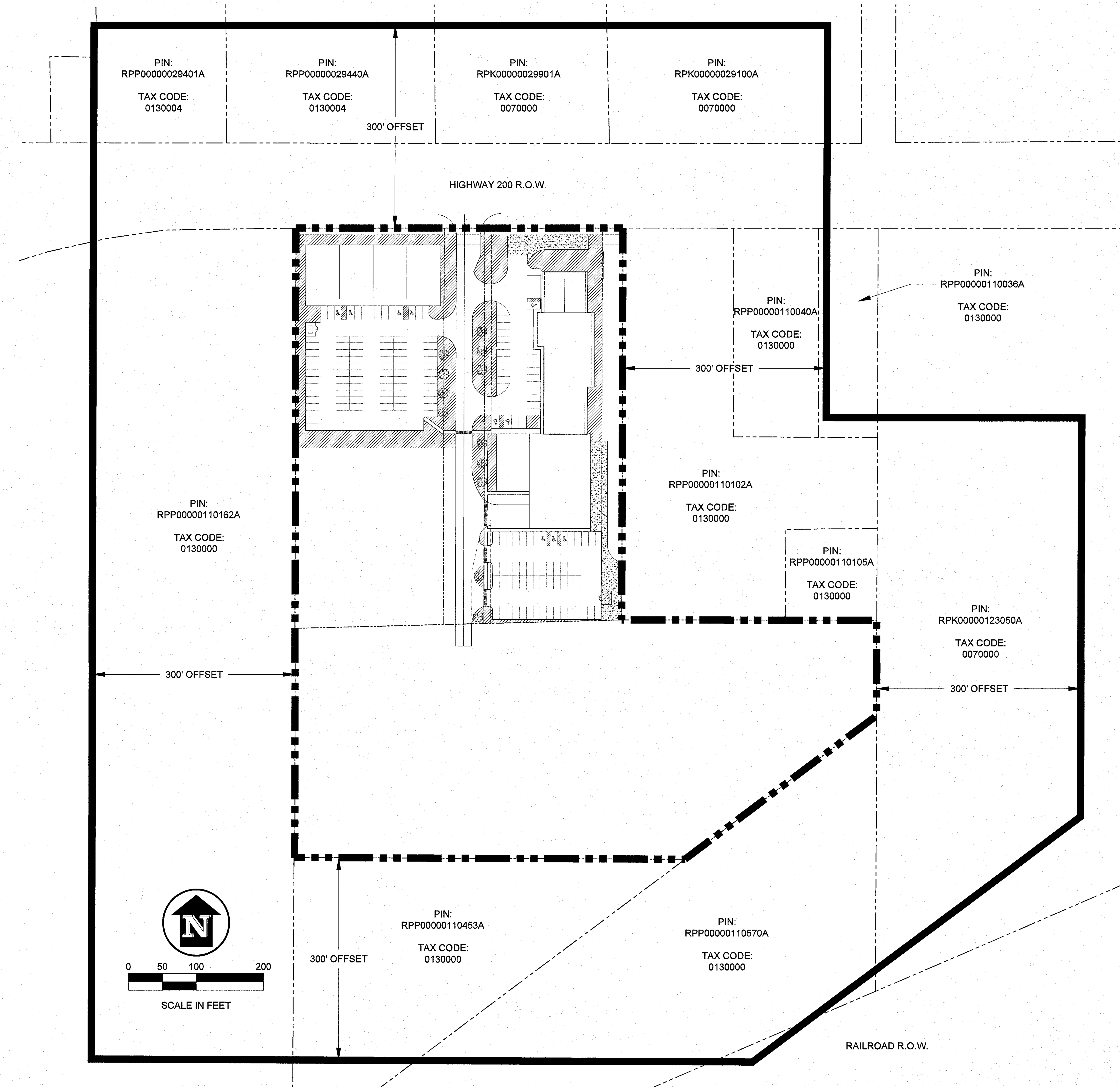
SITE PLAN APPROVAL
LOT 1, PONDERAY PLACE - PHASE 2 INDUSTRIAL PARK
SECTION 11, TOWNSHIP 57 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO



4.1 VICINITY MAP
SCALE: AS SHOWN

SHEET INDEX

SHEET #	TITLE
C1.0	VICINITY MAP & DRAWING INDEX
C1.1	LANDSCAPING & FIRE ACCESS
C1.2	PARKING & DRAINAGE PLAN
C2.1	GRADING, STORMWATER & EROSION CONTROL PLAN - NORTH
C2.2	GRADING, STORMWATER & EROSION CONTROL PLAN - SOUTH
C2.3	DETAILS & SPECIFICATIONS
C3.1	UTILITY PLAN - NORTH
C3.2	UTILITY PLAN - SOUTH

FOR AGENCY REVIEW

PROFESSIONAL ENGINEER REGISTERED 9992 3-15-18 STATE OF IDAHO TIM C. BLANKENSHIP

James A. Sewell and Associates, LLC
1319 NORTH DIVISION
SANDPOINT, IDAHO 83864
(208) 263-4160

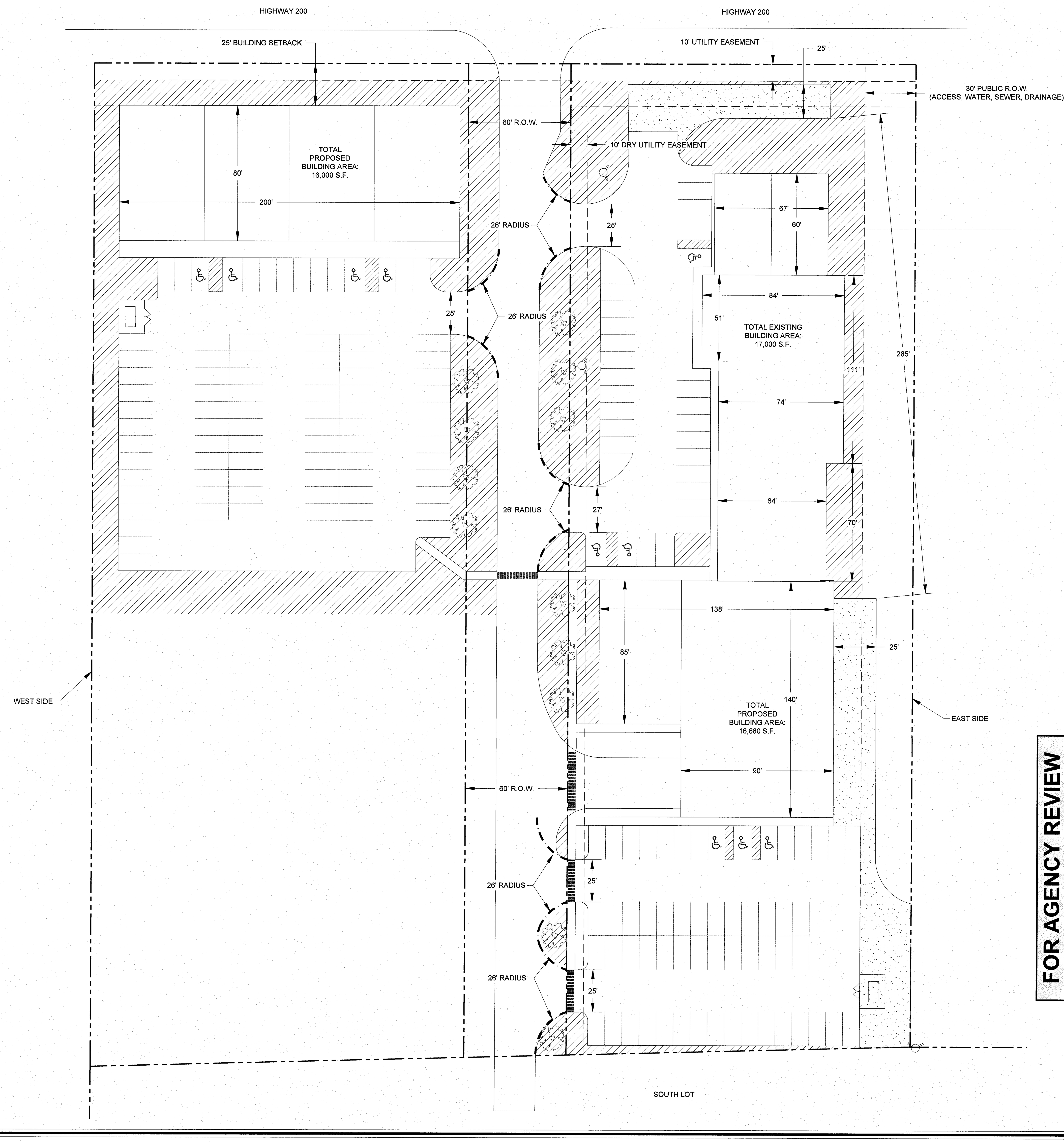
No. DATE: REVISION DRN/CHK

SHEET TITLE: VICINITY MAP & SHEET INDEX

PROJECT: DIEDRICH STORMWATER & UTILITY
COLIN BURNETT/IDAGON HOMES, LLC
BONNER COUNTY, IDAHO

DATE:	3-15-18
SCALE:	AS SHOWN
DESIGNED:	TCB/AHB
DRAWN:	AHB
CHECKED:	TCB
PROJ NO.:	02201-18-001
FILE:	E-DIEDRICH2018.dwg

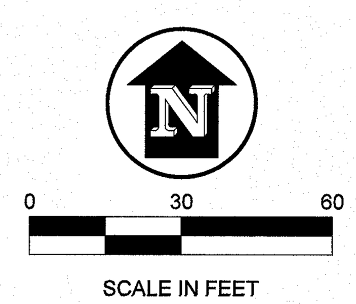
C1.0



LEGEND

- EMERGENCY VEHICLE GRAVEL ACCESS
- PROPOSED TREES
- GRASS AREAS
- EXISTING FIRE HYDRANTS

AREA TOTALS					
LOT	TOTAL LOT AREA		BUILDING AREA	IMPERVIOUS AREA	OPEN SPACE
60' R.O.W	0.81± ACRES	35,193 S.F.	0 S.F.	19,254 S.F.	15,939 S.F.
WEST SIDE	2.98± ACRES	129,685 S.F.	16,000 S.F.	52,760 S.F.	76,925 S.F.
EAST SIDE	2.71± ACRES	118,264 S.F.	33,680 S.F.	83,928 S.F.	34,336 S.F.
SOUTH LOT	6.20± ACRES	269,990 S.F.	0 S.F.	780 S.F.	269,210 S.F.
TOTALS:	12.7± ACRES	553,132 S.F.	49,680 S.F.	156,722 S.F.	396,410 S.F.



4.1 LANDSCAPING & FIRE ACCESS
SCALE: AS SHOWN

PROFESSIONAL ENGINEER
9992
3-15-18
STATE OF IDAHO
TIM C. BLANKENSHIP

No.	DATE:	REVISION	DRN/CHK

James A. Sewell and Associates, LLC
1319 NORTH DIVISION
SANDPOINT, IDAHO 83864
(208) 263-4160

JAMES A. SEWELL AND ASSOCIATES, LLC

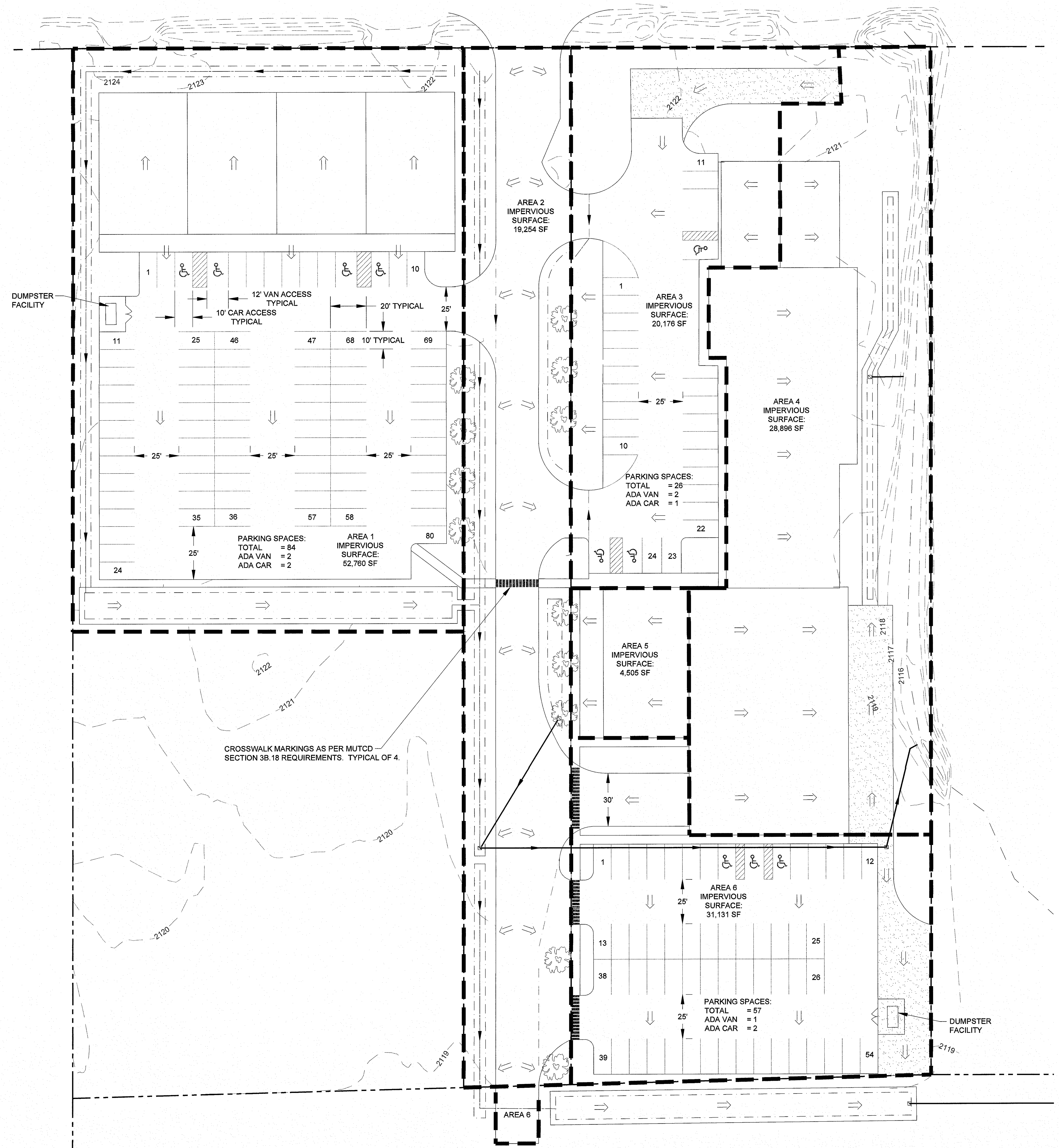
FOR AGENCY REVIEW

SHEET TITLE:
LANDSCAPING & FIRE ACCESS

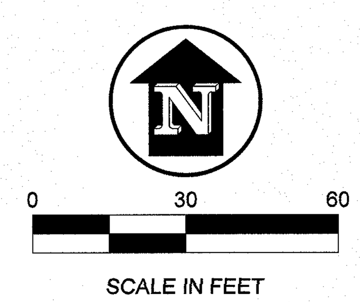
PROJECT:
DIEDRICH STORMWATER & UTILITY
COLIN BURNETT/IDAGON HOMES, LLC
BONNER COUNTY, IDAHO

DATE:	3-15-18
SCALE:	AS SHOWN
DESIGNED:	TCB/AHB
DRAWN:	AHB
CHECKED:	TCB
PROJ NO.:	02201-18-001
FILE:	E-DIEDRICH2018.dwg

C1.1



STORM WATER CONTRIBUTING AREAS				
AREA	CONTRIBUTING AREA	IMPERVIOUS AREA	1ST 1/2" RUNOFF	SWALE VOLUME
AREA 1	72,412 S.F.	52,760 S.F.	2,199 C.F.	2,200 C.F.
AREA 2	35,193 S.F.	19,254 S.F.	802 C.F.	1,780 C.F.
AREA 3	31,073 S.F.	20,176 S.F.	840 C.F.	SEE AREA 2
AREA 4	49,919 S.F.	28,896 S.F.	1,204 C.F.	1,350 C.F.
AREA 5	5,623 S.F.	4,505 S.F.	188 C.F.	200 C.F.
AREA 6	31,649 S.F.	31,131 S.F.	1,297 C.F.	1,350 C.F.
TOTAL IMPERVIOUS SURFACE AREA:		156,722 S.F.	6,530 C.F.	6,780 C.F.



4.1 PARKING & DRAINAGE PLAN

SCALE: AS SHOWN

PROFESSIONAL ENGINEER
REGISTERED
9992
3-15-18
STATE OF IDAHO
TIM C. BLANKENSHIP

No.	DATE:	REVISION	DRN/CHK

James A. Sewell and Associates, LLC
1319 NORTH DIVISION
SANDPOINT, IDAHO 83864
(208) 263-4160

JAMES A. SEWELL AND ASSOCIATES LLC

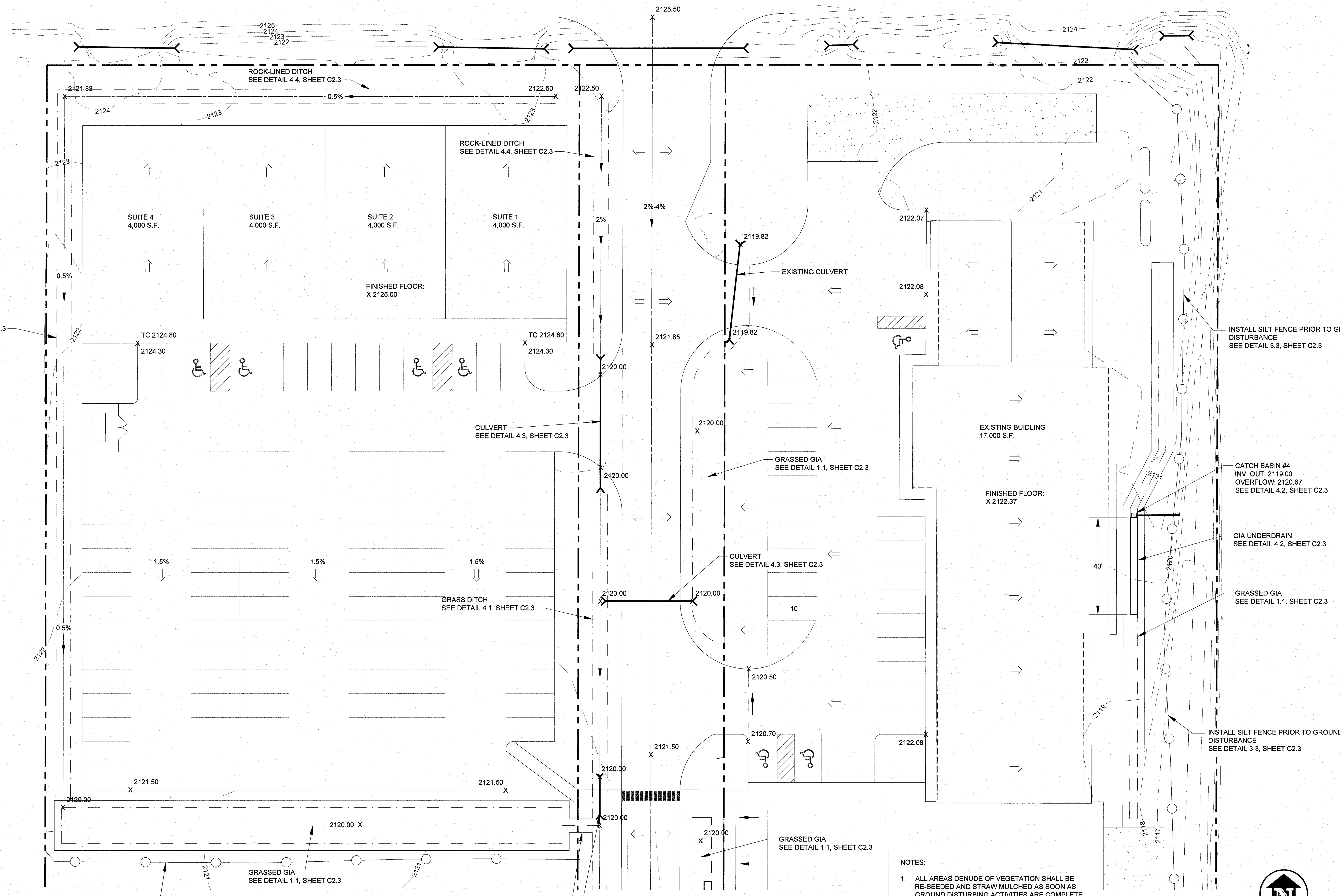
FOR AGENCY REVIEW

SHEET TITLE:
PARKING & DRAINAGE PLAN

PROJECT:
DIEDRICH STORMWATER & UTILITY
COLIN BURNETT/IDAGON HOMES, LLC
BONNER COUNTY, IDAHO

DATE:	3-15-18
SCALE:	AS SHOWN
DESIGNED:	TCB/AHB
DRAWN:	AHB
CHECKED:	TCB
PROJ NO.:	02201-18-001
FILE:	E-DIEDRICH2018.dwg

C1.2



NOTES:

1. ALL AREAS DENUDE OF VEGETATION SHALL BE RE-SEEDED AND STRAW MULCHED AS SOON AS GROUND DISTURBING ACTIVITIES ARE COMPLETE.
2. ANY EXPOSED SOILS IN UNCOMPLETED AREAS SHALL BE COVERED WITH HAND-BROADCASTED STRAW. ENOUGH STRAW SHALL BE APPLIED TO PREVENT EROSION FROM PRECIPITATION.
3. TEMPORARY EROSION CONTROL MEASURES SHALL BE INSTALLED AND FUNCTIONING PRIOR TO GROUND DISTURBANCE ACTIVITIES.

N

0 10 20 40

SCALE IN FEET

4.1 GRADING, STORMWATER & EROSION CONTROL PLAN - NORTH

SCALE: AS SHOWN

FOR AGENCY REVIEW

PROFESSIONAL ENGINEER
REGISTERED
9992
3-15-18
STATE OF IDAHO
TIM C. BLANKENSHIP

No.	DATE:	REVISION	DRN/CHK

James A. Sewell and Associates, LLC
1319 NORTH DIVISION
SANDPOINT, IDAHO 83864
(208) 263-4160

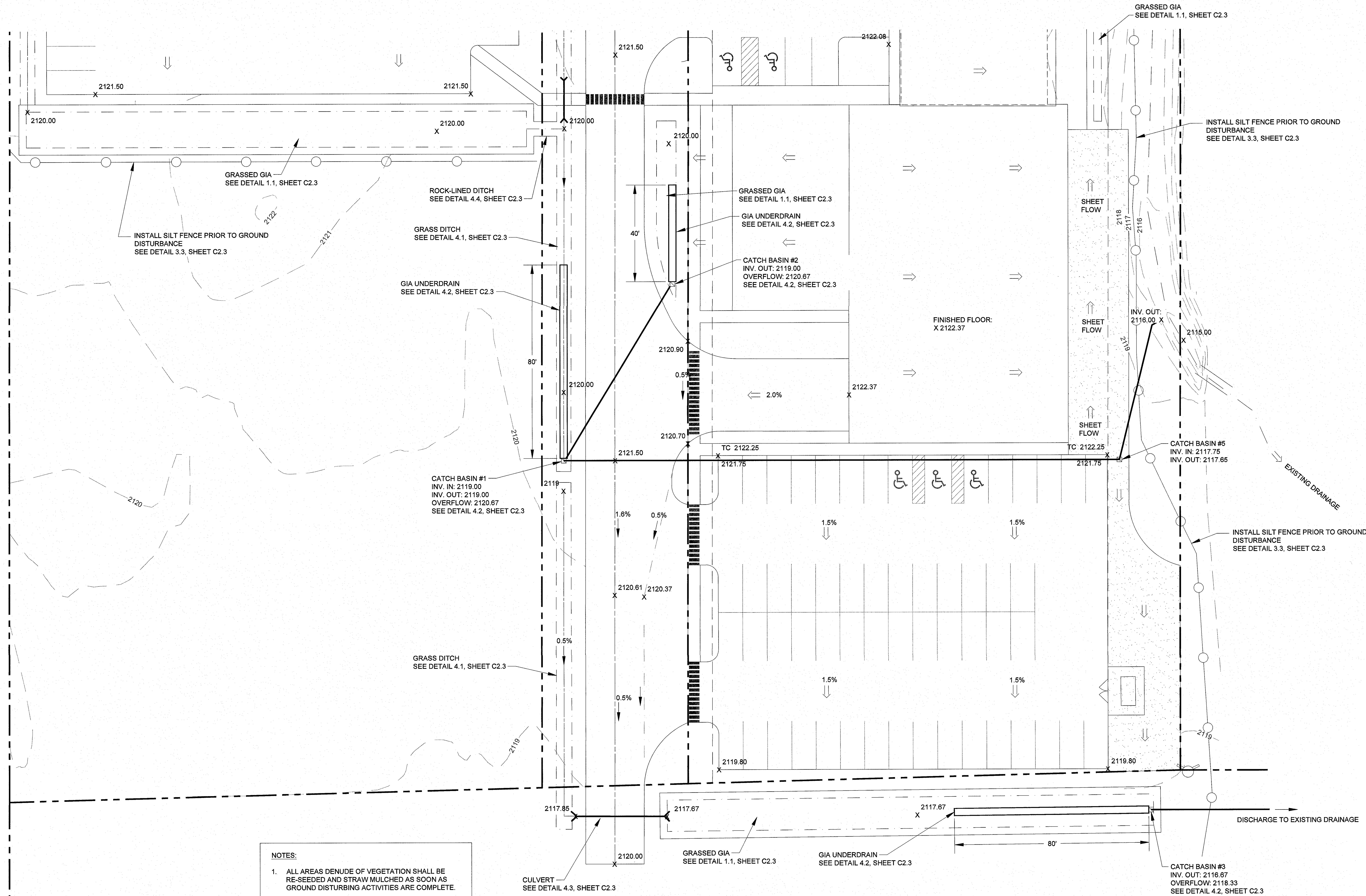
JAMES A. SEWELL AND ASSOCIATES LLC

SHEET TITLE:
GRADING, STORMWATER &
EROSION CONTROL PLAN - NORTH

PROJECT:
DIEDRICH STORMWATER & UTILITY
COLIN BURNETT/IDAGON HOMES, LLC
BONNER COUNTY, IDAHO

DATE:	3-15-18
SCALE:	AS SHOWN
DESIGNED:	TCB/AHB
DRAWN:	AHB
CHECKED:	TCB
PROJ NO.:	02201-18-001
FILE:	E-DIEDRICH2018.dwg

C2.1



NOTES:

1. ALL AREAS DENUDE OF VEGETATION SHALL BE RE-SEEDED AND STRAW MULCHED AS SOON AS GROUND DISTURBING ACTIVITIES ARE COMPLETE.
2. ANY EXPOSED SOILS IN UNCOMPLETED AREAS SHALL BE COVERED WITH HAND-BROADCASTED STRAW. ENOUGH STRAW SHALL BE APPLIED TO PREVENT EROSION FROM PRECIPITATION.
3. TEMPORARY EROSION CONTROL MEASURES SHALL BE INSTALLED AND FUNCTIONING PRIOR TO GROUND DISTURBANCE ACTIVITIES.

4.1 GRADING, STORMWATER & EROSION CONTROL PLAN - SOUTH

SCALE: AS SHOWN

PROFESSIONAL ENGINEER
REGISTERED
9992
3/15/18
STATE OF IDAHO
TIM C. BLANKENSHIP

No.	DATE:	REVISION	DRN/CHK

James A. Sewell and Associates, LLC
1319 NORTH DIVISION
SANDPOINT, IDAHO 83864
(208) 263-4160

FOR AGENCY REVIEW

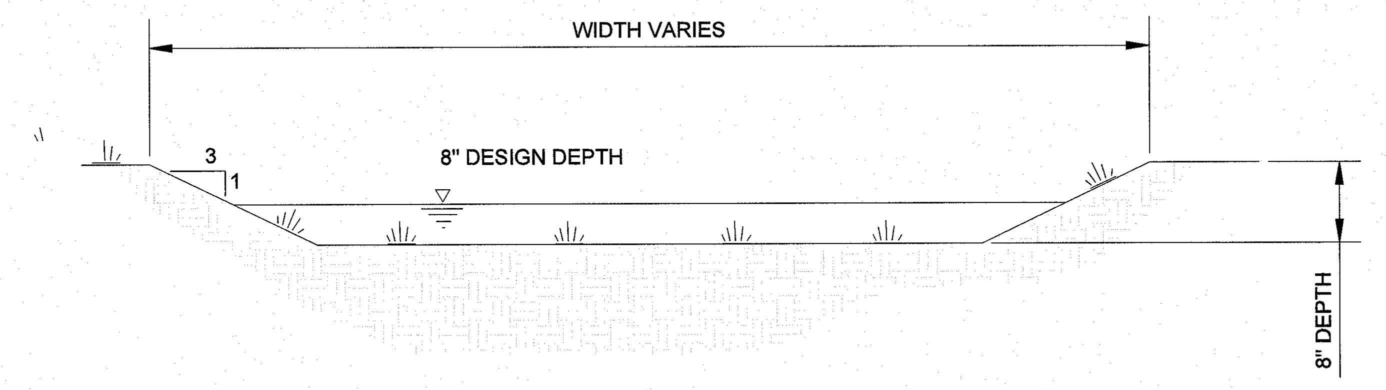
SHEET TITLE:
GRADING, STORMWATER & EROSION CONTROL PLAN - SOUTH

PROJECT:
DIEDRICH STORMWATER & UTILITY
COLIN BURNETT/IDAGON HOMES, LLC
BONNER COUNTY, IDAHO

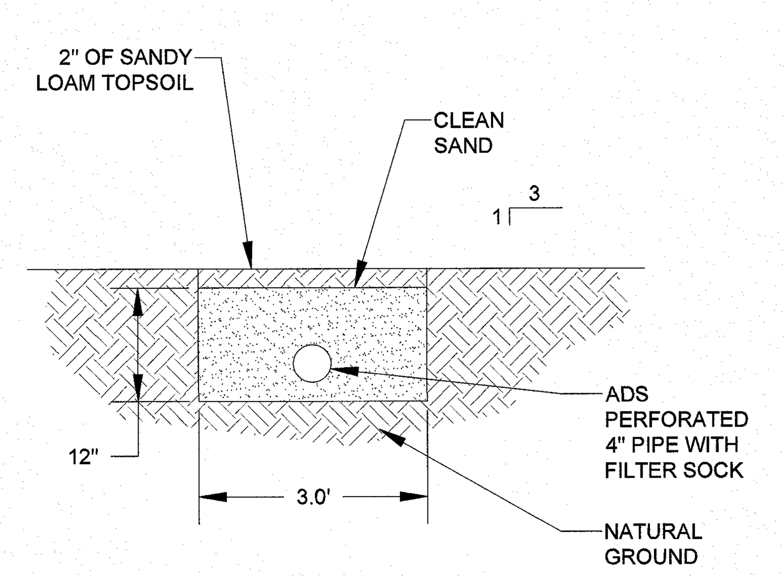
DATE:	3-15-18
SCALE:	AS SHOWN
DESIGNED:	TCB/AHB
DRAWN:	AHB
CHECKED:	TCB
PROJ NO.:	02201-18-001
FILE:	E-DIEDRICH2018.dwg

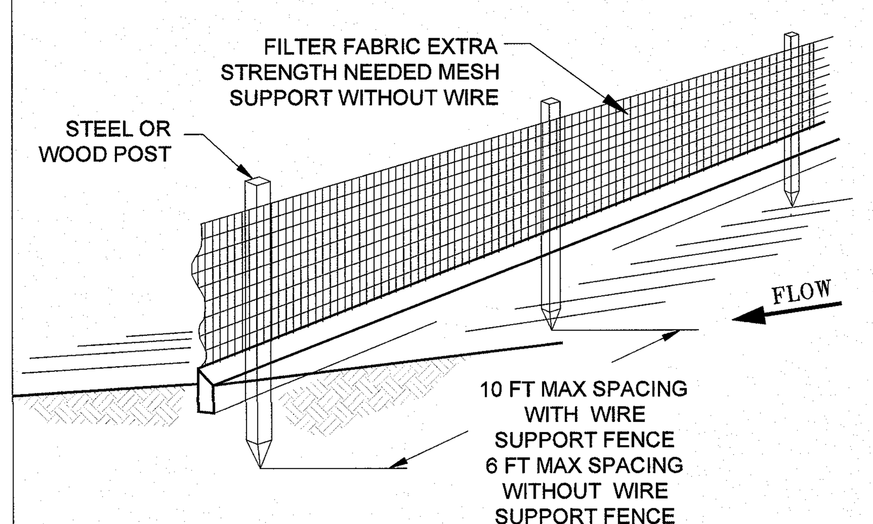
C2.2

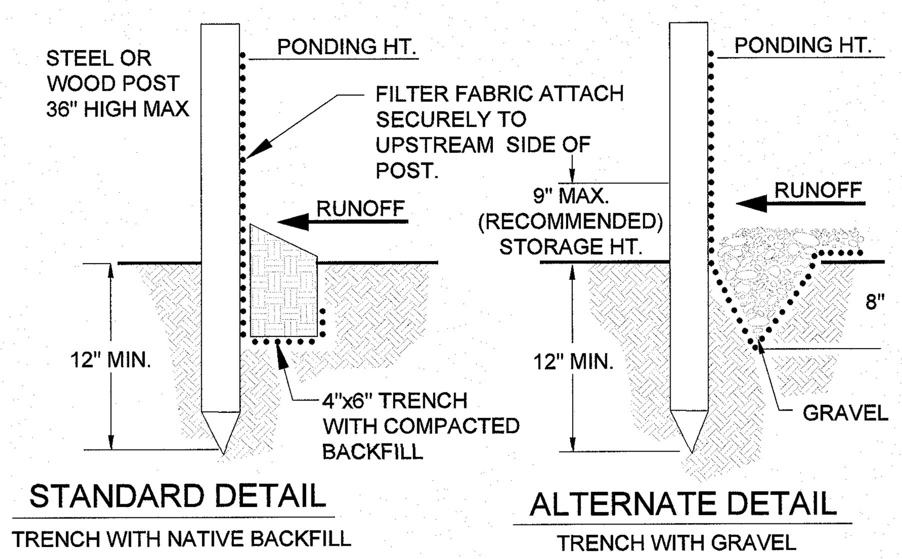
NOTE: BOTTOM OF G.I.A. TO BE CONSTRUCTED LEVEL THROUGHOUT.



1.1 GRASSED INFILTRATION AREA (GIA)
SCALE: NOT TO SCALE







NOTE:
1. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
2. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE.
3. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.

3.3 SILT FENCE
SCALE: N.T.S.

GENERAL - STORM WATER AND EROSION CONTROL SHALL CONFORM TO THE CITY OF PONDERAY STORM WATER MANAGEMENT ORDINANCE. THE CONTRACTOR SHALL PROVIDE DUST CONTROL FOR CONSTRUCTION OPERATIONS IF NECESSARY. THE CONTRACTOR SHALL REPORT SIGNIFICANT CONFLICTS BETWEEN CONDITIONS SHOWN ON PLANS AND CONDITIONS ENCOUNTERED IN THE FIELD TO THE OWNER AND THE ENGINEER OR THE ENGINEER'S REPRESENTATIVE. THE CONTRACTOR SHALL MAKE ALL NECESSARY CONSTRUCTION NOTIFICATIONS.

CONSTRUCTION STAGING - A CONSTRUCTION STAGING AREA SHALL BE DELINEATED TO LIMIT CONSTRUCTION VEHICLE DISTURBANCES.

EXCESS EXCAVATION - EXCESS EXCAVATION SHALL BE PLACED WERE DIRECTED BY THE ENGINEER.

MATERIAL STOCK PILES - ALL ERODABLE STOCK PILED MATERIALS SHALL BE COVERED WITH TARPS AND SECURED, OR THE BASE OF THE STOCK PILES SHALL BE SURROUNDED BY SILT FENCE.

CULVERT - CULVERT SHALL BE CORRUGATED METAL PIPE OR ADS TYPE N-12 PIPE, 12" MIN DIAMETER, OR OTHERWISE SPECIFIED BY ENGINEER.

GIA SEEDING - THE GIAs SHALL BE SEEDED WITH NATIVE SEED MIXTURE. RECOMMENDATIONS FOR SEEDING MIXTURE MAY BE OBTAINED FROM THE U.S.D.A. NATURAL RESOURCE CONSERVATION SERVICE, LANDSCAPE ARCHITECT OR COMMERCIALLY MARKETED GRASS MIXTURE MAY BE APPLIED ACCORDING TO THE ATTACHED INSTRUCTIONS.

EROSION CONTROL - EROSION CONTROL SHALL BE MAINTAINED THROUGH THE USE OF EXISTING VEGETATION, SILT FENCE, ROCK-LINED DITCH WITH CHECK DAMS AND RESEEDING OF AREAS DENUDED OF VEGETATION. SILT FENCE SHALL BE PLACED DOWNSLOPE OF ALL CONSTRUCTION. AREAS WHERE CONSTRUCTION ACTIVITIES TEMPORARILY CEASE FOR MORE THAN 21 DAYS SHALL BE STABILIZED WITH SEEDING OR OTHER METHODS OF STABILIZATION APPROVED BY THE ENGINEER OR HIS REPRESENTATIVE. LESS THAN ONE HALF THE SITE SHALL BE DENUDED OF VEGETATION AT ANY ONE TIME. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED IN GOOD WORKING ORDER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF EROSION CONTROL MEASURES UNTIL SUCH TIME THAT FINAL STABILIZATION OF THE SITE IS COMPLETE.

INSPECTIONS - THE CONTRACTOR SHALL INSPECT ALL STORM WATER AND EROSION CONTROL MEASURES AT LEAST ONCE EVERY WEEK AND FOLLOWING ANY STORM EVENT OF 0.5 INCHES OR GREATER UNTIL SUCH TIME THAT FINAL STABILIZATION IS COMPLETE. THE FOLLOWING ITEMS SHALL BE INSPECTED:

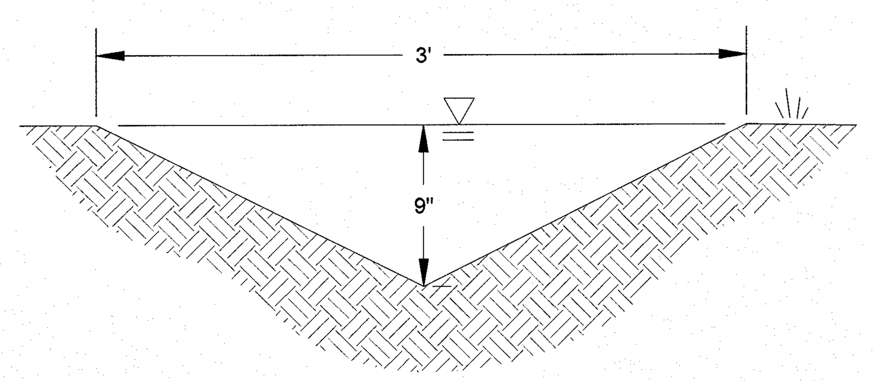
- SILT FENCE
  - -DEPTH OF SEDIMENT (SEDIMENT SHALL BE REMOVED FROM SILT FENCE WHEN IT HAS REACHED 1/3 THE HEIGHT OF THE SILT FENCE)
  - -TEARS IN FABRIC
  - -FABRIC SECURED TO FENCE POSTS
  - -FENCE POST FIRMLY IN GROUND
- ROCK-LINED DITCH
  - -SEDIMENT BUILD UP
- CATCH BASINS, ORIFICES, AND CONVEYANCE PIPES
  - -SEDIMENT BUILD UP
- RESEEDING
  - -BARE SPOTS, WASHOUTS, AND HEALTHY GROWTH
- GIAs
  - -DEPTH OF SEDIMENT (SEDIMENT SHALL BE REMOVED WHEN IT REACHES 10% OF THE DESIGN CAPACITY OF THE GIA, AND/OR AT THE END OF CONSTRUCTION)
- CULVERT
  - -CLOGS
  - -SEDIMENT BUILD UP
  - -SIGNS OF EROSION

THE ENGINEER OR THE ENGINEER'S REPRESENTATIVE SHALL BE NOTIFIED 24 HOURS IN ADVANCE OF THE FOLLOWING INSTALLATIONS:

- TEMPORARY EROSION CONTROL MEASURES
  - SILT FENCE
  - ROCK-LINED DITCH
  - RESEEDING
- GIAs
- CULVERT
- CATCH BASINS

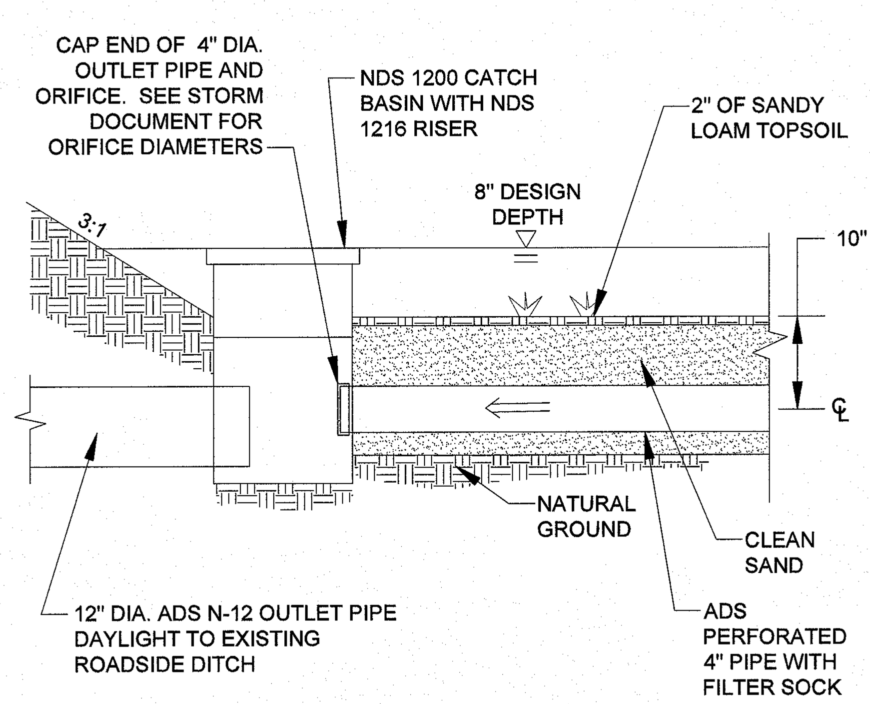
3.5 STORMWATER SPECIFICATIONS
SCALE: N.T.S.

FOR AGENCY REVIEW



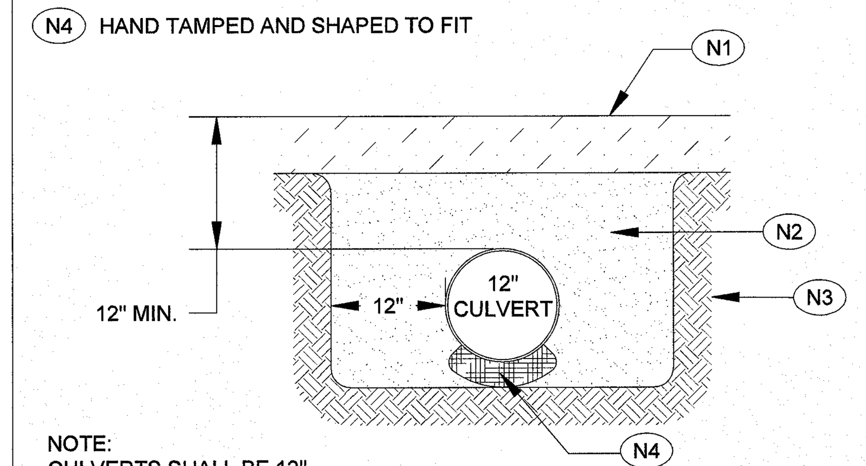
NOTES:
1. ALL DITCHES GREATER THAN 4% SLOPE MUST BE ROCK LINED.

4.1 GRASS DITCH
SCALE: N.T.S.



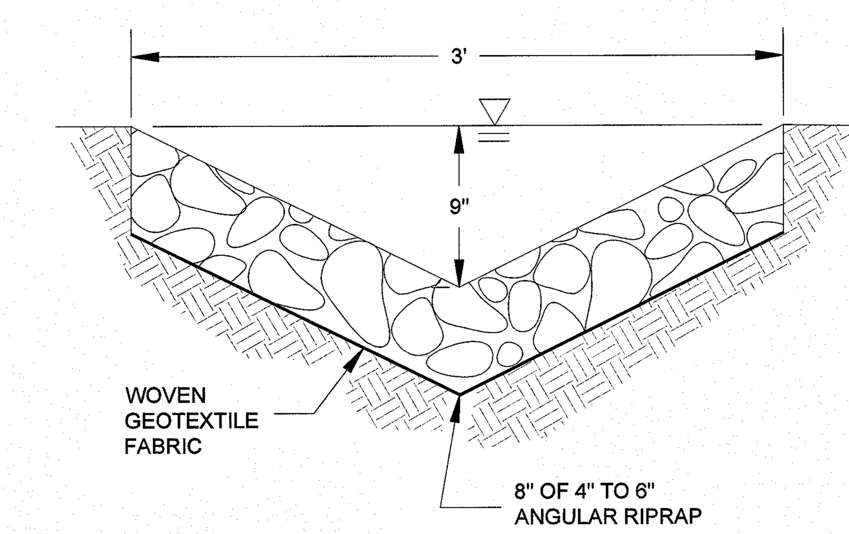
4.2 CATCH BASIN WITH UNDERDRAIN
SCALE: N.T.S.

N1 COMPACTED GRAVEL DRIVEWAY TURN-AROUND
N2 COMPACTED BACKFILL IN 6" LIFTS
N3 NATURAL GROUND
N4 HAND TAMPED AND SHAPED TO FIT



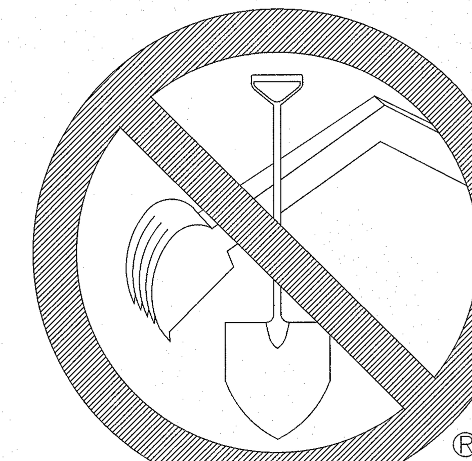
NOTE:
CULVERTS SHALL BE 12" CORRUGATED METAL PIPE OR ADS N-12 PIPE.

4.3 CULVERT
SCALE: N.T.S.



NOTES:
1. ALL DITCHES GREATER THAN 4% SLOPE MUST BE ROCK LINED.
2. MAINTAIN 1.0% MIN. SLOPE IN ALL DITCHES.

4.4 ROCK LINED DITCH
SCALE: NOT TO SCALE



CALL
2 WORKING DAYS
BEFORE
YOU DIG!

Bonner Boundary One Call
1-800-626-4950

PROFESSIONAL ENGINEER
REGISTERED
9992
3-15-18
STATE OF IDAHO
TIM C. BLANKENSHIP

James A. Sewell and Associates, LLC
1319 NORTH DIVISION
SANDPOINT, IDAHO 83864
(208) 263-4160

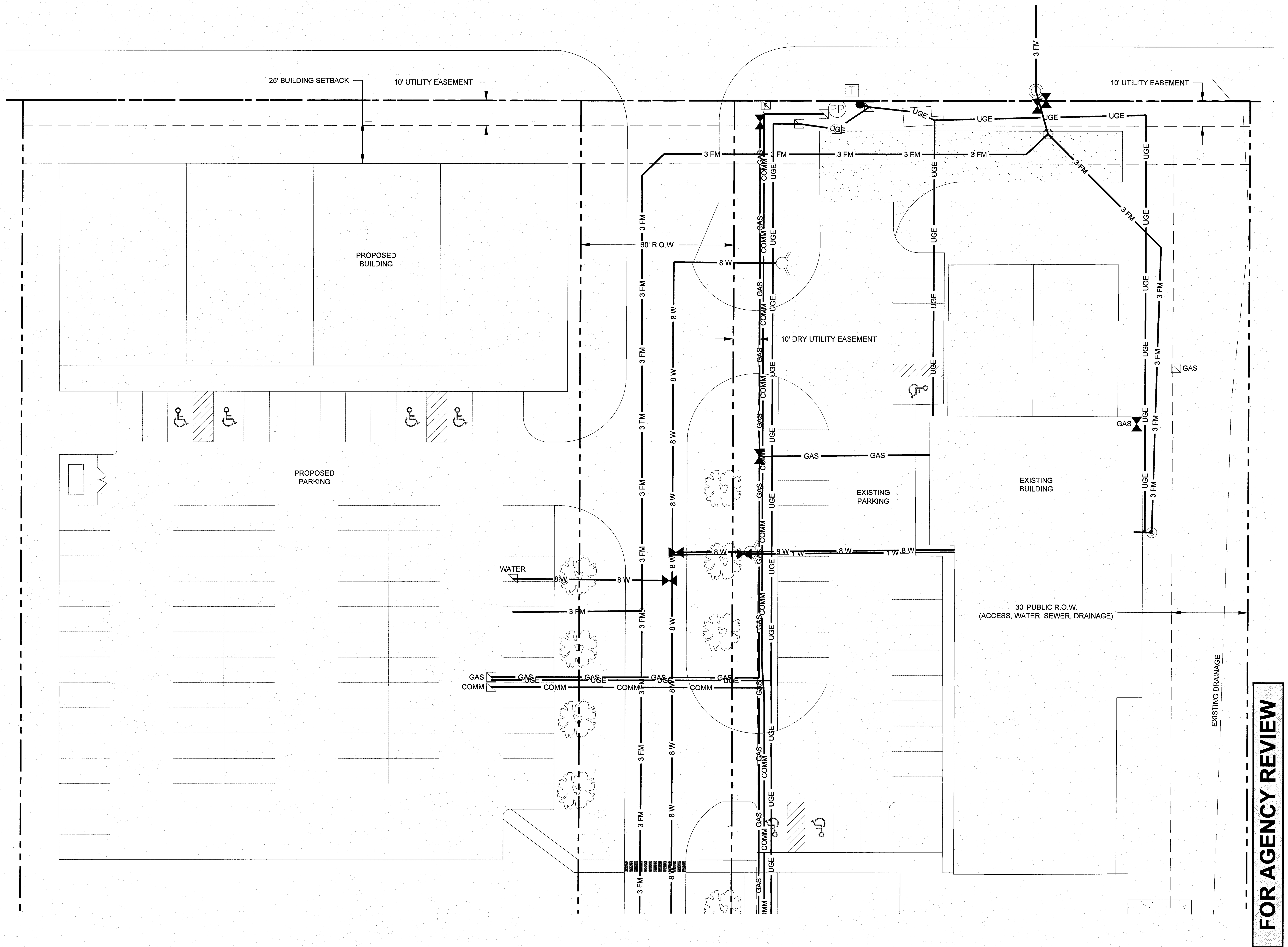
No.	DATE:	REVISION	DRN/CHK

SHEET TITLE:
STORMWATER & EROSION CONTROL DETAILS & SPECIFICATIONS

PROJECT:
DIEDRICH STORMWATER & UTILITY
COLIN BURNETT/IDAGON HOMES, LLC
BONNER COUNTY, IDAHO

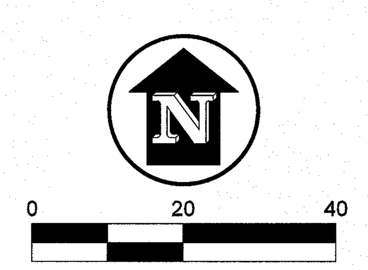
DATE:	3-15-18
SCALE:	AS SHOWN
DESIGNED:	TCB/AHB
DRAWN:	AHB
CHECKED:	TCB
PROJ NO.:	02201-18-001
FILE:	E-DIEDRICH2018.dwg

C2.3



LEGEND

- PP — EXISTING POWER POLE
- EXISTING SERVICE LOCATIONS
- T — EXISTING TELEPHONE JUNCTION BOX
- EXISTING ELECTRICAL METER
- UTILITY VALVE
- 3 FM — EXISTING 3" SEWER FORCE MAIN
- GS — PROPOSED GRAVITY SEWER
- 8 W — EXISTING 8" WATER MAIN
- 1 W — EXISTING 1" WATER MAIN SERVICE
- GAS — EXISTING GAS LINE
- COMM — EXISTING COMMUNICATIONS LINE
- UGE — EXISTING UNDERGROUND ELECTRICAL
- SEWER MANHOLE
- EXISTING SEWER PUMP STATION
- PROPOSED SEWER PUMP STATION
- EXISTING FIRE HYDRANT



SCALE IN FEET

4.1 UTILITY PLAN - NORTH
SCALE: AS SHOWN

PROFESSIONAL ENGINEER REGISTERED 9992 3-15-18 STATE OF IDAHO TIM C. BLANKENSHIP

No.	DATE:	REVISION	DRN/CHK

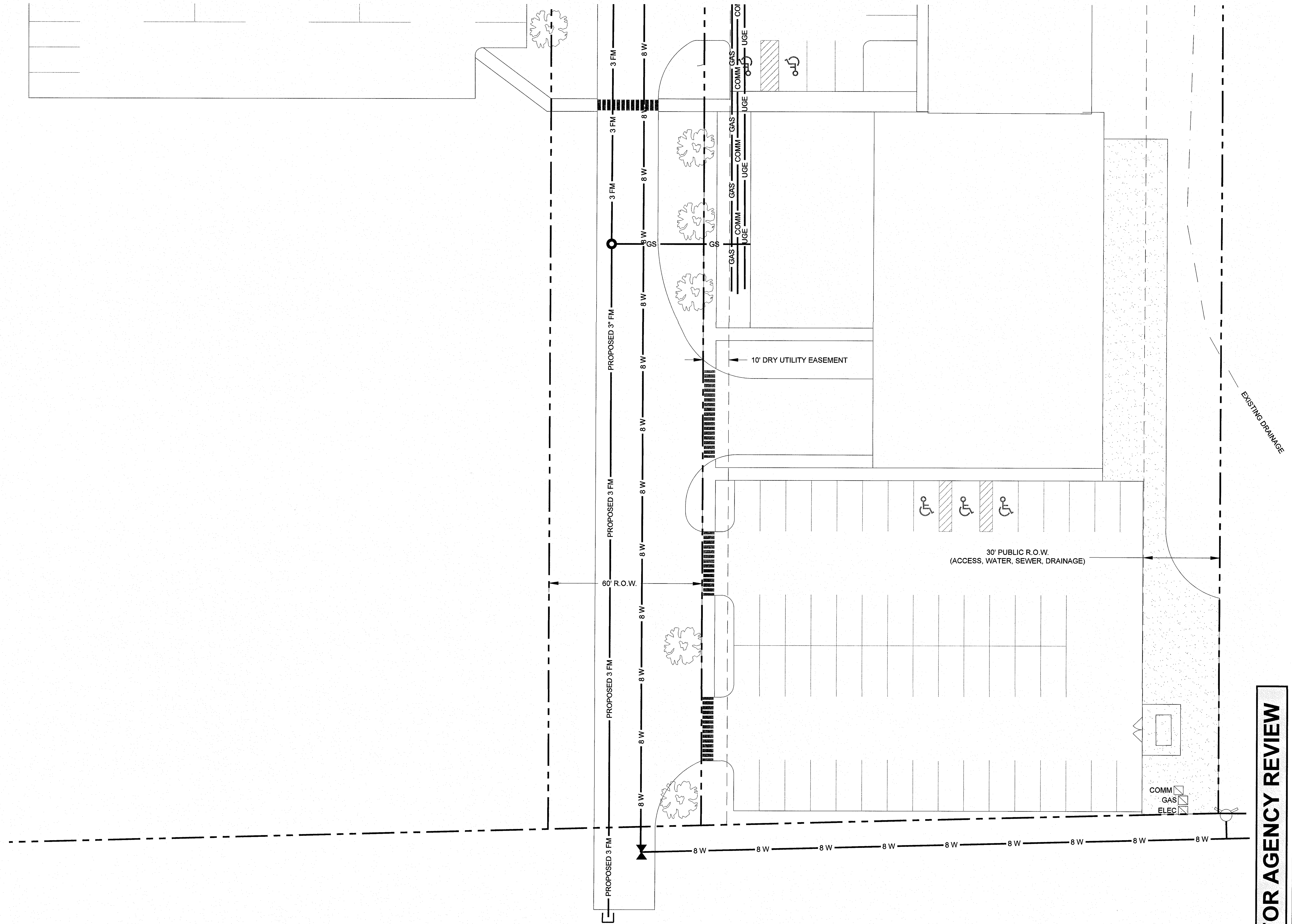
James A. Sewell and Associates, LLC
1319 NORTH DIVISION
SANDPOINT, IDAHO 83864
(208) 263-4160

SHEET TITLE:
UTILITY PLAN - NORTH

PROJECT:
DIEDRICH STORMWATER & UTILITY
COLIN BURNETT/IDAGON HOMES, LLC
BONNER COUNTY, IDAHO

DATE:	3-15-18
SCALE:	AS SHOWN
DESIGNED:	TCB/AHB
DRAWN:	AHB
CHECKED:	TCB
PROJ NO.:	02201-18-001
FILE:	E-DIEDRICH2018.dwg

C3.1



LEGEND

PP	EXISTING POWER POLE
	EXISTING SERVICE LOCATIONS
T	EXISTING TELEPHONE JUNCTION BOX
	EXISTING ELECTRICAL METER
	UTILITY VALVE
3 FM	EXISTING 3" SEWER FORCE MAIN
GS	PROPOSED GRAVITY SEWER
8 W	EXISTING 8" WATER MAIN
1 W	EXISTING 1" WATER MAIN SERVICE
GAS	EXISTING GAS LINE
COMM	EXISTING COMMUNICATIONS LINE
UGE	EXISTING UNDERGROUND ELECTRICAL
PROPOSED 3 FM	PROPOSED 3" SEWER FORCE MAIN
	SEWER MANHOLE
	EXISTING SEWER PUMP STATION
	PROPOSED SEWER PUMP STATION
	EXISTING FIRE HYDRANT

N

0 20 40

SCALE IN FEET

4.1 UTILITY PLAN - SOUTH

SCALE: AS SHOWN

FOR AGENCY REVIEW

PROFESSIONAL ENGINEER
9992
3/15/18
STATE OF IDAHO
TIM C. BLANKENSHIP

No.	DATE:	REVISION	DRN/CHK

James A. Sewell and Associates, LLC

1319 NORTH DIVISION
SANDPOINT, IDAHO 83864
(208) 263-4160

JAMES A. SEWELL AND ASSOCIATES LLC

SHEET TITLE:
UTILITY PLAN - SOUTH

PROJECT:
DIEDRICH STORMWATER & UTILITY
COLIN BURNETT/IDAGON HOMES, LLC
BONNER COUNTY, IDAHO

DATE:	3-15-18
SCALE:	AS SHOWN
DESIGNED:	TCB/AHB
DRAWN:	AHB
CHECKED:	TCB
PROJ NO.:	02201-18-001
FILE:	E-DIEDRICH2018.dwg

C3.2