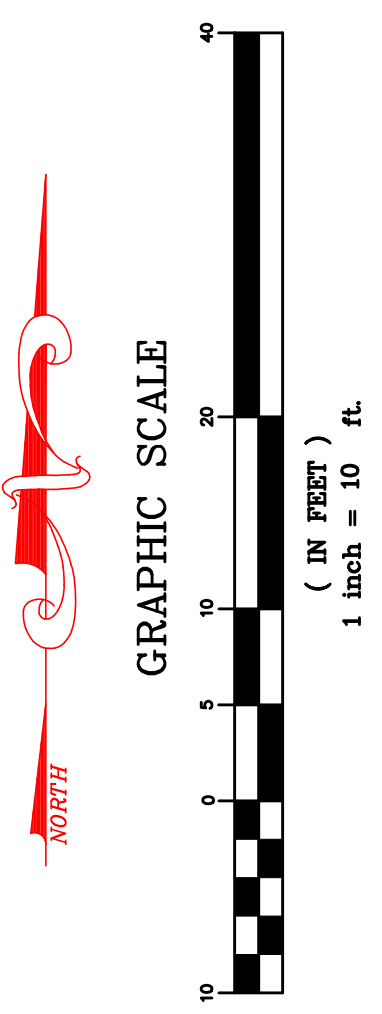
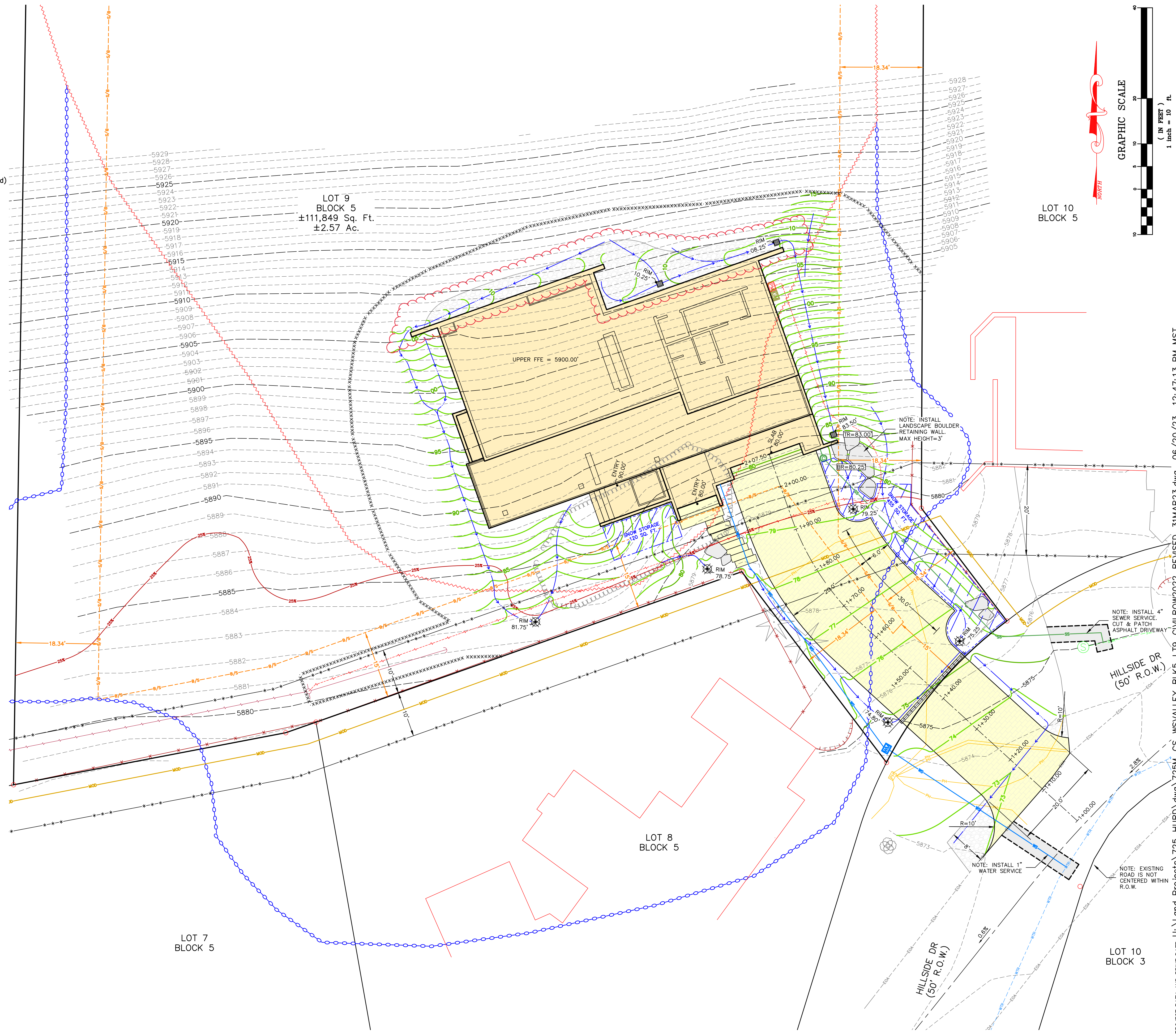


**LEGEND**

- Subject Boundary
- Adjainers Boundary
- - - Centerline of Existing Road
- - - Existing Edge of Asphalt Roadway
- - - Existing Edge of Paver Driveway
- - - Drainage & Utility Easement per Plat
- - - Building Setback (See Note 5)
- - - Mountain Overlay District (City of Ketchum)
- - - 25% Slope Line (Alpine 2022)
- - - Existing 5' Major Contour Line (Alpine 2022)
- - - Existing 1' Minor Contour Line (Alpine 2022)
- - - Proposed 5' Major Contour
- - - Proposed 1' Minor Contour
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- XXXXXXXXXXXXXXXXXXXXXXXXXXXX Proposed Limits of Disturbance
- - - Existing Wooden Fence
- - - Existing Wooden Fence (To Be Removed)
- - - Existing Dripline/Edge of Vegetation (To Be Removed)
- - - Approximate Existing Structure
- - - Existing Retaining Wall
- - - Existing Overhead Power
- - - Proposed Underground Power
- - - Existing Water Main
- - - Existing Water Service
- - - Proposed 1" Water Service (C2.0, Detail 4)
- - - Existing Sewer Main
- - - Existing Sewer Service
- - - Proposed 4" Sanitary Sewer Service (C2.0, Detail 4)
- - - Existing Underground Phone
- - - Red Avalanche Hazard Zone (Alpine 2022)
- - - Blue Avalanche Hazard Zone (Alpine 2022)
- Found 1/2" Rebar
- Existing Power Pole
- - - Existing Power Pole Guy Wire
- Existing Sewer Manhole
- Proposed Sewer Cleanout
- Proposed Water Meter (C2.0, Detail 1)
- Existing Phone Box
- Proposed Power Meter
- Proposed Gas Meter
- 1.0% Existing Road Grade
- Existing Willow Bush (To Be Removed)
- Existing Conifer Tree (To Be Removed)
- Existing Deciduous Tree (To Be Removed)
- Proposed Structure
- Proposed Paver Driveway (C3.0, Detail 9)
- Proposed Asphalt Patch & Saw-Cut Line (C3.0, Detail 7)
- Proposed Stone Entry
- Proposed Boulders (C3.0, Detail 10)
- Proposed Gravel (C3.0, Detail 6)
- Proposed Snow Storage
- Proposed Landscape Drywell (C3.0, Detail 8)
- Proposed Heated Landscape Catch Basin Connected To Building Drainage
- Proposed 6" Driveway Trench Drain
- SLAB Garage Slab Elevation
- FFE Finish Floor Elevation
- RIM Drywell/Catch Basin Rim Elevation
- TR Top of Retainage Elevation
- BR Bottom of Retainage Elevation

**NOTES**

- 1) Basis of Bearings is Idaho State Plane Coordinate System, NAD83, Central Zone, at Grid in US Survey Feet. Vertical Datum is NAVD1988.
- 2) Boundary information is from the Plats of Warm Springs Valley Subdivision, Instrument Number 119580; Warm Springs Valley Subdivision, Block 5, Lots 5A & 7A, Instrument Number 559480; 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. Utility locations should be verified by Digline before any excavation.
- 5) Current Zoning appears to be Limited Residential District, (LR). Please refer to City of Ketchum Zoning Ordinances for more information about this Zone. Front and Rear Building Setbacks are as shown, Side Setbacks are the greater of 1' for every 2' in building height or 10'.
- 6) Lot 9 appears to be partially in the City of Ketchum Mountain Overlay District.
- 7) Lot 9 appears to be zoned Blaine County Elk Winter Range.
- 8) Lot 9 appears to be in the Ketchum Avalanche Overlay District.
- 9) Not all trees and vegetation are shown, some locations are approximate.
- 10) Avalanche Zoning is from a 2022 RAMMS & AVAL-1D Study conducted by Alpine Enterprises Inc. This study is site specific; it should not be applied to adjacent lands.



PROJECT PATH AND PRINT DATE U:\Land Projects\725\_HURD.dwg\725M\_CS\_WSVALLEY\_BLK5.LT9\_CIVILROW2022\_REVISD\_31MAR23.dwg 06/20/23 12:47:13 PM MST

A SITE GRADING, R.O.W. ENCROACHMENT, & UTILITY PLAN SHOWING  
 LOT 9, BLK 5, WARM SPRINGS VALLEY SUBDIVISION  
 WITHIN S11, T.4N., R.17E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO  
 PREPARED FOR PARAMOUNT PROPERTY DEVELOPMENT LLC

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 Surveying, Mapping, Civil Engineering,  
 and Natural Hazards Consulting  
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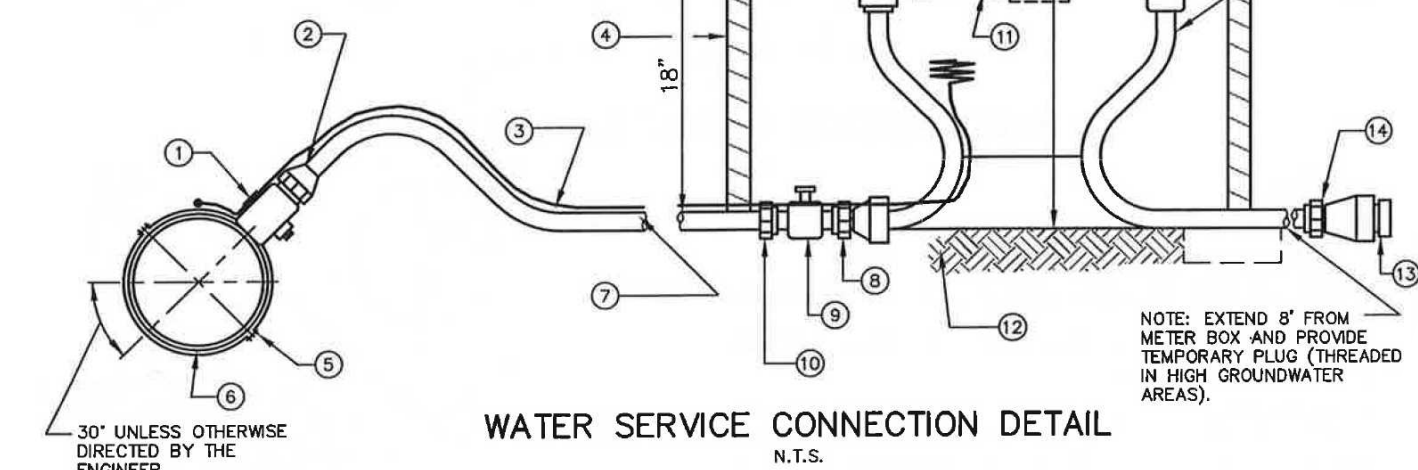
**C1.0**

**GENERAL CONSTRUCTION NOTES**

- Utility Locations shown are based on Digline Locates and visual surface evidence. They are approximate. Contractor shall be responsible for locating existing utilities prior to commencing and during construction.
- See the Building Plan from Studio DVL and the Landscape Plan from N.S. Consulting for the remainder of the design.
- Contractor shall assure positive drainage away from the building and driveway.
- 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 Trench 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.
- Potable/non-potable crossings shall comply with ISPWC Standard Drawing SD-407 and IDAPA section 58.01.08.542.07.
- Sewer service lines shall be placed at a slope of 2%, with markers per ISPWC. Cleanouts are required at changes in alignment, grade, and minimum 150' length.
- All pipe shall be bedded with (ISPWC) Type I bedding material.
- Trenches shall be backfilled and compacted to a minimum of 95% of maximum density as determined by AASHTO T-99.
- The contractor shall pressure test all sewer service connections in accordance with Idaho Standards for Public Works Construction, ISPWC.
- 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 A-1 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.
- Snow Storage based on 30% of the Improved Parking and Pedestrian Circulation Areas.  
Driveway = \*1,475 Sq. Ft.  
Front Walk = \*350 Sq. Ft.  
Total = 1,825 Sq. Ft.  
30% of Total = 547.5 Sq. Ft.  
Area Designated = 455 Sq. Ft. + 120 Sq. Ft. = 575 Sq. Ft. of Snow Storage
- 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).
- 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.

**NOTES:**

- ALL PRODUCTS AS LISTED OR APPROVED SUBSTITUTIONS.
- NO GALVANIZED PIPE OR YELLOW BRASS FITTINGS TO BE USED.
- SERVICE PIPE: ULTRA HIGH MOLECULAR WEIGHT POLYETHYLENE PIPE SIZE 7, CLASS 200 IN IRON PIPE SIZE (DRISCO PIPE 8600 ULTRA LINE) 3/4" OR 1".
- SADDLE COUPLINGS: USED FOR CONNECTION OF ALL SERVICE LINES TO PVC MAIN SERVICE SADDLES. EPOXY COATED STEEL WITH STAINLESS STEEL BAND AND MUELLER THREADS, TYPE CC.
- NO SERVICE CONNECTIONS WITHIN ONE FOOT OF THE PIPE END. STAGERS MULTIPLE CONNECTIONS MADE ON THE SAME JOINT OF PIPE THE ALONG CIRCUMFERENCE AND SEPARATED BY A MINIMUM OF ONE FOOT.
- CENTER METER BOXES LOCATED IN CONCRETE DRIVEWAYS IN A 4' X 4' SQUARE OF CONCRETE, SEPARATED FROM THE REST OF THE DRIVEWAY CONCRETE BY EXPANSION JOINT MATERIAL. USE 30' TILE WITH CONCRETE GRADE RING, STANDARD MANHOLE RING AND LID MARKED "WATER".
- ELEVATION SET OF METER LID PER LOCAL REQUIREMENTS.

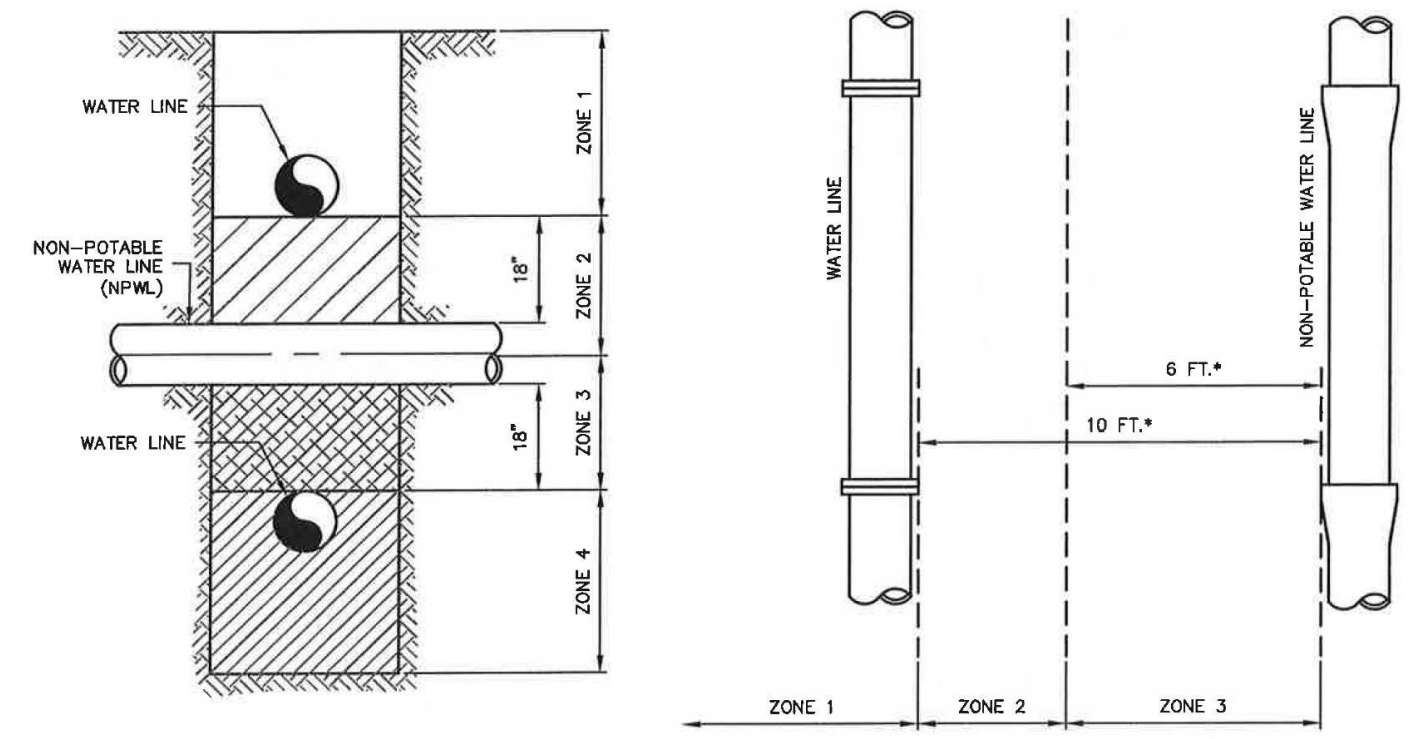


**WATER SERVICE CONNECTION DETAIL**  
N.T.S.

**LEGEND**

- |  |   |
|--|---|
| 1 FORD FB-1101 OR MUELLER BALL CORPORATION STOP 3/4" OR 1".            | 11 FUTURE METER INSTALLED BY WATER PURVEYOR.  |
| 2 MUELLER H-15072.   | 12 FIRM UNDISTURBED EARTH (SET TILE ON 2" X 2" DIAMETER PRECAST CONCRETE BLOCK IF OVER EXCAVATION OCCURS).                        |
| 3 NO. 12 COPPER FINDER WIRE. SEE SD-514 FOR SPLICING.                  | 13 PROVIDE TEMPORARY PLUG (THREADED IN HIGH WATER AREAS).   |
| 4 20" DIA. X 42" DEEP METER BOX (NOTCH FOR SERVICE LINES).             | 14 DOUBLE PURPOSE COUPLING.   |
| 5 STAINLESS STEEL SADDLE.  | 15 FORD VHM-92-18" YOKE WITH MALE CONNECTION AND EXTENDED END OR APPROVED EQUAL.  |
| 6 WATER MAIN.  | 16 FORD CARTRIDGE DUAL CHECK VALVE (VERTICAL).  |
| 7 3/4" OR 1" SERVICE LINE (TYP.) NO SPLICING IS ALLOWED.               | 17 FORD BALL VALVE 18" (92,93,94 SERIES OR MUELLER B24101-142) 3/4"-1" COPPER SETTER WITH PADLOCK WINGS AND EXTENDED END ON EACH. |
| 8 MALE SWIVEL END.   | 18 FORD TYPE X SINGLE LID COVERS NO. X43, 13 1/2" OPENING-1/32" PENTAGONAL NUT.   |
| 9 FULL OPENING 3/4" OR 1" MUELLER 300 BALL OR FORD B-11333 BALL VALVE. |   |
| 10 CURB STOP ADAPTER (FORD C-86 OR MUELLER H-15426 "GRIP JOINT").      |   |

**1 WATER SERVICE CONNECTION (3/4" - 1")**  
ISPWC - SD-401  
NOT TO SCALE



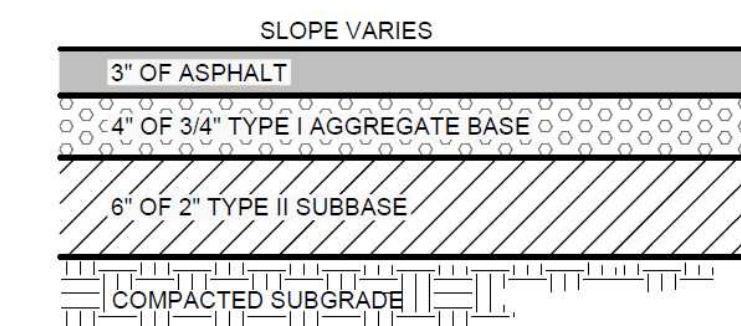
**VERTICAL SEPARATION REQUIREMENTS**

- ZONE 1: A) WATER AND NPWL MUST BE SEPARATED BY AT LEAST 18" AND B) ONE FULL, UNCLUT LENGTH OF BOTH PWL AND NPWL PIPE MUST BE CENTERED ON THE CROSSING SO THAT THE JOINTS ARE AS FAR AS POSSIBLE FROM THE CROSSING.
- ZONE 2: A) ONE FULL, UNCLUT LENGTH OF BOTH PWL AND NPWL PIPE MUST BE CENTERED ON THE CROSSING SO THAT THE JOINTS ARE AS FAR AS POSSIBLE FROM THE CROSSING. AND EITHER B) NPWL MUST BE CONSTRUCTED TO WATER MAIN STANDARDS AND PRESSURE TESTED FOR WATER TIGHTNESS FOR A HORIZONTAL DISTANCE OF 10 FEET ON BOTH SIDES OF CROSSING. OR C) EITHER THE NPWL OR WATER LINE OR BOTH MUST BE ENCASED WITH A SLEEVING MATERIAL ACCEPTABLE TO SD-407 FOR A HORIZONTAL DISTANCE OF 10 FEET ON BOTH SIDES OF THE CROSSING.
- ZONE 3: SAME REQUIREMENTS AS ZONE 2 EXCEPT THE NPWL MUST ALSO BE SUPPORTED ABOVE THE CROSSING TO PREVENT SETTLING.
- ZONE 4: SAME REQUIREMENTS AS ZONE 1 EXCEPT THE NPWL MUST ALSO BE SUPPORTED ABOVE THE CROSSING TO PREVENT SETTLING.

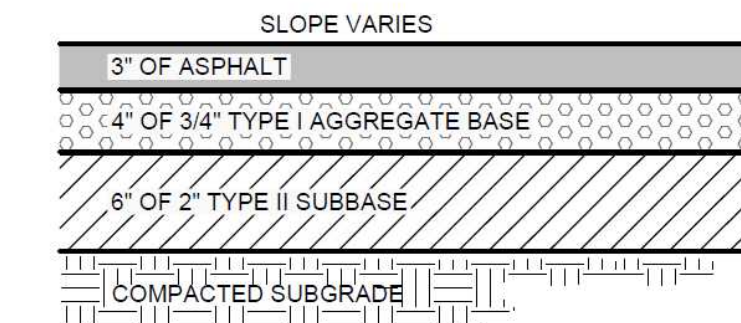
**HORIZONTAL SEPARATION REQUIREMENTS**

- ZONE 1: A) NO SPECIAL REQUIREMENTS.
- ZONE 2: A) NO SPECIAL REQUIREMENTS FOR POTABLE OR NON-POTABLE SERVICES. B) WATER AND NPWL SEPARATED BY AT LEAST 6 FEET AT OUTSIDE WALLS. AND C) WATER AT LEAST 18 INCHES HIGHER IN ELEVATION THAN THE NPWL. AND EITHER D) NPWL CONSTRUCTED TO WATER MAIN STANDARDS AND PRESSURE TESTED FOR WATER TIGHTNESS. OR E) SITE SPECIFIC REQUIREMENTS APPROVED BY DEG.
- ZONE 3: NOT ALLOWED WITHOUT DEG WAIVER.
- NOTE: SANITARY SEWER FORCE MAINS MUST HAVE MIN. 10" HORIZONTAL SEPARATION AND 18" VERTICAL SEPARATION. ZONE 2 AND ZONE 3 PLACEMENTS ARE NOT ALLOWED WITHOUT A WAIVER GRANTED BY DEG.

**3 POTABLE AND NON-POTABLE WATER LINE (NPWL) SEPERATION**  
ISPWC - SD-407  
NOT TO SCALE



**TYPICAL STREET ASPHALT SECTION**

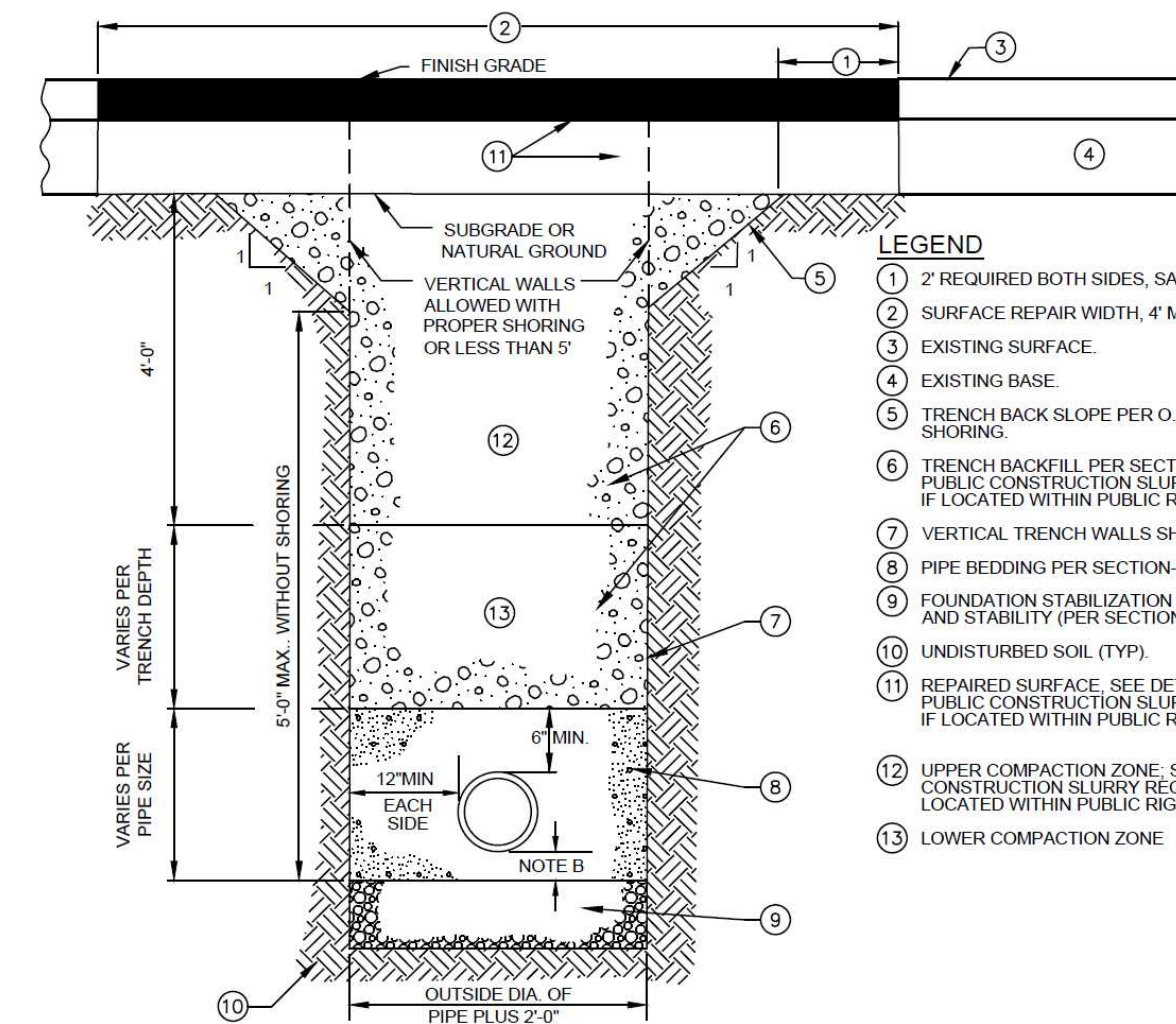


**TYPICAL ALLEY ASPHALT SECTION**

**NOTES:**

- SUBBASE CAN BE 2" TYPE II OR 3/4" 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 TYPICAL ROAD SECTIONS**  
CITY OF KETCHUM - SD-3  
NOT TO SCALE



**LEGEND**

- 2" REQUIRED BOTH SIDES, SAWCUT REQUIRED.
- SURFACE REPAIR WIDTH, 4' MINIMUM. SEE NOTE 5.
- EXISTING SURFACE.
- EXISTING BASE.
- TRENCH BACK SLOPE PER O.S.H.A. OR SUITABLE SHORING.
- TRENCH BACKFILL PER SECTION 305, OR SEE "KETCHUM PUBLIC CONSTRUCTION SLURRY REQUIREMENT" BELOW IF LOCATED WITHIN PUBLIC RIGHT-OF-WAY.
- VERTICAL TRENCH WALLS SHORING PER O.S.H.A.
- PIPE BEDDING PER SECTION 305 (SEE SD-302).
- FOUNDATION STABILIZATION MAY VARY PER SOIL TYPE AND STABILITY (PER SECTION 304).
- UNDISTURBED SOIL (TYP.).
- REPAIRED SURFACE. SEE DETAIL 5. SEE "KETCHUM PUBLIC CONSTRUCTION SLURRY REQUIREMENT" BELOW IF LOCATED WITHIN PUBLIC RIGHT-OF-WAY.
- LOWER COMPACTION ZONE.

**KETCHUM PUBLIC CONSTRUCTION SLURRY REQUIREMENT**  
IN AREAS WHERE IT IS NECESSARY TO CUT THE ASPHALT PAVEMENT AND DIG A TRENCH FOR BURIAL OF CONDUIT CABLE OR OTHER CITY UTILITY, THE TRENCH SHALL BE BACKFILLED WITH A LEAN CONCRETE MIX TO THE BOTTOM OF FINISH SURFACE MATERIAL WITH THE FOLLOWING PROPORTIONS OF MATERIALS:

COARSE AGGREGATE (3/4" MINUS) : 2,600 LBS  
SAND : 800 LBS  
PORTLAND CEMENT : 94 LBS  
WATER : 11 GAL. (MAX.)

WATER CONTENT IS MAXIMUM AND MAY BE REDUCED DOWNWARD. CARE SHALL BE TAKEN TO ASSURE THAT EXCESS WATER IS NOT PRESENT IN THE MIXING DRUM PRIOR TO CHARGING THE MIXER WITH MATERIALS. THOROUGH MIXING WILL BE REQUIRED PRIOR TO DISCHARGE.

NO COMPACTION, VIBRATION, OR FINISHING IS REQUIRED. THE LEAN CONCRETE MIX SHALL BE STRUCK OFF AT OR BELOW THE ELEVATION OF THE PLANT MIX SURFACING WITH A SQUARE-NOSE SHOVEL OR SIMILAR HAND TOOL. THE BACKFILL MIX SHALL BE ALLOWED TO SET FOR A MINIMUM OF 2 HOURS BEFORE THE PERMANENT PLANT MIX SURFACING IS PLACED TO COMPLETE THE TRENCH REPAIR. TEMPORARY PLACEMENT OF ASPHALT COLD MIX SURFACING MAY BE NECESSARY TO ACCOMMODATE TRAFFIC WITHIN THE FIRST 2 HOURS OF BACKFILL PLACEMENT PRIOR TO COMPLETING THE PERMANENT REPAIR.

**NOTES:**

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

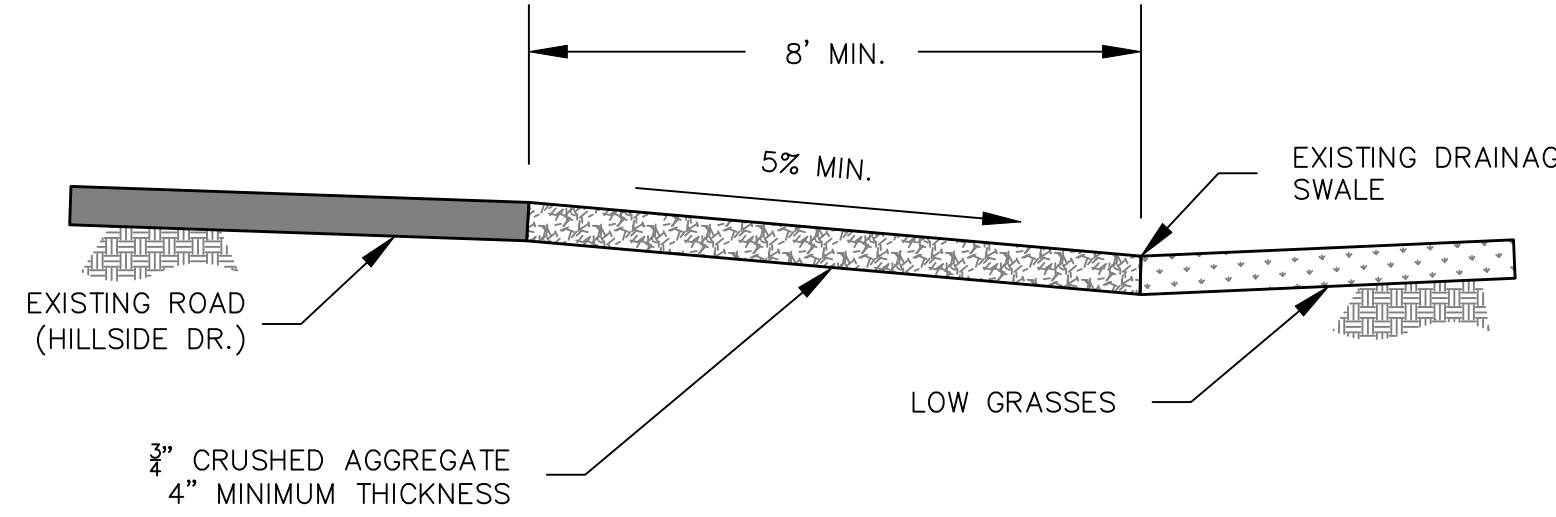
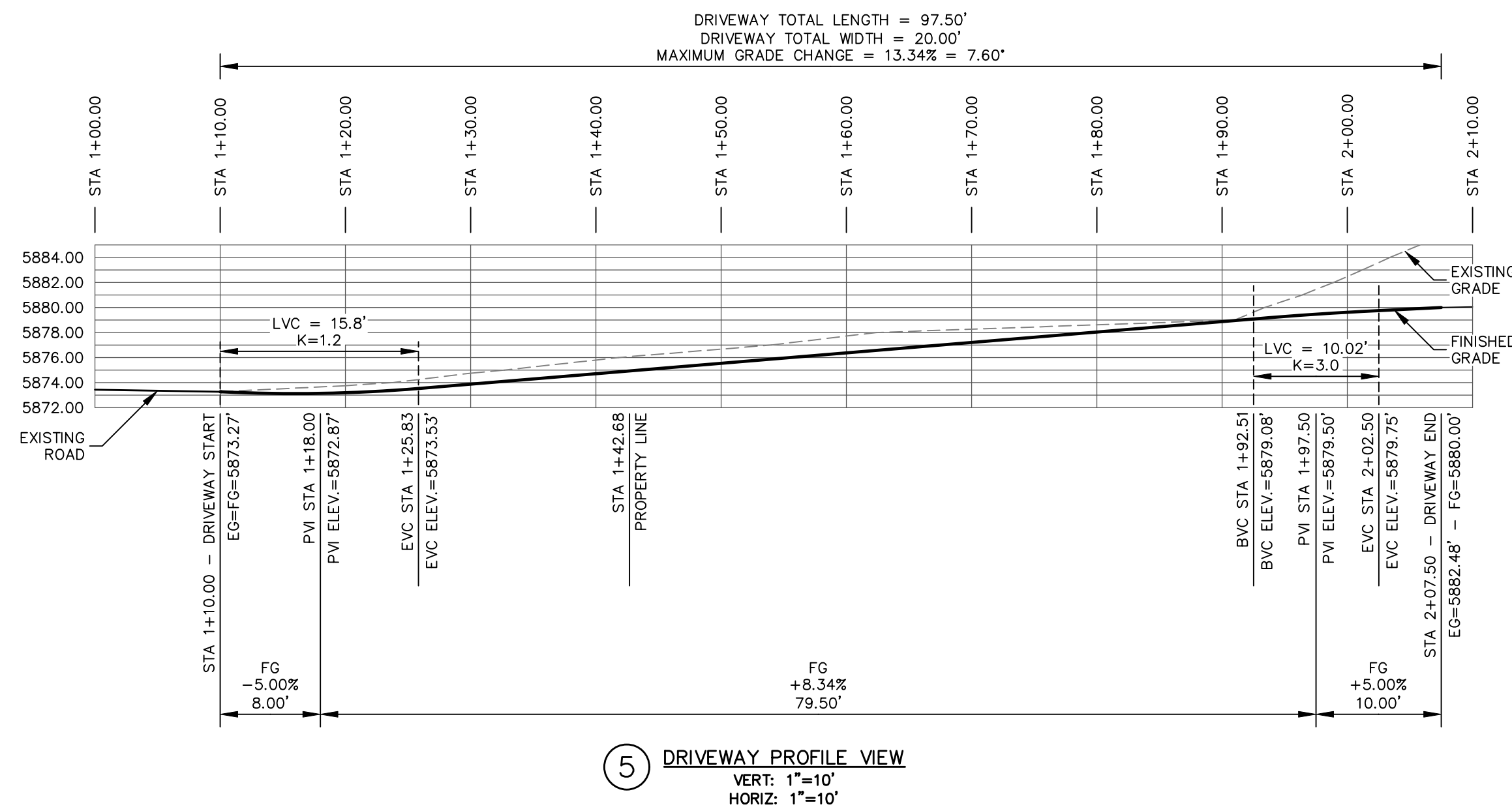
**4 TYPICAL TRENCH**  
CITY OF KETCHUM - SD-12  
NOT TO SCALE

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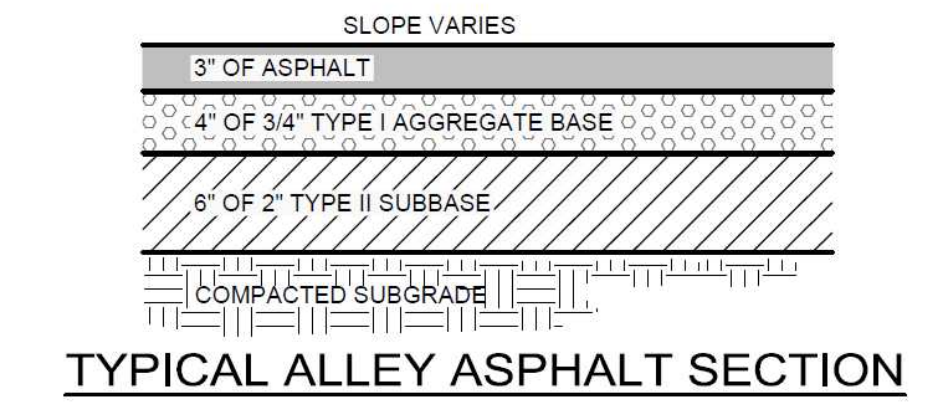
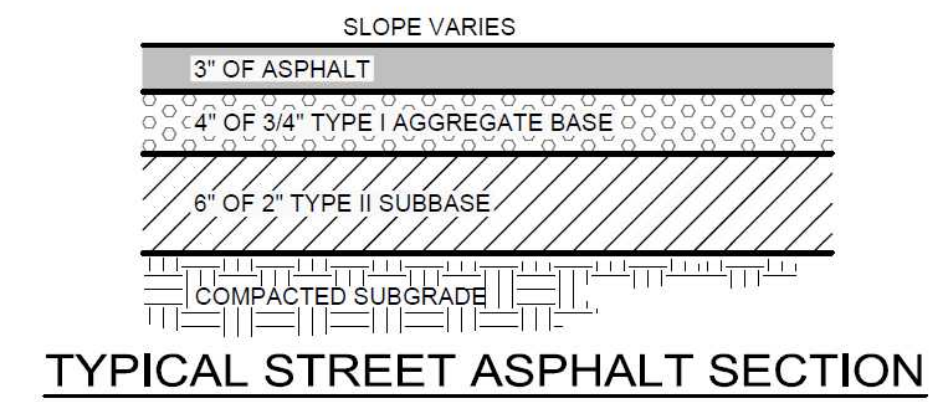
ALPINE ENTERPRISES INC.  
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AND NATURAL HAZARDS CONSULTING  
660 Bell Dr., Unit 1, Ketchum, ID 83340 USA  
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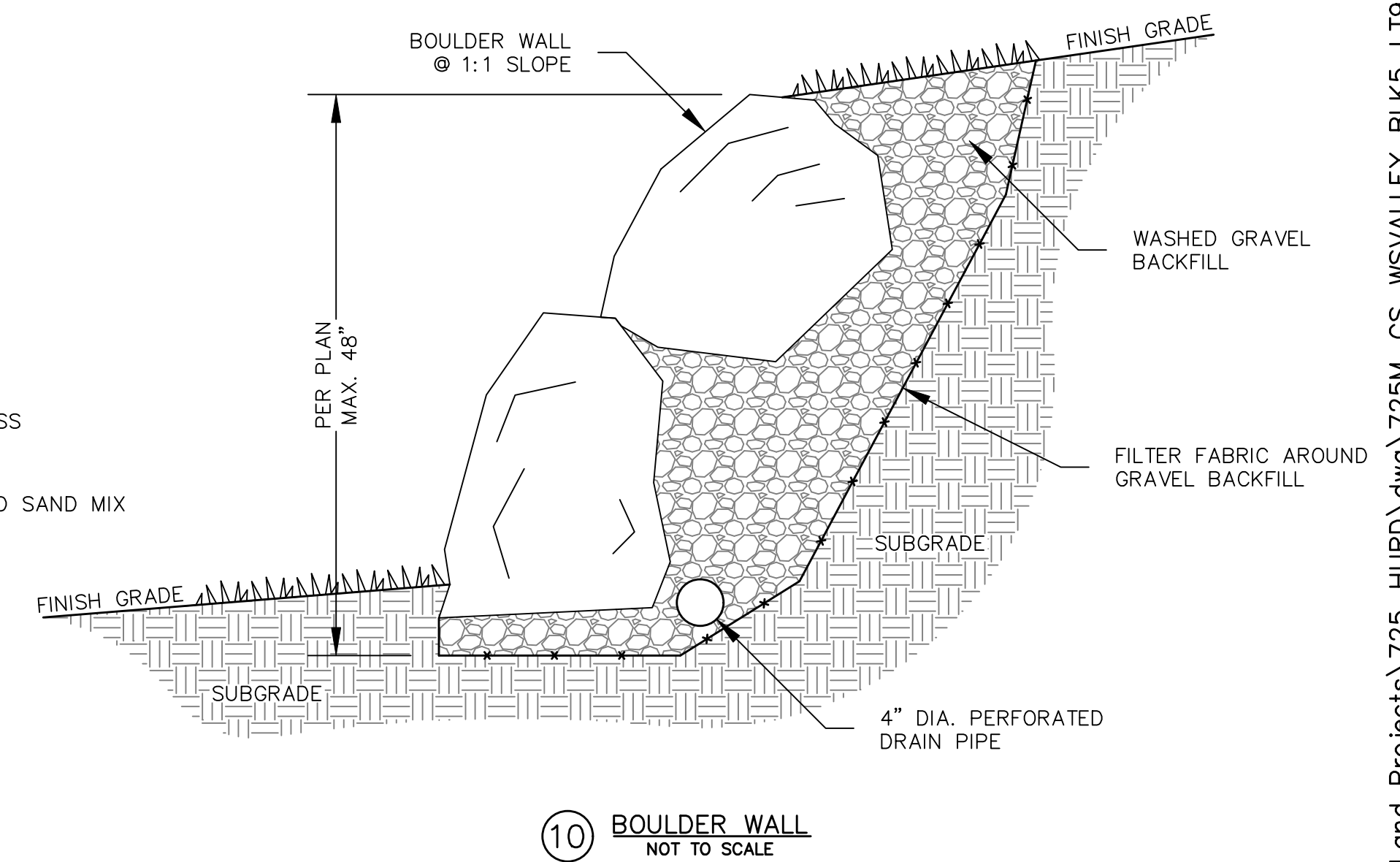
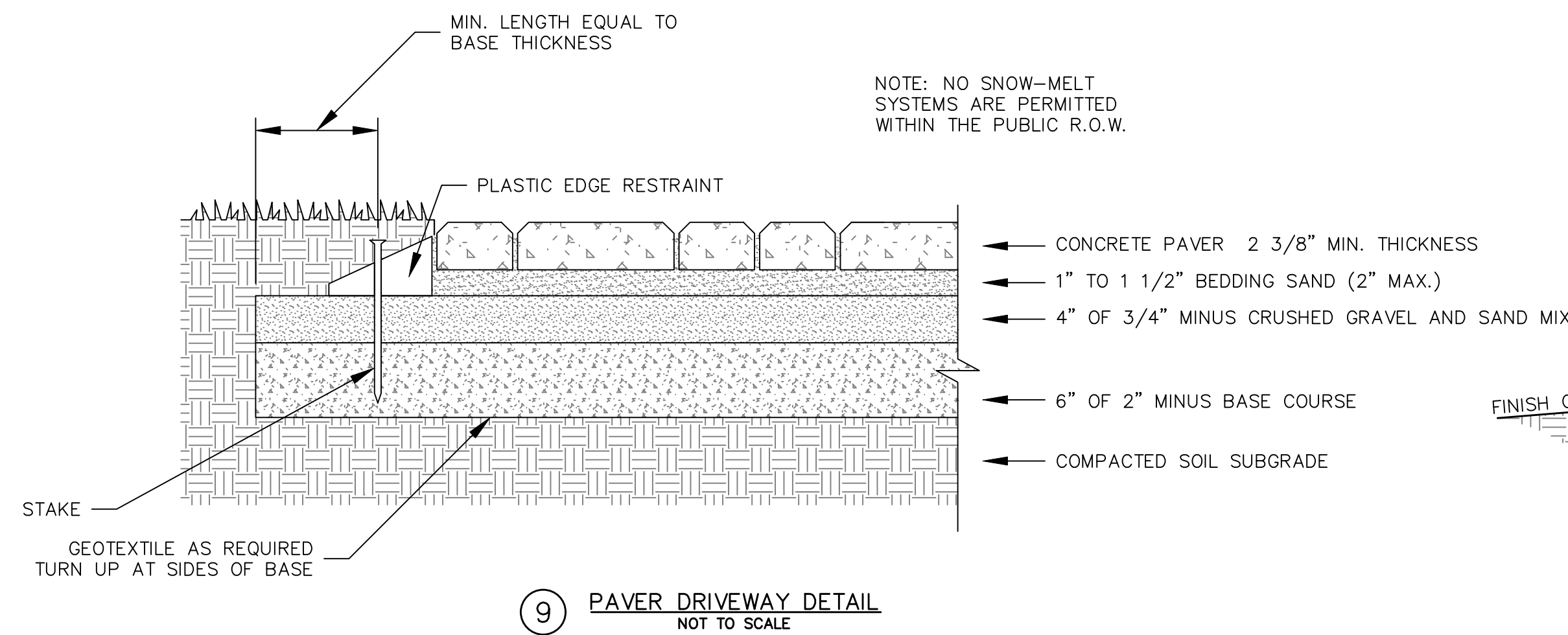
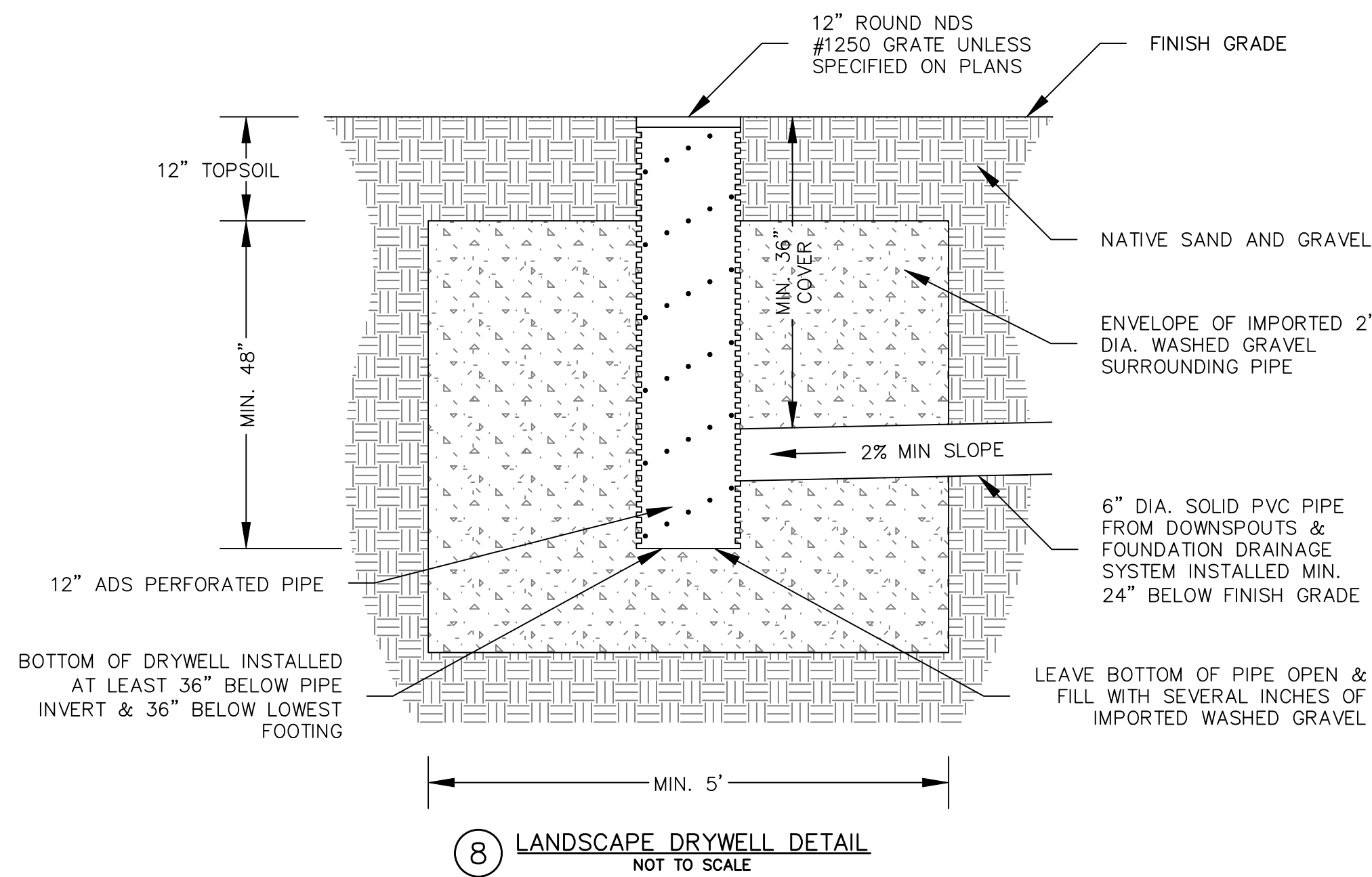
**C2.0**



- NOTES**
- A) Material shall be pervious/permeable to allow drainage.
  - B) Surface must allow for vehicle parking and be consistent along the entire property frontage.
  - C) 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.
  - D) Grading and drainage improvements as required by City Engineer - Minimum 5% slope.
  - E) No obstructions, such as boulders or berms.
  - F) 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.
  - G) 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 are preferred.
  - H) No snow-melt systems to be located within the Public R.O.W.



- NOTES:**
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 CITY OF KETCHUM - SD-3  
 NOT TO SCALE



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Alpine Enterprises Inc.  
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 660 Bell Dr., Unit 1 83340 USA  
 (208) 727-1808  
 email: bamt@alpineenterprisesinc.com

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 LOT 9, BLK 5, WARM SPRINGS VALLEY SUBDIVISION  
 WITHIN S11, T.4N., R.17E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO  
 PREPARED FOR PARAMOUNT PROPERTY DEVELOPMENT LLC

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 REVISD  
 REVISD

**C3.0**

**LEGEND**

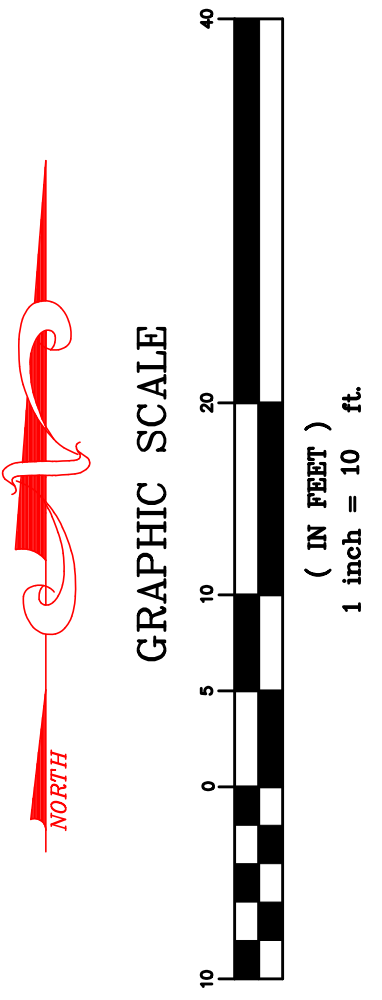
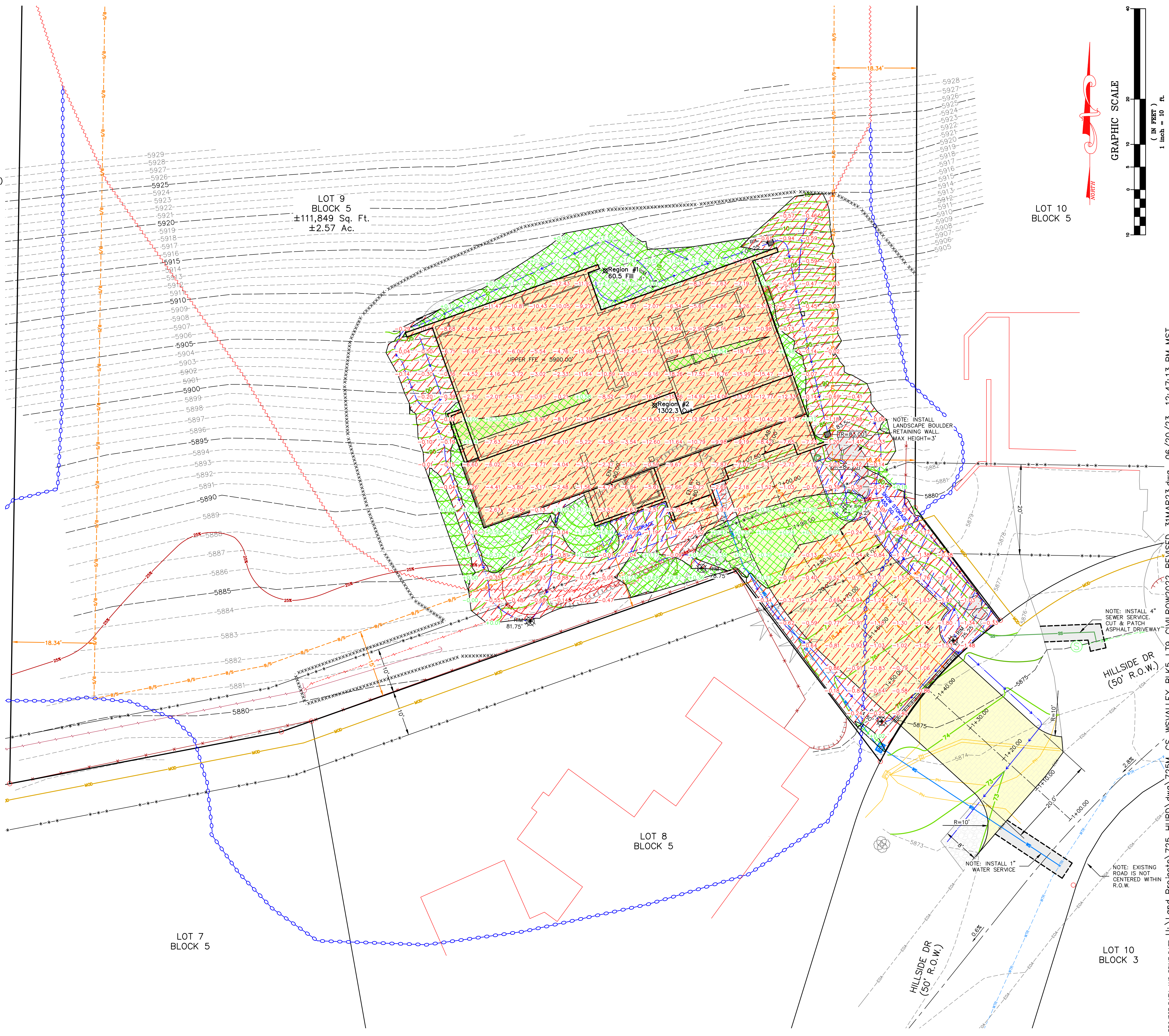
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- Existing Sewer Main
- Existing Sewer Service
- Proposed 4" Sanitary Sewer Service (C2.0, Detail 4)
- Existing Underground Phone
- Red Avalanche Hazard Zone (Alpine 2022)
- Blue Avalanche Hazard Zone (Alpine 2022)
- Found 1/2" Rebar
- Existing Power Pole
- Existing Power Pole Guy Wire
- ⊙ Existing Sewer Manhole
- ⊙ Proposed Sewer Cleanout
- ⊙ Proposed Water Meter (C2.0, Detail 1)
- ⊙ Existing Phone Box
- ⊙ Proposed Power Meter
- ⊙ Proposed Gas Meter
- 1.0% Existing Road Grade
- ⊙ Existing Willow Bush (To Be Removed)
- ⊙ Existing Conifer Tree (To Be Removed)
- ⊙ Existing Deciduous Tree (To Be Removed)
- ▭ Proposed Structure
- ▭ Proposed Paver Driveway (C3.0, Detail 9)
- ▭ Proposed Asphalt Patch & Saw-Cut Line (C3.0, Detail 7)
- ▭ Proposed Stone Entry
- ▭ Proposed Boulders (C3.0, Detail 10)
- ▭ Proposed Gravel (C3.0, Detail 6)
- ▭ Proposed Snow Storage
- ⊗ Proposed Landscape Drywell (C3.0, Detail 8)
- ▭ Proposed Heated Landscape Catch Basin Connected To Building Drainage
- ▭ Proposed 6" Driveway Trench Drain
- SLAB Garage Slab Elevation
- FFE Finish Floor Elevation
- RIM Drywell/Catch Basin Rim Elevation
- TR Top of Retainage Elevation
- BR Bottom of Retainage Elevation

**NOTES**

- 1) Basis of Bearings is Idaho State Plane Coordinate System, NAD83, Central Zone, at Grid in US Survey Feet. Vertical Datum is NAVD1988.
- 2) Boundary Information is from the Plats of Warm Springs Valley Subdivision, Instrument Number 119580; Warm Springs Valley Subdivision, Block 5, Lots 5A & 7A, Instrument Number 559480; 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. Utility locations should be verified by Digline before any excavation.
- 5) Current Zoning appears to be Limited Residential District, (LR). Please refer to City of Ketchum Zoning Ordinances for more information about this Zone. Front and Rear Building Setbacks are as shown, Side Setbacks are the greater of 1' for every 2' in building height or 10'.
- 6) Lot 9 appears to be partially in the City of Ketchum Mountain Overlay District.
- 7) Lot 9 appears to be zoned Blaine County Elk Winter Range.
- 8) Lot 9 appears to be in the Ketchum Avalanche Overlay District.
- 9) Not all trees and vegetation are shown, some locations are approximate.
- 10) Avalanche Zoning is from a 2022 RAMMS & AVAL-1D Study conducted by Alpine Enterprises Inc. This study is site specific; it should not be applied to adjacent lands.

**CUT/FILL VOLUMES**

- ▨ Proposed Cut (Total = 1302.3 Cubic Yards)
  - ▨ Proposed Fill (Total = 60.1 Cubic Yards)
  - 7.29 Proposed Vertical Cut Elevation Difference
  - +1.52 Proposed Vertical Fill Elevation Difference
- NOTE: Shrink/Swell Factor = 1.2



A SITE GRADING, R.O.W. ENCROACHMENT, & UTILITY PLAN SHOWING  
 LOT 9, BLK 5, WARM SPRINGS VALLEY SUBDIVISION  
 WITHIN S11, T.4N., R.17E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO  
 PREPARED FOR PARAMOUNT PROPERTY DEVELOPMENT LLC

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  
 (208) 727-1808  
 email: bamt@alpineenterprisesinc.com

NO	DATE	BY
1	02DEC22	AHN
2	30JAN23	AHN
3	28APR23	AHN
4	20JUN23	AHN

REVISIONS  
 PRELIMINARY ONLY: NOT FOR CONSTRUCTION  
 DESIGN REVIEW SUBMITTAL  
 REVISED - CUFF/FILL CALCULATIONS ADDED  
 REVISED  
 REVISED

PROJECT PATH AND PRINT DATE U:\Land Projects\725M\_HURD.dwg\725M\_CS\_WSVALLEY\_BLK5.LT9\_CIVILROW2022\_REVISED\_31MAR23.dwg 06/20/23 12:47:13 PM MST

C4.0