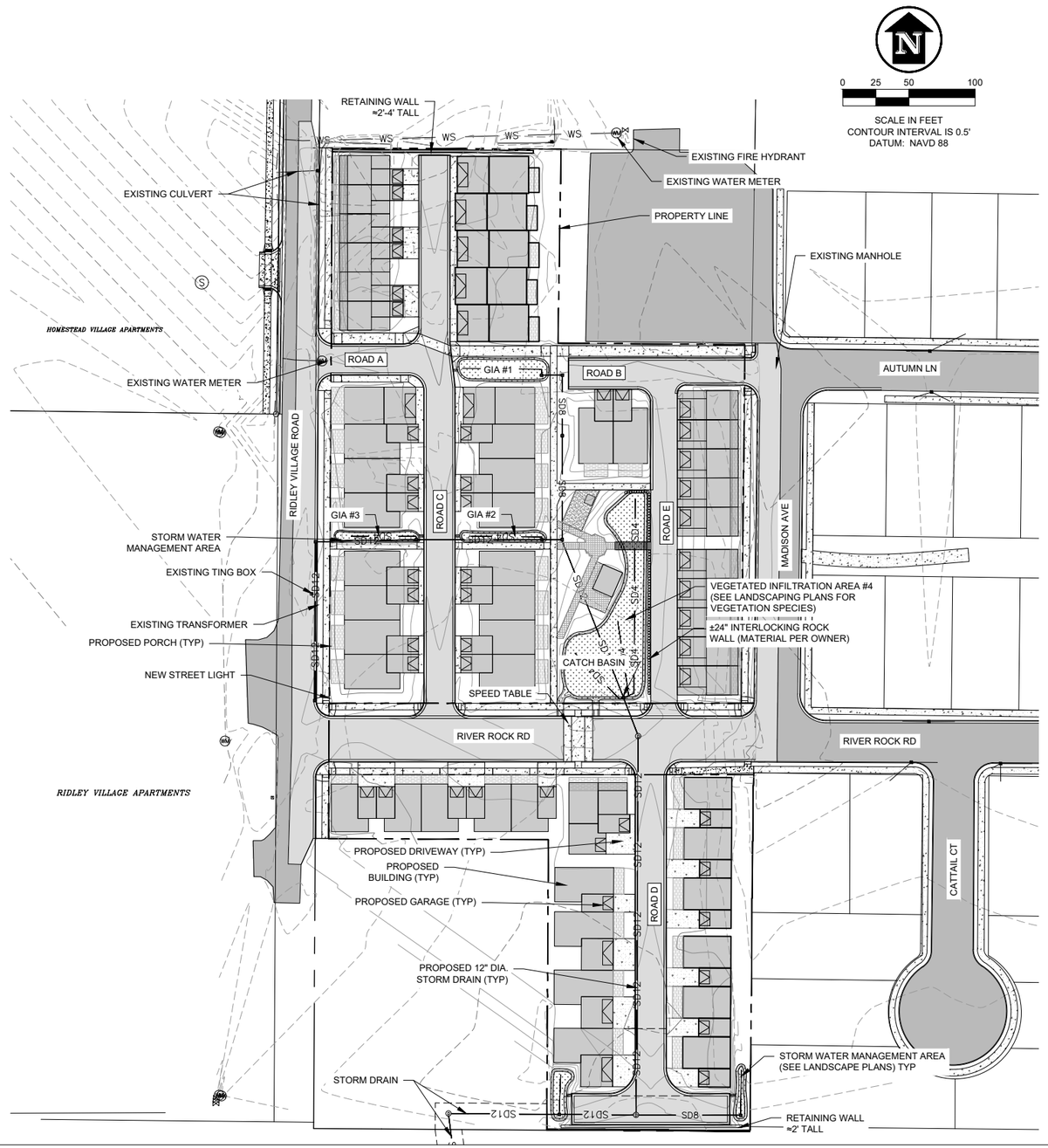
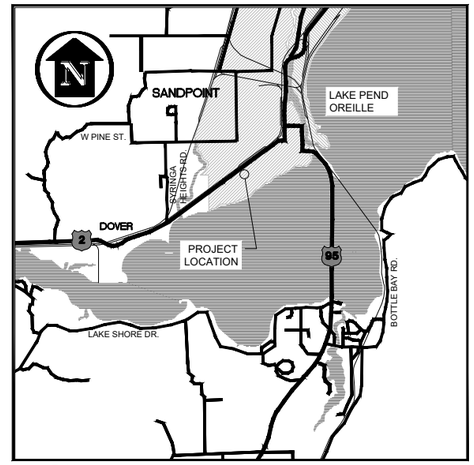
# RIDLEY COURT
# GRADING AND STORM WATER MANAGEMENT PLANS

## (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



**CALL**
2 WORKING DAYS
**BEFORE YOU DIG!**

Bonner Boundary One Call
**811**

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FINAL DESIGN DRAWINGS
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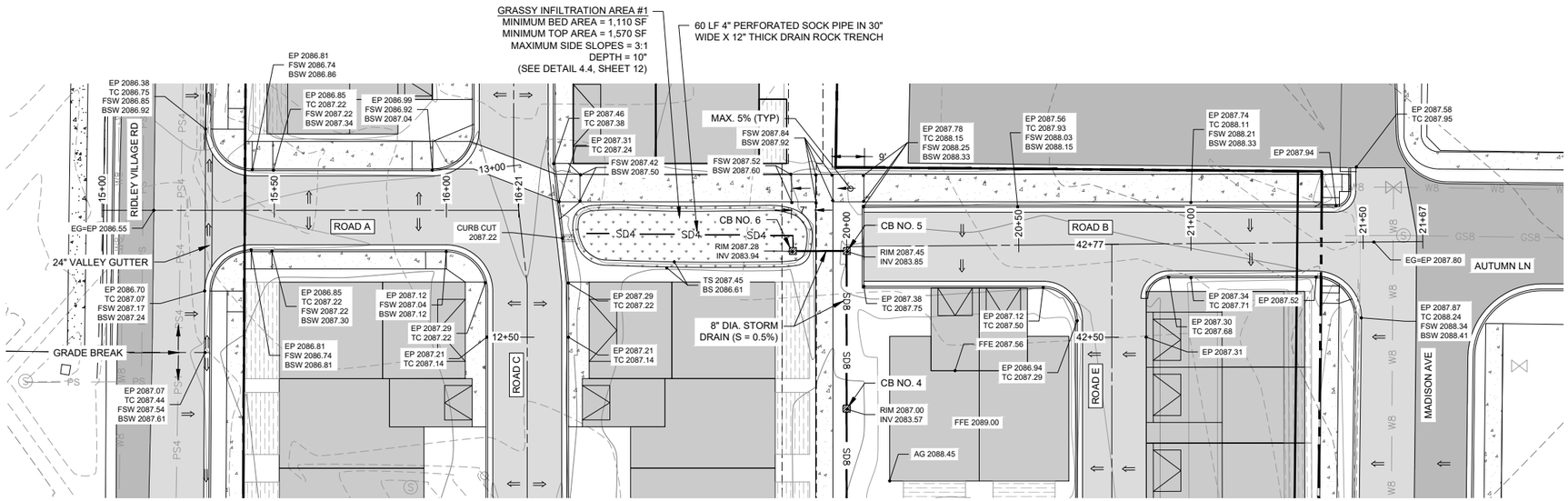
| No. | DATE: | REVISION | DRN/CHK |
|---|---|---|---|


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

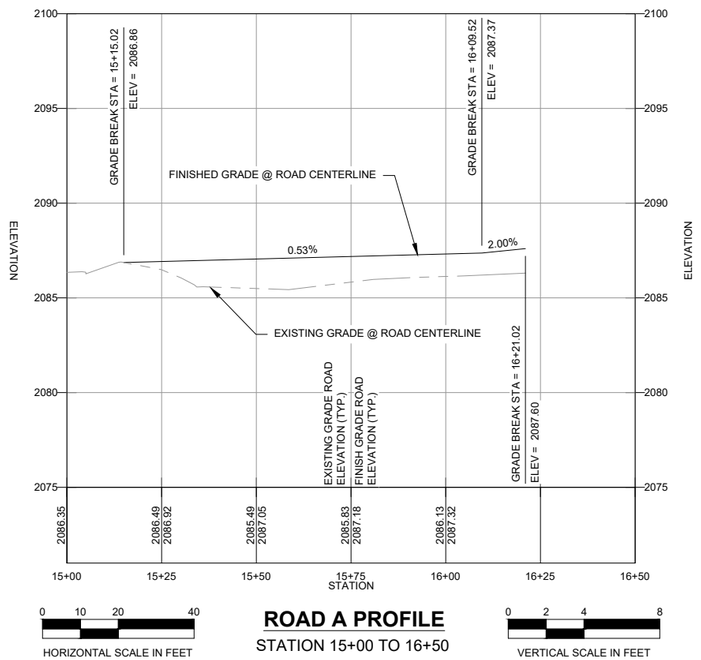
| | |
|---|---|
| DATE: | 10-14-2025 |
| SCALE: | AS SHOWN |
| DESIGNED: | BSB |
| DRAWN: | NCF |
| CHECKED: | BSB |
| PROJ NO.: | 01210-24-002 |
| CAD FILE: | E-AFFINITY |




0 10 20 40

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

## ROADS A & B PLAN




0 10 20 40

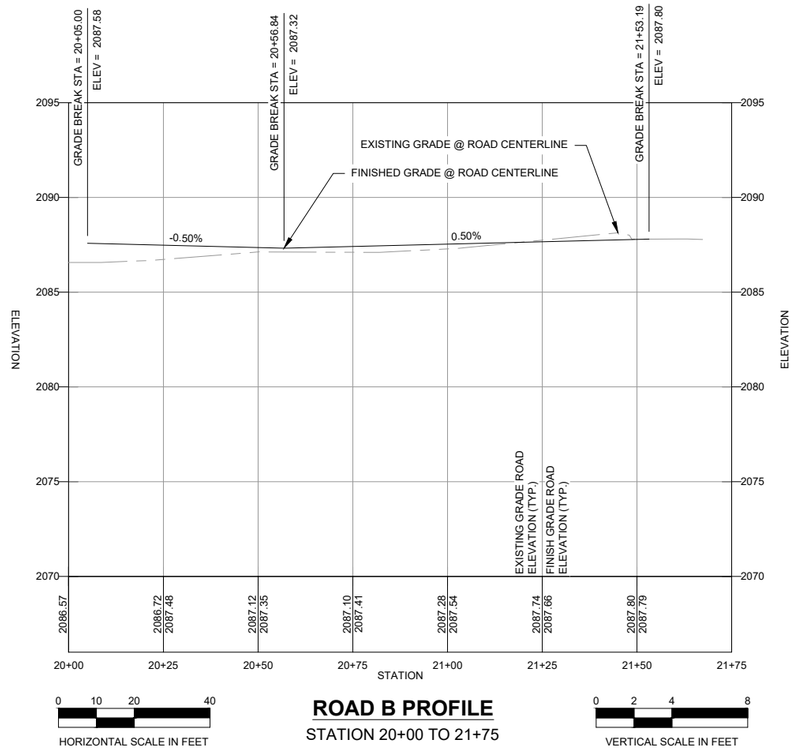
HORIZONTAL SCALE IN FEET

## ROAD A PROFILE

STATION 15+00 TO 16+50

0 2 4 8

VERTICAL SCALE IN FEET




0 10 20 40

HORIZONTAL SCALE IN FEET

## ROAD B PROFILE

STATION 20+00 TO 21+75

0 2 4 8

VERTICAL SCALE IN FEET

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STATE OF IDAHO
B. SCOTT BROWN

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SANDPOINT, IDAHO 83864
(208) 263-4160

SHEET TITLE:
**ROADS A & B PLAN AND PROFILE**

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

| | |
|---|---|
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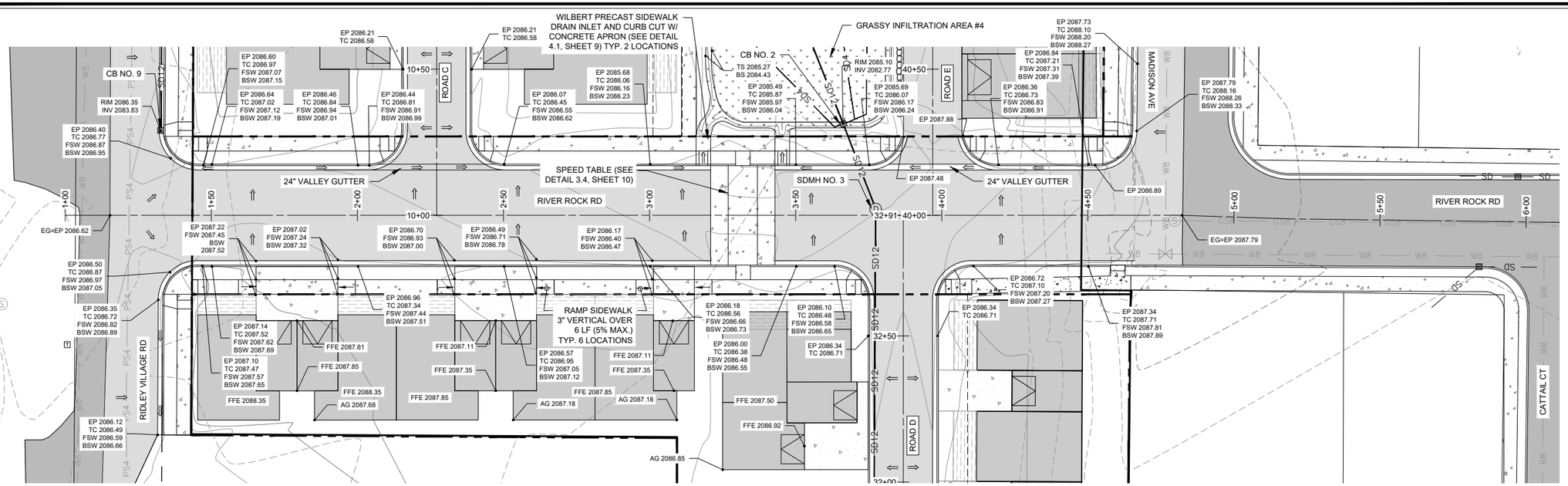
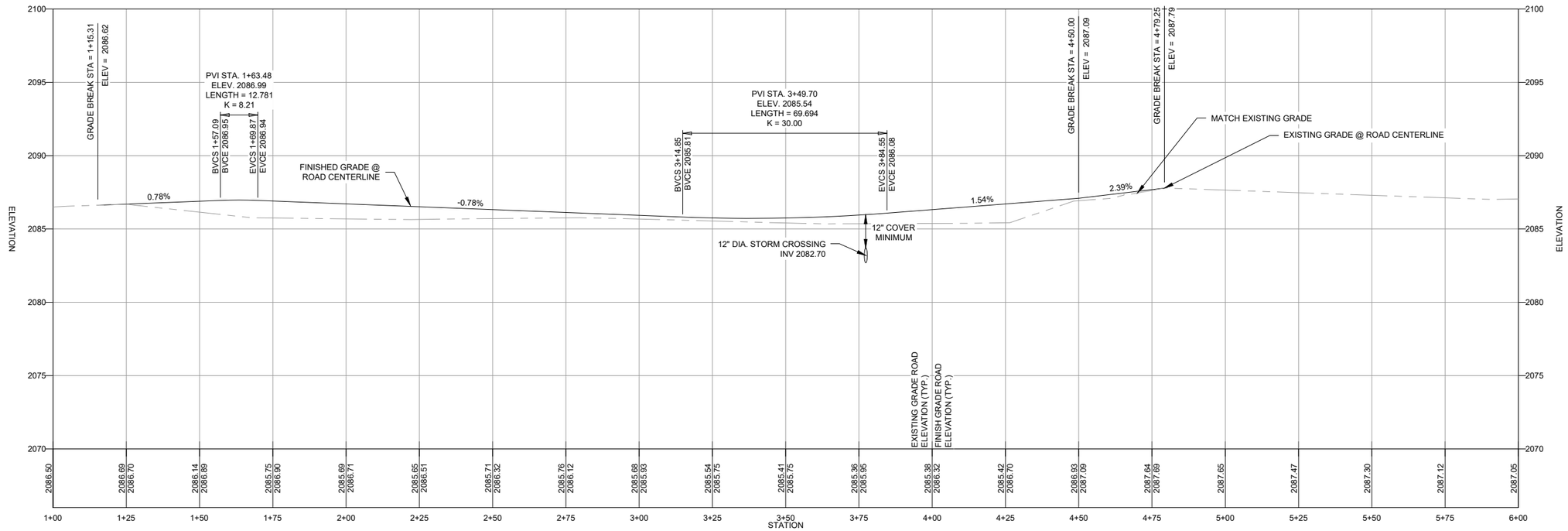
SHEET 2 OF 14




0 10 20 40

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

## RIVER ROCK ROAD PLAN




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

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SHEET TITLE: **RIVER ROCK ROAD PLAN AND PROFILE**

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

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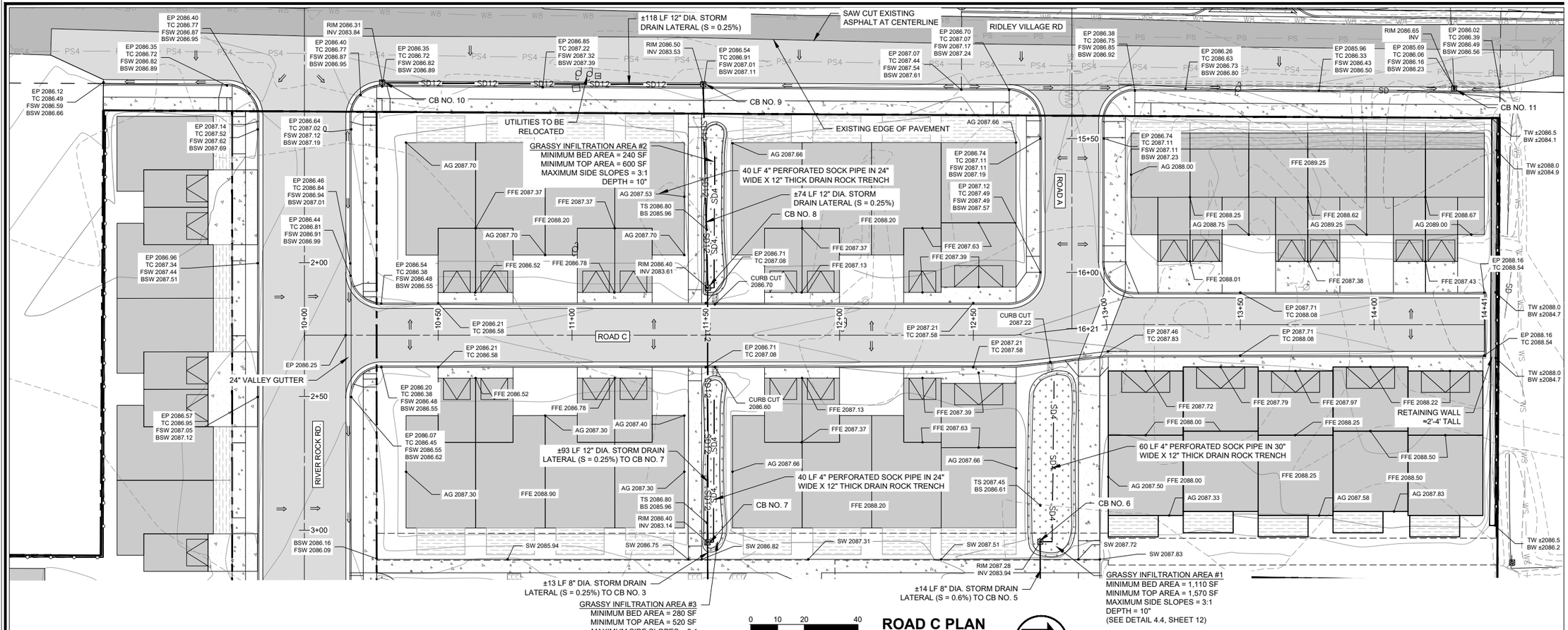
| DRAWN: | NCF |
| CHECKED: | BSB |
| PROJ NO.: | 01210-24-002 |
| CAD FILE: | E-AFFINITY |

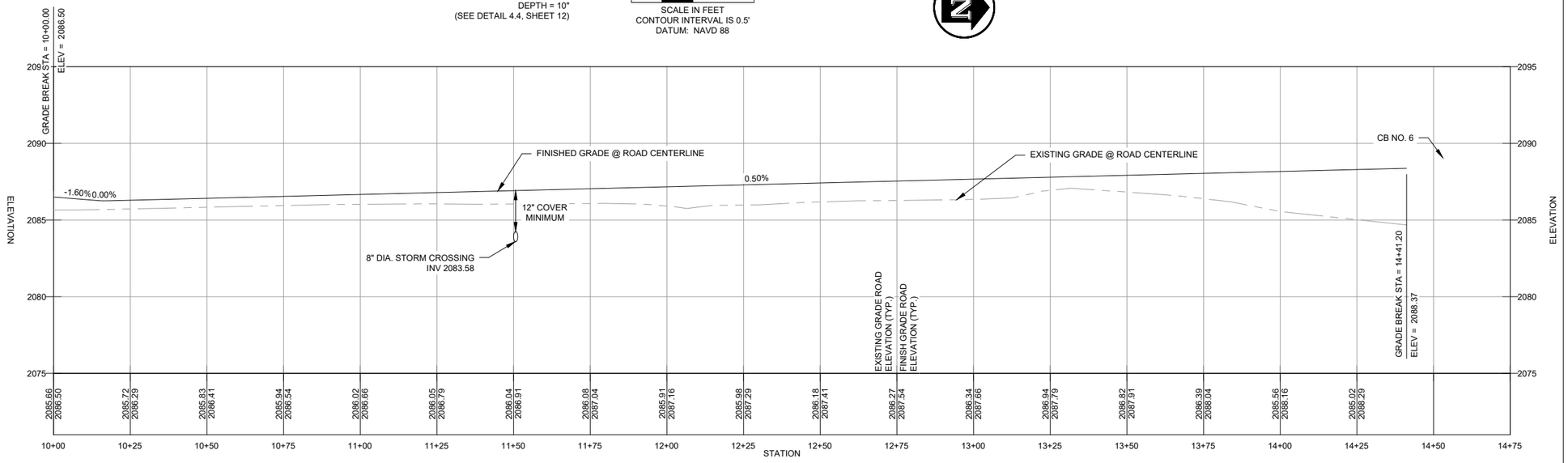
SHEET 3 OF 14




0 10 20 40

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

## ROAD C PLAN




0 10 20 40

HORIZONTAL SCALE IN FEET

## ROAD C PROFILE

STATION 10+00 TO 14+75

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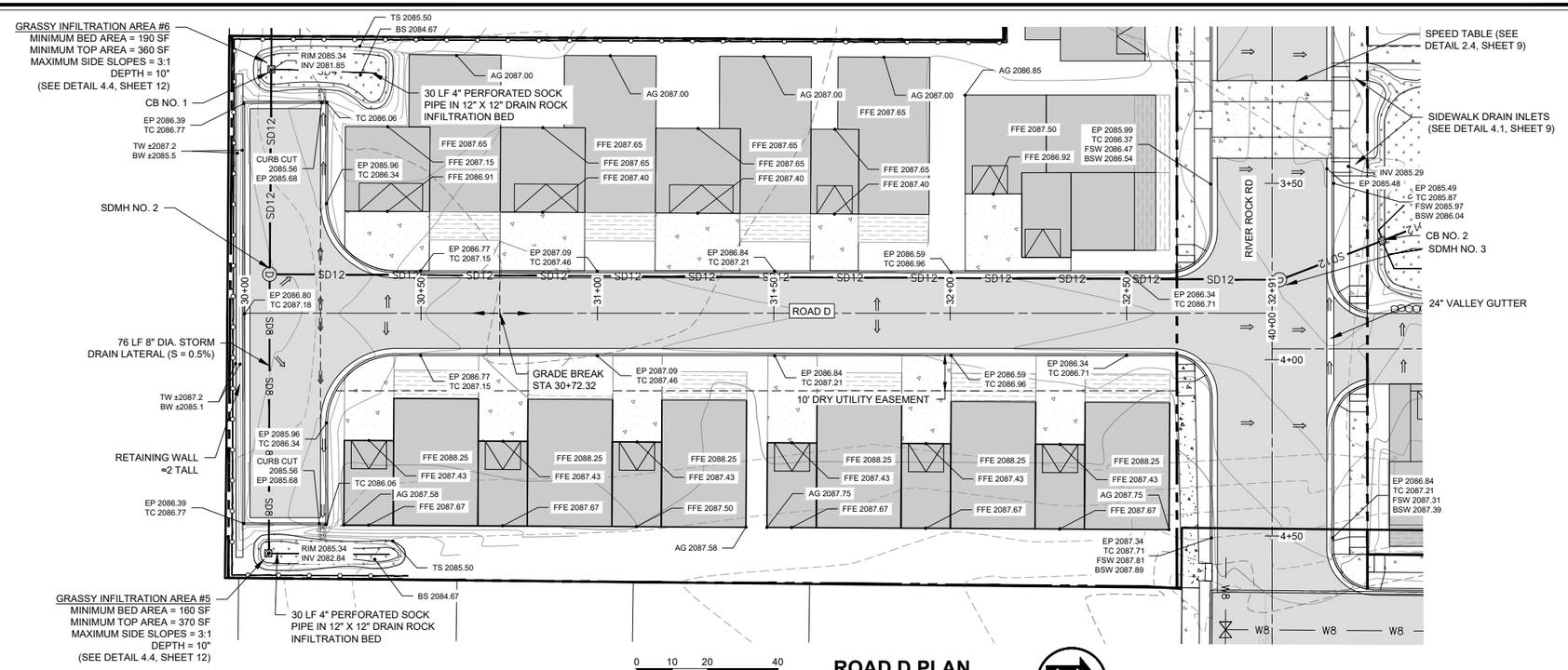
| CHECKED: | BSB |
| PROJ NO.: | 01210-24-002 |
| CAD FILE: | E-AFFINITY |

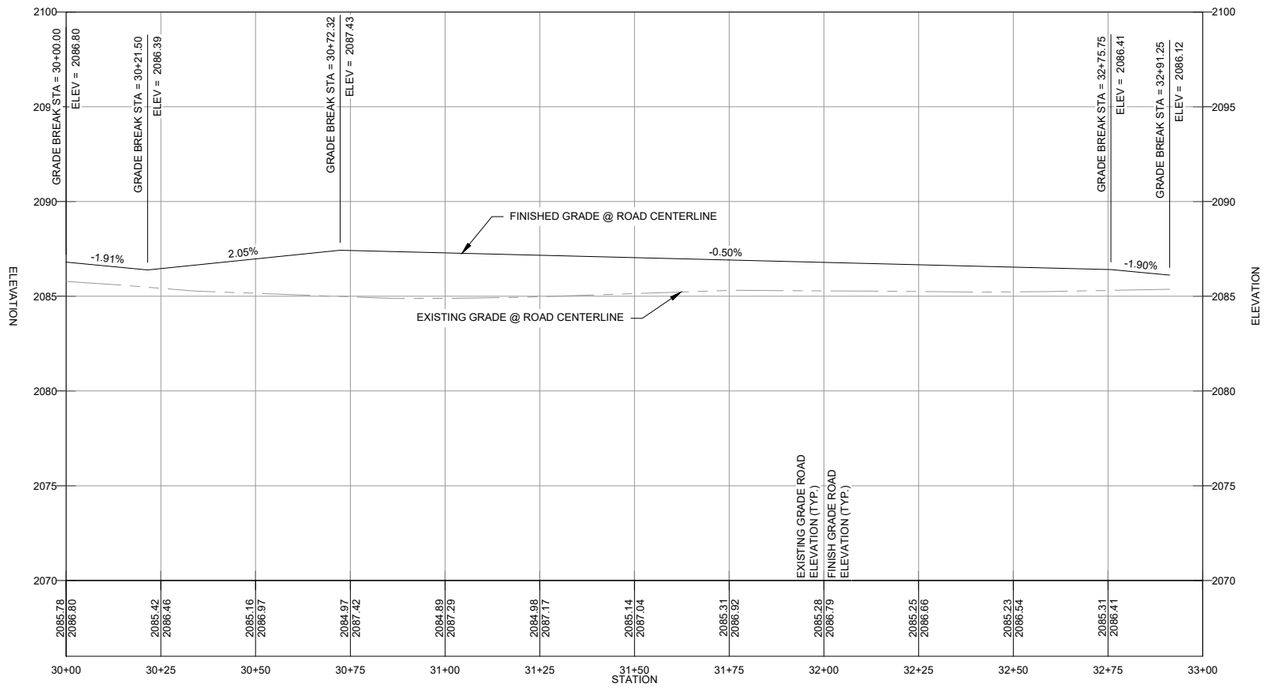
SHEET 4 OF 14




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

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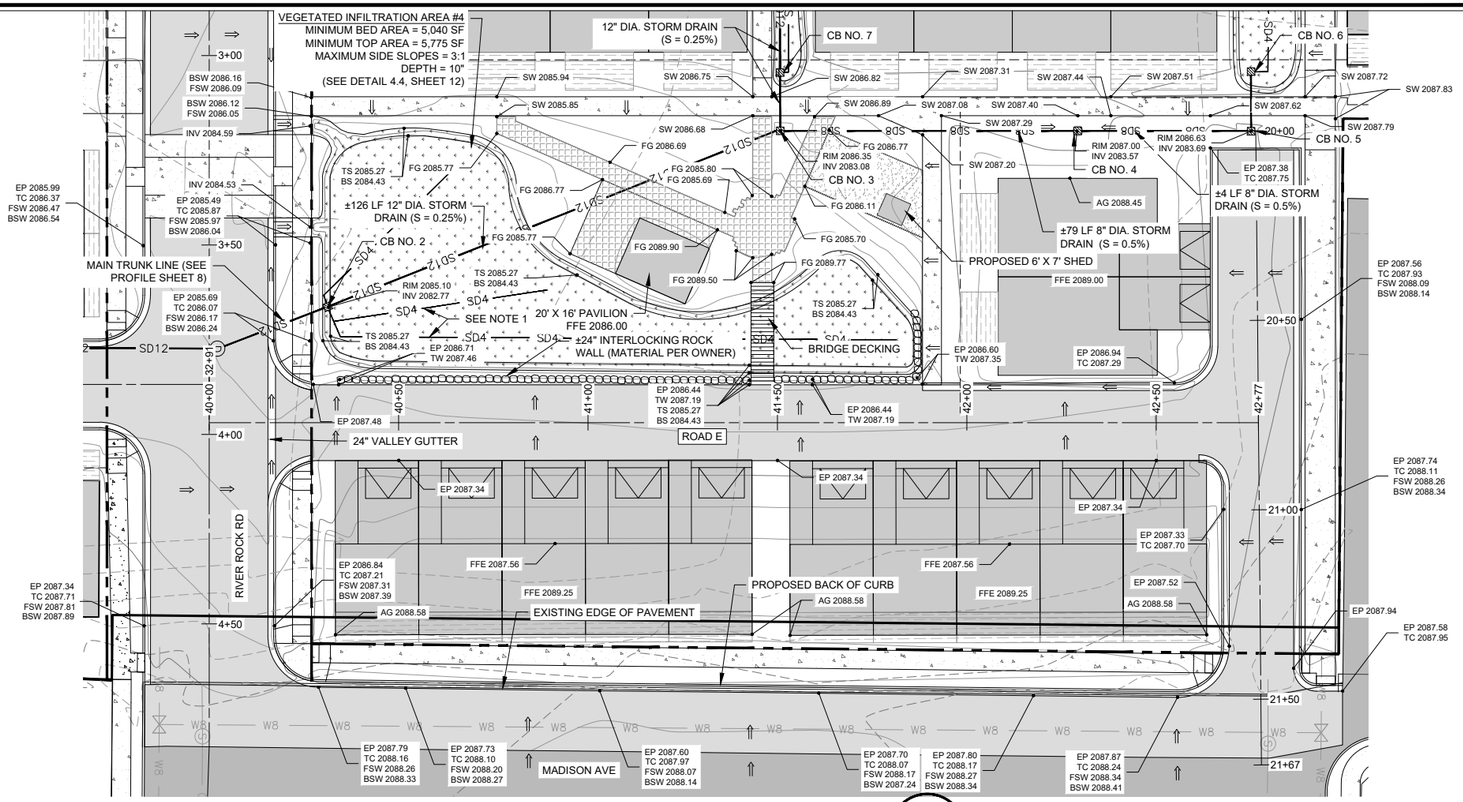
| CHECKED: | BSB |
| PROJ NO.: | 01210-24-002 |
| CAD FILE: | E-AFFINITY |

SHEET 5 OF 14

NOTES

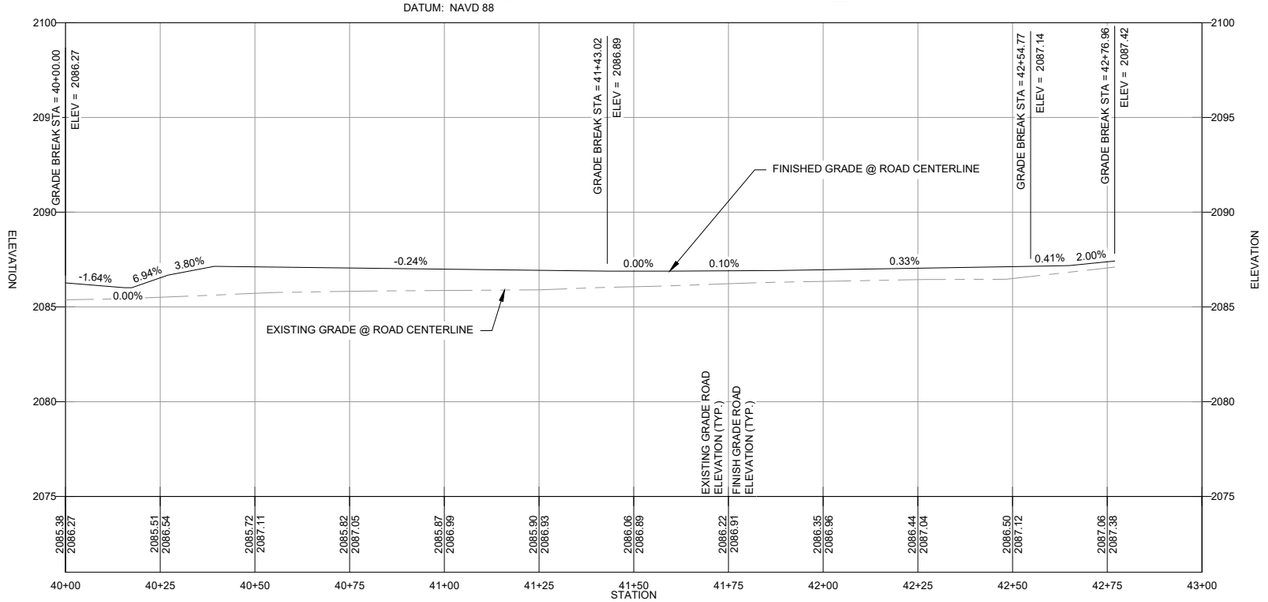
1. INSTALL 3 EA 4" PERFORATED SOCK PIPES IN 30" WIDE X 12" THICK DRAIN ROCK TRENCH. COMBINED LENGTH SHALL BE MINIMUM 256 LF.
2. INFILTRATION SWALE SHALL BE PLANTED WITH VEGETATION AS SPECIFIED BY LANDSCAPE ARCHITECT.




0 10 20 40

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

## ROAD E PLAN




## ROAD E PROFILE

STATION 30+00 TO 35+50

0 10 20 40
HORIZONTAL SCALE IN FEET

0 2 4 8
VERTICAL SCALE IN FEET

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SHEET TITLE: ROAD E PLAN AND PROFILE

PROJECT: RIDLEY CT.
RIDLEY VILLAGE ROAD
SANDPOINT, IDAHO

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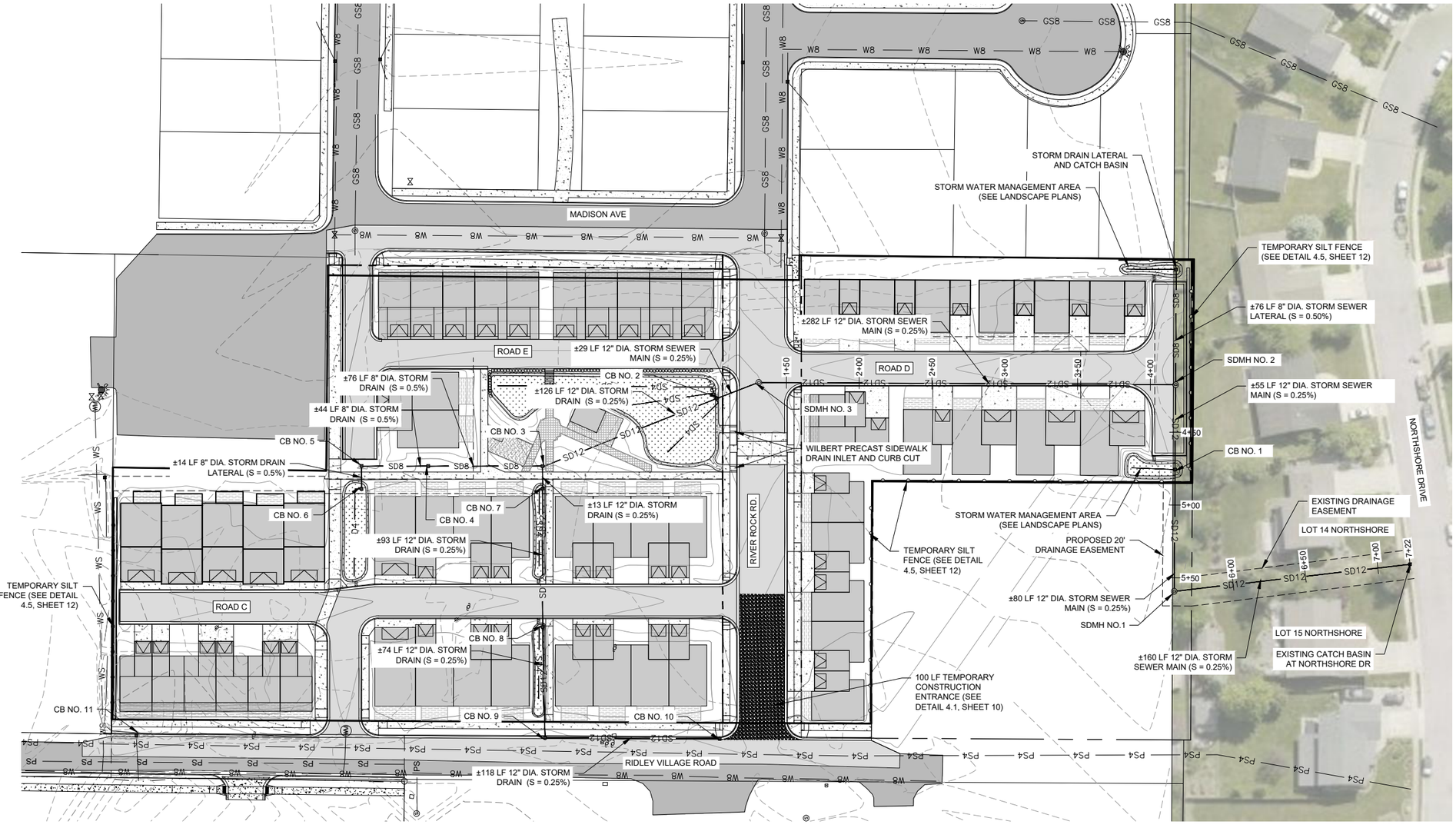
| CHECKED: | BSB |
| PROJ NO.: | 01210-24-002 |
| CAD FILE: | E-AFFINITY |

SHEET 6 OF 14




0 10 20 40

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

## STORM SEWER MAIN PLAN

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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 |
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| CAD FILE: | E-AFFINITY |

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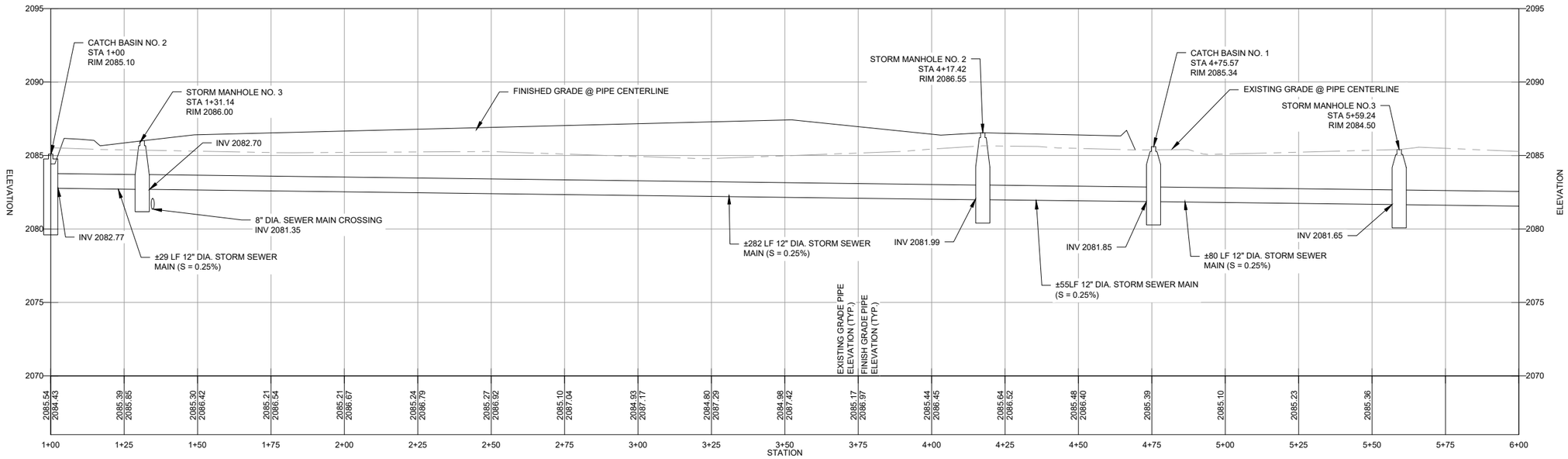
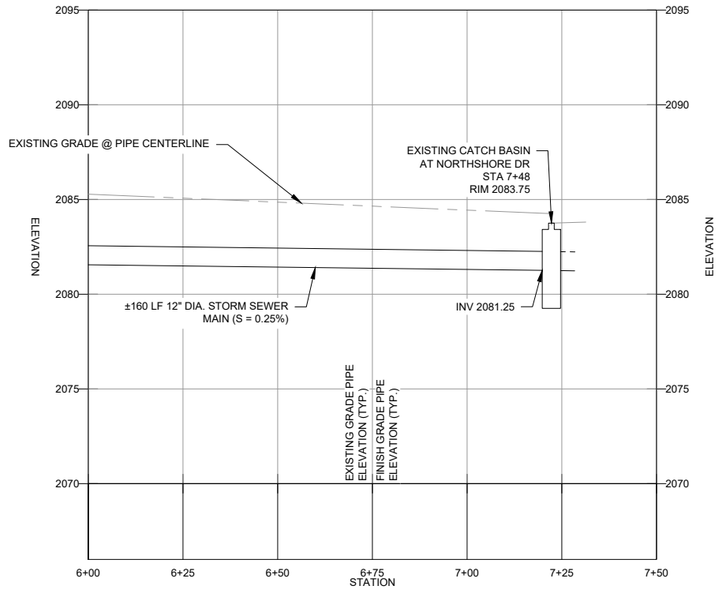



## STORM SEWER PROFILE

STATION 1+00 TO 7+25

HORIZONTAL SCALE IN FEET: 0 10 20 40

VERTICAL SCALE IN FEET: 0 2 4 8

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SANDPOINT, IDAHO 83864
(208) 263-4160


JAMES A. SEWELL AND ASSOCIATES LLC

SHEET TITLE:
**STORM SEWER MAIN PROFILE**

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

| | |
|---|---|
| DATE: | 10-14-2025 |
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| DESIGNED: | BSB |
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| PROJ NO.: | 01210-24-002 |
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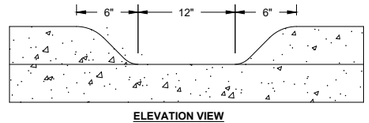
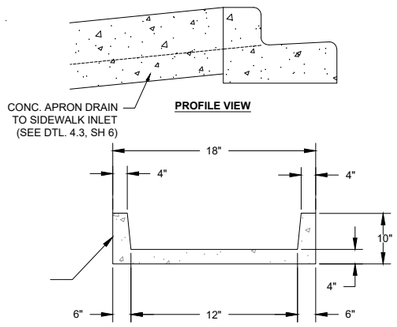
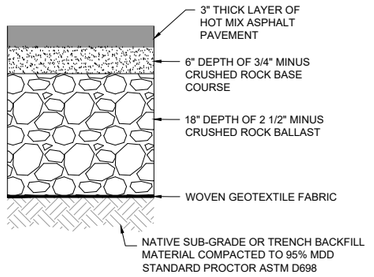
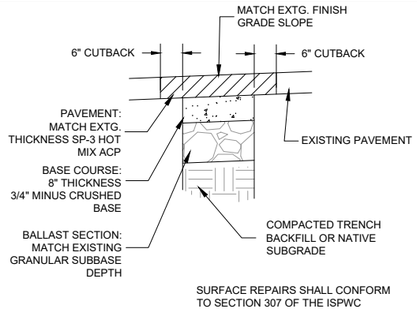


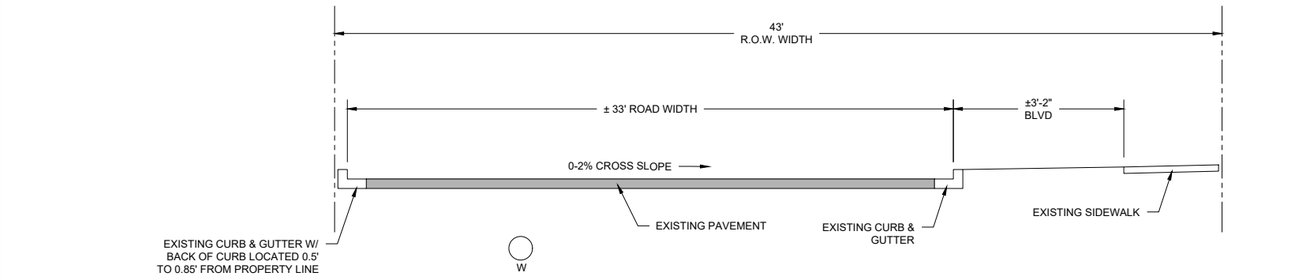

## 1.1 CURB CUT
NOT TO SCALE



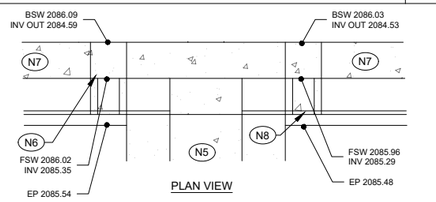

## 2.1 ROADWAY PAVEMENT SECTION
NOT TO SCALE




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

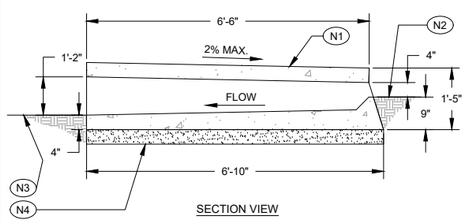


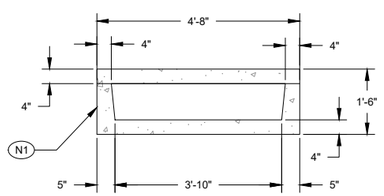

## 2.1 TYPICAL SECTION (MADISON AVE.)
NOT TO SCALE

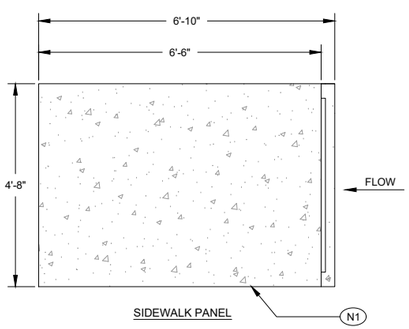



(N1) SPECIAL CURB INLET TYPE 2
(N2) UPSTREAM FINISHED GRADE
(N3) DOWNSTREAM FINISHED GRADE
(N4) 4" LAYER OF 3/4" CRUSHED GRAVEL COMPACTED TO 95% OF MDD
(N5) CONCRETE SPEED TABLE (SEE DETAIL 3.4, SHEET 10)
(N6) SIDEWALK DRAIN INLET
(N7) 5' WIDE SIDEWALK (SEE DETAIL 1.4, SHEET 10)
(N8) CURB CUT AND CONCRETE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

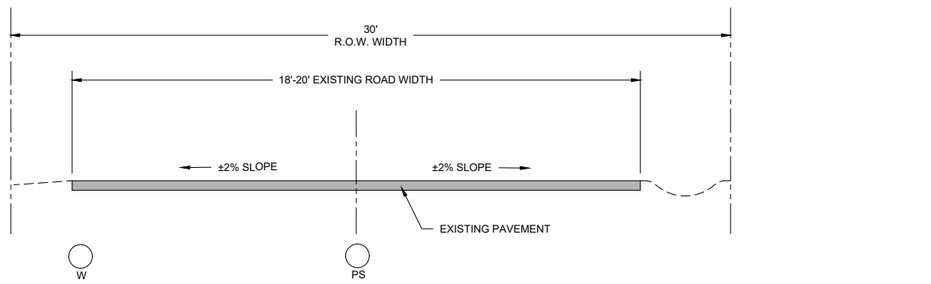
NOTES:
1. SPECIAL CURB INLET TYPE 2 IS PRODUCT #1840 AS MANUFACTURED BY WILBERT PRECAST IN SPOKANE, WA.
2. CURB INLETS SHALL BE INSTALLED SIDE BY SIDE DOWNSTREAM OF GIA OUTLET TO PROVIDE WATER CONVEYANCE BENEATH WALKWAY
3. NEW PAVED PATHWAY SHALL BE INSTALLED FLUSH TO SURFACE OF CURB INLET FOR PATH CONTINUITY.




## 4.1 WILBERT PRECAST SIDEWALK DRAIN INLET
SCALE: NOT TO SCALE




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

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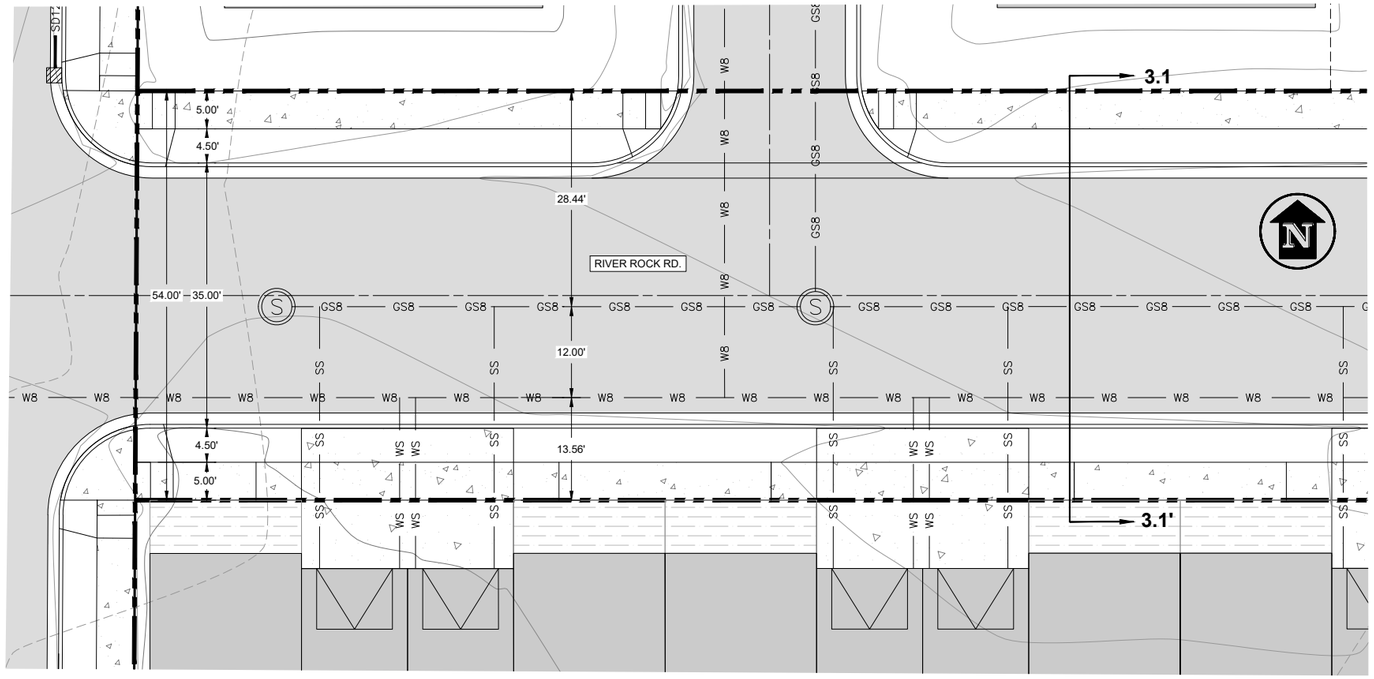
James A. Sewell and Associates, LLC
1319 NORTH DIVISION AVENUE
SANDPOINT, IDAHO 83864
(208) 263-4160

SHEET TITLE: DETAILS

PROJECT: RIDLEY CT. RIDLEY VILLAGE ROAD SANDPOINT, IDAHO

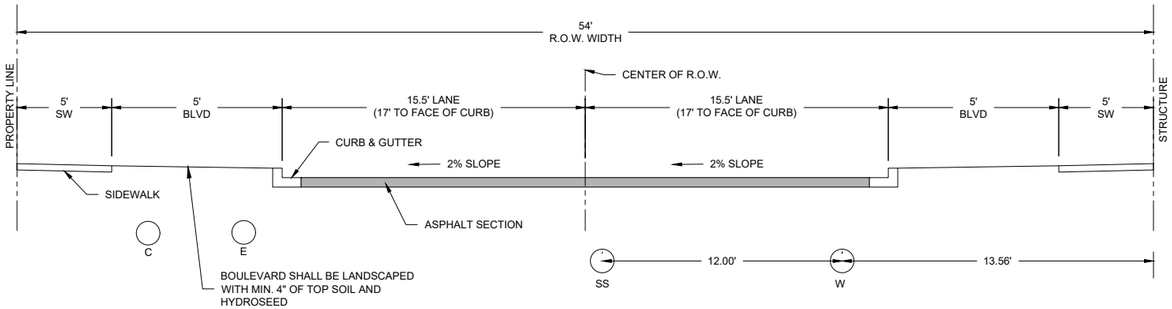
| | |
|---|---|
| DATE: | 10-14-2025 |
| SCALE: | AS SHOWN |
| DESIGNED: | BSB |
| DRAWN: | NCF |
| CHECKED: | BSB |
| PROJ NO.: | 01210-24-002 |
| CAD FILE: | E-AFFINITY |

SHEET 9 OF 14

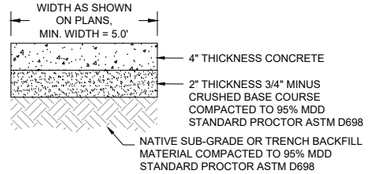



## 2.1 PLAN VIEW (RIVER ROCK RD.)
AS NOTED

0 5 10 20

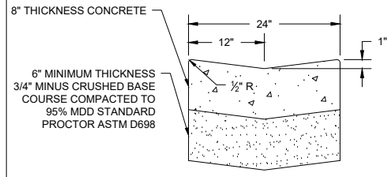



## 3.1 CROSS SECTION (RIVER ROCK RD.)
NOT TO SCALE

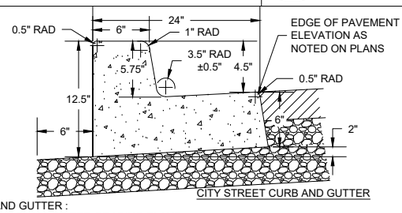



NOTES:
1. CROSS SLOPE OF SIDEWALK PERPENDICULAR TO PATH OF TRAVEL NOT TO EXCEED 2%
2. SCORE SIDEWALK AT INTERVALS NOT TO EXCEED 5 FEET
3. INSTALL EXPANSION JOINTS WITH 1/2" PREFORMED BITUMINOUS JOINT AT 20' INTERVALS, AT PC/PT OF ALL CURVES, AND WHEREVER SIDEWALK IS PLACED NEXT TO PERMANENT FOUNDATION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

## 1.4 SIDEWALK SECTION
SCALE: N.T.S.

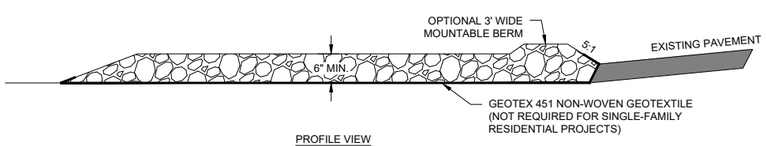



## 1.5 24" VALLEY GUTTER SECTION
SCALE: N.T.S.

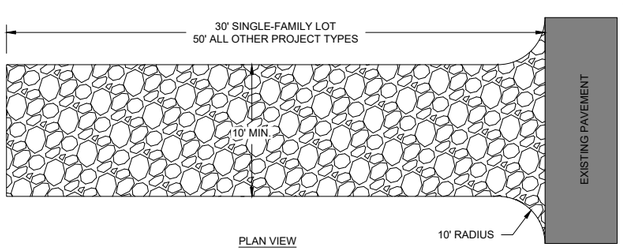



NOTES FOR ALL CURB AND GUTTER :
1. GRADE AND ALIGNMENT SHALL BE PER GRADING PLANS.
2. BASE : 6" OF 3/4 MINUS CRUSHED AGGREGATE COMPACTED TO 95% OF STANDARD PROCTOR (SEE ROAD SECTION DETAIL).
3. BASE SHALL BE A MIN. WIDTH OF 3' TO GRADE PRIOR TO SETTING FORMS.
4. 1/2" PREFORMED EXPANSION JOINT MATERIAL (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.




PROFILE VIEW

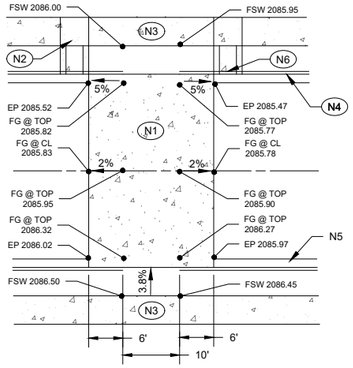



PLAN VIEW

- 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

(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.


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

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


FINAL DESIGN DRAWINGS
NOT APPROVED FOR CONSTRUCTION

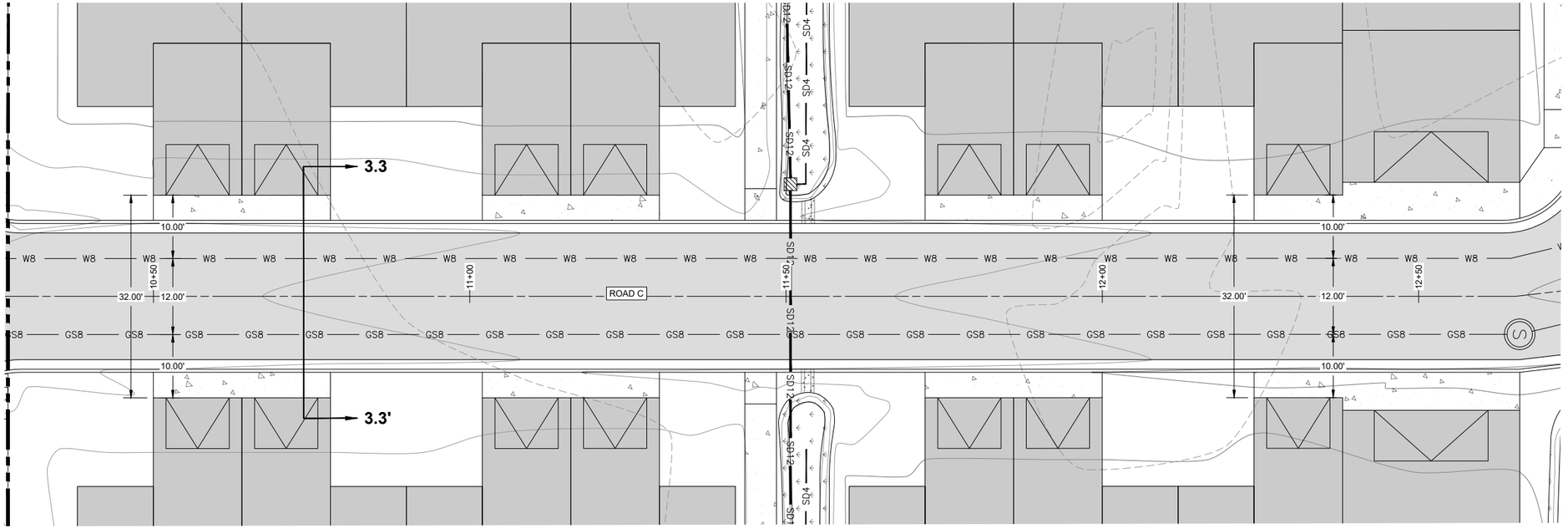
| No. | DATE: | REVISION | DRN/CHK |
|---|---|---|---|

SHEET TITLE: DETAILS

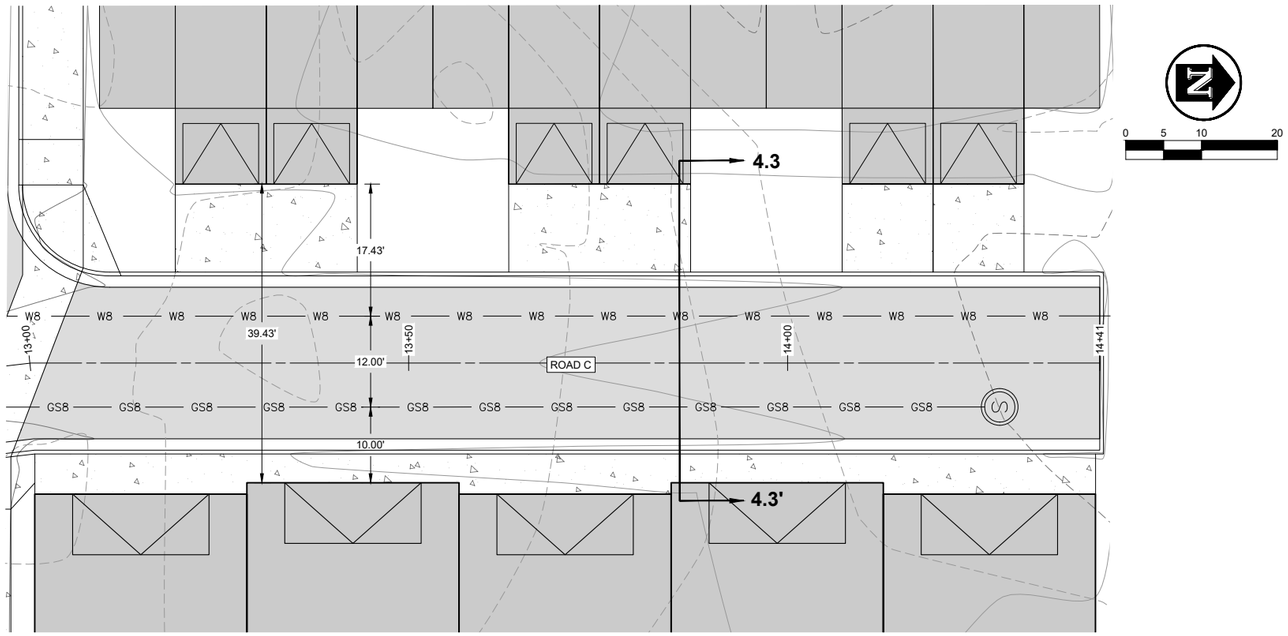
PROJECT:
RIDLEY CT.
RIDLEY VILLAGE ROAD
SANDPOINT, IDAHO

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

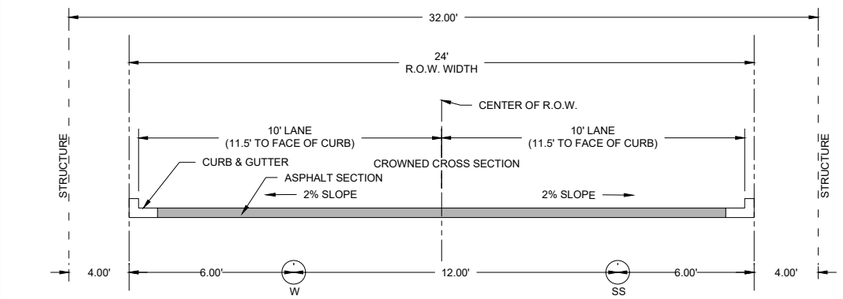
SHEET 10 OF 14



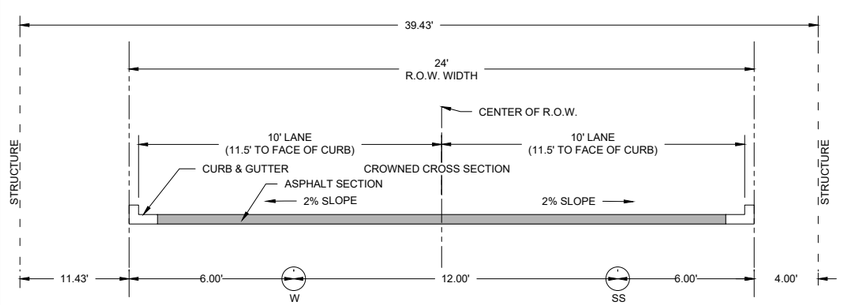

## 2.1 PLAN VIEW (ROAD C STA 10+00 TO 12+75)
AS NOTED




## 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
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SHEET TITLE: DETAILS

PROJECT: RIDLEY CT.
RIDLEY VILLAGE ROAD
SANDPOINT, IDAHO

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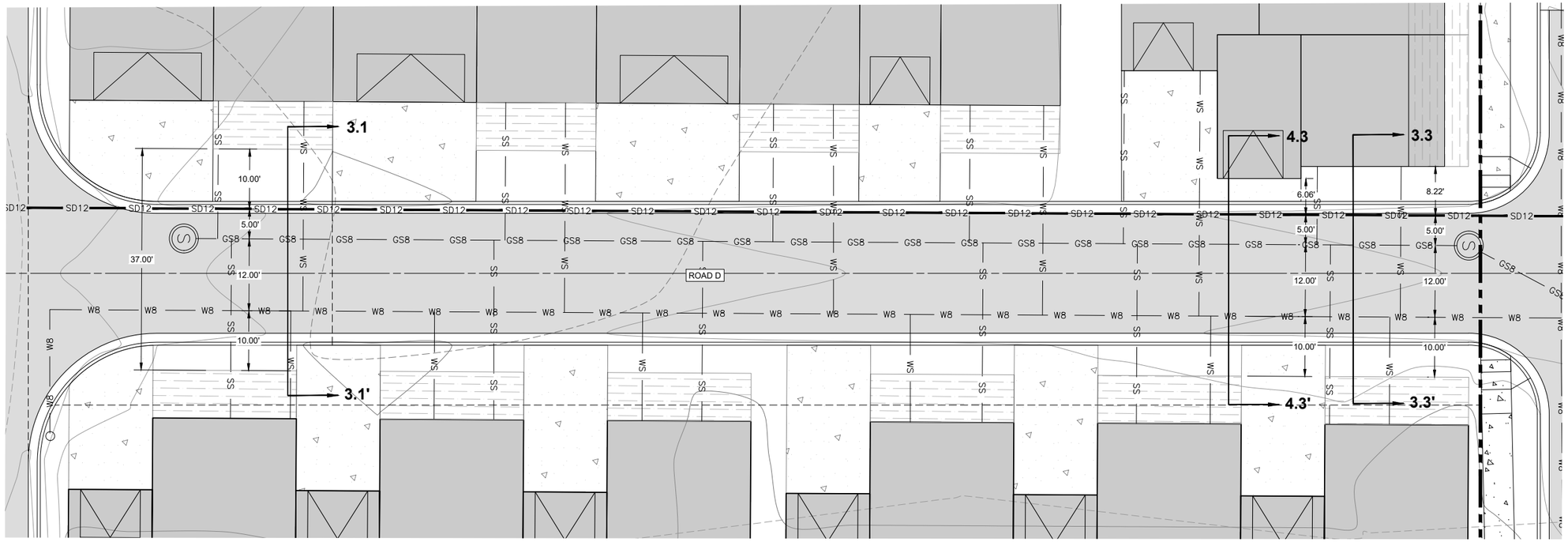
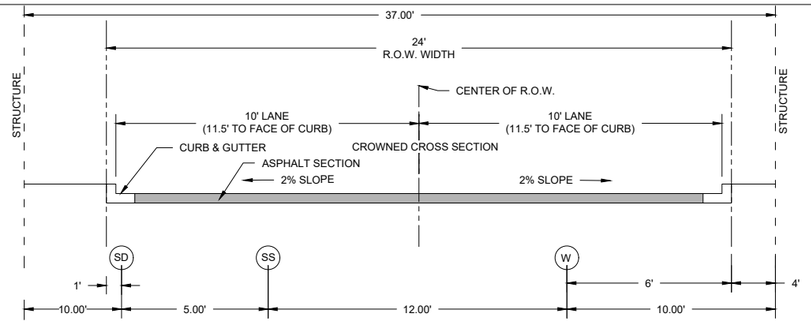
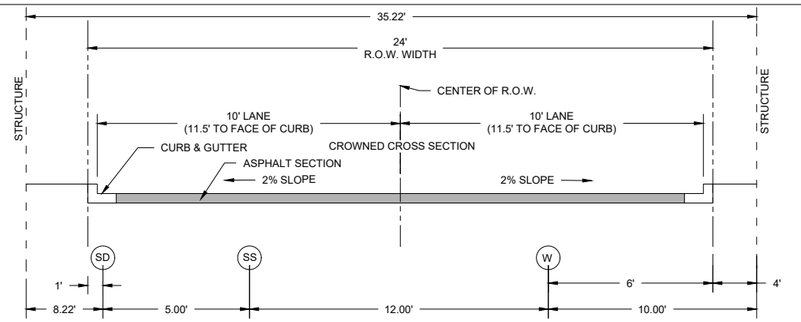


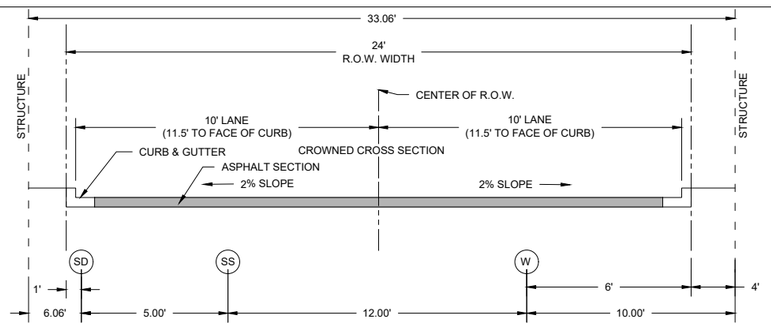

## 2.1 PLAN VIEW (ROAD D)
AS NOTED




## 3.1 CROSS SECTION (ROAD D)
NOT TO SCALE

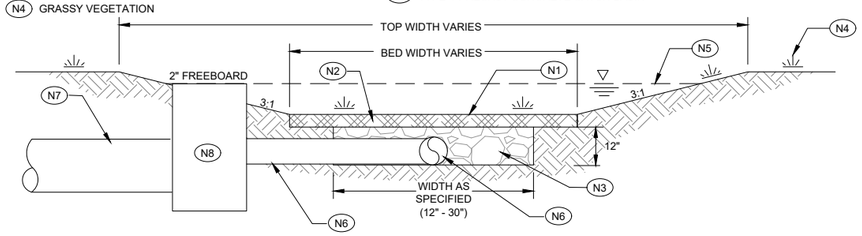



## 3.3 CROSS SECTION (ROAD D)
NOT TO SCALE

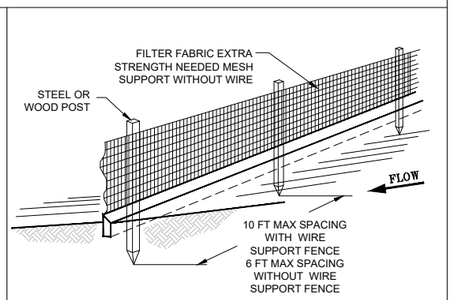


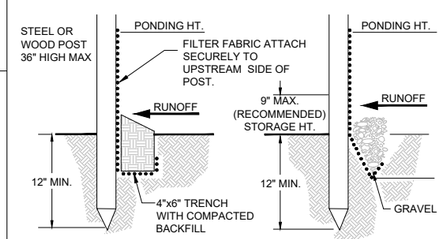

## 4.3 CROSS SECTION (ROAD D)
NOT TO SCALE

(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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SHEET TITLE: DETAILS

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RIDLEY VILLAGE ROAD
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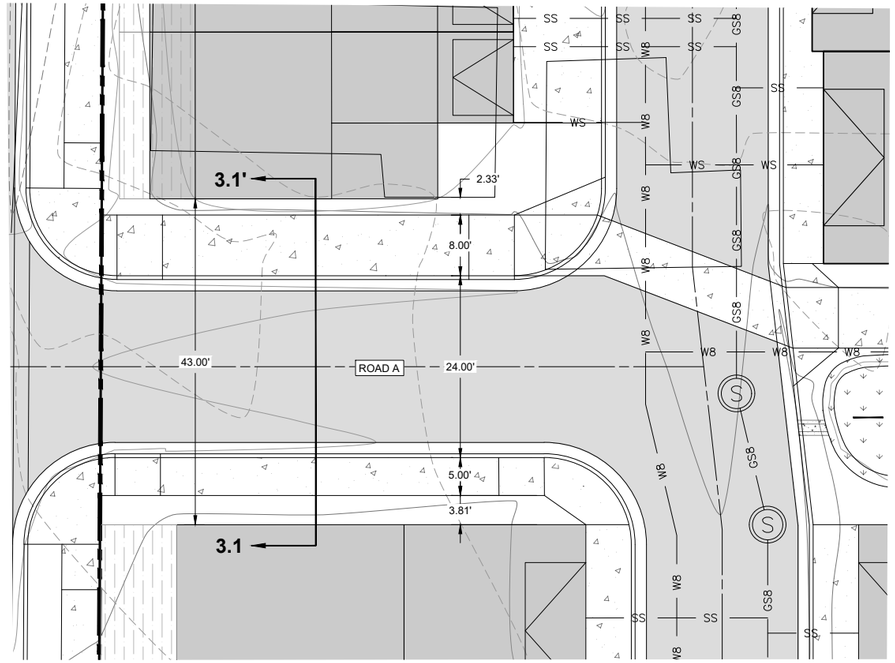
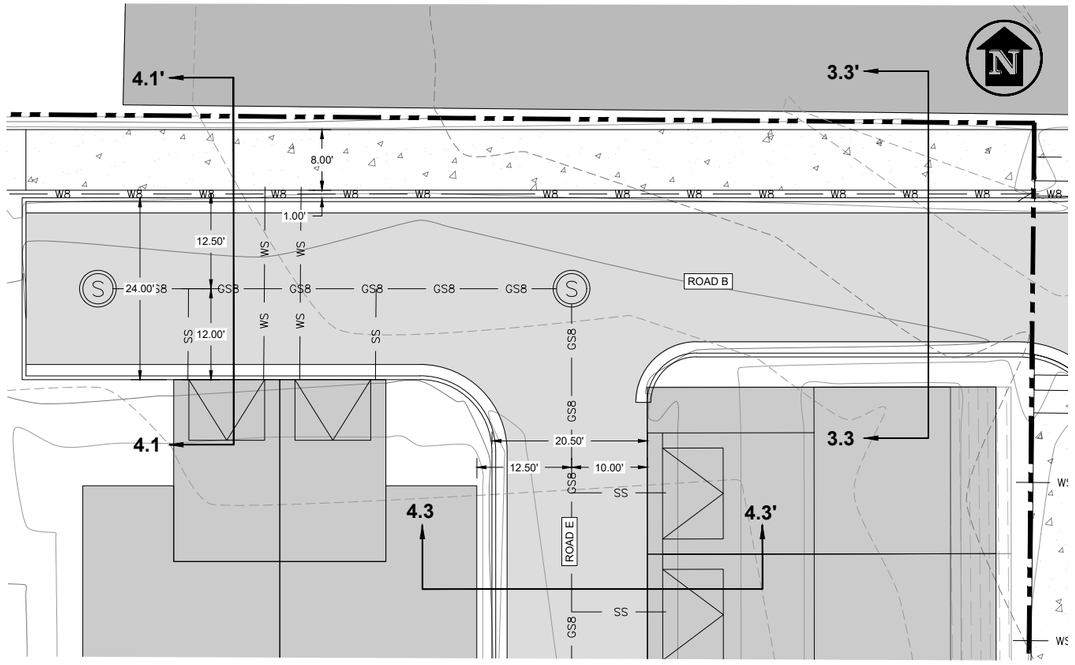



0 5 10 20

## 2.1 PLAN VIEW (ROAD A)
AS NOTED

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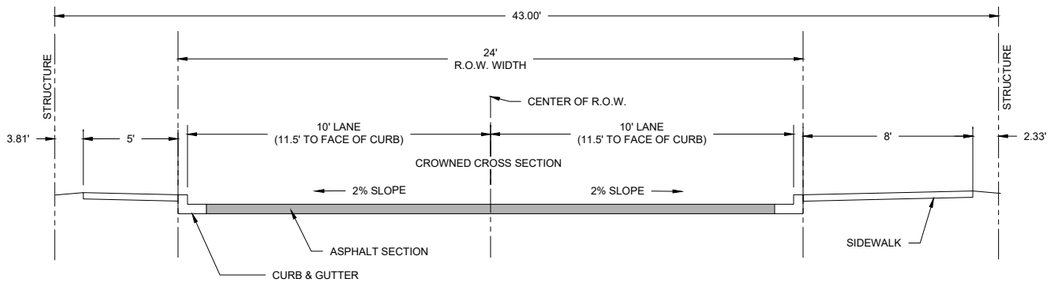
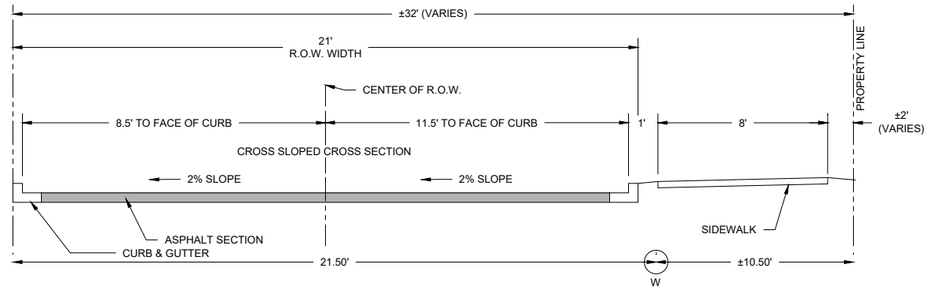
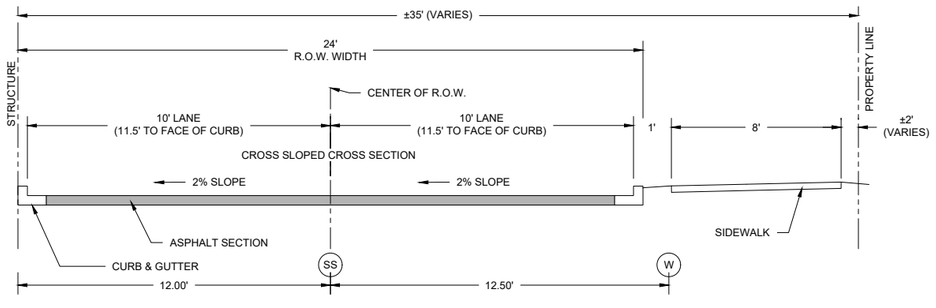
## 2.3 PLAN VIEW (ROAD B AND E)
AS NOTED



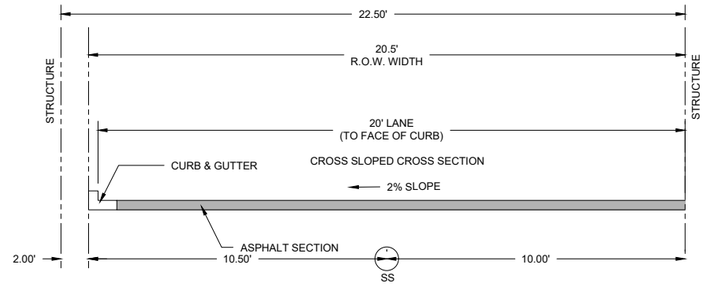

## 3.1 CROSS SECTION (ROAD A)
NOT TO SCALE




## 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

FINAL DESIGN DRAWINGS
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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 W8 EXISTING WATER MAIN
- WS WS EXISTING WATER SERVICE
- EXISTING GATE VALVE
- (WM) EXISTING WATER METER
- EXISTING BALL VALVE/CURB STOP
- EXISTING HYDRANT
- GS8 GS8 EXISTING SANITARY SEWER MAIN
- SS SS EXISTING SANITARY SEWER SERVICE
- (S) EXISTING SEWER MANHOLE
- EXISTING CLEAN OUT
- SD SD EXISTING STORM DRAIN PIPE
- EXISTING STORM INLET (GRATED LID)
- (D) EXISTING STORM MANHOLE (SOLID LID)
- BE BE EXISTING BURIED ELECTRIC
- AE AE EXISTING AERIAL ELECTRIC
- EXISTING UTILITY POLE
- G G EXISTING GAS
- EXISTING TELEPHONE
- DRY DRY EXISTING DRY UTILITY TRENCH
- PROPOSED CONCRETE
- PROPOSED ASPHALT
- PROPOSED GRAVEL
- PROPOSED CURB AND GUTTER
- X X PROPOSED FENCE
- > > PROPOSED DITCH INVERT
- PROPOSED SWALE (TREATMENT)
- PROPOSED ROCK OUTFALL
- W8 W8 PROPOSED WATER MAIN
- WS WS PROPOSED WATER SERVICE
- PROPOSED GATE VALVE
- PROPOSED BALL VALVE/CURB STOP
- (WM) PROPOSED WATER METER
- PROPOSED HYDRANT
- GS8 GS8 PROPOSED SANITARY SEWER MAIN
- SS SS PROPOSED SANITARY SEWER SERVICE
- (S) PRPOSED SEWER MANHOLE
- PROPOSED CLEAN-OUT
- SD12 PROPOSED 12" DIA. STORM DRAIN PIPE
- SD8 SD8 PROPOSED 8" DIA. STORM DRAIN PIPE
- SD4 SD4 PROPOSED 4" DIA. PERFORATED DRAIN PIPE
- PROPOSED STORM INLET (GRATED LID)
- (D) PROPOSED STORM MANHOLE (SOLID LID)
- BE BE PROPOSED BURIED ELECTRIC
- [T] PROPOSED ELECTRICAL TRANSFORMER
- [HH] PROPOSED ELECTRICAL HAND HOLE
- PROPOSED ELECTRICAL JUNCTION BOX
- G G PROPOSED GAS
- T T PROPOSED TELEPHONE
- CTV CTV PROPOSED CABLE SERVICE
- I I PROPOSED IRRIGATION
- C 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: DETAILS

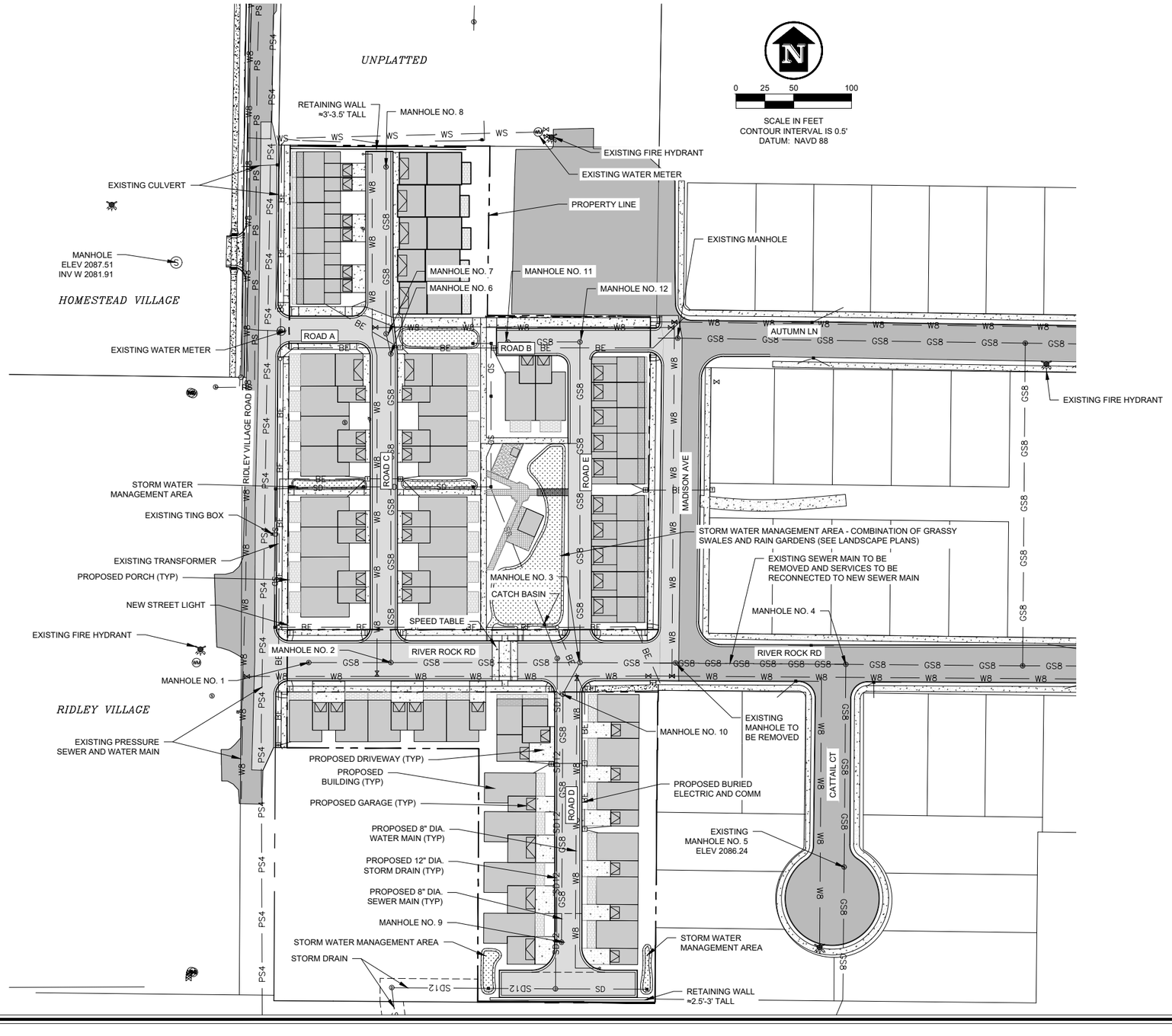
PROJECT: RIDLEY CT.
RIDLEY VILLAGE ROAD
SANDPOINT, IDAHO

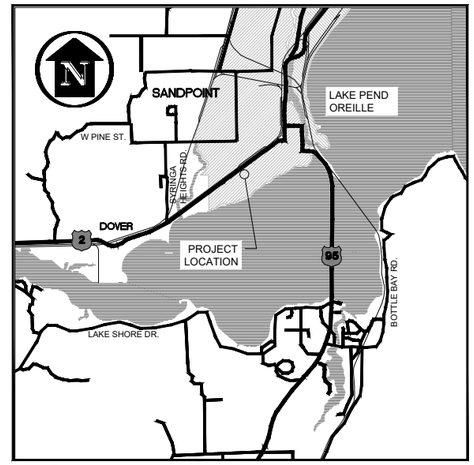
| | |
|---|---|
| DATE: | 10-14-2025 |
| SCALE: | AS SHOWN |
| DESIGNED: | BSB |
| DRAWN: | NCF |
| CHECKED: | BSB |
| PROJ NO.: | 01210-24-002 |
| CAD FILE: | E-AFFINITY |

# 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



**CALL**
2 WORKING DAYS
**BEFORE YOU DIG!**

Bonner Boundary One Call
**811**

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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 W&S PLANS SANDPOINT, IDAHO

| | |
|---|---|
| DATE: | 10-14-2025 |
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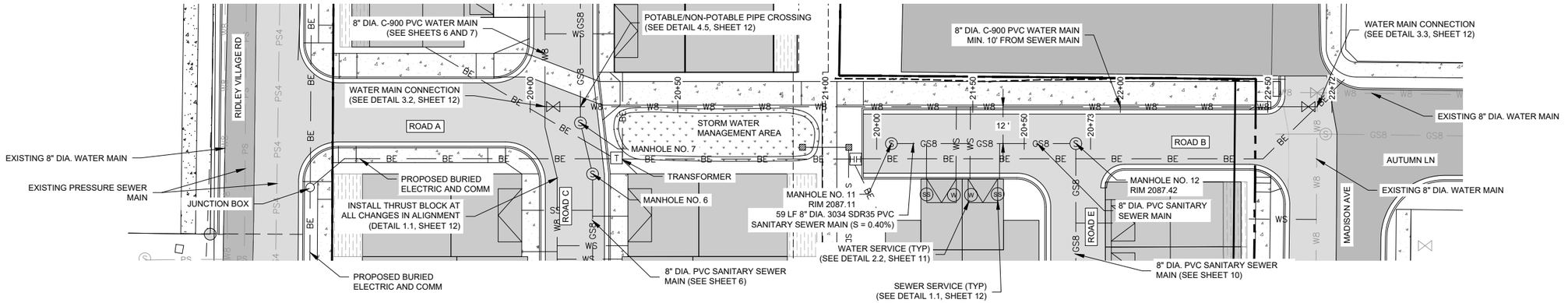
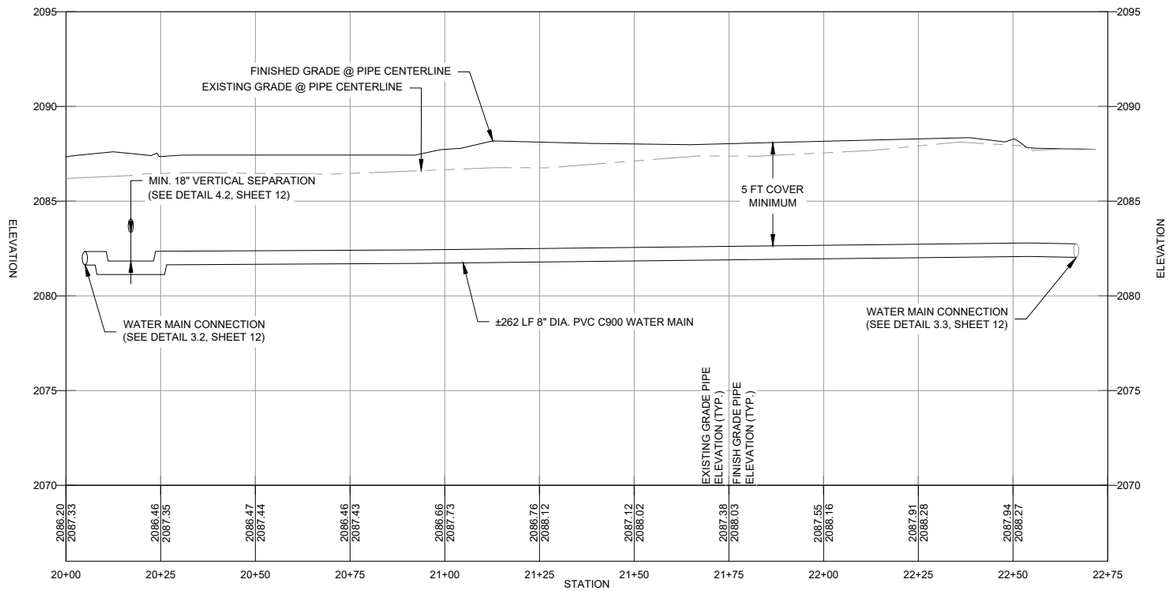
SHEET 1 OF 13




0 10 20 40

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

## ROAD B WATER AND SEWER MAIN PLAN

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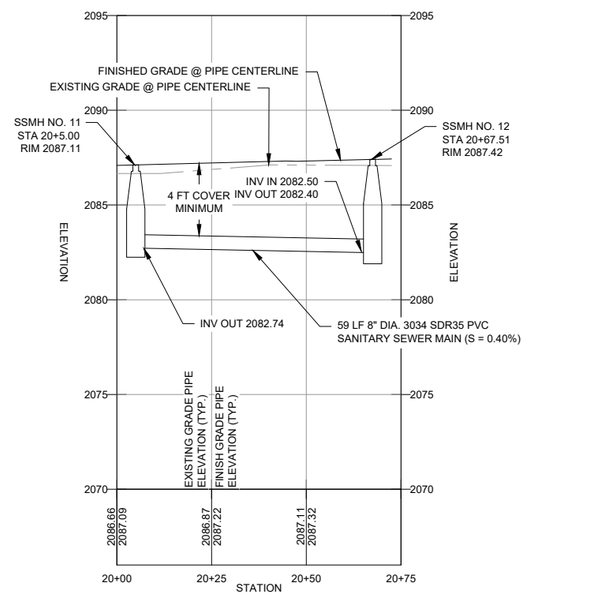
HORIZONTAL SCALE IN FEET

## 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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(208) 263-4160

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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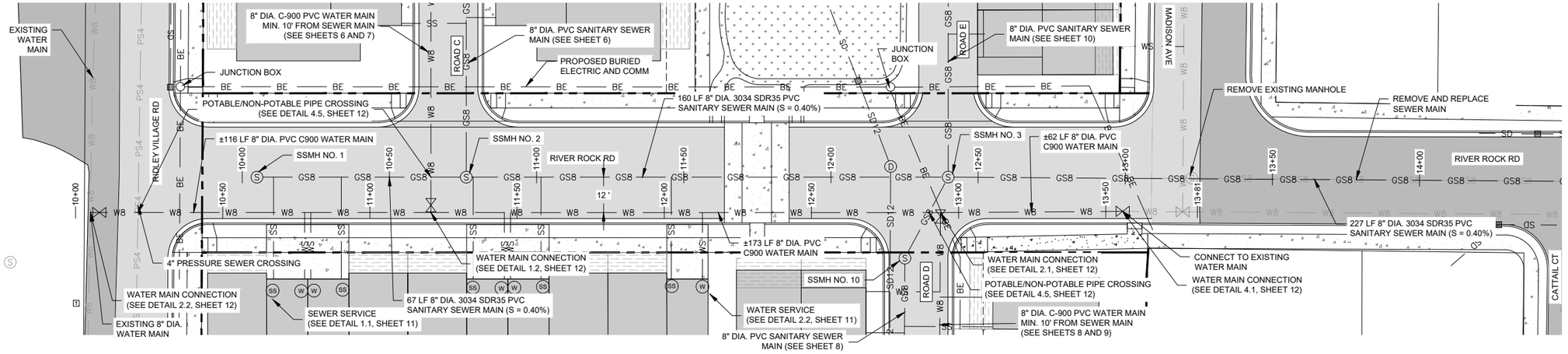


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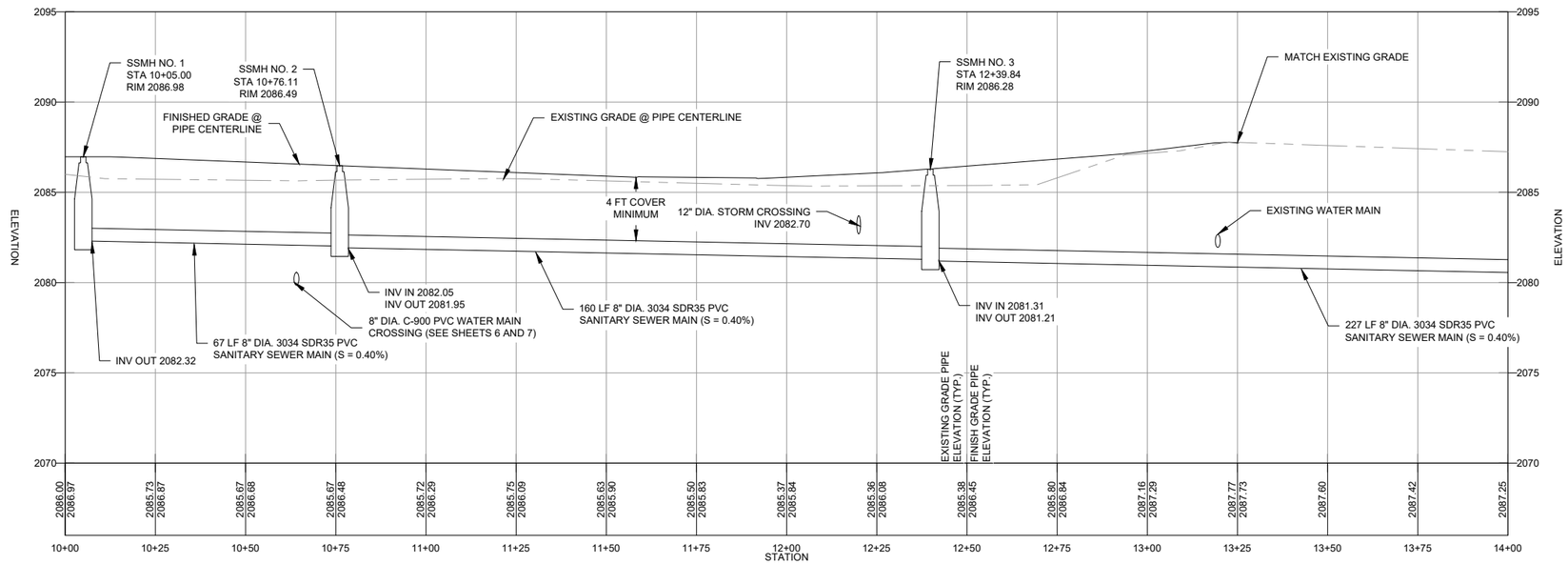
CONTOUR INTERVAL IS 0.5'
DATUM: NAVD 88

## 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

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

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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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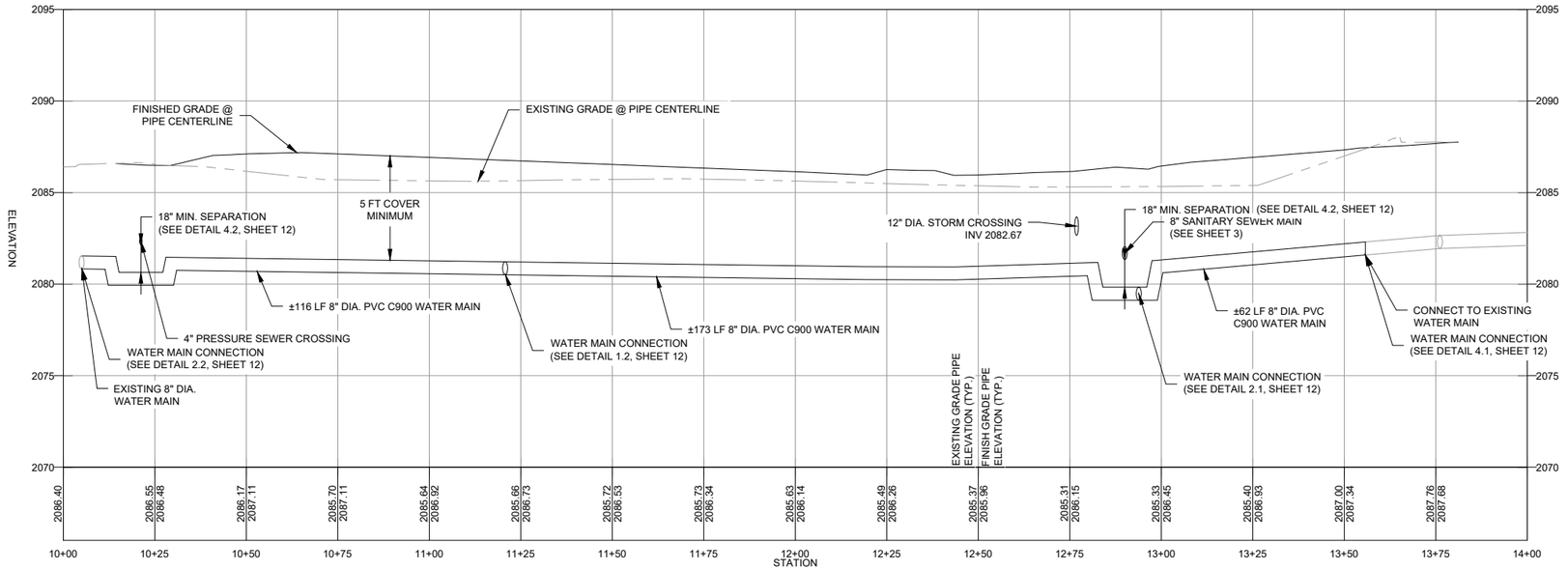
SHEET 3 OF 13




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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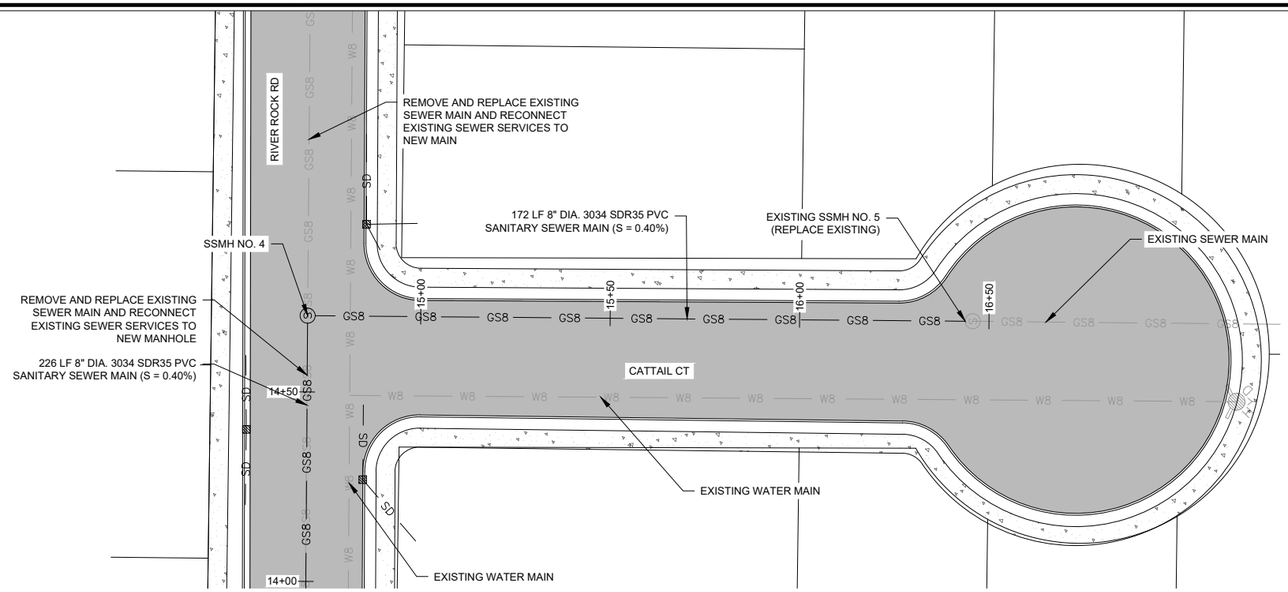


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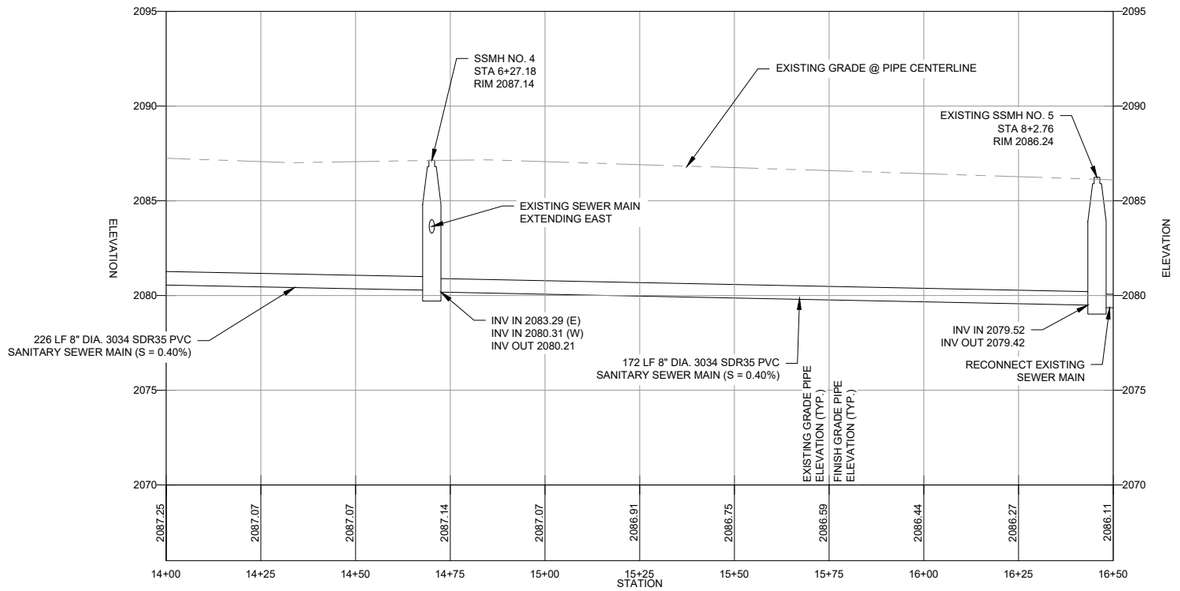
SCALE IN FEET
CONTOUR INTERVAL IS 0.5'
DATUM: NAVD 88

## CATTAIL CT. SEWER MAIN PLAN




0 10 20 40

HORIZONTAL SCALE IN FEET

## CATTAIL CT. SEWER MAIN PROFILE

STATION 14+00 TO 16+50

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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(208) 263-4160

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

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

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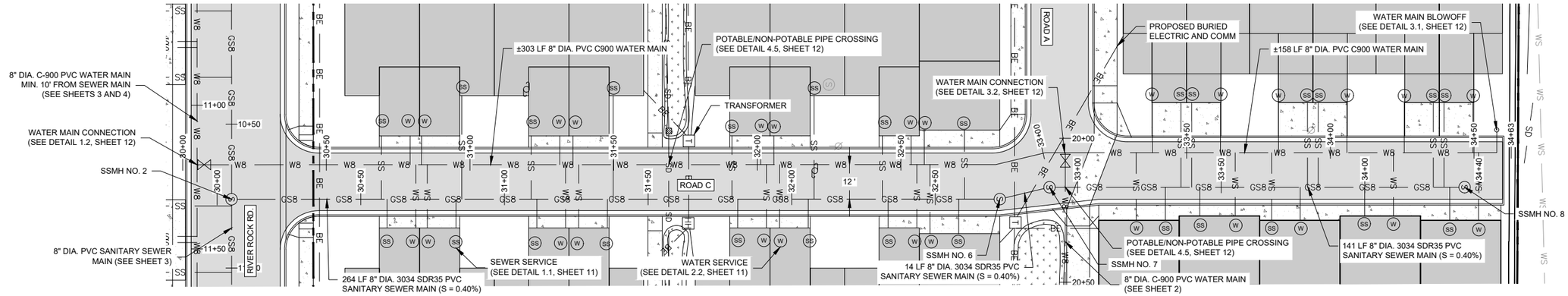
| CAD FILE: | E-AFFINITY |

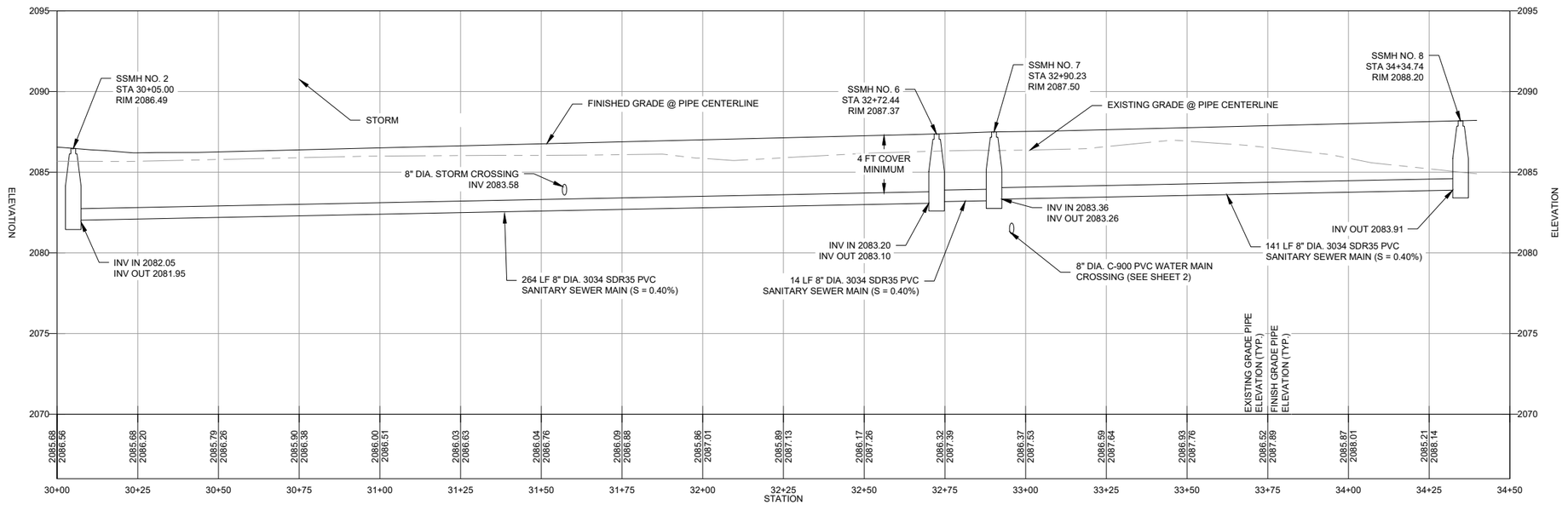
SHEET 5 OF 13




0 10 20 40

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

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

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

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**RIDLEY VILLAGE W&S PLANS**
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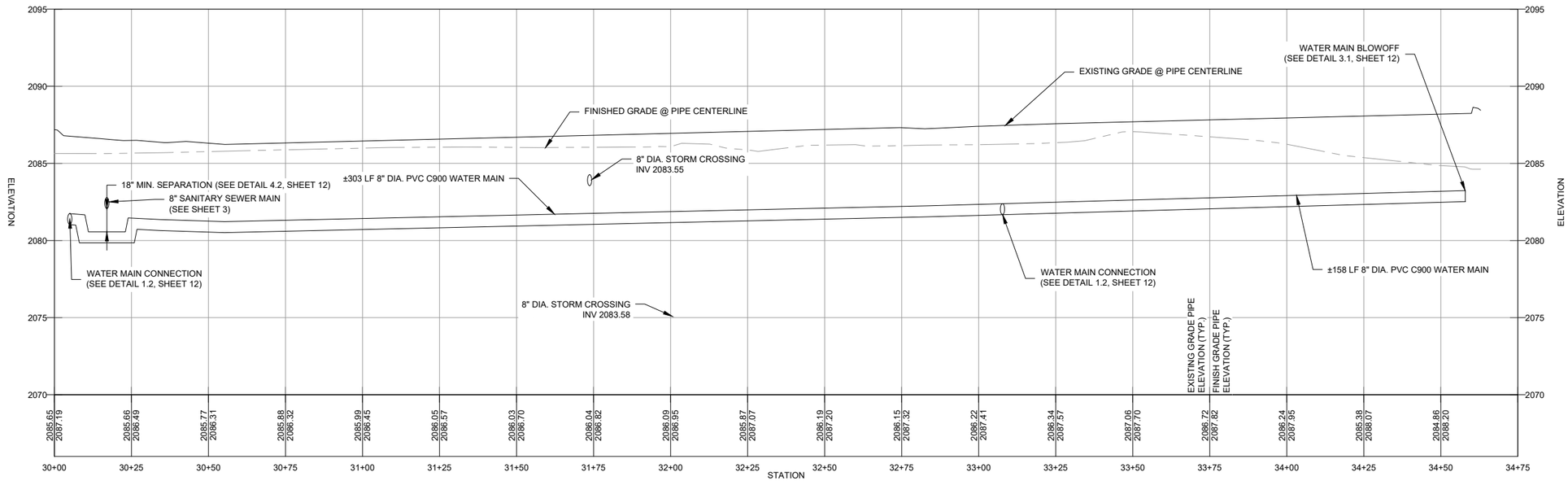
SHEET 6 OF 13




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

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

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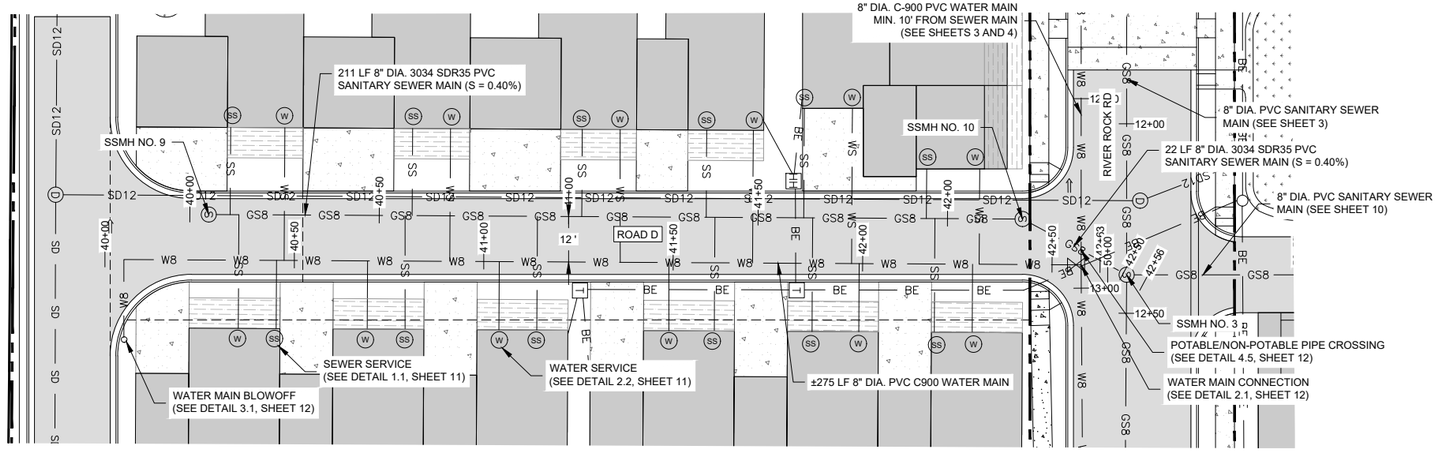
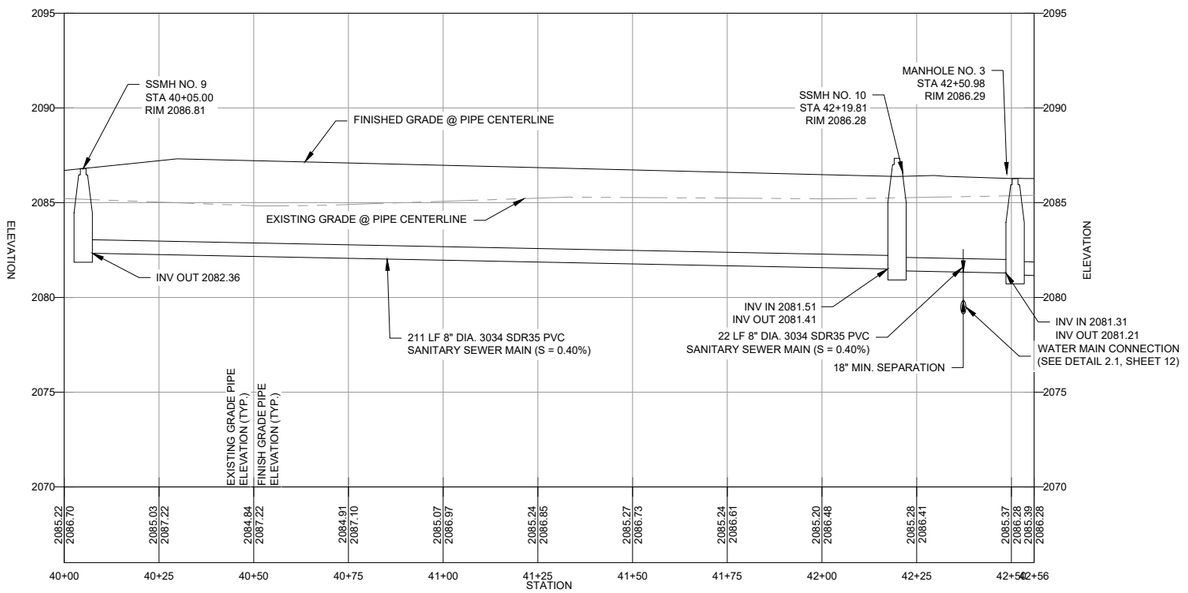
SHEET 7 OF 13




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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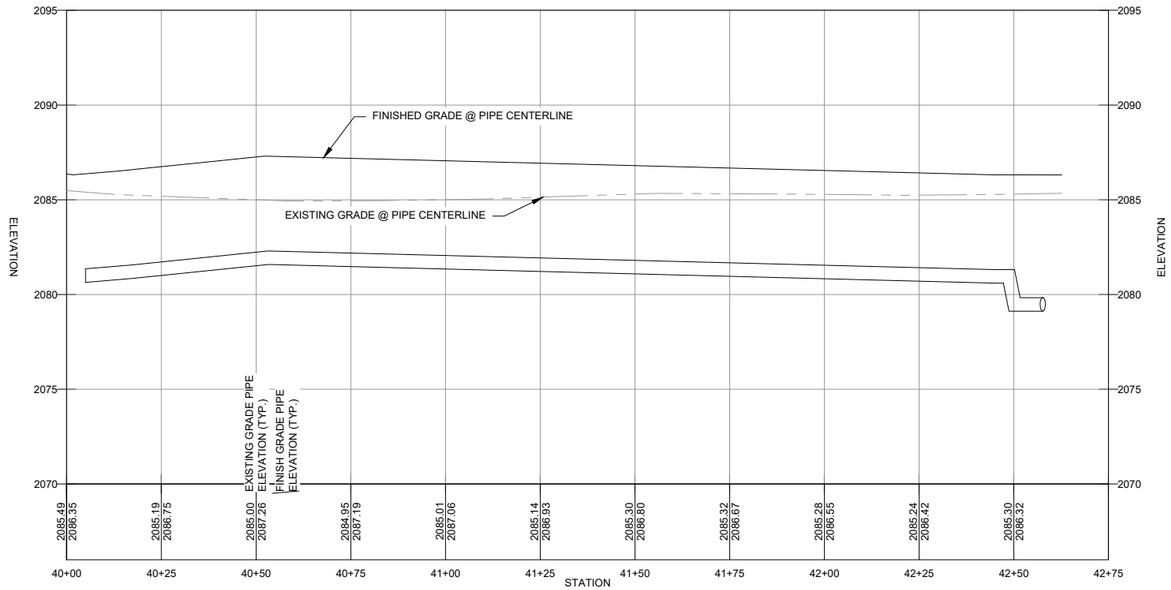


0 10 20 40
HORIZONTAL SCALE IN FEET

## 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

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(208) 263-4160


SHEET TITLE:
**ROADS E & F PLAN AND PROFILE**

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

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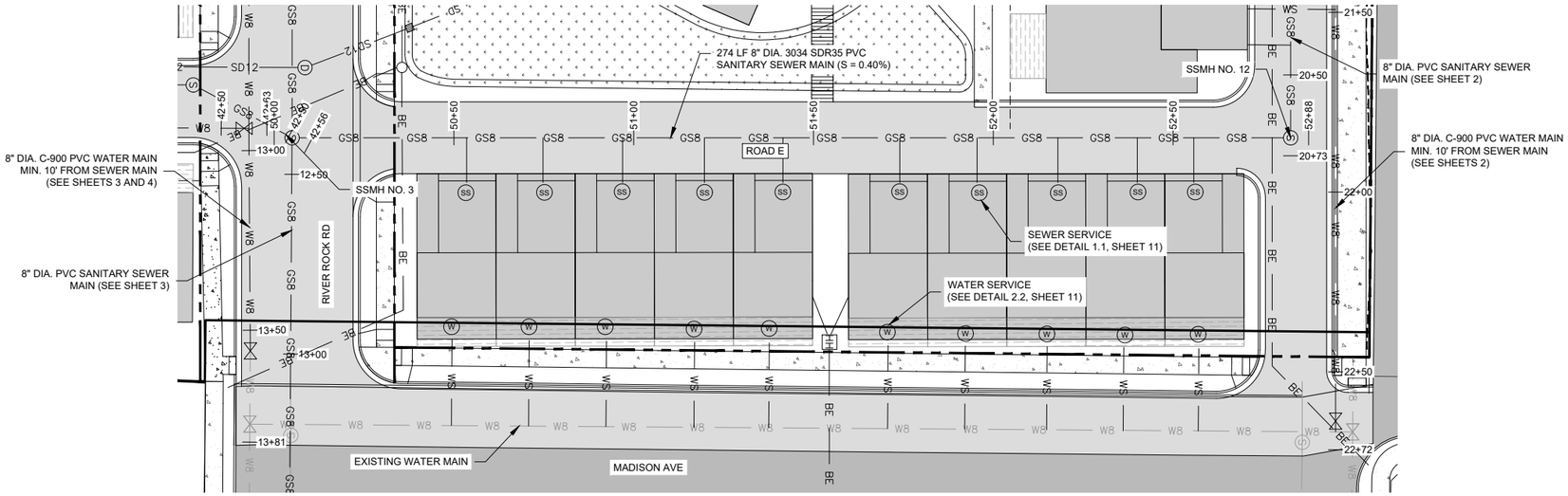
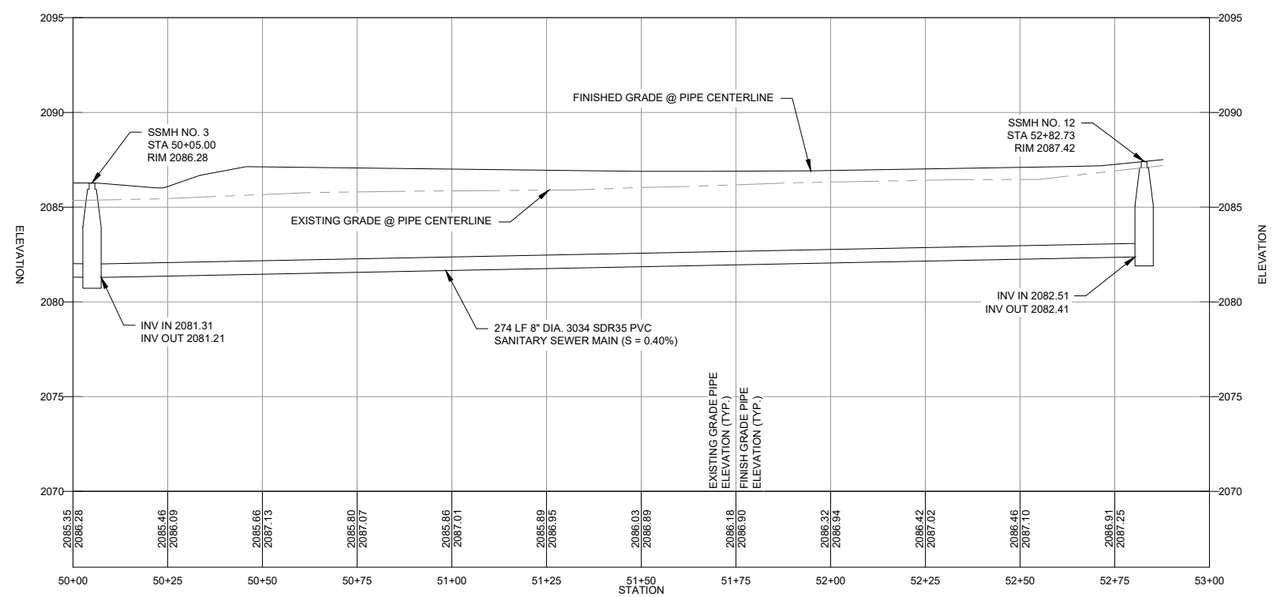
SHEET 9 OF 13




0 10 20 40

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

## ROAD E WATER AND SEWER MAIN PLAN




0 10 20 40

HORIZONTAL SCALE IN FEET

## ROAD E SEWER MAIN PROFILE

STATION 50+00 TO 53+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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SHEET TITLE:
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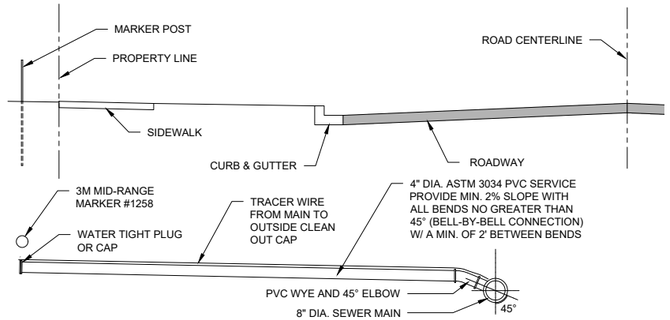
SHEET 10 OF 13




## 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

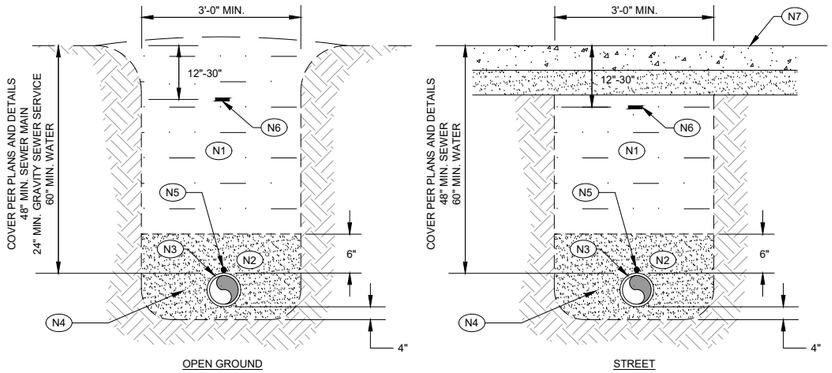
(N4) AREA WITHIN 4" BELOW PIPE AND 6" ABOVE SHALL BE BEDDED WITH 3/4" MINUS CRUSHED AGGREGATE AND COMPACTED TO 95% STD. PROCTOR. ALSO SEE SPECIFICATIONS, SHEET 19.

(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

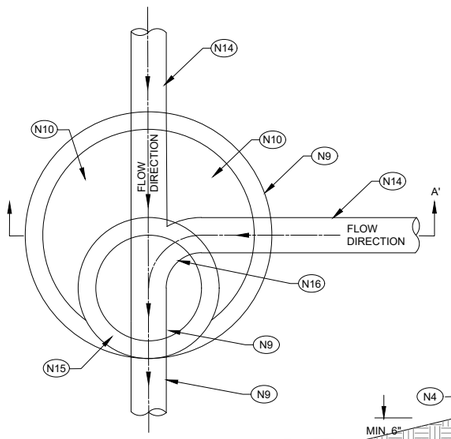
(N7) PAVEMENT SECTION SURFACE REPAIR (SEE DETAIL 6.5 FOR GRAVEL AND ACP THICKNESS)

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



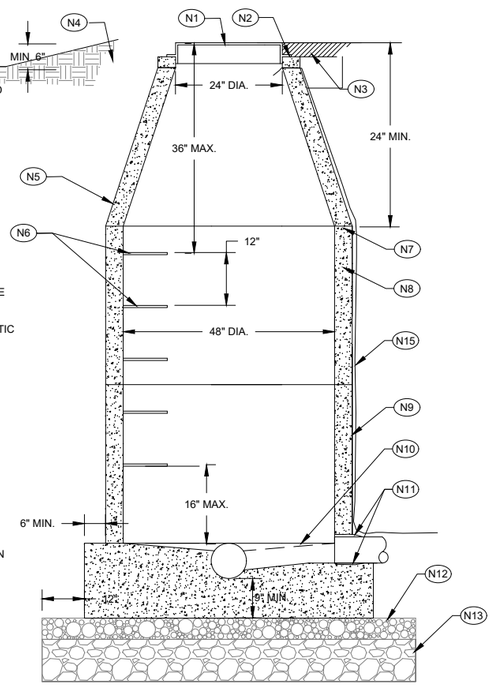

## 1.2 PIPELINE TRENCHES

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

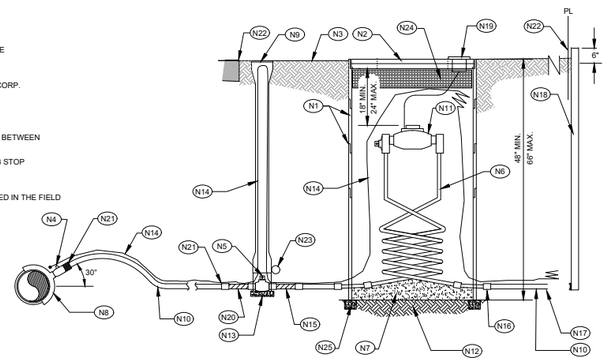
(N22) INSTALL CURB STOP AND METER IN GREEN STRIP BETWEEN ROADWAY AND PROPERTY LINE (NOT IN DITCH)

(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

JAMES A. SEWELL AND ASSOCIATES LLC

SHEET TITLE: DETAILS

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 |

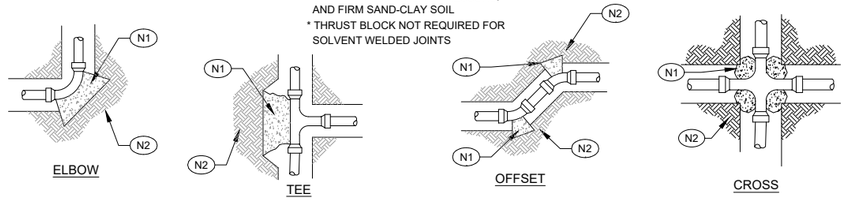
NOTES FOR THRUST BLOCK DETAIL

(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

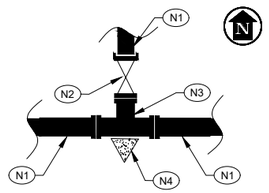
SCALE: N.T.S.

(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

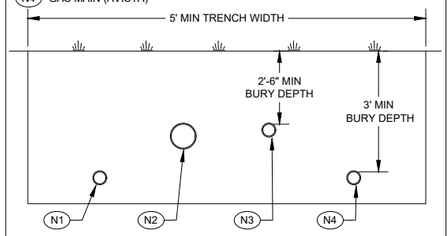
SCALE: N.T.S.

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

(N2) TELEPHONE - 4" SCH. 40 PVC

(N3) TELEVISION - 2" SCH. 40 PVC

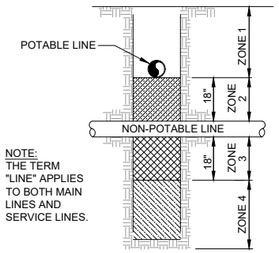
(N4) GAS MAIN (AVISTA)




## 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.

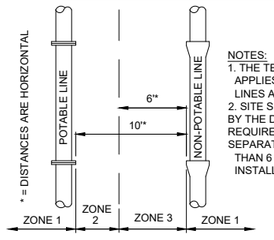
ZONE 2: POTABLE LINE <18" OVER TOP OF NON-POTABLE LINE.

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)

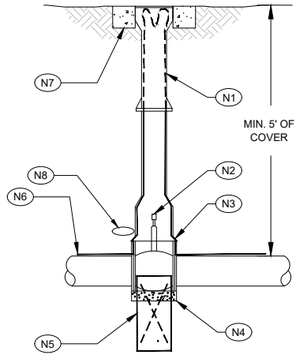
(N5) CONCRETE THRUST BLOCK W/#4 REBAR STRAPS (6" AND LARGER GATE VALVE). THRUST BLOCK TO BE SIZED IN ACCORDANCE W/TEES AND ELBOWS OF THRUST BLOCK TABLE.

(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.

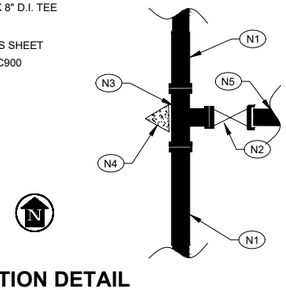
(N1) EXISTING 8" DIA. C900 PVC WATER MAIN

(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

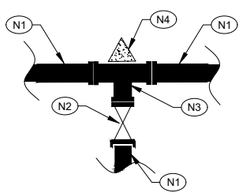
SCALE: N.T.S.

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

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

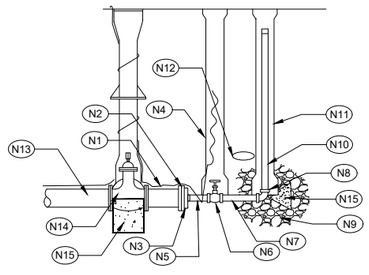
(N3) PROPOSED 8" X 8" X 8" D.I. TEE

(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

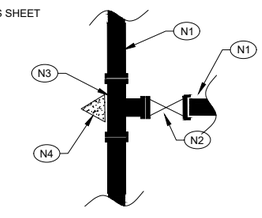
SCALE: NOT TO SCALE

(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.

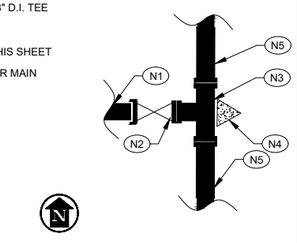
(N1) PROPOSED 8" DIA. C900 PVC WATER MAIN

(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



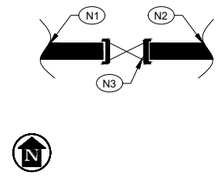

## 3.3 CONNECTION DETAIL

SCALE: N.T.S.

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

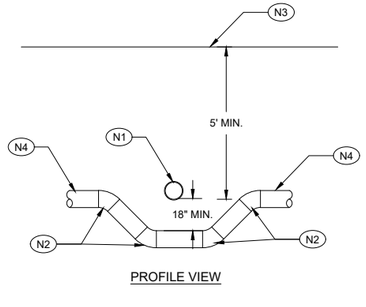
(N2) EXISTING 8" WATER MAIN

(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

| | |
|---|---|
| DATE: | 10-14-2025 |
| SCALE: | AS SHOWN |
| DESIGNED: | BSB |
| DRAWN: | NCF |
| CHECKED: | BSB |
| 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 THE PANHANDLE HEATH DISTRICT. IN CASE OF CONFLICT BETWEEN AGENCY REQUIREMENTS, THE MORE RESTRICTIVE REQUIREMENT SHALL GOVERN.

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 |