

c:\users\don\dropbox\18041_mcnearney subdivision\dwg\mcnearney_sheets.dwg

PANHANDLE AREA COUNCIL, INC.
(RPP00000020770A)

FLOYD McGEE ESTATE
(RPP00000020104A)

3.65 ACRES

FLOYD McGEE ESTATE
(RPP00000027801A)

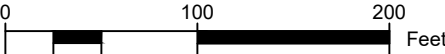
S STEPHEN & DEBORAH LA FRENZ
(RPP00000028050A)

S STEPHEN & DEBORAH LA FRENZ
(RPP00000028200A)

McNEARNEY MILL

PONDERAY, IDAHO

RPP00000028002A aka 2-57N-2W N 440FT OF W 495 OF SE4 LESS S 220FT OF W 160FT, Section 2, Township 57 North, Range 2 West,
Boise Meridian, Bonner County, 300 McNearney Road, Ponderay, Idaho

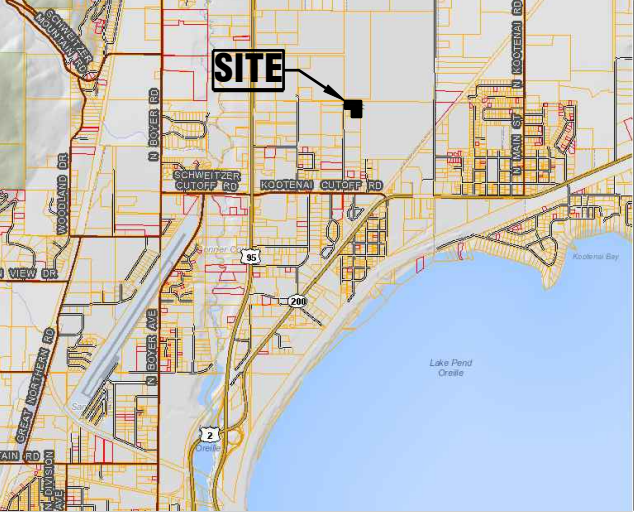


OWNERS
PHILLIP MCNEARNEY
and
JOYCE BROADSWORD

LEGEND

RIGHTS-OF-WAY LINE _____
ADJACENT PROPERTY LINE _____
PROPOSED EASEMENT _____
PROPOSED RIGHT-OF-WAY R/W R/W R/W
PROJECT PROPERTY LINE _____
R.O.W. CENTERLINE _____
EXISTING GRAVEL _____
EXIST. TOP OF SLOPE _____
EXIST. TOE OF SLOPE _____
EXIST. EDGE OF PAVEMENT _____
EXIST. SAN. SEWER SS SS
DITCH FLOWLINE > > > > >
PROPOSED STORM LINE SD SD

PROPOSED GRAVEL [Pattern]
EXISTING GRAVEL [Pattern]



PROJECT VICINITY

TABLE OF CONTENTS

C-1 COVER SHEET
C-2 PRELIMINARY PLAT
C-3 IMPROVEMENT PLAN
C-3a McNEARNEY MILL LANE PROFILE
C-4 SEWER PLAN
C-5 SITE DETAILS

GENERAL NOTES

- ALL WORK SHALL CONFORM TO THE "IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION," 2017 OR MOST RECENT EDITION.
- THE CONTRACTOR SHALL NOTIFY THE APPROPRIATE UTILITY COMPANY PRIOR TO STARTING WORK NEAR ANY FACILITIES AND SHALL COORDINATE HIS WORK WITH COMPANY REPRESENTATIVES. ALL UTILITY SERVICES SHALL BE INSTALLED UNDERGROUND. FOR EXISTING UTILITY LOCATIONS, CONTACT CALL BEFORE YOU DIG AT 1-800-626-4950 AT LEAST 48 HOURS PRIOR TO STARTING ANY EXCAVATIONS.
- WORK SHALL NOT BEGIN UNTIL A NOTICE TO PROCEED IS ISSUED BY THE CITY OF PONDERAY OR THE ENGINEER.
- THE CONTRACTOR SHALL NOTIFY THE CITY OF PONDERAY 48 HOURS PRIOR TO STARTING WORK.
- A PERMIT SHALL BE OBTAINED FROM THE CITY FOR WORK WITHIN EXISTING CITY RIGHT-OF-WAY.
- THE CONTRACTOR SHALL HAVE AN APPROVED SET OF IMPROVEMENT PLANS AND APPROVAL LETTER ON THE JOB SITE AT ALL TIMES.
- ALL UNDERGROUND UTILITY LATERALS SHALL BE INSTALLED BEFORE FINAL GRADING OF ROADWAYS.
- WHERE TRENCHES ARE WITHIN PUBLIC EASEMENTS, COMPACTION TEST RESULTS SHALL BE SUBMITTED TO THE ENGINEER OF RECORD BY A QUALIFIED SOILS ENGINEER WHICH CERTIFY THAT TRENCH BACKFILL WAS COMPACTED AS REQUIRED IN ACCORDANCE WITH ISPMC.
- ALL TESTING REQUIRED BY THE CITY WILL BE AT THE EXPENSE OF THE CONTRACTOR.
- ALL EXISTING IMPROVEMENTS SHALL BE JOINED OR MATCHED IN A MANNER SATISFACTORY TO THE CITY.
- NO REVISIONS SHALL BE MADE TO THESE PLANS WITHOUT THE APPROVAL OF THE ENGINEER.

SITE SPECIFIC NOTES

- THE EXISTING ZONING FOR THIS PARCEL IS INDUSTRIAL.
- THE EXISTING USE OF THE PROPERTY IS INDUSTRIAL.
- THE LANDSCAPE FEATURES SHOWN HEREON ARE MERELY A SUGGESTION AND ARE NOT INTENDED TO BE BINDING IN ANY WAY.
- THE CITY ROADWAY SERVING THIS PROJECT AND THE MAINTENANCE THEREOF IS PUBLIC AND IS OWNED AND MAINTAINED BY THE CITY OF PONDERAY.
- FUTURE SITE DEVELOPMENT PLANS SHALL REQUIRE THEIR OWN STORMWATER MANAGEMENT PLANS.
- THE CITY OF PONDERAY IS THE LEGAL OWNER OF ALL RIGHTS-OF-WAY DEPICTED HEREON.
- RIGHT-OF-WAY AND PROPERTY LINEWORK DEPICTED HEREON WERE PROVIDED BY GLAHE SURVEYING WITH ADDITIONAL INFORMATION ADDED FROM CITY OF PONDERAY DESIGN PLANS AND KOOTENAI-PONDERAY SEWER DISTRICT AS-BUILT PLANS. WE MAKE NO WARRANTY AS TO THE ACCURACY OF THE PROPERTY BOUNDARIES DEPICTED OR THE UTILITY LOCATIONS SHOWN.

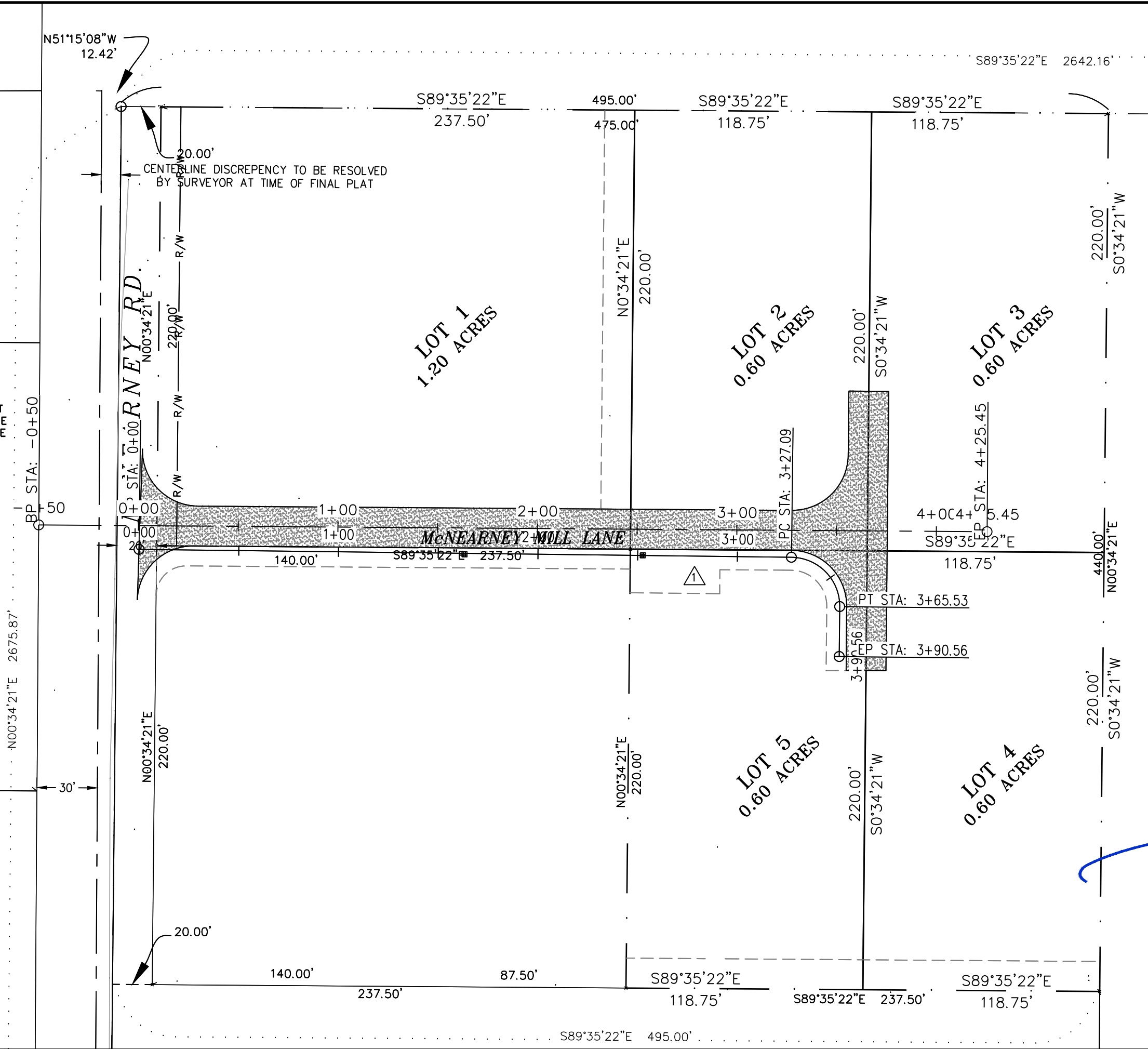
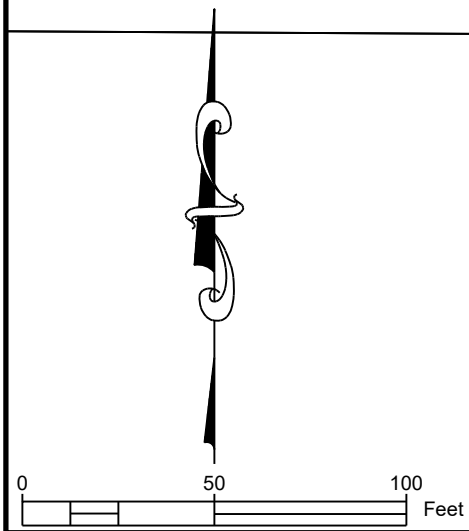


PROJECT NO: 1810
DRAWN BY: MLC
CHECKED BY: DWL
SCALE: 1"=50' (11"x17" ONLY)
C-1
SHEET 1 OF 5

7B ENGINEERING
414 CHURCH STREET, SUITE 205C
SANDPOINT, ID 83864
(208) 914-4833
7B.Engineering@gmail.com


REVISION	DATE	DESCRIPTION
1	8/23/18	STORM PIPE BENEATH DITCH
COVER SHEET		
OWNER		
PROJECT		

1. THIS VERSION OF THE PRELIMINARY PLAT IS FOR SITE PLAN REFERENCE ONLY. SEE THE OFFICIAL VERSION ON FILE WITH THE CITY OF PONDERAY FOR MORE DETAILED INFORMATION.



PROJECT NO: 1810
DRAWN BY: MLC
CHECKED BY: DWL
SCALE: 1"=50' (11"x17" ONLY)
C-2
SHEET 2 OF 5

SHEET TITLE	REVISION	DATE	DESCRIPTION
PRELIMINARY PLAT	1	8/23/18	STORM PIPE BENEATH DITCH
OWNER PHIL MCNEARNEY			
PROJECT MCNEARNEY MILL PONDERAY, IDAHO			



LB
ENGINEERING
414 CHURCH STREET, SUITE 2050
SANDPOINT, ID 83864
(208) 914-4833
7B.Engineering@gmail.com

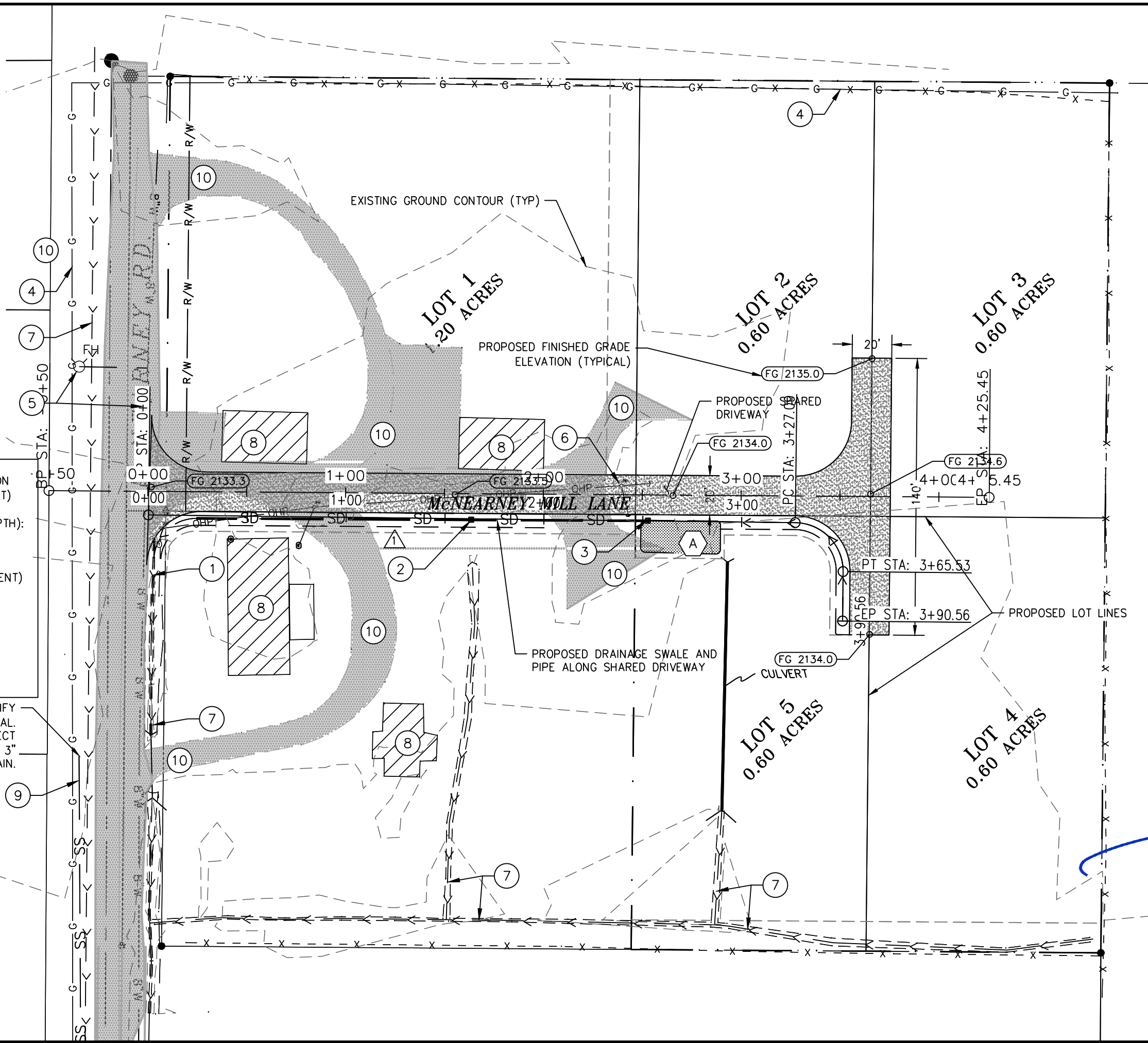
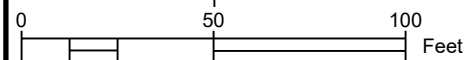
PROJECT KEY NOTES:

- 1 DAYLIGHT NEW DRAINAGE DITCH INTO EXISTING ROADSIDE DITCH
IE OUT (S) = 2130.8
- 2 CATCH BASIN #1
RIM=2132.80
IE (12")=2130.80
- 3 CATCH BASIN #2
STORMWATER CONTROL STRUCTURE
RIM=2133.67
IE (12")=2131.17
- 4 RETAIN & PROTECT EXISTING AVISTA GAS MAIN
- 5 RETAIN & PROTECT EXISTING CITY OF SANDPOINT WATER MAIN & HYDRANT
- 6 RELOCATE EXISTING POWER SERVICES (COORDINATE WITH AVISTA)
- 7 RETAIN & PROTECT EXISTING DRAINAGE DITCH
- 8 RETAIN & PROTECT EXISTING STRUCTURE
- 9 RETAIN & PROTECT EXISTING 3" SEWER LATERALS (SEE SEWER PLAN)
- 10 RETAIN & PROTECT DRIVEWAYS

STORMWATER TREATMENT/DETENTION FACILITY (SEE STORMWATER REPORT)

- TREATMENT (VOLUME BASED, 6" DEPTH):
 - AREA REQUIRED = 267 SF
 - AREA PROVIDED = 657 SF
- DETENTION (25-YEAR, 24-HOUR EVENT) BOWSTRING METHOD
 - VOLUME REQUIRED = 328 CF
 - VOLUME PROVIDED = 329 CF
- FACILITY PHYSICAL DETAILS:
 - BOTTOM ELEV = 2133.17
 - IE OUT (CB#2 GRATE) = 2133.67

CONTRACTOR TO LOCATE AND VERIFY EXISTING 3" PVC SANITARY LATERAL. AFTER CLEANING AND APPROVAL, CONNECT NEW PRESSURE SERVICES TO EXISTING 3" PRESSURE MAIN.



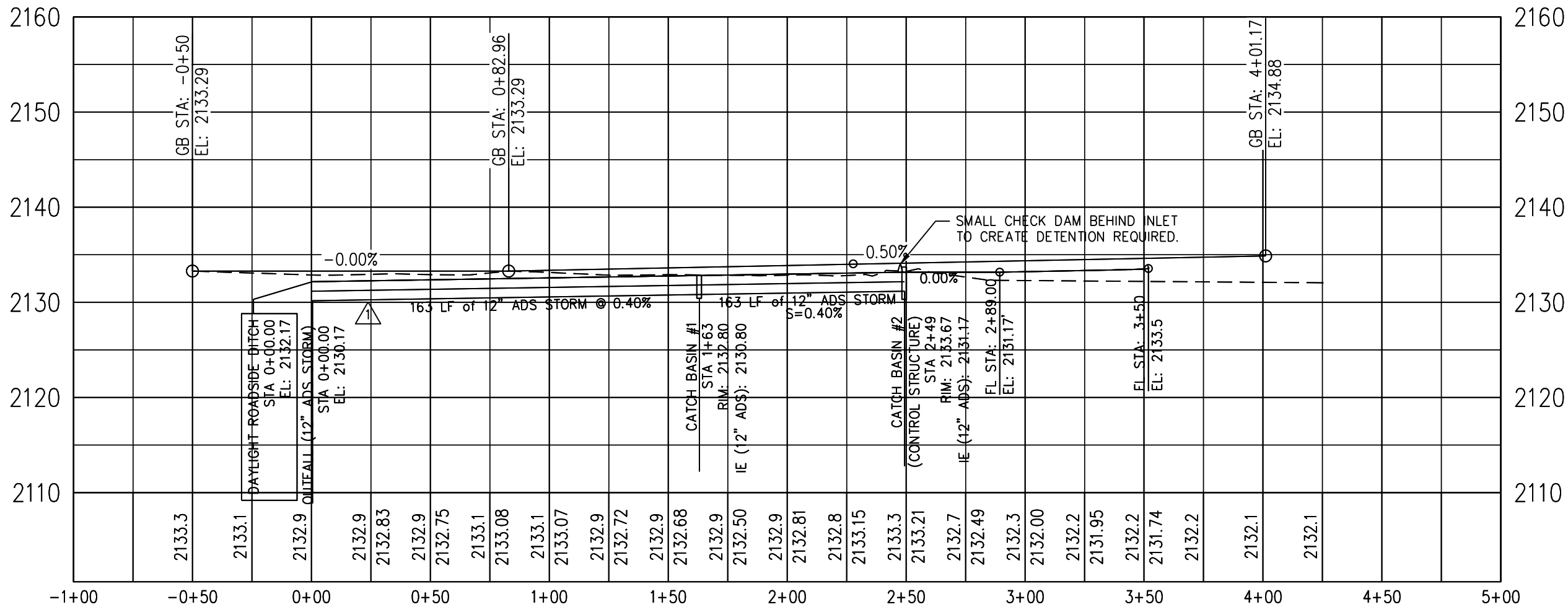
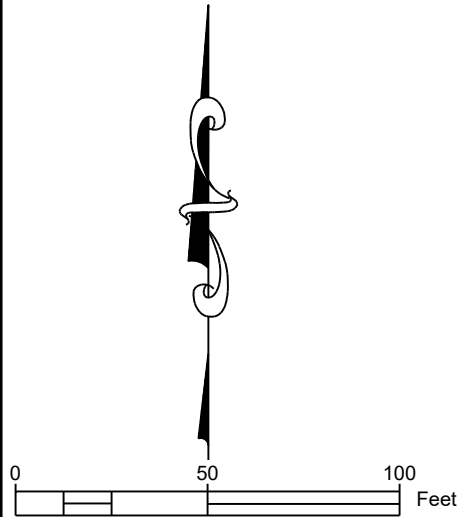
7B ENGINEERING
414 CHURCH STREET, SUITE 205C
SANDPOINT, ID 83864
(208) 914-4833
7B.Engineering@gmail.com

REVISION	DATE	DESCRIPTION
1	8/23/18	STORM PIPE BENEATH DITCH

SHEET TITLE	IMPROVEMENT PLAN
OWNER	PHIL MCNEARNEY
PROJECT	MCNEARNEY MILL PONDERAY, IDAHO

PROFESSIONAL ENGINEER
REGISTERED
NOVEMBER 12, 2018
IDaho
PAUL W. LARSON
PROJECT NO: 1810
DRAWN BY: MLC
CHECKED BY: DWL
SCALE: 1"=50' (11"x17" ONLY)
C-3
SHEET 3 OF 5


c:\users\dam\dropbox\18041 mcnearney subdivision\dwg\mcnearney_sheets.dwg





7B
ENGINEERING
414 CHURCH STREET, SUITE 205C
SANDPOINT, ID 83864
(208) 914-4833
7B.Engineering@gmail.com

SHEET TITLE	REVISION	DATE	DESCRIPTION
McNEARNEY MILL LANE PROFILE	1	8/23/18	STORM PIPE BENEATH DITCH
OWNER			
PHIL MCNEARNEY			
PROJECT			
McNEARNEY MILL PONDERAY, IDAHO			



PROFESSIONAL ENGINEER
PHIL MCNEARNEY
NO. 12882
STATE OF IDAHO
NO EXPIRATION

PROJECT NO: 1810

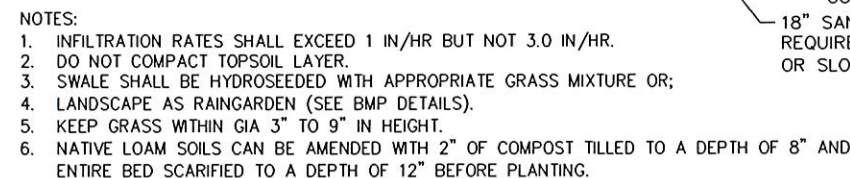
DRAWN BY: MLC

CHECKED BY: DWL

SCALE: 1"=50' (11"x17" ONLY)

C-3a

SHEET 3a OF 5



NTS



NTS



1. HARDWOOD POSTS SHALL HAVE A MINIMUM CROSS SECTIONAL AREA OF 3 SQUARE INCHES. STEEL POSTS SHALL BE STANDARD "T" OR "U" SECTION WEIGHING NOT LESS THAN 1 POUND PER LINEAR FOOT.
2. GEOTEXTILES MEETING THE FOLLOWING ARE ACCEPTABLE:

PROPERTY	TEST METHOD	MINIMUM AVERAGE
GRAB TENSILE STRENGTH	ASTM D4632	90 LB
GRAB ELONGATION (@ 45 LB MIN)	ASTM D4632	50% MAX
PERMITTIVITY	ASTM D4491	0.05 SEC-1
APPARENT OPENING SIZE	ASTM D4751	#20 OR FINER
ULTRAVIOLET STABILITY RETAINED	ASTM D4355	70% STRENGTH @ 150 HRS
3. OPTIONAL WIRE SUPPORT FENCE SHALL BE A MINIMUM OF 14.5 GAUGE WELDED WIRE W/ 6" MESH SPACING.
4. IF OPTIONAL WIRE SUPPORT FENCE IS USED, ATTACH TO GEOTEXTILE W/ TIE WIRES OR RINGS AT MINIMUM 24" SPACING AND ATTACH WIRE FENCE TO POSTS W/ STAPLES, TIE WIRES OR RINGS IN 3 PLACES.
5. IF OPTIONAL WIRE SUPPORT FENCE IS NOT USED, ATTACH GEOTEXTILE DIRECTLY TO POSTS W/ STAPLES, TIE WIRES OR RINGS IN 3 PLACES.
6. WHERE JOINTS IN THE GEOTEXTILE FABRIC ARE REQUIRED, SPLICE ONLY AT A SUPPORT POST, WITH A MINIMUM 6 INCH, FOLDED OVERLAP.
7. INSPECT SILT FENCE PERIODICALLY FOR DAMAGE AND REMOVE SEDIMENT WHEN IT REACHES ONE-HALF THE HEIGHT OF THE FENCE.

SCALE: N.T.S.

Revised

RECEIVED

AUG 07 2018

PLANNING OFFICE
CITY OF PULASKY

L7B
ENGINEERING
114 CHURCH STREET, SUITE 205C
SANDPOINT, ID 83864
(208) 914-4833
7B.Engineering@gmail.com

SHEET TITLE		REVISION	DATE	DESCRIPTION
SITE DETAILS				
OWNER				
PHIL MCNEARNEY				
PROJECT				
MCNEARNEY MILL PONDERAY, IDAHO				

PROJECT NO: 1810
DRAWN BY: MLC
CHECKED BY: DWL
SCALE: NTS (11"x17" ONLY)

C-5

SHEET 5 OF 5