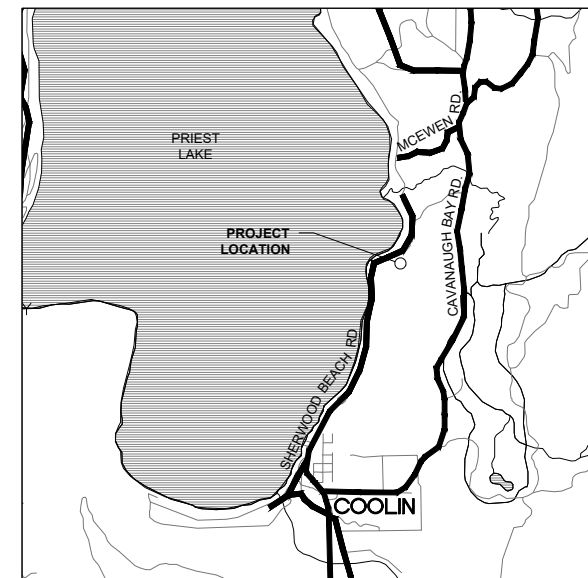
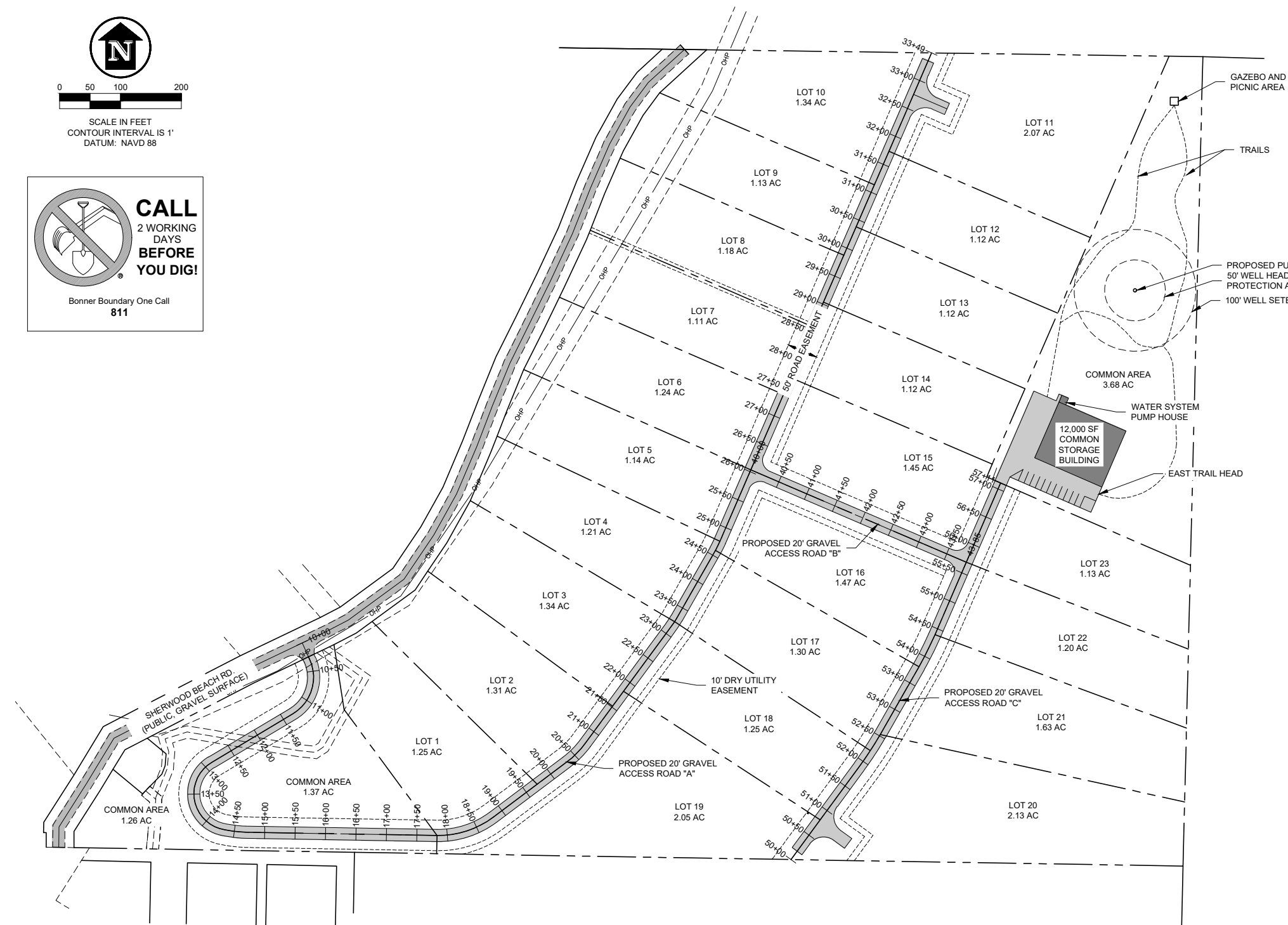
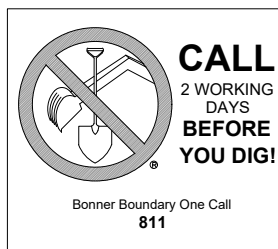
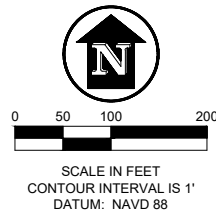


YOMAN BLUFFS

ROAD AND STORM WATER MANAGEMENT PLANS

(PARCEL RP59N04W102400A) SECTION 10, TOWNSHIP 59N NORTH,
RANGE 4W, BOISE MERIDIAN, BONNER COUNTY, IDAHO



VICINITY MAP

NOTES

- ALL WORK SHALL CONFORM TO THE 2020 IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION, BONNER COUNTY ROAD STANDARDS, AND THE PROJECT SPECIFICATIONS SHOWN ON THESE PLANS.
- CONTRACTOR TO FIELD VERIFY THE LOCATION OF ALL EXISTING SITE ELEMENTS SHOWN ON THESE PLANS, INCLUDING UTILITIES, SURFACE FEATURES, AND TOPOGRAPHY. THE ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES BEFORE BEGINNING WORK.
- CONTRACTOR SHALL CONTACT ENGINEER FOR A SITE INSPECTION AT LEAST 3 DAYS IN ADVANCE OF THE FOLLOWING PHASES OF CONSTRUCTION:
 - PRIOR TO GROUND DISTURBANCE AND AFTER TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES HAVE BEEN INSTALLED
 - AFTER THE PROJECT HAS BEEN COMPLETED, INCLUDING ESTABLISHMENT OF RE-VEGETATION
- DUE TO VARIABILITY IN PROPOSED HOUSE FOOTPRINTS AND IMPERVIOUS SURFACES, INDIVIDUAL LOT RUNOFF HAS NOT BEEN CONSIDERED AS PART OF THE STORMWATER MANAGEMENT PLAN. THOSE OBTAINING BUILDING LOCATION PERMITS FOR INDIVIDUAL HOME SITES MAY BE REQUIRED TO PREPARE A STORMWATER MANAGEMENT PLAN FOR SUBMITTAL TO BONNER COUNTY.
- PROPERTY CORNERS AND OTHER SURVEY MONUMENTS SHALL BE PROTECTED DURING CONSTRUCTION. DISTURBED MONUMENTS SHALL BE REPLACED BY A LICENSED SURVEYOR AT THE CONTRACTOR'S EXPENSE.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COUNTY ENCROACHMENT PERMIT AND ANY NECESSARY PERMITS OR PERMISSION FOR WORKING WITHIN EXISTING UTILITY EASEMENTS PRIOR TO CONSTRUCTION.

DRAWING INDEX

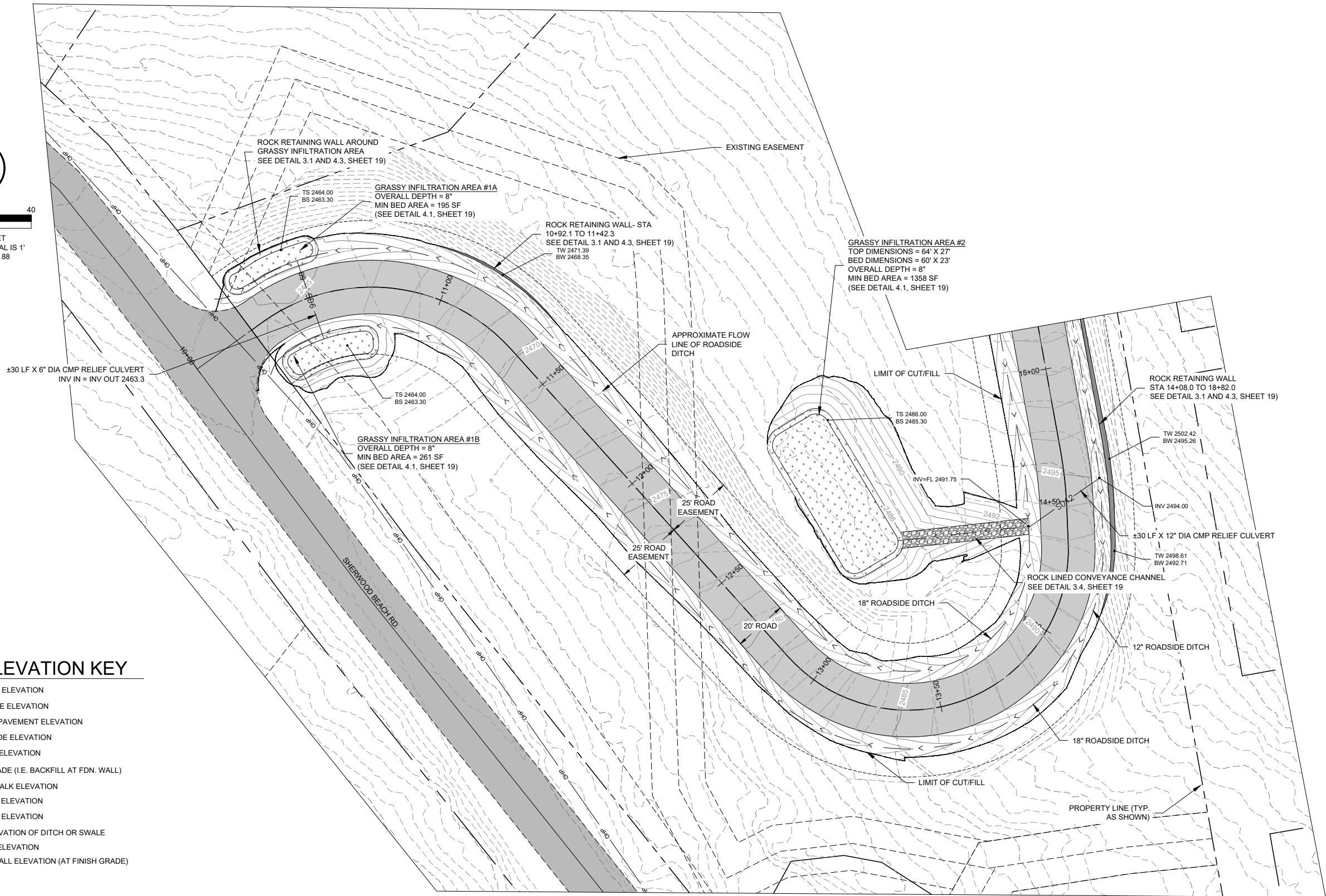
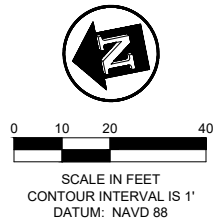
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1	COVER SHEET
2	LEGEND AND SPECIFICATIONS
3	ROAD A PLAN STA 10+00 TO 15+00
4	ROAD A PROFILE STA 10+00 TO 15+00
5	ROAD A PLAN STA 15+00 TO 25+25
6	ROAD A PROFILE STA 15+00 TO 20+00
7	ROAD A PROFILE STA 20+00 TO 25+25
8	ROAD A PLAN AND PROFILE STA 25+25 TO 30+00
9	ROAD A PLAN AND PROFILE STA 30+00 TO 33+50
10	ROAD B PLAN AND PROFILE STA 40+00 TO 44+00
11	ROAD C PLAN AND PROFILE STA 50+00 TO 55+00
12	ROAD C PLAN AND PROFILE STA 55+00 TO 57+25
13	CROSS SECTIONS STA 10+50 TO 17+00
14	CROSS SECTIONS STA 18+00 TO 25+00
15	CROSS SECTIONS STA 26+00 TO 33+00
16	CROSS SECTIONS STA 40+25 TO 43+50
17	CROSS SECTIONS STA 50+50 TO 57+00
18	STORM WATER MANAGEMENT PLAN
19	DETAILS

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



SHEET TITLE	
COVER SHEET	
PROJECT:	
YOMANONE, LLC PRIEST LAKE BONNER COUNTY, IDAHO	
DATE:	05-02-2025
SCALE:	AS SHOWN
DESIGNED:	BSB/NCf
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CHECKED:	BSB
PROJ NO.:	25037-24-001
CAD FILE:	YOMANONE
SHEET 1 OF 19	

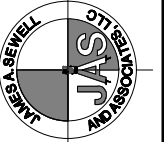


SPOT ELEVATION KEY

FFE = FINISH FLOOR ELEVATION
INV = INVERT OF PIPE ELEVATION
EP = EDGE OF HMA PAVEMENT ELEVATION
EG = EXISTING GRADE ELEVATION
FG = FINISH GRADE ELEVATION
AG = ADJACENT GRADE (I.E. BACKFILL AT FDN. WALL)
SW = TOP OF SIDEWALK ELEVATION
TS = TOP OF SWALE ELEVATION
BS = BED OF SWALE ELEVATION
FL = FLOW LINE ELEVATION OF DITCH OR SWALE
TW = TOP OF WALL ELEVATION
BW = BOTTOM OF WALL ELEVATION (AT FINISH GRADE)



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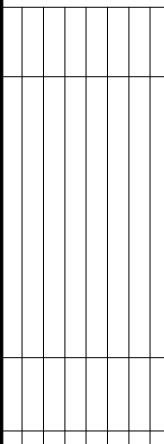
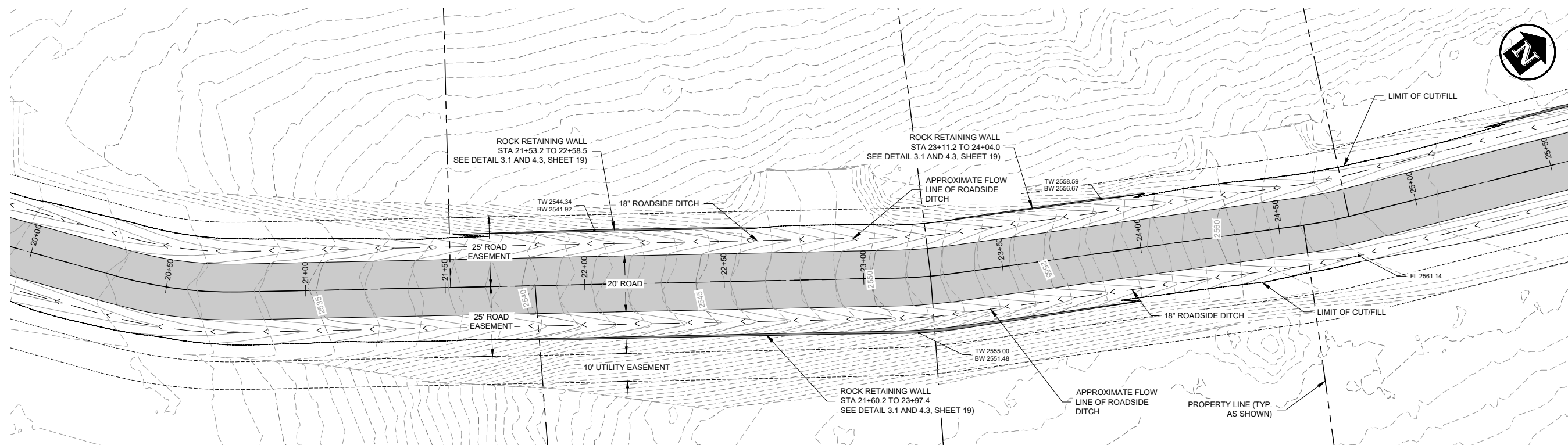
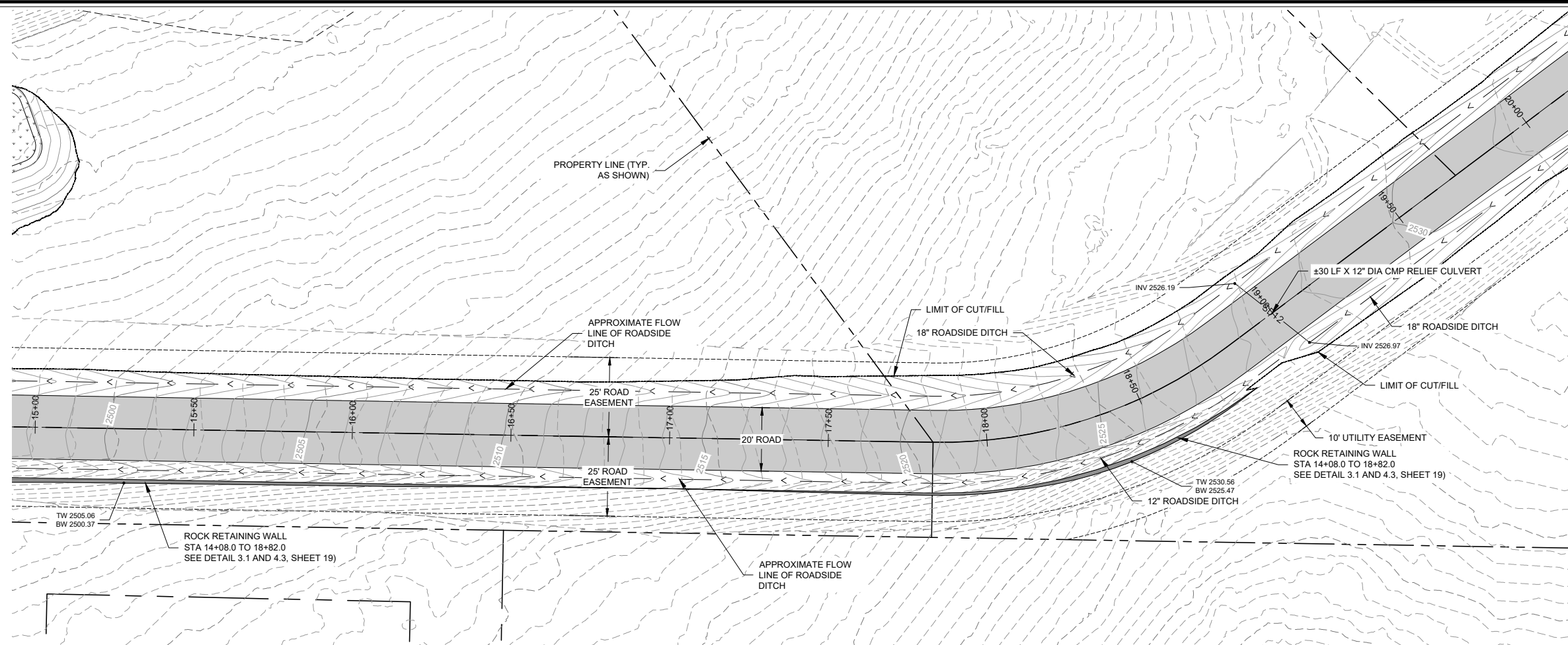
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PRIEST LAKE
BONNER COUNTY, IDAHO

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CHECKED: BSB
PROJ NO.: 25037-24-001
CAD FILE: YOMANONE

SHEET 3 OF 19



SHEET 4 OF 19



PROJECT:
YOMANONE, LLC
PRIEST LAKE
BONNER COUNTY, IDAHO

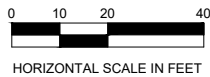
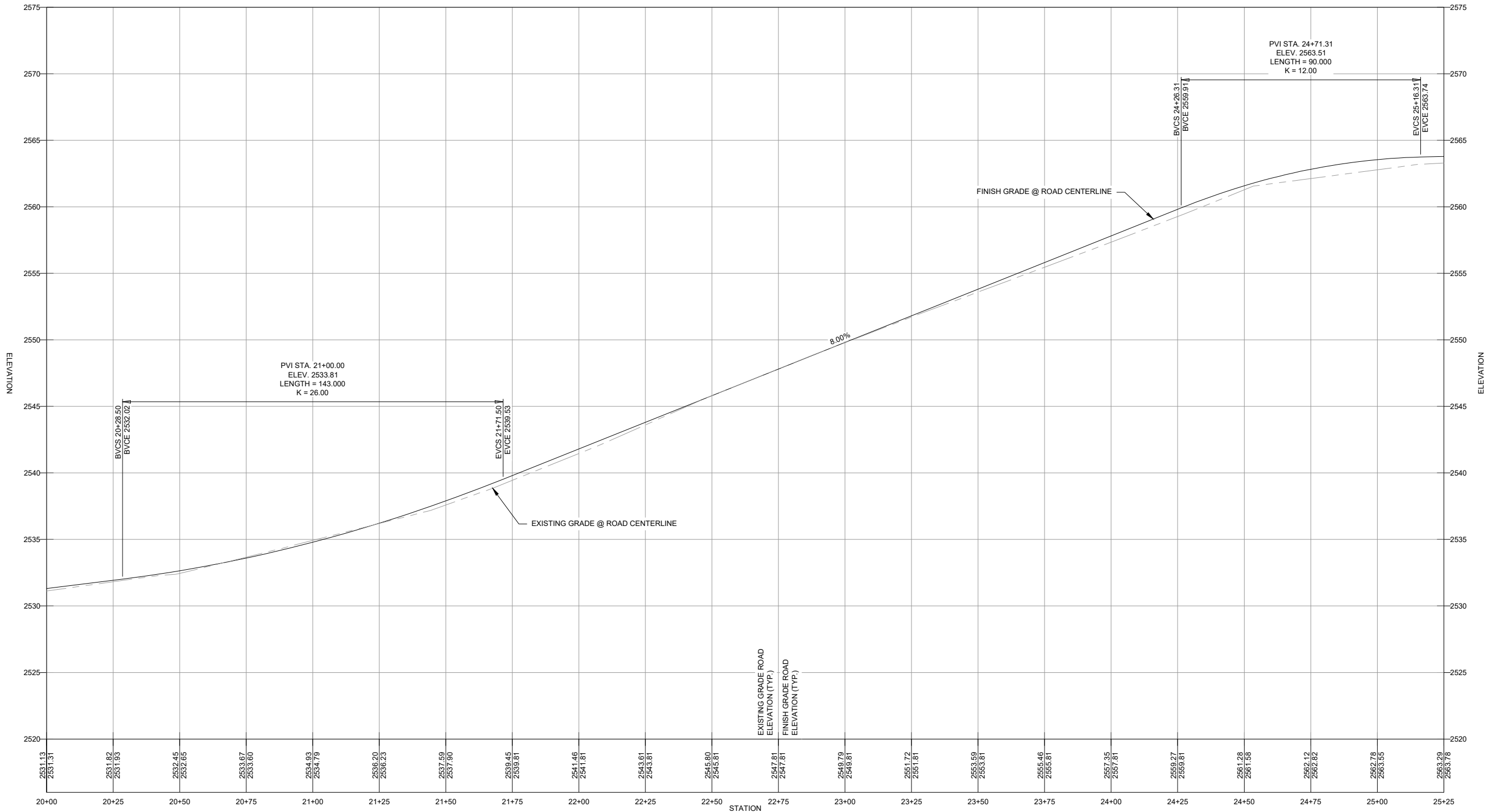
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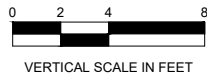
James A. Sewell and Associates, LLC
1319 NORTH DIVISION AVENUE
SANDPOINT, IDAHO 83864

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 PROJECT: YOMANONE, LLC
 PRIEST LAKE

SHEET 6 OF 19

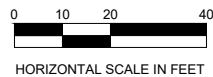
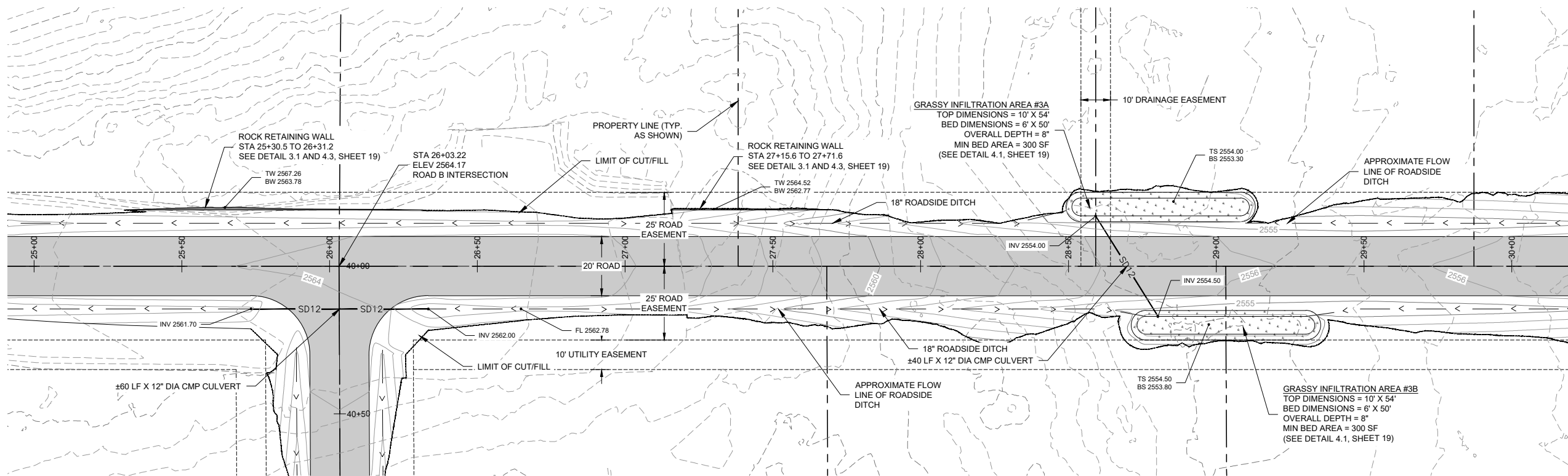


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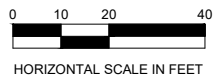
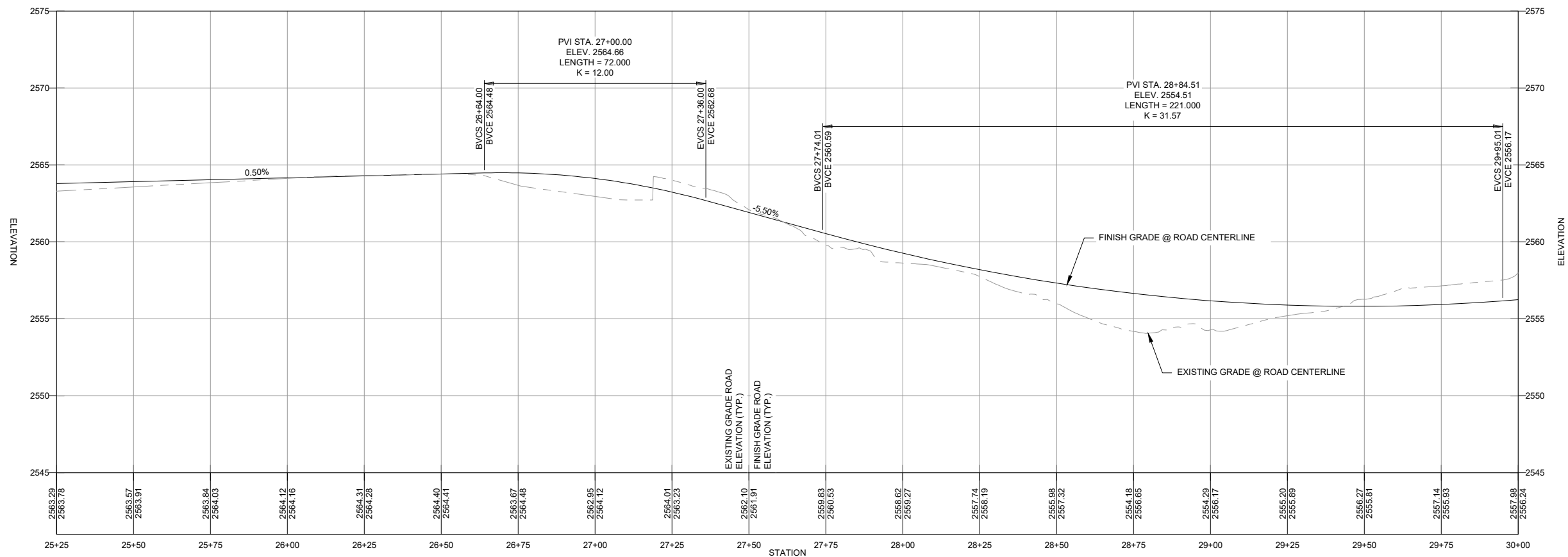


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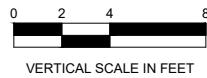
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PRIEST LAKE
BONNER COUNTY, IDAHO**
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DESIGNED: BSB/NCF
DRAWN: NCF
CHECKED: BSB
PROJ NO.: 25037-24-001
CAD FILE: YOMANONE



ROAD A PLAN
STA 25+25 TO 30+00



ROAD A PROFILE
STA 25+25 TO 30+00



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SANDPOINT, IDAHO 83864
(208) 263-4160

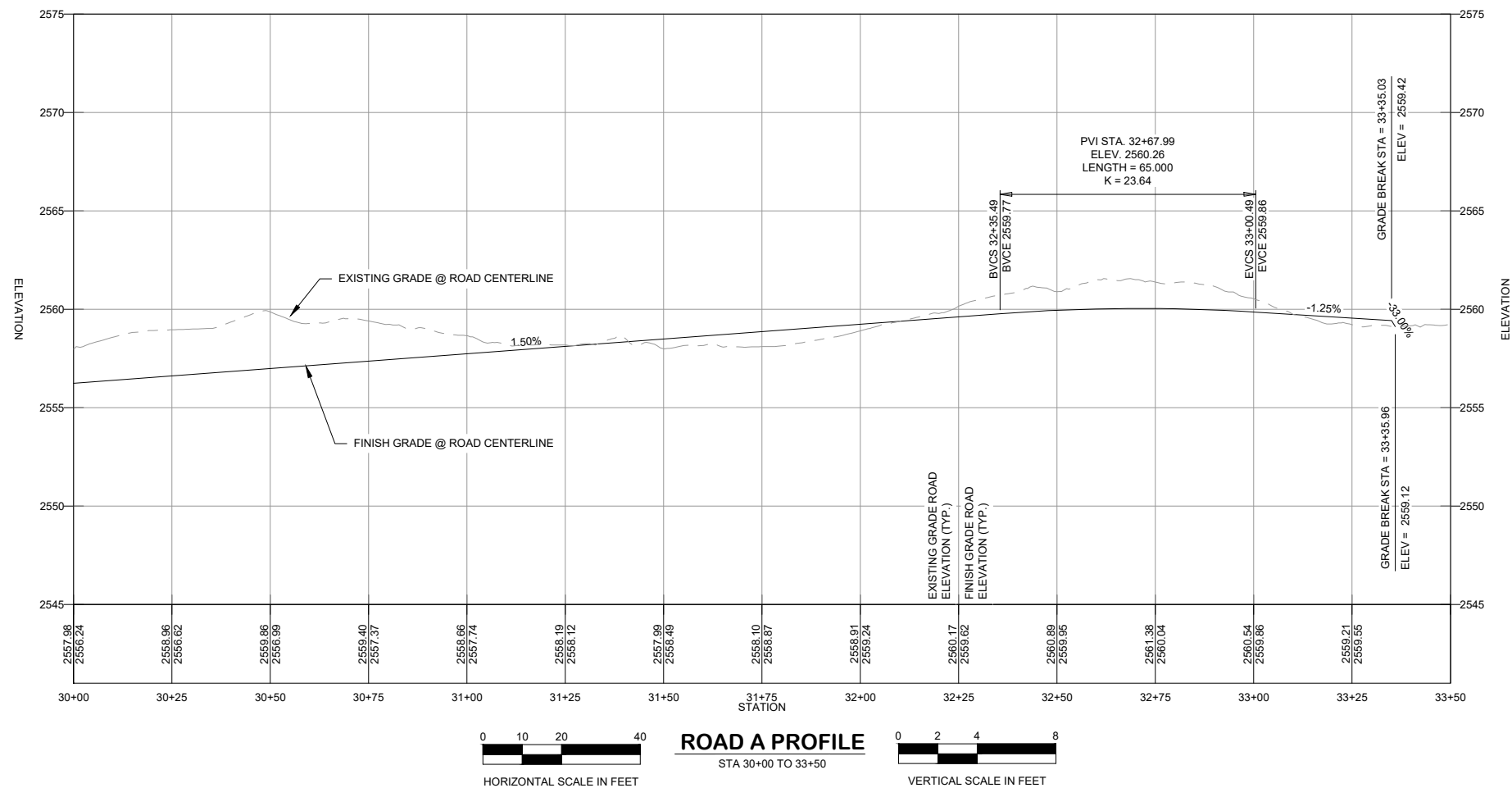
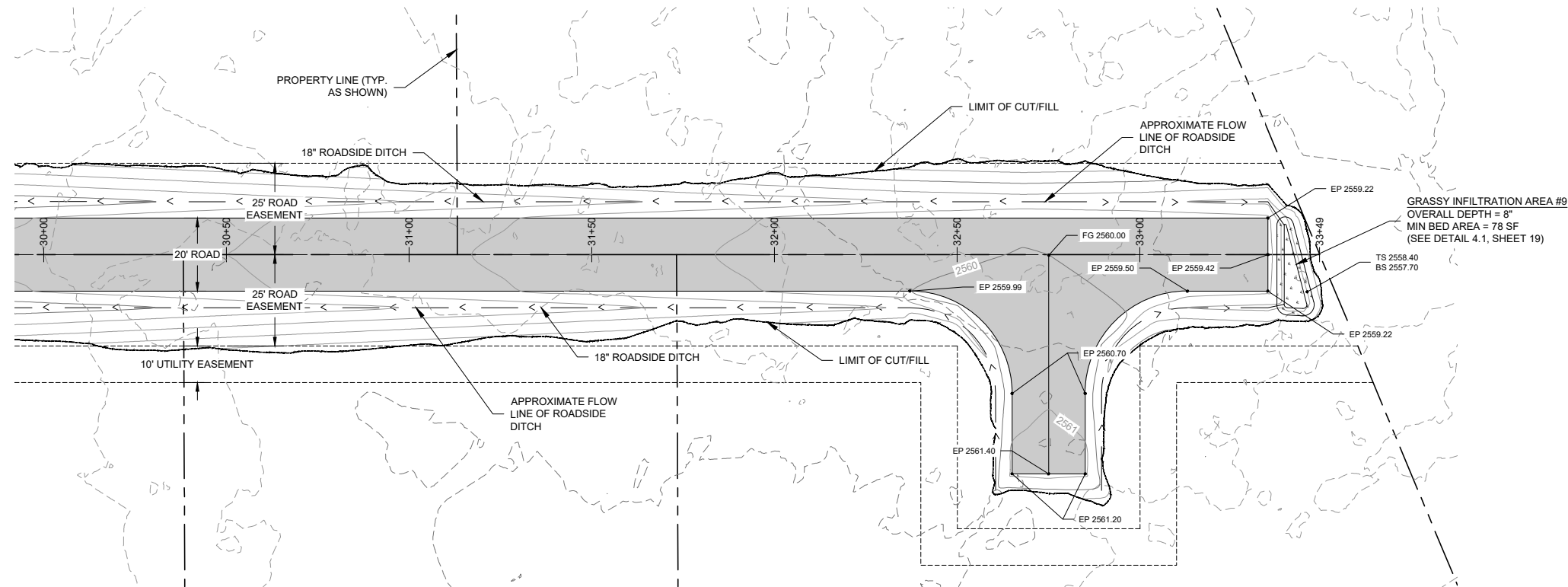
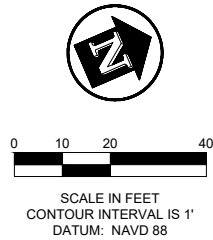


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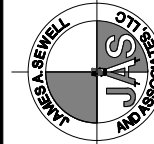
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PRIEST LAKE
BONNER COUNTY, IDAHO

DATE: 05-02-2025
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CAD FILE: YOMANONE

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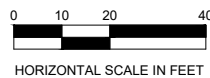
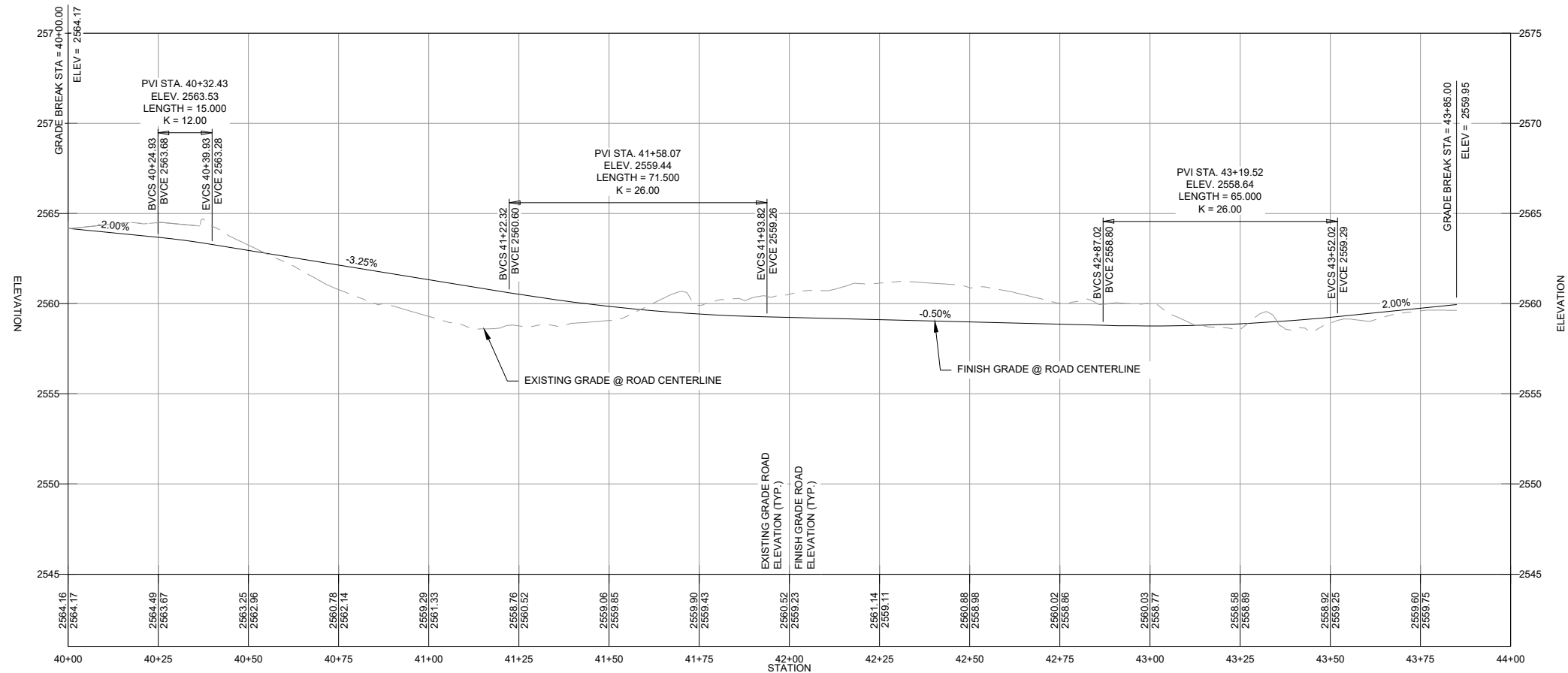
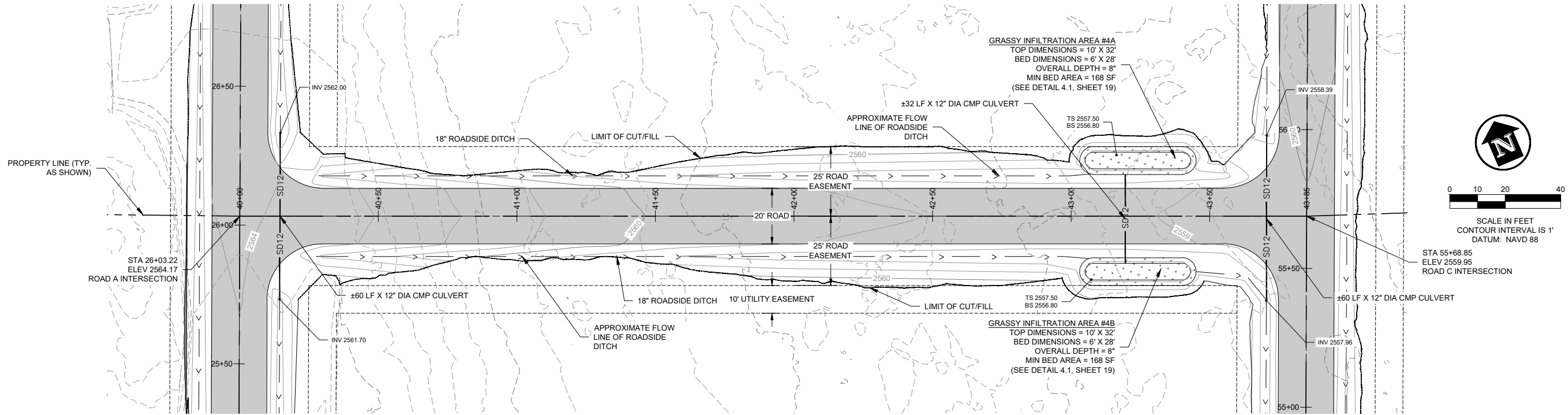
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SANDPOINT, IDAHO 83864
(208) 263-4160



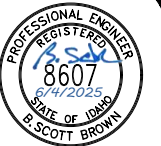
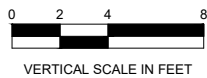
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PRIEST LAKE
BONNER COUNTY, IDAHO

DATE: 05-02-2025
SCALE: AS SHOWN
DESIGNED: BSB/NCF
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PROJ NO.: 25037-24-001
CAD FILE: YOMANONE

SHEET 9 OF 19



ROAD B PROFILE
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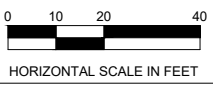
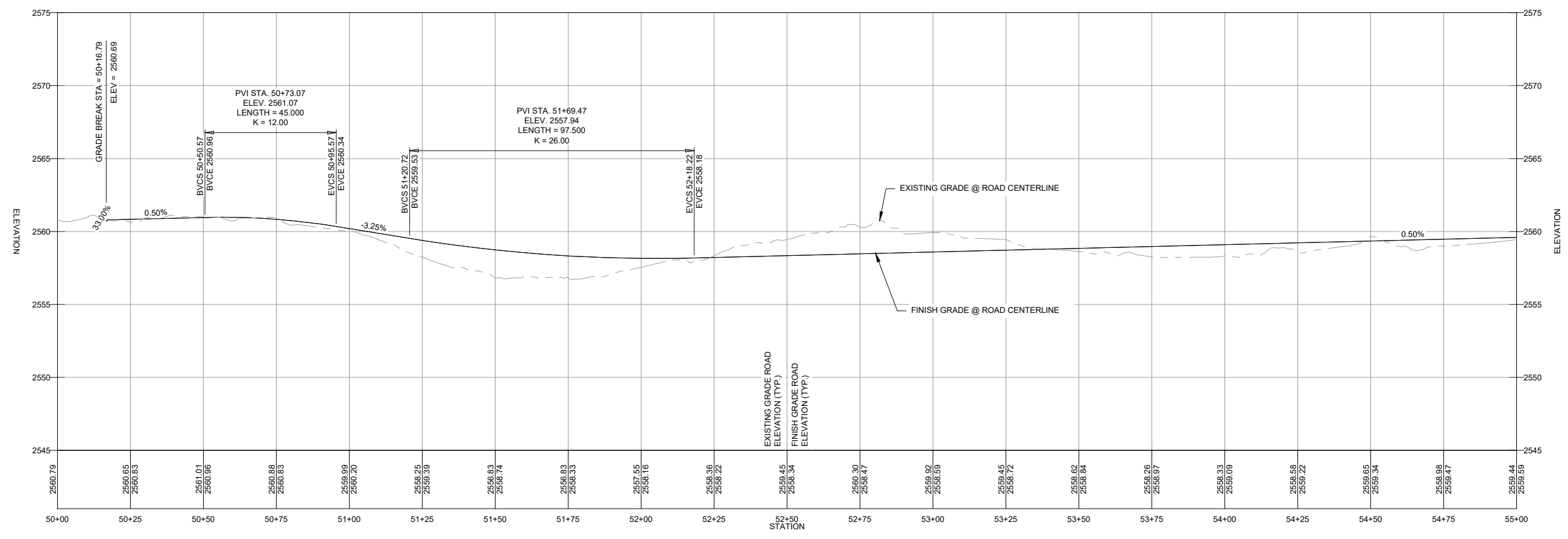
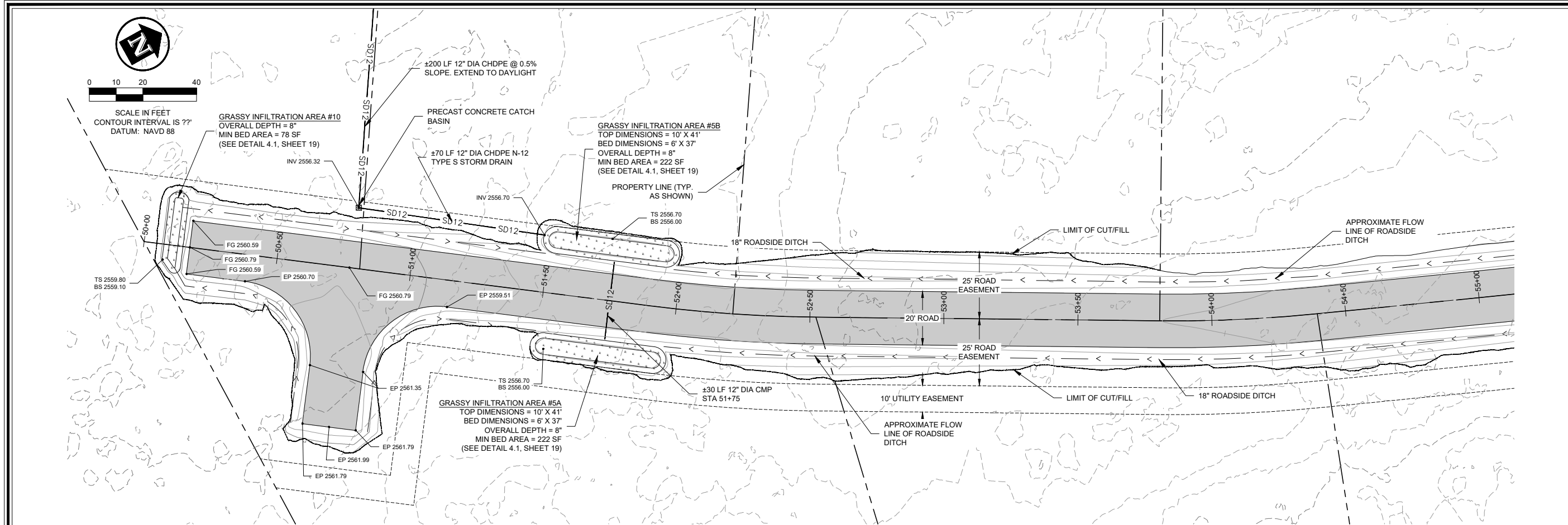


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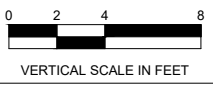


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PRIEST LAKE
BONNER COUNTY, IDAHO

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SCALE: AS SHOWN
DESIGNED: BSB/NCF
DRAWN: NCF
CHECKED: BSB
PROJ NO.: 25037-24-001
CAD FILE: YOMANONE



ROAD C PROFILE
STA 50+00 TO 55+00



NO.	DATE	REVISION	DRW/CHK

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(208) 263-4160

SHEET TITLE:
ROAD C PLAN AND PROFILE STA
50+00 TO 55+00

PROJECT:
YOMANONE, LLC
PRIEST LAKE
BONNER COUNTY, IDAHO

DATE: 05-02-2025

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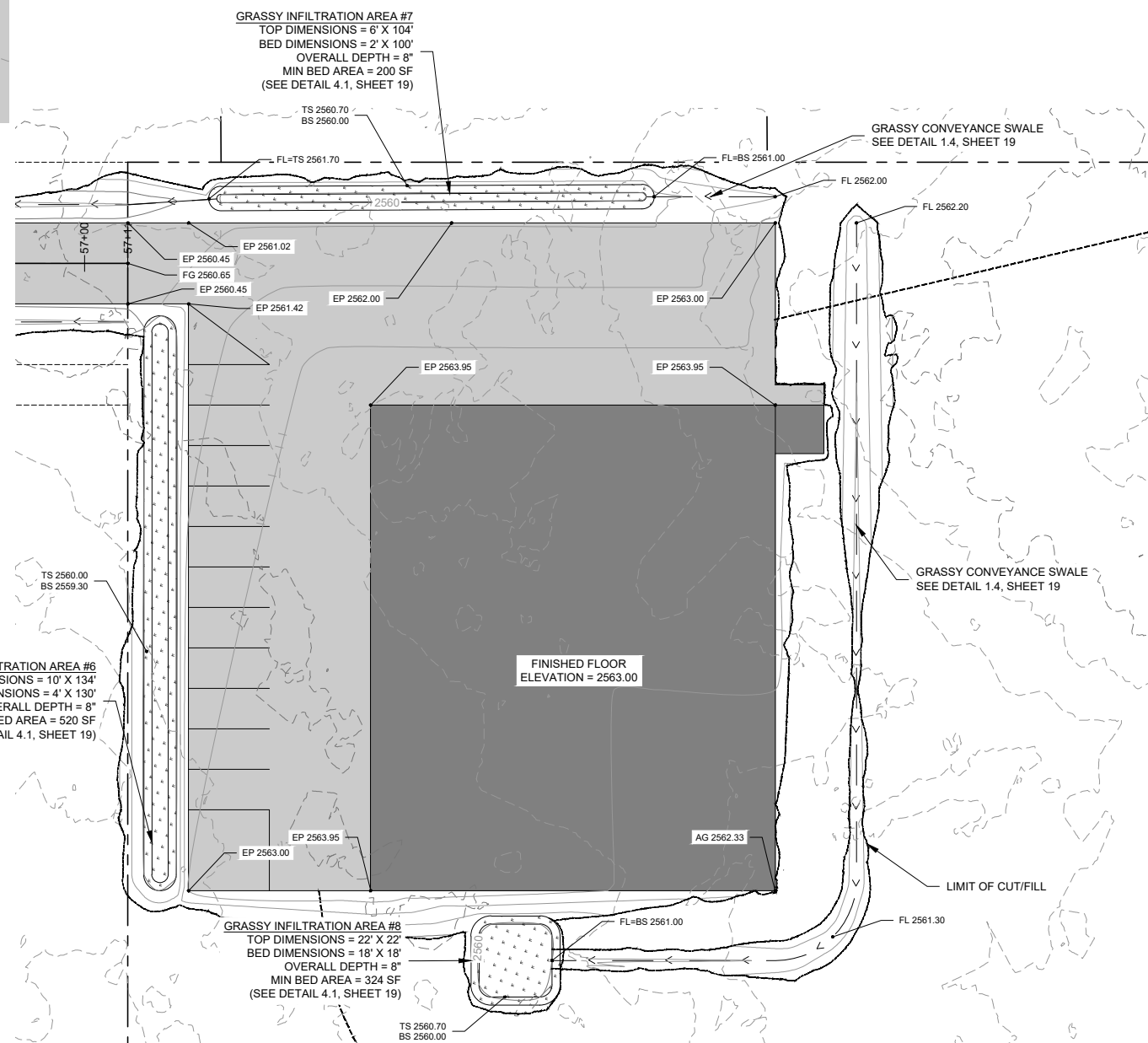
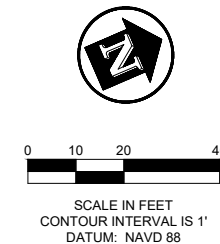
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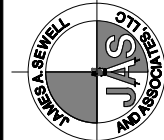
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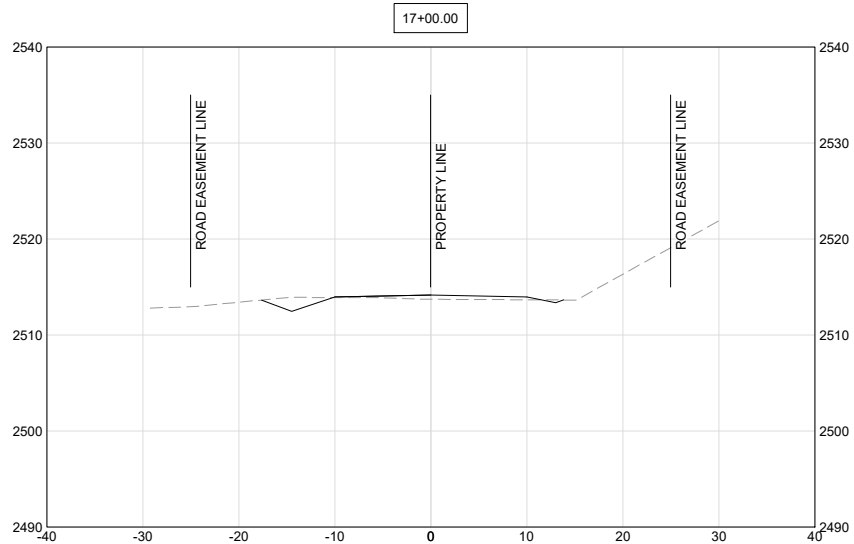
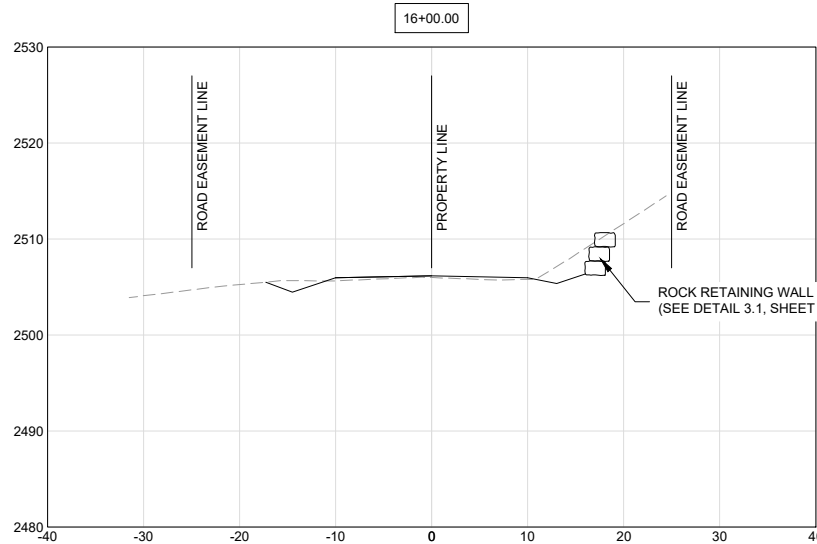
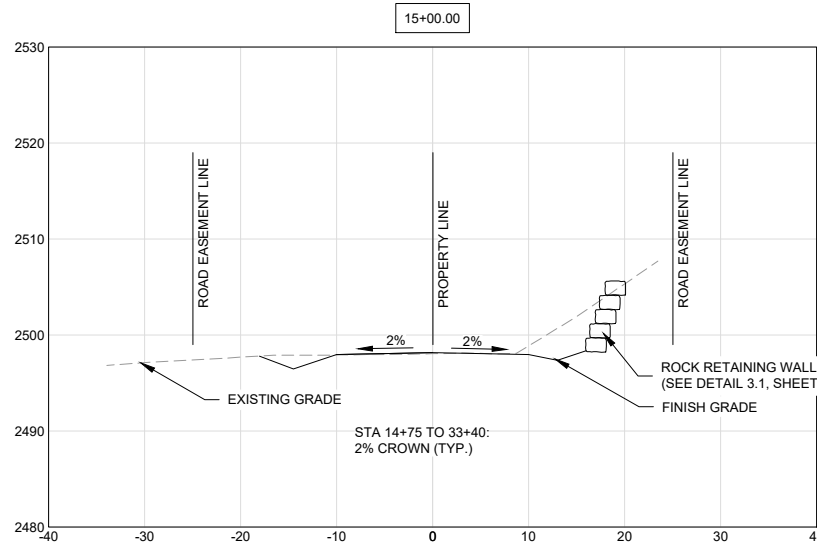
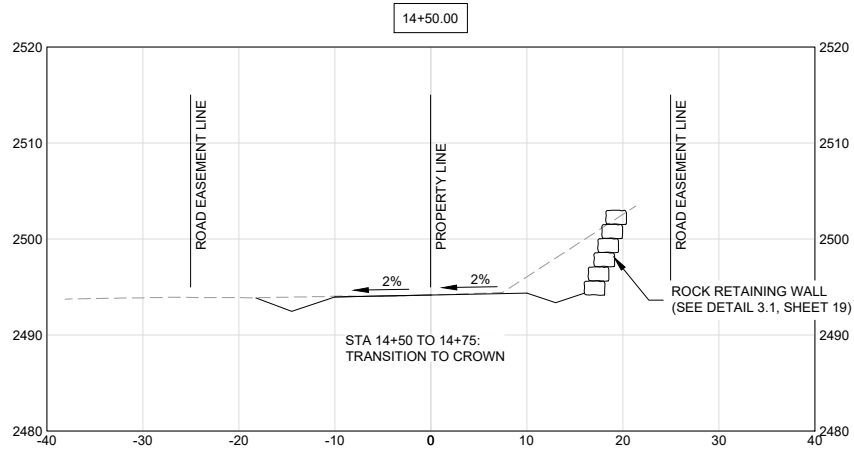
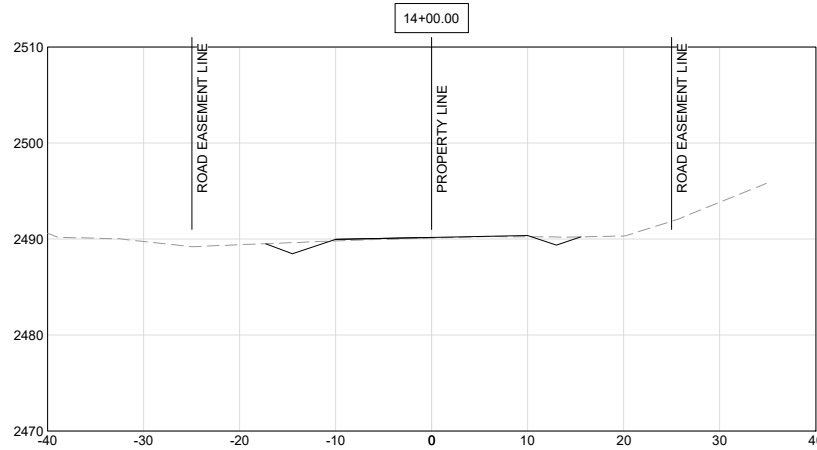
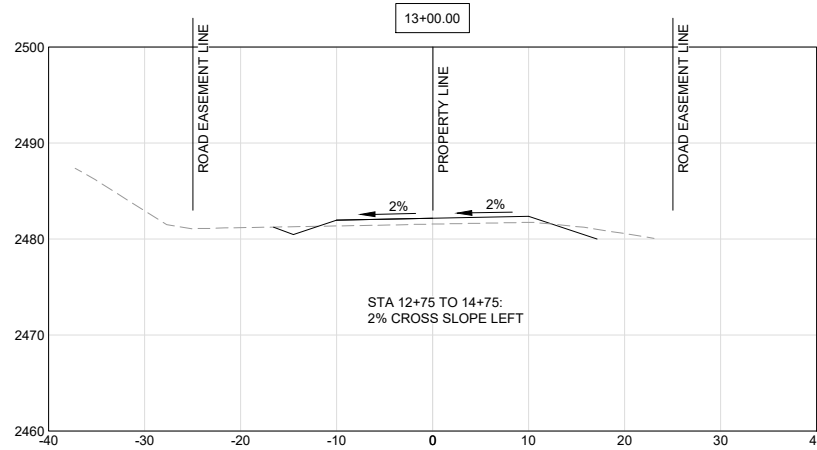
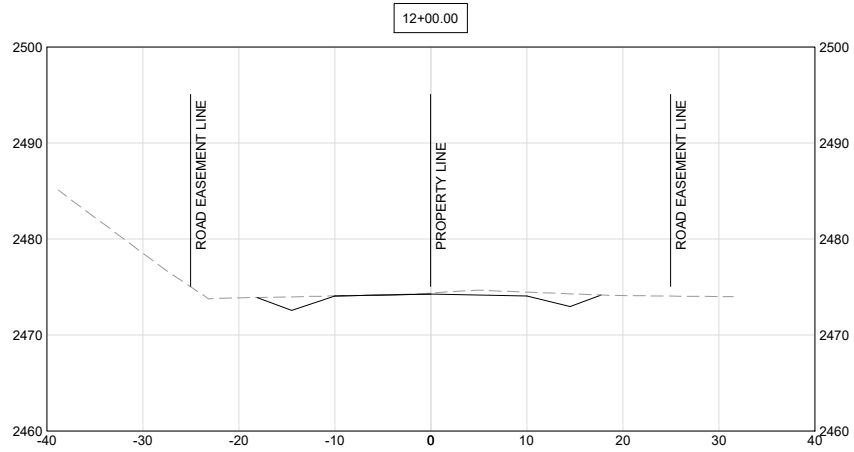
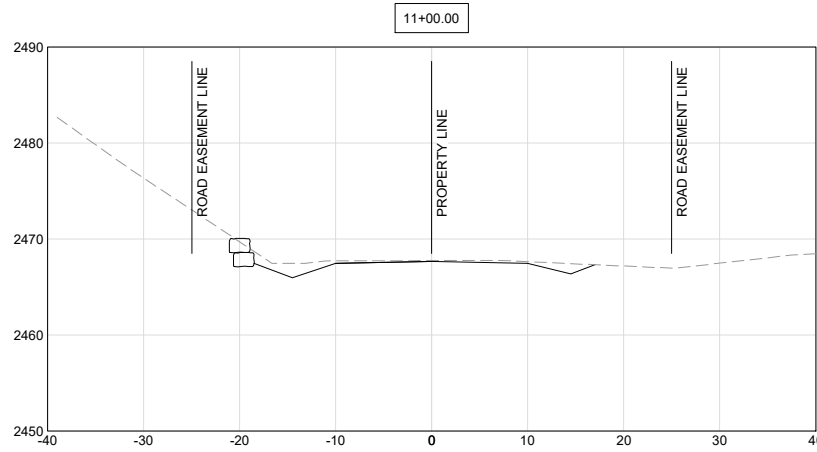
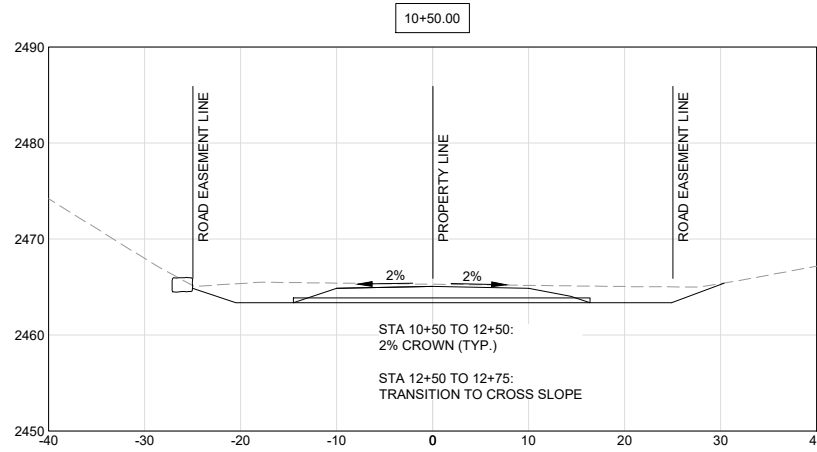
James A. Sewell and Associates, LLC
1319 NORTH DIVISION AVENUE
SANDPOINT, IDAHO 83864
(208) 263-4160



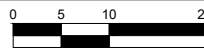
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55+00 TO 57+25
PROJECT:
YOMANONE, LLC
PRIEST LAKE
BONNER COUNTY, IDAHO

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SCALE:	AS SHOWN
DESIGNED:	BSB/NCF
DRAWN:	NCF
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CAD FILE:	YOMANONE

SHEET 12 OF 19



ROAD A SECTIONS



SCALE IN FEET



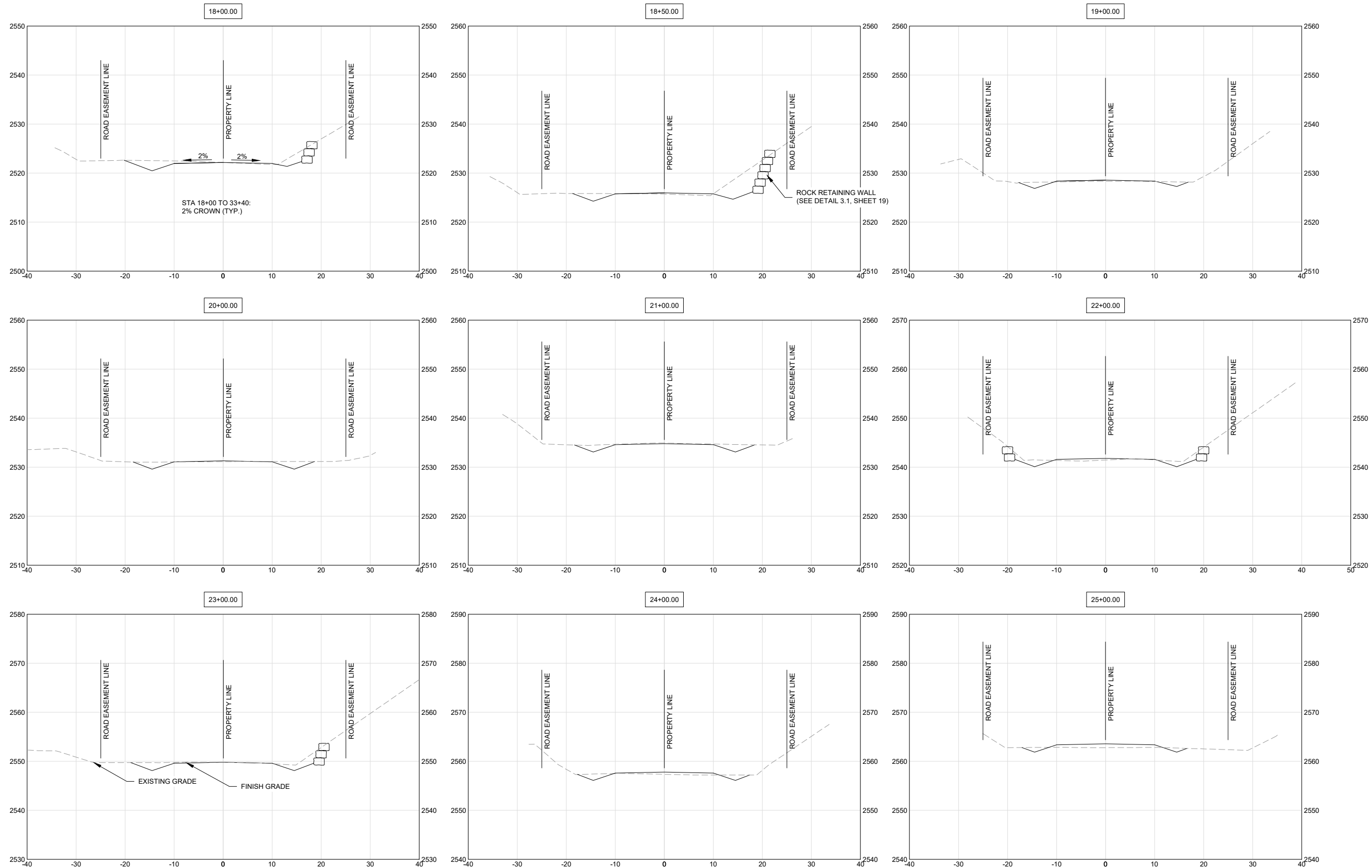
James A. Sewell and Associates, LLC
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SANDPOINT, IDAHO 83864
(208) 263-4160



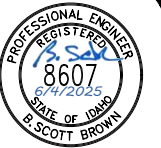
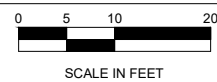
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PROJECT: **YOMANONE, LLC**
PRIEST LAKE
BONNER COUNTY, IDAHO

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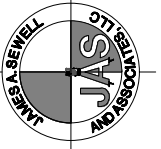
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ROAD A SECTIONS

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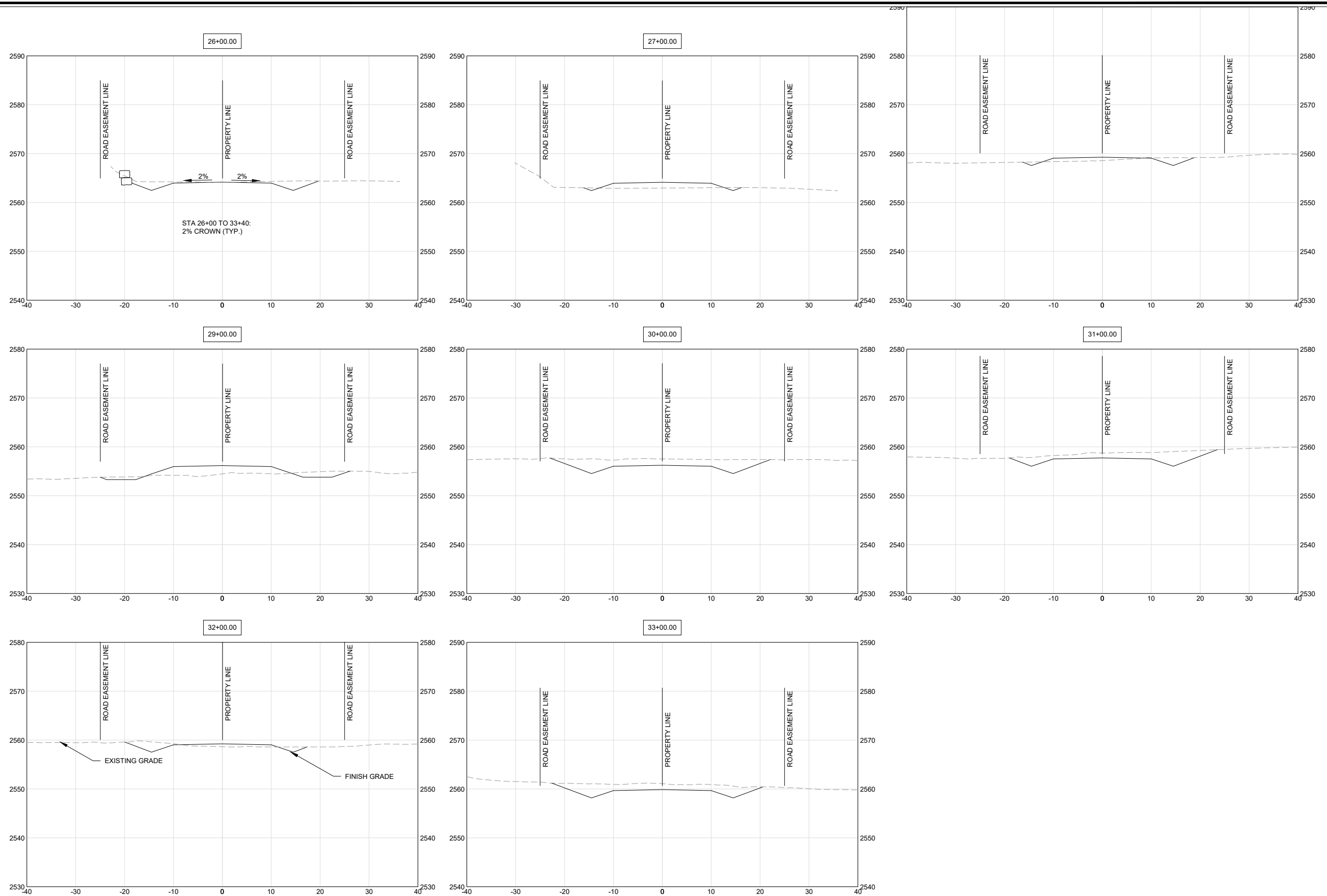
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1319 NORTH DIVISION AVENUE
SANDPOINT, IDAHO 83864
(208) 263-4160

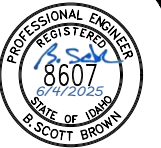
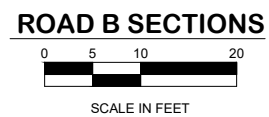
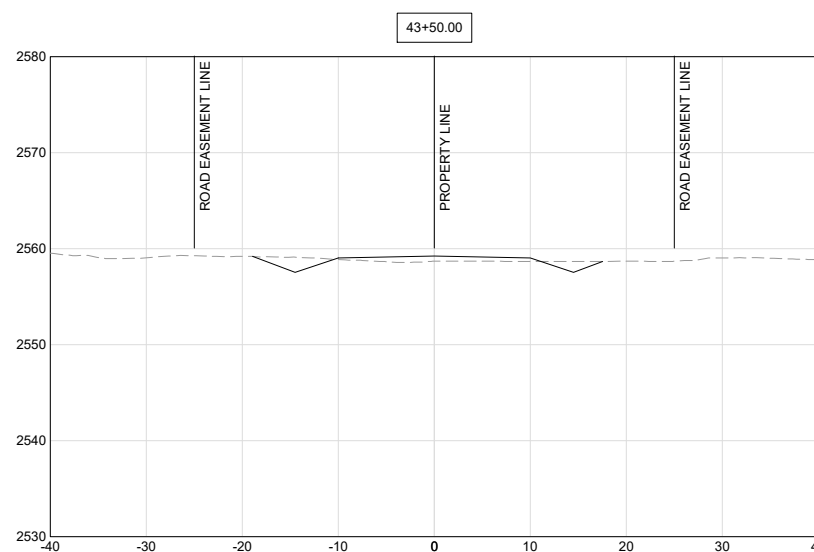
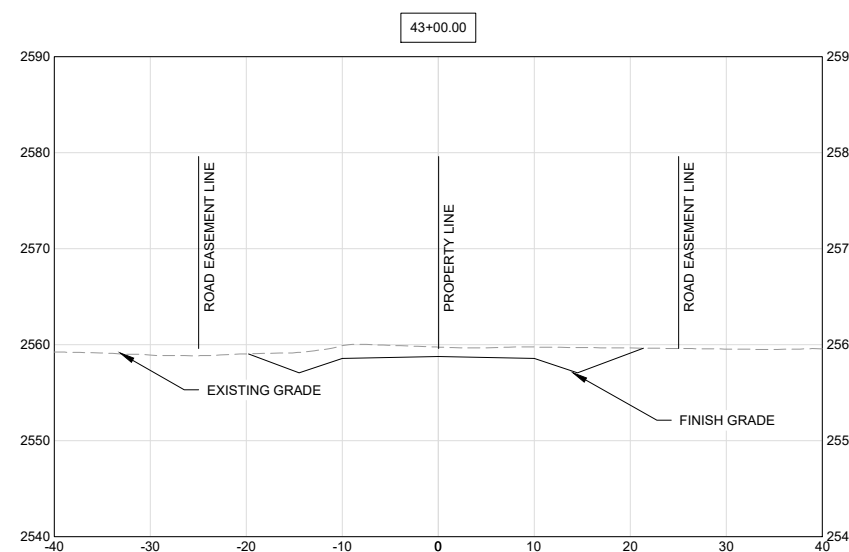
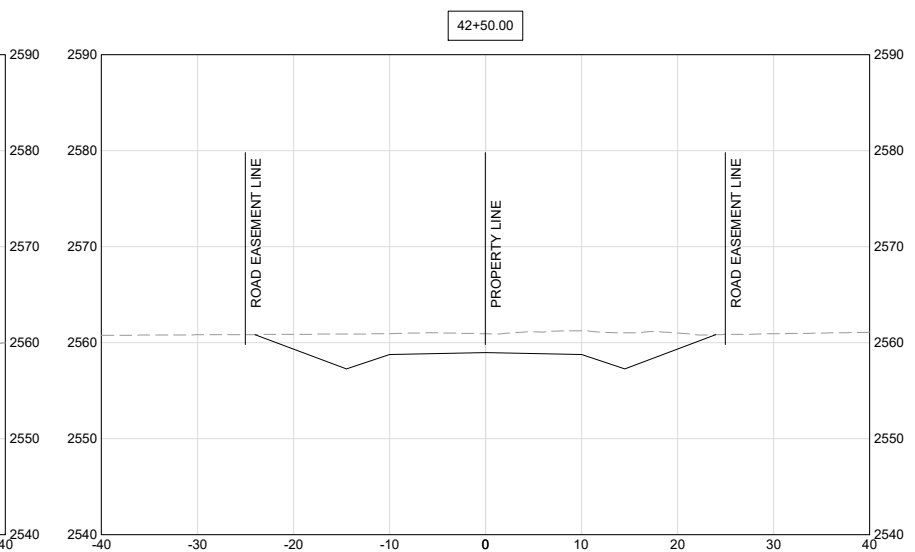
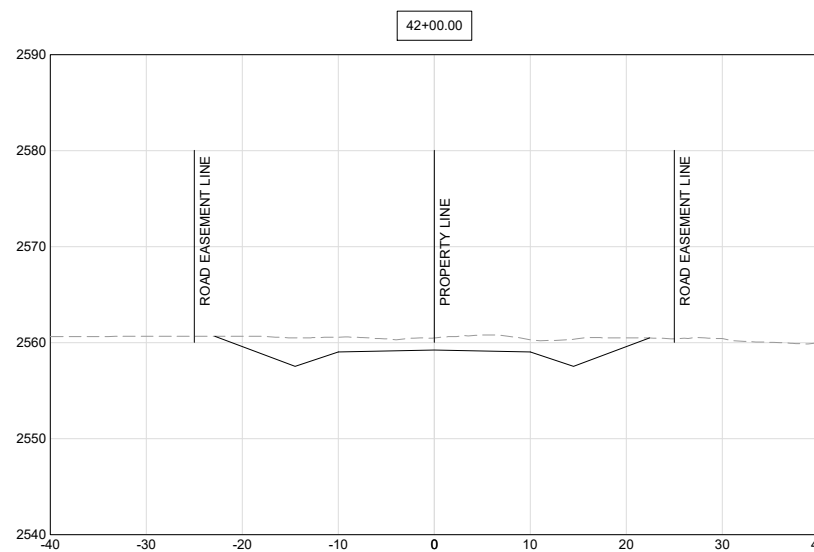
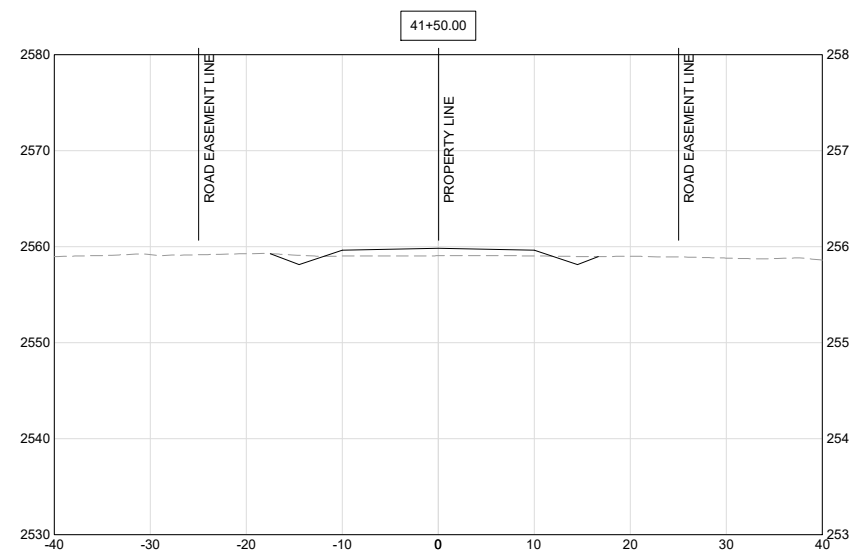
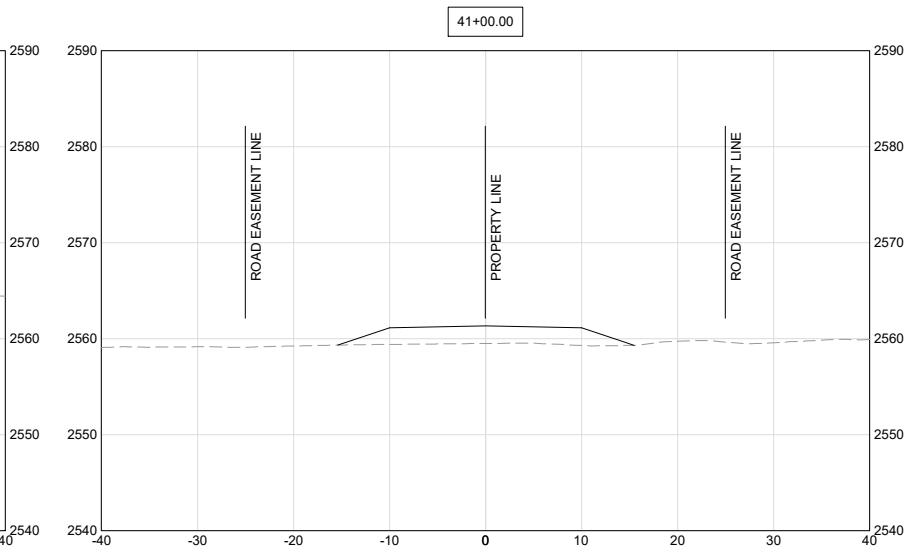
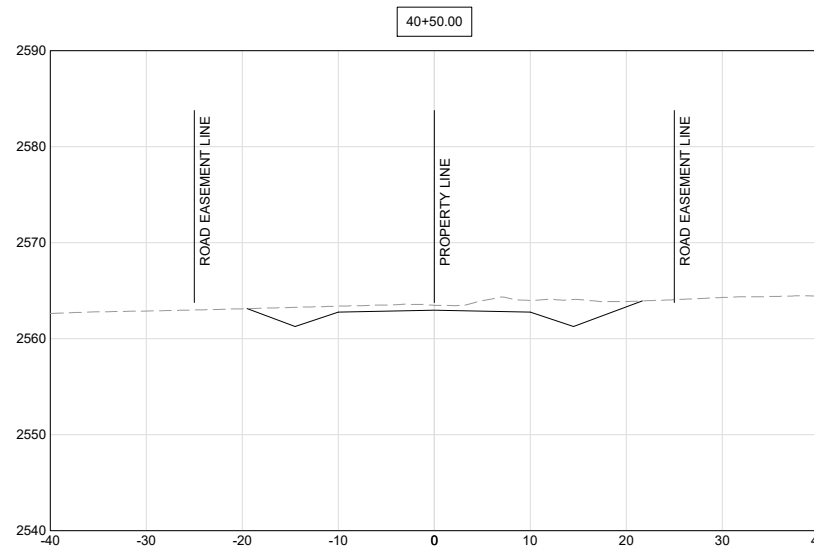
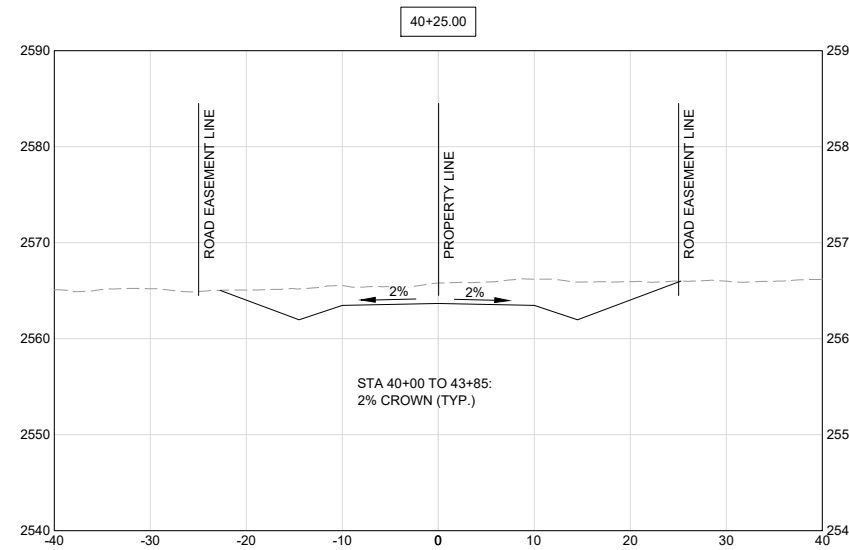


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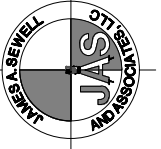
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SANDPOINT, IDAHO 83864
(208) 263-4160

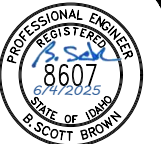
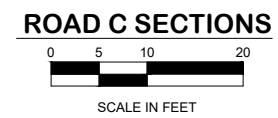
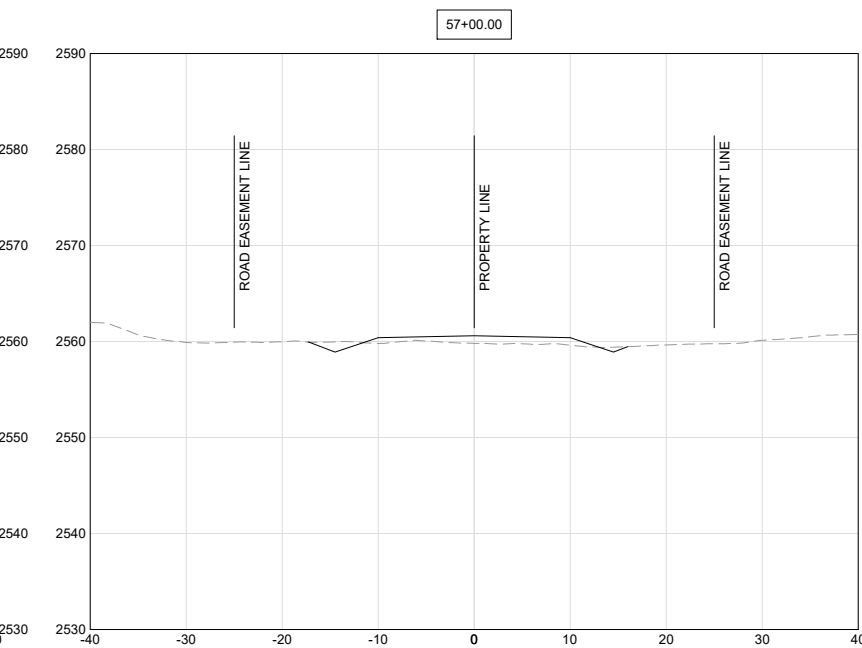
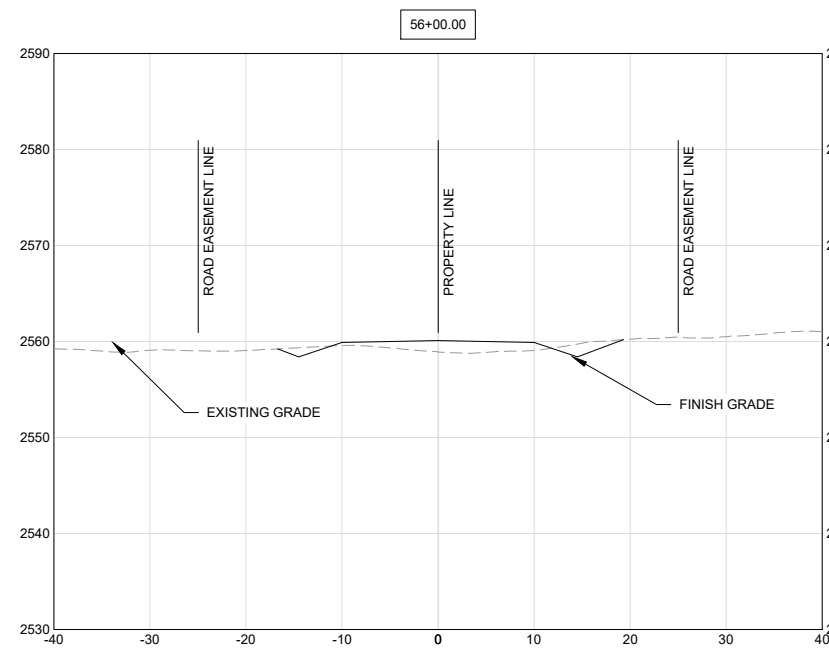
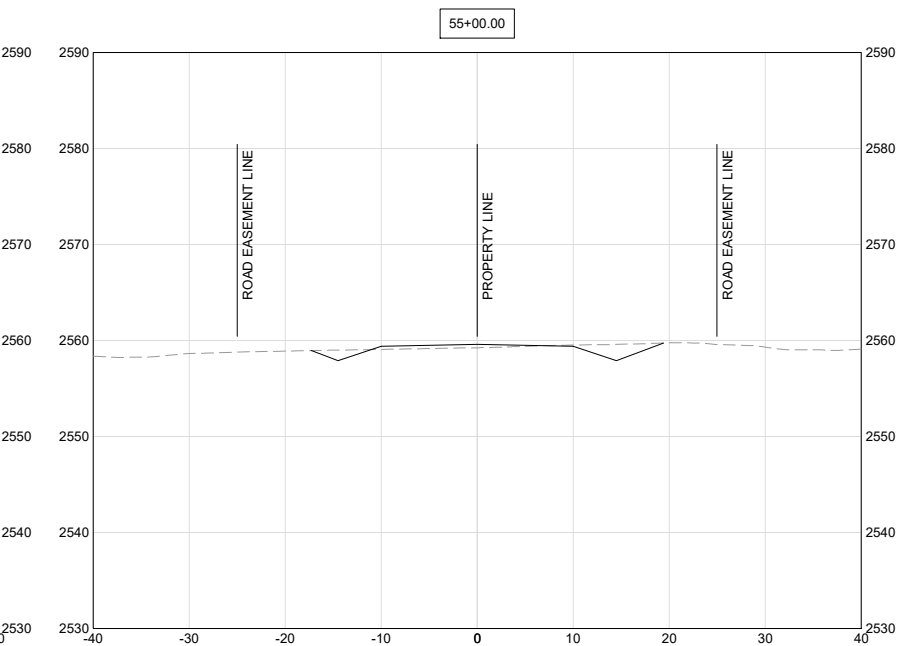
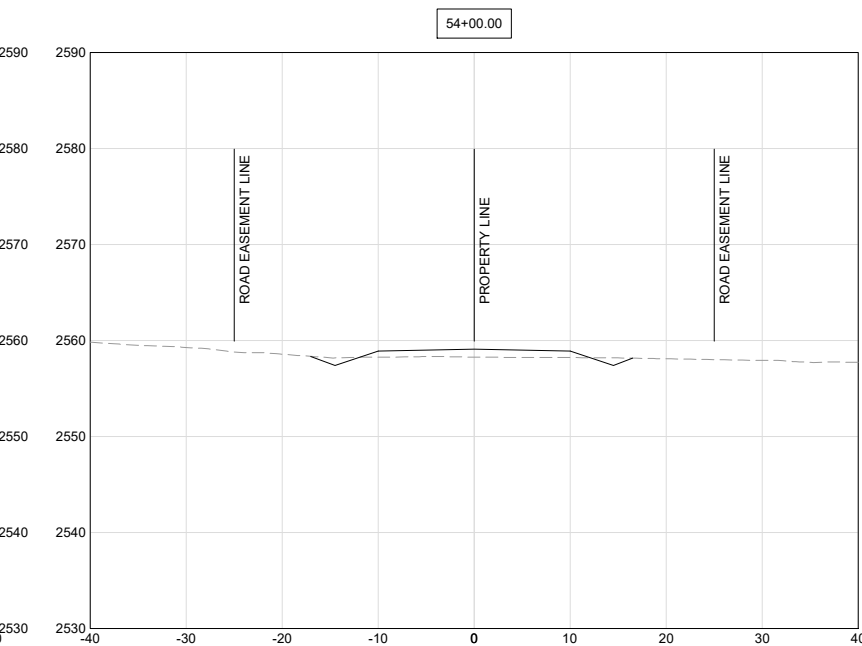
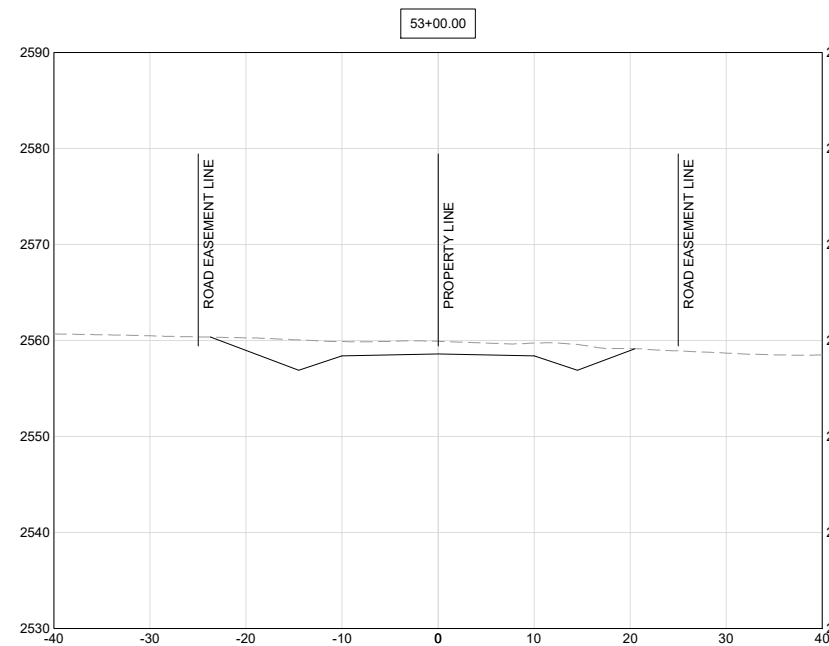
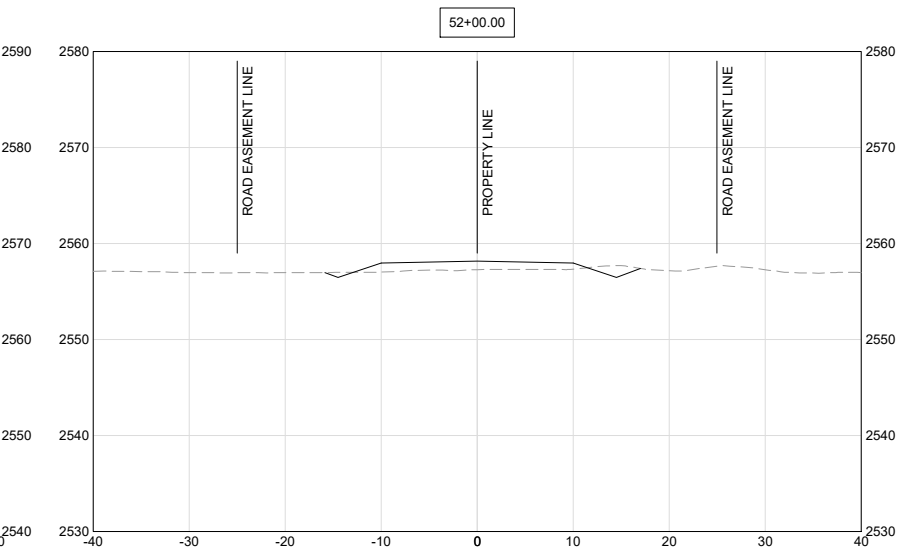
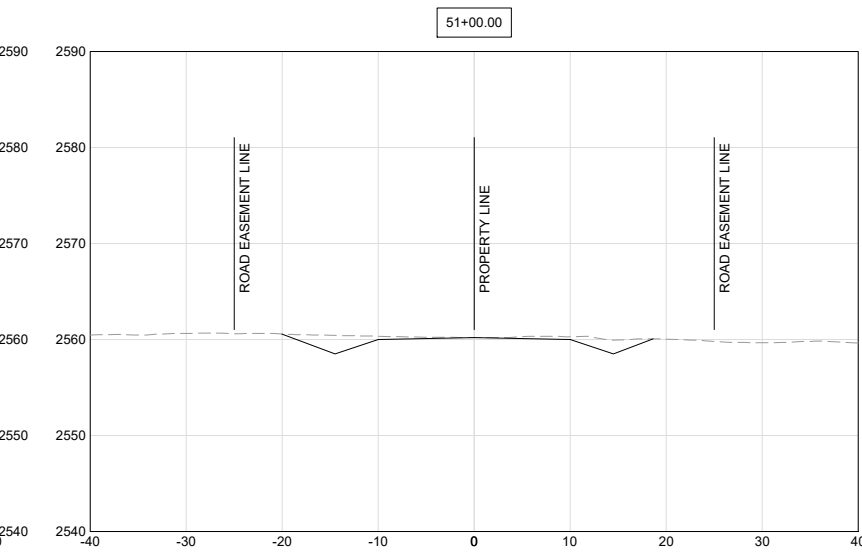
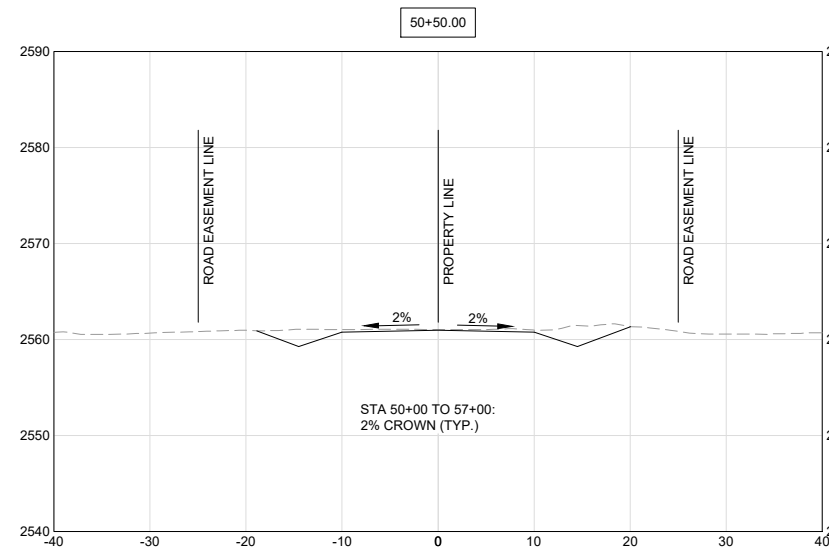


SHEET TITLE:
ROAD B SECTIONS

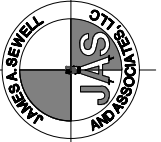
PROJECT:
YOMANONE, LLC
PRIEST LAKE
BONNER COUNTY

DATE:	05-02-2025
SCALE:	AS SHOWN
DESIGNED:	BSB/NCF
DRAWN:	NCF
CHECKED:	BSB
PROJ NO.:	25037-24-001
CAD FILE:	YOMANONE

SHEET 16 OF 19

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

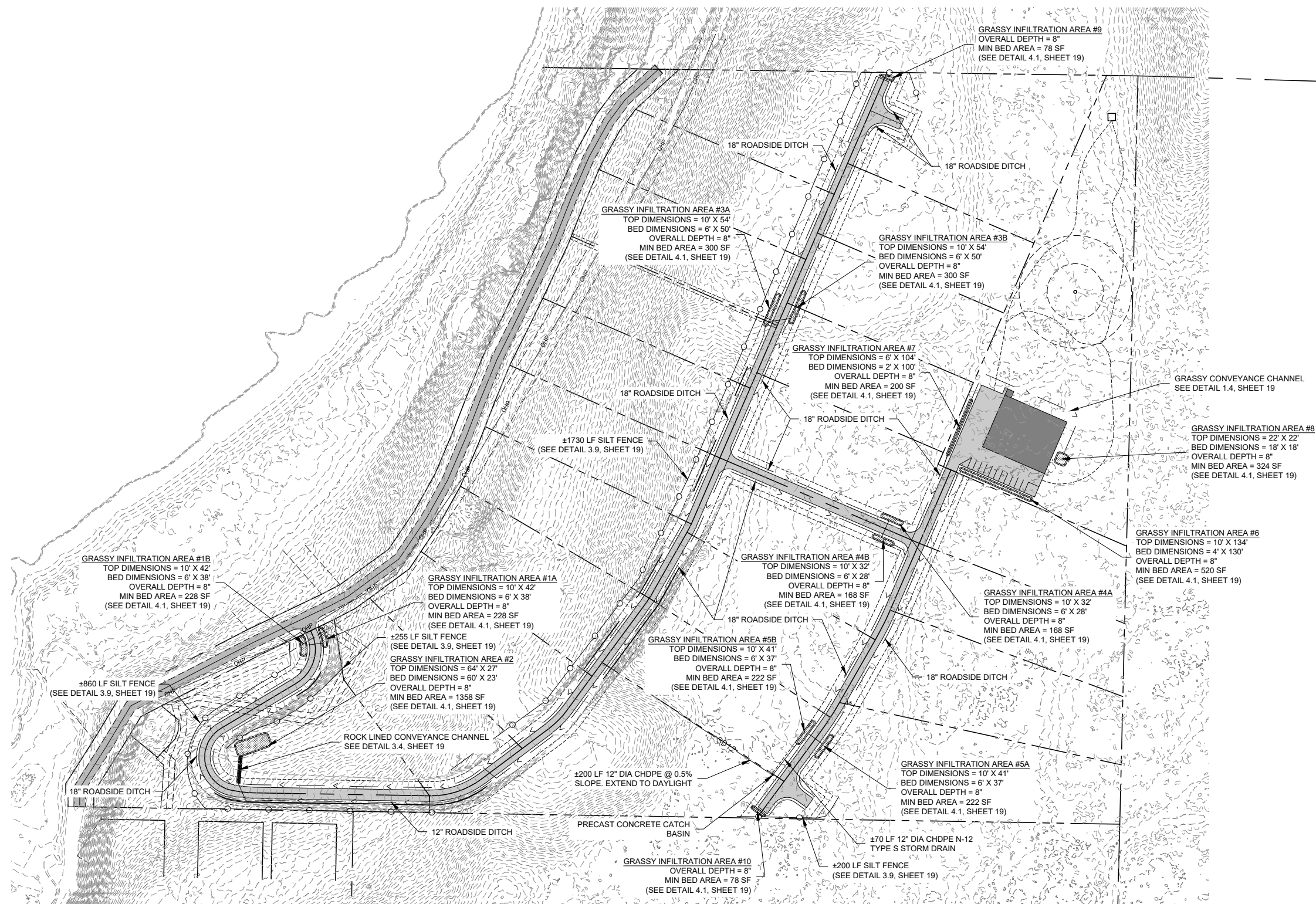


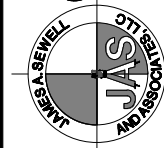
SHEET TITLE:
ROAD C SECTIONS

PROJECT:
YOMANONE, LLC
PRIEST LAKE
BONNER COUNTY, IDAHO

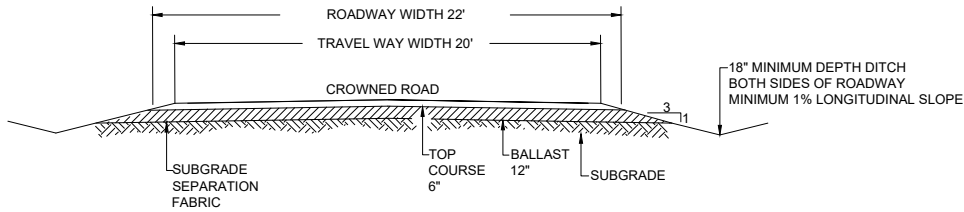
DATE:	05-02-2025
SCALE:	AS SHOWN
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CHECKED:	BSB
PROJ NO.:	25037-24-001
CAD FILE:	YOMANONE

SHEET 17 OF 19



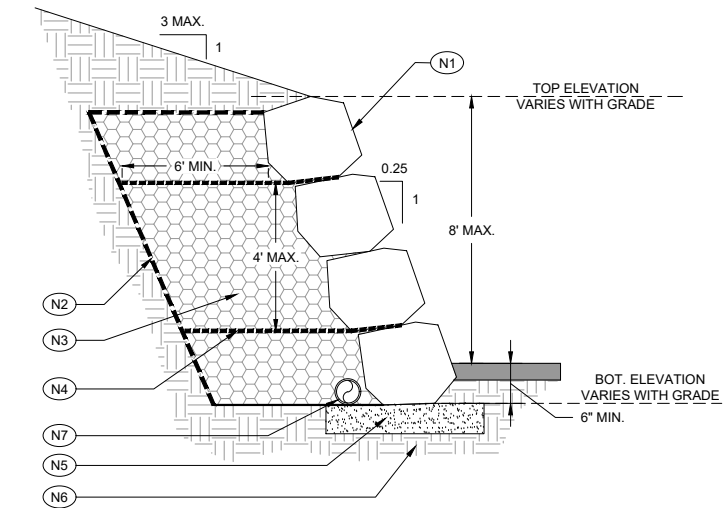


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CHECKED:	E
PROJ NO.:	25037-24-00
CAD FILE:	YOMAN



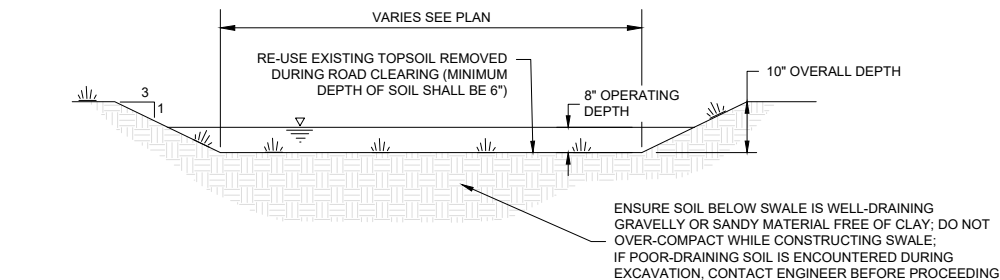
1.1 TYPICAL ROAD SECTION
NOT TO SCALE

- N1 2' TO 4' ANGULAR ROCK RIPRAP
INSTALL IN INTERLOCKING PATTERN
- N2 NON-WOVEN GEOTEXTILE FABRIC
GEOTEX 451 OR APPROVED EQUAL
- N3 FREE DRAINING BACKFILL MATERIAL 3/4" TO
3" MINUS CRUSHED ROCK
- N4 TENSAR GEOGRID BX1200 REINFORCEMENT AT 4" O.C.
VERTICAL SPACING (REQUIRED FOR WALL HEIGHTS > 5')
- N5 6" LAYER OF 3/4" MINUS CRUSHED ROCK
COMPACT TO 95% OF MDD
- N6 NATIVE UNDISTURBED SOIL
- N7 4" PERFORATED PIPE DRAIN TO DAYLIGHT



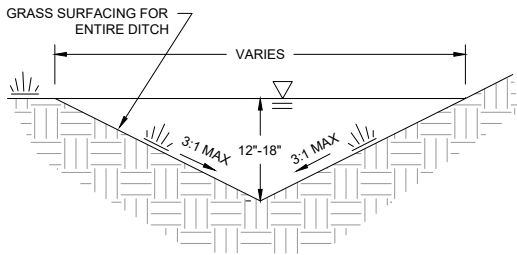
3.1 8' MAX. TALL STACKED
ROCK RETAINING WALL
SCALE: N.T.S.

NOTE: RETAINING WALL MAY BE TERRACED, SEE DETAIL 3.3,
THIS SHEET. THE DISTANCE BETWEEN TERRACED RETAINING
WALLS SHALL BE EQUAL TO OR GREATER THAN THE HEIGHT
OF THE LOWER WALL



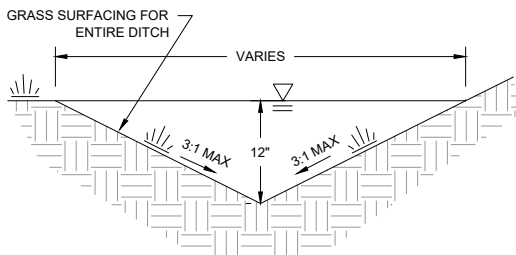
4.1 GRASSY INFILTRATION AREA
NOT TO SCALE

ENSURE SOIL BELOW SWALE IS WELL-DRAINING
GRAVELLY OR SANDY MATERIAL FREE OF CLAY; DO NOT
OVER-COMPACT WHILE CONSTRUCTING SWALE;
IF POOR-DRAINING SOIL IS ENCOUNTERED DURING
EXCAVATION, CONTACT ENGINEER BEFORE PROCEEDING



NOTES:
1. MAINTAIN 1% MINIMUM RUNNING SLOPE IN ALL DITCHES.
2. DURING CONSTRUCTION AND UNTIL THE DITCH IS COVERED IN GRASS AT
FINAL STABILIZATION, INSTALL ROCK, SANDBAG, OR GRAVEL-BAG CHECK
DAMS MINIMUM EVERY 50 FEET OF DITCH LENGTH PER THE CATALOG OF
STORMWATER BEST MANAGEMENT PRACTICES FOR IDAHO CITIES AND
COUNTIES.

1.3 GRASSY ROADSIDE DITCH
NOT TO SCALE

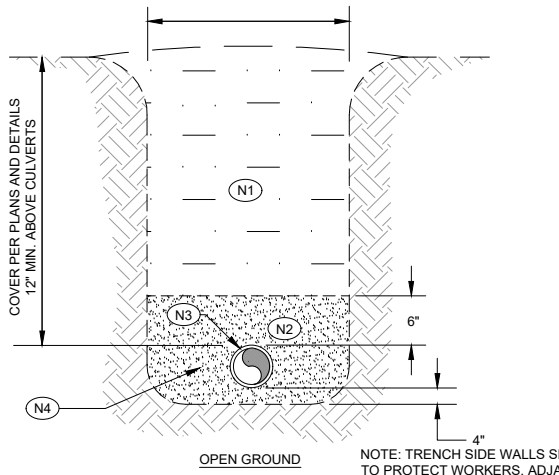


NOTES:
1. MAINTAIN 1% MINIMUM RUNNING SLOPE IN ALL DITCHES.
2. DURING CONSTRUCTION AND UNTIL THE DITCH IS COVERED IN GRASS AT
FINAL STABILIZATION, INSTALL ROCK, SANDBAG, OR GRAVEL-BAG CHECK
DAMS MINIMUM EVERY 50 FEET OF DITCH LENGTH PER THE CATALOG OF
STORMWATER BEST MANAGEMENT PRACTICES FOR IDAHO CITIES AND
COUNTIES.

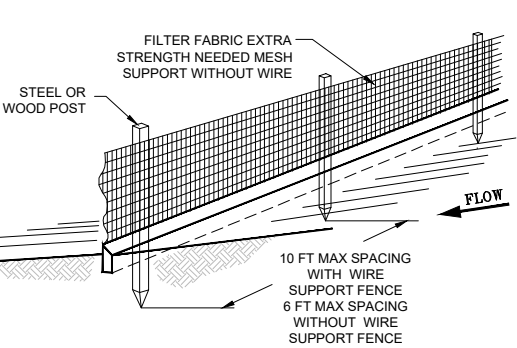
1.4 GRASSY CONVEYANCE SWALE
NOT TO SCALE

- N1 NATIVE MATERIAL BACKFILL WHERE NOT IN ROADWAY.
COMPACT TO 90% STD. PROCTOR.
- N2 IN ROCK EXCAVATION, 12" ABOVE AND 6" BELOW PIPE SHALL BE
BEDDED W/SAND
- N3 BURIED CULVERT
- N4 BEDDING SHALL BE PLACED 4" BELOW PIPE AND 6" ABOVE.
BEDDING MATERIAL SHALL BE 3/4" MINUS CRUSHED AGGREGATE
COMPACTED TO 95% STD. PROCTOR.
- N5 IMPORTED TYPE-2 AGGREGATE BACKFILL. NATIVE MATERIAL
MAY BE USED WHEN DEEMED SUITABLE BY ENGINEER PER
ISPCW 306.2.3. COMPACT TO 95% STD. PROCTOR UNDER
ROADWAYS AND DRIVEWAYS
- N6 PAVEMENT SECTION (SEE ROAD SECTION DETAILS FOR GRAVEL
AND ACP THICKNESS)

2.3 CULVERT TRENCH
NOT TO SCALE

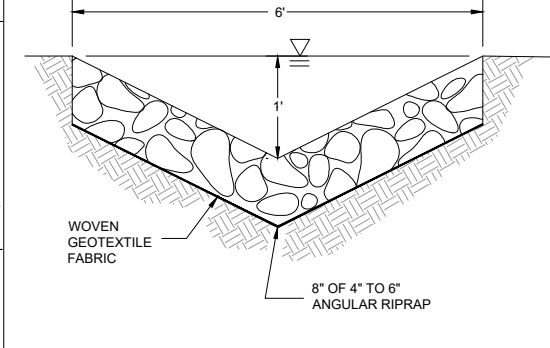
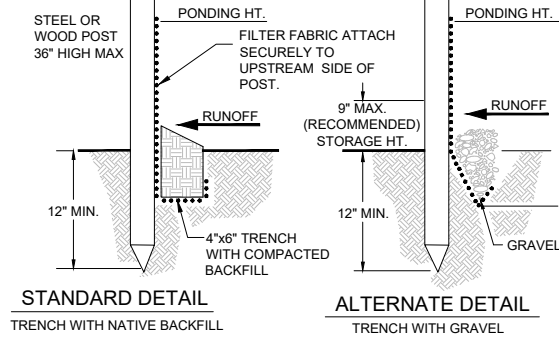


NOTE: TRENCH SIDE WALLS SHALL BE SLOPED AND/OR BRACED
TO PROTECT WORKERS, ADJACENT PROPERTY, AND THE WORK.



3.3 SILT FENCE
NOT TO SCALE

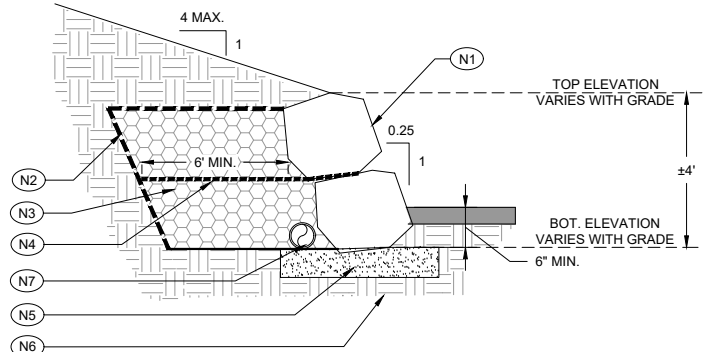
NOTES:
1. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
2. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE.
3. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS, NOT INTENDED FOR CHANNELIZED FLOW



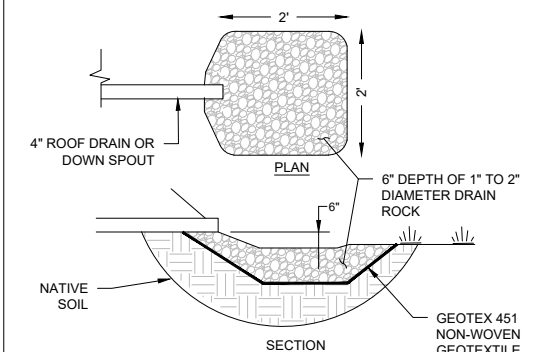
3.4 ROCK LINED CONVEYANCE SWALE
NOT TO SCALE

- N1 2' TO 4' ANGULAR ROCK RIPRAP
INSTALL IN INTERLOCKING PATTERN
- N2 NON-WOVEN GEOTEXTILE FABRIC
GEOTEX 451 OR APPROVED EQUAL
- N3 FREE DRAINING BACKFILL MATERIAL 3/4" TO
3" MINUS CRUSHED ROCK
- N4 TENSAR GEOGRID BX1200 REINFORCEMENT AT 4" O.C.
VERTICAL SPACING (REQUIRED FOR WALL HEIGHTS > 5')
- N5 6" LAYER OF 3/4" MINUS CRUSHED ROCK
COMPACT TO 95% OF MDD
- N6 NATIVE UNDISTURBED SOIL
- N7 4" PERFORATED PIPE DRAIN TO DAYLIGHT

4.3 4' TALL STACKED
ROCK RETAINING WALL
SCALE: N.T.S.



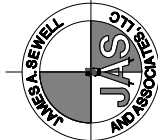
NOTE: RETAINING WALL MAY BE TERRACED. THE DISTANCE
BETWEEN TERRACED RETAINING WALLS SHALL BE EQUAL TO
OR GREATER THAN THE HEIGHT OF THE LOWER WALL



4.5 ROCK OUTFALL
NOT TO SCALE



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