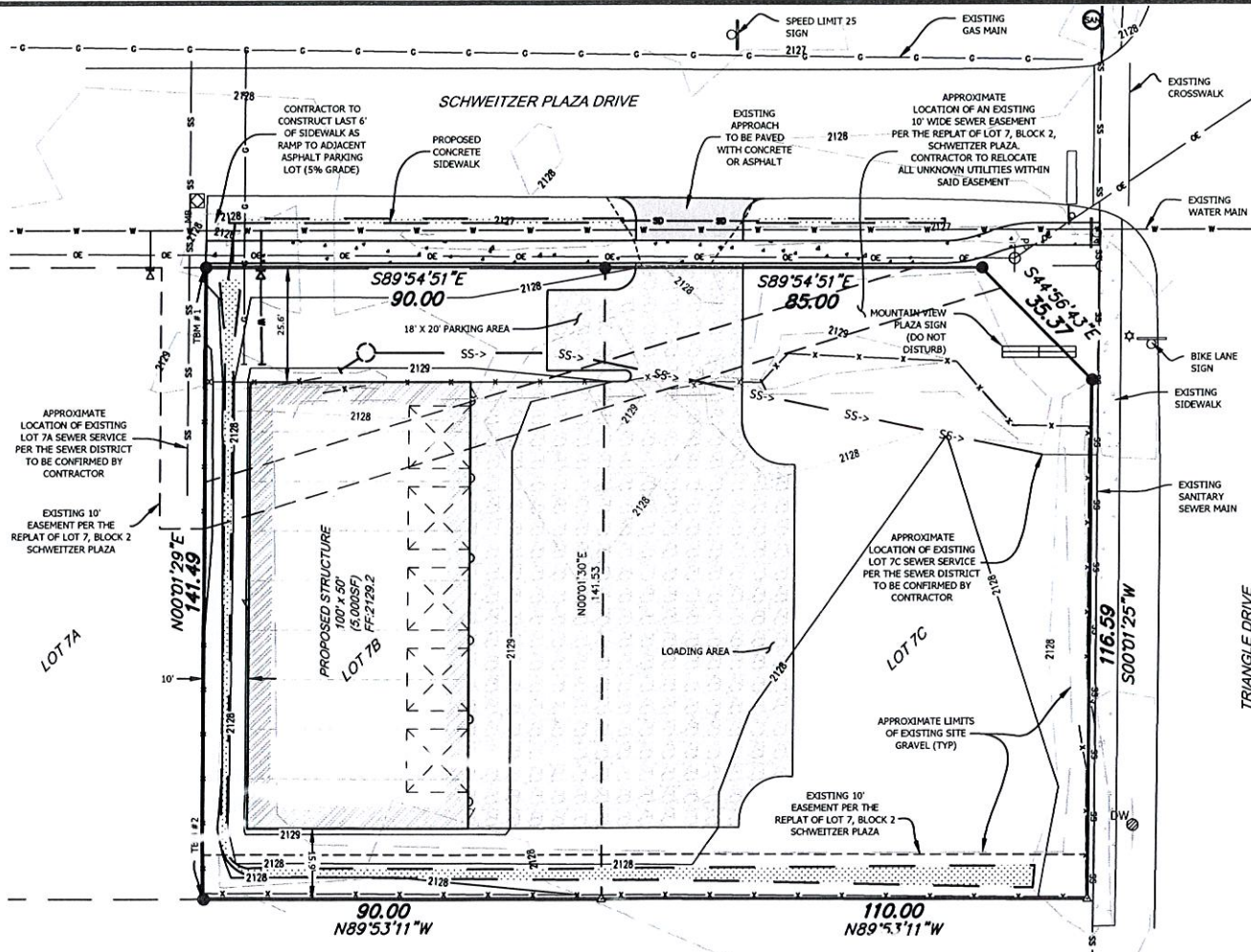


## GENERAL PROJECT NOTES

- 1. PROJECT SUMMARY:** THIS PLAN SET SHALL BE INCLUSIVE OF THE NECESSARY CONSTRUCTION INFORMATION REQUIRED TO DEVELOP THE PROPOSED STRUCTURE AS SHOWN. THIS PROJECT SHALL BE LIMITED TO THE PARCEL SHOWN HEREON. AN APPROVED COPY OF THIS PLAN SET SHALL REMAIN ON THE PROJECT SITE AT ALL TIMES. ALL MODIFICATIONS TO THIS PLAN SHALL BE APPROVED BY THE CITY OF PONDERAY, IDAHO.
- 2. PROJECT LIMITS:** SEE ATTACHED LIMITS OF DISTURBANCE ON THIS SHEET. A BOUNDARY/RIGHT OF WAY SURVEY WAS NOT PERFORMED ON THIS PROJECT SITE. THE BOUNDARY SHOWN IS BASED ON FOUND MONUMENTATION AND THE PREVIOUSLY RECORDED PLAT FOR THE SUBJECT PROPERTY.
- 3. STANDARDS OF CONSTRUCTION:** ALL WORK SHALL CONFORM TO ISWPC STANDARDS AND REQUIREMENTS. THE CITY OF PONDERAY STANDARDS AND REQUIREMENTS FOR SITE DEVELOPMENT, KOOTENAI-PONDERAY SEWER DISTRICT STANDARDS AND REQUIREMENTS FOR PUBLIC WORKS (WATER) STANDARDS AND REQUIREMENTS, AND IDAHO BEST MANAGEMENT PRACTICES (BMPs).
- 4. UTILITIES:** THE CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING THE LOCATION OF ALL OVERHEAD AND SUBSURFACE UTILITIES. THE CONTRACTOR SHALL NOTIFY THE AREA ONE CALL (8-1-1) UTILITY LOCATING SERVICE AT LEAST 48-HOURS PRIOR TO ANY EXCAVATION, AND THEREAFTER AS NEEDED. ALL COSTS ASSOCIATED WITH REPAIRS TO DISTURBED UTILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. NO ATTEMPT WAS MADE TO SHOW ALL SUBSURFACE UTILITIES ON THIS PLAN, AND H2 ASSUMES NO RESPONSIBILITY FOR ANY KNOWN OR UNKNOWN UTILITY CONFLICTS. APPROXIMATE UTILITY LOCATIONS ARE SHOWN ON THIS PLAN. THE DEVELOPER AND CONTRACTOR SHALL WORK WITH THE DRY UTILITY PROVIDERS TO EXTEND ALL DRY UTILITIES (POWER, PHONE, GAS, INTERNET, ETC.). THIS PLAN DOES NOT INCLUDE DRY UTILITY DESIGN.
- 5. STOCKPILED MATERIALS:** ALL STOCKPILED MATERIALS SHALL BE FIELD LOCATED BY THE CONTRACTOR AND ENGINEER, IN A SECURED LOCATION THAT WILL NOT ALLOW ANY POTENTIAL SEDIMENTATION TO INTERFERE WITH WATERS OF THE UNITED STATES OR STORMWATER CONVEYANCE, COLLECTION, OR TREATMENT IMPROVEMENTS. THE CONTRACTOR SHALL SECURE ALL STOCKPILES WITH TARPS, SILT FENCING, AND OR TEMPORARY SEEDING IF LEFT UNDISTURBED FOR MORE THAN 72-HOURS. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR REPAIRING ANY DITCH LINE, CULVERT, OR OTHER DRAINAGE FEATURE/APPEARANCE AFFECTED BY THE EROSION OF STOCKPILED MATERIALS.
- 6. GROUND WATER:** NO SPECIFIC GROUND WATER ISSUES HAVE BEEN IDENTIFIED ON THIS PARCEL. THE CONTRACTOR SHALL INVESTIGATE THE SITE PRIOR TO DEVELOPMENT TO CONCUR WITH THE FINDINGS.
- 7. ENCROACHMENTS:** NO PRIVATE PROPERTY ENCROACHMENTS ARE KNOWN AT THIS TIME. IF A THREAT TO PUBLIC SAFETY IS EMINENT, THE CONTRACTOR SHALL NOTIFY THE CITY IMMEDIATELY.
- 8. WASTE DISPOSAL:** THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSING OF ALL WASTE MATERIAL FROM THIS PROJECT AT A STATE APPROVED OFFSITE LOCATION, INCLUDING BUT NOT LIMITED TO GENERAL DAY-TO-DAY WASTE, EXCESS ORGANIC SOILS, AND CLEARED VEGETATION.
- 9. SECURITY:** THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING THE PROJECT SITE DURING CONSTRUCTION. ALL DAMAGES TO EQUIPMENT, TOOLS, UTILITIES, ETC. ON THE CONSTRUCTION SITE SHALL BE REPAIRED AT THE EXPENSE OF THE CONTRACTOR.
- 10. INSPECTIONS:** H2 SHALL PERFORM NECESSARY PROJECT INSPECTIONS REQUIRED BY THE CITY, AT THE DIRECTION AND NOTIFICATION OF THE CONTRACTOR. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD AT LEAST 24-HOURS PRIOR TO REQUESTING AN INSPECTION. THE ENGINEERS RECOMMENDED INSPECTIONS ARE:
  - A. EXCAVATION OF ORGANIC, UNSUITABLE MATERIALS.
  - B. COMPLETION OF SUBGRADE, PRIOR TO THE PLACEMENT OF BALLAST
  - C. COMPLETION OF BALLAST, PRIOR TO PLACEMENT OF BASE MATERIAL
  - D. COMPLETION OF BASE MATERIAL, PRIOR TO PLACEMENT OF THE DRIVING SURFACE.THE CONTRACTOR SHALL BE RESPONSIBLE FOR VISUALLY INSPECTING THE ENTIRE PROJECT SITE ON A DAILY BASIS, AND DOCUMENTING ALL FINDINGS IN A PROJECT DIARY THAT SHALL BE SUBMITTED TO THE ENGINEER UPON COMPLETION OF CONSTRUCTION, AND PROJECT ACCEPTANCE. THE CONTRACTOR SHALL PERFORM ALL STORMWATER/RUNOFF TESTING, AND UTILITY/PIPE TESTING IN THE PRESENCE OF AN UNBIASED 3RD PARTY REPRESENTATIVE VERSED IN INSPECTIONS FOR ENGINEER VERIFICATION. 3RD PARTY COMPACTION TESTING IS HIGHLY RECOMMENDED.
- 11. BID ITEMS:** ALL QUANTITIES PROVIDED ON THIS PLAN AND OR THROUGH PHONE, TEXT, EMAIL, IN PERSON COMMUNICATION, BOTH PRE & POST PLAN APPROVAL, SHALL BE CONSIDERED TO BE AN ESTIMATE UNTIL VERIFIED BY THE CONTRACTOR. ALL ITEMS NOT REPRESENTED SHALL BE CONSIDERED AN INCIDENTAL COST FOR THE CONTRACTOR TO COMPLETE THE PROJECT. IF THE CONTRACTOR ASSUMES, OR FINDS A DISCREPANCY IN THE PLAN QUANTITIES, THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE ENGINEER OF RECORD WITHIN 48-HOURS OF INITIAL CONCERN AND REQUEST CLARIFICATION. QUANTITY ALLOWANCE INCREASE NO SOILS TESTING OR INSPECTIONS HAVE BEEN PERFORMED TO DATE; THEREFORE H2 ASSUMES NO LIABILITY FOR THE SUBSURFACE FINDINGS. THE CONTRACTOR SHALL INCLUDE NECESSARY FUNDING FOR ALL MATERIALS TESTING AND COMPACTION REPORTING IN HIS/HER CONSTRUCTION BID.
- 12. COMPACTION REQUIREMENTS:** THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COMPACTION TESTING REQUIREMENTS. IN PLACE COMPACTION TESTS SHALL BE PERFORMED BY A QUALIFIED 3RD PARTY TESTING CONTRACTOR. ALL SUBGRADE, BASE MATERIALS AND BITUMINOUS SURFACING SHALL BE TESTED IN ACCORDANCE WITH ASTM STANDARDS. ALL EXCAVATED OR PLACED (12" LOOSE LIFTS) SUBGRADE MATERIAL SHALL BE ORGANIC FREE, SUITABLE MATERIAL SHALL BE COMPACTED TO AT LEAST 95% OF THE MODIFIED PROCTOR. PLACED BALLAST MATERIAL SHALL BE COMPACTED IN ACCORDANCE WITH INDUSTRY ACCEPTED STANDARDS. ROAD BASE MATERIAL MUST BE COMPACTED TO 95% OF MODIFIED PROCTOR IN ACCORDANCE WITH ASTM STANDARDS. THE ROAD SURFACE ASPHALT SHALL BE COMPACTED TO 92% OF THE THEORETICAL RICE DENSITY. TESTING AND ASPHALT DEPTH SHALL BE DETERMINED BY THE CONTRACTOR. ALL MATERIALS NOT MEETING THESE SPECIFICATIONS WILL BE REMOVED AND REPLACED BY THE CONTRACTOR UNTIL SPECIFIED REQUIREMENTS ARE ACHIEVED. A COPY OF THE COMPACTION TESTING RESULTS SHALL BE PROVIDED TO THE ENGINEER OF RECORD WITHIN 48-HOURS OF THE COMPLETION OF TESTING, UNLESS OTHERWISE APPROVED BY THE ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SUBGRADE MATERIAL USED TO CONSTRUCT THIS PROJECT.
- 13. EROSION CONTROL:** THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TEMPORARY EROSION CONTROL AND STORMWATER MANAGEMENT DURING CONSTRUCTION. THE CONTRACTOR SHOULD REQUEST ASSISTANCE FROM THE ENGINEER OF RECORD IF A DIFFICULT STORMWATER MANAGEMENT OR EROSION CONTROL ISSUE PRESENTS ITSELF DURING CONSTRUCTION. ALL PERMANENT EROSION CONTROL AND STORMWATER MANAGEMENT SHALL BE INSTALLED AND APPROVED BY THE DEVELOPER. H2'S PROVIDED SEEDING RECOMMENDATIONS ARE ONLY MEANT TO ACT AS A GUIDELINE FOR FINAL LANDSCAPING AND EROSION CONTROL. THE TEMPORARY EROSION AND SEDIMENT CONTROL PLAN (T.E.S.C.) IS PROVIDED ON SHEET C1.1. THIS T.E.S.C. PLAN IS MEANT TO STABILIZE THE SITE. THE CONTRACTOR SHALL INSPECT AND/OR REPAIR PROPOSED BEST MANAGEMENT PRACTICES DAILY.
- 14. SEEDING/LANDSCAPING:** THE CONTRACTOR SHALL BE RESPONSIBLE FOR PLACING A NOXIOUS WEED FREE, FERTILIZED DRYLAND HYDROSEED MIXTURE ON THE DISTURBED AREAS OF THE PROJECT UPON FINAL GRADING. THIS SEED SHALL MEET THE SPECIFICATIONS AND STANDARDS OF THE FEDERAL SEED ACT AND IDAHO STATE SEED LAWS. THE LAND OWNER SHALL BE RESPONSIBLE FOR ALL ADDITIONAL SITE LANDSCAPING AFTER THE PROJECT IS COMPLETE. THE DEVELOPER SHOULD CONSULT A LANDSCAPER IF NECESSARY FOR AN ALTERNATIVE SEED MIXTURE, OR MORE AESTHETICALLY PLEASANT LANDSCAPE AREA IS DESIRED. H2 DOES NOT EMPLOYEE, NOR DO THEY ACCEPT RESPONSIBILITY FOR PLANTINGS, OR ANY LANDSCAPE NOTES FOR THIS PROJECT THAT ARE PROVIDED AT THE REQUEST OF THE CLIENT.
- 15. GEOTECHNICAL:** A GEOTECHNICAL ANALYSIS WAS NOT PERFORMED ON THIS SITE.
- 16. WATER:** DOMESTIC WATER SHALL BE PROVIDED BY THE CITY OF SANDPOINT, VIA THE EXISTING WATER MAIN ON THE NORTH SIDE OF THE PROPERTY, IN THE SCHWEITZER PLAZA DRIVE PUBLIC RIGHT OF WAY.
- 17. CONSTRUCTION WATER:** THE CONTRACTOR SHALL USE A PUMP TRUCK OR PORTABLE TANK/PUMP TO PROVIDE CONSTRUCTION WATER ON THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING A WATER SOURCE OR SECURING A WATER/PERMIT FROM THE PROVIDER TO OBTAIN CONSTRUCTION WATER FROM THE FIRE HYDRANT.
- 18. SANITARY SEWER:** SANITARY SEWER SERVICE SHALL BE PROVIDED BY THE KOOTENAI-PONDERAY SEWER DISTRICT, VIA THE EXISTING PRESSURE SEWER MAIN LOCATED ON THE EAST SIDE OF THE PROPERTY, IN THE TRIANGLE DRIVE RIGHT OF WAY.
- 19. CONSTRUCTION SANITARY SEWER SERVICES:** THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE A PORTABLE RESTROOM FROM A LICENSED SERVICE PROVIDER. THE SERVICE PROVIDER SHALL ALSO MAINTAIN THE PORTABLE RESTROOM REGULARLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THIS PORTABLE UNIT, INCLUDING ALL DAMAGES RESULTING FROM THIS UNIT BEING ONSITE.
- 20. SITE LIGHTING:** ALL SITE LIGHTING SHALL BE BUILDING MOUNTED AND DOWNWARD FACING PER CITY REQUIREMENTS.
- 21. CONSTRUCTION SCHEDULE:** SITE WORK WILL BEGIN AUGUST, 2019, AND END IN THE FALL OF 2020.
- 22. BUILDING ADDRESS:** THE BUILDING ADDRESS SHALL BE IN VISIBLE LOCATION PER CITY CODE.



## GENERAL SEWER NOTES

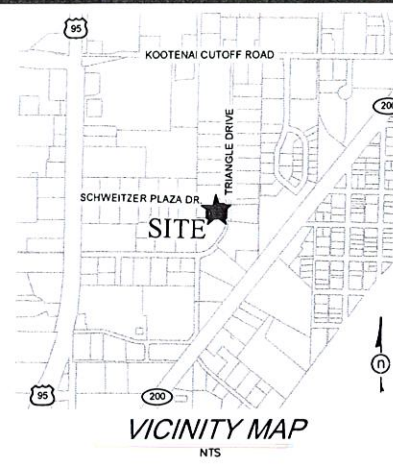
- 1. DISTRICT RESPONSIBILITIES:** ALL WORK WITHIN THE PUBLIC RIGHT OF WAY SHALL BE PERFORMED BY THE DISTRICT OR UNDER THE DIRECT SUPERVISION OF THE DISTRICT, IN ACCORDANCE WITH ISWPC REQUIREMENTS.
- 2. CONTRACTOR RESPONSIBILITIES:** ALL ONSITE WORK SHALL BE PERFORMED BY THE CONTRACTOR, IN ACCORDANCE WITH ISWPC REQUIREMENTS.
- 3. FIELD VERIFICATION:** LOCATION AND ELEVATION OF EXISTING FACILITIES SHOULD BE CONFIRMED BY FIELD MEASUREMENTS AND EXCAVATION EXPLORATION BY THE CONTRACTOR, PRIOR TO BEGINNING OF NEW WORK.
- 4. SEWER IMPROVEMENTS:** ALL SANITARY SEWER IMPROVEMENTS SHALL BE PERFORMED UNDER THE DIRECTION OF THE SEWER DISTRICT. ALL APPURTENANCES SHALL BE DISTRICT APPROVED PRIOR TO INSTALLATION. THE CONTRACTOR MUST SECURE APPROVAL FROM THE SEWER DISTRICT FOR ALL WORK IN OR AROUND THE EXISTING PRESSURE SEWER MAIN.
- 5. SEWER TESTING:** ALL SEWER MAINS SHALL BE AIR TESTED IN ACCORDANCE WITH IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISWPC). TESTING SHALL BE WITNESSED, RECORDED, AND SIGNED BY THE ENGINEER OF RECORD AND A DISTRICT REPRESENTATIVE, AND THE TEST RESULTS SUBMITTED TO THE SEWER DISTRICT CONTRACTOR TO PROVIDE 48 HOUR WRITTEN NOTIFICATION PRIOR TO ANY TESTING.
- 6. DISRUPTION OF SERVICE:** NO DISRUPTION OF EXISTING SEWER SERVICE WILL BE ALLOWED WITHOUT THE SPECIFIC APPROVAL OF THE SEWER DISTRICT.
- 7. WORK NOTIFICATION:** THE SEWER DISTRICT INSPECTOR SHALL BE NOTIFIED AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO COMMENCING WORK ON SEWERS.

## GENERAL WATER NOTES

- 1. WATER DISTRICT RESPONSIBILITIES:** ALL WATER MAIN CONNECTIONS/TAPS/ETC., AND ANY WORK WITHIN THE PUBLIC RIGHT OF WAY SHALL BE THE RESPONSIBILITY OF THE WATER DISTRICT AND IT SHALL BE PERFORMED IN ACCORDANCE WITH ISWPC REQUIREMENTS.
- 2. CONTRACTOR RESPONSIBILITIES:** ALL ONSITE WORK SHALL BE PERFORMED BY THE CONTRACTOR IN ACCORDANCE WITH ISWPC REQUIREMENTS. THE CONTRACTOR SHALL CONSULT WITH THE WATER DISTRICT PRIOR TO PERFORMING ANY WORK OR INSTALLING ANY IMPROVEMENTS TO CONFIRM DISTRICT REQUIREMENTS.
- 3. MINIMUM SERVICE LINE:** THE MINIMUM WATER SERVICE SHALL BE ONE INCH (1").
- 4. DISRUPTION OF SERVICE:** NO DISRUPTION OF EXISTING WATER SERVICES WHILE MAKING CONNECTION TO EXISTING MAINS SHALL BE ALLOWED WITHOUT SPECIFIC APPROVAL FROM THE WATER DISTRICT. ALL AFFECTED PROPERTIES MUST BE NOTIFIED AT LEAST 48 HOURS PRIOR TO SHUT-OFF. FAILURE TO COMPLY WITH NOTICING OR OTHER REQUIREMENTS COULD RESULT IN A STOP-WORK NOTICE, FINES, AND/OR OTHER PENALTIES.
- 5. CONSTRUCTION WATER SUPPLY:** NO CONNECTIONS FOR THE PURPOSE OF OBTAINING WATER SUPPLY DURING CONSTRUCTION SHALL BE MADE WITHOUT FIRST OBTAINING APPROVAL FROM THE WATER DISTRICT.
- 6. EXISTING LOCATIONS:** LOCATION AND ELEVATION OF EXISTING WATER FACILITIES SHALL BE CONFIRMED BY FIELD MEASUREMENTS AND EXCAVATION EXPLORATION BY THE CONTRACTOR PRIOR TO BEGINNING OF NEW WORK.
- 7. TESTING/INSPECTION NOTIFICATIONS:** THE WATER DISTRICT'S INSPECTOR SHALL BE NOTIFIED IN WRITING AT LEAST 48 HOURS PRIOR TO SCHEDULING ANY INSPECTION OR TESTING.
- 8. REMOVED FITTINGS/APPERTENANCES:** ALL FITTINGS AND/OR APPURTENANCES REMOVED FROM THE WATER LINES SHALL BE RETURNED BY THE CONTRACTOR TO THE WATER DISTRICT.
- 9. INSTALLATION, TESTING, AND APPROVAL:** ALL WATER MAINS, VALVES, FIRE HYDRANTS, SERVICES, AND APPURTENANCES SHALL BE INSTALLED, TESTED, AND APPROVED PRIOR TO WATER SYSTEM APPROVAL.
- 10. TESTING REQUIREMENTS:** ALL WATER SYSTEM IMPROVEMENTS SHALL BE TESTED IN ACCORDANCE WITH ISWPC REQUIREMENTS. ALL TESTING SHALL BE WITNESSED BY THE WATER DISTRICT. TESTING SHALL BE SUBMITTED TO THE CITY OF RATHDRUM WATER DIVISION FOR APPROVAL. CONTRACTOR TO PROVIDE (48) HOUR WRITTEN NOTIFICATION PRIOR TO ANY TESTING.

## PROJECT CONTACTS

H2 SURVEYING & ENGINEERING  
TEL: 208.772.6600  
CDA STRUCTURES  
TEL: 208.772.5588  
CITY OF PONDERAY  
TEL: 208.265.5468  
CITY OF SANDPOINT - PUBLIC WORKS - WATER  
TEL: 208.263.3407  
KOOTENAI-PONDERAY SEWER DISTRICT  
TEL: 208.263.0229



## LEGEND

- △ = CALCULATED POINT (NOTHING FOUND OR SET)
- = FOUND REBAR
- = BOUNDARY LINE
- = ADJACENT PROPERTY LINE
- = EXISTING CONTOUR
- = PROPOSED CONTOURS
- = GAS LINE
- = OVERHEAD ELECTRIC LINE
- = TEMPORARY SILT FENCE
- = PROPOSED WATER LINE
- = EXISTING WATER LINE
- = PROPOSED SANITARY SEWER LINE
- = EXISTING SANITARY SEWER LINE
- = MAIL BOX
- = WATER METER
- = DRYWELL
- = POWER POLE
- = GUY ANCHOR
- = SANITARY SEWER MANHOLE
- = SIGN

## SITE ASSESSMENT

EXISTING GRAVEL (ONSITE): ±17,400 SF  
EXISTING STRUCTURE: 0 SF  
TOTAL EXISTING IMPERVIOUS AREA: ±17,400 SF  
PROPOSED GRAVEL (ONSITE): 6,680 SF  
PROPOSED STRUCTURE: 5,000 SF  
TOTAL PROPOSED IMPERVIOUS AREA: 12,185 SF  
TOTAL LOT AREA (7B AND 7C): 27,995 SF

## SITE MANAGEMENT

THE LAND OWNER SHALL BE RESPONSIBLE FOR ROUTINELY MAINTAINING ALL SITE LANDSCAPING, GRAVEL AREAS (IMPERVIOUS SURFACES), AND OPEN SPACE (NON-IMPERVIOUS SURFACES). ALL UNSIGHTLY WEEDS AND OR UNSIGHTLY LANDSCAPE GROWTH SHALL BE SPRAYED, CLEANED, REMOVED, REPLANTED IN KIND IN ACCORDANCE WITH THE RECEIPT OF THIS PERMIT. THE LIMITS OF THIS MANAGEMENT AREA SHALL BE THE PUBLIC RIGHT OF WAYS FRONTING THIS PROPERTY, AND ALL ONSITE AREAS SHOWN ON THIS PLAN. THE LAND OWNER SHALL INSPECT FENCE LINES, BUILDING LINES, DITCH LINES, AND ALL OTHER SITE OPEN SPACE (NON-IMPERVIOUS SURFACE AREAS) ON A ROUTINE BASIS TO INSURE THAT THE SITE MAINTAINS A HIGH LEVEL OF AESTHETIC APPEAL.

## ABBREVIATIONS

TA	TOP OF ASPHALT
TC	TOP OF CONCRETE
FG	FINISH GRADE
EG	EXISTING GRADE
EX	EXISTING
LF	LINEAR FEET
INV	INVERT
EL	ELEVATION
FF	FINISH FLOOR
BOT	BOTTOM OF SWALE
SF	SQUARE FEET
HP	HIGH POINT
LP	LOW POINT
TBM	TEMPORARY BENCHMARK
BLDG	BUILDING
RM	RIM OF DRYWELL/MANHOLE/RISER
FT	FOOT/FEET
FNC	FENCE
TBW	TOP BACK OF WALK

## CONTROL

TBM #1: FOUND 5/8" REBAR W/CAP  
N: 9335.57  
E: 10108.54  
EL: 2127.72  
TBM #2: FOUND 5/8" REBAR W/CAP  
N: 9784.05  
E: 10108.7  
EL: 2129.16

## SHEET INDEX

- C1.0 PROJECT OVERVIEW & NOTES
- C1.1 PROJECT SITE PLAN
- C1.2 PROJECT DETAILS
- C1.3 PROJECT DETAILS

## PROJECT INFORMATION

OWNER: MILESTONE INVESTMENTS LLC.  
ADDRESS: 1003 SCHWEITZER PLAZA DRIVE  
PONDERAY, ID 83852  
PARCEL: RPP076600207B0A & RPP076600207C0A  
TWN/RNG/SEC: 57N / 02W / 11 SE NW  
LEGAL: 11-57N-2W SCHWEITZER PLAZA BLK 2 LOT 7B/7C REPLAT  
ZONING: COMMERCIAL  
ADJ. ZONING: NORTH - COMMERCIAL  
WEST - COMMERCIAL  
EAST - COMMERCIAL  
SOUTH - COMMERCIAL  
SETBACKS: FRONT - 45' FROM CENTERLINE OF RW OR 25' FROM PROP. LINE (GREATER OPTION)  
REAR - 10'  
SIDE - 10'

## DATUM

VERTICAL: NAVD88  
HORIZONTAL: ASSUMED



SURVEYORS • ENGINEERS  
7600 N. Mineral Dr., Ste. 900  
Coeur d'Alene, Idaho 83815  
Phone: (208) 772-6610  
Fax: (208) 772-6619  
www.h2survey.com

SURVEYED	H2	DESIGNED	H2	DRAWN	ET	CHECKED	SUM



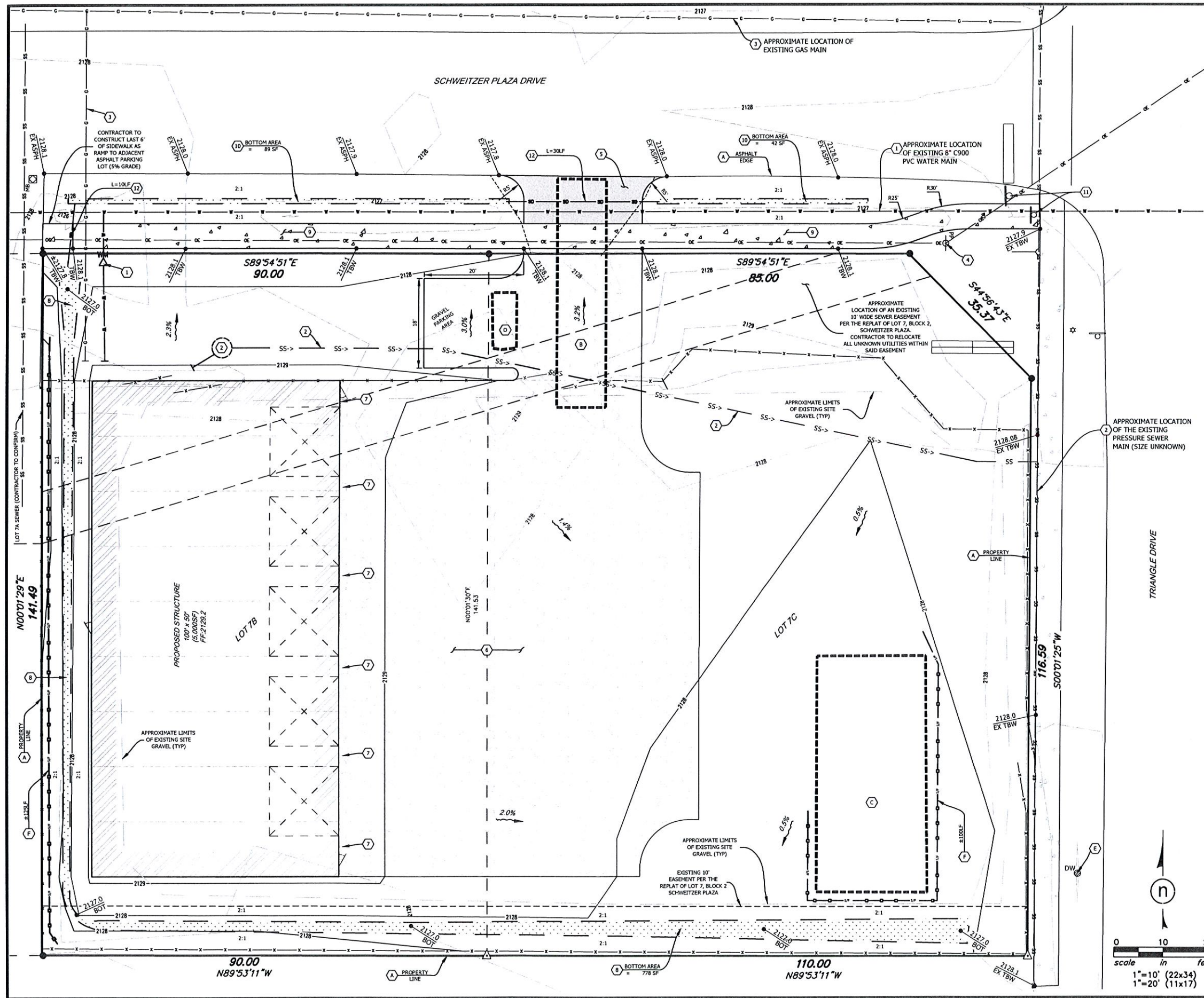
REVISIONS

MILESTONE PONDERAY  
SITE DISTURBANCE PLAN  
CITY OF PONDERAY, IDAHO

## PROJECT OVERVIEW & NOTES

SHEET # C1.0  
PROJECT # 2019-114  
DATE 06/11/19





### BEST MANAGEMENT PRACTICES

AT A MINIMUM THE FOLLOWING BEST MANAGEMENT PRACTICES (BMPs) SHALL BE IMPLEMENTED ON THIS PROJECT BY THE CONTRACTOR TO PROTECT AND OR PREVENT EROSION AND SEDIMENTATION. ADDITIONAL BMPs SHALL BE IMPLEMENTED BY THE TEMPORARY ESC ENGINEER AND CONTRACTOR AS NEEDED TO STABILIZE SPECIFIC OR EMERGENCY EROSION CONTROL SITUATIONS. THE CONTRACTOR SHALL ALSO REFER TO THE DETAILS PROVIDED IN THE CATALOG OF STORMWATER BEST MANAGEMENT PRACTICES FOR IDAHO CITIES AND COUNTIES (SEPTEMBER 2005).

- BMP 1: TIMING OF CONSTRUCTION - SUMMER/FALL 2019
- (A) BMP 4: CLEARING LIMITS
- (B) BMP 5: STABILIZATION OF CONSTRUCTION APPROACH
- BMP 7: DUST CONTROL - CONTRACTOR TO APPLY WATER AS NEEDED
- (C) BMP 9: STOCKPILE MANAGEMENT
- BMP 12: WASTE MANAGEMENT
- (D) BMP 13: CONCRETE WASTE MANAGEMENT
- BMP 14: SANITARY/SEPTIC WASTE MANAGEMENT
- BMP 20: TOPSOILING
- BMP 21: SEEDING
- BMP 25: SLOPE ROUGHENING
- (E) BMP 31: INLET PROTECTION
- (F) BMP 36: SILT FENCE

THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING BMPs ON A DAILY BASIS, INCLUDING DAILY DOCUMENTATION OF BMP INSPECTIONS.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING THE TEMPORARY ESC BMPs WITHIN 30-DAYS OF TESC PLAN ENGINEER NOTICE.

THE CONTRACTOR SHALL HAVE A COPY OF ALL PERTINENT BMP DETAILS ONSITE DURING CONSTRUCTION AT ALL TIMES FOR REFERENCE.

THE CONTRACTOR SHALL COORDINATE WITH THE TESC ENGINEER OF RECORD AS NEEDED FOR GUIDANCE ON THIS PROJECT.

ALL EQUIPMENT REPAIRS SHALL BE COMPLETED OFFSITE. THE CONTRACTOR SHALL HAVE A SPILL PREVENTION PLAN IN PLACE FOR ALL OILS/CHEMICALS ACCIDENTALLY DEPOSITED BY CONSTRUCTION EQUIPMENT, INCLUDING THE REMOVAL OF ALL CONTAMINATED DIRT.

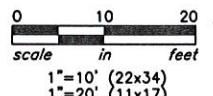
THE CONTRACTOR SHALL DESIGNATE A PROJECT LEAD FOR THIS TESC PLAN. THIS LEAD SHALL BE RESPONSIBLE FOR ALL DAY TO DAY INSPECTIONS, AND FOR WORKING WITH THE ENGINEER DURING CONSTRUCTION TO STABILIZE THE PROJECT SITE DURING CONSTRUCTION. THE LEAD SHALL BE RESPONSIBLE FOR ALL EROSION AND SEDIMENT CONTROL UNTIL THE PROPERTY OWNER RECEIVES A CERTIFICATE OF OCCUPANCY, AT WHICH TIME THE PROPERTY OWNER WILL ASSUME FULL RESPONSIBILITY. LEAD SHALL COMPLETE INFORMATION BELOW FOR ONSITE PLAN SET.

### CONSTRUCTION NOTES

- (1) APPROXIMATE LOCATION OF THE EXISTING 8" C900 PVC WATER MAIN. THE CITY OF STANFORD PUBLIC WORKS DEPARTMENT WILL EXTEND A WATER SERVICE AND INSTALL A METER SET. APPROXIMATE LOCATION SHOWN. THE CONTRACTOR SHALL EXTEND SERVICE TO THE STRUCTURE. SIZE TO BE DETERMINED BY WATER PURVEYOR, BASED ON THE DEVELOPER NEEDS.
- (2) APPROXIMATE LOCATION OF EXISTING KOOTENAI-PONDERAY SEWER DISTRICT PRESSURE SEWER MAIN AND SERVICE. THE SEWER DISTRICT WILL VERIFY THE LOCATION AND SIZE OF THE SERVICE. THE CONTRACTOR SHALL EXTEND A PRESSURE SEWER SERVICE LINE FROM THE EXISTING SERVICE, TO A DISTRICT APPROVED PUMP CHAMBER WITH REQUIRED TWO (2) PUMP COMMERCIAL SYSTEM, AND THEN A GRAVITY LINE FROM THE STRUCTURE TO THE PUMP CHAMBER. ALL WORK TO BE PERFORMED IN ACCORDANCE WITH SECTION 505 OF THE CURRENT EDITION OF THE ISWPC, MEETING ALL DISTRICT REQUIREMENTS.
- (3) CONTRACTOR TO COORDINATE A NEW GAS SERVICE WITH AVISTA. APPROXIMATE LOCATION OF THIS SERVICE IS SHOWN.
- (4) EXISTING OVERHEAD POWER. CONTRACTOR TO COORDINATE WITH AVISTA FOR SERVICE CONNECTION TO THE NEW STRUCTURE.
- (5) 2" SPI HMA OR 6" CONCRETE (3,000 PSI) OVER 6" CRUSHED (3/4") BASE, OVER 15" OF SUITABLE NON-ORGANIC/NON-CLAY STRUCTURAL MATERIAL, ROAD FABRIC AS NEEDED. TOTAL SURFACE AREA = ±240SF. COMPACTION REQUIREMENTS NOTED ON SHEET C1.0.
- (6) 6" CRUSHED GRAVEL PER THE TYPICAL SECTION PROVIDED ON THIS PLAN. TOTAL GRAVEL AREA, INCLUDING THE LOADING AND DESIGNATED PARKING AREAS = ±7,990SF.
- (7) PROPOSED BUILDING MOUNTED LIGHTING TO BE DOWNWARD FACING.
- (8) STORMWATER COLLECTION BASIN TO BE LINED WITH CRP DRYLAND GRASS, AND MAINTAINED ON A ROUTINE BASIS (MOW, WEED, ETC.). BASIN SHALL PROVIDE STORMWATER OUTLET TO THE PUBLIC RIGHT OF WAY. SEE DETAIL ON SHEET C1.3.
- (9) CONCRETE SIDEWALK PER ISWPC 50-709, SEE SHEET C1.3 FOR DETAILS. 6" SIDEWALK REQUIRED AT THE APPROACH OR IN TRAFFIC LOCATIONS.
- (10) THE CONTRACTOR SHALL RECONSTRUCT THE EXISTING ROADSIDE DITCH PER THE DETAIL PROVIDED ON SHEET C1.3.
- (11) EXISTING STOP SIGN TO BE RELOCATED PER MUTCD AND CITY SPECIFICATIONS.
- (12) 8" CMP STORMWATER CULVERT PER MANUFACTURERS SPECIFICATIONS.

### SITE NOTES

1. ALL SITE WORK SHALL COMMENCE UPON CITY PLAN ACCEPTANCE, AND ISSUANCE OF A PERMIT.
2. THE CONTRACTOR SHALL FIELD LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SITE EROSION CONTROL MEASURES, PER IDAHO BEST MANAGEMENT PRACTICES.
4. THE CONTRACTOR TO MAINTAIN THE PUBLIC RIGHT OF WAY IN KIND, REPLACING ALL DAMAGED IMPROVEMENTS IN ACCORDANCE WITH CITY AND OR UTILITY PROVIDER REQUIREMENTS.
5. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD IF THERE IS A PLAN DISCREPANCY.
6. ALL WORK TO CONFORM TO ISWPC REQUIREMENTS, CURRENT EDITION. IN THE EVENT OF A DISCREPANCY, THE CITY OR DISTRICTS WRITTEN REQUIREMENT SHALL PREVAIL.
7. PORTIONS OF THE EXISTING SITE FENCING AND GATES ARE TO BE RELOCATED BY THE DEVELOPER AS NEEDED.
8. THE CONTRACTOR SHALL UTILIZE ONSITE WATER TRUCKS TO CONTROL DUST AS NEEDED. SEE BMP#7.
9. ONSITE TRASH WILL BE COLLECTED IN THE STRUCTURE AND HAULED OFFSITE BY THE OWNER.
10. CONCRETE SELECTION BY CONTRACTOR.



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H2	H2	E1		



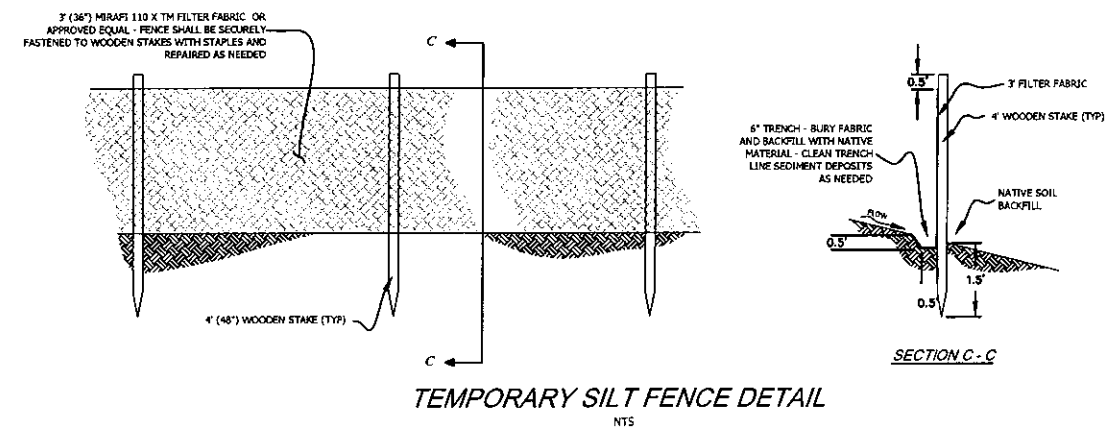
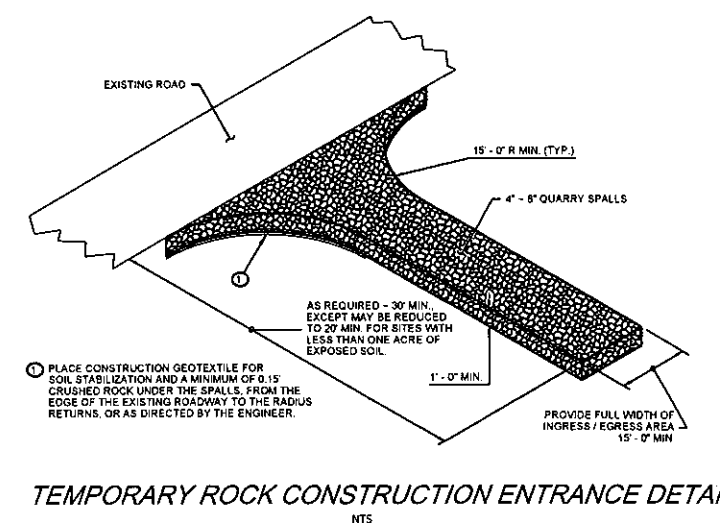
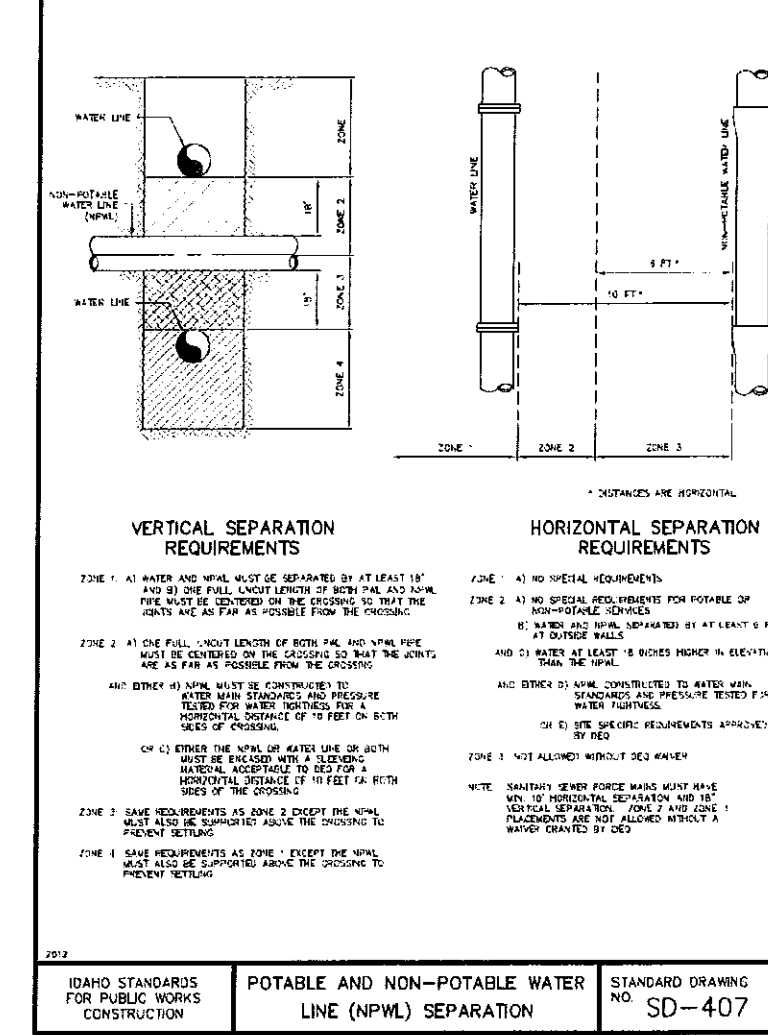
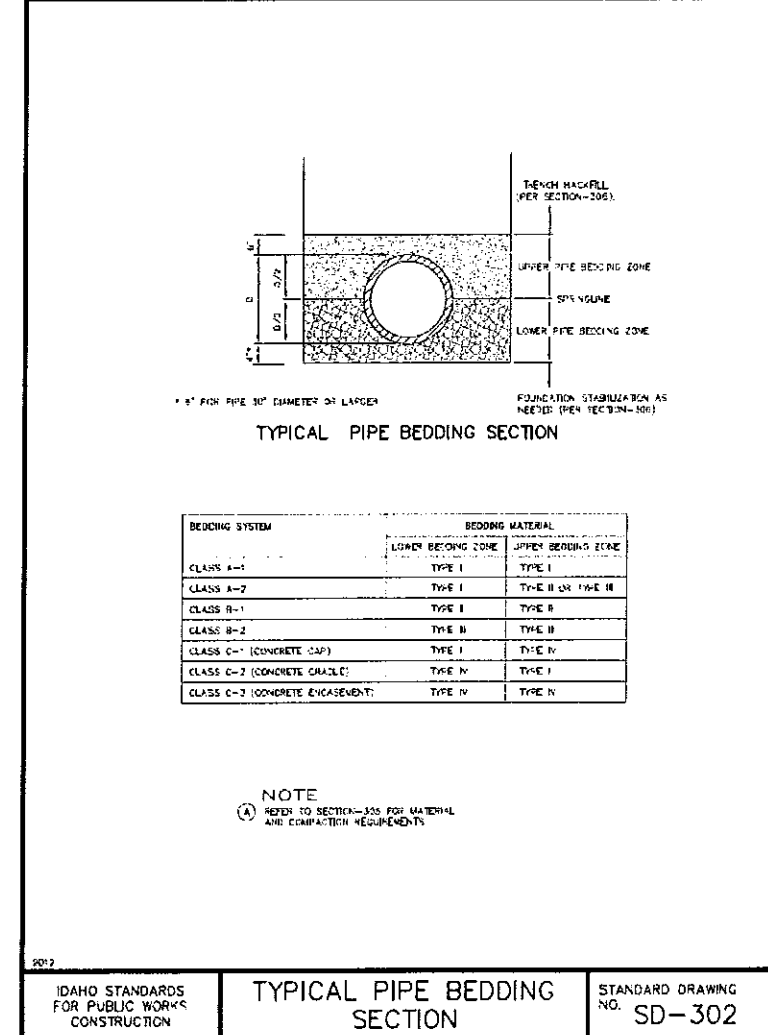
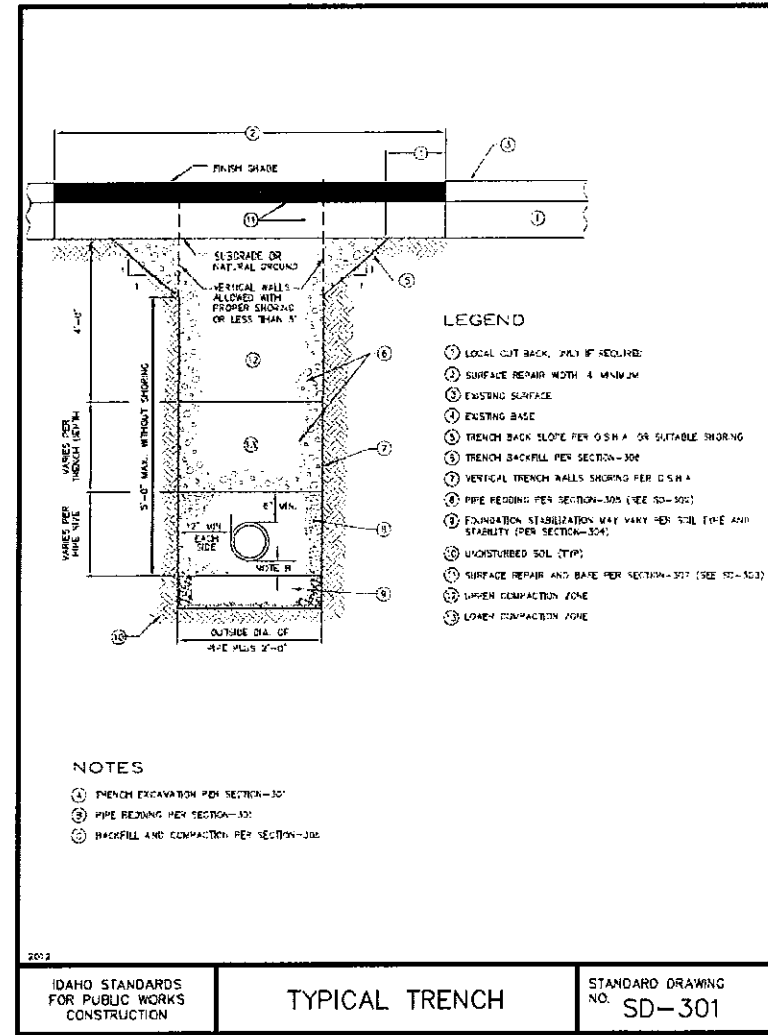
REVISIONS

**MILESTONE PONDERAY**  
**SITE DISTURBANCE PLAN**  
 CITY OF PONDERAY, IDAHO

**PROJECT**  
**SITE PLAN**

SHEET #	C1.1
PROJECT #	2019-114
DATE	06/11/19





**SURVEYORS • ENGINEERS**  
 7600 N. Mineral Dr., Ste. 900  
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 Phone: (208) 772-6600  
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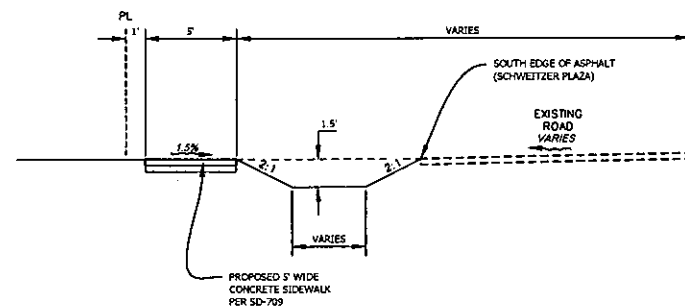
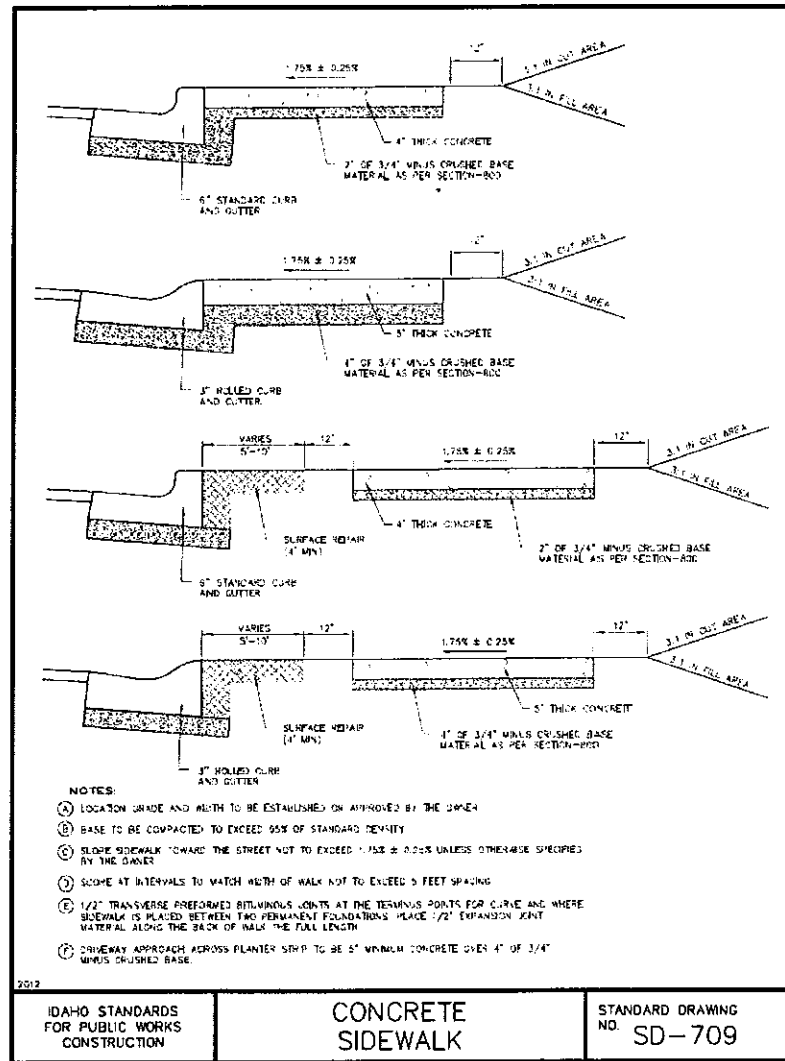
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DRAWN	DRAWN	DRAWN	DRAWN
CHECKED	CHECKED	CHECKED	CHECKED

7/18/19

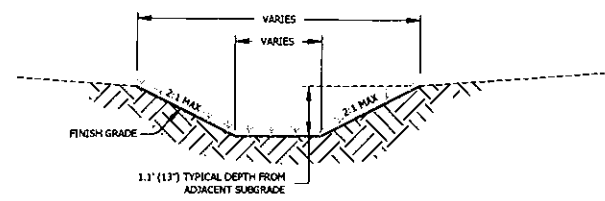
**MILESTONE PONDERAY**  
 SITE DISTURBANCE PLAN  
 CITY OF PONDERAY, IDAHO

**PROJECT DETAILS**

SHEET #	C1.2
PROJECT #	2019-114
DATE	06/11/19

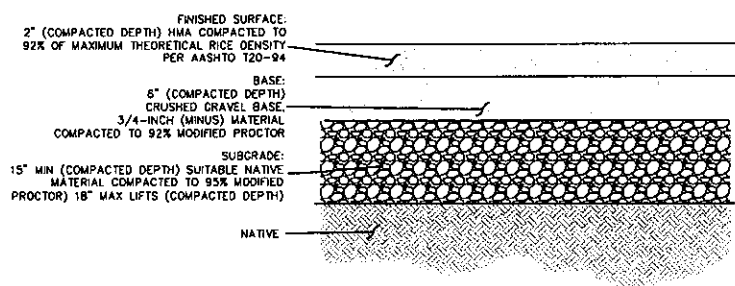


TYPICAL SIDEWALK DETAIL  
NTS

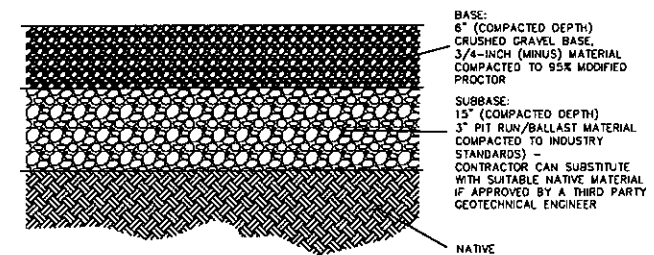


- NOTES:  
1. BASIN BOTTOM SHALL BE LINED WITH CRP GRASS  
2. BASIN SHALL BE CONSTRUCTED IN THE NATIVE SOIL  
3. BASIN SHALL OUTLET TO THE PUBLIC RIGHT OF WAY DITCHLINE

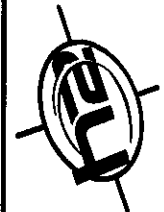
TYPICAL STORMWATER BASIN DETAIL  
NTS



TYPICAL HMA ASPHALT SECTION  
NTS



TYPICAL GRAVEL SECTION  
NTS



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SURVEYED	H2
DESIGNED	H2
DRAWN	ET
CHECKED	SLM



REVISIONS

MILESTONE PONDERAY  
SITE DISTURBANCE PLAN  
CITY OF PONDERAY, IDAHO

PROJECT DETAILS

SHEET #	C1.3
PROJECT #	2019-114
DATE	06/11/19