GENERAL NOTES

1. WORK AND MATERIALS SHALL COMPLY WITH THE REQUIREMENTS AND STANDARDS OF THE AUTHORITIES HAVING JURISDICTION. IF STANDARDS ARE NOT PROVIDED BY THE AUTHORITIES HAVING JURISDICTION, WORK AND MATERIALS SHALL COMPLY WITH THE MOST CURRENT EDITION OF THE "IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION" (ISPWC) AND "IDAHO TRANSPORTATION DEPARTMENT" (ITD) STANDARD SPECIFICATIONS.
2. THE CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF CITY OF PONDERAY GENERAL CONSTRUCTION REQUIREMENTS.
3. THE CONTRACTOR SHALL CALL THE UNDERGROUND SERVICE ALERT ONE-CALL NUMBER 811 TWO BUSINESS DAYS PRIOR TO EXCAVATION.
4. INFORMATION ON EXISTING CONDITIONS SHOWN ON THESE PLANS WAS OBTAINED FROM A SURVEY PERFORMED BY COFFMAN ENGINEERS. NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. THE CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS AND REQUIRED ELEVATIONS AT THE SUBJECT SITE. VERIFY THE LOCATION AND SIZE OF EXISTING UTILITIES BEFORE PROCEEDING WITH CONSTRUCTION ACTIVITIES, INCLUDING UNDERGROUND AND OVERHEAD UTILITIES, UTILITY STRUCTURES, POINTS OF CONNECTION, AND UTILITY CROSSINGS. NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR EXCEPTIONS ENCOUNTERED PRIOR TO PROCEEDING. ANY COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY EXISTING CONDITIONS PRIOR TO BEGINNING CONSTRUCTION SHALL BE BORNE BY THE CONTRACTOR.
5. THE CONTRACTOR SHALL HAVE A COMPLETE SET OF APPROVED PLANS ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
6. THE DRAWINGS INDICATE LOCATIONS, DIMENSIONS, REFERENCES, AND TYPICAL DETAILS OF CONSTRUCTION. THE DRAWINGS DO NOT INDICATE EVERY CONDITION. WORK NOT FULLY DETAILED SHALL BE OF CONSTRUCTION SIMILAR TO PARTS THAT ARE FULLY DETAILED.
7. THE CONTRACTOR SHALL OBTAIN THE APPROPRIATE APPROVALS AND PERMITS FROM THE AUTHORITIES HAVING JURISDICTION PRIOR TO PROCEEDING WITH CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL COORDINATE WITH THE AUTHORITIES HAVING JURISDICTION TO CONFIRM INSPECTION, TESTING, AND CERTIFICATION REQUIREMENTS.
8. CONSTRUCTION SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAAG).
9. EXISTING PROPERTY CORNERS AND SURVEY MONUMENTS SHALL BE PROTECTED DURING CONSTRUCTION. ANY DAMAGED OR OBLITERATED CORNERS OR MONUMENTS SHALL BE RE-ESTABLISHED BY A PROFESSIONAL SURVEYOR AT THE CONTRACTOR'S EXPENSE.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TRAFFIC CONTROL IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) STANDARDS. COORDINATE REQUIREMENTS WITH THE AUTHORITIES HAVING JURISDICTION.
11. SAFETY STANDARDS AND REQUIREMENTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND COMPLIED WITH AS SET FORTH BY THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA).
12. THE CONTRACTOR SHALL HAVE THE APPROPRIATE LICENSES TO PERFORM THE SPECIFIED WORK IN CONFORMANCE WITH THE AUTHORITIES HAVING JURISDICTION.
13. REFER TO ARCHITECTURAL AND STRUCTURAL DOCUMENTS FOR ADDITIONAL INFORMATION REGARDING CONSTRUCTION OF STRUCTURES, ENCLOSURES, STAIRS, SIDEWALKS/PATHS, LANDINGS/PATIOS, FENCING, RAILING, AND GATES.
14. RECORD DRAWINGS IDENTIFYING AND ACCURATELY LOCATING SUBSURFACE UTILITIES AND IMPROVEMENTS AND NOTING AS-CONSTRUCTED CONDITIONS SHALL BE PROVIDED BY THE CONTRACTOR AT THE END OF CONSTRUCTION.

EROSION & SEDIMENT CONTROL NOTES

1. THE FOLLOWING CONSTRUCTION SEQUENCE SHALL BE FOLLOWED IN ORDER TO BEST MINIMIZE THE POTENTIAL FOR EROSION AND SEDIMENTATION CONTROL (ESC) PROBLEMS:
   a) CLEAR AND GRUB SUFFICIENTLY FOR INSTALLATION OF TEMPORARY EROSION AND SEDIMENT CONTROL 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 (SUCH AS INLETS, PONDS, UNDERGROUND INJECTION CONTROL (UIC) FACILITIES, ETC.);
   h) PROTECT ALL PERMANENT STORMWATER FACILITIES UTILIZING THE APPROPRIATE BMPS;
   i) INSTALL PERMANENT ESC CONTROLS, WHEN APPLICABLE; AND,
   j) REMOVE TEMPORARY ESC CONTROLS WHEN:
      i. PERMANENT ESC CONTROLS, WHEN APPLICABLE, HAVE BEEN COMPLETELY INSTALLED;
      ii. ALL LAND-DISTURBING ACTIVITIES THAT HAVE THE POTENTIAL TO CAUSE EROSION OR SEDIMENTATION PROBLEMS HAVE CEASED; AND,
      iii. 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. IF IT IS EVIDENT THAT SEDIMENT HAS BEEN TRACKED OFF SITE AND/OR BEYOND THE ROADWAY APPROACH, CLEANING IS REQUIRED.
3. IF SEDIMENT REMOVAL IS NECESSARY PRIOR TO STREET WASHING, IT SHALL BE REMOVED BY SHOVELING OR PICKUP SWEEPING AND TRANSPORTED TO A CONTROLLED SEDIMENT DISPOSAL AREA.
4. IF STREET WASHING IS REQUIRED TO CLEAN SEDIMENT TRACKED OFF SITE, ONCE SEDIMENT HAS BEEN REMOVED, STREET WASH WASTEWATER SHALL BE CONTROLLED BY PUMPING BACK ON-SITE OR OTHERWISE PREVENTED FROM DISCHARGING INTO SYSTEMS TRIBUTARY TO WATERS OF THE STATE.
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, AND AFTER ANY DISCHARGE FROM THE SITE (STORMWATER OR NON-STORMWATER). THE INSPECTION FREQUENCY MAY BE REDUCED TO ONCE A MONTH IF THE SITE IS STABILIZED AND INACTIVE.
8. CONTROL FUGITIVE DUST FROM CONSTRUCTION ACTIVITY IN ACCORDANCE WITH THE STATE AND/OR LOCAL AIR QUALITY CONTROL AUTHORITIES WITH JURISDICTION OVER THE PROJECT AREA. DO NOT USE WATER WHEN IT MAY DAMAGE ADJACENT CONSTRUCTION OR CREATE HAZARDOUS OR OBJECTIONABLE CONDITIONS, SUCH AS ICE, FLOODING, AND POLLUTION.
9. STABILIZE EXPOSED UNWORKED SOILS (INCLUDING STOCKPILES), WHETHER AT FINAL GRADE OR NOT, WITHIN 10 DAYS DURING THE REGIONAL DRY SEASON (JULY 1 THROUGH SEPTEMBER 30) AND WITHIN 5 DAYS DURING THE REGIONAL WET SEASON (OCTOBER 1 THROUGH JUNE 30). SOILS MUST BE STABILIZED AT THE END OF A SHIFT BEFORE A HOLIDAY WEEKEND IF NEEDED BASED ON THE WEATHER FORECAST. THIS TIME LIMIT MAY ONLY BE ADJUSTED BY A LOCAL JURISDICTION WITH A "QUALIFIED LOCAL PROGRAM," IF IT CAN BE DEMONSTRATED THAT THE RECENT PRECIPITATION JUSTIFIES A DIFFERENT STANDARD AND MEETS THE REQUIREMENTS SET FORTH IN THE CONSTRUCTION STORMWATER GENERAL PERMIT.
10. PROTECT INLETS, DRYWELLS, CATCH BASINS AND OTHER STORMWATER MANAGEMENT FACILITIES FROM SEDIMENT, WHETHER OR NOT FACILITIES ARE OPERABLE.
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) BEFORE GRADING BEGINS. THESE FACILITIES SHALL BE OPERATIONAL BEFORE THE CONSTRUCTION OF IMPERVIOUS SITE IMPROVEMENTS.
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, AND NONINERT WASTES PRESENT ON SITE FROM VANDALISM, USE SECONDARY CONTAINMENT FOR ON-SITE FUELING TANKS.
16. CONDUCT MAINTENANCE AND REPAIR OF HEAVY EQUIPMENT AND VEHICLES INVOLVING OIL CHANGES, HYDRAULIC SYSTEM REPAIRS, SOLVENT AND DE-GREASING OPERATIONS, FUEL TANK DRAIN DOWN AND REMOVAL, AND OTHER ACTIVITIES THAT MAY RESULT IN DISCHARGE OR SPILLAGE OF POLLUTANTS TO THE GROUND OR INTO STORMWATER RUNOFF USING SPILL PREVENTION MEASURES, SUCH AS DRIP PANS. CLEAN ALL CONTAMINATED SURFACES IMMEDIATELY FOLLOWING ANY DISCHARGE OR SPILL INCIDENT. IF RAINING OVER EQUIPMENT OR VEHICLE, PERFORM EMERGENCY REPAIRS ON SITE USING TEMPORARY PLASTIC BENEATH THE VEHICLE.
17. CONDUCT APPLICATION OF AGRICULTURAL CHEMICALS, INCLUDING FERTILIZERS AND PESTICIDES, IN SUCH A MANNER, AND AT APPLICATION RATES, THAT INHIBITS THE LOSS OF CHEMICALS INTO STORMWATER RUNOFF FACILITIES. AMEND MANUFACTURER'S RECOMMENDED APPLICATION RATES AND PROCEDURES TO MEET THIS REQUIREMENT, IF NECESSARY.
18. INSPECT ON A REGULAR BASIS (AT A MINIMUM WEEKLY, AND DAILY DURING/AFTER A RUNOFF PRODUCING STORM EVENT) AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL BMPS TO ENSURE SUCCESSFUL PERFORMANCE OF THE BMPS. NOTE THAT INLET PROTECTION DEVICES SHALL BE CLEANED OR REMOVED AND REPLACED BEFORE SIX INCHES OF SEDIMENT CAN ACCUMULATE.
19. REMOVE TEMPORARY ESC BMPS WITHIN 30 DAYS AFTER THE TEMPORARY BMPS ARE NO LONGER NEEDED. PERMANENTLY STABILIZE AREAS THAT ARE DISTURBED DURING THE REMOVAL PROCESS.
20. PROVIDE TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES TO PREVENT SOIL EROSION AND DISCHARGE OF SOIL-BEARING WATER RUNOFF OR AIRBORNE DUST TO ADJACENT PROPERTIES, ACCORDING TO REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION. THE CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITY, INCLUDING OBTAINING THE APPROPRIATE PERMITS AND APPROVALS.
21. EROSION CONTROL MEASURES IN ADDITION TO THOSE INDICATED AS PART OF THIS PLAN MAY BE REQUIRED DUE TO UNFORESEEN CONDITIONS, IF THE MEASURES DO NOT FUNCTION AS INTENDED, OR IF THE AUTHORITIES HAVING JURISDICTION DETERMINE INDICATED MEASURES ARE INADEQUATE.
22. FILTER FENCE SHALL BE USED TO AID IN CONTAINING ANY SEDIMENT ON THE SITE DURING CONSTRUCTION. STABILIZED CONSTRUCTION ENTRANCES SHALL BE USED AT POINTS OF INGRESS AND EGRESS FOR CONSTRUCTION VEHICLES. STORM DRAIN INLET PROTECTION SHALL BE USED ON ALL STORM DRAIN STRUCTURES, INCLUDING CATCH BASINS AND DRYWELLS. THE CONTRACTOR SHALL KEEP THE AREAS ADJACENT TO THE SITE INCLUDING ROADWAYS AND PARKING LOTS FREE FROM DEBRIS. REFER TO THE EROSION AND SEDIMENT CONTROL MEASURE DETAILS FOR ADDITIONAL INFORMATION.
23. PROVIDE A DESIGNATED, POSTED CONCRETE WASHOUT AREA. THE CONCRETE WASHOUT SHALL NOT BE ALLOWED TO DRAIN OFF THE SITE OR INTO ANY EXISTING OR FUTURE STORM DRAINAGE FACILITIES. HARDENED CONCRETE WASHOUT SHALL BE BROKEN UP AND REMOVED FROM THE SITE.
24. LITTER, CONSTRUCTION DEBRIS, AND CONSTRUCTION CHEMICALS THAT COULD BE EXPOSED TO STORMWATER MUST BE PREVENTED FROM BECOMING A POLLUTANT SOURCE IN STORMWATER DISCHARGES.

DEMOLITION NOTES

1. MAINTAIN EXISTING UTILITIES INDICATED TO REMAIN IN SERVICE AND PROTECT THEM AGAINST DAMAGE DURING DEMOLITION OPERATIONS. DO NOT INTERRUPT EXISTING UTILITIES SERVING ADJACENT OCCUPIED OR OPERATING FACILITIES UNLESS AUTHORIZED IN WRITING BY OWNER AND AUTHORITIES HAVING JURISDICTION. PROVIDE TEMPORARY SERVICES DURING INTERRUPTIONS TO EXISTING UTILITIES, AS ACCEPTABLE TO OWNER AND AUTHORITIES HAVING JURISDICTION.
2. COORDINATE DEMOLITION OPERATIONS AND ANY REQUIRED UTILITY RELOCATIONS WITH THE OWNER AND APPROPRIATE UTILITY PURVEYOR, INCLUDING REQUIREMENTS AND SCHEDULING.
3. COORDINATE EXTENT OF DEMOLITION WITH PROPOSED IMPROVEMENTS. CONTRACTOR SHALL REVIEW THE PROJECT LIMITS TO DETERMINE THE QUANTITY AND TYPE OF DEMOLITION WASTE MATERIAL AND DEBRIS TO BE INCLUDED IN THEIR BID. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING, AND RELOCATING IF NECESSARY, ANY ITEMS NOT OTHERWISE NOTED THAT CONFLICT WITH THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY CONFLICTING ITEMS NOT SHOWN ON THE PLANS THAT MUST BE REMOVED OR RELOCATED. FAILURE TO NOTIFY THE ENGINEER DOES NOT RELIEVE THE CONTRACTOR OF COST RESPONSIBILITY FOR REMOVING REQUIRED ITEMS.
4. COMPLY WITH GOVERNING EPA NOTIFICATION REGULATIONS BEFORE BEGINNING DEMOLITION. COMPLY WITH HAULING AND DISPOSAL REGULATIONS OF AUTHORITIES HAVING JURISDICTION.
5. IF MATERIALS SUSPECTED OF CONTAINING HAZARDOUS MATERIALS ARE ENCOUNTERED, DO NOT DISTURB; IMMEDIATELY NOTIFY THE ARCHITECT/ENGINEER AND OWNER.
6. CONDUCT DEMOLITION ACTIVITIES AND DEBRIS REMOVAL OPERATIONS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, WALKWAYS, AND OTHER ADJACENT FACILITIES.
7. REMOVE OBSTRUCTIONS, TREES, SHRUBS, GRASS, AND OTHER VEGETATION TO PERMIT INSTALLATION OF NEW CONSTRUCTION. REMOVAL OF TREES AND SHRUBS WITHIN AREA OF NEW CONSTRUCTION SHALL INCLUDE DIGGING OUT STUMPS AND OBSTRUCTIONS AND GRUBBING ROOTS. REFER TO LANDSCAPE PLANS FOR TREE PROTECTION. TREE REMOVAL PROCEDURES SHALL PRESERVE HEALTH OF ADJACENT TREES.
8. AREAS DISTURBED OR DAMAGED BY CONSTRUCTION ACTIVITIES SHALL BE CONSTRUCTED OR RESTORED TO ORIGINAL CONDITIONS OR BETTER, TO THE SATISFACTION OF THE OWNER, AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR IS RESPONSIBLE FOR DOCUMENTING CONDITIONS PRIOR TO CONSTRUCTION ACTIVITIES AND ANY DAMAGE THAT MAY OCCUR.
9. REMOVE DEMOLITION WASTE MATERIALS AND DEBRIS FROM PROJECT SITE AND LEGALLY DISPOSE OF THEM IN AN EPA-APPROVED LANDFILL ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION.

EARTHWORK & GRADING NOTES

1. SITE PREPARATION, GRADING, EXCAVATION AND FILL REQUIREMENTS BELOW THE PROPOSED IMPROVEMENTS, EMBANKMENTS, AND UTILITY TRENCHING SHALL BE COMPLETED IN CONFORMANCE WITH ISPWC STANDARD SPECIFICATIONS AND THE GEOTECHNICAL ENGINEERING EVALUATION FOR THE SUBJECT SITE.
2. EXAMINE EXPOSED SUBGRADES AND BASE SURFACES FOR COMPLIANCE WITH REQUIREMENTS FOR DIMENSIONAL, GRADING, AND ELEVATION TOLERANCES. PREVENT SURFACE WATER AND GROUNDWATER FROM ENTERING EXCAVATIONS, FROM PONDING ON PREPARED SUBGRADES AND BASE SURFACES, AND FROM FLOODING PROJECT SITE AND SURROUNDING AREA. PROTECT SUBGRADES AND BASE SURFACES FROM SOFTENING, UNDERMINING, WASHOUT, DAMAGE BY RAIN OR WATER ACCUMULATION, AND AGAINST FREEZING TEMPERATURES AND FROST.
3. REFER TO ARCHITECTURAL DOCUMENTS FOR ADDITIONAL INFORMATION REGARDING ANY STEPS IN FINISH FLOOR ELEVATION AND EXTERIOR DOOR LOCATIONS. COORDINATE ARCHITECTURAL ELEVATIONS WITH SITE GRADING.
4. REFER TO LANDSCAPE DOCUMENTS FOR ADDITIONAL INFORMATION REGARDING BERM ELEVATIONS, LANDSCAPE GRADING, LANDSCAPE DRAINS, PLACEMENT OF TOPSOIL, AND COORDINATION BETWEEN LANDSCAPING AND STORMWATER MANAGEMENT IMPROVEMENTS.
5. SPOT ELEVATIONS ARE FOR FINISH GRADE UNLESS OTHERWISE NOTED.
6. UNLESS ELEVATIONS AND/OR CONTOURS ARE OTHERWISE SHOWN, NEW FINISH GRADE SURFACES SHALL BE PLACED TO ALLOW FOR POSITIVE DRAINAGE TO RUNOFF COLLECTION DEVICES OR FACILITIES. MAINTAIN POSITIVE DRAINAGE AWAY FROM BUILDINGS. IF FIELD GRADE ADJUSTMENTS ARE REQUIRED, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
7. GROUNDWATER OR UNANTICIPATED SUBSURFACE CONDITIONS SHALL BE REPORTED TO THE GEOTECHNICAL ENGINEER FOR ASSESSMENT AND RECOMMENDATIONS.
8. COMPACTION EFFORTS AND MASS GRADING SHALL BE MONITORED AND TESTED BY AN EXPERIENCED SOILS TECHNICIAN, UNDER THE SUPERVISION OF A LICENSED GEOTECHNICAL ENGINEER REPRESENTING THE OWNER.

PAVING NOTES

1. DO NOT APPLY PAVEMENT MATERIALS IF SUBGRADE IS WET OR EXCESSIVELY DAMP, OR IF RAIN IS IMMINENT OR EXPECTED BEFORE TIME REQUIRED FOR ADEQUATE CURE. SURFACE AND AIR TEMPERATURES SHALL CONFORM TO REQUIREMENTS OF ITD STANDARD SPECIFICATIONS.
2. COMPLY WITH ITD STANDARD SPECIFICATIONS FOR HOT MIX ASPHALT PAVEMENT.
3. WHERE NEW ASPHALT PAVEMENT JOINS EXISTING ASPHALT, THE EXISTING ASPHALT SHALL BE SAWCUT TO A NEAT, VERTICAL EDGE AND TACKED WITH ASPHALT EMULSION IN ACCORDANCE WITH ISPWC SPECIFICATIONS.
4. COMPLY WITH ITD STANDARD SPECIFICATIONS AND THE AMERICAN CONCRETE INSTITUTE (ACI) 301 REQUIREMENTS FOR MEASURING, MIXING, TRANSPORTING, AND PLACING CEMENT CONCRETE PAVEMENT.
5. APPLY PAVEMENT MARKING MATERIALS TO CLEAN, DRY PAVEMENT SURFACES ACCORDING TO ISPWC STANDARD SPECIFICATIONS. PAVEMENT MARKINGS SHALL COMPLY WITH THE MUTCD AND REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION.
6. CONSTRUCTION STAKING FOR CURB AND GUTTER, PAVEMENT GRADES, SIDEWALK GRADES, AND ANY OTHER VERTICAL AND/OR HORIZONTAL ALIGNMENT SHALL BE PROVIDED BY A SURVEYING OR ENGINEERING FIRM CAPABLE OF PERFORMING SUCH WORK.

UTILITY & DRAINAGE NOTES

1. DRAWING PLANS AND DETAILS INDICATE GENERAL LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITY AND STORM DRAIN PIPING. LOCATION AND ARRANGEMENT OF PIPING LAYOUT TAKE DESIGN CONSIDERATIONS INTO ACCOUNT. INSTALL PIPING AS INDICATED, TO EXTENT PRACTICAL. WHERE SPECIFIC INSTALLATION IS NOT INDICATED, FOLLOW PIPING MANUFACTURER'S WRITTEN INSTRUCTIONS AND REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.
2. UTILITIES SHALL BE STUBBED FIVE (5) FEET OUTSIDE OF THE BUILDING. THE SITE CONTRACTOR SHALL COORDINATE CONTINUATION OF UTILITY SERVICES AND UTILITY CONNECTIONS TO THE BUILDING WITH THE BUILDING CONTRACTOR AND BUILDING PLANS. A PLUG SHALL BE INSTALLED AT THE END OF SERVICE LINES UNTIL SUCH TIME THAT SERVICE IS EXTENDED TO THE BUILDING FOR CONNECTION.
3. REFER TO ARCHITECTURAL DOCUMENTS FOR ADDITIONAL INFORMATION REGARDING ROOF DRAINS AND CANOPY DRAINS.
4. REFER TO ELECTRICAL PLANS FOR INFORMATION REGARDING SITE LIGHTING, POWER, AND COMMUNICATIONS. COORDINATE REQUIREMENTS AND SCHEDULING FOR POWER AND UTILITY INSTALLATIONS WITH UTILITY PURVEYOR, INCLUDING TRENCH EXCAVATION, BEDDING, AND BACKFILL REQUIREMENTS.
5. FOR EACH TYPE OF PIPE, USE JOINING MATERIALS RECOMMENDED BY PIPING SYSTEM MANUFACTURER, UNLESS OTHERWISE INDICATED.
6. CONNECT UTILITY PIPING TO EXISTING SYSTEM ACCORDING TO REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION. ARRANGE WITH THE GOVERNING REGULATORY AGENCY OR UTILITY COMPANY FOR TAP OF SIZE AND IN LOCATION INDICATED. COORDINATE REQUIREMENTS AND SCHEDULING WITH AUTHORITIES HAVING JURISDICTION.
7. COMPLY WITH THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 24 REQUIREMENTS FOR EXTERIOR FIRE SUPPRESSION SYSTEM PIPING MATERIALS AND INSTALLATION.
8. BURY PIPING WITH DEPTH OF COVER IN COMPLIANCE WITH REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION AND MANUFACTURER'S REQUIREMENTS. THE CONTRACTOR SHALL COORDINATE WITH THE AUTHORITIES HAVING JURISDICTION FOR ALL REQUIREMENTS AND TO CONFIRM THAT AN ADEQUATE DEPTH OF COVER IS MAINTAINED OVER THE UTILITIES, INCLUDING CLEARANCES BETWEEN THE VARIOUS UTILITIES.
9. INSTALL UNDERGROUND PIPING WITH RESTRAINED JOINTS AT HORIZONTAL AND VERTICAL CHANGES IN DIRECTION. RESTRAINMENT SHALL COMPLY WITH THE REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION.
10. CONTRACTOR SHALL MAINTAIN A MINIMUM TEN (10) FEET OF HORIZONTAL SEPARATION BETWEEN WATER PIPE AND PIPE CARRYING NON-POTABLE WATER. AT CROSSINGS, PROVIDE A MINIMUM VERTICAL CLEARANCE OF 24 INCHES BETWEEN WATER PIPE (ABOVE) AND PIPE CARRYING NON-POTABLE WATER (BELOW). INSTALLATIONS FOR PIPE CARRYING NON-POTABLE WATER MAY BE INSTALLED AT A CLEARANCE LESS THAN THOSE STATED ABOVE IF THE NON-POTABLE LINE IS SLEEVED. THE SLEEVE PIPE SHALL BE ONE (1) SIZE LARGER THAN THE CONSTRUCTION PIPE. THE SLEEVE SHALL BE AT LEAST TWENTY (20) FEET IN LENGTH AND CENTERED ON THE CROSSING TO PROVIDE FOR A MINIMUM HORIZONTAL SEPARATION OF TEN (10) FEET EACH SIDE OF THE CROSSING, MEASURED PERPENDICULAR TO THE CROSSED LINE. EACH END OF THE SLEEVE SHALL BE SEALED WITH A FERNCO RUBBER COUPLER.
11. UTILITY PIPE AND CONDUITS SHALL BE INSTALLED WITH CONTINUOUS WARNING TAPE DIRECTLY OVER PIPING AT DEPTHS IN COMPLIANCE WITH THE REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION AND AT OUTSIDE EDGE OF UNDERGROUND STRUCTURES. USE DETECTABLE WARNING TAPE OVER NONFERROUS PIPING.
12. FIELD QUALITY CONTROL SHALL COMPLY WITH THE AUTHORITIES HAVING JURISDICTION. INSPECT, TEST, DISINFECT, AND CLEAN UTILITY LINES IN ACCORDANCE WITH REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION.

ZBA ARCHITECTURE
421 W. RIVERSIDE, SUITE 860
SPOKANE, WA 99201
t. 509.456.8234

NO.	DATE	BY
	REVISIONS	

COFFMAN ENGINEERS
10 N. Post St.
Spokane, WA 99201
ph 509.328.2994
www.coffman.com

SHEET TITLE: CIVIL GENERAL NOTES

PROJECT TITLE: PONDERAY PLAZA APARTMENTS - DAYCARE
PONDERAY, IDAHO
EASTMARK CAPITAL GROUP

SEAL

PROJECT NO.	2134
DRAWN:	DLS
CHECKED:	CJH
DATE:	05/27/2022
DRAWING NO.	C101

GRID NORTH

50 25 0 50 100

SCALE: 1 INCH = 50 FEET

CONTOUR INTERVAL = 1 FOOT

PONDERAY PLAZA APARTMENTS
TOPOGRAPHIC SURVEY
S.11, T.57N., R.2W., BOISE.M., CITY OF PONDERAY, BONNER COUNTY, IDAHO

WALMART SUPERCENTER

PARCEL #: RPP00000113042A
OWNER: WAL-MART REAL ESTATE BUSINESS
476999 US-95, PONDERAY, ID 83852

PARCEL #: RPP00000113025A
OWNER: WAL-MART STORES, INC

PARCEL #: RPP00000112601A
OWNER: JC-CREW LLC

PARCEL #: RPP00000113327A
OWNER: NIXON, GRANT & MARLA S
476931 US-95, PONDERAY, ID 83852

PARCEL #: RPP00000113331A
OWNER: PERFECTION INVESTMENTS #4 LLC
476927 US-95, PONDERAY, ID 83852

PARCEL #: RPP00000113481A
OWNER: JAMES FENTON CO INC

PARCEL #: RPP00000113401A
OWNER: JAMES FENTON CO INC

BLOCK 1, LOT #12
PARCEL #: RPP07660010120A
OWNER: MUMEY FAMILY TRUST

BLOCK 1, LOT #11
PARCEL #: RPP07660010110A
OWNER: PONDERAY HOLDINGS LLC
210 N, TRIANGLE DR, PONDERAY, ID 83852

BLOCK 1, LOT #10
PARCEL #: RPP07660010100A
OWNER: JAMES FENTON CO INC

BLOCK 1, LOT #9
PARCEL #: RPP07660010090A
OWNER: JAMES FENTON CO INC

BLOCK 1, LOT #8
PARCEL #: RPP07660010080A
OWNER: JAMES FENTON CO INC

BLOCK 1, LOT #7
PARCEL #: RPP07660010070A
OWNER: ARNOLD, JOHN & YVONNE

BLOCK 1, LOT #6
PARCEL #: RPP07660010060A
OWNER: JAMES FENTON CO INC

BLOCK 1, LOT #5
PARCEL #: RPP07660010050A
OWNER: DONENFELD BROTHERS LLC

BLOCK 1, LOT #4
PARCEL #: RPP07660010040A
OWNER: T & R PROPERTY MANAGEMENT LLP
600 SCHWEITZER PLAZA DR,
PONDERAY, ID 83852

BLOCK 1, LOT #3
PARCEL #: RPP07660010030A
OWNER: MOUNTAIN VIEW PLAZA INC
400 SCHWEITZER PLAZA DR #6,
PONDERAY, ID 83852

BLOCK 0, LOT #5A
PARCEL #: RPP378600005AAA
OWNER: AHR LLC
805 SCHWEITZER PLAZA DR,
PONDERAY, ID 83852

BLOCK 2, LOT #6
PARCEL #: RPP076602006BA
OWNER:PACIFIC HIDE & FUR DEPOT
1000 TRIANGLE DR, PONDERAY, ID 83852

BLOCK 2, LOT #7A
PARCEL #: RPP076602207A0A
OWNER:BJERKE, BRIAN A & LAURA
1005 SCHWEITZER PLAZA DR,
PONDERAY, ID 83852

BLOCK 2, LOT #7B
PARCEL #: RPP076602207BAA
OWNER: MILESTONE INVESTMENTS LLC

BLOCK 2, LOT #7C
PARCEL #: RPP076602207CAA
OWNER: MILESTONE INVESTMENTS LLC

PARCEL #: RPP00000112715A
OWNER: PARNELL TRUST
395 TRIANGLE DR, PONDERAY, ID 83852

PARCEL #: RPP00000112725A
OWNER: PARNELL, JACK R & JULIANNE M
405 TRIANGLE DR, PONDERAY, ID 83852

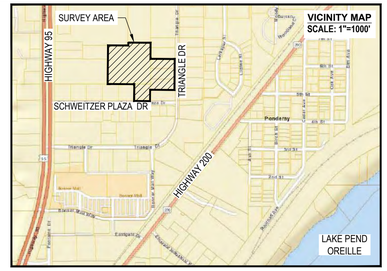
PARCEL #: RPP00000112751A
OWNER: JSG PROPERTIES INC
678 TRIANGLE DR, PONDERAY, ID 83852

PARCEL #: RPP00000112760A
OWNER: BONNER GOSPEL MISSION INC
762 TRIANGLE DR, PONDERAY, ID 83852

PARCEL #: RPP00000114357A
OWNER: MOUNTAIN METALS HOLDINGS LLC
774 TRIANGLE DR, PONDERAY, ID 83852

PARCEL #: RPP00000114385A
OWNER: CITY OF PONDERAY

VICINITY MAP
SCALE: 1"=1000'



LEGEND

BUILDING
CONCRETE
ASPHALT
GRAVEL
TRAFFIC STRIPING
CURB
PROPERTY LINE
FENCE
STORM SEWER
SANITARY SEWER
ELECTRICAL UNDERGROUND
OVERHEAD ELECTRIC
WATER
UNDERGROUND TELEPHONE
WATER METER
WATER VALVE
FIRE HYDRANT
IRRIGATION CONTROL VALVE
SEWER MANHOLE
CLEAN OUT
DRYWELL
ELECTRIC BOX
GUY ANCHOR
POWER POLE
TELEPHONE RISER
TRANSFORMER
GAS METER
CABLE TV
CONIFEROUS TREE
DECIDUOUS TREE
POST
SIGN
MAILBOX
BOLLARD
STORM DRAIN MANHOLE
COMMUNICATION MANHOLE
CATCH BASIN
ELECTRICAL MANHOLE
TELEPHONE MANHOLE
GAS VALVE
LIGHT POLE
TEST PIT
ELECTRICAL METER
FOUND MONUMENT

UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

ACCURACY STATEMENT

SURVEY PERFORMED USING A LEICA TCRP 1203 ONE SECOND ROBOTIC TOTAL STATION, TCRP 1201 ONE SECOND ROBOTIC TOTAL STATION AND A JAVAD TRIUMPH-1M GPS BASE STATION AND A JAVAD TRIUMPH-LS ROVER.

HORIZONTAL DATUM

SURVEY IS BASED ON THE IDAHO STATE PLANE COORDINATE SYSTEM, NAD83, WEST ZONE, U.S. FOOT. GROUND COORDINATES HAVE BEEN OBTAINED BY CREATING AN ADJUSTED STATE PLANE COORDINATE SYSTEM SCALED AROUND GRID POINT #2 .THE SCALE FACTOR OF 1.000123564 WAS APPLIED TO ALL THE GRID COORDINATES TO OBTAIN THE GROUND COORDINATES.

ELEVATION DATUM

NORTH AMERICAN VERTICAL DATUM OF 1988(NAVD 88). GEOID 12B

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 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

NOTES

1. FIELD SURVEY COMPLETED IN OCTOBER 2021.
2. THIS DRAWING HAS BEEN PREPARED FOR TOPOGRAPHIC DESIGN PURPOSES ONLY AND DOES NOT REPRESENT A FORMAL BOUNDARY SURVEY BY COFFMAN ENGINEERS. PROPERTY LINES SHOWN ARE APPROXIMATE, BASED ON RECORD INFORMATION AND FOUND MONUMENTATION.

ZBA ARCHITECTURE
421 W. RIVERSIDE, SUITE 860
SPOKANE, WA 99201
t. 509.456.8234

NO.	DATE	BY
REVISIONS		

COFFMAN ENGINEERS
10 N. Post St.
Spokane, WA 99201
ph 509.328.2994
www.coffman.com

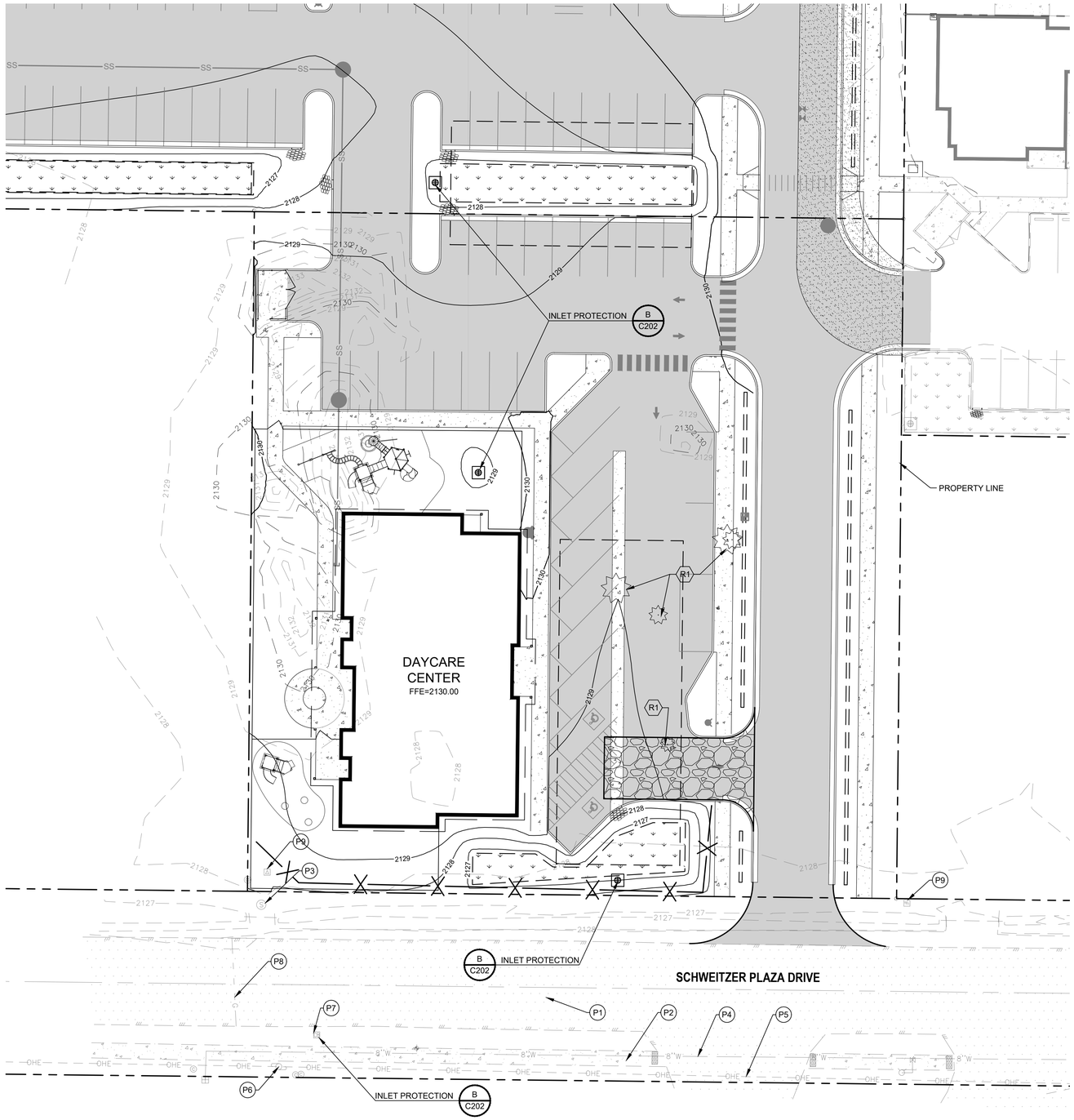
SHEET TITLE: TOPOGRAPHIC SURVEY

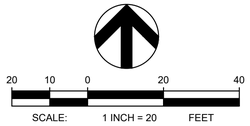
PROJECT TITLE: PONDERAY PLAZA APARTMENTS - DAYCARE
PONDERAY, IDAHO
EASTMARK CAPITAL GROUP

SEAL

PROJECT NO. 2134
DRAWN: DLS
CHECKED: CJH
DATE: 05/27/2022
DRAWING NO. V01

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





LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPERTY LINE
- SILT FENCE
- STABILIZED CONSTRUCTION ENTRANCE
- CATCH BASIN
- BIO-INFILTRATION SWALE BOTTOM
- INFILTRATION GALLERY

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 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

*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 REMEDIED AT THE CONTRACTOR'S EXPENSE.

NOTES

1. REFER TO SHEET C101 FOR CIVIL GENERAL NOTES.
2. REFER TO SHEET C202 FOR EROSION AND SEDIMENT CONTROL DETAILS.
3. 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 UNDERGROUND COMMUNICATION 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.
- P8 EXISTING AS TO REMAIN AND BE PROTECTED.
- P9 EXISTING COMMUNICATION AND ELECTRICAL TO REMAIN AND BE PROTECTED.

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.

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ZBA ARCHITECTURE
421 W. RIVERSIDE, SUITE 860
SPOKANE, WA 99201
t. 509.456.8736

NO.	DATE	BY
REVISIONS		

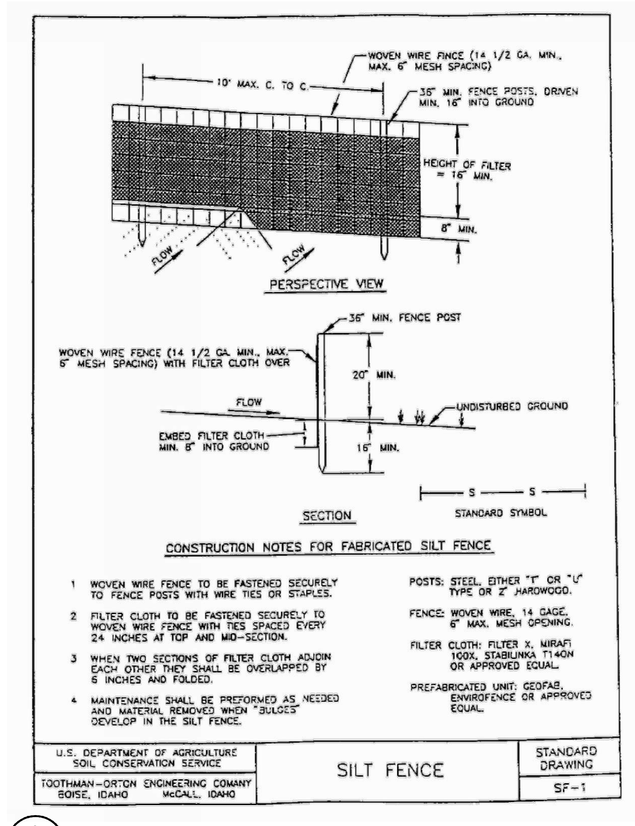
COFFMAN ENGINEERS
10 N. Post St.
Spokane, WA 99201
ph 509.328.2994
www.coffman.com

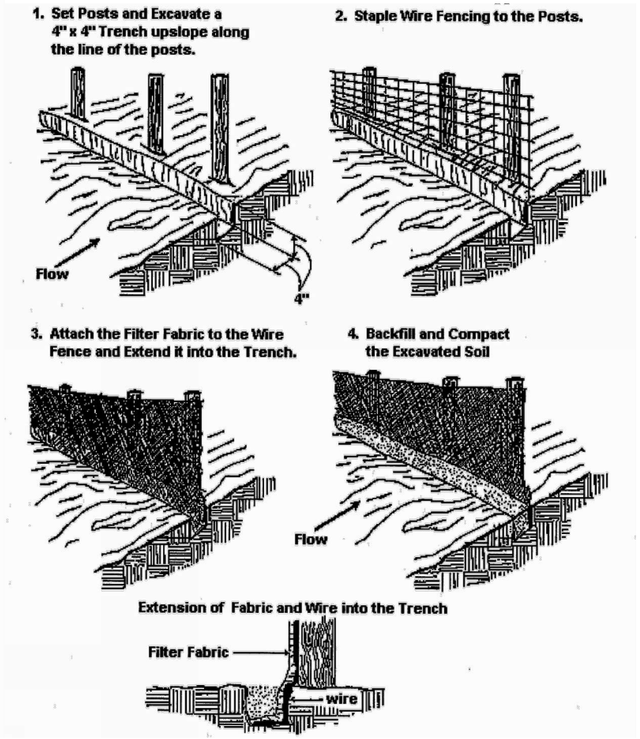
SHEET TITLE: SITE DEMOLITION AND EROSION & SEDIMENT CONTROL PLAN

PROJECT TITLE: PONDERAY PLAZA APARTMENTS - DAYCARE
PONDERAY, IDAHO
EASTMARK CAPITAL GROUP

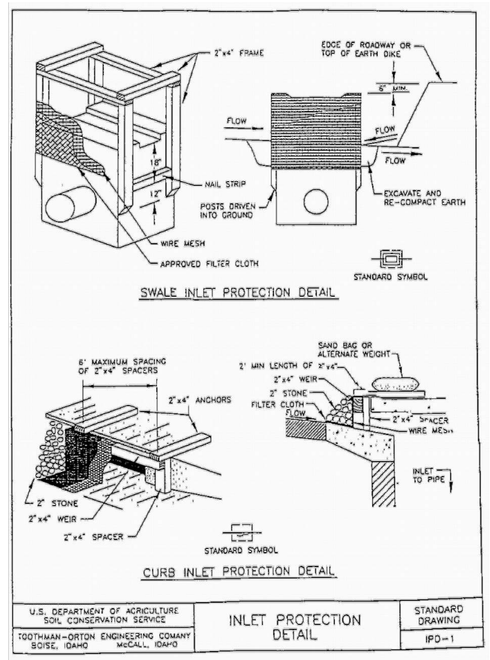
SEAL

PROJECT NO. 2134
DRAWN: DLS
CHECKED: CJH
DATE: 05/27/2022
DRAWING NO. C201

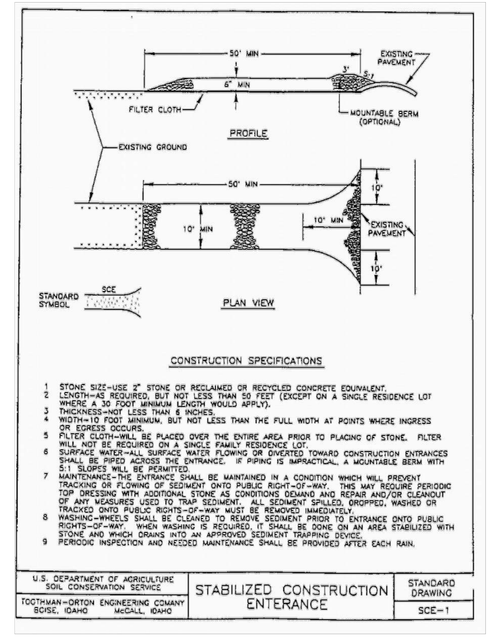




A C201 **SILT FENCE**
SCALE: NTS



B C201 **INLET PROTECTION DETAIL**
SCALE: NTS



C C201 **STABILIZED CONSTRUCTION ENTRANCE**
SCALE: NTS

ZBA ARCHITECTURE
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SPOKANE, WA 99201
t. 509.456.8236

NO.	DATE	BY
REVISIONS		

COFFMAN ENGINEERS
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ph 509.328.2994
www.coffman.com

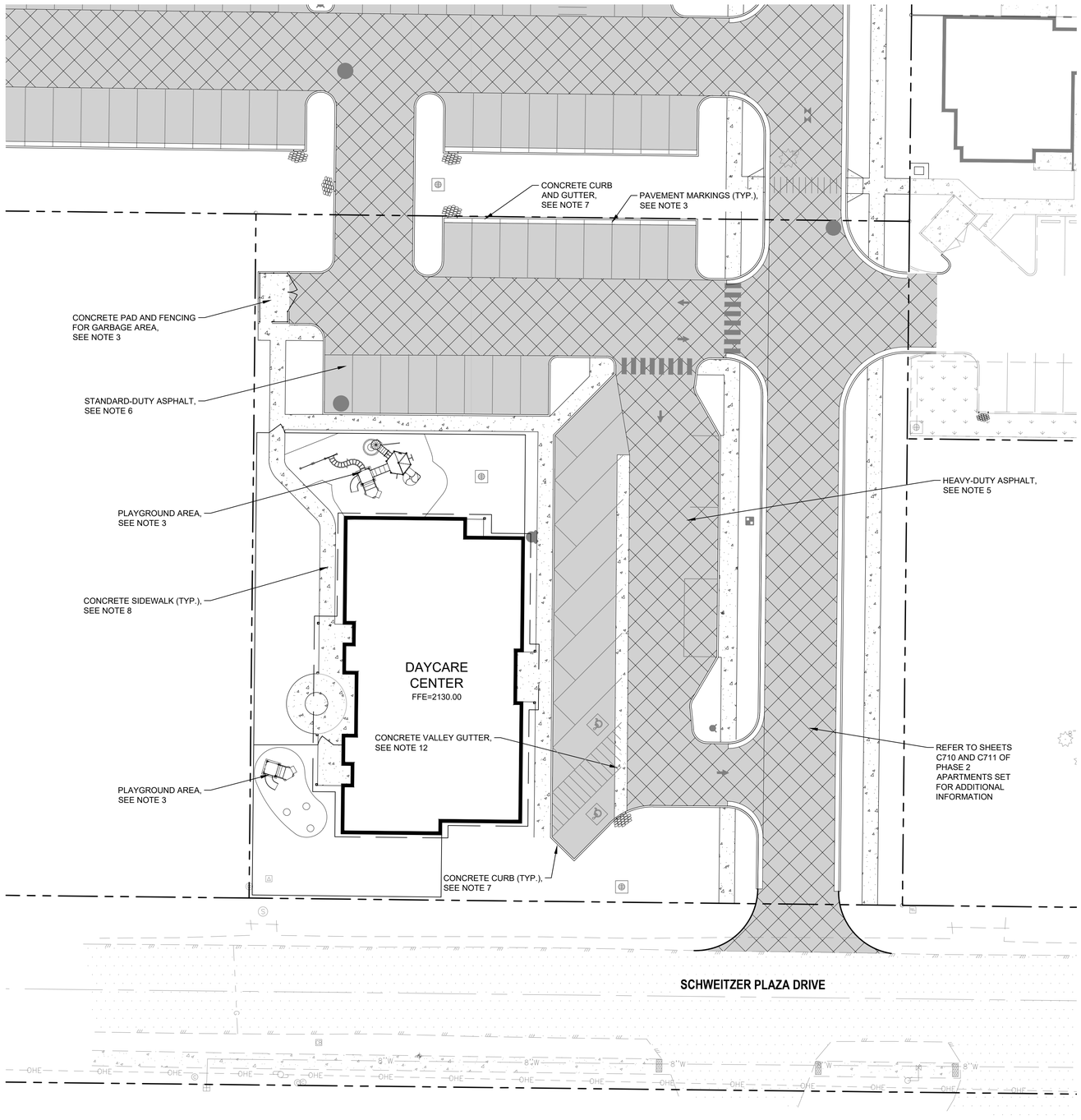
SHEET TITLE: EROSION AND SEDIMENT CONTROL DETAILS

PROJECT TITLE:
PONDERAY PLAZA APARTMENTS - DAYCARE
PONDERAY, IDAHO
EASTMARK CAPITAL GROUP

SEAL

PROJECT NO.	2134
DRAWN:	DLS
CHECKED:	GJH
DATE:	05/27/2022
DRAWING NO.	C202

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



20 10 0 20 40

SCALE: 1 INCH = 20 FEET

LEGEND

- HEAVY-DUTY ASPHALT PAVEMENT
- STANDARD-DUTY ASPHALT PAVEMENT
- SIDEWALK CONCRETE PAVEMENT
- PROPERTY LINE
- CURB
- BUILDING OUTLINE

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 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

*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 REMEDIED AT THE CONTRACTOR'S EXPENSE.

NOTES

1. REFER TO SHEET C101 FOR GENERAL NOTES.
2. REFER TO GRADING PLAN SHEET C401 FOR ADDITIONAL INFORMATION REGARDING GRADE INFORMATION.
3. REFER TO ARCHITECTURAL DOCUMENTS FOR ADDITIONAL INFORMATION REGARDING CONSTRUCTION OF STRUCTURES, ENCLOSURES, LANDING/PATIOS, PLAY AREA, FENCING, RAILINGS, GATES, PAVEMENT MARKINGS, WHEEL STOPS, CURB RAMPS, ADA AREAS, AND SIGNAGE.
4. REFER TO DRAINAGE PLAN SHEET C402 FOR STORM WATER MANAGEMENT IMPROVEMENTS.
5. SEE DETAIL 1, SHEET C601 FOR HEAVY-DUTY ASPHALT PAVEMENT SECTION.
6. SEE DETAIL 2, SHEET C601 FOR STANDARD-DUTY ASPHALT PAVEMENT SECTION.
7. CEMENT CONCRETE CURB SHALL COMPLY WITH ISPWC STANDARD DRAWING NO. SD-701A. CEMENT CONCRETE CURB AND GUTTER SHALL COMPLY WITH ISPWC STANDARD NO. SD-704, TYPE II.
8. CONCRETE SIDEWALK SHALL COMPLY WITH ISPWC STANDARD DRAWING NO. SD-709.
9. NEW PAVED SURFACE SHALL MATCH ELEVATION OF EXISTING PAVED SURFACE AT SAWCUT LINE.
10. REFER TO GEOTECHNICAL INVESTIGATION ASSOCIATED WITH THE SUBJECT SITE FOR ADDITIONAL INFORMATION REGARDING SUBSURFACE CONDITIONS, SITE STRIPPING, EXCAVATION, GRADING, AND SUBGRADE PREPARATION (GEOTECHNICAL EVALUATION, PREPARED BY ALLWEST DATED FEBRUARY 2022).
11. PROVIDE 2-FOOT WIDE OPENING IN CURB WITH RIP RAP PAD AT THE BASE OF THE OPENING. RIP RAP PAD SHALL BE 2 FOOT X 2 FOOT X 12 INCHES THICK AND CONSIST OF FRACTURED BASALT ROCK, 4" - 6" DIAMETER.
12. CONCRETE VALLEY GUTTER SHALL COMPLY WITH DETAIL 7, SHEET C601.

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.

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NO.	DATE	BY
REVISIONS		

COFFMAN ENGINEERS
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Spokane, WA 99201
ph 509.328.2994
www.coffman.com

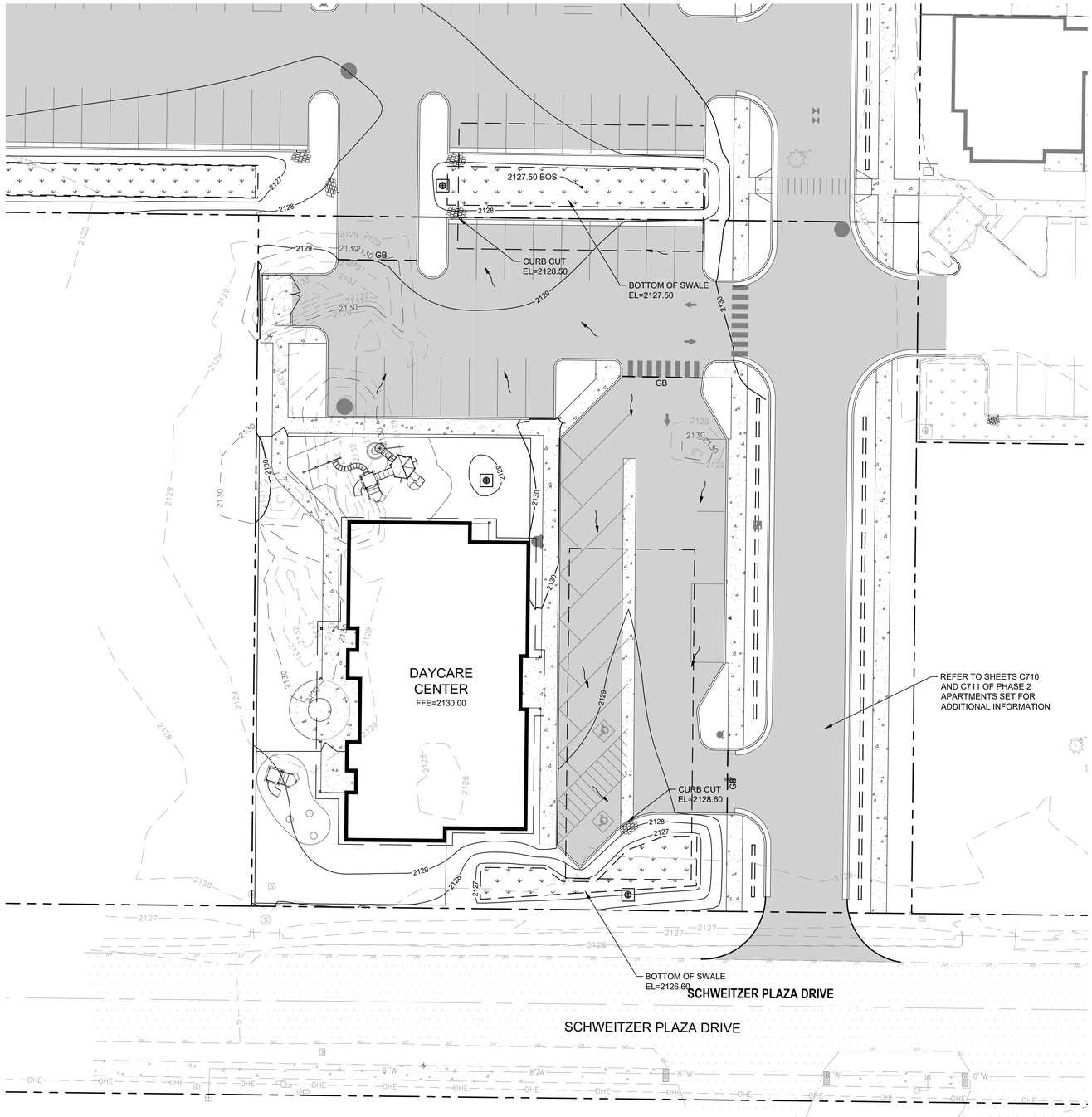
SHEET TITLE: PAVING PLAN

PROJECT TITLE: PONDERAY PLAZA APARTMENTS - DAYCARE
PONDERAY, IDAHO
EASTMARK CAPITAL GROUP

SEAL

PROJECT NO. 2134
DRAWN: DLS
CHECKED: CJH
DATE: 05/27/2022
DRAWING NO. C301

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



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

LEGEND

- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- BIO-INFILTRATION SWALE BOTTOM
- INFILTRATION GALLERY
- 2129 — EXISTING CONTOUR
- 2129 — PROPOSED CONTOUR
- PROPERTY LINE
- CURB
- CATCH BASIN
- CLEANOUT
- 2129.00 — SPOT ELEVATION
- GB — GRADE BREAK
- FLOW ARROW

20 10 0 20 40

SCALE: 1 INCH = 20 FEET

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 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

*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 REMEDIED AT THE CONTRACTOR'S EXPENSE.

NOTES

1. REFER TO SHEET C101 FOR GENERAL NOTES.
2. REFER TO ARCHITECTURAL DOCUMENTS FOR ADDITIONAL INFORMATION REGARDING SITE FEATURES AND EXTERIOR DOOR LOCATIONS. COORDINATE ARCHITECTURAL ELEVATIONS WITH SITE GRADING.
3. REFER TO PAVING PLAN C301 FOR ADDITIONAL INFORMATION REGARDING PAVING AND DRIVEWAY APPROACHES.
4. REFER TO DRAINAGE PLAN SHEET C402 FOR STORM WATER MANAGEMENT IMPROVEMENTS.
5. TRANSITION FROM VERTICAL CURB TO FLUSH CURB CONDITION. CURB TERMINUS SHALL COMPLY WITH ISPWC STANDARD DRAWING NO. SD-707.
6. NEW PAVED SURFACE SHALL MATCH ELEVATION OF EXISTING PAVED SURFACE AT SAWCUT LINE. LOCATION OF SAWCUT LINE IS APPROXIMATE.
7. CONTOURS SHOWN ARE 1-FOOT CONTOURS UNLESS OTHERWISE NOTED.
8. REFER TO THE GEOTECHNICAL INVESTIGATION ASSOCIATED WITH THE SUBJECT SITE FOR ADDITIONAL INFORMATION REGARDING SUBSURFACE CONDITIONS, SITE STRIPPING, EXCAVATION, GRADING, AND SUBGRADE PREPARATION (GEOTECHNICAL EVALUATION, PREPARED BY ALLWEST, DATED FEBRUARY 2022), INCLUDING ALL SUPPLEMENTAL REPORTS AND ADDENDA.

   a) EXISTING VEGETATION, LARGE ROOTS, CONSTRUCTION DEBRIS, TRASH, ABANDONED UNDERGROUND UTILITIES AND TOPSOIL SHALL BE EXCAVATED FROM BELOW THE BUILDING, STRUCTURAL FILL AREAS, AND PAVED AREAS.
   b) AFTER SITE CLEARING AND STRIPPING IS COMPLETE, NATIVE SOILS A MINIMUM OF 24 INCHES BELOW BOTTOM OF FOOTING GRADE SHALL BE OVER-EXCAVATED TO OUTSIDE THE BUILDING FOOTPRINT AS SHOWN IN THE GEOTECH REPORT. THE NATIVE SOIL EXPOSED AT WORKING SUBGRADE SHALL BE COMPACTED TO A NON-YIELDING CONDITION AND SHALL BE MOISTURE CONDITIONED TO WITHIN TWO PERCENTAGE POINTS OF THE OPTIMUM MOISTURE CONTENT FOR COMPACTION.
   c) FILL SHOULD BE PLACED IN LIFT THICKNESSES APPROPRIATE FOR THE COMPACTION EQUIPMENT USED. TYPICALLY, EIGHT-INCH LOOSE LIFTS ARE APPROPRIATE OF TYPICAL RUBBER TIRE AND STEEL DRUM COMPACTION EQUIPMENT. LIFT THICKNESSES SHOULD BE REDUCED TO FOUR INCHES FOR HAND OPERATED COMPACTION EQUIPMENT. FILL SHOULD BE MOISTURE CONDITIONED TO WITHIN TWO PERCENTAGE POINTS OF THE OPTIMUM MOISTURE CONTENT PRIOR TO PLACEMENT TO FACILITATE COMPACTION.
   d) THE ON-SITE SOILS ARE UNSUITABLE FOR RE-USE AS STRUCTURAL FILL.
   e) THE CONTRACTOR SHALL PROVIDE SPECIAL ATTENTION TO COMPACTION EFFORTS AROUND UTILITY STRUCTURES (MANHOLES, VAULTS, CATCH BASINS, ETC.). BACKFILL SHALL BE COMPACTED TO AT LEAST 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D 1557 (MODIFIED PROCTOR).

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.

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SPOKANE, WA 99201
t. 509.456.8236

NO.	DATE	BY
REVISIONS		

COFFMAN ENGINEERS
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Spokane, WA 99201
ph 509.328.2994
www.coffman.com

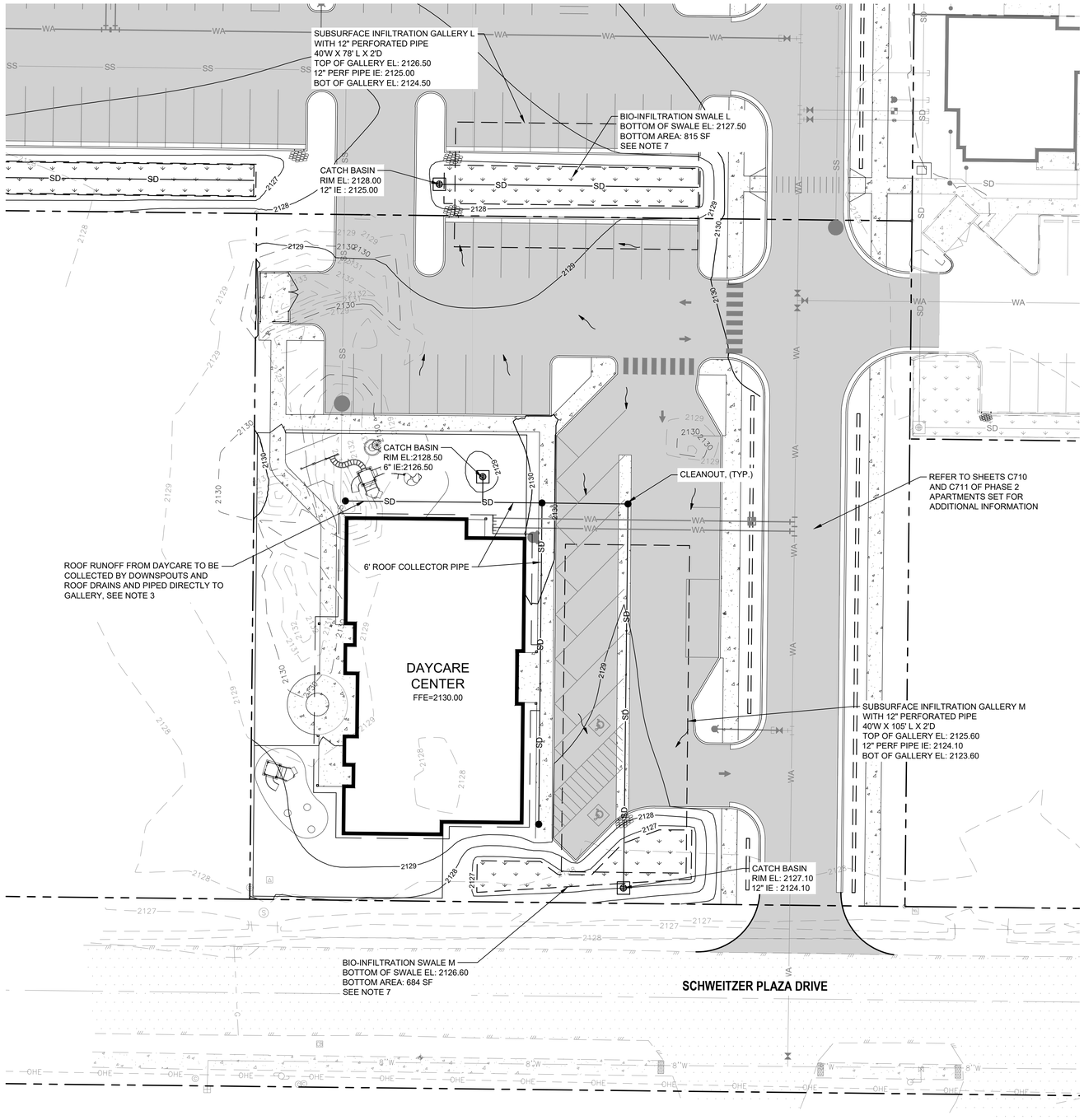
SHEET TITLE: GRADING PLAN

PROJECT TITLE: PONDERAY PLAZA APARTMENTS - DAYCARE
PONDERAY, IDAHO
EASTMARK CAPITAL GROUP

SEAL

PROJECT NO. 2134
DRAWN: DLS
CHECKED: CJH
DATE: 05/27/2022
DRAWING NO. C401

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



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
- 2129 — EXISTING CONTOUR
- 2129 — PROPOSED CONTOUR
- PROPERTY LINE
- CURB
- SD — STORM PIPE
- CATCH BASIN
- CLEANOUT

20 10 0 20 40

SCALE: 1 INCH = 20 FEET

TBM INFORMATION

POINT #	NORTHING	EASTING	GRID NORTHING	GRID EASTING	ELEVATION	DESCRIPTION
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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

*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 REMEDIED AT THE CONTRACTOR'S EXPENSE.

NOTES

1. REFER TO SHEET C101 FOR GENERAL NOTES.
2. REFER TO GRADING PLAN C401 FOR ADDITIONAL INFORMATION REGARDING SITE GRADING.
3. REFER TO ARCHITECTURAL DOCUMENTS FOR ADDITIONAL INFORMATION REGARDING ROOF DRAIN AND DOWNSPOUT LOCATIONS. ROOF DRAIN DOWNSPOUTS SHALL BE CONNECTED TO ROOF LATERAL AT A MINIMUM 1% PIPE SLOPE. DOWNSPOUT CONNECTION SHALL COMPLY WITH DETAIL 3, SHEET C601.
4. 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.
5. STORM DRAIN PIPE TRENCHING, BEDDING, AND BACKFILL SHALL COMPLY WITH ISPWC, SECTION 306, AND STANDARD DRAWINGS SD-301 AND SD-302.
6. STORM CLEANOUT SHALL COMPLY WITH ISPWC STANDARD DRAWING NO. SD-506, SIMILAR.
7. 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.
8. TYPE 1 CATCH BASIN AND GRATE SHALL COMPLY WITH ISPWC STANDARD DRAWING NO. SD-601.
9. SUBSURFACE INFILTRATION GALLERY SHALL COMPLY WITH DETAIL 5, SHEET C601.
10. 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.

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.

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SPOKANE, WA 99201
t. 509.456.8736

NO.	DATE	BY
REVISIONS		

COFFMAN ENGINEERS
10 N. Post St.
Spokane, WA 99201
ph 509.328.2994
www.coffman.com

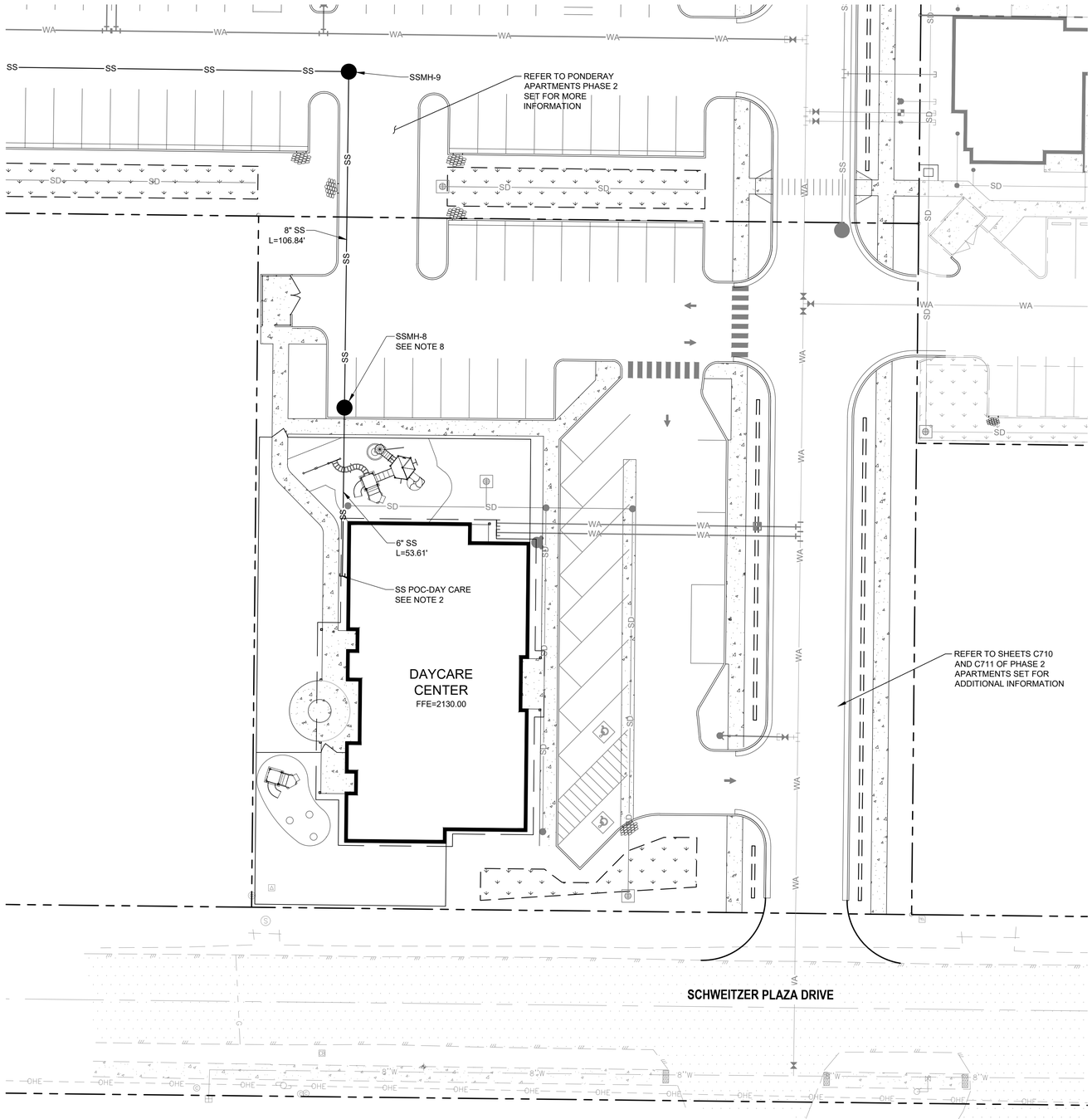
SHEET TITLE: DRAINAGE PLAN

PROJECT TITLE: PONDERAY PLAZA APARTMENTS - DAYCARE
PONDERAY, IDAHO
EASTMARK CAPITAL GROUP

SEAL

PROJECT NO. 2134
DRAWN: DLS
CHECKED: CJH
DATE: 05/27/2022
DRAWING NO. C402

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



ABBREVIATIONS

CO	CLEANOUT
FFE	FINISHED FLOOR ELEVATION
IE	INVERT ELEVATION
MH	MANHOLE
POC	POINT OF CONNECTION
R	RIM
SS	SANITARY SEWER

20 10 0 20 40

SCALE: 1 INCH = 20 FEET

LEGEND

- PROPERTY LINE
- CURB
- SS — SANITARY SEWER PIPE
- WA — WATER PIPE
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT

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 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

*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 REMEDIED AT THE CONTRACTOR'S EXPENSE.

NOTES

1. REFER TO SHEET C101 FOR GENERAL NOTES.
2. REFER TO BUILDING PLANS FOR CONTINUATION OF WATER AND SANITARY SEWER SERVICES. THE BUILDING PLUMBING AND FIRE SPRINKLER SERVICES WILL BE DESIGNED BY A DESIGN-BUILD CONTRACTOR. THE CONTRACTOR SHALL VERIFY AND DETERMINE IF THERE IS ENOUGH WATER PRESSURE FOR THE BUILDING DOMESTIC WATER SERVICE AND FIRE SPRINKLER SYSTEM OR IF A BOOSTER PUMP IS NEEDED. THE PLUMBING CONTRACTOR SHALL CONFIRM THE SEWER SERVICE INVERT ELEVATIONS WILL WORK FOR THEIR BUILDING PLUMBING PLAN.
3. 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, "ISPWC" DIVISION 500, 10-STATE STANDARDS, AND KOOTENAI-PONDERAY SEWER DISTRICT STANDARDS.
4. 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.
5. 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.
6. SANITARY SEWER CLEANOUT SHALL COMPLY WITH KOOTENAI-PONDERAY SEWER DISTRICT REQUIREMENTS. ALL CLEAN OUT MATERIAL SHALL BE SCHEDULE 40 ABS AND PROTECTED WITH A BROOKS TRAFFIC RATED PROTECTED BOX.
7. 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.
8. SEWER MANHOLES SHALL COMPLY WITH KOOTENAI-PONDERAY SEWER DISTRICT STANDARDS. MANHOLES SHALL HAVE JOINT AND RISER RINGS SEALED WITH ACCEPTABLE SEALING METHOD; SUCH AS EXTERNAL JOINT WRAP M-860 SUPPLIED BY J-K POLYSOURCE OR EQUIVALENT. HYDRAULIC CEMENT MUST BE TYPE SPECIFICALLY INTENDED FOR MANHOLE JOINT SEALING. MAXIMUM 12 INCHES OF RISER RINGS ALLOWED IN MANHOLES.

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.

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NO.	DATE	BY
REVISIONS		

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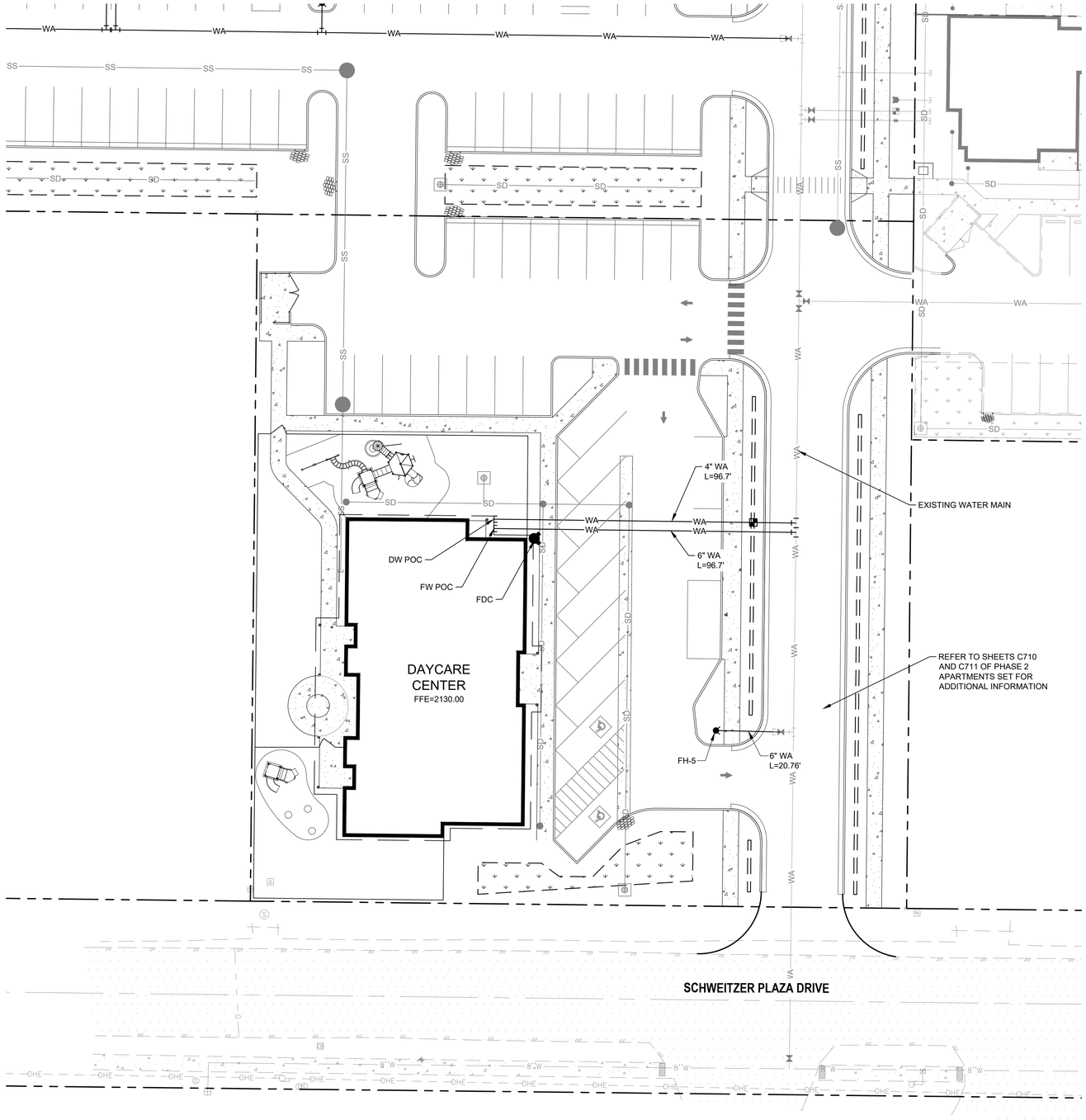
SHEET TITLE: SEWER PLAN

PROJECT TITLE: PONDERAY PLAZA APARTMENTS - DAYCARE
PONDERAY, IDAHO
EASTMARK CAPITAL GROUP

SEAL

PROJECT NO.: 2134
DRAWN: DLS
CHECKED: CJH
DATE: 05/27/2022
DRAWING NO.: C501

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



ABBREVIATIONS

FFE	FINISHED FLOOR ELEVATION
FH	FIRE HYDRANT
GV	GATE VALVE
POC	POINT OF CONNECTION
WA	WATER

20 10 0 20 40

SCALE: 1 INCH = 20 FEET

LEGEND

- PROPERTY LINE
- CURB
- SS — SANITARY SEWER PIPE
- WA — WATER PIPE
- WATER VALVE
- POST INDICATOR VALVE
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- WATER METER

TBM INFORMATION

POINT #	NORTHING	EASTING	GRID NORTHING	GRID EASTING	ELEVATION	DESCRIPTION
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*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 REMEDIED AT THE CONTRACTOR'S EXPENSE.

NOTES

1. REFER TO SHEET C101 FOR GENERAL NOTES.
2. REFER TO BUILDING PLANS FOR CONTINUATION OF WATER AND SANITARY SEWER SERVICES. THE BUILDING PLUMBING AND FIRE SPRINKLER SERVICES WILL BE DESIGNED BY A DESIGN-BUILD CONTRACTOR. THE CONTRACTOR SHALL VERIFY AND DETERMINE IF THERE IS ENOUGH WATER PRESSURE FOR THE BUILDING DOMESTIC WATER SERVICE AND FIRE SPRINKLER SYSTEM OR IF A BOOSTER PUMP IS NEEDED. THE PLUMBING CONTRACTOR SHALL CONFIRM THE SEWER SERVICE INVERT ELEVATIONS WILL WORK FOR THEIR BUILDING PLUMBING PLAN.
3. COMPLY WITH NFPA 24 FOR FIRE SUPPRESSION SYSTEM PIPING MATERIALS AND INSTALLATION.
4. REFER TO LANDSCAPE AND IRRIGATION PLANS FOR CONTINUATION OF IRRIGATION SERVICE.
5. 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.
6. 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.
7. 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.
8. 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 ISPWC CURRENT EDITION
9. 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.
10. 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.
11. 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.
12. 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 INSTPECTOR. CURB STOP DIRECTION SHALL BE DETERMINED BY THE PUBLIC WORKS INSPECTOR.
13. 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
14. 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.
15. FIRE DEPARTMENT CONNECTION SHALL COMPLY WITH DETAIL 10, SHEET C602.
16. POST INDICATOR VALVE SHALL COMPLY WITH CITY OF PONDERAY AND FIRE DEPARTMENT REQUIREMENTS.

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.

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NO.	DATE	BY
REVISIONS		

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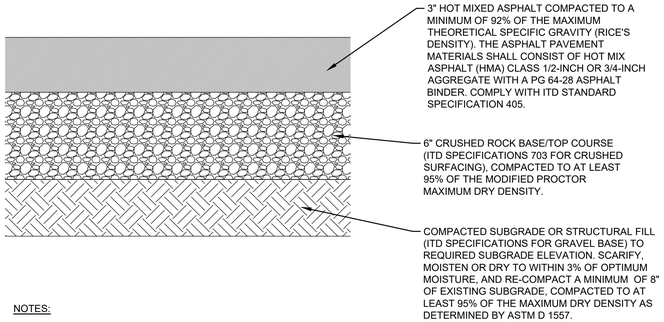
SHEET TITLE: WATER PLAN

PROJECT TITLE: PONDERAY PLAZA APARTMENTS - DAYCARE
PONDERAY, IDAHO
EASTMARK CAPITAL GROUP

SEAL

PROJECT NO. 2134
DRAWN: DLS
CHECKED: GJH
DATE: 05/27/2022
DRAWING NO. C502

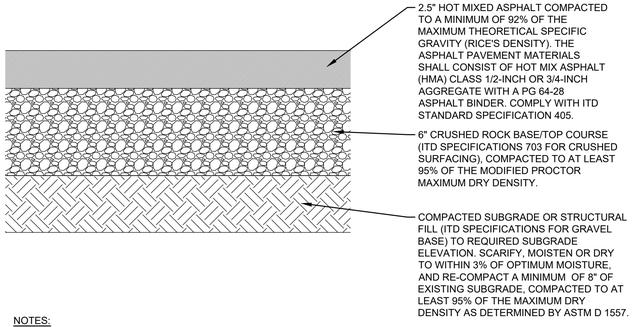


NOTES:

1. PLACE ACCEPTABLE SOIL MATERIAL IN LAYERS TO REQUIRED SUBGRADE ELEVATIONS.
2. MATERIAL AND COMPACTION REQUIREMENTS SHALL CONFORM WITH ITD STANDARDS AND GEOTECHNICAL ENGINEERING RECOMMENDATIONS ASSOCIATED WITH THE SUBJECT SITE.
3. IF EXISTING SUBGRADE SOIL CONDITIONS INHIBIT PROPER COMPACTION, OVER EXCAVATE AND REPLACE SOIL WITH APPROVED ONSITE MATERIAL OR IMPORTED MATERIAL.

1 C301 HEAVY-DUTY ASPHALT PAVEMENT

SCALE: NTS

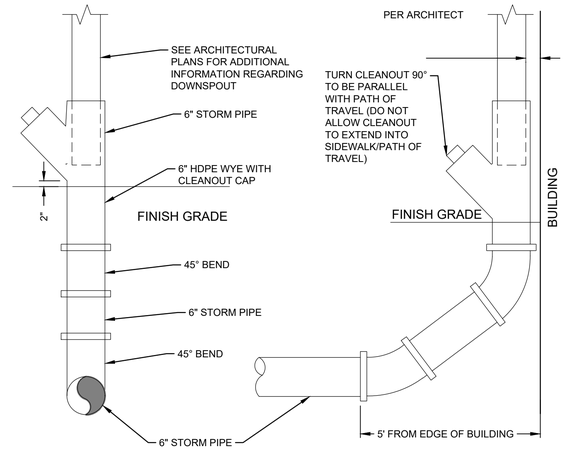


NOTES:

1. PLACE ACCEPTABLE SOIL MATERIAL IN LAYERS TO REQUIRED SUBGRADE ELEVATIONS.
2. MATERIAL AND COMPACTION REQUIREMENTS SHALL CONFORM WITH ITD STANDARDS AND GEOTECHNICAL ENGINEERING RECOMMENDATIONS ASSOCIATED WITH THE SUBJECT SITE.
3. IF EXISTING SUBGRADE SOIL CONDITIONS INHIBIT PROPER COMPACTION, OVER EXCAVATE AND REPLACE SOIL WITH APPROVED ONSITE MATERIAL OR IMPORTED MATERIAL.
4. CONTRACTOR CAN USE THE HEAVY DUTY ASPHALT PAVEMENT SECTION IN LIEU OF THE STANDARD DUTY SECTION.

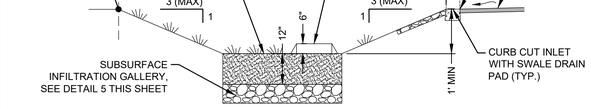
2 C301 STANDARD-DUTY ASPHALT PAVEMENT

SCALE: NTS



3 C402 DOWNSPOUT CONNECTION

SCALE: NTS



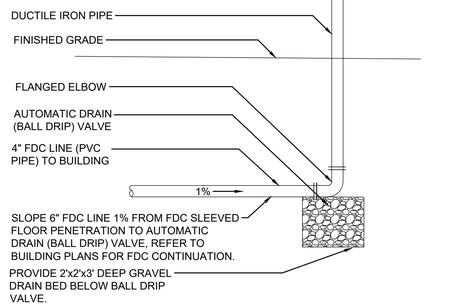
SWALE CROSS SECTION

NOTES:

1. SOILS IN THE SWALE AREA SHALL COMPLY WITH THE ISPWC. DO NOT OVER COMPACT SWALE BOTTOM. SOILS SHALL BE A MINIMUM OF 12-INCHES THICK.
   a. TREATMENT ZONE INFILTRATION RATE (VEGETATED COVER AND TREATMENT LAYER) OF BETWEEN 0.25 AND 0.50 INCHES/HOUR.
   b. SUBGRADE INFILTRATION RATE OF AT LEAST 0.15 INCHES/HOUR AND FACILITY MUST COMPLETELY DRAIN WITHIN 72 HOURS.
   c. AVERAGE CATION EXCHANGE CAPACITY OF AT LEAST 15 MILLIEQUIVALENTS/100 GRAMS.
   d. ORGANIC MATTER CONTENT OF AT LEAST 2% BY WEIGHT.

4 C402 BIO-INFILTRATION SWALE

SCALE: NTS

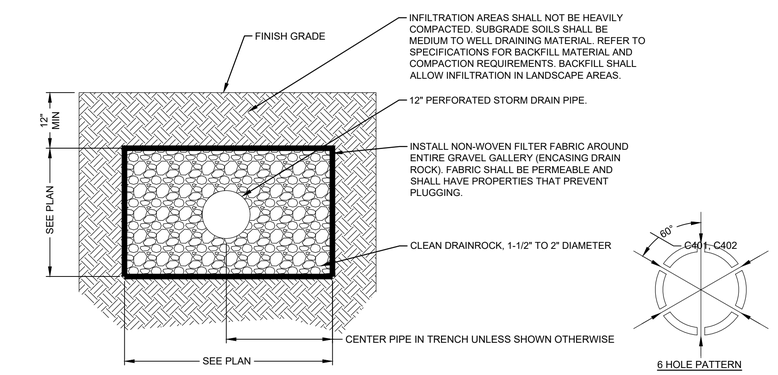


NOTE:

1. FIRE DEPARTMENT CONNECTION ASSEMBLY SHALL COMPLY WITH NFPA REGULATIONS. COORDINATE WITH CITY OF PONDERAY AND FIRE DEPARTMENT FOR ALL REQUIREMENTS AND ADDITIONAL INFORMATION.

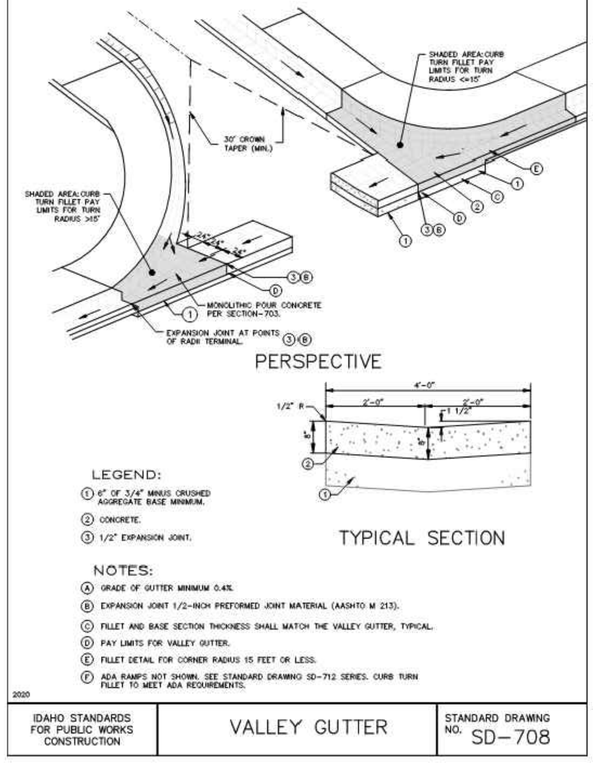
6 C502 FIRE DEPARTMENT CONNECTION

SCALE: NTS



5 C402 INFILTRATION GALLERY

SCALE: NTS



7 C301 CONCRETE VALLEY GUTTER

SCALE: NTS

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SHEET TITLE: CIVIL DETAILS

PROJECT TITLE: PONDERAY PLAZA APARTMENTS - DAYCARE
PONDERAY, IDAHO
EASTMARK CAPITAL GROUP

SEAL

PROJECT NO. 2134
DRAWN: DLS
CHECKED: CJH
DATE: 05/27/2022
DRAWING NO. C601