



City of Ketchum

CITY COUNCIL MEETING AGENDA MEMO

Meeting Date:	July 25, 2024	Staff Member/Dept:	Paige Nied, Associate Planner Planning and Building Department
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Agenda Item:	Recommendation to approve Right-of-Way Encroachment Agreement #24915 and Sidewalk In Lieu Agreement #24917 between the City of Ketchum and Amy Martin.
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Recommended Motion:

I move to authorize the Mayor to sign Right-of-Way Encroachment Agreement #24915 and Sidewalk In Lieu Agreement #24917 between the City of Ketchum and Amy Martin.
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Reasons for Recommendation:

- | |
|---|
| <ul style="list-style-type: none"> The building permit for 940 N Leadville Ave is currently under review and the applicant is proposing to place an underground retaining wall footer within the city right-of-way. |
| <ul style="list-style-type: none"> The improvements will not impact drainage or snow removal within the public right-of-way. |
| <ul style="list-style-type: none"> Snowmelt is not proposed within the right-of-way. |
| <ul style="list-style-type: none"> The project complies with all standards for Right-of-Way Encroachment Permit issuance specified in Ketchum Municipal Code §12.12.060. |
| <ul style="list-style-type: none"> The Planning and Zoning Commission approved the 940 N Leadville Design Review application (File No. P22-011) on June 14, 2022. As a condition of Design Review approval, the owner shall submit a design plan and cost estimate for the required sidewalk improvements that conform to city standards for review by the City Engineer. |
| <ul style="list-style-type: none"> Pursuant to Ketchum Municipal Code §17.96.060.B, the City Engineer may waive the requirements for sidewalks if it is found that sidewalks are not necessary because of existing geographic limitations, pedestrian traffic on the street does not warrant a sidewalk, and a sidewalk would not be beneficial to the general welfare and safety of the public. |
| <ul style="list-style-type: none"> The City Engineer waived the sidewalk requirement and approved the sidewalk design plan and estimated cost of construction. The applicant proposes to satisfy the sidewalk improvement requirement by paying an in-lieu fee totaling \$10,890 at time of building permit issuance. |

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

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Sustainability Impact:

None OR state impact here: None, no snowmelt is proposed within the city's right-of-way.
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Financial Impact:

None OR Adequate funds exist in account.	Sidewalk in-lieu fee contributions must be separated by the City and not used for any purpose other than sidewalk construction. Payment of this in-lieu fee will provide funding for city sidewalk improvements.
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Attachments:

1. ROW Encroachment Agreement #24915 with exhibits
2. Sidewalk In Lieu Agreement #24917 with exhibits

**RECORDING REQUESTED BY AND WHEN
RECORDED RETURN TO:**

City Clerk, City of Ketchum
PO Box 2315
Ketchum Idaho, 83340

(Space Above Line For Recorder's Use)

RIGHT-OF-WAY ENCROACHMENT AGREEMENT 24915

THIS AGREEMENT, made and entered into this ____ day of ____, 2024, by and between the CITY OF KETCHUM, IDAHO, a municipal corporation ("Ketchum"), whose address is Post Office Box 2315, Ketchum, Idaho 83340 and Amy Martin, ("Owner"), whose mailing address is Post Office Box 2505, Ketchum, Idaho, 83340 and who owns real property located at 940 N Leadville Ave, Ketchum, Idaho 83340 ("subject property") legally described as Ketchum Townsite Lot 3 Block 30.

RECITALS

WHEREAS, Owner wishes to permit the placement of an underground retaining wall footer within the right-of-way adjacent to 940 N 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, following construction of the Improvements, the Owner will restore the right-of-way, as shown in Exhibit "A", acceptable to the Streets and Facilities Director;

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 the Improvements identified in Exhibit "A" within the right-of-way off N Leadville Ave, until notified by Ketchum to remove the infrastructure at Owner's expense.

2. Owner shall be responsible for the maintenance of said Improvements and shall repair said improvements within 48 hours upon notice from Ketchum that repairs are needed. Any modification to the improvements identified in Exhibit "A" shall be approved by the City prior to any modifications taking place.

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

4. 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.

5. 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.

6. 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.

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.

OWNER:

By: _____

Amy Martin, Owner

CITY OF KETCHUM:

By: _____

Neil Bradshaw, Mayor

Attest:

By: _____

Trent Donat, City Clerk

STATE OF _____,)
County of _____) ss.

On this ____ day of _____, 2024, before me, the undersigned Notary Public in and for said State, personally appeared AMY MARTIN, known or identified 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 _____

EXHIBIT "A"

EXISTING

- PROPERTY BOUNDARY
- ADJOINERS BOUNDARY
- ROAD CENTERLINE
- EXISTING STRUCTURE
- BUILDING SETBACK
- EDGE OF ASPHALT
- EXISTING PAVERS
- WOODEN FENCE
- RETAINING WALL
- OVERHEAD POWER
- GAS MAIN
- PHONE (OVERHEAD & UNDERGROUND)
- CA/TV (OVERHEAD & UNDERGROUND)
- SEWER MAIN
- SEWER SERVICE
- 8" WATER MAIN
- WATER SERVICE
- 5' MAJOR CONTOUR
- 1' MINOR CONTOUR

- STRUCTURE
- ROOF LINE
- 5' MAJOR CONTOUR
- 1' MINOR CONTOUR
- EDGE OF ASPHALT
- ASPHALT PAVING
- 6" GRAVEL BUFFER, SLOPE 5% MIN. (C2.0, DETAIL 3)
- CONCRETE CANTILEVER RETAINING WALL (C2.0, NOTE 3)
- 3' VEGETATION BUFFER & PLANTER AREA
- SNOW STORAGE (C2.0, NOTE 23)

- ASPHALT SAW CUT LINE
- FLOWLINE
- WOODEN FENCE
- 6" DIA. STORM DRAIN PIPE
- STEEL GUARDRAIL
- DRIVEWAY CHANNEL DRAIN (C2.0, NOTE 6)
- PROPOSED GRADE
- 6.5%
- ELEVATION
- DESCRIPTION
- SPOT ELEVATION

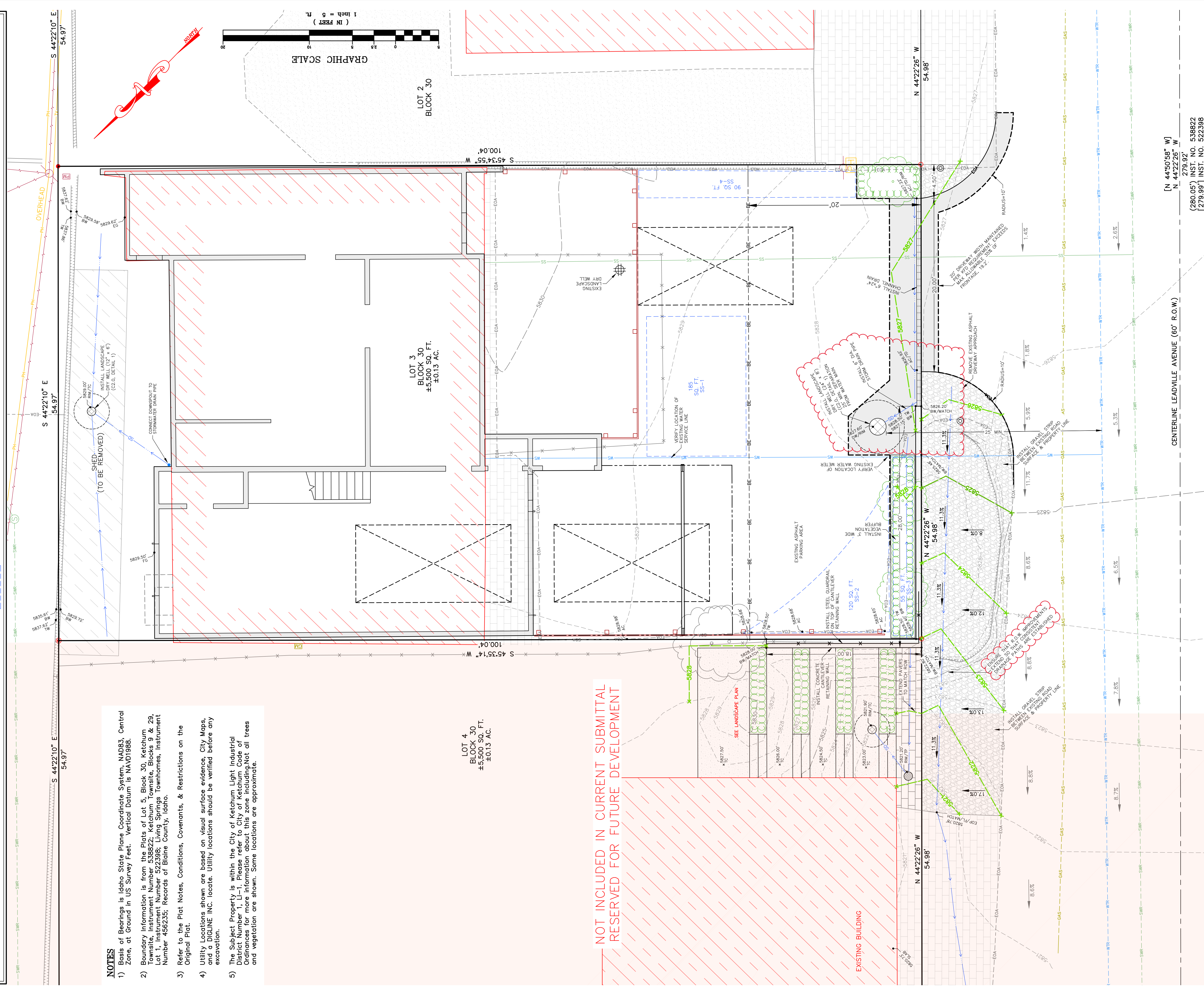
- CONCRETE/LANDSCAPING
- LANDSCAPE DRY WELL (C2.0, DETAIL 1, SIZE PER PLAN)
- DECIDUOUS TREE

ABBREVIATIONS

- AC ASPHALT
- RM DRY WELL RIM ELEV.
- TW TOP OF WALL
- BW BOTTOM OF WALL
- CB CATCH BASIN
- DW DRY WELL
- TD TRENCH DRAIN
- EG EXISTING GRADE
- FG FINISH GRADE
- MATCH MATCH GRADES
- SLAB GARAGE SLAB ELEV.
- EOP EDGE OF PAVERS
- TP TOP OF PAVERS ELEV.
- FL FLOWLINE

- NOTES**
- 1) Basis of Bearings is Idaho State Plane Coordinate System, NAD83, Central Zone, at Ground in US Survey Feet. Vertical Datum is NAVD1988.
 - 2) Boundary information is from the Plats of Lot 5, Block 30, Ketchum Townsite, Instrument Number 538822; Ketchum Townsite, Blocks 9 & 29, Lot 1, Instrument Number 522398; Living Springs Townhomes, Instrument Number 456235; Records of Blaine County, Idaho.
 - 3) Refer to the Plat Notes, Conditions, Covenants, & Restrictions on the Original Plat.
 - 4) Utility Locations shown are based on visual surface evidence, City Maps, and a DIGLINE INC. locate. Utility locations should be verified before any excavation.
 - 5) The Subject Property is within the City of Ketchum Light Industrial District Number 1, LI-1. Please refer to City of Ketchum Code of Ordinances for more information about this zone including Not all trees and vegetation are shown. Some locations are approximate.

NOT INCLUDED IN CURRENT SUBMITTAL
RESERVED FOR FUTURE DEVELOPMENT



PROJECT PATH AND PRINT DATE U:\LandProjects2004\1488_BLK30_L15A_K.dwg 06/12/2024 06:53:40 PM MDT

[N 44°50'58" W] 279.92'
[280.05'] INST. NO. 538822
[279.99'] INST. NO. 522398

CENTERLINE LEADVILLE AVENUE (60' R.O.W.)

A CIVIL GRADING & ROW ENCROACHMENT PLAN SHOWING
LOT 3, BLK 30, KETCHUM TOWNSITE
WITHIN S13, T.4N., R.17E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO
PREPARED FOR AMY MARTIN

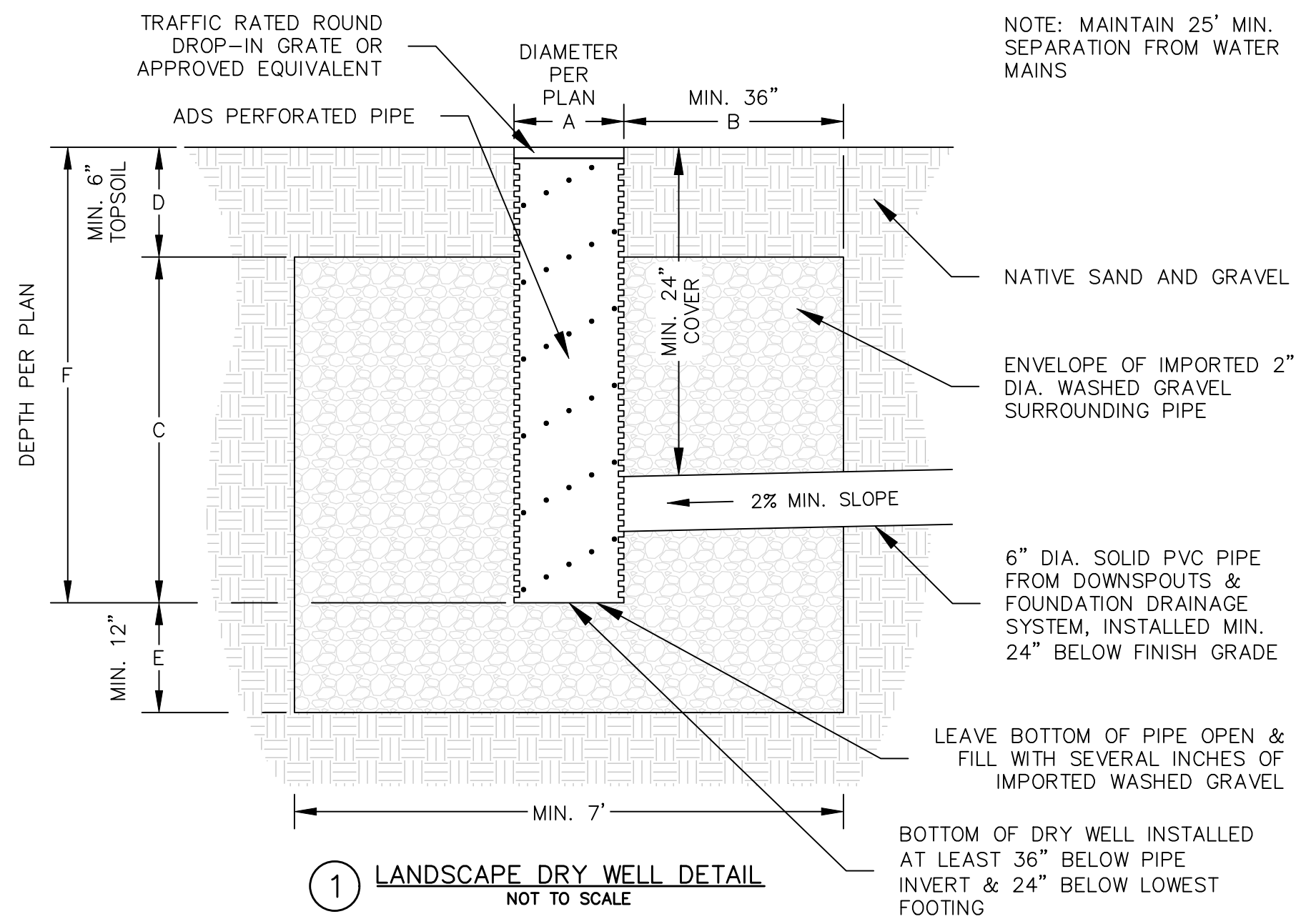
REVISIONS	NO	DATE	BY
PRELIMINARY ONLY: NOT FOR CONSTRUCTION	1	25APR24	AHN
DESIGN REVIEW SUBMITTAL	2	31MAY24	AHN
REVISED FOR ENGINEERING REVIEW NO. 1	3	12JUN24	AHN
REVISED FOR ENGINEERING REVIEW NO. 1			

Alpine Enterprises Inc.
Surveying, Mapping, Civil Engineering,
and Natural Hazards Consulting
660 Bell Dr., Unit 1 83340 USA
P.O. Box 2037, Ketchum, ID 83340 USA
(208) 727-1808
email: bamt@alpineenterprisesinc.com

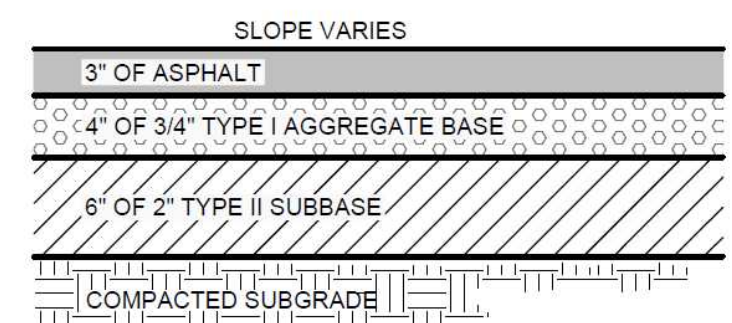
C1.0

GENERAL CONSTRUCTION NOTES

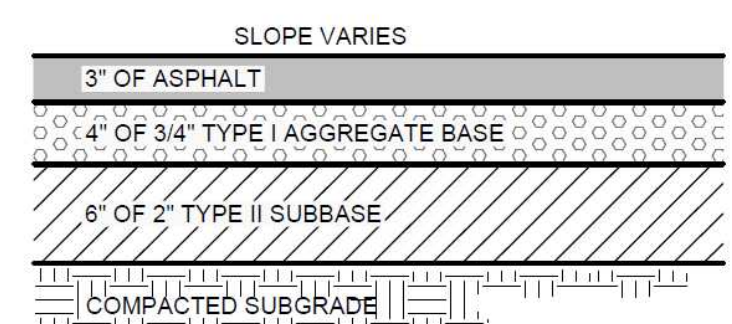
- The location of existing underground utilities are shown on the plans in an approximate way. The contractor shall be responsible for locating existing utilities during the construction. The contractor agrees to be fully responsible for any and all damages which result from his failure to accurately locate and preserve any and all underground utilities.
- See the Building Plan from Michael Blash Architects for the remainder of the design.
- Contractor shall assure positive drainage away from the building and driveway.
- All retaining walls shall be constructed under 4' in height, excluding those that are within the Building Setbacks, or have otherwise been approved by the City of Ketchum. All retaining Walls over 4' in height shall be designed by a structural engineer.
- Contractor shall be responsible for dust control during construction of all items hereon. Dust control shall be continuous during construction, 24 hours per day 7 days per week. The contractor shall follow the requirements of the Storm Water Pollution Prevention Program at all times until permanent erosion control is established.
- The Channel Drain shall be a 6" wide HDPE channel with a 0.75 built in channel slope (Zurn Flo-Thru Model Z886 or equivalent). Grate shall be ductile iron with a slotted pattern. All components shall be rated for H-20 loading.
- All construction shall be in accordance with the most current edition of the Idaho Standards for Public Works Construction, ISPWC, and the City of Ketchum, Idaho, Codes and Standards. The contractor shall be responsible for obtaining and keeping a copy of the ISPWC and the City of Ketchum Codes and Standards on site during construction.
- 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 under the direction of a professional land surveyor.
- The contractor shall clean up the site after construction so that it is in a condition equal to or better than that which existed prior to construction.
- The contractor shall be required to obtain all the necessary permits prior to construction and shall check with the City of Ketchum for permits the owner may have already obtained.
- Trenches shall be backfilled and compacted to a minimum of 95% of maximum density as determined by AASHTO T-99.
- All clearing and grubbing shall conform to ISPWC Section 201 and City of Ketchum standards of excavation and backfill.
- All excavation and embankment shall conform to ISPWC Section 202 and City of Ketchum standards for excavation and backfill. Excavated subgrade shall be compacted and all unsuitable Sections removed and replaced with structural fill as determined by the engineer per ISPWC Section 204. Minimum compaction of placed material shall be 95% of maximum laboratory density as determined by AASHTO T-99 or IDT T-91.
- All 2" minus aggregate shall be placed in conformance with ISPWC Section 802. It shall be compacted per ISPWC Section 202 and the City of Ketchum standards. 2" minus crushed aggregate material shall conform to ISPWC Section 802 Type II and to the City of Ketchum specifications. Minimum compaction of placed material shall be 95% of maximum laboratory density as determined by AASHTO T-99 or IDT T-91.
- All 3/4" minus aggregate shall be placed in conformance with ISPWC Section 802. It shall be compacted per ISPWC Section 202 and the City of Ketchum standards. 3/4" minus crushed aggregate for leveling course shall conform to ISPWC Table 802 Type I and to the City of Ketchum specifications. Minimum compaction of placed material shall be 95% of maximum laboratory density as determined by AASHTO T-99 or IDT T-91.
- All asphaltic concrete pavement work shall conform to ISPWC Section(s) 805, 810, and 811 for Class II pavement and to the City of Ketchum standards. Asphalt aggregate shall be 1/2" 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.
- All concrete work shall conform to ISPWC Sections 701 and 703. All concrete shall be 3,000 psi minimum. 28 day, as defined in ISPWC Section 703, Table 1.C.
- All edges of existing asphalt paving shall be saw cut a minimum of 24" to provide a clean pavement edge for matching. No wheel cutting shall be allowed. Pavement shall be cut prior to paving to prevent damage to the cut edge.
- 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).
- All drainage is to be retained on-site. Grade open areas to drain to Dry Wells as shown hereon.
- Grade away from foundation at 2% minimum.
- All roof drains and downspouts shall not drain adjacent to the foundation and are to be connected to dry wells by a 4" dia. solid PVC Pipe sloped at a 1% minimum.
- Snow Storage based on 30% of the Improved Parking and Pedestrian Circulation Areas.
 Front Parking Lot = 1,430 Sq. Ft.
 Walkways = 60 Sq. Ft.
 Total = 1,490 Sq. Ft.
 30% of Total = 447 Sq. Ft.
 Areas Designated:
 SS-1: 185 Sq. Ft.
 SS-2: 120 Sq. Ft.
 SS-3: 55 Sq. Ft.
 SS-4: 90 Sq. Ft.
 Area Designated Total = 450 Sq. Ft. of Snow Storage
- Alpine Enterprises Inc. is not responsible for any deviation from these plans, unless such changes have been authorized in writing.
- All right-of-way improvements per sheet C1.0 must be completed prior to issuance of a temporary or final Certificate of Occupancy unless otherwise agreed upon in writing by the City.



1 LANDSCAPE DRY WELL DETAIL
NOT TO SCALE



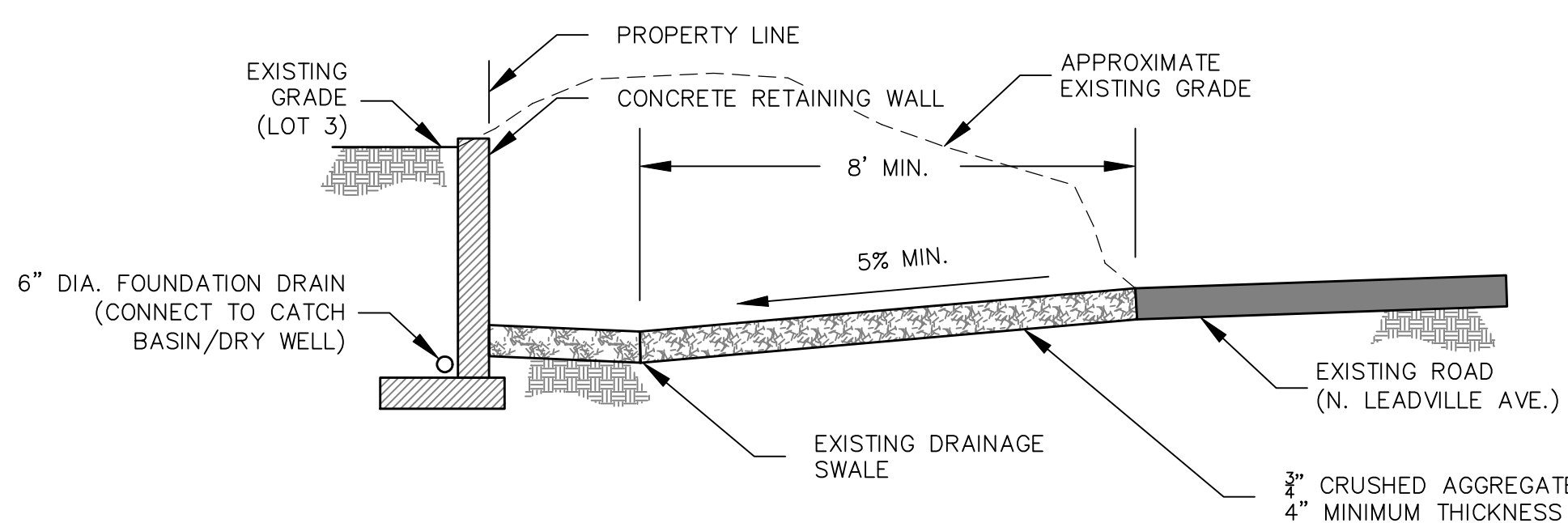
TYPICAL STREET ASPHALT SECTION



TYPICAL ALLEY ASPHALT SECTION

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

2 ASPHALT PAVING DETAIL
CITY OF KETCHUM - SD-3
NOT TO SCALE



NOTE: See Structural Engineering Plan by Morell Engineering PC for the retaining wall design.

3 CROSS-SECTION: ROADSIDE SWALE (R.O.W. N. LEADVILLE AVE.)
NOT TO SCALE

- NOTES**
- Material shall be pervious/permeable to allow drainage.
 - Surface must allow for vehicle parking and be consistent along the entire property frontage.
 - Material within the first eight (8) feet from edge of asphalt (Street) shall be distinct from driveway and rest of property in order to visually appear available for parking.
 - Grading and drainage improvements as required by City Engineer - Minimum 5% slope.
 - No obstructions, such as boulders or berms.
 - No buried irrigation systems within the first eight (8) feet the edge of asphalt (Street). Surface irrigation lines are permitted beyond the first eight (8) feet, however pop-up heads are not permitted anywhere in the ROW.
 - No live plant material within the first eight (8) feet from edge of asphalt (Street). Low ground cover plant material, such as turf grass, is permitted beyond the first eight (8) feet. Drought-tolerant species is preferred.
 - No snow-melt system (other than driveway).

PROJECT PATH AND PRINT DATE U:\LandProjects2004\1488_BLK30_L15A_K.dwg 06/12/2024 06:53:40 PM MDT

A CIVIL GRADING & ROW ENCROACHMENT PLAN SHOWING
 LOT 3, BLK 30, KETCHUM TOWNSITE
 WITHIN S13, T.4N., R.17E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO
 PREPARED FOR AMY MARTIN

Alpine Enterprises Inc.
 Surveying, Mapping, Civil Engineering,
 and Natural Hazards Consulting
 660 Bell Dr., Unit 1
 P.O. Box 2037, Ketchum, ID 83340 USA
 (208) 727-1898
 email: bmartin@alpineinc.com



REVISIONS	NO	DATE	BY
PRELIMINARY ONLY: NOT FOR CONSTRUCTION	1	25APR24	AHN
DESIGN REVIEW SUBMITTAL	2	31MAY24	AHN
REVISED FOR ENGINEERING REVIEW NO. 1	3	12JUN24	AHN
REVISED FOR ENGINEERING REVIEW NO. 1			

C2.0

Sidewalk In Lieu Agreement 24917

Parties:

City of Ketchum	"City"	P.O. Box 2315, 151 5 TH Ave W, Ketchum, Idaho 83340
Amy Martin	"Owner"	P.O. Box 2505 Ketchum, ID 83340

This Sidewalk In Lieu Payment Agreement ("Agreement") is entered into as of the ___ day of ___ 2024, by and between the City of Ketchum, an Idaho municipal corporation ("City") and Amy Martin ("Owner").

RECITALS

- A. The Owner is the owner of real property located at 940 N Leadville Ave, Ketchum, ID 83340, Parcel Number RPK00000300030 (the "subject property").
- B. The Planning and Zoning Commission approved the Design Review application (File No. P22-011) on June 14, 2022.
- C. As a condition of Design Review approval, the owner shall submit a design plan and cost estimate for the required sidewalk improvements that conform to city standards for review by the City Engineer.
- D. A building permit application (File No. 24-KET-00140) was submitted for 940 N Leadville and is currently under review.
- E. The subject property is located within the Light Industrial No. 1 (LI-1) zoning district which requires sidewalks, curbs and gutters to be designed and installed by the applicant when there is new construction per Ketchum Municipal Code 17.124.140.
- F. Pursuant to Ketchum Municipal Code 17.124.140.A.1, any person required to install sidewalk, curb and gutter may submit to the Administrator, as part of the design review or building permit process, a request for consideration of in lieu payment.
- G. The City Engineer recommends this property not be subject to the above-mentioned requirement because sidewalks are not necessary because of existing geographic limitations, pedestrian traffic on the street does not warrant a sidewalk, and a sidewalk would not be beneficial to the general welfare and safety of the public. Instead, 8' of gravel adjacent to the existing asphalt shall be installed.
- H. The Owner has followed City Engineer direction and requested consideration to provide a sidewalk in lieu payment for the required sidewalk improvements.

THEREFORE, in consideration of the mutual agreement herein contained and subject to the terms and conditions stated, it is hereby understood and agreed upon by the Parties as follows:

1. The City received a design plan for construction of sidewalk curb and gutter, together with the estimated cost of construction as outlined in Exhibit A.
2. **Acceptance by City Engineer of cost of construction estimate.** The design plan estimates that the cost of construction is \$9,900. Pursuant to Ketchum Municipal Code 17.96.060.B.6, the contribution amount shall be 110 percent of the estimated costs of concrete sidewalk and drainage improvements. The Owner shall satisfy the sidewalk improvement requirement by paying the in-lieu fee totaling \$10,980.
3. **Payment.** The Owner shall provide a sidewalk in-lieu payment in the amount of \$10,980 at the time of building permit issuance.
4. **Amendments.** This Agreement may not be amended, modified, altered or changed in any respect whatsoever, except by further agreement in writing executed by the parties in the manner the Agreement was approved.
5. **Binding Effect.** This Agreement shall be binding upon the heirs, estates, personal representatives, successors, and assigns of the parties.
6. **Attorney Fees and Costs.** If any action at law or in equity is necessary to enforce or interpret the terms of this Agreement, the prevailing party shall be entitled to reasonable attorney's fees, costs and necessary disbursements in addition to any other relief to which such party may be entitled.
7. **Notices.** Any notice under this Agreement shall be in writing and shall be treated as duly delivered if the same is personally delivered or deposited in the United States mail, certified, return receipt requested, postage prepaid, and properly addressed to the contacts as specified at the beginning of this Agreement.
8. **Partial Invalidity.** Whenever possible, each provision of this Agreement shall be interpreted in such a way as to be effective and valid under applicable law. If a provision of this Agreement is prohibited by or invalid under applicable law, it shall be ineffective only to the extent of such prohibition or invalidity, without invalidating the remainder of such provision or the remaining provisions of this Agreement.

DATED THIS ____ DAY OF _____ 2024.

Owner

City of Ketchum

Amy Martin

Neil Bradshaw, Mayor

Attest:

Trent Donat, City Clerk

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

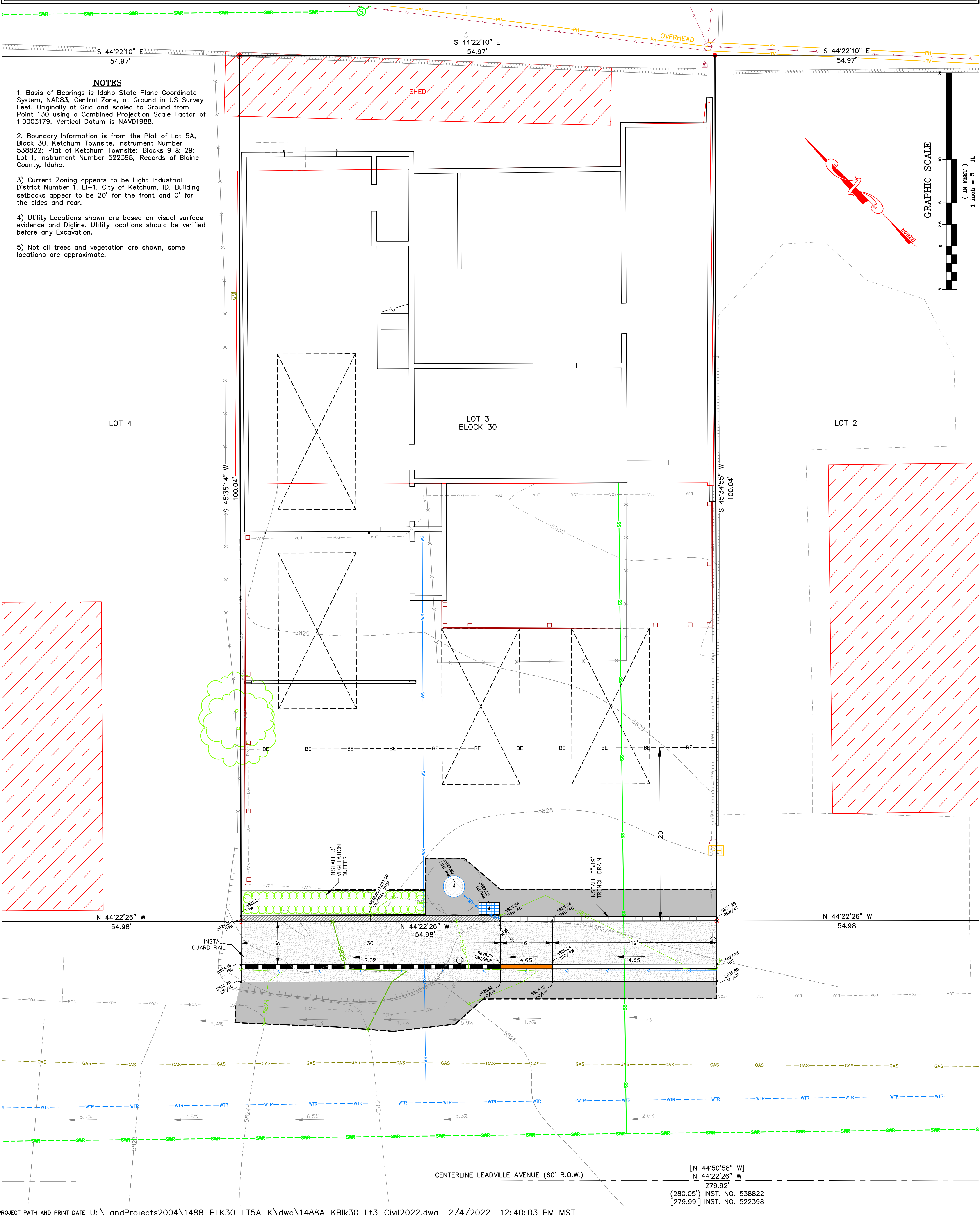
On this ____ day of _____, 2024, before me, the undersigned Notary Public in and for said State, personally appeared AMY MARTIN, known or identified to me to be the person who executed the foregoing instrument and acknowledged to me that he executed the same.

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 _____

Exhibit "A"

EXISTING		PROPOSED		ABBREVIATIONS	
	PROPERTY BOUNDARY		STRUCTURE		ASPHALT SAW CUT LINE
	ADJOINERS BOUNDARY		5' MAJOR CONTOUR		FLOWLINE
	ROAD CENTERLINE		1' MINOR CONTOUR		WOODEN FENCE
	EXISTING STRUCTURE		GUARD RAIL		4" STORM DRAIN PIPE
	BUILDING SETBACK		CONCRETE VERTICAL CURB & GUTTER		DRIVEWAY TRENCH DRAIN
	EDGE OF ASPHALT		CONCRETE RETAINING WALL		PROPOSED GRADE
	WOODEN FENCE		CONCRETE TRANSITION CURB & GUTTER		EXISTING GRADE
	RETAINING WALL		CONCRETE ZERO REVEAL CURB & GUTTER		SPOT ELEVATION
	OVERHEAD POWER		CONCRETE SIDEWALK		
	GAS MAIN		ASPHALT PAVING		
	PHONE (OVERHEAD & UNDERGROUND)				
	CA/TV (OVERHEAD & UNDERGROUND)				
	SEWER MAIN				
	SEWER SERVICE				
	WATER MAIN				
	WATER SERVICE				
	5' MAJOR CONTOUR				
	1' MINOR CONTOUR				
	SURVEY CONTROL		3' VEGETATION BUFFER		
	FOUND 1/2" REBAR		PARKING SPACE		
	FOUND 5/8" REBAR		PROPOSED DRYWELL		
	SET 1/2" REBAR PLS 7048		PROPOSED CATCHBASIN		
	SET 5/8" REBAR PLS 7048				
	SET SURVEY MARKER PLS 7048				
	PHONE BOX				
	POWER POLE				
	POWER METER				
	GAS METER				
	SEWER MANHOLE				
	PARKING BOLLARD POST				
	DECIDUOUS TREE				
	CONIFEROUS TREE				



REVISIONS PRELIMINARY FOR CONSTRUCTION DESIGN REVIEW SUBMITTAL				NO DATE BY		Alpine Enterprises Inc. Surveying, Mapping, Civil Engineering, and Natural Hazards Consulting 660 Bell Dr., Unit 1 P.O. Box 2037, Ketchum, ID 83340 USA (208) 727-1988 727-1987 fax email: bsmith@alpineenterprisesinc.com	A PRELIMINARY PLAN ANN PROFILES FOR LOT 3, BLK 30, KETCHUM TOWNSITE WITHIN S13, T.4N., R.17E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO PREPARED FOR AMY MARTIN
SHEET 1 OF 2							

PROJECT PATH AND PRINT DATE U:\LandProjects2004\1488_BLK30_LT5A_K\dwg\1488A_KBlk30_Lt3_Civil2022.dwg 2/4/2022 12:40:03 PM MST

[N 44°50'58" W]
 N 44°22'26" W
 279.92'
 (280.05') INST. NO. 538822
 [279.99'] INST. NO. 522398

N & L Construction LLC,
Po Box 522
Fairfield, ID 83327
United States
nlconstruction15@gmail.com



Estimate

ADDRESS

John zuck

ESTIMATE # 1460

DATE 06/29/2024

JOB NAME

Martin

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Slab	19 ft zero reveal curb and gutter	19	60.00	1,140.00
	Sales	6 ft transition curb and gutter	6	60.00	360.00
	Sales	30 ft vertical curb and gutter	30	60.00	1,800.00
	Sales	side walk 5 yard ketchum mixes	5.50	1,200.00	6,600.00
TOTAL					\$9,900.00

Accepted By

Accepted Date