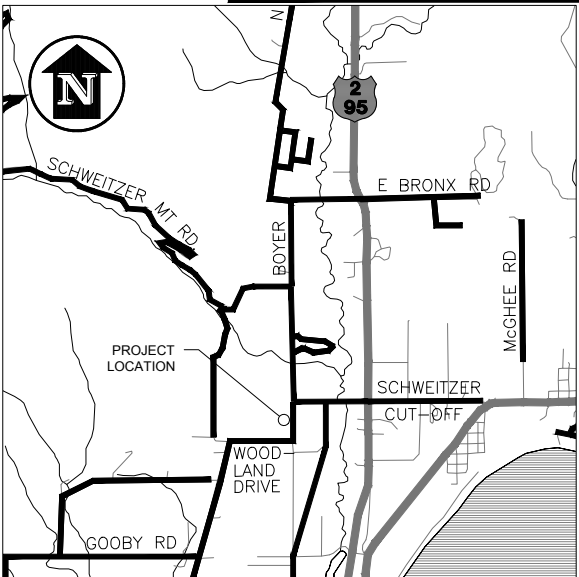


# REPLAT OF LOT 1, BLOCK 3 OF BOYER FARM ESTATES PHASE II CONSTRUCTION ROAD & STORMWATER MANAGEMENT RECORD DRAWINGS

RPS00000102850A, S10-T57N-R2W, BOISE MERIDIAN, BONNER COUNTY, IDAHO

RECORD DRAWING



VICINITY MAP  
NOT TO SCALE

## DRAWING INDEX

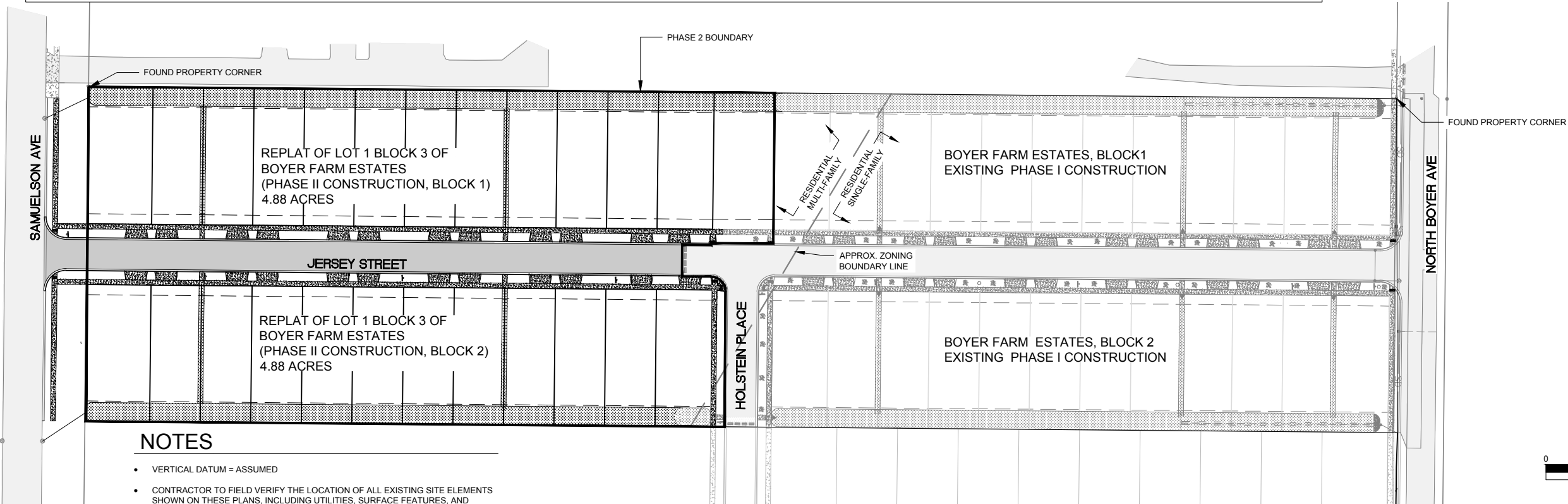
SHEET #	TITLE
1	COVER SHEET
2	SPECIFICATIONS
3	STORM WATER MANAGEMENT AND SITE PLAN
4	ROAD "A" PLAN AND PROFILE
5	ROAD DETAILS
7	DETAILS
8	SAMUELSON AVENUE FRONTAGE IMPROVEMENTS

## LEGEND (ALL SHEETS)

—	PROPERTY LINE	⊙	EXISTING SEWER MANHOLE	⊗	PROPOSED HYDRANT
---	PROPERTY LINE (OTHERS)	—BE—	EXISTING BURIED ELECTRIC	⊙	PROPOSED WELL
- - -	EASEMENT	—AE—	EXISTING AERIAL ELECTRIC	—S—	PROPOSED SANITARY SEWER MAIN
—	SETBACK	—E—	ELECTRICAL BOX	—SS—	PROPOSED SANITARY SEWER SERVICE
- - - 2056 - - -	EXISTING CONTOUR	—HH—	HAND HOLE	⊙	PROPOSED SEWER MANHOLE
—○—○—	SILT FENCE	—UP—	UTILITY POLE	—SD—	PROPOSED STORM DRAIN PIPE
[Pattern]	EXISTING CONCRETE	—	PROPOSED LIGHT POLE	[Pattern]	PROPOSED STORM WATER SWALE
[Pattern]	EXISTING ASPHALT	—	EXISTING GUY WIRE	⊙	PROPOSED STORM INLET (GRADED LID)
[Pattern]	EXISTING GRAVEL	—T—	EXISTING TELEPHONE	⊙	PROPOSED STORM MANHOLE (SOLID LID)
—	EXISTING CURB AND GUTTER	—T—	EXISTING TELEPHONE PEDESTAL	—BE—	PROPOSED BURIED ELECTRIC
—	PROPOSED TREE	[Pattern]	PROPOSED CONCRETE	—G—	PROPOSED GAS
—X—	EXISTING FENCE	[Pattern]	PROPOSED ASPHALT	—C—	PROPOSED COMMUNICATIONS (TELEPHONE, CABLE, ETC.)
—>—	EXISTING DITCH	—	PROPOSED CURB AND GUTTER	●	FOUND SURVEY MONUMENT/MARKER
—W—	EXISTING WATER MAIN	—>—	PROPOSED DITCH INVERT	[Pattern]	DETECTABLE WARNING PANEL
⊙	EXISTING WATER METER	[Pattern]	PROPOSED RIP RAP		
⊗	EXISTING VALVE	—W—	PROPOSED WATER MAIN		
⊗	EXISTING HYDRANT	—WS—	PROPOSED WATER SERVICE		
—S—	EXISTING SANITARY SEWER MAIN	⊗	PROPOSED WATER VALVE		
		⊙	PROPOSED WATER METER		

## SPOT ELEVATION KEY

FFE = FINISH FLOOR ELEVATION  
INV = INVERT OF PIPE ELEVATION  
EP = EDGE OF HMA PAVEMENT ELEVATION  
TC = TOP BACK OF CURB  
EG = EXISTING GRADE ELEVATION  
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BSW = BACK OF SIDEWALK ELEVATION  
TBM = TEMPORARY BENCH MARK  
TW = TOP OF WALL ELEVATION  
BW = BOTTOM OF WALL ELEVATION



## NOTES

- VERTICAL DATUM = ASSUMED
- CONTRACTOR TO FIELD VERIFY THE LOCATION OF ALL EXISTING SITE ELEMENTS SHOWN ON THESE PLANS, INCLUDING UTILITIES, SURFACE FEATURES, AND TOPOGRAPHY, AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES BEFORE BEGINNING WORK.
- ALL PROPOSED RESIDENTIAL LOTS WILL FRONT ON THE PROPOSED INTERIOR STREET

## OVERALL SITE PLAN



0 30 60 120  
SCALE IN FEET



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



SHEET TITLE: COVER SHEET  
PROJECT: BOYER FARM ESTATES PHASE II ROAD & STORMWATER PLAN  
SANDPOINT, IDAHO

DATE: 02-03-2025  
SCALE: AS SHOWN  
DESIGNED: BLS/CTR  
DRAWN: BLS  
CHECKED: BSB  
PROJ NO.: 03349-20-001  
Dwg FILE: E:CARROLL\_PHASE 2 RD.dwg  
SHEET 1 OF 8

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

GENERAL - ROAD CONSTRUCTION SHALL CONFORM TO THE CITY OF SALT LAKE COUNTY 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 WHERE 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 ISPCW. 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 SP3, PG58-28 PER IDAHO TRANSPORTATION DEPARTMENT SPECIFICATIONS, SECTION 703. PAVEMENT THICKNESS PER PLAN.

BASE COURSE - 3/4" MINUS CRUSHED ROCK CONFORMING TO CITY OF SANDPOINT SPECIFICATIONS. MATERIAL SHALL BE COMPACTED TO 95% STANDARD PROCTOR DENSITY.

**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.

COMPACTION - FOR STREET WIDENING, DENSITY TESTS SHALL BE PERFORMED FOR EVERY LIFT AT A MINIMUM FREQUENCY OF 300 LINEAR FEET, FOR ALL TESTABLE MATERIALS. TRENCH COMPACTION SHALL CONFORM TO SECTION 306 OF THE ISPMC AND PERFORMED AT A FREQUENCY OF EVERY 50-100 LF IN MAX. 8" LIFTS. ALL TEST RESULTS SHALL BE MADE AVAILABLE TO THE ENGINEER AT THE TIME OF FINAL CONSTRUCTION/INSPECTION.

**CULVERTS** - CULVERTS SHALL BE ADS TYPE N-12 OR ENGINEER-APPROVED EQUIVALENT, SIZE AS SHOWN ON THE PLANS. ADJUST CULVERT LOCATIONS TO MATCH DRIVEWAY LOCATIONS FOR INDIVIDUAL LOTS WHERE APPLICABLE.

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

- AFTER COMPLETION OF CONSTRUCTION STAKING
- ROADWAY SUBGRADE AFTER ALL UTILITIES AND STRUCTURES HAVE BEEN INSTALLED AND PRIOR TO PLACEMENT OF FABRIC
- DURING PLACEMENT AND COMPACTION OF ROADWAY BALLAST MATERIAL AFTER SUBGRADE HAS BEEN APPROVED
- DURING PLACEMENT OF ROADWAY TOP COURSE MATERIAL AFTER BALLAST SECTION HAS BEEN APPROVED
- DURING PLACEMENT OF HOT MIX ASPHALT CEMENT AFTER BASE COURSE SECTION HAS BEEN APPROVED
- FREQUENCY OF INSPECTIONS SHALL BE PER THE ENGINEER AS DEEMED NECESSARY DURING CONSTRUCTION
- AND AS CALLED OUT IN THE ISPMC

GENERAL - ALL CONSTRUCTION SHALL CONFORM TO THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPCW), IDAHO DEQ BMP'S, AND CITY OF SANDPOINT CODES AND STANDARDS. IN CASE OF A CONFLICT, THE MORE RESTRICTIVE CODE OR STANDARD SHALL APPLY.

GENERAL CONSTRUCTION PERMIT - THE CONTRACTOR SHALL OBTAIN GENERAL CONSTRUCTION PERMIT COVERAGE FROM IDAHO DEQ PRIOR TO COMMENCING WORK. A NOTICE OF INTENT SHALL BE SUBMITTED TO DEQ AND ACKNOWLEDGEMENT SHALL BE OBTAINED AND POSTED ONSITE PRIOR TO LAND DISTURBING ACTIVITIES. A STORM WATER POLLUTION PREVENTION PLAN AND UP-TO-DATE INSPECTION BINDER SHALL BE AVAILABLE ONSITE FOR REVIEW AT ALL TIMES DURING CONSTRUCTION.

**CLEARING AND GRUBBING** - CLEARING AND GRUBBING SHALL BE COMPLETED IN ACCORDANCE WITH SECTION 201 OF THE ISPCW. CLEARED AND GRUBBED MATERIAL SHALL BE DISPOSED OF OFF-SITE OR WASTED ON-SITE.

EXCESS EXCAVATION - EXCESS EXCAVATION SHALL BE PLACED WHERE DIRECTED BY THE OWNER OR THE ENGINEER. EXCESS EXCAVATION THAT CANNOT BE WASTED ON SITE SHALL BE DISPOSED OF AT AN OFF-SITE LOCATION AT CONTRACTORS EXPENSE.

EARTHWORK - EARTHWORK SHALL BE PERFORMED IN ACCORDANCE WITH SECTION 200 OF THE ISPCW. 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 D1557 (MODIFIED PROCTOR), UNLESS OTHERWISE SPECIFIED ON THESE PLANS.

GEOTEXTILE FABRIC - GEOTEX 200ST OR APPROVED EQUIVALENT

WATER SERVICE CONNECTION - WATER SERVICE CONNECTION SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF SANDPOINT.

PROPERTY CORNERS - CONTRACTOR SHALL PRESERVE AND PROTECT ALL PROPERTY CORNERS. ANY CORNERS THAT ARE DISTURBED OR DESTROYED SHALL BE REPLACED BY A REGISTERED LAND SURVEYOR AT THE CONTRACTORS EXPENSE.

EROSION AND SEDIMENT CONTROL DURING CONSTRUCTION - 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 PANHANDLE WATER MANAGEMENT DISTRICT'S "STORMWATER MANAGEMENT AND EROSION AND SEDIMENT CONTROL CONTROL" (HANDBOOK), AS PREPARED FOR THE PANHANDLE HEALTH DISTRICT AND THE INTERAGENCY STORMWATER COMMITTEE.

THE CONTRACTOR/DEVELOPER IS RESPONSIBLE FOR OBTAINING A GENERAL CONSTRUCTION PERMIT FROM THE IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY (DEQ). A STORMWATER POLLUTION PREVENTION PLAN SHALL BE PREPARED BY THE CONTRACTOR AND INSPECTION REPORTS SHALL BE PREPARED AS REQUIRED. A NOTICE OF INTENT SHALL BE SUBMITTED AND ACKNOWLEDGEMENT FROM DEQ MUST BE OBTAINED PRIOR TO CONSTRUCTION.

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

CONCRETE WASHOUT AREA

- A DESIGNATED CONCRETE WASHOUT AREA SHALL BE PROVIDED AND USED FOR ALL APPLICABLE CLEANING. ALL DEBRIS FROM THE WASHOUT AREA SHALL BE REMOVED OFFSITE ONCE CONSTRUCTION HAS CEASED.

[illegible]

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



SHEET TITLE: **SPECIFICATIONS**

PROJECT: **BOYER FARM ESTATES PHASE II  
ROAD & STORMWATER PLAN  
SANDPOINT, IDAHO**

DATE:	02-03-2025
SCALE:	AS SHOWN
DESIGNED:	BSB/CTR
DRAWN:	BLS
CHECKED:	BSB
PROJ NO.:	03349-20-001
CAD FILE:	E-CARROLL_PHASE 2 RD.dwg



STORMWATER SUMMARY:  
ROADWAY AND INDIVIDUAL LOT RUNOFF SHALL BE DIRECTED TO  
COMMON FILTRATION SWALE ALONG BACK OF EACH LOT. THE  
FILTRATION SWALE HAS BEEN SIZED TO ALLOW FOR 4,000 SF OF  
IMPERVIOUS SURFACE FROM EACH LOT.

RECORD DRAWING



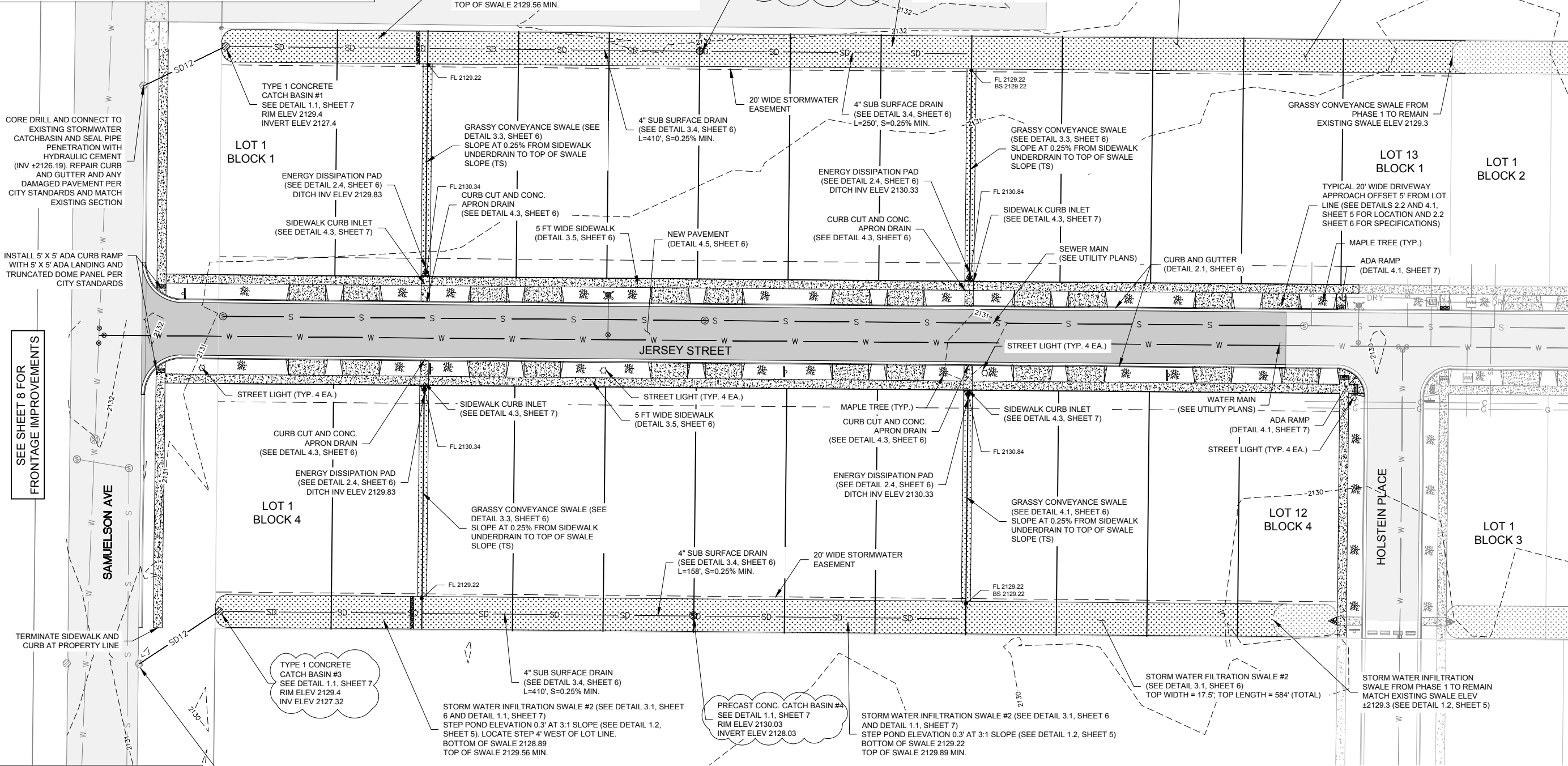
BSB	ADDED CATCH BASIN INVERTS	10/10/22	DATE	REVISION	DRW/CHK
1					

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

**STORM WATER MANAGEMENT AND SITE PLAN**  
PROJECT: **BOYER FARM ESTATES PHASE II ROAD & STORMWATER PLAN**  
SANDPOINT, IDAHO

SHEET TITLE: **STORM WATER MANAGEMENT AND SITE PLAN**  
DATE: 2/3/2025  
SCALE: AS SHOWN  
DESIGNED: BSB/CTR  
DRAWN: BLS  
CHECKED: BSB  
PROJ NO: 03349-20-001  
CADD FILE: E:\CARRROLL\_PHASE 2 RD.dwg

SHEET **3** OF **8**

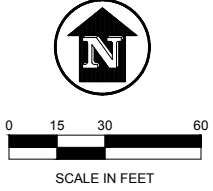


**SPOT ELEVATION KEY**

FFE = FINISH FLOOR ELEVATION
INV = INVERT OF PIPE ELEVATION
EP = EDGE OF HMA PAVEMENT ELEVATION
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EG = EXISTING GRADE ELEVATION
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TBM = TEMPORARY BENCH MARK
TW = TOP OF WALL ELEVATION
BW = BOTTOM OF WALL ELEVATION

CORE DRILL AND CONNECT TO EXISTING STORMWATER CATCHBASIN AND SEAL PIPE PENETRATION WITH HYDRAULIC CEMENT (INV ELEV ±2127.20). REPAIR CURB AND GUTTER AND ANY DAMAGED PAVEMENT PER CITY STANDARDS AND MATCH EXISTING SECTION

- RECORD DRAWING NOTES:**
1. STORM WATER MANAGEMENT SWALES WERE NOT VEGETATED AT THE TIME THESE RECORD DRAWINGS WERE PREPARED
  2. THE BOULEVARD BETWEEN THE CURBS AND SIDEWALKS WAS NOT LANDSCAPED AT THE TIME THERE RECORD DRAWINGS WERE PREPARED
  3. THREE OF THE EASTERLY BLOCK 2 CONCRETE DRIVEWAY APPROACHES WERE NOT CONSTRUCTED AT THE TIME THESE RECORD DRAWINGS WERE PREPARED\
  4. SPOT ELEVATIONS, RIM AND INVERT ELEVATIONS SHOWN IN THESE RECORD DRAWINGS ARE DESIGN ELEVATIONS



- DESIGN NOTES:**
1. ANTICIPATED AREA OF SITE DISTURBANCE = 4.88 AC
  2. AREA OF IMPERVIOUS SURFACE = 2.3 AC
  3. ANTICIPATED QUANTITY OF EXCAVATION = 2,765 CY.
  4. ANTICIPATED QUANTITY OF EMBANKMENT = 4,135 CY.
  5. THIS PROJECT SHALL COMPLY WITH STATE AND FEDERAL WATER QUALITY REGULATIONS. THE CONTRACTOR SHALL OBTAIN GENERAL CONSTRUCTION PERMIT COVERAGE WITH IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY (DEQ) AND COMPLY WITH ALL PERMIT STANDARDS. A NOTICE OF INTENT (NOI) SHALL BE SUBMITTED TO DEQ. CONSTRUCTION SHALL NOT COMMENCE UNTIL ACKNOWLEDGEMENT OF THE NOI HAS BEEN RECEIVED. THE SAID ACKNOWLEDGEMENT SHALL BE POSTED ONSITE DURING CONSTRUCTION. COVERAGE IS REQUIRED PRIOR TO PERMIT ISSUANCE.

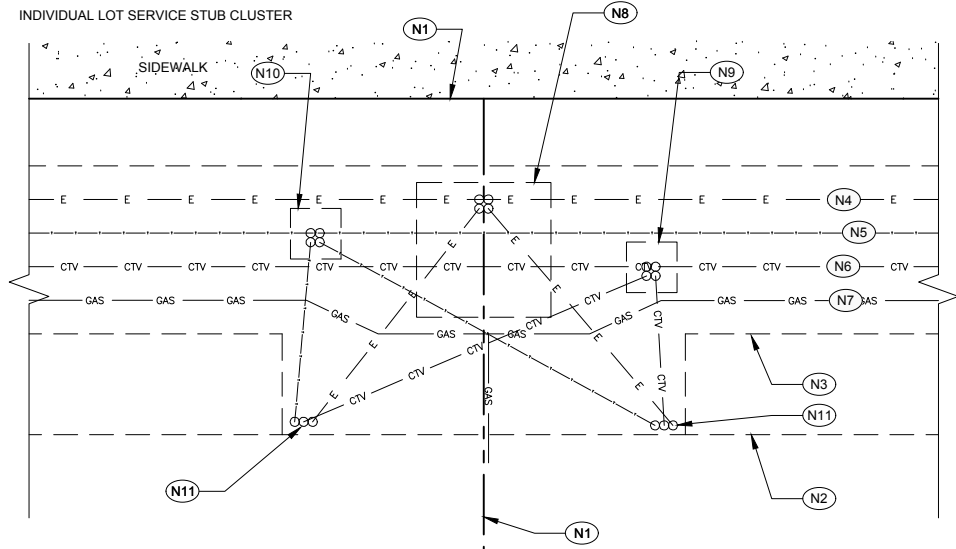
**STORM WATER MANAGEMENT AND SITE PLAN**





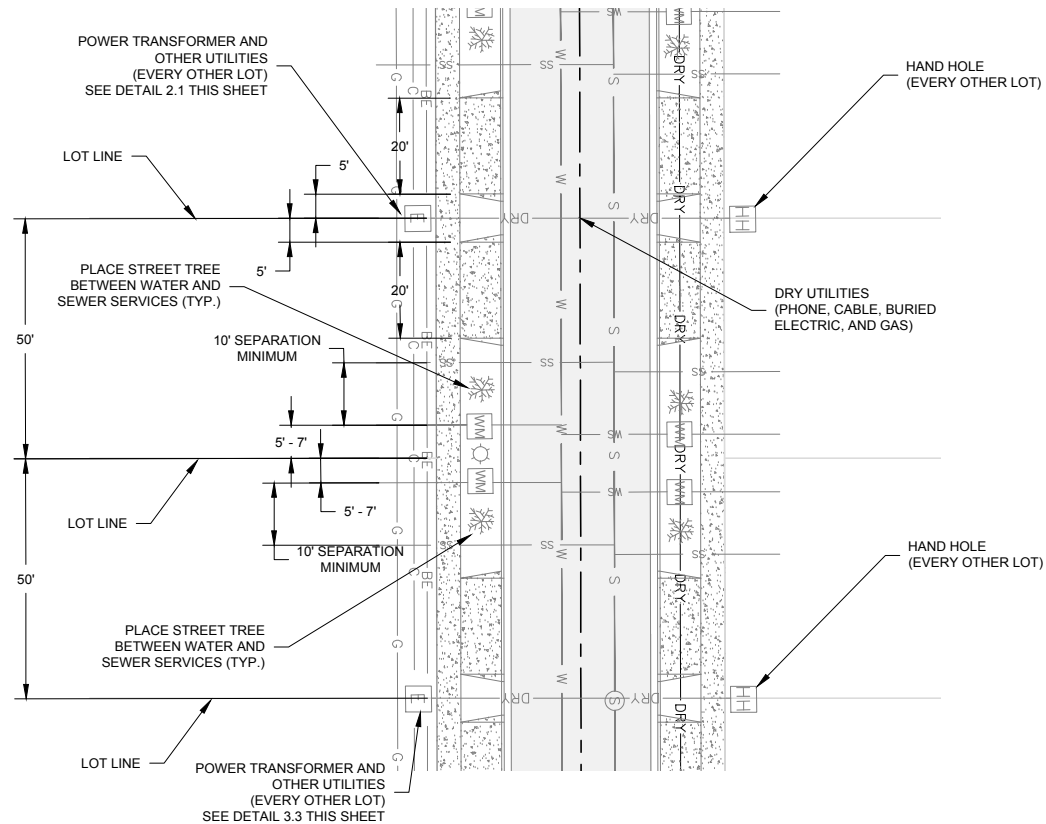
NOTES FOR THIS DETAIL

- (N1) BACK OF SIDEWALK AND RIGHT-OF-WAY LINE
- (N2) 10' WIDE UTILITY EASEMENT (MEASURED FROM RIGHT-OF-WAY)
- (N3) 5' WIDE UTILITY TRENCH
- (N4) ELECTRICAL CONDUIT
- (N5) TELEPHONE CONDUIT
- (N6) CABLE TELEPHONE CONDUIT
- (N7) GAS LINE
- (N8) ELECTRICAL TRANSFORMER
- (N9) CABLE TELEVISION BOX
- (N10) TELEPHONE JUNCTION BOX
- (N11) INDIVIDUAL LOT SERVICE STUB CLUSTER



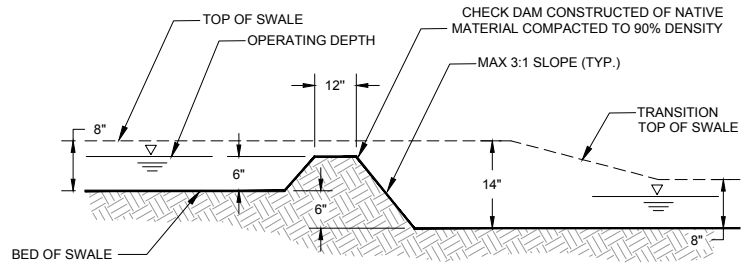
**POWER TRANSFORMER AT PROPERTY CORNER**

2.1 SCALE: NOT TO SCALE



**DRIVEWAY AND UTILITY SPACING**

4.1 SCALE: NOT TO SCALE



**STEP SWALE CROSS SECTION**

SCALE: NOT TO SCALE

BLOCK 1		BLOCK 4	
LOT	STATION	LOT	STATION
1	1+48.91	1	1+48.82
2	1+78.91	2	1+78.82
3	2+48.91	3	2+48.82
4	2+78.91	4	2+78.82
5	3+48.91	5	3+48.82
6	3+78.91	6	3+78.82
7	4+48.91	7	4+48.82
8	4+78.91	8	4+78.82
9	5+48.91	9	5+48.82
10	5+78.91	10	5+78.82
11	6+48.91	11	6+48.82
12	6+85.92	12	6+96.91

**DESIGN DRIVEWAY CENTERLINE LOCATIONS**

2.2 SCALE: NOT TO SCALE

RECORD DRAWING



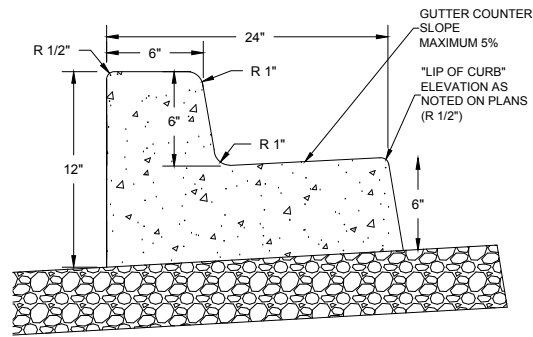
**James A. Sewell and Associates, LLC**  
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SANDPOINT, IDAHO 83864  
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**ROAD DETAILS**  
PROJECT: **BOYER FARM ESTATES PHASE II ROAD & STORMWATER PLAN**  
SANDPOINT, IDAHO

DATE: 2/3/2025  
SCALE: AS SHOWN  
DESIGNED: BSB/CTR  
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PROJ NO.: 03349-20-001  
CAD FILE: E:CARROLL\_PHASE 2 RD.dwg

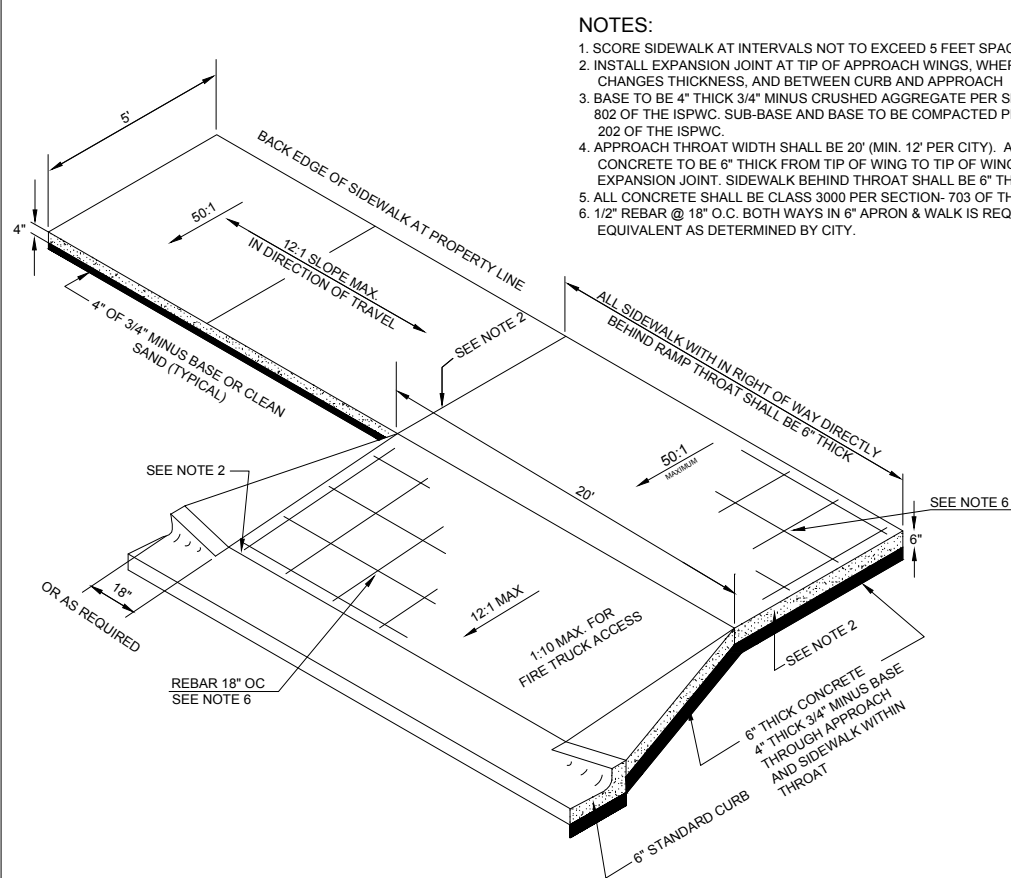
SHEET 5 OF 8



- NOTES:
1. GRADE AND ALIGNMENT SHALL BE PER PLANS.
  2. BASE : 4" OF 3/4 MINUS CRUSHED AGGREGATE COMPACTED TO 95% OF STANDARD PROCTOR.
  3. BASE SHALL BE A MIN. WIDTH OF 3' TO GRADE PRIOR TO SETTING FORMS.
  4. 1/2" PREFORMED EXPANSION JOINT MATERIAL AT TERMINAL POINTS OF RADII.
  5. CONTINUOUS PLACEMENT PREFERRED, SCORE AT 10' INTERVALS MAX. (8' WITH SIDEWALK)
  6. MATERIALS AND CONSTRUCTION IN COMPLIANCE WITH ISPMC.
  7. BACKFILL AS PER ISPMC SECTION 706
  8. GUTTER COUNTERSLOPE - 1/2" PER FOOT (5% SLOPE) MAXIMUM

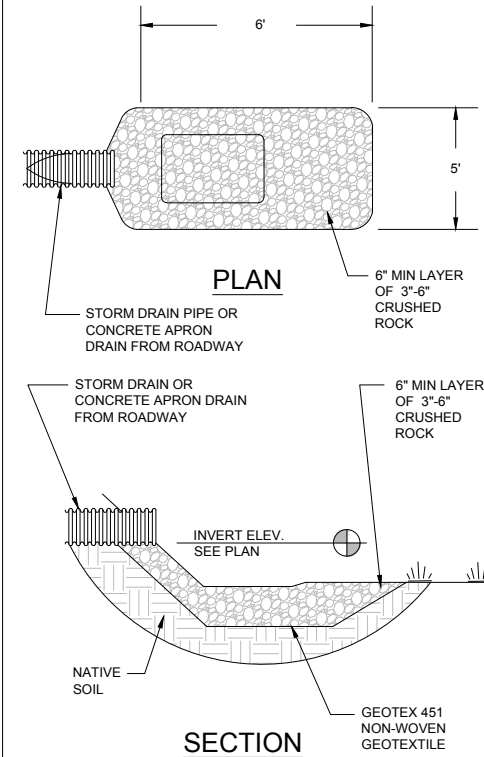
## 2.1 CURB & GUTTER

NOT TO SCALE



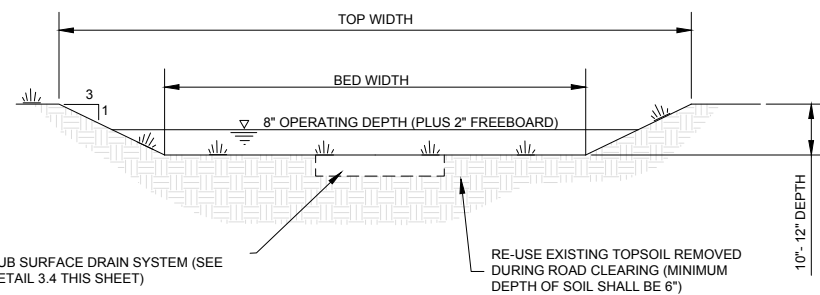
## 2.2 DRIVEWAY APPROACH

NOT TO SCALE



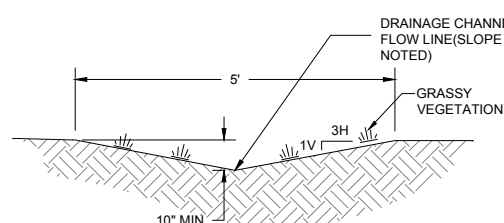
## 2.4 ENERGY DISSIPATION PAD

NOT TO SCALE



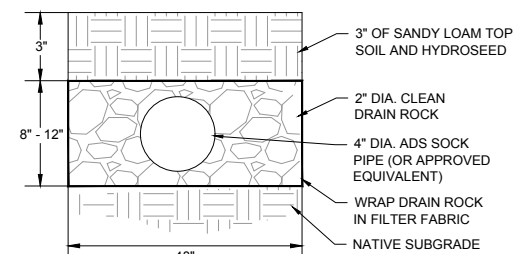
## 3.1 GRASS INFILTRATION SWALE

NOT TO SCALE



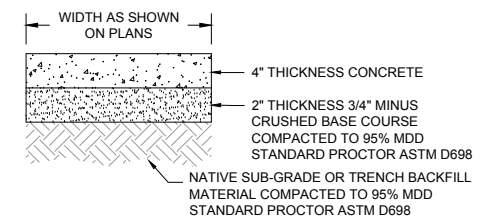
## 3.3 GRASS CONVEYANCE SWALE

NOT TO SCALE



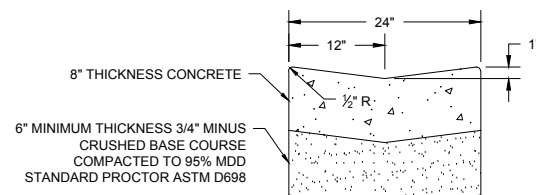
## 3.4 SUB SURFACE DRAIN

SCALE: N.T.S.



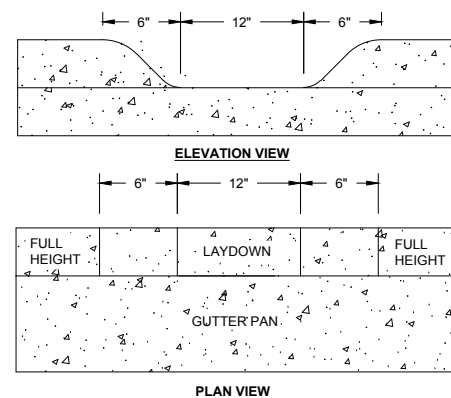
## 3.5 SIDEWALK SECTION

NOT TO SCALE



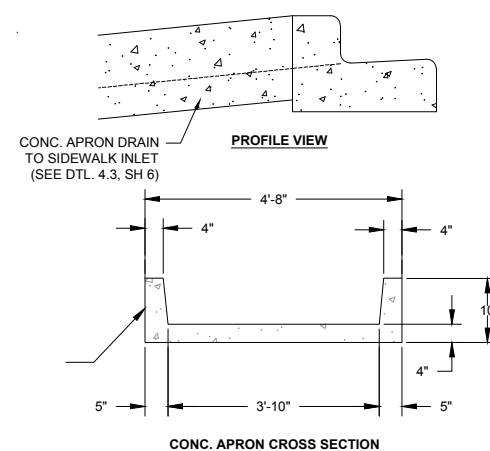
## 4.1 24" VALLEY GUTTER SECTION

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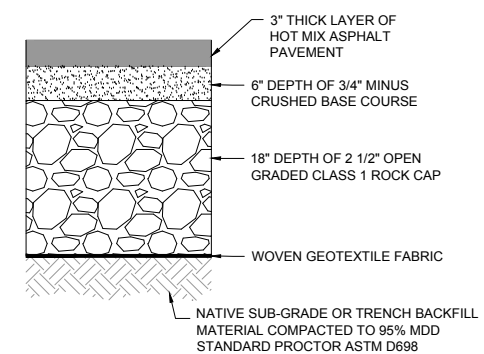


## 4.3 CURB CUT

NOT TO SCALE



CONC. APRON CROSS SECTION



## 4.5 ASPHALT PAVEMENT SECTION

NOT TO SCALE

RECORD DRAWING

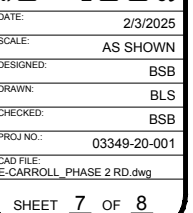


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SANDPOINT, IDAHO 83864  
(208) 263-4160



SHEET TITLE: DETAILS  
PROJECT: BOYER FARM ESTATES PHASE II  
ROAD & STORMWATER PLAN  
SANDPOINT, IDAHO

DATE: 2/3/2025  
SCALE: AS SHOWN  
DESIGNED: BSB/CTR  
DRAWN: BLS  
CHECKED: BSB  
PROJ NO: 03349-20-001  
CADD FILE: E:CARROLL\_PHASE 2 RD.dwg  
SHEET 6 OF 8





DRNCHK

REVISION

DATE

No.

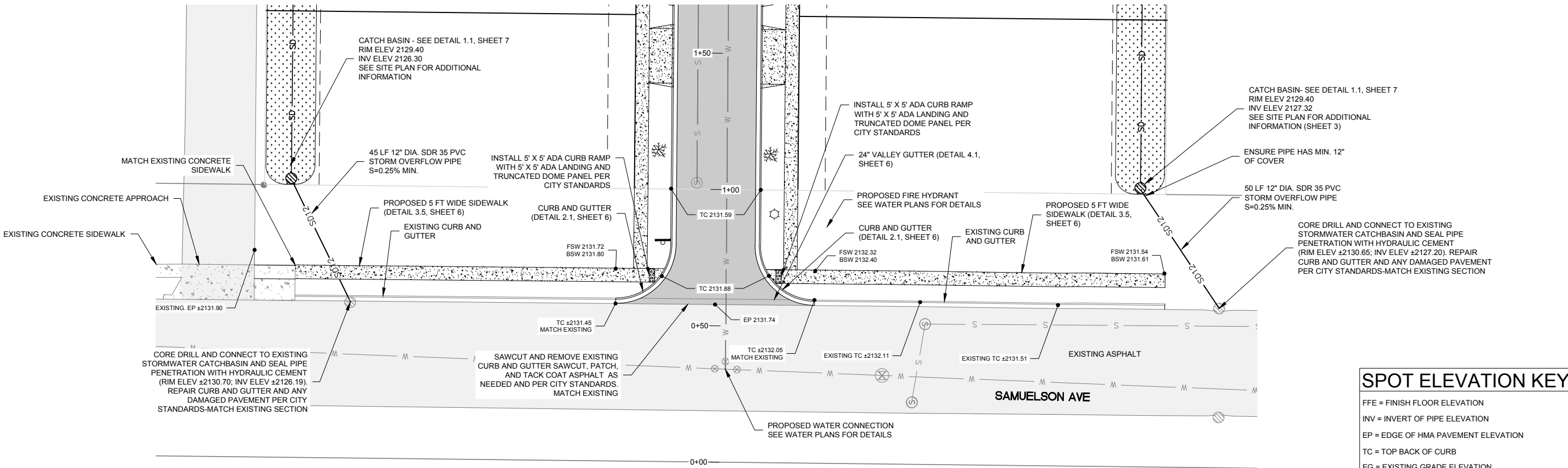
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(208) 263-4160



**SAMUELSON AVENUE FRONTAGE IMPROVEMENTS**  
PROJECT: **BOYER FARM ESTATES ROAD & STORMWATER PLAN**  
SANDPOINT, IDAHO

SHEET TITLE: **SAMUELSON AVENUE FRONTAGE IMPROVEMENTS**  
DATE: 2/3/2025  
SCALE: AS SHOWN  
DESIGNED: BSB/CTR  
DRAWN: BLS  
CHECKED: BSB  
PROJ NO.: 03349-20-001  
DWG FILE: E:CARROLL\_PHASE 2 RD.dwg  
SHEET 8 OF 8

- RECORD DRAWING NOTES:
1. STORM WATER MANAGEMENT SWALES WERE NOT VEGETATED AT THE TIME THESE RECORD DRAWINGS WERE PREPARED
  2. THE BOULEVARD BETWEEN THE CURBS AND SIDEWALKS WAS NOT LANDSCAPED AT THE TIME THERE RECORD DRAWINGS WERE PREPARED



SPOT ELEVATION KEY

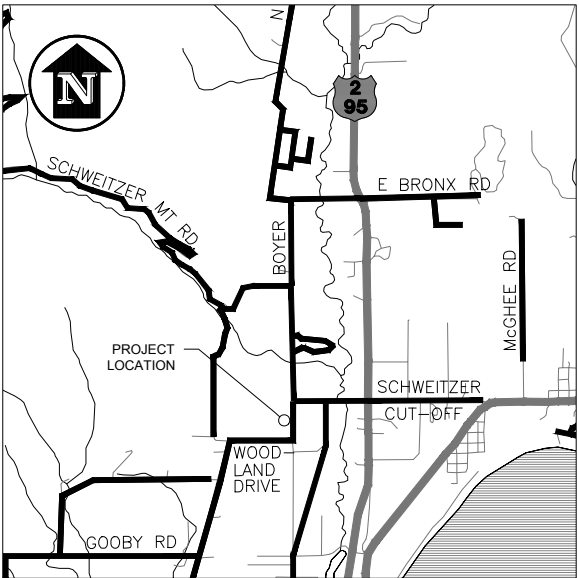
- FFE = FINISH FLOOR ELEVATION  
INV = INVERT OF PIPE ELEVATION  
EP = EDGE OF HMA PAVEMENT ELEVATION  
TC = TOP BACK OF CURB  
EG = EXISTING GRADE ELEVATION  
AG = ADJACENT GRADE (I.E. BACKFILL AT FDN. WALL)  
FG = RANDOM FINISH GRADE ELEVATION  
TS = TOP OF SWALE ELEVATION  
BS = BED OF SWALE ELEVATION  
FL = FLOW LINE ELEVATION OF DITCH OR SWALE  
FSW = FRONT OF SIDEWALK ELEVATION  
BSW = BACK OF SIDEWALK ELEVATION  
TBM = TEMPORARY BENCH MARK  
TW = TOP OF WALL ELEVATION  
BW = BOTTOM OF WALL ELEVATION



REPLAT OF LOT 1, BLOCK 3 OF BOYER FARM ESTATES PHASE II CONSTRUCTION WATER & SEWER RECORD DRAWINGS

RPS00000102850A, S10-T57N-R2W, BOISE MERIDIAN, BONNER COUNTY, IDAHO

RECORD DRAWING



VICINITY MAP NOT TO SCALE

DRAWING INDEX

SHEET #	TITLE
1	COVER SHEET
2	WATER MAIN EXTENSION PLAN AND PROFILE
3	WATER SYSTEM DETAILS
4	SEWER MAIN PLAN AND PROFILE
5	SEWER SYSTEM DETAILS
6	SPECIFICATIONS



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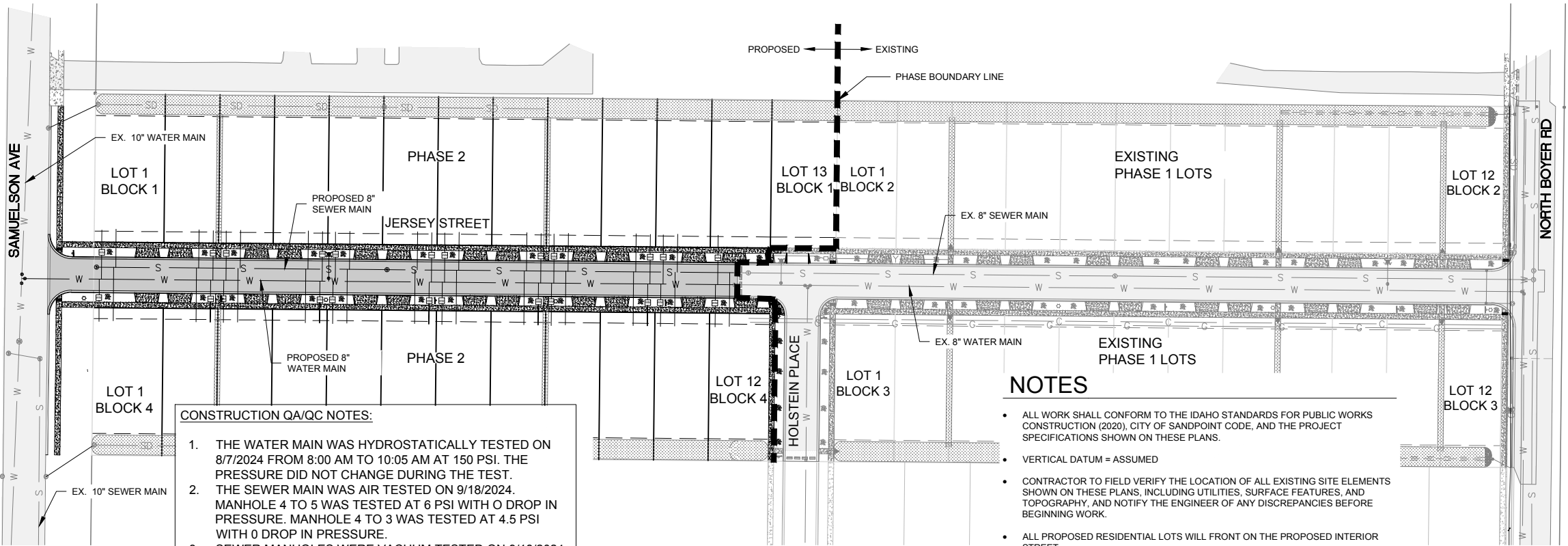


SHEET TITLE: COVER SHEET  
PROJECT: BOYER FARM ESTATES PHASE II WATER & SEWER PLAN  
SANDPOINT, IDAHO

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SHEET 1 OF 6

LEGEND (ALL SHEETS)

—	PROPERTY LINE	⊙	EXISTING SEWER MANHOLE	⚡	PROPOSED HYDRANT
---	PROPERTY LINE (OTHERS)	BE	EXISTING BURIED ELECTRIC	Ⓜ	PROPOSED WELL
- - -	EASEMENT	AE	EXISTING AERIAL ELECTRIC	— S —	PROPOSED SANITARY SEWER MAIN
—	SETBACK	E	ELECTRICAL BOX	— SS —	PROPOSED SANITARY SEWER SERVICE
- - - 2056	EXISTING CONTOUR	HH	HAND HOLE	⊙	PROPOSED SEWER MANHOLE
—○—	SILT FENCE	UP	UTILITY POLE	— SD —	PROPOSED STORM DRAIN PIPE
[Pattern]	EXISTING CONCRETE	⚡	PROPOSED LIGHT POLE	[Pattern]	PROPOSED STORM WATER SWALE
[Pattern]	EXISTING ASPHALT	—	EXISTING GUY WIRE	⊗	PROPOSED STORM INLET (GRATED LID)
[Pattern]	EXISTING GRAVEL	T	EXISTING TELEPHONE	Ⓛ	PROPOSED STORM MANHOLE (SOLID LID)
==	EXISTING CURB AND GUTTER	[Pattern]	EXISTING TELEPHONE PEDESTAL	BE	PROPOSED BURIED ELECTRIC
⌵	PROPOSED TREE	==	PROPOSED CONCRETE	G	PROPOSED GAS
X	PROPOSED SIGN	[Pattern]	PROPOSED ASPHALT	C	PROPOSED COMMUNICATIONS (TELEPHONE, CABLE, ETC.)
—	EXISTING FENCE	==	PROPOSED CURB AND GUTTER	●	FOUND SURVEY MONUMENT/MARKER
— > —	EXISTING DITCH	— > —	PROPOSED DITCH INVERT	[Pattern]	DETECTABLE WARNING PANEL
— W —	EXISTING WATER MAIN	[Pattern]	PROPOSED RIP RAP		
Ⓜ	EXISTING WATER METER	W	PROPOSED WATER MAIN		
⊗	EXISTING VALVE	WS	PROPOSED WATER SERVICE		
⚡	EXISTING HYDRANT	⊗	PROPOSED WATER VALVE		
— S —	EXISTING SANITARY SEWER MAIN	Ⓜ	PROPOSED WATER METER		



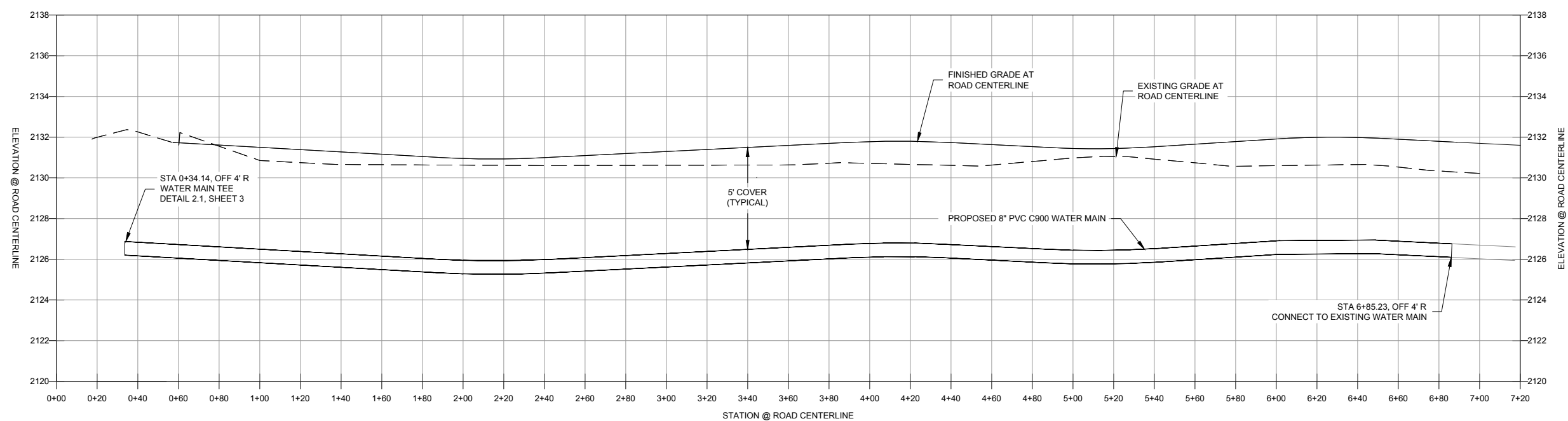
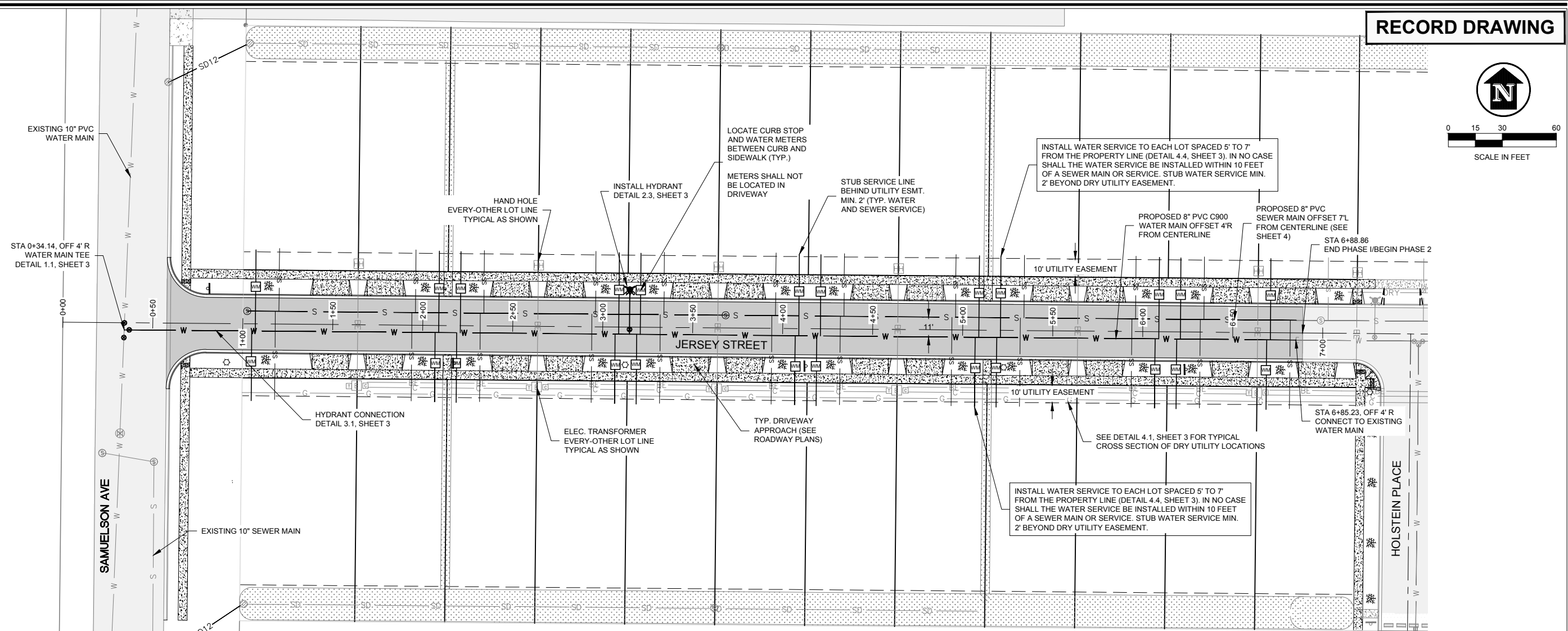
CONSTRUCTION QA/QC NOTES:

- THE WATER MAIN WAS HYDROSTATICALLY TESTED ON 8/7/2024 FROM 8:00 AM TO 10:05 AM AT 150 PSI. THE PRESSURE DID NOT CHANGE DURING THE TEST.
- THE SEWER MAIN WAS AIR TESTED ON 9/18/2024. MANHOLE 4 TO 5 WAS TESTED AT 6 PSI WITH 0 DROP IN PRESSURE. MANHOLE 4 TO 3 WAS TESTED AT 4.5 PSI WITH 0 DROP IN PRESSURE.
- SEWER MANHOLES WERE VACUUM TESTED ON 9/18/2024. MANHOLE 5 WAS TESTED FOR 1 MIN 45 SEC AND RESULTED IN 1" DROP. MANHOLE 4 WAS TESTED FOR 2 MIN 25 SEC AND RESULTED IN 0 DROP.

NOTES

- ALL WORK SHALL CONFORM TO THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (2020), CITY OF SANDPOINT CODE, AND THE PROJECT SPECIFICATIONS SHOWN ON THESE PLANS.
- VERTICAL DATUM = ASSUMED
- CONTRACTOR TO FIELD VERIFY THE LOCATION OF ALL EXISTING SITE ELEMENTS SHOWN ON THESE PLANS, INCLUDING UTILITIES, SURFACE FEATURES, AND TOPOGRAPHY, AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES BEFORE BEGINNING WORK.
- ALL PROPOSED RESIDENTIAL LOTS WILL FRONT ON THE PROPOSED INTERIOR STREET

OVERALL SITE PLAN



**RECORD DRAWING**



0 15 30 60

SCALE IN FEET

[illegible]

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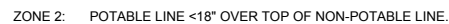
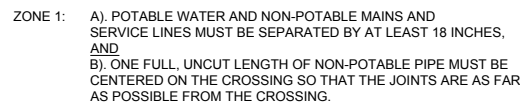


**SHEET TITLE:**  
**WATER MAIN EXTENSION PLAN AND  
PROFILE**

**PROJECT:**  
**BOYER FARM ESTATES PHASE II  
WATER & SEWER PLAN  
SANDPOINT, IDAHO**

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PROJ NO.:	03349-20-001
CAD FILE:	E-CARROLL_PHASE 2 RD.dwg
SHEET 2 OF 6	





A) ON 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,

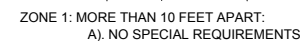
OR

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.

SEWAGE FORCE MAINS SHALL HAVE AT LEAST EIGHTEEN INCHES OF CLEARANCE FROM POTABLE WATER MAINS AND ZONE 2 AND 3 PLACEMENTS ARE PROHIBITED. SEPARATION REQUIREMENTS ALSO APPLY TO POTABLE AND NON-POTABLE SERVICE LINES CONTROLLED BY THE SYSTEM OWNER AND EXTENDING TO THE PROPERTY LINE, SERVICE METER, OR CLEANOUT. REFER TO IDAPA 58.01.08.542.07: IDAHO RULES FOR PUBLIC DRINKING WATER SYSTEMS AND IDAPA 58.01.16.430.0: IDAHO WASTEWATER RULES.



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.

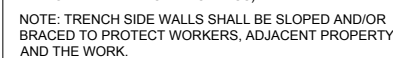
ZONE 3: CLOSER THAN 6 FEET APART:  
A). FOR MAINS AND SERVICES, DESIGN ENGINEER TO  
SUBMIT DATA TO DEPARTMENT FOR REVIEW AND  
APPROVAL THAT THIS INSTALLATION WILL PROTECT PUBLIC  
HEALTH AND ENVIRONMENT AND NON-POTABLE LINE  
CONSTRUCTED WITH POTABLE WATER CLASS PIPE.

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.

## 1.2 POTABLE AND NON-POTABLE LINE SEPARATION



### 1.3 PIPELINE TRENCH

NOTES FOR FIRE HYDRANT DETAIL

(N1) TRAFFIC TYPE FIRE HYDRANT, AWWA C502 COMPRESSION TYP. 5-1/4" VALVE OPENING. 1" PUMPER NOZZLE AND 2 HOSE NOZZLES. WATEROUS OR MUELLER, MODERN STYLE YELLOW IN COLOR W/ STORZ ADAPTER, HYDRANT FLAG, AND ALPHA INLET

(N2) CAST IRON VALVE BOX I.F.C.O. No. 3-C, COVER No. 923- R-(A OR B) BOX AND No. 925-(A,B,C OR D) EXTENSION PIPE.

N3 3/4"+ DRAIN ROCK TO 6" ABOVE DRAIN PORTS.  
MIN. 10 CU. FT.

(N4) THRUST BLOCK PER DETAIL 1.1, THIS SHEET.

(N5) 2" X 8" X 8" CONCRETE BLOCK

(N6) 6" PVC WATER LINE

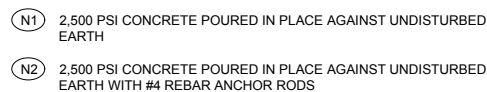
(N7) 6" GATE VALVE W/RESILIENT WEDGE, AWWA C-509, FL X ALPHA

(N8) MAIN LINE SIZED X 6" TEE - MJ X MJ X FL

(N9) 12 GA. TONING WIRE W/ DBR SPLICE KIT

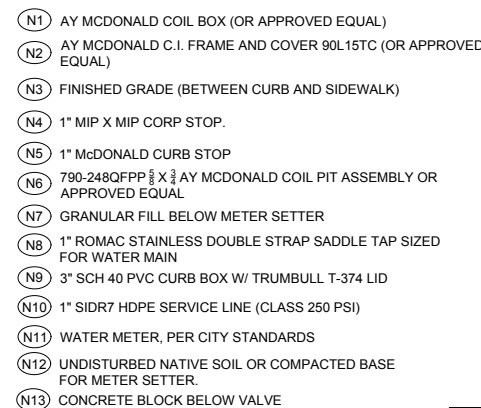
(N10) KING LOCK K-3 FIRE HYDRANT LOCK

### 2.3 FIRE HYDRANT



\* OR TEE ACTING AS 90° BEND  
DEPTH OF THRUST BLOCK = 12" FOR PIPE SIZES 3" THROUGH 8"  
= 18" FOR PIPE SIZES 10" THROUGH 18"  
ASSUMED SOIL BEARING PRESSURE = 2,000 PSF  
WORKING PRESSURE RATING = 150 PSI  
SAFETY FACTOR = 1.5

### 4.3 THRUST BLOCK

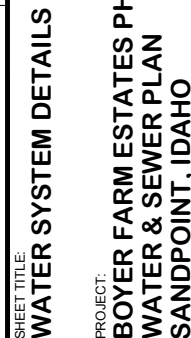


NOTES:

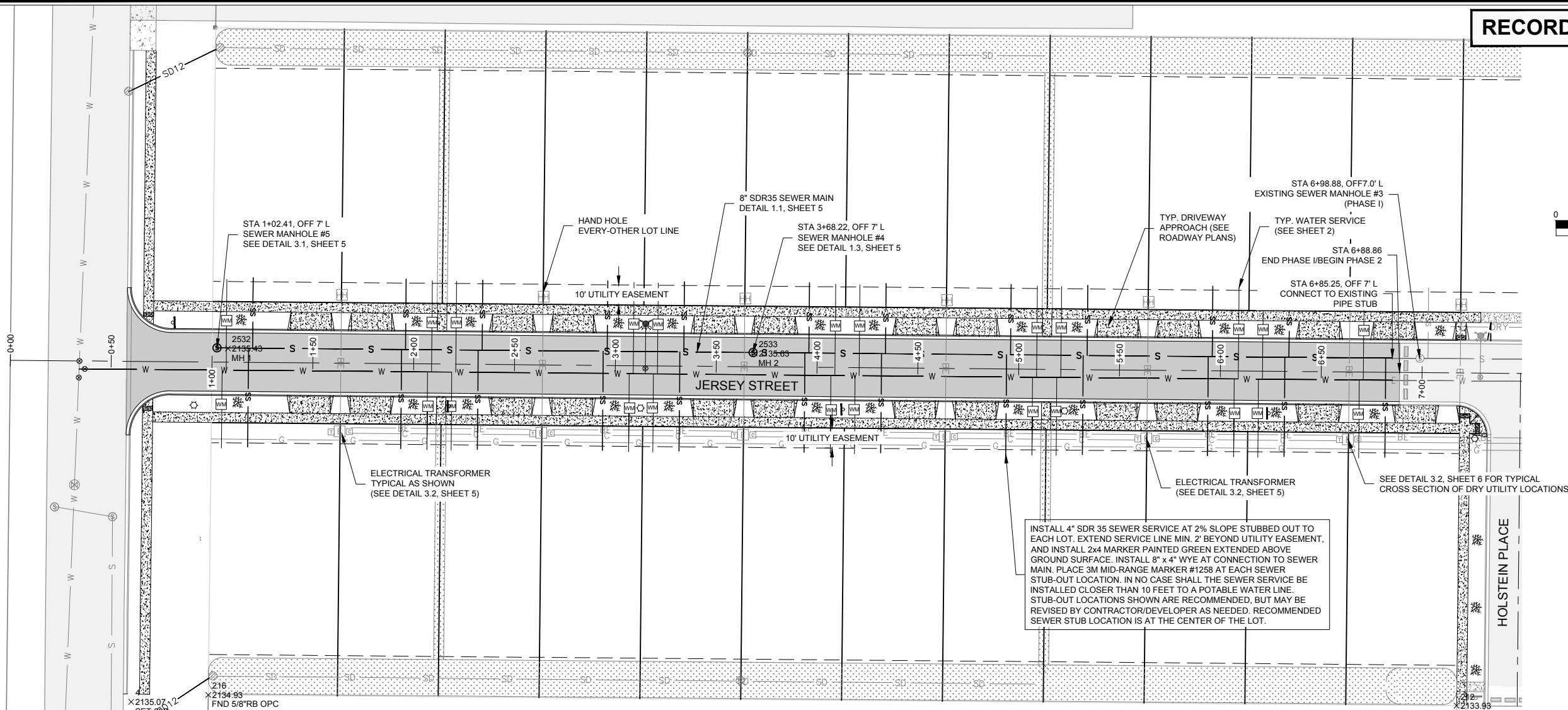
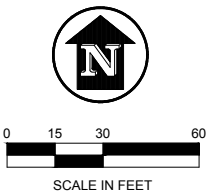
- 1) ALL FITTINGS TO BE A.Y. McDONALD OR EQUIVALENT.
- 2) DISTURBED AREA IS TO BE RESTORED TO ORIGINAL CONDITION.
- 3) SOIL UNDER METER SETTING SHALL BE COMPACTED TO AT LEAST 90% OF THE STANDARD PROCTOR MAXIMUM DENSITY AS DETERMINED BY ASTM D1557 METHOD C.
- 4) WHERE VALVE AND METERS ARE LOCATED WITHIN A PROPOSED DRIVEWAY, THEY SHALL BE EQUIPPED WITH A TRAFFIC RATED LID.
- 5) ADJUST DEPTH OF SERVICE LINE WHEN CROSSING BENEATH DITCH TO MAINTAIN 5' OF COVER.



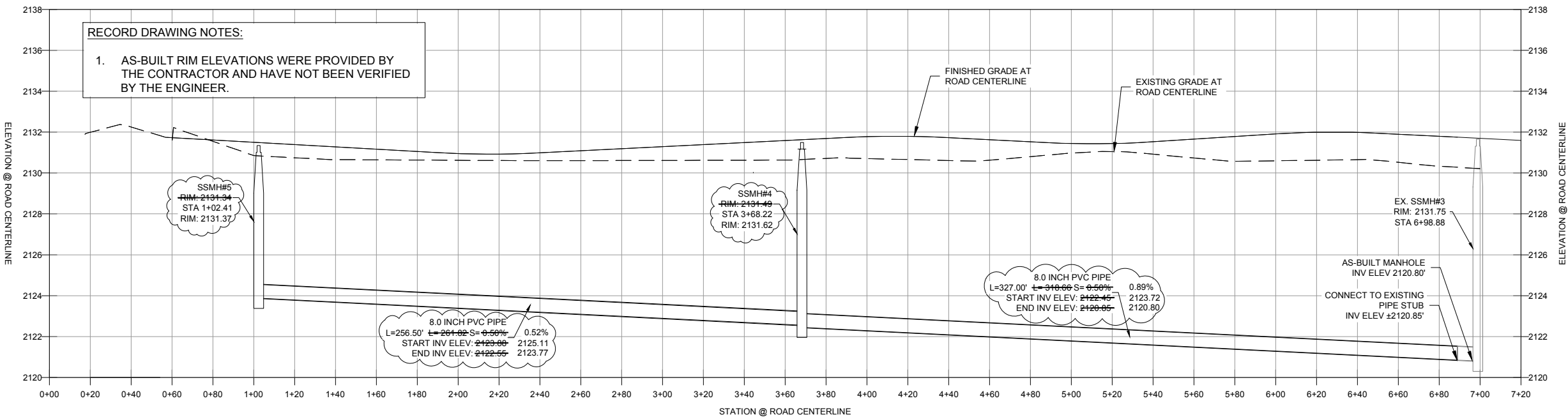
## RECORD DRAWING







SEWER MAIN PLAN



SEWER MAIN PROFILE

RECORD DRAWING NOTES:

1. AS-BUILT RIM ELEVATIONS WERE PROVIDED BY THE CONTRACTOR AND HAVE NOT BEEN VERIFIED BY THE ENGINEER.

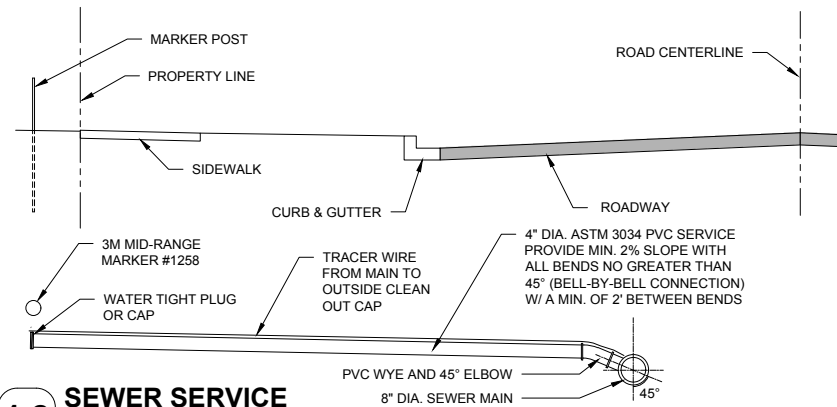
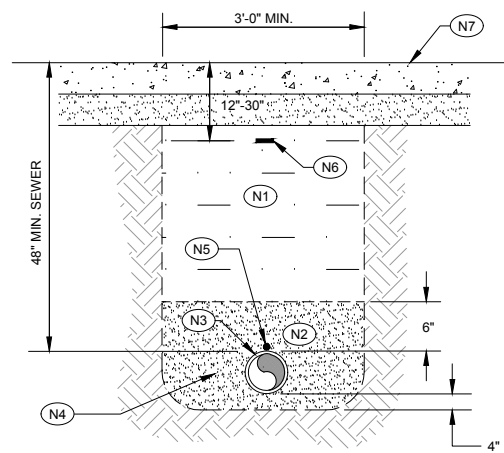
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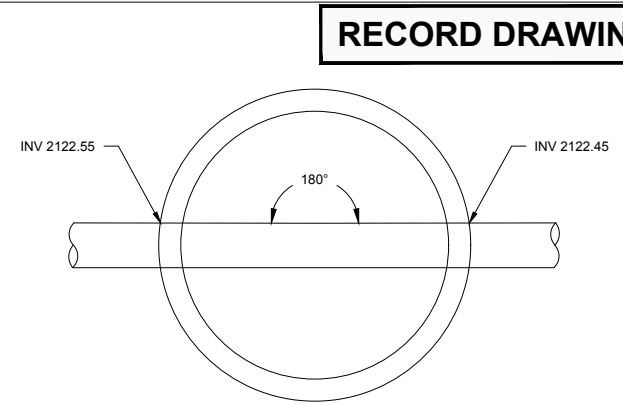
**SEWER MAIN PLAN AND PROFILE**  
PROJECT: **BOYER FARM ESTATES PHASE II WATER & SEWER PLAN SANDPOINT, IDAHO**

DATE: 2/3/2025  
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SHEET 4 OF 6

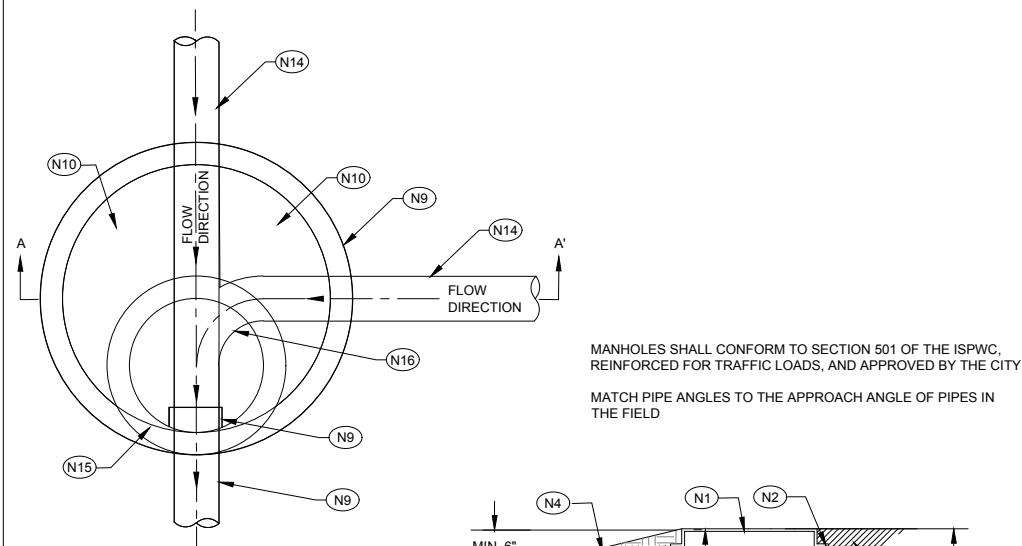
- # 1.1 PIPELINE TRENCH
- SCALE: NOT TO SCALE



## 1.2 SEWER SERVICE



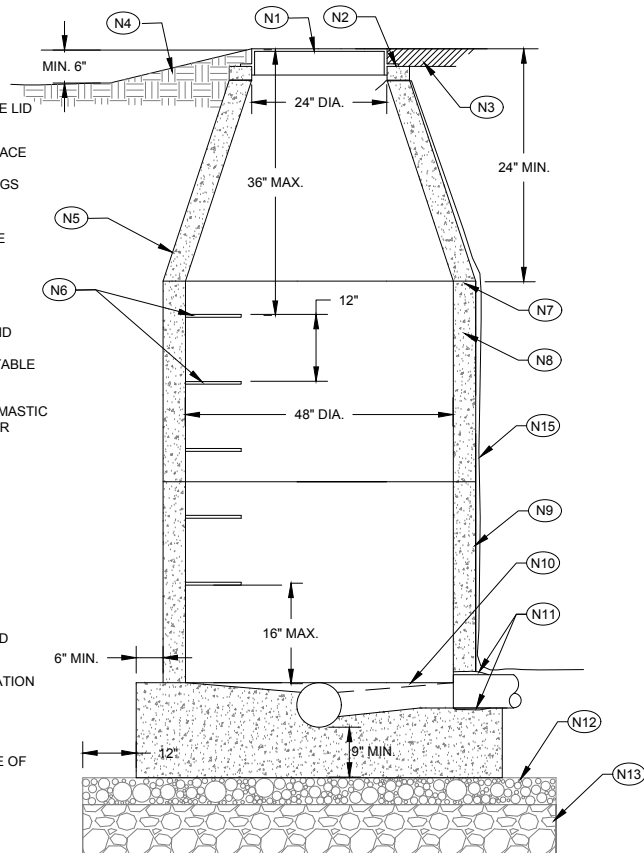
**1.3 SEWER MANHOLE #4**  
SCALE: NOT TO SCALE



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

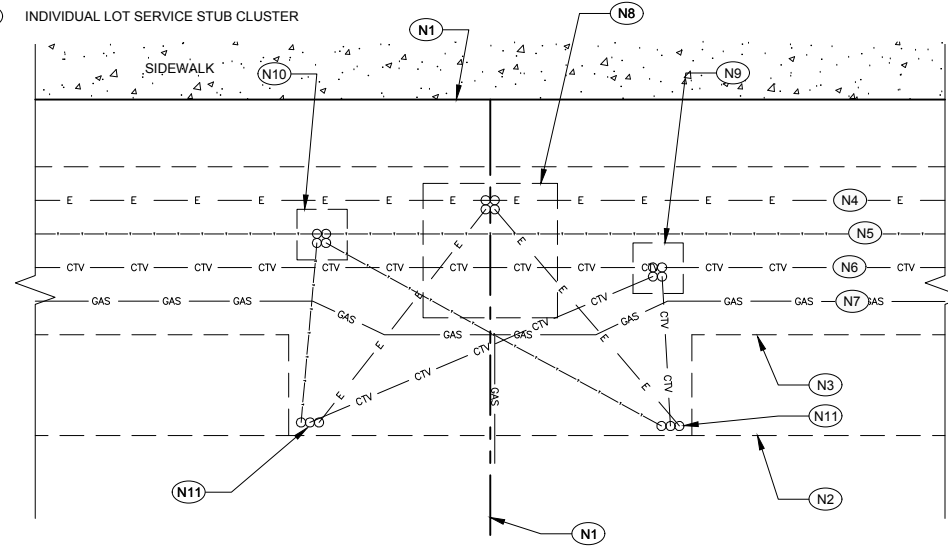
MATCH PIPE ANGLES TO THE APPROACH ANGLE OF PIPES IN  
THE FIELD

- (N1) CITY OF SANDPOINT SPECIAL DESIGN SEWER MANHOLE LID  
3/8" TO 3/4" MAX BELOW FINISH GRADE PAVEMENT
- (N2) GRADE RINGS SHALL BE GROUTED WATER TIGHT IN PLACE  
GRADE RINGS SHALL BE 4" MIN. TO 12" MAX. IN HEIGHT  
RAMMEK 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 CONCENTRIC CONE SECTION  
  
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) SHELVE SLOPE SHALL BE 1" PER 1'
- (N11) A-LOK OR KOR-NSEAL COLLAR  
  
SMOOTH AND LEVEL BEARING SURFACE
- (N12) 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



### 3.1 MANHOLE DETAIL

- |     |  |
|-----|--|
| N1  | BACK OF SIDEWALK AND RIGHT-OF-WAY LINE                 |
| N2  | 10' WIDE UTILITY EASEMENT (MEASURED FROM RIGHT-OF-WAY) |
| N3  | 5' WIDE UTILITY TRENCH                                 |
| N4  | ELECTRICAL CONDUIT                                     |
| N5  | TELEPHONE CONDUIT                                      |
| N6  | CABLE TELEPHONE CONDUIT                                |
| N7  | GAS LINE   |
| N8  | ELECTRICAL TRANSFORMER                                 |
| N9  | CABLE TELEVISION BOX                                   |
| N10 | TELEPHONE JUNCTION BOX                                 |
| N11 | INDIVIDUAL LOT SERVICE STUB CLUSTER                    |

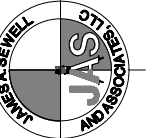


### 3.2 POWER TRANSFORMER AT PROPERTY CORNER

## RECORD DRAWING



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## SEWER SYSTEM DETAILS

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SHEET 5 OF 6

**RECORD DRAWING**

## WATER SPECIFICATIONS

GENERAL - WATER SYSTEM CONSTRUCTION SHALL CONFORM TO CITY OF SANDPOINT, IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (HEREAFTER REFERRED TO AS STANDARD SPECIFICATIONS), THE IDAHO PANHANDLE HEALTH DISTRICT (PHD) REQUIREMENTS, STATE OF IDAHO STATE DIVISION OF ENVIRONMENTAL QUALITY (DEQ) REGULATIONS, 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. ALL FITTINGS SHALL BE EQUIPPED WITH MECHANICAL JOINT RESTRAINTS.

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 ISPCW 409.08.**

LOCATE MARKERS - INSTALL 3M RANGE MARKER #1258 AT EACH WATER VALVE AND EACH WATER SERVICE CURB STOP.

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 THE 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 ISPCW 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 ISPW SECTION 306. 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 ISWPC SECTION 402. PIPE SHALL NOT BE INSTALLED UNTIL TRENCH HAS BE COMPLETELY DEWATERED BELOW THE BASE OF THE BEDDING COURSE. ALL PIPE SHALL B 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 ISPMC SECTION 305, TYPE I.

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-400.

PRESSURE TEST - AFTER COMPLETE INSTALLATION, INCLUDING SERVICE CONNECTIONS, THE PIPELINE SHALL BE PRESSURE TESTED TO A PRESSURE OF 150 PSI MAXIMUM AT THE LOWEST POINT OF THE WATER SYSTEM. ENGINEER MUST BE PRESENT DURING PRESSURE TEST. PRESSURE SHALL BE MAINTAINED FOR A MINIMUM OF 120 MINUTES OR UNTIL THE ENGINEER HAS DETERMINED THAT THE SECTION OF PIPE, VALVES AND FITTINGS ARE WATER TIGHT, AND LEAKAGE IS LESS THAN ALLOWABLE LEVELS. PRESSURE TEST SHALL CONFORM TO ISPOWC SECTION 401.

DISINFECTION AND TESTING - AFTER COMPLETE INSTALLATION, INCLUDING SERVICE CONNECTIONS, ALL WATER LINES SHALL BE FLUSHED AND DISINFECTED IN ACCORDANCE WITH AWWA C651 AND ISPOC SECTION 401 AND IDAHO DEQ REQUIREMENTS. AT THE BEGINNING OF THE CHLORINATION PROCESS, ALL VALVES AND ACCESSORIES SHALL BE OPERATED AND CHLORINE SOLUTION FLUSHED THROUGH ALL SERVICES. AFTER CHLORINATION THE WATER SHALL BE FLUSHED FROM THE LINES AND

DISPOSAL OF CHLORINATED SOLUTION SHALL BE DISPOSED OF PER AWWA C651. PRIOR TO APPROVAL FOR CONNECTION AND CONSUMER USE, THE WATER SYSTEM SHALL BE TESTED FOR WATER QUALITY IN ACCORDANCE WITH DEQ REQUIREMENTS.

HORIZONTAL SEPARATION - WATER AND SEWER MAINS SHALL BE SEPARATED BY NO LESS THAN TEN (10) FEET HORIZONTAL DISTANCE, IN ACCORDANCE WITH ISPCW 405. IF TEN FOOT SEPARATION CANNOT BE MAINTAINED, MAINS SHALL BE LAID TO SIX (6) FEET MINIMUM HORIZONTAL DISTANCE BETWEEN OUTER WALLS OF PIPES, WITH SEWER CONSTRUCTED TO WATER MAIN STANDARDS AND PRESSURE TESTED FOR WATER TIGHTNESS, AND WITH WATER SET VERTICALLY AT LEAST 18 INCHES HIGHER THAN SEWER, IN ACCORDANCE WITH ISPCW DETAIL SD-407. FOR SEPARATION REQUIREMENTS, STORM SEWERS ARE TO BE CONSIDERED THE SAME AS SANITARY SEWERS.

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.

## SANITARY SEWER SPECIFICATIONS

GENERAL - CONSTRUCTION OF SEWER SYSTEMS SHALL CONFORM TO THE REQUIREMENTS OF THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPCW), CITY OF SANDPOINT, THE IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY AND THE PANHANDLE HEALTH DISTRICT. IN CASE OF CONFLICT BETWEEN AGENCY REQUIREMENTS, THE MORE RESTRICTIVE REQUIREMENT SHALL GOVERN.

PIPE - GRAVITY SEWER PIPE SHALL BE ASTM D-3034 SDR35 SIZED AS SHOWN  
THE DRAWINGS. CONFORM TO SECTION 502 OF THE ISDWC, AND THE  
MANUFACTURER'S RECOMMENDATIONS. TRENCH SHALL BE COMPLETELY  
DEWATERED PRIOR TO PIPELINE INSTALLATION. GRAVITY PIPELINE SHALL BE  
LAIID 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. USE TYPE I OR TYPE III BEDDING FOR AREA WITHIN 4 INCHES BELOW AND 6 INCHES ABOVE THE PIPE.

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 CITY ENGINEER, OR THE DESIGN ENGINEER, AT THE CONTRACTOR'S EXPENSE, AND BACKFILLED WITH TYPE II BEDDING MATERIAL AS DESCRIBED IN ISPWC SECTION 305.

**BACKFILL AND COMPACTION** - PIPE BACKFILLING SHALL COMPLY WITH ISPW SECTION 306. COMPACT ALL BACKFILL WITHIN 3 FEET OF ROADWAY OR OTHER PAVED SURFACES OR STRUCTURES TO 95% OF STANDARD PROCTOR DENSITY (ASTM D698).

TESTING - AFTER INSTALLATION, THE SEWER MAINS SHALL BE AIR TESTED IN ACCORDANCE WITH ISPCW 501.3.4. THE SEWER SERVICES SHALL BE TESTED IN ACCORDANCE WITH ISPCW 504.3.8. MANHOLES SHALL BE VACUUM TESTED PER SECTION 502.3.1. THE ENGINEER SHALL BE PRESENT DURING ALL TESTING.

IV. INSPECTION - PRIOR TO ACCEPTANCE OF THE SEWER, MAINS SHALL BE WASHED CLEAN AND TV INSPECTED AT THE DEVELOPERS EXPENSE. TV INSPECTION SHALL CONFORM TO SECTION 501.3.4. NO PAVING OR FINAL GRADING OF THE STREET SHALL BE DONE UNTIL THE ENGINEER AND CITY HAVE FOUND THE MAIN TO BE ACCEPTABLE. VISIBLE INFLOW OF GROUNDWATER INTO MANHOLES, SEWER MAIN, OR SERVICE LINES SHALL CONSTITUTE FAILURE OF THE SYSTEM.

## GENERAL NOTES

1. EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. PIPE CROSSING ELEVATIONS SHALL BE VERIFIED PRIOR TO INSTALLATION OF MAIN LINES.
2. ALL WORK SHALL BE GUARANTEED BY THE CONTRACTOR FOR A MINIMUM OF 2-YEARS AFTER THE GOVERNING AGENCY HAS DECLARED THE WORK SATISFACTORY AND HAS ACCEPTED THE SYSTEM.
3. THE WATER AND SEWER SYSTEM SHALL BE INSPECTED 1-YEAR FOLLOWING COMPLETION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ALL DEFICIENCIES FOLLOWING THE INSPECTION.
4. ANY DISCREPANCIES IN THE DRAWINGS SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION.
5. IN THE EVENT A CHANGE ORDER IS NECESSARY, ALL CHANGES MUST BE APPROVED IN WRITING PRIOR TO PERFORMING THE WORK.
6. ALL WORK SHALL BE PERFORMED BY AN IDAHO LICENSED PUBLIC WORKS CONTRACTOR. THE CONTRACTOR SHALL BE BONDED AND INSURED.
7. THE CONTRACTOR SHALL HAVE A COPY OF THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (STANDARD SPECIFICATIONS) ONSITE DURING CONSTRUCTION. WORKMANSHIP AND ALL QUALITY CONTROL PROCEDURES SHALL BE PERFORMED AS OUTLINED IN THE ISPW.
8. THE CONTRACTOR SHALL FOLLOW ALL OSHA REQUIREMENTS AND FEDERAL, STATE, AND LOCAL LAWS.
9. GEOTECHNICAL SERVICES MAY BE NECESSARY WHERE UNSUITABLE SOIL CONDITIONS ARE FOUND AS DEEMED NECESSARY BY THE ENGINEER.
10. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE COMPACTION TESTING.
11. IT IS THE CONTRACTOR'S RESPONSIBILITY TO RESTORE ALL ROADWAYS, LANDSCAPED AREAS, DITCH GRADES, DRIVEWAY APPROACHES AND OTHER AREAS DISTURBED DURING CONSTRUCTION.
12. THE CONTRACTOR SHALL HAVE A MAX. 21-CALENDAR DAYS TO COMPLETE A RESTORATION AFTER THE SYSTEM HAS BEEN INSTALLED AND DEEMED SATISFACTORY.
13. DISRUPTION AND/OR SHUTDOWN OF THE EXISTING SEWER OR WATER SYSTEM IS NOT ALLOWED WITHOUT CITY APPROVAL.
14. THE CONTRACTOR IS RESPONSIBLE FOR ALL TRAFFIC CONTROL WHEN WORKING IN OR ADJACENT TO THE PUBLIC RIGHT OF WAY. ALL TRAFFIC CONTROL MUST BE IN ACCORDANCE WITH THE MUTCD, LATEST EDITION.

[illegible]

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**SHEET TITLE:**  
**SPECIFICATIONS**

**PROJECT:**  
**BOYER FARM ESTATES PHASE II**  
**WATER & SEWER PLAN**  
**SANDPOINT, IDAHO**

DATE:	2/3/2025
SCALE:	AS SHOWN
DESIGNED:	BSB
DRAWN:	BLS
CHECKED:	BSB
PROJ NO.:	03349-20-001
CAD FILE:	E-CARROLL_PHASE 2 RD.dwg
SHEET <u>6</u> OF <u>6</u>	