

# 140 & 180 N LEADVILLE KETCHUM, IDAHO

## APRIL 2026

### GENERAL CONSTRUCTIONS NOTES

- ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE MOST CURRENT EDITION OF THE "IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION" (ISPMC) AND CITY OF KETCHUM STANDARDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND KEEPING A COPY OF THE ISPMC AND CITY OF KETCHUM STANDARDS ON SITE DURING CONSTRUCTION.
- THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN ON THE PLANS IN AN APPROXIMATE WAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING EXISTING UTILITIES PRIOR TO COMMENCING AND DURING THE CONSTRUCTION. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH RESULT FROM HIS FAILURE TO ACCURATELY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. CONTRACTOR SHALL CALL DIGLINE (1-800-342-1585) TO LOCATE ALL EXISTING UNDERGROUND UTILITIES A MINIMUM OF 48 HOURS IN ADVANCE OF EXCAVATION.
- OPAL ENGINEERING, PLLC IS NOT RESPONSIBLE FOR IDAHO POWER OR OTHER DRY UTILITY SERVICE REQUESTS.
- CONTRACTOR SHALL COORDINATE RELOCATIONS OF DRY UTILITY FACILITIES (POWER, CABLE, PHONE, TV) WITH THE APPROPRIATE UTILITY FRANCHISE.
- THE CONTRACTOR SHALL CLEAN UP THE SITE AFTER CONSTRUCTION SO THAT IT IS IN A CONDITION EQUAL TO OR BETTER THAN THAT WHICH EXISTED PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION (THIS INCLUDES, BUT IS NOT LIMITED TO, ENCROACHMENT PERMITS AND NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) CONSTRUCTION GENERAL PERMIT (CGP) PERMIT COVERAGE).
- ALL CLEARING & GRUBBING SHALL CONFORM TO ISPMC SECTION 201.
- ALL EXCAVATION & EMBANKMENT SHALL CONFORM TO ISPMC 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.
- ALL 2" MINUS GRAVEL SHALL CONFORM TO ISPMC 802, TYPE II (ITD STANDARD 703.04, 2"), SHALL BE PLACED IN CONFORMANCE WITH ISPMC 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.
- ALL 3/4" MINUS CRUSHED GRAVEL SHALL CONFORM TO ISPMC 802, TYPE I (ITD STANDARD 703.04, 3/4" B), SHALL BE PLACED IN CONFORMANCE WITH ISPMC 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.
- ALL ASPHALTIC CONCRETE PAVEMENT WORK SHALL CONFORM TO ISPMC SECTION(S) 805, 810, AND 811 FOR CLASS II PAVEMENT. ASPHALT AGGREGATE SHALL BE 1/2" (13MM) NOMINAL SIZE CONFORMING TO TABLE 803B IN ISPMC SECTION 803. ASPHALT BINDER SHALL BE PG 58-28 CONFORMING TO TABLE A-1 IN ISPMC SECTION 805.
- 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.
- 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). UNDER NO CIRCUMSTANCES WILL TRAFFIC CONTROL AND ASSOCIATED CONSTRUCTION HINDER ANY EMERGENCY VEHICLE ACCESS, BLOCK PRIVATE DRIVEWAYS FOR EXTENDED PERIODS, OBSTRUCT BUSINESS DELIVERIES, OBSTRUCT SCHOOL BUS OPERATION, OBSTRUCT MAIL/PACKAGE DELIVERY, OR IMPACT TRASH/RECYCLING SERVICES.
- ALL CONCRETE WORK SHALL CONFORM TO ISPMC SECTIONS 701, 703, AND 705. ALL CONCRETE SHALL BE 4,000 PSI MINIMUM, 28 DAY, AS DEFINED IN ISPMC SECTION 703, TABLE 1. IMMEDIATELY AFTER PLACEMENT PROTECT CONCRETE BY APPLYING MEMBRANE-FORMING COMPOUND, TYPE 2, CLASS A PER ASTM C 309-94. APPLY CURING COMPOUND PER MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS.
- ALL TRENCHING SHALL CONFORM TO ISPMC STANDARD DRAWING SD-301. TRENCHES SHALL BE BACKFILLED AND COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99.
- 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.
- IF AUTOCAD ELECTRONIC FILES ARE MADE AVAILABLE TO THE CONTRACTOR, IN THE EVENT OF A DISCREPANCY BETWEEN THE STAMPED PAPER DRAWINGS AND THE ELECTRONIC FILES, THE STAMPED PAPER DRAWINGS WILL GOVERN.
- EXISTING CONDITIONS AND BOUNDARY INFORMATION SHOWN HEREON ARE PER A SURVEY CONDUCTED BY BENCHMARK AND ASSOCIATES 06/09/22.
- WHEN DRIVEWAY ACCESS WILL BE RESTRICTED, NOTIFY THE RESIDENT OR BUSINESS 48 HOURS IN ADVANCE AND ARRANGE FOR AN ALTERNATE PARKING LOCATION (ON- OR OFF-STREET) WITHIN 100 FEET OF THE PROPERTY. MINIMIZE DISRUPTIONS TO INDIVIDUAL DRIVEWAY ACCESS ACTIVE CONSTRUCTION PERIODS AT THE DRIVEWAY, WITH ACCESS RESTORED DURING NON-CONSTRUCTION HOURS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIRING A MATERIALS TESTING COMPANY DURING CONSTRUCTION TO VERIFY ALL COMPACTION AND MATERIAL PLAN AND SPECIFICATION REQUIREMENTS ARE MET FOR ALL CONSTRUCTION WITHIN THE PUBLIC RIGHTS-OF-WAY. TESTING LOCATION AND FREQUENCY SHALL MEET THE CITY OF KETCHUM RIGHT-OF-WAY TESTING REQUIREMENTS. REPORTS SHALL BE SUBMITTED TO THE PROJECT ENGINEER AND CITY STREETS DEPARTMENT WITHIN THREE (3) DAYS OF TESTING.
- CONSTRUCTION OF WATER MAINS AND ALL OTHER RELATED APPURTENANCES SHALL BE IN ACCORDANCE WITH THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPMC), IDAPA 58.01.08, IDAHO RULES FOR PUBLIC DRINKING WATER SYSTEMS AND THE CITY OF KETCHUM UTILITIES DEPARTMENT STANDARDS.
- CONTRACTOR SHALL PRESSURE TEST, DISINFECT, AND CONDUCT BIOLOGICAL TESTING IN ACCORDANCE WITH THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPMC), AMERICAN WATER WORKS ASSOCIATION (AWWA) STANDARDS, AND THE PRESSURE TESTING, DISINFECTION, AND MICROBIOLOGICAL TESTING PROCEDURES.
- ALL WATER SUPPLY FIXTURES, FITTINGS, PIPING, AND ALL RELATED APPURTENANCES SHALL BE ANS/NSF STD. 61 COMPLIANT.
- ALL WATER SUPPLY FIXTURES, FITTINGS, PIPING, AND ALL RELATED APPURTENANCES SHALL COMPLY WITH THE LOW LEAD ACT REQUIRING ALL MATERIALS TO HAVE A LEAD CONTENT EQUAL TO OR LESS THAN 0.25%.
- THE CONTRACTOR SHALL USE ANS/NSF STANDARD 60 CHEMICALS AND COMPOUNDS DURING INSTALLATION & DISINFECTION OF POTABLE WATER MAIN.



### LEGEND

#### EXISTING ITEMS

	Right-of-way		Gas Meter
	Adjoiners Lot Line		Cable Tv Riser
	Right of Way Centerline		Electric Meter
	5' Contour Interval		Power Transformer
	1' Contour Interval		Power Vault
	Edge of Asphalt		Power Box
	6\"/>		Air Conditioning Unit
	Fence		Power Buried
	Asphalt		Sewer Main
	Building / Structure		Sewer Service
	Concrete		Sewer Cleanout
	Gravel Driveway		Sewer Manhole
	Pavers		Water Main
	Tree		Water Service
	Sign		Fire Hydrant
			Water Valve
			Water Meter
			Gas Line

#### Ketchum Right-of-way Standards (Table 4 - ROW Testing Requirements)

City 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 ISPMC)	1 per 100 LF Ft
Trench Compaction Testing (per ISPMC)	Every 10 LF in maximum 8' lifts

City Gradation Requirements	
Base Gradation Specification	1 Per 500 Ton
Concrete Mix Design	Per Project
Titan or approved equal	Per Project
Asphalt Gradation Specifications	Min 1 Per Project

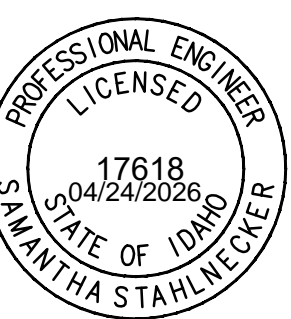
City Wall Requests	
Wall Construction Observation Reports	1 Per Project

### SHEET INDEX

SHEET#	DESCRIPTION
C0.10	COVER SHEET
C0.90	DEMOLITION PLAN
C1.00	DETAIL SHEET
C1.01	DETAIL SHEET
C1.02	DETAIL SHEET
C1.10	SITE IMPROVEMENT PLAN
C1.20	SITE STORM AND UTILITY PLAN
C1.30	DETAILED GRADING PLAN

PURPOSE: ISSUE FOR PERMIT (4/24/2026)

REVISION NO.	DATE	DESCRIPTION

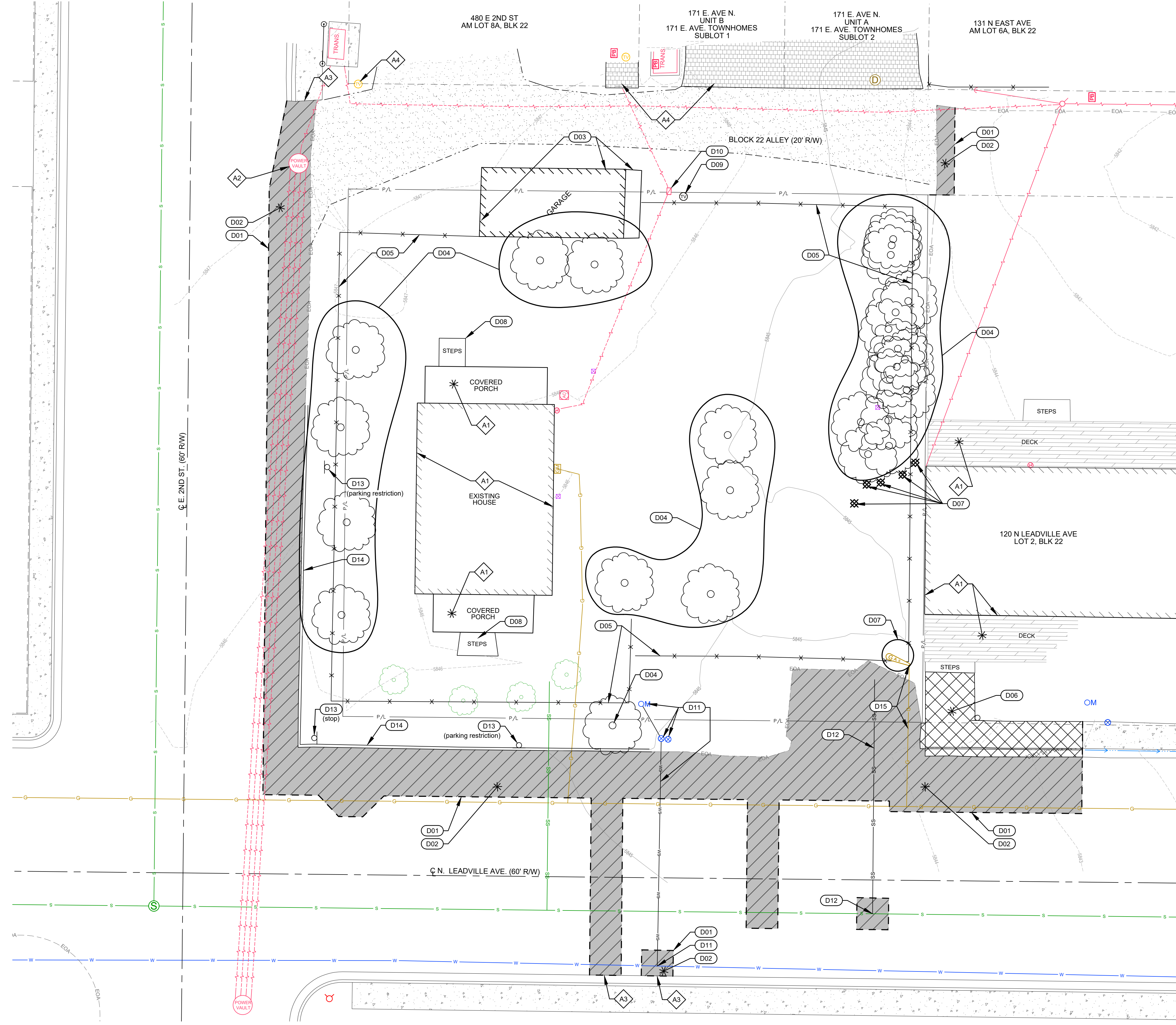


COVER SHEET

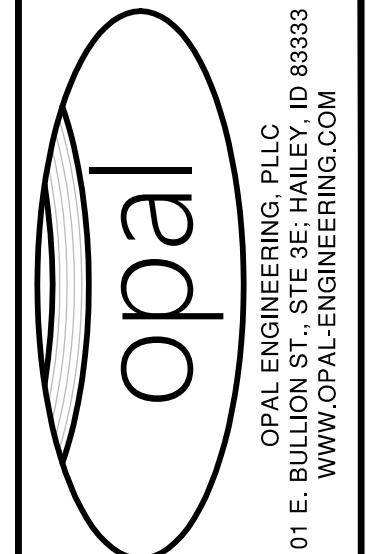
140 & 180 N LEADVILLE (KETCHUM BLOCK 22 LOTS 3 AND 4)  
PREPARED FOR: ARCH COMMUNITY HOUSING TRUST

25015  
PROJECT NUMBER

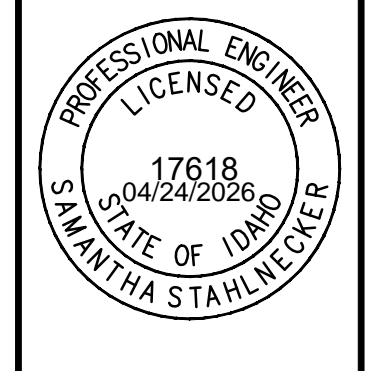
C0.10



- ### SITE DEMOLITION KEY NOTES
- D01 SAWCUT ASPHALT TO PROVIDE FOR A CLEAN VERTICAL EDGE.
  - D02 REMOVE AND DISPOSE OF ASPHALT.
  - D03 REMOVE AND DISPOSE OF BUILDING / STRUCTURE.
  - D04 REMOVE AND DISPOSE OF TREE AND ROOTBALL.
  - D05 REMOVE AND DISPOSE OF FENCE.
  - D06 REMOVE AND DISPOSE OF CONCRETE SIDEWALK, CURB, AND GUTTER.
  - D07 REMOVE AND DISPOSE OF MISCELLANEOUS PIPES AND/OR UTILITY RISERS.
  - D08 REMOVE AND DISPOSE OF STEPS / STAIRS.
  - D09 RELOCATE CABLE TV UTILITY RISER (BY OTHERS).
  - D10 RELOCATE POWER VAULT AND LINES (BY OTHERS).
  - D11 REMOVE AND DISPOSE OF WATER SERVICE, VALVES, AND METER VAULT. DISCONNECT SERVICE FROM WATER MAIN. ABANDON REMAINING SERVICE IN-PLACE.
  - D12 LOCATE EXISTING SEWER SERVICE CONNECTION INTO SEWER MAIN, DISCONNECT, AND PLUG. ABANDON REMAINING SERVICE IN-PLACE.
  - D13 REMOVE AND RETAIN SIGN. SIGN TO BE REUSED. REFER TO SITE IMPROVEMENT KEY NOTE S05. IF SIGN NOT REUSED, RETURN TO CITY.
  - D14 REMOVE AND DISPOSE OF WOOD LANDSCAPING EDGING.
  - D15 REMOVE AND DISPOSE OF GAS SERVICE AND MARKER. CONTRACTOR TO COORDINATE ACTIVITY WITH INTERMOUNTAIN GAS COMPANY.
- RETAIN AND PROTECT
1. BUILDING AND WOOD DECKS.
  2. POWER VAULT.
  3. CONCRETE SIDEWALK, CURB, & GUTTER.
  4. TV RISER.
  5. PAVERS.



REVISION NO.	DATE	DESCRIPTION



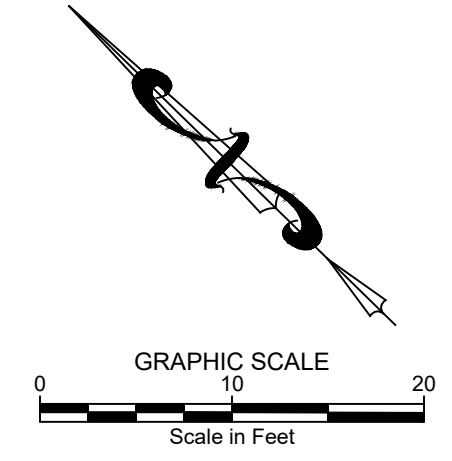
**SITE DEMOLITION PLAN**

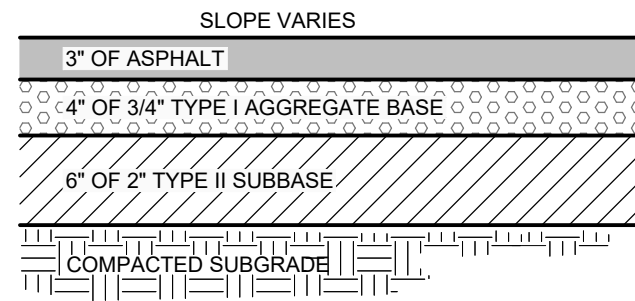
**140 & 180 N LEADVILLE (KETCHUM BLOCK 22 LOTS 3 AND 4)**

PREPARED FOR: ARCH COMMUNITY HOUSING TRUST

25015  
PROJECT NUMBER

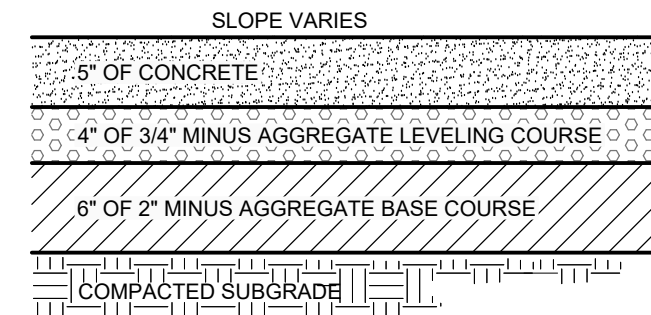
C0.90





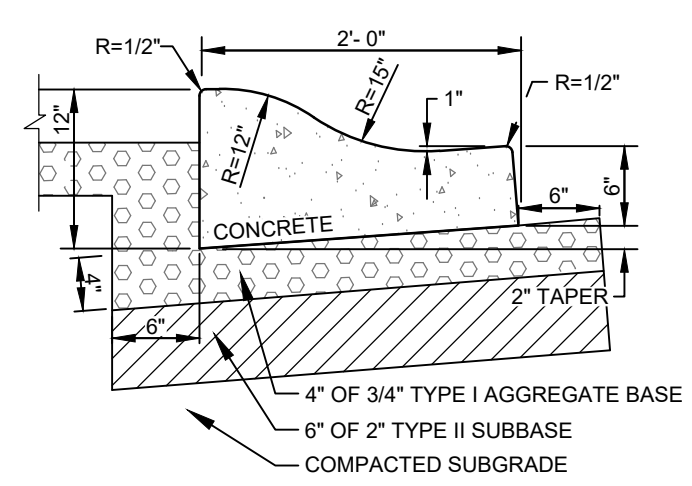
**1**  
 C1.00 **TYPICAL STREET ASPHALT SECTION**  
 N.T.S.

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



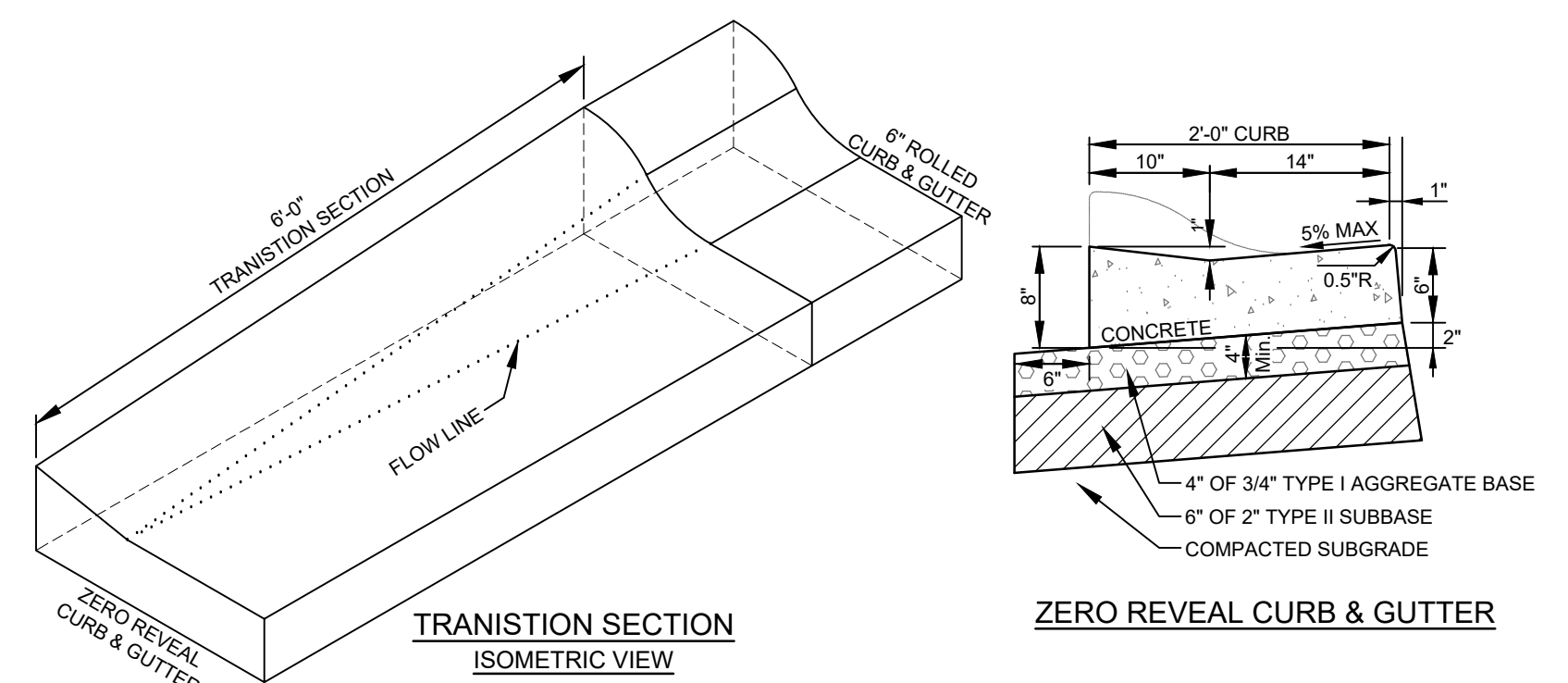
- NOTES:**
- INSTALL SCORE JOINTS AT INTERVALS TO MATCH WIDTH OF WALK NOT TO EXCEED 5 FEET SPACING IN BOTH THE LONGITUDINAL AND TRANSVERSE DIRECTION FOR SIDEWALK GREATER THAN 5 FEET IN WIDTH. INSTALL EXPANSION JOINTS EVERY 10 FEET IN LONGITUDINAL DIRECTION.
  - 1/2" TRANSVERSE PREFORMED BITUMINOUS JOINTS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

**2**  
 C1.00 **TYPICAL CONCRETE SECTION**  
 N.T.S.



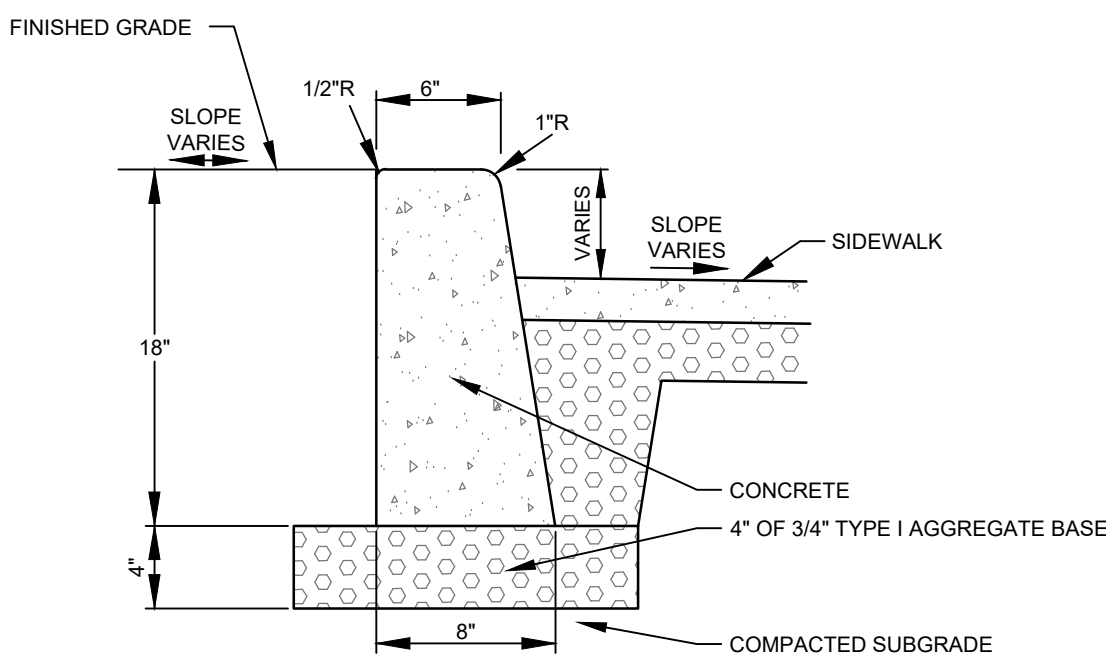
- NOTES:**
- SUBBASE CAN BE 2" TYPE II OR 3/4" TYPE I CRUSHED AGGREGATE BASE COURSE.
  - MATERIALS SHALL CONFORM WITH CURRENT ISPCW STANDARDS, DIVISION 800 AGGREGATES AND ASPHALT.
  - PAVEMENT SECTION MAY BE MODIFIED IF A PROJECT SPECIFIC GEOTECHNICAL REPORT, STAMPED BY A LICENSED ENGINEER, IS PROVIDED.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

**3**  
 C1.00 **6" CONCRETE ROLLED CURB & GUTTER**  
 N.T.S.



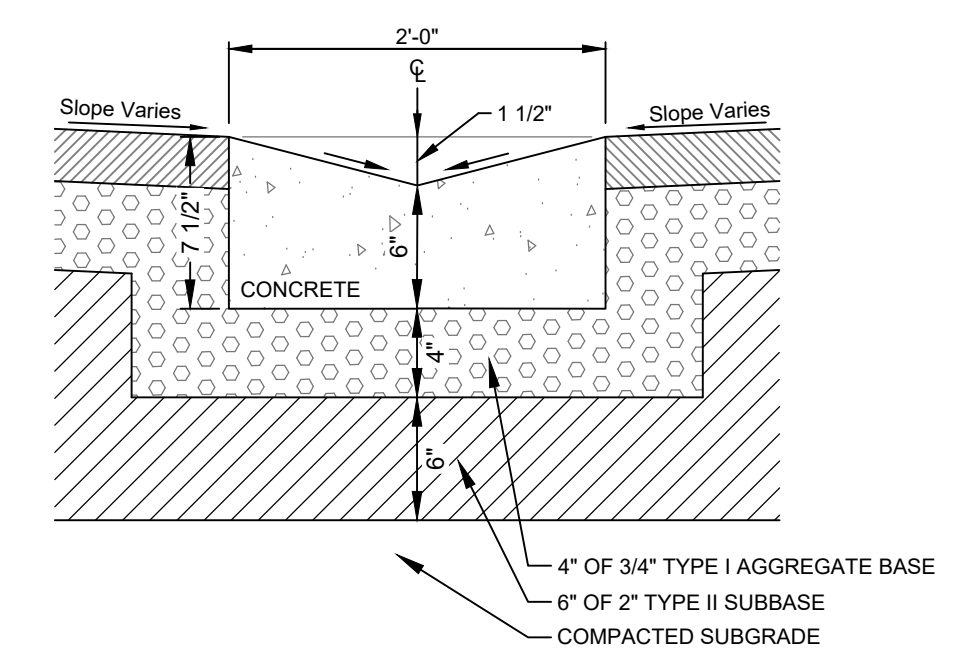
- NOTES:**
- SUBBASE CAN BE 2" TYPE II OR 3/4" TYPE I CRUSHED AGGREGATE BASE COURSE.
  - MATERIALS SHALL CONFORM WITH CURRENT ISPCW STANDARDS, DIVISION 800 AGGREGATES AND ASPHALT.
  - PAVEMENT SECTION MAY BE MODIFIED IF A PROJECT SPECIFIC GEOTECHNICAL REPORT, STAMPED BY A LICENSED ENGINEER, IS PROVIDED.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

**4**  
 C1.00 **TYPICAL CURB TRANSITION DETAIL**  
 N.T.S.



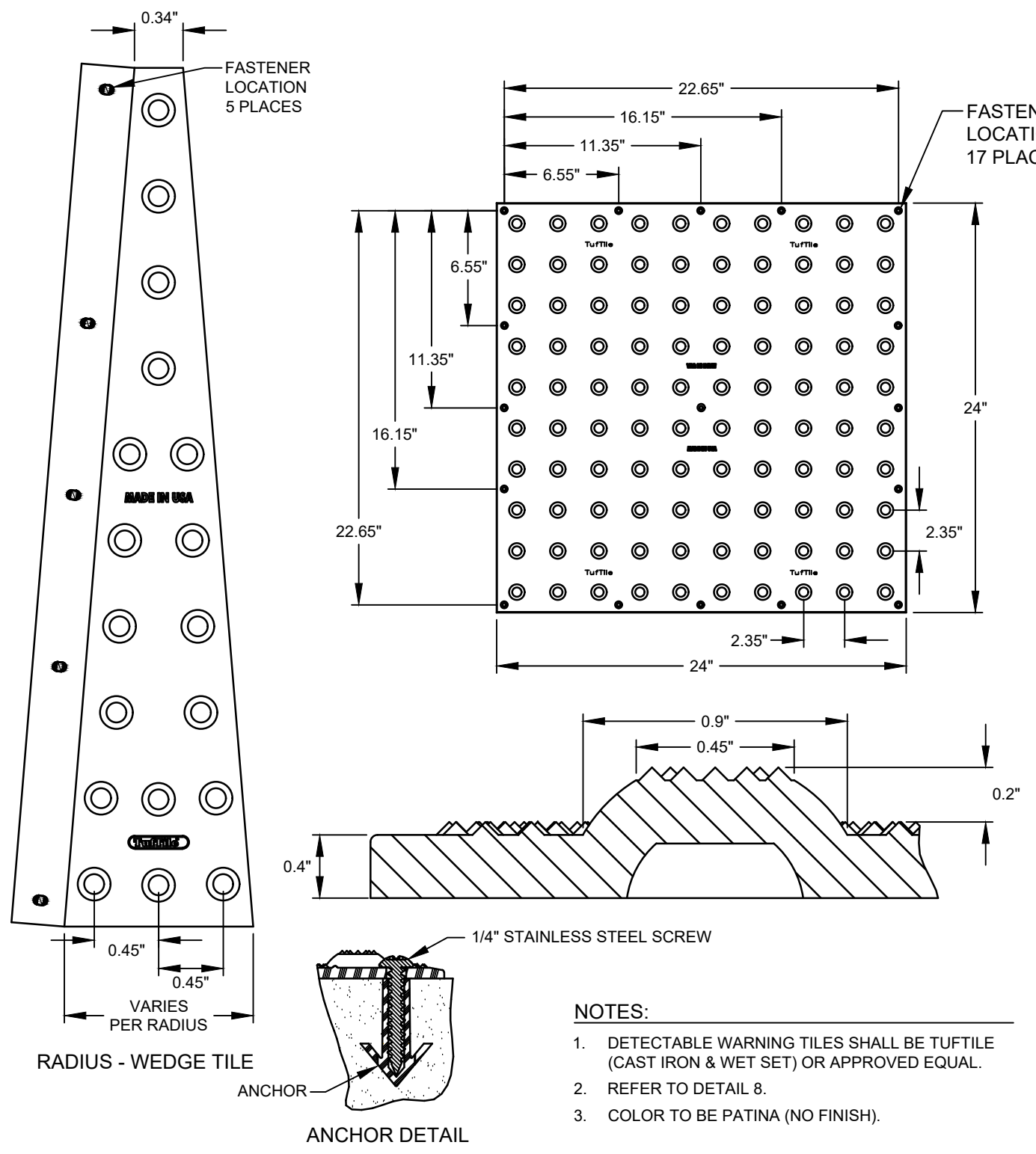
- NOTES:**
- SUBBASE CAN BE 2" TYPE II OR 3/4" TYPE I CRUSHED AGGREGATE BASE COURSE.
  - MATERIALS SHALL CONFORM WITH CURRENT ISPCW STANDARDS, DIVISION 800 AGGREGATES AND ASPHALT.
  - PAVEMENT SECTION MAY BE MODIFIED IF A PROJECT SPECIFIC GEOTECHNICAL REPORT, STAMPED BY A LICENSED ENGINEER, IS PROVIDED.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

**5**  
 C1.00 **CONCRETE VERTICAL CURB**  
 N.T.S.



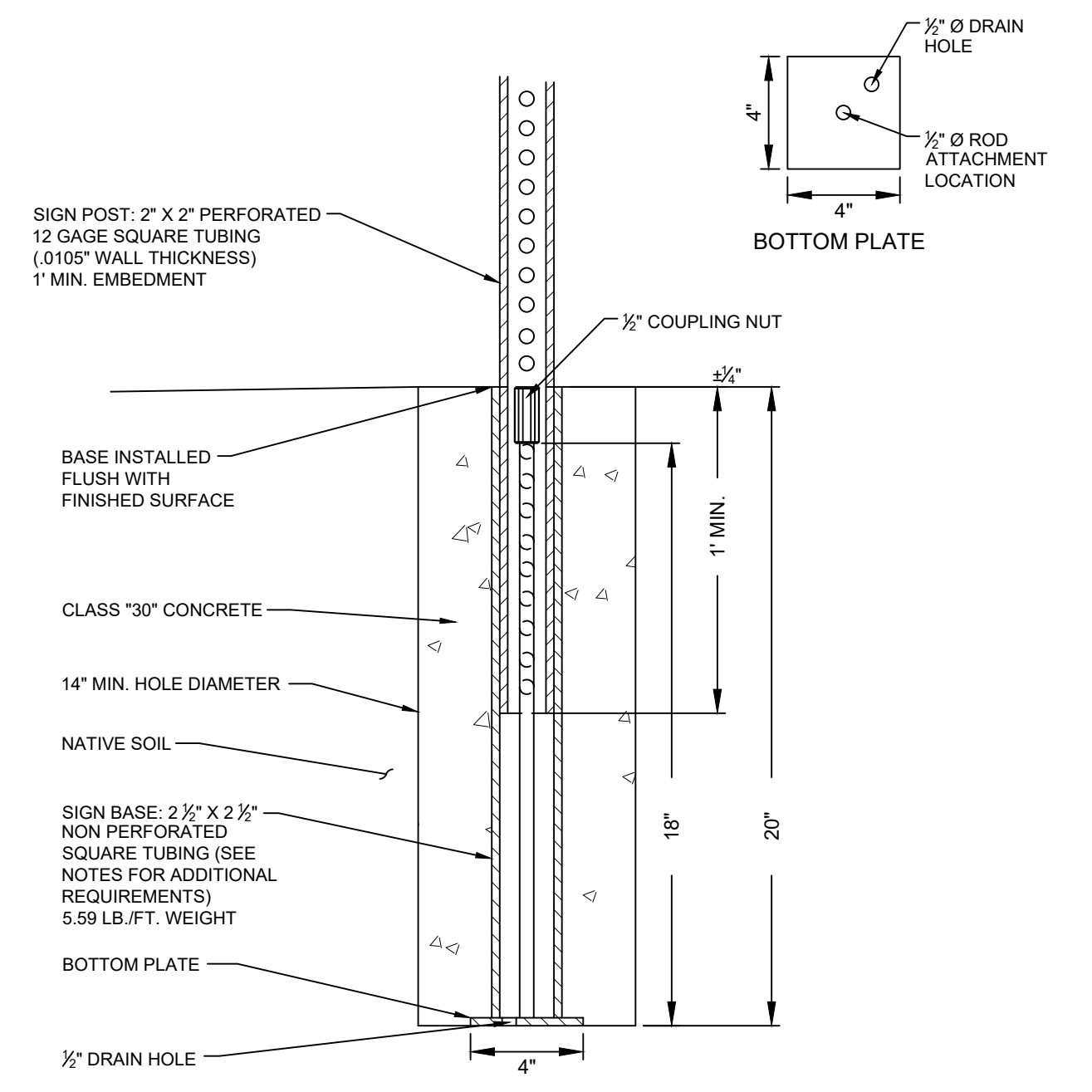
- NOTES:**
- SUBBASE CAN BE 2" TYPE II OR 3/4" TYPE I CRUSHED AGGREGATE BASE COURSE.
  - MATERIALS SHALL CONFORM WITH CURRENT ISPCW STANDARDS, DIVISION 800 AGGREGATES AND ASPHALT.
  - PAVEMENT SECTION MAY BE MODIFIED IF A PROJECT SPECIFIC GEOTECHNICAL REPORT, STAMPED BY A LICENSED ENGINEER, IS PROVIDED.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

**6**  
 C1.00 **24" WIDE CONCRETE VALLEY GUTTER**  
 N.T.S.



- NOTES:**
- DETECTABLE WARNING TILES SHALL BE TUFFLE (CAST IRON & WET SET) OR APPROVED EQUAL.
  - REFER TO DETAIL 8.
  - COLOR TO BE PATINA (NO FINISH).

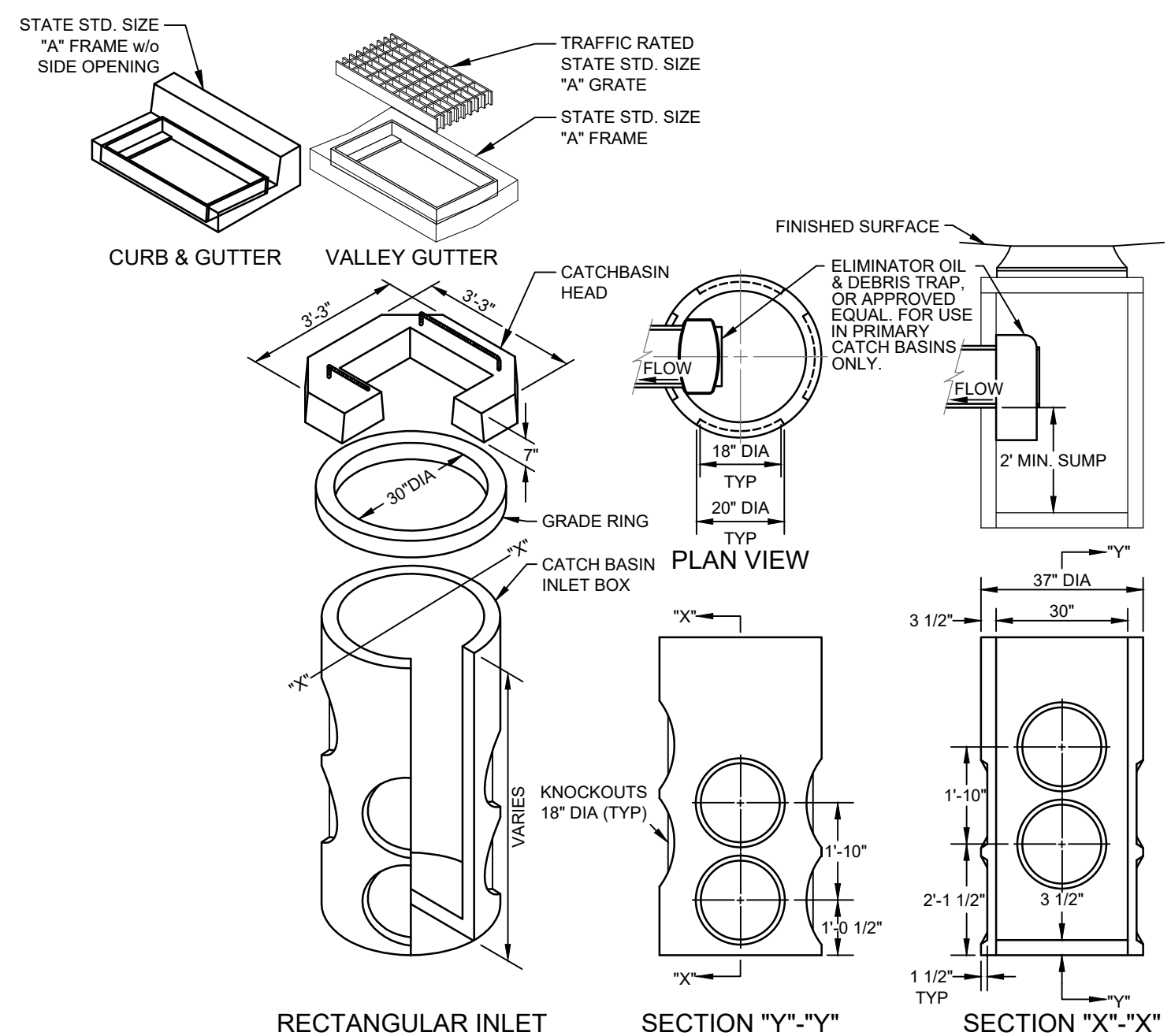
**7**  
 C1.00 **DETECTABLE WARNING PLATE**  
 N.T.S.



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

**SIGN BASE MATERIAL & DIMENSION REQUIREMENTS**  
 2 1/2" OUTSIDE TUBE STEEL (20" LENGTH)  
 2 1/2" INSIDE TUBE STEEL  
 3/8" THICK  
**INTERNAL ROD MATERIAL & DIMENSION REQUIREMENTS**  
 1/2" COLD ROLLED ROD (18" LENGTH)  
 1/2" COUPLING NUTS  
**BOTTOM PLATE MATERIAL & DIMENSION REQUIREMENTS**  
 4" X 4" X 1/2" STEEL STRAP

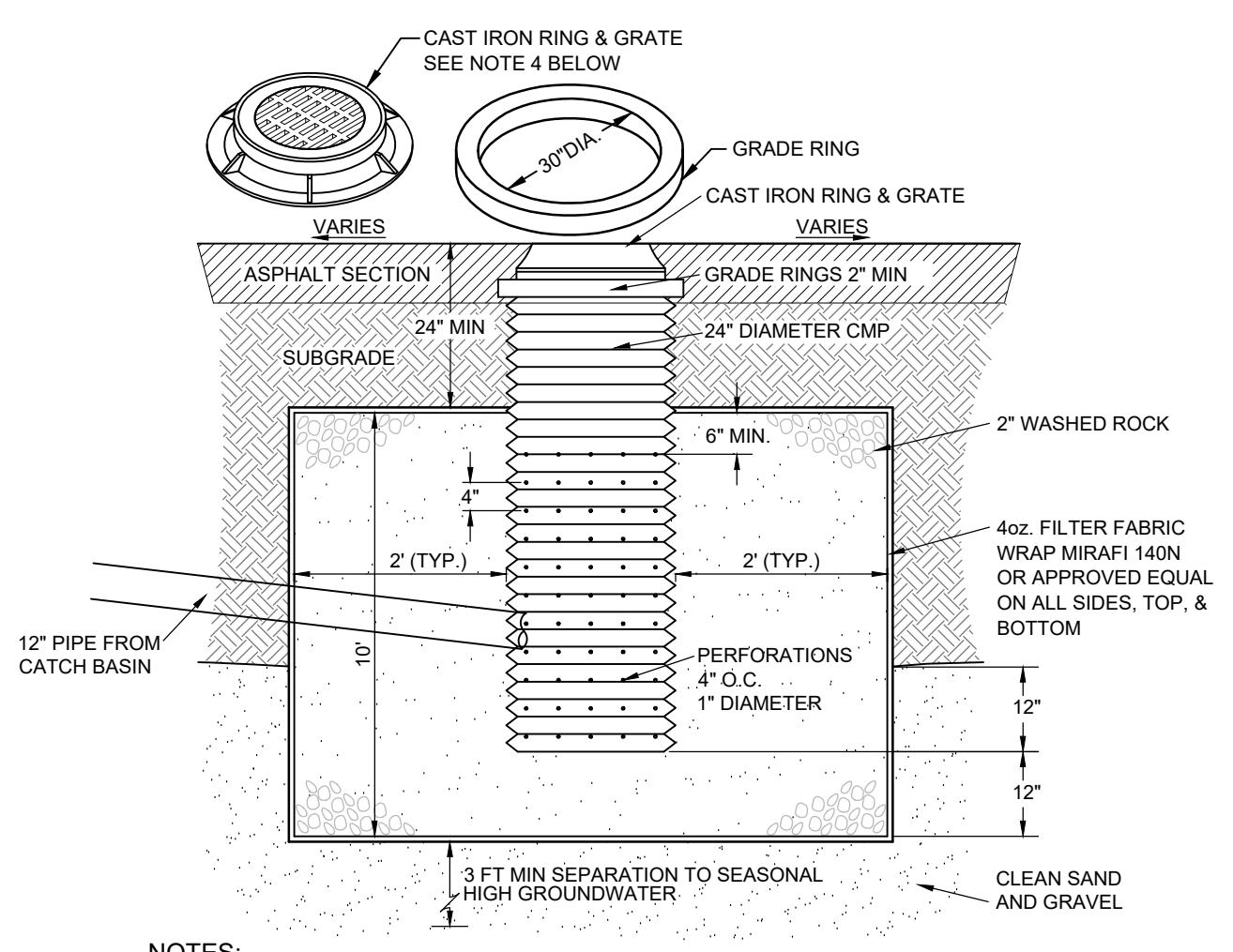
**8**  
 C1.00 **TYPICAL SIGN BASE**  
 N.T.S.



**1 30" DIAMETER CATCH BASIN**  
N.T.S.

**CATCH BASIN INSTALLATION NOTES:**

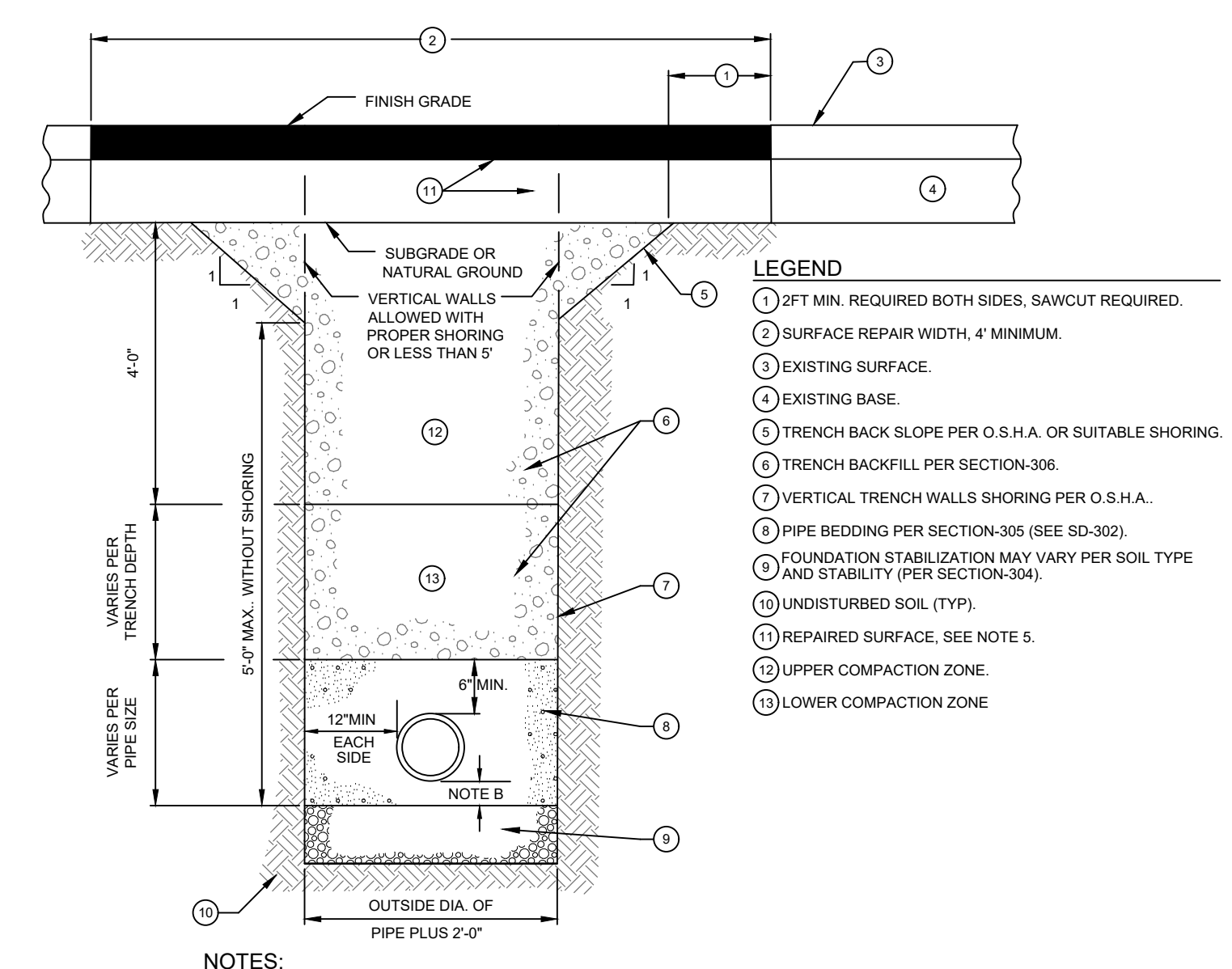
1. A PRIMARY CATCH BASIN IS DEFINED AS THE FIRST STORM STRUCTURE UPSTREAM OF A DRYWELL. A SATELLITE CATCH BASIN IS DEFINED AS THE STORM STRUCTURE UPSTREAM OF THE PRIMARY CATCH BASIN.
2. THE OIL & DEBRIS TRAP SHALL BE INSTALLED ON THE OUTLET OF THE PRIMARY CATCH BASIN ONLY, NOT ON SATELLITE CATCH BASINS.
3. PLACE A MINIMUM OF 4" OF COMPACTED BEDDING ON PREPARED SUBGRADE AS SPECIFIED IN ISPCW SECTION 305. PIPE BEDDING EXTEND BEDDING EITHER TO THE LIMITS OF THE EXCAVATION OR AT LEAST 12" OUTSIDE THE LIMITS OF THE BASE SECTION.
4. FILL THE BALANCE OF THE EXCAVATED AREA WITH SELECT MATERIAL COMPACTED LEVEL TO THE TOP OF THE BEDDING.
5. PROVIDE A SMOOTH AND LEVEL BEARING SURFACE ON THE BEDDING SURFACE.



**2 DRYWELL DETAIL**  
N.T.S.

**NOTES:**

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.
5. STORMWATER PRETREATMENT REQUIRED BEFORE DISCHARGING TO A DRYWELL.
6. 25 FT MINIMUM SEPARATION DISTANCE BETWEEN DRYWELL AND MUNICIPAL WATER LINES.



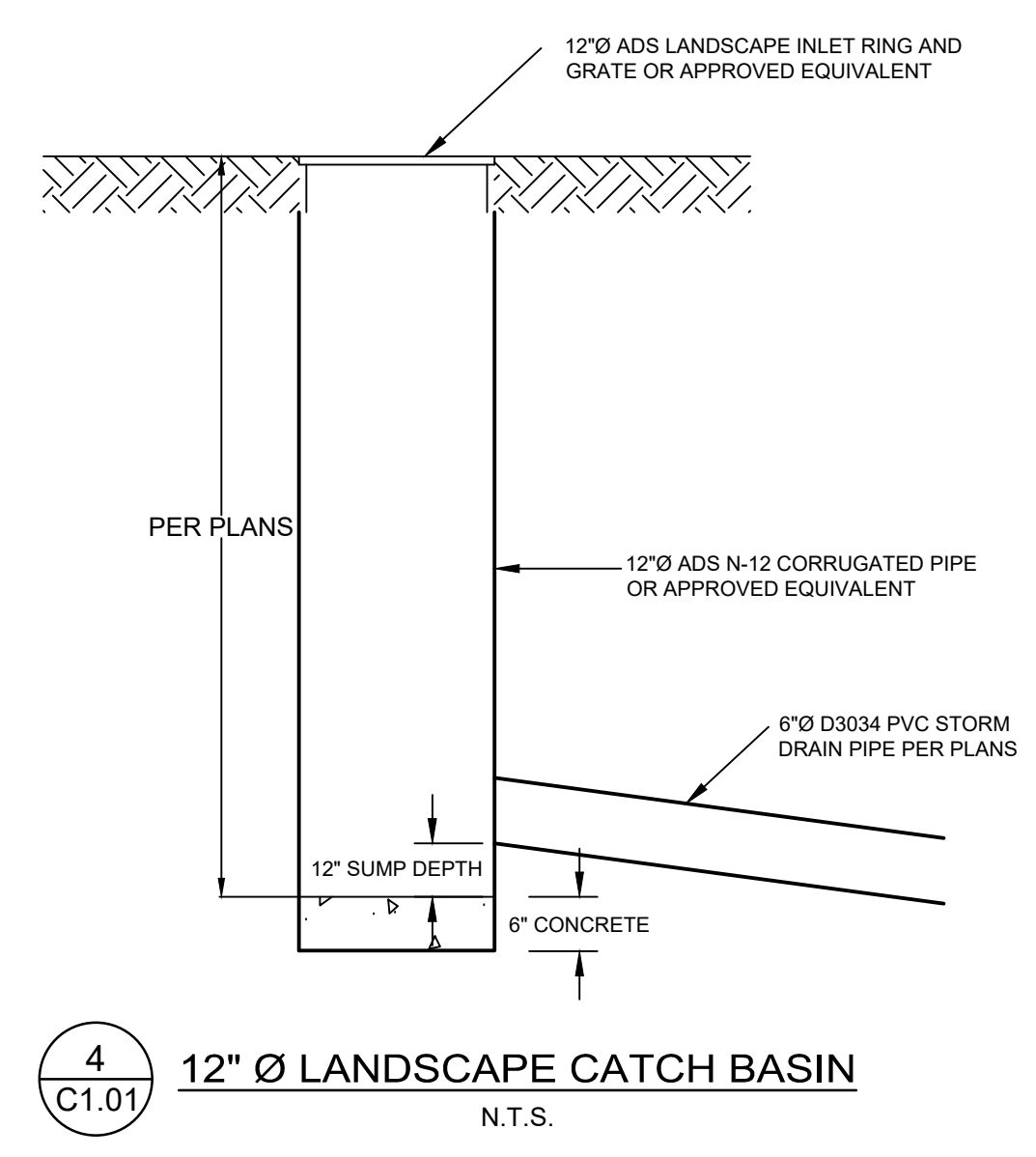
**3 TYPICAL TRENCH SECTION**  
N.T.S.

**LEGEND:**

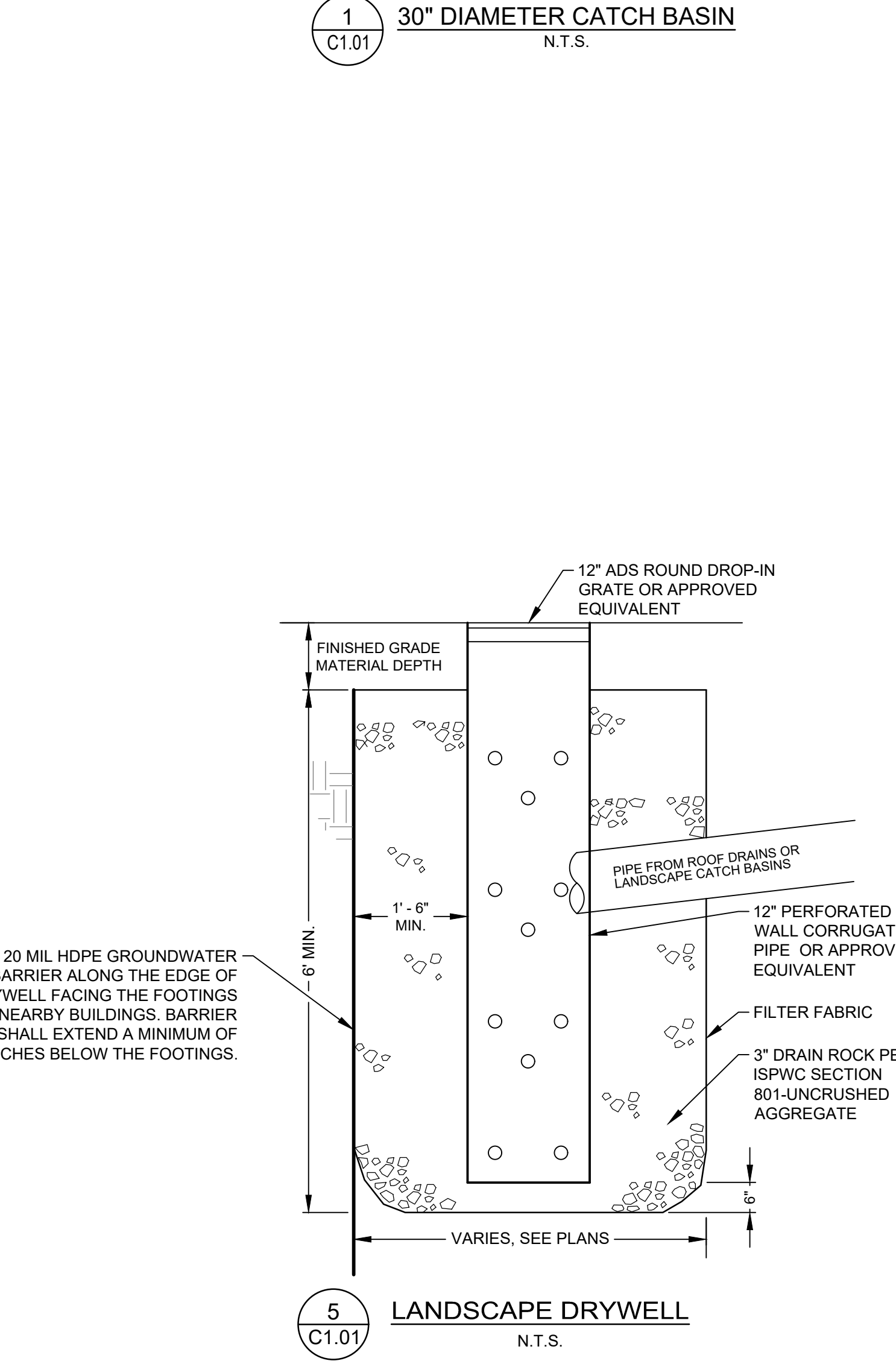
1. 2FT MIN. REQUIRED BOTH SIDES, SAWCUT REQUIRED.
2. SURFACE REPAIR WIDTH, 4' MINIMUM.
3. EXISTING SURFACE.
4. EXISTING BASE.
5. TRENCH BACK SLOPE PER O.S.H.A. OR SUITABLE SHORING.
6. TRENCH BACKFILL PER SECTION 306.
7. TRENCH BACKFILL PER SECTION 306.
8. VERTICAL TRENCH WALLS SHORING PER O.S.H.A.
9. PIPE BEDDING PER SECTION 305 (SEE SD-302).
10. FOUNDATION STABILIZATION MAY VARY PER SOIL TYPE AND STABILITY (PER SECTION 304).
11. UNDISTURBED SOIL (TYP).
12. REPAIRED SURFACE. SEE NOTE 5.
13. UPPER COMPACTION ZONE.
14. LOWER COMPACTION ZONE.

**NOTES:**

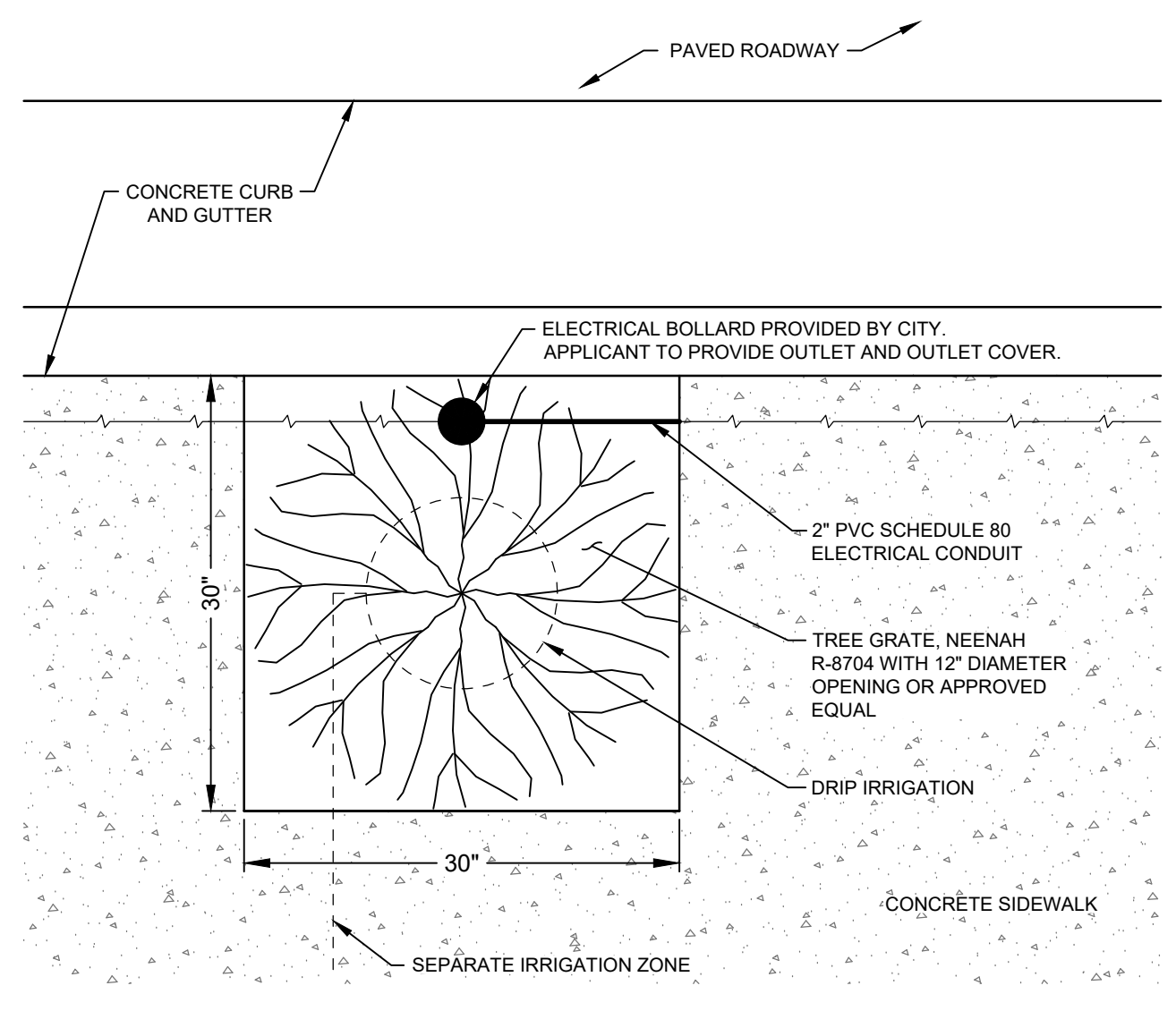
1. TRENCH EXCAVATION PER SECTION 301.
2. PIPE BEDDING PER SECTION 305.
3. BACKFILL AND COMPACTION PER SECTION 306. TESTING FREQUENCY INCREASED TO EVERY 25-50 LINEAR FEET.
4. SURFACE REPAIR AND BASE PER DETAIL 7.
5. ASPHALT PAVEMENT FOR SURFACE REPAIR SHALL BE IN ACCORDANCE WITH PLANS AND ISPCW SECTIONS 805, 810, AND 811 FOR CLASS II PAVEMENT. ASPHALT AGGREGATE SHALL BE 12" (13MM) NOMINAL SIZE CONFORMING TO TABLE 803B IN ISPCW SECTION 803. ASPHALT BINDER SHALL BE PG 58-28 CONFORMING TO TABLE A-1 IN ISPCW SECTION 805.
6. IF TRENCH IMPACTS CROWN OF ROADWAY, CROWN MUST BE MAINTAINED AND POSITIVE DRAINAGE PROVIDED.



**4 12" Ø LANDSCAPE CATCH BASIN**  
N.T.S.



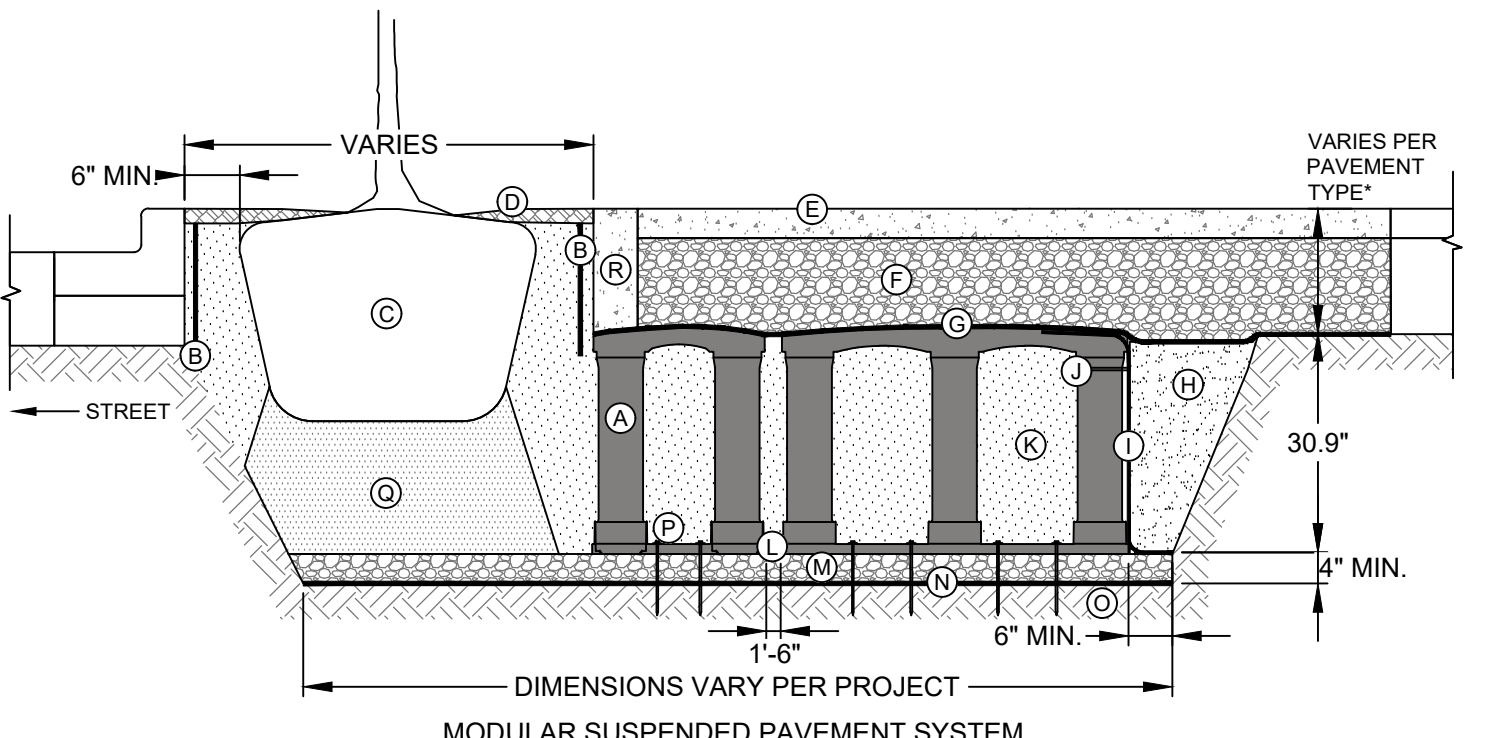
**5 LANDSCAPE DRYWELL**  
N.T.S.



**6 TREE WELL DETAILS**  
N.T.S.

**NOTES:**

1. TREE TO BE 3" MINIMUM CALIPER AUTUMN BLAZE MAPLE OR APPROVED EQUAL.
2. CITY OF KETCHUM REQUIRES DRIP IRRIGATION TO BE ON A SEPARATE ZONE WITH HUNTER/RAINWISE SMART CLOCK, OR APPROVED EQUAL, FOR REMOTE ACCESS BY CITY.
3. APPLICANT TO CONNECT AND PROVIDE CONDUITS, WIRING, AND SEPARATE CIRCUIT, OR TIE TO A CITY CIRCUIT FOR POWER.
4. NO DIRECT BURIAL WIRE PERMITTED.
5. TREE INSTALLATION TO BE MODULAR SUSPENDED PAVEMENT SYSTEM. SEE TREE WELL SECTION VIEW, DETAIL 2.



**KEY PLAN:**

- A. SILVA CELL SYSTEM (DECK, BASE, AND POSTS) OR APPROVED EQUAL.
- B. DEEPROOF ROOT BARRIER, 12" OR 18" DEPTH DETERMINED BY THICKNESS OF PAVEMENT SECTION. INSTALL DIRECTLY ADJACENT TO CONCRETE EDGE RESTRAINT. PREVENTS ROOTS FROM DISTURBING PAVEMENT.
- C. TREE ROOT PACKAGE, SIZE VARIES.
- D. TREE OPENING TREATMENT, PER PROJECT SPECIFICATIONS.
- E. SURFACE TREATMENT, PER PROJECT.
- F. AGGREGATE BASE COURSE, DEPTH VARIES PER PROJECT.
- G. GEOTEXTILE TO KEEP AGGREGATE FROM MIGRATING DOWN THROUGH CELL DECK.
- H. BACKFILL, PER PROJECT SPECIFICATIONS.
- I. GEOGRID TO PROVIDE FOR VERTICAL SEPARATION BETWEEN PLANTING SOILS AND BACKFILL WHILE ALLOWING ROOT PENETRATION INTO ADJACENT SOILS. 6" (150 mm) TOE (OUTWARD FROM BASE) AND 12" (305 mm) EXCESS (OVER TOP OF DECK).
- J. CABLE TIE, ATTACHING GEOGRID TO SILVA CELL AT BASE OF UPPER POST FLARE.
- K. PLANTING SOIL, PER PROJECT SPECIFICATIONS, COMPACTED TO 70-80% PROCTOR.
- L. SILVA CELL BASE SLOPE, 10% MAX.
- M. 4" (100 mm) MIN AGGREGATE SUB-BASE, COMPACTED TO 95% PROCTOR.
- N. GEOTEXTILE TO PROVIDE SEPARATION BETWEEN SUBGRADE AND AGGREGATE BASE.
- O. SUBGRADE, COMPACTED TO 95% PROCTOR.
- P. PIN, PER SILVA CELL SPECIFICATIONS, TO KEEP CELLS IN PLACE DURING CONSTRUCTION.
- Q. PLANTING SOIL, BELOW TREE ROOT PACKAGE, COMPACTED TO 85-90% PROCTOR.
- R. CONCRETE EDGE RESTRAINT TO STABILIZE EDGE AND PREVENT AGGREGATE MIGRATION INTO TREE OPENING.

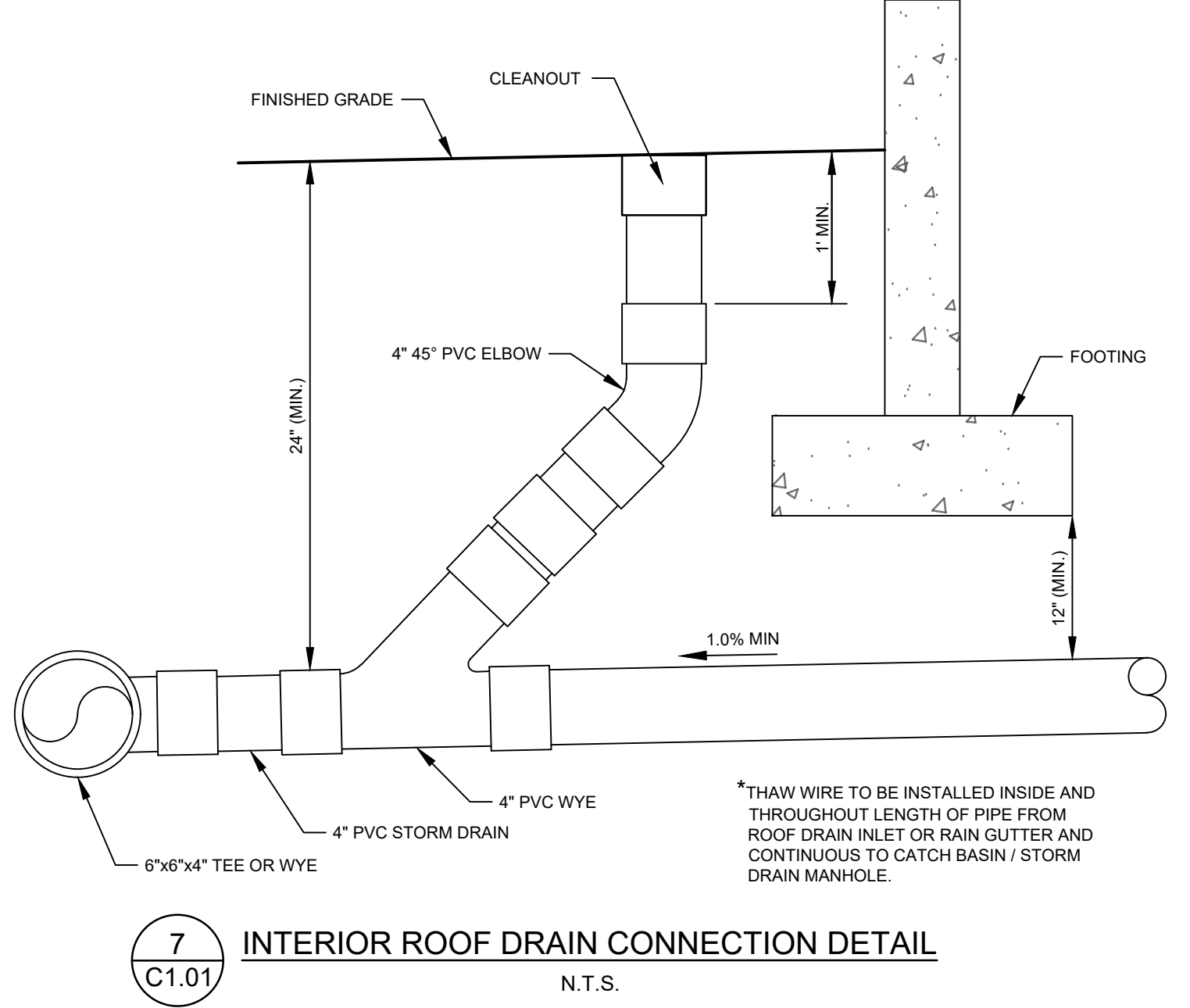
**MINIMUM PAVEMENT PROFILE OPTIONS TO MEET H-20 LOADING:**

PAVEMENT	BASE COURSE	AGGREGATE
4" CONCRETE	4" AGGREGATE	4" AGGREGATE
3" PAVEMENT	4" AGGREGATE	12" AGGREGATE
4" ASPHALT	4" AGGREGATE	12" AGGREGATE
2.6" PAVEMENT	5" CONCRETE	5" CONCRETE

**7 INTERIOR ROOF DRAIN CONNECTION DETAIL**  
N.T.S.

**NOTES:**

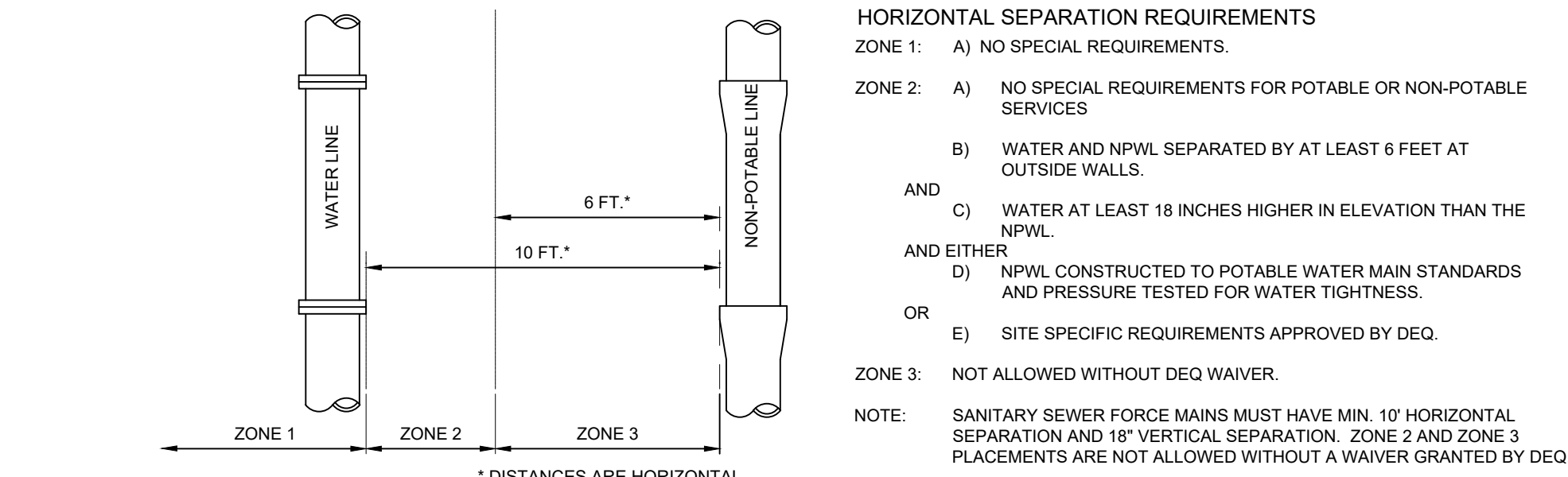
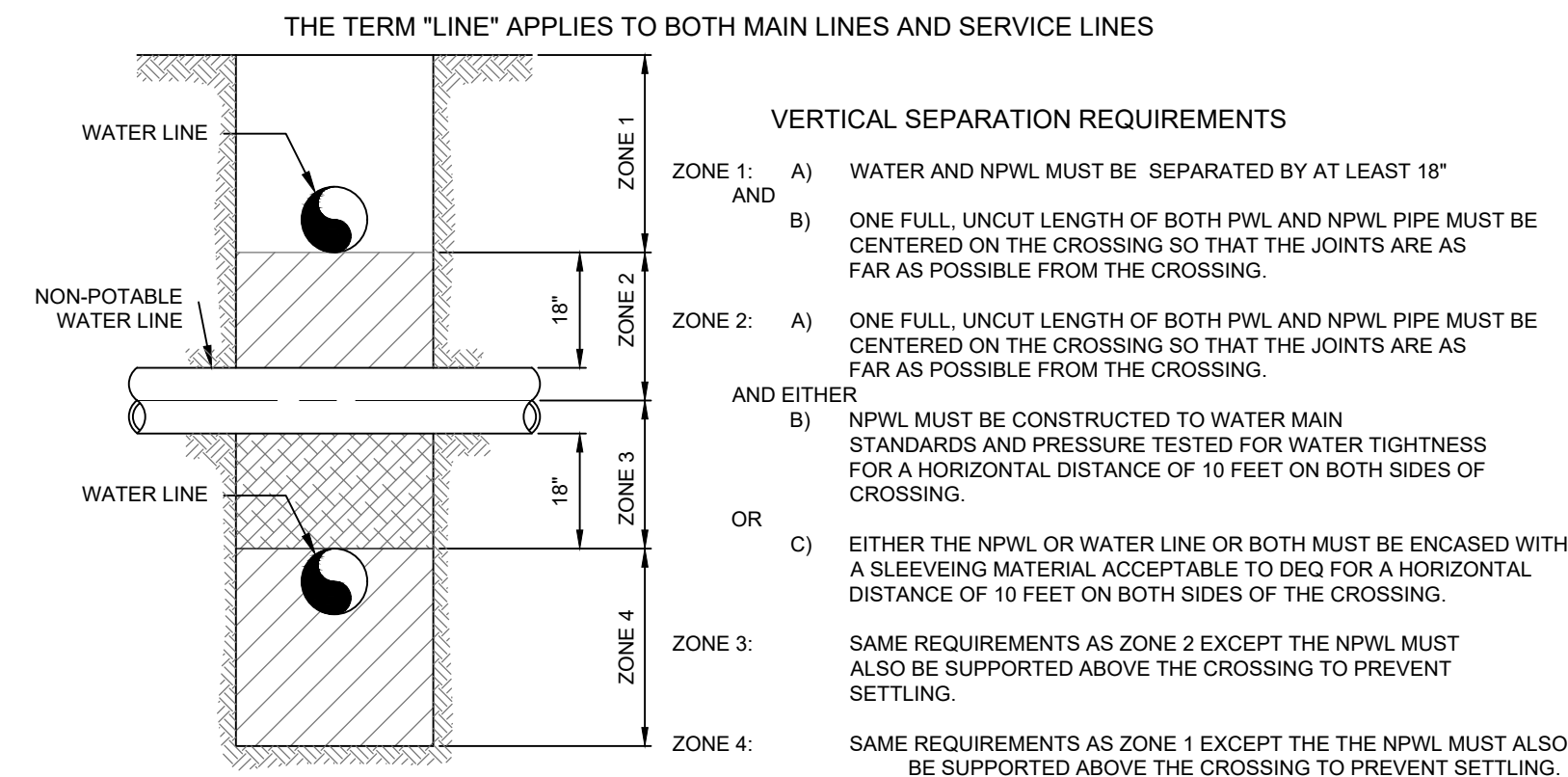
1. EXCAVATION SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE HEALTH AND SAFETY REGULATIONS.
2. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
3. A PROJECT SPECIFIC DETAIL WILL NEED TO BE PROVIDED TO CITY FOR REVIEW AND APPROVAL.



REVISION NO.	DATE	DESCRIPTION
4	C1.01	12" Ø LANDSCAPE CATCH BASIN

PROFESSIONAL ENGINEER  
LICENSED  
17618  
04/24/2026  
STATE OF IDAHO  
SAMANTHA STAHLMEYER

**DETAIL SHEET**  
140 & 180 N LEADVILLE (KETCHUM BLOCK 22 LOTS 3 AND 4)  
PREPARED FOR: ARCH COMMUNITY HOUSING TRUST



**1**  
C1.02 **POTABLE AND NON-POTABLE WATER LINE (NPWL) SEPARATION**  
N.T.S.

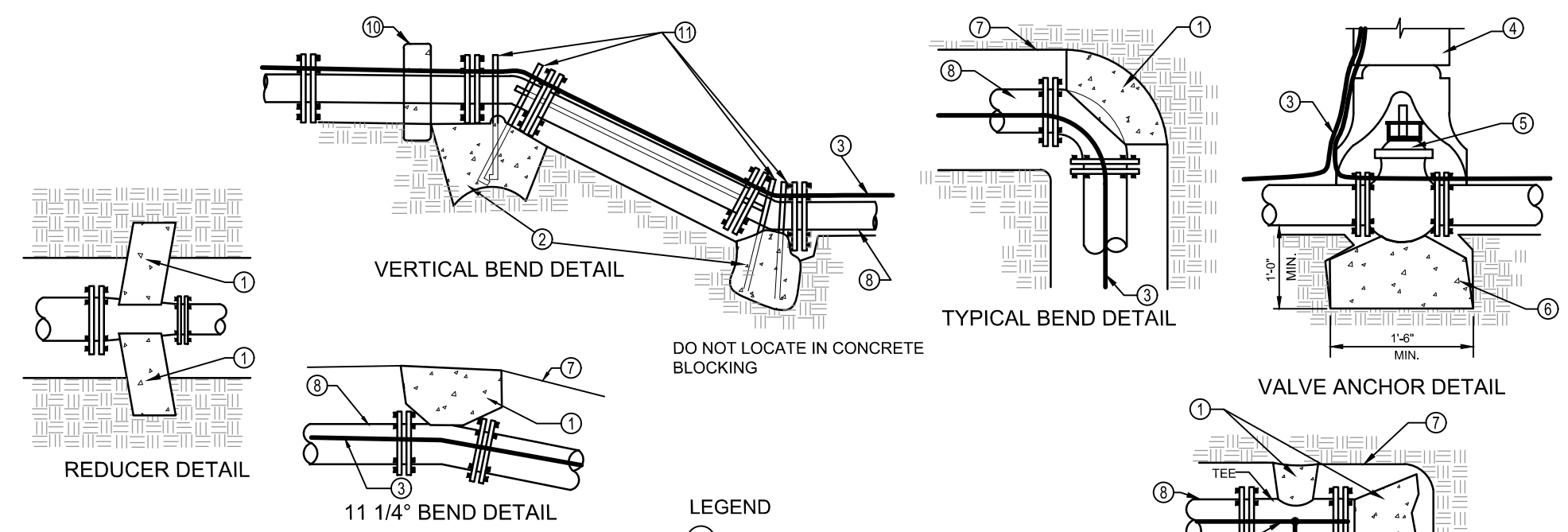


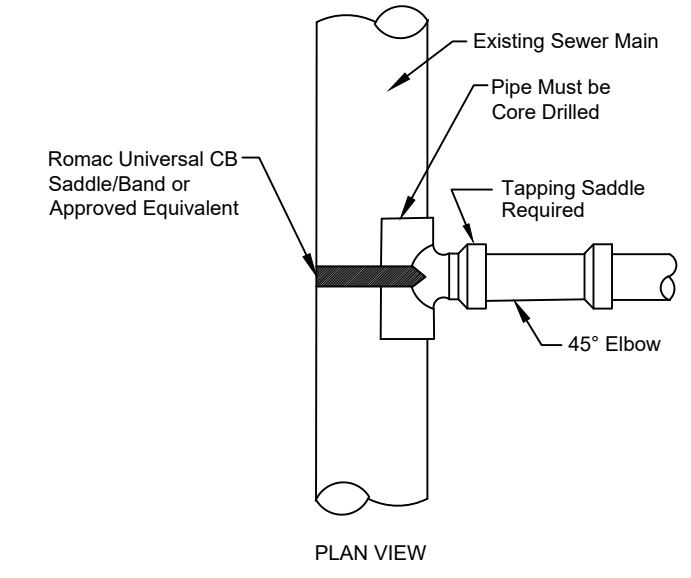
TABLE 1  
THRUST AREA FOR HORIZONTAL BENDS\*\*\*

PIPE SIZE	MINIMUM SQUARE FEET OF THRUST AREA ONTO UNDISTURBED EARTH**			
	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"	22.8	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.

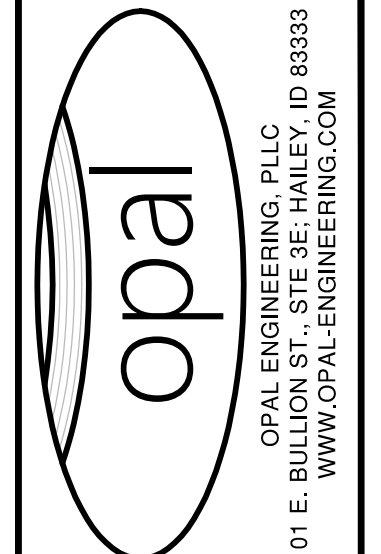
- LEGEND**
- FOR HORIZONTAL PIPE BENDS, BEARING THRUST BLOCKS MUST PROVIDE 2500 PSI CONCRETE POURED AGAINST UNDISTURBED EARTH PER TABLE 1.
  - FOR VERTICAL PIPE BENDS, GRAVITY THRUST BLOCKS MUST PROVIDE A VOLUME OF CONCRETE POURED AGAINST UNDISTURBED EARTH WHICH IS SIZED FOR EXPECTED FORCES WITH A MINIMUM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

**2**  
C1.02 **THRUST BLOCK AND ANCHOR DETAILS**  
N.T.S.



**3**  
C1.02 **SEWER SERVICE CONNECTION DETAIL**  
N.T.S.

- NOTES**
- Sewer taps shall not enter at manholes.
  - An approved tapping saddle shall be required for all new taps to existing sewer laterals. Saddle to be approved by The City Engineer.
  - 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.
  - When Sewer and Water lines or services cross refer to the current edition of ISPWC Standard Drawing 407, IDAPA 58.01.08.542.07 a and IDAPA 58.01.08.542.07 b which address the requirements for separation distances between potable water lines (including mains and service lines) with non-potable lines.



REVISION NO.	DATE	DESCRIPTION



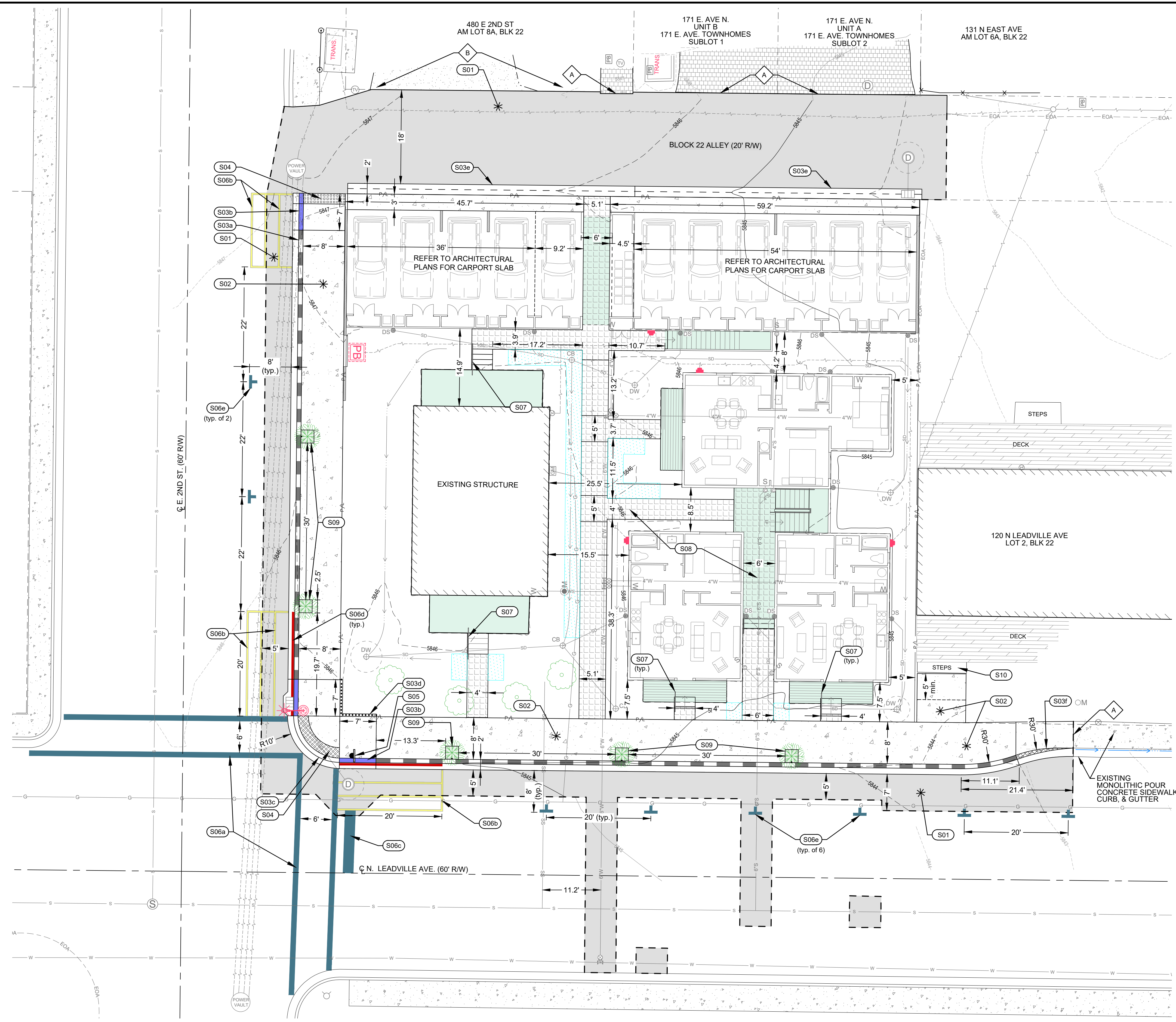
**DETAIL SHEET**

**140 & 180 N LEADVILLE (KETCHUM BLOCK 22 LOTS 3 AND 4)**

PREPARED FOR: ARCH COMMUNITY HOUSING TRUST

25015  
PROJECT NUMBER

C1.02



- ### SITE IMPROVEMENT KEY NOTES
- S01 CONSTRUCT ASPHALT ROADWAY / ASPHALT REPAIR. REFER TO DETAIL 1 / C1.00.
  - S02 CONSTRUCT CONCRETE SIDEWALK, WIDTH AS SHOWN HEREON. REFER TO DETAIL 2 / C1.00.
  - S03 CONSTRUCT CONCRETE CURB AND GUTTER
    - a. 6" ROLLED C&G PER DETAIL 3 / C1.00.
    - b. CURB TRANSITION PER DETAIL 4 / C1.00.
    - c. ZERO REVEAL CURB AND GUTTER PER DETAIL 4 / C1.00.
    - d. CONCRETE VERTICAL CURB PER DETAIL 5 / C1.00.
    - e. 24" WIDE VALLEY GUTTER PER DETAIL 6 / C1.00.
    - f. ±10' OF CURB TRANSITION (BETWEEN 6" ROLLED C&G AND MONOLITHIC POUR SIDEWALK, CURB, & GUTTER).
  - S04 INSTALL CITY OF KETCHUM APPROVED CAST IRON TRUNCATED DOME DETECTABLE WARNING INSERT. REFER TO DETAIL 7 / C1.00.
  - S05 INSTALL STOP SIGN. USE PREVIOUSLY REMOVED SIGN. COORDINATE FINAL LOCATION WITH CITY OF KETCHUM. REFER TO DETAIL 8 / C1.00 FOR SIGN BASE DETAIL.
  - S06 INSTALL ROAD STRIPING / PAINT. MATCH CITY COLORS & PATTERNS.
    - a. WHITE CROSSWALK STRIPING (12" WIDE).
    - b. YELLOW ASPHALT NO PARKING STRIPING (4" WIDE). MATCH CITY PATTERNS.
    - c. STOP BAR STRIPING (24" WIDE).
    - d. RED "NO PARKING" STRIPING ON CURB. MATCH CITY PATTERNS. (PAINT TOP HALF OF ROLLED CURB).
    - e. YELLOW ASPHALT PARKING STRIPING "T". MATCH CITY PATTERNS.
  - S07 INSTALL HANDRAIL. REFER TO ARCHITECTURAL PLANS FOR DETAILS.
  - S08 INSTALL ON-SITE WALKWAY, MATERIAL PER OWNER/ARCHITECT.
  - S09 INSTALL TREE WELL. REFER TO LANDSCAPE PLANS.
  - S10 REBUILD WOOD STEPS.
  - A MATCH EXISTING LINES AND GRADES
  - B REGRADE AREA TO PROVIDE FOR A SMOOTH TRANSITION.

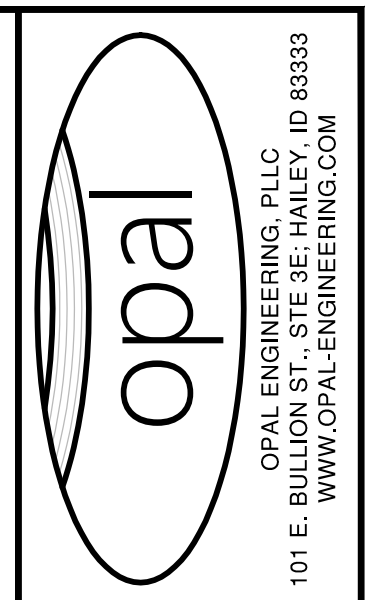
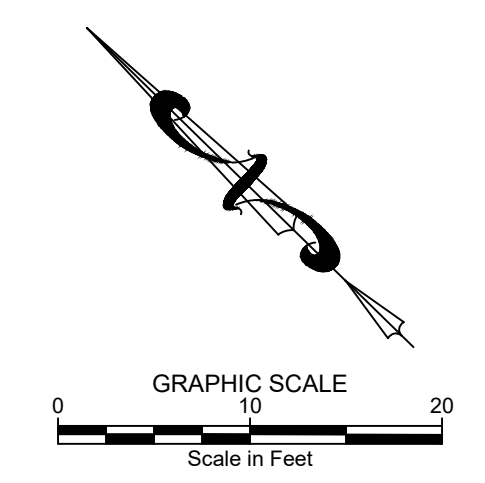
**MISCELLANEOUS PROPOSED LEGEND**

EXPOSED ONSITE SIDEWALK SNOW STORAGE AREA.

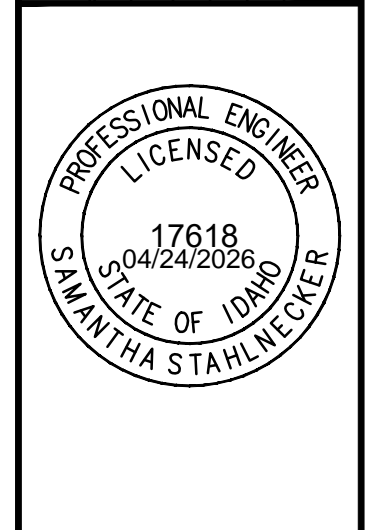
COVERED WALKWAYS.

**GENERAL NOTE**

1. SEE SHEET C0.10 FOR GENERAL CONSTRUCTION NOTES AND EXISTING SITE CONDITIONS LEGEND.



PURPOSE: ISSUE FOR PERMIT (4/24/2026)	REVISION NO.	DATE	DESCRIPTION



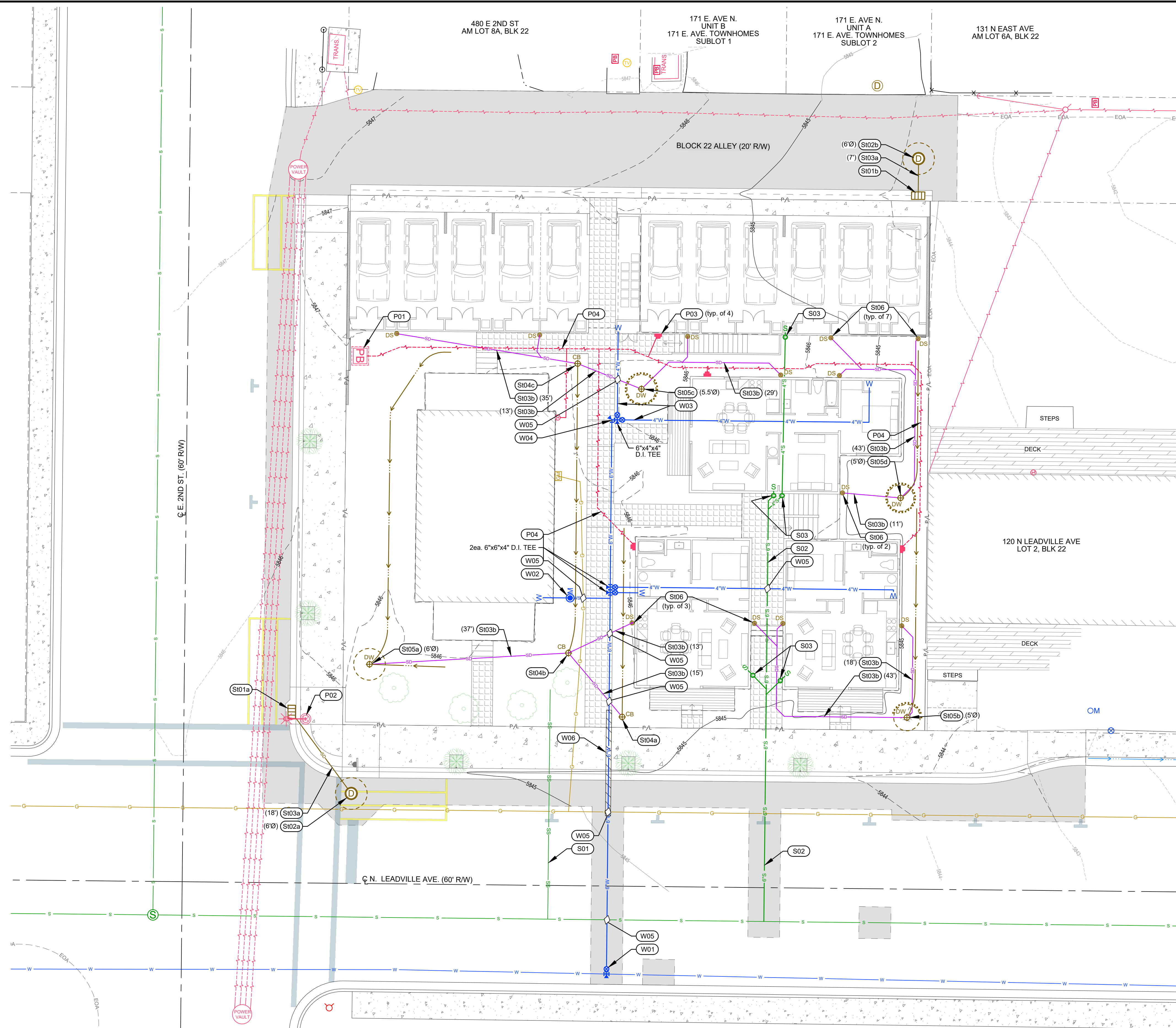
**SITE IMPROVEMENT PLAN**

**140 & 180 N LEADVILLE (KETCHUM BLOCK 22 LOTS 3 AND 4)**

PREPARED FOR: ARCH COMMUNITY HOUSING TRUST

25015  
PROJECT NUMBER

C1.10



**STORM IMPROVEMENT KEY NOTES**

- SI01** INSTALL CATCH BASIN. REFER TO DETAIL 1 / C1.01.  
a. RIM = 5845.27  
I.E. (out - SI02a) = 5842.27
- b. RIM = 5843.58  
I.E. (out - SI02b) = 5840.58
- SI02** INSTALL DRYWELL. REFER TO DETAIL 2 / C1.01.  
a. RIM = 5845.31  
I.E. (in - SI01a) = 5841.87
- b. RIM = 5843.69  
I.E. (in - SI01b) = 5840.40
- SI03** INSTALL STORM DRAIN PIPE WITH A MINIMUM SLOPE OF 2.0%. REFER TO DETAIL 3 / C1.01 FOR TRENCHING.  
a. 12" ADS N-12 PIPE
- b. 6" Ø D3034 PVC PIPE
- SI04** INSTALL LANDSCAPE CATCH BASIN. REFER TO DETAIL 4 / C1.01.  
a. RIM = 5845.03  
I.E. (out - SI04b) = 5842.53
- b. RIM = 5845.42  
I.E. (in - SI04a) = 5842.27  
I.E. (in - DS) = 5842.92  
I.E. (out - SI05a) = 5842.17
- c. RIM = 5846.09  
I.E. (in - DS) = 5843.59  
I.E. (out - SI05c) = 5843.49
- SI05** INSTALL LANDSCAPE DRYWELL. REFER TO DETAIL 5 / C1.01.  
a. RIM = 5845.69  
I.E. (in - SI04b) = 5841.80
- b. RIM = 5843.93  
I.E. (in - DS(n)) = 5840.93  
I.E. (in - DS(w)) = 5840.93
- c. RIM = 5845.05  
I.E. (in - SI04c) = 5843.36  
I.E. (in - DS) = 5843.58
- d. RIM = 5844.26  
I.E. (in - DS(e)) = 5841.63  
I.E. (in - DS(n)) = 5841.76
- SI06** INSTALL ROOF DRAIN DOWN SPOUT. REFER TO DETAIL 6 / C1.01.

**DRY UTILITY KEY NOTES**

- P01** INSTALL POWER TRANSFORMER (BY OTHERS). OWNER OR CONTRACTOR TO FACILITATE AND COORDINATE INSTALLATION WITH IDAHO POWER.
- P02** INSTALL CITY OF KETCHUM APPROVED STREET LIGHT. SEE ILLUMINATION PLAN FOR FINAL LOCATION. KETCHUM STANDARD DETAIL #14 FOR POLE FOOTING AND LIGHT TYPE. AND ELECTRICAL PLAN FOR POWER SUPPLY.
- P03** INSTALL POWER METER (BY OTHERS). OWNER OR CONTRACTOR TO FACILITATE AND COORDINATE INSTALLATION WITH IDAHO POWER.
- P04** INSTALL POWER SERVICE. OWNER OR CONTRACTOR TO FACILITATE AND COORDINATE INSTALLATION WITH IDAHO POWER.

**SEWER SERVICE KEY NOTES**

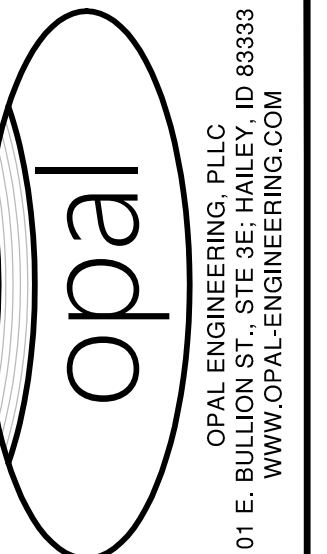
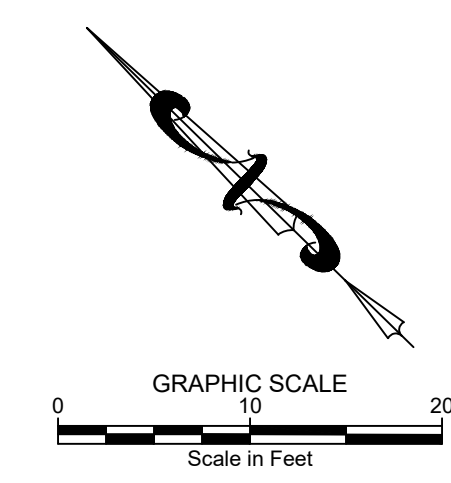
- S01** UTILIZE EXISTING SEWER SERVICE LINE INTO EXISTING BUILDING.
- S02** INSTALL 6" PVC SEWER SERVICE. CONTRACTOR SHALL COORDINATE ACTIVITY WITH THE CITY SEWER DEPARTMENT. REFER TO DETAIL 3 / C1.01 FOR TRENCHING. REFER TO DETAIL 3 / C1.02 FOR SEWER MAIN CONNECTION.
- S03** INSTALL 4" PVC SEWER SERVICE WITH CLEANOUT. IF CLEANOUT IS WITHIN A SIDEWALK/PEDESTRIAN PATH, IT MUST BE FLUSH WITH THAT SURFACE. REFER TO DETAIL 3 / C1.01 FOR TRENCHING.

**WATER SERVICE KEY NOTES**

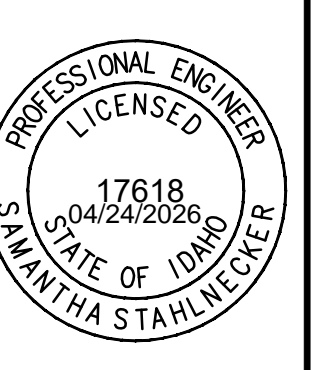
- W01** INSTALL 6" C-900 PVC WATER SERVICE / FIRE LINE 12"x6" STAINLESS STEEL TAPPING SADDLE. 6" GATE VALVE W/ THRUST BLOCKS. CONTRACTOR SHALL CONFIRM THE ACTUAL SIZE OF WATER MAIN PRIOR TO PURCHASING TAPPING SADDLE. FIRE LINE SIZES SHOWN HEREON ARE TO BE VERIFIED BY THE FIRE SPRINKLER DESIGNER AND SHOULD BE REDUCED IF POSSIBLE. CONTRACTOR SHALL COORDINATE ACTIVITY WITH THE CITY WATER DEPARTMENT. REFER TO DETAIL 3 / C1.01 FOR TRENCHING. REFER TO DETAIL 2 / C1.02 FOR THRUST PROTECTION.
- W02** INSTALL 1" WATER SERVICE WITH METER VAULT. CONNECT TO EXISTING BUILDING SERVICE. REFER TO DETAIL 3 / C1.01 FOR TRENCHING.
- W03** INSTALL 4" PVC WATER SERVICE INTO FIRE RISER ROOM AS SHOWN. D.I. TEE AS SHOWN 4" GATE VALVE W/ THRUST BLOCKS REFER TO DETAIL 3 / C1.01 FOR TRENCHING. REFER TO FIRE LINE NOTE IN KEY NOTE ITEM W01.
- W04** INSTALL 6" 90° D.I. BEND W/ THRUST BLOCK REFER TO DETAIL 3 / C1.01 FOR TRENCHING.
- W05** POTABLE/NON-POTABLE WATER LINE CROSSING. REFER TO DETAIL 1 / C1.20.
- W06** INSTALL 20 LF OF 10" PVC WATER SERVICE SLEEVING.

**GENERAL NOTE**

1. SEE SHEET C0.10 FOR GENERAL CONSTRUCTION NOTES AND EXISTING SITE CONDITIONS LEGEND.

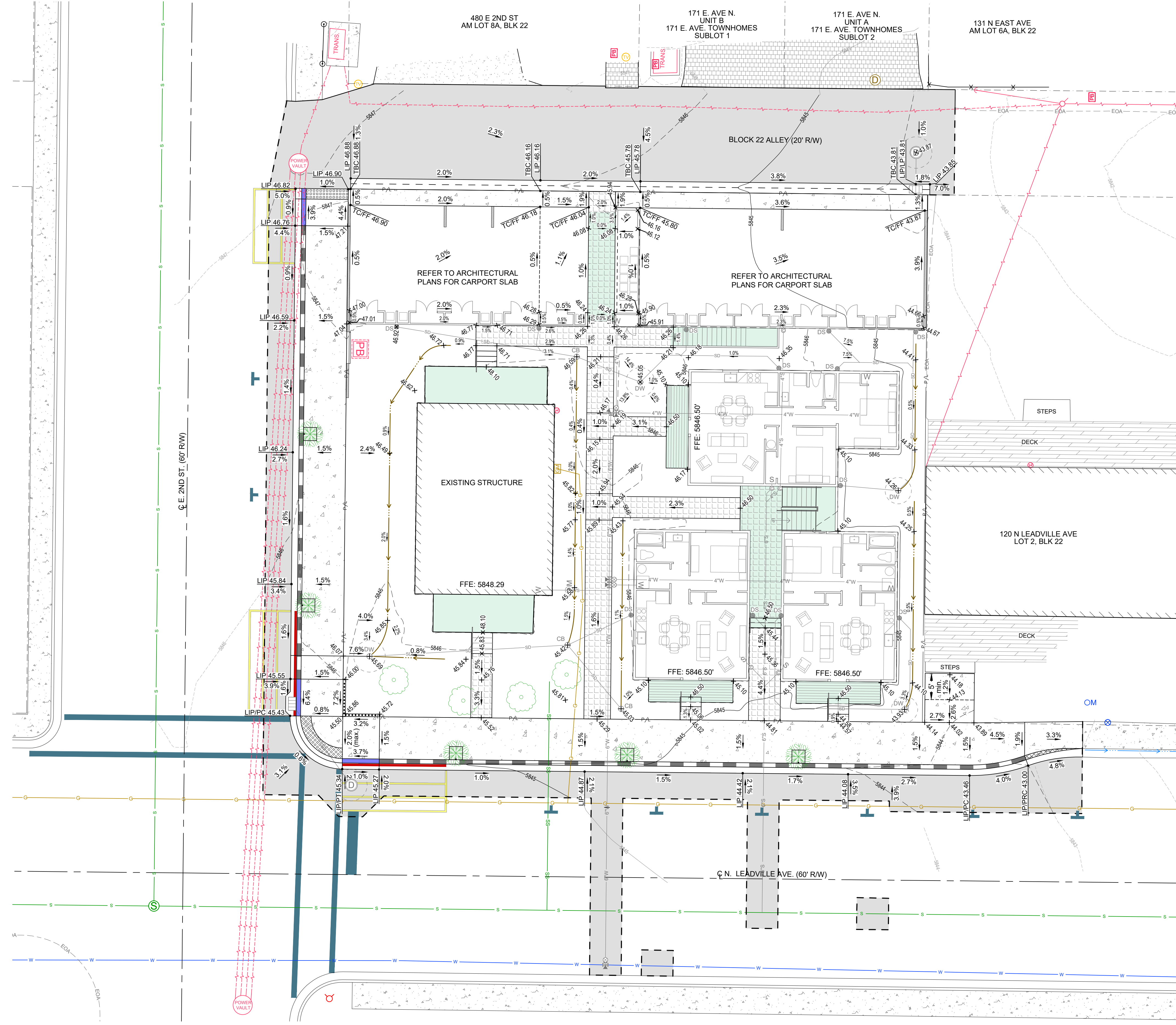


PURPOSE:	ISSUE FOR PERMIT (4/24/2026)
REVISION NO.	DATE
DESCRIPTION	



**SITE STORM AND UTILITY PLAN**  
140 & 180 N LEADVILLE (KETCHUM BLOCK 22 LOTS 3 AND 4)  
PREPARED FOR: ARCH COMMUNITY HOUSING TRUST

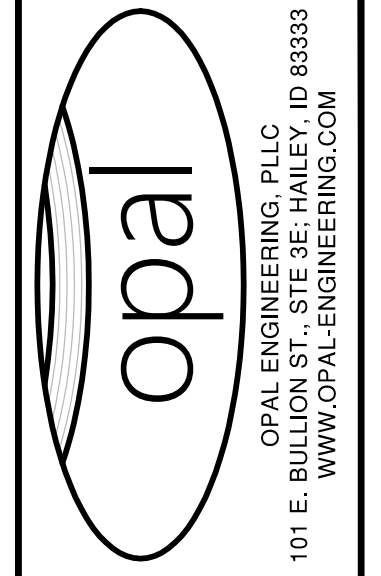
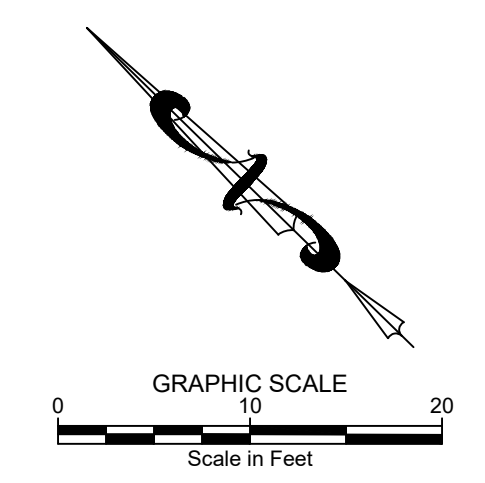
25015  
PROJECT NUMBER  
C1.20



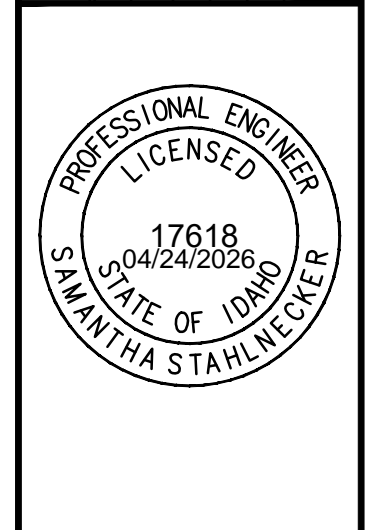
**ABBREVIATIONS**  
 FFE = FINISHED FLOOR AT ENTRY  
 FF = FINISHED FLOOR  
 LP = LIP OF GUTTER  
 LP = LOW POINT  
 PC = POINT OF CURVATURE  
 POC = POINT OF CURVATURE  
 PRC = POINT OF REVERSE CURVE  
 PT = POINT OF TANGENCY  
 TA = TOP OF ASPHALT  
 TC = TOP OF CONCRETE

**LEGEND**  
 LIP 46.82 → SPOT ELEVATION  
 44.53 X  
 5.0% GRADE

**GENERAL NOTE**  
 1. SEE SHEET C0.10 FOR GENERAL CONSTRUCTION NOTES AND EXISTING SITE CONDITIONS LEGEND.



REVISION NO.	DATE	DESCRIPTION



**DETAILED GRADING PLAN**  
 140 & 180 N LEADVILLE (KETCHUM BLOCK 22 LOTS 3 AND 4)  
 PREPARED FOR: ARCH COMMUNITY HOUSING TRUST

25015 PROJECT NUMBER  
 C1.30