

LOT SIZE = 4.40 ACRES
 EXISTING IMPERVIOUS AREA = 0.52 ACRES
 PROPOSED ADDITIONAL IMPERVIOUS AREA = 0.93 ACRES
 TOTAL IMPERVIOUS AREA = 1.45 ACRES
 GREEN SPACE = 2.95 ACRES = 67%
 OPEN SPACE = 4.12 ACRES = 94%
 EXISTING BUILDING FLOOR AREA = 8,478.77 SF = 0.19 ACRES
 NEW BUILDING FLOOR AREA = 3,888 SF = 0.09 ACRES
 TOTAL BUILDING FLOOR AREA = 0.28 ACRES

GENERAL NOTES:

1. ALL WORK TO CONFORM TO IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPCW) 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 REROUTE 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. STORMSEWER PIPING TO BE ASTM D3034 SDR 35 PVC WITH ELASTOMERIC GASKET JOINTS AND TO BE INSTALLED PER ISPCW TRENCH DETAIL.



LOCATION MAP

CIVIL ENGINEERING PLANS

HOTEL RUBY EXPANSION

SITE DEVELOPMENT

477255 HIGHWAY 95
 PONDERAY, IDAHO

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

MARCH 2021
 PROJECT NO: CW142

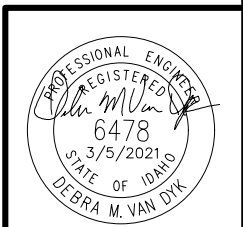
- INDEX SHEET
- G-1 COVER SHEET
 - C-1 EXISTING SITE PLAN
 - C-2 NEW SITE PLAN-OVERALL
 - C-3 NEW SITE PLAN-PHASE 1
 - C-4 NEW SITE PLAN-PHASE 2
 - C-5 NEW SITE PLAN-PHASE 2
 - C-6 UTILITY PLAN
 - C-7 STORMWATER & GRADING PLAN

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

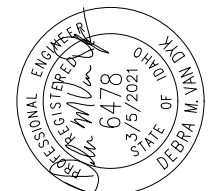
UTILITY NOTES:

1. MANHOLE TO BE PRECAST CONCRETE SECTIONS, RUBBER GASKET, CONCENTRIC CONE, EPOXY COATED DEFORMED STEEL STEPS IMBEDDED IN MH WALL. ALL PENETRATIONS THROUGH MH WALLS SHALL BE SEALED FROM OUTSIDE MH. MH SHALL BE COATED OUTSIDE WITH APPROVED WATERPROOFING MATERIAL. ALL EXTERIOR JOINTS TO BE WRAPPED WITH "WRAPID SEAL". MH TO BE INSTALLED HAVING PRE-CAST BASE. MH SHALL BE TESTED USING THE VACUUM METHOD. SEE ISPCW SD-501, SD-501A, SD-504.
2. SEWER LATERAL SHALL BE TESTED, WASHED AND VIDEOED BY CONTRACTOR PRIOR TO ACCEPTANCE.
3. SEWER LATERAL TO BE ASTM 3034 SDR 35.
4. TYPICAL PIPE BEDDING SECTION TO FOLLOW ISPCW SD-305.
5. TYPICAL TRENCH DETAIL TO FOLLOW ISPCW SD-306.
6. NON-POTABLE WATER LINES SHALL MAINTAIN 10' HORIZONTAL SEPARATION FROM WATER LINES, AND 18" OF VERTICAL SEPARATION WHEN CROSSING AS SPECIFIED IN ISPCW SD-407. TRACING WIRE SHALL BE PLACED 12-18" BELOW THE SURFACE ATOP OF THE SEWER MAIN.
7. WATER AND SEWER CROSSINGS SHALL COMPLY WITH IDAPA 58.01.08.542.07 AND 58.01.16.430 PROVIDING ONE FULL, UN CUT 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.
8. CONTRACTOR IS RESPONSIBLE FOR PROVIDING AS-BUILT DRAWINGS IN PAPER AND ELECTRONIC FORMAT. CONTRACTOR TO PATCH OPENINGS ON MANHOLES WITH NON-SHRINK GROUT. GROUT TO BE APPLIED FROM THE EXTERIOR OF THE MH.
9. EACH CABIN SHALL BE SERVED BY AN INDIVIDUAL 4" SCH 40 SANITARY SEWER SERVICE SLOPED AT ¼" PER FT.
10. EACH CABIN SHALL BE SERVED BY AN INDIVIDUAL ¾" HDPE WATER SERVICE.
11. CONTRACTOR SHALL VERIFY LOCATION OF EXISTING SANITARY SEWER LATERAL AND INVERT OF EXISTING SANITARY SEWER MANHOLE.
12. CONNECTION TO EXISTING 1.5" WATER PIPE TO BE COORDINATED WITH AND COMPLETED BY A LICENSED PLUMBER.
13. WATER PIPE SHALL BE BURIED A MINIMUM OF 5' DEEP.
14. CONNECTION TO EXISTING 8" SEWER LATERAL TO BE COORDINATED WITH THE KOOTENAI-PONDERAY SEWER DISTRICT.
15. TRACER WIRE TO BE 12 GAUGE AND BE INSTALLED WITH ALL SEWER PIPE.
16. CLEAN-OUTS FOR EACH CABIN TO BE AT LEAST 1' FROM THE FOUNDATION.

△ REVISION 1: 04-09-2021



DRAWING NUMBER **G-1**

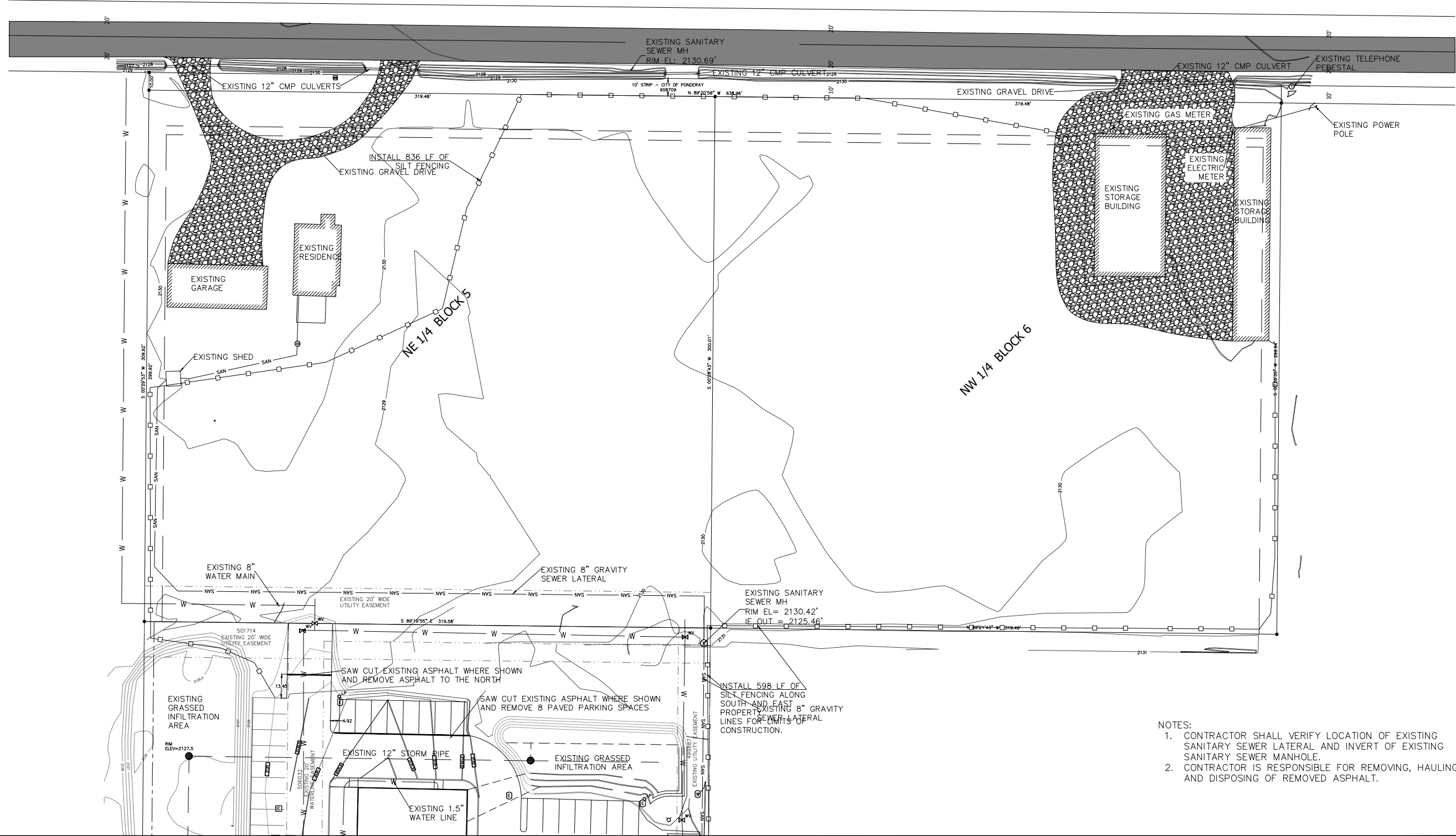


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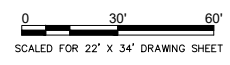
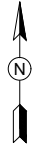
HOTEL RUBY EXPANSION

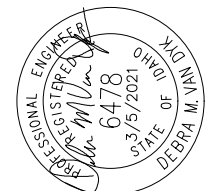
EXISTING SITE PLAN

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 (208)255-8803



- NOTES:
1. CONTRACTOR SHALL VERIFY LOCATION OF EXISTING SANITARY SEWER LATERAL AND INVERT OF EXISTING SANITARY SEWER MANHOLE.
 2. CONTRACTOR IS RESPONSIBLE FOR REMOVING, HAULING, AND DISPOSING OF REMOVED ASPHALT.



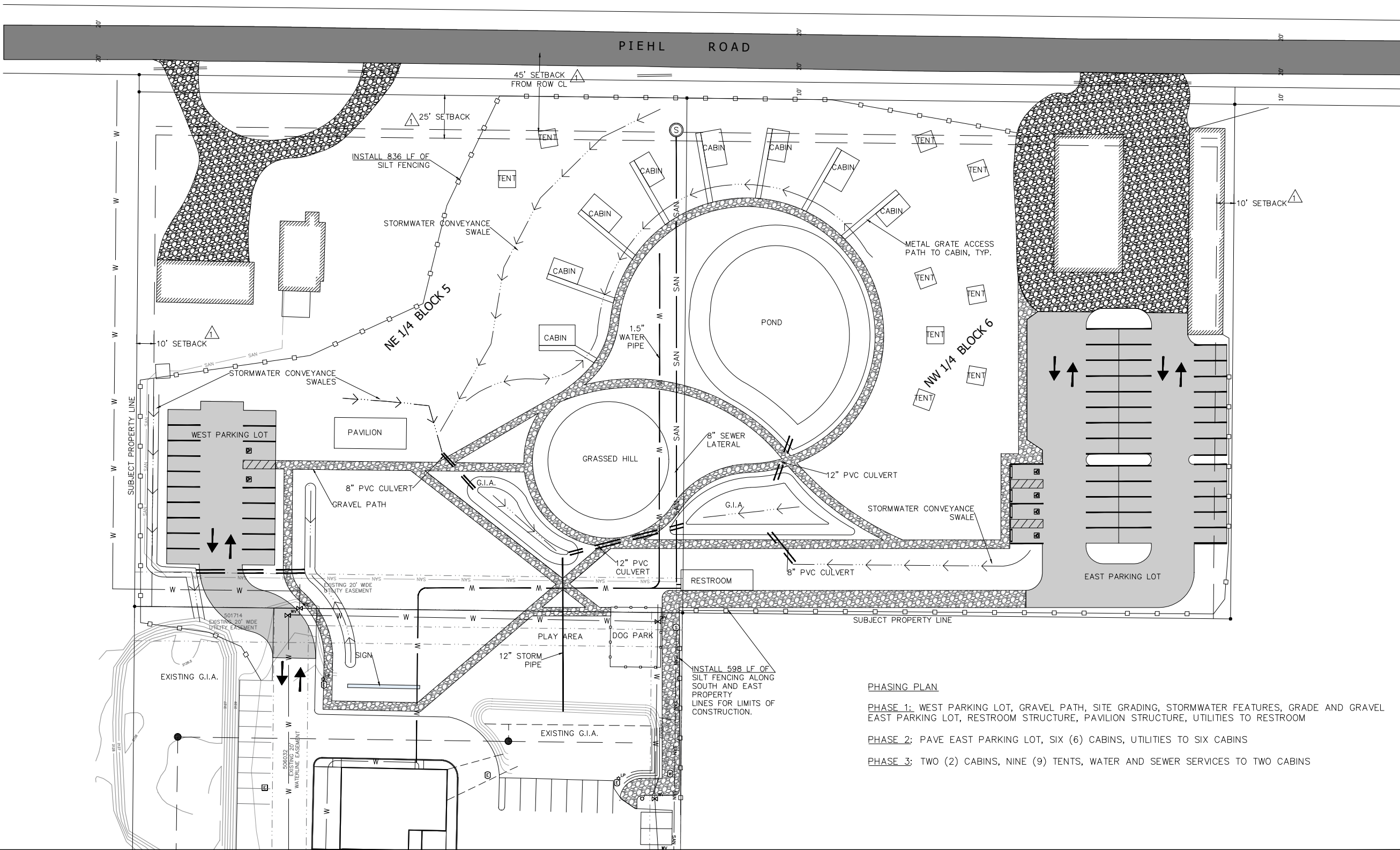


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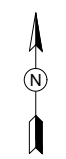
HOTEL RUBY

NEW SITE PLAN - OVERALL

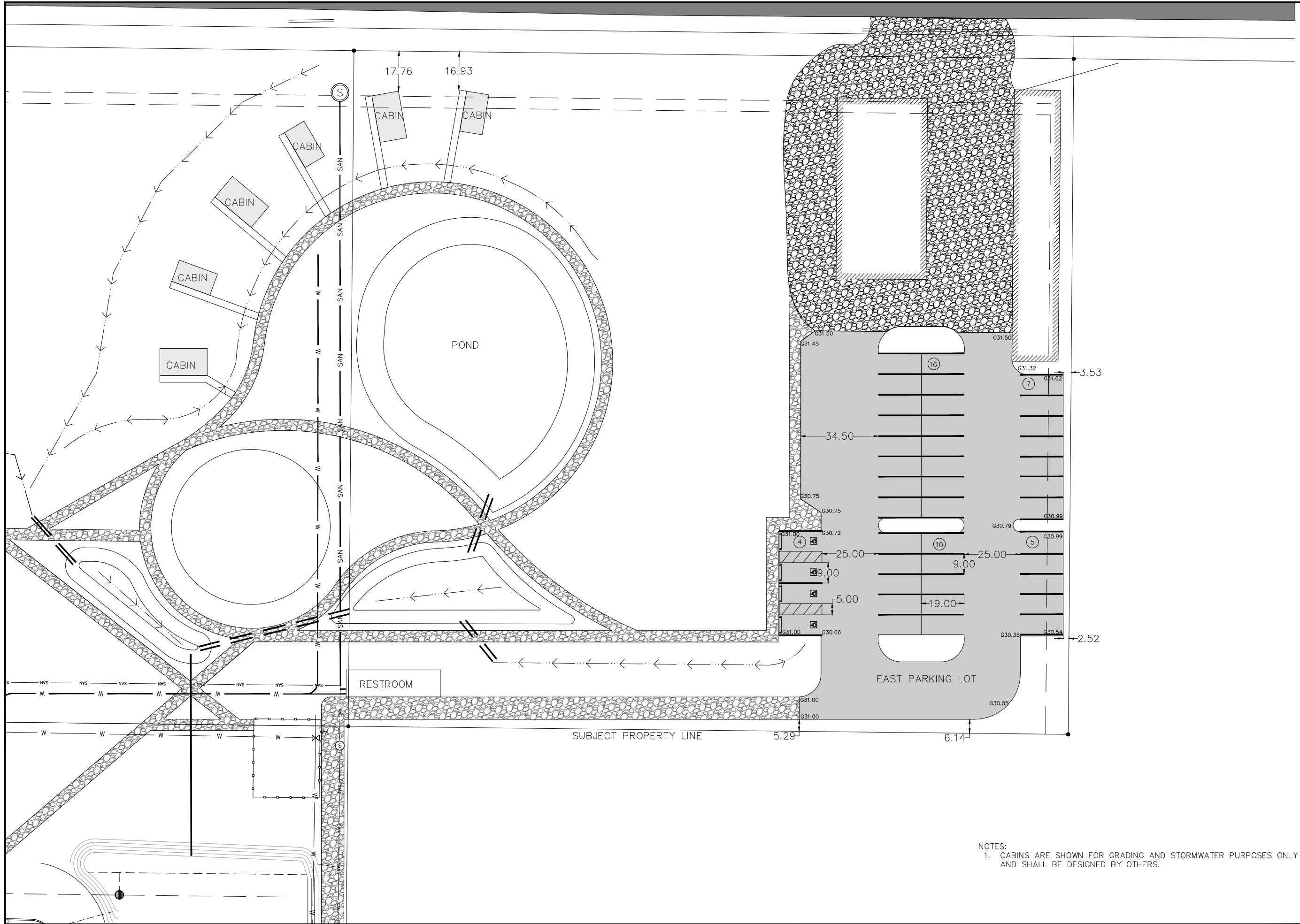
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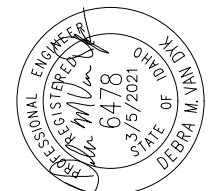
- PHASING PLAN**
- PHASE 1:** WEST PARKING LOT, GRAVEL PATH, SITE GRADING, STORMWATER FEATURES, GRADE AND GRAVEL EAST PARKING LOT, RESTROOM STRUCTURE, PAVILION STRUCTURE, UTILITIES TO RESTROOM
 - PHASE 2:** PAVE EAST PARKING LOT, SIX (6) CABINS, UTILITIES TO SIX CABINS
 - PHASE 3:** TWO (2) CABINS, NINE (9) TENTS, WATER AND SEWER SERVICES TO TWO CABINS



0 30' 60'
 SCALED FOR 22" X 34" DRAWING SHEET



NOTES:
 1. CABINS ARE SHOWN FOR GRADING AND STORMWATER PURPOSES ONLY AND SHALL BE DESIGNED BY OTHERS.

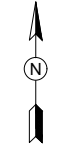


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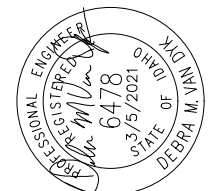
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NEW SITE PLAN - PHASE 2

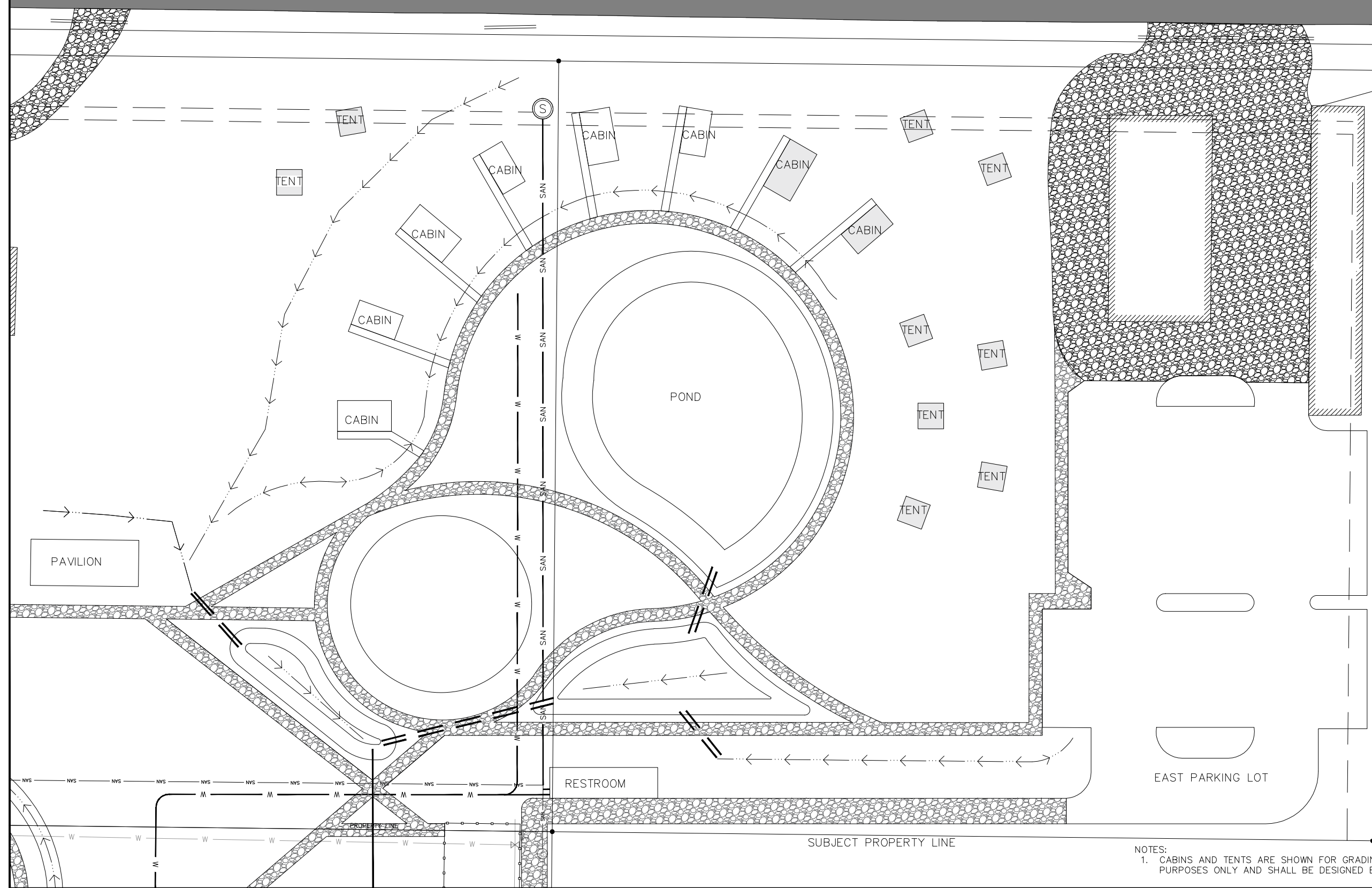
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0 20' 40'
 SCALED FOR 22' X 34' DRAWING SHEET



PIEHL ROAD

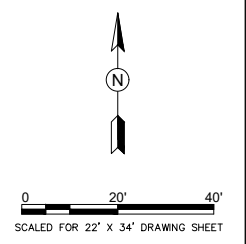


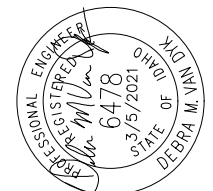
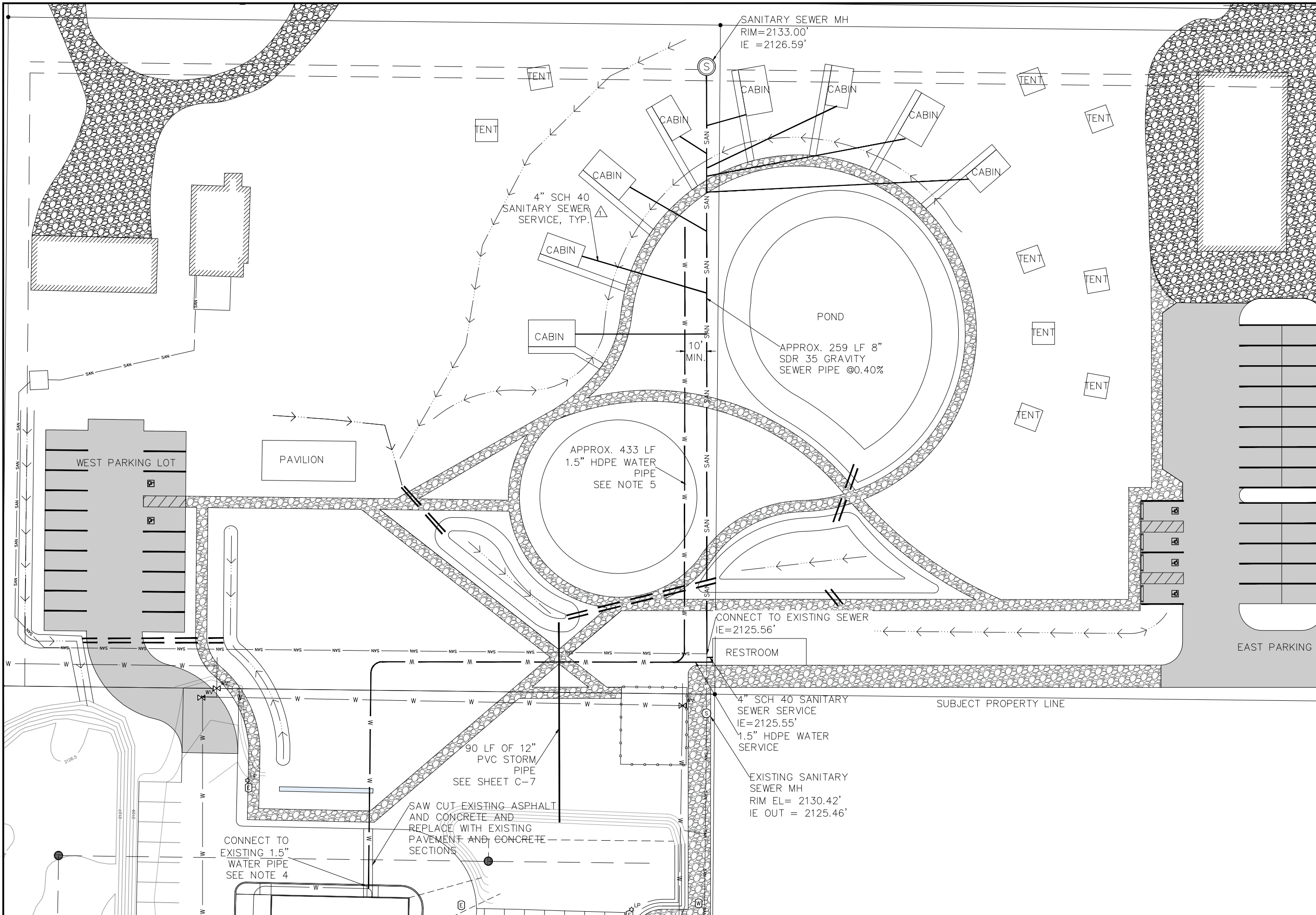
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HOTEL RUBY
NEW SITE PLAN - PHASE 3

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NOTES:
 1. CABINS AND TENTS ARE SHOWN FOR GRADING AND STORMWATER PURPOSES ONLY AND SHALL BE DESIGNED BY OTHERS.





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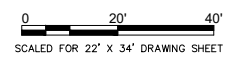
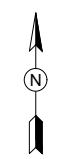
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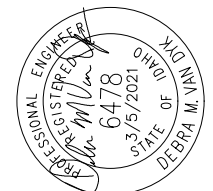
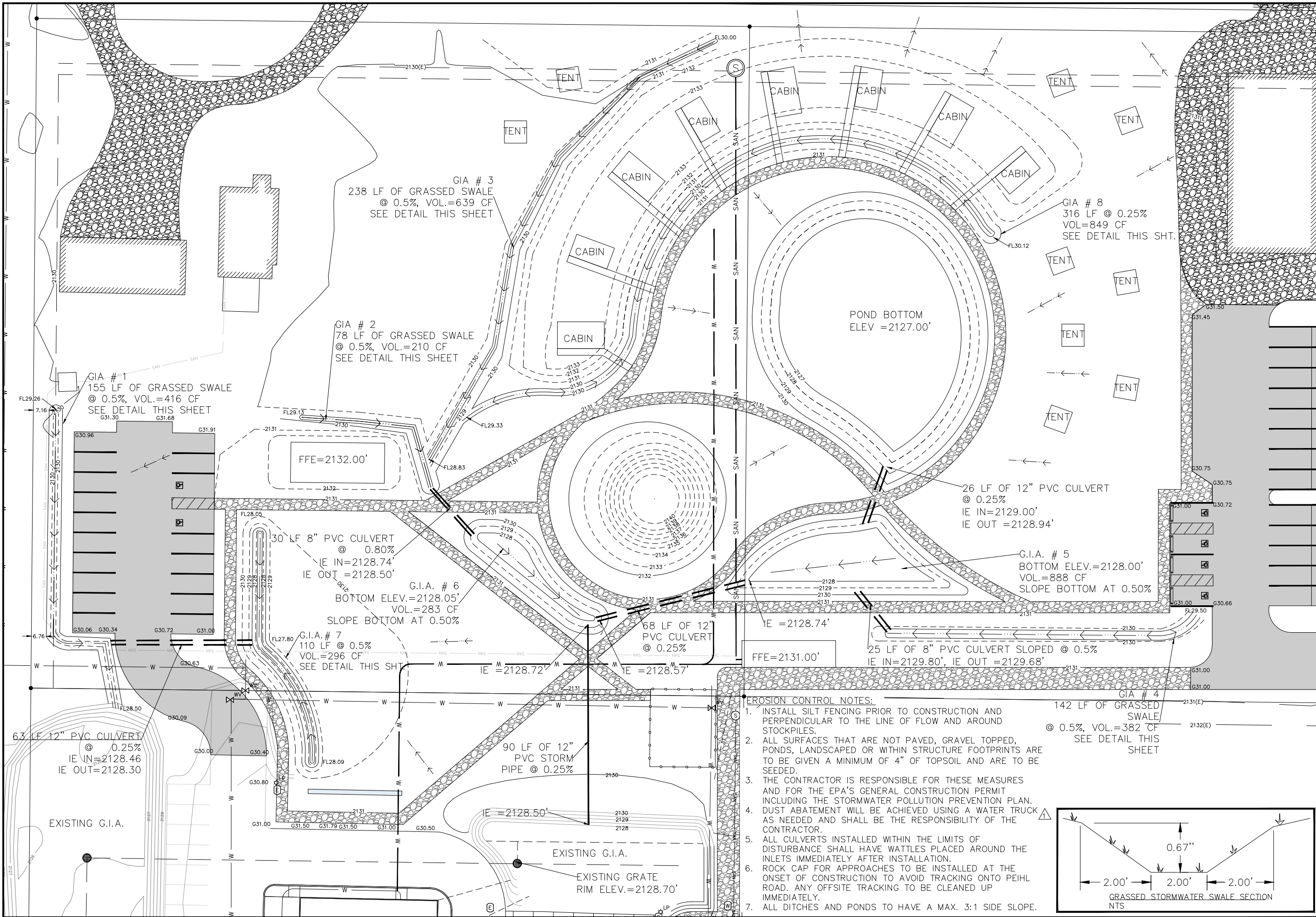
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UTILITY PLAN

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STORMWATER & GRADING PLAN

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 (208)255-8803

- EROSION CONTROL NOTES:**
1. INSTALL SILT FENCING PRIOR TO CONSTRUCTION AND PERPENDICULAR TO THE LINE OF FLOW AND AROUND STOCKPILES.
 2. ALL SURFACES THAT ARE NOT PAVED, GRAVEL TOPPED, PONDS, LANDSCAPED OR WITHIN STRUCTURE FOOTPRINTS 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. DUST ABATEMENT WILL BE ACHIEVED USING A WATER TRUCK AS NEEDED AND SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
 4. ALL CULVERTS INSTALLED WITHIN THE LIMITS OF DISTURBANCE SHALL HAVE WATTLES PLACED AROUND THE INLETS IMMEDIATELY AFTER INSTALLATION.
 5. ROCK CAP FOR APPROACHES TO BE INSTALLED AT THE ONSET OF CONSTRUCTION TO AVOID TRACKING ONTO PEIHL ROAD. ANY OFFSITE TRACKING TO BE CLEANED UP IMMEDIATELY.
 6. ALL DITCHES AND PONDS TO HAVE A MAX. 3:1 SIDE SLOPE.

