

BROCKWAY
ENGINEERING
P.L.L.C.

Hydraulics

Hydrology

Water Resources

October 23, 2007

OCT 24 2007

Ms. Diane Shay
City of Hailey Planning Department
115 Main Street South, Suite H
Hailey, Idaho 83333

(DS)

Re: FEMA LOMA Case No.: 07-10-0796A
Project No.: 964-01-2007

Dear Diane:

Please find enclosed with this letter a copy of FEMA's determination for the LOMA application submitted in behalf of John Bulotti and his property located at 911 Silver Star Drive in the Bird Wood Subdivision within city limits. FEMA determined that two areas on the subject property, shown on the attached map, are above the base flood elevation. As a result, these two areas have been removed from 'floodplain' status by FEMA and the federal government.

The federal government no longer considers Area 1 and Area 2 as part of the Big Wood River floodplain. Removal of these areas from the NFIP floodplain should reduce the City of Hailey planning and zoning requirements to develop the areas within subject property that have been removed from the floodplain.

If you have any questions, please do not hesitate to contact our office.

Sincerely,

G. Erick Powell, Ph.D., E.I.T.

enclosed

cc: John Bulotti
Gary Slette
Brian Yeager

CHARLES E.
BROCKWAY,
PH.D., P.E.

CHARLES G.
BROCKWAY,
PH.D., P.E.

2016 NORTH
WASHINGTON
STREET • SUITE 4

TWIN FALLS,
IDAHO 83301

208•736•8543

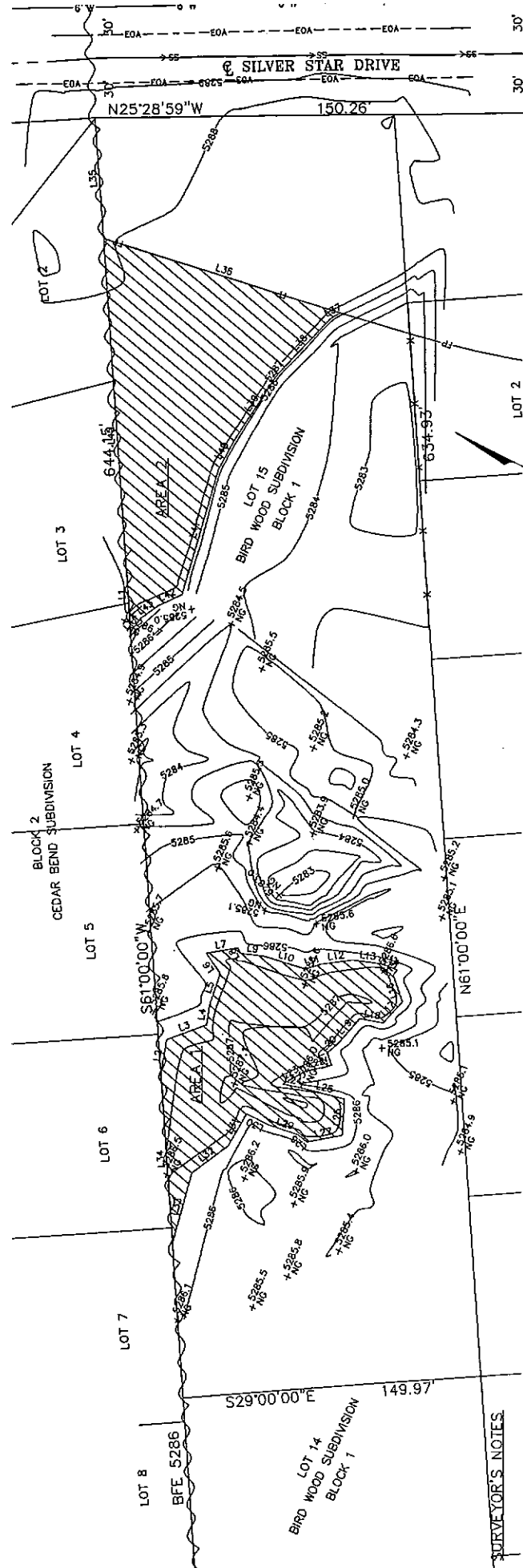
FAX: 736•8506

AREA 1

L1	North 61°00'00" East, 481.23 feet.	L18	Thence North 14°25'15" West, 11.71 feet.
L2	Thence North 74°27'20" East, 17.19 feet.	L19	Thence North 73°30'29" West, 16.21 feet.
L3	Thence South 44°39'31" East, 21.36 feet.	L20	Thence North 67°28'34" West, 7.35 feet.
L4	Thence North 74°00'24" East, 10.07 feet.	L21	Thence South 46°42'21" West, 6.56 feet.
L5	Thence North 84°01'40" East, 16.65 feet.	L22	Thence North 38°10'53" West, 13.85 feet.
L6	Thence North 34°22'23" East, 16.02 feet.	L23	Thence North 54°15'59" West, 12.59 feet.
L7	Thence South 34°53'14" East, 16.02 feet.	L24	Thence South 13°28'32" East, 10.08 feet.
L8	Thence South 34°53'14" West, 3.32 feet.	L25	Thence South 10°07'35" East, 21.63 feet.
L9	Thence South 18°45'14" East, 11.40 feet.	L26	Thence South 68°14'23" West, 18.22 feet.
L10	Thence South 07°48'48" East, 22.50 feet.	L27	Thence North 35°09'38" West, 17.90 feet.
L11	Thence South 42°42'08" East, 8.03 feet.	L28	Thence North 15°59'47" East, 5.69 feet.
L12	Thence South 32°24'45" East, 15.99 feet.	L29	Thence North 07°02'59" West, 15.72 feet.
L13	Thence South 16°54'31" East, 14.50 feet.	L30	Thence North 02°16'50" East, 12.51 feet.
L14	Thence South 04°08'06" East, 8.31 feet.	L31	Thence North 84°52'36" West, 18.42 feet.
L15	Thence North 79°11'31" West, 3.25 feet.	L32	Thence North 61°22'28" West, 22.82 feet.
L16	Thence South 47°20'42" West, 14.31 feet.	L33	Thence South 80°28'07" West, 36.43 feet.
L17	Thence North 72°35'27" West, 14.15 feet.	L34	Thence North 61°00'00" East, 85.16 feet.

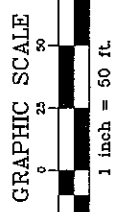
AREA 2

L35	North 61°00'00" East, 60.54 feet.
L36	Thence South 07°29'30" East, 125.30 feet.
L37	Thence North 53°02'14" West, 5.30 feet.
L38	Thence North 71°44'27" West, 39.51 feet.
L39	Thence North 81°29'06" West, 38.30 feet.
L40	Thence North 85°48'19" West, 17.71 feet.
L41	Thence South 81°13'04" West, 65.77 feet.
L42	Thence North 49°16'45" West, 13.40 feet.
L43	Thence North 60°49'55" West, 10.64 feet.
L44	Thence North 79°23'36" West, 8.52 feet.
L45	Thence North 61°00'00" East, 198.70 feet.



SURVEYOR'S NOTES

- Contour interval is 0.5 foot
- Elevations are based on NGVD29, Reference--City of Hailey BM 1993-TBM103 (Top Nut fire hydrant at SE corner of Lot 19, Block 1, Sherwood Forest, on west side of Robin Hood Dr., Elev. 5291.17 feet)
- NG = Natural Grade spot elevations



NO	DATE	BY	APPROV	REVISIONS

GALENA ENGINEERING INC.
 CIVIL ENGINEERS & LAND SURVEYORS
 P.O. BOX 442
 HAILEY, IDAHO 83404
 (208) 734-4743 FAX
 EMAIL: galena@galena-engineering.com

REUSE OF DRAWINGS
 This drawing is the property of Galena Engineering, Inc. It shall not be used on any project or extension of this project except by Galena Engineering, Inc. without the written consent of Galena Engineering, Inc.

DRAWN BY	DATE
DESIGNED BY	DATE
CHECKED BY	DATE

A SITE SPECIFIC TOPOGRAPHIC SURVEY FOR LOMA CERT OF A PORTION OF LOT 15, BLK 1, BIRD WOOD SUBDIVISION WITHIN SECTION S16, T.2N., R.18E., E.M., CITY OF HAILEY, BLAINE COUNTY, IDAHO PREPARED FOR JOHN BULOTTI
 PROJECT NO: 964-01
 P:\data\proj\9718\img\loma site topo Aug17.dwg 8/22/2007 3:13:35 PM 907 SHT 1 OF 1



Federal Emergency Management Agency

Washington, D.C. 20472

October 16, 2007

MR. ERICK POWELL
BROCKWAY ENGINEERING, PLLC
2016 WASHINGTON STREET NORTH #4
TWIN FALLS, ID 83301

CASE NO.: 07-10-0796A
COMMUNITY: CITY OF HAILEY, BLAINE COUNTY,
IDAHO
COMMUNITY NO.: 160022

DEAR MR. POWELL:

This is in reference to a request that the Federal Emergency Management Agency (FEMA) determine if the property described in the enclosed document is located within an identified Special Flood Hazard Area, the area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood), on the effective National Flood Insurance Program (NFIP) map. Using the information submitted and the effective NFIP map, our determination is shown on the attached Letter of Map Amendment (LOMA) Determination Document. This determination document provides additional information regarding the effective NFIP map, the legal description of the property and our determination.

Additional documents are enclosed which provide information regarding the subject property and LOMAs. Please see the List of Enclosures below to determine which documents are enclosed. Other attachments specific to this request may be included as referenced in the Determination/Comment document. If you have any questions about this letter or any of the enclosures, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, 3601 Eisenhower Avenue, Suite 130, Alexandria, VA 22304-6439.

Sincerely,

William R. Blanton Jr., CFM, Chief
Engineering Management Section
Mitigation Directorate

LIST OF ENCLOSURES:

LOMA DETERMINATION DOCUMENT (REMOVAL)

cc: State/Commonwealth NFIP Coordinator
Community Map Repository
Region

RECEIVED
OCT 16 2007



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (REMOVAL)

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	CITY OF HAILEY, BLAINE COUNTY, IDAHO	A portion of Lot 15, Block 1, Bird Wood Subdivision, as shown on the Plat recorded as Document No. 212550, in the Office of the Recorder, Blaine County, Idaho The portion of property is more particularly by the following metes and bounds:
	COMMUNITY NO.: 160022	
AFFECTED MAP PANEL	NUMBER: 1600220664D; 1600220668D	
	DATE: 3/17/1997; 3/17/1997	
FLOODING SOURCE: BIG WOOD RIVER		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 43.511, -114.310 SOURCE OF LAT & LONG: PRECISION MAPPING STREETS 7.0 DATUM: NAD 83

DETERMINATION

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NGVD 29)	LOWEST ADJACENT GRADE ELEVATION (NGVD 29)	LOWEST LOT ELEVATION (NGVD 29)
15	1	Bird Wood	911 Silver Star Drive	Portion of Property (Area 1)	X (shaded)	5286.2 feet	--	5286.4 feet

Special Flood Hazard Area (SFHA) - The SFHA is an area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood).

ADDITIONAL CONSIDERATIONS (Please refer to the appropriate section on Attachment 1 for the additional considerations listed below.)

LEGAL PROPERTY DESCRIPTION
PORTIONS REMAIN IN THE SFHA

This document provides the Federal Emergency Management Agency's determination regarding a request for a Letter of Map Amendment for the property described above. Using the information submitted and the effective National Flood Insurance Program (NFIP) map, we have determined that the described portion(s) of the property(ies) is/are not located in the SFHA, an area inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood). This document amends the effective NFIP map to remove the subject property from the SFHA located on the effective NFIP map; therefore, the Federal mandatory flood insurance requirement does not apply. However, the lender has the option to continue the flood insurance requirement to protect its financial risk on the loan. A Preferred Risk Policy (PRP) is available for buildings located outside the SFHA. Information about the PRP and how one can apply is enclosed.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, 3601 Eisenhower Avenue, Suite 130, Alexandria, VA 22304-6439.

William R. Blanton Jr.

William R. Blanton Jr., CFM, Chief
Engineering Management Section
Mitigation Directorate



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (REMOVAL)

ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

LEGAL PROPERTY DESCRIPTION (CONTINUED)

AREA 1:

COMMENCING at the northeast corner of Lot 15; thence N61°00'00"E, 481.23 feet to the POINT OF BEGINNING; thence N74°27'20"E, 17.19 feet; thence S44°39'31"E, 21.36 feet; thence N74°00'24"E, 10.07 feet; thence N84°01'40"E, 16.65 feet; thence N30°00'10"E, 12.52 feet; thence S34°22'23"E, 16.02 feet; thence S34°53'14"W, 3.32 feet; thence S18°45'14"E, 11.40 feet; thence S07°48'46"E, 22.50 feet; thence S42°42'08"E, 8.03 feet; thence S32°24'45"E, 15.99 feet; thence S16°54'31"E, 14.50 feet; thence S04°08'06"E, 8.31 feet; thence N79°11'31"W, 3.25 feet; thence S47°20'42"W, 14.31 feet; thence N72°36'27"W, 14.15 feet; thence N14°25'15"W, 11.71 feet; thence N73°30'29"W, 16.21 feet; thence N67°28'34"W, 7.35 feet; thence S46°42'21"W, 6.56 feet; thence N38°10'53"W, 13.85 feet; thence N54°15'59"W, 12.59 feet; thence S13°28'32"E, 10.08 feet; thence S10°07'35"E, 21.63 feet; thence S68°14'23"W, 18.22 feet; thence N35°09'38"W, 17.90 feet; thence N15°59'47"E, 5.69 feet; thence N07°02'59"W, 15.72 feet; thence N02°16'50"E, 12.51 feet; thence N84°52'36"W, 18.42 feet; thence N61°22'28"W, 22.82 feet; thence S80°28'07"W, 36.43 feet; thence N61°00'00"E, 85.16 feet to the POINT OF BEGINNING

AREA 2:

COMMENCING at the northeast corner of Lot 15; thence N61°00'00"E, 60.54 feet to the POINT OF BEGINNING; thence S07°29'50"E, 125.30 feet; thence N53°02'14"W, 5.30 feet; thence N71°44'27"W, 39.51 feet; thence N81°37'06"W, 38.30 feet; thence N85°48'19"W, 17.71 feet; thence S81°13'04"W, 65.77 feet; thence N49°16'45"W, 13.40 feet; thence N60°49'55"W, 10.64 feet; thence N79°23'36"W, 8.52 feet; thence N61°00'00"E, 198.70 feet to the POINT OF BEGINNING

PORTIONS OF THE PROPERTY REMAIN IN THE SFHA (This Additional Consideration applies to the preceding 1 Property.)

Portions of this property, but not the subject of the Determination/Comment document, may remain in the Special Flood Hazard Area. Therefore, any future construction or substantial improvement on the property remains subject to Federal, State/Commonwealth, and local regulations for floodplain management.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, 3601 Eisenhower Avenue, Suite 130, Alexandria, VA 22304-6439.

William R. Blanton Jr.

William R. Blanton Jr., CFM, Chief
Engineering Management Section
Mitigation Directorate



Federal Emergency Management Agency

Washington, D.C. 20472

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ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

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This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, 3601 Eisenhower Avenue, Suite 130, Alexandria, VA 22304-6439.

A handwritten signature in cursive script that reads "William R. Blanton Jr.".

William R. Blanton Jr., CFM, Chief
Engineering Management Section
Mitigation Directorate



Federal Emergency Management Agency

Washington, D.C. 20472

ADDITIONAL INFORMATION REGARDING LETTERS OF MAP AMENDMENT

When making determinations on requests for Letters of Map Amendment (LOMAs), the Department of Homeland Security's Federal Emergency Management Agency (FEMA) bases its determination on the flood hazard information available at the time of the determination. Requesters should be aware that flood conditions may change or new information may be generated that would supersede FEMA's determination. In such cases, the community will be informed by letter.

Requesters also should be aware that removal of a property (parcel of land or structure) from the Special Flood Hazard Area (SFHA) means FEMA has determined the property is not subject to inundation by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood). This does not mean the property is not subject to other flood hazards. The property could be inundated by a flood with a magnitude greater than the base flood or by localized flooding not shown on the effective National Flood Insurance Program (NFIP) map.

The effect of a LOMA is it removes the Federal requirement for the lender to require flood insurance coverage for the property described. The LOMA *is not* a waiver of the condition that the property owner maintain flood insurance coverage for the property. *Only* the lender can waive the flood insurance purchase requirement because the lender imposed the requirement. *The property owner must request and receive a written waiver from the lender before canceling the policy.* The lender may determine, on its own as a business decision, that it wishes to continue the flood insurance requirement to protect its financial risk on the loan.

The LOMA provides FEMA's comment on the mandatory flood insurance requirements of the NFIP as they apply to a particular property. A LOMA is not a building permit, nor should it be construed as such. Any development, new construction, or substantial improvement of a property impacted by a LOMA must comply with all applicable State and local criteria and other Federal criteria.

If a lender releases a property owner from the flood insurance requirement, and the property owner decides to cancel the policy and seek a refund, the NFIP will refund the premium paid for the current policy year, provided that no claim is pending or has been paid on the policy during the current policy year. The property owner must provide a written waiver of the insurance requirement from the lender to the property insurance agent or company servicing his or her policy. The agent or company will then process the refund request.

Even though structures are not located in an SFHA, as mentioned above, they could be flooded by a flooding event with a greater magnitude than the base flood. In fact, more than 25 percent of all claims paid by the NFIP are for policies for structures located outside the SFHA in Zones B, C, X (shaded), or X (unshaded). More than one-fourth of all policies purchased under the NFIP protect structures located in these zones. The risk to structures located outside SFHAs is just not as great as the risk to structures located in SFHAs. Finally, approximately 90 percent of all federally declared disasters are caused by flooding, and homeowners insurance does not provide financial protection from this flooding. Therefore, FEMA encourages the widest possible coverage under the NFIP.

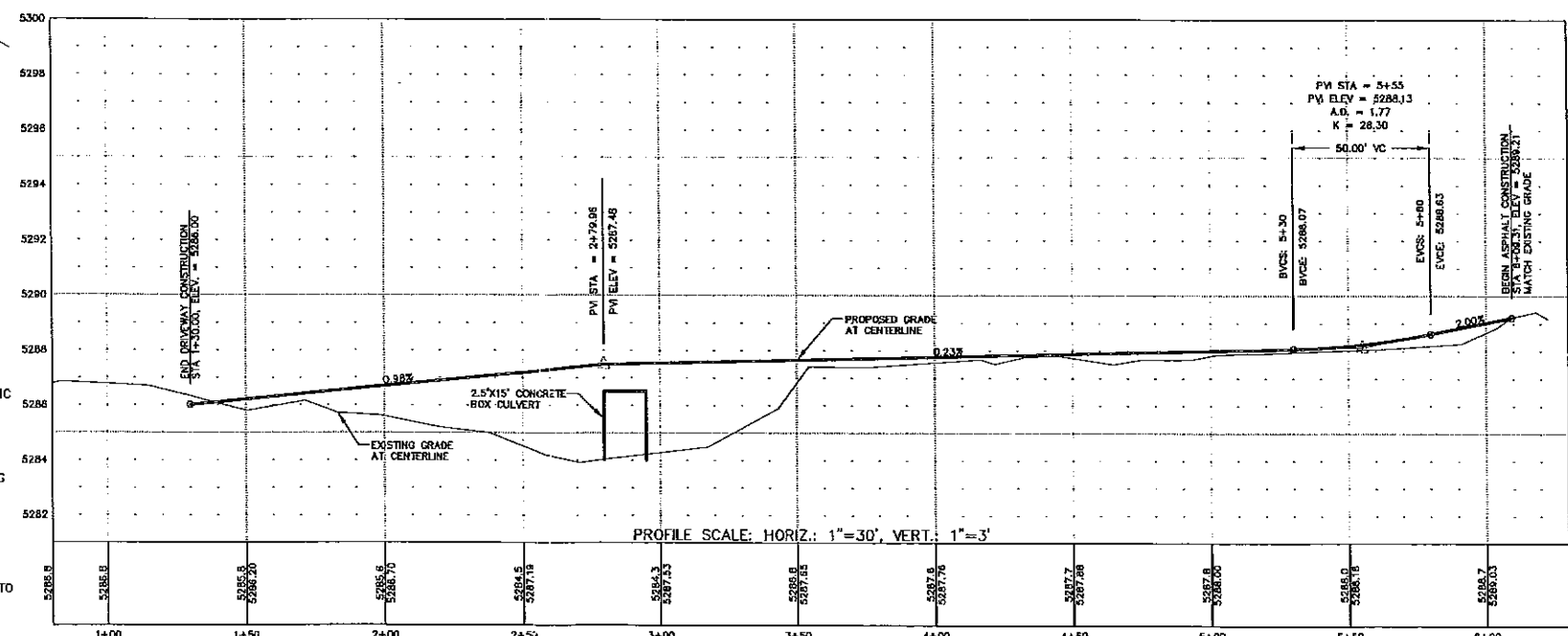
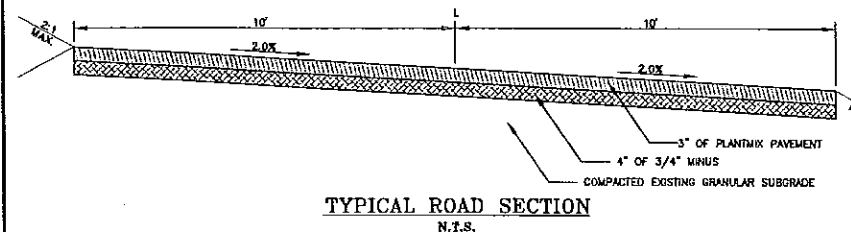
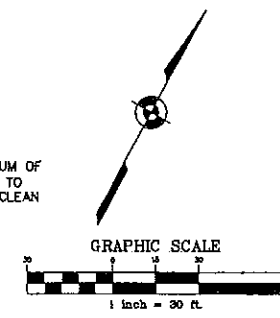
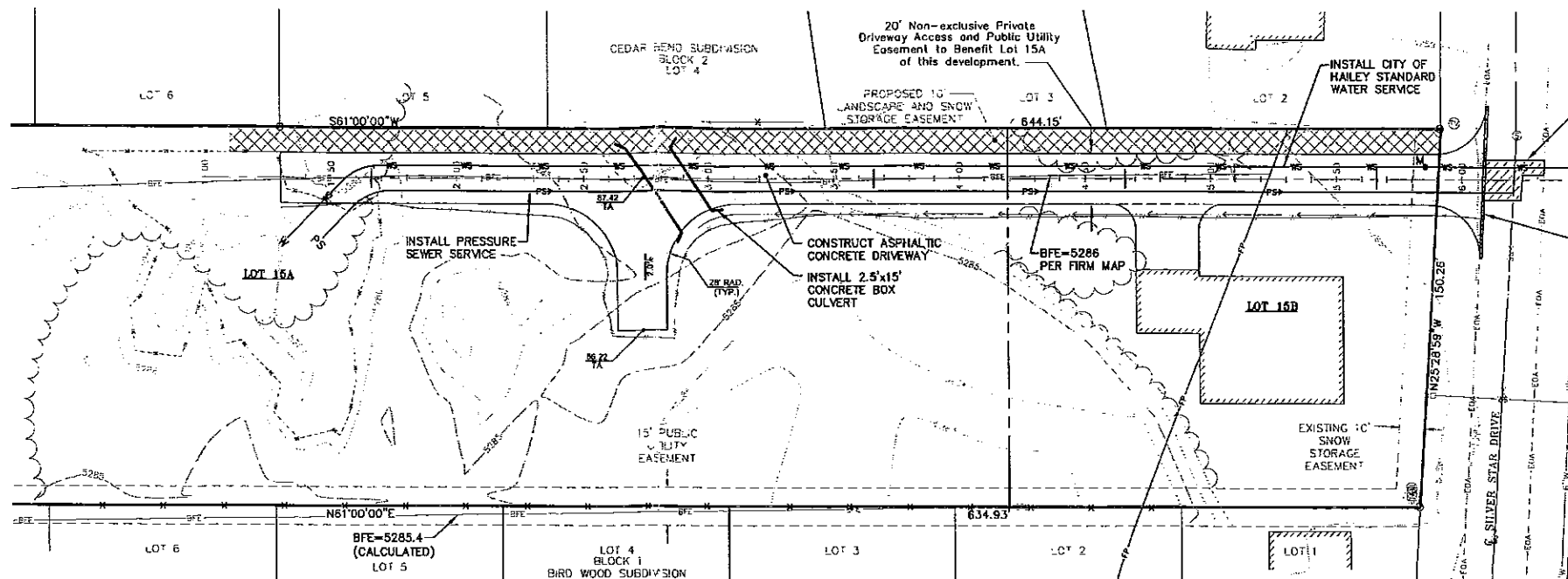
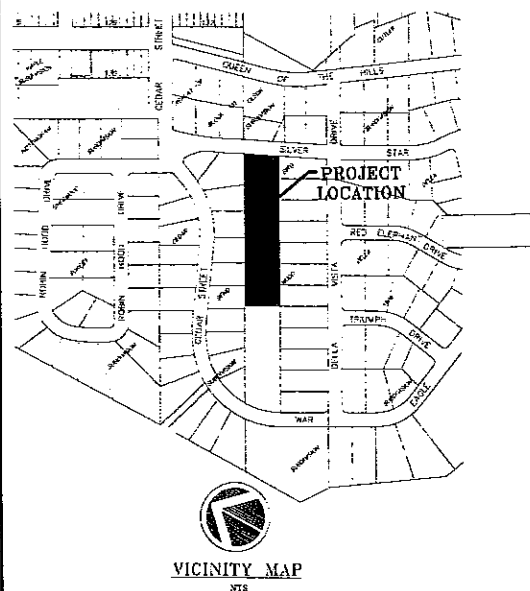
The NFIP offers two types of flood insurance policies to property owners: the low-cost Preferred Risk Policy (PRP) and the Standard Flood Insurance Policy (SFIP). The PRP is available for 1- to 4-family residential structures located outside the SFHA with little or no loss history. The PRP is available for townhouse/rowhouse-type structures, but is not available for other types of condominium units. The SFIP is available for all other structures. Additional information on the PRP and how a property owner can qualify for this type of policy may be obtained by calling the Flood Insurance Information Hotline, toll free, at 1-800-427-4661. Before making a final decision about flood insurance coverage, FEMA strongly encourages property owners to discuss their individual flood risk situations and insurance needs with an insurance agent or company.

FEMA has established "Grandfather" rules to benefit flood insurance policyholders who have maintained continuous coverage. Property owners may wish to note also that, if they live outside but on the fringe of the SFHA shown on an effective NFIP map and the map is revised to expand the SFHA to include their structure(s), their flood insurance policy rates will not increase as long as the coverage for the affected structure(s) has been continuous. Property owners would continue to receive the lower insurance policy rates.

LOMAs are based on minimum criteria established by the NFIP. State, county, and community officials, based on knowledge of local conditions and in the interest of safety, may set higher standards for construction in the SFHA. If a State, county, or community has adopted more restrictive and comprehensive floodplain management criteria, these criteria take precedence over the minimum Federal criteria.

In accordance with regulations adopted by the community when it made application to join the NFIP, letters issued to amend an NFIP map must be attached to the community's official record copy of the map. That map is available for public inspection at the community's official map repository. Therefore, FEMA sends copies of all such letters to the affected community's official map repository.

When a restudy is undertaken, or when a sufficient number of revisions or amendments occur on particular map panels, FEMA initiates the printing and distribution process for the affected panels. FEMA notifies community officials in writing when affected map panels are being physically revised and distributed. In such cases, FEMA attempts to reflect the results of the LOMA on the new map panel. If the results of particular LOMAs cannot be reflected on the new map panel because of scale limitations, FEMA notifies the community in writing and revalidates the LOMAs in that letter. LOMAs revalidated in this way usually will become effective 1 day after the effective date of the revised map.



- LEGEND**
- Property Line
 - Proposed Lot Line
 - Adjoining Lot Line
 - Centerline of Right of Way
 - Building Envelope
 - Easement Line
 - 5' Contour Interval
 - 1' Contour Interval
 - Drip Line of Trees
 - Existing Edge of Asphalt
 - Approximate Limits of Disturbance
 - Fence
 - BFE Base Flood Elevation
 - FP Flood Plain Line
 - S-W Existing Water Main
 - P-S Proposed Sewer
 - P-W Proposed Water Service
 - △ Survey Control Point
 - FND 1/2" Rebar
 - Existing Building
 - Proposed Asphalt
 - Coniferous Tree
 - Deciduous Tree
 - Power Box
 - Telephone Rise
 - Cable TV Box
 - Existing Sewer Manhole
 - Existing Water Service
 - Proposed Dry Well
 - Proposed Catch Basin
 - Proposed Water Meter

- GENERAL CONSTRUCTION NOTES**
- ROAD GRADES SHALL BE ADJUSTED AS NECESSARY TO ENSURE NO FILL OCCURS ON THE SITE WITHIN THE FLOOD PLAIN AREA. ALL ADJUSTMENTS SHALL BE APPROVED BY GALENA ENGINEERING AND THE CITY OF HAILEY.
 - ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE MOST CURRENT EDITION OF THE "IDAHO REGULATIONS FOR PUBLIC DRINKING WATER SYSTEMS", THE "IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION" (ISPC), AND CITY OF HAILEY STANDARD DRAWINGS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND KEEPING A COPY OF THE ISPC AND HAILEY STANDARD DRAWINGS ON SITE DURING CONSTRUCTION.
 - THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH RESULT FROM HIS FAILURE TO ACCURATELY LOCATE AND PRESERVE ALL UNDERGROUND UTILITIES. CONTRACTOR SHALL CALL DIGLINE TO LOCATE ALL EXISTING UNDERGROUND UTILITIES.
 - THE CONTRACTOR SHALL CLEAN UP THE SITE AFTER CONSTRUCTION SO THAT IT IS IN A CONDITION EQUAL TO OR BETTER THAN THAT WHICH EXISTED PRIOR TO CONSTRUCTION.
 - THE CONTRACTOR SHALL BE REQUIRED TO OBTAIN ALL THE NECESSARY PERMITS PRIOR TO CONSTRUCTION.
 - TRENCHES SHALL BE BACKFILLED AND COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99.
- WATER CONSTRUCTION NOTES**
- THE WATER SERVICE SHALL HAVE A MINIMUM COVER OF SIX (6) FEET, MEASURED FROM FINISHED GRADE.
- SEWER CONSTRUCTION NOTES**
- THE PRESSURE SEWER SERVICE SHALL HAVE A MINIMUM COVER OF SIX (6) FEET, MEASURED FROM FINISHED GRADE.

NO.	DATE	BY	REVISIONS

Galena Engineering Inc.
 Civil Engineers & Land Surveyors
 680 Second Avenue North
 P.O. Box 426
 Ketchum, Idaho 83340
 (208) 726-4729
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John Bulotti
 Bulotti Construction Inc.
 Po Box 2875
 Hailey Id 83333

REUSE OF DRAWINGS
 These drawings, or any portion thereof, shall not be used on any Project or extensions of this Project except by agreement in writing with Galena Engineering, Inc.

DESIGNED BY: 01/10/08
 DATE: 01/10/08
 DRAWN BY: 01/10/08
 DATE: 01/10/08
 CHECKED BY: 01/10/08
 DATE: 01/10/08

ROAD PLAN AND PROFILE SHEET
REPLAT OF LOT 15, BLOCK 1, BIRDWOOD SUBDIVISION
 WITHIN SECTION S16, T.2N., R.18E., B.M., CITY OF HAILEY, BLAINE COUNTY, IDAHO
 PREPARED FOR JOHN BULOTTI

PROJECT INFORMATION
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