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Table with 3 columns: NO., DATE, BY. Row 1: 1, 1/18/2022, J5F

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COFFMAN ENGINEERS logo and contact information: 1010 E. Sprague, Spokane, WA 99201, ph 509.328.2094, www.coffman.com

CIVIL GENERAL NOTES
PONDERAY PLAZA APARTMENTS
PONDERAY, IDAHO

PROJECT TITLE
PROJECT NO.

DRAWN: J5F
CHECKED: CJH
DATE: 02/18/2022
DRAWING NO.

PROJECT NO: 2134
DRAWN: J5F
CHECKED: CJH
DATE: 02/18/2022
DRAWING NO.

C101

80% PROGRESS SET

UTILITY & DRAINAGE NOTES

- 1. SWALES WITHIN AREAS OF MASS GRADING SHALL BE SCARIFIED A MINIMUM OF 24 INCHES PRIOR TO SHAPING... 2. DISTURBED AREAS SHALL RECEIVE A MINIMUM 1-INCH DRESSING OF TOP SOIL... 3. CARE SHALL BE TAKEN TO PREVENT COMPACTION OF THE SUB-GRADE... 4. TOPSOIL PLACED WITHIN THE SWALES SHALL BE FREE DRAINING... 5. SEWER MAINS SHALL BE AIR TESTED IN ACCORDANCE WITH ISPPWC, SECTION 501... 6. STORM SEWER PIPES AND DRYWELLS SHALL BE SEPARATED A MINIMUM OF 10 FEET HORIZONTALLY... 7. ALL FORCE MAINS SHALL BE CONSTRUCTED TO THE LINE AND GRADE INDICATED ON THE APPROVED PLANS... 8. FORCE MAINS SHALL BE INSTALLED WITH CONTINUOUS TRACER WIRE AND PLASTIC MARKING TAPE... 9. SEWER SERVICES SHALL BE SIZED AS SHOWN ON THE CONSTRUCTION PLANS... 10. SEWER SERVICES SHALL BE AT RIGHT ANGLES TO THE SEWER MAIN... 11. DISRUPTION OF EXISTING SEWER SERVICES WHILE MAKING CONNECTION TO EXISTING MAINS IS PROHIBITED... 12. SEWER MAINS SHALL BE MARKED WITH CONTINUOUS PLASTIC MARKING TAPE... 13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANUP OF ANY DEBRIS WITHIN NEWLY CONSTRUCTED PIPES... 14. SEWER MAINS SHALL BE AIR TESTED IN ACCORDANCE WITH ISPPWC, SECTION 501... 15. THRUST BLOCKING SHALL BE FORMED IN PLACE AGAINST UNDISTURBED OR COMPACTED SOIL... 16. SANITARY SEWER MAINS SHALL BE SEPARATED A MINIMUM OF 10 FEET HORIZONTALLY FROM DOMESTIC WATER LINES... 17. THE INTERNAL COATING OF SEWER FORCE MAIN FITTINGS SHALL BE 40 MILS OF PROTECTO 401 CERAMIC EPOXY COATING... 18. FOR FORCE MAINS THAT HAVE A 12-INCH DIAMETER OR LARGER PLUG VALVES SHALL BE UTILIZED... 19. WATER MAINS UP TO 12 INCHES IN DIAMETER SHALL BE PVC AWWA C905, DR 18 PIPE... 20. 48 HOURS PRIOR TO DISRUPTION, SHUT-OFF OR CONNECTION TO EXISTING WATER SYSTEMS... 21. AT LEAST 24 HOURS PRIOR TO SHUT-OFF, THE CONTRACTOR SHALL NOTIFY ALL AFFECTED PROPERTIES... 22. NO CONNECTIONS FOR THE PURPOSE OF OBTAINING WATER SUPPLY DURING CONSTRUCTION SHALL BE MADE... 23. WATER MAINS AND SERVICES SHALL BE INSTALLED WITH CONTINUOUS TRACER WIRE AND PLASTIC MARKER TAPE... 24. WATER MAINS SHALL BE SEPARATED AT LEAST TEN FEET HORIZONTALLY FROM SANITARY OR STORM SEWER SYSTEMS... 25. MAXIMUM LIMITS OF WATER MAIN JOINT AND PIPE DEFLECTION SHALL BE OBTAINED FROM THE MANUFACTURER... 26. WATER MAINS, FIRE MAINS, VALVES, FIRE HYDRANTS, SERVICES AND APPURTENANCES SHALL BE INSTALLED... 27. WATER MAIN TAPS SHALL BE A MINIMUM OF 18 INCHES APART AND 16 INCHES FROM THE BELL AND STAB ENDS... 28. DRAWING PLANS AND DETAILS INDICATE GENERAL LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITY AND STORM DRAIN PIPING... 29. UTILITIES SHALL BE STUBBED FIVE (5) FEET OUTSIDE OF THE BUILDING... 30. REFER TO ARCHITECTURAL DOCUMENTS FOR ADDITIONAL INFORMATION REGARDING ROOF DRAINS AND CANOPY DRAINS... 31. REFER TO ELECTRICAL PLANS FOR INFORMATION REGARDING SITE LIGHTING, POWER, AND COMMUNICATIONS... 32. FOR EACH TYPE OF PIPE, USE JOINING MATERIALS RECOMMENDED BY PIPING SYSTEM MANUFACTURER... 33. CONNECT UTILITY PIPING TO EXISTING SYSTEM ACCORDING TO REQUIREMENTS OF THE AUTHORITIES... 34. COMPLY WITH NFPA 24 FOR FIRE SUPPRESSION SYSTEM PIPING MATERIALS AND INSTALLATION... 35. BURY PIPING WITH DEPTH OF COVER IN COMPLIANCE WITH REQUIREMENTS OF THE AUTHORITIES... 36. INSTALL UNDERGROUND PIPING WITH RESTRAINED JOINTS AT HORIZONTAL AND VERTICAL CHANGES... 37. UTILITY PIPE AND CONDUITS SHALL BE INSTALLED WITH CONTINUOUS WARNING TAPE... 38. CONTRACTOR SHALL COORDINATE WITH THE UTILITY PURVEYOR REGARDING NATURAL GAS IMPROVEMENTS... 39. FIELD QUALITY CONTROL SHALL COMPLY WITH THE AUTHORITIES HAVING JURISDICTION

- 1. ALL WORK SHALL CONFORM TO THE "IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION" (ISPPWC) CURRENT EDITION... 2. NO REVISIONS SHALL BE MADE TO THESE PLANS WITHOUT THE APPROVAL OF THE ENGINEER... 3. ALL SAFETY STANDARDS AND REQUIREMENTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR... 4. EXISTING UTILITIES SHALL BE LOCATED BY CONTACTING THEM BEFORE YOU DIG AT 811... 5. WORK SHALL NOT BEGIN UNTIL A PERMIT AND NOTICE TO PROCEED IS ISSUED... 6. THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEERING INSPECTOR AT LEAST 48 HOURS PRIOR TO STARTING WORK... 7. AN APPROVED SET OF IMPROVEMENT PLANS SHALL BE KEPT ON THE JOB SITE AT ALL TIMES... 8. THE CONTRACTOR SHALL MAINTAIN THE STREETS, SIDEWALKS, AND ALL OTHER PUBLIC RIGHTS-OF-WAY... 9. EXISTING PROPERTY CORNERS OR SURVEY MONUMENTS SHALL BE PROTECTED DURING THE COURSE OF CONSTRUCTION... 10. TREES NOT IDENTIFIED FOR REMOVAL SHALL BE PRESERVED OR PROTECTED... 11. THE ENGINEER OF RECORD SHALL VERIFY THE ADEQUACY OF EROSION AND SEDIMENTATION CONTROL MEASURES... 12. PROJECTS HAVING THE POTENTIAL FOR RUNOFF DISCHARGE TO ANY SURFACE WATER BODY... 13. ALL CONCRETE, UNLESS OTHERWISE SPECIFIED, SHALL BE COMMERCIAL GRADE PORTLAND CEMENT... 14. UNDERGROUND UTILITY LATERALS SHALL BE INSTALLED AND APPROVED BEFORE CONSTRUCTION... 15. SURFACE RESTORATION OF ROADWAY CUTS SHALL COMPLY WITH THE CITY'S ROADWAY CUT POLICY... 16. TRENCHES AND ROADWAY CUTS WITHIN PUBLIC EASEMENTS OR RIGHTS-OF-WAY SHALL BE COMPACTED... 17. OPERATIONS CONDUCTED ON THE PREMISES SHALL BE RESTRICTED TO THE HOURS BETWEEN 6:00 A.M. AND 10:00 P.M... 18. IMPROVEMENTS SHALL BE JOINED OR MATCHED IN A MANNER SATISFACTORY TO THE CITY ENGINEER... 19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL... 20. DISTURBED AREAS OF THE PUBLIC RIGHTS-OF-WAY SHALL BE TOP COATED WITH A MINIMUM OF 1 INCH OF TOPSOIL... 21. INFORMATION ON EXISTING CONDITIONS AND BOUNDARIES RIGHT OF WAY SHOWN ON THESE PLANS... 22. THE CONTRACTOR SHALL HAVE A COMPLETE SET OF APPROVED PLANS ON THE JOB SITE... 23. THE CONTRACTOR SHALL PERFORM ALL WORK NECESSARY TO COMPLETE THIS PROJECT... 24. THE DRAWINGS INDICATE LOCATIONS, DIMENSIONS, REFERENCES, AND TYPICAL DETAILS... 25. THE CONTRACTOR SHALL OBTAIN THE APPROPRIATE APPROVALS AND PERMITS FROM THE AUTHORITIES... 26. CONSTRUCTION SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES... 27. EXISTING PROPERTY CORNERS AND SURVEY MONUMENTS SHALL BE PROTECTED DURING CONSTRUCTION... 28. THE CONTRACTOR SHALL HAVE THE APPROPRIATE LICENSES TO PERFORM THE SPECIFIED WORK... 29. REFER TO ARCHITECTURAL AND STRUCTURAL DOCUMENTS FOR ADDITIONAL INFORMATION... 30. RECORD DRAWINGS IDENTIFYING AND ACCURATELY LOCATING SUBSURFACE UTILITIES... 31. THE FOLLOWING CONSTRUCTION SEQUENCE IS RECOMMENDED AS A GUIDELINE... 32. INSPECT ALL ROADWAYS, AT THE END OF EACH DAY, ADJACENT TO THE CONSTRUCTION ACCESS ROUTE... 33. IF SEDIMENT REMOVAL IS NECESSARY PRIOR TO STREET WASHING... 34. IF STREET WASHING IS REQUIRED TO CLEAN SEDIMENT TRACKED OFF SITE... 35. RESTORE CONSTRUCTION ACCESS ROUTE EQUAL TO OR BETTER THAN THE PRE-CONSTRUCTION CONDITION... 36. RETAIN THE DUFF LAYER, NATIVE TOPSOIL, AND NATURAL VEGETATION IN AN UNDISTURBED STATE... 37. INSPECT SEDIMENT CONTROL BMPs WEEKLY AT A MINIMUM DAILY DURING A STORM EVENT... 38. CONTROL FUGITIVE DUST FROM CONSTRUCTION ACTIVITY IN ACCORDANCE WITH THE STATE AND/OR LOCAL AIR QUALITY CONTROL... 39. STABILIZE EXPOSED UNWOODED SOILS (INCLUDING STOCKPILES)... 40. PROTECT INLETS, DRYWELLS, CATCH BASINS AND OTHER STORMWATER MANAGEMENT FACILITIES... 41. KEEP ROADS ADJACENT TO INLETS CLEAN... 42. INSPECT INLETS WEEKLY AT A MINIMUM AND DAILY DURING STORM EVENTS... 43. CONSTRUCT STORMWATER CONTROL FACILITIES (DETENTION/RETENTION STORAGE POND OR SWALES)... 44. STOCKPILE MATERIALS (SUCH AS TOPSOIL) ON SITE, KEEPING OFF OF ROADWAY AND SIDEWALKS... 45. COVER, CONTAIN AND PROTECT ALL CHEMICALS, LIQUID PRODUCTS, PETROLEUM PRODUCT... 46. CONDUCT MAINTENANCE AND REPAIR OF HEAVY EQUIPMENT AND VEHICLES INVOLVING OIL CHANGES... 47. CONDUCT APPLICATION OF AGRICULTURAL CHEMICALS, INCLUDING FERTILIZERS AND PESTICIDES... 48. INSPECT ON A REGULAR BASIS (AT A MINIMUM WEEKLY, AND DAILY DURING/ AFTER A RUNOFF PRODUING STORM EVENT)... 49. REMOVE TEMPORARY ESC BMPs WITHIN 30 DAYS AFTER THE TEMPORARY BMPs ARE NO LONGER NEEDED... 50. PROVIDE TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES TO PREVENT SOIL EROSION... 51. EROSION CONTROL MEASURES IN ADDITION TO THOSE INDICATED AS PART OF THIS PLAN... 52. FILTER FENCE SHALL BE USED TO AID IN CONTAINING ANY SEDIMENT ON THE SITE DURING CONSTRUCTION... 53. PROVIDE A DESIGNATED, POSTED CONCRETE WASHOUT AREA... 54. LITTER, CONSTRUCTION DEBRIS, AND CONSTRUCTION CHEMICALS THAT COULD BE EXPOSED TO STORM WATER... 55. CONTRACTOR SHALL MAINTAIN A COPY OF SWPPP ON PROJECT SITE DURING CONSTRUCTION... 56. MAINTAIN EXISTING UTILITIES INDICATED TO REMAIN IN SERVICE AND PROTECT THEM AGAINST DAMAGE... 57. COORDINATE DEMOLITION OPERATIONS AND ANY REQUIRED UTILITY RELOCATIONS... 58. COORDINATE EXTENT OF DEMOLITION WITH PROPOSED IMPROVEMENTS... 59. COMPLY WITH GOVERNING EPA NOTIFICATION REGULATIONS BEFORE BEGINNING DEMOLITION... 60. IF MATERIALS SUSPECTED OF CONTAINING HAZARDOUS MATERIALS ARE ENCOUNTERED... 61. CONDUCT DEMOLITION ACTIVITIES AND DEBRIS REMOVAL OPERATIONS TO ENSURE MINIMUM INTERFERENCE... 62. REMOVE OBSTRUCTIONS, TREES, SHRUBS, GRASS, AND OTHER VEGETATION TO PERMIT INSTALLATION... 63. AREAS SHALL BE STRIPPED OF ORGANIC TOP SOIL AND NON-ENGINEERED FILL... 64. FILLS SHALL CONSIST OF WELL GRADED SANDS AND GRAVELS... 65. BOULDERS AND COBBLES GREATER THAN 6 INCHES APPEARING IN THE EXCAVATION... 66. FILL MATERIAL SHALL BE DRIED OR MOISTENED TO WITHIN 2% OF THE OPTIMUM MOISTURE... 67. EMBANKMENTS SHALL NOT BE CONSTRUCTED ON FROZEN OR SNOW-COVERED FOUNDATIONS... 68. EMBANKMENTS CONSTRUCTED ON SLOPES GREATER THAN 5 HORIZONTAL TO 1 VERTICAL... 69. THE FINAL LIMITS OF CUT AND FILL SHALL BE RECORDED WITH THE BOUNDARY TOPOGRAPHY... 70. IN THE EVENT THAT ANY UNFORESEEN CONDITIONS NOT COVERED BY THESE NOTES... 71. SITE PREPARATION, GRADING, EXCAVATION AND FILL REQUIREMENTS BELOW THE PROPOSED IMPROVEMENTS... 72. EXAMINE EXPOSED SUBGRADES AND BASE SURFACES FOR COMPLIANCE WITH REQUIREMENTS... 73. REFER TO ARCHITECTURAL DOCUMENTS FOR ADDITIONAL INFORMATION REGARDING ANY STEPS... 74. REFER TO LANDSCAPE DOCUMENTS FOR ADDITIONAL INFORMATION REGARDING BERM ELEVATIONS... 75. SPOT ELEVATIONS ARE FOR FINISH GRADE UNLESS OTHERWISE NOTED... 76. UNLESS ELEVATIONS AND/OR CONTOURS ARE OTHERWISE SHOWN, NEW FINISH GRADE SURFACES... 77. CURB BASE AND DRIVEWAY APPROACHES: CURB BASE AND DRIVEWAY APPROACHES: 95% MODIFIED PROCTOR... 78. ASPHALT PAVEMENT SHALL CONFORM WITH IDAHO TRANSPORTATION DEPARTMENT (ITD) SPECIFICATIONS... 79. NO ASPHALT SHALL BE PLACED ON WET OR FROZEN SURFACES... 80. A TACK COAT SHALL BE APPLIED TO ALL ADJACENT CURBS AND JOINTS... 81. CONCRETE SHALL NOT BE PLACED ON FROZEN SURFACES, ICE OR SNOW... 82. CURB AND GUTTER SHALL BE CONSTRUCTED WITH FULL DEPTH CONSTRUCTION EXPANSION JOINTS... 83. SIDEWALKS SHALL BE CONSTRUCTED WITH FULL DEPTH EXPANSION JOINTS EVERY 20 FEET... 84. DO NOT APPLY PAVEMENT MATERIALS IF SUBGRADE IS WET OR EXCESSIVELY DAMP... 85. WHERE NEW ASPHALT PAVEMENT JOINS EXISTING ASPHALT... 86. CONSTRUCTION STAKING FOR CURB AND GUTTER, PAVEMENT GRADES, SIDEWALK GRADES...

DEMOLITION NOTES

- 1. MAINTAIN EXISTING UTILITIES INDICATED TO REMAIN IN SERVICE AND PROTECT THEM AGAINST DAMAGE... 2. COORDINATE DEMOLITION OPERATIONS AND ANY REQUIRED UTILITY RELOCATIONS... 3. COORDINATE EXTENT OF DEMOLITION WITH PROPOSED IMPROVEMENTS... 4. COMPLY WITH GOVERNING EPA NOTIFICATION REGULATIONS BEFORE BEGINNING DEMOLITION... 5. IF MATERIALS SUSPECTED OF CONTAINING HAZARDOUS MATERIALS ARE ENCOUNTERED... 6. CONDUCT DEMOLITION ACTIVITIES AND DEBRIS REMOVAL OPERATIONS... 7. REMOVE OBSTRUCTIONS, TREES, SHRUBS, GRASS, AND OTHER VEGETATION... 8. AREAS DISTURBED OR DAMAGED BY CONSTRUCTION ACTIVITIES SHALL BE CONSTRUCTED OR RESTORED... 9. REMOVE DEMOLITION WASTE MATERIALS AND DEBRIS FROM PROJECT SITE AND LEGALLY DISPOSE...

EARTHWORK & GRADING NOTES

- 1. CUTS AND FILLS SHALL BE CONFINED TO THE LIMITS INDICATED WITHIN THE APPROVED GRADING PLANS... 2. THE CONTRACTOR SHALL INSURE THAT ALL TEMPORARY SLOPES ARE STABLE AND THAT APPROPRIATE EROSION MEASURES... 3. GROUNDWATER OR UNANTICIPATED GEOLOGIC CONDITIONS SHALL BE REPORTED TO THE GEOTECHNICAL ENGINEER... 4. COMPACTION EFFORTS SHALL BE MONITORED AND TESTED BY AN EXPERIENCED SOILS TECHNICIAN... 5. MASS GRADING SHALL BE MONITORED, TESTED, AND CERTIFIED BY A LICENSED PROFESSIONAL ENGINEER... 6. CONTRACTOR IS TO NOTIFY THE GEOTECHNICAL ENGINEER, 48 HOURS PRIOR TO EACH AND EVERY START OR STOPPING... 7. AREAS SHALL BE STRIPPED OF ORGANIC TOP SOIL AND NON-ENGINEERED FILL... 8. FILLS SHALL CONSIST OF WELL GRADED SANDS AND GRAVELS... 9. BOULDERS AND COBBLES GREATER THAN 6 INCHES APPEARING IN THE EXCAVATION... 10. FILL MATERIAL SHALL BE DRIED OR MOISTENED TO WITHIN 2% OF THE OPTIMUM MOISTURE... 11. EMBANKMENTS SHALL NOT BE CONSTRUCTED ON FROZEN OR SNOW-COVERED FOUNDATIONS... 12. EMBANKMENTS CONSTRUCTED ON SLOPES GREATER THAN 5 HORIZONTAL TO 1 VERTICAL... 13. THE FINAL LIMITS OF CUT AND FILL SHALL BE RECORDED WITH THE BOUNDARY TOPOGRAPHY... 14. IN THE EVENT THAT ANY UNFORESEEN CONDITIONS NOT COVERED BY THESE NOTES... 15. SITE PREPARATION, GRADING, EXCAVATION AND FILL REQUIREMENTS BELOW THE PROPOSED IMPROVEMENTS... 16. EXAMINE EXPOSED SUBGRADES AND BASE SURFACES FOR COMPLIANCE WITH REQUIREMENTS... 17. REFER TO ARCHITECTURAL DOCUMENTS FOR ADDITIONAL INFORMATION REGARDING ANY STEPS... 18. REFER TO LANDSCAPE DOCUMENTS FOR ADDITIONAL INFORMATION REGARDING BERM ELEVATIONS... 19. SPOT ELEVATIONS ARE FOR FINISH GRADE UNLESS OTHERWISE NOTED... 20. UNLESS ELEVATIONS AND/OR CONTOURS ARE OTHERWISE SHOWN, NEW FINISH GRADE SURFACES... 21. CURB BASE AND DRIVEWAY APPROACHES: CURB BASE AND DRIVEWAY APPROACHES: 95% MODIFIED PROCTOR... 22. ASPHALT PAVEMENT SHALL CONFORM WITH IDAHO TRANSPORTATION DEPARTMENT (ITD) SPECIFICATIONS... 23. NO ASPHALT SHALL BE PLACED ON WET OR FROZEN SURFACES... 24. A TACK COAT SHALL BE APPLIED TO ALL ADJACENT CURBS AND JOINTS... 25. CONCRETE SHALL NOT BE PLACED ON FROZEN SURFACES, ICE OR SNOW... 26. CURB AND GUTTER SHALL BE CONSTRUCTED WITH FULL DEPTH CONSTRUCTION EXPANSION JOINTS... 27. SIDEWALKS SHALL BE CONSTRUCTED WITH FULL DEPTH EXPANSION JOINTS EVERY 20 FEET... 28. DO NOT APPLY PAVEMENT MATERIALS IF SUBGRADE IS WET OR EXCESSIVELY DAMP... 29. WHERE NEW ASPHALT PAVEMENT JOINS EXISTING ASPHALT... 30. CONSTRUCTION STAKING FOR CURB AND GUTTER, PAVEMENT GRADES, SIDEWALK GRADES...

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EROSION & SEDIMENT CONTROL NOTES

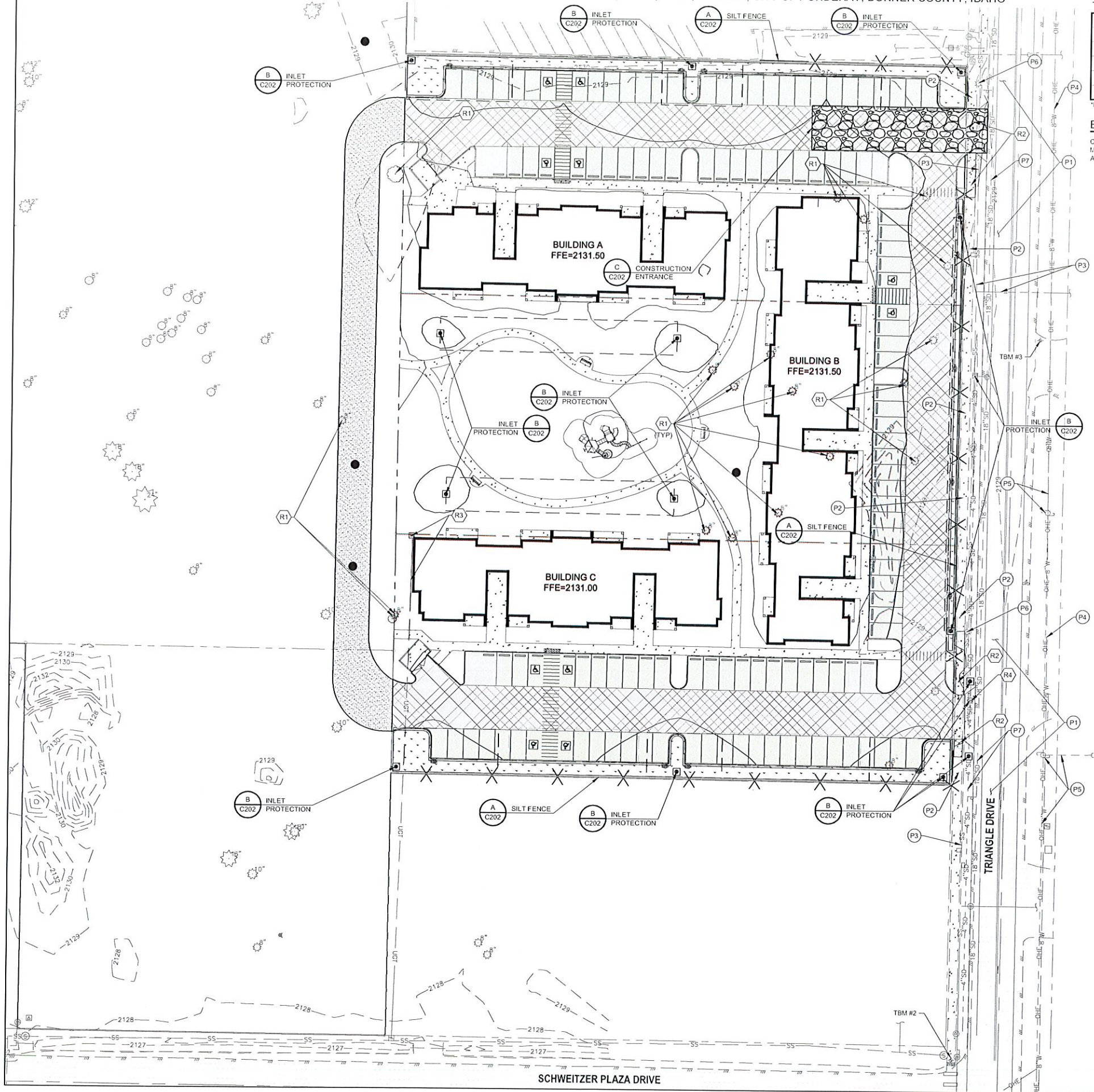
- 1. THE FOLLOWING CONSTRUCTION SEQUENCE IS RECOMMENDED AS A GUIDELINE IN ORDER TO BEST MINIMIZE THE POTENTIAL FOR EROSION AND SEDIMENTATION CONTROL PROBLEMS: a) CLEAR AND GRUB SUFFICIENTLY FOR INSTALLATION OF TEMPORARY EROSION AND SEDIMENT CONTROL (ESC) BEST MANAGEMENT PRACTICE MEASURES (BMPs)... b) INSTALL TEMPORARY ESC BMPs, CONSTRUCTING SEDIMENT TRAPPING BMPs AS ONE OF THE FIRST STEPS PRIOR TO GRADING... c) CLEAR, GRUB AND ROUGH GRADE FOR ROADS, TEMPORARY ACCESS POINTS AND UTILITY LOCATIONS... d) STABILIZE ROADWAY APPROACHES AND TEMPORARY ACCESS POINTS WITH THE APPROPRIATE CONSTRUCTION ENTRY BMP... e) CLEAR, GRUB AND GRADE SUBJECT SITE... f) TEMPORARILY STABILIZE, THROUGH RE-VEGETATION OR OTHER APPROPRIATE BMPs, SUBJECT SITE IN SITUATIONS WHERE SUBSTANTIAL CUT OR FILL SLOPES ARE A RESULT OF THE SITE GRADING... g) CONSTRUCT ROADS, BUILDINGS, PERMANENT STORMWATER FACILITIES (E. PLEETS, PONDS, UIC FACILITIES, ETC.)... h) PROTECT ALL PERMANENT STORMWATER FACILITIES UTILIZING THE APPROPRIATE BMPs... i) INSTALL EXPOSED ESC CONTROLS, WHEN APPLICABLE, AND... j) REMOVE TEMPORARY ESC CONTROLS WHEN... k) PERMANENT ESC CONTROLS, WHEN APPLICABLE, HAVE BEEN COMPLETELY INSTALLED... l) ALL LAND-DISTURBING ACTIVITIES THAT HAVE THE POTENTIAL TO CAUSE EROSION OR SEDIMENTATION PROBLEMS HAVE CEASED, AND... m) VEGETATION HAS BEEN ESTABLISHED IN THE AREAS NOTED AS REQUIRING VEGETATION ON THE ACCEPTED ESC PLAN ON FILE WITH THE LOCAL JURISDICTION... 2. INSPECT ALL ROADWAYS, AT THE END OF EACH DAY, ADJACENT TO THE CONSTRUCTION ACCESS ROUTE... 3. IF SEDIMENT REMOVAL IS NECESSARY PRIOR TO STREET WASHING, IT SHALL BE REMOVED BY SHOVELING OR PICKUP SWEEPING... 4. IF STREET WASHING IS REQUIRED TO CLEAN SEDIMENT TRACKED OFF SITE... 5. RESTORE CONSTRUCTION ACCESS ROUTE EQUAL TO OR BETTER THAN THE PRE-CONSTRUCTION CONDITION... 6. RETAIN THE DUFF LAYER, NATIVE TOPSOIL, AND NATURAL VEGETATION IN AN UNDISTURBED STATE TO THE MAXIMUM EXTENT PRACTICAL... 7. INSPECT SEDIMENT CONTROL BMPs WEEKLY AT A MINIMUM DAILY DURING A STORM EVENT... 8. CONTROL FUGITIVE DUST FROM CONSTRUCTION ACTIVITY IN ACCORDANCE WITH THE STATE AND/OR LOCAL AIR QUALITY CONTROL... 9. STABILIZE EXPOSED UNWOODED SOILS (INCLUDING STOCKPILES)... 10. PROTECT INLETS, DRYWELLS, CATCH BASINS AND OTHER STORMWATER MANAGEMENT FACILITIES... 11. KEEP ROADS ADJACENT TO INLETS CLEAN... 12. INSPECT INLETS WEEKLY AT A MINIMUM AND DAILY DURING STORM EVENTS... 13. CONSTRUCT STORMWATER CONTROL FACILITIES (DETENTION/RETENTION STORAGE POND OR SWALES)... 14. STOCKPILE MATERIALS (SUCH AS TOPSOIL) ON SITE, KEEPING OFF OF ROADWAY AND SIDEWALKS... 15. COVER, CONTAIN AND PROTECT ALL CHEMICALS, LIQUID PRODUCTS, PETROLEUM PRODUCT... 16. CONDUCT MAINTENANCE AND REPAIR OF HEAVY EQUIPMENT AND VEHICLES INVOLVING OIL CHANGES... 17. CONDUCT APPLICATION OF AGRICULTURAL CHEMICALS, INCLUDING FERTILIZERS AND PESTICIDES...

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PLANNING OFFICE CITY OF PONDERAY

S. 11, T. 75N., R. 2W., BOISE M., CITY OF PONDERAY, BONNER COUNTY, IDAHO

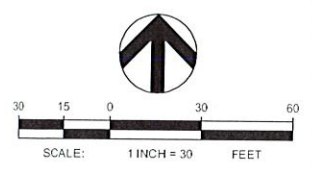


TBM INFORMATION

POINT #	NORTHING	EASTING	GRID NORTHING	GRID EASTING	ELEVATION	DESCRIPTION
1	2421170.75	2432973.86	2421170.75	2432973.92	2128.60	SET X
2	2421207.88	2432552.58	2421207.88	2432552.58	2128.56	SET I/AG
3	2421618.20	2432598.39	2421618.15	2432598.38	2128.90	SET I/AG
*17	2421982.52	2431563.56	2421982.42	2431563.69	2129.64	SET X
*18	2421986.61	2431969.12	2421986.52	2431969.19	2130.11	SET X

BENCH MARK NOTE

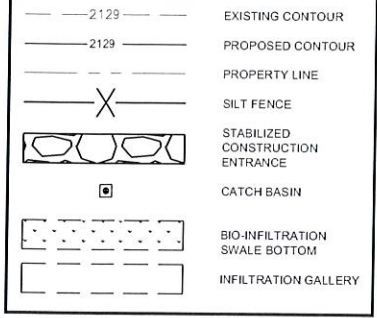
CONTRACTOR SHALL PROTECT ALL EXISTING PROPERTY CORNERS AND BENCH MARKS. ANY DAMAGE CAUSED BY CONSTRUCTION ACTIVITIES SHALL BE REMEDIATED AT THE CONTRACTOR'S EXPENSE.



Know what's below.
Call before you dig.

UTILITY STATEMENT
LOCATION OF EXISTING UNDERGROUND UTILITIES HAVE BEEN TAKEN FROM DRAWINGS AND FIELD LOCATES SUPPLIED BY THE APPROPRIATE UTILITY COMPANIES. UTILITY LOCATIONS SHOWN ON THIS DRAWING ARE APPROXIMATE ONLY. PRIOR TO BEGINNING ANY CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF EACH UTILITY.

LEGEND



EROSION AND SEDIMENT CONTROL NOTES

- REFER TO SHEET C101 FOR CIVIL GENERAL NOTES.
- REFER TO SHEET C202 FOR EROSION AND SEDIMENT CONTROL DETAILS.
- DO NOT OVER COMPACT SOILS IN PROPOSED INFILTRATION AREAS. DO NOT STOCKPILE SOILS OR MATERIALS OR PARK EQUIPMENT IN THESE AREAS. DO NOT PROVIDE CONCRETE WASHOUT PITS IN THESE AREAS. AVOID DRIVING OR PARKING IN THESE AREAS DURING CONSTRUCTION.

DEMOLITION NOTES

- (R1) EXISTING TREE TO BE REMOVED.
- (R2) EXISTING SIDEWALK TO BE REMOVED.
- (R3) EXISTING UNDERGROUND COMMUNICATION TO BE REMOVED.
- (R4) EXISTING CATCH BASIN TO BE REMOVED.
- (P1) EXISTING ASPHALT PAVEMENT TO REMAIN AND BE PROTECTED.
- (P2) EXISTING SIDEWALK TO REMAIN AND BE PROTECTED.
- (P3) EXISTING SEWER TO REMAIN AND BE PROTECTED.
- (P4) EXISTING WATER TO REMAIN AND BE PROTECTED.
- (P5) EXISTING OVERHEAD UTILITY LINE(S), POLE, AND GUY-LINES TO REMAIN AND BE PROTECTED.
- (P6) EXISTING LIGHT POLE TO REMAIN AND BE PROTECTED.
- (P7) EXISTING STORM DRAIN TO REMAIN AND BE PROTECTED.

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FEB 18 2022

**PLANNING OFFICE
CITY OF PONDERAY**

ZBA ARCHITECTURE
401 W. RIVERSIDE, SUITE 600
SPOKANE, WA 99201
T: 509.456.8236
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NO.	DATE	BY

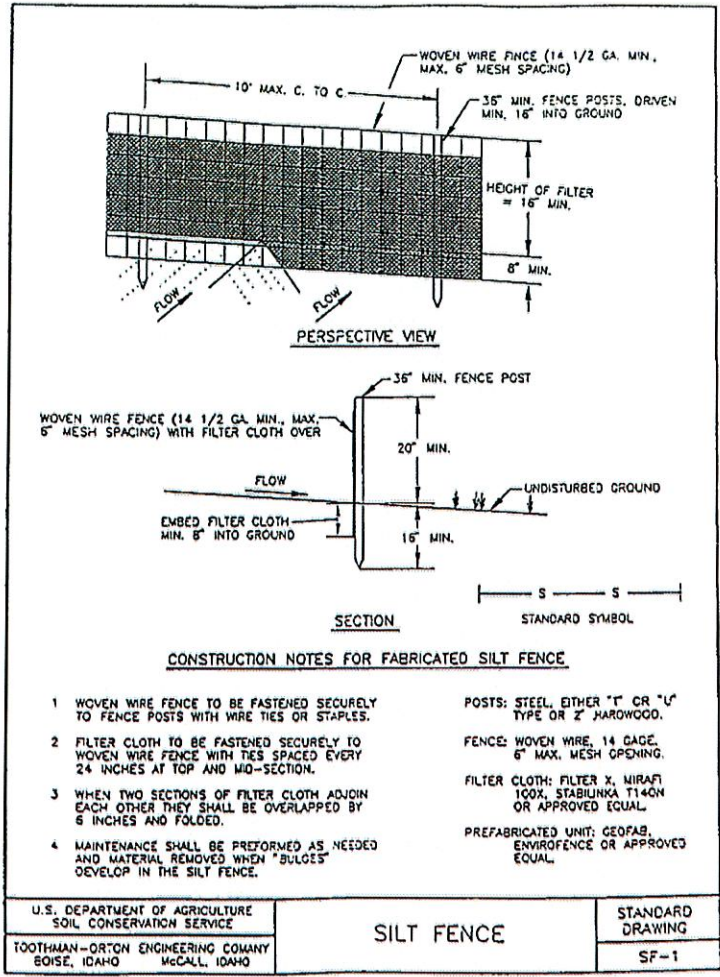
COFFMAN ENGINEERS
10 N. Post St., Suite 200
PO Box 338, 2014
PH 509.338.2014
www.coffman.com

SITE DEMOLITION AND EROSION & SEDIMENT CONTROL PLAN
PROJECT TITLE: **PONDERAY PLAZA APARTMENTS**
PONDERAY, IDAHO

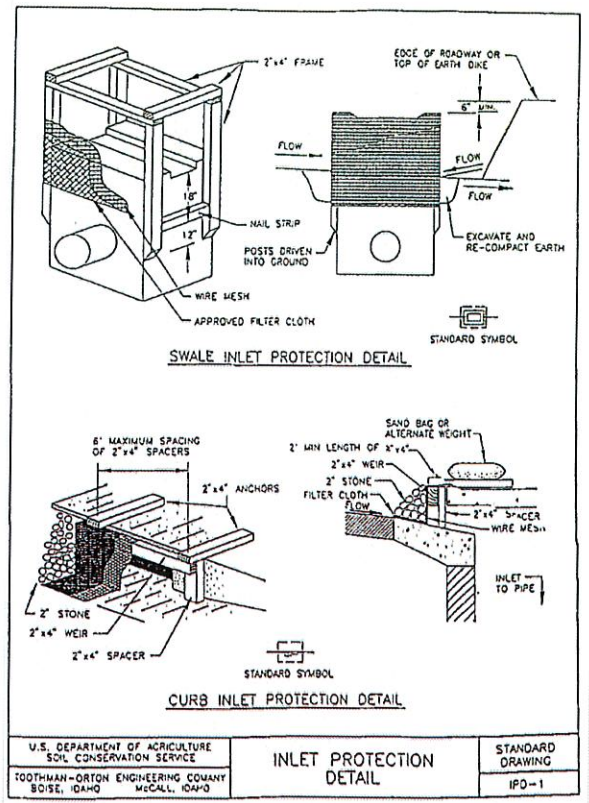
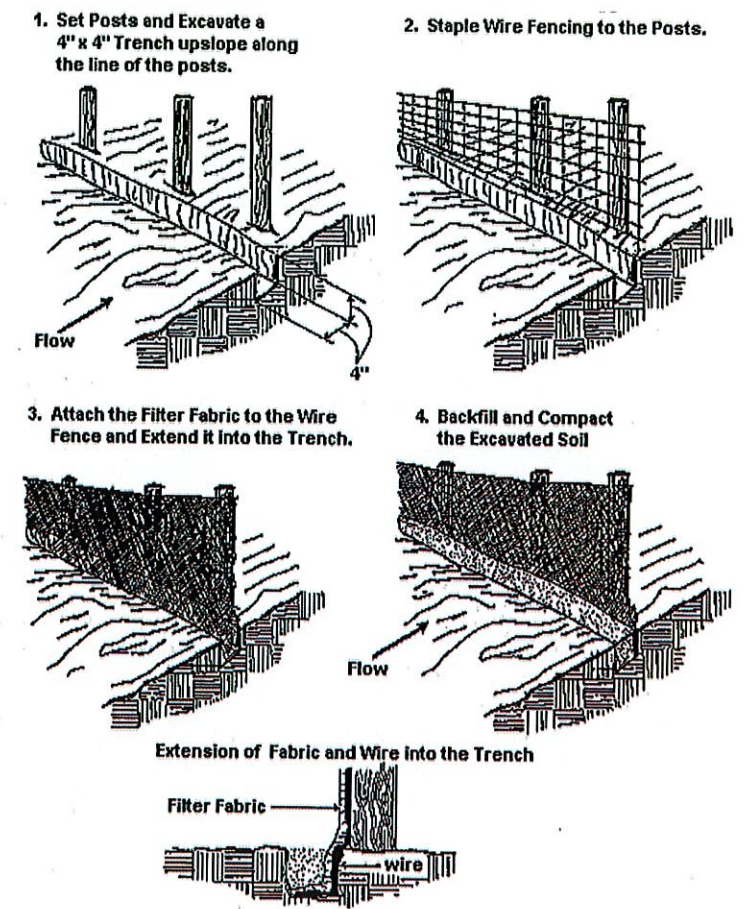
PROJECT NO: 2134
DRAWN: J5F
CHECKED: CJH
DATE: 02/18/2022
DRAWING NO:

C201

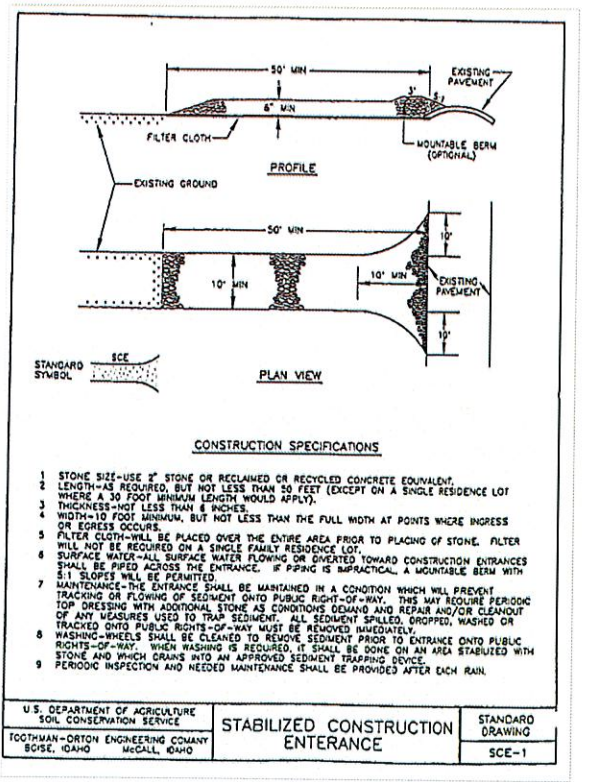
80% PROGRESS SET



A SILT FENCE
C201 SCALE: NTS



B INLET PROTECTION DETAIL
C201 SCALE: NTS



C STABILIZED CONSTRUCTION ENTRANCE
C201 SCALE: NTS

NO.	DATE	BY
REVISIONS		

PROJECT NO.	2184
DRAWN:	J5F
CHECKED:	CJH
DATE:	02/18/2022
DRAWING NO.	

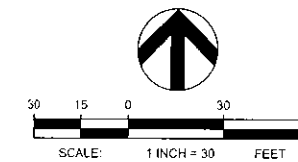
TBM INFORMATION

POINT #	NORTHING	EASTING	GRID NORTHING	GRID EASTING	ELEVATION	DESCRIPTION
1	242176.75	2432673.65	242176.75	2432673.65	2128.60	SET X
2	2421267.28	2432552.55	2421267.28	2432552.55	2128.56	SET MAG
3	2421618.20	2432395.39	2421618.15	2432395.36	2128.60	SET MAG
7	2421652.52	2431565.55	2421652.42	2431565.55	2128.64	SET X
8	2421955.61	2431959.12	2421955.52	2431959.12	2130.11	SET X

NOT SHOWN ON PLANS

BENCH MARK NOTE

CONTRACTOR SHALL PROTECT ALL EXISTING PROPERTY CORNERS AND BENCH MARKS. ANY DAMAGE CAUSED BY CONSTRUCTION ACTIVITIES SHALL BE REMEDIATED AT THE CONTRACTOR'S EXPENSE.



Know what's below.
Call before you dig.

ABBREVIATIONS

BOS	BOTTOM OF SWALE
EG	EXISTING GROUND
FFE	FINISHED FLOOR ELEVATION
FG	FINISHED GROUND
ME	MATCH EXISTING
R	RIM ELEVATION
TC	TOP OF CURB
TG	TOP OF GRAVEL
TP	TOP OF PAVEMENT

UTILITY STATEMENT

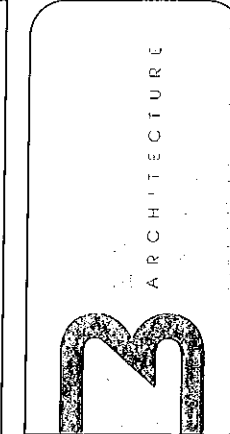
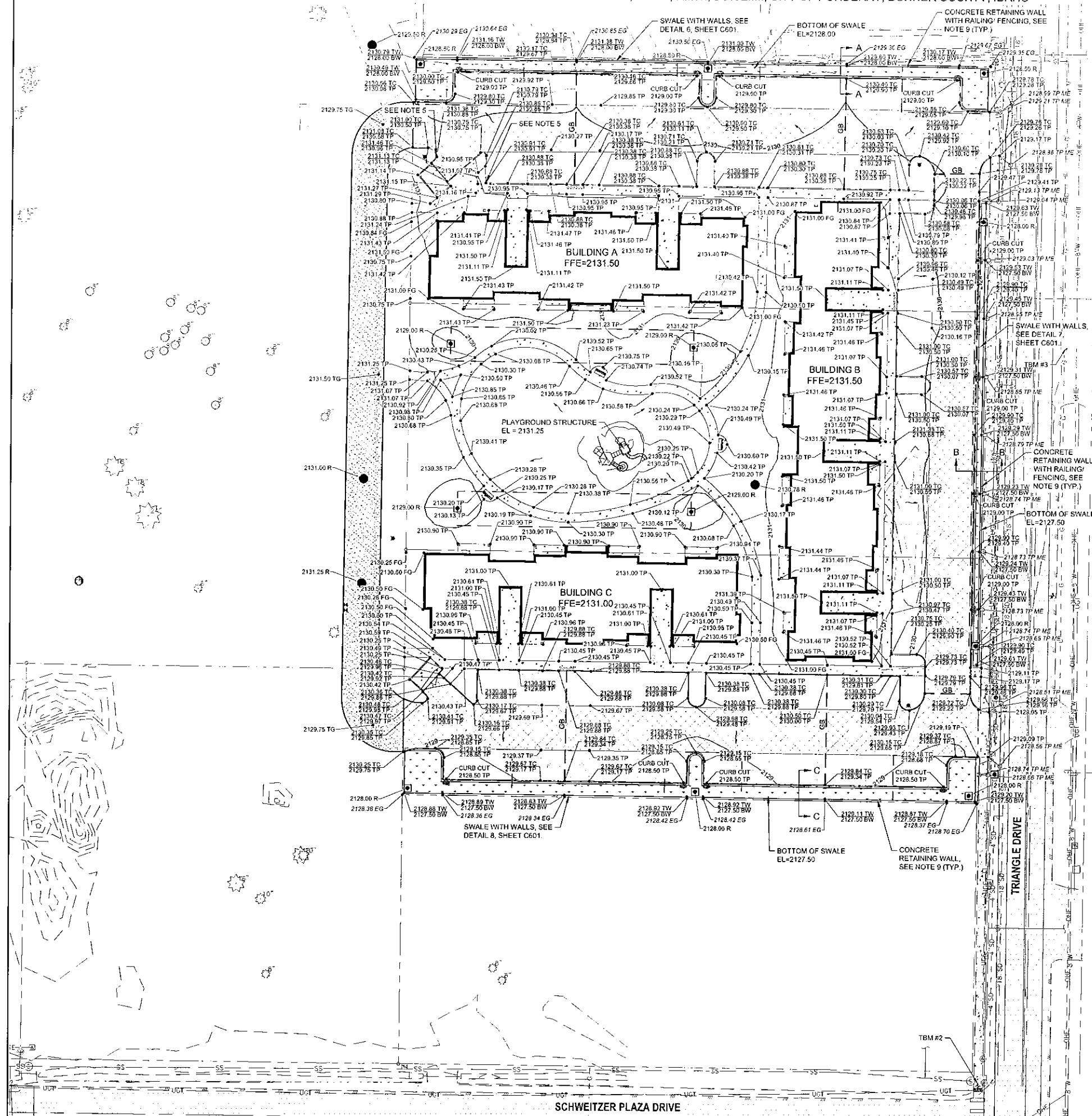
LOCATION OF EXISTING UNDERGROUND UTILITIES HAVE BEEN TAKEN FROM DRAWINGS AND FIELD LOCATES SUPPLIED BY THE APPROPRIATE UTILITY COMPANIES. UTILITY LOCATIONS SHOWN ON THIS DRAWING ARE APPROXIMATE ONLY. PRIOR TO BEGINNING ANY CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF EACH UTILITY.

LEGEND

	ASPHALT PAVEMENT
	CONCRETE PAVEMENT
	BIO-INFILTRATION SWALE BOTTOM
	INFILTRATION GALLERY
	EXISTING CONTOUR
	PROPOSED CONTOUR
	PROPERTY LINE
	CURB
	BUILDING OUTLINE
	SPOT ELEVATION
	CATCH BASIN
	GRADE BREAK
	FLOW ARROW

NOTES

- REFER TO SHEET C101 FOR GENERAL NOTES.
- REFER TO ARCHITECTURAL DOCUMENTS FOR ADDITIONAL INFORMATION REGARDING SITE FEATURES AND EXTERIOR DOOR LOCATIONS. COORDINATE ARCHITECTURAL ELEVATIONS WITH SITE GRADING.
- REFER TO PAVING PLAN C301 FOR ADDITIONAL INFORMATION REGARDING PAVING AND DRIVEWAY APPROACHES.
- REFER TO DRAINAGE PLAN SHEET C402 FOR STORM WATER MANAGEMENT IMPROVEMENTS.
- TRANSITION FROM VERTICAL CURB TO FLUSH CURB CONDITION. CURB TERMINUS SHALL COMPLY WITH ISPPWC STANDARD DRAWING NO. SD-707.
- NEW PAVED SURFACE SHALL MATCH ELEVATION OF EXISTING PAVED SURFACE AT SAWCUT LINE. LOCATION OF SAWCUT LINE IS APPROXIMATE.
- CONTOURS SHOWN ARE 1-FOOT CONTOURS UNLESS OTHERWISE NOTED.
- REFER TO DETAILS 7, 8, AND 9 ON SHEET C601 FOR CROSS SECTION DETAILS FOR ADDITIONAL INFORMATION REGARDING THE SWALES AND WALLS.
- REFER TO DETAIL 6 ON SHEET C601 FOR CONCRETE RETAINING WALL DETAIL. WALL SHALL BE INSTALLED WITH RAILING OR FENCE ALONG THE TOP OF THE WALL WITH MORE THAN A 30° VERTICAL DROP. REFER TO ARCHITECTURAL DOCUMENTS FOR ADDITIONAL INFORMATION.



NO.	DATE	REVISIONS

COFFMAN ENGINEERS
10 N. Pearl St.
Spokane, WA 99201
ph 509.325.2954
www.coffman.com

GRADING PLAN

PONDERAY PLAZA APARTMENTS
PONDERAY, IDAHO

SHEET TITLE: _____
PROJECT TITLE: _____
SCALE: _____

PROJECT NO. 2194
DRAWN: J.S.F.
CHECKED: C.H.
DATE: 02/18/2022
DRAWING NO. _____

C401

DATE: 02/18/2022

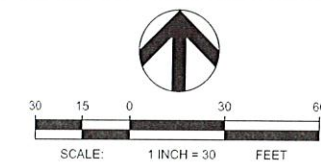
TBM INFORMATION

POINT #	NORTHING	EASTING	GRID NORTHING	GRID EASTING	ELEVATION	DESCRIPTION
1	2421170.75	2432073.66	2421170.75	2432073.66	2126.60	SET X
2	2421207.88	2432552.58	2421207.88	2432552.58	2128.56	SET MAG
3	2421618.20	2432598.39	2421618.15	2432598.38	2128.90	SET MAG
17	2421992.52	2431563.55	2421992.42	2431563.69	2129.64	SET X
18	2421996.61	2431969.12	2421996.52	2431969.19	2130.11	SET X

*NOT SHOWN ON PLANS

BENCH MARK NOTE

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UTILITY STATEMENT

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ABBREVIATIONS

CB	CATCH BASIN
CO	CLEANOUT
EL	ELEVATION
FFE	FINISHED FLOOR ELEVATION
IE	INVERT ELEVATION
RD	ROOF DRAIN
SD	STORM DRAIN

LEGEND

	ASPHALT PAVEMENT
	CONCRETE PAVEMENT
	BIO-INFILTRATION SWALE BOTTOM
	INFILTRATION GALLERY
	EXISTING CONTOUR
	PROPOSED CONTOUR
	PROPERTY LINE
	CURB
	STORM PIPE
	CATCH BASIN
	CLEANOUT
	FLOW ARROW

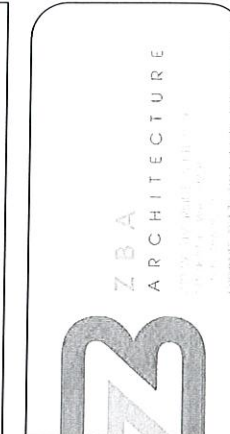
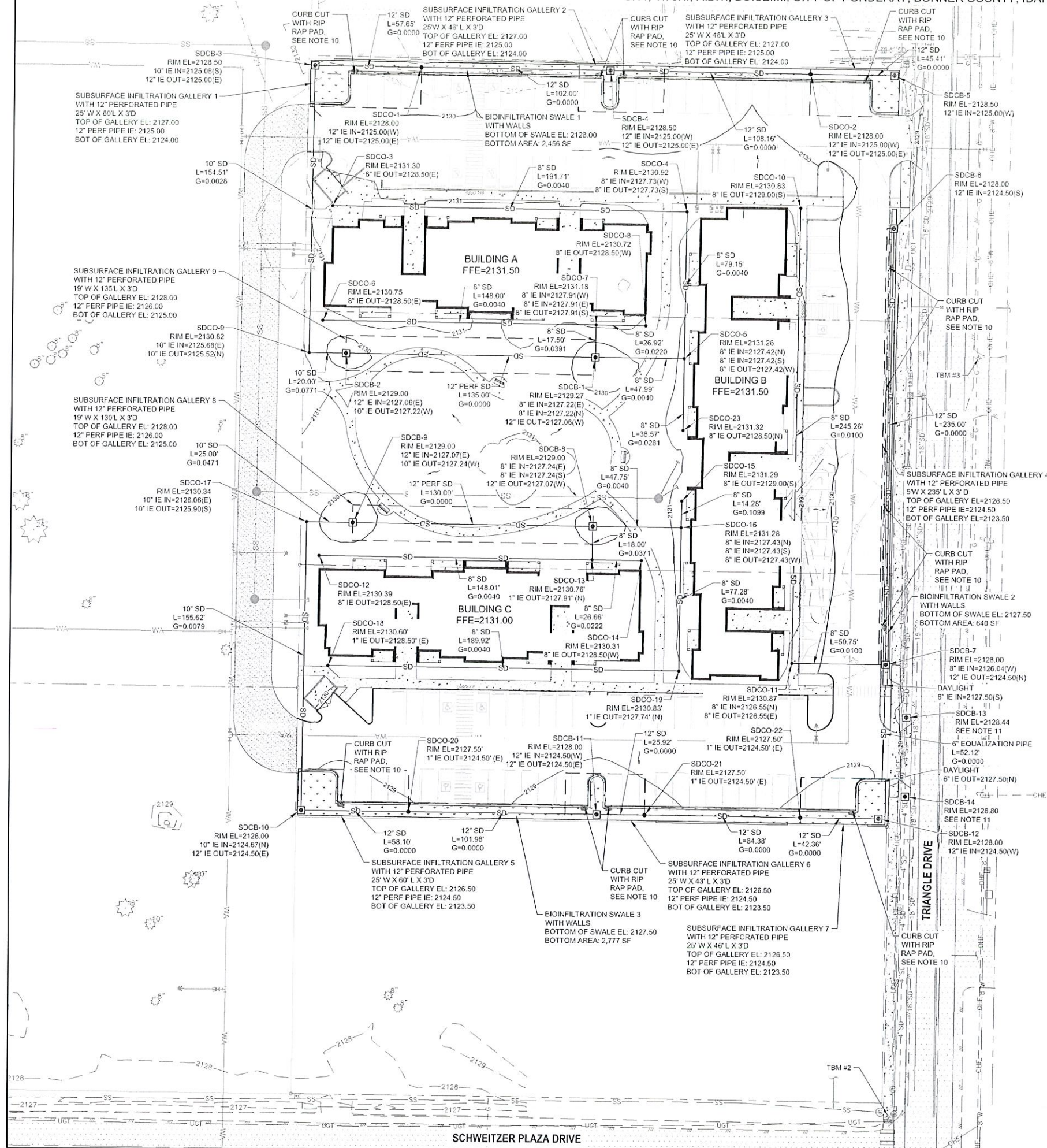
NOTES

- REFER TO SHEET C101 FOR GENERAL NOTES.
- REFER TO GRADING PLAN C401 FOR ADDITIONAL INFORMATION REGARDING SITE GRADING.
- REFER TO ARCHITECTURAL DOCUMENTS FOR ADDITIONAL INFORMATION REGARDING ROOF DRAIN AND DOWNSPOUT LOCATIONS. ROOF DRAIN DOWNSPOUTS SHALL BE CONNECTED TO SUBSURFACE STORM DRAIN PIPE. DOWNSPOUT CONNECTION SHALL COMPLY WITH DETAIL 10, SHEET C602.
- STORM DRAIN PIPE SHALL BE HIGH DENSITY POLYETHYLENE (HDPE), TYPE S, WITH SMOOTH WATERWAY FOR COUPLING JOINTS, AASHTO M 252M FOR PIPES WITH DIAMETERS OF 10 INCHES AND SMALLER AND AASHTO M 294M FOR PIPES WITH DIAMETERS BETWEEN 12 INCHES TO 48 INCHES.
- STORM DRAIN PIPE TRENCHING, BEDDING, AND BACKFILL SHALL COMPLY WITH ISPPWC.
- STORM CLEANOUT SHALL COMPLY WITH ISPPWC STANDARD DRAWING NO. SD-506, SIMILAR.
- BIOINFILTRATION SWALE SHALL COMPLY WITH BMP 10, PER 2020 IDAHO CATALOG OF STORM WATER BEST MANAGEMENT PRACTICES. SEE DETAIL 4, SHEET C601 FOR ADDITIONAL INFORMATION.
- TYPE 1 CATCH BASIN AND GRATE SHALL COMPLY WITH ISPPWC STANDARD DRAWING NO. SD-601.
- SUBSURFACE INFILTRATION GALLERY SHALL COMPLY WITH DETAIL 5, SHEET C601.
- PROVIDE 2-FOOT WIDE OPENING IN CURB/RETAINING WALL WITH RIP RAP PAD AT THE BASE OF THE WALL. RIP RAP PAD SHALL BE 2 FOOT X 2 FOOT X 12 INCHES THICK AND CONSIST OF FRACTURED BASALT ROCK, 4" - 6" DIAMETER.
- CONNECT EXISTING STORM PIPE TO CATCH BASIN. MAINTAIN EXISTING ELEVATIONS AND GRADES OF EXISTING PIPE.

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CITY OF PONDERAY



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PROJECT TITLE: PONDERAY PLAZA APARTMENTS
SHEET TITLE: DRAINAGE PLAN
PROJECT NO.: 2134
DRAWN: JSF
CHECKED: CJH
DATE: 02/18/2022
DRAWING NO.: C402

DRAINAGE PLAN
PONDERAY PLAZA APARTMENTS
PONDERAY, IDAHO