

CIVIL ENGINEERING PLANS

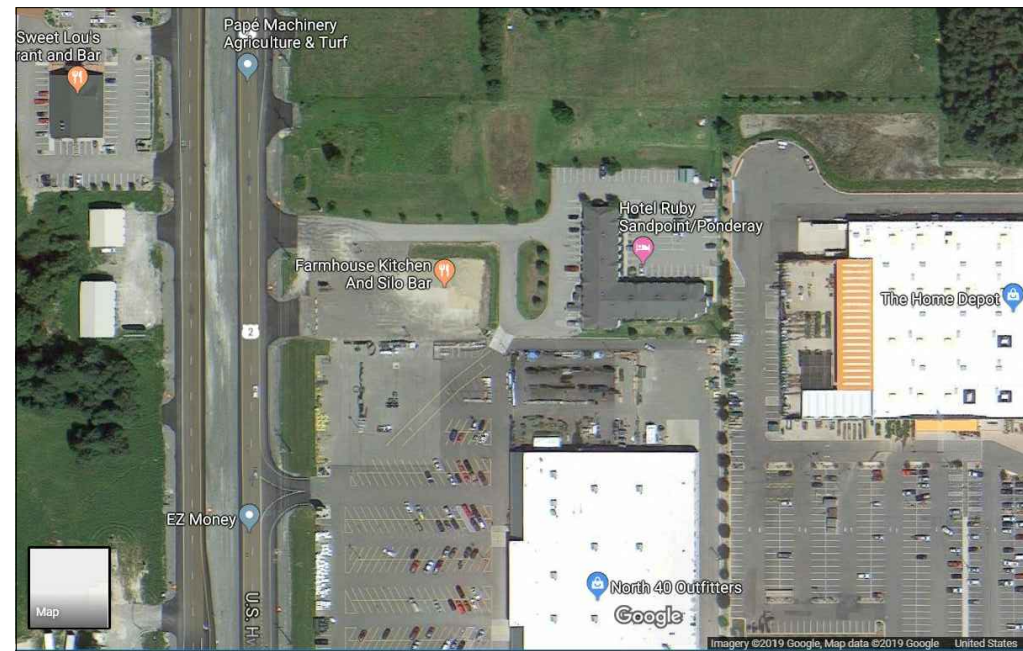
LOT SIZE = 2.42 ACRES
EXISTING IMPERVIOUS AREA = 1.39 ACRES
PROPOSED ADDITIONAL IMPERVIOUS AREA = 0.19 ACRES
TOTAL IMPERVIOUS AREA = 1.58 ACRES
REMAINING OPEN/GREEN SPACE = 0.84 ACRES = 35%
TOTAL BUILDING FLOOR AREA = 16,646 SF = 0.38 ACRES

EROSION CONTROL NOTES:

1. INSTALL SILT FENCING PRIOR TO CONSTRUCTION AND PERPENDICULAR TO THE LINE OF FLOW AND AROUND STOCKPILES.
2. ALL SURFACES NOT PAVED OR LANDSCAPED OR WITHIN THE SPA FOOTPRINT ARE TO BE GIVEN A MINIMUM OF 4" OF TOPSOIL AND ARE TO BE SEEDED.
3. THE CONTRACTOR IS RESPONSIBLE FOR THESE MEASURES AND FOR THE EPA'S GENERAL CONSTRUCTION PERMIT INCLUDING THE STORMWATER POLLUTION PREVENTION PLAN.
4. THE CONTRACTOR IS RESPONSIBLE FOR DUST ABATEMENT AND KEEPING ACCESS TO HOTEL OPEN AND DEBRIS FREE.
5. ALL CATCH BASINS WITHIN THE LIMITS OF DISTURBANCE SHALL HAVE WATTLES INSTALLED AROUND THE INLETS PRIOR TO ANY LAND DISTURBING ACTIVITIES.

HOTEL RUBY SITE DEVELOPMENT 477255 HIGHWAY 95 PONDERAY, IDAHO

GVD COMMERCIAL PROPERTIES, INC.
WASHINGTON OFFICE
810 EAST 28TH AVENUE
SPOKANE, WASHINGTON 99203



LOCATION MAP

FEBRUARY 2019
PROJECT NO: CW142

CLEARWATER ENGINEERING
PLANNING, DESIGN, CONSTRUCTION MGMT.
P.O. BOX 251, SANDPOINT, IDAHO 83864
(208) 255-8803

GENERAL NOTES:

1. ALL WORK TO CONFORM TO IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPMC) 2012 EDITION.
2. EX. UTILITIES ARE SHOWN BASED ON A LIMITED GROUND SURVEY AND ARE NOT GUARANTEED TO BE COMPLETE AND ACCURATE. UTILITIES ARE TO BE LOCATED BY CALLING "CALL BEFORE YOU DIG" AT 811, AT LEAST 48 HOURS PRIOR TO EXCAVATION.
3. NO REVISIONS SHALL BE MADE TO THE PLANS WITHOUT PRIOR AUTHORIZATION FROM THE ENGINEER. THE CONTRACTOR SHALL DOCUMENT ANY APPROVED REVISIONS AND ANY MINOR CHANGES. DOCUMENTATION TO BE PROVIDED TO THE ENGINEER FOR THE PURPOSE OF COMPLETING "AS-BUILT" DRAWINGS.
4. THE CONTRACTOR IS TO PROVIDE THE ENGINEER WITH A PRELIMINARY CONSTRUCTION SCHEDULE AND PROVIDE 24 HOUR NOTICE TO THE ENGINEER FOR CONSTRUCTION OBSERVATION.
5. CONTRACTOR TO FIELD VERIFY EX. GRADE ELEVATIONS THAT ARE SHOWN AND REPORT ANY DISCREPANCIES TO THE ENGINEER.
6. CONTRACTOR TO VERIFY LOCATION OF BURIED IRRIGATION LINES AND REMOVE OR REFOUTE AS NECESSARY.
7. CONTRACTOR TO RAISE ALL UTILITY BOXES TO GRADE.
8. CONTRACTOR TO REMOVE OR RELOCATE EX. LIGHT POLES AS NOTED.
9. ALL TOPSOIL AND ORGANICS TO BE REMOVED FROM AREAS TO RECEIVE PAVEMENT. PAVEMENT SECTION SHALL BE THE FOLLOWING:
18" SUBBASE ROCK CAP ON STABILIZATION FABRIC AND COMPACTED TO 93% DENSITY, 6" OF ¾ MINUS CRUSHED ROCK COMPACTED TO 95% DENSITY AND 2" OF ASPHALT SURFACING.
10. INSTALL TRUNCATED DOME DETECTABLE PANELS IN CONCRETE SIDEWALK WITHIN 6" OF ASPHALT PATH/ROADWAY. PANELS TO BE THE WIDTH OF THE PATH.
11. CATCH BASIN TO BE BONNER CONCRETE PRODUCT #BCP500 OR EQUAL. GRADE RINGS, FRAMES AND COVERS TO BE TRAFFIC RATED. EX. CATCH BASIN TO BE RAISED AND HAVE A SOLID LID. NEW CATCH BASIN TO HAVE A SLOTTED LID.
12. STORMSEWER PIPING TO BE ASTM D3034 SDR 35 PVC WITH ELASTOMERIC GASKET JOINTS AND TO BE INSTALLED PER ISPMC TRENCH DETAIL.

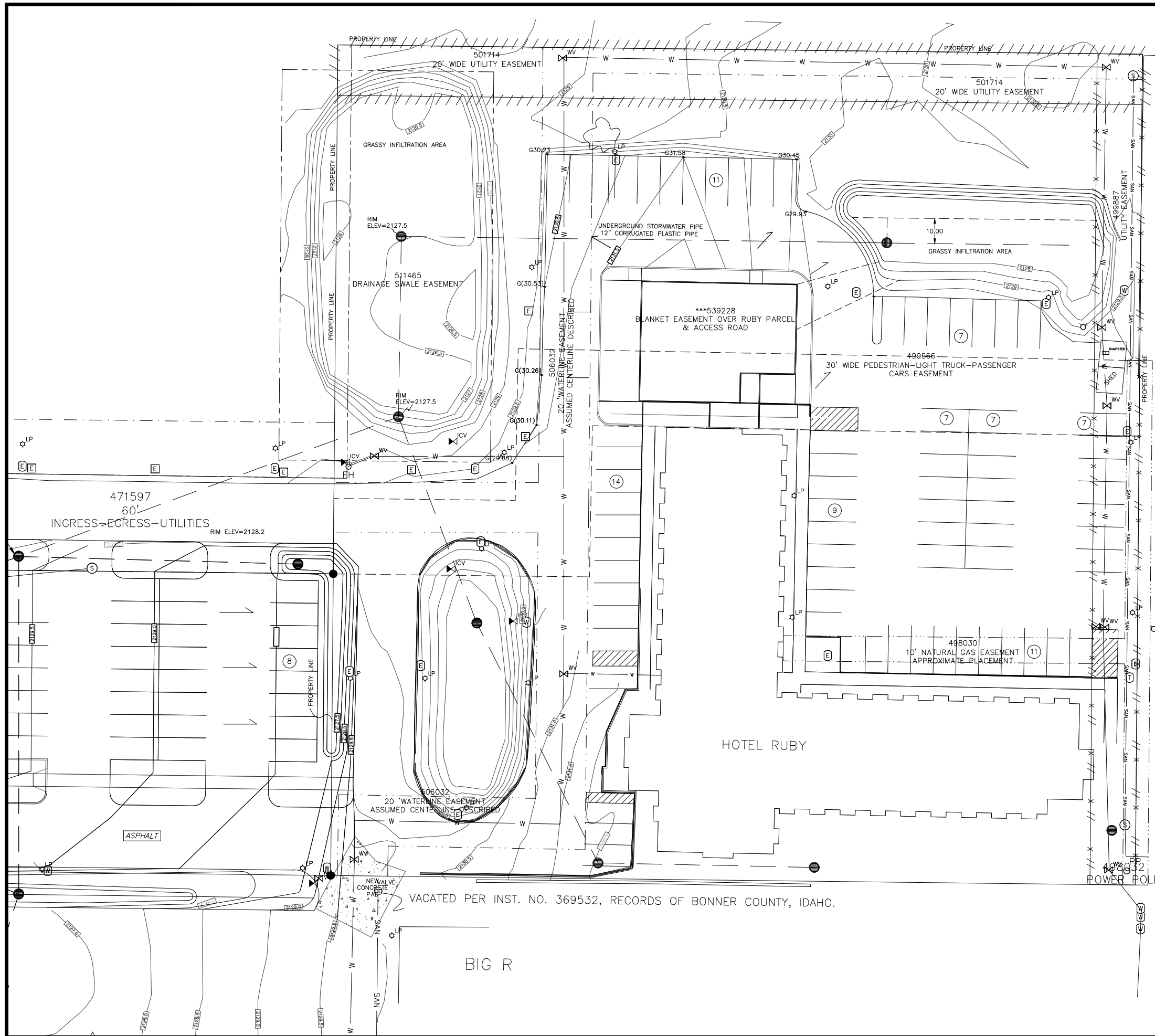
INDEX SHEET

G-1 COVER SHEET
C-1 EXISTING SITE PLAN
C-2 NEW SITE PLAN



DRAWING NUMBER **G-1**

FILE NO: CW142 Hotel Ruby Parking Expansion

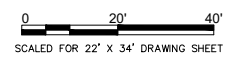
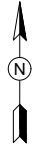


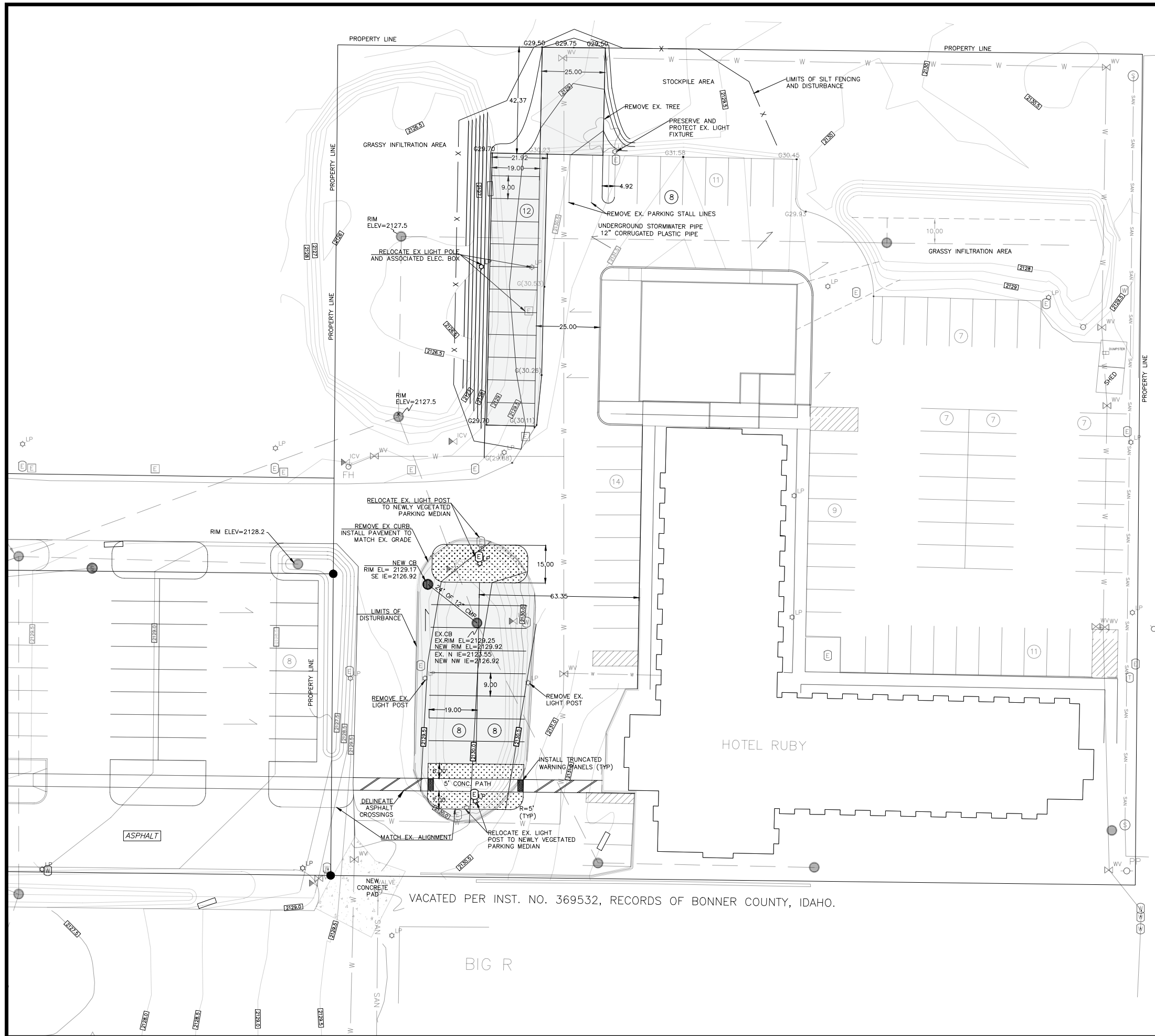
REVISION	CWM/42	PROJ. NO.	DATE:
	DWV	02/5/2019	BY:
2 OF 3	SHEET	C-1	DATE:
	DWG. NO.		BY:

HOTEL RUBY

EXISTING SITE PLAN

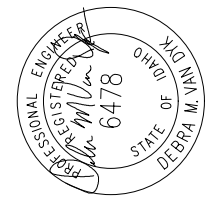
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- LEGEND**
- C(31.28) EX. CURB ELEV.
 - G(30.78) EX. GRADE ELEV.
 - C30.34 NEW CURB ELEV.
 - G29.84 NEW GRADE ELEV.
 - EX. CATCH BASIN
 - NEW CATCH BASIN
 - EX. CATCH BASIN/NEW LID
 - NEW 4" PERF. PIPE
 - EX. 4" PERF. PIPE
 - NEW 12" CCP
 - DIRECTION OF FLOW
 - SILT FENCE
 - LP LIGHT POST
 - NEW PAVEMENT
 - NEW LANDSCAPING

VACATED PER INST. NO. 369532, RECORDS OF BONNER COUNTY, IDAHO.



REVISION	CW/42	PROJ. NO.	DATE	BY
			02/15/2019	

SHEET	DATE	BY
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SHEET	DATE	BY
C-2		

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NEW SITE PLAN

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