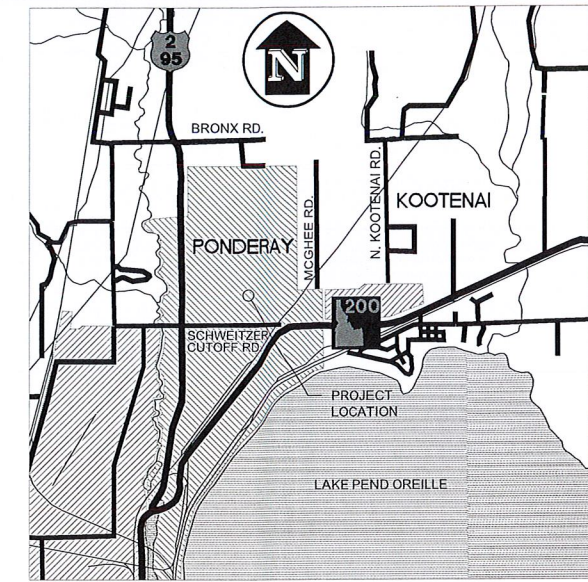


PONDERAY COTTAGES SITE DEVELOPMENT PLANS

PARCEL RPP0441008000DA/ STARR'S ACREAGE, BLOCK 8, LESS N 413 FT.,
57N-2W-2, BOISE MERIDIAN, PONDERAY, IDAHO



VICINITY MAP
NOT TO SCALE

DEVELOPER
PONDERAY COTTAGES, LLC
C/O BEN MCGRANN
P.O. BOX 531
DOVER, ID 83825

DRAWING INDEX

| SHEET # | TITLE |
|---------|---|
| 1 | SITE PLAN |
| 2 | GRADING AND STORM WATER MANAGEMENT PLAN |
| 3 | ROAD PLAN AND PROFILE |
| 4 | DETAILS |
| 5 | SPECIFICATIONS |

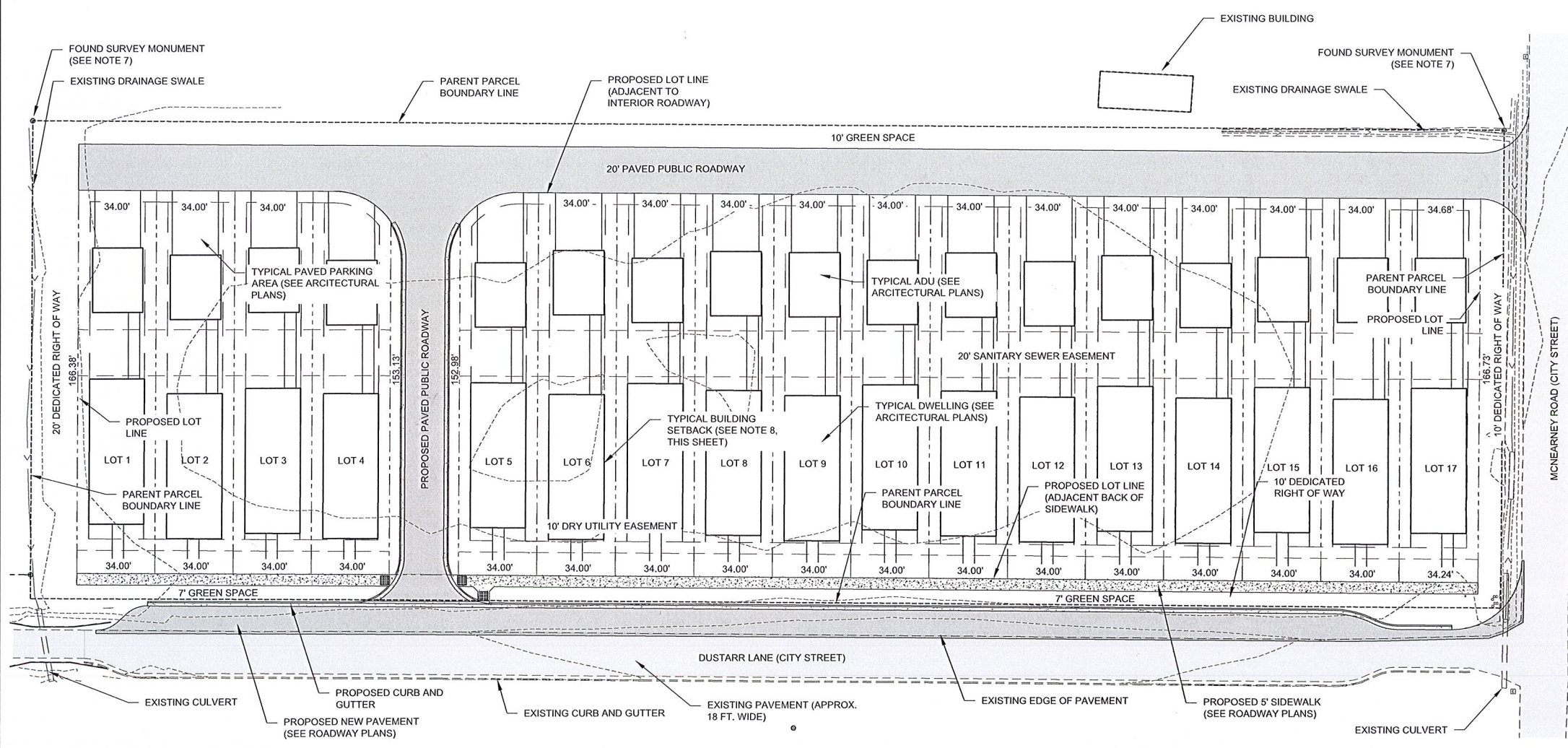
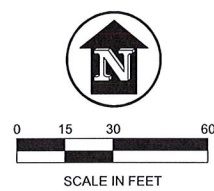
NOTES:

- ALL WORK SHALL CONFORM TO THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (2017), CITY OF PONDERAY, AND THE PROJECT SPECIFICATIONS SHOWN ON THESE PLANS.
- CONTRACTOR TO FIELD VERIFY THE LOCATION OF ALL EXISTING SITE ELEMENTS SHOWN ON THESE PLANS, INCLUDING UTILITIES, SURFACE FEATURES, TOPOGRAPHY, AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES BEFORE BEGINNING WORK.
- ALL EASEMENTS AND PROPOSED RIGHTS OF WAY SHALL BE APPROVED BY THE CITY PRIOR TO DRAINAGE AND ROADWAY CONSTRUCTION.
- CONTRACTOR SHALL OBTAIN A PERMIT FROM THE CITY OF PONDERAY FOR ANY WORK IN EXISTING RIGHTS-OF-WAY.
- ALL DISTURBED SOIL AREAS SHALL BE RESEED WITH NATIVE VEGETATION FOLLOWING CONSTRUCTION.
- CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES AND SURFACE FEATURES. DAMAGE TO EXISTING UTILITIES AND FEATURES SHALL BE RESTORED AND REPAIRED AT THE CONTRACTORS EXPENSE.
- CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING SURVEY MONUMENTS. DAMAGED MONUMENTS SHALL BE RESTORED BY A LICENSED SURVEYOR AT THE CONTRACTORS EXPENSE.
- THE FOLLOWING MINIMUM SETBACKS ARE APPLICABLE TO THIS PROJECT (REFERENCED FROM EXTERIOR BUILDING WALL TO PROPERTY LINE):
FRONT YARD = 15' (5' FOR ARCHITECTURAL PROJECTIONS)
SIDE YARD = 5'
REAR YARD = 5'



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811

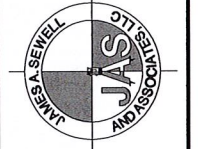


3/2/2021

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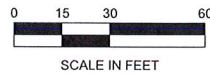
| No. | DATE | REVISION | DRNCHK |
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1319 NORTH DIVISION AVENUE
SANDPOINT, IDAHO 83864
(208) 263-4160

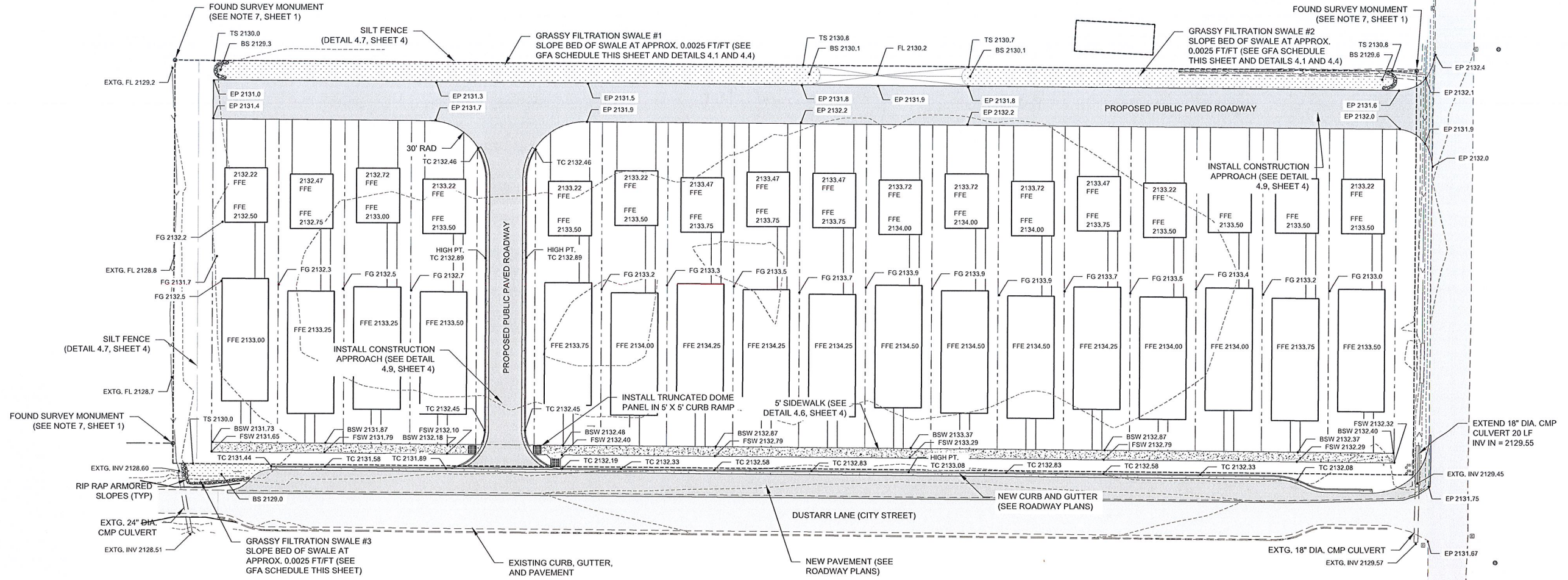


SHEET TITLE:
SITE PLAN
PROJECT:
**PONDERAY COTTAGES
PONDERAY, IDAHO**

| | |
|-----------|--------------------------|
| DATE: | 02-20-2021 |
| SCALE: | AS SHOWN |
| DESIGNED: | BSB |
| DRAWN: | BSB |
| CHECKED: | BLS |
| PROJ NO.: | 13342-20-002 |
| CAD FILE: | E-MCGRANN_2021-03-01.dwg |
| SHEET | 1 OF 5 |



SCALE IN FEET



LEGEND

- PROPERTY LINE
- PROPERTY LINE (OTHERS)
- - - EASEMENT
- SETBACK
- - - 2056 --- EXISTING CONTOUR
- PROPOSED BUILDING FOOTPRINT (PER ARCHITECT)
- EXISTING BUILDING FOOTPRINT
- SILT FENCE
- 1.6% --- FINISHED GRADE SLOPE
- EXISTING GUARD RAIL
- > --- EXISTING DITCH
- W12 --- W12 --- EXISTING 12" DIA. WATER MAIN
- W8 --- W8 --- EXISTING 8" DIA. WATER MAIN
- EXISTING HYDRANT
- GS8 --- GS8 --- EXISTING 8" GRAVITY SEWER
- ⊙ --- EXISTING SEWER MANHOLE
- SD --- EXISTING STORM DRAIN PIPE
- ⊞ --- EXISTING ELECTRICAL BOX
- ⊞ --- EXISTING UTILITY POLE
- PROPOSED CONCRETE
- PROPOSED ASPHALT
- > --- PROPOSED DITCH INVERT
- PROPOSED SWALE (TREATMENT)
- PROPOSED RIP RAP OR ROCK CAP
- WB --- WB --- PROPOSED 8" DIA. WATER MAIN
- WS --- PROPOSED WATER SERVICE
- PROPOSED GATE VALVE
- PROPOSED HYDRANT
- WM --- PROPOSED WATER METER
- GSB --- GSB --- PROPOSED 8" GRAVITY SEWER
- ⊙ --- PROPOSED SEWER MANHOLE
- SS --- PROPOSED SANITARY SEWER SERVICE
- SD --- PROPOSED STORM DRAIN PIPE
- ⊙ --- PROPOSED STORM INLET (GRADED LID)

SPOT ELEVATION KEY

- FFE = FINISH FLOOR ELEVATION
- INV = INVERT OF PIPE ELEVATION
- EP = EDGE OF HMA PAVEMENT ELEVATION
- TC = TOP BACK OF CURB
- EG = EXISTING GRADE ELEVATION
- AG = ADJACENT GRADE (I.E. BACKFILL AT FDN. WALL)
- FG = RANDOM FINISH GRADE ELEVATION
- TS = TOP OF SWALE ELEVATION
- BS = BED OF SWALE ELEVATION
- FL = FLOW LINE ELEVATION OF DITCH OR SWALE
- FSW = FRONT OF SIDEWALK ELEVATION
- BSW = BACK OF SIDEWALK ELEVATION
- TBM = TEMPORARY BENCH MARK
- TW = TOP OF WALL ELEVATION
- BW = BOTTOM OF WALL ELEVATION

| GRASSY FILTRATION AREA (GFA) SCHEDULE | | | | | | | | |
|---------------------------------------|------------|-----------|---------|--------|-------|---------|--------|------------|
| GFA NO. | TOP WIDTH | BED WIDTH | LENGTH | DEPTH | SLOPE | FREE BD | VOLUME | WEIR CREST |
| 1 | 10 FT. | 2 FT. | 312 FT. | 8 IN. | 0.25% | 2 IN. | 546 CF | 6 FT |
| 2 | 10 FT. | 2 FT. | 224 FT. | 8 IN. | 0.25% | 2 IN. | 392 CF | 5 FT |
| 3 | 8 FT. AVG. | 2 FT. | 44 FT. | 12 IN. | 0.25% | 2 IN. | 150 CF | 6.5 FT |



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(208) 263-4160



SHEET TITLE: **GRADING AND STORM WATER MANAGEMENT PLAN**
PROJECT: **PONDERAY COTTAGES PONDERAY, IDAHO**

DATE: 02-20-2021
SCALE: AS SHOWN
DESIGNED: BSB
DRAWN: BSB
CHECKED: BLS
PROJ NO.: 13342-20-002
CAD FILE: E-MCGRANN_2021-03-01.dwg
SHEET 2 OF 5



3/2/2021

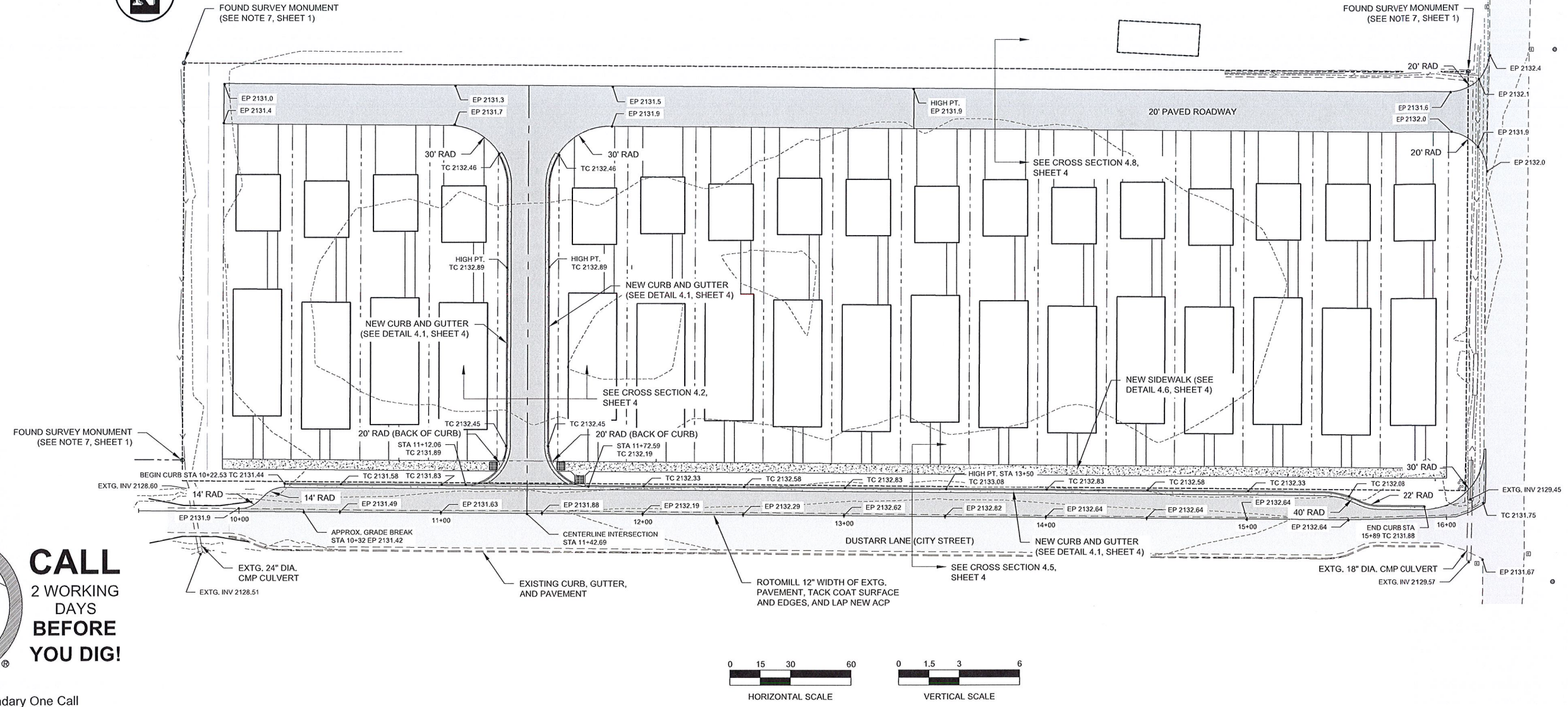
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ROAD PLAN AND PROFILE
 PROJECT: **PONDERAY COTTAGES**
PONDERAY, IDAHO

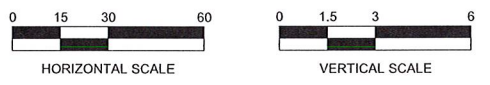
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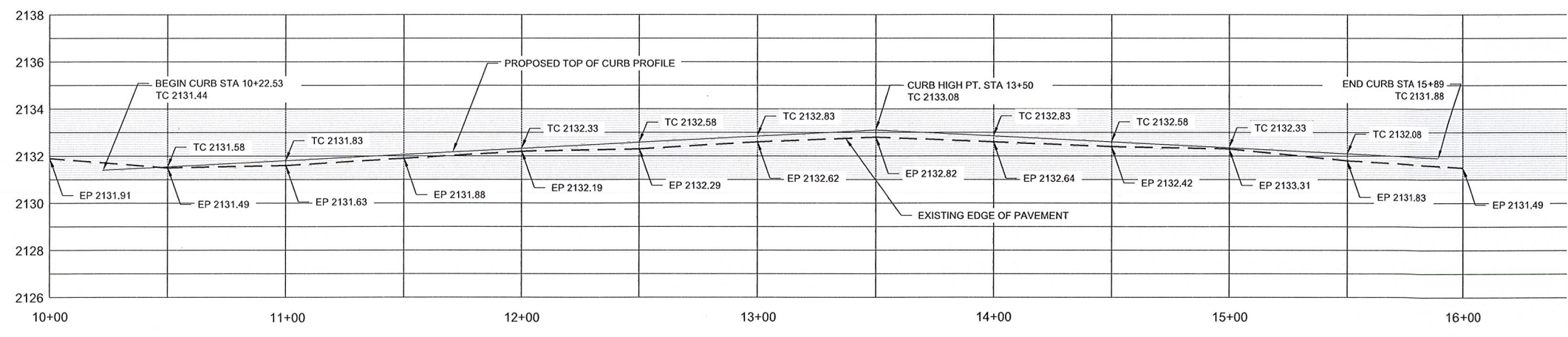
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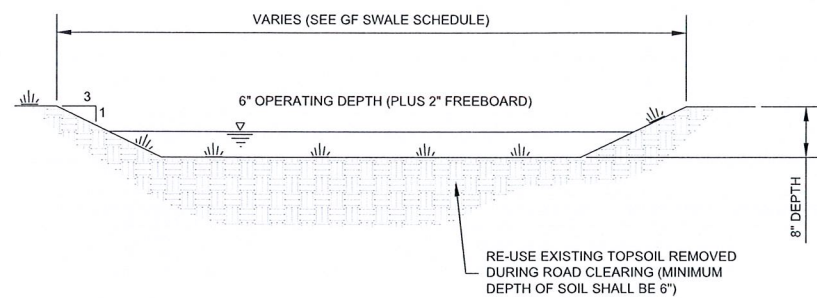
NOTE: CONTRACTOR TO VERIFY EXISTING AND PROPOSED GRADES PRIOR TO CONSTRUCTION



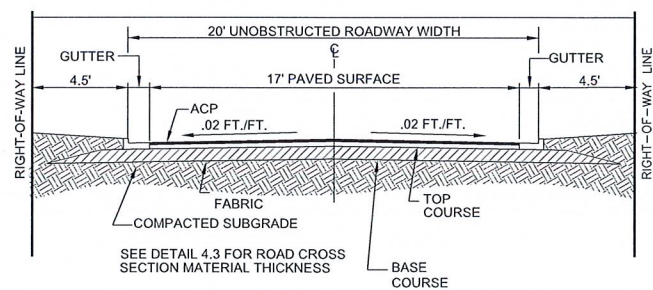
SPOT ELEVATION KEY

- FFE = FINISH FLOOR ELEVATION
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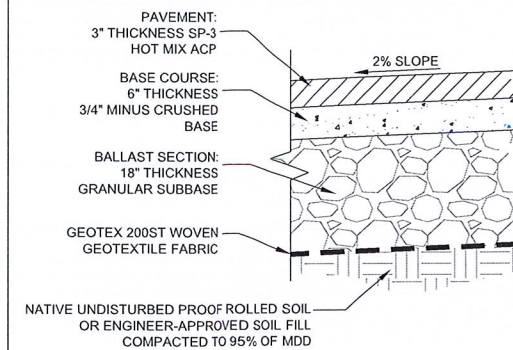




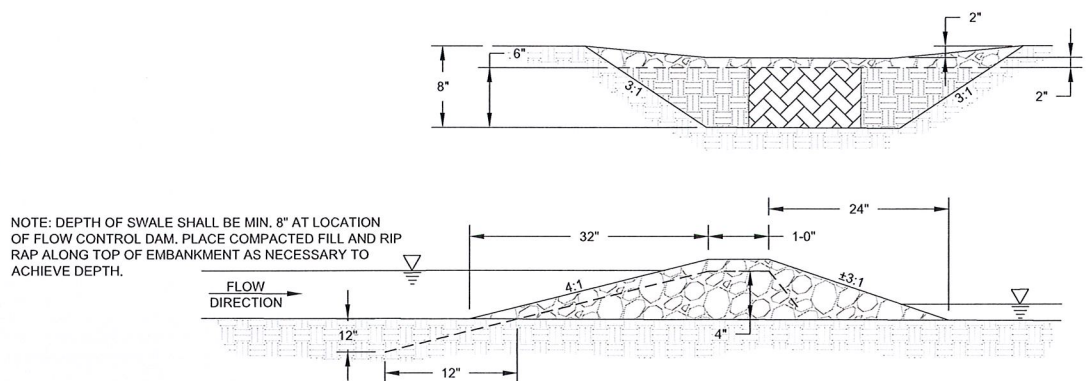
4.1 GRASS FILTRATION SWALE
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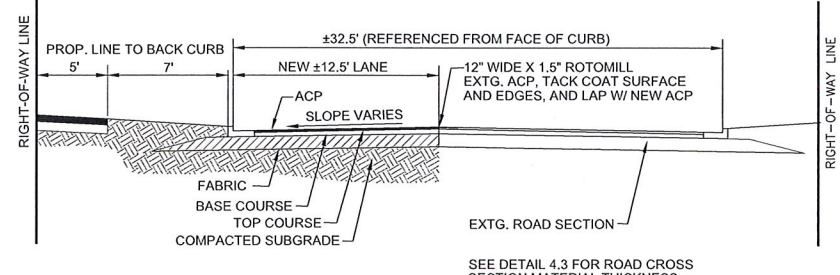
4.2 INTERIOR N-S ROAD SECTION
SCALE: N.T.S.



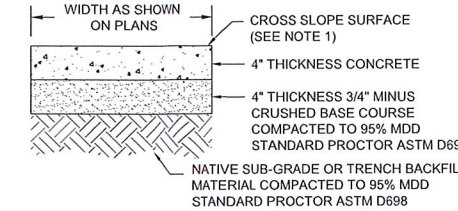
4.3 TYP. ROAD MATERIAL SECTION
SCALE: N.T.S.



4.4 FLOW CONTROL DAM
SCALE: NOT TO SCALE

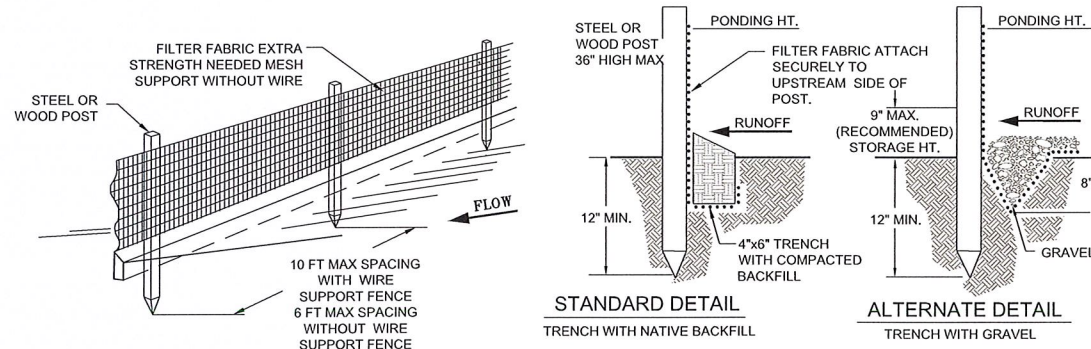


4.5 DUSTARR LN. ROAD SECTION
SCALE: N.T.S.

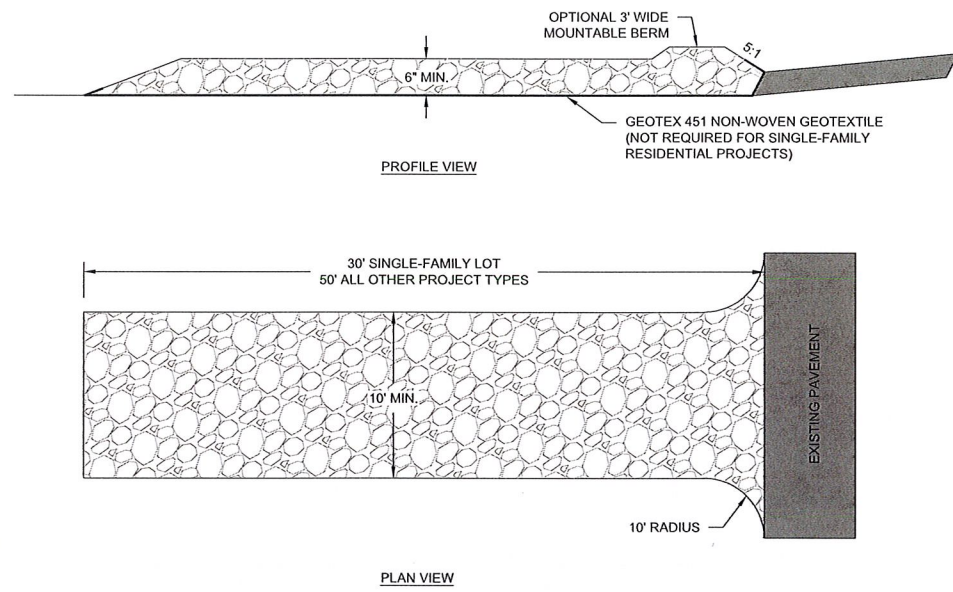


NOTES:
1. CROSS SLOPE OF SIDEWALK PERPENDICULAR TO PATH OF TRAVEL MIN. 1.5%, MAX. NOT TO EXCEED 2%.
2. SCORE SIDEWALK AT INTERVALS NOT TO EXCEED 5 FEET
3. INSTALL EXPANSION JOINTS WITH 1/2" PREFORMED BITUMINOUS JOINT AT 20' INTERVALS, AT PC/PT OF ALL CURVES, AND WHEREVER SIDEWALK IS PLACED NEXT TO PERMANENT FOUNDATION OR CURB

4.6 SIDEWALK SECTION
NOT TO SCALE

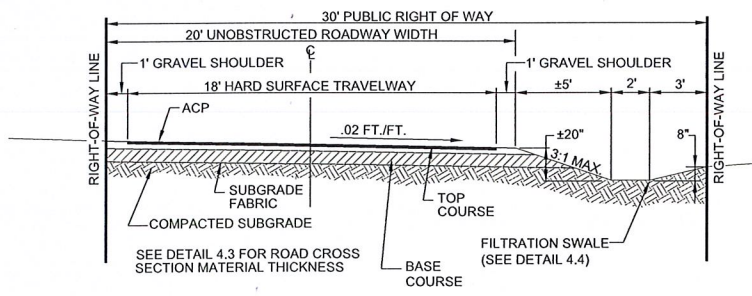


4.7 SILT FENCE
SCALE: N.T.S.

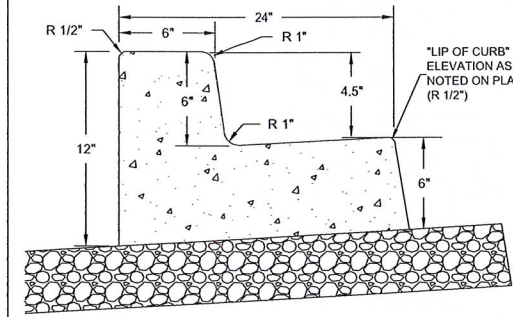


- USE 2" STONE OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT
- ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES IS ALLOWED.
- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY OR ADJACENT STREET. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC RIGHT-OF-WAY OR ADJACENT STREET MUST BE REMOVED IMMEDIATELY.
- WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY OR ADJACENT STREET. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
- PERIODIC INSPECTION AND ASSOCIATED MAINTENANCE SHALL BE PROVIDED AFTER EACH RUNOFF-PRODUCING RAINFALL EVENT.

4.9 STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE



4.8 INTERIOR E-W ROAD SECTION
SCALE: N.T.S.



- NOTES:
1. GRADE AND ALIGNMENT TO BE ESTABLISHED AND APPROVED BY THE ENGINEER AND THE CITY OF SANDPOINT.
 2. BASE: 4" OF 3/4" MINUS CRUSHED AGGREGATE COMPACTED TO 95% OF STANDARD PROCTOR.
 3. BASE SHALL BE A MIN. WIDTH OF 3' TO GRADE PRIOR TO SETTING FORMS.
 4. 1/2" PREFORMED EXPANSION JOINT MATERIAL AT TERMINAL POINTS OF RADI.
 5. CONTINUOUS PLACEMENT PREFERRED, SCORE AT 10' INTERVALS MAX. (8" WITH SIDEWALK)
 6. MATERIALS AND CONSTRUCTION IN COMPLIANCE WITH ISPW.C.
 7. BACKFILL AS PER ISPW.C SECTION 706
 8. GUTTER COUNTERSLOPE - 1/2" PER FOOT (5% SLOPE) MAXIMUM
 9. CONCRETE ANCHORS FOR STEEL ANGLE @ 18" OC AND WITHIN 3" OF ENDS
 10. STEEL ANGLE 2" X 2" X 3/16" ROLLED TO 20 FT CONCAVE OR CONVEX RADIUS AS REQUIRED

4.10 CURB & GUTTER
NOT TO SCALE

PROFESSIONAL ENGINEER
REG. NO. 8607
STATE OF IDAHO
R. SCOTT BROWN

3/3/2021

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(208) 263-4160

JAS
JAMES A. SEWELL
DOTTI SEWELL
AND ASSOCIATES

SHEET TITLE: DETAILS

PROJECT: PONDERAY COTTAGES PONDERAY, IDAHO

| | |
|-----------|---------------------------|
| DATE: | 02-20-2021 |
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| DESIGNED: | BSB |
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| CAD FILE: | E:\MCGRANN_2021-03-01.dwg |

SHEET **4** OF **5**

EARTHWORK AND ROADWAY SPECIFICATIONS

GENERAL - ALL EARTHWORK AND ROADWAY CONSTRUCTION SHALL CONFORM TO THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPWC).

CLEARING AND GRUBBING - CLEARING AND GRUBBING SHALL BE COMPLETED IN ACCORDANCE WITH SECTION 201 OF THE ISPWC. CLEARED AND GRUBBED MATERIAL SHALL BE RE-USED ON SITE FOR CONSTRUCTION OF GRASS FILTRATION SWALES.

EXCESS EXCAVATION - EXCESS EXCAVATION SHALL REMAIN ON-SITE AND BE PLACED WHERE DIRECTED BY THE OWNER OR 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.

SUBGRADE MATERIAL - EARTHWORK SHALL BE PERFORMED IN ACCORDANCE WITH SECTION 200 OF THE ISPWC. SUBGRADE SHALL BE CONSTRUCTED TO WITHIN ONE-TENTH (0.1) FOOT OF LINES AND GRADES AS SHOWN ON THE PLANS. SUBGRADE COMPACTION SHALL BE TO 95% MAXIMUM DRY DENSITY (MDD) PER ASTM D698 (STANDARD PROCTOR), UNLESS OTHERWISE SPECIFIED ON THESE PLANS. NATIVE IN-PLACE SUBGRADE MATERIAL SHALL BE PROOF ROLLED PRIOR TO BALLAST PLACEMENTS.

GEOTEXTILE - GEOTEXTILE USED AS SUBGRADE SEPARATION FABRIC AND FLOW CONTROL FILTRATION FABRIC SHALL BE GEOTEX 200ST OR APPROVED EQUAL.

BALLAST - 18" DEPTH OF BALLAST SHALL CONSIST OF PITRUN GRAVEL OR FRACTURED ROCK CONFORMING TO TYPE-2 GRADATION SPECIFICATIONS AS OUTLINED IN THE ISPWC. MATERIAL SHALL BE PLACED IN 6"-9" LIFTS AND COMPACTED TO 95% STANDARD PROCTOR DENSITY.

BASE COURSE - 6" DEPTH OF TOP COURSE SHALL CONSIST OF 3/4" MINUS CRUSHED ROCK CONFORMING TO TYPE-1 GRADATION SPECIFICATIONS AS OUTLINED IN THE ISPWC. MATERIAL SHALL BE COMPACTED TO 95% MODIFIED PROCTOR DENSITY.

TOP COURSE - 3" DEPTH OF HOT MIX ASPHALT CEMENT SP-3 WITH AGGREGATE GRADATION AND COMPACTION AS SPECIFIED BY THE IDAHO TRANSPORTATION DEPARTMENT.

ROCK CAP - ROCK CAP MATERIAL SHALL CONFORM TO IDAHO DEPARTMENT OF TRANSPORTATION SECTION 703.08 AND SHALL BE CLEAN, ANGULAR, CRUSHED QUARRY ROCK, FREE OF CLAY COATINGS, LUMPS AND SOFT OR FLAKY PARTICLES.

ROADWAY COMPACTION - DENSITY TESTS SHALL BE PERFORMED FOR EVERY LIFT AT A MINIMUM FREQUENCY OF 300 LINEAR FEET, FOR ALL MATERIALS. SPECIAL ATTENTION SHALL BE PAID TO CURVE RETURNS, TURNAROUNDS OR SENSITIVE AREAS. ALL TEST RESULTS SHALL BE MADE AVAILABLE TO THE ENGINEER AT THE TIME OF FINAL CONSTRUCTION/INSPECTION.

CAST IN PLACE CONCRETE - SIDEWALKS, CURBS, AND GUTTERS SHALL BE IN ACCORDANCE WITH SECTION 700 OF THE STANDARD SPECIFICATIONS (ISPWC).

CULVERTS - CULVERTS SHALL BE CORRUGATED METAL PIPE SIZED AS SHOWN ON THE DWG'S, OR OTHERWISE SPECIFIED BY ENGINEER. CULVERTS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 601 OF THE ISPWC, ALONG WITH SECTIONS 301 (TRENCH EXCAVATION), 304 (TRENCH FOUNDATION STABILIZATION), 305 (PIPE BEDDING), AND 306 (TRENCH BACKFILL). PROVIDE MINIMUM 12 INCH COVER OR AS RECOMMENDED BY THE MANUFACTURER.

ROADWAY INSPECTIONS - INSPECTIONS SHALL BE SCHEDULED WITH THE ENGINEER AT LEAST 24 HOURS IN ADVANCE. MINIMUM INSPECTION REQUIREMENTS INCLUDE:

- AFTER COMPLETION OF THE ROADWAY SUBGRADE
- AFTER PLACEMENT OF THE BALLAST
- AFTER PLACEMENT OF THE BASE ROCK
- AFTER PLACEMENT OF TOP COURSE
- AFTER ALL IMPROVEMENTS ARE COMPLETE INCLUDING CONSTRUCTION OF STORM WATER FACILITIES

EROSION AND SEDIMENT CONTROL DURING CONSTRUCTION - THE CONTRACTOR AND DEVELOPER ARE ENTIRELY RESPONSIBLE FOR ALL EROSION AND SEDIMENT CONTROL DURING CONSTRUCTION. ALL EROSION AND SEDIMENT CONTROL METHODS AND STORMWATER MANAGEMENT PLAN CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS SET FORTH WITHIN THE "HANDBOOK OF BEST MANAGEMENT PRACTICES FOR STORMWATER MANAGEMENT AND EROSION AND SEDIMENT CONTROL CONTROL" (HANDBOOK), AS PREPARED FOR THE PANHANDLE HEALTH DISTRICT AND THE INTERAGENCY STORMWATER COMMITTEE. IF REQUIRED, THE CONTRACTOR/DEVELOPER IS RESPONSIBLE FOR OBTAINING A STORMWATER PERMIT FOR CONSTRUCTION ACTIVITIES FROM THE EPA NATIONAL DISCHARGE ELIMINATION SYSTEM PROGRAM. EROSION AND SEDIMENT CONTROL SHALL BE ACCOMPLISHED AS SHOWN ON THESE PLANS, WITH ALL METHODS IN ACCORDANCE WITH THE GUIDELINES AS DESCRIBED IN THE HANDBOOK.

TEMPORARY EROSION CONTROL BMP'S CONSIST OF: VEGETATIVE BUFFER, GRASS DITCH, GRASS INFILTRATION BASIN, & STABILIZED CONSTRUCTION ENTRANCE, SEEDING/MULCHING.

GRASS DITCH MAINTENANCE:

- PERIODICALLY INSPECT DITCH AND REMOVE SEDIMENT DEEPER THAN 6 INCHES
- RE-ESTABLISH ANY VEGETATION THAT IS DAMAGED DURING HIGH-RUNOFF EVENTS

GRASS INFILTRATION BASIN MAINTENANCE:

- PERIODICALLY INSPECT BASIN AND REMOVE SEDIMENT DEEPER THAN 6 INCHES
- RE-ESTABLISH ANY VEGETATION THAT IS DAMAGED DURING HIGH-RUNOFF EVENTS

STABILIZED CONSTRUCTION ENTRANCE MAINTENANCE:

- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY OR ADJACENT STREET. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC RIGHT-OF-WAY OR ADJACENT STREET MUST BE REMOVED IMMEDIATELY.
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- PERIODIC INSPECTION AND ASSOCIATED MAINTENANCE SHALL BE PROVIDED AFTER EACH RUNOFF-PRODUCING RAINFALL EVENT.
- THE STABILIZED CONSTRUCTION ENTRANCE MAY BE REMOVED AFTER FINAL STABILIZATION IS ACHIEVED.

SEEDING/STRAW MULCH MAINTENANCE:

- RE-SEED OR ADD STRAW MULCH TO BARE SPOTS AND WASHOUTS, AND VERIFY HEALTHY GROWTH OF SEEDS

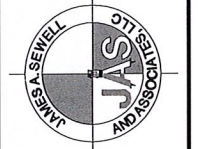


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1319 NORTH DIVISION AVENUE
SANDPOINT, IDAHO 83864
(208) 263-4160



SHEET TITLE:
SPECIFICATIONS

PROJECT:
PONDERAY COTTAGES
PONDERAY, IDAHO

DATE: 02-20-2021
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SHEET 5 OF 5