

# H.F.H. - HICKAM PLACE

## N. SECOND ST.

## COEUR D'ALENE, IDAHO

### ABBREVIATIONS

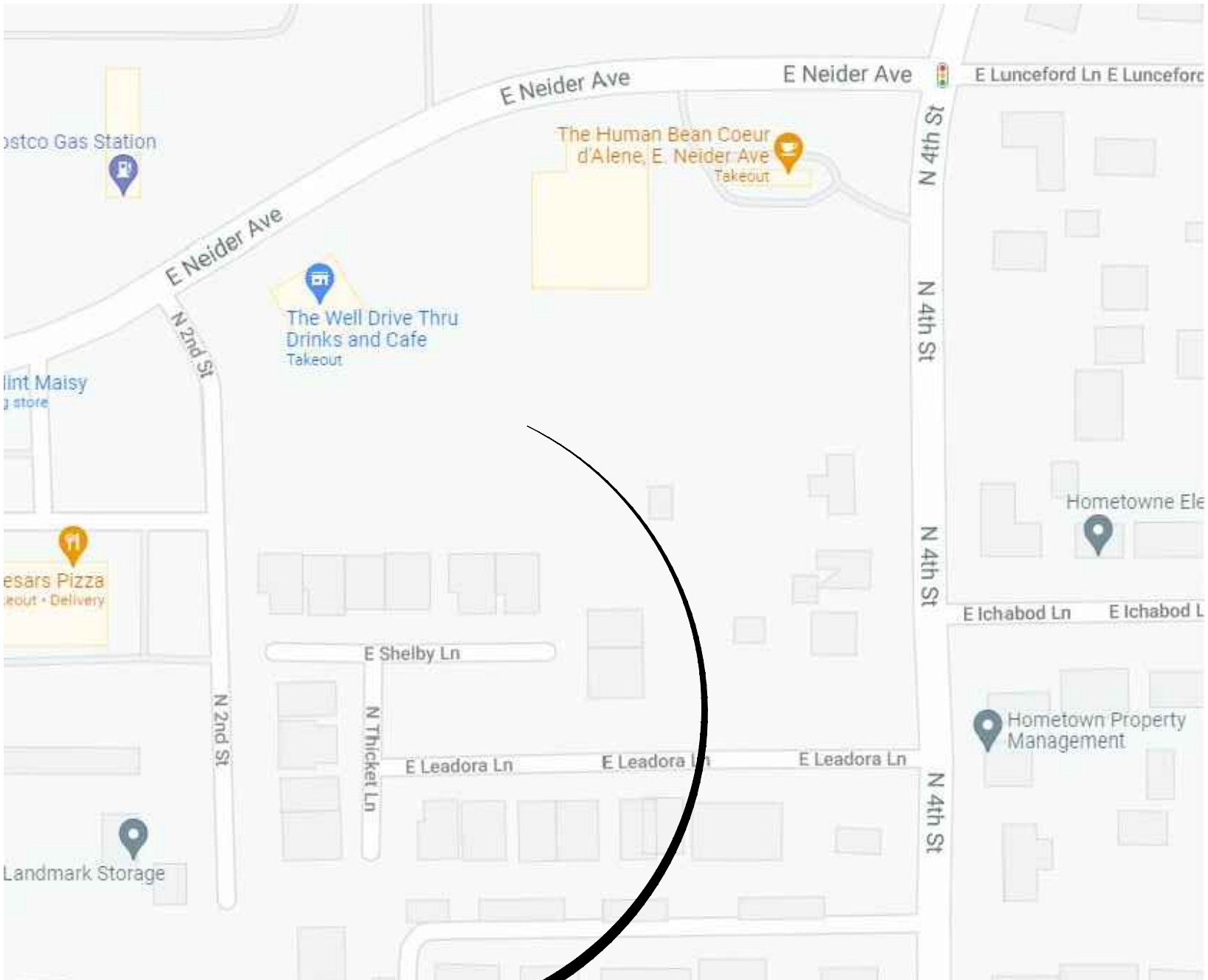
ACP	ASPHALT CONCRETE PAVEMENT	FT ( ' )	FOOT (FEET)
ADD'L	ADDITIONAL	FTG	FOOTING
AD	AREA DRAIN	G	GAS MAIN
ADJ	ADJACENT	GB	GRADE BREAK
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE	GM	GAS METER
		GRD	GRADE
APPROX.	APPROXIMATE(LY)	GV	GATE VALVE
ARCH	ARCHITECT(URAL)	HB	HOSE BIB
ASSY	ASSEMBLY	HDPE	HIGH DENSITY POLYETHYLENE
BLDG	BUILDING	HORIZ(H)	HORIZONTAL
BM	BENCHMARK	HT	HEIGHT
BNDRY	BOUNDARY	HYD	HYDRANT
BOW	BOTTOM OF WALL (AT FINISHED GRADE)	ID	INSIDE DIAMETER
		I.E.	INVERT ELEVATION
BVC	BEGINNING OF VERTICAL CURVE	IN ( " )	INCH(ES)
CTV	CABLE TV	INV	INVERT
C&G	CURB AND GUTTER	IRR	IRRIGATION WATER
CB	CATCH BASIN	LB	POUND(S)
CC	CURB CUT	LCPE	LINED CORRUGATED POLYETHYLENE PIPE
CD	CONCRETE DRIVE	LF	LINEAR FEET
CF	CUBIC FEET (FOOT)	MAT'L	MATERIAL
CI	CAST IRON	MAX	MAXIMUM
CJ	CONSTRUCTION JOINT	MFR	MANUFACTURER
CL	CLASS	MH	MANHOLE
CL	CENTER LINE	MJ	MECHANICAL JOINT
CMP	CORRUGATED METAL PIPE	MIN.	MINIMUM
CONC.	CONCRETE	MISC.	MISCELLANEOUS
CONST.	CONSTRUCTION	N	NORTH(ING)
CPEP	CORRUGATED POLYETHYLENE PIPE	NO ( # )	NUMBER
CTR	CENTER(ED)	OC	ON CENTER
CY	CUBIC YARD	O/W	OIL WATER
DCVA	DOUBLE CHECK VALVE ASSEMBLY	P	POWER
DDCV	DOUBLE DETECTOR CHECK VALVE	PC	POINT OF CURVATURE
DEPT.	DEPARTMENT	PIV	POST INDICATOR VALVE
DET	DETAIL	PP	POWER POLE
D.I.	DUCTILE IRON	PL	PROPERTY LINE
DIA (ø)	DIAMETER	PSF	POUNDS PER SQUARE FOOT
DS	DOWN SPOUT	PSI	POUNDS PER SQUARE INCH
DWG	DRAWING	PT	POINT OF TANGENCY
E	EAST(ING)	PVC	POLYVINYL CHLORIDE
EC	ELECTRICAL CONDUIT	PVI	POINT OF VERTICAL INFLECTION
ECC	EXTRUDED CONCRETE CURB	QTY.	QUANTITY
EL.=	ELEVATION	RAD (R)	RADIUS
EOP	EDGE OF PAVEMENT	RCP	REINFORCED CONCRETE PIPE
EQUIV.	EQUIVALENT	RD	ROAD
EVC	END OF VERTICAL CURVE	REF	REFERENCE
EXIST.	EXISTING	REQD.	REQUIRED
FD	FLOOR DRAIN	RET	RETAINING
FDC	FIRE DEPARTMENT CONNECTION	ROW	RIGHT OF WAY
FDN	FOUNDATION	SD	STORM DRAIN
FFE	FINISH FLOOR ELEVATION	S.F.	SQUARE FEET
FH	FIRE HYDRANT	SHT	SHEET
FL	FLANGED	SIM	SIMILAR
FLR	FLOOR	SPEC	SPECIFICATION(S)
FOC	FACE OF CURB	SQ	SQUARE
F.S.	FINISHED SURFACE	SS	SANITARY SEWER
		STA	STATION
		STD	STANDARD
		TOE	TOE OF WALL, OR SLOPE
		T	TELEPHONE WIRE
		TBM	TEMPORARY BENCH MARK
		T.C.	TOP OF CURB
		TG OR RIM	TOP OF GRATE
		TEMP.	TEMPORARY
		TOW	TOP OF SLOPE
		TOW	TOP OF WALL
		TV	TELEVISION WIRE
		TYP.	TYPICAL
		VC	VERTICAL CURVE
		VERT (V)	VERTICAL
		WM	WATER METER
		W/	WITH
		WT	WEIGHT
		WNF	WELDED WIRE FABRIC
		YD	YARD DRAIN

### LEGEND

STORM PIPE		SD	→
NEW & EXISTING CATCH BASINS		CB	C.B.
NEW & EXISTING DRYWELLS		DW	DW
STORM MANHOLE		SMH	SMH
SANITARY SEWER PIPE		SS	→
SANITARY SEWER MANHOLE		SSMH	SSMH
WATER MAINS		W	---
FIRE HYDRANTS (NEW AND EXISTING) AND FDC		FH	FH
WATER METERS			
WATER VALVES			
FITTINGS WITH THRUST BLOCKS		TEE	90° 45° 22.5° 11.25°
SURFACE WTR AND PIPE DIRECTION FLOW			OR →
EXISTING CONTOUR LABELS			(457)
PROPOSED CONTOUR LABELS			457
EXISTING SURFACE ELEVATIONS			XXXX.XX F.S.
FINISHED SURFACE ELEVATIONS			XXXX.XX F.S.
NEW EASEMENT			
NEW DITCH			
TRAFFIC ARROWS			
TOP OF WALL/BOTTOM OF WALL			TOP XXXX.XX BOTTOM
SLOPE INDICATORS			3:1 2:1
RIP RAP			
FILTER FABRIC FENCING			
FOOTING DRAINS			
DOWNSPOUTS		DS	
CLEANOUTS (C.O.) SS, AND RWL (NEW AND EXISTING)		CO	CO
INTERCEPTOR AND BIO-SWALES			
CEMENT CONCRETE			
COORDINATES, & LEADERS			N 1000.00 E 5000.00
STUBBED & PLUGGED LINE			
CONCRETE CURB			
CONCRETE CURB & GUTTER			
NEW ASPHALT/CONCRETE PAVEMENT			
CURB INLET/UNDER SIDEWALK INLET			
DRAINAGE SWALE			
RETAINING WALL			
STRAW BALE			
ROCK CHECK DAM			

### GENERAL CONSTRUCTION NOTES:

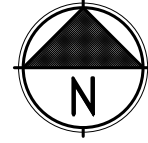
- UNLESS SPECIFICALLY EXCEPTED IN THE PLANS OR CONTRACT DOCUMENTS, ALL MATERIALS, WORKMANSHIP, TESTING, AND CONSTRUCTION SHALL BE IN CONFORMANCE WITH IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPCW), IDAHO TRANSPORTATION DEPARTMENT STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION AND THE CITY OF COEUR D'ALENE STANDARDS AND SPECIFICATIONS.
- THE PLANS ARE SCHEMATIC AND ARE NOT INTENDED TO DEPICT ALL DETAILS OF THE WORK REQUIRED. THE CONTRACTOR SHALL BE RESPONSIBLE TO FAMILIARIZE HIMSELF WITH ACTUAL SITE CONDITIONS, REQUIREMENTS AND FACTORS AFFECTING THE WORK. WHERE LACK OF DETAIL OR CONFLICT EXISTS BETWEEN THESE AND OTHER PLANS, THE CONTRACTOR SHALL NOTIFY THE OWNER TO RESOLVE THE ISSUE PRIOR TO PROCEEDING. IF THE CONTRACTOR DISCOVERS ANY DISCREPANCIES BETWEEN THE PLANS AND EXISTING CONDITIONS ENCOUNTERED, THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER AND THE CITY OF COEUR D'ALENE ENGINEERING DEPARTMENT.
- THIS PLAN MAY NOT SHOW ALL EXISTING UTILITIES. EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES. CALL THE UNDERGROUND UTILITY LOCATION SERVICE AT (811) BEFORE YOU DIG. ANY CONFLICTING UTILITIES SHALL BE RELOCATED PRIOR TO CONSTRUCTION. IN THE CASE WHERE RELOCATION IS REQUIRED, THE APPLICABLE UTILITY COMPANY SHALL BE NOTIFIED AND ANY COST REQUIRED FOR RELOCATION OR ADJUSTMENTS SHALL BE AGREED UPON.
- THE ENGINEER HAS ATTEMPTED TO SHOW ALL EXISTING UNDERGROUND UTILITIES AND STRUCTURES. APPEARANCE ON THESE PLANS, HOWEVER, DOES NOT GUARANTEE THE ACCURACY AND COMPLETENESS OF THE LOCATION OR EXISTENCE OF THESE UTILITIES AND/OR SUBSTRUCTURES. THE CONTRACTOR IS REQUIRED TO TAKE ALL REQUIRED PRECAUTIONARY MEANS TO LOCATE AND PROTECT ALL EXISTING UTILITIES AND SUBSTRUCTURES, WHETHER SHOWN OR NOT, PRIOR TO EXCAVATION IN ANY AREA. THE CONTRACTOR SHALL MEET AT THE JOB SITE WITH REPRESENTATIVES OF THE UTILITY DISTRICTS, COMPANIES, AND OTHER OWNERS THAT MAY HAVE EXISTING FACILITIES AT THE SITE, TO DISCUSS THE PROTECTION OF THEIR FACILITIES.
- THE CONTRACTOR IS REQUIRED TO HAVE A COMPLETE SET OF APPROVED PLANS ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS. THE CONTRACTOR SHALL HAVE A RESPONSIBLE PARTY, WHO HAS THE AUTHORITY TO REPRESENT AND ACT FOR THE CONTRACTOR, AT THE JOB SITE DURING ALL WORKING HOURS.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS AND APPROVALS FROM THE CITY OF COEUR D'ALENE AND OTHER APPLICABLE JURISDICTIONS PRIOR TO THE START OF CONSTRUCTION. ABSENCE OF THE PERMIT MAY RESULT IN IMMEDIATE SHUT DOWN OF WORK AND POSSIBLE REMOVAL OF THE ITEMS CONSTRUCTED WITHOUT A PERMIT.
- THE CONTRACTOR SHALL PROVIDE THE DESIGN ENGINEERS WITH ASBUILT DRAWINGS PRIOR TO FINAL APPROVAL. ALL DEVIATIONS FROM THE ORIGINAL PLANS MADE DURING THE COURSE OF CONSTRUCTION, INCLUDING LOCATION, INVERTS, AND DEPTHS OF UTILITIES, SHALL BE CLEARLY MARKED ON THE ASBUILT DRAWINGS. THE ENGINEER SHALL PROVIDE UI WITH "RECORD DRAWINGS" AS REQUIRED.
- THE SURVEY IS FOR INFORMATIONAL PURPOSES ONLY. NO CERTIFICATIONS ARE EXPRESSED OR IMPLIED. THE SURVEY WAS PROVIDED BY FRAME & SMETANA.
- THE CONTRACTOR SHALL PROVIDE ALL MATERIALS, LABOR, AND EQUIPMENT TO CONSTRUCT AND INSTALL TO PROPER WORKING ORDER, THE DESIGN SHOWN, AS DETAILED OR CALLED OUT IN THESE PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR BEING FAMILAR WITH THE PROVISIONS AND REQUIREMENTS CONTAINED IN THE STANDARD SPECIFICATIONS.
- IF CONSTRUCTION IS TO TAKE PLACE IN PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL NOTIFY THE CITY OF COEUR D'ALENE AND OBTAIN ALL THE REQUIRED APPROVALS AND OBSTRUCTION PERMITS. CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL PLAN(S) IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AS REQUIRED. PRIOR TO DISRUPTION OF ANY TRAFFIC, A TRAFFIC PLAN SHALL BE PREPARED AND SUBMITTED TO THE CITY OF COEUR D'ALENE FOR APPROVAL. NO WORK SHALL COMMENCE UNTIL ALL APPROVED TRAFFIC CONTROL IS IN PLACE.
- A PRE-CONSTRUCTION MEETING SHALL BE HELD WITH THE CITY OF COEUR D'ALENE CONSTRUCTION INSPECTOR PRIOR TO THE START OF CONSTRUCTION.
- ANY CHANGES TO THE DESIGN SHALL FIRST BE REVIEWED AND APPROVED BY THE DESIGN ENGINEER OF RECORD AND THE THE CITY OF COEUR D'ALENE ENGINEERING DEPARTMENT.
- ALL TESTING SHALL BE IN ACCORDANCE WITH THE ISPCW AND THE CITY OF COEUR D'ALENE STANDARDS AND SPECIFICATIONS.
- EXCAVATION, COMPACTION, AND EMBANKMENT SHALL BE IN ACCORDANCE WITH THE APPLICABLE REQUIREMENTS OF THE ISPCW.
- ALL FINISHED GRADING ELEVATIONS SHALL MATCH EXISTING ELEVATIONS AT THE SITE'S BOUNDARY, EXCEPT AS SHOWN OTHERWISE ON THE GRADING PLAN. WHERE CONFLICTS EXIST, THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER TO RESOLVE THE ISSUE PRIOR TO PROCEEDING.
- THE CONTRACTOR SHALL REMOVE ALL WASTE MATERIAL. OUTDOOR BURNING OF CONSTRUCTION DEBRIS AND WASTE MATERIALS IS PROHIBITED.
- GRADING: ALL GRADING SHALL BE LIMITED TO THE AREAS IDENTIFIED ON THE GRADING PLAN AND SHALL NOT INFRINGE ON ADJACENT OWNERSHIPS, EXCEPT AS SHOWN OTHERWISE ON THE PLANS.
- CUT SLOPES IN SOLID ROCK SHALL NOT EXCEED 1/2:1 (HORIZONTAL:VERTICAL), AND SOIL CUT SLOPES SHALL NOT EXCEED 2:1 (HORIZONTAL:VERTICAL), EXCEPT AS SHOWN OTHERWISE ON THE PLANS.
- FILL SLOPES ACROSS THE PROPERTY SHOULD BE DESIGNED FOR A MAXIMUM SLOPE OF 2:1 (HORIZONTAL:VERTICAL), EXCEPT AS SHOWN OTHERWISE ON THE PLANS.
- WHERE NEW ASPHALT JOINS EXISTING, THE EXISTING ASPHALT SHALL BE CUT TO A NEAT VERTICAL EDGE AND TACKED WITH ASPHALT EMULSION TYPE CSS-1 IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS. THE NEW ASPHALT SHALL BE FEATHERED BACK OVER EXISTING TO PROVIDE FOR A SEAL AT THE SAW CUT LOCATION AND THE JOINT SEALED WITH GRADE AR-4000W PAVING ASPHALT.
- FORM AND SUBGRADE INSPECTION BY THE INSPECTOR IS REQUIRED BEFORE POURING CONCRETE. TWENTY-FOUR HOURS NOTICE IS REQUIRED FOR FORM INSPECTION.
- ALL CURB AND GUTTER, STREET GRADES, SIDEWALK GRADES, AND ANY OTHER VERTICAL AND/OR HORIZONTAL ALIGNMENT, SHALL BE STAKED BY AN ENGINEERING OR SURVEYING FIRM CAPABLE OF PERFORMING SUCH WORK.
- PRIOR TO BACKFILL, ALL SEWER AND WATER MAINS AND APPURTENANCES SHALL BE INSPECTED AND APPROVED BY THE CITY OF COEUR D'ALENE CONSTRUCTION INSPECTOR. APPROVAL SHALL NOT RELIEVE THE CONTRACTOR FROM CORRECTION OF ANY DEFICIENCIES AND/OR FAILURES AS DETERMINED BY SUBSEQUENT TESTING AND INSPECTIONS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE CITY OF COEUR D'ALENE FOR THE REQUIRED INSPECTIONS.
- THE CONTRACTOR SHALL PROTECT ALL CATCH BASINS, DRYWELLS, AND OTHER STORM WATER STRUCTURES FROM BEING CONTAMINATED WITH SILT BY INSTALLING FILTER FABRIC OVER THE METAL FRAME DURING CONSTRUCTION. ALL FILTER FABRIC DRAINAGE STRUCTURES, LOCATED IN PAVEMENT AREAS, CAN BE REMOVED ONCE FINAL PAVEMENT HAS BEEN INSTALLED AND CLEANED. ANY DRAINAGE STRUCTURES LOCATED IN LANDSCAPED AREAS OR IN STORM WATER SWALE AREAS MUST HAVE FILTER FABRIC LEFT IN PLACE UNDER GRATE UNTIL VEGETATION IS ESTABLISHED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING DIRT, MUD, AND OTHER CONSTRUCTION DEBRIS THAT MAY ACCUMULATE ON PAVED STREETS ADJACENT TO THE SITE AS A RESULT OF CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY MATERIALS THAT SPILL ONTO LOCAL STREETS DURING THE TRANSPORTATION OF EQUIPMENT, MATERIALS, ETC. SHOULD A SPILL OCCUR, THE CONTRACTOR SHALL REMOVE THE MATERIAL BY THE END OF THE WORK DAY. NO MATERIAL SHALL BE ALLOWED TO SET, DRY, OR BE WASHED INTO ADJACENT STORM WATER FACILITIES. CLEANING SHALL BE ON AN "AS NEEDED" BASIS USING STREET SWEEPING (MINIMAL WATER TO BE USED ONLY WHEN NEEDED). THE CONTRACTOR MUST PROTECT ALL EXISTING STORM WATER FACILITIES FROM DIRT/DEBRIS.
- SITE DISTANCES FOR ADJACENT PROPERTY DRIVEWAYS AND INTERSECTIONS SHALL BE MAINTAINED.
- CONSTRUCTION OPERATIONS, INCLUDING EQUIPMENT WARM UP AND OPERATION, ARE RESTRICTED TO THE LIMITS ALLOWED BY THE CITY OF COEUR D'ALENE.
- ANY BROKEN, HEAVED, OR SUNKEN SIDEWALK AND/OR CURB ALONG THE PROJECT PROPERTY STREET FRONTAGE MUST BE REPLACED TO CITY OF COEUR D'ALENE STANDARDS, WHETHER EXISTING OR CAUSED DURING CONSTRUCTION.
- A GEOTECHNICAL REPORT HAS BEEN COMPLETED BY ALLWEST (DATED JUNE 10, 2021) FOR THE PROJECT EARTHWORK AND MUST BE STRICTLY FOLLOWED THROUGHOUT THE DURATION OF EARTHWORK CONSTRUCTION ON THE PROJECT.



PROJECT LOCATION:  
N. SECOND ST.

## VICINITY MAP

NOT TO SCALE



### PROJECT TEAM:

#### OWNER:

HABITAT FOR HUMANITY  
176 W. WYOMING AVENUE  
HAYDEN, ID 83835

#### CONTRACTOR:

TBD

#### ARCHITECT:

MILLER STAUFFER ARCHITECTS  
601 E. FRONT AVENUE  
COEUR D'ALENE, IDAHO 83814  
CONTACT: MICHAEL WALKER  
PHONE: (208) 664-1773

#### CIVIL ENGINEER:

DCI ENGINEERS  
707 W. 2ND AVENUE  
SPOKANE, WASHINGTON 99201  
CONTACT: MATT GIBB, P.E.  
PHONE: (509) 227-5721

### UTILITY PURVEYORS:

#### SEWER:

CITY OF COEUR D'ALENE  
WASTEWATER DEPARTMENT  
765 WEST HUBBARD AVENUE  
COEUR D'ALENE, ID 83814  
CONTACT: LARRY PARSONS  
PHONE: (208) 769-2268

#### WATER:

CITY OF COEUR D'ALENE  
WATER DEPARTMENT  
3820 RAMSEY ROAD  
COEUR D'ALENE, ID 83815  
CONTACT: KYLE MARINE  
PHONE: (208) 769-2336

#### POWER/GAS:

AVISTA UTILITIES  
1735 NORTH 15TH STREET  
COEUR D'ALENE, ID 83814  
CONTACT: JASON STIPPICH  
PHONE: (509) 435-6480

#### FIRE:

COEUR D'ALENE FIRE DEPARTMENT  
300 EAST FOSTER AVENUE  
COEUR D'ALENE, ID 83814  
CONTACT: BOBBY GONDER  
PHONE: (208) 769-2340

SHEET INDEX	
SHEET #	SHEET TITLE
CO.0	GENERAL CIVIL INFORMATION
CO.1	GENERAL NOTES
CI.0	EXISTING SITE CONDITIONS
CI.1	EROSION CONTROL PLAN
CI.2	GRADING PLAN
CI.3	STORM WATER PLAN
CI.4	UTILITY PLAN
CS.0	DETAILS
CS.1	DETAILS
CS.2	DETAILS

### CONTRACTOR NOTE

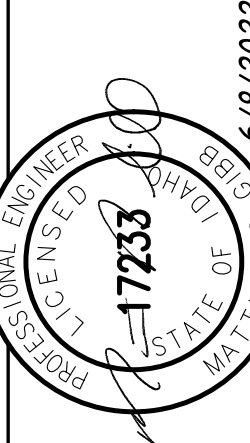
ALL EXISTING UTILITIES SHOWN ON PLANS ARE TO BE VERIFIED HORIZONTALLY AND VERTICALLY PRIOR TO ANY CONSTRUCTION. ALL EXISTING FEATURES INCLUDING BURIED UTILITIES ARE SHOWN AS INDICATED ON RECORD MAPS AND SURVEYS FURNISHED BY OTHERS. WE ASSUME NO LIABILITY FOR THE ACCURACY OF THOSE RECORDS AND SURVEYS. CONTACT THE UTILITY OWNER/AGENCY FOR THE FINAL LOCATION OF EXISTING UTILITIES IN AREAS CRITICAL TO CONSTRUCTION.

UNDERGROUND SERVICE ALERT  
ONE-CALL NUMBER  
811  
CALL TWO BUSINESS DAYS  
BEFORE YOU DIG

REV.	DATE:
1	2/4/22 CITY COMMENTS
2	5/6/22 CITY COMMENTS
3	6/8/22 CITY COMMENTS

PROJECT NO.	21-42-0009
DESIGNED BY:	EAL
DRAWN BY:	JFS
CO.O	

H.F.H. - Hickam Place  
N. Second St.  
Coeur d'Alene, ID 83814



GENERAL CIVIL  
INFORMATION  
1-18-2022

LOT 8, SEC. 1, T. 50 N., R. 4 W., B.M.

MILLER  
STAUFFER  
ARCHITECTS

**DCI**  
ENGINEERS  
707 W. 2ND AVENUE  
SPOKANE, WASHINGTON 99201  
PHONE: (509) 455-4448 • FAX: (509) 455-7492  
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CIVIL / STRUCTURAL  
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601 E. Front Ave., Ste. 201  
Coeur d'Alene, ID 83814  
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www.millerstauffer.com



CITY OF COEUR D'ALENE GENERAL CONSTRUCTION NOTES:

(NOTES FROM CITY OF COEUR D'ALENE STANDARD DRAWINGS NO.'S M-22 AND M-23)

1. ALL WORK SHALL CONFORM TO THE IDAHO STANDARD FOR PUBLIC WORKS CONSTRUCTION (ISPMC) AND THE CITY OF COEUR D'ALENE STANDARD DRAWINGS AND SPECIFICATIONS. IN THE CASE OF A CONFLICT, CITY OF COEUR D'ALENE STANDARDS SHALL PREVAIL.
2. THE CONTRACTOR SHALL NOTIFY THE APPROPRIATE UTILITY COMPANY PRIOR TO STARTING WORK NEAR ANY FACILITIES AND SHALL COORDINATE HIS WORK WITH COMPANY REPRESENTATIVES. ALL UTILITY SERVICES SHALL BE INSTALLED UNDERGROUND, FOR EXISTING UTILITY LOCATIONS, CONTACT "CALL BEFORE YOU DIG" AT 1-800-428-4950 AT LEAST 48 HOURS PRIOR TO STARTING ANY EXCAVATIONS.
3. WORK SHALL NOT BEGIN UNTIL A NOTICE TO PROCEED IS ISSUED BY THE CITY.
4. THE CONTRACTOR SHALL NOTIFY THE CITY OF COEUR D'ALENE ENGINEERING INSPECTOR 48 HOURS PRIOR TO STARTING WORK.
5. A PERMIT SHALL BE OBTAINED FROM THE CITY ENGINEERING DIVISION FOR WORK WITHIN EXISTING CITY RIGHT-OF-WAY.
6. THE CONTRACTOR SHALL HAVE AN APPROVED SET OF IMPROVEMENT PLANS ON THE JOB SITE AT ALL TIMES.
7. CONSTRUCTION EXPANSION JOINTS ARE REQUIRED IN CURB AND GUTTER AT RETURNS AND AT DRIVEWAY INTERSECTIONS PER CITY STANDARDS. WEAKENED PLANE JOINTS ARE REQUIRED EVERY TWENTY (20) FEET PER CITY STANDARDS.
8. ALL UNDERGROUND UTILITY LATERALS SHALL BE INSTALLED BEFORE CONSTRUCTION OF CURBS, CROSS GUTTERS, OR SURFACING OF THE STREETS.
9. WHERE TRENCHES ARE WITHIN PUBLIC EASEMENTS, COMPACTION TEST RESULTS SHALL BE SUBMITTED TO THE ENGINEER OF WORK AND THE CITY ENGINEER BY A QUALIFIED ENGINEER WHICH CERTIFY THAT TRENCH BACKFILL WAS COMPACTED AS REQUIRED IN ACCORDANCE WITH ISPMC AND CITY OF COEUR D'ALENE SPECIFICATIONS.
10. ALL TESTING REQUIRED BY THE CITY OF COEUR D'ALENE WILL BE AT NO COST TO THE CITY.
11. ALL OPERATIONS CONDUCTED ON THE PREMISES, INCLUDING THE WARMING UP, REPAIR, ARRIVAL, DEPARTURE OR RUNNING OR TRUCKS, EARTHMOVING EQUIPMENT, CONSTRUCTION EQUIPMENT AND ANY OTHER ASSOCIATED EQUIPMENT SHALL BE LIMITED TO THE PERIOD BETWEEN 7:00 A.M. AND 5:00 P.M. EVERYDAY UNLESS OTHERWISE APPROVED BY THE CITY OF COEUR D'ALENE.
12. ALL EXISTING IMPROVEMENTS INCLUDING CURB AND GUTTERS, SIDEWALKS, ASPHALT, CONCRETE OR P.C.C. PAVING, WHICH ARE BEING JOINED OR MATCHED IN CONNECTION WITH THIS PROJECT SHALL BE JOINED OR MATCHED IN A MANNER SATISFACTORY TO THE CITY ENGINEER, INCLUDING NECESSARY SAWCUTTING, REMOVAL, REPLACEMENT AND CAPPING.
13. NO REVISIONS SHALL BE MADE TO THESE PLANS WITHOUT THE APPROVAL OF THE CITY ENGINEER.
14. COMPACTION TESTING SHALL BE PERFORMED ON THE FOLLOWING:
  - UTILITY TRENCH BACKFILL
  - ROADWAY EMBANKMENT
  - CURB AND GUTTER SUBGRADE
  - ROAD SUBGRADE
  - ROAD BASE
  - ASPHALT PAVING

- THE CITY MAY REQUIRE ADDITIONAL TESTING IF IT DEEMS NECESSARY. COMPACTION FREQUENCY SHALL GENERALLY ADHERE TO THE FOLLOWING GUIDELINES:
- EMBANKMENT- 1 PER 50 CY
- TRENCH- 1 PER 50 CY LOCATED IN PIPE ZONE, MID-DEPTH, SURFACE, AND AROUND MANHOLES.
- SUBGRADE
- ROAD BASE- 1 PER 750-1000 SF
- ASPHALT PAVING
- CURB AND GUTTER- 1 PER 75-100 LF

GRADING NOTES:

1. EXCAVATION AND EMBANKMENT SHALL BE IN ACCORDANCE WITH APPLICABLE REQUIREMENTS OF THE ISPMC. ALL COMPACTION OF SUBGRADES, ROCK, AND ASPHALT SHALL BE IN ACCORDANCE WITH THE ISPMC.
2. ALL FINISHED GRADING ELEVATIONS SHALL MATCH EXISTING ELEVATIONS AT THE SITE'S BOUNDARY, EXCEPT AS SHOWN OTHERWISE ON THE GRADING PLAN. WHERE CONFLICTS EXIST, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT AND ENGINEER TO RESOLVE THE ISSUE PRIOR TO PROCEEDING.
3. GRADING: ALL GRADING SHALL BE LIMITED TO THE AREAS IDENTIFIED ON THE GRADING PLAN AND SHALL NOT INFRINGE ON ADJACENT OWNERSHIPS (UNLESS SPECIFICALLY NOTED ON PLANS).
4. CUT SLOPES IN SOLID ROCK SHALL NOT EXCEED 0.5H:1V (HORIZONTAL:VERTICAL), AND TEMPORARY SOIL CUT SLOPES SHALL NOT EXCEED 2H:1V (HORIZONTAL:VERTICAL), EXCEPT AS SHOWN OTHERWISE ON THE PLANS.
5. FILL SLOPES ACROSS THE PROPERTY SHOULD BE DESIGNED FOR A MAXIMUM SLOPE OF 2H:1V (HORIZONTAL:VERTICAL), EXCEPT AS SHOWN OTHERWISE ON THE PLANS.
6. ALL CURB AND GUTTER, STREET GRADES, SIDEWALK GRADES, AND ANY OTHER VERTICAL AND OR HORIZONTAL ALIGNMENT SHALL BE STAKED BY AN ENGINEERING OR SURVEYING FIRM CAPABLE OF PERFORMING SUCH WORK.
7. FORM AND SUBGRADE INSPECTION BY THE INSPECTOR IS REQUIRED BEFORE POURING THE CONCRETE. TWENTY-FOUR HOURS NOTICE IS REQUIRED FOR FORM INSPECTION.
8. ON-SITE GRADING SHALL BE IN ACCORDANCE WITH THE APPROVED GRADING PLAN AND ESC PLAN. GRADING ON THIS SITE OR ANY OTHER SITE MUST COMPLY WITH ALL DEVELOPMENT REGULATIONS INCLUDING, BUT NOT LIMITED TO, GRADING PERMITS, TIMBER HARVEST PERMITS, CRITICAL AREAS, FLOOD PLAINS, DESIGNATED DRAINAGE WAYS, ETC.
9. ALL EXISTING PERIPHERAL AREAS CURRENTLY LANDSCAPED AND NOT INCLUDED IN THE LANDSCAPE PLAN SHALL BE RE-LANDSCAPED AND IRRIGATION REPAIRED IF DISTURBED BY OTHER WORK IN THAT AREA.
10. A GEOTECHNICAL EVALUATION HAS BEEN COMPLETED BY ALLWEST (DATED JUNE 10, 2021) FOR THE PROJECT EARTHWORK AND MUST BE STRICTLY FOLLOWED THROUGHOUT THE DURATION OF EARTHWORK CONSTRUCTION ON THE PROJECT.
11. STRIP VEGETATION AND TOPSOIL ONLY WHERE NECESSARY. PROTECT EXISTING VEGETATION AS MUCH AS POSSIBLE.
12. RE-VEGETATE ALL SLOPES AS SOON AS POSSIBLE FOLLOWING CONSTRUCTION.
13. CONTRACTOR SHALL VERIFY EARTHWORK QUANTITIES.
14. TOP OF CURB (T.C.) ELEVATIONS ARE 0.5' ABOVE ACP OR CCP UNLESS OTHERWISE NOTED.
15. RIM ELEVATIONS OF UTILITY AND DRAINAGE STRUCTURES SHALL BE INSTALLED SO THAT RIMS THAT MAY BE ADJUSTED ±0.5' TO MATCH FINISHED GRADE.
16. LAYOUT CURB AND SIDEWALK BEFORE SETTING UTILITY AND STORM WATER STRUCTURES TO ENSURE THERE IS NO CONFLICT BETWEEN STRUCTURES AND HARD SURFACES OR CURBING.

CITY OF COEUR D'ALENE EROSION AND SEDIMENT CONTROL NOTES:

(NOTES FROM CITY OF COEUR D'ALENE STANDARD DRAWINGS NO.'S M-16 AND M-17)

1. APPROVAL OF THIS EROSION/SEDIMENTATION CONTROL (ESC) PLAN DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN (E.G., SIZE AND LOCATION OF ROADS, PIPES, RESTRICTORS, CHANNELS, RETENTION FACILITIES, UTILITIES, ETC.).
2. THE IMPLEMENTATION OF THIS ESC PLAN AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE PERMITTEE/CONTRACTOR UNTIL ALL CONSTRUCTION IS APPROVED.
3. THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE CLEARLY FLAGGED IN THE FIELD BY A CLEARING CONTROL FENCE PRIOR TO CONSTRUCTION. DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE OR REMOVAL OF ANY GROUND COVER BEYOND THE FLAGGED CLEARING LIMITS SHALL BE PERMITTED. THE FLAGGING SHALL BE MAINTAINED BY THE PERMITTEE/CONTRACTOR FOR THE DURATION OF CONSTRUCTION. ALL GROUND COVER IS TO REMAIN OUTSIDE OF CLEARING AREA(S).
4. THE ESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES IN SUCH A MANNER AS TO ENSURE THAT SEDIMENT-LADEN WATER DOES NOT ENTER THE DRAINAGE SYSTEM OR VIOLATE APPLICABLE WATER STANDARDS, AND MUST BE INSTALLED AND IN OPERATION PRIOR TO ANY GRADING OR LAND CLEARING. WHEREVER POSSIBLE, MAINTAIN NATURAL VEGETATION FOR SILT CONTROL.
5. THE ESC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE ESC FACILITIES SHALL BE UPGRADED (E.G., ADDITIONAL SUMPS, RELOCATION OF DITCHES AND SILT FENCES, ETC.) AS NEEDED FOR UNEXPECTED STORM EVENTS. ADDITIONALLY, MORE ESC FACILITIES MAY BE REQUIRED TO ENSURE COMPLETE SILTATION CONTROL. THEREFORE, DURING THE COURSE OF CONSTRUCTION IT SHALL BE THE OBLIGATION AND RESPONSIBILITY OF THE CONTRACTOR TO ADDRESS ANY NEW CONDITIONS THAT MAY BE CREATED BY HIS ACTIVITIES AND TO PROVIDE ADDITIONAL FACILITIES OVER AND ABOVE THE MINIMUM REQUIREMENTS AS MAY BE NEEDED.
6. THE ESC FACILITIES SHALL BE INSPECTED BY THE PERMITTEE/CONTRACTOR DAILY DURING NON-RAINFALL PERIODS, EVERY HOUR (DAYLIGHT) DURING A RAINFALL EVENT, AND AT THE END OF EVERY RAINFALL, AND MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING. IN ADDITION, TEMPORARY SILTATION PONDS AND ALL TEMPORARY SILTATION CONTROLS SHALL BE MAINTAINED IN A SATISFACTORY CONDITION UNTIL SUCH TIME AS CLEARING AND/OR CONSTRUCTION IS COMPLETED, PERMANENT DRAINAGE FACILITIES ARE OPERATIONAL, AND THE POTENTIAL FOR EROSION HAS PASSED.
7. THE ESC FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH OR WITHIN 48 HOURS FOLLOWING A STORM EVENT.
8. AT NO TIME SHALL MORE THAN 1 FOOT OF SEDIMENT BE ALLOWED TO ACCUMULATE WITHIN A CATCH BASIN. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED PRIOR TO PAVING. THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT-LADEN WATER INTO THE DOWNSTREAM SYSTEM.
9. STABILIZED CONSTRUCTION ENTRANCES AND WASH PADS SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES MAY BE REQUIRED TO ENSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.
10. ANY PERMANENT RETENTION/DETENTION FACILITY USED AS A TEMPORARY SETTLING BASIN SHALL BE MODIFIED WITHIN THE NECESSARY EROSION CONTROL MEASURES AND SHALL PROVIDE ADEQUATE STORAGE CAPACITY. IF THE PERMANENT FACILITY IS TO FUNCTION ULTIMATELY AS AN INFILTRATION OR DISPERSION SYSTEM, THE FACILITY SHALL NOT BE USED AS A TEMPORARY SETTLING BASIN. NO UNDERGROUND DETENTION TANK, DETENTION VAULT, OR SYSTEM WHICH BACKS UNDER OR INTO A POND SHALL BE USED AS A TEMPORARY SETTLING BASIN.
11. WHERE STRAW MULCH IS REQUIRED FOR TEMPORARY EROSION CONTROL, IT SHALL BE APPLIED AT A MINIMUM THICKNESS OF 2".
12. ALL EROSION/SEDIMENTATION CONTROL PONDS WITH A DEAD STORAGE DEPTH EXCEEDING 12" MUST HAVE A PERIMETER FENCE WITH A MINIMUM HEIGHT OF 3 FEET.
13. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CITY OF COEUR D'ALENE STANDARDS AND SPECIFICATIONS.
14. THE ESC FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DETAILS ON THE APPROVED PLANS. LOCATIONS MAY BE MOVED TO SUIT FIELD CONDITIONS, SUBJECT TO APPROVAL BY THE ENGINEER AND THE CITY OF COEUR D'ALENE INSPECTOR.
15. A COPY OF THE APPROVED EROSION CONTROL PLANS MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
16. ANY CATCH BASINS OR DRYWELLS COLLECTING RUNOFF FROM THE SITE, WHETHER THEY ARE ON OR OFF THE SITE, SHALL HAVE THEIR GRATES COVERED WITH FILTER FABRIC DURING CONSTRUCTION.
17. THE WASHED GRAVEL BACKFILL ADJACENT TO THE FILTER FABRIC FENCE SHALL BE REPLACED AND THE FILTER FABRIC CLEANED IF IT IS NONFUNCTIONAL BY EXCESSIVE SILT ACCUMULATION AS DETERMINED BY THE CITY OF COEUR D'ALENE. ALSO ALL INTERCEPTOR SWALES SHALL BE CLEANED IF SILT ACCUMULATION EXCEEDS ONE-QUARTER DEPTH.
18. ROCK FOR EROSION PROTECTION OF CHANNELS AND DITCHES, WHERE REQUIRED, MUST BE OF SOUND QUARRY ROCK, PLACED TO A DEPTH OF 1 FOOT AND MUST MEET THE FOLLOWING SPECIFICATIONS: 4"-8" ROCK/40%-70% PASSING; 2"-4" ROCK/30%-40% PASSING; AND 1"-2" ROCK/10%-20% PASSING.
19. IF ANY PART(S) OF THE CLEARING LIMIT BOUNDARY OR TEMPORARY EROSION/SEDIMENTATION CONTROL PLAN IS/ARE DAMAGED, IT SHALL BE REPAIRED IMMEDIATELY.
20. ALL PROPERTIES ADJACENT TO THE PROJECT SITE SHALL BE PROTECTED FROM SEDIMENT DEPOSITION AND RUNOFF.
21. DO NOT FLUSH CONCRETE BY-PRODUCTS OR TRUCKS NEAR OR INTO THE STORM DRAINAGE SYSTEM.

EROSION AND SEDIMENT CONTROL MAINTENANCE NOTES:

1. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE ESC STRUCTURE IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND HYDRO/HAND SEEDED AT THE SAME RATE AS THE POND.
2. ALL TEMPORARY AND PERMANENT ESC PRACTICES SHALL BE MAINTAINED AND PREPARED AS NEEDED TO ASSURE CONTINUED PERFORMANCE OF THEIR INTENDED FUNCTION.
3. ALL TEMPORARY ESC MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY BMP'S ARE NO LONGER NEEDED. TRAPPED SEDIMENT SHALL BE REMOVED OR STABILIZED ON SITE. DISTURBED SOIL AREAS RESULTING FROM REMOVAL WITHOUT PERMISSION OF THE ENGINEER OR INSPECTOR WHICH RESULTS IN CONTAMINATION OF THE DRYWELLS SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO REMEDY. REMEDY MAY ENTAIL DRYWELL CLEANING OR REMOVAL AND RECONSTRUCTION.
4. DUST CONTROL: AN APPROVED METHOD OF DUST CONTROL, MEETING THE REQUIREMENTS OF LOCAL REGULATIONS, SHALL BE UTILIZED DURING CONSTRUCTION OF THIS PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR ANY MATERIALS THAT SPILL ONTO LOCAL STREETS DURING THE TRANSPORTATION OF THE EQUIPMENT. SHOULD A SPILL OCCUR, THE CONTRACTOR SHALL REMOVE THE MATERIAL BY THE END OF THE WORK DAY. NO MATERIAL SHALL BE ALLOWED TO SET, DRY, OR BE WASHED INTO ADJACENT STORM WATER FACILITIES.

CITY OF COEUR D'ALENE PAVING NOTES:

(NOTES FROM CITY OF COEUR D'ALENE STANDARD DRAWINGS NO.'S M-24 AND M-25)

1. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF DIVISION 800 OF THE ISPMC LATEST EDITION. PLANT MIX PAVEMENT SHALL CONFORM TO IDAHO TRANSPORTATION DEPARTMENT STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, SECTION 405. CRUSHED AGGREGATE BASE SHALL CONFORM TO IDAHO TRANSPORTATION DEPARTMENT STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, SECTION 303, ONE (1) INCH (A) MAXIMUM AGGREGATE SIZE.
2. THE UPPER TWELVE INCHES (12") OF SUBGRADE SHALL BE COMPACTED TO A RELATIVE COMPACTION OF 95%.
3. PRIOR TO PLACING BASE MATERIAL, THE FOLLOWING SHALL BE COMPLETED:
  - A. PROVIDE COMPACTION TEST RESULTS FOR ALL UTILITY TRENCHES, SUBGRADE, AND AREAS UNDER CURB AND GUTTER TO THE CITY'S ENGINEERING INSPECTOR.
  - B. OBTAIN AUTHORIZATION FROM THE CITY INSPECTOR TO PROCEED WITH PLACEMENT OF BASE MATERIAL. THE CITY ENGINEER SHALL BE NOTIFIED AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO PLACEMENT OF BASE MATERIAL.
  - C. PRIOR TO PLACING BASE, THE SUBGRADE SHALL BE PROOF-ROLLED AND OBSERVED BY THE CITY'S ENGINEERING INSPECTOR.
4. COMPACTION OF THE CRUSHED AGGREGATE BASE SHALL CONFORM TO THE REQUIREMENTS OF SECTION 802 OF THE ISPMC.
5. COMPACTION OF THE AGGREGATE BASE SHALL BE TESTED AND APPROVED BY A QUALIFIED ENGINEER PRIOR TO PLACEMENT OF ASPHALTIC CONCRETE.
6. A TACK COAT SHALL BE APPLIED TO THE ADJACENT CURBS PRIOR TO PLACEMENT OF ASPHALTIC CONCRETE.
7. PRIOR TO PLACING OF ASPHALTIC CONCRETE, THE FOLLOWING SHALL BE COMPLETED:
  - A. PROVIDE COMPACTION TEST RESULTS FOR BASE MATERIAL TO THE CITY'S ENGINEERING INSPECTOR.
  - B. OBTAIN AUTHORIZATION FROM THE CITY ENGINEERING INSPECTOR TO PROCEED WITH ASPHALT PAVING. THE CITY ENGINEERING INSPECTOR SHALL BE NOTIFIED AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO PLACEMENT OF ASPHALT PAVING.
  - C. OBTAIN APPROVAL OF ALL UNDERGROUND UTILITIES WHICH WILL LIE UNDER THE PAVEMENT.
8. PLACEMENT OF ASPHALTIC CONCRETE SHALL BE OBSERVED BY A REPRESENTATIVE OF THE ENGINEER OF WORK.
9. ASPHALTIC CONCRETE SHALL BE COMPACTED TO AT LEAST 92% OF THE MAXIMUM THEORETICAL DENSITY - AASHTO T209-94.
10. PRIOR TO APPROVAL BY THE CITY, THE PAVEMENT SHALL BE WATER TESTED FOR PROPER DRAINAGE AND APPROVED BY THE CITY INSPECTOR.
11. THE CITY ENGINEER MAY REQUIRE THE PAVEMENT SECTIONS SHOWN ON THE PLANS TO BE VERIFIED BY THE "R" VALUE TESTS TAKEN FROM THE EXPOSED SUBGRADE.
12. THE CITY ENGINEER MAY REQUIRE CORING OF THE ASPHALT PAVEMENT TO VERIFY PAVEMENT THICKNESS OR DENSITY.

STORM WATER NOTES:

1. DRAINAGE PONDS SHALL BE CONSTRUCTED PER THE REQUIREMENTS OF THESE DRAWINGS INCLUDING GRADING, SOD OR SEED AS NOTED, AND DRYWELL INSTALLATION. NO BARK, GRAVEL OR CINDERS ARE ALLOWED IN SWALE. SEE LANDSCAPE PLANS FOR PLANTING DETAILS.
2. INSTALL "GEOTEX" #351 FILTER FABRIC (OR APPROVED EQUIVALENT) AROUND ALL DRYWELLS. FOR CONSTRUCTION OF DRYWELLS, INSTALL FILTER FABRIC (GEOTEX #351 OR APPROVED EQUIVALENT) BETWEEN THE WASHED DRAINROCK AND THE NATIVE SOILS.
3. ALL DRAINAGE PONDS WITHIN THE SCOPE OF THIS PROJECT SHALL BE COMPLETED DURING THE CONSTRUCTION OF THE PARKING AREAS. THE CONTRACTOR SHALL PERFORM THE POND GRADE WORK AND INSTALL SOD FOLLOWING THE PARKING AREA PAVING WORK.
4. THE FLOOR OF A DRAINAGE POND IS A GRASSED PERCOLATION AREA (GPA) THAT INCLUDES THE LEVEL PORTION OF THE FLOOR OF THE POND AND THE SIDESLOPES OF THE POND OVERFLOW ELEVATION OR TOP OF DRYWELL. THE SOIL LOCATED IN THE FLOOR OF THE CONTAINMENT POND SHALL BE A MEDIUM TO WELL - DRAINING MATERIAL WITH A MINIMUM INFILTRATION RATE OF 2 INCHES PER HOUR. THE POND FLOOR MATERIAL SHALL BE INSTALLED TO A NATIVE SOIL STRATUM THAT ALSO MEETS OR EXCEEDS THIS MINIMUM PERCOLATION RATE OF 2 INCHES PER HOUR.
5. POND BOTTOM ELEVATIONS SHOWN ON THESE PLANS ARE FINISHED GRADE. CONTRACTOR SHALL ROUGH GRADE ALL PONDS TO 0.8' BELOW ELEVATIONS SHOWN TO ALLOW FOR 6" OF TOPSOIL AND FINAL PLACEMENT OF SOD.
6. RIM ELEVATIONS OF UTILITY AND DRAINAGE STRUCTURES SHALL BE INSTALLED SO THAT RIM MAY BE ADJUSTED ±0.5' TO MATCH FINISHED GRADE.
7. CONCRETE APRONS ARE REQUIRED AT THE INLET INTO ANY SWALE OR POND. THE FINISH GRADE OF THE SWALE/POND SIDE SLOPE, WHERE THE CONCRETE INLET APRON ENDS, SHALL BE A MINIMUM OF 2 INCHES BELOW THE FINISHED ELEVATION OF THE CONCRETE CURB APRON EXTENSION. THE INTENTION IS TO ALLOW STORM WATER RUNOFF TO ENTER THE SWALE/POND UNOBSTRUCTED, WITHOUT BACKING UP INTO THE STREET AND GUTTER DUE TO SOD OVERGROWTH AT THE INLET.
8. THE CONTRACTOR SHALL CONDUCT A "FLOOD TEST" OF THE EXISTING INFILTRATION SWALES TO CONFIRM THAT THE SWALES MEET OR EXCEED THE ASSUMED PERCOLATION RATE OF 2" PER HOUR. IF, DURING FINAL INSPECTION, IT IS FOUND THAT THE CONSTRUCTED POND OR SWALE DOES NOT CONFORM TO THE ACCEPTED DESIGN, THE SYSTEM SHALL BE RECONSTRUCTED SO THAT IT DOES COMPLY.
9. THE CONTRACTOR SHALL TAKE PRECAUTIONS TO PROTECT THE INFILTRATION CAPACITY OF STORM WATER FACILITIES (E.G., LINE THE FACILITY WITH FILTER FABRIC, OVER-EXCAVATE UPON COMPLETION OF THE INFRASTRUCTURE, ETC.).

CITY OF COEUR D'ALENE STORM SYSTEM NOTES:

(NOTES FROM CITY OF COEUR D'ALENE STANDARD DRAWING NO. M-33)

1. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF SECTION 600 OF THE "IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION" (ISPMC) AND THE CITY OF COEUR D'ALENE STANDARD DRAWINGS AND SPECIFICATIONS. IN THE CASE OF CONFLICT, CITY OF COEUR D'ALENE STANDARDS SHALL PREVAIL.
2. LOCATION AND ELEVATION OF EXISTING FACILITIES SHOULD BE CONFIRMED BY FIELD MEASUREMENTS AND EXCAVATION EXPLORATION BY THE CONTRACTOR, PRIOR TO BEGINNING OF NEW WORK.
3. STORM WATER DIVISION DOES NOT RESPOND TO "ONE-CALL" NOTIFICATION. THEY MUST BE CALLED SEPARATELY FOR LOCATES ON STORM DRAIN.
4. THE CONTRACTOR MUST SECURE APPROVAL FROM THE CITY OF COEUR D'ALENE ENGINEERING INSPECTOR PRIOR TO BACKFILL OVER STORM DRAIN MAINLINE.
5. THE CITY OF COEUR D'ALENE ENGINEERING INSPECTOR SHALL BE NOTIFIED AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO COMMENCING WORK ON STORM DRAINS.
6. ALL PUBLIC STORM DRAIN LINES SHALL BE VIDEOTAPED AND SUBMITTED TO THE CITY OF COEUR D'ALENE STORM WATER DIVISION OFFICES FOR REVIEW AND APPROVAL PRIOR TO PAVING. PLEASE ALLOW FORTY-EIGHT (48) HOURS FOR REVIEW.
7. ALL MANHOLES, DRYWELLS, AND CATCH BASINS SHALL BE INSPECTED TWICE BY THE CITY OF COEUR D'ALENE ENGINEERING INSPECTOR - PRIOR TO BACKFILL AND PRIOR TO ACCEPTANCE OF IMPROVEMENTS. CALL 769-2285 FOR INSPECTION SCHEDULING.

CITY OF COEUR D'ALENE SEWER NOTES:

(NOTES FROM CITY OF COEUR D'ALENE STANDARD DRAWING NO. M-26)

1. LOCATION AND ELEVATION OF EXISTING FACILITIES SHOULD BE CONFIRMED BY FIELD MEASUREMENTS AND EXCAVATION EXPLORATION BY THE CONTRACTOR, PRIOR TO BEGINNING OF NEW WORK. ALL WORK IS TO CONFORM TO OSHA EQUIREMENTS.
  2. WASTEWATER UTILITY DOES NOT RESPOND TO "ONE-CALL" NOTIFICATION. THEY MUST BE CALLED SEPARATELY FOR LOCATES ON SANITARY SEWER.
  3. EACH LOT SHALL BE SERVED BY MINIMUM OF A SINGLE FOUR (4) INCH (RESIDENTIAL), OR SIX (6) INCH (COMMERCIAL) LATERAL SET AT A MINIMUM OF 2% SEE STANDARD DRAWING SS-3. LATERALS SHALL BE SHOWN ON AS-BUILT PLANS WITH STATIONING.
  4. SANITARY SEWER LATERALS SHALL BE AT RIGHT ANGLES TO PUBLIC SEWER MAINS, EXCEPT IN A CUL-DE-SAC. SERVICE CONNECTIONS SHALL BE TEES FOR PUBLIC MAINS. PRIVATE SERVICE CONNECTIONS SHALL CONFORM TO CDA PLUMBING CODE.
  5. THE CONTRACTOR MUST SECURE APPROVAL FROM THE CITY OF COEUR D'ALENE ENGINEERING INSPECTOR PRIOR TO BACKFILL OVER SEWER TEES AND LATERALS.
  6. NO DISRUPTION OF EXISTING SEWER SERVICE WILL BE ALLOWED WITHOUT THE SPECIFIC APPROVAL OF THE CITY OF COEUR D'ALENE WASTEWATER UTILITY.
  7. THE ENGINEER OF RECORD SHALL NOTIFY THE CITY OF COEUR D'ALENE ENGINEERING INSPECTOR AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO COMMENCING WORK ON SEWERS.
  8. ALL SANITARY SEWER LATERALS SHALL BE PLACED, INSPECTED, TESTED, AND CITY APPROVED PRIOR TO PAVING.
  9. ALL PUBLIC SANITARY SEWER LINES SHALL BE CCTV INSPECTED AND SUBMITTED IN CD FORMAT TO THE CITY OF COEUR D'ALENE WASTEWATER UTILITY OFFICES FOR REVIEW AND APPROVAL PRIOR TO PAVING. PLEASE ALLOW FORTY-EIGHT (48) HOURS FOR REVIEW.
  10. ALL SANITARY MANHOLES SHALL BE INSPECTED BY THE WASTEWATER UTILITY, FIRST INSPECTION PRIOR TO PAVING AND SECOND INSPECTION PRIOR TO ACCEPTANCE OF IMPROVEMENTS. CALL FOR INSPECTION SCHEDULING.
  11. ALL SANITARY SEWER MAINS SHALL BE AIR TESTED IN ACCORDANCE WITH IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPMC). TESTING SHALL BE WITNESSED, RECORDED, AND SIGNED BY THE ENGINEER OF WORK AND THE TEST RESULTS SUBMITTED TO THE CITY OF COEUR D'ALENE ENGINEERING INSPECTOR.
- CITY OF COEUR D'ALENE WATER NOTES:**  
(NOTES FROM CITY OF COEUR D'ALENE STANDARD DRAWING NO. M-27)

1. THE MINIMUM WATER SERVICE SHALL BE ONE INCH (1"). ALL NEW WATER SERVICE TAPS SHALL BE ONE OF THE FOLLOWING: ONE INCH (1"), TWO INCH (2"), FOUR INCH (4"), SIX INCH (6") OR EIGHT INCH (8"), UNLESS OTHERWISE APPROVED. METER SIZES SHALL RANGE FROM THREE QUARTER INCH (¾") TO EIGHT INCH (8").
2. WATER MAINS SHALL BE AWWA C900 PVC PIPE (DR-18) FOUR INCH (4") TO TWELVE INCH (12"), C905 PVC FOURTEEN INCH (14") AND LARGER, AND SHALL BE CONSTRUCTED WITH THE TOP OF THE PIPE AT A MINIMUM OF 54 INCHES BELOW FINISH GRADE EXCEPT WHERE OTHERWISE INDICATED WITH SPECIFIC ELEVATIONS AND APPROVED BY THE CITY ENGINEER.
3. NO DISRUPTION OF EXISTING WATER SERVICES WHILE MAKING CONNECTION TO EXISTING MAINS SHALL BE ALLOWED WITHOUT SPECIFIC APPROVAL FROM THE CITY OF COEUR D'ALENE WATER DIVISION. ALL AFFECTED PROPERTIES MUST BE NOTIFIED AT LEAST 48 HOURS PRIOR TO SHUT-OFF. FAILURE TO COMPLY WITH NOTICING OR OTHER REQUIREMENTS COULD RESULT IN A STOP-WORK NOTICE, FINES, AND /OR OTHER PENALTIES.
4. NO CONNECTIONS FOR THE PURPOSE OF OBTAINING WATER SUPPLY DURING CONSTRUCTION SHALL BE MADE WITHOUT FIRST OBTAINING APPROVAL FROM THE CITY OF COEUR D'ALENE WATER DIVISION. BULK WATER FOR CONSTRUCTION AND DUST CONTROL SHALL BE PURCHASED THROUGH APPROVED FILLING STATIONS.
5. THE EXISTENCE AND LOCATION OF WATER FACILITIES SHOWN ON THE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE CITY RECORDS. LOCATION AND ELEVATION OF EXISTING WATER FACILITIES SHALL BE CONFIRMED BY FIELD MEASUREMENTS AND EXCAVATION EXPLORATION BY THE CONTRACTOR PRIOR TO BEGINNING OF NEW WORK.
6. THE CITY'S ENGINEERING INSPECTOR SHALL BE NOTIFIED AT LEAST 48 HOURS PRIOR TO ANY INSPECTION.
7. ALL FITTINGS OR APPURTENANCES REMOVED FROM THE CITY WATER LINES SHALL BE RETURNED BY THE CONTRACTOR TO THE CITY OF COEUR D'ALENE WATER DIVISION UNLESS OTHERWISE SPECIFIED BY THE CONTRACT DOCUMENTS OR SUPERINTENDENT.
8. ALL WATER MAINS, VALVES AND VALVE BOXES, FIRE HYDRANTS, SERVICES, AND APPURTENANCES SHALL BE INSTALLED, TESTED, AND APPROVED PRIOR TO PAVING.
9. ALL MAINS SHALL BE TESTED IN ACCORDANCE WITH CITY REQUIREMENTS. HYDROSTATIC TESTING SHALL BE WITNESSED BY A CITY INSPECTOR. RESULTS OF CHLORINATION AND BACTERIA TESTS SHALL BE SUBMITTED TO THE CITY OF COEUR D'ALENE WATER DIVISION FOR APPROVAL.

UTILITY NOTES:

1. CONTRACTOR SHALL COORDINATE WITH AVISTA UTILITIES FOR NATURAL GAS SERVICE TO THE BUILDING.
2. CONTRACTOR SHALL COORDINATE NEW TELECOM SERVICE WITH ZIPLY FIBER.
3. SEWER LINES MUST BE LAID 7 FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED WATER LINES. THE DISTANCE SHALL BE MEASURED EDGE TO EDGE.
4. SEWER LINES CROSSING WATER LINES SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 18 INCHES BETWEEN THE BOTTOM OF THE WATER AND THE BOTTOM OF THE SEWER WITH THE SEWER LINE BELOW THE WATER LINE. IF THIS CANNOT BE ACHIEVED, THE SEWER LINE MUST BE ENCASED 10 FEET ON EACH SIDE OF CROSSING WITH A CONTINUOUS 20 FOOT LENGTH OF C900 PVC PIPE.
5. THRUST BLOCKS ARE REQUIRED BEHIND ALL WATER MAIN TEES AND ELBOWS, PER CITY OF COEUR D'ALENE STANDARD PLAN W-9.
6. ALL DRAINAGE AND UTILITY RIM ELEVATIONS SHALL BE ADJUSTABLE 0.5 FT UP OR DOWN TO MATCH FINISHED GRADE.
7. CONTRACTOR SHALL COORDINATE WITH AVISTA UTILITIES FOR POWER SERVICE TO BUILDING.
8. WATER PIPE SHALL BE INSTALLED 4.5 FEET MINIMUM (MEASURED TO TOP OF PIPE) BELOW PROPOSED FINISHED GRADE.

SITE DEMOLITION NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION AND LEGAL DISPOSAL OF ALL SITE FEATURES INDICATE ON PLANS.
2. CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROL MEASURES THROUGHOUT CONSTRUCTION, AND IS RESPONSIBLE FOR FINAL SITE STABILIZATION. SEE SHEET C1.1 FOR EROSION CONTROL MEASURES.
3. THE CONTRACTOR SHALL BE FORTHCOMING WITH ANY KNOWLEDGE OF EXISTING CONDITIONS THAT ARE NOT SHOWN ON PLAN, AND SHALL NOTIFY THE OWNER OF SUCH CONDITIONS DURING THE BIDDING PHASE OF THE PROJECT.

CONTRACTOR NOTE

ALL EXISTING UTILITIES SHOWN ON PLANS ARE TO BE VERIFIED HORIZONTALLY AND VERTICALLY PRIOR TO ANY CONSTRUCTION. ALL EXISTING FEATURES INCLUDING BURIED UTILITIES ARE SHOWN AS INDICATED ON RECORD MAPS AND SURVEYS FURNISHED BY OTHERS. WE ASSUME NO LIABILITY FOR THE ACCURACY OF THOSE RECORDS AND SURVEYS. CONTACT THE UTILITY OWNER/AGENCY FOR THE FINAL LOCATION OF EXISTING UTILITIES IN AREAS CRITICAL TO CONSTRUCTION.

UNDERGROUND SERVICE ALERT  
ONE-CALL NUMBER  
811  
CALL TWO BUSINESS DAYS BEFORE YOU DIG

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GENERAL NOTES

H.F.H. - Hickam Place  
N. Second St.  
Coeur d'Alene, ID 83814

1-18-2022

6/8/2022

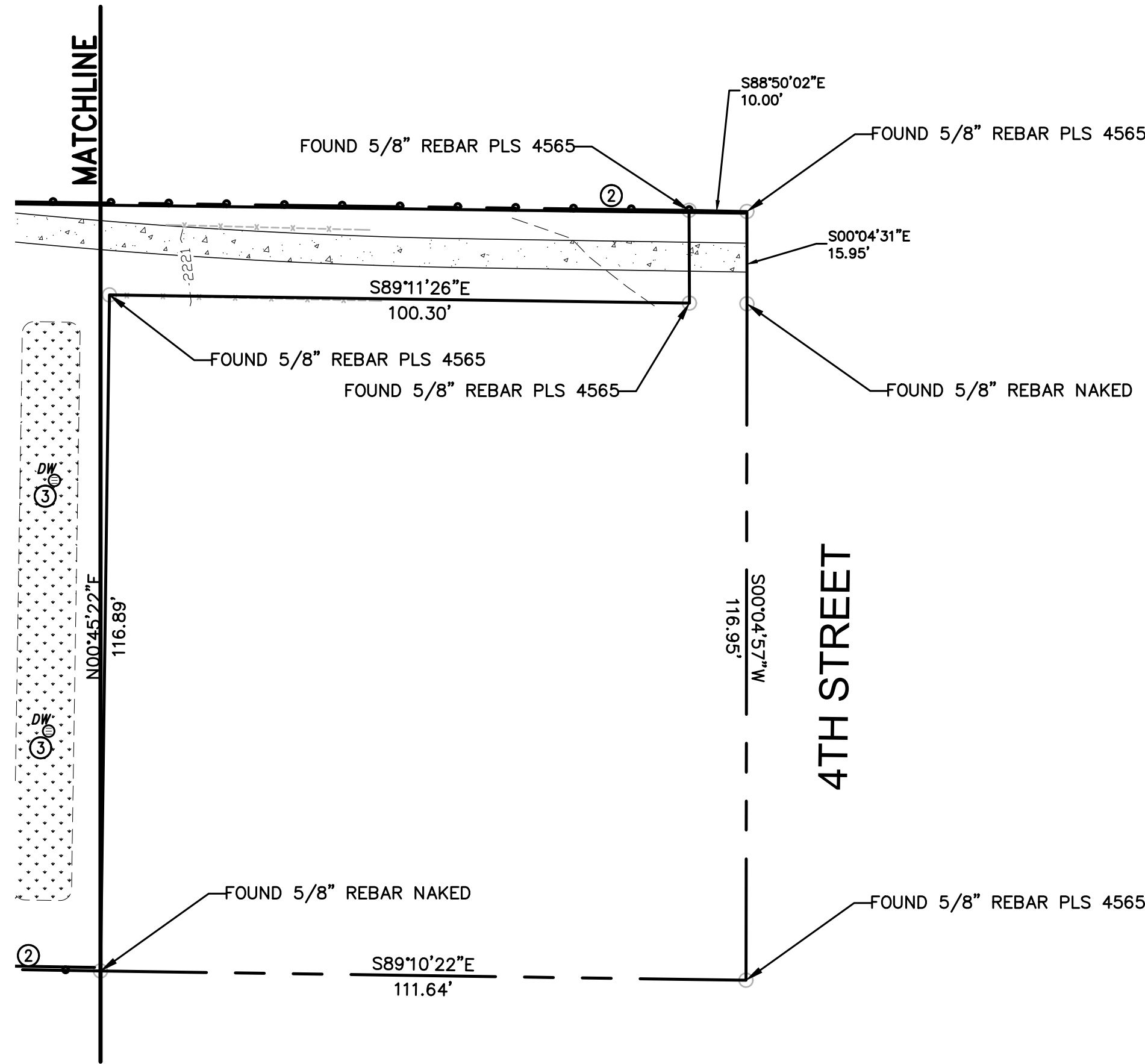
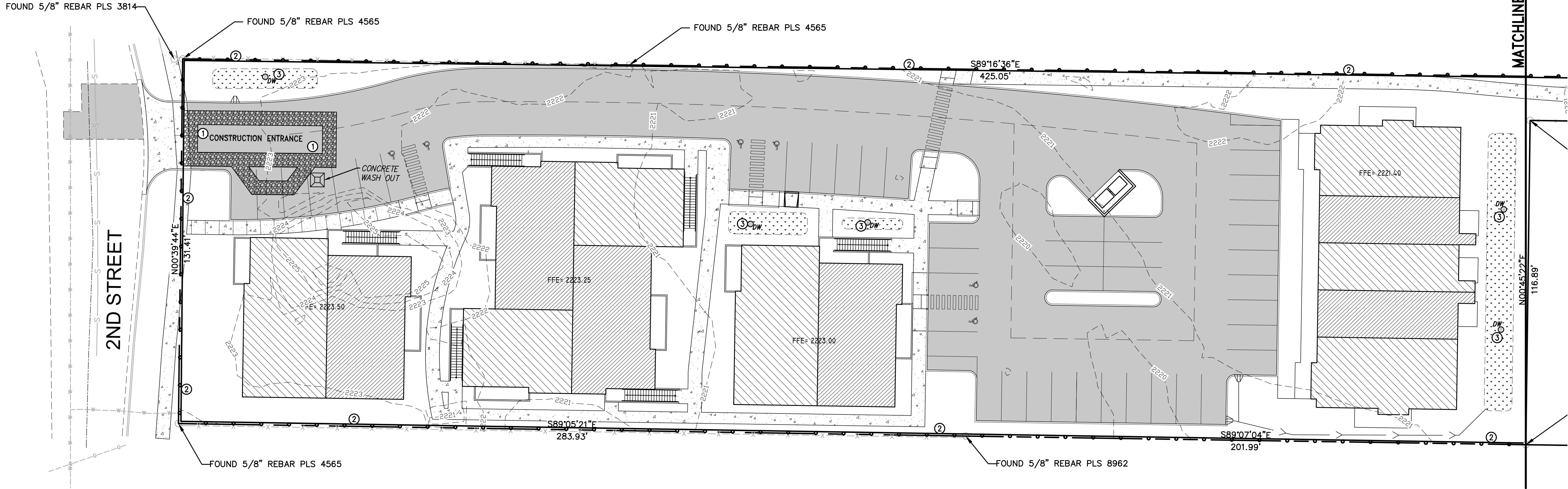
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2	5/6/22 CITY COMMENTS
3	6/8/22 CITY COMMENTS

PROJECT NO.: 21-02-0009  
DESIGNED BY: EAL  
DRAWN BY: JFS

**CO.1**



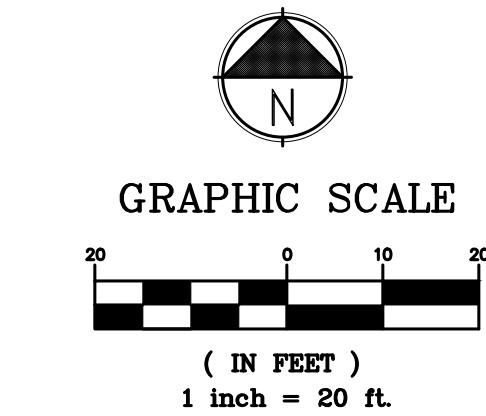




- REFERENCE NOTES:**
1. PROVIDE NEW TEMPORARY CONSTRUCTION ENTRANCE AT ALL PROJECT ENTRY/EXIT POINTS PER DETAIL 1/C5.0.
  2. PROVIDE NEW TEMPORARY SILT FENCE PER DETAIL 3/C5.0.
  3. PROVIDE NEW INLET PROTECTION PER DETAIL 2/C5.0.
- ENGINEER'S NOTES:**
1. EROSION CONTROL MEASURES SHOWN ON THE PLAN ARE MINIMUM REQUIREMENTS. THE CONTRACTOR SHALL INSTALL ADDITIONAL MEASURES, AS NEEDED, TO PREVENT SEDIMENT-LADEN RUNOFF FROM LEAVING THE SITE OR FROM COMPROMISING THE PROPOSED/EXISTING STORM WATER SYSTEM.
  2. SEE SHEET C0.01 FOR ADDITIONAL ESC NOTES.
  3. CONTRACTOR SHALL CONSTRUCT NECESSARY EROSION CONTROL FACILITIES BEFORE GRADING BEGINS. THESE FACILITIES SHALL BE OPERATIONAL BEFORE THE CONSTRUCTION OF SITE IMPROVEMENTS.
  4. CONTRACTOR IS RESPONSIBLE FOR DESIGNATING A LOCATION WHERE CONCRETE TRUCK OR EQUIPMENT CAN BE WASHED OUT. THIS AREA SHALL NOT BE LOCATED NEAR OR DRAINING INTO A STORM DRAINAGE AREA, TREATMENT AREA, DRAINAGE STRUCTURE OR OTHER STORM WATER FACILITY.

**CONTRACTOR NOTE**

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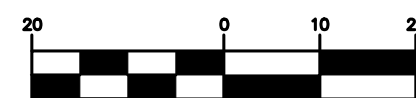
**UNDERGROUND SERVICE ALERT**  
ONE-CALL NUMBER  
811  
CALL TWO BUSINESS DAYS BEFORE YOU DIG

**DCI ENGINEERS**  
707 W. 2ND AVENUE  
SPOKANE, WASHINGTON 99201  
PHONE: (509) 455-4448 • FAX: (509) 455-7492  
WEBSITE: www.dci-engineers.com  
CIVIL / STRUCTURAL  
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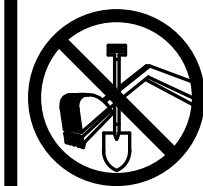
GRAPHIC SCALE



( IN FEET )  
1 inch = 20 ft.

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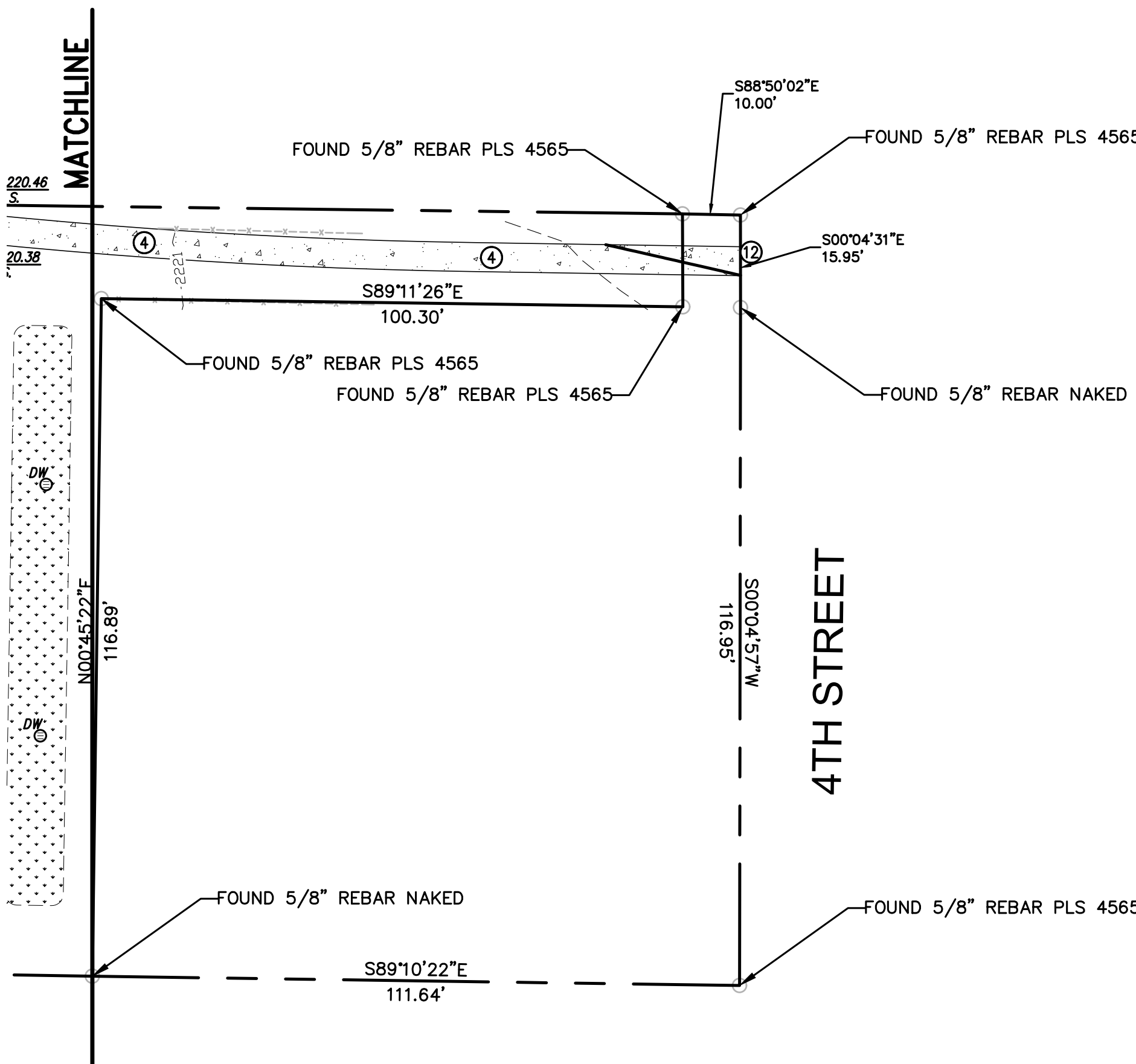
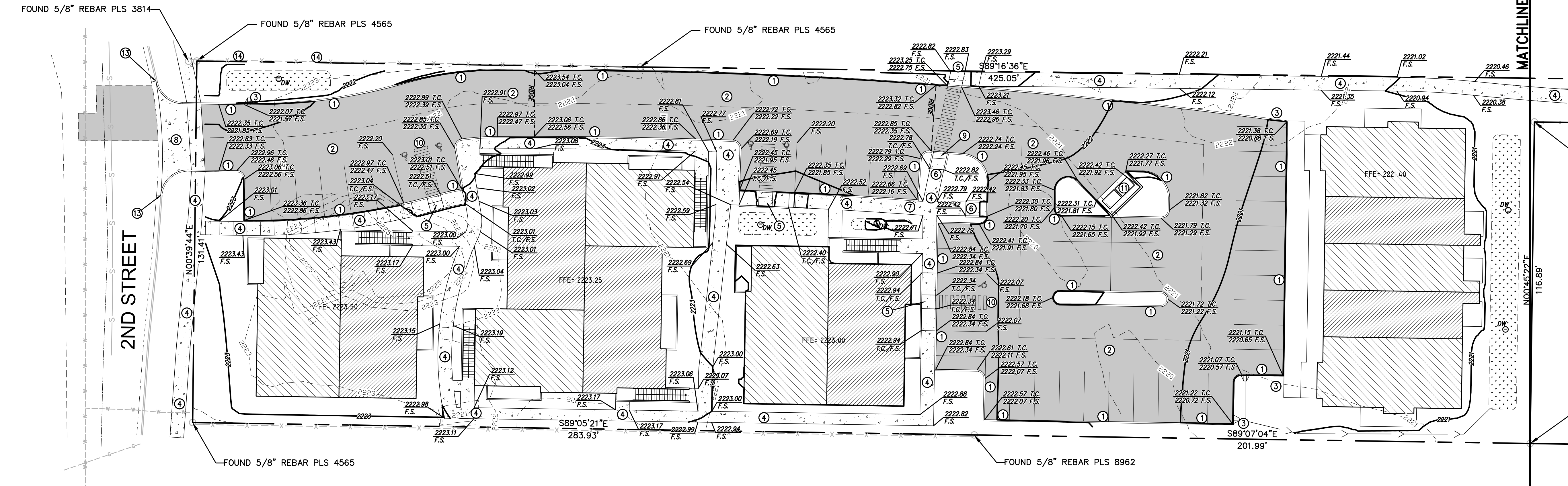
CALL TWO BUSINESS DAYS BEFORE YOU DIG

**REFERENCE NOTES:**

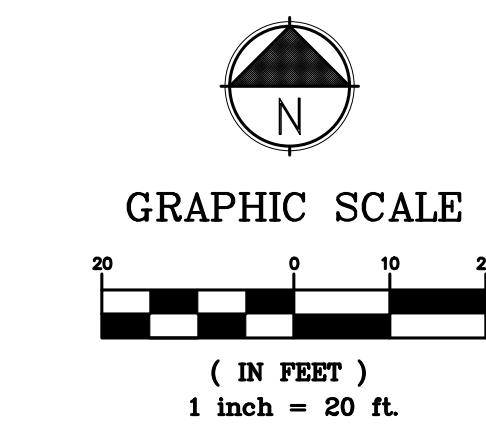
- ① PROVIDE NEW CONCRETE CURB PER CITY OF COEUR D'ALENE STANDARD DRAWING C-2. SEE DETAIL 5/C5.0.
- ② PROVIDE NEW ASPHALT PAVEMENT. SEE DETAIL 9/C5.0.
- ③ PROVIDE INLET APRON PER CITY OF COEUR D'ALENE STANDARD DRAWING C-17. SEE DETAIL 2/C5.1.
- ④ PROVIDE NEW ON-SITE CONCRETE SIDEWALK. SEE DETAIL 6/C5.0.
- ⑤ PROVIDE NEW PEDESTRIAN RAMP TYPE "G" PER CITY OF COEUR D'ALENE STANDARD DRAWING C-14. SEE DETAIL 8/C5.0.
- ⑥ PROVIDE NEW PEDESTRIAN RAMP TYPE "D" PER CITY OF COEUR D'ALENE STANDARD DRAWING C-14. SEE DETAIL 8/C5.0.
- ⑦ PROVIDE NEW SIDEWALK UNDERDRAIN PER CITY OF COEUR D'ALENE STANDARD DRAWING C-16. SEE DETAIL 1/C5.1.
- ⑧ PROVIDE NEW COMMERCIAL DRIVEWAY PER CITY OF COEUR D'ALENE STANDARD DRAWING C-12. SEE DETAIL 7/C5.0.
- ⑨ NOT USED.
- ⑩ PROVIDE ADA PARKING STALL SIGNAGE AND STRIPING. SEE DETAIL 5/C5.1.
- ⑪ PROVIDE NEW CONCRETE PAD AT TRASH ENCLOSURE PER DETAIL 10/C5.0.
- ⑫ MATCH EXISTING SIDEWALK GRADE.
- ⑬ MATCH EXISTING CURB GRADE.
- ⑭ LIMITED SURVEY DATA AT PROPERTY LINE. CONTACT ENGINEER OF RECORD IF SWALE GRADING REQUIRES RETAINING WALL.

**ENGINEER'S NOTES:**

1. ALL DRAINAGE AND UTILITY STRUCTURES SHALL BE INSTALLED 0.5± FEET TO MATCH FINISHED GRADE.
2. SEE SHEET C0.1 FOR ADDITIONAL SITE NOTES.
3. ADA PARKING AREA SLOPE SHALL BE 2.0% OR LESS IN ALL DIRECTIONS.
4. FOR DUMPSTER TRASH ENCLOSURE DETAILS SEE ARCHITECTURAL PLANS.

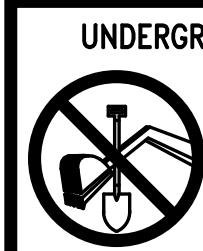






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REFERENCE NOTES:

- ① PROVIDE NEW BIO-INFILTRATION SWALE PER CITY OF COEUR D'ALENE STANDARD DRAWING SD-7. SEE DETAIL 4/C5.1.
- ② PROVIDE NEW SINGLE-DEPTH DRYWELL PER CITY OF COEUR D'ALENE STANDARD DRAWING SD-6A. SEE DETAIL 3/C5.1.
- ③ PROVIDE NEW 6" SDR35 PVC STORM DRAIN LINE, LENGTH AND SLOPE PER PLAN.
- ④ CONNECT TO BUILDING ROOF DRAIN. SEE PLUMBING PLANS.
- ⑤ PROVIDE SHALLOW V-DITCH FOR STORM WATER CONVEYANCE PER DETAIL 11/C5.0.
- ⑥ PROVIDE NEW DOUBLE-DEPTH DRYWELL PER CITY OF COEUR D'ALENE STANDARD DRAWING SD-6B. SEE DETAIL 8/C5.2.

ENGINEER'S NOTES:

1. COORDINATE ROOF DRAIN LOCATIONS WITH ARCHITECTURAL AND PLUMBING DRAWINGS.
2. SWALE DIMENSIONS SHOWN ARE BOTTOM OF SWALE.

BIO-INFILTRATION SWALE "A"

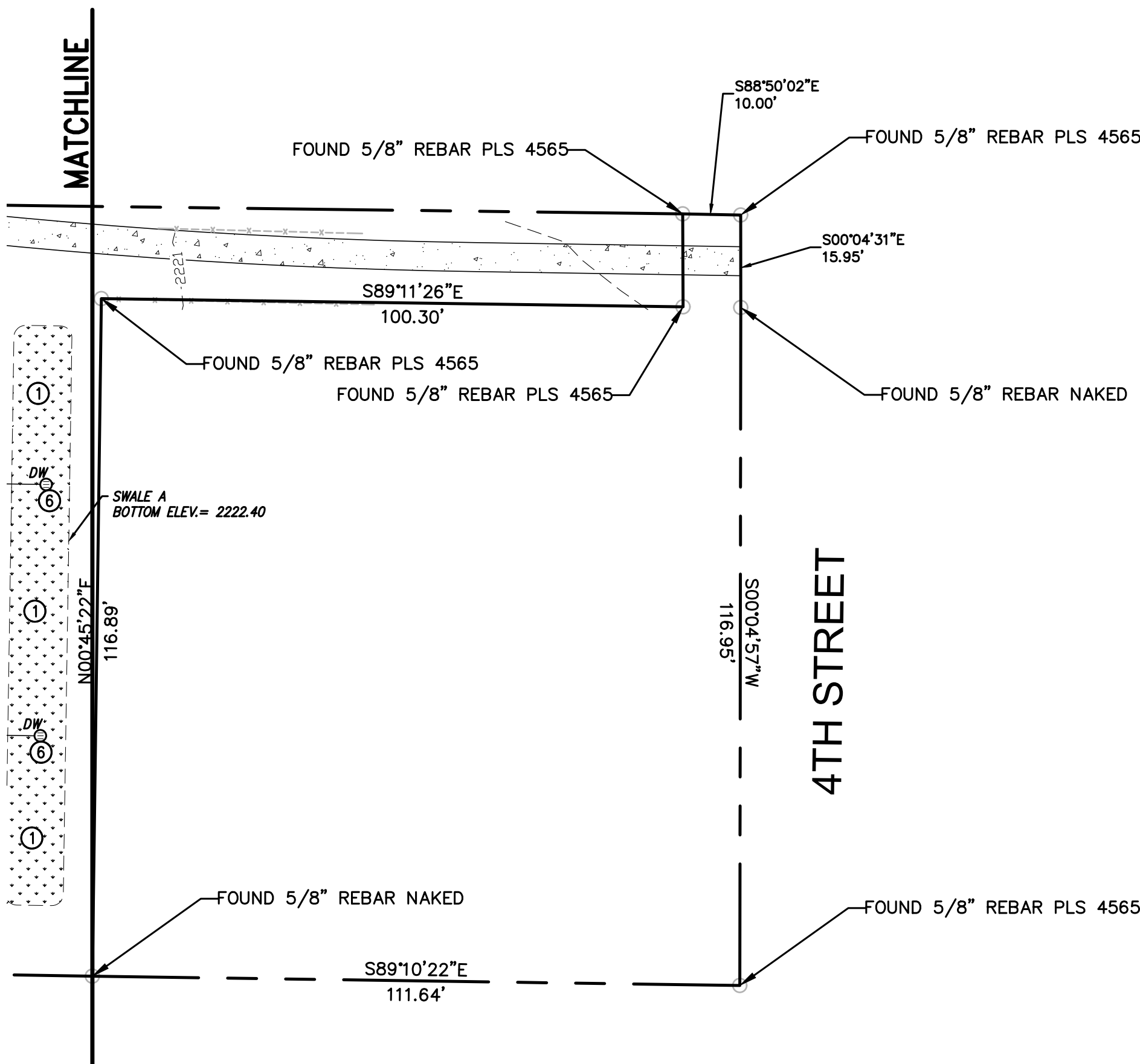
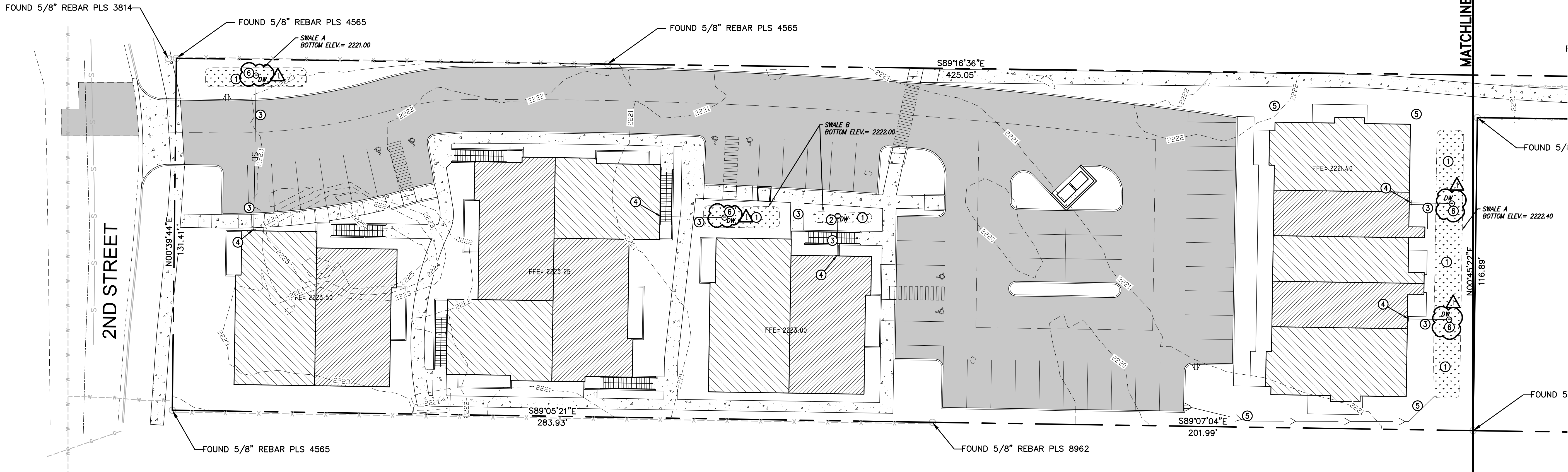
PGIS AREA = 5,450 SQ. FT.  
TREATMENT AREA REQUIRED = 243 SQ. FT.  
TREATMENT AREA PROVIDED = 263 SQ. FT.  
BOTTOM AREA = 263 SQ. FT.  
BOTTOM ELEVATION = 2221.00  
SIDE SLOPE = 3:1 (MAXIMUM)

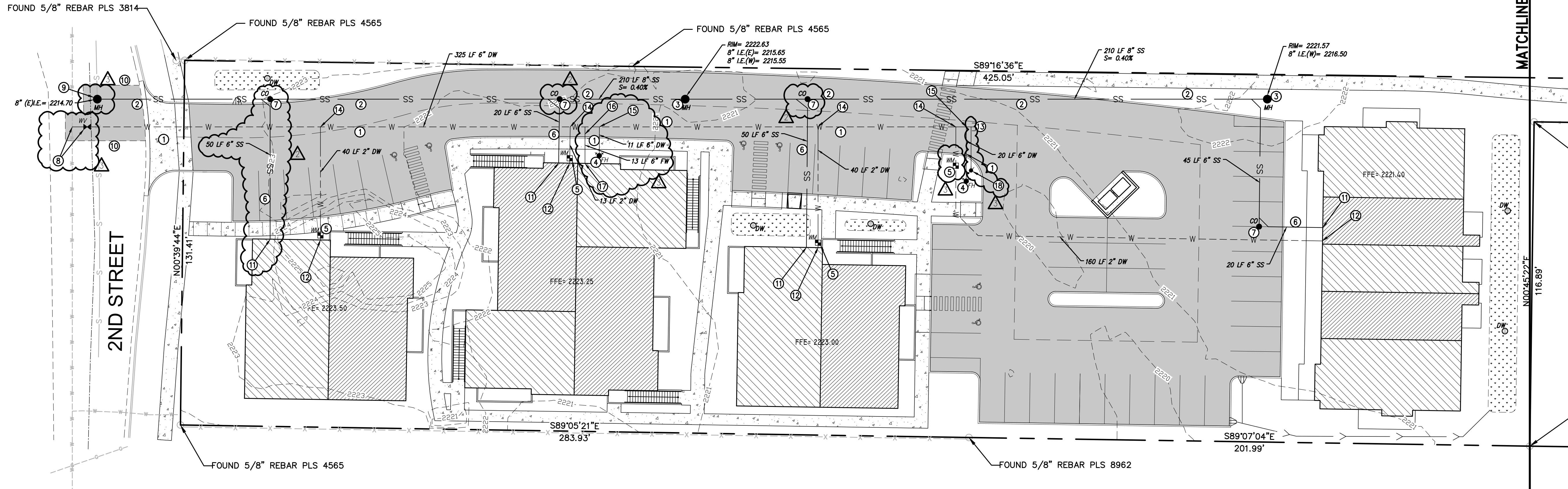
BIO-INFILTRATION SWALE "B"

PGIS AREA = 5,684 SQ. FT.  
TREATMENT AREA REQUIRED = 254 SQ. FT.  
TREATMENT AREA PROVIDED = 308 SQ. FT.  
BOTTOM AREA = 308 SQ. FT.  
BOTTOM ELEVATION = 2222.00  
SIDE SLOPE = 3:1 (MAXIMUM)

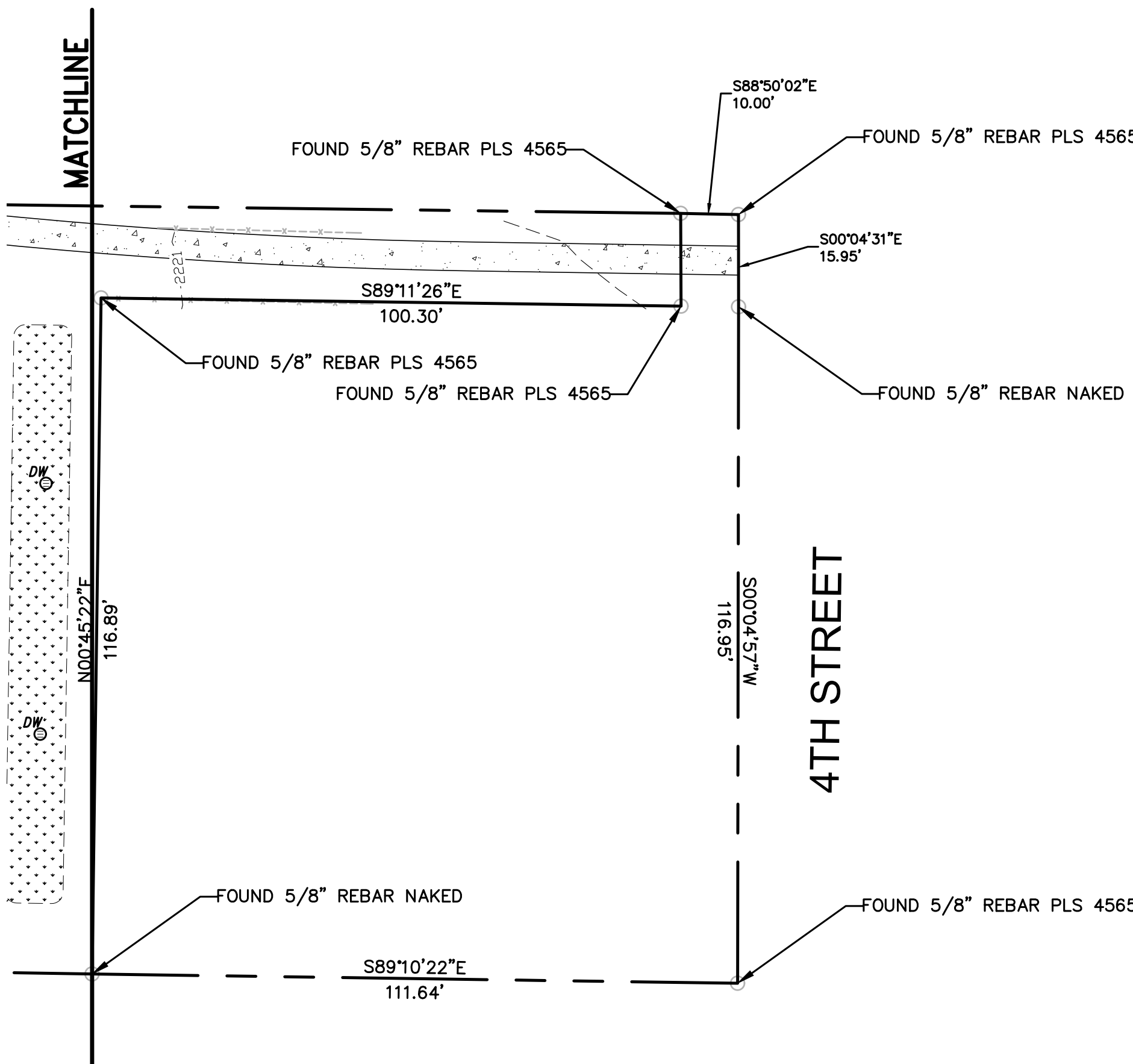
BIO-INFILTRATION SWALE "C"

PGIS AREA = 15,430 SQ. FT.  
TREATMENT AREA REQUIRED = 688 SQ. FT.  
TREATMENT AREA PROVIDED = 996 SQ. FT.  
BOTTOM AREA = 996 SQ. FT.  
BOTTOM ELEVATION = 2222.40  
SIDE SLOPE = 3:1 (MAXIMUM)



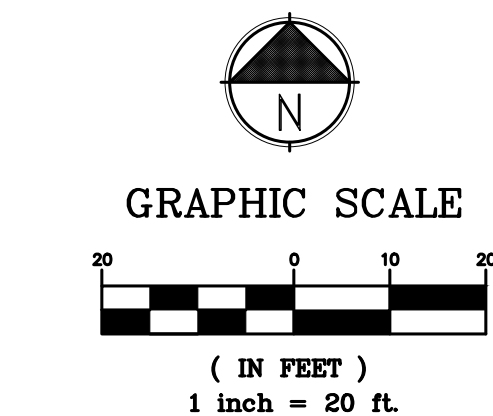


- REFERENCE NOTES:**
- ① PROVIDE NEW 8" C900 PVC WATER MAIN.
  - ② PROVIDE NEW 8" SDR35 PVC SANITARY SEWER MAIN. LENGTH AND SLOPE PER PLAN.
  - ③ PROVIDE NEW SANITARY SEWER MANHOLE PER CITY OF COEUR D'ALENE STANDARD DRAWING SS-1. SEE DETAIL 7/C5.1.
  - ④ PROVIDE NEW FIRE HYDRANT PER CITY OF COEUR D'ALENE STANDARD DRAWING W-3. SEE DETAIL 4/C5.2.
  - ⑤ PROVIDE NEW 2" DOMESTIC WATER METER PER CITY OF COEUR D'ALENE STANDARD DRAWING W-14. SEE DETAIL 7/C5.2.
  - ⑥ PROVIDE NEW 6" SANITARY SEWER SERVICE. TIE INTO NEW SANITARY SEWER MAIN. LENGTH PER PLAN.
  - ⑦ PROVIDE NEW CLEANOUT TO GRADE PER DETAIL 6/C5.1.
  - ⑧ CONTRACTOR SHALL PROVIDE NEW 8"x8" HOT TAP WITH 8" GATE VALVE PER CITY OF COEUR D'ALENE STANDARDS. COORDINATE WITH CITY OF COEUR D'ALENE WATER DEPARTMENT.
  - ⑨ PROVIDE NEW SANITARY SEWER DOGHOUSE MANHOLE PER CITY OF COEUR D'ALENE STANDARD DRAWING SS-3. SEE DETAIL 1/C5.2.
  - ⑩ PROVIDE TRENCH CUT PAVEMENT REPAIR PER CITY OF COEUR D'ALENE STANDARD DRAWING M-11 (TYPE B). SEE DETAIL 4/C5.0.
  - ⑪ CONNECT TO BUILDING SANITARY SEWER SYSTEM. SEE PLUMBING PLANS.
  - ⑫ CONNECT TO BUILDING DOMESTIC WATER SYSTEM. SEE PLUMBING PLANS.
  - ⑬ PROVIDE NEW 8" PVC CAP WITH THRUST BLOCKING.
  - ⑭ PROVIDE NEW 2" DOUBLE STRAP SADDLE AND CORP STOP PER CITY OF COEUR D'ALENE STANDARDS.
  - ⑮ PROVIDE NEW 8"x6" TEE WITH THRUST BLOCKING.
  - ⑯ PROVIDE NEW 6" C900 PVC FIRE LINE.
  - ⑰ CONNECT TO BUILDING FIRE WATER SYSTEM. SEE PLUMBING PLANS.
  - ⑱ PROVIDE NEW BLOW OFF AT END OF MAIN PER CITY OF COEUR D'ALENE STANDARD DRAWING W-6. SEE DETAIL 2/C5.2.



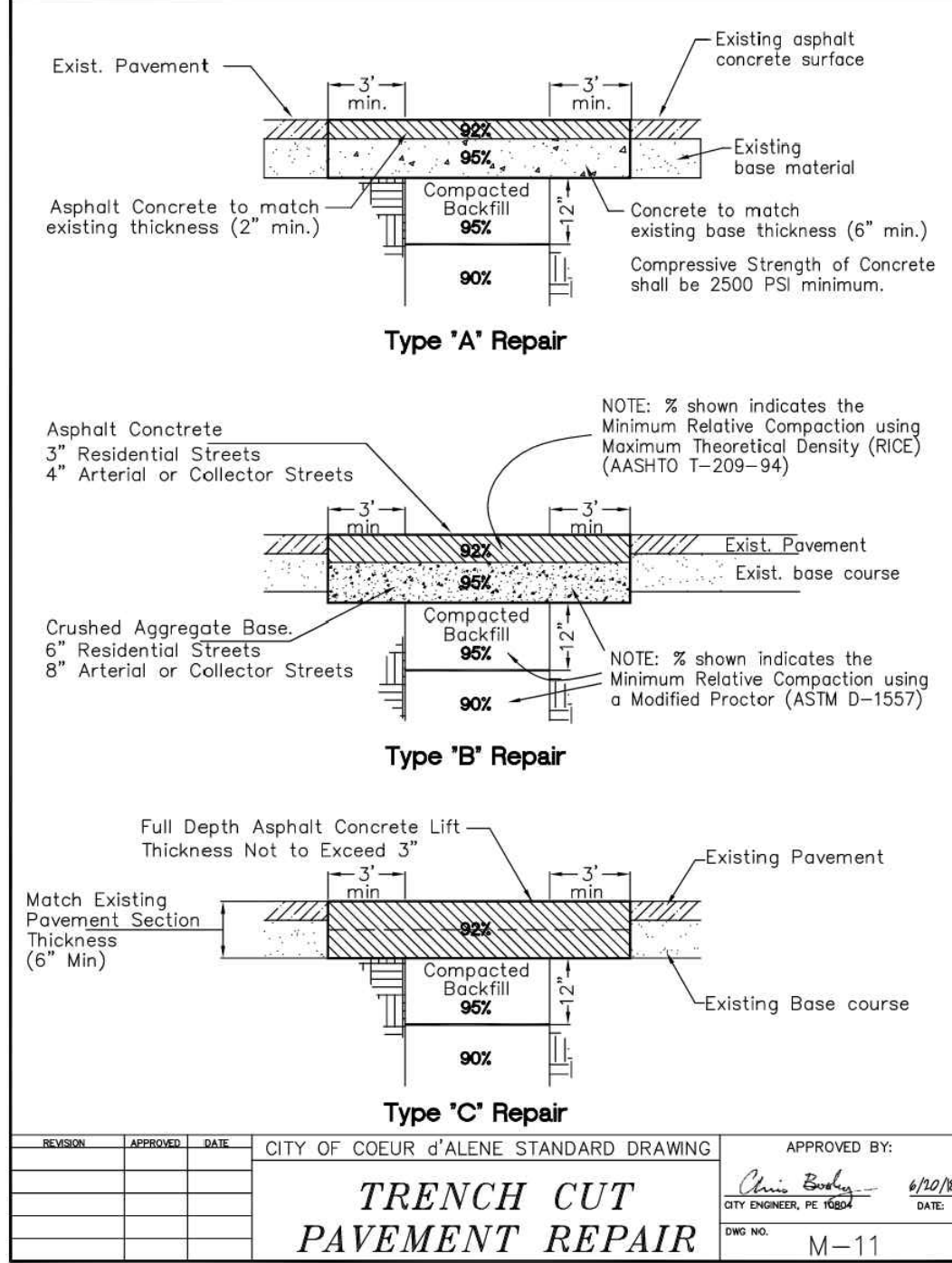
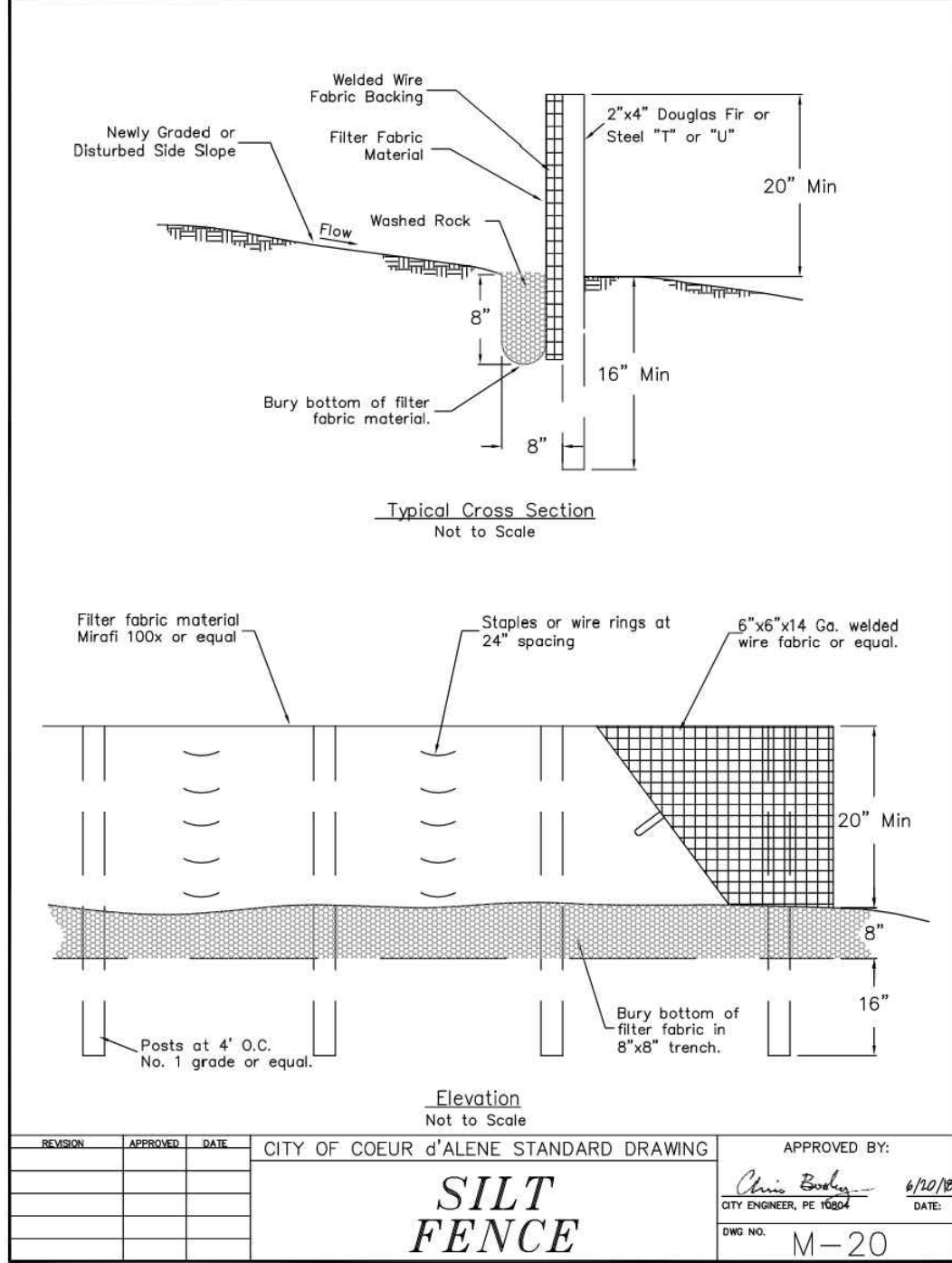
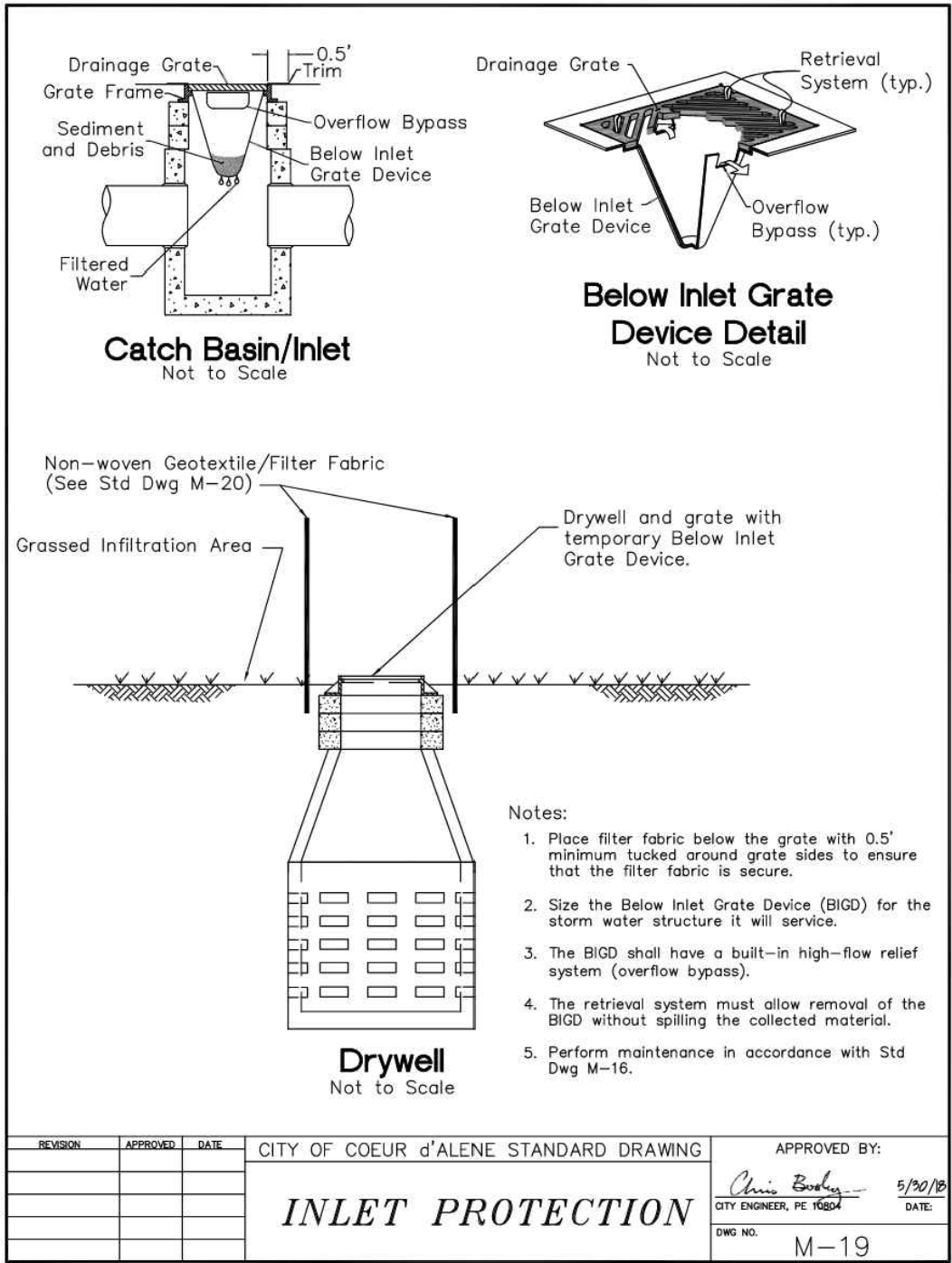
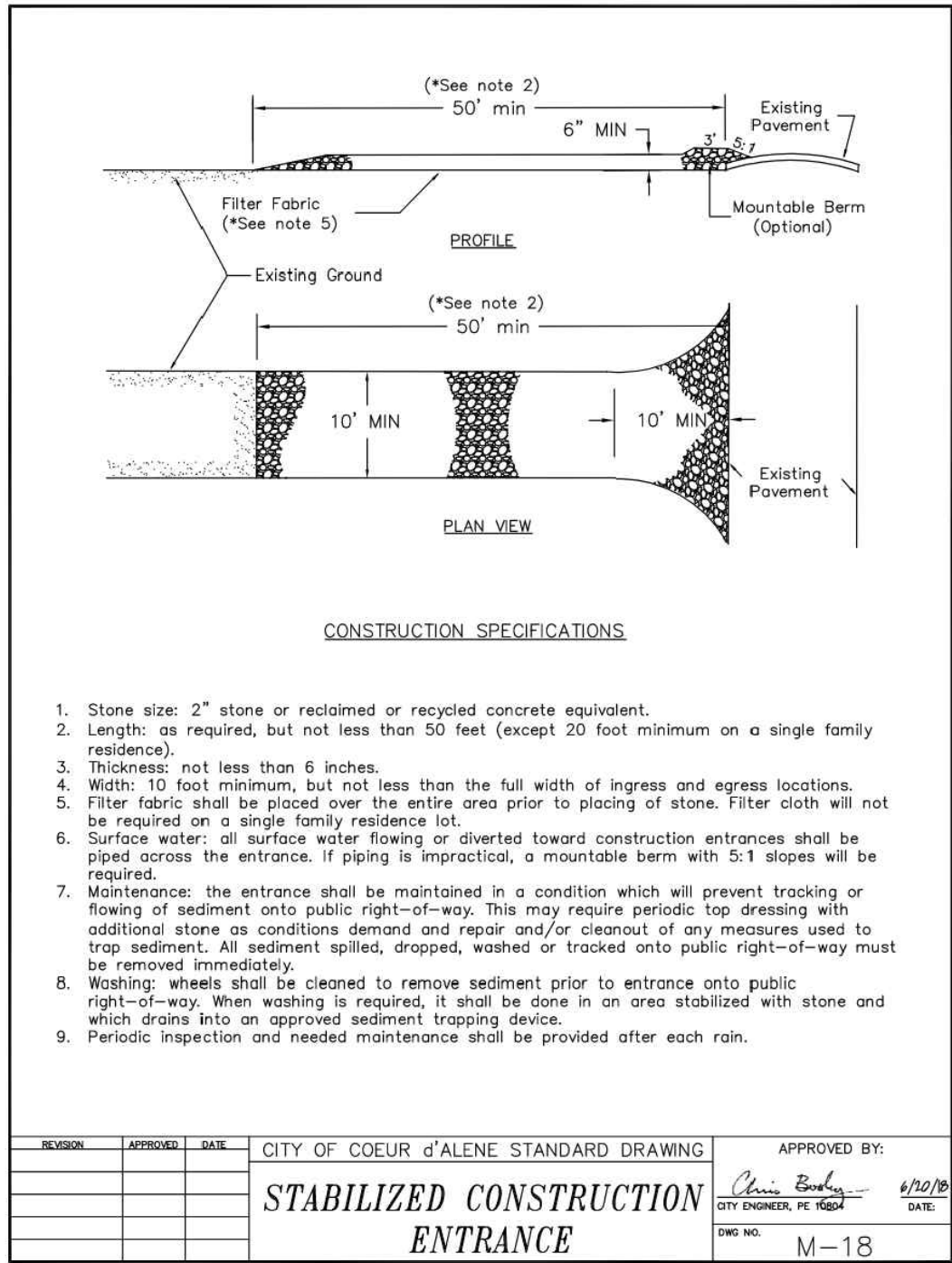
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**STABILIZED CONSTRUCTION ENTRANCE**

SCALE : NTS

**INLET PROTECTION**

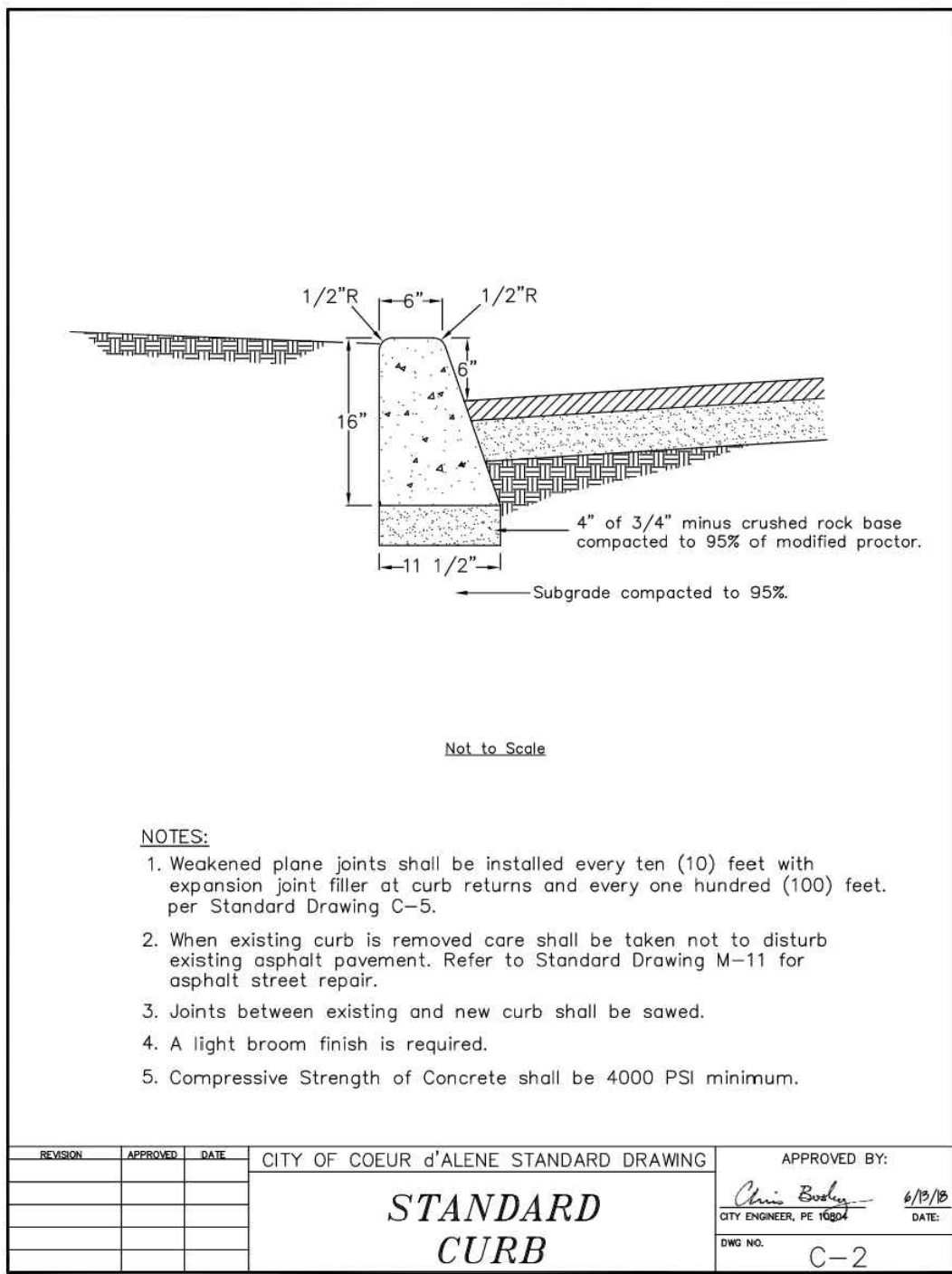
SCALE : NTS

**SILT FENCE**

SCALE : NTS

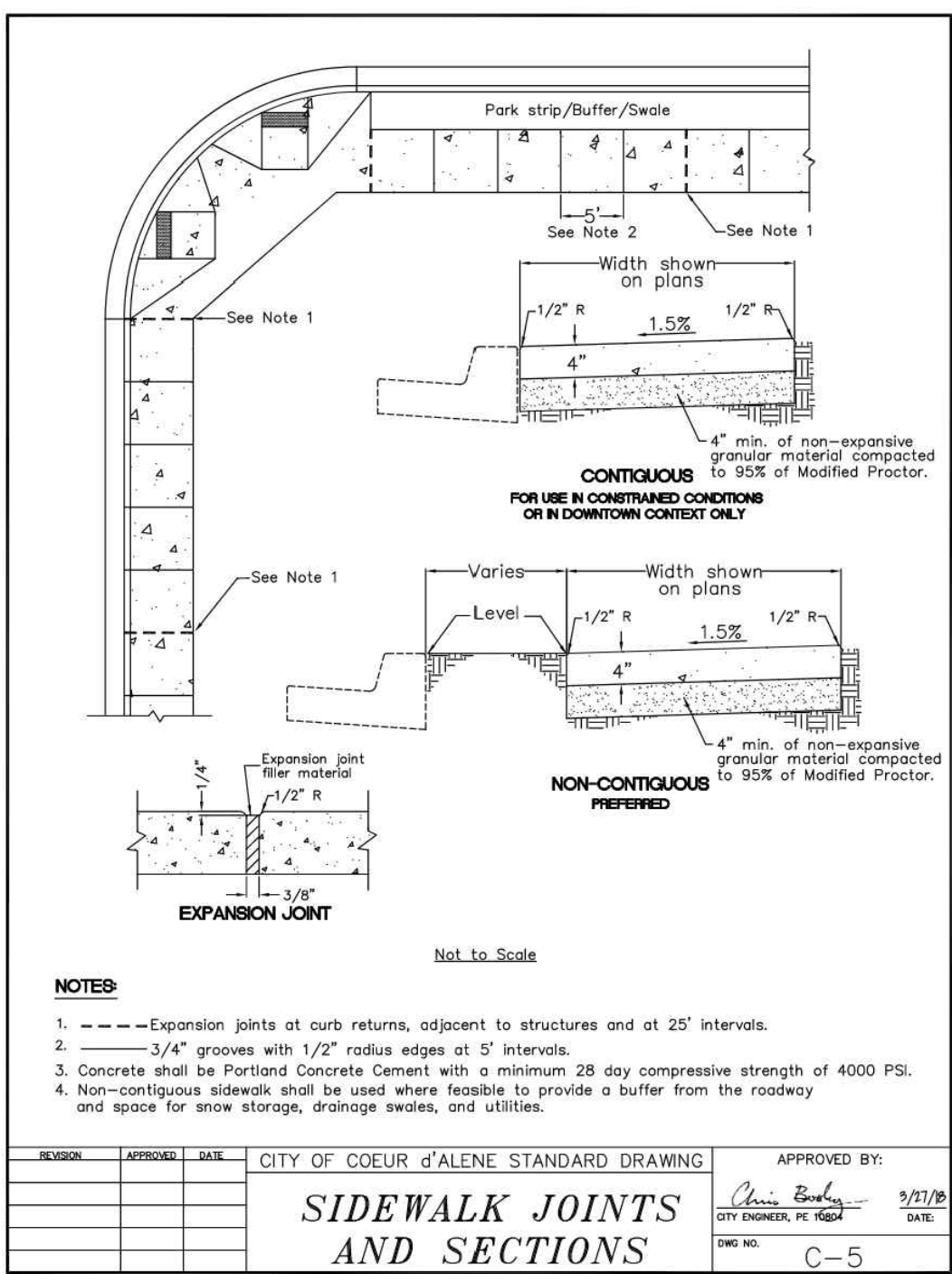
**TRENCH CUT PAVEMENT REPAIR**

SCALE : NTS



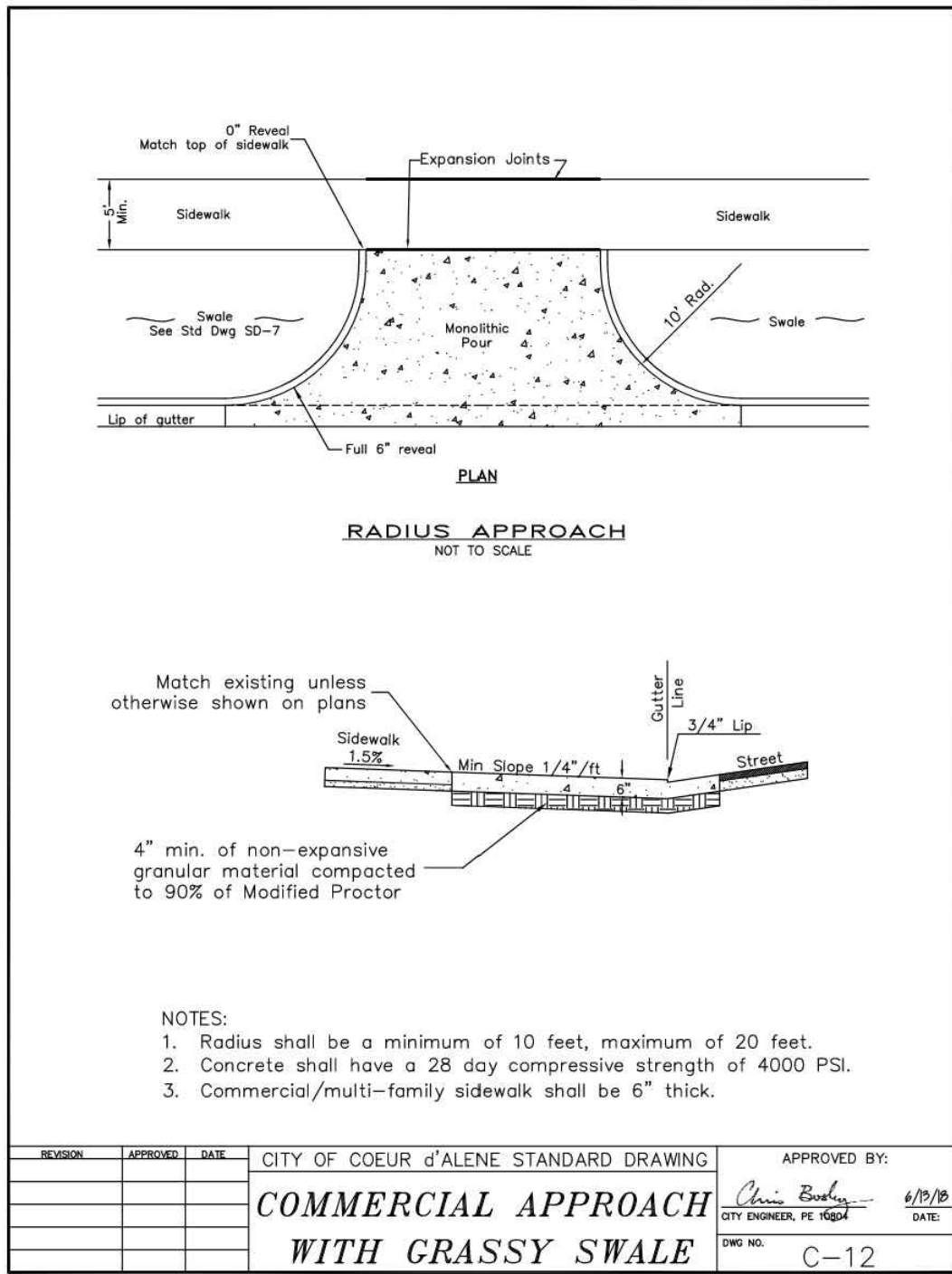
**STANDARD CURB**

SCALE : NTS



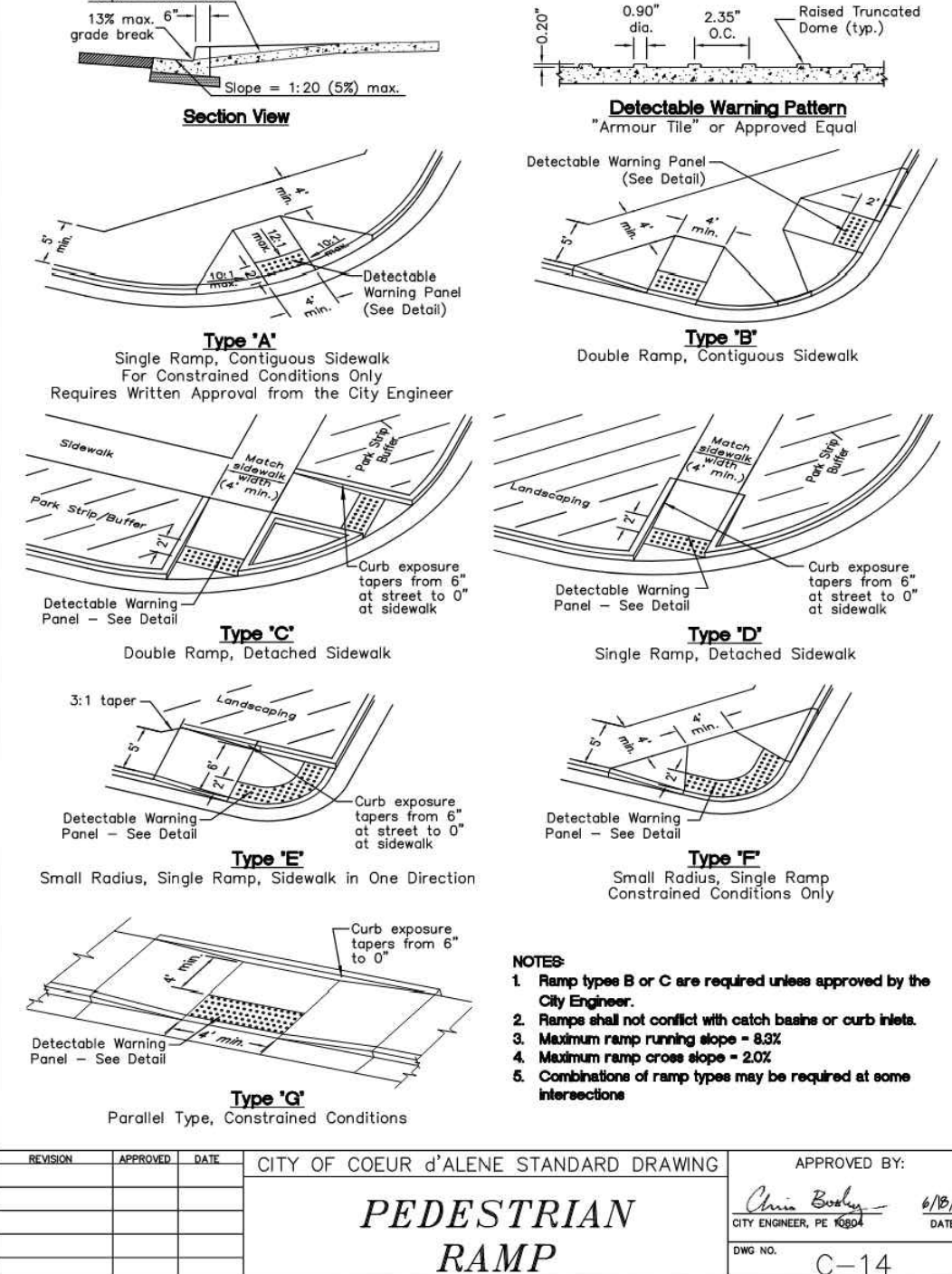
**SIDEWALK JOINTS AND SECTIONS**

SCALE : NTS



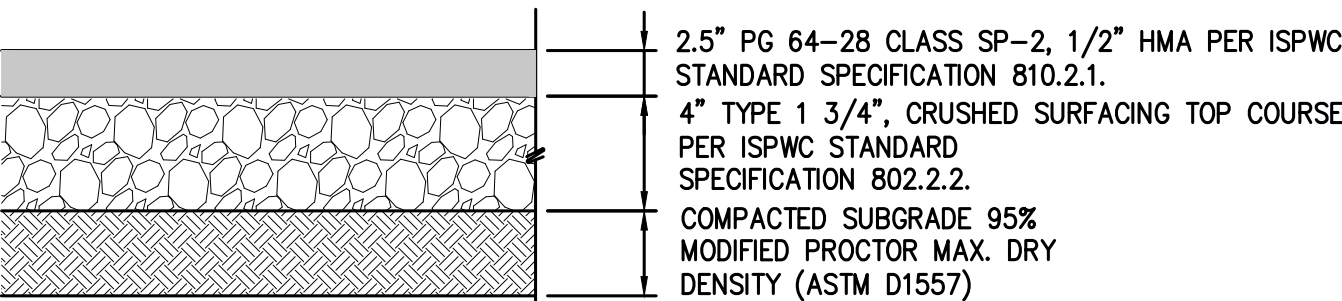
**COMMERCIAL APPROACH WITH GRASSY SWALE**

SCALE : NTS



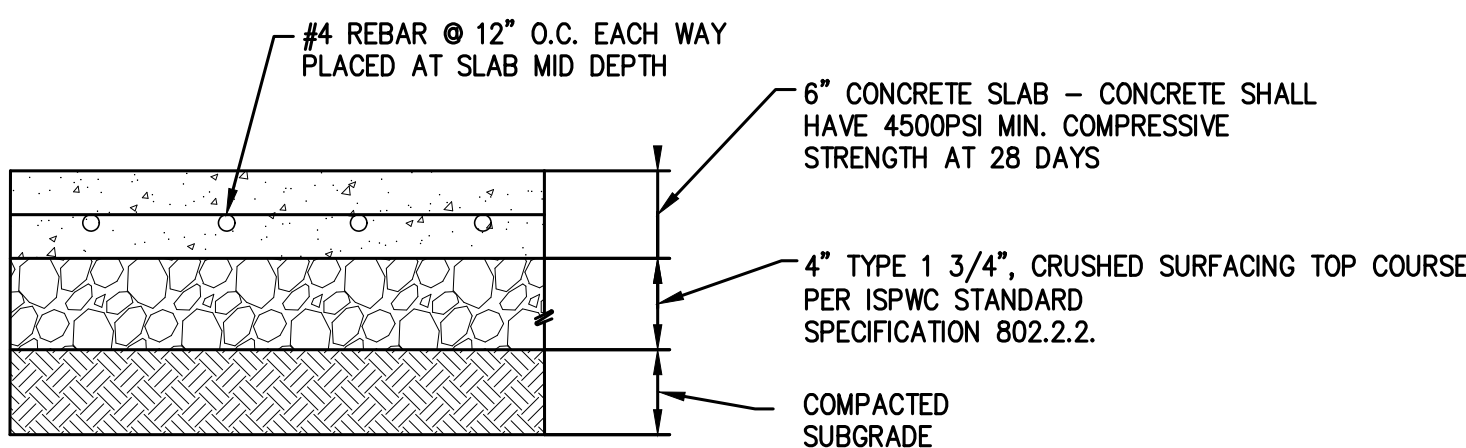
**PEDESTRIAN RAMP**

SCALE : NTS



**ASPHALT PAVEMENT SECTION**

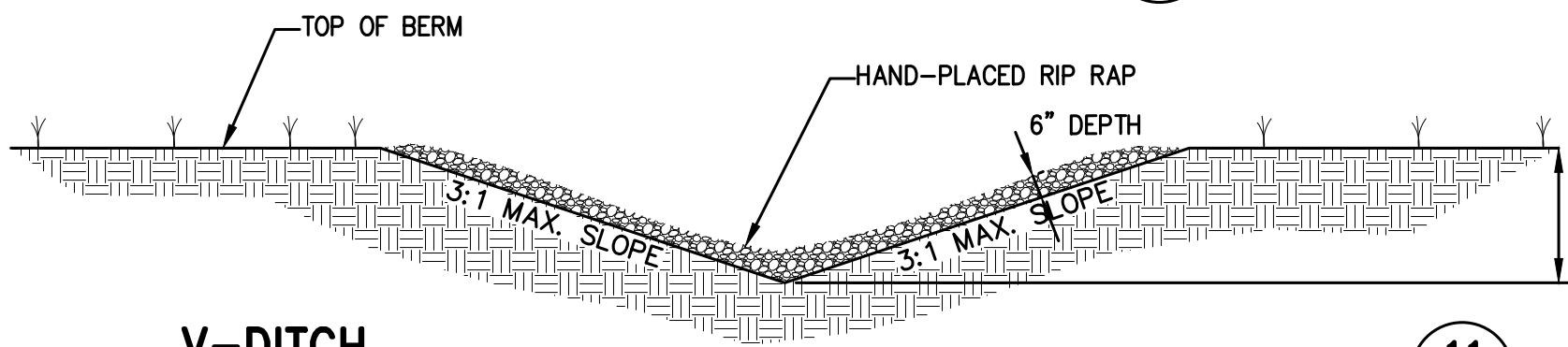
SCALE : NTS



**NOTE:**  
1. CONTRACTOR TO COMPLY WITH ALL RECOMMENDATIONS OF THE GEOTECHNICAL REPORT BY ALLWEST TESTING AND ENGINEERING.

**CONCRETE PAD SECTION**

SCALE : NTS



**V-DITCH**

SCALE : NTS

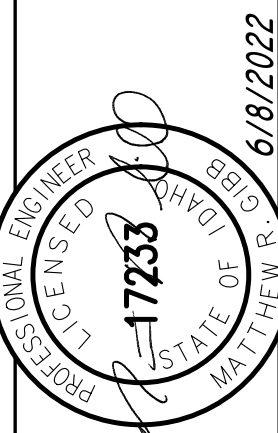
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DETAILS

1-18-2022

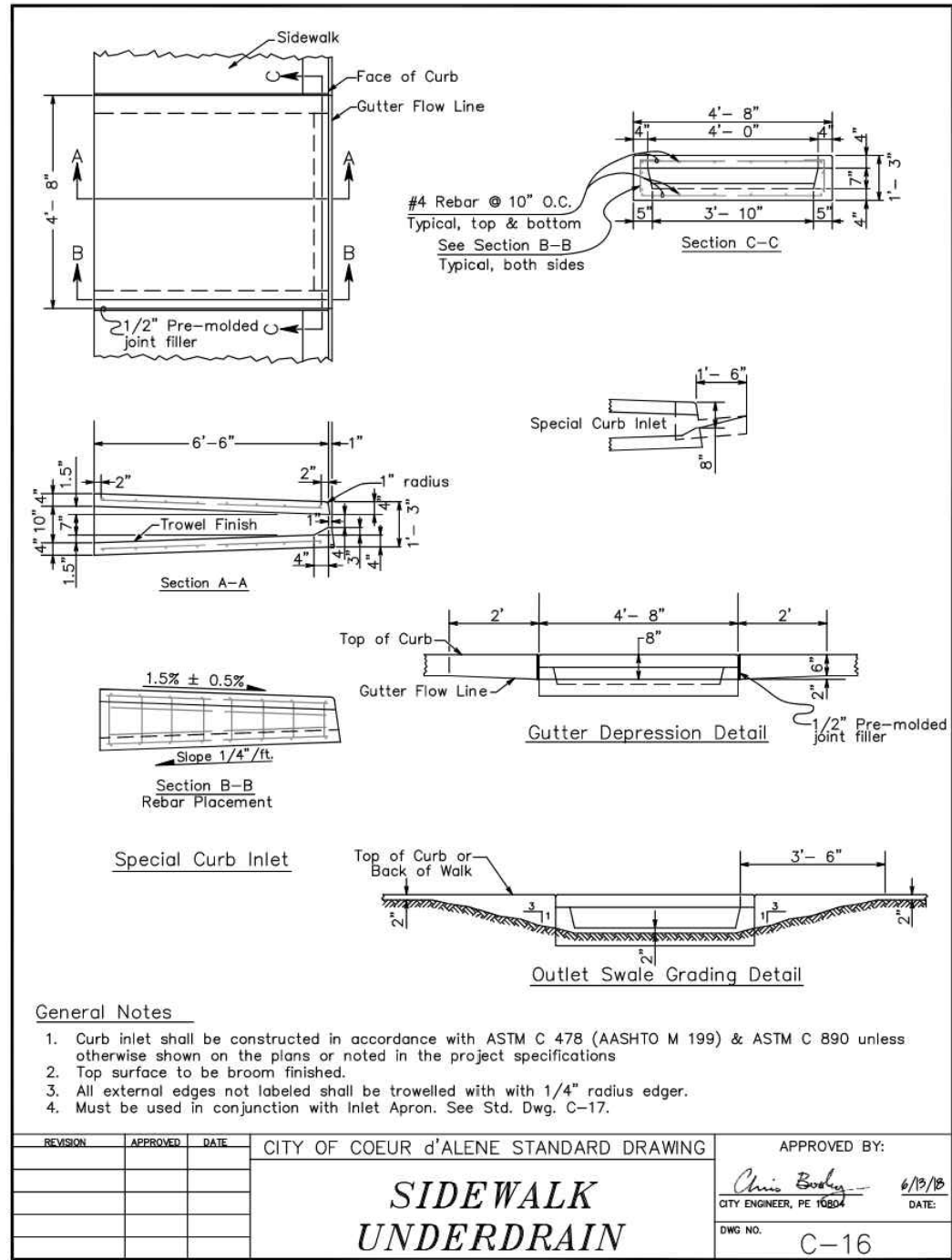


H.F.H. - Hickam Place  
N. Second St.  
Coeur d'Alene, ID 83814

REV.	DATE
1	2/4/22 CITY COMMENTS
2	5/6/22 CITY COMMENTS
3	6/8/22 CITY COMMENTS

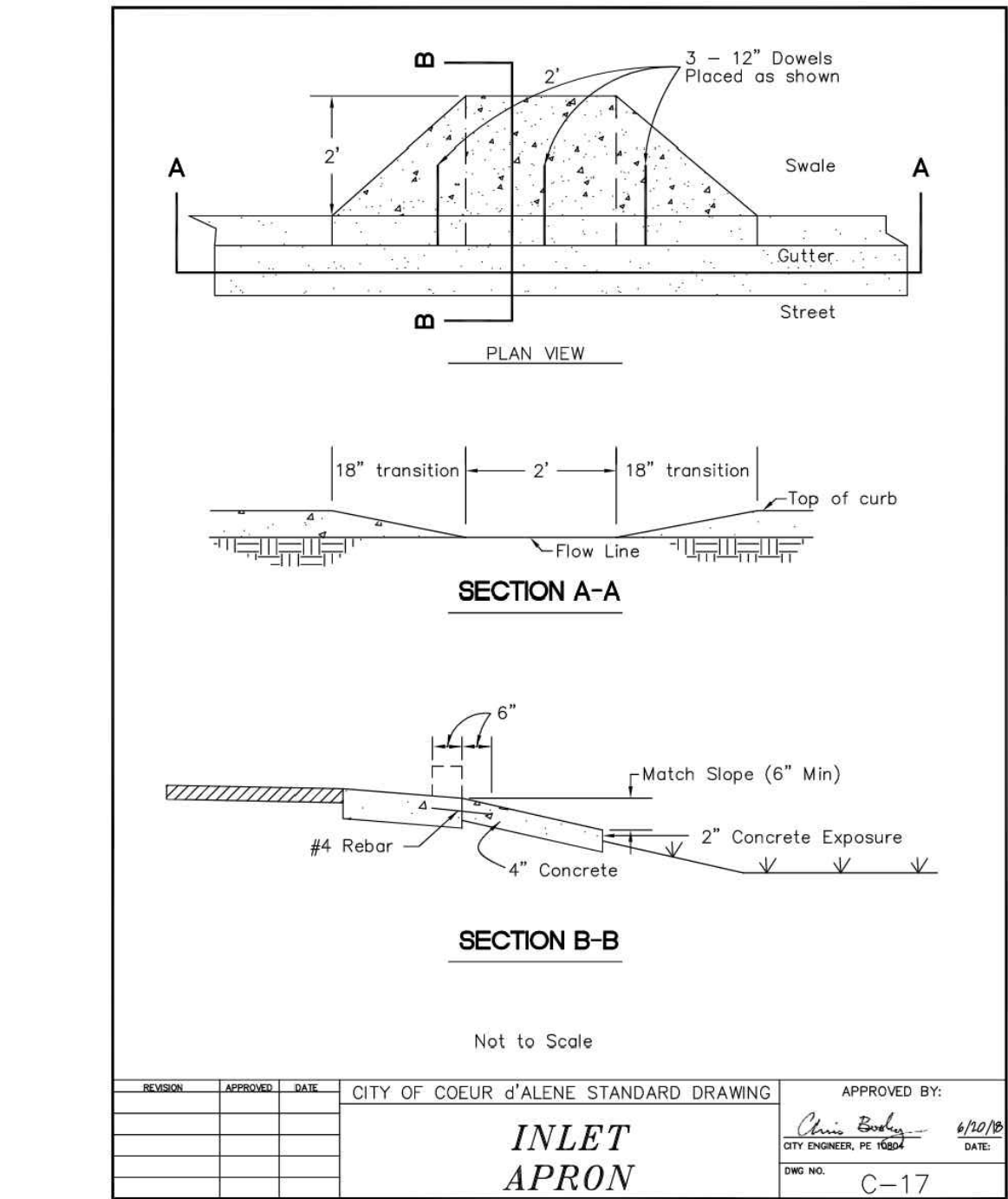
PROJECT NO.: 21-42-0009  
DESIGNED BY: EAL  
DRAWN BY: JFS  
**C5.0**





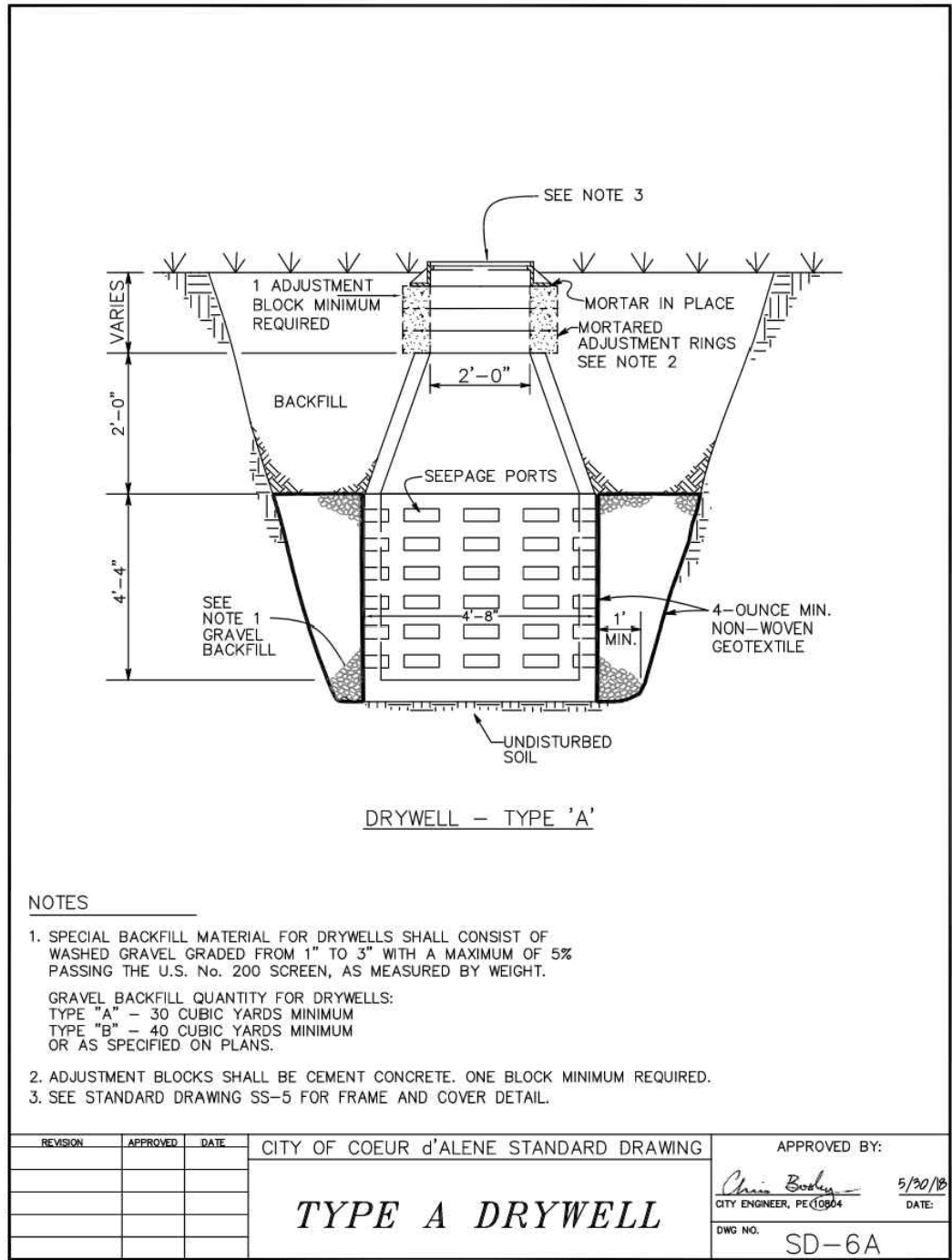
SIDEWALK UNDERDRAIN

SCALE : NTS



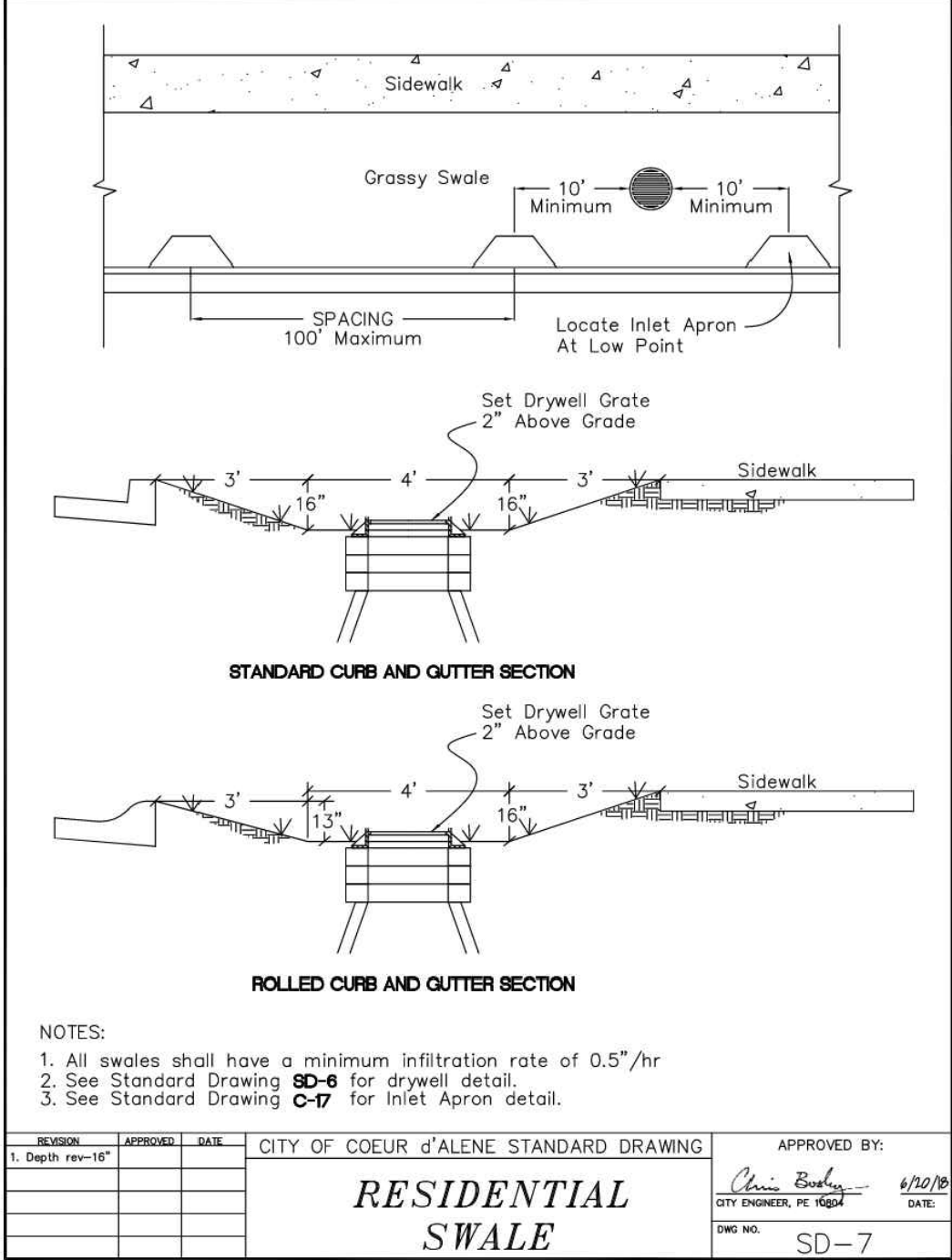
INLET APRON

SCALE : NTS



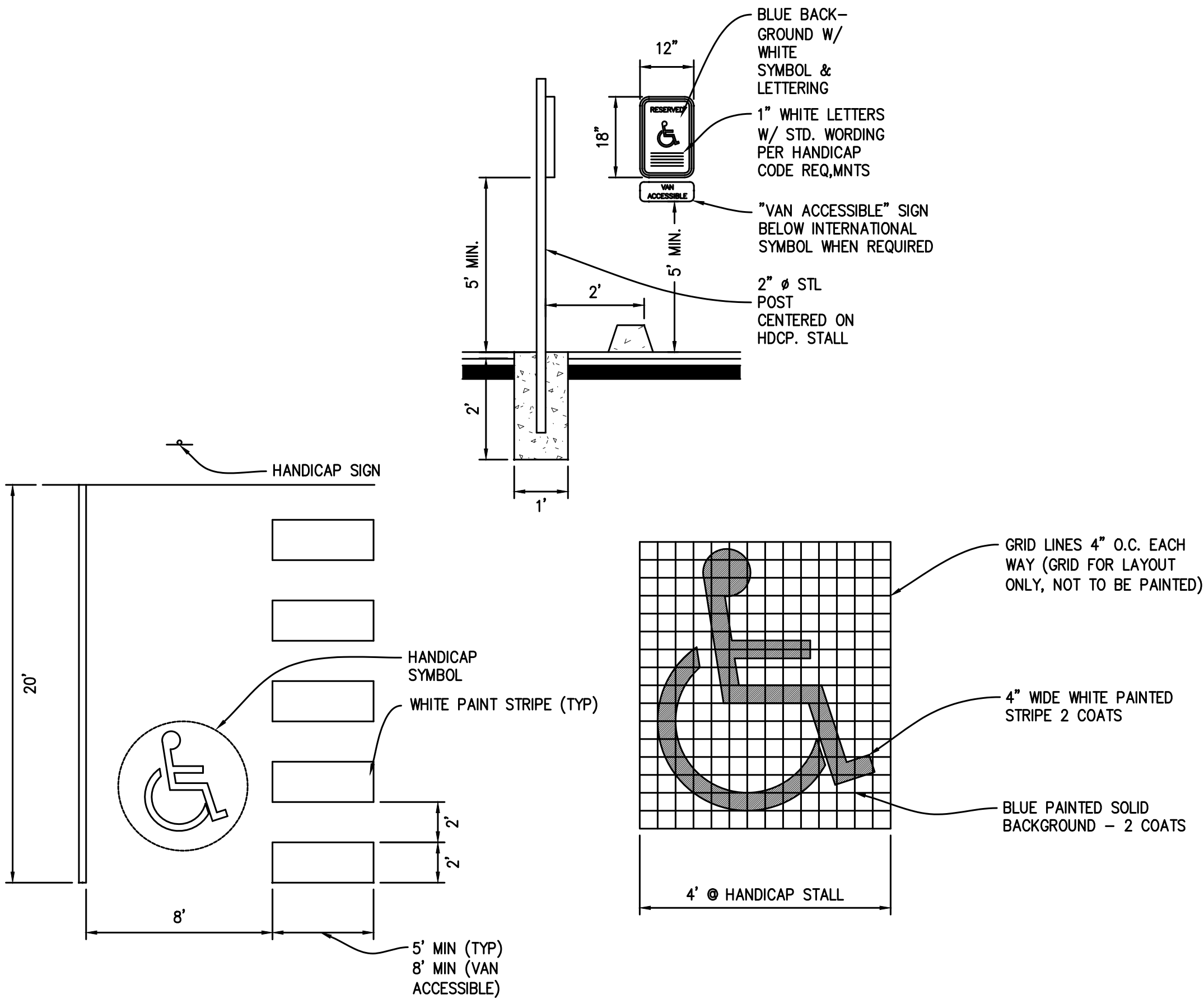
TYPE A DRYWELL

SCALE : NTS



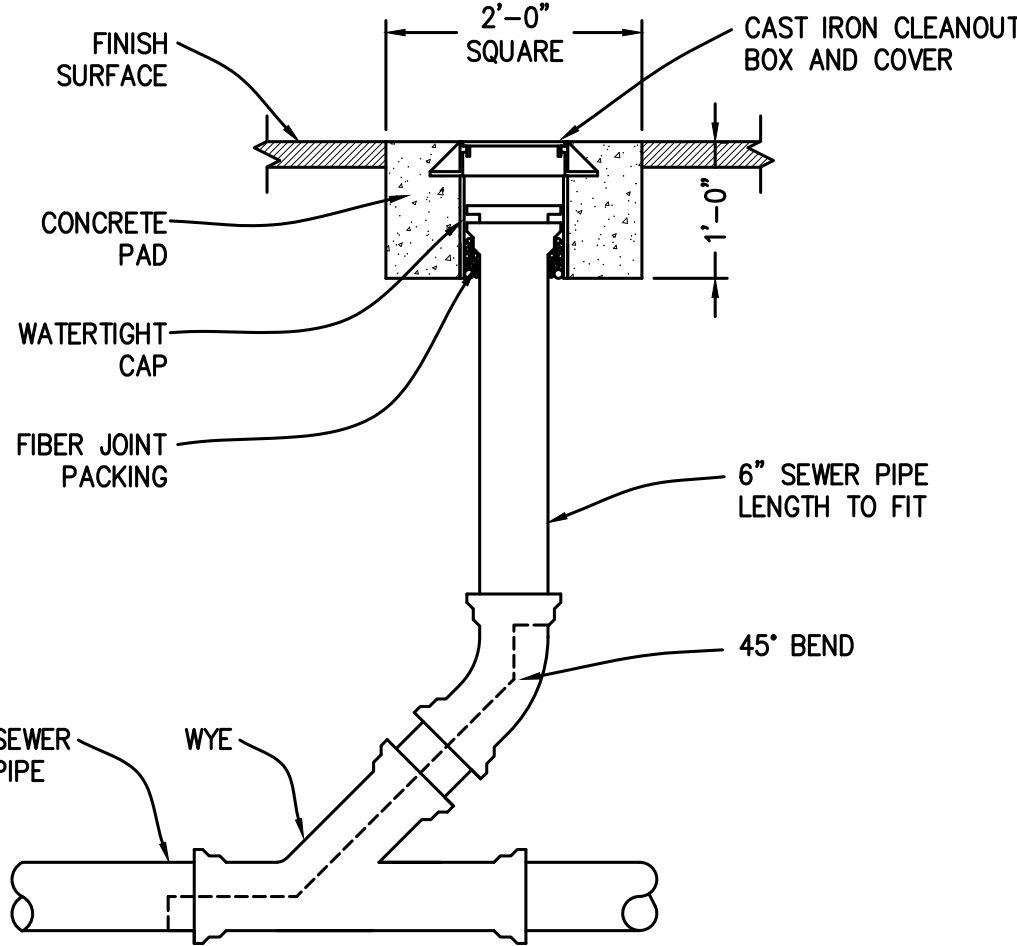
RESIDENTIAL SWALE

SCALE : NTS



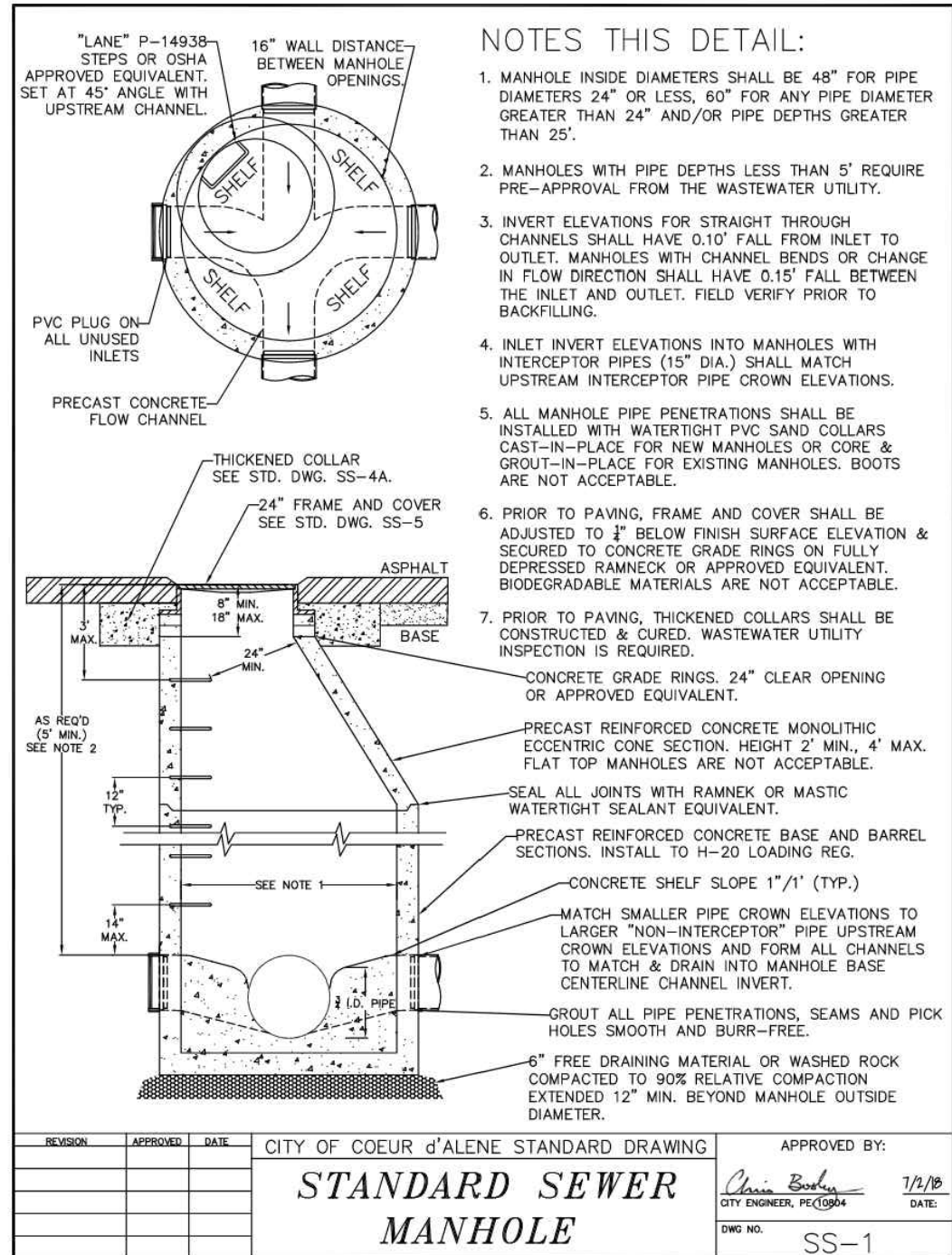
ADA PARKING STALL SIGNAGE AND STRIPING DETAIL

SCALE : NTS



TYPICAL CLEANOUT

SCALE : NTS



STANDARD SEWER MANHOLE

SCALE : NTS

CONTRACTOR NOTE

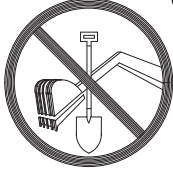
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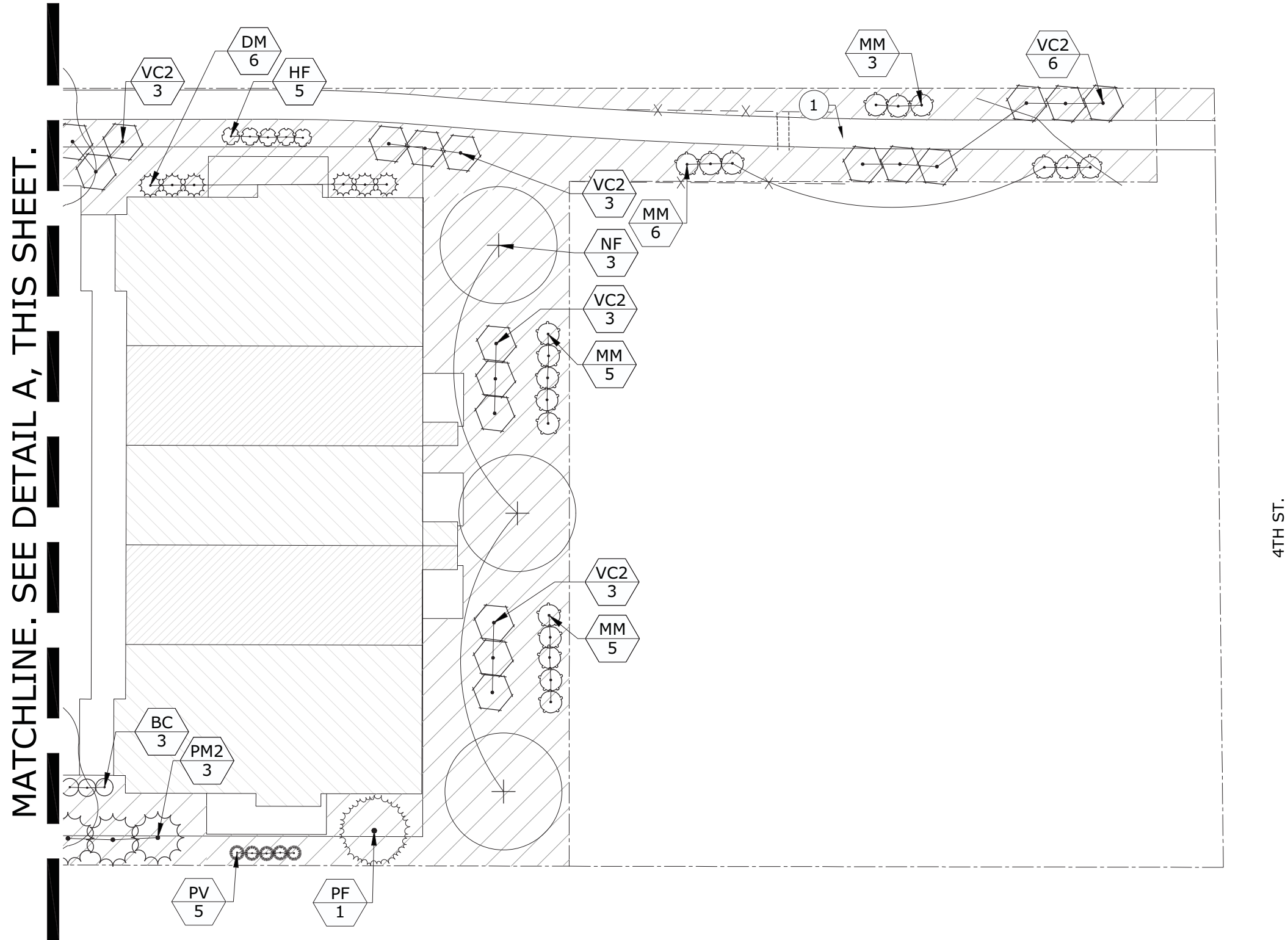








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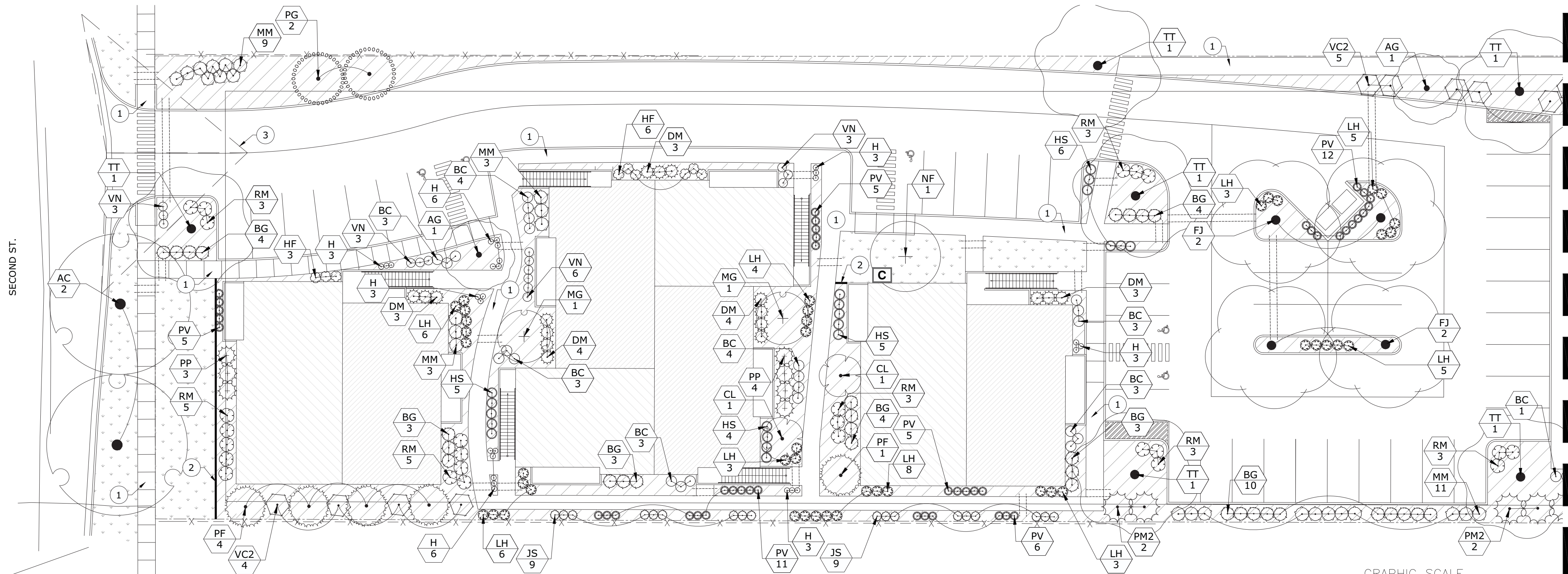


B

LANDSCAPE PLAN

GRAPHIC SCALE  
( IN FEET )  
1 inch = 20 ft.





A

LANDSCAPE PLAN



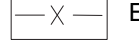

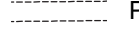

GRAPHIC SCALE  
( IN FEET )  
1 inch = 20 ft.



## CALLOUTS

- HARDSCAPE. SEE CIVIL PLANS.
- OLY-OLA PROFESSIONAL GRADE PLASTIC EDGING. SEE DETAIL C, THIS SHEET.
- CLEAR VIEW TRIANGLE PER CITY OF COEUR D'ALENE MUNICIPAL CODE.

## LEGEND

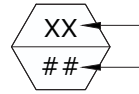
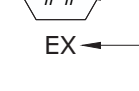

-  SODDED TURF WITH AUTOMATIC OVERHEAD IRRIGATION. SEE IRRIGATION NOTES.
-  PLANTER AREA WITH 2" MINERAL MULCH AND DRIP IRRIGATION. SEE PLANTING NOTES FOR TYPE.
-  EXISTING FENCE TO REMAIN. PRESERVE AND PROTECT.
-  CONTROLLER. RAIN BIRD ESPLXME2-LXMSSS 12 STATION TRADITIONALLY-WIRED, COMMERCIAL CONTROLLER. INDOOR/OUTDOOR, PLASTIC WALL-MOUNT ENCLOSURE. INSTALL IN LXMSSS STAINLESS STEEL CABINET.
-  PIPE SLEEVE - SCHEDULE 40 PVC, SEE IRRIGATION NOTES FOR TYPE.
-  LIMIT OF WORK.

## PLANT LEGEND

TREES	BOTANICAL / COMMON NAME	CONT	HEIGHT	WIDTH	QTY
AG	Acer griseum / Paperbark Maple	2" Cal., Multistem	25'	20'	2
AC	Acer saccharum 'Green Mountain' / Green Mountain Sugar Maple	2" Cal.	50'	40'	2
CL	Cornus mas 'JFS PN4Legacy' TM / Saffron Sentinel Cornelian Cherry	15 gal	20'	12'	2
FJ	Fraxinus americana 'Junginger' TM / Autumn Purple White Ash	2" Cal.	40'	40'	4
JS	Juniperus scopulorum 'Skyrocket' / Skyrocket Juniper	6-7' Tall	15'	3'	18
MG	Magnolia x 'Galaxy' / Galaxy Magnolia	2" Cal.	30'	15'	2
NF	Nyssa sylvatica 'David Odom' TM / Afterburner Sour Gum	2" Cal.	35'	20'	4
PG	Picea pungens 'Glauca' / Colorado Blue Spruce	7-8' Tall	40'	15'	2
PF	Pinus flexilis 'Vanderwolf' s Pyramid / Vanderwolf' s Pyramid Pine	7-8' Tall	25'	12'	6
TT	Tilia tomentosa 'Sterling' / Sterling Silver Linden	2" Cal.	45'	35'	6
SHRUBS	BOTANICAL / COMMON NAME	SIZE	QTY		
BC	Berberis thunbergii 'Gentry' / Royal Burgundy Barberry	2 gal.	27		
BG	Buxus x 'Green Gem' / Green Gem Boxwood	1 gal.	31		
DM	Daphne odora 'Monstrik' / Moonlight Parfait Winter Daphne	3 gal	23		
HS	Helictotrichon sempervirens / Blue Oat Grass	1 gal.	20		
H	Heimerocallis x 'Stella de Oro' / Stella de Oro Daylily	1 gal	27		
HF	Hosta x 'Frances' / Plantain Lily	2 gal	14		
LH	Lavandula angustifolia 'Hidcote' / Hidcote Lavender	1 gal	43		
MM	Miscanthus sinensis 'Morning Light' / Eulalia Grass	1 gal.	45		
PV	Panicum virgatum 'Shenandoah' / Switch Grass	1 gal.	49		
PP	Picea pungens 'Globosa' / Dwarf Globe Blue Spruce	3 gal	7		
PM2	Pinus mugo pumilio / Dwarf Mugo Pine	5 gal	7		
RM	Rosa x 'Meiboulka' P.P.A.F. / Oso Easy Cherry Pie Rose	1 gal.	25		
VN	Viburnum opulus 'Nanum' / Dwarf European Viburnum	1 gal.	15		
VC2	Vinca minor 'Bowles' / Bowles Periwinkle	1 gal.	27		

PLANT QUANTITY NOTE: CONTRACTOR SHALL VERIFY QUANTITIES IN PLANT LEGEND WITH PLANT SYMBOLS ON PLANS.

## PLANT CALLOUTS

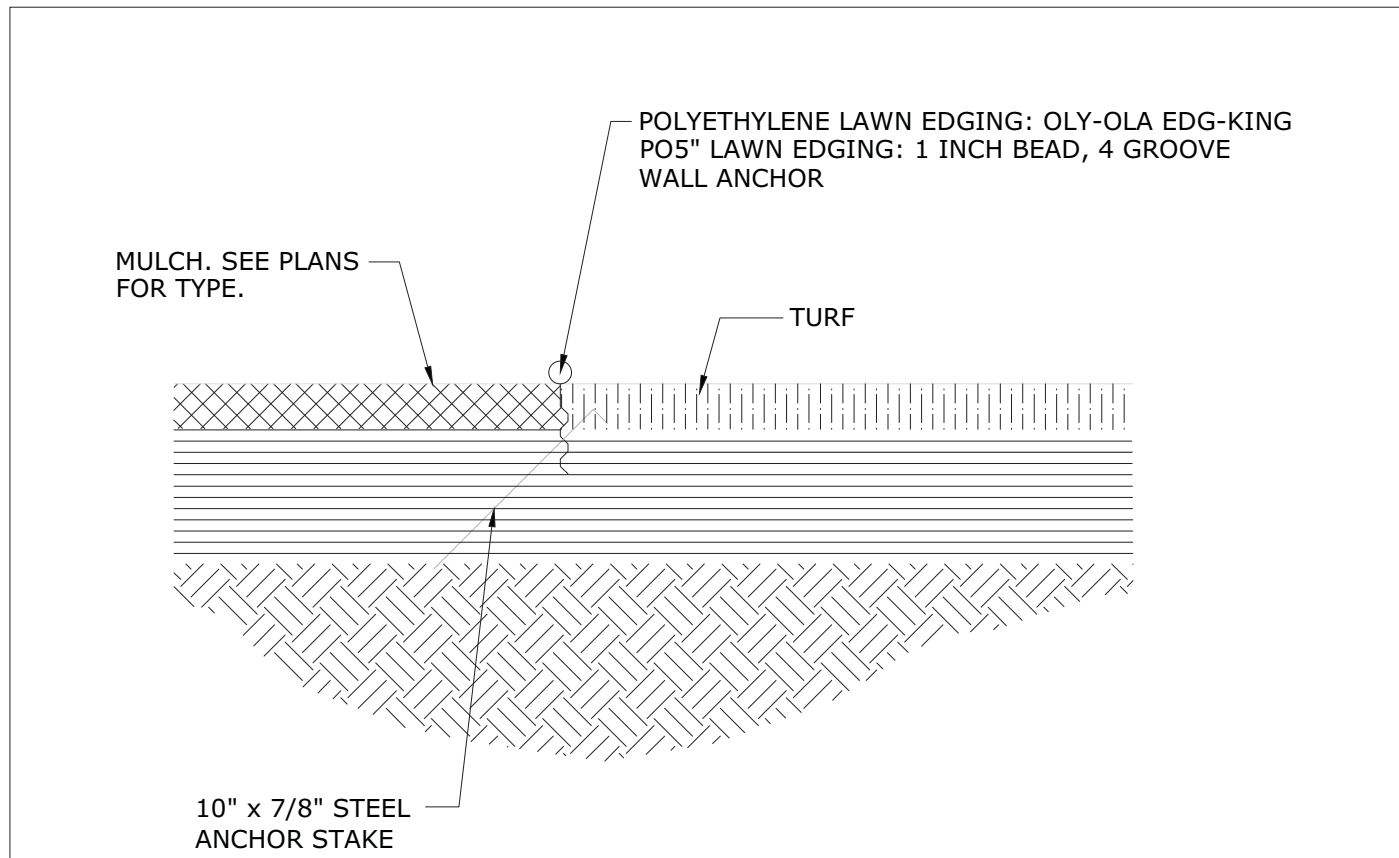
-  PLANT ABBREVIATION
-  NUMBER OF PLANTS
-  EXISTING

## PLANTING NOTES

- CONTRACTOR SHALL CALL 811 TO LOCATE ALL EXISTING ABOVE OR BELOW GRADE ON-SITE UTILITIES PRIOR TO COMMENCEMENT OF WORK, INCLUDING PLANTING. THE LOCATIONS OF UTILITIES, STRUCTURES AND SERVICES SHOWN IN THE CONTRACT DOCUMENTS SHALL BE DEEMED TO BE APPROXIMATIONS ONLY. ALL DISCREPANCIES BETWEEN WHAT IS SHOWN AND THE ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE. PRESERVE AND PROTECT EXISTING UTILITIES TO REMAIN FROM DAMAGE OR DISRUPTION, TYPICAL. MAINTAIN LOCATES DURING CONSTRUCTION FOR REFERENCE. CONTRACTOR SHALL RECORD ALL UTILITY MARKINGS ON A SEPARATE SET OF DRAWINGS. THIS SET SHALL BE KEPT ON-SITE FOR REFERENCE FOR DURATION OF CONTRACT.
- CONTRACTOR TO COORDINATE WITH OWNER'S MAINTENANCE PERSONNEL TO IDENTIFY AND PROTECT ANY EXISTING OWNER MAINTAINED UTILITIES, WATER LINES, IRRIGATION LINES, IRRIGATION CONTROL WIRES OR OTHER IMPROVEMENTS PRIOR TO CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING CONDITIONS IN THE FIELD PRIOR TO CONSTRUCTION AND NOTIFYING THE OWNER AND OWNERS REPRESENTATIVES OF DISCREPANCIES. VERIFY THAT SUB GRADE PREPARATION HAS BEEN COMPLETED TO ACCEPTABLE TOLERANCES PRIOR TO COMMENCEMENT OF WORK. CONTRACTOR ACCEPTS SUB GRADES UPON COMMENCEMENT OF WORK AND IS RESPONSIBLE FOR ANY CORRECTIONS REQUIRED AFTER WORK BEGINS.
- REMOVE ALL CONSTRUCTION DEBRIS, CONCRETE, MORTAR, ROCKS, ETC FROM LANDSCAPE AREAS PRIOR TO SUB GRADE PREPARATION AND INSTALLATION OF PLANTING SOIL.
- TREES AND SHRUBS TO MEET REQUIREMENTS OF AMERICAN STANDARD FOR NURSERY STOCK FOR SIZE AND MATERIAL CONDITION.
- PLANT COUNTS IN LEGEND ARE FOR REFERENCE ONLY. PLANT SYMBOLS DICTATE THE REQUIRED PLANTS.
- PLANTING SOIL SCHEDULE:
  - PLANTING AREAS: 6" OF WITTKOPF TURF BUILDER SOIL OR APPROVED EQUAL.
- MINERAL MULCH SCHEDULE:
  - PLANTING AREAS: 2" OF MINERAL MULCH TYPE 'A'. 5/8" BASALT CHIP
- ALL LANDSCAPE AREAS TO BE IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM. CONTRACTOR DESIGNED AND INSTALLED.
- DO NOT COMPACT BOTTOMS OF SWALES, PROTECT SWALES FROM CONSTRUCTION TRAFFIC AND DEBRIS. SEE CIVIL PLANS FOR SOILS IN SWALES.
- ALL TREES TO BE SINGLE TRUNKED, UNLESS OTHERWISE NOTED. MULTI-TRUNKED TREES TO INCLUDE MAIN LEADER EQUAL OR GREATER TO SIZE SPECIFIED.
- TREES OF THE SAME SPECIES SHALL BE MATCHED FROM SAME LOT AND GROWER.
- FINISH GRADE TO BE:
  - PLANTING AREAS: 2 1/2" BELOW ADJACENT WALKS OR HARDSCAPE ELEMENTS BEFORE INSTALLATION OF MINERAL/ORGANIC MULCH.


## IRRIGATION NOTES

- IRRIGATION TO BE CONTRACTOR DESIGNED AND INSTALLED.
  - TURF AREAS: TURF SPRAYS
  - LANDSCAPE AREAS: DRIP IRRIGATION. INSTALL 1 X 1 GPM EMITTER PER SHRUB, ORNAMENTAL GRASS, AND PERENNIAL; 2 X 1 GPM EMITTER PER TREE.
- THE IRRIGATION CONTRACTOR IS RESPONSIBLE FOR SIZING AND CORRECTLY INSTALLING ALL PIPE. VELOCITIES SHALL NOT EXCEED 5 FEET PER SECOND. ALL DAMAGED AND REJECTED PIPE SHALL BE REMOVED FROM THE SITE AT THE TIME OF REJECTION.
- THE IRRIGATION CONTRACTOR SHALL FLUSH AND ADJUST ALL SPRINKLER HEADS AND VALVES FOR OPTIMUM COVERAGE WITH MINIMAL OVER SPRAY ONTO WALKS, STREETS, WALLS, ETC. AND PROVIDE A METHOD OF WINTERIZING THE ENTIRE SYSTEM.
- ALL SPRINKLER EQUIPMENT SHALL BE INSTALLED AS PER THE MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS IN ADHERENCE TO LOCAL CODES.
- REFER TO PROJECT DETAILS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.
- INSTALL ALL VALVE BOXES PERPENDICULAR TO ADJACENT FENCES, WALKS, AND BUILDINGS.
- CONTRACTOR TO ENSURE 100% HEAD TO HEAD COVERAGE, ADJUST ROTORS ACCORDINGLY.
- ENSURE EXISTING LANDSCAPE TO REMAIN IS PROTECTED AND THAT IRRIGATION IS FULLY OPERATIONAL.
- IRRIGATION EQUIPMENT SHALL ALWAYS BE LOCATED WITHIN LANDSCAPE AREAS UNLESS SPECIFICALLY NOTED. LOCATE VALVE BOXES NEXT TO CURBS, PAVED SURFACES, OR IN PLANTING BEDS WHERE POSSIBLE. VALVES AND VALVE BOXES SHALL NOT BE LOCATED IN THE BOTTOMS OF SWALES OR AT SWALE INLETS.
- CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL LOCAL CODES AND ORDINANCES INCLUDING BUILDING/ELECTRICAL PERMIT REQUIREMENTS.
- CONTRACTOR TO INSTALL THRUST BLOCKING AT MAINLINE CHANGES OF DIRECTION FOR ALL MAINLINE PIPING 2" AND LARGER.
- PRESSURE TESTING: PRESSURE TESTING IS REQUIRED FOR ALL MAINLINE AND LATERAL LINES.
- INSTALL ALL VALVE BOXES PERPENDICULAR TO ADJACENT FENCES, WALKS, AND BUILDINGS. ALL SPRINKLER HEADS SHALL BE SET PERPENDICULAR TO FINISH GRADE UNLESS OTHERWISE SPECIFIED.
- 120V AC ELECTRICAL POWER SOURCE AT CONTROLLER LOCATION SHALL BE PROVIDED, SEE ELECTRICAL PLANS. FINAL CONNECTION FROM THE ELECTRICAL SOURCE TO THE CONTROLLER AND INCLUDE ALL PERMITS SHALL BE IN ACCORDANCE WITH LOCAL CODES.
- INSTALL ALL BACK-FLOW PREVENTION DEVICES AND ALL PIPING BETWEEN THE POINT OF CONNECTION AND THE BACK-FLOW PREVENTION DEVICES AS REQUIRED BY LOCAL CODES. CONTRACTOR TO COMPLETE REQUIRED TESTING AND SUPPLY SATISFACTORY TEST RESULTS WITH OPERATIONS AND MAINTENANCE MANUALS.
- SLEEVE SCHEDULE:
  - ALL MAIN LINE PIPING AND CONTROL WIRES UNDER PAVING SHALL BE INSTALLED IN SEPARATE SLEEVES UNDER HARD SURFACES.
  - PIPES SIZED TO 2.5": 4" SCHEDULE 40 PVC SLEEVE.
  - PIPES TO 3"-4": 6" SCHEDULE 40 PVC SLEEVE.
  - PIPES GREATER THAN 4": 8" SCHEDULE 40 PVC SLEEVE.
  - CONTROL WIRES: 2" MIN. SCHEDULE 40 PVC SLEEVE.
- DRIP IRRIGATION:
  - 2 X .5 GPH FOR SHRUBS, ORNAMENTAL GRASSES, AND PERENNIALS.
  - .4 X .5 GPH FOR TREES.
- TURF IRRIGATION: HUNTER MP ROTATORS.
- CONTROL VALVES: RAINBIRD PGA SERIES VALVES.
- CONTROLLER: RAINBIRD ESP-LXME2 IN STAINLESS STEEL WALL CABINET.



## C POLY EDGING

SCALE = NTS



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2022  
Michael Terrell - Landscape  
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LANDSCAPE ARCHITECT'S SEAL

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ARCHITECT  
NO. 234  
MICHAEL D. TERRELL  
STATE OF IDAHO

HICKAM PLACE  
3246 N 2ND ST.  
COEUR D'ALENE, ID

LANDSCAPE PLAN

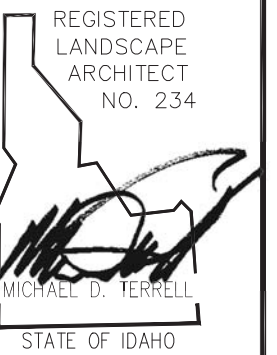
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PRO NUMBER	22-042
DATE	5/6/22
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CHECKED BY	MDT

DRAWING 1 OF 2

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