City of Ketchum

CITY COUNCIL MEETING AGENDA MEMO

Meeting Date:	June 11, 2026	Staff Member/Dept:	Morgan Landers, AICP – Planner Robyn Mattison – City Engineer

Agenda Item:	Recommendation to approve Right-of-Way Encroachment Agreement #25980A, as conditioned, between the City of Ketchum and Harriman Ketchum Hotel, LLC, the owner of the property located at 300 E River St.

Recommended Motions:

I move to approve Right-of-Way Encroachment Agreement #25980A, as conditioned, and authorize the mayor to sign the agreement.

Reasons for Recommendation:

- The project's predecessor, Trail Creek Fund, LLC entered into a Right-of-Way Encroachment Agreement with Ketchum in July 2016 related to construction, installation and placement of various fixed and non-fixed physical improvements within the ROW.
- The project was delayed for many years, however, a Design Review approval was granted on February 14, 2023 and a building permit was approved on March 12, 2024. The project is under construction with an anticipated completion timeframe of late summer 2026.
- The amended Right-of-Way Encroachment Agreement has been revised to reflect the improvements approved for construction/installation within Main St, River St, and Leadville Ave per the approved Design Review plans and subsequent reviews by the City Engineer and Planning Department.
- Improvements within the public Right-of-Way include landscaping (including irrigation), non-fixed furnishings, public art, drainage infrastructure, pavers, asphalt paving, railings and stairs, structural soil nails, retaining walls, sidewalks, curb and gutter, snowmelt and snowmelt mechanical systems, and non-consumptive water production and water injection wells, electrical outlets, lights, hotel main entry Porte Cochere overhang, bicycle racks and signage.
- The project complies with all standards for Right-of-Way Encroachment Permit issuance specified in Ketchum Municipal Code §12.12.060.

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

Pursuant to Ketchum Municipal Code §12.12.040.C, a Right-of-Way Encroachment Permit is required for any permanent fixture or structure encroaching into the public right-of-way. The accompanying Right-of-Way Encroachment Agreement is designed to protect the City if the proposed encroachment requires repair, relocation, or removal. The standards for issuing a Right-of-Way Encroachment Permit, as outlined in Ketchum Municipal Code §12.12.060, are met by the proposed encroachments for the 300 E River Street project.

The City Engineer has reviewed the civil and landscape plans for final approval. There are a small number of comments that need to be corrected prior to recording the agreement. Staff recommends a condition of approval as follows: "Prior to signature of ROW Encroachment Agreement #25980A by the mayor, the final Exhibit A shall be reviewed and approved by the City Engineer."

Sustainability Impact:

None OR state impact here: The ROW Encroachments include snowmelt within the ROW of Leadville Ave and portions of River Street. The snowmelt was required as part of the PUD/CUP for the project when approved in 2008 and carried through as a requirement today. The snowmelt is required due to the steep grade of Leadville Ave and the history of grading issues that have occurred for many years.

Financial Impact:

None OR Adequate funds exist in account:	None

Attachments:

1. Right-of-Way Encroachment Agreement #25980A with Exhibit "A"

WHEN RECORDED, PLEASE RETURN TO:

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

AMENDED AND RESTATED RIGHT-OF-WAY ENCROACHMENT AGREEMENT 25980A

THIS AMENDED AND RESTATED RIGHT-OF-WAY ENCROACHMENT AGREEMENT made and entered into this _____day of _____, 2026, by and between the CITY OF KETCHUM, IDAHO, a municipal corporation ("Ketchum"), whose address is Post Office Box 2315, Ketchum, Idaho and HARRIMAN KETCHUM HOTEL, LLC. ("Owner") whose mailing address is PO Box 84, Sun Valley, ID 83353 and is intended to restate and replace the RIGHT-OF-WAY ENCROACHMENT AGREEMENT entered into between Ketchum and Owner's predecessor in interest dated July 14, 2016.

RECITALS

WHEREAS, Owner is the owner of real property located at 300 E River Street, Ketchum, ID 83340 and legally described as Ketchum Replat Blk 83 Lot 2 ("Subject Property"), located within the City of Ketchum, State of Idaho; and

WHEREAS, Owner's predecessor in interest to the Subject Property, Trail Creek Fund, LLC, entered into a RIGHT-OF-WAY ENCROACHMENT AGREEMENT with Ketchum dated July 14, 2016 ("Original Agreement") related to construction, installation and placement of various fixed and non-fixed physical improvements ("Original Improvements") within Ketchum's right of way adjacent to the Subject Property as part the development of a hotel and condominium project on the Subject Property (the "Project").

WHEREAS, the construction of the Project was delayed between 2016 through 2024, when it resumed construction and the scope of the Original Improvements refined to conform to current needs of the Project and Ketchum, including, but not limited to, various fixed and non-fixed improvements including landscaping (including irrigation) furnishings (including fixed and movable furnishings, public seating and dining area), public art, water features, drainage infrastructure, pavers, asphalt paving, railings and stairs, structural soil nails, retaining walls, sidewalks, curb and gutter snowmelt and snowmelt mechanical systems, and non-consumptive water production and water injection well or wells, electrical outlets, lights, hotel main entry Porte Cochere overhang, bicycle racks and signage as identified in Exhibit "A" within the public rights-of-way of Main Street, River Street, and Leadville Ave. 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 shall construct and install the Improvements to the approved condition shown in Exhibit "A" as approved by the City Engineer, and Streets and Facilities Directors;

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

TERMS AND CONDITIONS

1. **Replacement of the Original Agreement.** The Original Agreement is hereby terminated and fully replaced by this Agreement.

2. **Construction.** Ketchum shall permit Owner to construct the Improvements, including but not limited to various permanent improvements including landscaping (including irrigation) furnishings (including fixed and movable furnishings, public seating and dining area), public art, water features, drainage infrastructure, pavers, asphalt paving, railings and stairs, structural soil nails, retaining walls, sidewalks, curb and gutter, snowmelt and snowmelt mechanical systems, and non-consumptive water production and water injection well or wells, electrical outlets, lights, hotel main entry porta cochere overhang, bicycle racks and signage as identified in Exhibit "A" within the public rights-of-way of Main Street, River Street, and Leadville Ave. Installation shall be per the approved plans in Exhibit A. Any revisions to approved construction plans or methods shall be submitted for review and approval by the City of Ketchum prior to construction.

Snowmelt systems installed in the public right-of-way shall be installed per the approved plans and shall operate at all times during the winter according to the following:

- The system shall accurately measure surface and ambient temperatures and shall accurately detect snowfall, ice, and precipitation on the surface.
- The system shall include automatic controls programmed to shut off the system when the pavement temperature is greater than 50 degrees Fahrenheit and precipitation is not falling and programmed to shut off the system when the outdoor temperature is greater than 40 degrees Fahrenheit.
- Drainage shall be retained onsite, designed to eliminate standing water, and drained in a manner that results in no icing on adjacent non-snowmelted hard surfaces in the right -of-way, such as asphalt, concrete, or pavers.
- For systems that elect to use a boiler, the boiler shall have an annual fuel utilization efficiency rating of 87% or greater for oil boilers and 90% or greater for gas boilers.
- The portions of the system under sidewalks and curb shall be insulated below and around the perimeter with insulation approved by the City Engineer. The snowmelt system under roadways shall be constructed per the approved plans in Exhibit A.
- Other than approval of the snowmelt plan consistent herewith, no additional snowmelt application or approval from Ketchum is required.

3. **Maintenance.** Owner shall be responsible for the maintenance of said Improvements and shall commence repairs of said improvements within 72 hours upon notice from Ketchum that repairs are needed and diligently pursue said repairs until complete. If repairs cannot be commenced within 72 hours, Owner shall provide a written request for extension of said repair timeline that includes an overview of the required repairs and anticipated timeline for repair. If the repairs are of an urgent matter and Owner fails to proceed with the required repairs, Ketchum reserves the right to complete the repairs at the Owner's expense and pursue recovery of such costs through any legally available means.

4. **Utility Repairs.** Should Ketchum or other utility providers need to conduct repairs to subsurface utilities where Improvements constructed per this Agreement require removal or relocation temporarily or permanently, Ketchum or the utility provider, as the case may be, shall coordinate with Owner to ensure that said repairs are done in a manner designed to not interfere or damage the Improvements to the extent reasonable and shall coordinate the repairs of the Improvements with Owner except in the case of an emergency. So long as Ketchum or the relevant utility providers conform with this paragraph, repair or replacement of Improvements to the approved condition shown in Exhibit A shall also be at the sole expense of Owner.

5. **Revocation.** Ketchum reserves the right, upon reasonable need for Ketchum city or other public purposes, to request the removal of non-fixed improvements in Exhibit A, including but not limited to, movable furnishings, landscaping, public art, water features, fire pits, planter boxes, and signage within a timeframe commensurate with the extent of the improvement, at which time Owner shall remove the improvements within the designated timeframe at Owner's expense. Should Owner fail to comply with the removal of improvements, Ketchum shall have the right to remove the improvements at the Owner's expense or exercise other enforcement provisions legally available to Ketchum.

5. **Indemnification.** 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.

6. **Liability**. 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. **Interest**. 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. **Legal Fees.** 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. **Choice of Law.** 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. **Amendment**. 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. This Agreement may be revised or amended in whole or in part, only my means of a written instrument executed by both Parties and approved following the same process as this Agreement. Minor amendments to Exhibit A may be made upon review and approval by the City Engineer. Major amendments to Exhibit A may be made upon review and approval by the City Engineer or may require amendment following the same process as this Agreement. The City Engineer shall have sole discretion to determine whether an amendment to Exhibit A is minor or major amendment and what amendment process will be required.

11. **Notice.** All notices required or provided for under this agreement shall be in writing and deemed delivered upon delivery in person, date sent via email, or upon mailing by certified mail, return receipt requested, postage prepaid. However, the time period in which a response to such notice must be given shall commence to run from the date of receipt on the return receipt of the notice. Rejection or refusal to accept, or the inability to deliver because of a change of address of which no notice was given shall be deemed to be receipt of the notice.

Notices to Ketchum shall be as follows:
City of Ketchum
Attn: Planning and Building Department
PO Box 2315
Ketchum, ID 83340
Email: planningandbuilding@ketchumidaho.org

Notice to Owner shall be as follows:
Harriman Ketchum Hotel, LLC
Attn: Jack Bariteau, Managing Member
PO Box 84
Sun Valley, ID 83353
Email: jack@waypointsunvalley.com

With copies to:

Lawson Laski Clark, PLLC
Attn: James R. Laski, Esq.
PO Box 3310
Ketchum, ID 83340
Email: jrl@lawsonlaski.com

12. **Successors and Assigns.** This Agreement shall be binding upon and inures to the benefit of each of the parties hereto and their respective successors and assigns.

13. **Recordation**. This Agreement shall be recorded with the Blaine County Recorder by Ketchum.

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.

14. 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:
Harriman Ketchum Hotel, LLC

By:_____
Jack Bariteau
Managing Member

CITY OF KETCHUM:

By: _____
Peter Prekeges
Its: Mayor

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

On this _____ day of _____, 2026, before me, the undersigned Notary Public in and for said State, personally appeared _____, known to me to be the 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 _____,)
) ss.
County of _____.)

On this ___ day of _____, 2026, before me, the undersigned Notary Public in and for said State, personally appeared PETER PREKEGES, 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 affixed my official seal the day and year first above written.

_____
Notary Public for _____
Residing at _____
Commission expires _____

EXHIBIT “A”

HARRIMAN KETCHUM HOTEL, LLC
JUNE, 2026

CONSTRUCTION NOTES & SPECIFICATIONS

1. 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.

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 A MINIMUM OF 48 HOURS IN ADVANCE OF EXCAVATION.

3. CONTRACTOR SHALL COORDINATE RELOCATIONS OF DRY UTILITY FACILITIES (POWER, CABLE, PHONE, TV) WITH THE APPROPRIATE UTILITY FRANCHISE.

4. THE CONTRACTOR SHALL CLEAN UP THE SITE AFTER CONSTRUCTION SO THAT ALL DISTURBED AREAS ARE IN A CONDITION EQUAL TO OR BETTER THAN THAT WHICH EXISTED PRIOR TO CONSTRUCTION.

5. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION (THIS MAY INCLUDE RIGHT-OF-WAY ENCROACHMENT PERMITS AND NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) CONSTRUCTION GENERAL PERMIT (CGP) PERMIT COVERAGE).

6. THE CONTRACTOR SHALL SUBMIT SHALLOW INJECTION WELL INVENTORY FORMS TO THE IDAHO DEPARTMENT OF WATER RESOURCES UPON COMPLETION OF THE INSTALLATION OF ALL DRYWELLS INSTALLED PER THESE PLANS.

7. EROSION CONTROL AND SEDIMENT & DUST CONTROL METHODS SHALL BE IMPLEMENTED PER THE APPROVED CONSTRUCTION MANAGEMENT PLAN (BY OTHERS).

8. ALL CLEARING & GRUBBING SHALL CONFORM TO ISPWC SECTION 201.

9. ALL EXCAVATION & EMBANKMENT FOR ROADWAY AND EXTERIOR SITEWORK SHOWN HEREIN SHALL CONFORM TO ISPWC 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.

10. REFER TO GEOTECHNICAL ENGINEER FOR ANY AND ALL MATTERS RELATED TO THE DESIGN, REPAIR, OR ALTERATION OF THE EXISTING SOIL NAIL WALL INSTALLED AROUND THE PROJECT SITE'S PERIMETER.

11. 2" MINUS GRAVEL SHALL CONFORM TO ISPWC 802, TYPE II (ITD STANDARD 703.04, 2"), SHALL BE PLACED IN CONFORMANCE WITH ISPWC 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.

12. 3/4" MINUS CRUSHED GRAVEL SHALL CONFORM TO ISPWC 802, TYPE I (ITD STANDARD 703.04, 3/4" B), SHALL BE PLACED IN CONFORMANCE WITH ISPWC 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.

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

14. 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.

15. TRAFFIC CONTROL SHALL BE PER THE APPROVED CONSTRUCTION MANAGEMENT PLAN (BY OTHERS), AND COMPLY WITH ALL MUTCD, ITD, AND LOCAL REQUIREMENTS. CONTRACTOR WILL NEED TO MAINTAIN ACCESS TO ALL PRIVATE PROPERTIES, UNLESS OTHERWISE COORDINATED WITH THE PROPERTY OWNER AND THE CITY OF KETCHUM PLANNING DEPARTMENT.

16. CONCRETE WORK SHALL CONFORM TO ISPWC SECTIONS 701, 703, AND 705. ALL CONCRETE SHALL BE 3,000 PSI MINIMUM, 28 DAY, AS DEFINED IN ISPWC SECTION 703, TABLE 1.C. 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.

17. ALL TRENCHING SHALL CONFORM TO CITY OF KETCHUM STANDARD DRAWING NO. 12. SEE DETAIL 1 / C1.10. TRENCHES SHALL BE BACKFILLED AND COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99.

18. 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.

19. CONSTRUCTION OF WATER PIPE AND ALL OTHER RELATED APPURTENANCES SHALL BE IN ACCORDANCE WITH THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPWC), IDAPA 58.01.08, IDAHO RULES FOR PUBLIC DRINKING WATER SYSTEMS AND THE CITY OF KETCHUM UTILITIES DEPARTMENT STANDARDS.

20. CONTRACTOR SHALL PRESSURE TEST, DISINFECT, AND CONDUCT BIOLOGICAL TESTING OF WATER MAINS INSTALLED AS PART OF THESE PLANS IN ACCORDANCE WITH THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPWC), AMERICAN WATER WORKS ASSOCIATION (AWWA) STANDARDS, AND THE PRESSURE TESTING, DISINFECTION, AND MICROBIOLOGICAL TESTING PROCEDURES.

21. ALL WATER SUPPLY FIXTURES, FITTINGS, PIPING, AND ALL RELATED APPURTENANCES SHALL BE ANSI/NSF STD. 61 COMPLIANT AND SHALL COMPLY WITH THE LOW LEAD ACT REQUIRING ALL MATERIALS TO HAVE A LEAD CONTENT EQUAL TO OR LESS THAT 0.25%.

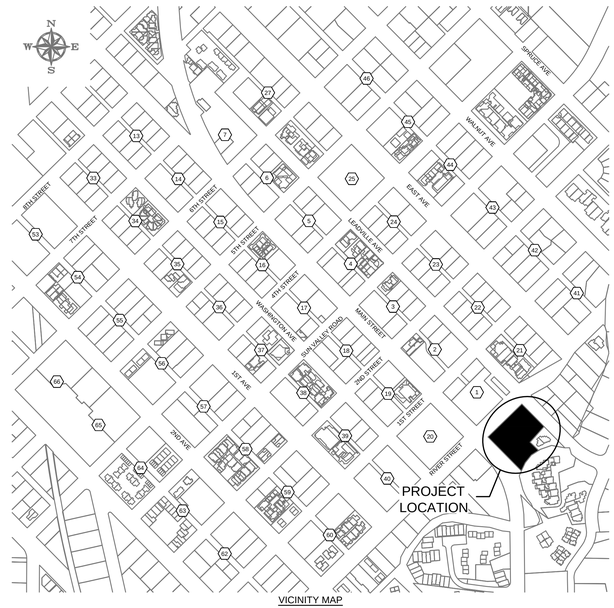
22. ALL TEES, PLUGS, CAPS AND BENDS SHALL BE SECURED AND ANCHORED BY SUITABLE THRUST BLOCKING (MECHANICAL RESTRAINTS ARE NOT ALLOWED). THRUST BLOCKS SHALL CONFORM TO ISPWC SD-403 AND CITY OF KETCHUM STANDARDS. SEE DETAIL 2/C1.30.

23. ALL TAPPING SADDLES SHALL BE CONSTRUCTED FROM T-304 STAINLESS STEEL WITH ANSI/AWWA C-207 CLASS 150 FLANGES. ALL WELDS SHALL CONFORM TO ASTM A-380. THE TEST OUTLET SHALL BE 3/4" NPT WITH 3/4" NPT PLUG.

24. ALL WATER SERVICES SHALL BE IN COMPLIANCE WITH ISPWC SECTION 404 AND CITY OF KETCHUM STANDARDS. WATER SERVICES SHALL HAVE A MINIMUM COVER OF SIX FEET (6.0'), MEASURED FROM FINISHED GRADE.IN AREAS WHERE MULTIPLE WATER SERVICE LINES ARE IN SAME TRENCH SEPARATE LINES BY AT LEAST 12".

25. EXTRA FITTINGS MAY BE NECESSARY IN ADDITION TO THOSE SHOWN HEREON TO CONTROL ELEVATION AND AVOID UNDERGROUND CONFLICTS.

8



VICINITY MAP
N.T.S.

CIVIL DRAWINGS SHEET INDEX

SHEET#	DESCRIPTION
C0.10	COVER SHEET
C1.00	DETAIL SHEET
C1.10	DETAIL SHEET
C1.20	SITE GEOMETRY PLAN
C1.30	DETAIL SHEET
C2.00	SITE UTILITY PLAN
C2.10	SNOWMELT AREA EXHIBIT
C3.00	SITE GRADING PLAN
C3.10	SITE GRADING PLAN

LEGEND

EXISTING ITEMS

- P/L — PROPERTY LINE
- ADJOINER'S LOT LINE
- CENTERLINE OF RIGHT-OF-WAY
- EASEMENT / SETBACK
- EOG = EDGE OF GRAVEL
- PB = BURIED POWER LINE
- W — WATER MAIN
- WS — WATER SERVICE
- S — 8" SEWER MAIN
- SS — SS = SEWER SERVICE
- G — GAS MAIN
- G — GAS SERVICE
- T — BURIED TELEPHONE LINE
- SD — STORM DRAIN
- 5' CONTOUR INTERVAL
- 1' CONTOUR INTERVAL
- CURB & GUTTER
- CONCRETE
- BUILDING
- FIRE HYDRANT
- WATER VALVE
- M — WATER METER
- VALVE BOX
- FO — FIBER OPTIC VAULT
- GV — GAS VALVE
- GAS MARKER
- TV — TV RISER
- TR — TELEPHONE RISER
- TH — TELEPHONE MANHOLE
- SIGN
- SMH — SMH = SEWER MANHOLE
- SEWER CLEANOUT
- MHW — MEAN HIGH WATER
- CONCRETE TRAFFIC BARRIER
- CB — CB = CATCH BASIN
- DRY WELL
- SDMH — SDMH = STORM DRAIN MANHOLE
- E — POWER MANHOLE
- LIGHT
- PB — POWER BOX
- DECIDUOUS TREE
- CONIFER TREE

AP = ANGLE POINT
BEG = BEGINNING
BLDG = BUILDING
BOW = BACK OF WALK
BW = BOTTOM WALL
CC = CURB CUT
CL = CENTER LINE
COR = CORNER
DAY = DAYLIGHT
DFF = DECK FINISHED FLOOR
DY = DOUBLE YELLOW LINE
EOA = EDGE OF ASPHALT
EOC = EDGE OF CONCRETE
EOP = EDGE OF PAVERS
FF = FINISHED FLOOR
FL = FLOW LINE
GB = GRADE BREAK
GRG = GARAGE
INT = INTERSECTION
LIP = LIP OF GUTTER
NG = NATURAL GROUND
PC = POINT OF CURVATURE
PI = POINT OF INTERSECTION
PT = POINT OF TANGENCY
TBC = TOP BACK OF CURB
TOE = TOE OF SLOPE
TOP = TOP OF SLOPE
TP = TOP OF PAVERS
TW = TOP WALL
T-WELL = TREE WELL
TBW = TOP BACK OF WALK
WM = WATERMAIN
X-WALK = CROSSWALK

PROPOSED ITEMS

- NEW ASPHALT
- CONCRETE SIDEWALK
- CONCRETE 6" ROLLED CURB
- CURB TRANSITION
- ZERO REVEAL CURB & GUTTER
- CONCRETE VERTICAL CURB
- CONCRETE VALLEY GUTTER
- ADA ACCESS TRUNCATED DOME
- SIGN
- FIRE HYDRANT
- WATER VALVE
- 5' CONTOUR INTERVAL
- 1' CONTOUR INTERVAL
- D — DRYWELL
- SD — STORM DRAIN
- CATCH BASIN
- SAWCUT LINE
- APPROXIMATE LIMITS OF DISTURBANCE
- PAVEMENT STRIPING / MARKING
- 2.0% — GRADE
- LIP 50.00 — SPOT ELEVATION
- CONCRETE PAVER EDGING
- CONCRETE PAVERS
- G — GAS SERVICE
- SS — SEWER SERVICE
- CO — SEWER CLEANOUT
- GI — GREASE INTERCEPTOR
- SOI — SAND & OIL INTERCEPTOR
- SEWER SERVICE BLACKFLOW PREVENTER
- STREET LIGHT
- LANDSCAPE AREA FLOWLINE
- 4"W — GSHP WELL WATER SYSTEM WITH 6" PVC WATER LINE
- OFF-SITE SNOW MELT TREATED AREAS
- ON-SITE SNOW MELT TREATED AREAS

HARRIMAN KETCHUM HOTEL, LLC

GALENA–BENCHMARK ENGINEERING
Civil Engineers & Land Surveyors
100 Bell Drive
P.O. Box 733
Ketchum, Idaho 83340
(208) 726-9512
www.benchmark-associates.com

PROFESSIONAL ENGINEER REGISTERED 13788 06/01/2026 STATE OF IDAHO JEFFREY LAMOUREUX

HARRIMAN KETCHUM HOTEL, LLC
KETCHUM, IDAHO
300 E RIVER ST
KETCHUM, ID 83340

REV	DESCRIPTION	DATE
8	LEADVILLE AVE REVISIONS	06/01/26
7	LEADVILLE ROUGH GRADING	04/28/26
6	KETCHUM REVIEW #4	02/25/26
5	KETCHUM REVIEW #3	11/21/25
4	KETCHUM REVIEW #2	10/24/25
3	PARTIAL IFC	08/29/25
2	IFP - UTILITY UPDATES	06/11/25
1	KETCHUM REVIEW #1	05/28/25
0	ISSUE FOR PERMIT (IFP)	02/28/25

Project Number
6560.04

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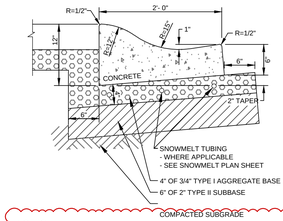
www.hornbergerworstell.com

COVER SHEET

C0.10



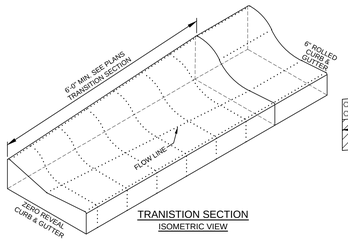
NOTES:

A. GRADE AND ALIGNMENT TO BE ESTABLISHED OR APPROVED BY THE ENGINEER AND THE PUBLIC AGENCY HAVING JURISDICTION.
B. BASE: 4" COMPACTED DEPTH OF ¾" MINUS CRUSHED AGGREGATE BASE MATERIAL. PLACE AS SPECIFIED AND PAID UNDER SECTION - 802 ISPWC; COMPACTED TO EXCEED 95% OF STANDARD PROCTOR.
C. ½" PREFORMED EXPANSION JOINT MATERIAL (AASHTO M 213) AT TERMINAL POINTS OF RADII.
D. CONTINUOUS PLACEMENT PREFERRED, SCORE INTERVALS AT 10' MAXIMUM SPACING (OR CONSISTENT WITH 2X SIDEWALK WIDTH FOR SCORING SPACING).
E. MATERIALS AND CONSTRUCTION IN COMPLIANCE WITH ISPWC SPECIFICATIONS EXCEPT AS NOTED BELOW.
F. BACKFILL AS PER SECTION - 706.
G. NOT USED.
H. NOT USED.
I. CONCRETE SHALL BE TITAN MIX OR APPROVED EQUAL.

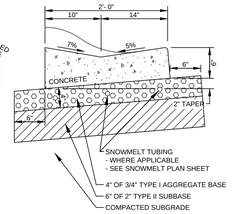
8

1 C1.00 CITY OF KETCHUM STANDARD DRAWING NO. 4 - 6" CONCRETE ROLLED CURB & GUTTER WITH SNOWMELT

N.T.S.



TRANISTION SECTION
ISOMETRIC VIEW



ZERO REVEAL CURB & GUTTER

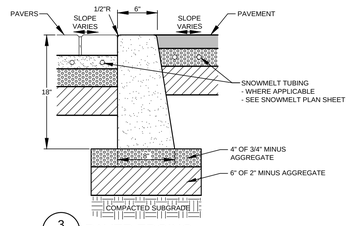
NOTES:

1. SUBBASE CAN BE 2" TYPE II OR ½" TYPE I CRUSHED AGGREGATE BASE COURSE.
2. MATERIALS SHALL CONFORM WITH CURRENT ISPWC STANDARDS, DIVISION 800 AGGREGATES AND ASPHALT.
3. PAVEMENT SECTION MAY BE MODIFIED IF A PROJECT SPECIFIC GEOTECHNICAL REPORT, STAMPED BY A LICENSED ENGINEER, IS PROVIDED.
4. 1/2-INCH PREFORMED EXPANSION JOINT MATERIAL (AASHTO M 213) AT TERMINAL POINTS OF RADII.
5. CONTINUOUS PLACEMENT PREFERRED, SCORE INTERVALS 10-FEET MAXIMUM SPACING (8-FEET WIDE SIDEWALK).
6. CONCRETE SHALL BE TITAN MIX OR APPROVED EQUAL.

8

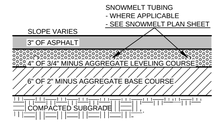
2 C1.00 TYPICAL HEATED ROLLED CURB TRANSITION DETAIL

N.T.S.



3 C1.00 PAVER EDGING

N.T.S.

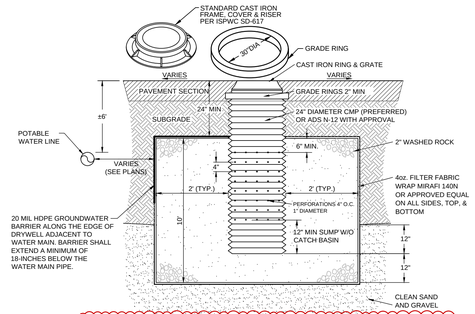


NOTES:

1. SUBBASE CAN BE 2" TYPE II OR ½" TYPE I CRUSHED AGGREGATE BASE COURSE.
2. MATERIALS SHALL CONFORM WITH CURRENT ISPWC STANDARDS, DIVISION 800 AGGREGATES AND ASPHALT.
3. PAVEMENT SECTION MAY BE MODIFIED IF A PROJECT SPECIFIC GEOTECHNICAL REPORT, STAMPED BY A LICENSED ENGINEER, IS PROVIDED.

4 C1.00 TYPICAL ASPHALT SECTION

N.T.S.

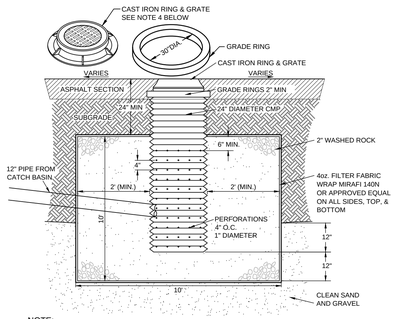


1. THE BED SHALL BE EXCAVATED A MINIMUM OF 24" INTO CLEAN SAND AND GRAVEL.
2. MAXIMUM DEPTH SHALL NOT EXCEED 12 FEET.
3. THE CONTRACTOR SHALL CONTACT THE DESIGN ENGINEER TO FIELD VERIFY EXCAVATION PRIOR TO INSTALLATION.
4. GRATE OR SOLID LID AS APPROVED BY CITY OF KETCHUM.

8

6 C1.00 HDPE-LINED DRYWELL DETAIL (6' Ø)

N.T.S.

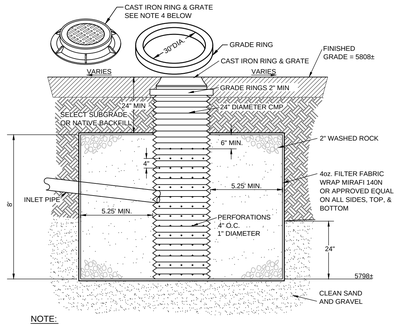


NOTE:

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

5a C1.00 CITY OF KETCHUM STANDARD DRAWING NO. 10 - 10' ROUND DRYWELL

N.T.S.

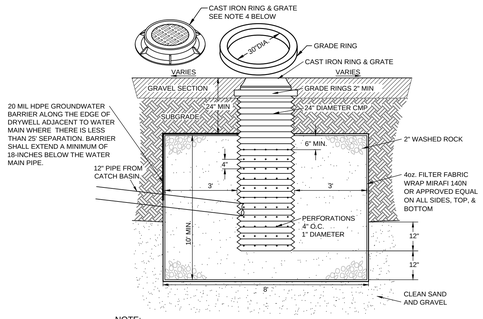


NOTE:

1. THE BED SHALL BE EXCAVATED A MINIMUM OF 24" INTO CLEAN SAND AND GRAVEL.
2. MAXIMUM DEPTH SHALL NOT EXCEED 13 FEET.
3. IF CLEAN SAND AND GRAVEL IS NOT ENCOUNTERED WITHIN 13 FEET, THE CONTRACTOR SHALL CONTACT THE DESIGN ENGINEER.
4. SOLID LID AS APPROVED BY OWNER.

5b C1.00 ONSITE DRYWELL DETAIL

N.T.S.

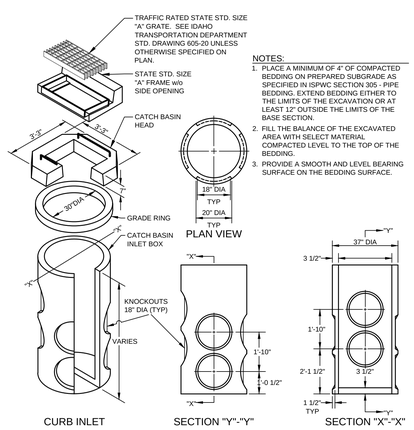


NOTE:

1. THE BED SHALL BE EXCAVATED A MINIMUM OF 24" INTO CLEAN SAND AND GRAVEL.
2. MAXIMUM DEPTH SHALL NOT EXCEED 14 FEET.
3. IF CLEAN SAND AND GRAVEL IS NOT ENCOUNTERED WITHIN 14 FEET, THE CONTRACTOR SHALL CONTACT THE DESIGN ENGINEER.
4. GRATE OR SOLID LID AS APPROVED BY CITY OF KETCHUM.

5C C1.00 CITY OF KETCHUM MODIFIED DRYWELL 8' X 8' SQUARE (SIMILAR TO STD DRAWING NO. 10)

N.T.S.



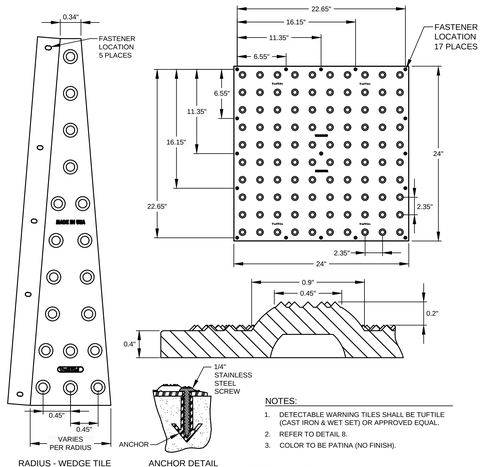
NOTES:

1. PLACE A MINIMUM OF 4" OF COMPACTED BEDDING ON PREPARED SUBGRADE AS SPECIFIED IN ISPWC SECTION 305 - PIPE BEDDING. EXTEND BEDDING EITHER TO THE LIMITS OF THE EXCAVATION OR AT LEAST 12" OUTSIDE THE LIMITS OF THE BASE SECTION.
2. FILL THE BALANCE OF THE EXCAVATED AREA WITH SELECT MATERIAL COMPACTED LEVEL TO THE TOP OF THE BEDDING.
3. PROVIDE A SMOOTH AND LEVEL BEARING SURFACE ON THE BEDDING SURFACE.

1. ISPWC INLET CATCH BASIN TYPE IV (SD-604A) PREFERRED CATCH BASIN TYPE.

6 C1.00 CITY OF KETCHUM STANDARD DRAWING NO. 11 - 30" DIAMETER CATCH BASIN

N.T.S.



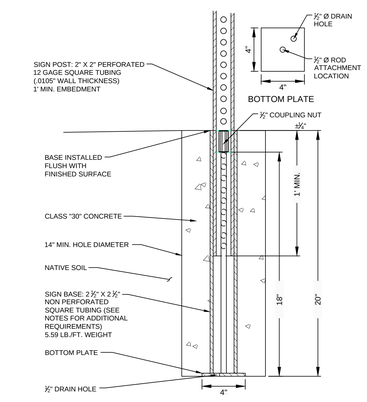
SECTION VIEW

NOTES:

1. DETECTABLE WARNING TILES SHALL BE TUFTILE (CAST IRON & WET SET) OR APPROVED EQUAL.
2. REFER TO DETAIL 8.
3. COLOR TO BE PATINA (NO FINISH).

7 C1.00 CITY OF KETCHUM STANDARD DRAWING NO. 9 - DETECTABLE WARNING PLATE

N.T.S.



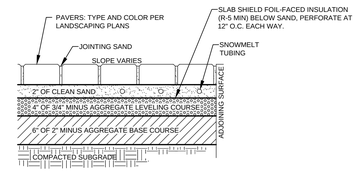
NOTES:

1. BASES SHALL BE INSTALLED TO BE FLUSH WITH SURFACE.
2. ALL INSTALLATIONS SHALL HAVE 14" Ø MINIMUM FOUNDATION OR GROUTED INTO SOLID ROCK.
3. ALL STREET SIGNS SHALL BE IN ACCORDANCE WITH THE MOST CURRENT EDITION OF THE MUTCD.
4. SIGN PLACEMENT SHALL BE APPROVED BY THE CITY OF KETCHUM.
5. CITY TO PROVIDE BASES.

SIGN BASE MATERIAL & DIMENSION REQUIREMENTS
2 ½" OUTSIDE TUBE STEEL (20" LENGTH)
2 ½" INSIDE TUBE STEEL
⅜" THICK
INTERNAL ROD MATERIAL & DIMENSION REQUIREMENTS
½" COLD ROLLED ROD (18" LENGTH)
½" COUPLING NUTS
BOTTOM PLATE MATERIAL & DIMENSION REQUIREMENTS
4" X 4" X ½" STEEL STRAP

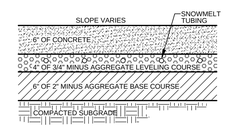
8 C1.00 CITY OF KETCHUM STANDARD DRAWING NO. 13 - TYPICAL SIGN BASE

N.T.S.



9 C1.00 HEATED PAVER DETAIL

N.T.S.



NOTES:

1. INSTALL SCORE JOINTS AT INTERVALS TO MATCH WIDTH OF WALK NOT TO EXCEED 5 FEET SPACING IN BOTH THE LONGITUDINAL AND TRANSVERSE DIRECTION FOR SIDEWALK GREATER THAN 5 FEET IN WIDTH. INSTALL EXPANSION JOINTS EVERY 10 FEET IN LONGITUDINAL DIRECTION.
2. 1/2" TRANSVERSE PREFORMED BITUMINOUS JOINTS AT THE TERMINUS POINTS FOR CURVE AND WHERE SIDEWALK IS PLACED BETWEEN TWO PERMANENT FOUNDATIONS OR ADJACENT TO THE STRUCTURE, PLACE ⅝" EXPANSION JOINT MATERIAL ALONG THE BACK OF WALK THE FULL LENGTH.
3. SIDEWALK CONSTRUCTION JOINTS SHALL BE CONSTRUCTED APPROXIMATELY ¼" WIDE, ⅜" IN DEPTH AND FINISHED AND EDGED SMOOTH. A PREFORMED EXPANSION JOINT FILLER SHALL BE PLACED EVERY 40' FOR NEW SIDEWALK CONSTRUCTION.
4. WHEN TRANSITIONING NEW SIDEWALK TO EXISTING, A MINIMUM 5' TRANSITIONAL PANEL SHALL BE SEPARATED AND ISOLATED WITH EXPANSION MATERIAL.
5. SIDEWALK ALIGNMENT TRANSITIONS SHALL HAVE A MINIMUM RADIUS OF 30' TO THE FACE OF CURB.
6. MATERIALS SHALL CONFORM WITH CURRENT ISPWC STANDARDS, DIVISION 800 AGGREGATES AND ASPHALT.
7. CONCRETE THICKNESS PER THIS DETAIL OR MATCH EXISTING, WHICHEVER IS GREATER.

10 C1.00 TYPICAL HEATED CONCRETE SECTION

N.T.S.

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PROFESSIONAL ENGINEER REGISTERED 13788 04/01/2026 STATE OF IDAHO JEFFREY LAMOUREUX

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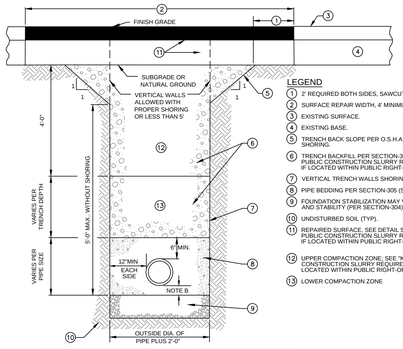
DETAIL SHEET

C1.00



LEGEND

1. 2' REQUIRED BOTH SIDES, SAWCUT REQUIRED.
2. SURFACE REPAIR WIDTH, 4' MINIMUM. SEE NOTE 5.
3. EXISTING SURFACE.
4. EXISTING BASE.
5. TRENCH BACK SLOPE PER O.S.H.A. OR SUITABLE SHORING.
6. TRENCH BACKFILL PER SECTION-306, OR SEE "KETCHUM PUBLIC CONSTRUCTION SLURRY REQUIREMENT" BELOW IF LOCATED WITHIN PUBLIC RIGHT-OF-WAY.
7. VERTICAL TRENCH WALLS SHORING PER O.S.H.A..
8. PIPE BEDDING PER SECTION-305 (SEE SD-302).
9. FOUNDATION STABILIZATION MAY VARY PER SOIL TYPE AND STABILITY (PER SECTION-304).
10. UNDISTURBED SOIL (TYP).
11. REPAIRED SURFACE. SEE DETAIL 5, SEE "KETCHUM PUBLIC CONSTRUCTION SLURRY REQUIREMENT" BELOW IF LOCATED WITHIN PUBLIC RIGHT-OF-WAY.
12. UPPER COMPACTION ZONE; SEE "KETCHUM PUBLIC CONSTRUCTION SLURRY REQUIREMENT" BELOW IF LOCATED WITHIN PUBLIC RIGHT-OF-WAY.
13. 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 (¾" MINUS)	:	2,600 LBS
SAND	:	800 LBS
PORTLAND CEMENT	:	94 LBS
WATER	:	11 GAL (MAX.)

WATER CONTENT IS MAXIMUM AND MAY BE REDUCED DOWNWARD. CARE 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.

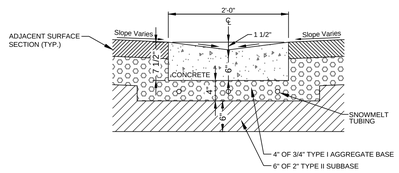
NO COMPACTION, VIBRATION, OR FINISHING IS REQUIRED. THE LEAN CONCRETE MIX SHALL BE STRUCK OFF AT OR BELOW THE ELEVATION OF THE PLANTMIX SURFACING WITH A SQUARE-NOSE SHOVEL OR SIMILAR HAND TOOL. THE BACKFILL MIX SHALL BE ALLOWED TO SET FOR A MINIMUM OF 2 HOURS BEFORE THE PERMANENT PLANTMIX SURFACING IS 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.

NOTES:

1. TRENCH EXCAVATION PER SECTION-301.
2. PIPE BEDDING PER SECTION-305.
3. BACKFILL AND COMPACTION PER SECTION-306.
4. SURFACE REPAIR AND BASE PER DETAIL 3.
5. ASPHALT PAVEMENT FOR SURFACE REPAIR SHALL BE IN ACCORDANCE WITH PLANS AND ISPWC SECTIONS 805, 810, AND 811 FOR CLASS II PAVEMENT. ASPHALT AGGREGATE SHALL BE ½" (13MM) NOMINAL SIZE CONFORMING TO TABLE 803B IN ISPWC SECTION 803. ASPHALT BINDER SHALL BE PG 58-28 CONFORMING TO TABLE A-1 IN ISPWC SECTION 805.
6. IF TRENCH IMPACTS CROWN OF ROADWAY, CROWN MUST BE MAINTAINED AND POSITIVE DRAINAGE PROVIDED.

1 / C1.10 CITY OF KETCHUM STANDARD DRAWING NO. 12 - TYPICAL TRENCH

N.T.S.

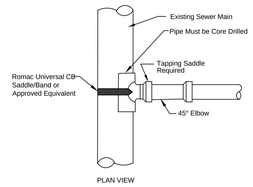


NOTES:

1. SUBBASE CAN BE 2" TYPE II OR ¾" TYPE I CRUSHED AGGREGATE BASE COURSE.
2. MATERIALS SHALL CONFORM WITH CURRENT ISPWC STANDARDS, DIVISION 800 AGGREGATES AND ASPHALT.
3. SEE ADJACENT SURFACE SECTION DETAILS.
4. 1/2-INCH PREFORMED EXPANSION JOINT MATERIAL (AASHTO M 213) AT TERMINAL POINTS OF RADII.
5. CONTINUOUS PLACEMENT PREFERRED, SCORE INTERVALS 10-FEET MAXIMUM SPACING (8-FEET W/SIDEWALK).

2 / C1.10 24" WIDE HEATED CONCRETE VALLEY GUTTER

N.T.S.



CONNECTION FOR EXISTING SEWER

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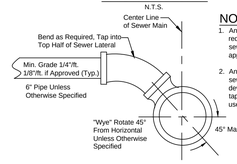
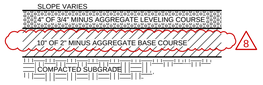


NOTES

1. An approved tapping saddle shall be required for all new taps to existing sewer laterals. Saddle to be approved by The City Engineer.
2. An owner constructing a new public sewer system in a subdivision or development shall construct a sewer tap and service for each potential user and extend it into the property.

3 / C1.10 SEWER SERVICE CONNECTION DETAIL

N.T.S.



NOTES:

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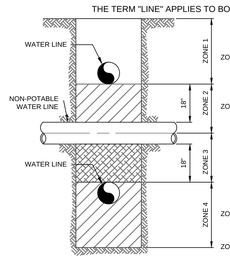
3. SECTION MAY BE MODIFIED IF A PROJECT SPECIFIC GEOTECHNICAL REPORT, STAMPED BY A LICENSED ENGINEER, IS PROVIDED.

4 / C1.10 TYPICAL GRAVEL SECTION

N.T.S.

THE TERM "LINE" APPLIES TO BOTH MAIN LINES AND SERVICE LINES



VERTICAL SEPARATION REQUIREMENTS

ZONE 1: A) WATER AND NPWL MUST BE SEPARATED BY AT LEAST 18"

AND

B) ONE FULL, UNCUT LENGTH OF BOTH PWL AND NPWL PIPE MUST BE CENTERED ON THE CROSSING SO THAT THE JOINTS ARE AS FAR AS POSSIBLE FROM THE CROSSING.

ZONE 2: A) ONE FULL, UNCUT LENGTH OF BOTH PWL AND NPWL PIPE MUST BE CENTERED ON THE CROSSING SO THAT THE JOINTS ARE AS FAR AS POSSIBLE FROM THE CROSSING.

AND EITHER

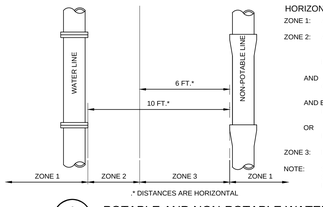
B) NPWL MUST BE CONSTRUCTED TO WATER MAIN STANDARDS AND PRESSURE TESTED FOR WATER TIGHTNESS FOR A HORIZONTAL DISTANCE OF 10 FEET ON BOTH SIDES OF CROSSING.

OR

C) EITHER THE NPWL OR WATER LINE OR BOTH MUST BE ENCASED WITH A SLEEVEING MATERIAL ACCEPTABLE TO DEQ FOR A HORIZONTAL DISTANCE OF 10 FEET ON BOTH SIDES OF THE CROSSING.

ZONE 3: SAME REQUIREMENTS AS ZONE 2 EXCEPT THE NPWL MUST ALSO BE SUPPORTED ABOVE THE CROSSING TO PREVENT SETTLING.

ZONE 4: SAME REQUIREMENTS AS ZONE 1 EXCEPT THE THE NPWL MUST ALSO BE SUPPORTED ABOVE THE CROSSING TO PREVENT SETTLING.



HORIZONTAL SEPARATION REQUIREMENTS

ZONE 1: A) NO SPECIAL REQUIREMENTS.

ZONE 2: A) NO SPECIAL REQUIREMENTS FOR POTABLE OR NON-POTABLE SERVICES

B) WATER AND NPWL SEPARATED BY AT LEAST 6 FEET AT OUTSIDE WALLS.

AND

C) WATER AT LEAST 18 INCHES HIGHER IN ELEVATION THAN THE NPWL.

AND EITHER

D) NPWL CONSTRUCTED TO POTABLE WATER MAIN STANDARDS AND PRESSURE TESTED FOR WATER TIGHTNESS.

OR

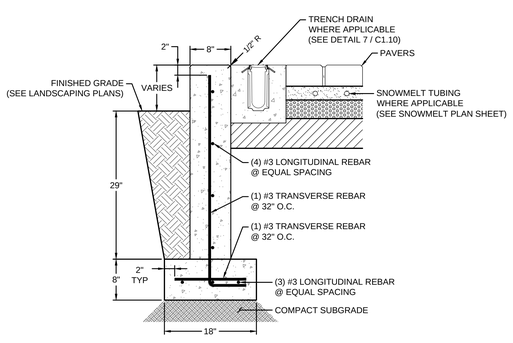
E) SITE SPECIFIC REQUIREMENTS APPROVED BY DEQ.

ZONE 3: NOT ALLOWED WITHOUT DEQ WAIVER.

NOTE: SANITARY SEWER FORCE MAINS MUST HAVE MIN. 10' HORIZONTAL SEPARATION AND 18" VERTICAL SEPARATION. ZONE 2 AND ZONE 3 PLACEMENTS ARE NOT ALLOWED WITHOUT A WAIVER GRANTED BY DEQ.

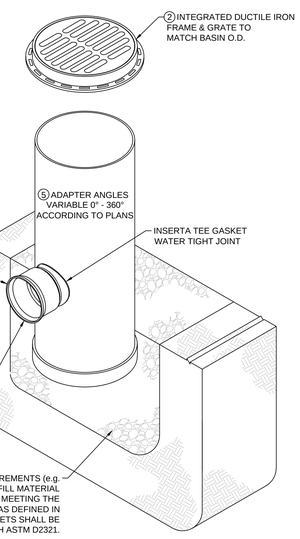
6 / C1.10 POTABLE AND NON-POTABLE WATER LINE (NPWL) SEPARATION

N.T.S.



5 / C1.10 SOUTH PATIO PAVER EDGING

N.T.S.



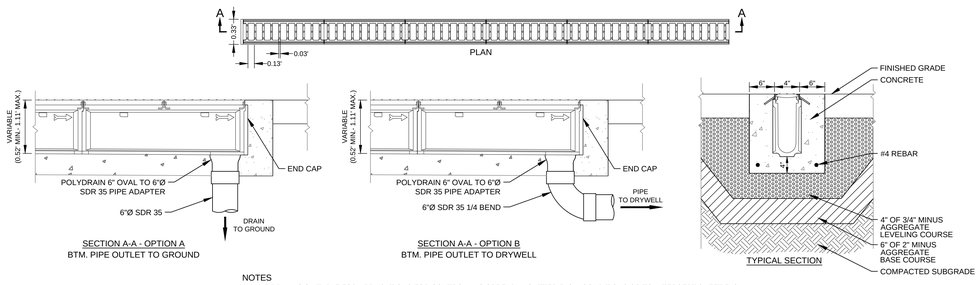
NOTES:

1 - USE INSERTA TEE ADAPTER FOR 10" CUSTOM BASIN.
2 - FRAMES, GRATES, COVERS, HOODS, & BASE PLATES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
3 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS.
4 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL) & PVC SEWER
5 - ADD-A-BRANCH ADAPTER MOUNTED ON 90° ANGLE.

8 / C1.10 TYPICAL LANDSCAPE AREA DRAIN

ADS 10" NYLOPLAST DRAIN BASIN OR APPROVED EQUIVALENT

N.T.S.



NOTES

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

7 / C1.10 TRENCH DRAIN DETAIL

(ABT INTERCEPTOR LINE DRAIN OR APPROVED EQUAL)

N.T.S.

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REV	DESCRIPTION	DATE
8	LEADVILLE AVE REVISIONS	06/01/26
7	LEADVILLE ROUGH GRADING	04/28/26
6	KETCHUM REVIEW #4	02/25/26
5	KETCHUM REVIEW #3	11/21/25
4	KETCHUM REVIEW #2	10/24/25
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2	IFP - UTILITY UPDATES	06/11/25
1	KETCHUM REVIEW #1	05/28/25
0	ISSUE FOR PERMIT (IFP)	02/28/25

Project Number
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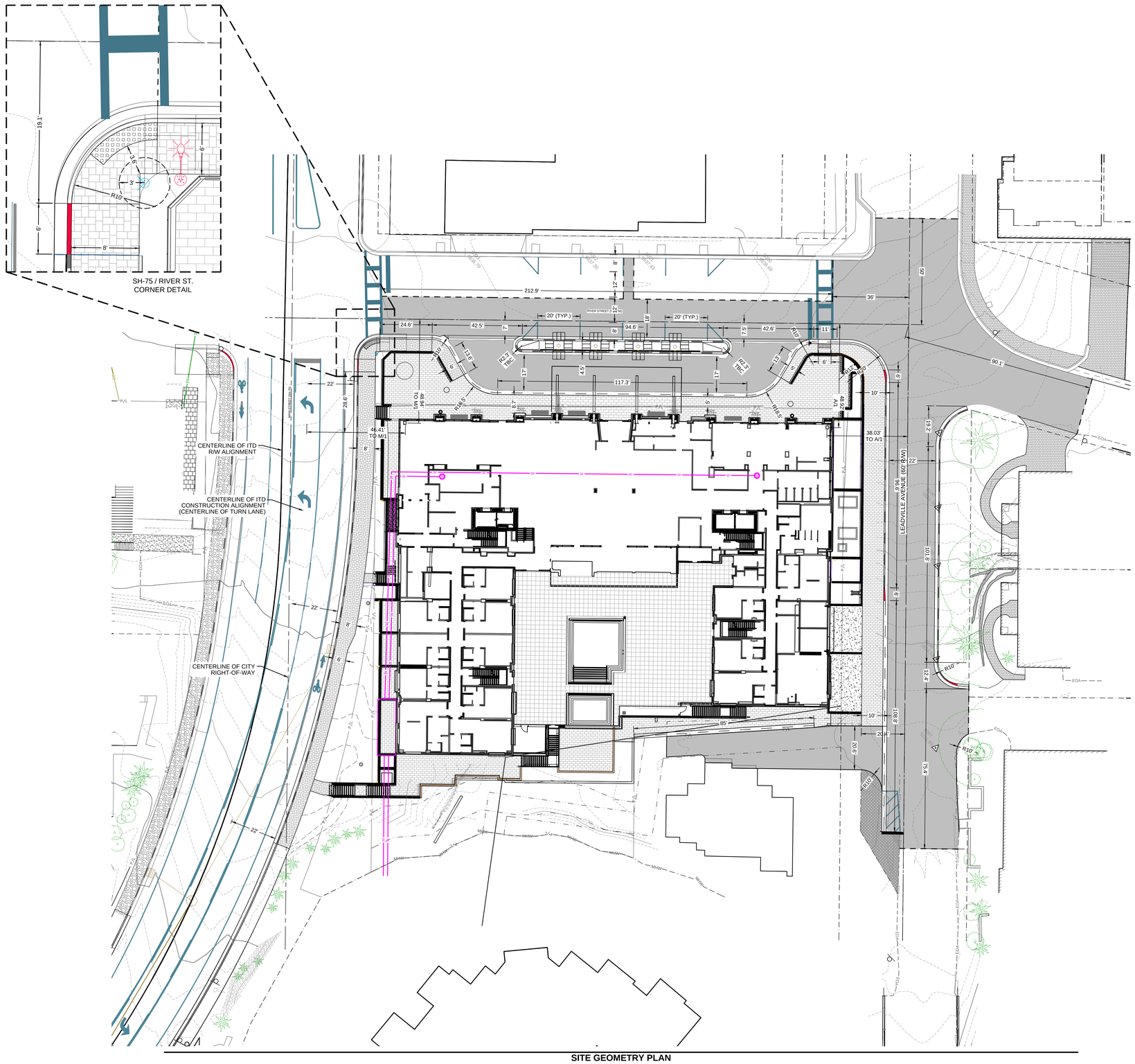
DETAIL SHEET

C1.10



SITE GEOMETRY PLAN

Point Table				
Point #	Elevation	Northing	Easting	Description
8089	5835.94	733983.16	1545270.90	CHZ X IN LIP
8090	5836.70	733963.93	1545251.24	CHZ X IN LIP
8091	5837.44	733925.10	1545211.56	CHZ X IN LIP
8092	5837.31	733906.60	1545192.62	CHZ X IN LIP
8093	5836.80	733867.75	1545152.98	CHZ X IN LIP
8094	5835.89	733848.52	1545133.32	CHZ X IN LIP
8097	5811.70	733859.45	1545474.52	CP MAG
8098	5814.76	733889.32	1545445.33	CP MAG
8099	5820.30	733920.75	1545414.55	CP MAG
8100	5823.37	733940.32	1545395.40	CP MAG
8101	5826.74	733965.47	1545370.76	CP MAG

NOTES:

1. THE BASIS OF COORDINATES FOR THIS SURVEY IS THE IDAHO STATE PLANE COORDINATION SYSTEM (ISPCS), CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983, 2007 ADJUSTMENT (NAD 83/07). THE COORDINATES HAVE BEEN ADJUSTED FROM STATE PLANE GRID COORDINATES TO PROJECT COORDINATES, USING A COMBINED SCALE FACTOR (C.S.F.) OF 1.000296638. ALL COORDINATES SHOWN ARE IN U.S. SURVEY FEET AND ARE PROJECT TO GROUND.

2. THE BASIS OF ELEVATIONS SHOWN ON THESE PLANS IS THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). ALL ELEVATIONS ARE SHOWN IN U.S. SURVEY FEET.

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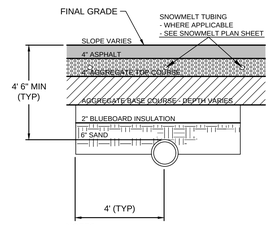
SITE GEOMETRY
PLAN

C1.20



NOTES:

1. FOR USE OVER EXISTING WATERLINE WHERE COVER OVER PIPE IS LESS THAN 6' AND GREATER THAN 4.5'.
2. CONTRACTOR TO FIELD VERIFY DEPTH OF EXISTING WATERLINE AND COORDINATE WITH CITY OF KETCHUM

1 / C1.30 EXIST WATERLINE (MIN COVER)

N.T.S.

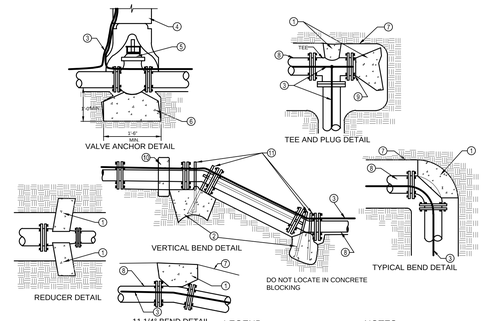


TABLE 1
THRUST AREA FOR HORIZONTAL BENDS***

SOIL BEARING PRESSURE = 2000 PSF WORKING PRESSURE RATING = 150 PSI SAFETY FACTOR = 1.5				
	MINIMUM SQUARE FEET OF THRUST AREA ONTO UNDISTURBED EARTH*			
PIPE SIZE	TEE, PLUG OF VALVE	90° BEND**	45° BEND	22.5°, 11.25° BENDS OR REDUCER
3"	0.8	1.1	0.6	0.3
4"	1.4	2.0	1.1	0.6
6"	3.2	4.5	2.4	1.2
8"	5.7	8.0	4.3	2.2
10"	8.8	12.5	6.8	3.4
12"	12.7	18.0	9.7	5.0
14"	17.3	24.5	13.3	6.8
16"	22.6	32.0	17.3	8.8
18"	28.6	40.5	21.9	11.2

* MUST BE INCREASED BASED ON DIFFERENT CONDITIONS (HIGHER WORKING PRESSURE OR LOWER SOIL BEARING STRENGTH).
** OR TEE ACTING AS A 90° BEND
***THRUST BLOCK DEPTH TO BE A MINIMUM PF 12" FOR PIPE SIZES 3"-8" AND 18" FOR PIPE SIZES 10"-18" OR THE SQUARE ROOT OF THE REQUIRED BEARING AREA, WHICHEVER IS GREATER.

LEGEND

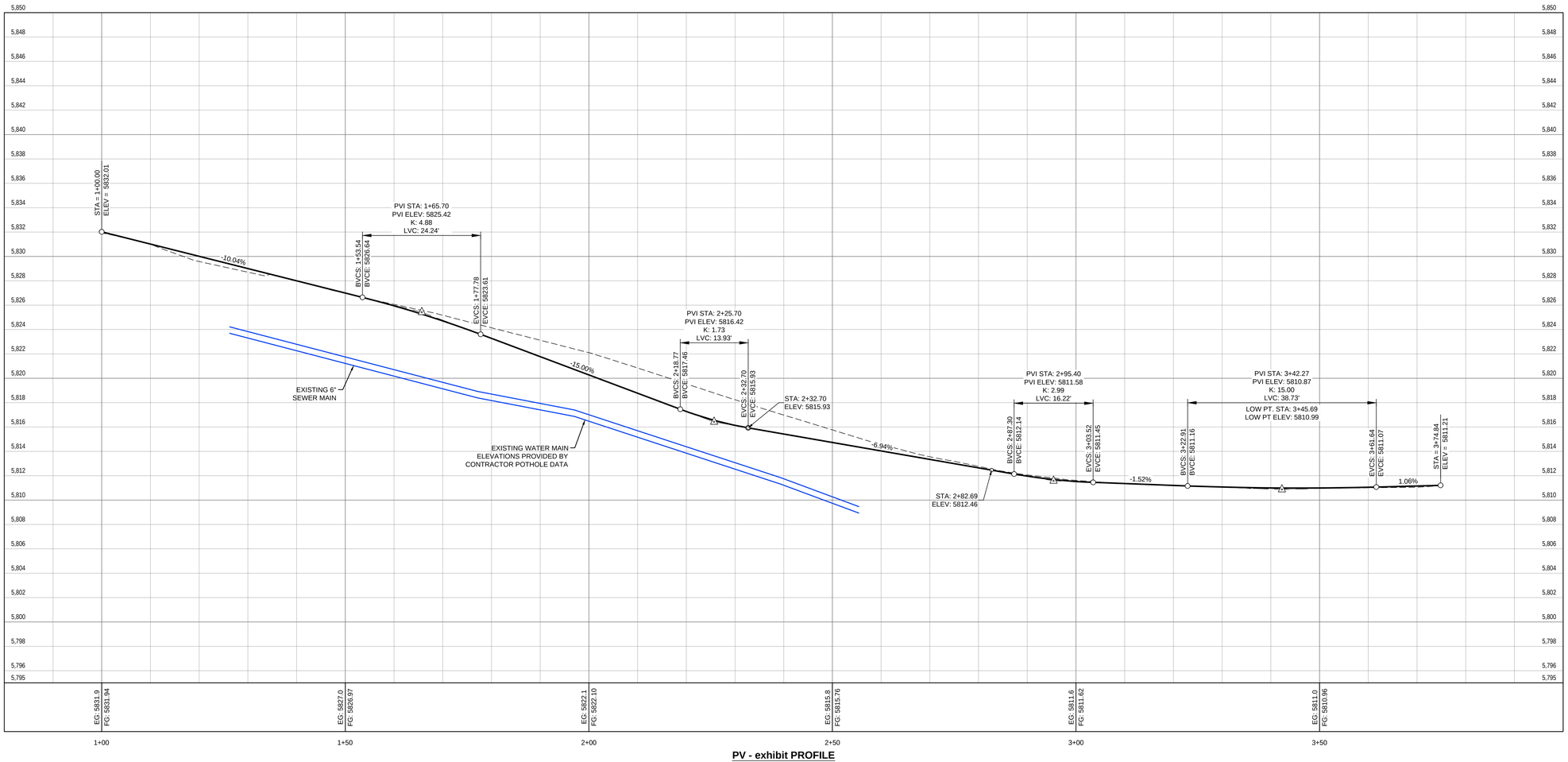
1. FOR HORIZONTAL PIPE BENDS, BEARING THRUST BLOCKS MUST PROVIDE 2500 PSI CONCRETE POURED AGAINST UNDISTURBED EARTH PER TABLE 1.
2. FOR VERTICAL PIPE BENDS, GRAVITY THRUST BLOCKS MUST PROVIDE A VOLUME OF CONCRETE POURED AGAINST UNDISTURBED EARTH WHICH IS SIZED FOR EXPECTED FORCES WITH A MINIMUM 1.5 FACTOR OF SAFETY.
3. NO. 12 COPPER FINDER WIRE. SEE SD-514 FOR SPLICING.
4. C.I. VALVE BOX WITH COVER.
5. C.I. GATE VALVE (M.J.).
6. PRECAST BLOCK FOR CUT IN TEE AND VALVE OR CAST IN PLACE WITH 2-1/2"Ø MIN REBAR.
7. TRENCH SIDE.
8. PIPE.
9. PLUG.
10. HAMMERHEAD THRUST BLOCKING.
11. ANCHOR BARS (1/2"Ø MIN)

NOTES:

A. ANCHOR ALL VALVES CONNECTED TO P.V.C. PIPE AS SHOWN.
B. COVER BOLTS AND FLANGES WITH PLASTIC TO PROTECT FROM CONCRETE ADHERENCE DURING CONSTRUCTION OF THRUST BLOCKS.
C. SEE CHART FOR MIN THRUST BLOCKS BEARING AREAS.
D. ALL CONCRETE TO BE 2500 P.S.I. STRENGTH POURED AGAINST UNDISTURBED EARTH.
E. PROVIDE 6 MIL POLYPROPYLENE BETWEEN FITTINGS AND CONCRETE.
F. NOTIFY ENGINEER FOR ANY CONDITION OR PIPE SIZE NOT INDICATED.
G. ALL BLOCKS TO BE CENTERED AROUND PIPE SPRING LINE.

2 / C1.30 THRUST BLOCK AND ANCHOR DETAILS

N.T.S.



PV - exhibit PROFILE

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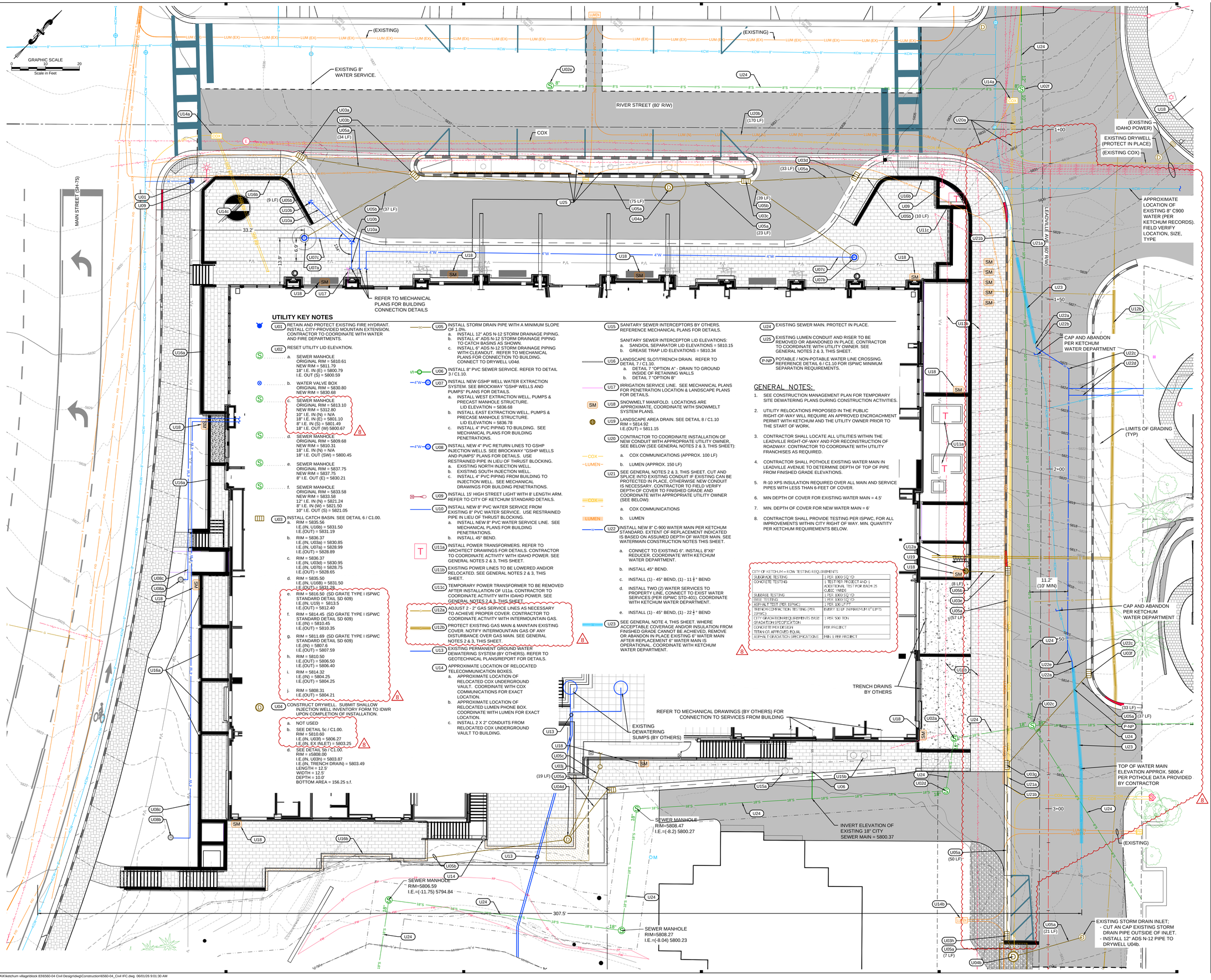
LEADVILLE AVE IMPROVEMENTS DETAIL SHEET

C1.30



UTILITY KEY NOTES

- U01 RETAIN AND PROTECT EXISTING FIRE HYDRANT. INSTALL CITY-PROVIDED MOUNTAIN EXTENSION. CONTRACTOR TO COORDINATE WITH WATER AND FIRE DEPARTMENTS.
- U02 RESET UTILITY LID ELEVATION.
  - a. SEWER MANHOLE ORIGINAL RIM = 5810.61 NEW RIM = 5811.79 18" I.E. IN (E) = 5800.79 I.E. OUT (S) = 5800.59
  - b. WATER VALVE BOX ORIGINAL RIM = 5830.80 NEW RIM = 5830.68
  - c. SEWER MANHOLE ORIGINAL RIM = 5813.10 NEW RIM = 5312.80 10" I.E. IN (N) = N/A 18" I.E. IN (E) = 5801.10 8" I.E. IN (S) = 5801.49 18" I.E. OUT (W) 5800.67
  - d. SEWER MANHOLE ORIGINAL RIM = 5809.68 NEW RIM = 5810.31 18" I.E. IN (N) = N/A 18" I.E. OUT (SW) = 5800.45
  - e. SEWER MANHOLE ORIGINAL RIM = 5837.75 NEW RIM = 5837.75 8" I.E. OUT (E) = 5830.21
  - f. SEWER MANHOLE ORIGINAL RIM = 5833.58 NEW RIM = 5833.58 12" I.E. IN (N) = 5821.24 8" I.E. IN (W) = 5821.50 10" I.E. OUT (S) = 5821.05
- U03 INSTALL CATCH BASIN. SEE DETAIL 6 / C1.00.
  - a. RIM = 5835.56 I.E.(IN, U16b) = 5831.50 I.E.(OUT) = 5831.19
  - b. RIM = 5836.37 I.E.(IN, U03a) = 5830.85 I.E.(IN, U07a) = 5828.99 I.E.(OUT) = 5828.89
  - c. RIM = 5836.37 I.E.(IN, U03d) = 5830.95 I.E.(IN, U07b) = 5828.75 I.E.(OUT) = 5828.65
  - d. RIM = 5835.50 I.E.(IN, U16B) = 5831.50 I.E.(OUT) = 5831.28
  - e. RIM = 5816.50 (SD GRATE TYPE I ISPWC STANDARD DETAIL SD 609) I.E.(IN, U19) = 5813.5 I.E.(OUT) = 5812.40
  - f. RIM = 5814.45 (SD GRATE TYPE I ISPWC STANDARD DETAIL SD 609) I.E.(IN) = 5810.45 I.E.(OUT) = 5810.35
  - g. RIM = 5811.69 (SD GRATE TYPE I ISPWC STANDARD DETAIL SD 609) I.E.(IN) = 5807.6 I.E.(OUT) = 5807.59
  - h. RIM = 5810.50 I.E.(OUT) = 5806.50 I.E.(OUT) = 5806.40
  - i. RIM = 5814.32 I.E.(IN) = 5804.25 I.E.(OUT) = 5804.25
  - j. RIM = 5808.31 I.E.(OUT) = 5804.21
- U04 CONSTRUCT DRYWELL. SUBMIT SHALLOW INJECTION WELL INVENTORY FORM TO IDWR UPON COMPLETION OF INSTALLATION.
  - a. NOT USED
  - b. SEE DETAIL 5c / C1.00. RIM = 5810.69 I.E.(IN, U03f) = 5806.27 I.E.(IN, EX INLET) = 5803.25
  - d. SEE DETAIL 5b / C1.00. RIM = ±5808.00 I.E.(IN, U03h) = 5803.87 I.E.(IN, TRENCH DRAIN) = 5803.49 LENGTH = 12.5' WIDTH = 12.5' DEPTH = 10.0' BOTTOM AREA = 156.25 s.f.
- U05 INSTALL STORM DRAIN PIPE WITH A MINIMUM SLOPE OF 1.0%.
  - a. INSTALL 12" ADS N-12 STORM DRAINAGE PIPING.
  - b. INSTALL 4" ADS N-12 STORM DRAINAGE PIPING TO CATCH BASINS AS SHOWN.
  - c. INSTALL 6" ADS N-12 STORM DRAINAGE PIPING WITH CLEANOUT. REFER TO MECHANICAL PLANS FOR CONNECTION TO BUILDING. CONNECT TO DRYWELL U04d.
- U06 INSTALL 8" PVC SEWER SERVICE. REFER TO DETAIL 3 / C1.10.
- U07 INSTALL NEW GSHP WELL WATER EXTRACTION SYSTEM. SEE BROCKWAY "GSHP WELLS AND PUMPS" PLANS FOR DETAILS.
  - a. INSTALL WEST EXTRACTION WELL, PUMPS & PRECAST MANHOLE STRUCTURE. LID ELEVATION = 5836.68
  - b. INSTALL EAST EXTRACTION WELL, PUMPS & PRECASE MANHOLE STRUCTURE. LID ELEVATION = 5836.78
  - c. INSTALL 4" PVC PIPING TO BUILDING. SEE MECHANICAL PLANS FOR BUILDING PENETRATIONS.
- U08 INSTALL NEW 4" PVC RETURN LINES TO GSHP INJECTION WELLS. SEE BROCKWAY "GSHP WELLS AND PUMPS" PLANS FOR DETAILS. USE RESTRAINED PIPE IN LIEU OF THRUST BLOCKING.
  - a. EXISTING NORTH INJECTION WELL.
  - b. EXISTING SOUTH INJECTION WELL.
  - c. INSTALL 4" PVC PIPING FROM BUILDING TO INJECTION WELL. SEE MECHANICAL DRAWINGS FOR BUILDING PENETRATIONS.
- U09 INSTALL 15' HIGH STREET LIGHT WITH 8' LENGTH ARM. REFER TO CITY OF KETCHUM STANDARD DETAILS.
- U10 INSTALL NEW 8" PVC WATER SERVICE FROM EXISTING 8" PVC WATER SERVICE. USE RESTRAINED PIPE IN LIEU OF THRUST BLOCKING.
  - a. INSTALL NEW 8" PVC WATER SERVICE LINE. SEE MECHANICAL PLANS FOR BUILDING PENETRATIONS.
  - b. INSTALL 45° BEND.
- U11a INSTALL POWER TRANSFORMERS. REFER TO ARCHITECT DRAWINGS FOR DETAILS. CONTRACTOR TO COORDINATE ACTIVITY WITH IDAHO POWER. SEE GENERAL NOTES 2 & 3, THIS SHEET.
- U11b EXISTING POWER LINES TO BE LOWERED AND/OR RELOCATED. SEE GENERAL NOTES 2 & 3, THIS SHEET.
- U11c TEMPORARY POWER TRANSFORMER TO BE REMOVED AFTER INSTALLATION OF U11a. CONTRACTOR TO COORDINATE ACTIVITY WITH IDAHO POWER. SEE GENERAL NOTES 2 & 3, THIS SHEET.
- U12a ADJUST 2 - 2" GAS SERVICE LINES AS NECESSARY TO ACHIEVE PROPER COVER. CONTRACTOR TO COORDINATE ACTIVITY WITH INTERMOUNTAIN GAS.
- U12b PROTECT EXISTING GAS MAIN & MAINTAIN EXISTING COVER. NOTIFY INTERMOUNTAIN GAS OF ANY DISTURBANCE OVER GAS MAIN. SEE GENERAL NOTES 2 & 3, THIS SHEET.
- U13 EXISTING PERMANENT GROUND WATER DEWATERING SYSTEM (BY OTHERS). REFER TO GEOTECHNICAL PLANS/REPORT FOR DETAILS.
- U14 APPROXIMATE LOCATION OF RELOCATED TELECOMMUNICATION BOXES.
  - a. APPROXIMATE LOCATION OF RELOCATED COX UNDERGROUND VAULT. COORDINATE WITH COX COMMUNICATIONS FOR EXACT LOCATION.
  - b. APPROXIMATE LOCATION OF RELOCATED LUMEN PHONE BOX. COORDINATE WITH LUMEN FOR EXACT LOCATION.
  - c. INSTALL 2 X 2" CONDUITS FROM RELOCATED COX UNDERGROUND VAULT TO BUILDING.
- U15 SANITARY SEWER INTERCEPTORS BY OTHERS. REFERENCE MECHANICAL PLANS FOR DETAILS.

  SANITARY SEWER INTERCEPTOR LID ELEVATIONS:
  - a. SAND/OIL SEPARATOR LID ELEVATIONS = 5810.15
  - b. GREASE TRAP LID ELEVATIONS = 5810.34
- U16 LANDSCAPE SLOT/TRENCH DRAIN. REFER TO DETAIL 7 / C1.10.
  - a. DETAIL 7 "OPTION A" - DRAIN TO GROUND INSIDE OF RETAINING WALLS
  - b. DETAIL 7 "OPTION B"
- U17 IRRIGATION SERVICE LINE. SEE MECHANICAL PLANS FOR PENETRATION LOCATION & LANDSCAPE PLANS FOR DETAILS.
- U18 SNOWMELT MANIFOLD. LOCATIONS ARE APPROXIMATE, COORDINATE WITH SNOWMELT SYSTEM PLANS.
- U19 LANDSCAPE AREA DRAIN. SEE DETAIL 8 / C1.10 RIM = 5814.92 I.E.(OUT) = 5811.15
- U20 CONTRACTOR TO COORDINATE INSTALLATION OF NEW CONDUIT WITH APPROPRIATE UTILITY OWNER, SEE BELOW (SEE GENERAL NOTES 2 & 3, THIS SHEET):
  - a. COX COMMUNICATIONS (APPROX. 100 LF)
  - b. LUMEN (APPROX. 150 LF)
- U21 SEE GENERAL NOTES 2 & 3, THIS SHEET. CUT AND SPLICE INTO EXISTING CONDUIT IF EXISTING CAN BE PROTECTED IN PLACE, OTHERWISE NEW CONDUIT IS NECESSARY. CONTRACTOR TO FIELD VERIFY DEPTH OF COVER TO FINISHED GRADE AND COORDINATE WITH APPROPRIATE UTILITY OWNER (SEE BELOW):
  - a. COX COMMUNICATIONS
  - b. LUMEN
- U22 INSTALL NEW 8" C-900 WATER MAIN PER KETCHUM STANDARD. EXTENT OF REPLACEMENT INDICATED IS BASED ON ASSUMED DEPTH OF WATER MAIN. SEE WATERMAIN CONSTRUCTION NOTES THIS SHEET.
  - a. CONNECT TO EXISTING 6". INSTALL 6"X6" REDUCER. COORDINATE WITH KETCHUM WATER DEPARTMENT.
  - b. INSTALL 45° BEND.
  - c. INSTALL (1) - 45° BEND, (1) - 11 1/4° BEND
  - d. INSTALL TWO (2) WATER SERVICES TO PROPERTY LINE, CONNECT TO EXIST WATER SERVICES (PER ISPWC STD-401). COORDINATE WITH KETCHUM WATER DEPARTMENT.
  - e. INSTALL (1) - 45° BEND, (1) - 22 1/2° BEND
- U23 SEE GENERAL NOTE 4, THIS SHEET. WHERE ACCEPTABLE COVERAGE AND/OR INSULATION FROM FINISHED GRADE CANNOT BE ACHIEVED, REMOVE OR ABANDON IN PLACE EXISTING 6" WATER MAIN AFTER REPLACEMENT 6" WATER MAIN IS OPERATIONAL. COORDINATE WITH KETCHUM WATER DEPARTMENT.
- U24 EXISTING SEWER MAIN. PROTECT IN PLACE.
- U25 EXISTING LUMEN CONDUIT AND RISER TO BE REMOVED OR ABANDONED IN PLACE. CONTRACTOR TO COORDINATE WITH UTILITY OWNER. SEE GENERAL NOTES 2 & 3, THIS SHEET.
- P-NP POTABLE / NON-POTABLE WATER LINE CROSSING. REFERENCE DETAIL 6 / C1.10 FOR ISPWC MINIMUM SEPARATION REQUIREMENTS.

GENERAL NOTES:

1. SEE CONSTRUCTION MANAGEMENT PLAN FOR TEMPORARY SITE DEWATERING PLANS DURING CONSTRUCTION ACTIVITIES.
2. UTILITY RELOCATIONS PROPOSED IN THE PUBLIC RIGHT-OF-WAY WILL REQUIRE AN APPROVED ENCROACHMENT PERMIT WITH KETCHUM AND THE UTILITY OWNER PRIOR TO THE START OF WORK.
3. CONTRACTOR SHALL LOCATE ALL UTILITIES WITHIN THE LEADVILLE RIGHT-OF-WAY AND FOR RECONSTRUCTION OF ROADWAY. CONTRACTOR TO COORDINATE WITH UTILITY FRANCHISES AS REQUIRED.
4. CONTRACTOR SHALL POTHOLE EXISTING WATER MAIN IN LEADVILLE AVENUE TO DETERMINE DEPTH OF TOP OF PIPE FROM FINISHED GRADE ELEVATIONS.
5. R-10 XPS INSULATION REQUIRED OVER ALL MAIN AND SERVICE PIPES WITH LESS THAN 6-FEET OF COVER.
6. MIN DEPTH OF COVER FOR EXISTING WATER MAIN = 4.5'
7. MIN. DEPTH OF COVER FOR NEW WATER MAIN = 6'
8. CONTRACTOR SHALL PROVIDE TESTING PER ISPWC, FOR ALL IMPROVEMENTS WITHIN CITY RIGHT OF WAY. MIN. QUANTITY PER KETCHUM REQUIREMENTS BELOW.

CITY OF KETCHUM – ROW TESTING REQUIREMENTS	
SUBGRADE TESTING	1 PER 1000 SQ YD
CONCRETE TESTING	1 TEST PER PROJECT AND 1 ADDITIONAL TEST FOR EACH 25 CUBIC YARDS
SUBBASE TESTING	1 PER 1000 SQ YD
BASE TESTING	1 PER 1000 SQ YD
ASPHALT TEST (PER ISPWC)	1 PER 100 LF PT
TRENCH COMPACTION TESTING (PER ISPWC)	EVERY 8 LIF IN MAXIMUM 8" LIFTS
CITY GRADATION REQUIREMENTS BASE GRADATION SPECIFICATION	1 PER 500 TON
CONCRETE MIX DESIGN TITAN OR APPROVED EQUAL	PER PROJECT
ASPHALT GRADATION SPECIFICATIONS	MIN 1 PER PROJECT

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PROFESSIONAL ENGINEER REGISTERED 13788 01/12/2026 STATE OF IDAHO JEFFREY LAMOUREUX

HARRIMAN KETCHUM HOTEL, LLC, KETCHUM, IDAHO

300 E RIVER ST
KETCHUM, ID 83340

REV	DESCRIPTION	DATE
8	LEADVILLE AVE REVISIONS	06/01/26
7	LEADVILLE ROUGH GRADING	04/28/26
6	KETCHUM REVIEW #4	02/25/26
5	KETCHUM REVIEW #3	11/21/25
4	KETCHUM REVIEW #2	10/24/25
3	PARTIAL IFC	08/29/25
2	IFP - UTILITY UPDATES	06/11/25
1	KETCHUM REVIEW #1	05/28/25
0	ISSUE FOR PERMIT (IFP)	02/28/25

Project Number
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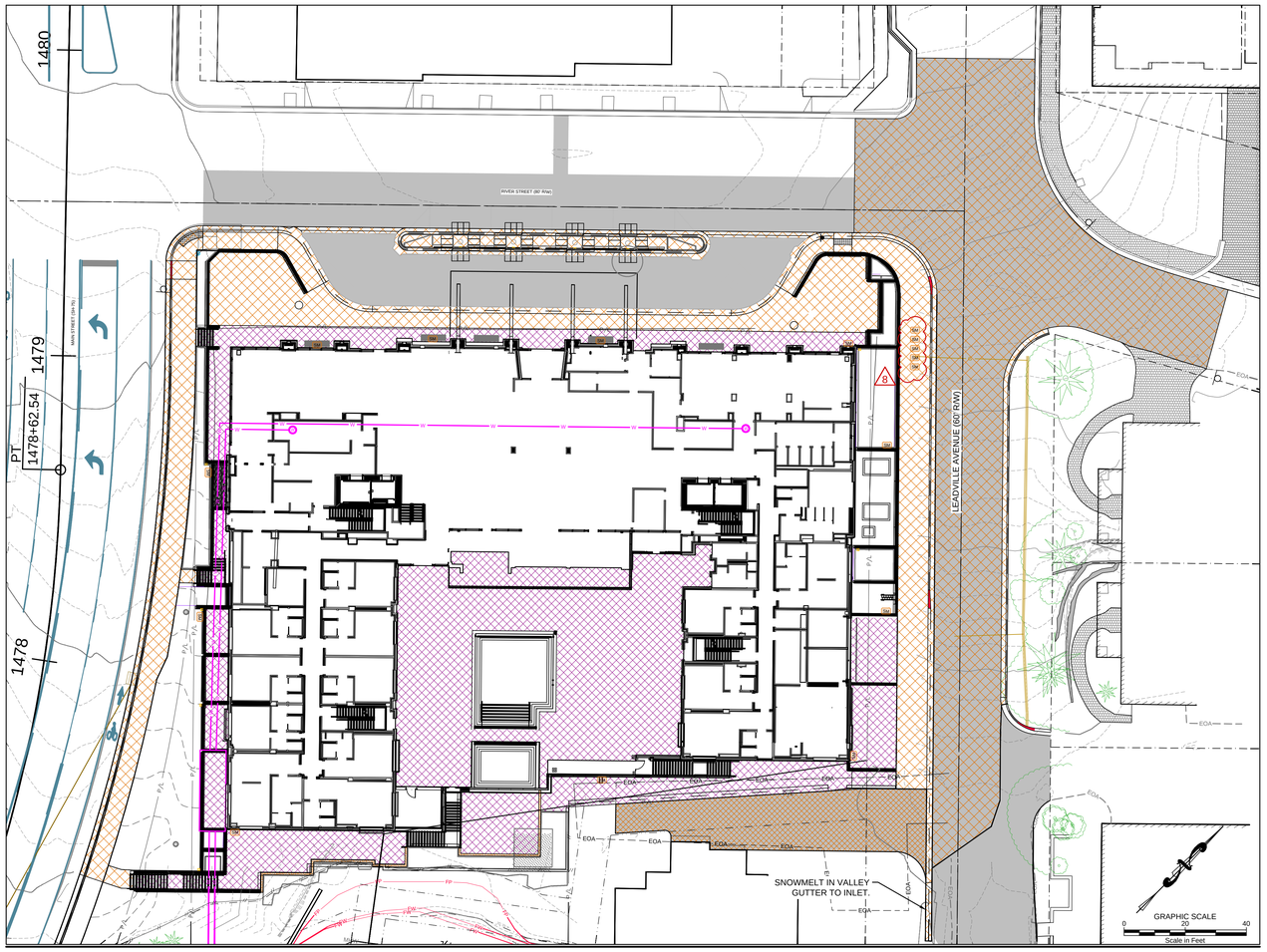
SITE UTILITY PLAN

C2.00



SNOWMELT AREA EXHIBIT

AREA CALCULATIONS:

1. TOTAL OF OFFSITE SNOW MELT AREAS = +/- 21,500 SF.
2. NOT ALL ONSITE SNOWMELT AREAS ARE SHOWN ON THIS PLAN. REFER TO MECHANICAL & ARCHITECTURAL PLANS FOR ALL ONSITE SNOWMELT AREAS.

GENERAL NOTES:

1. SEE CURB, ASPHALT, CONCRETE, AND PAVER PLACEMENT DETAILS, SHEETS C1.00 AND C1.10 FOR FOR SNOWMELT TUBE PLACEMENT.
2. SNOWMELT IN-GROUND BOXES/MANIFOLDS SHOWN IN APPROXIMATE LOCATIONS. REFER TO MECHANICAL PLANS FOR SNOWMELT SYSTEM DETAILS.
3. SNOWMELT MANIFOLDS IN SIDEWALK SHALL BE CENTERED IN THE SIDEWALK AND PROVISIONS SHALL BE MADE TO ENSURE SNOWMELT WILL BE PROVIDED OVER THE LID.
4. SNOWMELT MANIFOLDS IN SIDEWALK SHALL BE BELOW GRADE WITH MIN. 2" COMPACTED CLEAN SAND AND PAVERS ABOVE, SIMILAR TO DETAIL 9/C1.0.

8

LEGEND

SEE SHEET C0.10 FOR DETAILED LEGEND

- OFF-SITE SNOWMELT TREATED AREAS
- ON-SITE SNOWMELT TREATED AREAS
- SM — SNOWMELT MANIFOLD LOCATIONS

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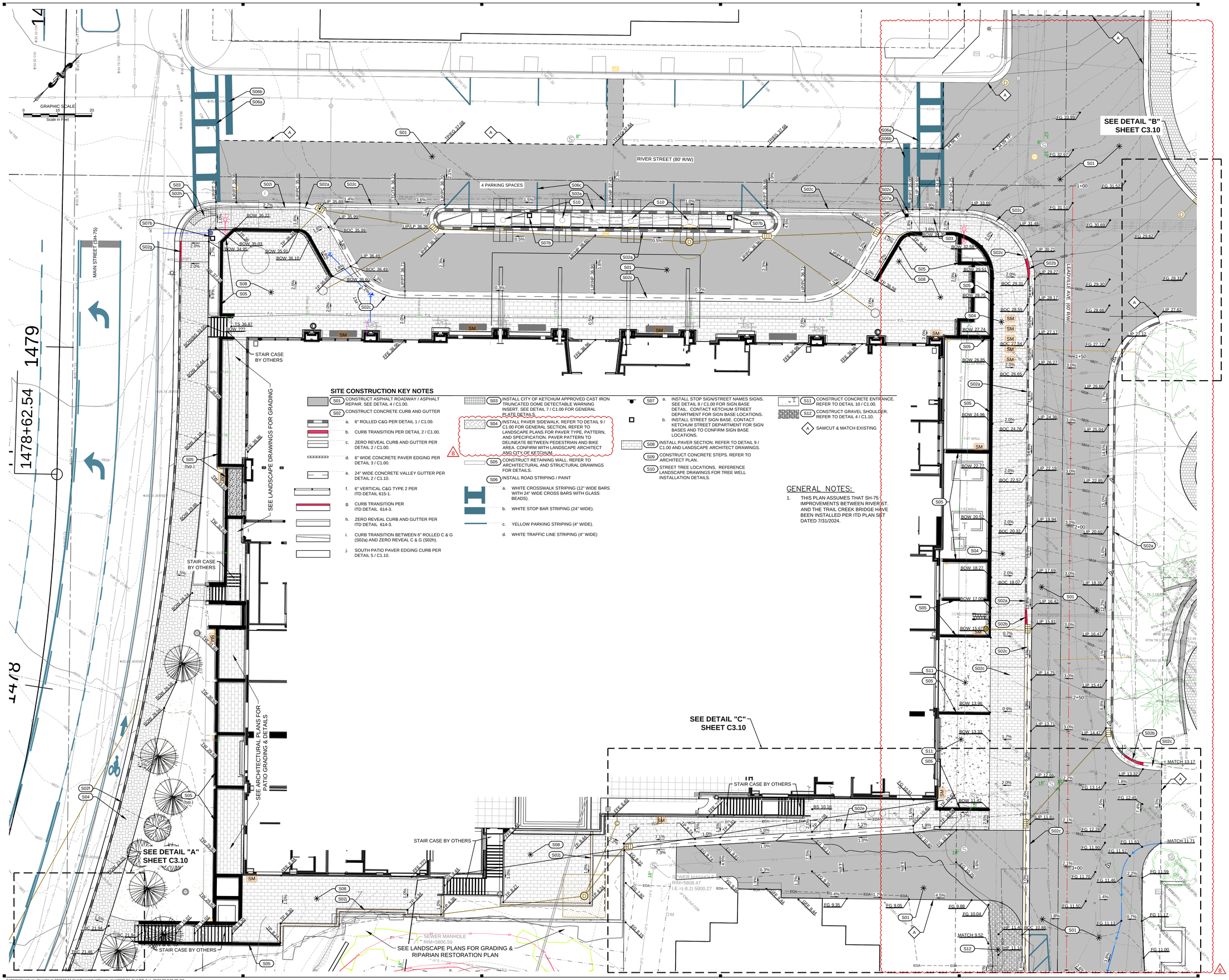
SNOWMELT
AREA EXHIBIT

C2.10



SITE CONSTRUCTION KEY NOTES

- S01 CONSTRUCT ASPHALT ROADWAY / ASPHALT REPAIR. SEE DETAIL 4 / C1.00.
- S02 CONSTRUCT CONCRETE CURB AND GUTTER
  - a. 6" ROLLED C&G PER DETAIL 1 / C1.00.
  - b. CURB TRANSITION PER DETAIL 2 / C1.00.
  - c. ZERO REVEAL CURB AND GUTTER PER DETAIL 2 / C1.00.
  - d. 6" WIDE CONCRETE PAVER EDGING PER DETAIL 3 / C1.00.
  - e. 24" WIDE CONCRETE VALLEY GUTTER PER DETAIL 2 / C1.10.
  - f. 6" VERTICAL C&G TYPE 2 PER ITD DETAIL 615-1.
  - g. CURB TRANSITION PER ITD DETAIL 614-3.
  - h. ZERO REVEAL CURB AND GUTTER PER ITD DETAIL 614-3.
  - i. CURB TRANSITION BETWEEN 6" ROLLED C & G (S02a) AND ZERO REVEAL C & G (S02h).
  - j. SOUTH PATIO PAVER EDGING CURB PER DETAIL 5 / C1.10.
- S03 INSTALL CITY OF KETCHUM APPROVED CAST IRON TRUNCATED DOME DETECTABLE WARNING INSERT. SEE DETAIL 7 / C1.00 FOR GENERAL PLATE DETAILS.
- S04 INSTALL PAVER SIDEWALK. REFER TO DETAIL 9 / C1.00 FOR GENERAL SECTION. REFER TO LANDSCAPE PLANS FOR PAVER TYPE, PATTERN, AND SPECIFICATION. PAVER PATTERN TO DELINEATE BETWEEN PEDESTRIAN AND BIKE AREA. CONFIRM WITH LANDSCAPE ARCHITECT AND CITY OF KETCHUM.
- S05 CONSTRUCT RETAINING WALL. REFER TO ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR DETAILS.
- S06 INSTALL ROAD STRIPING / PAINT
  - a. WHITE CROSSWALK STRIPING (12" WIDE BARS WITH 24" WIDE CROSS BARS WITH GLASS BEADS).
  - b. WHITE STOP BAR STRIPING (24" WIDE).
  - c. YELLOW PARKING STRIPING (4" WIDE).
  - d. WHITE TRAFFIC LINE STRIPING (4" WIDE)
- S07
  - a. INSTALL STOP SIGN/STREET NAMES SIGNS. SEE DETAIL 8 / C1.00 FOR SIGN BASE DETAIL. CONTACT KETCHUM STREET DEPARTMENT FOR SIGN BASE LOCATIONS.
  - b. INSTALL STREET SIGN BASE. CONTACT KETCHUM STREET DEPARTMENT FOR SIGN BASES AND TO CONFIRM SIGN BASE LOCATIONS.
- S08 INSTALL PAVER SECTION. REFER TO DETAIL 9 / C1.00 AND LANDSCAPE ARCHITECT DRAWINGS.
- S09 CONSTRUCT CONCRETE STEPS. REFER TO ARCHITECT PLAN.
- S10 STREET TREE LOCATIONS. REFERENCE LANDSCAPE DRAWINGS FOR TREE WELL INSTALLATION DETAILS.
- S11 CONSTRUCT CONCRETE ENTRANCE. REFER TO DETAIL 10 / C1.00.
- S12 CONSTRUCT GRAVEL SHOULDER. REFER TO DETAIL 4 / C1.10.
- A SAWCUT & MATCH EXISTING

GENERAL NOTES:

1. THIS PLAN ASSUMES THAT SH-75 IMPROVEMENTS BETWEEN RIVER ST. AND THE TRAIL CREEK BRIDGE HAVE BEEN INSTALLED PER ITD PLAN SET DATED 7/31/2024.

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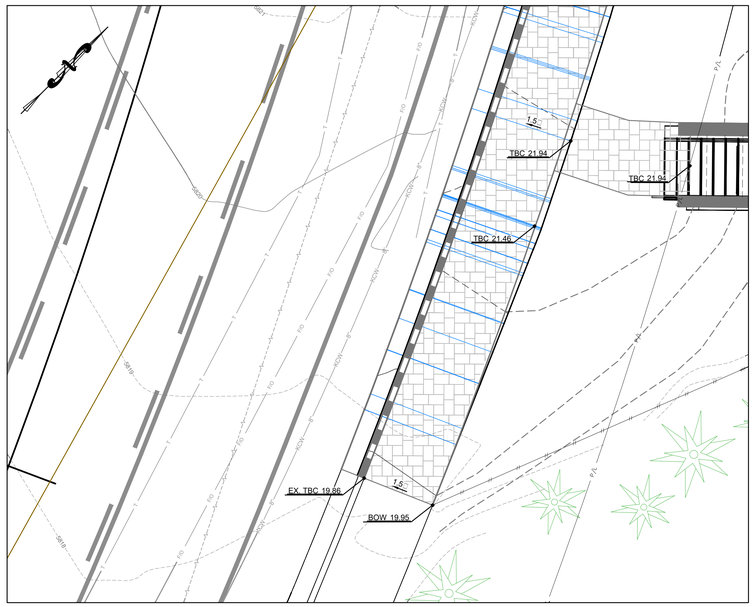
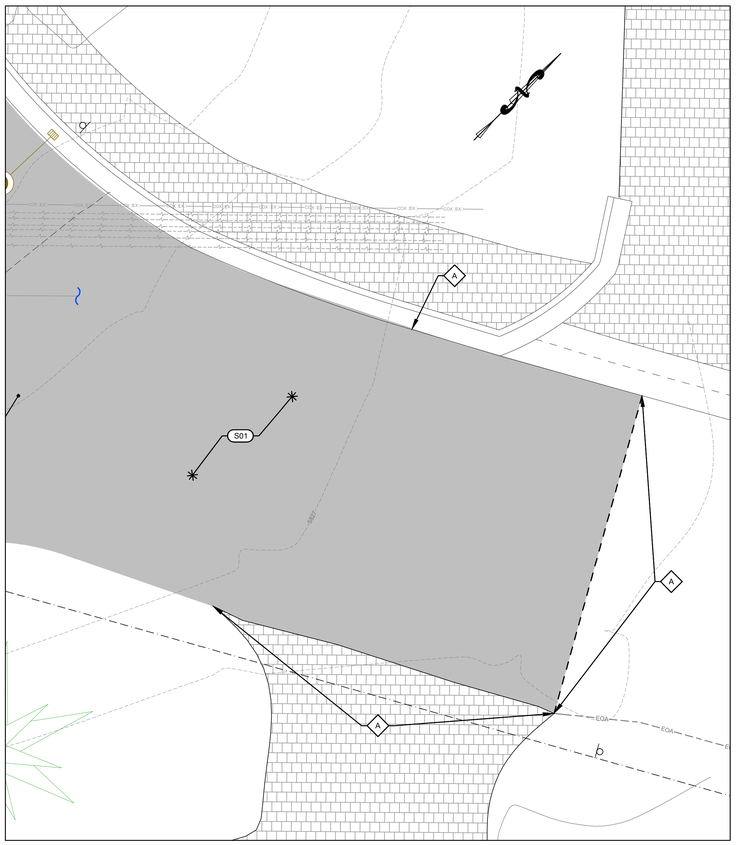
SITE GRADING PLAN

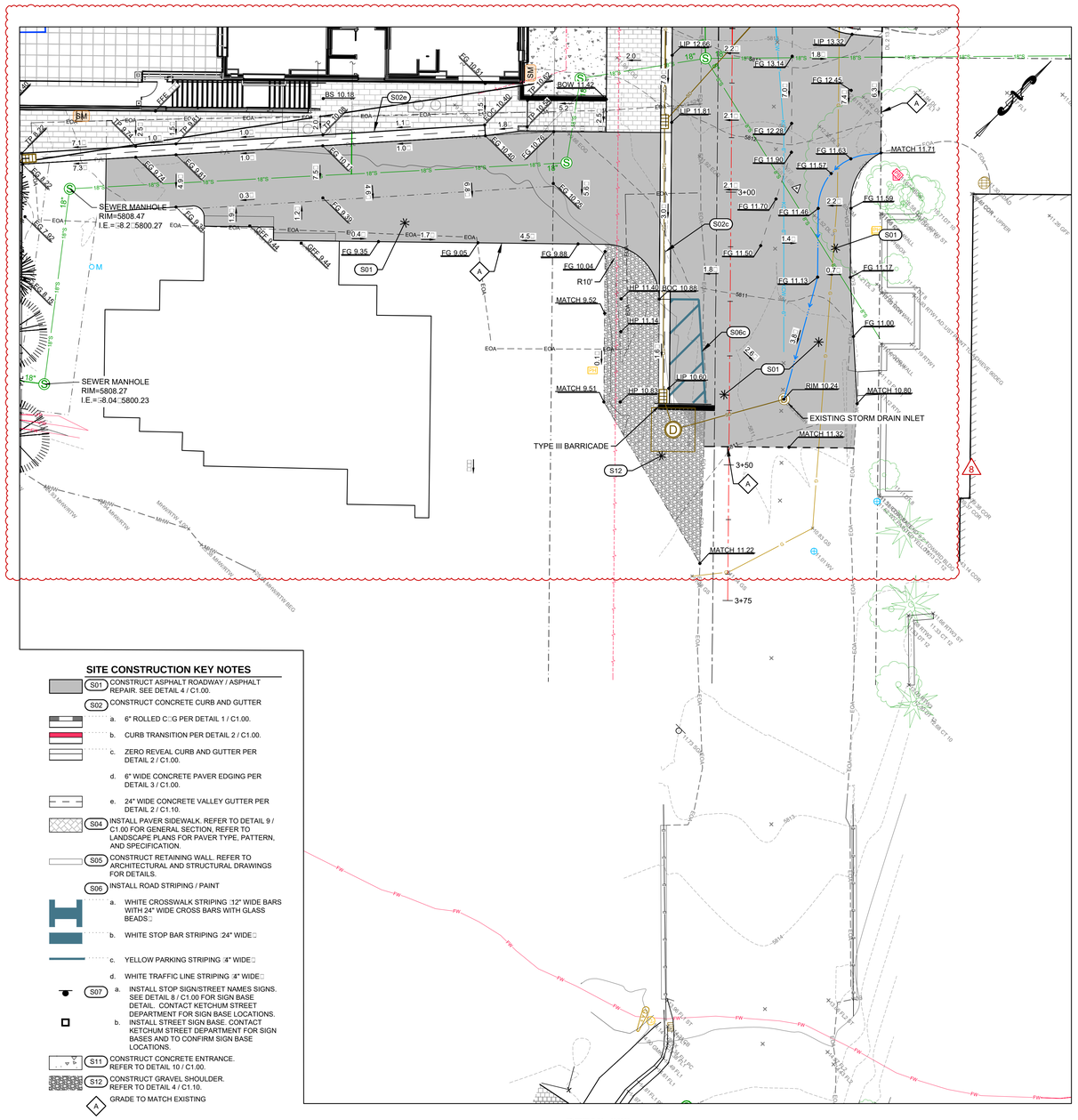
C3.00



DETAIL "A"
SCALE: 1" = 5'



DETAIL "B"
SCALE: 1" = 5'



DETAIL "C"
SCALE: 1" = 10'

SITE CONSTRUCTION KEY NOTES

- **S01** CONSTRUCT ASPHALT ROADWAY / ASPHALT REPAIR. SEE DETAIL 4 / C1.00.
- **S02** CONSTRUCT CONCRETE CURB AND GUTTER
  - a. 6" ROLLED C□G PER DETAIL 1 / C1.00.
  - b. CURB TRANSITION PER DETAIL 2 / C1.00.
  - c. ZERO REVEAL CURB AND GUTTER PER DETAIL 2 / C1.00.
  - d. 6" WIDE CONCRETE PAVER EDGING PER DETAIL 3 / C1.00.
  - e. 24" WIDE CONCRETE VALLEY GUTTER PER DETAIL 2 / C1.10.
- **S04** INSTALL PAVER SIDEWALK. REFER TO DETAIL 9 / C1.00 FOR GENERAL SECTION, REFER TO LANDSCAPE PLANS FOR PAVER TYPE, PATTERN, AND SPECIFICATION.
- **S05** CONSTRUCT RETAINING WALL. REFER TO ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR DETAILS.
- **S06** INSTALL ROAD STRIPING / PAINT
  - a. WHITE CROSSWALK STRIPING :12" WIDE BARS WITH 24" WIDE CROSS BARS WITH GLASS BEADS□
  - b. WHITE STOP BAR STRIPING :24" WIDE□
  - c. YELLOW PARKING STRIPING :4" WIDE□
  - d. WHITE TRAFFIC LINE STRIPING :4" WIDE□
- **S07**
  - a. INSTALL STOP SIGN/STREET NAMES SIGNS. SEE DETAIL 8 / C1.00 FOR SIGN BASE DETAIL. CONTACT KETCHUM STREET DEPARTMENT FOR SIGN BASE LOCATIONS.
  - b. INSTALL STREET SIGN BASE. CONTACT KETCHUM STREET DEPARTMENT FOR SIGN BASES AND TO CONFIRM SIGN BASE LOCATIONS.
- **S11** CONSTRUCT CONCRETE ENTRANCE. REFER TO DETAIL 10 / C1.00.
- **S12** CONSTRUCT GRAVEL SHOULDER. REFER TO DETAIL 4 / C1.10.
- **A** GRADE TO MATCH EXISTING

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PROFESSIONAL ENGINEER REGISTERED 13788 01/12/2026 STATE OF IDAHO JEFFREY LAMOUREUX

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Pro□ect Number
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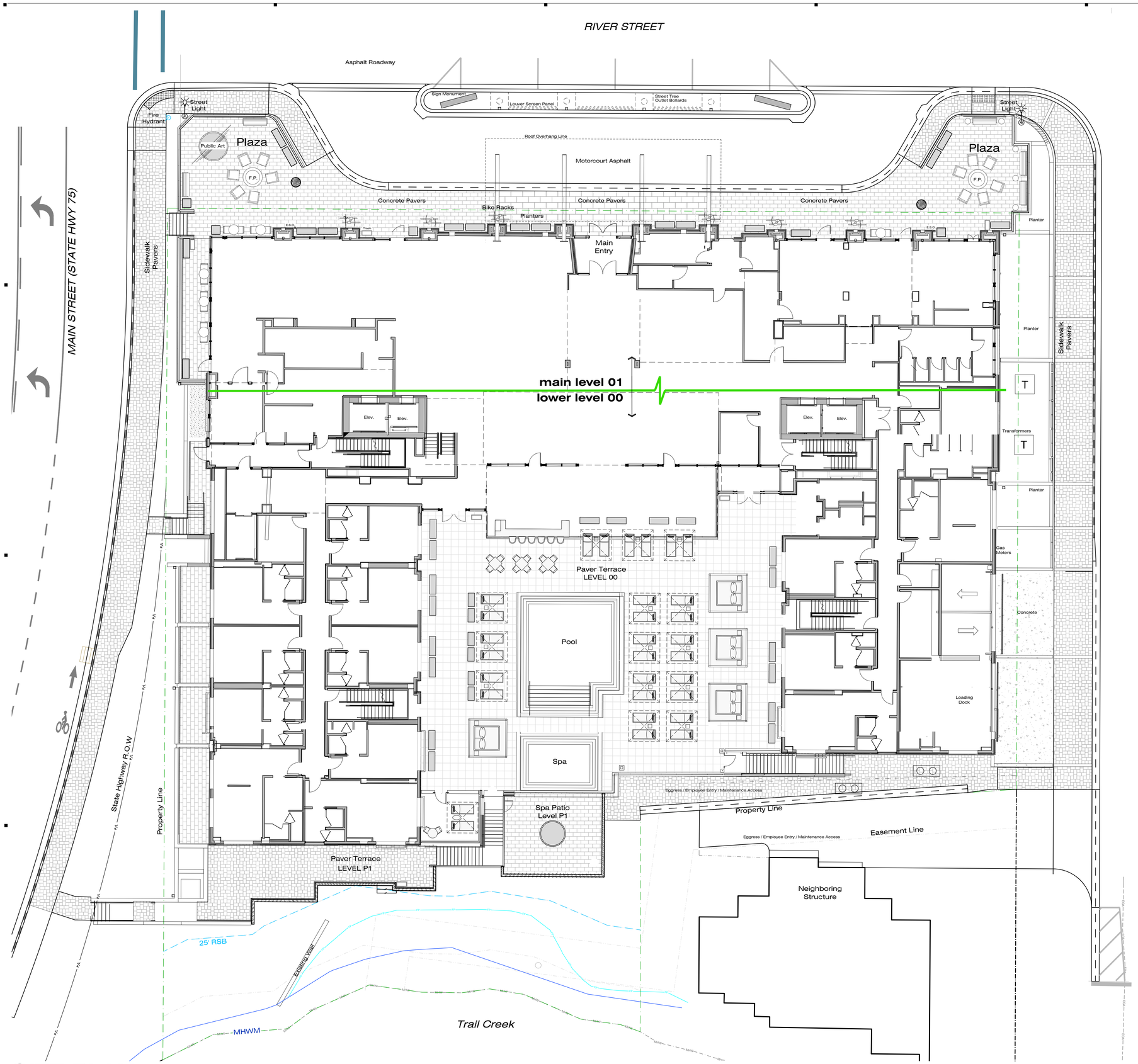
SITE GRADING PLAN

C3.10



SITE PLAN

HARDSCAPES

SITE WALL WITH RAILING
Refer to Architectural Plans and Specifications

MONUMENT SIGN
Refer to Architectural Plans and Specifications
And Master Signage Package and Details

CONCRETE CURB - RETAINING

SCREEN PANELS
Live-Edge Timber Louvers
3" x 12" x 72" / @ 12"-14" o.c. / @ 30 Degree Rotation
Refer to L3.2 for additional information and detailing.

MOTORCOURT
3000 sf
Asphalt + Snowmelt

SIDEWALK PAVERS
Belgard - Dimensions 12
3 Piece Pattern [6x12,12x12,12x18]
Victorian
3,900 sf (including Soldier Courses)
Sand Set + Snowmelt

ENTRY AREA PAVERS - PORTE COCHERE
Newstone - Manhattan
18x36 Vibropressed Slabs
Natural Gray
600 sf
Sand Set + Snowmelt

PLAZA, LOWER PATIOS, + SPA PATIO PAVERS
Belgard Dimensions Single Unit
Natural Gray
12x24 Running Bond
4,400 sf
Sand Set + Snowmelt

LOWER TERRACE + EGRESS PAVERS - P1
Belgard - Dimensions 12
3 Piece Pattern [6x12,12x12,12x18]
Victorian
1,700 sf
Sand Set + Snowmelt

TERRACE PAVERS - POOL + L01
Newstone - Manhattan
24x24x2 / 12x24x2 / 24x36x2 Vibropressed Slabs
Natural Gray
5,500 sf Main / 1,500 sf Level 01 Terrace
Pedestal Set + Therma-Hexx Snowmelt Panels

TERRACE PAVERS - UPPER ROOMS
Landmark
24x24 Porcelain Paver
Absolute Gray
Pedestal Set + Snowmelt

DECORATIVE MANHOLE COVER (2)
Iron Age Designs
Interlaken 24'
Cast Ductile Iron, Baked On Oil Finish

AMENTITIES

		STREET TREE
	4	**ELECTRICAL BOLLARD AND IRRIGATION**
	4	**ELECTRICAL BOLLARDS** Provided by City - Applicant to provide outlet and outlet cover, connect and provide conduits, wiring and tie to city lighting meter.
	4	**DRIP IRRIGATION** Separate zone with Hunter/Rainwise Smart Clock (Or Approved Equal)
	6	**ELECTRICAL BOLLARD - LANDSCAPE**
	6	**ELECTRICAL BOLLARDS** Provided by Applicant - Refer to Electrical Plans. To match street tree bollards.
	2	**STREET LIGHT** Per Current City Standard. Refer to Civil Plans and Specifications.
	1	**PUBLIC ART** NATURAL ORGANIC SCULPTURE 100 Year Old Walnut Tree Root Ball 11'-6" Wide x 8'-8" Tall x 3'-6" Deep Concrete Pad + Steel Post, Set in Challis Shale at Grade.
		OUTDOOR FURNITURE
	2	FIRE PITS: Montana Fire Pits, Venture Series - Yellowstone Fire Pit Table / 60" x 15" / Milled Steel / Oil Rubbed Bronze Finish / Cannon Ball Fire Balls - Black.
	12	ADIRONDACK CHAIRS: Masaya Co - Popoyo Modern, M# 8016, Solid Teak, 31" Wide x 37" Tall x 35.5" tall
	5	BENCHES: DoubleButter - Roadrunner 3 Seat Bench, Black Steel, Medium Gray Wool Upholstery #153.
	12	DINING CHAIRS: Kettal - Passage, Stackable, Aluminum, Bronze
	6	DINING TABLES: Kettal - Roll, 31.4", Bronze
	5	SIDE TABLES: Kettal - Roll Side Table, D18.8", Bronze
	6	**BIKE RACKS** Forms and Surfaces - Capitol SKCAP Powdercoat - Dark Bronze Metallic Texture Finish 5' x 4" x 34" tall *ADDITIONAL BIKE RACKS PROVIDED IN BIKE STORAGE ROOM
	6	**LITTER AND RECYLCING RECEPTACLE** Forms and Surfaces - Apex Receptacle Cumanu Hardwood Inset, Oiled Finish Aluminum Frame - Dark Bronze Metallic Powdercoat Finish 36 gal. / Single Stream / Rain Cover / Standard Lift Hatch / Freestanding + Levelers
	21	**PLANTER CONTAINERS - ENTRY PLAZA**
	17	ORE DESIGNS - High Rectangle Large: 60" L x 20" W x 24" T Art Finish - Oil Rubbed Bronze Irrigation Sleeves / Siphon
	4	ORE DESIGNS - Cube Large: 27" L x 27" W x 28" T Art Finish - Oil Rubbed Bronze Irrigation Sleeves / Siphon
	25	**PLANTERS - POOL + SPA TERRACE**
	18	ORE DESIGNS - High Rectangle Large: 60" L x 20" W x 24" T Art Finish - Oil Rubbed Bronze Irrigation Sleeves / Drainage Fittings
	6	ORE DESIGNS - High Rectangle Medium : 42" L x 20" W x 24" T Art Finish - Oil Rubbed Bronze Irrigation Sleeves / Drainage Fittings
	1	ORE DESIGNS Custom Raised Planter: 80" D x 20" T Art Finish - Oil Rubbed Bronze

GENERAL NOTES

1. DRAWINGS OF EXISTING FACILITIES ARE BASED ON TOPOGRAPHICAL SURVEY PROVIDED BY OTHERS. 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 THE CITY OF KETCHUM, IDAHO.

NORTH

5' 0 10' 20'

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Hornberger + Worstell

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ROBERT A. KYNE
STATE OF IDAHO
LA-245
LICENSED LANDSCAPE ARCHITECT

APPELLATION / SUN VALLEY

300 EAST RIVER STREET, KETCHUM, IDAHO

REV 5 - CONSTRUCTION	05.20.2025
REV 4 - CONSTRUCTION	03.30.2025
REV 3 - CITY COMMENTS	10.24.2025
REV 2 - CITY COMMENTS	07.15.2025
REV 1 - CITY COMMENTS	05.30.2025
BUILDING PERMIT SET	02.28.2025

Project Number 14695

Scale
1" = 10'-0" @ Full Size
1" = 20'-0" @ Half Size

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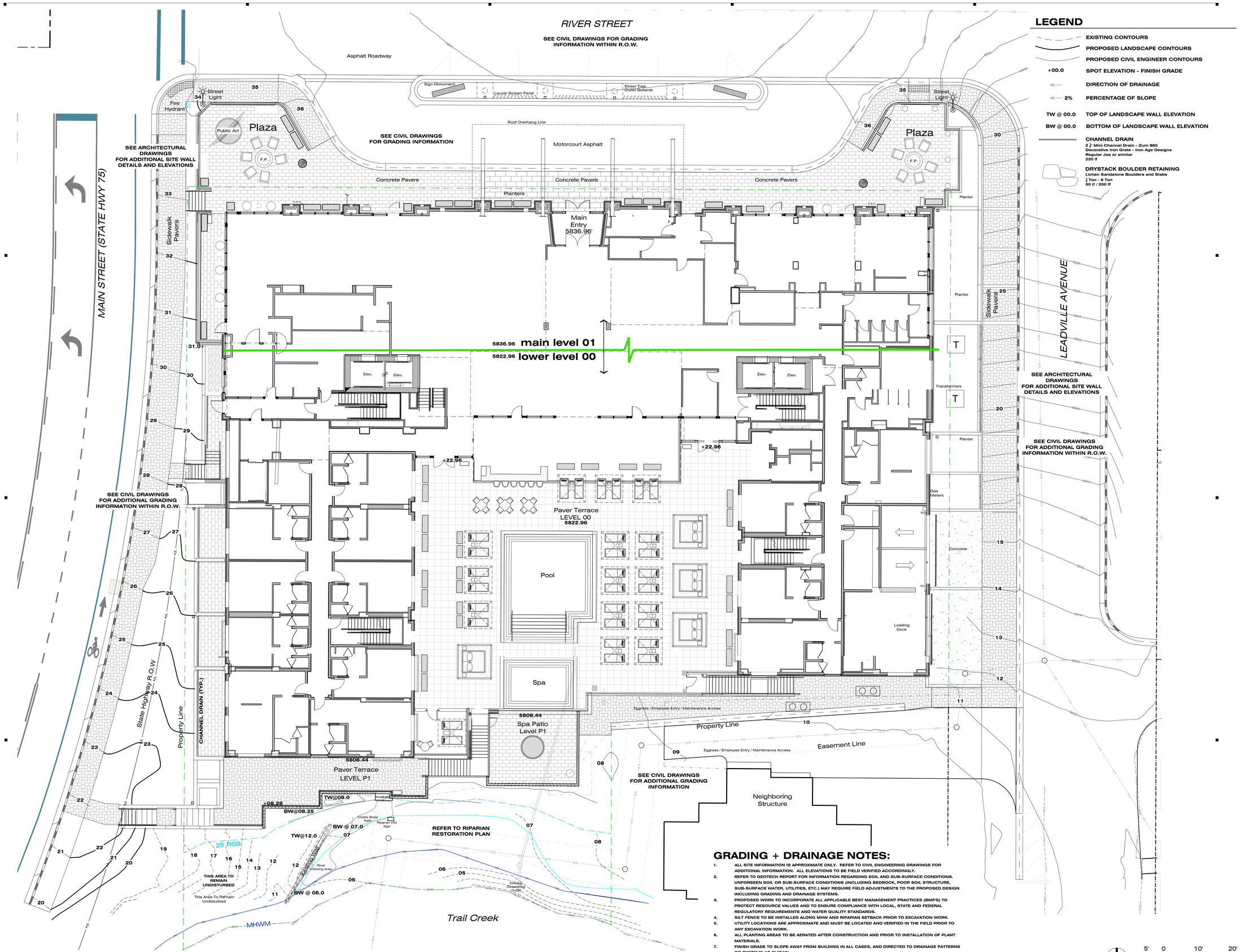
SITE PLAN

L1.1



GRADING PLAN

LEGEND

- EXISTING CONTOURS
- PROPOSED LANDSCAPE CONTOURS
- PROPOSED CIVIL ENGINEER CONTOURS
- +00.0 SPOT ELEVATION - FINISH GRADE
- DIRECTION OF DRAINAGE
- 2% PERCENTAGE OF SLOPE
- TW @ 00.0 TOP OF LANDSCAPE WALL ELEVATION
- BW @ 00.0 BOTTOM OF LANDSCAPE WALL ELEVATION
- CHANNEL DRAIN
  2 1/2" Mini Channel Drain - Zurn 880
  Decorative Iron Grate - Iron Age Designs
  Regular Joe or similar
  220 lf
- DRYSTACK BOULDER RETAINING
  Lichen Sandstone Boulders and Slabs
  1/2 Ton - 6 Ton
  50 lf / 200 lf

GRADING + DRAINAGE NOTES:

1. ALL SITE INFORMATION IS APPROXIMATE ONLY. REFER TO CIVIL ENGINEERING DRAWINGS FOR ADDITIONAL INFORMATION. ALL ELEVATIONS TO BE FIELD VERIFIED ACCORDINGLY.
2. 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.
3. PROPOSED WORK TO INCORPORATE ALL APPLICABLE BEST MANAGEMENT PRACTICES (BMP'S) TO PROTECT RESOURCE VALUES AND TO ENSURE COMPLIANCE WITH LOCAL, STATE AND FEDERAL REGULATORY REQUIREMENTS AND WATER QUALITY STANDARDS.
4. SILT FENCE TO BE INSTALLED ALONG MHW AND RIPARIAN SETBACK PRIOR TO EXCAVATION WORK.
5. UTILITY LOCATIONS ARE APPROXIMATE AND MUST BE LOCATED AND VERIFIED IN THE FIELD PRIOR TO ANY EXCAVATION WORK.
6. ALL PLANTING AREAS TO BE AERATED AFTER CONSTRUCTION AND PRIOR TO INSTALLATION OF PLANT MATERIALS.
7. FINISH GRADE TO SLOPE AWAY FROM BUILDING IN ALL CASES, AND DIRECTED TO DRAINAGE PATTERNS OR SYSTEMS AS SHOWN.
8. 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.

NORTH

5' 0 10' 20'

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LANDSCAPE ARCHITECTURE + DESIGN
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STATE OF IDAHO
ROBERT A. KIM
LA-246
LANDSCAPE ARCHITECT

APPELLATION / SUN VALLEY

300 EAST RIVER STREET, KETCHUM, IDAHO

	REV 4 - CONSTRUCTION	05.20.2026
	REV 3 - CITY COMMENTS	10.24.2025
	REV 2 - CITY COMMENTS	07.15.2025
	REV 1 - CITY COMMENTS	05.30.2025
	BUILDING PERMIT SET	02.28.2025

Project Number	Scale
14695	1" = 10'-0" @ Full Size 1" = 20'-0" @ Half Size

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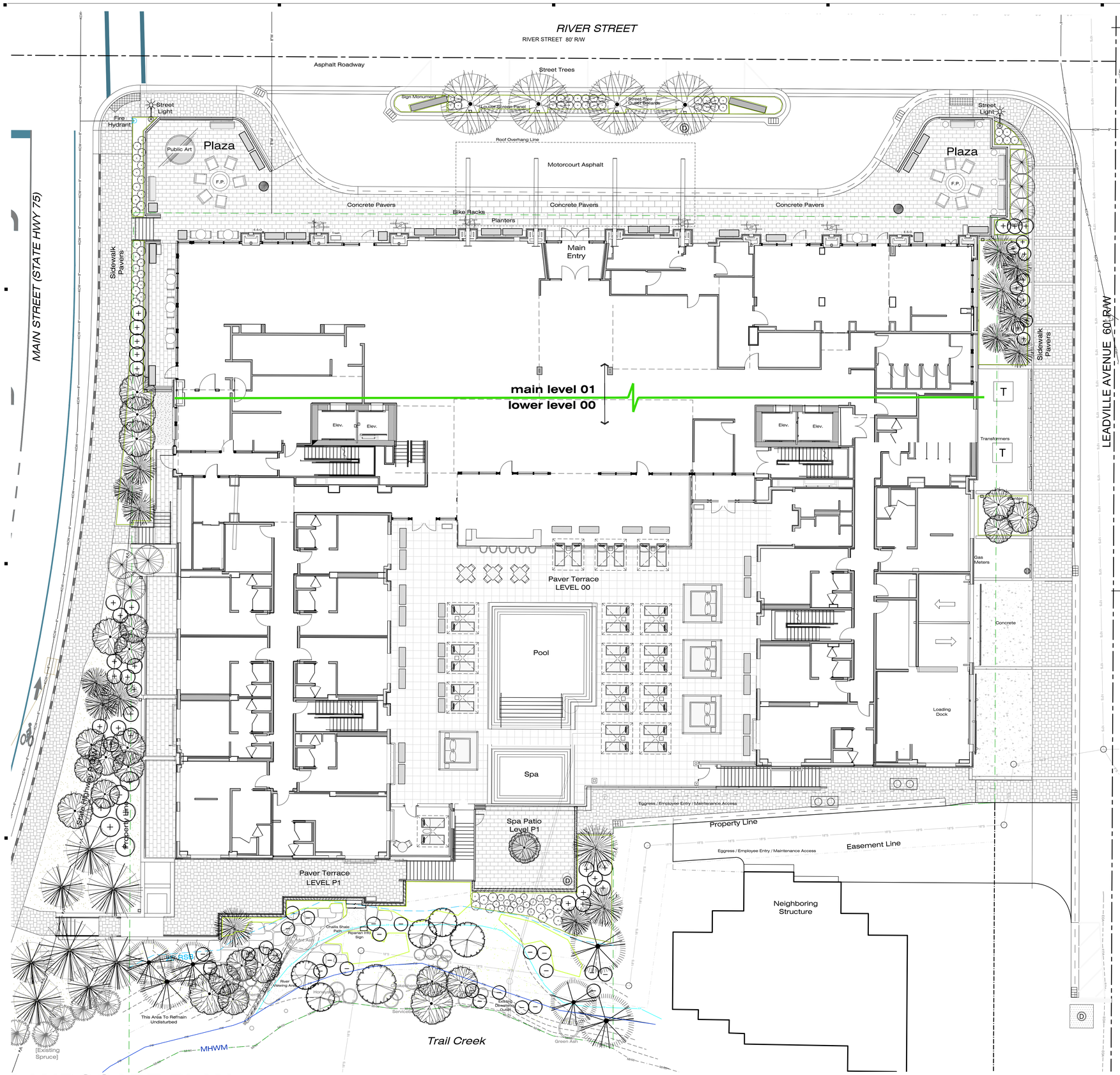
GRADING PLAN

L2.0



LANDSCAPE PLAN

PLANTING LEGEND

30		**EVERGREEN TREES**
6	@ 10'	MUGO TANNENBAUM PINE, Pinus mugo 'Tannenbaum'
16	@ 18'-20'	SUBALPINE FIR, Abies lasiocarpa
8	@ 22'-26'	PONDEROSA PINE, Pinus ponderosa
4		**DECIDUOUS TREES - STREET TREES**
4	@ 3.5"+ cal.	ARMSTRONG MAPLE, Acer Freemanii
17		**DECIDUOUS TREES**
10	@ 3" cal.	QUAKING ASPEN, Populous tremuloides
6	@ 3" cal.	DANCING FLAME ASPENS, Populous tremuloides 'KMNO1'
1	@ 10'-12'	RUSSIAN HAWTHORN, Crataegus 'Ambigua' [Multi-stem]
43		**SHRUBS**
6	@ 20 gal.	PEKING COTONEASTER, Cotoneaster lucidus
8	@ 20 gal.	NINEBARK - Amber Jubilee, Physocarpus opulifolius 'Jefam'
10	@ 20 gal.	NINEBARK - Dart's Gold, Physocarpus opulifolius 'Dart's Gold'
3	@ 20 gal.	SNOWBERRY, Symphoricarpos albus
16	@ 5 gal.	TOR BIRCHLEAF SPIREA, Spiraea betufolia 'Tor'
90		**ORNAMENTAL GRASSES**
1 gal.		AUTUMN MOORGRASS, Sesleria autumnalis BLUE GRAMA, Bouteloua gracilis LITTLE BLUESTEM, Schizachyrium scoparium NORTHWIND SWITCHGRASS, Panicum virgatum PRAIRIE DROPSEED, Sporobolus heterolepsis PRAIRIE JUNEGRASS, Koeleria macrantha
2,000 sf		**PLANTING BEDS**
		Beds Prepared with Planting Mix Consisting of 50% Compost/50% Top-Soil, and APEX Fertilizer or similar - Per Manufacturer's Specificied Application Rates. 2' Top Dressing of Compost installed after initial plantings.
1,000 sf		**PERENNIALS + GROUNDCOVERS**
1 gal. @ 18" o.c.		NATIVE/NATURALIZED SPECIES - To Be Determined, based on availability and quality of inventory at time of installation.
3,000 sf		**Fescue Grass Mix**
		SCOTTISH LINKS (Or Similar)
		Planter Containers
		Mix of Annuals, Perennials, and Grasses To Be Determined - Based on availability and quality of inventory at time of installation.

RIPARIAN PLANTING LEGEND*

*REFER TO RIPARIAN RESTORATION PLAN L-3.1

14		**RIPARIAN TREES - DECIDUOUS**
3	@ 2" B+B	ROCKY MOUNTAIN MAPLE, Acer glabrum
3	@ 2" B+B	WESTERN RED BIRCH, Betula occidentalis fontinalis
8	@ 3" cal.	QUAKING ASPEN, Populous tremuloides
6		**RIPARIAN TREES - EVERGREEN**
1	@ 10'	DOUGLAS FIR, Pseudotsuga menziesii
1	@ 12'	
2	@ 14'	
1	@ 16'	
1	@ 18'	
25		**RIPARIAN SHRUBS**
5	@ 20 gal.	NORTHLINE SERVICEBERRY, Amelanchier ainifolia
3	@ 5 gal.	
3	@ 5 gal.	DOGWOOD - Arctic Fire, Cornus Farrow
8	@ 5 gal.	ROSE SPIREA, Spiraea douglasii
6	@ 5 gal.	GOLDEN CURRANT, Ribes aureum
400 sf		**RIPARIAN CROUNDCOVER/LOW SHRUBS**
1 gal @ 8" o.c.		OREGON GRAPE HOLLY, Mahonia repens MOUNTAIN LOVER, Pachistma myrsinites WINTERGREEN, Gaultheria procumbens
2,500 sf		**RIPARIAN GRASS MIX**
		STREAMBANK WHEATGRASS, Agropyron riarium CANADIAN BLUEGRASS, Poa compressa IDAHO FESCUE, Festuca idahonesis
		EXISTING RIPARIAN VEGETATTION
		CHOKECHERRY, Prunus virginiania SERVICEBERRY, Amelanchier sp. MOUNTAIN ASH, Sorbus acuparia DOGWOOD, Cornus sp. GOLDEN CURRANT, Ribes aureum WOODS ROSE, Rosa woodsii

LANDSCAPE + PLANTING NOTES

1. LOCATIONS OF PROPOSED PLANT MATERIALS ARE APPROXIMATE AND MUST BE FIELD VERIFIED PRIOR TO INSTALLATION..
2. UTILITY LOCATIONS ARE APPROXIMATE AND MUST BE LOCATED AND VERIFIED IN THE FIELD PRIOR TO ANY EXCAVATION WORK INCLUDING INSTALLATION OF PLANT MATERIALS.
3. ALL PLANTING AREAS TO BE AERATED AFTER CONSTRUCTION AND PRIOR TO INSTALLATION OF PLANT MATERIALS.
4. ALL PLANT MATERIALS TO COMPLY WITH THE AMERICAN ASSOCIATON OF NURSERYMEN STANDARDS.
5. ALL EXSITING PLANTS THAT ARE IDENTIFIED TO REMAIN SHALL BE PROTECTED FROM CONSTRUCTION ACTIVITIES AS NECESSARY TO PROTECT AGAINST COMPACTION OF ROOT ZONES, SOIL CONTAMINANNTS, AND INJURY TO BRANCHES.
6. REFER TO IRRIGATION PERFORMANCE SPECIFICATIONS FOR ADDITIONAL INFORMATION.

NORTH 5' 0 10' 20'

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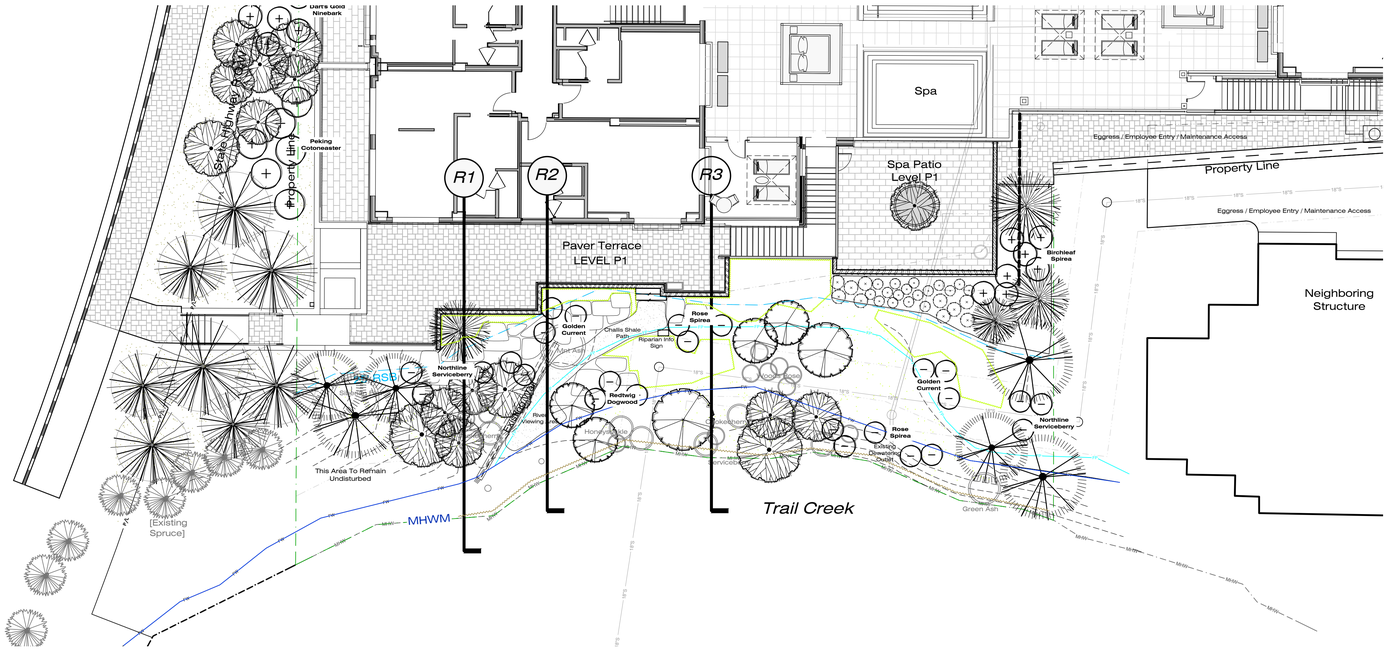
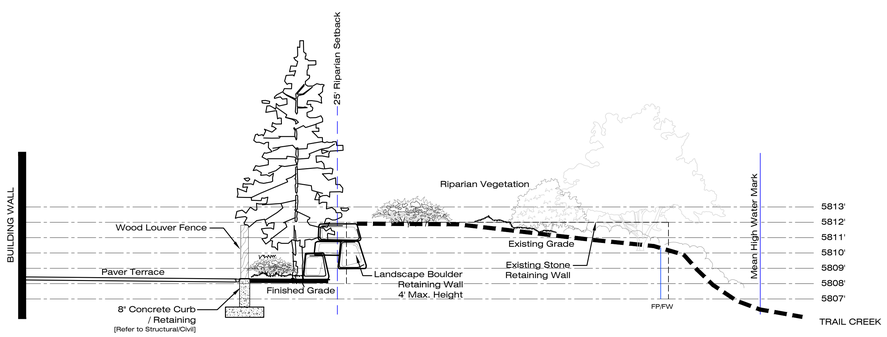
LANDSCAPE PLAN

L3.0



RIPARIAN RESTORATION PLAN

Scale: 1" = 10'-0"



CROSS SECTION R1

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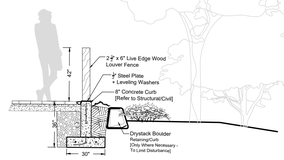
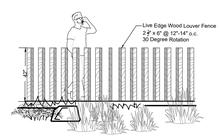


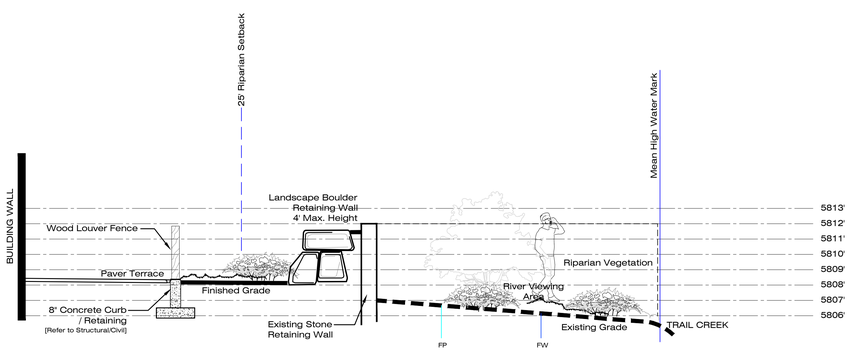
FENCE DETAIL

Scale: 1/4" = 1'



FENCE ELEVATION

Scale: 1/4" = 1'



CROSS SECTION R2

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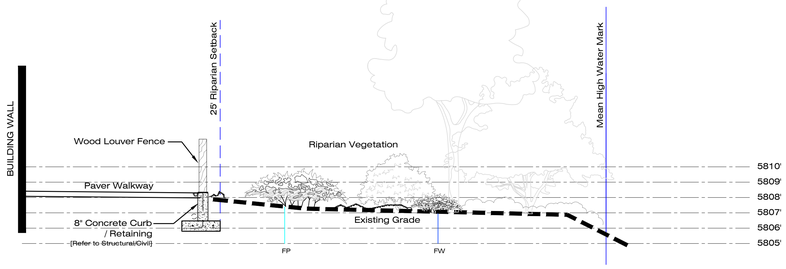

CROSS SECTION R3

Scale: 1/4" = 1'

RIPARIAN AREA + RESTORATION LEGEND

14 3 @ 2" B+B 3 @ 2" B+B 8 @ 3" cal.	**RIPARIAN TREES - DECIDUOUS** ROCKY MOUNTAIN MAPLE, Acer glabrum WESTERN RED BIRCH, Betula occidentalis fontinalis QUAKING ASPEN, Populous tremuloides
6 1 @ 10' 1 @ 12' 2 @ 14' 1 @ 16' 1 @ 18'	**RIPARIAN TREES - EVERGREEN** DOUGLAS FIR, Pseudotsuga menziesii
25 5 - 20 gal.	**RIPARIAN SHRUBS** DOGWOOD, Cornus sp. ELDERBERRY, Sambucus sp. GOLDEN CURRANT, Ribes aureum ROSE SPIREA, Spiraea douglasii SERVICEBERRY, Amelanchier sp.
400 sf 1 gal @ 8" o.c.	**RIPARIAN CROUNDCOVER/FORBS** KINNIKINNICK, Arctostaphylos uva-ursi OREGON GRAPE HOLLY, Mahonia repens SOLOMON'S SEAL, Malanthemum racemosum STICKY GERANIUM, Geranium viscosissimum VALERIAN, Valeriana occidentalis

*FINAL SPECIES OF SHRUBS AND GROUNDCOVERS/FORBS TO BE DETERMINED BASED ON AVAILABILITY AND QUALITY OF INVENTORY AT THE TIME OF INSTALLATION.

2,500 sf	**RIPARIAN GRASS MIX** BLUEBUNCH WHEATGRASS, Pseudoroegnera spicata ssp. IDAHO FESCUE, Festuca idahoensis SANDBERG BLUEGRASS, Poa secunda ssp. STREAMBANK WHEATGRASS, Elymus lanceolatus ssp.

*ALL OF THE PROPOSED RIPARIAN PLANTINGS ARE NATIVE OR NATURALIZED TO THE AREA, HARDY TO -40/-50 F, AND ARE DROUGHT TOLERANT.

	EXISTING RIPARIAN VEGETATTION CHOKECHERRY, Prunus virginiania SERVICEBERRY, Amelanchier sp. MOUNTAIN ASH, Sorbus acuparia DOGWOOD, Cornus sp. GOLDEN CURRANT, Ribes aureum WOODS ROSE, Rosa woodsii
	BOULDER RETAINING STRICKLAND SANDSTONE - DRYSTACK BOULDERS Refer to Sections and Detail for additional information.
	RIPARIAN WATTLE TO BE INSTALLED ALONG MHW.

AMENITIES

	RIPARIAN ACCESS PATH + VIEWING AREA Challis Shale 3" Top Dressing Installed over existing grade - No fill to be placed within the delineated Floodplain or Floodway.
1 1	**RIPARIAN AMENITIES** SIGNAGE - Informational Signage To be part of overall Masterplan Signage Plan. TRASH RECEPTACLE Forms and Surfaces - Cordia Cumaru Hardwood - Oiled Finish Powdercoat Frame - Dark Bronze 36 gal. / Rain Cover / Freestanding + Levelers
	RIPARIAN BUFFER - Wood Louver Fence Open Live-Edge Wood Louver 42" Tall / 2 $\frac{1}{2}$" x 6" @ 12"-14" o.c. Refer to Sections and Detail.

RIPARIAN RESTORATION NOTES

1. ALL GRADING, EXCAVATION, AND RIPARIAN RESTORATION WORK TO BE IMPLEMENTED ABOVE THE ORDINARY HIGH WATER, AND OUTSIDE OF THE DELINEATED FLOODPLAIN AND FLOODWAY.
2. NO FILL WILL BE PLACED WITHIN THE DELINEATED FLOODPLAIN OR FLOODWAY.
3. DISTURBED AREAS WILL BE REPAIRED AND RESTORED AS NECESSARY. EXISTING SOD AND DEBRIS WILL BE REMOVED FROM RIPARIAN SETBACK AREA.
4. ALL DEAD, DYING, DISEASED, HAZARDOUS, AND NON-NATIVE/INVASIVE PLANTS WILL BE REMOVED.
5. THE RIPARIAN AREA WILL BE RESTORED/ENHANCED WITH NATIVE RIPARIAN PLANTINGS AS DEPICTED AND ALL DISTURBED AREAS WILL BE RE-SEEDED WITH NATURAL GRASSES OR NATIVE RIPARIAN FORBS.
6. THE RIPARIAN RESTORATION INCLUDES ALLOWING RE-ESTABLISHMENT OF UNDERSTORY PLANTINGS FOR NATURAL REGENERATION.
7. ALL DISTURBED AREAS TO BE RE-VEGETATED AND IRRIGATED BY A TEMPORARY AUTOMATIC SPRINKLER SYSTEM UNTIL ESTABLISHED (2 GROWING SEASONS).
8. REFER TO FLOODPLAIN DEVELOPMENT APPLICATION NARRATIVE FOR ADDITIONAL INFORMATION.

NORTH

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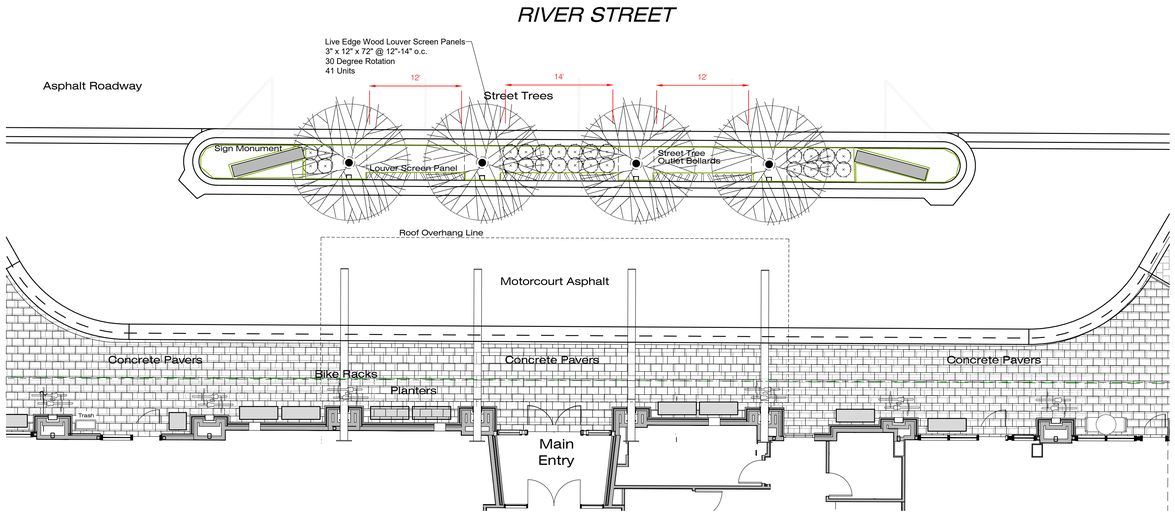
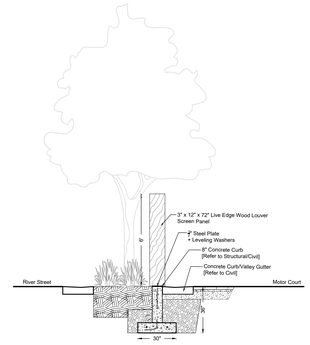
RIPARIAN RESTORATION PLAN CROSS SECTIONS

L3.1



RIVER STREET LOUVER SCREEN PANELS

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



SCREEN DETAIL

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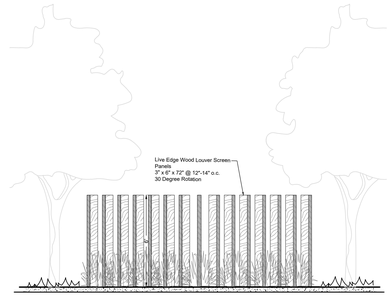

SCREEN ELEVATION

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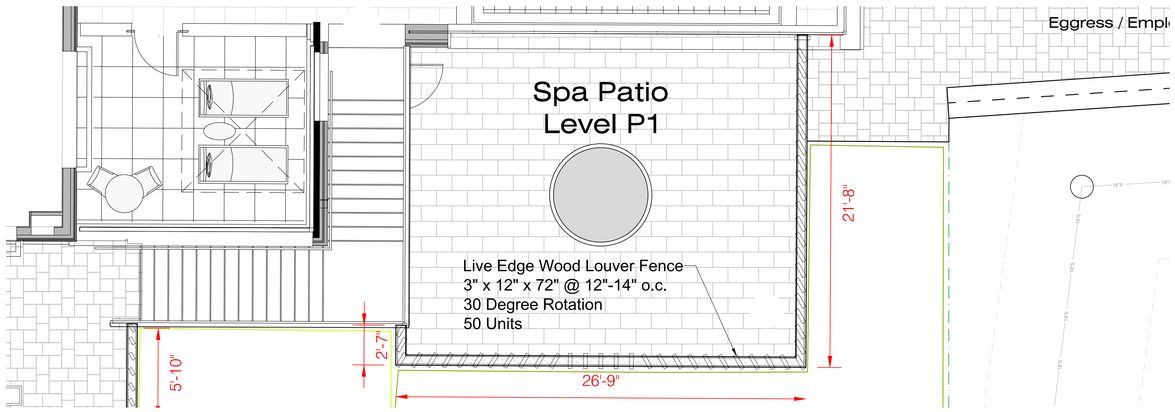

SPA PATIO LOUVER SCREEN FENCE

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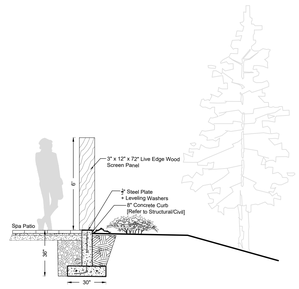

SCREEN DETAIL

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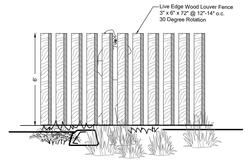

SCREEN ELEVATION

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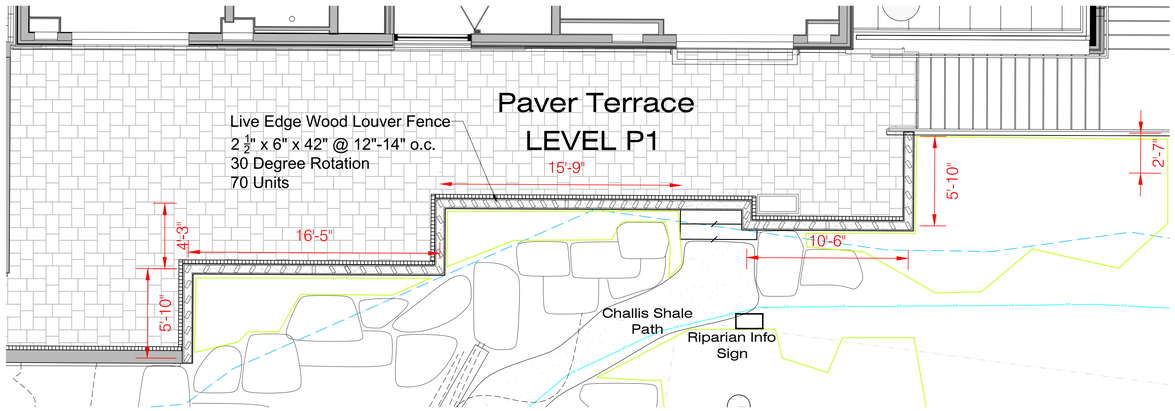
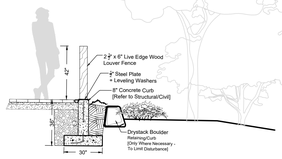


RIPARIAN BUFFER LOUVER FENCE

Scale: 1/4" = 1' - 0"



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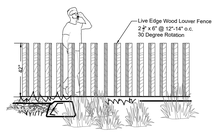

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LOUVER SCREEN FENCES

L3.2