



City of Ketchum

CITY COUNCIL MEETING AGENDA MEMO

Meeting Date: Staff Member/Dept:

Agenda Item:

Recommended Motion:

Reasons for Recommendation:

- These prioritized sidewalk projects demonstrate staff’s focus on ADA sidewalk compliance initiatives and were approved by council on March 12th, 2026.
- 1st Ave & 5th St Sidewalk works in conjunction with the asphalt rehabilitation of the sections of 1st Ave.
- The Trail Creek to River St Trees & Lights to be completed in collaboration with ITD’s road rebuild of Hwy 75.
- Sidewalk pricing provided as a not-to-exceed price and the project will include value engineering in the field to ensure a cost-effective execution of design.
- All effected businesses and stakeholders have expressed satisfaction with the planned designs & construction schedule windows, to be completed prior to July.
- Lunceford Excavation was awarded by council as the contractor via a RFQ process on October 6th 2025.

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

Sustainability Impact:

Financial Impact:

Attachments:

-
-

NOT-TO-EXCEED COST SUMMARY	
PROJECT	COST
1ST AVE & 5TH ST	\$ 170,000
HUCK & PADDLE/LEADVILLE SIDEWALK	\$ 250,000
TRAIL CREEK BRIDGE TO RIVER	\$ 250,000
Total Not to Exceed	\$ 670,000

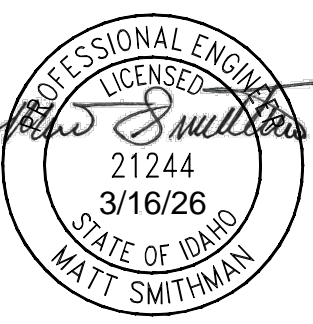
CITY OF KETCHUM

1ST AVE. & 5TH ST. SIDEWALK INFILL PROJECT

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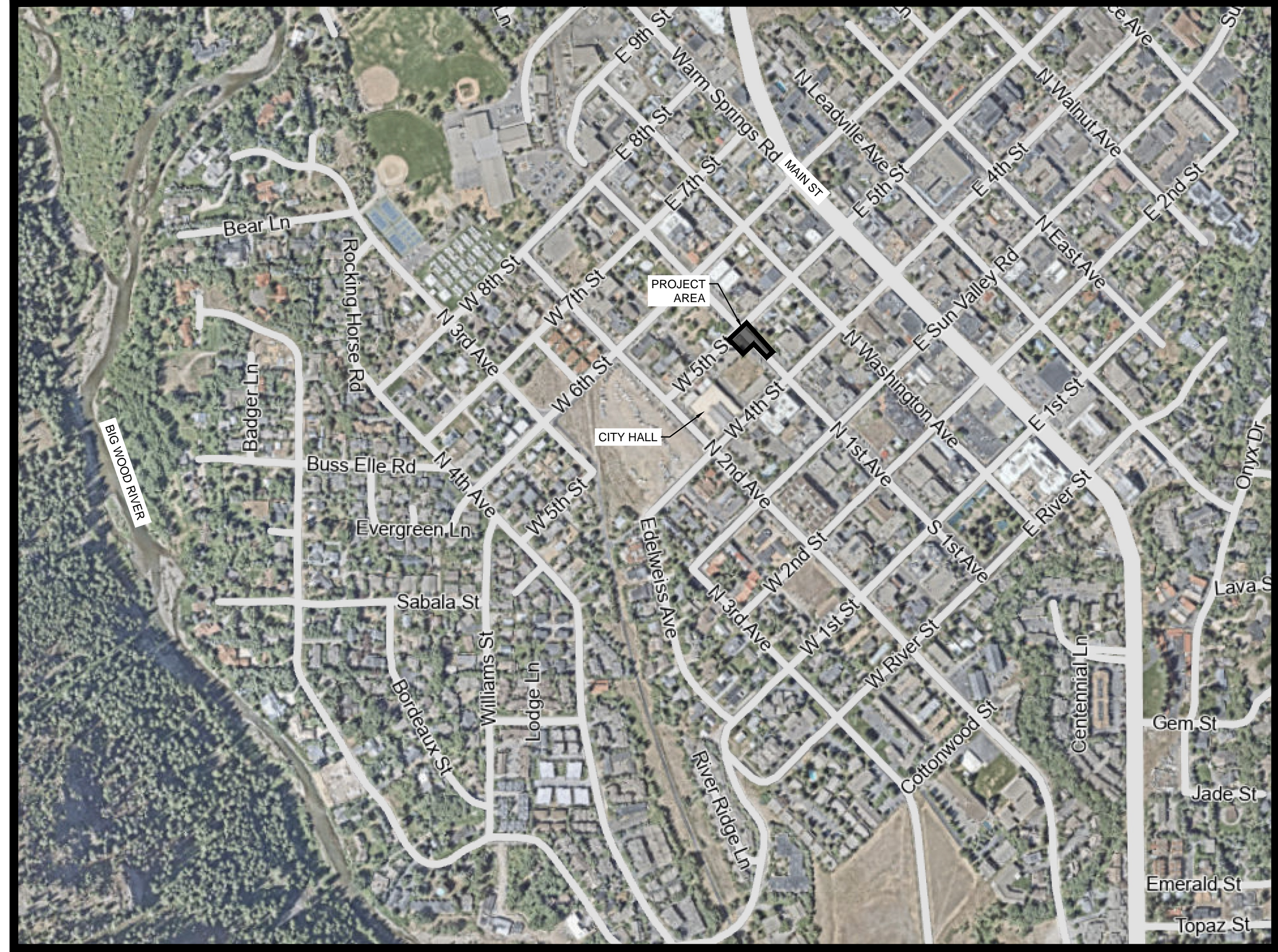
PREPARED BY
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PROJECT
N 1ST AVE. / E 5TH ST.
SIDEWALK INFILL PROJECT



NO.	DESCRIPTION	DATE	BY
1	ISSUE FOR CONSTRUCTION	03/16/2026	MS
DRAWN BY MS			
REVIEWED BY MS			
DATE 03/16/26			
PROJECT NO. 25012			
TITLE			
COVER			
SHEET NO.			
C0.1			

- GENERAL NOTES**
- ALL CONSTRUCTION SHALL CONFORM WITH THE CURRENT EDITION OF THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPC) STANDARD DRAWINGS & SPECIFICATIONS. THE CITY OF KETCHUM REVISIONS TO THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (CITY OF KETCHUM RIGHT-OF-WAY STANDARDS) DATED NOVEMBER 2022. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND KEEPING A COPY OF THESE STANDARDS & SPECIFICATIONS ON-SITE DURING CONSTRUCTION. ALL WORK SHALL BE IN ACCORDANCE WITH THE AUTHORITY HAVING JURISDICTION'S SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. IN THE EVENT OF ANY DISCREPANCY BETWEEN THE STANDARDS AND SPECIFICATIONS REFERENCED HEREIN, THE MOST STRINGENT SET OF REQUIREMENTS SHALL APPLY.
 - 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. THE CONTRACTOR SHALL CALL DIGLINE TO LOCATE ALL EXISTING UNDERGROUND UTILITIES A MINIMUM OF 48 HOURS IN ADVANCE OF EXCAVATION ACTIVITIES.
 - AREAS TO BE DISTURBED SHALL BE IMPROVED PER THE CIVIL PLANS OR RESTORED TO THEIR ORIGINAL OR BETTER CONDITION. CONTRACTOR SHALL REPAIR ANY EXISTING FEATURES THAT ARE DAMAGED DURING CONSTRUCTION TO THEIR EXISTING OR BETTER CONDITION.
 - THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION. THIS INCLUDES, BUT IS NOT LIMITED TO: ENCROACHMENT PERMITS, NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) AND CONSTRUCTION GENERAL PERMIT (CGP) PERMIT COVERAGE.
 - SITE BOUNDARY, TOPOGRAPHY, UTILITY, AND EXISTING CONDITIONS INFORMATION ARE TAKEN FROM A SURVEY BY PHILLIPS LAND SURVEYING, PLLC DATED 02/19/2026. ALL SITE INFORMATION IS TO BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO COMMENCING CONSTRUCTION.
 - THE CONTRACTOR SHALL PROTECT ALL MONUMENTS, IRON PINS, AND PROPERTY CORNERS DURING CONSTRUCTION.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS DO NOT CONFLICT WITH ANY KNOWN EXISTING OR OTHER PROPOSED IMPROVEMENTS. IF ANY CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEER PRIOR TO INSTALLATION OF ANY PORTION OF THE SITE WORK THAT WOULD BE AFFECTED. FAILURE TO NOTIFY OWNER OF ANY IDENTIFIABLE CONFLICT PRIOR TO PROCEEDING WITH INSTALLATION RELIEVES OWNER OF ANY OBLIGATION FOR A RELATED CHANGE ORDER.
 - ANY DISCREPANCIES IN THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM THE PLANS ARE TO BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER AND NOTIFICATION TO THE ENGINEER.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RELOCATIONS OF ALL UTILITIES, STORM DRAINAGE, SIGNS, ETC. AS REQUIRED TO INSTALL THE PROPOSED IMPROVEMENTS.
 - THE CONTRACTOR IS RESPONSIBLE FOR HIRING A MATERIALS TESTING COMPANY TO VERIFY THAT ALL COMPACTION AND MATERIAL PLAN AND SPECIFICATION REQUIREMENTS ARE MET. QUALITY CONTROL DOCUMENTATION OF TESTING FOR WORK IN CITY RIGHTS-OF-WAY MEETING CITY OF KETCHUM CODE SECTION 12.04.040 (CONCRETE, AGGREGATE BASE COMPACTION, ASPHALT COMPACTION) WILL BE NECESSARY FOR CERTIFICATE OF OCCUPANCY.
 - 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) AND PER LOCAL JURISDICTIONAL PERMITTING REQUIREMENTS. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL PRIVATE PROPERTIES THROUGHOUT CONSTRUCTION, OR MUST OTHERWISE COORDINATE ALTERNATE ACCESS WITH PROPERTY OWNER(S) IN COORDINATION WITH THE CITY ENGINEER.
- DEMOLITION NOTES**
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL. IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ANY PERMITS AND PAY FEES REQUIRED FOR DEMOLITION AND HULL-OFF FROM THE APPROPRIATE AUTHORITIES. THESE FEES SHALL BE INCLUDED WITH THE BID. THE CONTRACTOR SHALL PREPARE ALL DOCUMENTS AND ACQUIRE APPROPRIATE PERMITS AS REQUIRED PRIOR TO THE COMMENCEMENT OF DEMOLITION.
 - DEMOLITION AS DEPICTED ON THE DEMOLITION PLAN IS INTENDED TO DESCRIBE GENERAL DEMOLITION AND UTILITY WORK. IT IS NOT INTENDED TO IDENTIFY EACH ELEMENT OF DEMOLITION OR RELOCATION.
 - THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
 - CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, ETC., (AND OTHER APPROPRIATE BEST MANAGEMENT PRACTICES) AS APPROVED BY THE OWNER.
- EARTHWORK NOTES**
- ALL CLEARING AND GRUBBING SHALL CONFORM TO ISPC SECTION 201.
 - ALL EXCAVATION AND EMBANKMENT SHALL CONFORM TO ISPC SECTION 202.
 - THE 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. DENSITY MEASUREMENTS SHALL BE PERFORMED BY A THIRD-PARTY TESTING COMPANY OR THE SUBGRADE MAY BE PROOF-ROLLED AT THE APPROVAL OF THE ENGINEER.
 - PROOF-ROLLING: AFTER EXCAVATION TO THE SUBGRADE ELEVATION AND PRIOR TO THE PLACEMENT OF COURSE GRAVEL, THE CONTRACTOR SHALL PROOF-ROLL THE SUBGRADE WITH A 5-TON SMOOTH DRUM ROLLER, LOADED WATER TRUCK, OR LOADED DUMP TRUCK AT THE ENGINEER'S DIRECTION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF UNSUITABLE SUBGRADE MATERIAL AREAS AND/OR ANY AREAS NOT MEETING COMPACTION REQUIREMENTS PER THE SPECIFICATIONS. UNSUITABLE OR DAMAGED SUBGRADE IS DEFINED AS WHEN SOIL MOVES, PUMPS, OR DISPLACES UNDER ANY TYPE OF PRESSURE OR ROLLING ACTIVITIES.
 - IF, IN THE OPINION OF THE ENGINEER, THE CONTRACTOR'S OPERATIONS RESULT IN DAMAGE TO THE SUBGRADE, THE CONTRACTOR SHALL AT HIS OWN EXPENSE REPAIR THE DAMAGED SUBGRADE BY OVER-EXCAVATING UNSUITABLE MATERIAL TO FIRM SUBSOIL, LINE EXCAVATION WITH AN APPROVED GEOTEXTILE FABRIC, AND BACKFILL WITH PIT RUN GRAVEL.
 - THE CONTRACTOR SHALL PROVIDE A SMOOTH TRANSITION BETWEEN PROPOSED PAVEMENT, EXISTING PAVEMENT, AND ANY STRUCTURES. ACCORDINGLY, THE CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
 - THE PROPOSED SPOT ELEVATIONS SHOWN ARE FINISHED GRADE ELEVATIONS INCLUDING ASPHALT, PAVERS, AND CONCRETE. REFER TO PAVEMENT SECTIONS AND CURB DETAILS TO ESTABLISH CORRECT SUBBASE OR AGGREGATE BASE COURSE ELEVATIONS PER THE CONTRACT DOCUMENTS.
 - THE CONTRACTOR SHALL REVIEW ALL RECOMMENDATIONS BY THE GEOTECHNICAL ENGINEER PRIOR TO PAVING (IF APPLICABLE).



PROJECT TEAM

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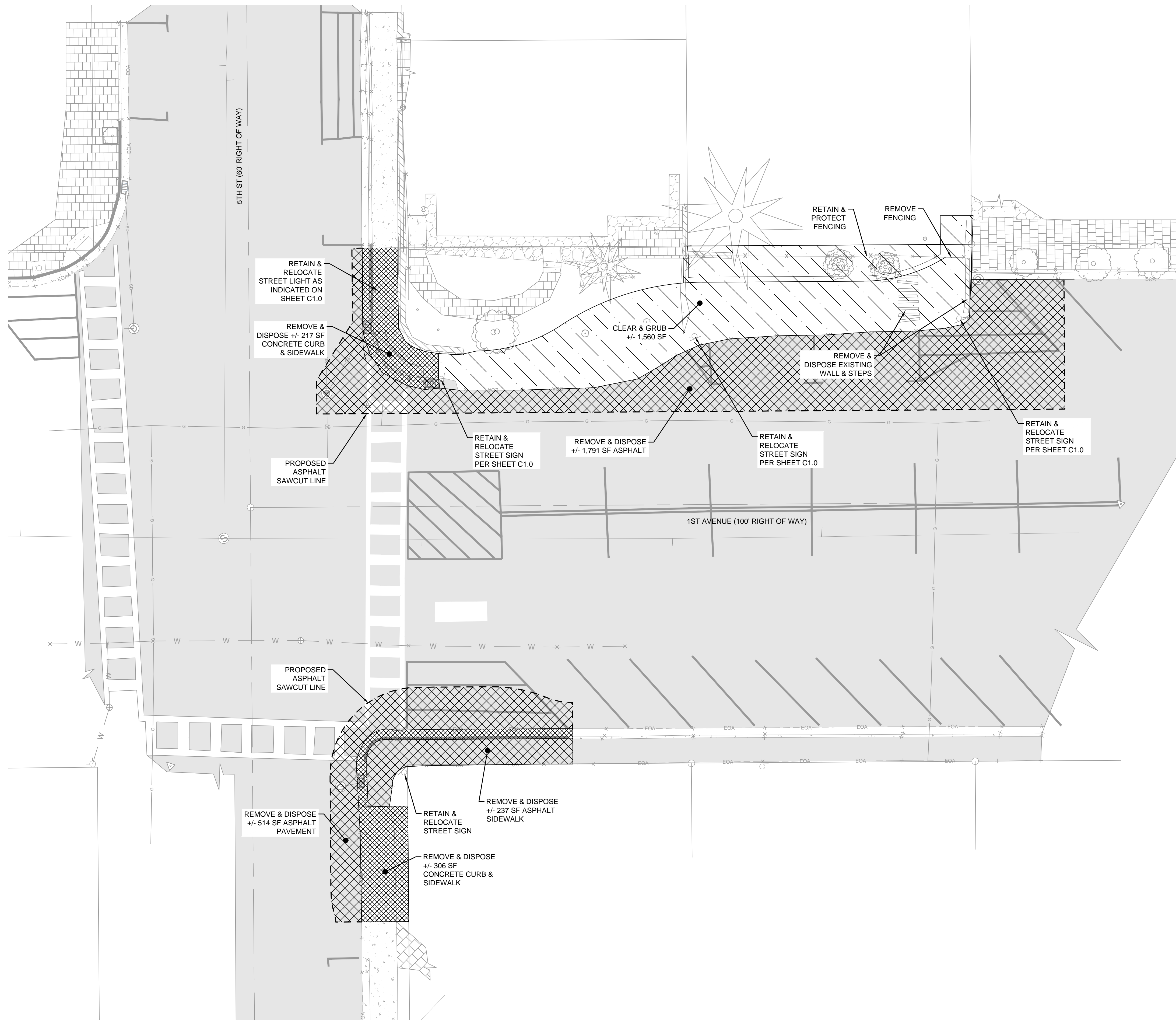
VICINITY MAP
NOT TO SCALE

Sheet Number	Sheet Title
C0.1	COVER
C0.2	EXISTING CONDITIONS
C0.3	DEMOLITION PLAN
C1.0	OVERALL SITE PLAN
C2.0	DETAILED GRADING & DRAINAGE PLAN
C2.1	DETAILED GRADING & DRAINAGE PLAN
C3.0	DETAILS
C3.1	DETAILS

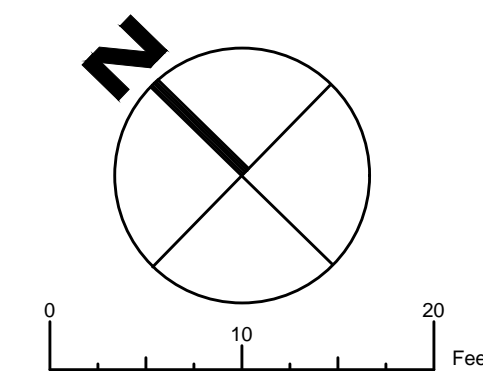
- TRENCHING NOTES**
- ALL TRENCH EXCAVATION SHALL CONFORM WITH ISPC SECTION 301.
 - ALL ROCK EXCAVATION, IF ENCOUNTERED, SHALL CONFORM WITH ISPC SECTION 302.
 - ALL TRENCH FOUNDATION STABILIZATION, IF REQUIRED DUE TO THE DISCOVERY OF SOFT, UNSUITABLE, OR UNSTABLE MATERIAL IN TRENCH BOTTOMS, SHALL CONFORM WITH ISPC SECTION 304.
 - ALL TRENCH BACKFILL ACTIVITIES SHALL CONFORM WITH ISPC SECTION 306.
 - ALL STREET CUTS AND SURFACE REPAIRS SHALL CONFORM WITH ISPC SECTION 307.
 - ALL TRENCHING IN CITY OF KETCHUM RIGHT-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH CITY OF KETCHUM STANDARD DRAWING NO. 12 "TYPICAL TRENCH" - SPECIFICATIONS PER STANDARD DRAWING NO. 12 SHALL GOVERN OVER ISPC, WHERE APPLICABLE.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF ALL SHEETING, SHORING, BRACING, AND SPECIAL EXCAVATION MEASURES REQUIRED TO MEET OSHA, FEDERAL, STATE, AND LOCAL REGULATIONS PURSUANT TO THE INSTALLATION OF THE WORK INDICATED IN THESE PLANS. THE DESIGN ENGINEER BEARS NO RESPONSIBILITY FOR THE DESIGN OF THESE AFOREMENTIONED ITEMS, WHICH ARE CONSIDERED TO BE THE MEANS AND METHODS OF THE CONTRACTOR.
- STORM DRAINAGE NOTES**
- ALL STORM DRAIN AND CULVERT PIPING SHALL BE INSTALLED IN ACCORDANCE WITH ISPC SECTION 601.
 - ALL STORM DRAIN INLET, CATCH BASIN, AND MANHOLE CONSTRUCTION SHALL CONFORM WITH ISPC SECTION 602.
 - ALL DRAINAGE PIPING SHALL BE PROVIDED WITH A MINIMUM OF 3.0' COVER OVER THE TOP OF PIPE TO FINISHED GRADE IN ALL CASES.
 - DRAINAGE PIPING SHALL BE SLOPED AT 2.0% MINIMUM, UNLESS SPECIFIED OTHERWISE.
 - CONTRACTOR SHALL SUBMIT A SHALLOW INJECTION WELL INVENTORY FORM TO THE IDAHO DEPARTMENT OF WATER RESOURCES (IDWR) FOR EACH DRYWELL CONSTRUCTED PER THESE PLANS.
- CONCRETE NOTES**
- ALL CONCRETE CONSTRUCTION SHALL CONFORM TO ISPC SECTIONS 701, 702, 703, 704, 705, AND 706.
 - ALL PEDESTRIAN RAMPS SHALL STRICTLY ADHERE TO ADA, PROWAG, AND ISPC REQUIREMENTS FOR GRADE AND SLOPE TOLERANCES. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY UPON THE DISCOVERY OF SITE CONDITIONS THAT AFFECT THE UTILITY TO PROVIDE PEDESTRIAN RAMPS AND WALKWAYS IN COMPLIANCE WITH THE AFOREMENTIONED REQUIREMENTS.
 - ALL CONCRETE SHALL BE CITY OF KETCHUM TITAN MIX SPECIFICATION UNLESS OTHERWISE NOTED.
- AGGREGATES & ASPHALT PAVING NOTES**
- ALL 2" MINUS GRAVEL SHALL CONFORM TO ISPC SECTION 802, TYPE II (ITD STANDARD 703.04.2'), SHALL BE PLACED IN CONFORMANCE WITH ISPC SECTION 801, AND COMPACTED PER ISPC SECTION 202. MINIMUM COMPACTION OF GRAVEL MATERIAL SHALL BE 90% OF MAXIMUM LABORATORY DENSITY AS DETERMINED BY AASHTO T-99.
 - ALL 3/4" MINUS CRUSHED GRAVEL SHALL CONFORM TO ISPC SECTION 802, TYPE I (ITD STANDARD 703.04.3' & 4' B), SHALL BE PLACED IN CONFORMANCE WITH ISPC SECTION 802, AND COMPACTED PER ISPC SECTION 202. MINIMUM COMPACTION OF CRUSHED GRAVEL MATERIAL SHALL BE 95% OF MAXIMUM LABORATORY DENSITY AS DETERMINED BY AASHTO T-99 OR ITD T-91.
 - ALL ASPHALT PAVING MATERIALS AND CONSTRUCTION ACTIVITIES SHALL CONFORM WITH ISPC SECTION 805 AND ITS RELATED SECTIONS.
 - ALL PAVING, CONSTRUCTION, MATERIALS, AND WORKMANSHIP WITHIN JURISDICTIONAL RIGHT-OF-WAYS SHALL BE IN ACCORDANCE WITH THE LOCAL OR COUNTY SPECIFICATIONS AND STANDARDS (LATEST EDITION) OR IDAHO TRANSPORTATION DEPARTMENT (ITD) SPECIFICATIONS AND STANDARDS (LATEST EDITION) IF LOCAL OR COUNTY REGULATIONS DO NOT APPLY.
 - ALL AREAS INDICATED AS PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TYPICAL PAVEMENT SECTIONS AS INDICATED ON THE PLANS.
 - THE CONTRACTOR SHALL PROVIDE A SMOOTH TRANSITION BETWEEN PROPOSED PAVEMENT, EXISTING PAVEMENT, AND ANY STRUCTURES. ACCORDINGLY, THE CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
 - THE PROPOSED SPOT ELEVATIONS SHOWN ARE FINISHED GRADE ELEVATIONS INCLUDING ASPHALT AND CONCRETE. REFER TO PAVEMENT SECTIONS AND CURB DETAILS TO ESTABLISH CORRECT SUBBASE OR AGGREGATE BASE COURSE ELEVATIONS PER THE CONTRACT DOCUMENTS.
 - THE CONTRACTOR SHALL REVIEW ALL RECOMMENDATIONS BY THE GEOTECHNICAL ENGINEER PRIOR TO PAVING (IF APPLICABLE).
- ACCESSIBILITY NOTES**
- THE CONTRACTOR SHALL REVIEW ALL APPLICABLE STATE AND LOCAL GUIDELINES AS THEY APPLY TO ACCESSIBILITY AND SIGNAGE.
 - ALL CONSTRUCTION SHALL BE VERIFIED BY THE CONTRACTOR TO BE IN COMPLIANCE WITH LOCALLY ADOPTED ACCESSIBILITY REGULATIONS. ANYTHING FOUND NOT IN COMPLIANCE SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
 - THE PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED COMPLIANT WITH THE LATEST EDITION OF THE ADA STANDARDS FOR ACCESSIBLE DESIGN AS PUBLISHED BY THE DEPARTMENT OF JUSTICE, UNLESS AND EXCEPT IN AREAS WHERE AN APPROVED STATEMENT FROM A SITE ENGINEER, SURVEYOR, OR ARCHITECT VERIFIES THAT SITE CONDITIONS EXIST WHERE THE TOPOGRAPHY OF THE SITE IS EXTREME AND ONLY ALTERNATE METHODS OF COMPLIANCE ARE POSSIBLE.
 - ALL ACCESSIBLE ROUTES, GENERAL SITE AND BUILDING ELEMENTS, RAMPS, CURB RAMPS, STRIPING, AND PAVEMENT MARKINGS SHALL CONFORM TO ADA STANDARDS FOR ACCESSIBLE DESIGN, LATEST EDITION.
 - BEFORE PLACING PAVEMENT, CONTRACTOR SHALL VERIFY THAT SUITABLE ACCESSIBLE PEDESTRIAN ROUTES (PER ADA AND FHA) EXIST TO AND FROM EVERY DOOR AND ALONG SIDEWALKS, ACCESSIBLE PARKING SPACES, ACCESS AISLES, AND ACCESSIBLE ROUTES. IN NO CASE SHALL AN ACCESSIBLE RAMP SLOPE EXCEED 1:12 (VERTICAL - HORIZONTAL). IN NO CASE SHALL SIDEWALK CROSS SLOPE EXCEED 2.0%. IN NO CASE SHALL LONGITUDINAL SIDEWALK SLOPE EXCEED 5.0%. ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL NOT EXCEED 2.0% SLOPE IN ANY DIRECTION.
 - CONTRACTOR SHALL TAKE FIELD SLOPE MEASUREMENTS ON FINISHED SUBGRADE AND FORM BOARDS PRIOR TO PLACING PAVEMENT OR CONCRETE TO VERIFY THAT ACCESSIBLE SLOPE REQUIREMENTS ARE PROVIDED. CONTRACTOR SHALL CONTACT ENGINEER PRIOR TO PAVING IF ANY EXCESSIVE SLOPES ARE ENCOUNTERED. NO CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR ADA COMPLIANCE ISSUES.

Z:\Shared\Projects\25012 - Cok, 1st Ave & 5th St Sidewalk\01 - CAD\25012-C0.dwg Co.1 Mar 16, 2026 5:15pm Plotted By: Matt

Z:\Shared\Projects\25012 - Cork 1st Ave & 8th St Sidewalk\01 - CAD\25012-Demo.dwg CO.3 Mar 16, 2026 5:15pm Plotted By: Matt



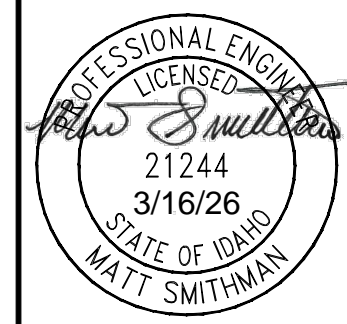
DEMOLITION PLAN LEGEND	
	EXISTING ASPHALT PAVEMENT
	EXISTING ASPHALT - REMOVE & DISPOSE
	EXISTING CONCRETE - REMOVE & DISPOSE
	CLEAR & GRUB AREAS
	PROPERTY LINE
	CENTERLINE OF RIGHT-OF-WAY
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR



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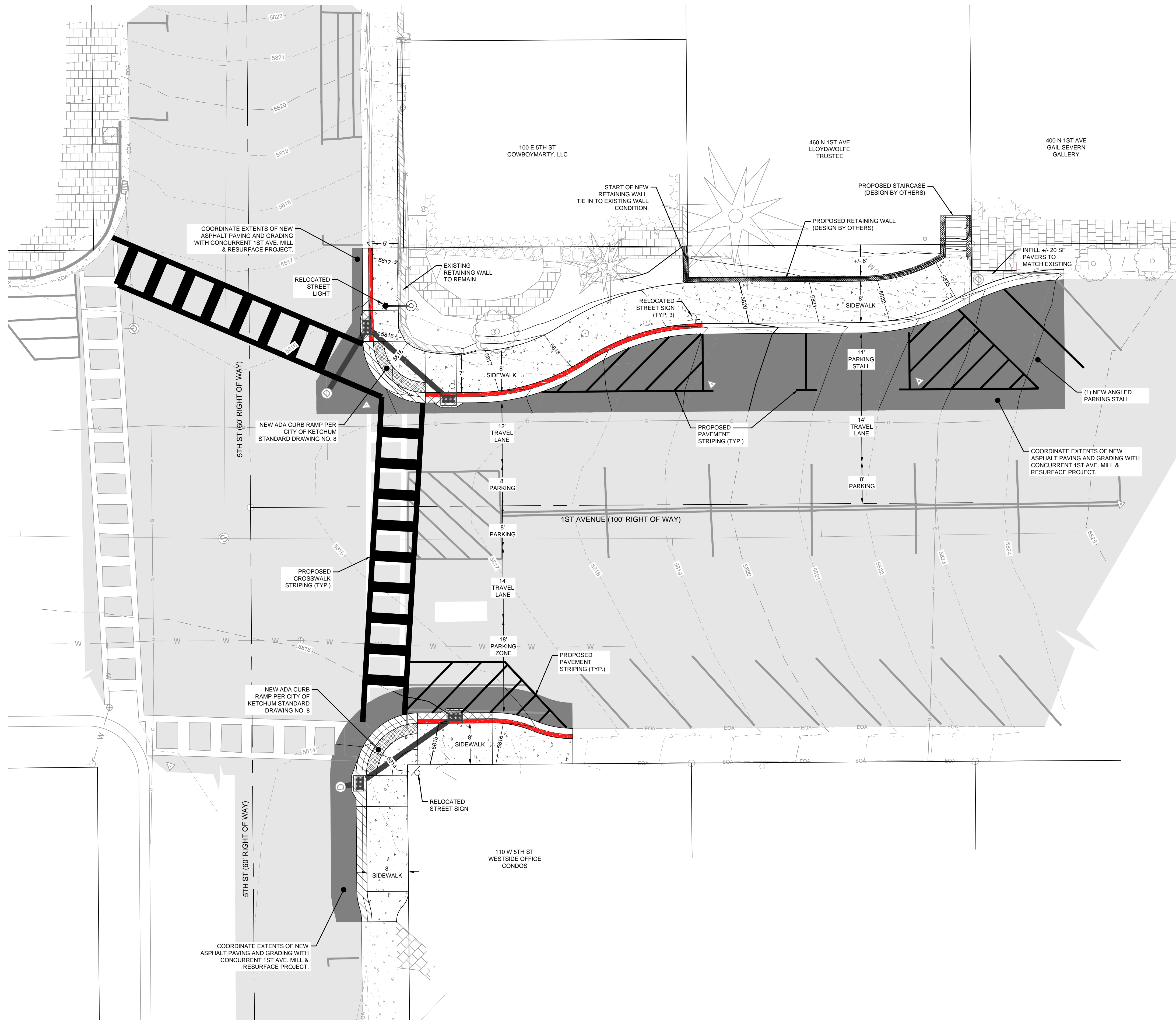
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PROJECT
**N 1ST AVE. / E 5TH ST.
 SIDEWALK INFILL PROJECT**



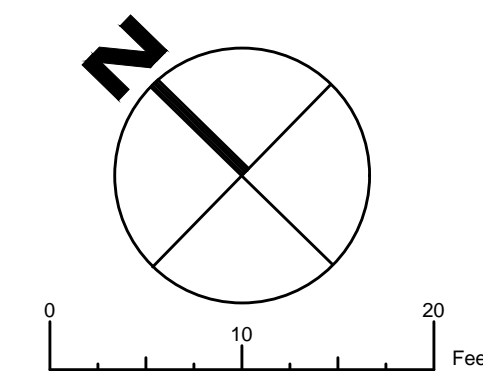
NO.	DESCRIPTION	DATE	BY
0	ISSUE FOR CONSTRUCTION	03/16/2026	MS
	DRAWN BY		MS
	REVIEWED BY		MS
	DATE	03/16/26	
	PROJECT NO.	25012	
	TITLE	DEMOLITION PLAN	
	SHEET NO.	C0.3	

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SITE LEGEND

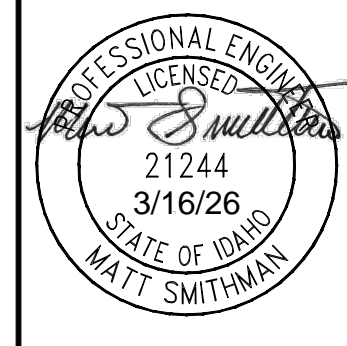
- EXISTING ASPHALT PAVEMENT (TO REMAIN)
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE SIDEWALK PER CITY OF KETCHUM STANDARD DRAWING NO. 7
- DETECTABLE WARNING SURFACE PER CITY OF KETCHUM STANDARD DRAWING NO. 8 & 9
- PROPOSED 6" CONCRETE ROLLED CURB & GUTTER PER CITY OF KETCHUM STANDARD DRAWING NO. 4
- PROPOSED CURB TRANSITION SECTION PER CITY OF KETCHUM STANDARD DRAWING NO. 6
- PROPOSED ZERO REVEAL CURB & GUTTER PER CITY OF KETCHUM STANDARD DRAWING NO. 6
- RETAINING WALL
- PROPERTY LINE
- CENTERLINE OF RIGHT-OF-WAY
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- NO PARKING - FIRE LANE CURB PAINT
- PAVEMENT STRIPING - 4" THICK YELLOW
- CROSSWALK STRIPING PER MUTCD CHAPTER 3C
- RELOCATE EXISTING STREETLIGHT. NEW FOOTING PER CITY OF KETCHUM STANDARD DRAWING NO. 14
- STREET SIGN (RELOCATED). NEW SIGN BASE PER CITY OF KETCHUM STANDARD DRAWING NO. 13



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PROJECT
**N 1ST AVE. / E 5TH ST.
 SIDEWALK INFILL PROJECT**

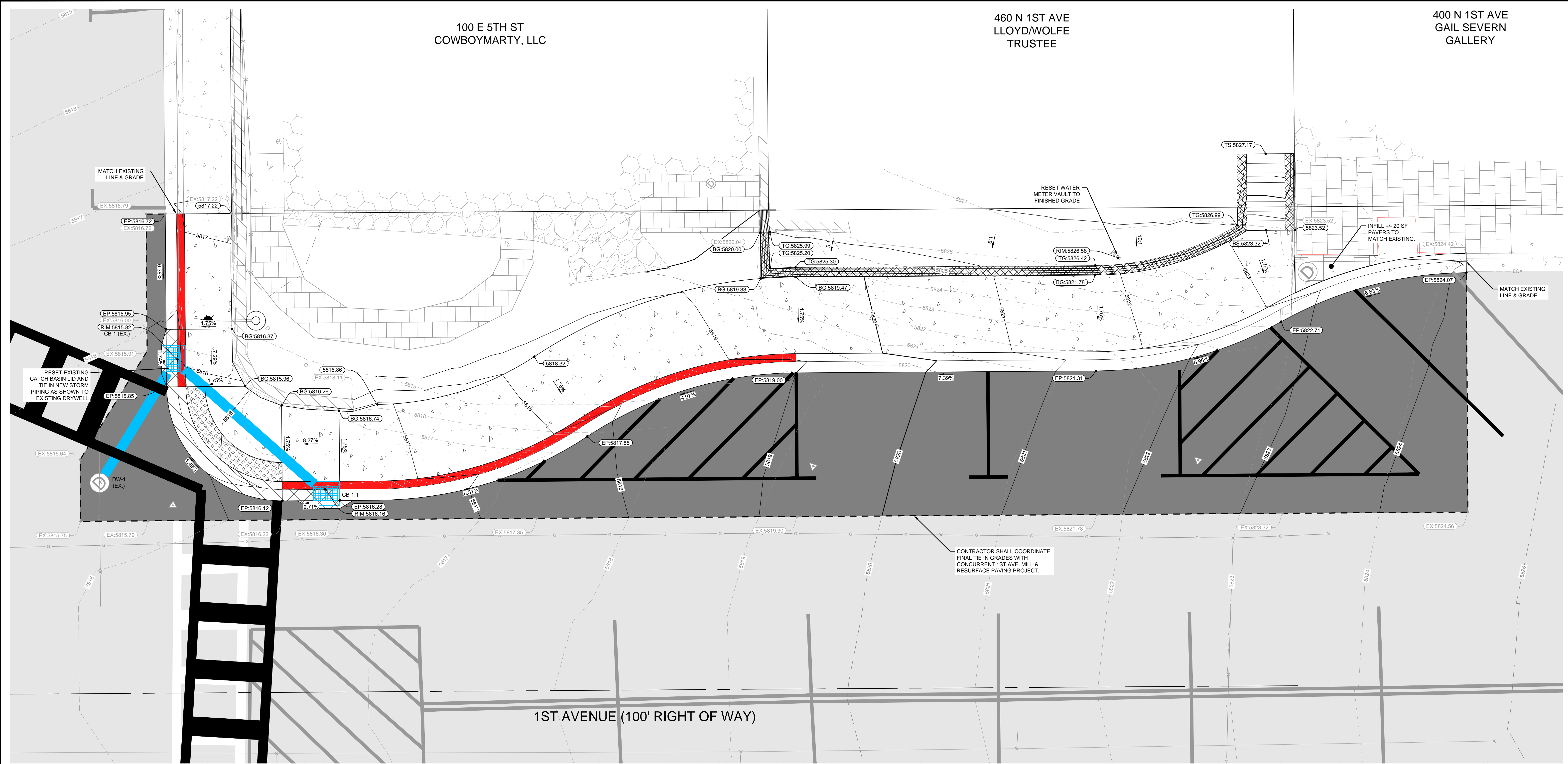


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0	ISSUE FOR CONSTRUCTION	03/16/2026	MS
	DRAWN BY		MS
	REVIEWED BY		MS
	DATE	03/16/26	
	PROJECT NO.	25012	
	TITLE	OVERALL SITE PLAN	
	SHEET NO.	C1.0	

100 E 5TH ST
COWBOYMARTY, LLC

460 N 1ST AVE
LLOYD/WOLFE
TRUSTEE

400 N 1ST AVE
GAIL SEVERN
GALLERY



1ST AVENUE (100' RIGHT OF WAY)

SITE LEGEND

	EXISTING ASPHALT PAVEMENT (TO REMAIN)
	PROPOSED ASPHALT PAVEMENT
	PROPOSED CONCRETE SIDEWALK PER CITY OF KETCHUM STANDARD DRAWING NO. 7
	PROPOSED 6" CONCRETE ROLLED CURB & GUTTER PER CITY OF KETCHUM STANDARD DRAWING NO. 4
	PROPOSED CURB TRANSITION SECTION PER CITY OF KETCHUM STANDARD DRAWING NO. 6
	PROPOSED ZERO REVEAL CURB & GUTTER PER CITY OF KETCHUM STANDARD DRAWING NO. 6
	RETAINING WALL
	PROPERTY LINE
	CENTERLINE OF RIGHT-OF-WAY

GRADING LEGEND

	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	GRADE BREAK
	EXISTING SPOT ELEVATION
	PROPOSED SPOT ELEVATION
	PROPOSED SLOPE - GRADE %
	PROPOSED SLOPE - RUN:RISE

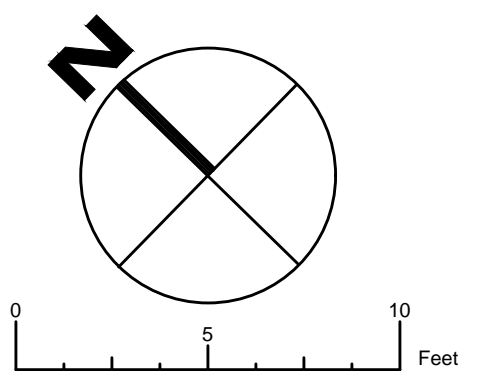
ABBREVIATIONS:
 BC = BACK OF CURB
 BG = BOTTOM GRADE
 BS = BOTTOM OF STEP(S)
 CB = CATCH BASIN
 DW = DRYWELL
 EX = EXISTING
 GFFE = GARAGE FINISHED FLOOR ELEVATION
 HP = HIGH POINT
 LCB = LANDSCAPE CATCH BASIN
 LWL = LANDSCAPE DRYWELL
 LP = LOW POINT
 FFE = FINISHED FLOOR ELEVATION
 TC = TOP OF CURB
 TG = TOP GRADE
 TP = TOP OF PAVEMENT
 TS = TOP OF STEP(S)

STORMWATER LEGEND

	STORMWATER PIPING - 12" DIA. ADS N-12, UNLESS OTHERWISE SPECIFIED
	CITY OF KETCHUM TYPICAL CATCH BASIN, PER CITY OF KETCHUM STANDARD DRAWING NO. 11
	EXISTING DRYWELL (RETAIN & PROTECT). TIE IN NEW STORMWATER PIPING PER PLAN AND REHAB DRYWELL AS NEEDED.

STORMWATER STRUCTURE ELEVATION TABLE

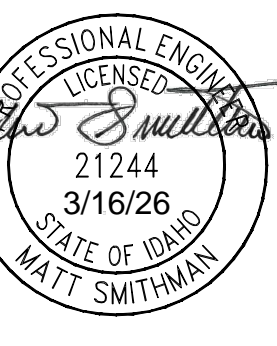
STRUCTURE	RIM	INVERT IN	INVERT OUT
DW-1	5815.53	(CB-1) 5811.40	-
CB-1	5815.82	(CB-1.1) 5811.80	(DW-1) 5811.70
CB-1.1	5816.16	-	(CB-1) 5812.16



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STARHOPEENGINEERING.COM

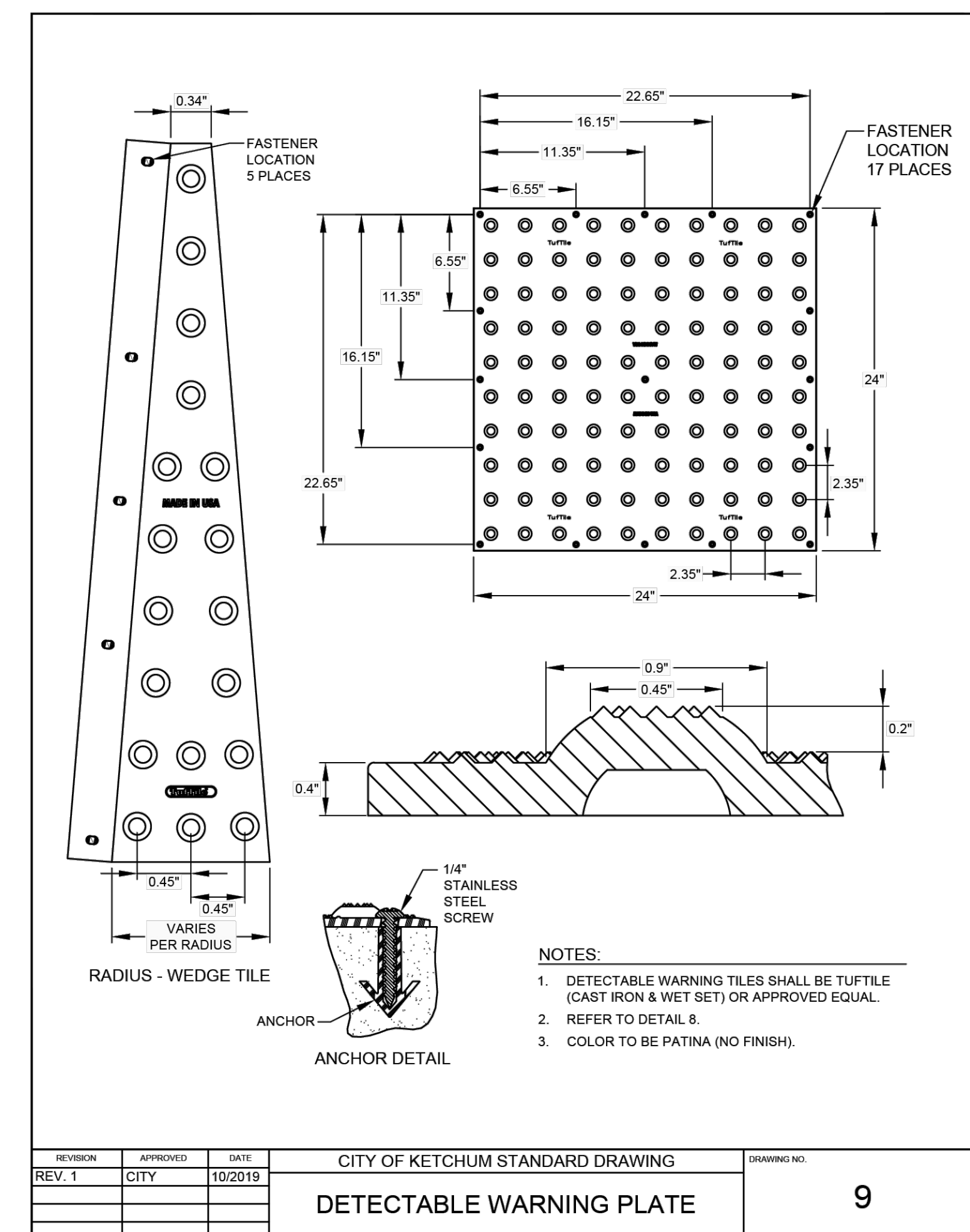
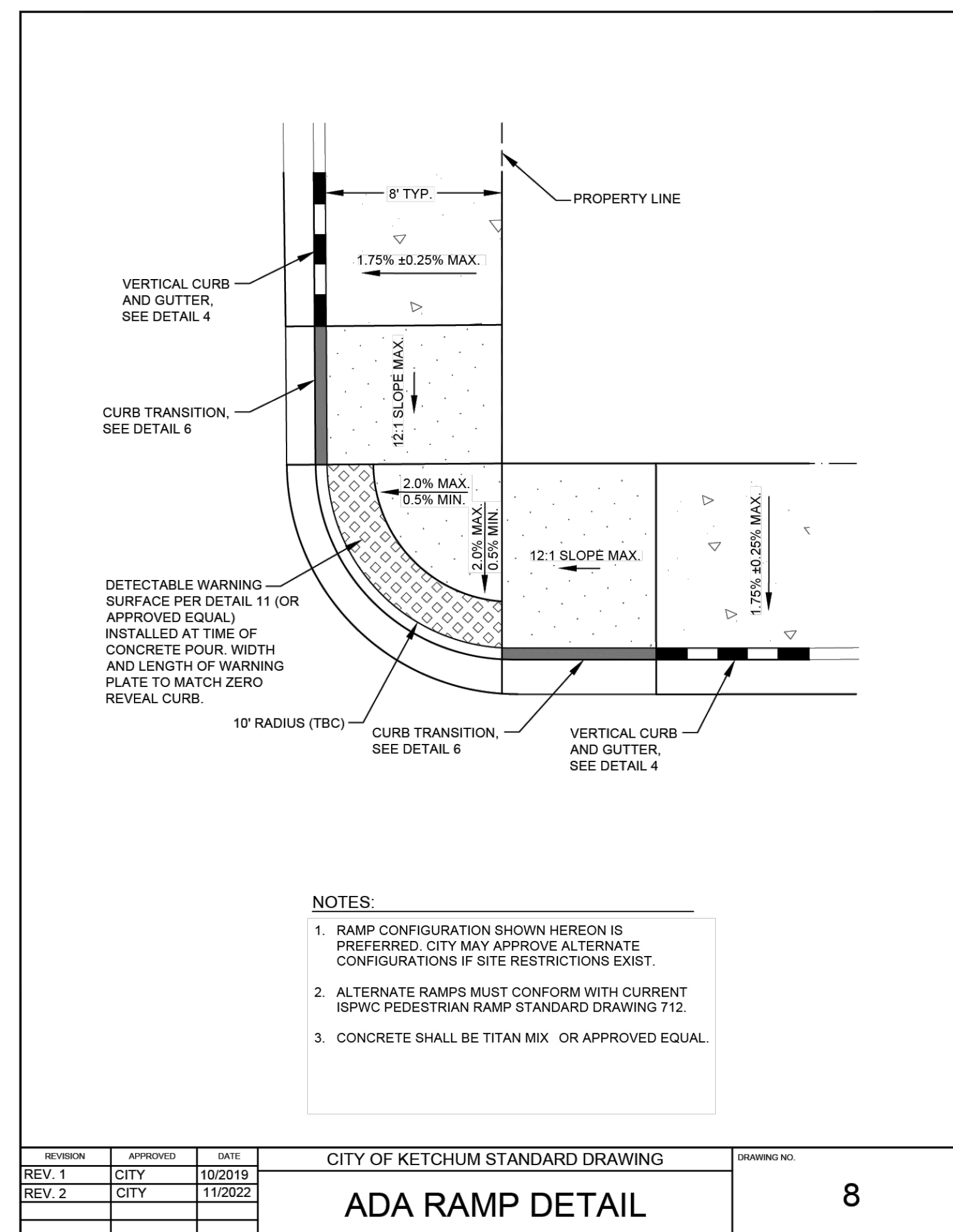
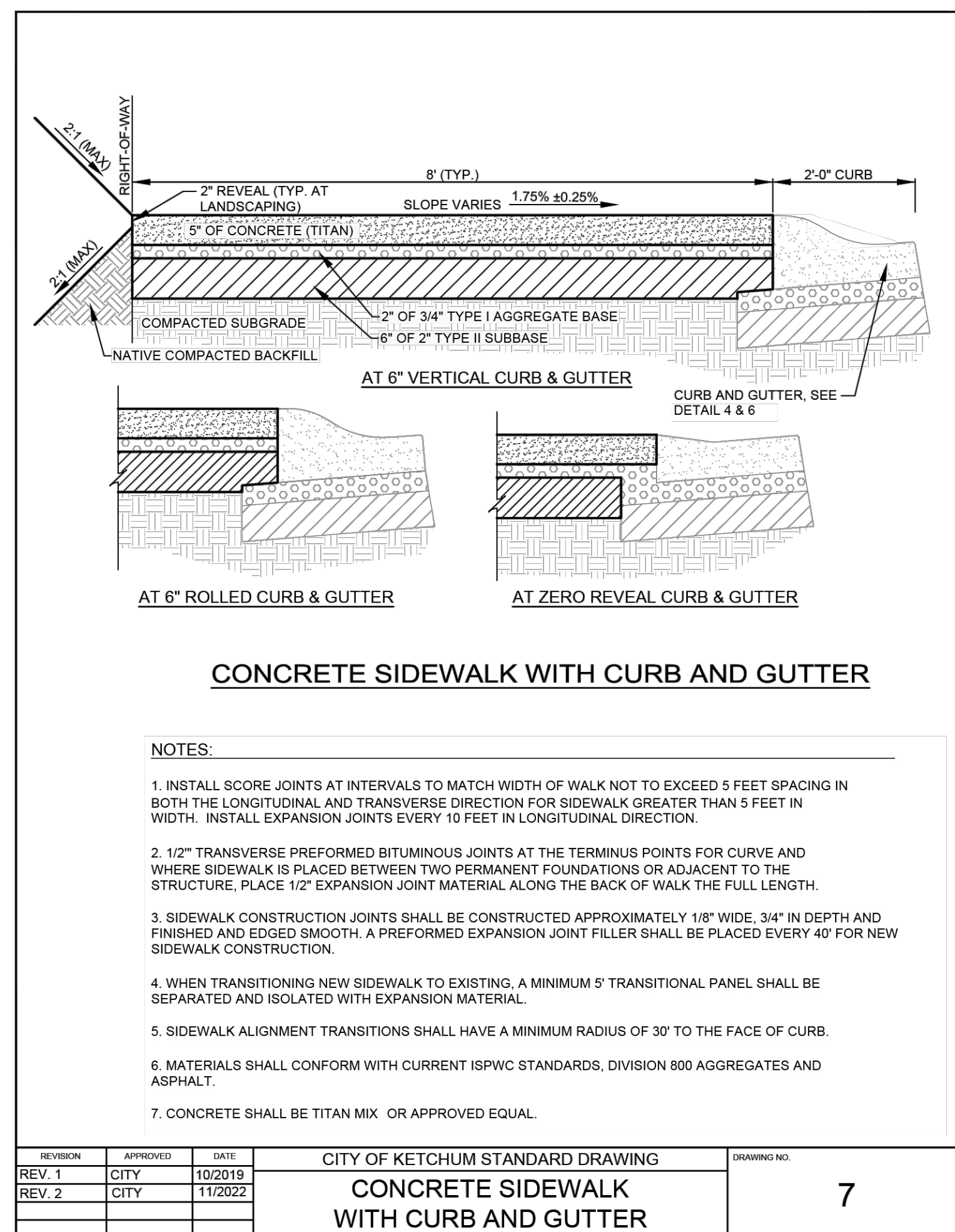
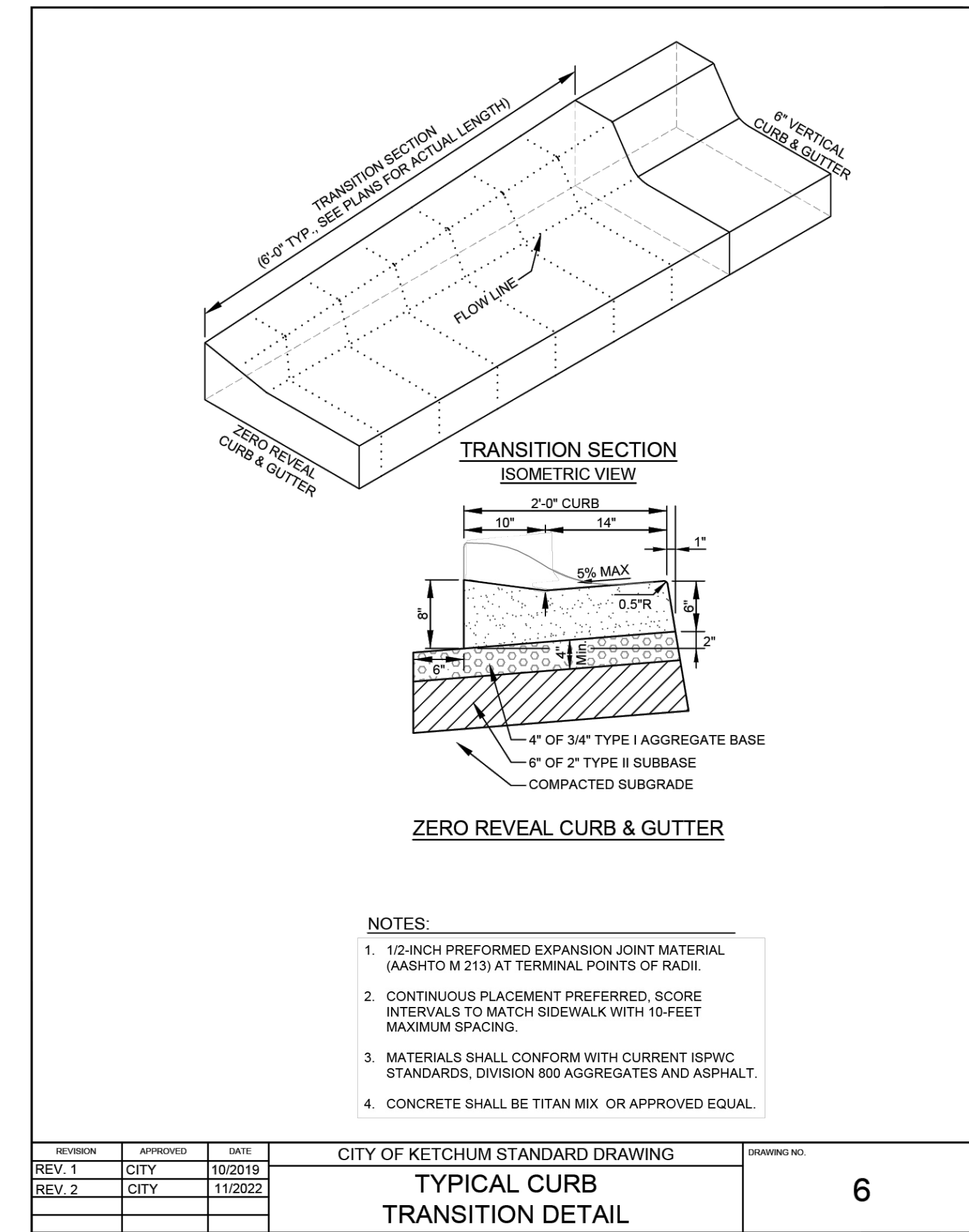
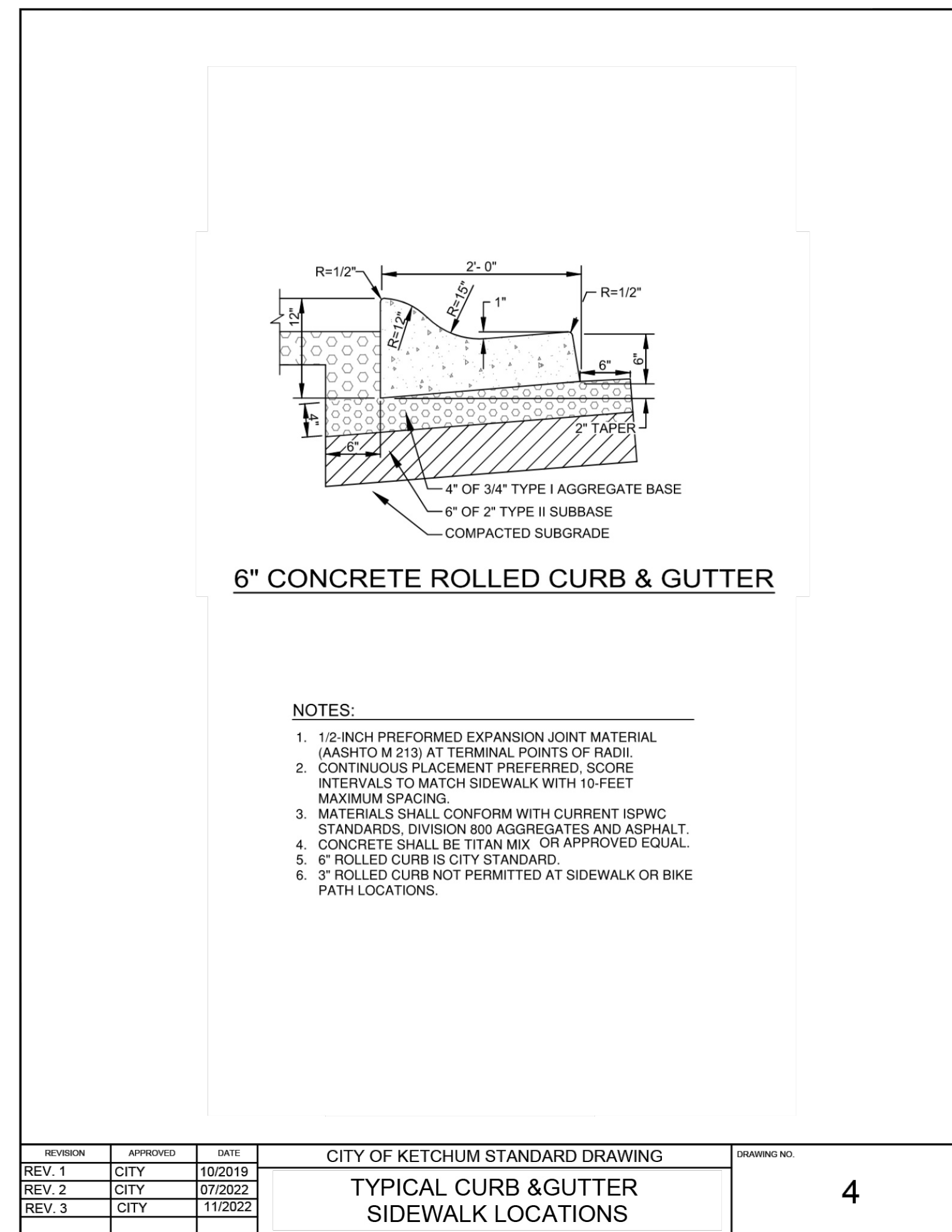
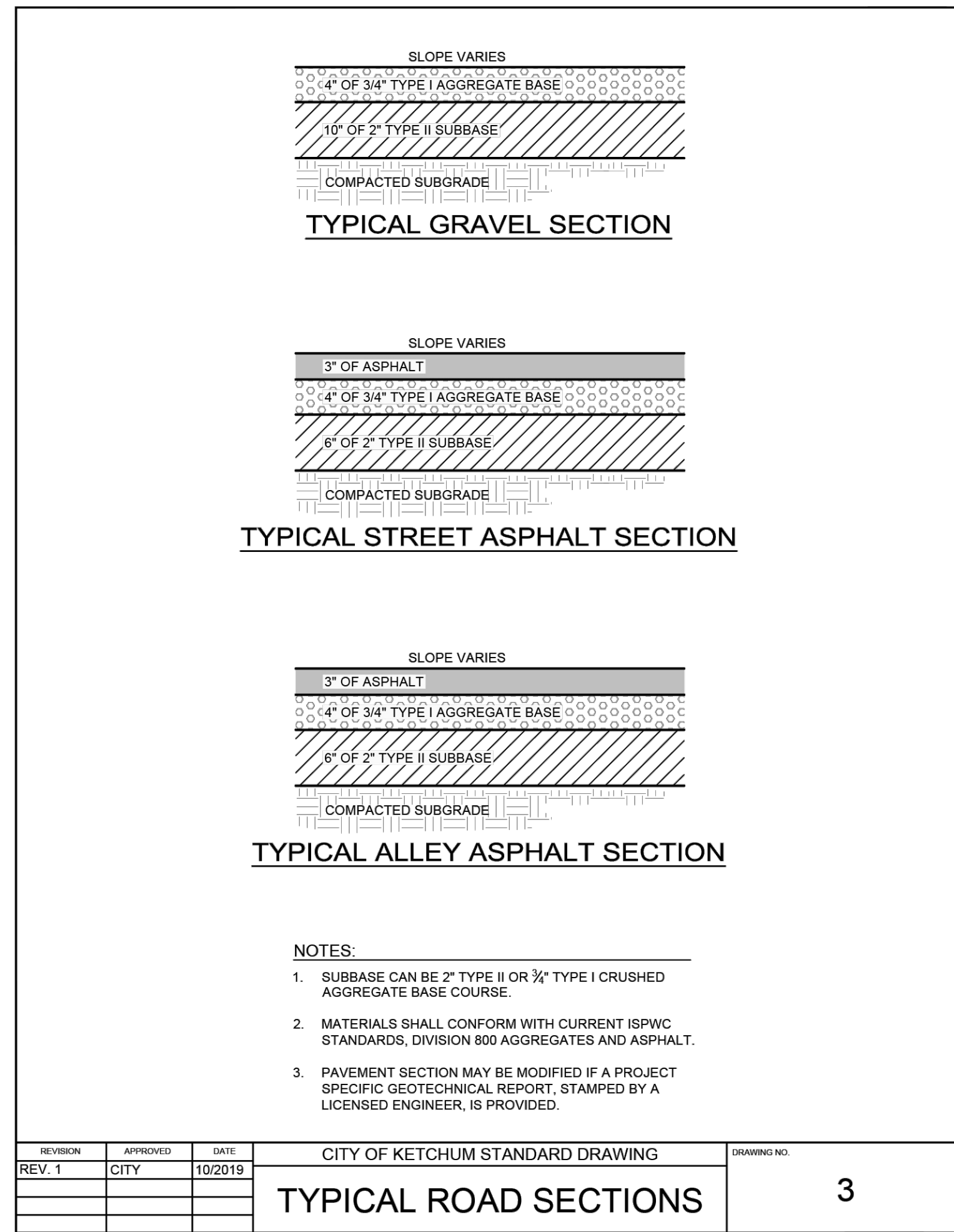
PREPARED FOR
CITY OF KETCHUM
191 W 5TH ST., KETCHUM, ID 83340
PHONE: (208) 726-3841

PROJECT
**N 1ST AVE. / E 5TH ST.
SIDEWALK INFILL PROJECT**



DATE	BY	MS
03/16/2026	MS	
NO.	DESCRIPTION	
1	ISSUE FOR CONSTRUCTION	
DRAWN BY		MS
REVIEWED BY		MS
DATE		03/16/26
PROJECT NO.		25012
TITLE		DETAILED GRADING & DRAINAGE PLAN
SHEET NO.		C2.0

Z:\Shared\Projects\25012 - Cok, 1st Ave & 5th St Sidewalk\01 - CAD\25012-C&D.dwg C2.0 Mar 16, 2026 5:15pm Plotted By: Matt



PREPARED BY: **STARHOPE ENGINEERING**
 120 S. MAIN ST., SUITE E3
 KETCHUM, ID 83340
 PHONE: (208) 726-3942
 STARHOPEENGINEERING.COM

PROJECT: **CITY OF KETCHUM**
 191 W 5TH ST., KETCHUM, ID 83340
 PHONE: (208) 726-3941

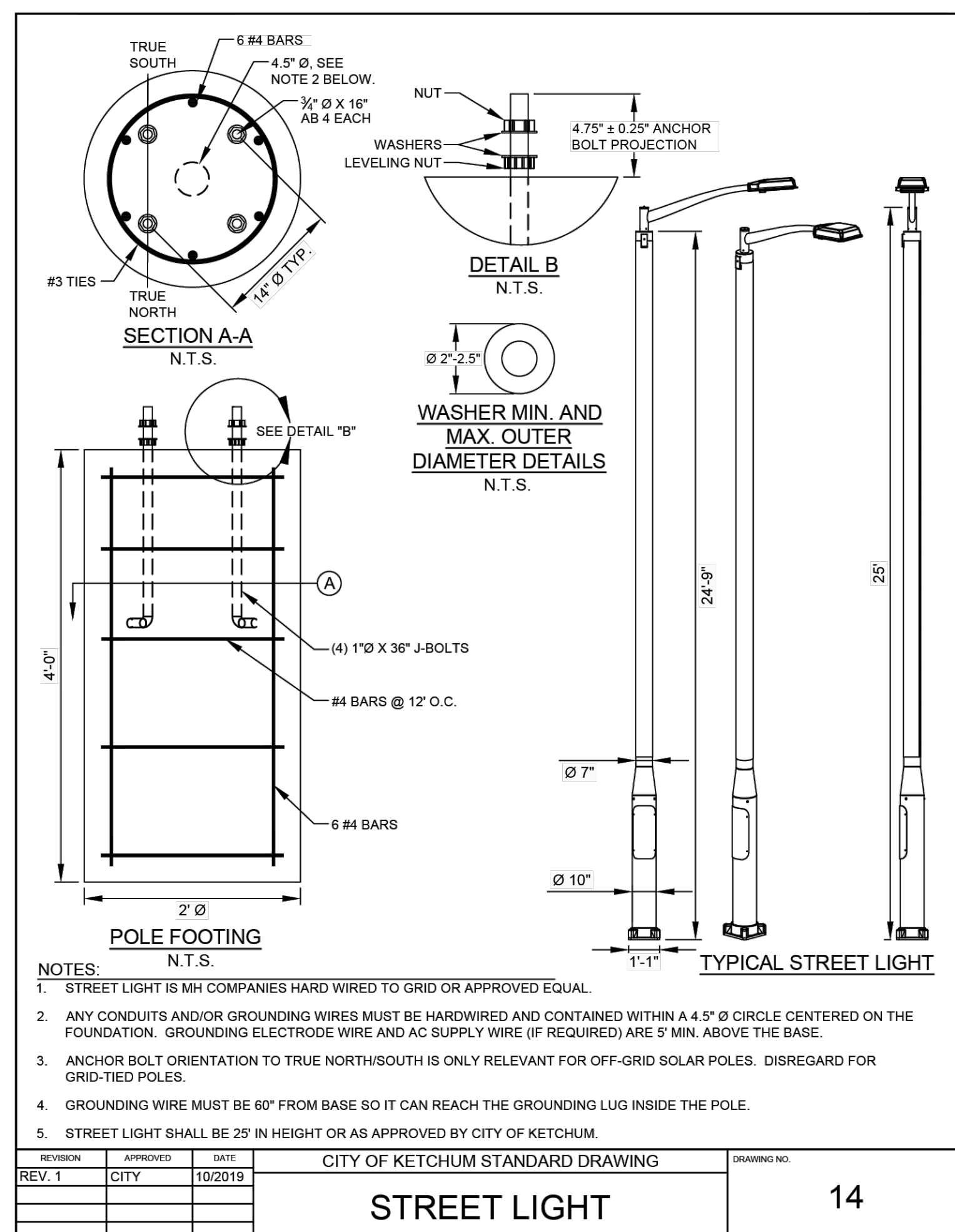
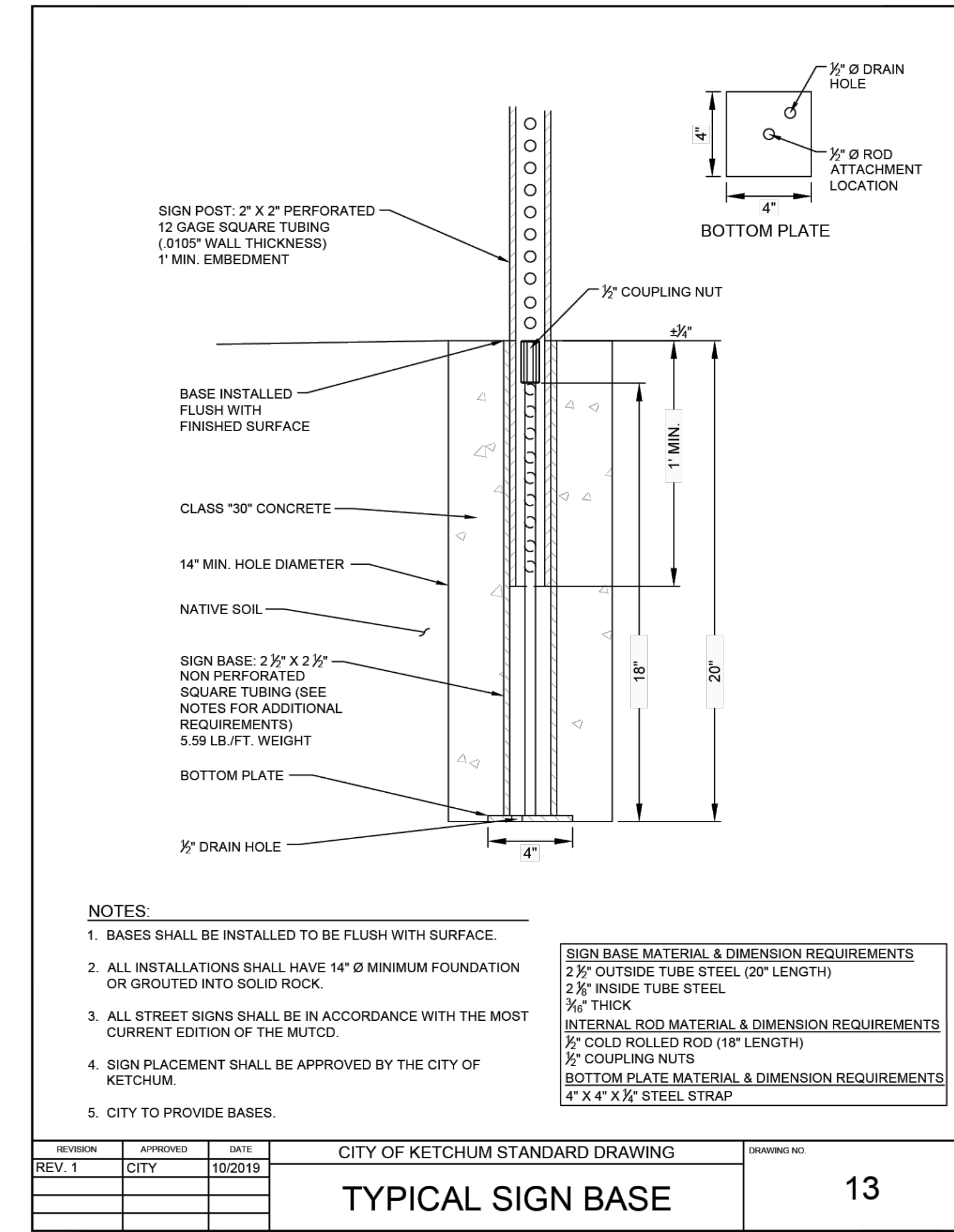
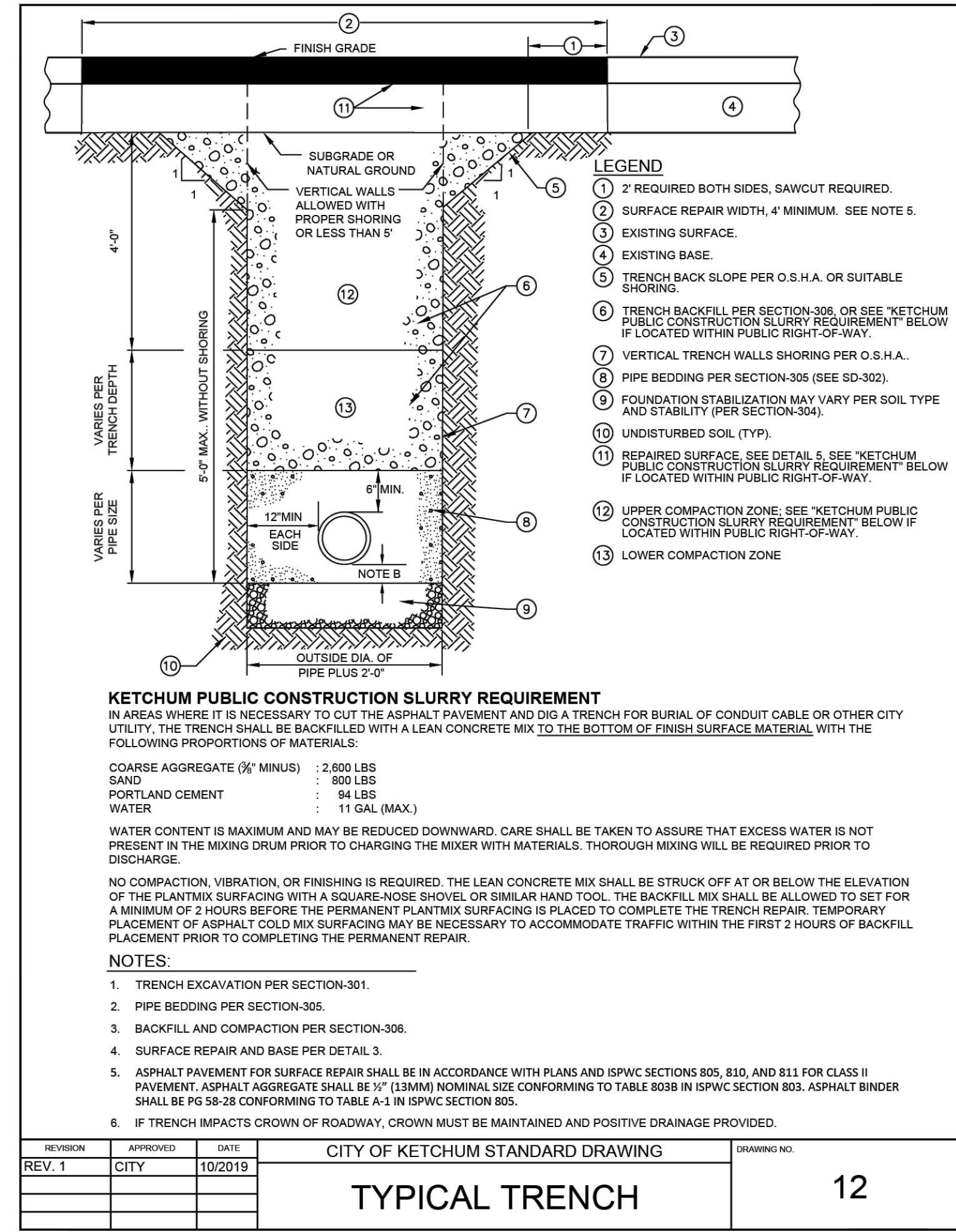
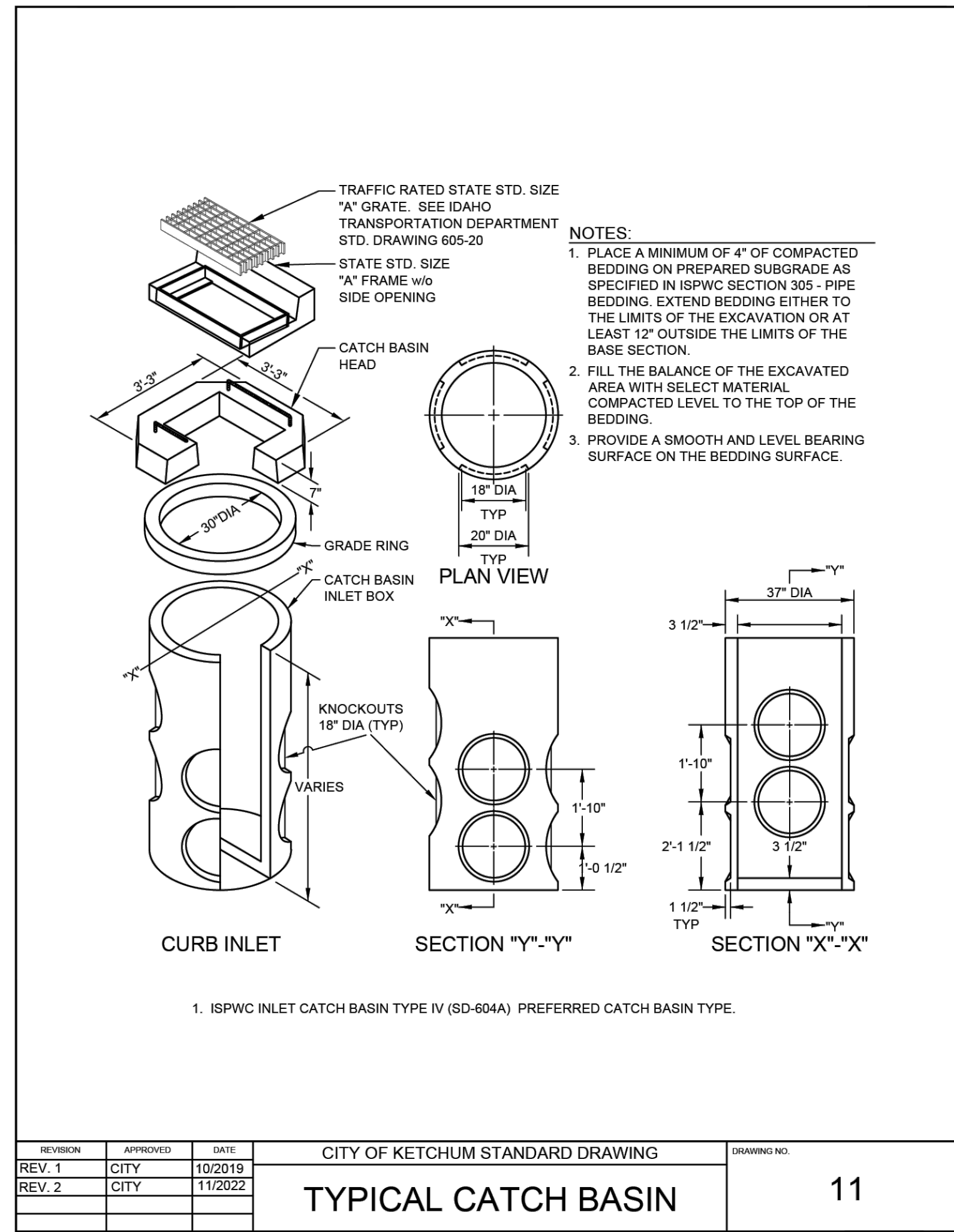
PROJECT: **N 1ST AVE. / E 5TH ST. SIDEWALK INFILL PROJECT**

PROFESSIONAL ENGINEER
 LICENSE NO. 21244
 3/16/26
 STATE OF IDAHO
 MATT SMITHMAN

NO.	DESCRIPTION	DATE	BY
0	ISSUE FOR CONSTRUCTION	03/16/2026	MS

DRAWN BY: MS
 REVIEWED BY: MS
 DATE: 03/16/26
 PROJECT NO.: 25012
 TITLE: DETAILS
 SHEET NO.: C3.0

Z:\Shared\Projects\25012 - Cok, 1st Ave & 5th St Sidewalk\01 - CAD\25012-01.dwg Cs:0 Mar 16, 2026 5:15pm Plotted By: Matt



CITY TESTING REQUIREMENTS PER CODE SECTION 12.04.040

SUBGRADE TEST SPECIFICATION	1 PER 1000 SQ YD
CONCRETE TESTING SPECIFICATION	1 PER PROJECT AND 1 ADDITIONAL TEST FOR EACH 25 YARDS
SUBBASE TEST SPECIFICATION	1 PER 1000 SQ YD
BASE TEST SPECIFICATION	1 PER 1000 SQ YD
ASPHALT TEST SPECIFICATION (ISWVC)	1 PER 100 LF FT

CITY GRADATION REQUIREMENTS PER CODE SECTION 12.04.040

BASE GRADATION SPECIFICATION	1 PER 500 TON
CONCRETE MIX DESIGN (TITAN)	PER PROJECT
ASPHALT GRADATIONS SPECIFICATIONS	MIN 1 PER PROJECT

CITY WALL REQUESTS PER CODE SECTION 12.04.040

WALL CONSTRUCTION OBSERVATION REPORTS	1 PER PROJECT
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NOTES:

- THESE ARE MINIMUM TESTING REQUIREMENTS.
- REQUIREMENTS MAY BE WAIVED AT THE CITY ENGINEER DESCRESSION.

REVISION	APPROVED	DATE	CITY OF KETCHUM STANDARD DRAWING	DRAWING NO.
REV. 1	CITY		ROW TESTING REQUIREMENTS	16

PREPARED BY: **STARHOPE ENGINEERING**
 120 S. MAIN ST., SUITE E3
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 PHONE: (208) 726-3941
 STARHOPEENGINEERING.COM

PREPARED FOR: **CITY OF KETCHUM**
 191 W 5TH ST., KETCHUM, ID 83340
 PHONE: (208) 726-3941

PROJECT: **N 1ST AVE. / E 5TH ST. SIDEWALK INFILL PROJECT**

PROFESSIONAL ENGINEER
 MATT SMITHMAN
 21244
 3/16/26
 STATE OF IDAHO

NO.	DESCRIPTION	DATE	BY
1	ISSUE FOR CONSTRUCTION	03/16/2026	MS

DRAWN BY: MS
 REVIEWED BY: MS
 DATE: 03/16/26
 PROJECT NO.: 25012
 TITLE: DETAILS
 SHEET NO.: C3.1

		1 NORTHPORT 5IN POLE BASE COVER KIT. INCLUDES: BASE COVER ASSEMBLY AND HARDWARE PACK FOR (1) 5 INCH NORTHPORT POLE. POWDERCOAT COLOR: MATTE BLACK	
SC	■	SILVA CELL	A1 / L-501
TG	□	TREE GRATE	B4 / L-501

