

KESSA'S COFFEES

BONNER MALL WAY
 SEC.11, TOWNSHIP 57 N, RANGE 2 W
 NESW N&W OF SI RW TRIANGLE, REAR SITE

NOTES:

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF ISPWC EXCEPT AS NOTED.
2. EX UTILITIES ARE SHOWN BASED ON A LIMITED GROUND SURVEY AND ARE NOT GUARANTEED TO BE COMPLETE AND ACCURATE.
3. UTILITIES ARE TO BE LOCATED BY CALLING "CALL BEFORE YOU DIG" AT 811, AT LEAST 48 HOURS PRIOR TO EXCAVATION.
4. CONTRACTOR RESPONSIBLE FOR COORDINATING ALL FULL OR PARTIAL STREET CLOSURES WITH THE CITY OF PONDERAY. PERMITS AND TRAFFIC CONTROL ARE THE RESPONSIBILITY OF THE CONTRACTOR.
5. CONTRACTOR IS TO PRESERVE AND PROTECT ALL SURVEY MONUMENTS.
6. CONTRACTOR IS TO PRESERVE AND PROTECT ALL CONTROL POINTS.
7. ALL TEMPORARY EROSION/SEDIMENT CONTROL MEASURES ARE TO BE IN PLACE PRIOR TO ANY EXCAVATION.

LOT SIZE = 0.966 ACRES
 PROPOSED IMPERVIOUS AREA = 0.317 ACRES
 OPEN SPACE = 0.941 ACRES = 97%
 GREEN SPACE = 0.649 ACRES = 67%
 TOTAL BUILDING FLOOR AREA = 0.025 ACRES
 DISTURBED AREA = 0.966 ACRES

INDEX SHEET

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- C-4 LANDSCAPING-LIGHTING PLAN
- C-5 UTILITY PLAN
- C-6 DETAIL SHEET



VICINITY MAP, NTS

LEGEND

- E25.12X EX. GRADE ELEV.
- X24.32 NEW GRADE ELEV.
- EX. CATCH BASIN
- ← DIRECTION OF FLOW
- 2127 NEW CONTOUR

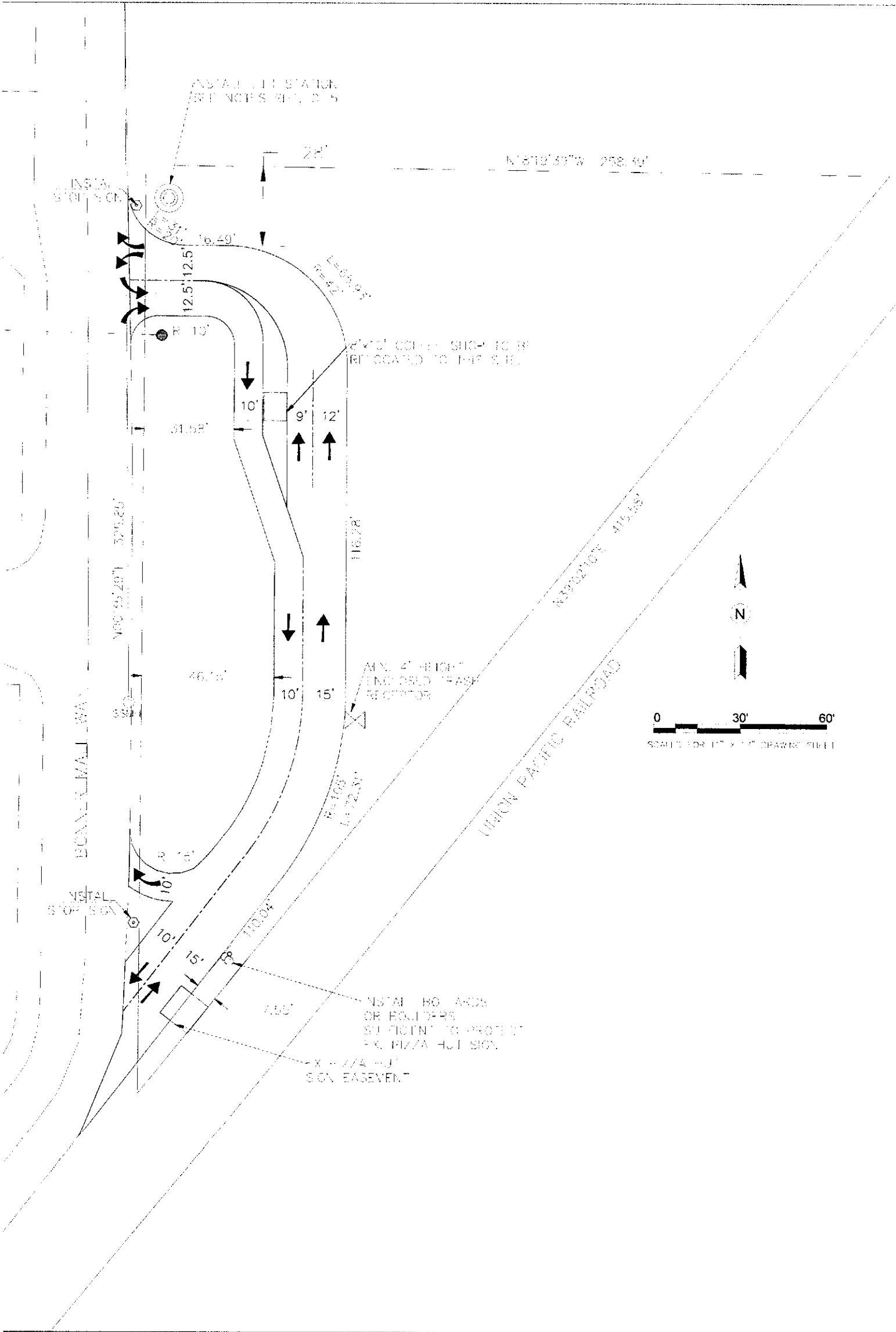
CLEARWATER ENGINEERING
 PLANNING, DESIGN, CONSTRUCTION MGMT.
 P.O. BOX 251, SANDPOINT, IDAHO 83864
 (208)255-8803

KESSA'S COFFEE

COVER SHEET

CW157 PROJ. NO.	REVISION	DATE:	BY:
DMV			
DWN. BY			
3/2021 DATE			
C-1 DWS. NO.			



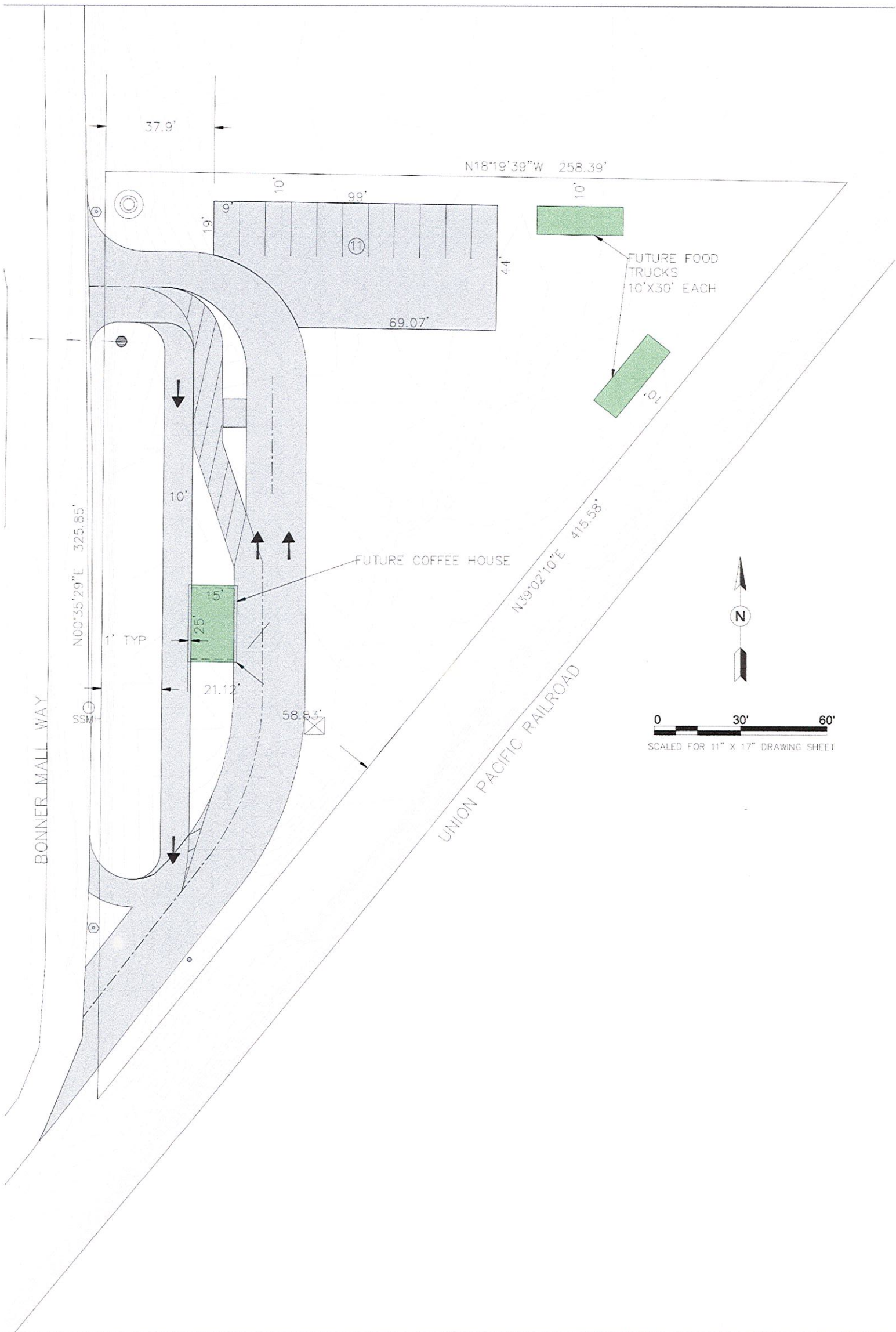


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KESSA'S COFFEE

SITE PLAN PHASE 1

DATE		
PROJECT NO.		
DRAWN BY		
CHECKED BY		
DATE		
SCALE		



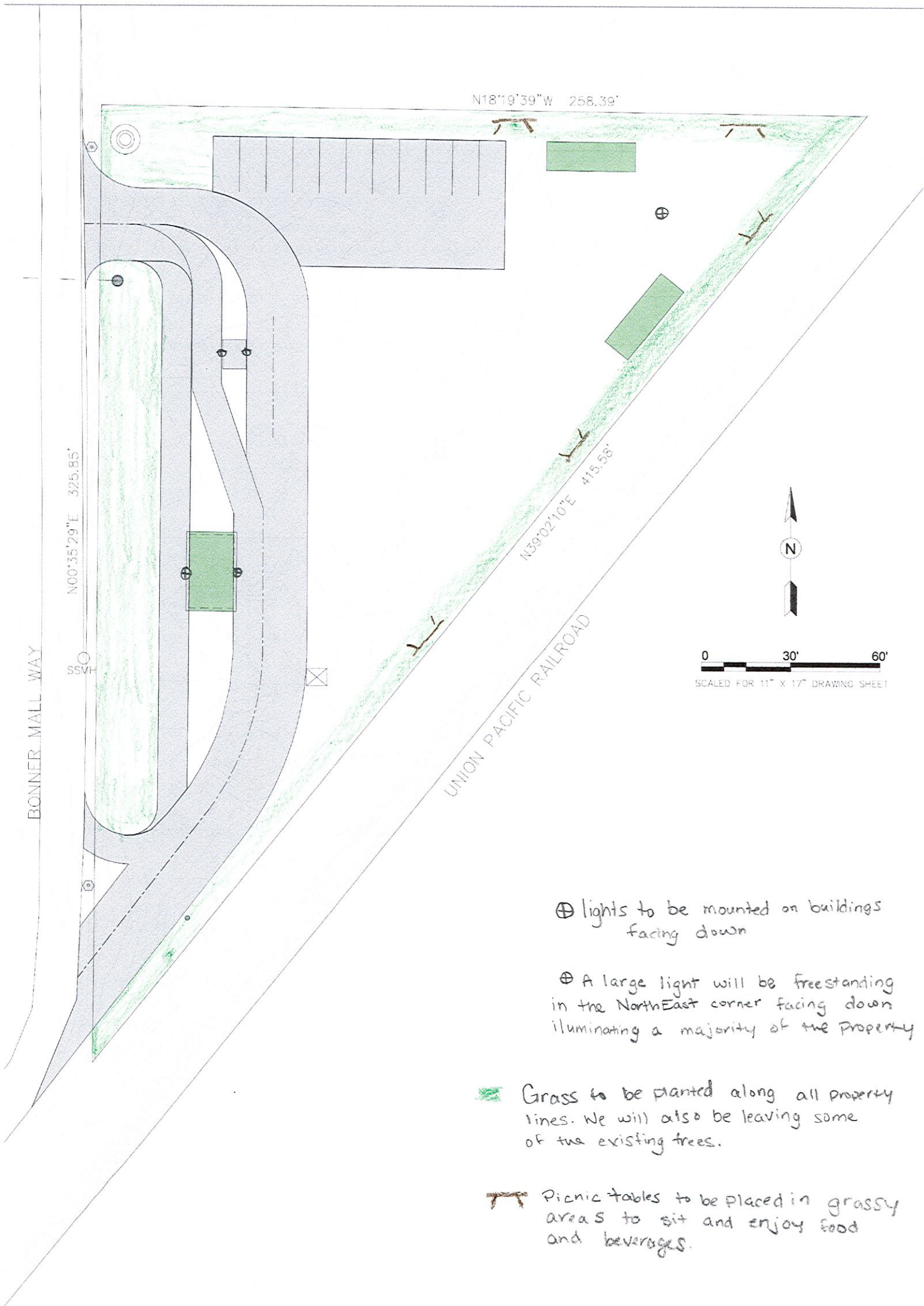
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KESSA'S COFFEE

SITE PLAN - PHASE 2

CW157 PROJ. NO.	REVISION	DATE:	BY:
DMV			
DMV BY			
3/2021			
DATE			
C-2			
DWG. NO.			





CW157 PROJ. NO.	REVISION	DATE	BY:
DMR BY			
3/2021 DATE			
C-4 DWG. NO.			

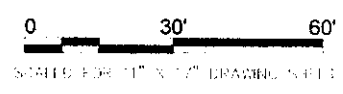
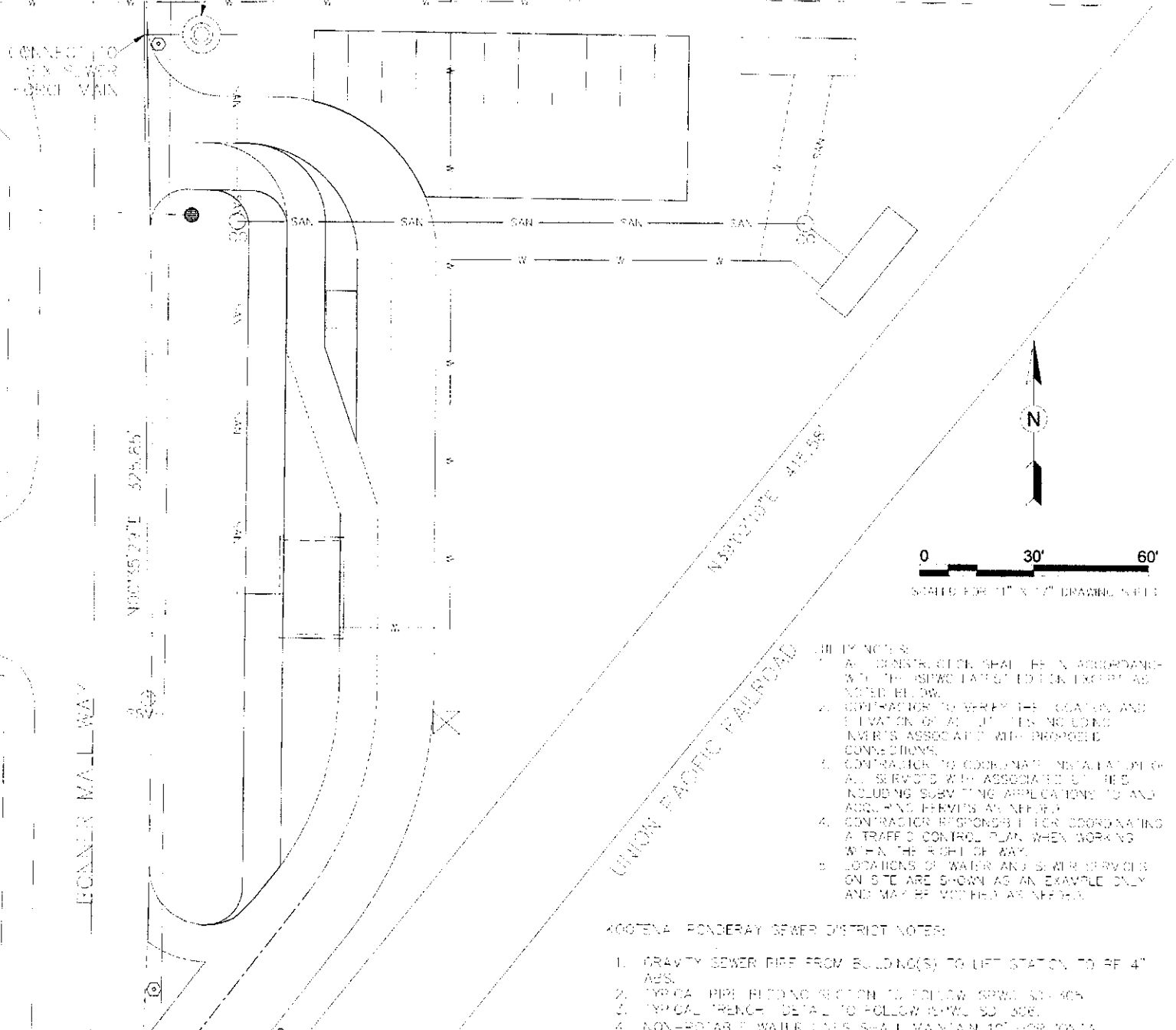
Q

2" EX. WATER LATERAL.
 APPROPRIATE LICENSED CONTRACTOR TO
 CONNECT TO THIS LINE WITH 3/4" TEE AND THRUST BLOCK AND INSTALL WATER
 SERVICE.
 THE CITY IS TO INSTALL A 3/4" METER.
 CONTRACTOR TO CONTINUE SERVICES FROM METER WITH A 1" LINE.

INSTALL LIFT STATION
 SEE NOTES 9-11 C.B.

N 87° 3' 00" W 258.39'

CONNECT TO
 EX. SLEWER
 - BROOK MAIN



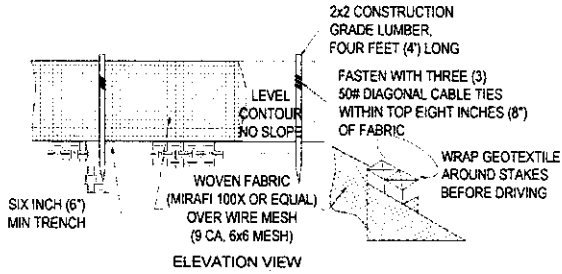
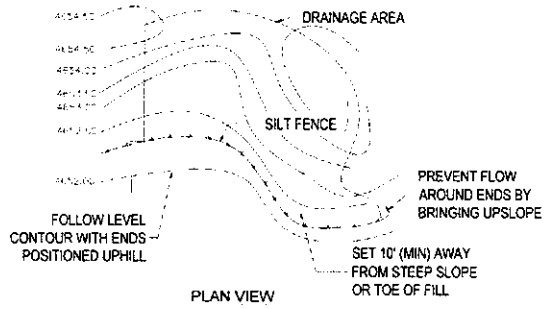
WATER SERVICE NOTES:

1. WATER SERVICES WILL BE THROUGH THE CITY OF SANDPOINT. I.E. LOCATION OF 2" LATERAL TO BE VERIFIED BY THE CITY OF SANDPOINT. WATER SERVICE SHALL INCLUDE A CORP STOP (1" GAL. CORR. CORP STOP) SEALED UNLESS A 400 BALL CORP (1" AWAY) 2" V.M. IRON THREADED MET BY 1" V.M. IRON THREADED GUNITE BRASS CONSTRUCTION (FORD, MAJLOR, MC DONALD)
2. IF THE EX. LATERAL FALLS WITHIN THE PARCEL TO THE NORTH, A 2" TEE SHALL BE INSTALLED ON THE EAST SIDE OF BONNER MALLWAY AND WITHIN THE ROW. THE NEW SERVICE WOULD THEN BE SERVED AND RUN PARALLEL TO THE PRESSURE SEWER LINE
3. 50 M.M. RANGE MARKER #1257 SHALL BE PLACED AT EACH CURB STOP AND VALVE BOXES SHALL BE PLACED REPAIR CORPORATION AND CURB STOPS, CURB BOXES SHALL BE BROOKS 250 SERIES 1/2" LENGTH, WITH GAS TROUBLE PITCHED OUT OF AS DIRECTED BY THE PUBLIC WORKS INSPECTOR.
4. WATER SERVICE PIPING SHALL BE IRON PIPE SIZE (IPS) POLY PIPE 200 PSI MELLING AWWA C900 AND BEARING NSF 316V1 FOR POTABLE WATER PIPE. SOVENT WELDS NOT ACCEPTABLE. ALL BUSHINGS, NIPPLES AND FITTINGS SHALL BE BRASS MELLING NSF 316. CONNECTION ALL SERVICE SADDLES SHALL BE DOUBLE STRAP STAINLESS STEEL STRAPS.
5. WATER METER SHALL BE RADCOR AND SHALL BE LOCATED IN THE GROUND ADJACENT TO THE CURB STOP (PROVIDED AND INSTALLED BY THE CITY OF SANDPOINT). QUAL. CHECK WAS ASSEMBLY REQUIRED.
6. TRACING WIRE (1/2 GAUGE) SHALL BE PLACED AT TOP WATER SERVICE LINES AND SHALL BE BROUGHT TO THE SURFACE ON THE OUTSIDE OF THE WATER SERVICE CURB BOX.
7. IF NEEDED, A LICENSED CONTRACTOR IS TO TAP THE EXISTING WATER MAINS UTILIZING ROMAN STAINLESS STEEL TAPPING SADDLES.

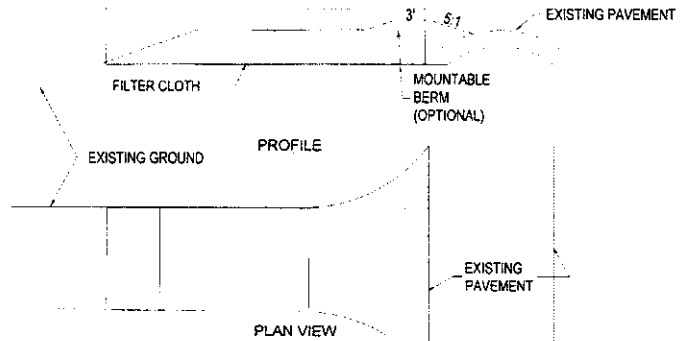
- UTILITY NOTES:
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE SPWC LATEST EDITION EXCEPT AS NOTED BELOW.
 2. CONTRACTOR TO VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES INCLUDING UTILITIES ASSOCIATED WITH PROPOSED CONNECTIONS.
 3. CONTRACTOR TO COORDINATE INSTALLATION OF ALL SERVICES WITH ASSOCIATED UTILITIES INCLUDING SUBMITTING APPLICATIONS TO AND OBTAINING PERMITS AS NEEDED.
 4. CONTRACTOR RESPONSIBLE FOR COORDINATING A TRAFFIC CONTROL PLAN WHEN WORKING WITHIN THE RIGHT OF WAY.
 5. LOCATIONS OF WATER AND SEWER SERVICES ON SITE ARE SHOWN AS AN EXAMPLE ONLY AND MAY BE MODIFIED AS NEEDED.

400769A PONDERAY SEWER DISTRICT NOTES:

1. GRAVITY SEWER PIPE FROM BUILDING(S) TO LIFT STATION TO BE 4" ABS.
2. TYPICAL PIPE RIBBING SECTION TO FOLLOW SPWC SD-305.
3. TYPICAL TRENCH - DETAIL TO FOLLOW SPWC SD-306.
4. NON-ROTARILE WATER LINES SHALL MAINTAIN 10" HORIZONTAL SEPARATION FROM WATER LINES, AND 18" OF VERTICAL SEPARATION WHEN CROSSING AS SPECIFIED IN SPWC SD-400.
5. TRACING WIRE SHALL BE CONNECTED AT THE SLOW WITH A 1/2" X 1/2" AND RAN WITH THE LATERAL INTO THE INSIDE OF THE BROOKS BOX AT THE BUILDING(S) WITH TO BE 1/2 GAUGE AND BE ACCESSIBLE BEHIND THE 4" PIPE.
6. WATER AND SEWER CROSSINGS SHALL COMPLY WITH DWA 540.05.842.07 AND 842.16.430 PROVIDING ONE (1) 1" MIN. LENGTH OF POTABLE WATER PIPE CENTERED ON THE CROSSING SO THAT JOINTS ARE AS FAR APART AS POSSIBLE AND THE SEWER LINE MUST BE CONSTRUCTED TO POTABLE WATER PIPE STANDARDS AND PRESSURE TESTED FOR WATER TIGHTNESS FOR A HORIZONTAL DISTANCE OF 10' ON BOTH SIDES OF THE CROSSING.
7. CONTRACTOR IS RESPONSIBLE FOR PROVIDING AS-BUILT DRAWINGS AND NOTIFYING THE DISTRICT FOR TOPICAL INSPECTION PRIOR TO BACKFILLING. MIN. 24 HOUR NOTICE IS REQUIRED NOT INCLUDING WEEKENDS/HOLIDAYS. 208-299-8379 OR 208-293-0129.
8. PUMP PUMP STATION SHALL BE OF RIBBED CORRUGATED PVC WITH SEALING LID AND BE PLACED TO AVOID RUNOFF OR BEING DAMAGED.
9. PRESSURE PIPE TO BE 8" 200 LB. POLY PIPE.
10. BRICKS SHALL BE PLACED BENEATH THE CORPORATION AND CURB STOP. CURB STOP USERS SHALL HAVE BROOKS BOX 7" APART ON TOP OF 12" W.
11. GRAVITY SEWER PIPE FROM PUMP STATION TO BUILDING(S) SHALL BE 4" ABS. LATH CLEAN OUT SHALL BE INSTALLED A MIN. OF 1" FROM THE LOCATION TO A LOW FOR BROOKS BOX.
12. RUBBER GASKET AS PIPE ENTERS PUMP STATION SHALL BE TYP. SEAL GASKET OR EQUAL AND ACCORDANCE TO AWWA C900 PIP.
13. GRINDER PUMP OPERATING HEAD RANGE TO BE 20' MIN. TO 70' MAX.
14. NON-FLAMMABLE COUPLERS TO BE USED.
15. GREASE TRAPS ARE REQUIRED WITH ALL BUILDINGS WITH KITCHENS AND HAVE A MAINTENANCE SCHEDULE OF WEEKLY TO MONTHLY.



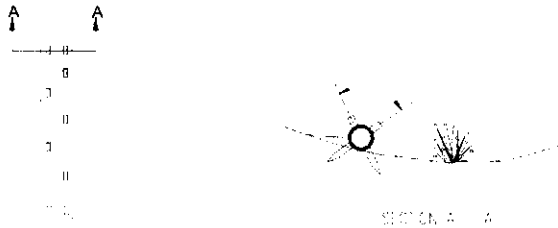
SILT FENCE
SCALE: NTS



CONSTRUCTION SPECIFICATIONS:

1. STONE SIZE - USE 2" STONE OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT
2. LENGTH - AS REQUIRED, BUT NOT LESS THAN 96 FEET
3. THICKNESS - NOT LESS THAN 6 INCHES
4. WIDTH - 10 FOOT MINIMUM BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS
5. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE
6. SURFACE WATER - 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 WILL BE PERMITTED
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURED USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WASHING - WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN

TEMPORARY GRAVEL CONSTRUCTION ENTRANCE
SCALE: NTS

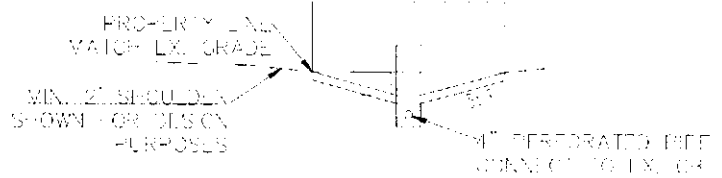


INSTALLATION NOTES:

1. SEE PLAN VIEW FOR LOCATION AND LENGTH OF SEDIMENT CONTROL LOG.
2. SEDIMENT CONTROL LOGS INDICATED ON INITIAL STORM WATER POLLUTION PREVENTION PLAN (SWPPP) SHALL BE INSTALLED PRIOR TO ANY LAND-DISTURBING ACTIVITIES.
3. SEDIMENT CONTROL LOGS SHALL CONSIST OF STRAW, COMPOST, EXCELSIOR, OR COCONUT FIBER.
4. NOT FOR USE IN CONCENTRATED FLOW AREAS.
5. THE SEDIMENT CONTROL LOG SHALL BE TRENCHED INTO THE GROUND A MINIMUM OF TWO INCHES (2").

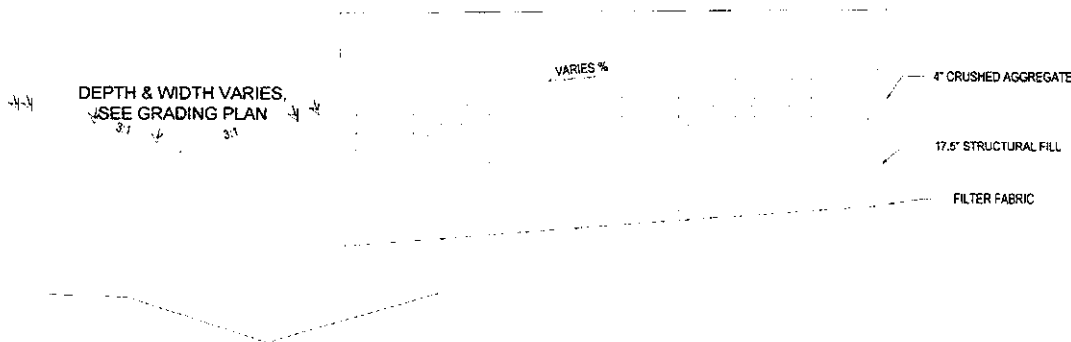
MAINTENANCE NOTES:

1. THE STORM WATER POLLUTION PREVENTION MANAGER SHALL INSPECT SEDIMENT CONTROL LOGS DAILY, DURING AND AFTER ANY STORM EVENT, AND MAKE REPAIRS OR CLEAN OUT UPSTREAM SEDIMENT AS NECESSARY.
2. SEDIMENT ACCUMULATED UPSTREAM OF SEDIMENT CONTROL LOGS SHALL BE REMOVED WHEN THE UPSTREAM SEDIMENT DEPTH IS WITHIN 1/2 THE HEIGHT OF THE CREST OF LOG.
3. SEDIMENT CONTROL LOG SHALL BE REMOVED AT THE END OF CONSTRUCTION. IF ANY DISTURBED AREA EXISTS AFTER REMOVAL, IT SHALL BE COVERED WITH TOPSOIL, DRILL SEEDED AND CRIMP MULCHED, OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.

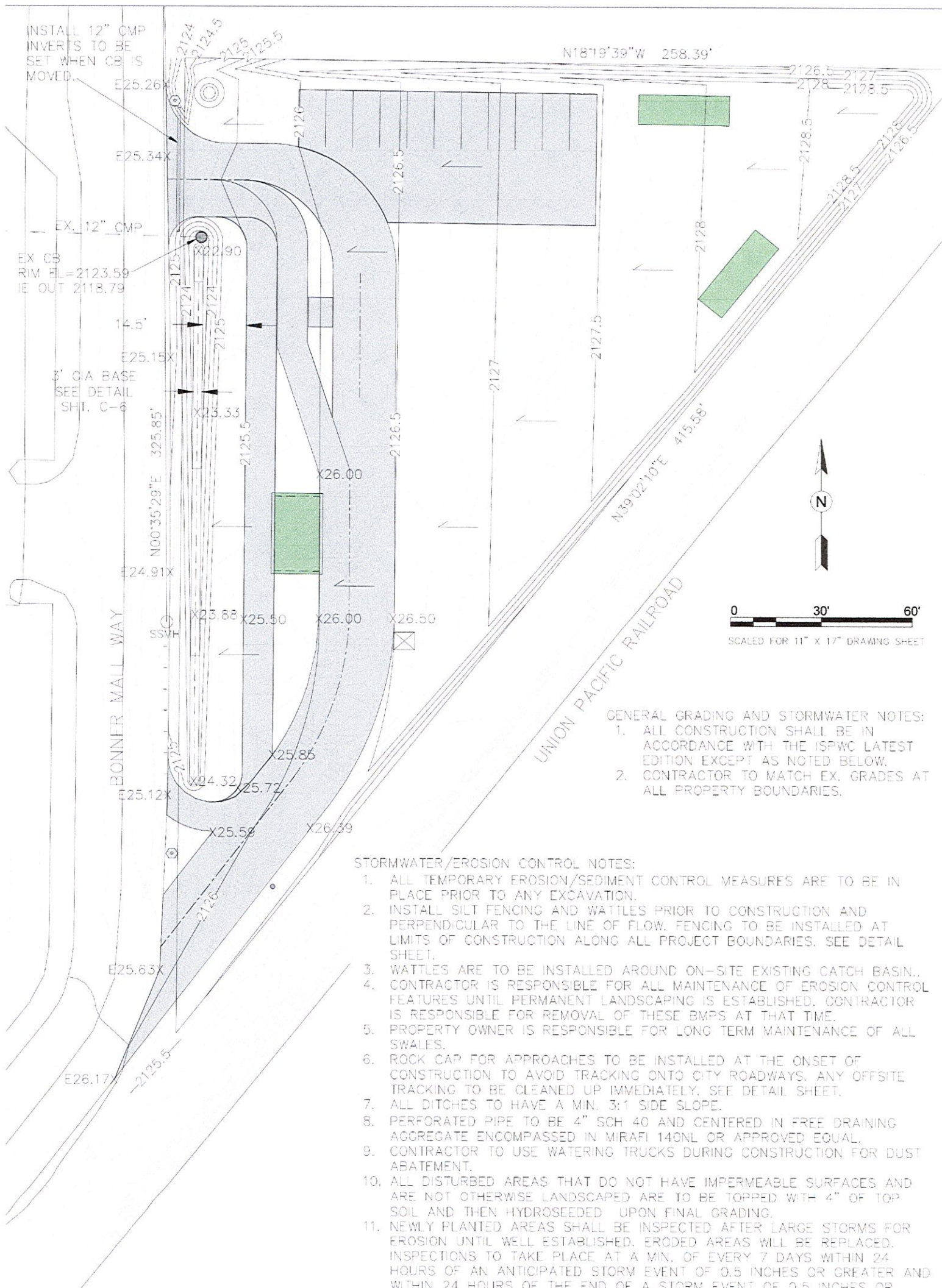


GIA DETAIL
SCALE: NTS

STRAW WATTLE
SCALE: NTS



TYPICAL ROAD CROSS-SECTION
SCALE: NTS



INSTALL 12" CMP
INVERTS TO BE
SET WHEN CB IS
MOVED.

EX CB
RIM EL=2123.59
IE OUT 2118.79

3' G/A BASE
SEE DETAIL
SHT. C-6

GENERAL GRADING AND STORMWATER NOTES:
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE ISPCW LATEST EDITION EXCEPT AS NOTED BELOW.
2. CONTRACTOR TO MATCH EX. GRADES AT ALL PROPERTY BOUNDARIES.

- STORMWATER/EROSION CONTROL NOTES:
1. ALL TEMPORARY EROSION/SEDIMENT CONTROL MEASURES ARE TO BE IN PLACE PRIOR TO ANY EXCAVATION.
 2. INSTALL SILT FENCING AND WATTLES PRIOR TO CONSTRUCTION AND PERPENDICULAR TO THE LINE OF FLOW. FENCING TO BE INSTALLED AT LIMITS OF CONSTRUCTION ALONG ALL PROJECT BOUNDARIES. SEE DETAIL SHEET.
 3. WATTLES ARE TO BE INSTALLED AROUND ON-SITE EXISTING CATCH BASIN.
 4. CONTRACTOR IS RESPONSIBLE FOR ALL MAINTENANCE OF EROSION CONTROL FEATURES UNTIL PERMANENT LANDSCAPING IS ESTABLISHED. CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF THESE BMPs AT THAT TIME.
 5. PROPERTY OWNER IS RESPONSIBLE FOR LONG TERM MAINTENANCE OF ALL SWALES.
 6. ROCK CAP FOR APPROACHES TO BE INSTALLED AT THE ONSET OF CONSTRUCTION TO AVOID TRACKING ONTO CITY ROADWAYS. ANY OFFSITE TRACKING TO BE CLEANED UP IMMEDIATELY. SEE DETAIL SHEET.
 7. ALL DITCHES TO HAVE A MIN. 3:1 SIDE SLOPE.
 8. PERFORATED PIPE TO BE 4" SCH 40 AND CENTERED IN FREE DRAINING AGGREGATE ENCOMPASSED IN MIRAFI 140NL OR APPROVED EQUAL.
 9. CONTRACTOR TO USE WATERING TRUCKS DURING CONSTRUCTION FOR DUST ABATEMENT.
 10. ALL DISTURBED AREAS THAT DO NOT HAVE IMPERMEABLE SURFACES AND ARE NOT OTHERWISE LANDSCAPED ARE TO BE TOPPED WITH 4" OF TOP SOIL AND THEN HYDROSEEDED UPON FINAL GRADING.
 11. NEWLY PLANTED AREAS SHALL BE INSPECTED AFTER LARGE STORMS FOR EROSION UNTIL WELL ESTABLISHED. ERODED AREAS WILL BE REPLACED. INSPECTIONS TO TAKE PLACE AT A MIN. OF EVERY 7 DAYS WITHIN 24 HOURS OF AN ANTICIPATED STORM EVENT OF 0.5 INCHES OR GREATER AND WITHIN 24 HOURS OF THE END OF A STORM EVENT OF 0.5 INCHES OR GREATER.
 12. STAGING AREAS AND STOCKPILES ARE TO BE COVERED AND HAVE STRAW WATTLES PLACED BELOW THEM WHEN NOT IN USE.
 13. WASHING OFF OF VEHICLES AND WASHOUT OF CONCRETE TRUCKS IS TO OCCUR OFF-SITE.

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KESSA'S COFFEE

STORM WATER AND GRADING PLAN

CW157 PROJ. NO.	REVISION	DATE:	BY:
DMV			
DMV BY			
3/2021 DATE			
C-3 DWS, INC.			

