

# DEERFIELD

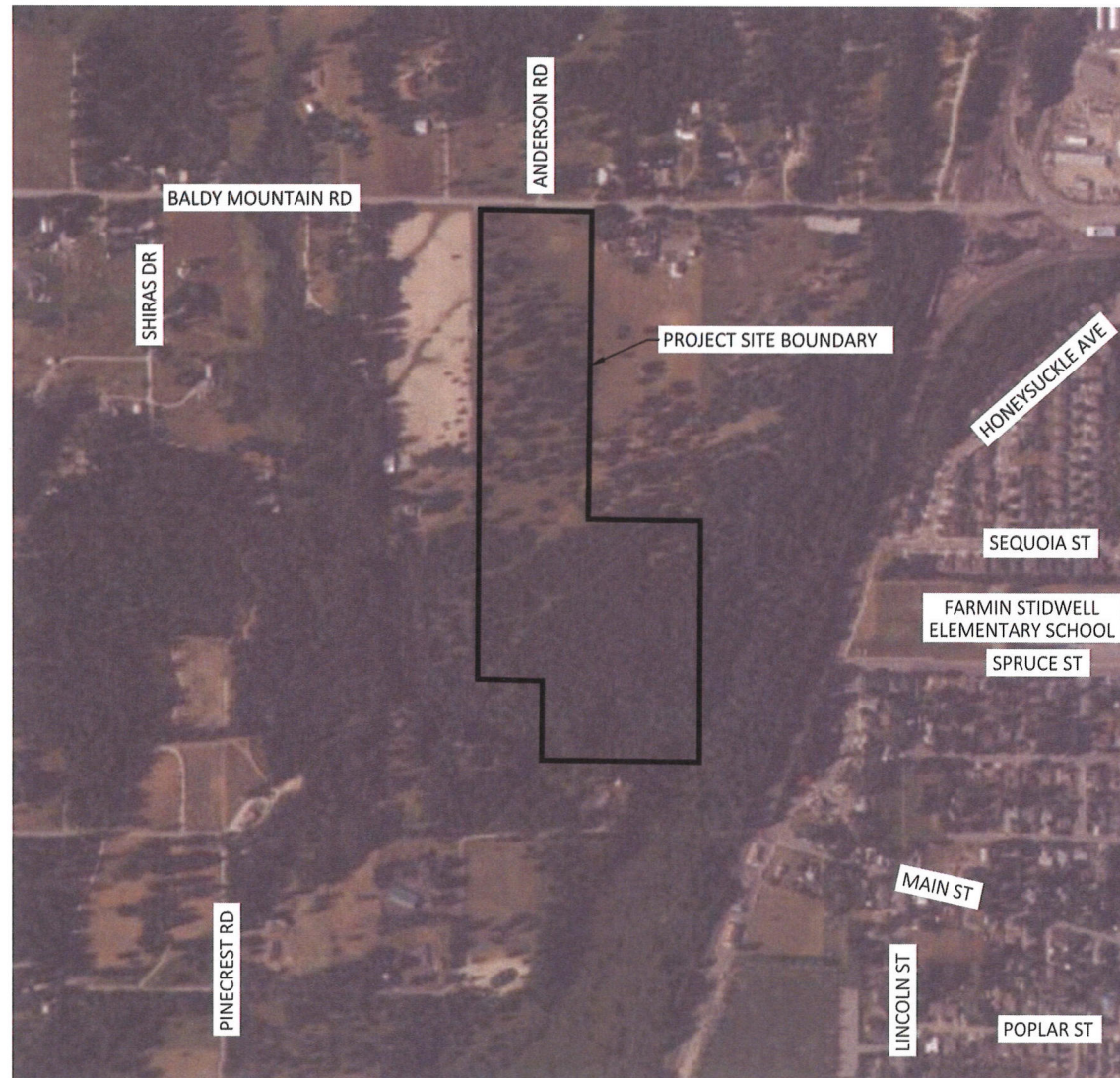
## 30% DESIGN

### BONNER COUNTY, IDAHO

#### CONTACT:

OWNER: DEERFIELD, LLC  
615 LAKEVIEW BLVD  
SANDPOINT, ID 83852  
PH: 208-920-9090

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:

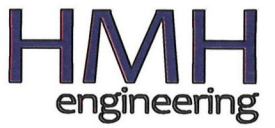
STORMWATER ASSUMPTIONS INCLUDE 24 RESIDENTIAL LOTS, EACH INCLUDING AN IMPERVIOUS AREA OF 5,000 SF PER LOT.

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.

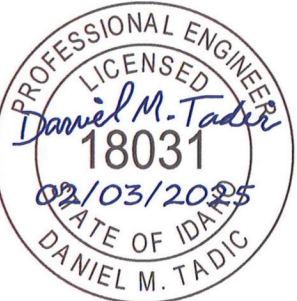
#### SHEET INDEX TABLE

DRAWING NUMBER	SHEET TITLE	STATION
C0.00	COVER	
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C1.02	PLAN AND PROFILE	STA. 4+75 TO STA. 10+00
C1.03	PLAN AND PROFILE	STA. 10+00 TO STA. 15+00
C1.04	PLAN AND PROFILE	STA. 15+00 TO STA. 17+50
C1.05	PLAN AND PROFILE	STA. 17+50 TO STA. 20+00
C1.06	PLAN AND PROFILE	STA. 20+00 TO STA. 23+00
C1.07	PLAN AND PROFILE	STA. 23+00 TO STA. 26+00
C1.08	PLAN AND PROFILE	STA. 26+00 TO STA. END
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476864 Highway 95, Suite 3  
Ponderay, ID 83852  
(208) 635-5825

DEERFIELD  
BONNER COUNTY, ID  
COVER



#### AGENCY REVIEW

1"  
SCALE: (11X17 ONLY)

DWG: D24013 - C0.0\_COVER.DWG  
PROJECT NO: D24013  
DRAWN BY: DJJ/DMH  
CHECKED BY: DMT  
DATE: 02/03/2025

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C0.00

DRAWING:

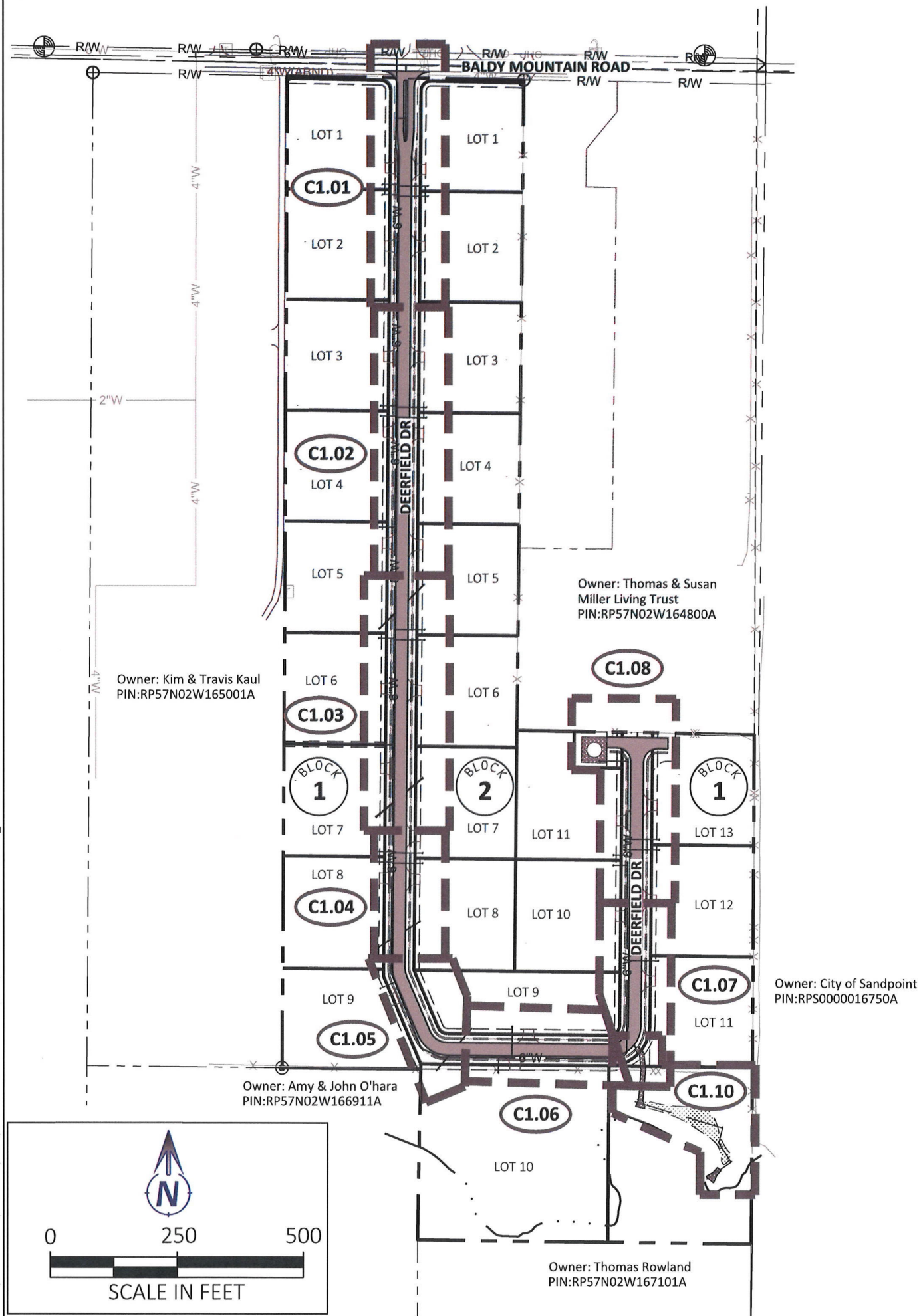
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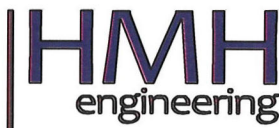
VICINITY MAP

SCALE: 1" = 750'

Plot Date: 2/2/2025 1:46 PM. Plotted By: Dylan Jones  
Path: Z:\DOCUMENTS\PROJECTS\2024\24013 SYRINGA ESTATES\CAD\PLAN SHEETS\24013 - C1.00 ROAD OVERALL & LEGEND.DWG

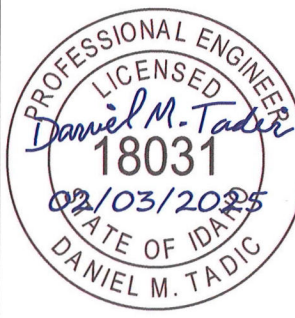


EXISTING:	PROPOSED:	
		PROPERTY LINE
		LOT LINE
		SECTION LINE
		RIGHT OF WAY
		ROAD CENTERLINE
		EASEMENT LINE
		EDGE OF GRAVEL
		EDGE OF PAVEMENT
		COMMUNICATIONS LINE
		FIBER OPTICS LINE
		GAS LINE
		OVERHEAD POWER LINE
		WETLANDS LIMITS
		SANITARY SEWER (GRAVITY LINE)
		SANITARY SEWER (FORCE MAIN LINE)
		STORM DRAIN LINE
		STORM DRAIN LINE (PERFORATED)
		SYRINGA HEIGHTS WATER LINE
		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
		SIGN
		DECIDUOUS TREE



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ROAD OVERALL PLAN & LEGEND



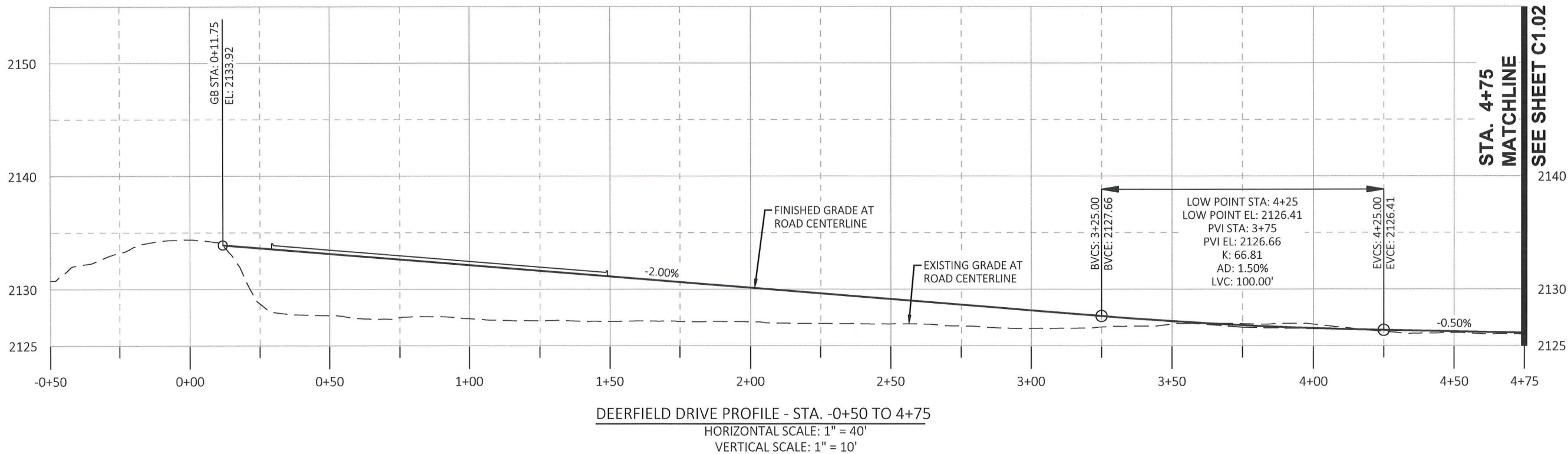
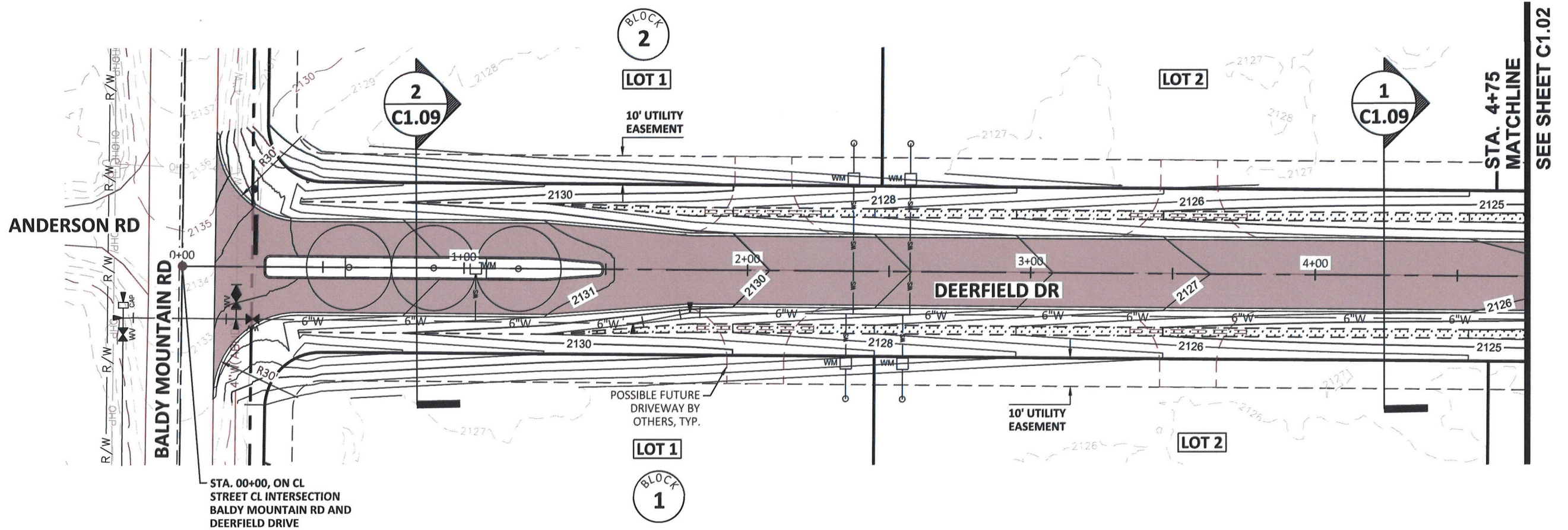
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DRAWN BY:	DJJ/DMH	CHECKED BY:	DMT
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C1.00

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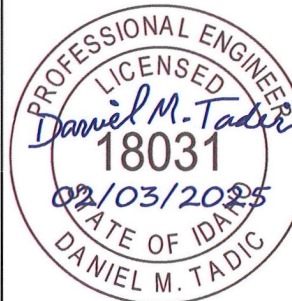
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**DEERFIELD**  
BONNER COUNTY, ID  
PLAN AND PROFILE  
STA. -0+50 TO STA. 4+75



AGENCY REVIEW

1"  
SCALE: (11X17 ONLY)

DWG: D24013 - C1.01 ROAD P&P.DWG  
PROJECT NO: D24013  
DRAWN BY: DJJ/DMH  
CHECKED BY: DMT  
DATE: 02/03/2025

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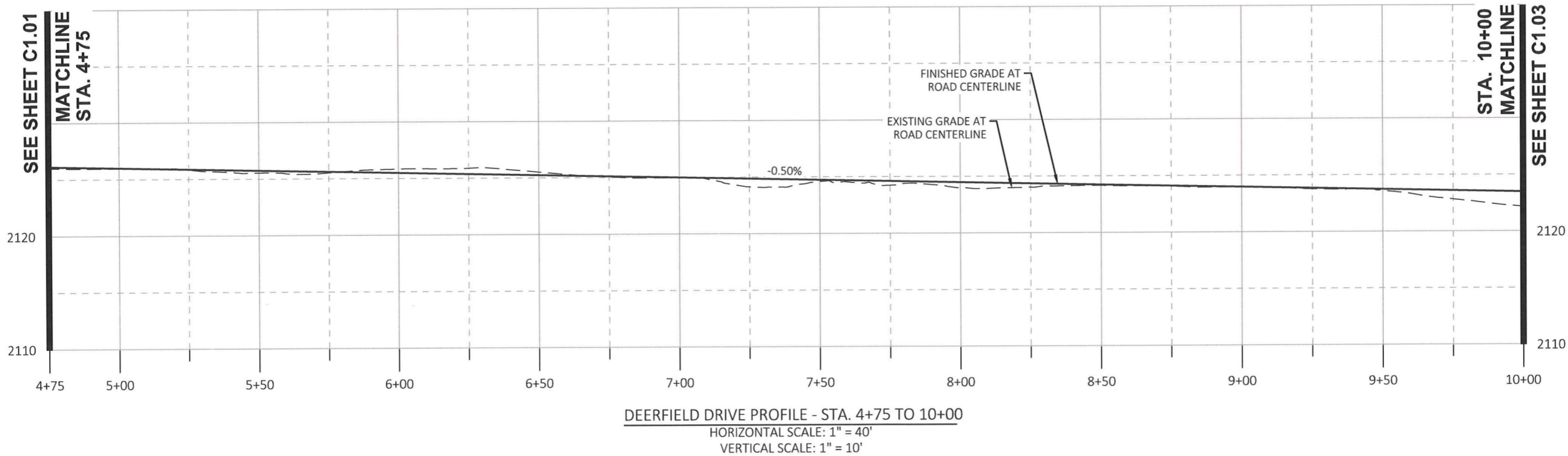
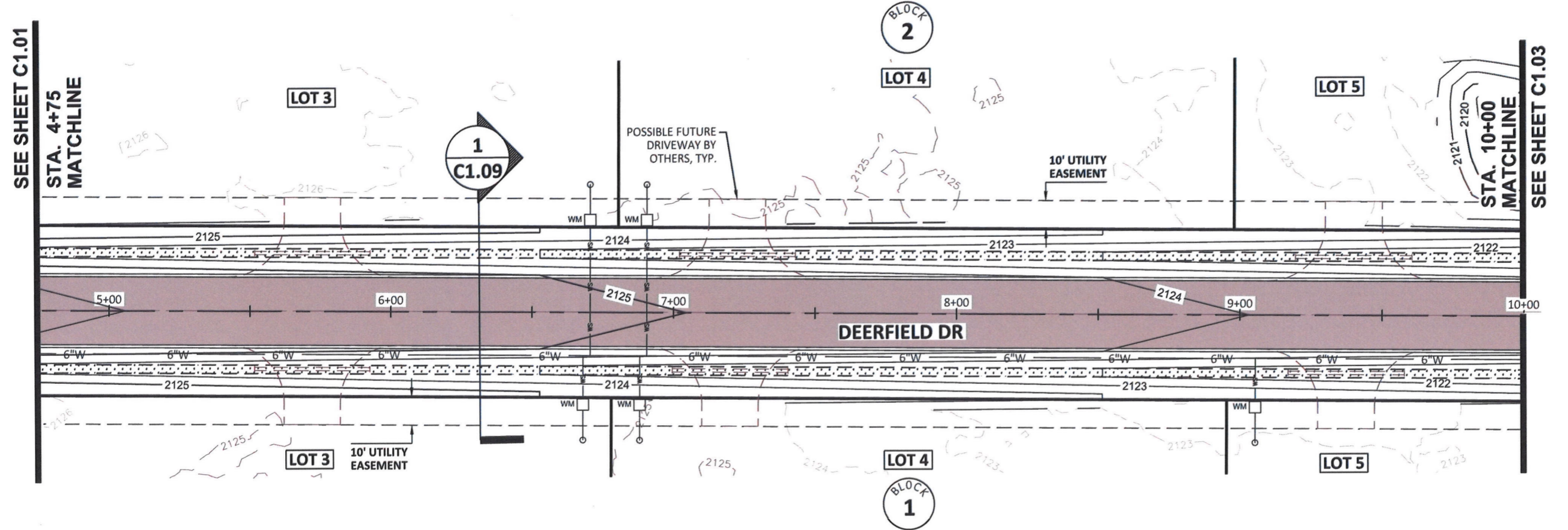
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**C1.01**

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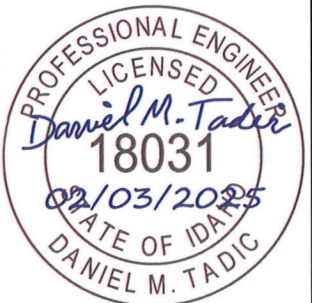


HORZ 0 40 80  
VERT 0 10 20  
SCALE IN FEET

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STA. 4+75 TO STA. 10+00



AGENCY REVIEW

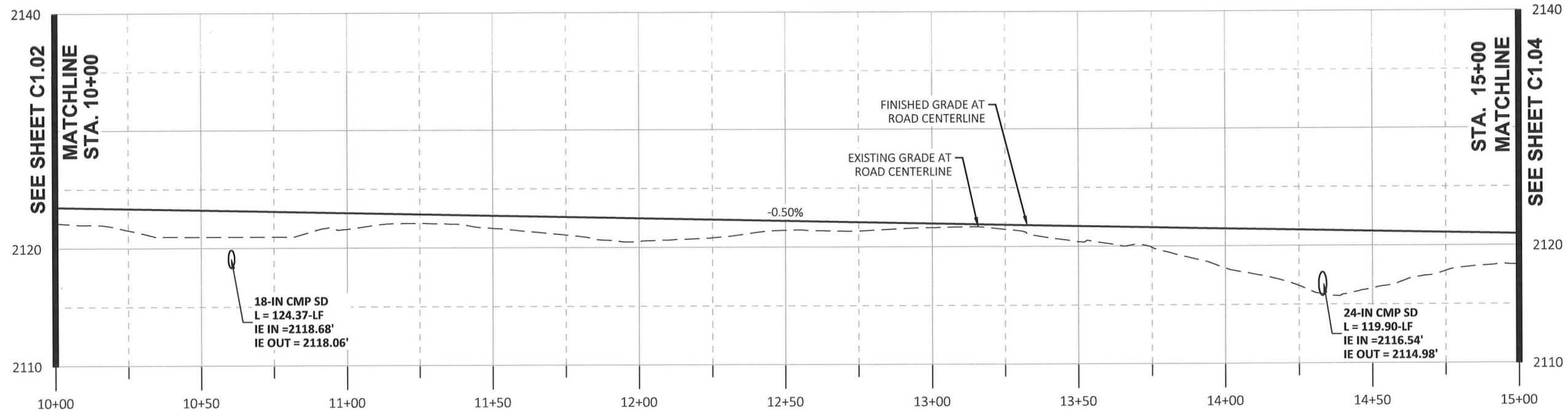
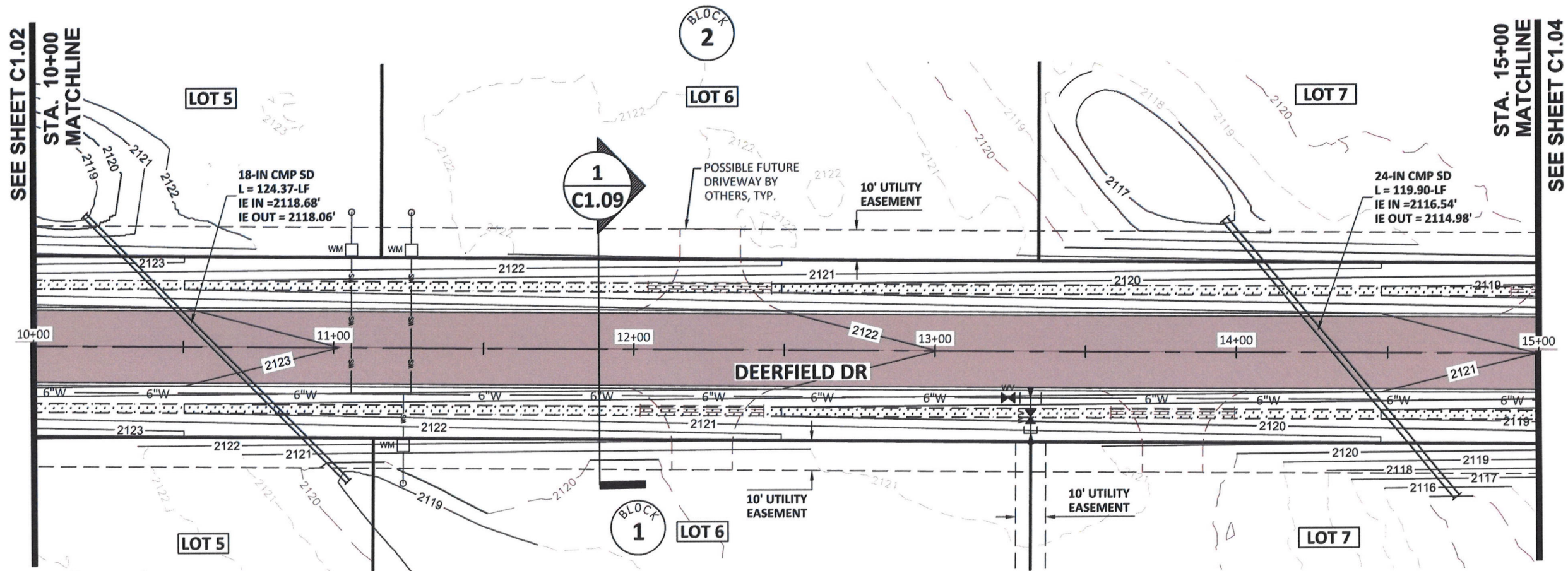
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**C1.02**

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DEERFIELD DRIVE PROFILE - STA. 10+00 TO 15+00  
HORIZONTAL SCALE: 1" = 40'  
VERTICAL SCALE: 1" = 10'



HORZ 0 40 80  
VERT 0 10 20  
SCALE IN FEET

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



AGENCY REVIEW

1"  
SCALE: (11X17 ONLY)

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

PROJECT NO: D24013

DRAWN BY: DJJ/DMH

CHECKED BY: DMT

DATE: 02/03/2025

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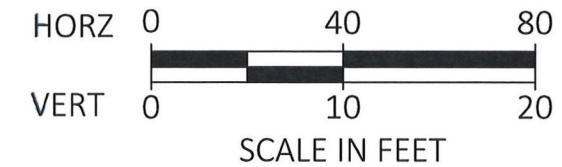
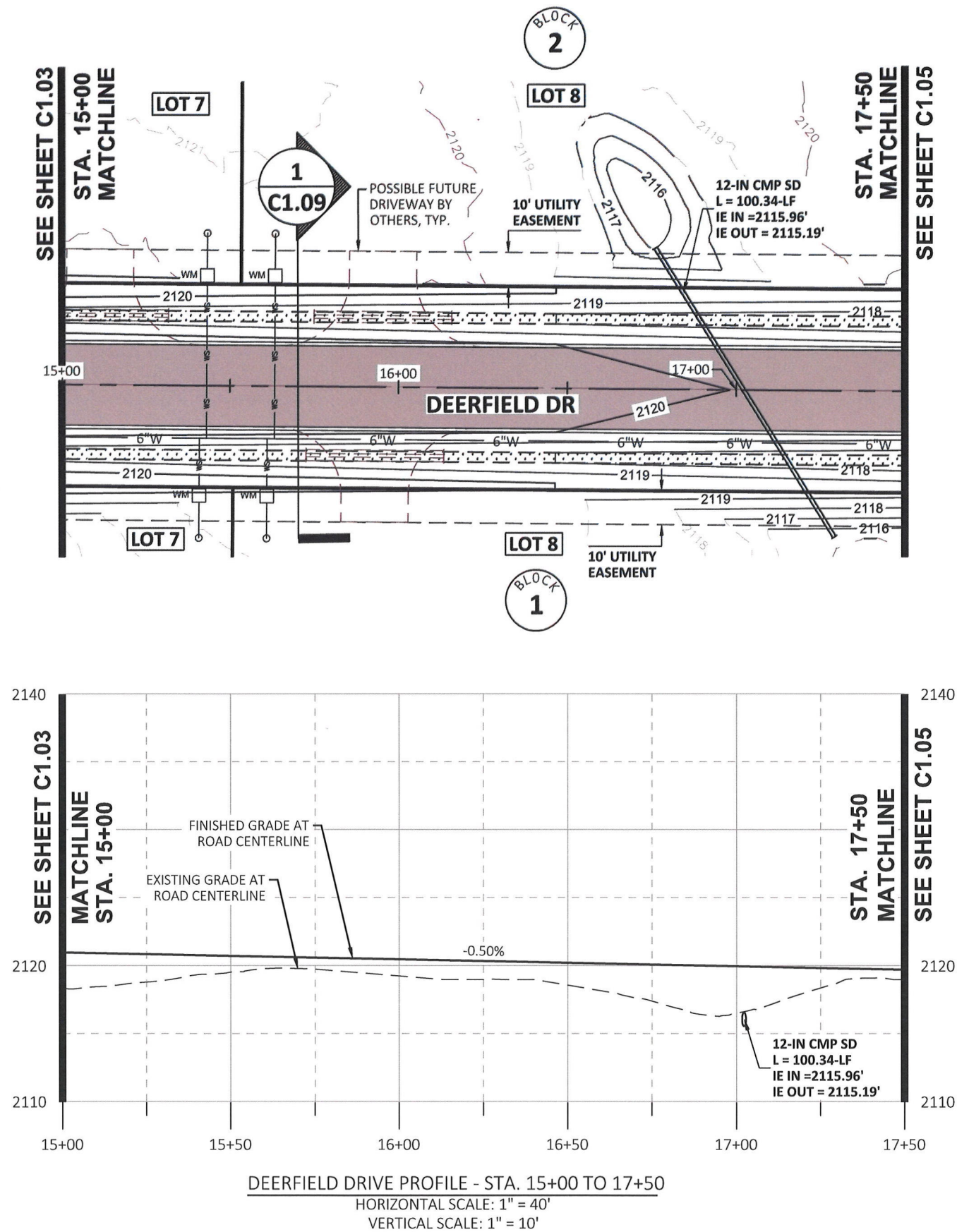
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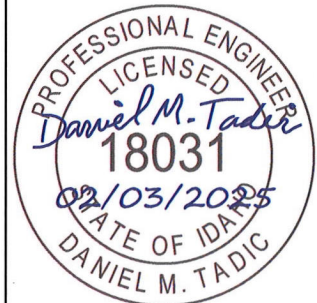
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**DEERFIELD**  
BONNER COUNTY, ID  
PLAN AND PROFILE  
STA. 15+00 TO STA. 17+50



AGENCY REVIEW

1"  
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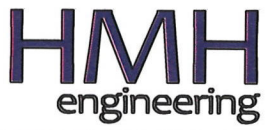
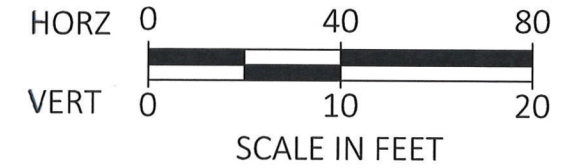
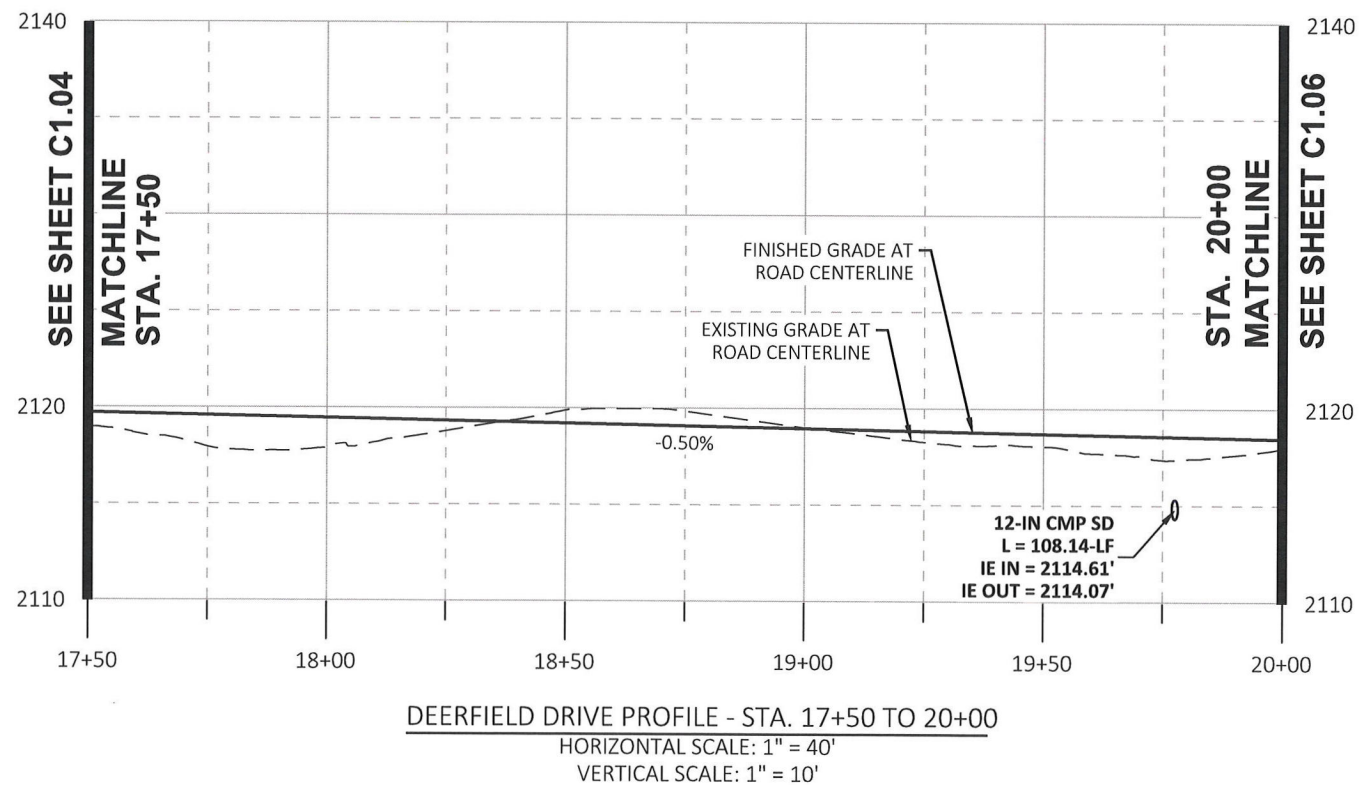
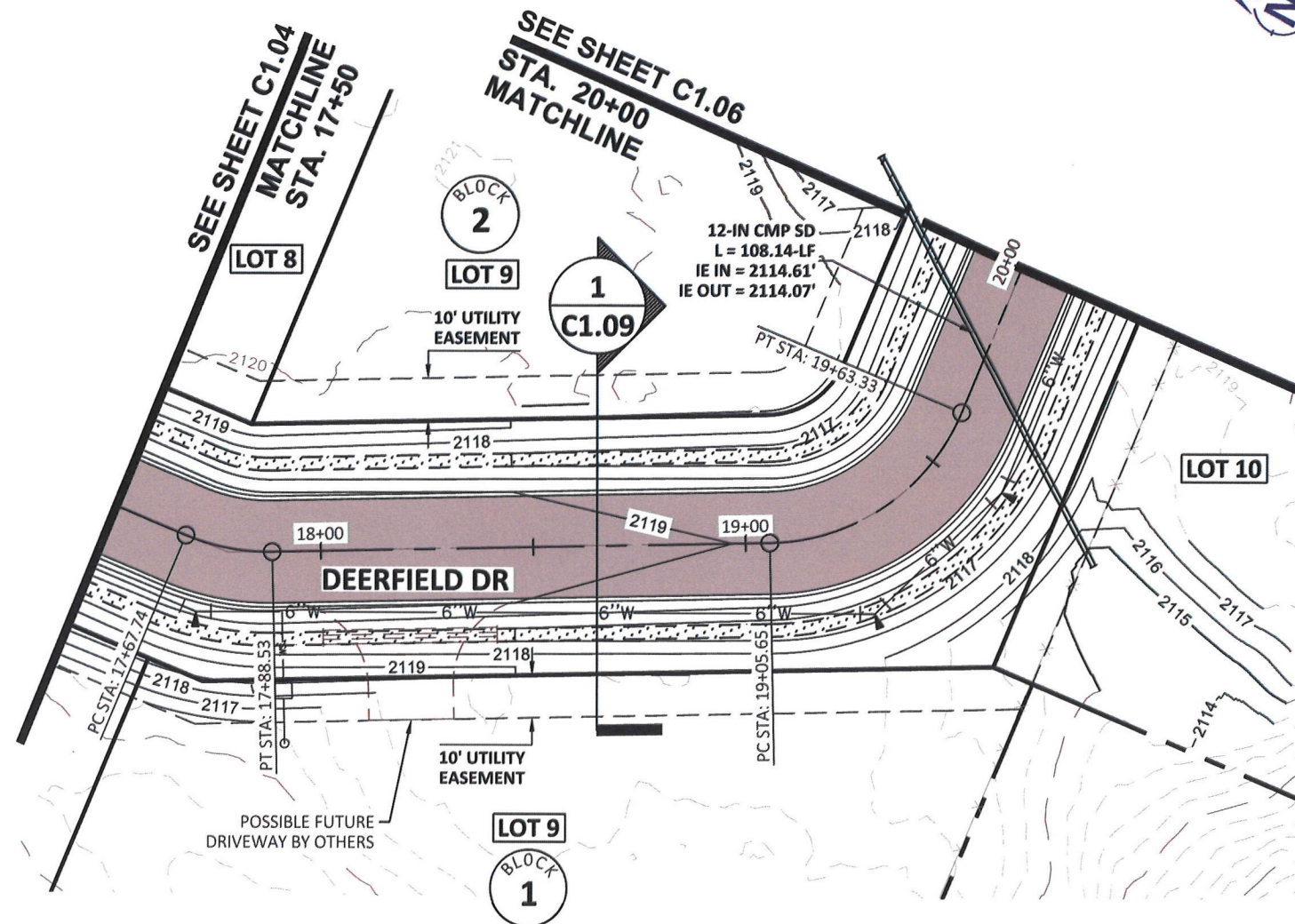
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**C1.04**

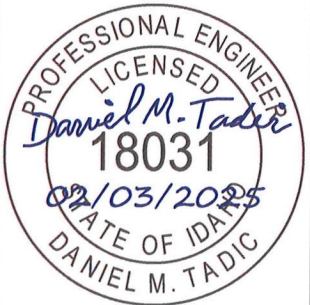
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BONNER COUNTY, ID  
PLAN AND PROFILE  
STA. 17+50 TO STA. 20+00



AGENCY REVIEW

1"  
SCALE: (11X17 ONLY)

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

PROJECT NO: D24013

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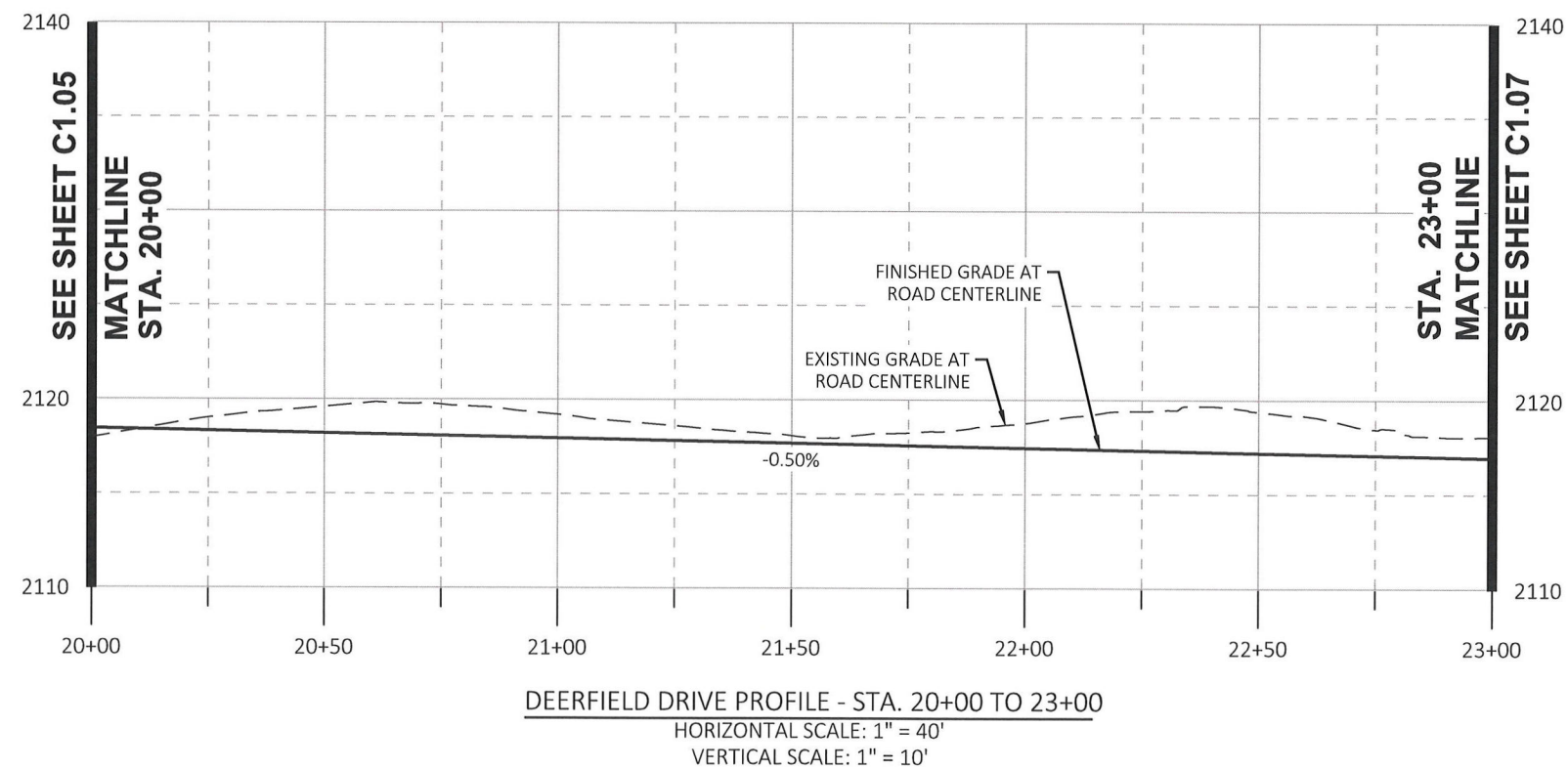
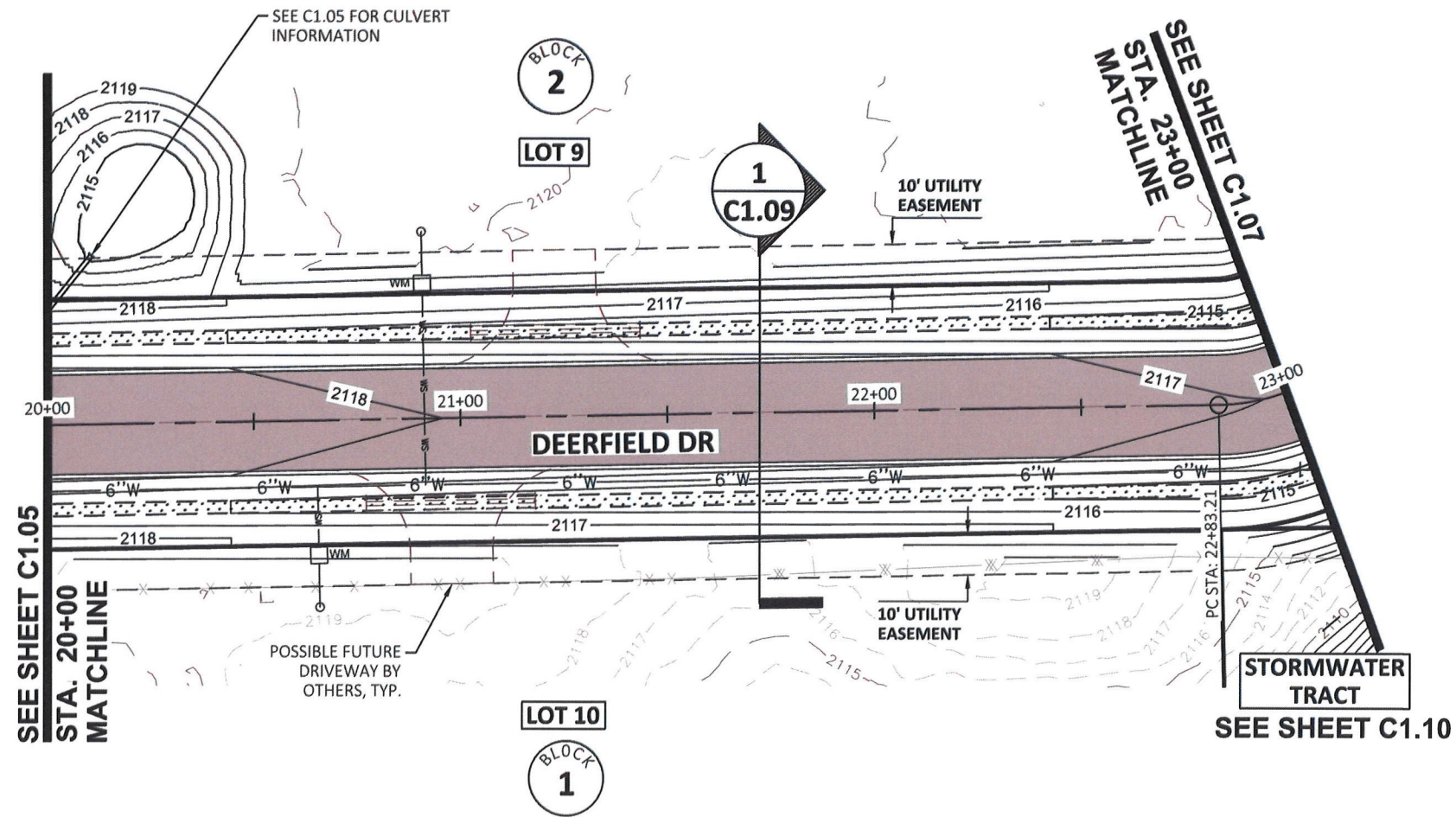
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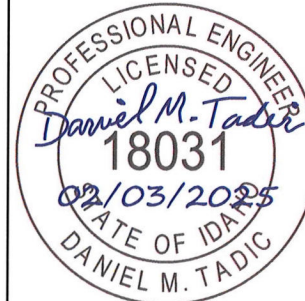
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**DEERFIELD**  
BONNER COUNTY, ID  
PLAN AND PROFILE  
STA. 20+00 TO STA. 23+00



AGENCY REVIEW

1"  
SCALE: (11X17 ONLY)

DWG: D24013 - C1.05\_ROAD P&P.DWG  
PROJECT NO: D24013  
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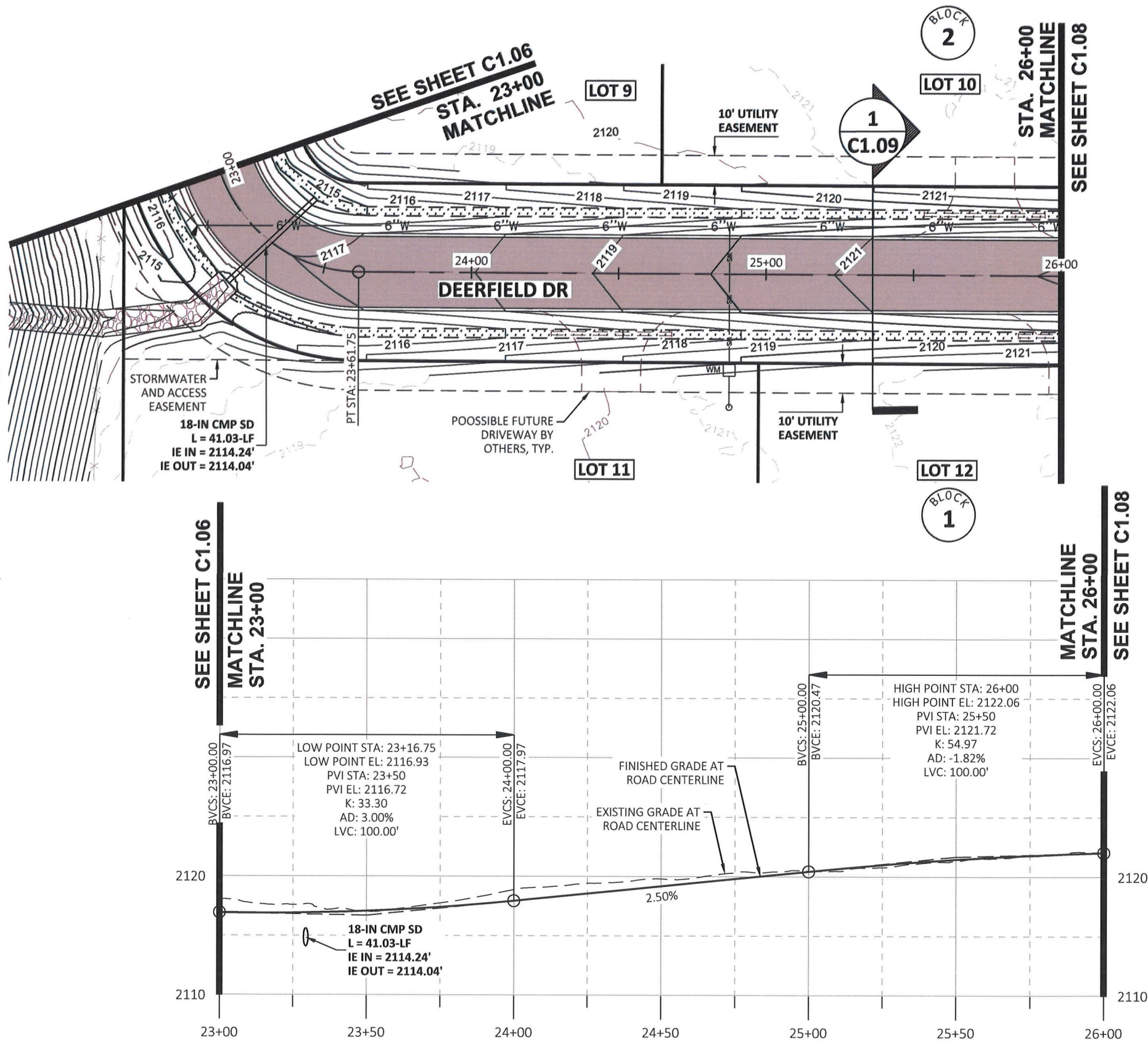
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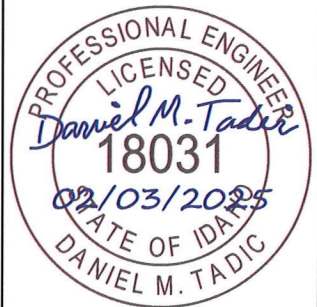
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STORMWATER  
TRACT  
SEE SHEET C1.10



**DEERFIELD**  
BONNER COUNTY, ID

PLAN AND PROFILE  
STA. 26+00 TO STA. END



## AGENCY REVIEW

1"  
SCALE: (11X17 ONLY)

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

PROJECT NO: D24013

DRAWN BY: DJJ/DMH

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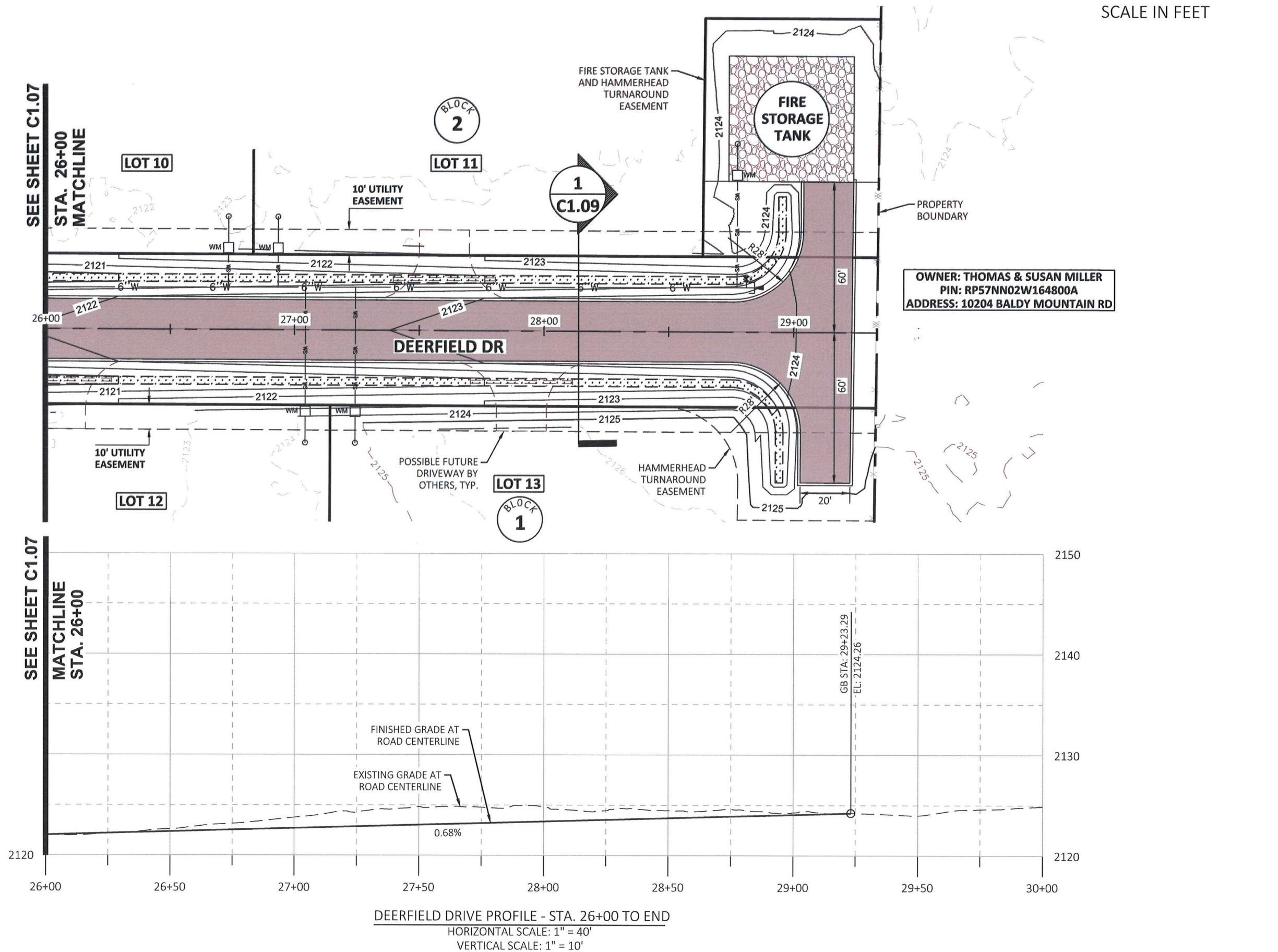
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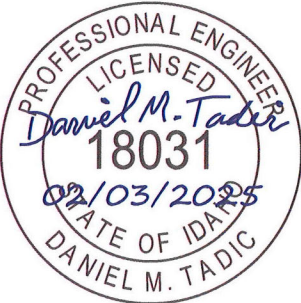
C1.08

**DRAWING:**

SHEET: ----OF -



**DEERFIELD**  
BONNER COUNTY, ID  
ROAD SECTIONS



**AGENCY REVIEW**

1"  
SCALE: (11x17 ONLY)

DWG: D24013 - C1.09\_ROAD SECTIONS.DWG  
PROJECT NO: D24013  
DRAWN BY: DJJ/DMH  
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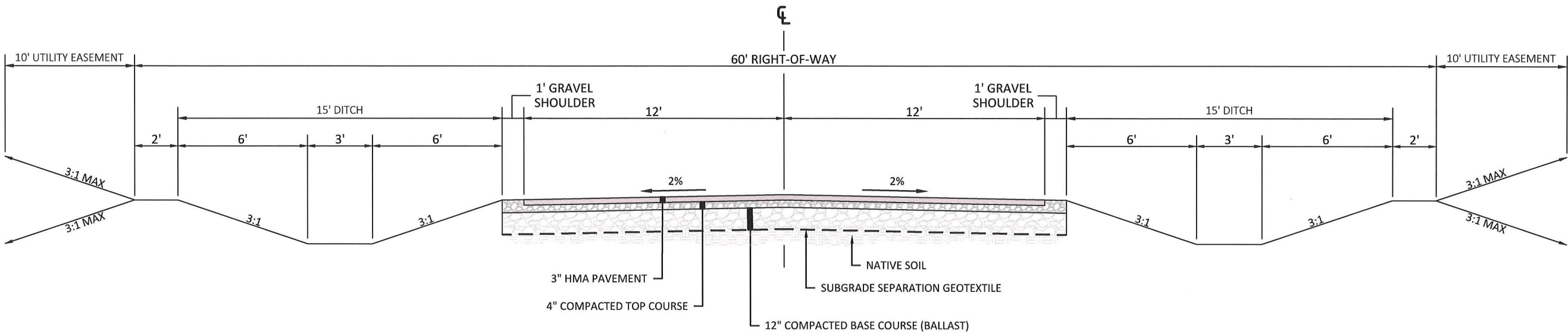
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NO.	DATE	BY	DESCRIPTION
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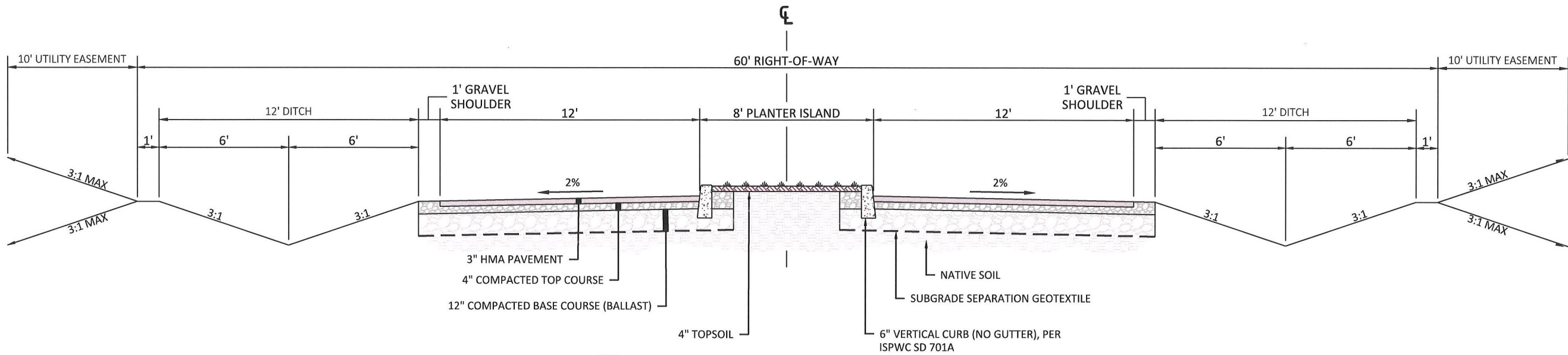
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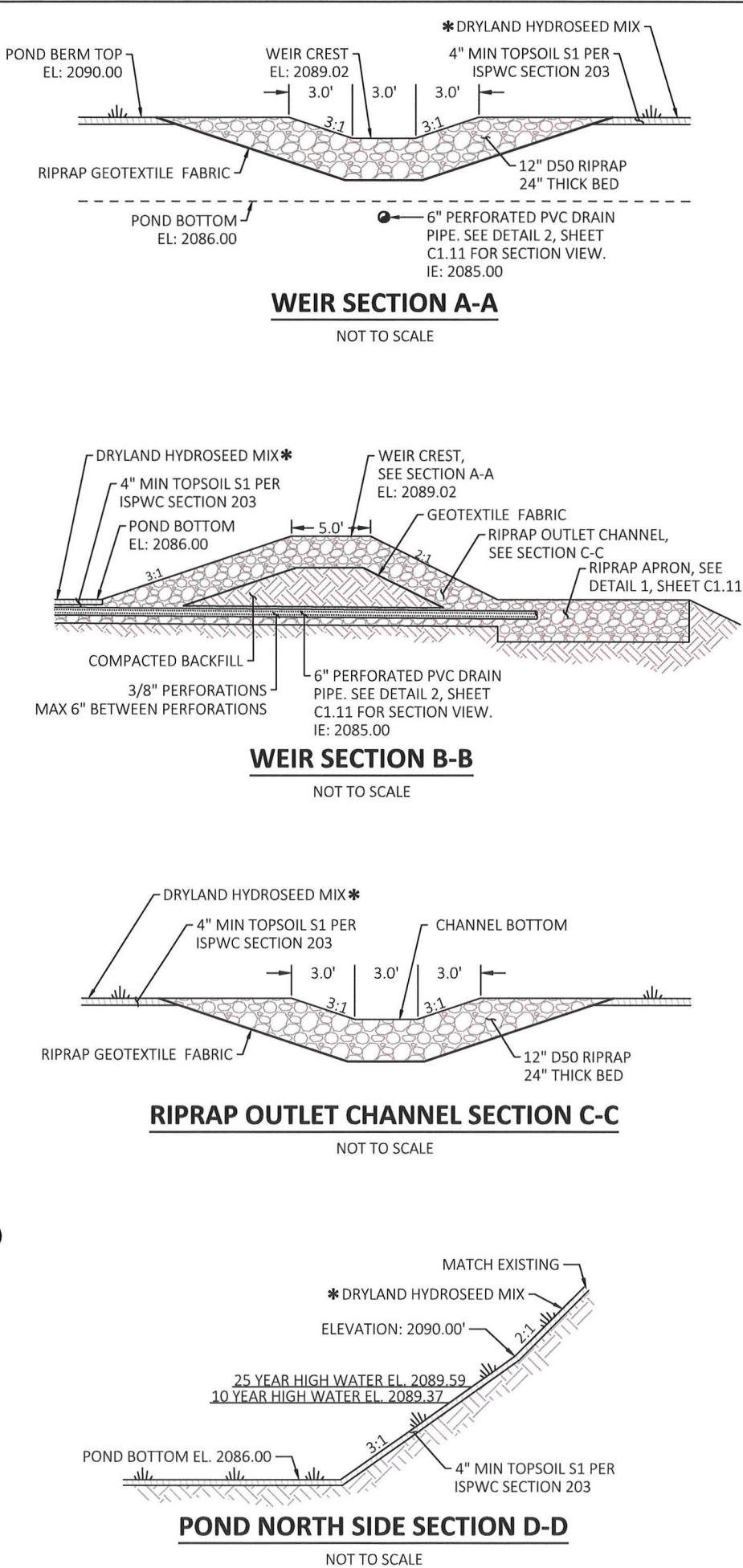
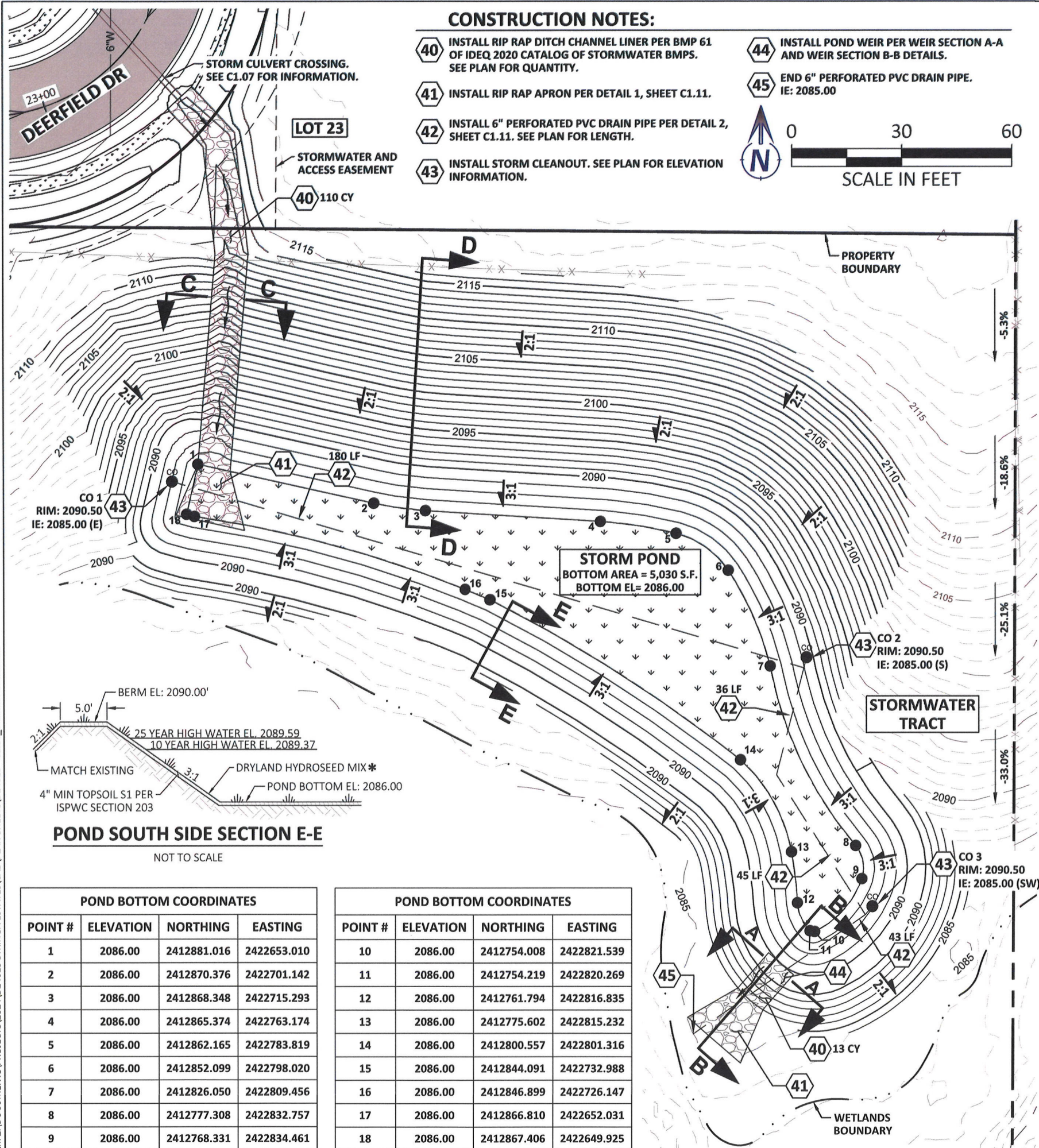


**1**  
**C1.09** TYPICAL PAVED ROAD SECTION  
N.T.S.



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

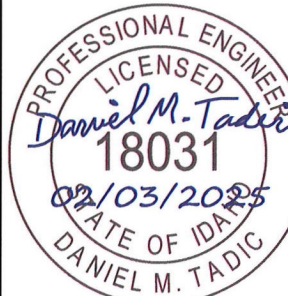
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STORMWATER POND GRADING



AGENCY REVIEW

1"  
SCALE: (11X17 ONLY)

DWG: D24013 - C1.10\_STORM POND.DWG  
PROJECT NO: D24013  
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**C1.10**

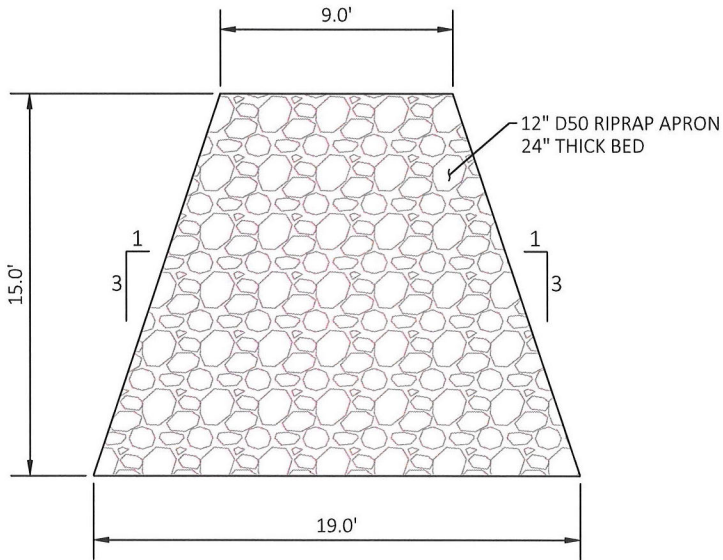
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NOTES:

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**  
C1.11 RIPRAP APRON  
NOT TO SCALE

- \* DRYLAND HYDROSEED MIX
- 30% CREEPING RED FESCUE

30% CHENINGS FESCUE

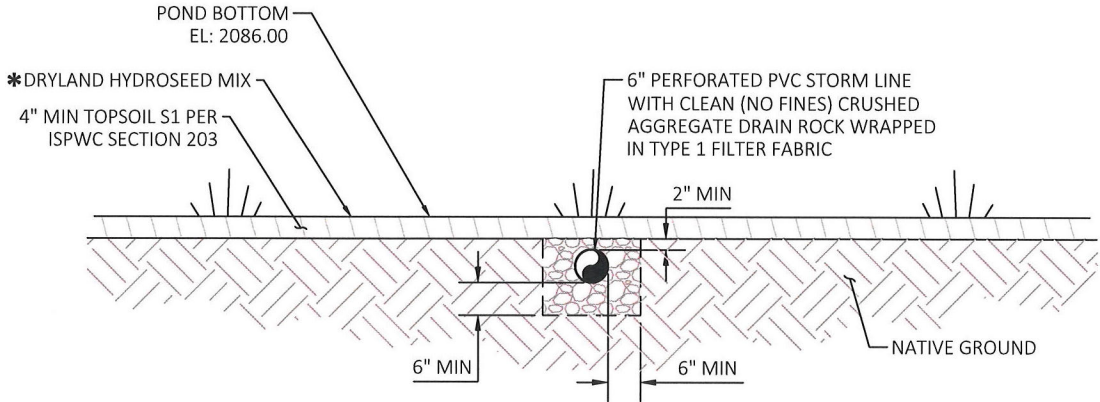
25% HARD FESCUE

15% SHEEP FESCUE

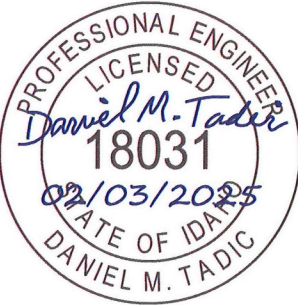
SEE RATE AT 2-4 LBS/SF

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**  
C1.11 PERFORATED PIPE SECTION  
NOT TO SCALE



AGENCY REVIEW

1"  
SCALE: (11X17 ONLY)

DWG: D24013 - C1.10\_STORM POND.DWG  
PROJECT NO: D24013  
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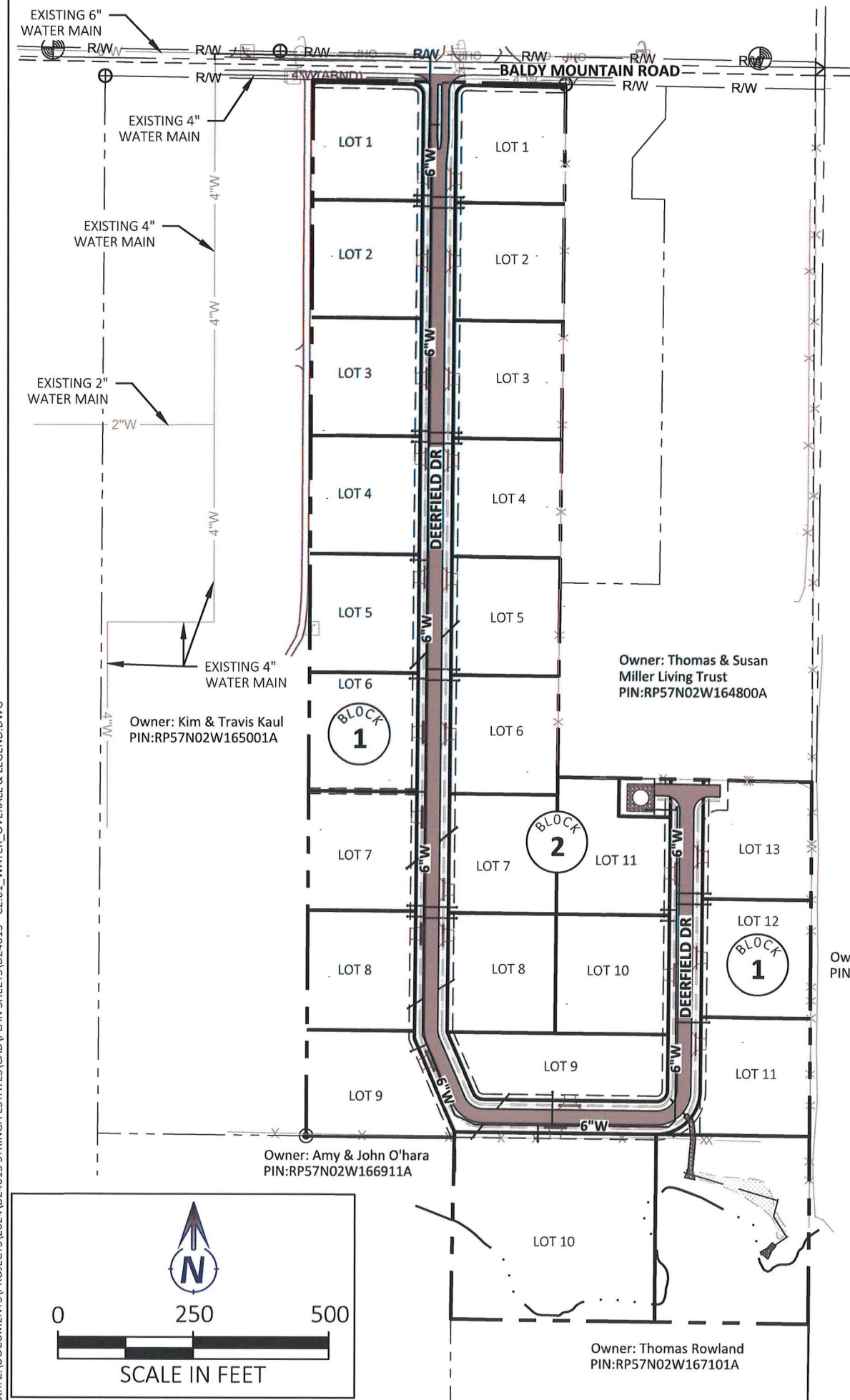
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C1.11

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SHEET: ---- OF -

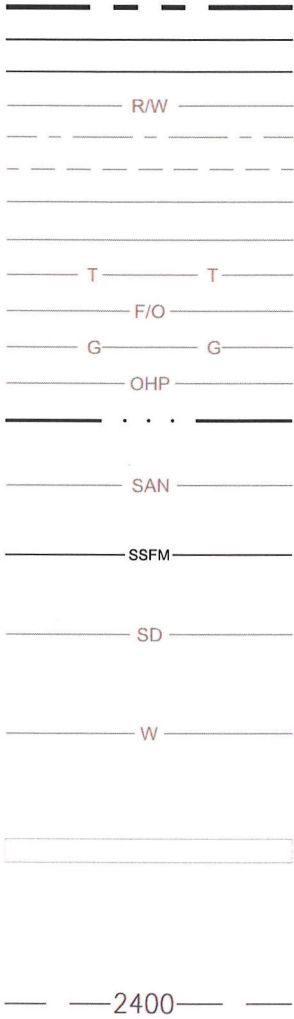
Plot Date: 2/3/2025 10:07 AM Plotted By: Dylan Jones  
Path: Z:\DOCUMENTS\PROJECTS\2024\24013 SYRINGA ESTATES\2024\24013 WATER OVERALL & LEGEND.DWG



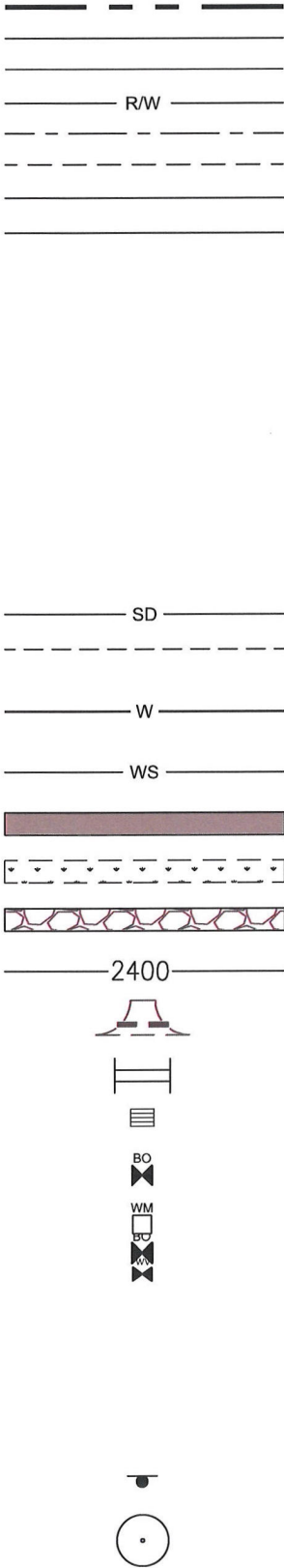
### DOMESTIC WATER SEQUENCING NOTES:

1. INSTALL NEW 6" C900 WATER MAIN PER PLANS EXCLUDING CONNECTIONS TO EXISTING WATER MAINS.
2. INSTALL ROMAC STAINLESS STEEL DOUBLE STRAP SADDLE TAPS (202S) ON NEW 6" WATER MAIN AND ASSOCIATED NEW 1" HDPE WATER SERVICES CONFORMING TO AWWA C901, 250 PSI TO NEW WATER METER ASSEMBLIES PER PLANS.
3. PRESSURE TEST, FLUSH, AND DISINFECT NEW WATER MAIN AND APPURTENANCES PER ISPWC REQUIREMENTS.
4. UPON ACCEPTANCE OF NEW WATER MAIN, PROVIDE 48 HOUR (MIN) NOTICE TO CUSTOMERS AFFECTED BY WATER SHUTDOWN TO ALLOW FOR CONNECTION TO EXISTING MAINS. WATER SHUTDOWN MAY NOT EXCEED 6 HOURS IN DURATION AND MUST FALL BETWEEN THE HOURS OF 9AM AND 4PM, MONDAY THRU FRIDAY. SHUTDOWNS MAY NOT OCCUR ON WEEKENDS OR FEDERAL HOLIDAYS.
5. EXPOSE EXISTING PIPES AT BOTH CONNECTION POINTS TO ENSURE PIPE LOCATION, MATERIAL, SIZE, DEPTH, DIMENSIONS AND CONFIGURATION PRIOR TO CUTTING PIPES. NOTIFY ENGINEER AND SHWD IN THE EVENT OF ANY DISCREPANCIES WITH THE APPROVED PLANS.
6. COMPLETE PIPE AND FITTING ASSEMBLIES ABOVE GRADE PRIOR TO CUTTING EXISTING MAINS.
7. CLOSE VALVES TO ISOLATE EXISTING MAINS IN CONJUNCTION WITH SYRINGA HEIGHTS WATER DISTRICT PERSONNEL. CUT MAINS AND DRAIN PIPE TO ROADSIDE DITCH FOLLOWING DEQ GUIDELINES.
8. INSTALL PIPE AND FITTING ASSEMBLIES PER PLANS.
9. DISINFECT PER ISPWC REQUIREMENTS.
10. ISSUE BOIL WATER NOTICES TO AFFECTED CUSTOMERS. BOIL WATER NOTICES AND FOLLOW UP MUST FOLLOW DEQ AND SHWD GUIDELINES.

### EXISTING:

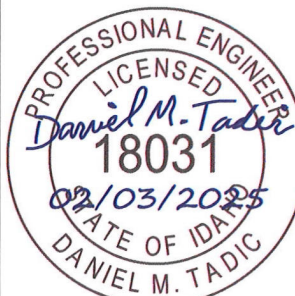


### PROPOSED:



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

**DEERFIELD**  
BONNER COUNTY, ID  
OVERALL WATER PLAN & LEGEND



### AGENCY REVIEW

1" SCALE: (11X17 ONLY)			
DWG: D24013 - C2.01_WATER_OVERALL & LEGEND.DWG			
PROJECT NO: D24013			
DRAWN BY: DJJ/DMH			
CHECKED BY: DMT			
DATE: 02/03/2025			
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REVISIONS			
NO.	DATE	BY	DESCRIPTION

# C2.01

DRAWING:  
SHEET: ---- OF -