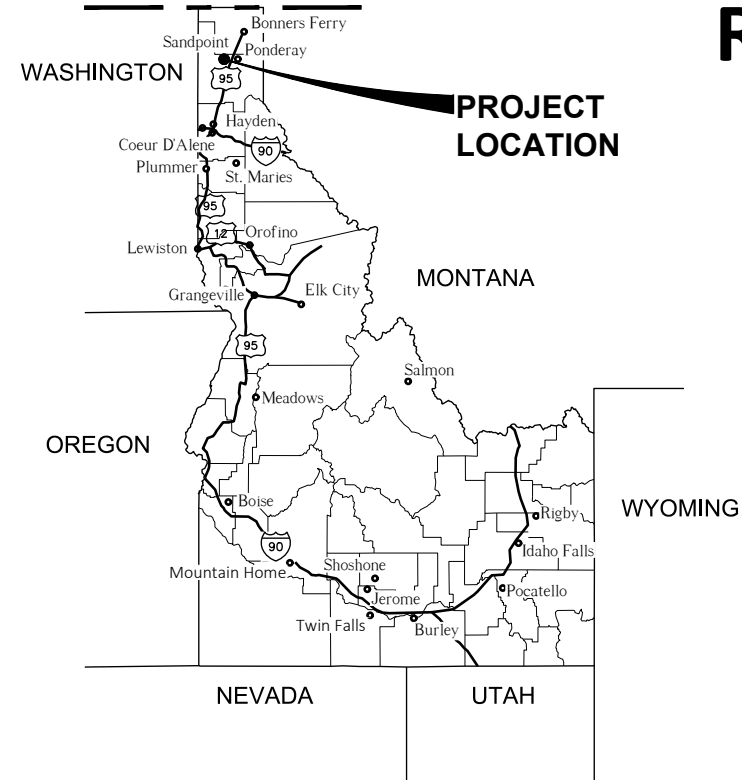


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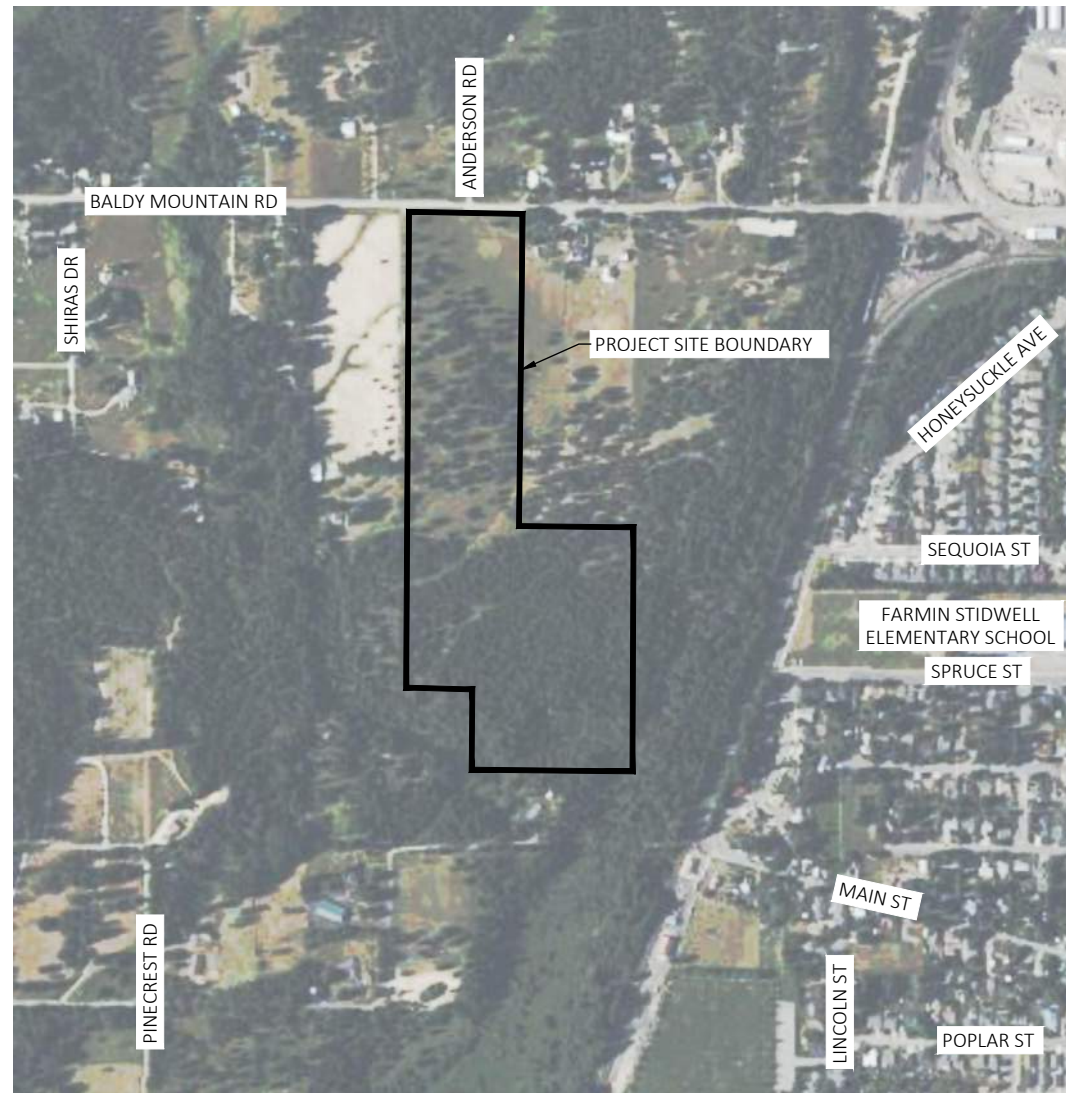
DEERFIELD ROAD, STORM, & GRADING PLANS

BONNER COUNTY, IDAHO

CONTACT:

OWNER: DEERFIELD, LLC
615 LAKEVIEW BLVD
SANDPOINT, ID 83864
PH: 208-290-9090

A PORTION OF NE1/4 OF THE SW1/4
SECTION 16, TOWNSHIP 57 NORTH, RANGE 2 WEST
BOISE PRINCIPAL MERIDIAN, BONNER COUNTY, IDAHO



CONTACTS		
COUNTY	BONNER COUNTY	208-255-3630
SEWER DISTRICT	PANHANDLE HEALTH DISTRICT	208-265-6384
WATER DISTRICT	SYRINGA HEIGHTS WATER DISTRICT	208-290-2126
FIRE DISTRICT	NORTHSIDE FIRE DISTRICT	208-265-4114

STORMWATER CALCULATIONS AND ASSUMPTIONS:

STORMWATER ASSUMPTIONS INCLUDE 24 RESIDENTIAL LOTS, EACH INCLUDING AN IMPERVIOUS AREA OF 5,000 SF PER LOT.

DRIVEWAY CULVERTS WERE MODELED FOR THE FOLLOWING:
SINGLE 12" DIAMETER CULVERT: BLOCK 1, LOTS 1-5 & 11-13
BLOCK 2, LOTS 1-5 & 10-11
DOUBLE 12" DIAMETER CULVERT: BLOCK 1, LOTS 6-10
BLOCK 2, LOTS 6-9

ALL CREATED IMPERVIOUS SURFACES SHALL BE GRADED TO DRAIN TO THE DEERFIELD DRIVE ROADSIDE DITCH.

SHEET INDEX TABLE

DRAWING NUMBER	SHEET TITLE	STATION
C0.00	COVER SHEET	
C0.01	PROJECT NOTES	
C1.00	ROAD OVERALL PLAN & LEGEND	
C1.01	ROAD PLAN AND PROFILE	STA. -0+50 TO STA. 4+75
C1.02	ROAD PLAN AND PROFILE	STA. 4+75 TO STA. 10+00
C1.03	ROAD PLAN AND PROFILE	STA. 10+00 TO STA. 15+00
C1.04	ROAD PLAN AND PROFILE	STA. 15+00 TO STA. 17+50
C1.05	ROAD PLAN AND PROFILE	STA. 17+50 TO STA. 20+50
C1.06	ROAD PLAN AND PROFILE	STA. 20+50 TO STA. 23+00
C1.07	ROAD PLAN AND PROFILE	STA. 23+00 TO STA. 26+00
C1.08	ROAD PLAN AND PROFILE	STA. 26+00 TO STA. END
C1.09	ROAD SECTIONS	
C1.10	INTERSECTION PLAN AND ROAD DETAILS	
C1.11	OVERALL GRADING, EROSION AND SEDIMENT CONTROL PLAN	
C1.12	STORMWATER POND DETAILED GRADING PLAN	
C1.13	LOTS 5 AND 6 DETAILED GRADING PLAN	
C1.14	WATER TANK SITE CROSS SECTION	
C1.15	EROSION AND SEDIMENT CONTROL DETAILS	
C1.16	STORMWATER DETAILS	
C1.17	STORMWATER DETAILS	



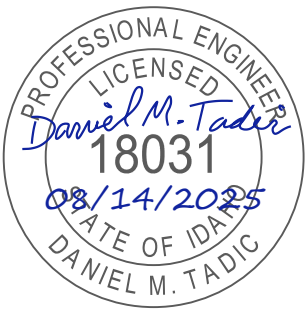
VICINITY MAP

SCALE: 1" = 750'



476864 Highway 95, Suite 3
Ponderay, ID 83852
(208) 635-5825

DEERFIELD
BONNER COUNTY, ID
COVER SHEET



CONSTRUCTION DOCUMENTS

1"
SCALE: (11X17 ONLY)

DWG: D24013 - C1.05_ROAD P&P.DWG

PROJECT NO: D24013

DRAWN BY: DJJ/DMH

CHECKED BY: DMT

DATE: AUGUST 2025

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REVISIONS

NO. DATE BY DESCRIPTION

C0.00

DRAWING:

SHEET: 1 OF 20

Plot Date:8/13/2025 9:16 PM Plotted By: Dylan Jones
Path: Z:\DOCUMENTS\PROJECTS\2024\02 4013 SYRINGA ESTATES (DEERFIELD)\CAD\PLAN SHEETS\024013 - CO.0_COVER.DWG

GENERAL NOTES:

- ALL WORK SHALL CONFORM TO THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPMC) CURRENT EDITION AND BONNER COUNTY ROAD STANDARDS MANUAL (2019). IN THE EVENT OF A CONFLICT, THE MORE STRINGENT REQUIREMENT SHALL APPLY.
- CLEAR AND GRUB TO THE LIMITS SHOWN ON THE PLANS AND IN ACCORDANCE WITH ISPMC SECTION 201. REMOVE ALL DEBRIS, TREES, STUMPS, BRUSH, GRASSES, ROOTS, ORGANIC SOIL, EXISTING FILL OR ANY OTHER DELETERIOUS MATERIAL AS INDICATED. ONSITE DISPOSAL OF ORGANIC MATERIALS IS NOT ALLOWED WITHOUT WRITTEN CONSENT OF THE OWNER.
- EXISTING PROPERTY CORNERS OR SURVEY MONUMENTS SHALL BE PROTECTED DURING THE COURSE OF CONSTRUCTION. ANY DAMAGED OR OBLITERATED CORNERS SHALL BE RE-ESTABLISHED BY PROFESSIONAL SURVEYORS, LICENSED TO WORK IN THE STATE OF IDAHO, PRIOR TO FINAL ACCEPTANCE, AT THE CONTRACTOR'S EXPENSE.
- EXISTING UTILITIES SHALL BE LOCATED BY CONTACTING CALL BEFORE YOU DIG AT 811, AT LEAST 48 HOURS PRIOR TO STARTING ANY EARTHWORK ACTIVITY. THE CONTRACTOR SHALL NOTIFY THE APPROPRIATE UTILITY PROVIDERS PRIOR TO STARTING ANY WORK NEAR ANY FACILITIES AND SHALL COORDINATE THEIR WORK WITH COMPANY REPRESENTATIVES.
- THE CONTRACTOR SHALL MAINTAIN STREETS, SIDEWALKS, AND ALL OTHER PUBLIC RIGHT-OF-WAY IN A CLEAN, SAFE AND USEABLE CONDITION. ALL SOIL, ROCK, OR CONSTRUCTION DEBRIS SHALL BE PROMPTLY REMOVED FROM THE PUBLICLY OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. ALL ADJACENT PROPERTY; PRIVATE OR PUBLIC, SHALL BE MAINTAINED IN A CLEAN, SAFE AND USEABLE CONDITION.
- A NOTICE OF INTENT (NOI) WITH THE IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY (IDEQ) SHALL BE FILED. A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND NOI SHALL BE PROVIDED TO THE ENGINEER PRIOR TO THE START OF CONSTRUCTION AND MAINTAINED ON SITE FOR THE DURATION OF CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PROPOSED TRAFFIC CONTROL IN ACCORDANCE WITH THE MUTCD CURRENT EDITION, STATE OF IDAHO AND BONNER COUNTY REQUIREMENTS. AT LEAST 48 HOURS PRIOR TO ANY PROPOSED TRAFFIC DISRUPTION, CONTRACTOR SHALL PREPARE AND SUBMIT TRAFFIC CONTROL PLANS TO THE ENGINEER FOR APPROVAL. NO WORK SHALL COMMENCE UNTIL APPROVAL IS GRANTED AND ALL APPROVED TRAFFIC CONTROL IS IN PLACE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PROJECT INSPECTIONS AND TESTS, INCLUDING MATERIALS TESTING AND QUALITY CONTROL. AS-BUILT DRAWINGS SHALL BE SUBMITTED TO BONNER COUNTY ROAD AND BRIDGE PRIOR TO FINAL ACCEPTANCE.

EARTHWORK AND GRADING NOTES:

- ALL CUTS AND FILLS SHALL BE CONFINED TO THE LIMITS INDICATED ON THE PLANS.
- EXCAVATED MATERIAL MAY BE INCORPORATED INTO THE WORK AT THE DISCRETION OF THE ENGINEER.
- THE CONTRACTOR SHALL ENSURE THAT ALL TEMPORARY SLOPES ARE STABLE AND THAT APPROPRIATE EROSION CONTROL MEASURE ARE IN PLACE AND MAINTAINED.
- DEWATERING IS THE RESPONSIBILITY OF THE CONTRACTOR.
- COMPACTION SHALL BE PERFORMED IN ACCORDANCE WITH ISPMC REQUIREMENTS. ALL COMPACTION EFFORTS SHALL BE MONITORED AND TESTED BY AN EXPERIENCED SOIL TECHNICIAN REPRESENTING THE CONTRACTOR.
- ENGINEERED FILLS SHALL CONFORM TO THE REQUIREMENTS OF THE ISPMC, PLANS AND SPECIFICATIONS. THE ENGINEER SHALL REVIEW AND APPROVE ALL IMPORT AGGREGATE SOURCES AND PRODUCTS PRIOR TO INCORPORATION INTO THE WORK.
- ALL FILL MATERIAL SHALL BE MOISTURE CONDITIONED TO WITHIN 2% OF OPTIMUM MOISTURE PRIOR TO PLACEMENT. LIFTS SHALL NOT EXCEED EIGHT INCHES. ALL FILL SHALL BE COMPACTED TO ISPMC OR PROJECT SPECIFICATIONS. ANY FILL MATERIAL TOO COARSE TO TEST, SHALL BE PLACED IN CONTROLLED LIFTS UNDER A PERFORMANCE-BASED METHOD, AS OUTLINED WITHIN THE ISPMC.
- NO FILL SHALL BE PLACED ON FROZEN OR SNOW-COVERED GROUND. PLACEMENT OF FROZEN FILL IS NOT ALLOWED.
- FILL PLACED ON SLOPES GREATER THAN 3 HORIZONTAL TO 1 VERTICAL SHALL BE KEYED INTO THE UNDISTURBED GROUND WITH HORIZONTAL BENCHES HAVING A VERTICAL FACE APPROXIMATELY 1 FOOT IN HEIGHT. SLOPE EACH BENCH TO DRAIN.
- PRIOR TO PLACING FILL WITHIN THE ROADWAY PRISM, THE FOLLOWING SHALL BE COMPLETED:
 - ALL PUBLIC UTILITIES SHALL BE INSTALLED, TESTED AND APPROVED.
 - THE CONTRACTOR SHALL PROVIDE COPIES OF COMPACTION TEST RESULTS TO THE ENGINEER OF RECORD, FOR ALL TRENCHES AND SUBGRADE AS APPLICABLE.
 - SUBGRADE SHALL BE INSPECTED AND APPROVED BY THE ENGINEER OF RECORD.
 - PROOF-ROLL SUBGRADE SHALL BE AT THE DISCRETION OF THE ENGINEER OF RECORD.
 - OBTAIN AUTHORIZATION FROM THE ENGINEER OF RECORD AND BONNER COUNTY ROAD AND BRIDGE DIRECTOR OR HIS DESIGNEE TO PROCEED WITH PLACEMENT OF BASE MATERIAL. BONNER COUNTY SHALL BE NOTIFIED AT LEAST 24 HOURS TO PLACEMENT OF BASE MATERIAL.
- IMPORTED FILL MATERIAL SHALL CONFORM TO THE FOLLOWING:
 - BASE COURSE (BALLAST) SHALL BE IN ACCORDANCE WITH THE BONNER COUNTY ROAD STANDARDS MANUAL AND MEET THE FOLLOWING GRADATION:

SIEVE SIZE	PERCENT PASSING
6 INCH	100
3 INCH	98 - 100
2 INCH	75 - 100
1 INCH	40 - 80
#4	25 - 60
#200	5 - 12

- TOP COURSE SHALL IN ACCORDANCE WITH THE BONNER COUNTY ROAD STANDARDS MANUAL AND MEET THE FOLLOWING GRADATION:

SIEVE SIZE	PERCENT PASSING
1 INCH	100
3/4 INCH	90 - 100
#4	40 - 65
#8	30 - 50
#200	3 - 9

- PRIOR TO PLACING TOP COURSE ON THE BALLAST, OBTAIN AUTHORIZATION FROM THE ENGINEER OF RECORD AND BONNER COUNTY ROAD AND BRIDGE DIRECTOR OR HIS DESIGNEE.
- PRIOR TO REQUESTING OBSERVATION OF THE FINISHED BALLAST, RED TOP STAKES SET TO FINISHED BALLAST ELEVATION, SHALL BE PLACED AT FIFTY FOOT (50') STATIONING ON CURVES AND ONE HUNDRED FOOT (100') STATIONING ON TANGENTS AT CENTERLINE AND SHOULDERS.
- PRIOR TO REQUESTING OBSERVATION OF THE FINISHED TOP COURSE MATERIAL, BLUE TOP STAKES WILL BE SET TO FINISHED BASE ELEVATIONS AT FIFTY FOOT (50') STATIONING ON CURVES AND ONE HUNDRED FOOT (100') STATIONING ON TANGENTS AT CENTERLINE AND SHOULDERS.
- THE SURFACE OF ANY BASE COURSE, WHEN FINISHED, SHALL BE SUCH THAT WHEN TESTED WITH A TEN FOOT (10') STRAIGHTEDGE PLACED ON THE SURFACE WITH ITS CENTERLINE PARALLEL TO AND PERPENDICULAR TO THE CENTERLINE OF THE ROAD, THE MAXIMUM DEVIATION FROM THE SURFACE OF THE EDGE OF THE STRAIGHTEDGE SHALL NOT EXCEED 0.04 FEET. IN ADDITION, THE FINISHED EDGE SHALL NOT DEVIATE MORE THAN 0.03 FEET AT ANY POINT FROM THE STAKED ELEVATION.

HOT MIX SURFACING NOTES:

- ASPHALT PAVEMENT SHALL CONFORM WITH IDAHO TRANSPORTATION DEPARTMENT (ITD) SPECIFICATIONS FOR SUPERPAVE. PAVEMENT SHALL BE SP3 PG 58-28 WITH ½" MAX AGGREGATE SIZE. PAVEMENTS WITH A SECTION OF 3" OF LESS MAY BE PLACED IN ONE LIFT. PAVEMENTS WITH A SECTION GREATER THAN 3" SHALL BE PLACED IN MULTIPLE LIFTS. MINIMUM LIFT THICKNESS OF 1.5" AND MAXIMUM LIFT THICKNESS OF 3". MIX DESIGN MUST BE SUBMITTED TO BONNER COUNTY ROAD AND BRIDGE FOR APPROVAL.
- NO ASPHALT SHALL BE PLACED ON WET OR FROZEN GROUND, OR WHEN THE AIR OR GROUND TEMPERATURE IS LESS THAN 45 DEGREES FAHRENHEIT AND RISING AND THE MIX IS AT A TEMPERATURE NOT LESS THAN 235 DEGREES FAHRENHEIT AND NOT TO EXCEED 280 DEGREES FAHRENHEIT.
- AFTER SPREADING, THE MIXTURE SHALL BE THOROUGHLY AND UNIFORMLY COMPACTED WITH POWER ROLLERS IN ACCORDANCE WITH BONNER COUNTY ROAD STANDARDS MANUAL SECTION 6.20.D.
- DURING PAVING OPERATIONS, THE CONTRACTOR IS RESPONSIBLE FOR COMPACTION AND QUALITY CONTROL TESTING. ALL TESTING SHALL BE PERFORMED BY A QUALIFIED TECHNICIAN. THE COMPLETED HOT MIX ASPHALT CONCRETE SURFACE SHALL HAVE A FIELD DENSITY EQUAL TO OR GREATER THAN 92% RICE DENSITY. THREE OR MORE CONSECUTIVE TESTS BELOW 92% WILL REQUIRE CORRECTIVE ACTION.
- EXTRACTION CORING AND GRADATION TESTS MAY BE REQUIRED AT THE DISCRETION OF BONNER COUNTY TO VERIFY PAVEMENT THICKNESS, COMPACTION AND MATERIALS.
- THE FINAL SURFACE SHALL BE OF A UNIFORM TEXTURE AND SHALL CONFORM TO LINES AND GRADES SHOWN ON THE PLANS. BOTH DENSITY AND THICKNESS SHALL BE CAREFULLY CONTROLLED DURING CONSTRUCTION AND SHALL BE IN FULL COMPLIANCE WITH THE PLANS AND SPECIFICATIONS. ALL UNSATISFACTORY WORK SHALL BE REPAIRED, REPLACED, OR CORRECTED.
- A 10 FOOT STRAIGHTEDGE SHALL BE USED TO TEST THE FINISHED SURFACE IN SUCCESSIVE POSITIONS, PARALLEL AND PERPENDICULAR TO THE STREET CENTERLINE, IN CONTACT WITH THE SURFACE AND THE ENTIRE AREA CHECKED FROM ONE SIDE TO THE OTHER. ADVANCES ALONG THE PAVEMENT SHALL BE IN SUCCESSIVE STAGES OF NOT MORE THAN THE LENGTH OF THE STRAIGHTEDGE.
- IRREGULARITIES WHICH MAY DEVELOP BEFORE THE COMPLETION OF ROLLING SHALL BE REMEDIED BY LOOSENING THE SURFACE MIX AND REMOVING OR ADDING MATERIALS AS MAY BE REQUIRED. ANY IRREGULARITIES OR DEFECTS WHICH ARE FOUND AFTER THE FINAL ROLLING, WHICH VARY MORE THAN 0.02 FEET IN 10 FEET FOR SURFACE COURSES SHALL BE CORRECTED. ALL MINOR SURFACE PROJECTIONS, JOINTS AND MINOR HONEYCOMBED SURFACES SHALL BE REPAIRED SMOOTH TO GRADE, AS MAY BE DIRECTED BY THE BONNER COUNTY ROAD AND BRIDGE DIRECTOR OR HIS DESIGNEE.

SIGNAGE AND STRIPING NOTES:

- ALL WORK SHALL CONFORM TO THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPMC) CURRENT EDITION AND THE BONNER COUNTY ROAD STANDARDS MANUAL (2019). IN CASE OF CONFLICT, THE MOST STRINGENT STANDARD SHALL APPLY.
- PERMANENT TRAFFIC SIGNAGE SHALL BE STEEL POST IN ACCORDANCE WITH ISPMC SECTION 1105 AND SD-1130.
- ALL PERMANENT SIGNAGE SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) CURRENT EDITION. IN SHAPE, COLOR, AND SIZE.
- PERMANENT PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH ISPMC SECTION 1104. ALL MARKINGS SHALL BE PAVEMENT PAINT (WATER BORNE) UNLESS NOTED OTHERWISE.

HMH

engineering

476864 Highway 95, Suite 3

Ponderay, ID 83852

(208) 635-5825

DEERFIELD

BONNER COUNTY, ID

PROJECT NOTES

PROFESSIONAL ENGINEER

LICENSED

Daniel M. Tadic

18031

08/14/2025

STATE OF IDAHO

DANIEL M. TADIC

CONSTRUCTION

DOCUMENTS

1"

SCALE: (11X17 ONLY)

DWG: 024013 - CO.0_COVER.DWG

PROJECT NO: 024013

DRAWN BY: DJJ/DMH

CHECKED BY: DMT

DATE: AUGUST 2025

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REVISIONS

NO.	DATE	BY	DESCRIPTION
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811

Know what's below.

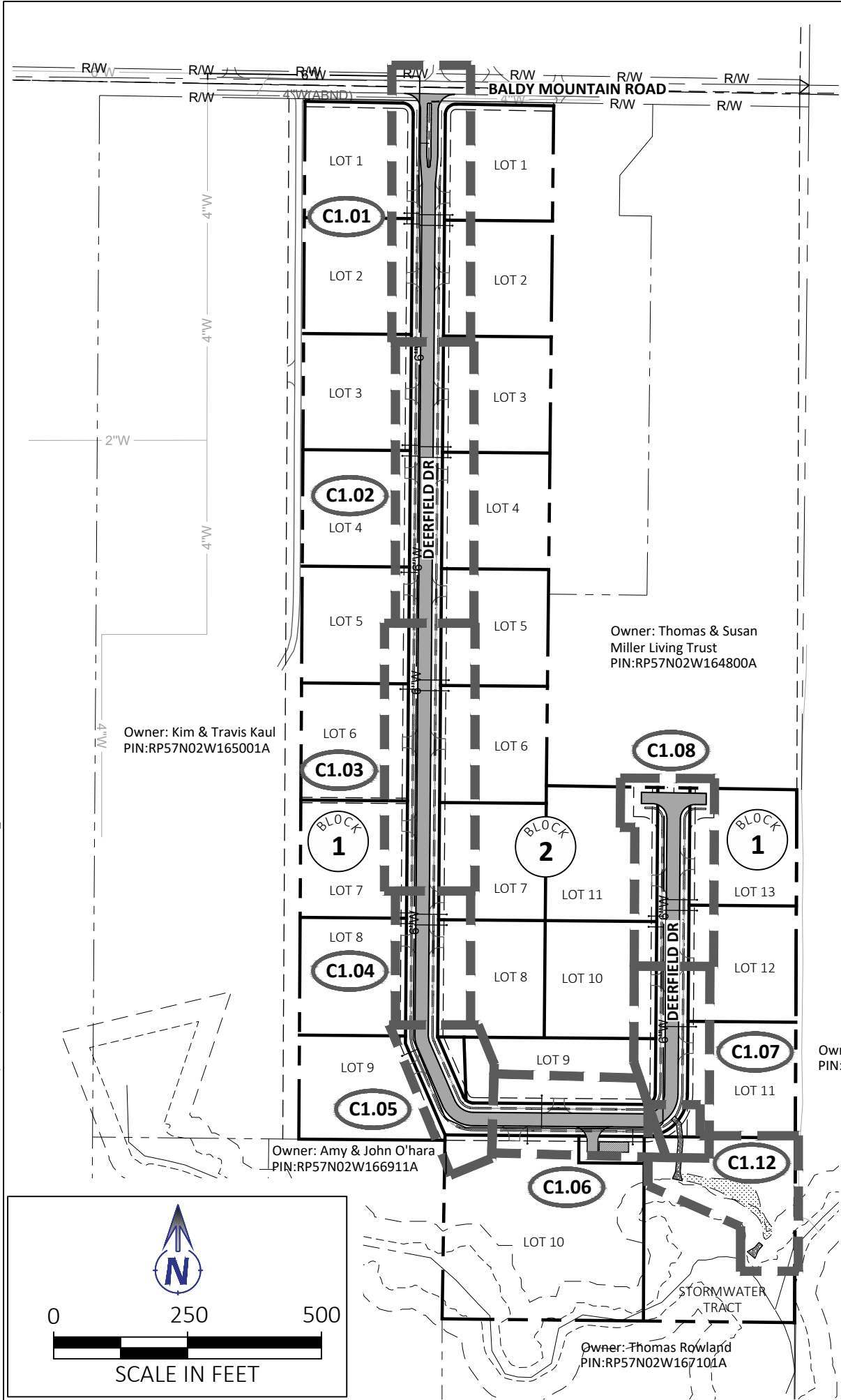
Call before you dig.

C0.01

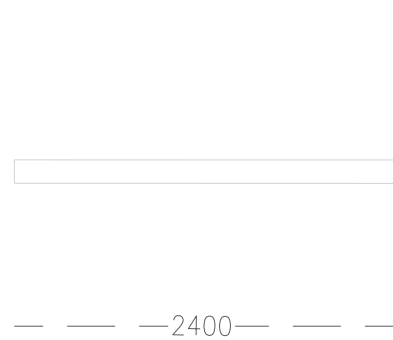
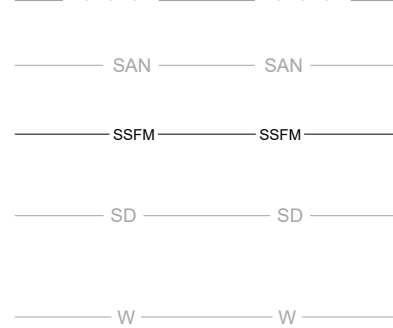
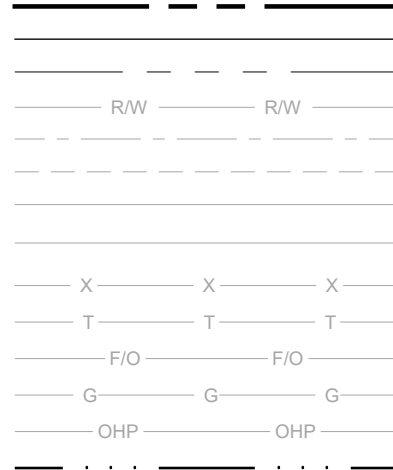
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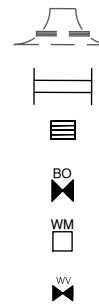
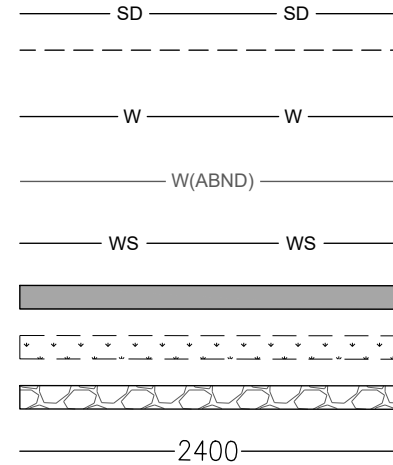
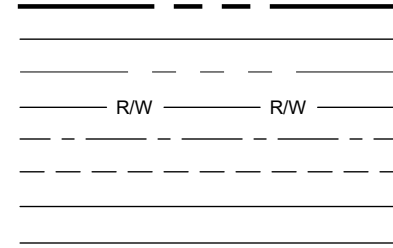
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EXISTING:



PROPOSED:



- PROPERTY LINE
- LOT LINE
- SECTION LINE
- RIGHT OF WAY
- ROAD CENTERLINE
- EASEMENT LINE
- EDGE OF GRAVEL
- EDGE OF PAVEMENT
- FENCE LINE
- COMMUNICATIONS LINE
- FIBER OPTICS LINE
- GAS LINE
- OVERHEAD POWER LINE
- WETLANDS LIMITS
- SANITARY SEWER (GRAVITY LINE)
- SANITARY SEWER (FORCE MAIN LINE)
- STORM DRAIN LINE
- STORM DRAIN LINE (PERFORATED)
- SYRINGA HEIGHTS WATER LINE
- ABANDONED WATER MAIN
- WATER SERVICE LINE
- ASPHALT SURFACE
- DITCH BOTTOM
- GRAVEL SURFACE
- GROUND CONTOUR
- FUTURE DRIVEWAY (W/ CULVERT CROSSING)
- STORM CULVERT
- CATCH BASIN
- BLOWOFF VALVE
- WATER METER
- WATER VALVE
- ELECTRIC TRANSFORMER
- UTILITY POLE
- TELEPHONE RISER
- TELEPHONE MARKER
- GAS MARKER
- MAILBOX
- SIGN
- DECIDUOUS TREE

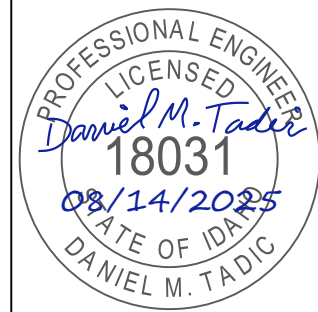


476864 Highway 95, Suite 3
Ponderay, ID 83852
(208) 635-5825

DEERFIELD

BONNER COUNTY, ID

ROADWAY OVERALL PLAN & LEGEND



CONSTRUCTION DOCUMENTS

1"

SCALE: (11X17 ONLY)

DWG: D24013 - C1.00 ROAD OVERALL & LEGEND.DWG

PROJECT NO: D24013

DRAWN BY: DJJ/DMH

CHECKED BY: DMT

DATE: AUGUST 2025

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REVISIONS

NO.	DATE	BY	DESCRIPTION
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C1.00

DRAWING:
SHEET: 3 OF 20

CONSTRUCTION NOTES:

- 1

BEGIN 30' CORNER RADIUS
STA. 0+12.26, 46.3' LT. (EDGE OF PAVEMENT)
- 2

END 30' CORNER RADIUS
STA. 0+42.27, 16' LT. (EDGE OF PAVEMENT)
- 3

BEGIN TAPER
STA. 1+28.34, 16' LT. (EDGE OF PAVEMENT)
- 4

END TAPER
STA. 1+80.85, 12' LT. (EDGE OF PAVEMENT)
- 5

BEGIN 30' CORNER RADIUS
STA. 0+11.24, 45.6' RT. (EDGE OF PAVEMENT)
- 6

END 30' CORNER RADIUS
STA. 0+41.25, 16' RT. (EDGE OF PAVEMENT)
- 7

BEGIN TAPER
STA. 1+28.34, 16' RT. (EDGE OF PAVEMENT)
- 8

END TAPER
STA. 1+80.85, 12' RT. (EDGE OF PAVEMENT)
- 9

INSTALL STOP SIGN (R1-1) PER DETAIL ON
SHEET C1.10.
STA. 0+25.64, 27.4' LT.
- 10

12" WIDE WHITE STOP BAR.
STA. 0+25.64
L=14'
- 11

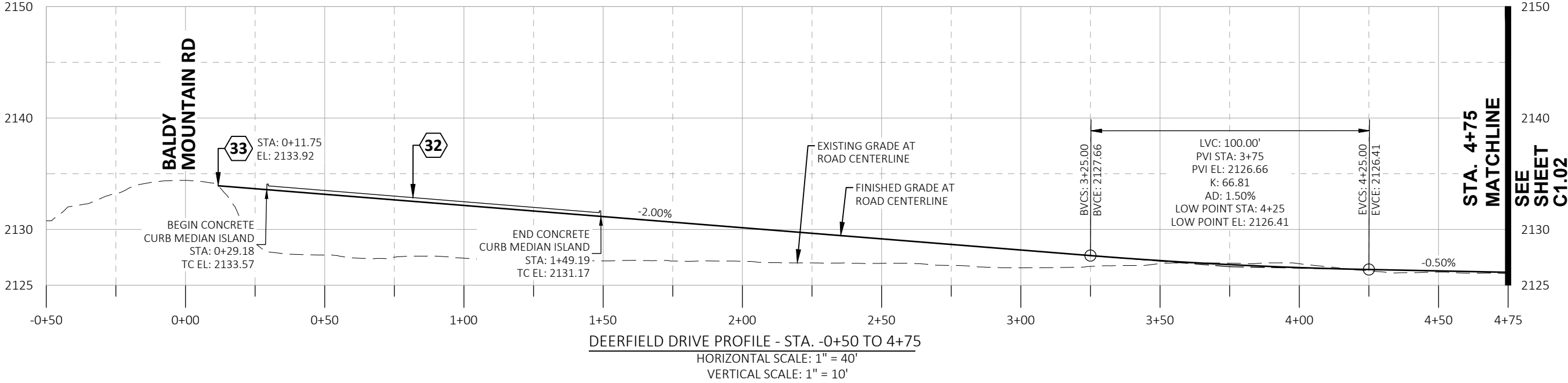
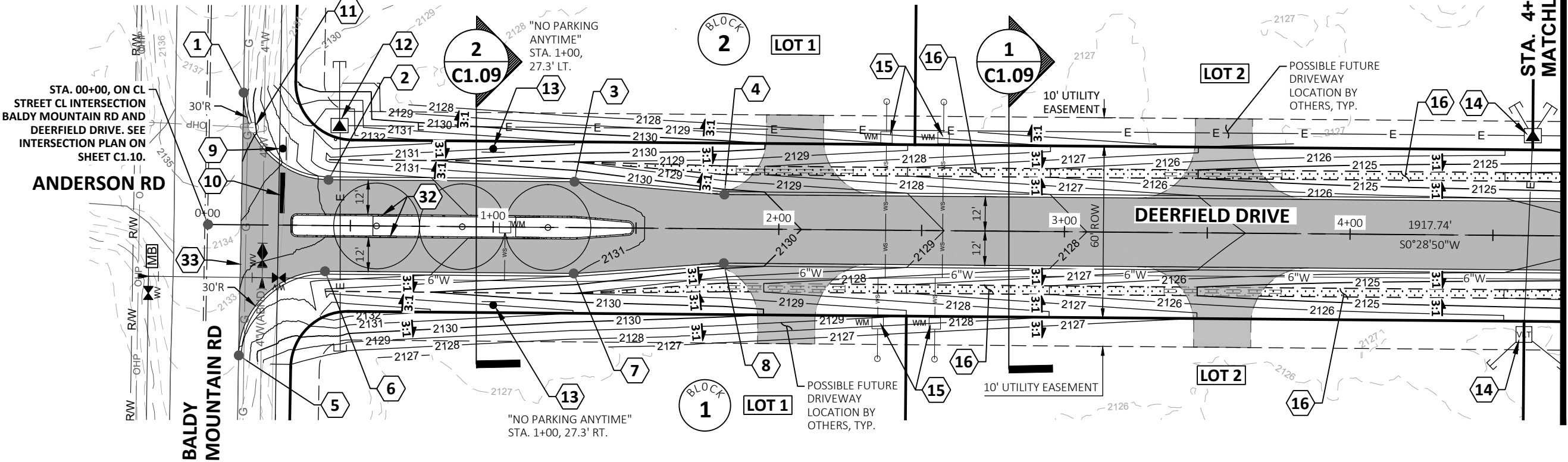
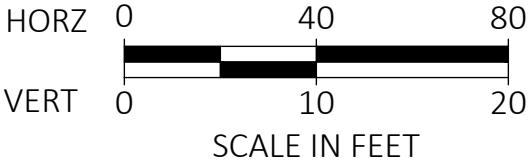
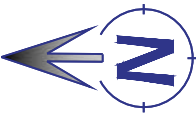
RELOCATE EXISTING UTILITY POLE.
CONTRACTOR SHALL COORDINATE WITH
UTILITY PURVEYOR AS NECESSARY. STA.
0+15.8, 34' LT.
- 12

AVISTA TRANSFORMER. GRADE OUT 8'X8'
FLAT PAD OFF BACKSIDE OF ROADSIDE
DITCH BERM. COORDINATE INSTALLATION
OF TRANSFORMER WITH AVISTA.
- 13

INSTALL ROAD SIGN PER DETAIL ON SHEET
C1.10. SEE PLAN FOR SIGN TYPE AND
STATION/OFFSET.

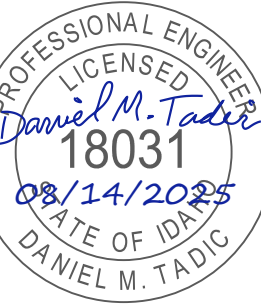
GENERAL NOTES:

1. UPON THE COMPLETION OF GRADING ACTIVITIES, ALL
DISTURBED AREAS MUST BE SEEDED OR MULCHED.
2. DRIVEWAY CULVERTS SHALL BE 12" DIAMETER
DOUBLE-WALLED HDPE OR GALVANIZED METAL.
3. CULVERTS SHALL BE LOCATED TO FORM A
CONTINUATION OF THE ROADSIDE DRAINAGE SYSTEM
AND SHALL EXTEND BEYOND THE TOE OF ANY FILL
PLACED IN ASSOCIATION WITH THE ACCESS.
4. POSSIBLE FUTURE DRIVEWAY LOCATIONS (BY OTHERS)
ARE SHOWN ON THE PLANS INDICATED BY A FADED,
DASHED LINETYPE. UNLESS OTHERWISE NOTED ON THE
PLANS, DRIVEWAY CULVERTS WILL BE INSTALLED BY
OTHERS VIA INDIVIDUAL ENCROACHMENT PERMITS
SUBMITTED TO BONNER COUNTY AS THE LOTS ARE
DEVELOPED.



476864 Highway 95, Suite 3
Ponderay, ID 83852
(208) 635-5825

DEERFIELD
BONNER COUNTY, ID
ROAD PLAN AND PROFILE
STA. -0+50 TO STA. 4+75



CONSTRUCTION DOCUMENTS

1"
SCALE: (11X17 ONLY)

DWG: D24013 - C1.00_ROAD OVERALL &
LEGEND DWG
PROJECT NO: D24013
DRAWN BY: DJJ/DMH
CHECKED BY: DMT
DATE: AUGUST 2025

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REVISIONS
NO. DATE BY DESCRIPTION

C1.01

DRAWING:
SHEET: 4 OF 20

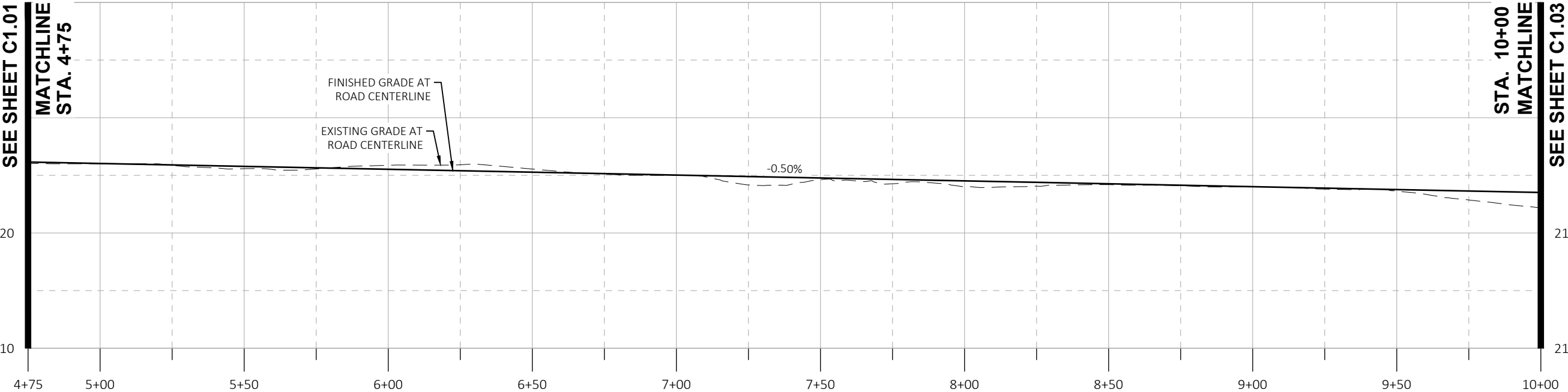
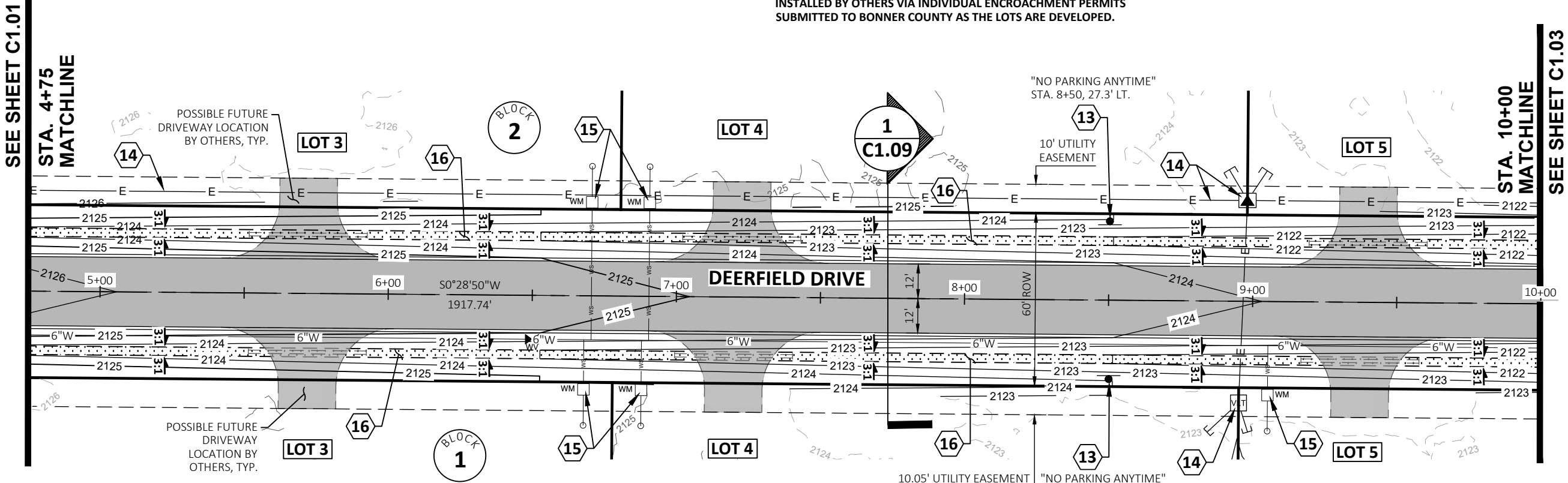
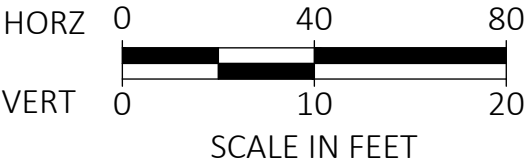
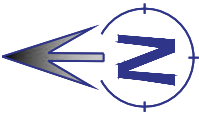


CONSTRUCTION NOTES:

- 13 INSTALL ROAD SIGN PER DETAIL ON SHEET C1.10. SEE PLAN FOR SIGN TYPE AND STATION/OFFSET.
- 14 AVISTA BURIED ELECTRICAL / TRANSFORMER / HANDHOLE. COORDINATE ALL WORK WITH AVISTA.
- 15 WATER METER. SEE WATER PLANS.
- 16 2-FT DEEP ROADSIDE DITCH WITH 3:1 SIDESLOPES. SEE ROAD SECTION 1 ON SHEET C1.09 FOR MORE INFORMATION.

GENERAL NOTES:

- 1. UPON THE COMPLETION OF GRADING ACTIVITIES, ALL DISTURBED AREAS MUST BE SEEDED OR MULCHED.
- 2. DRIVEWAY CULVERTS SHALL BE 12" DIAMETER DOUBLE-WALLED HDPE OR GALVANIZED METAL.
- 3. CULVERTS SHALL BE LOCATED TO FORM A CONTINUATION OF THE ROADSIDE DRAINAGE SYSTEM AND SHALL EXTEND BEYOND THE TOE OF ANY FILL PLACED IN ASSOCIATION WITH THE ACCESS.
- 4. POSSIBLE FUTURE DRIVEWAY LOCATIONS (BY OTHERS) ARE SHOWN ON THE PLANS INDICATED BY A FADED, DASHED LINETYPE. UNLESS OTHERWISE NOTED ON THE PLANS, DRIVEWAY CULVERTS WILL BE INSTALLED BY OTHERS VIA INDIVIDUAL ENCROACHMENT PERMITS SUBMITTED TO BONNER COUNTY AS THE LOTS ARE DEVELOPED.



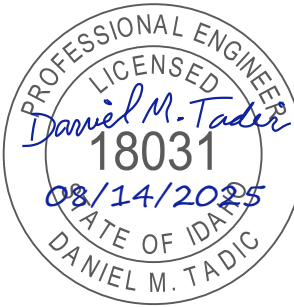
DEERFIELD DRIVE PROFILE - STA. 4+75 TO 10+00

HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE: 1" = 10'



476864 Highway 95, Suite 3
Ponderay, ID 83852
(208) 635-5825

DEERFIELD
BONNER COUNTY, ID
ROAD PLAN AND PROFILE
STA. 4+75 TO STA. 10+00



CONSTRUCTION DOCUMENTS

1"
SCALE: (11X17 ONLY)

DWG: D24013 - C1.00_ROAD OVERALL &
PROJECT NO: D24013
DRAWN BY: DJJ/DMH
CHECKED BY: DMT
DATE: AUGUST 2025

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REVISIONS
NO. DATE BY DESCRIPTION

C1.02

DRAWING:

SHEET: 5 OF 20

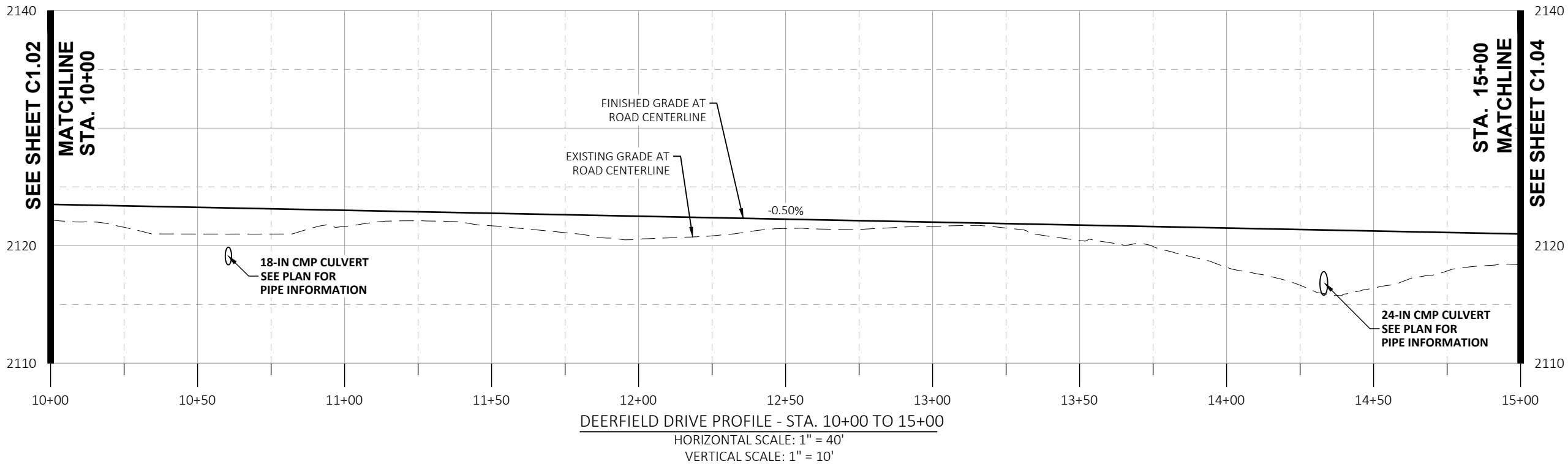
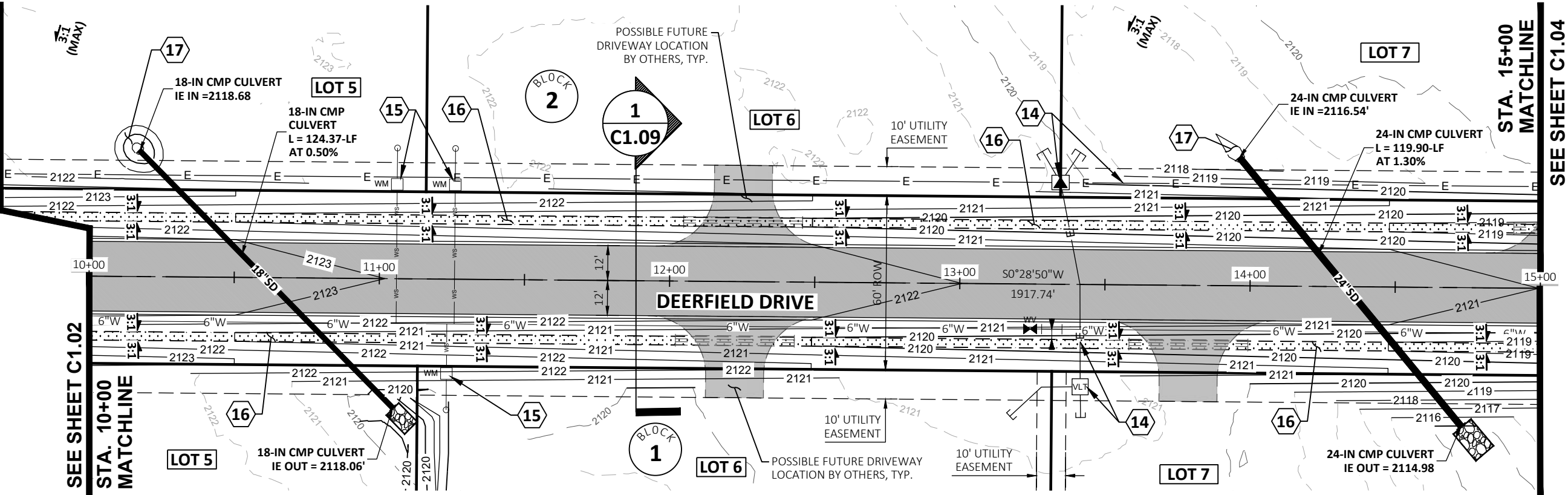
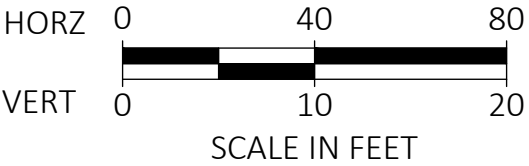


CONSTRUCTION NOTES:

- 14 AVISTA BURIED ELECTRICAL / TRANSFORMER / HANDHOLE. COORDINATE ALL WORK WITH AVISTA.
- 15 WATER METER. SEE WATER PLANS.
- 16 2-FT DEEP ROADSIDE DITCH WITH 3:1 SIDESLOPES. SEE ROAD SECTION 1 ON SHEET C1.09 FOR MORE INFORMATION.
- 17 STORMWATER CONVEYANCE BASIN. EXCAVATE EXISTING GROUND MATERIAL AND CREATE STORMWATER BASIN FOR CONNECTION OF EXISTING SURFACE DRAINAGE PATTERN TO NEW ROAD CROSSING CULVERT ELEVATION. 3:1 MAX SIDE SLOPES.

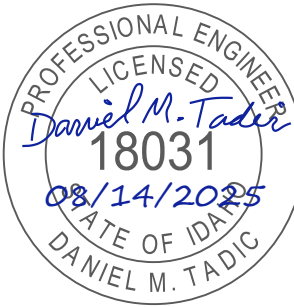
GENERAL NOTES:

- 1. UPON THE COMPLETION OF GRADING ACTIVITIES, ALL DISTURBED AREAS MUST BE SEEDED OR MULCHED.
- 2. DRIVEWAY CULVERTS SHALL BE 12" DIAMETER DOUBLE-WALLED HDPE OR GALVANIZED METAL.
- 3. CULVERTS SHALL BE LOCATED TO FORM A CONTINUATION OF THE ROADSIDE DRAINAGE SYSTEM AND SHALL EXTEND BEYOND THE TOE OF ANY FILL PLACED IN ASSOCIATION WITH THE ACCESS.
- 4. POSSIBLE FUTURE DRIVEWAY LOCATIONS (BY OTHERS) ARE SHOWN ON THE PLANS INDICATED BY A FADED, DASHED LINETYPE. UNLESS OTHERWISE NOTED ON THE PLANS, DRIVEWAY CULVERTS WILL BE INSTALLED BY OTHERS VIA INDIVIDUAL ENCROACHMENT PERMITS SUBMITTED TO BONNER COUNTY AS THE LOTS ARE DEVELOPED.



476864 Highway 95, Suite 3
Ponderay, ID 83852
(208) 635-5825

DEERFIELD
BONNER COUNTY, ID
ROAD PLAN AND PROFILE
STA. 10+00 TO STA. 15+00



CONSTRUCTION DOCUMENTS

1"
SCALE: (11X17 ONLY)

DWG: D24013 - C1.01_ROAD P&P.DWG
PROJECT NO: D24013
DRAWN BY: DJJ/DMH
CHECKED BY: DMT
DATE: AUGUST 2025

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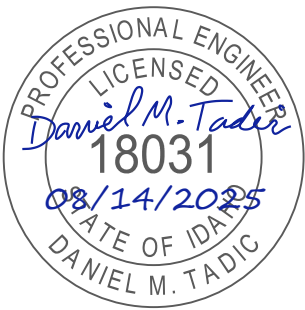
REVISIONS

NO. DATE BY DESCRIPTION

C1.03

DRAWING:

SHEET: 6 OF 20



CONSTRUCTION
DOCUMENTS

1"
SCALE: (11X17 ONLY)

DWG: D24013 - C1.01_ROAD P&P.DWG

PROJECT NO: D24013

DRAWN BY: DJJ/DMH

CHECKED BY: DMT

DATE: AUGUST 2025

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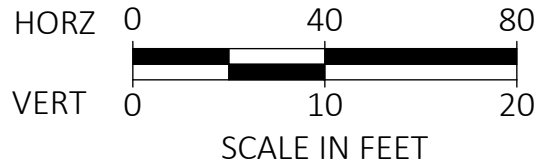
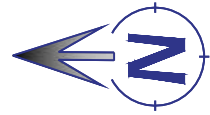
REVISIONS

NO.	DATE	BY	DESCRIPTION
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C1.04

DRAWING:

SHEET: 7 OF 20

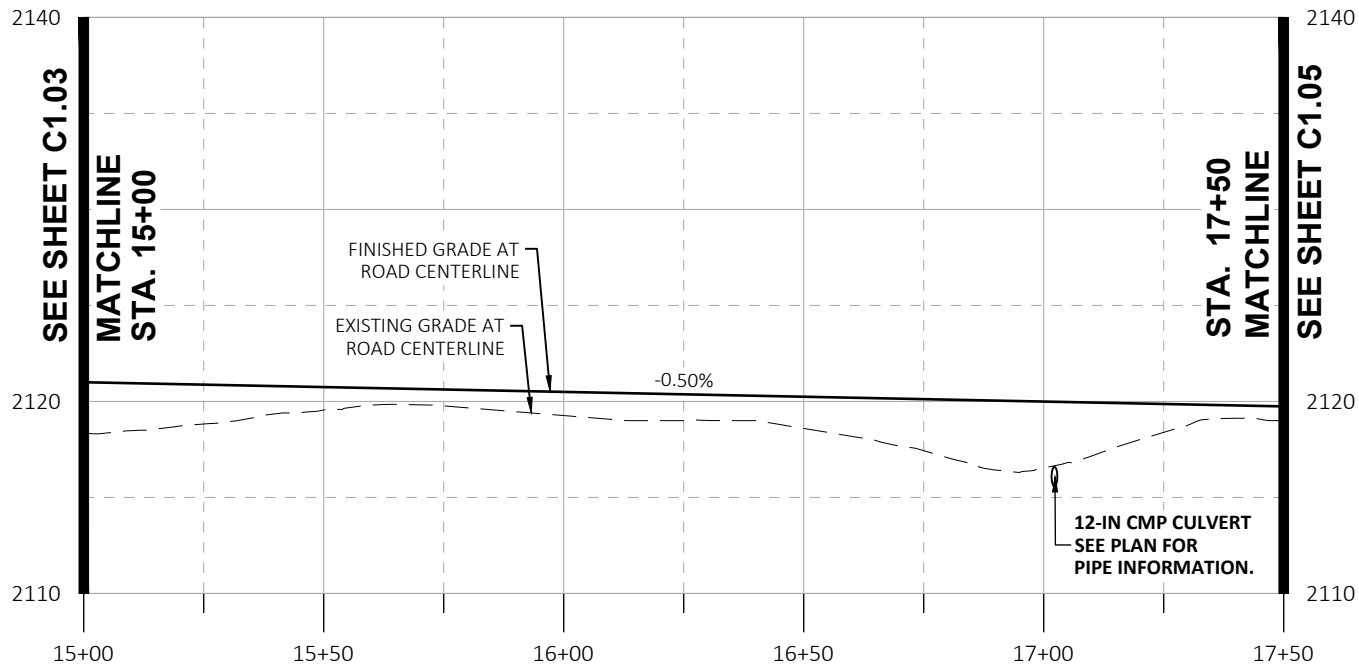
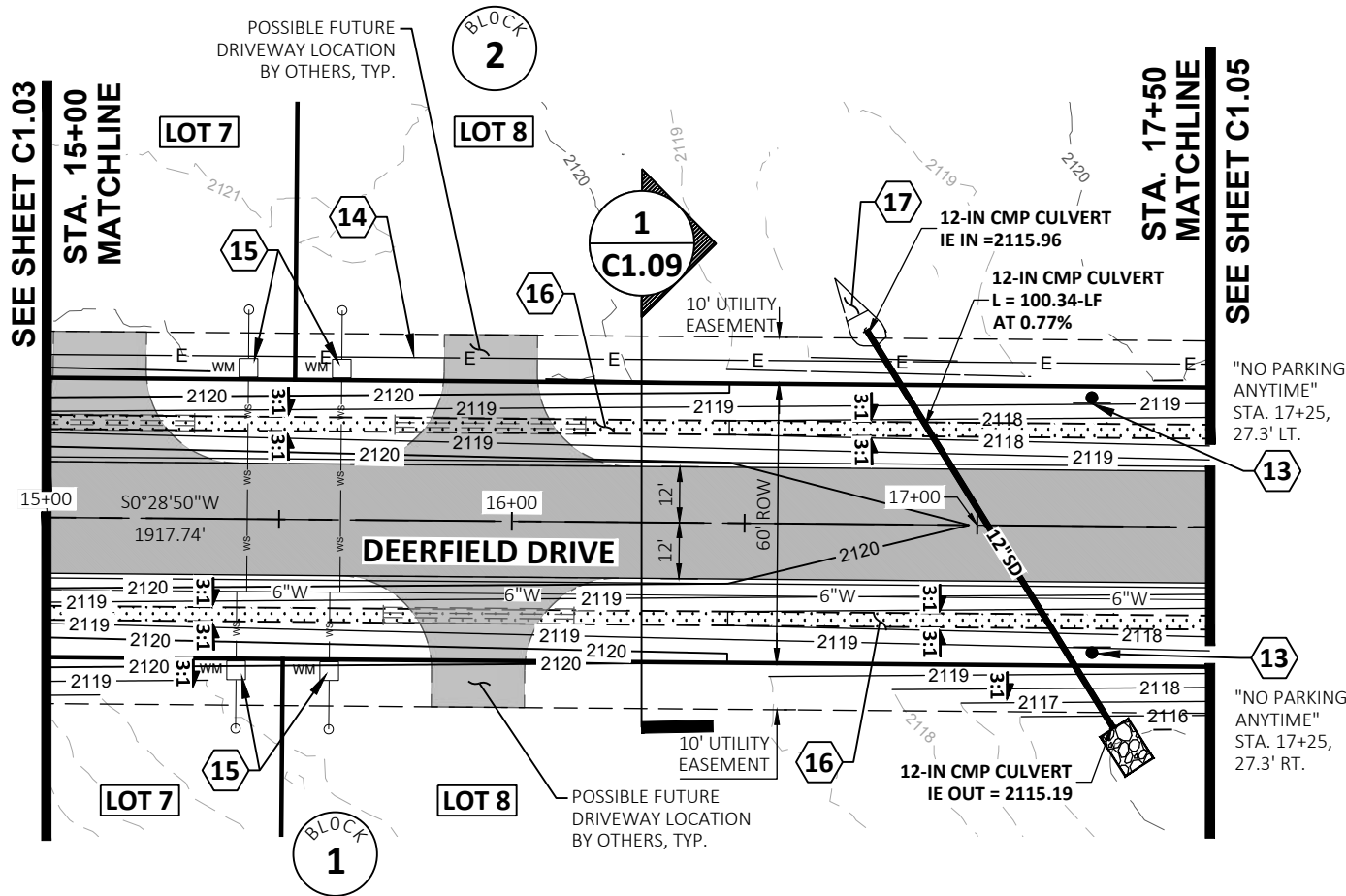


CONSTRUCTION NOTES:

- 13 INSTALL ROAD SIGN PER DETAIL ON SHEET C1.10. SEE PLAN FOR SIGN TYPE AND STATION/OFFSET.
- 14 AVISTA BURIED ELECTRICAL / TRANSFORMER / HANDHOLE. COORDINATE ALL WORK WITH AVISTA.
- 15 WATER METER. SEE WATER PLANS.
- 16 2-FT DEEP ROADSIDE DITCH WITH 3:1 SIDESLOPES. SEE ROAD SECTION 1 ON SHEET C1.09 FOR MORE INFORMATION.
- 17 STORMWATER CONVEYANCE BASIN. EXCAVATE EXISTING GROUND MATERIAL AND CREATE STORMWATER BASIN FOR CONNECTION OF EXISTING SURFACE DRAINAGE PATTERN TO NEW ROAD CROSSING CULVERT ELEVATION. 3:1 MAX SIDE SLOPES.

GENERAL NOTES:

1. UPON THE COMPLETION OF GRADING ACTIVITIES, ALL DISTURBED AREAS MUST BE SEEDED OR MULCHED.
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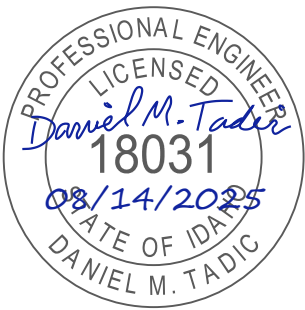


DEERFIELD DRIVE PROFILE - STA. 15+00 TO 17+50

HORIZONTAL SCALE: 1" = 40'

VERTICAL SCALE: 1" = 10'

DEERFIELD
BONNER COUNTY, ID
ROAD PLAN AND PROFILE
STA. 17+50 TO STA. 20+50



CONSTRUCTION DOCUMENTS

1"
SCALE: (11X17 ONLY)

DWG: D24013 - C1.09_ROAD SECTIONS.DWG
PROJECT NO: D24013
DRAWN BY: DJJ/DMH
CHECKED BY: DMT
DATE: AUGUST 2025

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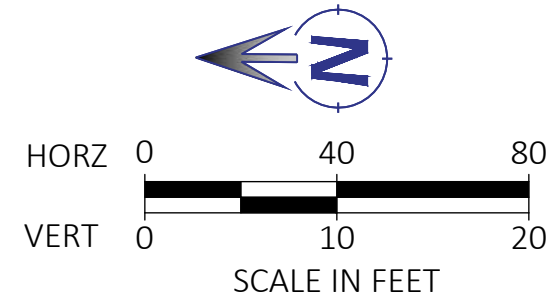
REVISIONS

NO.	DATE	BY	DESCRIPTION
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C1.05

DRAWING:

SHEET: 8 OF 20

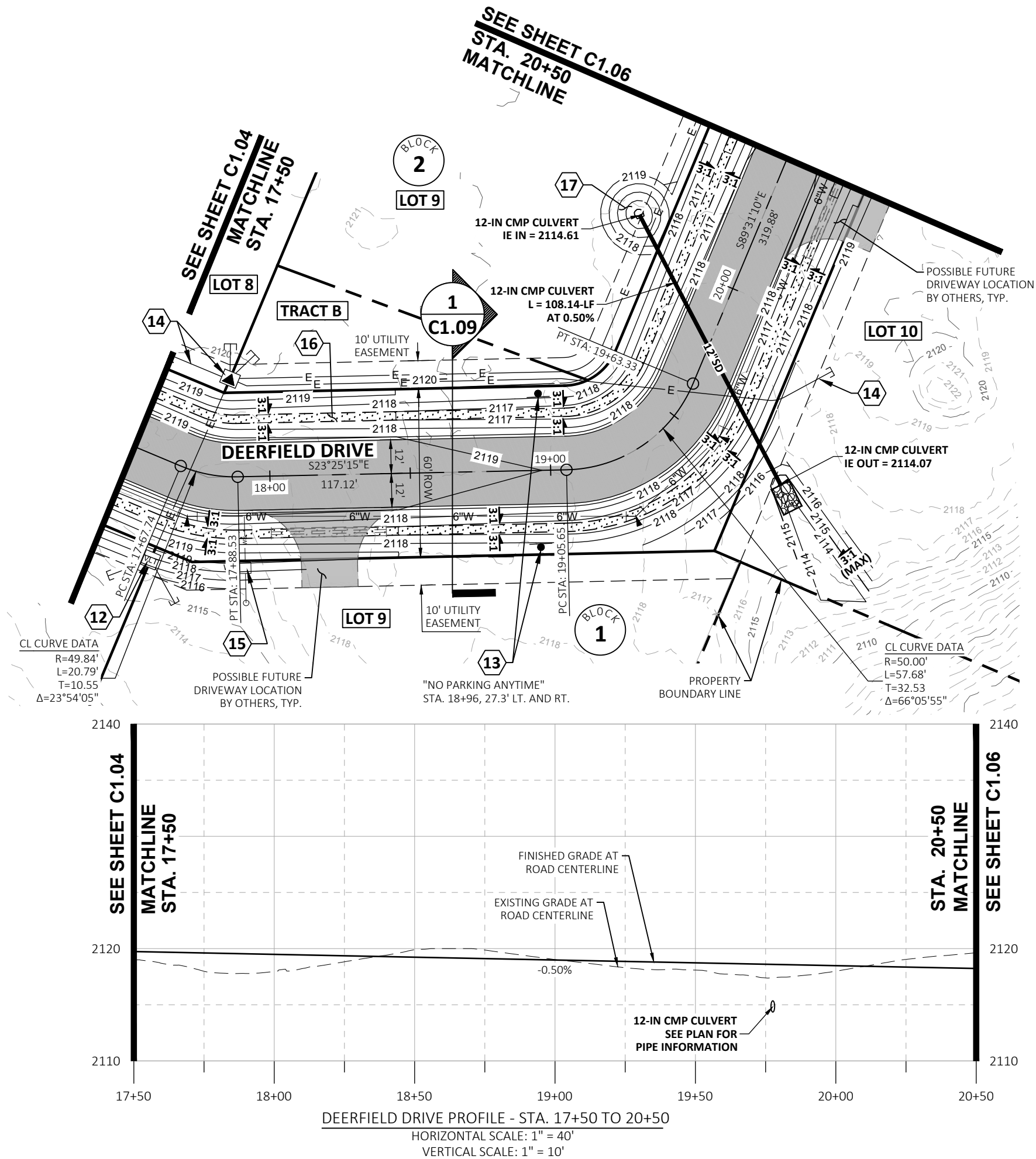


CONSTRUCTION NOTES:

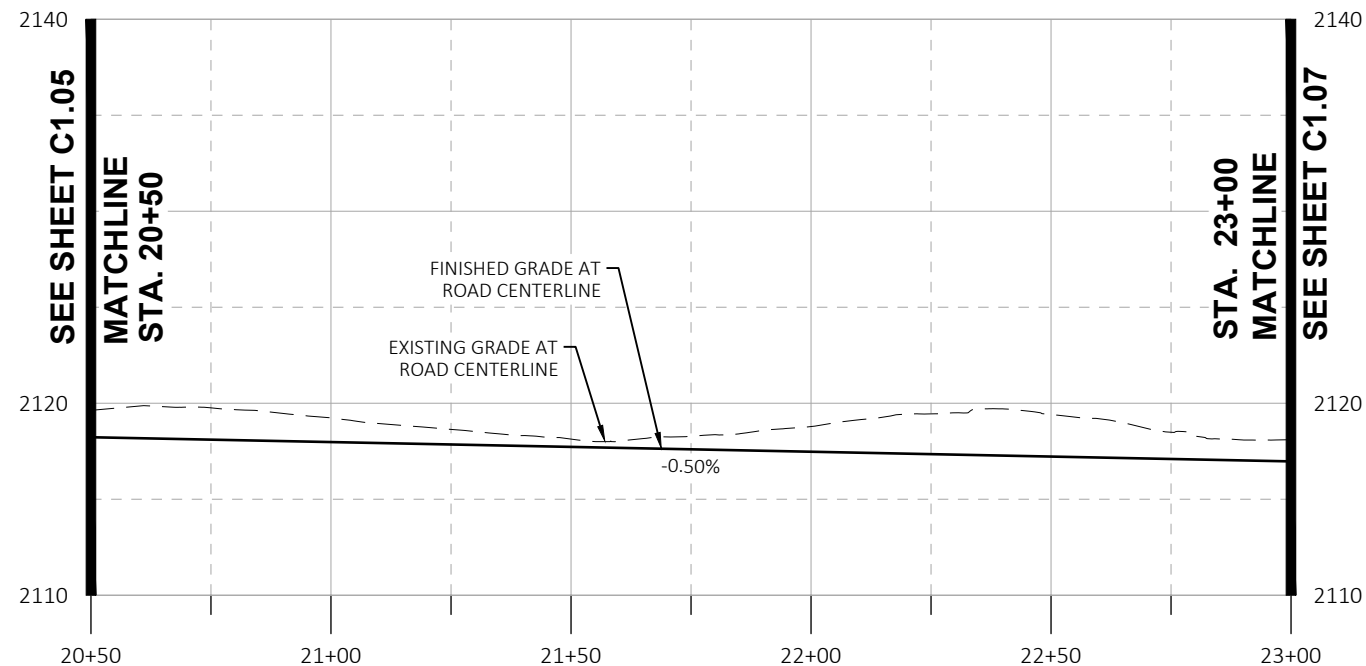
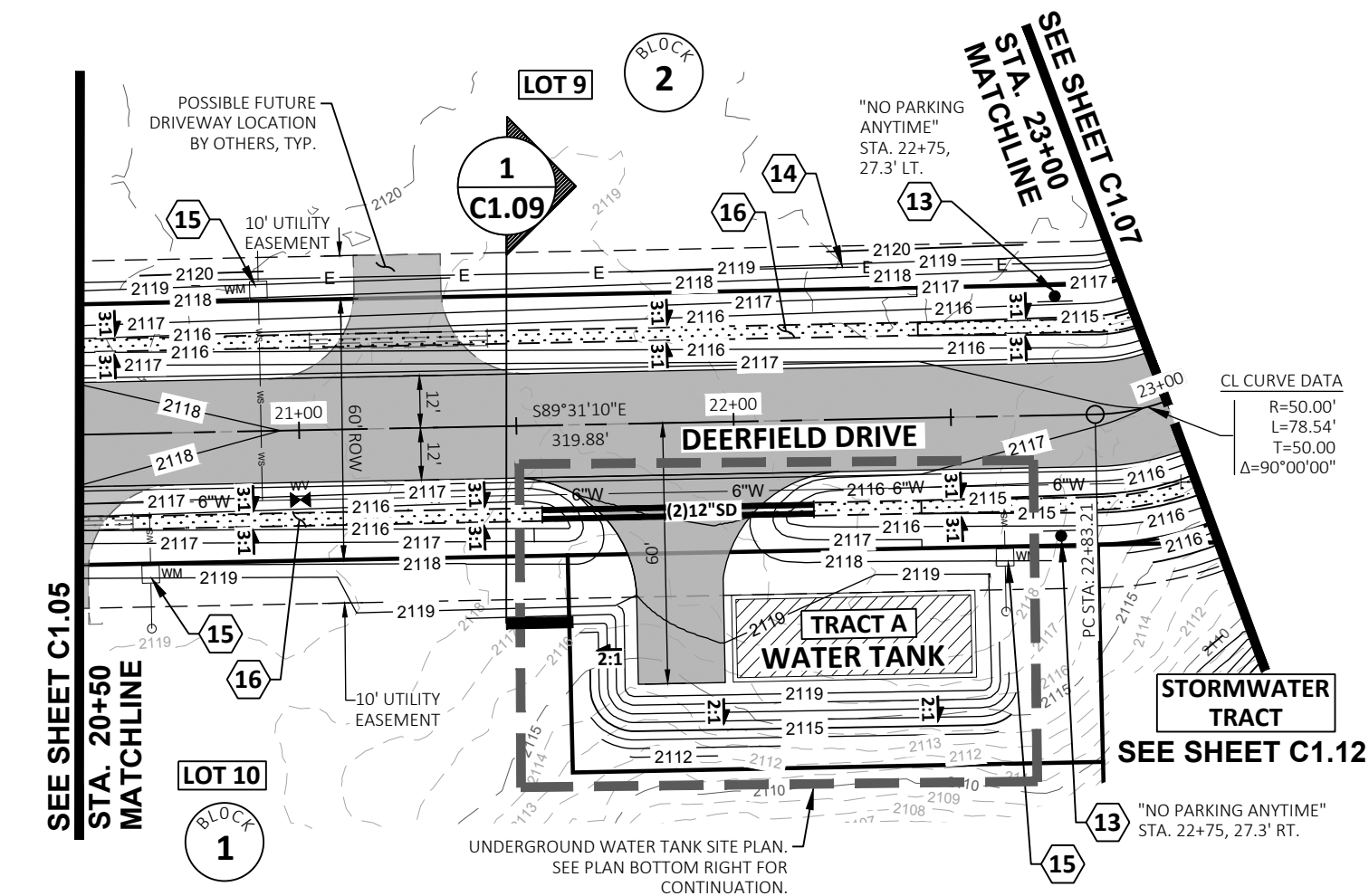
- 12** AVISTA TRANSFORMER. GRADE OUT 8'X8' FLAT PAD OFF BACKSIDE OF ROADSIDE DITCH BERM. COORDINATE INSTALLATION OF TRANSFORMER WITH AVISTA.
- 13** INSTALL ROAD SIGN PER DETAIL ON SHEET C1.10. SEE PLAN FOR SIGN TYPE AND STATION/OFFSET.
- 14** AVISTA BURIED ELECTRICAL / TRANSFORMER / HANDHOLE. COORDINATE ALL WORK WITH AVISTA.
- 15** WATER METER. SEE WATER PLANS.
- 16** 2-FT DEEP ROADSIDE DITCH WITH 3:1 SIDESLOPES. SEE ROAD SECTION 1 ON SHEET C1.09 FOR MORE INFORMATION.
- 17** STORMWATER CONVEYANCE BASIN. EXCAVATE EXISTING GROUND MATERIAL AND CREATE STORMWATER BASIN FOR CONNECTION OF EXISTING SURFACE DRAINAGE PATTERN TO NEW ROAD CROSSING CULVERT ELEVATION. 3:1 MAX SIDE SLOPES.

GENERAL NOTES:

1. UPON THE COMPLETION OF GRADING ACTIVITIES, ALL DISTURBED AREAS MUST BE SEEDDED OR MULCHED.
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3. CULVERTS SHALL BE LOCATED TO FORM A CONTINUATION OF THE ROADSIDE DRAINAGE SYSTEM AND SHALL EXTEND BEYOND THE TOE OF ANY FILL PLACED IN ASSOCIATION WITH THE ACCESS.
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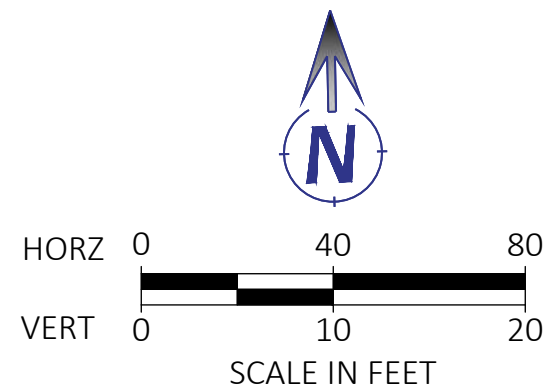
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DEERFIELD DRIVE PROFILE - STA. 20+00 TO 23+00
HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE: 1" = 10'

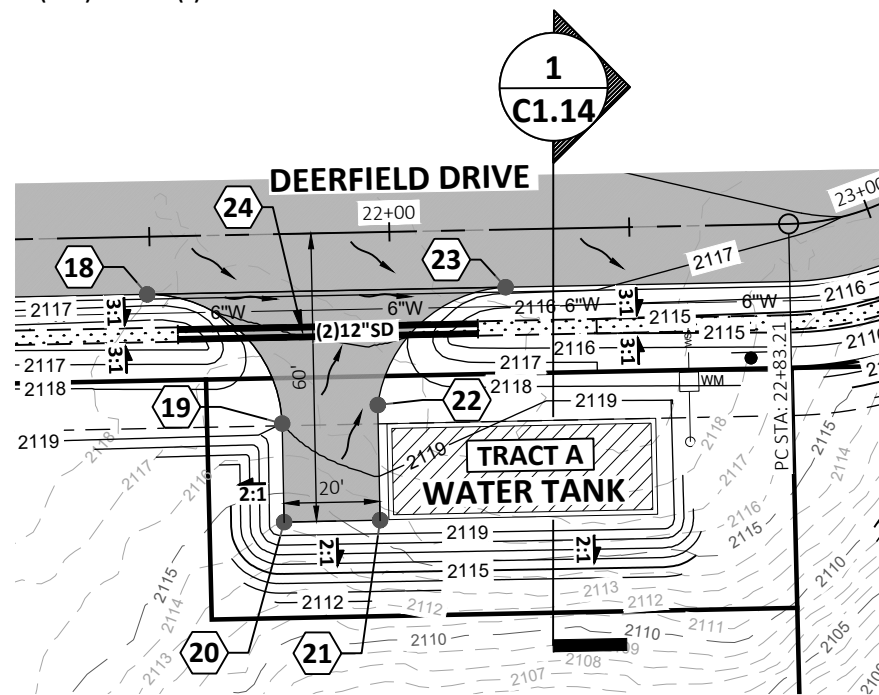
CONSTRUCTION NOTES:

- 13 INSTALL ROAD SIGN PER DETAIL ON SHEET C1.10. SEE PLAN FOR SIGN TYPE AND STATION/OFFSET.
- 14 AVISTA BURIED ELECTRICAL / TRANSFORMER / HANDHOLE. COORDINATE ALL WORK WITH AVISTA.
- 15 WATER METER. SEE WATER PLANS.
- 16 2-FT DEEP ROADSIDE DITCH WITH 3:1 SIDESLOPES. SEE ROAD SECTION 1 ON SHEET C1.09 FOR MORE INFORMATION.
- 18 BEGIN 28' CORNER RADIUS
STA. 21+49.30, 12' RT. (EDGE OF PAVEMENT)
FG EL. 2117.49
- 19 END 28' CORNER RADIUS
STA. 21+76.88, 39.5' RT. (EDGE OF PAVEMENT)
FG EL. 2119.00
- 20 END PAVEMENT
STA. 21+76.88, 60' RT. (EDGE OF PAVEMENT)
FG EL. 2119.25
- 21 END PAVEMENT
STA. 21+96.88, 60' RT. (EDGE OF PAVEMENT)
FG EL. 2119.25
- 22 BEGIN 28' CORNER RADIUS
STA. 21+96.88, 36' RT. (EDGE OF PAVEMENT)
FG EL. 2118.59
- 23 END 28' CORNER RADIUS
STA. 22+24.00, 12' RT. (EDGE OF PAVEMENT)
FG EL. 2117.11
- 24 TANDEM 12" CMP CULVERTS
62.5 LF AT 0.5%
IE (IN): 2115.40 (W)
IE (OUT): 2115.09 (E)

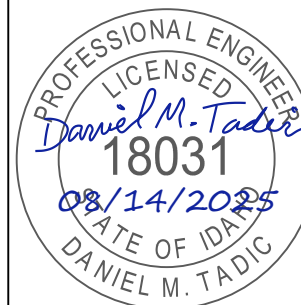


GENERAL NOTES:

1. UPON THE COMPLETION OF GRADING ACTIVITIES, ALL DISTURBED AREAS MUST BE SEED OR MULCHED.
2. DRIVEWAY CULVERTS SHALL BE 12" DIAMETER DOUBLE-WALLED HDPE OR GALVANIZED METAL.
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UNDERGROUND WATER TANK SITE PLAN
HORIZONTAL SCALE: 1" = 40'



CONSTRUCTION DOCUMENTS

1"
SCALE: (11X17 ONLY)

DWG: D24013 - C1.09_ROAD SECTIONS.DWG
PROJECT NO: D24013
DRAWN BY: DJJ/DMH
CHECKED BY: DMT
DATE: AUGUST 2025

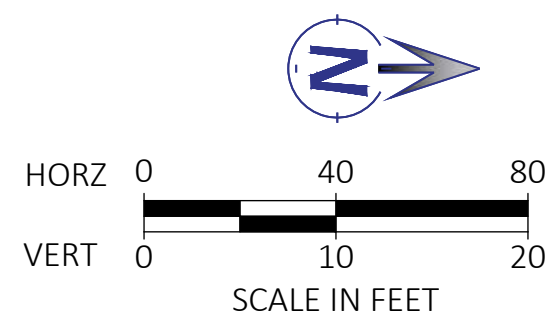
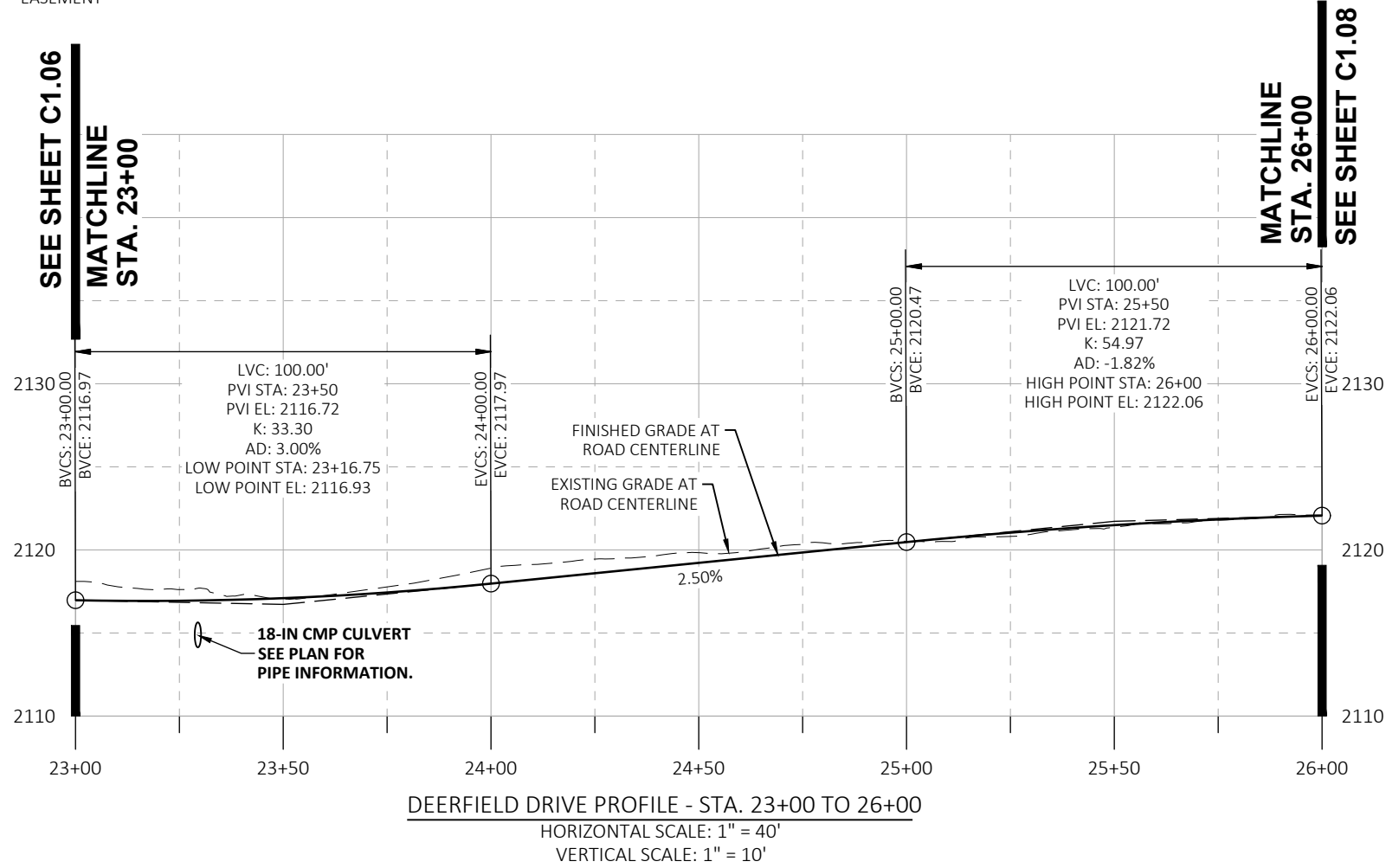
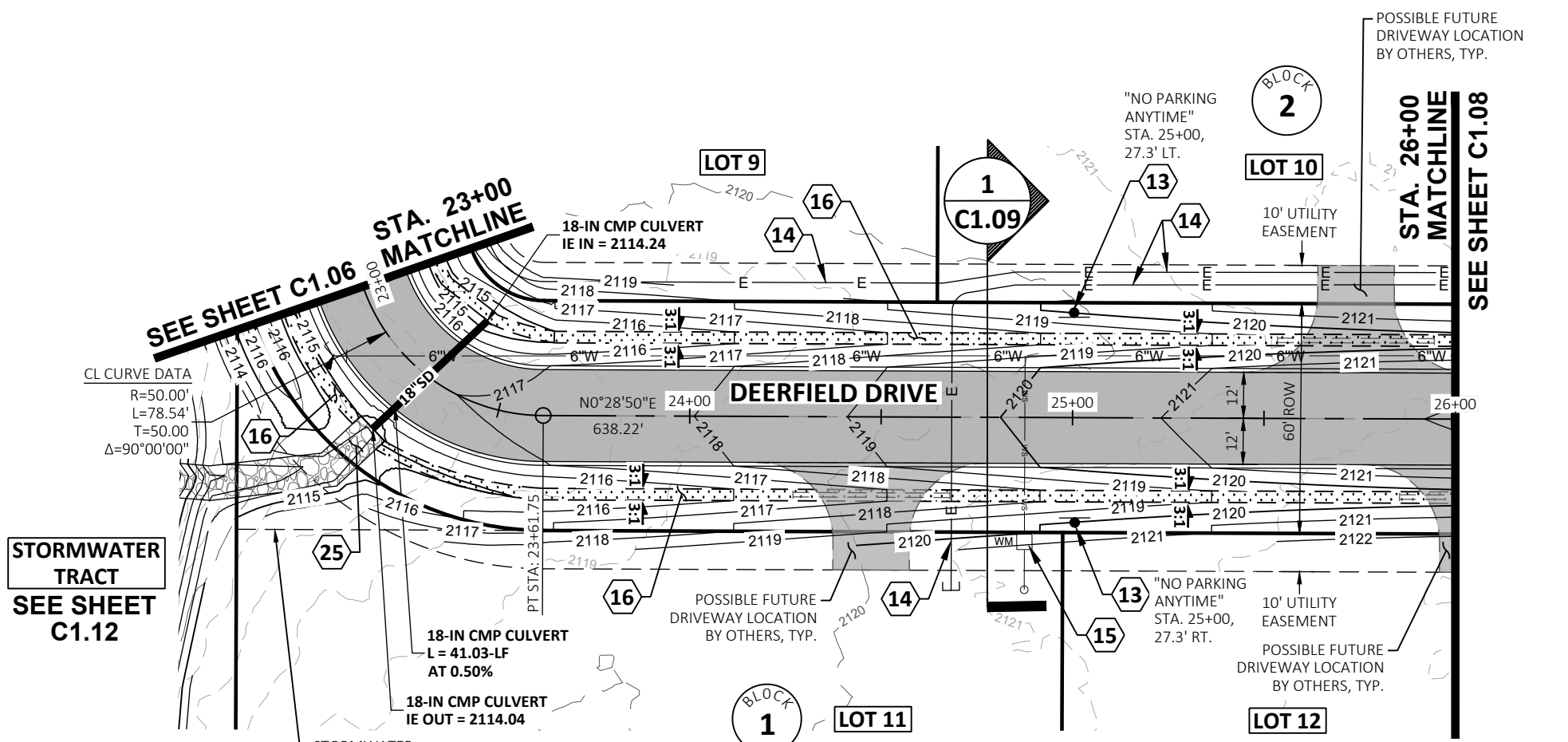
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REVISIONS
NO. DATE BY DESCRIPTION

C1.06

DRAWING:

SHEET: 9 OF 20

Plot Date: 8/13/2025 8:54 PM Plotted By: Dylan Jones
Path: Z:\DOCUMENTS\PROJECTS\2024\024013 SYRINGA ESTATES (DEERFIELD)\CAD\PLAN SHEETS\024013 - C1.09 ROAD SECTIONS.DWG



CONSTRUCTION NOTES:

- 13 INSTALL ROAD SIGN PER DETAIL ON SHEET C1.10. SEE PLAN FOR SIGN TYPE AND STATION/OFFSET.
- 14 AVISTA BURIED ELECTRICAL / TRANSFORMER / HANDHOLE. COORDINATE ALL WORK WITH AVISTA.
- 15 WATER METER. SEE WATER PLANS.
- 16 2-FT DEEP ROADSIDE DITCH WITH 3:1 SIDESLOPES. SEE ROAD SECTION 1 ON SHEET C1.09 FOR MORE INFORMATION.
- 25 1-FT DEEP X 9-FT WIDE RIP RAP LINED CHANNEL WITH 3:1 SIDE SLOPES PER DETAIL ON SHEET C1.11.

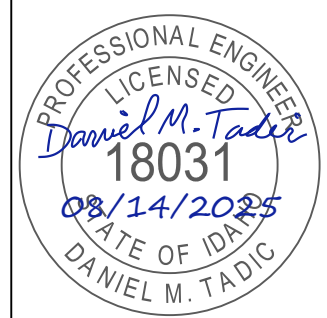
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476864 Highway 95, Suite 3
Ponderay, ID 83852
(208) 635-5825

DEERFIELD
BONNER COUNTY, ID
ROAD PLAN AND PROFILE
STA. 23+00 TO STA. 26+00



CONSTRUCTION DOCUMENTS

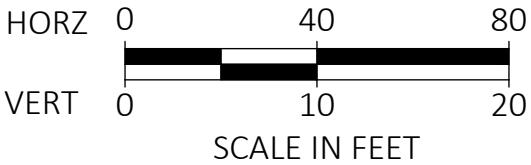
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SCALE: (11X17 ONLY)

DWG: 024013 - C1.09 ROAD SECTIONS.DWG
PROJECT NO: D24013
DRAWN BY: DJJ/DMH
CHECKED BY: DMT
DATE: AUGUST 2025

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REVISIONS
NO. DATE BY DESCRIPTION

C1.07

DRAWING:
SHEET: 10 OF 20



14 AVISTA BURIED ELECTRICAL / TRANSFORMER / HANDHOLE. COORDINATE ALL WORK WITH AVISTA.

15 WATER METER. SEE WATER PLANS.

16 2-FT DEEP ROADSIDE DITCH WITH 3:1 SIDESLOPES. SEE ROAD SECTION 1 ON SHEET C1.09 FOR MORE INFORMATION.

26 "NO PARKING - FIRE LANE" SIGN PER DETAIL ON SHEET C1.10. SEE PLAN FOR STATION AND OFFSET.

27 BEGIN 28' CORNER RADIUS
STA. 28+74.80, 12' RT. (EDGE OF PAVEMENT)

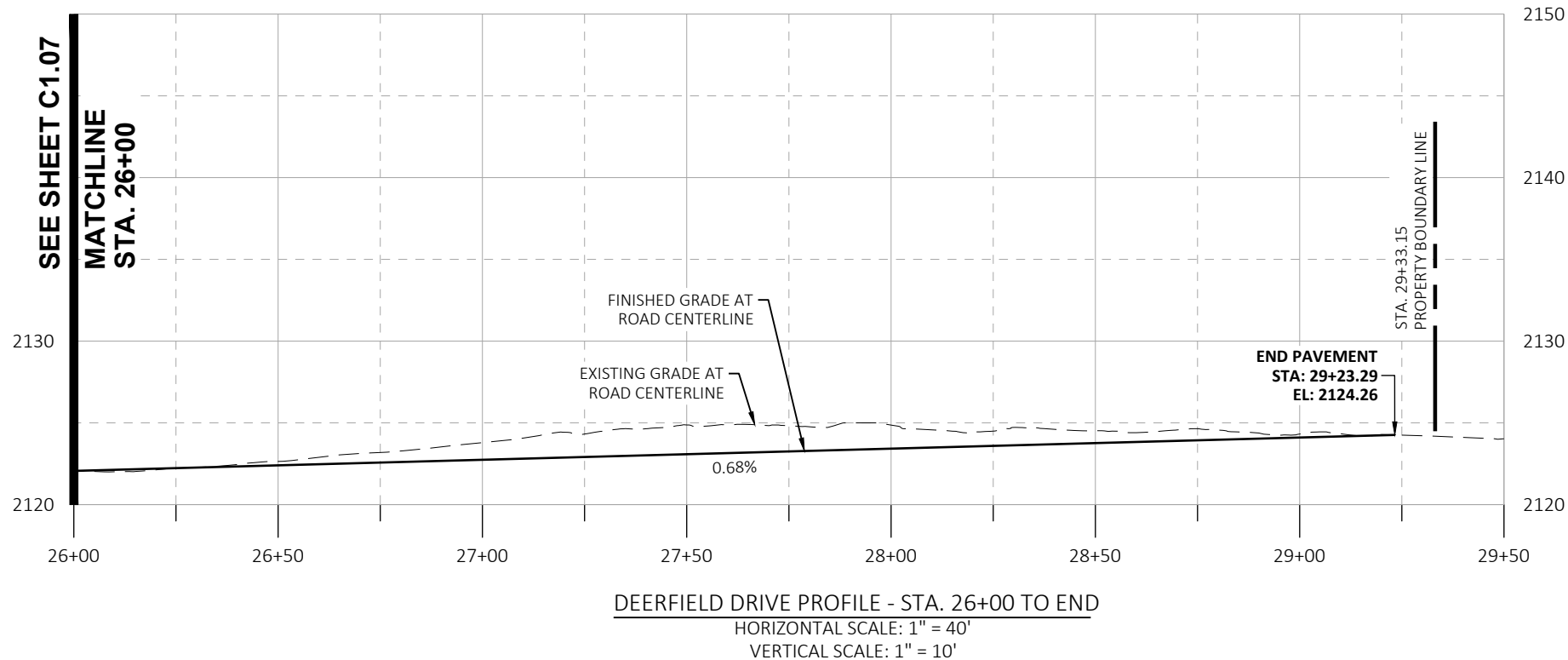
28 END 28' CORNER RADIUS
STA. 29+02.80, 40' RT. (EDGE OF PAVEMENT)

29 BEGIN 28' CORNER RADIUS
STA. 28+75.77, 12' LT. (EDGE OF PAVEMENT)

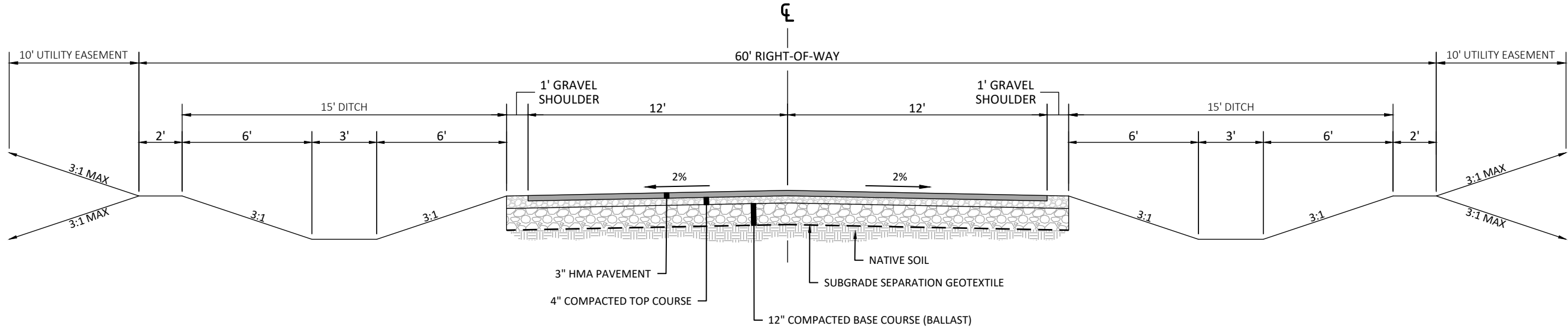
30 END 28' CORNER RADIUS
STA. 29+03.77, 40' LT. (EDGE OF PAVEMENT)

31 END PAVEMENT
STA. 29+23.28, ON CL (EDGE OF PAVEMENT)

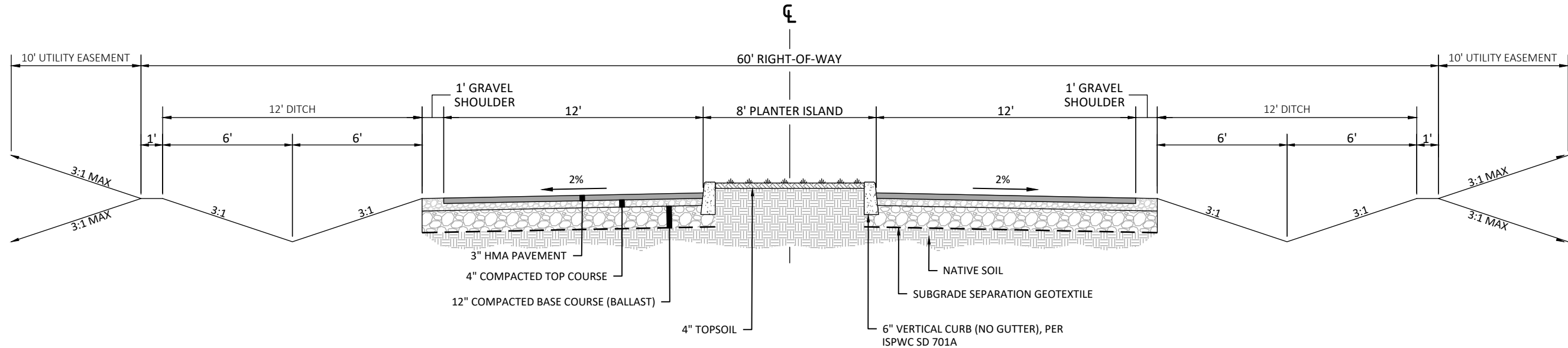
- 1. UPON THE COMPLETION OF GRADING ACTIVITIES, ALL DISTURBED AREAS MUST BE SEEDED OR MULCHED.**
- 2. DRIVEWAY CULVERTS SHALL BE 12" DIAMETER DOUBLE-WALLED HDPE OR GALVANIZED METAL.**
- 3. CULVERTS SHALL BE LOCATED TO FORM A CONTINUATION OF THE ROADSIDE DRAINAGE SYSTEM AND SHALL EXTEND BEYOND THE TOE OF ANY FILL PLACED IN ASSOCIATION WITH THE ACCESS.**
- 4. POSSIBLE FUTURE DRIVEWAY LOCATIONS (BY OTHERS) ARE SHOWN ON THE PLANS INDICATED BY A FADED, DASHED LINETYPE. UNLESS OTHERWISE NOTED ON THE PLANS, DRIVEWAY CULVERTS WILL BE INSTALLED BY OTHERS VIA INDIVIDUAL ENCROACHMENT PERMITS SUBMITTED TO BONNER COUNTY AS THE LOTS ARE DEVELOPED.**



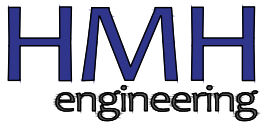
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Path: Z:\DOCUMENTS\PROJECTS\2024\024013 SYRINGA ESTATES (DEERFIELD)\CAD\PLAN SHEETS\024013 - C1.09 ROAD SECTIONS.DWG



1
C1.09 TYPICAL PAVED ROAD SECTION
N.T.S.

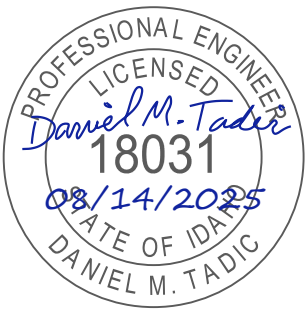


2
C1.09 TYPICAL PLANTER ISLAND ROAD SECTION
N.T.S.



476864 Highway 95, Suite 3
Ponderay, ID 83852
(208) 635-5825

DEERFIELD
BONNER COUNTY, ID
ROAD SECTIONS



**CONSTRUCTION
DOCUMENTS**

1"
SCALE: (11X17 ONLY)

DWG: D24013 - C1.09 ROAD SECTIONS.DWG
PROJECT NO: D24013
DRAWN BY: DJJ/DMH
CHECKED BY: DMT
DATE: AUGUST 2025

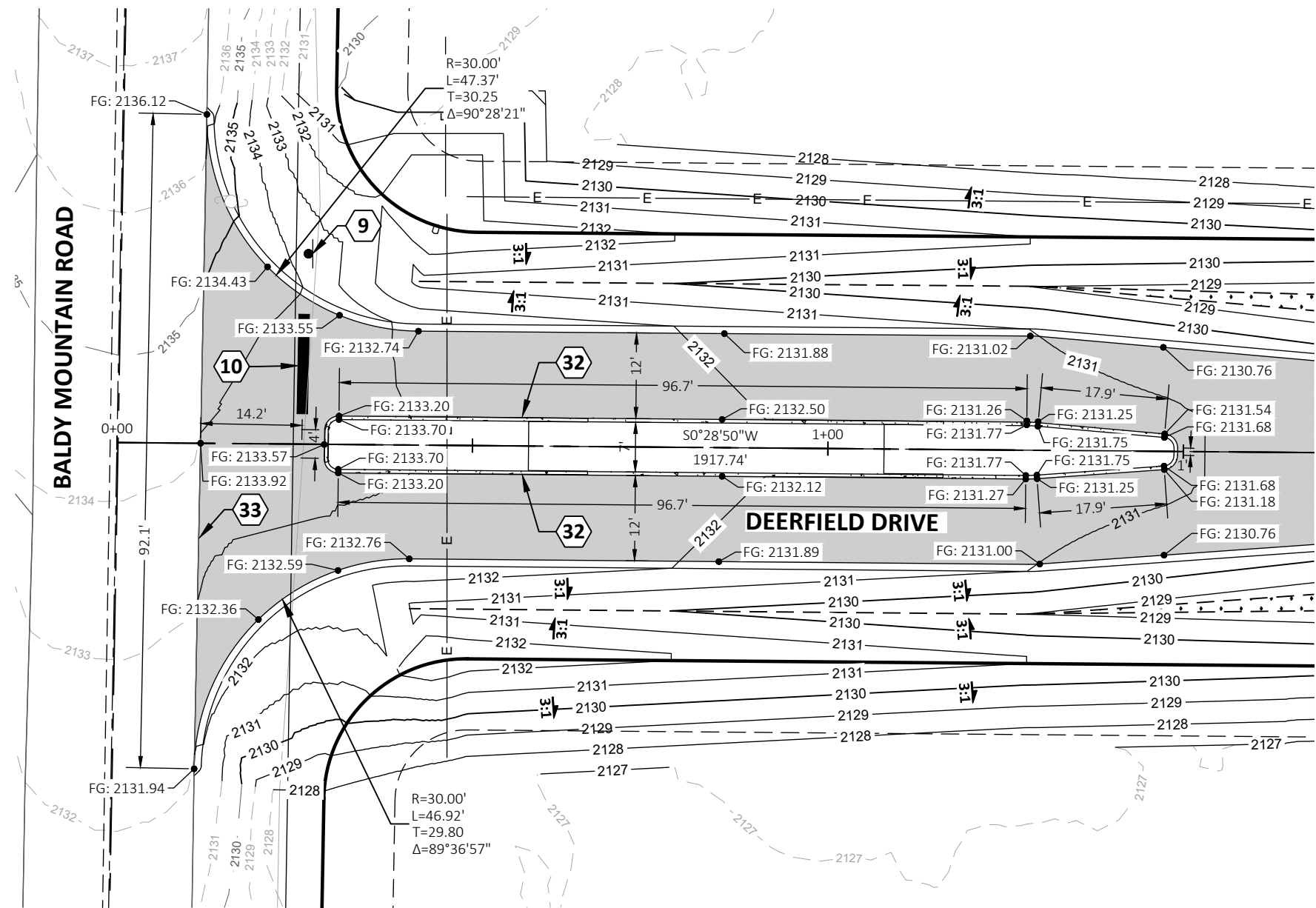
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REVISIONS
NO. DATE BY DESCRIPTION

C1.09

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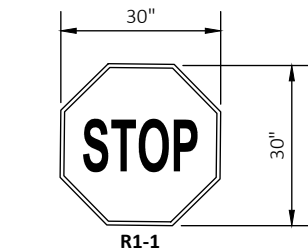
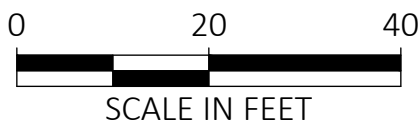
SHEET: 12 OF 20

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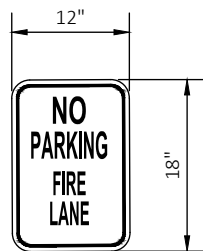


CONSTRUCTION NOTES:

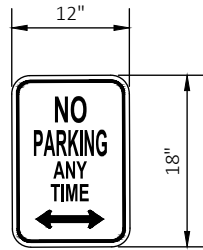
- 9 INSTALL STOP SIGN (R1-1) PER DETAIL THIS SHEET. STA. 0+25.64, 27.4' LT.
- 10 12" WIDE WHITE STOP BAR. STA. 0+25.64 L=14'
- 32 CONCRETE CURB MEDIAN ISLAND. INSTALL 6" VERTICAL CURB WITH NO GUTTER PER ISPOWC STANDARD DRAWING NO. SD-701A.
- 33 MATCH NEW ASPHALT TO EXISTING EDGE OF ASPHALT AND FORM A CLEAN SMOOTH SURFACE.



STOP SIGN DETAIL
NOT TO SCALE



NO PARKING - FIRE LINE
SIGN DETAIL
NOT TO SCALE



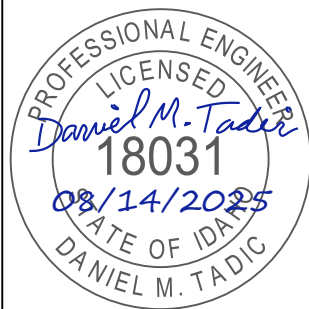
NO PARKING - ANY TIME
SIGN DETAIL
NOT TO SCALE

INTERSECTION DETAIL - BALDY MOUNTAIN ROAD AND DEERFIELD DRIVE
HORIZONTAL SCALE: 1" = 20'



476864 Highway 95, Suite 3
Ponderay, ID 83852
(208) 635-5825

DEERFIELD
BONNER COUNTY, ID
INTERSECTION PLAN
AND ROAD DETAILS



CONSTRUCTION
DOCUMENTS

1" SCALE: (11X17 ONLY)

DWG: 024013 - C1.10_ ROAD DETAILS.DWG

PROJECT NO:	D24013
DRAWN BY:	DJJ/DMH
CHECKED BY:	DMT
DATE:	AUGUST 2025

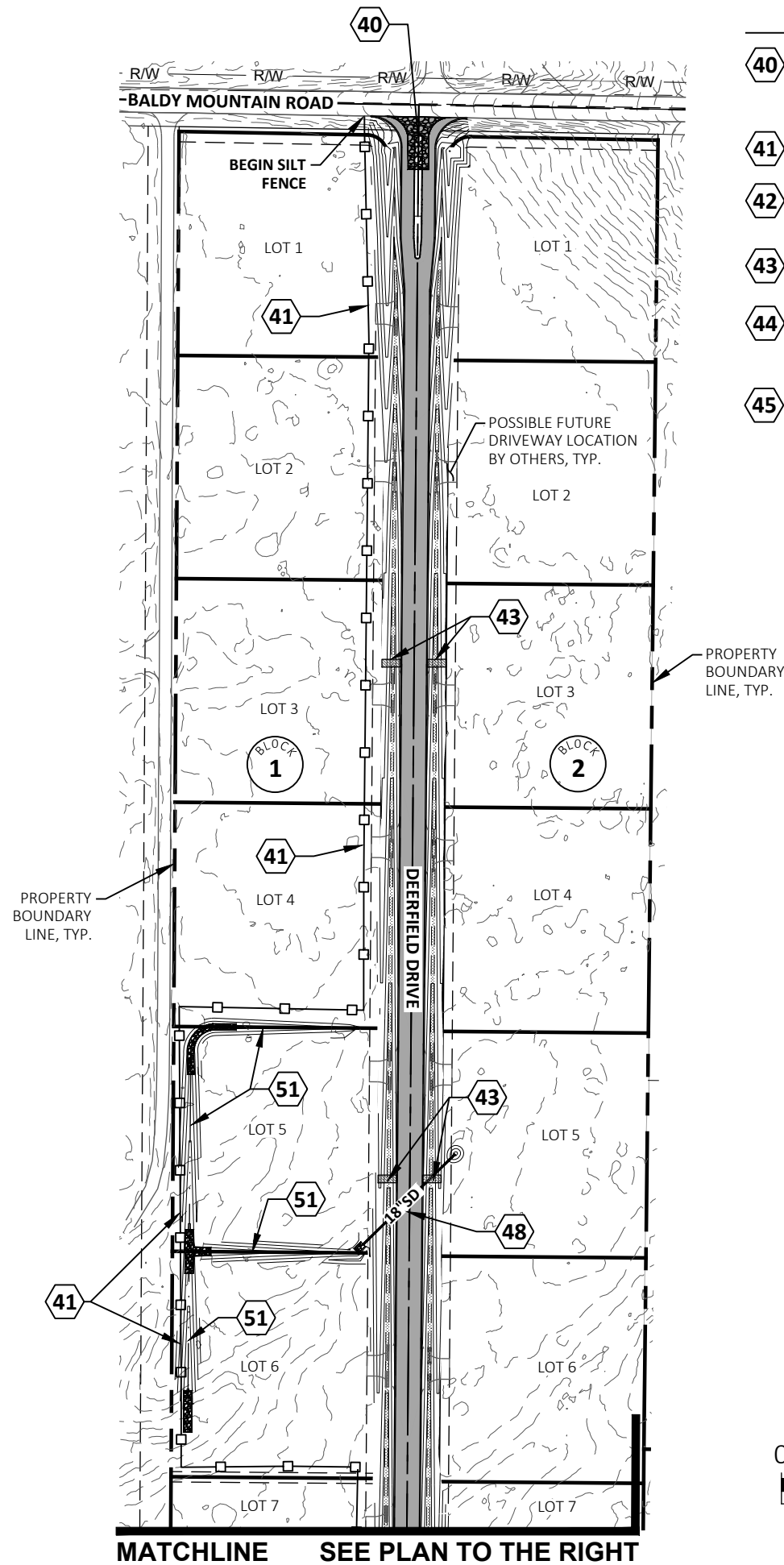
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NO.	DATE	BY	DESCRIPTION

C1.10

DRAWING:
SHEET: 13 OF 20

Plot Date: 8/13/2025 9:21 PM Plotted By: Dylan Jones
Path: Z:\DOCUMENTS\PROJECTS\2024\024013 SYRINGA ESTATES (DEERFIELD)\CAD\PLAN SHEETS\024013 - C1.11 GRADING AND ERO.DWG



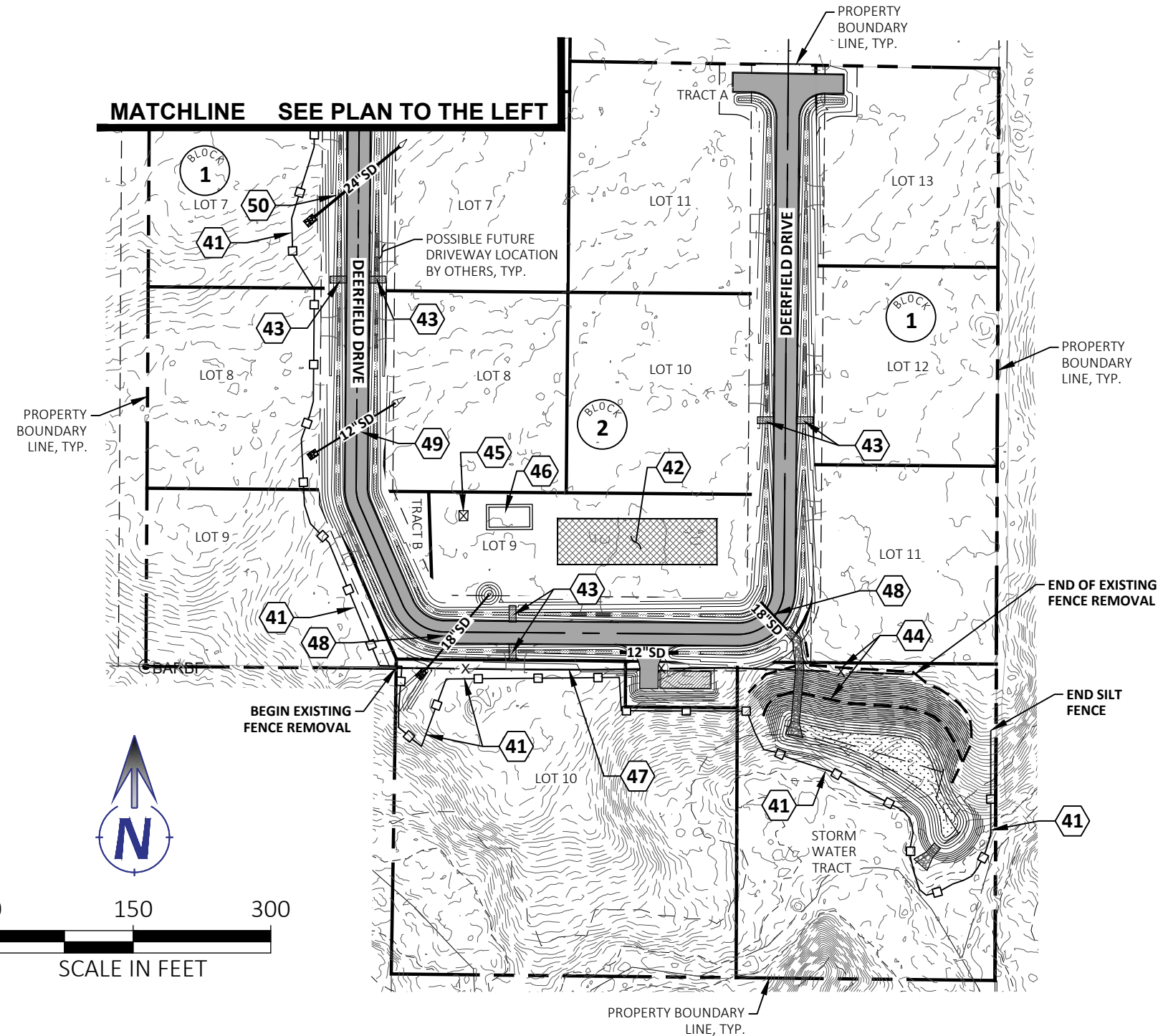
CONSTRUCTION NOTES:

- 40 INSTALL CONSTRUCTION ENTRANCE. REFER TO BMP 41 OF IDEQ 2020 CATALOG OF STORM WATER BMPs AND SEE DETAIL ON SHEET C5.5.
L=50 FT MIN., 1,200 S.F.
- 41 INSTALL SILT FENCE PER BMP 65 OF IDEQ 2020 CATALOG OF STORM WATER BMPs. SEE DETAIL ON SHEET C3.20.
- 42 MATERIAL STOCKPILE LOCATION. LOCATION MAY MOVE AT CONTRACTORS DISCRETION. REFER TO BMP 44 OF IDEQ 2020 CATALOG OF STORMWATER BMPs.
- 43 INSTALL ROCK CHECK DAMS IN ROADSIDE DITCHES PER BMP 60 OF IDEQ 2020 CATALOG OF STORMWATER BMPs.
- 44 INSTALL STRAW WATTLES ALONG TOP OF STORMWATER POND SLOPE AND ONE ADDITIONAL ROW 15-FT DOWNHILL PER BMP 64 OF IDEQ 2020 CATALOG OF STORMWATER BMPs.
- 45 INSTALL PORT-A-POTTY PER BMP 50 OF IDEQ 2020 CATALOG OF STORM WATER BMPs.

- 46 INSTALL TRASH ENCLOSURE. REFER TO BMP 51 OF IDEQ 2020 CATALOG OF STORM WATER BMPs.
- 47 REMOVE EXISTING FENCE FROM PROPERTY CORNER EAST TO THE END. CONTRACTOR TO DISPOSE OF MATERIALS LEGALLY OFF-SITE.
- 48 PROPOSED 18" CMP CULVERT. SEE ROADWAY PLANS.
- 49 PROPOSED 12" CMP CULVERT. SEE ROADWAY PLANS.
- 50 PROPOSED 24" CMP CULVERT. SEE PLANS.
- 51 CUTOFF DITCH. SEE SHEET C1.13.

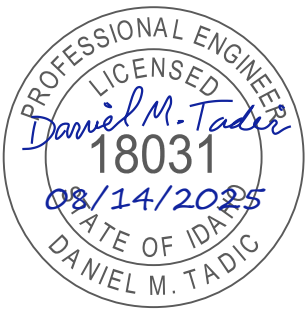
GENERAL NOTES:

1. UPON THE COMPLETION OF GRADING ACTIVITIES, ALL DISTURBED AREAS MUST BE SEEDED OR MULCHED.
2. DRIVEWAY CULVERTS SHALL BE 12" DIAMETER DOUBLE-WALLED HDPE OR GALVANIZED METAL.
3. CULVERTS SHALL BE LOCATED TO FORM A CONTINUATION OF THE ROADSIDE DRAINAGE SYSTEM AND SHALL EXTEND BEYOND THE TOE OF ANY FILL PLACED IN ASSOCIATION WITH THE ACCESS.
4. POSSIBLE FUTURE DRIVEWAY LOCATIONS (BY OTHERS) ARE SHOWN ON THE PLANS INDICATED BY A FADED, DASHED LINETYPE. UNLESS OTHERWISE NOTED ON THE PLANS, DRIVEWAY CULVERTS WILL BE INSTALLED BY OTHERS VIA INDIVIDUAL ENCROACHMENT PERMITS SUBMITTED TO BONNER COUNTY AS THE LOTS ARE DEVELOPED.



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DEERFIELD
BONNER COUNTY, ID
OVERALL GRADING, EROSION AND
SEDIMENT CONTROL PLAN



CONSTRUCTION DOCUMENTS

1"
SCALE: (11X17 ONLY)

DWG: 024013 - C1.11 GRADING AND ERO.DWG

PROJECT NO: D24013
DRAWN BY: DJJ/DMH
CHECKED BY: DMT
DATE: AUGUST 2025

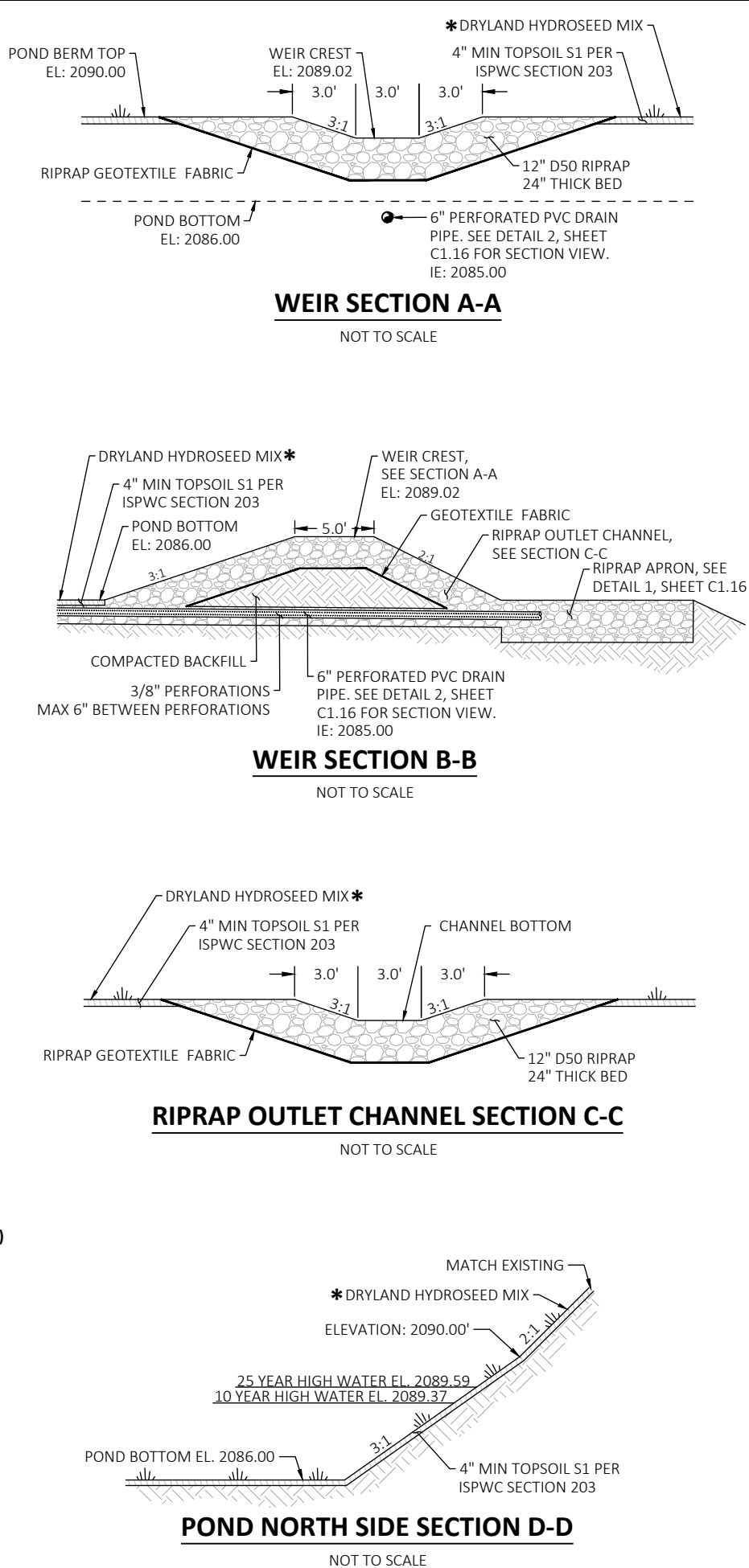
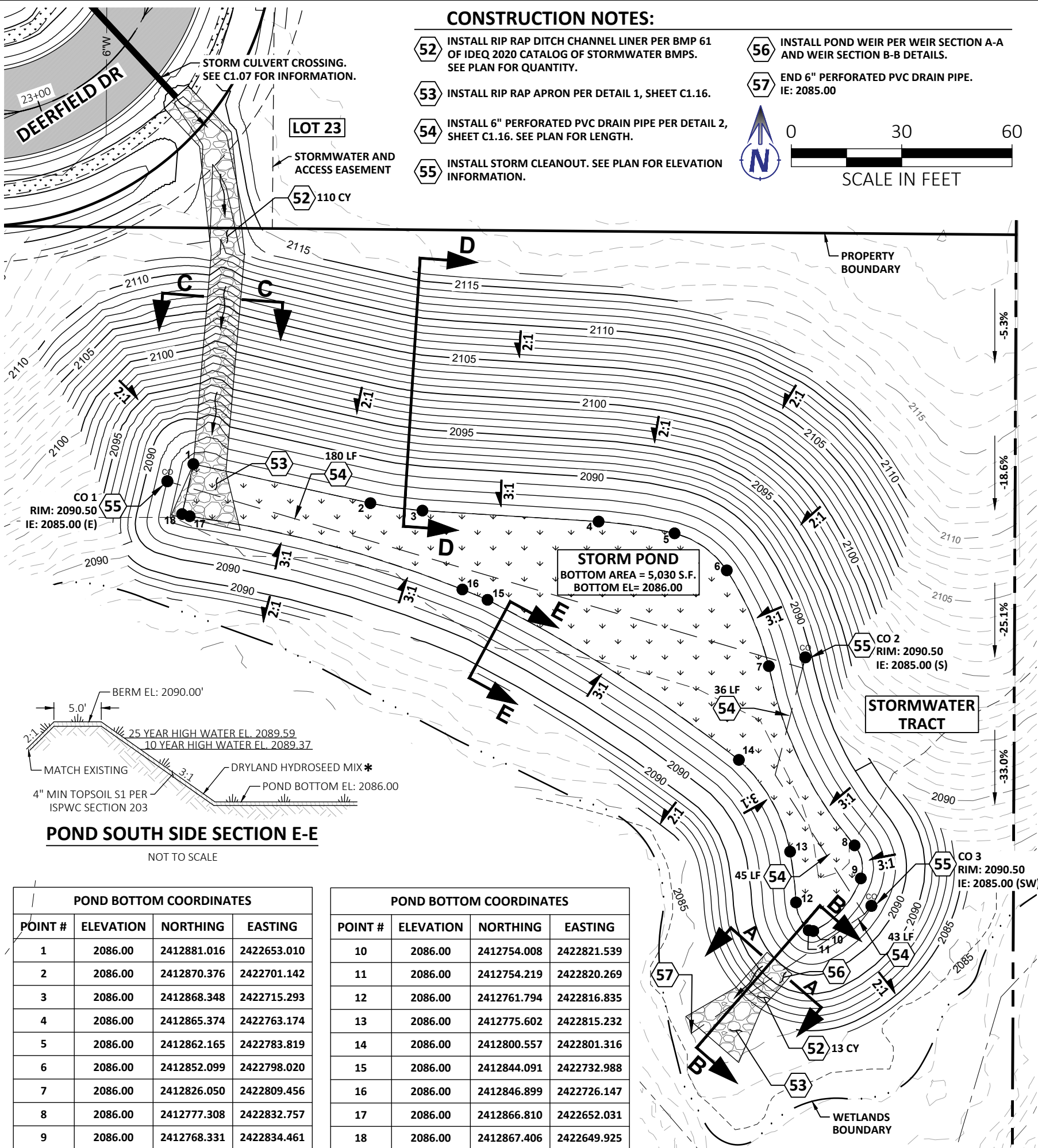
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C1.11

DRAWING:

SHEET: 14 OF 20

Plot Date: 8/13/2025 9:29 PM Plotted By: Dylan Jones
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DEERFIELD
BONNER COUNTY, ID
STORMWATER POND
DETAILED GRADING PLAN

PROFESSIONAL ENGINEER
LICENSED
Daniel M. Tadic
18031
08/14/2025
DATE OF IDA
DANIEL M. TADIC

CONSTRUCTION DOCUMENTS

1"
SCALE: (11X17 ONLY)

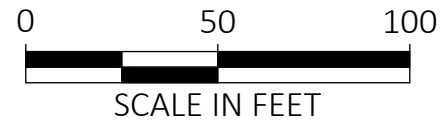
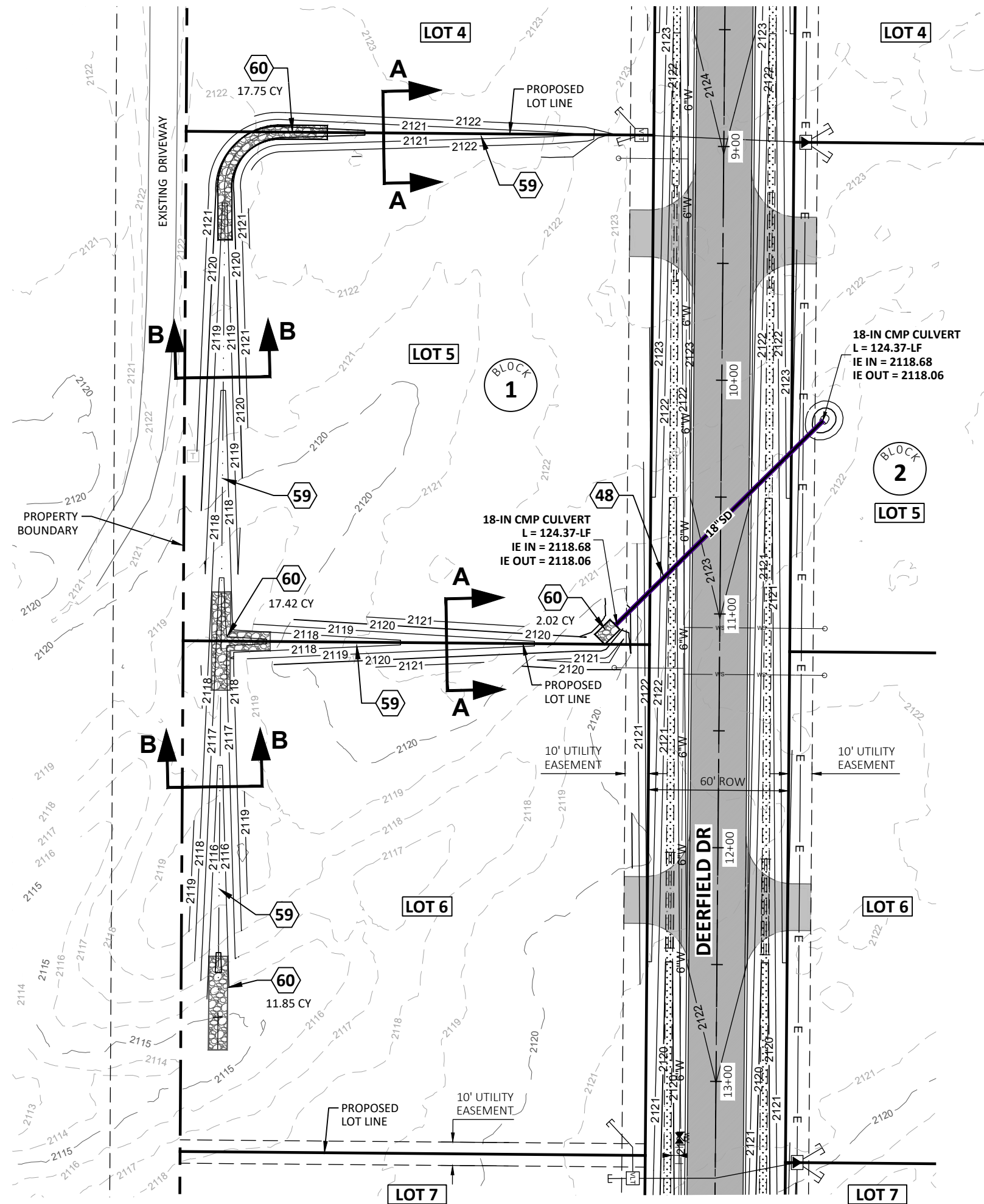
DWG: D24013 - C1.12_STORM POND.DWG
PROJECT NO: D24013
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C1.12

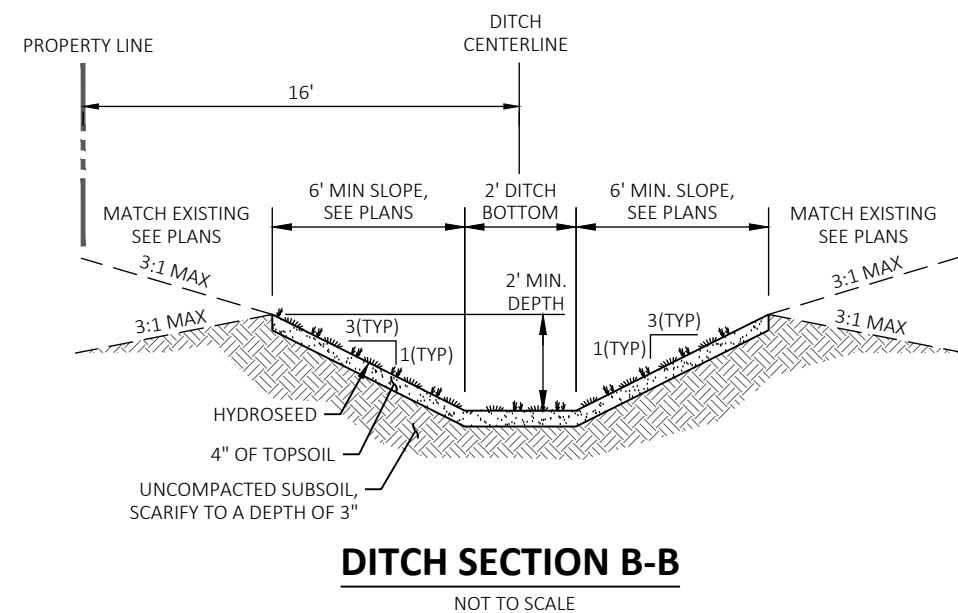
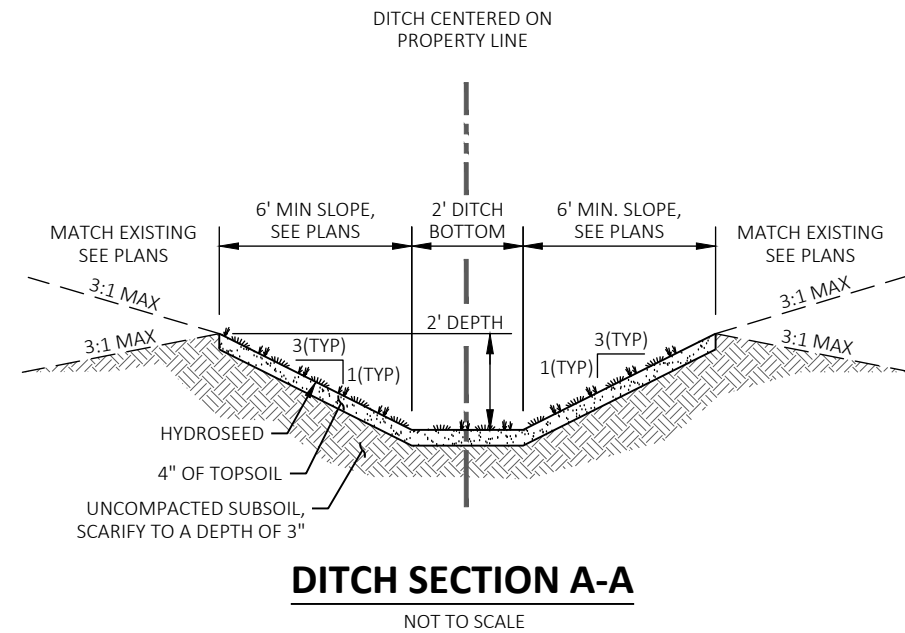
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SHEET: 15 OF 20

Plot Date: 8/17/2025 9:38 PM Plotted By: Dylan Jones
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CONSTRUCTION NOTES:

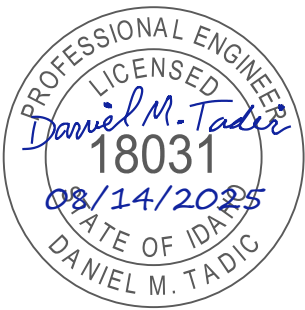
- 48** PROPOSED 18" CMP CULVERT. SEE PLAN FOR MORE INFORMATION.
- 59** PROPOSED 2' MIN. DEPTH FLAT BOTTOM CUTOFF DITCH WITH 3:1 SIDESLOPES. SEE PLAN.
- 60** INSTALL 6" D50 RIP RAP PAD. SEE PLAN FOR QUANTITY.



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DEERFIELD BONNER COUNTY, ID LOTS 5 AND 6 DETAILED GRADING PLAN



CONSTRUCTION DOCUMENTS

1"
SCALE: (11X17 ONLY)

DWG: D24013 - C1.13_CUTOFF DITCHES.DWG
PROJECT NO: D24013
DRAWN BY: DJJ/DMH
CHECKED BY: DMT
DATE: AUGUST 2025

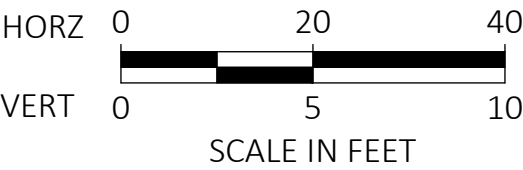
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C1.13

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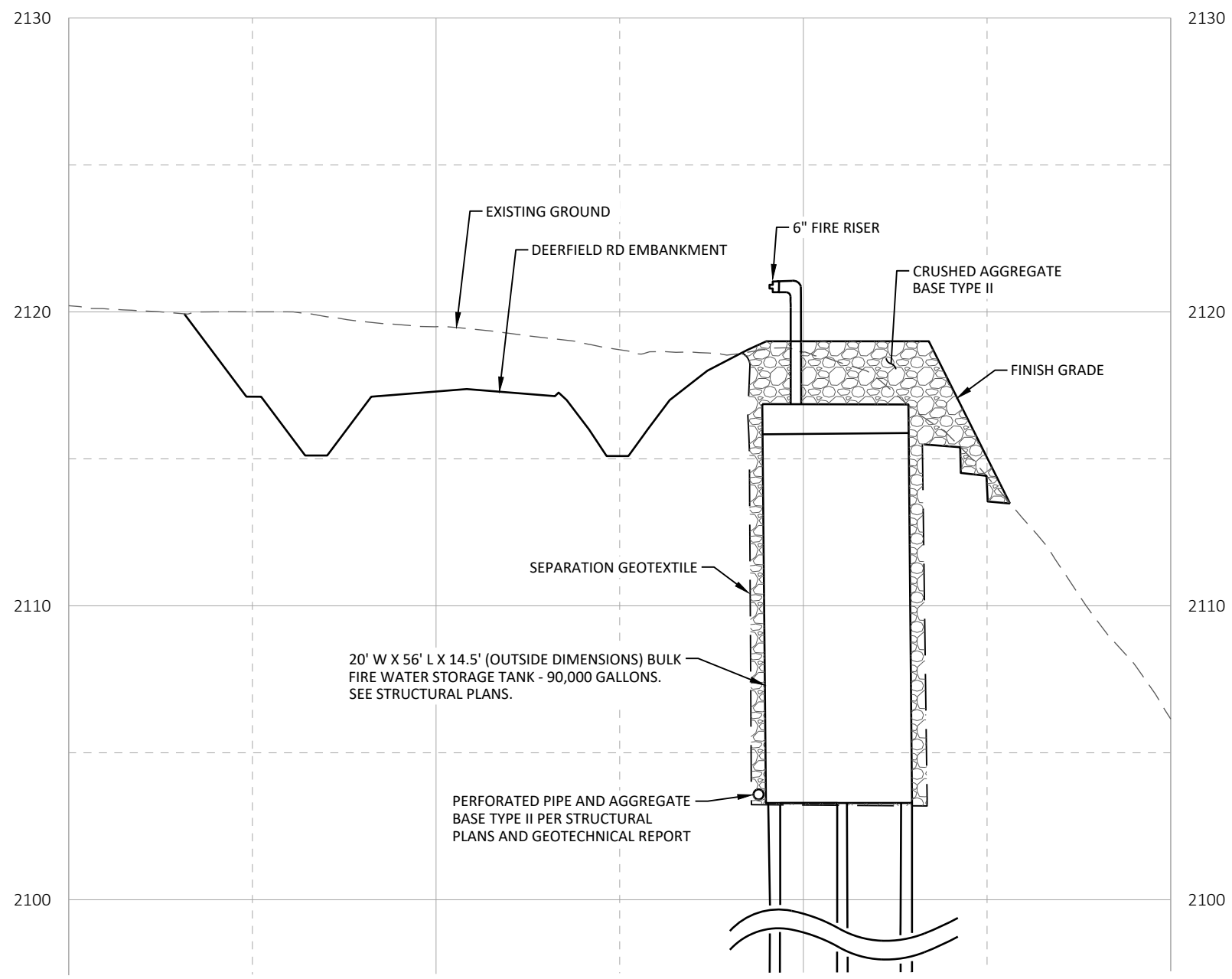
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CONSTRUCTION NOTES:

61 FILL PLACED ON SLOPES GREATER THAN 3 HORIZONTAL TO 1 VERTICAL SHALL BE KEYED INTO THE UNDISTURBED GROUND WITH HORIZONTAL BENCHES HAVING A VERTICAL FACE APPROXIMATELY 1 FOOT IN HEIGHT. SLOPE EACH BENCH TO DRAIN.

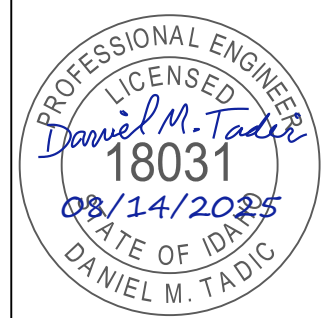


WATER TANK SITE CROSS SECTION - STA. 0+00 TO 1+50
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 5'

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DEERFIELD
BONNER COUNTY, ID
WATER TANK SITE
CROSS SECTION



CONSTRUCTION DOCUMENTS

1"
SCALE: (11X17 ONLY)

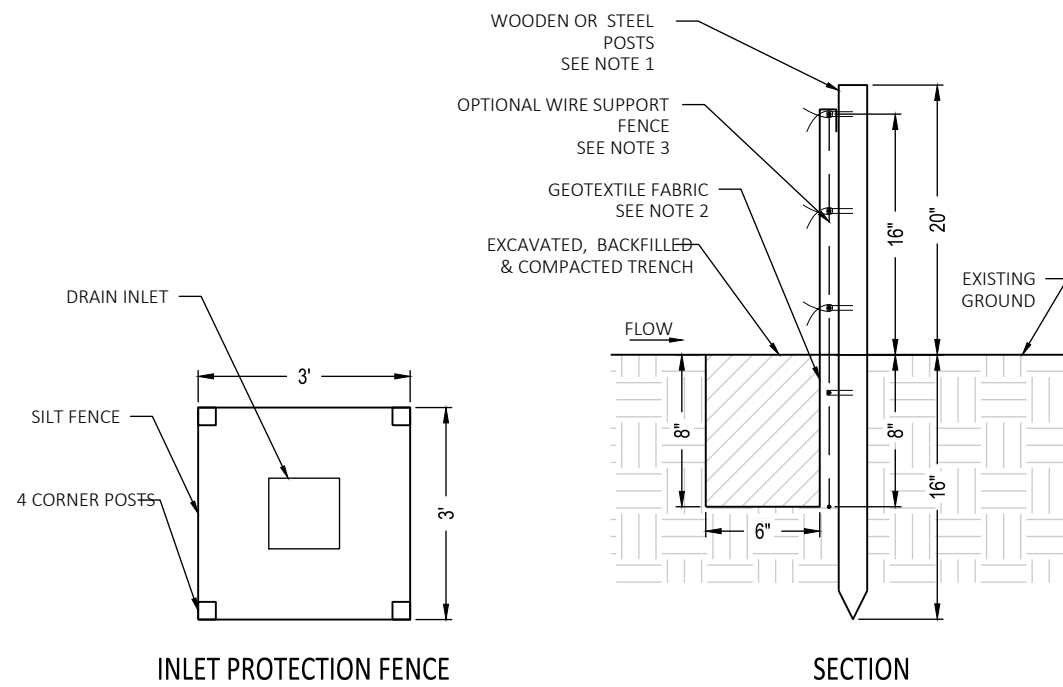
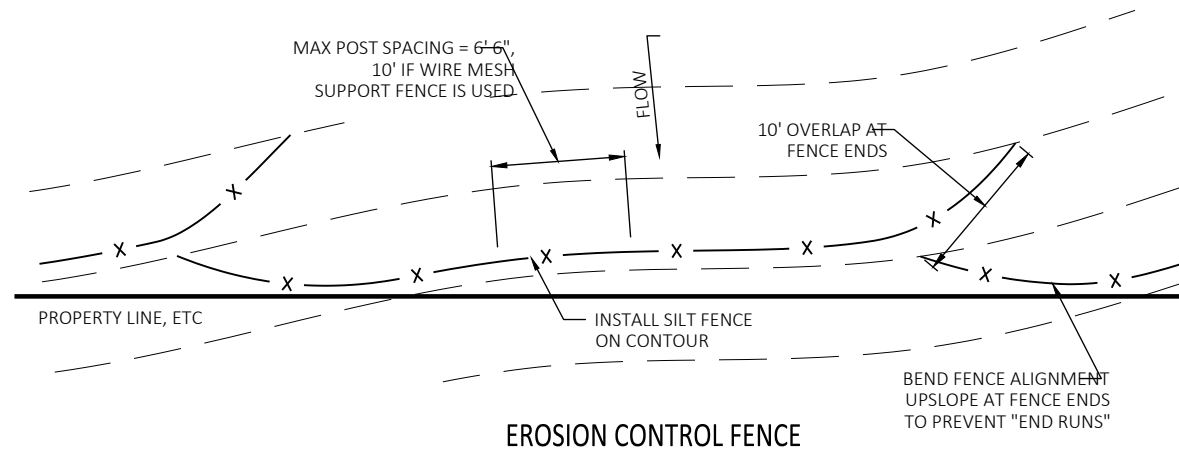
DWG: 024013 - C1.14_TANK SITE SECTION.DWG
PROJECT NO: D24013
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C1.14

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NOTES:

- HARDWOOD POSTS SHALL HAVE A MINIMUM CROSS SECTIONAL AREA OF 3 SQUARE INCHES. STEEL POSTS SHALL BE STANDARD "T" OR "U" SECTION WEIGHING NOT LESS THAN 1 POUND PER LINEAR FOOT.
- GEOTEXTILES MEETING THE FOLLOWING ARE ACCEPTABLE:

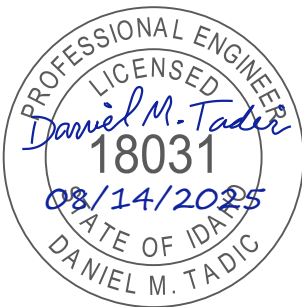
PROPERTY	TEST METHOD	MINIMUM AVERAGE
GRAB TENSILE STRENGTH	ASTM D4632	90 LB
GRAB ELONGATION (@ 45 LB MIN)	ASTM D4632	50% MAX
PERMITTIVITY	ASTM D4491	0.05 SEC-1
APPARENT OPENING SIZE	ASTM D4751	#20 OR FINER
ULTRAVIOLET STABILITY RETAINED	ASTM D4355	70% STRENGTH @ 150 HRS
- OPTIONAL WIRE SUPPORT FENCE SHALL BE A MINIMUM OF 14.5 GAUGE WELDED WIRE W/ 6" MESH SPACING.
- IF OPTIONAL WIRE SUPPORT FENCE IS USED, ATTACH TO GEOTEXTILE W/ TIE WIRES OR RINGS AT MINIMUM 24" SPACING AND ATTACH WIRE FENCE TO POSTS W/ STAPLES, TIE WIRES OR RINGS IN 3 PLACES.
- IF OPTIONAL WIRE SUPPORT FENCE IS NOT USED, ATTACH GEOTEXTILE DIRECTLY TO POSTS W/ STAPLES, TIE WIRES OR RINGS IN 3 PLACES.
- WHERE JOINTS IN THE GEOTEXTILE FABRIC ARE REQUIRED, SPLICE ONLY AT A SUPPORT POST, WITH A MINIMUM 6 INCH, FOLDED OVERLAP.
- INSPECT SILT FENCE PERIODICALLY FOR DAMAGE AND REMOVE SEDIMENT WHEN IT REACHES ONE-HALF THE HEIGHT OF THE FENCE.

SILT FENCE
NOT TO SCALE



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DEERFIELD
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EROSION AND SEDIMENT
CONTROL DETAILS



**CONSTRUCTION
DOCUMENTS**

1"
SCALE: (11X17 ONLY)

DWG: 024013 - C1.15_ERO DETAILS.DWG

PROJECT NO: D24013
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C1.15

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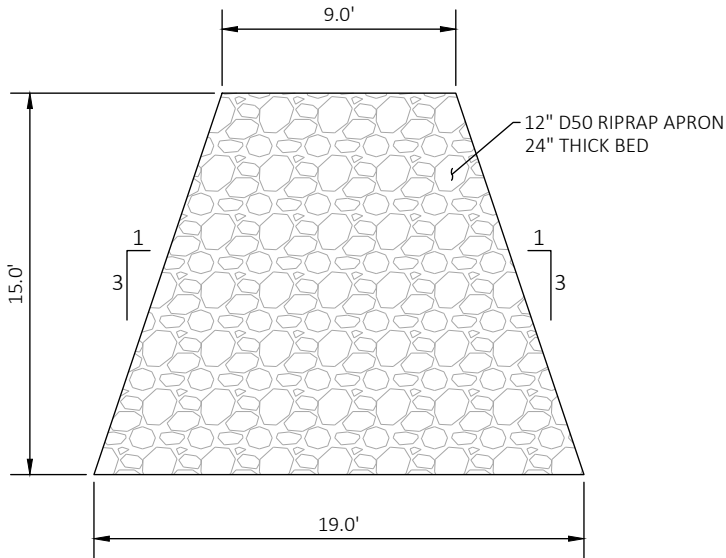
SHEET: 18 OF 20



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NOTES:

1. RIPRAP GEOTEXTILES MEETING THE FOLLOWING ARE ACCEPTABLE:
- | PROPERTY | TEST METHOD | MINIMUM AVERAGE |
|---------------------------------------|-------------|------------------------|
| GRAB TENSILE STRENGTH, LB | ASTM D4632 | 315 |
| GRAB ELONGATION, % | ASTM D4632 | MAX 50% |
| PUNCTURE STRENGTH, LB | ASTM D6241 | 600 |
| TRAPEZOIDAL TEAR, LB | ASTM D4533 | 110 |
| APPARENT OPENING SIZE, STANDARD SIEVE | ASTM D4751 | #40 OR FINER |
| PERMITTIVITY, SEC-1 | ASTM D4491 | 0.7 |
| ULTRAVIOLET RADIATION STABILITY | ASTM D4355 | 70% STRENGTH @ 150 HRS |
2. RIPRAP GRADATION SHALL FOLLOW FHWA CLASS 3 OR APPROVED EQUAL.

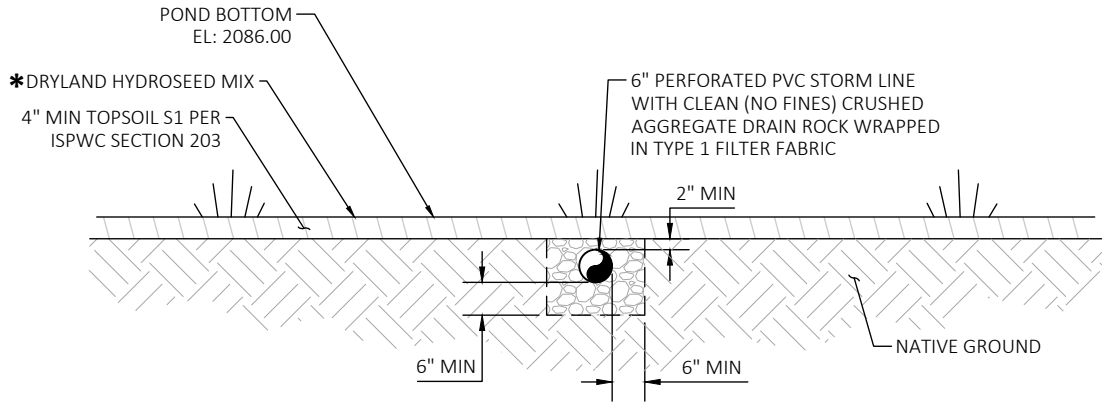


1 RIPRAP APRON
C1.16 NOT TO SCALE

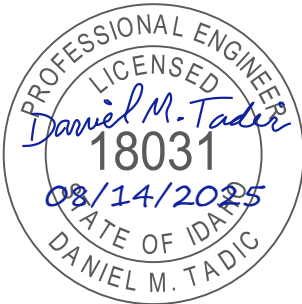
- *
- DRYLAND HYDROSEED MIX**
30% CREEPING RED FESCUE
30% CHENINGS FESCUE
25% HARD FESCUE
15% SHEEP FESCUE
SEE RATE AT 2-4 LBS/SF

NOTES:

1. RESTRICT HEAVY EQUIPMENT AND TRAFFIC FROM TRAVELING OVER INFILTRATION AREAS TO MINIMIZE COMPACTION.
2. CUT THE GEOTEXTILE FABRIC WIDTH TO INCLUDE SUFFICIENT MATERIAL TO CONFORM TO TRENCH IRREGULARITIES AND A 1 FOOT MINIMUM TOP OVERLAP.
3. WHEN OVERLAPS ARE REQUIRED BETWEEN ROLLS OF GEOTEXTILE FABRIC, OVERLAP THE UPSTREAM ROLL A MINIMUM OF 2 FEET OVER THE DOWNSTREAM ROLL.
4. TILL THE NATIVE BACKFILL TO CREATE A SOIL GRADATION ZONE. BACKFILL THE REMAINDER OF THE NATIVE GROUND TO FINAL GRADE.
5. PERFORM MAINTENANCE IN ACCORDANCE WITH BEST PRACTICES.



2 PERFORATED PIPE SECTION
C1.16 NOT TO SCALE



CONSTRUCTION
DOCUMENTS

1"
SCALE: (11X17 ONLY)

DWG: D24013 - C1.16_STORM POND DETAILS.DWG

PROJECT NO: D24013
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CHECKED BY: DMT
DATE: AUGUST 2025

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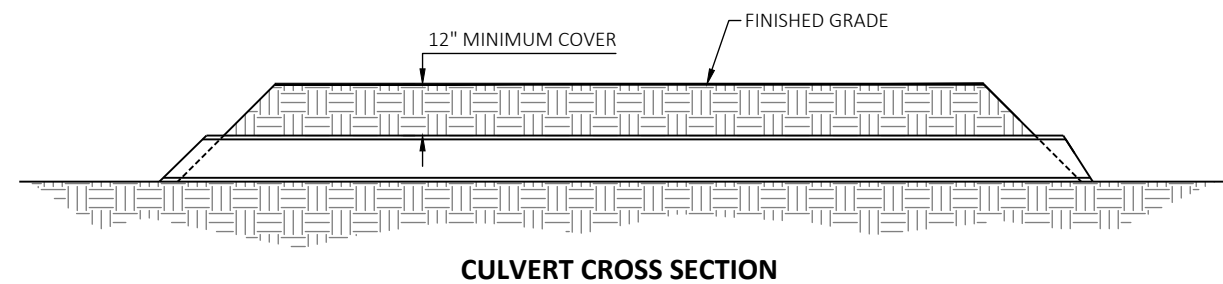
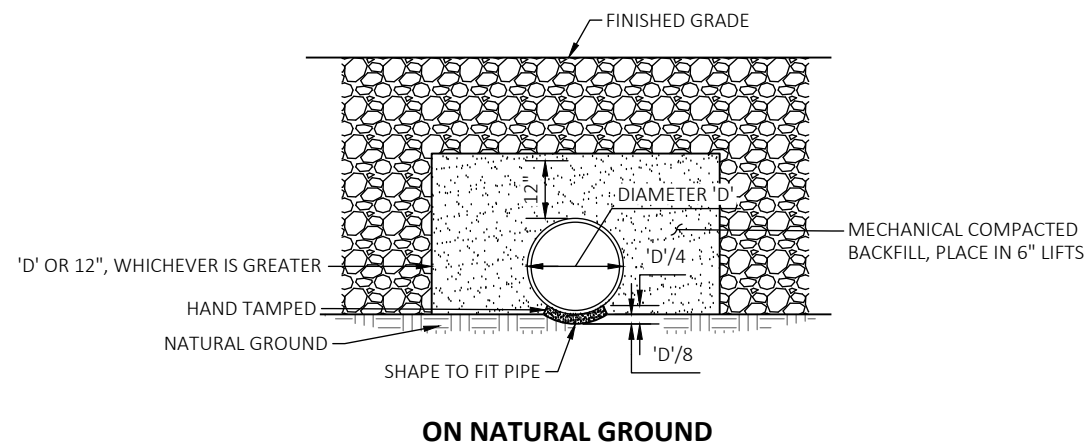
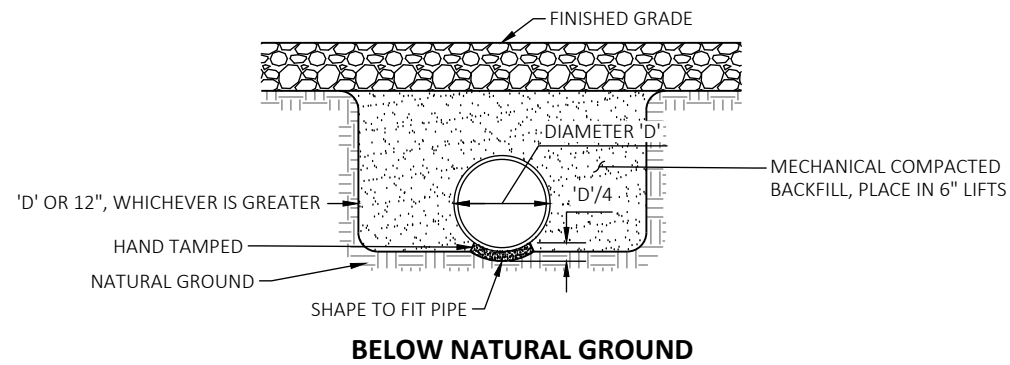
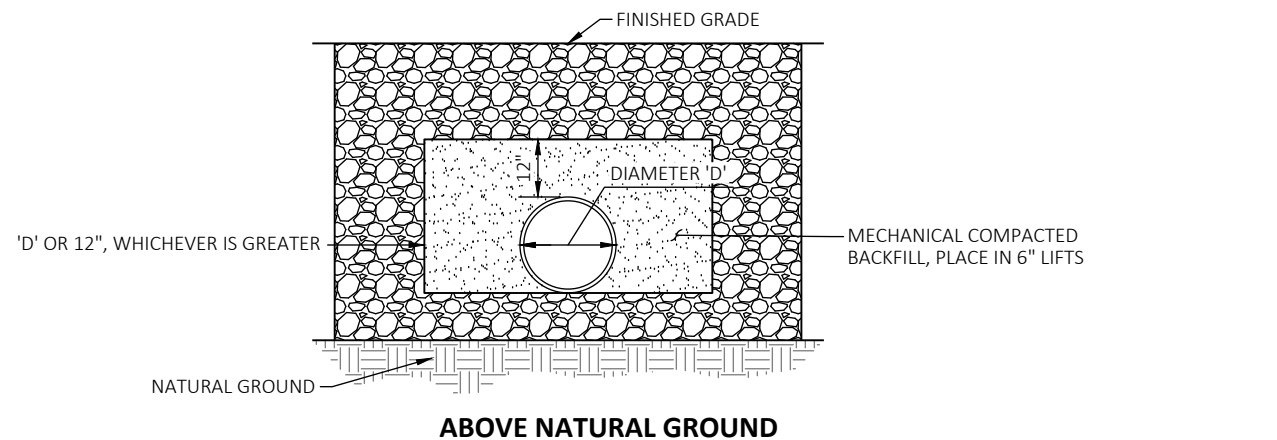
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NO. DATE BY DESCRIPTION

C1.16

DRAWING:

SHEET: 19 OF 20

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Path: Z:\DOCUMENTS\PROJECTS\2024\024013 SYRINGA ESTATES (DEERFIELD)\CAD\PLAN SHEETS\024013 - C1.17_SD DETAILS.DWG



NOTES

1. MINIMUM PIPE SIZE SHALL BE 12" IN DIAMETER (MIN) OR AS OTHERWISE NOTED ON THE PLANS. PIPE SHALL EXTEND A MINIMUM OF ONE FOOT BEYOND THE TOE OF FILL.
2. PIPE SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
3. ACCEPTABLE PIPE MATERIAL - DOUBLE-WALLED CORRUGATED POLYETHYLENE PIPE WITH SMOOTH INNER LINER (CPP - S) OR GALVANIZED METAL.
4. PROVIDE RIP-RAP AT PIPE OUTLET WHEN INDICATED ON THE PLANS.

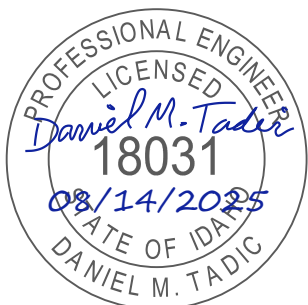
TYPICAL CULVERT INSTALLATION

NOT TO SCALE

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DEERFIELD
BONNER COUNTY, ID
STORMWATER DETAILS



CONSTRUCTION DOCUMENTS

1"
SCALE: (11X17 ONLY)

DWG: 024013 - C1.17_SD DETAILS.DWG
PROJECT NO: D24013
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C1.17

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SHEET: 20 OF 20

