings.**
			Staff Comments	*N/A. No buildings are proposed for the site. The six (6) proposed charging stations are*
☒	☐	☐	**17.06.080(A)3g**	**g. All ground-mounted mechanical equipment, including heating and air conditioning units, and trash receptacle areas shall be adequately screened from surrounding properties and streets by the use of a wall, fence, or landscaping, or shall be enclosed within a building.**
			Staff Comments	*See Section 17.06.080 A(1)d for details on how this standard will be met.*
☐	☒	☐	**17.06.080(A)3h**	**h. All service lines into the subject property shall be installed underground.**
			Staff Comments	*The Applicant originally submitted site plans that showed the installation of a new, above-ground utility pole on the property's western boundary, adjacent to the alley. As previously noted in this Staff Report, Public Works Staff are heavily opposed to this above ground installation.* *In conjunction with the first public hearing, the Commission and Staff required that the Applicant shall either install the new utility service from the alley underground, or they shall submit documentation from the utility company servicing the new utility pole, describing the extenuating circumstances that require above ground installation.* *Documentation from Idaho Power was provided by the Applicant, which states: "All poles within a reasonable distance are not suitable to install necessary equipment to serve the Rivian site with underground power. In order to serve Rivian with underground power, Idaho Power is relocating an existing overhead transformer from the East side of the alley to a pole on the West side of the alley (replacing existing pole). In order to serve the relocated transformer, Idaho Power will also need to install 2 short overhead wires to the pole and transformer (there is existing overhead wires in the same location)."* *Staff have also spoken directly with the utility contact (Idaho Power) listed on the Applicant's plan set. Idaho Power has confirmed that all utility lines needed to service the Rivian site will be located underground, upon site development. The transformer relocation and remaining overhead lines in the alley are necessary for ongoing power service provisioning for surrounding properties. Given the explanation and approval granted by Idaho Power, Staff are amenable to the proposed service line orientation.*
☐	☐	☒	**17.06.080(A)3i**	**i. Additional appurtenances shall not be located on existing utility poles.**
			Staff Comments	*N/A, as no additional appurtenances are proposed, only the relocation of existing appurtenances.*
4. Landscaping: 17.06.080(A)4, items (a) thru (n)				

Compliant			Standards and Staff Comments	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☒	☐	☐	**17.06.080(A)4a**	**a. Only drought tolerant plant species and/or xeriscape specific plant materials shall be used, as specified by the Hailey Landscaping Manual or an approved alternative.**
			Staff Comments	*Upon first submittal, the proposed landscaping included: (25) shrubs located along Main Street frontage- Gray Rabbitbrush to be planted (3 Gal. Size). These shrubs are commonly found in the surrounding natural landscape and are drought tolerant to the environment.* *The second submittal supplied a landscaping plan that includes Rabbit Brush, as well as Blue Giant Hyssop (10 count at 3-gallon size), and Kinnikinnick grass.* *The amended submittal proposes Blue Giant Hyssop shrubs (22 count at 3-gallon size), Theissen Saskatoon Trees (3 count at 8' ht.) Kinnikinnick grass, Common Lomatium (30 count at 1-gallon size), Oregon Boxwood ground cover (15 count at 3-gallon size) and Street Kepper Honey locust trees (2 count at 2" cal.). Staff supports the proposed amended landscaping plan; noting that the proposed Theissen Saskatoon and the Common Lomatium are moderately drought tolerant species.* *Staff feel the Applicant has increased the landscaping as well as the inclusion of trees on site which will positively enhance the site and its impact on the public. Please see Standard 17.06.080(A)4f below for further discussion about plantings.*
☒	☐	☐	**17.06.080(A)4b**	**b. All plant species shall be hardy to the Zone 4 environment.**
			Staff Comments	*The proposed species are hardy to the Zone 4 environment.*
☒	☐	☐	**17.06.080(A)4c**	**c. At a minimum, a temporary irrigation system that fully operates for at least two complete growing seasons is required in order to establish drought tolerant plant species and/or xeriscape specific plant materials. Features that minimize water use, such as moisture sensors, are encouraged.**
			Staff Comments	*The Applicant has proposed an irrigation system and will install all apparatuses necessary to achieve an operating irrigation system that provides 100% coverage.*
☒	☐	☐	**17.06.080(A)4d**	**d. Landscaped areas shall be planned as an integral part of the site with consideration of the urban environment. A combination of trees shrubs, vines, ground covers and ornamental grasses shall be used. New landscaped areas having more than 10 trees, a minimum of 10% of the trees shall be at least 4-inch caliper, 20% shall be at least 3-inch caliper, and 20% shall be at least 2½ inch caliper and a maximum of 20% of any single tree species may be used in any landscape plan (excluding street trees). New planting areas shall be designed to accommodate typical trees at maturity. Buildings within the LI and SCI-I zoning district are excluded from this standard.**
			Staff Comments	*See Section 17.06.080(A)4f*
☐	☐	☒	**17.06.080(A)4e**	**e. Seasonal plantings in planter boxes, pots, and/or hanging baskets shall be provided to add color and interest to the outside of buildings in the LI and SCI-I zoning districts.**
			Staff Comments	*N/A. This project is not located in the LI or SCI-I Zoning District.*
☒	☐	☐	**17.06.080(A)4f**	**f. Plantings for pedestrian areas within the B, LB, TN and SCI-O zoning districts shall be designed with attention to the details of color, texture and form. A variety of trees, shrubs, perennials, ground covers and seasonal plantings, with different shapes and distinctive foliage, bark and flowers shall be used in beds, planter boxes, pots, and/or hanging baskets.**
			Staff Comments	*The Applicant submitted revised landscaping plans which now include Blue Giant Hyssop shrubs (22 count at 3-gallon size), Theissen Saskatoon Trees (3 count at 8'*

				ht.) Kinnikinnick grass, Common Lomatium (30 count at 1-gallon size), Oregon Boxwood ground cover (15 count at 3-gallon size) and Street Kepper Honey locust trees (2 count at 2" cal.) Staff supports the proposed amended landscaping plan; noting that the proposed Theissen Saskatoon and the Common Lomatium are moderately drought tolerant species. Staff requested that the Applicant add a bench or two to the revised landscaping area for public use.
☒	☐	☐	**17.06.080(A)4g**	**g. Storm water runoff should be retained on the site wherever possible and used to irrigate plant materials.**
			Staff Comments	*Runoff is directed toward the drywell in the center of the site. River rock ground cover in the planting beds will further support storm water runoff retention on site.*
☒	☐	☐	**17.06.080(A)4h**	**h. A plan for maintenance of the landscaping areas is required to ensure that the project appears in a well-maintained condition (i.e., all weeds and trash removed, dead plant materials removed and replaced).**
			Staff Comments	*The Applicant shall be responsible for maintaining all landscaped areas in a tidy and attractive condition. This has been made a Condition of Approval.*
☐	☐	☒	**17.06.080(A)4i**	**i. Retaining walls shall be designed to minimize their impact on the site and the appearance of the site.**
			Staff Comments	*N/A, as no retaining walls are proposed.*
☐	☐	☒	**17.06.080(A)4j**	**j. Retaining walls shall be constructed of materials that are utilized elsewhere on the site, or of natural or decorative materials.**
			Staff Comments	*N/A, as no retaining walls are proposed.*
☐	☐	☒	**17.06.080(A)4k**	**k. Retaining walls, where visible to the public and/or to residents or employees of the project, shall be no higher than four feet or terraced with a three-foot horizontal separation of walls.**
			Staff Comments	*N/A, as no retaining walls are proposed.*
☐	☐	☒	**17.06.080(A)4l**	**l. Landscaping should be provided within or in front of extensive retaining walls.**
			Staff Comments	*N/A, as no retaining walls are proposed.*
☐	☐	☒	**17.06.080(A)4m**	**m. Retaining walls over 24" high may require railings or planting buffers for safety.**
			Staff Comments	*N/A, as no retaining walls are proposed.*
☐	☐	☒	**17.06.080(A)4n**	**n. Low retaining walls may be used for seating if capped with a surface of at least 12 to 16 inches wide.**
			Staff Comments	*N/A, as no retaining walls are proposed.*

17.06.060 Criteria.

A. The Commission or Hearing Examiner shall determine the following before approval is given:

1. **The project does not jeopardize the health, safety, or welfare of the public.**
2. **The project conforms to the applicable specifications outlined in the Design Review Guidelines, as set forth herein, applicable requirements of the Hailey Municipal Code Zoning Ordinance, and City Standards.**

B. Conditions. The Commission or Hearing Examiner may impose any condition deemed necessary. The Commission or Hearing Examiner may also condition approval of a project with subsequent review and/or approval by the Administrator or Planning Staff. Conditions which may be attached include, but are not limited to those which will:

1. **Ensure compliance with applicable standards and guidelines.**
2. **Require conformity to approved plans and specifications.**
3. **Require security for compliance with the terms of the approval.**

4. **Minimize adverse impact on other development.**
5. **Control the sequence, timing, and duration of development.**
6. **Assure that development and landscaping are maintained properly.**
7. **Require more restrictive standards than those generally found in the Hailey Municipal Code.**

C. Security. The applicant may, in lieu of actual construction of any required or approved improvement, provide to the City such security as may be acceptable to the City, in a form and in an amount equal to the cost of the engineering or design, materials and installation of the improvements not previously installed by the applicant, plus fifty percent (50%), which security shall fully secure and guarantee completion of the required improvements within a period of one (1) year from the date the security is provided.

1. **If any extension of the one-year period is granted by the City, each additional year, or portion of each additional year, shall require an additional twenty percent (20%) to be added to the amount of the original security initially provided.**
2. **In the event the improvements are not completely installed within one (1) year, or upon the expiration of any approved extension, the City may, but is not obligated, to apply the security to the completion of the improvements and complete construction of the improvements.**

The following conditions are suggested to be placed on approval of this Application:

a) All applicable Fire Department and Building Department requirements shall be met.
b) All City infrastructure requirements shall be met, and plans shall be modified to meet the comments herein. Infrastructure plans shall be stamped by a licensed engineer. Detailed plans for all infrastructure to be installed or improved at or adjacent to the site shall be submitted for Department Head approval and shall meet City Standards where required:
    i. Any existing ground surface and/or curb removed during conduit placement shall be replaced by the Applicant with matching or improved material after conduits have been placed.
    ii. The complete removal and replacement of all paving adjacent to the development is required where street cuts (for the subdivision construction and installation of utility services) exceed 25% of the street area.
    iii. Final utility design plans shall be submitted to the Community Development Department for review, prior to the issuance of a Building Permit.
c) The Applicant shall submit an encroachment permit for pavement connections from the site to the adjacent alleyway.
d) The Applicant shall ensure that the entire utility area is screened with both fencing/walls and drought-tolerant landscaping and adheres to all utility provider site and access requirements, prior to issuance of a Certificate of Completion.
e) The Applicant shall amend their utility equipment screening to be within 6’ in height.

f) The Applicant shall minimize the utilization of snowmelt onsite and within the public right-of-way to further protect all landscaping, existing and proposed.
g) The Applicant shall be responsible for maintaining all landscaped areas in a tidy and attractive condition.
h) All exterior lighting shall comply with the Outdoor Lighting requirements according to 17.08C.
i) Except as otherwise provided, all the required improvements shall be constructed and completed, or sufficient security provided as approved by the City Attorney, before a Certificate of Completion can be issued.
j) The project shall be constructed in accordance with the application or as modified by the Findings of Fact, Conclusions of Law, and Decision.
k) This Design Review approval is for the date the Findings of Fact are signed. The Planning & Zoning Administrator has the authority to approve minor modifications to this project prior to, and for the duration of, a valid Building Permit.
l) Water main lines within the alley are less than six (6) feet deep, the developer shall install insulating material (blue board insulation or similar material) for each and every individual water service line and main line between and including the subject property and the nearest public street, as recommended by the City Engineer.
m) Prior to final design, Staff and the Applicant will meet internally to finalize site details. If construction occurs prior to Staff review and approval of the final design, any and all site and/or right-of-way infrastructure installed may need to be removed at the sole expense of the Applicant.

Motion Language:
Approval: Motion to approve the Design Review Application by Rivian Automotive, LLC, for an improved parking area consisting of electric vehicle charging stations, with a total of five (5) standard charging stalls and one (1) pull-in trailer stall onsite, to be located at North Main Street (Lots 6-8, Block 44, Hailey Townsite) within the Business (B), Townsite Overlay (TO), and Downtown Residential Overlay (DRO) Zoning Districts, finding that the project does not jeopardize the health, safety or welfare of the public and the project conforms to the applicable specifications outlined in the Design Review Guidelines, applicable requirements of the Hailey Municipal Code Titles 17 and 18, and City Standards, provided conditions (a) through (m) are met.

Denial: Motion to deny the Design Review Application by Rivian Automotive, LLC, for an improved parking area consisting of electric vehicle charging stations, with a total of five (5) standard charging stalls and one (1) pull-in trailer stall onsite, to be located at North Main Street (Lots 6-8, Block 44, Hailey Townsite) within the Business (B), Townsite Overlay (TO), and Downtown Residential Overlay (DRO) Zoning Districts., finding that _____ [the Commission should cite which standards are not met and provide the reason why each identified standard is not met].

Continuation: Motion to continue the public hearing to_____ [Commission should specify a date].

DCFC ADVENTURE NETWORK

RIVIAN

PROJECT INFORMATION	
SITE ADDRESS	207 NORTH MAIN STREET HAILEY, ID 83333 43.520889°, -114.316836°
UTILITY NAME	IDAHO POWER
UTILITY ADDRESS	1221 W IDAHO STREET BOISE, ID 83702
UTILITY CONTACT INFORMATION	ZANE SIMMONS (208) 388-2329 ZSIMMONS@IDAHOPOWER.COM
RIVIAN DEPLOYMENT MANAGER CONTACT INFORMATION	CHERYL LEE CHERYLLEE@RIVIAN.COM
RIVIAN REAL ESTATE MANAGER CONTACT INFORMATION	CHELSEY WILLIAMS CHELSEYW@RIVIAN.COM
CIVIL ENGINEER OF RECORD (EOR)	LEONARD SFERRA
ELECTRICAL EOR	STEVE SCHAUB
EOR ADDRESS	520 S MAIN STREET AKRON, OHIO 44311
EOR CONTACT INFORMATION	(330) 572-2100
APN #	RPH0000044006A
COUNTY	BLAINE
PROPERTY OWNER	GOOD DIRT, LLC
PROPERTY OWNER CONTACT	TBD
AHJ CONTACT INFORMATION	TBD

PROJECT DESCRIPTION

INSTALLATION OF (1) SWITCHGEAR , (3) POWER CABINETS, AND (6) CHARGE POSTS WITH ASSOCIATED UTILITY EQUIPMENT TO BE INSTALLED IN EXISTING GRAVEL/GRASS LOT.

INSTALLATION OF FUTURE WORK AND EQUIPMENT SHALL BE SHOWN FOR REFERENCE ONLY TO HELP ENSURE THERE IS ADEQUATE SPACE TO ACCOMMODATE FUTURE EQUIPMENT AND LIMIT THE AMOUNT OF REWORK REQUIRED FOR FUTURE UPGRADES.

ITD SPECIFICATION

THE STANDARD SPECIFICATIONS OF THE STATE OF IDAHO TRANSPORTATION DEPARTMENT, INCLUDING CHANGES AND SUPPLEMENTAL SPECIFICATIONS LISTED IN THE PROPOSAL SHALL GOVERN THIS IMPROVEMENT.

APPLICABLE CODES

2018 INTERNATIONAL BUILDING CODE (IBC)
2017 NATIONAL ELECTRIC CODE (NEC)

FLOOD HAZARD NOTE

THE SITE IS LOCATED IN FLOOD ZONE "X" (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER FLOOD INSURANCE MAP NUMBER 16013C0664E, EFFECTIVE DATE - 11/26/2010.

VICINITY MAP N.T.S. ©2021 GOOGLE

LOCATION MAP N.T.S. ©2021 GOOGLE

SHEET INDEX		
SHEET	CIVIL SHEET NAME	REV
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	TOPOGRAPHIC SURVEY (BY OTHERS)	
-	RIVIAN EQUIPMENT SPEC SHEET	
C-002	CIVIL CONSTRUCTION NOTES	4
C-003	CIVIL CONSTRUCTION NOTES	4
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C-101	EXISTING CONDITIONS AND DEMOLITION PLAN	4
C-111	CIVIL SITE PLAN	4
C-112	DIMENSION SITE PLAN	4
C-113	ELEVATION PLAN	4
C-114	VEHICLE TRACKING PLAN	4
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PLAN REPRODUCTION WARNING

THE PLANS HAVE BEEN PREPARED FOR PRINTING ON ANSI B (11"x17") SHEETS. PRINTING ON OTHER SIZE SHEETS MAY DISTORT SCALES. REFER TO GRAPHIC SCALES.

DIGLINE INC. Call Before You Dig

GPD GROUP
Professional Corporation
520 South Main Street, Suite 2511
Akron, OH 44311
330.572.2100 Fax 330.572.2101

RIVIAN

DATE	DESCRIPTION
08/30/23	ISSUED FOR 90% REVIEW
11/07/23	ISSUED FOR 90% REVIEW
12/12/2023	ISSUED FOR SIGN & SEAL
02/16/2023	REVISED SIGN & SEAL
01/12/2024	REVISED SIGN & SEAL
01/31/2024	REVISED SIGN & SEAL
03/13/2024	REVISED SIGN & SEAL

PROFESSIONAL ENGINEER LICENSED 17299 STATE OF IDAHO LEONARDO A. SFERRA
03/12/24

DCFC ADVENTURE NETWORK
207 NORTH MAIN STREET
HAILEY, ID 83333

COVER SHEET

PROJECT MANAGER	DESIGNER
IM	CEL

JOB NO. 2023264.10

C-001

Drawing Name: O:\2023\2023264\10 - Hailey, ID\dwg\2023.11.03 - Hailey, ID - 2023264.10 - S&S Rev 4.1.dwg
March 13, 2024 10:37 AM - gfrie

CDS COMMERCIAL DUE DILIGENCE SERVICES

TITLE DESCRIPTION

REAL PROPERTY IN THE CITY OF HAILEY, COUNTY OF BLAINE, STATE OF IDAHO, DESCRIBED AS FOLLOWS:

LOTS 5, 7 AND 9 IN BLOCK 44 OF THE CITY OF HAILEY, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE IN THE OFFICE OF THE COUNTY RECORDER, BLAINE COUNTY, IDAHO.

APN: RPH0000-044-006A

THIS SURVEY AND LEGAL DESCRIPTION ARE NOT THE SAME AS THAT DESCRIBED IN FIRST TITLE INSURANCE COMPANY COMMITMENT NUMBER: 1120605, DATED: MAY 26, 2022

SCHEDULE "B" ITEMS

NOTES CORRESPONDING TO SCHEDULE "B" SECTION TWO EXCEPTIONS:

NO APPLICABLE SCHEDULE "B" ITEMS TO REVIEW

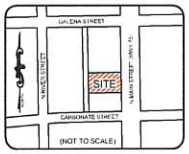
SURVEYOR NOTES

1. THIS IS A TOPOGRAPHIC MAP. THIS IS NOT A BOUNDARY SURVEY AND IS ONLY INTENDED TO DEPICT THESE TOPOGRAPHIC FEATURES OR IMPROVEMENTS SHOWN. THE PROPERTY LINES SHOWN ARE RECORD LINES ONLY AND ARE SHOWN FOR GRAPHICAL REFERENCE ONLY.
2. THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON MARKINGS CREATED BY G.P.R.S. (GROUND PENETRATING RADAR SYSTEMS) LLC, PHONE (866) 694-4116 ON MARCH 12, 2022, AND OBSERVED ABOVE GROUND FEATURES AND/OR EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ALL UNDERGROUND UTILITIES SHOULD BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO COMMENCING ANY ONSITE WORK.
3. FEDERAL EMERGENCY MANAGEMENT AGENCY, FEMA FIRMETTE PUBLISHED MAY 2022 REFERENCING FLOOD INSURANCE RATE MAP, MAP NUMBER 16013C0544G EFFECTIVE DATE NOVEMBER 26, 2010 INDICATES THIS PARCEL OF LAND IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE).
4. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY FA COMMERCIAL DUE DILIGENCE SERVICES TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS OF WAY AND TITLE OF RECORD, CDS RELIED UPON A SEARCH REPORT PREPARED BY: FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NUMBER: 1120605 COMMITMENT DATE: MAY 26, 2022
5. ELEVATIONS ARE BASED ON LEICA SMARTNET (NAVD 88 DATUM).
6. SITE BENCHMARK: SET P.K. NAIL IN CONCRETE SIDEWALK. ELEVATION: 5326.91
7. FIELD WORK FOR THIS SURVEY WAS COMPLETED ON 05/17/2022
8. THE OWNER NAMES AND TAX PARCEL DATA SHOWN HEREON ARE BASED UPON THE PUBLIC WORKS RECORDS AVAILABLE AT THE ORIGINAL DATE OF THIS SURVEY. CURRENT OWNERSHIP AND TAX PARCEL DATA SHOULD BE VERIFIED FOR ACCURACY.
9. PER THE ZONING INFORMATION REPORT PREPARED BY FA-CDS (480) 522 7371 - CDS SOLUTIONS@FIRSTAM.COM ORDER NO. 22-05-0075 DATED 05/10/2022, THIS SITE IS ZONED: B BUSINESS WITHIN THE T.O. TOWNSITE & DRD DOWNTOWN RESIDENTIAL OVERLAY DISTRICT

REQUIREMENTS

MINIMUM FRONT SETBACK:	5 FT. (TOWNHOUSE UNITS SHALL BE ALLOWED 0 SETBACKS FROM THE LOT LINES CREATED BY A TOWNHOUSE SUBLOT AND THE SEPARATION OF THE BUILDING CONTAINING TOWNHOUSE UNITS IN A TOWNHOUSE DEVELOPMENT PARCEL SHALL BE NOT LESS THAN 6 FT. AS MEASURED BETWEEN ANY WALL OR ANY PROJECTION OF A BUILDING, INCLUDING, BUT NOT LIMITED TO: EAVES, CORNICES, CANOPIES, OR OTHER SIMILAR ROOF OVERHANG FEATURES, PERGOLAS, CHIMNEY CHASES, BAY WINDOWS, DECKS, STEPS, WAINSCOT, AND UTILITY METERS OR THE MINIMUM DISTANCE REQUIRED BY THE IBC AND IFC, WHICHEVER IS GREATER)
MINIMUM SIDE SETBACK:	5 FT. (TOWNHOUSE UNITS SHALL BE ALLOWED 0 SETBACKS FROM THE LOT LINES CREATED BY A TOWNHOUSE SUBLOT AND THE SEPARATION OF THE BUILDING CONTAINING TOWNHOUSE UNITS IN A TOWNHOUSE DEVELOPMENT PARCEL SHALL BE NOT LESS THAN 6 FT. AS MEASURED BETWEEN ANY WALL OR ANY PROJECTION OF A BUILDING, INCLUDING, BUT NOT LIMITED TO: EAVES, CORNICES, CANOPIES, OR OTHER SIMILAR ROOF OVERHANG FEATURES, PERGOLAS, CHIMNEY CHASES, BAY WINDOWS, DECKS, STEPS, WAINSCOT, AND UTILITY METERS OR THE MINIMUM DISTANCE REQUIRED BY THE IBC AND IFC, WHICHEVER IS GREATER)
MINIMUM REAR SETBACK:	5 FT. (TOWNHOUSE UNITS SHALL BE ALLOWED 0 SETBACKS FROM THE LOT LINES CREATED BY A TOWNHOUSE SUBLOT AND THE SEPARATION OF THE BUILDING CONTAINING TOWNHOUSE UNITS IN A TOWNHOUSE DEVELOPMENT PARCEL SHALL BE NOT LESS THAN 6 FT. AS MEASURED BETWEEN ANY WALL OR ANY PROJECTION OF A BUILDING, INCLUDING, BUT NOT LIMITED TO: EAVES, CORNICES, CANOPIES, OR OTHER SIMILAR ROOF OVERHANG FEATURES, PERGOLAS, CHIMNEY CHASES, BAY WINDOWS, DECKS, STEPS, WAINSCOT, AND UTILITY METERS OR THE MINIMUM DISTANCE REQUIRED BY THE IBC AND IFC, WHICHEVER IS GREATER)
MAXIMUM HEIGHT:	35 FT
MINIMUM AREA:	8,712 FT. (WHICHEVER IN LB AND B ZONES. TOWNHOUSE SUBLOTS SHALL HAVE AN AGGREGATE DENSITY OF NO MORE THAN 20 LOTS PER ACRE
MINIMUM LOT WIDTH:	0 FT
MINIMUM LOT DEPTH:	NO REQUIREMENT NOTED
MAX. F.D.R. AREA RATIO:	30,000 SQ. FT. FOR INDIVIDUAL RETAIL/WHOLESALE TRADE 90,000 SQ. FT. FOR GROUPED RETAIL/WHOLESALE
MAXIMUM COVERAGE:	NONE
MINIMUM PARKING:	ON SITE PARKING SPACES REQUIRED FOR MULTIPLE FAMILY DWELLINGS AND DWELLINGS UNITS WITHIN A MIXED USE BUILDING: 1 SPACE PER RESIDENTIAL DWELLING UNIT. AT LEAST 1 GUEST PARKING SPACE FOR EVERY 8 DWELLING UNITS COMMERCIAL: 1 SPACE FOR EVERY 1,000 SQ. FT. OF GROSS BUILDING AREA

VICINITY MAP



SURVEYOR CERTIFICATION

ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, I HEREBY STATE AND DECLARE THAT THIS DRAWING WAS PREPARED UNDER MY DIRECT SUPERVISION TO THE STANDARD OF CARE OF SURVEYORS PRACTICING IN THE STATE OF IDAHO AND THAT THE INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATE OF PLAT OR MAP: 06/13/2022

PROFESSIONAL LAND SURVEYOR LICENSED L-16139 STATE OF IDAHO ORIGINAL DEPICTED

DARREN M. BRUNER
IDAHO REGISTERED PROFESSIONAL SURVEYOR NO. L-16139
EXPIRES DECEMBER 31, 2023
IDAHO CORPORATE LICENSE NO. D-3242

Sheet 1 of 2

The surveying company Commercial Due Diligence Services certifies to the accuracy and sufficiency of the survey provided herein

CDS COMMERCIAL DUE DILIGENCE SERVICES
3550 W. Robinson Street, Third Floor
Norman, Oklahoma 73072
Main Office Phone No.: 405-253-2444

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Limited Topographic Survey

This Work Coordinated By:

CDS COMMERCIAL DUE DILIGENCE SERVICES
3550 W. Robinson Street, Third Floor
Norman, Oklahoma 73072
Main Office Phone No.: 405-253-2444

Toll Free: 888.457.7878

Drawn By: CZM	Date: --
	Revision: --
Surveyor: Ref. No.: 22-05-0075	Date: --
	Revision: --
Approved By: DMB	Date: --
	Revision: --
Field Date: 05/17/2022	Date: --
	Revision: --
Scale: 1" = 10'	Date: --
	Revision: --

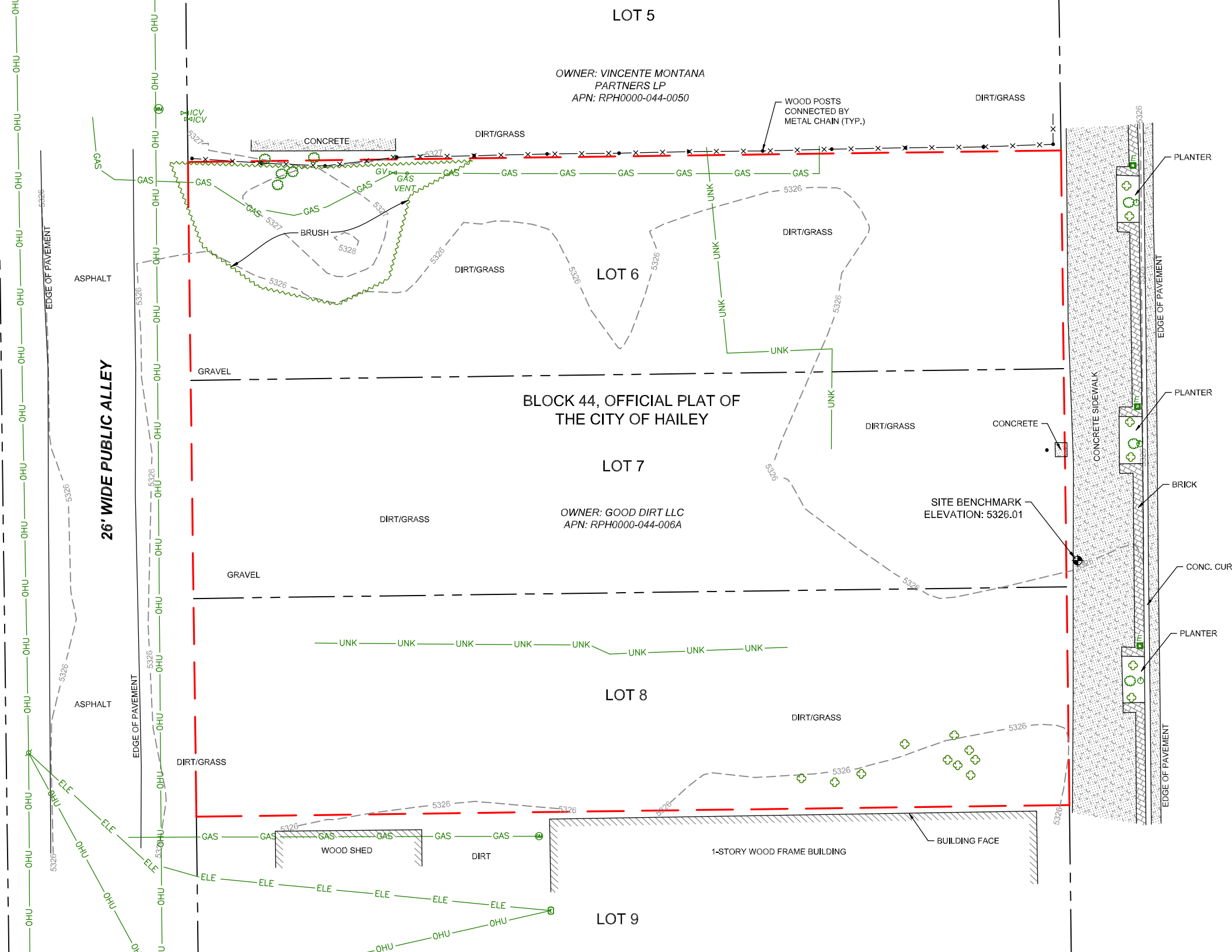
Prepared For:

PROJECT ADDRESS

N Main Street (APN: RPH0000-044-006A)
Hailey, Idaho 83333

Project Name:
RA N Main St-Hailey ID

CDS Project Number:
22-05-0075


LOT 5
OWNER: VINCENTE MONTANA
PARTNERS LP
APN: RPH0000-044-0050
WOOD POSTS
CONNECTED BY
METAL CHAIN (TYP.)
DIRT/GRASS
CONCRETE
ICV
GAS
VENT
BRUSH
LOT 6
UNK
GRAVEL
BLOCK 44, OFFICIAL PLAT OF
THE CITY OF HAILEY
LOT 7
OWNER: GOOD DIRT LLC
APN: RPH0000-044-006A
SITE BENCHMARK
ELEVATION: 5326.01
CONCRETE SIDEWALK
PLANTER
BRICK
CONC. CUR
EDGE OF PAVEMENT
ASPHALT
26' WIDE PUBLIC ALLEY
LOT 8
WOOD SHED
DIRT
1-STORY WOOD FRAME BUILDING
BUILDING FACE
LOT 9
ELE
OHU
5326
5327
5328

Technical Specifications

Rivian Adventure Network 1.5 CCS Dispenser

Overview	Max Output Power	300 kW DC
	Max Output Current	500 A DC (continuous)
	Output Voltage Range	200-920 V DC
	Connector Type	CCS1
	Dimensions	exp 2,267 H x 585 D x 390 W mm
	Weight	exp 180 kg
	Enclosure Rating	exp 3R
	Certification	exp ETL
	Accessibility	ADA Compliant
	Payment	NFC Contactless Credit Card Reader
	Language	English, Spanish
Connectivity	Local Area Network	100BASE-T ethernet
	Wide Area Network	4G LTE
	Vehicle Communications	DIN 70121, ISO 15118
	Backend Communication	exp OCPP 2.0.1
	Compliance	exp UL 2202 / CSA C22.2 No. 107.1, FCC Part 15
	Software	Over-the-air firmware updates
Environmental	Operational Altitude	exp 7000ft
	Operating Temperature	exp -20°C to 40°C
	Storage Temperature	exp -35°C to 70°C
	Operating Humidity	exp 0-100%

RAN 1.5 CCS Dispenser Product is under development.
Specification can change without prior notice

Version 2023.31

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Rivian.com

Technical Specifications

3 Channel DC Power Cabinet

Power Module	Max Output Power	50kW
	Max Output Current	125A
	Power Factor	0.99
	Cooling Method	Liquid
Cabinet	AC Input Voltage	480Y/277 VAC (60Hz)
	AC Input Connection	3-phase L1, L2, L3, GND (no neutral)
	Full Load AC Amps	448 A
	Short Circuit Rating	100 kA
	Max Output Power	300 kW DC
	Output Voltage	200-920 V DC
	Total Output Current	750 A DC (continuous)
	Max Output Current per Channel *	500 A DC (continuous)
	Number of DC Output Channels	3
	Number of DC Dispensers Served	Up to 3
	Number of Power Modules per Cabinet	6
	Dimensions	2,362 H x 1,219 D x 1,118 W mm
	Weight	1,200 kg
	Enclosure Rating	3R

** The 3 Channel DC Power Cabinet can be installed with either Adventure Network Dispenser or Fleet Dispenser. Max output current per channel is determined by the paired dispenser's rated current.*

Version 2023.31

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RIVIAN

REV.	DATE	DESCRIPTION
A	08/30/23	ISSUED FOR 90% REVIEW
B	11/07/23	ISSUED FOR 90% REVIEW
0	11/21/2023	ISSUED FOR SIGN & SEAL
1	12/18/2023	REVISED SIGN & SEAL

FOR REFERENCE ONLY

DCFC ADVENTURE NETWORK
207 NORTH MAIN STREET
HAILEY, ID 83333

RIVIAN EQUIPMENT SPEC SHEET

PROJECT MANAGER	DESIGNER
IM	CEL

JOB NO. 2023264.10

-

Drawing Name: O:\2023\2023264\10 - Hailey, ID\dwg\2023.11.03 - Hailey, ID - 2023264.10 - SAS Rev 4.1.dwg
March 13, 2024 10:37 AM - cjhio

GENERAL CONSTRUCTION NOTES

1. FOR THE PURPOSE CONSTRUCTION DRAWINGS, THE FOLLOWING DEFINITIONS SHALL APPLY:
   GENERAL CONTRACTOR: TBD
   CONTRACTOR: TBD
   OWNER: RIVIAN

2. THE TOPOGRAPHIC SURVEY BY CDS, DATED 05/17/2022 SHALL BE REFERENCED WITH THESE PLANS. THE G.C. IS RESPONSIBLE FOR LOCATING IMPROVEMENTS PER THESE PLANS.

3. THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THE PLAN ARE BASED ON FIELD SURVEYS. DUE TO THE LIMITATIONS IN TECHNOLOGY AND GROUND CONDITIONS, NOT ALL UNDERGROUND UTILITIES ARE ABLE TO BE LOCATED. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO STARTING CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.

4. ALL PROPERTY LINES, RIGHT OF WAYS, CENTERLINES, DIMENSIONS, GRADES, AND UTILITY LOCATIONS SHOWN ON THESE PLANS WERE BASED ON A TOPOGRAPHIC SURVEY. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY CONSTRUCTION/PROJECT MANAGER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO INFORMATION SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.

5. THE GENERAL CONTRACTOR SHALL VISIT THE SITE AND SHALL FAMILIARIZE THEMSELVES WITH ALL CONDITIONS AFFECTING THE PROPOSED WORK AND SHALL MAKE PROVISIONS. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH ALL CONTRACT DOCUMENTS, FIELD DOCUMENTS, DIMENSIONS, AND CONFIRMING THAT THE WORK MAY BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO THE COMMENCEMENT OF WORK.

6. ALL MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES. GENERAL CONTRACTOR SHALL ISSUES ALL APPROPRIATE NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS, AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF WORK.

7. ALL WORK CARRIED OUT SHALL COMPLY WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS AND FEDERAL, STATE AND LOCAL JURISDICTION CODES, ORDINANCES AND APPLICABLE REGULATIONS.

8. UNLESS NOTED OTHERWISE, THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES, AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATION ON THE DRAWINGS.

9. PLANS ARE NOT TO BE SCALED. THESE PLANS ARE INTENDED TO BE A DIAGRAMMATIC OUTLINE ONLY UNLESS OTHERWISE NOTED. DIMENSIONS SHOWN ARE TO FINISH SURFACES UNLESS OTHERWISE NOTED. SPACING BETWEEN EQUIPMENT IS THE MINIMUM REQUIRED CLEARANCE. THEREFORE, IT IS CRITICAL TO FIELD VERIFY DIMENSIONS, SHOULD THERE BE ANY QUESTIONS REGARDING THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A CLARIFICATION FROM THE ENGINEER PRIOR TO PROCEEDING WITH THE WORK. DETAILS ARE INTENDED TO SHOW DESIGN INTENT. MODIFICATIONS MAY BE REQUIRED TO SUIT JOB DIMENSIONS OR CONDITIONS AND SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF WORK AND PREPARED BY THE ENGINEER PRIOR TO PROCEEDING WITH WORK.

10. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY STATED OTHERWISE.

11. IF THE SPECIFIED EQUIPMENT CANNOT BE INSTALLED AS SHOWN ON THESE DRAWINGS, THE CONTRACTOR SHALL PROPOSE AN ALTERNATIVE INSTALLATION SPACE FOR APPROVAL BY THE ENGINEER PRIOR TO PROCEEDING.

12. THE GENERAL CONTRACTOR SHALL COORDINATE WORK AND SCHEDULE WORK ACTIVITIES WITH OTHER DISCIPLINES.

13. CONSTRUCTION SHALL BE DONE IN A WORKMANLIKE MANNER BY COMPETENT EXPERIENCED WORKMAN IN ACCORDANCE WITH APPLICABLE CODES AND THE BEST ACCEPTED PRACTICE.

14. WORK PREVIOUSLY COMPLETED IS REPRESENTED BY LIGHT SHADED LINES AND NOTES. THE SCOPE OF WORK FOR THIS PROJECT IS REPRESENTED BY DARK SHADED LINES AND NOTES. CONTRACTOR SHALL NOTIFY THE GENERAL CONTRACTOR OF ANY EXISTING CONDITIONS THAT DEVIATE FROM THE DRAWINGS PRIOR TO BEGINNING CONSTRUCTION.

15. THE CONTRACTOR SHALL PROVIDE WRITTEN NOTICE TO THE CONSTRUCTION MANAGER 48 HOURS PRIOR TO COMMENCEMENT OF WORK.

16. THE CONTRACTOR SHALL PROTECT EXISTING IMPROVEMENTS, PAVEMENTS, CURBS, LANDSCAPING AND STRUCTURES. ANY DAMAGED PART SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE OWNER.

17. THE CONTRACTOR SHALL CONTACT UTILITY LOCATING SERVICES PRIOR TO THE START OF CONSTRUCTION.

18. THE GENERAL CONTRACTOR SHALL COORDINATE AND MAINTAIN ACCESS FOR ALL TRADES AND CONTRACTORS TO THE SITE AND/OR BUILDING.

19. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR SECURITY OF THE SITE FOR THE DURATION OF CONSTRUCTION UNTIL JOB COMPLETION.

20. THE GENERAL CONTRACTOR SHALL MAINTAIN IN GOOD CONDITION ONE COMPLETE SET OF PLANS WITH ALL REVISIONS, ADDENDA, AND CHANGE ORDERS ON THE PREMISES AT ALL TIMES.

21. THE GENERAL CONTRACTOR SHALL PROVIDE PORTABLE FIRE EXTINGUISHERS WITH A RATING OF NOT LESS THAN 2-A OT 2-A:10-B:C AND SHALL BE WITHIN 25 FEET OF TRAVEL DISTANCE TO ALL PORTIONS OF WHERE THE WORK IS BEING COMPLETED DURING CONSTRUCTION.

22. ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES SHALL BE PROTECTED AT ALL TIMES, AND WHERE REQUIRED FOR THE PROPER EXECUTION OF THE WORK, SHALL BE RELOCATED AS DIRECTED BY THE ENGINEER. EXTREME CAUTION SHOULD BE USED BY THE CONTRACTOR WHEN EXCAVATING OR DRILLING PIERS AROUND OR NEAR UTILITIES. THE CONTRACTOR SHALL PROVIDE SAFETY TRAINING FOR THE WORKING CREW. THIS SHALL INCLUDE BUT NOT BE LIMITED TO A) FALL PROTECTION, B) CONFINED SPACE, C) ELECTRICAL SAFETY, AND D) TRENCHING & EXCAVATION.

23. ONLY ITEMS SPECIFICALLY CALLED OUT TO BE REMOVED OR DEMOLISHED SHALL BE AFFECTED. ANY ITEMS INCLUDING, BUT NOT LIMITED TO, CURBS, PAVEMENT, UTILITY ITEMS, LANDSCAPING, ETC. SHALL REMAIN AND BE PROTECTED THROUGHOUT CONSTRUCTION. CONTRACTOR IS RESPONSIBLE TO REPAIR OR REPLACE ANY AFFECTED ITEMS AT OWNERS DISCRETION.

24. ALL EXISTING INACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES, WHICH INTERFERE WITH THE EXECUTION OF THE WORK, SHALL BE REMOVED, CAPPED, PLUGGED OR OTHERWISE DISCONNECTED AT POINTS WHICH WILL NOT INTERFERE WITH THE EXECUTION OF THE WORK, AS DIRECTED BY THE ENGINEER, AND SUBJECT TO THE APPROVAL OF THE OWNER AND/OR LOCAL UTILITIES.

25. THE AREAS OF THE OWNER'S PROPERTY DISTURBED BY THE WORK AND NOT COVERED BY THE EQUIPMENT OR DRIVEWAY, SHALL BE GRADED TO A UNIFORM SLOPE, AND STABILIZED TO PREVENT EROSION.

26. CONTRACTOR SHALL MINIMIZE DISTURBANCE TO THE EXISTING SITE DURING CONSTRUCTION. EROSION CONTROL MEASURES, IF REQUIRED DURING CONSTRUCTION, SHALL BE IN CONFORMANCE WITH THE FEDERAL AND LOCAL JURISDICTION FOR EROSION AND SEDIMENT CONTROL.

27. NO FILL OR EMBANKMENT MATERIAL SHALL BE PLACED ON FROZEN GROUND. FROZEN MATERIALS, SNOW OR ICE SHALL NOT BE PLACED IN ANY FILL OR EMBANKMENT.

28. THE SUBGRADE SHALL BE BROUGHT TO A SMOOTH UNIFORM GRADE AND COMPACTED TO 98 PERCENT STANDARD PROCTOR DENSITY UNDER PAVEMENT, SIDEWALKS AND STRUCTURES AND 80 PERCENT STANDARD PROCTOR DENSITY IN OPEN SPACE. ALL TRENCHES IN PUBLIC RIGHT OF WAY SHALL BE BACKFILLED WITH FLOWABLE FILL OR OTHER MATERIAL PRE-APPROVED BY THE LOCAL JURISDICTION.

29. ALL NECESSARY RUBBISH, STUMPS, DEBRIS, STICKS, STONES, AND OTHER REFUSE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A LAWFUL MANNER.

30. ALL BROCHURES, OPERATING AND MAINTENANCE MANUALS, CATALOGS, SHOP DRAWINGS, AND OTHER DOCUMENTS SHALL BE TURNED OVER TO THE OWNER AT COMPLETION OF CONSTRUCTION AND PRIOR TO PAYMENT.

31. THE CONTRACTOR SHALL SUBMIT A COMPLETE SET OF AS-BUILT REDLINES TO THE GENERAL CONTRACTOR AND OWNER UPON COMPLETION OF PROJECT AND PRIOR TO FINAL PAYMENT.

32. THE CONTRACTOR SHALL LEAVE PREMISES IN A CLEAN CONDITION AT THE END OF EACH WORKDAY AND TURNOVER TO OWNER.

33. THE PROPOSED FACILITY WILL BE UNMANNED AND DOES NOT REQUIRE POTABLE WATER OR SEWER SERVICE, AND IS NOT FOR HUMAN HABITATION (NO HANDICAP ACCESS REQUIRED FOR SERVICE EQUIPMENT). HANDICAP ACCESS MAY BE REQUIRED FOR CHARGING POSTS. SEE PLAN.

34. NO OUTDOOR STORAGE OR SOLID WASTE CONTAINERS ARE PROPOSED.

35. CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSPECTIONS REQUIRED FOR CONSTRUCTION. IF CONTRACTOR CANNOT OBTAIN A PERMIT, THEY MUST NOTIFY THE GENERAL CONTRACTOR AND OWNER IMMEDIATELY.

36. THE CONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS FROM THE SITE ON A DAILY BASIS AND DISPOSE IN A LAWFUL MANNER.

37. INFORMATION SHOWN ON THESE DRAWINGS WAS OBTAINED FROM SITE VISITS AND/OR DRAWINGS PROVIDED BY THE SITE OWNER. CONTRACTORS SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO ORDERING MATERIAL OR PROCEEDING WITH CONSTRUCTION.

TRAFFIC CONTROL NOTES

1. DURING THE CONSTRUCTION PERIOD; SIDEWALKS, SHOULDERS, TRAVEL LANE(S), OR STREETS MAY HAVE TO BE TEMPORARILY CLOSED OR RESTRICTED FOR THE UNLOADING / LOADING OF EQUIPMENT OR AS A RESULT OF CONSTRUCTION ACTIVITIES THEMSELVES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE DIRECTLY WITH THE LOCAL GOVERNING AUTHORITIES ON ANY SUCH CLOSURES AND MUST OBTAIN WRITTEN PERMISSION FROM THE APPROPRIATE AUTHORITIES PRIOR TO IMPLEMENTING SUCH CLOSURES OR RESTRICTIONS. ANY CLOSURE OR RESTRICTION MUST COMPLY WITH THE STATE MANUAL OF UNIFORM CONTROL DEVICES (MUTCD) FOR STREETS AND HIGHWAYS (LATEST EDITION AND REVISION), AND WITH ANY AND ALL ADDITIONAL APPLICABLE CITY, VILLAGE, OR COUNTY REQUIREMENTS. THE CONTRACTOR SHALL PREPARE AND SUBMIT A FORMAL TRAFFIC CONTROL / MOT PLAN TO THE LOCAL GOVERNING AUTHORITIES IF REQUESTED. ALL REQUIRED CONSTRUCTION TRAFFIC MAINTENANCE DEVICES SHALL BE PROVIDED, ERECTED AND MAINTAINED, AND ULTIMATELY REMOVED BY THE CONTRACTOR.

2. THE CONTRACTOR SHALL MAINTAIN SAFE AND SATISFACTORY ACCESS TO ALL ABUTTING PROPERTIES AND INTERSECTING STREET AT ALL TIMES DURING THE CONSTRUCTION OF THE IMPROVEMENTS ANTICIPATED. DRIVEWAYS MUST BE MAINTAINED AND ALL TRENCHES SHALL BE BACKFILLED AT THE END OF EACH WORK DAY. PER THE STATE MUTCD AND OTHER APPLICABLE APPROPRIATE GOVERNING REQUIREMENTS, THE CONTRACTOR SHALL PROVIDE ALL NECESSARY SAFEGUARDS SUCH AS BARRICADES, SATISFACTORY BARRIERS, CONES, SIGNAGE, BARRELS, MESSAGE BOARDS, LIGHTING, FLAGMEN, LAW ENFORCEMENT OFFICERS, ETC. TO AVOID DAMAGE AND / OR INJURY TO VEHICLES AND PERSONS TRAVERSING THE CONSTRUCTION AREA.

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RIVIAN

REV	DATE	DESCRIPTION
A	08/30/23	ISSUED FOR 90% REVIEW
B	11/07/23	ISSUED FOR 90% REVIEW
C	12/12/23	ISSUED FOR SIGN & SEAL
D	2/16/2023	REVISED SIGN & SEAL
E	01/12/2024	REVISED SIGN & SEAL
F	01/31/2024	REVISED SIGN & SEAL
G	03/13/2024	REVISED SIGN & SEAL

PROFESSIONAL ENGINEER
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CIVIL CONSTRUCTION NOTES

PROJECT MANAGER	DESIGNER
IM	CEL

JOB NO.
2023264.10

C-002

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GENERAL SITE WORK NOTES CONTINUED

PART 1 - GENERAL

CLEARING, GRUBBING, STRIPPING, EROSION CONTROL, SURVEY, LAYOUT, SUBGRADE PREPARATION AND FINISH GRADING AS REQUIRED TO COMPLETE THE PROPOSED WORK SHOWN IN THESE PLANS.

1.1 REFERENCES:

A. (STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION-CURRENT EDITION).

B. ASTM (AMERICAN SOCIETY FOR TESTING AND MATERIALS).

C. OSHA (OCCUPATION SAFETY AND HEALTH ADMINISTRATION).

1.2 INSPECTION AND TESTING:

A. FIELD TESTING OF EARTHWORK COMPACTION AND CONCRETE CYLINDERS SHALL BE PERFORMED BY AN INDEPENDENT TESTING LAB. THIS WORK TO BE COORDINATED BY THE CONTRACTOR.

B. ALL WORK SHALL BE INSPECTED AND RELEASED BY THE GENERAL CONTRACTOR WHO SHALL CARRY OUT THE GENERAL INSPECTION OF THE WORK WITH SPECIFIC CONCERN TO PROPER PERFORMANCE OF THE WORK AS SPECIFIED AND/OR CALLED FOR ON THE DRAWINGS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REQUEST TIMELY INSPECTIONS PRIOR TO PROCEEDING WITH FURTHER WORK THAT WOULD MAKE PARTS OF WORK INACCESSIBLE OR DIFFICULT TO INSPECT.

1.3 SITE MAINTENANCE AND PROTECTION:

A. PROVIDE ALL NECESSARY JOB SITE MAINTENANCE AND PROTECTION FROM COMMENCEMENT OF WORK UNTIL COMPLETION OF THE CONTRACT.

B. AVOID DAMAGE TO THE SITE AND TO EXISTING FACILITIES, STRUCTURES, TREES, AND SHRUBS DESIGNATED TO REMAIN. TAKE PROTECTIVE MEASURES TO PREVENT EXISTING FACILITIES THAT ARE NOT DESIGNATED FOR REMOVAL FROM BEING DAMAGED BY THE WORK.

C. KEEP SITE FREE OF ALL PONDING WATER.

D. PROVIDE EROSION CONTROL MEASURES IN ACCORDANCE WITH STATE DOT, LOCAL PERMITTING AGENCY AND EPA REQUIREMENTS.

E. PROVIDE AND MAINTAIN ALL TEMPORARY FENCING, BARRICADES, WARNING SIGNALS AND SIMILAR DEVICES NECESSARY TO PROTECT AGAINST THEFT FROM PROPERTY DURING THE ENTIRE PERIOD OF CONSTRUCTION. REMOVE ALL SUCH DEVICES UPON COMPLETION OF THE WORK. GRAFFITI ON TEMPORARY FENCING SHALL BE PAINTED OVER WITHIN ONE DAY OF DISCOVERY.

F. EXISTING UTILITIES: DO NOT INTERRUPT EXISTING UTILITIES SERVING FACILITIES OCCUPIED BY THE OWNER OR OTHERS, EXCEPT WHEN PERMITTED IN WRITING BY THE CONSTRUCTION MANAGER AND THEN ONLY AFTER ACCEPTABLE TEMPORARY UTILITY SERVICES HAVE BEEN PROVIDED.

G. PROVIDE A MINIMUM 48-HOUR NOTICE TO THE CONSTRUCTION MANAGER AND RECEIVE WRITTEN NOTICE TO PROCEED BEFORE INTERRUPTING ANY UTILITY SERVICE.

PART 2 - PRODUCTS

2.1 GRANULAR BACKFILL: SHALL MEET THE FOLLOWING GRADATION PER THE TABLE BELOW:

SIEVE SIZE	TOTAL PERCENT PASSING
1 1/2 INCH (37.5 MM)	100
1 INCH (25.0 MM)	75 TO 100
3/4 INCH (19.00 MM)	80 TO 100
3/8 INCH (9.5 MM)	35 TO 75
NO. 4 (4.75 MM)	30 TO 60
NO. 30 (0.600 MM)	7 TO 30
NO. 200 (0.75 MM)	3 TO 15

2.2 GRANULAR BEDDING AND TRENCH BACKFILL: WELL-GRADED SAND MEETING THE GRADATION REQUIREMENTS OF ASTM D2487 (SW-SM).

2.3 UNSUITABLE MATERIAL: HIGH AND MODERATELY PLASTICS SILTS AND CLAYS (LL>45). MATERIAL CONTAINING REFUSE, FROZEN LUMPS, DEMOLISHED BITUMINOUS MATERIAL, VEGETATIVE MATTER, WOOD, STONES IN EXCESS OF 3 INCHES IN ANY DIMENSION, AND DEBRIS AS DETERMINED BY THE CONSTRUCTION MANAGER. TYPICAL THESE WILL BE SOILS CLASSIFIED BY ASTM AS PT, MH, CH, OH, ML, AND OL.

PART 3 - EXECUTION

3.1 GENERAL:

A. BEFORE STARTING GENERAL SITE PREPARATION ACTIVITIES, INSTALL EROSION AND SEDIMENT CONTROL MEASURES PER APPLICABLE PLAN PREPARED BY CONTRACTOR. THE WORK AREA SHALL BE CONSTRUCTED AND MAINTAINED IN SUCH CONDITION THAT IN THE EVENT OF RAIN THE SITE WILL BE DRAINED AT ALL TIMES.

B. BEFORE ALL SURVEY, LAYOUT, STAKING, AND MARKING, ESTABLISH AND MAINTAIN ALL LINES, GRADES, ELEVATIONS AND BENCHMARKS NEEDED FOR EXECUTION OF THE WORK.

C. CLEAR AND GRUB THE AREA WITHIN THE LIMITS OF THE SITE. REMOVE TREES, BRUSH, STUMPS, RUBBISH AND OTHER DEBRIS AND VEGETATION RESTING ON OR PROTRUDING THROUGH THE SURFACE OF THE SITE AREA TO BE CLEARED.

D. REMOVE THE FOLLOWING MATERIALS TO A DEPTH OF NO LESS THAN 12 INCHES BELOW THE ORIGINAL GROUND SURFACE: ROOTS, STUMPS, AND OTHER DEBRIS, BRUSH, AND REFUSE EMBEDDED IN OR PROTRUDING THROUGH THE GROUND SURFACE. RAKE, DISK OR PLOW THE AREA TO A DEPTH OF NO LESS THAN 6 INCHES, AND REMOVE TO A DEPTH OF 12 INCHES ALL ROOTS AND OTHER DEBRIS THEREBY EXPOSED.

E. REMOVE TOPSOIL MATERIAL COMPLETELY FROM THE SURFACE UNTIL THE SOIL NO LONGER MEETS THE DEFINITION OF TOPSOIL. AVOID MIXING TOPSOIL WITH SUBSOIL OR OTHER UNDESIRABLE MATERIALS.

F. EXCEPT WHERE EXCAVATION TO GREATER DEPTH IS INDICATED, FILL DEPRESSIONS RESULTING FROM CLEARING, GRUBBING AND DEMOLITION WORK COMPLETELY WITH SUITABLE FILL.

G. REMOVE FROM THE SITE AND DISPOSE IN AN AUTHORIZED LANDFILL ALL DEBRIS RESULTING FROM CLEARING AND GRUBBING OPERATIONS. BURNING WILL NOT BE PERMITTED.

H. PRIOR TO EXCAVATING, THOROUGHLY EXAMINE THE AREA TO BE EXCAVATED AND/OR TRENCHED TO VERIFY THE LOCATIONS OF FEATURES INDICATED ON THE DRAWINGS AND TO ASCERTAIN THE EXISTENCE AND LOCATION OF ANY STRUCTURE, UNDERGROUND STRUCTURE, OR OTHER ITEM NOT SHOWN THAT MIGHT INTERFERE WITH THE PROPOSED CONSTRUCTION. NOTIFY THE CONSTRUCTION MANAGER OF ANY OBSTRUCTIONS THAT WILL PREVENT ACCOMPLISHMENT OF THE WORK AS INDICATED ON THE DRAWINGS.

I. SEPARATE AND STOCK PILE ALL EXCAVATED MATERIALS SUITABLE FOR BACKFILL, ALL EXCESS EXCAVATED AND UNSUITABLE MATERIALS SHALL BE DISPOSED OF OFF-SITE IN A LEGAL MANNER.

J. DURING EXCAVATION, THE CONTRACTOR SHALL PROVIDE SHORING, SHEETING, AND BRACING AS REQUIRED TO PREVENT CAVING OR SLOUGHING OF EXCAVATION.

K. THE BASE OF ALL FOUNDATION EXCAVATIONS SHOULD BE FREE OF WATER AND LOOSE SOIL PRIOR TO PLACING CONCRETE. CONCRETE SHOULD BE PLACED AS SOON AS POSSIBLE AFTER EXCAVATING TO MINIMIZE BEARING SOIL DISTURBANCE. SHOULD THE SOILS AT BEARING LEVEL BECOME EXCESSIVELY DRY, SATURATED, DISTURBED OR OTHERWISE ALTERED, THE AFFECTED SOIL SHOULD BE REMOVED PRIOR TO PLACING CONCRETE.

3.2 BACKFILL:

A. AS SOON AS PRACTICAL, AFTER COMPLETING CONSTRUCTION OF THE RELATED STRUCTURE,INCLUDING EXPIRATION OF THE SPECIFIED MINIMUM CURING PERIOD FOR CAST-IN-PLACE CONCRETE, BACKFILL THE EXCAVATION WITH APPROVED MATERIAL TO RESTORE THE REQUIRED FINISHED GRADE.

B. PRIOR TO PLACING BACKFILL AROUND STRUCTURES, ALL FORMS SHALL BE REMOVED AND THE EXCAVATION CLEANED OF ALL TRASH, DEBRIS, AND UNSUITABLE MATERIALS.

C. DO NOT PLACE FROZEN MATERIAL IN AS BACKFILL.

D. BACKFILL BY PLACING AND COMPACTING SUITABLE BACKFILL MATERIAL OR SELECT GRANULAR BACKFILL MATERIAL WHEN REQUIRED IN UNIFORM HORIZONTAL LAYERS OF NO GREATER THAN 8-INCHES LOOSE THICKNESS AND COMPACTED. WHERE HAND OPERATED COMPACTORS ARE USED, THE FILL MATERIAL SHALL BE PLACED IN LIFTS NOT TO EXCEED 4 INCHES IN LOOSE DEPTH AND COMPACTED.

E. WHENEVER THE DENSITY TESTING INDICATES THAT THE CONTRACTOR HAS NOT OBTAINED THE SPECIFIED DENSITY, THE SUCCEEDING LAYER SHALL NOT BE PLACED UNTIL THE SPECIFICATION REQUIREMENTS ARE MET UNLESS OTHERWISE AUTHORIZED BY THE CONSTRUCTION MANAGER. THE CONTRACTOR SHALL TAKE WHATEVER APPROPRIATE ACTION IS NECESSARY, SUCH AS DISKING AND DRYING, ADDING WATER, OR INCREASING THE COMPACTIVE EFFORT TO MEET THE MINIMUM COMPACTION REQUIREMENTS.

F. THOROUGHLY COMPACT EACH LAYER OF BACKFILL TO A MINIMUM OF 98 PERCENT OF THE MAXIMUM DRY DENSITY AS PROVIDED BY THE STANDARD PROCTOR TEST, ASTM D 698.

3.3 TRENCH EXCAVATION:

A. UTILITY TRENCHES SHALL BE EXCAVATED TO THE LINES AND GRADES SHOWN ON THE DRAWINGS OR AS DIRECTED BY THE GENERAL CONTRACTOR. PROVIDE SHORING, SHEETING AND BRACING AS REQUIRED TO PREVENT CAVING OR SLOUGHING OF THE TRENCH WALLS.

B. EXTEND THE TRENCH WIDTH A MINIMUM OF 6 INCHES BEYOND THE OUTSIDE EDGE OF THE OUTERMOST CONDUIT.

C. WHEN SOFT YIELDING, OR OTHERWISE UNSTABLE SOIL CONDITIONS ARE ENCOUNTERED, CONTACT ENGINEER IMMEDIATELY.

3.4 TRENCH BACKFILL:

A. PROVIDE GRANULAR BEDDING MATERIAL IN ACCORDANCE WITH THE DRAWINGS AND THE UTILITY REQUIREMENTS.

B. NOTIFY THE GENERAL CONTRACTOR 24 HOURS IN ADVANCE OF BACKFILLING.

C. CONDUCT UTILITY CHECK TESTS BEFORE BACKFILLING. BACKFILL AND COMPACT TRENCH BEFORE ACCEPTANCE TESTING.

D. PLACE GRANULAR TRENCH BACKFILL UNIFORMLY ON BOTH SIDES OF THE CONDUITS IN 6-INCH UNCOMPACTED LIFTS UNTIL 12 INCHES OVER THE CONDUITS. SOLIDLY RAM AND TAMP BACKFILL INTO SPACE AROUND CONDUITS.

E. PROTECT CONDUIT FROM LATERAL MOVEMENT, IMPACT DAMAGE, OR UNBALANCED LOADING.

F. ABOVE THE CONDUIT EMBEDMENT ZONE, PLACE AND COMPACT SATISFACTORY BACKFILL MATERIAL IN 8-INCH MAXIMUM LOOSE THICKNESS LIFTS TO RESTORE THE REQUIRED FINISHED SURFACE GRADE.

G. COMPACT FINAL TRENCH BACKFILL TO A DENSITY EQUAL TO OR GREATER THAN THAT OF THE EXISTING UNDISTURBED MATERIAL IMMEDIATELY ADJACENT TO THE TRENCH BUT NO LESS THAN A MINIMUM OF 98 PERCENT OF THE MAXIMUM DRY DENSITY AS PROVIDED BY THE STANDARD PROCTOR TEST, ASTM D 698.

3.5 FINISH GRADING:

A. PERFORM ALL GRADING TO PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURES AND SMOOTH, EVEN SURFACE DRAINAGE OF THE ENTIRE AREA WITHIN THE LIMITS OF CONSTRUCTION. GRADING SHALL BE COMPATIBLE WITH ALL SURROUNDING TOPOGRAPHY AND STRUCTURES.

B. UTILIZE SATISFACTORY FILL MATERIAL RESULTING FROM THE EXCAVATION WORK IN THE CONSTRUCTION OF FILLS, EMBANKMENTS AND FOR REPLACEMENT OF REMOVED UNSUITABLE MATERIALS.

C. REPAIR ALL ACCESS ROADS AND SURROUNDING AREAS USED DURING THE COURSE OF THIS WORK TO THEIR ORIGINAL CONDITION.

D. CONTRACTOR TO GRADE SITE TO DRAIN AND NOT POND WATER.

3.6 ASPHALT PAVING:

A. CONTRACTOR RESPONSIBLE FOR RE-STRIPING AND APPLYING SEALCOATING PER LOCAL DOT SPECIFICATIONS, UNLESS OTHERWISE SPECIFIED.

PAVEMENT MARKING NOTES

1. ALL PAVEMENT MARKINGS TO MATCH EXISTING CONDITIONS, UNLESS STATED OTHERWISE. ALL PAVEMENT MARKINGS WITHIN ADA AREAS SHALL BE PAINTED BLUE EXCEPT FOR COLORS DEFINED ON THE ADA PAVEMENT SYMBOL OR WHERE LOCAL AHJ CODE DICTATES OTHERWISE.
2. MARKING (STRIPING) PAINT FOR PARKING SPACES, TRAFFIC ARROWS, ADA PARKING AND SYMBOLS, ETC., PER LOCAL REQUIREMENTS AND AS FOLLOWS:
3. PAVEMENT MARKINGS PAINT SHALL BE WATER BASE FAST DRYING 100% ACRYLIC TYPE: WATER BASE TO MEET FEDERAL SPECIFICATION TTP-01952B. FOR COLD WEATHER APPLICATION PAINT PRODUCT SHALL BE IN ACCORDANCE WITH ASTM-D2369, D1394, D3723, D1475, D562 AND D711.
4. PROVIDE A NON-SLIP AGGREGATE ADDITIVE TO MARKING PAINT USED AT ADA ACCESS RAMPS.
5. APPLY 2 COATS WITHIN THE SAME DAY, UTILIZING STRAIGHT EDGES, YELLOW ON CONCRETE/WHITE ON ASPHALT EXCEPT WHEN MATCHING ADJACENT OR EXISTING COLOR WHEN THE PAVING IS AN EXPANSION OR SEGMENT OF A LARGER LOT.

LANDSCAPE NOTES

1. LANDSCAPE WORK SHALL BE ACCORDING TO THE WORKMANLIKE STANDARDS ESTABLISHED FOR LANDSCAPE CONSTRUCTION AND PLANNING IN THE STANDARDIZED LANDSCAPE SPECIFICATIONS (ASLA) AND ANY LOCAL LANDSCAPE ORDINANCE.
2. PLANT GUARANTEE: CONTRACTOR SHALL GUARANTEE ALL PLANTS FOR A PERIOD OF TWO (2) YEARS FROM DATE OF PROJECT ACCEPTANCE BY THE OWNER.
3. MAINTENANCE PERIOD FOR THIS CONTRACT SHALL BE 90 CALENDAR DAYS COMMENCING AFTER FINAL INSPECTION OF CONSTRUCTION.
4. MAINTAIN TREES, SHRUBS AND OTHER PLANTS BY PRUNING, CULTIVATING AND WEEDING AS REQUIRED FOR HEALTHY GROWTH. PLANTS SHALL BE KEPT DISEASE FREE. RESTORE PLANTING SAUCERS. RESET TREES AND SHRUBS TO PROPER GRADES OR VERTICAL POSITION AS REQUIRED.
5. REPLACE ANY REQUIRED PLANTING(S), WHICH ARE MORE 25% OR MORE DEAD AFTER THE DATE OF PLANTING. SUCH REPLACEMENT SHALL OCCUR DURING THE NEXT APPROPRIATE PLANTING SEASON.

IRRIGATION NOTES

1. CONTRACTOR SHALL PROVIDE & INSTALL AN IRRIGATION SYSTEM TO PROVIDE 100% COVERAGE OF THE SITE.
2. IRRIGATED AREAS WITHIN 5 FEET OF PROPOSED UTILITY EQUIPMENT SHALL BE IRRIGATED BY DRIP IRRIGATION OR SIMILAR. CONTRACTOR SHALL ENSURE PROPOSED UTILITY EQUIPMENT WILL NOT BE DAMAGED OR STAINED BY IMPROPER IRRIGATION INSTALLATION OR POOR SELECTION OF FIXTURES.
3. SYSTEM SHALL INCLUDE ALL SPRINKLER FIXTURES, DRIP TUBING, PIPING, VALVES, WIRING AND CONTROLS TO PROVIDE A COMPLETE FUNCTIONAL SYSTEM THAT SHALL COMPLY WITH CITY CODE.
4. IRRIGATION CONTRACTOR SHALL PROVIDE A METHOD FOR WINTERIZATION. WINTERIZATION SHALL BE PERFORMED BY CONTRACTOR UPON COMPLETION IF SYSTEM IS INSTALLED BETWEEN NOVEMBER 1 AND MARCH 31.
5. PRIOR TO UPDATING THE IRRIGATION SYSTEM, A CERTIFIED IRRIGATION DESIGNER SHALL PROVIDE SHOP DRAWINGS TO ENGINEER FOR APPROVAL.
6. UPON APPROVAL OF SHOP DRAWINGS, THE UPDATED IRRIGATION SYSTEM SHALL BE APPROVED BY OWNER FOR FINAL ACCEPTANCE.

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RIVIAN

DATE	DESCRIPTION
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CIVIL CONSTRUCTION NOTES

PROJECT MANAGER	DESIGNER
IM	CEL

JOB NO.
2023264.10

C-003

Drawing Name: O:\2023\2023264\10 - Hailey, ID\dwg\2023.11.03 - Hailey, ID - 2023264.10 - SASS Rev 4.1.dwg
March 13, 2024 10:37 AM - gfoto

GOVERNING BUILDING CODE:

GOVERNING BUILDING CODE: 2018 IBC

DESIGN LOADING:

LATERAL LOAD DESIGN:

WIND DESIGN DATA (ASCE DATA: 7-16):

BASIC WIND SPEED (V_{ULT})	103 MPH
RISK CATEGORY	II
EXPOSURE CATEGORY	C

SEISMIC DESIGN DATA (ASCE 7-16):

SEISMIC IMPORTANCE FACTOR (I)	1.0
RISK CATEGORY	II
SITE CLASS	D (ASSUMED)
MAPPED SPECTRAL RESPONSE	
SHORT PERIODS (Ss)	0.467
1 SEC. PERIODS (S_1)	0.152
SPECTRAL RESPONSE COEFFICIENT	
SHORT PERIODS (S_{DS})	0.444
1 SEC. PERIODS (S_{D1})	0.232
SEISMIC DESIGN CATEGORY	D
FROST DEPTH	50 IN

GENERAL PROVISIONS:

TYPICAL DETAILS AND GENERAL NOTES APPLY TO ALL PARTS OF THE WORK EXCEPT WHERE SPECIFICALLY DETAILED OR UNLESS OTHERWISE NOTED.

DRAWINGS ARE NOT TO BE SCALED.

THE CONTRACTOR SHALL CAREFULLY REVIEW THE DRAWINGS TO IDENTIFY THE SCOPE OF WORK REQUIRED, VISIT THE SITE TO RELATE THE SCOPE OF WORK TO EXISTING CONDITIONS, AND DETERMINE THE EXTENT OF WHICH THOSE CONDITIONS AND PHYSICAL SURROUNDINGS WILL IMPACT THE WORK.

EXISTING CONDITIONS, AS SHOWN ON THESE PLANS, ARE FOR REFERENCE ONLY. THE CONTRACTOR IS REQUIRED TO FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION.

THE CONTRACTOR SHALL ASSUME THE MOST STRINGENT REQUIREMENTS APPLY IN CASE OF CONFLICT AMONG SPECIFICATIONS, STANDARDS, CODES AND DRAWINGS. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER IMMEDIATELY TO RESOLVE THE CONFLICT.

ANY DEVIATION, MODIFICATION, OR SUBSTITUTION FROM THE BID SET OF STRUCTURAL DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT AND ENGINEER FOR REVIEW/APPROVAL PRIOR TO ITS USE OR INCLUSION ON THE SHOP DRAWINGS. WITHOUT SUCH PRIOR APPROVAL, DEVIATIONS, MODIFICATIONS, OR SUBSTITUTIONS WILL BE REJECTED. COSTS FOR DEMOLITION AND REWORK OF SUCH ITEMS WILL BE BORNE BY THE CONTRACTOR.

THE STRUCTURE IS DESIGNED TO BE SELF-SUPPORTING AND STABLE AFTER IT IS FULLY COMPLETED FOR IN-SERVICE LOADS ONLY. THE MEANS, METHODS, PROCEDURES, AND SEQUENCES OF CONSTRUCTION ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR, WHICH INCLUDE THE DETERMINATION OF ALLOWABLE CONSTRUCTION LOADING OF THE STRUCTURE. THE CONTRACTOR SHALL PROVIDE, DESIGN, MONITOR, AND MAINTAIN ALL NECESSARY TEMPORARY AND PERMANENT SYSTEMS (SHORING, BRACING, GUYS, FALSEWORK, FORMWORK, SHEETING, ETC.) TO ENSURE THE INTEGRITY OF THE STRUCTURE AT ALL STAGES OF CONSTRUCTION. ANY SYSTEMS SHOWN ON THE DOCUMENTS ARE PARTIAL AND SCHEMATIC IN NATURE AND EXTENTS ARE NOT ALL INCLUSIVE. ALL WORK SHALL BE PERFORMED WITHOUT DAMAGE TO ADJACENT EXISTING WORK.

THE CONTRACTOR IS RESPONSIBLE FOR SITE SAFETY. THE CONTRACTOR AND ALL SUBCONTRACTORS SHALL REVIEW THE STRUCTURAL CONTRACT DOCUMENTS AND SHALL NOTIFY THE STRUCTURAL ENGINEER OF ANY CONFLICTS BETWEEN THOSE DOCUMENTS AND ANY SAFETY REGULATIONS. SUCH REVIEW AND NOTIFICATION SHALL OCCUR PRIOR TO PRODUCTION OF SHOP DRAWINGS.

THE CONTRACTOR SHALL PROTECT ALL WORK, MATERIALS, AND EQUIPMENT FROM DAMAGE AND SHALL PROVIDE PROPER STORAGE FACILITIES FOR MATERIALS AND EQUIPMENT DURING CONSTRUCTION.

SITE VISITS PERFORMED BY THE ARCHITECT/ENGINEER DO NOT INCLUDE INSPECTIONS OF MEANS AND METHODS OF CONSTRUCTION PERFORMED BY THE CONTRACTOR.

STRUCTURAL OBSERVATIONS PERFORMED BY THE ARCHITECT/ENGINEER DURING CONSTRUCTION ARE NOT THE CONTINUOUS AND SPECIAL INSPECTION SERVICES AND DO NOT WAIVE THE RESPONSIBILITY FOR THE INSPECTIONS REQUIRED OF THE BUILDING DEPARTMENT INSPECTOR OR THE TESTING AGENCY. ALSO, OBSERVATIONS DO NOT GUARANTEE THE CONTRACTOR'S PERFORMANCE AND SHALL NOT BE CONSIDERED AS SUPERVISION OF CONSTRUCTION.

NO STRUCTURAL ELEMENTS ARE TO BE CUT UNLESS SPECIFICALLY APPROVED BY THE ENGINEER.

FOUNDATION SYSTEMS:

GENERAL:

THE CONTRACTOR SHALL VISIT THE SITE PRIOR TO THE START OF ANY WORK. THE CONTRACTOR SHALL VERIFY ANY EXISTING FIELD CONDITION THAT MAY AFFECT THE INSTALLATION OF THE FOUNDATION SYSTEM.

THE CONTRACTOR SHALL EXERCISE GREAT CARE DURING EXCAVATION. UNDERGROUND UTILITY LOCATIONS, IF SHOWN, ARE APPROXIMATE. THE CONTRACTOR SHALL PREDETERMINE UTILITY LOCATIONS AND NOTIFY THE ENGINEER IMMEDIATELY IF DEVIATION FROM PLANS EXIST. THE CONTRACTOR IS RESPONSIBLE FOR THE SAFE SUPPORT OF UTILITIES ACROSS EXCAVATIONS.

SHEETING, SHORING, AND DEWATERING IS THE RESPONSIBILITY OF THE CONTRACTOR.

THE CONTRACTOR SHALL RETAIN AN OWNER APPROVED AND QUALIFIED SOILS ENGINEER REGISTERED WITHIN THE STATE TO MAKE GEOTECHNICAL RECOMMENDATIONS BASED ON FIELD CONDITIONS, AND ENSURE THAT ALL SHORING AND DEWATERING MEANS AND METHODS WILL NOT COMPROMISE THE STABILITY OF EXISTING OR PROPOSED FOOTINGS/FOUNDATIONS. THE OWNER SHALL RECEIVE COMPACTION REPORTS PREPARED BY THE CONTRACTOR'S GEOTECHNICAL ENGINEER, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH BY SAID GEOTECHNICAL ENGINEER. NOTIFY PROJECT CONSTRUCTION MANAGER IF ANY UNSUITABLE SOILS ARE FOUND.

AT A MINIMUM ALL FILLED AND SUBGRADE AREAS SHALL BE COMPACTED TO 98% OF STANDARD PROCTOR MAXIMUM DRY DENSITY PER A.S.T.M TEST D-698. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE NOR 2% BELOW OPTIMUM.

SPREAD/TRENCH FOOTINGS:

DETERMINATION OF FINAL BEARING ELEVATIONS, TOPSOIL AND EXCAVATION STRIPPING DEPTH, INSPECTION OF ALL SUBSOIL EXPOSED DURING STRIPPING, SITE GRADING, EXCAVATION OPERATIONS, APPROVAL OF FILL MATERIALS, DENSITY TESTING OF FILLS TO ENSURE PLACEMENT PER SPECIFICATION REQUIREMENTS, INSPECTION OF FOUNDATION BEARING SURFACES, AND VERIFICATION OF ALLOWABLE BEARING PRESSURES ARE THE TESTING LABORATORY'S RESPONSIBILITY.

ALL FOUNDATIONS ARE TO REST ON FIRM UNDISTURBED SOIL OR COMPACTED FILL FREE FROM ORGANIC MATTER. IF POOR SOIL CONDITIONS ARE ENCOUNTERED AT FOUNDATION DEPTHS SHOWN, NOTIFY OWNER'S REPRESENTATIVE BEFORE PROCEEDING WITH CONSTRUCTION.

CONTRACTOR SHALL COMPACT SUBGRADE. SEE FROST/NO FROST DESIGN NOTES BELOW.

FOUNDATIONS HAVE BEEN DESIGNED BASED ON AN ASSUMED ALLOWABLE SOIL BEARING CAPACITY OF 1500 PSF PER PRESUMPTIVE LOAD-BEARING IBC TABLE 1806.2

NEW FOOTINGS PLACED ADJACENT TO EXISTING FOOTINGS SHALL BEAR AT THE SAME ELEVATION, UNLESS NOTED OTHERWISE.

STEP FOOTINGS AT A RATIO OF ONE (1) VERTICAL TO TWO (2) HORIZONTAL WITH A MAXIMUM VERTICAL STEP OF 2'-0" UNLESS NOTED OTHERWISE.

INUNDATION AND LONG TERM EXPOSURE OF BEARING SURFACES, WHICH WILL RESULT IN DETERIORATION OF BEARING FORMATIONS, SHALL BE PREVENTED. FOOTINGS SHALL BE PLACED IMMEDIATELY FOLLOWING FOOTING EXCAVATIONS AND BEARING SURFACE INSPECTION.

UTILITY LINES SHALL NOT BE PLACED THROUGH OR BELOW FOUNDATIONS WITHOUT THE APPROVAL OF THE ENGINEER OF RECORD.

GROUNDWATER ASSUMED TO BE BELOW EXCAVATION DEPTH. IF GROUNDWATER IS ENCOUNTERED DURING EXCAVATION ON SITE, CONTRACTOR SHALL PROVIDE FOR ANY SITE DRAINAGE AND DE-WATERING REQUIRED.

CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING PUBLIC AND PRIVATE UTILITIES PRIOR TO EXCAVATION. IF NECESSARY, UTILITIES SHALL BE RELOCATED PRIOR TO FOUNDATION INSTALLATION.

SPECIAL INSPECTIONS:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING AND OVERSEEING OF ALL SPECIAL INSPECTIONS REQUIRED BY THE AUTHORITY HAVING JURISDICTION. SPECIAL INSPECTIONS MUST BE COMPLETED PRIOR TO FINAL INSPECTION APPROVAL.

FROST DESIGN NOTES

CONCRETE FOUNDATIONS SHOULD BEAR DIRECTLY ON A PROPERLY COMPACTED FREE-DRAINING GRANULAR FILL CONSISTING OF NO. 57 STONE OR AN APPROVED EQUIVALENT.

GRANULAR FILL SHOULD EXTEND VERTICALLY TO THE MINIMUM RECOMMENDED REGIONAL FROST DEPTH AND LATERALLY 2/3D FROM THE FOUNDATION PERIMETER (EXCLUDING SIDE OF PERIMETER ADJACENT TO CURB). GRANULAR FILL SHOULD BE PLACED IN 8 INCH LOOSE LIFTS AND COMPACTED WITH A VIBRATORY COMPACTOR. THE COMPACTION EQUIPMENT SHOULD BE OPERATED OVER THE FULL WIDTH OF THE FOUNDATION UNDERCUT AREA UNTIL VISIBLE DEFORMATION OF THE BACKFILL CEASES. LOCAL FROST DEPTH IS LISTED ON THIS SHEET. CONTRACTOR SHALL VERIFY LOCAL FROST DEPTH WITH AHJ PRIOR TO CONSTRUCTION.

GEOTEXTILE (FILTER FABRIC) SHOULD BE PLACED BETWEEN THE GRANULAR BACKFILL AND COHESIVE SOILS TO PRECLUDE THE INFILTRATION OF FINES. SPEC AS FOLLOWS:

SEPARATION GEOTEXTILE: WOVEN GEOTEXTILE FABRIC, MANUFACTURED FOR SEPARATION APPLICATIONS, MADE FROM POLYOLEFINS OR POLYESTERS; WITH ELONGATION LESS THAN 50 PERCENT; COMPLYING WITH AASHTO M 288 AND THE FOLLOWING, MEASURED PER TEST METHODS REFERENCED:
- SURVIVABILITY: CLASS 2; AASHTO M 288.
- GRAB TENSILE STRENGTH: 247 LBF (1100 N); ASTM D 4632.
- SEWN SEAM STRENGTH: 222 LBF (990 N); ASTM D 4632.
- TEAR STRENGTH: 90 LBF (400 N); ASTM D 4533.
- PUNCTURE STRENGTH: 90 LBF (400 N); ASTM D 4833.
- APPARENT OPENING SIZE: NO. 60 (0.250-MM) SIEVE, MAXIMUM; ASTM D 4751.
- PERMITTIVITY: 0.02 PER SECOND, MINIMUM; ASTM D 4491.
- UV STABILITY: 50 PERCENT AFTER 500 HOURS' EXPOSURE; ASTM D 4355.

CONCRETE:

GENERAL:

ALL CONCRETE CONSTRUCTION SHALL CONFORM TO ACI 301-10, "STANDARD SPECIFICATION FOR STRUCTURAL CONCRETE" AND ACI 302, 305 AND 306 UNLESS NOTED OTHERWISE.

ALL DETAILING, FABRICATION AND PLACING OF CONCRETE SHALL CONFORM TO ACI 302, "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE" AND THE LATEST ACI "MANUAL OF STANDARD PRACTICE FOR DETAIL REINFORCED CONCRETE STRUCTURES" UNLESS NOTED OTHERWISE.

SAFETY AND PERFORMANCE OF THE STRUCTURE ARE THE RESPONSIBILITY OF THE CONTRACTOR INSOFAR AS THEY ARE AFFECTED BY THE LOCATION AND DETAILS OF CONSTRUCTION JOINTS. SHOP DRAWINGS OF THE PROPOSED CONSTRUCTION JOINT LOCATIONS AND DETAILS ARE TO BE SUBMITTED TO THE ARCHITECT FOR APPROVAL.

MAXIMUM SIZE OF AGGREGATE SHALL NOT EXCEED SIZE SUITABLE FOR INSTALLATION METHOD UTILIZED OR 1/3 CLEAR DISTANCE BEHIND OR BETWEEN REINFORCING. MAXIMUM SIZE MAY BE INCREASED TO 2/3 CLEAR DISTANCE PROVIDED WORKABILITY AND METHODS OF CONSOLIDATION SUCH AS VIBRATING WILL PREVENT HONEYCOMBS OR VOIDS.

ALL CONCRETE SHALL DEVELOP A MINIMUM COMPRESSIVE STRENGTH IN 28 DAYS AS FOLLOWS: ALL CONCRETE - 4500 PSI. ALL CONCRETE EXPOSED TO WEATHER SHALL CONTAIN 6% (± 1%) AIR ENTRAINMENT.

REINFORCING BARS SHALL CONFORM TO ASTM A615, GRADE 60.

WELDED WIRE FABRIC REINFORCING SHALL CONFORM TO ASTM A1064 AND BE FURNISHED IN FLAT SHEETS AND INSTALLED ON CHAIRS OR PRECAST CONCRETE BLOCKS.

NO TACK WELDING OF REINFORCING IN THE FIELD IS PERMITTED.

PROVIDE CORNER BARS AT ALL LOCATIONS WHERE REINFORCEMENT CHANGES DIRECTION.

PROVIDE STRAIGHT AND DIAGONAL BARS AT EDGES OF ALL OPENINGS.

REINFORCING EMBEDMENT AND LAP SPLICES (INCHES) FOR 4500 PSI CONCRETE

	OTHER		TOP*	
BAR SIZE	ANCHORAGE	SPLICE	ANCHORAGE	SPLICE
# 3	15	19	19	24
# 4	19	25	25	33
# 5	24	31	31	41
# 6	29	37	37	49

* HORIZONTAL BARS WITH MORE THAN 12" OF CONCRETE BELOW BAR

NON-SHRINK GROUT SHALL MEET A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 6000 PSI.

ADD 100% TIES FOR REBAR OVERLAY. NO COLD JOINTS SHALL BE PERMITTED DURING CONSTRUCTION.

STRUCTURAL STEEL

GENERAL:

MATERIAL PROPERTIES:

PLATE:	ASTM A36 UNO
PIPE:	ASTM A53, TYPE E OR S, GRADE B
TUBE:	ASTM A1085 GRADE A (Fy = 50 KSI)

DETAILING, FABRICATION, AND ERECTION SHALL CONFORM TO THE 2016 AISC (360-16) SPECIFICATIONS.

ALL WELDING SHALL BE DONE USING E-70XX ELECTRODES IN ACCORDANCE WITH AWS D1.1 SPECIFICATIONS.

FIELD VERIFY ALL CONDITIONS AT AND CONNECTIONS TO THE EXISTING CONSTRUCTION BEFORE FABRICATION.

ALL EXPOSED STRUCTURAL STEEL, ANCHOR RODS AND BOLTS SHALL BE HOT DIP GALVANIZED PER ASTM A123.

UNLESS NOTED OTHERWISE ON THE DRAWING, ALL ANCHOR RODS SHALL CONFORM TO ASTM F1554 Gr 55 WITH HEAVY HEXAGONAL NUT.

SUBMIT FABRICATION AND ERECTION DRAWINGS SHOWING ALL DETAILS, CONNECTIONS, MATERIAL DESIGNATIONS, AND TOP STEEL ELEVATIONS FOR APPROVAL. THE SHOP DRAWINGS WILL BE REVIEWED FOR GENERAL CONFORMANCE TO THE CONTRACT DRAWINGS. SUCH APPROVAL SHALL NOT RELIEVE THE FABRICATOR/CONTRACTOR OF THE RESPONSIBILITY FOR EITHER THE ACCURACY OF THE DETAILED DIMENSIONS IN THE SHOP AND ERECTION DRAWINGS OR THE GENERAL FIT-UP OF PARTS THAT ARE TO BE ASSEMBLED IN THE FIELD.

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03/13/2024	REVISED SIGN & SEAL

PROFESSIONAL ENGINEER LICENSED 17299 STATE OF IDAHO LEONARDO A. SPERRY

03/12/24

DCFC ADVENTURE NETWORK
207 NORTH MAIN STREET
HAILEY, ID 83333

CIVIL CONSTRUCTION NOTES

PROJECT MANAGER	DESIGNER
IM	CEL

JOB NO. 2023264.10

C-004

Drawing Name: O:\2023\2023264\10 - Hailey, ID\dwg\2023.11.03 - Hailey, ID - 2023264.10 - S&S Rev 4.1.dwg
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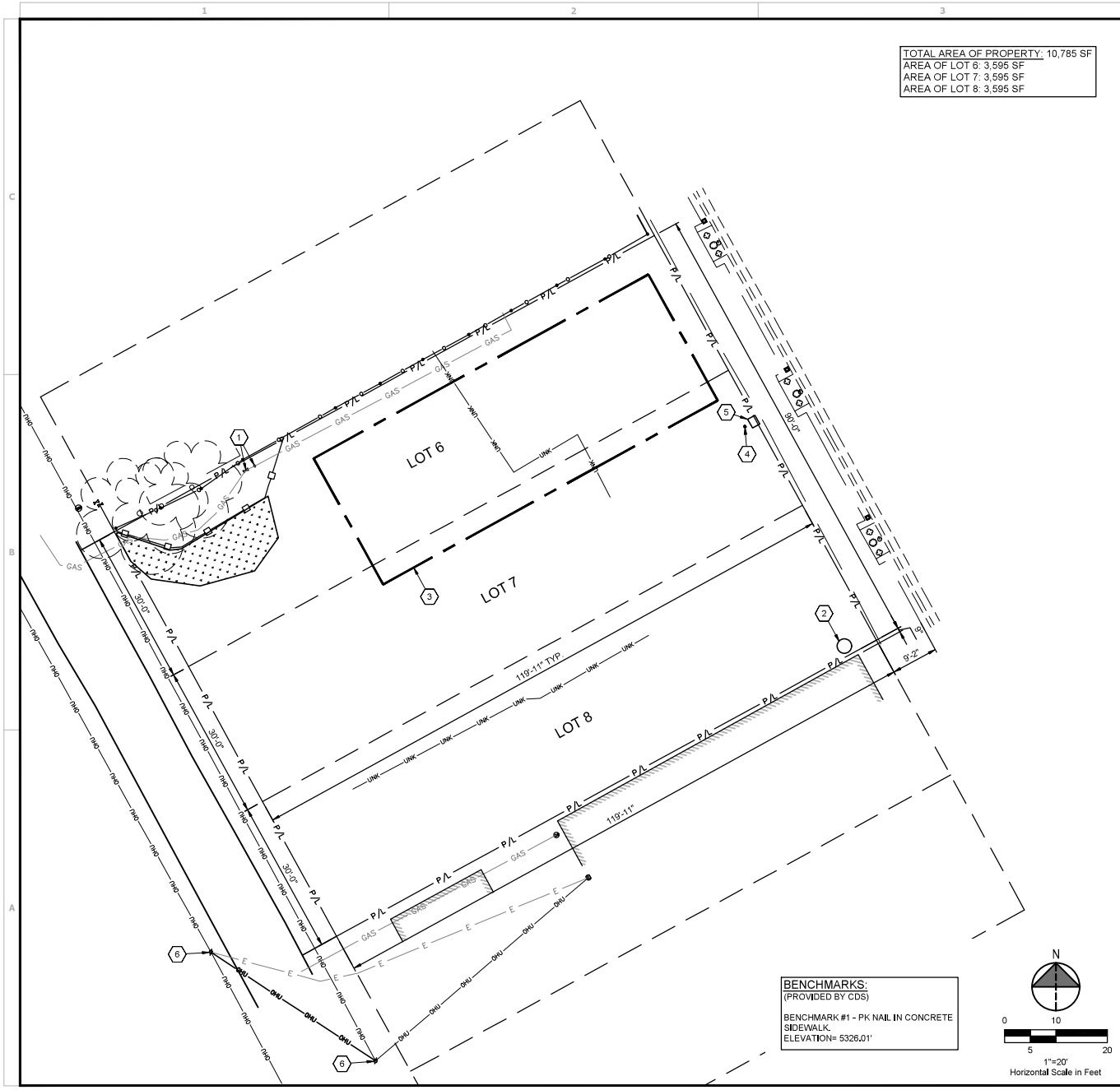

TOTAL AREA OF PROPERTY: 10,785 SF
AREA OF LOT 6: 3,595 SF
AREA OF LOT 7: 3,595 SF
AREA OF LOT 8: 3,595 SF

BENCHMARKS:
(PROVIDED BY CDS)

BENCHMARK #1 - PK NAIL IN CONCRETE SIDEWALK.
ELEVATION= 5326.01'

GENERAL SHEET NOTES

1. CONTRACTOR SHALL REMOVE EXISTING PAVEMENT AND/OR CURB USING CLEAN SAWCUTS TO INSTALL PROPOSED UNDERGROUND CONDUITS AND REPLACE PAVEMENT AND/OR CURB (SEE DETAIL ON SHEET C-202) AFTER CONDUITS HAVE BEEN INSTALLED. SEE ELECTRICAL SHEETS FOR CONDUIT ROUTING, APPROXIMATE CONDUIT RUN LENGTHS AND TRENCH DETAIL. CONTRACTOR SHALL MEET OR EXCEED EXISTING PAVEMENT SPECIFICATIONS. NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO PERFORMING WORK.
2. APPLY LIQUID ASPHALT AT ALL JOINTS BETWEEN CONCRETE AND ASPHALT AND WHERE PROPOSED ASPHALT MEETS EXISTING, INCLUDING SAW CUT JOINTS.
3. EXISTING PROPERTY LINES, RIGHT-OF-WAY BOUNDARIES, EASEMENT BOUNDARIES, SETBACKS, AND UTILITIES ARE SHOWN FOR REFERENCE ONLY.

PLAN KEYNOTES

1. EXISTING GAS VALVE AND VENT TO BE PROTECTED DURING CONSTRUCTION.
2. EXISTING STUMP TO BE REMOVED BY BEING GROUND OUT.
3. APPROXIMATE CONSTRUCTION STAGING AREA.
4. EXISTING SIGN POST TO BE REMOVED.
5. EXISTING CONCRETE BLOCK TO BE REMOVED.
6. EXISTING UTILITY POLE (TYPICAL OF 2) AND OVERHEAD CONDUCTORS TO BE REMOVED AND REPLACED BY UTILITY. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN THE FINAL UTILITY DESIGN. THE FINAL UTILITY DESIGN DOCUMENT SHALL SUPERSEDE ANY CONFLICTING INFORMATION ON THESE PLANS AND SHALL BE THE PREVAILING INFORMATION FOR PRIMARY CONDUIT AND CONDUCTOR SIZE, QUANTITY, ROUTING, DIVISION OF RESPONSIBILITIES AND SCOPE OF WORK.

LEGEND
(SEE SURVEY FOR GENERAL LEGEND)

EXISTING BRUSH AND VEGETATION TO BE REMOVED

EXISTING GRAVEL TO BE REMOVED TRENCHING NOT INCLUDED

DEMOLITION KEYNOTE

TREE PROTECTION FENCE, SEE DETAIL ON SHEET C-202

DEMOLITION NOTE:

ALL EXISTING SITE AND SURROUNDING FEATURES SUCH AS UTILITIES, PAVEMENT, CURB, LANDSCAPING, ETC. SHALL REMAIN AND BE PROTECTED THROUGHOUT CONSTRUCTION UNLESS NOTED OTHERWISE, OR ARE REQUIRED TO BE MODIFIED OR REMOVED FOR THE INSTALLATION OF PROPOSED IMPROVEMENTS. ALL DISTURBED FEATURES SHALL BE RESTORED OR RELOCATED AS REQUIRED TO THE SATISFACTION OF THE OWNER. CONTRACTOR SHALL REPAIR/REPLACE ANY SURROUNDING FEATURES DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITIES AT NO ADDITIONAL COST AND TO THE SATISFACTION OF THE OWNER.

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PROFESSIONAL ENGINEER
LICENSED
17299
STATE OF IDAHO
LEONARDO A. SPERRA
03/12/24

DCFC ADVENTURE NETWORK
207 NORTH MAIN STREET
HAILEY, ID 83333

EXISTING CONDITIONS AND DEMOLITION PLAN

PROJECT MANAGER	DESIGNER
IM	CEL

JOB NO.
2023264.10

C-101

Drawing Name: O:\2023\2023264\10 - Hailey, ID\dwg\2023.11.03 - Hailey, ID - 2023264.10 - S&S Rev 4.1.dwg
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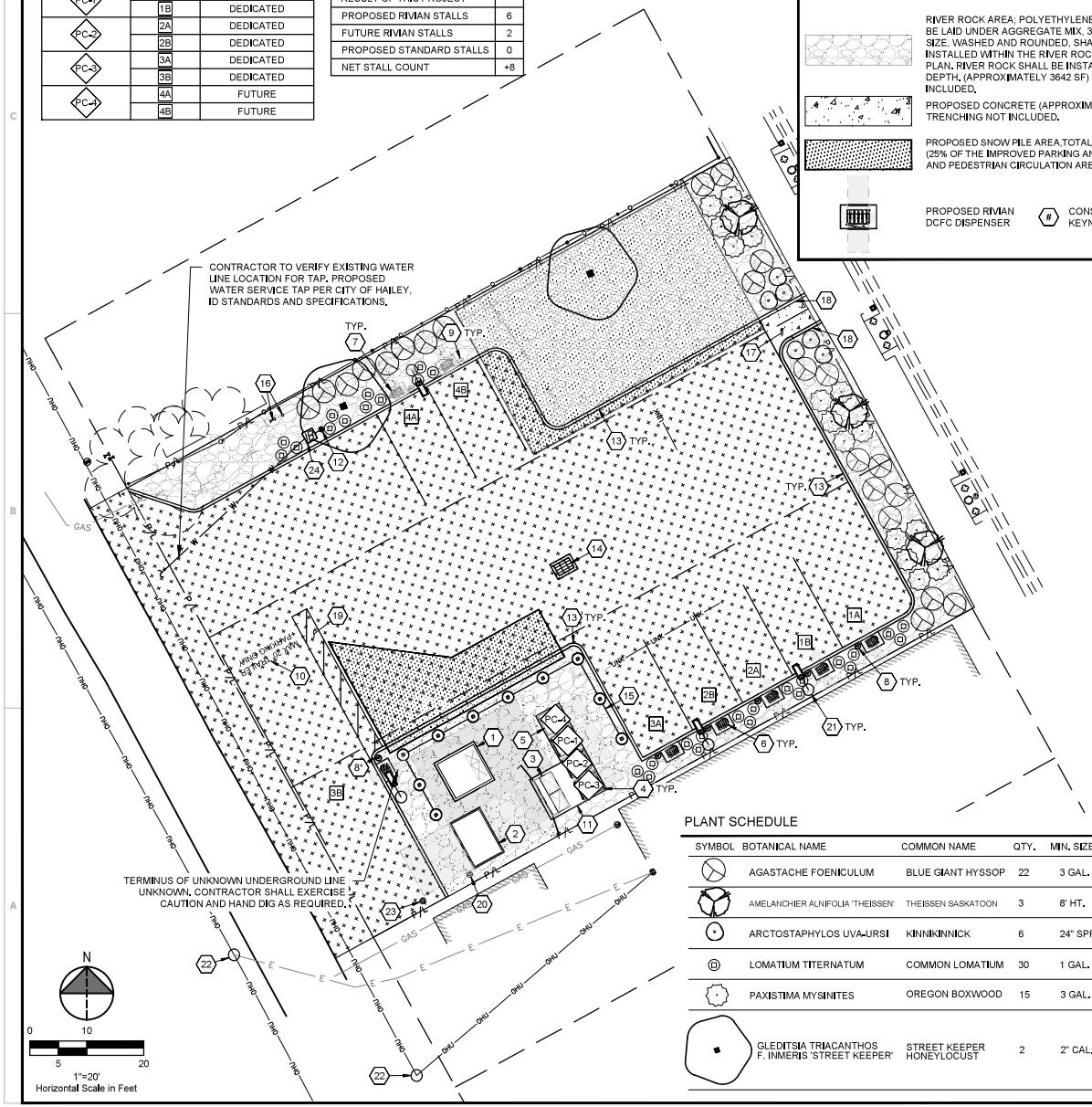
SIGNAGE SCHEDULE		
POWER CABINET	DISPENSER	DEDICATED/ENABLED
PC-1	1A	DEDICATED
	1B	DEDICATED
PC-2	2A	DEDICATED
	2B	DEDICATED
PC-3	3A	DEDICATED
	3B	DEDICATED
PC-4	4A	FUTURE
	4B	FUTURE

PARKING STALL SCHEDULE	
EXISTING STANDARD STALLS UTILIZED AS A RESULT OF THIS PROJECT	0
PROPOSED RIVIAN STALLS	6
FUTURE RIVIAN STALLS	2
PROPOSED STANDARD STALLS	0
NET STALL COUNT	+8

LEGEND

(SEE SURVEY FOR GENERAL LEGEND)

- PROPOSED ASPHALT PAVEMENT. INCLUDE ENGINEERED COMPACTED BACKFILL BELOW PAVEMENT SECTION. (APPROXIMATELY 6736 SF) TRENCHING NOT INCLUDED.
- RIVER ROCK AREA; POLYETHYLENE FABRIC SHALL BE LAID UNDER AGGREGATE MIX. 3/4" TO 1 1/2" IN SIZE. WASHED AND ROUNDED. SHALL BE INSTALLED WITHIN THE RIVER ROCK AREA PER PLAN. RIVER ROCK SHALL BE INSTALLED AT 4" DEPTH. (APPROXIMATELY 3642 SF) TRENCHING NOT INCLUDED.
- PROPOSED CONCRETE (APPROXIMATELY 45 SF) TRENCHING NOT INCLUDED.
- PROPOSED SNOW PILE AREA.TOTAL OF 1764 SF. (25% OF THE IMPROVED PARKING AND VEHICLE AND PEDESTRIAN CIRCULATION AREAS = 1695 SF)
- PROPOSED RIVIAN DCFC DISPENSER
- # CONSTRUCTION KEYNOTE



PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	MIN. SIZE	CONDITION
	AGASTACHE FOENICULUM	BLUE GIANT HYSSOP	22	3 GAL.	CONT.
	AMELANCHIER ALNIFOLIA 'THEISSEN'	THEISSEN SASKATOON	3	8' HT.	B&B
	ARCTOSTAPHYLOS UVA-URSI	KINNIKINNICK	6	24" SPRD.	CONT.
	LOMATIUM TITERNATUM	COMMON LOMATIUM	30	1 GAL.	CONT.
	PAXISTIMA MYSINITES	OREGON BOXWOOD	15	3 GAL.	CONT.
	GLEDITSIA TRIACANTHOS F. INMERIS 'STREET KEEPER'	STREET KEEPER HONEYLOCUST	2	2" CAL.	B&B

GENERAL SHEET NOTES

1. EXISTING PROPERTY LINES, RIGHT-OF-WAY BOUNDARIES, EASEMENT BOUNDARIES, SETBACKS, AND UTILITIES ARE SHOWN FOR REFERENCE ONLY.
2. THE CONTRACTOR SHALL ENSURE EXISTING CURBING AND PAVEMENT IS NOT TO BE DAMAGED ACCESSING WORK AT THE SITE. THE CONTRACTOR SHALL BE RESPONSIBLE TO REPLACE CURBING AND PAVEMENT IF DAMAGED.
3. CONTRACTOR SHALL REMOVE EXISTING PAVEMENT AND/OR CURB USING CLEAN SAWCUTS TO INSTALL PROPOSED UNDERGROUND CONDUITS AND REPLACE PAVEMENT AND/OR CURB (SEE DETAIL(S) ON SHEET C-202) AFTER CONDUITS HAVE BEEN INSTALLED. SEE ELECTRICAL SHEETS FOR CONDUIT ROUTING, APPROXIMATE CONDUIT RUN LENGTHS AND TRENCH DETAIL. CONTRACTOR SHALL MEET OR EXCEED EXISTING PAVEMENT SPECIFICATIONS. NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO PERFORMING WORK.
4. APPLY LIQUID ASPHALT AT ALL JOINTS BETWEEN CONCRETE AND ASPHALT AND WHERE PROPOSED ASPHALT MEETS EXISTING, INCLUDING SAW CUT JOINTS.
5. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING SLOPES AND GRADES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL REMOVE AND RE-GRADE AREA(S) AS REQUIRED TO ACHIEVE NECESSARY SLOPES PER AHJ ACCESSIBILITY REGULATIONS. CONTRACTOR SHALL INSTALL FINAL PAVEMENT MARKINGS IN ACCORDANCE WITH THE CURRENT AHJ'S REGULATIONS.
6. SEE SHEET C-003 FOR LANDSCAPE NOTES AND SHEET C-201 FOR PLANTING DETAIL.

PLAN KEYNOTES

1. PROPOSED PAD MOUNTED ELECTRICAL UTILITY TRANSFORMER (BY UTILITY). CONTRACTOR SHALL PROVIDE CONCRETE PAD PER UTILITY SPECIFICATIONS. COORDINATE FINAL LOCATION WITH UTILITY.
2. PROPOSED UTILITY METER MOUNTED UTILITY PRIMARY METERING CABINET PER ELECTRIC COMPANY SPECIFICATIONS AND DETAILS ON ELECTRICAL SHEETS.
3. PROPOSED SWITCHGEAR PER ELECTRICAL DRAWINGS.
4. PROPOSED RIVIAN POWER CABINETS (TOTAL OF 3) MOUNTED ON CONCRETE PAD. SEE CIVIL DETAILS.
5. FUTURE RIVIAN POWER CABINETS (TOTAL OF 1) MOUNTED ON CONCRETE PAD. GC TO SUPPLY INSTALL, CAP AND BURY CONDUITS FOR FUTURE POWER CABINETS. GC SHALL DOCUMENT PLACEMENT OF BURIED CONDUITS.
6. PROPOSED RIVIAN DCFC DISPENSER (TOTAL OF 6) MOUNTED ON INDIVIDUAL FOUNDATIONS. SEE CIVIL DETAILS.
7. FUTURE RIVIAN DCFC DISPENSER (TOTAL OF 2) MOUNTED ON INDIVIDUAL FOUNDATIONS. GC TO SUPPLY, INSTALL, CAP AND BURY CONDUITS FOR FUTURE DISPENSERS. GC SHALL DOCUMENT PLACEMENT OF BURIED CONDUITS.
8. PROPOSED 2-IN-1 BOLLARD/NON-ILLUMINATED EV CHARGING SIGN PER SIGN SUPPLIER SPECIFICATIONS (TOTAL OF 6). WHERE APPLICABLE, BOLLARDS SHALL BE INSTALLED FLUSH AGAINST CURB. SEE CIVIL DETAILS.
   *VEHICLES WITH TRAILERS SIGN
9. FUTURE 2-IN-1 BOLLARD/NON-ILLUMINATED EV CHARGING SIGN PER SIGN SUPPLIER SPECIFICATIONS (TOTAL OF 2). WHERE APPLICABLE, BOLLARDS SHALL BE INSTALLED FLUSH AGAINST CURB. SEE CIVIL DETAILS.
10. PROPOSED "MAX 20' TRAILER PARKING ONLY" IN WHITE LETTERS, 12 INCHES. SEE PAVEMENT MARKING NOTES ON SHEET C-003.
11. PROPOSED P.C.C. EQUIPMENT PAD. SEE CIVIL DETAILS.
12. PROPOSED IRRIGATION METER PER CITY OF HAILEY STANDARDS. SEE SHEET C-204.
13. PROPOSED 6" CURB. SEE CIVIL DETAILS.
14. PROPOSED DRAINAGE GRATE WITH CONCRETE COLLAR. FULL STORMWATER MANAGEMENT PLAN ON SHEET C-116.
15. PROPOSED TREX 'SECLUSION' FENCING. SEE CIVIL DETAILS.
16. EXISTING GAS VALVE AND VENT TO BE PROTECTED DURING CONSTRUCTION.
17. PROPOSED CONCRETE WALK. SEE CIVIL DETAILS.
18. PROPOSED CURB TAPER TO MEET EXISTING SIDEWALK. SEE CIVIL DETAILS.
19. PROPOSED PAINTED TRANSVERSE STRIPING. SEE CIVIL DETAILS.
20. PROPOSED GUARD POST TO BE INSTALLED PER UTILITY REQUIREMENTS.
21. PROPOSED LIGHT POLE (TOTAL OF 4). SEE DETAIL ON SHEET C-203. SEE ELECTRICAL DRAWINGS FOR POLE AND FIXTURE SPECIFICATIONS AND WIRING.
22. PROPOSED UTILITY POLE (TYPICAL OF 2) BY UTILITY. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN THE FINAL UTILITY DESIGN. THE FINAL UTILITY DESIGN DOCUMENT SHALL SUPERSEDE ANY CONFLICTING INFORMATION ON THESE PLANS.
23. PROPOSED DETERRENT BOLLARD. SEE CIVIL DETAILS.
24. PROPOSED IRRIGATION BACKFLOW PREVENTER ENCLOSURE. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING REQUIREMENTS WITH THE CITY OF HAILEY.

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CIVIL SITE PLAN

PROJECT MANAGER	DESIGNER
IM	CEL

JOB NO.
2023264.10

C-111

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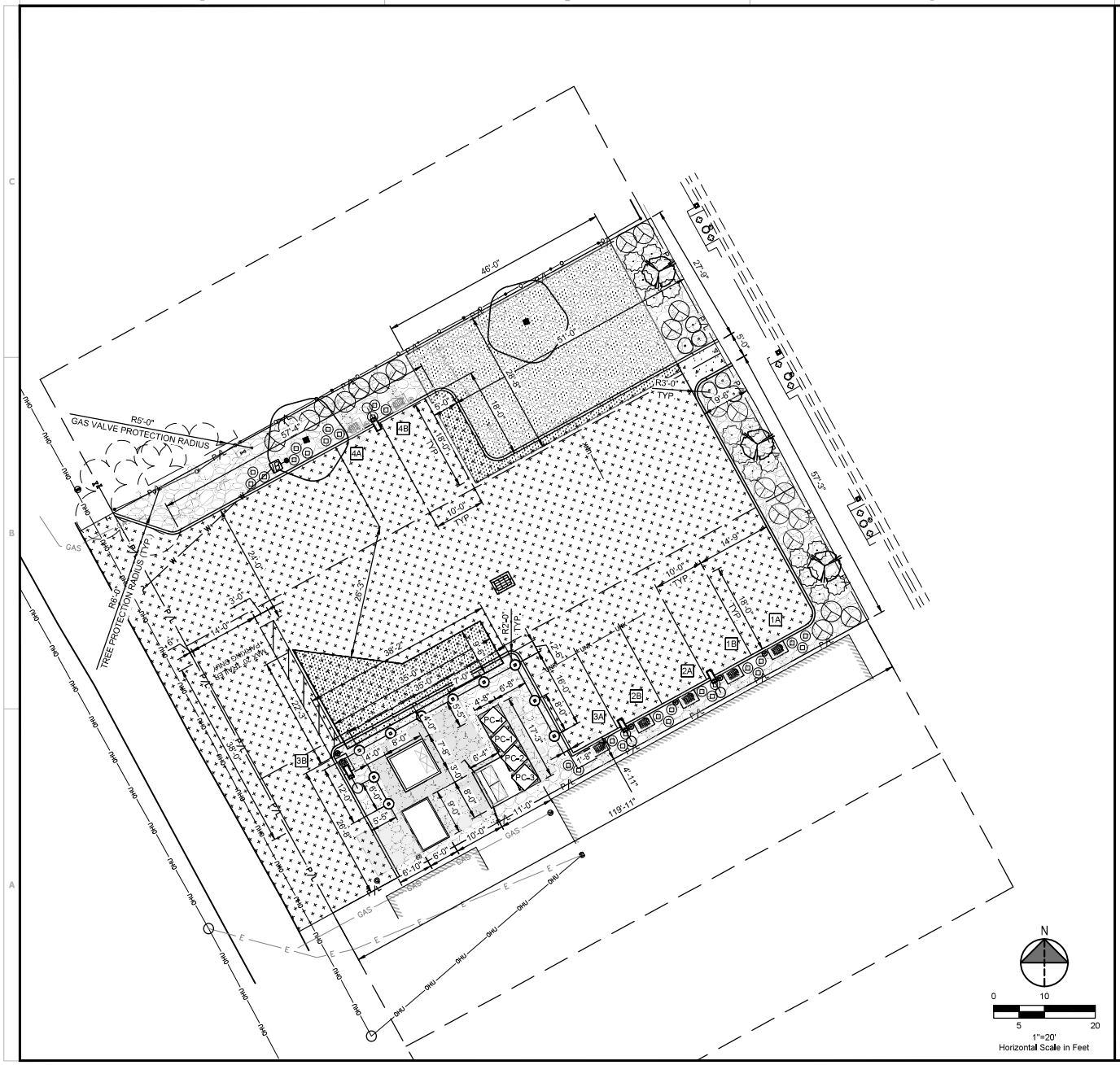

GENERAL SHEET NOTES

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STATE OF IDAHO
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03/12/24

DCFC ADVENTURE NETWORK
207 NORTH MAIN STREET
HAILEY, ID 83333

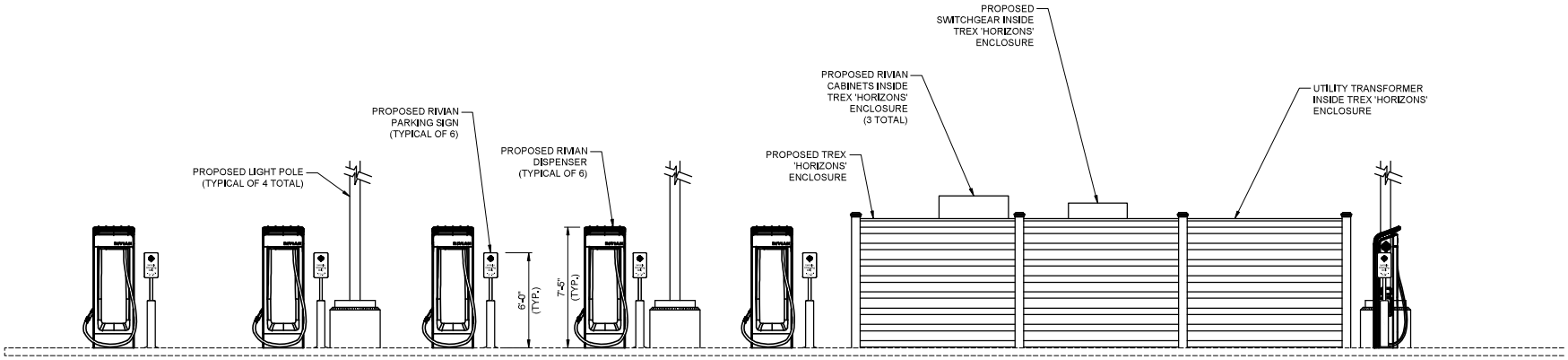
DIMENSION SITE PLAN

PROJECT MANAGER	DESIGNER
IM	CEL

JOB NO.
2023264.10

C-112

Drawing Name: O:\2023\2023264\10 - Hailey, ID\dwg\2023.11.03 - Hailey, ID - 2023264.10 - S&S Rev 4.1.dwg
March 13, 2024 10:37 AM - cjfrie



B-1 PROPOSED EQUIPMENT ELEVATION
NTS

GPD GROUP
Professional Corporation
520 South Main Street, Suite 2511
Akron, OH 44311
330.572.2100 Fax 330.572.2101

RIVIAN

DATE	DESCRIPTION
08/30/23	ISSUED FOR 90% REVIEW
11/07/23	ISSUED FOR 90% REVIEW
12/21/2023	ISSUED FOR SIGN & SEAL
02/16/2023	REVISED SIGN & SEAL
01/12/2024	REVISED SIGN & SEAL
01/31/2024	REVISED SIGN & SEAL
03/13/2024	REVISED SIGN & SEAL

PROFESSIONAL ENGINEER
LICENSED
17299
STATE OF IDAHO
LEONARDO A. SFERRA
03/12/24

DCFC ADVENTURE NETWORK
207 NORTH MAIN STREET
HAILEY, ID 83333

ELEVATION PLAN

PROJECT MANAGER	DESIGNER
IM	CEL

JOB NO.
2023264.10

C-113

Drawing Name: O:\2023\2023264\10 - Hailey, ID\dwg\2023.11.03 - Hailey, ID - 2023264.10 - S&S Rev 4.1.dwg
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GENERAL SHEET NOTES

1. EXISTING PROPERTY LINES, RIGHT-OF-WAY BOUNDARIES, EASEMENT BOUNDARIES, SETBACKS, AND UTILITIES ARE SHOWN FOR REFERENCE ONLY.

RIVIAN

REV.	DATE	DESCRIPTION
A	08/30/23	ISSUED FOR 30% REVIEW
B	11/07/23	ISSUED FOR 90% REVIEW
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1	12/18/2023	REVISED SIGN & SEAL

FOR REFERENCE ONLY

DCFC ADVENTURE NETWORK
207 NORTH MAIN STREET
HAILEY, ID 83333

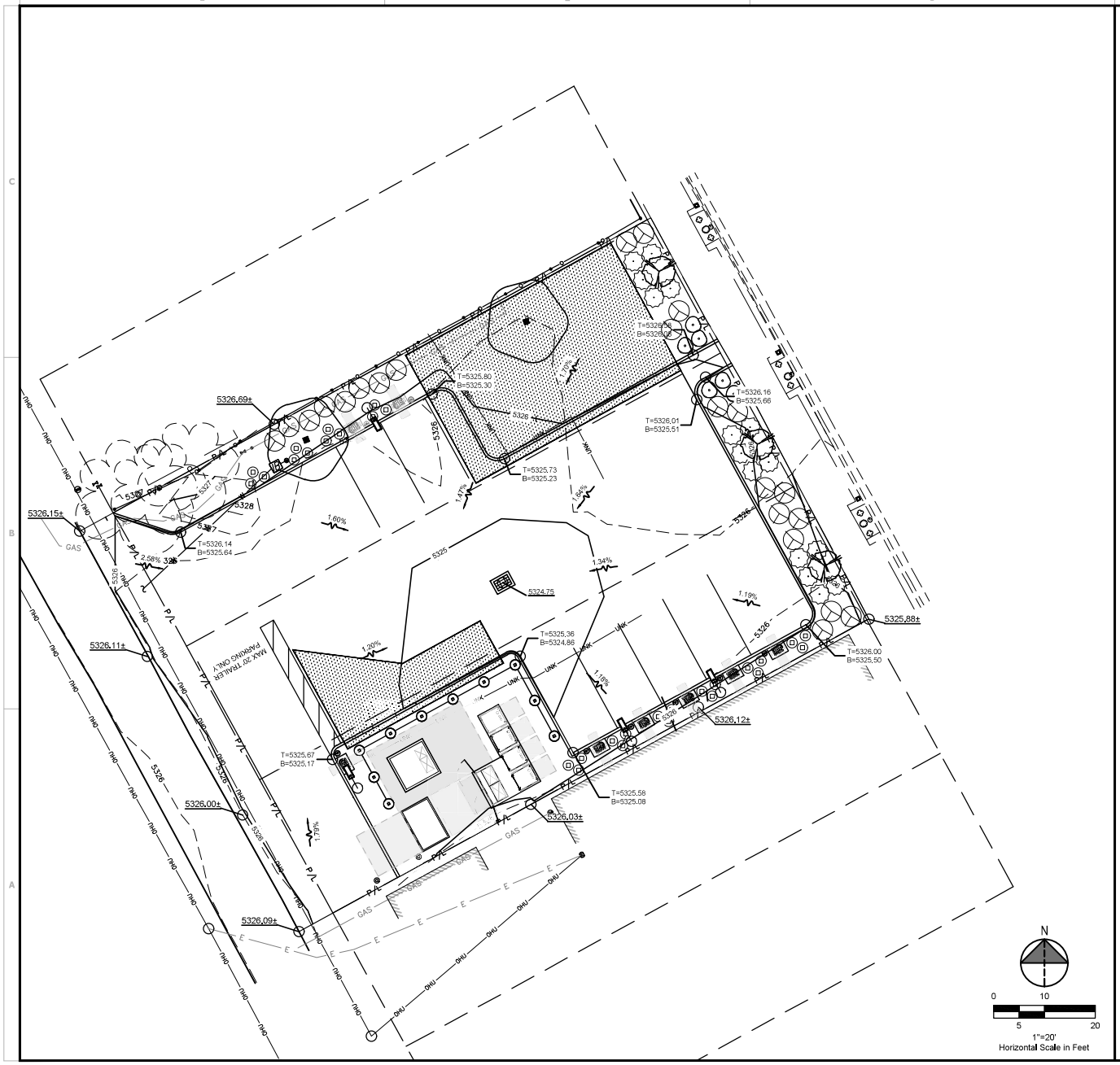
VEHICLE TRACKING PLAN

PROJECT MANAGER	DESIGNER
IM	CEL

JOB NO.
2023264.10

C-114

Drawing Name: O:\2023\2023264\10 - Hailey, ID\dwg\2023.11.03 - Hailey, ID - 2023264.10 - S&S Rev 4.1.dwg
March 13, 2024 10:37 AM - dfrie



GENERAL SHEET NOTES

1. EXISTING PROPERTY LINES, RIGHT-OF-WAY BOUNDARIES, EASEMENT BOUNDARIES, SETBACKS, AND UTILITIES ARE SHOWN FOR REFERENCE ONLY.

GRADING LEGEND

000.00	PROPOSED ELEVATION
T=000.00 B=000.00	PROPOSED TOP OF CURB PROPOSED BOTTOM OF CURB (FINISH GRADE ELEVATION)
000.00±	MATCH EXISTING ELEVATION
1.0%	PROPOSED DRAINAGE SLOPE & ARROW

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RIVIAN

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E	01/12/2024	REVISED SIGN & SEAL
F	01/31/2024	REVISED SIGN & SEAL
G	03/13/2024	REVISED SIGN & SEAL

PROFESSIONAL ENGINEER
LICENSED
17299
STATE OF IDAHO
LEONARDO A. SFERRA
03/12/24

DCFC ADVENTURE NETWORK
207 NORTH MAIN STREET
HAILEY, ID 83333

GRADING PLAN

PROJECT MANAGER	DESIGNER
IM	CEL

JOB NO.
2023264.10

C-115

Drawing Name: O:\2023\2023264\10 - Hailey, ID\dwg\2023.11.03 - Hailey, ID - 2023264.10 - S&S Rev 4.1.dwg
March 13, 2024 10:37 AM - cjhle

PROJECT COMPLETION STATISTICS

PARCEL SIZE:	0.25 AC.
TOTAL DISTURBED AREA:	0.25 AC.
EXISTING LAND USE FOR THIS SITE IS AN OPEN LOT	
PROPOSED LAND USE WILL BE A RIVIAN CHARGING STATION	
ESTIMATED POST-CONSTRUCTION IMPERVIOUS AREA:	0.25 AC.
ESTIMATED POST-CONSTRUCTION IMPERVIOUS PERCENT:	100%
POST-CONSTRUCTION RUNOFF COEFFICIENT:	0.95

PROJECT LOCATION

LATITUDE	LONGITUDE
43° 31' 15" N	114° 19' 00" W

LEGEND

(SEE SURVEY FOR GENERAL LEGEND)

- PROPOSED CONTOUR
- EXISTING CONTOUR
- SOIL BOUNDARY

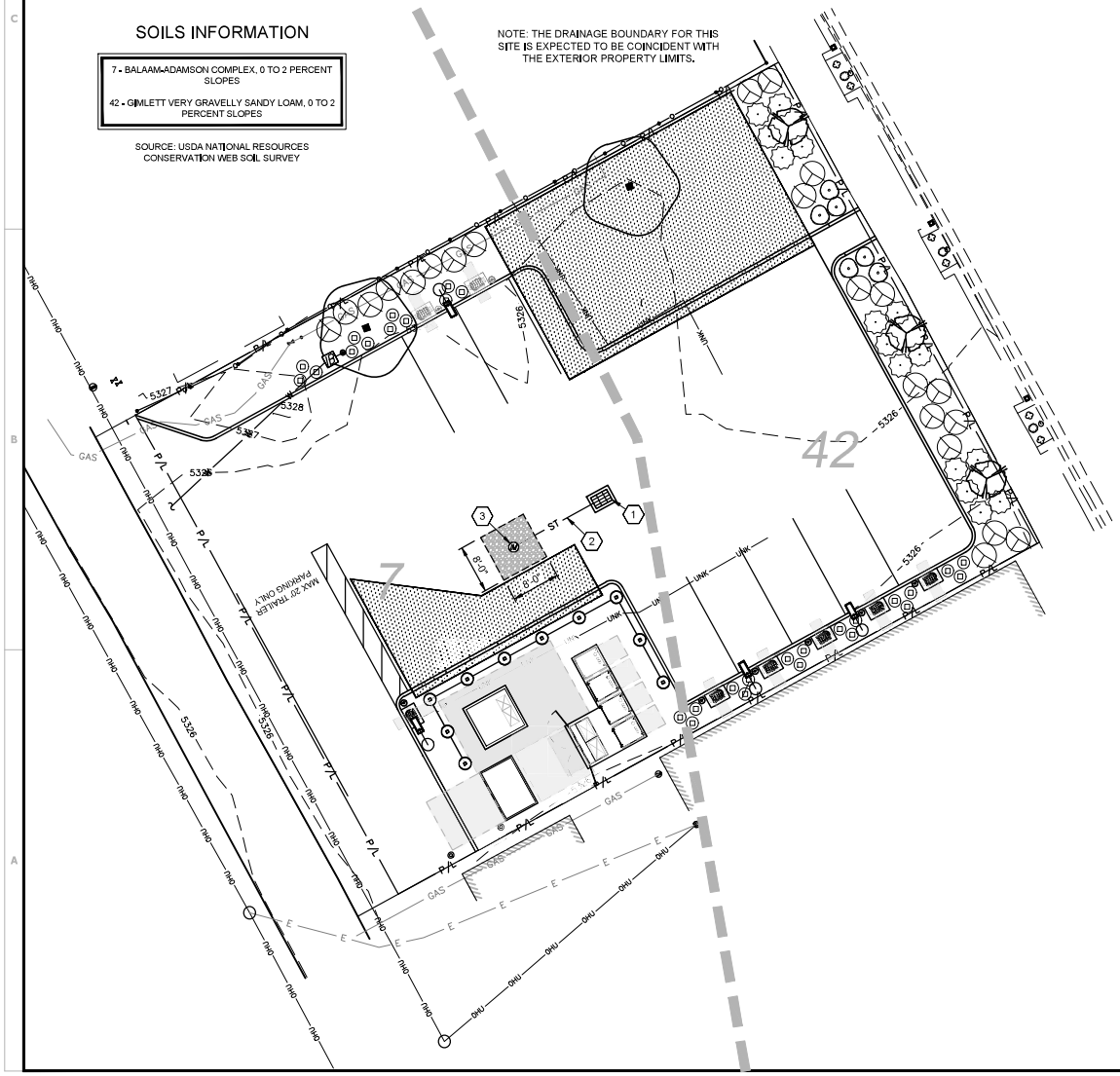
SOILS INFORMATION

7 - BALAAM-ADAMSON COMPLEX, 0 TO 2 PERCENT SLOPES

42 - GIMLETT VERY GRAVELLY SANDY LOAM, 0 TO 2 PERCENT SLOPES

SOURCE: USDA NATIONAL RESOURCES CONSERVATION WEB SOIL SURVEY

NOTE: THE DRAINAGE BOUNDARY FOR THIS SITE IS EXPECTED TO BE COINCIDENT WITH THE EXTERIOR PROPERTY LIMITS.



N

0 10

5 20

1"=20'

Horizontal Scale in Feet

GENERAL SHEET NOTES

1. EXISTING PROPERTY LINES, RIGHT-OF-WAY BOUNDARIES, EASEMENT BOUNDARIES, SETBACKS, AND UTILITIES ARE SHOWN FOR REFERENCE ONLY.
2. TO MEET THE REGULATIONS OF HAILEY CODIFIED ORDINANCE 17.04N.070.03, A DRY WELL IS PROPOSED TO CAPTURE ALL RUNOFF FROM THE PROPOSED DEVELOPMENT.

PLAN KEYNOTES

1. PROPOSED PRIMARY CATCH BASIN PER CITY OF HAILEY STANDARD DRAWING 18.14.010.D.1 ON SHEET C-203.
2. PROPOSED 15 LF OF 12" HDPE STORM PIPE @ 1.0% SLOPE.
3. PROPOSED DRYWELL PER CITY OF HAILEY STANDARD DRAWING 18.14.010.D.4a ON SHEET C-203. BOTTOM OF DRY WELL TO BE A MINIMUM OF 11' BELOW FINISHED GRADE.

PROPOSED STRUCTURES

STRCT. ID	STRUCTURE DETAILS
CB 1	PROPOSED PRIMARY CATCH BASIN (PER CITY DETAIL ON SHEET C-203) RIM = 5324.75 INV. 12" HDPE (SW) = 5321.75
DW 1	PROPOSED DRYWELL (PER CITY DETAIL ON SHEET C-203) RIM = 5325.05 INV. 12" HDPE (NE) = 5321.60

DRY WELL CALCULATIONS

AREA OF DRAINAGE = 0.25 AC. RESULTING IN A STORM EVENT FLOW OF 0.2375 CFS.

SOIL INFILTRATION ASSUMPTION IS .166" / MIN. (10" / HR). RESULTING IN A NEED FOR APPROXIMATELY 224 SF OF INFILTRATION AREA.

INFILTRATION ASSUMPTION IS A CONSERVATIVE NUMBER CHOSEN WELL BELOW THE RATE POSTED BY THE USDA NRCS WEB SOIL SURVEY FOR THE SOILS WHERE THE DRYWELL WILL BE LOCATED (~20" / HR.).

RUNOFF RATE - Q = C x I x A
= 0.95 x 1" / HR. x 0.25 AC.
= 0.2375 CFS

RUNOFF VOLUME = 855 CUBIC FEET (0.2375 CFS x 3600 SECONDS / HOUR)

DRAIN AREA = BASE + 4 (SIDES)
= (8 x 8) SF + 4 (5 x 8) SF
= 224 SF

DRAIN RATE = 10" / HR. (INFIL. RATE) x $\frac{1}{12}$ (FT./IN.) X 224 SQ. FT. (DRAIN AREA)
= 185.92 CUBIC FEET/HOUR

DRAIN TIME = 855 CU. FT. (RUNOFF VOL.) / 185.92 CU. FT./ HR. (DRAIN RATE)
= 4.60 HOURS

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LEONARDO A. SFERRA

03/12/24

DCFC ADVENTURE NETWORK
207 NORTH MAIN STREET
HAILEY, ID 83333

STORMWATER MANAGEMENT PLAN

PROJECT MANAGER	DESIGNER
IM	CEL

JOB NO.
2023264.10

C-116

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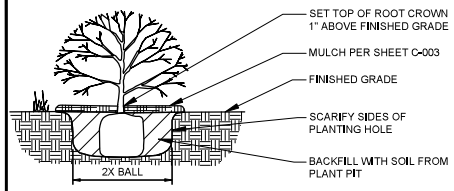
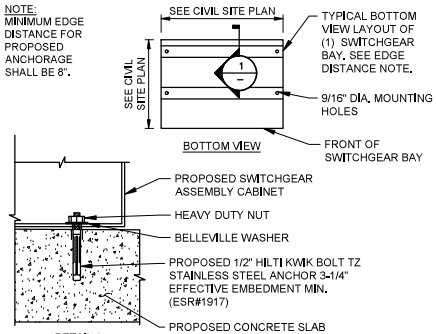


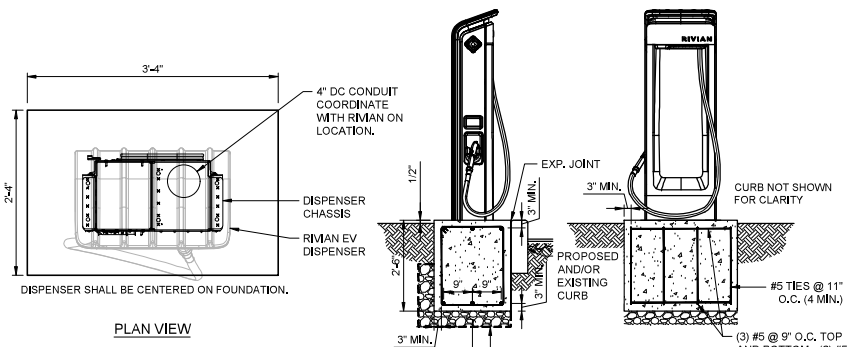
GENERAL NOTES:
1. PRUNE ROOTS IF BALL IS ROOTBOUND. REMOVE ALL CONTAINERS AND NON-BIODEGRADABLE BURLAP. WHEN BACKFILLING PLANT PIT, PLACE PLANTING SOIL IN TWO LIFTS. AFTER FIRST LIFT, PUDDLE SOIL IN WITH WATER TO REMOVE ALL AIR POCKETS. PLACE SECOND LIFT AND CONTINUE TO PUDDLE AND FILL AS NECESSARY.
2. CONTRACTOR SHALL LOCATE NEW CHARGE POST CONDUITS PRIOR TO INSTALLING TREES AND SHRUBS. PLANT INSTALLATION SHALL NOT DAMAGE CONDUIT.

C-1 SHRUB PLANTING DETAIL
NTS

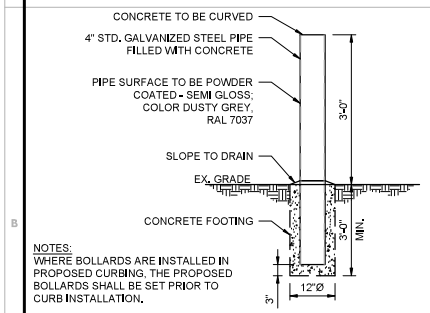
NOTE:
MINIMUM EDGE DISTANCE FOR PROPOSED ANCHORAGE SHALL BE 8".



C-2 SWITCHGEAR MOUNTING DETAIL
NTS



C-3 DISPENSER FOUNDATION DETAIL
NTS

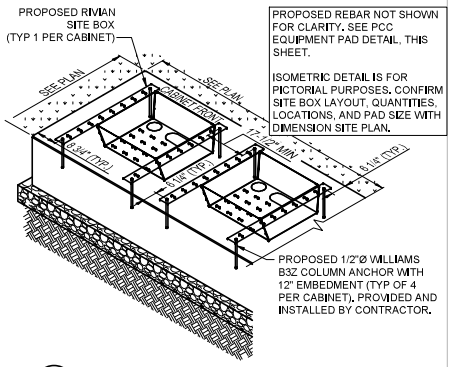


NOTES:
WHERE BOLLARDS ARE INSTALLED IN PROPOSED CURBING, THE PROPOSED BOLLARDS SHALL BE SET PRIOR TO CURB INSTALLATION.

DETERRENT BOLLARD IS INTENDED TO PROVIDE A VISUAL DETERRENT AND REDUCE POTENTIAL IMPACT ON EQUIPMENT.

BOLLARDS PROTECTING UTILITY EQUIPMENT TO BE INSTALLED PER UTILITY DETAILS AND REQUIREMENTS. VERIFY WITH UTILITY PRIOR TO CONSTRUCTION.

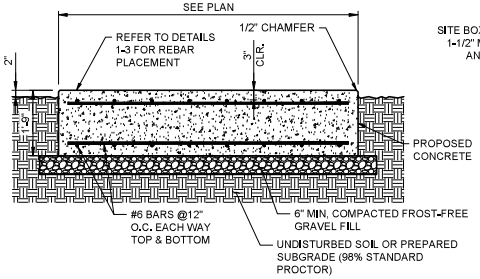
B-1 DETERRENT BOLLARD DETAIL
NTS



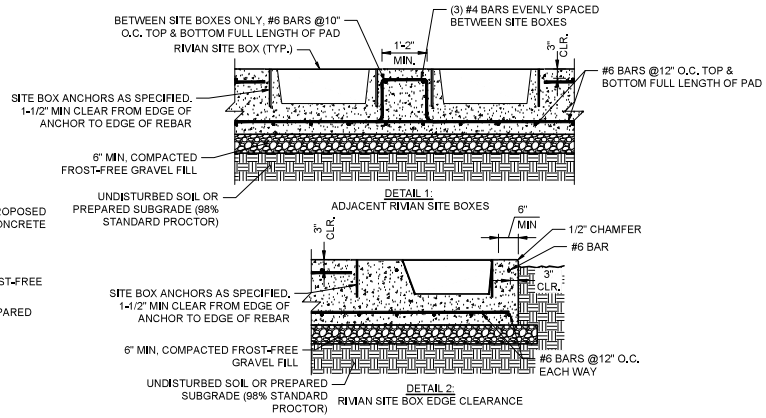
PROPOSED REBAR NOT SHOWN FOR CLARITY. SEE PCC EQUIPMENT PAD DETAIL, THIS SHEET.

ISOMETRIC DETAIL IS FOR PICTORIAL PURPOSES. CONFIRM SITE BOX LAYOUT, QUANTITIES, LOCATIONS, AND PAD SIZE WITH DIMENSION SITE PLAN.

B-2 ISOMETRIC CABINET MOUNTING DETAIL
NTS



A-1 PCC EQUIPMENT PAD DETAIL
NTS



P.C.C. PAD NOTES & CONCRETE SPECIFICATIONS:

1. FOUNDATION AREA SHALL BE EXCAVATED TO THE DEPTH AND DIMENSIONS SHOWN ON THE PLANS. OTHER UNSUITABLE MATERIAL SHALL BE REMOVED AND LEGALLY DISPOSED OF OFF-SITE. THE SUBGRADE SHALL BE ROLLED WITH A 1-TON, VIBRATORY, WALK-BEHIND ROLLER AT A SPEED OF LESS THAN 2 FPS, 6 PASSES MINIMUM, TO PROVIDE UNYIELDING SURFACE.
2. UNDERCUT SOFT OR "WEAVING" AREAS A MINIMUM OF 12 INCHES DEEP. BACKFILL UNDERCUT AREA WITH FILL MEETING THE SPECIFICATIONS OF STRUCTURAL FILL.
3. CONCRETE TO HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH (f'c)=4500 psi.
4. REINFORCING BAR TO BE ASTM A615 GRADE 60.
5. ALL REINFORCING TO HAVE MINIMUM CONCRETE COVER PER ACI SPECIFICATIONS.
6. ALL CONCRETE MATERIALS AND WORKMANSHIP SHALL CONFORM TO ACI 318-14 AND APPLICABLE STATE BUILDING CODE.
7. PAD SHALL BE A MINIMUM OF 1'-9" IN THICKNESS. THICKNESS OF PAD SHALL INCREASE AS THE PERIMETER SOIL SURFACE SLOPES TO MAINTAIN A MINIMUM OF 1'-7" OF SOIL COVER TO THE BOTTOM OF THE PAD.
8. 100% TIES FOR REBAR OVERLAP. NO COLD JOINTS SHALL BE PERMITTED

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PROFESSIONAL ENGINEER LICENSED 17299 STATE OF IDAHO LEONARDO A. SFERRA
03/12/24

DCFC ADVENTURE NETWORK
207 NORTH MAIN STREET
HAILEY, ID 83333

CIVIL DETAILS

PROJECT MANAGER	DESIGNER
IM	CEL

JOB NO. 2023264.10

C-201

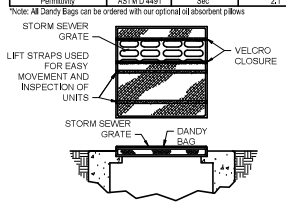
Drawing Name: O:\2023\2023264\10 - Hailey, ID\dwg\2023.11.03 - Hailey, ID - 2023264.10 - SASS Rev 4.1.dwg
March 13, 2024 10:37 AM - gfiho

HI-FLOW DANDY BAG (SAFETY ORANGE)

NOTE: THE DANDY BAG WILL BE MANUFACTURED IN THE U.S.A. FROM A WOVEN MONOFILAMENT FABRIC THAT MEET'S OR EXCEEDS THE FOLLOWING SPECIFICATIONS:

MECHANICAL PROPERTIES	TEST METHOD	UNITS	MARV
Grab Tensile Strength	ASTM D 4632	kN (lbs)	1.62 (365) X 0.89 (200)
Grab Tensile Elongation	ASTM D 4632	%	24 X 10
Puncture Strength	ASTM D 4833	kN (lbs)	0.40 (90)
Mullen Burst Strength	ASTM D 3786	kPa (psi)	3097 (450)
Trapezoid Tear Strength	ASTM D 4533	kN (lbs)	0.51 (115) X 0.33 (75)
UV Resistance	ASTM D 4355	%	90
Apparent Opening Size	ASTM D 4751	Mm (US Std Sieve)	0.425 (40)
Flow Rate	ASTM D 4491	l/min/m (gal/min/ft.)	5907 (145)
Permittivity	ASTM D 4491	Sec	2.1

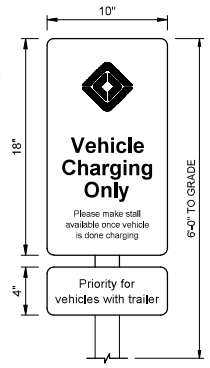
*Note: All Dandy Bags can be ordered with our optional oil absorbent pillows



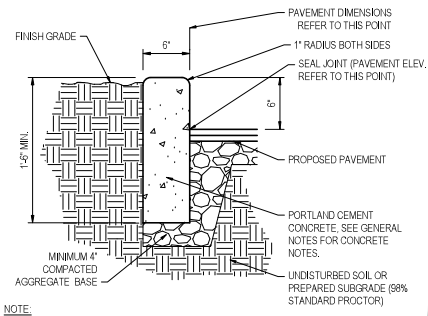
C-1 DANDY BAG
NTS

NOTES

1. GENERAL CONTRACTOR TO SUPPLY HARDWARE.
2. 2"x2"x1/8" HSS STEEL POST SHALL BE PROVIDED BY CONTRACTOR (8' LONG, 6' ABOVE GRADE).
3. IF PAINT FINISH IS DAMAGED DURING INSTALLATION, CONTRACTOR SHALL REPAINT AS REQUIRED (VERIFY REFLECTIVITY WITH OWNER).
4. CONTRACTOR SHALL MOUNT SIGN POST IN 8" DIA., 3'-0" DEEP CONCRETE FOUNDATION OR CONCRETE BOLLARD. SEE PLAN.
5. SIGN POST SHALL BE POWDER COATED.
6. SIGN POST SHALL BE PLUGGED/CAPPED TO PREVENT WATER INTRUSION FROM TOP.
7. SIGN SHALL BE MOUNTED TO POST USING #8 FLATHEAD SCREW.
8. 'VEHICLE WITH TRAILERS' SIGN TO BE USED AS NEEDED. REFER TO SHEET C-111.
9. BOTTOMMOST SIGN SHALL BE A MINIMUM OF 80 INCHES WHEN IN A PEDESTRIAN PATHWAY.

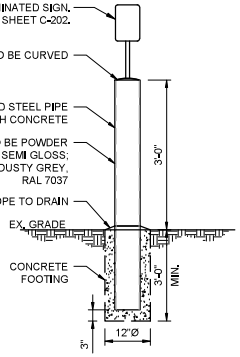


C-2 NON-ILLUMINATED PARKING SIGN
NTS



NOTE:
CONTRACTOR SHALL ASSESS EXISTING CURB AND INSTALL PROPOSED CURB TO MATCH. ABOVE DETAILS TO BE USED AS MINIMUM STANDARDS.

C-4 CONCRETE CURB
NTS



NOTE:
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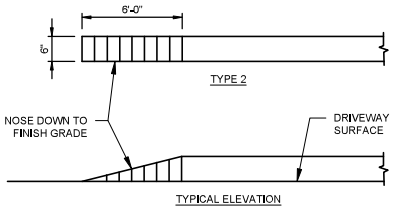
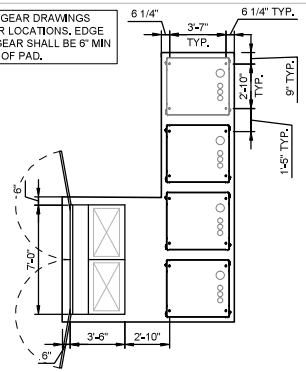
DETERRENT BOLLARD IS INTENDED TO PROVIDE A VISUAL DETERRENT AND REDUCE POTENTIAL IMPACT ON EQUIPMENT.

B-1 2-IN-1 BOLLARD AND SIGN DETAIL
NTS

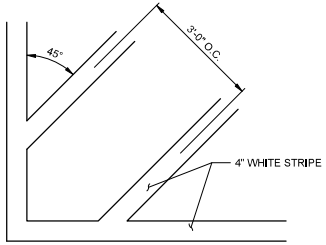


B-2 CONCRETE CURB TAPER
NTS

SEE SWITCHGEAR DRAWINGS FOR ANCHOR LOCATIONS. EDGE OF SWITCHGEAR SHALL BE 6" MIN FROM EDGE OF PAD.



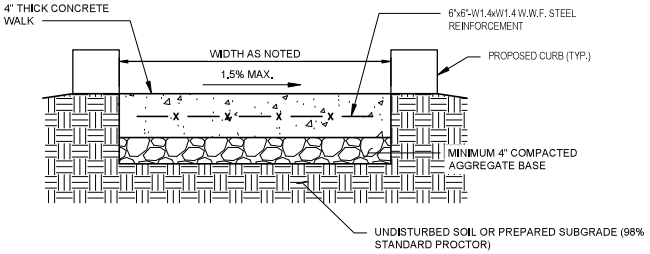
B-3 CABINET ANCHOR LOCATION
NTS



NOTE:

REFER TO CIVIL CONSTRUCTION NOTES FOR ADDITIONAL PAVEMENT MARKING NOTES AND SPECIFICATIONS.

B-4 TRANSVERSE STRIPING
NTS



NOTES:
1. CONTRACTOR SHALL INSTALL 1/2" PRE-FORMED EXPANSION JOINT MATERIAL AND JOINT SEALER WHERE PAVEMENT ABUTS BUILDING.
2. SEE GENERAL NOTES SHEET FOR CONCRETE AND REINFORCEMENT SPECIFICATIONS.

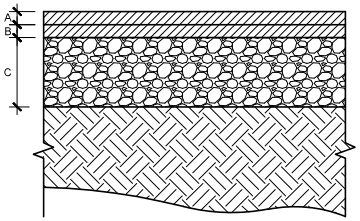
A-1 CONCRETE WALK
NTS

ASPHALT PAVING NOTES

1. SUBGRADE COMPACTION: TO BE EVALUATED BY QUALIFIED GEOTECHNICAL ENGINEER OR THEIR REPRESENTATIVE PRIOR TO GRANULAR SUBBASE.
2. BASE COURSE TO CONFORM TO (STATE DOT) STANDARDS FOR BASE COURSE COMPACTED TO 98% OF THE MODIFIED PROCTOR (ASTM D-1557) MAXIMUM DRY DENSITY
3. ALL SUBGRADE AND PAVEMENT OPERATIONS AND MATERIALS SHALL MEET THE MINIMUM REQUIREMENTS OF THE CURRENT DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS MANUAL OR EOR APPROVED ALTERNATIVE.
4. PROVIDE TACK COAT BETWEEN BASE COURSE AND SURFACE COURSE IF DEPARTMENT OF TRANSPORTATION SPECIFICATIONS REQUIRE OR CONDITIONS WARRANT.
5. PROVIDE JOINT SEALER WHERE PROPOSED ASPHALT MEETS EXISTING ASPHALT.

STANDARD DUTY PAVING

A = 1.5" ASPHALT CONCRETE - SURFACE COURSE
B = 2" ASPHALT CONCRETE - BASE COURSE
C = 6" MIN. AGGREGATE BASE COURSE



A-3 STANDARD DUTY ASPHALT PAVEMENT SECTION
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Akron, OH 44311
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01/12/2024	REVISED SIGN & SEAL
01/31/2024	REVISED SIGN & SEAL
03/13/2024	REVISED SIGN & SEAL

PROFESSIONAL ENGINEER LICENSED 17299 STATE OF IDAHO LEONARDO A. SFERRA
03/12/24

DCFC ADVENTURE NETWORK
207 NORTH MAIN STREET
HAILEY, ID 83333

CIVIL DETAILS

PROJECT MANAGER	DESIGNER
IM	CEL

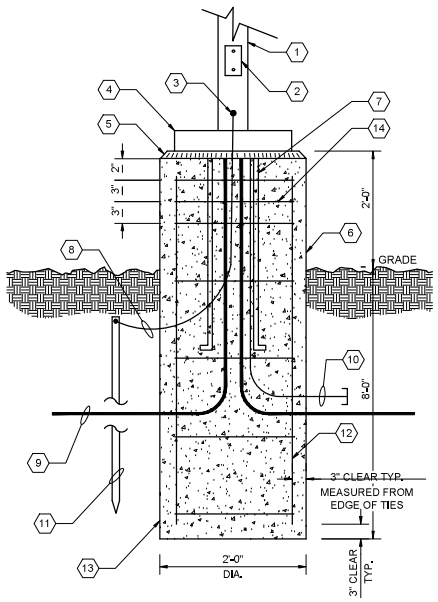
JOB NO. 2023264.10

C-202

Drawing Name: O:\2023\2023264\10 - Hailey, ID\dwg\2023.11.03 - Hailey, ID - 2023264.10 - SAS Rev 4.1.dwg
March 13, 2024 10:37 AM - gfrie

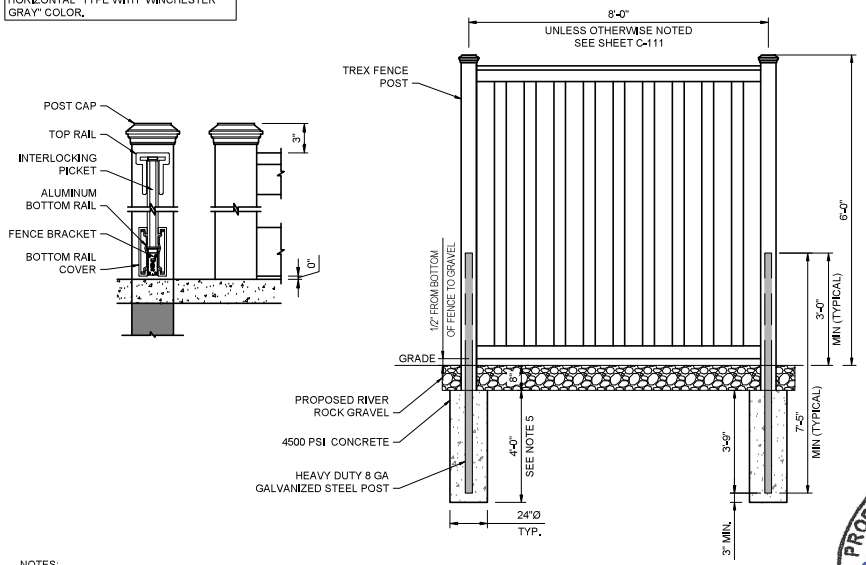
KEYED NOTES

1. PROPOSED 14' POLE WITH BLACK FINISH.
2. HAND HOLE
3. GROUND LUG
4. BOLT COVER
5. 3/4" CHAMFER
6. RUB CONCRETE TO REMOVE SONOTUBE FORM LINES AND FILL ALL HOLES FOR SMOOTH FINISH. WEATHERSEAL ALL EXPOSED CONCRETE.
7. ANCHOR BOLTS SUPPLIED WITH POLE. INSTALL PER POLE VENDOR DRAWINGS.
8. #6 CU. BARE GROUND CONDUCTOR
9. BRANCH CIRCUIT WIRING IN CONDUIT AT 24" (MINIMUM) BELOW GRADE
10. 1" SPARE CONDUIT STUBBED INTO POLE BASE & CAPPED 12" FROM BASE
11. 3/4"x10'-0" CU. CLAD GROUND ROD
12. (6) #6 REBAR (VERTICAL) TIE-WIRED TO #4 REBAR TIES AT 12" ON CENTER, U.N.O.
13. REINFORCED CONCRETE, 4500 PSI COMPRESSIVE STRENGTH
14. ADDITIONAL #4 REBAR TIES @ 3" ON CENTER
15. PROPOSED STEEL-TYPE BIRD SPIKES MOUNTED TO TOP OF LIGHT FIXTURE.



A-1 LIGHT POLE FOUNDATION
NTS

NOTE:
FENCING SHALL BE TREX "SECLUSIONS HORIZONTAL" TYPE WITH "WINCHESTER GRAY" COLOR.



NOTES:

1. INSTALLATION TO BE COMPLETED PER MANUFACTURER'S SPECIFICATION.
2. THIS DRAWING IS PROVIDED FOR PLANNING PURPOSES. REFER TO MANUFACTURER'S INSTALLATIONS FOR CONSTRUCTION DETAILS.
3. REFER TO MANUFACTURER'S WEBSITE FOR PRODUCT INFORMATION.
4. DRAWING NOT TO SCALE.
5. OWNER SHALL BE CONTACTED IMMEDIATELY IF GROUND WATER IS ENCOUNTERED DURING CONSTRUCTION.

B-3 TREX FENCE
NTS

GPD GROUP
Professional Corporation
520 South Main Street, Suite 2511
Akron, OH 44311
330.572.2100 Fax 330.572.2101

RIVIAN

DATE	DESCRIPTION
08/30/23	ISSUED FOR 90% REVIEW
11/07/23	ISSUED FOR 90% REVIEW
12/12/2023	ISSUED FOR SIGN & SEAL
2/16/2023	REVISED SIGN & SEAL
01/12/2024	REVISED SIGN & SEAL
01/31/2024	REVISED SIGN & SEAL
03/13/2024	REVISED SIGN & SEAL

PROFESSIONAL ENGINEER
LICENSED
17299
STATE OF IDAHO
LEONARDO A. SFERRA
03/12/24

DCFC ADVENTURE NETWORK
207 NORTH MAIN STREET
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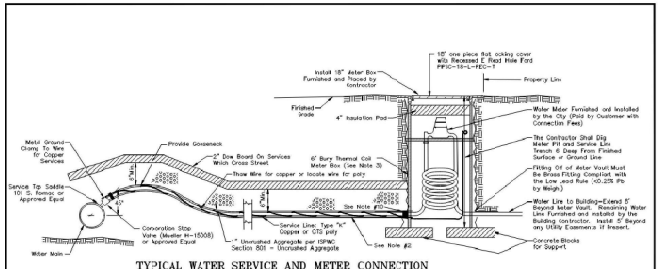
CIVIL DETAILS

PROJECT MANAGER	DESIGNER
IM	CEL

JOB NO.
2023264.10

C-203

Drawing Name: O:\2023\2023264\10 - Hailey, ID\dwg\2023.11.03 - Hailey, ID - 2023264.10 - S&S Rev 4.1.dwg
March 13, 2024 10:37 AM - gfrio



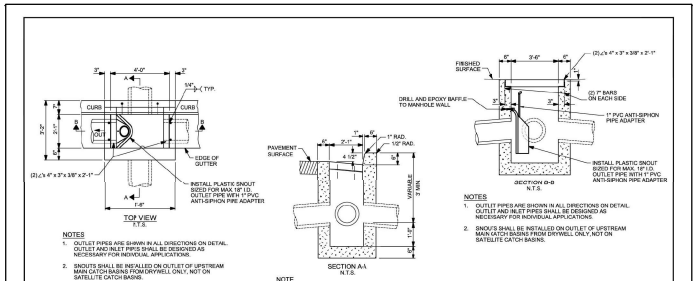
TYPICAL WATER SERVICE AND METER CONNECTION

N.T.S.

NOTES

1. Water Services shall be installed in accordance with the current edition of the ISPWC–Section 404– Water Service Line and Meters.
2. Water Service Line shall have a 6' min. bury depth.
3. 0.75" Meter vaults shall be Mueller 250CS187SFBN or Ford PFI18H-36B-B-72-FP-NL. 1" Meter Vaults shall be Mueller 330CS187SFBN. 1-1.5" Meter Vaults shall be Mueller 500VS247SFBN or equal. 2" Meter Vaults shall be Mueller 500VS277SFBN or equal
4. Service Line shall be 3/4" diameter Type K copper or polyethylene pressure pipe 200 psi DR 9 copper tube size (CTS) unless otherwise specified. Copper service pipe shall be encased with plastic pipe sleeving material from corporation stop to vault with both ends wrapped with 1ASCO 10m PVC #9052 pipe tape.
5. CAUTION: OPEN CORPORATION VALVE BEFORE BACKFILL.
6. An owner constructing a new public water system in a subdivision or development shall construct a water tap and service for each potential user and extend it to the property line. Water services shall be marked with a blue painted metal fence post.
7. All copper service shall be wrapped with #6 gauge copper wire thermally insulated wrap every 5'. A No. 12 AWG copper with insulation tracer wire will be wrapped around of PVC pipe at a minimum of 10 foot intervals for the full length of the pipe. Run wire to tap or vault.
8. Water service lines which cross the street shall be insulated with 2" thick by 2' wide Dow Board. Insulation shall be installed from the water main to the vault.
9. Water service lines shall be bedded with Type I Pipe Bedding per the current edition of ISPWC Section 305 –Pipe Bedding.
10. Connection to the meter box w/ curb stop shall be: Mueller 110 Compression H-15451 for 3/4" Copper or CTS poly; Mueller H15451 CTS x FIP.; or Ford C14-33-G-NL.
11. No service or irrigation connections within 6 feet of meter vault.
12. Separate service connections to main by a minimum of 2 feet and stagger multiple connections made on the pipe along the circumference.
13. Materials used shall be compliant with ANSI/NSF 60/61.
14. All services shall conform to the vertical and horizontal separation requirements per DEQ.
15. All parts must be brass and compliant with the low lead rule (<0.25 % Pb by weight)
16. All brands and model numbers specified herein, or an approved equal, shall be required. Approved equals shall be determined by the City

REVISIONS	2020 CITY OF HAILEY STANDARD DRAWINGS	RESIDENTIAL WATER SERVICE CONNECTION	18.14.010.B.3 DRAWING NO.



NOTES

1. OUTLET PIPES ARE SHOWN IN ALL DIRECTIONS ON DETAIL. OUTLET AND INLET PIPES SHALL BE DESIGNED AS NECESSARY FOR INDIVIDUAL APPLICATIONS.
2. SNOUTS SHALL BE INSTALLED ON OUTLET OF UPSTREAM MAIN CATCH BASINS FROM DRYWELL ONLY, NOT ON SATELLITE CATCH BASINS.
3. MINIMUM PIPE SIZE IS 12".

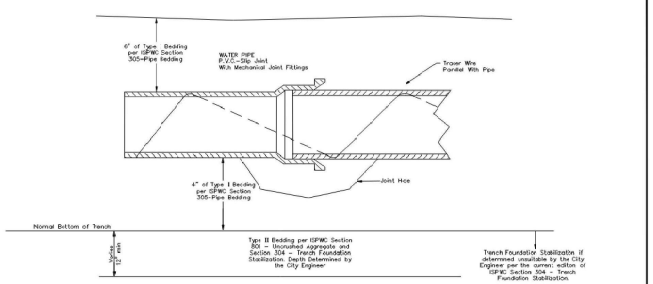
NOTE

1. OUTLET PIPES ARE SHOWN IN ALL DIRECTIONS ON DETAIL. OUTLET AND INLET PIPES SHALL BE DESIGNED AS NECESSARY FOR INDIVIDUAL APPLICATIONS.

NOTES

1. PRIMARY CATCH BASINS TO BE INSTALLED IMMEDIATELY UPSTREAM OF DRYWELL. SATELLITE CATCH BASINS MAY BE INSTALLED UPSTREAM OF PRIMARY CATCH BASIN.
2. INLETS AND CATCH BASINS MAY BE EITHER PRECAST OR CAST-INPLACE. PRECAST UNITS SHALL MEET THE REQUIREMENTS OF ASTM C 913. (PRIOR APPROVAL OF SHOP DRAWINGS WILL BE REQUIRED ON MODIFICATIONS.)
3. A 1" SIDE DRAFT IS ALLOWED FOR FORM REMOVAL.
4. THE GRADE LINE OF THE TOP INSIDE OF ANY PIPE SHALL ENTER AT A POINT NO LOWER THAN THE TOP INSIDE OF THE OUTLET PIPE.
5. PIPES CAN ENTER OR LEAVE THE BOX IN ANY DIRECTION. ALL CONNECTIONS AND BROKEN AREAS SHALL BE GROUTED SMOOTH.
6. STEEL ANGLES SHALL BE SET SO THAT EACH BEARING BAR OF PREFABRICATED GRATE SHALL HAVE FULL BEARING ON BOTH ENDS. THE FINISHED TOP OF CONCRETE SHALL BE EVEN WITH THE ANGLE/GRATE SURFACE. THE STRUCTURAL STEEL NEED NOT BEPAINTED BUT SHALL MEET THE REQUIREMENTS OF ASTM A 36.
7. ALL METAL REINFORCEMENT USED SHALL BE NO. 4 BARS. THE METAL REINFORCEMENT SHALL BE SMOOTH CUT TO ACCOMMODATE PIPES.
8. SEE ISPWC SD-409 FOR GRATE DETAILS.

REVISIONS	2018 CITY OF HAILEY STANDARD DRAWINGS	PRIMARY CATCH BASIN	18.14.010.D.1 DRAWING NO.



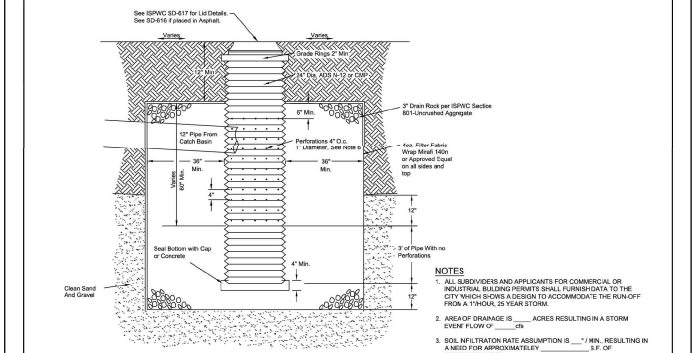
WATER PIPE LAYOUT SECTION

N.T.S.

NOTES

1. Trenching shall be in accordance with the current edition of SPWC Division 300–Trenching.
2. A No. 12 AWG copper with insulation tracer wire will be wrapped around all PVC pipe at a minimum of 10 foot intervals for the full length of the pipe. Each run shall be brought to the surface inside the Valve Boxes for the gate valves. The tracer feet at those looped wire shall be left coiled in the valve box. All runs shall be electrically continuous between valves.
3. All water pipe shall have 6 feet of minimum cover.
4. When Water and Sewer lines or services cross refer to the current edition of ISPWC Standard Drawing 407, IDAPA 58.01.08.542.07.j and IDAPA 58.01.08.542.07.o which address the requirements for separation distances between potable water lines (including mains and service lines) with non-potable lines.
5. Install 2" wide blue bury warning tape 2" above bedding the length of the pipe.

REVISIONS	2012 CITY OF HAILEY STANDARD DRAWINGS	WATER PIPE LAYING	18.14.010.B.3 DRAWING NO.



Note: The test shall be excavated a minimum of 24" into clean sand and gravel. If clean sand and gravel is not encountered within 12 feet, the contractor shall contact the Engineer.

DRYWELL DETAIL
(FOR USE WITH PRIMARY CATCH BASINS ONLY)

NTS

NOTES

1. ALL SUBDIVIDERS AND APPLICANTS FOR COMMERCIAL OR INDUSTRIAL BUILDING PERMITS SHALL FURNISHDATA TO THE CITY WHICH SHOWS A DESIGN TO ACCOMMODATE THE RUN OFF FROM A 1"/HOUR, 25 YEAR STORM.
2. AREA OF DRAINAGE IS _____ACRES RESULTING IN A STORM EVENT FLOW OF _____ cfs
3. SOIL INFILTRATION RATE ASSUMPTION IS _____" / MIN., RESULTING IN A NEED FOR APPROXIMATELEY _____ S.F. OF INFILTRATION AREA.
4. DRYWELLS MUST BE CONNECTED TO A CATCH BASIN. NO INLET GRATES ALLOWED.
5. CONTRACTOR/OWNER SHALL SUBMIT IDAHO DEPARTMENT OF WATER RESOURCES (IWDR) SHALLOW INJECTION WELL INVENTORY FORM FOR EACH DRYWELL CONSTRUCTED TO THE CITY OF HAILEY.
6. GEOTECH FILTER FABRIC MAY BE ALLOWABLE, WITH CITY APPROVAL, TO SEAL PERFORATIONS IN NON-PERFORATED AREA SHOWN HEREON IF PIPE IS SUPPLIED FULLY PERFORATED.

REVISIONS	2020 CITY OF HAILEY STANDARD DRAWINGS	TYPICAL DRYWELL	18.14.010.D.4a DRAWING NO.

RIVIAN

REV.	DATE	DESCRIPTION
A	08/30/23	ISSUED FOR 30% REVIEW
B	11/07/23	ISSUED FOR 90% REVIEW
0	11/21/2023	ISSUED FOR SIGN & SEAL
1	12/18/2023	REVISED SIGN & SEAL

FOR REFERENCE ONLY

DCFC ADVENTURE NETWORK
207 NORTH MAIN STREET
HAILEY, ID 83333

CITY DETAILS

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JOB NO. 2023264.10

C-204

Drawing Name: O:\2023\2023264\10 - Hailey, ID\dwg\2023.11.03 - Hailey, ID - 2023264.10 - S&S Rev 4.1.dwg
March 13, 2024 10:37 AM - cjhs

GENERAL ELECTRICAL SPECIFICATIONS

1. THE FOLLOWING ARE ABBREVIATED SPECIFICATIONS. ALL ITEMS NECESSARY FOR A COMPLETE AND OPERABLE JOB (TO THE SATISFACTION OF OWNER) WHETHER SHOWN OR IMPLIED SHALL BE HELD AS THE RESPONSIBILITY OF THE CONTRACTOR

2. IMPORTANT NOTE: "CONTRACTOR" REFERENCED IN THESE SPECIFICATIONS SHALL INDICATE WORK BY ELECTRICAL CONTRACTOR OR ANY OF HIS SUBCONTRACTORS UNLESS NOTED OTHERWISE.

3. DRAWINGS ARE DIAGRAMMATIC AND INDICATE GENERAL ARRANGEMENT ONLY. COORDINATE INSTALLATION WITH OTHER TRADES TO VERIFY THE ACTUAL SPACE CONDITIONS THAT ARE TO BE MAINTAINED. NO ADDITIONAL PAYMENT WILL BE APPROVED FOR FAILURE TO COMPLY.

4. ALL SYMBOLS AND ABBREVIATIONS USED ON THE DRAWINGS ARE CONSIDERED CONSTRUCTION STANDARDS. IF THE CONTRACTOR HAS QUESTIONS REGARDING THEIR EXACT MEANING, THE ENGINEER SHALL BE NOTIFIED FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.

5. CONTRACTOR SHALL NOTE SCALE ELECTRICAL DRAWINGS. REFER TO SITE PLANS AND ELEVATIONS FOR EXACT LOCATIONS OF ALL EQUIPMENT AND CONFIRM WITH CONSTRUCTION MANAGER ANY SIZES AND LOCATIONS WHEN NEEDED.

6. CONTRACTOR'S SCOPE OF WORK SHALL INCLUDE ALL ITEMS DEFINED IN THE CONTRACT DOCUMENTS. THE CONTRACT DOCUMENTS INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING: THE CONTRACT, SPECIFICATIONS, AND CONSTRUCTION DRAWINGS. CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIAL, AND EQUIPMENT NECESSARY TO INSTALL ALL ELECTRICAL EQUIPMENT, CONDUIT, WIRING ETC. AS SHOWN OR IMPLIED ON THE DRAWINGS AND TO PROVIDE A COMPLETE OPERATIVE SYSTEM TO THE SATISFACTION OF OWNER.

7. CONTRACTOR SHALL PROVIDE ON-SITE SUPERVISION AT ALL TIMES WHILE THE WORK IS BEING PERFORMED AND SHALL DIRECT ALL WORK, USING HIS BEST SKILL AND ATTENTION. HE SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, PROCEDURES AND SEQUENCES FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.

8. INSTALLATION OF ALL ELECTRICAL EQUIPMENT, DEVICES, CONDUITS, ETC. MUST BE COORDINATED WITH ALL OTHER TRADES. COORDINATE SHUTDOWN TIMES AND WORKING HOURS WITH BUILDING OWNER, INCLUDING OFF HOURS, WEEKEND, AND HOLIDAY WORK AS REQUIRED.

9. ANY DISCREPANCIES FOUND WITHIN THE CONTRACT DOCUMENTS SHALL BE REPORTED TO THE OWNER IN WRITING PRIOR TO THE AWARD OF THE CONTRACT AND AN ADDENDUM WILL BE ISSUED TO COVER SAME.

10. GUARANTEE - CONTRACTOR SHALL FURNISH OWNER WITH A WRITTEN GUARANTEE TO PROMPTLY REMEDY ALL DEFECTS OF WORK OR MATERIALS WITHOUT CHARGE FOR A PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE AND INSPECTION.

11. MATERIALS - ALL MATERIALS AND EQUIPMENT SHALL BE NEW, IN ORIGINAL CONTAINERS/WRAPPINGS, SHALL BE SPECIFICATION GRADE, AND LABELED OR LISTED BY U.L. OR AN ACCREDITED TESTING ORGANIZATION AS REQUIRED BY LOCAL INSPECTORS.

12. CONTRACTOR SHALL PROVIDE ADEQUATE AND REQUIRED LIABILITY INSURANCE FOR PROTECTION AGAINST PUBLIC LOSS AND ANY/ALL PROPERTY DAMAGE FOR THE DURATION OF WORK

13. ALL EQUIPMENT SHALL BE DESIGNED TO OPERATE ON VOLTAGE AND PHASE SPECIFIED. CONTRACTOR FURNISHING EQUIPMENT OTHER THAN INDICATED SHALL BE RESPONSIBLE FOR ANY CHANGES IN CONDUCTORS, RACEWAYS, SWITCHES, MAIN FEEDERS, AND APPURTENANCES AND PAY ALL ASSOCIATED COSTS. REQUIREMENTS FOR ANY INCREASE IN CAPACITIES SHALL BE REVIEWED BY ENGINEER.

14. CONTRACTOR SHALL CONFIRM WITH LOCAL UTILITY COMPANY ANY/ALL REQUIREMENTS SUCH AS THE: LUG SIZE RESTRICTIONS, CONDUIT ENTRY, SIZE OF TRANSFORMERS, SCHEDULED DOWNTIME FOR THE OWNERS' CONFIRMATION, ETC. ANY/ALL CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE CONSTRUCTION MANAGER, PRIOR TO BEGINNING ANY WORK.

LICENSES, CERTIFICATIONS OF INSPECTION

1. CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFICATION OF ALL GOVERNING AGENCIES THAT REQUIRE SITE INSPECTION OF THE WORK AND/OR SIMPLY NOTIFICATION. THE CONTRACTOR SHALL OBTAIN AND PAY FOR PERMITS, LICENSES AND INSPECTIONS NECESSARY FOR PERFORMANCE OF THE WORK.

2. CONTRACTOR AND ALL OF HIS SUBCONTRACTORS THAT PERFORM ANY WORK ON THIS PROJECT SHALL BE CURRENTLY LICENSED BY ALL AGENCIES WHICH GOVERN OVER THE LAND(S) ON WHICH CONSTRUCTION IS TO TAKE PLACE. CONTRACTOR SHALL SECURE ALL PERMITS AND INSPECTIONS AS REQUIRED. ALL COSTS SHALL BE BORNE BY CONTRACTOR.

3. THE CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS, LICENSES AND INSPECTIONS INCIDENTAL TO WORK UNDER THIS CONTRACT. WHEN THE WORK IS COMPLETED, THE REQUIRED CERTIFICATES OF APPROVAL SHALL BE FURNISHED TO THE BUILDING OWNER. CONTRACTOR MUST BE LICENSED IN THE STATE, COUNTY AND CITY OF THE PROJECT SITE.

CODES AND ORDINANCES

1. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH LATEST EDITION OF NEC AND ALL APPLICABLE CODES AND ORDINANCES, INCLUDING SUCH AS PERTAIN TO THE SAFETY AND HEALTH RELATIONS. CODES AND ORDINANCES SHALL TAKE PRECEDENCE OVER THE DRAWINGS AND SPECIFICATIONS ONLY IN CASE OF CONFLICT AND SHALL INCLUDE BUT NOT BE LIMITED TO:

A. UL - UNDERWRITERS LABORATORIES
B. NEC - NATIONAL ELECTRICAL CODE
C. NEMA - NATIONAL ELECTRICAL MANUFACTURERS ASSOC.
D. OSHA - OCCUPATIONAL SAFETY AND HEALTH ACT
E. SBC - STANDARD BUILDING CODE
F. NFPA - NATIONAL FIRE CODES

POST CONSTRUCTION AND PROJECT CLOSEOUT DOCUMENTATION

1. AS-BUILT REQUIREMENTS: DO NOT USE RECORD DOCUMENTS FOR CONSTRUCTION PURPOSES. TO PROTECT RECORD DOCUMENTS FROM DETERIORATION AND LOSS, STORE IN A SECURE, FIRE-RESISTANT LOCATION. PROVIDE ACCESS TO RECORD DOCUMENTS FOR THE OWNER'S REFERENCE DURING NORMAL WORKING HOURS. MAINTAIN A CLEAN, UNDAMAGED SET OF BLUE OR BLACK LINE PRINTS OF CONTRACT DRAWINGS AND SHOP DRAWINGS. MARK THE SET TO SHOW THE ACTUAL INSTALLATION WHERE THE INSTALLATION VARIES SUBSTANTIALLY FROM THE WORK AS ORIGINALLY SHOWN. MARK DRAWINGS THAT ARE MOST CAPABLE OF SHOWING CONDITIONS FULLY AND ACCURATELY. WHERE SHOP DRAWINGS ARE USED, RECORD A CROSS-REFERENCE AT THE CORRESPONDING LOCATION ON THE CONTRACT DRAWINGS. GIVE PARTICULAR ATTENTION TO CONCEALED ELEMENTS THAT WOULD BE DIFFICULT TO MEASURE AND RECORD AT A LATER DATE. MARK RECORD SETS WITH RED ERASABLE PENCIL. USE OTHER COLORS TO DISTINGUISH BETWEEN VARIATIONS IN SEPARATE CATEGORIES OF THE WORK. MARK NEW INFORMATION THAT IS IMPORTANT TO THE OWNER BUT WAS NOT SHOWN ON THE CONTRACT DRAWINGS, DETAILS OR SHOP DRAWINGS. NOTE RELATED CHANGE ORDER NUMBERS WHERE APPLICABLE. NOTE RELATED RECORD DRAWING INFORMATION AND PRODUCT DATA. UPON COMPLETION OF THE WORK, SUBMIT ONE (1) COMPLETE SET OF RECORD DOCUMENTS TO THE CONSTRUCTION MANAGER FOR THE OWNER'S RECORDS. CONTRACTOR SHALL SUBMIT AS-BUILT SET OF PLANS TO THE ENGINEER WITHIN 7 DAYS OF COMPLETION OF CONSTRUCTION.

EXISTING CONDITIONS AND DEMOLITION

1. ALL ELECTRICAL DEMOLITION WORK, INCLUDING MATERIAL REMOVAL FROM THE SITE, SHALL BE THE RESPONSIBILITY OF THIS CONTRACTOR. BEFORE PROCEEDING WITH THE DEMOLITION WORK, THE CONTRACTOR SHALL OBTAIN FROM THE BUILDING OWNER A LIST OF ANY REMOVED ITEMS TO BE SALVAGED. ALL OTHER REMOVED MATERIALS AND EQUIPMENT SHALL BE PROPERLY DISCARDED OFF THE PREMISES.

2. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING PROPERTY RESULTING FROM THE CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL REMOVE ALL DEBRIS FROM THE SITE AT THE COMPLETION OF WORK.

3. EXISTING UTILITIES AND CONDITIONS ARE SHOWN FROM FIELD DATA AND EXISTING DOCUMENTS AND ARE NOT NECESSARILY COMPLETE OR ACCURATE. ALL FIELD CONDITIONS SHALL BE VERIFIED BY CONTRACTOR BEFORE START OF CONSTRUCTION.

4. CONTRACTOR SHALL BE RESPONSIBLE TO LOCATE, EXPOSE, AND DETERMINE IF CONFLICTS EXIST WITH THE PROPOSED IMPROVEMENTS. CONTRACTOR SHALL NOTIFY THE OWNER IN ORDER TO RESOLVE ANY CONFLICTS. EXISTING ELECTRICAL CONDUIT, WIRING, ETC. DAMAGED DURING RENOVATION SHALL BE REPLACED IN LIKE KIND AND CHARACTER, AND AT THE EXISTING UTILITY LINES, DRAIN OR FIELD TILE DAMAGED SHALL BE REPAIRED OR REPLACED, AS NEEDED, IN LIKE KIND AND CHARACTER. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING CONDUITS, CONTROL WIRING, ETC., WHETHER SHOWN HEREON OR NOT, AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR SHALL BEAR ALL EXPENSES FOR REPAIR OR REPLACEMENT OF PROPERTY DAMAGED IN CONJUNCTION WITH THE EXECUTION OF WORK.

5. THE CONTRACTOR SHALL NOTIFY THE OWNER OF ANY CONFLICTS OR DISCREPANCIES IN THE CONTRACT DOCUMENTS OR FIELD CONDITIONS PRIOR TO EXECUTING THE WORK IN QUESTION. THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER IF DETAILS ARE CONSIDERED UNSOUND, UNSAFE, NOT WATERPROOF, OR NOT WITHIN CUSTOMARY TRADE PRACTICE. IF WORK IS PERFORMED, IT WILL BE ASSUMED THAT THERE IS NO OBJECTION TO THE DETAIL. DETAILS ARE INTENDED TO SHOW THE END RESULT OF THE DESIGN. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT JOB CONDITIONS, AND SHALL BE INCLUDED AS PART OF THE WORK.

6. SITE VISIT - CONTRACTOR SHALL VISIT THE SITE AND FAMILIARIZE HIMSELF WITH ALL CONDITIONS AFFECTING HIS WORK. NO EXTRAS WILL BE PERMITTED FOR LACK OF KNOWLEDGE OF EXISTING CONDITIONS. QUANTITIES OF MATERIALS SHALL BE PER CONTRACTOR'S MEASUREMENTS.

BASIC ELECTRICAL MATERIALS AND METHODS

1. WHERE STRUCTURAL OPENINGS ARE NOT AVAILABLE, THE CONTRACTOR SHALL CORE DRILL OR CUT CHASES IN WALLS AND FLOORS AS REQUIRED. ALL NEW OPENINGS SHALL BE COORDINATED WITH THE ENGINEER. ALL PENETRATIONS OF THE BUILDING WALLS, CEILING AND FLOORS, THE CONTRACTOR SHALL SEAL WITH QUALITY CAULK, FIRE RATED AND WATERTIGHT, SUBMITTED FOR APPROVAL BY THE OWNER.

2. TRASH REMOVAL: CONTRACTOR SHALL REMOVE ALL TRASH CREATED BY HIMSELF OR HIS SUBCONTRACTORS DUE TO DEMOLITION OR CONSTRUCTION. THE CONTRACTOR SHALL ALSO REMOVE TRASH CREATED BY OTHER SUBCONTRACTORS INCLUDING CABLE REELS, CARDBOARD BOXES AND PACKING. PROMPTLY CLEAN-UP ALL SOILING, DEBRIS AND OTHER UNSIGHTLY OR HAZARDOUS CONDITIONS, CAUSED BY WORK OR DELIVERIES UNDER THIS CONTRACT, FROM THE BUILDING GROUNDS, ENTRIES, CORRIDORS, STAIRWAYS, ELEVATORS OR OTHER PUBLIC AREAS. ALL SHALL BE REMOVED FROM THE SITE IN A TIMELY FASHION TO A LEGAL DISPOSAL FACILITY.

3. GRAFFITI SHALL BE PAINTED OVER WITHIN ONE DAY AT DISCOVERY.

4. SIGNAGE: CONTRACTOR SHALL MAINTAIN SECURITY AROUND PERIMETER OF CONSTRUCTION SITE DURING ALL HOURS BY INSTALLING A TEMPORARY RIBBON FOR INTERIOR WORK TO IDENTIFY CONSTRUCTION AREAS AS REQUIRED. SIGNAGE SHALL BE POSTED WITH NOTIFICATIONS OF "NO TRESPASSING" AND "CONSTRUCTION AREA".

5. CHECK ACCURACY OF ALL DIMENSIONS IN THE FIELD. UNLESS SPECIFICALLY NOTED, DO NOT FABRICATE ANY MATERIALS OFF SITE, NOR DO ANY CONSTRUCTION UNTIL THE ACCURACY OF DRAWING DIMENSIONS HAVE BEEN VERIFIED AGAINST ACTUAL FIELD DIMENSIONS.

6. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NECESSARY CUTTING, SUBSEQUENT PATCHING, AND REQUIRED FLASHING FOR ALL ITEMS NECESSARY FOR ELECTRICAL PART OF THE CONTRACT. PATCH, PAINT, AND REPAIR ANY AREA DAMAGED TO THE SATISFACTION OF THE BUILDING OWNER.

7. THE EXACT LOCATIONS OF ALL ELECTRICAL DEVICES, EQUIPMENT AND CONDUIT, AS SHOWN ON THE DRAWING, IS APPROXIMATE. WHEN NOT SHOWN IN DETAIL, THE EXACT LOCATION OR ROUTING SHALL BE DETERMINED BY THE CONTRACTOR, SUBJECT TO THE APPROVAL OF OWNER.

8. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY BLOCKING, BACKING, FRAMING, HANGERS OR OTHER SUPPORT FOR THE MOUNTING AND SUPPORT OF ALL ITEMS REQUIRING THE SAME AS REQUIRED BY N.E.C.

9. TRENCHING AND BACK FILL: CONTRACTOR SHALL PROVIDE FOR ALL UNDERGROUND INSTALLED CONDUIT AND/OR CABLES INCLUDING EXCAVATION AND BACKFILLING AND COMPACTION.

10. WHEN DIRECTIONAL BORING IS REQUIRED, CONTRACTOR SHALL INSTALL A LOOSE TONING WIRE WITHIN INSTALLED CONDUIT TO ALLOW FOR IDENTIFICATION OF UNDERGROUND CONDUITS.

11. ALL BOLTS SHALL BE STAINLESS STEEL.

12. FOR UNDERGROUND RACEWAYS, PROVIDE ADDITIONAL SLACK IN CONDUCTORS AND CONDUIT EXPANSION JOINTS IN ORDER TO ALLOW FOR EARTH MOVEMENT FROM SETTLEMENT, FROST, ETC. IN ORDER TO PREVENT DAMAGE TO THE CONDUCTORS OR TO THE EQUIPMENT CONNECTED TO THE RACEWAYS PER THE NEC.

GPD GROUP
Professional Corporation
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Akron, OH 44311
330.572.2100 Fax 330.572.2101

RIVIAN

DATE	DESCRIPTION
08/30/23	ISSUED FOR 90% REVIEW
11/07/23	ISSUED FOR 90% REVIEW
11/21/2023	ISSUED FOR SIGN & SEAL
12/18/2023	REVISED SIGN & SEAL
01/12/2024	REVISED SIGN & SEAL
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03/13/2024	REVISED SIGN & SEAL

PROFESSIONAL ENGINEER
LICENSED
15581
STATE OF IDAHO
STEVEN P. SCHAUB
03/12/24

DCFC ADVENTURE NETWORK
207 NORTH MAIN STREET
HAILEY, ID 83333

ELECTRICAL GENERAL NOTES

PROJECT MANAGER	DESIGNER
IM	CEL

JOB NO. 2023264.10

E-001

Drawing Name: O:\2023\2023264\10 - Hailey, ID\dwg\2023.11.03 - Hailey, ID - 2023264.10 - S&S Rev 4.1.dwg
March 13, 2024 10:37 AM - cjhio

ELECTRICAL EQUIPMENT

1. ALL EQUIPMENT SHALL BE DESIGNED TO OPERATE ON VOLTAGE AND PHASE SPECIFIED. CONTRACTOR FURNISHING EQUIPMENT OTHER THAN INDICATED SHALL BE RESPONSIBLE FOR ANY CHANGES IN CONDUCTORS, RACEWAYS, SWITCHES, MAIN FEEDERS, AND APPURTENANCES AND PAY ALL ASSOCIATED COSTS. REQUIREMENTS FOR ANY INCREASE IN CAPACITIES SHALL BE REVIEWED BY ENGINEER.

FIRESTOPPING AND SEALING ELECTRICAL PENETRATIONS

1. CONTRACTOR SHALL FURNISH AND INSTALL FIRESTOPPING FOR SEALING AROUND ELECTRICAL PENETRATIONS THROUGH FIRE OR SMOKE BARRIERS, AND FLOORS.
2. PROVIDE SHOP DRAWINGS OF EACH CONDITION REQUIRING PENETRATION SEALS AND THE PROPOSED UL SYSTEMS MATERIALS, ANCHORAGE, METHODS OF INSTALLATION, AND ACTUAL ADJACENT CONSTRUCTION. SUBMITTAL PACKAGE SHALL ALSO INCLUDE A COPY OF THE UL ILLUSTRATION OF EACH PROPOSED SYSTEM INDICATING MANUFACTURER APPROVED MODIFICATIONS (IF APPLICABLE) AND THE MANUFACTURER'S SPECIFICATIONS, RECOMMENDATIONS, INSTALLATION INSTRUCTIONS, AND MAINTENANCE INSTRUCTIONS.
3. FIRESTOPPING MATERIALS SHALL BE INTUMESCENT SAFETY BARRIERS DESIGNED TO BLOCK THE SPREAD OF FIRE AND SMOKE THROUGH PENETRATIONS CREATED BY ELECTRICAL INSTALLATIONS IN FIRE RATED WALLS AND FLOORS. MATERIALS SHALL BE FLAME, TOXIC FUME, AND WATER RESISTANT AND SHALL HAVE A MINIMUM 3 HOUR FIRE RATING. FIRE RATING SHALL BE DEFINED BY TESTS CONDUCTED BY ASTM, UL OR OTHER TESTING AND INSPECTION AGENCIES ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION.
4. PROVIDE MATERIALS BY THE FOLLOWING MANUFACTURERS TO SUIT THE APPLICATION: SPECIFIED TECHNOLOGIES, INC (STI), SOMERVILLE, NJ; TREMCO, INC., BEACHWOOD, OH; OR 3M INC., MINNEAPOLIS, MN

GROUNDING AND BONDING FOR ELECTRICAL SYSTEMS

1. ALL RACEWAYS AND EQUIPMENT SHALL BE GROUNDED IN ACCORDANCE WITH THE N.E.C. AND ANY LOCAL CODES.
2. ALL CONDUITS SHALL CONTAIN A CODE SIZE GROUNDING CONDUCTOR.
3. EQUIPMENT GROUNDING CONDUCTORS SHALL BE INSULATED WITH GREEN-COLORED INSULATION.
4. GROUNDING ELECTRODE CONDUCTORS SHALL BE STRANDED COPPERWELD CABLE.
5. MATERIALS AND CONNECTION COMPONENTS FOR GROUNDING AND BONDING SHALL BE MANUFACTURED BY ERICO, THOMAS & BETTS, OR BURNDY.
6. GROUND-FAULT PROTECTION OF EQUIPMENT SHALL BE PROVIDED FOR SERVICE DISCONNECTS RATED 1000A OR MORE. THE GROUND-FAULT PROTECTION SYSTEM SHALL BE PERFORMANCE TESTED WHEN FIRST INSTALLED ON SITE. THE TEST SHALL BE CONDUCTED IN ACCORDANCE WITH INSTRUCTIONS THAT SHALL BE PROVIDED WITH THE EQUIPMENT. A WRITTEN RECORD OF THIS TEST SHALL BE MADE AND SHALL BE AVAILABLE TO THE AUTHORITY HAVING JURISDICTION AND OWNER.

ELECTRICAL IDENTIFICATION

1. PROVIDE NAMEPLATES FOR ALL MAJOR ELECTRICAL EQUIPMENT AND ON EQUIPMENT AS DIRECTED BY OWNER.
2. PROVIDE ALL FEEDERS AND BRANCH CIRCUIT WIRING WITH COLOR CODED VINYL TAPE WRAPPED A MINIMUM OF 1.5 TIMES AROUND CIRCUMFERENCE OF JACKET/SHIELDING TO DESIGNATE PHASE.
3. COLOR CODING OF CONDUCTORS SHALL BE PER OWNERS REQUIREMENTS.
4. CONTRACTOR SHALL PLACE TWO LENGTHS OF WARNING TAPE AT A DEPTH OF 12" BELOW GROUND AND DIRECTLY ABOVE ELECTRICAL SERVICE CONDUITS. CAUTIONS TAPE TO READ "CAUTION BURIED ELECTRIC"

CONDUCTORS AND CABLES

1. WIRING - ALL CONDUCTORS SHALL BE EQUAL TO OR BETTER THAN MINIMUM #12 AWG FOR POWER, #14 AWG FOR CONTROL WITH 98% CONDUCTIVITY STRANDED COPPER, 600V, COLOR CODED, UNLESS NOTED ALUMINUM (AL). REFER TO "ALUMINUM CONDUCTOR REQUIREMENTS" THIS SHEET. PROVIDE 75°C RATED CONDUCTORS FOR AMPACITIES ABOVE 100A AND 60°C RATED CONDUCTORS FOR AMPACITIES OF 100 AMPS OR LESS. PROVIDE SOLID OR STRANDED FOR #10 AWG AND SMALLER, STRANDED FOR #8 AWG AND LARGER. UNLESS NOTED OTHERWISE ON DRAWINGS.
2. WIRE SIZE OF BRANCH CIRCUITS SHALL BE ADJUSTED TO COMPENSATE FOR VOLTAGE DROP BASED UPON ACTUAL CONDUIT ROUTING. CONTRACTOR SHALL MAINTAIN VOLTAGE DROP AS RECOMMENDED BY N.E.C. (NOT TO EXCEED 3%).
3. PROVIDE A SEPARATE NEUTRAL FOR EACH BRANCH CIRCUIT, FEEDER, ETC. NEUTRALS ARE NOT PERMITTED TO BE SHARED.
4. CONNECTORS FOR POWER CONDUCTORS: CONTRACTOR SHALL USE PRESSURE TYPE INSULATED TWIST-ON CONNECTORS FOR NO. 10 AWG AND SMALLER. USE SOLDERLESS MECHANICAL TERMINAL LUGS FOR NO. 8 AWG AND LARGER.
5. ALL CONNECTIONS SHALL BE MADE WITH A PROTECTIVE COATING OF AN ANTI-OXIDE COMPOUND SUCH AS "NO-OXIDE A" BY DEARBORNE CHEMICAL CO. COAT ALL WIRE SURFACES BEFORE CONNECTING. EXPOSED COPPER SURFACES, INCLUDING GROUND BARS, SHALL BE TREATED - NO SUBSTITUTIONS.
6. CABLES - MC CABLE IS NOT PERMITTED.
7. PROVIDE WIRE AND CABLE MANUFACTURED BY ONE OF THE FOLLOWING: AMERICAN INSULATED WIRE CORPORATION; NEXANS; CERROWIRE; SOUTHWIRE; OR ENCORE WIRE.
8. PROVIDE CONNECTORS MANUFACTURED BY ONE OF THE FOLLOWING: AMP INCORPORATED; GENERAL SIGNAL, O-Z/GEDNEY UNIT; SQUARE D COMPANY, ANDERSON; ILSCO; OR BURNDY.

ALUMINUM CONDUCTOR REQUIREMENTS

1. ALUMINUM CONDUCTOR GRADE SHALL BE MINIMUM AA-8000 OR THE NEWEST ALUMINUM CONDUCTOR SPECIFICATION BEING USED BY THE INDUSTRY.
2. THE CONTRACTOR SHALL ABIDE BY ALL ARTICLES RELATED TO ALUMINUM CONDUCTORS IN THE LATEST ISSUE OF THE NEC.
3. ALUMINUM CONDUCTORS SHALL ONLY BE TERMINATED USING ALUMINUM RATED CONNECTIONS. CONTRACTOR SHALL VERIFY TERMINATIONS ON EACH DEVICE OR EQUIPMENT BEFORE START OF WORK FOR RATED ALUMINUM CONNECTORS.
4. THE CONTRACTOR SHALL ABIDE BY ALL ALUMINUM WIRING INSTALLATION STANDARDS AS REQUIRED BY THE NEIS (NATIONAL ELECTRICAL INSTALLATION STANDARDS) PUBLISHED BY THE NECA (NATIONAL ELECTRICAL CONTRACTORS ASSOCIATION). THE CONTRACTOR SHALL ABIDE BY ALL STANDARDS IN THE NECA / AA - 2006, WHICH DEFINES MINIMUM STANDARDS OF QUALITY AND WORKMANSHIP. A SUMMARY OF SOME OF THE REQUIREMENTS FOLLOW:

   A. TERMINATE WITH COMPRESSION CONNECTORS, NO RING CUTS OF THE INSULATION, CRIMP ONLY WITH A CRIMP TOOL AND THE CORRECT DIE AS REQUIRED BY THE MANUFACTURER.

   B. ALL CONDUCTORS TO RECEIVE ANTI-OXIDATIVE COATING DURING INSTALLATION.

   C. TERMINATING WITH A SET SCREW CONNECTOR, THE SCREW SHALL BE TIGHTENED USING ONLY A TORQUE WRENCH.

   D. NECA / AA RECOMMENDS BELLVILLE WASHERS WHEN CONNECTING ALUMINUM CONDUCTORS TO COPPER BUS BARS. ABIDE BY ALL NECA / AA RECOMMENDATIONS.

   E. DO NOT USE PIN CONNECTORS (WIRE ADAPTERS) UNLESS ABSOLUTELY NECESSARY. USE ALL / ANY OTHER OPTIONS, AND IF REQUIRED, PROVE TO ENGINEER BEFORE INSTALLING. IF USED, FOLLOW U.L. GUIDE FOR WIRE CONNECTORS (ZMOW), AND PROVIDE THE SPECIAL TOOLS REQUIRED BY THE MANUFACTURER. DIE-LESS CRIMPERS WILL NOT BE ACCEPTED.

RACEWAY AND BOXES

1. RACEWAYS: UNLESS NOTED OTHERWISE, ALL EXPOSED CONDUIT SHALL BE R.G.S. AND COVERED 6" BELOW FINISHED GRADE TO BE PVC, SCHEDULE 40. PROVIDE WEATHERPROOF FLEX CONNECTIONS WHERE REQUIRED. CONTRACTOR SHALL PROVIDE JUNCTION AND/OR PULL BOXES WHERE SHOWN ON THE DRAWINGS, OR AS REQUIRED, WHETHER SHOWN ON THE DRAWINGS OR NOT, AND SIZED PER N.E.C. PROVIDE NON-METALLIC ENCLOSURE WITH OPEN BOTTOM AND GASKETED COVER MANUFACTURED BY QUAZITE OR EQUIVALENT WITH DRIVE-OVER COVER ABLE TO WITHSTAND OCCASIONAL NON-DELIBERATE LIGHT VEHICULAR TRAFFIC. LABEL COVER TO SUIT INSTALLATION (I.E. "POWER" "COMMUNICATIONS", "LIGHTING", ETC.) AND INSTALL PER MANUFACTURER'S RECOMMENDATIONS.

   A. ABOVE GRADE: R.G.S.

   B. BELOW GRADE: SCHEDULE 40 PVC (UNLESS NOTED OTHERWISE)

2. ALL WIRING SHALL BE INSTALLED IN CONDUIT. ALL CONDUIT SHALL BE A MINIMUM OF 3/4".
3. CONTRACTOR SHALL PLUG AND CAP EACH END OF SPARE AND EMPTY CONDUITS AND PROVIDE TWO SEPARATE PULL STRINGS - 200 LBS TEST POLYETHYLENE CORD. CONTRACTOR SHALL PROVIDE MANUFACTURED LONG RADIUS BENDS FOR ALL CONDUITS. RGS CONDUITS WHEN SPECIFIED, SHALL MEET UL-6 FOR GALVANIZED STEEL. ALL FITTINGS SHALL BE SUITABLE FOR USE WITH THREADED RIGID CONDUIT. COAT ALL THREADS WITH 'BRITE ZINC' OR 'GOLD GALV'.
4. OUTLET BOXES SHALL BE CAST ALLOY WITH THREADED HUBS IN WET/DAMP LOCATIONS AND SPECIAL ENCLOSURES FOR OTHER CLASSIFIED AREAS.
5. PROVIDE METAL CONDUIT AND TUBING MANUFACTURED BY ONE OF THE FOLLOWING: ALFLEX CORPORATION; ANAMET INCORPORATED, ANACONDA METAL HOSE; ANIXTER BROTHERS INCORPORATED; CAROL CABLE COMPANY INCORPORATED; ELECTRI-FLEX COMPANY; GRINNELL COMPANY, ALLIED TUBE AND CONDUIT DIVISION; MONOGRAM COMPANY, AFC; REPUBLIC CONDUIT; OR WHEATLAND TUBE COMPANY.
6. PROVIDE NONMETALLIC CONDUIT AND TUBING MANUFACTURED BY ONE OF THE FOLLOWING: ANAMET INCORPORATED, ANACONDA METAL HOSE; CANTEX INDUSTRIES, HARSCO CORPORATION; CONDUX INTERNATIONAL, ELECTRICAL PRODUCTS; HUBBELL INCORPORATED, RACO, INCORPORATED; THOMAS & BETTS CORPORATION, CARLON ELECTRICAL PRODUCTS; OR O-Z/GEDNEY, UNIT OF GENERAL SIGNAL.
7. PROVIDE CONDUIT BODIES AND FITTINGS MANUFACTURED BY ONE OF THE FOLLOWING: CROUSE-HINDS, DIVISION OF COOPER INDUSTRIES; EMERSON ELECTRIC COMPANY, APPLETON ELECTRIC COMPANY; HUBBELL INCORPORATED, KILLARK ELECTRIC MANUFACTURING COMPANY; THOMAS & BETTS CORPORATION, CARLON ELECTRICAL PRODUCTS; OR O-Z/GEDNEY, UNIT OF GENERAL SIGNAL.
8. PROVIDE METAL WIREWAYS MANUFACTURED BY ONE OF THE FOLLOWING: HOFFMAN ENGINEERING COMPANY; KEYSTONE/REES, INCORPORATED; OR SQUARE D COMPANY.
9. PROVIDE BOXES, ENCLOSURES, AND CABINETS MANUFACTURED BY ONE OF THE FOLLOWING: CROUSE-HINDS, DIVISION OF COOPER INDUSTRIES; HOFFMAN ENGINEERING COMPANY, FEDERAL-HOFFMAN INCORPORATED; HUBBELL INCORPORATED, RACO INCORPORATED; THOMAS & BETTS, CARLON ELECTRICAL PRODUCTS; O-Z/GEDNEY, UNIT OF GENERAL SIGNAL; ROBROY INDUSTRIES INCORPORATED, ELECTRICAL DIVISION; OR SCOTT FETZER COMPANY, ADALET-PLM.

SAFETY SWITCHES

1. ALL DISCONNECT SWITCHES SHALL BE HEAVY-DUTY CONSTRUCTION WITH LOCKABLE HANDLES SIZED AS NOTED ON THE DRAWINGS AND/OR RISER DIAGRAM. PROVIDE NEMA ENCLOSURE AS REQUIRED BY EXPOSURE TYPE. ALL FUSIBLE SWITCHES SHALL BE PROVIDED WITH WINDOW AND WITH DUAL ELEMENTS FUSES SIZED PER THE EQUIPMENT MANUFACTURER'S RECOMMENDATION.

FUSES

1. FUSES SHALL BE DUAL ELEMENT, TIME DELAY CURRENT LIMITING. CONTRACTOR SHALL COORDINATE FUSE SIZES WITH EQUIPMENT MANUFACTURER'S REQUIREMENTS AND PER THE N.E.C.
2. PROVIDE FUSES MANUFACTURED FROM ONE OF THE FOLLOWING: COOPER BUSSMAN, INCORPORATED; EAGLE ELECTRIC MANUFACTURING COMPANY INCORPORATED, COOPER INDUSTRIES INCORPORATED; FERRAZ SHAWMUT INCORPORATED.

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RIVIAN

	DATE	DESCRIPTION
1	08/30/23	ISSUED FOR 90% REVIEW
2	11/07/23	ISSUED FOR 90% REVIEW
3	11/21/2023	ISSUED FOR SIGN & SEAL
4	12/18/2023	REVISED SIGN & SEAL
5	01/12/2024	REVISED SIGN & SEAL
6	01/31/2024	REVISED SIGN & SEAL
7	03/13/2024	REVISED SIGN & SEAL

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STEVEN P. SCHAUB
03/12/24

DCFC ADVENTURE NETWORK
207 NORTH MAIN STREET
HAILEY, ID 83333

ELECTRICAL GENERAL NOTES

PROJECT MANAGER	DESIGNER
IM	CEL

JOB NO.
2023264.10

E-002

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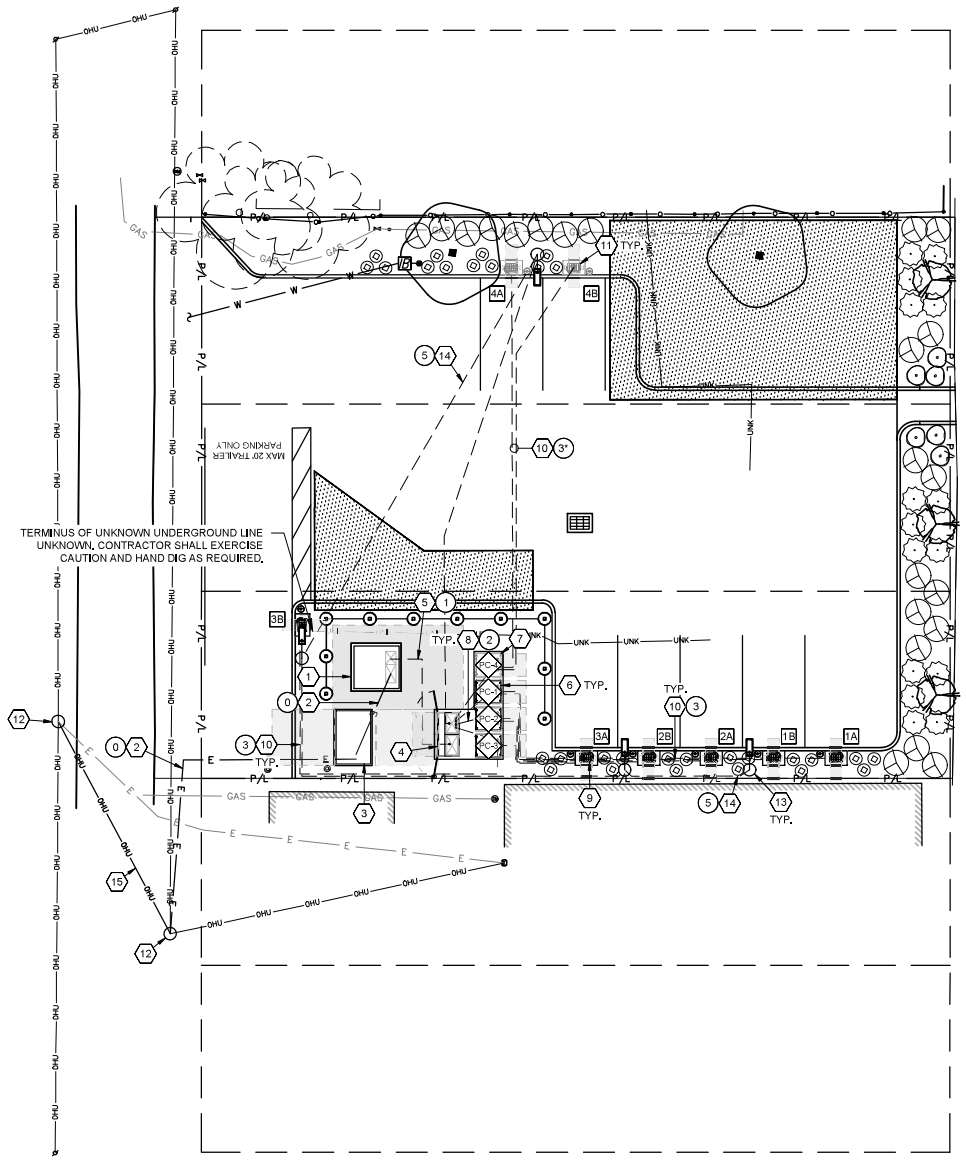

LEGEND
(SEE SURVEY FOR GENERAL LEGEND)

- (#) CONSTRUCTION KEYNOTE
- (#) FEEDER SCHEDULE REFERENCE. SEE SHEET E-201 FOR FEEDER / CIRCUIT SCHEDULE.

N

0 10 5 20

1"=20'
Horizontal Scale in Feet

GENERAL SHEET NOTES

1. THE EXACT ROUTING PATH AND CONDUCTOR RUN LENGTHS SHALL BE DETERMINED BY CONTRACTOR IN FIELD BASED ON PHYSICAL MEASUREMENTS. CONTRACTOR SHALL ORDER CONDUCTORS BASED ON FIELD MEASUREMENTS (MUST BE APPROVED BY RIVIAN PROJECT MANAGER).
2. THE CONDUIT ROUTING SHOWN IS DIAGRAMMATICAL ONLY. CONTRACTOR SHALL FIELD VERIFY EXACT ROUTING PRIOR TO LAYING CONDUIT.
3. CONTRACTOR SHALL REFER TO CIVIL SHEETS FOR EXISTING LANDSCAPING TO REMAIN AND PROPOSED LANDSCAPING.
4. CONTRACTOR SHALL HAND DIG AROUND ALL EXISTING UTILITIES.
5. CONDUIT ELBOWS SHALL BE SIZED PER NEC. CONTRACTOR SHALL VERIFY MANUFACTURER ALLOWABLE FILL AND MINIMUM CONDUCTOR BENDING RADIUS, SEE FEEDER SCHEDULE FOR CONDUIT & CONDUCTOR SPECIFICATIONS.
6. ALL CONDUITS ACCESSIBLE TO THE PUBLIC OR WHICH CAN BE DAMAGED SHALL BE RIGID GALVANIZED STEEL.
7. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN THE FINAL UTILITY DESIGN. THE FINAL UTILITY DESIGN DOCUMENT SHALL SUPERSEDE ANY CONFLICTING INFORMATION ON THESE PLANS AND SHALL BE THE PREVAILING INFORMATION FOR PRIMARY CONDUIT AND CONDUCTOR SIZE, QUANTITY, ROUTING, DIVISION OF RESPONSIBILITIES AND SCOPE OF WORK.
8. ALL PROPOSED CONDUITS MUST MEET MINIMUM DEPTH REQUIREMENTS AS OUTLINED IN TRENCH DETAILS, AS WELL AS MAINTAIN A MINIMUM OF 18" VERTICAL AND 12" HORIZONTAL CLEARANCE OF ALL OBSTRUCTIONS INCLUDING (BUT NOT LIMITED TO) STORM PIPES, SANITARY PIPES, WATER LINES AND OTHER UNDERGROUND UTILITIES.

PLAN KEYNOTES

1. PROPOSED UTILITY TRANSFORMER WITH TAPS, 480/277V, 3Ø, 4W MOUNTED ON CONCRETE PAD. PROPOSED CTs MOUNTED IN UTILITY PRIMARY METERING CABINET.
2. PROPOSED UNDERGROUND PRIMARY CONDUITS AND CONDUCTORS. CONTRACTOR SHALL CONTACT UTILITY FOR COMPLETE ROUTING, CONDUIT SIZE, QUANTITY, LABOR AND MATERIALS AS REQUIRED. SEE GENERAL NOTE 7, THIS SHEET.
3. PROPOSED UTILITY METER MOUNTED IN UTILITY PRIMARY METERING CABINET PER UTILITY REQUIREMENTS. CONTRACTOR SHALL COORDINATE EXACT LOCATION OF METER WITH POWER COMPANY. SEE GENERAL SHEET NOTE 7, THIS SHEET.
4. PROPOSED SWITCHGEAR MOUNTED TO CONCRETE PAD. SEE CIVIL SHEETS FOR CONCRETE SPECIFICATIONS.
5. PROPOSED UNDERGROUND SERVICE LATERAL CONDUITS FROM PROPOSED TRANSFORMER TO SWITCHGEAR PER POWER COMPANY REQUIREMENTS. SEE DETAIL ON SHEET E-301.
6. PROPOSED RIVIAN POWER CABINETS (TOTAL OF 3) MOUNTED ON CONCRETE PAD. SEE CIVIL SHEETS FOR CONCRETE SPECIFICATIONS.
7. FUTURE RIVIAN POWER CABINET (TOTAL OF 1) MOUNTED ON CONCRETE PAD. SEE CIVIL SHEETS FOR CONCRETE SPECIFICATIONS.
8. PROPOSED CONDUITS FROM SWITCHGEAR TO RIVIAN POWER CABINETS. SEE DETAIL ON SHEET E-301.
9. PROPOSED RIVIAN DCFC DISPENSER (TYPICAL OF 6).
10. PROPOSED RIVIAN DCFC DISPENSER CONDUITS (1 PER POST). UNDERGROUND CONDUITS SHALL BE ROUTED UP THROUGH CONCRETE SLAB. SEE DETAIL ON SHEET E-301.

    *FUTURE CONDUITS SHALL BE STUB AND CAPPED.
11. FUTURE RIVIAN DCFC DISPENSER (TYPICAL OF 2).
12. EXISTING UTILITY POLE TO BE REMOVED AND REPLACED BY UTILITY (TYPICAL OF 2). SEE GENERAL SHEET NOTE 7, THIS SHEET.
13. PROPOSED LIGHT POLE (TOTAL OF 4). SEE DETAIL ON SHEET C-203. SEE ELECTRICAL DRAWINGS FOR POLE AND FIXTURE SPECIFICATIONS AND WIRING.
14. PROPOSED CONDUIT FOR AREA LIGHT.
15. PROPOSED OVERHEAD CONDUCTORS BY UTILITY.

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RIVIAN

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HAILEY, ID 83333

ELECTRICAL SITE PLAN

PROJECT MANAGER	DESIGNER
IM	CEL

JOB NO.
2023264.10

E-101

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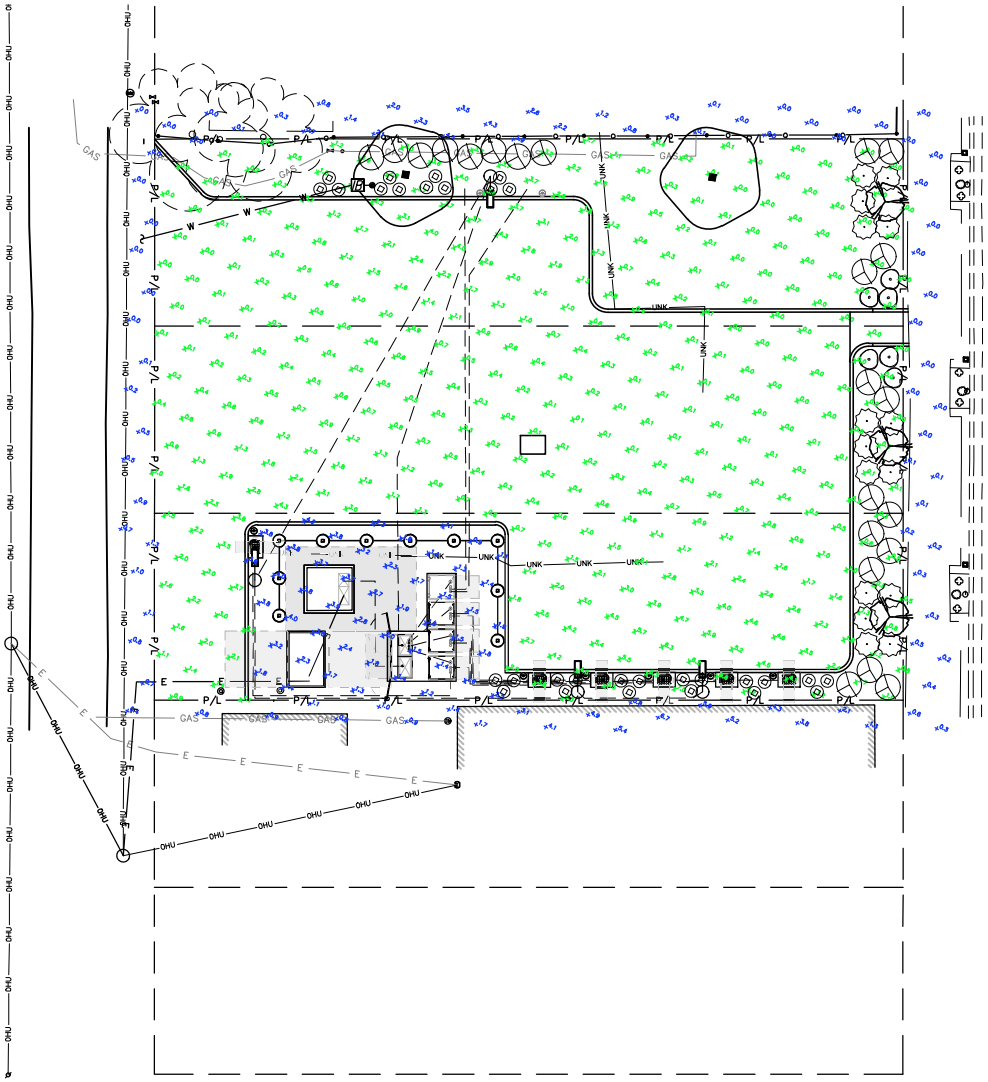
FIXTURE SCHEDULE

SYMBOL	QTY.	MFR.	SERIES	LEDs	COLOR TEMP.	DISTRIBUTION	VOLTAGE	CONTROL OPTIONS	FINISH
	4	HOLPHANE	GBLB3	P30	27K	SG5	MVOLT	PR7	BK

LIGHT FIXTURE CATALOG NUMBER: GBLB3 P30 27K MVOLT SG5 NPT BK PR7
LIGHT POLE CATALOG NUMBER: VALMONT HN17AS E 140050504UX D1 DBL WITH EAA5WB WALL MOUNT BRACKET MOUNTING ARM OR SIMILAR. CONTRACTOR TO VERIFY COMPATIBILITY PRIOR TO ORDERING. OVERALL POLE HEIGHT SHALL NOT EXCEED 17'.

STATISTICS

DESCRIPTION	AVERAGE	MAX	MIN	MAX/MIN	AVG/MIN
PROPERTY	1.2 FC	6.3 FC	0.0 FC	N/A	N/A
PROPERTY LINE	0.1 FC	6.9 FC	0.0 FC	N/A	N/A
PAVEMENT AREA	1.3 FC	7.0 FC	0.0 FC	N/A	N/A



N

0 10 5 20

1"=20'
Horizontal Scale in Feet

GENERAL SHEET NOTES

1. PHOTOMETRIC IS MODELED WITH A 1.0 LIGHT LOSS FACTOR.
2. GREEN AREAS ARE TARGET AREAS. BLUE AREAS ARE SHOW FOR REFERENCE/CALCULATION PURPOSES ONLY.

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PHOTOMETRIC PLAN

PROJECT MANAGER	DESIGNER
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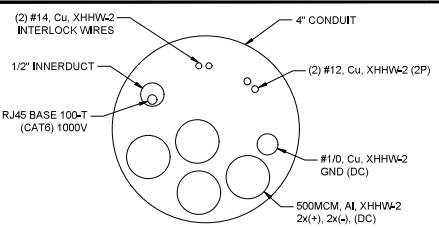
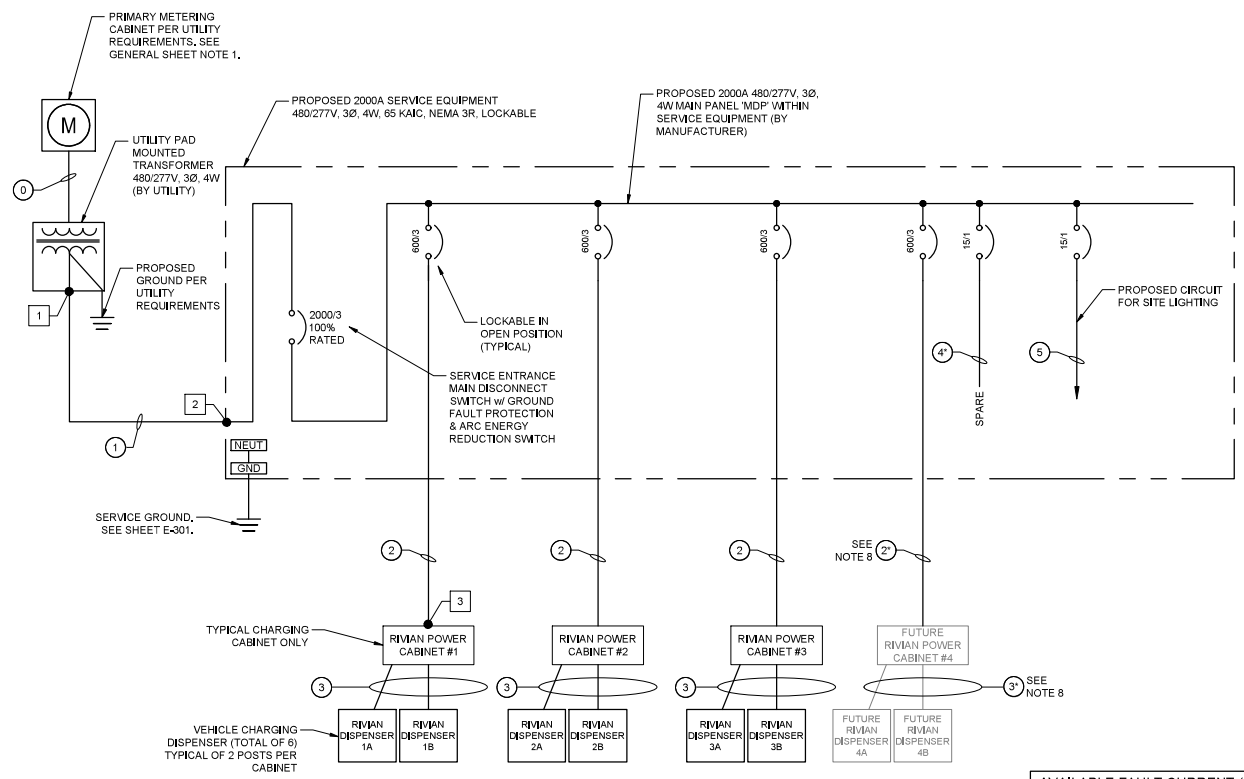


NOTES
1. ALL CONDUCTORS TO BE 1000V RATED.

C-1 CABINET TO DISPENSER CIRCUIT CROSS SECTION
NTS

BREAKER SETTINGS								
BREAKER USE	BREAKER SIZE	LONG DELAY	LONG DELAY TIME	SHORT DELAY	SHORT DELAY TIME	INSTANT.	GROUND SETTING	GROUND TIME
MCB	2000A	1	C-4	4	7 (I^2T OFF)	15	0.5	13
POWER CABINET FEEDS	600A	X	X	X	X	5	X	X



RIVIAN CABINET & DISPENSER ELECTRICAL SPECS						
EQUIPMENT	AC INPUT VOLTAGE TO CABINET	kVA INPUT TO CABINET	AC INPUT CURRENT TO CABINET	DC OUTPUT VOLTAGE TO DISPENSER	DC OUTPUT CURRENT TO DISPENSER	SHORT CIRCUIT CURRENT RATING
POWER CABINETS	480Y-277VAC	372.46kVA	448A	200VDC - 920VDC	500A	100 KAIC

AVAILABLE FAULT CURRENT (AMPS)	
1	27,912
2	27,404
3	26,750

GENERAL SHEET NOTES

1. PROPOSED UTILITY CTs SHALL BE LOCATED IN UTILITY APPROVED CT COMPARTMENTS MOUNTED IN UTILITY PRIMARY METERING CABINET. PROPOSED METER SHALL BE MOUNTED IN UTILITY PRIMARY METERING CABINET.
2. REFER TO THIS SHEET FOR FAULT CURRENT CALCULATIONS. CONTRACTOR SHALL MARK ON ALL EQUIPMENT AS REQUIRED PER NEC
3. REFER TO ARC FLASH DETAILS FOR ARC FLASH LABEL. CONTRACTOR SHALL LABEL ALL EQUIPMENT AS REQUIRED PER NEC.
4. ALL ALUMINUM (Al) CONDUCTORS TO RECEIVE ANTI-OXIDATIVE COATING DURING INSTALLATION. ALL OTHER CONDUCTORS ARE COPPER UNLESS NOTED OTHERWISE.
5. ALL CONDUITS ACCESSIBLE TO THE GENERAL PUBLIC OR WHICH CONDUITS CAN BE DAMAGED SHALL BE RIGID GALVANIZED STEEL.
6. ALL ELECTRICAL EQUIPMENT SHALL BE LABELED, LISTED, OR CERTIFIED BY A NATIONALLY RECOGNIZED TESTING LABORATORY ACCREDITED BY THE UNITED STATES OCCUPATIONAL SAFETY HEALTH ADMINISTRATION.
7. THE AFOREMENTIONED STANDARDS IDENTIFY THE REQUIREMENTS MET BY THE EQUIPMENT, INCLUDING BUT NOT LIMITED TO :
   - PROTECTION AGAINST ELECTRIC SHOCK
   - OVERLOAD AND SHORT CIRCUIT PROTECTION
   - FAULT PROTECTION
   - DEGREES OF PROTECTION AGAINST ACCESS TO HAZARDOUS LIVE PARTS.
   - INTERLOCK THAT DE-ENERGIZES THE ELECTRIC VEHICLE CONNECTOR WHENEVER THE ELECTRICAL CONNECTOR IS UNCOUPLED FROM THE ELECTRIC VEHICLE
   - AUTOMATIC DE-ENERGIZATION OF CHARGING DISPENSER CABLE UPON EXPOSURE TO STRAIN
8. FEEDER SCHEDULE REFERENCE DENOTED ON SHEET E-201 WITH AN ASTERISK
   "(#*)" REPRESENT PROPOSED CONDUITS W/ PULLSTRING ONLY FOR FUTURE EQUIPMENT TO MATCH CONDUIT SPECIFIED FOR PROPOSED EQUIPMENT.
9. CONTRACTOR SHALL SOURCE COMM CABLE THROUGH GENERAL CABLE IF UNABLE TO SOURCE THROUGH CURRENT SUPPLIERS.

FEEDER / CIRCUIT SCHEDULE	
NO	CONFIGURATION
0	PRIMARY CONDUITS AND CONDUCTORS BY UTILITY
1	(6) SETS - EACH IN 4" CONDUIT (3) 600 MCM Al (XHHW-2, 90°C) (1) 600 MCM Al NEUT (XHHW-2, 90°C)
2	(2) PARALLEL SETS OF (3) 500 MCM Al (XHHW-2, 90°C) (1) #1 AWG Cu GND (XHHW-2, 90°C) IN (1) 4" PVC CONDUIT PER CABINET
3	DC POWER CONDUCTORS: (2) PARALLEL SETS OF (2) 500 MCM AL W/ (1) #1/0 AWG Cu EGC AUXILIARY CIRCUIT: (2) #12 AWG Cu FUNCTIONALLY ASSOCIATED CLASS 1 COMMS: (1) 1000V CAT6 CABLE IN 1/2" HDPE INNERDUCT (2) #14 AWG Cu INTERLOCK ARMOR CABLES ALL IN (1) 4" PVC CONDUIT PER POST. ALL CONDUCTORS IN THIS RUN SHALL BE XHHW-2, 1000V RATED
4	1" CONDUIT W/ PULLSTRING ONLY
5	(1) SET - IN 1" CONDUIT (1) #10 AWG Cu (THWN-2) (1) #10 AWG Cu NEUT (THWN-2) (1) #10 AWG Cu GND (THWN-2)

GPD GROUP
Professional Corporation
520 South Main Street, Suite 2511
Akron, OH 44311
330.572.2100 Fax 330.572.2101

RIVIAN

DATE	DESCRIPTION
08/30/23	ISSUED FOR 90% REVIEW
11/07/23	ISSUED FOR 90% REVIEW
11/21/2023	ISSUED FOR SIGN & SEAL
12/18/2023	REVISED SIGN & SEAL
01/12/2024	REVISED SIGN & SEAL
01/31/2024	REVISED SIGN & SEAL
03/13/2024	REVISED SIGN & SEAL

PROFESSIONAL ENGINEER
LICENSED
15581
STATE OF IDAHO
STEVEN P. SCHAUB
03/12/24

DCFC ADVENTURE NETWORK
207 NORTH MAIN STREET
HAILEY, ID 83333

SINGLE LINE DIAGRAM

PROJECT MANAGER	DESIGNER
IM	CEL

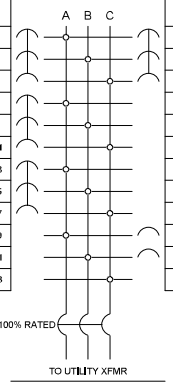
JOB NO.
2023264.10

E-201

Drawing Name: O:\2023\2023264\10 - Hailey, ID\dwg\2023.11.03 - Hailey, ID - 2023264.10 - S&S Rev 4.1.dwg
March 13, 2024 10:37 AM - gfrie

PANEL 'MDP'

DESCRIPTION	Phase A kVA	Phase B kVA	Phase C kVA	CKT. BKR / Poles			CKT. BKR / Poles	Phase A kVA	Phase B kVA	Phase C kVA	DESCRIPTION
RIVIAN POWER CABINET	124.15			600/3	1	2	600/3	124.15			RIVIAN POWER CABINET
		124.15			3	4			124.15		
			124.15		5	6				124.50	
RIVIAN POWER CABINET	124.15			600/3	7	8		0.00			SPACE
		124.15			9	10			0.00		
			124.15		11	12				0.00	
FUTURE RIVIAN POWER CABINET	124.15			600/3	13	14		0.00			SPACE
		124.15			15	16			0.00		
			124.15		17	18				0.00	
SPACE	0.00				19	20	15/1	0.28			LIGHT
		0.00			21	22	15/1		0.00		SPARE
			0.00		23	24				0.00	SPACE
	372.45	372.45	372.45					124.43	124.15	124.50	
CONNECTED											
kVA	496.88	496.60	496.95								
AMPS	1792.96	1791.95	1793.21								
TOTAL kVA	1490.43										
TOTAL AMPS	1792.71										



VOLTAGE 480 Y/ 277 PHASE 3 WIRE 4

SPECIFICATIONS: SERVICE ENTRANCE RATED, 2000A BUS, 65 KAIC, 100% RATED MCB, NEMA 3R ENCLOSURE

PANEL BOARD NOTES

1. PANELS ARE LOCATED WITHIN PROPOSED SERVICE EQUIPMENT AND IS PROVIDED AND INSTALLED BY MANUFACTURER.
2. PROVIDE EQUIPMENT WITH SUFFICIENT INTERRUPTING CAPACITY (AIC) REQUIRED FOR A SAFE INSTALLATION. AIC RATING NOTED ON EACH PANELBOARD SCHEDULE IS MINIMUM RATING ACCEPTED WITHOUT ADDITIONAL DOCUMENTATION THAT INDICATES DIFFERENTLY.
3. CIRCUITS SHALL BE REARRANGED AS REQUIRED TO MAINTAIN THE MOST BALANCED LOADS ON EACH PHASE WITHIN EACH PANEL. PROVIDE TYPED PANEL DIRECTORY MOUNTED PER MANUFACTURERS RECOMMENDATIONS WITH SERVICE EQUIPMENT.
4. PER NEC 230.42(A)(1) EXCEPTION 2: THE SUM OF THE TOTAL CONNECTED LOADS (NONCONTINUOUS LOAD PLUS THE CONTINUOUS LOAD) TERMINATE IN AN OVERCURRENT DEVICE WHERE BOTH THE OVERCURRENT DEVICE AND ITS ASSEMBLY ARE LISTED FOR OPERATION AT 100 PERCENT OF THEIR RATING.

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5	01/12/2024	REVISED SIGN & SEAL
6	01/31/2024	REVISED SIGN & SEAL
7	03/13/2024	REVISED SIGN & SEAL

PROFESSIONAL ENGINEER LICENSED 15581 STATE OF IDAHO STEVEN P. SCHAUB

03/12/24

DCFC ADVENTURE NETWORK
207 NORTH MAIN STREET
HAILEY, ID 83333

PANEL SCHEDULE

PROJECT MANAGER	DESIGNER
IM	CEL

JOB NO. 2023264.10

E-202

Drawing Name: O:\2023\2023264\10 - Hailey, ID\dwg\2023.11.03 - Hailey, ID - 2023264.10 - S&S Rev 4.1.dwg
March 13, 2024 10:37 AM - cjhle

DANGER

NO SAFE PPE EXISTS
ENERGIZED WORK PROHIBITED

FLASH PROTECTION		SHOCK PROTECTION	
Incident Energy at 18 in		Shock risk when cover is removed	480 VAC
Min. Arc Rating:	98.1 cal/cm^2		
Arc Flash Boundary:	283 in		
Glove Class:	00		
DO NOT WORK ON LIVE!		Limited Approach	42 in
		Restricted Approach	12 in

Bus: INCOMING SECTION-MAIN Prot: MaxTripTime @2.0s

INCOMING UTILITY SECTION

WARNING

Arc Flash and Shock Risk
Appropriate PPE Required

FLASH PROTECTION		SHOCK PROTECTION	
Incident Energy at 18 in		Shock risk when cover is removed	480 VAC
Min. Arc Rating:	1.98 cal/cm^2		
Arc Flash Boundary:	25 in		
Glove Class:	00		
		Limited Approach	42 in
		Restricted Approach	12 in

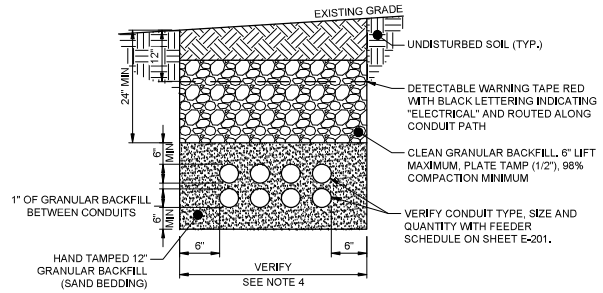
Bus: POWER CABINETS Prot: 600A BREAKER

POWER CABINETS

NOTES:

1. FOR ANY QUESTIONS OR CLARIFICATIONS REGARDING LABELS, CONTACT RIVIAN.
2. ARC FLASH INCIDENT ENERGY ANALYSIS COMPLETED PER NFPA 70E 2018.
3. ARC FLASH CALCULATIONS PER IEEE 1584, 2018.
4. LABELS SHALL BE PRINTED WITH PERMANENT INK ON WEATHERPROOF LABELS WITH SELF STICKING ADHESIVE.
5. INSTALL LABELS PER NEC SECTION 110.16.
6. FOR EACH SWITCHGEAR SECTION, CONTRACTOR SHALL PROVIDE (1) APPLICABLE LABEL ON EXTERIOR DOOR AND (1) APPLICABLE LABEL ON INTERIOR FRONT FACING SECTION. CONTRACTOR SHALL FIELD VERIFY SPECIFIC LOCATION FOR LABEL PLACEMENT(S).
7. CONTRACTOR SHALL PROVIDE LABELS WITH ANY ADDITIONAL INFORMATION AS REQUIRED BY LOCAL JURISDICTION, STATE AND FEDERAL CODES AND LAWS.

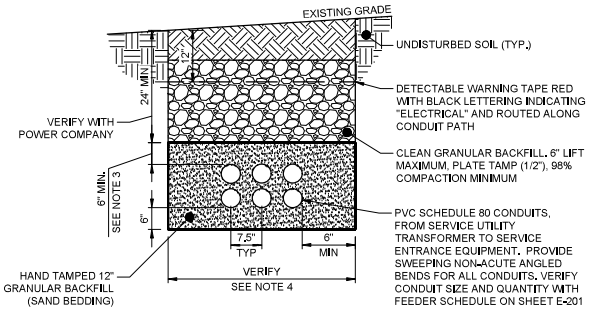
A-1 ARC FLASH LABELS
NTS



C-3 TYPICAL CONDUIT TRENCH
NTS

NOTES:

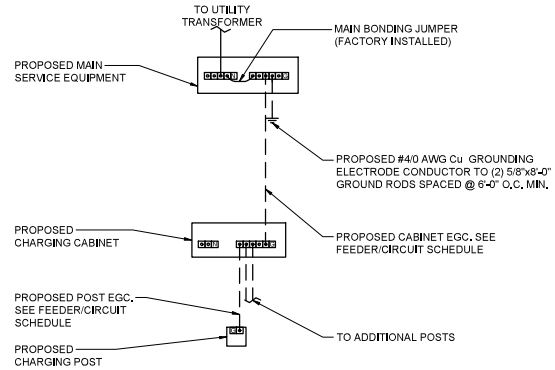
1. ANY EXCAVATION LEFT OPEN SHOULD BE SECURELY FENCED OFF.
2. ANY PAVEMENT DAMAGE DURING CONSTRUCTION SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR TO PRECONSTRUCTION CONDITIONS OR BETTER.
3. CONTRACTOR SHALL INSTALL CONDUITS BELOW LOCAL FROST LINE. SHOULD FIELD CONDITIONS VARY, CONTRACTOR SHALL COORDINATE WITH CONTACT ENGINEER LISTED ON SHEET C-001.
4. VERIFY WIDTH OF TRENCH REQUIRED. REFER TO SITE ELECTRICAL DRAWING ON SHEET E-101 FOR ROUTING.



B-3 SECONDARY FEEDERS TRENCH
NTS

NOTES:

1. ANY EXCAVATION LEFT OPEN SHOULD BE SECURELY FENCED OFF.
2. ANY PAVEMENT DAMAGE DURING CONSTRUCTION SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR TO PRECONSTRUCTION CONDITIONS OR BETTER.
3. CONTRACTOR SHALL INSTALL CONDUITS BELOW LOCAL FROST LINE. SHOULD FIELD CONDITIONS VARY, CONTRACTOR SHALL COORDINATE WITH CONTACT ENGINEER LISTED ON SHEET C-001.
4. VERIFY WIDTH OF TRENCH REQUIRED. REFER TO SITE ELECTRICAL DRAWING ON SHEET E-101 FOR ROUTING.
5. VERIFY ALL REQUIREMENTS WITH POWER COMPANY



A-3 TYPICAL GROUNDING DIAGRAM
NTS

GPD GROUP
Professional Corporation
520 South Main Street, Suite 2511
Akron, OH 44311
330.572.2100 Fax 330.572.2101

RIVIAN

DATE	DESCRIPTION
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PROFESSIONAL ENGINEER
LICENSED
15581
STATE OF IDAHO
STEVEN P. SCHAUB
03/12/24

DCFC ADVENTURE NETWORK
207 NORTH MAIN STREET
HAILEY, ID 83333

ELECTRICAL DETAILS

PROJECT MANAGER	DESIGNER
IM	CEL

JOB NO.
2023264.10

E-301

Drawing Name: O:\2023\2023264\10 - Hailey, ID\dwg\2023.11.03 - Hailey, ID - 2023264.10 - S&S Rev 4.1.dwg
March 13, 2024 10:37 AM - cjhle

Thiessen Saskatoon/ *Amelanchier alnifolia 'Thiessen'*
Hardiness Zones: 3 - 8

Common lomatium (Lomatium utriculatum)
Hardiness Zone: 6b

Blue Giant Hyssops
Hardiness zones - 4 - 9

Oregon Boxwood
Hardiness Zones: 3 to 6

Kinnikinnick Ground cover
Hardiness Zones- 2-6

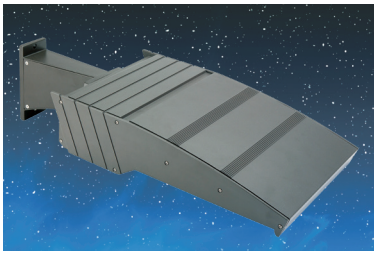
Street Keeper Honey Locust
Hardiness Zones: 4-9

LinmoreLED®
ULTRA PERFORMANCE LIGHTING

Project Name:	
Application:	
Date:	

SITE LIGHTER (SL1)

Linmore LED Labs Site Lighter (SL1) is a superior combination of performance, value, and form factor. The body of the Site Lighter is unique in that it is extruded aluminum and exceptional at moving thermal energy while the rest of the market uses castings or weldments. Beyond the thermal efficiency of the housing, the aesthetics are modern and attractive. Efficacy averages 165 lumens/watt across our models putting the Site Lighter in rare space and bringing ultra-low wattages to site lighting. A variety of optic packages direct the light where it is needed. Built to last, the Site Lighter incorporates Linmore's drivers for years of sustainable ownership. When the objective is to maximize value in your exterior lighting with power, energy savings, and aesthetics, the Linmore Site Lighter is the clear choice.



HIGHLIGHTS

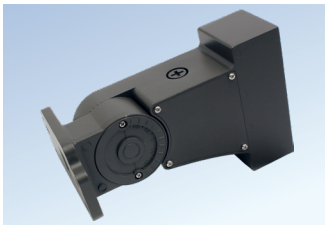
Optics:
Full Cut-Off
Type 2, Type 3, Type 4 & Type 5, Front Row
35° Flood, 60° Flood
Clear, Polycarbonate Lens
Glare Shields

Efficacy:
Ultra-High Efficacy-Up to 183 Lumens per Watt
Industry Leading

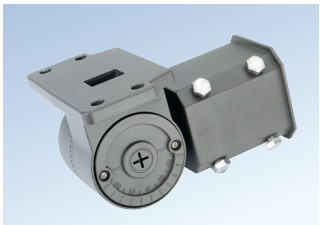
Construction:
Extruded Aluminum Body
Heavy Duty Powder Coating
Modern Form Factor

Controls/Sensors:
Linmore LED Driver 0-10V Dimming
Motion/Dimming Sensor
Photo Cell
Wireless Controls

Bracket Options:



Rapid Mount Bracket
U.S. Patent No. 10,845,039



Slip Fitter
(Knuckle Adapter)

Straight Arm

Trunnion (Yoke) **Bracket**

Linmore LED Labs | 2360 S Orange Ave, Fresno CA 93725 | 559-485-6010 | www.linmoreled.com | info@linmoreled.com

SITE LIGHTER (SL1)

Specifications

Suitability	Wet Locations-IP65 Rated
Warranty	10 Years
Expected Life	L70- 150,000 Hours
System Wattages	50W, 75W, 100W, 125W, 150W, 200W & 300W, 400W
Color Rendering Index (CRI)	>70
Color Temperature	2200K, 3500K, 4000K & 5000K

Operating Temperature	-40F to +130F
Efficacy	(5000K) Up to 183 Lumens/Watt
Voltage	120-277V, 200-480V
Certifications	UL 1598, FCC CFR 47, Part 15, ROHS, CUL Canada, BAA/TAA Compliant, ANSI C136.31-2010 "ANS for Roadway and Area Lighting Equipment - Luminaire Vibration"
Design Lights Consortium	Yes

Ordering Information

Model	Housing Size	Wattage (WD)	Kelvin	Optic	Volts	Housing Color	Mounting	Options
LL-SL1-	Small (SM)	50	2200K (22K)	Type 2 (T2)	120-277V (UNV)	Bronze (BRN)	Slip Fitter (SF)	FSP-201 (SN)
	Medium (MD)	75	3500K (35K)	Type 3 (T3)	200-480V (HV)	White (WHT)	Standard Arm (SA)	Photo Cell (PC)
	Large (LG)	100	4000K (40K)	Type 4 (T4)		Black (BLK)	Trunnion (TM)	Fulham Lighting Controller/ Energy Meter (FEM)
	Extra Large (XL)	125	5000K (50K)	Type 5 (T5)		Custom (CUS)*	Rapid Mount Bracket (RMB)	Linmore LED UltraLink
		150		Front Row (FR)				
		200		Flood (35)				
		300		Flood (60)				
		400						

* Special Order

Example

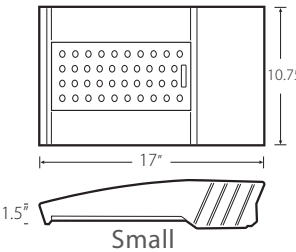
LL-SL1-SM-75WD-50K-T2-UNV-BRN-SF-SN-UltraLink

(WD denotes Wattage and Dimming Driver)

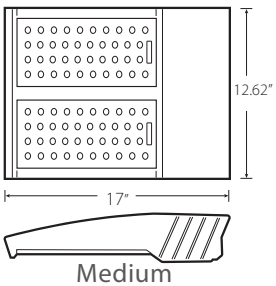
Lumen Packages

	T2	T3	T4	T5	FR Optics	60	Housing Type	Size (W x L x H)	Weight
50W	9897	9838	9611	9516	8750	7000	Small	10.75 x 17 x 4 (taper to 1.5)	14
75W	13104	13026	12636	12558	8250	10500	Small	10.75 x 17 x 4 (taper to 1.5)	14
100W	16224	16126	15600	16175	14800	14000	Small	10.75 x 17 x 4 (taper to 1.5)	14
125W	21710	21493	20930	21645	20625	17250	Medium	12.62 x 17 x 4 (taper to 1.5)	16
150W	25272	25019	24382	25196	23250	20700	Medium	12.62 x 17 x 4 (taper to 1.5)	16
200W	30923	30745	32240	29648	29600	26800	Medium	12.62 x 17 x 4 (taper to 1.5)	16
300W	47424	46950	45552	47282	46500	40200	Large	20 x 17 x 4 (taper to 1.5)	24
400W	61000	61000	64000	59500	58000	52000	Extra Large	22 x 17 x 4 (taper to 1.5)	37
BUG	B5-U0-G5	B4-U0-G4	B3-U0-G3	B5-U0-G5	B4-U0-G4	B3-U0-G1			

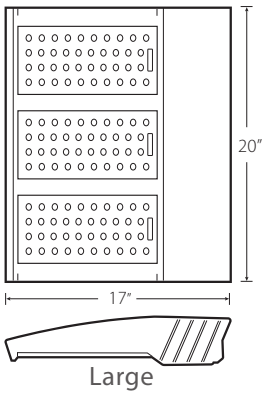
Specifications are Subject to Change.



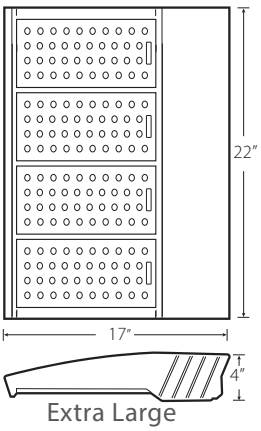
Small
Weight:14 lbs.



Medium
Weight:16 lbs.



Large
Weight: 24 lbs.



Extra Large
Weight:37 lbs.

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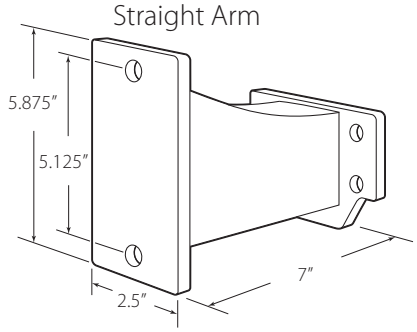
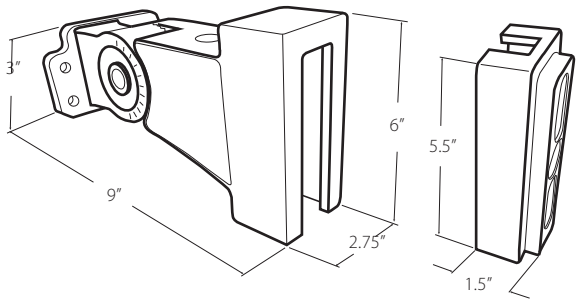
LinmoreLED
ULTRA PERFORMANCE LIGHTING

SITE LIGHTER (SL1)

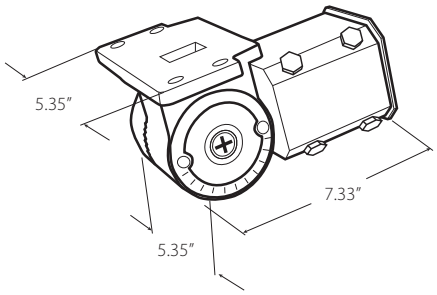
Straight Arm



Rapid Mount Bracket (Patent Pending)

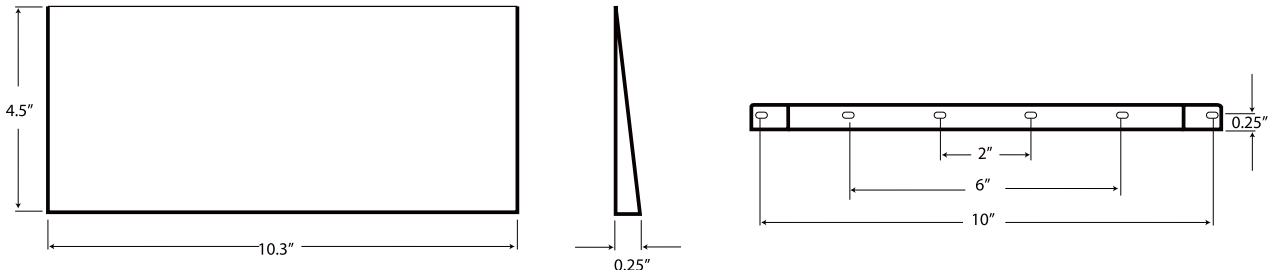


Slip Fitter (Knuckle Adapter)

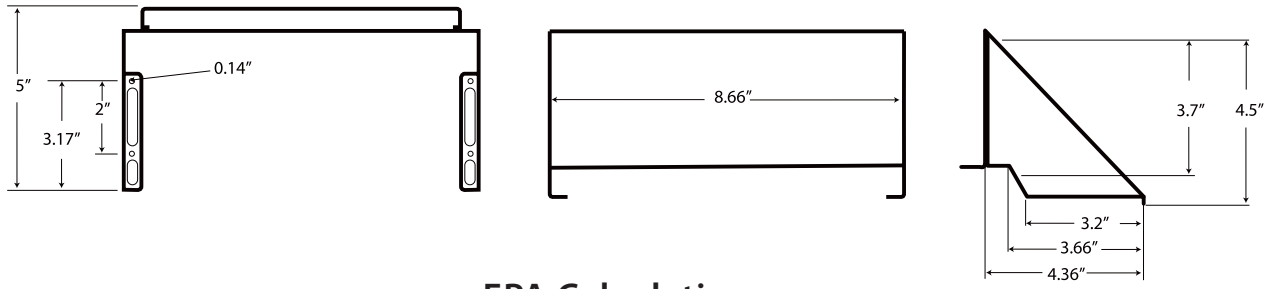


Cannot be mounted at an angle greater than 60°

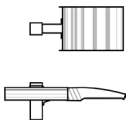
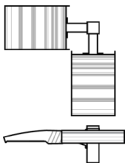
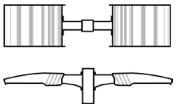
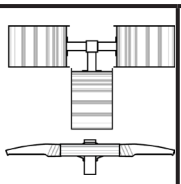
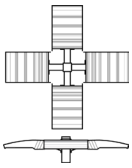
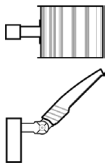
Glare Shield - Side



Glare Shield - Back



EPA Calculation

Wattage						
50W	0.61	0.88	1.22	1.24	1.24	0.46
75W	0.61	0.88	1.22	1.24	1.24	0.46
100W	0.61	0.88	1.22	1.24	1.24	0.46
125W	0.61	0.88	1.22	1.24	1.24	0.46
150W	0.61	0.88	1.22	1.24	1.24	0.46
200W	0.61	0.92	1.22	1.24	1.24	0.46
300W	0.61	0.97	1.22	1.24	1.24	0.46
400W	0.61	0.97	1.22	1.24	1.24	0.46

Specifications are Subject to Change.

Linmore LED Labs | 2360 S Orange Ave, Fresno CA 93725 | 559-485-6010 | www.linmoreled.com | info@linmoreled.com

LinmoreLED®
ULTRA PERFORMANCE LIGHTING

SITE LIGHTER (SL1)

Available Colors

STANDARD BRONZE	Alesta® CPC Gray Mini Tex PFHF324T0
BLACK	Alesta® Matte Black II UFB655S2
GRAY	RAL 7045 Telegrey 1
WHITE	Tiger Drylac™ White Matte 049/1135

System Components

T2	Type 2 Optics
T3	Type 3 Optics
T4	Type 4 Optics
T5	Type 5 Optics
FR-L	Front Row Optics
FR-R	Front Row Optics
FL35	Flood Optics 35 Degrees
FL60	Flood Optics 60 Degrees
LL-SL1-SM-GSB	Site Lighter Glare Shield Back for use with Small Chassis (50-100w)
LL-SL1-MD-GSB	Site Lighter Glare Shield Back for use with Medium Chassis (125-200w)
LL-SL1-LG-GSB	Site Lighter Glare Shield Back for use with Large Chassis (300w)
LL-SL1-XL-GSB	Site Lighter Glare Shield Back for use with Extra Large Chassis (400w)
LL-SL2-ALL-GSS	Side Lighter Glare Shield Side for use with All Models, each
HV1	High Voltage Driver, 200-480 Volt, for SL1 Fixtures up to 200 Watts, adder
HV2	High Voltage Driver, 200-480 Volt, for SL1 Fixtures over 201 Watts, adder
SPD-277P-20KA-EC1	20ka Surge Suppressor
PC-UNV	Photocell, Button, Mounted in Side Plate, 120-277 Volt
PC-480V	Photocell, Twist Lock, 480 Volt
LL-SL1-RMB	Rapid Mount Bracket
LL-SL1-SA	Straight Arm Bracket
LL-SL1-SF	Slip Fitter Bracket
LL-SL1-TM	Trunion Mount Bracket
LL-SL1-A1	Vertical or Horizontal Mount for Flat Surfaces
LL-SL1-A2	Horizontal Mount for Round Poles
LL-SL1-A3	Horizontal Wall Mount
LL-SL1-A4	Vertical Wall Mount
LL-SL1-A10	Single Fixture Multi-Mount Bracket
LL-SL1-A12	Round to Square Pole Adapter
LL-SL1-A5	Square to Vertical Slip Fitter Adapter for 4" Square Pole
LL-SL1-A6	Square to Vertical Slip Fitter Adapter for 5" Square Pole
LL-SL1-A18	Square to Vertical Slip Fitter Adapter for 6" Square Pole
LL-SL1-A7	Round Pole to Slip Fitter Adapter for 4" Round Pole
LL-SL1-A14	Round Pole to Slip Fitter Adapter for 3" Round Pole
LL-SL1-A17	Slip Fitter Adapter for 4"-5" Square Poles
LL-SL1-A8	Two Fixture Bullhorn
LL-SL1-A9	Three Fixture Y Tenon
LL-SL1-A11	Three Fixture Straight Tenon
LL-SL1-A13	Four Fixture 90° Cross Arm
LL-SL1-A15	Three Fixture T Tenon
LL-SL1-A16	Two Fixture L Tenon

A detailed Exterior Application Guide can be found at linmoreled.com/support/Exterior-Application-Guide.pdf

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Return to Agenda

STAFF REPORT
Hailey Planning and Zoning Commission
Regular Meeting of April 1, 2024

To: Planning and Zoning Commission
From: Emily Rodrigue, Community Development City Planner/Resilience Planner

Proposal: Consideration of a Design Review Preapplication by Anthony St. George, represented by Architect Daniel Hollis, for construction of a self-storage facility and clubhouse, as well as the retrofitting and relocation of an existing commercial building and greenhouse onsite, to be located on Lots 2 and 3A, Block 4, Airport West Subdivision #2 (1451 and 1551 Aviation Drive), within the SCI – Industrial (SCI-I) Zoning District on approximately 4.2 acres. This project proposes six (6) buildings in total, as well as on-site parking, a private RV dump/fill station, snow storage, and landscaping.

Hearing: April 1, 2024

Applicant: Anthony St. George, represented by Architect Daniel Hollis
Location: Lots 2 and 3A, Block 4, Airport West Subdivision #2 (1451 and 1551 Aviation Drive)
Zoning: SCI – Industrial (SCI-I); 4.2 acres (182,952)

Notice: Notice for the public hearing was published in the Idaho Mountain Express on March 12, 2024 and mailed to property owners on March 12, 2024.

Background and Project Overview. The Applicant is proposing to build a series of two-story self-storage units, in addition to retrofitting relocating an existing commercial building and greenhouse (formerly property of the Sage School) and utilizing these structures as rental office space. The Applicant has stated that the building programming will be as follows:

- **Building 1:** Existing commercial building (3,600 square feet) and attached greenhouse (2,520 square feet), to be retrofitted and relocated to the north end of Lot 2 (1451 Aviation Drive), from where the structures currently stand on Lot 2. The existing greenhouse will also be slightly reduced in size, to approximately 2,273 square feet. These buildings are intended to be rented out as office spaces.
- **Building 2:** New construction; seven (7) personal storage units, four (4) sized at 60’ x 25’, and three (3) sized at 55’ x 25’. Each unit is proposed to have a second-floor mezzanine area, and six (6) of the seven (7) units are also proposed to each offer a second-floor half-bathroom.
- **Building 3:** New construction; seven (7) personal storage units, each sized at 60’ x 25’. Each unit is proposed to have a second-floor mezzanine area, and six (6) of the seven (7) units are also proposed to each offer a second-floor half-bathroom.
- **Building 4:** New construction; nine (9) personal storage units, each sized at 60’ x 25’. Each unit is proposed to have a second-floor mezzanine area, and eight (8) of the nine (9) units are also

proposed to each offer a second-floor half-bathroom. Building 4 is also proposed to host the property's clubhouse, containing a conference room, two (2) full bathrooms with showers, a kitchen area, riser room, and general relaxation space. Staff understand the intent of the clubhouse as a gathering space where unit owners/tenants may meet, converse and have general access to domestic amenities. The Applicant has stated that all clubhouse space will be ADA accessible.

- **Building 5:** New construction; ten (10) personal storage units, each sized at 60' x 25'. Each unit is proposed to have a second-floor mezzanine area, and each unit is also proposed to offer a second-floor half-bathroom.
- **Building 6:** New construction; ten (10) personal storage units, five (5) units sized at 50' x 25', and five (5) units sized at 40' x 25'. Each unit is proposed to have a second-floor mezzanine area, and each unit is also proposed to offer a second-floor half-bathroom. Building 6 is situated as an "island" at the southern end of Lot 3A, with full vehicular access around the building. Landscaping strips are proposed on both the east and west sides of the building. Site plans also show an RV fill/dump station on the west side of Building 6, suggesting that recreational vehicle storage will be a leading use (or intended use) for the proposed self-storage units. The Commission may wish to discuss this project component further with the Applicant.

With regard to future development and zoning, City Staff and Friedman Memorial Airport Staff have agreed to create and enforce an Overlay Zone that protects the Airport and its activities by regulating development within the Airport Overlays. The subject parcel is located within the Friedman Memorial Airport Lateral Safety Buffer Zone (as depicted on the proposed December 2021 Land Use Zoning Exhibit, which is attached). This lateral zone allows proposed development, which complies with the current zoning, to continue to be permitted within this buffer zone so long as there is no expansion of uses beyond the current zoning. That said, proper permitting and review by the FAA is required, of which this Application's approval – if approved – would be subject to.

The Applicant has submitted a Site Plan, Floor Plan, and Renderings, as mandatory by the Preapplication Design Review submittal requirements, as well as a snow storage plan.

Chapter 17.06: Design Review. Section 17.06.050: Application:

C. Design Review Pre-Application:

1. **Required: An application for PreApplication Design Review shall follow the procedures and be subject to the requirements established by section 17.03.070 of this title, and shall be made by at least one holder of any interest in the real property for which the PreApplication Design Review is proposed.**
2. **Information Required: The following information is required with an Application for PreApplication Design Review:**
    a. **The Design Review Application form, including project name and location, and Applicant and representative names and contact information.**
    b. **One (1) eleven inch by seventeen inch (11" x 17") and one electronic copy showing at a minimum the following:**
        i. **Vicinity map, to scale, showing the project location in relationship to neighboring buildings and the surrounding area. Note: A vicinity map must show location of adjacent buildings and structures.**

ii. **Site plan, to scale, showing proposed parking, loading and general circulation.**
iii. **One color rendering of at least one side of the proposed building(s).**
iv. **General location of public utilities (survey not required). (Ord. 1226, 2017; Ord. 1191, 2015)**

The proposed Site Plan shows a relocated internal property line that currently exists between Lots 2 and 3A. The Applicant has stated that they plan to relocate that property line to the north, decreasing the overall size of Lot 2 from 69,741 square feet to 25,824 square feet. This reconfiguration of lot lines complies with the minimum square footage for a SCI-I lot (10,890 square feet).

The structures utilize the exterior setback requirements of the SCI-I Zoning District, with a front yard setback ranging from 10' to 35+' to the east (10' required), a rear yard setback ranging from 10.83' to 66.92' to the west (10' required), a side yard setback of 19.2' to the north (10' required), and a side yard setback of 63.17' to the south (10' required).

Items for Discussion and/or Other Items of Note:

1. **Overall Land Use.** The Applicant has stated that this project is intended to fill a storage need in our community. The proposed use ("Storage Facility") is permitted outright within the SCI-I Zone, of which this parcel belongs to. According to the Hailey Municipal Code, the purpose of the SCI-I subdistrict is:

   "The purpose of the industrial subdistrict of the SCI district is to provide a location for the production, sales and storage of bulky goods and associated wholesale and retail sales, offices and parking. The subdistrict is also to provide a location for light manufacturing and other light industrial types of uses. The intent of the district is to provide a location for those uses that dedicate a substantial portion of their area (more than 50 percent) to exterior storage and/or staging areas, and relatively little area to interior showrooms, offices or retail space. The district is intended to include those uses that, by reason of their impact or perceived impact on neighboring uses, are not appropriate in the central business district". (Ord. 1191, 2015)

   Under this stated purpose, the Applicant's (approximately) proposed 6,894 square feet of clubhouse/commercial office/greenhouse space is substantially less than the overall 61,249 square feet of storage facility space – the site's primary intended use. Additionally, "Accessory Uses" for the SCI-I subdistrict lists "Offices accessory to a nonoffice principal use" as permitted (Section 17.04L.030.03: "Accessory Uses"). Again, the Applicant's proposal to include a modest amount of office space with this project is permitted by Code.

2. **Building Design, Materials and Colors:** The building design and materials are somewhat varied: utilizing slate gray corrugated metal siding, stone siding for building corners and wainscotting, and stained wood material for the awning feature over the Clubhouse building entrance, undulation is created by window pop outs, doorway awnings, and a combination of exterior materials. In general, this project follows a monochromatic color scheme that is

similar to other storage facilities in the Airport West subdivision area. See images below for details:

This project is also subject to Design Review approval by the Airport West Design Review Board.

3. **Water, Sewer, and Fire:** This is a Pre-Application Design Review. Final drawings that show connection details will be required for Design Review (to be determined), no comments have been made by Staff at this time.

4. **Streets, Right-of-Ways, Sidewalks, Parking:**

   Access
   The Airport West Subdivision was designed with specific ingress and egress on Aviation Drive. No new curb cuts are proposed with this project. The Applicant intends to install

three (3) gates with coded entry associated with the access points of this project. Two (2) gates are proposed to be immediately adjacent to the southern-most and middle (Clubhouse) access drives, while the remaining one (1) gate is proposed to be installed past the relocated/proposed commercial building and just north of the Lot 2/Lot 3A relocated lot lines. The Commission may wish to discuss the inclusion and placements of the gate features.

There will also be an access easement into Lot 2 from the north. Portions of the property, especially the southern extent of Lot 3A, are also proposed to feature 6' high metal wire fencing for security (see below). Further comments will be brought to the meeting regarding Fire and Public Works preferred secondary access.

Snow Storage
The Applicant has submitted a snow storage plan with their Design Review Pre-Application. The proposed hard surface is listed at 63,957 (approximately 1.5 acres). Per Hailey Municipal Code requirements (25% of hard surface total provided as snow storage), the Applicant must supply at least 15,989 square feet of designated snow storage. Submitted site plans show 17,417 square feet of snow storage in five (5) distinct locations. Snow storage siting has accommodated for proposed gate placements and access. As presently proposed, snow storage requirements for this site appear to be met.

Parking
For Lot 2 (north lot/relocated commercial building and future office space), the Applicant is proposing thirteen (13) standard (9' x 18') and one (1) ADA van accessible (11' x 18' with 5' aisle) parking spaces. On Lot 3A, the Applicant is proposing four (4) guest standard and one (1) ADA van accessible parking space, carrying the same dimensions as the parking spaces on Lot 2. Additionally, each storage unit will feature at least one (1) dedicated parking space inside of the unit, depending on vehicle size.

The parking space requirements for the site, per Hailey Municipal Code, call for one (1) space for every 1,000 square feet of floor area but not less than 1 space per employee. With approximately 65,000 square feet of floor area planned for the site (including the existing greenhouse), 65 parking spaces are required by Code. The Applicant has submitted plans/application materials that only call for 62 parking spaces in total. In speaking with the Applicant, Staff have confirmed that the Applicant intends to meet their parking requirement with exterior parking spaces provided in front of each individual storage unit. Site plans showing this exterior unit parking will be provided at the Design Review Pre-Application Public Hearing, according to the Applicant.

Staff would also like to note Section 17.09.020.09: "Screening and Landscaping" of the Hailey Municipal Code, which states:

" C. Landscaping Within Parking Area: Parking areas designed to accommodate sixty (60) or more cars shall include landscaping appropriately located within the parking area to adequately break up the pavement area. The landscaping shall include deciduous trees no smaller than two-inch (2") caliper".

The Applicant is advised to keep this Code requirement in mind when creating their full landscaping and site plans. For water retention, radiant heat reduction, and aesthetic purposes, Staff wish to see the impact of asphalt/hardscape reduced as much as possible through the incorporation of robust landscaping, wherever possible.

5. **Landscaping and Street Trees:** No formal landscape plans have been proposed at this time, although the Applicant has stated that they intend to submit complete plans with their full Design Review Application. They have also stated that they intend to maintain the mature growth trees along the western property boundary of both Lot 2 and 3A. They will also propose to add trees and foliage along the east side (Aviation Drive) of both Lot 2 and 3A to break up the verticality and long building lengths, as well as to soften the storage type architecture.

6. **Useable Open/Park Space.** The site plan does not specifically propose any usable open/park space, but turf areas appear to be proposed across the site, which could be utilized as open/park space. The area directly south of the relocated commercial building is particularly well-suited for this kind of land use and is highly recommended to be utilized as such by Staff.

7. **Other Considerations:** As the attached plans are preliminary and full Design Review renderings have not yet been finalized/approved, Staff feel that it is both important and timely to bring attention to the sustainability considerations and energy efficiency opportunities associated with this site.

   According to snow storage plans submitted by the Applicant, the proposed paved/hard surface area amounts to just under 64,000 square feet, approximately 1.5 acres. This includes a small portion of existing asphalt (approximately 11,600 square feet) shared across the existing Lot 2 and 3A, currently serving as vehicular access to the existing commercial

structure that is set to be relocated. Other than this asphalt strip, the two (2) lots in question currently have gravel and/or volunteer plants as the entirety of the ground cover. Some landscaping and turf surround the existing building, although much of this landscaping will be removed and paved over or built upon, according to site plans.

Paving of natural ground cover with asphalt can result in increased radiant temperatures due to the absorption and retention of solar radiation, reduced evapotranspiration (a cooling effect associated with plant life), changes in surface thermal properties, and alterations to the local microclimate, such as groundwater recharge and soil moisture retention. These effects can have significant implications for heat management in the built environment and climate resilience efforts. Additionally, the selected materials (primarily metal/cement board) and color palette (dark gray) of the proposed building designs will likely amplify any heat-related outcomes associated with the site. Given the proposed site conditions, Staff strongly suggest that the Applicant take extra care to retain natural ground cover (where possible), incorporate substantial shade plantings, and place a high priority on landscape design techniques with cooling and/or moisture retention effects.

Staff would also like to highlight the Applicant's unique opportunity for renewable energy leadership with their proposed project, in addition to ancillary benefits such as utility cost-savings and enhanced marketability of the project. Staff strongly encourage the Applicant to explore all possibilities for inclusion of renewable energy for The Club at Aviation Drive.

With a low pitch (12:1) roof structure – already required to be built to 120 pound/square foot ground snow-load and without rooftop appurtenances HVAC equipment, or excessive venting – the proposed self-storage facility offers a natural design footprint that is especially well-suited for rooftop solar PV panels. The standard operations of self-storage projects, like this one, further lends themselves to the inclusion of solar PV panels as a primary energy source for the site, potentially offering faster and greater return-on-investment when compared to other commercial/industrial developments and uses.

As the Applicant/Owner currently intend, the proposed self-storage units will not be climate-controlled; the main energy draws for the project will come from the unit bathrooms and plumbing, the Clubhouse kitchen and leisure area and any appliances they contain, as well as interior/exterior lighting for the site. It is highly unlikely that every single unit will ever be simultaneously "in use", and most kitchen/bathroom appliances on the market today offer Energy Star efficiency accreditation and functionality. Overall energy demand for the self-storage component of the site will likely be quite low and seasonally stable, when compared to other commercial uses and energy demands for a project of this size and scope. These factors match well with solar PV energy production potential for Hailey (generally above national averages for monthly solar radiation levels, with variable solar radiation from November-January).

According to Staff review, there are currently only three (3) parcels within the Airport West Subdivision/Aviation Drive corridor with rooftop solar PV installations, and none of these parcels host self-storage facilities. Of the six (6) parcels in this same area with existing self-storage facilities, none of these developments incorporate rooftop solar PV energy to date.

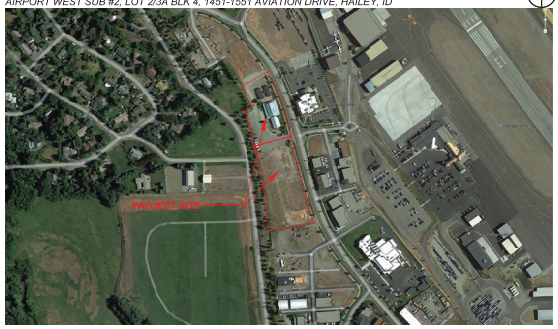
The absence of rooftop solar PV energy in this development space may provide greater marketability of these units for the more eco-conscious tenant/owner, while also directly addressing clean energy goals for the City of Hailey.

Staff are available to discuss City of Hailey rebate programs, federal tax incentives, and utility benefits for renewable energy and/or energy efficiency project provisions with the Applicant throughout the full Design Review process, should this be of interest to the Applicant.

Action: No formal action is required at this time as this is a Preapplication Design Review. The Commission should give feedback on the above items, and any others that may arise, so that the Applicant can incorporate said feedback into their Design Review submittal.

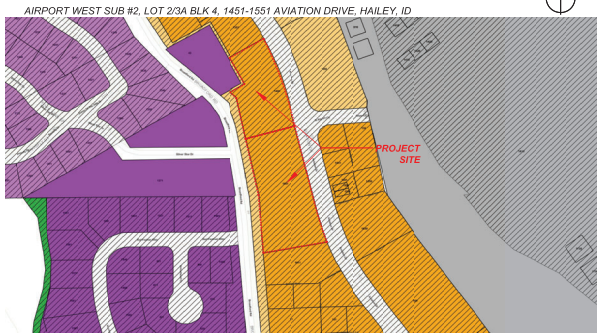
SITE VICINITY

AIRPORT WEST SUB #2, LOT 2/3A BLK 4, 1451-1551 AVIATION DRIVE, HAILEY, ID



SITE VICINITY ZONING

AIRPORT WEST SUB #2, LOT 2/3A BLK 4, 1451-1551 AVIATION DRIVE, HAILEY, ID



PROJECT DIRECTORY

CLIENT & OWNER-BUILDER
ALPINE INVESTMENT GROUP
1451 - 1551 AVIATION DRIVE
HAILEY, ID 83340
CONTACT ARCHITECT FOR ALL CLIENT COMMUNICATIONS

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PROJECT DATA

LEGAL OWNER: ALPINE INVESTMENT GROUP
OWNER'S ADDRESS: 460 E. SUN VALLEY ROAD
STE 203, KETCHUM, ID 83340

SITE INFORMATION

LEGAL DESCRIPTION:
AIRPORT WEST SUB #2, LOT 2 BLK 4
AIRPORT WEST SUB #2, LOT 3A BLK 4

CODE: 2018

ZONING: SCI-I

CURRENT USE: LOT 2: COM. TENANT BLDG
LOT 3A: VACANT LOT

PROPOSED USE: LOT 2: RELOCATED COM. TENANT BLDG
LOT 3A: STORAGE FACILTY

LOT SIZE: LOT 2: 1.6 ACRES (69,741 SF)
LOT 3A: 2.6 ACRES (113,058 SF)
REVISED: LOT 2: 0.6 ACRES (25,824 SF)
LOT 3A: 3.6 ACRES (156,987 SF)

SETBACKS REQUIRED:
FRONT: 10'-0" (10'-0" BLDG 1 PROPOSED)
NORTH SIDE: 10'-0" (19'-11" BLDG 1 PROPOSED)
SOUTH SIDE: 10'-0" (56'-8" BLDG 6 PROPOSED)
REAR: 10'-0" (10'-10" BLDG 4 & 5 PROPOSED)

BUILDING PROGRAM:

PROPOSED SF:

BLDG 1: RELOCATED EXISTING COMMERCIAL BUILDING		3,600 SF
COVERAGE	=	13.9%
BLDG 2: 7 UNITS 4 UNITS (60' x 25') 3 UNITS (55' x 25')		10,168 SF
BLDG 3: 7 UNITS 7 UNITS (60' x 25')		10,540 SF
BLDG 4: 10 UNITS CLUBHOUSE 6 UNITS (60' x 25') 3 UNITS (55' x 25')		14,191 SF
BLDG 5: 10 UNITS 10 UNITS (60' x 25')		15,040 SF
BLDG 6: 10 UNITS 5 UNITS (50' x 25') 5 UNITS (40' x 25')		11,310 SF
		61,249 SF
COVERAGE	=	39%

HT LIMITATION: 35' (PROPOSED 26'-4 3/8")
USE OCCUPANCY: S-1 & A-3
CONST. TYPE: TYPE II-B (SPRINKLERED)

FLOOR LIVE LOAD: 40 PSF RESIDENTIAL
ROOF LIVE LOAD: 100 PSF (SNOW LOAD)
SEISMIC ZONE: D1
WIND LOADS: 115 MPH 3 SECOND GUST (ULT)
CATEGORY II
IMPORTANCE FACTOR = I

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A0.2 BUILDING MODEL MASSING IMAGES
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A2.0 ARCHITECTURAL PROPOSED FLOOR PLAN BLDG 3
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INTERIORS
AS PER CONSULTANTS SPECIFICATIONS

MECHANICAL
DESIGN BUILD

FIRE
DESIGN BUILD (DELAYED SUBMITTAL BY CONTR.)

GENERAL NOTES

1. THE WORK INCLUDED UNDER THIS CONTRACT CONSISTS OF ALL LABOR, MATERIALS, TRANSPORTATION, TOOLS & EQUIPMENT NECESSARY FOR THE CONSTRUCTION OF THE PROJECT LEAVING ALL WORK READY FOR USE.
2. THESE DRAWINGS, TOGETHER WITH THE SPECIFICATION, AIA GENERAL CONDITIONS DOCUMENT A-201, 1988 EDITION, REPRESENT THE CONTRACT DOCUMENTS.
3. THE PLANS INDICATE THE GENERAL EXTENT OF NEW CONSTRUCTION NECESSARY FOR THE WORK, BUT ARE NOT INTENDED TO BE ALL-INCLUSIVE, ALL NEW WORK NECESSARY TO ALLOW FOR A FINISHED JOB IN ACCORDANCE WITH THE INTENTION OF THE DRAWINGS IS INCLUDED REGARDLESS OF WHETHER SHOWN ON THE DRAWINGS OR MENTIONED IN THE NOTES.
4. ANY ERRORS, OMISSIONS, OR CONFLICTS FOUND IN THE VARIOUS PARTS OF THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND THE CLIENT FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
5. THE GENERAL CONTRACTOR SHALL MAINTAIN A CURRENT & COMPLETE SET OF CONSTRUCTION DOCUMENTS ON THE JOB SITE DURING ALL PHASES OF CONSTRUCTION FOR USE BY ALL TRADES & SHALL PROVIDE ALL SUBCONTRACTORS WITH CURRENT CONSTRUCTION DOCUMENTS AS REQUIRED.
6. THE GENERAL CONTRACTOR SHALL VERIFY & ASSUME RESPONSIBILITY FOR ALL DIMENSIONS & SITE CONDITIONS. THE GENERAL CONTRACTOR SHALL INSPECT THE EXISTING PREMISES & TAKE NOTE OF EXISTING CONDITIONS PRIOR TO SUBMITTING PRICES. NO CLAIM SHALL BE ALLOWED FOR DIFFICULTIES ENCOUNTERED WHICH COULD HAVE BEEN REASONABLY INFERRED FROM SUCH EXAMINATION.
7. WRITTEN DIMENSIONS TAKE PRECEDENCE. ***DO NOT SCALE DRAWINGS.***
8. ALL DIMENSIONS WHEN SHOWN IN PLAN ARE TO FACE OF EXTERIOR WALL SHEATHING, FACE OF CMU, OR FACE OF INTERIOR STUD, U.N.O.
9. ALL DIMENSIONS ARE TO TOP OF FINISHED FLOOR IN SECTION OR ELEVATION, U.N.O.
10. THE GENERAL CONTRACTOR SHALL REVIEW ALL BUILDING DIMENSIONS FOR ACCURACY PRIOR TO LAYING OUT ANY PORTION OF BUILDING ON SITE, & SHALL NOTIFY THE ARCHITECT WELL IN ADVANCE OF ANY DISCREPANCIES OR ERRORS.
11. THE GENERAL CONTRACTOR SHALL COORDINATE ALL WORK WITH EXISTING CONDITIONS, INCLUDING BUT NOT LIMITED TO IRRIGATION SYSTEMS, ELECTRICAL CONDUIT, WATER LINES, SEWER & STORMWATER LINES, GAS LINES, ETC.
12. ALL STAIRS WITH MORE THAN 3 RISERS SHALL HAVE ONE (1) 1-1/4"-2" DIA. HANDRAIL w/ 1 1/2" CLEARANCE FROM THE WALL. ALL RAILS SHALL BE BETWEEN 34" & 38" ABOVE NOSING OF THE TREAD & BE CONTINUOUS FROM THE TOP OF THE RISER TO THE BOTTOM RISER - 2018 IBC SEC. 1012.
13. THE GENERAL CONTRACTOR SHALL PROTECT ALL EXISTING SITE CONDITIONS TO REMAIN, INCLUDING TREES & SHRUBS, PAVING, FENCES, WALLS, ETC.
14. DETAILS SHOWN ARE TYPICAL. SIMILAR DETAILS APPLY IN SIMILAR CONDITIONS.
15. VERIFY ALL ARCHITECTURAL DETAILS WITH THE STRUCTURAL DRAWINGS PRIOR TO THE ORDERING OF, OR INSTALLTION OF ANY ITEM OF WORK.
16. INSTALL ALL EQUIPMENT & MATERIALS PER MANUFACTURER'S RECOMMENDATIONS.
17. VERIFY CLEARANCES FOR FLUES, VENTS, CHASES, SOFFITS, FIXTURES, ETC. PRIOR TO ANY CONSTRUCTION, ORDERING OF, OR INSTALLATION OF ANY ITEM OF WORK.
18. SEALANT, CAULKING & FLASHING, ETC. LOCATIONS SHOWN ON DRAWINGS ARE NOT INTENDED TO BE INCLUSIVE. FOLLOW MANUFACTURER'S INSTALLTION RECOMMENDATIONS & STANDARD INDUSTRY & BUILDING PRACTICES.
19. THE GENERAL CONTRACTOR SHALL REMOVE ALL RUBBISH, DEBRIS, & WASTE MATERIALS ON A REGULAR BASIS OF ALL SUBCONTRACTORS & TRADES, & SHALL EXERCISE STRICT CONTROL OVER JOB CLEANING TO PREVENT ANY DIRT, DEBRIS, OR DUST FROM AFFECTING, IN ANY WAY, FINISHED AREAS INSIDE OR OUTSIDE THE JOB SITE.
20. THE GENERAL CONTRACTOR SHALL PROVIDE SOLID BLOCKING AS REQUIRED FOR THE INSTALLATION OF ALL EQUIPMENT, CASEWORK, CABINETS, WOOD TRIM, ACCESSORIES, HANDRAILS, ETC.
21. FOR ALL FINISHES AT FLOORS, WALLS, & CEILINGS, REFER TO CLIENT OR INTERIORS.
22. DRIVEWAY ORIENTATION, HARDSCAPE, & LANDSCAPE ARE DESIGN/BUILD UNDER THE DIRECT SUPERVISION OF THE GENERAL CONTRACTOR INCLUDED UNDER THIS CONTRACT. FOLLOW LANDSCAPE & ARCHITECTURAL DRAWINGS WHERE APPROPRIATE FOR DESIGN INTENT.
23. THE GENERAL CONTRACTOR SHALL ADHERE TO ALL APPLICABLE BUILDING CODES, AS WELL AS VALLEY CLUB HOA/ARDC, CITY, COUNTY, & STATE BUILDING REGULATIONS.
24. GUARDRAILS SHALL BE A MINIMUM OF 42" IN HEIGHT AND DESIGNED IN SUCH THAT A 4" SPHERE CANNOT PASS THROUGH ANY OPENING - 2018 IBC SEC. 1013.
25. FIREBLOCKING & DRAFTSTOPPING SHALL BE PROVIDED IN ALL LOCATIONS IN ACCORDANCE w/ 2018 IBC SEC. 717.
26. HEARTHS SHALL EXTEND 20" IN FRONT AND 12" BEYOND EACH SIDE OF FIREPLACE OPENING.
27. FIREPLACE SHALL HAVE OUTSIDE AIR INTAKE WITH DAMPER AND CONTROL.
28. ALL GLAZING SUBJECT TO HUMAN IMPACT SHALL BE TEMPERED.

SYMBOLS LEGEND

A.F.	ANCHOR BOLT
ABV.	ABOVE
AC	AIR CONDITIONER -ING
A.D.	AREA DRAIN
ADJ.	ADJUSTABLE
A.F.F.	ABOVE FINISHED FLOOR
ALUM.	ALUMINUM
& +	AND
∠	ANGLE
ANOD.	ANODIZED
A.P.	ACCESS PANEL
ARCH.	ARCHITECT. -URAL
B.	
BATT.	BATTERY
B.O.	BOTTOM OF
BD	BOARD
BTUH.	BTU/HOUR
BLDG	BUILDING
BLKG	BLOCKING
BLW	BELOW
BOT.	BOTTOM
BRK.	BRICK
B.S.	BOTH SIDES
BSMNT	BASEMENT
C.	
℄	CENTER LINE
CAB.	CABINET
CAP.	CAPACITY
CEM.	CEMENT -ITIOUS
CER.	CERAMIC
C.F.	CUBIC FEET
C.F.M.	CUBIC FEET PER MINUTE
C.I.P.	CAST IN PLACE CONCRETE
C.J.	CONTROL JOINT
CLNG	CEILING
CLOS.	CLOSET
CMU	CONCRETE MASONRY UNIT
CONC.	CONCRETE
CNTR	COUNTER
C.O.	CLEANOUT
COL.	COLUMN
COMM.	COMMUNICATION
CONST.	CONSTRUCTION
CONT.	CONTINUOUS
CORR.	CORRIDOR
C.P.	CONTROL POINT
CPT	CARPET
CRS	COURSE(S)
C.S.A.	CRAWLSPACE ACCESS
CT.	CERAMIC TILE
CTR	CENTER
D.	
DET./DTL	DETAIL
DEMO.	DEMOLISH -TION
Ø, DIA.	DIAMETER
DIAG.	DIAGONAL
DIM.	DIMENSION
DKG	DECKING
DN	DOWN
D.O.	DOOR OPENING
DR	DOOR
D.S.	DOWN SPOUT
DWG	DRAWING
E.	
E	EAST
EA.	EACH
EL. ELEV.	ELEVATION
ELEC.	ELECTRIC -AL, -ANS
EMERG.	EMERGENCY
ENCL.	ENCLOSED, -URE
ENG.	ENGINEER
ENT.	ENTRY -ANCE
EQ.	EQUAL
EQUIP.	EQUIPMENT
EXISTG/ EXIST	EXISTING
EXH.	EXHAUST
EXP.	EXPANSION
E.J.	EXPANSION JOINT
EXT.	EXTERIOR
F.	
F.A.I.	FRESH AIR INTAKE
FNDTN	FOUNDATION
FIBERGL.	FIBERGLASS
FIN.	FINISH(ED)
F.F.	FINISHED FLOOR
F.C.	FINISHED CEILING
FIN. GR.	FINISHED GRADE
FLR	FLOOR
FLUOR.	FLUORESCENT
F.O.	FACE OF
F.O.I./O.	FURNISHED BY OWNER INSTALLED BY CONTRACTOR
F.P.	FIREPROOFING
FR.	FRAME
FRTD	FIRE RETARDANT TREATED
FRZR	FREEZER
F.S.	FULL SIZE
FT	FOOT, FEET
FTG	FOOTING
FXTR	FIXTURE
G.	
GA.	GAUGE
GALV.	GALVANIZED
G.C.	GENERAL CONTRACTOR
GEN.	GENERAL
GL	GALVANIZED IRON
GL.	GLASS
GLZD	GLAZING
GR.	GRADE
GSM	GALVANIZED SHEET METAL
G.F.I.	GROUND FAULT INTERRUPTED
GYB	GYPSUM WALL BOARD
H.	
HDR	HEADER
HDWD	HARDWOOD
H.M.	HOLLOW METAL
HORIZ.	HORIZONTAL
H.P.	HIGH POINT
HR	HOUR
H. HT	HIGH HEIGHT
HTG. HTR	HEATING, HEATER
HVAC	HEATING VENTILATION & AIR CONDITIONING
I.	
I.D.	INSIDE DIAMETER
IN.	INCHES
INSUL.	INSULATION
INV.	INVERT
J.	
JT	JOINT
L.	
LIN. DIFF.	LINEAR DIFFUSER
L. LG	LONG, LENGTH
LAM.	LAMINATE
LAV	LAVATORY
LB	POUND
L.C.	LAUNDRY CHUTE
L.D.	LANDSCAPE DRAWINGS
L.P.	LOW POINT
LT, LTG	LIGHT, LIGHTING
LVR	LOUVER
M.	
MACH.	MACHINE
MAX.	MAXIMUM
MECH.	MECHANICAL
MEMB.	MEMBRANE
MEZZ.	MEZZANINE
MFR	MANUFACTURER
MIN.	MINIMUM
MISC.	MISCELLANEOUS
M.O.	MASONRY OPENING
MTD	MOUNTED
MTNG	MEETING
MTL	METAL
N.	
N.I.C.	NORTH NOT IN CONTRACT
NO. #	NUMBER
NOM.	NOMINAL
N.R.C.	NOISE REDUCTION COEFFICIENT
N.T.S.	NOT TO SCALE
O.	
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
OH.	OVERHANG
OPNG	OPENING
OPP.	OPPOSITE
OVHD	OVERHEAD
P.	
PERF.	PERFORATED
PERIM.	PERIMETER
PL.	PLATE
PLAS.	PLASTIC
PLAM. LAM.	PLASTIC LAMINATE
PLUMB.	PLUMBING
PLYWD	PLYWOOD
PNL	PANEL
POL.	POLISH(ED)
PR	PAIR
R.	
R	RISER
RAD.	RADIUS
R.A.	RETURN AIR
R.D.	ROOF DRAIN
REF.	REFER TO, REFERENCE
REFER	REFRIGERATOR
REINF.	REINFORCED
REV.	REVISED, REVISION
RM	ROOM
R.H.	ROBE HOOK
R.O.	ROUGH OPENING
S.	
S	SOUTH
SCHED.	SCHEDULE
SCRN	SCREEN
SECT.	SECTION
S.C.D.	SEE CIVIL DRAWINGS
S.E.D.	SEE ELECTRICAL DRAWINGS
S.L.D.	SEE LANDSCAPE DRAWINGS
SHT	SHEET
SIM.	SIMILAR
S.J.	SCORED JOINT
SPKLR	SPRINKLER
SPKR	SPEAKER
SQ.FT. S.F.	SQUARE FOOT, FEET
SQ.	SQUARE
S.S.	STAINLESS STEEL
S.S.D.	SEE STRUCTURAL DRAWINGS
(S CONT.) STL	STEEL
STD	STANDARD
STOR.	STORAGE
STRUCT.	STRUCTURE -URAL
SUSP.	SUSPENDED
SVCE	SERVICE
SYM.	SYMMETRICAL
T.	
TBD	TO BE DETERMINED
TEL.	TELEPHONE
TEMP.	TEMPERED
T&G	TONGUE & GROOVE
THK.	THICKNESS
THRU	THROUGH
T.O.S.	TOP OF SLAB
T.O.W.	TOP OF WALL
TYP.	TYPICAL
U.	
U.N.O.	UNLESS NOTED OTHERWISE
V.	
VENT.	VENTILATION
VERT.	VERTICAL
VEST.	VESTIBULE
V.C.T.	VINYL COMPOSITE TILE
V.P.	VENEER PLASTER
V.T.R.	VENT THRU ROOF
W.	
W. WD	WIDE, WIDTH
W/	WITH
WC	WATER CLOSET
WD	WOOD
W.H.	WATER HEATER
WDW	WINDOW
W.P.	WATERPROOFING
WT	WEIGHT

GRID NO. (1 / A)

DOOR NO. (D 17)

WINDOW NO. (W 14)

INTERCONNECTED, HARDWIRED, BATT. BACKUP SMOKE ALARM / DETECTOR (SD)

ELEV. KEY (13 / A21)

SECT. KEY (13 / A21)

INT. ELEV. KEY (A, B, C, D — 13 / A21)

WALL TYPE (10)

FIN. CLNG MAT. (GWB-1)

FIN. FLR MAT. (WOOD)

CEILING MOUNTED EXHAUST FAN (EF)

ROOM NO. / ENLARGED PLAN & INT. ELEVATION SHEET NO. (101/A5.X)

ELEVATION MARKER

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AIA LEED AP

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220 River St. E (courier)
KETCHUM, ID 83343

V.208.721.0633 / V.208.721.7160

LICENSED ARCHITECT AR 983372
DANIEL PETER HOLLIS
STATE OF IDAHO

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REVISION DATE

	PRE-APP DR	2/16/24
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DRAWN BY	DPH / JJR	
CHECKED BY	DPH / JJR	
DATE	01/19/24	
JOB NO.	1097	

THE CLUB
AT AVIATION DRIVE

1451 / 1551 AVIATION DRIVE
HAILEY, IDAHO

PROJECT DATA
GENERAL NOTES

A — CATEGORY
0.0 — SEQUENCE

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1 A0.1 BUILDING MASSING MODEL

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BUILDING MASSING MODEL

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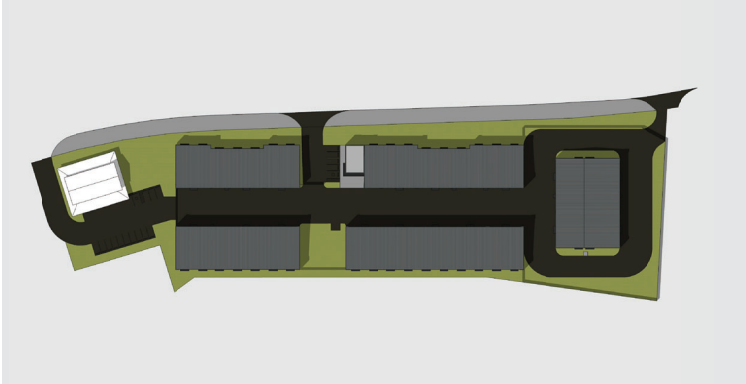

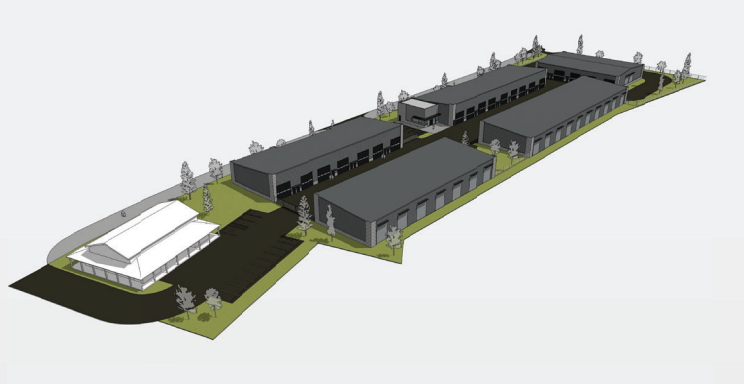

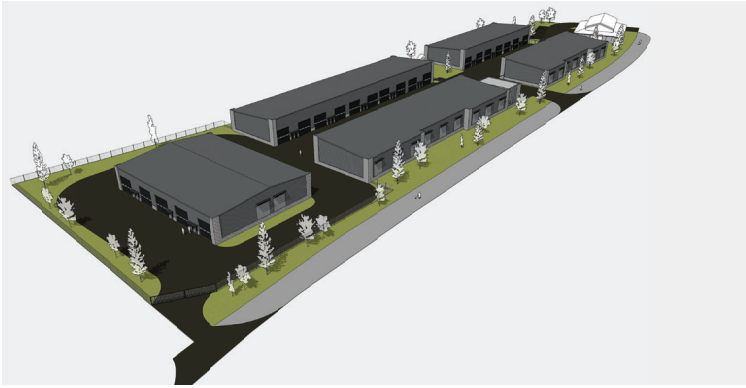

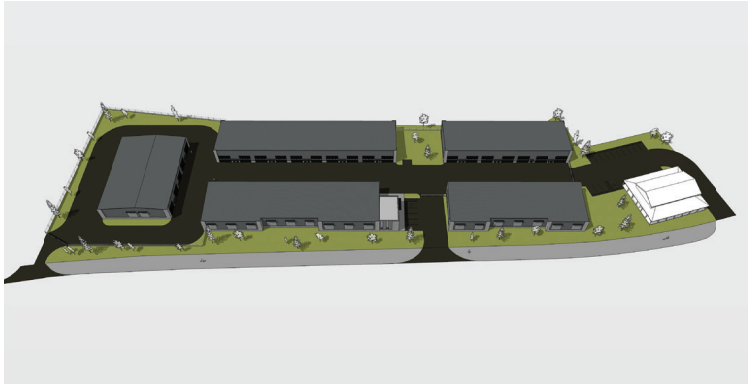

1 A0.2 BUILDING MASSING MODEL

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DANIEL PETER HOLLIS
STATE OF IDAHO

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CHECKED BY	DPH / JJR	
DATE	01/19/24	
JOB NO.	1097	

THE CLUB
AT AVIATION DRIVE

1451 / 1551 AVIATION DRIVE
HAILEY, IDAHO

BUILDING MASSING MODEL

A — CATEGORY
0.2 — SEQUENCE

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1 A0.3 BUILDING MASSING MODEL

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STATE OF IDAHO

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FINISHED GRAY EXTERIOR SIDING / FASCIA

METAL SIDING PROFILE / SLATE GRAY

CARBON GRANITE LEDGE WALL CLADDING (REALSTONE PRODUCT)

GRAY STANDING SEAM ROOF

BRONZE 024 COLORED DOORS & WINDOWS

STAINED WOOD SIDING LIVE - WORK STRUCTURE

1 A0.4 EXTERIOR MATERIALS AND COLORS SAMPLE BOARD

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EXT. MATERIALS & COLORS SAMPLE

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1 A0.6 EXISTING SITE PICTURES

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THE CLUB
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HAILEY, IDAHO

EXISTING
SITE PICTURES

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LEGEND

- Subject Boundary
- Adjoining Lot-Lines
- Centerline Right-of-Way
- Easement, Type & Width As Shown*
- Easement, Type & Width As Shown*
- 10' Building Setback (SCI Zoning)
- 5' Major Contour
- 1' Minor Contour
- BLDG – Existing Structure
- DECK – Existing Deck
- EOA – Edge of Asphalt
- SW – Sidewalk
- Concrete Curb & Gutter (ISPWC Type 1)
- Concrete Vertical Curb (No Gutter)
- Concrete Valley Gutter
- FL – Drainage Flowline
- EOG – Edge of Gravel
- EOP – Edge of Pavers
- RTW – Retaining Wall
- RTW – Rock Landscape Retaining Wall
- FNC – Fence
- WTR – Water Main
- WS – Water Service
- SWR – Sewer Main
- SS – Sewer Service
- PWR – Underground Power
- GM – Gas Main
- GS – Gas Service
- FO – Fiber Optic
- PH – Phone
- TV – CA/TV
- DL – Dripline/Edge of Vegetation
- CNTRL – Survey Control
- FND 5/8" – Found 5/8" Rebar, As Shown
- FND 1/2" – Found 1/2" Rebar, As Shown
- FND 1" IP – Found 1" Iron Pipe
- WV – Water Valve
- WM – Water Meter Vault
- FH – Fire Hydrant
- FFH – Frost-Free Hydrant
- SMH – Sewer Man-Hole
- CB – Stormwater Catch Basin
- DWELL – Dry Well
- IRR – Irrigation Box
- PBOX – Power Box
- PMTR – Power Meter
- GMTR – Gas Meter
- FOBOX – Fiber Optic Vault
- PHBOX – Phone Box
- TVBOX – CA/TV Box
- LIGHT – Street Light
- SIGN – Street Sign
- DT – Deciduous Tree
- CT – Coniferous Tree
- BUSH – Bush
- •5290.9 Ground Shot/Spot Elevation

WC	1" Witness Corner Along Lot Line
RW	1" Reference Monument Along Radius
NC	No Cap
IC	Illegible Cap
DIST	Disturbed
THRESH	Threshold Elevation
SLAB	Slab Elevation
COR	Corner
TA	Top of Asphalt
FL	Flowline
VG	Valley Gutter
TBOC	Top Back of Curb (ISPWC, Type 1)
TFC	Top Face of Curb (Vertical Curb, No Gutter)
TOP	Top of Slope
GREENHSE	Green-House
( )	Record Bearing & Distance Inst. No. 480276
*	per. Inst. No. 480276

NOTES

1) Basis of Bearings is Idaho State Plane Coordinate System, NAD83, Central Zone, at Grid in US Survey Feet. Vertical Datum is NAVD1988.

2) Boundary Information is from the Plat of Airport West Subdivision Phase II, Instrument Number 480276; Records of Blaine County, Idaho.

3) Please refer to the Plat Notes, Easements, Reservations, Dedications, Conditions, Covenants, and Restrictions on Original Plat and subsequent surveys that may affect the Subject Properties.

4) The Subject Properties are within the City of Hailey Service Commercial Industrial District (SCI). Please refer to the City of Hailey Code of Ordinances for more information about this zone including building setbacks and/or other restrictions.

5) Utility Locations shown are based on visual surface evidence and a Digline locate. Utilities should be verified by Digline INC before any excavation.

6) Not all trees and vegetation are shown, some locations are approximate.

7) Aerial Imagery, if shown, is per Nearmap 2023.

PROJECT PATH AND PRINT DATE U:\CorisonProjects\1917_AirportWestPh2_Blk4_t13A\dwg\1917_AirportWestPh2_Blk4Lts2-3A_Site2023.dwg 01/08/2024 03:36:29 PM MST

REVISIONS	NO	DATE	BY
SITE SURVEY CONDUCTED – LOT 3A	1	02DEC23	AHN
SITE SURVEY CONDUCTED – LOT 2	2	18DEC23	AHN

PROFESSIONAL LAND SURVEYOR REGISTERED BRUCE SMITH 9746 STATE OF IDAHO

Alpine Enterprises Inc.
Surveying, Mapping, Civil Engineering, and Natural Hazards Consulting
660 Bell Dr., Unit 1
P.O. Box 2037, Ketchum, ID 83340 USA
(208) 721-9080 (208) 721-1349 fax
email: bsmith@alpineenterprisesinc.com

A SITE SURVEY SHOWING
LOTS 2 & 3A, BLK 4, AIRPORT WEST SUBDIVISION PHASE II
WITHIN S15, T.2N., R.18E., B.M., CITY OF HAILEY, BLAINE COUNTY, IDAHO
PREPARED FOR ALPINE INVESTMENT GROUP

SHEET 1 OF 3

A SITE SURVEY SHOWING

LOT 2, BLK 4, AIRPORT WEST SUBDIVISION PHASE II

WITHIN S15, T.2N., R.18E., B.M., CITY OF HAILEY, BLAINE COUNTY, IDAHO

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email: bsmith@alpineenterprisesinc.com

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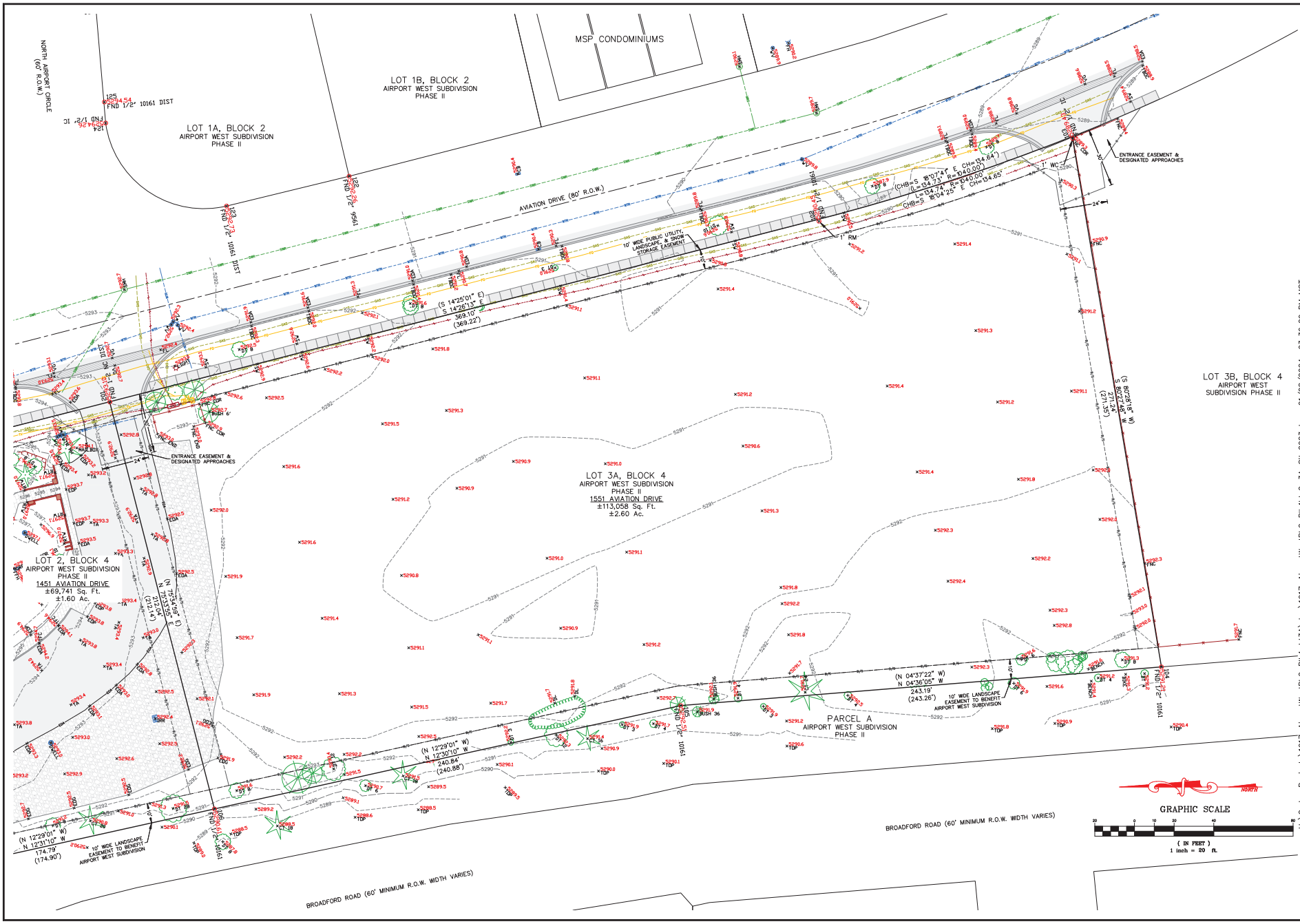
REGISTERED
BRUCE SMITH
STATE OF IDAHO
OCTOBER 2, 2023

REVISIONS	NO	DATE	BY
SITE SURVEY CONDUCTED – LOT 3A	1	02DEC23	AHN
SITE SURVEY CONDUCTED – LOT 2	2	18DEC23	AHN

SHEET 2 OF 3



A SITE SURVEY SHOWING

LOT 3A, BLK 4, AIRPORT WEST SUBDIVISION PHASE II

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(208) 727-1660 fax: (208) 727-1672
email: barnitha@alpineenterprisesinc.com

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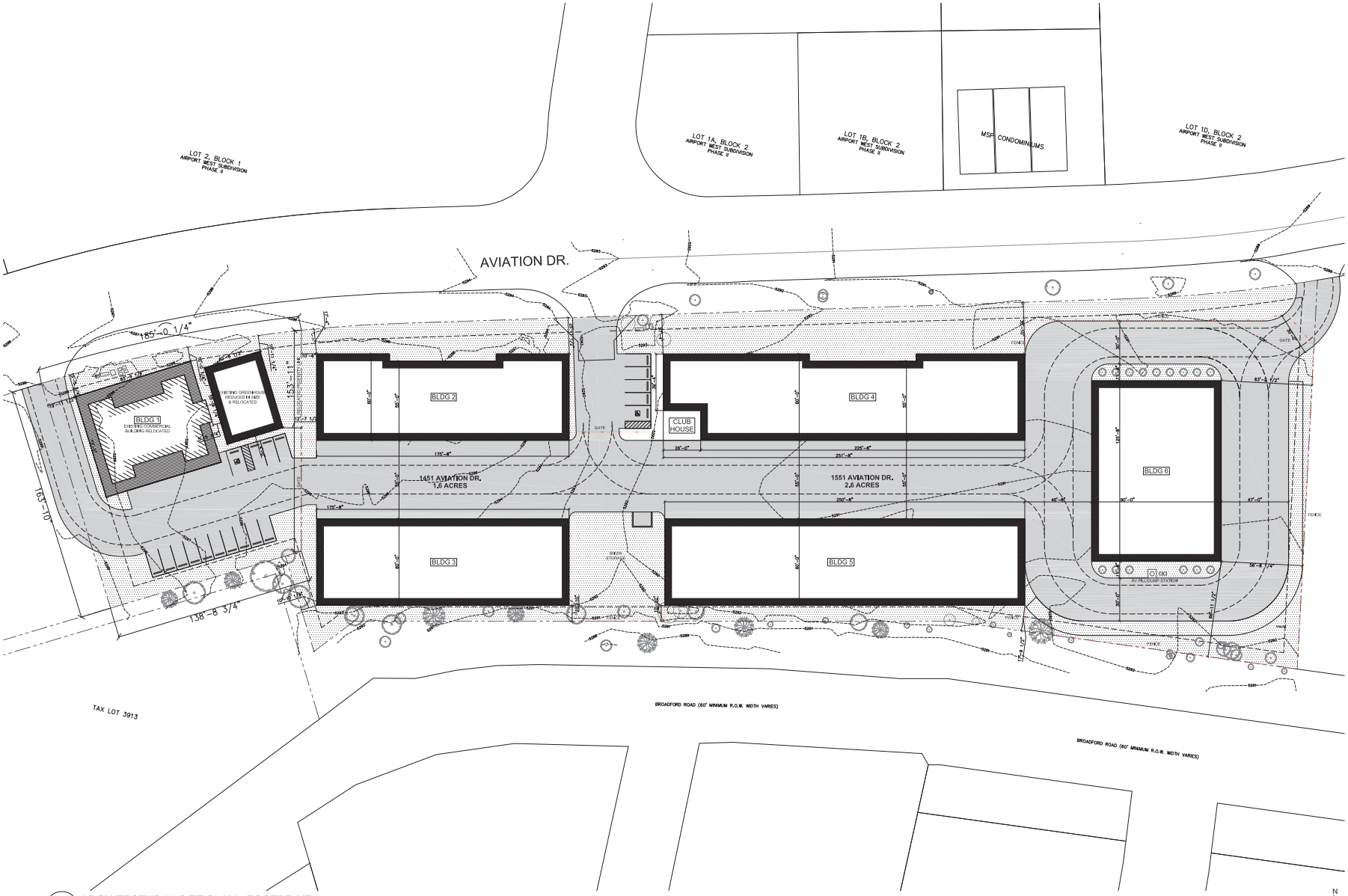
REGISTERED
BRUCE A. BARNITHAN
IDAHO
STATE OF IDAHO
10 OCT 2023

REVISIONS	NO	DATE	BY
SITE SURVEY CONDUCTED – LOT 3A	1	02DEC23	AHN
SITE SURVEY CONDUCTED – LOT 2	2	18DEC23	AHN

PROJECT PATH AND PRINT DATE U:\CorisonProjects\1917_AirportWestPh2_Blk4_Lt3A\dwg\1917_AirportWestPh2_Blk4Lts2-3A_Site2023.dwg 01/08/2024 03:36:29 PM MST

SHEET 3 OF 3



1 ARCHITECTURAL SITE PLAN - FOOTPRINT
A1.1 SCALE: 1" = 30'

HollisPartners architects
AIA LEED AP

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AR 98537
DANIEL PETER HOLLIS
STATE OF IDAHO

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CHECKED BY	DPH / JJR	
DATE	01/19/24	
JOB NO.	1097	

THE CLUB
AT AVIATION DRIVE

1451 / 1551 AVIATION DRIVE
HAILEY, IDAHO

ARCHITECTURAL SITE PLAN

A — CATEGORY
1.1 — SEQUENCE

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1 A1.2 ARCHITECTURAL SITE PLAN

SCALE: 1" = 30'

15' 0 30' 60'

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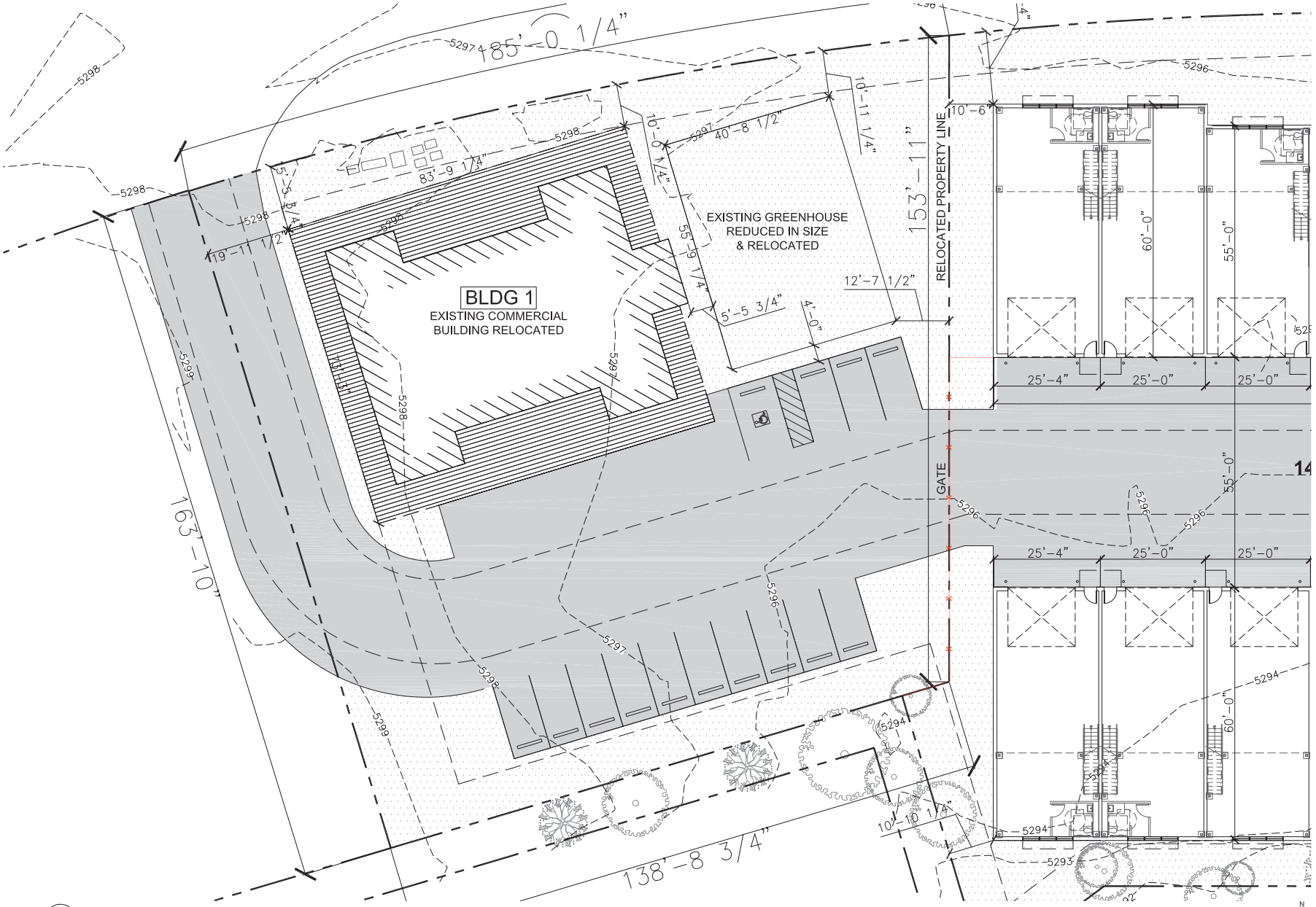

1 A1.2a ARCHITECTURAL SITE PLAN_LOT 2
SCALE: 1" = 10'

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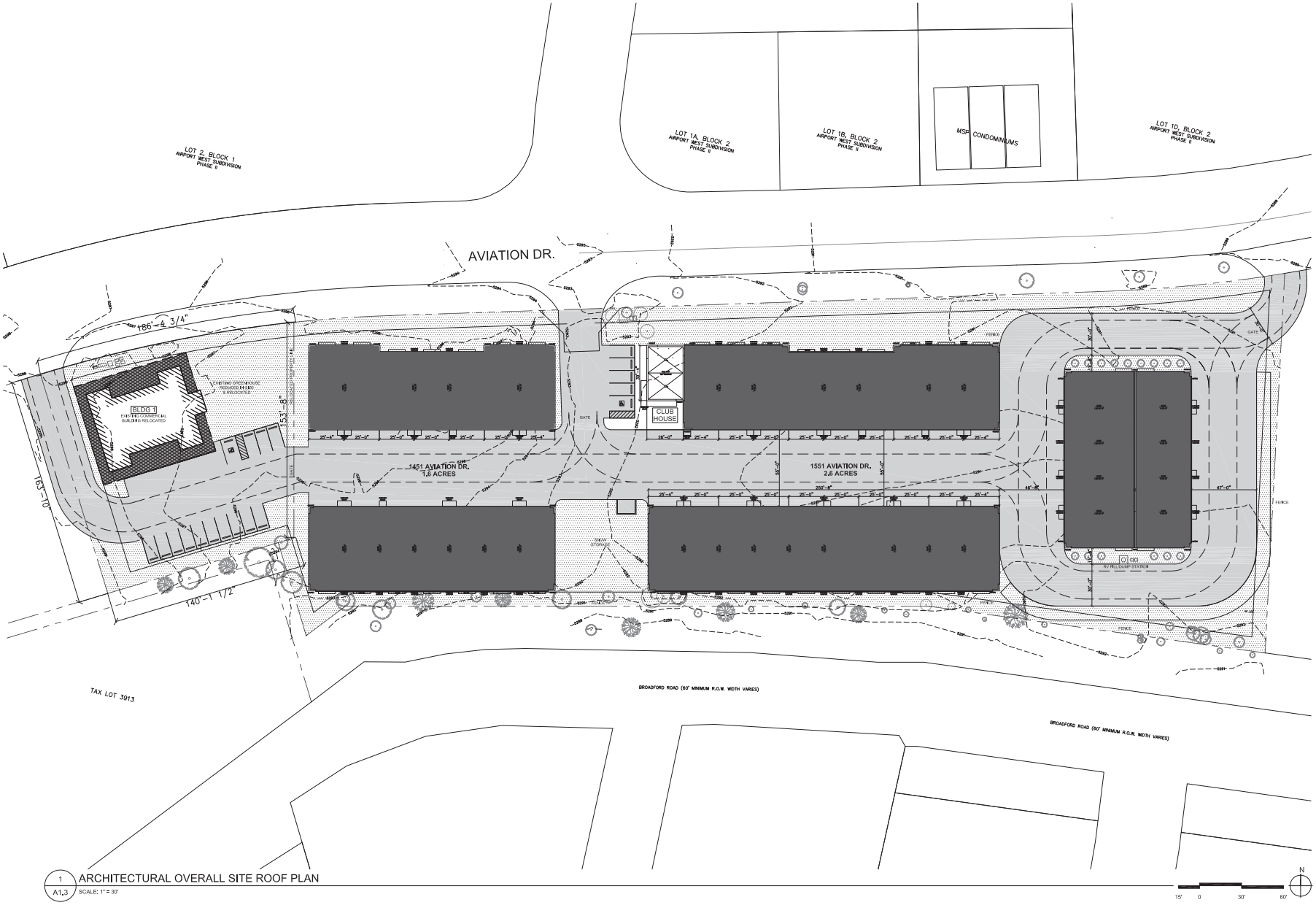
ARCHITECTURAL SITE PLAN

A — CATEGORY
1.2a — SEQUENCE



1 A1.3 ARCHITECTURAL OVERALL SITE ROOF PLAN

SCALE: 1" = 30'

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SITE ROOF PLAN

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1.3 — SEQUENCE

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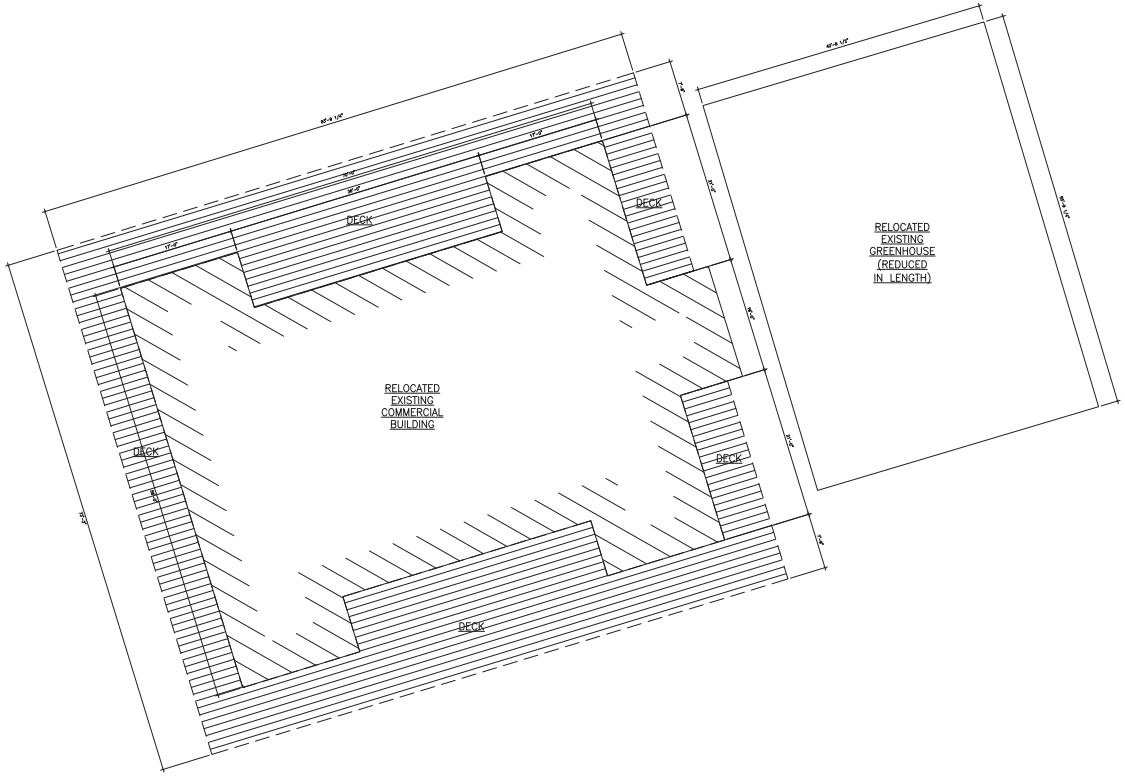

NOTES:

1. ALL DIMENSIONS TO BE VERIFIED IN THE FIELD BY CONTRACTOR
2. PROVIDE BLOCKING FOR FUTURE GRAB BARS IN THE BATHROOMS OF COMMERCIAL UNITS ON GROUND FLOOR.

1 / A2.0 ARCHITECTURAL FLOOR PLAN-BUILDING #1 RELOCATED EXISTING COMMERCIAL BUILDING

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

2 0 4 8

N

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ARCHITECTURAL FLOOR PLAN

A — CATEGORY
2.0 — SEQUENCE

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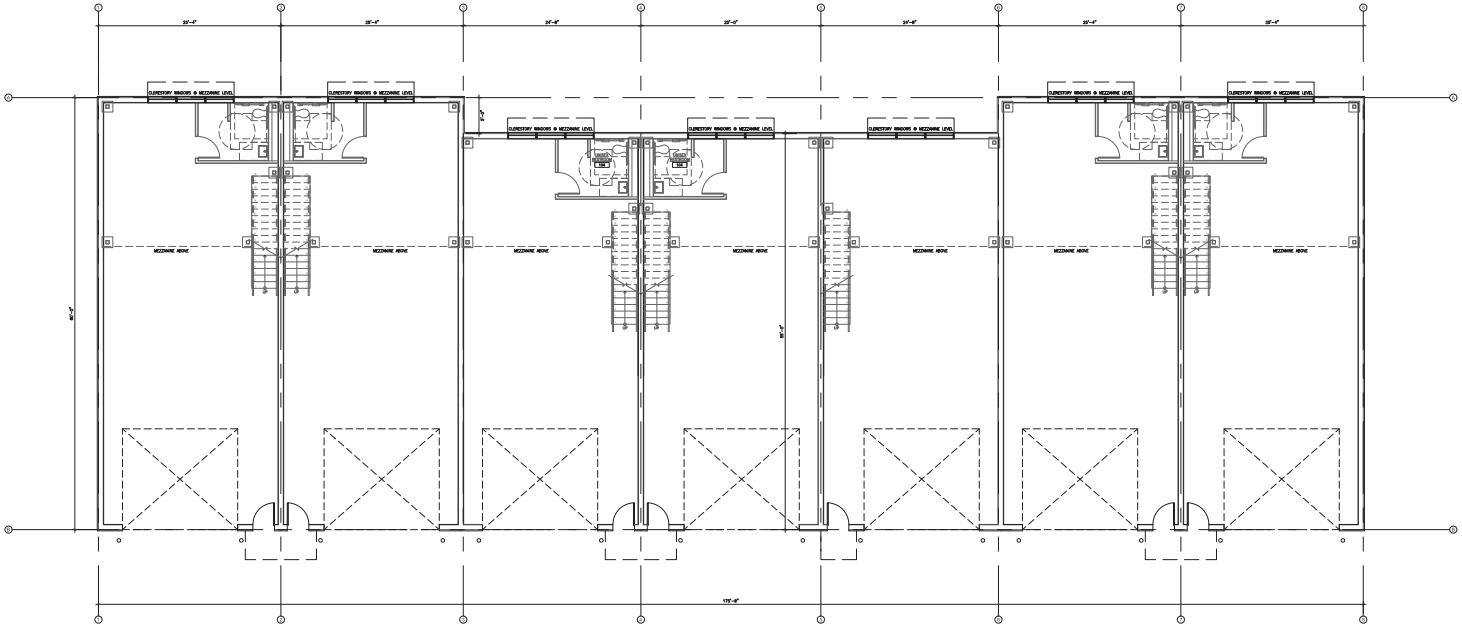

NOTES:

1. ALL DIMENSIONS TO BE VERIFIED IN THE FIELD BY CONTRACTOR
2. PROVIDE BLOCKING FOR FUTURE GRAB BARS IN THE BATHROOMS OF RESIDENTIAL UNITS ON GROUND FLOOR.

1 / A2.0 ARCHITECTURAL FLOOR PLAN-BUILDING #2

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

2 0 4 8

N

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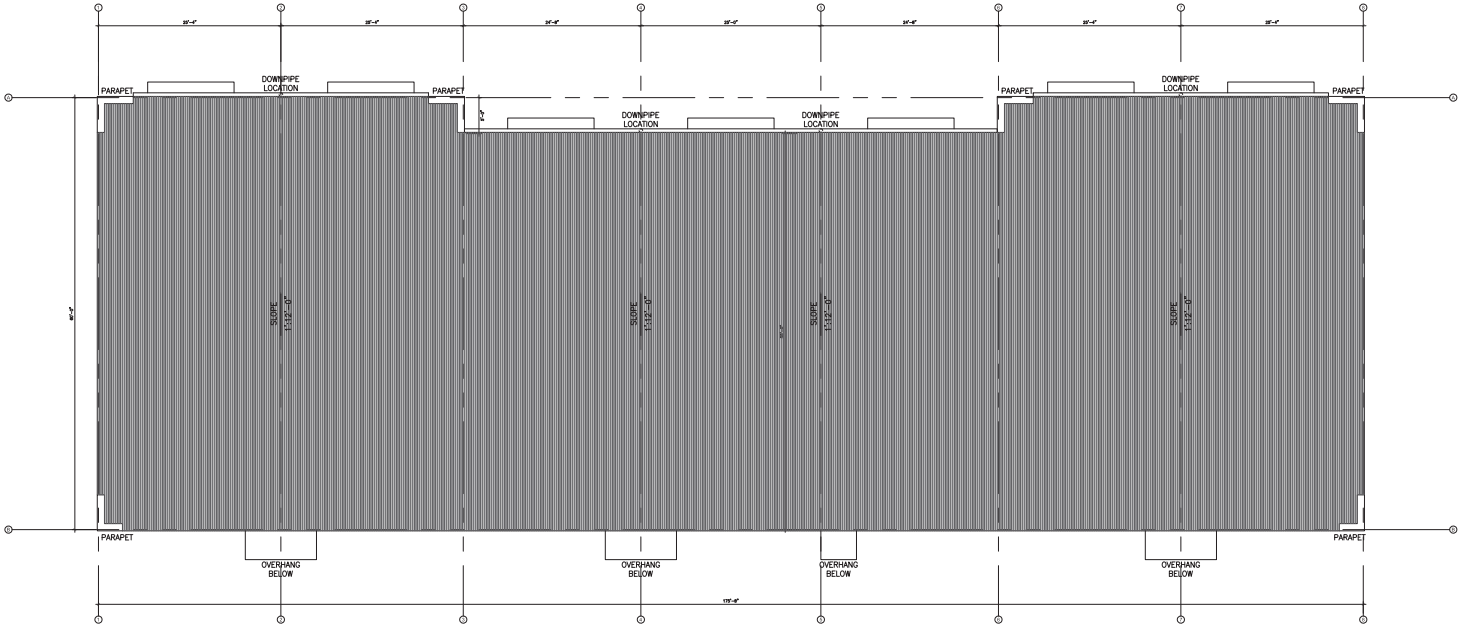

NOTES:

1. ALL DIMENSIONS TO BE VERIFIED IN THE FIELD BY CONTRACTOR
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1 / A2.3 ARCHITECTURAL ROOF PLAN-BUILDING #2

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

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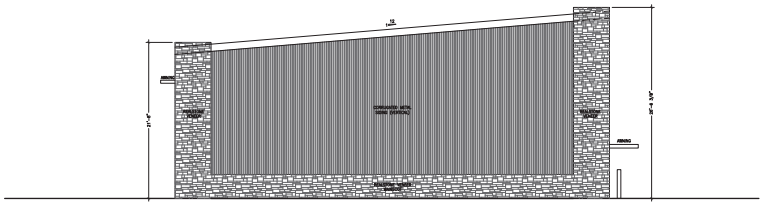
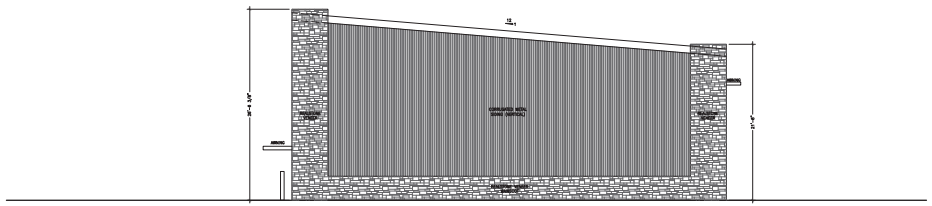
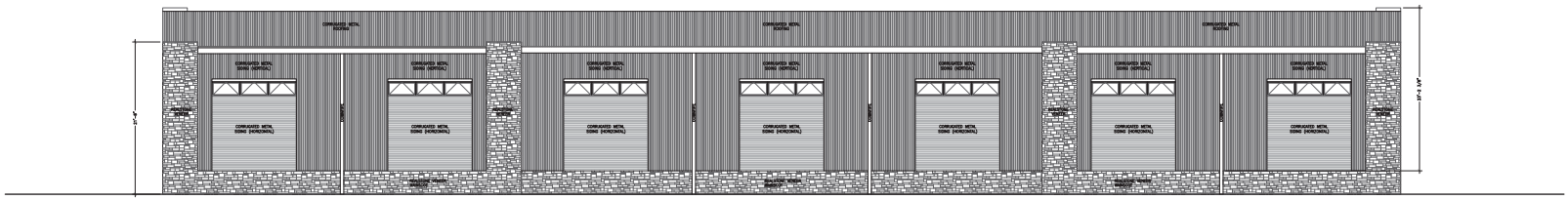

CORRUGATED METAL SIDING (VERTICAL)
STONE VENEER
ALUMINUM SIDING
ALUMINUM SIDING
ALUMINUM SIDING
STONE VENEER
ALUMINUM SIDING
ALUMINUM SIDING
ALUMINUM SIDING



2 A3.2 EXTERIOR ELEVATIONS-SOUTH - BUILDING 2

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



1 A3.2 EXTERIOR ELEVATIONS-EAST - BUILDING 2

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

4' 0 8' 16'

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DANIEL PETER HOLLIS
STATE OF IDAHO

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AT AVIATION DRIVE

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HAILEY, IDAHO

ARCHITECTURAL ELEVATIONS

A CATEGORY

3.2 SEQUENCE

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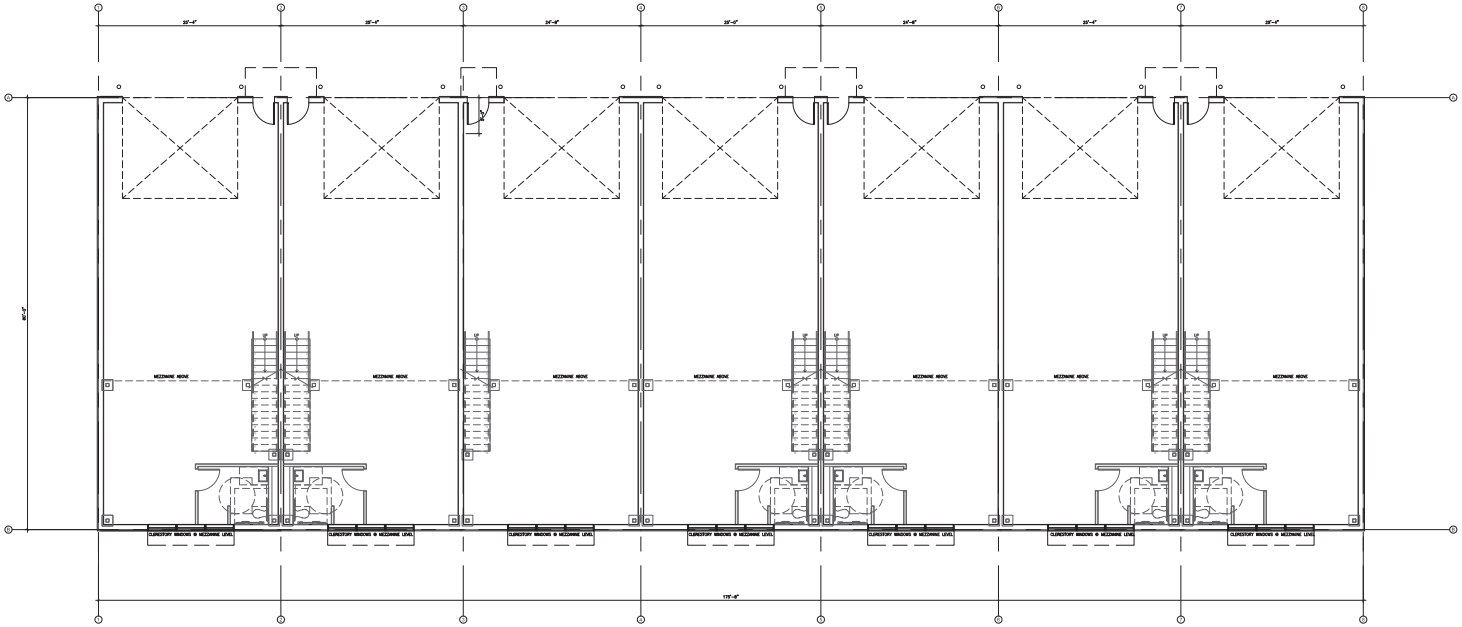

NOTES:

1. ALL DIMENSIONS TO BE VERIFIED IN THE FIELD BY CONTRACTOR
2. PROVIDE BLOCKING FOR FUTURE GRAB BARS IN THE BATHROOMS OF RESIDENTIAL UNITS ON GROUND FLOOR.

1 / A2.0 ARCHITECTURAL FLOOR PLAN-BUILDING #3

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

2 0 4 8

N

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HAILEY, IDAHO

ARCHITECTURAL FLOOR PLAN

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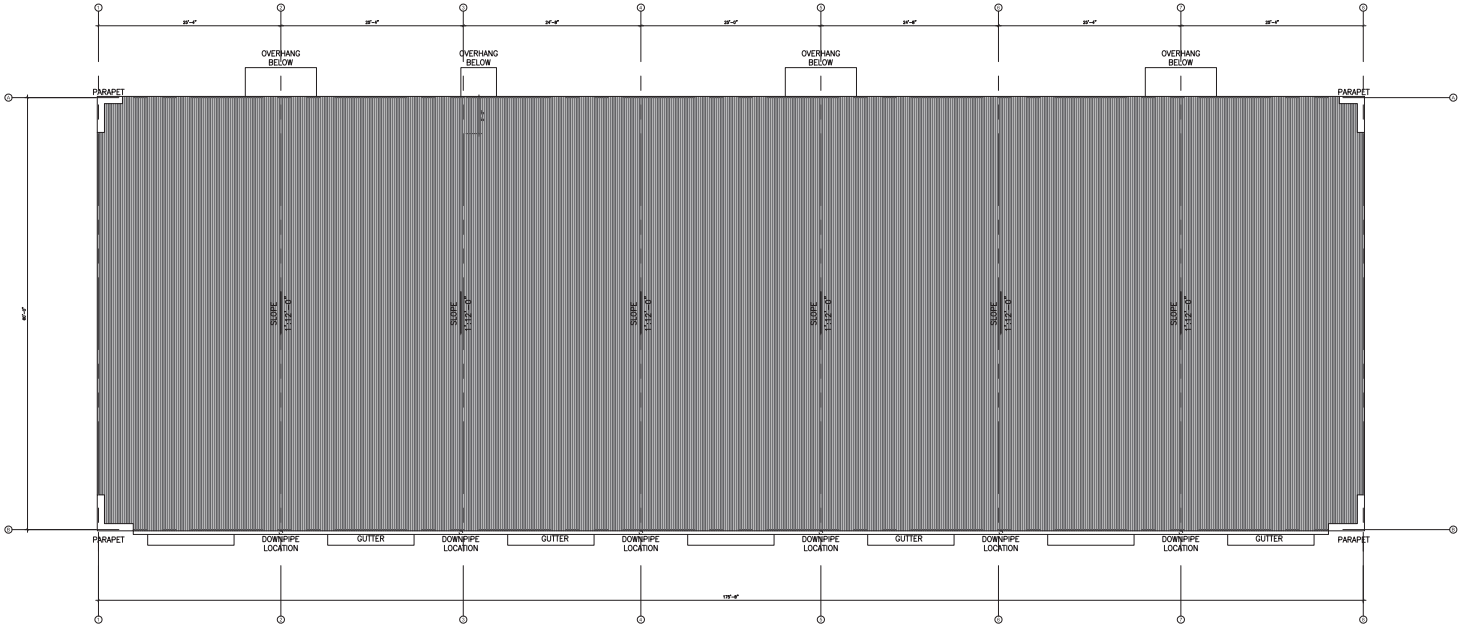

NOTES:

1. ALL DIMENSIONS TO BE VERIFIED IN THE FIELD BY CONTRACTOR
2.

1 / A2.3 ARCHITECTURAL ROOF PLAN-BUILDING #3

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

2 0 4 8

N

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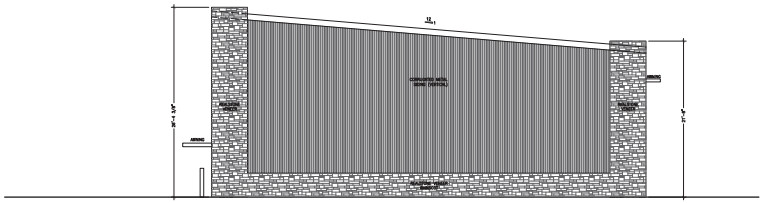
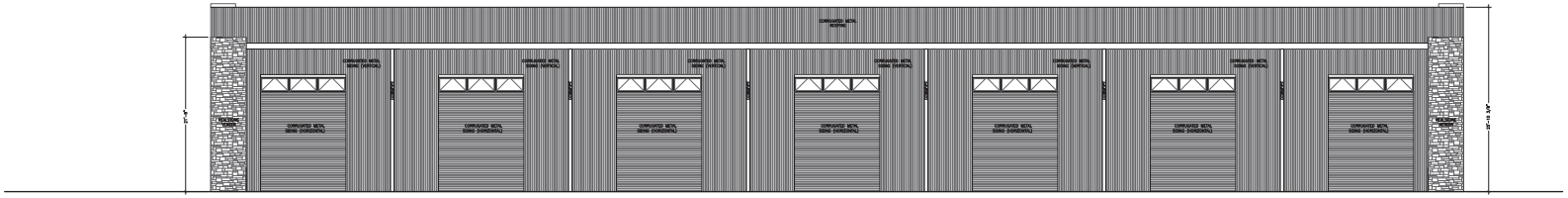


2 A3.1 EXTERIOR ELEVATIONS-NORTH - BUILDING 3

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



1 A3.1 EXTERIOR ELEVATIONS-WEST - BUILDING 3

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

4' 0 8' 16'

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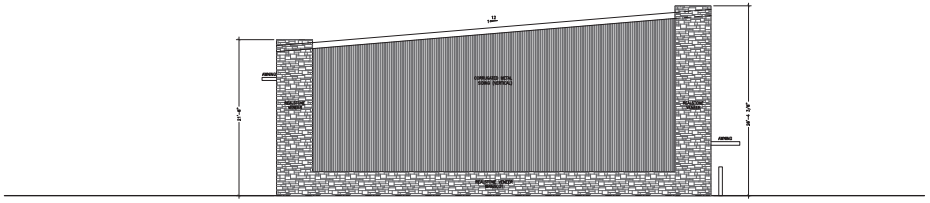
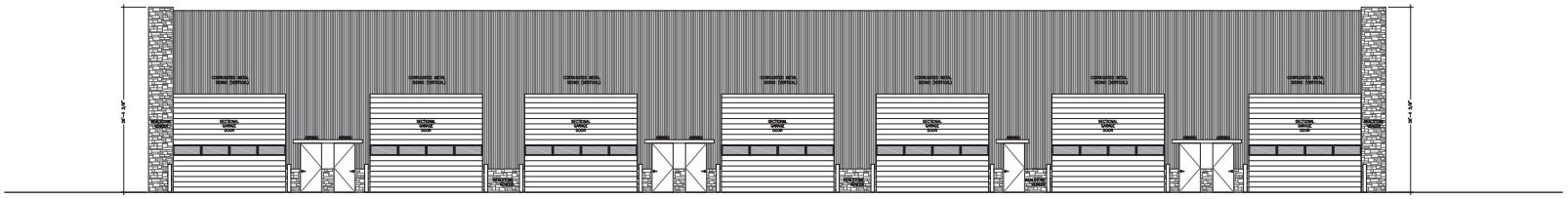


2 A3.2 EXTERIOR ELEVATIONS-SOUTH - BUILDING 3

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



1 A3.2 EXTERIOR ELEVATIONS-EAST - BUILDING 3

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

4' 0 8' 16'

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HAILEY, IDAHO

ARCHITECTURAL ELEVATIONS

A — CATEGORY

3.2 — SEQUENCE

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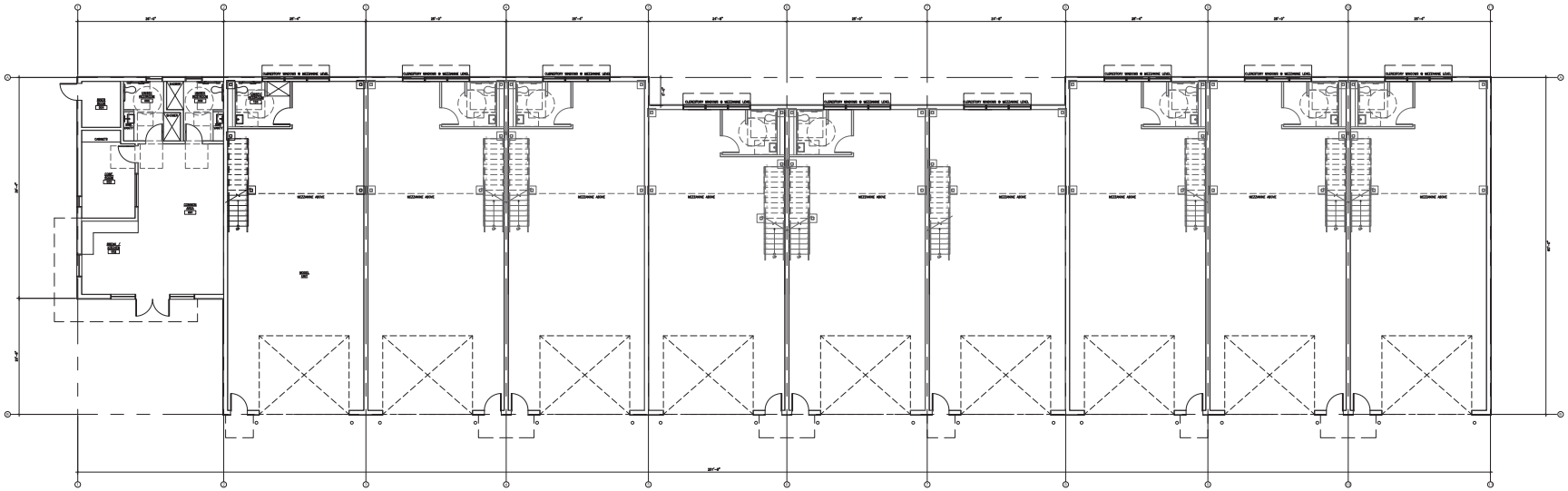

NOTES:

1. ALL DIMENSIONS TO BE VERIFIED IN THE FIELD BY CONTRACTOR
2. PROVIDE BLOCKING FOR FUTURE GRAB BARS IN THE BATHROOMS OF RESIDENTIAL UNITS ON GROUND FLOOR.

1 / A2.0 ARCHITECTURAL FLOOR PLAN-BUILDING #4

SCALE: N.T.S

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DANIEL PETER HOLLIS
STATE OF IDAHO

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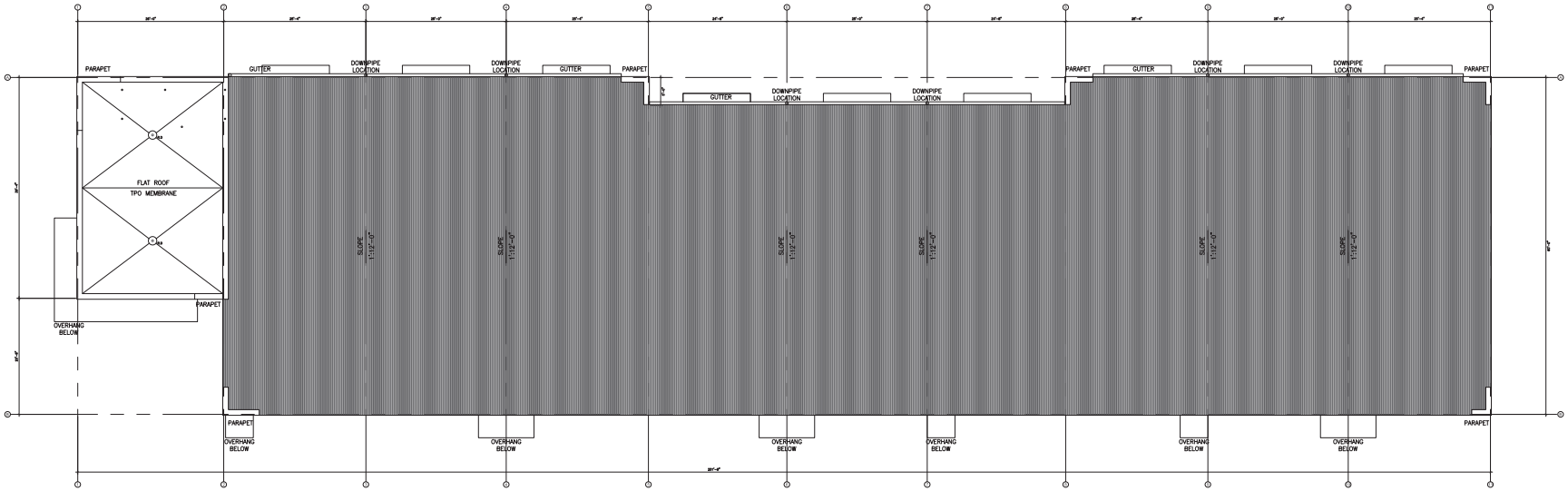
HAILEY, IDAHO

ARCHITECTURAL FLOOR PLAN

A — CATEGORY
2.0 — SEQUENCE



NOTES:

1. ALL DIMENSIONS TO BE VERIFIED IN THE FIELD BY CONTRACTOR
2.

1 / A2.3 ARCHITECTURAL ROOF PLAN-BUILDING #4

SCALE: N.T.S

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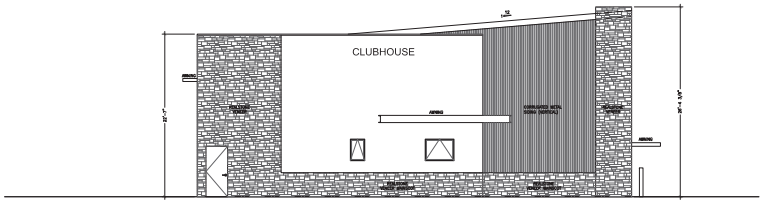
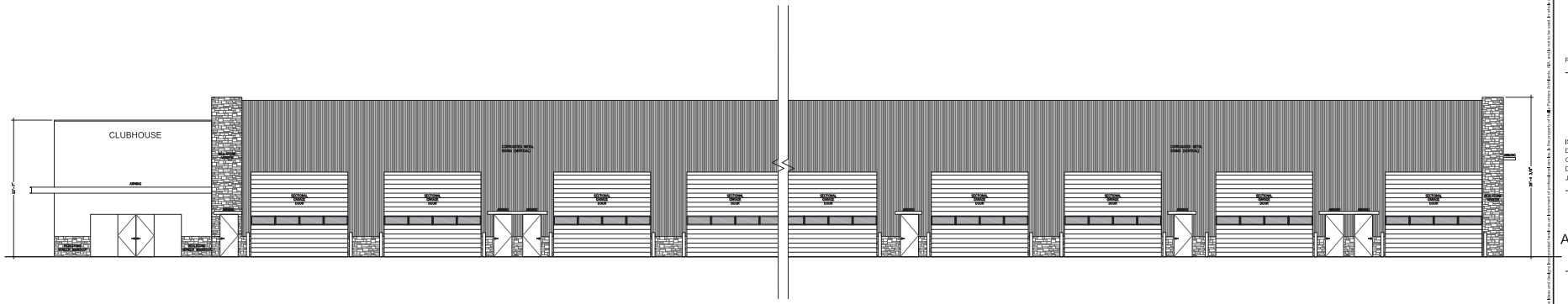


2 A3.1 EXTERIOR ELEVATIONS-NORTH - BUILDING 4

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



1 A3.1 EXTERIOR ELEVATIONS-WEST - BUILDING 4

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

4' 0 8' 16'

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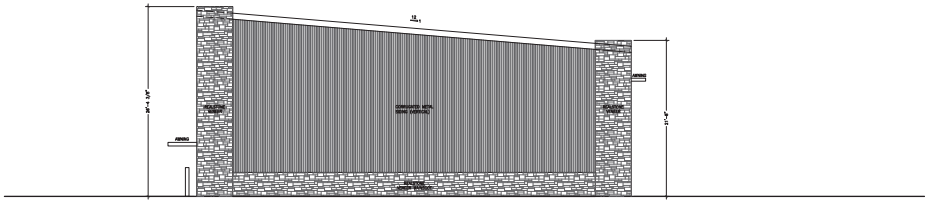

2 A3.2 EXTERIOR ELEVATIONS-SOUTH - BUILDING 4

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

1 A3.2 EXTERIOR ELEVATIONS-EAST - BUILDING 4

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

4' 0 8' 16'

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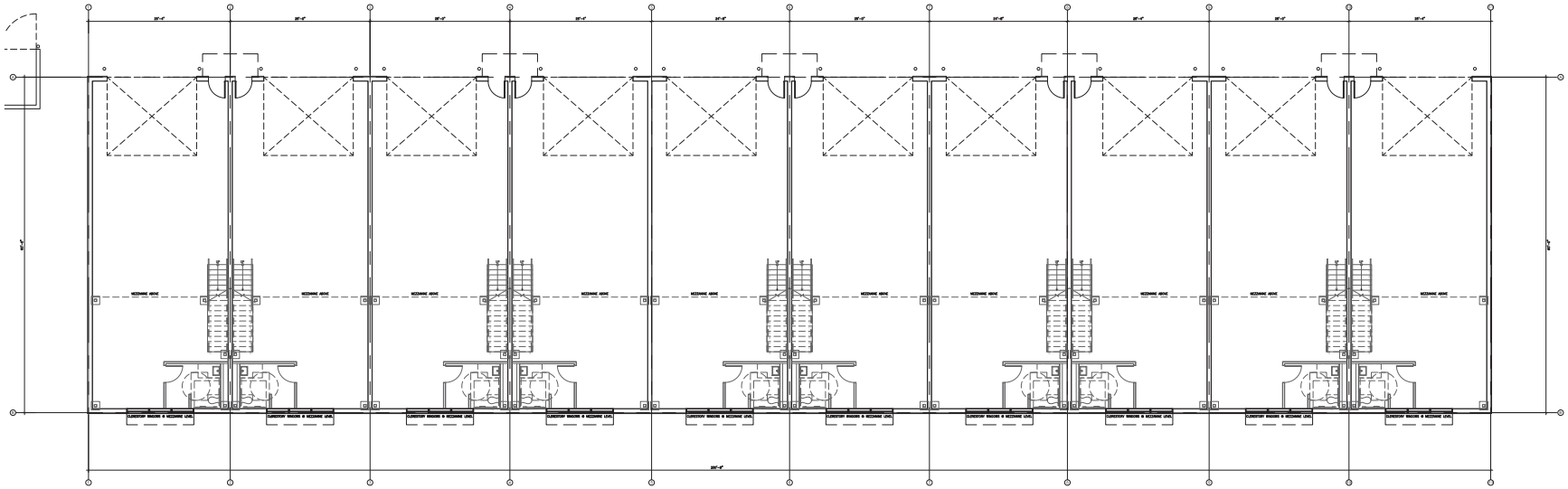

NOTES:

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2. PROVIDE BLOCKING FOR FUTURE GRAB BARS IN THE BATHROOMS OF STORAGE UNITS ON GROUND FLOOR.

1 / A2.0 ARCHITECTURAL FLOOR PLAN-BUILDING #5

SCALE: N.T.S

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ARCHITECTURAL FLOOR PLAN

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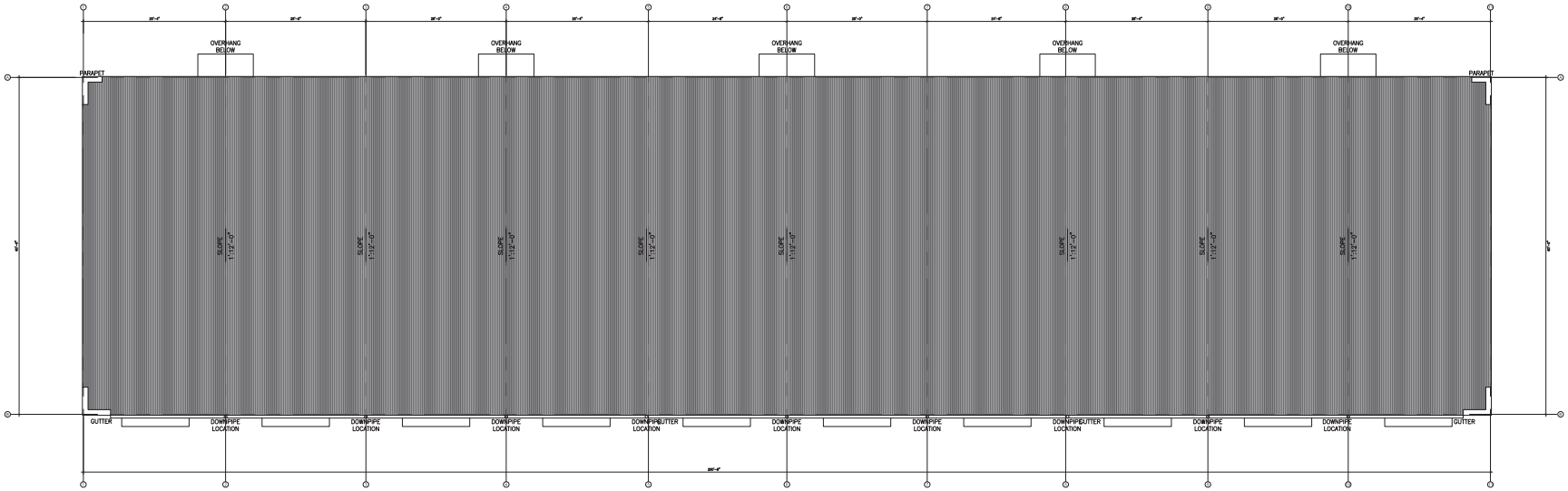

NOTES:

1. ALL DIMENSIONS TO BE VERIFIED IN THE FIELD BY CONTRACTOR
2.

1 / A2.3 ARCHITECTURAL ROOF PLAN-BUILDING #5

SCALE: N.T.S

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ARCHITECTURAL ROOF PLAN

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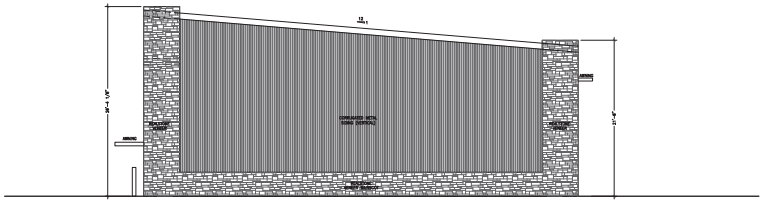

2 A3.1 EXTERIOR ELEVATIONS-NORTH - BUILDING 5

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

1 A3.1 EXTERIOR ELEVATIONS-WEST - BUILDING 5

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

4' 0 8' 16'

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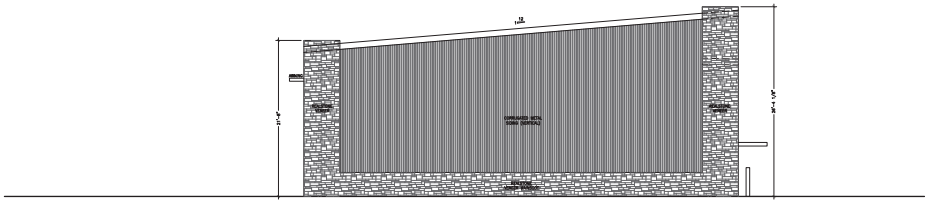

2 A3.2 EXTERIOR ELEVATIONS-SOUTH - BUILDING 5

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

1 A3.2 EXTERIOR ELEVATIONS-EAST - BUILDING 5

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

4' 0 8' 16'

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ARCHITECTURAL ELEVATIONS

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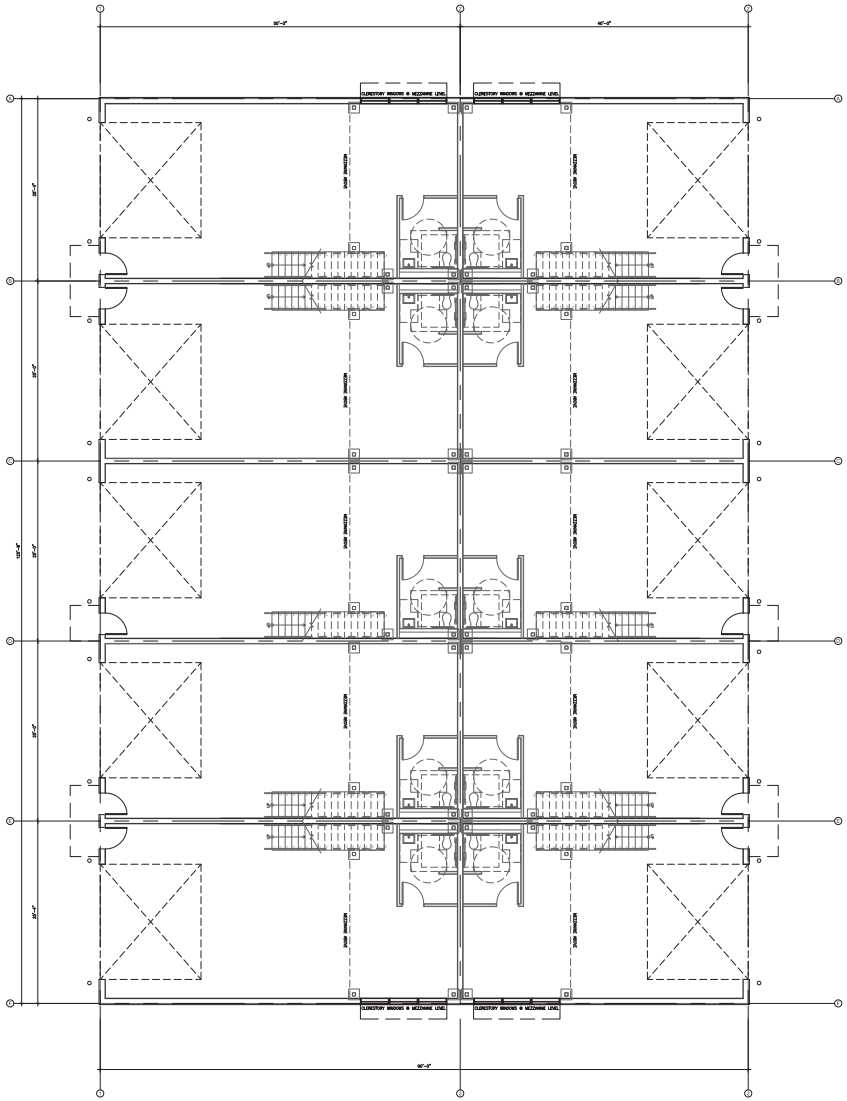

1 A2.0 ARCHITECTURAL FLOOR PLAN-BUILDING #6

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

NOTES:

1. ALL DIMENSIONS TO BE VERIFIED IN THE FIELD BY CONTRACTOR
2. PROVIDE BLOCKING FOR FUTURE GRAB BARS IN THE BATHROOMS OF RESIDENTIAL UNITS ON GROUND FLOOR.

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ARCHITECTURAL FLOOR PLAN

A CATEGORY

2.0 SEQUENCE

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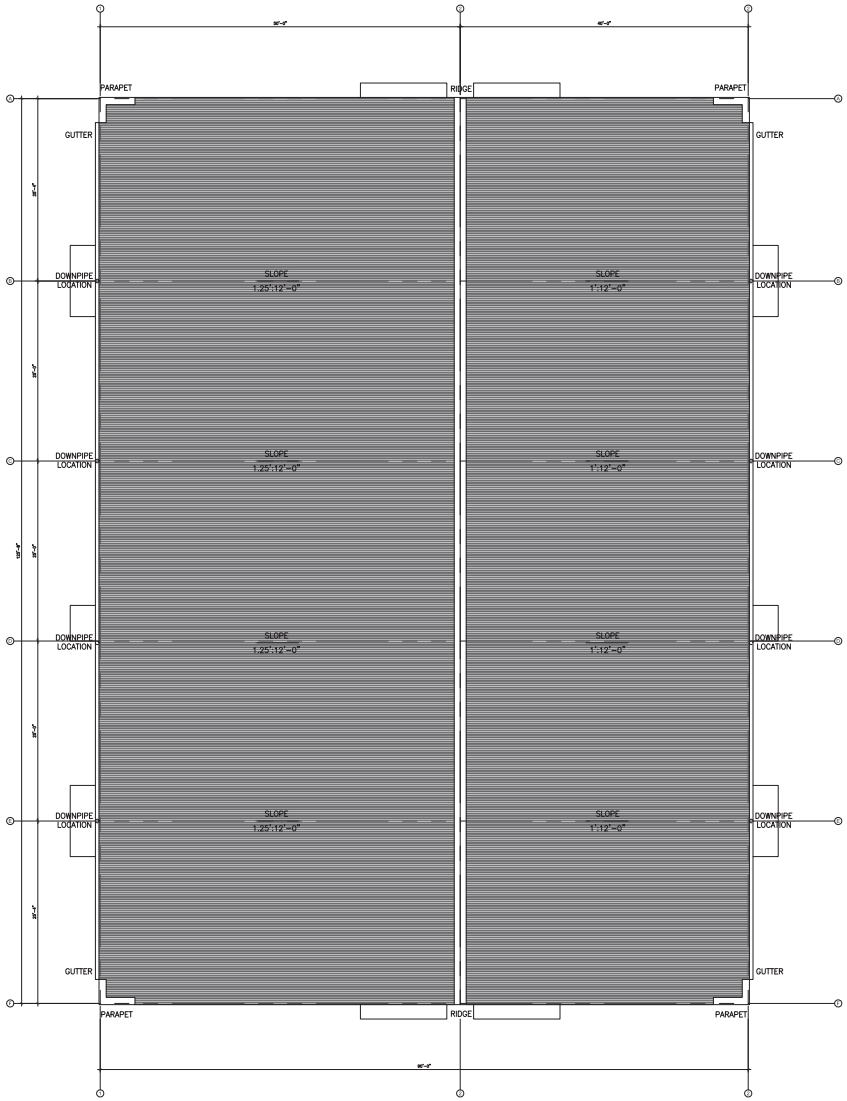

NOTES:

1. ALL DIMENSIONS TO BE VERIFIED IN THE FIELD BY CONTRACTOR
2.

1 / A2.3 ARCHITECTURAL ROOF PLAN-BUILDING #6

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

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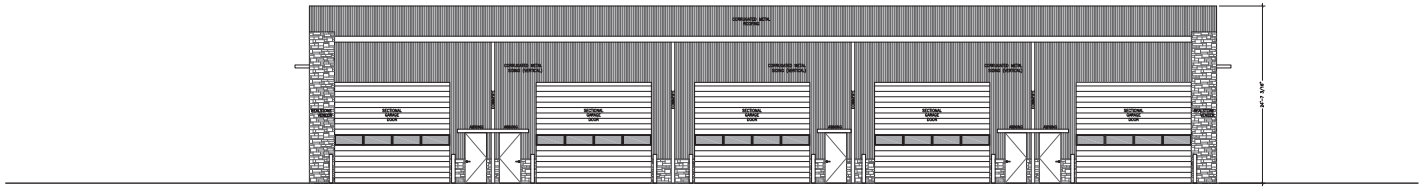
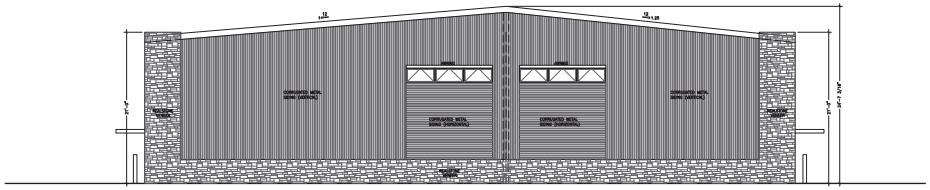


2 A3.1 EXTERIOR ELEVATIONS-NORTH - BUILDING 6

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



1 A3.1 EXTERIOR ELEVATIONS-WEST - BUILDING 6

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

4' 0 8' 16'

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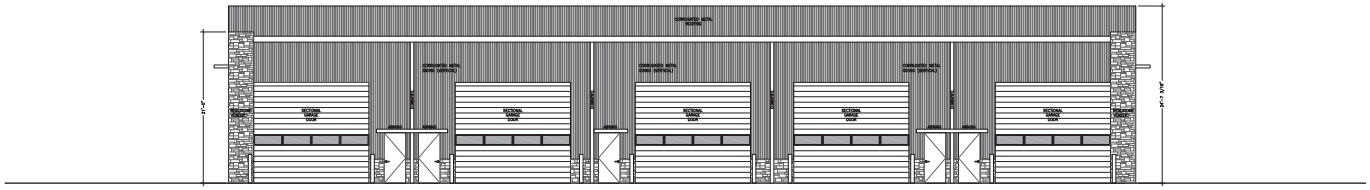

2 A3.2 EXTERIOR ELEVATIONS-SOUTH - BUILDING 6

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

1 A3.2 EXTERIOR ELEVATIONS-EAST - BUILDING 6

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

4' 0 8' 16'

HollisPartners architects
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ARCHITECTURAL ELEVATIONS

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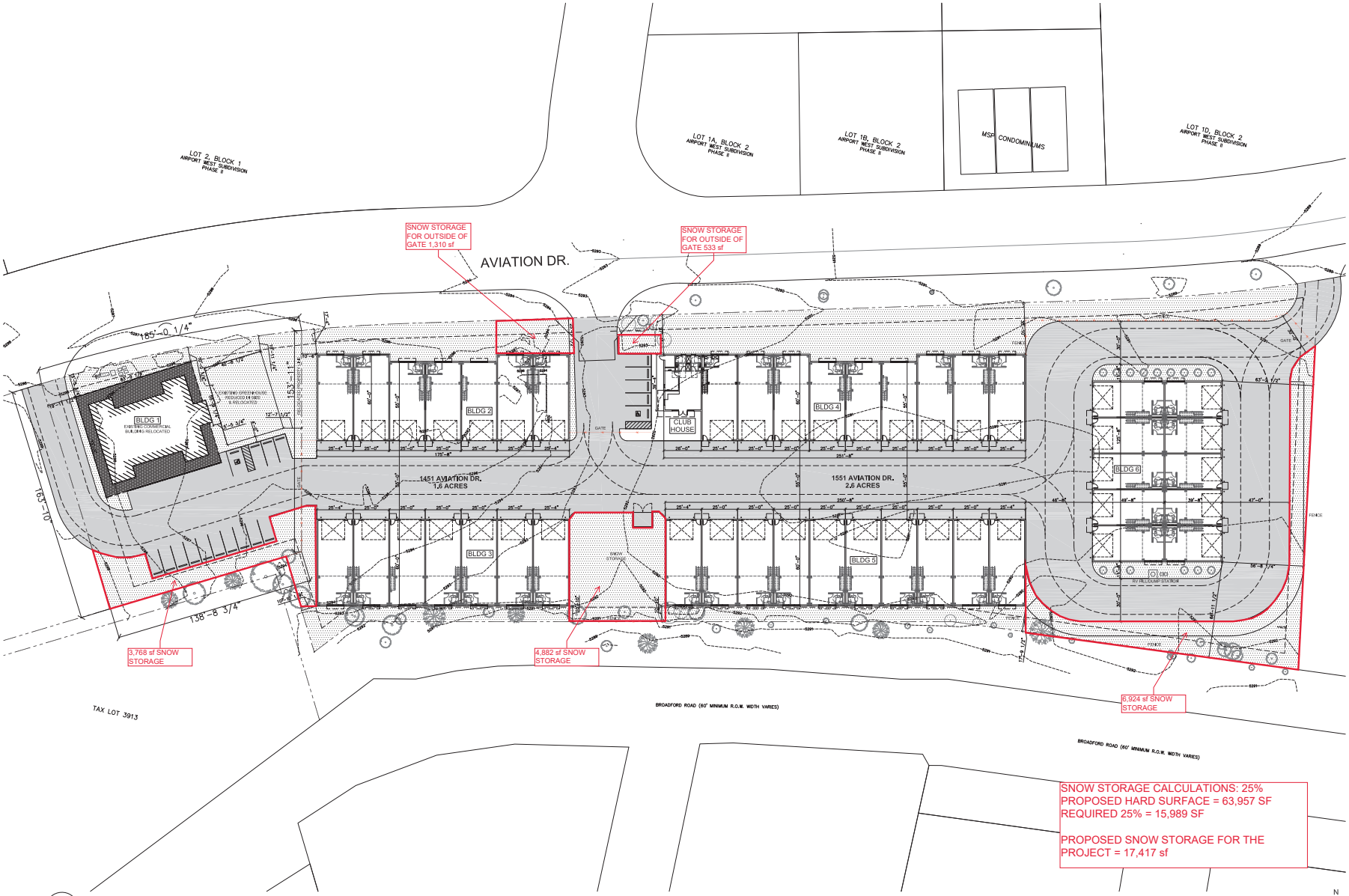

SNOW STORAGE CALCULATIONS: 25%
PROPOSED HARD SURFACE = 63,957 SF
REQUIRED 25% = 15,989 SF

PROPOSED SNOW STORAGE FOR THE PROJECT = 17,417 sf

1 A1.2 ARCHITECTURAL SITE PLAN
SCALE: 1" = 30'

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Emily Rodrigue

From: Daniel Hollis <daniel@hp-architects.com>
Sent: Friday, February 16, 2024 2:59 PM
To: Robyn Davis
Subject: RE: Parking for Club at Aviation Drive

Good afternoon Robyn,

See below in red.

Daniel Hollis
Hollis Partners Architects, AIA, LEED AP BD+C

Office: 208.721.7160
220 River Street
Ketchum, Idaho 83340
Mail: PO Box 1769 Sun Valley, ID 83353
www.hp-architects.com

From: Robyn Davis <robyn.davis@haileycityhall.org>
Sent: Friday, February 16, 2024 2:53 PM
To: Daniel Hollis <daniel@hp-architects.com>
Subject: Parking for Club at Aviation Drive

Hi Daniel,
I am reviewing the parking proposed, and I want to verify that you have enough parking.
Per our code, 1 parking space is required for 1,000 square feet of gross building area. I do have a site plan option where I show parking outside each of the storage units as well which I can show at the pre-app hearing. Each unit has 2 parking spaces in front of the units.

Is the gross building area for all 61,249? Or is it somewhere in the ballpark of 64,000 sf? Correct, the building on Lot 3A are a total of 61,249 SF and then the commercial building on Lot 2 is 3600 SF.
This is not a big deal, we can certainly remedy this for your full design review hearing, but I wanted to give you heads up just in case.

Also, what will the existing commercial building be used for? At this point the commercial building on Lot 2 will be used for Office Rental.

Thanks for your thorough submittal. Have a great weekend! Thanks again Robyn, enjoy the LONG weekend.

Robyn Davis, M.A.
Community Development Director
City of Hailey - 115 South Main Street, Hailey, ID 83333
(e) robyn.davis@haileycityhall.org (p) 208.788.9815 Ext. 2015

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STAFF REPORT
Hailey Planning and Zoning Commission
Regular Meeting of April 1, 2024

To: Hailey Planning and Zoning Commission
From: Ashley Dyer, Community Development City Planner

Overview: Continuation of the Consideration of a Design Review Application by Noe and Rene Orihuela for the construction of a new 8,128 square foot mixed-use building to be located at 4323 Glenbrook Drive (Lot 4, Block 42, Woodside Subdivision #10) within the Light Industrial (LI) District.

Hearing: April 1, 2024

Applicant: Noe and Rene Orihuela/ Orihuela Shop
Location: 4323 Glenbrook Drive
Zoning/Size: Light Industrial (LI)
Total Lot Area: 13,585 square feet or .312 acres

Notice: Notice for the public hearing was published in the Idaho Mountain Express and mailed to property owners within 300 feet on February 28, 2024. No other notices were published, or mailings sent.

Application: The Applicant is proposing the construction of a new 8,128 square foot mixed-use building to be located at 4323 Glenbrook Drive within the Woodside Subdivision #10.

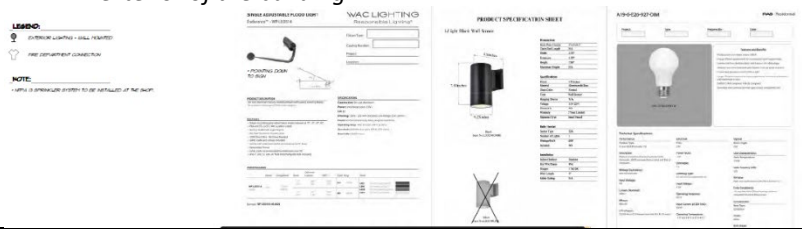
Project Proposal: The Applicant is proposing to construct a two-story mixed-use building. The first floor is proposed to be 3,956 gross square feet in size, while the second floor is proposed to be 1,796 square feet in size. Two (2) residential units are also proposed and will be located above the proposed shop space. The total residential unit area (both units) is proposed to be 1,120 square feet in size, or 560 square feet per unit. The project includes 2,376 square feet of detached exterior storage for a total of 8,128 square feet of new development.

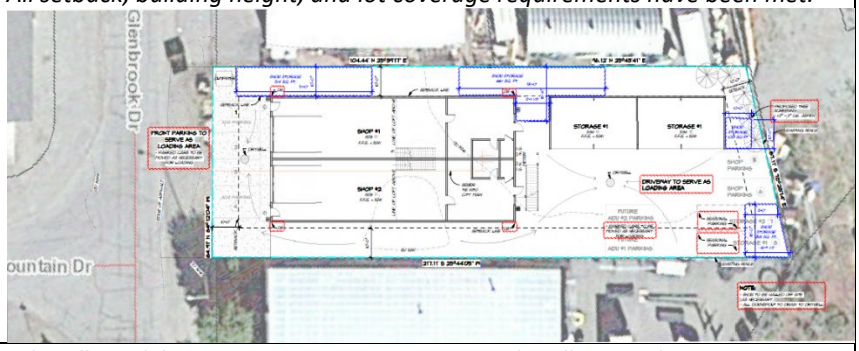
This project is located within the Light Industrial (LI) Zoning District, which does not currently permit dwelling units or residential occupancy. However, due to the evolving circumstances of housing availability and affordability and the dynamic nature of Hailey's Municipal Code, City Staff would like the Commission to consider the request in front of them. As a Condition of Approval for this Design Review Application, the proposed project shall conform with all regulations and standards as outlined in Title 17 of the Hailey Municipal Code, prior to issuance of a Building Permit. The City of Hailey is committed to utilizing the proposed commercial space as permitted until an amendment allows for residential uses - mixed-use, multifamily, or otherwise - within the LI Zoning District.

Procedural History: The Application was submitted on February 7, 2024, and certified complete on February 27, 2024. A public hearing for the project was scheduled before the Planning and Zoning

Commission on March 18, 2024, in the Council Chambers and virtually via Microsoft Teams. That meeting was continued on record to April 1, 2024.

General Requirements for all Design Review Applications				
Compliant			**Standards and Staff Comments**	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☒	☐	☐	**17.06.050**	**Complete Application**
☒	☐	☐	**Department Comments**	**Engineering:** *No comments*
				Life/Safety: *No comments*
				Water and Sewer: *There is too much snow piled up on this lot to look for an existing water service. If there is a service already to this lot and it can be located, the Applicant shall connect to it and install a meter vault. If a service cannot be found, the Applicant shall install a service according to city standards.*
				Building: *No comments*
				Streets: *No comments*
☒	☐	☐	**17.08A Signs**	**17.08A Signs: The applicant is hereby advised that a sign permit is required for any signage exceeding four square feet in the sign area. Approval of signage areas or signage plan in Design Review does not constitute approval of a sign permit.**
			Staff Comments	*The Applicant is proposing two signs: one above each shop door. A Sign Permit Application will be required and approved prior to installation of business signage. This has been made a Condition of Approval.*
☒	☐	☐	**17.09.040 On-site Parking Req.**	**See Section 17.09.040 for applicable code.** **17.09.040 Light Industrial: one (1) space per 1,000 square feet of building.**
			Staff Comments	*The LI District requires one (1) parking space for every 1,000 square feet of commercial space proposed. The total commercial space proposed is approximately 6,400 square feet, which would require seven (7) onsite parking spaces for commercial use alone.*

				If permitted outright in the LI Zoning District, the proposed project would be categorized as a mixed-use development. Per the Hailey Municipal Code, mixed-use buildings containing dwelling units are required to provide at least one and a half (1.5) onsite parking spaces per unit. Here, the Applicant is proposing two (2) future residential units. A total of three (3) onsite parking spaces would be required for the residential component of the project; however, since the residential units are less than 1,000 square feet in size, only one (1) onsite parking space is required per unit, or two (2) onsite parking spaces total. If approved to construct the mixed-use building as proposed, a total of nine (9) onsite parking spaces are required. *The Applicant is proposing a total of ten (10) onsite parking spaces for the proposed mixed-use building.* *Additionally, the Applicant has proposed two (2) accessible spaces along the property's frontage, which is above the requirement.*
☒	☐	☐	**17.08C.040 Outdoor Lighting Standards**	**17.08C.040 General Standards** **a. All exterior lighting shall be designed, located and lamped in order to prevent:** **1. Overlighting;** **2. Energy waste;** **3. Glare;** **4. Light Trespass;** **5. Skyglow.** **b. All non-essential exterior commercial and residential lighting is encouraged to be turned off after business hours and/or when not in use. Lights on a timer are encouraged. Sensor activated lights are encouraged to replace existing lighting that is desired for security purposes.** **c. Canopy lights, such as service station lighting shall be fully recessed or fully shielded so as to ensure that no light source is visible from or causes glare on public rights of way or adjacent properties.** **d. Area lights. All area lights are encouraged to be eighty-five (85) degree full cut-off type luminaires.** **e. Idaho Power shall not install any luminaires after the effective date of this Article that lights the public right of way without first receiving approval for any such application by the Lighting Administrator.**
			Staff Comments	*The Applicant will install Dark Sky compliant fixtures, downcast and low wattage fixtures.* - *Downcast fixtures are proposed to illuminate the two signs by each shop entrance.* - *Wall Sconces are proposed for the entrance areas as well as the exterior of the building.* 
☒	☐	☐	**Bulk Requirements**	**Zoning District: Light Industrial (LI)Zoning District:** - **Maximum Building Height: 35 feet** - **Front Yard Setback: 10 feet***

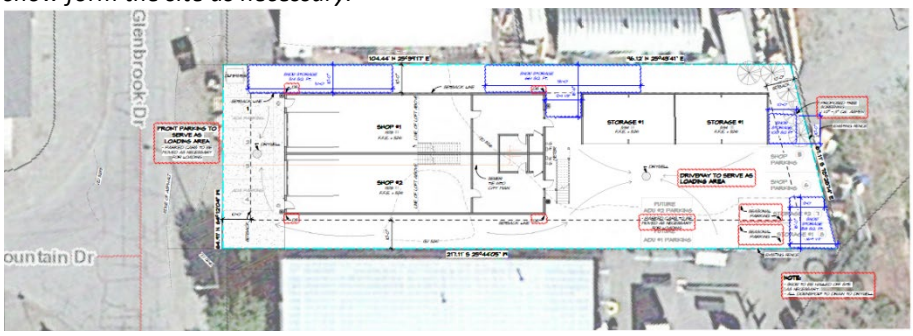
				- **Side Yard Setbacks: 10 feet*** - **Rear Yard Setback: 10 feet*** - **Lot Coverage: 75%** **** No townhouse units are proposed with this project.***
			Staff Comments	*Setbacks proposed by the Applicant are as follows and comply with the LI zoning district bulk requirements:* - *Maximum Building Height: 28 feet* - *Front Yard Setback: 10 feet* - *Side Yard Setbacks: 10 feet* - *Rear/ alley Setback: 10 feet* - *Lot Coverage:37.8%* *All setback, building height, and lot coverage requirements have been met.* 
☒	☐	☐	**17.06.070(A)1 Street Improvements Required**	**Sidewalks and drainage improvements are required in all zoning districts, except as otherwise provided herein.**
			Staff Comments	*Pursuant Section 17.06.070, 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 as follows:* *i. For sidewalk and drainage improvement lengths of ninety (90) linear feet or less, the Applicant may propose an in-lieu payment per the currently adopted fee schedule.* *ii. For improvement lengths greater than ninety (90) linear feet, the Applicant may proposed an in-lieu payment amount based on a stamped engineering estimate for one hundred ten percent (110%) of the estimated costs of concrete sidewalk and drainage improvements provided by a qualified contractor, plus associated engineering costs, and said in-lieu payment is subject to approval by the city engineer.* *iii. Any approved in lieu contribution shall be paid before the city issues a certificate of occupancy.* *The total frontage of this project is approximately 65' in length; therefore, an in-lieu payment per the currently adopted fee schedule is appropriate and recommended by City Staff. The Applicant intends to pay in-lieu fees, as recommended by Staff. This has been made a Condition of Approval.*

☐	☐	☒	**17.06.070(B) Required Water System Improvements**	**In the Townsite Overlay District, any proposal for new construction or addition of a garage accessing from the alley, where water main lines within the alley are less than six feet (6') deep, the developer shall install insulating material (blue board insulation or similar material) for each and every individual water service line and main line between and including the subject property and the nearest public street, as recommended by the city engineer. (Ord. 1191, 2015)**
			Staff Comments	*N/A.*

Design Review Requirements for Non-Residential, Multifamily, and/or Mixed-Use Buildings within the City of Hailey

1. Site Planning: 17.06.080(A)1, items (a) thru (n)

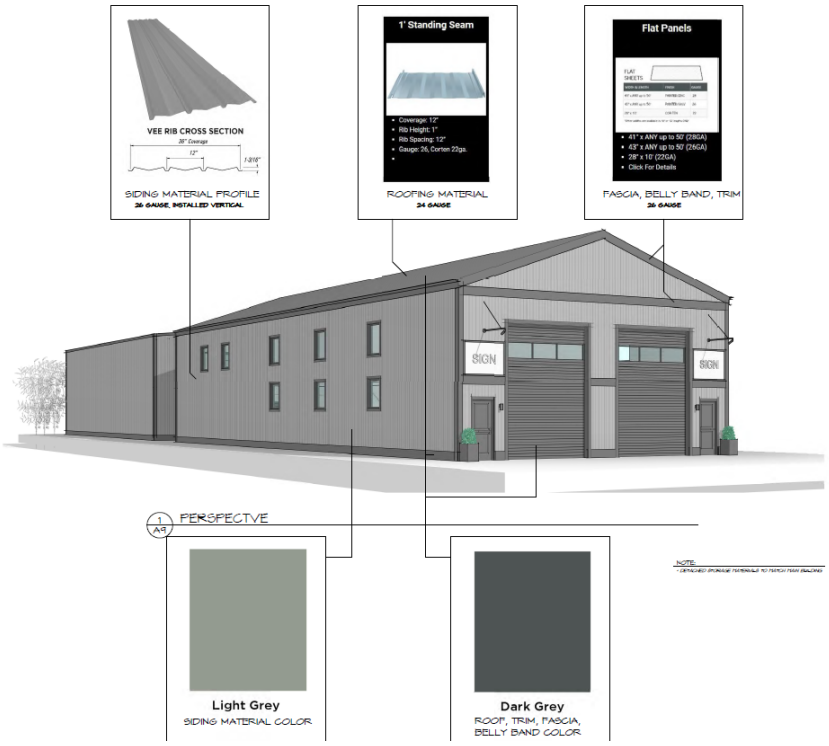
Compliant			Standards and Staff Comments	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☒	☐	☐	**17.06.080(A)1a**	**a. The location, orientation and surface of buildings shall maximize, to the greatest extent possible sun exposure in exterior spaces to create spaces around buildings that are usable by the residents and allow for safe access to buildings.**
			Staff Comments	*The location and orientation of the proposed building complements the surrounding area and frontage of the buildings facing Glenbrook Drive.*
☐	☐	☒	**17.06.080(A)1b**	**b. All existing plant material shall be inventoried and delineated, to scale, and noted whether it is to be preserved, relocated or removed. Removal of trees larger than 6-inch caliper proposed to be removed require an arborist review. Any tree destroyed or mortally injured after previously being identified to be preserved, or removed without authorization, shall be replaced with a species of tree found in the Tree Guide and shall be a minimum of 4-inch caliper.**
			Staff Comments	*N/A- This is an undeveloped lot so there is no existing landscaping- only weeds and brush. No trees are proposed to be removed on the parcel, as none exist.*
☒	☐	☐	**17.06.080(A)1c**	**c. Site circulation shall be designed so pedestrians have safe access to and through the site and to building.**
			Staff Comments	*Site access is proposed from Glenbrook Drive. The Applicant is proposing an onsite gravel driveway that leads to the rear of the site for additional site access/parking.*
☒	☐	☐	**17.06.080(A)1d**	**d. Building services including loading areas, trash storage/pickup areas and utility boxes shall be located at the rear of a building; the side of the building adjacent to an internal lot line may be considered as an alternate location. These areas shall be designed in a manner to minimize conflict among uses and shall not interfere with other uses, such as snow storage. These areas shall be screened with landscaping, enclosures, fencing or by the principal building.**
			Staff Comments	*Metal screening to match the buildings finish is proposed for the trash dumpster and is located toward the front of the site for access from Clear Creek Services. The Applicant provided a loading area towards the front of the property, located in the proposed front parking area. The cars will be moved as needed for deliveries etc. There is another loading area proposed for the driveway towards the rear of the lot.*
☐	☐	☒	**17.06.080(A)1e**	**e. Where alleys exist, or are planned, they shall be utilized for building services.**
			Staff Comments	*N/A, as no alley exists for this site.*
☐	☐	☒	**17.06.080(A)1f**	**f. Vending machines located on the exterior of a building shall not be visible from any street.**
			Staff Comments	*N/A, as no vending machines are proposed.*
☒	☐	☐	**17.06.080(A)1g**	**g. On-site parking areas shall be located at the rear of the building and screened from the street. Parking and access shall not be obstructed by snow**

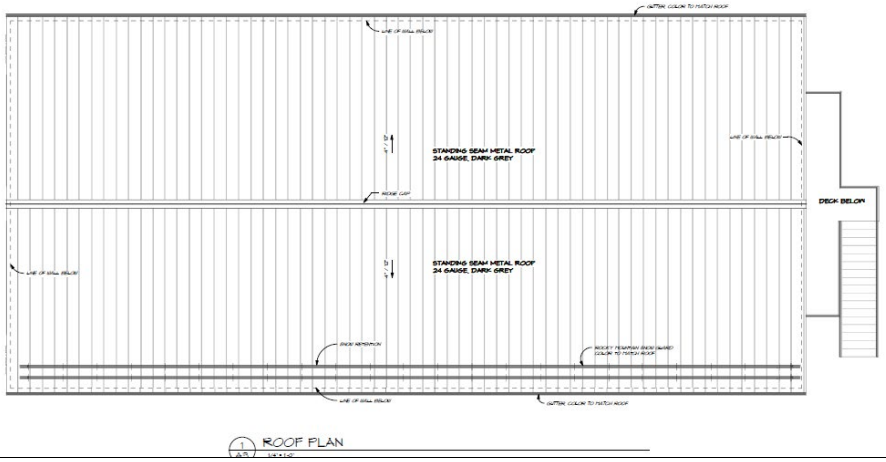
				accumulation. ***(NOTE: If project is located in Airport West Subdivision, certain standards may apply that are not listed here. See code for details.)*** **i. Parking areas located within the SCI zoning district may be located at the side or rear of the building.** **ii. Parking areas may be considered at the side of buildings within the B, LB, TI and LI zoning districts provided a useable prominent entrance is located on the front of the building and the parking area is buffered from the sidewalk adjacent to the street.**
			Staff Comments	*The lot is located in the LI Zoning District which allows for side and rear parking. The Applicant is proposing 10 onsite parking spaces in total.*
☒	☐	☐	**17.06.080(A)1h**	**h. Access to on-site parking shall be from the alley or, if the site is not serviced by an alley, from a single approach to the street to confine vehicular/pedestrian conflict to limited locations, allow more buffering of the parking area and preserve the street frontage for pedestrian traffic.**
			Staff Comments	*All access to onsite parking will be achieved from Glenbrook Drive. No alley exists nor is one proposed for this site.*
☒	☐	☐	**17.06.080(A)1i**	**i. Snow storage areas shall be provided on-site where practical and sited in a manner that is accessible to all types of snow removal vehicles of a size that can accommodate moderate areas of snow.**
			Staff Comments	*The Applicant is proposing onsite snow storage along the front of the building and along the Northern property line within the setback area. As well as the setback area along the northern rear property line, which allows for convenient accessibility to remove the snow.* *The Applicant will haul snow from the site as necessary. This has been made a Condition of Approval.*
☒	☐	☐	**17.06.080(A)1j**	**j. Snow storage areas shall not be less than 25% of the improved parking and vehicle and pedestrian circulation areas.**
			Staff Comments	*The total lot size is 13,585; the total improved parking, vehicle and pedestrian circulation area is approximately 6,081 square feet.* *25% of this area equates to approximately 1,520 square feet of required snow storage; The Applicant has shown 1,533 square feet of proposed snow storage on the site plan, which complies with the required minimum. The Applicant will haul snow form the site as necessary.* 
☒	☐	☐	**17.06.080(A)1k**	**k. A designated snow storage area shall not have any dimension less than 10 feet.**
			Staff Comments	*The designated snow storage complies with requirements, there is no proposed snow storage area that is under 10 feet on site.*
☒	☐	☐	**17.06.080(A)1l**	**l. Hauling of snow from downtown areas is permissible where other options are not practical.**

			Staff Comments	*The Applicant has proposed to haul snow from the site as necessary which has been made a Condition of Approval.*
☒	☐	☐	**17.06.080(A)1m**	**m. Snow storage areas shall not impede parking spaces, vehicular and pedestrian circulation or line of sight, loading areas, trash storage/pickup areas, service areas or utilities.**
			Staff Comments	*It appears that no snow storage areas impede parking spaces, or vehicular and pedestrian circulation of the site.*
☒	☐	☐	**17.06.080(A)1n**	**n. Snow storage areas shall be landscaped with vegetation that is salt-tolerant and resilient to heavy snow.**
			Staff Comments	*The only proposed snow storage areas that will be landscaped are located towards the rear of the property. The Applicant is proposing to plant Aspen deciduous trees along the northeastern corner of the site.*

2. Building Design: 17.06.080(A)2, items (a) thru (m)

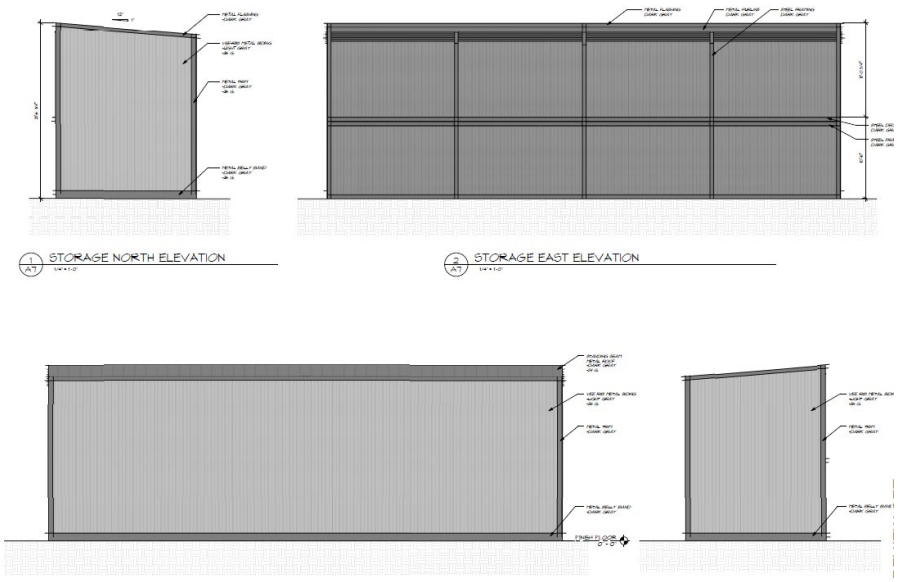
Compliant			Standards and Staff Comments	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☒	☐	☐	**17.06.080(A)2a**	**a. The proportion, size, shape and rooflines of new buildings shall be compatible with surrounding buildings.**
			Staff Comments	*The proposed building is compatible with the adjacent buildings to the north and to the south, which includes a proposed 4.12 pitched roof and building height of 28'.*
☒	☐	☐	**17.06.080(A)2b**	**b. Standardized corporate building designs are prohibited.**
			Staff Comments	*The proposed building design does not incorporate a standardized corporate design.*
☒	☐	☐	**17.06.080(A)2c**	**c. At ground level, building design shall emphasize human scale, be pedestrian oriented and encourage human activity and interaction.**
			Staff Comments	*The proposed building is comparable to the adjacent properties with the frontage facing Glenbrook Drive, pedestrian access from the front of the site and through the site with a 12'-wide driveway traveling from the front to the rear of the parcel.*
☒	☐	☐	**17.06.080(A)2d**	**d. The front façade of buildings shall face the street and may include design features such as windows, pedestrian entrances, building off-sets, projections, architectural detailing, courtyards and change in materials or similar features to create human scale and break up large building surfaces and volumes.**
			Staff Comments	*The frontage of the proposed building faces Glenbrook Drive. The frontage incorporates metal fascia trim and belly bands around the building that help to break up the large wall pane.*
☐	☐	☒	**17.06.080(A)2e**	**e. Any addition onto or renovation of an existing building shall be designed to create a cohesive whole.**
			Staff Comments	*N/A. No addition is proposed- this is a new development.*
☒	☐	☐	**17.06.080(A)2f**	**f. All exterior walls of a building shall incorporate the use of varying materials, textures and colors.**

			Staff Comments	*The exterior incorporates dark grey metal roofing, and light grey metal siding with grey trim and belly bands.*
☒	☐	☐	**17.06.080(A)2g**	**g. Exterior buildings colors and materials shall be integrated appropriately into the architecture of the building and be harmonious within the project and with surrounding buildings.**
			Staff Comments	*The exterior materials and colors are compatible with other surrounding structures in the Light Industrial Zoning District* 
☐	☒	☐	**17.06.080(A)2h**	**h. Flat-roofed buildings over two stories in height shall incorporate roof elements such as parapets, upper decks, balconies or other design elements.**
			Staff Comments	*The proposed building is two stories in height with a steel railing exterior staircase at the rear of the building- No flat roofs are proposed.*
☒	☐	☐	**17.06.080(A)2i**	**i. All buildings shall minimize energy consumption by utilizing alternative energy sources and/or passive solar techniques. At least three (3) of the following techniques, or an approved alternative, shall be used to improve energy cost savings and provide a more comfortable and healthy living space:** **i. Solar Orientation. If there is a longer wall plane, it shall be placed on an east-west axis. A building's wall plane shall be oriented within 30 degrees of true south.** **ii. South facing windows with eave coverage. At least 40% of the building's total glazing surface shall be oriented to the south, with roof overhang or awning coverage at the south.** **iii. Double glazed windows.** **iv. Windows with Low Emissivity glazing.** **v. Earth berming against exterior walls** **vi. Alternative energy. Solar energy for electricity or water heating, wind energy or another approved alternative shall be installed on-site.**

				vii. Exterior light shelves. All windows on the southernmost facing side of the building shall have external light shelves installed.
			Staff Comments	*The Applicant is proposing several energy saving measures such as:* *- the orientation of the longest wall plane is placed on the East- West axis and in 27 degrees of true South.* *- All proposed windows are double glazed with low emissivity.* *- COMCHECK to be submitted for energy compliance (verification of compliance with IECC 2018)*
☒	☐	☐	**17.06.080(A)2j**	**j. Gabled coverings, appropriate roof pitch, or snow clips and/or gutters and downspouts shall be provided over all walkways and entries to prevent snow from falling directly onto adjacent sidewalks.**
			Staff Comments	*The Applicant is proposing a 4.12 roof pitch for this project with snow retention clips and a Rocky Mountain snow guard to match the roof.* 
☐	☒	☐	**17.06.080(A)2k**	**k. Downspouts and drains shall be located within landscape areas or other appropriate locations where freezing will not create pedestrian hazards.**
			Staff Comments	*Downspout locations are proposed for all four corners of the building- draining to the proposed drywells on site.*
☐	☐	☒	**17.06.080(A)2l**	**l. Vehicle canopies associated with gas stations, convenience stores or drive-through facilities shall have a minimum roof pitch of 3/12 and be consistent with the colors, material and architectural design used on the principal building(s).**
			Staff Comments	*N/A. No vehicle canopies are proposed.*
☒	☐	☐	**17.06.080(A)2m**	**m. A master plan for signage is required to ensure the design and location of signs is compatible with the building design and compliance with Chapter 17.08.**
			Staff Comments	*The Applicant is proposing two signs: one above each shop door. A Sign Permit Application will be required and approved prior to installation of business signage. This has been made a Condition of Approval.*

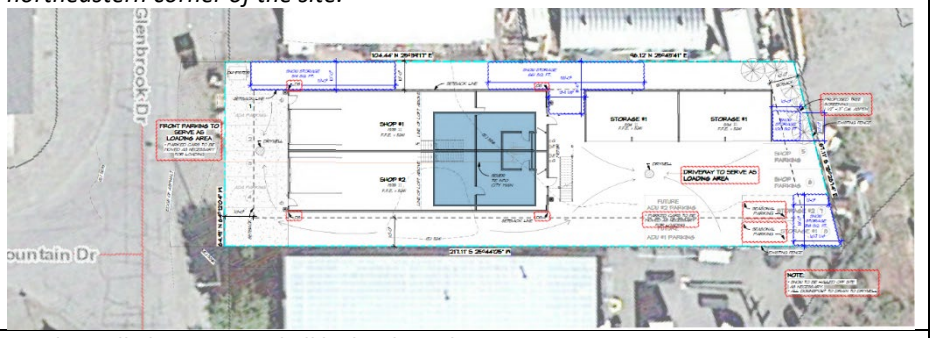
17. Accessory Structures, Fences and Equipment/Utilities: 17.06.080(A)3, items (a) thru (i)

Compliant			Standards and Staff Comments	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☒	☐	☐	**17.06.080(A)3a**	**a. Accessory structures shall be designed to be compatible with the principal building(s).**

			Staff Comments	*The plans entail two (2), 594 square foot exterior storage buildings that are compatible with the proposed principal building through similar design and material.*
☒	☐	☐	**17.06.080(A)3b**	**b. Accessory structures shall be located at the rear of the property.**
			Staff Comments	*Both exterior storage buildings are located towards the rear of the sight.*
☒	☐	☐	**17.06.080(A)3c**	**c. Walls and fences shall be constructed of materials compatible with other materials used on the site.**
			Staff Comments	*The exterior storage buildings are to be similar in design to the principal building in terms of material, and the color palette.* 
☒	☐	☐	**17.06.080(A)3d**	**d. Walls and fencing shall not dominate the buildings or the landscape. Planting should be integrated with fencing in order to soften the visual impact.**
			Staff Comments	*The proposed wall size of the exterior storage units is compatible with the principal building.*
☒	☐	☐	**17.06.080(A)3e**	**e. All roof projections including, roof-mounted mechanical equipment, such as heating and air conditioning units, but excluding solar panels and Wind Energy Systems that have received a Conditional Use Permit, shall be shielded and screened from view from the ground level of on-site parking areas, adjacent public streets and adjacent properties.**
			Staff Comments	*N/A. No roof equipment is proposed for the site.*
☐	☐	☒	**17.06.080(A)3f**	**f. The hardware associated with alternative energy sources shall be incorporated into the building's design and not detract from the building and its surroundings.**
			Staff Comments	*N/A. No alternative energy sources are proposed with this application.*
☒	☐	☐	**17.06.080(A)3g**	**g. All ground-mounted mechanical equipment, including heating and air conditioning units, and trash receptacle areas shall be adequately screened from surrounding properties and streets by the use of a wall, fence, or landscaping, or shall be enclosed within a building.**
			Staff Comments	*The submitted plans do not include any exterior mechanical equipment. The proposed dumpster for the principal building is screened.*
☒	☐	☐	**17.06.080(A)3h**	**i. All service lines into the subject property shall be installed underground.**
			Staff Comments	*All service lines into the property shall be installed underground. This has been made a Condition of Approval.*

☐	☐	☒	**17.06.080(A)3i**	**j. Additional appurtenances shall not be located on existing utility poles.**
			Staff Comments	*N/A, none proposed.*

4. Landscaping: 17.06.080(A)4, items (a) thru (n)

Compliant			Standards and Staff Comments	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☒	☐	☐	**17.06.080(A)4a**	**a. Only drought tolerant plant species and/or xeriscape specific plant materials shall be used, as specified by the Hailey Landscaping Manual or an approved alternative.**
			Staff Comments	*Five (5), 1 ½ -3" Caliper Aspen Trees (deciduous trees) are proposed along the northeastern corner of the site.* 
☒	☐	☐	**17.06.080(A)4b**	**b. All plant species shall be hardy to the Zone 4 environment.**
			Staff Comments	*The proposed deciduous species will be hardy to the Zone 4 environment.*
☐	☐	☒	**17.06.080(A)4c**	**c. At a minimum, a temporary irrigation system that fully operates for at least two complete growing seasons is required in order to establish drought tolerant plant species and/or xeriscape specific plant materials. Features that minimize water use, such as moisture sensors, are encouraged.**
			Staff Comments	*There is a proposed NFPA 13 sprinkler system to be installed for landscaping onsite.*
☐	☐	☒	**17.06.080(A)4d**	**d. Landscaped areas shall be planned as an integral part of the site with consideration of the urban environment. A combination of trees shrubs, vines, ground covers and ornamental grasses shall be used. New landscaped areas having more than 10 trees, a minimum of 10% of the trees shall be at least 4-inch caliper, 20% shall be at least 3-inch caliper, and 20% shall be at least 2½ inch caliper and a maximum of 20% of any single tree species may be used in any landscape plan (excluding street trees). New planting areas shall be designed to accommodate typical trees at maturity. Buildings within the LI and SCI-I zoning district are excluded from this standard.**
			Staff Comments	*N/A, as buildings within the LI District are excluded from this standard.*
☒	☐	☐	**17.06.080(A)4e**	**e. Seasonal plantings in planter boxes, pots, and/or hanging baskets shall be provided to add color and interest to the outside of buildings in the LI and SCI-I zoning districts.**
			Staff Comments	*The Applicant is proposing planter boxes at the entry doors for seasonal planting.*
☐	☐	☒	**17.06.080(A)4f**	**f. Plantings for pedestrian areas within the B, LB, TN and SCI-O zoning districts shall be designed with attention to the details of color, texture and form. A variety of trees, shrubs, perennials, ground covers and seasonal plantings, with different shapes and distinctive foliage, bark and flowers shall be used in beds, planter boxes, pots, and/or hanging baskets.**
			Staff Comments	*N/A, as buildings within the LI District are excluded from this standard*
☒	☐	☐	**17.06.080(A)4g**	**g. Storm water runoff should be retained on the site wherever possible and used to irrigate plant materials.**
			Staff Comments	*Runoff is directed toward the drywells on site.*

☒	☐	☐	**17.06.080(A)4h**	**h. A plan for maintenance of the landscaping areas is required to ensure that the project appears in a well-maintained condition (i.e., all weeds and trash removed, dead plant materials removed and replaced).**
			Staff Comments	*The Applicant shall be responsible for maintaining all landscaped areas in a tidy and attractive condition.*
☐	☐	☒	**17.06.080(A)4i**	**i. Retaining walls shall be designed to minimize their impact on the site and the appearance of the site.**
			Staff Comments	*N/A, as no retaining walls are proposed.*
☐	☐	☒	**17.06.080(A)4j**	**j. Retaining walls shall be constructed of materials that are utilized elsewhere on the site, or of natural or decorative materials.**
			Staff Comments	*N/A, as no retaining walls are proposed.*
☐	☐	☒	**17.06.080(A)4k**	**k. Retaining walls, where visible to the public and/or to residents or employees of the project, shall be no higher than four feet or terraced with a three-foot horizontal separation of walls.**
			Staff Comments	*N/A, as no retaining walls are proposed.*
☐	☐	☒	**17.06.080(A)4l**	**l. Landscaping should be provided within or in front of extensive retaining walls.**
			Staff Comments	*N/A, as no retaining walls are proposed.*
☐	☐	☒	**17.06.080(A)4m**	**m. Retaining walls over 24" high may require railings or planting buffers for safety.**
			Staff Comments	*N/A, as no retaining walls are proposed.*
☐	☐	☒	**17.06.080(A)4n**	**n. Low retaining walls may be used for seating if capped with a surface of at least 12 to 16 inches wide.**
			Staff Comments	*N/A, as no retaining walls are proposed.*

17.06.060 Criteria.

A. The Commission or Hearing Examiner shall determine the following before approval is given:

1. **The project does not jeopardize the health, safety or welfare of the public.**
2. **The project conforms to the applicable specifications outlined in the Design Review Guidelines, as set forth herein, applicable requirements of the Zoning Title, and City Standards.**

B. Conditions. The Commission or Hearing Examiner may impose any condition deemed necessary. The Commission or Hearing Examiner may also condition approval of a project with subsequent review and/or approval by the Administrator or Planning Staff. Conditions which may be attached include, but are not limited to those which will:

1. **Ensure compliance with applicable standards and guidelines.**
2. **Require conformity to approved plans and specifications.**
3. **Require security for compliance with the terms of the approval.**
4. **Minimize adverse impact on other development.**
5. **Control the sequence, timing and duration of development.**
6. **Assure that development and landscaping are maintained properly.**
7. **Require more restrictive standards than those generally found in the Zoning Title.**

C. Security. The applicant may, in lieu of actual construction of any required or approved improvement, provide to the City such security as may be acceptable to the City, in a form and in an amount equal to the cost of the engineering or design, materials and installation of the improvements not previously installed by the applicant, plus fifty percent (50%), which security shall fully secure and guarantee completion of the required improvements within a period of one (1) year from the date the security is provided.

1. **If any extension of the one-year period is granted by the City, each additional year, or portion of each additional year, shall require an additional twenty percent (20%) to be added to the amount of the original security initially provided.**

In the event the improvements are not completely installed within one (1) year, or upon the expiration of any approved extension, the City may, but is not obligated, to apply the security to the completion of the improvements and complete construction of the improvements.

The following Conditions are suggested for approval of this Application:

a) All applicable Fire Department and Building Department requirements shall be met.
b) Any change in use or occupancy type from that approved at time of issuance of Building Permit may require additional improvements and/or approvals. Additional parking may also be required upon subsequent change in use, in conformance with Hailey's Municipal Code at the time of the new use.
c) All City infrastructure requirements shall be met. Detailed plans for all infrastructure to be installed or improved at or adjacent to the site shall be submitted for Department Head approval and shall meet City Standards where required. The following shall be met:
    i. If present, existing water and sewer services shall be utilized.
    ii. New water and wastewater connections shall be established where none currently exist. All connections shall comply with City Standards.
d) The project shall be constructed in accordance with the Application or as modified by the Findings of Fact, Conclusions of Law, and Decision.
e) All new and existing exterior lighting shall comply with the Outdoor Lighting requirements according to 17.08C.
f) Except as otherwise provided, all the required improvements shall be constructed and completed, or sufficient security provided as approved by the City Attorney, before a Certificate of Occupancy can be issued.
g) This Design Review approval is for the date the Findings of Fact are signed. The Planning & Zoning Administrator has the authority to approve minor modifications to this project prior to, and for the duration of a valid Building Permit.
h) Construction staging and storage shall not be within the City Right-of-Way. All construction impacts shall occur within the property boundary.
i) All utilities shall be located underground, consistent with 17.06.080(A)3h.
j) A Sign Permit Application shall be submitted and approved prior to signage installation.
k) Snow shall be hauled from the site as necessary.
l) Pursuant Section 17.06.070 of Hailey's Municipal Code, the Applicant shall pay an in-lieu fee for sidewalk and drainage improvements along for the property frontage of Glenbrook Drive. This payment shall be per the currently adopted fee schedule and be made prior to issuance of a Certificate of Occupancy.
m) The Applicant shall be responsible for maintaining all landscaped areas in a tidy and attractive condition.
n) All exterior mechanical equipment and trash enclosures shall be fully screened.
o) The proposed project shall conform with all regulations and standards as outlined in Title 17 of the Hailey Municipal Code, prior to issuance of a Building Permit. The City of Hailey is committed to utilizing the proposed commercial space as permitted until an amendment allows for residential uses - mixed-use, multifamily, or otherwise - within the LI Zoning District.

p) Prior to final design, Staff and the Applicant will meet internally to finalize site details. If construction occurs prior to Staff review and approval of the final design, any and all site and/or right-of-way infrastructure installed may need to be removed at the sole expense of the Applicant.

Motion Language:
Approval: Motion to approve the Design Review Application by Noe and Rene Orihuela for the approval of the construction of a new 8,128 mixed use building located at 4323 Glenbrook Drive (Lot 4, Block 42, Woodside Subdivision #10) within the Light Industrial (LI) District, finding that the project does not jeopardize the health, safety or welfare of the public and the project conforms to the applicable specifications outlined in the Design Review Guidelines, applicable requirements of the Zoning Title, and City Standards, provided conditions (a) through (p) are met.

Denial: Motion to deny the Design Review Application by Noe and Rene Orihuela for the approval of the construction of a new 8,128 mixed use building located at 4323 Glenbrook Drive (Lot 4, Block 42, Woodside Subdivision #10) within the Light Industrial (LI) District, finding that _____ [the Commission should cite which standards are not met and provide the reason why each identified standard is not met].

Continuation: Motion to continue the public hearing to _____ [Commission should specify a date].

ORIHUELA SHOP

FEBRUARY 20TH, 2024

4323 GLENBROOK DR

HAILEY, ID 83333

PROJECT TEAM

ARCHITECT:

Blincoe Architecture

POST OFFICE BOX 4424
KETCHUM, IDAHO 83340
(208) 720-1925

CIVIL/SURVEYOR:

Alpine Enterprises Inc.

280 RIVER ST. E
KETCHUM, ID 83340
(208) 727-1988

BUILDER:

Teton West

PO BOX 176
RIGBY, ID 83442
(208) 356-7979

ARCHITECTURAL SYMBOLS

INTERIOR ELEVATION CALL OUT: D

SECTION REFERENCE: A A-A1

DETAIL REFERENCE: 1 A-B

INTERIOR ELEVATION KEY: A B C D INTERIOR ELEVATION KEY

ELEVATION CALL OUT: T.O.P. 108'-0"

ARCHITECTURAL NORTH

NORTH ARROW:

ROOM NUMBER: 106

DOOR REFERENCE: 105

WINDOW REFERENCE: C

REVISION REFERENCE: 1

GENERAL NOTES:

NOTE:

1. CONTRACTOR TO VERIFY ALL CONDITIONS AND DIMENSIONS AT SITE. ALL INCONSISTENCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH WORK.
2. ANY ERRORS OR OMISSIONS FOUND IN THESE DRAWINGS SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION IMMEDIATELY.
3. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
4. ALL DIMENSIONS ARE TO FACE OF STUD OR TO FACE OF FRAMING UNLESS OTHERWISE NOTED.
5. ALL CONSTRUCTION MUST MEET OR EXCEED ALL LOCAL AND NATIONAL GOVERNING CODES AND ORDINANCES. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR SECURING AN AUTHORIZED BUILDING PERMIT AND NOTIFYING THE CITY OF HAILEY BUILDING DEPARTMENT, STATE ELECTRICAL, MECHANICAL, AND PLUMBING INSPECTORS FOR APPROPRIATE SITE INSPECTIONS.
6. THE CONTRACTOR IS TO COORDINATE WORK TO MINIMIZE CONFLICTS WITH EXISTING LANDSCAPING TO PREVENT DAMAGE.
7. THE CONTRACTOR IS TO COORDINATE DISPOSAL OF EXISTING WASTE, APPLICATION MATERIAL, AND TRASH. ALL MATERIAL MUST BE DISPOSED OF IN A SAFE AND PROFESSIONAL MANNER.
8. THE UNDERTAKING OF PERIODIC SITE VISITS BY THE ARCHITECT SHALL NOT BE CONSTRUED AS SUPERVISION OF ACTUAL CONSTRUCTION, NOR MAKE HIM RESPONSIBLE FOR PROVIDING A SAFE PLACE FOR THE PERFORMANCE OF WORK BY THE CONTRACTOR, SUBCONTRACTORS, SUPPLIERS, OR THEIR EMPLOYEES.
9. THE ARCHITECT HAS NOT BEEN COMPENSATED OR RETAINED TO PROVIDE DETAILING FOR WATERPROOFING AND ENVELOPE PENETRATIONS.
10. ANY DIFFERED ITEMS ARE THE RESPONSIBILITY OF THE OWNER & GENERAL CONTRACTOR TO PROVIDE SPECIFICATIONS & DOCUMENTATION NEEDED FOR CONSTRUCTION. THE DOCUMENTS PROVIDED ARE BASED ON LIMITED ARCHITECTURAL SERVICE.
11. ALL HYDRONIC HEAT TUBING AND CONCRETE MIX IS THE RESPONSIBILITY OF THE CONTRACTOR AND SUB-CONTRACTOR. THE ARCHITECT IS NOT RESPONSIBLE FOR CRACKING OF CONCRETE.
12. IT IS THE RESPONSIBILITY OF THE BUILDING OFFICIAL TO PROVIDE ARCHITECT & ENGINEER WITH ALL INSPECTION REPORTS REQUIRED UNDER THE IBC.

BUILDING DATA

OCCUPANCY	: R-2/R-3	
CONSTRUCTION TYPE	: III B STEEL FRAME	
SQUARE FOOTAGE	: SHOP	3,956 #
	FUTURE ADU STORAGE	1,120 #
	UPPER LEVEL STORAGE	676 #
	DETACHED STORAGE	2,576 #
	TOTAL:	8,218 #
PROPERTY AREA	: TOTAL LOT AREA:	.312 ACRE
BUILDING CODE	: 2018 INTERNATIONAL RESIDENTIAL CODE AS ADOPTED BY CITY OF HAILEY	
	: 2018 INTERNATIONAL FIRE CODE AS ADOPTED BY CITY OF HAILEY	
	: 2018 INTERNATIONAL ENERGY CONSERVATION CODE AS ADOPTED BY CITY OF HAILEY	
ZONING	: SCI	
PHYSICAL ADDRESS	: 4323 GLENBROOK DR	
LEGAL DESCRIPTION	: WOODSIDE SUB #10 LOT 4 BLK 42	
PARCEL NUMBER	: RP0047604210040	

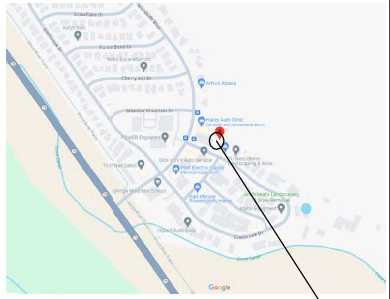
CITY OF HAILEY BUILDING DEPARTMENT.
CITY OF HAILEY FIRE DEPARTMENT

CODE COMPLIANCE:

1. MECHANICAL SYSTEMS AND VENTING TO REFLECT COMPLIANCE W/ THE 2018 INTERNATIONAL BUILDING CODE, 2018 INTERNATIONAL ENERGY CONSERVATION CODE, AND 2018 INTERNATIONAL MECHANICAL CODE.
2. PLUMBING VENTING TO REFLECT COMPLIANCE W/ 2018 INTERNATIONAL BUILDING CODE AND 2018 INTERNATIONAL ENERGY CONSERVATION CODE.
3. ALL ELECTRICAL SHALL CONFORM TO 2018 INTERNATIONAL BUILDING CODE AND 2018 INTERNATIONAL ENERGY CONSERVATION CODE.

ROOFING:	• ALL ROOFING SHALL COMPLY WITH CHAPTER 9 OF THE 2018 INTERNATIONAL RESIDENTIAL CODE.
HANDRAILS & GUARDRAILS:	• ALL STAIRWAYS SHALL COMPLY WITH CHAPTER 10 OF THE 2018 INTERNATIONAL RESIDENTIAL CODE.
BUILDING ENVELOPE:	• SHALL COMPLY WITH SECTION 402 OF THE 2018 INTERNATIONAL ENERGY CONSERVATION CODE.
LIGHTING EQUIPMENT:	• SHALL COMPLY WITH SECTION 404.1 OF THE 2018 INTERNATIONAL ENERGY CONSERVATION CODE.
ATTIC ACCESS:	• SHALL COMPLY WITH SECTION 402.2.9 OF THE 2018 INTERNATIONAL ENERGY CONSERVATION CODE.
CHIMNEYS AND FIREPLACES:	• ALL CHIMNEYS AND FIREPLACES SHALL COMPLY WITH CHAPTER 10 OF THE 2018 INTERNATIONAL RESIDENTIAL CODE AND SECTION 402.4.3 OF THE 2018 INTERNATIONAL ENERGY CONSERVATION CODE.
GLASS AND GLAZING:	• SHALL COMPLY WITH SECTION R612 OF THE 2018 INTERNATIONAL RESIDENTIAL CODE.
DUCTS:	• SHALL COMPLY WITH SECTION 403.2 OF THE 2018 INTERNATIONAL ENERGY CONSERVATION CODE.
CRAWLSPACE VENTING:	• SHALL COMPLY WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE.
LIVING SPACE VENTILATION:	• SHALL HAVE A RECOMMENDED AIR EXCHANGE OF .35 EXCHANGES PER PER HOUR. VERIFY WITH THE MECHANICAL SYSTEM.

NEIGHBORHOOD MAP



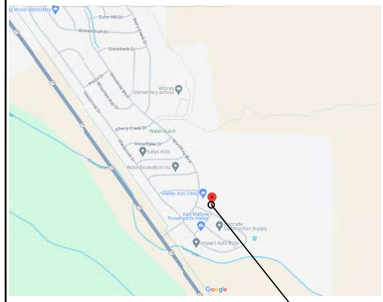
PROJECT LOCATION

SHEET INDEX

C5	COVER SHEET
00	SITE SURVEY
A0	SITE PLAN
A01	GRADING/DRAINAGE/UTILITY PLAN
A02	CONSTRUCTION MANAGEMENT PLAN
A1	MAIN LEVEL FLOOR PLAN
A2	ENCLOSED STORAGE PLAN
A3	ROOF PLAN
A4	EXTERIOR ELEVATIONS
A5	EXTERIOR ELEVATIONS
A6	OPEN STORAGE PLANS
A7	OPEN STORAGE ELEVATIONS
A8	EXTERIOR PERSPECTIVES
A9	MATERIAL BOARD

ENERGY REPORT

VICINITY MAP



SITE

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LICENSED ARCHITECT AR 984802

2/5/24

CHAD E. BLINCOE
STATE OF IDAHO

ORIHUELA SHOP

4323 GLENBROOK DR
HAILEY, ID 83333

DESIGN REVIEW SET
NOT FOR CONSTRUCTION

JOB #:	005.23
PLOT DATE:	2/20/24
DESIGN REVIEW:	2/5/24
PERMIT:	
CONSTRUCTION:	
REVISIONS:	
1	
2	
3	
4	
5	

C5

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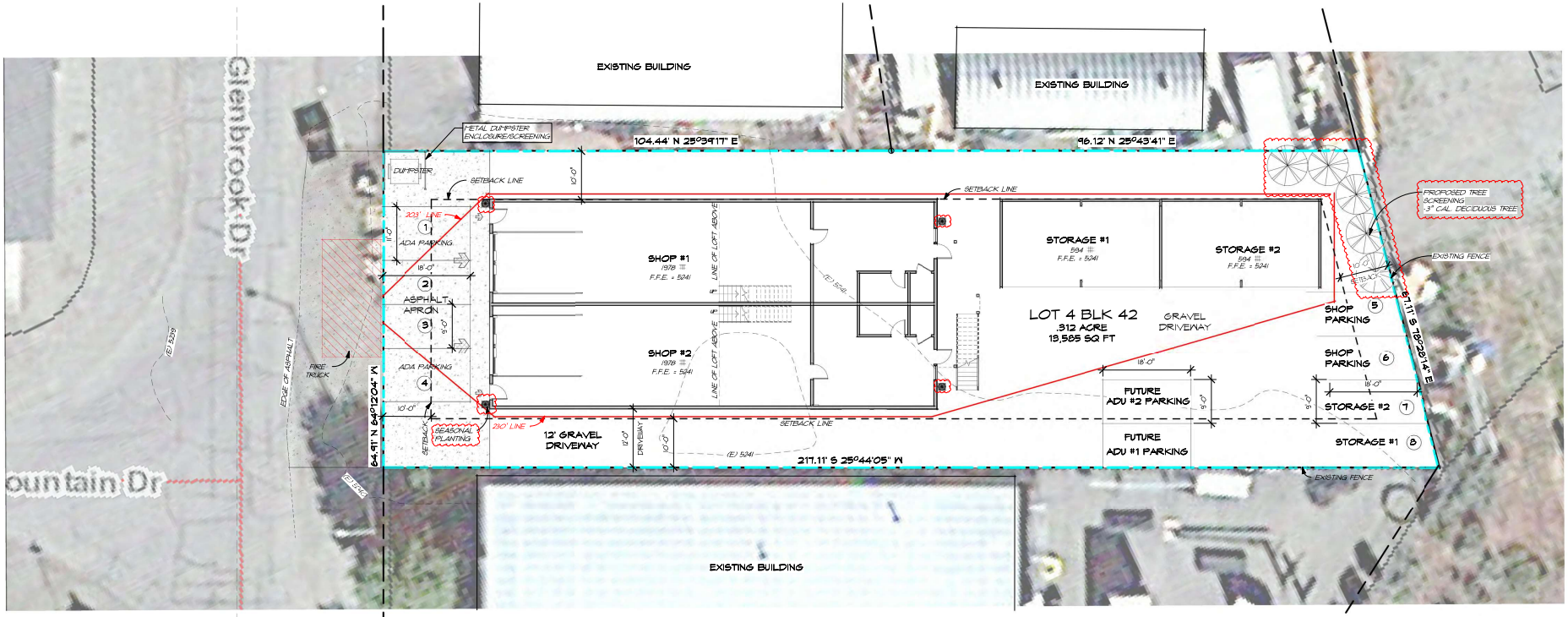

1 A0 SITE PLAN

3/32" = 1'-0"

NOTE:

• NFPA 13 SPRINKLER SYSTEM TO BE INSTALLED.

SQUARE FOOTAGE TABULATION:	UNIT #1	UNIT #2
SHOP	1,978 SQ. FT.	1,978 SQ. FT.
FUTURE ADU	560 SQ. FT.	560 SQ. FT.
STORAGE	594 SQ. FT.	594 SQ. FT.

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PLOT DATE:	1/30/24
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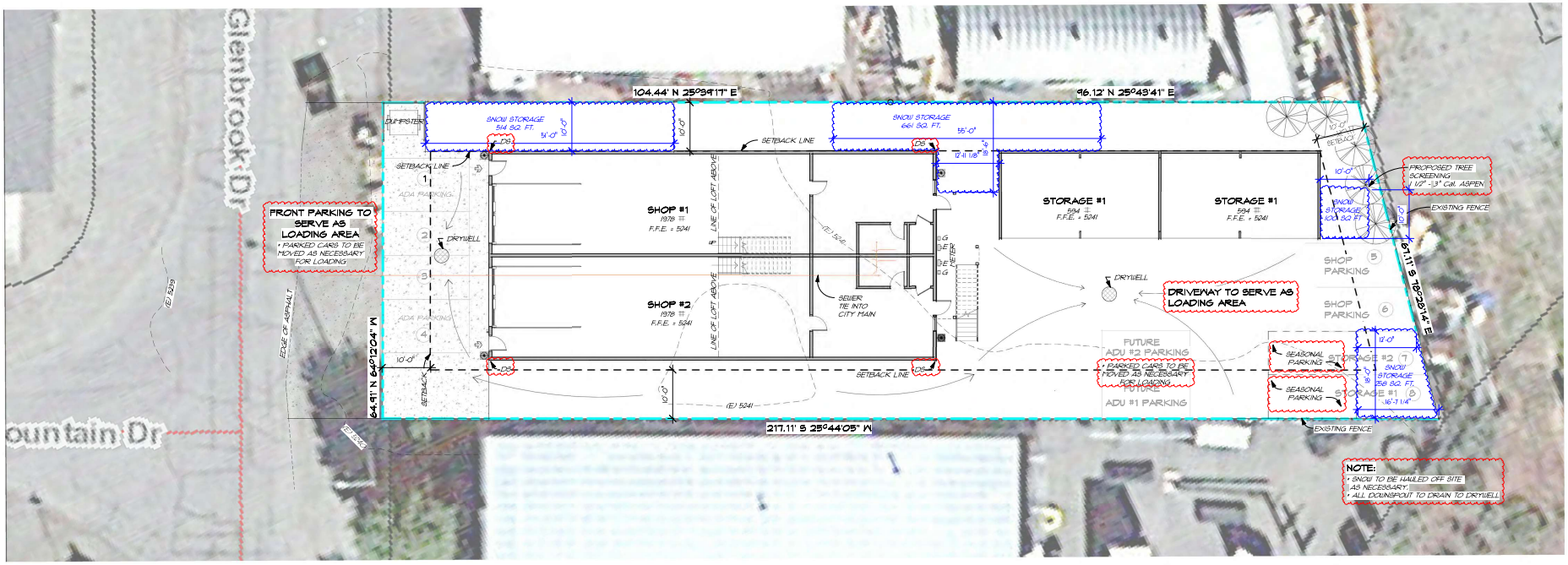

1 A0.1 GRADING PLAN/DRAINAGE PLAN/UTILITY PLAN

3/32" = 1'-0"

SNOW STORAGE:

IMPROVED PARKING AND DRIVEWAY	6,081 SQ. FT.
SNOW STORAGE (25 %)	1,520 SQ. FT.

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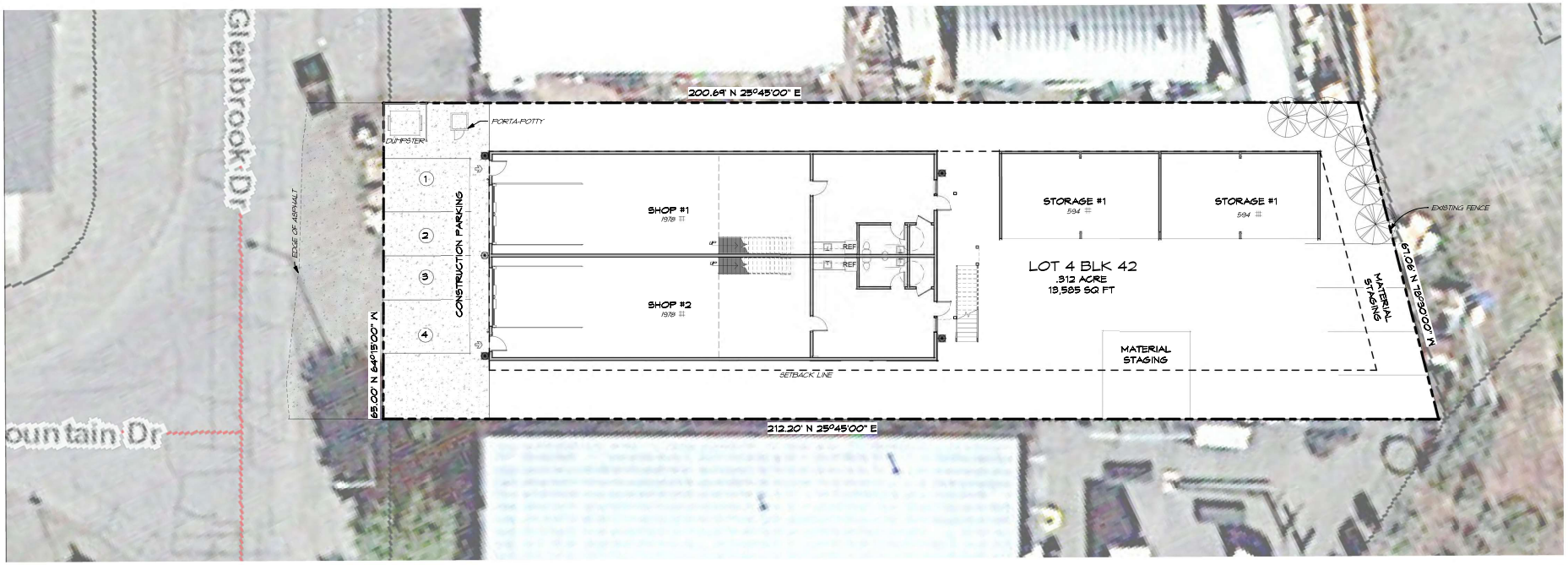

1 A0.2 CONSTRUCTION STAGING PLAN

3/32" = 1'-0"

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PRELIMINARY 11/30/23	
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DESIGN REVIEW SET UPDATED 2/20/24	

A0.2

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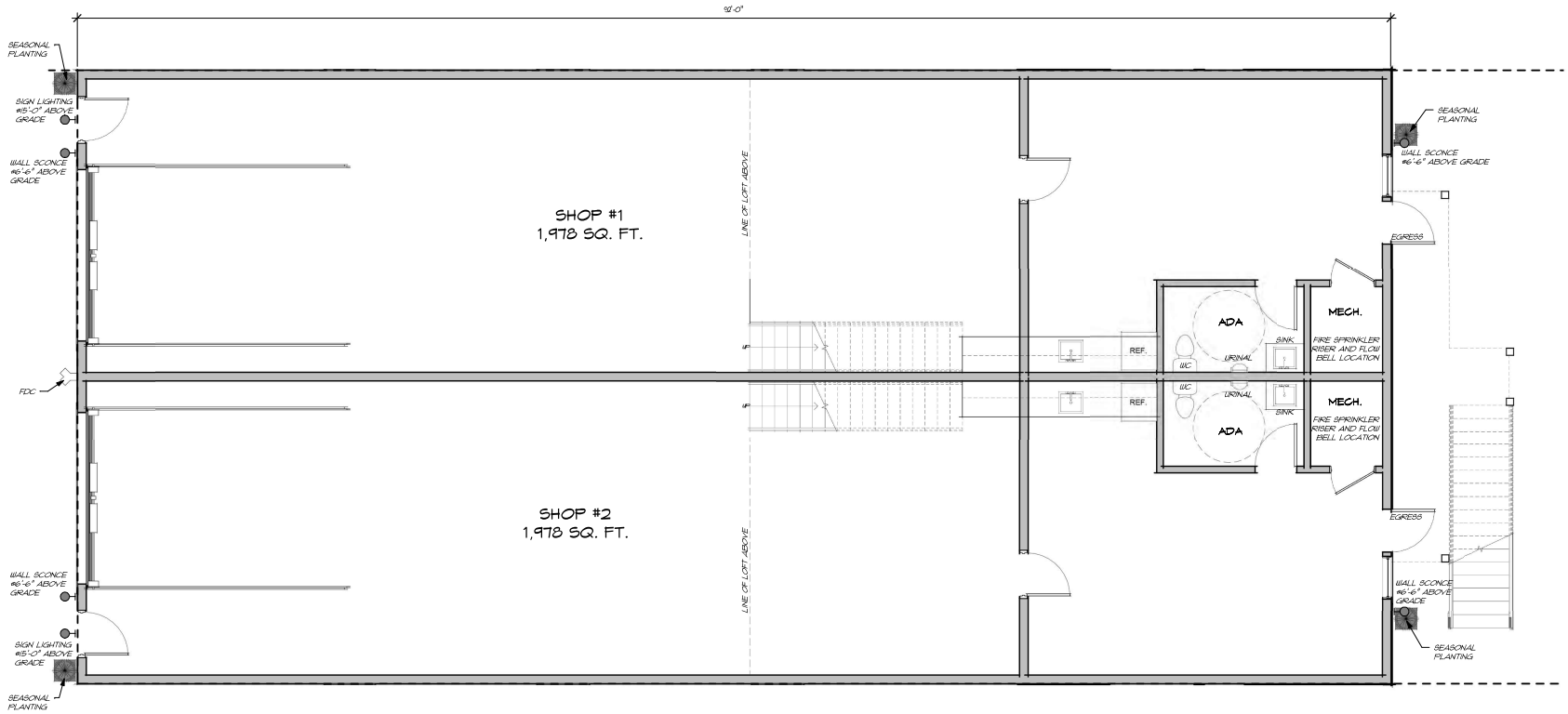


1 / A1 FLOOR PLAN

1/4" = 1'-0"

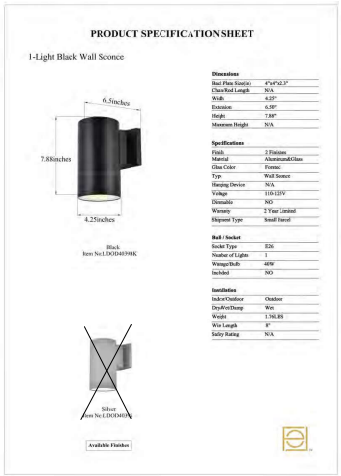
LEGEND:

- EXTERIOR LIGHTING - WALL MOUNTED
- FIRE DEPARTMENT CONNECTION

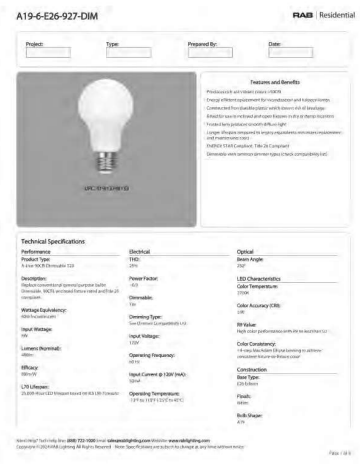
NOTE:

* NFPA 13 SPRINKLER SYSTEM TO BE INSTALLED AT THE SHOP.

SIGN LIGHT



WALL SCONCE LIGHT



2700K LIGHT BULB

DESIGN REVIEW SET
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PRELIMINARY 11/30/23	
PRELIMINARY 1/15/24	
PRELIMINARY 1/30/24	
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DESIGN REVIEW SET UPDATED 2/20/24	

A1

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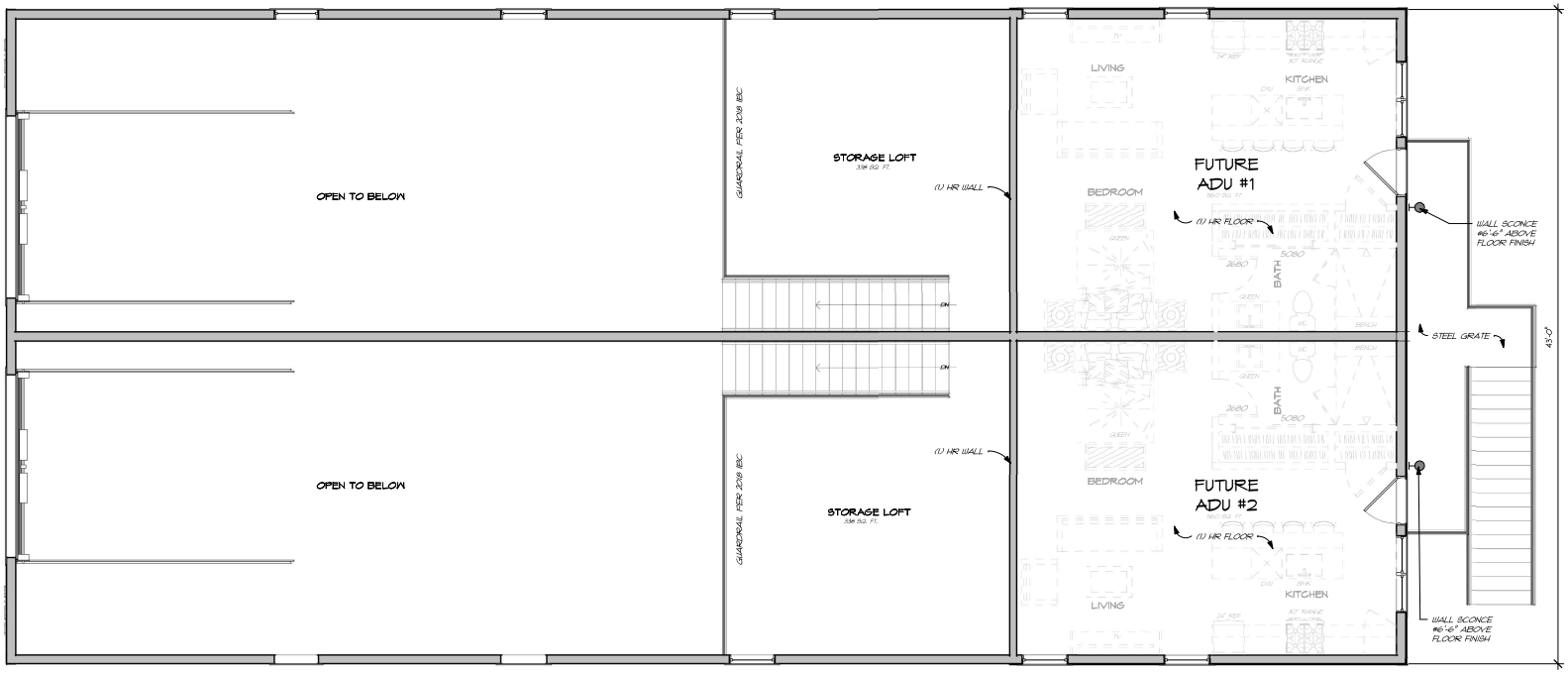

1 / A2 STORAGE LOFT/OFFICE

1/4" = 1'-0"

LEGEND:

EXTERIOR LIGHTING - WALL MOUNTED

DESIGN REVIEW SET
NOT FOR CONSTRUCTION

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PRELIMINARY 1/30/24	
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DESIGN REVIEW SET UPDATED 2/20/24	

A2

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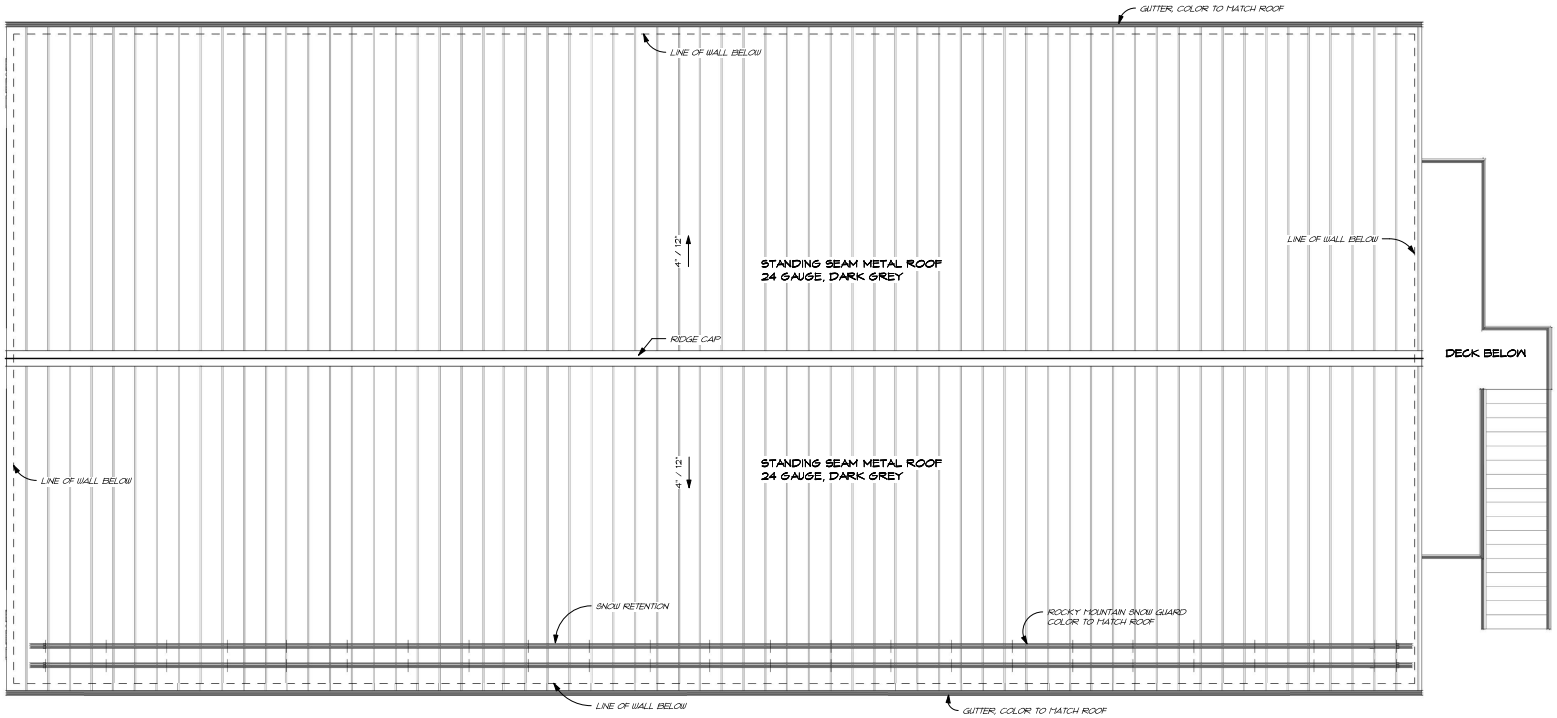

1 / A3 ROOF PLAN

1/4" = 1'-0"

DESIGN REVIEW SET
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Email:
jim@BlincoeArchitecture.com

LICENSED ARCHITECT
AR 984802
2/5/24
CHAD E. BLINCOE
STATE OF IDAHO

ORIHUELA SHOP

4323 GLENBROOK DR
HAILEY, ID 83333

JOB #:	010.21
PLOT DATE:	1/30/24
DESIGN REVIEW:	2/5/24
PERMIT:	
CONSTRUCTION:	
SUBMISSIONS/REVISIONS:	
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A3

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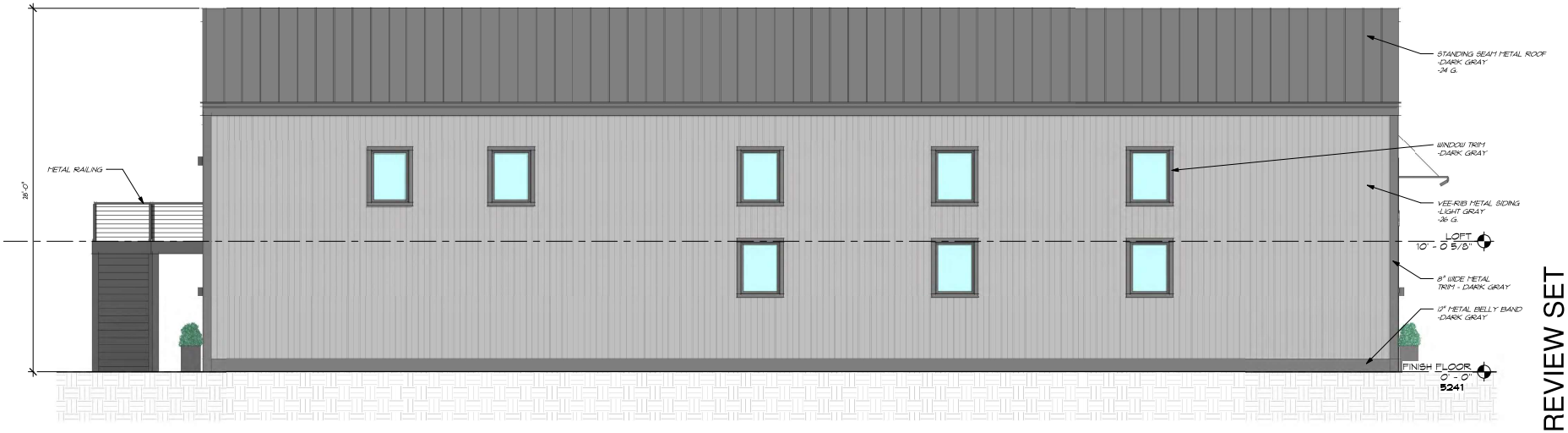
1 A4 SOUTH ELEVATION

1/4" = 1'-0"



2 A4 WEST ELEVATION

1/4" = 1'-0"

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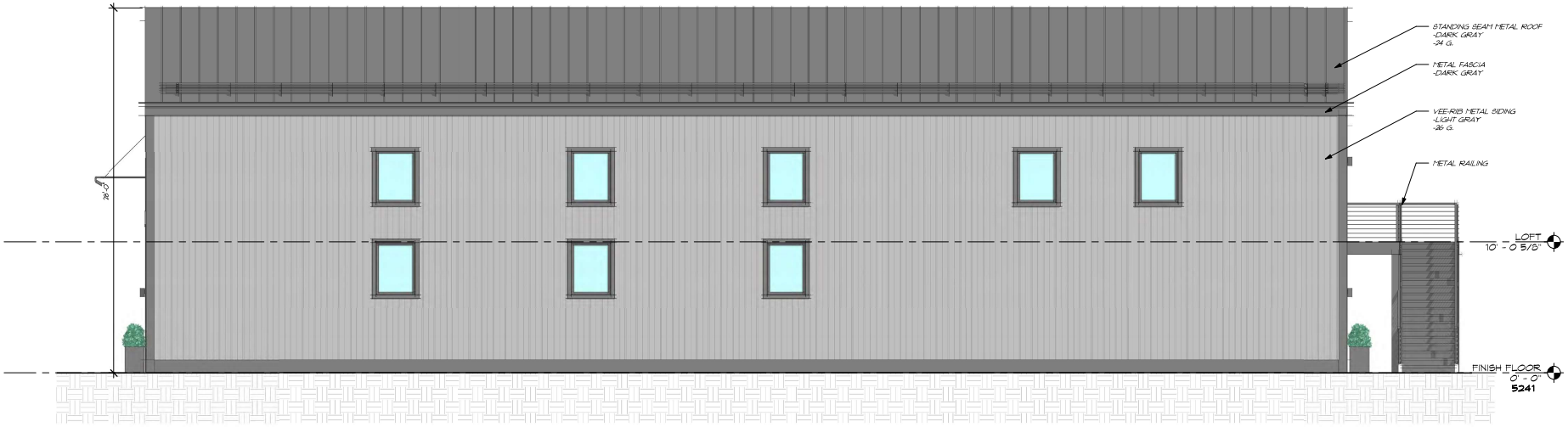
1 / A5 NORTH ELEVATION
1/4" = 1'-0"



2 / A5 EAST ELEVATION
1/4" = 1'-0"

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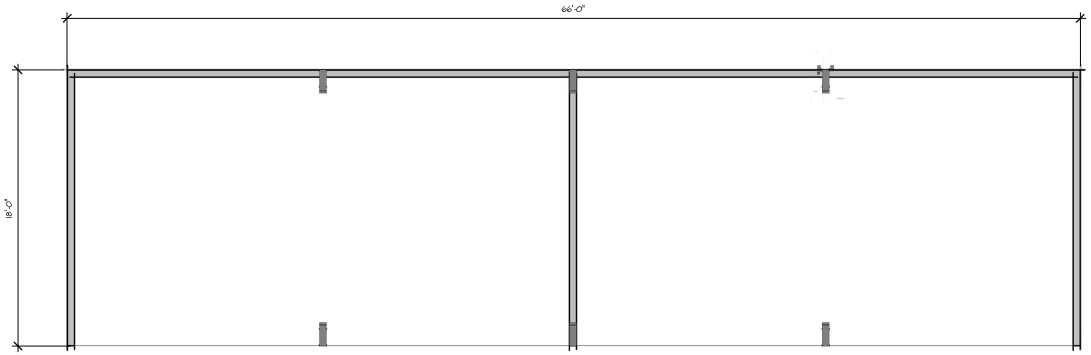
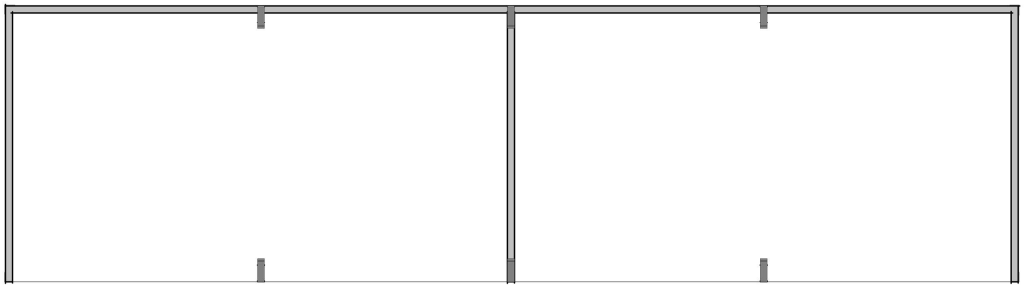


1 / A6 STORAGE GROUND FLOOR PLAN
1/4" = 1'-0"



2 / A6 STORAGE UPPER LEVEL PLAN
1/4" = 1'-0"

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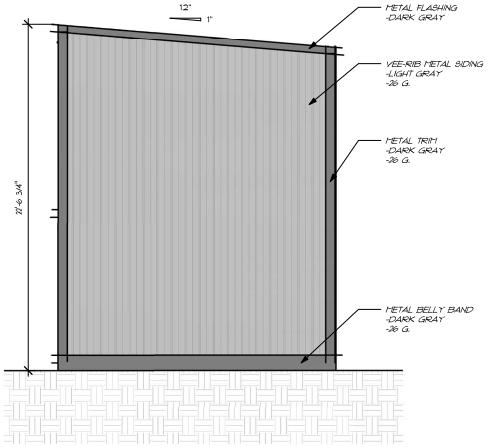
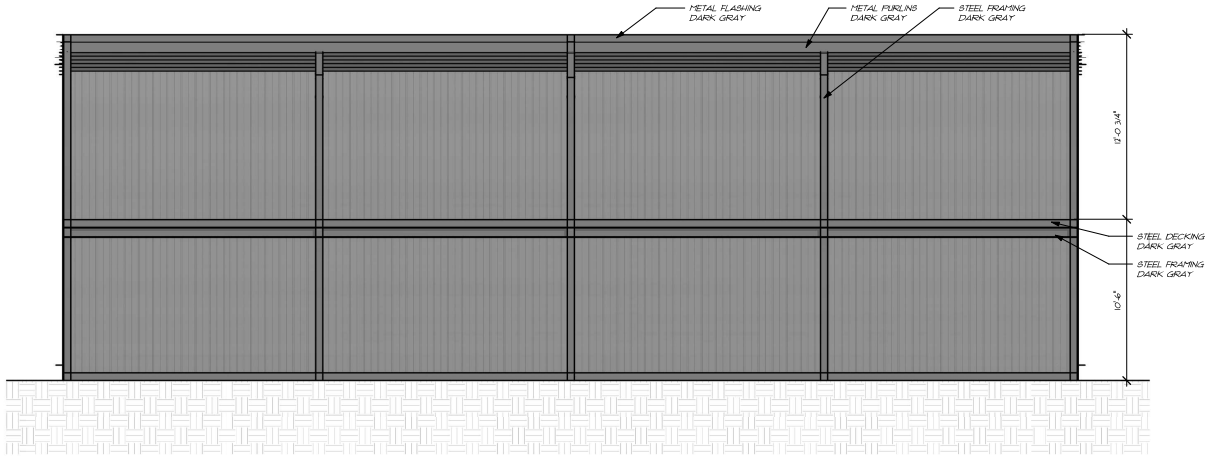


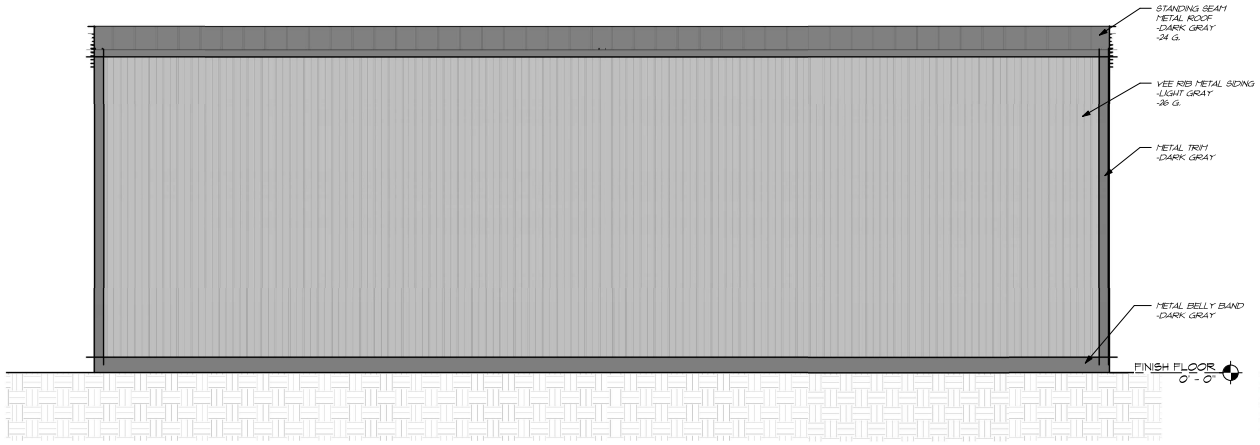
1 A7 STORAGE NORTH ELEVATION

1/4" = 1'-0"



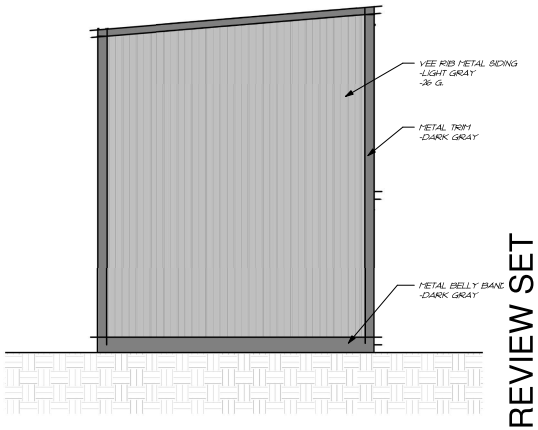
2 A7 STORAGE EAST ELEVATION

1/4" = 1'-0"



4 A7 STORAGE WEST ELEVATION

1/4" = 1'-0"



5 A7 STORAGE SOUTH ELEVATION

1/4" = 1'-0"

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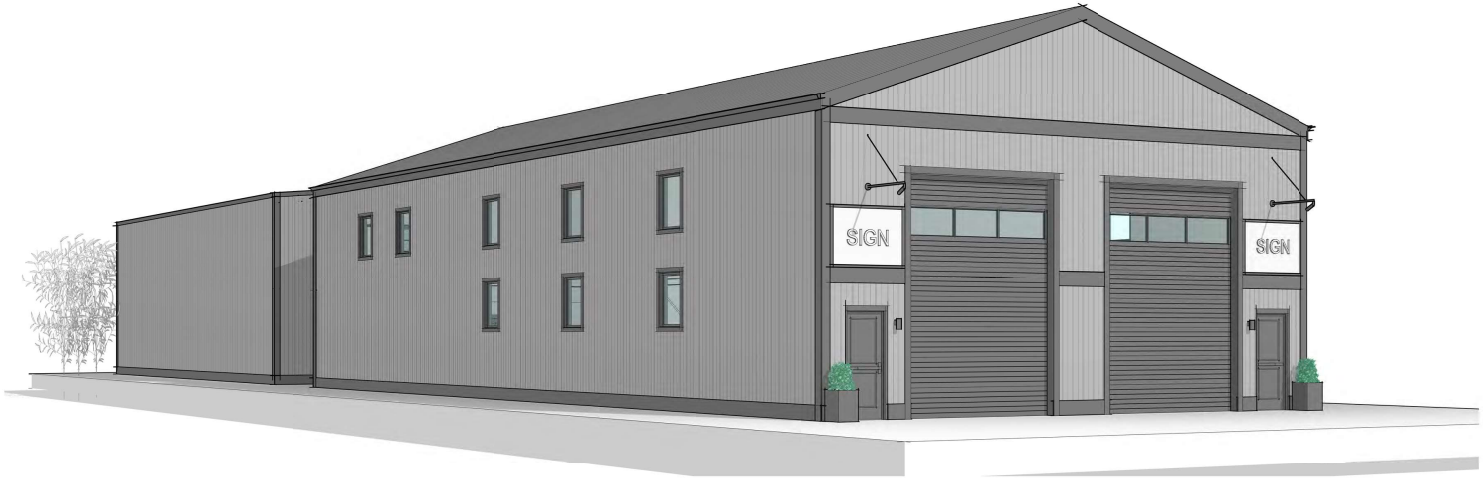
1 / A8 EXTERIOR PERSPECTIVE 1



2 / A8 EXTERIOR PERSPECTIVE 2

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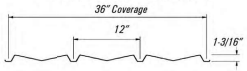
VEE RIB CROSS SECTION



SIDING MATERIAL PROFILE

26 GAUGE, INSTALLED VERTICAL

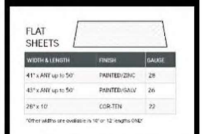
1' Standing Seam

- Coverage: 12"
- Rib Height: 1"
- Rib Spacing: 12"
- Gauge: 26, Corten 22ga.
-

ROOFING MATERIAL

24 GAUGE

Flat Panels



FLAT SHEETS

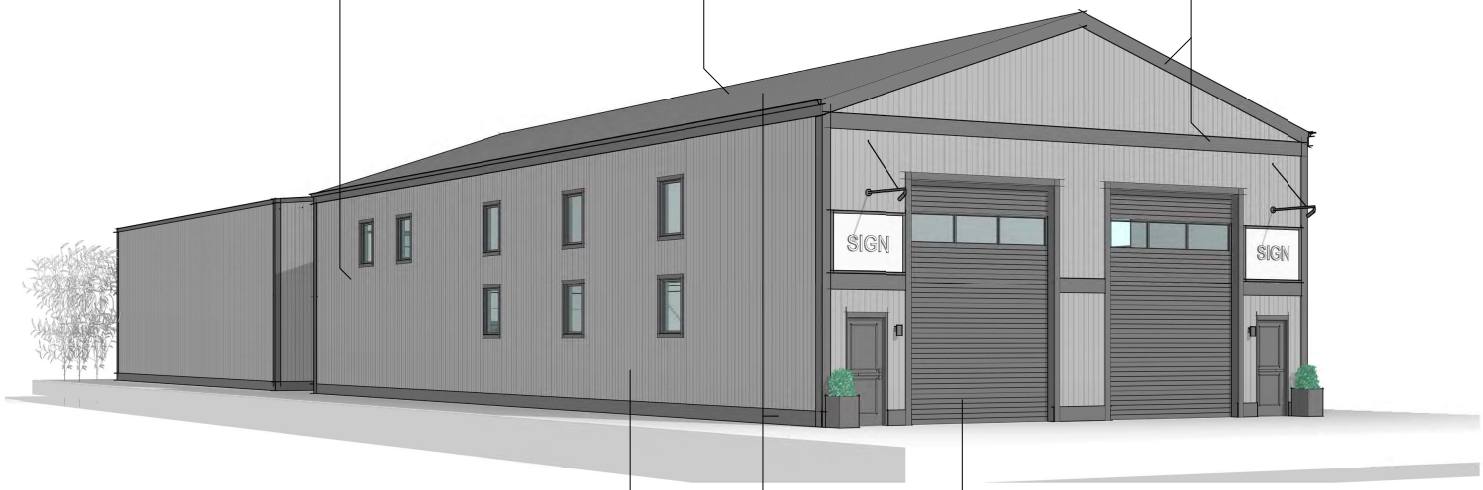
WIDTH & LENGTH	FINISH	GAUGE
41" x ANY up to 50'	PAINTED/ZINC	28
43" x ANY up to 50'	PAINTED/GALV	26
28" x 10'	CORTEN	22

*Other widths are available in 18" or 12" lengths ONLY

- 41" x ANY up to 50' (28GA)
- 43" x ANY up to 50' (26GA)
- 28" x 10' (22GA)
- Click For Details

FASCIA, BELLY BAND, TRIM

26 GAUGE



1 A9 PERSPECTVE

Light Grey

SIDING MATERIAL COLOR

Dark Grey

ROOF, TRIM, FASCIA, BELLY BAND COLOR

NOTE:

* DETACHED STORAGE MATERIALS TO MATCH MAIN BUILDING

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FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION

On April 1, 2024, the Hailey Planning and Zoning Commission Chair considered and approved a Design Review Modification Application submitted by Pilling Family Trust, represented by Manya Yamada, for the modification to the previously approved plans within the Sunbeam Subdivision I, Panorama Point Project, B2 House. The proposed amendment incorporates a 588 square foot basement for only one (1) of the 10 approved cottage lots. The proposed building amendment is located on Sublot 1, Block 3, Sunbeam Subdivision.

FINDINGS OF FACT

Notice: Notice for the public hearing was published in the Idaho Mountain Express on March 13, 2024, and mailed to adjoining property owners on March 8, 2024.

Background and Project Overview: On February 26, 2024, Pilling Family Trust, represented by Manya Yamada, submitted a Design Review Modification Application which includes the addition of a 588 square foot basement for only one (1) of the ten (10) approved cottage development family units, located within the Sunbeam Subdivision (Panorama Point Subdivision).

On August 7, 2023, the Hailey Planning and Zoning Commission considered and approved a Design Review Application by Pilling Family Trust, represented by Manya Yamada, for a cottage development of ten (10) single-family units with a parking access lane and shared common space at SUNBEAM SUBDIVISION PHASE 1 LOT 41 BLK 3, SUNBEAM SUBDIVISION PHASE 1 LOT 49 BLK 3— along the public streets of San Badger Drive, Eclipse Street, and Sunbeam Street— within the Limited Residential (LR-1) Zoning District.

The Chair, having been presented with all information regarding the proposal and having reviewed the Findings of Fact, Conclusions of Law, and Decision the original proposal, hereby makes the following Findings of Fact, Conclusions of Law and Decision relative to the Design Review Modification.

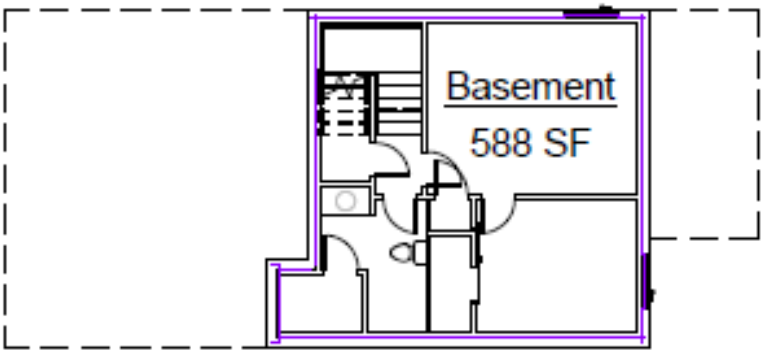
Standards of Evaluation:
Chapter 17.06 of the Hailey Municipal Code establishes the criteria for applications for Zoning and Design Review. For each applicable standard (in bold print), the Administrator makes the following Findings of Fact:

The Administrator has the authority to approve minor modifications to projects that have received design review approval by the commission prior to, and for the duration of a valid building permit. The Administrator shall make the determination as to what constitutes minor modifications and may include, but are not limited to, changes to approved colors and/or siding materials, changes to site plans that do not significantly increase building footprints or significantly change driveway or road alignment, changes to landscape plans that do not decrease the amount of landscaping, changes to dumpster enclosures, changes to exterior lighting fixtures and location, or changes to windows that do not significantly affect project design, appearance or function. All approved modifications must be documented in a memo to the project file and on the approved set of plans on file with the City. For modifications to design review approval that are determined by the Administrator not to be minor, the Administrator has the authority to recommend approval or denial of such modifications, subject

to final decision by the commission on its consent agenda. Such recommendation for approval or denial shall be drafted in the form of findings of fact and conclusions of law. (Ord. 1191, 2015)

The modifications listed below are minor in the overall scope. The proposed modifications consist of: Amending the approved plans for Sunbeam Subdivision Phase I, Panorama Point. Specifically, House Plan B2, to include a- 588 square feet of basement space within the unit. The additional square footage is for future development of the basement, which increases the livable space within the unit.

The image below displays the proposed 588 square foot basement addition. No other modifications, additions, or renovations are proposed or planned for at this time.



CONCLUSIONS OF LAW AND DECISION

Based upon the above Findings of Fact, the Chair makes the following Conclusions of Law and Decision:

1. The proposed modifications are consistent with the Findings of Fact, Conclusions of Law and Decision adopted by the Commission for the aforementioned project on August 7, 2023.
2. The modifications, as approved, have been noted in a memo on file with the Community Development Department.
3. Approval of the Design Review Modification does not in any way waive any Design Review requirements approved by the Commission. All Design Review elements must be installed, or security provided, prior to issuance of a Certificate of Occupancy.

Signed this _____ day of _____, 2024.

_____
Janet Fugate, Planning and Zoning Chair

Attest:

_____
Jessica Parker, Building Coordinator, Deputy Treasurer

Return to Agenda

FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION

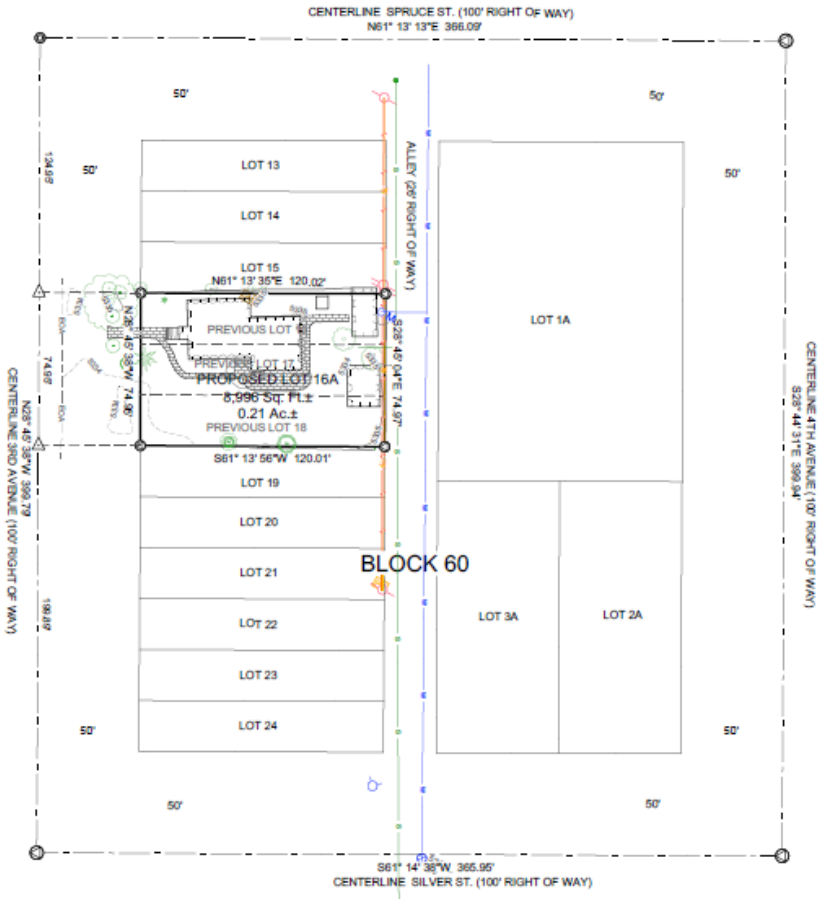
On March 18, 2024, the Hailey Planning and Zoning Administrator considered the Application for a Lot Line Adjustment, submitted by Jacqueline and Michael Swan, wherein the interior lot lines between Lots 16 and 17 and between Lots 17 and 18, Block 60, Hailey Townsite (416 N. 3rd Avenue), are eliminated. The reconfiguration of the lots would form one (1) lot, Lot 16A comprising of 8,996 square feet. The Lot Line Adjustment is located within Section 9, T2N., R18E., B.M., City of Hailey, Blaine County, Idaho. The parcel is located at 416 N 3rd[d] Avenue, in the Limited Residential (LR-1) and Townsite Overlay (TO) Zoning Districts.

The Administrator, having been presented with all information and testimony in favor and in opposition to the proposal, hereby makes the following Findings of Fact, Conclusions of Law, and Decision.

FINDINGS OF FACT

Notice: Notice was published in the Idaho Mountain Express and mailed to property owners within 300 feet on February 28, 2024. The notice informed adjacent property owners they may comment on the application during a period of fifteen (15) days after the post mark of the notice. During this time, no public comment was received. The notice comment period ended on March 14, 2024.

Application: Application for a Lot Line Adjustment, submitted by Jacqueline and Michael Swan, wherein the interior lot lines between Lots 16 and 17 and between Lots 17 and 18, Block 60, Hailey Townsite (416 N. 3rd Avenue), are eliminated. The reconfiguration of the lots would form one (1) lot, Lot 16A comprising of 8,996 square feet.



Procedure: Following expiration of the comment period, and upon the Administrator's finding that the plat is compliant with the provisions of the Hailey Municipal Code, the Administrator may approve, or conditionally approve, the Preliminary Plat.

The Lot Line Adjustment Application was submitted on February 21, 2024, and certified complete on February 26, 2024. The public comment period was open from February 28, 2024, to March 14, 2024. During this time, no public comment was received. Staff recommends that the Administrator review and approve the Lot Line Adjustment Application.

Standards: Each of the pertinent standards of the Hailey Municipal Code has been met.

CONCLUSIONS OF LAW

Based upon the above Findings of Fact, the Administrator makes the following Conclusions of Law and Decision:

1. Adequate notice for Preliminary Plat of a Lot Line Adjustment, pursuant to Section 16.06 of the Hailey Municipal Code, was given.
2. The Application conforms to the definition of a Lot Line Adjustment.
3. Upon compliance with the conditions noted below, the application substantially meets the standards of approval set forth in the Hailey Municipal Code.

DECISION

Application for a Lot Line Adjustment, submitted by James Josel, wherein the interior lot lines between Lots 16 and 17 and the lot lines between 17 and 18, Block 60, Hailey Townsite, are eliminated, is approved by the Administrator with the following conditions:

1. Upon any further development, any applicable provisions of the Hailey Municipal Code are in effect on the date of the Application for Development shall apply. City infrastructure requirements, as outlined in Chapter 16.05 of the Hailey Municipal Code, shall be met. Detailed plans for any required infrastructure to be installed or improved at or adjacent to the site shall meet City Standards and shall be submitted for City approval.
2. Issuance of permits for the construction of buildings shall be subject to Chapter 16.02.080 of the Hailey Municipal Code.
3. The Final Plat must be submitted within two (2) calendar years from the date of approval of the preliminary plat, unless otherwise allowed for within a phasing agreement.
4. If substantial redevelopment occurs, the existing outbuildings shall be relocated to comply with Hailey's Municipal Code. Furthermore, the degree of nonconformity shall not be increased if and when the existing residence is remodeled and/or renovated.

Findings approved this 18th day of March 2024.

_____

Robyn Davis, Community Development Director

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