

Ridley Village Court
PUD Final Development Plan & Preliminary Plat
Affinity Real Estate Management, Inc.

Prepared For:
City of Sandpoint, ID
Application File #PPUD24-0002

Prepared By:
SCJ Alliance Consulting Services
North Root Architecture
James A. Sewell & Associates

November 2025

PUD Final Development Plan & Preliminary Plat

Applicant	
Company:	*Affinity Real Estate Management, Inc*
Contact:	*Kirk Rector, Principal* *3516 S 47th St., Suite 101* *Tacoma, WA 98409* *253.472.5400* *krector@affinityrem.com*
Representative	
Company:	*SCJ Alliance Consulting Services*
Contact:	*Aaron Qualls, AICP* *419 N Second Ave., Suite 206* *Sandpoint, ID 83864* *509.835.3770, ext. 325* *aaron.qualls@scjalliance.com*
Site	
Parcel:	*Lot 2, Valerie Acres*
Size:	*4.1 Acres*
Location:	*Between Ridley Village Road and Madison Ave.*
Property Owner	
Owner/Contacts:	*Valerie A. Smith Trust / Daniel C. Rueckert & Roxanne M. Rueckert*
Engineering & Surveying	
Company:	*James A. Sewell & Associates*
Surveyor:	*Russell Badgley*
Engineer:	*Scott Brown, PE*
Architecture	
Company:	*North Root Architecture*
Contact:	*Reid Weber, AIA*
Landscape Architecture	
Company:	*SCJ Alliance Consulting Services*
Contact:	*Mark Garff, PLA, ASLA*

Project Narrative (Supplement to File #PPUD24-0002)

Following the March 4, 2025, Planning Commission public hearing and the City Council public hearing on April 16, 2025, the conditions below were required for final approval of Ridley Village Court. A preliminary plat application and exhibit have also been submitted, aligning with all other exhibits and the City Council's preliminary approval. Draft CC&Rs for the development are provided, which address maintenance of all common areas, including sidewalks, the public pathway, private pathways, common facilities, private storm facilities, and private storm lines. Additionally, a final Traffic Impact Analysis (TIA) is provided consistent with the final development plan, along with revised preliminary floor plans and elevations, a final landscape plan, a proposed development schedule, and a proposed set of development standards to govern the PUD in perpetuity (in concert with Sandpoint Code, Idaho Code, and CC&Rs).

City Council Conditions of Final Approval:

1. **Construct the planned open space area toward the center of the development, as provided in the initial plan.**
   The common open space has been reverted to the original location and narrowed slightly to better address turn radius concerns expressed by IHD, and in accordance with AASHTO guidelines (Road E has been widened to 22' per Improvement plans and Landscape plans). To accommodate the extra width, one unit on the north end of the central common area was removed. Total unit count is now 56.
2. **Incorporate traffic calming into street extension design between Ridley Village Rd. and the Maplewood neighborhood.**
   A speed table has been provided on River Rock Road as a traffic calming measure, which also serves as a raised, mid-block crossing.
3. **Setbacks along Cattail Ct. will be 15 feet, and the home design needs to include privacy windows and porches on the front for abutting properties.**
   15' setbacks have been provided along with privacy windows and porches that are oriented away from Cattail Ct. Please see the included revised elevations, improvement plans, landscaping plans, and PUD development standards.
4. **Installation of street lights as provided in the initial plan.**
   A new Street light is shown on the improvement plans at the corner of Ridley Village Road and River Rock Rd.
5. **Driveway setback in the southwest corner should be 35 feet from Ridley Village Rd.**
   Driveway setback is 35' away from Ridley Village Rd., per the final improvement plans.
6. **Ensure planning for adequate and proper snow storage as required by City Code.**
   Snow storage is primarily accommodated within the central common area. Additionally, the garage of the northwesternmost unit has been reoriented to better accommodate snow removal equipment.
7. **Installation of a 6 ft - 8 ft wide path on the north side of Autumn Ln. adjacent to the parking lot north of Road B.**
   An 8' wide concrete path has been provided for with an easement dedication shown on the improvement plans and the preliminary plat. The concrete pathway is continuous across Road C to better delineate the non-motorized public way and to better signal to drivers the same.

List of Exhibits

Exhibit A-1	***Preliminary Plat Application***
Exhibit B-1	***Owner Authorization Form***
Exhibit C-1	***Final Improvement Plans***
Exhibit D-1	***Landscaping Plans***
Exhibit E-1	***Preliminary Building Elevations***
Exhibit F-1	***Preliminary Floor Plans***
Exhibit G-1	***Revised Traffic Impact Study***
Exhibit O	***Preliminary Plat***
Exhibit P	***Codes, Covenants, and Restrictions***
Exhibit Q	***Development Schedule***
Exhibit R	***Performance Standards***

Exhibit R - Ridley Village Court PUD Performance Standards

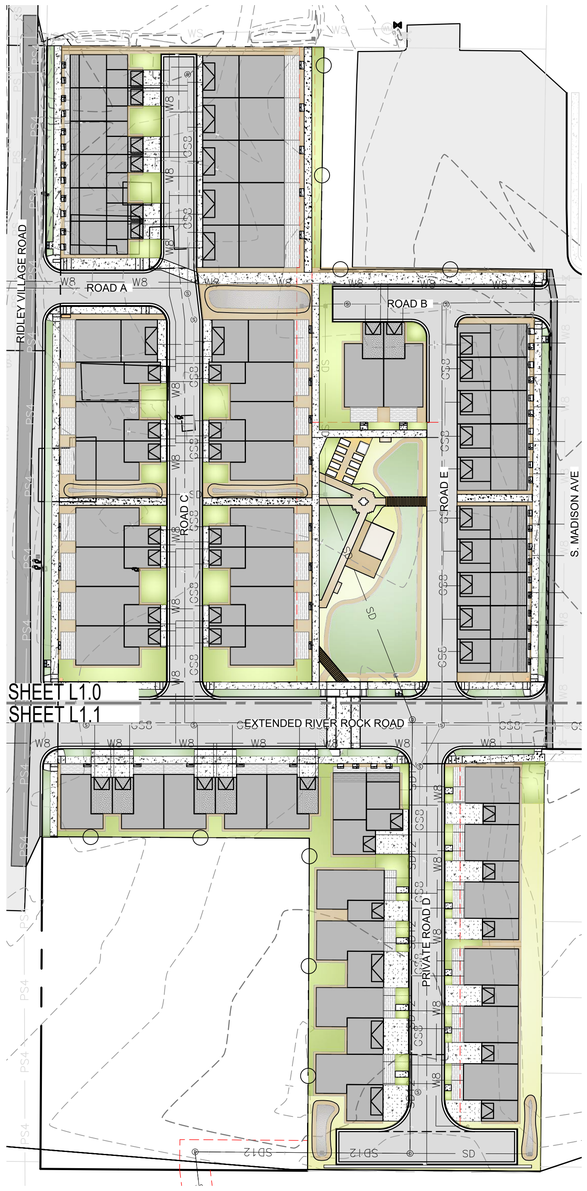
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The purpose of the standards below is to enable a degree of long-term flexibility for future homeowners and to minimize administrative burdens on the city while maintaining the vision, integrity, and expectations of the city and surrounding property owners. Standards not specified below shall be governed by the City of Sandpoint Municipal Code, Idaho's Local Land Use Planning Act (LLUPA), and, as applicable, by codes, covenants, and restrictions (CC&Rs) that shall be maintained and administered by the Ridley Village Court Homeowner's Association (HOA). In no case shall the below standards override current editions of the International Building Code (IBC) or the International Fire Code (IFC) as adopted by the City of Sandpoint or conflict with utility plans, including stormwater.

Minimum Lot Size	1000 SF
Minimum Street Frontage per Lot	None
Maximum Building Height	Directly adjacent to Block 8, Maplewood Village: 26' All other Buildings: 35'
Maximum Lot Coverage	None
Accessory Dwelling Units (ADUs)	May be allowed internally, subject to allowance and standards by CC&Rs and City of Sandpoint Code, including minimum off-street parking requirements.
Accessory Structures	Shall be limited to one story, subject to allowance and standards by CC&Rs, and setback requirements of City of Sandpoint code.
Front Porches	Must remain unenclosed, including those porches fronting the common area.
Minimum Setbacks of primary units	Street facing (public or private): 0' Internal side and rear setbacks: 0' Garages, public street facing: 8' Ridley Village Court Common Area Facing: 0' From Block 8, Maplewood Village: 15' From Lot 1, Vallerie Acres: 5'
Additional standards for units directly adjacent to Block 8, Maplewood Village	Eastern facing windows on upper stories shall be privacy windows Upper story decks shall not be oriented to the East

RIDLEY VILLAGE COURT TOWN HOMES

LANDSCAPE DRAWINGS



SHEET INDEX

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L1.1	SOUTH SITE PLAN
L1.2	SITE DETAIL SHEET
L1.3	SITE DETAIL SHEET
L2.0	TREE PLANTING PLAN & DETAILS
L2.1	NORTH PLANTING PLAN
L2.2	SOUTH PLANTING PLAN
L2.3	PLANTING DETAILS
L3.0	OVERALL IRRIGATION PLAN

SITE FURNISHING SCHEDULE

REPRESENTATIVE IMAGE	PLAN REF. #	PRODUCT/MODEL	MANUFACTURER
BENCHES			
	14	EVA BENCH REVERIE COLLECTION MODEL: EVA-20-W COLOR: BLACK METAL COMPONENTS, KEBONY WOOD SLATS SIZE: 72"L X 23"W X 29 3/4"H QTY: 2	VICTOR STANLEY 2103 BRICKHOUSE RD DUNKIRK, MD 20754 WWW.VICTORSTANLEY.COM P 301-855-8300
PICNIC TABLES			
	13	MILAN COLLECTION MODEL : CENTRA UNA CAFE TABLE COLOR: BLACK SIZE: 36" ROUND TABLETOP, 3' H QTY: 6	VICTOR STANLEY 2103 BRICKHOUSE RD DUNKIRK, MD 20754 WWW.VICTORSTANLEY.COM P 301-855-8300
CHAIRS			
	15	PRODUCTION COLLECTION MODEL : PRSCA-8 COLOR: BLACK METAL SIZE: 23"WX32"H QTY: 26	VICTOR STANLEY 2103 BRICKHOUSE RD DUNKIRK, MD 20754 WWW.VICTORSTANLEY.COM P 301-855-8300
MAILBOX			
	12	FORT KNOX MAILBOX MODEL : CLUSTER BOX UNIT (CBU) COLOR: BLACK SIZE: 24"L X 20"W X 42"H QTY: 2 CLUSTERED TOGETHER, 4 SETS	FORT KNOX MAILBOX, LLC 265 TECH WAY, GRANTS PASS, OR 97526 WWW.FORTKNOXMAILBOX.COM P 541-956-0825
PAVILION			
	19	ROMTEC DIMENSIONAL LUMBER PAVILIONS MODEL : SHED ROOF SIZE: MED. 16' X 20' QTY: 1	ROMTEC 18240 NORTH BANK RD, ROSEBURG, OR 97470 WWW.ROMTEC.COM P 541-496-3541
FIRE PIT			
	16	MONTANA FIRE PITS MODEL : AON STEEL SQUARE FIRE PIT TABLE STYLE: BLACK SIZE: 48"WX48"LX18"H QTY: 1	MONTANA FIRE PITS 2302 MCDONALD AVE, MISSOULA, MT 59801 WWW.MONTANAFIREPITS.COM P 833-228-5244

REPRESENTATIVE IMAGE	PLAN REF. #	PRODUCT/MODEL	MANUFACTURER
GARDEN PLANTER			
	17	METAL RAISED GARDEN BED MODEL: 32" EXTRA TALL MODERN 42" x 83" COLOR: URBAN CHARCOAL SIZE: 42"W X 83"L X 32"H (65 CUBIC FT) QTY: 9 OR APPROVED EQUAL	VEGO GARDEN 13808 BOUDREAUX RD BLDG #2 TOMBALL TX 77377 WWW.VEGOGARDEN.COM P 866-597-1888
DOGIPOT MINI JUNIOR BAG DISPENSER			
	21	DOG BAG DISPENSER MODEL: 400-BAG COUNT DOGIPOT SMART LITTER PICKUP BAGS COLOR: BLACK SIZE: 9"W X3.5"L X 12.5"H QTY: 2 OR APPROVED EQUAL	DOGIPOT 5340 YOUNG PINE RD. SUITE 8 ORLANDO, FL, 32829 WWW.DOGIPOT.COM P 407-888-4627
STORAGE SHED			
	18	GRAINGER STORAGE BUILDING MODEL : SOJAG DENALI STEEL STORAGE SHED SIZE: 96.7"H X 73.6"W X 83.7"L QTY: 1	GRAINGER - IDAHO BRANCH 5576 IRVING ST. BOISE, ID 83706 WWW.GRAINGER.COM P 1-800-472-4643
PEDESTRIAN LIGHTING			
		FORMS AND SURFACES PEDESTRIAN LIGHTING MODEL : VAO PEDESTRIAN LIGHTING STYLE: STAINLESS STEEL, BLACK, POWDERCOAT SIZE: POLE DIAM. 4", HEIGHT 145" QTY: 4	FORMS AND SURFACES 5055 6TH STREET CARPINTERIA, CA 93013 WWW.FORMS-SURFACES.COM P 1-800-451-0410
BOLLARD PATH LIGHTING			
		FORMS AND SURFACES BOLLARD LIGHTING MODEL : VAO BOLLARD STYLE: STAINLESS STEEL, BLACK, POWDERCOAT SIZE: POLE DIAM. 3", HEIGHT 31" QTY: 7	FORMS AND SURFACES 5055 6TH STREET CARPINTERIA, CA 93013 WWW.FORMS-SURFACES.COM P 1-800-451-0410

GENERAL LANDSCAPE NOTES

1. THE LANDSCAPE ARCHITECTURAL PLANS ARE TO BE USED IN CONJUNCTION WITH THE CIVIL, IRRIGATION, MECHANICAL, ELECTRICAL, AND ARCHITECTURAL SITE PLANS TO FORM COMPLETE INFORMATION REGARDING THE SITE.
2. LANDSCAPE CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE STATE AND LOCAL CODES AND SPECIFICATIONS.
3. ALL MATERIAL AND WORKMANSHIP SHALL BE MAINTAINED AND GUARANTEED FOR A PERIOD OF 12 MONTHS FOLLOWING THE SUBSTANTIAL COMPLETION DATE.
4. LANDSCAPE CONTRACTOR SHALL EXAMINE THE SITE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED, NOTIFY THE GENERAL CONTRACTOR IN WRITING OF UNSATISFACTORY CONDITIONS. DO NOT PROCEED UNTIL CONDITIONS HAVE BEEN CORRECTED.
5. BEFORE COMMENCING WORK, LANDSCAPE CONTRACTOR SHALL CONTACT APPROPRIATE UTILITY COMPANIES FOR UTILITY LOCATIONS, AND COORDINATE WITH GENERAL CONTRACTOR IN REGARD TO LOCATION OF PROPOSED UTILITIES, IRRIGATION SLEEVES, CONDUITS, ETC. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE AS A RESULT OF THE LANDSCAPE CONSTRUCTION.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH RELATED OPERATIONS.
7. CONTRACTOR SHALL BECOME AWARE OF ALL APPLICABLE GUIDELINES, MUNICIPAL CODES, AND OTHER GOVERNING DOCUMENTS THAT IMPACT THE DESIGN AND CONSTRUCTION OF THIS PROJECT.
8. LANDSCAPE CONTRACTOR SHALL REVIEW ALL SITE RELATED DOCUMENTS. SOME PLANS ARE DIAGRAMMATIC IN NATURE. IF THERE APPEAR TO BE CONFLICTS BETWEEN PLANT LOCATIONS AND UTILITIES, DRAINAGE STRUCTURES, ETC. CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE PRIOR TO PROCEEDING.
9. VERIFY THAT SUBGRADE PREPARATION HAS BEEN COMPLETED TO ACCEPTABLE TOLERANCES PRIOR TO BEGINNING ANY WORK.
10. PRIOR TO FINAL ACCEPTANCE, TEST THE IRRIGATION SYSTEM UNDER THE SUPERVISION OF THE LANDSCAPE ARCHITECT AND OWNER.
11. FOR OUTDOOR LANDSCAPE LIGHTING, INSTALL PER MANUFACTURER'S RECOMMENDATIONS AND PROVIDE OWNER WITH TRAINING ON THE USE OF THE CONTROLLER AND ALL RELATED LIGHTING PRODUCT MANUALS RELEVANT TO THE OPERATION OF THE LIGHTING SYSTEM.
12. VERIFY LIGHTING CONTROLLER LOCATION WITH OWNER AND GENERAL CONTRACTOR PRIOR TO INSTALLATION.
13. CONTRACTOR TO PROVIDE OWNER WITH A LANDSCAPE AND IRRIGATION MAINTENANCE MANUAL EXPLAINING IRRIGATION SCHEDULING AND A DIAGRAM OF ZONES. CONTRACTOR TO PROVIDE BEST MAINTENANCE PRACTICES FOR FERTILIZER APPLICATION, LAWN CARE, PRUNING, PLAYGROUND MAINTENANCE, EXERCISE EQUIPMENT CARE, AND OTHER APPLICABLE SITE MAINTENANCE. CONTRACTOR TO PROVIDE ALL APPLICABLE PRODUCT OWNER'S MANUALS. CONTRACTOR TO PROVIDE IN HARD COPY AND A DIGITAL COPY FOR OWNER USE.

LAYOUT NOTES

1. ON-SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALE, LARGER SCALE OVER SMALLER SCALE, ADDENDA AND CLARIFICATIONS OVER PREVIOUS DOCUMENTS.
2. CONTRACTOR TO LAY OUT SITE ELEMENTS AND VERIFY LAYOUT WITH LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
3. FOR DIMENSIONS OF EXISTING BUILDINGS AND RELATED WORK, REFER TO THE ARCHITECTURAL DRAWINGS AND CIVIL DRAWINGS.
4. WHERE DIMENSIONS ARE CALLED AS "EQUAL," SPACE REFERENCED ITEMS EQUALLY, MEASURED TO THEIR CENTER LINES.
5. MEASUREMENTS ARE TO FACE OF BUILDING, WALL OR FIXED SITE IMPROVEMENT. DIMENSIONS TO CENTERLINES IS AS INDICATED.
6. INSTALL INTERSECTING ELEMENTS AT 90 DEGREE ANGLES TO EACH OTHER UNLESS OTHERWISE NOTED.
7. INSTALL NEW HARDSCAPE PAVING ELEMENTS (CURBS, RAMPS, WALKWAYS, PATIOS, TRAILS, PAVEMENT, ETC.) FLUSH WITH EXISTING HARDSCAPE PAVING ELEMENTS UNLESS OTHERWISE NOTED.
8. PROVIDE EXPANSION JOINTS WHERE CONCRETE FLATWORK MEETS VERTICAL STRUCTURES SUCH AS WALLS, CURBS, STEPS AND BUILDING ELEMENTS.
9. EXPANSION JOINTS IN CONCRETE WALKWAYS SHALL BE LOCATED TWENTY FEET (20'-0") O.C. MAXIMUM OR AS INDICATED. CONTROL JOINTS IN CONCRETE WALKWAYS SHALL BE LOCATED FIVE FEET (5'-0") O.C. MAXIMUM OR AS INDICATED. LAYOUT JOINT PATTERN AS INDICATED IN LAYOUT PLANS; ALIGN JOINTS WITH EDGE OF WALL OR OPENING AS POSSIBLE.
10. ALL RADII OF WALKWAY INTERSECTIONS ON THE PLANS SHALL BE 4'-0" OR AS INDICATED ON THE PLANS.
11. THE CONTRACTOR SHALL ENSURE ADA COMPLIANCE FOR CONSTRUCTION OF ADA FEATURES AND APPURTENANCES (INCLUDING, BUT NOT LIMITED TO, SIDEWALK & CURB RAMP CROSS SLOPES, RAMP SLOPES, THRESHOLDS, SITE FURNISHINGS, ETC) AS DETAILED IN THE PLANS AND IN ACCORDANCE WITH REFERENCED STANDARD DRAWING, SPECIFICATIONS AND ESTABLISHED ADA GUIDELINES AND STANDARDS. THE CONTRACTOR IS RESPONSIBLE FOR FIELD CHECKING SLOPES AND DIMENSIONS OF ALL FORMWORK FOR COMPLIANCE PRIOR TO INSTALLATION OF CONCRETE. THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO INSPECT ANY ADA FEATURES AND APPURTENANCES AT ANY TIME BEFORE FINAL COMPLETION OF THE PROJECT AND MAY REQUIRE THE CONTRACTOR TO REMOVE, REPLACE, AND/OR CORRECT ANY WORK AT THE CONTRACTORS EXPENSE THAT IN NOT IN COMPLIANCE, AS DETERMINED BY THE PROJECT MANAGER.
12. ALL TEMPORARY ACCESS ROUTES FOR PEDESTRIANS SHALL BE ADA COMPLIANT.
13. COORDINATE FINISH GRADE OF NEW ELEMENTS WITH EXISTING ELEMENTS TO REMAIN TO ENSURE ADA COMPLIANCE AND POSITIVE DRAINAGE AWAY FROM SITE ELEMENTS. IF GRADES OF NEW SITE ELEMENTS PREVENT OR OBSTRUCT PROPER SITE DRAINAGE, CONTRACTOR TO NOTIFY OWNER AND LANDSCAPE ARCHITECT AND MAKE MUTUALLY AGREED UPON ADJUSTMENTS PRIOR TO INSTALLING SITE IMPROVEMENTS.
14. CONTRACTOR TO KEEP DISTURBANCE TO ADJACENT LANDSCAPE AREAS TO A MINIMUM AND TO AVOID DISTURBANCE AND DEMOLITION OF EXISTING VEGETATION DESIGNATED FOR PRESERVATION EXCEPT AS APPROVED BY LANDSCAPE ARCHITECT. WHEN EXCAVATION NEAR PLANT MATERIAL TO BE PROTECTED MUST BE CARRIED OUT, DAMAGE TO BE LIMITED BY ROOT PRUNING AND HAND EXCAVATION ONLY. ROOT PRUNING SHALL BE COMPLETED BEFORE GRADING IS STARTED.

0 50 100 150 feet

SCALE: 1" = 50'

BY	DATE	REVISIONS
SS	06-24-2025	DRAFT LANDSCAPE SET
SS	06-27-2025	PERMIT SET

SCJ STUDIO
LANDSCAPE ARCHITECTURE
1807 FLORENCE AVENUE, BUTTE, MT 59701
P: 406.792.2020
SCJALLIANCE.COM

SHEET TITLE: COVER SHEET & GENERAL NOTES

PROJECT NAME: RIDLEY VILLAGE COURT TOWNHOMES
SANDPOINT, ID

SEAL:

STATE OF IDAHO
MARK S. GARY
LICENSED LANDSCAPE ARCHITECT
LA-987789

DESIGNER:	MG
DRAWN BY:	SS
APPROVED BY:	MG
DATE:	JUNE 2025
JOB NO:	7141
DRAWING FILE NO:	24-000467 LA00
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SHEET NO:	1 OF 10

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REFERENCE NOTES SCHEDULE NORTH SITE PLAN

SYMBOL	CODE	DESCRIPTION	QTY	DETAIL
	1	ENGINEERED RAIN GARDENS, BIOSWALES - SEE CIVIL	7,881 SF	1/L1.2
	2	COURSE WOOD CHIP MULCH	8,465 SF	
	3	ROCK MULCH | PEAK SAND & GRAVEL BASALT A-ROCK - 1" - 5/8" CLEAR, NO FINES	9,878 SF	
	4	RIVER ROCK | PEAK SAND & GRAVEL RIVER ROCK ROUND 1"-3" DIAMETER ROCK, 3" DEPTH CLEAR, NO FINES	952 SF	
	5	MOWED LAWN	8,998 SF	
	6	SEED MIX - SEE SHEET L2.0	2,123 SF	
	7	CRUSHED GRANITE | 1/4" MINUS CRUSHED OR DECOMPOSED GRANITE, LOCALLY SOURCED WHEN POSSIBLE	330 SF	2/L1.2
	8	PAVILION PATIO | BELGARD PAVERS RUNNING BOND PATTERN 12"X24", TEXADA SLABS IN CHAMOIS	693 SF	3/L1.2
	9	PARK PATHWAYS | BELGARD PAVER RUNNING BOND PATTERN 12"X24", TEXADA SLABS IN LIMESTONE	852 SF	3/L1.2
	10	BOARDWALK CROSSING RAIN GARDEN | 6'W X 27'L AND 6'W X 24'L	2	4/L1.2
	11	LANDSCAPE EDGING | COLMET ATTACHED-STAKE STEEL EDGING, 4" HEIGHT, BLACK, 14 GAUGE OR APPROVED EQUAL	845 LF	2/L1.2
	12	MAILBOX | FORTKNOX MAILBOX, 15 UNITS, 2 BOXES TOGETHER	4 SETS	
	13	MOVEABLE PICNIC TABLES | VICTOR STANLEY CENTRA UNA CAFE TABLE, BLACK	6	
	14	BENCHES | VICTOR STANLEY EVA BENCH, BLACK METAL, KEBONY WOOD SLATS	2	
	15	CHAIRS | VICTOR STANLEY CHAIR PRSCA-8, BLACK METAL, 23"WX32"H	26	
	16	FIRE PIT | MT FIRE PITS AON STEEL SQUARE FIRE PIT TABLE, 48"X48", BLACK, PROPANE WITH REMOTE TANK	1	
	17	RAISED GARDEN BEDS FOR COMMUNITY GARDEN	9	
	18	GARDEN STORAGE SHED | GRAINGER DENALI STEEL STORAGE SHED - 96.7" X 73.6" X 83.7"		
	19	PAVILION | ROMTEC DIMENSIONAL LUMBER PAVILION WITH SHED ROOF - 16' X 20'		
	20	FENCING ALONG PROPERTY LINE | SLIPFENCE COMMERCIAL HORIZONTAL WOOD FENCE WITH ALUMINUM POSTS	295 LF	1/L1.3
	21	DOG BAG DISPENSER | 400-BAG COUNT DOGIPOT, 9"WX3.5"LX12.5"H	2	

LIGHTING SCHEDULE PARK SITE PLAN

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	PEDESTRIAN OVERHEAD LIGHT FORMS AND SURFACES VAO MODEL | DARK SKY APPROVED | 4" POLE DIAM., 145" HEIGHT STAINLESS STEEL, POWDERCOAT, BLACK TEXTURE, SURFACE MOUNT 3000K COLOR TEMP	4
	BOLLARD PATH LIGHT FORMS AND SURFACES VAO MODEL | DARK SKY APPROVED | 3" POLE DIAM., 31" HEIGHT STAINLESS STEEL, POWDERCOAT, BLACK TEXTURE, SURFACE MOUNT 3000K COLOR TEMP	7

0 20 40 60 feet

SCALE: 1" = 20'

REVISIONS	DATE	BY
DRAFT LANDSCAPE SET	06-24-2025	SS
PERMIT SET	06-27-2025	SS

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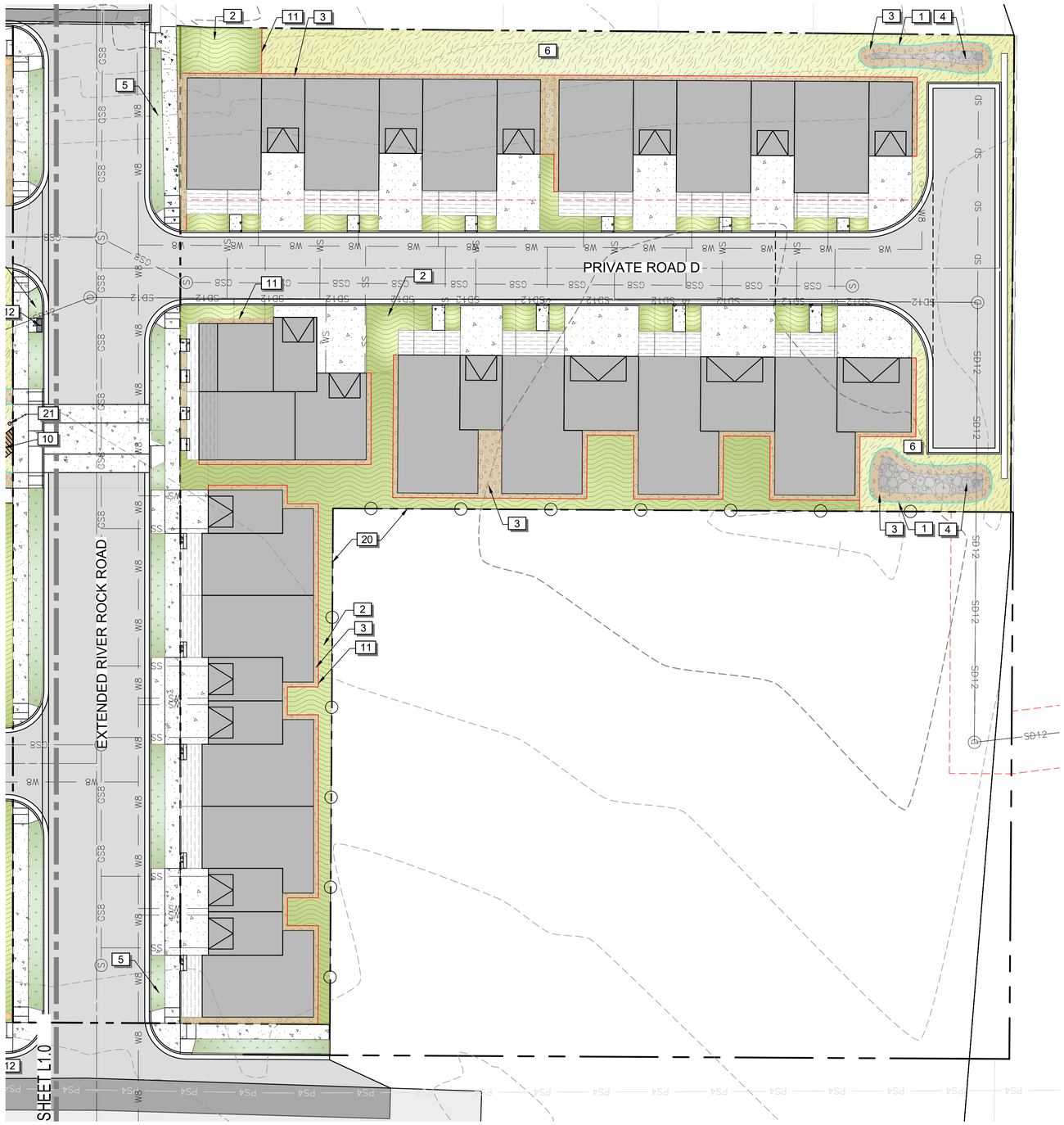
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SANDPOINT, ID

SEAL: STATE OF IDAHO · DEREK S. GASPER · LA-987789 · LICENSED LANDSCAPE ARCHITECT

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REFERENCE NOTES SCHEDULE SOUTH SITE PLAN

SYMBOL	CODE	DESCRIPTION	QTY	DETAIL
	1	ENGINEERED RAIN GARDENS, BIOSWALES - SEE CIVIL	870 SF	1/L1.2
	2	COURSE WOOD CHIP MULCH	4,943 SF	
	3	ROCK MULCH | PEAK SAND & GRAVEL BASALT A-ROCK - 1" - 5/8" CLEAR, NO FINES	2,540 SF	
	4	RIVER ROCK | PEAK SAND & GRAVEL RIVER ROCK ROUND 1"-3" DIAMETER ROCK, 3" DEPTH CLEAR, NO FINES	332 SF	
	5	MOWED LAWN	1,035 SF	
	6	SEED MIX - SEE SHEET L2.0	4,045 SF	
	11	LANDSCAPE EDGING | COLMET ATTACHED-STAKE STEEL EDGING, 4" HEIGHT, BLACK, 14 GAUGE OR APPROVED EQUAL	989 LF	2/L1.2
	20	FENCING ALONG PROPERTY LINE | SLIPFENCE COMMERCIAL HORIZONTAL WOOD FENCE WITH ALUMINUM POSTS	385 LF	1/L1.3

0 20 40 60 feet

SCALE: 1" = 20'

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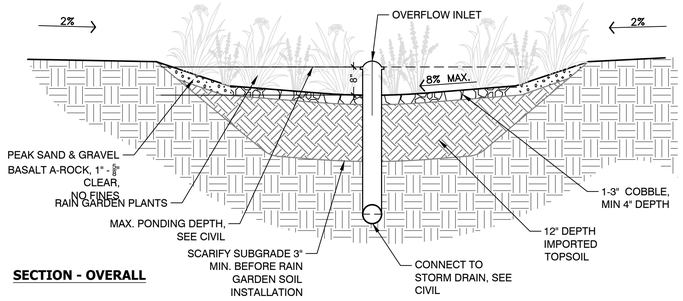
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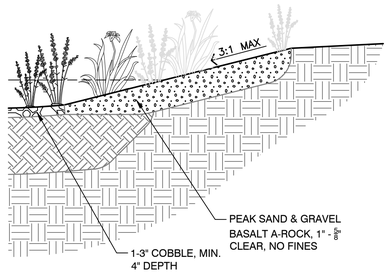
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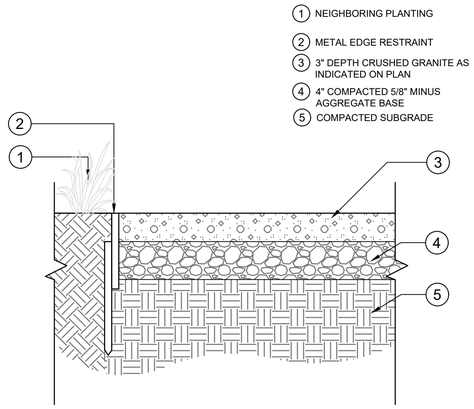
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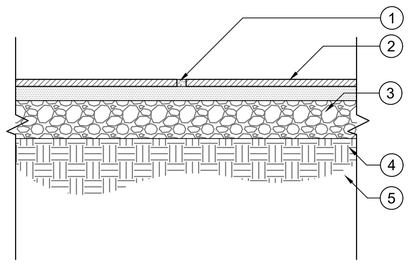
1 RAIN GARDEN CONCEPT - SEE CIVIL FOR ENGINEERED RAIN GARDEN DETAILS

3/4" = 1'-0" P-RE-RID-01



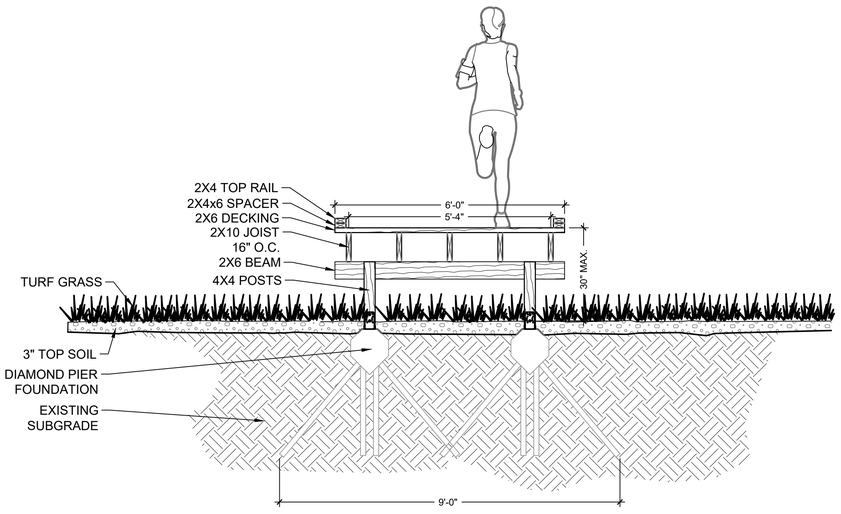
2 DECOMPOSED/CRUSHED GRANITE & METAL EDGING

1 1/2" = 1'-0" P-RE-RID-07



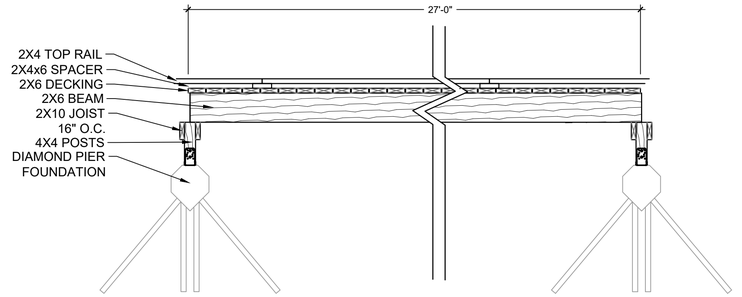
3 SAND SET PAVERS

1 1/2" = 1'-0" P-RE-RID-06



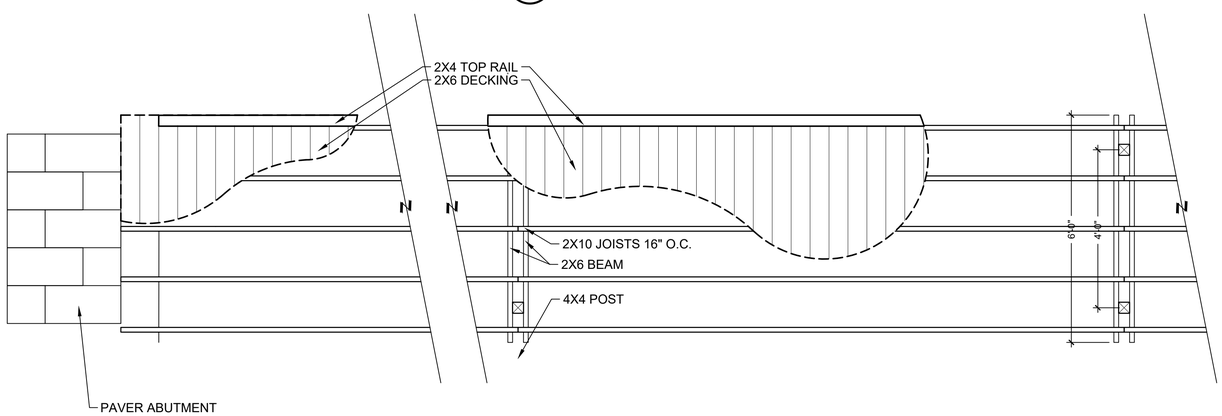
4 RAIN GARDEN BOARDWALK SECTION

1/2" = 1'-0" P-RE-RID-66



5 RAIN GARDEN BOARDWALK ELEVATION

1/2" = 1'-0" P-RE-RID-67



6 RAIN GARDEN BOARDWALK PLAN

1/2" = 1'-0" P-RE-RID-68

BOARDWALK NOTES:

1. CONTRACTOR TO PROVIDE SHOP DRAWINGS
2. VERIFY SPAN LENGTHS, JOISTS SPACING, AND LUMBER SIZES OF LOCALLY AVAILABLE WOOD PRODUCTS
3. USE TREATED LUMBER FOR ALL STRUCTURAL WOOD
4. USE GALVANIZED OR STAINLESS STEEL FASTENERS, TYP.
5. DECKING SHALL BE ROUGH HEWN EXTERIOR GRADE OR OWNER APPROVED EQUAL
6. SET BOARDS SUCH THAT THERE IS A 1/8" OR 1/16" GAP BETWEEN BOARDS FOR WATER FLOW

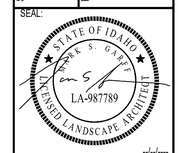
REVISIONS	DATE	BY
DRAFT LANDSCAPE SET	06-24-2025	SS
PERMIT SET	06-27-2025	SS

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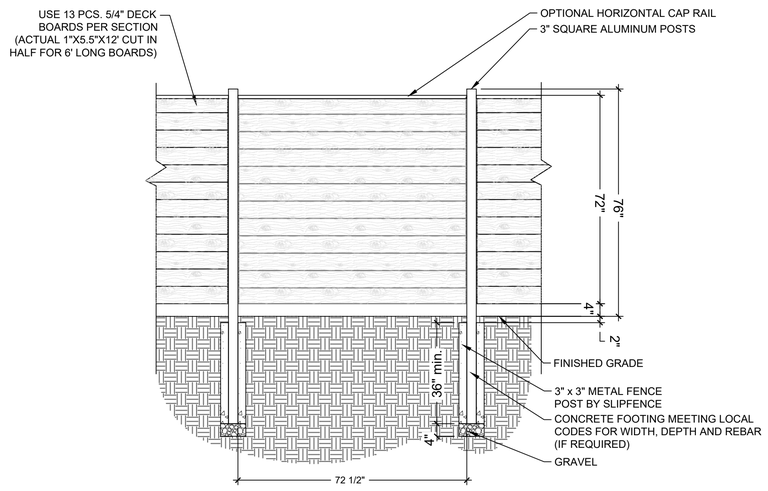
PROJECT NAME: RIDLEY VILLAGE COURT TOWNHOMES
SANDPOINT, ID

SEAL:



DESIGNER:	MG
DRAWN BY:	SS
APPROVED BY:	MG
DATE:	JUNE 2025
JOB NO:	7141
DRAWING FILE NO:	24-000467 LA00
DRAWING NO:	L1.2
SHEET NO:	4 OF 10

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1 SLIPFENCE SECTION

1/2" = 1'-0"

P-RE-RID-74

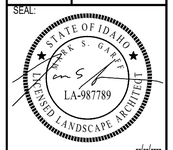
BY	DATE	REVISIONS
SS	06-24-2025	1 DRAFT LANDSCAPE SET
SS	06-27-2025	2 PERMIT SET

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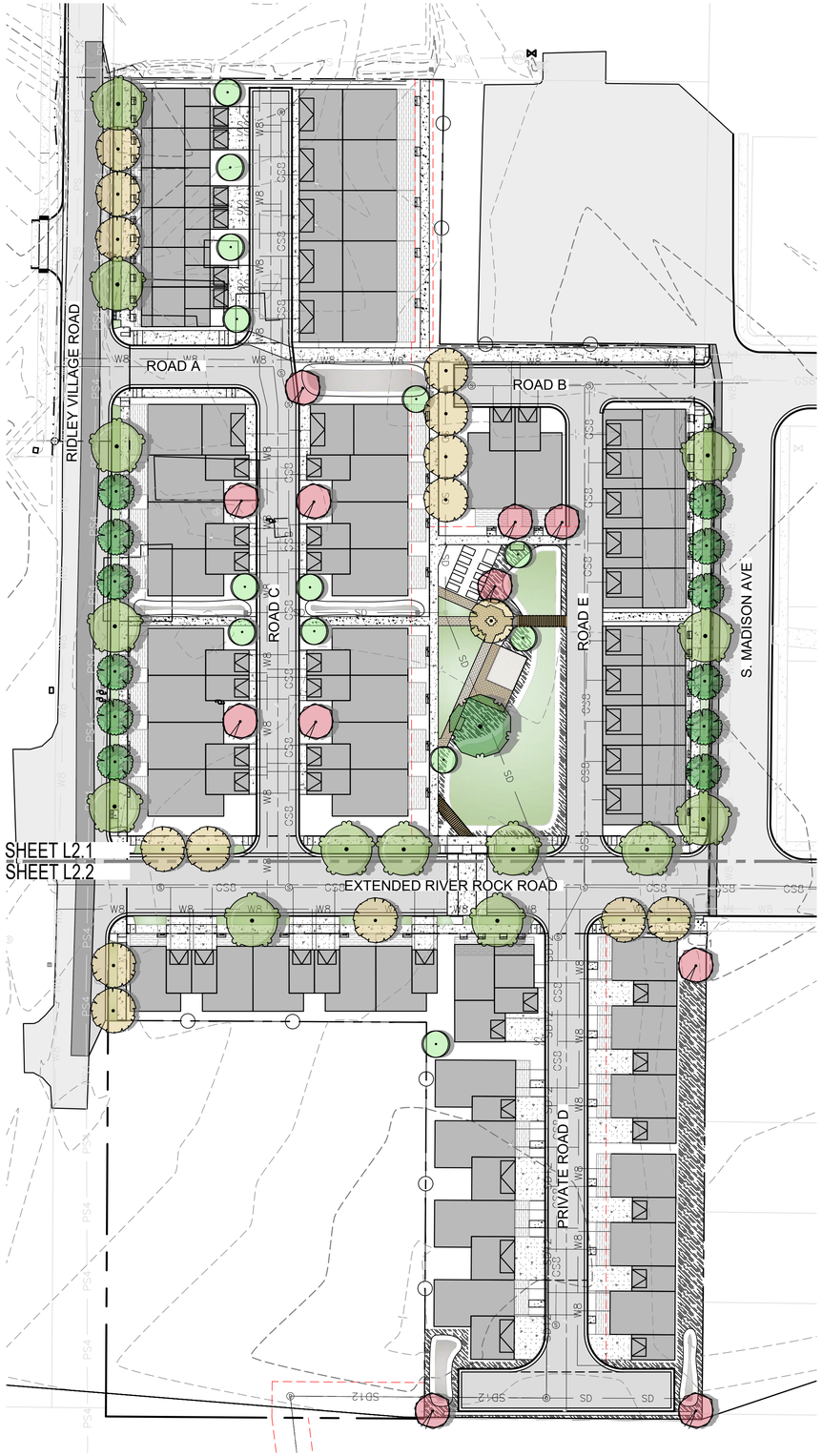
PROJECT NAME: RIDLEY VILLAGE COURT TOWNHOMES
SANDPOINT, ID

SEAL:



DESIGNER:	MG
DRAWN BY:	SS
APPROVED BY:	MG
DATE:	JUNE 2025
JOB NO:	7141
DRAWING FILE NO:	24-000467 LA00
DRAWING NO:	L1.3
SHEET NO:	5 OF 10

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PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE
TREES			
	11	ACER GLABRUM ROCKY MOUNTAIN MAPLE	1.5" CAL.
	15	ACER X FREEMANII 'JEFFERSRED' AUTUMN BLAZE® FREEMAN MAPLE	2.5" CAL.
	14	GLEDITSIA TRIACANTHOS 'SKYLINE' SKYLINE HONEY LOCUST	2.5" CAL.
	1	PLATANUS X ACERIFOLIA LONDON PLANE TREE	2.5" CAL.
	13	SORBUS SITCHENSIS WESTERN MOUNTAIN ASH	1.5" CAL.
	12	TILIA CORDATA LITTLELEAF LINDEN	2.5" CAL.

SEEDING NOTES

6,168 SF

1. APPLICATION RATE OF 25-35 LBS/ACRE (BROADCAST OR DRILL). ADJUST ACCORDINGLY FOR SQUARE FOOTAGE
2. SEEDING TIME IS PREFERRED IN THE FALL (LATE SEPT-OCT), OR ALTERNATIVELY SEED IN EARLY SPRING (MARCH-APRIL) BEFORE LAST FROST.
3. ASSURE SOIL IS FIRM AND A WEED-FREE SEEDBED. POST-SEEDING LIGHTLY RAKE AND PRESS SEEDS INTO SOIL.
4. WHEN MAINTAINING SEED MOW ONCE IN LATE FALL OR EARLY SPRING TO ABOUT 4-6 INCHES. DO NOT IRRIGATE AFTER ESTABLISHMENT UNLESS IN EXTREME DROUGHT. AVOID HERBICIDES; SPOT TREAT INVASIVE WEEDS IF NECESSARY. OVERSEED EVERY 3-5 YEARS TO MAINTAIN DENSITY
5. ALL SPECIES MUST BE LOCALLY ADAPTED NATIVE GENOTYPES
6. PROVIDE SEED TAGS AND GERMINATION RATES WITH DELIVERY
7. MIX SHOULD BE CLEANED, TESTED, AND READY TO BROADCAST OR DRILL
8. SUBSTITUTIONS ONLY UPON WRITTEN APPROVAL

NATIVE GRASSES - 60% TOTAL

BOTANICAL NAME	COMMON NAME	WEIGHT %
Festuca idahoensis	Idaho Fescue	20%
Elymus trachycaulus	Slender Wheatgrass	15%
Koeleria macrantha	Prairie Junegrass	10%
Bouteloua gracilis	Blue Grama	10%
Poa secunda	Sandberg Bluegrass	5%

NATIVE WILDFLOWERS - 40% TOTAL

BOTANICAL NAME	COMMON NAME	WEIGHT %
Gaillardia aristata	Blanketflower	10%
Linum lewisii	Lewis Flax	10%
Achillea millefolium	Western Yarrow	8%
Echinacea angustifolia	Narrowleaf COneflower	5%
Erigeron speciosus	Showy Fleabane	5%
Penstemon strictus or fruticosus	Rocky Mountain or Shrubby Penstemon	5%
Solidago missouriensis	Missouri Goldenrod	5%

0 40 80 120 feet

SCALE: 1" = 40'

REVISIONS	DATE	BY
DRAFT LANDSCAPE SET	06-24-2025	SS
PERMIT SET	06-27-2025	SS

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SHEET TITLE: TREE PLANTING PLAN & DETAILS

PROJECT NAME: RIDLEY VILLAGE COURT TOWNHOMES
SANDPOINT, ID

SEAL:
STATE OF IDAHO
MARK S. GARY
LA-987789
LICENSED LANDSCAPE ARCHITECT

DESIGNER:	MG
DRAWN BY:	SS
APPROVED BY:	MG
DATE:	JUNE 2025
JOB NO:	7141
DRAWING FILE NO:	24-000467 LA00
DRAWING NO:	L2.0
SHEET NO:	6 OF 10

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PLANT SCHEDULE NORTH PLANTING PLAN

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE
TREES			
	8	ACER GLABRUM ROCKY MOUNTAIN MAPLE	1.5" CAL.
	10	ACER X FREEMANII 'JEFFERSRED' AUTUMN BLAZE® FREEMAN MAPLE	2.5" CAL.
	12	GLEDITSIA TRIACANTHOS 'SKYLINE' SKYLINE HONEY LOCUST	2.5" CAL.
	1	PLATANUS X ACERIFOLIA LONDON PLANE TREE	2.5" CAL.
	12	SORBUS SITCHENSIS WESTERN MOUNTAIN ASH	1.5" CAL.
	12	TILIA CORDATA LITTLELEAF LINDEN	2.5" CAL.



SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE
SHRUBS			
	6	AMELANCHIER ALNIFOLIA 'REGENT' REGENT SERVICEBERRY	5 GAL
	19	ITEA VIRGINICA 'SPRICH' LITTLE HENRY® SWEETSPIRE	5 GAL
	21	PHYSOCARPUS OPULIFOLIUS 'SEWARD' SUMMER WINE® NINEBARK	5 GAL
	7	PICEA PUNGENS 'GLAUCA GLOBOSA' BLUE GLOBE COLORADO SPRUCE	5 GAL
	46	PRUNUS BESSEYI 'P011S' PAWNEE BUTTES® SAND CHERRY	5 GAL
	29	RHUS AROMATICA 'GRO-LOW' GRO-LOW FRAGRANT SUMAC	5 GAL
	37	RIBES AUREUM GOLDEN CURRANT	5 GAL
	9	SYMPHORICARPOS ALBUS COMMON SNOWBERRY	5 GAL
	3	SYRINGA PUBESCENS PATULA 'MISS KIM' MISS KIM KOREAN LILAC	5 GAL
	18	VIBURNUM DENTATUM 'AUTUMN JAZZ' AUTUMN JAZZ VIBURNUM	5 GAL
ORNAMENTAL GRASSES			
	13	HELICTOTRICHON SEMPERVIRENS BLUE OAT GRASS	1 GAL
	10	SESLERIA AUTUMNALIS AUTUMN MOOR GRASS	1 GAL
PERENNIALS			
	15	HEUCHERA X 'PALACE PURPLE' PALACE PURPLE CORAL BELLS	1 GAL
	20	RUDBECKIA LACINIATA CUTLEAF CONEFLOWER	1 GAL
	13	SALVIA X SYLVESTRIS HYBRID SAGE	1 GAL
	26	TIARELLA CORDIFOLIA FOAMFLOWER	1 GAL
RAIN GARDEN			
	9	ARONIA MELANOCARPA BLACK CHOKEBERRY	5 GAL
	21	CAREX GEYERI ELK SEDGE	1 GAL
	31	CORNUS SERICEA RED TWIG DOGWOOD	5 GAL
	3	HOLODISCUS DISCOLOR OCEANSPRAY	5 GAL
	13	JUNCUS PATENS 'ELK BLUE' SPREADING RUSH	1 GAL
	25	PANICUM VIRGATUM 'NORTHWIND' NORTHWIND SWITCH GRASS	1 GAL
	3	PHYSOCARPUS OPULIFOLIUS 'AMBER JUBILEE' AMBER JUBILEE NINEBARK	5 GAL
	21	RIBES SANGUINEUM RED FLOWERING CURRANT	5 GAL
	17	SCHIZACHYRIUM SCOPARIUM 'STANDING OVATION' STANDING OVATION LITTLE BLUESTEM	1 GAL

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING
GROUND COVERS				
	120	ACHILLEA MILLEFOLIUM COMMON YARROW	2.5" POT	15" o.c.
	103	ARCTOSTAPHYLOS UVA-URSI KINNIKINNICK	4"POT	18" o.c.
	2,123 SF	MIX COMPOSITION SEED MIX SEE SHEET L2.0 FOR SEEDING NOTES	SEED	
	94	PHLOX SUBULATA CREEPING PHLOX	4"POT	18" o.c.
	8,981 SF	TURF GRASS	SOD	

0 20 40 60 feet

SCALE: 1" = 20'

REVISIONS	DATE	BY
DRAFT LANDSCAPE SET	06-24-2025	SS
PERMIT SET	06-27-2025	SS

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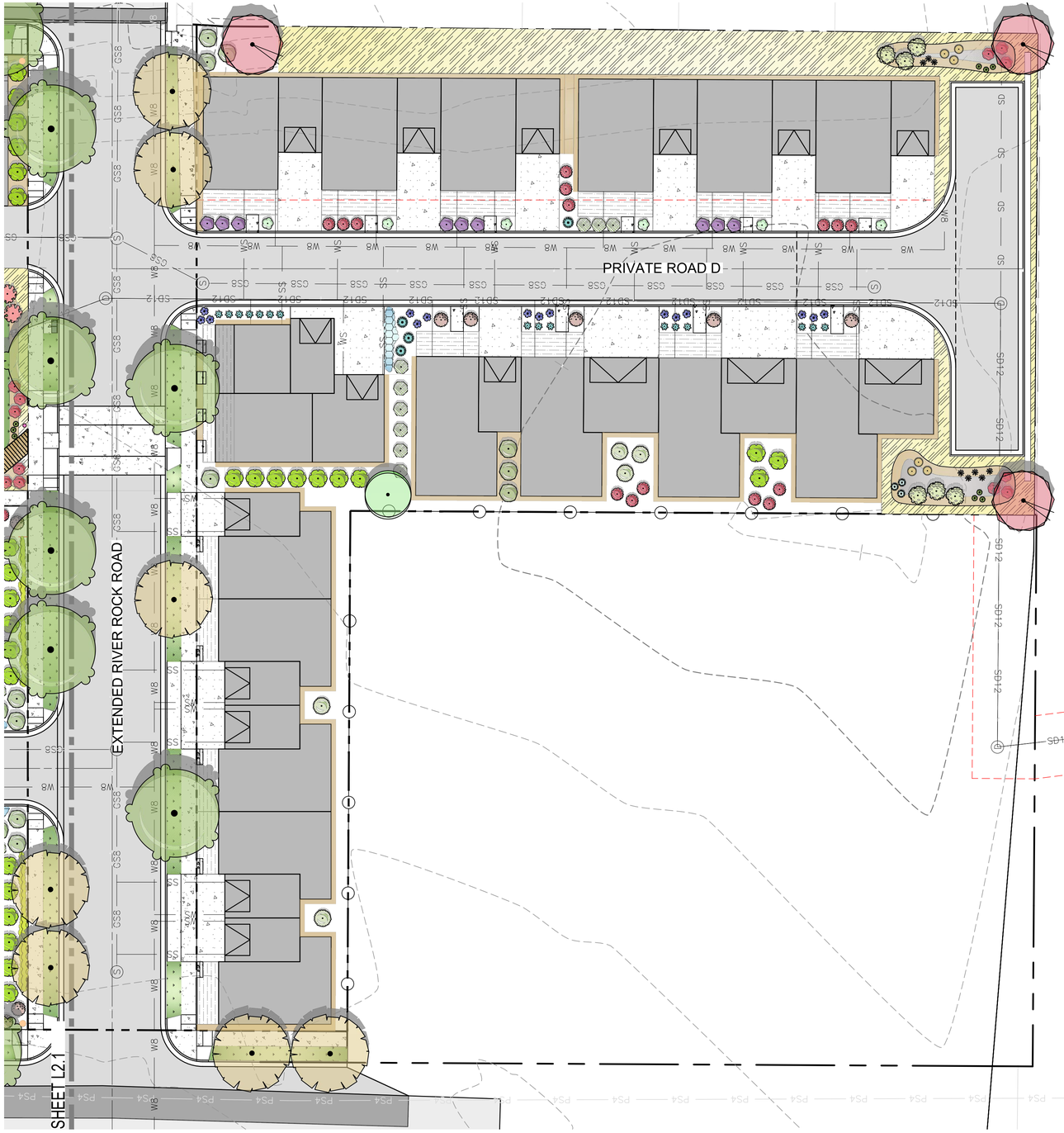
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PROJECT NAME: RIDLEY VILLAGE COURT TOWNHOMES
SANDPOINT, ID

SEAL:
STATE OF IDAHO
MARK S. GARET
LA-987789
LICENSED LANDSCAPE ARCHITECT

DESIGNER:	MG
DRAWN BY:	SS
APPROVED BY:	MG
DATE:	JUNE 2025
JOB NO:	7141
DRAWING FILE NO:	24-000467 LA00
DRAWING NO:	L2.1
SHEET NO:	7 OF 10

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PLANT SCHEDULE SOUTH PLANTING PLAN

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE
TREES			
	3	ACER GLABRUM ROCKY MOUNTAIN MAPLE	1.5" CAL.
	5	ACER X FREEMANII 'JEFFERSRED' AUTUMN BLAZE® FREEMAN MAPLE	2.5" CAL.
	2	GLEDITSIA TRIACANTHOS 'SKYLINE' SKYLINE HONEY LOCUST	2.5" CAL.
	1	SORBUS SITCHENSIS WESTERN MOUNTAIN ASH	1.5" CAL.
SHRUBS			
	5	AMELANCHIER ALNIFOLIA 'REGENT' REGENT SERVICEBERRY	5 GAL
	15	PHYSOCARPUS OPULIFOLIUS 'SEWARD' SUMMER WINE® NINEBARK	5 GAL
	4	PICEA PUNGENS 'GLAUCA GLOBOSA' BLUE GLOBE COLORADO SPRUCE	5 GAL
	5	PRUNUS BESSEYI 'P011S' PAWNEE BUTTES® SAND CHERRY	5 GAL
	7	RHUS AROMATICA 'GRO-LOW' GRO-LOW FRAGRANT SUMAC	5 GAL
	9	RIBES AUREUM GOLDEN CURRANT	5 GAL
	9	SYRINGA PUBESCENS PATULA 'MISS KIM' MISS KIM KOREAN LILAC	5 GAL
	10	VIBURNUM DENTATUM 'AUTUMN JAZZ' AUTUMN JAZZ VIBURNUM	5 GAL
ORNAMENTAL GRASSES			
	16	HELICTOTRICHON SEMPERVIRENS BLUE OAT GRASS	1 GAL
PERENNIALS			
	6	PEROVSKIA ATRIPLICIFOLIA RUSSIAN SAGE	1 GAL
	15	SALVIA X SYLVESTRIS HYBRID SAGE	1 GAL
RAIN GARDEN			
	6	CAREX GEYERI ELK SEDGE	1 GAL
	6	CORNUS SERICEA RED TWIG DOGWOOD	5 GAL
	6	HOLODISCUS DISCOLOR OCEANSPRAY	5 GAL
	8	JUNCUS PATENS 'ELK BLUE' SPREADING RUSH	1 GAL
	6	PANICUM VIRGATUM 'NORTHWIND' NORTHWIND SWITCH GRASS	1 GAL
	3	SCHIZACHYRIUM SCOPARIUM 'STANDING OVATION' STANDING OVATION LITTLE BLUESTEM	1 GAL

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING
GROUND COVERS				
	42	ACHILLEA MILLEFOLIUM COMMON YARROW	2.5" POT	15" o.c.
	4,045 SF	MIX COMPOSITION SEED MIX SEE SHEET L2.0 FOR SEEDING NOTES	SEED	
	1,037 SF	TURF GRASS	SOD	

0 20 40 60 feet

SCALE: 1" = 20'

REVISIONS	DATE	BY
DRAFT LANDSCAPE SET	06-24-2025	SS
PERMIT SET	06-27-2025	SS

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SHEET TITLE: SOUTH PLANTING PLAN

PROJECT NAME: RIDLEY VILLAGE COURT TOWNHOMES
SANDPOINT, ID

SEAL:
STATE OF IDAHO
MARK S. GRAY
LA-987789
LICENSED LANDSCAPE ARCHITECT

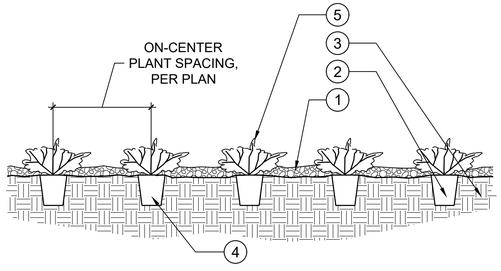
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APPROVED BY:	MG
DATE:	JUNE 2025
JOB NO:	7141
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PLANTING NOTES

1. ALL TREE AND SHRUB LOCATIONS ARE TO BE STAKED ON SITE FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
2. SUBSTITUTIONS: THE LANDSCAPE ARCHITECT SHALL APPROVE ANY SUBSTITUTION.
3. DO NOT PRUNE PLANTS UNLESS DIRECTED TO DO SO BY THE LANDSCAPE ARCHITECT.
4. CONTAINER STOCK IS PREFERRED FOR ALL PLANTS. IF CONTAINER STOCK IS NOT AVAILABLE FOR TREES, THEN ALL B&B PLANT MATERIAL SHALL HAVE ALL WIRE, TWINE, OR OTHER CONTAINMENT MATERIAL, EXCEPT FOR 100% HEMP BURLAP, REMOVED FROM THE TRUNK AND ROOT BALL OF THE PLANT PRIOR TO PLANTING. REMOVE THE TOP 2/3 OF THE HEMP BURLAP AFTER PLACING PLANT IN THE PIT.
5. PLANTING SOIL FOR ALL PLANTING AREAS:
   a. DO NOT STORE BULK MATERIALS NEAR STRUCTURES, OVER EXISTING PLANTING, OVER UTILITIES, WALKWAYS AND PAVEMENTS.
   b. PROVIDE EROSION CONTROL MEASURES TO PREVENT DISPLACEMENT OF BULK MATERIALS, DISCHARGE INTO WATERWAYS OR SEWERS, AND AIRBORNE DUST.
   c. PREPARING PLANTING AREAS, AND SPREADING SOIL SHALL BE COMPLETED BY THE LANDSCAPE CONTRACTOR AND SUPERVISED BY THE GENERAL CONTRACTOR SO THAT GRADES ARE MET AS NOTED ON THE GRADING PLANS.
   d. ALL IMPORTED PLANTING AREA SOIL SHALL BE 2-WAY (60% SAND, 40% COMPOST) TOPSOIL FROM AN APPROVED SOURCE. PROVIDE A 1-QUART SAMPLE FOR APPROVAL PRIOR TO IMPORTING ANY SOIL. TOPSOIL NOT MEETING INDUSTRY STANDARDS FOR COMPOSITION AND NUTRIENTS SHALL BE REJECTED.
   e. QUANTITY OF IMPORTED SOIL SHALL BE EQUAL TO A MINIMUM OF SIX (6) INCHES DEPTH IN ALL LANDSCAPE BEDS. THE SOIL INSTALLATION PROCESS OUTLINED BELOW SHALL COMBINE THIS QUANTITY OF IMPORTED SOIL WITH SUBSOIL TO RESULT IN AN EIGHT (8) INCH DEPTH OF PLANTING SOIL.
   f. SOIL INSTALLATION: APPLY TWO (2) INCHES OF APPROVED IMPORTED SOIL OVER PREPARED SUBGRADE. TILL IMPORTED SOIL INTO TOP TWO (2) INCHES OF SUBSOIL TO CREATE AMENDED SOIL. APPLY AN ADDITIONAL FOUR (4) INCHES OF IMPORTED SOIL OVER AMENDED SOIL. TO CREATE AN EIGHT (8) INCH LAYER OF PLANTING SOIL. ROLL AND RAKE SMOOTH. ENSURE NO ROCKS OR OTHER DEBRIS EXCEEDING 3 INCHES IN DIAMETER REMAIN.
   g. IF PREPARED SOIL OR PREPARED SUBGRADE IS RE-COMPACTED, RESTORE AS DIRECTED BY THE LANDSCAPE ARCHITECT.
7. MULCH ENTIRE LANDSCAPE AREA TO A DEPTH OF 3 INCHES WITH MATERIAL MULCH AS SPECIFIED ON PLANS - EITHER ROCK MULCH OR WOOD CHIP MULCH. PROVIDE A 1-QUART SAMPLE OF EACH TYPE OF MULCH FOR APPROVAL PRIOR TO IMPORTING ANY.
8. MULCH SHALL NOT BE ABOVE OR MORE THAN 1/2 INCH BELOW ADJOINING SURFACE. MULCH SHALL BE HELD BACK 2-3 INCHES FROM THE STEMS AND TRUNKS OF PLANTS.
9. ROOT BARRIER SHALL BE INSTALLED ON ALL TREES WITHIN 6' OF A CURB OR SIDEWALK, OR AS INDICATED ON PLANS.
10. DURING PLANTING OPERATIONS, KEEP ADJACENT PAVING AREAS CLEAN AND PROTECTED FROM DAMAGE. WORK AREA SHALL BE KEPT CLEAN AND ORDERLY.
11. DO NOT REMOVE NURSERY TAGS, STAKES, AND TIES UNTIL DIRECTED TO DO SO BY THE LANDSCAPE ARCHITECT.
12. WARRANTY: INSTALLER AGREES TO WARRANTY PLANTING THAT FAILS IN MATERIALS, WORKMANSHIP OR GROWTH WITHIN A WARRANTY PERIOD OF 12 MONTHS FROM THE DATE OF PLANTING COMPLETION.
13. PLANT SYMBOLS SHALL DICTATE PLANT COUNT.
14. ALL LANDSCAPING SHALL BE PLANTED AND MAINTAINED IN A LIVING CONDITION BY THE CONTRACTOR UNTIL FINAL OWNER ACCEPTANCE.
15. FINAL INSPECTION SHALL OCCUR AT THE CONCLUSION OF A 60-DAY MAINTENANCE PERIOD. MAINTENANCE PERIOD SHALL COMMENCE UPON COMPLETION OF ALL LANDSCAPE INSTALLATION ACTIVITIES AND SHALL INCLUDE THE FOLLOWING:
   a. MOW LAWNS ONCE PER MONTH.
   b. REMOVE ALL WEEDS OVER 1" IN HEIGHT.
   c. REPLACE DEAD OR UNHEALTHY PLANTS.
   d. ENSURE PROPER FUNCTION OF IRRIGATION SYSTEM.
   e. ENSURE ADEQUATE MOISTURE IS DELIVERED TO ALL LANDSCAPE BEDS INCLUDING NON-IRRIGATED AREAS.
   f. FERTILIZE ALL SEEDED AREAS AT CONCLUSION OF MAINTENANCE PERIOD.
16. COMMERCIAL FERTILIZATION MIX FOR HYDROSEED SHALL BE 10-20-20 SHALL BE APPLIED AT THE RATE OF 10 POUNDS PER 1000 S.F.
17. WATER USED FOR HYDROSEEDING SHALL BE FREE FROM OIL, ACID, ALKALI, SALT AND OTHER SUBSTANCES HARMFUL TO GROWTH OF GRASS, AND SHALL BE FROM A SOURCE APPROVED PRIOR TO USE.
18. WOOD-CELLULOSE FIBER MULCH FOR USE WITH HYDRAULIC APPLICATION OF GRASS SEED AND FERTILIZER SHALL CONSIST OF SPECIALLY PREPARED WOOD-CELLULOSE FIBER PROCESSED TO CONTAIN NO GROWTH - NO GERMINATION - INHIBITING FACTORS AND DYED AN APPROPRIATE COLOR TO FACILITATE VISUAL METERING OF APPLICATION OF MATERIALS. APPLY MULCH AT THE RATE OF 2,000 POUNDS PER ACRE.

1. 3" - 4" MULCH LAYER, AS SPECIFIED ON PLAN. TAKE CARE TO NOT BURY PLANTS WITH MULCH. MULCH LAYER AROUND PLANT BASE MAY BE LESS THAN 3" THICK
2. PLANTING PIT TO BE 2X DIAMETER OF CONTAINER
3. TOPSOIL, AS SPECIFIED ON PLAN
4. REMOVE FROM ALL PACKAGING PRIOR TO PLANTING
5. PERENNIAL, GROUNDCOVER OR ORNAMENTAL GRASS, TYP. PER PLAN

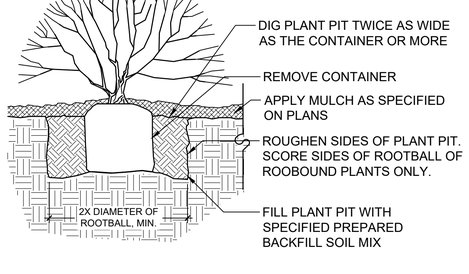


1 PERENNIAL & ORN. GRASS PLANTING

NTS

P-RE-RID-51

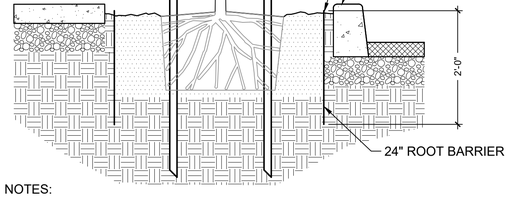
NOTE:
1. ANY BROKEN OR CRUMBLING ROOTBALL WILL BE REJECTED.
2. HOLD GRADE 1" BELOW EDGE OF WALK OR CURB.



2 SHRUB PLANTING DETAIL

NTS

P-RE-RID-13



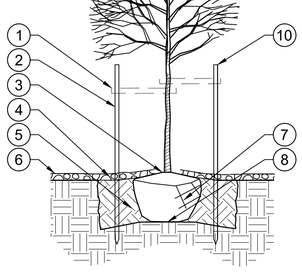
NOTES:
1. ROOT BARRIERS SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
2. ROOT BARRIERS SHALL BE INSTALLED WHEN ROOT BALL IS LOCATED WITHIN 8' OF PAVEMENT. ROOT BARRIER SHOULD EXTEND 8' ON EITHER SIDE OF TRUNK FOR A 16' CONTINUOUS LENGTH.

3 STREET TREE ROOT BARRIER

3/4" = 1'-0"

P-RE-RID-65

NOTE:
1. PLANT ROOTBALL 1" ABOVE FINISH GRADE. PLANTING PIT TO BE 2X DIAM. OF ROOTBALL, MIN.



1. INSTALL "DIMEX PROLOCK CHAIN-LOCK TREE TIE" PER MANUF. SPECIFICATIONS
2. 2' X 2' X 8' LONG FIR STAKES. PRESERVATIVE TREATED W/ WOODLIDE OR EQ. PRESTAIN DARK BROWN
3. GRADE @ WHICH TREE GREW IN NURSERY
4. MULCH, PER PLAN. HOLD BACK 2-3" FROM TRUNK
5. PREPARED BACKFILL SOIL MIX
6. FINISH GRADE
7. REMOVE ALL WRAPPINGS, TWINE & WIRE FROM TOP 1/2 OF ROOTBALL AFTER TREE IS IN POSITION
8. SET ROOTBALL ON UNDISTURBED SUBGRADE
9. DECIDUOUS TREES MUST HAVE A STRONG CENTRAL LEADER
10. HEIGHT OF STAKE SHALL BE 5 FT. ABOVE FINISH GRADE

4 DECIDUOUS TREE PLANTING

NTS

REVISIONS	DATE	BY
DRAFT LANDSCAPE SET	06-24-2025	SS
PERMIT SET	06-27-2025	SS

SCJ STUDIO
LANDSCAPE ARCHITECTURE
1807 FLORENCE AVENUE, BUTTE, MT 59701
P: 406.792.2020
SCJALLIANCE.COM

SHEET TITLE: PLANTING DETAILS

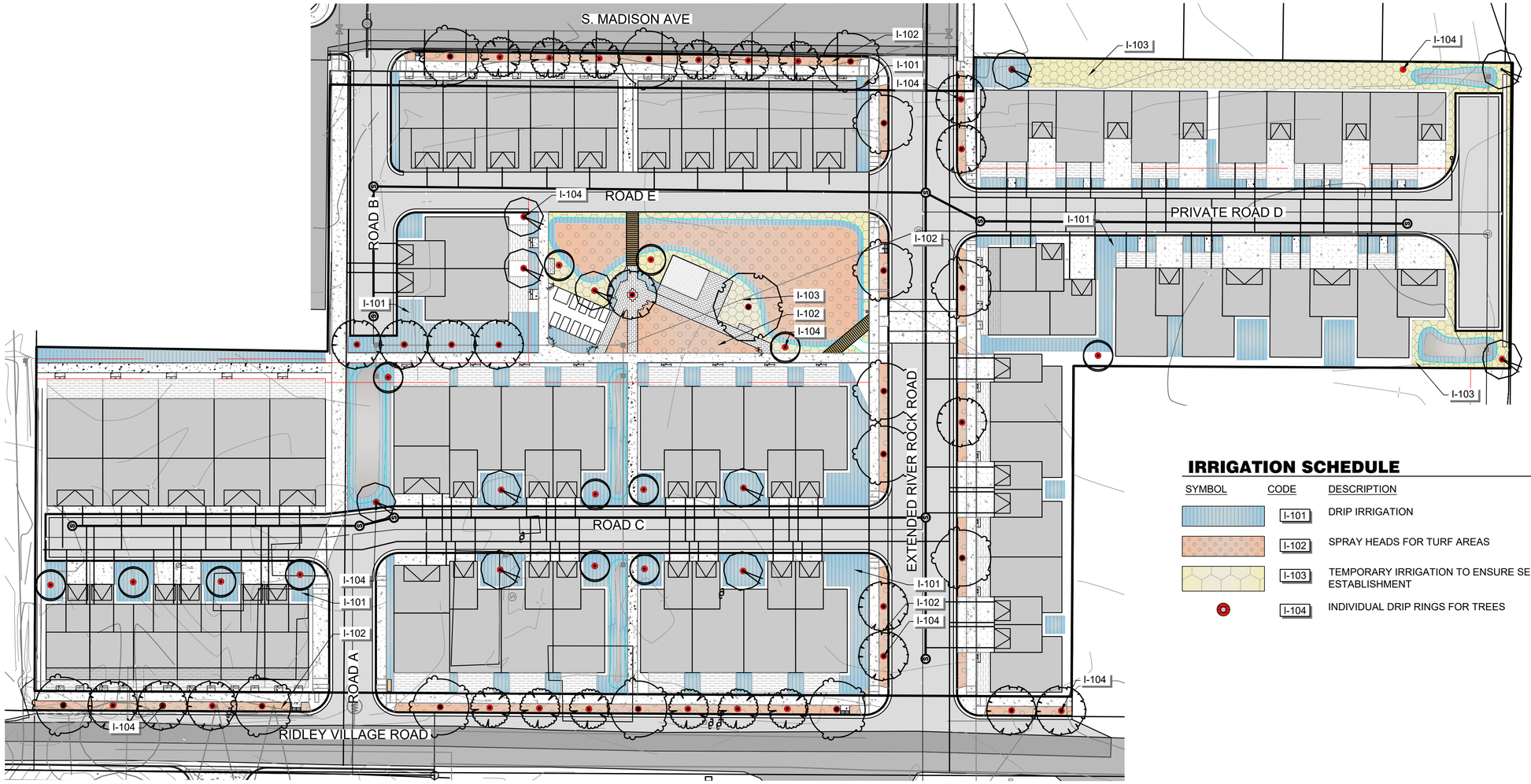
PROJECT NAME: RIDLEY VILLAGE COURT TOWNHOMES
SANDPOINT, ID

SEAL:



DESIGNER:	MG
DRAWN BY:	SS
APPROVED BY:	MG
DATE:	JUNE 2025
JOB NO:	7141
DRAWING FILE NO:	24-000467 LA00
DRAWING NO:	L2.3
SHEET NO:	9 OF 10

Jul 01, 2025 9:03:08am - User sophia.ahlonsuph
N:\PROJECTS\7141 AFFINITY REAL ESTATE MANAGEMENT, INC\24-000467 RIDLEY VILLAGE COURT TOWN HOMES CONTRACT\CAD\24-000467 LA00.DWG



IRRIGATION SCHEDULE

SYMBOL	CODE	DESCRIPTION	QTY
	I-101	DRIP IRRIGATION	17,701 SF
	I-102	SPRAY HEADS FOR TURF AREAS	10,016 SF
	I-103	TEMPORARY IRRIGATION TO ENSURE SEED MIX ESTABLISHMENT	6,168 SF
	I-104	INDIVIDUAL DRIP RINGS FOR TREES	66

0 30 60 90 feet

SCALE: 1" = 30'

REVISIONS	DATE	BY
DRAFT LANDSCAPE SET	06-24-2025	SS
PERMIT SET	06-27-2025	SS

SCJ STUDIO
LANDSCAPE ARCHITECTURE
1807 FLORENCE AVENUE, BUTTE, MT 59701
P: 406.792.2020
SCJALLIANCE.COM

SHEET TITLE: OVERALL SCHEMATIC IRRIGATIOIN PLAN

PROJECT NAME: RIDLEY VILLAGE COURT TOWNHOMES
SANDPOINT, ID

SEAL:

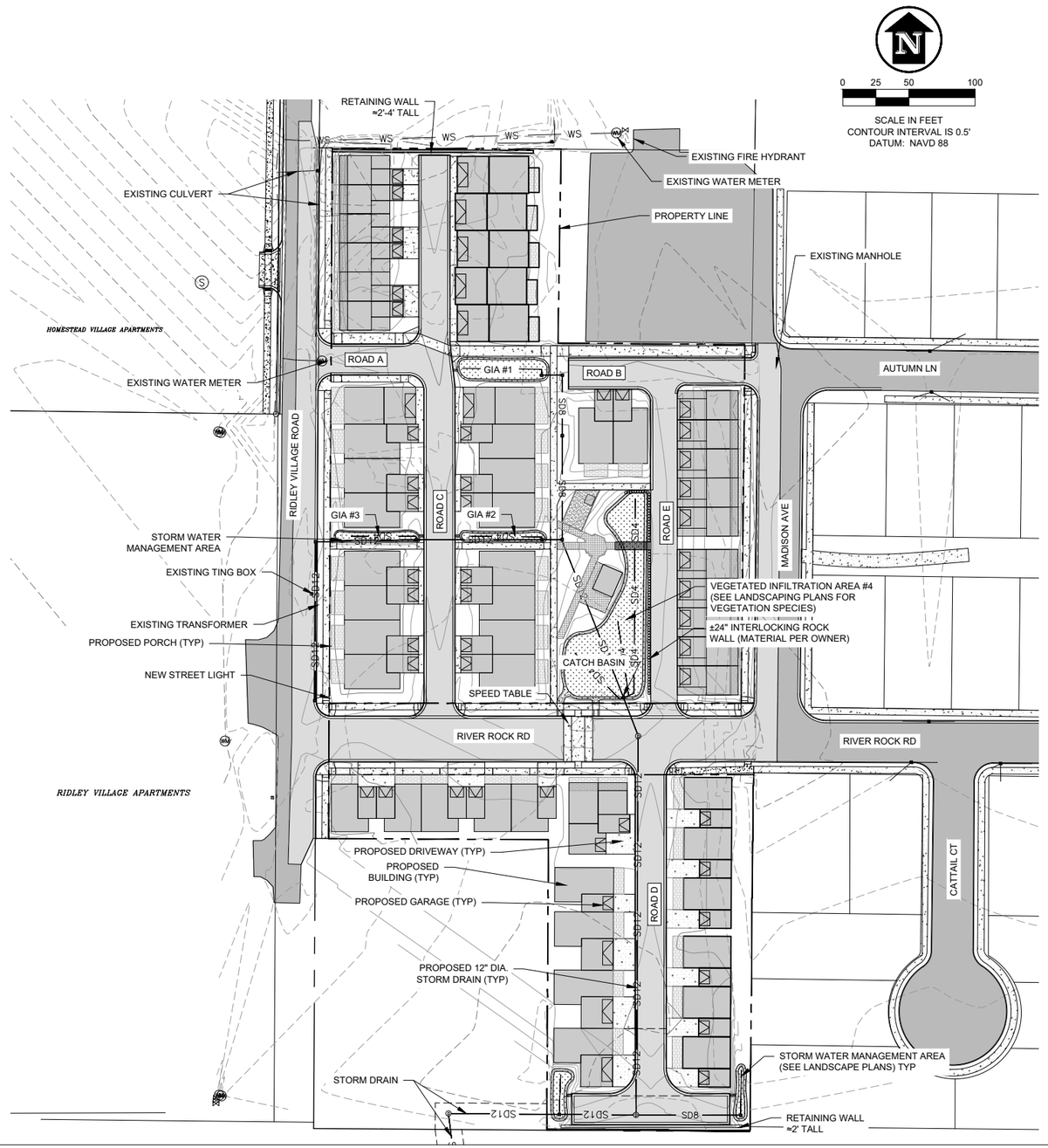
STATE OF IDAHO
DEREK S. GARNER
LA-987789
LICENSED LANDSCAPE ARCHITECT

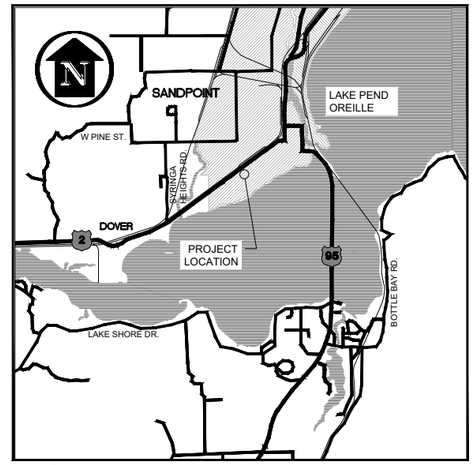
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APPROVED BY:	MG
DATE:	JUNE 2025
JOB NO:	7141
DRAWING FILE NO:	24-000467 IR00
DRAWING NO:	L3.0
SHEET NO:	10 OF 10

Jul 01, 2025 9:03:32am – User: sophia.ahnough
N:\PROJECTS\7141 AFFINITY REAL ESTATE MANAGEMENT, INC\24-000467 RIDLEY VILLAGE COURT TOWN HOMES CONTRACT\CAD\24-000467 IR00.DWG

RIDLEY COURT
GRADING AND STORM WATER MANAGEMENT PLANS

(PARCEL RPS00000280320A/ 875 RIDLEY VILLAGE ROAD)
SECTION 28, TOWNSHIP 57 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO





VICINITY MAP
NOT TO SCALE

DRAWING INDEX

SHEET #	TITLE
1	OVERALL SITE PLAN
2	ROADS A & B PLAN AND PROFILE
3	RIVER ROCK ROAD PLAN AND PROFILE
4	ROAD C PLAN AND PROFILE
5	ROAD D PLAN AND PROFILE
6	ROAD E PLAN AND PROFILE
7	STORM SEWER AND EROSION CONTROL PLAN
8	STORM SEWER MAIN PROFILE
9-13	DETAILS
14	SPECIFICATIONS AND LEGEND

CALL
2 WORKING DAYS
BEFORE YOU DIG!

Bonner Boundary One Call
811

PROFESSIONAL ENGINEER REGISTERED 8607 10/15/2025 STATE OF IDAHO B.SCOTT BROWN

FINAL DESIGN DRAWINGS
NOT APPROVED FOR CONSTRUCTION

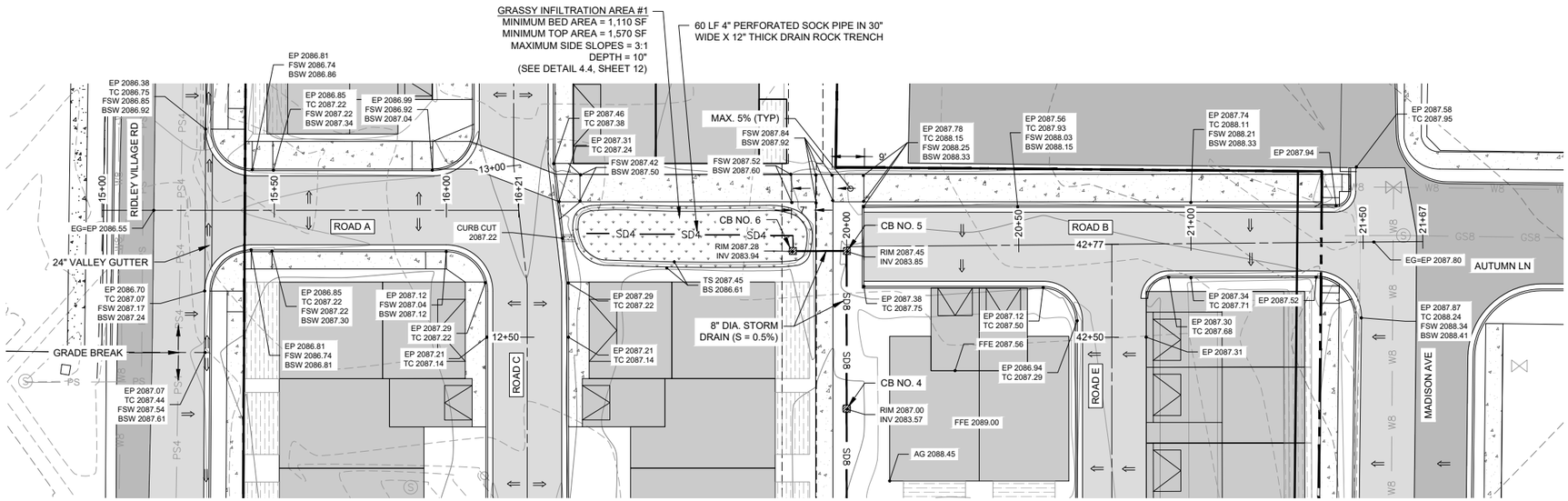
No.	DATE:	REVISION	DRN/CHK

James A. Sewell and Associates, LLC
1319 NORTH DIVISION AVENUE
SANDPOINT, IDAHO 83864
(208) 263-4160

SHEET TITLE: OVERALL SITE PLAN

PROJECT: RIDLEY CT. RIDLEY VILLAGE ROAD SANDPOINT, IDAHO

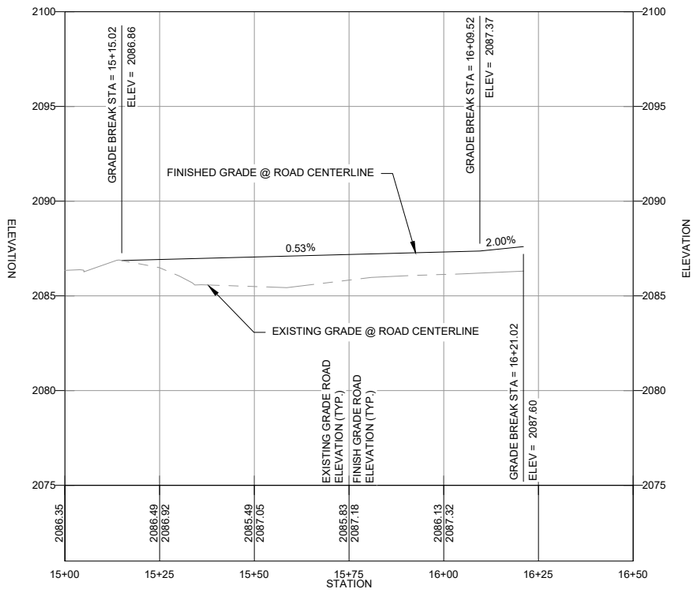
DATE:	10-14-2025
SCALE:	AS SHOWN
DESIGNED:	BSB
DRAWN:	NCF
CHECKED:	BSB
PROJ NO.:	01210-24-002
CAD FILE:	E-AFFINITY



0 10 20 40

SCALE IN FEET
CONTOUR INTERVAL IS 0.5'
DATUM: NAVD 88

ROADS A & B PLAN

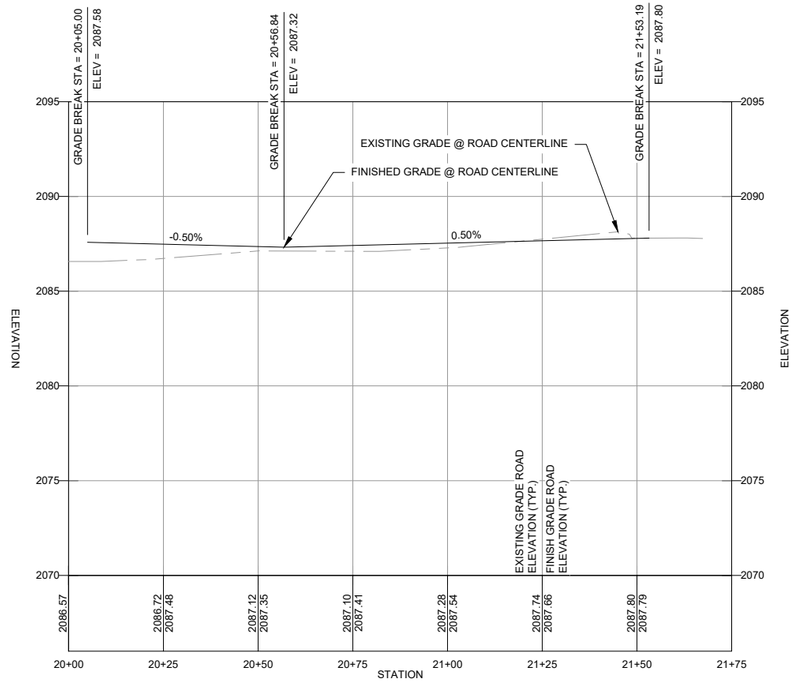


ROAD A PROFILE

STATION 15+00 TO 16+50

0 10 20 40
HORIZONTAL SCALE IN FEET

0 2 4 8
VERTICAL SCALE IN FEET



ROAD B PROFILE

STATION 20+00 TO 21+75

0 10 20 40
HORIZONTAL SCALE IN FEET

0 2 4 8
VERTICAL SCALE IN FEET

PROFESSIONAL ENGINEER REGISTERED 8607 10/15/2025 STATE OF IDAHO B. SCOTT BROWN

FINAL DESIGN DRAWINGS
NOT APPROVED FOR CONSTRUCTION

No.	DATE:	REVISION	DRN/CHK

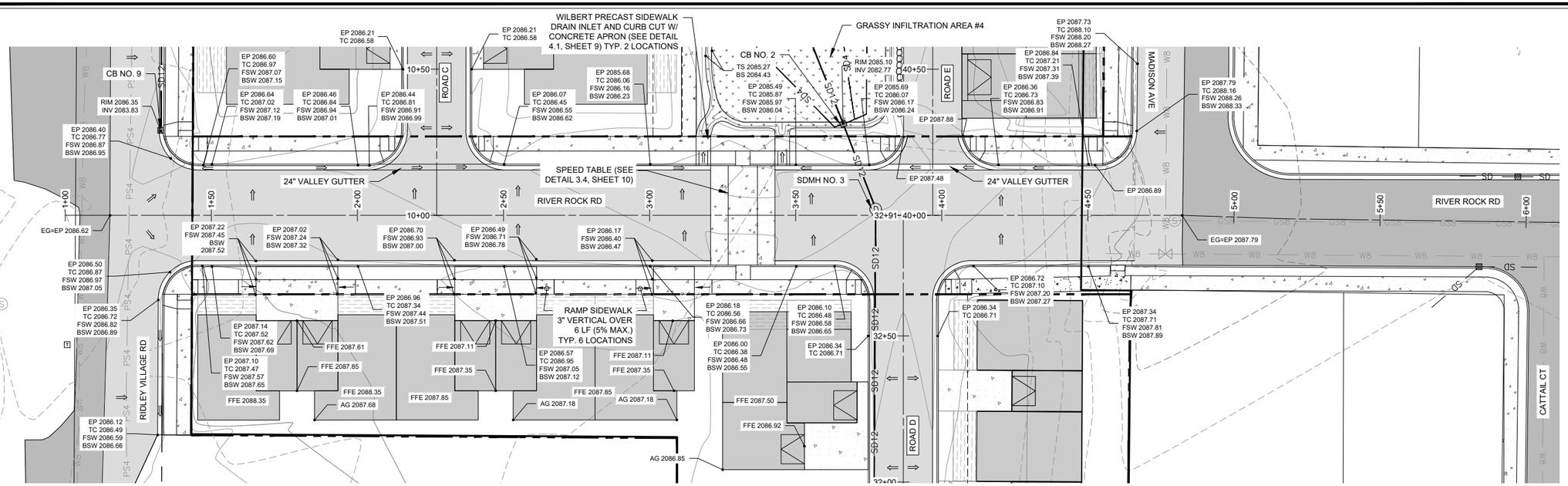
James A. Sewell and Associates, LLC
1319 NORTH DIVISION AVENUE
SANDPOINT, IDAHO 83864
(208) 263-4160

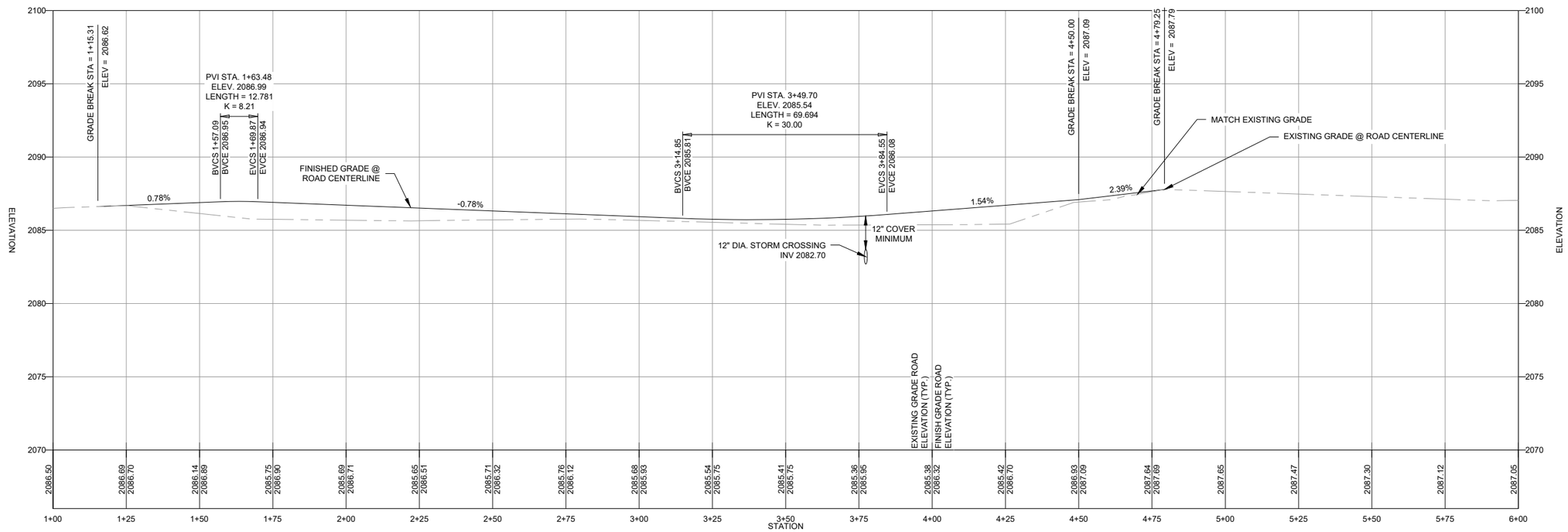
SHEET TITLE:
ROADS A & B PLAN AND PROFILE

PROJECT:
RIDLEY CT.
RIDLEY VILLAGE ROAD
SANDPOINT, IDAHO

DATE:	10-14-2025
SCALE:	AS SHOWN
DESIGNED:	BSB
DRAWN:	NCF
CHECKED:	BSB
PROJ NO.:	01210-24-002
CAD FILE:	E-AFFINITY

SHEET 2 OF 14





0 10 20 40
HORIZONTAL SCALE IN FEET

RIVER ROCK ROAD PROFILE
STATION 1+00 TO 6+00

0 2 4 8
VERTICAL SCALE IN FEET

PROFESSIONAL ENGINEER REGISTERED 8607 10/15/2025 STATE OF IDAHO B. SCOTT BROWN

FINAL DESIGN DRAWINGS
NOT APPROVED FOR CONSTRUCTION

No.	DATE:	REVISION	DRN/CHK

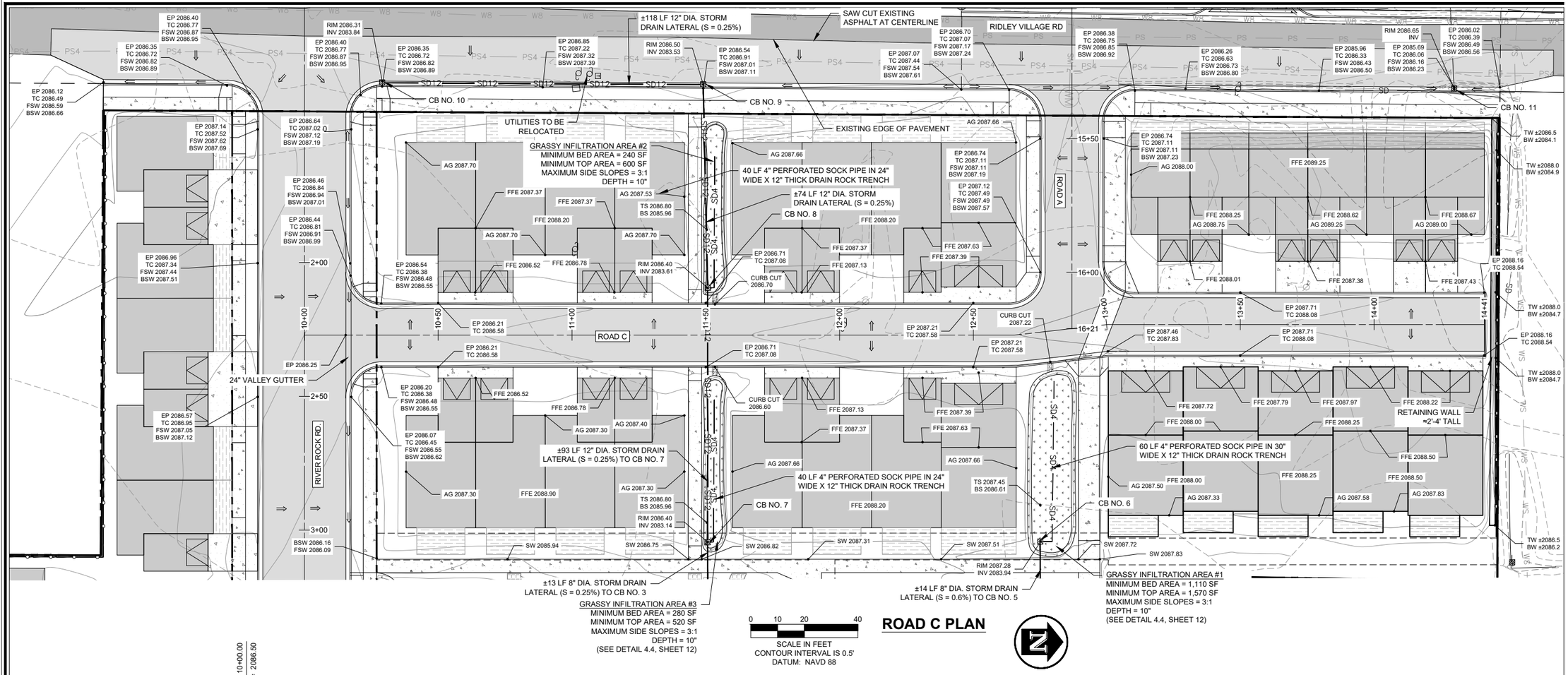
James A. Sewell and Associates, LLC
1319 NORTH DIVISION AVENUE
SANDPOINT, IDAHO 83864
(208) 263-4160

SHEET TITLE:
RIVER ROCK ROAD PLAN AND PROFILE

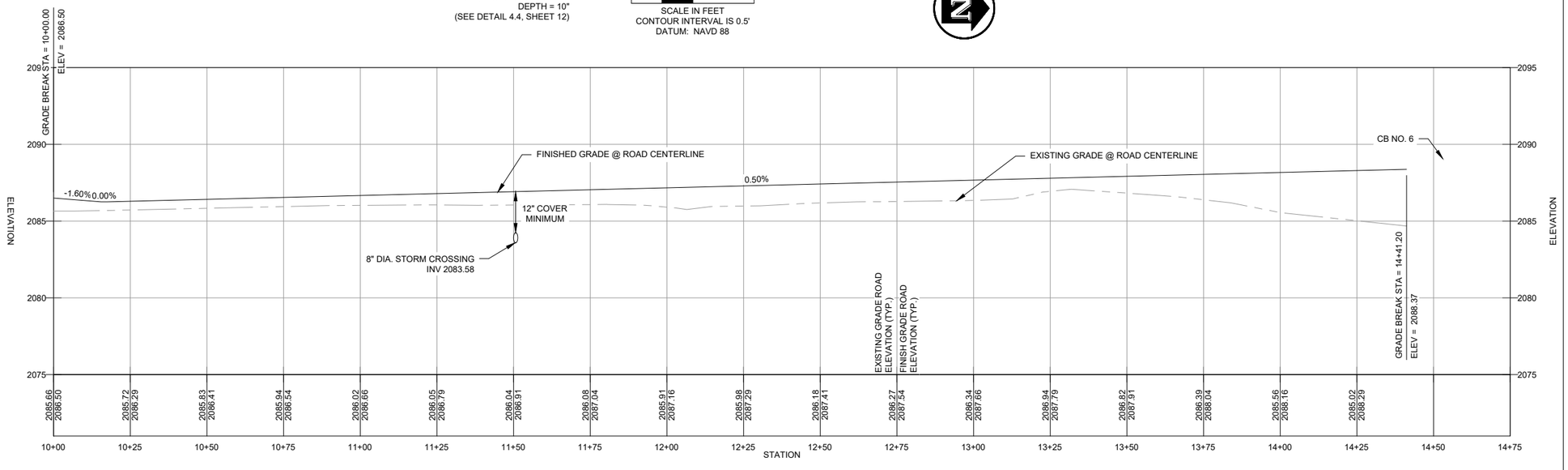
PROJECT:
RIDLEY CT.
RIDLEY VILLAGE ROAD
SANDPOINT, IDAHO

DATE:	10-14-2025
SCALE:	AS SHOWN
DESIGNED:	BSB
DRAWN:	NCF
CHECKED:	BSB
PROJ NO.:	01210-24-002
CAD FILE:	E-AFFINITY

SHEET 3 OF 14



ROAD C PLAN



HORIZONTAL SCALE IN FEET: 0 10 20 40

VERTICAL SCALE IN FEET: 0 2 4 8

ROAD C PROFILE

STATION 10+00 TO 14+75

PROFESSIONAL ENGINEER REGISTERED 8607 10/15/2025 STATE OF IDAHO B. SCOTT BROWN

FINAL DESIGN DRAWINGS
NOT APPROVED FOR CONSTRUCTION

No.	DATE:	REVISION	DRN/CHK

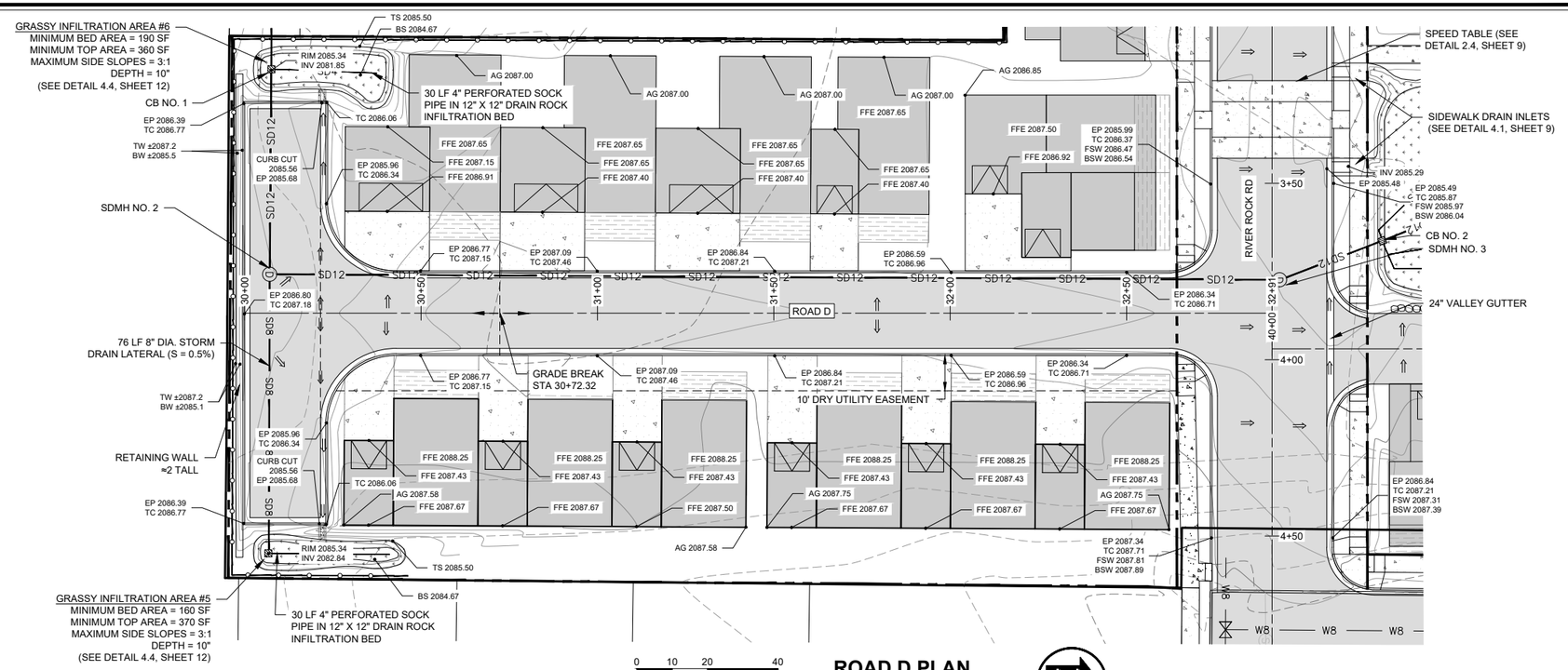
James A. Sewell and Associates, LLC
1319 NORTH DIVISION AVENUE
SANDPOINT, IDAHO 83864
(208) 263-4160

SHEET TITLE: ROAD C PLAN AND PROFILE

PROJECT: RIDLEY CT.
RIDLEY VILLAGE ROAD
SANDPOINT, IDAHO

DATE:	10-14-2025
SCALE:	AS SHOWN
DESIGNED:	BSB
DRAWN:	NCF
CHECKED:	BSB
PROJ NO.:	01210-24-002
CAD FILE:	E-AFFINITY

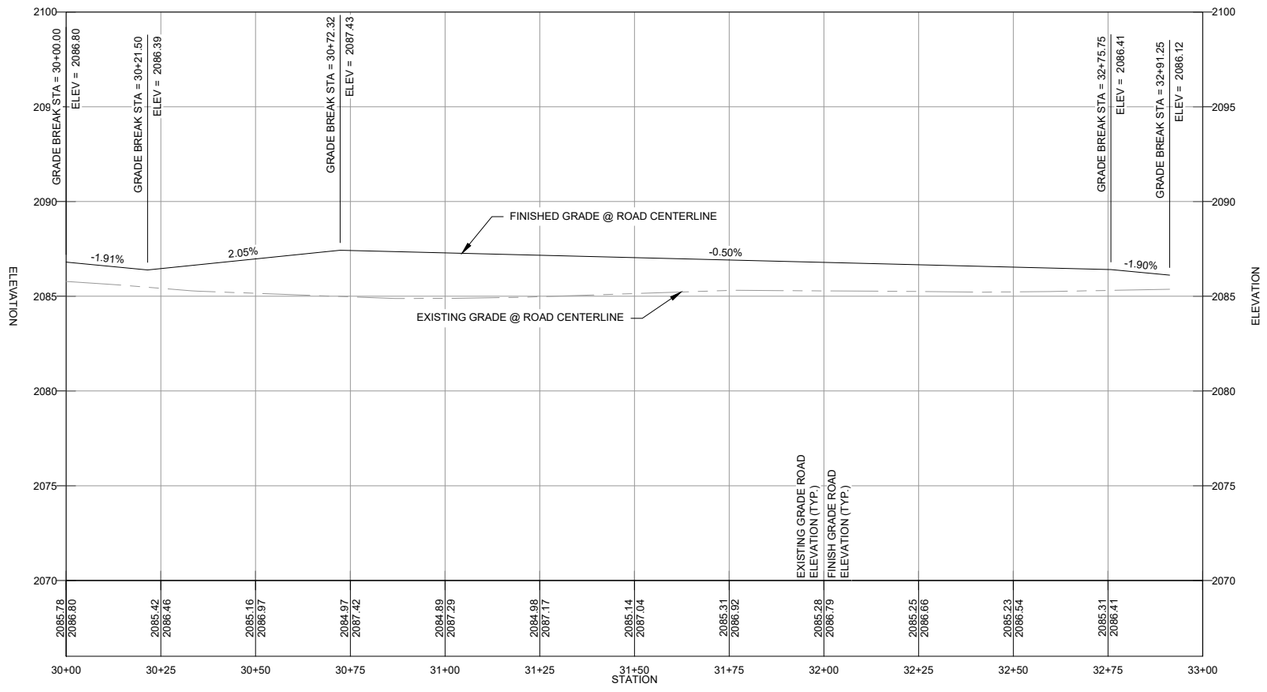
SHEET 4 OF 14



0 10 20 40

SCALE IN FEET
CONTOUR INTERVAL IS 0.5'
DATUM: NAVD 88

ROAD D PLAN



0 10 20 40

HORIZONTAL SCALE IN FEET

ROAD D PROFILE

STATION 30+00 TO 33+00

0 2 4 8

VERTICAL SCALE IN FEET

PROFESSIONAL ENGINEER REGISTERED 8607 10/15/2025 STATE OF IDAHO B. SCOTT BROWN

FINAL DESIGN DRAWINGS
NOT APPROVED FOR CONSTRUCTION

No.	DATE:	REVISION	DRN/CHK

James A. Sewell and Associates, LLC
1319 NORTH DIVISION AVENUE
SANDPOINT, IDAHO 83864
(208) 263-4160

SHEET TITLE: **ROAD D PLAN AND PROFILE**

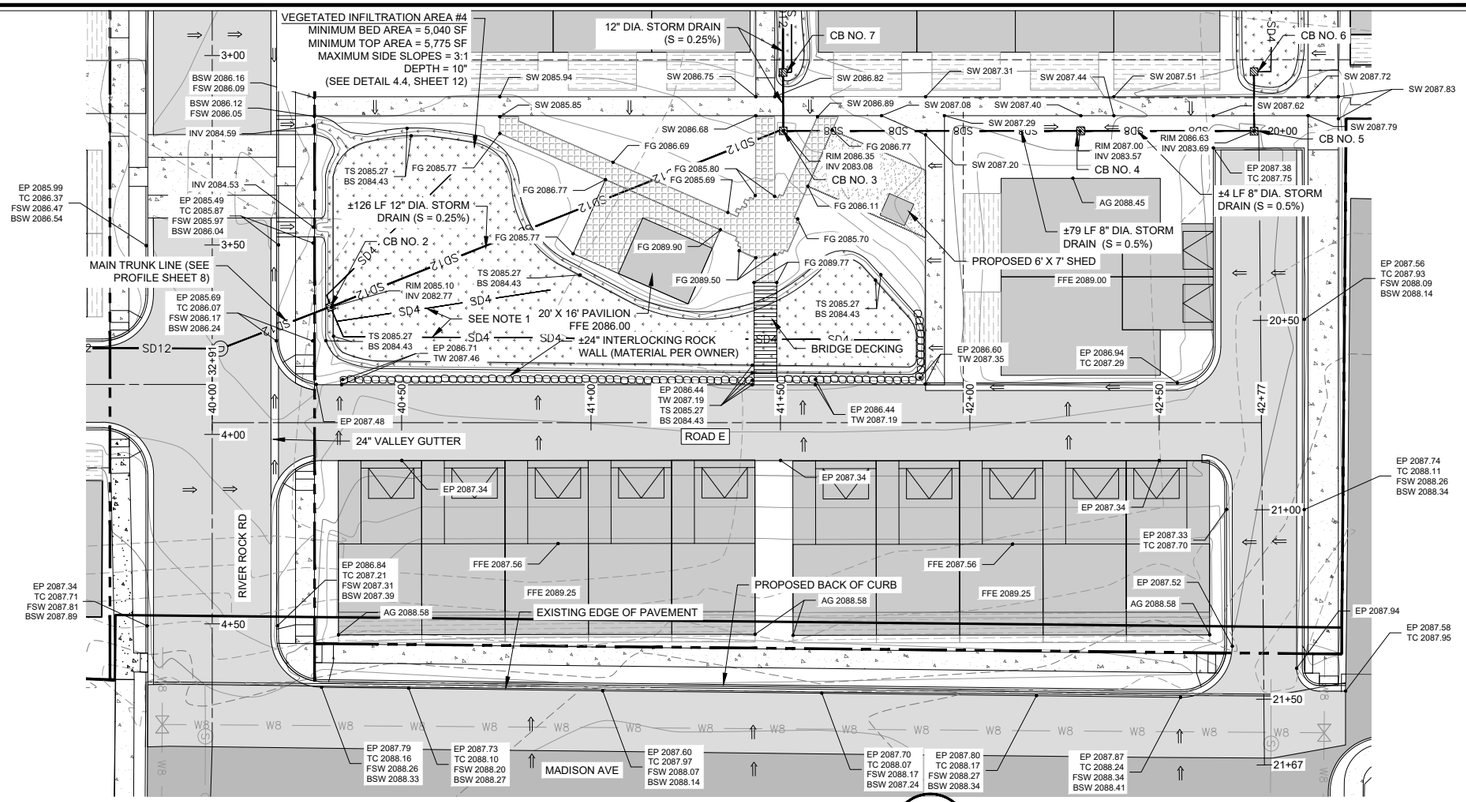
PROJECT: **RIDLEY CT.**
RIDLEY VILLAGE ROAD
SANDPOINT, IDAHO

DATE:	10-14-2025
SCALE:	AS SHOWN
DESIGNED:	BSB
DRAWN:	NCF
CHECKED:	BSB
PROJ NO.:	01210-24-002
CAD FILE:	E-AFFINITY

SHEET 5 OF 14

NOTES

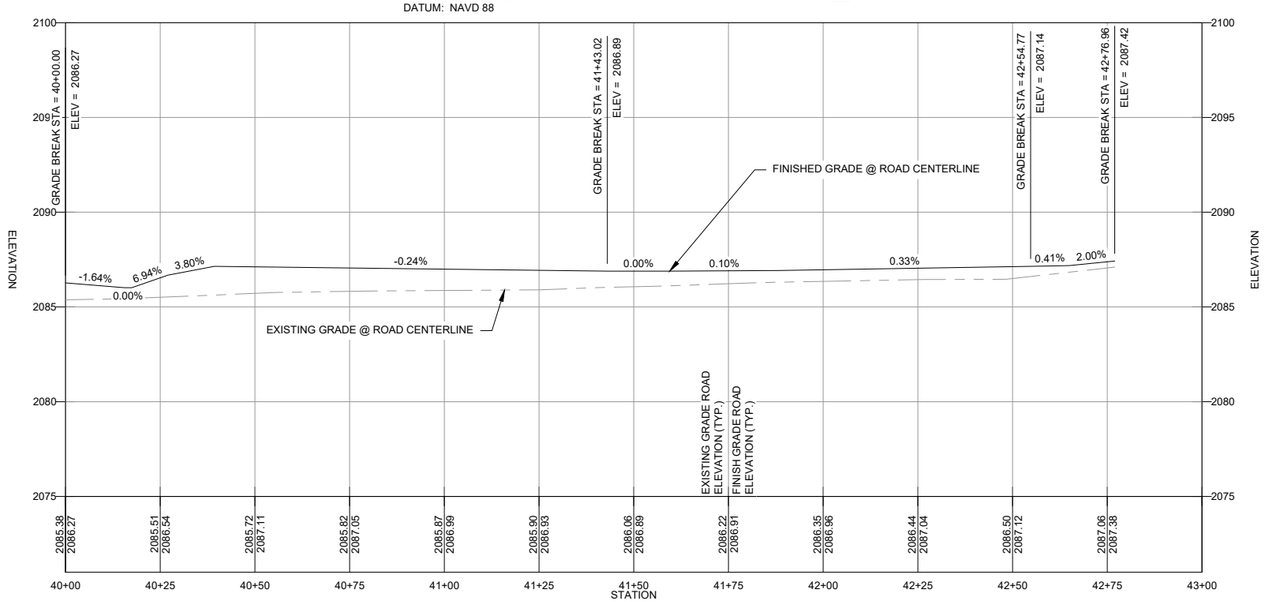
1. INSTALL 3 EA 4" PERFORATED SOCK PIPES IN 30" WIDE X 12" THICK DRAIN ROCK TRENCH. COMBINED LENGTH SHALL BE MINIMUM 256 LF.
2. INFILTRATION SWALE SHALL BE PLANTED WITH VEGETATION AS SPECIFIED BY LANDSCAPE ARCHITECT.



0 10 20 40

SCALE IN FEET
CONTOUR INTERVAL IS 0.5'
DATUM: NAVD 88

ROAD E PLAN



0 10 20 40

HORIZONTAL SCALE IN FEET

ROAD E PROFILE

STATION 30+00 TO 35+50

0 2 4 8

VERTICAL SCALE IN FEET

PROFESSIONAL ENGINEER REGISTERED 8607 10/15/2025 STATE OF IDAHO B. SCOTT BROWN

FINAL DESIGN DRAWINGS
NOT APPROVED FOR CONSTRUCTION

No.	DATE:	REVISION	DRN/CHK

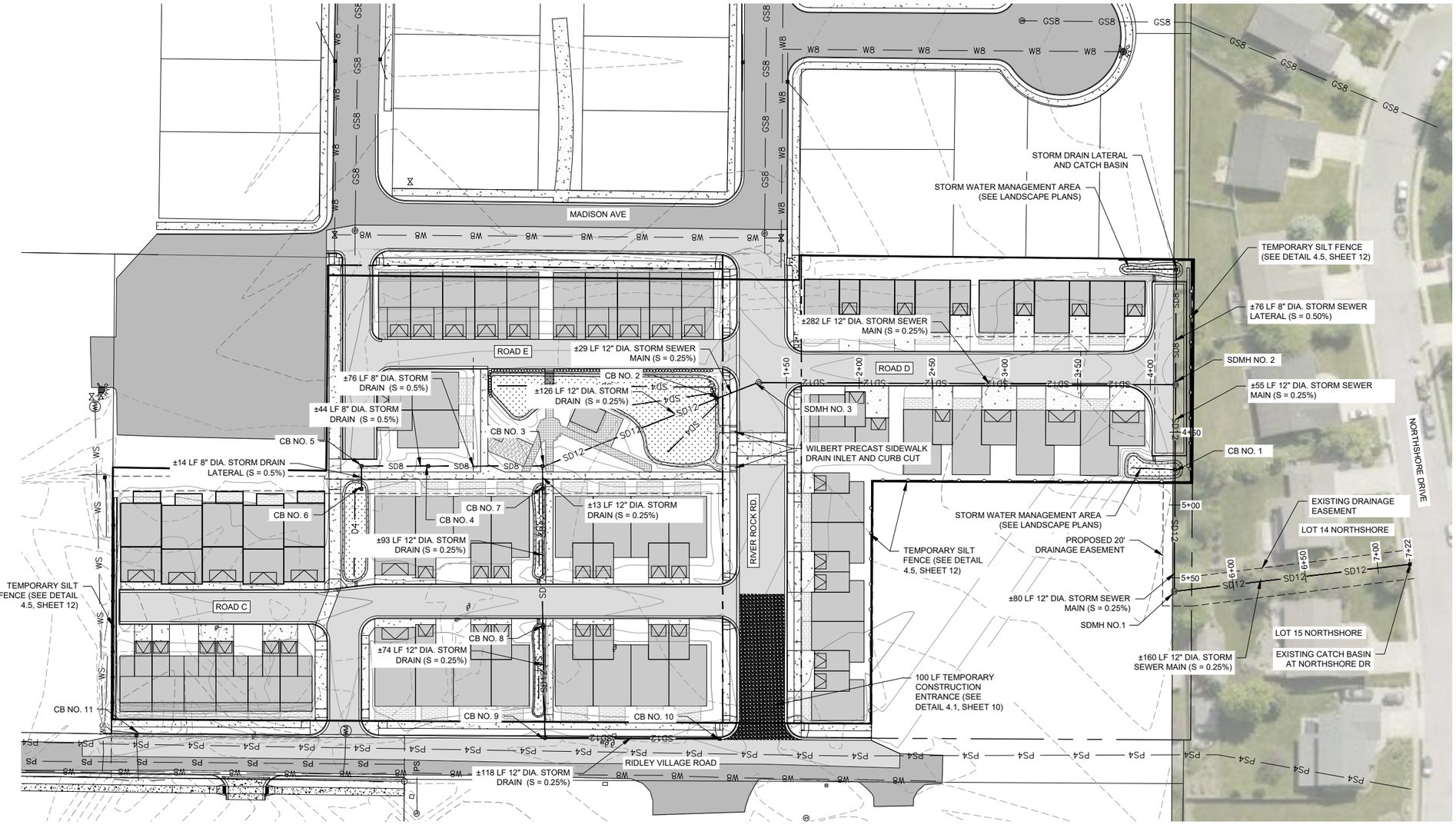
James A. Sewell and Associates, LLC
1319 NORTH DIVISION AVENUE
SANDPOINT, IDAHO 83864
(208) 263-4160

SHEET TITLE: ROAD E PLAN AND PROFILE

PROJECT: RIDLEY CT.
RIDLEY VILLAGE ROAD
SANDPOINT, IDAHO

DATE:	10-14-2025
SCALE:	AS SHOWN
DESIGNED:	BSB
DRAWN:	NCF
CHECKED:	BSB
PROJ NO.:	01210-24-002
CAD FILE:	E-AFFINITY

SHEET 6 OF 14



0 10 20 40

SCALE IN FEET
CONTOUR INTERVAL IS 0.5'
DATUM: NAVD 88

STORM SEWER MAIN PLAN

PROFESSIONAL ENGINEER REGISTERED 8607 10/15/2025 STATE OF IDAHO B. SCOTT BROWN

FINAL DESIGN DRAWINGS
NOT APPROVED FOR CONSTRUCTION

No.	DATE:	REVISION	DRN/CHK

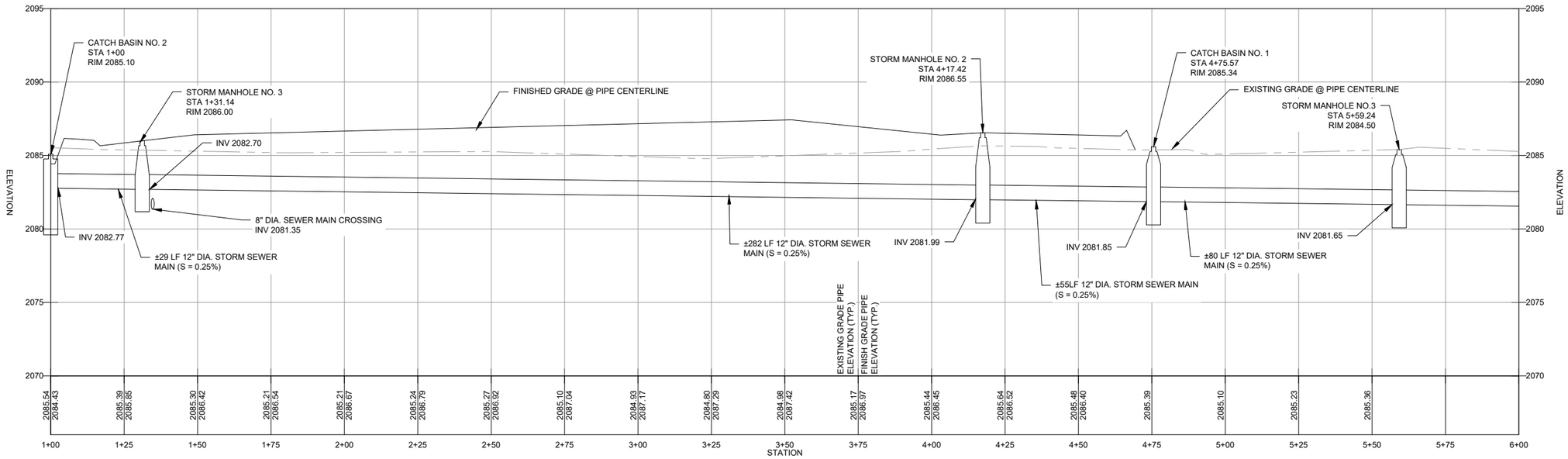
James A. Sewell and Associates, LLC
1319 NORTH DIVISION AVENUE
SANDPOINT, IDAHO 83864
(208) 263-4160

SHEET TITLE:
STORM SEWER AND EROSION CONTROL PLAN

PROJECT:
RIDLEY CT.
RIDLEY VILLAGE ROAD
SANDPOINT, IDAHO

DATE:	10-14-2025
SCALE:	AS SHOWN
DESIGNED:	BSB
DRAWN:	NCF
CHECKED:	BSB
PROJ NO.:	01210-24-002
CAD FILE:	E-AFFINITY

SHEET 7 OF 14

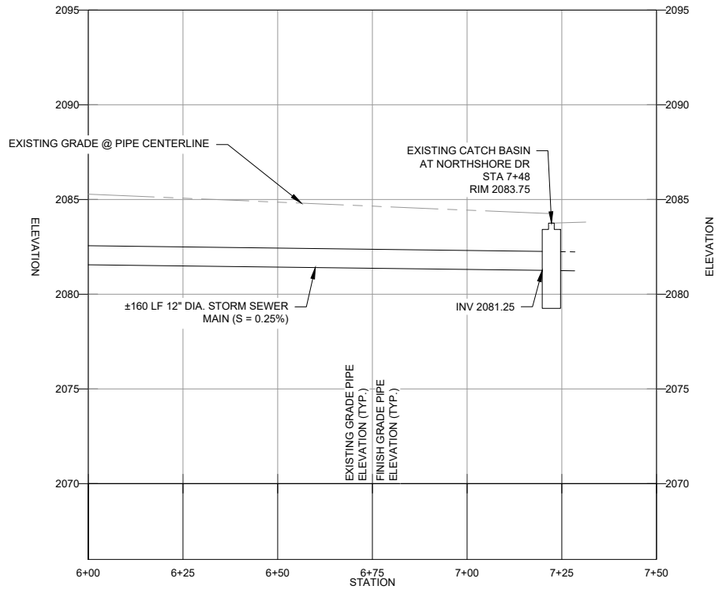


STORM SEWER PROFILE

STATION 1+00 TO 7+25

HORIZONTAL SCALE IN FEET: 0 10 20 40

VERTICAL SCALE IN FEET: 0 2 4 8



PROFESSIONAL ENGINEER REGISTERED 8607 10/15/2025 STATE OF IDAHO B.SCOTT BROWN

FINAL DESIGN DRAWINGS
NOT APPROVED FOR CONSTRUCTION

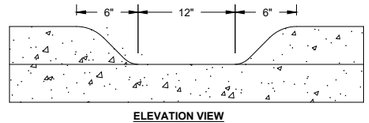
No.	DATE:	REVISION	DRN/CHK

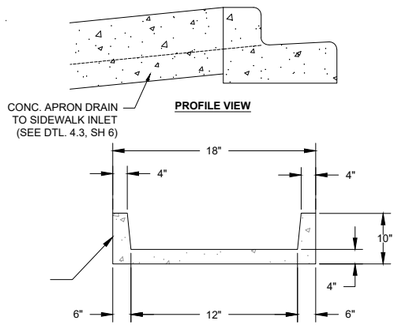
James A. Sewell and Associates, LLC
1319 NORTH DIVISION AVENUE
SANDPOINT, IDAHO 83864
(208) 263-4160

SHEET TITLE: **STORM SEWER MAIN PROFILE**

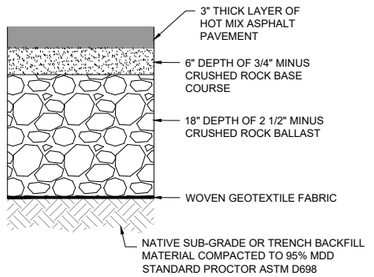
PROJECT: **RIDLEY CT.**
RIDLEY VILLAGE ROAD
SANDPOINT, IDAHO

DATE:	10-14-2025
SCALE:	AS SHOWN
DESIGNED:	BSB
DRAWN:	NCF
CHECKED:	BSB
PROJ NO.:	01210-24-002
CAD FILE:	E-AFFINITY

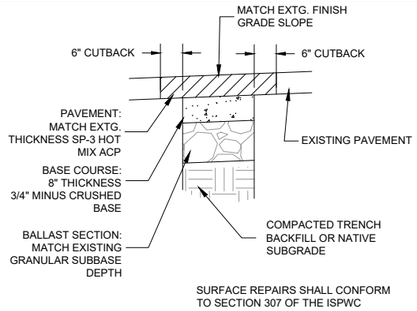




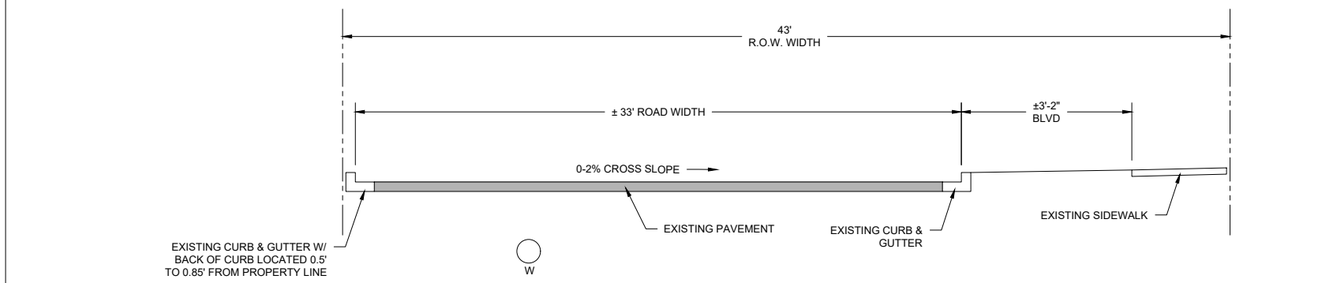
1.1 CURB CUT
NOT TO SCALE



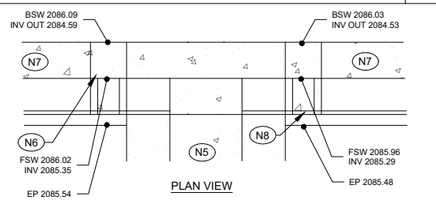
2.1 ROADWAY PAVEMENT SECTION
NOT TO SCALE



2.2 SURFACE REPAIR DETAIL
SCALE: N.T.S.

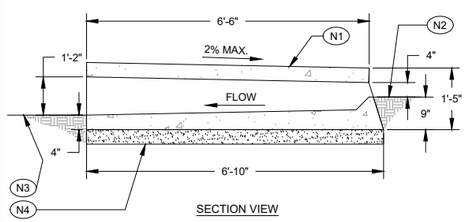


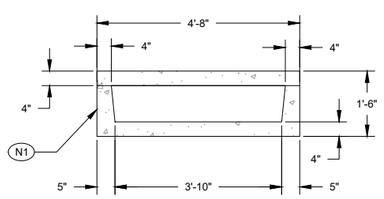
2.1 TYPICAL SECTION (MADISON AVE.)
NOT TO SCALE

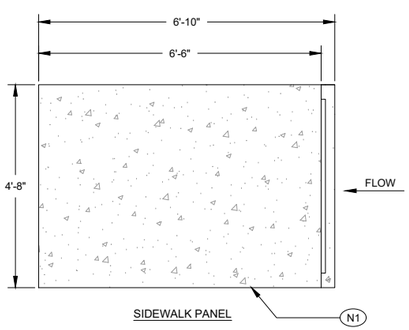


(N1) SPECIAL CURB INLET TYPE 2
(N2) UPSTREAM FINISHED GRADE
(N3) DOWNSTREAM FINISHED GRADE
(N4) 4" LAYER OF 3/4" CRUSHED GRAVEL COMPACTED TO 95% OF MDD
(N5) CONCRETE SPEED TABLE (SEE DETAIL 3.4, SHEET 10)
(N6) SIDEWALK DRAIN INLET
(N7) 5' WIDE SIDEWALK (SEE DETAIL 1.4, SHEET 10)
(N8) CURB CUT AND CONCRETE DRAIN APRON

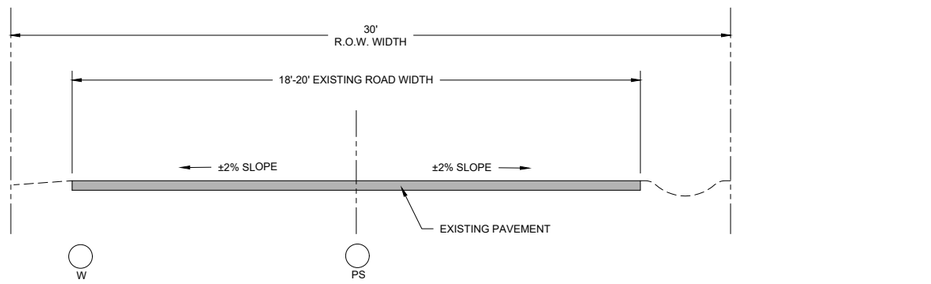
NOTES:
1. SPECIAL CURB INLET TYPE 2 IS PRODUCT #1840 AS MANUFACTURED BY WILBERT PRECAST IN SPOKANE, WA.
2. CURB INLETS SHALL BE INSTALLED SIDE BY SIDE DOWNSTREAM OF GIA OUTLET TO PROVIDE WATER CONVEYANCE BENEATH WALKWAY
3. NEW PAVED PATHWAY SHALL BE INSTALLED FLUSH TO SURFACE OF CURB INLET FOR PATH CONTINUITY.







4.1 WILBERT PRECAST SIDEWALK DRAIN INLET
SCALE: NOT TO SCALE



4.3 TYPICAL SECTION (RIDLEY VILLAGE RD.)
NOT TO SCALE

PROFESSIONAL ENGINEER REGISTERED 8607 10/15/2025 STATE OF IDAHO B. SCOTT BROWN

FINAL DESIGN DRAWINGS
NOT APPROVED FOR CONSTRUCTION

No.	DATE:	REVISION	DRN/CHK

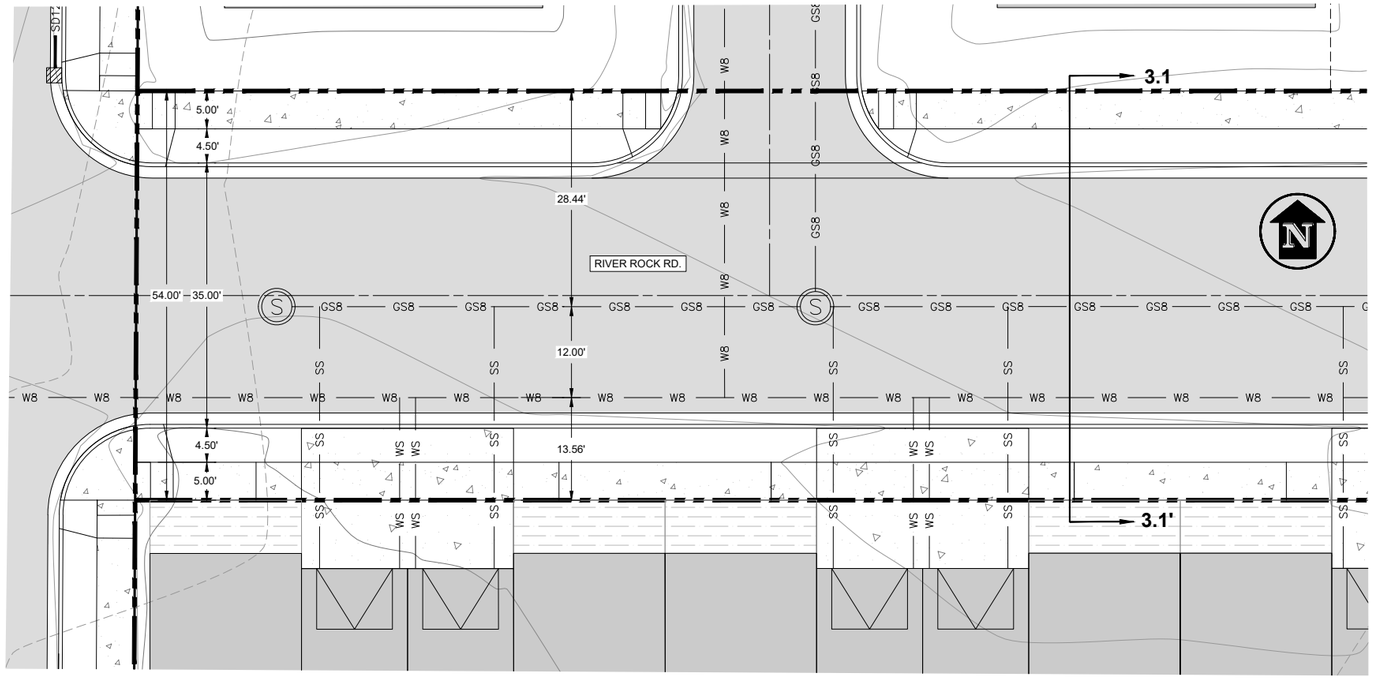
James A. Sewell and Associates, LLC
1319 NORTH DIVISION AVENUE
SANDPOINT, IDAHO 83864
(208) 263-4160

SHEET TITLE: DETAILS

PROJECT: RIDLEY CT. RIDLEY VILLAGE ROAD SANDPOINT, IDAHO

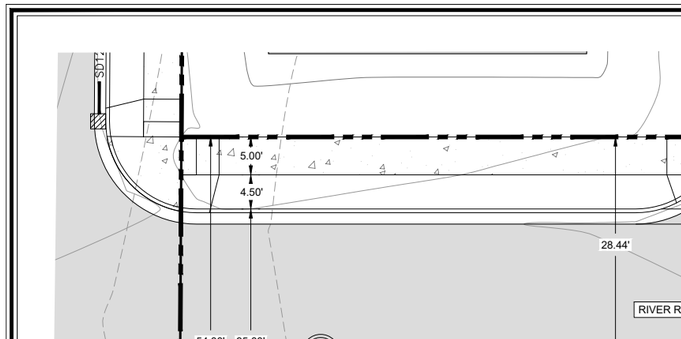
DATE:	10-14-2025
SCALE:	AS SHOWN
DESIGNED:	BSB
DRAWN:	NCF
CHECKED:	BSB
PROJ NO.:	01210-24-002
CAD FILE:	E-AFFINITY

SHEET 9 OF 14



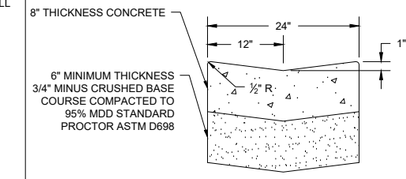
2.1 PLAN VIEW (RIVER ROCK RD.)
AS NOTED

0 5 10 20

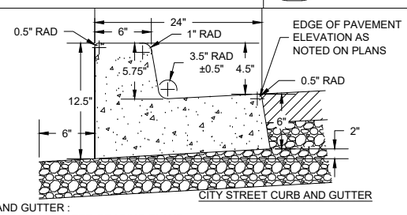


NOTES:
1. CROSS SLOPE OF SIDEWALK PERPENDICULAR TO PATH OF TRAVEL NOT TO EXCEED 2%
2. SCORE SIDEWALK AT INTERVALS NOT TO EXCEED 5 FEET
3. INSTALL EXPANSION JOINTS WITH 1/2" PREFORMED BITUMINOUS JOINT AT 20' INTERVALS, AT PC/PT OF ALL CURVES, AND WHEREVER SIDEWALK IS PLACED NEXT TO PERMANENT FOUNDATION OR CURB

1.4 SIDEWALK SECTION
SCALE: N.T.S.

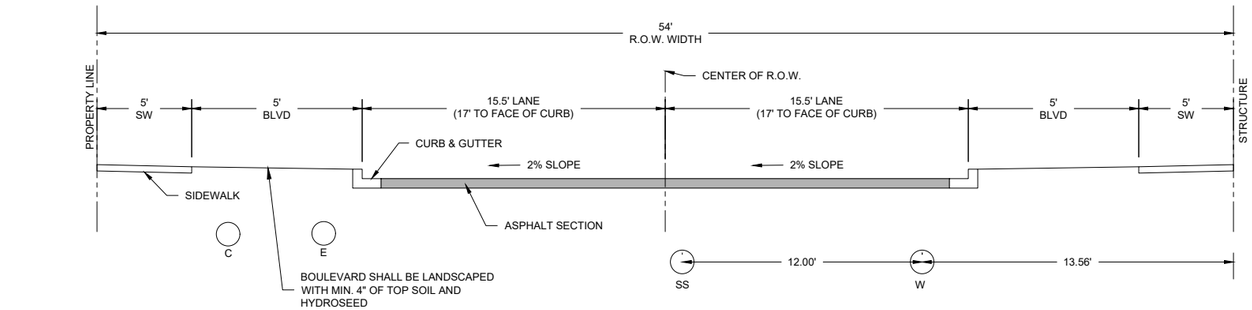


1.5 24" VALLEY GUTTER SECTION
SCALE: N.T.S.



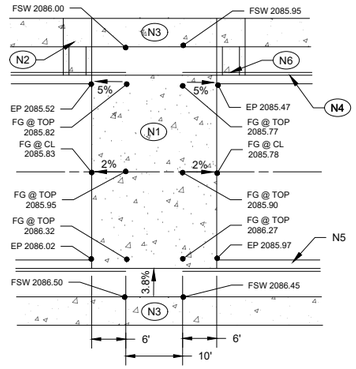
NOTES FOR ALL CURB AND GUTTER :
1. GRADE AND ALIGNMENT SHALL BE PER GRADING PLANS.
2. BASE : 6" OF 3/4 MINUS CRUSHED AGGREGATE COMPACTED TO 95% OF STANDARD PROCTOR (SEE ROAD SECTION DETAIL).
3. BASE SHALL BE A MIN. WIDTH OF 3' TO GRADE PRIOR TO SETTING FORMS.
4. 1/2" PREFORMED EXPANSION JOINT MATERIAL (ASHTO M213) AT TERMINAL POINTS OF RADII.
5. CONTINUOUS PLACEMENT PREFERRED, SCORE AT 10' INTERVALS MAX. (2X WITH OF SIDEWALK). VERIFY SIDEWALK WIDTH.
6. MATERIALS AND CONSTRUCTION IN COMPLIANCE WITH ISPWC.
7. BACKFILL AS PER ISPWC SECTION 706.

2.4 CURB AND GUTTER
SCALE: N.T.S.

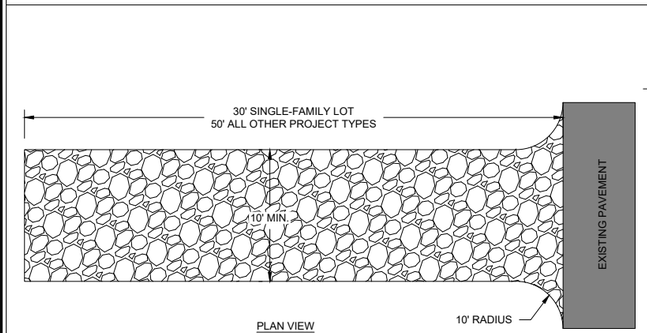


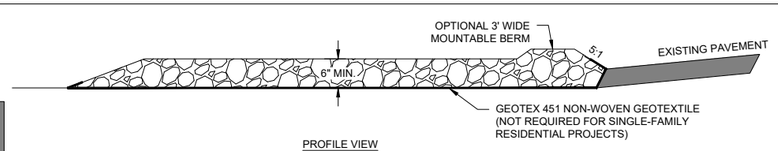
3.1 CROSS SECTION (RIVER ROCK RD.)
NOT TO SCALE

(N1) CONCRETE SPEED TABLE
(N2) SIDEWALK DRAIN INLET (SEE DETAIL 4.1, SHEET 9)
(N3) 5' WIDE SIDEWALK (SEE DETAIL THIS SHEET)
(N4) FACE OF CURB
(N5) CONCRETE GUTTER
(N6) CURB CUT AND CONCRETE DRAIN APRON



3.4 SPEED TABLE
SCALE: N.T.S.





PROFILE VIEW

- USE 2" STONE OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT
- ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES IS ALLOWED.
- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY OR ADJACENT STREET. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC RIGHT-OF-WAY OR ADJACENT STREET MUST BE REMOVED IMMEDIATELY.
- WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY OR ADJACENT STREET. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
- PERIODIC INSPECTION AND ASSOCIATED MAINTENANCE SHALL BE PROVIDED AFTER EACH RUNOFF-PRODUCING RAINFALL EVENT.

4.1 STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE



FINAL DESIGN DRAWINGS
NOT APPROVED FOR CONSTRUCTION

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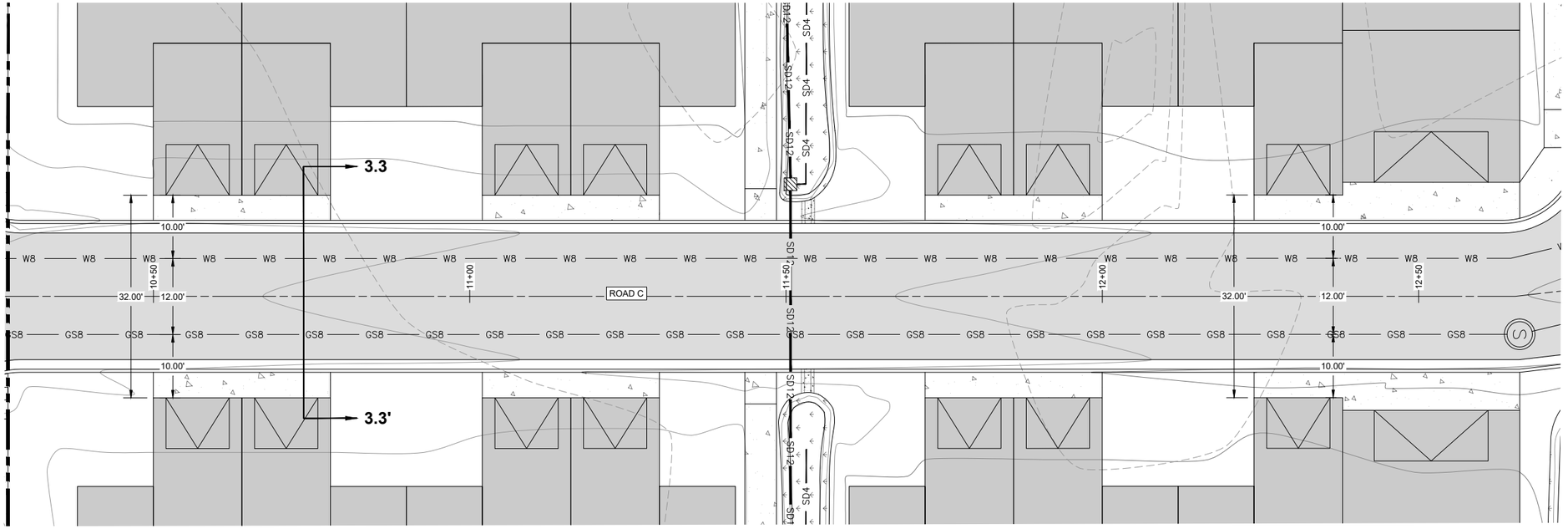
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1319 NORTH DIVISION AVENUE
SANDPOINT, IDAHO 83864
(208) 263-4160

SHEET TITLE: DETAILS

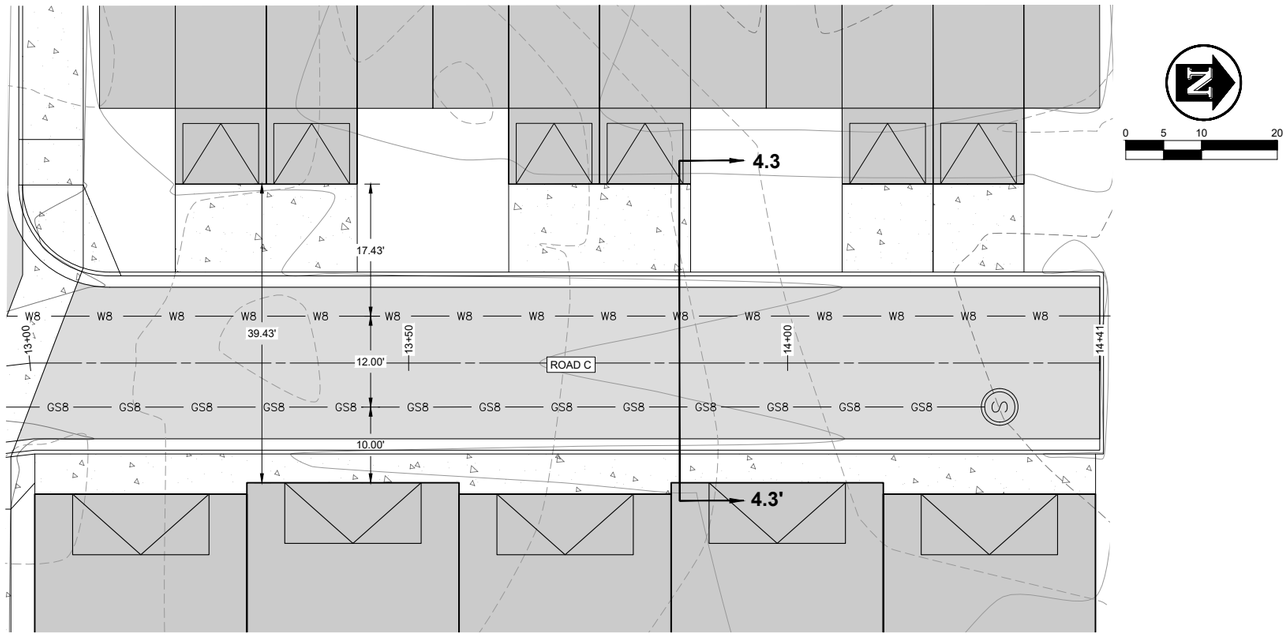
PROJECT:
RIDLEY CT.
RIDLEY VILLAGE ROAD
SANDPOINT, IDAHO

DATE:	10-14-2025
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DRAWN:	NCF
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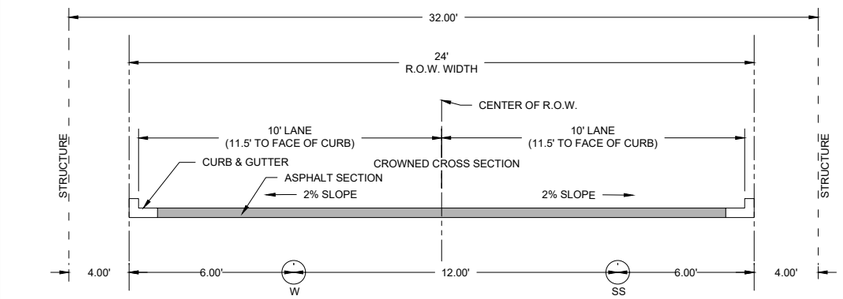
SHEET 10 OF 14



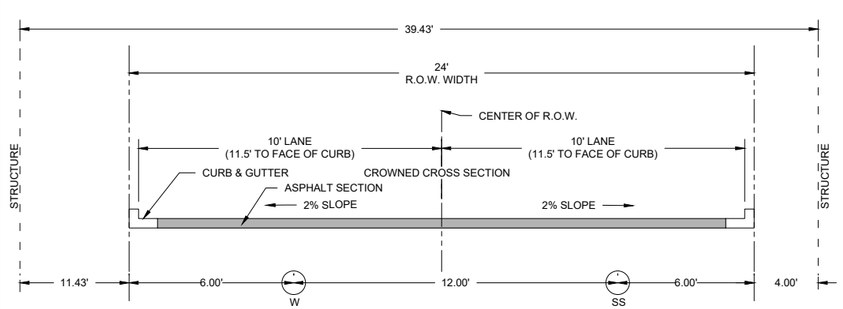
2.1 PLAN VIEW (ROAD C STA 10+00 TO 12+75)
AS NOTED



4.1 PLAN VIEW (ROAD C STA 13+00 TO 14+41)
AS NOTED



3.3 TYPICAL SECTION (ROAD C)
NOT TO SCALE



4.3 TYPICAL SECTION (ROAD C)
NOT TO SCALE

PROFESSIONAL ENGINEER REGISTERED 8607 10/15/2025 STATE OF IDAHO B. SCOTT BROWN

FINAL DESIGN DRAWINGS
NOT APPROVED FOR CONSTRUCTION

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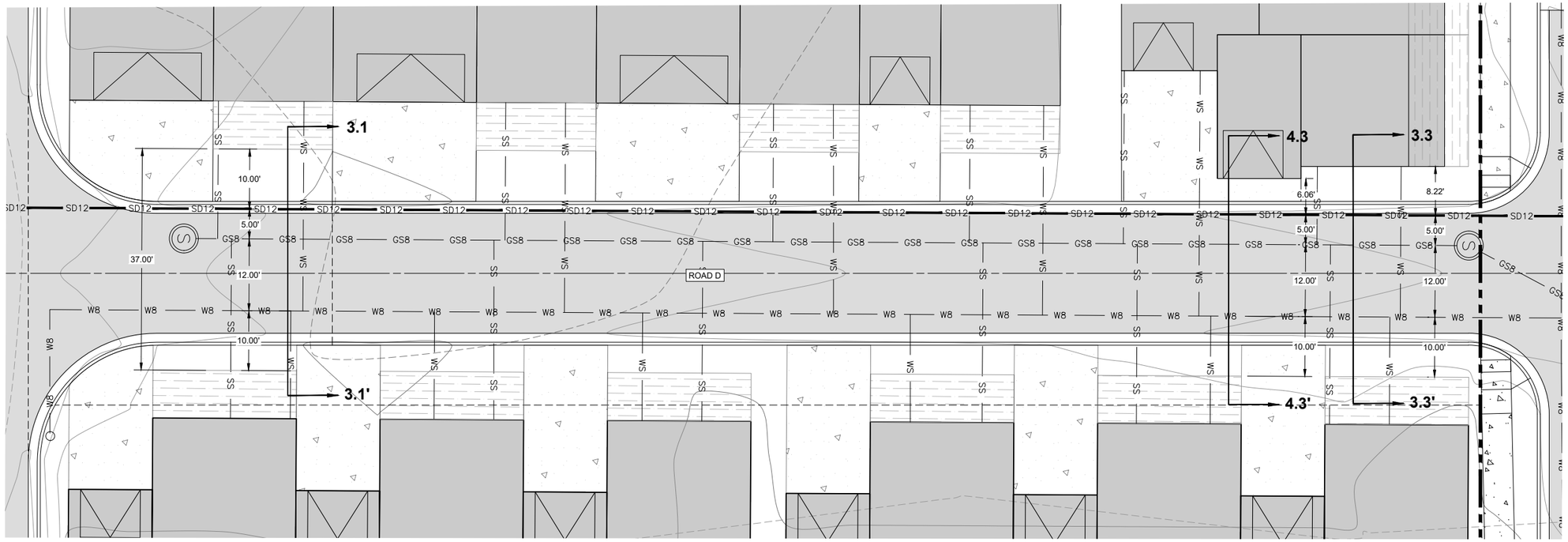
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1319 NORTH DIVISION AVENUE
SANDPOINT, IDAHO 83864
(208) 263-4160

SHEET TITLE: DETAILS

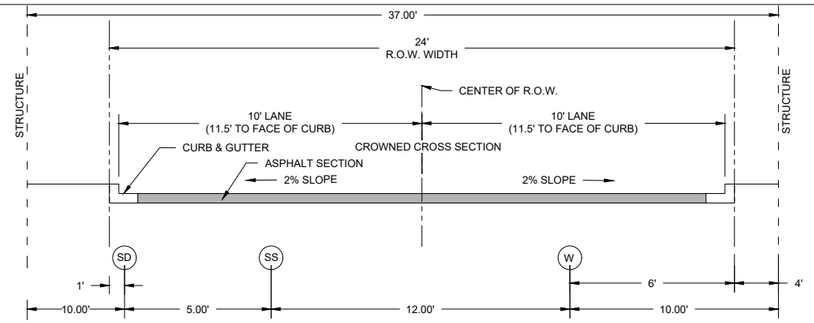
PROJECT: RIDLEY CT.
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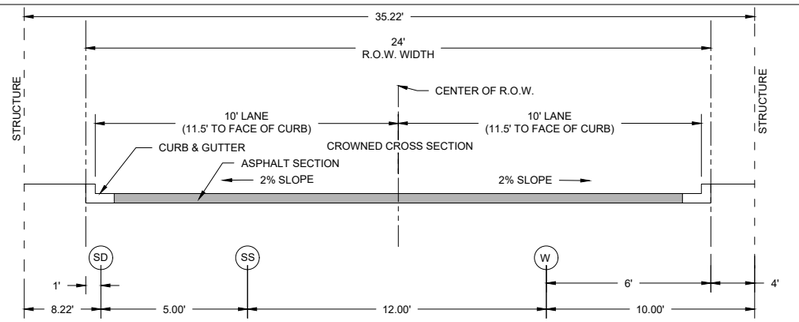
SHEET 11 OF 14



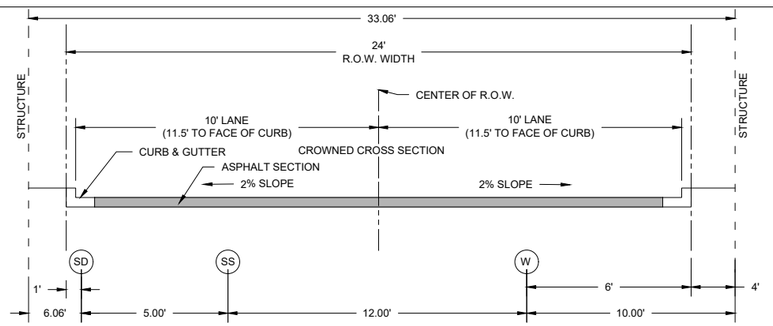
2.1 PLAN VIEW (ROAD D)
AS NOTED



3.1 CROSS SECTION (ROAD D)
NOT TO SCALE

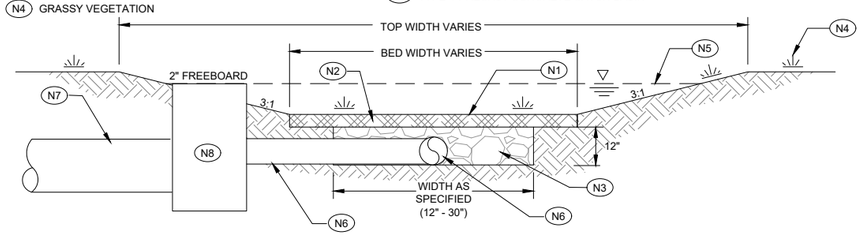


3.3 CROSS SECTION (ROAD D)
NOT TO SCALE

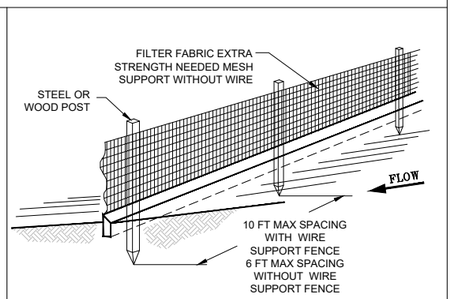


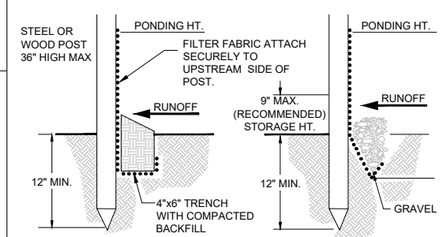
4.3 CROSS SECTION (ROAD D)
NOT TO SCALE

(N1) BED OF SWALE SHALL COVERED WITH HYDROSEED OR OTHER VEGETATION AS SPECIFIED BY LANDSCAPE ARCHITECT (SEE LANDSCAPE PLANS)
(N2) 3" DEPTH OF SANDY-LOAM TOPSOIL
(N3) 2" DIA. CLEAN DRAIN ROCK WRAPPED IN FILTER FABRIC
(N4) GRASSY VEGETATION
(N5) 8" OPERATING DEPTH (10" OVERALL DEPTH)
(N6) 4" ADS N-12 PERFORATED PIPE SOCK DRAIN DISCHARGE TO CATCH BASIN
(N7) 8" OR 12" DIA. DISCHARGE PIPE
(N8) TYPE-1 PRECAST CONCRETE CATCH BASIN



4.4 GRASSY INFILTRATION AREA (GIA)
SCALE: NOT TO SCALE





NOTES:
1. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
2. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE.
3. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS, NOT INTENDED FOR CHANNELIZED FLOW

4.5 SILT FENCE
NOT TO SCALE

PROFESSIONAL ENGINEER REGISTERED 8607 10/15/2025 STATE OF IDAHO B. SCOTT BROWN

FINAL DESIGN DRAWINGS
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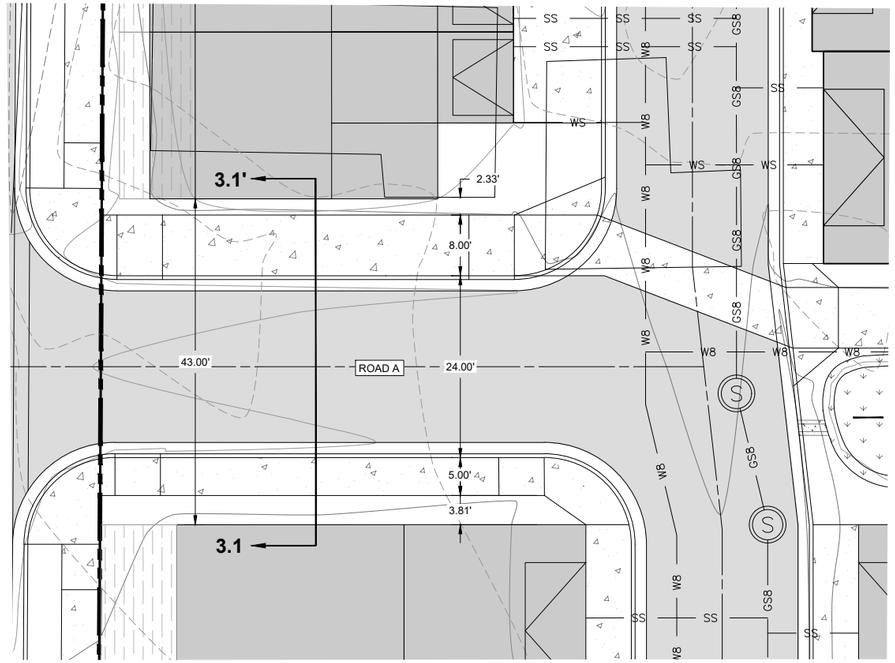
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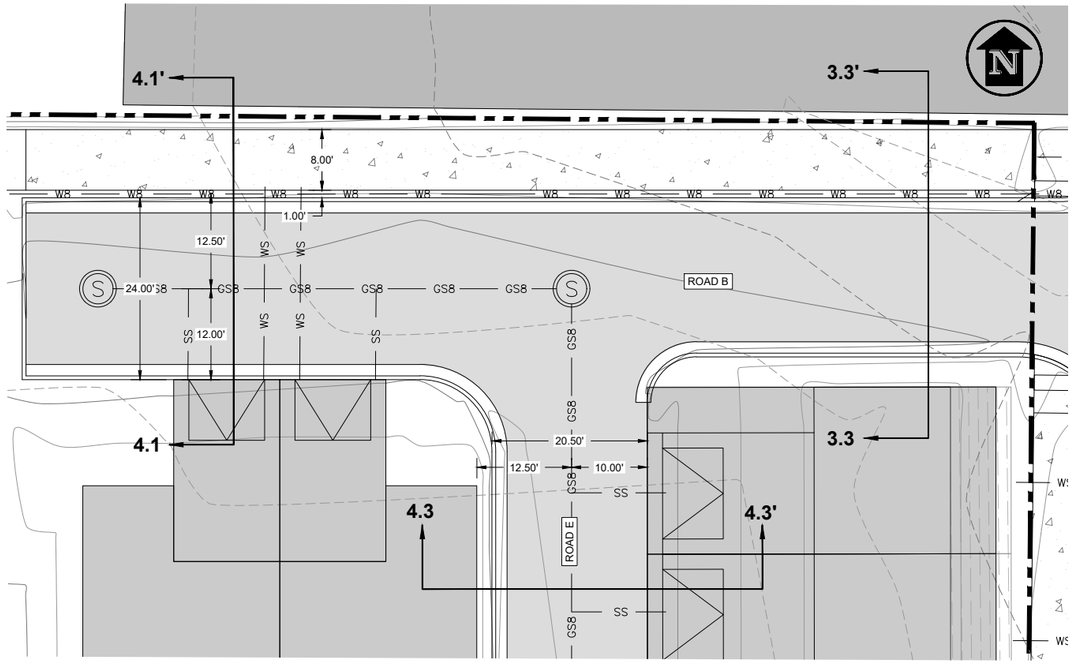
PROJECT: RIDLEY CT.
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SANDPOINT, IDAHO

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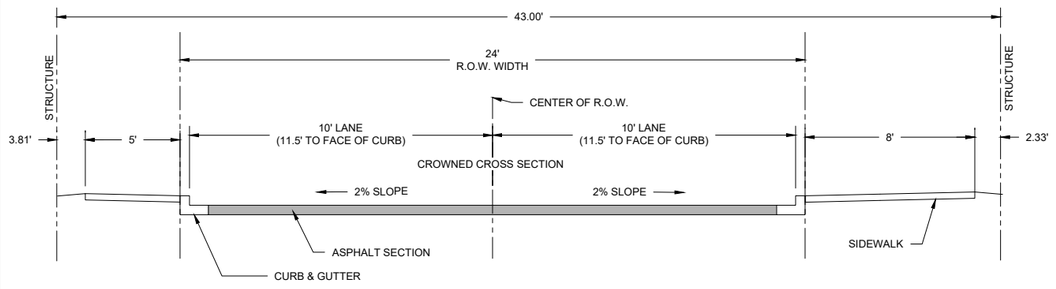
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2.1 PLAN VIEW (ROAD A)
AS NOTED

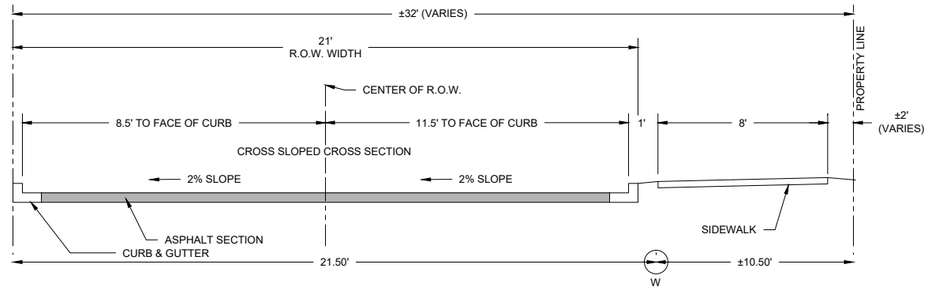


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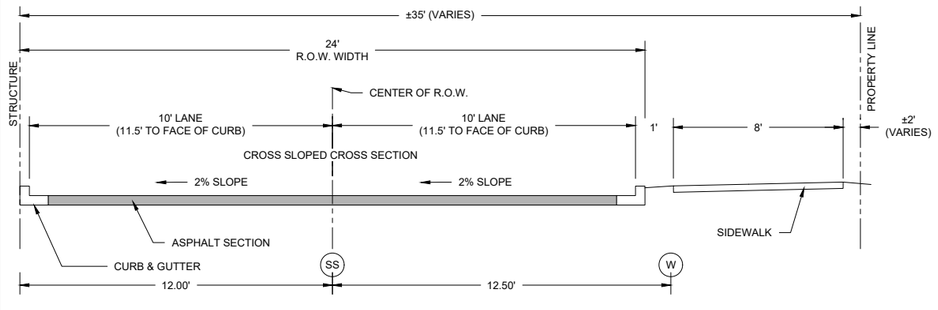
2.3 PLAN VIEW (ROAD B AND E)
AS NOTED



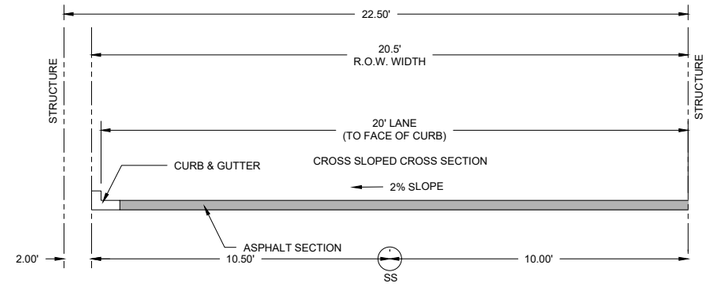
3.1 CROSS SECTION (ROAD A)
NOT TO SCALE



3.3 CROSS SECTION (ROAD B STA 20+89.38 - 21+59)
NOT TO SCALE



4.1 CROSS SECTION (ROAD B STA 20+14 - 20+89.38)
NOT TO SCALE



4.3 CROSS SECTION (ROAD E STA 32+76 - 34+47)
NOT TO SCALE

PROFESSIONAL ENGINEER REGISTERED 8607 10/15/2025 STATE OF IDAHO B. SCOTT BROWN

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SHEET TITLE: **DETAILS**

PROJECT: **RIDLEY CT.**
RIDLEY VILLAGE ROAD
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GENERAL PROJECT SPECIFICATIONS

ALL WORK SHALL CONFORM TO THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION 2020 (ISPWC), AND CITY OF SANDPOINT STANDARDS, INCLUDING THE 'URBAN AREA TRANSPORTATION PLAN' REFERENCED IN THE CITY OF SANDPOINT CODE SECTION 10-1-6.

STREET AND DRAINAGE SPECIFICATIONS

GENERAL - ROAD CONSTRUCTION SHALL CONFORM TO THE CITY OF SANDPOINT STANDARDS. THE CONTRACTOR SHALL PROVIDE DUST CONTROL FOR CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL REPORT SIGNIFICANT CONFLICTS BETWEEN CONDITIONS SHOWN ON PLANS AND CONDITIONS ENCOUNTERED IN THE FIELD TO THE OWNER AND THE ENGINEER OR HIS REPRESENTATIVE. THE CONTRACTOR SHALL MAKE ALL NECESSARY CONSTRUCTION NOTIFICATIONS.

CONSTRUCTION STAGING - A CONSTRUCTION STAGING AREA SHALL BE DELINEATED TO LIMIT CONSTRUCTION VEHICLE DISTURBANCES.

EXCESS EXCAVATION - EXCESS EXCAVATION SHALL BE PLACED WERE DIRECTED BY THE ENGINEER.

MATERIAL STOCK PILES - ALL ERODABLE STOCK PILED MATERIALS SHALL BE COVERED WITH TARPS AND SECURED, OR THE BASE OF THE STOCK PILES SHALL BE SURROUNDED BY SILT FENCE.

DEWATERING - DURING DEWATERING OPERATIONS, WATER SHALL BE PUMPED INTO SEDIMENTATION BASINS OR SILT TRAPS. DEWATERING DIRECTLY INTO WETLANDS OR STORM WATER STRUCTURES IS PROHIBITED.

SUBGRADE MATERIAL - EARTHWORK SHALL BE PERFORMED IN ACCORDANCE WITH SECTION 200 OF THE ISPWC. SUBGRADE SHALL BE CONSTRUCTED TO WITHIN ONE-TENTH (0.1) FOOT OF LINES AND GRADES AS SHOWN ON THE PLANS. SUBGRADE COMPACTION SHALL BE TO 95% MAXIMUM DRY DENSITY (MDD) PER ASTM D698 (STANDARD PROCTOR), UNLESS OTHERWISE SPECIFIED ON THESE PLANS. NATIVE IN-PLACE SUBGRADE MATERIAL SHALL BE PROOF ROLLED PRIOR TO BALLAST PLACEMENTS.

GEOTEXTILE - GEOTEXTILE FABRIC FOR ROADWAYS SHALL BE GEOTEX 200ST OR ENGINEER APPROVED EQUIVALENT.

ASPHALT - MIX DESIGN SHALL BE SP-3, PG58-28 PER ITD SPECIFICATION 405. MATERIALS AND WORKMANSHIP PER ISPWC DIVISION 800. PAVEMENT THICKNESS PER PLAN.

BASE COURSE - 3/4" MINUS TYPE-1 CRUSHED ROCK CONFORMING TO THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION SECTION 802. MATERIAL SHALL BE COMPACTED TO 95% STANDARD PROCTOR DENSITY PER ISPWC.

BALLAST - BALLAST PLACED IN THE RIGHT OF WAY SHALL BE CLASS I CAP ROCK ITD STANDARD SPECIFICATIONS 703.08. MATERIAL SHALL BE PLACED AND COMPACTED IN 6"-9" LIFTS.

CURBS AND SIDEWALKS - CAST IN PLACE REINFORCED CONCRETE. MIX DESIGN PER ISPWC SECTION 703.

COMPACTION - FOR STREET WIDENING, DENSITY TESTS SHALL BE PERFORMED FOR EVERY LIFT AT A MINIMUM FREQUENCY OF 300 LINEAR FEET, FOR ALL TESTABLE MATERIALS. FOR RE-PAVING AFTER TRENCHING FOR UTILITIES, DENSITY TESTS SHALL BE PERFORMED FOR EVERY LIFT AT LEAST ONCE PER TRENCH. SPECIAL ATTENTION SHALL BE PAID TO CURVE RETURNS, CUL DE SACS OR SENSITIVE AREAS. ALL TEST RESULTS SHALL BE MADE AVAILABLE TO THE ENGINEER AT THE TIME OF FINAL CONSTRUCTION/INSPECTION.

STORM DRAIN - STORM DRAIN PIPE SHALL BE BE PVC 3034, SDR-35 OR ENGINEER-APPROVED EQUIVALENT, SIZE AS SHOWN ON THE PLANS.

CATCH BASIN - CATCH BASINS SHALL BE PRECAST CONCRETE WSDOT TYPE-1 (MODEL #1827) OR APPROVED EQUAL.

PIPE BEDDING - PIPE BEDDING SHALL CONFORM TO ISPWC SECTION 305. INSTALL TYPE I BEDDING FOR AREA WITHIN 4 INCHES BELOW AND 6 INCHES ABOVE THE PIPE ACCORDING TO A CLASS A-1 BEDDING SYSTEM. CHIPS MAY BE AN ACCEPTABLE ALTERNATIVE MATERIAL AS APPROVED BY ENGINEER. CONTRACTOR TO PROVIDE SAMPLE.

TRENCH BACKFILL - TRENCH BACKFILL SHALL COMPLY WITH ISPWC SECTION 306.

INSPECTIONS - INSPECTIONS SHALL BE PERFORMED PER THE ISPWC AND SCHEDULED WITH THE ENGINEER AT LEAST 24 HOURS IN ADVANCE. MINIMUM INSPECTION REQUIREMENTS INCLUDE PER ISPWC:

- AFTER COMPLECTION OF CONSTRUCTION STAKING
- AFTER PLACEMENT OF THE BALLAST, BUT PRIOR TO PLACEMENT OF THE TOP COURSE
- AFTER PLACEMENT OF TOP COURSE, BUT PRIOR TO PAVING
- AFTER ALL IMPROVEMENTS ARE COMPLETE, IN PREPARATION OF CITY CLOSEOUT PROCESS AND RECORD DRAWINGS

EROSION CONTROL SPECIFICATIONS

THE CONTRACTOR AND DEVELOPER ARE ENTIRELY RESPONSIBLE FOR ALL EROSION AND SEDIMENT CONTROL DURING CONSTRUCTION. ALL EROSION AND SEDIMENT CONTROL METHODS AND STORMWATER MANAGEMENT PLAN CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS SET FORTH WITHIN THE "HANDBOOK OF BEST MANAGEMENT PRACTICES FOR STORMWATER MANAGEMENT AND EROSION AND SEDIMENT CONTROL CONTROL" (HANDBOOK), AS PREPARED FOR THE PANHANDLE HEALTH DISTRICT AND THE INTERAGENCY STORMWATER COMMITTEE. IF REQUIRED, THE CONTRACTOR/DEVELOPER IS RESPONSIBLE FOR OBTAINING A STORMWATER PERMIT FOR CONSTRUCTION ACTIVITIES FROM THE IDEQ NATIONAL DISCHARGE ELIMINATION SYSTEM PROGRAM. EROSION AND SEDIMENT CONTROL SHALL BE ACCOMPLISHED AS SHOWN ON THESE PLANS, WITH ALL METHODS IN ACCORDANCE WITH THE GUIDELINES AS DESCRIBED IN THE HANDBOOK.

CONSTRUCTION ACTIVITIES SHALL BE SCHEDULED TO TAKE PLACE DURING SEASONAL LOW STREAM AND WETLANDS WATER LEVEL CONDITIONS, AND AS NEAR TO OPTIMUM SOIL MOISTURE CONTENT AS POSSIBLE, IN ORDER TO MINIMIZE EROSION AND MAXIMIZE EFFECTIVENESS OF EROSION CONTROL MEASURES. CONSTRUCTION METHODS SHALL PROVIDE FOR ELIMINATING OR MINIMIZING DISCHARGES OF SEDIMENT, ORGANIC MATERIAL, OR TOXIC CHEMICALS.

ALL DISTURBED AREAS SHALL BE RE-VEGETATED WITH NATIVE PLANTS, GRASS SEED, OR SOD, UPON COMPLETION OF CONSTRUCTION. SEED MIXTURE SHALL MEET THE REQUIREMENTS SET FORTH BY A PROFESSIONAL SOIL SCIENTIST OR LANDSCAPE ARCHITECT.

TEMPORARY EROSION CONTROL BMP'S CONSIST OF: SILT FENCE, GRASS DITCH, GRASS TREATMENT SWALE, STABILIZED CONSTRUCTION ENTRANCE, SEEDING/MULCHING.

SILT FENCE MAINTENANCE:

- PERIODICALLY INSPECT FOR DAMAGE, SUCH AS TEARS, BROKEN LATHE, AND FENCE FALLING OVER. REPAIR ANY DAMAGE NOTED IMMEDIATELY.
- REMOVE SEDIMENT WHEN IT REACHES 1/2 THE HEIGHT OF THE SILT FENCE.
- REMOVE ALL SILT FENCE AFTER FINAL STABILIZATION.

GRASS DITCH MAINTENANCE:

- PERIODICALLY INSPECT DITCH AND REMOVE SEDIMENT DEEPER THAN 6 INCHES
- RE-ESTABLISH ANY VEGETATION THAT IS DAMAGED DURING HIGH-RUNOFF EVENTS

GRASS TREATMENT SWALE MAINTENANCE:

- PERIODICALLY INSPECT BASIN AND REMOVE SEDIMENT DEEPER THAN 6 INCHES
- RE-ESTABLISH ANY VEGETATION THAT IS DAMAGED DURING HIGH-RUNOFF EVENTS

STABILIZED CONSTRUCTION ENTRANCE MAINTENANCE:

- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY OR ADJACENT STREET. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC RIGHT-OF-WAY OR ADJACENT STREET MUST BE REMOVED IMMEDIATELY.
- WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY OR ADJACENT STREET. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
- PERIODIC INSPECTION AND ASSOCIATED MAINTENANCE SHALL BE PROVIDED AFTER EACH RUNOFF-PRODUCING RAINFALL EVENT.
- THE STABILIZED CONSTRUCTION ENTRANCE MAY BE REMOVED AFTER FINAL STABILIZATION IS ACHIEVED.

SEEDING/MULCH MAINTENANCE:

- RE-SEED OR ADD STRAW MULCH TO BARE SPOTS AND WASHOUTS, AND VERIFY HEALTHY GROWTH OF SEEDS

LEGEND

- PROPERTY LINE (THIS PROJECT)
- PROPERTY LINE (OTHERS)
- EASEMENT
- 2056 EXISTING CONTOUR
- 2056 PROPOSED CONTOUR
- STRUCTURAL FILL EXTENTS
- GENERAL CUT OR FILL EXTENTS
- SILT FENCE
- 2079.10 CONC 1.6% FINISHED GRADE ELEVATION / FINISHED GRADE SLOPE
- EXISTING CONCRETE SIDEWALK
- EXISTING ASPHALT
- EXISTING GRAVEL
- EXISTING SIGN
- EXISTING FENCE
- EXISTING DITCH
- W8 EXISTING WATER MAIN
- WS EXISTING WATER SERVICE
- EXISTING GATE VALVE
- WM EXISTING WATER METER
- EXISTING BALL VALVE/CURB STOP
- EXISTING HYDRANT
- GS8 EXISTING SANITARY SEWER MAIN
- SS EXISTING SANITARY SEWER SERVICE
- S EXISTING SEWER MANHOLE
- EXISTING CLEAN OUT
- SD EXISTING STORM DRAIN PIPE
- EXISTING STORM INLET (GRATED LID)
- D EXISTING STORM MANHOLE (SOLID LID)
- BE EXISTING BURIED ELECTRIC
- AE EXISTING AERIAL ELECTRIC
- EXISTING UTILITY POLE
- G EXISTING GAS
- EXISTING TELEPHONE
- DRY EXISTING DRY UTILITY TRENCH
- PROPOSED CONCRETE
- PROPOSED ASPHALT
- PROPOSED GRAVEL
- PROPOSED CURB AND GUTTER
- X PROPOSED FENCE
- PROPOSED DITCH INVERT
- PROPOSED SWALE (TREATMENT)
- PROPOSED ROCK OUTFALL
- W8 PROPOSED WATER MAIN
- WS PROPOSED WATER SERVICE
- PROPOSED GATE VALVE
- PROPOSED BALL VALVE/CURB STOP
- WM PROPOSED WATER METER
- PROPOSED HYDRANT
- GS8 PROPOSED SANITARY SEWER MAIN
- SS PROPOSED SANITARY SEWER SERVICE
- S PRPOSED SEWER MANHOLE
- PROPOSED CLEAN-OUT
- SD12 PROPOSED 12" DIA. STORM DRAIN PIPE
- SD8 PROPOSED 8" DIA. STORM DRAIN PIPE
- SD4 PROPOSED 4" DIA. PERFORATED DRAIN PIPE
- PROPOSED STORM INLET (GRATED LID)
- D PROPOSED STORM MANHOLE (SOLID LID)
- BE PROPOSED BURIED ELECTRIC
- T PROPOSED ELECTRICAL TRANSFORMER
- HH PROPOSED ELECTRICAL HAND HOLE
- PROPOSED ELECTRICAL JUNCTION BOX
- G PROPOSED GAS
- T PROPOSED TELEPHONE
- CTV PROPOSED CABLE SERVICE
- I PROPOSED IRRIGATION
- C PROPOSED COMMUNICATIONS (TELEPHONE, CABLE, ETC.)

PROFESSIONAL ENGINEER REGISTERED 8607 10/15/2025 STATE OF IDAHO B. SCOTT BROWN

FINAL DESIGN DRAWINGS
NOT APPROVED FOR CONSTRUCTION

No.	DATE:	REVISION	DRN/CHK

James A. Sewell and Associates, LLC
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SANDPOINT, IDAHO 83864
(208) 263-4160

SHEET TITLE: DETAILS

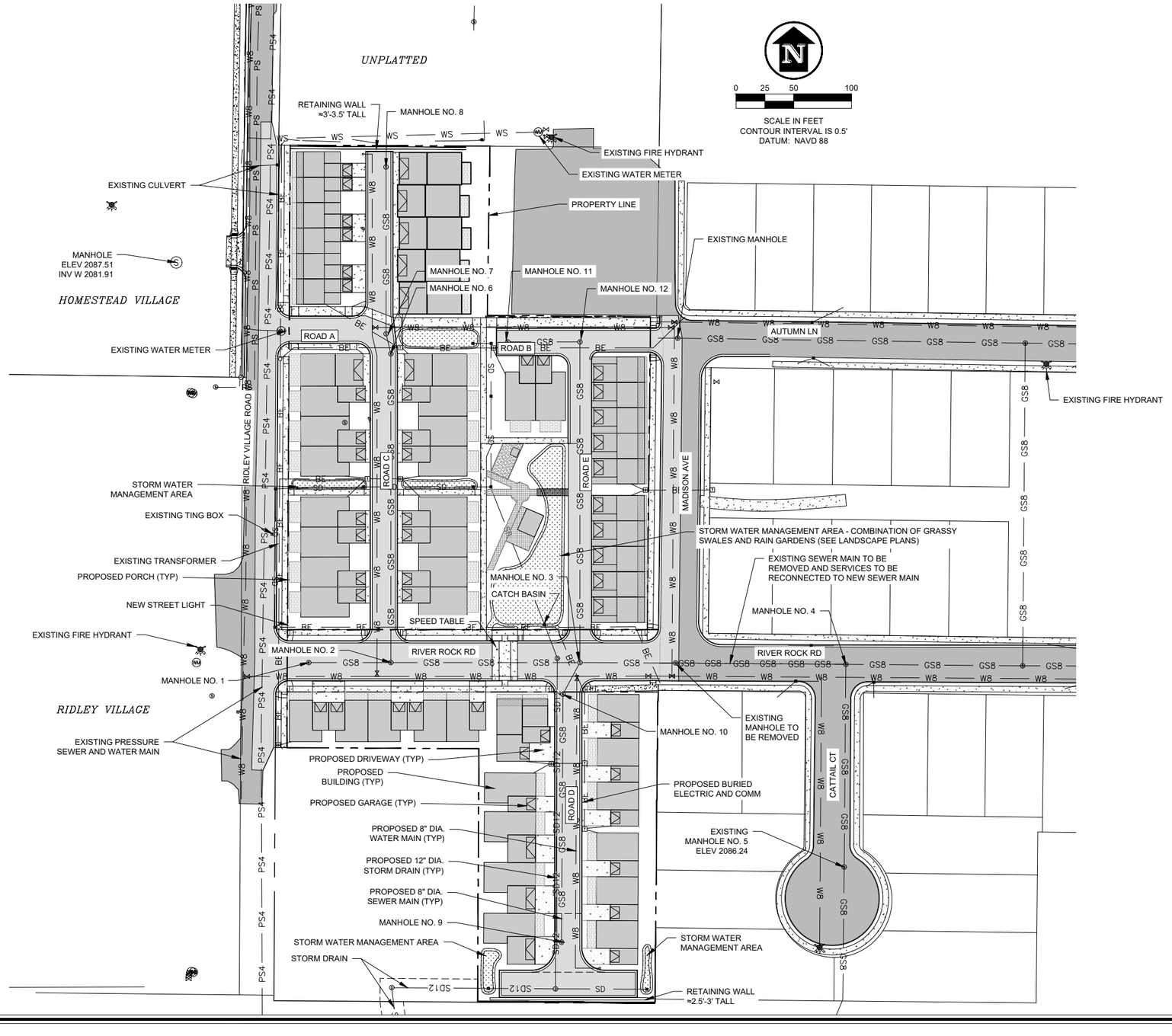
PROJECT: RIDLEY CT.
RIDLEY VILLAGE ROAD
SANDPOINT, IDAHO

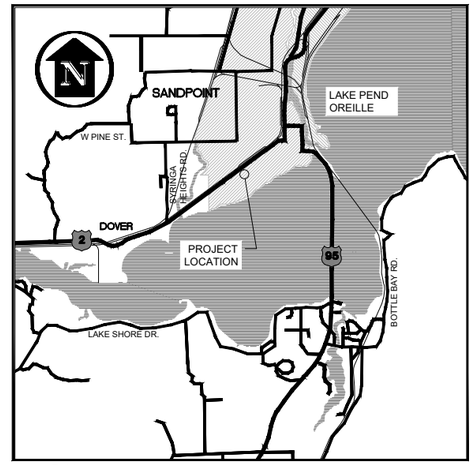
DATE:	10-14-2025
SCALE:	AS SHOWN
DESIGNED:	BSB
DRAWN:	NCF
CHECKED:	BSB
PROJ NO.:	01210-24-002
CAD FILE:	E-AFFINITY

RIDLEY COURT - WATER AND SEWER PLANS

(PARCEL RPS00000280320A/ 875 RIDLEY VILLAGE ROAD)

SECTION 28, TOWNSHIP 57 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO





VICINITY MAP

NOT TO SCALE

DRAWING INDEX

SHEET #	TITLE
1	OVERALL SITE PLAN
2	ROAD B WATER AND SEWER MAIN PLAN AND PROFILE
3	RIVER ROCK WATER AND SEWER MAIN PLAN AND SEWER PROFILE
4	RIVER ROCK WATER MAIN PROFILE
5	CATTAIL SEWER MAIN PLAN AND PROFILE
6	ROAD C WATER AND SEWER MAIN PLAN AND SEWER PROFILE
7	ROAD C WATER PROFILE
8	ROAD D WATER AND SEWER MAIN PLAN AND SEWER PROFILE
9	ROAD D WATER MAIN PROFILE
10	ROAD E WATER AND SEWER MAIN PLAN AND SEWER PROFILE
11	DETAILS
12	DETAILS

CALL
2 WORKING DAYS
BEFORE YOU DIG!

Bonner Boundary One Call
811

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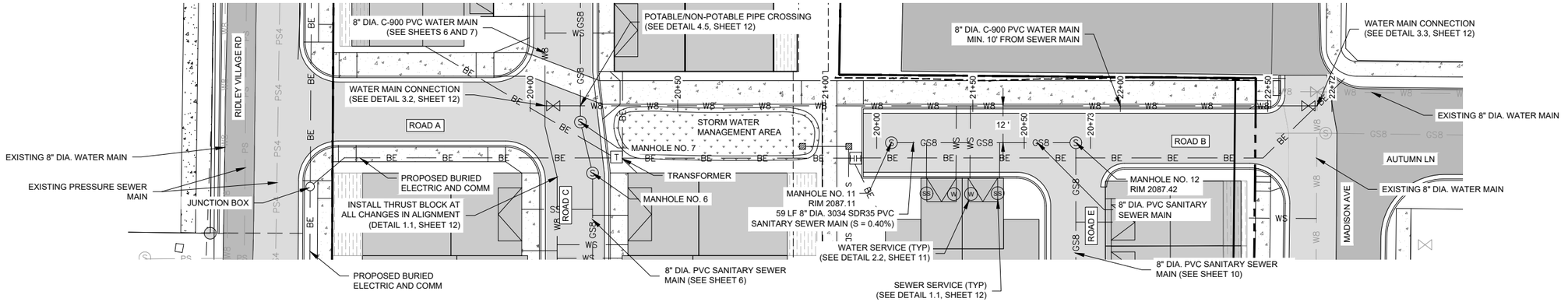
James A. Sewell and Associates, LLC
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SANDPOINT, IDAHO 83864
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SHEET TITLE: OVERALL SITE PLAN

PROJECT: RIDLEY CT. RIDLEY VILLAGE W&S PLANS SANDPOINT, IDAHO

DATE:	10-14-2025
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CAD FILE:	E-AFFINITY

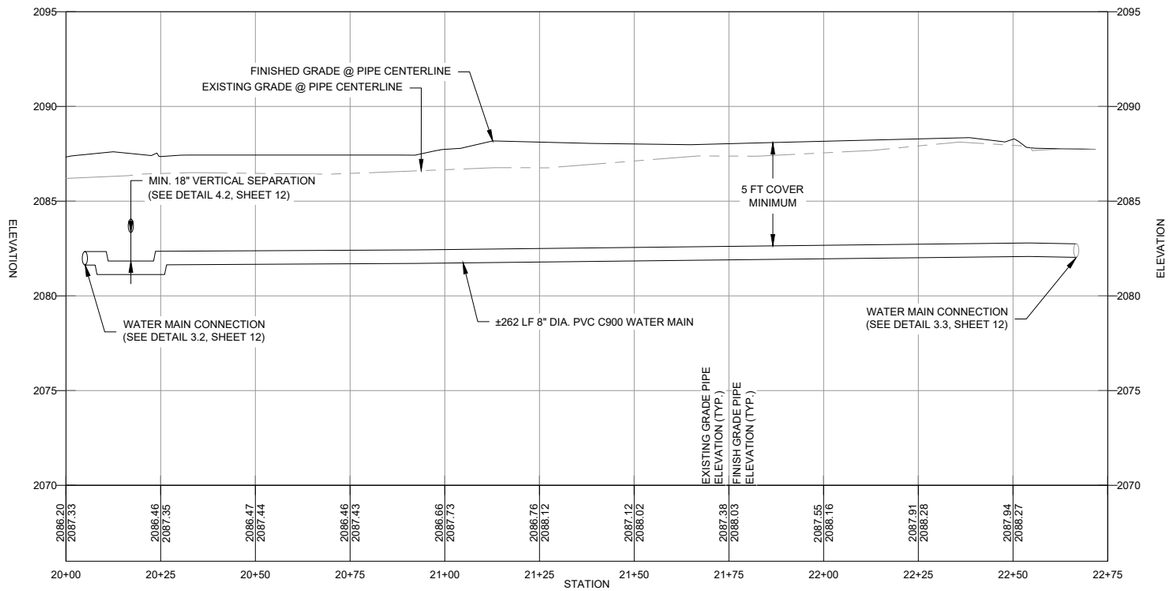
SHEET 1 OF 13



0 10 20 40

SCALE IN FEET
CONTOUR INTERVAL IS 0.5'
DATUM: NAVD 88

ROAD B WATER AND SEWER MAIN PLAN



0 10 20 40

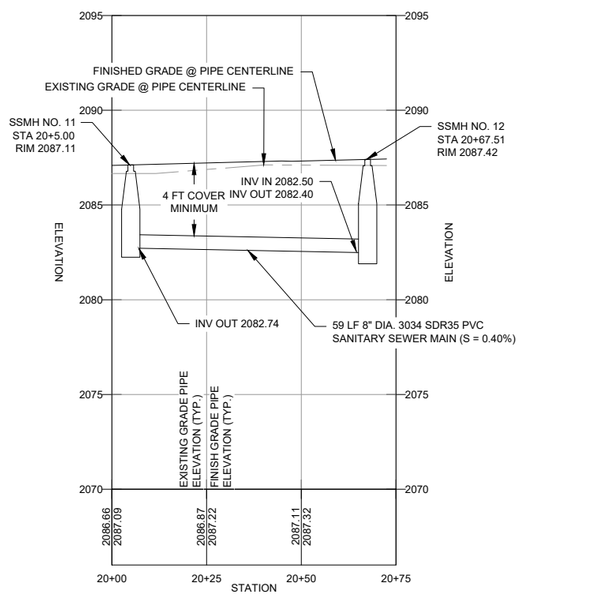
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ROAD B SEWER MAIN PROFILE

STATION 20+00 TO 22+75

0 2 4 8

VERTICAL SCALE IN FEET



0 10 20 40

HORIZONTAL SCALE IN FEET

ROAD B SEWER MAIN PROFILE

STATION 20+00 TO 20+75

0 2 4 8

VERTICAL SCALE IN FEET

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STATE OF IDAHO
B. SCOTT BROWN

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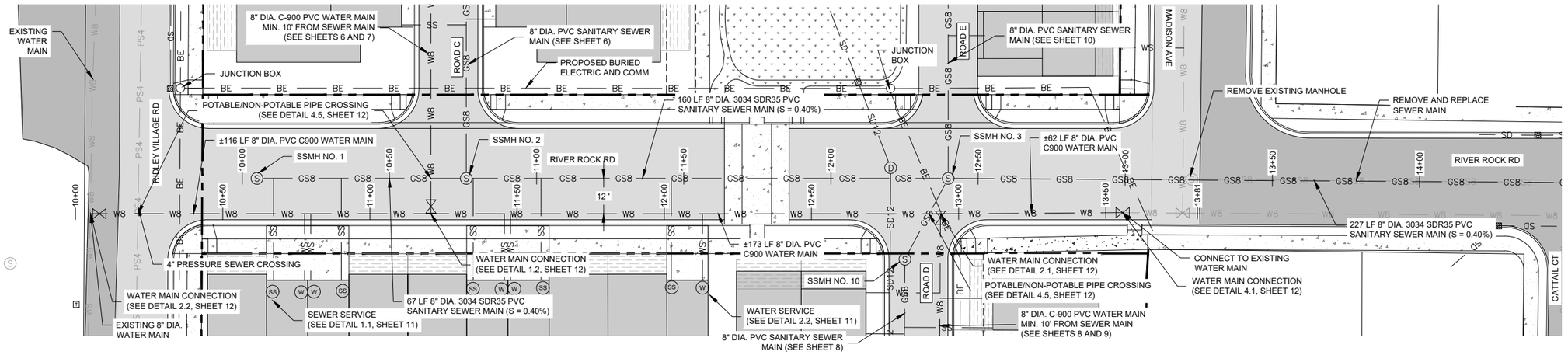
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SHEET TITLE:
ROADS B WATER AND SEWER MAIN PLAN AND PROFILES

PROJECT:
RIDLEY CT.
RIDLEY VILLAGE W&S PLANS
SANDPOINT, IDAHO

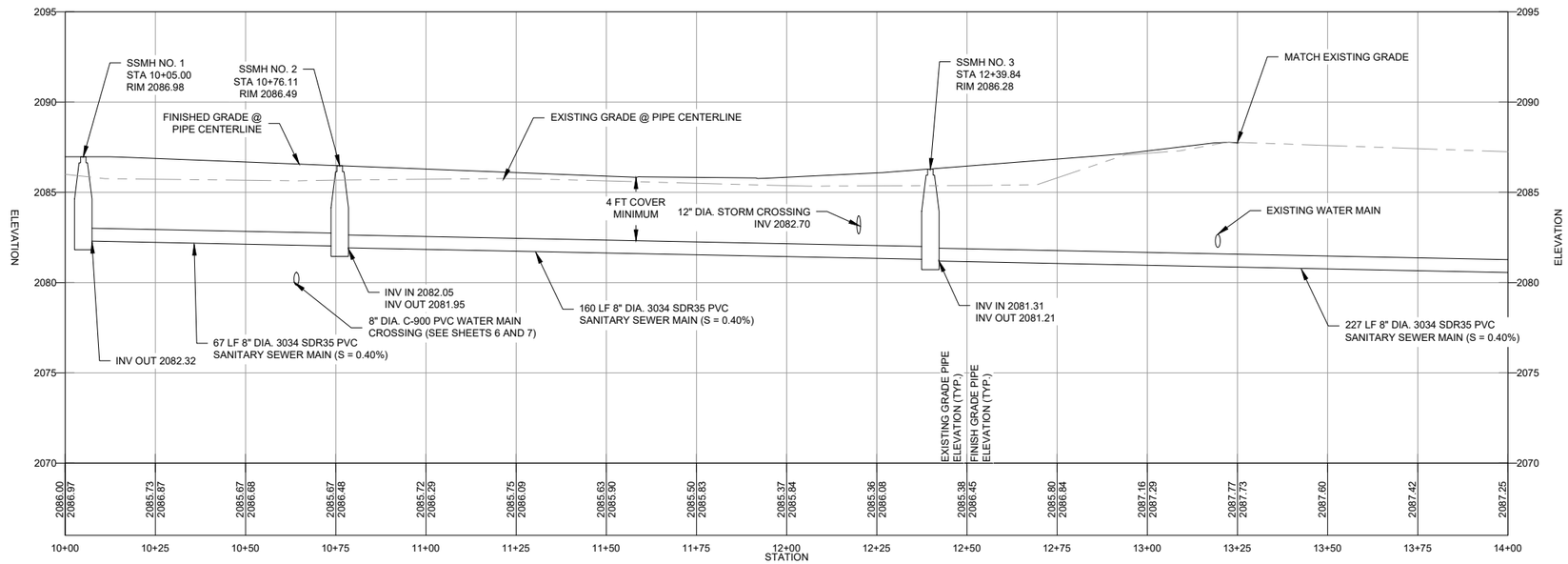
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PROJ NO.:	01210-24-002
CAD FILE:	E-AFFINITY



0 10 20 40

SCALE IN FEET
CONTOUR INTERVAL IS 0.5'
DATUM: NAVD 88

RIVER ROCK WATER AND SEWER MAIN PLAN



0 10 20 40

HORIZONTAL SCALE IN FEET

RIVER ROCK SEWER MAIN PROFILE

STATION 10+00 TO 14+00

0 2 4 8

VERTICAL SCALE IN FEET

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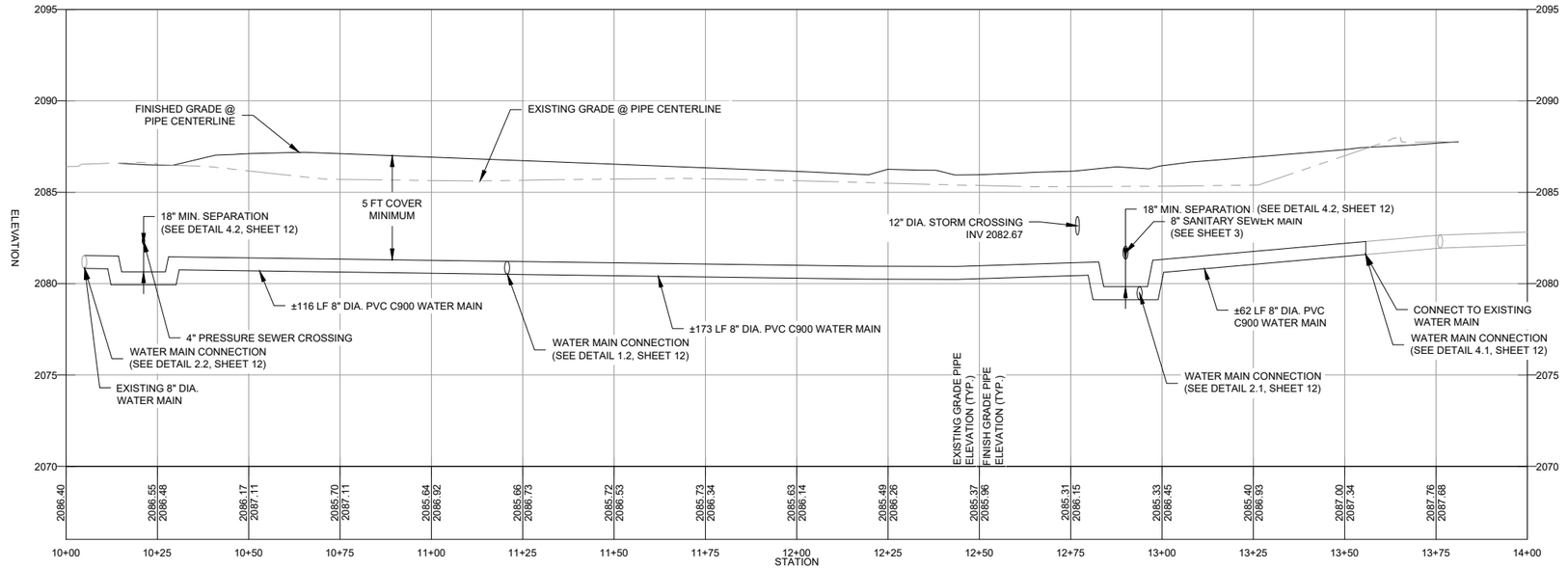
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SANDPOINT, IDAHO 83864
(208) 263-4160

SHEET TITLE:
RIVER ROCK WATER AND SEWER MAIN PLAN AND SEWER PROFILE

PROJECT:
RIDLEY CT.
RIDLEY VILLAGE W&S PLANS
SANDPOINT, IDAHO

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SHEET 3 OF 13



0 10 20 40
HORIZONTAL SCALE IN FEET

RIVER ROCK WATER MAIN PROFILE

STATION 10+00 TO 14+00

0 2 4 8
VERTICAL SCALE IN FEET

PROFESSIONAL ENGINEER REGISTERED 8607 10/15/2025 STATE OF IDAHO B. SCOTT BROWN

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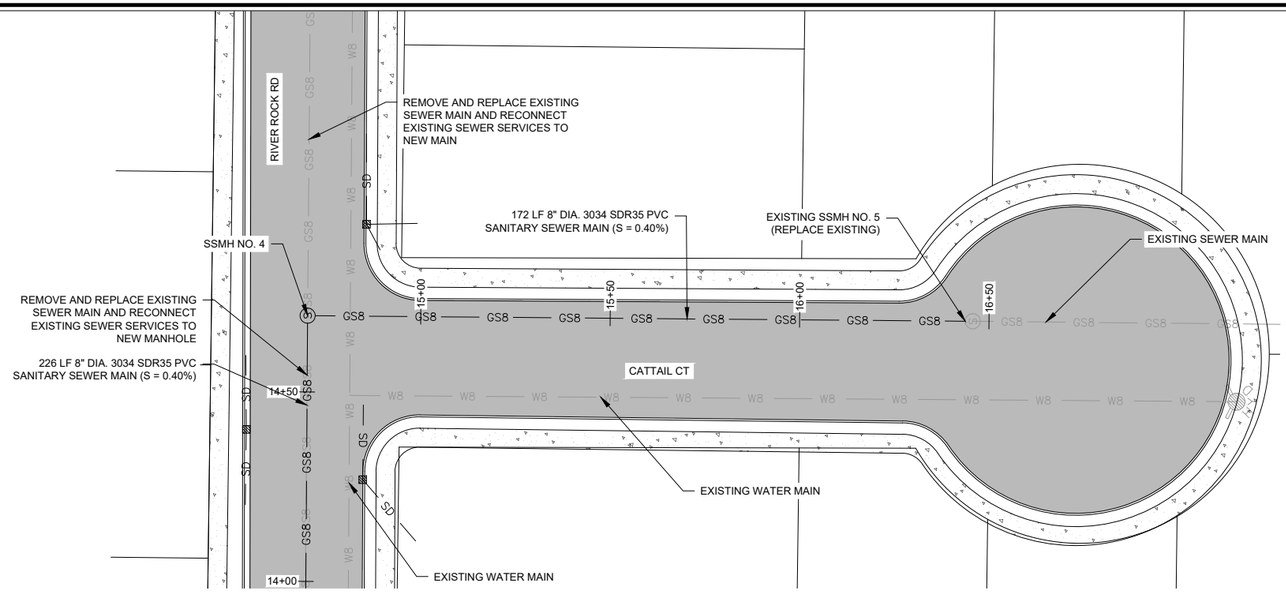
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SHEET TITLE: RIVER ROCK WATER AND SEWER MAIN PLAN AND SEWER PROFILE

PROJECT: RIDLEY CT.
RIDLEY VILLAGE W&S PLANS
SANDPOINT, IDAHO

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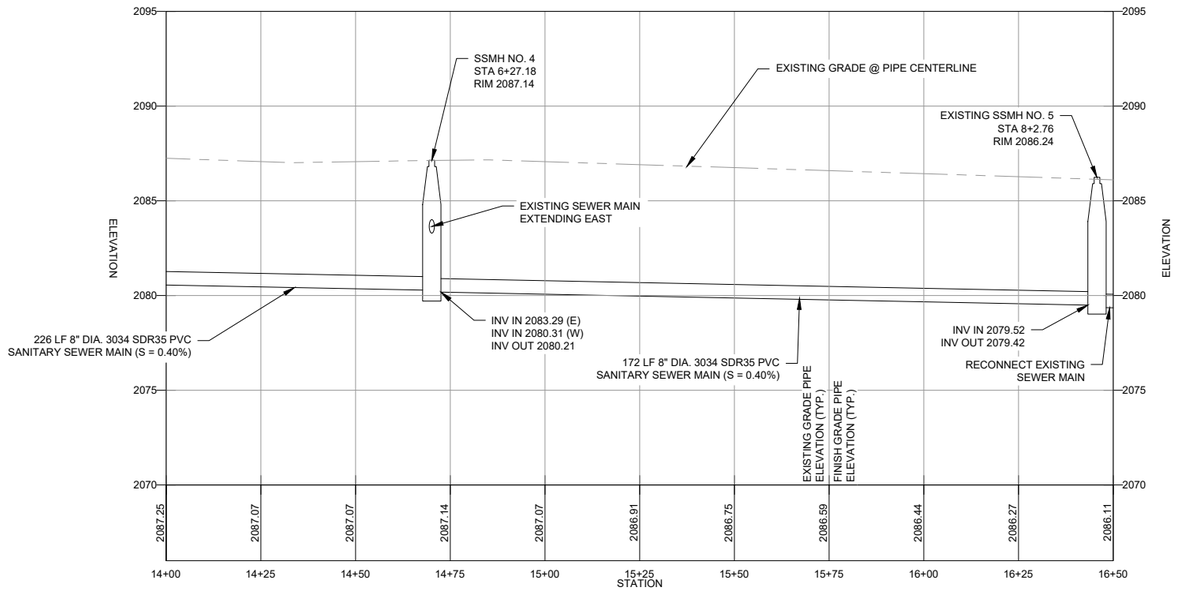
SHEET 4 OF 13



0 10 20 40

SCALE IN FEET
CONTOUR INTERVAL IS 0.5'
DATUM: NAVD 88

CATTAIL CT. SEWER MAIN PLAN



CATTAIL CT. SEWER MAIN PROFILE

STATION 14+00 TO 16+50

0 10 20 40
HORIZONTAL SCALE IN FEET

0 2 4 8
VERTICAL SCALE IN FEET

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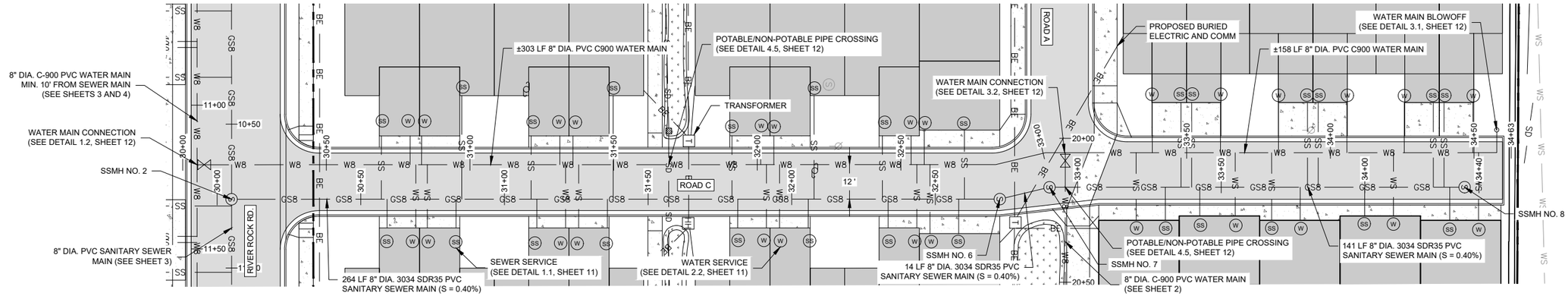
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(208) 263-4160

SHEET TITLE: **RIVER ROCK SEWER MAIN PLAN AND PROFILE**

PROJECT: **RIDLEY CT.**
RIDLEY VILLAGE W&S PLANS
SANDPOINT, IDAHO

DATE:	10-14-2025
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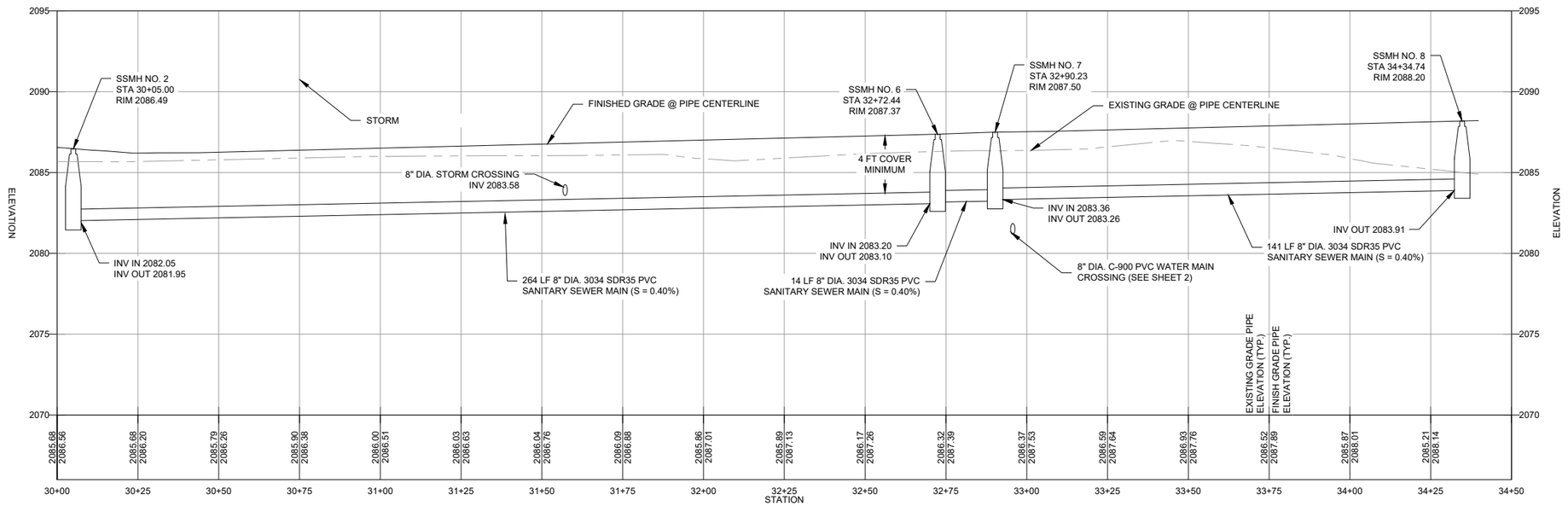
SHEET 5 OF 13



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SCALE IN FEET
CONTOUR INTERVAL IS 0.5'
DATUM: NAVD 88

ROAD C WATER AND SEWER MAIN PLAN



0 10 20 40

HORIZONTAL SCALE IN FEET

ROAD C SEWER MAIN PROFILE

STATION 30+00 TO 34+50

0 2 4 8

VERTICAL SCALE IN FEET

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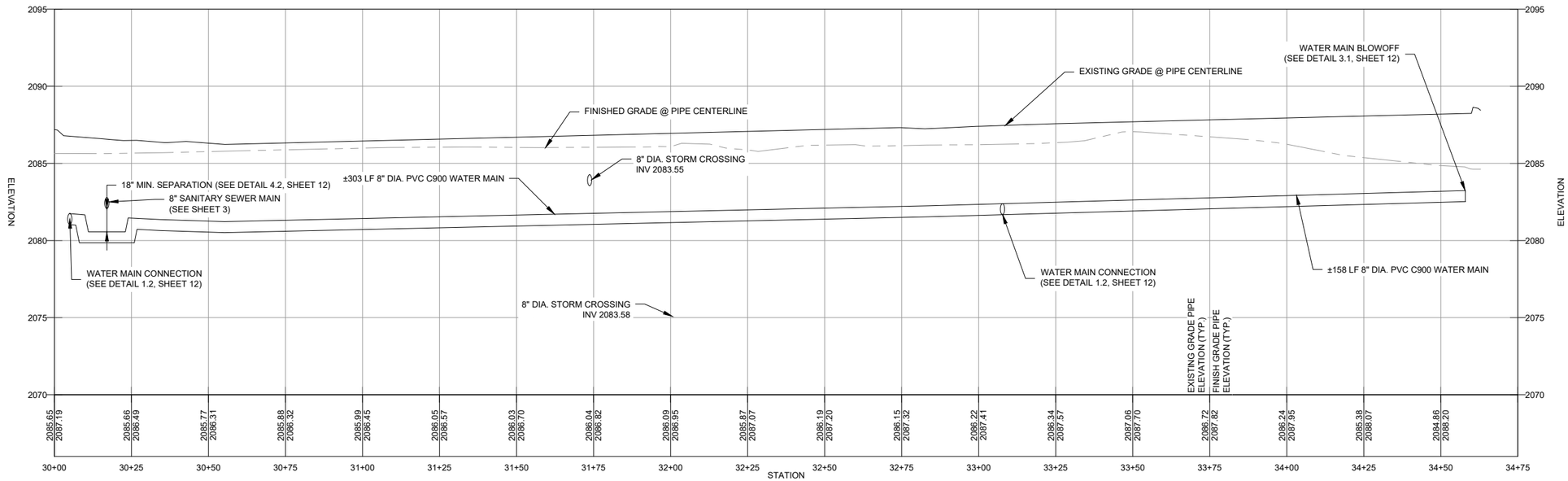
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(208) 263-4160

SHEET TITLE:
ROAD C WATER AND SEWER MAIN PLAN AND SEWER MAIN PROFILE

PROJECT:
RIDLEY CT.
RIDLEY VILLAGE W&S PLANS
SANDPOINT, IDAHO

DATE:	10-14-2025
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CHECKED:	BSB
PROJ NO.:	01210-24-002
CAD FILE:	E-AFFINITY

SHEET 6 OF 13



0 10 20 40
HORIZONTAL SCALE IN FEET

ROAD C WATER MAIN PROFILE

STATION 30+00 TO 34+75

0 2 4 8
VERTICAL SCALE IN FEET

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FINAL DESIGN DRAWINGS
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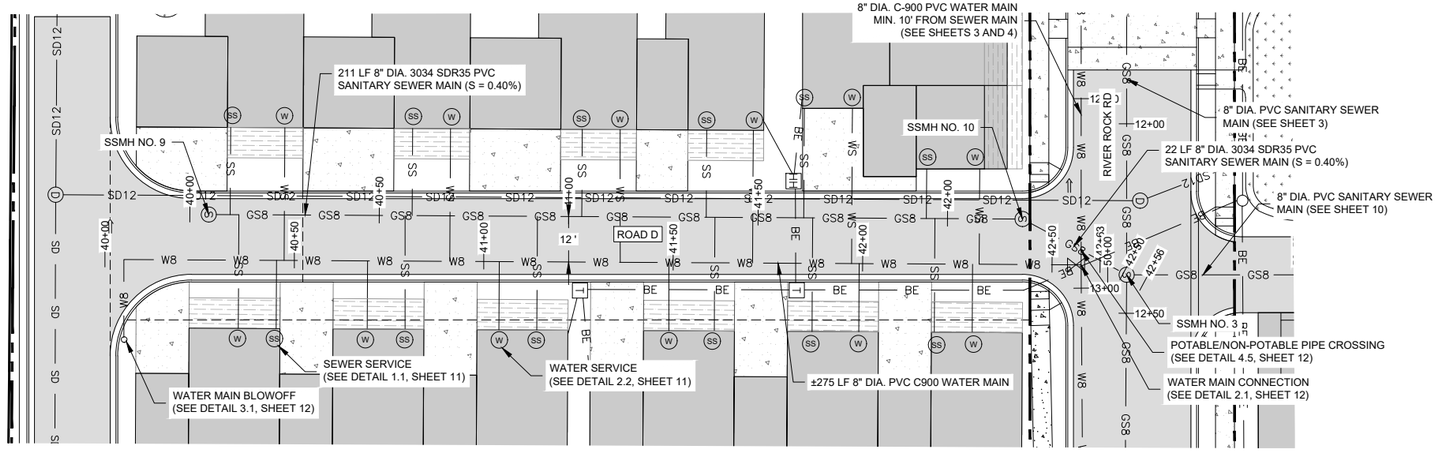
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SHEET TITLE:
ROAD C WATER MAIN PROFILE

PROJECT:
RIDLEY CT.
RIDLEY VILLAGE W&S PLANS
SANDPOINT, IDAHO

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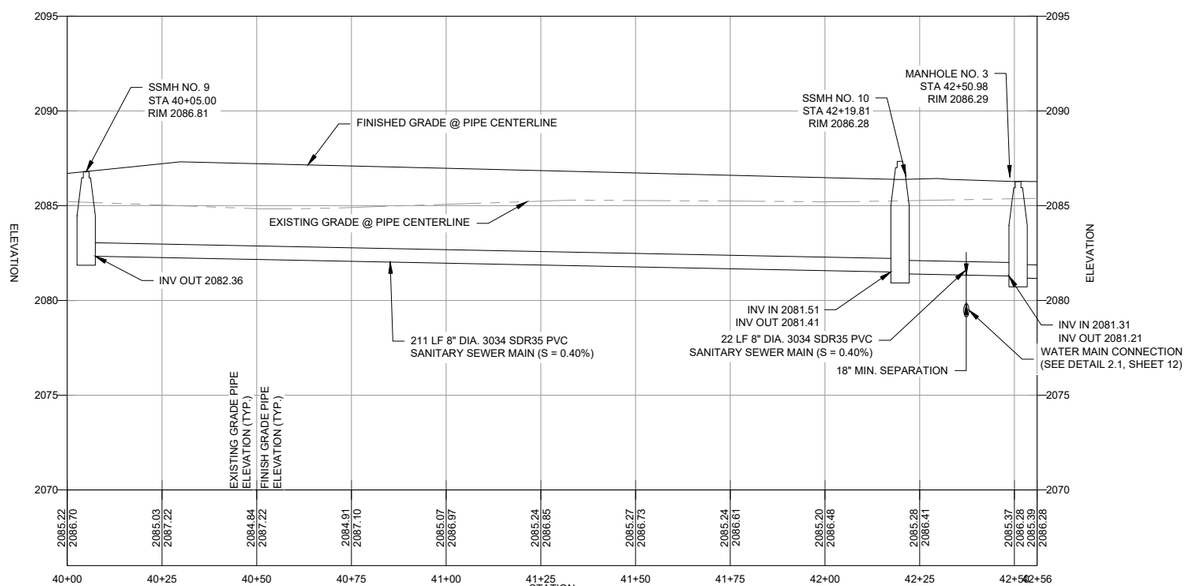
SHEET 7 OF 13



0 10 20 40

SCALE IN FEET
CONTOUR INTERVAL IS 0.5'
DATUM: NAVD 88

ROAD D WATER AND SEWER MAIN PLAN



0 10 20 40

HORIZONTAL SCALE IN FEET

ROAD D SEWER MAIN PROFILE

STATION 40+00 TO 42+56

0 2 4 8

VERTICAL SCALE IN FEET

PROFESSIONAL ENGINEER REGISTERED 8607 10/15/2025 STATE OF IDAHO B. SCOTT BROWN

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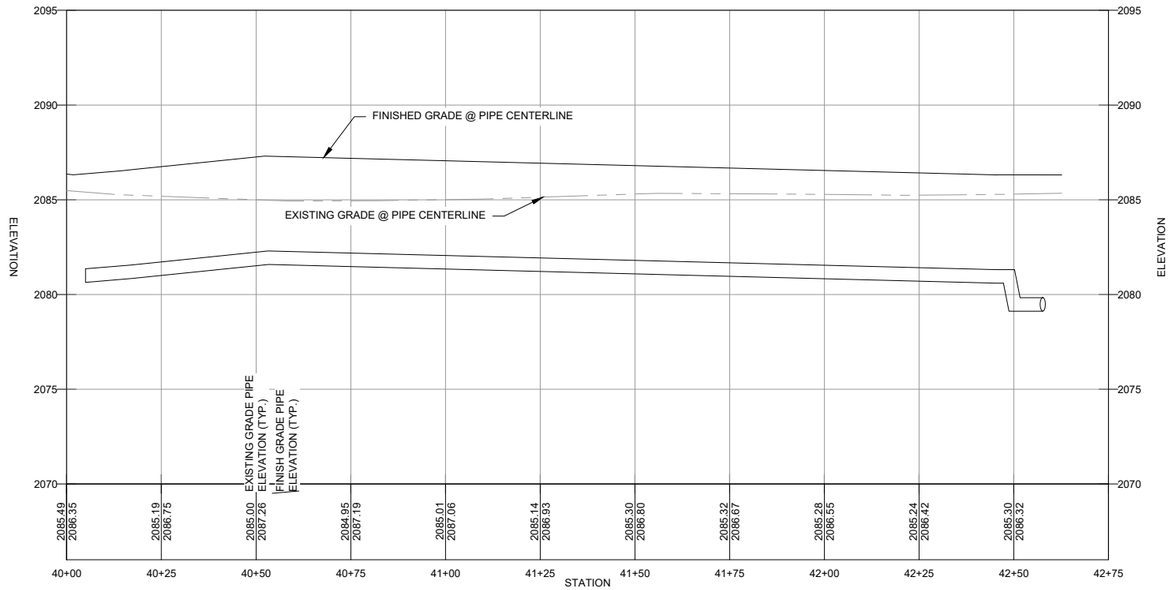
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(208) 263-4160

SHEET TITLE:
ROAD D WATER AND SEWER MAIN PLAN AND SEWER PROFILE

PROJECT:
RIDLEY CT.
RIDLEY VILLAGE W&S PLANS
SANDPOINT, IDAHO

DATE:	10-14-2025
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CHECKED:	BSB
PROJ NO.:	01210-24-002
CAD FILE:	E-AFFINITY

SHEET 8 OF 13



0 10 20 40
HORIZONTAL SCALE IN FEET

ROAD D SEWER MAIN PROFILE

STATION 40+00 TO 42+75

0 2 4 8
VERTICAL SCALE IN FEET

PROFESSIONAL ENGINEER REGISTERED 8607 10/15/2025 STATE OF IDAHO B. SCOTT BROWN

FINAL DESIGN DRAWINGS
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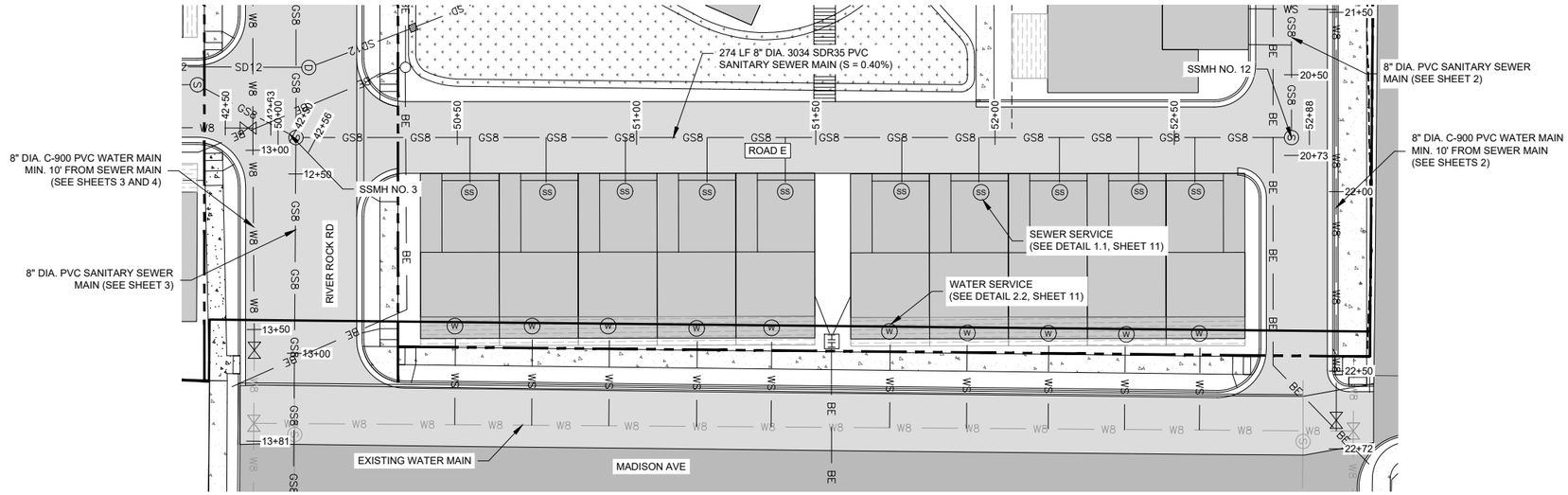
James A. Sewell and Associates, LLC
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SANDPOINT, IDAHO 83864
(208) 263-4160

SHEET TITLE:
ROADS E & F PLAN AND PROFILE

PROJECT:
RIDLEY CT.
RIDLEY VILLAGE W&S PLANS
SANDPOINT, IDAHO

DATE:	10-14-2025
SCALE:	AS SHOWN
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DRAWN:	NCF
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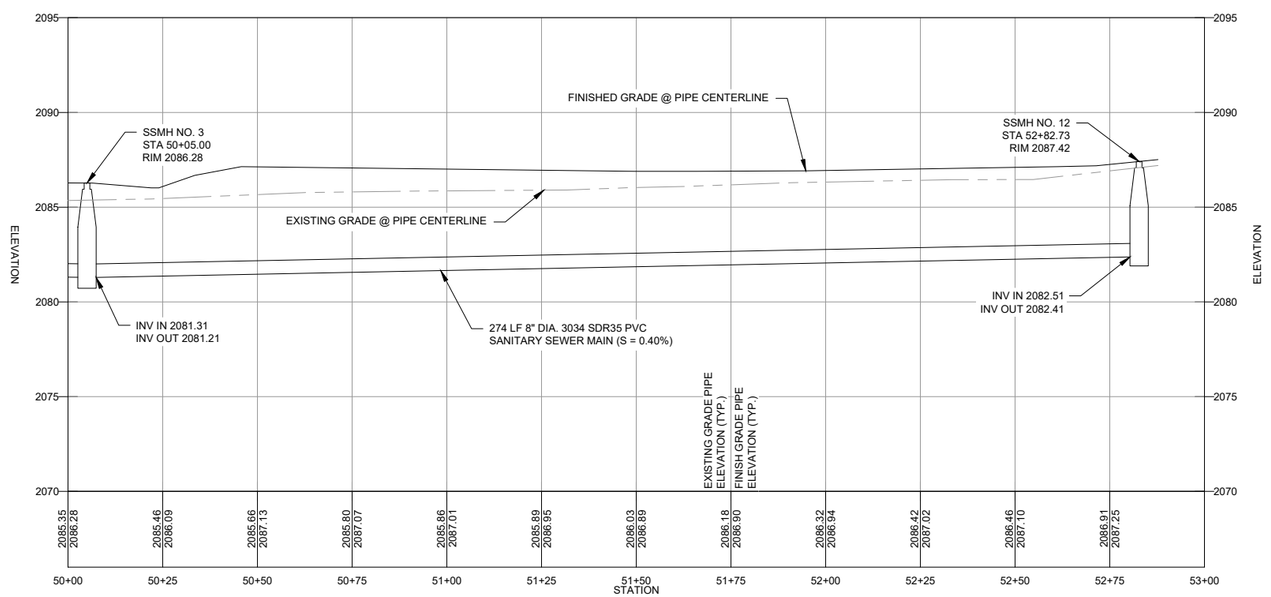
SHEET 9 OF 13



0 10 20 40

ROAD E WATER AND SEWER MAIN PLAN

SCALE IN FEET
CONTOUR INTERVAL IS 0.5'
DATUM: NAVD 88



0 10 20 40

ROAD E SEWER MAIN PROFILE

STATION 50+00 TO 53+00

HORIZONTAL SCALE IN FEET

0 2 4 8

VERTICAL SCALE IN FEET

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NOT APPROVED FOR CONSTRUCTION

No.	DATE:	REVISION	DRN/CHK

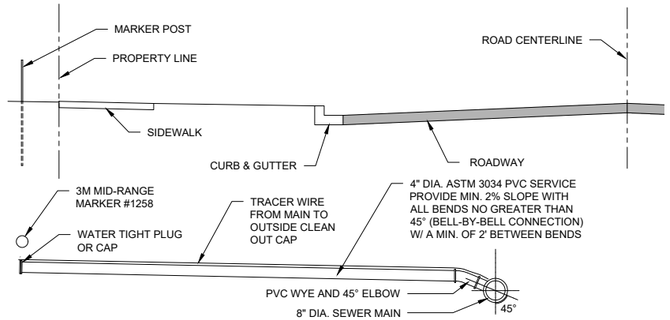
James A. Sewell and Associates, LLC
1319 NORTH DIVISION AVENUE
SANDPOINT, IDAHO 83864
(208) 263-4160

SHEET TITLE:
ROAD E WATER AND SEWER MAIN PLAN AND SEWER MAIN PROFILE

PROJECT:
RIDLEY CT.
RIDLEY VILLAGE W&S PLANS
SANDPOINT, IDAHO

DATE:	10-14-2025
SCALE:	AS SHOWN
DESIGNED:	BSB
DRAWN:	NCF
CHECKED:	BSB
PROJ NO.:	01210-24-002
CAD FILE:	E-AFFINITY

SHEET 10 OF 13



1.1 SEWER SERVICE CONNECTION

NOT TO SCALE

(N1) IMPORTED TYPE-2 AGGREGATE BACKFILL. NATIVE MATERIAL MAY BE USED WHEN DEEMED SUITABLE BY ENGINEER PER ISPWC 306.2.3. COMPACT TO 90% STD. PROCTOR IN OPEN GROUND AND 95% UNDER ROADWAYS AND DRIVEWAYS

(N2) IN ROCK EXCAVATION, 12" ABOVE AND 6" BELOW PIPE SHALL BE BEDDED W/SAND

(N3) BURIED PIPELINE

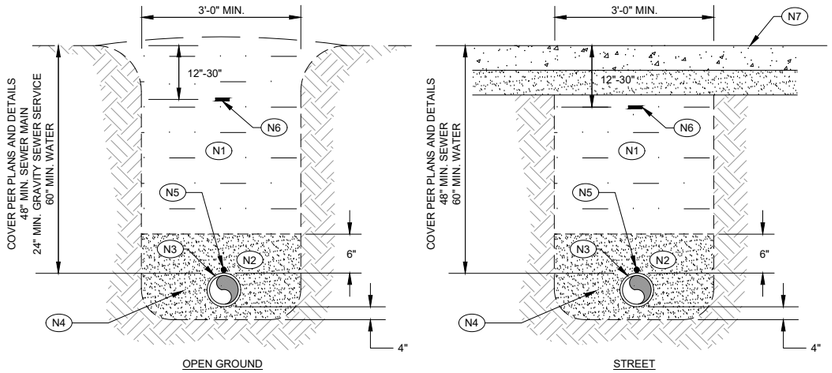
(N4) AREA WITHIN 4" BELOW PIPE AND 6" ABOVE SHALL BE BEDDED WITH 3/4" MINUS CRUSHED AGGREGATE AND COMPACTED TO 95% STD. PROCTOR. ALSO SEE SPECIFICATIONS, SHEET 19.

(N5) INSTALL LOCATING WIRE 12 GA. COPPER WITH INSULATION. RUN WIRE UP VALVE AND METER BOXES & WRAP TWICE AROUND TOP OF BOXES. ALSO RUN WIRE UP OUTSIDE OF SEWER MANHOLES AND ALONG SERVICES TO CLEAN OUTS PER CITY OF SANDPOINT

(N6) METALLIC LOCATOR TAPE

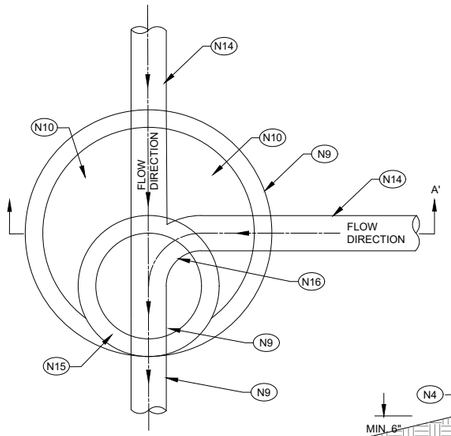
(N7) PAVEMENT SECTION SURFACE REPAIR (SEE DETAIL 6.5 FOR GRAVEL AND ACP THICKNESS)

NOTE: TRENCH SIDE WALLS SHALL BE SLOPED AND/OR BRACED TO PROTECT WORKERS, ADJACENT PROPERTY, AND THE WORK.



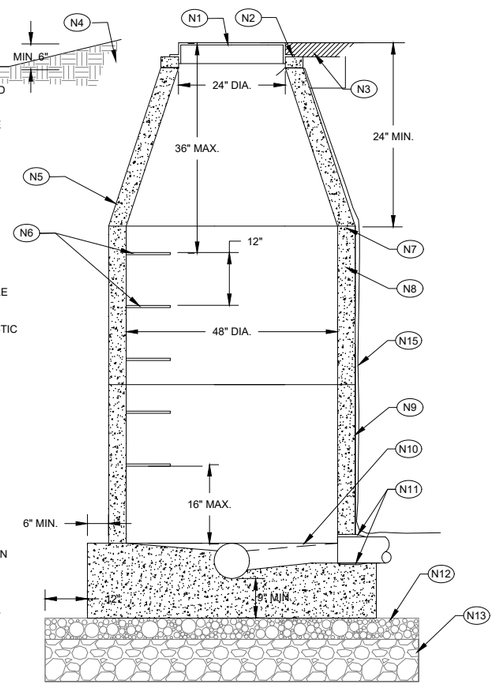
1.2 PIPELINE TRENCHES

SCALE: N.T.S.



MANHOLES SHALL CONFORM TO SECTION 501 OF THE ISPWC, REINFORCED FOR TRAFFIC LOADS, AND APPROVED BY THE CITY

MATCH PIPE ANGLES TO THE APPROACH ANGLE OF PIPES IN THE FIELD



(N1) CITY OF SANDPOINT SPECIAL DESIGN SEWER MANHOLE LID

(N2) GRADE RINGS SHALL BE GROUTED WATER TIGHT IN PLACE GRADE RINGS SHALL BE 4" MIN. TO 12" MAX. IN HEIGHT RAMNEK OR MASTIC BETWEEN FRAME AND GRADE RINGS

(N3) PAVEMENT AND ROAD SECTION AROUND COLLAR

(N4) SLOPE FINISH GRADE AWAY FROM ACCESS LID (WHERE INSTALLED OUTSIDE OF ROADWAY)

(N5) PRECAST MONOLITHIC CONENTRIC CONE SECTION

(N6) EPOXY COATED MANHOLE STEPS PENETRATIONS SHALL BE WRAPPED W/ RAPID SEAL AND GROUTED W/ NON-SHRINK GROUT INSIDE AND OUT HYDRAULIC CEMENT SHALL BE WATERPROOF AND SUTABLE FOR OVERHEAD AND VERTICAL APPLICATIONS

(N7) ALL JOINTS, RISERS, AND RINGS SHALL BE SEALED W/ MASTIC AND EXTERNAL JOINT WRAP M-860 JK POLYSOURCE (OR APPROVED EQUAL) AND PROPERLY ALIGNED

(N8) 48" PRECAST CONCRETE MANHOLE BARREL

(N9) 48" PRECAST MANHOLE BASE WITH CHANNELS

(N10) SHELF SLOPE SHALL BE 1" PER 1'

(N11) A-LOK OR KOR-NSEAL COLLAR

(N12) SMOOTH AND LEVEL BEARING SURFACE MIN. 6" OF 3/4" MINUS CRUSHED AGGREGATE COMPACTED TO 95% DENSITY

(N13) INSTALL 2-1/2" MINUS CRUSHED AGGREGATE STABILIZATION MATERIAL WHERE DEEMED NECESSARY BY ENGINEER

(N14) 8" DIA. PVC SEWER MAIN

(N15) PLACE TRACER WIRE ABOVE SEWER MAIN, UP OUTSIDE OF MANHOLE, AND UNDER RISER FRAME

2.1 MANHOLE DETAIL

SCALE: N.T.S.

(N1) AY MCDONALD 178" X 48" COIL BOX FOR 1" METER AMV X AMC W/ 1" MIP INLET AND OUTLET

(N2) AY MCDONALD 18" LOCKING LID W/ TOUCHREAD HOLE FOR COILK PIT BOX 90L118T 418B-029

(N3) FINISHED GRADE (BETWEEN CURB OR ROADWAY AND PROPERTY LINE)

(N4) 1" MIP X MIP BRASS CORP STOP.

(N5) 1" AY McDONALD NL 76101 CURB STOP BALL VALVE FIP X FIP 5129-174

(N6) 790-448-QFPP 1" X 1" AY MCDONALD COIL PIT ASSEMBLY OR APPROVED EQUAL

(N7) GRANULAR FILL BELOW METER SETTER

(N8) 1" ROMAC STAINLESS DOUBLE STRAP SADDLE TAP SIZED FOR WATER MAIN

(N9) 95-E CI CURB BOX COMPLETE 41" - 64" TYLER 111955 OLYMPIC 13-5770WSET

(N10) SIDR7 HDPE SERVICE LINE (CLASS 250 PSI) - PIPE DIAMETER TO BE DETERMINED BY THE STATE

(N11) BADGER M70 1" BRONZE METER PER MOUNTAIN SPRINGS WATER CORP SPECIFICATIONS

(N12) UNDISTURBED NATIVE SOIL OR COMPACTED BASE FOR METER SETTER.

(N13) 8" X 8" X 4" CONCRETE BLOCK BELOW VALVE

(N14) 12 GA. TONING WIRE W/ DBR SPLICE KIT. TAPE OR ZIP TIE TO SERVICE LINE.

(N15) 1X6 BRASS NIPPLE, 1" UNION, 1 X 3/4 BUSHING

(N16) 1X3/4" PACK JOINT OR 1" PACK WITH 1X3/4" BUSHING

(N17) 1" POLY PLUG W/ HOSE CLAMP UNTIL SERVICE USE

(N18) 2 X 4 MARKER PAINTED BLUE

(N19) REMOTE READ PER MOUNTAIN SPRINGS WATER CORP.

(N20) 1X12 BRASS NIPPLE

(N21) 1" FEMALE PACKS

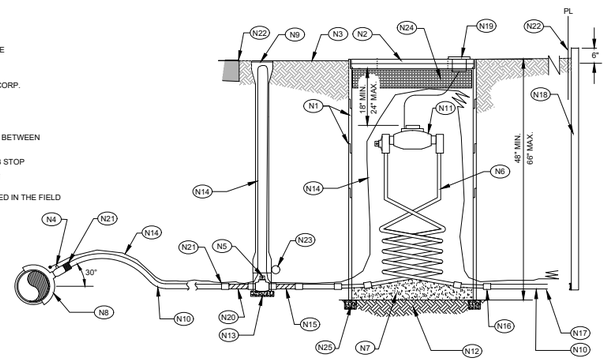
(N22) INSTALL CURB STOP AND METER IN GREEN STRIP BETWEEN ROADWAY AND PROPERTY LINE (NOT IN DITCH)

(N23) INSTALL 3M RANGE MARKER #1258 AT EACH CURB STOP

(N24) 18" X 2" FOAM INSULATING CUSHION FOR COIL PIT 90C1 4189-033

(N25) STABILIZATION BLOCKS OR BOARD AS DETERMINED IN THE FIELD BY MSWC

NOTES:
1) ALL FITTINGS TO BE A.Y. McDONALD OR EQUIVALENT.
2) DISTURBED AREA IS TO BE RESTORED TO ORIGINAL CONDITION.
3) SOIL UNDER METER SETTER SHALL BE COMPACTED TO AT LEAST 90% OF THE STANDARD PROCTOR MAXIMUM DENSITY AS DETERMINED BY ASTM D698 METHOD C.
4) VALVE AND METER SHALL NOT BE LOCATED IN THE DRIVEWAY.
5) ADJUST DEPTH OF SERVICE LINE WHEN CROSSING BENEATH DITCH TO MAINTAIN 5' OF COVER.



2.2 TYPICAL WATER SERVICE AND METER

NOT TO SCALE

PROFESSIONAL ENGINEER REGISTERED 8607 10/15/2025 STATE OF IDAHO B. SCOTT BROWN

FINAL DESIGN DRAWINGS
NOT APPROVED FOR CONSTRUCTION

No.	DATE:	REVISION	DRN/CHK

James A. Sewell and Associates, LLC
1319 NORTH DIVISION AVENUE
SANDPOINT, IDAHO 83864
(208) 263-4160

SHEET TITLE: DETAILS

PROJECT: RIDLEY CT.
RIDLEY VILLAGE W&S PLANS
SANDPOINT, IDAHO

DATE:	10-14-2025
SCALE:	AS SHOWN
DESIGNED:	BSB
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SHEET 11 OF 13

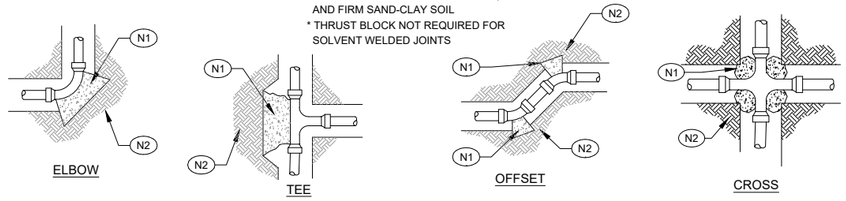
NOTES FOR THRUST BLOCK DETAIL

(N1) CONCRETE THRUST BLOCK

(N2) UNDISTURBED SOIL

PIPE DIAMETER	MINIMUM BEARING AREA (SQ. FT.)				
	TEES AND ENDS	90° ELBOWS	45° ELBOWS	22-1/2° ELBOWS	11-1/4° ELBOWS
6"	3.0	4.0	2.5	1.5	1.0
8"	5.0	7.0	4.0	2.0	2.0
10"	8.0	11.0	6.0	3.0	2.5

* BASED ON 200 PSI LINE PRESSURE, AND FIRM SAND-CLAY SOIL
* THRUST BLOCK NOT REQUIRED FOR SOLVENT WELDED JOINTS



NOTE: CONCRETE SHALL BE PLACED TO ALLOW ACCESS TO FASTENERS USED IN CONNECTION

1.1 THRUST BLOCK DETAIL

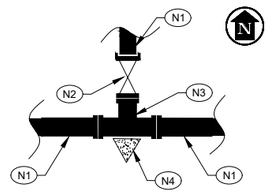
SCALE: N.T.S.

(N1) PROPOSED 8" DIA. C900 PVC WATER MAIN

(N2) PROPOSED 8" DIA. D.I. GATE VALVE (FL X MJ)

(N3) PROPOSED 8" X 8" X 8" D.I. TEE

(N4) THRUST BLOCK SEE DETAIL 1.1, THIS SHEET



1.2 CONNECTION DETAIL

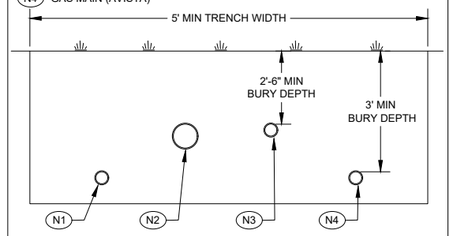
SCALE: N.T.S.

(N1) POWER - 2" SCH. 40 PVC CONDUIT (AVISTA)

(N2) TELEPHONE - 4" SCH. 40 PVC

(N3) TELEVISION - 2" SCH. 40 PVC

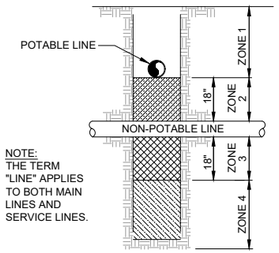
(N4) GAS MAIN (AVISTA)



1.3 DRY UTILITY TRENCH

SCALE: N.T.S.

VERTICAL SEPARATION REQUIREMENTS



NOTE: THE TERM "LINE" APPLIES TO BOTH MAIN LINES AND SERVICE LINES.

ZONE 1: A). POTABLE WATER AND NON-POTABLE MAINS AND SERVICE LINES MUST BE SEPARATED BY AT LEAST 18 INCHES, AND B). ONE FULL, UNCUT LENGTH OF NON-POTABLE PIPE MUST BE CENTERED ON THE CROSSING SO THAT THE JOINTS ARE AS FAR AS POSSIBLE FROM THE CROSSING.

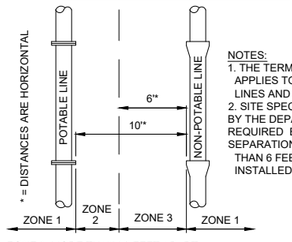
ZONE 2: POTABLE LINE <18" OVER TOP OF NON-POTABLE LINE.

A). ONE FULL, UNCUT LENGTH OF NON-POTABLE WATER PIPE MUST BE CENTERED ON THE CROSSING SO THAT THE JOINTS ARE AS FAR AS POSSIBLE FROM THE NON-POTABLE LINE, AND EITHER B). NON-POTABLE LINE MUST BE CONSTRUCTED TO POTABLE WATER PIPE STANDARDS AND PRESSURE TESTED FOR WATER TIGHTNESS FOR A HORIZONTAL DISTANCE OF 10 FEET ON BOTH SIDES OF THE CROSSING, OR C). NON-POTABLE OR POTABLE LINE MUST BE CASED IN A LARGER DIAMETER CARRIER PIPE FOR A HORIZONTAL DISTANCE OF 10 FEET ON BOTH SIDES OF THE CROSSING, WITH NO JOINTS.

ZONE 3: SAME REQUIREMENTS AS ZONE 2 EXCEPT THE NON-POTABLE LINE MUST ALSO BE SUPPORTED ABOVE THE CROSSING TO PREVENT SETTLING.

ZONE 4: SAME REQUIREMENTS AS ZONE 1 EXCEPT THE NON-POTABLE LINE MUST ALSO BE SUPPORTED ABOVE THE CROSSING TO PREVENT SETTLING.

HORIZONTAL SEPARATION REQUIREMENTS



NOTES:
1. THE TERM "LINE" APPLIES TO BOTH MAIN LINES AND SERVICE LINES.
2. SITE SPECIFIC APPROVAL BY THE DEPARTMENT IS REQUIRED BEFORE SEPARATION LESS THAN 6 FEET (ZONE 3) IS INSTALLED.

ZONE 1: MORE THAN 10 FEET APART:
A). NO SPECIAL REQUIREMENTS.

ZONE 2: FROM 6 TO 10 FEET APART:
A). NO SPECIAL REQUIREMENTS FOR SERVICE LINES.
B). POTABLE AND NON-POTABLE MAINS SEPARATED BY AT LEAST 6 FEET AT OUTSIDE WALLS, AND
C). POTABLE MAINS HIGHER IN ELEVATION THAN THE NON-POTABLE MAINS, AND
D). NON-POTABLE MAINS CONSTRUCTED WITH POTABLE WATER CLASS PIPE AND PRESSURE TESTED FOR WATER-TIGHTNESS.

ZONE 3: CLOSER THAN 6 FEET APART:
A). FOR MAINS AND SERVICES, DESIGN ENGINEER TO SUBMIT DATA TO DEPARTMENT FOR REVIEW AND APPROVAL THAT THIS INSTALLATION WILL PROTECT PUBLIC HEALTH AND ENVIRONMENT AND NON-POTABLE LINE CONSTRUCTED WITH POTABLE WATER CLASS PIPE.

FOR DETAILS REFER TO IDAPA 58.01.08.542.07: IDAHO RULES FOR PUBLIC DRINKING WATER SYSTEMS OR IDAPA 58.01.16.430.0: IDAHO WASTEWATER RULES.

SEWAGE FORCE MAINS SHALL HAVE AT LEAST TEN FEET OF HORIZONTAL SEPARATION FROM POTABLE MAINS - ZONE 2 AND ZONE 3 PLACEMENTS ARE PROHIBITED.

HORIZONTAL SEPARATION REQUIREMENTS ALSO APPLY TO POTABLE AND NON-POTABLE SERVICE LINES CONTROLLED BY THE SYSTEM OWNER AND EXTENDING THE MAIN LINE TO THE PROPERTY LINE, SERVICE METER, OR CLEANOUT.

4.5 POTABLE & NON-POTABLE LINE SEPARATION

SCALE: N.T.S.

(N1) CAST IRON VALVE BOX(I.F.C.O. No. 3-C, No. 923-R-(A OR B) BOX AND No. 923-(A,B,C OR D) EXTENSION PIPE

(N2) 2" OPERATOR NUT

(N3) RESILIENT SEAT GATE VALVE, ENDS AS REQUIRED.

(N4) 8" X 8" X 2" CONC. BLOCK (4" AND SMALLER GATE VALVE)

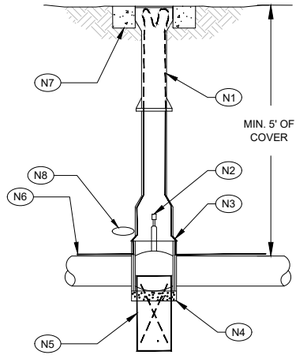
(N5) CONCRETE THRUST BLOCK W/#4 REBAR STRAPS (6" AND LARGER GATE VALVE). THRUST BLOCK TO BE SIZED IN ACCORDANCE W/TEES AND ELBOWS OF THRUST BLOCK TABLE.

(N6) 12 GA. TONING WIRE FOR TRACING PURPOSES; LOOPED UP VALVE BOX

(N7) 18" DIA. X 4" THICK CONCRETE COLLAR AROUND VALVE WHERE LOCATED IN A/C PAVEMENT

(N8) 3M LOCATOR RING, MID-RANGE MARKER #1257

NOTE: THRUST BLOCK NOT REQUIRED WHEN VALVE IS BOLTED TO A THRUST PREVENTED FITTING.



2.1 TYPICAL GATE VALVE

SCALE: N.T.S.

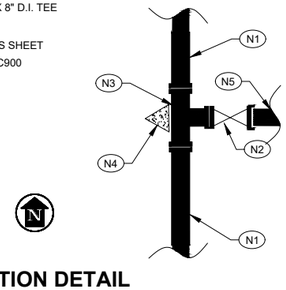
(N1) EXISTING 8" DIA. C900 PVC WATER MAIN

(N2) PROPOSED 8" DIA. D.I. GATE VALVE (FL X MJ)

(N3) PROPOSED 8" X 8" X 8" D.I. TEE

(N4) THRUST BLOCK SEE DETAIL 1.1, THIS SHEET

(N5) PROPOSED 8" DIA. C900 PVC WATER MAIN



2.2 CONNECTION DETAIL

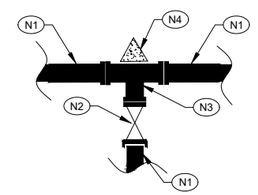
SCALE: N.T.S.

(N1) PROPOSED 8" DIA. C900 PVC WATER MAIN

(N2) PROPOSED 8" DIA. D.I. GATE VALVE (FL X MJ)

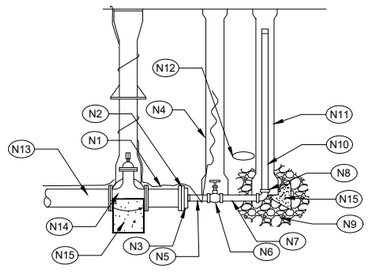
(N3) PROPOSED 8" X 8" X 8" D.I. TEE

(N4) THRUST BLOCK SEE DETAIL 1.1, THIS SHEET



2.3 CONNECTION DETAIL

SCALE: N.T.S.



(N1) TRACING WIRE

(N2) RESTRAINED GRIP KIT

(N3) 2" CENTER TAPPED CAP M.J.

(N4) VALVE BOX

(N5) 2"x6" G.I. NIPPLE, THD. AND SUPPLY PIPE

(N6) 2" CURB STOP VALVE, THD.

(N7) 2"x12" G.I. NIPPLE, THD. AND SUPPLY PIPE

(N8) 2" 90° ELBOW

(N9) DRAIN ROCK

(N10) TF500 TRUFLOW BLOW-OFF HYDRANT

(N11) 5 ¼" VALVE BOX

(N12) 3M LOCATE RING

(N13) 6" DIA. WATER MAIN LATERAL

(N14) 6" GATE VALVE

(N15) THRUST BLOCK

3.1 WATER MAIN BLOWOFF

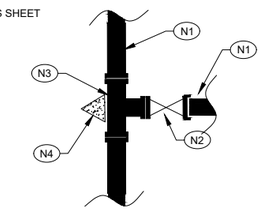
SCALE: NOT TO SCALE

(N1) PROPOSED 8" DIA. C900 PVC WATER MAIN

(N2) PROPOSED 8" DIA. D.I. GATE VALVE (FL X MJ)

(N3) PROPOSED 8" X 8" X 8" D.I. TEE

(N4) THRUST BLOCK SEE DETAIL 1.1, THIS SHEET



3.2 CONNECTION DETAIL

SCALE: N.T.S.

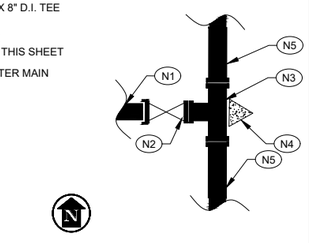
(N1) PROPOSED 8" DIA. C900 PVC WATER MAIN

(N2) PROPOSED 8" DIA. D.I. GATE VALVE (FL X MJ)

(N3) INSTALL 8" X 8" X 8" D.I. TEE

(N4) THRUST BLOCK SEE DETAIL 1.1, THIS SHEET

(N5) EXISTING 8" WATER MAIN



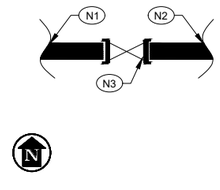
3.3 CONNECTION DETAIL

SCALE: N.T.S.

(N1) PROPOSED 8" DIA. C900 PVC WATER MAIN

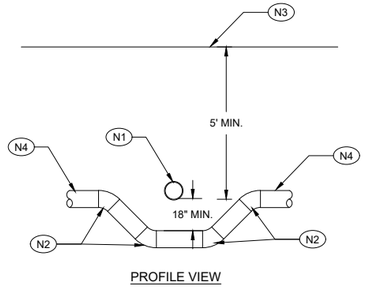
(N2) EXISTING 8" WATER MAIN

(N3) REMOVE EXISTING CAP AND INSTALL 8" DIA. D.I. GATE VALVE (FL X MJ)



4.1 CONNECTION DETAIL

SCALE: N.T.S.



PROFILE VIEW

(N1) FULL, UNCUT LENGTH OF 8" DIA. SANITARY SEWER MAIN W/ 12" DIA. WATER CLASS PIPE SLEEVE CENTERED AT THE CROSSING

(N2) 45° D.I. ELBOW

(N3) FINISH GRADE

(N4) PROPOSED C900 PVC WATER MAIN

4.2 VERTICAL SEPARATION DETAIL

SCALE: N.T.S.

PROFESSIONAL ENGINEER REGISTERED 8607 10/15/2025 STATE OF IDAHO B.SCOTT BROWN

FINAL DESIGN DRAWINGS
NOT APPROVED FOR CONSTRUCTION

No.	DATE:	REVISION	DRN/CHK

James A. Sewell and Associates, LLC
1319 NORTH DIVISION AVENUE
SANDPOINT, IDAHO 83864
(208) 263-4160

SHEET TITLE: DETAILS

PROJECT: RIDLEY CT. RIDLEY VILLAGE W&S PLANS SANDPOINT, IDAHO

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PROJ NO.:	01210-24-002
CAD FILE:	E-AFFINITY

SHEET 12 OF 13

SANITARY SEWER SPECIFICATIONS

GENERAL - CONSTRUCTION OF SEWER SYSTEMS SHALL CONFORM TO THE REQUIREMENTS OF THE 2020 IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPWC), CITY OF SANDPOINT, THE STATE OF IDAHO DIVISION OF ENVIRONMENTAL QUALITY (DEQ), AND UNIFORM PLUMBING CODE. IN THE EVENT OF CODE CONFLICT THE MORE STRINGENT CODE SHALL APPLY. ALL MATERIALS SHALL CONFORM TO THE APPLICABLE SECTIONS OF THE AMERICAN WATER WORKS ASSOCIATION (AWWA) STANDARDS LATEST EDITION, AND THE AMERICAN SOCIETY OF TESTING AND MATERIALS (ASTM), OR AS OTHERWISE SPECIFIED.

EXISTING UTILITIES - ALL EXISTING UTILITY LOCATIONS SHOWN ON THESE DRAWINGS ARE APPROXIMATE. IT IS THE CONTRACTORS RESPONSIBILITY TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION.

EXISTING SURVEY MONUMENTS - SURVEY MONUMENTS DISTURBED DURING CONSTRUCTION SHALL BE REPLACED BY AN IDAHO LICENSED SURVEYOR AT THE CONTRACTOR'S EXPENSE.

PIPE - GRAVITY SEWER PIPE SHALL BE ASTM D-3034 SDR35 SIZED AS SHOWN IN THE DRAWINGS. CONFORM TO SECTION 502 OF THE ISPWC, AND THE MANUFACTURER'S RECOMMENDATIONS. TRENCH SHALL BE COMPLETELY DEWATERED PRIOR TO PIPELINE INSTALLATION PER SECTION 205 OF THE ISPWC. GRAVITY PIPELINE SHALL BE LAID AND MAINTAINED TO THE REQUIRED LINES AND GRADES. VARIANCE FROM ESTABLISHED LINE AND GRADE IN SEWER GRAVITY LINES SHALL NOT BE GREATER THAN 1/32" PER INCH DIAMETER, NOT TO EXCEED 1/2", PROVIDED THAT SUCH VARIATION DOES NOT RESULT IN A LEVEL OR REVERSE SLOPING INVERT.

PIPE BEDDING - PIPE BEDDING SHALL CONFORM TO ISPWC SECTION 305. INSTALL TYPE I, 3/4-INCH MINUS BEDDING FOR AREA WITHIN 4 INCHES BELOW AND 6 INCHES ABOVE THE PIPE ACCORDING TO A CLASS A-1 BEDDING SYSTEM.

TRENCH EXCAVATION - TRENCH EXCAVATION SHALL CONFORM TO ISPWC SECTION 301. WHEN ORGANIC OR FROZEN MATERIAL, BOULDERS, SOFT OR UNSTABLE MATERIAL, WHICH WILL NOT UNIFORMLY SUPPORT THE PIPE, IS ENCOUNTERED, SUCH MATERIAL SHALL BE EXCAVATED TO AN ADDITIONAL DEPTH AS DIRECTED BY THE ENGINEER, AT THE CONTRACTOR'S EXPENSE, AND BACKFILLED WITH TYPE II BEDDING MATERIAL AS DESCRIBED IN ISPWC SECTION 305.

SHORING - ALL PIT AND TRENCH EXCAVATION WALLS SHALL BE SLOPED AND/OR SHORED ACCORDING TO OSHA REQUIREMENTS AND SECTION 301 OF THE ISPWC. WHERE NECESSARY, AVISTA UTILITIES SHALL BE CONTACTED BY THE CONTRACTOR TO PROPERLY SECURE AND/OR SHORE EXISTING UTILITY POLES AND BURIED UTILITIES.

TRENCH BACKFILL - TRENCH BACKFILL SHALL COMPLY WITH ISPWC SECTION 306. NATIVE BACKFILL MUST BE APPROVED BY THE ENGINEER PRIOR TO PLACEMENT. MATERIAL MUST BE COMPACTED TO 95% RELATIVE DENSITY. IMPORTED BACKFILL SHALL BE TYPE-2 PER ISPWC SECTION 802.

PIPE TESTING - AFTER INSTALLATION, GRAVITY SEWER MAINS SHALL BE AIR TESTED IN ACCORDANCE WITH ISPWC 501.3.4. PRESSURIZE THE PIPE TO 4 PSI AND MAINTAIN PRESSURE BETWEEN 3.5 AND 4 PSI FOR AT LEAST 2 MINUTES. AT EXACTLY 3.5 PSI, DISCONNECT AIR SUPPLY AND RECORD THE TIME FOR THE PRESSURE TO DROP TO 3 PSI. THE PRESSURE SHALL NOT DROP MORE THAN 0.5 PSI IN 3.5 MINUTES FOR THE PROPOSED 132 LF SECTION OF 8" PVC PIPE. THE ENGINEER SHALL BE PRESENT DURING ALL TESTING. SEWER SERVICES SHALL BE TESTED IN ACCORDANCE WITH ISPWC 504.3.8.

MANHOLE TESTING - AFTER INSTALLATION, GRAVITY SEWER MANHOLES SHALL BE TESTED IN ACCORDANCE WITH ISPWC 502.3.12.C.2. VACUUM TESTING SHALL INCLUDE DRAWING TO 10-INCHES OF MERCURY AND SHUTTING OF THE VACUUM PUMP. WITH VALVES CLOSED, THE VACUUM SHALL NOT DROP MORE THAN 9-INCHES IN 45-SECONDS (FOR MANHOLES 8 FT TO 10 FT DEEP). IF VACUUM TESTING IS NOT POSSIBLE, MANHOLES SHALL BE HYDROSTATICALLY TESTED PER SECTION 502.3.12.C.1.

HORIZONTAL SEPARATION - WATER AND SEWER MAINS SHALL BE SEPARATED BY NO LESS THAN TEN (10) FEET HORIZONTAL DISTANCE, IN ACCORDANCE WITH ISPWC 405.

VERTICAL SEPARATION & CROSSINGS - NORMAL VERTICAL SEPARATION BETWEEN THE NEW WATER LINE AND ANY SEWER LINE SHALL BE EIGHTEEN (18) INCHES. IF VERTICAL SEPARATION IS LESS THAN EIGHTEEN (18) INCHES, OR WHEN IT IS NECESSARY FOR THE WATER LINE TO CROSS UNDER A SEWER LINE, THE WATER LINE OR SEWER LINE SHALL BE ENCASED IN A PVC CASING PIPE WITH TIGHT JOINTS. THE CASING PIPE SHALL EXTEND TO A POINT WHICH IS TEN (10) FEET PERPENDICULAR FROM THE CROSSED PIPE. THE PVC CASING PIPE SHALL MEET THE PRESSURE PIPE SPECIFICATIONS. THE ENDS OF THE CASING PIPE SHALL BE SEALED BY AN APPROVED SEALING METHOD.

RESTORATION - ALL DISTURBED AREAS WITHIN PUBLIC RIGHTS OF WAY SHALL BE BACKFILLED TO EXISTING GRADE AND TOP DRESSED WITH MINIMUM 2" TOPSOIL, AND SEEDED PER ISPWC 2006.3.1. CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGED INFRASTRUCTURE ON PRIVATE PROPERTY OR WITHIN PUBLIC RIGHT OF WAY.

WATER SPECIFICATIONS

GENERAL - WATER SYSTEM CONSTRUCTION SHALL CONFORM TO IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPWC), CITY OF SANDPOINT, THE STATE OF IDAHO DIVISION OF ENVIRONMENTAL QUALITY (DEQ), AND UNIFORM PLUMBING CODE. IN THE EVENT OF CODE CONFLICT THE MORE STRINGENT CODE SHALL APPLY. ALL MATERIALS SHALL CONFORM TO THE APPLICABLE SECTIONS OF THE AMERICAN WATER WORKS ASSOCIATION (AWWA) STANDARDS LATEST EDITION, AND THE AMERICAN SOCIETY OF TESTING AND MATERIALS (ASTM), OR AS OTHERWISE SPECIFIED.

WATER PIPELINE - WATER DISTRIBUTION PIPELINES SHALL MEET THE REQUIREMENTS OF AWWA C900 WITH MAXIMUM DIMENSION RATIO OF 18. COUPLING JOINTS SHALL BE BELL AND SPIGOT TYPE WITH ELASTOMERIC GASKETED FITTINGS. SERVICE LINES SHALL BE POLYETHYLENE PE3408 WITH MAXIMUM DIMENSION RATIO OF 9 (200PSI). WATER MAIN SHALL HAVE A MIN. 5' OF COVER.

PIPE FITTINGS - PIPE FITTINGS SHALL BE CLASS 250 MECHANICAL JOINT CEMENT MORTAR LINED CAST IRON OR DUCTILE IRON CONFORMING TO AWWA C110. END CONNECTIONS SHALL BE EITHER FLANGED OR MECHANICAL JOINT CONFORMING TO AWWA STANDARD C-111. M.J. FITTINGS SHALL CONFORM TO AWWA C111 USING TRANSITION GASKETS FOR CONNECTION TO ASTM PVC PIPE. POLYETHYLENE PIPE SHALL USE FITTINGS APPROVED FOR USE WITH THE SPECIFIC PIPE TYPE.

VALVES - GATE VALVES SHALL CONFORM TO AWWA C-509. VALVES SHALL HAVE FULLY ENCAPSULATED, RESILIENT WEDGE, USING NONRISING STEMS AND "O" RING SEALS AND ENDS AS NOTED. VALVES SHALL BE "AFCO" BRAND, OR EQUAL. VALVE BODY SHALL BE COATED WITH A FUSION-BONDED EPOXY, COATED TO A MINIMUM DRY FILM THICKNESS OF 10 MILS. VALVES SHALL INCLUDE A TWO PIECE CAST IRON VALVE BOX SUITABLE FOR THE BURIAL DEPTH REQUIRED. VALVE BOXES SHALL INCLUDE A CAP MARKED "WATER."

CURB STOPS - CURB STOPS SHALL BE 175 LB. STOP AND WASTE CURB VALVES, AND SHALL BE MUELLER MARK II ORISEAL CURB VALVE, OR EQUAL. CURB STOPS SHALL INCLUDE A PLASTIC SCREW TYPE CURB BOX WITH ARCH PATTERN BASE.

SERVICE CONNECTION - CONNECTION OF SERVICE LINE TO MAIN LINE SHALL BE MADE WITH A MAIN LINE SIZE TAPPING SADDLE. THE SADDLE SHALL BE EQUIPPED WITH DOUBLE STRAPS AND SERVICE SIZED POLYETHYLENE PACK JOINT TYPE PIPE FITTING, AND SHALL BE APPROVED BY THE MANUFACTURER OF THE TYPE OF PIPE APPLIED TO. THE PIPE SHALL BE CONNECTED IN A MANNER APPROVED BY THE MANUFACTURER OF THE PIPE AND THE SERVICE INSTALLED IN ACCORDANCE WITH ISPWC 409.08.

TRACE WIRE - A 12 GA, INSULATED, SINGLE STRAND, COPPER WIRE SHALL BE INSTALLED ADJACENT TO ALL NON-METALLIC WATER PIPES MAINS AND SERVICE LINES. THE LOCATOR WIRE SHALL ALSO BE EXTENDED UP THE VALVE BOXES AND SHALL BE PLACED ALONG SIDE THE OUTSIDE OF THE LOWER PORTION OF THE VALVE BOX AND ALONG THE INSIDE OF THE UPPER PORTION. ALL WIRE JOINTS SHALL BE CONNECTED WITH A CONNECTOR SEALED USING A 3M #4, SIZE A, EPOXY SEALING COMPOUND. ALL SPLICES SHALL BE ELECTRICALLY SOUND AND INSULATED TO SEAL OUT MOISTURE. WIRE SHALL BE BROUGHT TO THE SURFACE IN VALVE BOXES. LOCATOR WIRE SHALL BE TESTED FOR CONTINUITY PRIOR TO APPROVAL.

PIPE TRENCH - TRENCHING SHALL CONFORM TO THE TYPICAL TRENCH DETAIL SHOWN AND ISPWC SECTION 301. WHEN ORGANIC OR FROZEN MATERIAL, BOULDERS, SOFT OR UNSTABLE MATERIAL, WHICH WILL NOT UNIFORMLY SUPPORT THE PIPE, ARE ENCOUNTERED, SUCH MATERIAL SHALL BE EXCAVATED TO AN ADDITIONAL DEPTH AS DIRECTED BY THE ENGINEER, AT THE CONTRACTORS EXPENSE, AND BACKFILLED WITH TYPE II BEDDING MATERIAL.

BACKFILL AND COMPACTION - PIPE BACKFILLING SHALL COMPLY WITH ISPWC SECTION 306. MATERIAL SHALL BE TYPE-2 CRUSHED AGGREGATE OR NATIVE MATERIAL WHEN DEEMED SUITABLE BY THE ENGINEER. COMPACT ALL BACKFILL WITHIN 3 FEET OF ROADWAY OR OTHER PAVED SURFACES OR STRUCTURES TO 95% OF STANDARD PROCTOR DENSITY (ASTM D698).

PIPELINE INSTALLATION - PIPE INSTALLATION SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND ISPWC SECTION 401. PIPE SHALL NOT BE INSTALLED UNTIL TRENCH HAS BE COMPLETELY DEWATERED BELOW THE BASE OF THE BEDDING COURSE. ALL PIPE SHALL BE LAID ON A STRAIGHT GRADE WITH NO LOCAL HIGH POINTS. WHERE LOCALIZED HIGH SPOT IN THE PIPELINE INSTALLATION IS UNAVOIDABLE AN AIR RELEASE VALVE SHALL BE INSTALLED.

PIPE BEDDING - PIPE BEDDING SHALL COMPLY WITH ISPWC SECTION 305. WATER MAINS SHALL BE BEDDED WITH TYPE I OR TYPE III MATERIAL. BEDDING SHALL BE PLACED WITHIN 4 INCHES BELOW AND 6 INCHES ABOVE THE PIPE.

TRENCH PROTECTION - TRENCH PROTECTION SHALL CONFORM TO ISPWC SECTION 301.

THRUST BLOCKS - THRUST BLOCKS SHALL BE PROVIDED AT ALL ELBOWS, TEE FITTINGS AND END CAPS AS SHOWN ON THE DRAWING IN ACCORDANCE WITH STANDARD SPECIFICATIONS SECTION 400, ISPWC DRAWING NO. SD-403.

PRESSURE TEST - AFTER COMPLETE INSTALLATION FOR THE CONSTRUCTION PHASE, INCLUDING SERVICE CONNECTIONS, ALL WATER PIPELINES SHALL BE PRESSURE TESTED TO A PRESSURE OF 150 PSI IN ACCORDANCE WITH ISPWC SECTION 400. BEFORE APPLYING THE SPECIFIED TEST PRESSURE, AIR SHALL BE EXPELLED COMPLETELY FROM THE PIPES, VALVES, AND HYDRANTS. PRESSURE SHALL BE MAINTAINED UNTIL THE ENGINEER OR HIS INSPECTOR HAVE DETERMINED THAT THE SECTION OF PIPE, VALVES, AND FITTINGS ARE WATERTIGHT. THE TEST PRESSURE IN THE WATER MAINS SHALL BE MAINTAINED FOR A MINIMUM OF 2 HOURS, VERIFY THAT DURING THE 2 HOUR TEST, THE PIPE DOES NOT LEAK IN EXCESS OF THAT ALLOWED BY SECTION 401.3.6 OF THE ISPWC.

FLUSHING - PRIOR TO DISINFECTION, THE NEW MAIN SHALL BE FLUSHED USING A MINIMUM VELOCITY OF 2.5 FPS.

DISINFECTION - DISINFECT ALL MAINS AND SERVICE LINES IN ACCORDANCE WITH ISPWC SECTION 401 AND ANSI/AWWA C 651 AND ANSI/AWWA B 300.

DURING CONSTRUCTION PLACE 2 EA. 5G CALCIUM HYPOCHLORITE TABLETS IN EACH 18 LF SECTION OF PIPE. INSTALL 1/3 THE AMOUNT OF TABLETS IN 9 LF SECTIONS OF PIPE. ALSO PLACE 1 EA. TABLET IN THE HYDRANT BRANCH. ATTACHED TABLETS TO THE INSIDE TIP OF THE PIPE USING AN ADHESIVE SUCH AS PERMATEX 2 OR APPROVED SUBSTITUTION. ASSURE NO ADHESIVE IS ON THE TABLET EXCEPT THE BROAD SIDE ATTACHED TO THE PIPE SURFACE. ATTACHED THE TABLETS AT THE TOP OF THE INSIDE OF THE PIPE. MARK THE LOCATION OF THE TABLET ON THE OUTSIDE OF THE PIPE TO ENSURE THE TABLET IS IN THE CORRECT LOCATION WHEN THE PIPE IS INSTALLED.

ONCE TABLET AND PIPE INSTALLATION IS COMPLETE, FILL THE PIPE WITH CLEAN WATER AT A VELOCITY NOT TO EXCEED 1 FPS. ENSURE AIR POCKETS ARE ELIMINATED. LEAVE WATER IN THE PIE FOR AT LEAST 24 HRS. IF THE WATER TEMPERATURE IS LESS THAN 41 DEGREES FAHRENHEIT, LEAVE IT IN THE PIPE AT LEAST 48 HRS. POSITION VALVE SO THAT THE CHLORINE SOLUTION IN THE MAIN BEING TREATED WILL NOT FLOW INTO WATER MAINS IN ACTIVE SERVICE.

AFTER THE REQUIRED RETENTION PERIOD, FLUSH THE CHLORINATED WATER UNTIL CHLORINE MEASUREMENTS OF THE FLUSHED WATER SHOW A CONCENTRATION NO HIGHER THAN THAT IN THE SYSTEM OR ACCEPTABLE FOR DOMESTIC USE.

AFTER FINAL FLUSHING AND BEFORE THE MAIN IS PLACED IN SERVICE, COLLECT SAMPLES FROM THE MAIN AND HAVE THEM TESTED FOR COLIFORM BACTERIA. TAKE 2 EA. SAMPLES FROM EACH LOCATION AND TEST AT LEAST 24 HRS APART.

HORIZONTAL SEPARATION - WATER AND SEWER MAINS SHALL BE SEPARATED BY NO LESS THAN TEN (10) FEET HORIZONTAL DISTANCE, IN ACCORDANCE WITH ISPWC 405.

VERTICAL SEPARATION & CROSSINGS - NORMAL VERTICAL SEPARATION BETWEEN THE NEW WATER LINE AND ANY SEWER LINE SHALL BE EIGHTEEN (18) INCHES. IF VERTICAL SEPARATION IS LESS THAN EIGHTEEN (18) INCHES, OR WHEN IT IS NECESSARY FOR THE WATER LINE TO CROSS UNDER A SEWER LINE, THE WATER LINE OR SEWER LINE SHALL BE ENCASED IN A PVC CASING PIPE WITH TIGHT JOINTS. THE CASING PIPE SHALL EXTEND TO A POINT WHICH IS TEN (10) FEET PERPENDICULAR FROM THE CROSSED PIPE. THE PVC CASING PIPE SHALL MEET THE PRESSURE PIPE SPECIFICATIONS. THE ENDS OF THE CASING PIPE SHALL BE SEALED BY AN APPROVED SEALING METHOD.

GENERAL SPECIFICATIONS

CONTRACTOR IS RESPONSIBLE FOR ALL TRAFFIC CONTROL, AND SHALL SUBMIT A TRAFFIC CONTROL PLAN TO THE CITY FOR REVIEW AND APPROVAL PRIOR TO BEGGING WORK.

ALL CONSTRUCTION ACTIVITY SHALL BE LIMITED TO THE PUBLIC RIGHT OF WAY, UTILITY EASEMENTS, AND DESIGNATED PROJECT SITE.

CONTRACTOR IS RESPONSIBLE FOR LOCATING AND AVOIDING ALL EXISTING UTILITIES, AND REPAIRING ANY DAMAGE TO EXISTING UTILITIES.

CONTRACTOR SHALL COORDINATE WITH ELECTRIC AND COMMUNICATION COMPANIES AS NEEDED TO ENSURE NO INTERRUPTION TO SERVICE DURING CONSTRUCTION.

CONTRACTOR SHALL ALLOW ALL ADJACENT PROPERTIES ACCESS DURING CONSTRUCTION, WHENEVER PRACTICAL.

WORK HOURS SHALL BE FROM 8:00 AM TO 5:00 PM UNLESS OTHERWISE APPROVED IN WRITING BY THE CITY.

CONTRACTOR SHALL SUBMIT PHASING PLAN AND WORK SCHEDULE TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO BEGINNING WORK, NO LATER THAN THE SCHEDULED PRE-CONSTRUCTION MEETING. PLAN SHALL INCLUDE ESTIMATED TOTAL PROJECT COMPLETION TIME, AND SHALL BE UPDATED WEEKLY AND SENT TO THE ENGINEER NO LATER THAN THE FRIDAY PRECEDING THE WORK WEEK.

CONTRACTOR IS RESPONSIBLE FOR OBTAINING ENCROACHMENT PERMITS AND ANY OTHER CONSTRUCTION RELATED PERMITS PRIOR TO CONSTRUCTION.

LEGEND

- PROPERTY LINE (THIS PROJECT)
- PROPERTY LINE (OTHERS)
- EASEMENT
- 2056 EXISTING CONTOUR
- 2056 PROPOSED CONTOUR
- STRUCTURAL FILL EXTENTS
- GENERAL CUT OR FILL EXTENTS
- SILT FENCE
- 2079.10 CONC FINISHED GRADE ELEVATION
- 1.6% FINISHED GRADE SLOPE
- EXISTING CONCRETE SIDEWALK
- EXISTING ASPHALT
- EXISTING GRAVEL
- EXISTING SIGN
- EXISTING FENCE
- EXISTING DITCH
- W8 EXISTING WATER MAIN
- WS EXISTING WATER SERVICE
- EXISTING GATE VALVE
- WM EXISTING WATER METER
- EXISTING BALL VALVE/CURB STOP
- EXISTING HYDRANT
- GS8 EXISTING SANITARY SEWER MAIN
- SS EXISTING SANITARY SEWER SERVICE
- S EXISTING SEWER MANHOLE
- EXISTING CLEAN OUT
- SD EXISTING STORM DRAIN PIPE
- EXISTING STORM INLET (GRATED LID)
- D EXISTING STORM MANHOLE (SOLID LID)
- BE EXISTING BURIED ELECTRIC
- AE EXISTING AERIAL ELECTRIC
- EXISTING UTILITY POLE
- G EXISTING GAS
- EXISTING TELEPHONE
- DRY EXISTING DRY UTILITY TRENCH
- PROPOSED CONCRETE
- PROPOSED ASPHALT
- PROPOSED GRAVEL
- PROPOSED CURB AND GUTTER
- X PROPOSED FENCE
- PROPOSED DITCH INVERT
- PROPOSED SWALE (TREATMENT)
- PROPOSED ROCK OUTFALL
- W8 PROPOSED WATER MAIN
- WS PROPOSED WATER SERVICE
- PROPOSED GATE VALVE
- PROPOSED BALL VALVE/CURB STOP
- WM PROPOSED WATER METER
- PROPOSED HYDRANT
- GS8 PROPOSED SANITARY SEWER MAIN
- SS PROPOSED SANITARY SEWER SERVICE
- S PRPOSED SEWER MANHOLE
- PROPOSED CLEAN-OUT
- SD12 PROPOSED 12" DIA. STORM DRAIN PIPE
- SD8 PROPOSED 8" DIA. STORM DRAIN PIPE
- SD4 PROPOSED 4" DIA. PERFORATED DRAIN PIPE
- PROPOSED STORM INLET (GRATED LID)
- D PROPOSED STORM MANHOLE (SOLID LID)
- BE PROPOSED BURIED ELECTRIC
- T PROPOSED ELECTRICAL TRANSFORMER
- HH PROPOSED ELECTRICAL HAND HOLE
- PROPOSED ELECTRICAL JUNCTION BOX
- G PROPOSED GAS
- T PROPOSED TELEPHONE
- CTV PROPOSED CABLE SERVICE
- I PROPOSED IRRIGATION
- C PROPOSED COMMUNICATIONS (TELEPHONE, CABLE, ETC.)

PROFESSIONAL ENGINEER REGISTERED 8607 10/15/2025 STATE OF IDAHO B. SCOTT BROWN

FINAL DESIGN DRAWINGS
NOT APPROVED FOR CONSTRUCTION

No.	DATE:	REVISION	DRN/CHK

James A. Sewell and Associates, LLC
1319 NORTH DIVISION AVENUE
SANDPOINT, IDAHO 83864
(208) 263-4160

SHEET TITLE:
SPECIFICATIONS AND LEGEND

PROJECT:
RIDLEY CT.
RIDLEY VILLAGE W&S PLANS
SANDPOINT, IDAHO

DATE:	10-14-2025
SCALE:	AS SHOWN
DESIGNED:	BSB
DRAWN:	NCF
CHECKED:	BSB
PROJ NO.:	01210-24-002
CAD FILE:	E-AFFINITY



Ridley - Sandpoint, ID 10/6/2025							TOTAL UNITS
Unit	A.1	A.2	A.2 ALT	A.3	B	C1&2	
Level 1 sq ft	974	1002	864	839	812	395	
Level 2 sq ft	517	417	400	406	770	708	
Gross sq ft	1491	1419	1264	1245	1582	1103	
TOTAL TYPE	16	4	6	5	7	18	56
Unit Type Ratio	29%	7%	11%	9%	13%	32%	

1 SITE PLAN w civil
SCALE: 1" = 50'

10/7/2025

NORTH

NOT FOR CONSTRUCTION

SIDING - A : SIDING TYPE VARIES BY STRUCTURE, TWO PROPOSED OPTIONS ARE LAP SIDING & STRAIGHT EDGE SHINGLE SIDING,

TRIMLESS & MITERED CORNERS

EXPOSED RAFTER TAILS & MITERED CORNERS





LAP SIDING, SHINGLE SIDING, WHITE WINDOWS & WINDOW TRIM







1 UNIT A1 - FRONT

BOARD FORMED CONCRETE BASE

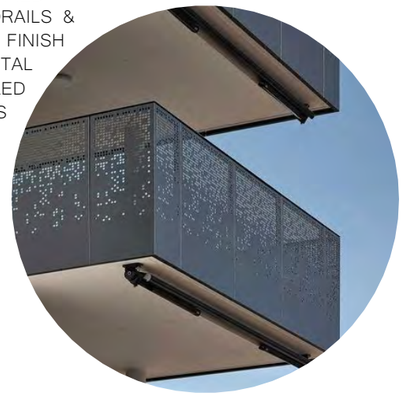


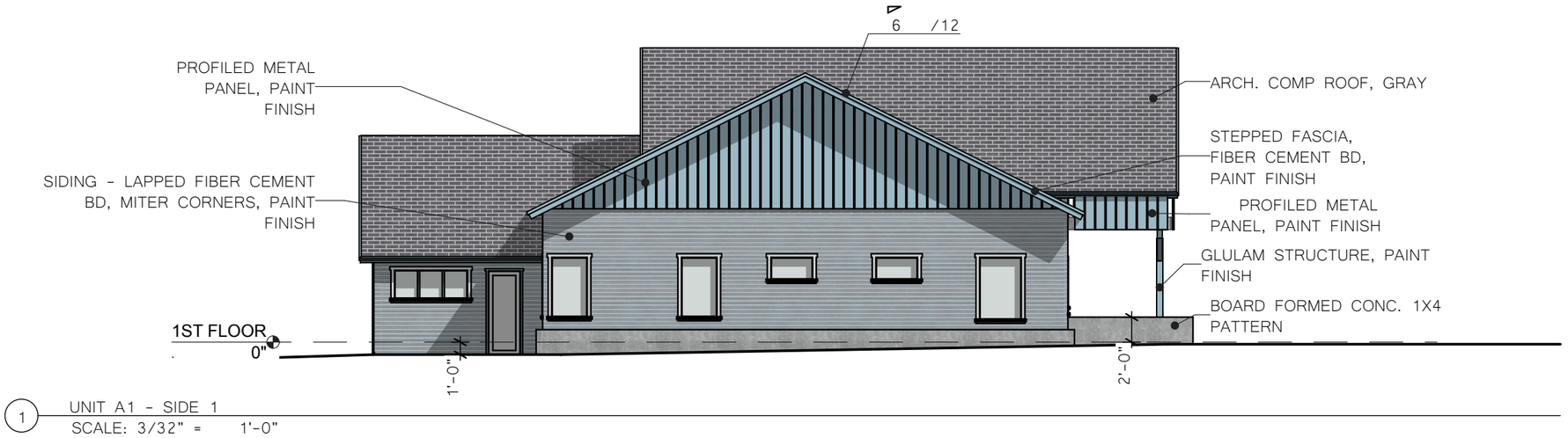
COHESIVE COLOR PER BUILDING



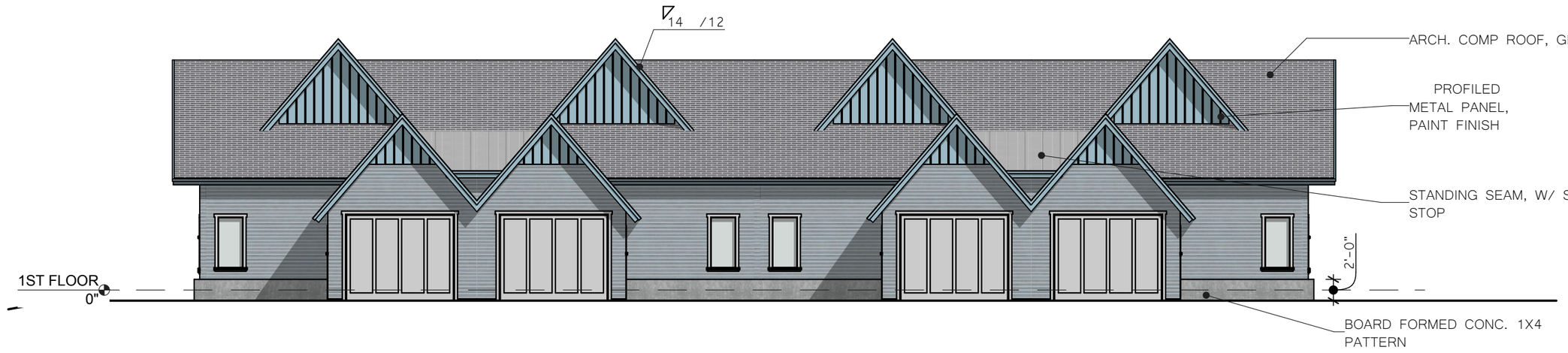


PATTERNED GUARDRAILS & GABLE FINISH OR METAL PROFILED PANELS

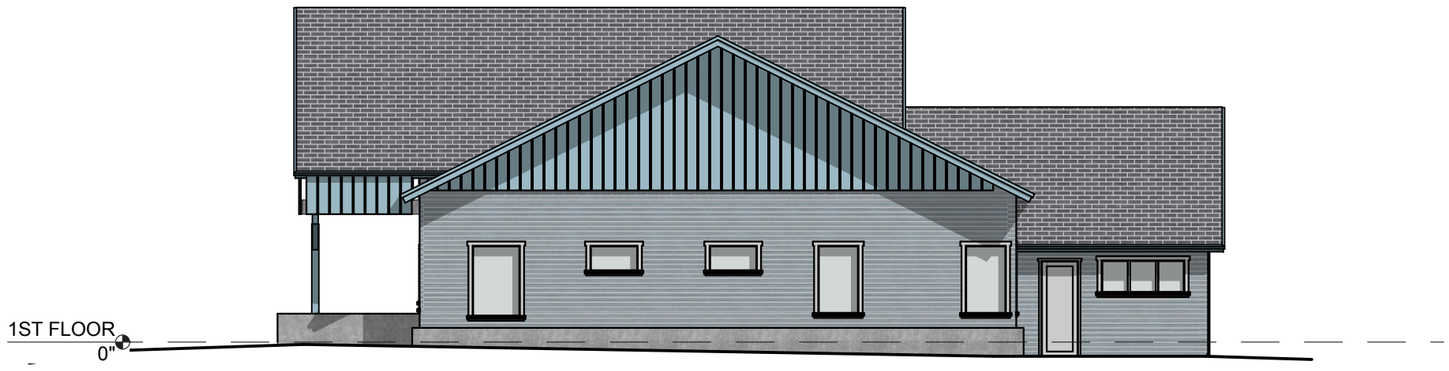




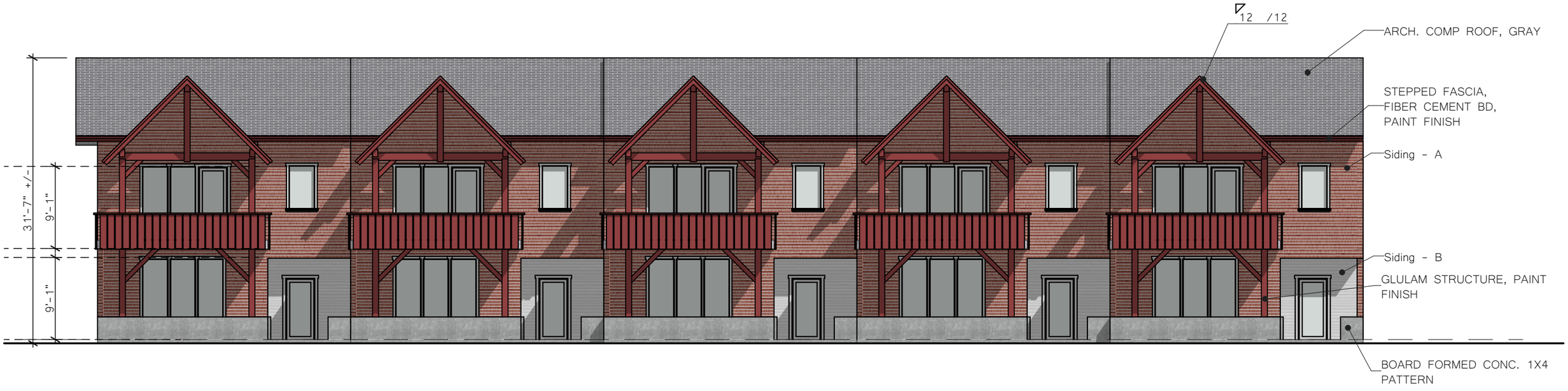
1 UNIT A1 - SIDE 1
SCALE: 3/32" = 1'-0"



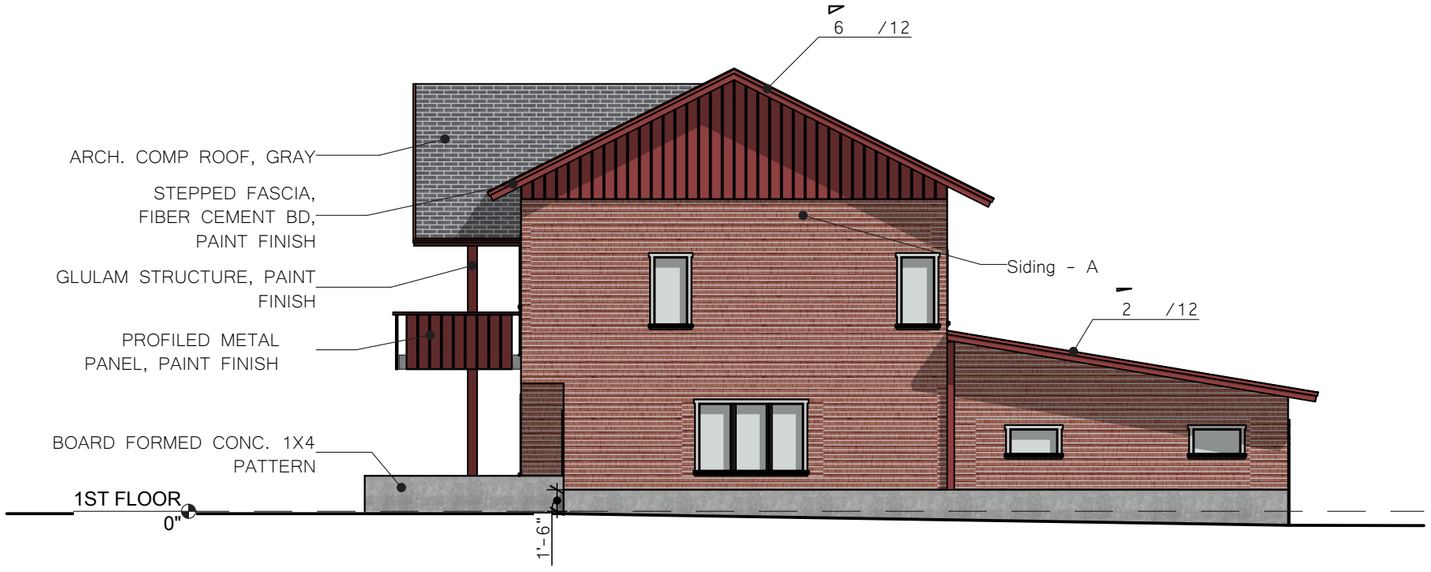
2 UNIT A1 - BACK
SCALE: 3/32" = 1'-0"



3 UNIT A1 - SIDE 2
SCALE: 3/32" = 1'-0"



1 UNIT B - FRONT
SCALE: 3/32" = 1'-0"

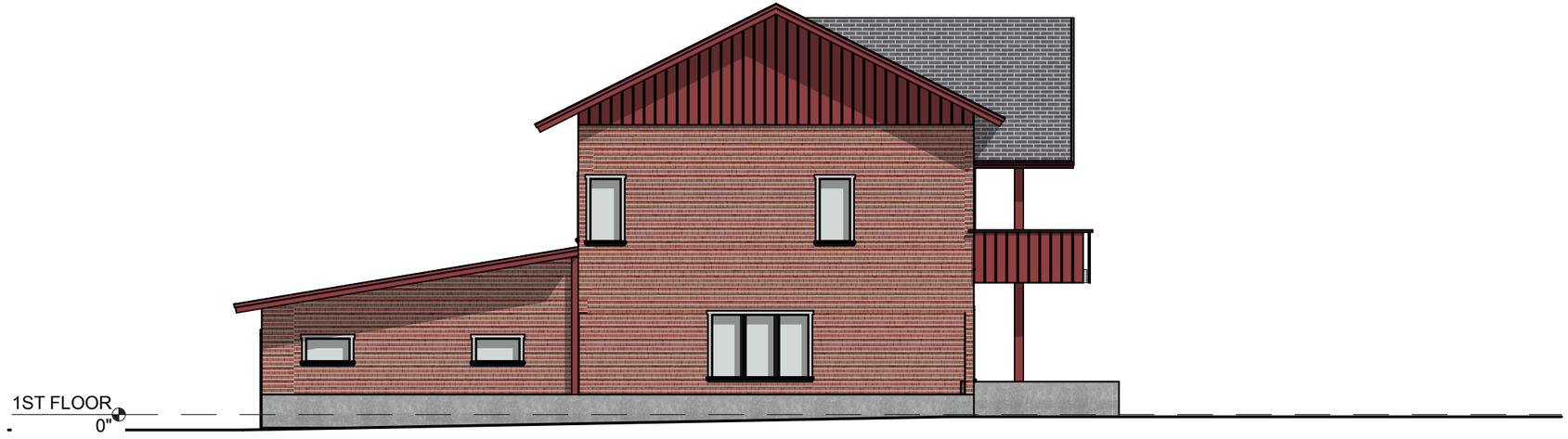


2 UNIT B - SIDE 1
SCALE: 3/32" = 1'-0"

NORTH ROOT ARCHITECTURE



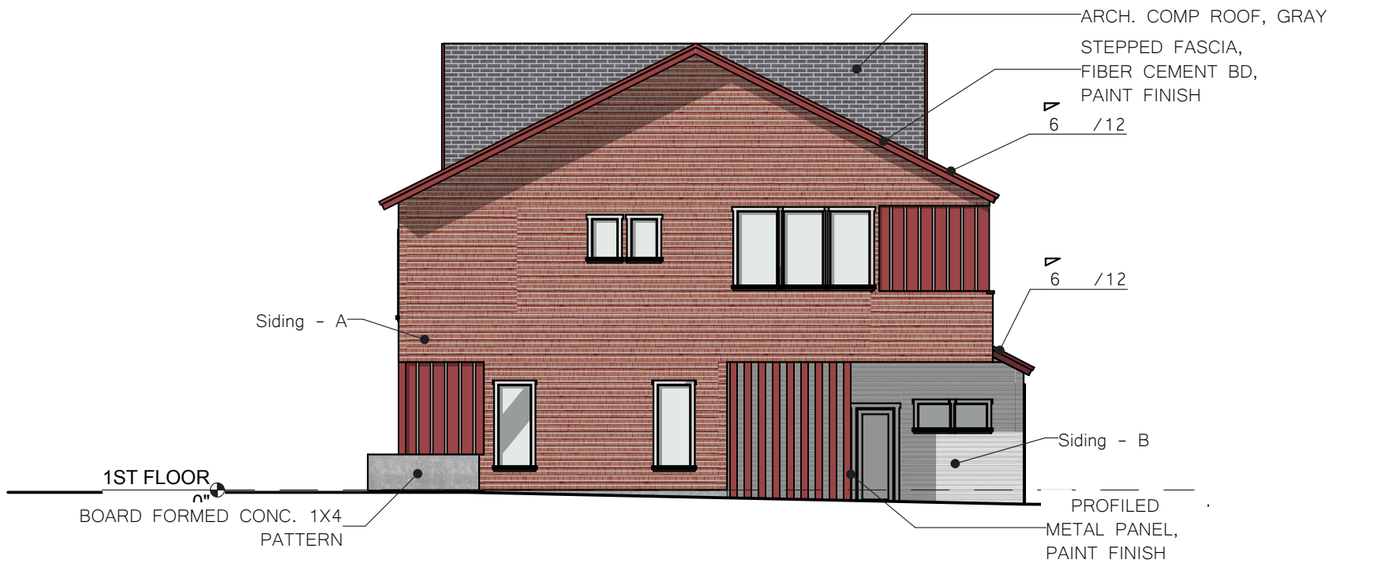
2 UNIT B - BACK
SCALE: 3/32" = 1'-0"



1 UNIT B - SIDE 2
SCALE: 3/32" = 1'-0"



1 UNITS C2 - FRONT
SCALE: 3/32" = 1'-0"

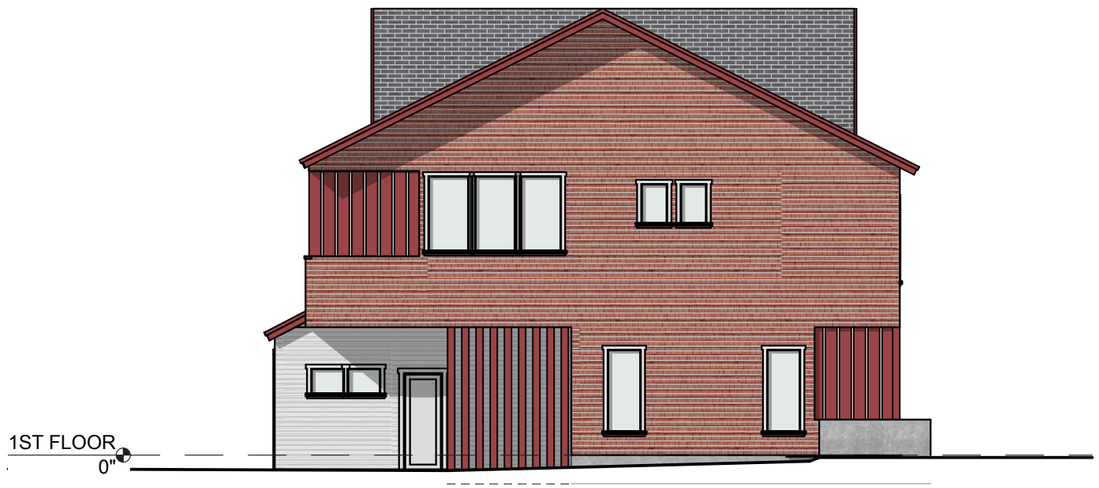


2 UNIT C2 - SIDE 1
SCALE: 3/32" = 1'-0"

NORTH ROOT ARCHITECTURE



1 UNIT C2 - BACK
SCALE: 3/32" = 1'-0"



2 UNIT C2 - SIDE 2
SCALE: 3/32" = 1'-0"

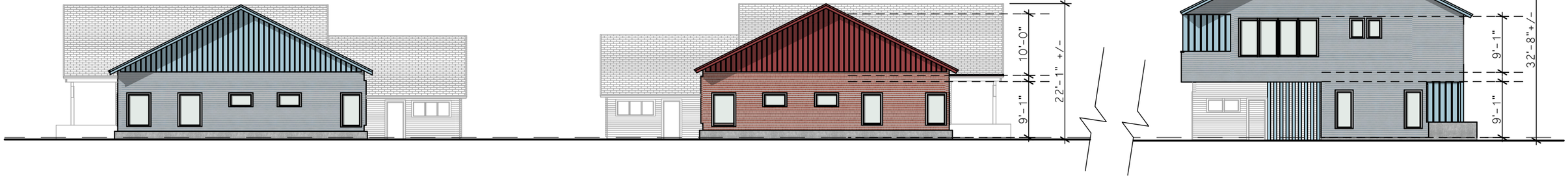


1 UNIT A2
SCALE: 3/32" = 1'-0"



2 A3 RIVER ROCK RD
SCALE: 3/32" = 1'-0"

NORTH ROOT ARCHITECTURE

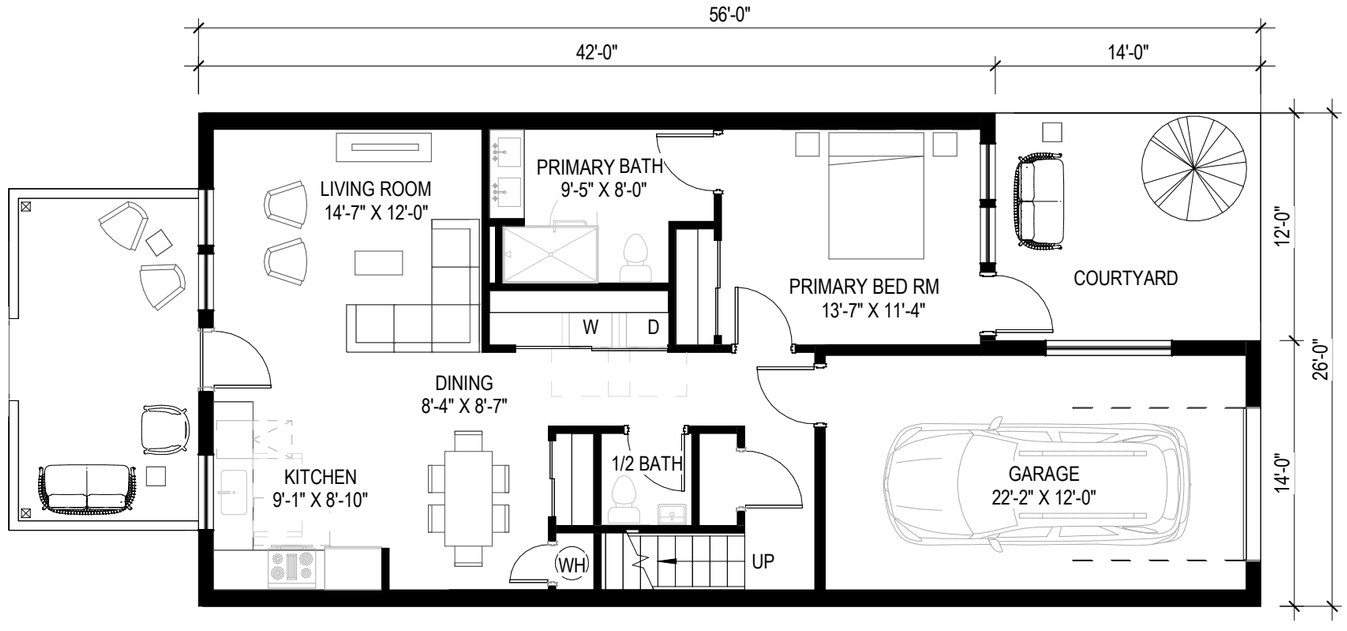


1 RIVER ROCK RD
SCALE: 1/16" = 1'-0"

2 RIVER ROCK RD
SCALE: 1/16" = 1'-0"

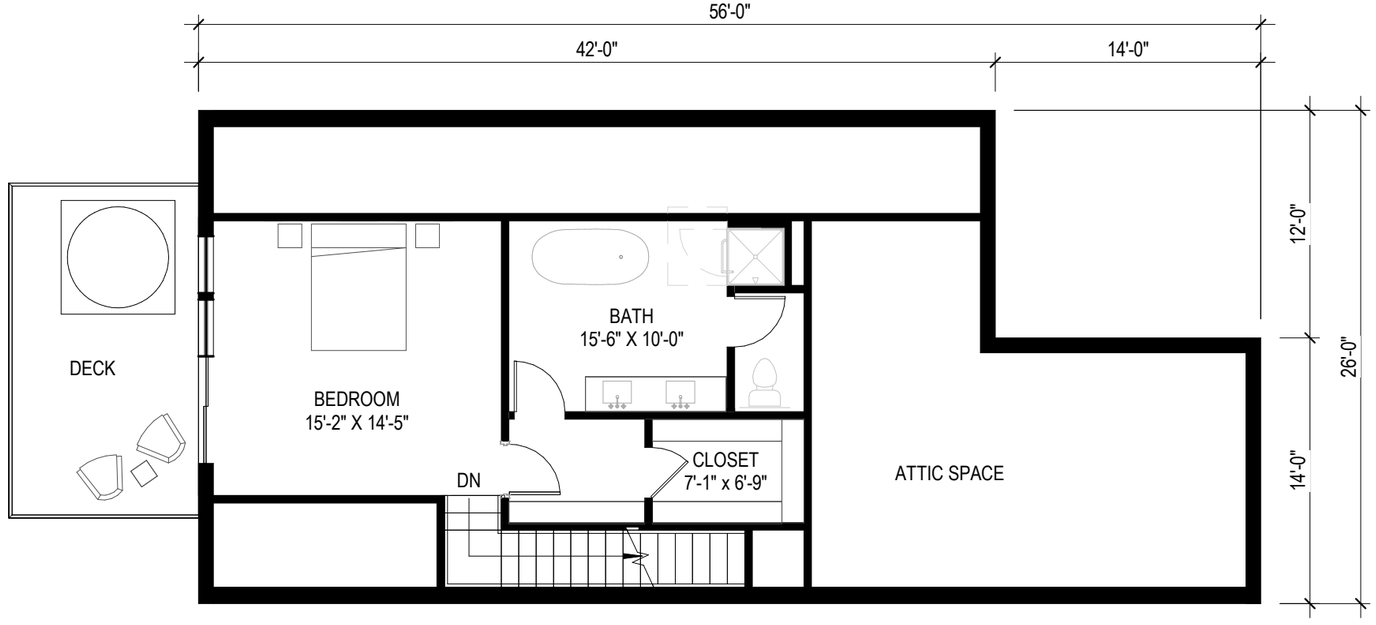


3 RIDLEY - EAST
SCALE: 1/16" = 1'-0"



MAIN FLOOR PLAN

SCALE 1/8" = 1'-0"



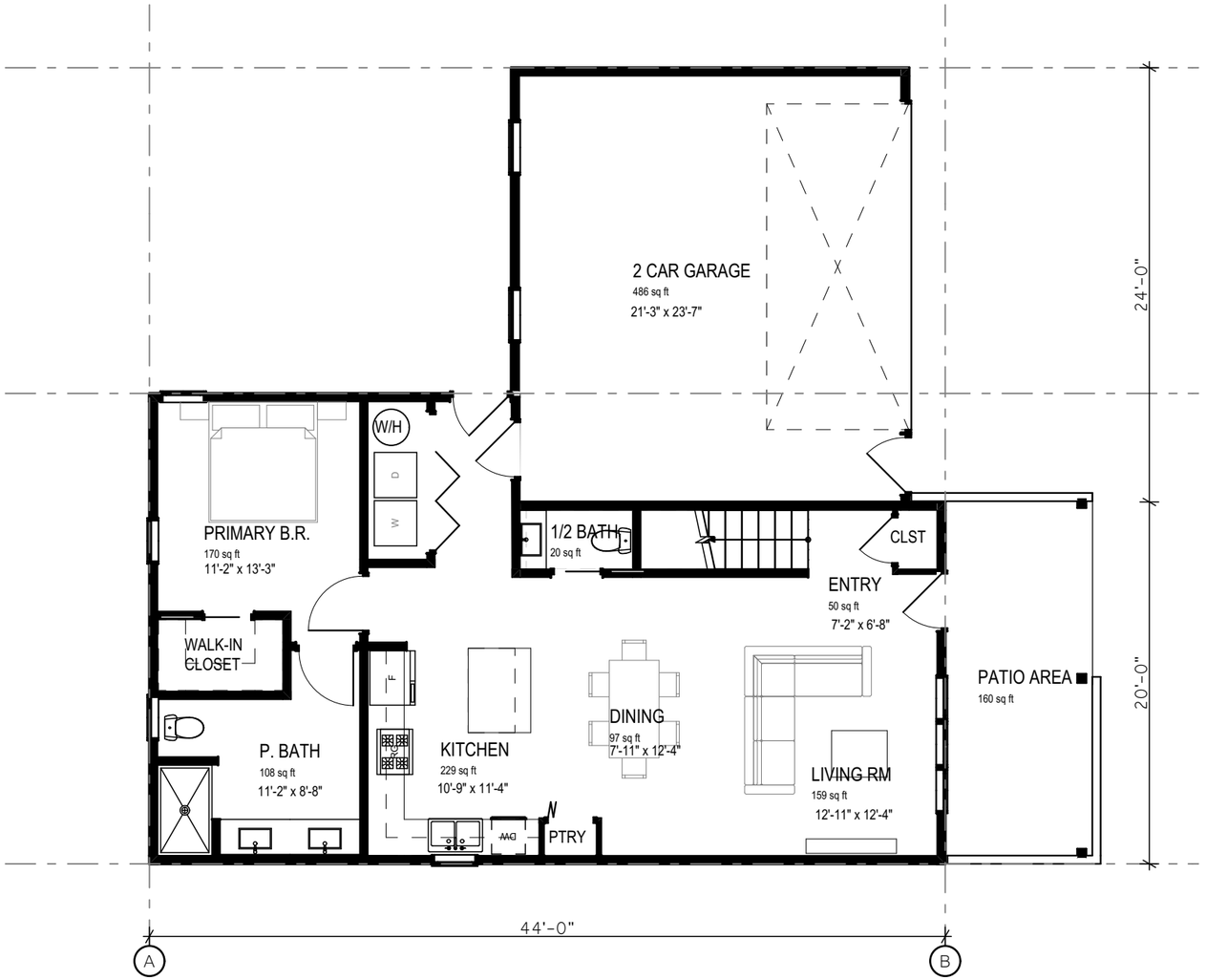
SECOND FLOOR PLAN

SCALE 1/8" = 1'-0"

UNIT SQUARE FOOTAGE

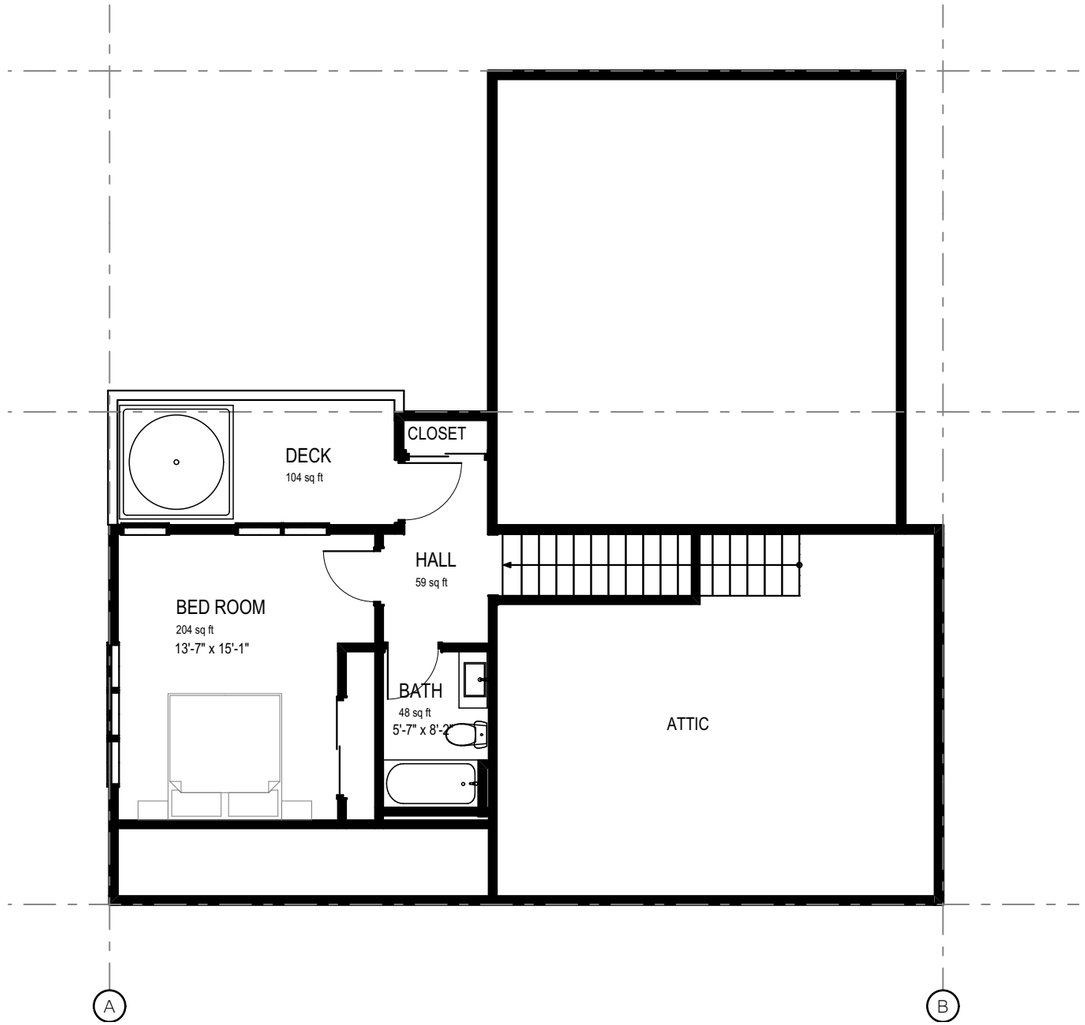
LEVEL	GSF	NSF
MAIN LEVEL	974	812
SECOND LEVEL	517	432
TOTAL	**1,490**	**1,244**

UNIT A.1



MAIN FLOOR PLAN

SCALE1/8" = 1'-0"

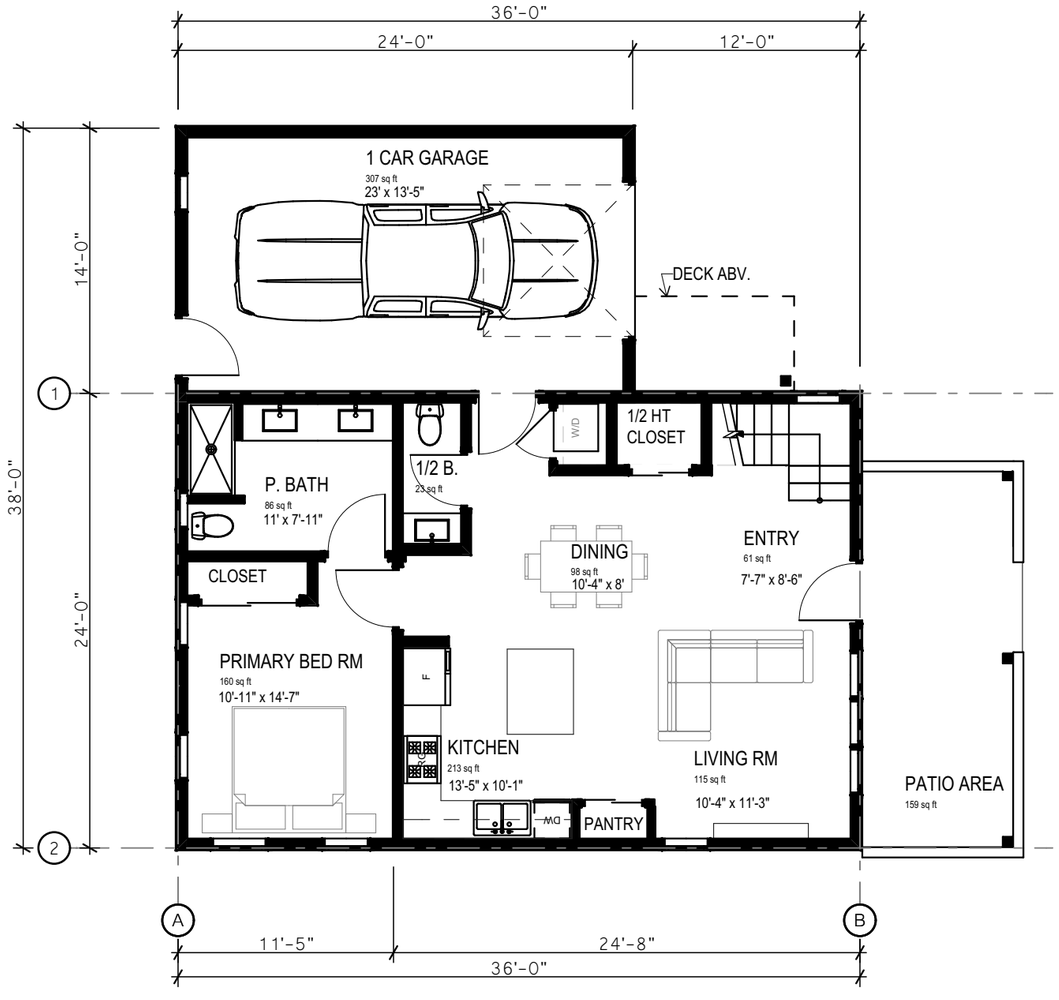


SECOND FLOOR PLAN

SCALE1/8" = 1'-0"

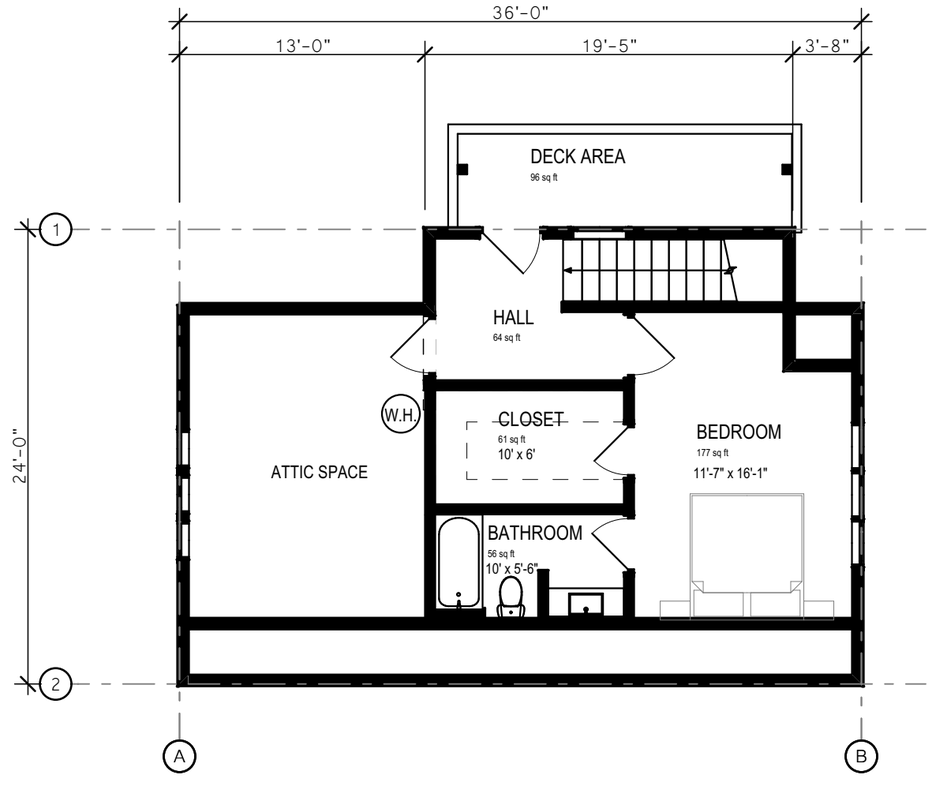
UNIT SQUARE FOOTAGE		
LEVEL	**GSF**	**NSF**
1ST FLOOR	1,002.1	927.3
2ND FLOOR	416.8	395.8
	1,418.9 ft²	**1,323.1 ft²**

UNIT A.2



MAIN FLOOR PLAN

SCALE: 1/8" = 1'-0"

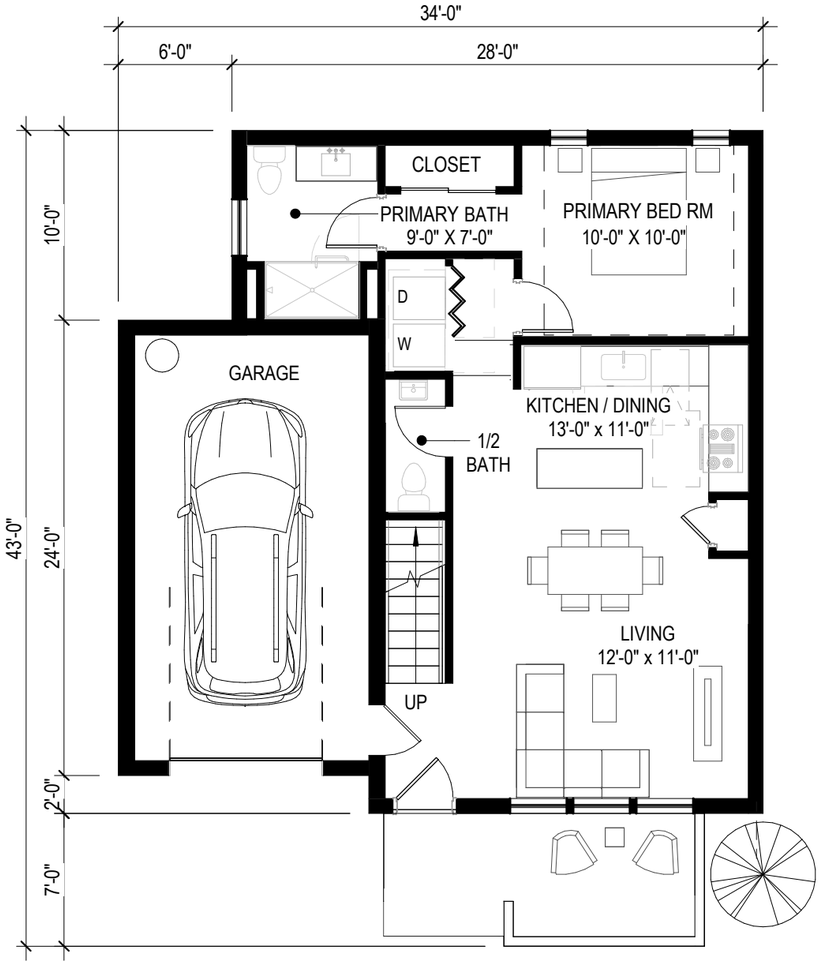


SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"

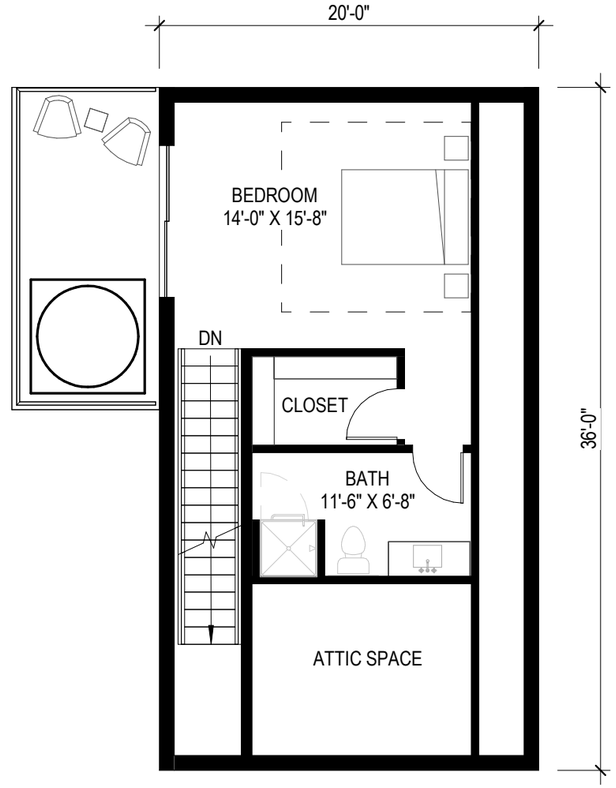
UNIT SQUARE FOOTAGE		
LEVEL	**GSF**	**NSF**
1ST FLOOR	864.0	776.6
2ND FLOOR	400.2	346.0
	1,264.2 ft²	**1,122.6 ft²**

UNIT A.2 ALT



MAIN FLOOR PLAN

SCALE 1/8" = 1'-0"

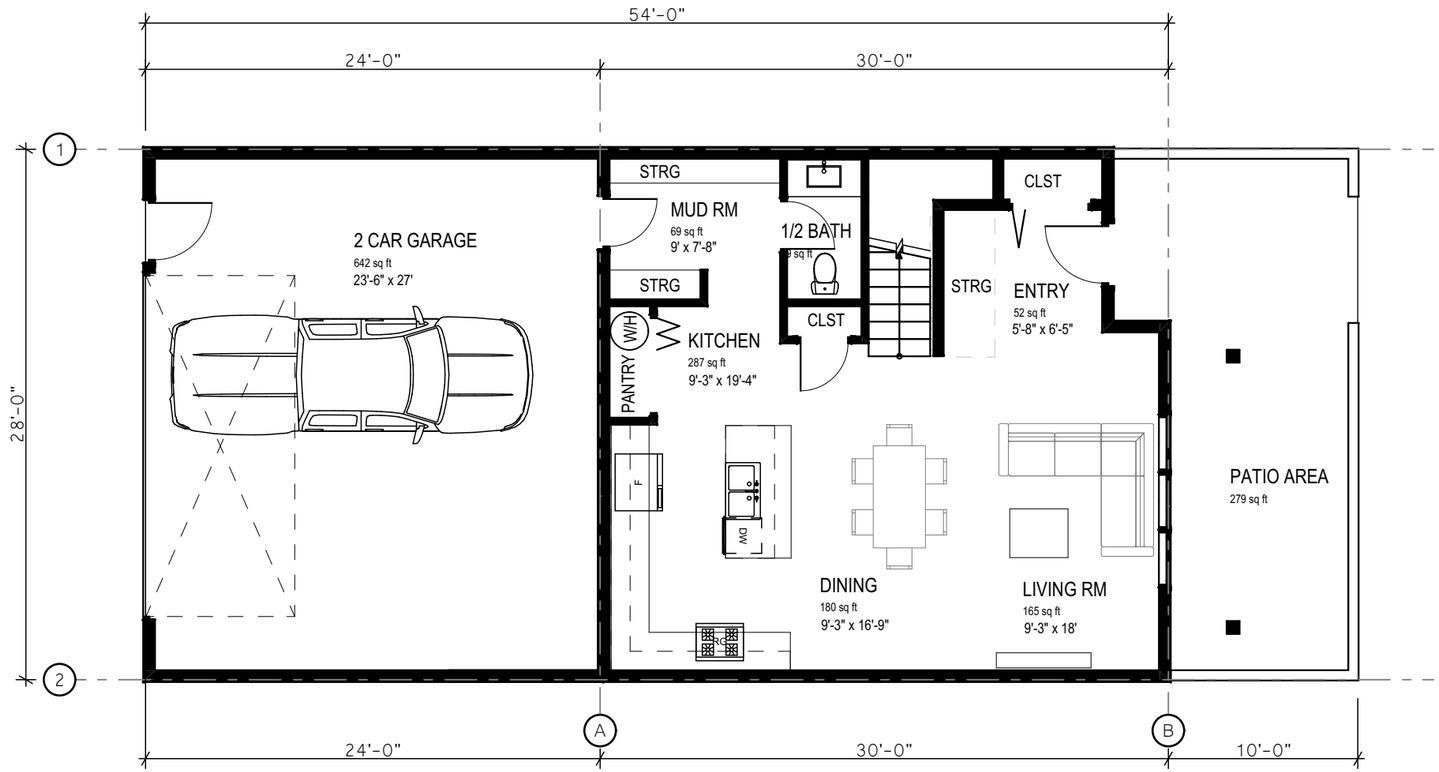


SECOND FLOOR PLAN

SCALE 1/8" = 1'-0"

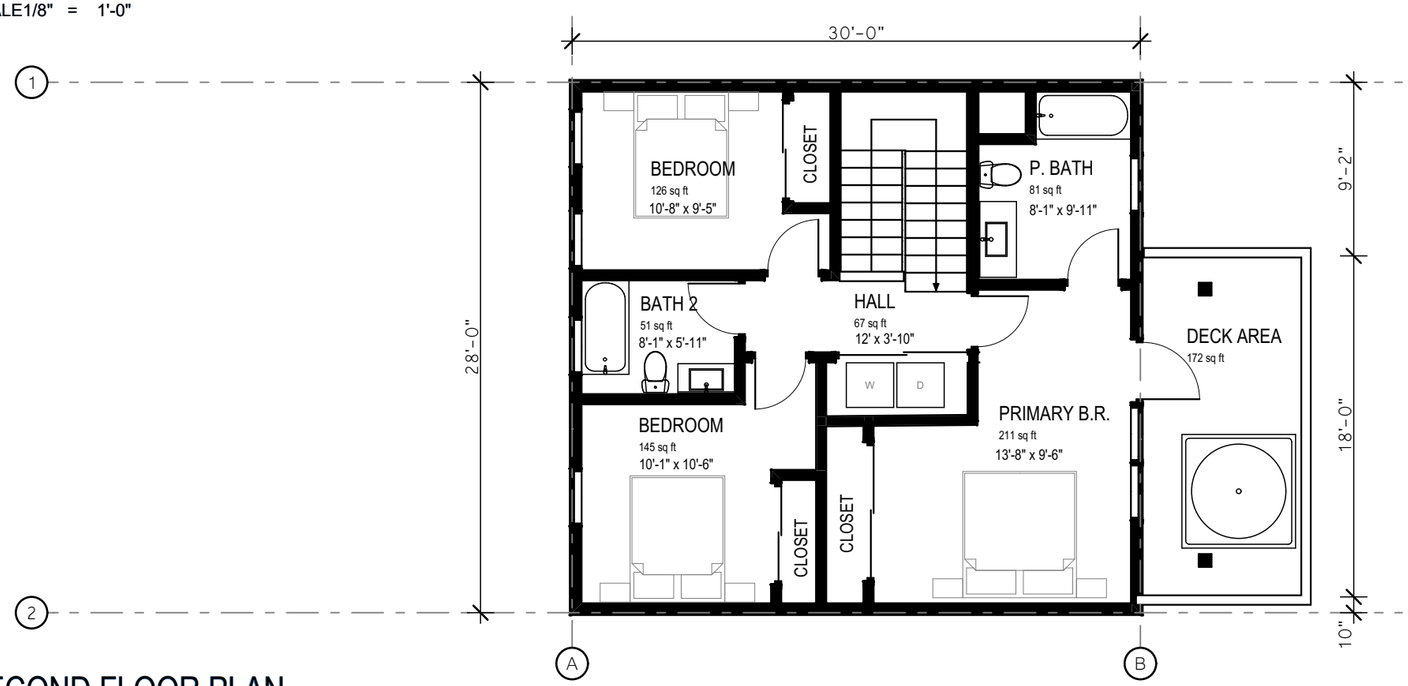
UNIT SQUARE FOOTAGE		
LEVEL	**GSF**	**NSF**
MAIN LEVEL	839	713
SECOND LEVEL	406	353
TOTAL	1,275	1,096

UNIT A.3



MAIN FLOOR PLAN

SCALE1/8" = 1'-0"

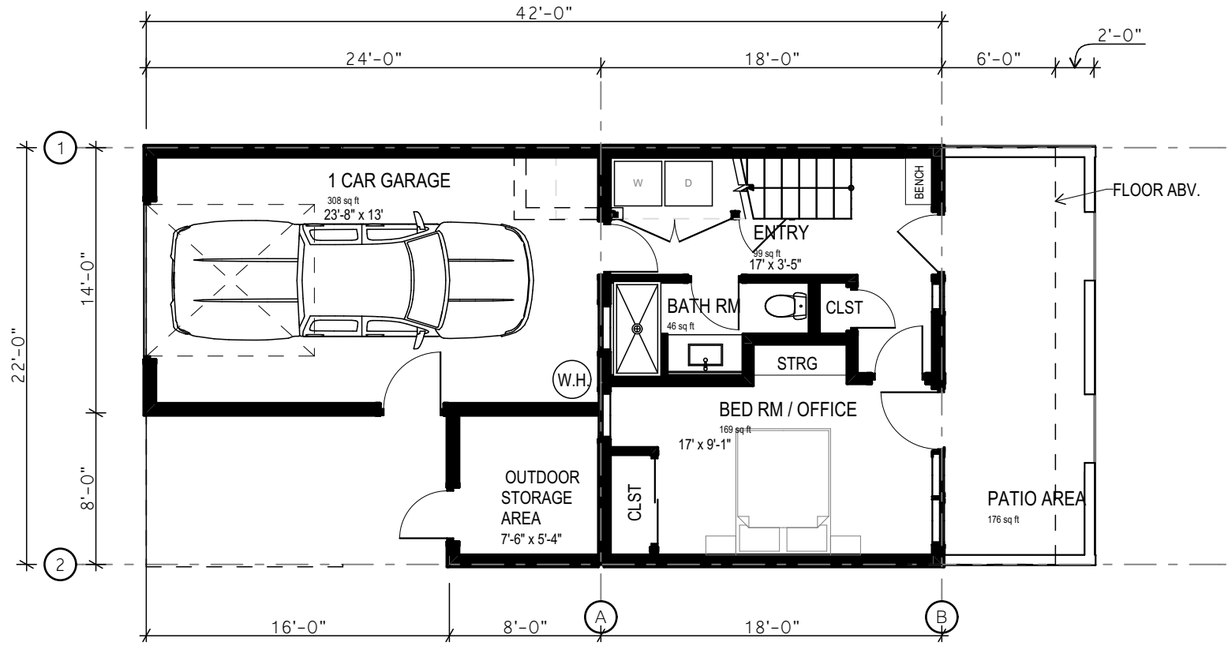


SECOND FLOOR PLAN

SCALE1/8" = 1'-0"

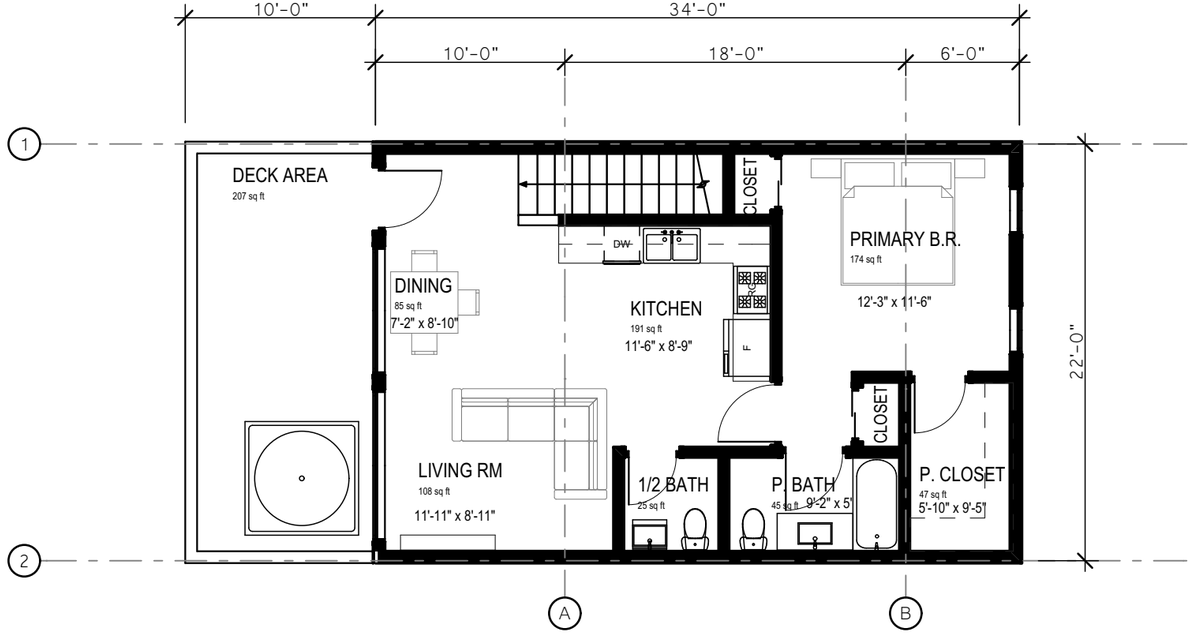
UNIT B

UNIT SQUARE FOOTAGE		
LEVEL	**GSF**	**NSF**
1ST FLOOR	812.9	736.8
2ND FLOOR	770.3	644.7
	1,583.2 ft²	**1,381.5 ft²**



MAIN FLOOR PLAN

SCALE1/8" = 1'-0"



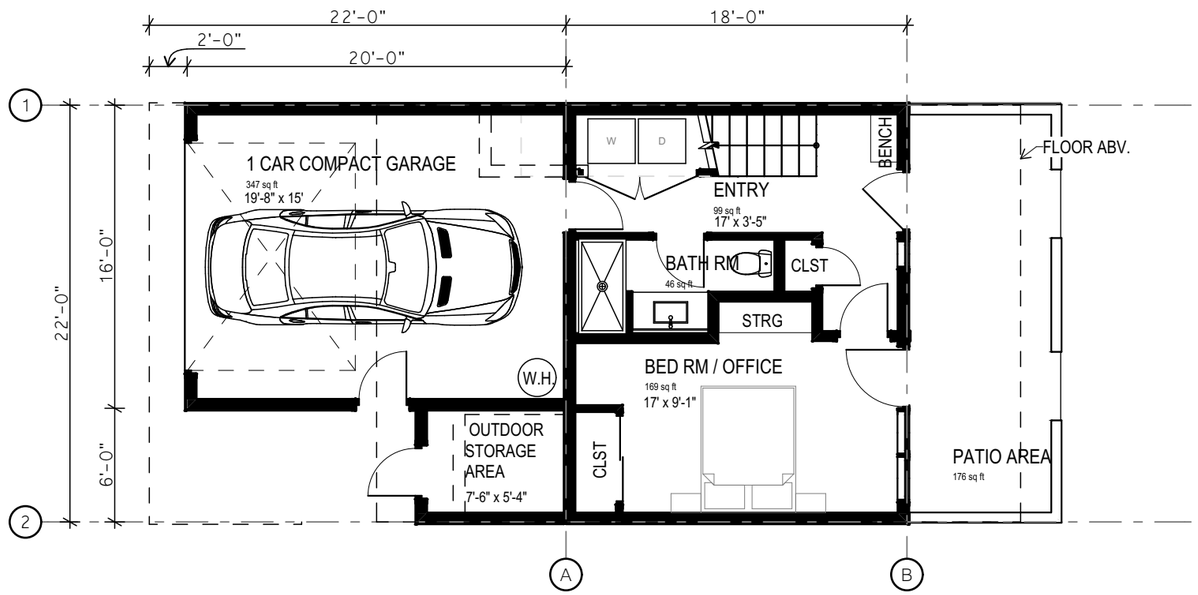
SECOND FLOOR PLAN

SCALE1/8" = 1'-0"

UNIT SQUARE FOOTAGE

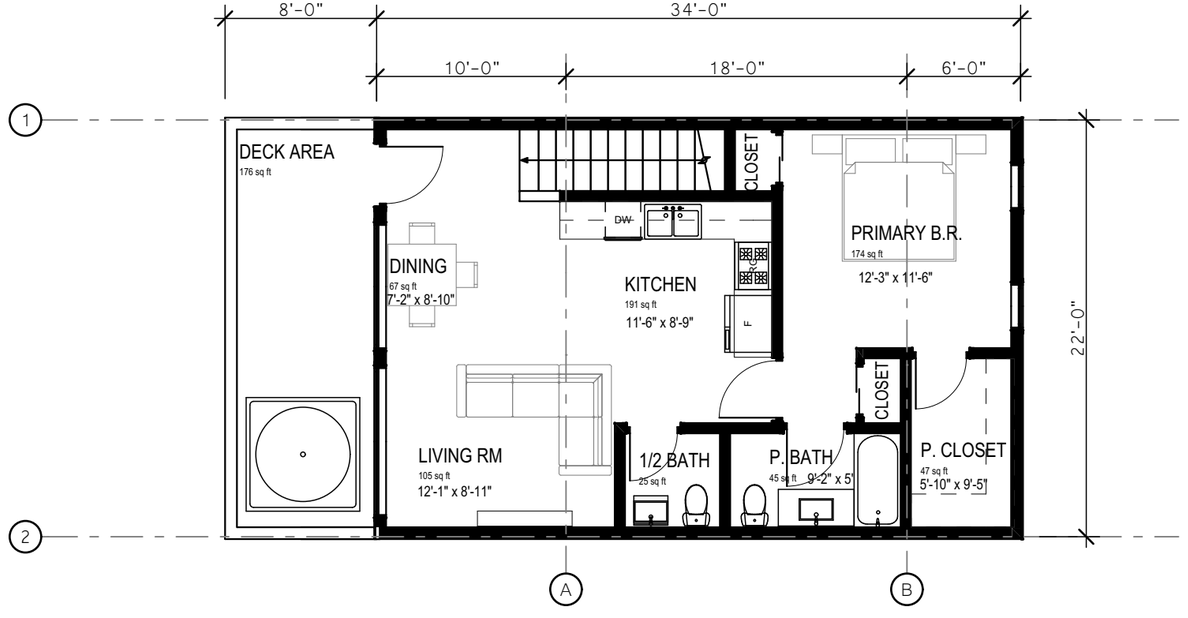
LEVEL	GSF	NSF
1ST FLOOR	395.6	330.8
2ND FLOOR	708.2	626.8
	1,103.8 ft²	**957.6 ft²**

UNIT C.1



MAIN FLOOR PLAN

SCALE: 1/8" = 1'-0"



SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"

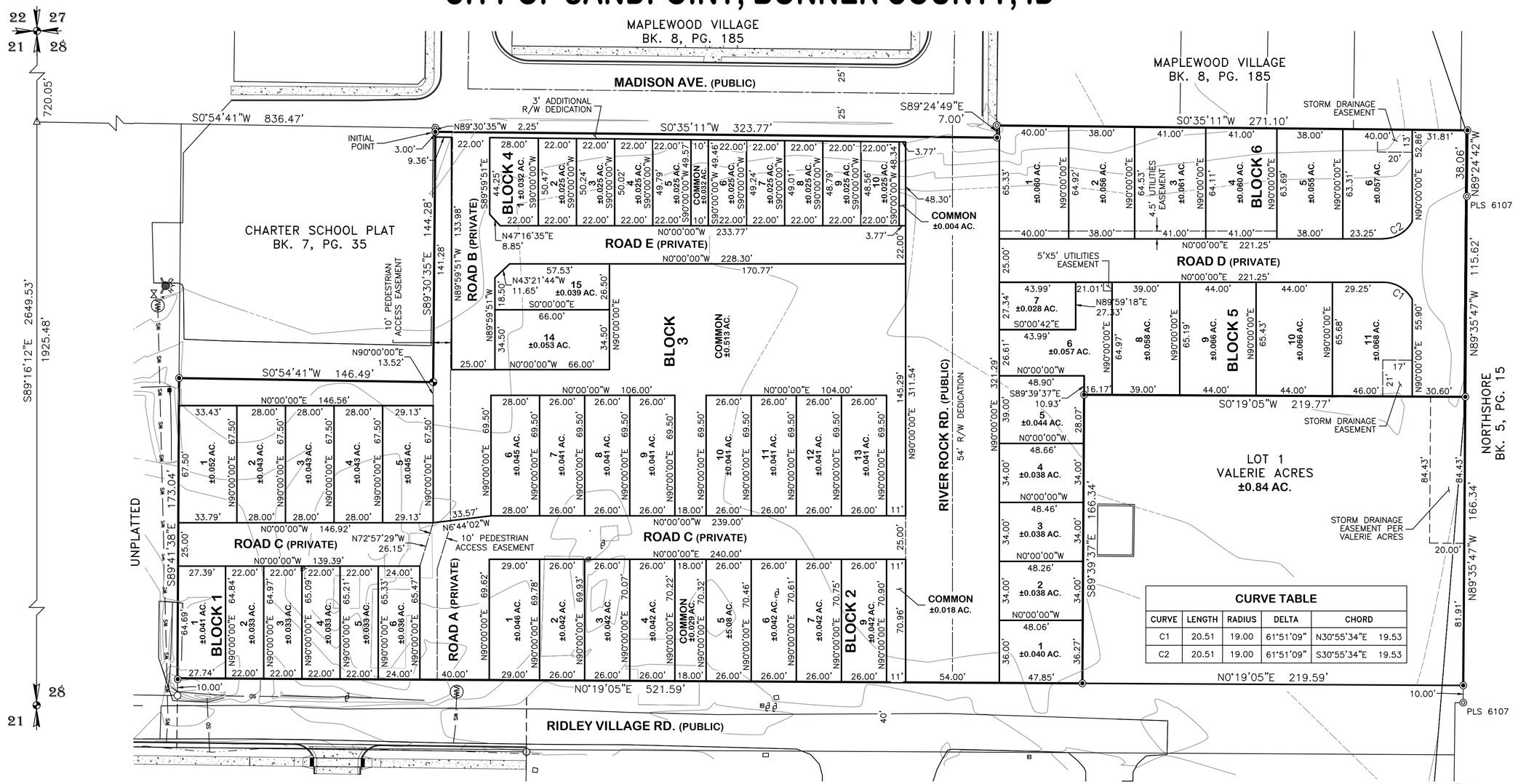
UNIT SQUARE FOOTAGE

LEVEL	GSF	NSF
1ST FLOOR	395.6	330.8
2ND FLOOR	705.4	618.9
	1,101.0 ft²	**949.7 ft²**

UNIT C.2

PRELIMINARY PLAT - RIDLEY VILLAGE COURT P.U.D.

A REPLAT OF LOT 2 OF VALERIE ACRES, SECTION 28, T. 57 N., R. 2 W., B.M., CITY OF SANDPOINT, BONNER COUNTY, ID



CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD
C1	20.51	19.00	61°51'09"	N30°55'34"E 19.53
C2	20.51	19.00	61°51'09"	S30°55'34"E 19.53

NORTH

SCALE 1"=40'

0 20 40 80

SCALE IN FEET

LEGEND

- ● ..... SET 5/8"X30" REBAR WITH PLASTIC CAP, REB 12458
- ◉ ..... FOUND 5/8" REBAR WITH PLASTIC CAP, PLS 20538
- ○ ..... FOUND 1/2" REBAR WITH PLASTIC CAP, PLS 974
- ◎ ..... FOUND 5/8" REBAR WITH PLASTIC CAP, PLS 5576 UNLESS OTHERWISE NOTED
- ◔ ..... FOUND 3/4" REBAR WITH ALUM CAP, PLS 6019
- △ ..... COMPUTED POINT
- ( ) ..... RECORD DIMENSION PER REFERENCE SHOWN

NOTES

1. PROPOSED WATER SUPPLY IS CITY OF SANDPOINT.
2. PROPOSED SEWER SERVICE IS CITY OF SANDPOINT.
3. PROPOSED SOLID WASTE DISPOSAL IS COUNTY TRANSFER STATION OR PRIVATE CONTRACTOR.
4. PROJECT IS LOCATED WITHIN SANDPOINT FIRE DISTRICT.
5. CONTOURS ARE FIELD LOCATED (NAVD88 DATUM).
6. NO WATER COURSES ARE PRESENT (USGS MAP).
7. NO WETLANDS ARE PRESENT (USFWS NWI MAP).
8. NO FLOOD HAZARD AREAS ARE PRESENT (FIRM, PANEL 16017C0716E, ZONE X).
9. THE PRIVATE ROADS ARE ALSO DEDICATED AS UTILITIES EASEMENTS.
10. ALL OF THE COMMON LOTS ARE SUBJECT TO A STORM WATER DRAINAGE EASEMENT FOR THE RETENTION AND CONVEYANCE OF STORM WATER.
11. ALL OF THE COMMON LOTS ARE SUBJECT TO A UTILITIES EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC AND PRIVATE UTILITIES SERVING ALL OF THE LOTS.

BASIS OF BEARING

THE STATE PLANE COORDINATE SYSTEM OF IDAHO – WEST ZONE, NAD83(2011) EPOCH 2010.

PRELIMINARY

PROFESSIONAL LAND SURVEYOR REGISTERED 12458 STATE OF IDAHO RUSSELL E. BADGLEY

SECTION 28, TWP 57N, RNG 2W.,B.M.

SHEET TITLE: PRELIMINARY PLAT
RIDLEY VILLAGE COURT P.U.D

James A. Sewell and Associates, LLC
ENGINEERS – SURVEYORS – PLANNERS
SANDPOINT, ID, 83864, (208)263-4160

DATE: 11-3-25
SCALE: 1"=40'
DRAWN: REB
CHECKED: TDR
PROJ.NO.: 01210-24-003
CAD FILE NO.: S-RIDLEY COURT-PUD PLAT
SHT 1 OF 1