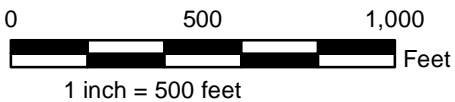


Copyright nearmap 2015



A Vicinity Map Showing The Proposed  
Guyer Hot Springs Subdivision, Phase I  
City of Ketchum  
Blaine County, Idaho

**ALPINE ENTERPRISES INC.**

PO Box 2037  
660 Bell Drive, Unit 1  
Ketchum, Idaho  
208-727-1988

November 2025

**SHEET INDEX**

C0.10	Cover Sheet, Vicinity Map, & City of Ketchum Zoning District Information
C1.00	Site Survey (Effective FEMA Flood Study)
C1.10	Site Survey (Effective FEMA Flood Study)
C2.00	Preliminary Plat, Guyer Hot Springs Subdivision, Phase I (Boundary)
C2.10	Preliminary Plat, Guyer Hot Springs Subdivision, Phase I (Site Conditions)
C3.00	Grading & Drainage
C3.10	Road Plan & Profile
C3.20	Sewer Plan & Profile
C3.30	Water Main Plan
C4.00	Notes & Details
C4.10	Details
C4.20	Details
C4.30	Details
C5.00	SWPPP Plan
C5.10	SWPPP Details
C6.00	Construction Management Plan

**LEGEND - EXISTING**

	Subject Boundary
	Eliminated Boundary
	Adjoiners Lot Line
	Centerline Right-of-Way
	Approximate Centerline of Asphalt Roadway
	Ketchum City Limits
	Public Utility Easement*
	5' Major Contour
	1' Minor Contour
	10' Major Contour (2023 Idaho LIDAR Consortium)
	2' Minor Contour (2023 Idaho LIDAR Consortium)
	Edge of Asphalt Roadway
	Edge of Paved Roadway/Driveway
	Edge of Gravel Roadway
	Approximate Existing Structure
	Wooden Fence
	Existing Walking Trail
	Existing Edge of Concrete Hot-Water Vault/Path
	Existing Hot-Water Pipe Concrete Footing
	Existing Hot-Water Pipe
	Existing Lift-Tower Hot-Water Pipe
	Future Hot-Water Pipe
	Dripline of Trees/Edge of Vegetation
	Existing Wetlands (SEC, July 2023)
	25' Wetlands Setback
	Red Avalanche Hazard Zone (Alpine 2023)
	Blue Avalanche Hazard Zone (Alpine 2023)
	MHW = Mean High Water
	25' Riparian Setback
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	Existing Hot-Water Main
	8" Water Main
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	8" Sewer Main
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	Overhead Power (Idaho Power)
	Underground Fiber-Optic Mainline (CentryLink)
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	Survey Control
	Found Brass Cap
	Found Aluminum Cap
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	Found 5/8" Rebar
	Found 1/2" Rebar
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	Power Box
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	Conifer Tree
	Deciduous Tree
	Existing Grade
	Record Bearing & Distance
	per Inst. No. 207494, 281786, & 282914
	per Inst. No. 281786 & 422377

**LEGEND - PROPOSED**

	Block Boundary
	Lot Line
	Building Envelope
	Road Centerline/Alignment
	Access Road (Details 3 & 5, C4.10)
	Gravel Shoulder (Detail 7, C4.10)
	5' Major Contour
	1' Minor Contour
	10' Wide Public Utility Easement (Preliminary Plat Note 5)
	10' Wide Fisherman's Easement
	30' Wide Fire Access Turnaround Easement
	Drainage Flowline
	12" Water Main
	8" Water Main
	8" Sewer Main
	2" Water Service Connection (Detail 3, C4.30)
	4" Sewer Service Connection (Detail 5, C4.30)
	Storm Drain
	Underground Power
	L.O.D. Construction Fence with Screening
	SWPPP BMP (Per Plan)
	5/8" Rebar (to be set PL57048)
	1/2" Rebar (to be set PL57048)
	Water Meter (Detail 3, C4.30)
	Water Valve (Detail 2, C4.30)
	Fire Hydrant (Detail 1, C4.30)
	Water Main Connection Fittings (Detail 7, C4.20)
	Catch Basin (Detail 2, C4.10)
	Dry Well (Detail 1, C4.10)
	Sewer Manhole (Detail 4, C4.30)
	Power Box
	Fire Apparatus Access Road (Detail 3, C4.20)
	Conifer Tree (To Be Removed)
	Deciduous Tree (To Be Removed)
	Saw Cut Asphalt & Repair (Detail 1, C4.20)
	Landscape Restoration

**NOTES**

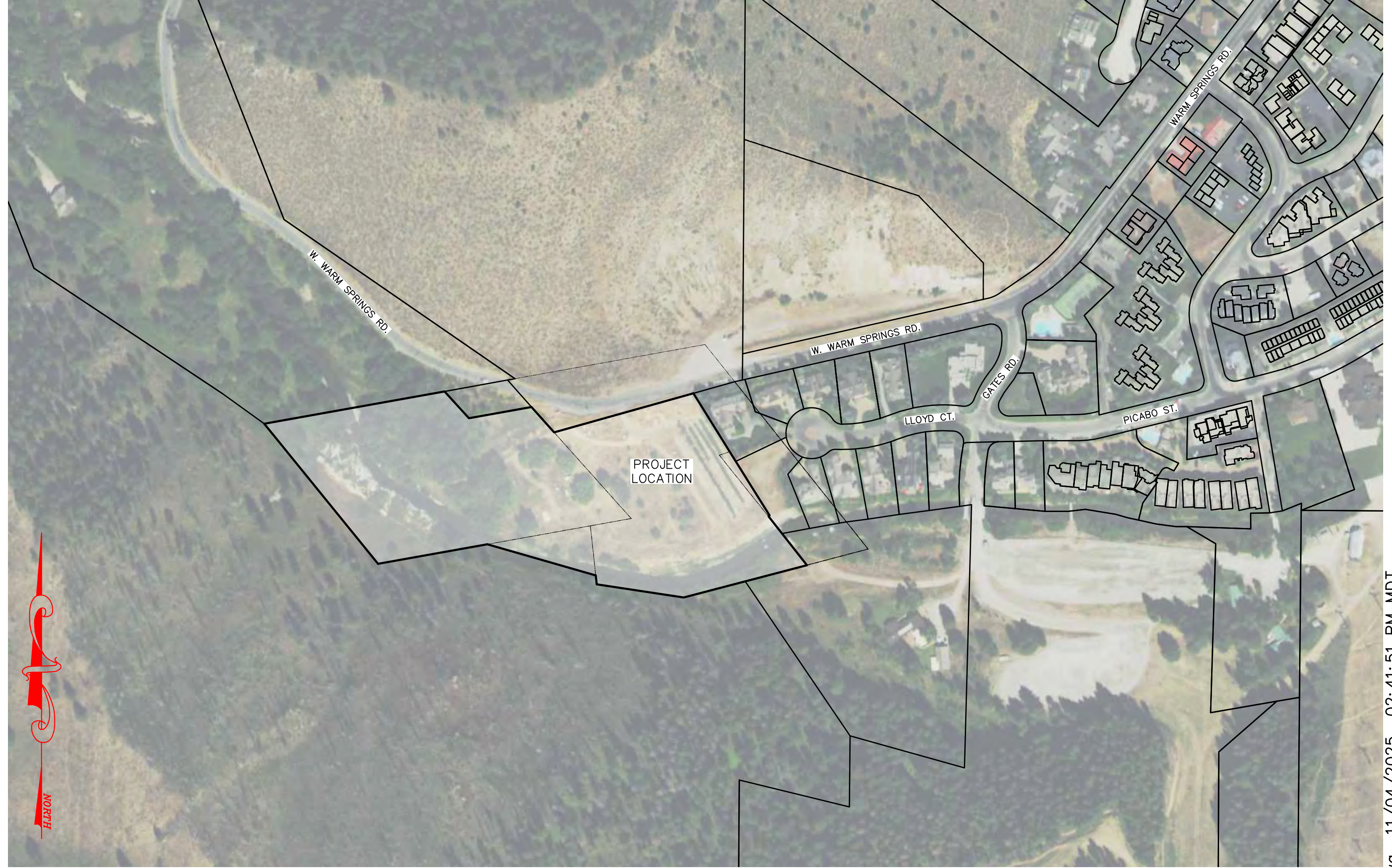
- 1) Basis of Bearings is Idaho State Plane Coordinate System, NAD83, Central Zone, at Grid in US Survey Feet. Vertical Datum is NAVD1988.
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  - Plat, Inst. No. 275657;
  - Plat, Inst. No. 281786;
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  - Plat, Inst. No. 422377;
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  - Record of Survey, Inst. No. 225293;
  - Record of Survey, Inst. No. 534941;
  - Record of Survey, Inst. No. 705669;
  - Quiet Title Judgment, Inst. No. 711213;
 Records of Blaine County, Idaho.
- 3) A title policy provided by Stewart Title Guaranty Company, File No. 245665, Date of Guarantee: July 1st, 2021, lists exceptions that affect the property. All of said exceptions are NOT shown hereon and said title policy should be reviewed.
- 4) The Subject Property is within the City of Ketchum General Tourist District 4000 (T-4000), General Tourist District 3000 (T-3000), and the Agricultural Forestry District (AF). Please refer to City of Ketchum Code of Ordinances for more information about these zones.
- 5) Effective Flood Information, as of September 2nd, 2021, is from the November 28th, 2010 FEMA Study; NIP FIRM Panel No. 0441, Map No. 160130441E; City of Ketchum Community Number 160023; Blaine County Community No. 165167.
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- 11) Not all trees and vegetation are shown, some locations are approximate.
- 12) Aerial Imagery, if shown, is from Nearmap 2024.
- 13) Owner of Record: Carbon Hill Hot Springs Inc.  
PO Box 4500  
Hailey, ID 83333

**PRELIMINARY PLAT NOTES**

- 1) An access easement is hereby granted across Lot 6, Block 1, Guyer Hot Springs Subdivision, Phase I, for the benefit of Blocks 2 and 3, Guyer Hot Springs Subdivision. This easement shall encompass the constructed road surfaces located within Lot 6. The Owner(s) of Lot 6 shall be responsible for maintaining the easement to ensure continuous ingress and egress to Blocks 2 and 3.
- 2) The entirety of Block 2, Guyer Hot Springs Subdivision, is subject to an access, maintenance, and utility easement (including the right to construct, operate, maintain, repair, and replace hot water pipelines) for the benefit of Block 3, Guyer Hot Springs Subdivision. The Owner(s) of Block 2 shall be responsible for maintaining this easement and shall not obstruct or impair access or utility service for Block 3.
- 3) Any future subdivision or development of Block 2 shall preserve both legal and physical access to Block 3. Any reconfiguration of the access, maintenance, and utility easements shall be defined and recorded through a subdivision plat and shall include provisions for continued maintenance and use. No such reconfiguration shall be effective without the prior written consent of the Owner(s) of Block 3, which shall not be unreasonably withheld, conditioned, or delayed.
- 4) Lot 6, Block 1, as shown hereon, is hereby dedicated as a Public Utility Easement, a Private Access Easement, and a Snow Storage Easement for the benefit of the Guyer Hot Springs Subdivision. No permanent structures shall be placed within said easement areas that would interfere with their intended purposes.
- 5) A Public Utility Easement ten (10) feet in width, centered on interior lot lines and adjoining exterior lot lines, is hereby dedicated across Lots 1-5, Block 1, Guyer Hot Springs Subdivision.
- 6) A Fisherman's and Nature Study Easement, ten (10) feet in width, is hereby dedicated along the mean (ordinary) high water mark of Warm Springs Creek within the subject property. Location of said easement shall shift in accordance with the location of the mean high water mark.
- 7) A Scenic Easement and Riparian Setback, twenty-five (25) feet in width, is hereby dedicated along the mean (ordinary) high water mark of Warm Springs Creek within the subject property. Location of said easement shall shift in accordance with the location of the mean high water mark.

**VICINITY MAP**

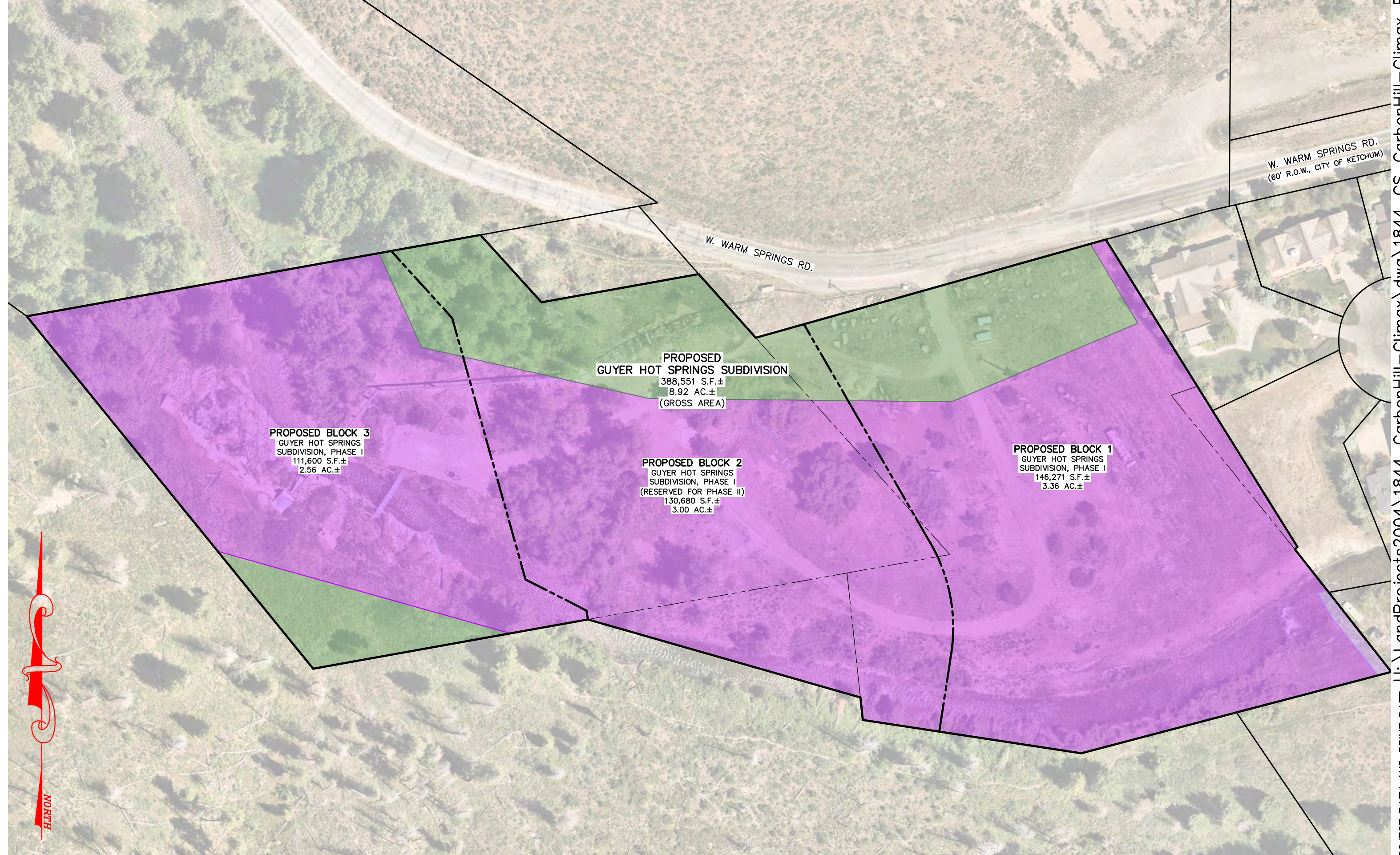
Scale: 1" = 200'



**EXISTING CITY OF KETCHUM ZONING DISTRICTS**

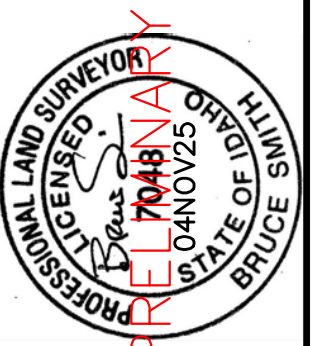
- General Tourist District 4000 (T-4000)
- General Tourist District 3000 (T-3000)
- Agricultural Forestry District (AF)

Scale: 1" = 80'



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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: banhatt@alpineenterprisesinc.com



NO	DATE	BY
1	04NOV25	AHN

PRELIMINARY: NOT FOR CONSTRUCTION  
DESIGN REVIEW SUBMISSION

**C0.10**

COVER SHEET  
GUYER HOT SPRINGS SUBDIVISION, PHASE I  
WITHIN S14 & S15, T.4N., R.17E., B.M.; CITY OF KETCHUM, BLAINE COUNTY, IDAHO  
PREPARED FOR CARBON HILL HOT SPRINGS INC.

**LEGEND**

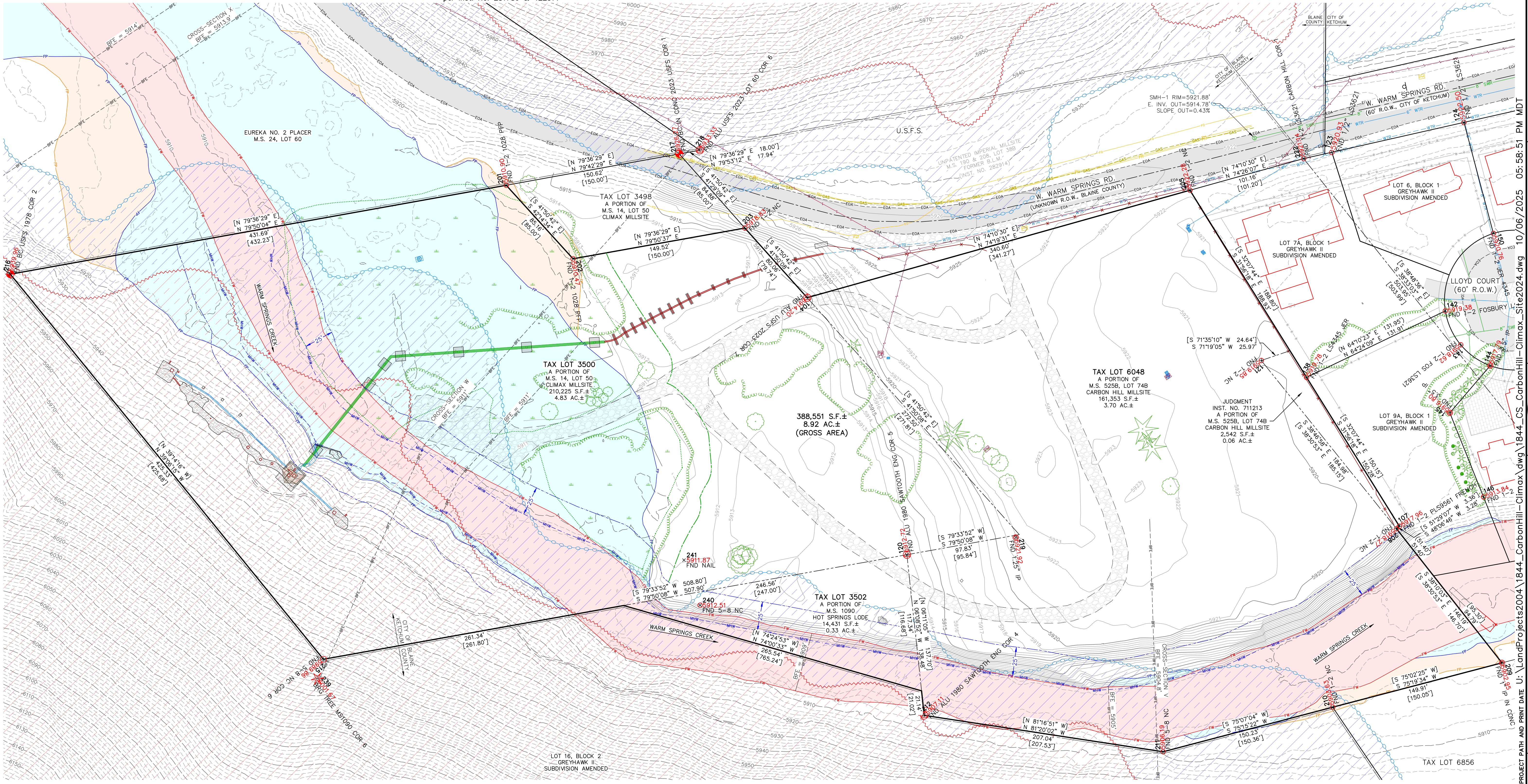
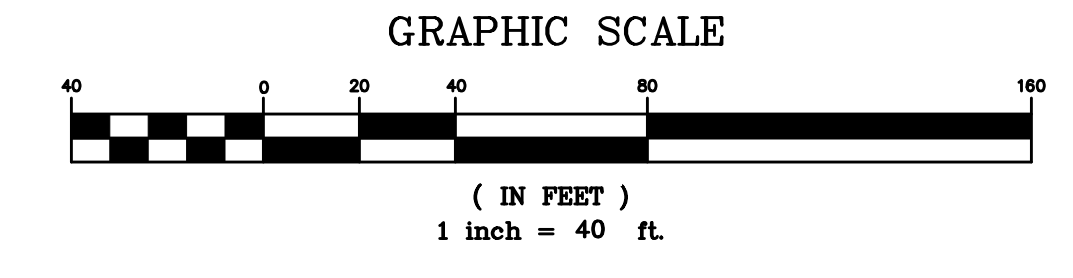
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- - - 30' Offset From Centerline of Asphalt Roadway
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- - - Public Utility Easement\*
- - - 5' Major Contour
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- - - Edge of Asphalt Roadway
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- - - Wooden Fence
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- - - BFE - - - BFE Base Flood Elevation (FEMA-Effective)
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- The original surveys of:
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  - Amended Mineral Survey No. 2B, Imperial Millsite, Lot No. 38B, Index No. 208;
  - Mineral Survey No. 5B, Keystone Millsite, Lot No. 41B, Index No. 264;
  - Mineral Survey No. 14, Climax Mill Site, Lot No. 50, Index No. 187;
  - Mineral Survey No. 24, Eureka No. 2 Placer, Lot No. 60, Index No. 355;
  - Mineral Survey No. 525B, Carbon Hill Millsite, Lot No. 74B, Index No. 442;
  - Mineral Survey No. 1090, Hot Springs Lode, Index No. 979;
- General Land Office Records, Bureau of Land Management.

- 5) Effective Flood Information, as of September 2nd, 2021, is from the November 26th, 2010 FEMA Study, NFIP FIRM Panel No. 0441, Map No. 16013C0441E; City of Ketchum Community Number 160023; Blaine County Community No. 165167.
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PROJECT PATH AND PRINT DATE: U:\LandProjects2004\1844\_CarbonHill-Climax.dwg 10/06/2025 05:58:51 PM MDT

A SITE SURVEY SHOWING PORTIONS OF  
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 CARBON HILL MILLSITE, & M.S.1090 HOT SPRINGS LODE  
 WITHIN S14 & S15, T.4N., R.17E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO  
 PREPARED FOR CARBON HILL HOT SPRINGS INC.

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NO	DATE	BY
1	25JUL24	AHN

SITE SURVEY CONDUCTED  
 EFFECTIVE FEMA FLOOD STUDY

PROFESSIONAL LAND SURVEYOR  
 STATE OF IDAHO  
 7048  
 060CCT25

C1.00

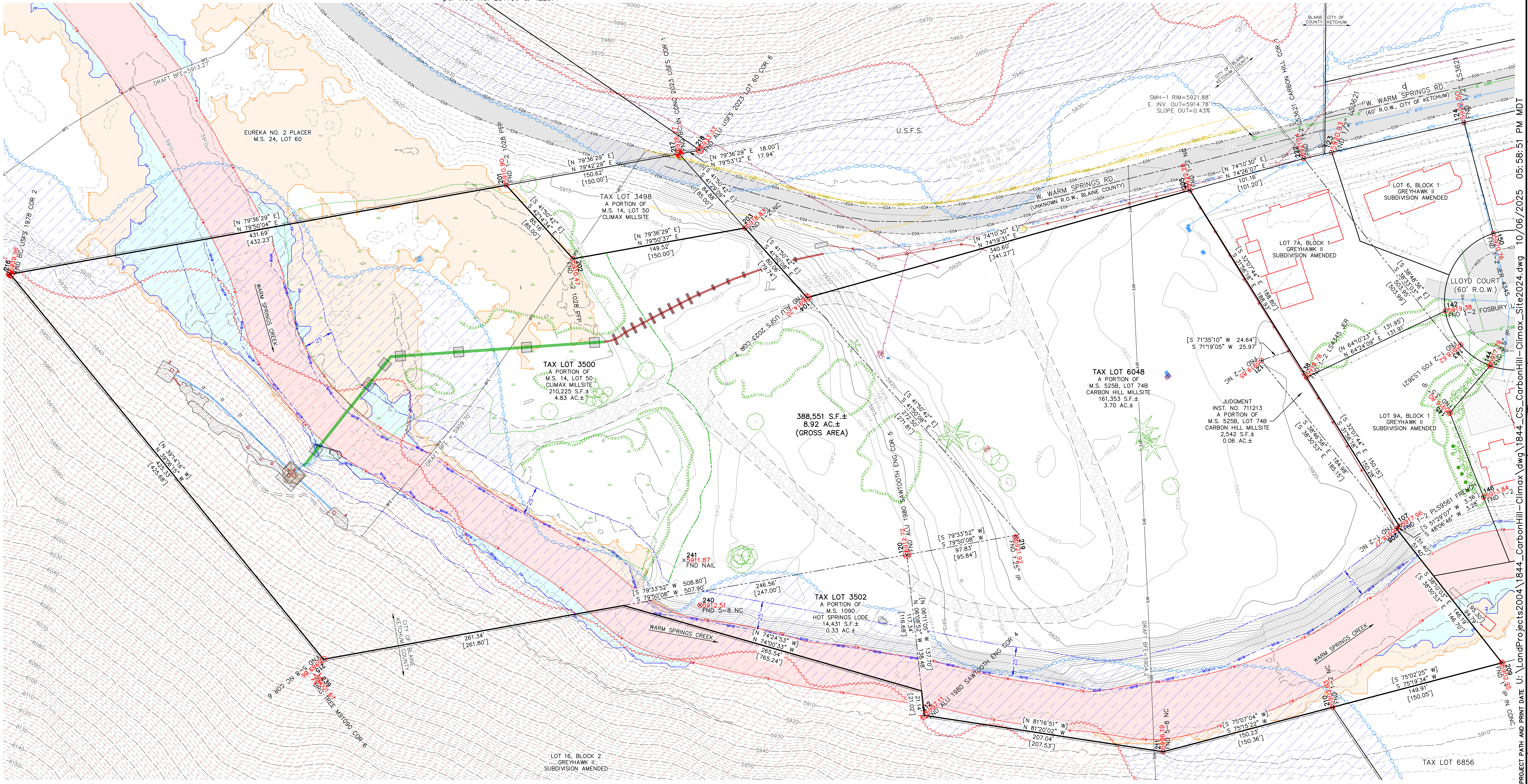
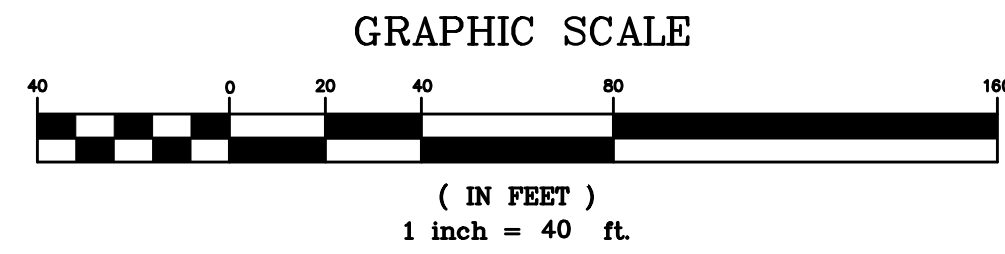
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NO	DATE	BY
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SITE SURVEY CONDUCTED  
 DRAFT FEMA FLOOD STUDY

PROFESSIONAL LAND SURVEYOR  
 No. 7048  
 STATE OF IDAHO  
 BRUCE HUNTS

ALPINE ENTERPRISES INC.  
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 P.O. Box 2037, Ketchum, ID 83340 USA  
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C1.10

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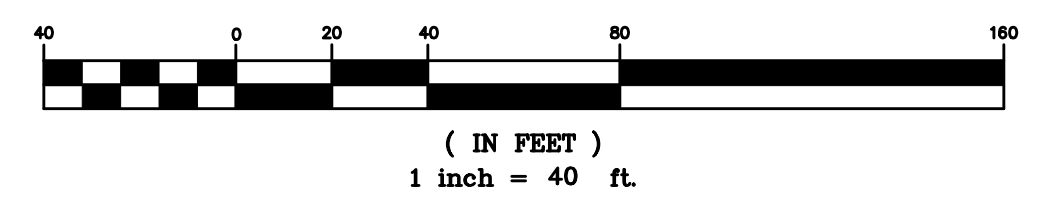
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- 10' Wide Fisherman's Easement
- 40' Wide Fire Access Turnaround Easement
- 5/8" Rebar, To Be Set (PLS7048)
- 1/2" Rebar, To Be Set (PLS7048)



GRAPHIC SCALE



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A PRELIMINARY PLAT SHOWING THE PROPOSED  
**GUYER HOT SPRINGS SUBDIVISION, PHASE 1**  
 WHEREIN PORTIONS OF M.S. 14, LOT 50, CLIMAX MILLSITE, M.S. 525B, LOT 74B, CARBON HILL  
 MILLSITE, & M.S.1090 HOT SPRINGS LODGE ARE SUBDIVIDED AS SHOWN HEREON  
 WITHIN S14 & S15, T.4N., R.17E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO  
 PREPARED FOR CARBON HILL HOT SPRINGS INC.

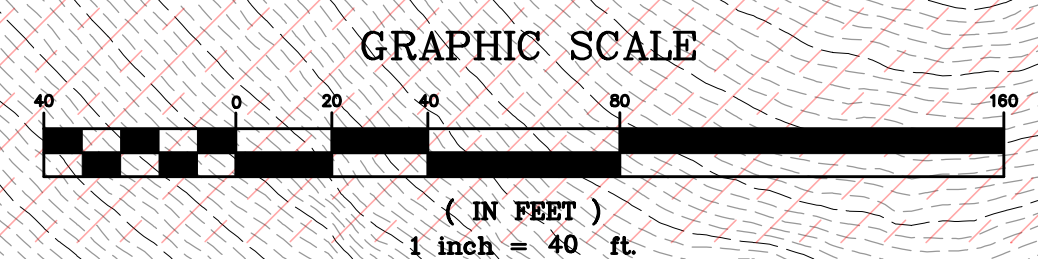
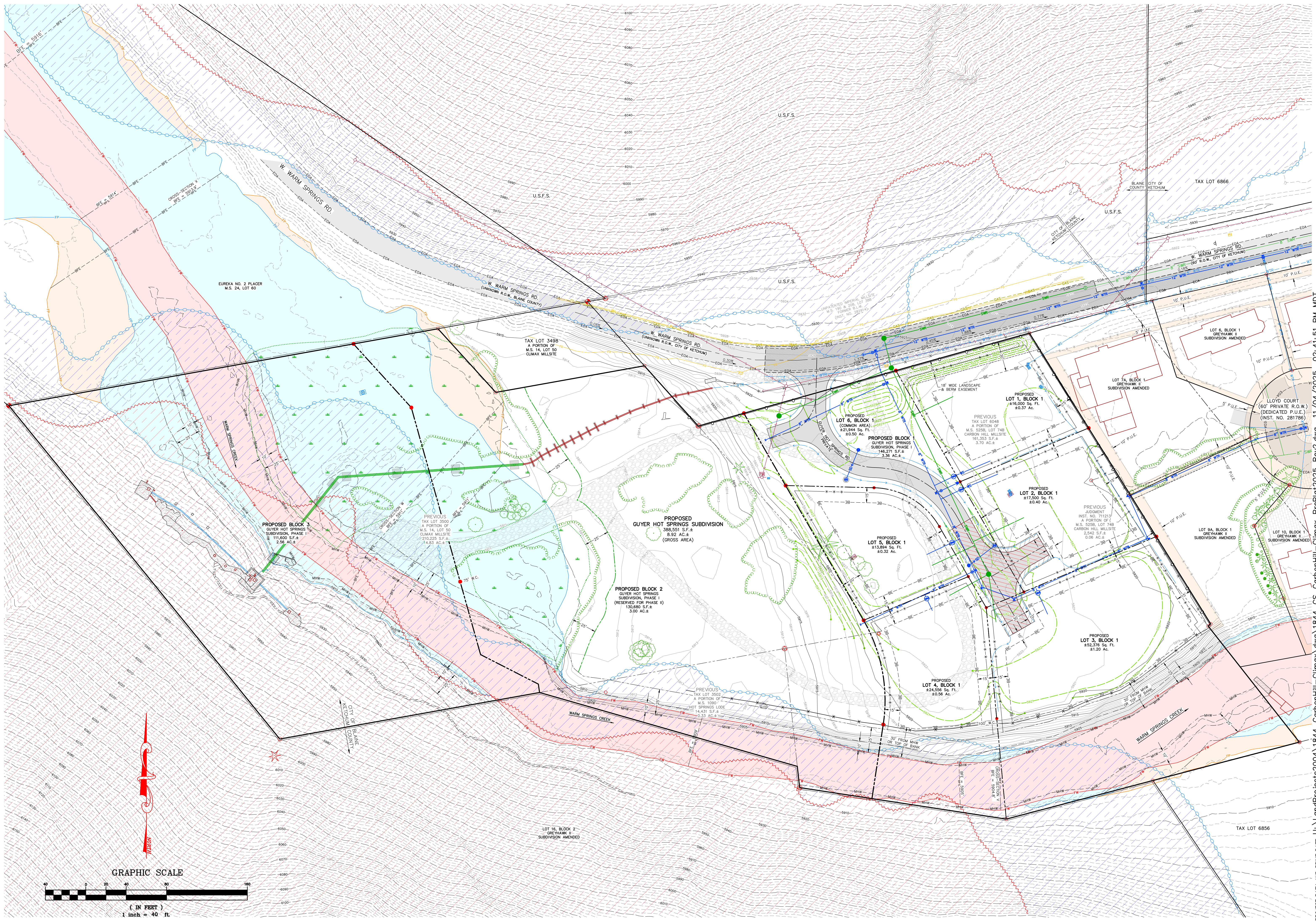
Alpine Enterprises Inc.  
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 and Natural Hazards Consulting  
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 P.O. Box 2037, Ketchum, ID 83340 USA  
 (208) 727-1808  
 email: bamt@alpineenterprisesinc.com



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**C2.00**



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**PROFESSIONAL LAND SURVEYOR**  
 STATE OF IDAHO  
 70442  
 BRUCE SWINNEY




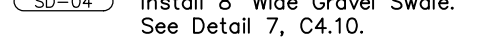
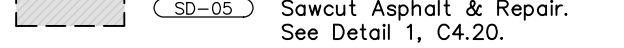

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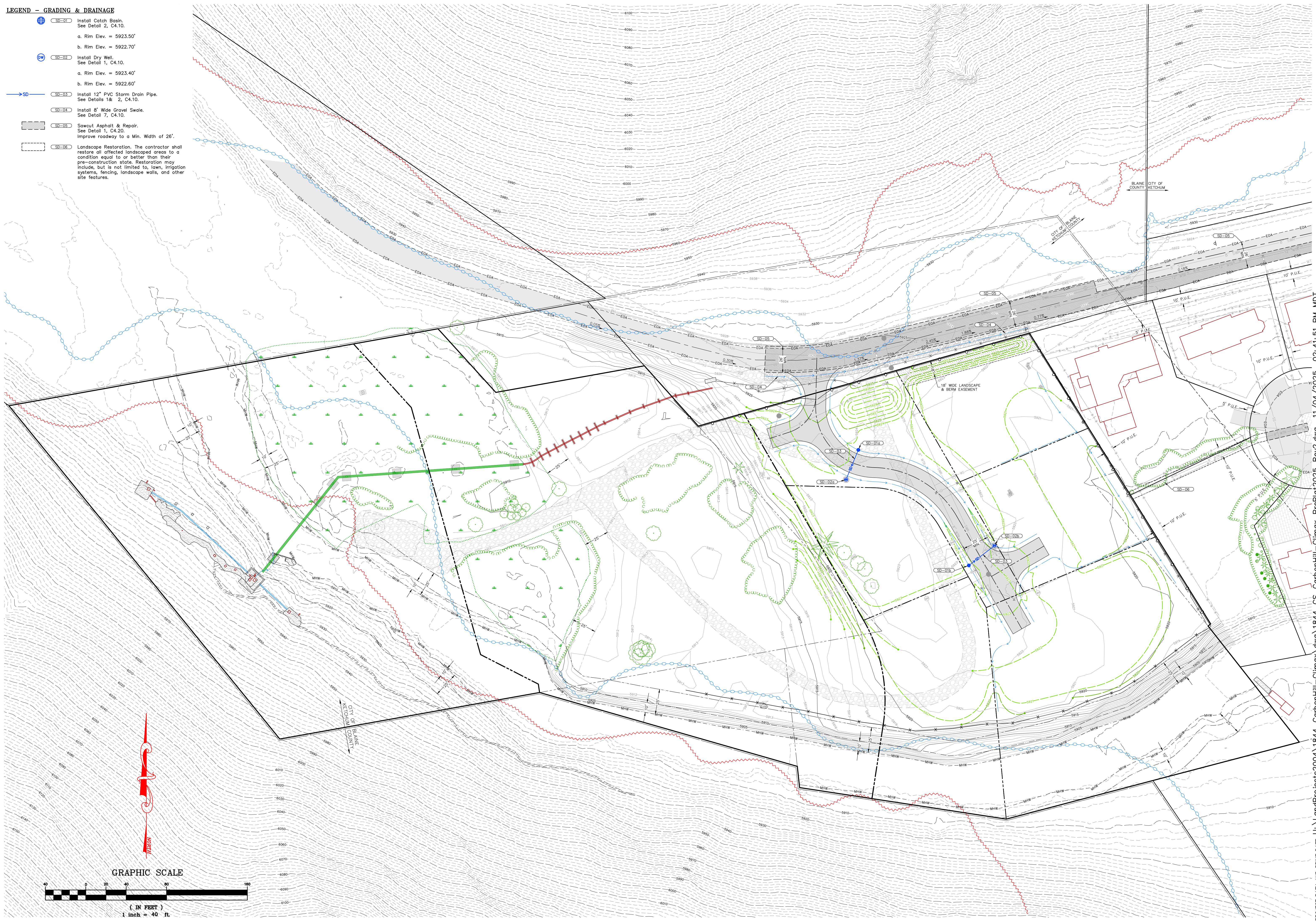
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**C2.10**

A PRELIMINARY PLAT SHOWING THE PROPOSED  
**GUYER HOT SPRINGS SUBDIVISION, PHASE 1**  
 WHEREIN PORTIONS OF M.S. 14, LOT 50, CLIMAX MILLSITE, M.S. 525B, LOT 74B, CARBON HILL  
 MILLSITE, & M.S.1090 HOT SPRINGS LODGE ARE SUBDIVIDED AS SHOWN HEREON  
 WITHIN S14 & S15; T4N., R.17E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO  
 PREPARED FOR CARBON HILL HOT SPRINGS INC.

**LEGEND - GRADING & DRAINAGE**

-  **CB-01** Install Catch Basin.  
See Detail 2, C4.10.  
a. Rim Elev. = 5923.50'  
b. Rim Elev. = 5922.70'
-  **DW-02** Install Dry Well.  
See Detail 1, C4.10.  
a. Rim Elev. = 5923.40'  
b. Rim Elev. = 5922.60'
-  **SD-03** Install 12" PVC Storm Drain Pipe.  
See Details 1 & 2, C4.10.
-  **GS-04** Install 8' Wide Gravel Swale.  
See Detail 7, C4.10.
-  **SA-05** Sawcut Asphalt & Repair.  
See Detail 1, C4.20.  
Improve roadway to a Min. Width of 26'.
-  **LR-06** Landscape Restoration. The contractor shall restore all affected landscaped areas to a condition equal to or better than their pre-construction state. Restoration may include, but is not limited to, lawn, irrigation systems, fencing, landscape walls, and other site features.



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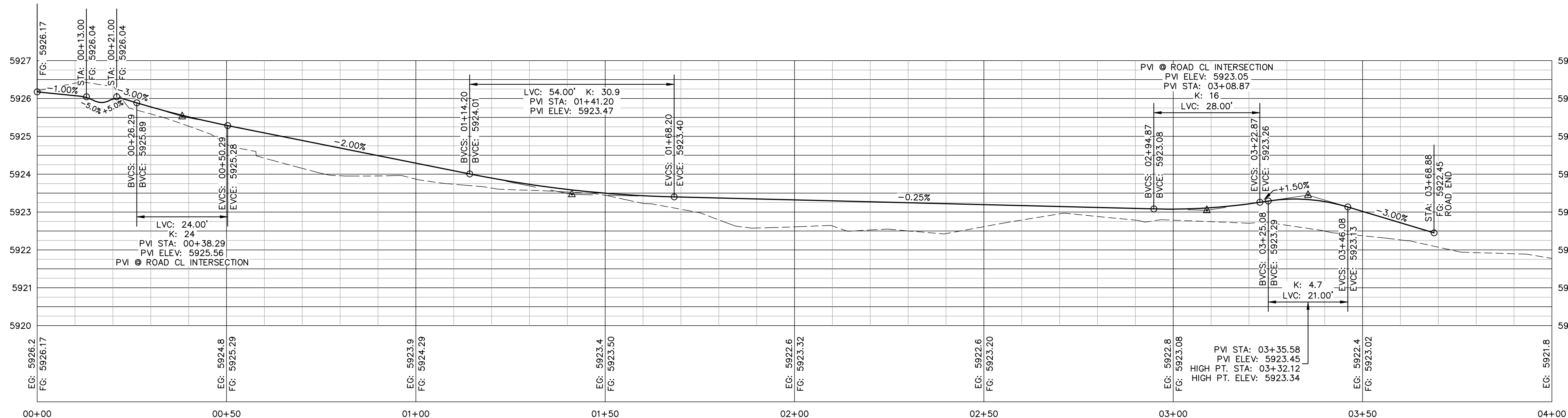


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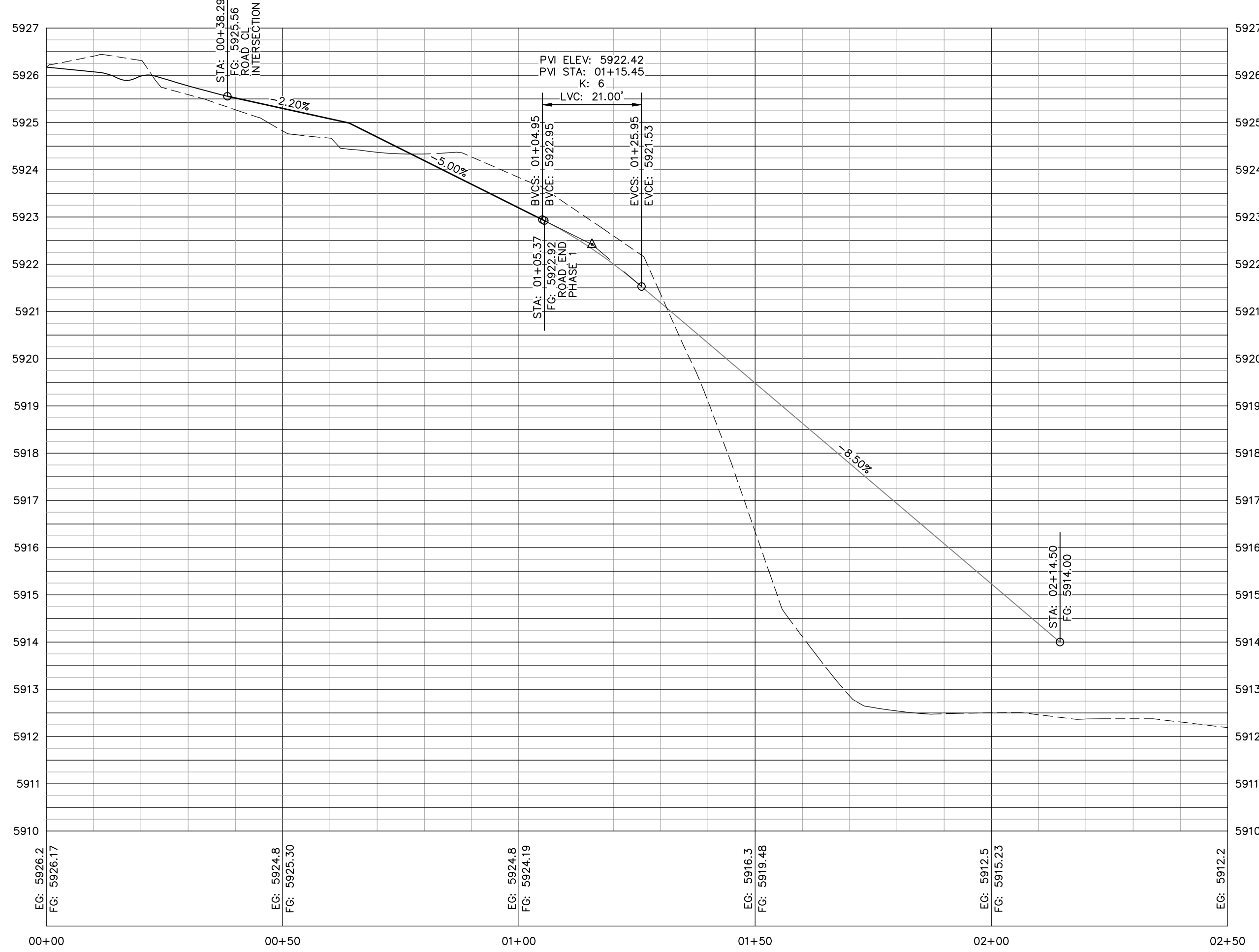
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**GRADING & DRAINAGE PLAN**  
**GUYER HOT SPRINGS SUBDIVISION, PHASE 1**  
WITHIN S14 & S15, T.4N., R.17E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO  
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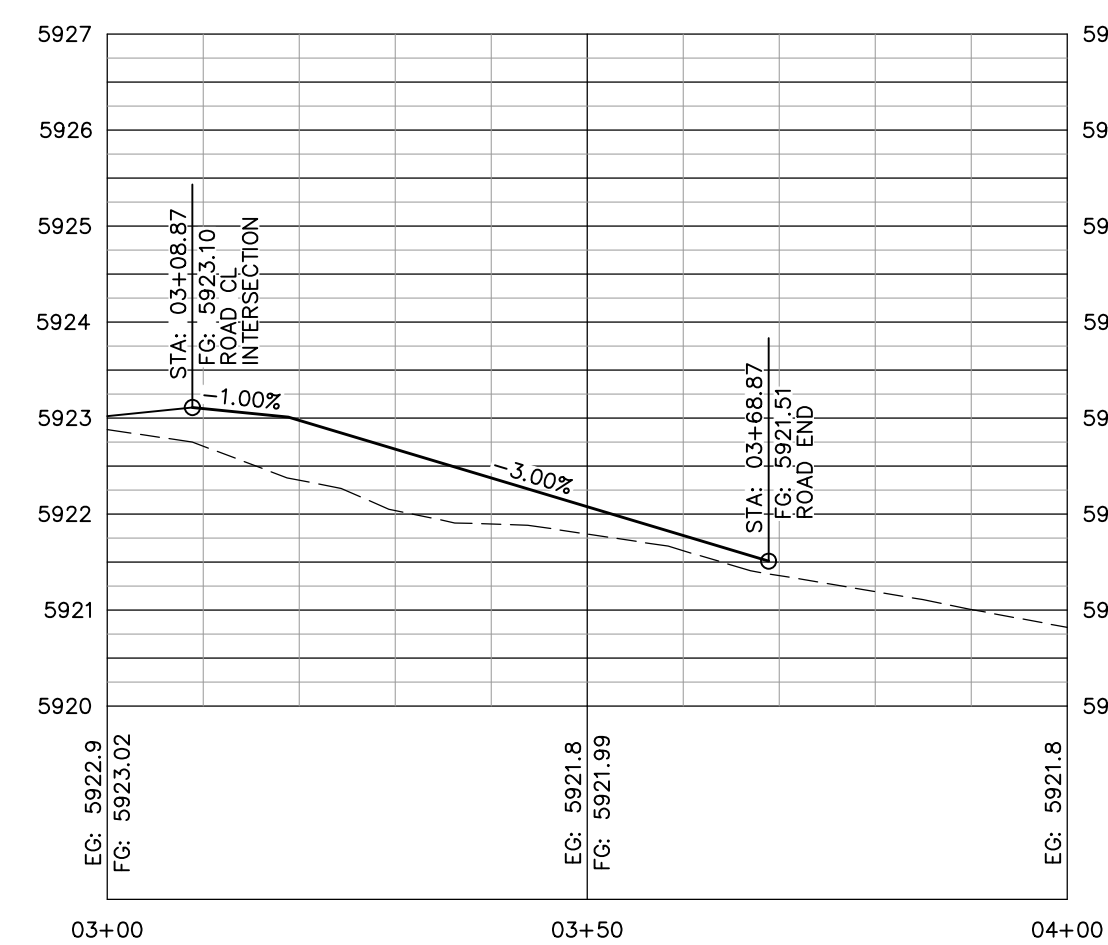
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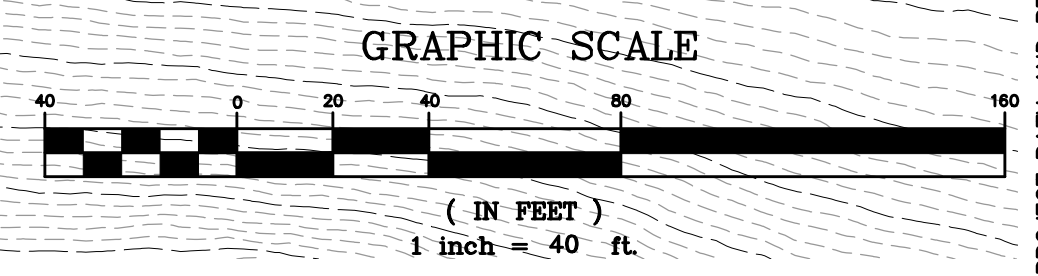
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**C3.10** ROAD PROFILE NO. 1  
 GUYER HOT SPRINGS ROAD  
 HORIZ: 1"=20'  
 VERT: 1"=2'



**2**  
**C3.10** ROAD PROFILE NO. 2  
 HORIZ: 1"=20'  
 VERT: 1"=2'



**3**  
**C3.10** ROAD PROFILE NO. 3  
 HORIZ: 1"=20'  
 VERT: 1"=2'



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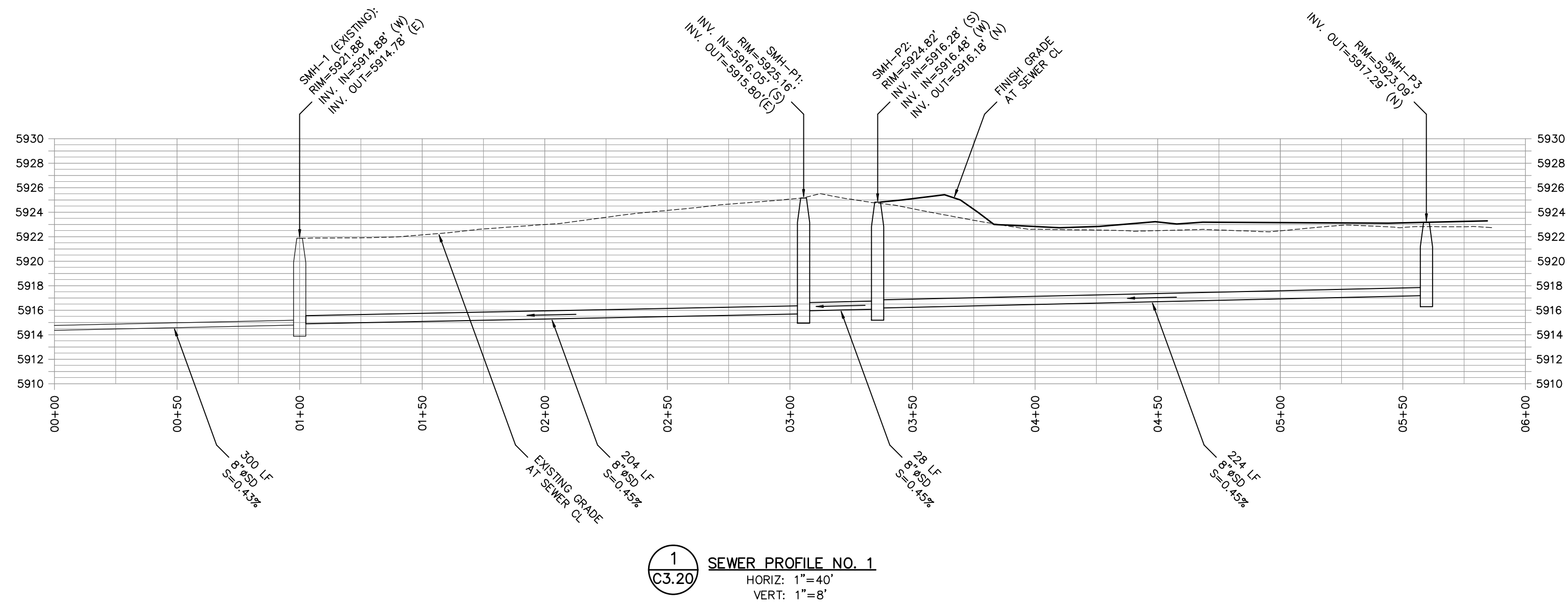


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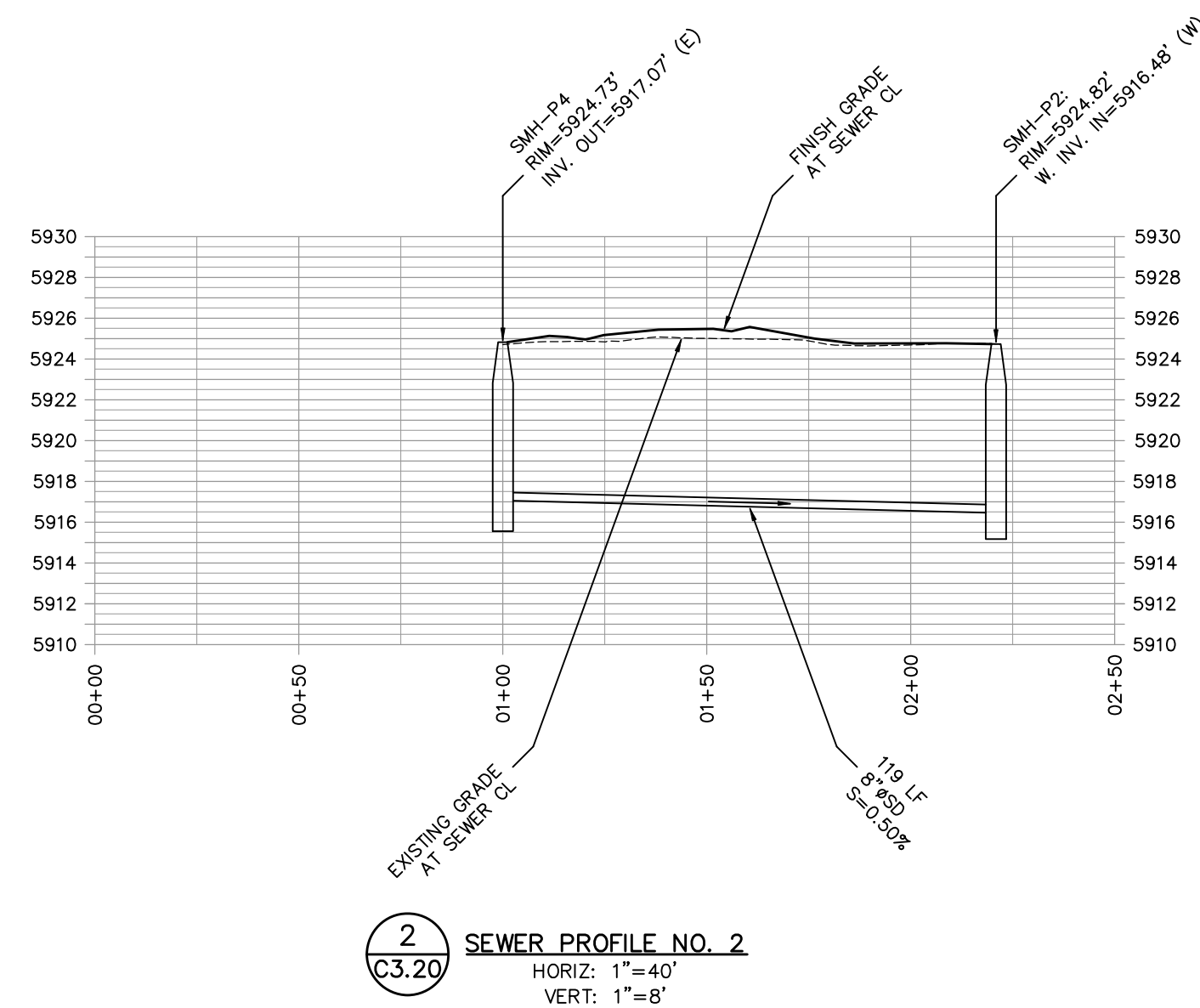
PRELIMINARY: NOT FOR CONSTRUCTION  
 DESIGN REVIEW SUBMISSION

**C3.10**

ROAD PLAN AND PROFILE  
 GUYER HOT SPRINGS SUBDIVISION, PHASE 1  
 WITHIN S14 & S15, T.4N., R.17E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO  
 PREPARED FOR CARBON HILL HOT SPRINGS INC.



**1**  
C3.20  
**SEWER PROFILE NO. 1**  
HORIZ: 1"=40'  
VERT: 1"=8'



**2**  
C3.20  
**SEWER PROFILE NO. 2**  
HORIZ: 1"=40'  
VERT: 1"=8'



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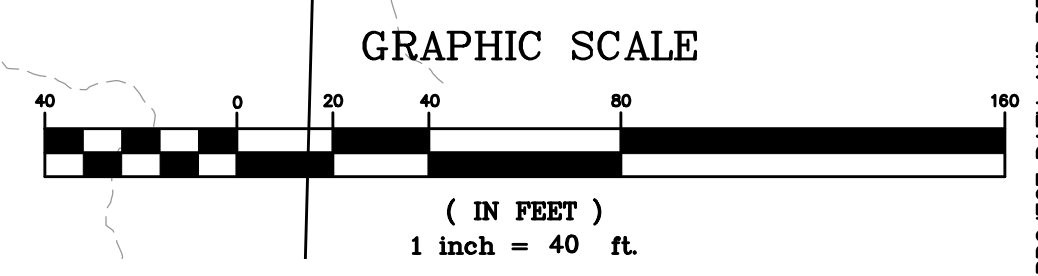
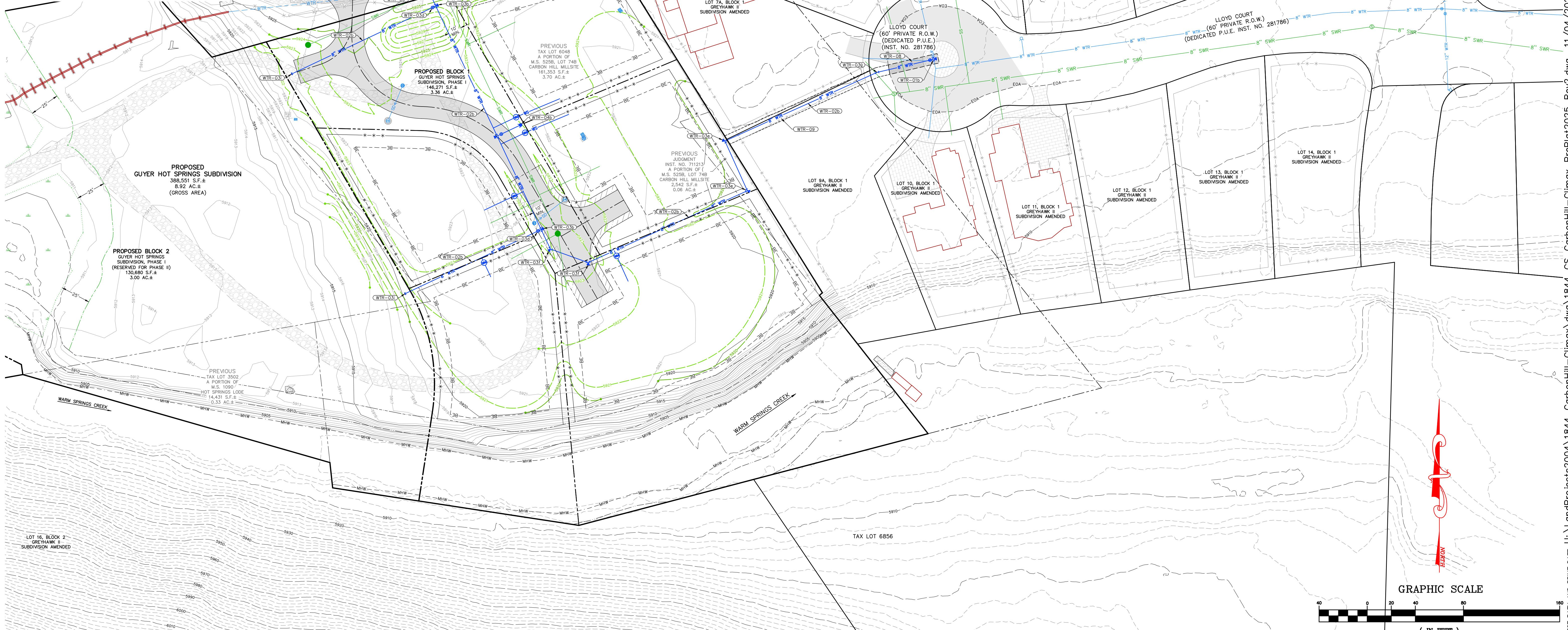
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C3.20

SEWER PLAN AND PROFILE  
GUYER HOT SPRINGS SUBDIVISION, PHASE 1  
WITHIN S14 & S15, T.4N., R.17E., B.M.; CITY OF KETCHUM, BLAINE COUNTY, IDAHO  
PREPARED FOR CARBON HILL HOT SPRINGS INC.

**LEGEND - WATER MAIN**

- WTR-010 Point of water connection. Coordinate activity with the City. Cut existing 12" Water Main. Install 12"x12"x12" D.I. Tee, 12" Gate Valve, with Thrust Blocks. See Detail 7, C4.20, for Thrust Protection.
- WTR-010 Point of water connection. Coordinate activity with the City. Cut existing 8" Water Main. Install 8"x8"x8" D.I. Tee, 8" Gate Valve, with Thrust Blocks. See Detail 7, C4.20, for Thrust Protection.
- WTR-020 Install 12" PVC C-900 Water Main. See Detail 2, C4.20, for Trenching Detail.
- WTR-020 Install 8" PVC C-900 Water Main. See Detail 2, C4.20, for Trenching Detail.
- WTR-030 Install Ductile Iron fittings with Thrust Block. See Detail 7, C4.20, for Thrust Protection.
- a. 12"x12"x12" Tee
- b. 8"x8"x8" Tee
- c. 12" Gate Valve
- d. 8" Gate Valve
- e. 8" 90° Bend
- f. 8" 45° Bend
- g. 8" 11.25° Bend
- h. 12" Plug
- i. 8" Plug
- j. 12"x8" Reducer
- WTR-040 Remove connection of Fire Hydrant from existing 6" main. Connect Fire Hydrant to new 12" main.
- WTR-040 Install new Fire Hydrant Assembly. 8"x8"x8" D.I. Tee, 6" Gate Valve, 6" PVC C-900 Pipe, with Thrust Blocks. See Detail 1, C4.30.
- WTR-050 Abandon existing 6" Water Main in place.
- WTR-060 Potable/Non-Potable Crossing. See Detail 5, C4.20.
- WTR-070 Connect to existing Water Main. Install 12"x12"x12" D.I. Tee and 12"x8" D.I. Reducer.
- WTR-080 Sawcut Asphalt & Repair. See Detail 1, C4.20. Improve roadway to a Min. Width of 26'.
- WTR-090 Landscape Restoration. The contractor shall restore all affected landscaped areas to a condition equal to or better than their pre-construction state. Restoration may include, but is not limited to, lawn, irrigation systems, fencing, landscape walls, and other site features.



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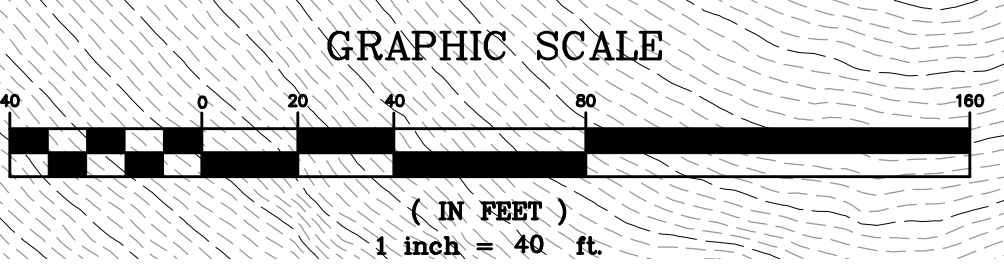
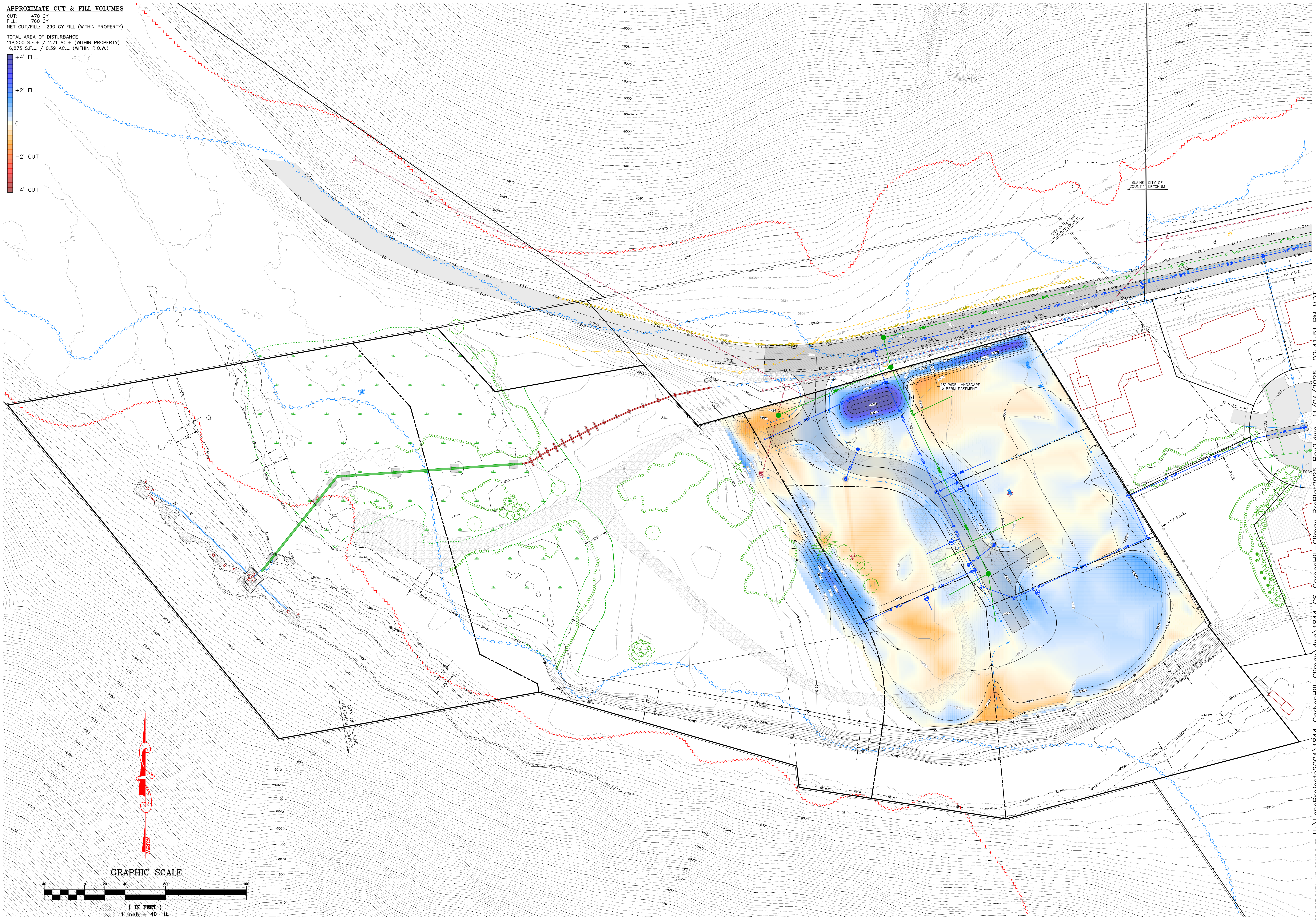
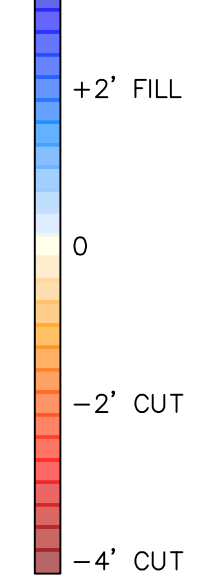
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WATER MAIN PLAN  
 GUYER HOT SPRINGS SUBDIVISION, PHASE 1  
 WITHIN S14 & S15, T.4N., R.17E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO  
 PREPARED FOR CARBON HILL HOT SPRINGS INC.

**APPROXIMATE CUT & FILL VOLUMES**

CUT: 470 CY  
 FILL: 763 CY  
 NET CUT/FILL: 290 CY FILL (WITHIN PROPERTY)

TOTAL AREA OF DISTURBANCE  
 118,200 S.F. ± / 2.71 AC. ± (WITHIN PROPERTY)  
 16,875 S.F. ± / 0.39 AC. ± (WITHIN R.O.W.)



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C3.40

A CUT & FILL EXHIBIT MAP SHOWING  
 GUYER HOT SPRINGS SUBDIVISION, PHASE 1  
 WITHIN S14 & S15, T.4N., R.17E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO  
 PREPARED FOR CARBON HILL HOT SPRINGS INC.

**GENERAL CONSTRUCTION NOTES**

- The location of existing underground utilities shown on plans are approximate. The contractor shall be responsible for locating the existing utilities prior to and during 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 Inc. to locate all existing utilities a minimum of 48-hours before excavation.
- See the plans from BYLA for the remainder of the design.
- All construction shall be in accordance with the most current edition of the Idaho Standards for Public Works Construction (ISPWC), the Idaho Department of Environmental Quality (DEQ) Public Drinking Water Standards and Wastewater Collection Standards, and the City of Ketchum, Idaho, Codes and Standards. The contractor shall be responsible for obtaining and keeping a copy of these Codes and Standards on site during 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.
- 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, to include any and all landscape irrigation, vegetation, structures, and fixtures.
- 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 Plan at all times until permanent erosion control is established.
- Existing topsoil shall be retained with vegetation and stockpiled for use in reestablishing revegetated areas.
- 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. Subgrade shall be excavated and shaped to line, grade, and cross-section shown on the plans. 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 ASTM D-698, AASHTO T-99, or IDT T-91. 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 contractors 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 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.
- Asphalt saw cuts 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 hiring a materials testing company during construction to verify all City of Ketchum construction Standards and Specifications are met.
- Contractor shall assure positive drainage towards catch basins and dry wells.
- All drainage is to be retained on-site.
- 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 instructions and special conditions contained on this plan set shall be strictly adhered to. 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 sheets C3.00 and C3.10 must be completed prior to issuance of a temporary or final Certificate of Occupancy unless otherwise agreed upon in writing by the City.

**WATER MAIN CONSTRUCTION NOTES**

- Water main and service construction shall be in conformance with the City of Ketchum standards. No water main or services shall be backfilled until they have been inspected and approved by the City.
- Water mains and services shall have a minimum cover of six feet (6.0'), measured from finished grade.
- All 4" and larger water mains shall be constructed with AWWA C-900, Class 235 PVC pipe. All water mains shall be pressure tested in conformance with ISPWC Section 401.3.6 and the City of Ketchum standards. Tracer wire shall be No. 12 gauge copper locating wire insulated per ISPWC Section 401 and the City of Ketchum specifications.
- See flushing and disinfection requirements, Sheet C4.00. All bacteria test results shall be submitted to the engineer and the City of Ketchum Water and Sewer Department for final approval and acceptance prior to activation of the water main and services.
- All water distribution and water service installation materials and chemicals used to disinfect potable water components must be compliant with ANSI/NSF Standard 60/61. All materials must be compliant with the low lead rule (<0.25%pb by weight).
- All tees, plugs, caps and bends shall be secured and anchored by suitable thrust blocking (mechanical restraints are not allowed). Thrust blocks shall conform to ISPWC SD-403 and the City of Ketchum standards.
- All valves shall be gate valves with non-rising stem, "o" ring seals, and two-inch operating nuts meeting AWWA standards per ISPWC Section 402. All gate valves located in pavement shall be fitted with cast iron valve boxes with concrete collars per ISPWC SD-406 and the City of Ketchum specifications.
- All water main fittings shall be ductile iron conforming to the requirements of AWWA C-110 for 250 psi working pressure. Joints on buried valves shall be mechanical joints unless otherwise noted. Flanged joints should in general be avoided underground.
- All tapping saddles shall be constructed from 1-304 stainless steel with ANSI/AWWA C-207 Class 150 flanges. All welds shall conform to ASTM A-380. The test outlet shall be 3/4" NPT with 3/4" NPT plug.
- Potable/non-potable crossings shall comply with ISPWC Standard Drawings SD-407 and IDAPA section 58.01.08.542.07. All mains and services shall comply with 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. In addition, water services shall be constructed with at least 25 feet horizontal separation from infiltration trenches and dry wells.
- All water services shall be in compliance with ISPWC Section 404 and the City of Ketchum standards. A USC EC approved reduced pressure backflow assembly (RPBA) shall be installed on primary service connections (including fire suppression services, if applicable) in accordance with the City of Ketchum Water Department, Fire Marshal, Plumbing Bureau, and State of Idaho backflow prevention requirements. In areas where multiple water service lines are in same trench, separate lines by 6".
- The contractor shall keep the existing water distribution system live, to the greatest extent possible, while installing the new water main and services, minimizing disruption to existing water system users. The new water main and services shall be installed, backfilled, pressure tested, disinfected, and flushed prior to connecting the new main to the existing main. The maximum allowable service outage for any shutdown is 4 hours.
- The contractor shall be responsible for promptly removing and disposing of water entering the trench during the time the trench is being prepared for installation of the utility, including completion of backfill of the pipe zone, at no additional cost to the owner. The contractor shall dispose of the water in a suitable manner without causing damage to property.
- Extra fittings may be necessary in addition to those shown hereon to control elevation and avoid underground conflicts.
- The contractor shall be responsible for initiating, maintaining, supervising, and complying with all federal safety and health regulations as determined by the State of Idaho and Bureau of Reclamation health and safety requirements. The contractor shall be required to comply with all regulations and requirements of local codes and ordinances.

**SEWER MAIN CONSTRUCTION NOTES**

- The contractor shall pressure test all sewer mains and sewer service connections in accordance with the ISPWC standards and the City of Ketchum standards. No sewer main or service shall be backfilled until they have been inspected and approved by the city and engineer. The contractor shall provide a minimum of twenty-four (24) hours notice to the city and engineer prior to testing.
- All sewer mains shall be constructed of PVC pipe conforming to ASTM D-3034 SDR 35. Minimum pipe diameter for gravity sewer mains shall be 8-inches. Minimum slope for 8-inch sewer main shall be 0.4%. Install pipe at slopes indicated on plans.
- Manholes shall be constructed in accordance with ISPWC SD-501. Minimum diameter shall be 48 inches, at all pipe intersection, changes in alignment, changes in grade, and at terminal ends.
- 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.

**FLUSHING & DISINFECTION NOTES**

- Flushing prior to disinfection.
    - Before chlorination, flush the mains thoroughly after the pressure and leakage test are complete.
    - Use a minimum flushing velocity in the main of 2.5 feet/second.
    - If no hydrant is installed at the end of the main, provide a tap of the size sufficient to produce a velocity in the main of at least 2.5 feet/second.
    - Table 1 shows the rates of flow required to produce a velocity of 2.5 feet/second in various size pipes.
    - Exercise extreme care and conduct a thorough inspection during the water main laying to prevent and detect small stones, pieces of concrete, particles of material, or other foreign material that may have entered the mains.
    - Clean large material by flushing and inspecting all hydrants on the lines to ensure that the entire valve operating mechanism of each hydrant is in good condition.
  - Disinfection of water pipes.
    - General.
      - Comply with NSI/AWWA C 651: Disinfecting Water Mains, these specifications, and engineer's direction.
      - Keep the interior of all pipe, fittings and appurtenances free from dirt, heavy and foreign particles.
      - Disinfect all water pipes and appurtenances prior to placing them in service.
    - Form of chlorine used to be pre-approved by the engineer.
      - Liquid Chlorine.
        - Form: Liquid containing 100% available chlorine under pressure in steel containers.
        - Standard: ANSI/AWWA B 301.
      - Execution: Used only by trained personnel with appropriate gas-flow chlorinators and ejectors.
      - Authorization: Only with written authorization of the engineer.
    - Sodium Hypochlorite.
      - Form: Liquid containing approximately 5% to 15% available chlorine.
      - Standard: ANSI/AWWA B 300.
    - Calcium Hypochlorite.
      - Form: Granular or in 5g tablets containing approximately 65% available chlorine by weight.
      - Standard: ANSI/AWWA B 300.
  - Methods of chlorination used to be pre-approved by the engineer.
    - Tablet or Granule method.
      - Solution Strength: 25 mg/l minimum.
      - Use: Only if the pipes and appurtenances are kept clean and dry during construction. Do not use solvent welded plastic or screwed joint steel pipe.
      - Placement When Using Granules: During construction, place calcium hypochlorite granules at the upstream end of each branch main, and at 500-foot intervals.
      - Granular Quantity: Refer to Table 2.
      - Placement When Using Tablets: During construction, place 5g calcium hypochlorite tables in each section of pipe and also place one tablet in each hydrant, hydrant branch and other appurtenances. Attach tablets to the inside of the pipe using an adhesive such as Permatex No. 2 or approved substitution. Assure no adhesive is on the tablet except on the broad side attached to the surface of the pipe. Attach all the tablets at the inside tip of the main, with approximately equal numbers of tablets at each end of a given pipe length. If the tables are attached before the pipe section is placed in the trench, mark their position on the section so it can be readily determined that the pipe is installed with the tables at the top.
      - Tablet Quantity: Refer to Table 3.
        - Adjust for pipe length other than 18 feet.
        - Based on 3.25g available chlorine per tablet.
      - Filling Procedure: When granule or tablet installation has been completed, fill the main with clean water at a velocity not exceeding 1 fps. Take precautions to assure that air pockets are eliminated. Leave this water in the pipe for at least 24 hours. If the water temperature is less than 41° f, leave the water in the pipe for at least 48 hours. Position valve so that the chlorine solution in the main being treated will not flow into water mains in active service.
    - Continuous Feed Method.
      - Solution Strength: Dose at 25 mg/l for 4 hours.
      - Residual: 10 mg/l at 24 hours.
    - Dosing Methods:
      - Liquid Chlorine: Solution feed vacuum-operated chlorinator in combination with a booster pump.
      - Direct Feed: Not allowed.
      - Hypochlorite Solution: Chemical feed pump designed for feeding chlorine solutions.
      - Calcium Hypochlorite Granules: Refer to previous section.
    - Filling Procedure: Use approved source to flow clean water at a constant, measured rate into the newly laid water main. Fill at a point not more than 10 feet downstream from the beginning of the new main. Measure the chlorine concentration at regular intervals and ensure a 25 mg/l dose. Position valves so that the chlorine solution in the main being treated does not flow into water mains in active service. Do not stop chlorine application until the entire main is filled with chlorinated water. Retain the chlorinated water in the main for at least 4 hours, operating all valves and hydrants in the section treated. At the end of the 24 hour period, verify the treated water in all portions of the main has residual of 10 mg/l free chlorine.
  - Slug Method.
    - Solution Strength: 100 mg/l
    - Dosing Methods: Per engineer's direction.
    - Filling Procedure: Use approved source to flow clean water at a constant, measured rate into the newly laid water main. Fill at a point not more than 10 feet downstream from the beginning of the new main. Measure concentration at regular intervals to ensure 100 mg/l dose apply the chlorine continuously and for the time required to develop a solid column or "slug" of chlorinated water that will, as it moves through the main, expose all interior surfaces to a 100 mg/l for at least 3 hours. Measure the chlorine residual in the slug as it moves through the main. If at any time it drops below 50 mg/l, stop flow and relocate chlorination equipment at the head of the slug, and as flow is resumed, add chlorine to restore the free chlorine in the slug to not less than 100 mg/l. As the chlorinated water flows past fittings and valves, operate valves and hydrants to disinfect appurtenances and pipe branches.
- Final Flushing.
  - After the retention period, flush the chlorinated water from the main until chlorine measurements show that the concentration in the water leaving the main is no higher than that in the system, or is acceptable for domestic use.
  - Disposal of flushing water to be done in a manner so that it does not:
    - Reach surface waters or waters of the state.
    - Damage surrounding properties.
    - Takes place during periods when the ambient temperature is above 85f without prior approval of the engineer.
  - If water cannot be retained on site and if it is not allowed to enter the sanitary sewer collection system, water shall be dechlorinated to have a maximum available chlorine concentration of 0.13 mg/l and the appropriate private, federal and state discharge and disposal approvals shall be acquired prior to commencement of flushing activities. Should there be a potential for the groundwater rule to be violated as a result of a chlorinated discharge the engineer shall coordinate disposal with regional DEQ staff prior to flushing.
- Bacteriological tests.
  - After final flushing and before the water main is placed in service, test samples collected from the main(s) for coliform bacteria. Take 2 samples from each location at least 24 hours apart.
  - Unless otherwise directed by the engineer, collect samples from each 1,200 feet on the new main and one from each branch.
- Re-disinfection.
  - If the initial disinfection fails to produce approved bacteriological samples, re-flush and resample the main.
  - If check samples show bacterial contamination, re-chlorinate the main until approved results are obtained.
- Swabbing.
  - If connections are not disinfected along with the newly installed main, swab or spray the interior of all pipes and fittings used in making the connections with a 1% hypochlorite solution before installation.

TABLE 1  
REQUIRED FLOW AND OPENINGS TO FLUSH PIPELINES  
40 PSI RESIDUAL PRESSURE IN WATER MAIN (1)

Pipe Diam. (inch)	Flow Required to Produce 2.5 fps (approx) (Gpm)	Size of Tap (inch)		Hydrant Outlets	
		(1) (1-1/2)	(2)	Number	Size in (inch)
4	100	1		1	2-1/2
6	220	1		1	2-1/2
8	400	2	1	1	2-1/2
10	600	3	2	1	2-1/2
12	800		2	2	2-1/2
18	1600		4	2	2-1/2

1) With a 40 psi pressure in the main with the hydrant flowing to atmosphere, a 2- 1/2 inch hydrant outlet will discharge approximately 1,000 gpm and a 4-1/2 inch hydrant will discharge approximately 2500 gpm.  
2) Number of taps on pipe based on discharge through 5 feet of galvanized iron (GI) pipe with one 90° elbow.

TABLE 2  
OUNCES OF GRANULES

Pipe Diameter (inches)	Amount (ounces)
4	1.7
6	3.8
8	6.7
10	10.5
12	15.1
16	26.8
18	34.0
20	41.9
24	60.4

TABLE 3  
NUMBER OF TABLETS (1)

Pipe Diameter (inches)	Number of 5g Tablets (2)
4	1
6	1
8	2
10	3
12	4
16	6
18	7
20	9
24	13

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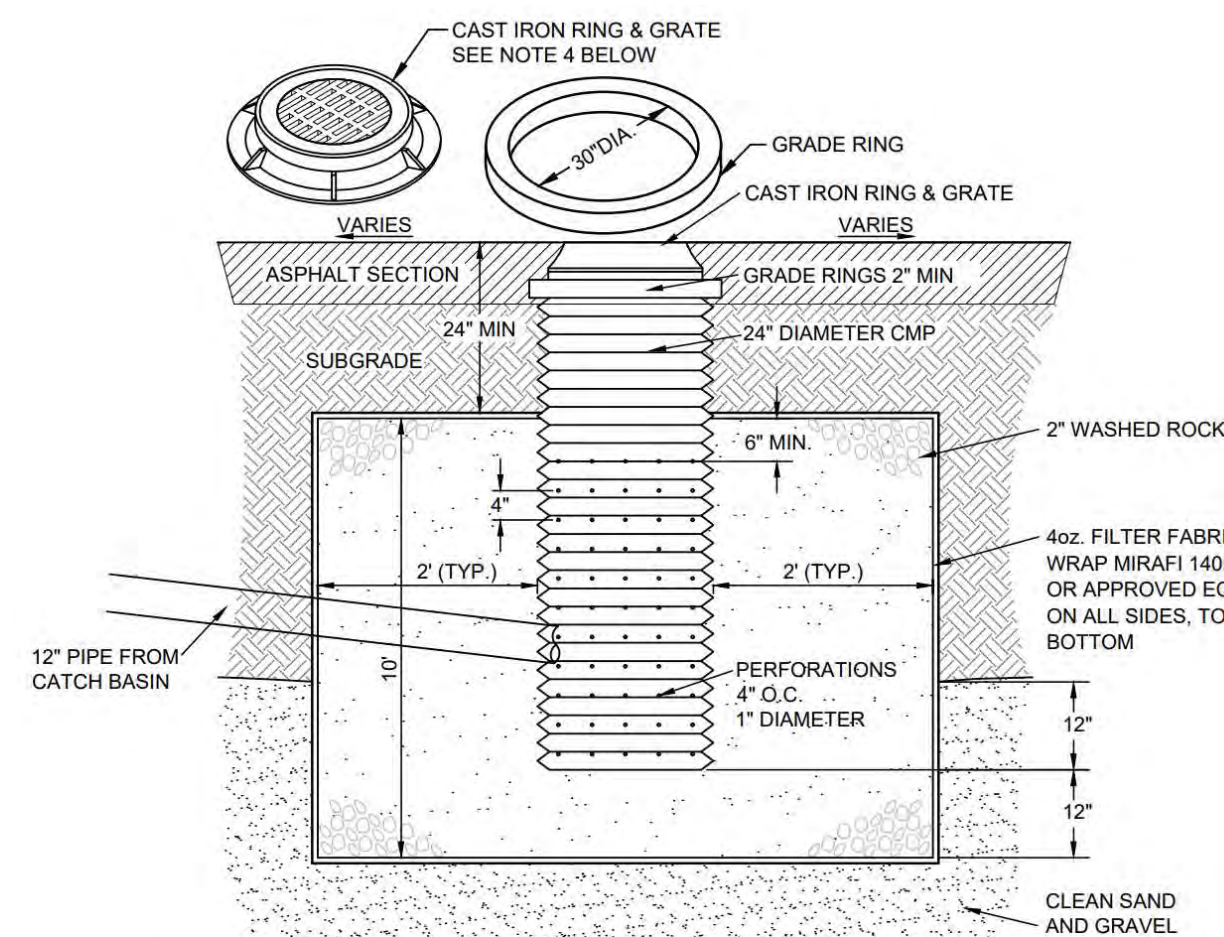
Alpine Enterprises Inc.  
Surveying, Mapping, Civil Engineering,  
and Natural Hazards Consulting  
660 Bell Dr., Unit 1 83340 USA  
P.O. Box 2037, Ketchum, ID 83340 USA  
(208) 727-1808 Fax: (208) 727-1967 fax  
email: bannitt@alpineenterprisesinc.com

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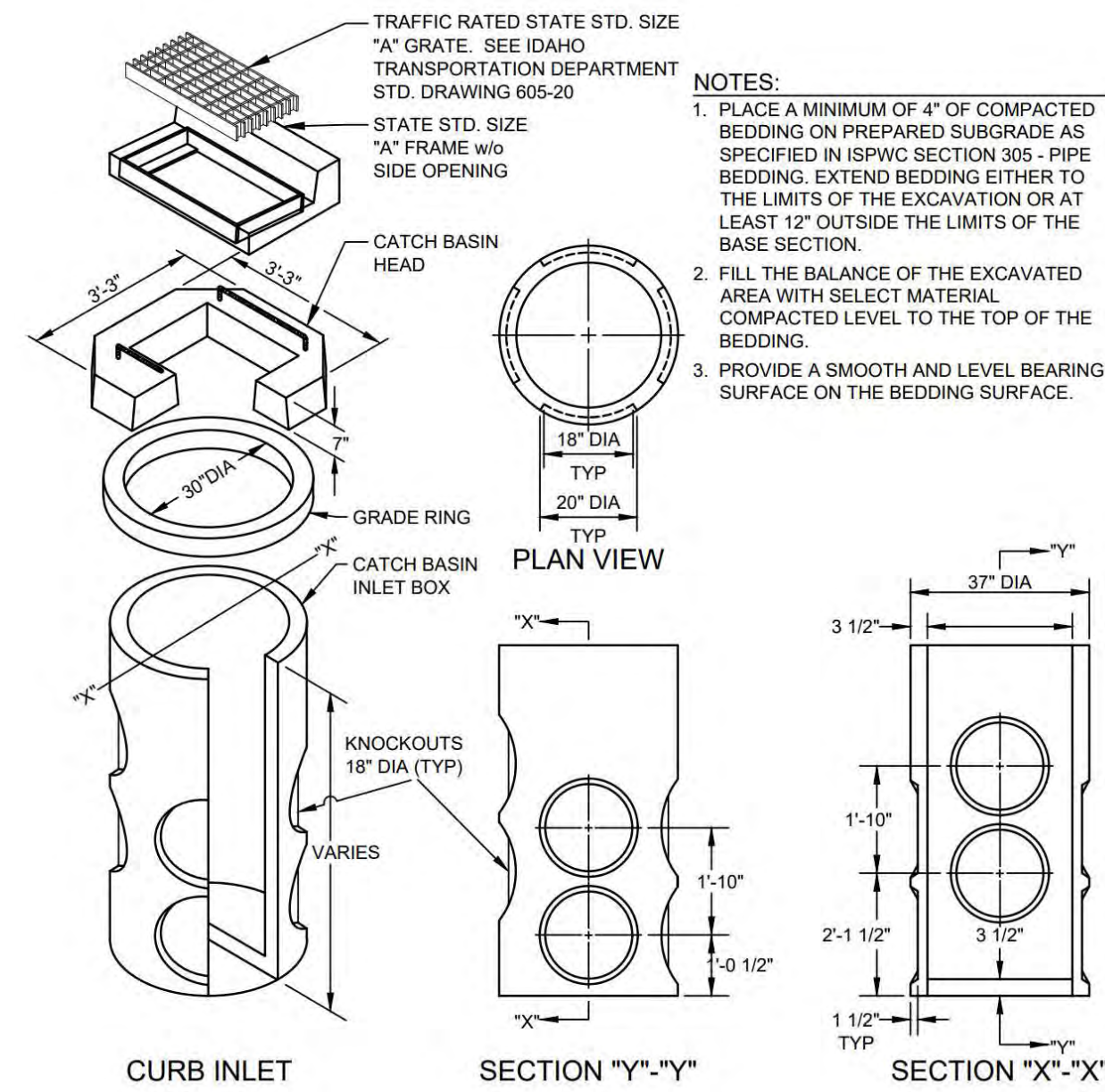
C4.00

DETAILS  
 GUYER HOT SPRINGS SUBDIVISION, PHASE 1  
 WITHIN S14 & S15, T.4N., R.17E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO  
 PREPARED FOR CARBON HILL HOT SPRINGS INC.

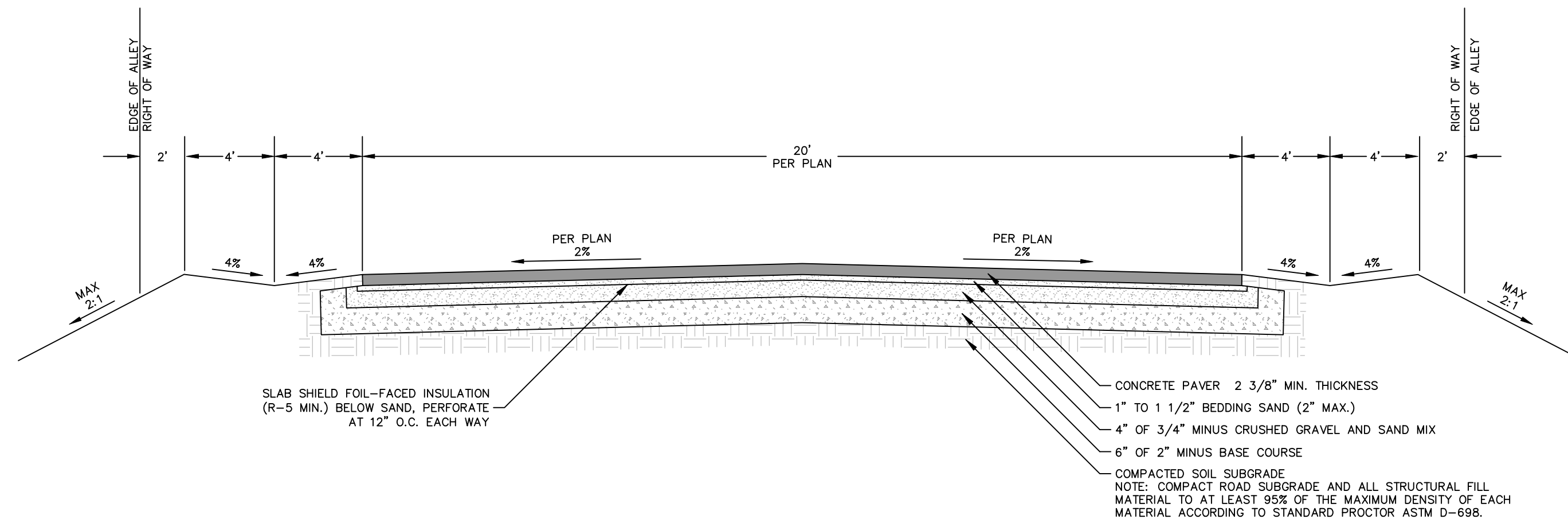


- NOTE:**
1. THE BED SHALL BE EXCAVATED A MINIMUM OF 24" INTO CLEAN SAND AND GRAVEL.
  2. MAXIMUM DEPTH SHALL NOT EXCEED 12 FEET.
  3. IF CLEAN SAND AND GRAVEL IS NOT ENCOUNTERED WITHIN 12 FEET, THE CONTRACTOR SHALL CONTACT THE DESIGN ENGINEER.
  4. GRATE OR SOLID LID AS APPROVED BY CITY OF KETCHUM.
  5. STORMWATER PRETREATMENT REQUIRED BEFORE DISCHARGING TO A DRYWELL.
  6. 10' MINIMUM SEPERATION DISTANCE BETWEEN DRYWELL AND MUNICIPAL WATER LINES.

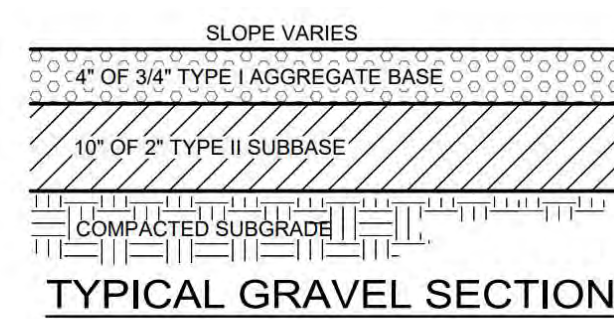
**1**  
C4.10 **TYPICAL DRY WELL (6'Ø)**  
CITY OF KETCHUM - SD-10  
NOT TO SCALE



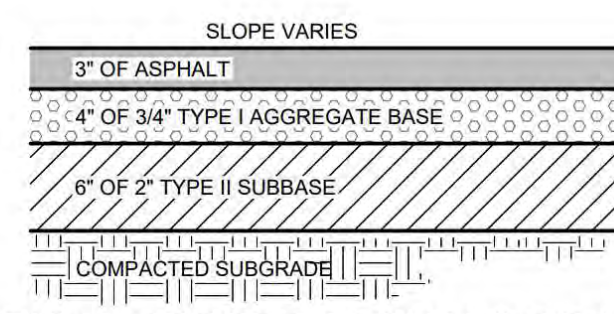
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C4.10 **TYPICAL CATCH BASIN**  
CITY OF KETCHUM - SD-11  
NOT TO SCALE



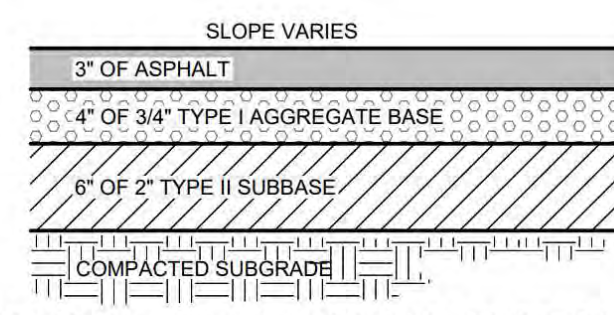
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C4.10 **TYPICAL PRIVATE ROAD SECTION**  
GUYER HOT SPRINGS ROAD  
NOT TO SCALE



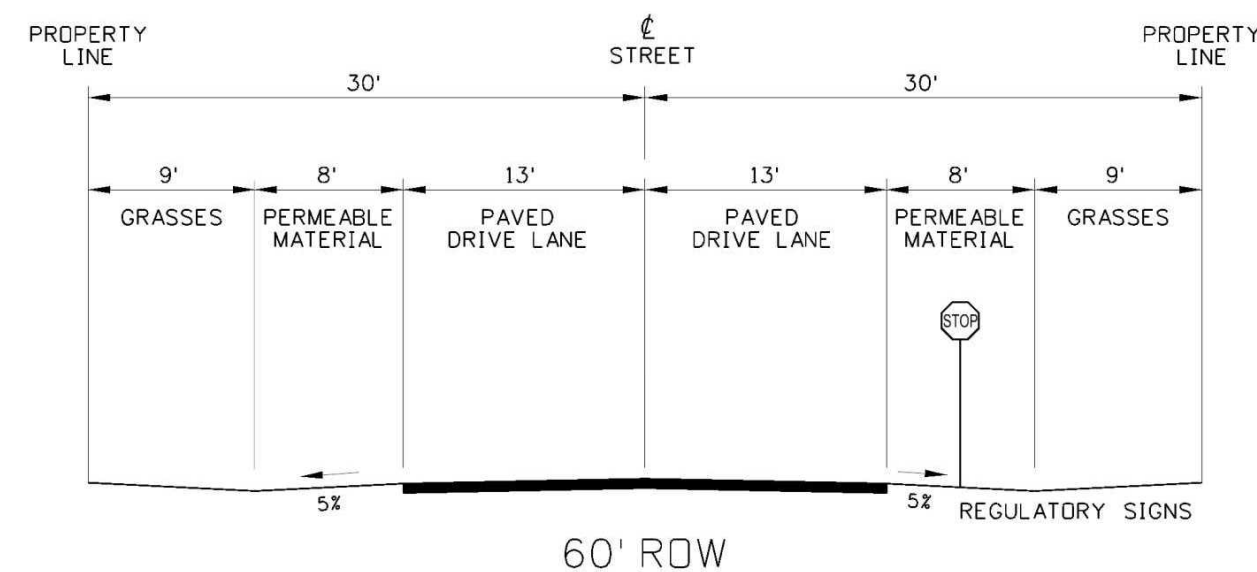
**TYPICAL GRAVEL SECTION**



**TYPICAL STREET ASPHALT SECTION**



**TYPICAL ALLEY ASPHALT SECTION**



**60' ROW**

- NOTES:**
1. THE SCHEMATIC ABOVE SHOWS A CROSS SECTION OF AN 80-FOOT WIDE RIGHT-OF-WAY (ROW) FOR STREETS LOCATED IN RESIDENTIAL DISTRICTS.
  2. SHOULDERS ARE REQUIRED TO ACCOMMODATE DRAINAGE, PARKING, SNOW STORAGE, AND ACCESS FOR EMERGENCY VEHICLES WITHIN LOCAL-RESIDENTIAL STREET ROWS AND PROVIDE MATERIALS THAT CAN REASONABLY BE MAINTAINED BY THE CITY.
  3. EXAMPLES OF 60-FOOT ROW ROADS LOCATED IN RESIDENTIAL DISTRICTS ARE DOLLAR DRIVE, IRENE ST, BELMONT AND WANDERS WAY.
  4. STOP AND STREET SIGNS ARE TO BE INSTALLED 2 FT FROM EDGE OF PAVEMENT
  5. 8 FT PERMEABLE SHOULDER AT A 5% SLOPE FOR PARALLEL PARKING

**4**  
C4.10 **60' ROW RESIDENTIAL ROAD DETAIL**  
CITY OF KETCHUM - SD-22  
NOT TO SCALE

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 (ISPMC)	1 PER 100 LF FT

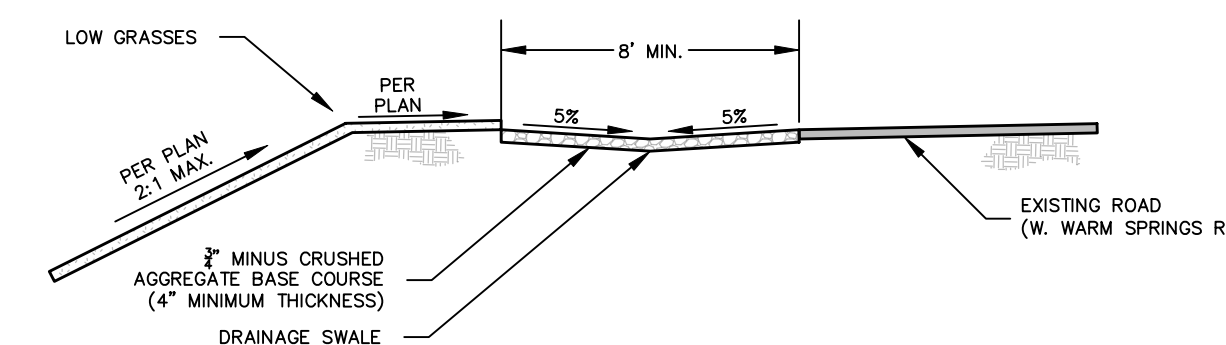
CITY GRADATION REQUIREMENTS PER CODE SECTION 12.04.040	
BASE GRADATION SPECIFICATION	1 PER 500 TON
CONCRETE MIX DESIGN (TITAN)	PER PROJECT
ASPHALT GRADATIONS SPECIFICATIONS	MIN 1 PER PROJECT

CITY WALL REQUESTS PER CODE SECTION 12.04.040	
WALL CONSTRUCTION OBSERVATION REPORTS	1 PER PROJECT

- NOTES:**
1. THESE ARE MINIMUM TESTING REQUIREMENTS.
  2. REQUIREMENTS MAY BE WAIVED AT THE CITY ENGINEER DESCRETION.

**6**  
C4.10 **R.O.W. TESTING REQUIREMENTS**  
CITY OF KETCHUM - SD-16  
NOT TO SCALE

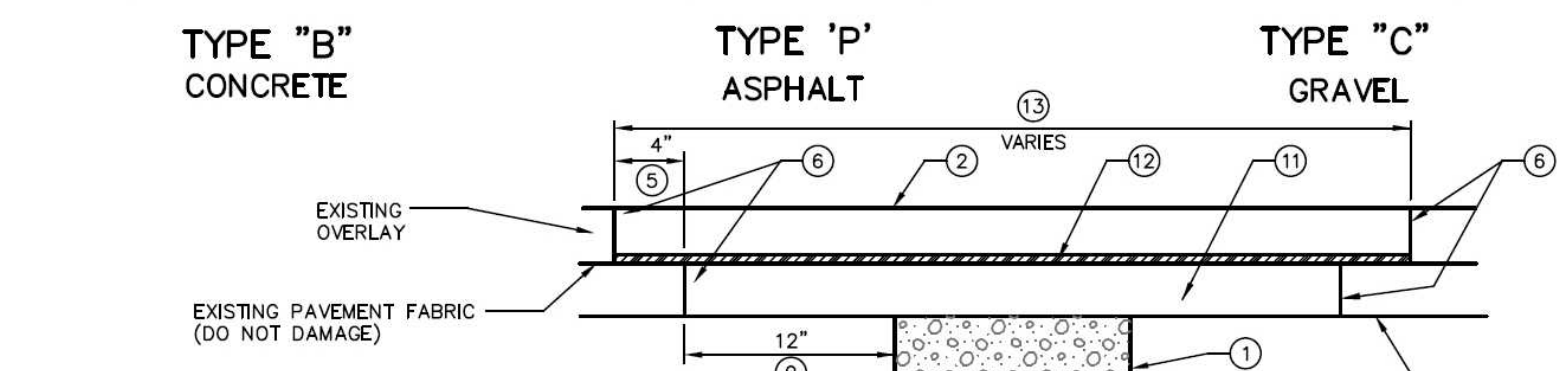
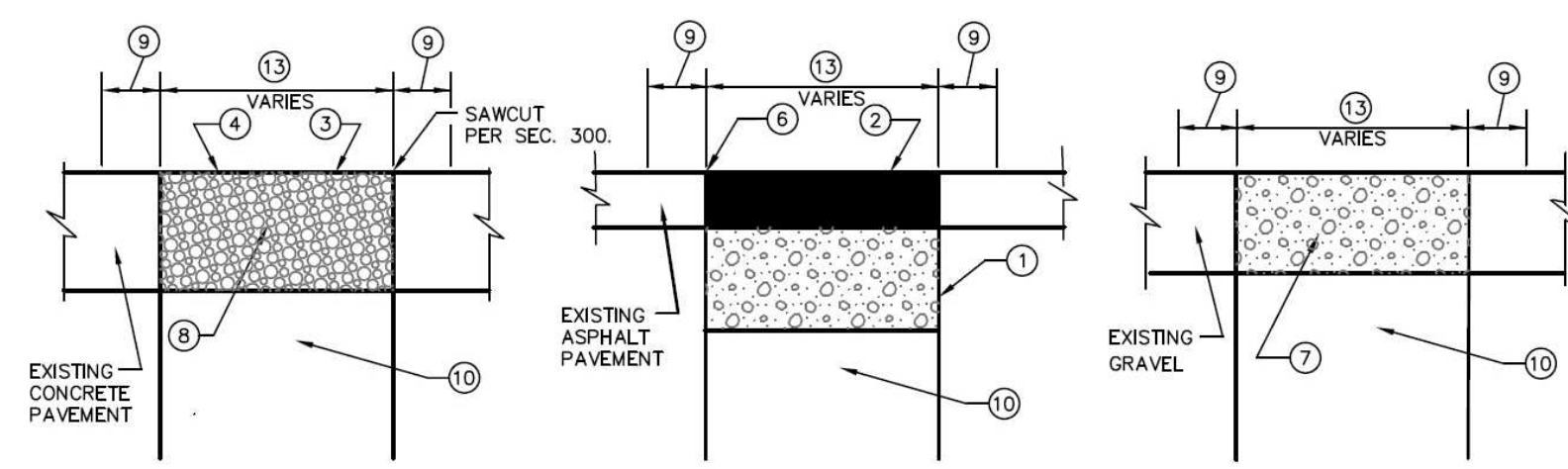


**7**  
C4.10 **CROSS-SECTION: ROADSIDE SWALE**  
R.O.W. WEST WARM SPRINGS ROAD  
NOT TO SCALE

- 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 shall be permitted within the public right-of-way.
  - F) No buried irrigation systems within the first eight (8) feet of asphalt (Street). Sub-Surface irrigation lines are permitted beyond the first eight (8) feet, however pop-up heads are not permitted anywhere in the public right-of-way.
  - 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 permitted within public right-of-way, unless prior approval from the City is acquired.

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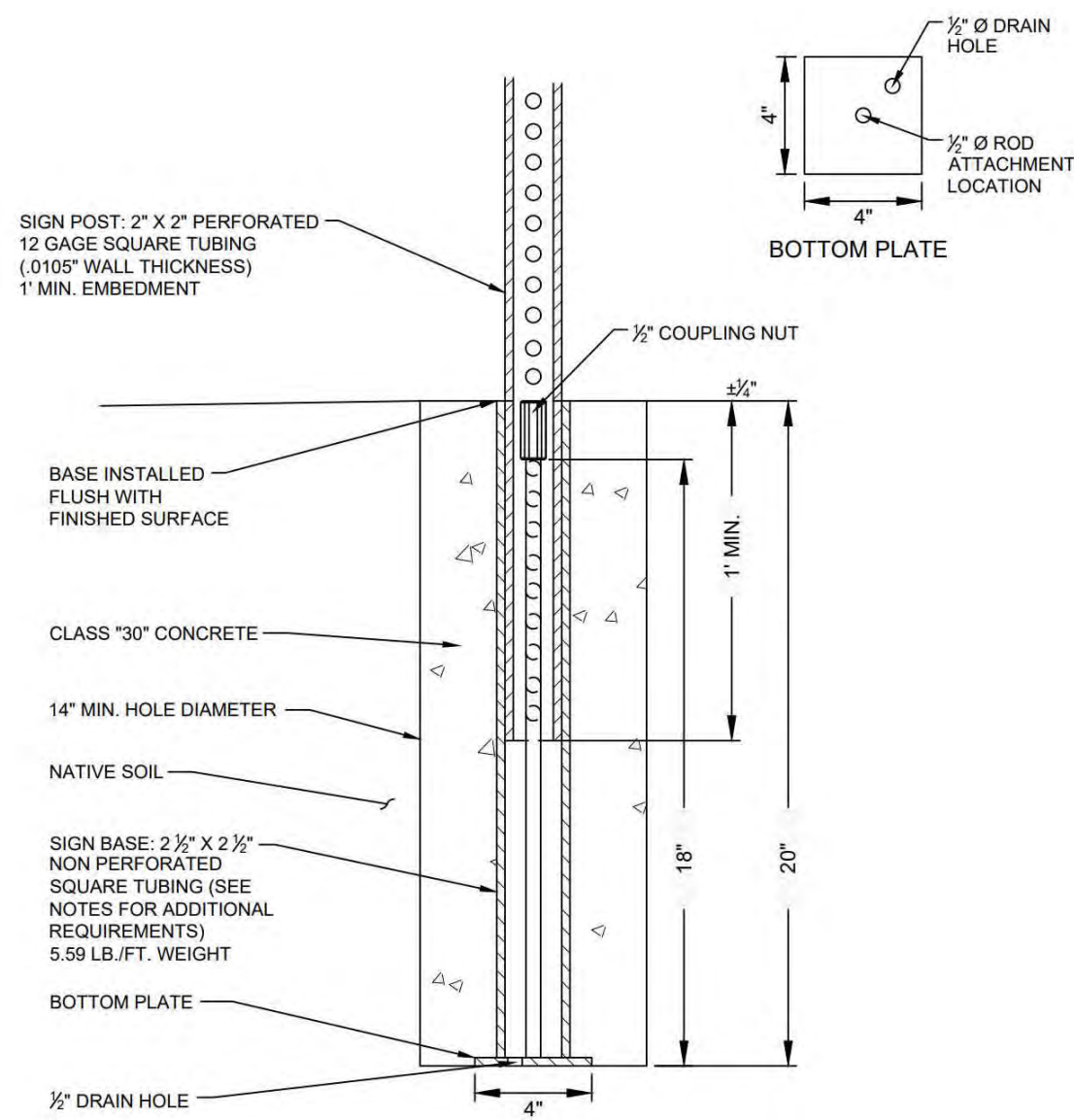


**NOTES:**

- REFER TO SECTION-307 FOR MATERIALS AND WORKMANSHIP REQUIREMENTS.
- ALL STREET CUTS WILL REQUIRE RESURFACING BY A PAVING MACHINE OR SPREADER BOX. PATCH WIDTHS ARE NEVER TO BE LESS THAN 4' IN WIDTH. LOCATE THE MATCH OF THE NEW TO EXISTING PAVEMENT OUT OF THE VEHICLE WHEEL PATH OF THE STREET.
- WHERE THE STREET SURFACE INCLUDES AN OVERLAY WITH FABRIC, TAKE THE FOLLOWING ADDITIONAL STEPS:
  - OVERLAY ABOVE FABRIC AN ADDITIONAL 4" ON EACH SIDE TO EXPOSE EXISTING FABRIC.
  - INSTALL NEW ASPHALT TO GRAZE FABRIC.
  - INSTALL NEW FABRIC FULL WIDTH OF CUT, IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
  - OVERLAY FABRIC WITH ASPHALT TO FINISH GRADE OF STREET.
- TACK ALL COLD JOINT SURFACES WITH EMULSION WHICH HAS BEEN "BROKEN" PRIOR TO PATCHING.

**LEGEND**

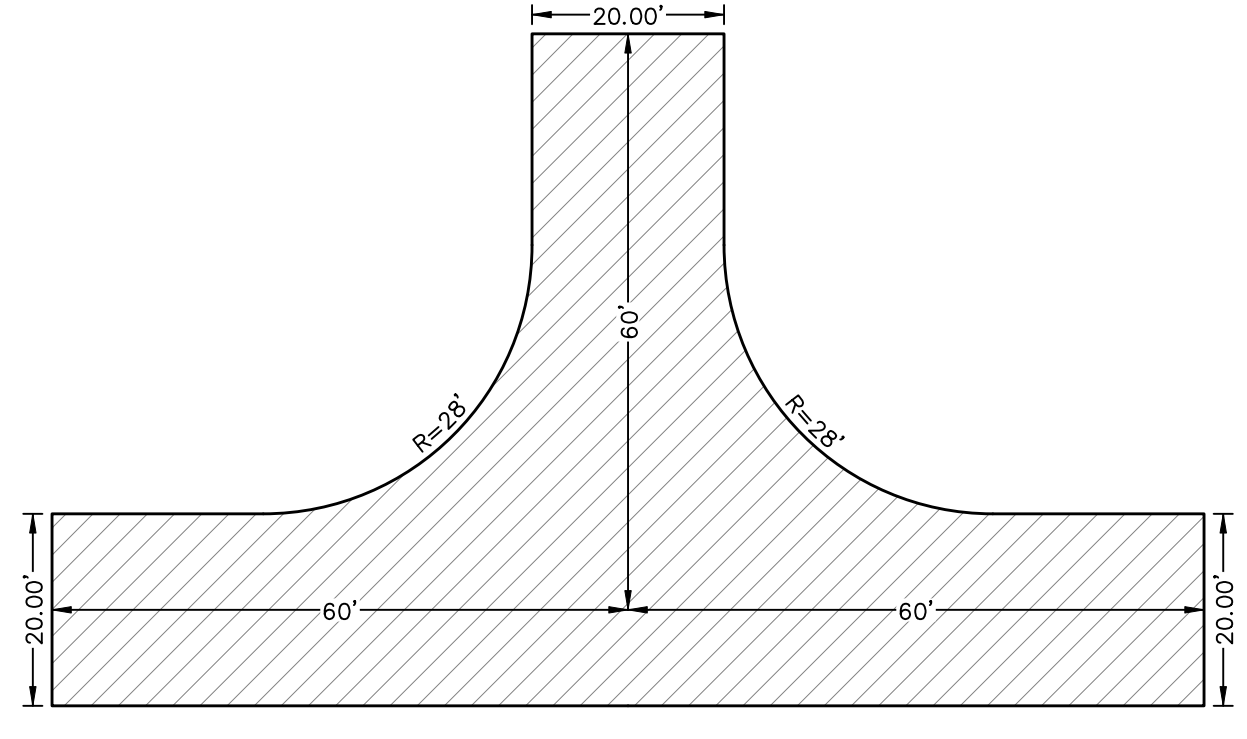
- 6" OF 3/4" MINUS CRUSHED AGGREGATE BASE (MIN.) UNLESS A GREATER DEPTH IS OTHERWISE SPECIFIED.
- MATCH EXISTING PAVEMENT DEPTH TO 6" UNLESS A GREATER DEPTH IS OTHERWISE SPECIFIED. USE A 2 1/2" (MIN.) MAT ON RESIDENTIAL STREETS AND 3" (MIN.) MAT ON COLLECTORS AND ARTERIALS.
- PORTLAND CEMENT CONCRETE SHALL BE CLASS 3000 PSI EARLY STRENGTH, AND COMPLY WITH SECTION-706. CUT ASPHALT MAT IN NEAT STRAIGHT LINE.
- KEEP TRAFFIC OFF 72 HOURS, UNLESS OTHERWISE APPROVED BY THE ENGINEER.
- MINIMUM DISTANCES 4' OVERLAP APPLIES WHERE FABRIC IS BETWEEN ASPHALT LAYERS.
- CUT ASPHALT IN NEAT STRAIGHT LINE.
- 3/4" MINUS AGGREGATE SURFACE COURSE (6") OR THICKNESS OF EXISTING GRAVEL, WHICHEVER IS GREATER.
- THICKNESS EQUALS EXISTING PAVEMENT DEPTH PLUS 2" OF CONCRETE OR PAVEMENT.
- LOCAL CUTBACK, ONLY IF REQUIRED.
- COMPACTED TRENCH BACKFILL AS PER SD-301 AND SECTION-306 OF THESE SPECIFICATIONS.
- ASPHALT TO EXISTING SHELVE (MIN 2" THICK).
- PLACE NEW PAVEMENT FABRIC FULL WIDTH OF ASPHALT PATCH.
- 4' MINIMUM WIDTH FOR SURFACE RESTORATION.



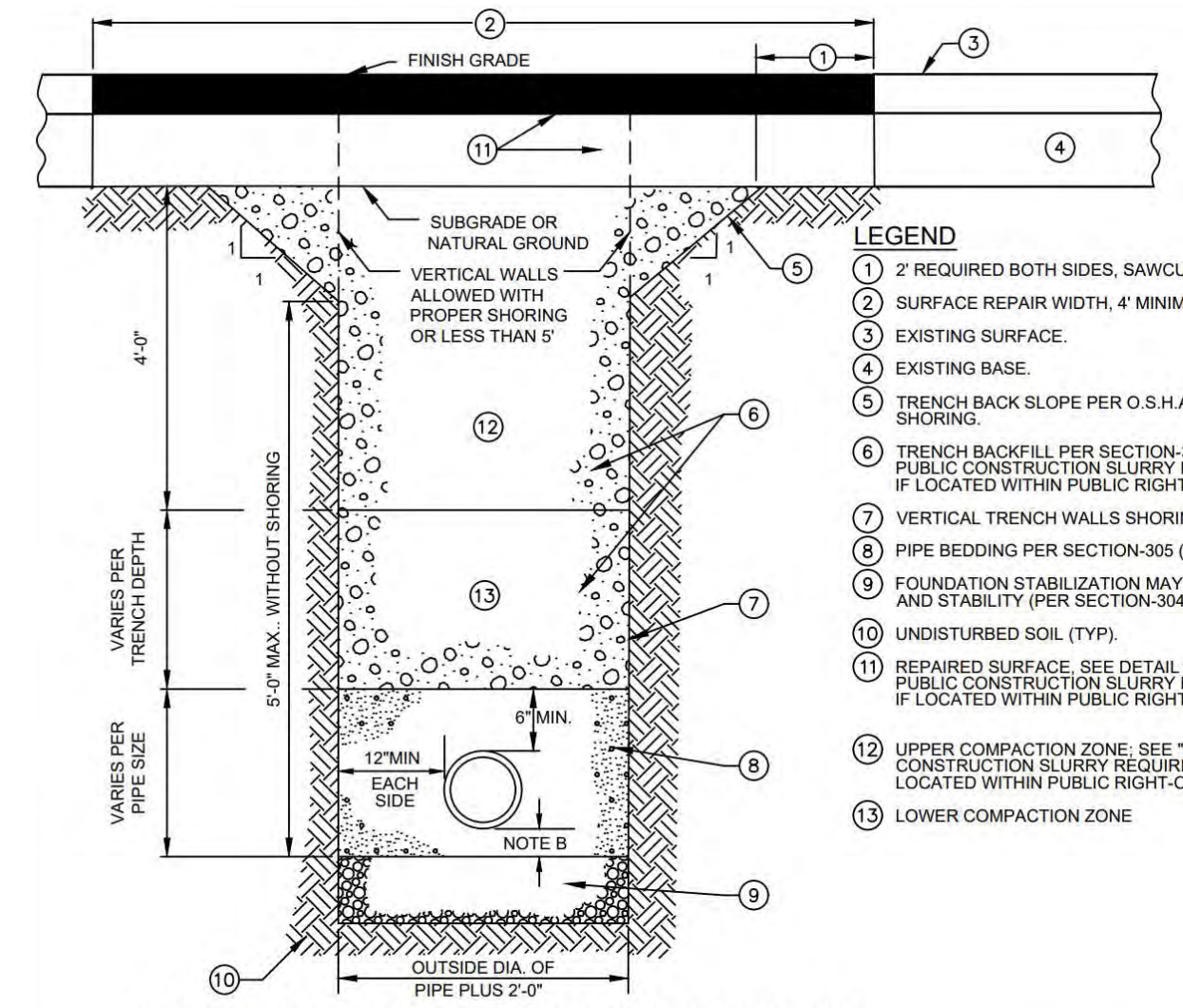
**NOTES:**

- 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  
 3/4" 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



**3 120-FOOT HAMMERHEAD FIRE APPARATUS ACCESS ROAD DETAIL**  
 IFC - APPENDIX D



**LEGEND**

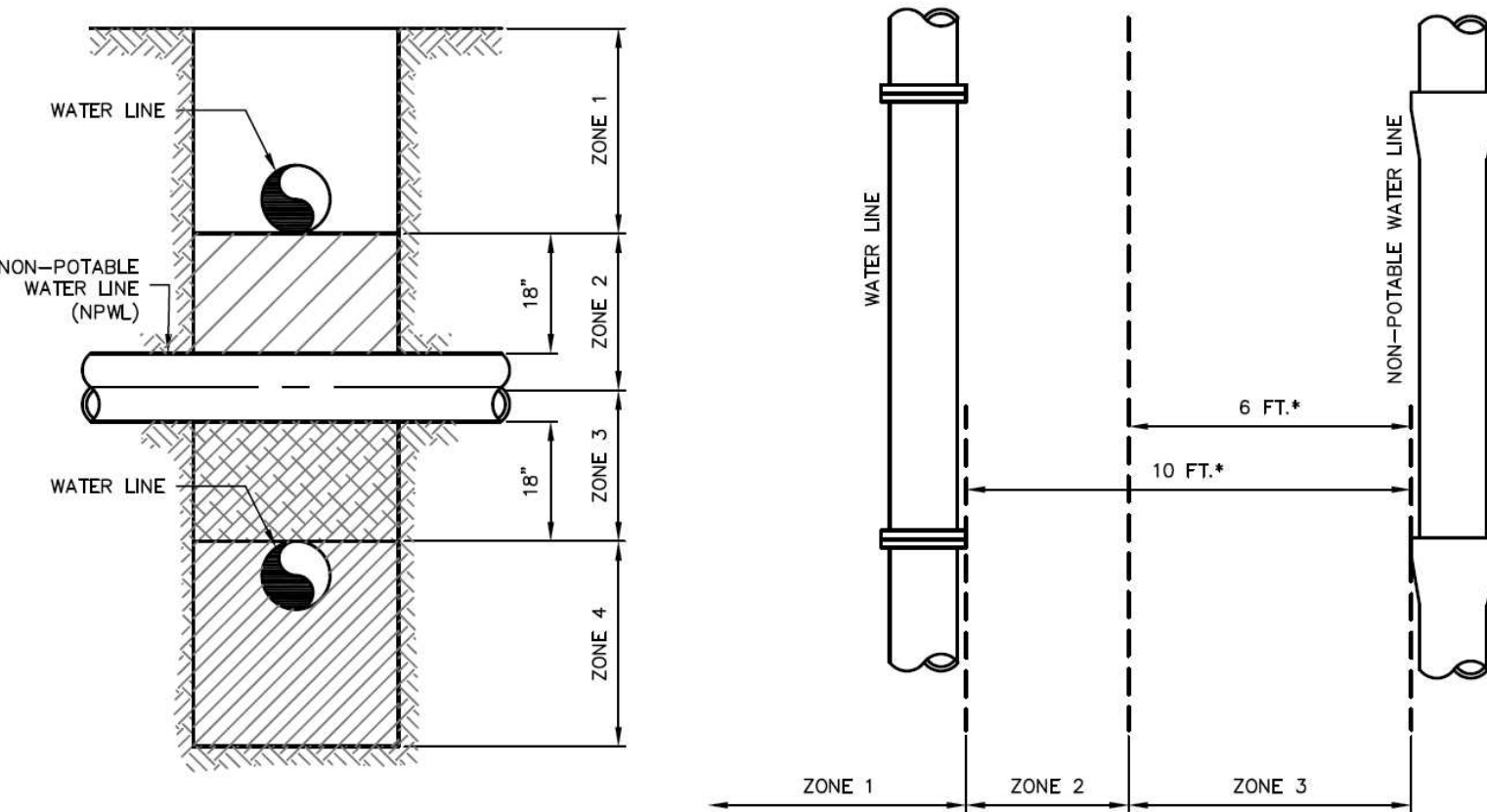
- 2 REQUIRED BOTH SIDES, SAWCUT REQUIRED.
- SURFACE REPAIR WIDTH, 4' MINIMUM. SEE NOTE 5.
- EXISTING SURFACE.
- EXISTING BASE.
- TRENCH BACK SLOPE PER O.S.H.A. OR SUITABLE SHORING.
- TRENCH BACKFILL PER SECTION 306, OR SEE "KETCHUM PUBLIC CONSTRUCTION SLURRY REQUIREMENT" BELOW IF LOCATED WITHIN PUBLIC 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.
- UPPER COMPACTION ZONE. 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 : 600 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-306.
- SURFACE REPAIR AND BASE PER DETAIL 3.
- ASPHALT PAVEMENT FOR SURFACE REPAIR SHALL BE IN ACCORDANCE WITH PLANS AND ISPEC SECTIONS 805, 810, AND 811 FOR CLASS II PAVEMENT. ASPHALT AGGREGATE SHALL BE 1/2" (13MM) NOMINAL SIZE CONFORMING TO TABLE 803B IN ISPEC SECTION 803. ASPHALT BINDER SHALL BE PG 58-28 CONFORMING TO TABLE A-1 IN ISPEC 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



**VERTICAL SEPARATION REQUIREMENTS**

ZONE 1: A) WATER AND NPWL MUST BE SEPARATED BY AT LEAST 18" AND B) ONE FULL UNICUT LENGTH OF BOTH P.W. 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 UNICUT LENGTH OF BOTH P.W. 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 DEO 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**

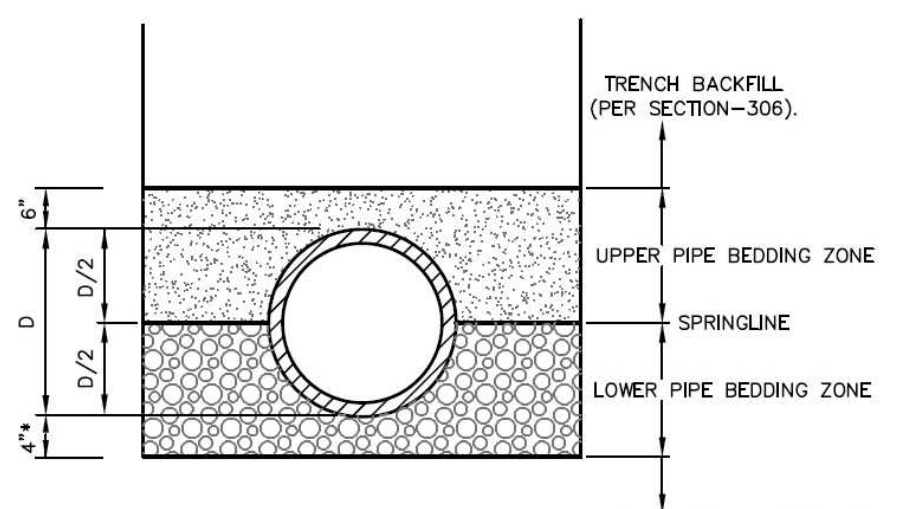
ZONE 1: A) NO SPECIAL REQUIREMENTS.

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 DEO.

ZONE 3: NOT ALLOWED WITHOUT DEO 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 DEO.

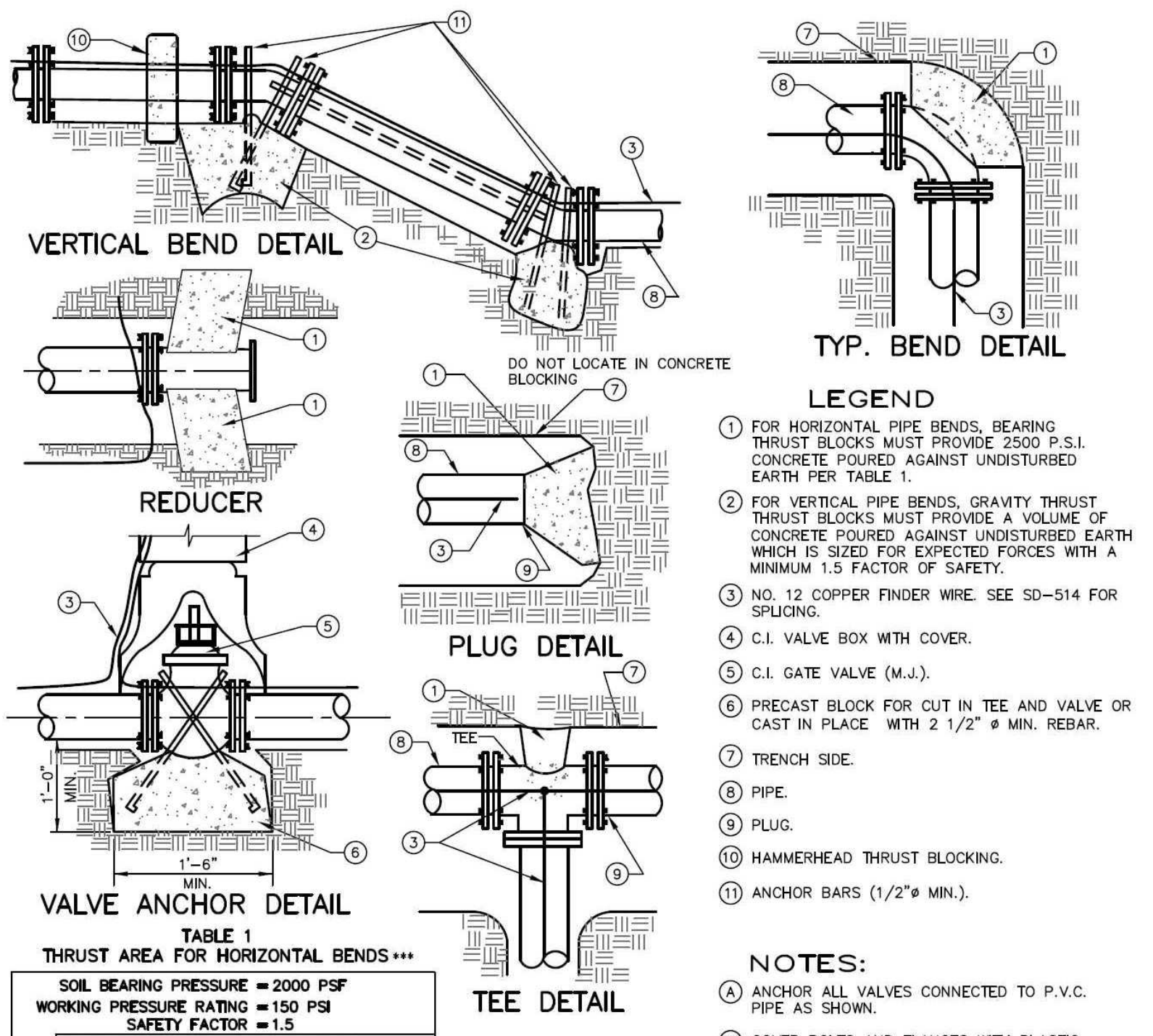
**5 POTABLE AND NON-POTABLE WATER LINE (NPWL) SEPARATION**  
 ISPEC - SD-407  
 NOT TO SCALE



**TYPICAL PIPE BEDDING SECTION**

BEDDING SYSTEM	BEDDING MATERIAL	
	LOWER BEDDING ZONE	UPPER BEDDING ZONE
CLASS A-1	TYPE I	TYPE I
CLASS A-2	TYPE I	TYPE II OR TYPE III
CLASS B-1	TYPE II	TYPE II
CLASS B-2	TYPE III	TYPE III
CLASS C-1 (CONCRETE CAP)	TYPE I	TYPE IV
CLASS C-2 (CONCRETE CRADLE)	TYPE IV	TYPE I
CLASS C-3 (CONCRETE ENCASEMENT)	TYPE IV	TYPE IV

**6 TYPICAL PIPE BEDDING SECTION**  
 ISPEC - SD-302  
 NOT TO SCALE



**LEGEND**

- FOR HORIZONTAL PIPE BENDS, BEARING THRUST BLOCKS MUST PROVIDE 2500 P.S.I. CONCRETE POURED AGAINST UNDISTURBED EARTH PER TABLE 1.
- FOR VERTICAL PIPE BENDS, GRAVITY THRUST 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.).

**NOTES:**

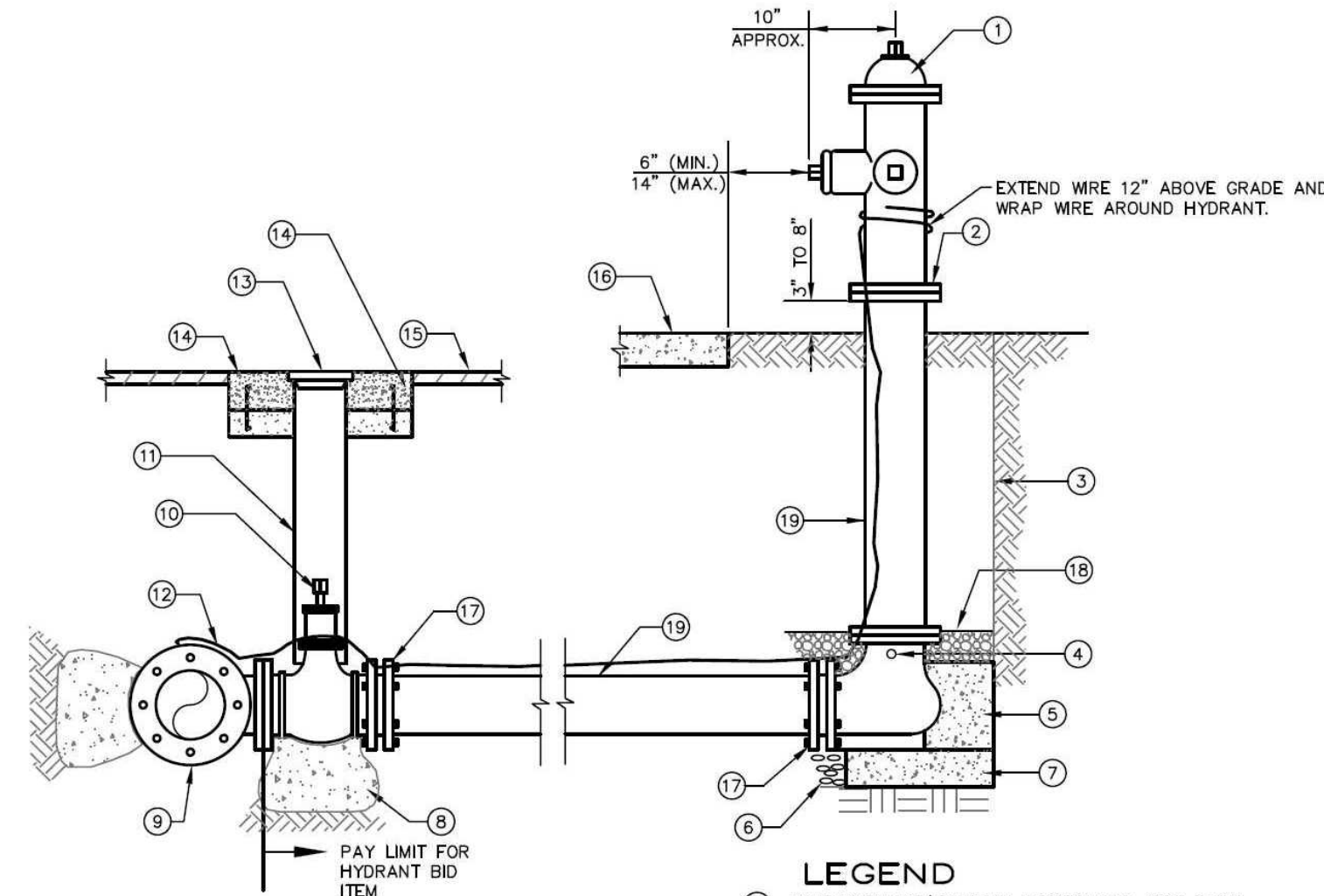
- ANCHOR ALL VALVES CONNECTED TO P.V.C. PIPE AS SHOWN.
- COVER BOLTS AND FLANGES WITH PLASTIC TO PROTECT FROM CONCRETE ADHERENCE DURING CONSTRUCTION OF THRUST BLOCKS.
- SEE CHART FOR MIN THRUST BLOCKS BEARING AREAS.
- ALL CONCRETE TO BE 2500 P.S.I. STRENGTH POURED AGAINST UNDISTURBED EARTH.
- PROVIDE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

**TABLE 1**  
 THRUST AREA FOR HORIZONTAL BENDS\*\*\*  
 SOIL BEARING PRESSURE = 2000 PSF  
 WORKING PRESSURE RATING = 150 PSI  
 SAFETY FACTOR = 1.5

PIPE SIZE	TEE OR VALVE	90° BEND**	45° BEND	22.5°, 11.25° BENDS OR REDUCER
3	0.8	1.1	0.6	0.3
4	1.4	2.0	1.1	0.6
6	3.2	4.5	2.4	1.2
8	5.7	8.0	4.3	2.2
10	8.8	12.5	6.8	3.4
12	12.7	18.0	9.7	5.0
14	17.3	24.5	13.3	6.8
16	22.6	32.0	17.3	8.8
18	28.6	40.5	21.9	11.2

\*\* MUST BE INCREASED BASED ON DIFFERENT CONDITIONS (HIGHER WORKING PRESSURE OR LOWER SOIL BEARING STRENGTH).  
 \*\*\* OR TEE ACTING AS A 90° BEND.  
 \*\*\* THRUST BLOCK DEPTH TO BE A MINIMUM OF 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.

**7 THRUST BLOCK & ANCHOR DETAILS**  
 ISPEC - SD-403  
 NOT TO SCALE



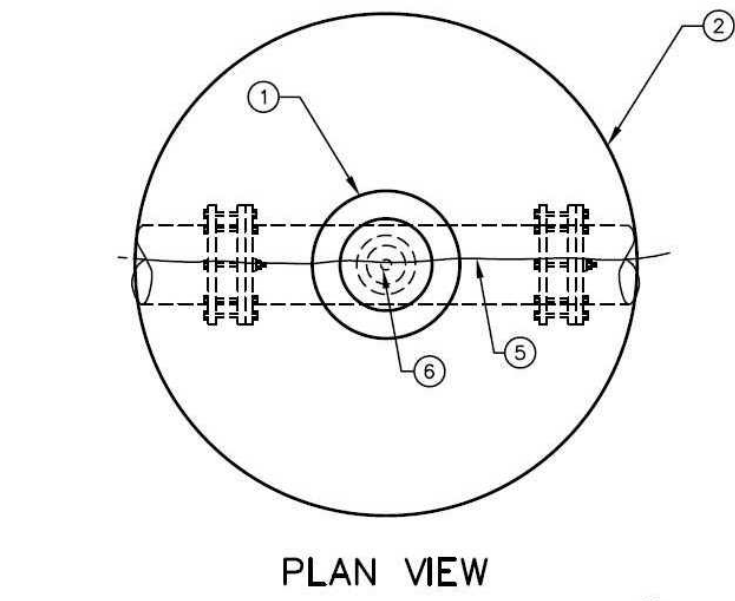
**FIRE HYDRANT DETAIL**  
N.T.S.

**NOTES:**

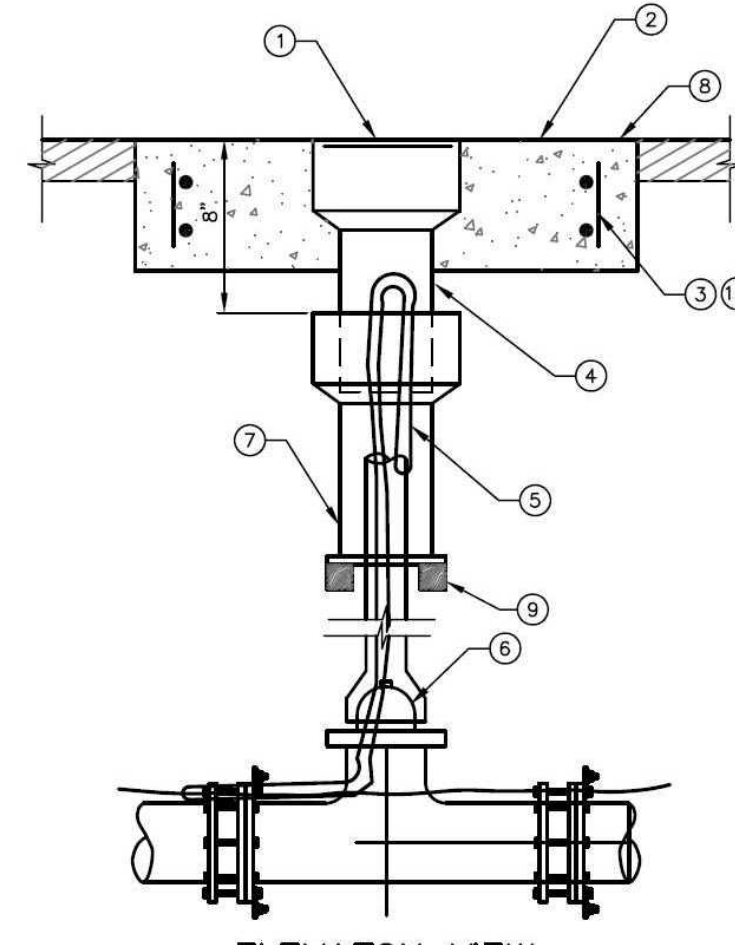
- A HYDRANTS THAT ARE TO BE RELOCATED AS CALLED FOR ON THE PLAN VIEW SHALL BE REINSTALLED IN ACCORDANCE WITH THIS DETAIL. LOCATION TO BE SET IN ACCORDANCE WITH LOCAL STANDARDS OR AS DIRECTED BY THE ENGINEER.
- B ALL AUXILIARY VALVES TO BE LOCATED AT THE TEE ON THE WATER MAIN AS SHOWN ON THIS DETAIL OR AS DIRECTED BY THE ENGINEER. WHERE EXISTING FITTINGS ARE NOT COMPATIBLE WITH NEW MAIN CONSTRUCTION, USE SUITABLE ADAPTERS OR NEW FITTINGS UPON APPROVAL BY THE ENGINEER.
- C ALL ANCHORS AND BLOCKING TO BEAR AGAINST UNDISTURBED SOIL.
- D IF WATER SERVICE TO HYDRANT IS TO COMMENCE PRIOR TO SETTING OF CONCRETE THRUST BLOCKING, USE A COMBINATION OF CONCRETE AND UHM-FRANGE SERIES 1300 JOINT RESTRAINT.
- E PLACE LOCATOR WIRE DIRECTLY ABOVE PIPE. SECURE FINDER WIRE UNDER (M.J) BOLT AT MAIN.
- F JOINT RESTRAINT DEVICES MAY BE USED AS AN ALTERNATE TO THRUST BLOCK WITH ENGINEER'S APPROVAL.

- LEGEND**
- 1 FIRE HYDRANT (PAINT IN ACCORDANCE WITH LOCAL STANDARDS).
  - 2 BREAK AWAY BOLTS.
  - 3 END OF TRENCH, EDGE OF RIGHT-OF-WAY.
  - 4 DRAIN - KEEP CLEAR.
  - 5 CAST IN PLACE CONCRETE THRUST BLOCK (4 SQ. FT. OF THRUST BLOCK REQUIRED) (SEE NOTE D).
  - 6 1" DRAIN ROCK EXTENDS 12" HORIZONTALLY FROM EACH SIDE OF CONCRETE BASE AND THRUST BLOCK AND VERTICALLY TO 2" ABOVE HYDRANT DRAIN WALL.
  - 7 PRECAST CONCRETE BLOCK 1' X 1' X 6" THICK.
  - 8 VALVE SUPPORT (PRECAST OR CAST IN PLACE).
  - 9 TEE (M.J X M.J X FLANGE) WITH THRUST BLOCK.
  - 10 6" C.I. AUXILIARY VALVE (M.J X FLANGE).
  - 11 CAST IRON VALVE BOX.
  - 12 NO. 12 AWG. COPPER WIRE FINDER. SEE SD-514 FOR SPULGING (SEE NOTE E).
  - 13 5 1/4" LOCKING LID (TYLER NO. 6855).
  - 14 24" X 6" CONCRETE COLLAR WITH (2) #4 REBAR HOOPS.
  - 15 FINISHED GRADE.
  - 16 SIDEWALK.
  - 17 MECHANICAL CONNECTION.
  - 18 COVER DRAIN ROCK WITH FILTER FABRIC.
  - 19 6" DIAMETER PIPE.

**1**  
C4.30 FIRE HYDRANT DETAIL  
ISPPWC - SD-404  
NOT TO SCALE



**PLAN VIEW**



**ELEVATION VIEW**  
**VALVE BOX AND LID**  
N.T.S.

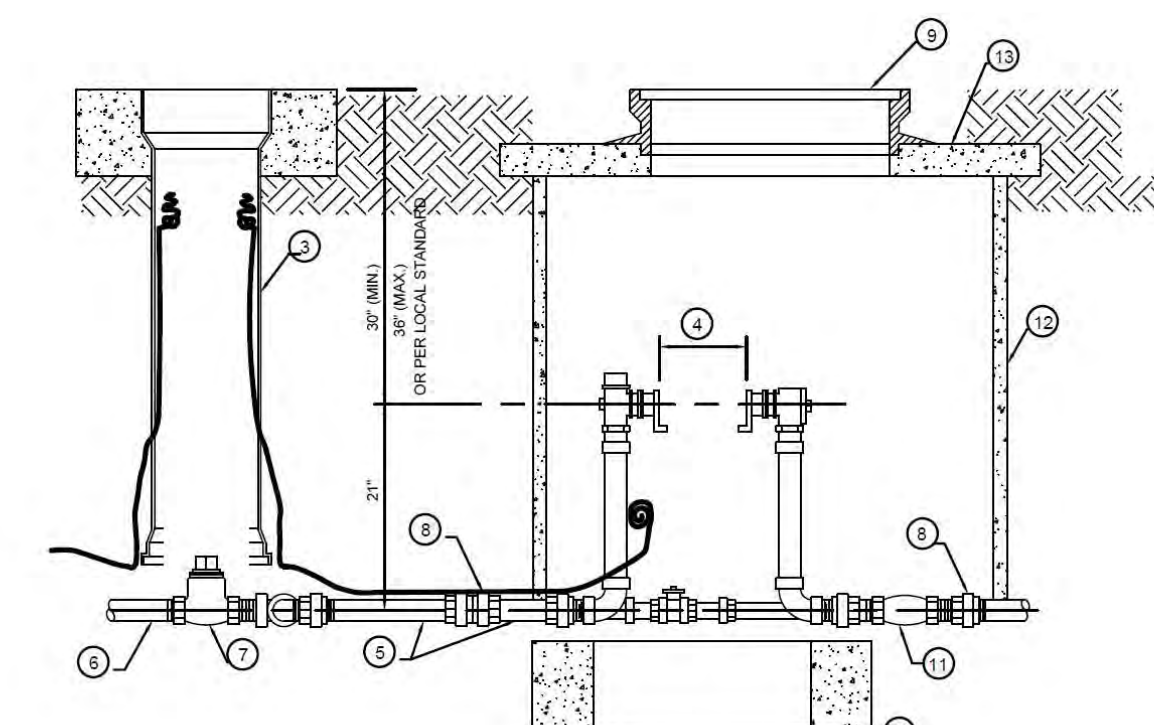
**LEGEND**

- 1 5 1/4" LOCKING LID IF REQUIRED (TYLER NO. 6855).
- 2 24" X 6" CONCRETE COLLAR.
- 3 (2) #4 REBAR HOOPS WITH #4 VERTICALS.
- 4 PACK VOID WITH RUBBER SILICONE.
- 5 NO. 12 AWG. COPPER WIRE FINDER.
- 6 VALVE.
- 7 CAST IRON VALVE RISER.
- 8 FINISHED GRADE.
- 9 REDWOOD BLOCKS.
- 10 FIBRILLATED POLYPROPYLENE FIBER (ADDED PER MANUFACTURER'S RECOMMENDATIONS) MAY BE USED IN LIEU OF #4 REBAR IN CONCRETE COLLARS.

**NOTE:**

- A ALL PRODUCTS AS INDICATED OR APPROVED SUBSTITUTION.
- B IF AUTHORIZED BY THE ENGINEER, A HEAVY (10 GAGE) STEEL VALVE BOX AND CAP MAY BE USED IN LIEU OF CAST IRON BOX AND LID.

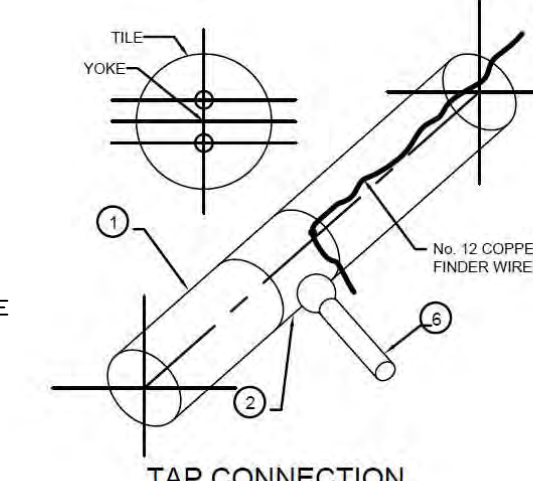
**2**  
C4.30 VALVE BOX & LID DETAIL  
ISPPWC - SD-406  
NOT TO SCALE



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

**NOTES:**

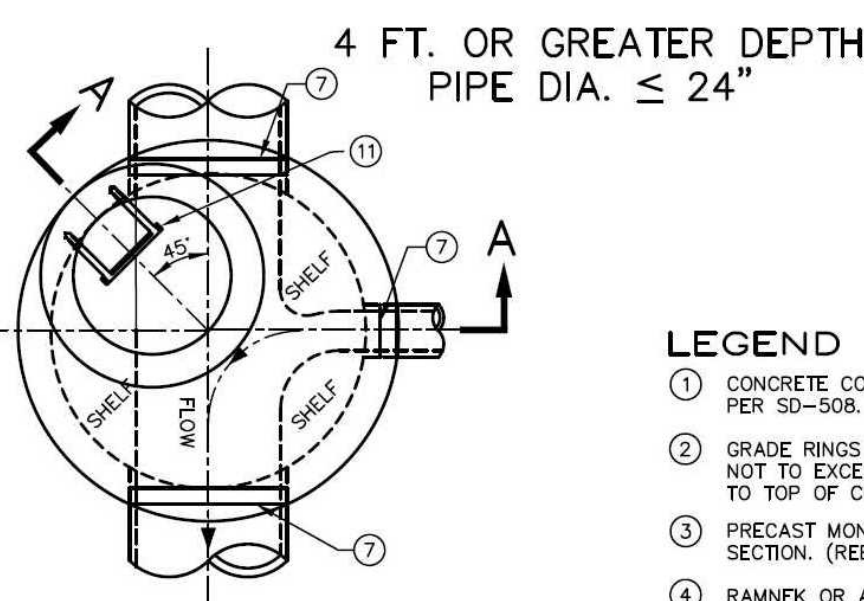
- 1. WATER MAIN PER ISPPWC SECTION 401.
- 2. MIP X PAC CORP STOPS: 200 PSI POLY PIPE WITH INSERTS FOR FOR SERVICE LINES FROM MAIN TO CORPS STOPS AND INTO METER VAULT.
- 3. VALVE BOX.
- 4. 1-1/2" METER: 13-1/4" WITH GASKETS
- 5. 2" METER: 17-1/4" WITH GASKETS
- 6. WATER METER FURNISHED AND INSTALLED BY THE CITY. (PAID BY CUSTOMER WITH CONNECTION FEES.)
- 7. SERVICE LINE: 1-1/2" OR 2", 200 PSI POLYETHYLENE PIPE WITH PACK JOINT BRASS FITTINGS AND STAINLESS STEEL INSERTS.
- 8. FORD BALL VALVE CURB STOP WITH RISER AND LOCKING LID. (IF REQUIRED)
- 9. STANDARD 24" DIA. MANHOLE RING & "WATER" COVER; 2" HOLE IN LID FOR RADIO READ UNIT.
- 10. 2" X 35" O.D. CONCRETE GRADE RING UNDER YOKE.
- 11. BALL VALVE TO BE INSTALLED IN METER VAULT. NO OTHER EQUIPMENT SHALL BE PERMITTED WITHIN THE METER VAULT.
- 12. 36" DIA. PRECAST CONCRETE MANHOLE.
- 13. 4" X 35" O.D. CONCRETE GRADE RING.



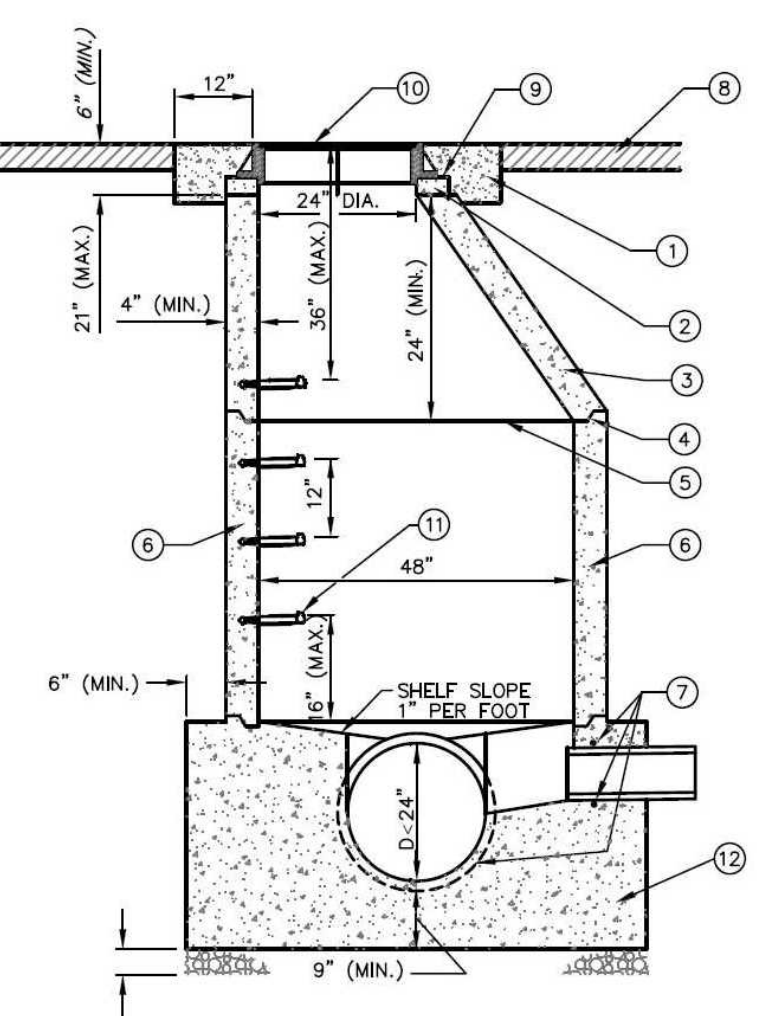
**TAP CONNECTION**  
N.T.S.

- NOTES:**
- A ALL PRODUCTS AS NOTED OR APPROVED SUBSTITUTION.
  - B THE DIAMETER 1/16" OR 2/32" OF EACH APPURTENANCE SHOWN HEREON IS THE SAME AS THE METER SIZE.
  - C NO BY-PASS ALLOWED ON METER SETTERS FOR LANDSCAPE OR PRESSURIZED IRRIGATION SYSTEM.
  - D NO GALVANIZED PIPE OR YELLOW BRASS FITTINGS.
  - E NO TAPS WITHIN ONE FOOT OF THE PIPE ENDS.

**3**  
C4.30 WATER SERVICE CONNECTION (1-1/2", 2")  
ISPPWC - SD-402  
NOT TO SCALE



**PLAN**  
N.T.S.



**SECTION A-A**  
N.T.S.

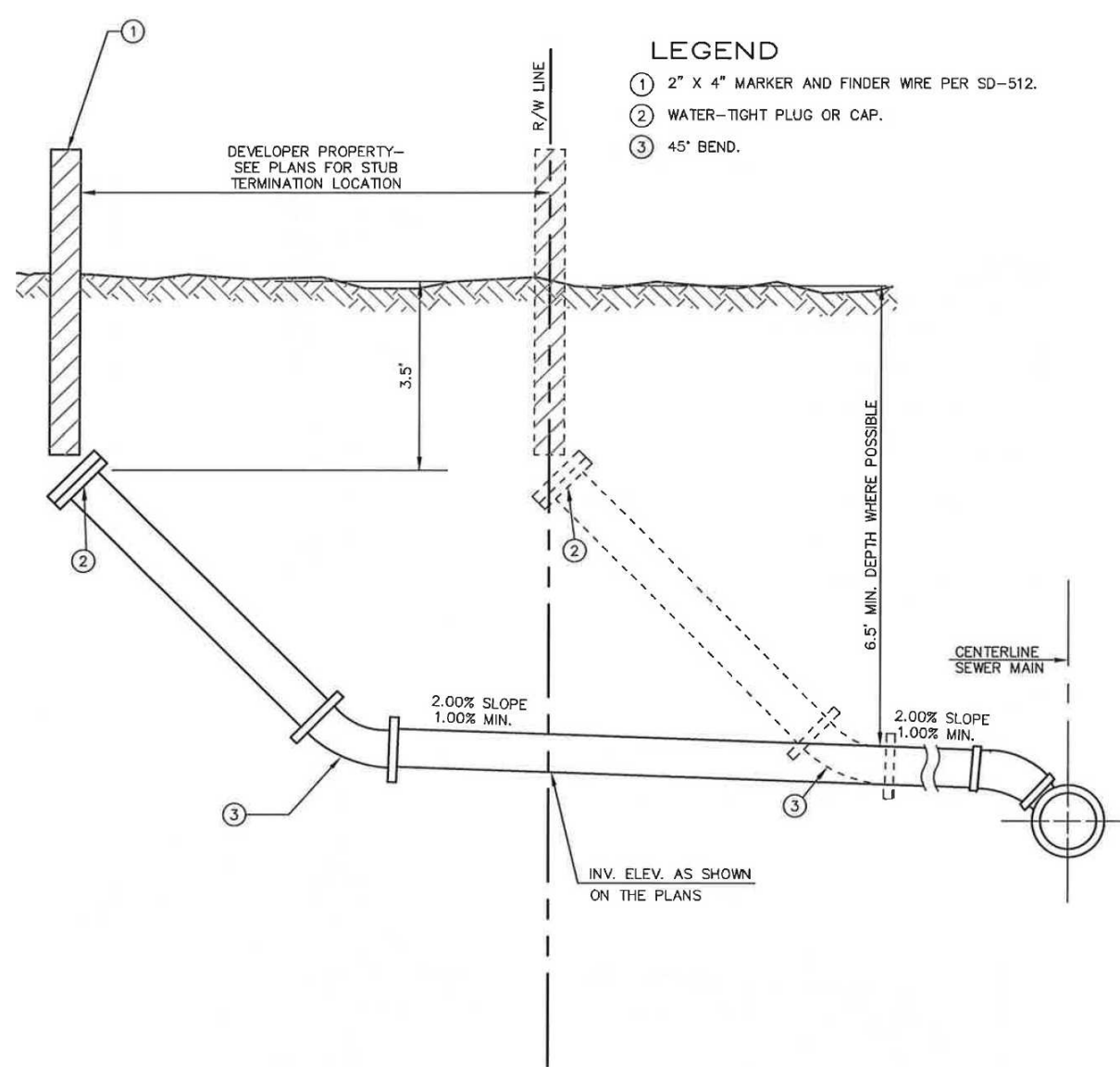
**LEGEND**

- 1 CONCRETE COLLAR IN PAVED STREET SECTIONS PER SD-508.
- 2 GRADE RINGS GROUTED WATER TIGHT IN PLACE. NOT TO EXCEED 21" FROM FINISHED SURFACE TO TOP OF CONE.
- 3 PRECAST MONOLITHIC ECCENTRIC CONE SECTION. (REBAR NOT SHOWN).
- 4 RAMNEX OR APPROVED GASKETS ALL JOINTS.
- 5 PROPERLY ALIGN ALL INTERIOR JOINTS.
- 6 PRECAST CONCRETE MANHOLE-BARREL SECTION (REBAR NOT SHOWN).
- 7 PRECAST GASKETED HUB RING OR RUBBER GASKETED COLLAR-FLEXIBLE AND WATER TIGHT.
- 8 REPLACEMENT SURFACING TO MATCH FLUSH WITH EXISTING SURFACING (AC SHOWN).
- 9 FRAME TO BE GROUTED TO GRADE RINGS.
- 10 FRAME AND COVER PER SD-507.
- 11 MANHOLE STEPS. SEE NOTE H.
- 12 CAST IN PLACE MANHOLE BASE. SEE SD-501A FOR PREFABRICATED BASE.

**NOTES:**

- A OPTIONAL PREFABRICATED MANHOLE BASE WITH APPROVED PIPE CONNECTIONS MAY BE USED WITH ENGINEER'S APPROVAL. SEE SD-501A.
- B PLACE VERTICAL WALL ON UPSTREAM SIDE OF MANHOLE, ROTATED 45 DEGREES.
- C FOR DIAMETER, D, GREATER THAN 24", SEE SD-502 OR SD-503.
- D MANHOLE FRAME AND COVER: A. REFER TO DRAWING NO. SD-507. B. FRAME AND COVER SHALL BE FLUSH WITH SLOPE OF PAVEMENT.
- E WHERE PVC PIPE IS UTILIZED, INSTALL A RUBBER RING OR GASKET COLLAR WHERE THE PIPE IS IN CONTACT WITH MANHOLE BASE AND/OR MANHOLE CHANNEL IN ORDER TO INSURE A WATER TIGHT SEAL.
- F EITHER BASE ON SD-501 OR SD-501A MAY BE USED WITH ANY MANHOLE DESIGN.
- G PROVIDE MANHOLE CONCRETE REINFORCING TO ACCOMMODATE TRAFFIC LOADINGS.
- H VERIFY WITH ENGINEER REGARDING LOCAL PREFERENCE ON INSTALLATION OF MANHOLE STEPS PRIOR TO ORDERING MATERIALS OR INSTALLATION.

**4**  
C4.30 STANDARD MANHOLE TYPE-A  
ISPPWC - SD-501  
NOT TO SCALE

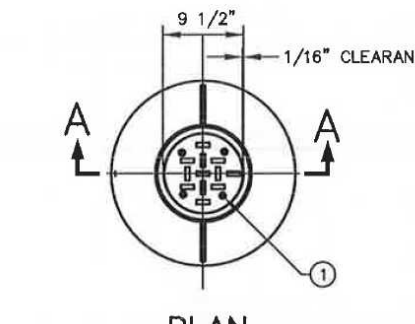


**PROFILE**  
N.T.S.

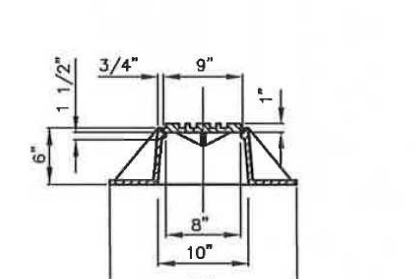
**LEGEND**

- 1 2" X 4" MARKER AND FINDER WIRE PER SD-512.
- 2 WATER-TIGHT PLUG OR CAP.
- 3 45° BEND.

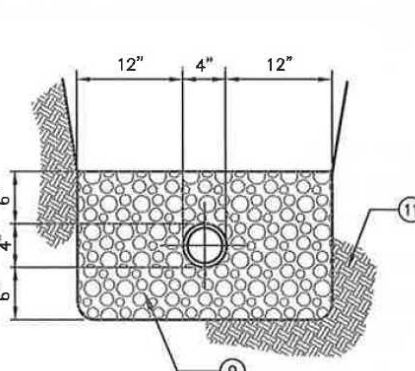
**5**  
C4.30 STANDARD SEWER SERVICE CONNECTION FOR NEW DEVELOPMENT PROJECTS  
ISPPWC - SD-511A  
NOT TO SCALE



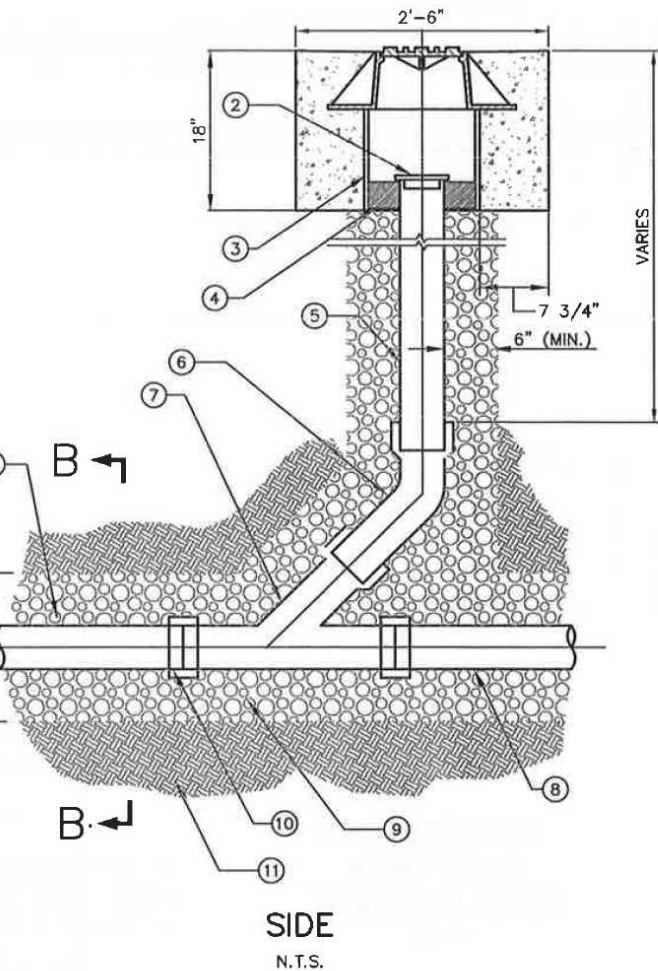
**PLAN**  
N.T.S.



**SECTION A-A**  
**CAST IRON RING & COVER**  
N.T.S.



**SECTION B-B**  
N.T.S.

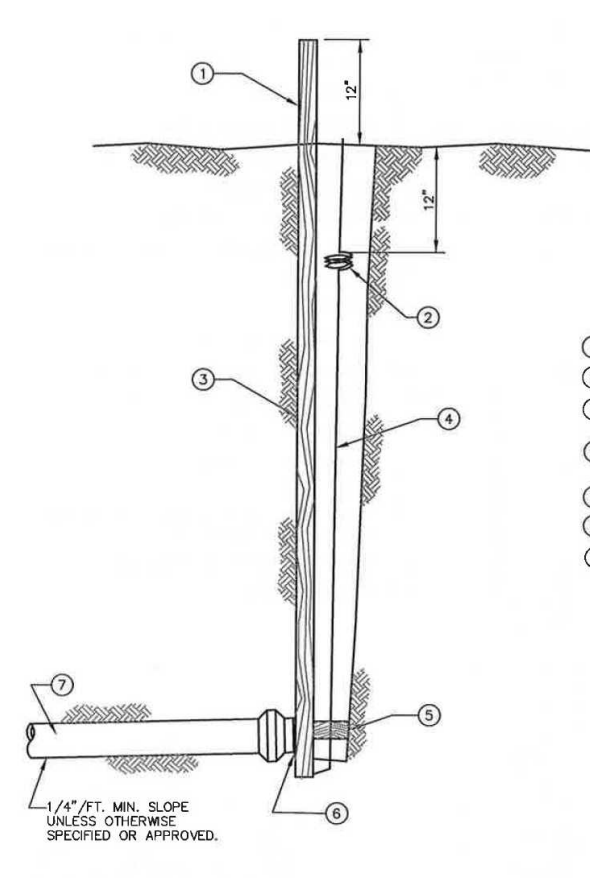


**SIDE**  
N.T.S.

**LEGEND**

- 1 4-1" DIA. HOLES ON 3 1/2" RADIUS.
- 2 MECHANICAL PLUG.
- 3 12" DIA. X 1'-0" PVC, DIP OR CP.
- 4 FIBER JOINT MATERIAL.
- 5 PVC ASTM D 3034.
- 6 45° BENDS.
- 7 "Y" FITTINGS.
- 8 EXISTING OR NEW PIPE.
- 9 TYPE 1 BEDDING MATERIAL.
- 10 MISSION COUPLER OR APPROVED SUBSTITUTION.
- 11 UNDISTURBED MATERIAL.

**6**  
C4.30 STANDARD 4" TRAFFIC RATED CLEAN-OUT  
ISPPWC - SD-506A  
NOT TO SCALE



**PROFILE**  
N.T.S.

**LEGEND**

- 1 PAINT GREEN.
- 2 THREE 6" DIAMETER COLS.
- 3 2" X 4" MARKER OR 4"-5" DIAMETER FIBER CORE PIPE.
- 4 NO. 12 AWG. GALVANIZED FINDER WIRE (FASTEN TO WITHIN 30" WOODEN MARKER).
- 5 2" X 4" BLOODING.
- 6 PLUG OR CAP.
- 7 4" OR 6" SEWER SERVICE PIPE.

**7**  
C4.30 STANDARD SERVICE MARKER  
ISPPWC - SD-512  
NOT TO SCALE

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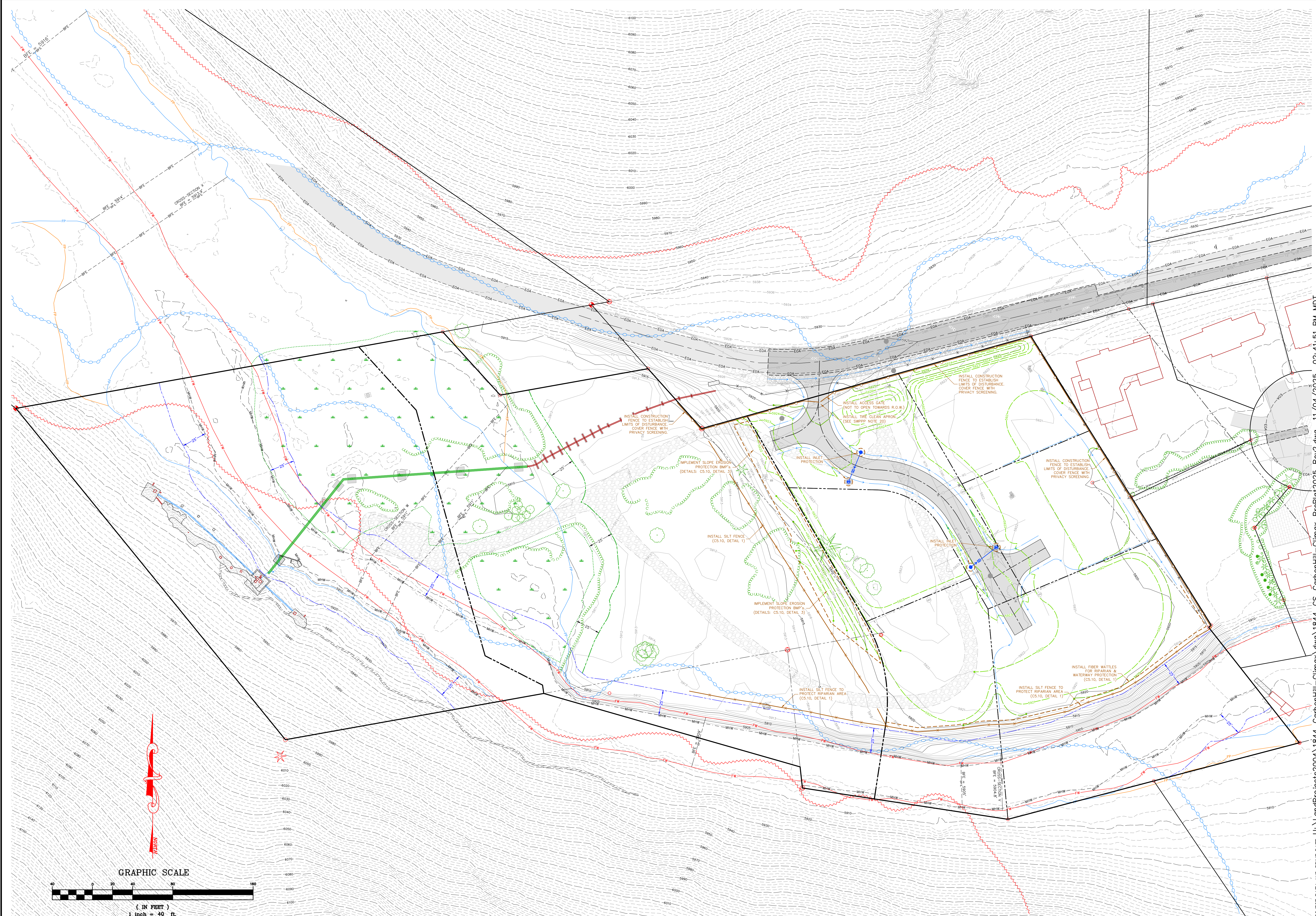


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1	04NOV25	AHN

PRELIMINARY: NOT FOR CONSTRUCTION  
DESIGN REVIEW SUBMISSION

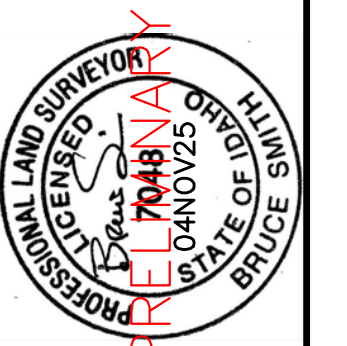
**C4.30**

DETAILS  
GUYER HOT SPRINGS SUBDIVISION, PHASE 1  
WITHIN S14 & S15, T.4N., R.17E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO  
PREPARED FOR CARBON HILL HOT SPRINGS INC.



PROJECT PATH AND PRINT DATE U:\LandProjects2004\1844\_CarbonHill-Climax\dwg\1844\_CarbonHill-Climax\_PrefPlat2025\_Rev2.dwg 11/04/2025 02:41:51 PM MDT

Alpine Enterprises Inc.  
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1	04NOV25	AHN

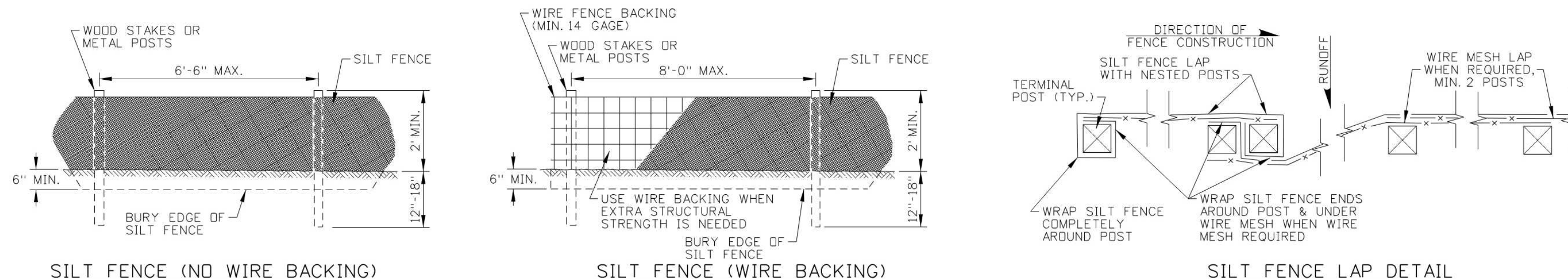
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 DESIGN REVIEW SUBMISSION

C5.00

STORMWATER POLLUTION PREVENTION PLAN (SWPPP)  
 GUYER HOT SPRINGS SUBDIVISION, PHASE 1  
 WITHIN S14 & S15 T.4N., R.17E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO  
 PREPARED FOR CARBON HILL HOT SPRINGS INC.

**SWPPP CONSTRUCTION NOTES**

- The implementation of this Stormwater Pollution Prevention Plan (SWPPP) and the construction, maintenance, replacement, and upgrading of these SWPPP BMP's is the responsibility of the contractor until all construction is completed and approved permanent stabilization is established.
- The boundaries of the clearing limits shown on this Plan shall be clearly flagged in the field prior to construction. During the construction period, no disturbance beyond the flagged clearing limits shall be permitted. The flagging shall be maintained by the Responsible Party for the duration of construction. Exceeding the approved limits of disturbance may result in additional permitting requirements, permit revisions, stop work orders, or other enforcement actions.
- The SWPPP BMP's shown on this plan must be constructed per City and State standards and made functional prior to ground-disturbing activities, and in such a manner as to ensure that sediment and sediment-laden water do not enter the drainage system, roadways, or violate applicable water standards.
- The SWPPP BMP's shown on this Plan are the minimum requirements for anticipated site conditions. During the construction period, these SWPPP BMP's shall be upgraded as needed for unexpected storm events or site conditions and to ensure that sediment and sediment-laden water do not leave the site. Addition and removal of BMP's should be documented in the daily inspection log and, in cases of SWPPP revision, on the revised SWPPP.
- Fuels, oils, solvents, hazardous chemicals, and other toxic materials shall be stored in accordance with their listing and are not to contaminate soils and surface waters. All approved storage containers are to be protected from the weather. Spills must be cleaned up immediately and disposed of in a proper manner. Spills may not be washed into the drainage system, nor be allowed to settle or infiltrate into soil.
- Offsite release of fuel, oils, solvents, hazardous chemicals, sediment, trash, debris, or other substances resulting from construction activities is not allowed. All spills in excess of reportable quantities shall be reported.
- Between May 1 and September 30, temporary erosion and sediment control BMP's to reduce dust and sediment transport shall be applied as soon as practicable, but in no case more than 7 days after ground-disturbing activity occurs.
- The SWPPP BMP's on active sites shall be inspected daily by the Onsite Erosion and Sediment Control Manager, and the erosion, sediment, and pollutant control BMP's shall be maintained, adjusted, repaired, and replaced as necessary, to ensure that the BMP's are functioning properly.
- The SWPPP BMP's on inactive sites shall be inspected at least once a month and within 24 hours following a storm event, and erosion, sediment, and pollutant control BMP's shall be maintained, adjusted, repaired, and replaced as necessary, to ensure that the BMP's are functioning properly.
- Temporary stabilization BMP's shall be maintained until permanent stabilization BMP's are established.
- All inspections conducted by the Onsite Erosion and Sediment Control Manager shall be noted in an inspection log indicating the date and time of the inspection. The inspection log shall be made available to applicable parties upon request.
- Contractor shall be responsible for maintaining temporary drainage swales downstream of all disturbed areas that flow into the sediment trap.
- Contractor shall be responsible for design and maintenance of all dewatering operations for any groundwater encountered during construction. All groundwater to be discharged into a dewatering system prior to discharge. The dewatering operations are to be discharged to a vegetative buffer.
- No concentrated site flows to channelize and flow downhill. All concentrated flows from the sediment traps, dewatering operations, or temporary drainage swales to be redirected into a level spreader or other sheet flow dissipation BMP.
- Contractor shall minimize disturbances to the greatest extent possible.
- Wattles to be installed downstream of all staging and stock pile areas, and adjacent to all riparian areas. Multiple rows of wattles to be installed in areas of greater flows or steeper slopes per detail. Silt fences shall be installed in locations where wattles are not effective.
- Silt fences may be installed in lieu of wattles or as an added sediment boundary but must be installed and maintained per manufacturer recommendation. Contractor shall be responsible for fence removal following construction completion.
- All disturbed surfaces to be mulched and reseeded with approved seed mix.
- 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. Effective BMP's to prevent or reduce fugitive dust include temporary surface/soil stabilization, temporary vegetation, plastic covers, gravel and mulch cover, wind barriers, and surface watering.
- Dust, mud, sand, and gravel shall not be deposited onto City streets. Contractor shall insure implements are in place to stop sediment tracking from vehicular traffic. Vehicle track pads and wash stations have been shown to be effective BMP's.
- Alpine Enterprises Inc. is not responsible for any deviation from these plans, unless such changes have been authorized in writing.

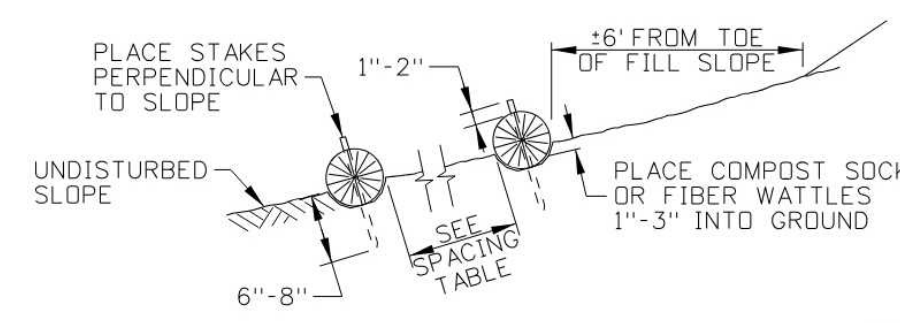


**FIBER WATTLE & COMPOST SOCK SPACING TABLE**

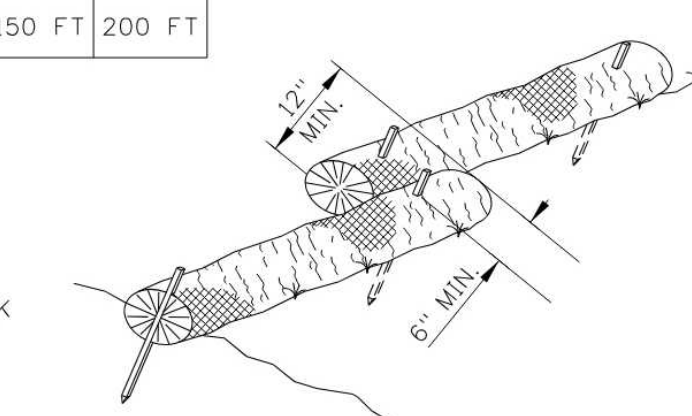
SLOPE	WATTLE SIZE			
	6"	9"	12"	20"
1:1	5 FT	10 FT	15 FT	20 FT
2:1	10 FT	20 FT	30 FT	40 FT
3:1	15 FT	30 FT	45 FT	60 FT
4:1 OR FLATTER	20 FT	40 FT	60 FT	80 FT

**SILT FENCE SPACING TABLE**

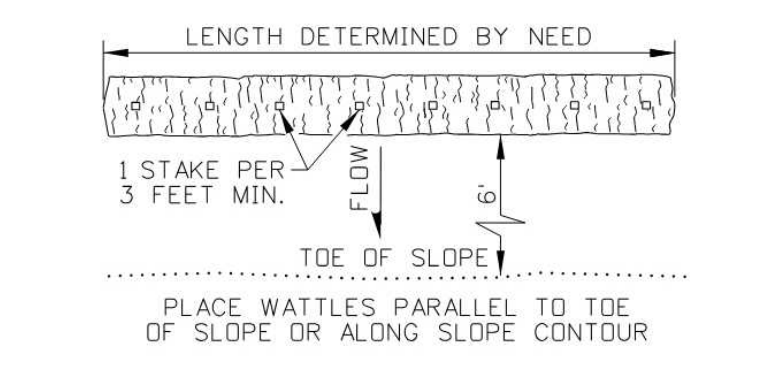
SLOPE	SOIL TYPE		
	SILTY	CLAYS	SANDY
1:1	50 FT	75 FT	100 FT
2:1	75 FT	100 FT	125 FT
4:1	100 FT	125 FT	150 FT
10:1 OR FLATTER	125 FT	150 FT	200 FT



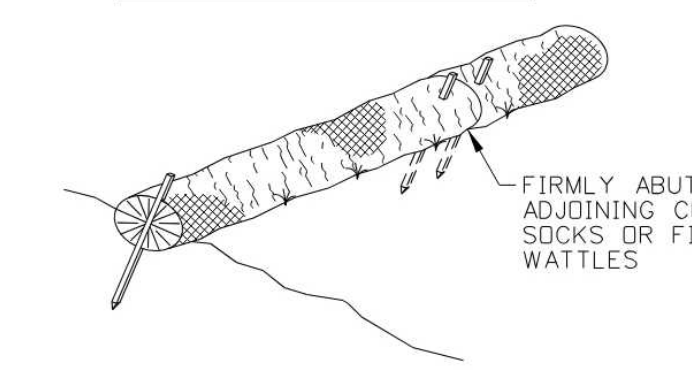
**COMPOST SOCK AND FIBER WATTLE SIDE VIEW**



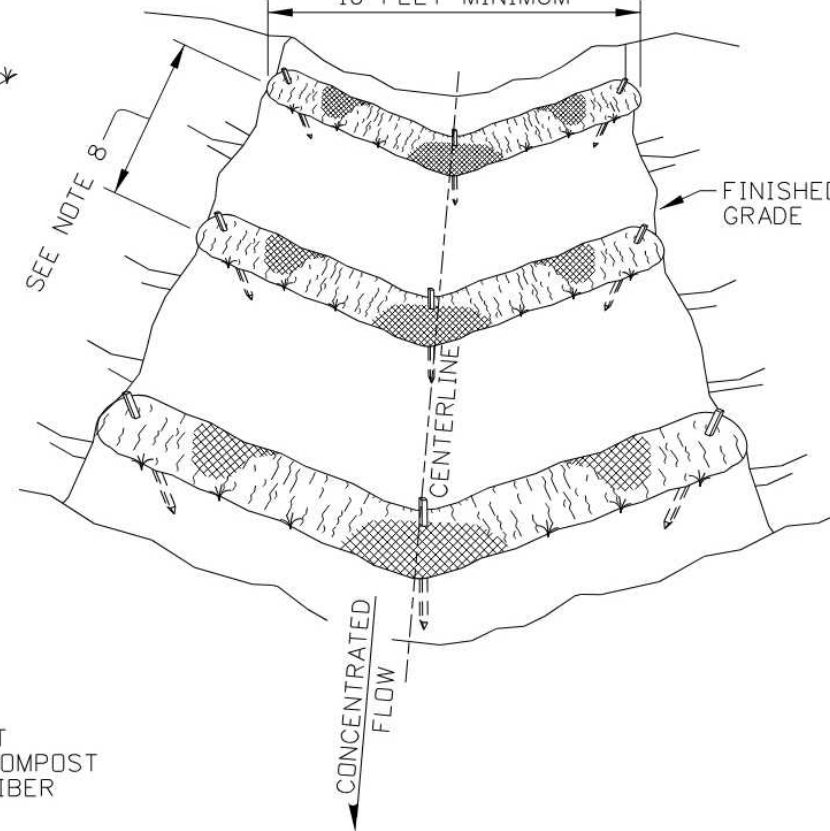
**COMPOST SOCK AND FIBER WATTLE OVERLAPPING DETAIL**



**COMPOST SOCK AND FIBER WATTLE PLAN VIEW**



**COMPOST SOCK AND FIBER WATTLE ABUTTING DETAIL**



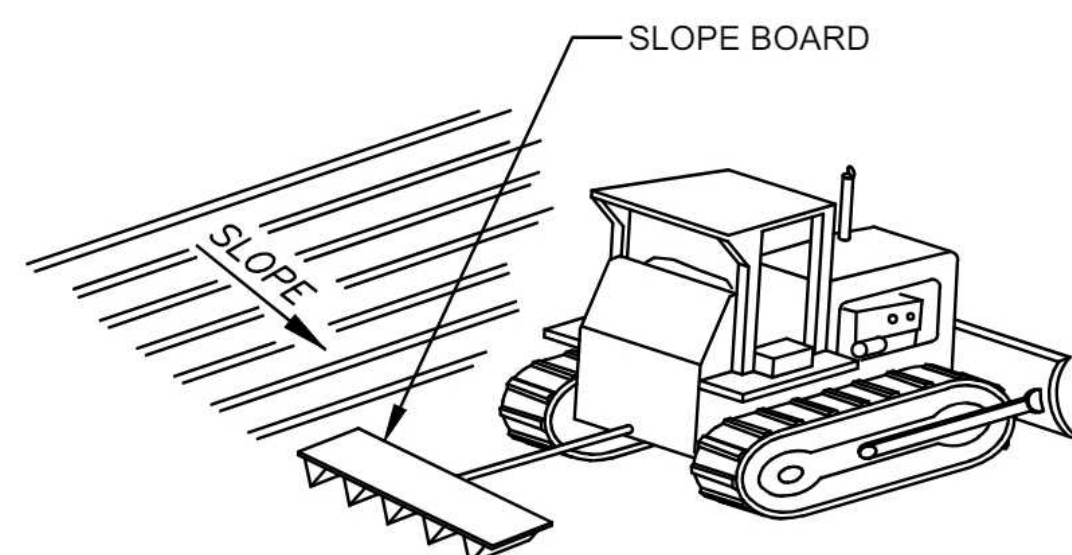
**COMPOST SOCK AND FIBER WATTLE TEMPORARY CHECK DAM DETAIL**

**NOTES**

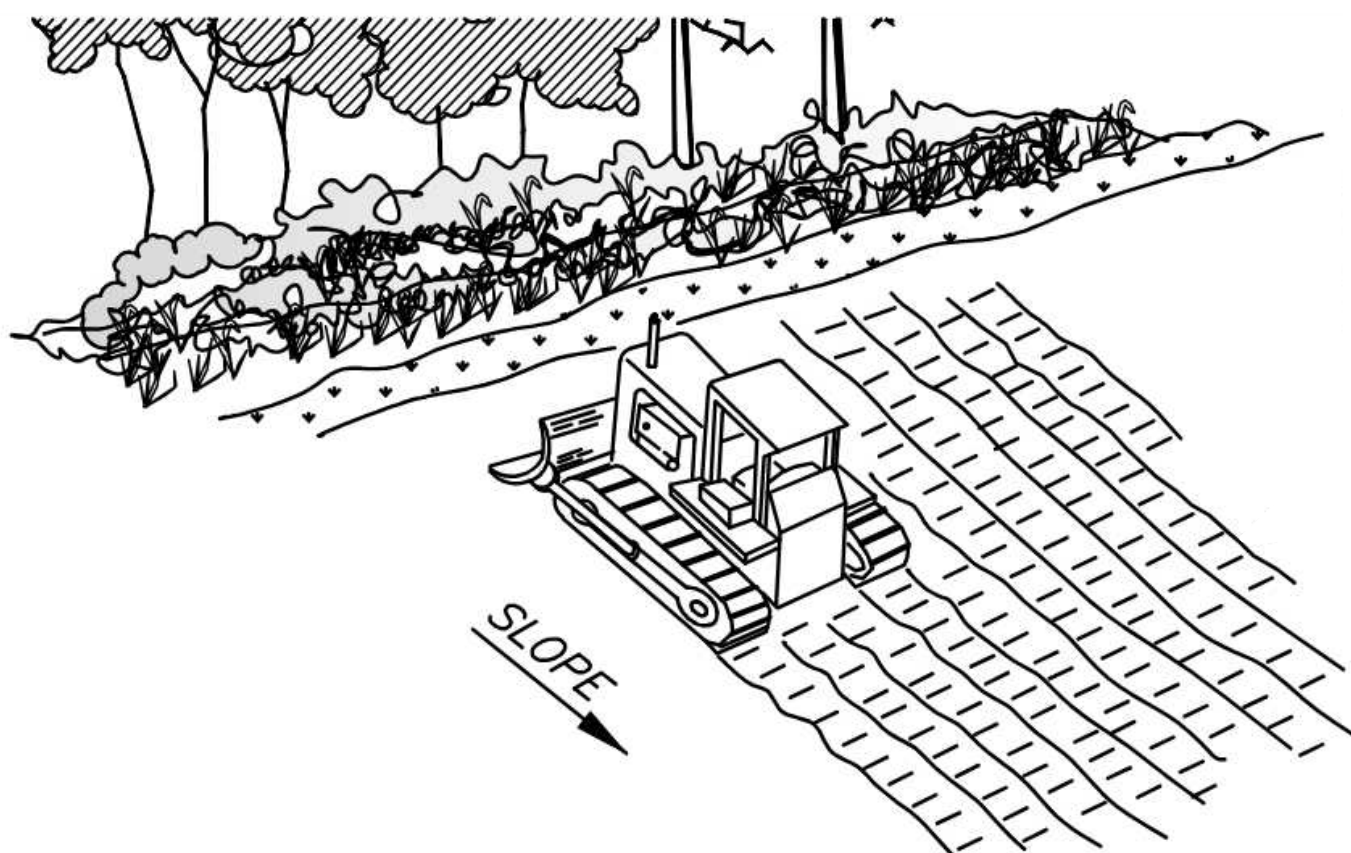
- THE NEED FOR TEMPORARY SEDIMENT CONTROL DEVICES ARE DETERMINED BY SITE DESIGN. SPACE SILT FENCES, COMPOST STOCKS, AND FIBER WATTLES IN ACCORDANCE WITH THE SILT FENCE SPACING TABLE AND FIBER WATTLE & COMPOST STOCK SPACING TABLE.
- INSTALL TEMPORARY SEDIMENT CONTROL BARRIERS IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS AND SPECIFICATIONS. THE DIMENSIONS SHOWN ARE GENERAL GUIDELINES.
- PLACE SEDIMENT BARRIERS TO FOLLOW THE SLOPE CONTOURS, USE EITHER METAL POSTS OR WOOD STAKES.
- ENSURE RUNOFF PASSES THROUGH THE THE SILT FENCE AND NOT AROUND THE FENCE.
- EXTEND OR JOIN SILT FENCE USING SILT FENCE LAP WITH NESTED POSTS.
- SPACE CHECK DAMS ACCORDING TO THE HEIGHT OF THE DAM AND THE SLOPE OF THE CHANNEL SO THE BACKWATER FROM THE DOWNSTREAM DAM REACHES THE TOE OF THE UPSTREAM DAM.
- ON SLOPES, TURN THE ENDS OF EACH ROW OF COMPOST STOCKS AND FIBER WATTLES UPSLOPE TO PREVENT RUNOFF FROM FLOWING AROUND THE STOCK OR WATTLE.
- REMOVE SEDIMENT FROM THE UPSLOPE SIDE OF SILT FENCES, COMPOST STOCKS, AND FIBER WATTLES WHEN ACCUMULATION HAS REACHED 1/2 OF THE EFFECTIVE HEIGHT OF THE BARRIER.

**NOTES**

- GROOVE BY CUTTING ALONG THE CONTOUR. IRREGULARITIES IN THE SOIL SURFACE CATCH STORMWATER, SEED, MULCH, AND FERTILIZER.
- ENSURE EQUIPMENT TRACKS CREATE GROOVES THAT ARE PERPENDICULAR TO THE SLOPE.
- BROADCAST SEED AND FERTILIZER ON ROUGHENED SLOPE.
- SPREAD STRAW MULCH 3 INCHES THICK. (2 1/2 TONS PER ACRE)
- PUNCH STRAW MULCH INTO SLOPE BY RUNNING EQUIPMENT UP AND DOWN SLOPE.



**2 SURFACE ROUGHENING/SEED MULCH ANCHORING NOT TO SCALE**



**1 SILT FENCE, FIBER WATTLE, & COMPOST STOCK NOT TO SCALE**

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(208) 727-1808 / 727-1967 fax  
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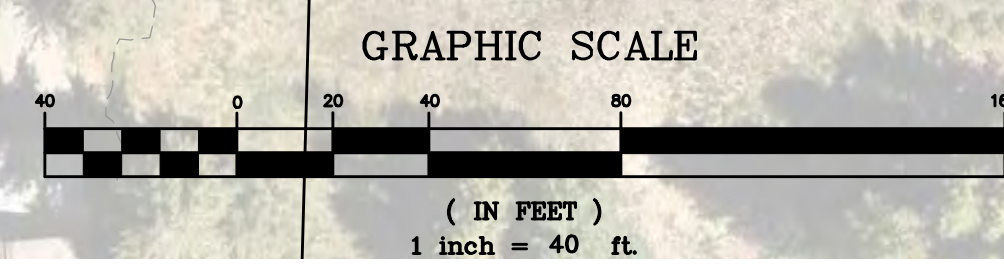


NO	DATE	BY
1	04NOV25	AHN

PRELIMINARY: NOT FOR CONSTRUCTION  
DESIGN REVIEW SUBMISSION

**C5.10**

SWPPP DETAILS  
GUYER HOT SPRINGS SUBDIVISION, PHASE 1  
WITHIN S14 & S15, T.4N., R.17E., B.M.; CITY OF KETCHUM, BLAINE COUNTY, IDAHO  
PREPARED FOR CARBON HILL HOT SPRINGS INC.



PROJECT PATH AND PRINT DATE U:\LandProjects2004\1844\_CarbonHill-Climax\dwg\1844\_CS\_CarbonHill-Climax\_Preflat2025\_Rev2.dwg 11/04/2025 02:41:51 PM MDT

PRELIMINARY: NOT FOR CONSTRUCTION DESIGN REVIEW SUBMISSION	NO	DATE	BY
	1	04NOV25	AHN



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

C6.00

A CONSTRUCTION MANAGEMENT PLAN SHOWING  
 GUYER HOT SPRINGS SUBDIVISION, PHASE 1  
 WITHIN S14 & S15, T.4N., R.17E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO  
 PREPARED FOR CARBON HILL HOT SPRINGS INC.

**GUYER HOT SPRINGS**  
PRESENTATION PACKET  
11/10/2025

# HISTORY

## BEGINNINGS:

The area was originally a mining claim owned by Henry Guyire and Issac Lewis in 1880. Guyire and Issac developed the land and opened the Guyer Hot Springs Resort in 1882.

## THE PEAK:

The resort flourished during the 1880s and 1890s, when the Wood River Valley was in the middle of a silver and lead mining boom. The resort went through several renovations with notable improvements taking place in 1914 to much acclaim. Considered a premier resort in Idaho by clientele and reviewers alike heavily the resort was advertised by the Oregon Short Line Railroad and the Union Pacific Railroad tourism booklets.

## A DECLINE:

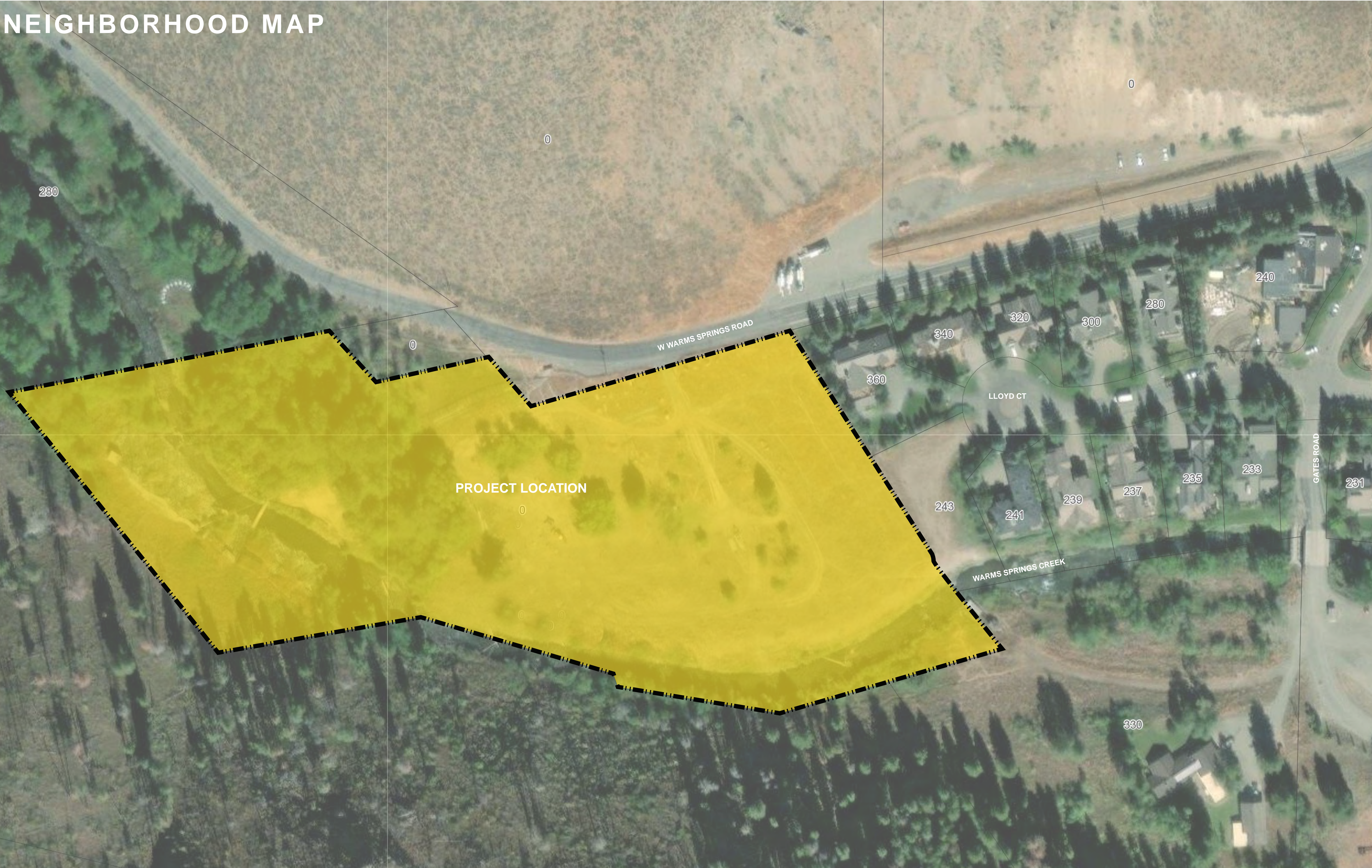
During the 1910s the mining boom had moved on causing the Wood River Valley area to struggle financially, including the resort despite the extensive remodel and updates. Eventually the resorts operations moved to downtown Ketchum, with the construction of the Bald Mountain Hot Springs Resort in 1929. Hot water from the Guyer site was then pumped to heat the new lodge and its pool. The original hotel was eventually torn down in 1937 and the wood was used to construct a new hotel in Ketchum, which later burned down.



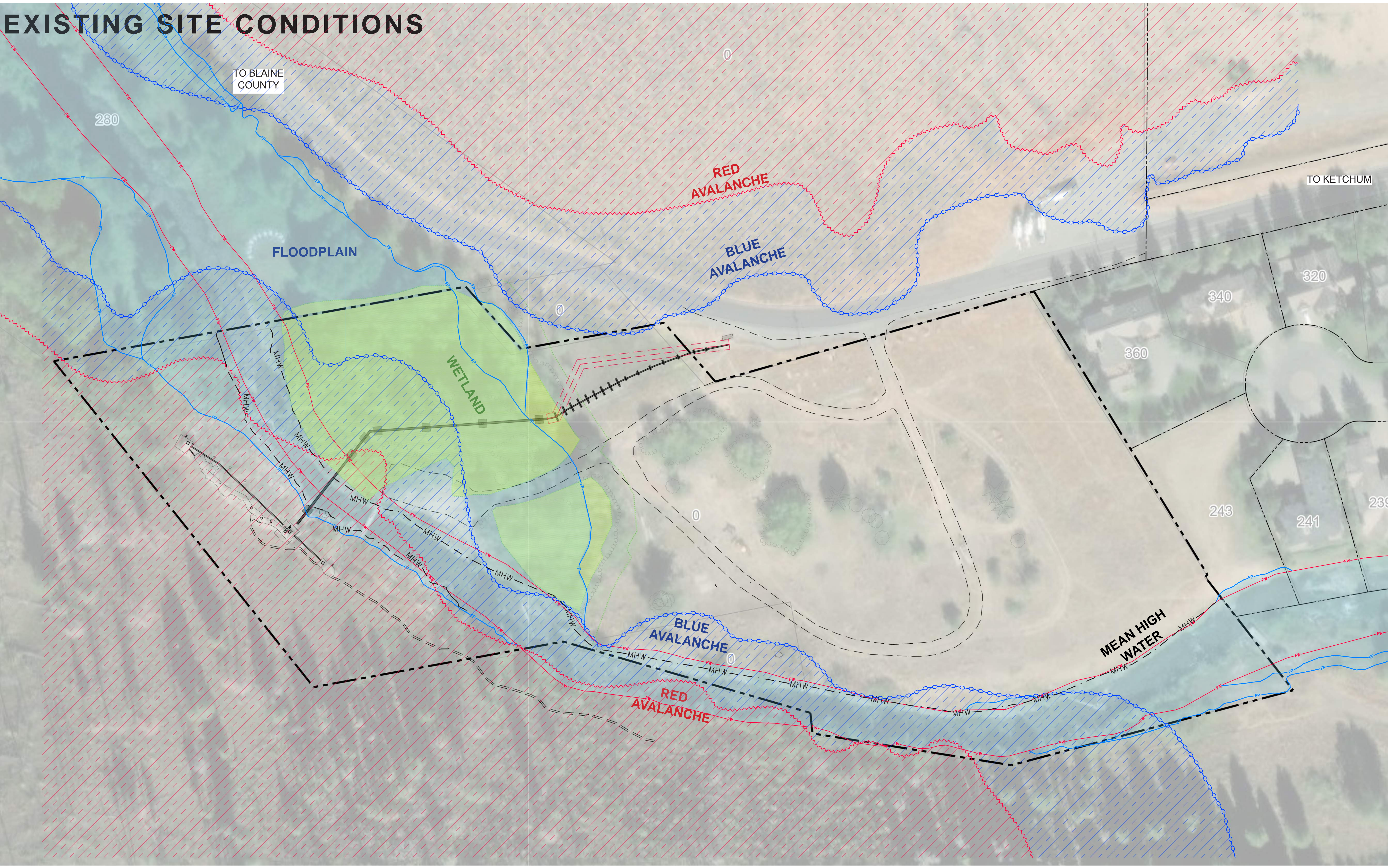
# LOCATION MAP



# NEIGHBORHOOD MAP



# EXISTING SITE CONDITIONS



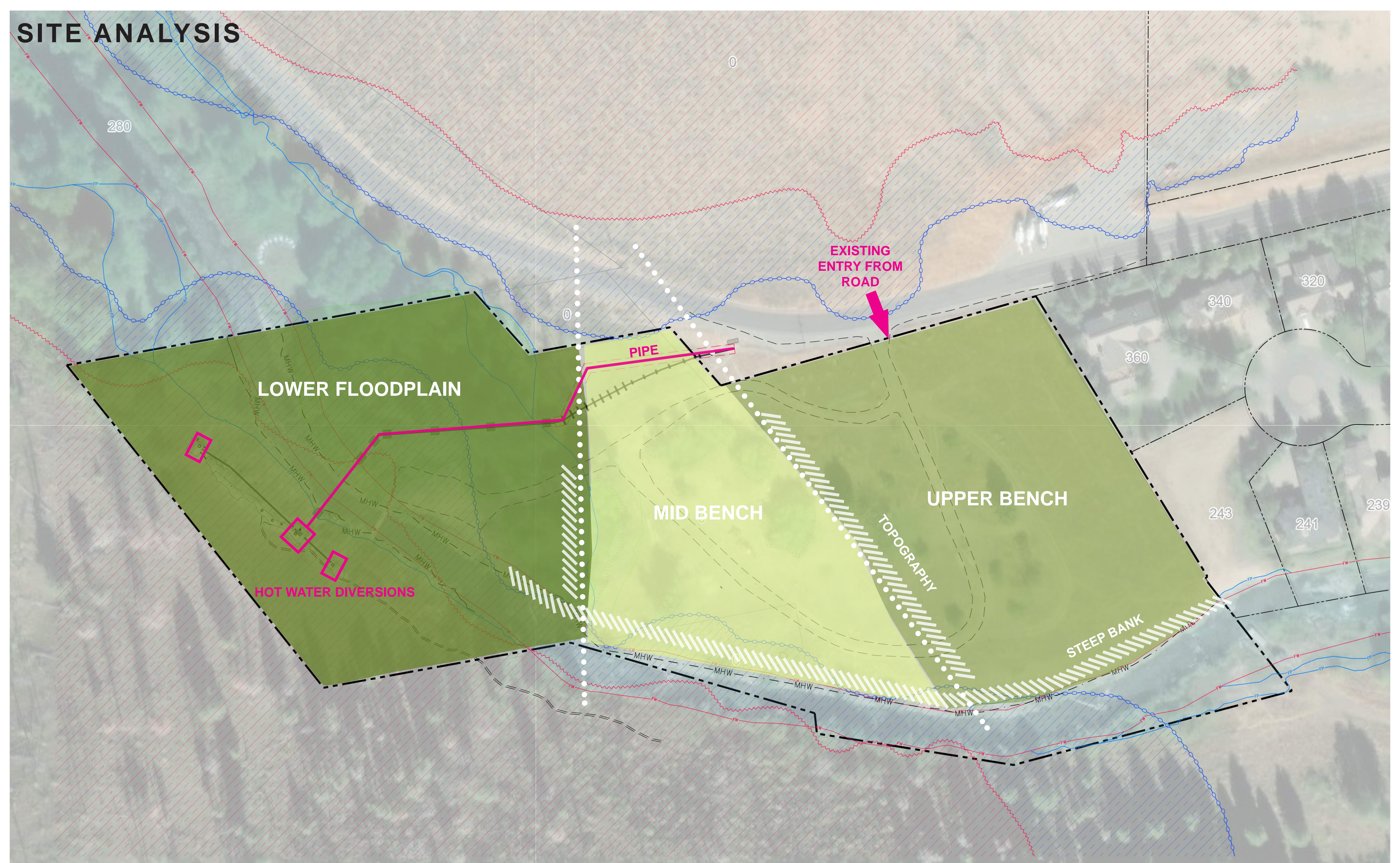
# EXISTING SITE AERIAL

TO BLAINE  
COUNTY

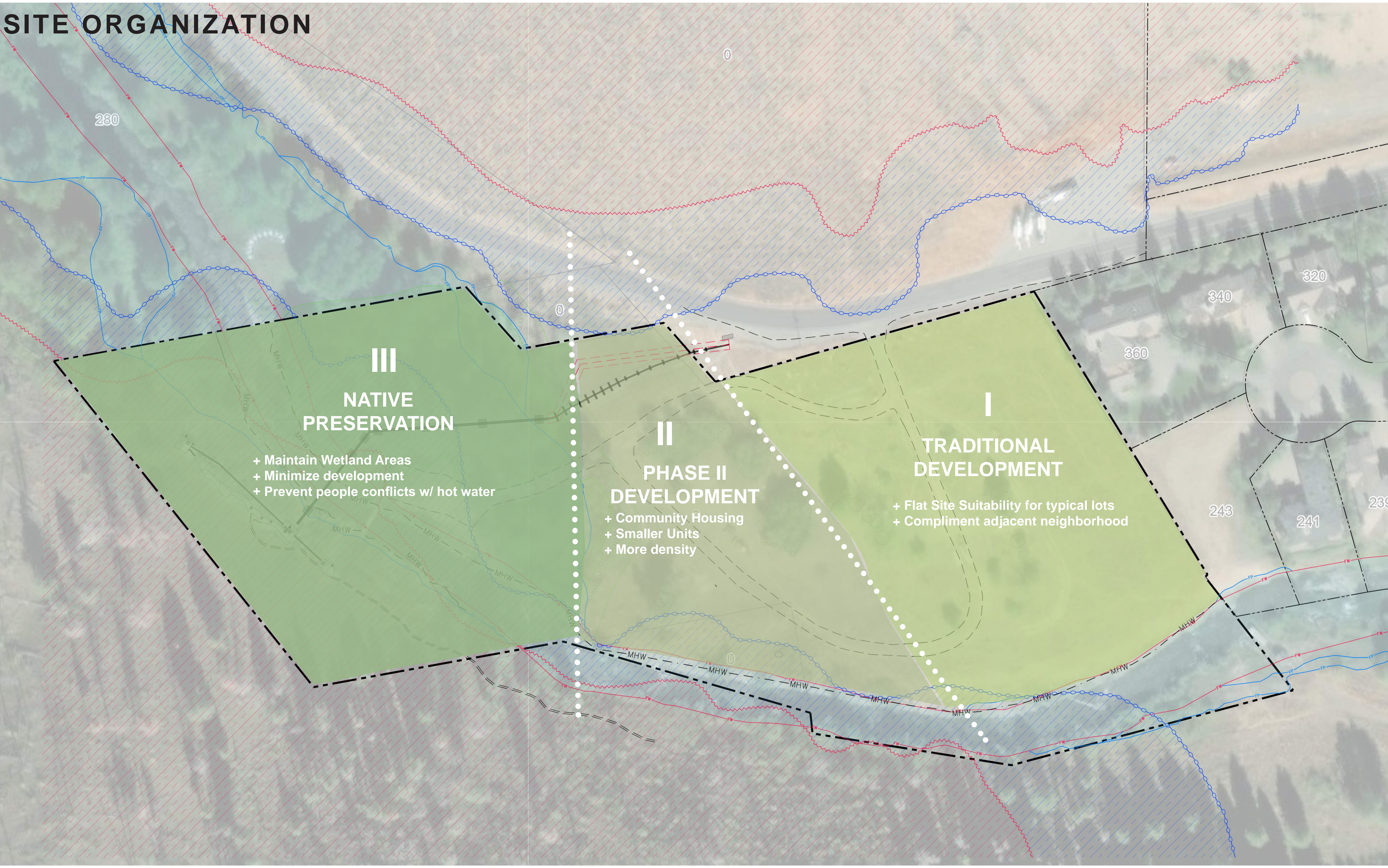
TO KETCHUM



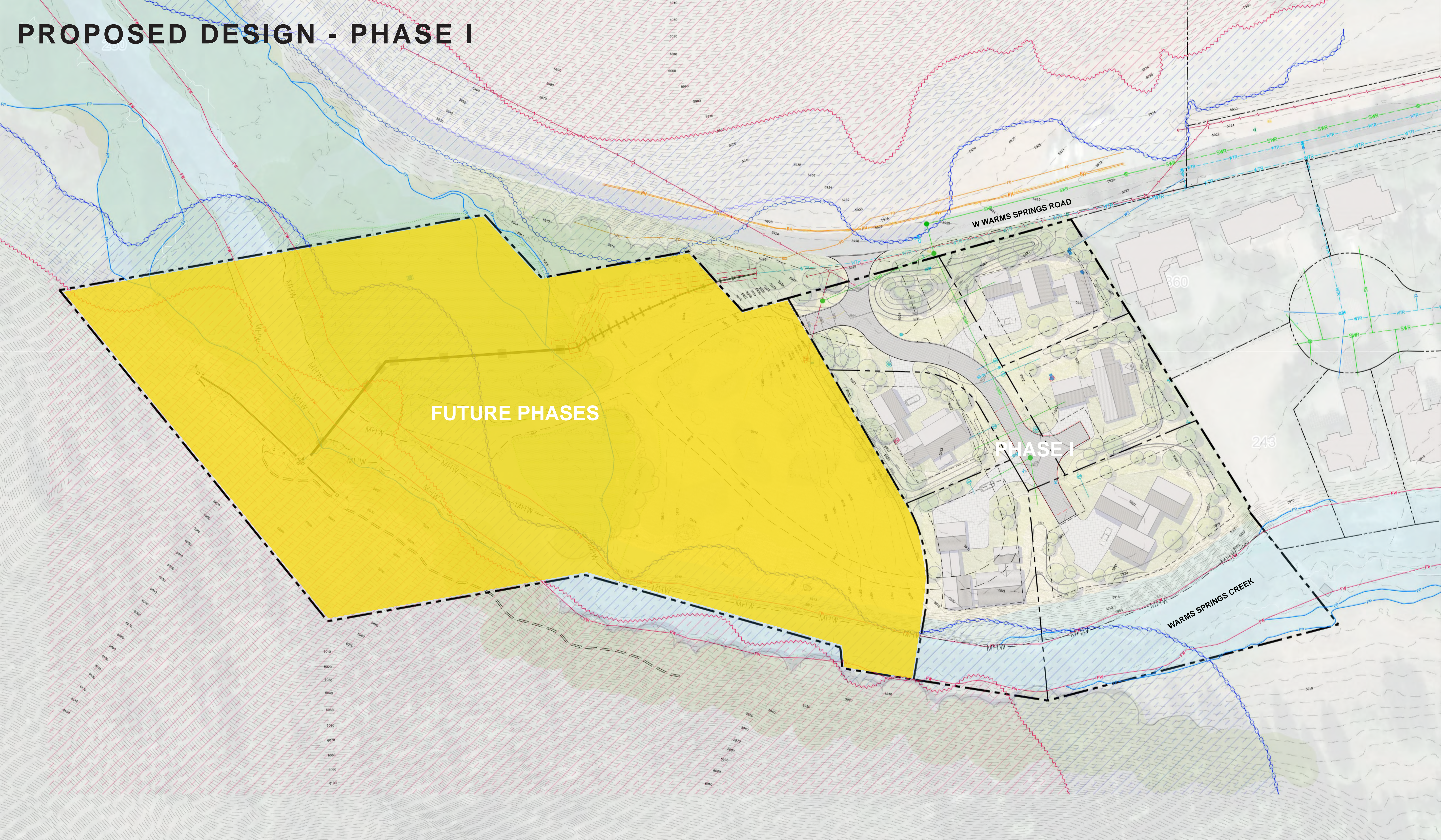
# SITE ANALYSIS



# SITE ORGANIZATION



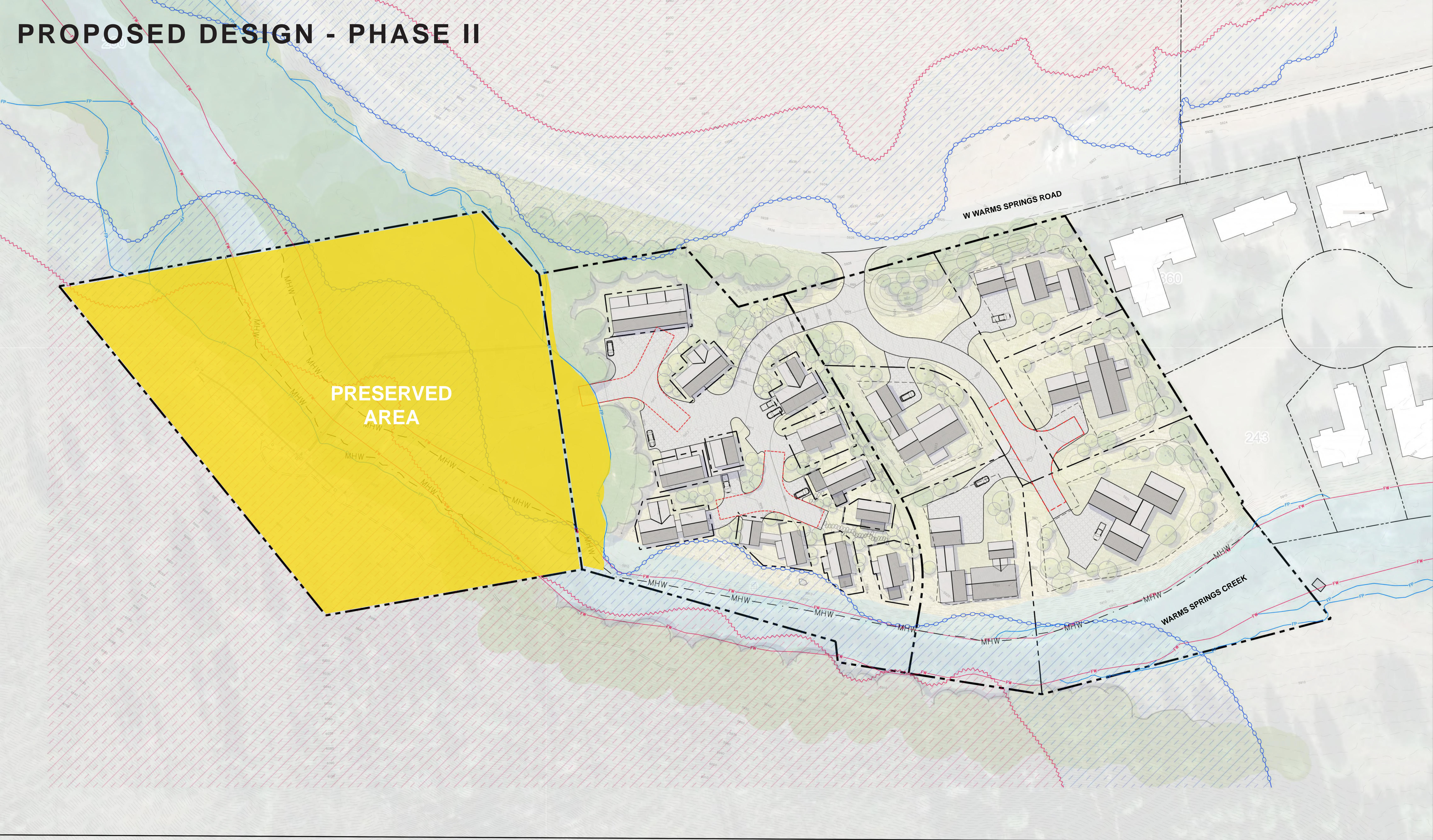
# PROPOSED DESIGN - PHASE I



# PHASE I - DETAIL PLAN



# PROPOSED DESIGN - PHASE II



# PHASE II - DETAIL PLAN



**NOTE:**  
Structures shown in Phase I are for reference only.  
Actual design to be independent of this submittal

**NOTE:**  
Plan indicates design diagram for phase II.

# PHASE II - DETAIL PLAN

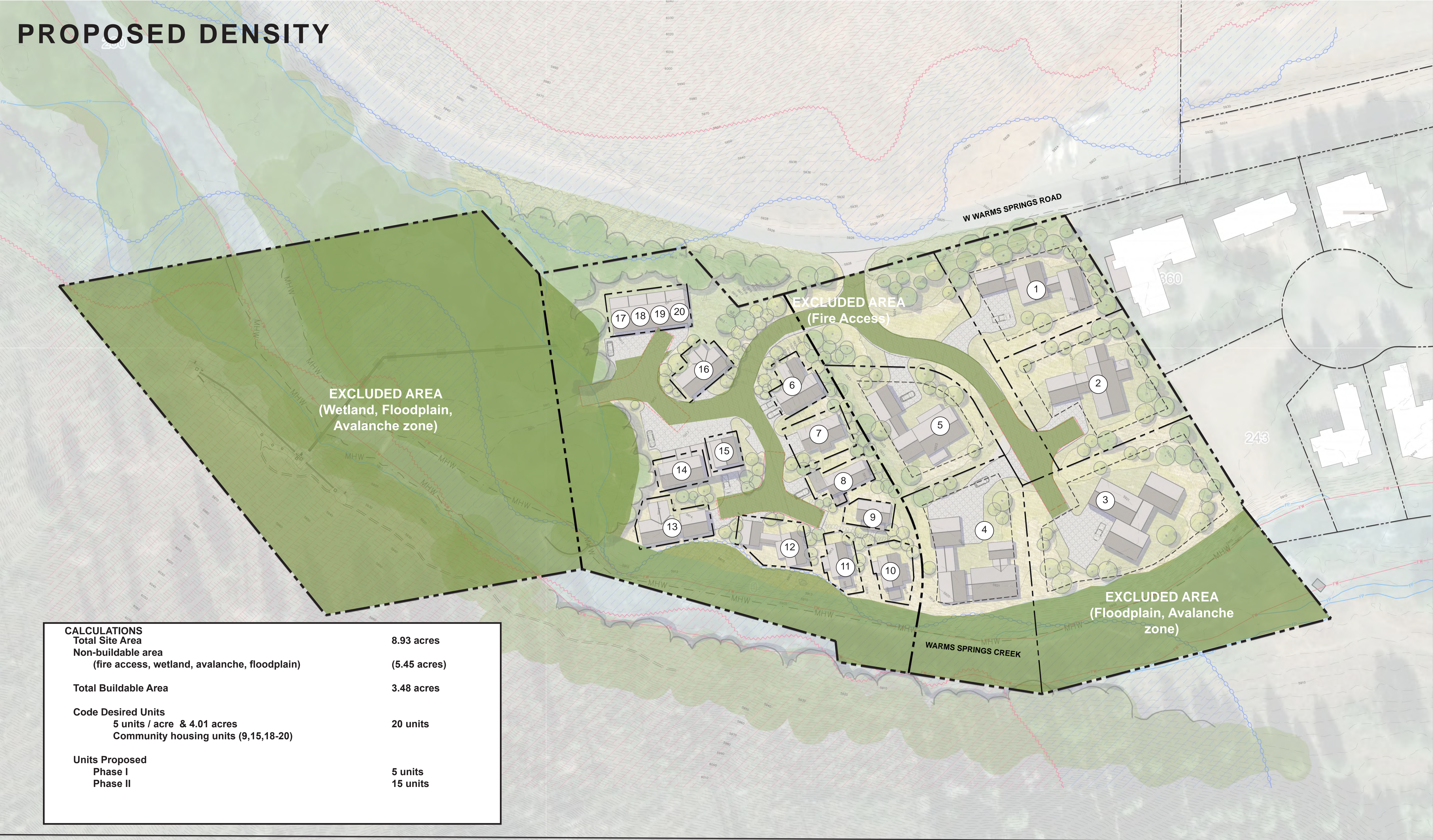


# CONCEPT VIEW



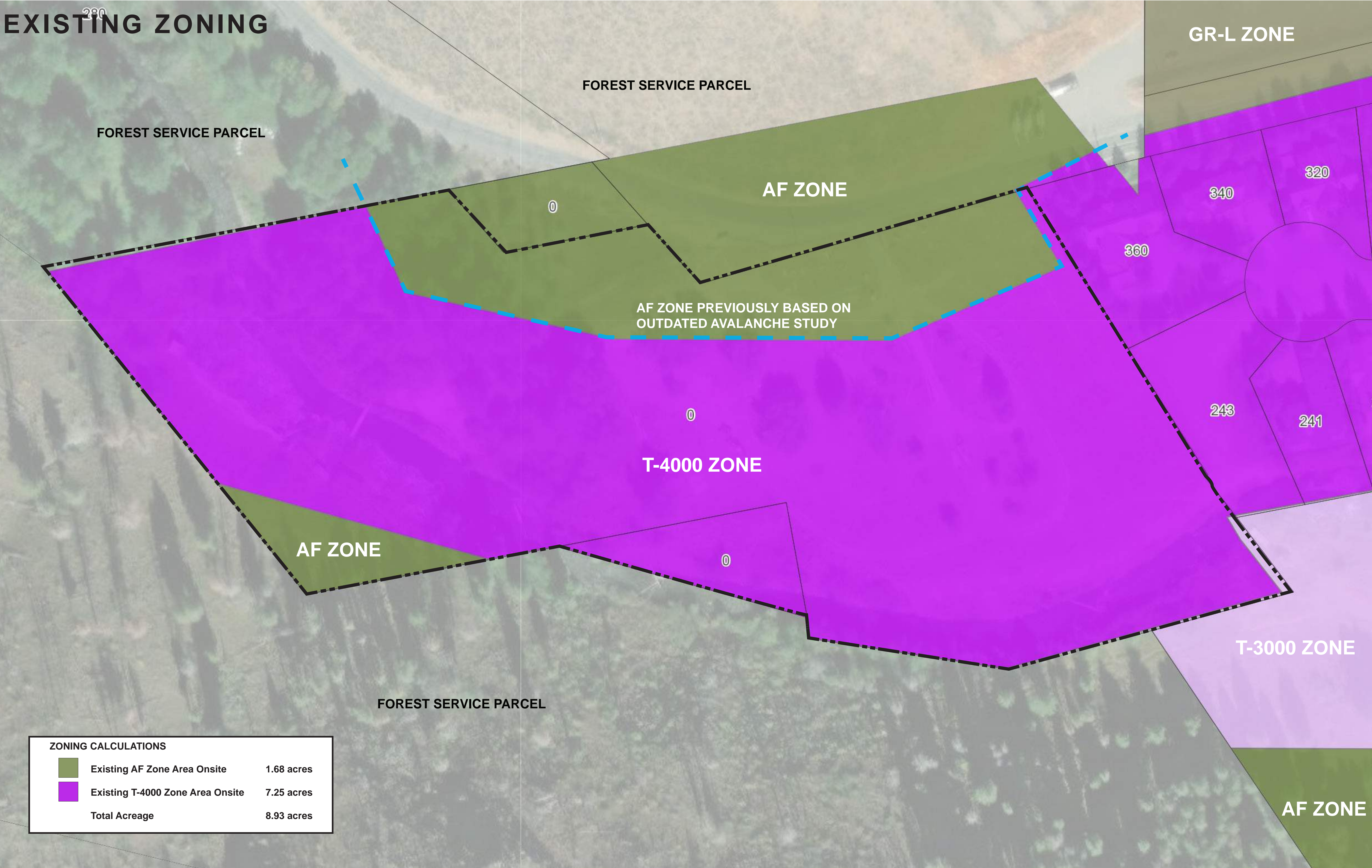
**NOTE:**  
Artistic concept rendering showing Phase II as viewed from Warm Springs Road. Indicates intent of the design character of this phase.



# PROPOSED DENSITY



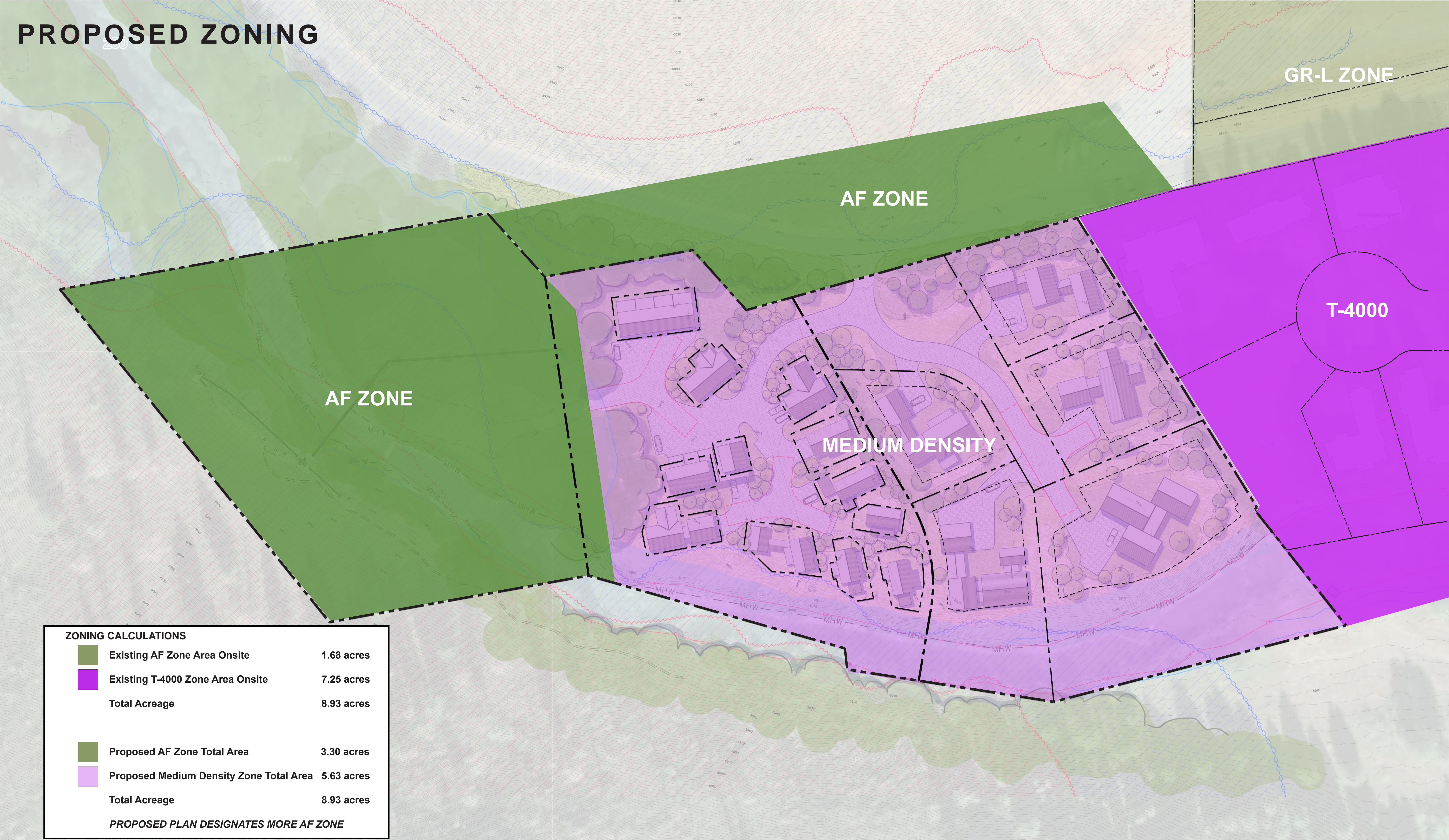
CALCULATIONS	
Total Site Area	8.93 acres
Non-buildable area (fire access, wetland, avalanche, floodplain)	(5.45 acres)
Total Buildable Area	3.48 acres
Code Desired Units 5 units / acre & 4.01 acres	20 units
Community housing units (9,15,18-20)	
Units Proposed	
Phase I	5 units
Phase II	15 units





# EXISTING ZONING



ZONING CALCULATIONS		
	Existing AF Zone Area Onsite	1.68 acres
	Existing T-4000 Zone Area Onsite	7.25 acres
	Total Acreage	8.93 acres

# PROPOSED ZONING



ZONING CALCULATIONS		
	Existing AF Zone Area Onsite	1.68 acres
	Existing T-4000 Zone Area Onsite	7.25 acres
	<b>Total Acreage</b>	<b>8.93 acres</b>
	Proposed AF Zone Total Area	3.30 acres
	Proposed Medium Density Zone Total Area	5.63 acres
	<b>Total Acreage</b>	<b>8.93 acres</b>
	<i>PROPOSED PLAN DESIGNATES MORE AF ZONE</i>	

**DECLARATION ESTABLISHING  
COVENANTS CONDITIONS AND RESTRICTIONS  
FOR GUYER HOT SPRINGS SUBDIVISION**

**RECITALS**

A. Carbon Hill Hot Springs, Inc., an Idaho corporation (hereafter referred to as "Declarant"), is the owner of all the real property making up the Guyer Hot Springs Subdivision as set forth on the Plat for Guyer Hot Springs Subdivision recorded in the office of the Recorder for Blaine County, Idaho on \_\_\_\_\_, 2026 as Instrument Number \_\_\_\_\_ (the "Property").

B. The Declarant has developed the Property in accordance with the maps and plans approved under the zoning and subdivision ordinances and regulations of the City of Ketchum ("City") and the State of Idaho as approved in the Findings of Fact, Conclusions of Law and Decision of the Ketchum City Council dated \_\_\_\_\_, 2026 ("Decision").

C. Due to the need to pace development of the Property, the Property shall be developed in phases. This Declaration applies to the Guyer Hot Springs Subdivision and can be supplemented by Declarant for future Phases of the Guyer Hot Springs Subdivision development; however, Phase I will not be subject to change.

NOW THEREFORE, it is hereby declared that all the Property, including all Lots shown on the Subdivision Plat are held and shall be conveyed subject to the following covenants, conditions and restrictions:

**ARTICLE I.**

**DEFINITIONS**

1.01 "Association" shall mean The Guyer Hot Springs Owners' Association, Inc., a nonprofit corporation organized under the laws of the State of Idaho and composed of the Owners of the Lots.

1.02 "Block 1" shall mean and refer Block 1 as shown on the Plat for the Guyer Hot Springs Subdivision.

1.03 "Block 2" shall mean and refer to Block 2 as shown on the Plat for the Guyer Hot Springs Subdivision.

1.04 "Block 3" shall mean and refer to Block 3 as shown on the Plat for the Guyer Hot Springs Subdivision.

1.05 "Building Envelope" shall refer to the designated area in each Lot shown on the Plat.

1.06 "Common Area" shall refer to all area, including easements, shown on the Plat herein referred to or shown as Common Area.

1.07 "Declarant" shall mean the Carbon Hill Hot Springs, Inc., an Idaho corporation.

1.08 "Committee" shall mean the Design Review Committee established under Article V hereof.

1.09 "Lot" shall mean the numbered Lots shown on the Plat, whether improved or unimproved. Any property identified on the Plat as a "Parcel" is not a Lot.

1.10 "NER" shall refer to Natural Energy Resources, Inc. who shall be charged with the development, operation and maintenance of geothermal resource development and operations on the Property, and any successor or Assign of NER.

1.11 "Owner" shall mean and refer to the record owner, including the Declarant, whether one or more persons, of the fee simple title of any of the numbered Lots above described and shall include contract buyers, but exclude those having such interest merely as security for the performance of an obligation.

1.12 "Plat" or "Subdivision Plat" shall mean the Plat for Guyer Springs Subdivision, recorded as Instrument No. \_\_\_\_\_ in the Office of the Recorder of Blaine County, Idaho. B

1.13 "Phase I" shall mean and refer to the Lots contained within Block 1.

1.14 "Phase II" shall mean and refer to the Lots contained within Block 2.

1.15 "Property" shall mean all of the land described in the Plat.

1.16 "Supplemental Declaration" shall mean and refer to a recorded Supplement to this Master Declaration, which may submit additional property to this Declaration, create easements over the property described in the Supplement, impose additional obligations or restrictions on such property, or any of the foregoing. Unless specifically provided to the contrary, or unless the context otherwise requires, a reference to "Declaration" shall include any and all later adopted "Supplemental Declarations."

## ARTICLE II.

### USE REGULATIONS AND RESTRICTIONS

2.01 (a) Unless otherwise designated on any Plat for the Property, or unless otherwise specified in a Supplemental Declaration covering a particular Lot(s), Block(s) or parcel(s), Block 1 shall be developed in Phase I as herein described. No use whatsoever shall be made of any other Lot except its use and improvement for a single-family private residence, and accessory structures as allowed herein. Lots owned by Declarant or its nominee may be used as construction offices or model homes or for the purpose of selling the Lots.

(b) The floor area of any primary dwelling located on any Lot, exclusive of decks, open porches, carports and garages, shall not be more than Six Thousand (6,000) square feet without approval by the Committee, which is inclusive of any ADU calculation. In addition, no building over Thirty (30) feet shall be constructed without approval by the Committee. No building shall be constructed outside the Building Envelope for the Lot as depicted on the Plat. If no Building Envelope is established on the lot, No Building shall be constructed outside of the property setbacks established by the City of Ketchum.

(c) No more than one single family dwelling and accessory structures as allowed by the city of Ketchum Zoning shall be erected or maintained on any one Lot together with no more than one detached outbuilding per Lot (subject to applicable zoning regulations).

(d) All structures on any Lot shall utilize “Class A” roofing materials.

(e) “Modular Homes” may be permitted only if approved by the Committee, **but “Manufactured Homes” and “Shipping Container Homes” shall not be allowed.** For the purpose of this provision, “Modular Homes” are homes which are created in sections, and then transported to the home site for construction and installation. These are typically installed and treated like a regular house, for financing, appraisal and construction purposes. Although the sections of the house are prefabricated, the sections, or modules, are put together at the construction site much like a typical home. Modular homes are built to conform to all applicable state, local and regional building codes that are necessary for the location of the home, just like a site-built homes. “Manufactured Homes” are built onto steel beams, and are transported in complete sections to the home site, where they are assembled. Wheels, hitch and axles are removed on site when the home is placed on a permanent foundation. Manufactured homes come in three sizes: single wide, double wide and triple wide, or any combination of the foregoing. “Shipping Container Homes” are homes designed out of modified container units.

(f) All Lots shall be maintained by the Owner thereof, both prior to and after construction of improvements thereon, in an attractive manner, free of trash, noxious weeds, excessive weeds, and other unsightly material. All improvements to any Lot shall at all times be kept in good condition and repair and adequately painted or otherwise finished by the owner thereof, and no improvement shall be entitled to fall into disrepair. All landscaping shall be maintained in a neat, trim and orderly fashion. Prior to the construction of improvements on a Lot, the Owner shall cause the Lot to be mowed as needed, but in no event less than two (2) times throughout the year to maintain a neat appearance and control weeds.

(g) When the erection of any structure is approved, the work thereon must be prosecuted diligently, and said structure, including all landscaping pursuant to an approved landscaping plan, must be completed within eighteen (18) months, unless an extension is granted by the Committee upon a showing of good cause.

(h) No recreational vehicle, trailer, boat or camper shall be kept on a Lot except within an enclosed building or screened from public view from outside the Lot. All boats, snow mobiles, recreational vehicles, campers, lawn and garden equipment, garbage and trash containers, clothes lines, maintenance and service equipment, firewood, stored materials, satellite dishes, and

similar personal property shall be screened from streets and adjoining Lots by fences, berms, hedges and similar landscaping or enclosures.

(i) All fencing must be of a type and style approved by the Committee.

(j) Easements for installation and maintenance of utilities are reserved as shown on the recorded plat. Within these easements, no structure, planting or other material shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities, or which may change the direction or flow of drainage channels in the easements, or which may obstruct or retard the flow of water through drainage channels in the easements. The easement area of each Lot and all improvements in it shall be maintained continuously by the Owner of the Lot, except for those improvements for which a public authority or utility company is responsible.

(k) Lot 2 shall have an easement for the installation and use of a geothermal well to be used by the Declarant and/or its agents. This easement shall allow for the operation of the geothermal well and any maintenance or repairs that may be required.

(l) No vehicle repairs shall be permitted on any streets or driveways within the Subdivision, except minor emergency repairs.

(m) No commercial or industrial trucks, trailers or vehicles, except for pick-up trucks and vans used by the occupant in the occupant's trade, business or employment, shall be stored or parked on any Lot or on any of the streets fronting on any Lot, except within the garage or in conjunction with residential deliveries and/or services.

(n) Satellite dishes may be installed in rear or side yards only, unless otherwise approved by the Committee. Propane storage cylinders shall be located underground or appropriately screened from the view of the street and adjoining Lots.

(o) No animal, bird, fowl, poultry, reptile or livestock, ("Animal"), other than a reasonable number of generally recognized house or yard pets, shall be maintained on any Lot and then only if they are kept, or raised thereon solely as domestic pets and not for any commercial, agricultural or hobby purpose. No Animal shall be allowed to make any unreasonable amount of noise or to become a nuisance.

(p) No activities shall be conducted on any Lot and no improvements constructed thereon which are or might be unsafe or hazardous to any person or property. Without limiting the generality of the foregoing, no firearms shall be discharged upon any Lot. No open fires shall be lighted or permitted on any Lot, except while under the direct supervision, control and surveillance of the Owner of the Lot; provided, however, burning trash, garbage and other refuse is prohibited.

(q) No short-term rentals of any kind will be permitted on any Lot within the Property.

(r) No Owner will be permitted to install or use outdoor speakers which violate other Owner's right to quiet enjoyment of their Lot.

(s) All trash, debris, garbage and refuse shall be kept at all times in a covered container and all such containers shall be kept on a Lot within an enclosed structure or screened from public view, except on regularly scheduled trash pickup days.

(t) No portable or permanent generator, or any similar equipment intended to provide electrical power, shall be installed, maintained, or operated on any Lot unless fully enclosed or screened from view in a manner approved in writing by the Committee.

(u) All vehicles owned, operated, or under the control of any Owner, occupant, tenant, guest, or invitee shall be parked only within the garage located on the Lot. No vehicle shall be parked on any street, driveway, or other portion of the Lot, nor on any common area, except as may be expressly permitted. Garages shall be maintained for the primary purpose of parking vehicles and shall not be converted or used in a manner that prevents parking therein.

(v) Solar energy panels, collectors, or other devices ("Solar Energy Systems") shall be permitted only when installed on the roof of the dwelling located on the Lot and with approval by the Committee. No Solar Energy System shall be installed on the ground, in a yard, on accessory structures, or in any other location on the Lot.

2.02 Unless otherwise designated on any Plat for the Property, or unless otherwise specified in a Supplemental Declaration covering a particular Lot(s), Block(s) or parcel(s), Block 2 shall be developed in the future as Phase II. When Block 2 is developed, it will incorporate a Supplemental Declaration which will not be subject to approval by Owners of Lots in Phase I nor any third-party holding an interest in a Lot in Phase I. The Phase II Supplemental Declaration will only apply to those lots within Phase II.

2.03

### ARTICLE III.

#### TITLE TO ROADS, COMMON AREA, AND IRRIGATION SYSTEMS

3.01 All roads, streets, and drives within the Development are private, non-dedicated roads. Title to such roads shall remain with the Declarant or the Association, and no public rights of access are created or implied. The use of said roads shall be limited to Owners, residents, their guests, invitees, and service providers.

3.02 The title and fee to Common Area and private roads shall be dedicated to the Association upon recording of the final Plat and creation of the Association. The Association shall maintain the Common Area and private roads in neat, clean and good condition. All operational, maintenance and improvement expenses connected with the Common Area and private roads, including snow plowing and removal, shall be shared on an equal basis by the members of the Association. Each Lot owner's share of Common Area and private road expenses shall be computed by dividing the total expense by the total number of Lots in the subdivision, then multiplying that result by the number of Lots owned by the Owner.

3.03 All private roads within the Development, together with all driveways serving individual Lots, shall be equipped with and maintained as heated surfaces to ensure snow and ice removal. The design, installation, and operation of such heating systems shall be subject to the prior approval of the Committee, and shall comply with applicable codes and regulations.

3.04 All Hot water sources, water rights, and water infrastructure within the Development, including without limitation any water used in connection with the heating systems for roads and driveways, shall be and remain the sole property of the Association. No Owner shall claim, divert, or otherwise utilize any water rights or supplies for private use, except as expressly authorized by the Association.

3.05 Each Lot shall be served by a separate Hot water meter, and all water supplied to a Lot shall be measured exclusively through such meter. No Lot shall share a water meter with any other Lot, and no cross-connections between Lots shall be permitted.

#### ARTICLE IV.

##### CERTAIN OBLIGATIONS OF THE ASSOCIATION

4.01 All Common Areas shall be maintained by the Association. The Association shall maintain the Common Area and improvements incorporated therein in a good, safe and clean condition.

4.02 All private roads, streets, and drives located within the Development are and shall remain private. The Association shall be solely responsible for the ownership, operation, repair, replacement, and maintenance of all such roads, including without limitation paving, resurfacing, snow removal, drainage, and signage. The costs of maintaining the private roads shall be a Common Expense of the Association, assessed to the Owners in accordance with this Declaration.

4.03 Each Lot Owner shall be solely responsible for the operation, maintenance, repair, and replacement of the irrigation system serving their Lot, including any water lines, valves, sprinkler heads, and related equipment located on or dedicated to that Lot. Each Lot Owner shall also be responsible for ensuring that the landscaping on their Lot is properly irrigated in accordance with Association standards. Further, each Owner must comply with all state and local laws and regulations. The Association shall remain responsible only for the irrigation of street trees, approved landscaping located within public rights-of-way, and Common Area identified on the Plat. Each Lot Owner shall pay all costs associated with the water usage for their Lot directly, based upon the individual water meter serving that Lot.

4.04 The Association shall adopt and comply with the **City of Ketchum Water Guidelines** for all landscaping and irrigation on the Common Areas.

4.05 The Association shall adopt and maintain a noxious weed control program for all plants listed as noxious weeds under the noxious weed program of Blaine County, Idaho.

4.06 Each Owner hereby consents to receive any notice, demand, or communication required or permitted under this Declaration, the Bylaws, or applicable law by electronic mail

(email) sent to the email address provided by the Owner to the Association. Delivery of notice by email shall be deemed complete upon transmission to the Owner's designated email address. Each Owner shall promptly update the Association in writing of any change in their email address. An Owner may withdraw this consent and request delivery by postal mail, provided that written notice of such election is delivered to the Association.

## ARTICLE V.

### DESIGN CONTROL

5.01 The Design Review Committee shall be composed of three (3) persons as may be appointed by the Association, each of whom shall serve for a term of one (1) year. A majority of the Committee may designate a representative to act for it. In the event of death or resignation of any member of the Committee, the remaining members shall have full authority to designate a successor. Members of the Committee shall be appointed by the Association at its annual meeting.

5.02 The vote or written consent of any two members shall constitute action of the Committee. The Committee shall report annually in writing all approvals and disapprovals of changes in the existing state of the Property to the Association.

5.03 No construction of structures shall be made or permitted without the prior written approval of the Committee. Notwithstanding the foregoing, approval of the Committee shall not relieve an Owner of its obligation to obtain appropriate approvals from local, state and/or federal agencies with respect to the proposed change if required.

5.04 The Committee shall have discretion to approve or disapprove any construction activities and shall exercise such discretion with the following objectives in mind: to carry out the general purposes expressed in this Declaration; to prevent violation of any specific provision of this Declaration or any supplemental declaration; to prevent any change which would be unsafe or hazardous to any persons or property; to minimize obstruction or diminution of the view of others; to assure that any change will be of good and attractive design and in harmony with the natural setting of the area; to assure that material and workmanship for all improvements are of a quality comparable to other improvements in the area; and to minimize maintenance and assure a better appearing area under all conditions.

5.05 Prior to the commencement of construction of any structure, the Committee shall require, in addition to submission in duplicate, of floor plans, elevation drawings from four (4) sides, all drawn to such scale as may be reasonably required by the Committee; descriptions of exterior materials and colors; final construction specifications; and a landscaping plan showing existing and proposed trees, shrubs, hardscape, lawn areas and sprinkler system. A reasonable fee, as shall be determined from time to time by the Association, shall be paid to the Association to cover costs and expenses of review. No proposed structure shall be deemed to have been approved by the Committee unless its approval is in writing executed by at least two (2) members of the Committee; provided, that approval shall be deemed given if the Committee fails to approve or disapprove of a proposed construction or to make additional requirements or request additional information within Thirty (30) days after a full and complete description of the proposed

construction and all additional instruments, documents, plans and applicable fees have been furnished in writing to the Committee with a written and specific request for approval.

5.06 After approval by the Committee of any proposed construction, the construction shall be accomplished as promptly and diligently as possible and in complete conformity with the description of any plans and specifications provided to the Committee. Failure to complete construction in accordance with the plans and specifications therefor within eighteen (18) months of the date of Committee approval, unless an extension is granted by the Committee upon a showing of good cause, shall operate to automatically revoke the approval of the Committee. The Committee and its duly appointed agents may enter upon any Lot at any reasonable time or times to inspect the progress or status of construction. The Committee shall have the right and authority to record a notice to show that any construction on a Lot has not been approved or that any approval given has been automatically revoked.

5.07 The Committee may, from time to time, adopt Design Guidelines to assist owners in planning their improvements, which shall, in any event, include:

- (a) soffits/overhangs shall extend a minimum of 18 inches beyond the exterior wall.
- (b) all driveways shall be finished with materials approved by the Committee.

(d) All landscaping shall comply with the following Water Conservation Guidelines as follows:

**Water Conservation Landscaping Guidelines**

**Soil and Compost.** Soils with 25% compost can hold four times more water than soils without composted matter. Compost is an excellent way to amend existing soils or build better soil. By adding compost you improve water infiltration and decrease runoff and erosion. Compost improves the water holding capacity of the soil and improves the microorganism life in the soil which allows plants to utilize necessary soil nutrients and minerals. Healthier plants are able to better withstand drought.

A minimum of 25% compost needs to be added to existing soils because the soil types in the Wood River Valley do not have adequate organic material for water holding capacity.

- All new turf areas require a soil depth of 6": ONE PART COMPOST TO 3 PARTS SOIL.
- All new shrub and flower beds require a soil depth of 12": ONE PART COMPOST TO 3 PARTS SOIL.
- During excavation, existing soil is to remain on site and temporarily fenced to protect from compaction.
- Protect and minimize disturbance of existing trees and vegetation when excavating.

**Mulch.** Organic mulch is composed of materials such as bark, wood chips, soil pep, and wood compost. Mulch works to keep plants cool, prevent soil crusting, minimizes evaporation and controls weed growth.

- All shrub beds, tree rings, exposed soil and beds should have 4-6" of mulch to minimize evaporation.
- Mulch in tree rings should go from the trunk to the outer drip line of the trees.

**Vegetation.** Choosing the right vegetation can significantly reduce water use. Native or Drought Tolerant species require 1" or less of water per week.

- All turf species are required to be native or drought tolerant
- 30% of trees and shrubs are required to be low-water use plants

**Irrigation.** Current irrigation system installations have no regulation for efficiency. Without using industry best practices, irrigation systems can waste 40-60% more water than they should. Following the best practices guideline, the user can rest assured that they will have a system that saves water and protects the water resources.

- All landscapes are limited to irrigating .5 acre or less unless there is an additional water right.
- Sprinkler system must have an approved backflow preventer if tied to a potable water source. Backflow shall be installed so during winterization no air will be blown through backflow preventer.
- Sprinklers should be laid so that the area is getting hit with a minimum of two sprinklers. This provides for 100% coverage. Recommended overlap would be 5-10%.
- Limit of .60" per hour for sprinkler application rates. ½" bubblers are not recommended due to their high application rate and poor distribution uniformity (coverage).
- All sprinkler types should be pressure regulated to either 40 or 45 pounds of pressure at the sprinkler head to assure uniform sprinkler nozzle distribution rates. 15 psi is recommended for delivery to the far end of any drip zone for proper operation. Recommended spray height: 4" pop up for mowed grass and 12" pop up for natural areas.
- Sprinkler nozzles should have matched precipitation rate so the same amount of water covers each zone.
- Drip should be laid out in a grid pattern so water is uniform in distribution and it is staked to the ground a minimum of every 24" to assure the drip tube stays in contact with the soil.
- Drip pipe should be ½" pressure compensating and also have a check valve to prevent drain out.

- Pots, barrels, or hanging baskets are recommended to have a dedicated irrigation zone. Irrigated with ¼" pressure compensating drip tube no longer than 15' in length. ¼" drip tube shall not be more than .6 gallons per hour water pressure.
- Plant materials with similar water needs should be planted in the same irrigation zone.
- Sun areas and shade areas should each have a separate irrigation zone.
- Sprinkler controller should be able to adjust irrigation automatically via weather station or soil moisture sensor (Time Domain Transmission recommended). Irrigation and Smart Technologies should be installed to industry/manufacturers standards (including 2-wire systems).
- If property has more than 5 feet of elevation change - all sprinkler heads should incorporate check valves to prevent all of the water from draining out of the low heads.

(e) Landscaping and outdoor improvements must be completed within 8 months of Certificate of Occupancy.

5.08 Notwithstanding anything to the contrary in the foregoing, the Committee may adopt, at its discretion, a schedule of building designs and specifications that shall be deemed approved. In such event, the Committee may adopt such abbreviated application and review procedures as it deems appropriate with respect to such improvements.

## ARTICLE VI.

### ESTABLISHMENT AND ORGANIZATION OF ASSOCIATION

6.01 The Guyer Hot Springs Owners' Association, Inc. shall be incorporated as an Idaho not-for-profit corporation. The purposes and powers of the Association and the rights and obligations inherent in membership are set forth in its Articles of Incorporation, and the provisions of this Declaration with respect thereto are for general descriptive purposes only. The Association is and shall be obligated (a) to accept title to and maintain Common Areas and (b) to assure the functions and obligations imposed on it or contemplated for it under this Declaration, including, but not limited to, the operation and delivery of irrigation water pursuant to the Water Rights held by the Association as set forth in Section 3.3, above.

6.02 The Association shall be governed by a Board composed of three (3) Directors, each of whom shall be elected at the first annual meeting.

6.03 Regular meetings of the Association will be held at the time and in the place prescribed by the By-Laws of the Association. The first annual meeting shall be held within ninety (90) days after the closing of the sale of the Lot representing the fifty-first (51st) percentile interest of the Lots described herein but in no event later than six (6) months after sale of the first lot.

6.04 Each Owner of each Lot is subject to assessment by the Association and shall be a member of the Association. Said membership shall be appurtenant to and shall not be severed from the Lot.

6.05 The Association shall have two classes of voting membership:

Class A. Class A members shall be all Owners with the exception of the Declarant and shall be entitled to one vote for each Lot owned. When more than one person holds an interest in any Lot, all such persons shall be members. The vote for such Lot shall be exercised as they determine, but in no event shall more than one vote be cast with respect to any Lot.

Class B. The Class B members shall be the Declarant and shall be entitled to three (3) votes for each Lot owned. Class B membership shall cease and be converted to Class A membership on the occurrence of the later of any of the following events:

(a) when the total votes outstanding in the Class A membership in the Association equal the total votes outstanding in the Class B membership in said Association;

(b) the fourth anniversary of the recording of this declaration.

6.06 All elections shall be by secret ballot. Cumulative voting procedures shall be prescribed at all elections at which more than one position on the governing body is to be filled.

6.07 So long as there are two classes of membership, one (1) director shall be elected solely by the votes of the Class A members.

6.08 Regular meetings of the Board of Directors shall be held quarterly or as deemed appropriate by the Association.

6.09 Any vote may be cast by an Owner in person or by proxy. All proxies shall be in writing, dated and signed by the Owners and filed with the Board of Directors before commencement of any meeting. No proxy shall extend beyond the specific meeting for which it was executed, and every proxy shall automatically cease upon sale by the Owners of his or their Lot or upon death or incapacity of the member executing the proxy statement.

6.10 Where the vote or written assent of the membership is required for any action contemplated herein, such action shall require the prescribed percentage of each class of voters during the time there are two classes of membership.

## ARTICLE VII.

### PROPERTY RIGHTS AND RIGHTS OF ENJOYMENT

7.01 Each member of the Association shall have the right of enjoyment of the Common Area including the easements and the facilities located thereon which are appurtenant to the member's Lot, subject to the following conditions:

(a) The right of the Association to suspend the rights and privileges, including voting rights of any member for any period during which an assessment (to which his interest is subject) remains unpaid and for a period not to exceed thirty (30) days for each infraction of its published rules and regulations and for the right to impose monetary penalties for violation of such rules and regulations after hearing by the Board of Directors of the Association. Any Owner shall be given ten (10) days notice of any such hearing by mail or email to his address as it appears on the books of the Association.

(b) The right of the Association to borrow money for the purpose of improving the Common Area and facilities.

(c) The Association shall have the authority to levy fines against Owners for violations of the Declaration or other governing documents, provided such fines are imposed in accordance with Idaho law. No fine shall be assessed unless the Owner receives written notice of the alleged violation, including a description of the violation, the specific provision(s) violated, a statement of the Owner's right to request a hearing before the Board, and a deadline of at least thirty (30) days to correct the violation or request a hearing. If a hearing is requested, it shall be scheduled within a reasonable time, and the Owner shall have an opportunity to present evidence. The Board shall consider the evidence and determine, by majority vote, whether a fine is warranted. Fines shall follow a schedule adopted by the Board consistent with the severity of the violation and shall be due within thirty (30) days of notice. Unpaid fines may be treated as assessments and enforced through the same collection procedures, including the filing of a lien and foreclosure if permitted by law as set forth in Article VIII. No fine shall be imposed if the Owner has initiated and is diligently pursuing a good faith effort to correct the violation.

7.02 The Association shall have the obligation at its expense to maintain in a clean and orderly manner and in a good state of repair its Common Area and all improvements located thereon and to operate in a competent and efficient manner, all facilities located in its Common Area; and in the event of damage or destruction to the improvements, to repair and restore promptly after such damage or destruction occurs, all improvements thereon.

## ARTICLE VIII.

### CREATION OF ASSESSMENT LIENS

8.01 The Declarant, for each Lot owned within the Property hereby covenants, and each Owner of any Lot by acceptance of a deed therefor, whether or not it shall be so expressed in such deed, is deemed to covenant and agree to pay to the respective Association: (a) Annual assessments or charges; and (b) special assessments for capital improvements and for Irrigation System usage, such assessments to be established and collected as hereinafter provided.

The annual and special assessments, together with interest, costs, and reasonable attorney's fees, shall be a charge on the land and shall be a continuing lien upon the property against which each such assessment is made. Each such assessment, together with interest, costs and reasonable attorney's fees, shall also be the personal obligation of the person who was the Owner of such

property at the time when the assessment became due. The personal obligation for delinquent assessments shall not pass to his successors in title unless expressly assumed by them.

8.02 The assessment levied by the Association shall be used exclusively to (i) promote the recreation, health, safety, and welfare of the Owners and for the improvement and maintenance of the Common Area owned by the Association and including, but not limited to, the payment of taxes and insurance for the common properties, and repair, replacement and additions hereto and for the cost of labor, equipment, materials, management and supervision of the Common Area.

8.03 In addition to the annual assessments authorized above, the Association may levy, in any assessment year, a special assessment applicable to that year only for the purpose of defraying, in whole or in part, the cost of any construction, reconstruction, repair or replacement to be performed on the Lots or Common Area or of a capital improvement upon the Association's Common Area, including fixtures and personal property related thereto and for the purpose of performing any unanticipated maintenance, provided that any such assessment in excess of five percent (5%) of the annual budgeted expense of the Association shall have the assent of fifty-one percent (51%) of the votes of all of the Class A members and fifty-one (51%) of all the Class B members, if any, of the Association. Such votes shall be case in person or by proxy at a meeting duly called for this purpose as provided in Section 8.04.

8.04 Written notice of any meeting of the members of the Association shall be sent to all members at their address shown in the books of the Association, by regular mail or email, not less than ten (10) days nor more than thirty (30) days in advance of the meeting and shall describe the nature of the business to be conducted. The presence at any meeting of the members or of proxies entitled to cast twenty-five percent (25%) of all of the votes of each class of membership shall constitute a quorum. If the required quorum is not present or represented at any meeting, the members entitled to vote thereat shall have the power to adjourn the meeting from time to time, without notice other than announcement at the meeting, until a quorum as aforesaid shall be present or represented. Such adjournment shall be for not less than five (5) days and not more than thirty (30) days from the original meeting date. In the absence of a quorum, no other business may be conducted at any such meeting.

8.05 Annual and special assessments shall be fixed on a pro rata basis for each Lot and shall be collected by the Association on a quarterly basis. The directors of the Association shall estimate the charges required to be paid by the Association during the calendar year. The total annual assessments against all Owners shall be based upon advance estimates of cash requirements. Owners shall not be entitled to take offsets from assessment amounts for any reason.

8.06 The annual assessments provided for herein shall commence on the first day of the month following the closing of the first sale of a Lot to a purchaser.

8.07 Without written consent or a majority vote by the members of the Association residing in members, the annual assessment may not be increased more than twenty percent (20%) over that of the last preceding annual assessment.

8.08 Any assessment not paid within thirty (30) days after the due date, shall bear interest from the due date at the maximum rate allowed by law. The Association may bring an action at law against the Owner personally obligated to pay the same, or foreclose the lien against the Lot. Each of the Owners do hereby grant and appoint the Board of Directors as trustee to enforce such lien and to foreclose such lien by private power of sale, and the authority and power to sell the Lot of such defaulting Owner, or any part thereof, to satisfy said lien, for lawful money of the United States to the highest bidder. Such lien and the right to foreclose the same shall be in addition to and not in substitution for all other rights and remedies which the Owner and the Board of Directors may have to enforce the provisions hereof.

8.09 The lien of the assessments provided for herein shall be subordinate to the lien of any first mortgage or deed of trust. The sale or transfer of any Lot shall not affect any assessment lien. However, the sale of any Lot pursuant to a mortgage or deed of trust foreclosure shall extinguish the lien of such assessments as to payments that become due prior to such sale or transfer. No sale or transfer shall relieve such Lot from liability for any assessment thereafter becoming due or from the lien thereof.

8.10 In addition to the remedies stated above, the Association upon violation or breach of any covenant, restriction or condition contained in this declaration, may enter upon any Lot where such violation or breach exists and may abate or remove the thing or condition causing the violation or breach or may otherwise cure the violation or breach. The costs incurred shall be billed to and paid by the Owner of the Lot. If the Owner of any Lot fails, after demand, to pay such costs then the Association shall have a lien, from and after the time a notice of such failure to pay is recorded in the records of Blaine County, Idaho, against the Lot of such Owner or Owners for the amount due and not paid, plus interest from the date of demand for payment at the statutory rate, plus all costs and expenses of collecting the unpaid amount, including reasonable attorneys' fees.

## ARTICLE IX.

### DAMAGE OR DESTRUCTION OF COMMON AREA IMPROVEMENTS

In the event of damage to or destruction of the property of the Association, or any part thereof, , including but not limited to the Common Area, private roads, and all equipment required for the geothermal hot water system, the Association shall repair or replace the same from the insurance proceeds payable to it by reason of such damage or destruction. If any such damage or destruction was insured against and the insurance proceeds are insufficient to cover the cost of repair or replacement of the property damaged or destroyed, the Association may make a special assessment in accordance with the provisions of this declaration, to cover the additional cost of the repair or replacement not covered by the insurance proceeds. Such special assessment is not in addition to any other regular assessments made against Owners and is subject to the rules herein relating to Special Assessments. If any damage or destruction is caused by a casualty not insured against, then the repair or reconstruction shall be accomplished in the manner provided by a written agreement approved by the Owners representing more than fifty percent (50%) of all the Lots after the plans for any repairs or reconstruction have been approved by the Association.

## ARTICLE X.

### LENDER'S REGULATIONS

In order that residential dwelling units erected on the Property may qualify for existing subsidized lending programs, it is declared that the following rights exist in favor of any first mortgagee, notwithstanding contrary or conflicting provisions contained herein.

10.01 The first mortgagee of any dwelling unit may, by written notice to the Association, request written notice of any default by the mortgagor of such dwelling unit in the performance of such mortgagor's obligations under this declaration within thirty (30) days. Such request shall state the name and mailing address of the mortgagee, and the official records book and page number, file number or other reference identifying such recording, and the Lot number encumbered by said mortgage, and a reference to this declaration. Each notice of default given pursuant to such request may be sent by regular mail, postage prepaid, addressed to the mortgagee at the address stated in such request. Following the elapse of two (2) years from the date of receipt of the written request last given by any mortgagee pursuant to this Article, the Association shall have no further duty to notify such mortgagee if mortgagor defaults.

10.02 Any first mortgagee that comes into possession of a dwelling unit pursuant to the remedies provided for in the mortgage, or foreclosure of the mortgage, shall be exempt from an existing right of first refusal of any party as to the purchase of such dwelling unit from the mortgagee thereof.

10.03 Unless at least seventy-five percent (75%) of the first mortgagees (based upon one (1) vote for each mortgage) of dwelling units within the subdivision have given their prior consent, the Association shall not be entitled to:

(1) By act or omission seek to abandon, partition, subdivide, encumber, sell or transfer real estate or improvements thereon which are owned, directly or indirectly, by the Association for the benefit of the dwelling units in the subdivision. (The granting of easements for public utilities or for other public purposes consistent with the intended use of such subdivision shall not be deemed a transfer within the meaning of this clause);

(2) Change the method of determining the obligations, assessments, dues or other charges which may be levied against an Owner;

(3) By act or omission change, waive or abandon any scheme or regulation, or enforcements thereof, pertaining to the architectural; design or the exterior appearance of dwelling units, the maintenance of party walls, or common fences and driveways, or the upkeep of walls and plantings in the subdivision;

(4) Fail to maintain fire and extended coverage on insurable Common Area on a current replacement cost basis in an amount of not less than one hundred percent (100%) of the insurable value (based on current replacement cost);

(5) Use hazard insurance proceeds for losses to any Common Area for other than the repair, replacement or reconstruction of such improvements;

10.04 First mortgagees shall have the right to examine the books and records of the Association, upon reasonable advance request in writing.

10.05 First mortgagees of dwelling units in the subdivision, may jointly or singly, pay taxes which are in default and which may or have become a charge against Common Area and may pay overdue premiums on hazard insurance policies, or secure new hazard insurance coverage on lapse of a policy, for such property and first mortgagees making such payments shall be owed immediate reimbursement therefor from the Association.

10.06 Nothing herein or in the Articles of Incorporation of the Association, or in any other instrument relating to the Property, gives any Owner of any Lot or other party priority over any rights of first mortgagees pursuant to their mortgages, in the case of distribution to such Owners of insurance proceeds or condemnation awards for losses to or a taking of common property in the subject subdivision.

10.07 Any mortgagee who receives a written request from the Association to respond to or consent to any action shall be deemed to have approved or consented to such action if the Association does not receive a written response from the mortgagee within thirty (30) days of the date of the Association's request, provided the request is delivered to the mortgagee by certified or registered mail, return receipt requested.

10.08 The terms "mortgage", "mortgagor" and "mortgagee" as used in this Article shall include respectively, a deed of trust and the trustor and beneficiary thereunder.

## ARTICLE XI.

### MISCELLANEOUS PROVISIONS

11.01 Unless otherwise specified with respect to a specific provision of this Declaration, the provisions hereof may be amended by a vote or the written consent of sixty-six and 67/100ths percent (66.67%) or more of each class of members.

11.02 In the event of any inconsistency between applicable law and any of these covenants or restrictions the applicable law shall govern. Invalidation of any one of these covenants or restrictions by judgment or court order shall in no ways affect any other provisions which shall remain in full force and effect.

DATED this \_\_\_\_\_ day of \_\_\_\_\_ 2026

Carbon Hills Hot Springs, Inc., an  
Idaho corporation

\_\_\_\_\_  
By: David Cimino, President

STATE OF IDAHO            )  
  ) ss.  
County of Blaine            )

On this \_\_\_\_\_ day of \_\_\_\_\_, in the year of 202\_\_, before me, a Notary Public in and for said State, personally appeared David Cimino, known or identified to me to be the President of Carbon Hills Hot Springs, Inc., a corporation, the person who subscribed said corporation's name to the foregoing instrument, and acknowledged to me that he executed the same in said corporation's name.

\_\_\_\_\_  
Notary Public for Idaho  
Residing at \_\_\_\_\_  
My Commission expires: \_\_\_\_\_