

# PINTO POINT GRADING/STORMWATER MANAGEMENT PLAN FLOOD DAMAGE PREVENTION PLAN

PARCEL #RP059610010180A  
LOCATED IN SEC. 27, T. 61N., R. 04W., B.M.  
BONNER COUNTY, IDAHO

APRIL 2024

(REVISED JAN 28, 2025)



Know what's below.  
Call before you dig.

## SHEET INDEX

- C1.0 GRADING/STORMWATER MANAGEMENT PLAN  
FLOOD DAMAGE PREVENTION PLAN
- C2.0 NOTES AND DETAILS

## CONTACT INFORMATION

OWNER  
MAVERICK REAL ESTATE IV LLC  
572 PINTO POINT RD.  
COOLIN, ID 83821

CIVIL ENGINEER  
VAN HOUTEN CONSULTING & DESIGN  
401½ E. SHERMAN AVE. STE. #208  
COEUR D'ALENE, ID 83814  
PHONE: (208) 930-4000

LANDSCAPING  
ALDERWOOD LANDSCAPING  
9708 N. NEVADA ST.  
SPOKANE, WA 99218  
PHONE: (509) 467-8298

SURVEYOR  
GLAHE & ASSOCIATES  
303 CHURCH ST., STE A  
SANDPOINT, ID 83814  
PHONE: (208) 265-4474

## NOTES:

1. SEE ALDERWOOD LANDSCAPING'S PLAN FOR ADDITIONAL DETAIL ON EXISTING SITE CONDITIONS, PROPOSED IMPROVEMENTS, GRADING ACTIVITY AND LOT COVERAGE CALCULATIONS.

2. DRAIN ROCK BORDER SURROUNDING PICKLBALL COURT. 12" WIDE X 12" DEEP TRENCH OF CLEAN DRAIN ROCK SEPARATED FROM NATIVE SOIL BY FILTER FABRIC. INSTALL 4" DIA PERFORATED PIPE WRAPPED IN FILTER FABRIC IN TRENCH BOTTOM FOR CONVEYANCE TO DRAINAGE SWALE. CONSULT WITH MANUFACTURER OF COURT SURFACING MATERIAL FOR DETAILED CONSTRUCTION SPECIFICATIONS.



VICINITY MAP  
N.T.S.

PRIEST LAKE

PRIEST LAKE

## IMPERVIOUS AREAS:

- 35% MAX IMPERVIOUS AREA WITHIN 200' OF SHORELINE PER BCRC 12-713 (ENTIRE SUBJECT PARCEL IS WITHIN 200' OF SHORELINE.)
- EX. AND PROPOSED CALCULATED WITHIN 200' OF SHORELINE = 21%
- TOTAL AREA = 46,047SF (1.06AC)
- IMPERVIOUS AREA = 9,564SF (0.22AC)
- IMPERVIOUS AREA WITHIN LIMITS OF DISTURBANCE ~ 5,600SF (0.13AC)

## FLOOD PROTECTION SPECIFICATIONS:

SITE SPECIFIC DATA:  
BASE FLOOD ELEVATION (BFE): 2445.50 (100 YEAR BFE)  
FLOOD PROTECTION ELEVATION (FPE): 2446.50 (BFE+1')

FLOOD ELEVATION DATA, ELEVATION DATA OF O.H.W.M., AND EXISTING CONTOURS SHOWN ARE BASED ON GLAHE AND ASSOCIATES. SURVEY DATED 2/23/24.

## ROCKERY RETAINING WALLS:

SEE ROCKERY RETAINING WALL DESIGN FOR CONSTRUCTION OF RETAINING WALLS ADJACENT TO PICKLEBALL COURT. ALL OTHER BOULDERS SHALL BE SLOPED AT 2:1 MAX OR BE DESIGNED BY A STRUCTURAL ENGINEER WHENEVER TOTAL HEIGHT EXCEEDS 4.0 FT.

## CALCULATIONS:

THERE ARE NO ENCLOSED AREAS PROPOSED WITH THESE IMPROVEMENTS, THEREFORE NO VENTING IS REQUIRED.

THE IMPROVEMENTS HAVE BEEN DESIGNED TO RESIST LATERAL MOVEMENT, FLOATATION AND COLLAPSE DURING THE 100 YEAR FLOOD EVENT.

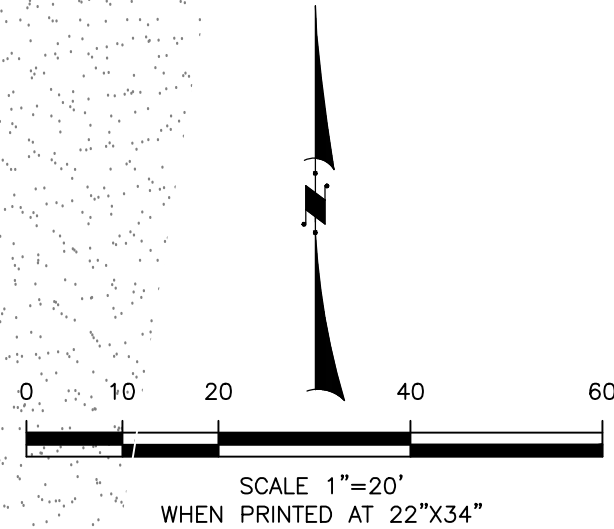
## SPECIFICATIONS:

MATERIALS: ALL CONSTRUCTION MATERIALS LOCATED BELOW THE BFE SHALL BE WATER RESISTANT PER FEMA TECHNICAL BULLETIN 2.

## LEGEND

- EXISTING
- PROPOSED
- EX. DOCK
- GRAVEL
- BELGARD PAVER WALKWAY
- PICKELBALL COURT
- NATIVE HYDROSEED
- ROCKERY RETAINING WALLS
- CUT STONE STAIRS
- LIMITS OF DISTURBANCE

| SWALE #1 DATA   |         |
|-----------------|---------|
| BOTTOM LENGTH   | 21 FT   |
| BOTTOM WIDTH    | 3 FT    |
| EFFECTIVE DEPTH | 0.75 FT |
| TOTAL DEPTH     | 1 FT    |
| REQUIRED VOLUME | 75 CF   |
| VOLUME PROVIDED | 76 CF   |
| SWALE #2 DATA   |         |
| BOTTOM LENGTH   | 26 FT   |
| BOTTOM WIDTH    | 6 FT    |
| EFFECTIVE DEPTH | 0.75 FT |
| TOTAL DEPTH     | 1 FT    |
| REQUIRED VOLUME | 143 CF  |
| VOLUME PROVIDED | 155 CF  |
| SWALE #3 DATA   |         |
| BOTTOM LENGTH   | 9 FT    |
| BOTTOM WIDTH    | 2 FT    |
| EFFECTIVE DEPTH | 1 FT    |
| TOTAL DEPTH     | 1 FT    |
| REQUIRED VOLUME | 20 CF   |
| VOLUME PROVIDED | 44 CF   |
| SWALE #4 DATA   |         |
| BOTTOM LENGTH   | 6 FT    |
| BOTTOM WIDTH    | 2 FT    |
| EFFECTIVE DEPTH | 1 FT    |
| TOTAL DEPTH     | 1 FT    |
| REQUIRED VOLUME | 17 CF   |
| VOLUME PROVIDED | 33 CF   |



| REVISIONS |           | DATE | DESCRIPTION             | BY  |
|-----------|-----------|------|-------------------------|-----|
| 1         | 5/30/2024 | CSJ  | ADDRESS COUNTY COMMENTS | CSJ |
| 2         | 1/28/2025 | SRP  | DECK REVISION           | SRP |

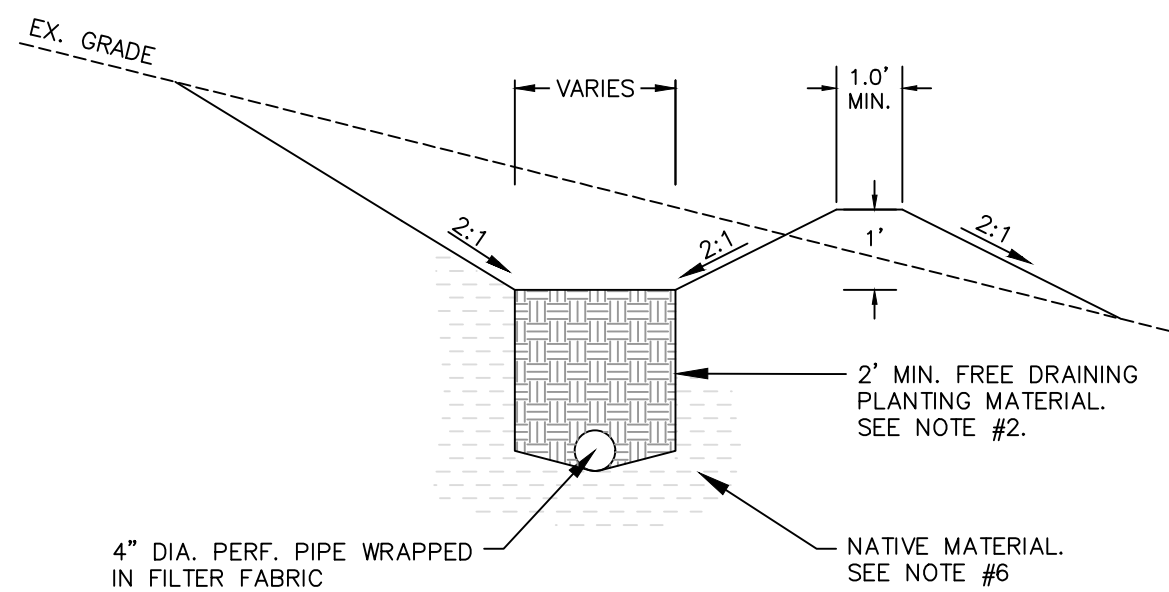
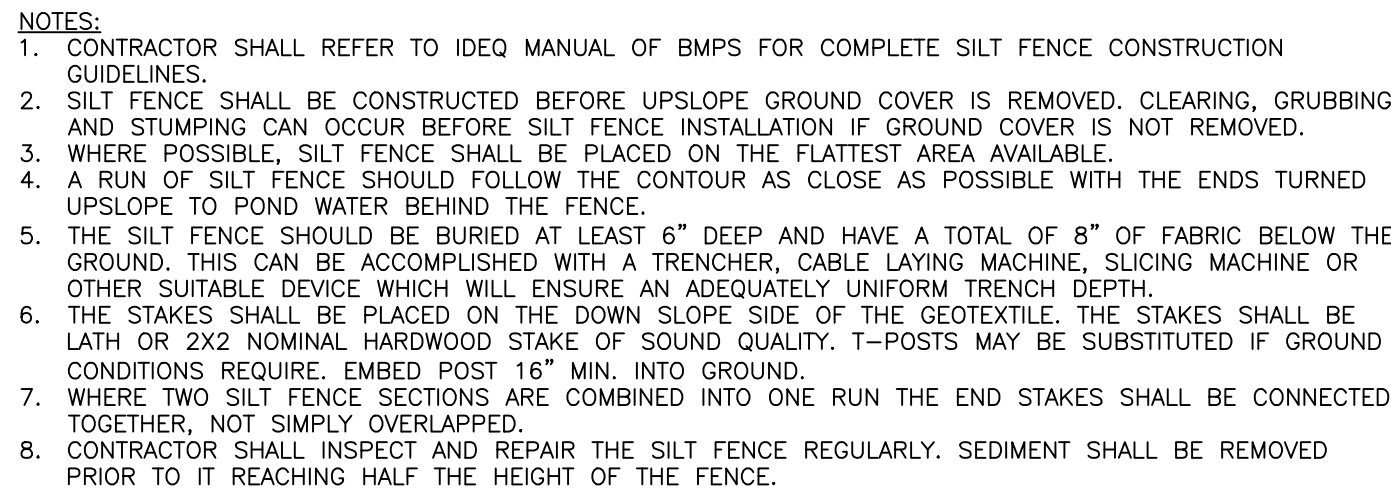
|                                 |                                 |
|---------------------------------|---------------------------------|
| DATE: 01/28/2025                | PROJECT: #24-000D               |
| PARCEL: #RP059610010180A        | DRAWN: CSJ                      |
| CHECKED: MWL                    | DATE: PROJECT'S 2024-12-14-1006 |
| FILE: PROJECT'S 2024-12-14-1006 | FILE: PROJECT'S 2024-12-14-1006 |



1. ALL WORK AND MATERIALS SHALL CONFORM TO THE MOST CURRENT EDITION OF THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPWC).
2. PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR LOCATING UNDERGROUND UTILITIES. CALL THE UNDERGROUND UTILITY LOCATION SERVICE AT 811 AT LEAST 72 HOURS BEFORE YOU DIG.
3. NO GUARANTEE IS MADE OR IMPLIED THAT ALL EXISTING UTILITIES ARE SHOWN. LOCATIONS OF EXISTING UTILITIES SHOWN ON THE PLANS ARE APPROXIMATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY CONFLICTS BETWEEN EXISTING UTILITIES AND THE PLANS PRIOR TO CONSTRUCTION.
4. THE CONTRACTOR IS REQUIRED TO HAVE A COMPLETE SET OF THE APPROVED PLANS ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
5. IF THE CONTRACTOR DISCOVERS ANY DISCREPANCIES BETWEEN THE PLANS AND EXISTING CONDITIONS ENCOUNTERED, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE DESIGN ENGINEER.
6. THE CONTRACTOR SHALL NOTIFY THE APPROPRIATE UTILITY COMPANIES PRIOR TO STARTING WORK NEAR ANY FACILITIES.
7. WORK SHALL NOT BEGIN UNTIL ALL REQUIRED PLAN APPROVALS AND PERMITS HAVE BEEN OBTAINED FOR THE WORK BEING PERFORMED.
8. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AT LEAST 48 HOURS PRIOR TO CONSTRUCTION TO COORDINATE CONSTRUCTION INSPECTIONS.
9. THE CONTRACTOR SHALL FULLY COMPLY WITH OSHA SAFETY STANDARDS AT ALL TIMES.
10. SURVEY DATA PROVIDED BY OTHERS, VAN HOUTEN CONSULTING & DESIGN TAKES NO RESPONSIBILITY FOR TOPOGRAPHICAL MISHAPS.
11. EXISTING PROPERTY CORNERS OR SURVEY MONUMENTS SHALL BE PROTECTED DURING THE COURSE OF CONSTRUCTION. ANY DAMAGED OR OBLITERATED CORNERS OR MONUMENTS SHALL BE RE-ESTABLISHED AT THE CONTRACTORS EXPENSE BY A PROFESSIONAL LAND SURVEYOR, LICENSED IN THE STATE OF IDAHO, PRIOR TO FINAL ACCEPTANCE.

1. THIS FLOODPLAIN DEVELOPMENT PLAN IS BEING PREPARED TO FULFILL THE REQUIREMENTS OF THE BONNER COUNTY FLOOD PLAN DEVELOPMENT PERMIT PROCESS AND BRCR 14-501 BECAUSE THE LOCATION OF THE PROPOSED IMPROVEMENTS ARE SHOWN WITHIN THE LIMITS OF THE MAPPED 100 YEAR FLOODPLAIN.
2. THE PROPOSED IMPROVEMENTS WILL NOT PRESENT SOLE STABILIZATION OR EROSION CONTROL HAZARDS IN ITS FINISHED CONDITION.
3. THERE ARE NO ENCLOSED AREAS ASSOCIATED WITH THE PROJECT AND NO VENTING IS REQUIRED.
4. THE EXISTING STRUCTURE SHALL BE PRESERVED AND PROTECTED.
5. ALL WORK SHALL BE PERFORMED, AND THE SITE SHALL BE STABILIZED, WHILE WATER LEVELS ARE BELOW THE LIMITS OF DISTURBANCE. THE CONTRACTOR SHALL CONTACT THE ENGINEER FOR ADDITIONAL EROSION CONTROL MEASURES SHOULD WATER LEVELS REACH THE LIMITS OF DISTURBANCE PRIOR TO SITE STABILIZATION.
6. ALL MECHANICAL EQUIPMENT SHALL PERFORM WORK ON THE LANDSIDE OF THE ARTIFICIAL HIGH WATER MARK. DISTURBANCE TO THE SHORELINE SHALL BE LIMITED TO THE GREATEST EXTENT POSSIBLE. OPERATION OF EQUIPMENT WILL NOT BE ALLOWED BELOW THE ORDINARY OR ARTIFICIAL HIGH WATER MARK WITHOUT WRITTEN AUTHORIZATION FROM IDL.
7. ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITY, LOCATED WITHIN THE SHORELINE AREA OR ELSEWHERE ON THE SUBJECT PROPERTY, SHALL BE RETURNED TO PRE-CONSTRUCTION CONDITIONS OR BETTER BY THE CONTRACTOR AT THE CONCLUSION OF THE PROJECT.
8. ALL CONSTRUCTION MATERIAL SHALL BE STOCKPILED LANDWARD OF THE 40' SHORELINE SETBACK.
9. ALL EXCAVATED MATERIAL SHALL BE REMOVED TO AN AREA OUTSIDE THE FLOODPLAIN, STOCKPILED PER IDEO BMP #44 IN A POSITION IT WILL NOT ENTER THE RIVER AND BE HAULP OFF THE SITE PRIOR TO CONSTRUCTION COMPLETION.
10. CONTRACTOR SHALL NOT DISTURB ANY AREA BELOW THE OHWM WITHOUT FIRST SECURING PERMITS FROM IDL AND THE ARMY CORPS OF ENGINEERS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE NO WORK TAKES PLACE BELOW THE OHWM.

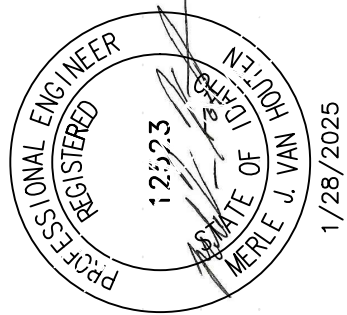
1. ALL STORMWATER BMPs SHALL CONFORM TO IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY (IDEQ) STORMWATER BEST MANAGEMENT PRACTICES CATALOG.
2. IN AREAS OUTSIDE THE LIMITS OF DISTURBANCE, RETAIN THE DUFF LAYER, NATIVE TOPSOIL, AND EXISTING VEGETATION IN AN UNDISTURBED STATE TO THE MAXIMUM EXTENT PRACTICAL.
3. INSPECT ALL ROADWAYS, AT THE END OF EACH DAY, ADJACENT TO THE CONSTRUCTION ACCESS ROUTE. IF IT IS EVIDENT THAT SEDIMENT HAS BEEN TRACKED OFF SITE AND/OR BEYOND THE ROADWAY APPROACH, CLEANING IS REQUIRED.
4. INSPECT SEDIMENT CONTROL BMPs WEEKLY AT A MINIMUM, DAILY DURING A STORM EVENT, AND AFTER ANY DISCHARGE FROM THE SITE (STORMWATER OR NON-STORMWATER). THE INSPECTION FREQUENCY MAY BE REDUCED TO ONCE A MONTH IF THE SITE IS STABILIZED AND INACTIVE.
5. CONTROL FUGITIVE DUST FROM CONSTRUCTION ACTIVITY IN ACCORDANCE WITH STATE AND/OR LOCAL AIR QUALITY CONTROL AUTHORITIES WITH JURISDICTION OVER THE PROJECT AREA.
6. STOCKPILE ALL MATERIALS ON SITE, KEEPING OFF ROADWAYS.
7. NO AREAS DISTURBED BY CONSTRUCTION SHALL BE LEFT BARE. ALL NON-IMPERVIOUS DISTURBED AREAS NOT OTHERWISE COVERED WITH ROCK, MULCH OR LANDSCAPING SHALL BE HYDROSEDED.
8. CONSTRUCTION SHALL BE CONSIDERED COMPLETE WHEN PERMANENT ESC CONTROLS, WHEN APPLICABLE, HAVE BEEN COMPLETELY INSTALLED; ALL LAND-DISTURBING ACTIVITIES THAT HAVE THE POTENTIAL TO CAUSE EROSION OR PROBABLY WILL CAUSE EROSION HAVE CEASED; AND, VEGETATION HAS BEEN ESTABLISHED IN THE AREAS NOTED AS REQUIRING VEGETATION ON THE ACCEPTED ESC PLAN ON FILE WITH THE LOCAL JURISDICTION.
9. REMOVE TEMPORARY ESC BMPs WITHIN THIRTY DAYS AFTER THE TEMPORARY BMPs ARE NO LONGER NEEDED. PERMANENTLY STABILIZE AREAS THAT ARE DISTURBED DURING THE REMOVAL PROCESS.



1. REFER TO IDEQ CATALOG OF BMPS FOR COMPLETE GIA CONSTRUCTION GUIDELINES.
2. PLANTING MATERIAL SHALL BE 2" DEEP MINIMUM, UNLESS NOTED OTHERWISE, AND CAPABLE OF PROMOTING THE GROWTH OF DEEP ROOTED HEALTHY VEGETATION.
3. SOIL SHALL BE CAPABLE OF INFILTRATING STORMWATER RUNOFF AT A MINIMUM RATE OF 2.0 INCHES PER HOUR.
4. CLAY CONTENT IN THE SOIL SHALL NOT BE GREATER THAN 15%.
5. SOIL SHALL BE FREE OF STONE, LIMESTONE, UNCOMPACTED HEAVY EQUIPMENT/MOTORIZED VEHICLES ARE NOT PERMITTED IN THE GIA AREA.
6. FILL, OTHER THAN THE PLANTING MATERIAL IN THE GIA BOTTOM, SHALL BE PLACED IN 12" LOOSE LIFTS AND SHALL BE COMPACTED TO AT LEAST 85% OF THE MODIFIED PROCTOR DRY DENSITY.
7. IF PERCOLATION TESTING OF THE SUB-GRADE IS COMPLETED OR INSUFFICIENT PERCOLATION IS OBSERVED, TESTING OF THE SUB-GRADE MAY BE REQUIRED AT THE DISCRETION OF THE ENGINEER. IF SUFFICIENT PERCOLATION IS NOT OBSERVED, THE SUB-GRADE MUST BE REMOVED AND REPLACED, OR SCARIFIED TO A DEPTH OF 24" AND RETESTED.
8. SWALE BOTTOM SHALL BE EXCAVATED TO CONSTRUCT A TREATMENT ZONE OF FREE DRAINING SOIL MATERIAL AND PERFORATED UNDERDRAIN PIPE. THE PERF PIPE SHALL BE LAID AT THE BOTTOM OF THE OVER EXCAVATION AND RUN THE ENTIRE LENGTH OF THE SWALE BOTTOM. SLOPE THE BOTTOM OF THE OVER EXCAVATION SO THE PERF PIPE IS AT THE LOW POINT IN THE SWALE. THE PERF PIPE SHALL BE ALLOWED TO DRAIN TO A POINT WHERE OUTLETING FLOW RATES WILL NOT CAUSE CURSING OR EROSION.



SCALE: 1"=5'



**PINTO POINT  
GRADING/STORMWATER MANAGEMENT PLAN  
FLOOD DAMAGE PREVENTION PLAN**

| REVISIONS |           |                         |     |
|-----------|-----------|-------------------------|-----|
| NO.       | DATE      | DESCRIPTION             | BY  |
| 1         | 5/30/2024 | ADDRESS COUNTY COMMENTS | GSJ |
| 2         | 1/28/2025 | DECK REVISION           | SRP |
|           |           |                         |     |

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|---|
| DATE: 1/28/2025   |
| PROJECT: #24-0061D  |
| PARCEL: #R059610010180A   |
| DRAWN: GSJ  |
| CHECKED: MWH  |
| PATH: _PROJECTS\2024\24-006 -<br>FEIN DESIGN\DWG\CIVIL\PRODUCTION<br>DRAWINGS |

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