



**CITY OF SUN VALLEY
PLANNING AND ZONING COMMISSION
AGENDA REPORT**

To: Planning and Zoning Commission
From: *MH* Mark Hofman, Community Development Director
Meeting Date: June 27, 2013
Agenda Item: Dooley Lot Line Shift
Plat Amendment Application No. SUBPA 2013-04

SUBJECT: Noticed site visit and public hearing for a plat amendment application proposing the relocation of a common lot line and creation of new building envelopes for two existing legal lots within the Single-Family Residential (RS-1) Zoning District. No new lots will be formed and the lot line shift is associated with Design Review Application No. DR 2013-23 for the construction of a new single family residence. Applicant: Janet Jarvis for Mark Dooley. Application Filing Date: May 17, 2013. Location: 409 Fairway Road; Lots 31 and 32 Fairway Subdivision.

BACKGROUND: The project area consists of one developed single family residential lot (Lot 31) and one undeveloped lot (Lot 32), of the Fairway Subdivision, lying on the west side of Fairway Road and zoned Single-Family Residential (RS-1). The two subject adjoining lots front and gain access directly from Fairway Road. Trail Creek and the Sun Valley Golf Course lay adjacent downhill along the rear property line of each lot. Adjacent residential lots to the north, south and east are developed with existing single family structures and related site improvements. Existing Lot 31 is developed with an existing two-story, single family dwelling with an approximate building footprint of 4,564 square feet. The amendment application proposes to add a northern portion of Lot 32 to adjacent Lot 31 and create new building envelopes for each resulting lot.

The adjoining lots are commonly owned by the applicant and the lot line shift is associated with Design Review Application No. DR 2013-23 to demolish an existing single family dwelling on resulting larger Lot 31A and construct a new dwelling in essentially the same location. No recorded building envelopes exist for either of the two subject lots. New building envelopes are created on New Lots 31A and 32A though no new residential structure is proposed for Lot 32A at this time. The lot line shift and new building envelopes are fully depicted on the attached Plat Amendment Exhibit (**Exhibit "PZ-E"**).

ANALYSIS: The Plat Amendment application consists of a southerly relocation of the side property line common between the two subject lots. The lot line shift will result in a larger Lot 31 and a smaller Lot 32. Existing Lot 31 is 0.78 acres (33,843 square feet) and existing Lot 32 is 0.8 acres (35,400 square feet) in lot size. New Lot 31A will have a lot area of 1.10 acres (48,068 square feet) and new Lot 32A will have a lot area of 0.46 acres (20,015 square feet), where a 20,000 square foot minimum is required in the RS-1 Zoning District. Both lots will remain in conformance with minimum lot size requirements.

The Plat Amendment creates new building envelopes for each lot while maintaining the required fifteen (15) foot setback from exterior property lines for structures in the RS-1 Zoning District. The new rectangular shaped building envelope on Lot 31A will be 6,098 square foot (93.5' by 65.224') and the new uniform square shaped building envelope on Lot 32A will be 3,760 square foot (61.32' by 61.32'). All easements associated with the Fairway Subdivision Plat would remain unchanged, as will an easement for road right-of-way purposes on Lot 32 in favor of adjacent Lot 33 pursuant to a 1970 Warranty Deed recorded as Instrument No. 135152.

The lot line adjustment will provide additional area for the development of a single-family residence and associated site improvements on new Lot 31A. A Comparison of Neighboring Lots analysis (**Exhibit "PZ-C"**) was submitted with the application showing that resulting, smaller Lot 32A would remain consistent with existing developed residential lots across the Fairway Road right-of-way and also along nearby Fairway Loop. Many nearby lots have existing nonconforming lot sizes below the required 20,000 square foot minimum for the RS-1 Zoning District.

A Slope Analysis (**Exhibit "PZ-D"**) was also submitted as part of the application and narrow bands of sloping area in excess of 25% were detailed on Lots 31 and 32. These steep slope areas lie generally on the upper and lower portions of the disturbed sites, running along the front and rear property line adjacent to Fairway Road and adjacent to Trail Creek. No determination was made as to the natural or man-made disturbed character of these slope areas. The intent of the Slope Analysis is to demonstrate that each resulting lot is buildable with a suitable single-family dwelling similar in character with the surrounding development while ensuring preservation of the site's significant steep slope areas. The new building envelopes created with the Plat Amendment are consistent with steep slope preservation. At the time of future proposed development on Lot 32A, the presence of any natural and disturbed slopes will be similarly delineated and the limits of preservation and disturbance will be determined as is appropriate as part of the City's design review process.

The completed review of the application and supporting materials by the Community Development Department and the City's contract Engineer, CH2MHill (**Exhibit "PZ-B"**) finds no unresolved issues, code conflicts or fatal flaws in the plat amendment nor any needed Fire Department comments or conditions. The public hearing was properly noticed in accordance to Development Code regulations and no comments or questions from the public have been received by the City as of the release of this Report.

Alternative Actions: Alternative actions available to the Commission include: (1) make the required findings and adopt the attached draft Findings of Fact and Conclusions of Law recommending approval of the plat amendment to the City Council; (2) Continue the hearing for further information and review; or (3) Close the public hearing, discuss the findings, vote to recommend denial of the plat amendment application and direct staff to return on a date certain with a resolution of denial reflecting the comments and findings of the Commission.

RECOMMENDATION: Before public comment is received, the Commission should disclose all information and contacts received outside the hearing on this item upon which the decision will be based, receive public testimony, and consider the facts and findings necessary to make a recommendation on the plat amendment to the City Council. The Community Development Director recommends approval of the plat amendment application subject to the Conditions of Approval contained in the attached draft Findings of Fact (**Exhibit "PZ-A"**).

LIST OF ATTACHED EXHIBITS:

- Exhibit "PZ-A" Draft Findings of Fact, Conclusions of Law and Decision for Plat Amendment Application No. SUBPA 2013-04.
- Exhibit "PZ-B" CH2MHill review and comment letter dated May 28, 2013 from Betsy Roberts and Jennifer Bass.
- Exhibit "PZ-C" Reduced 11" by 17" Comparison of Neighboring Lots in the Fairway Subdivision, dated received by the City of Sun Valley on May 17, 2013.
- Exhibit "PZ-D" Reduced 11" by 17" Slope Exhibit for proposed Lots 31A and 32A with surrounding areas, dated received by the City of Sun Valley on May 17, 2013.
- Exhibit "PZ-E" Reduced 11" by 17" Plat Amendment Exhibit forming Lots 31A and 32A of the Fairway Subdivision, dated received by the City of Sun Valley on May 17, 2013.

** The entire administrative record for this Plat Amendment application is available for review in the Community Development Department at City Hall.

EXHIBIT "PZ-A"

**(DRAFT) SUN VALLEY
PLANNING AND ZONING COMMISSION**

PLAT AMENDMENT)	FINDINGS OF FACT/CONCLUSIONS
LOTS 31 AND 32)	OF LAW, DECISION
FAIRWAY SUBDIVISION)	AND CONDITIONS
409 FAIRWAY ROAD)	
APPLICATION NO. SUBPA 2013-04)	

This matter came before the Sun Valley Planning and Zoning Commission for consideration on June 27, 2013 as a duly noticed public hearing for a shift of an existing side property line between existing Lots 31 and 32 of the Fairway Subdivision. The adjoining lots are commonly owned by the applicant and the lot line shift is associated with Design Review Application No. DR 2013-23 to demolish an existing single family dwelling on resulting larger Lot 31A and construct a new dwelling in essentially the same location. New building envelopes are created on New Lots 31A and 32A though no new residential structure is proposed for Lot 32A at this time. The Commission conducted a properly noticed site visit and public hearing, reviewed the Agenda Report and heard the comments of City staff, the applicant's representatives and the public. Additionally, the Commission reviewed the approval recommendation document with suggested Findings of Fact, Conclusions of Law, and Conditions of Approval recommended by the Community Development Director. Based on the evidence presented, the Commission hereby recommends approval of the proposed plat amendment to the City Council with the following Findings of Fact and Conclusions of Law and subject to specific conditions of approval.

FINDINGS OF FACT/CONCLUSIONS OF LAW

1. The applicant is Janet Jarvis for Mark Dooley. The subject property consists of existing Lots 31 and 32 of the Fairway Subdivision Plat. This Plat Amendment application was submitted in conjunction with Design Review Application No. DR 2013-23 and both existing Lots are zoned Single-Family Residential (RS-1) Zoning District. The existing residence on Lot 31 is to be demolished and a new residence will be constructed on new Lot 31A in conformance with a new building envelope established with this Plat Amendment.
2. The application consists of a plat amendment map showing the southerly relocation of the side property line common between the two lots. The lot line shift will result in a larger Lot 31 and a smaller Lot 32. Existing Lot 31 is 0.78 acres (33,843 square feet) and existing Lot 32 is 0.8 acres (35,400 square feet) in lot size. New Lot 31A will have a lot area of 1.10 acres (48,068 square feet) and new Lot 32A will have a lot area of 0.46 acres (20,015 square feet), where a 20,000 square foot minimum is required in the RS-1 Zoning District. Both Lots will remain in conformance with minimum lot size requirements.
3. No building envelopes were recorded for the subject Lots via the Fairway Subdivision Plat approval (Recorded as Instrument No. 125090). The Plat Amendment creates new building envelopes for each Lot while maintaining the required fifteen (15) foot setback for structures in the RS-1 Zoning District. The new rectangular shaped building envelope on Lot 31A will be 6,098 square foot (93.5' by 65.224') and the new uniform square shaped building

envelope on Lot 32A will be 3,760 square foot (61.32' by 61.32'). All easements associated with the Fairway Subdivision Plat would remain unchanged, as will an easement for road right-of-way purposes on Lot 32 in favor of adjacent Lot 33 pursuant to a 1970 Warranty Deed recorded as Instrument No. 135152.

4. The applicant has provided the information required for application, review, and action on a plat amendment as set forth in City of Sun Valley Municipal Code Section 9-5A-4, Required Application Information. On June 12, 2013 proper notice for the public hearing was completed by: 1.) publishing of a public notice of a site visit and public hearing in the local newspaper of record; 2.) mailed to adjacent properties within a minimum 300-foot radius; 3.) posted at Sun Valley City Hall, the Sun Valley Post Office, Elkhorn Springs Store Post Office, St. Thomas Episcopal Church and the Elkhorn Fire Station; 4.) posted on the site; 5.) electronically transmitted to all those requesting receipt of such notices; and, 6.) posted on the City's website under public notices.
5. The required findings for review of a proposed plat amendment are contained in Municipal Code Section 9-4B-1F.
6. The property line relocation application will not lower the dimensions of existing Lots 31 and 32 below a minimum dimensional standard prescribed by Title 9, Development Code. The amendment proposes to enlarge Lot 31 by shifting the shared side property line south to create a larger, more flexible area for single-family development on resulting Lot 31A. The plat amendment will not increase or decrease the number of properties/lots and the property line shift will not change or move any public streets or publicly dedicated areas in any manner. The overall density of the project remains unchanged at one single family dwelling allowed on revised Lot 31A and one on revised Lot 32A. New building envelopes will be created on each resulting Lot and each aspect of the proposed adjustment to the property line complies with all applicable provisions of the Development Code.
7. The plat adjustment is appropriate for the design and physical location of future development and will primarily be utilized as additional area for the future development of a single-family residence on Lot 31A. The amendment is appropriate for the single-family development because the new property line location and new larger lot area for Lot 31A provide greater flexibility for locating and designing site improvements and maintain privacy for a new primary structure to suit the design needs of the applicant. A Comparison of Neighboring Lots analysis was submitted with the application showing that resulting smaller Lot 32A is consistent with existing developed lots across the Fairway Road right-of-way and along nearby Fairway Loop. Many nearby lots have existing nonconforming sizes below the required 20,000 square foot minimum for the RS-1 Zoning District. A slope analysis was also submitted as part of the Plat Amendment Application and narrow bands of sloping area in excess of 25% were detailed on Lots 31 and 32. These steep slope areas lie generally on the upper and lower portions of the disturbed sites, running along the front and rear property line adjacent to Fairway Road and adjacent to Trail Creek. No determination was made as to the natural or man-made disturbed character of these slope areas. Each Lot was determined to be buildable with a suitable single-family dwelling similar in character with the surrounding development while preserving the significant steep slope areas. The new building envelopes created with the Plat Amendment are consistent with steep slope preservation. At the time of future proposed development on Lot 32A, the presence of any natural and disturbed slopes will be similarly delineated and the limits of preservation and disturbance will be determined as is appropriate as part of the City's design review process.

8. The property line shift plat amendment is consistent with the Sun Valley Comprehensive Plan designation for Low and Medium Density Residential and does not significantly change the existing allowed land uses nor cause any conflict with the goals and policies of the Comprehensive Plan. There are no designated scenic, agricultural, recreational, or traditional sites identified for the lot by the Comprehensive Plan.
9. The plat amendment will not affect the character of the neighborhood in a materially adverse manner because the new property line location is consistent with the existing layout of the Fairway Subdivision and provides greater privacy and flexibility in development and site design for the single-family Lot 31A. The property line shift is minor and, once recorded, the plat modification will appear as though designed as part of the original development.
10. The side property line shift does not involve or alter any area used for access to the overall Fairway Subdivision nor any associated or adjacent public or private access or parking areas. An easement for road right-of-way purposes on Lot 32 in favor of adjacent Lot 33, pursuant to a 1970 Warranty Deed recorded as Instrument No. 135152, will remain unchanged. The new Lot 31A and Lot 32A configuration is consistent with all applicable easements and rights of way and with the original design of the access, traffic, circulation, and parking areas of the development.

DECISION

Therefore, based upon the foregoing Findings of Fact/Conclusions of Law, the Sun Valley Planning and Zoning Commission hereby recommends approval of the plat amendment to the City Council to relocate the common side property line between existing Lots 31 and 32 of the Fairway Subdivision and establish new building envelopes for each lot, according to the plat amendment map, supporting plans, and documents submitted as part of the development application, subject to the following specific conditions of approval.

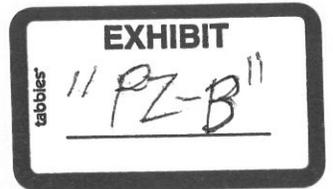
CONDITIONS OF APPROVAL

1. The action by the Planning and Zoning Commission on the plat amendment is a recommendation only and requires final action by the City Council at a noticed public hearing. The plat amendment and all aspects of the project design shall conform to the project drawings stamped received by the City of Sun Valley on May 17, 2013 and reviewed by the Planning and Zoning Commission on June 27, 2013.
2. Upon approval of the plat amendment by the City Council to relocate the common side property line between Lots 31 and 32 of the Fairway Subdivision and establish building envelopes for each lot, the applicant shall record the amended plat with the Office of the County Recorder and provide a copy of the recorded document to the Community Development Director. This plat amendment approval shall expire three hundred sixty five (365) days from the date of approval unless extended pursuant to Code Section 9-5A-9.
3. This plat amendment application (No. SUBPA 2013-04) shall be specific to Design Review Application No. DR 2013-23. The applicant shall satisfy all applicable conditions and requirements of the associated design review approval in addition to the conditions contained herein.

Dated this 27th day of June, 2013.

Jake Provonsha, Vice Chairman
Planning and Zoning Commission
City of Sun Valley

Date Findings of Fact Signed



MEMORANDUM

CH2MHILL

Preliminary Plat: Fairway Subdivision Lots 31A and 32A

TO: Mark Hofman
COPIES: Bill Whitesell
Larry Jones, Benchmark Associates
FROM: Betsy Roberts
Jennifer Bass
DATE: May 28, 2013

We received the Preliminary Plat sheet and closure report for Fairway Subdivision Lots 31A and 32A. This document meets the intent of a preliminary plat submittal and we find no fatal flaws.

We have the following general observations for this project at this time; these are not all inclusive:

1. Final Plat shall indicate basis of bearing, initial point, any snow storage and utility easements per original plat, sanitary restrictions, and a certification sheet (with a spot for both land owners' signatures).
2. Please indicate the original Fairway Subdivision Plat Instrument Number in the notes.

A copy of the Fairway Subdivision Lots 31A and 32A Preliminary Plat checklist table is attached.

Attachment: Fairway Subdivision Lots 31A and 32A Preliminary Plat Table, Dated May 28, 2013

**CITY OF SUN VALLEY
PRELIMINARY PLAT CHECK LIST TABLE**

For: Benchmark Associates

1	Subdivision Name:	Fairway Subdivision Lots 31A and 32A
2	Reviewer:	Jennifer Bass
3	Date:	May 28, 2013
4	Sheet Title and Preamble:	Fairway Subdivision Lot 31A and 32A, Located within Section 8, Township 4 North, Range 18 East, B.M., City of Sun Valley, Blaine County, Idaho, wherein the lot line between Lots 31 and 32 is relocated and building envelopes are established creating Lots 31A and 32A. May 2013. Preliminary Plat
5	Basis of Bearing:	Referenced in Note 1. Show on final plat
6	North Arrow:	OK
7	Scale and Legend:	OK
8	Plat Closure:	OK
9	Total Area:	Individual lot areas shown
10	Monuments:	OK
11	Land Corners:	OK
12	Initial Point:	None shown
13	Street Names & Width:	OK
14	Easements:	15' building setback (typical). Note 1 refers to original plat for conditions and restrictions. No snow storage or utility easements shown.
15	Lot & Block Numbers:	OK, no block numbers shown.
16	Lot Dimensions:	OK
17	Curve & Line Tables:	OK
18	Certifications:	None shown, will be included with final plat
19	Certificate of Owner:	None shown, will need both owners signatures on the certification sheet.
20	Certificate of Surveyor:	None shown
21	Sanitary Restriction:	None shown, will be included on final plat face
22	Agency Approvals:	None shown
23	Public Dedication:	None shown
24	Common Areas:	N/A

Notes: Final Plat shall indicate basis of bearing, initial point, any snow storage and utility easements per original plat, sanitary restrictions, and a certification sheet (with a spot for both land owners' signatures). Additionally, please indicate the original Fairway Subdivision Plat Instrument Number in the notes.

LEGEND

---	BOUNDARY LINE
---	15' BUILDING SETBACK
---	PROPOSED BUILDING
---	EDGE PAVEMENT
---	FLOODWAY (FIRM MAP)
---	1% CHANCE FLOOD (FIRM MAP)
---	5% CHANCE FLOOD (FIRM MAP)
---	BASE FLOOD ELEVATION (FIRM MAP)
---	APPROXIMATE ORDINARY HIGH WATER
---	SEE NOTE 7.
---	APPROXIMATE RIPARIAN SETBACK
---	SEE NOTE 7.
---	AREA ABOVE 25% SLOPE
---	EVERGREEN TREE
---	DECIDUOUS TREE

NOTES:

- GENERAL RESTRICTIONS & TITLE INFORMATION:
1. THE PURPOSE OF THIS MAP IS TO SHOW TOPOGRAPHICAL/SITE INFORMATION AS IT EXISTED ON THE DATE THE FIELD SURVEY WAS PERFORMED. CHANGES MAY HAVE OCCURRED TO SITE CONDITIONS SINCE SURVEY DATE.
 2. THIS MAP WAS PREPARED FOR THE EXPRESS USE OF THE CLIENT AND IS NOT TRANSFERABLE TO OTHERS WITHOUT WRITTEN CONSENT.
 3. A TITLE POLICY HAS NOT BEEN SUBMITTED TO BENCHMARK ASSOCIATES, NOR HAS A TITLE SEARCH BEEN REQUESTED. CERTAIN INFORMATION CONTAINED WITHIN SAID POLICY MAY NOT APPEAR ON THIS MAP OR MAY AFFECT ITEMS SHOWN ON THIS MAP. IT IS THE RESPONSIBILITY OF THE OWNER OR AGENT TO REQUEST OR FURNISH SAID INFORMATION.
 4. ELECTRONIC DATA: BENCHMARK ASSOCIATES ACCEPTS NO RESPONSIBILITY OR LIABILITY FOR THE REUSE, DISTRIBUTION OR ACCURACY OF DATA CONTAINED ON ELECTRONIC COPIES OF THIS DRAWING. THE STAMPED HARD COPY OF THIS DRAWING IS THE FINAL PRODUCT. ANY DATA THAT APPEARS ON THE ELECTRONIC DRAWING, AND NOT SHOWN ON THE STAMPED HARD COPY, SHALL BE INTERPRETED BY BENCHMARK ASSOCIATES ONLY.
- EASEMENTS, ENCUMBRANCES AND RESTRICTIONS:
5. BUILDING AREA: BUILDING ENVELOPE IF SHOWN, IS PER PLAT. SETBACK AND FOOTPRINT REQUIREMENTS PER CURRENT CITY/COUNTY ORDINANCES MAY VARY. IT IS RECOMMENDED THAT SAID ORDINANCES BE REVIEWED PRIOR TO DESIGN.
 6. GENERAL RESTRICTIONS: EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS MAP, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY APPLICABLE TO THE SUBJECT OF REAL ESTATE: EASEMENTS, OTHER THAN THOSE SHOWN OR LISTED HEREON, BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING, WETLANDS OR ANY OTHER LAND-USE REGULATIONS.
 7. WETLANDS AND RIPARIAN: CERTAIN AREAS WITHIN THIS MAP MAY CONTAIN RIPARIAN, RIVERINE OR WETLANDS CONDITIONS. SAID AREAS AND THE LOCATION OF ORDINARY HIGH WATER (OHW), IF SHOWN HEREON, ARE SUBJECT TO INTERPRETATION. IT IS RECOMMENDED THAT THE LANDOWNER OR CLIENT RETAIN THE SERVICES OF AN ENVIRONMENTAL SPECIALIST IN ORDER TO ASCERTAIN IF SAID CONDITIONS EXIST, AND TO FURTHER IDENTIFY SAID AREAS IF THEY DO EXIST. PERMITS MAY BE REQUIRED FROM LOCAL, STATE OR FEDERAL AGENCIES PRIOR TO CONSTRUCTION, EXCAVATION OR FILL ACTIVITIES.
 8. STORM WATER PLAN: IF SOIL DISTURBANCE, CLEARING, GRADING AND/OR EXCAVATION OF ONE (1) ACRE OR MORE IS TO TAKE PLACE A FEDERAL GENERAL CONSTRUCTION PERMIT, INCLUDING A STORM WATER POLLUTION PREVENTION PLAN (SWPPP), MUST BE PREPARED AND SUBMITTED TO AND APPROVED BY THE U.S. ENVIRONMENTAL PROTECTION AGENCY PRIOR TO ANY SITE DISTURBANCE.
 9. FLOOD PLAN: THE 100-YR FLOOD PLAIN AREA, IF DESIGNATED ON THIS MAP IS CONSIDERED REASONABLE FOR REGULATORY PURPOSES. HOWEVER, BENCHMARK ASSOCIATES DOES NOT REPRESENT, GUARANTEE, WARRANT NOR IMPLY THAT AREAS OUTSIDE OF THE DESIGNATED FLOOD PLAIN AREA ARE SAFE AND FREE FROM FLOODS OR FLOOD DANGER. FLOOD INFORMATION IS BASED ON THE FLOOD INSURANCE STUDY FOR: SUN VALLEY CITY OF IDAHO. COMMUNITY NUMBER 160024 PANEL NO. 0454 B DATED NOV. 26, 2010. VERTICAL DATUM IS NAVD83.
 10. FLOOD PLAIN DESIGN ELEVATIONS: CURRENT FEMA FLOOD INSURANCE REGULATIONS SPECIFY THE BOTTOM FLOOR OF STRUCTURE AS EITHER THE BOTTOM OF FOUNDATION CRAWL SPACE OR TOP OF SLAB. THE BASE FLOOD ELEVATION ON THE UPSTREAM SIDE OF THE STRUCTURE DETERMINES THE FLOOD ELEVATION FOR THE ENTIRE STRUCTURE AND SHOULD BE CONSIDERED PRIOR TO DESIGN. REFER TO LOCAL BUILDING CODES FOR ADDITIONAL CONSTRAINTS AND REGULATIONS.
- SURVEY AND SITE FEATURES:
11. BASIS OF BEARINGS IS PER THE ORIGINAL PLAT OF FAIRWAY SUBDIVISION. BOUNDARY LINES AND CERTAIN EASEMENTS SHOWN HEREON ARE PER SAID PLAT. REFER TO SAID PLAT & CC&R'S FOR CONDITIONS AND/OR RESTRICTIONS REGARDING THIS PROPERTY.
 12. ELEVATIONS BASED ON NAVD83 (GEOID03) DATUM.
 13. UTILITIES AND DRAIN PIPES IF SHOWN HEREON ARE PER SURFACE EVIDENCE ONLY. OTHER UNDERGROUND UTILITIES MAY EXIST. LOCATION OF UNDERGROUND UTILITIES AND SERVICES SHOULD BE CONFIRMED PRIOR TO EXCAVATION OR DESIGN.
 14. BUILDING WALLS IF SHOWN HEREON ARE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
 15. SPRINKLER HEADS AND IRRIGATION LINES ARE NOT SHOWN HEREON.
 16. TREE LOCATIONS AND DRIP LINES IF SHOWN HEREON ARE APPROXIMATE.
 17. ORTHOPHOTOGRAPHY: PHOTO RECTIFIED AT GROUND LEVEL ONLY. IMAGES OF OBJECTS ABOVE GROUND LEVEL (TREES, BUILDINGS, POWER POLES, ETC.) MAY BE DISPLACED. DATE OF PHOTOGRAPHY: 5-24-2005
 18. CONTOUR INTERVAL: 1' - CONTOURS IN AREAS OF DENSE VEGETATION MAY DEVIATE FROM TRUE ELEVATION BY ONE HALF THE HEIGHT OF THE VEGETATION. CONTOURS UNDER BUILDINGS ARE INTERPRETED FROM THE SURROUNDING GRADES AND WILL NOT REFLECT BASEMENTS, CRAWLSPACES, OR OTHER OBSCURED FEATURES. DATE OF LIDAR FLIGHT FOR CONTOURS: NOVEMBER 2007.
 19. MAP SCALE: DUE TO ELECTRONIC MAP DELIVERY AND ALTERNATE PRINTING METHODS, PLEASE USE BAR SCALE TO DETERMINE ACTUAL PRINTED SCALE.
 20. SNOW OR DEBRIS, COVERING THE GROUND AT THE TIME OF SURVEY, MAY HAVE OBSCURED DETAILS. FEATURES CONCEALED BY SNOW OR DEBRIS DO NOT APPEAR ON THIS MAP.
 21. THE STREET ADDRESS IS PURPORTED TO BE: 405 FAIRWAY ROAD
 22. HOUSE FOOTPRINTS FROM AERIAL PHOTO ARE APPROXIMATE.
 23. PROPERTY LINES AND AREAS ON LOTS 17-28 FROM GIS MAPS, NOT SURVEYED.

PREPARED BY: BENCHMARK ASSOCIATES, P.A.
P.O. BOX 733 - 100 BELL DRIVE, KETCHUM, IDAHO, 83340
PHONE (208)726-9512 FAX (208)726-9514 EMAIL: mail@bma5b.com
WEB: <http://benchmark-associates.com/>
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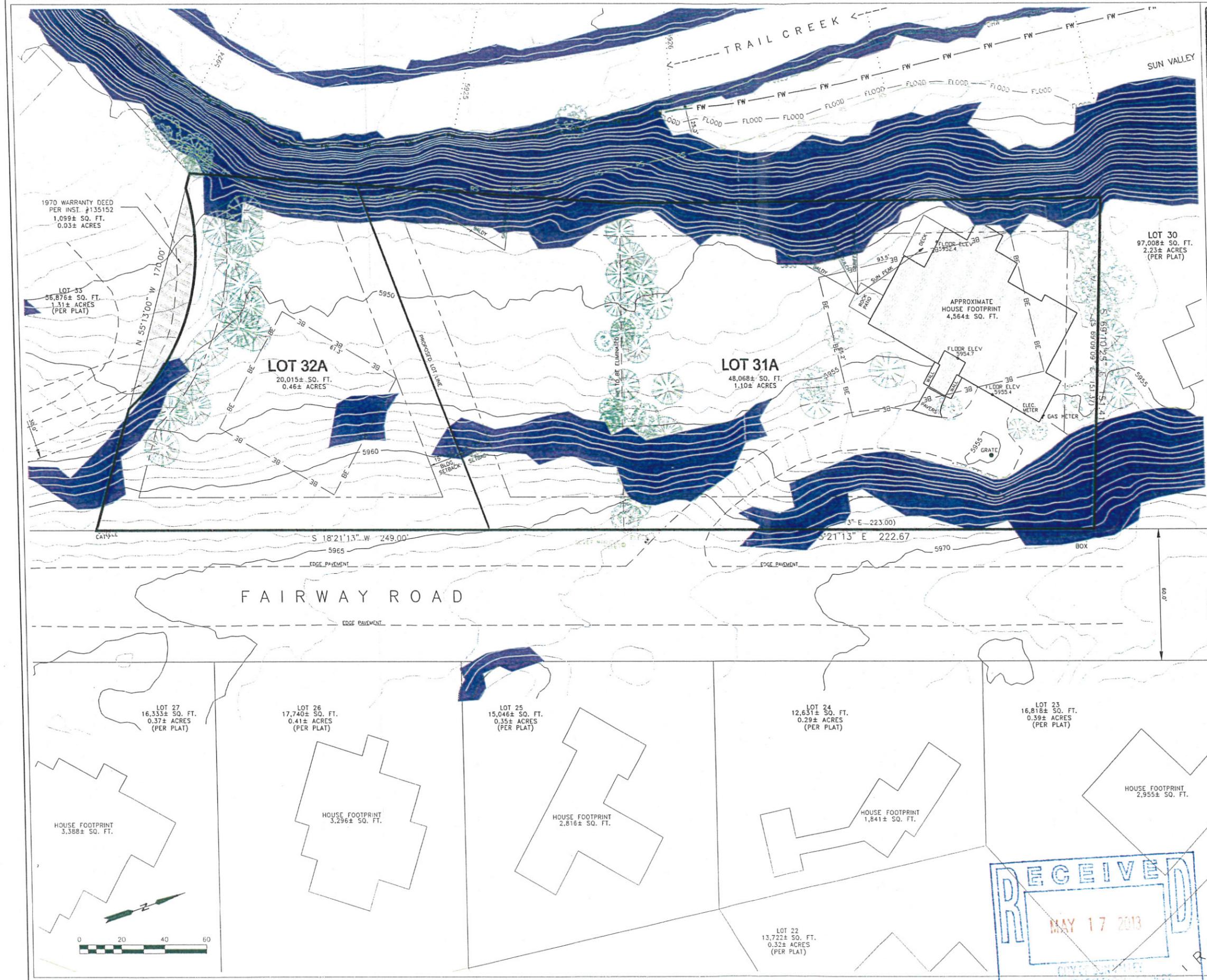
FAIRWAY SUBDIVISION
LOTS 31A AND 32A
LOCATED WITHIN
SECTION 8, TOWNSHIP 4 NORTH, RANGE 18 EAST, B.M.,
CITY OF SUN VALLEY, BLAINE COUNTY, IDAHO

PREPARED FOR: JARVIS GROUP ARCHITECTS

PROJECT NO. 13057 DWG BY: DWS/CPL 13057SITE.DWG
A TOPOGRAPHIC MAP DATE: 05/16/2013 SHEET: 1 OF 1



Dooley - Slope Analysis

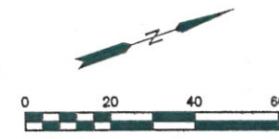


FAIRWAY SUBDIVISION LOTS 31A AND 32A

LOCATED WITHIN
SECTION 8, TOWNSHIP 4 NORTH, RANGE 18 EAST, B.M.,
CITY OF SUN VALLEY, BLAINE COUNTY, IDAHO

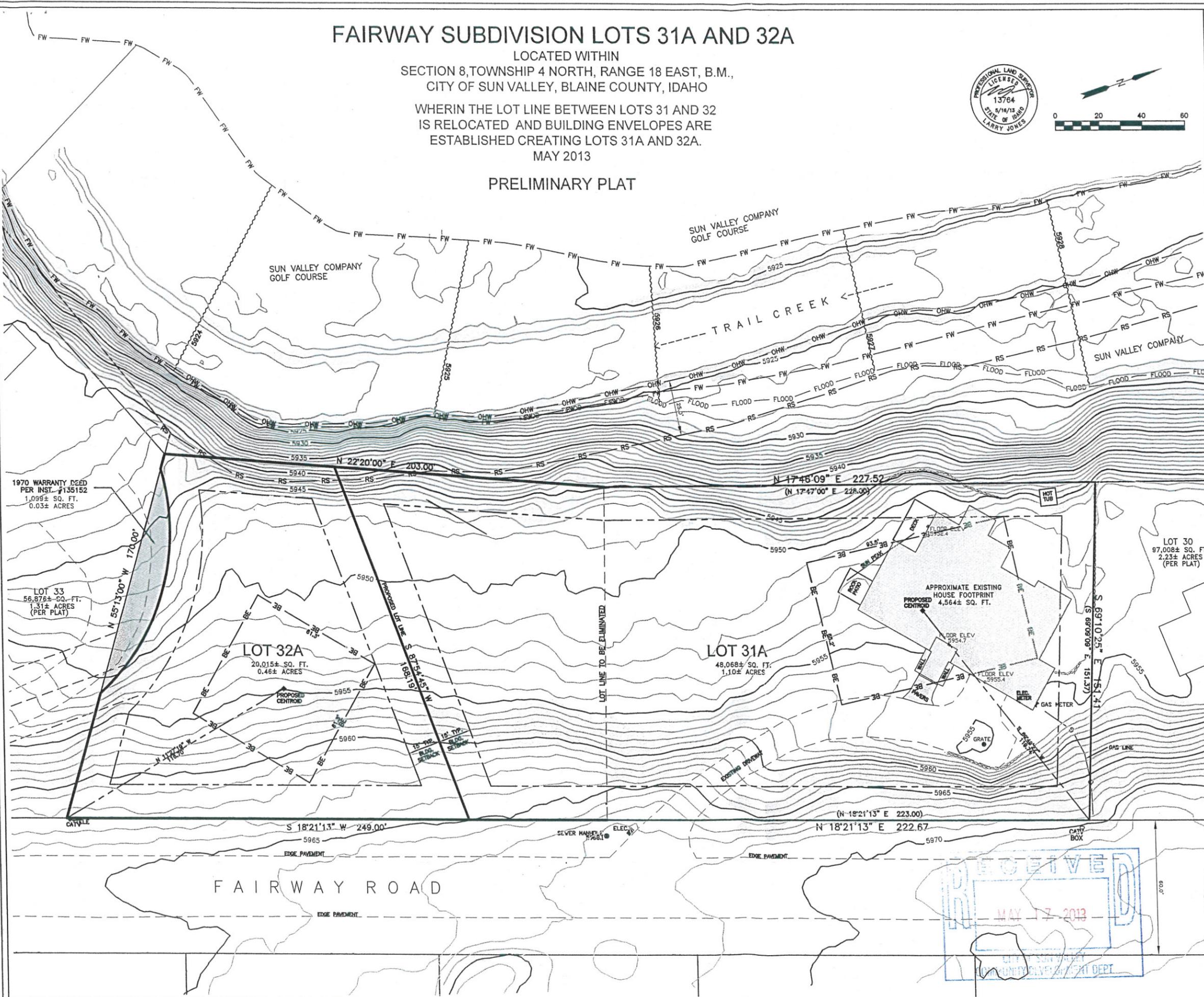
WHEREIN THE LOT LINE BETWEEN LOTS 31 AND 32
IS RELOCATED AND BUILDING ENVELOPES ARE
ESTABLISHED CREATING LOTS 31A AND 32A.
MAY 2013

PRELIMINARY PLAT



LEGEND	
---	BOUNDARY LINE
---	15' BUILDING SETBACK
---	PROPOSED BUILDING
---	EDGE PAVEMENT
---	FLOODWAY (FIRM MAP)
---	1% CHANCE FLOOD (FIRM MAP)
---	BASE FLOOD ELEVATION (FIRM MAP)
---	APPROXIMATE ORDINARY HIGH WATER SEE NOTE 7.
---	APPROXIMATE RIPARIAN SETBACK SEE NOTE 7.
---	AREA ABOVE 25% SLOPE
---	EVERGREEN TREE
---	DECIDUOUS TREE

- NOTES:**
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 - GENERAL RESTRICTIONS: EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS MAP, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY APPLICABLE TO THE SUBJECT OF REAL ESTATE: EASEMENTS, OTHER THAN THOSE SHOWN OR LISTED HEREON, BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING, WETLANDS OR ANY OTHER LAND-USE REGULATIONS.
 - WETLANDS AND RIPARIAN: CERTAIN AREAS WITHIN THIS MAP MAY CONTAIN RIPARIAN, RIVERINE OR WETLANDS CONDITIONS. SAID AREAS AND THE LOCATION OF ORDINARY HIGH WATER (OHW), IF SHOWN HEREON, ARE SUBJECT TO INTERPRETATION. IT IS RECOMMENDED THAT THE LANDOWNER OR CLIENT RETAIN THE SERVICES OF AN ENVIRONMENTAL SPECIALIST IN ORDER TO ASCERTAIN IF SAID CONDITIONS EXIST, AND TO FURTHER IDENTIFY SAID AREAS IF THEY DO EXIST. PERMITS MAY BE REQUIRED FROM LOCAL, STATE OR FEDERAL AGENCIES PRIOR TO CONSTRUCTION, EXCAVATION OR FILL ACTIVITIES.
 - STORM WATER PLAN: IF SOIL DISTURBANCE, CLEARING, GRADING AND/OR EXCAVATION OF ONE (1) ACRE OR MORE IS TO TAKE PLACE A FEDERAL GENERAL CONSTRUCTION PERMIT, INCLUDING A STORM WATER POLLUTION PREVENTION PLAN (SWPPP), MUST BE PREPARED AND SUBMITTED TO AND APPROVED BY THE U.S. ENVIRONMENTAL PROTECTION AGENCY PRIOR TO ANY SITE DISTURBANCE.
 - FLOOD PLAIN: THE FLOOD PLAIN AREA, IF DESIGNATED ON THIS MAP IS CONSIDERED REASONABLE FOR REGULATORY PURPOSES. HOWEVER, BENCHMARK ASSOCIATES DOES NOT REPRESENT, GUARANTEE, WARRANT NOR IMPLY THAT AREAS OUTSIDE OF THE DESIGNATED FLOOD PLAIN AREA ARE SAFE AND FREE FROM FLOODS OR FLOOD DANGER. FLOOD INFORMATION IS BASED ON THE FLOOD INSURANCE STUDY FOR: SUN VALLEY CITY OF IDAHO, COMMUNITY NUMBER 180024 PANEL NO. 0454 B DATED NOV. 26, 2010. VERTICAL DATUM IS NAVD83.
 - FLOOD PLAIN DESIGN ELEVATIONS: CURRENT FEMA FLOOD INSURANCE REGULATIONS SPECIFY THE BOTTOM FLOOR OF STRUCTURE AS EITHER THE BOTTOM OF FOUNDATION CRAWL SPACE OR TOP OF SLAB. THE BASE FLOOD ELEVATION ON THE UPSTREAM SIDE OF THE STRUCTURE DETERMINES THE FLOOD ELEVATION FOR THE ENTIRE STRUCTURE AND SHOULD BE CONSIDERED PRIOR TO DESIGN. REFER TO LOCAL BUILDING CODES FOR ADDITIONAL CONSTRAINTS AND REGULATIONS.
- SURVEY AND SITE FEATURES:**
- BASIS OF BEARINGS IS PER THE ORIGINAL PLAT OF FAIRWAY SUBDIVISION. BOUNDARY LINES AND CERTAIN EASEMENTS SHOWN HEREON ARE PER SAID PLAT. REFER TO SAID PLAT & COAR'S FOR CONDITIONS AND/OR RESTRICTIONS REGARDING THIS PROPERTY.
 - ELEVATIONS BASED ON NAVD83 (GEOID03) DATUM.
 - UTILITIES AND DRAIN PIPES IF SHOWN HEREON ARE PER SURFACE EVIDENCE ONLY. OTHER UNDERGROUND UTILITIES MAY EXIST. LOCATION OF UNDERGROUND UTILITIES AND SERVICES SHOULD BE CONFIRMED PRIOR TO EXCAVATION OR DESIGN.
 - BUILDING WALLS IF SHOWN HEREON ARE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
 - SPRINKLER HEADS AND IRRIGATION LINES ARE NOT SHOWN HEREON.
 - TREE LOCATIONS AND DRIP LINES IF SHOWN HEREON ARE APPROXIMATE.
 - ORTHO PHOTOGRAPHY: PHOTO RECTIFIED AT GROUND LEVEL ONLY. IMAGES OF OBJECTS ABOVE GROUND LEVEL (TREES, BUILDINGS, POWER POLES, ETC.) MAY BE DISPLACED. DATE OF PHOTOGRAPHY: 5-24-2005.
 - CONTOUR INTERVAL: 1'. CONTOURS IN AREAS OF DENSE VEGETATION MAY DEVIATE FROM TRUE ELEVATION BY ONE HALF THE HEIGHT OF THE VEGETATION. CONTOURS UNDER BUILDINGS ARE INTERPRETED FROM THE SURROUNDING GRADES AND WILL NOT REFLECT BASEMENTS, CRAWLSPACES, OR OTHER OBSCURED FEATURES. DATE OF LIDAR FLIGHT FOR CONTOURS: NOVEMBER 2007.
 - MAP SCALE: DUE TO ELECTRONIC MAP DELIVERY AND ALTERNATE PRINTING METHODS, PLEASE USE BAR SCALE TO DETERMINE ACTUAL PRINTED SCALE.
 - SNOW OR DEBRIS: COVERING THE GROUND AT THE TIME OF SURVEY, MAY HAVE OBSCURED DETAILS. FEATURES CONCEALED BY SNOW OR DEBRIS DO NOT APPEAR ON THIS MAP.
 - THE STREET ADDRESS IS PURPORTED TO BE: 405 FAIRWAY ROAD.
 - HOUSE FOOTPRINTS FROM AERIAL PHOTO ARE APPROXIMATE.
 - PROPERTY LINES AND AREAS ON LOTS 17-28 FROM GIS MAPS, NOT SURVEYED.



1970 WARRANTY DEED
PER INST. #135152
1.099± SQ. FT.
0.03± ACRES

LOT 33
56,876± SQ. FT.
1.31± ACRES
(PER PLAT)

LOT 32A
20,015± SQ. FT.
0.46± ACRES

LOT 31A
48,068± SQ. FT.
1.10± ACRES

LOT 30
97,008± SQ. FT.
2.23± ACRES
(PER PLAT)



PREPARED BY: BENCHMARK ASSOCIATES, P.A.
P.O. BOX 733 - 100 BELL DRIVE, KETCHUM, IDAHO, 83340
PHONE (208)726-9512 FAX (208)726-9514 EMAIL: mail@bma5b.com
WEB: <http://benchmark-associates.com/>
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		FAIRWAY SUBDIVISION LOTS 31A AND 32A LOCATED WITHIN SECTION 8, TOWNSHIP 4 NORTH, RANGE 18 EAST, B.M., CITY OF SUN VALLEY, BLAINE COUNTY, IDAHO PREPARED FOR: JARVIS GROUP ARCHITECTS	
		PROJECT NO. 13057 A. PRELIMINARY PLAT	DWG BY: DWS/CPL DATE: 05/17/2013

SUB PA 2013-04 DOOLEY