



City of Ketchum

CITY COUNCIL MEETING AGENDA MEMO

Meeting Date:	May 25, 2024	Staff Member/Dept:	Abby Rivin, Senior Planner Planning and Building Department
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Agenda Item:	Recommendation to Approve Amended Right-of-Way Encroachment Agreement 22837A for the 380 N 1st Avenue Mixed-Use Building.
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Recommended Motion:

I move to authorize the Mayor to sign Amended Right-of-Way Encroachment Agreement 22837A with Corey Street Mass LLC.

Reasons for Recommendation:

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|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> Following City Council’s review and approval of the 380 N 1st Avenue Right-of-Way Encroachment 22837 on March 27, 2023, the applicant requested revisions to the agreement language. The changes proposed by the applicant include minor clarifications to the agreement language and extending the timeframes that the property owner must remove or repair the improvements in the right-of-way upon notice from 48 hours to 10 business days or a timeframe as otherwise agreed upon by the parties. |
| <ul style="list-style-type: none"> The applicant’s proposed changes to the Right-of-Way Encroachment Agreement language have been reviewed by the City Attorney, City Engineer, Streets Department, and Planning Department. The City Attorney, City Engineer, Streets Department, and Planning Department have no concerns with the changes reflected in the attached Amended Right-of-Way Encroachment Agreement 22837A. |
| <ul style="list-style-type: none"> The project requires a Right-of-Way Encroachment Permit for the snowmelt system and pavers proposed for the new sidewalks and bulb out along 1st Avenue and 4th Street. The encroachments proposed for the 380 N 1st Avenue Mixed-Use Building comply with all standards for permanent right-of-way encroachments specified in Ketchum Municipal Code §12.12.060. |

Policy Analysis and Background (non-consent items only):

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Sustainability Impact:

None OR state impact here: The proposed snowmelt system for the right-of-way improvements associated with the 380 N 1 st Avenue Mixed-Use Building project meets the City’s energy code and installation requirements for commercial projects.

Financial Impact:

None OR Adequate funds exist in account:	There is no financial requirement from the city for this action.
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Attachments:

- | |
|-------------------------------------------------------|
| 1. Amended Right-of-Way Encroachment Agreement 22837A |
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WHEN RECORDED, PLEASE RETURN TO:

**OFFICE OF THE CITY CLERK
CITY OF KETCHUM
POST OFFICE BOX 2315
KETCHUM, IDAHO 83340**

RIGHT-OF-WAY ENCROACHMENT AGREEMENT 22837A

THIS AGREEMENT, made and entered into this ____ day of _____, 2024, by and between the CITY OF KETCHUM, IDAHO, a municipal corporation ("Ketchum"), whose address is Post Office Box 2315, Ketchum, Idaho 83340, and COREY STREET MASS LLC, an Idaho limited liability company ("Owner"), whose address is 11361 Farlin Street, Los Angeles, California 90049.

RECITALS

WHEREAS, Owner is the owner of real property described as 380 N 1st Avenue ("Subject Property"), located within the City of Ketchum, State of Idaho; and

WHEREAS, Owner wishes to permit the placement of a hydronic snowmelt system and pavers that are required for the development of the 380 N 1st Avenue Mixed-Use Building project within the public rights-of-way along 1st Avenue and 4th Street. These improvements are shown in Exhibit "A" attached hereto and incorporated herein (collectively referred to as the "Improvements"); and,

WHEREAS, Ketchum finds that said Improvements will not impede the use of said public right-of-way at this time subject to the terms and provisions of this Agreement;

WHEREAS, the Owner will restore the sidewalk, street, curb and gutter and any landscaping in accordance with the Ketchum approved plan;

NOW, THEREFORE, in contemplation of the above stated facts and objectives, it is hereby agreed as follows:

TERMS AND CONDITIONS

1. Ketchum hereby permits Owner to install a hydronic snowmelt system and pavers identified in Exhibit "A" within the public rights-of-way on 1st Avenue and 4th Street until notified by Ketchum to remove the infrastructure. Within a reasonable time after such notice, or in a timeframe as otherwise agreed upon by the parties, Owner shall remove the infrastructure at Owner's expense.

2. Owner shall be responsible for the maintenance of said Improvements and shall repair said improvements within 10 business days or a timeframe as otherwise agreed upon by the parties upon notice from Ketchum that repairs are needed. Any modification to the improvements identified in Exhibit "A" shall be approved by the City of Ketchum prior to any modifications taking place.

3. Snowmelt systems installed in the public right-of-way shall be installed and operate at all times during the winter according to the following:
 - The system shall meet the requirements of the International Energy Conservation Code (2018 IECC, 403.12.2)
 - The system shall have an electronic main control board to operate the system that is programmable and optimizes the way the system functions.
 - Installation of in-ground control sensors linked to the main control board that detect snow and ice on the surface, monitor the sidewalk or driveway temperature, and automatically activates the system to be turned on or off based on the snow condition and air temperature.

4. Owner shall be responsible for restoring the sidewalk, curb and gutter and landscaping that is altered due to the construction and installation of the Improvements, to the satisfaction of the Director of Streets and Facilities.

5. In consideration of Ketchum allowing Owner to maintain the Improvements in the public right-of-way, Owner agrees to indemnify and hold harmless Ketchum from and against any and all claims of liability for any injury or damage to any person or property arising from the Improvements constructed, installed and maintained in the public right-of-way, except for those claims caused by the actions of Ketchum. Owner shall further indemnify and hold Ketchum harmless from and against any and all claims arising from any breach or default in the performance of any obligation on Owner's part to be performed under this Agreement, or arising from any negligence of Owner or Owner's agents, contractors or employees and from and against all costs, attorney's fees, expenses and liabilities incurred in the defense of any such action or proceeding brought thereon. In the event any action or proceeding is brought against Ketchum by reason of such claim, Owner, upon notice from Ketchum, shall defend Ketchum at Owner's expense by counsel satisfactory to Ketchum. Owner, as a material part of the consideration to Ketchum, hereby assumes all risk of damages to property or injury to persons in, upon or about the Improvements constructed, installed and maintained in the public right-of-way arising from the construction, installation and maintenance of said Improvements and Owner hereby waives all claims in respect thereof against Ketchum, except for those claims caused by the actions of Ketchum.

6. Ketchum shall not be liable for injury to Owner's business or loss of income therefrom or for damage which may be sustained by the person, goods, wares, merchandise or property of Owner, its tenants, employees, invitees, customers, agents or contractors or any other person in or about the Subject Property caused by or resulting from the Improvements constructed, installed, removed or maintained in the public right-of-way.

7. Owner understands and agrees that by maintaining the Improvements in the public right-of-way pursuant to this Agreement, Owner obtains no claim or interest in said public right-of-way which is adverse to that of Ketchum and that Owner obtains no exclusive right to said public right-of-way nor any other right to use the public right-of-way not specifically described herein.

8. In the event either party hereto retains an attorney to enforce any of the rights, duties and obligations arising out of this Agreement, the prevailing party shall be entitled to recover from the non-prevailing party reasonable attorney's fees at the trial and appellate levels and, whether or not litigation is actually instituted.

9. This Agreement shall be governed by, construed, and enforced in accordance with the laws and decisions of the State of Idaho. Venue shall be in the District Court of the fifth Judicial District of the State of Idaho.

10. This Agreement sets forth the entire understanding of the parties hereto and shall not be changed or terminated orally. It is understood and agreed by the parties hereto that there are no verbal promises or implied promises, agreements, stipulations or other representations of any kind or character pertaining to the Improvements maintained in the public right-of-way other than as set forth in this Agreement.

11. No presumption shall exist in favor of or against any party to this Agreement as the result of the drafting and preparation of this document.

12. This Agreement shall be recorded with the Blaine County Recorder by Ketchum.

13. The parties fully understand all of the provisions of this Agreement, and believe them to be fair, just, adequate, and reasonable, and accordingly accept the provisions of this Agreement freely and voluntarily.

OWNER:

CITY OF KETCHUM:

By: Corey Street Mass LLC

By: _____
Neil Bradshaw
Its: Mayor

William J. McMorrow
Its: Managing Member

STATE OF _____,)
) ss.
County of _____.)

On this ____ day of _____, 2024, before me, the undersigned Notary Public in and for said State, personally appeared WILLIAM J. MCMORROW, known to me to be the Managing Member of COREY STREET MASS LLC and person who executed the foregoing instrument and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

Notary Public for _____
Residing at _____
Commission expires _____

EXHIBIT "A"

380 N. 1ST AVE. MIXED-USE BUILDING FEBRUARY 2023

CONSTRUCTION NOTES

- ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE MOST CURRENT EDITION OF THE "IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION" (ISPMC) AND CITY OF KETCHUM STANDARDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND KEEPING A COPY OF THE ISPMC AND CITY OF KETCHUM STANDARDS ON SITE DURING CONSTRUCTION.
- THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN ON THE PLANS IN AN APPROXIMATE WAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING EXISTING UTILITIES PRIOR TO COMMENCING AND DURING THE CONSTRUCTION. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH RESULT FROM HIS FAILURE TO ACCURATELY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. CONTRACTOR SHALL CALL DIGLINE (1-800-342-1585) TO LOCATE ALL EXISTING UNDERGROUND UTILITIES A MINIMUM OF 48 HOURS IN ADVANCE OF EXCAVATION.
- CONTRACTOR SHALL COORDINATE RELOCATIONS OF DRY UTILITY FACILITIES (POWER, CABLE, PHONE, TV) WITH THE APPROPRIATE UTILITY FRANCHISE.
- 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 OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION (THIS MAY INCLUDE ENCROACHMENT PERMITS AND NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) CONSTRUCTION GENERAL PERMIT (CGP) PERMIT COVERAGE).
- ALL CLEARING & GRUBBING SHALL CONFORM TO ISPMC SECTION 201.
- ALL EXCAVATION & EMBANKMENT SHALL CONFORM TO ISPMC SECTION 202. SUBGRADE SHALL BE EXCAVATED AND SHAPED TO LINE, GRADE, AND CROSS-SECTION SHOWN ON THE PLANS. THE SUBGRADE SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY AS DETERMINED BY ASTM D-698. THE CONTRACTOR SHALL WATER OR AERATE SUBGRADE AS NECESSARY TO OBTAIN OPTIMUM MOISTURE CONTENT. IN-LIEU OF DENSITY MEASUREMENTS, THE SUBGRADE MAY BE PROOF-ROLLED TO THE APPROVAL OF THE ENGINEER.
 - PROOF-ROLLING: AFTER EXCAVATION TO THE SUBGRADE ELEVATION AND PRIOR TO PLACING COURSE GRAVEL, THE CONTRACTOR SHALL PROOF ROLL THE SUBGRADE WITH A 5-TON SMOOTH DRUM ROLLER, LOADED WATER TRUCK, OR LOADED DUMP TRUCK, AS ACCEPTED BY THE ENGINEER. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF UNSUITABLE SUBGRADE MATERIAL AREAS, AND/OR AREAS NOT CAPABLE OF COMPACTION ACCORDING TO THESE SPECIFICATIONS. UNSUITABLE OR DAMAGED SUBGRADE IS WHEN THE SOIL MOVES, PUMPS AND/OR DISPLACES UNDER ANY TYPE OF PRESSURE INCLUDING FOOT TRAFFIC LOADS.
 - IF, IN THE OPINION OF THE ENGINEER, THE CONTRACTOR'S OPERATIONS RESULT IN DAMAGE TO, OR PROTECTION OF, THE SUBGRADE, THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, REPAIR THE DAMAGED SUBGRADE BY OVER-EXCAVATION OF UNSUITABLE MATERIAL TO FIRM SUBSOIL, LINE EXCAVATION WITH GEOTEXTILE FABRIC, AND BACKFILL WITH PIT RUN GRAVEL.
- ALL 2" MINUS GRAVEL SHALL CONFORM TO ISPMC 802, TYPE II (ITD STANDARD 703.04, 2"), SHALL BE PLACED IN CONFORMANCE WITH ISPMC SECTION 801 AND COMPACTED PER SECTION 202. MINIMUM COMPACTION OF PLACED MATERIAL SHALL BE 90% OF MAXIMUM LABORATORY DENSITY AS DETERMINED BY AASHTO T-99.
- ALL 3/4" MINUS CRUSHED GRAVEL SHALL CONFORM TO ISPMC 802, TYPE I (ITD STANDARD 703.04, 3/4" B), SHALL BE PLACED IN CONFORMANCE WITH ISPMC SECTION 802 AND COMPACTED PER SECTION 202. MINIMUM COMPACTION OF PLACED MATERIAL SHALL BE 95% OF MAXIMUM LABORATORY DENSITY AS DETERMINED BY AASHTO T-99 OR ITD T-91.
- ALL ASPHALTIC CONCRETE PAVEMENT WORK SHALL CONFORM TO ISPMC SECTION(S) 805, 810, AND 811 FOR CLASS II PAVEMENT. ASPHALT AGGREGATE SHALL BE 1/2" (13MM) NOMINAL SIZE CONFORMING TO TABLE 803B IN ISPMC SECTION 803. ASPHALT BINDER SHALL BE PG 58-28 CONFORMING TO TABLE A-1 IN ISPMC SECTION 805.
- ASPHALT SAWCUTS SHALL BE AS INDICATED ON THE DRAWINGS, OR 24" INCHES FROM EDGE OF EXISTING ASPHALT, IF NOT INDICATED OTHERWISE SO AS TO PROVIDE A CLEAN PAVEMENT EDGE FOR MATCHING. NO WHEEL CUTTING SHALL BE ALLOWED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING TRAFFIC CONTROL PER THE CURRENT EDITION OF THE US DEPARTMENT OF TRANSPORTATION MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). CONTRACTOR WILL NEED TO MAINTAIN ACCESS TO ALL PRIVATE PROPERTIES, UNLESS OTHERWISE COORDINATE WITH THE PROPERTY OWNER THROUGH THE CITY ENGINEER.
- ALL CONCRETE WORK SHALL CONFORM TO ISPMC SECTIONS 701, 703, AND 705. ALL CONCRETE SHALL BE 3,000 PSI MINIMUM, 28 DAY, AS DEFINED IN ISPMC SECTION 703, TABLE 1. IMMEDIATELY AFTER PLACEMENT PROTECT CONCRETE BY APPLYING MEMBRANE-FORMING CURING COMPOUND, TYPE 2, CLASS A PER ASTM C 309-94. APPLY CURING COMPOUND PER MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS. ALL CONCRETE SHALL BE TITAN MIX FROM IMC., OR APPROVED EQUAL.
- ALL TRENCHING SHALL CONFORM TO ISPMC STANDARD DRAWING SD-301. TRENCHES SHALL BE BACKFILLED AND COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99.
- PER IDAHO CODE § 55-1613, THE CONTRACTOR SHALL RETAIN AND PROTECT ALL MONUMENTS, ACCESSORIES TO CORNERS, BENCHMARKS AND POINTS SET IN CONTROL SURVEYS; ALL MONUMENTS, ACCESSORIES TO CORNERS, BENCHMARKS AND POINTS SET IN CONTROL SURVEYS THAT ARE LOST OR DISTURBED BY CONSTRUCTION SHALL BE REESTABLISHED AND RE-MONUMENTED, AT THE EXPENSE OF THE AGENCY OR PERSON CAUSING THEIR LOSS OR DISTURBANCE AT THEIR ORIGINAL LOCATION OR BY SETTING OF A WITNESS CORNER OR REFERENCE POINT OR A REPLACEMENT BENCHMARK OR CONTROL POINT, BY OR UNDER THE DIRECTION OF A PROFESSIONAL LAND SURVEYOR.
- CONSTRUCTION OF WATER MAINS AND ALL OTHER RELATED APPURTENANCES SHALL BE IN ACCORDANCE WITH THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPMC), IDAPA 58.01.08, IDAHO RULES FOR PUBLIC DRINKING WATER SYSTEMS AND THE CITY OF KETCHUM UTILITIES DEPARTMENT STANDARDS.
- CONTRACTOR SHALL PRESSURE TEST, DISINFECT, AND CONDUCT BIOLOGICAL TESTING IN ACCORDANCE WITH THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPMC), AMERICAN WATER WORKS ASSOCIATION (AWWA) STANDARDS, AND THE PRESSURE TESTING, DISINFECTION, AND MICROBIOLOGICAL TESTING PROCEDURES.
- ALL WATER SUPPLY FIXTURES, FITTINGS, PIPING, AND ALL RELATED APPURTENANCES SHALL BE ANS/NSF STD. 61 COMPLIANT.
- ALL WATER SUPPLY FIXTURES, FITTINGS, PIPING, AND ALL RELATED APPURTENANCES SHALL COMPLY WITH THE LOW LEAD ACT REQUIRING ALL MATERIALS TO HAVE A LEAD CONTENT EQUAL TO OR LESS THAN 0.25%.
- THE CONTRACTOR SHALL USE ANS/NSF STANDARD 60 CHEMICALS AND COMPOUNDS DURING INSTALLATION & DISINFECTION OF POTABLE WATER MAIN.
- EXISTING SITE CONDITIONS SHOWN HEREON ARE PER A FIELD SURVEY BY GALENA ENGINEERING DATED 09/17/21.



VICINITY MAP
N.T.S.

LEGEND

EXISTING ITEMS	PROPOSED ITEMS
Property Line	Asphalt
Adjoiner's Lot Line	Concrete Sidewalk
Right of Way Centerline	Road/Parking Striping
Setback	No Parking Striping
Curb & Gutter	Typical Sign
Fence Line Building	Asphalt Sawcut
Asphalt	Storm Drain Line
Concrete Sidewalk	Tree Well, See Landscape Plan
Parking Stripe	Street Light
Sign	Paver Sidewalk
Spot Elevation	Bench, See Landscape Plan
Fiber Optic Line	Channel Drain, See Landscape Plan
Gas Service	Drywell
Buried Telephone Line	Catch Basin
Telephone Riser	Dry Well
Buried Power Line	Ketchum City Water Line (12")
Overhead Power Line	Ketchum Spring Line (4")
Light	Water Service
Power Pole	Water Valve
Sewer Main	
Sewer Service	
Sewer Manhole	
Storm Drain	
Catch Basin	
Dry Well	
AP = Angle Point	BEG = Beginning
BOW = Back of Walk	BR = Bottom of Ramp
CC = Curb Cut	CLUST = Cluster
CMP = Corrugated Metal Pipe	EOA = Edge of Asphalt
EOC = Edge of Concrete	EOP = Edge of Pavers
FF = Finished Floor	FL = Flow Line
GB = Grade Break	HW = Headwall
IC = Illegible Cap	LIP = Lip of Gutter
NC = No Cap	NG = Natural Ground
PVC = Polyvinyl Chloride Pipe	TA = Top of Asphalt
TBC = Top Back of Curb	TOE = Toe of Slope
TOP = Top of Slope	TR = Top of Ramp
TW = Top of Wall	WM = Watermain
TP 27.36 1.75%	Spot Elevation
Grade	ADA Parking Striping
ADA Parking Symbol	

SHEET INDEX

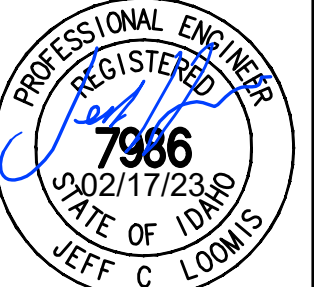
SHEET#	DESCRIPTION
C0.10	COVER SHEET
C0.20	EXISTING SITE CONDITIONS (TOPOGRAPHIC MAP)
C0.30	DEMOLITION PLAN
C1.00	SITE GEOMETRY AND SNOWMELT AREA PLAN
C1.10	GRADING AND DRAINAGE PLAN
C1.20	DETAIL SHEET

380 N. 1ST AVE. MIXED-USE BUILDING
COVER AND CONSTRUCTION NOTES

LOCATED WITHIN SECTION 13, T.4N., R.18E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO
PREPARED FOR WILLIAMS PARTNERS

PROJECT INFORMATION
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PRELIMINARY FOR DESIGN REVIEW ONLY



NOT FOR CONSTRUCTION

CT DESIGNED BY
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JCL CHECKED BY

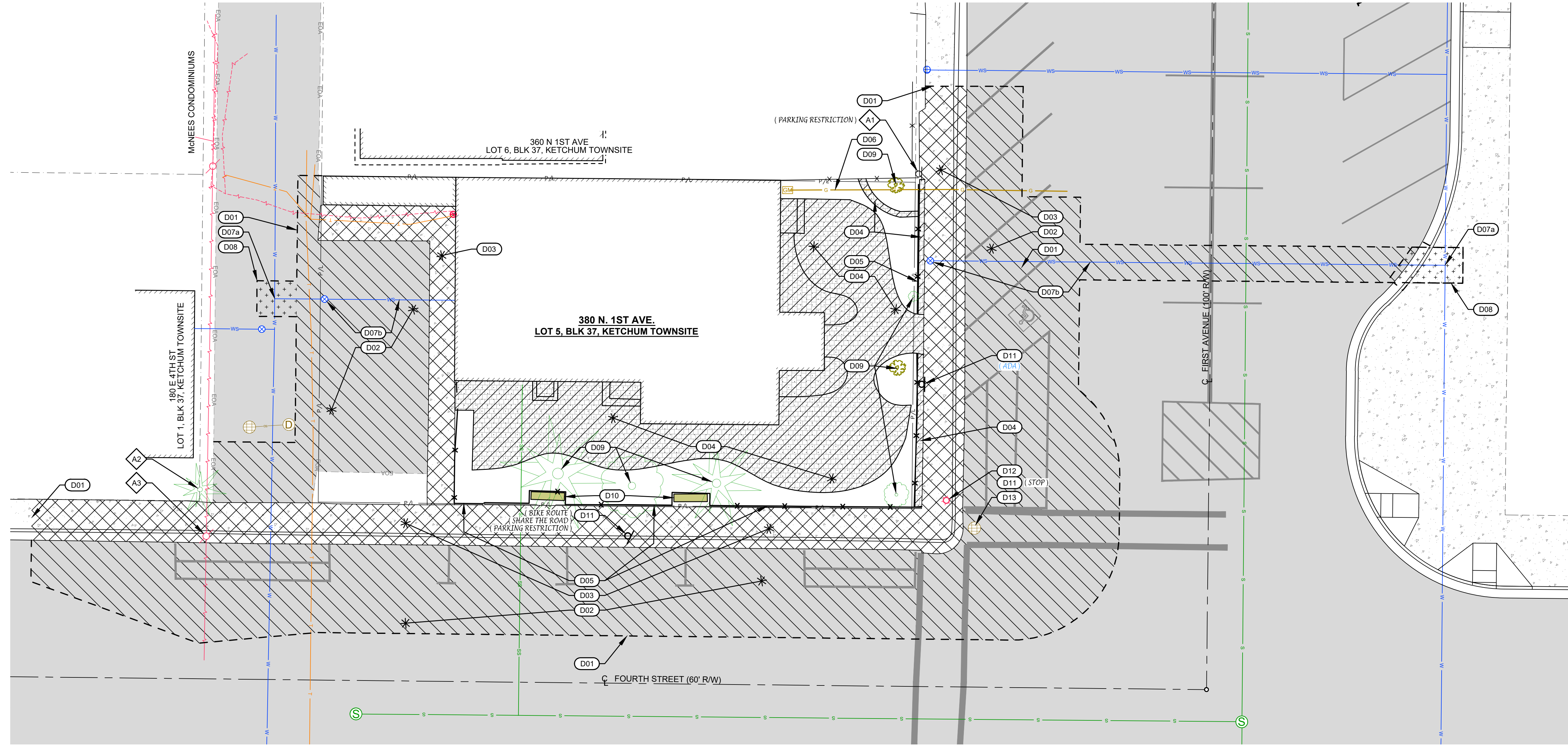
GALENA ENGINEERING, INC.
Civil Engineers & Land Surveyors
317 N. River Street
Hailey, Idaho 83433
(208) 768-1705
email: galena@galena-engineering.com

PURPOSE: ISSUE FOR REVIEW	REVISIONS
NO	DATE
BY	

C0.10

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



DEMOLITION KEY NOTES

- D01 SAWCUT ASPHALT / CONCRETE TO PROVIDE FOR A CLEAN VERTICAL EDGE
- D02 REMOVE AND DISPOSE OF ASPHALT.
- D03 REMOVE AND DISPOSE OF CONCRETE CURB, GUTTER, AND/OR SIDEWALK.
- D04 REMOVE AND DISPOSE OF CONCRETE CURB, GUTTER, AND/OR SIDEWALK.
- D05 REMOVE AND DISPOSE OF FENCE.
- D06 GAS LINE TO BE ABANDONED. CONTRACTOR TO COORDINATE METHOD OF ABANDONMENT WITH UTILITY FRANCHISE.
- D07 WATER SERVICE TO BE ABANDONED.
 - a. CONTRACTOR TO LOCATE CONNECTION / CORP STOP AT WATER MAIN, SHUT OFF VALVE AND DISCONNECT WATER SERVICE LINE. ABANDON WATER SERVICE LINE IN PLACE. COORDINATE ACTIVITY WITH THE CITY OF KETCHUM.
 - b. REMOVE AND DISPOSE OF WATER SERVICE VALVE. ABANDON WATER SERVICE LINE IN PLACE.
- D08 REPAIR ASPHALT, CURB, GUTTER, AND SIDEWALK. MATCH EXISTING LINES, GRADES, MATERIALS, AND MATERIAL THICKNESSES. SEE ITEM S14, SHEET C1.10.
- D09 REMOVE AND DISPOSE OF TREE AND COMPLETE ROOT BALL.
- D10 REMOVE AND DISPOSE OF PARK BENCH.
- D11 REMOVE SIGN AND POST. SIGNS TO BE REUSED. (TYPE)
- D12 REMOVE AND RETAIN LIGHT AND ALL COMPONENTS. LIGHT WILL BE REUSED. DISPOSE OF FOOTING. RETAIN SIGN FOR FUTURE REUSE.
- D13 REMOVE AND DISPOSE OF CATCH BASIN / DRYWELL.
- RETAIN AND PROTECT:
 - 1. SIGN (TYPE)
 - 2. TREE
 - 3. UTILITY POLE

**380 N. 1ST AVE. MIXED-USE BUILDING
SITE DEMOLITION PLAN**

LOCATED WITHIN SECTION 13, T. 4N., R. 18E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO
PREPARED FOR WILLIAMS PARTNERS

PROJECT INFORMATION
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REVIEW ONLY**

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CONSTRUCTION**

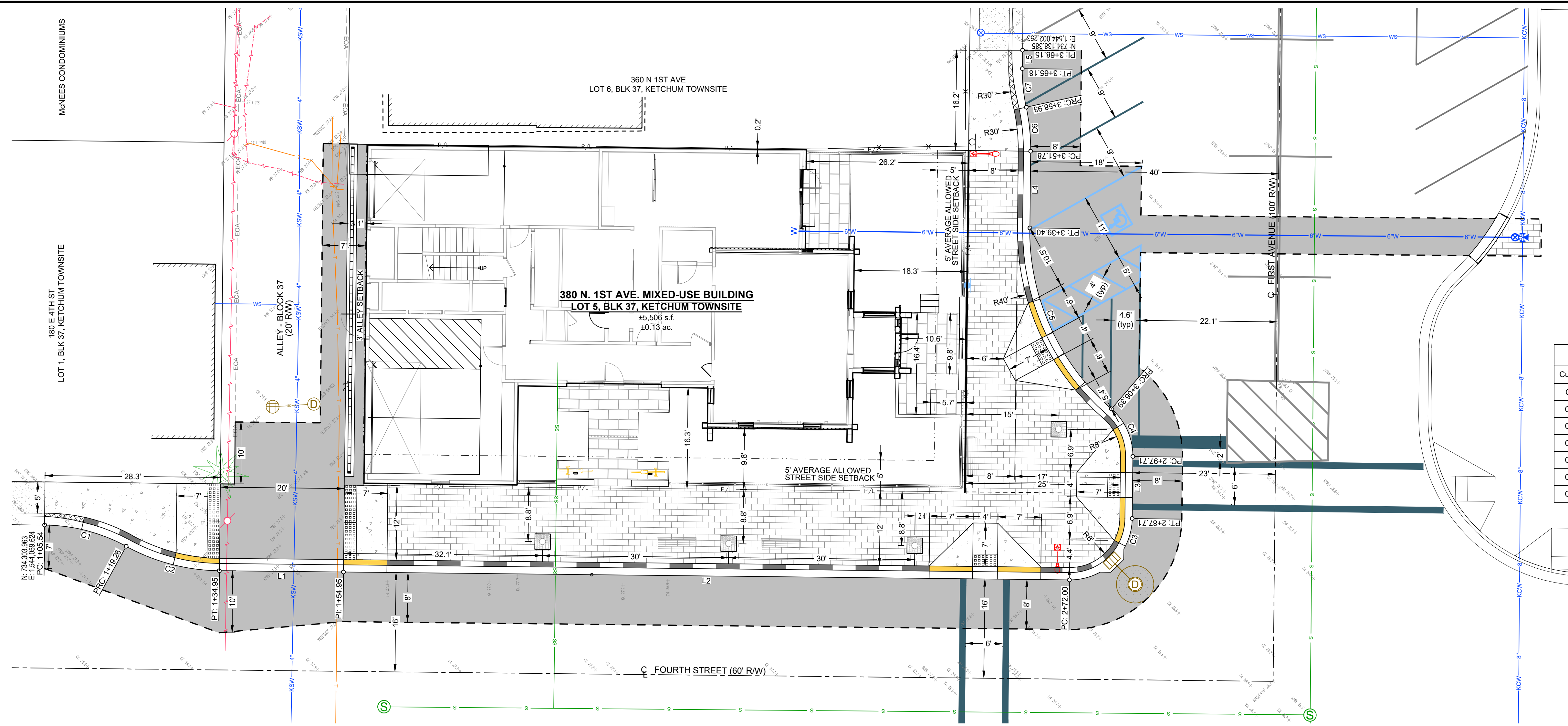
CT DESIGNED BY _____
 CT DRAWN BY _____
 JCL CHECKED BY _____

GALENA
ENGINEERING, INC.
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 317 N. River Street
 Hailey, Idaho 83433
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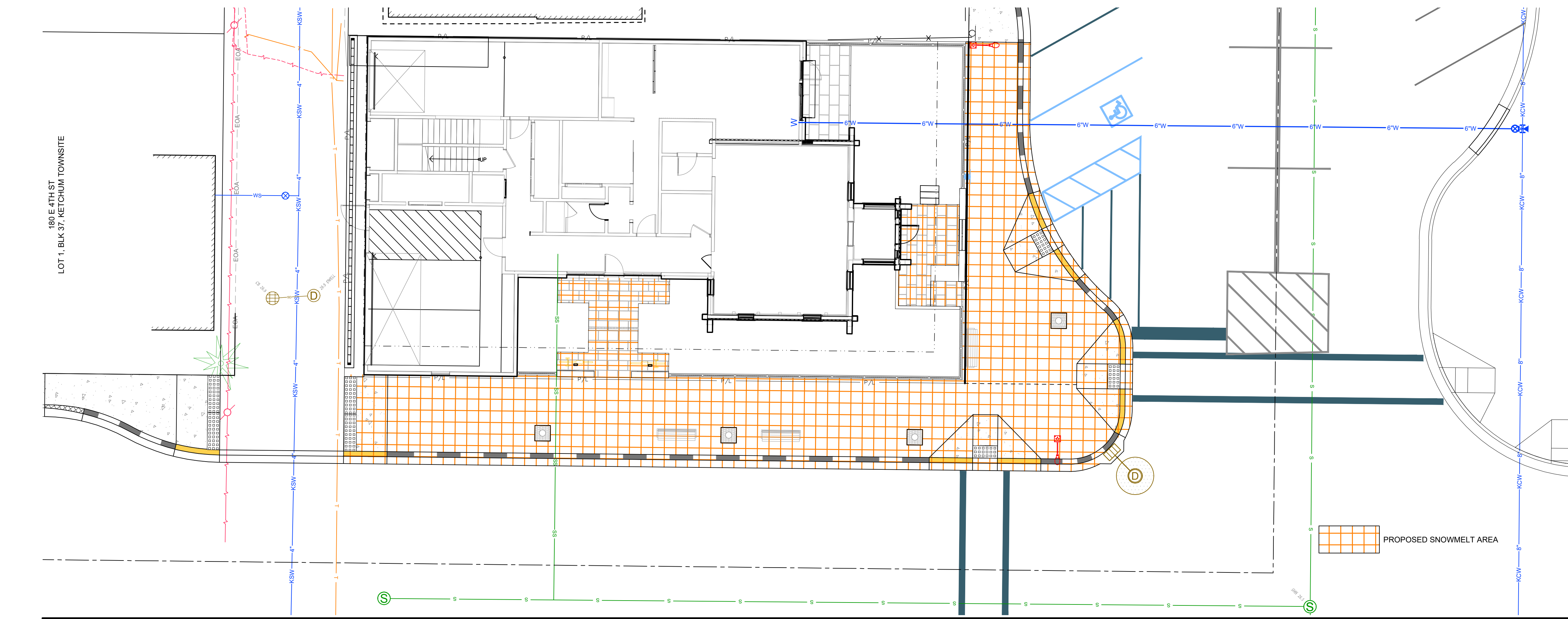
PURPOSE: ISSUE FOR REVIEW	REVISIONS
NO. DATE BY	

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CONSTRUCTION**

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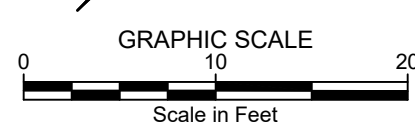
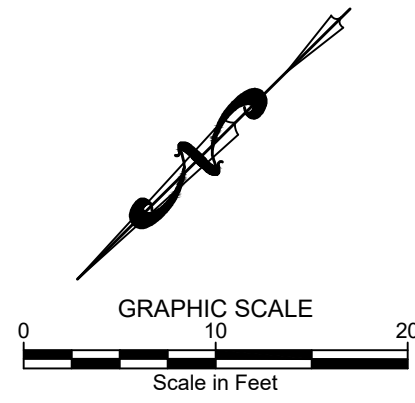
SITE GEOMETRY PLAN



SNOWMELT AREA PLAN

Line Table		
Line	Direction	Length
L1	S45° 37' 11"W	20.00'
L2	S45° 37' 11"W	117.05'
L3	S44° 22' 39"E	10.00'
L4	S44° 22' 39"E	12.37'
L5	S44° 22' 22"E	2.96'

Curve Table					
Curve	Radius	Length	Delta	Chord Direction	Chord Length
C1	28.00'	13.73'	28° 05' 10"	S59° 39' 46"W	13.59'
C2	32.00'	15.69'	28° 05' 10"	S59° 39' 46"W	15.53'
C3	10.00'	15.71'	88° 59' 49"	S00° 37' 16"W	14.14'
C4	10.00'	8.69'	49° 46' 19"	S69° 15' 48"E	8.42'
C5	38.00'	33.01'	49° 46' 19"	S69° 15' 48"E	31.98'
C6	32.00'	7.15'	12° 47' 59"	S50° 46' 38"E	7.13'
C7	28.00'	6.26'	12° 48' 16"	S50° 46' 30"E	6.24'



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CONSTRUCTION**

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REVIEW ONLY**

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**GALENA
ENGINEERING, INC.**
Civil Engineers & Land Surveyors
317 N. River Street
Halley, Idaho 83333
(208) 768-1705
email: galena@galena-engineering.com

PURPOSE: ISSUE FOR REVIEW		REVISIONS
NO.	DATE	BY

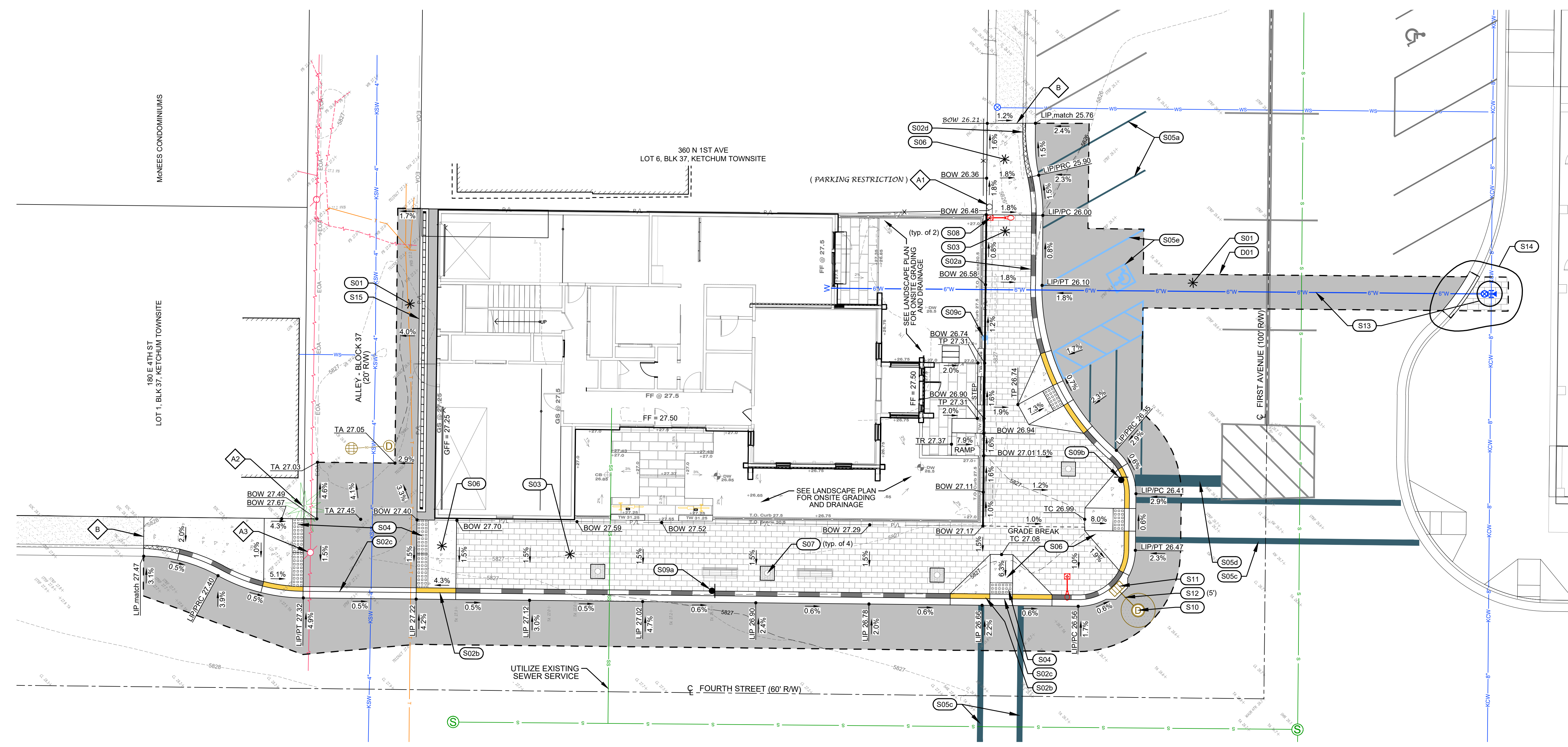
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- ### SITE IMPROVEMENT KEY NOTES
- D01** SAWCUT ASPHALT / CONCRETE TO PROVIDE FOR A CLEAN VERTICAL EDGE
 - S01** CONSTRUCT ASPHALT ROADWAY REPAIR. SEE DETAIL 1 / C1.20.
 - S02** CONSTRUCT CONCRETE CURB AND GUTTER
 - a. 6" ROLLED CURB AND GUTTER PER DETAIL 2 / C1.20.
 - b. TYPICAL CURB TRANSITION (ROLLED TO ZERO REVEAL) PER DETAIL 3 / C1.20.
 - c. ZERO REVEAL CURB AND GUTTER PER DETAIL 3 / C1.20.
 - d. CURB TRANSITION (ROLLED TO VERTICAL).
 - S03** CONSTRUCT HEATED PAVER SIDEWALK, WIDTH AS SHOWN HEREON. SEE DETAIL 4 / C1.20.
 - S04** INSTALL DETECTABLE WARNING PLATE (CAST IRON TRUNCATED DOME) SEE DETAIL 7 / C1.20.
 - S05** INSTALL ROAD STRIPING / PAINT
 - a. YELLOW ASPHALT PARKING STRIPING (4" WIDE), MATCH CITY PATTERNS.
 - b. N/A
 - c. WHITE CROSSWALK STRIPING (12" WIDE).
 - d. WHITE STOP BAR STRIPING (24" WHITE).
 - e. BLUE ADA PARKING STRIPING (4" WIDE) AND SYMBOL. REFER TO DETAIL 12 / C1.20.
 - S06** CONSTRUCT CONCRETE SIDEWALK (PEDESTRIAN APPROACH OR FLAT AREA). SEE DETAIL 5 / C1.20.
 - S07** INSTALL CITY APPROVED STREET TREE WELL. SEE LANDSCAPE PLAN FOR DETAIL.
 - S08** INSTALL STREET LIGHT. REFER TO CITY OF KETCHUM STREET LIGHT DETAILS.
 - S09** SIGNS: SEE DETAIL 6 / C1.20 FOR SIGN BASE DETAIL.
 - a. INSTALL BIKE ROUTE / SHARE THE ROAD SIGN. INSTALL "NO PARKING" SIGN. ALL 3 SIGNS ON ONE POST.
 - b. INSTALL STOP SIGN (FROM ORIGINAL SIGN ON STREET LIGHT BASE).
 - c. INSTALL ADA PARKING SIGN. REFER TO DETAIL 11 / C1.20.
 - S10** CONSTRUCT DRYWELL. SEE DETAIL 10 / C1.20. RIM = 5826.59 I.E.(IN) = 5823.2
 - S11** INSTALL CATCH BASIN. SEE DETAIL 9 / C1.20. RIM = 5826.31 I.E.(OUT) = 5823.31
 - S12** INSTALL 12" ADS N-12 STORM DRAIN PIPE WITH A MINIMUM SLOPE OF 2.0%. SEE DETAIL 8 / C1.20 FOR TRENCHING.
 - S13** INSTALL 6" C-900 PVC WATER SERVICE.
 - 8"x6" STAINLESS STEEL TAPPING SADDLE
 - 6" GAVE VALVE
 - W/ THRUST BLOCKS
 - REFER TO DETAIL 8 / C1.20 FOR TRENCHING.

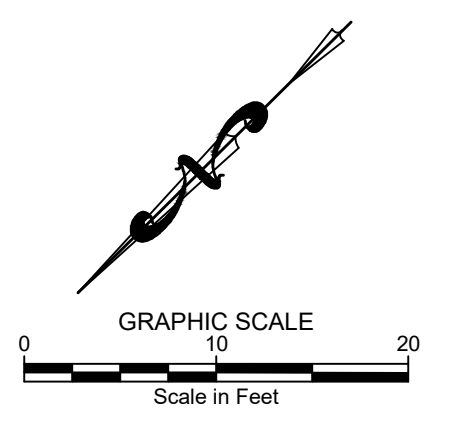
- S14** REPAIR ASPHALT, CURB, GUTTER, AND SIDEWALK. MATCH EXISTING LINES, GRADES, MATERIALS, AND MATERIAL THICKNESSES.
- S14** REPAIR ASPHALT, CURB, GUTTER, AND SIDEWALK. MATCH EXISTING LINES, GRADES, MATERIALS, AND MATERIAL THICKNESSES.
- S15** INSTALL TRENCH DRAIN. SEE DETAIL 13, SHEET C1.20. CONNECT TRENCH DRAIN TO ON-SITE STORM SYSTEM
- A** RETAIN AND PROTECT:
 1. SIGN (TYPE)
 2. TREE
 3. UTILITY POLE
- B** MATCH EXISTING LINES AND GRADES

- ### GENERAL NOTES
1. FINAL PLACEMENT OF THE STREETLIGHTS MUST BE SUBMITTED TO THE CITY FOR FINAL REVIEW AND APPROVAL PRIOR TO INSTALLATION.
 2. SEE LANDSCAPE PLAN FOR ONSITE GRADING AND DRAINAGE.
 3. SEE LANDSCAPE PLAN FOR BIKE RACK, BENCH, AND CHANNEL DRAIN DETAILS.

- ### GRADING LEGEND
- EXISTING GRADE SPOT ELEVATIONS
 - PROPOSED GRADE SPOT ELEVATION
 - PROPOSED GRADE
 - PROPOSED GRADE BREAK
- ### ABBREVIATIONS
- BAR = STOP BAR / ROAD PAINT
 - CB = CATCH BASIN
 - CC = CURB CUT
 - CK = CHECK
 - CL = CENTERLINE
 - COR = CORNER
 - CT = CONIFER TREE
 - DW = DRYWELL
 - EG = EXISTING GRADE
 - EOA = EDGE OF ASPHALT
 - EOC = EDGE OF CONCRETE
 - EOP = EDGE OF PAVERS
 - FEE = FINISHED FLOOR AT ENTRY
 - FNC = FENCE
 - LIP = LIP OF GUTTER
 - LP = LOW POINT
 - NG = NATURAL GRADE
 - PB = POWER BURIED
 - PHB = BURIED TELEPHONE
 - PC = POINT OF CURVATURE
 - PCC = POINT OF COMPOUND CURVE
 - PI = POINT OF INTERSECTION
 - POC = POINT OF CURVATURE
 - PR = POINT OF REVERSE CURVE
 - PT = POINT OF TANGENCY
 - RP = REFERENCE POINT
 - SN = SIGN
 - STRP = PARKING STRIPE
 - TA = TOP OF ASPHALT
 - TBC = TOP BACK OF CURB
 - TBW = TOP BACK OF WALK
 - TC / TOC = TOP OF CONCRETE
 - TP = TOP OF PAVERS
 - WB = WATER BURIED
 - WW = WATER VALVE
 - XW / XWLK = CROSS WALK ROAD PAINT



PRELIMINARY NOT FOR CONSTRUCTION



380 N. 1ST AVE. MIXED-USE BUILDING GRADING AND DRAINAGE PLAN

LOCATED WITHIN SECTION 13, T.4N., R.17E., & SECTION 18, T.4N., R.18E.B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO

PROJECT INFORMATION
 C:\users\jg\OneDrive\Engineering\380 N 1st Ave\380 N 1st Ave.dwg 02/10/23 2:23:15 PM

PRELIMINARY FOR DESIGN REVIEW ONLY

REGISTERED PROFESSIONAL ENGINEER
 7986
 STATE OF IDAHO
 JEFF C. LOOMIS

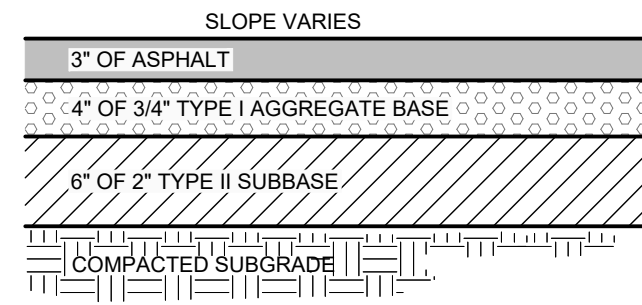
NOT FOR CONSTRUCTION

CT DESIGNED BY
 CT DRAWN BY
 JCL CHECKED BY

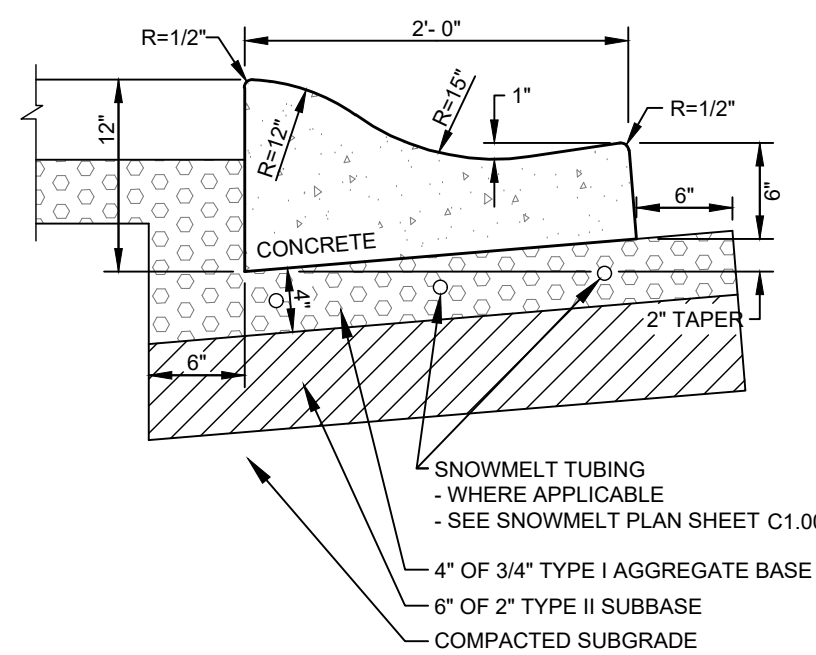
GALENA ENGINEERING, INC.
 Civil Engineers & Land Surveyors
 317 N. River Street
 Halley, Idaho 83333
 (208) 768-1705
 email: galena@galena-engineering.com

PURPOSE:	ISSUE FOR REVIEW	REVISIONS
NO.	DATE	BY

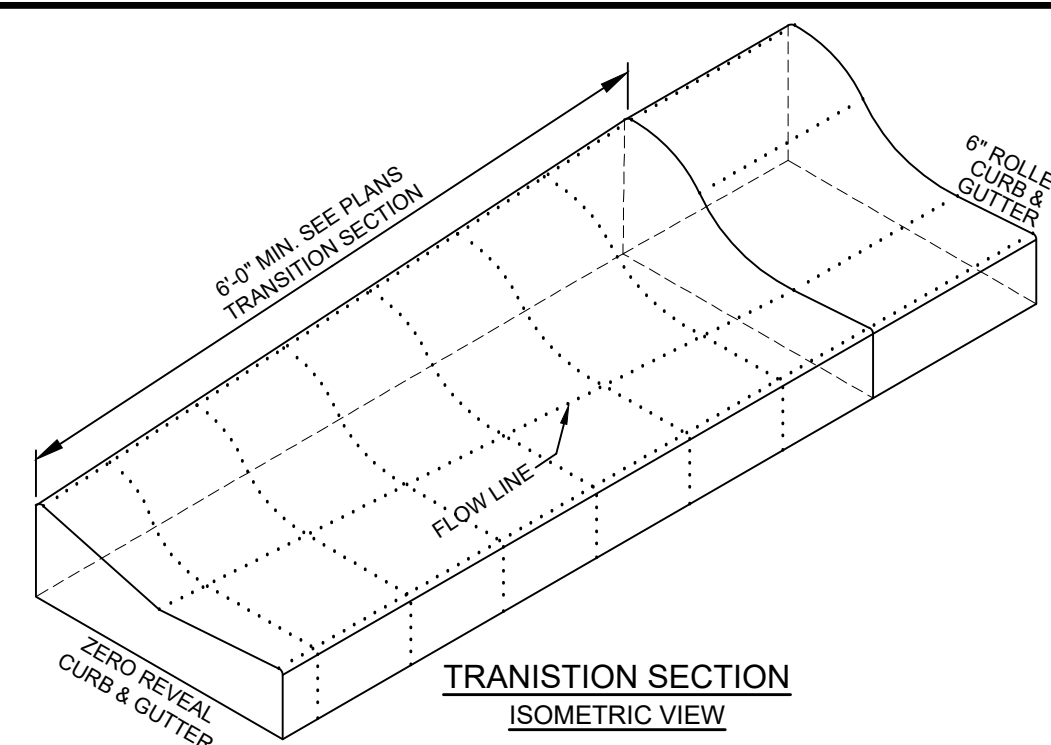
C1.10



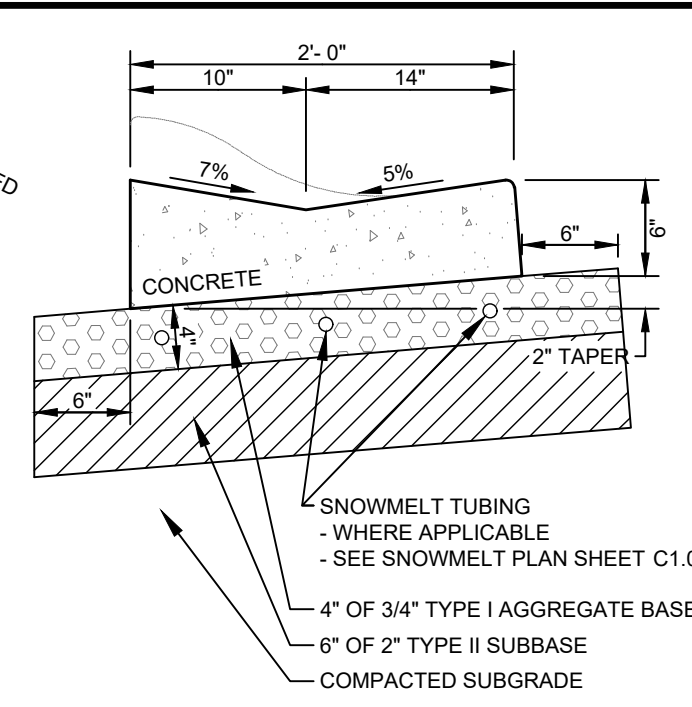
- NOTES:**
- SUBBASE CAN BE 2" TYPE II OR 3/4" TYPE I CRUSHED AGGREGATE BASE COURSE.
 - MATERIALS SHALL CONFORM WITH CURRENT ISPCW STANDARDS, DIVISION 800 AGGREGATES AND ASPHALT.
 - PAVEMENT SECTION MAY BE MODIFIED IF A PROJECT SPECIFIC GEOTECHNICAL REPORT, STAMPED BY A LICENSED ENGINEER, IS PROVIDED.



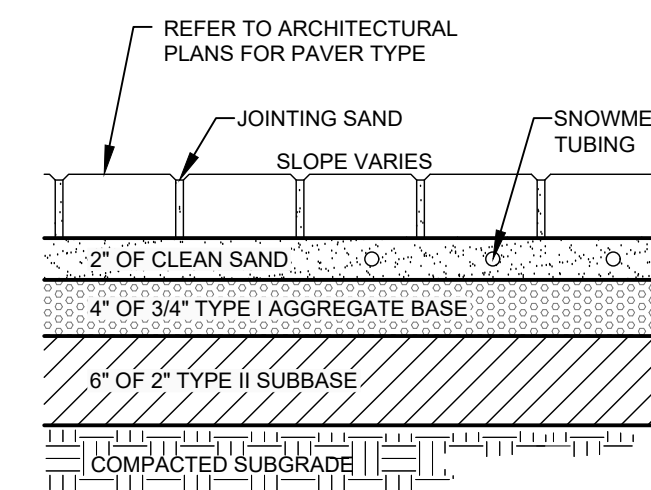
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 - 1/2-INCH PREFORMED EXPANSION JOINT MATERIAL (AASHTO M 213) AT TERMINAL POINTS OF RADII.
 - CONTINUOUS PLACEMENT PREFERRED, SCORE INTERVALS 10-FEET MAXIMUM SPACING (8-FEET WISDEWALK).
 - SEE MECHANICAL DRAWINGS FOR FINAL SNOWMELT SYSTEM LAYOUT.



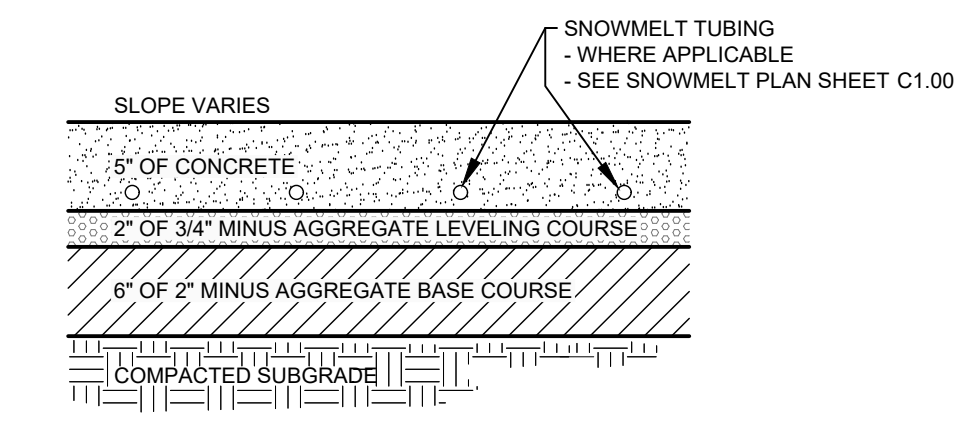
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ZERO REVEAL CURB & GUTTER



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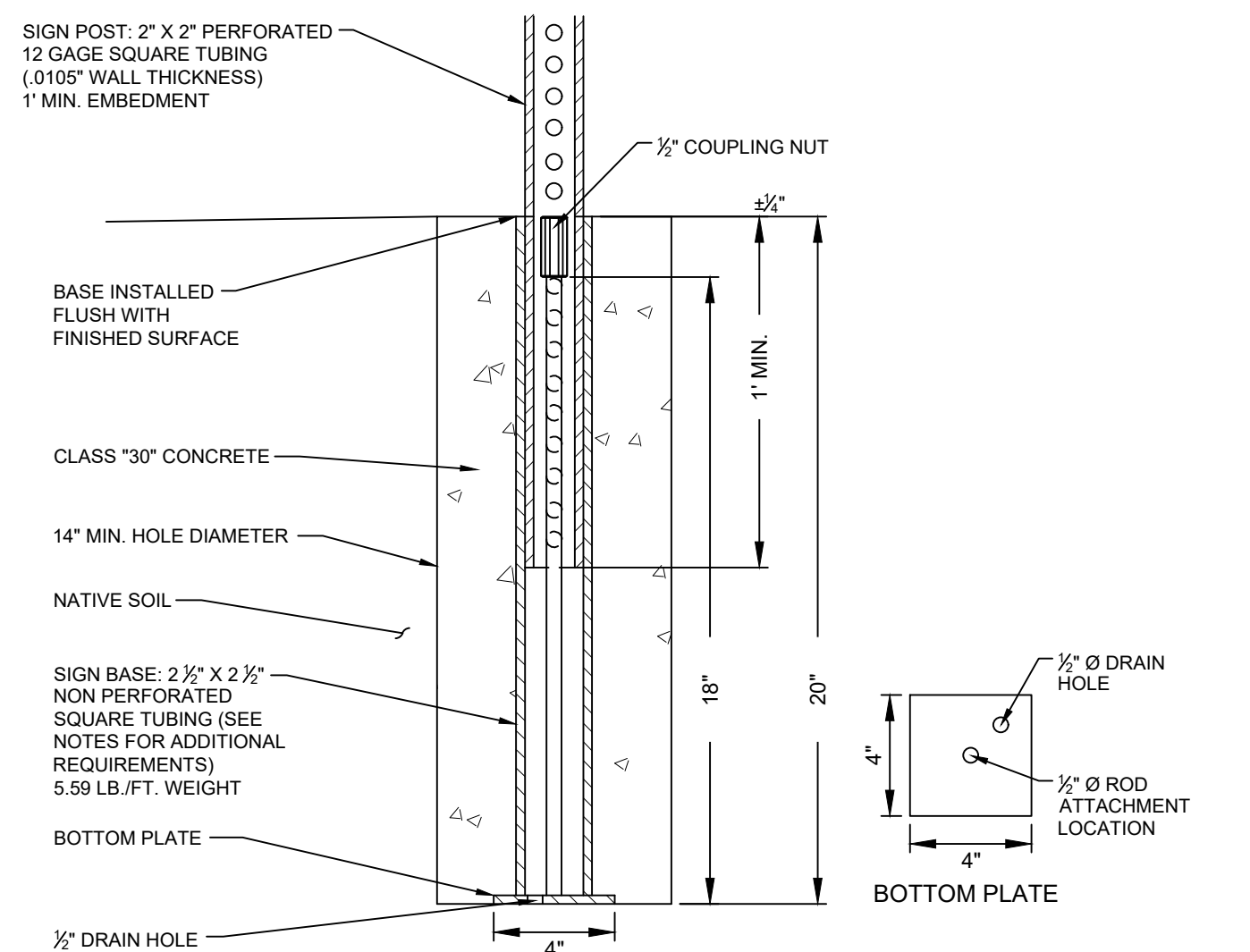
1 TYPICAL STREET ASPHALT SECTION
N.T.S.

2 HEATED 6" CONCRETE ROLLED CURB & GUTTER
N.T.S.

3 TYPICAL HEATED ROLLED CURB TRANSITION DETAIL
N.T.S.

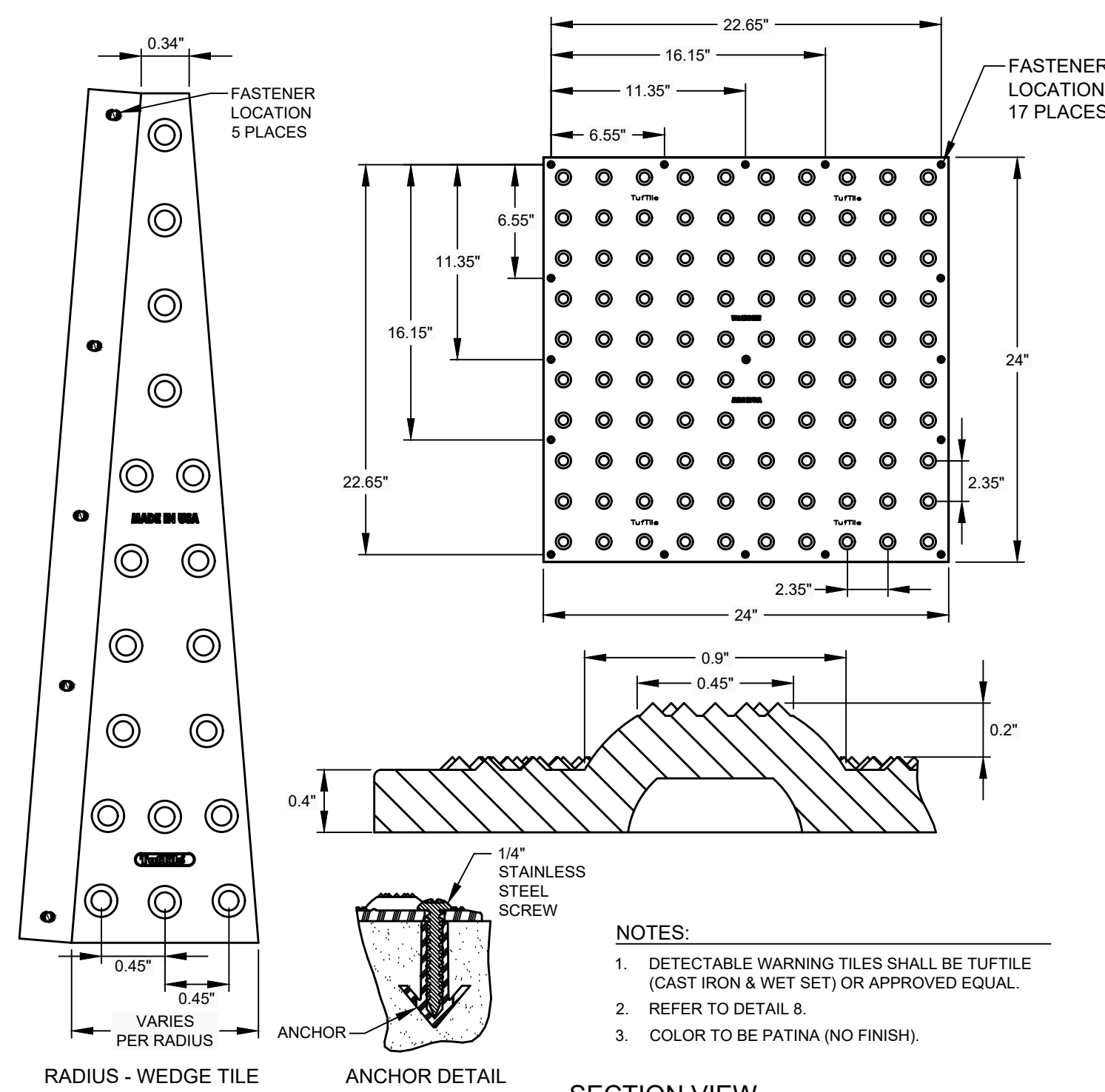
4 HEATED PAVER DETAIL
N.T.S.

5 TYPICAL HEATED CONCRETE SECTION
N.T.S.



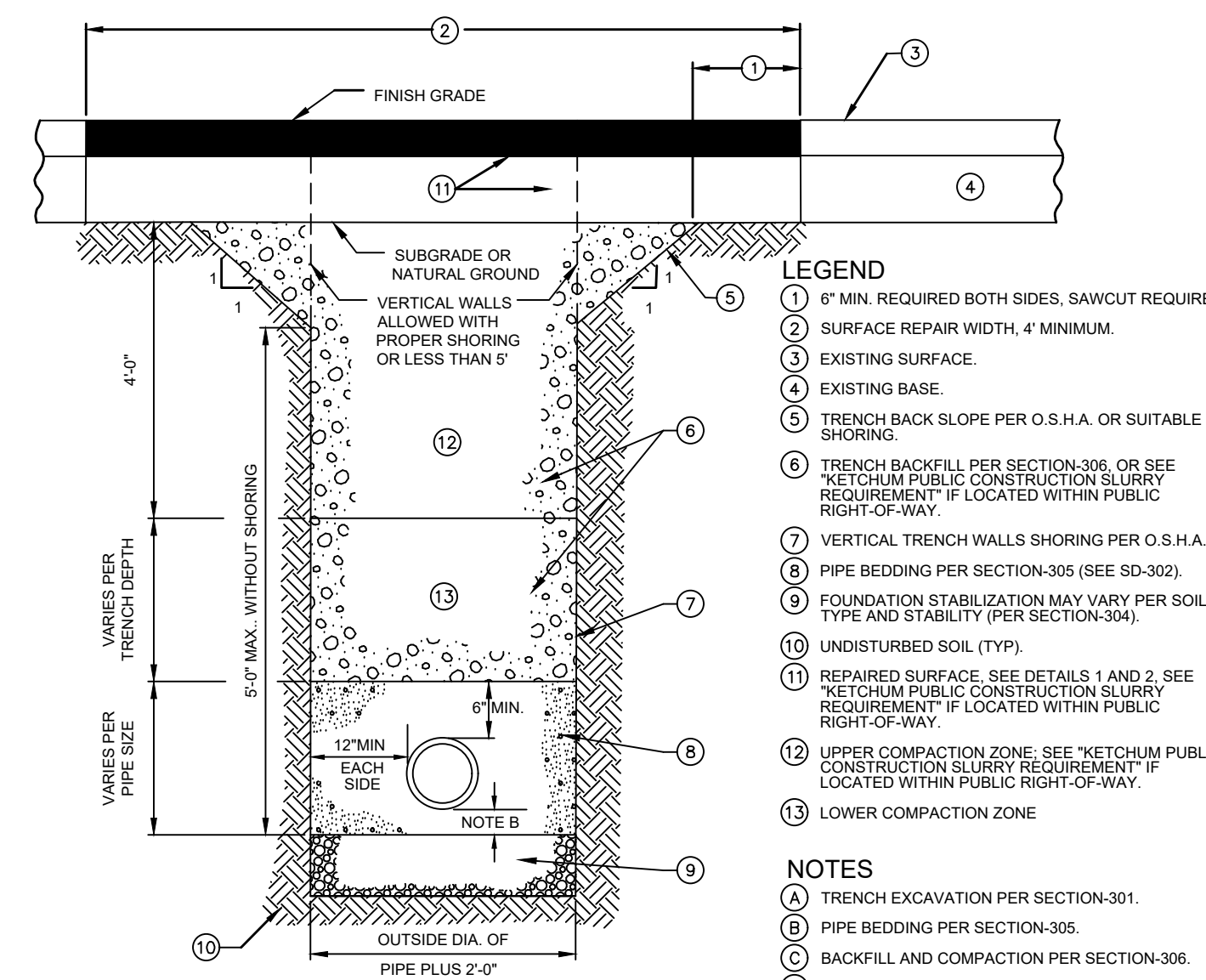
- NOTES:**
- BASES SHALL BE INSTALLED TO BE FLUSH WITH SURFACE.
 - ALL INSTALLATIONS SHALL HAVE 14" MINIMUM FOUNDATION OR GROUTED INTO SOLID ROCK.
 - ALL STREET SIGNS SHALL BE IN ACCORDANCE WITH THE MOST CURRENT EDITION OF THE MUTCD.
 - SIGN PLACEMENT SHALL BE APPROVED BY THE CITY OF KETCHUM.
 - CITY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

SIGN BASE MATERIAL & DIMENSION REQUIREMENTS
 2 1/2" OUTSIDE TUBE STEEL (20' LENGTH)
 2 1/2" INSIDE TUBE STEEL
 3/8" THICK
INTERNAL ROD MATERIAL & DIMENSION REQUIREMENTS
 1/2" COLD ROLLED ROD (18" LENGTH)
 1/2" COUPLING NUTS
BOTTOM PLATE MATERIAL & DIMENSION REQUIREMENTS
 4" X 4" X 1/2" STEEL STRAP



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

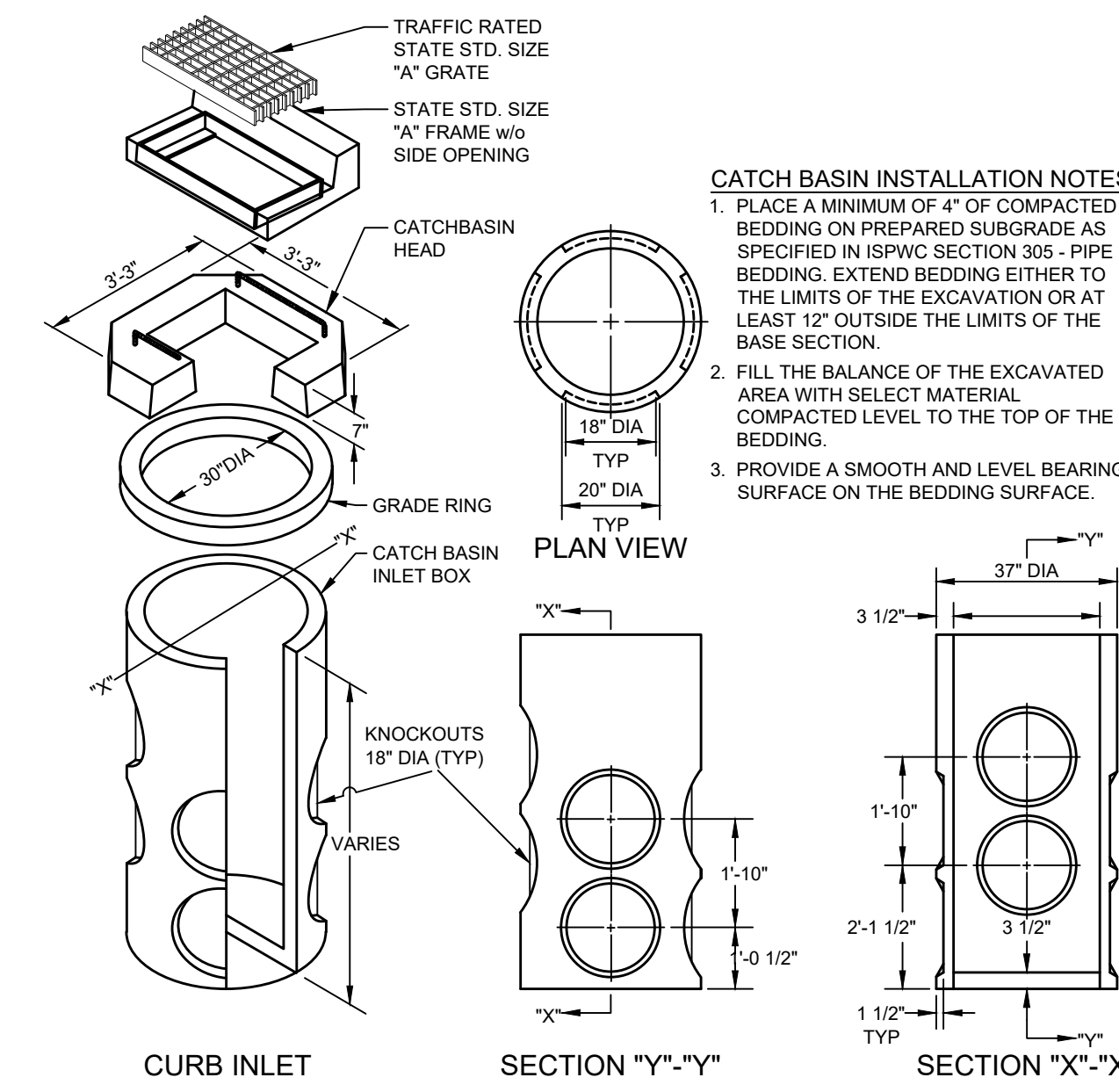
7 DETECTABLE WARNING PLATE DETAIL
N.T.S.



- LEGEND**
- 6" MIN. REQUIRED BOTH SIDES, SAWCUT REQUIRED.
 - SURFACE REPAIR WIDTH: 4" MINIMUM.
 - EXISTING SURFACE.
 - EXISTING BASE.
 - TRENCH BACK SLOPE PER O.S.H.A. OR SUITABLE SHORING.
 - TRENCH BACKFILL PER SECTION-306, OR SEE "KETCHUM PUBLIC CONSTRUCTION SLURRY" REQUIREMENT IF LOCATED WITHIN PUBLIC RIGHT-OF-WAY.
 - VERTICAL TRENCH WALLS SHORING PER O.S.H.A.
 - PIPE BEDDING PER SECTION-305 (SEE SD-302).
 - FOUNDATION STABILIZATION MAY VARY PER SOIL TYPE AND STABILITY (PER SECTION-304).
 - UNDISTURBED SOIL (TYP).
 - REPAIRED SURFACE. SEE DETAILS 1 AND 2, SEE "KETCHUM PUBLIC CONSTRUCTION SLURRY" REQUIREMENT IF LOCATED WITHIN PUBLIC RIGHT-OF-WAY.
 - UPPER COMPACTION ZONE. SEE "KETCHUM PUBLIC CONSTRUCTION SLURRY" REQUIREMENT IF LOCATED WITHIN PUBLIC RIGHT-OF-WAY.
 - LOWER COMPACTION ZONE.

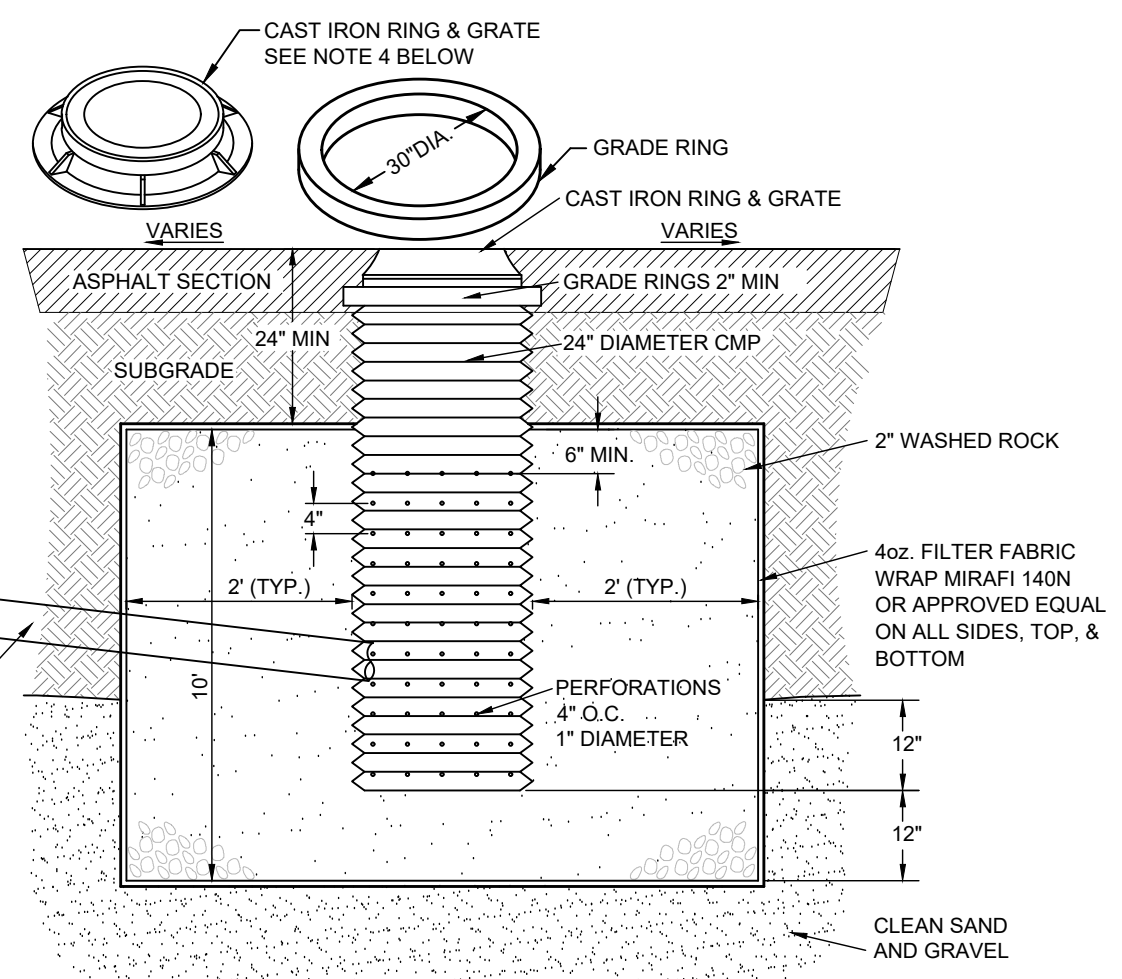
KETCHUM PUBLIC CONSTRUCTION SLURRY REQUIREMENT
 IN AREAS WHERE IT IS NECESSARY TO CUT THE ASPHALT PAVEMENT AND DIG A TRENCH FOR BURIAL OF CONDUIT CABLE OR OTHER CITY UTILITY, THE TRENCH SHALL BE BACKFILLED WITH A LEAN CONCRETE MIX TO THE BOTTOM OF FINISH SURFACE MATERIAL WITH THE FOLLOWING PROPORTIONS OF MATERIALS:
 COARSE AGGREGATE (1/2" MINUS) : 2,800 LBS
 SAND : 800 LBS
 PORTLAND CEMENT : 94 LBS
 WATER : 11 GAL (MAX.)
 WATER CONTENT IS MAXIMUM AND MAY BE REDUCING DOWNWARD. CARES SHALL BE TAKEN TO ASSURE THAT EXCESS WATER IS NOT PRESENT IN THE MIXING DRUM PRIOR TO CHARGING THE MIXER WITH MATERIALS. THOROUGH MIXING WILL BE REQUIRED PRIOR TO DISCHARGE.
 NO COMPACTION, VIBRATION OR FINISHING IS REQUIRED. THE LEAN CONCRETE MIX SHALL BE STRUCK OFF AT OR BELOW THE ELEVATION OF THE PLANT MIX SURFACING WITH A SQUARE-NOSE SHOVEL OR SIMILAR HAND TOOL. THE BACKFILL MIX SHALL BE ALLOWED TO SET FOR A MINIMUM OF 2 HOURS BEFORE THE PERMANENT PLANT MIX SURFACING IS PLACED TO COMPLETE THE TRENCH REPAIR. TEMPORARY PLACEMENT OF ASPHALT COLD MIX SURFACING MAY BE NECESSARY TO ACCOMMODATE TRAFFIC WITHIN THE FIRST 2 HOURS OF BACKFILL PLACEMENT PRIOR TO COMPLETING THE PERMANENT REPAIR.

8 TYPICAL TRENCH SECTION
N.T.S.



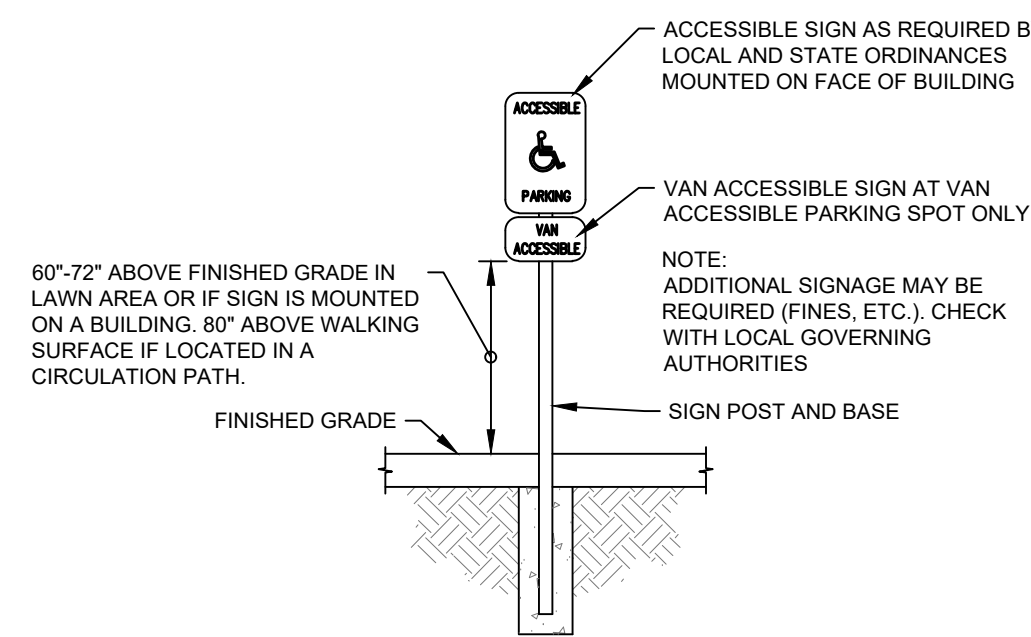
- CATCH BASIN INSTALLATION NOTES:**
- PLACE A MINIMUM OF 4" OF COMPACTED BEDDING ON PREPARED SUBGRADE AS SPECIFIED IN ISPCW SECTION 305 - PIPE BEDDING. EXTEND BEDDING EITHER TO THE LIMITS OF THE EXCAVATION OR AT LEAST 12" OUTSIDE THE LIMITS OF THE BASE SECTION.
 - FILL THE BALANCE OF THE EXCAVATED AREA WITH SELECT MATERIAL, COMPACTED LEVEL TO THE TOP OF THE BEDDING.
 - PROVIDE A SMOOTH AND LEVEL BEARING SURFACE ON THE BEDDING SURFACE.

9 30" DIAMETER CATCH BASIN
N.T.S.

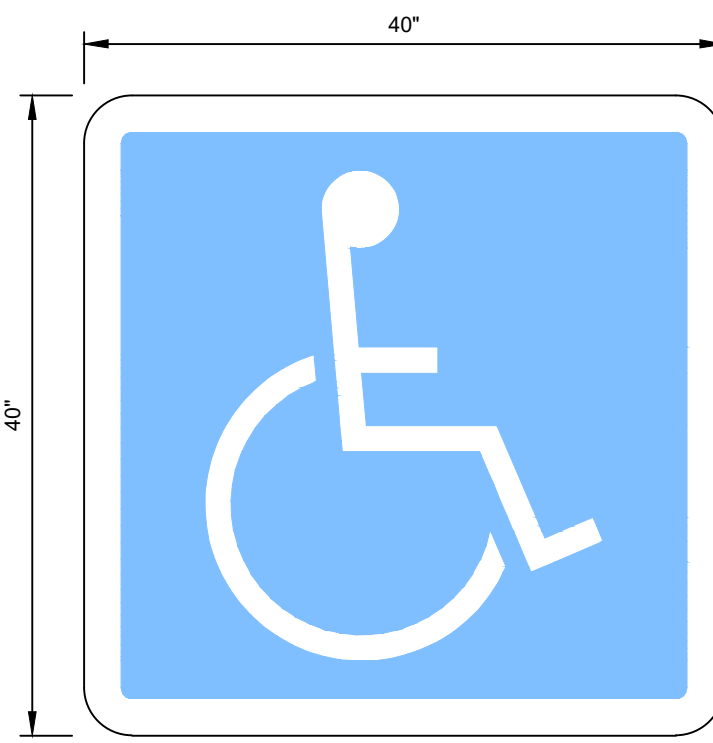


- NOTE:**
- THE BED SHALL BE EXCAVATED A MINIMUM OF 24" INTO CLEAN SAND AND GRAVEL.
 - MAXIMUM DEPTH SHALL NOT EXCEED 12 FEET.
 - IF CLEAN SAND AND GRAVEL IS NOT ENCOUNTERED WITHIN 12 FEET, THE CONTRACTOR SHALL CONTACT THE DESIGN ENGINEER.
 - GRATE OR SOLID LID AS APPROVED BY CITY OF KETCHUM.

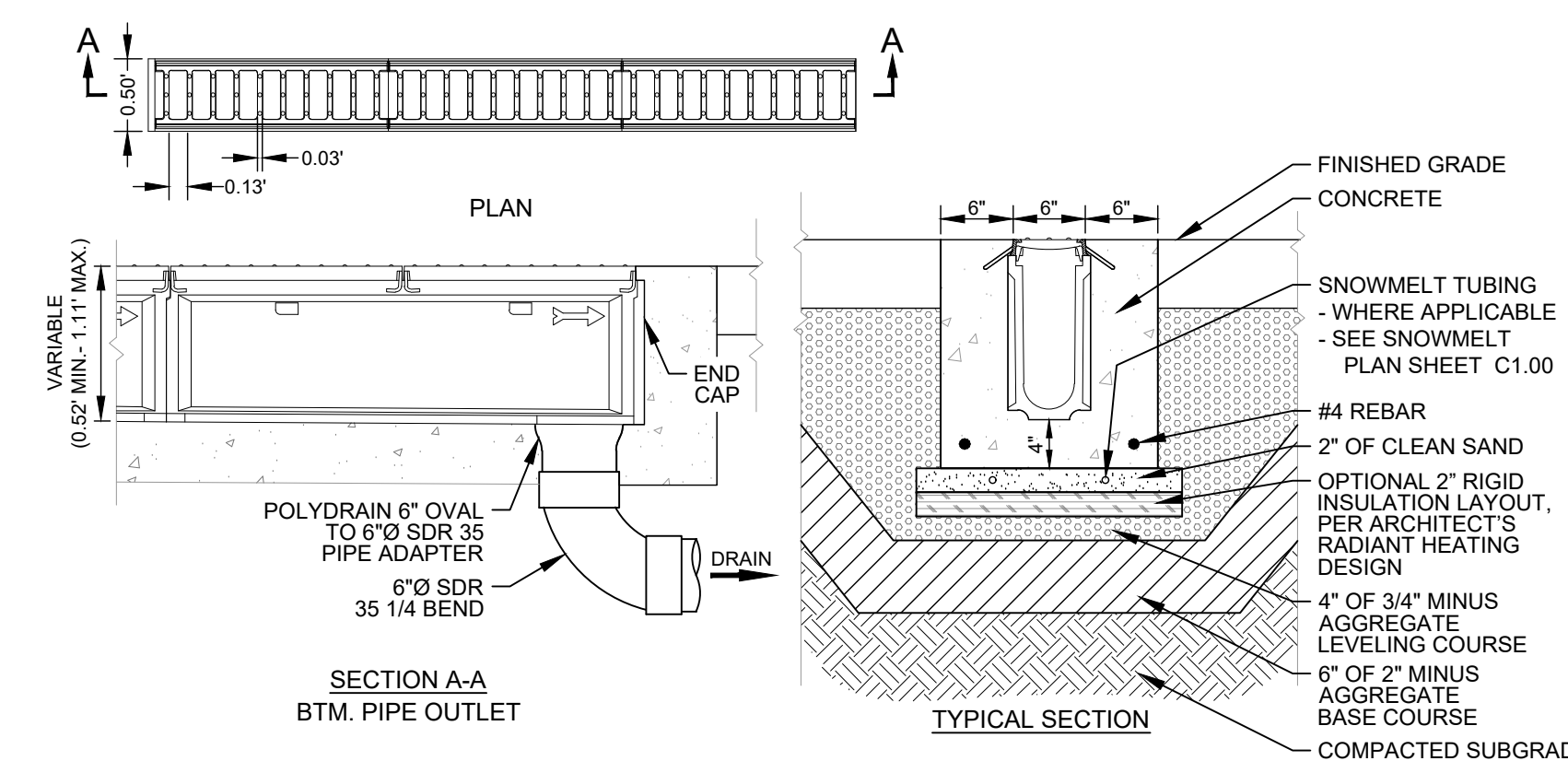
10 DRYWELL DETAIL (6" Ø)
N.T.S.



11 ADA SIGN
N.T.S.



12 ADA SYMBOL
N.T.S.



- NOTES:**
- LINE DRAIN IS SUITABLE FOR APPLICATIONS FOR CONTROLLING SPREAD IN GUTTER FLOW CONDITIONS OR TO INTERCEPT FLOW. TYPICAL APPLICATION IS AT THE STREET CURB OR BARRIER.
 - THE FRAME AND GRATE IS SUITABLE FOR PEDESTRIAN AND BICYCLE TRAFFIC AND RATED FOR H-25 AND HS-25 LOADS.
 - CONCRETE THICKNESS, TYPE, AND AMOUNT OF REINFORCEMENT TO BE SAME AS ADJACENT PAVEMENT OR GREATER. PERFORM STRUCTURAL ANALYSIS TO DETERMINE REQUIREMENTS FOR APPLICATION.
 - TOP OF GRATE TO BE INSTALLED FLUSH TO 1/8 IN BELOW FINISHED GRADE. BEVEL CONCRETE TO TOP OF GRATE IF BELOW FLUSH.

13 TRENCH DRAIN DETAIL
(ABT INTERCEPTOR LINE DRAIN OR APPROVED EQUAL)
N.T.S.

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

380 N. 1ST AVE. MIXED-USE BUILDING
DETAIL SHEET

PRELIMINARY FOR DESIGN REVIEW ONLY
REGISTERED PROFESSIONAL ENGINEER
7986
STATE OF IDAHO
JEFF C. LOOMIS

GALENA ENGINEERING, INC.
Civil Engineers & Land Surveyors
317 N. River Street
Halley, Idaho 83333
(208) 768-1705
email: galena@galena-engineering.com

PURPOSE:	ISSUE FOR REVIEW
NO.:	DATE:
BY:	REVISIONS:
C1.20	

PRELIMINARY FOR CONSTRUCTION

LOCATED WITHIN SECTION 13, T.4N., R.17E., & SECTION 18, T.4N., R.18E.B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO
PREPARED FOR WILLIAMS PARTNERS

PROJECT INFORMATION
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