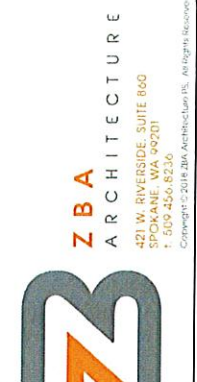
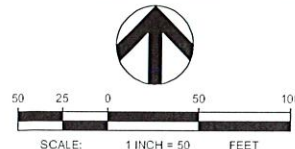


S. 11, T. 75N., R. 2W., BOISE, M., CITY OF PONDERAY, BONNER COUNTY, IDAHO



NO.	DATE	BY



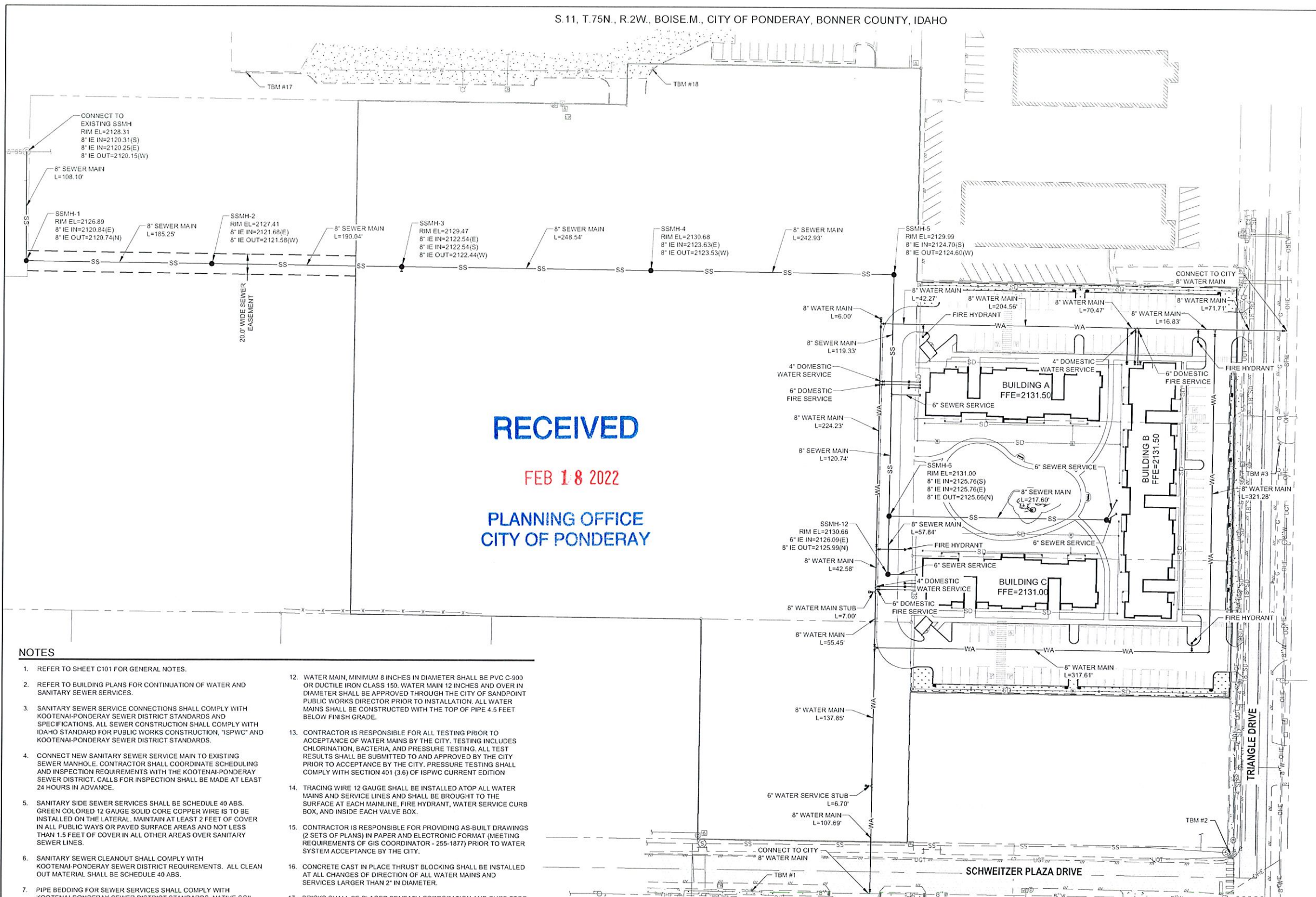
OVERALL UTILITY PLAN
PONDERAY PLAZA APARTMENTS
 PONDERAY, IDAHO

SHEET TITLE
 PROJECT TITLE
 SEAL

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

C500

80% PROGRESS SET



RECEIVED
FEB 18 2022
PLANNING OFFICE
CITY OF PONDERAY

- NOTES**
- REFER TO SHEET C101 FOR GENERAL NOTES.
 - REFER TO BUILDING PLANS FOR CONTINUATION OF WATER AND SANITARY SEWER SERVICES.
 - SANITARY SEWER SERVICE CONNECTIONS SHALL COMPLY WITH KOOTENAI-PONDERAY SEWER DISTRICT STANDARDS AND SPECIFICATIONS. ALL SEWER CONSTRUCTION SHALL COMPLY WITH IDAHO STANDARD FOR PUBLIC WORKS CONSTRUCTION, "ISPPWC" AND KOOTENAI-PONDERAY SEWER DISTRICT STANDARDS.
 - CONNECT NEW SANITARY SEWER SERVICE MAIN TO EXISTING SEWER MANHOLE. CONTRACTOR SHALL COORDINATE SCHEDULING AND INSPECTION REQUIREMENTS WITH THE KOOTENAI-PONDERAY SEWER DISTRICT. CALLS FOR INSPECTION SHALL BE MADE AT LEAST 24 HOURS IN ADVANCE.
 - SANITARY SIDE SEWER SERVICES SHALL BE SCHEDULE 40 ABS. GREEN COLORED 12 GAUGE SOLID CORE COPPER WIRE IS TO BE INSTALLED ON THE LATERAL. MAINTAIN AT LEAST 2 FEET OF COVER IN ALL PUBLIC WAYS OR PAVED SURFACE AREAS AND NOT LESS THAN 1.5 FEET OF COVER IN ALL OTHER AREAS OVER SANITARY SEWER LINES.
 - SANITARY SEWER CLEANOUT SHALL COMPLY WITH KOOTENAI-PONDERAY SEWER DISTRICT REQUIREMENTS. ALL CLEAN OUT MATERIAL SHALL BE SCHEDULE 40 ABS.
 - PIPE BEDDING FOR SEWER SERVICES SHALL COMPLY WITH KOOTENAI-PONDERAY SEWER DISTRICT STANDARDS. NATIVE SOIL AND SAND ARE NOT ACCEPTABLE. PIPE BEDDING SHALL BE CRUSHED AGGREGATE WITH MINIMAL FINES.
 - COMPLY WITH NFPA 24 FOR FIRE SUPPRESSION SYSTEM PIPING MATERIALS AND INSTALLATION.
 - REFER TO LANDSCAPE AND IRRIGATION PLANS FOR CONTINUATION OF IRRIGATION SERVICE.
 - COORDINATE CONNECTION TO EXISTING WATER MAIN WITH CITY OF SANDPOINT WATER DEPARTMENT. LIVE MAIN TAPS SHALL BE BY THE CITY OF SANDPOINT WATER DEPARTMENT AT DEVELOPER'S EXPENSE. THE WATER DEPARTMENT SHALL BE NOTIFIED 72 HOURS IN ADVANCE OF TAP.
 - FIRE HYDRANT SHALL BE WATEROUS OR MUELLER MANUFACTURER AND COMPLY WITH CITY OF SANDPOINT WATER DEPARTMENT. HYDRANT SHALL BE YELLOW PAINTED AND INSTALLED WITH SNOW SPRING STEEL MARKER FLAG.
 - WATER MAIN, MINIMUM 8 INCHES IN DIAMETER SHALL BE PVC C-900 OR DUCTILE IRON CLASS 150. WATER MAIN 12 INCHES AND OVER IN DIAMETER SHALL BE APPROVED THROUGH THE CITY OF SANDPOINT PUBLIC WORKS DIRECTOR PRIOR TO INSTALLATION. ALL WATER MAINS SHALL BE CONSTRUCTED WITH THE TOP OF PIPE 4.5 FEET BELOW FINISH GRADE.
 - CONTRACTOR IS RESPONSIBLE FOR ALL TESTING PRIOR TO ACCEPTANCE OF WATER MAINS BY THE CITY. TESTING INCLUDES CHLORINATION, BACTERIA, AND PRESSURE TESTING. ALL TEST RESULTS SHALL BE SUBMITTED TO AND APPROVED BY THE CITY PRIOR TO ACCEPTANCE BY THE CITY. PRESSURE TESTING SHALL COMPLY WITH SECTION 401 (3.6) OF ISPPWC CURRENT EDITION.
 - TRACING WIRE 12 GAUGE SHALL BE INSTALLED ATOP ALL WATER MAINS AND SERVICE LINES AND SHALL BE BROUGHT TO THE SURFACE AT EACH MAINLINE, FIRE HYDRANT, WATER SERVICE CURB BOX, AND INSIDE EACH VALVE BOX.
 - CONTRACTOR IS RESPONSIBLE FOR PROVIDING AS-BUILT DRAWINGS (2 SETS OF PLANS) IN PAPER AND ELECTRONIC FORMAT (MEETING REQUIREMENTS OF GIS COORDINATOR - 255-1877) PRIOR TO WATER SYSTEM ACCEPTANCE BY THE CITY.
 - CONCRETE CAST IN PLACE THRUST BLOCKING SHALL BE INSTALLED AT ALL CHANGES OF DIRECTION OF ALL WATER MAINS AND SERVICES LARGER THAN 2" IN DIAMETER.
 - BRICKS SHALL BE PLACED BENEATH CORPORATION AND CURB STOP. CURB BOX SHALL BE BROOKS 250 SERIES - FULL LENGTH, WITH CAST IRON FLIP-TOP LID CUT OFF ASS DIRECTED BY THE PUBLIC WORKS INSPECTOR. CURB STOP DIRECTION SHALL BE DETERMINED BY THE PUBLIC WORKS INSPECTOR.
 - WATER METER SHALL BE BADGER, PROVIDED AND INSTALLED BY THE CITY OF SANDPOINT WATER DEPARTMENT. DUAL CHECK VALVE ASSEMBLY REQUIRED. COORDINATE DIRECTLY WITH THE CITY OF SANDPOINT WATER DEPARTMENT FOR PLACEMENT AND INSTALLATION SCHEDULE AND REQUIREMENTS.
 - WATER SERVICE PIPING SHALL BE IRON PIPE SIZE (IPS) POLY PIPE 200 PSI, MEETING AWWA C901 AND BEARING NSF STAMP FOR POTABLE WATER PIPE. SOLVENT WELDS ARE NOT ACCEPTABLE PER CITY OF SANDPOINT WATER DEPARTMENT REQUIREMENTS.

LEGEND

	PROPERTY LINE		POST INDICATOR VALVE
	CURB		FIRE HYDRANT
	SANITARY SEWER PIPE		FIRE DEPARTMENT CONNECTION
	WATER PIPE		WATER METER
	SANITARY SEWER MANHOLE		
	SANITARY SEWER CLEANOUT		
	WATER VALVE		

BENCH MARK INFORMATION

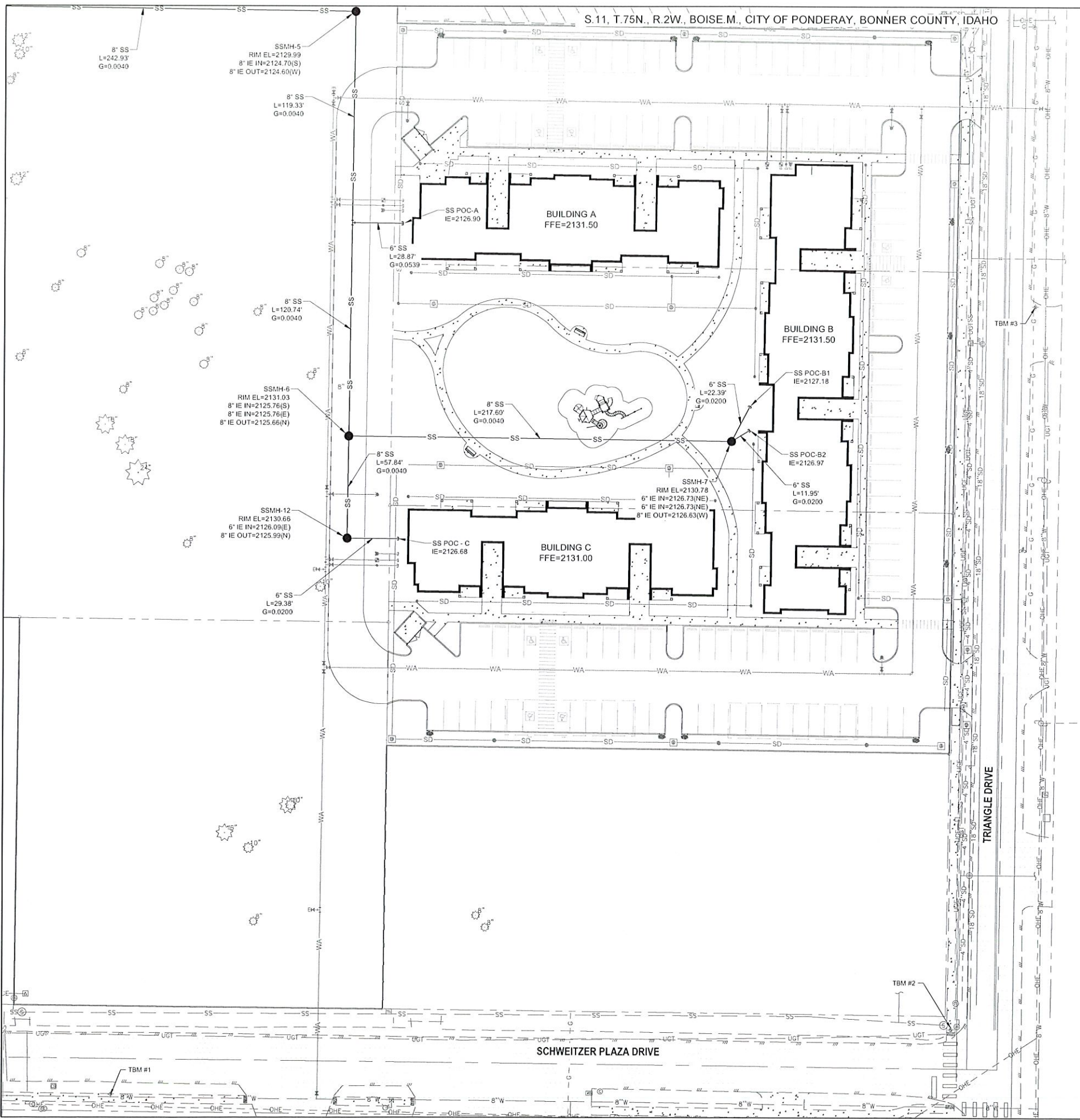
POINT #	NORTHING	EASTING	GRID NORTHING	GRID EASTING	ELEVATION	DESCRIPTION
1	2421170.75	2432073.88	2421170.75	2432073.92	2128.69	SET X
2	2421207.88	2432552.58	2421207.88	2432552.58	2128.56	SET MAG
3	2421618.20	2432598.39	2421618.15	2432598.38	2128.90	SET MAG
17	2421982.52	2431563.56	2421982.42	2431563.69	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 REMEDIED AT THE CONTRACTOR'S EXPENSE.

811
 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.

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

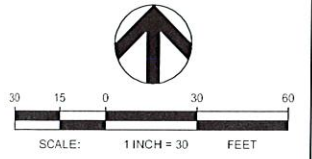


TBM INFORMATION

POINT #	NORTHING	EASTING	GRID NORTHING	GRID EASTING	ELEVATION	DESCRIPTION
1	2421170.75	2432073.86	2421170.75	2432073.92	2128.60	SET X
2	2421207.88	2432552.58	2421207.88	2432552.58	2128.56	SET 1/MAG
3	2421618.20	2432598.39	2421618.15	2432598.38	2128.90	SET 1/MAG
*17	2421992.52	2431963.56	2421992.42	2431963.69	2129.64	SET X
*18	2421996.61	2431969.12	2421996.52	2431969.19	2130.11	SET X

BENCH MARK NOTE

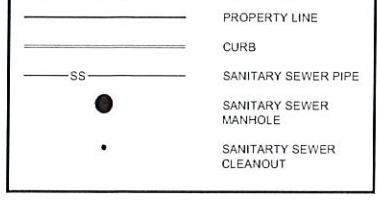
CONTRACTOR SHALL PROTECT ALL EXISTING PROPERTY CORNERS AND BENCH MARKS. ANY DAMAGE CAUSED BY CONSTRUCTION ACTIVITIES SHALL BE REMEDIATED AT THE CONTRACTOR'S EXPENSE.



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



NOTES

- REFER TO SHEET C101 FOR GENERAL NOTES.
- REFER TO BUILDING PLANS FOR CONTINUATION OF WATER AND SANITARY SEWER SERVICES.
- SANITARY SEWER SERVICE CONNECTIONS SHALL COMPLY WITH KOOTENAI-PONDERAY SEWER DISTRICT STANDARDS AND SPECIFICATIONS. ALL SEWER CONSTRUCTION SHALL COMPLY WITH IDAHO STANDARD FOR PUBLIC WORKS CONSTRUCTION, "ISPW" AND KOOTENAI-PONDERAY SEWER DISTRICT STANDARDS.
- CONNECT NEW SANITARY SEWER SERVICE MAIN TO EXISTING SEWER MANHOLE. CONTRACTOR SHALL COORDINATE SCHEDULING AND INSPECTION REQUIREMENTS WITH THE KOOTENAI-PONDERAY SEWER DISTRICT. CALLS FOR INSPECTION SHALL BE MADE AT LEAST 24 HOURS IN ADVANCE.
- SANITARY SIDE SEWER SERVICES SHALL BE SCHEDULE 40 ABS. GREEN COLORED 12 GAUGE SOLID CORE COPPER WIRE IS TO BE INSTALLED ON THE LATERAL. MAINTAIN AT LEAST 2 FEET OF COVER IN ALL PUBLIC WAYS OR PAVED SURFACE AREAS AND NOT LESS THAN 1.5 FEET OF COVER IN ALL OTHER AREAS OVER SANITARY SEWER LINES.
- SANITARY SEWER CLEANOUT SHALL COMPLY WITH KOOTENAI-PONDERAY SEWER DISTRICT REQUIREMENTS. ALL CLEAN OUT MATERIAL SHALL BE SCHEDULE 40 ABS.
- PIPE BEDDING FOR SEWER SERVICES SHALL COMPLY WITH KOOTENAI-PONDERAY SEWER DISTRICT STANDARDS. NATIVE SOIL AND SAND ARE NOT ACCEPTABLE. PIPE BEDDING SHALL BE CRUSHED AGGREGATE WITH MINIMAL FINES.

RECEIVED
FEB 18 2022
PLANNING OFFICE
CITY OF PONDERAY

ZBA ARCHITECTURE
421 W. RIVERSIDE, SUITE 860
SPOKANE, WA 99201
T: 509-456-8236
Copyright © 2018 ZBA Architecture LLC. All Rights Reserved.

NO.	DATE	BY

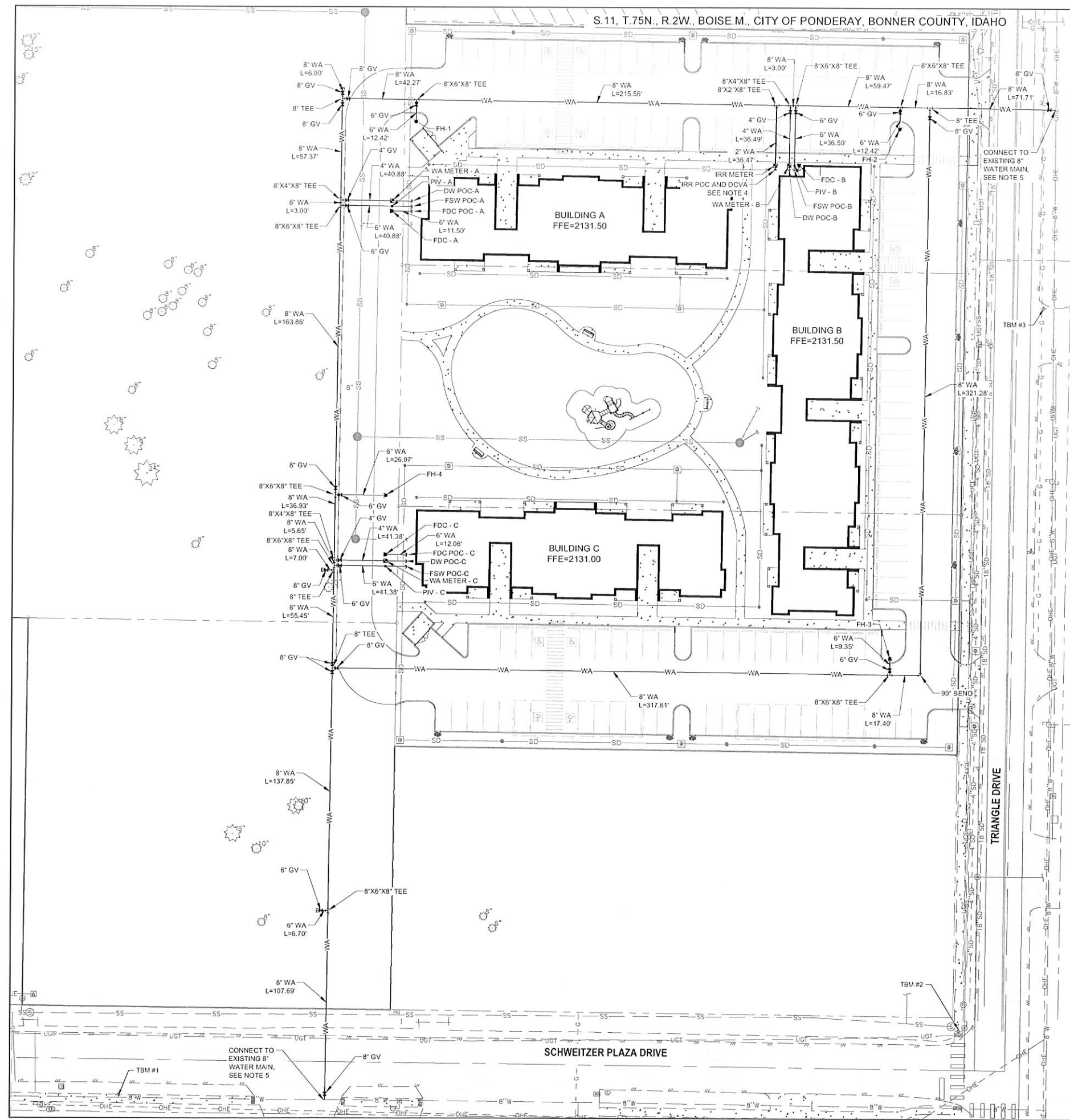
COFFMAN ENGINEERS
100 N. Pearl St., Suite 100
P.O. Box 328, 2994
www.coffman.com

SHEET TITLE: SEWER PLAN
PROJECT TITLE: PONDERAY PLAZA APARTMENTS
PONDERAY, IDAHO

PROJECT NO.	2134
DRAWN:	J5F
CHECKED:	CJH
DATE:	02/18/2022
DRAWING NO.	C501

80% PROGRESS SET

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

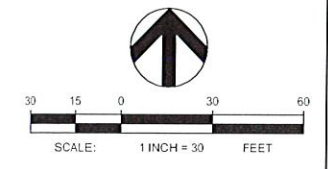


TBM INFORMATION

POINT #	NORTHING	EASTING	GRID NORTHING	GRID EASTING	ELEVATION	DESCRIPTION
1	2421179.75	2432073.86	2421170.75	2432073.92	2128.60	SET X
2	2421207.88	2432552.58	2421207.88	2432552.58	2128.56	SET MAG
3	2421618.29	2432598.39	2421618.15	2432598.38	2128.90	SET MAG
*17	2421962.52	2431563.56	2421962.42	2431563.69	2129.64	SET X
*18	2421996.61	2431959.12	2421996.52	2431959.19	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.



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

	PROPERTY LINE
	CURB
	WATER PIPE
	WATER VALVE
	POST INDICATOR VALVE
	FIRE HYDRANT
	FIRE DEPARTMENT CONNECTION
	WATER METER

NOTES

- REFER TO SHEET C101 FOR GENERAL NOTES.
- REFER TO BUILDING PLANS FOR CONTINUATION OF WATER AND SANITARY SEWER SERVICES.
- COMPLY WITH NFPA 24 FOR FIRE SUPPRESSION SYSTEM PIPING MATERIALS AND INSTALLATION.
- REFER TO LANDSCAPE AND IRRIGATION PLANS FOR CONTINUATION OF IRRIGATION SERVICE.
- COORDINATE CONNECTION TO EXISTING WATER MAIN WITH CITY OF SANDPOINT WATER DEPARTMENT. LIVE MAIN TAPS SHALL BE BY THE CITY OF SANDPOINT WATER DEPARTMENT AT DEVELOPER'S EXPENSE. THE WATER DEPARTMENT SHALL BE NOTIFIED 72 HOURS IN ADVANCE OF TAP.
- FIRE HYDRANT SHALL BE WATEROUS OR MUELLER MANUFACTURER AND COMPLY WITH CITY OF SANDPOINT WATER DEPARTMENT. HYDRANT SHALL BE YELLOW PAINTED AND INSTALLED WITH SNOW SPRING STEEL MARKER FLAG.
- WATER MAIN, MINIMUM 8 INCHES IN DIAMETER SHALL BE PVC C-900 OR DUCTILE IRON CLASS 150. WATER MAIN 12 INCHES AND OVER IN DIAMETER SHALL BE APPROVED THROUGH THE CITY OF SANDPOINT PUBLIC WORKS DIRECTOR PRIOR TO INSTALLATION. ALL WATER MAINS SHALL BE CONSTRUCTED WITH THE TOP OF PIPE 4.5 FEET BELOW FINISH GRADE.
- CONTRACTOR IS RESPONSIBLE FOR ALL TESTING PRIOR TO ACCEPTANCE OF WATER MAINS BY THE CITY. TESTING INCLUDES CHLORINATION, BACTERIA, AND PRESSURE TESTING. ALL TEST RESULTS SHALL BE SUBMITTED TO AND APPROVED BY THE CITY PRIOR TO ACCEPTANCE BY THE CITY. PRESSURE TESTING SHALL COMPLY WITH SECTION 401 (3.6) OF ISWPC CURRENT EDITION.
- TRACING WIRE 12 GAUGE SHALL BE INSTALLED ATOP ALL WATER MAINS AND SERVICE LINES AND SHALL BE BROUGHT TO THE SURFACE AT EACH MAINLINE, FIRE HYDRANT, WATER SERVICE CURB BOX, AND INSIDE EACH VALVE BOX.
- CONTRACTOR IS RESPONSIBLE FOR PROVIDING AS-BUILT DRAWINGS (2 SETS OF PLANS) IN PAPER AND ELECTRONIC FORMAT (MEETING REQUIREMENTS OF GIS COORDINATOR - 255-1877) PRIOR TO WATER SYSTEM ACCEPTANCE BY THE CITY.
- CONCRETE CAST IN PLACE THRUST BLOCKING SHALL BE INSTALLED AT ALL CHANGES OF DIRECTION OF ALL WATER MAINS AND SERVICES LARGER THAN 2" IN DIAMETER.
- BRICKS SHALL BE PLACED BENEATH CORPORATION AND CURB STOP. CURB BOX SHALL BE BROOKS 250 SERIES - FULL LENGTH, WITH CAST IRON FLIP-TOP LID CUT OFF ASS DIRECTED BY THE PUBLIC WORKS INSPECTOR. CURB STOP DIRECTION SHALL BE DETERMINED BY THE PUBLIC WORKS INSPECTOR.
- WATER METER SHALL BE BADGER, PROVIDED AND INSTALLED BY THE CITY OF SANDPOINT WATER DEPARTMENT. DUAL CHECK VALVE ASSEMBLY REQUIRED. COORDINATE DIRECTLY WITH THE CITY OF SANDPOINT WATER DEPARTMENT FOR PLACEMENT AND INSTALLATION SCHEDULE AND REQUIREMENTS.
- WATER SERVICE PIPING SHALL BE IRON PIPE SIZE (IPS) POLY PIPE 200 PSI, MEETING AWWA C901 AND BEARING NSF STAMP FOR POTABLE WATER PIPE. SOLVENT WELDS ARE NOT ACCEPTABLE PER CITY OF SANDPOINT WATER DEPARTMENT REQUIREMENTS.

RECEIVED
FEB 18 2022
PLANNING OFFICE
CITY OF PONDERAY

ZBA ARCHITECTURE
 421 W. BEVERLY SUITE 600
 SPOKANE, WA 99201
 T. 509.456.8236
 Copyright © 2018 ZBA Architecture, Inc. All Rights Reserved.

COFFMAN ENGINEERS
 TOWN, PO BOX 90001
 PH 509.328.2094
 WWW.COFFMAN.COM

WATER PLAN
PROJECT TITLE
PONDERAY PLAZA APARTMENTS
PONDERAY, IDAHO

PROJECT NO. 2194
DRAWN: JSF
CHECKED: CJH
DATE: 02/18/2022
DRAWING NO.
C502

80% PROGRESS SET