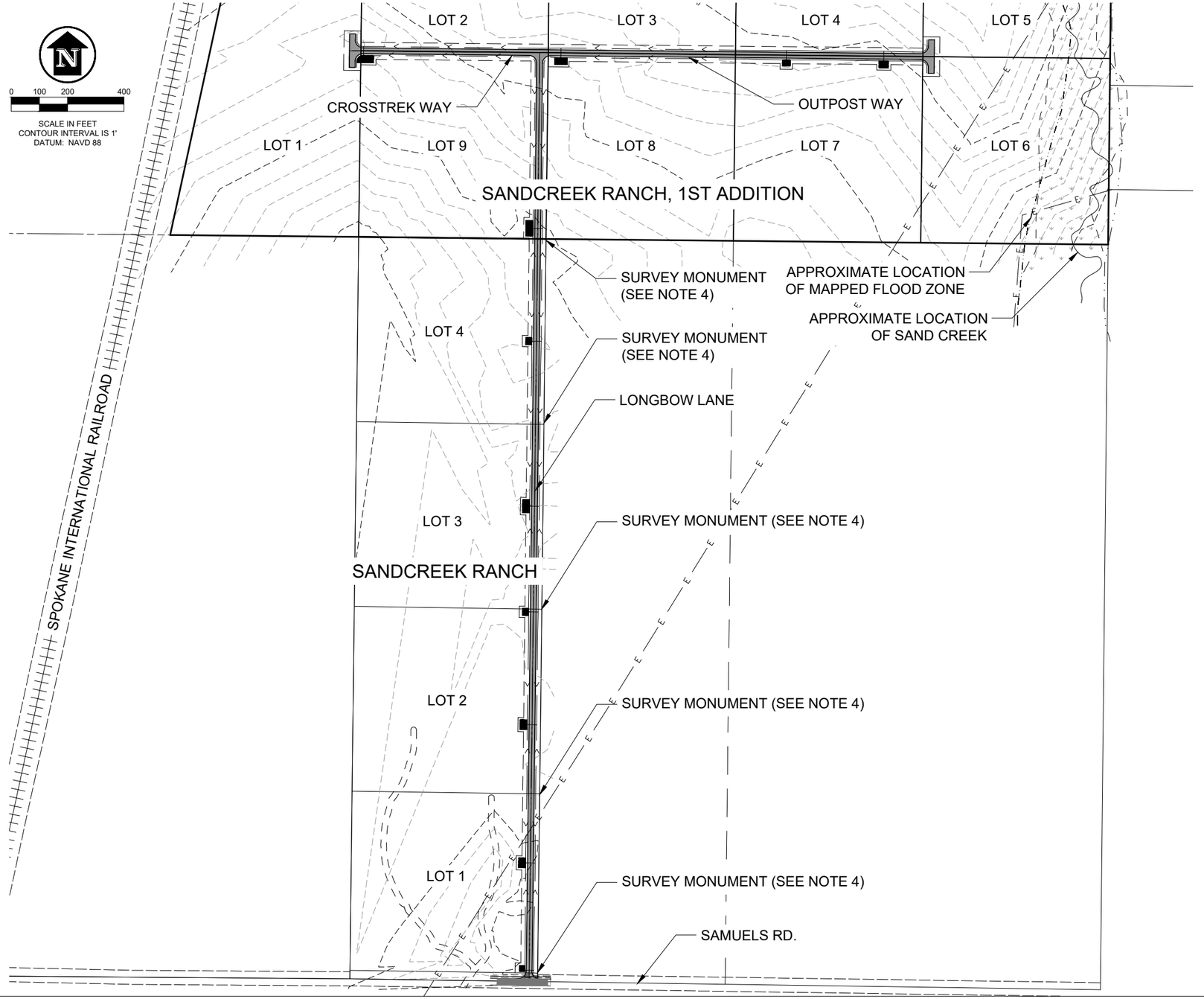
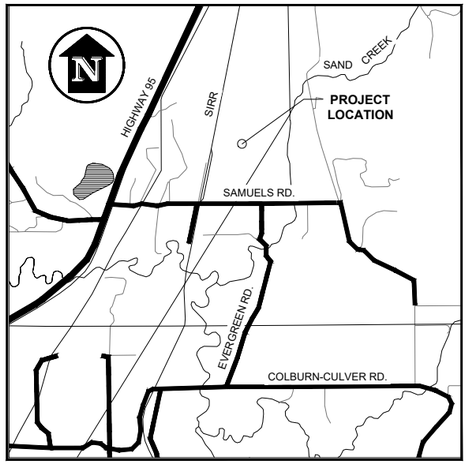
SANDCREEK RANCH

ROADWAY, GRADING, AND STORM WATER MANAGEMENT PLANS

(PARCEL RP59N01W281201A AND RP59N01W281800A)

SECTION 18, TOWNSHIP 59 NORTH, RANGE 1 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO





VICINITY MAP

NOT TO SCALE

DRAWING INDEX

SHEET #	TITLE
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2	SPECIFICATIONS AND LEGEND
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10	CROSSTREK WAY PLAN AND PROFILE
11	CROSS TREK AND OUTPOST WAY PLAN AND PROFILE
12-13	OUTPOST WAY PLAN AND PROFILE
14	STORMWATER MANAGEMENT PLAN
15	DETAILS

NOTES

1. 1. ALL WORK SHALL CONFORM TO THE 2020 IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION, BONNER COUNTY PRIVATE ROAD STANDARDS, AND THE PROJECT SPECIFICATIONS SHOWN ON THESE PLANS.
2. 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.
3. 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.
4. 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.
5. 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.

CALL
2 WORKING DAYS
BEFORE YOU DIG!

Bonner Boundary One Call
811

PROFESSIONAL ENGINEER REGISTERED 8607 3/3/2026 STATE OF IDAHO B. SCOTT BROWN

No.	DATE:	REVISION	DRN/CHK

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

SHEET TITLE: **COVER SHEET**

PROJECT: **SANDCREEK RANCH**
BONNER COUNTY, IDAHO

DATE:	02-24-2026
SCALE:	AS SHOWN
DESIGNED:	BSB
DRAWN:	NCF
CHECKED:	BSB
PROJ NO.:	19637-25-001
CAD FILE:	E-SEITZ

GENERAL SPECIFICATIONS:

GENERAL - ALL CONSTRUCTION SHALL CONFORM TO THE 2020 IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION MANUAL (ISPWC), INTERNATIONAL FIRE CODE, AND THE BONNER COUNTY PRIVATE ROAD STANDARDS.

CLEARING AND GRUBBING - CLEARING AND GRUBBING SHALL BE COMPLETED IN ACCORDANCE WITH SECTION 201 OF THE ISPWC. CLEARED AND GRUBBED MATERIAL SHALL BE RE-USED ON SITE FOR CONSTRUCTION OF GRASS INFILTRATION BASINS AND ROADSIDE DITCHES.

EXCESS EXCAVATION - EXCESS EXCAVATION SHALL REMAIN ON-SITE AND BE PLACED WHERE DIRECTED BY THE OWNER OR THE ENGINEER.

MATERIAL STOCK PILES - ALL ERODABLE STOCK PILED MATERIALS SHALL BE COVERED WITH TARPS AND SECURED, OR THE BASE OF THE STOCK PILES SHALL BE SURROUNDED BY SILT FENCE.

GEOTEXTILE - GEOTEXTILE SHALL BE GEOTEX 200ST OR APPROVED EQUAL.

COMPACTION - DENSITY TESTS SHALL BE PERFORMED FOR EVERY LIFT AT A MINIMUM FREQUENCY OF 300 LINEAR FEET, FOR ALL MATERIALS. SPECIAL ATTENTION SHALL BE PAID TO CURVE RETURNS, TURNAROUNDS OR SENSITIVE AREAS. ALL TEST RESULTS SHALL BE MADE AVAILABLE TO THE ENGINEER AT THE TIME OF FINAL CONSTRUCTION/INSPECTION.

CULVERTS - CULVERTS SHALL BE CORRUGATED METAL PIPE OR ADS TYPE N-12, SIZED AS SHOWN ON THE PLANS, OR OTHERWISE SPECIFIED BY ENGINEER. CULVERTS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 601 OF THE ISPWC, ALONG WITH SECTIONS 301 (TRENCH EXCAVATION), 304 (TRENCH FOUNDATION STABILIZATION), 305 (PIPE BEDDING), AND 306 (TRENCH BACKFILL). PROVIDE MINIMUM 12 INCH COVER OR AS RECOMMENDED BY THE MANUFACTURER.

INSPECTIONS - INSPECTIONS SHALL BE SCHEDULED WITH THE ENGINEER AT LEAST 24 HOURS IN ADVANCE. MINIMUM INSPECTION REQUIREMENTS INCLUDE:

- AFTER COMPLETIONS OF CONSTRUCTION STAKING
- COMPLETION OF SUBGRADE, PRIOR TO PLACEMENT OF BALLAST
- AFTER PLACEMENT OF THE BALLAST, BUT PRIOR TO PLACEMENT OF THE TOP COURSE
- AFTER PLACEMENT OF TOP COURSE, BUT PRIOR TO PAVING
- AFTER ALL IMPROVEMENTS ARE COMPLETE, INCLUDING PAVING AND CONSTRUCTION OF STORM WATER FACILITIES

EROSION AND SEDIMENT CONTROL DURING CONSTRUCTION - THE CONTRACTOR AND DEVELOPER ARE ENTIRELY RESPONSIBLE FOR ALL EROSION AND SEDIMENT CONTROL DURING CONSTRUCTION. ALL EROSION AND SEDIMENT CONTROL METHODS AND STORMWATER MANAGEMENT PLAN CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS SET FORTH WITHIN THE "HANDBOOK OF BEST MANAGEMENT PRACTICES FOR STORMWATER MANAGEMENT AND EROSION AND SEDIMENT CONTROL CONTROL" (HANDBOOK), AS PREPARED FOR THE PANHANDLE HEALTH DISTRICT AND THE INTERAGENCY STORMWATER COMMITTEE. IF REQUIRED, THE CONTRACTOR/DEVELOPER IS RESPONSIBLE FOR OBTAINING A CONSTRUCTION GENERL PERMIT FOR CONSTRUCTION ACTIVITIES FROM THE DEQ NATIONAL DISCHARGE ELIMINATION SYSTEM PROGRAM. EROSION AND SEDIMENT CONTROL SHALL BE ACCOMPLISHED AS SHOWN ON THESE PLANS, WITH ALL METHODS IN ACCORDANCE WITH THE GUIDELINES AS DESCRIBED IN THE HANDBOOK.

TEMPORARY EROSION CONTROL BMP'S CONSIST OF: VEGETATIVE BUFFER, GRASS DITCH, GRASS INFILTRATION BASIN, & STABILIZED CONSTRUCTION ENTRANCE, SEEDING/MULCHING.

GRASS DITCH MAINTENANCE:

- PERIODICALLY INSPECT DITCH AND REMOVE SEDIMENT DEEPER THAN 6 INCHES
- RE-ESTABLISH ANY VEGETATION THAT IS DAMAGED DURING HIGH-RUNOFF EVENTS

GRASS INFILTRATION BASIN MAINTENANCE:

- PERIODICALLY INSPECT BASIN AND REMOVE SEDIMENT DEEPER THAN 6 INCHES
- RE-ESTABLISH ANY VEGETATION THAT IS DAMAGED DURING HIGH-RUNOFF EVENTS

STABILIZED CONSTRUCTION ENTRANCE MAINTENANCE:

- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY OR ADJACENT STREET. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC RIGHT-OF-WAY OR ADJACENT STREET MUST BE REMOVED IMMEDIATELY.
- WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY OR ADJACENT STREET. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
- PERIODIC INSPECTION AND ASSOCIATED MAINTENANCE SHALL BE PROVIDED AFTER EACH RUNOFF-PRODUCING RAINFALL EVENT.
- THE STABILIZED CONSTRUCTION ENTRANCE MAY BE REMOVED AFTER FINAL STABILIZATION IS ACHIEVED.

SEEDING/STRAW MULCH MAINTENANCE:

- RE-SEED OR ADD STRAW MULCH TO BARE SPOTS AND WASHOUTS, AND VERIFY HEALTHY GROWTH OF SEEDS

4.1 GENERAL EARTHWORK SPECIFICATIONS

ROADWAY SPECIFICATIONS:

SUBGRADE

A. THE SUB GRADE SHALL CONSIST OF THE NATURAL MATERIALS REMAINING AFTER ALL TOPSOIL AND DUFF (ORGANIC MATERIAL) HAS BEEN REMOVED AND GOOD CONSTRUCTION MATERIAL IS REMAINING. THE EXTENT OF THE EXCAVATION NECESSARY TO EXPOSE THE SUB GRADE SHALL BE DETERMINED BY THE PROJECT ENGINEER. SOIL AND COMPACTION TESTS ARE REQUIRED BY THE BONNER COUNTY ROAD AND BRIDGE DEPARTMENT TO DOCUMENT THE ACCEPTABILITY FOR CONSTRUCTION. ALL TESTING SHALL BE AT THE EXPENSE OF THE DEVELOPER.

B. IN SOLID ROCK EXCAVATION, THE SOLID ROCK SHALL BE EXCAVATED 6 INCHES BELOW THE FINISHED SUB GRADE ELEVATION AND BACKFILLED WITH APPROVED GRANULAR MATERIAL.

C. UNSTABLE SUB GRADE CONDITIONS SHALL BE REMEDIED BY SUB EXCAVATION AND BACKFILLING WITH APPROVED MATERIAL UNDER THE DIRECTION OF THE PROJECT ENGINEER. GEO-SYNTHETIC MATERIALS MAY BE REQUIRED A DESIGNATED REPRESENTATIVE, OR THE PROJECT ENGINEER.

D. ALL CONSTRUCTION SHALL BE CONTROLLED BY SLOPE STAKES OR GRADE STAKES AS REQUIRED, PLACED UNDER THE SUPERVISION OF A PROFESSIONAL ENGINEER OR SURVEYOR LICENSED IN THE STATE OF IDAHO.

E. SUB GRADE SHALL BE COMPACTED TO A DENSITY NO LESS THAN 95% OF AN ASTM D698 PROCTOR DENSITY.

BALLAST SECTION

A. ALL UNDERGROUND UTILITIES OR CONDUIT CROSSING THE ROAD OR IN THE ROAD RIGHT-OF-WAY TO BE INSTALLED BEFORE ANY BALLAST MATERIAL.

B. PIT RUN MATERIAL SHALL BE USED FOR THE BASE COURSE WHICH HAS A SAND EQUIVALENT OF NOT LESS THAN THIRTY (30), AND WHICH MEETS THE FOLLOWING COUNTY GRADUATIONS:

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

(THE ENGINEER MAY APPROVE OTHER MATERIALS TO BE USED FOR BALLAST,SUCH AS CLASS-1 2.5" CAP ROCK OR ISPWC TYPE-2 CRUSHED AGGREGATE)

C. THE BALLAST MATERIAL SHALL BE PLACED IN LOOSE EIGHT INCH (8") LIFTS AND SHALL BE COMPACTED USING MECHANICAL METHODS TO AT LEAST NINETY-FIVE PERCENT (95%) OF THE ASTM D-698 PROCTOR DENSITY.

TOP COURSE

A. CRUSHED AGGREGATE SHALL BE USED FOR THE TOP COURSE WHICH MEETS THE FOLLOWING COUNTY GRADUATIONS:

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

(THE ENGINEER MAY APPROVE OTHER MATERIALS TO BE USED FOR THE TOP COURSE SUCH AS ISPWC TYPE-1 CRUSHED AGGREGATE)

B. AT LEAST SIXTY PERCENT (60%) OF THE CRUSHED AGGREGATE PARTICLES RETAINED ON THE NO. 4 SIEVE SHALL HAVE AT LEAST ONE (1) FRACTURED FACE. TYPE-1 CRUSHED AGGREGATE AS SPECIFIED IN THE ISPWC IS ALSO ACCEPTABLE.

C. THE LOS ANGELES ABRASION TEST MAY BE REQUIRED TO ENSURE THE TOP COURSE AGGREGATE DOES NOT SHOW MORE THAN A LOSS OF THIRTY-FIVE PER CENT (35%).

D. SAND EQUIVALENT SHALL NOT BE LESS THAN 30.THE MATERIAL SHALL BE PLACED IN LOOSE LIFTS NOT TO EXCEED 6" IN DEPTH AND COMPACTED TO THE APPROVED DESIGN DEPTH. THE MATERIAL SHALL BE MECHANICALLY COMPACTED BY ROLLING TO NINETY-FIVE PERCENT (95%) OF THE ASTM D698 PROCTOR DENSITY. CARE SHALL BE TAKEN TO SEE THAT THE AGGREGATE IS PLACED IN SUCH A MANNER THAT IT WILL HAVE UNIFORM MIXTURE THROUGHOUT.

E. PRIOR TO PLACING TOP COURSE MATERIAL ON THE BALLAST THE ENGINEER, OR DESIGNATED REPRESENTATIVE SHALL HAVE THE OPPORTUNITY TO OBSERVE AND APPROVE THE BALLAST. THE NOTIFICATION FOR THE OBSERVATION MUST BE TWENTY-FOUR (24) HOURS PRIOR TO THE OBSERVATION.

F. 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.

4.2 ROADWAY SPECIFICATIONS

LEGEND

- PROPERTY LINE
- PROPERTY LINE (OTHERS)
- EASEMENT
- SETBACK
- 2056 EXISTING CONTOUR
- SILT FENCE
- EXISTING CONCRETE
- EXISTING ASPHALT
- EXISTING GRAVEL
- EXISTING CURB AND GUTTER
- PROPOSED TREE
- PROPOSED SIGN
- EXISTING FENCE
- EXISTING DITCH
- EXISTING WATER MAIN
- WM EXISTING WATER METER
- EXISTING VALVE
- EXISTING HYDRANT
- GS4 GS4 EXISTING SANITARY SEWER MAIN
- S EXISTING SEWER MANHOLE
- BE BE EXISTING BURIED ELECTRIC
- AE EXISTING AERIAL ELECTRIC
- E ELECTRICAL BOX
- HH HAND HOLE
- UTILITY POLE
- PROPOSED LIGHT POLE
- EXISTING GUY WIRE
- EXISTING TELEPHONE
- T EXISTING TELEPHONE PEDESTAL
- PROPOSED CONCRETE
- PROPOSED ASPHALT
- PROPOSED CURB AND GUTTER
- PROPOSED DITCH INVERT
- PROPOSED RIP RAP
- W8 W8 PROPOSED WATER MAIN
- WS WS PROPOSED WATER SERVICE
- PROPOSED WATER VALVE
- WM PROPOSED WATER METER
- PROPOSED HYDRANT
- W PROPOSED WELL
- S S PROPOSED SANITARY SEWER MAIN
- SS SS PROPOSED SANITARY SEWER SERVICE
- S PROPOSED SEWER MANHOLE
- SD12 PROPOSED STORM DRAIN PIPE
- PROPOSED STORM WATER SWALE
- PROPOSED STORM INLET (GRATED LID)
- D PROPOSED STORM MANHOLE (SOLID LID)
- BE BE PROPOSED BURIED ELECTRIC
- G G PROPOSED GAS
- C C PROPOSED COMMUNICATIONS (TELEPHONE, CABLE, ETC.)
- FOUND SURVEY MONUMENT/MARKER
- DETECTABLE WARNING PANEL

SPOT ELEVATION KEY

FFE = FINISH FLOOR ELEVATION
INV = INVERT OF PIPE ELEVATION
EP = EDGE OF PAVEMENT OR GRAVEL ROAD (AS SPECD)
TC = TOP BACK OF CURB
EG = EXISTING GRADE ELEVATION
AG = ADJACENT GRADE (I.E. BACKFILL AT FDN. WALL)
FG = RANDOM FINISH GRADE ELEVATION
TS = TOP OF SWALE ELEVATION
BS = BED OF SWALE ELEVATION
FL = FLOW LINE ELEVATION OF DITCH OR SWALE
FSW = FRONT OF SIDEWALK ELEVATION
BSW = BACK OF SIDEWALK ELEVATION
TBM = TEMPORARY BENCH MARK
TW = TOP OF WALL ELEVATION
BW = BOTTOM OF WALL ELEVATION
TOE = TOE OF FILL SLOPE

PROFESSIONAL ENGINEER REGISTERED 8607 2/5/2026 STATE OF IDAHO B. SCOTT BROWN

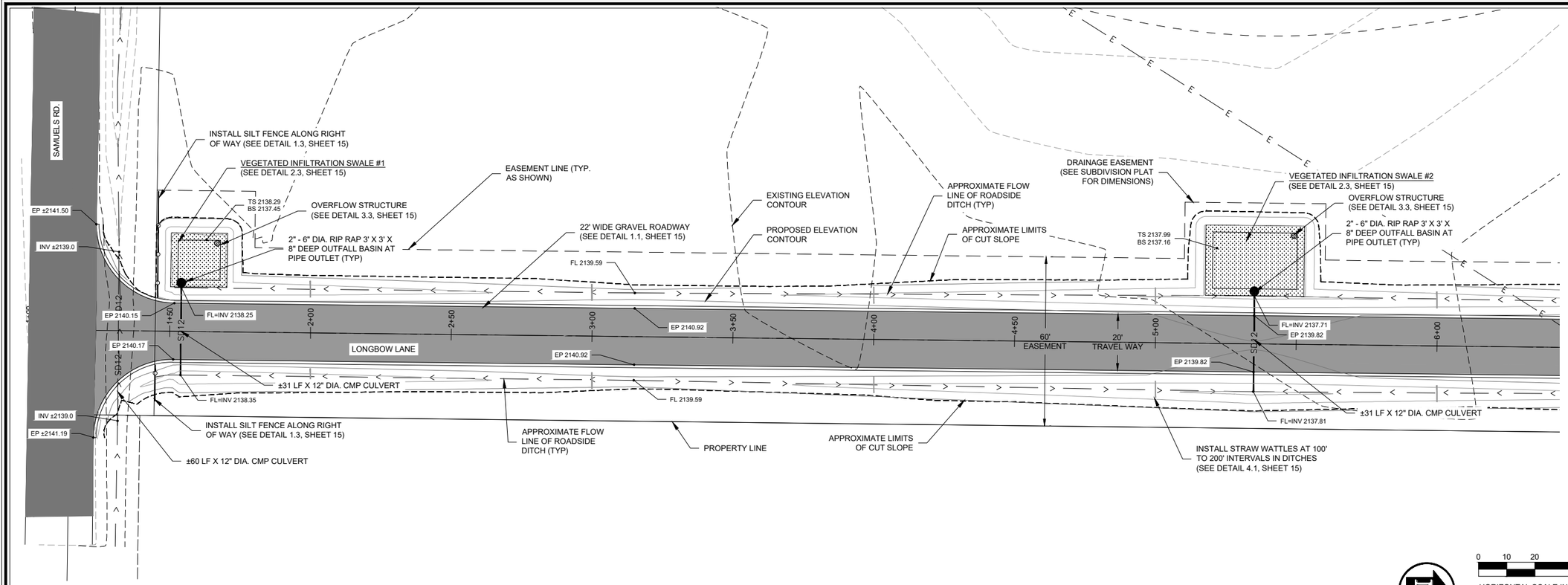
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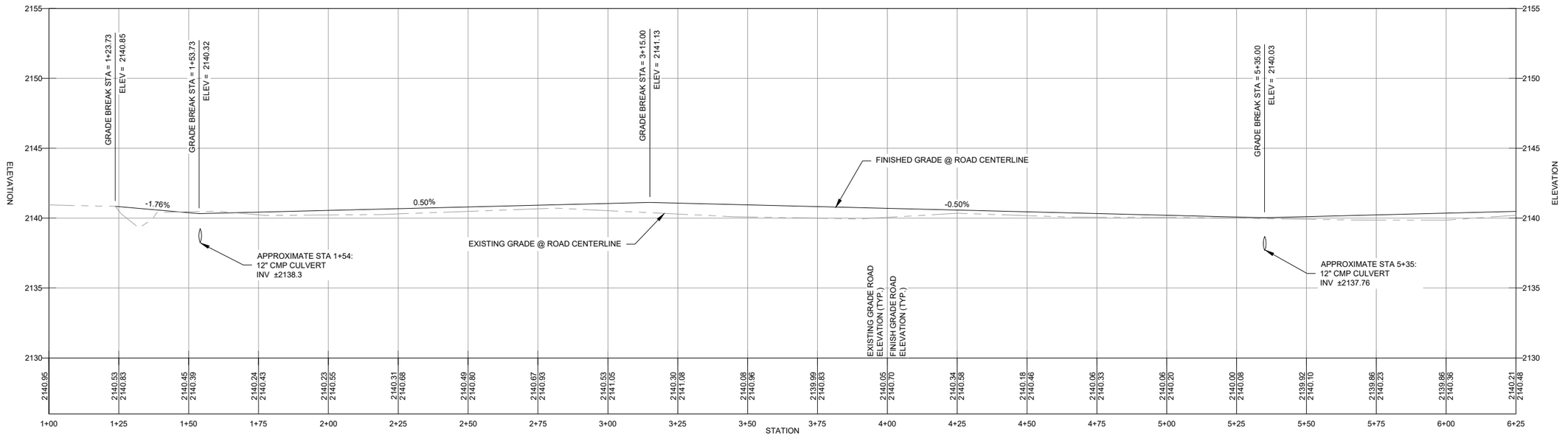
James A. Sewell and Associates, LLC
1319 NORTH DIVISION AVENUE
SANDPOINT, IDAHO 83864
(208) 263-4160

SHEET TITLE: SPECIFICATIONS AND LEGEND

PROJECT: SANDCREEK RANCH
BONNER COUNTY, IDAHO

DATE:	02-24-2026
SCALE:	AS SHOWN
DESIGNED:	BSB
DRAWN:	NCF
CHECKED:	BSB
PROJ NO.:	19637-25-001
CAD FILE:	E-SEITZ





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3/5/2026
STATE OF IDAHO
B. SCOTT BROWN

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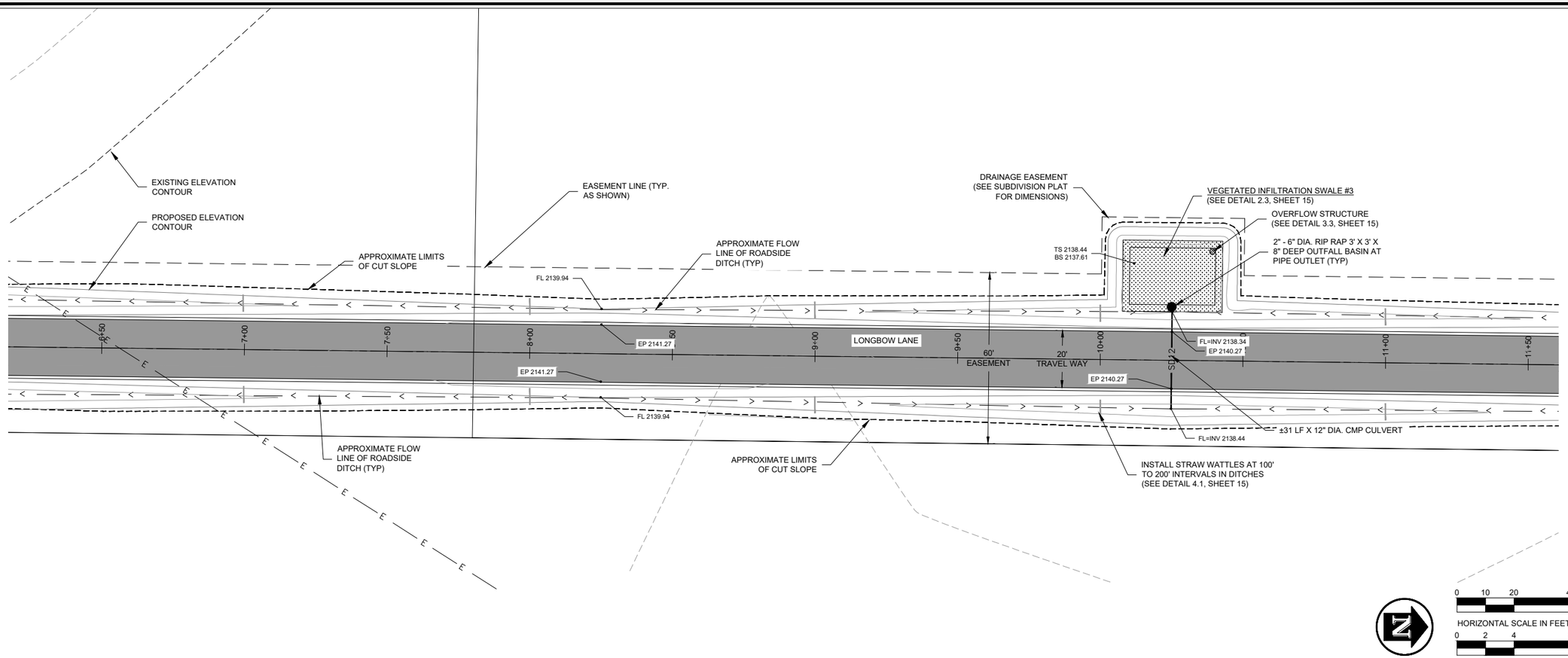
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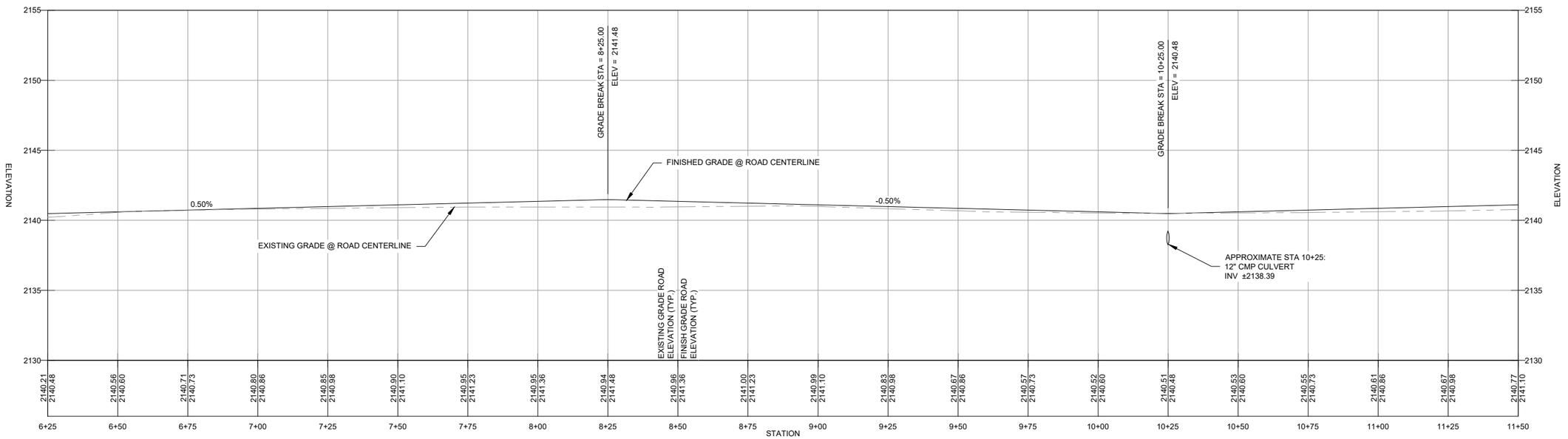
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LONGBOW LANE
STA 1+00 TO 6+25

PROJECT:
SANDCREEK RANCH
BONNER COUNTY, IDAHO

DATE:	02-24-2026
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SHEET 3 OF 15





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3/5/2026
STATE OF IDAHO
B. SCOTT BROWN

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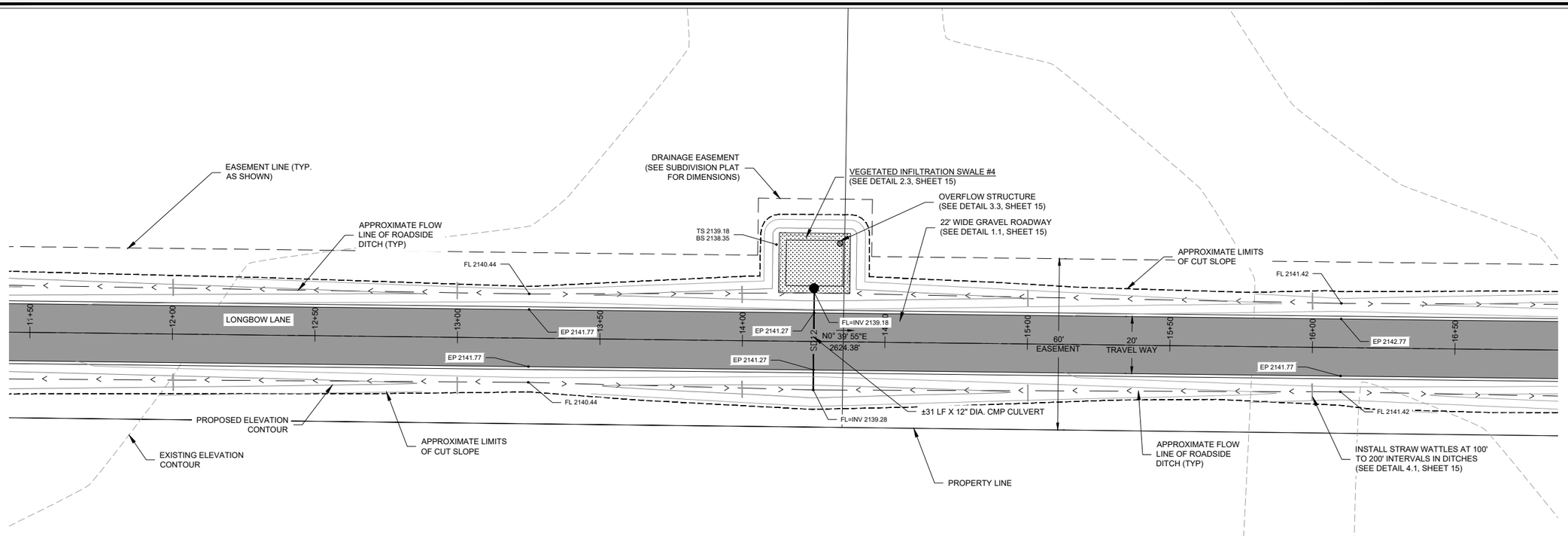
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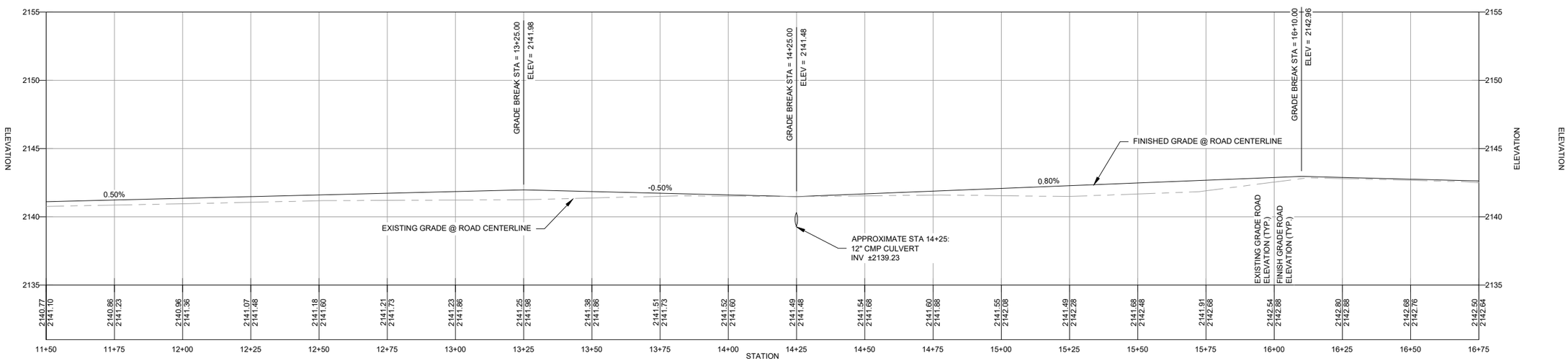
SHEET TITLE:
LONGBOW LANE
STA 6+25 TO 11+50

PROJECT:
SANDCREEK RANCH
BONNER COUNTY, IDAHO

DATE:	02-24-2026
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SHEET 4 OF 15





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HORIZONTAL SCALE IN FEET
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VERTICAL SCALE IN FEET

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STATE OF IDAHO
B. SCOTT BROWN

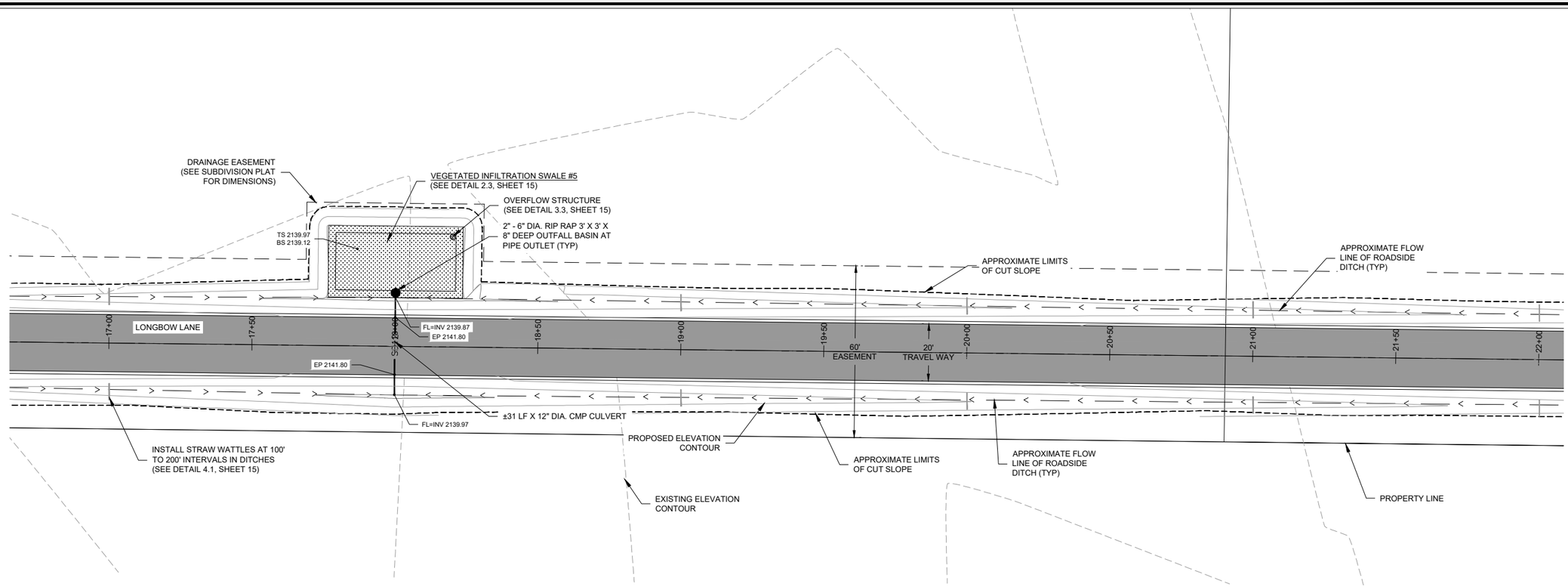
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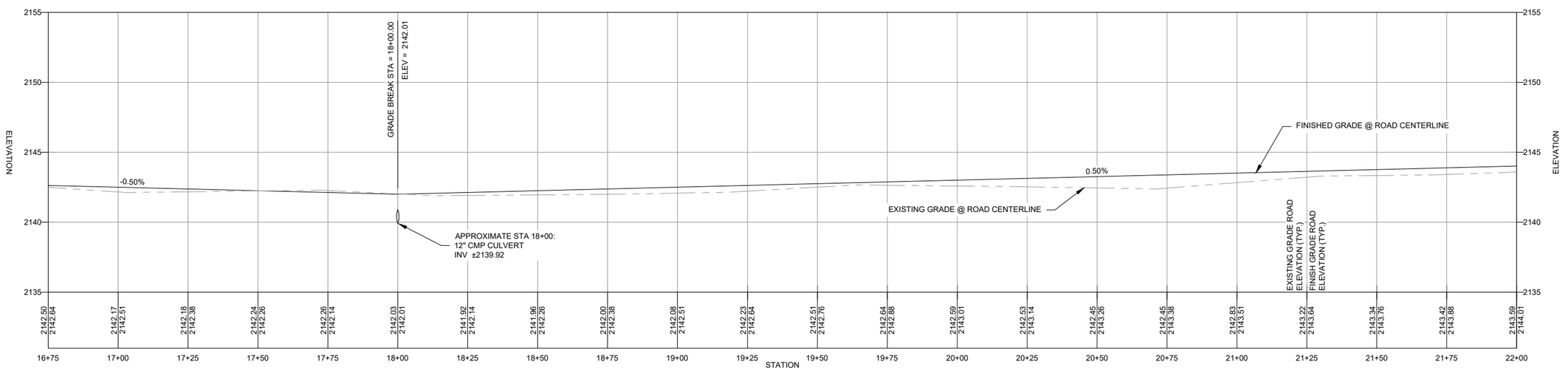
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SHEET TITLE:
LONGBOW LANE
STA 11+50 TO 16+75

PROJECT:
SANDCREEK RANCH
BONNER COUNTY, IDAHO

DATE:	02-24-2026
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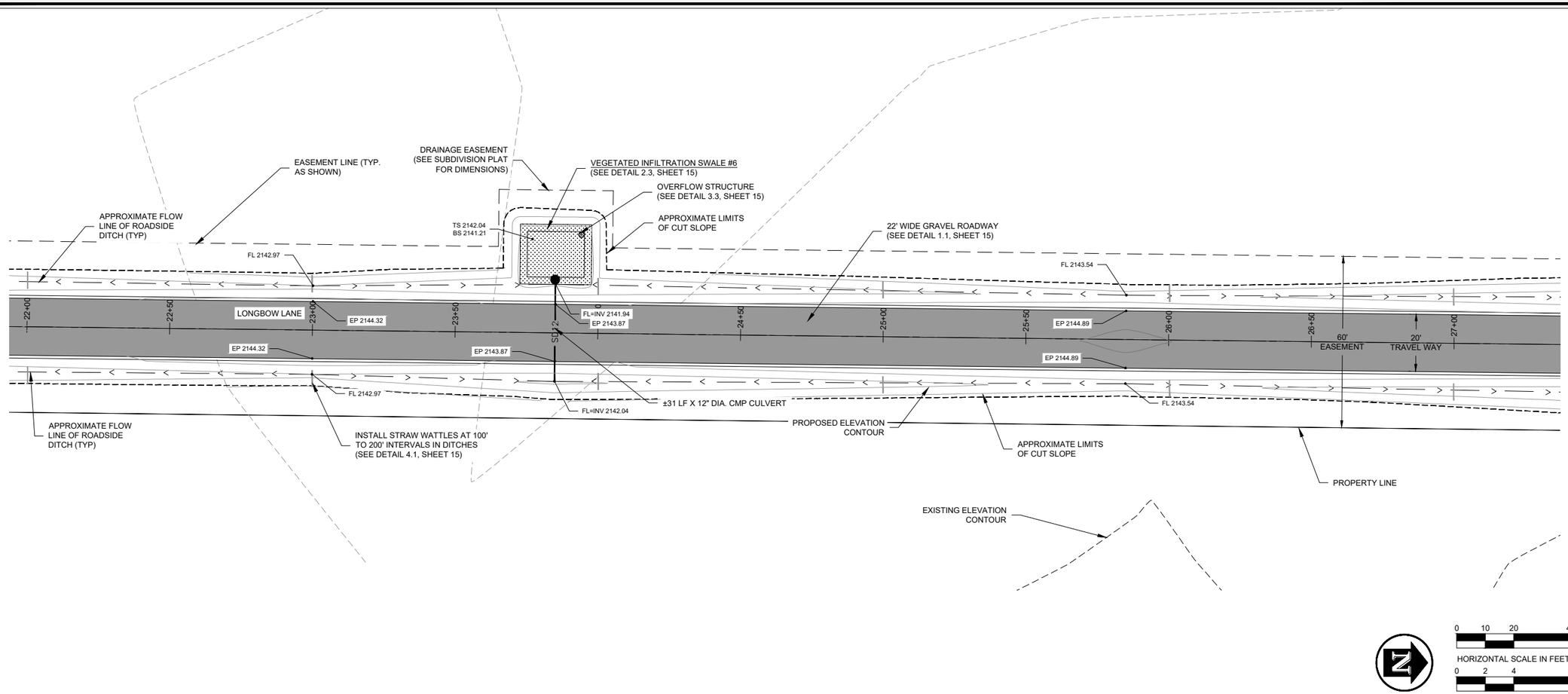
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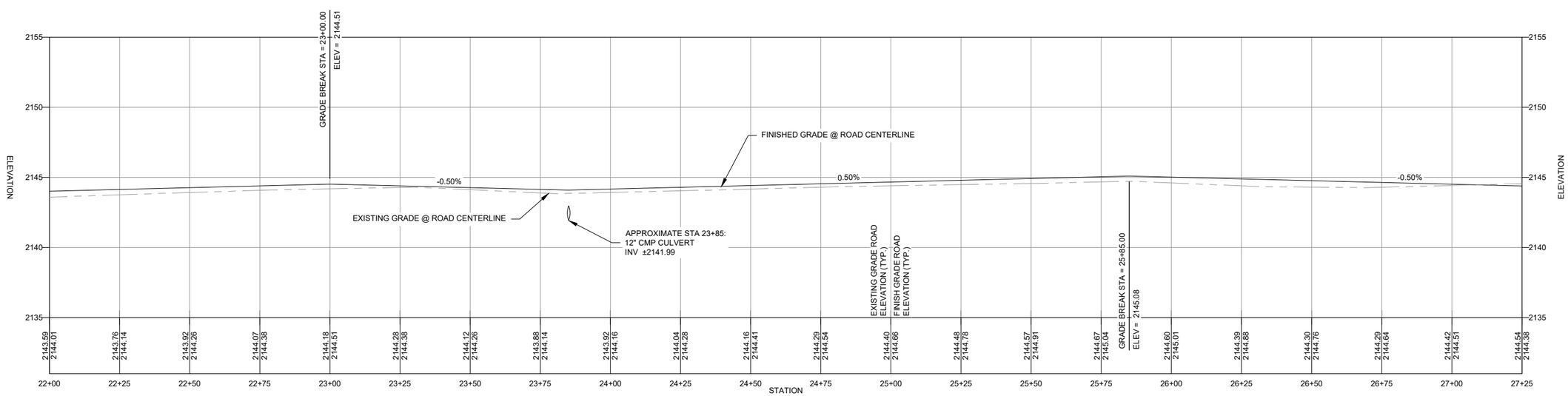
SHEET TITLE:
LONGBOW LANE
STA 16+75 TO 22+00

PROJECT:
SANDCREEK RANCH
BONNER COUNTY, IDAHO

DATE:	02-24-2026
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SHEET 6 OF 15





PROFESSIONAL ENGINEER REGISTERED 8607 3/5/2026 STATE OF IDAHO B. SCOTT BROWN

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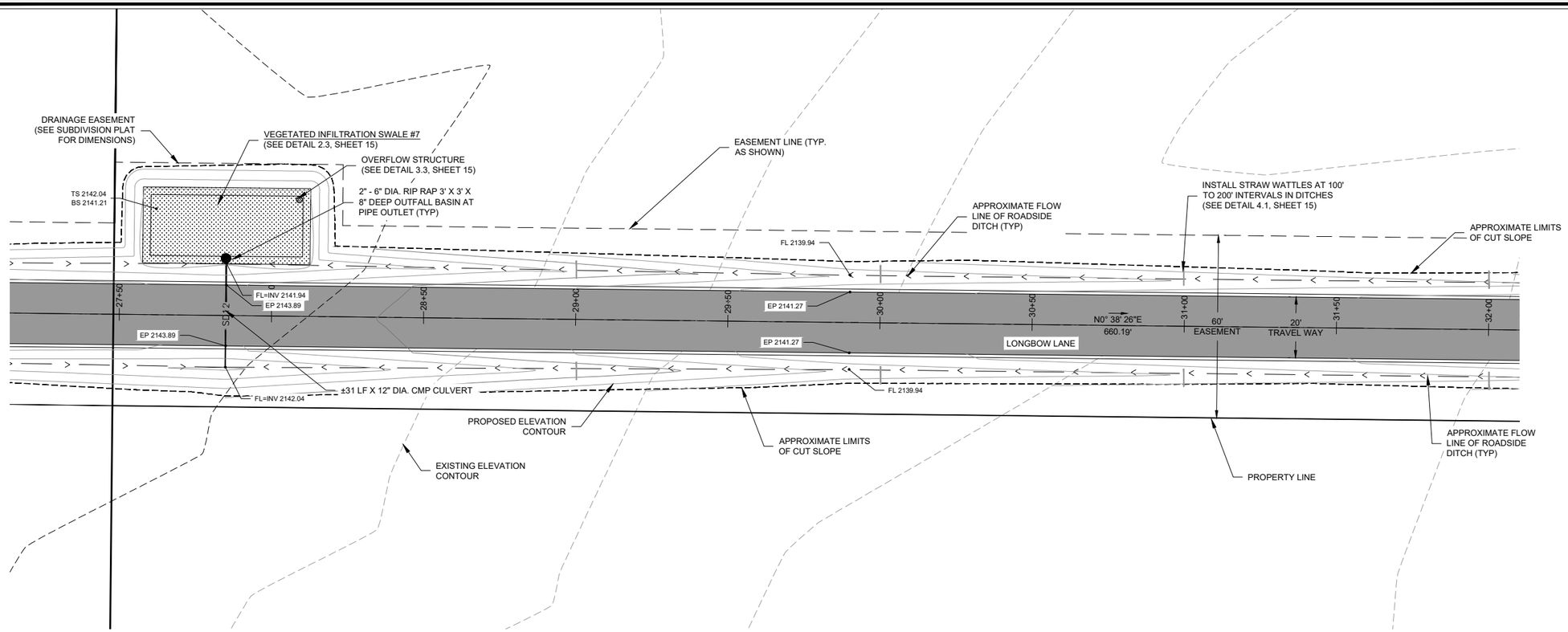
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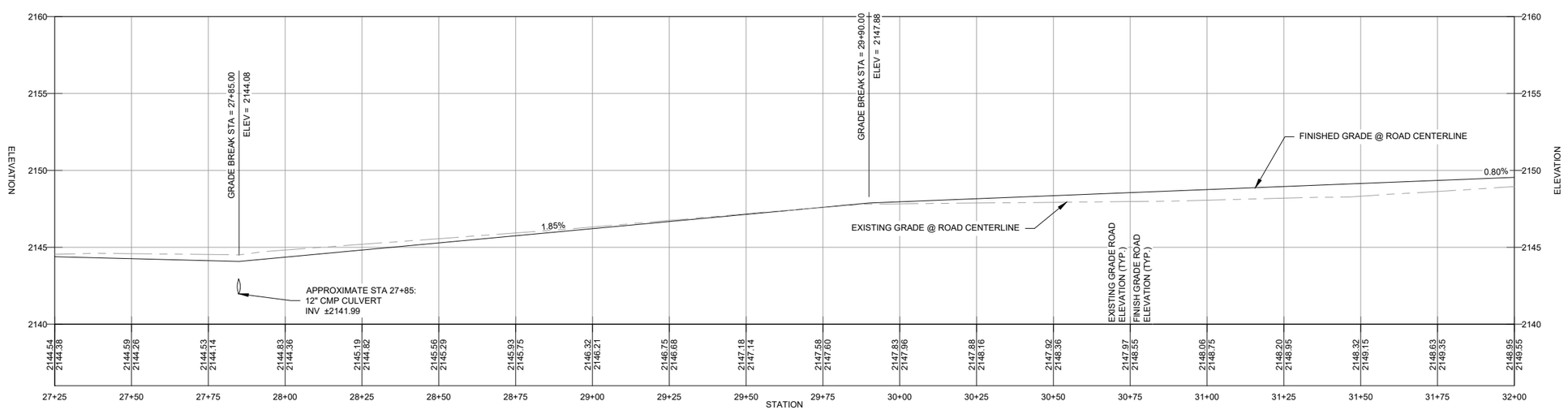
SHEET TITLE:
LONGBOW LANE
STA 22+00 TO 27+25

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SHEET 7 OF 15





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VERTICAL SCALE IN FEET

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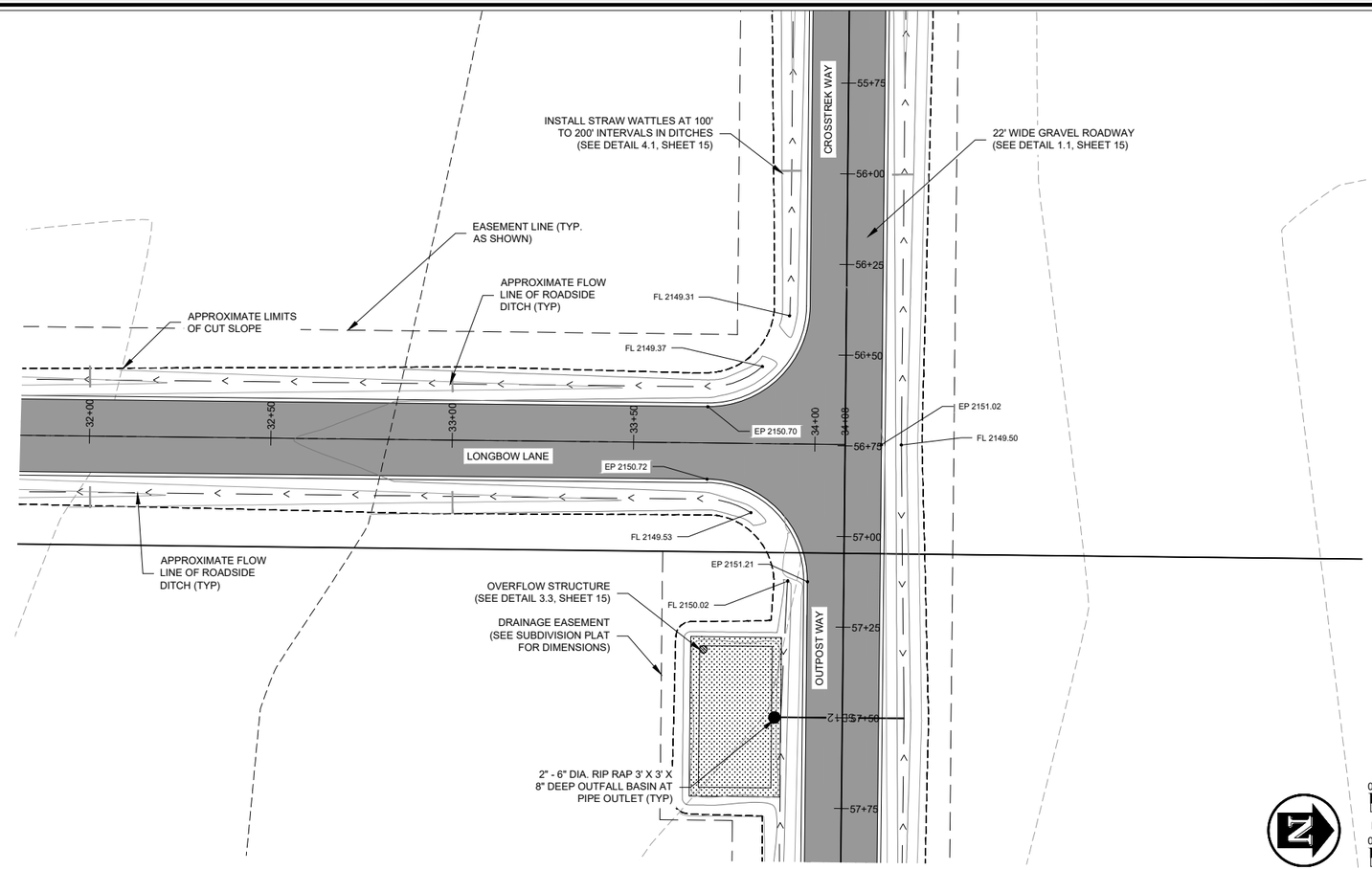
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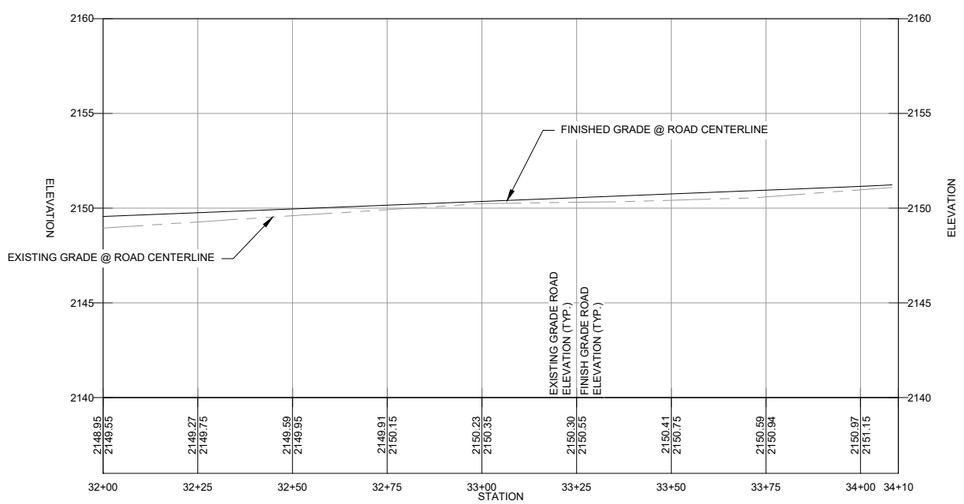
SHEET TITLE:
LONGBOW LANE
STA 27+25 TO 32+00

PROJECT:
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CAD FILE:	E-SEITZ

SHEET 8 OF 15





PROFESSIONAL ENGINEER REGISTERED 8607 3/5/2026 STATE OF IDAHO B. SCOTT BROWN

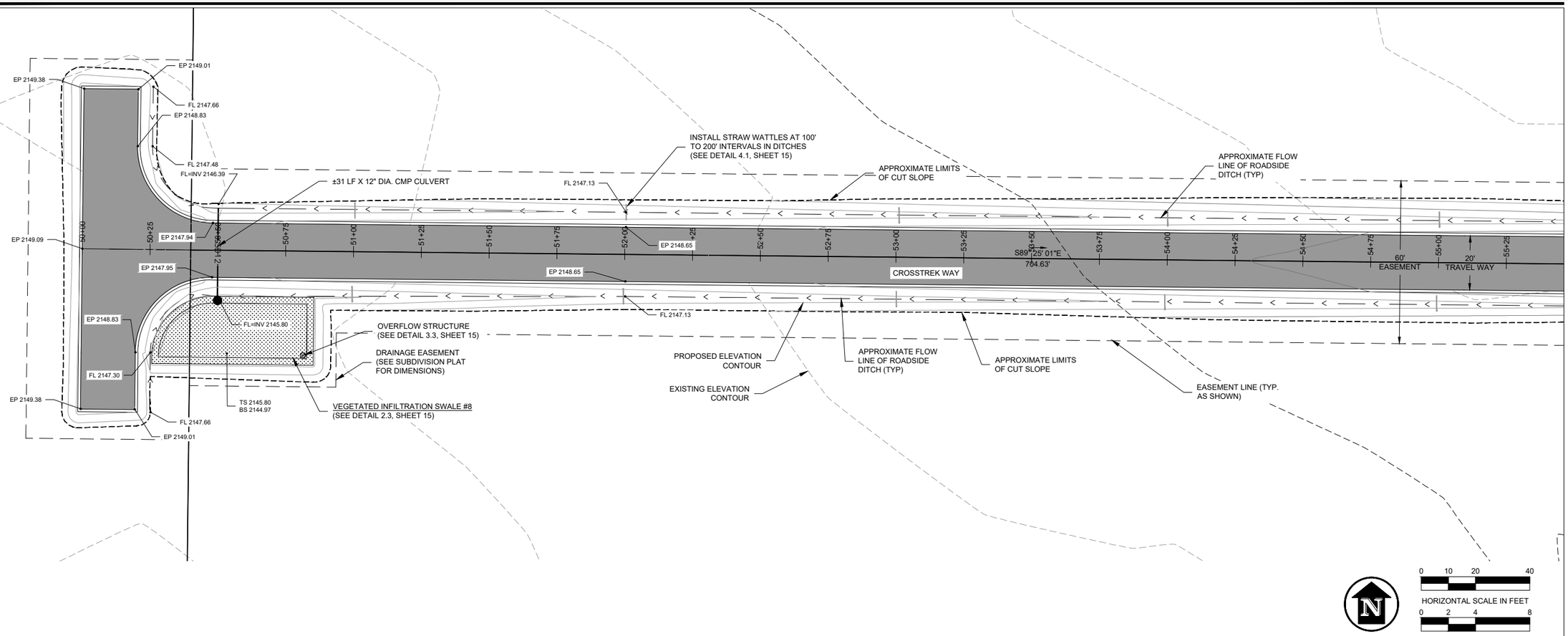
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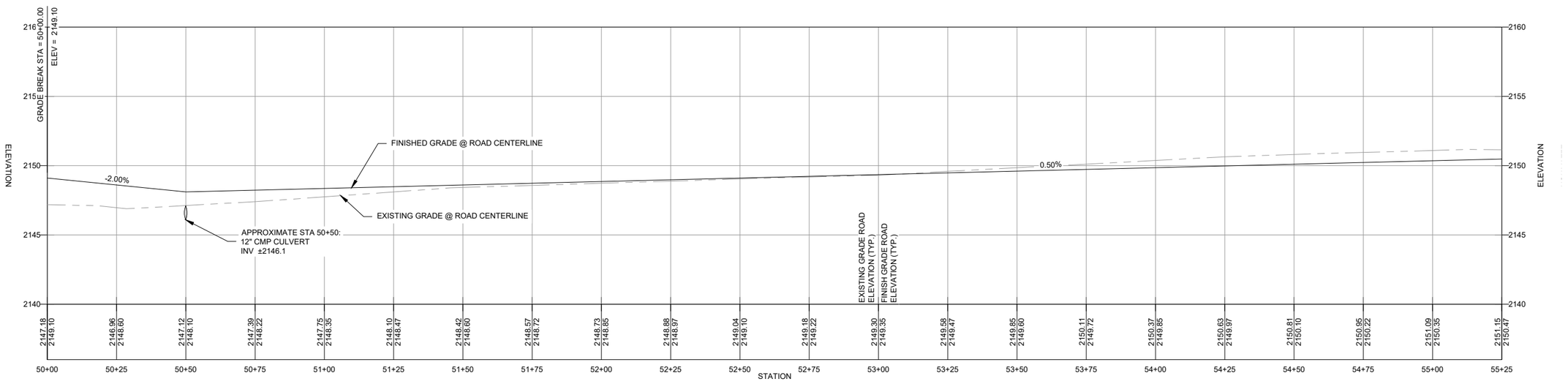
James A. Sewell and Associates, LLC
1319 NORTH DIVISION AVENUE
SANDPOINT, IDAHO 83864
(208) 263-4160

SHEET TITLE:
LONGBOW LANE
STA 32+00 TO 34+10

PROJECT:
SANDCREEK RANCH
BONNER COUNTY, IDAHO

DATE:	02-24-2026
SCALE:	AS SHOWN
DESIGNED:	BSB
DRAWN:	NCF
CHECKED:	BSB
PROJ NO.:	19637-25-001
CAD FILE:	E-SEITZ





0 10 20 40
HORIZONTAL SCALE IN FEET
0 2 4 8
VERTICAL SCALE IN FEET

PROFESSIONAL ENGINEER REGISTERED 8607 3/5/2026 STATE OF IDAHO B. SCOTT BROWN

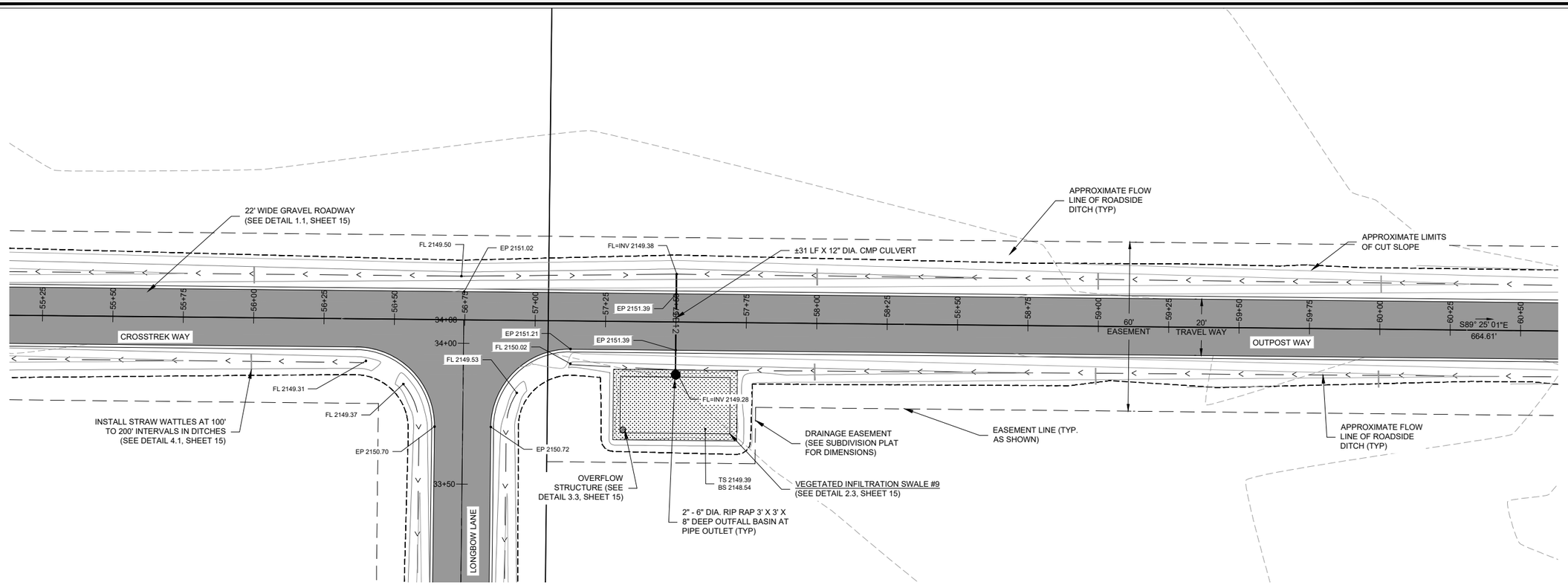
No.	DATE:	REVISION	DRN/CHK

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(208) 263-4160

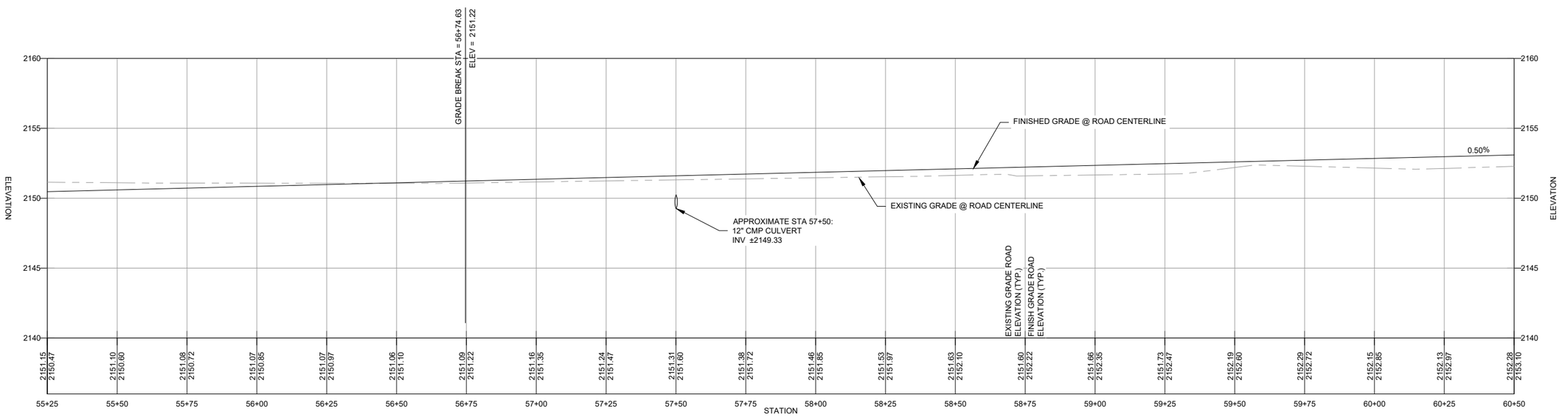
SHEET TITLE:
CROSSTREK WAY
STA 50+00 TO 55+25

PROJECT:
SANDCREEK RANCH
BONNER COUNTY, IDAHO

DATE:	02-24-2026
SCALE:	AS SHOWN
DESIGNED:	BSB
DRAWN:	NCF
CHECKED:	BSB
PROJ NO.:	19637-25-001
CAD FILE:	E-SEITZ



0 10 20 40
HORIZONTAL SCALE IN FEET
0 2 4 8
VERTICAL SCALE IN FEET



PROFESSIONAL ENGINEER
REGISTERED
8607
2/5/2026
STATE OF IDAHO
B. SCOTT BROWN

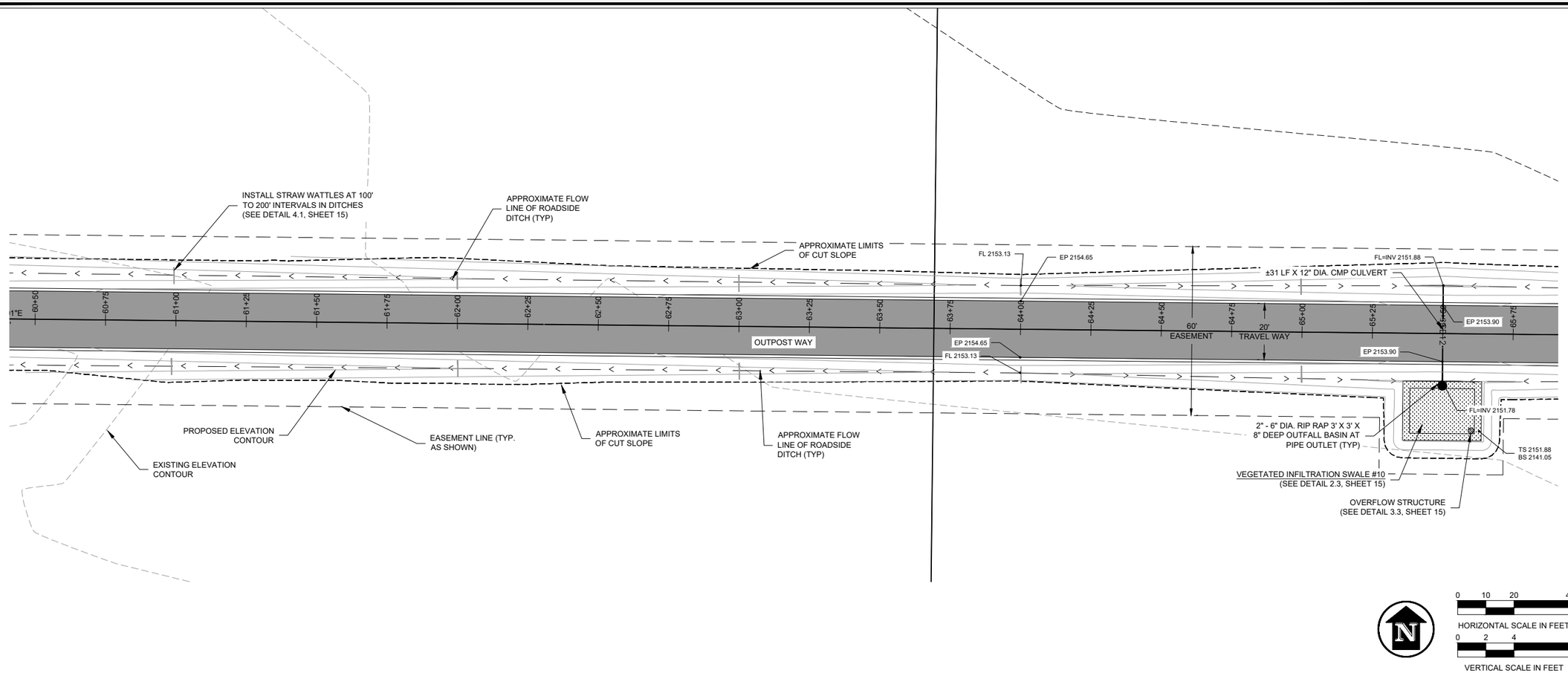
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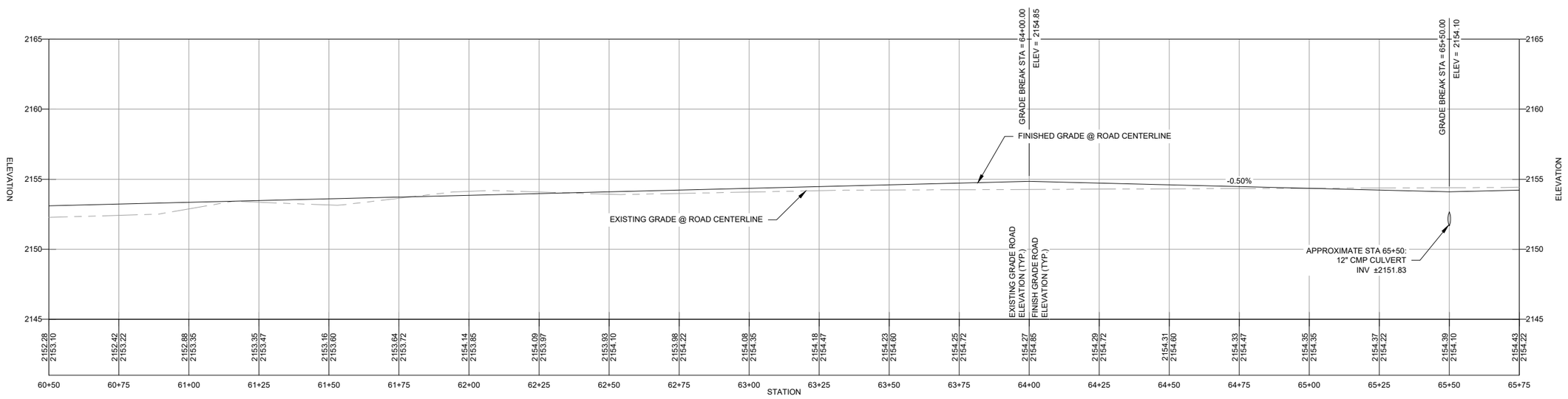
James A. Sewell and Associates, LLC
1319 NORTH DIVISION AVENUE
SANDPOINT, IDAHO 83864
(208) 263-4160

SHEET TITLE:
CROSSTREK WAY & OUTPOST WAY
STA 55+25 TO 60+50

PROJECT:
SANDCREEK RANCH
BONNER COUNTY, IDAHO

DATE:	02-24-2026
SCALE:	AS SHOWN
DESIGNED:	BSB
DRAWN:	NCF
CHECKED:	BSB
PROJ NO.:	19637-25-001
CAD FILE:	E-SEITZ





PROFESSIONAL ENGINEER
REGISTERED
8607
3/5/2026
STATE OF IDAHO
B. SCOTT BROWN

No.	DATE:	REVISION	DRN/CHK

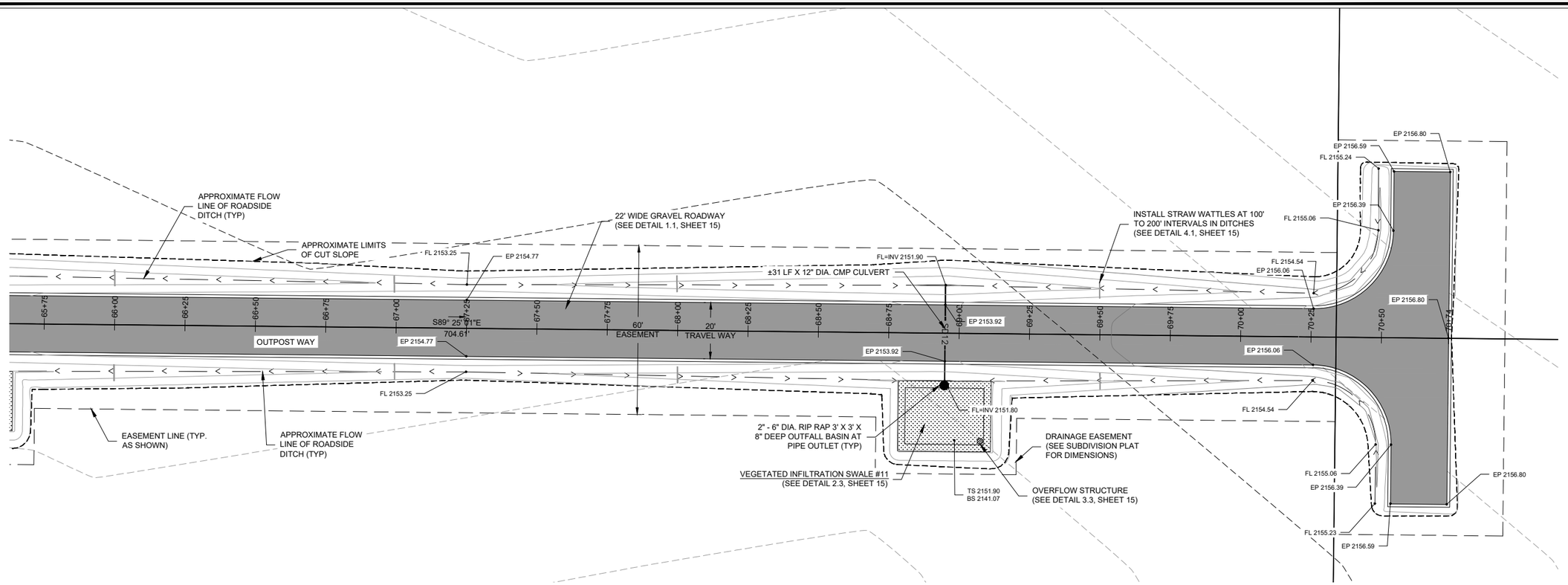
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SANDPOINT, IDAHO 83864
(208) 263-4160

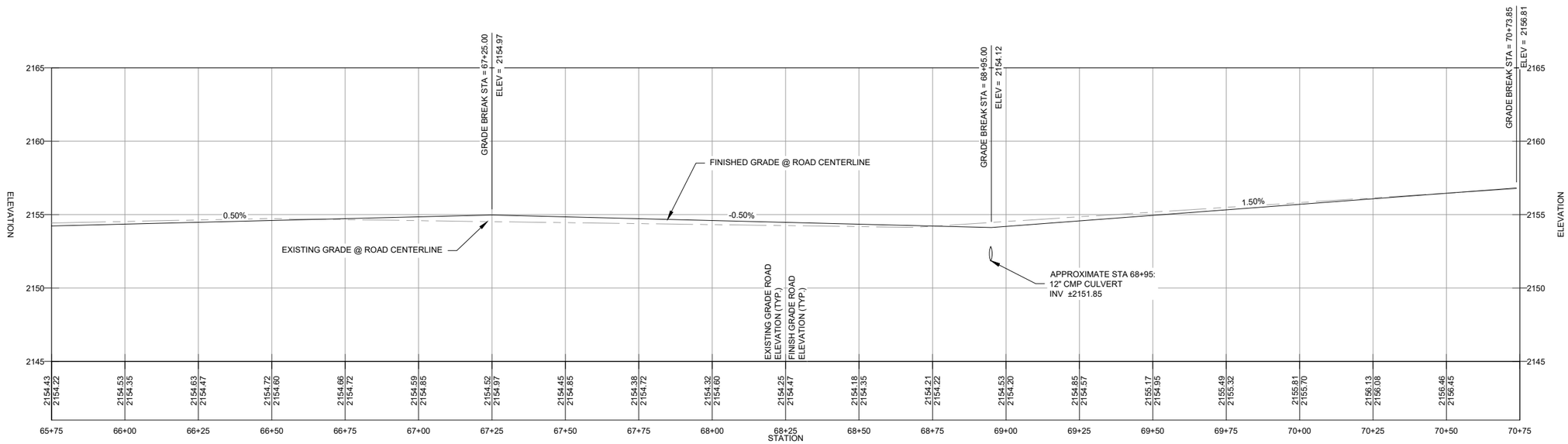
SHEET TITLE:
OUTPOST WAY
STA 60+50 TO 65+75

PROJECT:
SANDCREEK RANCH
BONNER COUNTY, IDAHO

DATE:	02-24-2026
SCALE:	AS SHOWN
DESIGNED:	BSB
DRAWN:	NCF
CHECKED:	BSB
PROJ NO.:	19637-25-001
CAD FILE:	E-SEITZ

SHEET 12 OF 15





PROFESSIONAL ENGINEER REGISTERED 8607 2/5/2026 STATE OF IDAHO B. SCOTT BROWN

No.	DATE:	REVISION	DRN/CHK

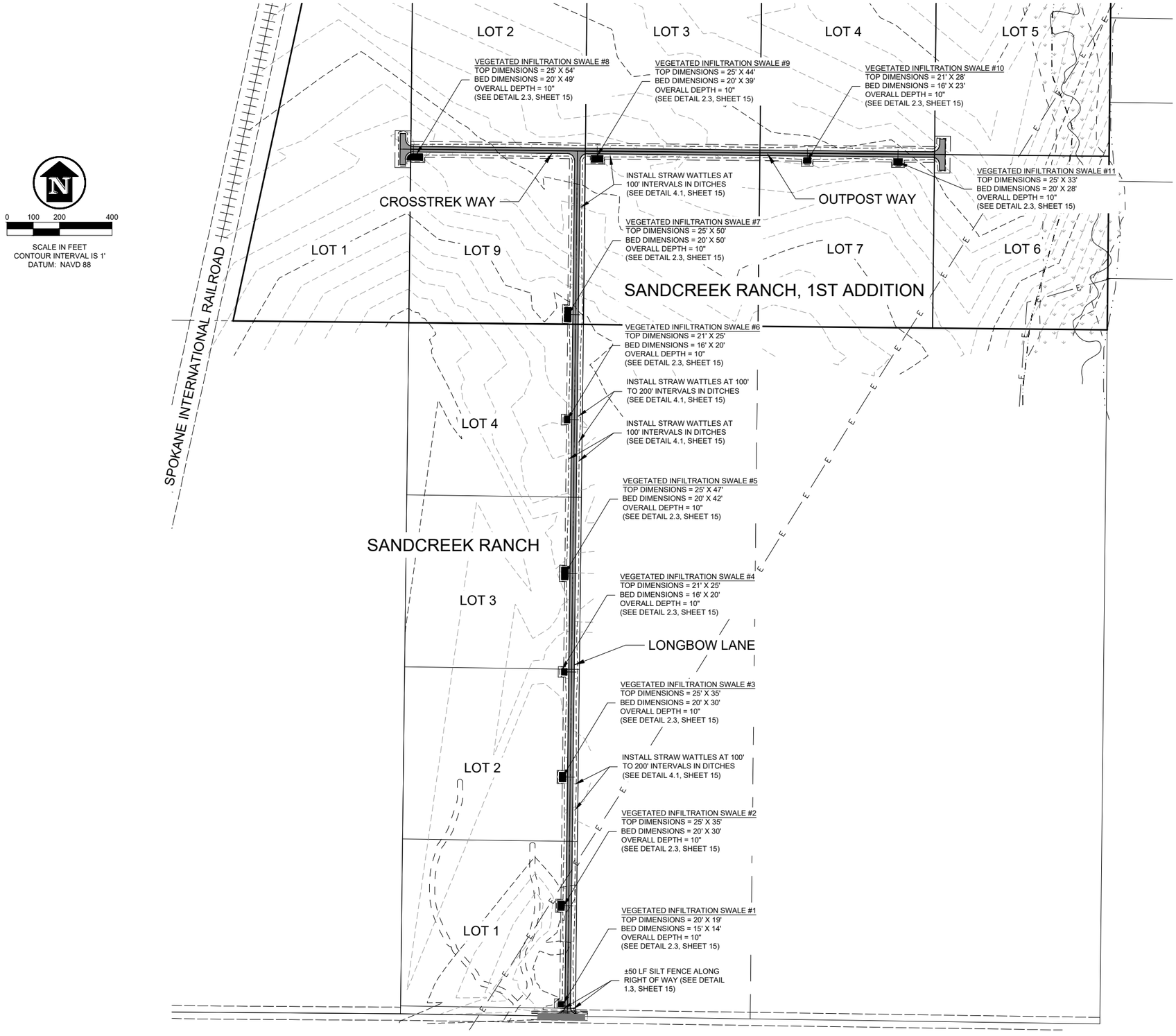
James A. Sewell and Associates, LLC
1319 NORTH DIVISION AVENUE
SANDPOINT, IDAHO 83864
(208) 263-4160

SHEET TITLE:
OUTPOST WAY
STA 65+75 TO 70+75

PROJECT:
SANDCREEK RANCH
BONNER COUNTY, IDAHO

DATE:	02-24-2026
SCALE:	AS SHOWN
DESIGNED:	BSB
DRAWN:	NCF
CHECKED:	BSB
PROJ NO.:	19637-25-001
CAD FILE:	E-SEITZ

SHEET 13 OF 15



CALL
2 WORKING DAYS
BEFORE YOU DIG!
Bonner Boundary One Call
811

PROFESSIONAL ENGINEER
REGISTERED
8607
2/5/2026
STATE OF IDAHO
B SCOTT BROWN

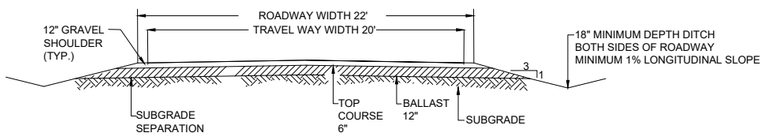
No.	DATE:	REVISION	DRN/CHK

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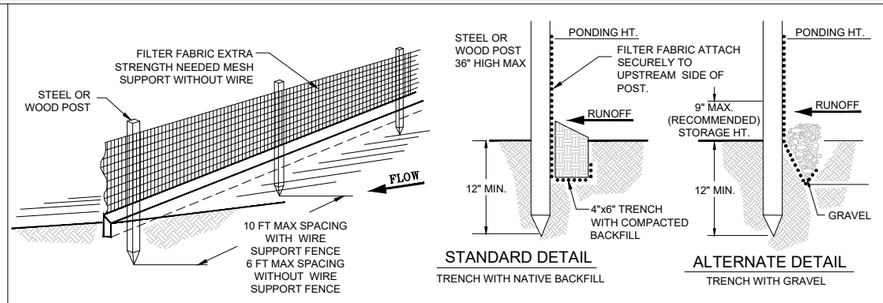
SHEET TITLE:
STORMWATER MANAGEMENT AND EROSION CONTROL PLAN

PROJECT:
SANDCREEK RANCH
BONNER COUNTY, IDAHO

DATE:	02-24-2026
SCALE:	AS SHOWN
DESIGNED:	BSB
DRAWN:	NCF
CHECKED:	BSB
PROJ NO.:	19637-25-001
CAD FILE:	E-SEITZ

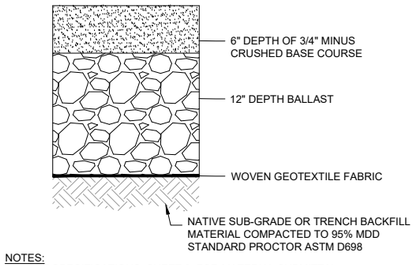


1.1 TYPICAL PRIVATE ROAD CROSS SECTION
NOT TO SCALE



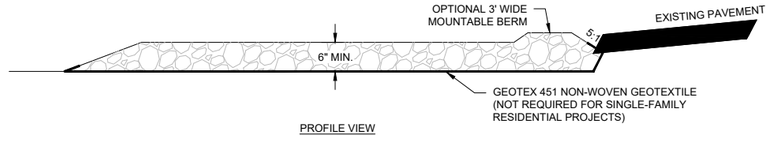
NOTES:
1. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
2. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE.
3. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS, NOT INTENDED FOR CHANNELIZED FLOW

1.3 SILT FENCE
NOT TO SCALE

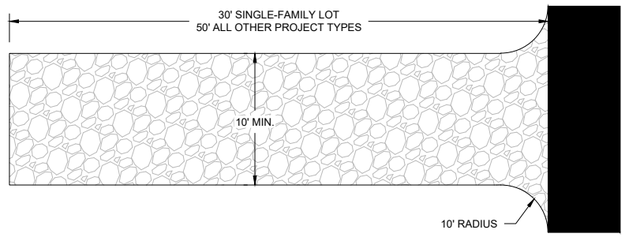


NOTES:
1. SEE SPECIFICATIONS, SHEET 2, FOR MATERIAL SUBMITTAL REQUIREMENTS.

1.5 GRAVEL ROAD SECTION
NOT TO SCALE



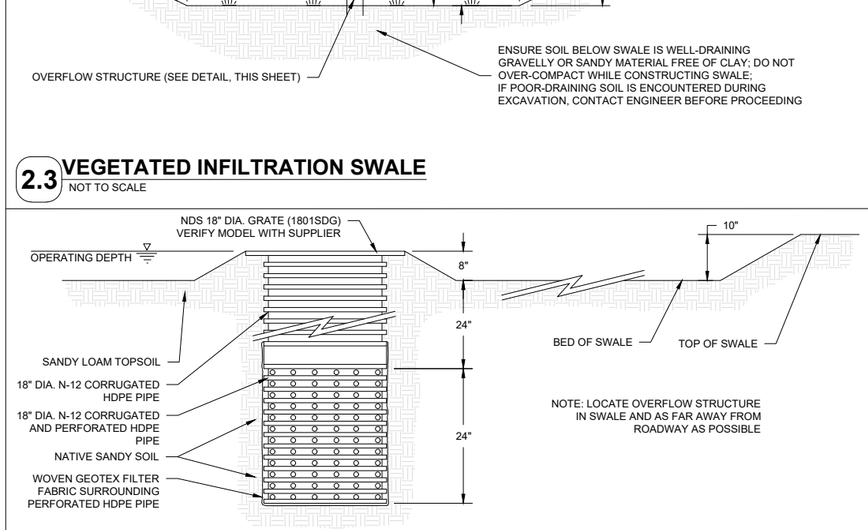
PROFILE VIEW



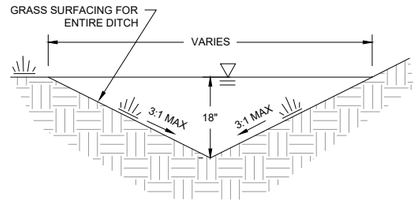
PLAN VIEW

- USE 2" STONE OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT
- ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES IS ALLOWED.
- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY OR ADJACENT STREET. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC RIGHT-OF-WAY OR ADJACENT STREET MUST BE REMOVED IMMEDIATELY.
- WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY OR ADJACENT STREET. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
- PERIODIC INSPECTION AND ASSOCIATED MAINTENANCE SHALL BE PROVIDED AFTER EACH RUNOFF-PRODUCING RAINFALL EVENT.

3.1 STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE



2.3 VEGETATED INFILTRATION SWALE
NOT TO SCALE

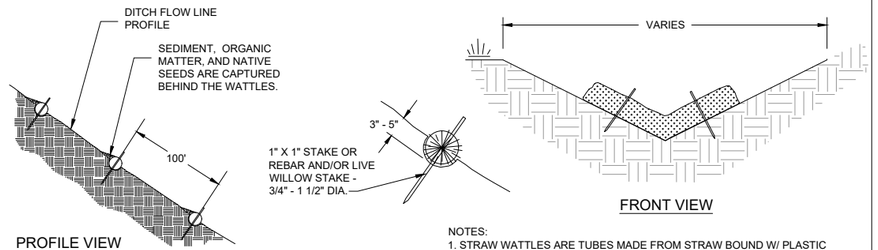


OPEN FIELD PLACEMENT

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.*

2.5 GRASSY ROADSIDE DITCH
NOT TO SCALE

3.3 OVERFLOW STRUCTURE
NOT TO SCALE



PROFILE VIEW

FRONT VIEW

NOTES:
1. STRAW WATTLES ARE TUBES MADE FROM STRAW BOUND W/ PLASTIC NETTING. THEY ARE APPROX. 9" DIA. AND 20 - 30 FT. LONG.
2. STRAW WATTLES TRAP SEDIMENT AND REDUCE SHEET & RILL EROSION BY REDUCING SLOPE GRADIENT, INCREASING INFILTRATION RATES AND BY PRODUCING A FAVORABLE ENVIRONMENT FOR PLANT ESTABLISHMENT.
3. STRAW WATTLE INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE WATTLE IN A TRENCH, 3" - 5" DEEP, DUG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND WATTLE.
4. AREAS WITH STRAW WATTLES SHALL BE SEEDED AND STRAW MULCHED IMMEDIATELY AFTER WATTLE INSTALLATION.

4.1 STRAW WATTLE
NOT TO SCALE

PROFESSIONAL ENGINEER REGISTERED 15 SEAL 8607 2/9/2026 STATE OF IDAHO B SCOTT BROWN

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

No.	DATE:	REVISION	DRN'CHK

SHEET TITLE: **DETAILS**

PROJECT: **SANDCREEK RANCH**
BONNER COUNTY, IDAHO

DATE:	02-24-2026
SCALE:	AS SHOWN
DESIGNED:	BSB
DRAWN:	NCF
CHECKED:	BSB
PROJ NO.:	19637-25-001
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SHEET 15 OF 15