



CITY COUNCIL MEETING AGENDA MEMO

Meeting Date: May 20, 2024

Staff Member/Dept: Abby Rivin, Senior Planner
Planning and Building Department

Agenda Item: Recommendation to review and deny the Right-of-Way Encroachment Permit for the heated driveway located at 308 E Canyon Run Boulevard.

Recommended Motion:

- Option 1—Staff recommends the following motion based on policy direction provided to staff on April 3, 2023 that the City Council will no longer approve Right-of-Way Encroachment Permits for residential snowmelt systems: “I move to deny the Right-of-Way Encroachment Permit for the 308 E Canyon Run Blvd heated driveway and direct the applicant to remove the portion of the snowmelt system that encroaches into the right-of-way.”
- Option 2—If City Council chooses to amend their policy direction to approve snowmelt systems for residential driveways encroaching in the public right-of-way, then the 308 E Canyon Run Blvd Right-of-Way Encroachment Permit may be approved with the following motion: “I move to approve the Right-of-Way Encroachment Permit for the snowmelt system and pavers located at 308 E Canyon Run Blvd and direct staff to draft and authorize the Mayor to sign the associated Right-of-Way Encroachment Agreement.”

Reasons for Recommendation:

- The City of Ketchum Planning and Building Department issued Building Permit B21-015 for the construction of a new single-family residence located at 308 E Canyon Run Blvd on April 12, 2021. The project plans approved with Building Permit B21-015 (see Attachment 1) specified that the driveway was proposed to be surfaced with asphalt and was unheated. Planning staff conducted a final inspection for the project on February 12, 2024 and found that the driveway had not been constructed in accordance with the project plans approved with Building Permit B21-015 (see Attachment 1).
- As shown in Attachment 2, the driveway is surfaced with heated pavers, and the snowmelt system encroaches within the public right-of-way along East Canyon Run Blvd. The unpermitted driveway improvements were constructed without city review or approval. Pursuant to section R106.4 of the 2018 International Residential Code, “Work shall be installed in accordance with the approved construction documents, and any changes made during construction that are not in compliance with the approved construction documents shall be resubmitted for approval as an amended set of construction documents.”
- The driveway conforms to city standards and a snowmelt system is not recommended by the Fire Department or Streets Department. Based on City Council’s policy direction regarding residential snowmelt systems provided on April 3, 2023, staff directed the applicant to remove the portion of the snowmelt system that encroaches within the public right-of-way. The applicant contested staff’s direction and requested this matter be presented to the City Council for their consideration.

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

During their meeting on April 3, 2023, the City Council provided direction to staff that they would no longer approve Right-of-Way Encroachment Permits for residential snowmelt systems, unless the snowmelt system is required by the Fire Department or Streets Department for nonconforming driveways, such as steep driveways with grades that exceed 10% slope.

The City of Ketchum Planning and Building Department issued Building Permit B21-015 for the construction of a new single-family residence located at 308 E Canyon Run Blvd on April 12, 2021. The project plans approved with Building Permit B21-015 (see Attachment 1) specified that the driveway was proposed to be surfaced with asphalt and was unheated. Planning staff conducted a final inspection for the project on February 12, 2024 and found that the driveway had not been constructed in accordance with the project plans approved with Building Permit B21-015 (see Attachment 1).

As shown in Attachment 2, the driveway is surfaced with heated pavers, and the snowmelt system encroaches within the public right-of-way along East Canyon Run Blvd. The unpermitted driveway improvements were constructed without city review or approval. Pursuant to section R106.4 of the 2018 International Residential Code, "Work shall be installed in accordance with the approved construction documents, and any changes made during construction that are not in compliance with the approved construction documents shall be resubmitted for approval as an amended set of construction documents."

The driveway conforms to city standards and a snowmelt system is not recommended by the Fire Department or Streets Department. Based on City Council's policy direction regarding residential snowmelt systems provided on April 3, 2023, staff directed the applicant to remove the portion of the snowmelt system that encroaches within the public right-of-way. The applicant contested staff's direction and requested this matter be presented to the City Council for their consideration.

Based on the policy direction provided by the City Council on April 3, 2023, staff recommends that the City Council deny the Right-of-Way Encroachment Permit as the driveway conforms to city standards and a snowmelt system is not recommended by the Streets Department or Fire Department (see Motion Option 1). If the City Council chooses to amend their policy direction to approve snowmelt systems for residential driveways encroaching in the public right-of-way, then the 308 E Canyon Run Blvd Right-of-Way Encroachment Permit may be approved (see Motion Option 2).

Sustainability Impact:

None OR state impact here: The April 3, 2023 staff report for the policy discussion regarding snowmelt systems for residential driveways states that, "residential energy use is the largest contributor of greenhouse gas emissions in Ketchum accounting for 50% of total emissions." The staff report provide average emissions in pounds of carbon dioxide emissions produced per driveway for different snow removal methods as follows:

- Snowmelt Systems: 1,606 pounds of CO2 emissions (1,079 vehicle miles traveled equivalent)
- Snow Plowing: 115 pounds of CO2 emissions (77 vehicle miles traveled equivalent)
- Snow Blower: 76 pounds of CO2 emissions (51 vehicle miles traveled equivalent)

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. Building Permit B21-015 Approved Driveway Plans
2. Unpermitted Driveway Improvement Plans as Constructed

Attachment 1

Building Permit B21-015
Approved Driveway Plans

These documents are approved with the mark-ups and notes applied. This is not approval of any violation of any code, ordinance, statute or regulation.

City of Ketchum
APPROVED

ES

BE IN CONFORMANCE WITH THE MOST CURRENT EDITION OF FOR PUBLIC WORKS CONSTRUCTION" (ISPC) AND CITY OF THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND ISPC AND CITY OF KETCHUM STANDARDS ON SITE DURING

UNDERGROUND UTILITIES ARE SHOWN ON THE PLANS IN AN CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING TO COMMENCING AND DURING THE CONSTRUCTION. THE BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH TO ACCURATELY LOCATE AND PRESERVE ANY AND ALL CONTRACTOR SHALL CALL DIGLINE (1-800-342-1585) TO DERGROUND UTILITIES A MINIMUM OF 48 HOURS IN ADVANCE

RDINATE RELOCATIONS OF DRY UTILITY FACILITIES (POWER, THE APPROPRIATE UTILITY FRANCHISE.

CLEAN UP THE SITE AFTER CONSTRUCTION SO THAT IT IS IN A BETTER THAN THAT WHICH EXISTED PRIOR TO CONSTRUCTION.

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).

6. ALL CLEARING & GRUBBING SHALL CONFORM TO ISPC SECTION 201.

7. ALL EXCAVATION & EMBANKMENT SHALL CONFORM TO ISPC 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.

8. ALL 2" MINUS GRAVEL SHALL CONFORM TO ISPC 802, TYPE II (ITD STANDARD 703.04, 2"), SHALL BE PLACED IN CONFORMANCE WITH ISPC 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.

9. ALL 3/4" MINUS CRUSHED GRAVEL SHALL CONFORM TO ISPC 802, TYPE I (ITD STANDARD 703.04, 3/4" B), SHALL BE PLACED IN CONFORMANCE WITH ISPC 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.

10. ALL ASPHALTIC CONCRETE PAVEMENT WORK SHALL CONFORM TO ISPC SECTION(S) 805, 810, AND 811 FOR CLASS II PAVEMENT. ASPHALT AGGREGATE SHALL BE 1/2" (13MM) NOMINAL SIZE CONFORMING TO TABLE 803B IN ISPC SECTION 803. ASPHALT BINDER SHALL BE PG 58-28 CONFORMING TO TABLE A-1 IN ISPC SECTION 805.

11. 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.

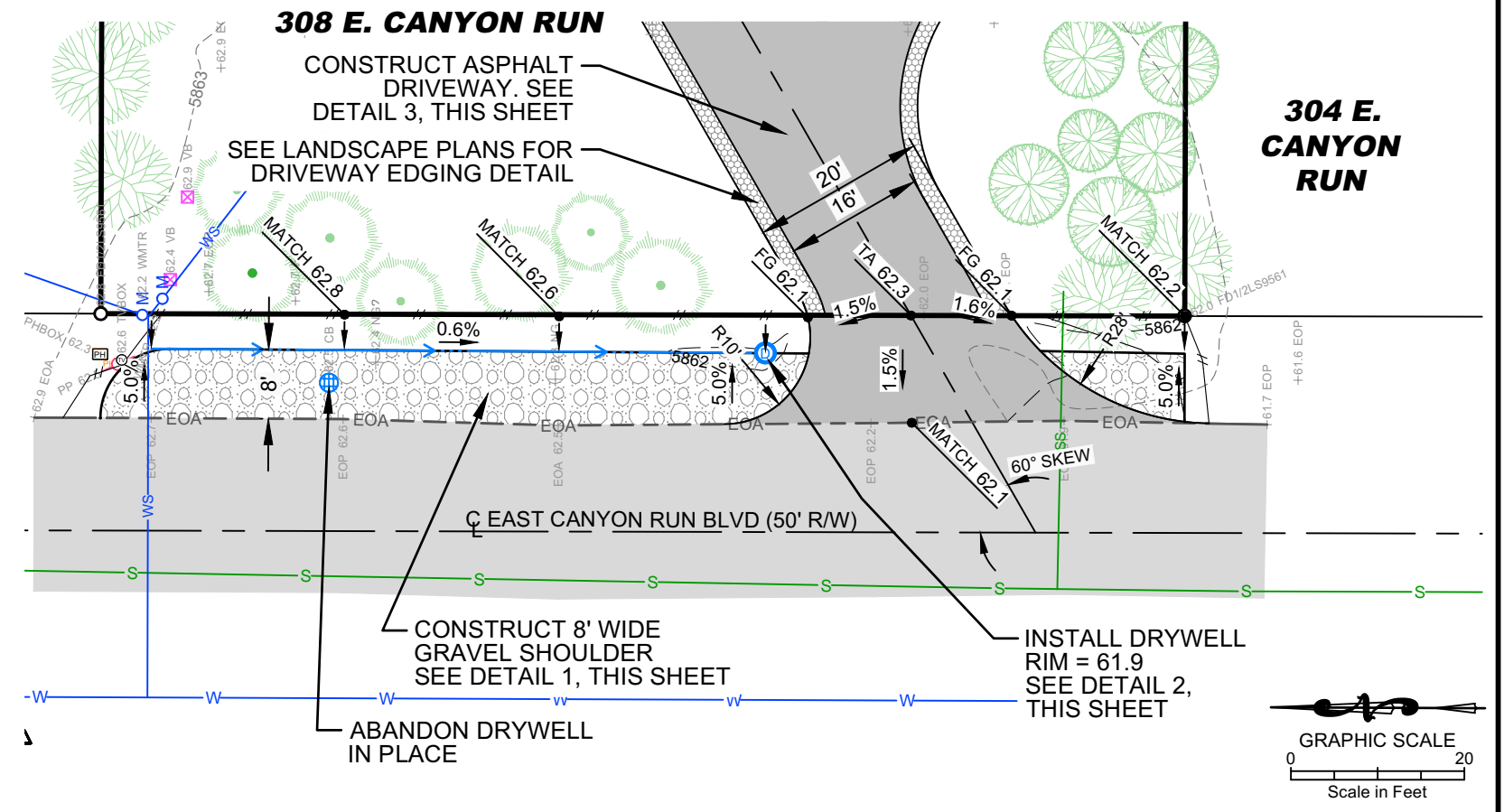
12. TRAFFIC CONTROL SHALL BE PER THE TRAFFIC CONTROL PLAN. CONTRACTOR WILL NEED TO MAINTAIN ACCESS TO ALL PRIVATE PROPERTIES, UNLESS OTHERWISE COORDINATE WITH THE PROPERTY OWNER THROUGH THE CITY ENGINEER.

13. ALL TRENCHING SHALL CONFORM TO ISPC STANDARD DRAWING SD-301. TRENCHES SHALL BE BACKFILLED AND COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99.

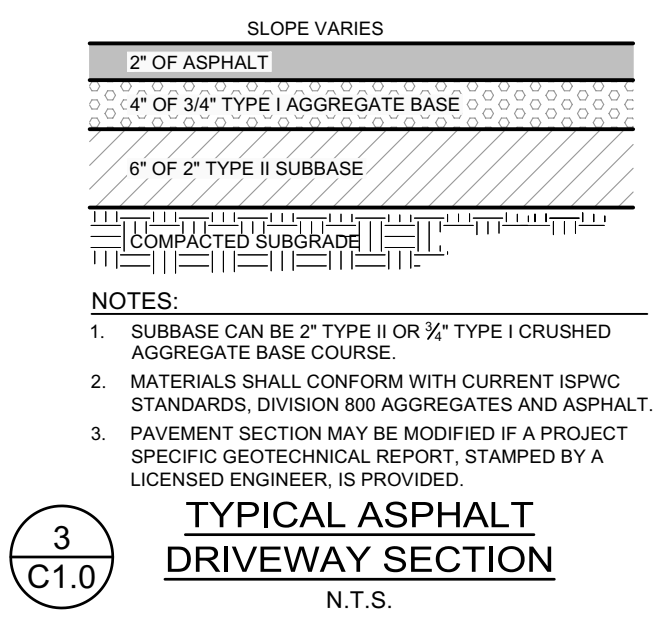
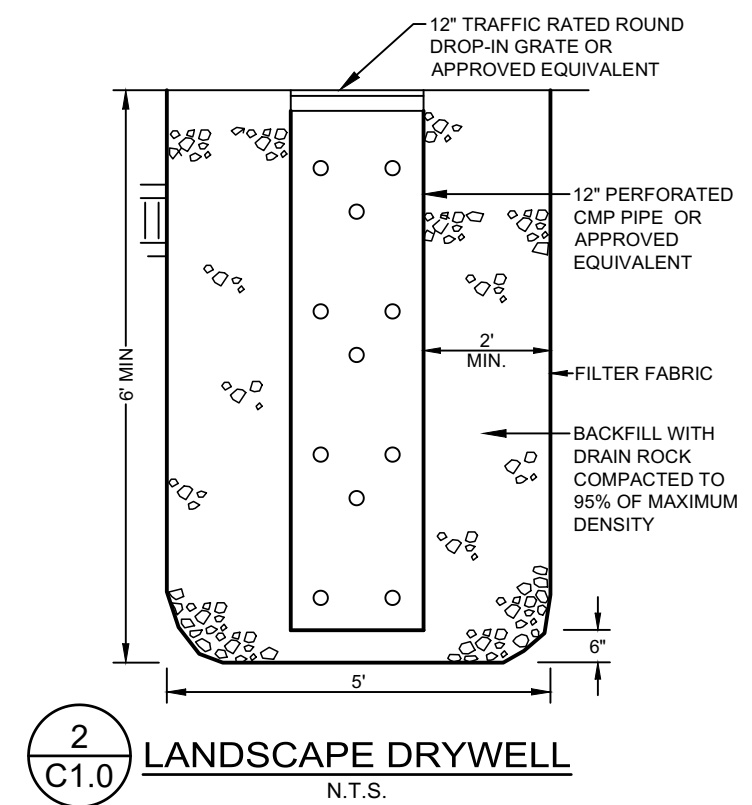
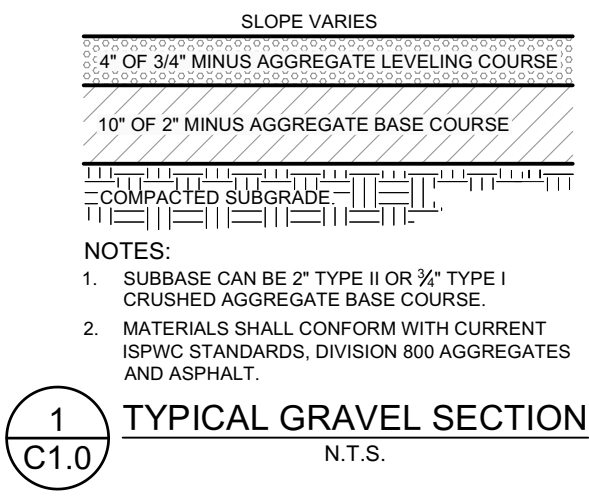
14. PER IDAHO CODE § 55-1613, THE CONTRACTOR SHALL RETAIN AND PROTECT ALL MONUMENTS, ACCESSORIES TO CORNERS, BENCHMARKS AND POINTS SET IN CONTROL SURVEYS; ALL MONUMENTS, ACCESSORIES TO CORNERS, BENCHMARKS AND POINTS SET IN CONTROL SURVEYS THAT ARE LOST OR DISTURBED BY CONSTRUCTION SHALL BE REESTABLISHED 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.

15. BOUNDARY AND TOPOGRAPHIC INFORMATION IS BASED ON A SITE SURVEY BY GALENA ENGINEERING, DATED 09/27/2018.

LEGEND	
EXISTING ITEMS	
	Property Line
	Adjoinder's Lot Line
	Centerline
	1' Contour Interval
	Asphalt
	Utility Risers
	Power Pole
	Water Meter
	Valve Box
	Drywell
	Found 1/2" Rebar
	Sewer Main
	Sewer Service
	Water Main
	Water Service
PROPOSED ITEMS	
	Asphalt
	Flow Line of Ditch
	Spot Elevation
	Grade / Slope
	Gravel Shoulder
	Approximate Limits of Disturbance
	Drywell
	FG = Finished Grade
	TA = Top of Asphalt
	TG = Top of Grate



~ SEE LANDSCAPE ARCHITECT DRAWINGS FOR ON-SITE GRADING AND DRAINAGE PLAN ~



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

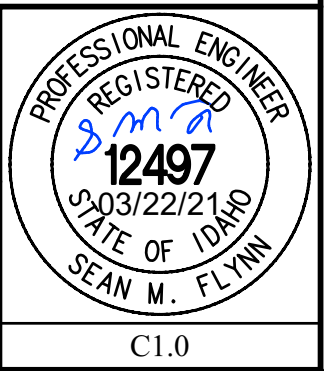
REVISIONS			
NO.	DATE	BY	DESCRIPTION
▲	03-22-21	SMF	UPDATES PER CITY COMMENTS
▲			
▲			
▲			

GALENA ENGINEERING, INC.
 Civil Engineers & Land Surveyors
 317 N. River Street
 Hailey, Idaho 83333
 (208) 788-1705
 email: galena@galena-engineering.com

DESIGNED : CT
 CHECKED: SMF
 DETAILED : CT
 SCALES SHOWN ARE FOR 11" x 17" PRINTS ONLY

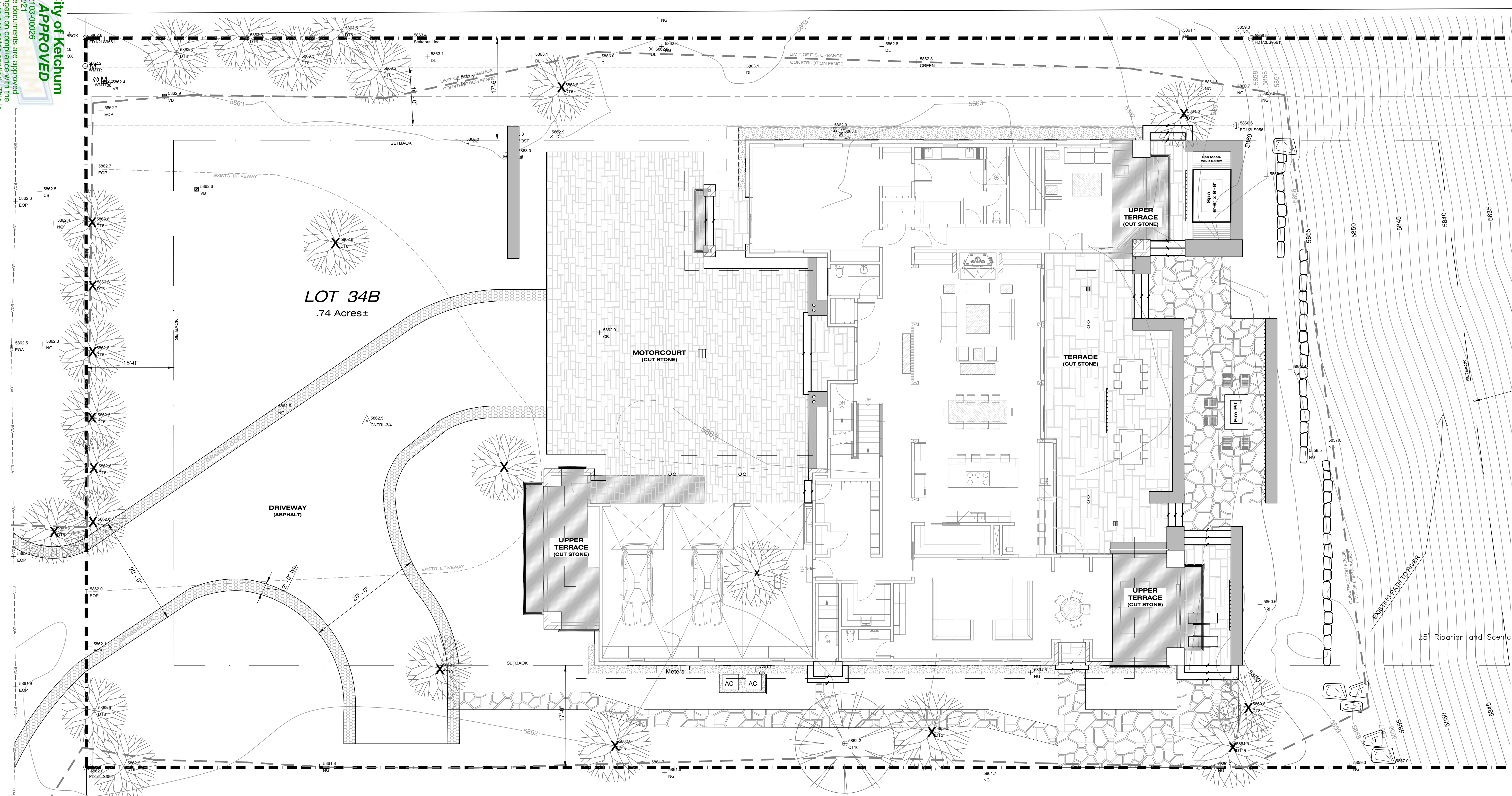
RIGHT-OF-WAY GRADING AND DRAINAGE PLAN
308 E. CANYON RUN
 LOCATED WITHIN SECTION 12, T.4 N., R.17 E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO
 PREPARED FOR ANDREA LAPORTE

PROJECT INFORMATION
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These documents are approved contingent on compliance with the mark-ups and notes applied. This is not approval of any violation of any code, ordinance, statute or regulation.

City of Ketchum
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BLD2103-00026
8/17/21



LOT 34B
.74 Acres±

MOTORCOURT
(CUT STONE)

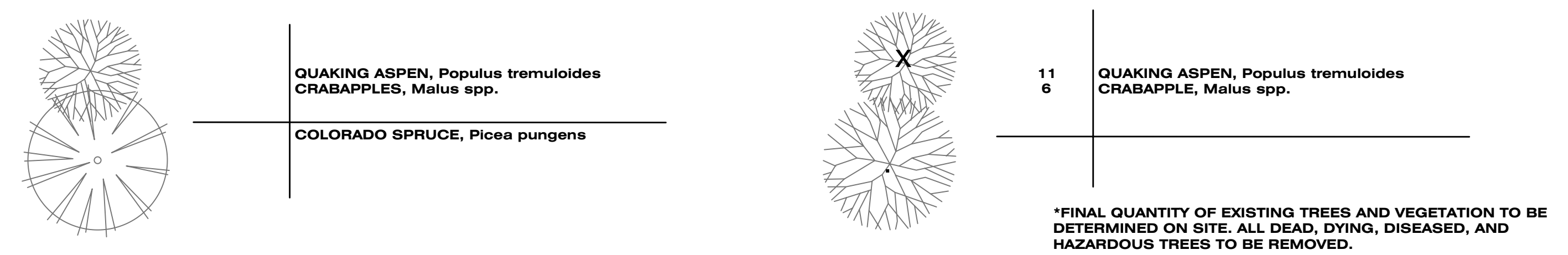
UPPER TERRACE
(CUT STONE)

TERRACE
(CUT STONE)

UPPER TERRACE
(CUT STONE)

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(CUT STONE)

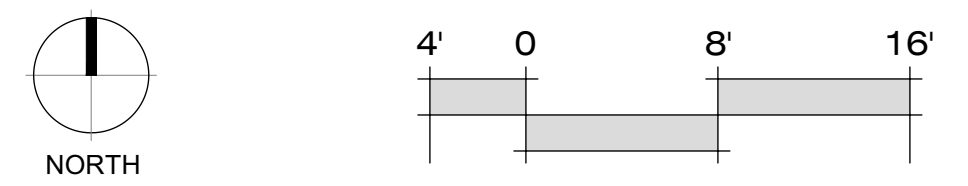
EXISTING CONDITIONS NOTES



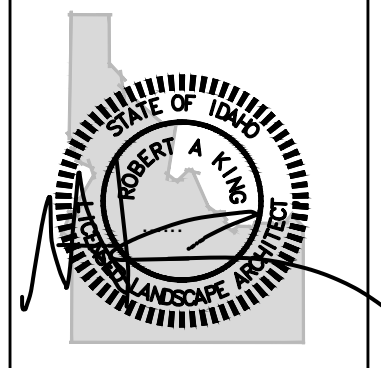
1. DRAWINGS OF EXISTING FACILITIES ARE BASED ON TOPOGRAPHICAL SURVEY PROVIDED BY OTHERS ALONG WITH ON-SITE MEASUREMENTS - AND ARE ONLY APPROXIMATE. EXACT LOCATIONS SHALL BE FIELD VERIFIED. REFER TO CIVIL DRAWINGS FOR MORE INFORMATION.
2. REFER TO ALL LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION AND SPECIFICATIONS.
3. REFER TO ARCHITECTURAL DRAWINGS FOR FINAL BUILDING DIMENSIONS AND DETAILS.
4. REFER TO ENGINEERING DRAWINGS FOR FINAL CIVIL AND MECHANICAL DETAILS.
5. ALL WORK SHALL BE PERFORMED IN FULL ACCORDANCE WITH ALL APPLICABLE CODES, INCLUDING BUT NOT LIMITED TO THE UNIFORM BUILDING CODE AND UNIFORM FIRE CODE, AS ADOPTED BY KETCHUM, IDAHO.

SITE PLAN

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



LANDWORK STUDIO LLC
LANDSCAPE ARCHITECTURE + DESIGN
110 5TH STREET SUITE 103
KETCHUM, IDAHO 83840
208.728.5511 WWW.LANDWORKSTUDIO.COM



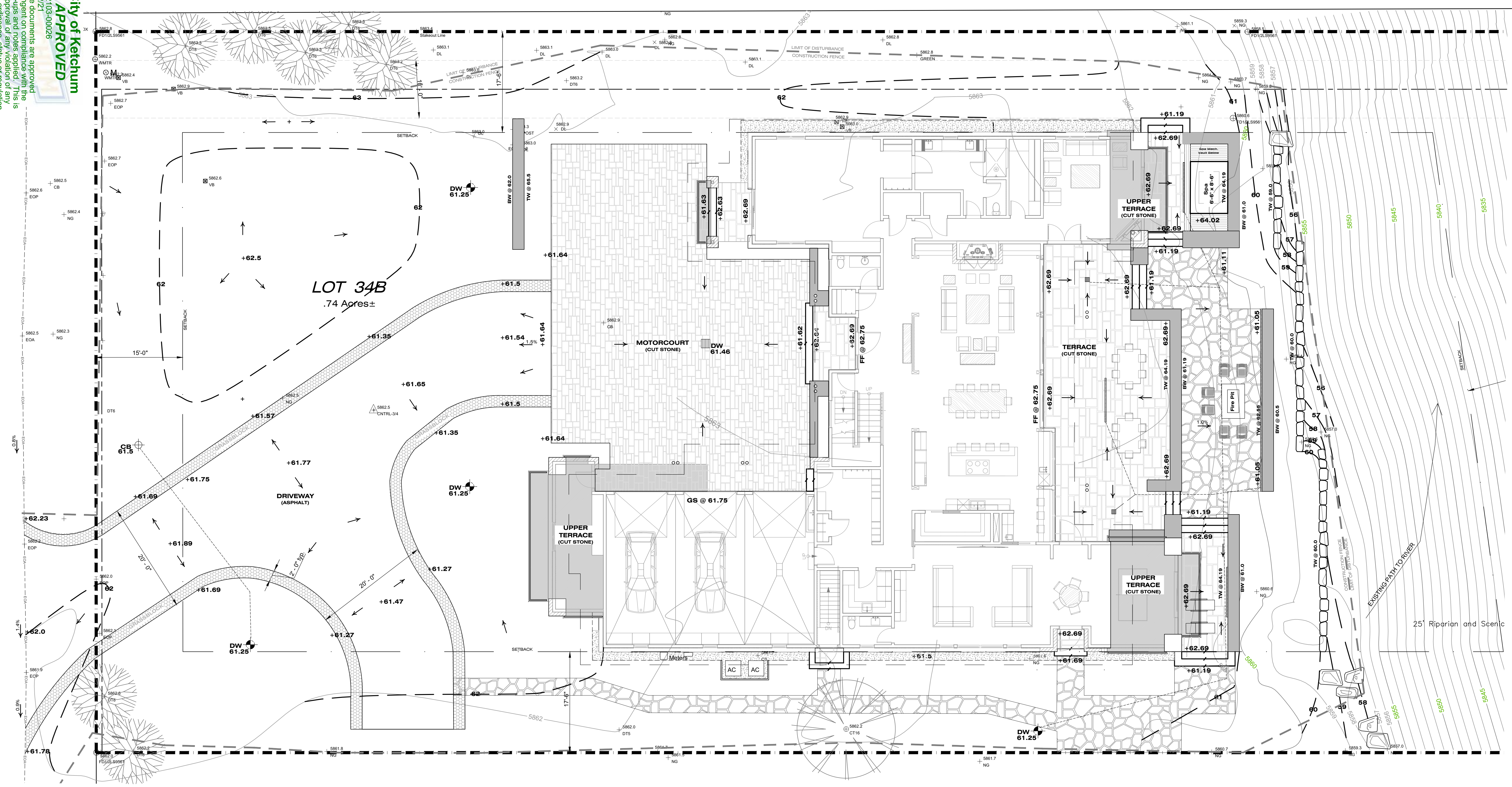
LAPORTE RESIDENCE

LOT 34B
308 E. CANYON RUN
KETCHUM, IDAHO

DATE: 02/26/2021
PERMIT SET

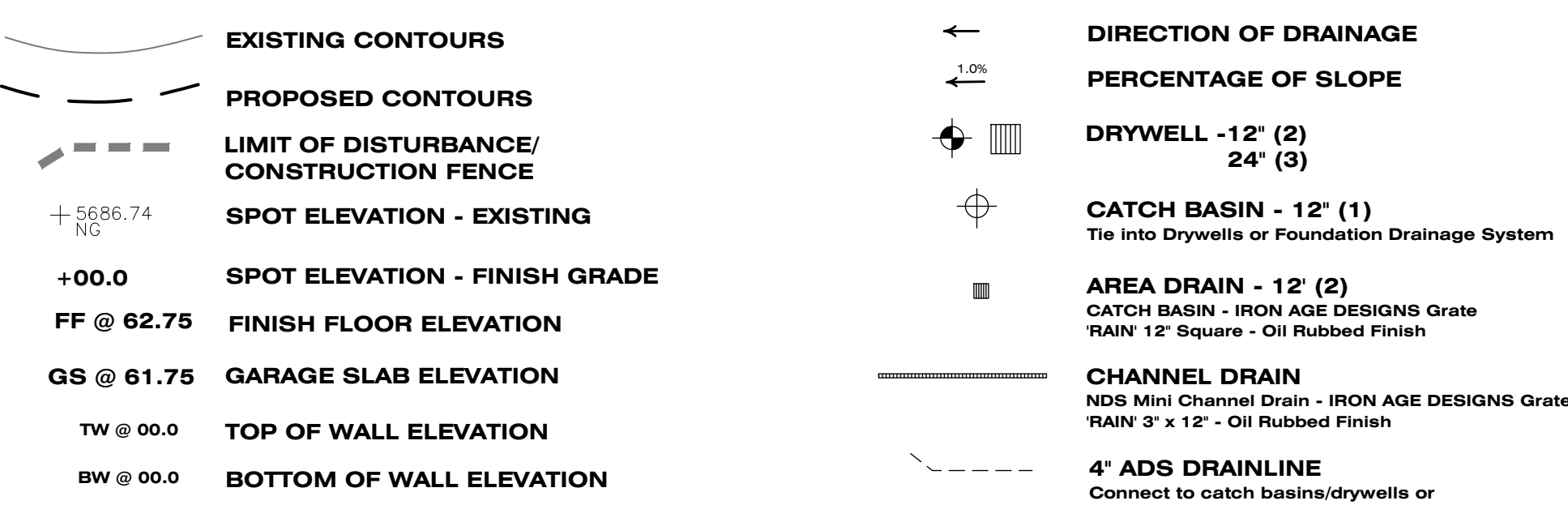
SITE PLAN
1-1

BLD2103-00026
 04/17/21
 City of Ketchum
APPROVED
 These documents are approved in compliance with the code, ordinance, statute or regulation.

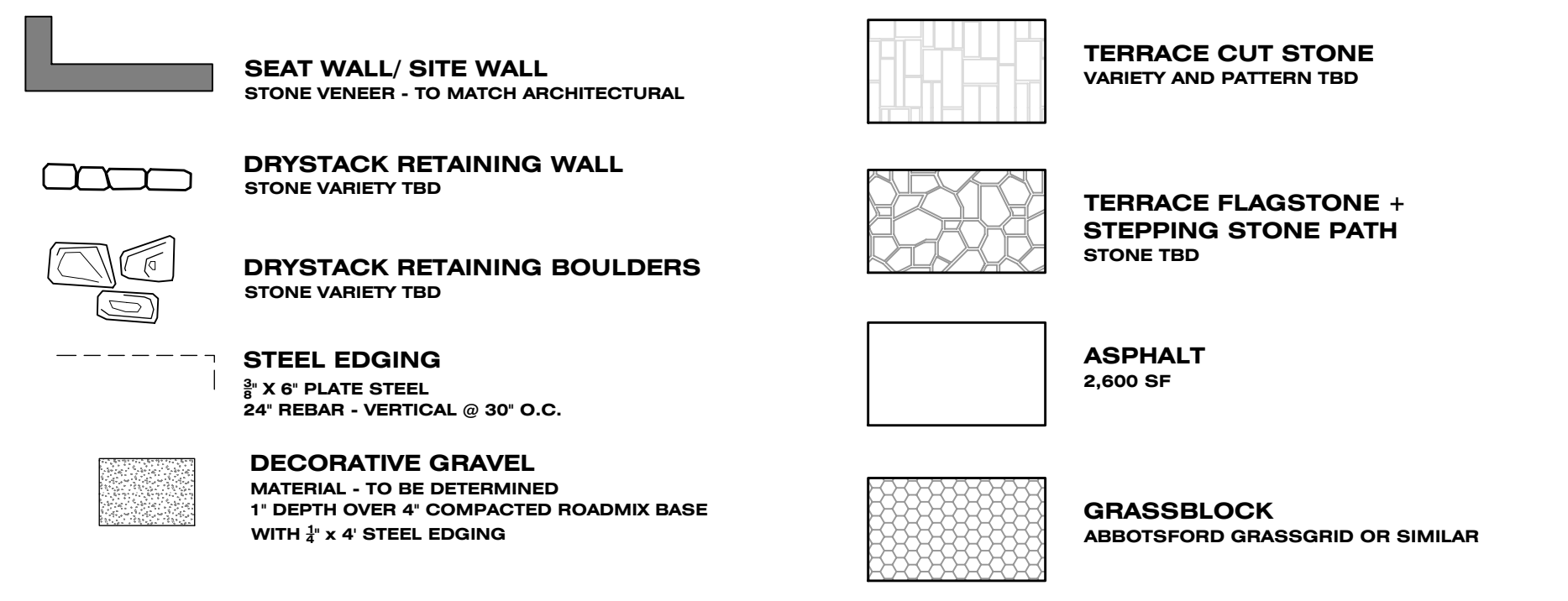


- GRADING + DRAINAGE NOTES:**
- ALL SITE INFORMATION IS APPROXIMATE ONLY. REFER TO CIVIL ENGINEERING DRAWINGS FOR ADDITIONAL INFORMATION. ALL ELEVATIONS TO BE FIELD VERIFIED ACCORDINGLY.
 - REFER TO GEOTECH REPORT FOR INFORMATION REGARDING SOIL AND SUB-SURFACE CONDITIONS. UNFORSEEN SOIL OR SUB-SURFACE CONDITIONS (INCLUDING BEDROCK, POOR SOIL STRUCTURE, SUB-SURFACE WATER, UTILITIES, ETC.) MAY REQUIRE FIELD ADJUSTMENTS TO THE PROPOSED DESIGN INCLUDING GRADING AND DRAINAGE SYSTEMS.
 - PROPOSED WORK TO INCORPORATE ALL APPLICABLE BEST MANAGEMENT PRACTICES (BMPs) TO PROTECT RESOURCE VALUES AND TO ENSURE COMPLIANCE WITH LOCAL, STATE AND FEDERAL REGULATORY REQUIREMENTS AND WATER QUALITY STANDARDS.
 - SILT FENCE TO BE INSTALLED ALONG PROPERTY LINE PRIOR TO EXCAVATION WORK.
 - UTILITY LOCATIONS ARE APPROXIMATE AND MUST BE LOCATED AND VERIFIED IN THE FIELD PRIOR TO ANY EXCAVATION WORK.
 - ALL PLANTING AREAS TO BE AERATED AFTER CONSTRUCTION AND PRIOR TO INSTALLATION OF PLANT MATERIALS.
 - FINISH GRADE TO SLOPE AWAY FROM BUILDING IN ALL CASES, AND DIRECTED TO DRAINAGE PATTERNS OR SYSTEMS AS SHOWN.
 - ALL DRAINAGE WITHIN THE PROJECT BOUNDARIES TO BE COLLECTED ON-SITE OR DIRECTED TO EXISTING DRAINAGE PATTERNS AS DEPICTED ON THE GRADING PLAN AND/OR CIVIL ENGINEERING DRAWINGS. NO ADDITIONAL DRAINAGE TO BE DIRECTED ONTO NEIGHBORING PROPERTIES.

GRADING + DRAINAGE LEGEND

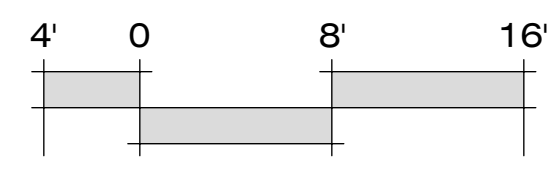
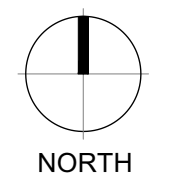


HARDSCAPES

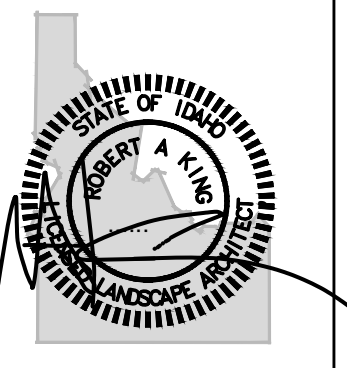


GRADING PLAN

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



LANDWORK STUDIO LLC
 LANDSCAPE ARCHITECTURE + DESIGN
 110 5TH STREET SUITE 103
 PO BOX 755 KETCHUM IDAHO 83840
 208.726.3581 WWW.LANDWORKSTUDIO.COM



LAPORTE RESIDENCE

LOT 34B
 308 E. CANYON RUN
 KETCHUM, IDAHO

DATE: 02/26/2021
 PERMIT SET

GRADING PLAN
L-2

Attachment 2

Unpermitted Driveway Improvement Plans

as

Constructed

CONSTRUCTION NOTES

- ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE MOST CURRENT EDITION OF THE "IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION" (ISPWC) AND CITY OF KETCHUM STANDARDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND KEEPING A COPY OF THE ISPWC 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).
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- BOUNDARY AND TOPOGRAPHIC INFORMATION IS BASED ON A SITE SURVEY BY GALENA ENGINEERING, DATED 09/27/2018.

LEGEND

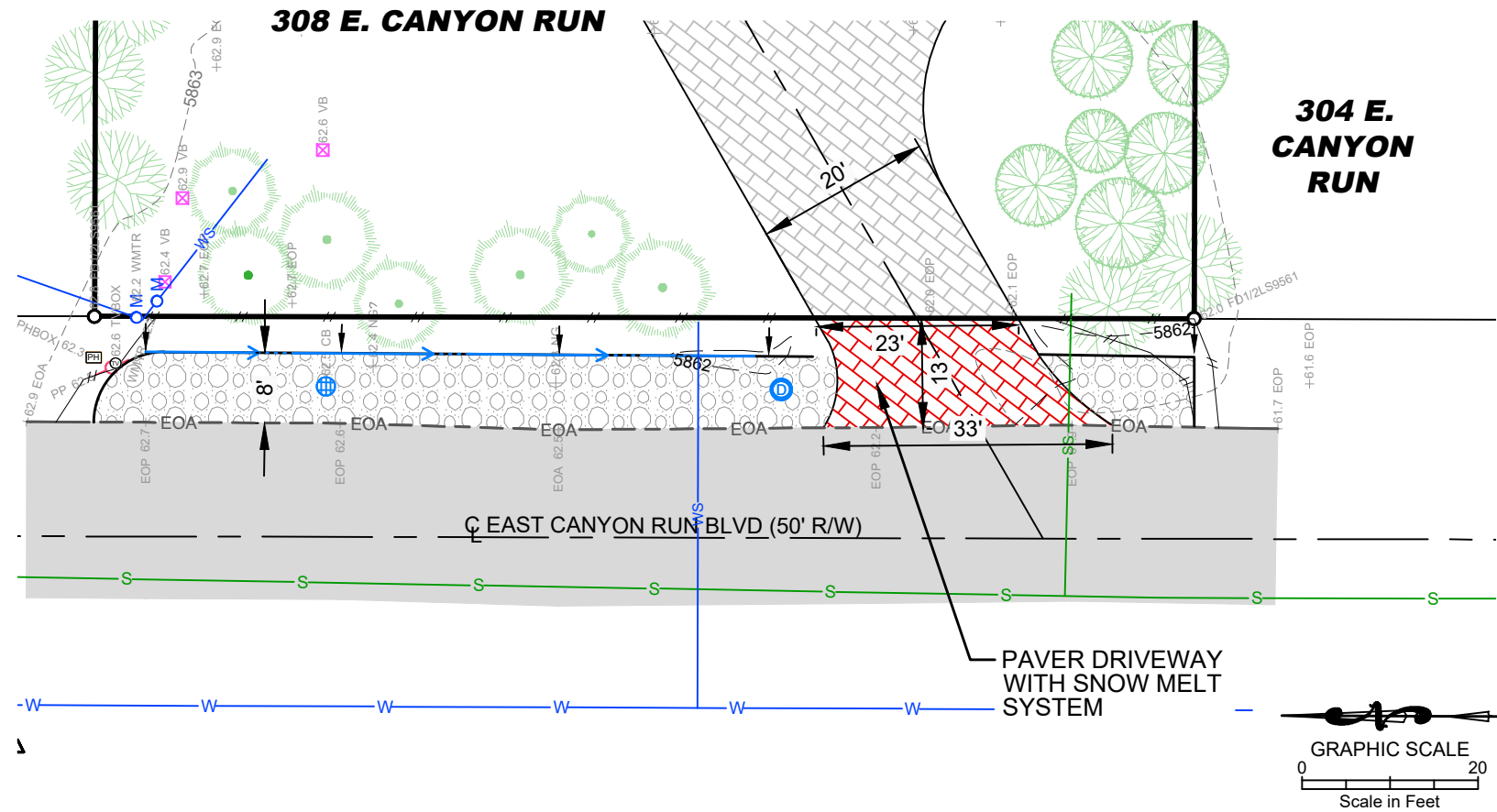
EXISTING ITEMS

- Property Line
- Adjoiner's Lot Line
- Centerline
- 1' Contour Interval
- Asphalt
- Utility Risers
- Power Pole
- Water Meter
- Valve Box
- Drywell
- Found 1/2" Rebar
- Sewer Main
- Sewer Service
- Water Main
- Water Service

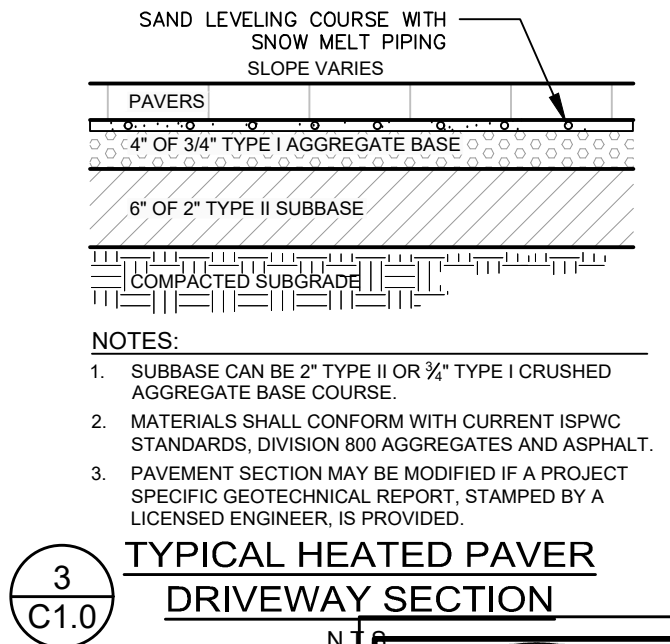
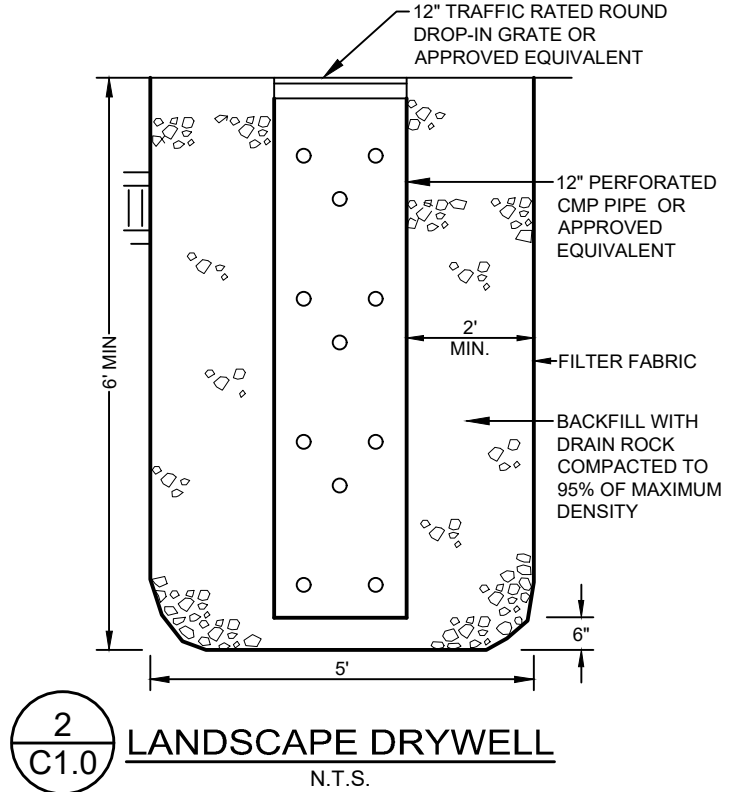
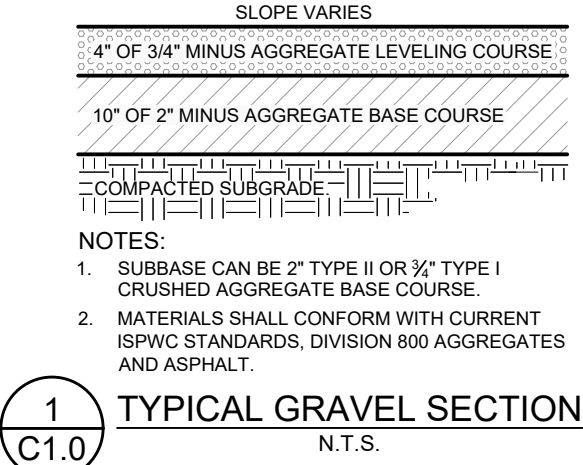
PROPOSED ITEMS

- Pavers
- Flow Line of Ditch
- Spot Elevation
- Grade / Slope
- Gravel Shoulder
- Approximate Limits of Disturbance
- Drywell

FG = Finished Grade
TA = Top of Asphalt
TG = Top of Grate



~ SEE LANDSCAPE ARCHITECT DRAWINGS FOR ON-SITE GRADING AND DRAINAGE PLAN ~



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

REVISIONS			
NO.	DATE	BY	DESCRIPTION
▲	03-22-21	SMF	UPDATES PER CITY COMMENTS
▲			
▲			
▲			

GALENA-BENCHMARK ENGINEERING
Civil Engineers & Land Surveyors
P.O. Box 733
Ketchum, Idaho 83340
(208) 726-9512

DESIGNED : CT
CHECKED : SMF
DETAILED : CT
SCALES SHOWN ARE FOR 11" x 17" PRINTS ONLY

RIGHT-OF-WAY ENCROACHMENT EXHIBIT
308 E. CANYON RUN
LOCATED WITHIN SECTION 12, T.4 N., R.17 E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO
PREPARED FOR ANDREA LAPORTE

PROJECT INFORMATION
P:\projects\sdskproj\6683-02\dwg\Construction\6683.03 Encroachment.dwg 03/05/24 1:39:00 PM

PROFESSIONAL ENGINEER
LICENSED ENGINEER
17661
3/6/24
PHOEBE JOHANNESSEN

C1.0