



City of Ketchum

December 16, 2019

Mayor Bradshaw and City Councilors
City of Ketchum
Ketchum, Idaho

Mayor Bradshaw and City Councilors:

Recommendation To Approve Encroachment Agreement 20438 with KETCH PDX, LLC

Recommendation and Summary

Staff is recommending the council approve the attached Encroachment Agreement and adopt the following motion:

I move to authorize the Mayor to approve the Encroachment Agreement 20438 with KETCH PDX, LLC for snow melt within the public sidewalks on First Avenue and 6th Street.

The reasons for the recommendation are as follows:

- The improvements were agreed to by the City and property owner and will improve pedestrian access in the winter.
- The property owner is responsible for installation, maintenance and repair of the snow melt system in the public right-of-way.

Introduction and History

As part of the KETCH I and II projects, a snow melt system is proposed to be installed within the public sidewalks adjacent to the projects on First Avenue and 6th Street. The property owner will be responsible for maintaining and repairing the system. The obligation is documented through an encroachment agreement.

Analysis

As conditioned, the proposed snow melt system will be in working order during the winter. The system will limit the accumulation of snow and ice on the sidewalks adjacent to the projects. City staff is in support of the proposed snow melt system.

Financial Impact

There is no financial impact as a result of this encroachment.

Attachments:

Encroachment Agreement 20438

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 20428

THIS AGREEMENT, made and entered into this ____ day of _____, 2019, by and between the CITY OF KETCHUM, IDAHO, a municipal corporation ("Ketchum"), whose address is Post Office Box 2315, Ketchum, Idaho and KETCHUM PDX LLC and KETCHUM 2 PDX LLC (collectively referred to as "Owner") who address is PO Box 96068, Portland Oregon, 97296

RECITALS

WHEREAS, Owner is the representative of real property described as KETCH PDX LLC and KETCH PDX 2 LLC ("Subject Property"), located within the City of Ketchum, State of Idaho; and

WHEREAS, Owner wishes to install a snow-melt system in city right-of-way at 560 First Avenue and 100 E 6th Street in Ketchum, Idaho. The 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;

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

TERMS AND CONDITIONS

1. Ketchum shall permit Owner to install and maintain a snow melt system identified in Exhibit "A" within the public right-of-way on First Avenue and 6th Street in Ketchum, Idaho, until notified by Ketchum to remove the same. Ketchum agrees to provide 180 days prior written notice to Owner to remove the Improvements.

2. Owner shall be responsible for the maintenance, repair and replacement of the snow melt system and associated improvements, due to failures from installation, use, or other damage of the snow-melt system that may occur. Such maintenance, repair, and replacement shall occur upon notice by Ketchum. It shall be up to the owner's discretion of when to implement and terminate usage of the snow melt system.

3. 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. 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.

4. 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.

5. 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.

6. This Agreement shall be a covenant running with the Subject Property and the terms and provisions hereof shall inure to the benefit of and be binding upon the parties and the respective heirs, personal representatives, successors and assigns of the parties hereof.

7. 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.

8. 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.

9. 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.

10. 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.

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

12. 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.

KETCHUM PDX LLC:

Mark R. Madden Revocable Living Trust
Manager/Member of Ketchum PDX LLC

By: _____
Mark R. Madden
Its: Trustee

CITY OF KETCHUM:

By: _____
Neil Bradshaw
Its: Mayor

KETCHUM 2 PDX LLC:

Mark R. Madden Revocable Living Trust
Manager/Member of Ketchum 2 PDX LLC

By: _____
Mark R. Madden
Its: Trustee

STATE OF OREGON,)
) ss.
County of Multnomah.)

On this ____ day of _____, 2019, before me, the undersigned Notary Public in and for said State, personally appeared MARK R. MADDEN, known or identified to me to be the representative of KETCHUM PDX LLC and KETCHUM 2 PDX 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 _____

STATE OF IDAHO)
) ss.
County of Blaine)

On this ____ day of _____, 2019, before me, the undersigned Notary Public in and for said State, personally appeared NEIL BRADSHAW, known or identified to me to be the Mayor of the CITY OF KETCHUM, IDAHO, and the person who executed the foregoing instrument on behalf of said municipal corporation and acknowledged to me that said municipal corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year in this certificate first above written.

Notary Public for _____
Residing at _____
Commission expires _____

EXHIBIT "A"

EXHIBIT "B"

CONSTRUCTION KEYNOTES

SITE IMPROVEMENTS

- (S01)** SAWCUT EXISTING ASPHALT TO PROVIDE FOR A CLEAN VERTICAL EDGE.
- (S02)** CONSTRUCT/REPAIR ASPHALT. SEE DETAIL 4, SHEET C2.
- (S03)** CONSTRUCT CONCRETE CURB AND GUTTER PER DETAIL 3, SHEET C2.
- (S04)** CONSTRUCT CONCRETE SIDEWALK, WIDTH AS SHOWN HEREON. SEE DETAIL 1, SHEET C2.
- (S05)** CONSTRUCT CONCRETE SIDEWALK, WIDTH AS SHOWN HEREON. SEE DETAIL 2, SHEET C2.
- (S06)** INSTALL 4" WIDE WHITE PARKING PAVEMENT MARKING; MATCH EXISTING PARKING SPACE DIMENSIONS.
- (S07)** INSTALL CONCRETE STAIRS WITH HANDRAIL PER DETAIL 10, SHEET C2.
- (S08)** NON-ENGINEERED PRECAST CONCRETE BLOCK WALL, BY OTHERS.

UTILITY IMPROVEMENTS

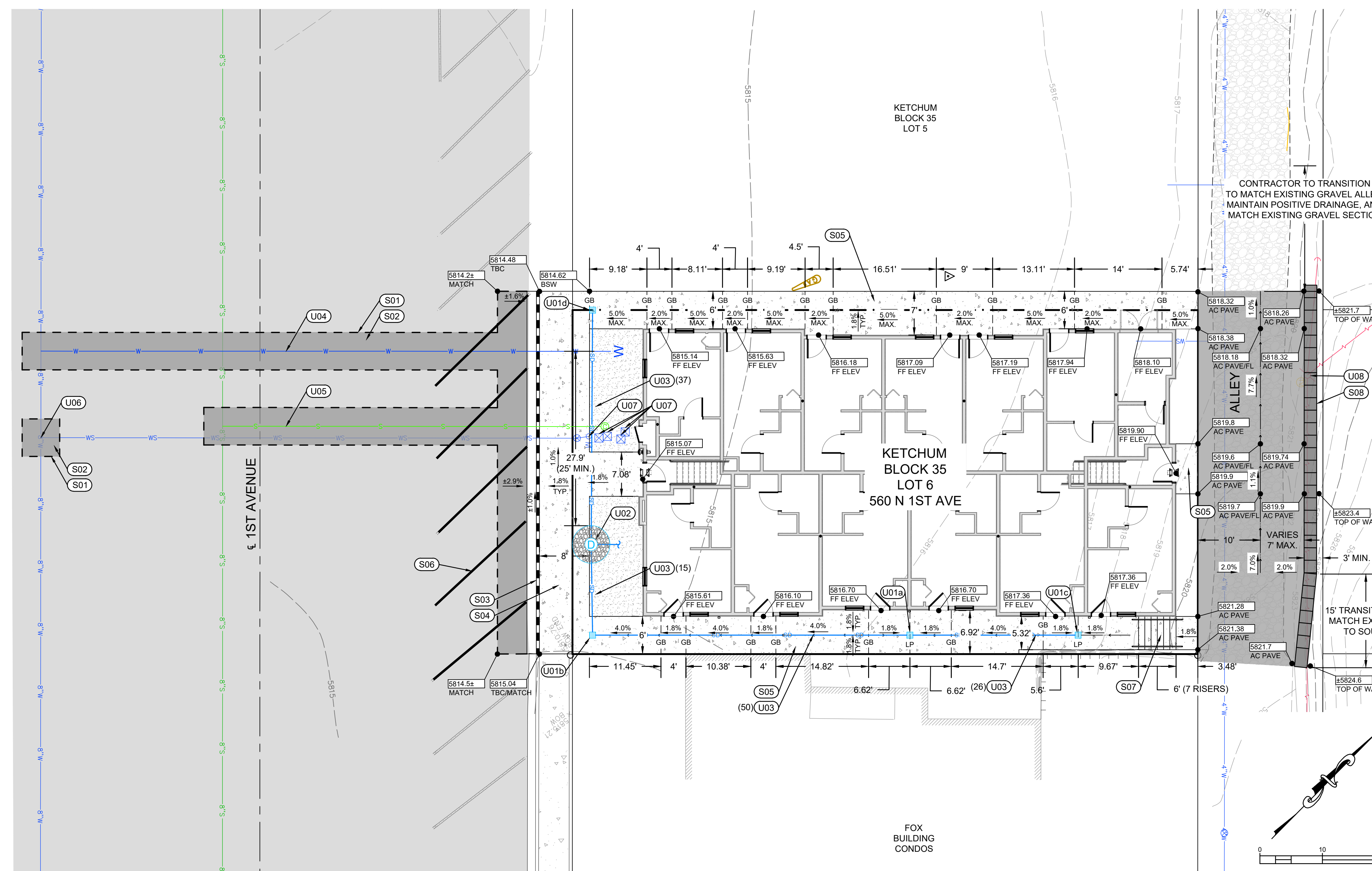
- (U01)** INSTALL CATCH BASIN PER DETAIL 9, SHEET C2.
 - a. RIM ELEV= 5816.56
IE (IN)= 5812.25
IE (OUT)= 5812.15
 - b. RIM ELEV= 5815.05
IE (IN)= 5811.15
IE (OUT)= 5817.26
IE (OUT)= 5812.77
 - d. RIM ELEV= 5814.65
IE (OUT)= 5810.65
- (U02)** INSTALL DRYWELL PER DETAIL 8, SHEET C2. SEE ARCH. PLANS FOR BUILDING DOWNSPOUT CONNECTIONS.
RIM ELEV= 5815.0
IE (IN SOUTH)= 5810.75
IE (IN NORTH)= 5809.93
- (U03)** INSTALL 6"Ø D3034 PVC PIPE @ S=2.0% MIN.
- (U04)** INSTALL WATER SERVICE; SERVICE SIZE PER PLUMBING ENGINEER. CONTRACTOR TO CONFIRM LOCATION AND DEPTH OF WATER MAIN. TRENCH CONSTRUCTION PER DETAIL 5, SHEET C2. SEE DETAIL 6/C2 FOR POTABLE, NON-POTABLE WATER LINE SEPARATION REQUIREMENTS.
- (U05)** INSTALL 4"Ø SEWER SERVICE @ S=2.0% MIN. TRENCH CONSTRUCTION PER DETAIL 5, SHEET C2.
- (U06)** DISCONNECT, CLOSE CORP. STOP VALVE AND ABANDON EXISTING WATER SERVICE AT MAIN. REPAIR EXISTING ASPHALT PER DETAIL 4, SHEET C2.
- (U07)** REMOVE EXISTING WATER METER, IRRIGATION CONTROL BOXES.
- (U08)** POWER POLE TO BE RELOCATED BY IDAHO POWER.

SNOW STORAGE SUMMARY

PEDESTRIAN CIRCULATION AREAS= 1032 SF
 REQ'D SNOW STORAGE (30%)= 310 SF
 PROVIDED SNOW STORAGE (31%)= 325 SF

CONSTRUCTION NOTES

1. ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE MOST CURRENT EDITION OF THE "IDAHO REGULATIONS FOR PUBLIC DRINKING WATER SYSTEMS," THE CURRENT EDITION OF THE "IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION" (ISPC), AND CITY OF KETCHUM STANDARDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND KEEPING A COPY OF THE ISPC ON SITE DURING CONSTRUCTION.
2. 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.
3. 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, INCLUDING BUT NOT LIMITED TO, EPA'S NPDES CONSTRUCTION GENERAL PERMIT.
4. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION.
5. CONSTRUCTION OF WATER MAINS AND ALL OTHER RELATED APPURTENANCES SHALL BE IN ACCORDANCE WITH THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPC), IDAPA 58.01.08, IDAHO RULES FOR PUBLIC DRINKING WATER SYSTEMS AND THE CITY OF KETCHUM UTILITIES DEPARTMENT STANDARDS.
6. CONTRACTOR SHALL PRESSURE TEST, DISINFECT, AND CONDUCT BIOLOGICAL TESTING IN ACCORDANCE WITH THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPC), AMERICAN WATER WORKS ASSOCIATION (AWWA) STANDARDS, AND THE PRESSURE TESTING, DISINFECTION, AND MICROBIOLOGICAL TESTING PROCEDURES.
7. ALL WATER SUPPLY FIXTURES, FITTINGS, PIPING, AND ALL RELATED APPURTENANCES SHALL BE ANSINFS STD. 61 COMPLIANT.
8. 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%.
9. THE CONTRACTOR SHALL USE ANSINFS STANDARD 60 CHEMICALS AND COMPOUNDS DURING INSTALLATION & DISINFECTION OF POTABLE WATER MAIN.
10. CONTRACTOR SHALL COORDINATE LOCATIONS OF DRY UTILITY FACILITIES (POWER, CABLE, PHONE, TV) NOT SHOWN ON THE DRAWING WITH IDAHO POWER.
11. ALL CLEARING & GRUBBING SHALL CONFORM TO ISPC SECTION 201.
12. ALL EXCAVATION & EMBANKMENT SHALL CONFORM TO ISPC SECTION 202. EXCAVATED SUBGRADE SHALL BE COMPACTED AND ALL UNSUITABLE SECTIONS REMOVED AND REPLACED WITH STRUCTURAL FILL AS DETERMINED BY THE ENGINEER. MINIMUM COMPACTION OF PLACED MATERIAL SHALL BE 95% OF MAXIMUM LABORATORY DENSITY AS DETERMINED BY AASHTO T-99 OR ITD T-91.
13. 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.
14. 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.
15. ALL ASPHALTIC CONCRETE PAVEMENT WORK SHALL CONFORM TO ISPC SECTION(S) 805, 810, AND 811 FOR CLASS I PAVEMENT. ASPHALT AGGREGATE SHALL BE 1 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.
16. ALL EDGES OF EXISTING ASPHALT PAVING SHALL BE SAW CUT 24" TO PROVIDE A CLEAN PAVEMENT EDGE FOR MATCHING. NO WHEEL CUTTING SHALL BE ALLOWED.
17. 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).
18. ALL CONCRETE FORM WORK SHALL CONFORM TO ISPC SECTION 701 AND 703. ALL CONCRETE SHALL BE 3,000 PSI MINIMUM, 28 DAY, AS DEFINED IN ISPC SECTION 703, TABLE 1.C.
19. 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.
20. THE CONTRACTOR SHALL RETAIN AND PROTECT ALL MONUMENTS, ACCESSORIES TO CORNERS, BENCHMARKS AND/OR SURVEY CONTROL POINTS. IF ANY OF THE PREVIOUSLY LISTED ITEMS MUST BE REPLACED OR REMOVED, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO REMOVAL.
21. PER IDAHO CODE § 55-1613, THE CONTRACTOR SHALL RETAIN AND PROTECT 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.



LEGEND

EXISTING ITEMS

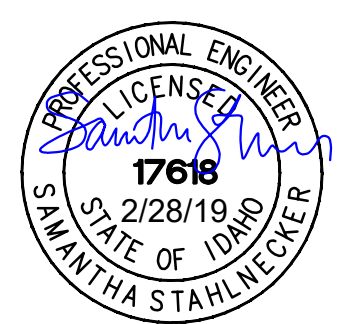
- PROPERTY LINE
- - - ADJOINERS PROPERTY LINE
- - - CENTERLINE OF RIGHT-OF-WAY
- - - RETAINING WALL
- - - EDGE OF GRAVEL
- OVERHEAD POWER LINE
- 8" WATER MAIN
- 4" WATER MAIN
- WS WATER SERVICE
- 8" SEWER MAIN
- 5' CONTOUR LINE
- 1' CONTOUR LINE
- CURB & GUTTER
- ASPHALT
- CONCRETE
- BUILDING
- WHITE PAVEMENT STRIPING
- FOUND 5/8" REBAR
- FOUND 1/2" REBAR
- WATER VALVE
- WATER METER
- IRRIGATION VALVE BOX
- GAS INFRASTRUCTURE
- POWER POLE
- GUYWIRE
- TV RISER
- CONTROL POINT

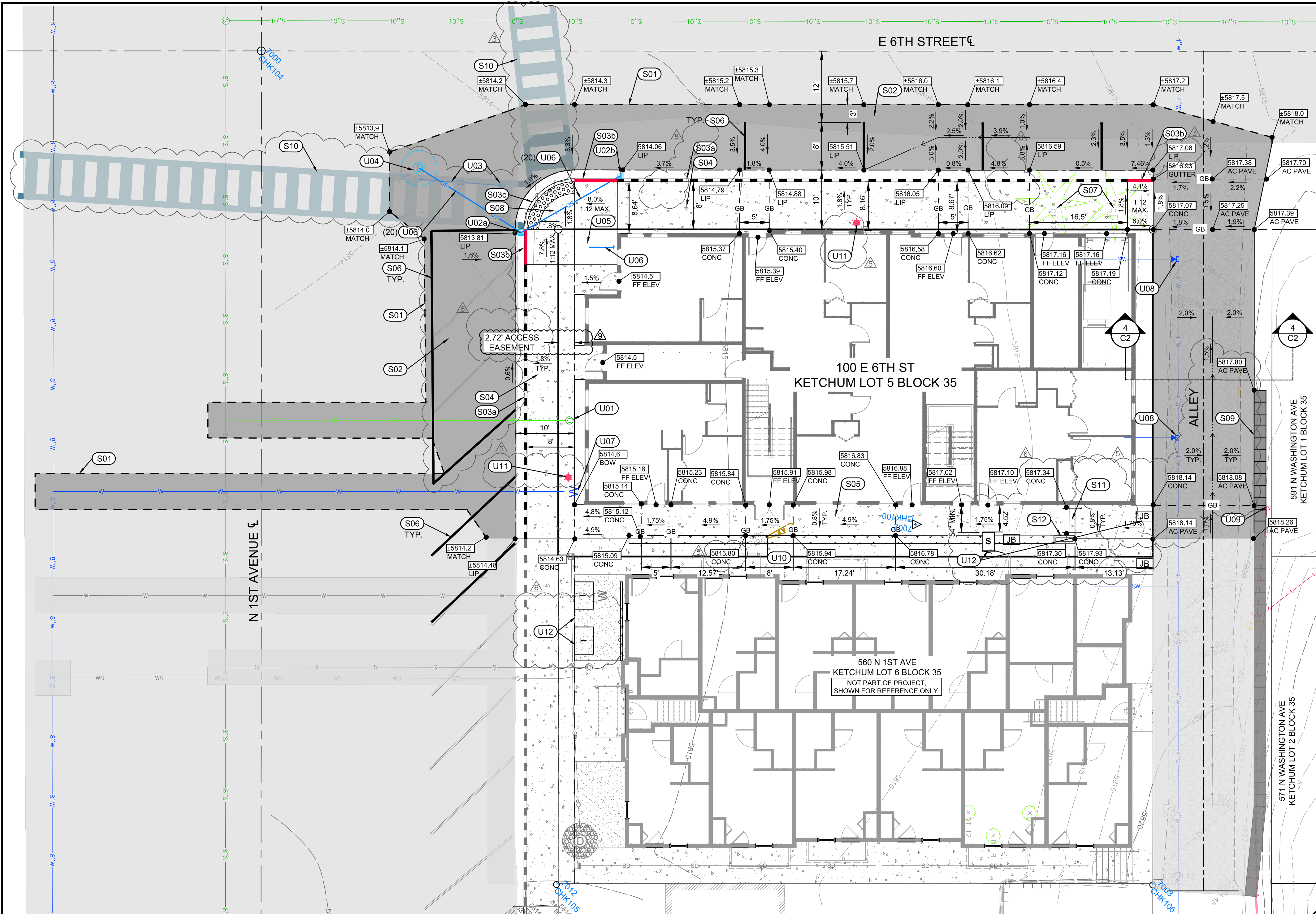
PROPOSED ITEMS

- Sewer Service
- Sewer Clean Out
- Water Service
- Storm Pipe
- Flow Line
- Catch Basin
- Drywell
- Concrete Curb and Gutter
- Proposed Concrete Sidewalk
- Proposed Asphalt
- Proposed Sawcut
- Proposed Snow Storage
- Proposed Spot Grade

ABBREVIATIONS

- FF ELEV FINISH FLOOR
- TBC TOP BACK OF CURB
- BSW BACK OF SIDEWALK
- MATCH MATCH EXISTING ELEVATION
- GB GRADE BREAK
- LP LOW POINT





CONSTRUCTION KEYNOTES

- SITE IMPROVEMENTS**
- (S01) SAWCUT EXISTING ASPHALT TO PROVIDE FOR A CLEAN VERTICAL EDGE.
 - (S02) CONSTRUCT/REPAIR ASPHALT. SEE DETAIL 8, SHEET C2.
 - (S03) CONSTRUCT CONCRETE CURB AND GUTTER
 - a. 6" VERTICAL CURB AND GUTTER PER DETAIL 3, SHEET C2
 - b. CURB TRANSITION PER DETAIL 11, SHEET C2
 - c. ZERO REVEAL CURB AND GUTTER PER DETAIL 11, SHEET C2
 - (S04) CONSTRUCT CONCRETE SIDEWALK. WIDTH AS SHOWN HEREON. SEE DETAIL 1, SHEET C2.
 - (S05) CONSTRUCT CONCRETE SIDEWALK. WIDTH AS SHOWN HEREON. SEE DETAIL 2, SHEET C2.
 - (S06) INSTALL 4" WIDE WHITE PARKING PAVEMENT MARKING, MATCH EXISTING PARKING SPACE DIMENSIONS
 - (S07) REMOVE EXISTING TREES
 - (S08) CONSTRUCT ADA COMPLIANT PEDESTRIAN RAMP WITH TRUNCATED DOME DETECTABLE WARNING INSERT, TUFTILE OR APPROVED EQUAL.
 - (S09) PRECAST CONCRETE BLOCK WALL, BY OTHERS; TO BE INSTALLED BY APPLICANT
 - (S10) REMOVE EXISTING CROSSWALK PAVEMENT MARKINGS AND INSTALL 12" WIDE WHITE EDGE CROSSWALK PAVEMENT MARKINGS AND 24" WIDE WHITE INTERIOR CROSSWALK PAVEMENT MARKINGS
 - (S11) CONSTRUCT CONCRETE STAIRS WITH HANDRAIL PER DETAIL 1, SHEET C1.
 - (S12) CONSTRUCT WALL BY OTHERS, SEE ARCHITECTURAL PLANS.
 - (S13) TREE GRATE PER CITY OF KETCHUM STANDARDS

UTILITY IMPROVEMENTS

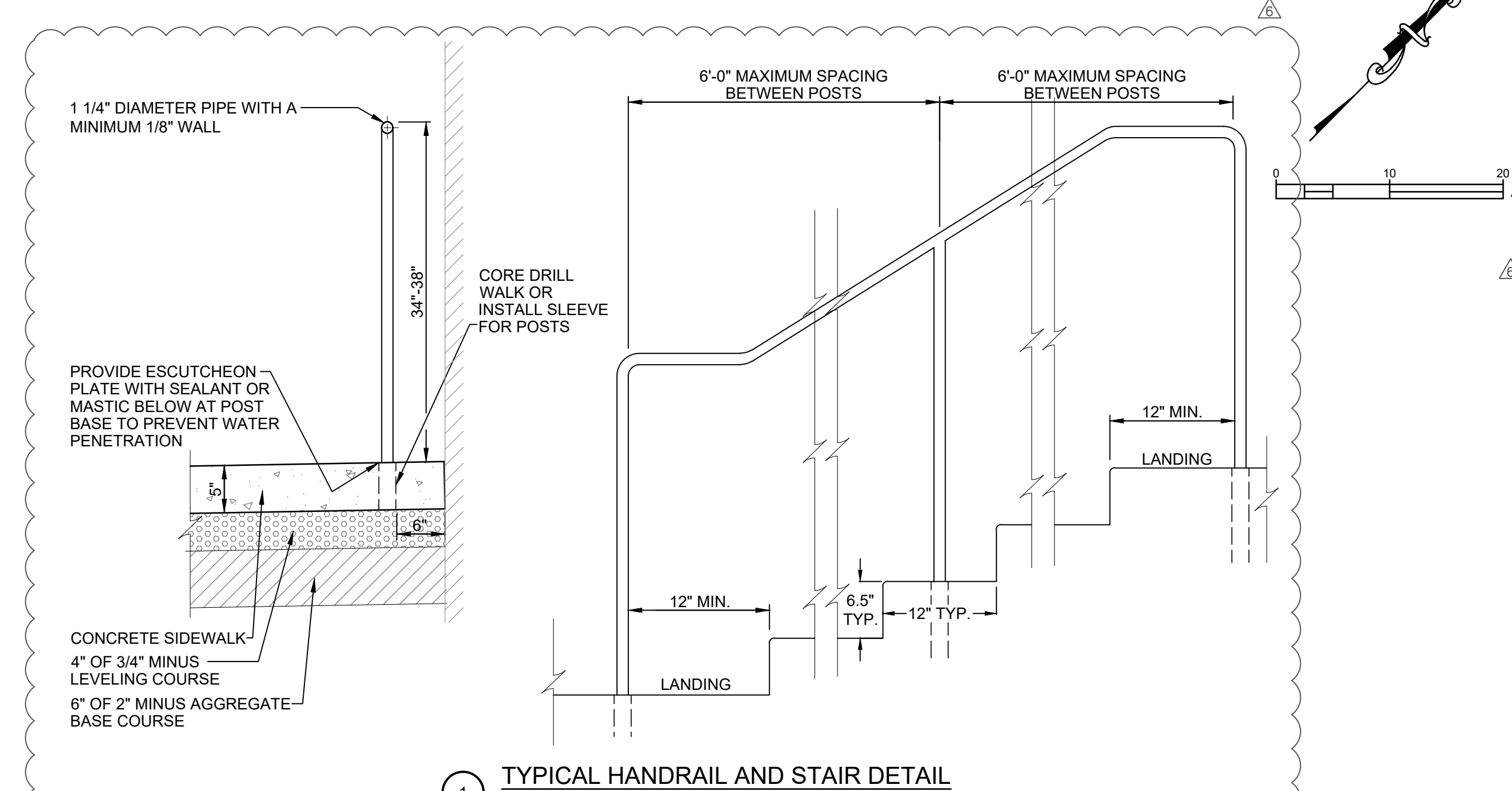
- (U01) INSTALL 4" Ø SEWER SERVICE @ S=2.0% MIN. CLEANOUT INV ELEV = 5806.94 TRENCH CONSTRUCTION PER DETAIL 5, 6 AND 7, SHEET C2.
- (U02) INSTALL 30" CONCRETE CATCH BASIN WITH SOLID LID AND 24" SUMP. SEE DETAIL 10, SHEET C2.
 - a. RIM ELEV = 5813.59
 - IE IN = 5808.93
 - IE OUT = 5808.83
 - b. RIM ELEV = 5813.83
 - IE OUT = 5809.33
- (U03) REMOVE EXISTING CATCH BASIN AND STORM SEWER PIPE.
- (U04) REMOVE EXISTING DRYWELL AND INSTALL NEW DRYWELL "A" PER DETAIL 9, SHEET C2. RIM ELEV = 5813.8 IE (IN EAST) = 5808.43
- (U05) INSTALL NEW DRYWELL "B" PER DETAIL 9, SHEET C2. PLACE EDGE OF VERTICAL CULVERT 6" MIN. FROM BACK OF SIDEWALK. CONNECT ROOF DRAINS PER ARCHITECT. RIM ELEV = 5813.94 IE (IN NORTHEAST) = PER ARCHITECT
- (U06) INSTALL 12" Ø D3034 PVC PIPE @ S=2.0% MIN.
- (U07) INSTALL WATER SERVICE. SERVICE SIZE PER PLUMBING ENGINEER. CONTRACTOR TO CONFIRM LOCATION AND DEPTH OF WATER MAIN. TRENCH CONSTRUCTION PER DETAIL 5, SHEET C2. SEE DETAIL 6, SHEET C2 FOR POTABLE, NON-POTABLE WATER LINE SEPARATION REQUIREMENTS.
- (U08) DISCONNECT, CLOSE CORP. STOP VALVE AND ABANDON EXISTING WATER SERVICE AT MAIN. REPAIR EXISTING ASPHALT PER DETAIL 8, SHEET C2.
- (U09) POWER GUY WIRE TO BE RELOCATED BY IDAHO POWER
- (U10) RELOCATE EXISTING GAS SERVICE. COORDINATE WITH INTERMOUNTAIN GAS COMPANY. LOCATION PER ARCHITECT
- (U11) INSTALL STREET LIGHT PER CITY OF KETCHUM STANDARDS
- (U12) PROPOSED TRANSFORMER, SECTOR BOX, JUNCTION BOX; CONTRACTOR TO COORDINATE WITH IDAHO POWER

CONSTRUCTION NOTES

1. ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE MOST CURRENT EDITION OF THE "IDAHO REGULATIONS FOR PUBLIC DRINKING WATER SYSTEMS," THE CURRENT EDITION OF THE "IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION" (ISPCW), AND CITY OF KETCHUM STANDARDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND KEEPING A COPY OF THE ISPCW ON SITE DURING CONSTRUCTION.
2. 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.
3. 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, INCLUDING BUT NOT LIMITED TO, EPA'S NPDES CONSTRUCTION GENERAL PERMIT.
4. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION.
5. CONSTRUCTION OF WATER MAINS AND ALL OTHER RELATED APPURTENANCES SHALL BE IN ACCORDANCE WITH THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPCW), IDAPA 58.01.08, IDAHO RULES FOR PUBLIC DRINKING WATER SYSTEMS AND THE CITY OF KETCHUM UTILITIES DEPARTMENT STANDARDS.
6. CONTRACTOR SHALL PRESSURE TEST, DISINFECT, AND CONDUCT BIOLOGICAL TESTING IN ACCORDANCE WITH THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPCW), AMERICAN WATER WORKS ASSOCIATION (AWWA) STANDARDS, AND THE PRESSURE TESTING, DISINFECTION, AND MICROBIOLOGICAL TESTING PROCEDURES.
7. ALL WATER SUPPLY FIXTURES, FITTINGS, PIPING, AND ALL RELATED APPURTENANCES SHALL BE ANS/NSF STD. 61 COMPLIANT.
8. 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%.
9. THE CONTRACTOR SHALL USE ANS/NSF STANDARD 60 CHEMICALS AND COMPOUNDS DURING INSTALLATION & DISINFECTION OF POTABLE WATER MAIN.
10. CONTRACTOR SHALL COORDINATE LOCATIONS OF DRY UTILITY FACILITIES (POWER, CABLE, PHONE, TV) NOT SHOWN ON THE DRAWING WITH IDAHO POWER.
11. ALL CLEARING & GRUBBING SHALL CONFORM TO ISPCW SECTION 201.
12. ALL EXCAVATION & EMBANKMENT SHALL CONFORM TO ISPCW SECTION 202. EXCAVATED SUBGRADE SHALL BE COMPACTED AND ALL UNSUITABLE SECTIONS REMOVED AND REPLACED WITH STRUCTURAL FILL AS DETERMINED BY THE ENGINEER. MINIMUM COMPACTION OF PLACED MATERIAL SHALL BE 95% OF MAXIMUM LABORATORY DENSITY AS DETERMINED BY AASHTO T-99 OR ITD T-91.
13. ALL 2" MINUS GRAVEL SHALL CONFORM TO ISPCW 802, TYPE II (ITD STANDARD 703.04, 2") SHALL BE PLACED IN CONFORMANCE WITH ISPCW 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.
14. ALL 3/4" MINUS CRUSHED GRAVEL SHALL CONFORM TO ISPCW 802, TYPE I (ITD STANDARD 703.04, 3/4" B), SHALL BE PLACED IN CONFORMANCE WITH ISPCW 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.
15. ALL ASPHALTIC CONCRETE PAVEMENT WORK SHALL CONFORM TO ISPCW SECTION 805, 810, AND 811 FOR CLASS II PAVEMENT. ASPHALT AGGREGATE SHALL BE 1/2" (13MM) NOMINAL SIZE CONFORMING TO TABLE 803B IN ISPCW SECTION 803. ASPHALT BINDER SHALL BE PG 58-28 CONFORMING TO TABLE A-1 IN ISPCW SECTION 805.
16. ALL EDGES OF EXISTING ASPHALT PAVING SHALL BE SAW CUT 24" TO PROVIDE A CLEAN PAVEMENT EDGE FOR MATCHING. NO WHEEL CUTTING SHALL BE ALLOWED.
17. 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).
18. ALL CONCRETE FORM WORK SHALL CONFORM TO ISPCW SECTION 701 AND 703. ALL CONCRETE SHALL BE 3,000 PSI MINIMUM, 28 DAY, AS DEFINED IN ISPCW SECTION 703, TABLE 1.C.
19. ALL TRENCHING SHALL CONFORM TO ISPCW STANDARD DRAWING SD-301. TRENCHES SHALL BE BACKFILLED AND COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99.
20. 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.
21. CONTRACTOR SHALL INSTALL SIGN BASES IN THE RIGHT-OF-WAY AT BACK OF CURB PER DETAIL 12, SHEET C2; COORDINATE WITH CITY STREETS DEPARTMENT FOR LOCATION DURING CONSTRUCTION.

LEGEND

EXISTING ITEMS	PROPOSED ITEMS	
<ul style="list-style-type: none"> — PROPERTY LINE — ADJOINERS PROPERTY LINE — CENTERLINE OF RIGHT-OF-WAY — RETAINING WALL — EDGE OF GRAVEL — OVERHEAD POWER LINE — 8" WATER MAIN — 4" WATER MAIN — WATER SERVICE — 8" SEWER MAIN — 5' CONTOUR LINE — 1' CONTOUR LINE — CURB & GUTTER — ASPHALT — CONCRETE — BUILDING — WHITE PAVEMENT STRIPING ○ FOUND 5/8" REBAR ○ FOUND 1/2" REBAR ○ WATER VALVE ○ WATER METER ○ IRRIGATION VALVE BOX ○ GAS INFRASTRUCTURE ○ POWER POLE ○ GUYWIRE ○ TV RISER △ CONTROL POINT 	<ul style="list-style-type: none"> — Sewer Service — Sewer Clean Out — Water Service — Storm Pipe — Flow Line — Catch Basin — Drywell — Concrete Curb and Gutter — Proposed Concrete Sidewalk — Proposed Asphalt — Proposed Sawcut — Proposed Easement — Proposed Landscape — Proposed Spot Grade — Proposed Transformer 	<p>1 1/4" DIAMETER PIPE WITH A MINIMUM 1/8" WALL</p> <p>6" OF 2" MINUS AGGREGATE BASE COURSE</p> <p>CONCRETE SIDEWALK- 4" OF 3/4" MINUS LEVELING COURSE</p> <p>6" OF 2" MINUS AGGREGATE BASE COURSE</p>



KETCHUM PD

A SITE GRADING, DRAINAGE AND UTILITY PLAN FOR:
LOCATED WITHIN SECTION 13, T.4 N., R.17 E., B.M., CITY OF HAILEY, BLAINE COUNTY, IDAHO
PREPARED FOR WDC PROPERTIES

PROJECT INFORMATION
P:\design\1674\dwg\Construction\1674_Eng Base-Ketchum.dwg 10/15/19 9:22:19 AM

DESIGNED BY	SKS/STRM		
CHECKED BY	SKS/STRM		
REUSE OF DRAWINGS	REUSE OF DRAWINGS shall be on a project or extension of this project except by agreement in writing with Galena Engineering, Inc.		
NO	DATE	BY	REVISIONS
1	08/10/19	SKS	MINOR GRADE CHANGE AND ADD STREET LIGHT
2	06/28/19	SKS	SOUTH SIDEWALK STAIR ADDITION; TRANSFORMER LOCATIONS
3	09/17/19	SKS	ADD TREE GRATES
4	10/07/19	SKS	REMOVE STREET TREES
5	10/15/19	SKS	ADD ACCESS EASEMENT; HEATED SIDEWALK

C1

