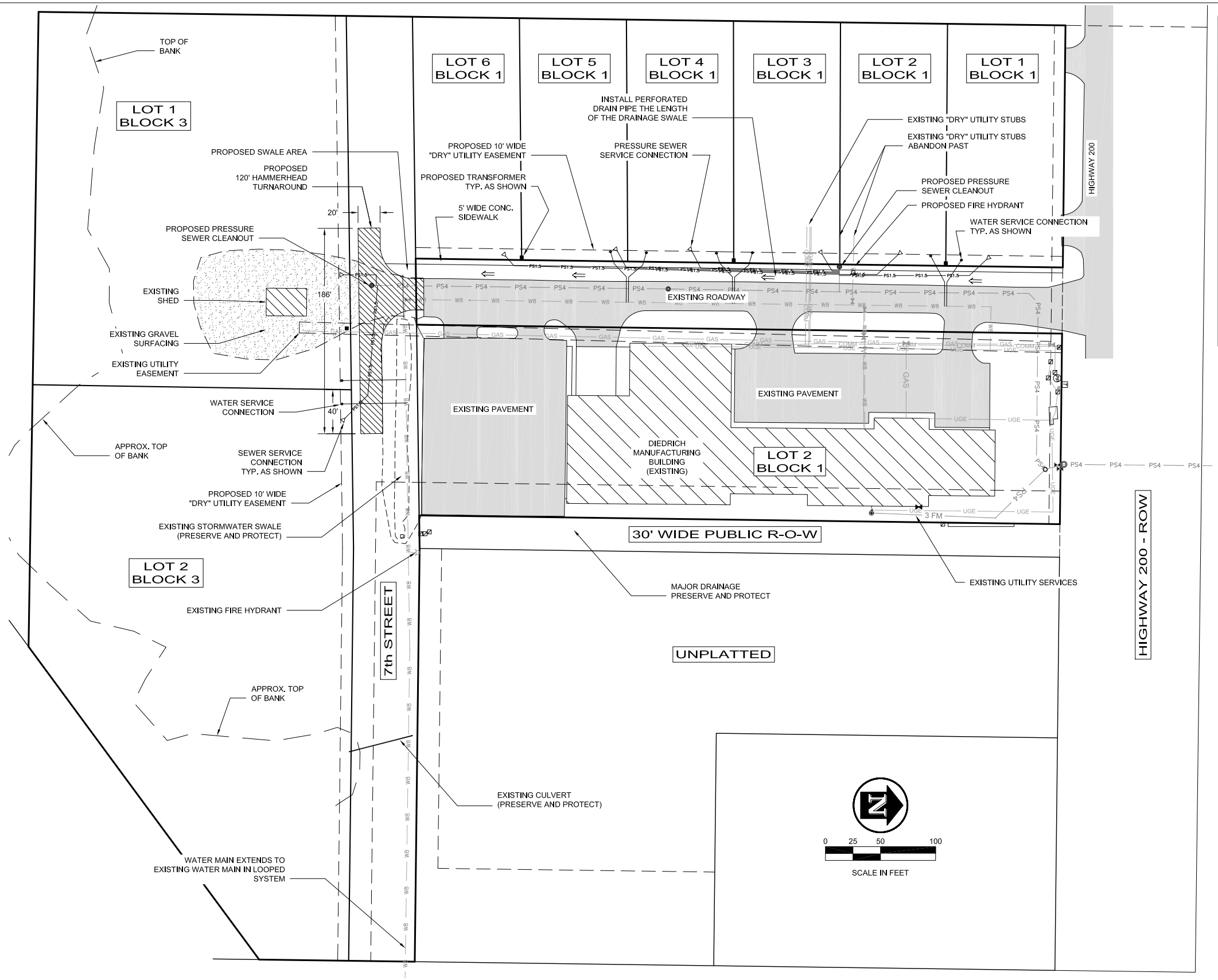
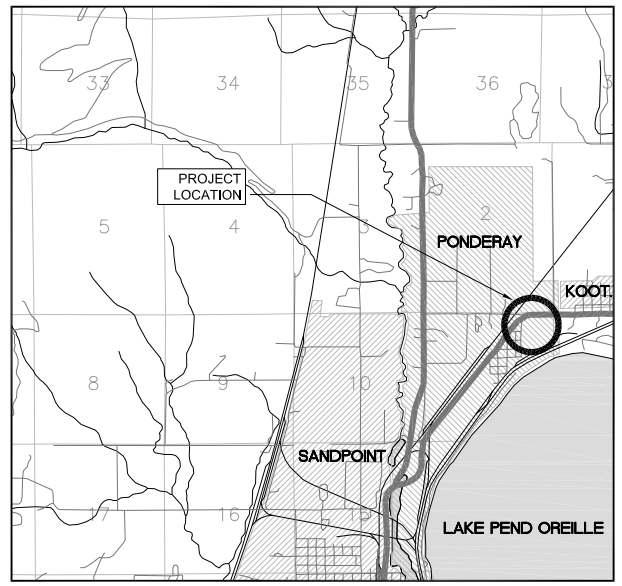
LEW'S INDUSTRIAL PARK - PRELIMINARY PLAT
CONCEPT CIVIL IMPROVEMENT DRAWINGS

SECTION 11, TOWNSHIP 57 NORTH, RANGE 2 WEST, BOISE MERIDIAN, CITY OF PONDERAY, BONNER COUNTY, IDAHO





VICINITY MAP
NOT TO SCALE

GENERAL NOTES:

1. EXISTING UTILITIES ARE BASED ON AS-BUILT DRAWINGS PREPARED BY TBV AND JAS AS WELL AS SURVEY LOCATES AND FIELD OBSERVATIONS.
2. WATER SERVICE PROVIDED BY CITY OF SANDPOINT WATER, ALL WATER CONSTRUCTION PER CITY OF SANDPOINT WATER STANDARDS.
3. WATER SERVICE CONNECTIONS FOR INDIVIDUAL LOTS SHALL BE INSTALLED AT THE TIME OF LOT DEVELOPMENT AT LOT OWNER EXPENSE. CONNECTIONS FOR LOTS 1-6, BLOCK 1 WILL REQUIRE THE CUTTING OF EXISTING ASPHALT AND TWO (2) CONNECTIONS SHALL BE MADE AT EACH CUT.
4. FIRE HYDRANT SHALL BE INSTALLED BY THE DEVELOPER.
5. SEWER SERVICE PROVIDED BY KOOTENAI-PONDERAY SEWER DISTRICT (KPSD), ALL SEWER CONSTRUCTION PER KPSD STANDARDS.
6. SEWER SERVICE CONNECTION LINES SHALL BE INSTALLED BY THE DEVELOPER WITHIN THE ROW.
7. SEWER CLEANOUTS SHALL BE INSTALLED BY THE DEVELOPER.
8. DRY UTILITY CONDUITS SHALL BE INSTALLED BY THE INDIVIDUAL PROVIDERS AT THE DEVELOPERS EXPENSE AND EXACT LAYOUT SHALL BE DETERMINED BY OTHERS.
9. THE DRAINAGE DITCH ON THE WEST SIDE OF HAWTHORN AVENUE SHALL BE UNDERDRAINED WITH PERFORATED DRAIN PIPE. AT THE TIME A DRIVEWAY CONSTRUCTION, A CATCH BASIN SHALL BE INSTALLED ON THE UPSTREAM SIDE OF THE DRIVEWAY.
10. THE EXISTING ROAD SECTION WAS DESIGNED TO BE 3" THICK ASPHALT OVER 6" THICK 3/4" MINUS CRUSHED GRAVEL OVER 18" THICK BALLAST OVER GEOTEXTILE FABRIC. NO COMPACTION TESTS ARE AVAILABLE FOR THE EXISTING ROADWAY.
11. THE PROPOSED HAMMERHEAD WILL HAVE THE SAME PROPOSED SECTION AS THE EXISTING ROADWAY.
12. STORMWATER FOR THE PROPOSED HAMMERHEAD WILL BE TREATED AND RETAINED IN A GIA WHICH WILL BE SIZED AND DETAILED FOLLOWING PRELIMINARY PLAT APPROVAL.
13. INDIVIDUAL LOTS WILL BE RESPONSIBLE FOR THE PREPARATION OF A STORMWATER MANAGEMENT PLAN (SWMP) AT THE TIME OF DEVELOPMENT IN ACCORDANCE WITH THE CITY OF PONDERAY STANDARDS.

560 W. CANFIELD AVE., STE. 200
COEUR D'ALENE, IDAHO 83815
(208) 714 - 4544
SAWTOOTH Land Surveying, LLC
WWW.SAWTOOTHLS.COM

PRELIMINARY
NOT FOR CONSTRUCTION

No.	DATE:	REVISION	DRN/CHK

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

SHEET TITLE: CONCEPT CIVIL IMPROVEMENT PLANS
PROJECT: LEW'S INDUSTRIAL PARK CONCEPT STORM WATER PLAN BONNER COUNTY, IDAHO

DATE:	9-10-2020
SCALE:	AS SHOWN
DESIGNED:	JPJ
DRAWN:	MWD/JPJ
CHECKED:	MWD/MET
PROJ NO.:	220014
CAD FILE:	S:\PREPLAT-PATRON-PNDRY-PAGE 5