

THE RETREAT AT BAY TRAIL APARTMENTS LOT 1-2, BLOCK 3

STREET AND STORMWATER IMPROVEMENT PLANS CITY OF PONDERAY, IDAHO

GENERAL NOTES:

1. CONSTRUCTION SHALL CONFORM TO THE STANDARDS SET FORTH IN THE CITY OF PONDERAY CODE, THE CURRENT EDITION OF THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPGC),
2. ANY CHANGES TO THE DESIGN AND/OR CONSTRUCTION SHALL BE APPROVED BY THE OWNER AND ENGINEER.
3. THE CONTRACTOR IS RESPONSIBLE TO VERIFY ALL EXISTING CONDITION MATERIAL TYPES, DIMENSIONS, ELEVATIONS AND CONDITIONS. VERIFY DESIGN DIMENSIONS IN THE FIELD PRIOR TO PROCEEDING WITH ANY WORK OR FABRICATION, ANY DISCREPANCY FOUND AMONG THE NOTES AND DRAWINGS SHALL BE REPORTED TO THE ENGINEER FOR CORRECTION AND/OR CLARIFICATION.
4. THE CONTRACTOR IS RESPONSIBLE FOR ALL BRACING, TEMPORARY SHORING, DEWATERING AND OTHER ENVIRONMENTAL CONTROLS REQUIRED DURING CONSTRUCTION TO ENSURE THE STABILITY AND SAFETY OF ALL CONSTRUCTION UNTIL COMPLETE AND SELF-SUPPORTING.
5. CONTRACTOR SHALL LOCATE AND PROTECT ALL ABOVE GROUND AND BELOW GROUND UTILITIES. ANTICIPATED UTILITIES INCLUDE BUT NOT LIMITED TO; WATER, POWER, GAS, TELEPHONE, AND IRRIGATION. CONTRACTOR SHALL REPAIR ANY UTILITIES DAMAGED DURING CONSTRUCTION AT OWN EXPENSE. CONTRACTOR SHALL PROVIDE 48 HOURS ADVANCE NOTICE AND COORDINATE ANY PLANNED DISRUPTION IN UTILITY SERVICE WITH PURVEYOR AND USER.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE SAFEGUARDS, SAFETY DEVICES, PROTECTIVE EQUIPMENT, FLAGGERS, AND ANY OTHER NEEDED ACTIONS TO PROTECT THE LIFE, HEALTH, AND SAFETY OF THE PUBLIC, AND TO PROTECT PROPERTY IN CONNECTION WITH THE PERFORMANCE OF WORK BY CONTRACTOR. ALL TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE LATEST ADOPTED EDITION OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD) PUBLISHED BY THE U.S. DEPARTMENT OF TRANSPORTATION.

EROSION CONTROL NOTES:

6. DUST CONTROL IS REQUIRED UNTIL THE DISTURBED/EXPOSED SOILS ONSITE HAVE BEEN RE-VEGETATED OR PERMANENTLY STABILIZED. A WATER TRUCK OR OTHER IDEQ BMP METHOD SHALL BE UTILIZED TO MITIGATE FUGITIVE DUST.
7. ALL GRADING AND EROSION CONTROL MATERIALS, WORKMANSHIP AND METHODS OF CONSTRUCTION SHALL CONFORM TO THE CURRENT EDITION OF THE "CATALOG OF STORMWATER BEST MANAGEMENT PRACTICES" PREPARED BY THE IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY. EROSION CONTROL SHALL BE PER THE SPECIFICATIONS AND DETAILS CONTAINED THEREIN AND SHALL TAKE PRECEDENCE OVER OTHER STANDARDS AND SPECIFICATIONS.
8. THE IMPLEMENTATION OF EROSION AND SEDIMENT CONTROL (ESC) DEVICES AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF ESC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ALL CONSTRUCTION IS COMPLETED AND PERMANENT STABILIZATION IS ACHIEVED.
9. HYDROMULCH ALL DISTURBED AREAS WITH DRYLAND SEED MIX EXCEPT WHERE OTHERWISE NOTED. SUBMIT DRYLAND SEED MIX DESIGN FOR APPROVAL PRIOR TO APPLICATION.
10. THE IMPLEMENTATION OF THIS PLAN AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ALL CONSTRUCTION IS APPROVED.
11. THE ESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES IN SUCH A MANNER AS TO ENSURE THAT SEDIMENT-LADEN WATER DOES NOT ENTER THE DRAINAGE SYSTEM, LEAVE THE SITE, OR VIOLATE APPLICABLE WATER STANDARDS, AND MUST BE INSTALLED AND IN OPERATION PRIOR TO ANY GRADING OR LAND CLEARING, WHEREVER POSSIBLE, MAINTAIN NATURAL VEGETATION FOR EROSION CONTROL.
12. THE ESC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE ESC FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS.
13. THE ESC FACILITIES SHALL BE INSPECTED AND MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING.
14. THE ESC FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A WEEK OR WITHIN 48 HOURS FOLLOWING A STORM EVENT.
15. STABILIZED CONSTRUCTION ENTRANCES AND WASH PADS SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES MAY BE REQUIRED TO ENSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.
16. THE ESC FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DETAILS ON THE APPROVED PLANS. LOCATIONS MAY BE MOVED TO SUIT FIELD CONDITIONS, SUBJECT TO APPROVAL BY THE ENGINEER AND THE CITY OF PONDERAY INSPECTOR.
17. A COPY OF THE APPROVED EROSION CONTROL PLANS MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
18. IF ANY PART(S) OF THE CLEARING LIMIT BOUNDARY OR TEMPORARY EROSION / SEDIMENTATION CONTROL PLAN IS/ARE DAMAGED, IT SHALL BE REPAIRED IMMEDIATELY.
19. ALL PROPERTIES ADJACENT TO THE PROJECT SITE SHALL BE PROTECTED FROM SEDIMENT DEPOSITION AND RUNOFF.
20. DO NOT FLUSH CONCRETE BYPRODUCTS OR TRUCKS NEAR OR INTO THE STORM DRAINAGE SYSTEM.
21. ENTITIES OR INDIVIDUALS RESPONSIBLE FOR MAINTENANCE AND UPKEEP OF BOTH TEMPORARY AND PERMANENT EROSION CONTROL MEASURES:

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SM EARTHWORK AND CONSTRUCTION SERVICES
P# 208-217-0849
SHAUN@SMEARTHWORK.NET

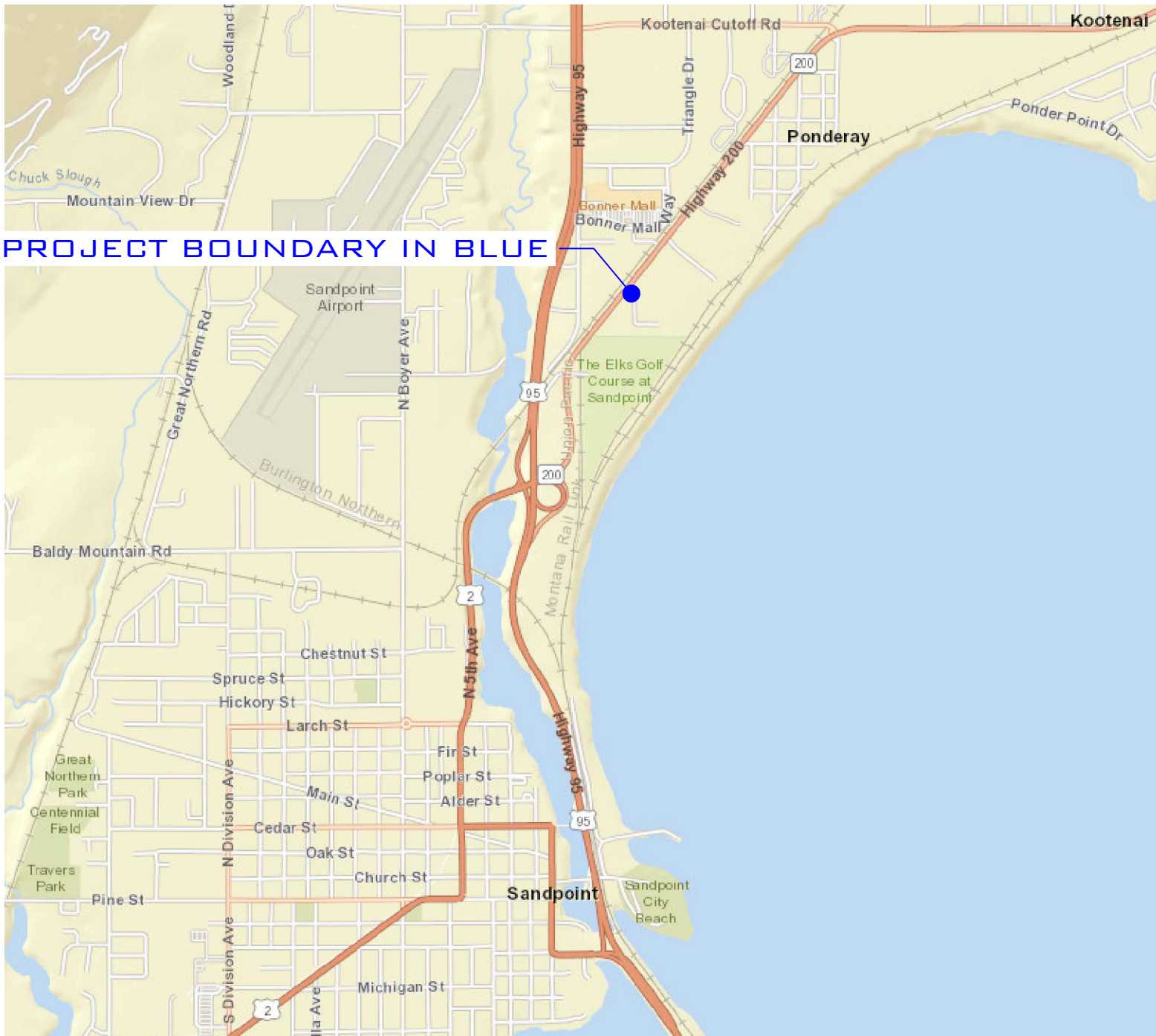
22. OPERATION AND MAINTENANCE: THE STORM WATER MANAGEMENT PLAN SHALL IDENTIFY THE ENTITIES OR INDIVIDUALS RESPONSIBLE FOR THE LONG TERM MAINTENANCE OF THE STORM WATER FACILITIES:

THE RETREAT AT BAY TRAIL APARTMENTS HOA

23. MAINTENANCE ACTIVITIES SHALL INCLUDE, BUT NOT BE LIMITED TO, WATERING, MOWING AND FERTILIZING OF GRASS, SOD RENOVATION OF GRASS, SEDIMENT AND DEBRIS REMOVAL FROM DETENTION BASIN, DEBRIS REMOVAL AND CLEANING OF ALL INLETS, PIPING, OUTLET STRUCTURES, SLOPE PROTECTION, ETC. (ORD. 2007-1, 2-5-2007)

STREET AND PAVING NOTES:

15. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF DIVISION 800 OF THE "IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION" (ISPGC). LATEST EDITION.
16. THE UPPER TWELVE INCHES (12") OF SUBGRADE SHALL BE COMPACTED TO A RELATIVE COMPACTION OF 95%.
17. PRIOR TO PLACING BASE MATERIAL, THE FOLLOWING SHALL BE COMPLETED:
 - A. PROVIDE COMPACTION TEST RESULTS FOR ALL UTILITY TRENCHES, SUBGRADE, AND AREAS UNDER CURB AND GUTTER TO THE ENGINEER OF RECORD.
 - B. OBTAIN AUTHORIZATION FROM THE ENGINEER OF RECORD TO PROCEED WITH PLACEMENT OF BASE MATERIAL.
 - C. PRIOR TO PLACING BASE, THE SUBGRADE SHALL BE PROOF-ROLLED AND OBSERVED BY THE ENGINEER OF RECORD.
17. COMPACTION OF THE CRUSHED AGGREGATE BASE SHALL CONFORM TO THE REQUIREMENTS OF SECTION 802, PART 3.4 OF THE ISPGC, LATEST EDITION.
18. COMPACTION OF THE AGGREGATE BASE SHALL BE TESTED AND APPROVED BY ENGINEER OF RECORD PRIOR TO PLACEMENT OF ASPHALTIC CONCRETE.
19. A TACK COAT SHALL BE APPLIED TO THE ADJACENT CURBS PRIOR TO PLACEMENT OF ASPHALTIC CONCRETE.
20. PRIOR TO PLACING OF ASPHALTIC CONCRETE, THE FOLLOWING SHALL BE COMPLETED:
 - A. PROVIDE COMPACTION TEST RESULTS FOR BASE MATERIAL TO THE ENGINEER OF RECORD.
 - B. OBTAIN AUTHORIZATION FROM THE ENGINEER OF RECORD TO PROCEED WITH ASPHALT PAVING.
 - C. OBTAIN APPROVAL OF ALL UNDERGROUND UTILITIES WHICH WILL LIE UNDER THE PAVEMENT.
21. PLACEMENT OF ASPHALTIC CONCRETE SHALL BE OBSERVED BY A REPRESENTATIVE OF THE ENGINEER OF RECORD.
22. ASPHALTIC CONCRETE SHALL BE COMPACTED TO AT LEAST 92% OF THE MAXIMUM THEORETICAL DENSITY - AASHTO T209-94.
23. THE ENGINEER OF RECORD MAY REQUIRE CORING OF THE ASPHALT PAVEMENT TO VERIFY PAVEMENT THICKNESS OR DENSITY.



VICINITY MAP
N.T.S.

PROJECT SUMMARY:

THIS PLAN SET IS FOR THE RETREAT AT BAY TRAIL APARTMENTS CIVIL UTILITIES, STORMWATER AND EROSION CONTROL PLANS.

PROJECT CONTACTS:

CIVIL ENGINEER:

RYAN FOBES, PE
FORESITE ENGINEERING, PLLC
418 E. LAKESIDE AVE. #01
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RYAN@FORESITE.SOLUTIONS

CITY OF PONDERAY:

CITY OF PONDERAY
ERIK BRUBAKER
P# 208-265-5468
PLANNER@PONDERAY.ORG

SURVEYOR:

DAN PROVOLT, PLS
PROVOLT LAND SURVEYING, INC.
P# 208-290-1725
PROVOLTLANDSURVEYING@GMAIL.COM

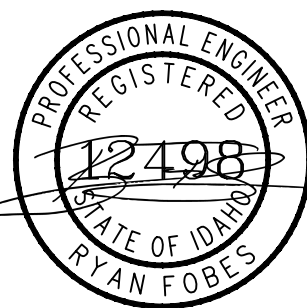
CONTRACTOR:

SHAUN MORT
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SHEET INDEX:

- 1 COVER SHEET
- 2 SITE PLAN
- 3 LANDSCAPE / LIGHTING PLAN
- 4 DETAIL SHEET

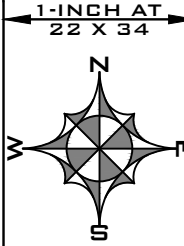
LOCATES (2 WORKING
DAYS NOTICE REQUIRED
PRIOR TO EXCAVATION)
811

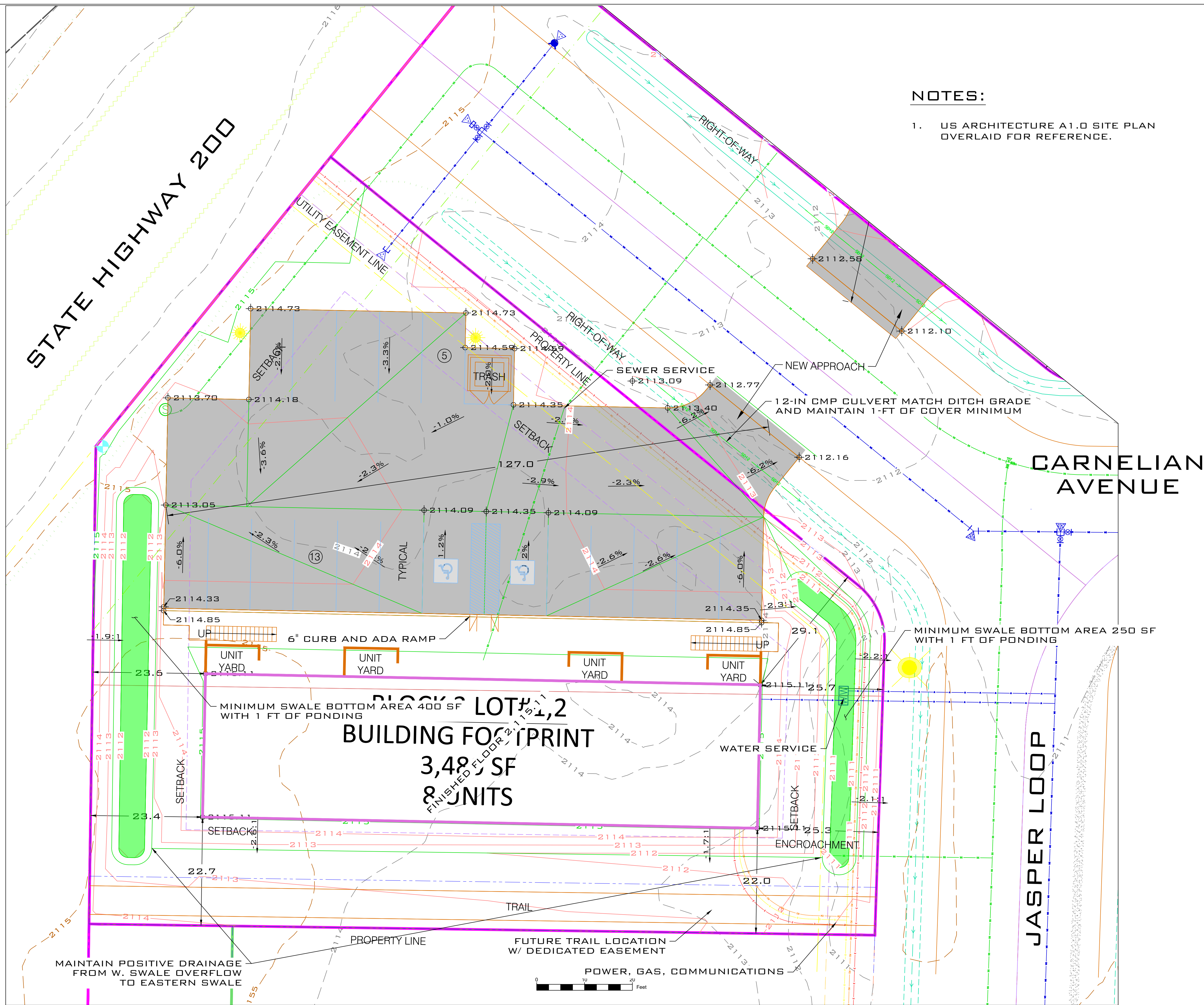


JOB #: 19-024-02
SCALE: AS SHOWN
DATE: 02-15-2022
SHEET 01

THE RETREAT AT BAY TRAIL
APARTMENTS SITE PLAN FOR UTILITIES, STORMWATER, AND EROSION CONTROL
CITY OF PONDERAY, BONNER COUNTY, IDAHO

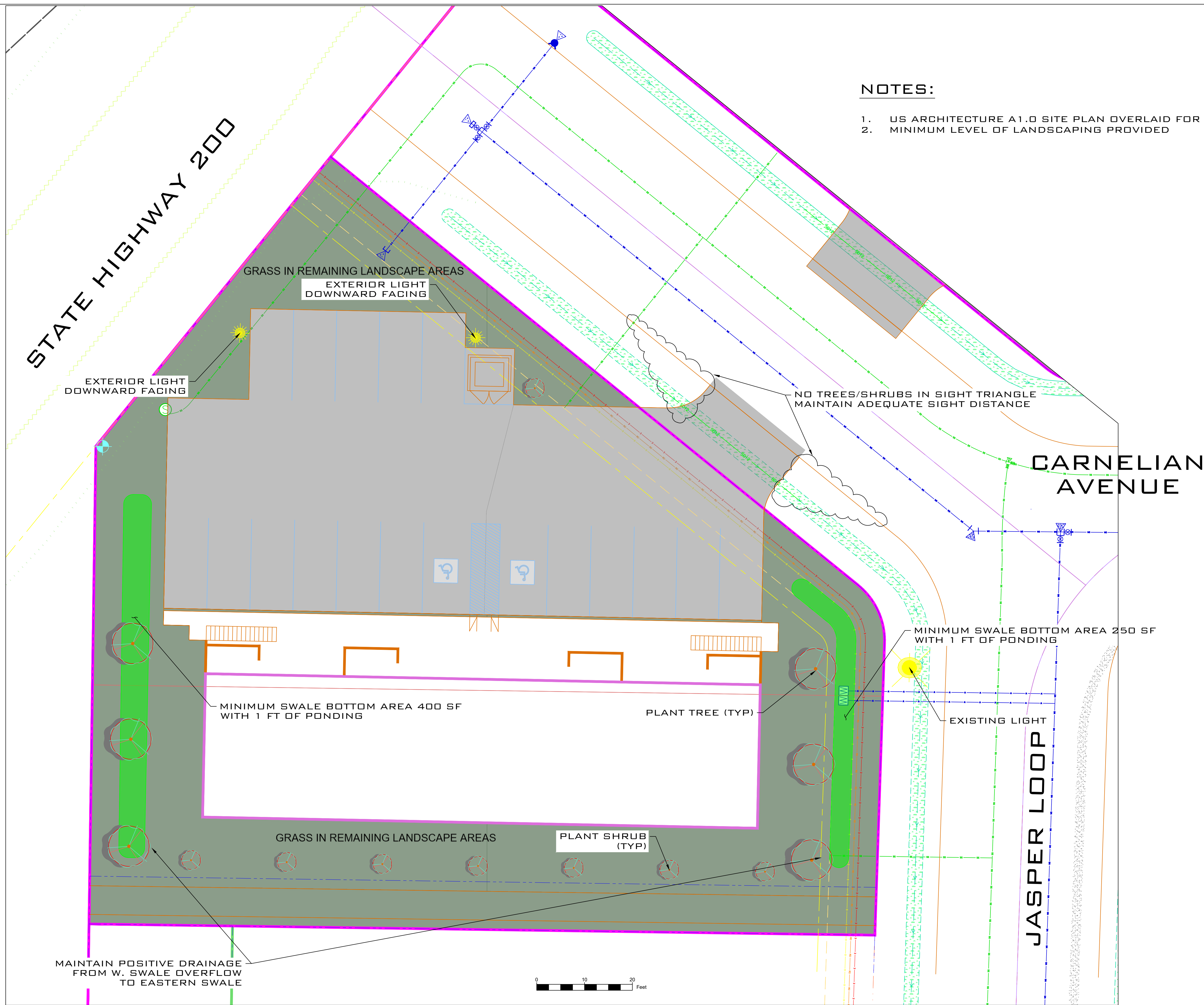
FORESITE ENGINEERING
418 E. LAKESIDE AVE. #01
COEUR D'ALENE, IDAHO 83814





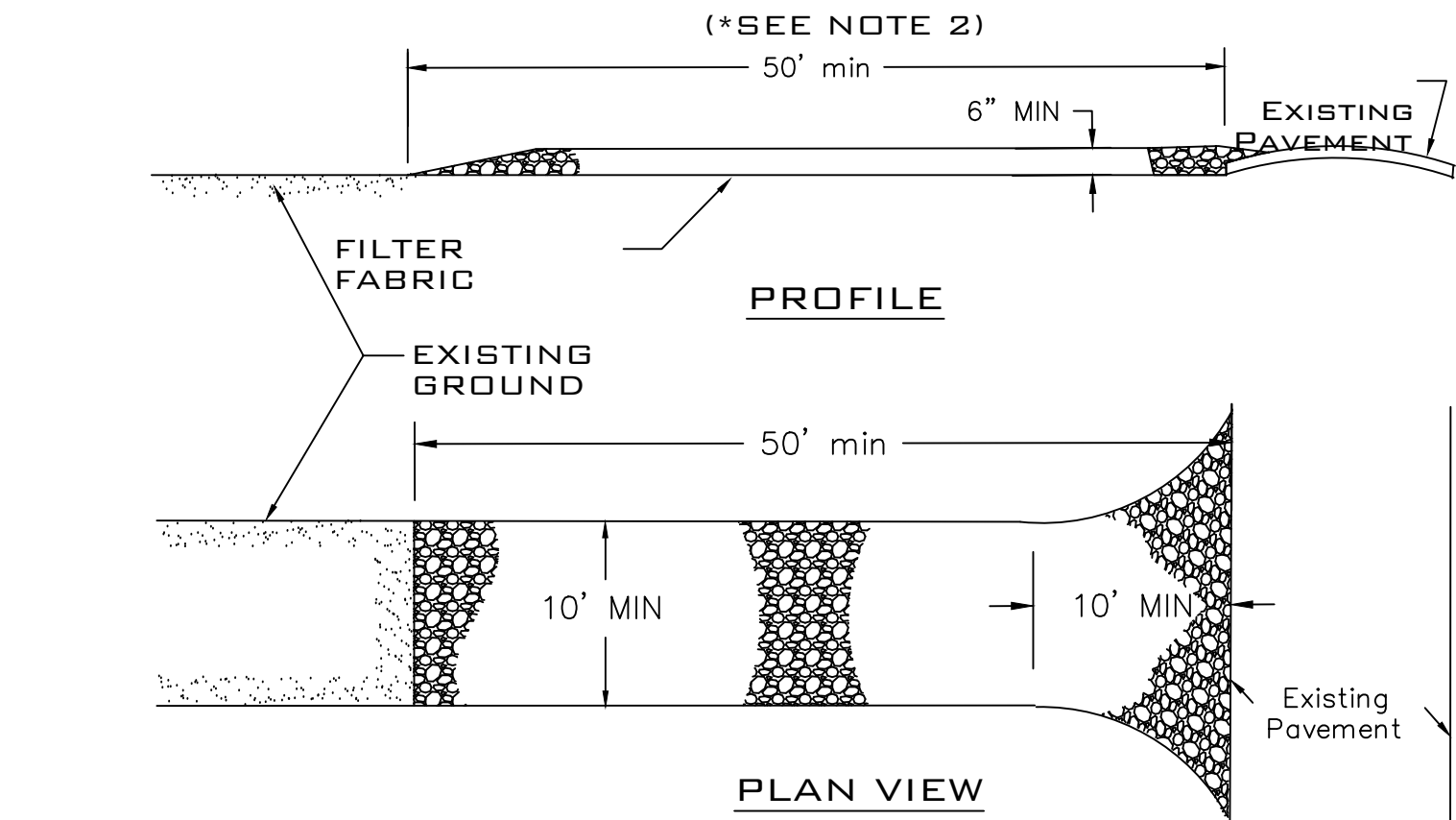
NOTES:

- 1. US ARCHITECTURE A1.0 SITE PLAN OVERLAID FOR REFERENCE.



NOTES:

1. US ARCHITECTURE A1.0 SITE PLAN OVERLAID FOR REFERENCE.
2. MINIMUM LEVEL OF LANDSCAPING PROVIDED

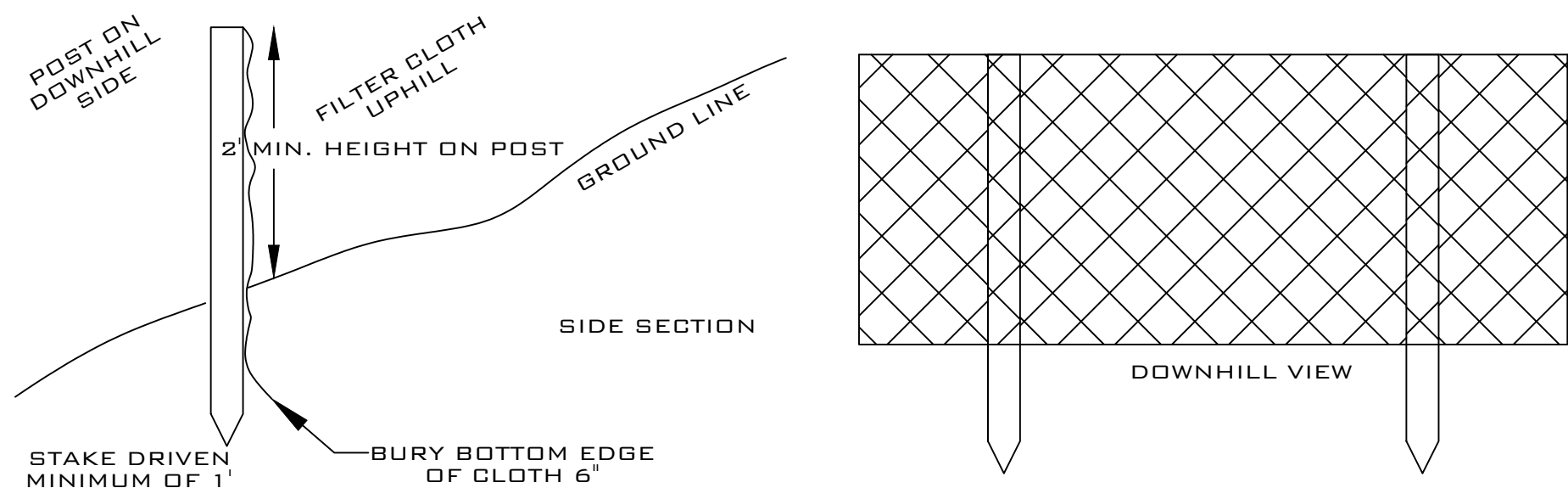


NOTES:

1. STONE SIZE: 2" STONE OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH: AS REQUIRED, BUT NOT LESS THAN 50 FEET (EXCEPT 20 FOOT MINIMUM ON A SINGLE FAMILY RESIDENCE).
3. THICKNESS: NOT LESS THAN 6 INCHES.
4. WIDTH: 10 FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH OF INGRESS AND EGRESS LOCATIONS.
5. FILTER FABRIC SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE. FILTER CLOTH WILL NOT BE REQUIRED ON A SINGLE FAMILY RESIDENCE LOT.
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 REQUIRED.
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 MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WASHING: WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE IN 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.

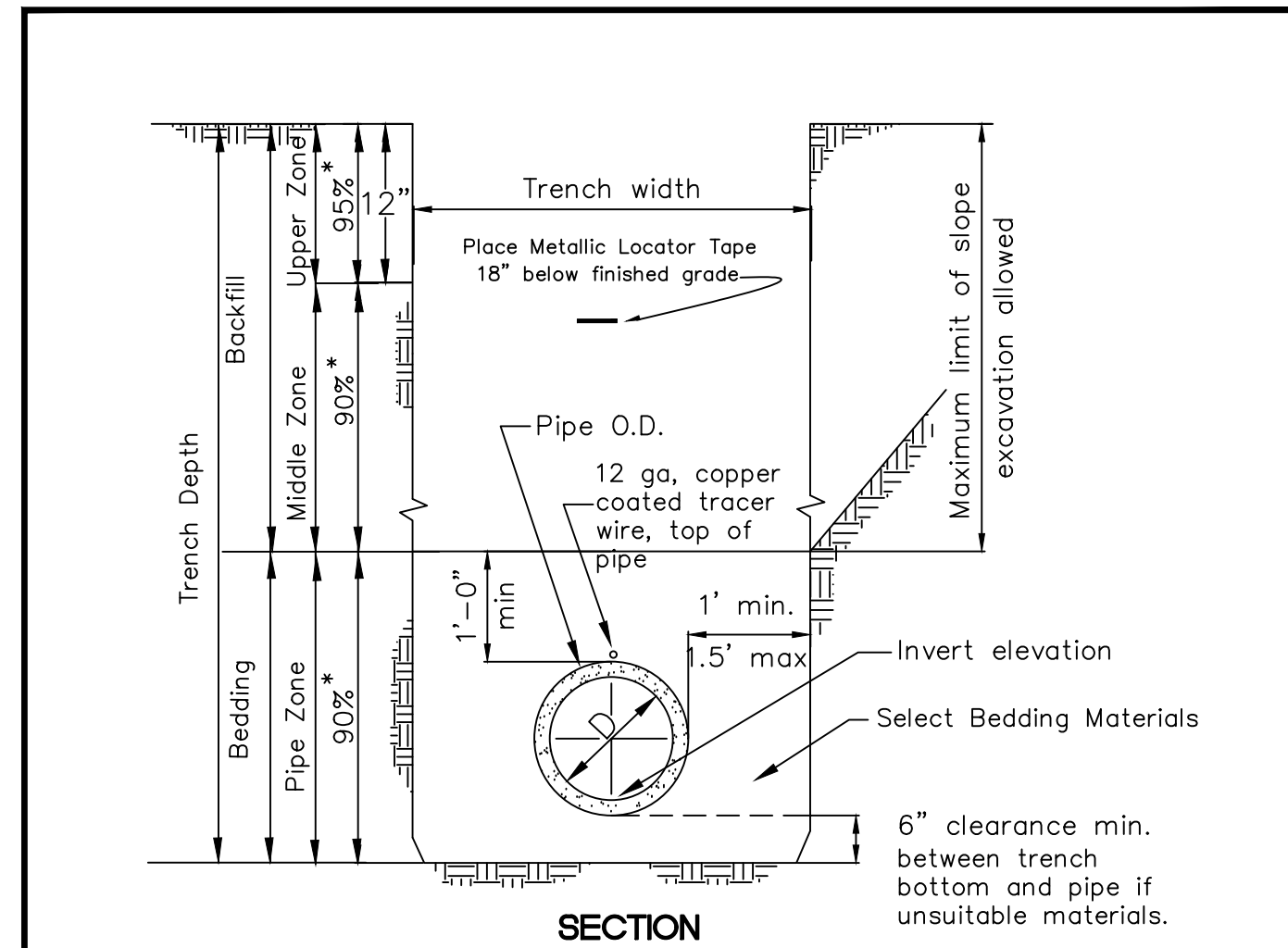
CONSTRUCTION ENTRANCE DETAIL

N.T.S.



SILT FENCE DETAIL

N.T.S.

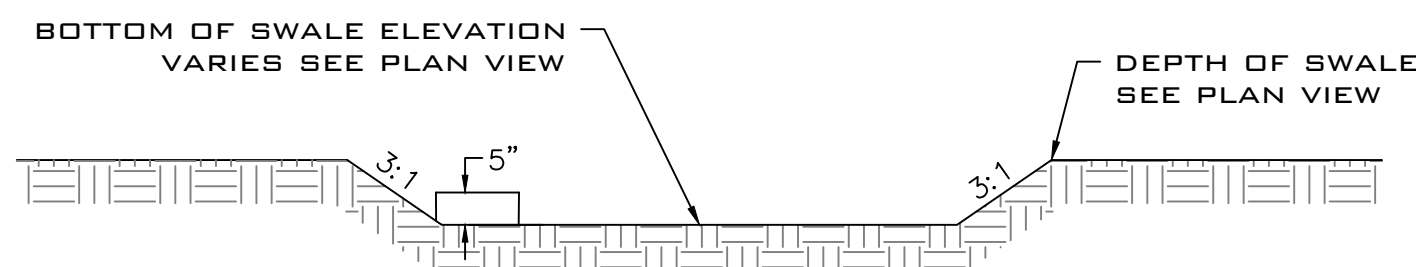


NOTES

1. For trenching in improved streets, see Standard Drawing M-11 for trench resurfacing.
2. (*) indicates minimum relative compaction using modified proctor (ASTM D-1557).
3. Minimum depth of cover from the top of pipe to finished grade shall be 4'6".
4. Bedding Material shall be Sand, Gravel, Crushed Aggregate, or Native material which shall be approved by the Water Dept. prior to using. Bedding shall be placed at least 6" below the pipe if the native materials are unsuitable to a minimum depth of 12" above the pipe unless the backfill is judged to be excessively coarse. Then the Water Dept. may require 24" or more of select bedding materials over the main.
5. Backfill with rocks in excess of 5" diameter or sharp jagged rock shall not be allowed in the trench at any time from bottom of trench to finished grade. Only select material shall be used.
6. Bedding material shall be distributed to an even grade across the width of the trench profile.
7. Compaction shall be accomplished by approved methods in maximum 12" lifts above the compacted bedding materials.

PIPE BEDDING & BACKFILL

N.T.S.



SWALE NOTES:

EACH SWALE SHALL BE MEASURED AT THE BOTTOM.

BACK FILL IN THE LOCATION OF SWALES SHALL NOT BE COMPACTED MORE THAN 85 PERCENT FROM BOTTOM OF SWALE TO TOP OF NATIVE SOIL.

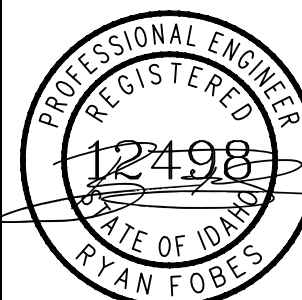
SWALE BOTTOM IS TO BE FLAT AND LEVEL.

SWALE IS TO HAVE TURF GRASS INSTALLED.

SWALE FENCE DETAIL

N.T.S.

LOCATES (2 WORKING
DAYS NOTICE REQUIRED
PRIOR TO EXCAVATION)
8 1 1



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