

Commission Workshop Agenda May 14, 2025 - 9:00 am Chamber of Commerce – Board Room 201 E 4th Avenue, Post Falls ID 83854

- 1. Call to Order, Commissioner Roll Call
- 2. Conflict Disclosure
- 3. Consent Calendar ACTION ITEMS
 - a. Commission Meeting Minutes, April 17, 2025
 - b. Payables
 - c. Bank Activity Report
 - d. Financial Reports
- 4. Citizen Comments

This section of the agenda is reserved for citizens wishing to address the Commission regarding an Agency related issue. Comments related to future public hearings should be held for that public hearing. Persons wishing to speak will have 5 minutes.

- 5. Minor Project Post Falls Eagles (Downtown District) ACTION ITEM
- 6. Nonna Building Project (Downtown District) ACTION ITEM
- 7. Pleasant View URD Update
- 8. Introductory Project/Participant Meetings, Commissioner Participation Discussion
- 9. Executive Session Idaho Code Section 74-206(1)(f) To communicate with legal counsel for the public agency to discuss the legal ramifications of and legal options for pending litigation, or controversies not yet being litigated but imminently likely to be litigated. The mere presence of legal counsel at an executive session does not satisfy this requirement. ACTION ITEM
- 10. Staff Report
- 11. Commissioner Comments
- 12. Adjournment

Requests for accommodation of special needs to participate in the meeting should be addressed to the Office of the Executive Director, 201 E. 4th Avenue, Post Falls, Idaho 83854, or call (208) 777-8151.

POST FALLS URBAN RENEWAL MINUTES April 17, 2025

CALL TO ORDER, ROLL CALL AND PLEDGE OF ALLEGIANCE

Chairman Jamè Davis called the meeting to order at 9:00 a.m. Executive Director Joseph Johns called the roll. Present, in addition to Davis were Commissioners Melissa Hjeltness, Len Crosby, Pat Leffel and Christi Fleischman. Commissioners Clemensen and Coles were absent. Counselor Pete Bredeson was also present. Leffel led the Pledge of Allegiance.

CEREMONIES, APPOINTMENTS AND ANNOUNCEMENTS None

CONFLICT DISCLOSURE None

CONSENT CALENDAR

Johns introduced the Consent Calendar. Item A in the Consent Calendar is the Commission Meeting Minutes, March 20, 2025

Item B is the District Review Committee Meeting Minutes, April 2, 2025

Item C is the Finance & Policy Committee Meeting Minutes, April 7, 2025

Item D is the payables for this month totaling \$7,775.64.

Item E is the Bank Activity Report which shows total funds in all accounts of \$3,749,791.13 and accrued interest for the month of \$9,156.56.

Item F is the financial reports as of March 31st.

Approval of the consent calendar will authorize a transfer of \$7,775.64 to the First Interstate Checking Account for the monthly payables and \$9,156.56 accrued interest to the General Fund.

Commissioner Crosby made a motion to approve the Consent Calendar as presented, seconded by Leffel. Roll Call Vote: Fleischman – Aye; Hjeltness – Aye; Leffel – Aye; Crosby – Aye; Davis – Aye. Motion carried.

COMMITTEE UPDATES

Finance & Policy – Crosby: A review of the March financial statements was completed. The committee completed a review of the Warren Playfield agreement between the Commission and the City for the funding of improvements. The document was also looked at for use as a template for future funding agreements with the City for improvements within a district. A review of the FY2025 budget status was completed. The current fiscal year is expected to be completed under budget. Agency Policy #1 was reviewed and changes to the policy's supporting documentation were discussed. HB436 was recently passed by the Idaho Legislature and signed into law by the Governor. It's possible that projected tax increment revenues for existing Districts could be impacted. The bill also allows for a city to approve an ordinance dissolving an existing urban renewal commission and any existing urban renewal districts

regardless of outstanding obligations. It may be that future legislative sessions or judicial action will resolve the problems with this bill.

District Review – Fleischman: The committee met on April 2nd to review a couple of Project Questionnaires submitted by prospective participants in the Downtown URD. More information is being gathered on these projects. Several new district options were discussed with the goal of having smaller districts with shorter lifespans and making the most community impact. The committee agreed to meet quarterly to document district activity and report back to the full commission.

Communication, Property and Personnel - Johns commented that the committee did not meet. Nothing to report.

CITIZEN COMMENTS None UNFINISHED BUSINESS None

NEW BUSINESS None

STAFF REPORT

Johns stated the 2024 Final Market Values have been published by the County Auditors Office allowing for a clearer picture of the TY2024 increment remittances to be received this year. The agency's prior estimates changed very little.

Johns attended the Idaho State Controller's Office webinar training for submissions to this year's Local Government Registry. The Agency's code required local government registry submission should be completed within the month.

ICRMP representative Debbie Ferguson visited the Agency office to provide updates of ICRMP related information, including training opportunities available through the program.

COMMISSIONER COMMENTS None

CHAIRMAN COMMENT None

ADJOURNMENT

Davis asked for a motion to adjourn. Commissioner Leffel made the motion, seconded by Fleischman. All in favor by voice vote. Meeting was adjourned at 9:10 am.

Respectfully submitted,

Joseph Johns, Executive Director

Bank Activity Report

April 2025

Cash Section		
Checking: First Interstate		
Beginning Balance		\$ 11,426.87
Deposits	\$ 16,805.04	
Withdrawals	\$ (17,388.21)	
Ending Balance		\$ 10,843.70
Outstanding Checks	\$ (1,317.84)	
Account Balance		\$ 9,525.86
Idaho Central CU - Savings		
Beginning Balance		\$ 25.00
Interest		
Ending Balance		\$ 25.00
Investment Section		
LGIP General Fund 1829		
Beginning Balance		\$ 1,290,170.14
Contributions	\$ 13,982.75	
Withdrawals	\$ (7,775.64)	
Ending Balance		\$ 1,296,377.25
Outstanding Transfer		
Account Balance		\$ 1,296,377.25
LGIP Capital Improvements 1910		
Beginning Balance		\$ 2,450,070.57
Contributions	\$ 18,185.52	
Withdrawals	\$ (9,156.56)	
Ending Balance		\$ 2,459,099.53
Outstanding Transfer		
Account Balance		\$ 2,459,099.53

Total Funds All Accounts:

\$ 3,765,027.64

April 2025

Interest

State Pool - LGIP 1910	\$ 8,881.19
Total	\$ 8,881.19

Post Falls Urban Renewal Agency - In-House Balance Sheet As of April 30, 2025

	Apr 30, 25
ASSETS	
Current Assets	
Checking/Savings	0.505.90
First Interstate Bank- Checking	9,525.86
LGIP1029-General Fund	2 459 099 53
Savings - Idaho Central CU	2,400,000.00
Total Checking/Savings	3,765,027.64
Other Current Assets	
Accounts Receivable - Taxes	27,706.00
FMV - State Investment Pool	7,698.00
Interest Receivable	12,534.00
	4,243.00
Total Other Current Assets	52,181.00
Total Current Assets	3,817,208.64
TOTAL ASSETS	3,817,208.64
LIABILITIES & EQUITY Liabilities Current Liabilities Accounts Payable	77 50
Total Accounts Payable	77.50
Other Current Liabilities Accrued Vacation Payable 24000 · Payroll Liabilities	3,411.03
ID- Unemployment Payable 24000 · Payroll Liabilities - Other	11.04 3,235.59
Total 24000 · Payroll Liabilities	3,246.63
Total Other Current Liabilities	6,657.66
Total Current Liabilities	6,735.16
Total Liabilities	6,735.16
Equity Committed Fund Balance Nonspendable Fund Balance 32000 · Unrestricted Net Assets Net Income	1,349,484.00 3,544.00 1,651,268.40 806,177.08
Total Equity	3,810,473.48
TOTAL LIABILITIES & EQUITY	3,817,208.64

11:43 AM 05/08/25

Accrual Basis

Post Falls Urban Renewal Agency - In-House

Profit & Loss

April 2025

	Apr 25	Oct '24 - Apr 25
Ordinary Income/Expense		
Income		
Downtown District	4,834.69	546,041.93
Interest	13,983.19	88,758.44
Pleasant View District	0.00	12,527.41
Post Falls Technology District	4,194.27	698,820.46
Total Income	23,012.15	1,346,148.24
Gross Profit	23,012.15	1,346,148.24
Expense		
Audit	0.00	12,770.00
Computer Software	7.00	47.00
Contingency	0.00	1,929.50
District Payments	0.00	459,789.56
Marketing & Education Materials	0.00	308.70
Meetings	0.00	190.00
Office Equipment	0.00	144.15
Website Design, Hosting & Maint	0.00	349.95
62140 · Legal Fees	875.00	7,162.50
62150 · Other Contract Services	77.50	77.50
62890 · Rent	0.00	7,990.00
65030 · Printing and Copying	10.83	143.50
65040 · Office Supplies	0.00	38.60
65050 · Telephone, Telecommunications	0.00	800.40
65110 · Advertising & Legal Notices	0.00	66.35
65120 · Insurance	0.00	198.00
65150 · Dues & Memberships	300.00	850.00
66000 · Payroll Expenses	6,819.03	47,115.45
Total Expense	8,089.36	539,971.16
Net Ordinary Income	14,922.79	806,177.08
Net Income	14,922.79	806,177.08

Fund Reconciliation:			4/30/2025	
QB				
First Interstate - Checking LGIP - 1829 LGIP - 1910 Savings - Idaho Central CU Total	GF GF CIP GF	\$ \$ \$	9,525.86 1,296,377.25 2,459,099.53 25.00	\$ 3,765,027.64
FUNDS				
General Fund	GF	\$	1,305,928.11	
Capital Improvement Fund Total	CIP	\$	2,459,099.53	\$ 3,765,027.64
C.I. Fund Allocation:				
Pleasant View		\$	(50,162.27)	
PF Technology		⇒ \$ \$	2,421,972.53 2,459,099.53	

Post Falls Urban Renewal Agency

Increment Received District Obligation Balance

	Pleas	ant View	Downtown	PF Tech Dist.	Total
Termination Date	2	2041	2041	2038	
Sep	-24	-	1,036.90	25	1,036.90
Oc	t-24	-	24,152.24	734.64	24,886.88
Nov	/-24	-	2,632.73	186.32	2,819.05
*Dec	-24	-	9,752.23	9,958.71	19,710.94
Jar	1-25	5,354.31	331,566.58	644,594.12	981,515.01
Reimbursement Feb	-25	7,173.10	166,878.47	32,661.26	206,712.83
Mar	-25	4	6,224.99	6,491.14	12,716.13
Арг	-25	-	4,834.69	4,194.27	9,028.96
May	/-25				
Jun	1-25				÷.
Ju	I-25				
Aug	-25				
Sep	-25				
Total YTD	1	2,527.41	547,078.83	698,820.46	1,258,426.70
Approved Obligation		-	6 035 511 02	-	6 035 511 02
Obligation Balance @ 3/31	/25	1	4,527,030.17		4,527,030.17
Carry over @ 3/31	/25 (5	0,162.27)	82,454.58	2,417,778.26	2,450,070.57

Post Falls Urban Renewal Agency - In-House **Unpaid Bills Detail** As of May 14, 2025

Туре	Date	Num	Due Date	Aging	Open Balance
Alpine Summit C Bill	PA's 04/30/2025	14084	05/30/2025		77.50
Total Alpine Sumr	nit CPA's				77.50
Bredeson Law G Bill	roup 05/06/2025	1258	06/05/2025		343.75
Total Bredeson La	aw Group				343.75
Canon Solutions Bill	America, Inc. 05/01/2025	6011788170	05/31/2025	_	6.13
Total Canon Solut	ions America, Inc.				6.13
Mastercard Bill	05/01/2025	4518-May2	05/31/2025		1,876.20
Total Mastercard					1,876.20
TAL					2,303.58

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POST FALLS URBAN RENEWAL AGENCY

Project Questionnaire and Evaluation

Applicant:			
Name of Project: Eagle's Remo	odel		
Name of Applicant: Post Falls Eag	gles		
Address: 209 E. Railroad Ave.		Phone: 208-	773-2923
Post Falls, ID 83854			
		-	
Ownership Capacity:			
Recorded property own	ners as of	(date).	
Purchasing as of	(date) under	contract with	no contingencies.
Purchasing as of	(date) under	contract cont	ingent upon approval by
Agency of request for	assistance for public impro	ovements.	,ı
Authorized agent of th	e foregoing, duly authoriz	ed in writing (written authorization mus
De attached).			
Location (or legal description) o	f project:		
200 E. Bailroad Ava	i project.		
209 E. Halli Vau Ave.			
Post Falls, ID 83854			
General description of husiness			
Members only Non-profit	1		
Members only Non prom			
Total number of jobs to be o	created:	n/a	_
Number of jobs created	in first year:		n/a
Number of jobs created	in second to fourth year:		n/a
Number of jobs created	in fourth vear forward:		n/a
Estimated average value of	wages and benefits for jo	bs created:	\$ <u>n/a</u>
General description of site impro	ovements:		

paving parking lot, added swales, added outside sprinkler system, handicap parking, sidewalks and curbing. Also, adding two (2) trees. Added 20 feet 2 story per city or URD requirement, to the front of the building, added 16 feet to the back of building. Also, required to upgrade fire suppression system and rain gutters, and paving the alley from Frederick Rd to our property line

Assistance:

Are you requesting assistance through the Minor Project Program (maximum \$250,000 reimbursement) or standard increment tax funding? ■ Minor Project □ Standard

Describe the assistance for public improvements being requested: See Above

If the Urban Renewal Agency is unable to provide the assistance identified above, would your business otherwise be able to locate (relocate) in Post Falls?
If the Agency was required to incur debt to construct the improvements, would you or your business be able to provide an independent financial guarantee to repay the debt incurred by the Agency? \Box Yes \blacksquare No
PROJECT EVALUATION
<i>Ownership:</i> The primary business operation in the proposed district is Social Club
<i>Project Location:</i> Within tax increment portion of an existing plan area: ■ Yes □ No Within a defined economically disadvantaged border community area: □ Yes No □ Not within any already defined area: □ Yes □ No
Type of Business: Skilled manufacturing & research Multi-family housing Professional office Retail commercial Semi-skilled manufacturing Recreational Other: Fraternal Order of Eagles; private members club
Jobs Created: Percentages of minimum wage by wage bracket: <u>n/a</u>
New Buildings and Personal Property Value: ?
Bracketed taxable value per employee: <u>?</u>
Improvements Requested:

paving parking lot, added swales, added outside sprinkler system, handicap parking, sidewalks and curbing. Also, adding two (2) trees. Added 20 feet 2 story, per city or URD requirement, to the front of the building, added 16 feet to the back of building. Also, required to upgrade fire suppression system and rain gutters, and paving the alley

Water and/or sewer and/or street infrastructure needed:

Water system inside upgrade and new independent sprinkler system off main line

Other public infrastructure needed:

n/a

Fraternal Order of Eagles

Post Falls Aerie #3682 P.O. Box 636 Post Falls, ID 83854 (208) 773-2923

January 21, 2025

To Whom It May Concern,

Post Falls Aerie #3682's authorized agent is our President, Daniel Selph.

Thank you,

Pidenson, Acc

Sue Pederson Secretary

Fraternal Order of Eagles Post Falls Aerie #3682 P.O. Box 636 Post Falls, Idaho 83854

March 31, 2025

Post Falls Urban Renewal Agency 201 E 4th Ave Post Falls, Idaho 83854

Subject: Request for Reimbursement

Dear Post Falls Urban Renewal Agency,

Introduction:

I am writing to formally request reimbursement for the costs of the urban renewal project of Post Falls. I have included a list of costs incurred while making required upgrades.

 "We are submitting a request for reimbursement for expenses related to [Project Name/Description]."

•

Details of Expenses:

The total amount we are requesting reimbursement for is \$84,543.08. Please find attached documentation supporting these expenses, including: Companies, Projects and Amounts; hyc [list types of documents, e.g., receipts, invoices, etc.]."

- 0

Call me for any questions Leif ide Jr. 208-818-3412

Companies, Projects and Amounts

A&J Excavation ; Construction entrance Subgrade Swele Prep Drywell Storm drains	
Inclusions	\$52,395.58
A&J Excavation ;	
Rain leaders	
Water service	\$\$6,694.50
Summit Concrete;	
Swele and tree curbing	
Front sidewalk only (no walkways)	\$17,000.00
AAAfixit;	
Provide and plant two leaf trees	
Hidro seed 1200 sq. ft.	
Labor is volunteered	\$2,803.00
Advanced Technology Surveying;	
First Staking for Interior Curb and Sidewalk	\$5,750.00

Total

84,643.08

ESTIMATE

A&J Excavation LLC 5131 E Burma Rd Harrison, ID 83833 ajglynn0101@gmail.com +1 (208) 659-9092



Ship to Leif Post Falls Eagles E. Railroad Ave Post falls, Idaho 83854

Bill to Leif Post Falls Eagles E. Railroad Ave Post falls, Idaho 83854

Estimate details

Estimate no.: 1046 Estimate date: 11/04/2024 Expiration date: 11/18/2024

#	Date	Product or service	Description	Qty	Rate	Amount
1.	11/01/2024	Construction entrance	Build, maintain, and remove construction entrance per plans	1	\$0.00	\$0.00
2.	11/01/2024	Subgrade	Excavate, and haul off all excess material in swales, parking areas, road surfaces, including subgrade under all new concrete	1	\$0.00	\$0.00
3.	11/01/2024	Swale prep	Shape and subgrade all new swale areas. Includes construction of wall along the east swale to shore neighboring property	1	\$0.00	\$0.00
4.	11/01/2024	Drywell	Purchase and install drywell per plans	1	\$0.00	\$0.00
5.	11/01/2024	Storm Drains	Purchase and install downspouts on east side of building and connect to new drywell	1	\$0.00	\$0.00
6.	11/01/2024	Asphalt Paving	Fine grade and pave up to 3' into Railroad Avenue, pave 20' wide public alley easement up to property line. Also includes 2" paving or chipseal in new parking area.	1	\$0.00	\$0.00
7.	11/01/2024	Inclusions	Price includes all labor and materials to complete above work per plans	1	\$0.00	\$0.00

			work, landscaping, topsoil, surveying, snow removal, compaction testing or any unforeseen sight conditions			
9.	11/01/2024	Estimate total		1	\$52,395.58	\$52,395.58
10.	11/07/2024	Payment agreement	Payments for project will be 1/3 down, 1/3 upon completion of subgrade, drywell, swales, rain leaders, and down spouts, final payment upon completion of all asphalt paving.	1	\$0.00	\$0.00
			Total		\$	52,395.58
			Overdue			12/13/2024
				Expiry date		11/18/2024

Accepted date 11/08/2024

Accepted by leif

ESTIMATE

A&J Excavation LLC 5131 E Burma Rd Harrison, ID 83833

Bill to Leif

t,

ajglynn0101@gmail.com +1 (208) 967-4919



Ship to Leif Post Falls Eagles E. Railroad Ave Post falls, Idaho 83854

E. Railroad Ave Post falls, Idaho 83854

Post Falls Eagles

Estimate details

Estimate no.: 1047 Estimate date: 11/18/2024 Expiration date: 12/02/2024

#	Date	Product or service	Description	Qty	Rate	Amount
1.	11/18/2024	Rain leaders	Purchase, install, and tie into storm sewer additional rain leaders not in original bid	1	\$1,781.86	\$1,781.86
2.	11/18/2024	Water service	Tap existing waterline, tie in new irrigation waterline and set new 1" water meter and meter boxes with stub up to accommodate new Irrigation and landscaping	1	\$4,912.64	\$4,912.64
			Total		ę	\$6,694.50
				Expiry date		12/02/2024

Accepted date

Accepted by

16 467"

(208) 818-3412 aadfixit/05@grmal.com Rathdrum, Idaho Proposal Submitted to: Eagles club 209 Rairoad ave Post Fails 10 Phone #: Contact Name: Eagles prester Dan Eagles club 209 Rairoad ave Phone #: Post Fails 10 Total Prior Contact Name: Eagles prester Dan Eagles club 209 Rairoad ave Phone # 2: Email: Total Prior State Tages prestered colspan="2">State Prior Page Provide two leaf trees(post falls specs) and plant. Hidro seed 1200 sq. ft. 2 days labor S2,950.00 AAAFixit Material Handling fee (20%)	-	Leif Yde Jr.		Today's Date:	3-7-2025
Proposal Submitted to: Eagles club 209 Railroad ave Post Falls ID Contact Name: Eagles president Dan Phone # : Phone # 2: Email: Top soil for swell and other areas (about 4" deep), 35 cubic yards Provide two leaf trees(post falls specs) and plant. Hidro seed 1200 sqr. ft. 2 days labor \$2,950.00 \$2,950.00 S2,950.	For All Your Home & Property Meeds	(208) 818-3412 aaafixit05@gmail.com Rathdrum, Idaho	C	construction Prop	posal
Eagles club 209 Railroad ave Phone #: Post Falls ID Phone # 2: Email: Total Price Email: Subic yards Provide two leaf trees(post falls specs) and plant. Hidro seed 1200 sqr. ft. 2 days labor \$2,950.00	Proposal Submitted to:		Contact Name:	Eagles president Dan	,
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2 days labor \$2,950.00 \$2,950.00	Hidro seed 1200 sgr. ft.				
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AAAFixit Material Handling fee (20%)					
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AAAFIXII Material Handling fee (20%)		8		al Landling for (00%)	11-12 - 2
		An Assail, and the start	AAAPIXIT Mater	10% for over \$1 (100

			Subtotal	\$2,950.00
	military o	liscount 5%	Discount	\$147.00
			Тах	
Contract Signature:	Date:	Total:	\$2,80	03.00

All work to be completed in substantial workman like manner according to specifications submitted, per standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written change orders, and will become an extra charge over and above the estimate. All agreement is contingent upon strikes, accidents, or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance. If either party commences leagal action to enforce its rights pursuant to this agreement, the prevailing party in said legal action shall be entitled to recover its reasonable attorney's fees and costs of litigation relating to said legal action, as determined by a court of competent judgement.

Accepted Proposal: The above prices, specifications, and conditions are satisfactory and are herby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Customer Signature:

Payment as Foliows:

PDF		Print
4	Summit Concrete Inc	EMPIRE FLATS
	P.O. Box 1143	EST343
CLINANALT	Rathdrum, ID 83858	DATE
	2086404497	03/31/2025
CONCRETE	summitconcreteinc@yahoo.com	TOTAL
		USD \$17,000.00

то

Post falls eagles

DESCRIPTION		RATE	QTY	AMOUNT
City curb and sidewalk		\$17,000.00	1	\$17,000.00
	TOTAL		USD \$	17,000.00

Invoice



Date	Invoice #
11/27/2024	24-538

PO Box 3457 Hayden, Idaho 83835 PH (208) 772-2745 FAX (208) 762-7731

Bill To

Post Falls Eagles #3682 209 East Railroad Avenue Post Falls, ID 83854

Project	Due Date				
22-130*C PF Eagl	12/27/2024				
Item	Quantity	Description	Rate	Serviced	Amount
Contract Billin Contract Billin	* 2	Contract Billing on Construction Staking Contract Billing on Construction Staking (Change Order)	3,000.00 2,750.00		3,000.00 2,750.00
-			-	A l	

Please Note: No final drawings will be released without payment in full. All accounts **Total** 30 days past due will be subject to 1.5% monthly interest and a \$25.00 monthly administrative fee. Accounts past 45 days will be subject to lien, unless payment arrangements have been made. We accept credit card payments for a processing fee of \$6.00.

\$5,750.00

\$5,750.00



AUTHORIZATION TO PROCEED

November 7, 2024

Project: 209 East Railroad Ave, PF (Eagles) Construction Staking

I hereby authorize ATS Inc. to begin work on the project listed above, under the Terms and Conditions set forth from ATS Inc. as outlined below. A deposit of 50% of the estimate price is required in order for the work outlined below to proceed.

Billing Address:

Name		
Address		
City	State:	Zip:
Telephone	Email:	

Special Consideration and or Duties:

Professional Land Surveying services to include and is specifically limited to:

1. Construction staking......Estimate \$3,000.00

- A. Office calcs and data management for staking.
- B. Stake Drywells
- C. Stake Eastside Property Line
- D. Stake Curb and Gutter on South Side
- E. PLS review of the items listed above.

*This proposal is based on receiving an electronic file for control data, calculations and staking

tasks as

outlined above being performed in 1 Field crew Trip onsite. Any re-staking or staking outside the scope of work defined above will be billed at our standard hourly rates



Advanced Technology Surveying

P.O. Box 3457, Hayden, Idaho 83835 PH. (208) 772-2745 Fax. (208) 762-7731

CHANGE ORDER

CHANGE ORDER NUMBER: 22-130-01

PROJECT: EAGLES CLUB PROJECT NUMBER: 22-130

DATE OF ISSUANCE: _____NOVEMBER 15, 2024 EFFECTIVE DATE: _____NOVEMBER 15, 2024

FROM ATS, Inc: Matt Mayberry, PLS

TO CONTRACTOR: _____ POST FALLS EAGLES #3682

PLEASE PROCEED PROMPTLY WITH THE FOLLOWING CHANGE(S):

Description:

1. Construction Staking for Interior Curb and Sidewalks, outside of original contract.

Attachments: (List documents supporting change)

If a claim is made that the above change(s) have affected Contract Price or Contract Times, any claim for a Change Order based thereon will involve one or more of the following methods of determining the effect of the change(s):

Method of determining change in Contract Price:	Method of determining change in Contract Times:
Unit Prices	Contractor's records
🗌 Lump Sum	Engineer's records
⊠ Other	Other
Estimated increase/decrease in Contract Price:	Estimated increase/decrease in Contract Times:
\$\$3300.00	Substantial Completion:days; Ready for final payment: days.

If the change involves an increase, the estimated amount and estimated times are not to be exceeded without further authorization.

RECOMMENDED:	
Mat Man Bun	1
ATS, ANCE DITTY	

AUTHORIZED:

Post Falls Eagles



April 1, 2025

Leif Yde Fraternal Order of Eagles, Post Falls Aerie #3682 PO Box 636 Post Falls, ID 83854

Re: Project cost estimates submittal

Mr. Yde,

The Post Falls Urban Renewal Agency has received your submittal of estimated/actual project cost information as requested in prior communications. Your submittal's cover letter identified it as a *"formal request for reimbursement for the costs of the urban renewal project of Post Falls"*. The information previously requested, and now provided, is for the purpose of determining your project's qualification for the program according to agency policy. Reimbursement of costs may only be considered when a participation agreement has been fully executed.

The project cost information, together with your previously submitted Project Questionnaire responses, will allow the agency to consider your project for participation in the Minor Projects Program according to agency policy.

I will promptly notify you of any additional requests for information that may arise as the agency reviews the submitted information and considers the Eagles project for participation in the program.

Thank you,

Joseph Johns

Executive Director





SURVEYORS NOTE:

- DATE(5) OF FIELD WORK: OCTOBER 2022 ¢ OCTOBER 2023.
 THE SURVEY CONTROL NETWORK AND TOPOGRAPHIC DATA COLLECTION WAS PERFORMED BY ACCEPTED GPS DATA
- PRACTICES USING A TRIMBLE R I 0-2 GNSS BASE UNIT AND TRIMBLE R I 21 GNSS ROVER UNIT.
 3) THIS SURVEY WAS PERFORMED ACCORDING TO IDAHO CODE FOR LAND BOUNDARY SURVEYS AND TOPOGRAPHIC SURVEY ELEMENTS. ANY TERRESTRIAL MEASUREMENTS AND/OR TRAVERSES PERFORMED WERE ANALYZED TO
- 4) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. THIS SURVEY DOES NOT PURPORT TO
- SHOW THE EXISTENCE OF ALL EASEMENTS AND/OR ENCUMBRANCES RECORDED OR UNRECORDED THAT MAY AFFECT THIS PROPERTY. THIS SURVEY DOES SHOW INFORMATION OF EASEMENTS THAT WERE SUPPLIED TO ATS, INC.
- 5) PROPERTY LINES SHOWN WERE DERIVED FROM RECORDED PLAT (R1), RECORDED SURVEYS (R2), CURRENT DEED(S) (R3-4) ,AND FOUND MONUMENTS AS SHOWN. THIS IS NOT A BOUNDADRY SURVEY BY ATS, INC.
- 6) THE PURPOSE OF THIS SURVEY IS TO RECOVER ANY AVAILABLE MONUMENTATION IN ADDITION TO PERFORMING A TOPOGRAPHIC/EXISTING CONDITION SURVEY AS REQUESTED FOR THE PURPOSE OF SITE DESIGN BY OTHERS.
- 7) EXISTING UTILITY PAINT LOCATES WERE UTILIZED TOGETHER WITH ABOVE GROUND UTILITY LOCATIONS AS SHOWN ARE FIELD LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION SUPPLIED TO ATS, INC., AND OBSERVED IN THE FIELD.
- 8) CONTOUR INFORMATION WAS GENERATED UTILIZING DIGITAL TERRAIN MODELING BASED ON DIRECT FIELD OBSERVATIONS. CONTOUR/VERTICAL ACCURACY ADHERES TO THE NATIONAL MAP VERTICAL ACCURACY STANDARDS.

LEGAL DESCRIPTION:

NORTH 40' OF LOTS 11-13, & LOTS 14-16, BLOCK 20, POST FALLS, SITUATE IN SECTION 03, TOWNSHIP 50 NORTH, RANGE 05 WEST, B.M., CITY OF POST FALLS, KOOTENAI COUNTY, IDAHO

PROJECT BENCH MARK

✤ TBM: FOUND 5/8" REBAR AND RED CAP "PLS 12318" @ NORTHWEST CORNER OF PROJECT NAVD 88 ELEVATION = 2167.5'

LEGEND

0	FOUND MONUMENT OF RECORD
	SITE BENCH MARK
D	CALCULATED POINT
E	ELECTRIC METER
-0-	POWER POLE
\leftarrow	GUY WIRE
X-++	LIGHT POLE
J	ELECTRIC JUNCTION BOX
₿	WATER METER
м	WATER VALVE
ð.	FIRE HYDRANT
⊘ _⊤	TELEPHONE RISER
● FP	FLAGPOLE
	MAILBOX
	BUILDING
	GRAVEL
	ASPHALT PAVEMENT
	CONCRETE
	PROPERTY BOUNDARY
	LOT LINES
<u> </u>	CONTOUR
	WATER MAIN
	GAS LINE
	OVERHEAD WIRES
xx	FENCE
	CURB
XXXX.XX'	SPOT ELEVATION

_____»



EXISTING SITE PLAN EAGLE'S CLUB POST FALLS, ID



04/16/2024



C03







The parties agree that any amendments made to this agreement must be in writing, where they must be signed by both parties to this agreement. Accordingly, any amendments made by the parties will be applied to this agreement

Both the parties hereby agree not to assign any of the responsibilities and disagreements to a third party unless considered by both parties in writing.

The contractor warrants to complete the services listed in this agreement as for the print requirement specifications, however the contractor does not represent or warrant that such services provided in this agreement will create additional sales, exposure, brand recognition, profits or other similar benefit

The parties agree that it is the contractor's responsibility to purchase an insurance policy for the construction

The parties further agree that it is the client's responsibility to maintain and insurance that covers replacement costs in the event of fire, theft, act of nature and/or casualties

AAA Fixit contractor fees will be set up as two payments: first payment upon signing of the contract and second of payment upon completion of the contract.

- \$200,310.20 Is the total sum of all the subcontractors and material quotes
- \$200,310.20 plus 13% (\$26,040.32) equals \$226,350.52 which is the total bid price.
- The contractor's fee will be divided into Two equal payments of \$13,020.16

All subcontractor quotes will be held by the contractor to be viewed by the client at any time.

Not on the contract; parking lot grading\paving, landscaping (trees, grass, sprinklers, ect.), sidewalk work, fire suppression system.

The parties hereby agree to the terms and conditions set forth and its agreement and it's this such is demonstrated by their signatures below.

Client's Signature nial Print Name **Contractors Signature** Yde Jr.



 \mathbf{z}

1

Print Name



Construction Bid Agreement

This remodeling agreement was entered into on may 28, 2024 by Eagles Club with an address of 209 Railroad Avenue, Post Falls ID 83854 and AAA Fixit with an address of 3127 Hwy 53 Rathdrum, ID 83858. Contract location where the work is to be done is the Eagles Club, Post Falls Idaho, 209 Redwood Ave

This contract is to add two additions onto the existing Eagles building, The front southside addition will be 28'x20' With a second story front look to it, The northside back addition will be 16'x28'.

AAA Fixit is responsible for the organization of all subcontractors and construction services as per this agreement, managing timely work completion, ordering all materials that are needed for the construction process, site cleanliness, to take all necessary precautions for all safety in general, to maintain the property, keep it clean, and safely dispose of any materials and hazardous waste.

Eagles Club has agreed to be responsible for paying all of the subcontractors, supply houses, and any materials that have not been put into the subcontractors' bid, port-a-john services. All invoices for the Eagles Club will be signed by the contractor before they are paid.

Any rentals or materials that have to be covered by AAA fixit for any reason will be subject to a 20% charge and billed through a separate billing at the end of each month

Time and Material

All Interior work and unseen repairs on the main building remodel will be based on time and material, that will include the demo of the interior walls, cabinets, flooring, stage, trim and anything else that needs to be removed. All prep work for all plumbing that needs to be accessible for the plumbers to do their repairs (i.e. jackhammering out the floor to expose the pipes in the main room). Also make all electrical accessible for electricians. All interior finish work that has not been bid out will also be based on time and material.Time and material will also include moving the bar, rebuilding the upgraded kitchen. All above time and materials are not currently included in this contract and will be charged separately as work is complete.

The Eagles will cover the cost for all materials and fixtures (that are not already in the subcontractors bids) to complete the interior remodel.

1



Work Description

Front and back slabs will be a mono concrete pour to meet evenly with the existing building slabs. All new exterior walls will be framed with 2x6s, all interior wall will be 2x4,all exterior walls will be sided with T1-11 to match existing walls, trusses will be ordered to print specs, metal roof will match the existing roofing

Framer/Carpenter will be responsible for framing, siding, installing the windows, roofing, the cover for rear exit, baseboard trim and any preparation the subs might need to complete their work.

The electrician will be responsible for wiring both new additions with; lights, switches and plugs. The electricians will also upgrade any wiring in the main building for the portion of the interior remodel that is needed and connecting to the existing electrical panel. Electricians are responsible for pulling their own permits

Plumbers will be responsible for all plumbing in the ground before the concrete, new plumbing for bathrooms, new plumbing for kitchen and repairing existing plumbing in the floor.

HVAC will extend new heating and air conditioning ducts into additions from existing heating and air condition systems.

AAA Fixit is not responsible for removing or moving back in any furniture dart boards pictures on walls, pool tables Etc.

7

AAA Fixit is not responsible for any price hikes or price fluctuations due to our economy.

Permit and Licenses

The Eagles agree to compensate the contractor an amount of \$65 an hour and the contractor further agrees to invoice the client for the total amount of hours and a description of the work at the end of each month.

The parties agree that in the event that the invoices are not paid within 30 days of receipt, the contractor will be entitled to charge a late fee of \$50.00.

Disagreements shall be governed by and construed in accordance with the laws of Idaho. Any disputes or differences whatsoever arising out of or in connection with this agreement shall be submitted to arbitration in accordance with the subject of laws of Idaho.





Land Use

Currently, the study area contains mostly residential lots with driveway accesses onto the street. Existing commercial lots are concentrated along Spokane Street and 4th Avenue with few exceptions. A premise of this plan is that land use will change over the next 20-30 years. Future land use in the downtown is uncertain, but multiple options provide potential vision for the study area.



Figure 7: Street trees & landscaping on Spokane Street

Who do we want to be?

In the broadest sense, there are two distinct approaches that our city can take in terms of development. The first is the downtown feel, with zero-lot-line build-out, mostly commercial or multi-use lots, on-street parking supplemented by public or private parking lots and garages, a high density of people, and fewer surface parking lots for individual businesses (see Figure 9). The second is a suburban feel, with commercial buildings separated by large, offstreet surface parking lots (see Figure 10).

To properly plan for future parking in City Center, it's very important to first answer the question: "Who do we want to be?" The TAC unanimously indicated that our Post Falls' City Center would be the former, a busy downtown dense with people and structures. A downtown that depends greatly on on-street parking, as in Figure 9.



Figure 8: Curb bulb with swale & landscaping at 4th Ave & Frederick St.

Existing Approaches

One of the trade-offs when adding on-street parking is changing access to parcels. In most lots in the study area, there's an existing driveway approach from the street. Long term, this style of land use will be phased out and replaced with alley accesses onto parcels. Short term, however, the City will work with property owners to determine when and how that transition can happen in a safe, practical manner. The goal of this plan is *not* to remove every driveway in downtown immediately. Instead, as funding becomes available and as land use changes on a particular block, those property owners will have the opportunity to work with the City on amendments to their accesses.



Figure 9: Downtown Coeur d'Alene - one bustling downtown option

POSTFALLS

How much parking will we need?

Parking needs in a downtown are unique to each city. The Post Falls City Planning Department has studied how the City Center will change and grow over time. Based on their research, data, and forecasting, City Planners provided estimates for future parking demand over each block in City Center according to the maximum build-out scenario. The estimate also considered increased commercial land use on lots near the larger thoroughfares in the city: Spokane Street, 3rd Avenue, and 4th Avenue. Future parking needs in spaces per block can be viewed in Appendix B.



Figure 10: Post Falls DMV - a large off-street parking lot

Welch Comer developed concept designs for each block in the study area to determine how much on-street parking could be provided. Comparing existing parking spaces and the proposed spaces in this plan to the future number of spaces required according to the City Planners' estimates, the result was converted to a "heat map" illustrating the deficiency or surplus of parking 20-30 years in the future, shown in Figure 11. The warmer heat map colors (orange & yellow) indicate deficient parking, while the cooler colors (green & blue) illustrate that the parking demand and availability closely match or even that a surplus is present.

The heat map clearly indicates two areas would benefit from surface level lots or multi-story parking structures: west of Spokane Street and near 4th & Idaho Street. This plan recommends the City investigate purchasing land for public parking in those areas.

Post Falls City Center Parking Plan

WELCH-COMER

A variety of design and material options could be explored for the wayfinding elements. However, one key component should unify the elements, rooted in the identifying features of Post Falls. Signage should be considered a tool to affect community economics, tourism, and a gateway to brand identity. This plan does not serve as a complete wayfinding design; only as a starting point for future wayfinding placement. Complete wayfinding design will require a concerted citywide branding effort outside the scope for this plan.



Figura 19: Example wayfinding option already in use at Falls Park

Alley Utilization

In order to provide as much street parking as possible, driveway accesses onto the street may eventually be phased out and replaced with paved alley accesses. Since the alleys are only 20' wide, they can be either one-way or two-way travel, but there is no room for parking. This concept can be implemented in both commercial and residential areas. In residential areas, alley paving could be narrower (12-15 feet wide), whereas in high-use commercial areas the alley paving would utilize the whole Right-of-Way area or possibly expanded to 25' with Right-of-Way acquisition. Downtown areas often have alley garbage pickup, which could fit well with the one-way setup for the alleys. Consideration for paving alleys could also result in alley-based mail pickup utilizing cluster mailboxes.



Figure 20: Example wayfinding option already in use at Falls Park



Figure 21: A cantennial trail wayfinding bollard





Figure 22: Existing wayfinding for the Centennial Trail at Spokane St.

What might downtown look like 20-30 years in the future?

Typical Sections

The right of way widths in the City Center vary greatly. Some streets have a right of way of only 60 feet, while others have nearly 100 feet. This variability gives the city many options on how to develop streetscapes in the future. One of the challenges of the planning team, Steering Committee, and Technical Advisory Committee was to balance the competing issues mentioned previously: parking, green space, sidewalk and bike lanes. Evidence of this is shown in Appendix E, where many options for each right of way width are shown.

Each street segment in the study area was analyzed separately for which typical section would be most appropriate in that location – though bike lanes may be advantageous on Henry Street as a connection between the northern and southern halves of the downtown area, they're not necessary on Railroad Avenue because it parallels the Centennial Trail one block south.

Post Falls City Center Parking Plan

WELCH-COMER

POSTFALLS

When will these improvements happen?

Phasing Plan

Although it is difficult to predict where and in what time frame development in the downtown area will happen, Post Falls predicts that improvements will start near Spokane St. on the east-west corridors and gradually move east from there. 3rd Ave and 4th Ave will likely reach the furthest east the fastest. This is partly because 4th Ave has already been improved from Spokane St. to William St. and because Spokane St. has been improved throughout the study area.

If the city were to get grant funding for this project, the area indicated in Figure 28 would be the primary development area. Though the city will apply for grant funding, it is not anticipated that grant funding or other public money will be the driving factor behind the majority of the improvements in the downtown area. Redevelopment and re-zoning are expected to be the largest contributors, not availability of grant funding.

What does this plan mean for the future of City Center?

The future of City Center revolves around many more factors than the amount of parking needed. Where development happens, and even more importantly *when*, will impact the rate and location for the streetscape improvements in this plan. Improvements in this plan should lead to drivers having available street parking throughout the downtown area, but that is not the only improvement. Other improvements include accommodations for pedestrians and bicyclists. Adding and widening sidewalk increases pedestrian safety and connectivity, while bike lanes and shared-use paths do the same for cyclists.

Disclaimer: Specific pavement markings will be determined with individual projects and may differ from indications in this plan. Similarly, roadway illumination shown in this plan will be determined with individual projects based on the City of Post Falls roadway illumination standards, considering the roadway classification and adjoining land uses.

1111111111111111111



Figure 28: Priority area for improvements if grant funding is available

Post Falls City Center Parking Plan

WELCH-COMER

POST FALLS URBAN RENEWAL AGENCY

Project Questionnaire and Evaluation

Applicant	:	
Name of	Project:	
Name of	Applicant:	
Address:		Phone:
Ownersh	ip Capacity:	
	Recorded property owners as of	(date).
	Purchasing as of (date) under of	contract with no contingencies.
	Purchasing as of (date) under of	contract contingent upon approval by
	Agency of request for assistance for public impro	vements.
	Authorized agent of the foregoing, duly authorized	d in writing (written authorization must
Due in sta	be attached).	
Location	(or legal description) of project:	
General	description of business:	
Tota	number of jobs to be created:	
Ν	lumber of jobs created in first year:	
Ν	lumber of jobs created in second to fourth year:	
Ν	lumber of jobs created in fourth year forward:	
Estin	nated average value of wages and benefits for job	s created: \$
General	description of site improvements:	

Assistance:

Are you requesting assistance through the Minor Project Program (maximum \$250,000 reimbursement) or standard increment tax funding?

Minor Project
Standard

Describe the assistance for public improvements being requested:

Estimated total value (cost) of improvements:

If the Urban Renewal Agency is unable to provide the assistance identified above, would your business otherwise be able to locate (relocate) in Post Falls? \Box Yes \Box No

Why?

If the Agency was required to incur debt to construct the improvements, would you or your business be able to provide an independent financial guarantee to repay the debt incurred by the Agency? \Box Yes \Box No

PROJECT EVALUATION

Ownership: The primary business operation in the proposed district is

<i>Project Location:</i> Within tax increment portion of an existing plan area: □ Yes □ No Within a defined economically disadvantaged border community area: □ Yes No □ Not within any already defined area: □ Yes □ No				
Type of Business: Skilled manufacturing & research Professional office Semi-skilled manufacturing Other:	 Multi-family housing Retail commercial Recreational 			
Jobs Created: Percentages of minimum wage by wage bracket:				
New Buildings and Personal Property Value: Bracketed taxable value per employee:				
Improvements Requested:				

Water and/or sewer and/or street infrastructure needed:

Other public infrastructure needed:

	Horn Mixed Use - Nonna Building - 102 E. 4th Street, Post Falls ID 2025.03.20				
#	CATEGORY	COST TYPE	AMOUNT	NOTES	PFURA ED Notes
	Existing structures abatement	Actual	\$ 67,695.00	Testing and removal of contaminated building material	TBD by Commission
	Existing structures removal	Actual	\$ 268,959.00	Removal of existing buildings	Expected/Typical cost - Not reimbursed on other projects in Downtown District.
	Contaminated soils testing	Actual	\$ 35,074.00	Soil programming plan with DEQ	TBD by Commission
	Contaminated soils abatement	Estimate	\$ 100,000.00	Removal of contaminated soils	TBD by Commission
	Fire Sprinklers	Estimate	\$ 28,885.00	Work performed within City property	Need clarification per City. Possibly on-site. May be Expected/Typical cost for project type.
	Domestic water	Estimate	\$ 64,310.00	Work performed within City property	Need clarification per City. Possibly on-site and more than simply "hooking up to the city system". May be Expected/Typical cost for project type.
	Sewer line	Estimate	\$ 47,524.00	Work performed within City property	Need clarification per City. Possibly on-site and more than simply "hooking up to the city system". May be Expected/Typical cost for project type.
	Electrical Service	Estimate	\$ 59,464.34	Work performed within City property	Conversion from overhead to buried service as preferred by City. Avista contract available? TBD by Commission
	Alley work	Estimate	\$ 25,724.00	Work performed within City property	City is requiring alley work adjoining the site as a public improvement. TBD by Commission
	Sidewalk repairs on Spokane St	Estimate	\$ 5,232.00	City requested repairs / improvements	Sidewalk repairs on Spokane St. & 4th Ave. pertain to "corrections, repairs & replacement" of the sidewalk that
	Sidewalk repairs on 4th St	Estimate	\$ 9,374.00	Repairs to sidewalk for providing utilities	are thought to be "very economical" according to the City. TBD by Commission
					Additonal: Has owner pursued any grants related to remediation of the site? No response as of 5/8/25.
<u> </u>					
-					
	Engineering 12%		\$ 85,468.00		
	Total		\$ 797,709.34		

New Construction HORN MIXED USE 102 E 4TH AVENUE POST FALLS, ID 83854

ARCHITECTURAL ABBREVIATIONS

AND ANGLE AT POUNDS or NUMBER TIMES CENTERLINE ACT ACOUSTICAL TILE AHJ AUTHORITY HAVING JURISDICTION ADJ ADJUSTABLE APPROX **APPROXIMATE** ARCH A.F.F. ARCHITECTURAL ABOVE FINISH FLOOR BLDG BLK BUILDING BLOCK BLKG BLOCKING BOF BOTTOM OF FOOTING BOT BOTTOM C.F.C.I. CONTRACTOR FURNISHED/ CONTRACTOR INSTALLED C.F.O.I. CONTRACTOR FURNISHED/ OWNER INSTALLED CG CORNER GUARD CJ CLG CONTROL/CONSTRUCTION JOINT CEILING CLR CLEAR CMU CONCRETE MASONRY UNIT(S) COL COLUMN CONC CONST CONCRETE CONSTRUCTION CONT CONTINUOUS CPT CARPET CERAMIC TILE CTR CENTER DBL DOUBLE DEG DEGREE DEMOLISH/DEMOLITION DEMO DEPT DEPARTMENT DIAMETER DIA DIM DIMENSION DN DOWN DR DOOR DOWNSPOUT DS DTL DETAIL DWG DRAWING EAST EXTERIOR INSULATION EIFS FINISH SYSTEM EXPANSION JOINT ELEV ELEVATION ELECT ELECTRICAL EQ EQUAL EQUIP EQUIPMENT EXIST EXISTING EXT EXTERIOR FD FLOOR DRAIN FIRE EXTINGUISHER FE FEC FIO FURNISH AND INSTALLED BY OWNER FLR FLOOR FACE OF BRICK FOB FACE OF CONCRETE FOC FOF FACE OF FINISH FOIC FURNISHED BY OWNER FOS FACE OF STUD FOW FACE OF WALL FRP FTG FOOTING GA GAUGE GALV GALVANIZED GFCI GLU LAM GYP BD HC HDR HOLLOW CORE HEADER HDW HARDWARE HDWD HARDWOOD HM HORIZ HORIZONTAL HEIGHT HT HVAC ID INSUL INSULATION INTERIOR 'J'

INT J-BOX KIT LAM LAV

FIRE EXTINGUISHER CABINET INSTALLED BY CONTRACTOR FIBER REINFORCED POLYESTER

GROUND FAULT CIRCUIT INTERRUPTER GLU-LAMINATED BEAM/WOOD GYPSUM BOARD

HOLLOW METAL HEATING VENTILATING AIR CONDITIONING INSIDE DIAMETER

JOINT JUNCTION BOX KITCHEN

LAMINATE LAVATORY

MAX MAXIMUM MECH MECHANICAL MFR MIN MISC MANUFACTURE(R) MINIMUM MISCELLANEOUS MTL METAL NOT IN CONTRACT NO NUMBER NOM NRC NTS NOMINAL NOISE REDUCTION COEFFICIENT NOT TO SCALE '0' OC OCC O.F.C.I. ON CENTER

NIC

O.F.O.

OH

PL

PLAM

PRELIM

PLY

PSF

PSI

PTBD

QTY

QUAL

RAD

RCP

RD

REC

REF

REINF

REM REST

RM

RO

RB

SC

SD

SECT

SHT SHTHG

SIM

SM

SQ

SS

ST

STC

STD

STL

STL LNTL

STRUCT

STOR

SUSP

SYMM

T&G TEMP

TOPO

U.N.O.

VCT

VERT

VEST

VG

VIF

VWC

VT

W/

W/O

WC

WD

WP

WΤ

W.R.

'V'

'W'

TS TYP

UL

SV

SPEC

SPKLR

SEWER

SF

SCHED

RT

REBAR

OCCUPANCY **OWNER FURNISHED/** CONTRACTOR INSTALLED **OWNER FURNISHED** OWNER INSTALLED **OPPOSITE HAND**

PROPERTY LINE PLASTIC LAMINATE PLYWOOD PRELIMINARY POUNDS PER SQUARE FOOT POUNDS PER SQUARE INCH PAINT PARTICLE BOARD

QUARRY TILE QUANTITY QUALITY RISER RADIUS REFLECTED CEILING PLAN ROOF DRAIN REINFORCING STEEL BARS RECESSED REFERENCE REINFORCE(D) REMOVE(ABLE) RESTROOM ROOM ROUGH OPENING

RUBBER TILE RUBBER BASE SOUTH SOLID CARE SCHEDULE

SMOKE DETECTOR, STORM DRAIN, SECTION SQUARE FOOT (FEET) SHEET SHEATHING SIMILAR SHEET METAL, SMALL SPECIFICATION

SPRINKLER

SQUARE

SANITARY SEWER, STORM STAIR(S), STREET, STAINLESS STEEL SOUND TRANSMISSION CLASS STANDARD STEEL

STEEL LINTEL STORAGE STRUCTURAL SUSPEND(ED) SHEET VINYL SYMMETRICAL

TONG & GROOVE TEMPORARY TOPOGRAPHY TUBE STEEL TYPICAL UNDERWRITERS

LABORATORIES UNLESS NOTED OTHERWISE VINYL COMPOSITION TILE VERTICAL VESTIBULE

VERTICAL GRAIN VERIFY IN FIELD VINYL TILE VINYL WALLCOVERING

WITH WITHOUT WATER CLOSET WOOD WATERPROOF WEIGHT WATER RESISTANT

DRAWING SYMBOLS





ELEVATION REFERENCE

WALL TAG

GRIDLINES

SECTION REFERENCE



(# SHT) A=

ELEVATION/CEILING TAG

KEYNOTE REFERENCE

DOOR REFERENCE **ROOM NAME & NUMBER** ROOM NAME REFERENCE RM # ● NAME ELEVATION SECTION/ELEVATION/FLOOR PLAN

APPLIANCE/FIXTURE REFERENCE



GENERAL NOTES

1	THE CONTRACTOR IS RESPONSIBLE FOR REVIEWING
1.	
	ALL FROVIDED INFORMATION, DRAWINGS, WRITTEN,
	COORDINATION BETWEEN DISCIPLINES. ANY
	INCONSISTENCIES, IRREGULARITIES, ERRORS AND
	OMISSIONS HE/SHE MAY DISCOVER ON SITE THAT MAY
	BE CONTRARY TO THE PROVIDED INFORMATION
	PRIOR TO THE START OF WORK ARE TO BE
	REPORTED TO THE ARCHITECT FOR CLARIFICATION
	BEFORE PROCEEDING WITH WORK
2	ALL CONSTRUCTION DIMENSIONS AND DETAILS SHALL
۷.	
	DRAWINGS UNLY. DRAWINGS SHALL NUT DE SCALED,
	NOTED DIMENSIONS GOVERN OVER SMALL SCALE
	DETAILS/PLANS.
3.	THE CONTRACTOR IS RESPONSIBLE FOR
	CORRECTING ANY MISTAKES OR INCONSISTENCIES AT
	THE JOBSITE TO THE SATISFACTION OF THIS OFFICE.
4	THE CONTRACTOR SHALL VERIEY ALL INFORMATION
	REFORE ORDERING ANY MATERIALS OR PERFORMING
	ANY WORK DRAWINGS WRITTEN VERBAL AND SITE
	CORRECTNESS. ANY DIFFERENCES BETWEEN ACTUAL
	SITE CONDITIONS AND INFORMATION SHALL BE
	SUBMITTED TO THIS OFFICE FOR INSTRUCTIONS AND
	CONSIDERATIONS BEFORE PROCEEDING WITH WORK.
5.	THE CONTRACTOR IS RESPONSIBLE TO VERIFY THE
	RELIABILITY AND COMPLIANCE OF ALL MATERIALS AND
	BUILDING COMPONENTS INTRODUCED AS
6	
0.	
	CONTRACTOR SHALL AT ALL TIMES PROVIDE
	PROTECTION AGAINST WEATHER TO MAINTAIN ALL
	WORK, MATERIALS, APPARATUS AND FIXTURES FROM
	DAMAGE. AT THE END OF DAYS WORK ALL NEW WORK
	LIKELY TO BE DAMAGED SHALL BE COVERED OR
	OTHERWISE PROTECTED AS REQUIRED.
7	THE CONTRACTOR SHALL MAINTAIN AT ALL TIMES
	ADEOLIATE SAFETY BARRICADES AND CLEAR ACCESS
	DAILY TRAFFIC, MOVEMENT, DELIVERIES AND SAFETY.
	O.S.H.A. REQUIREMENTS.
8.	CITY/COUNTY APPROVED PLANS SHALL BE KEPT IN A
	SECURE PLACE AND SHALL NOT BE USED BY
	WORKERS. THE CONTRACTOR SHALL BE
	RESPONSIBLE THAT ALL SUBCONTRACTORS'
	CONSTRUCTION SETS REFLECT THE SAME
	INFORMATION AND ISSUE ANY SUPPLEMENTAL
	INFORMATION AS THE PROJECT PROGRESSES THE
	CONDITION ONE SET OF PLANS WITH ALL REVISIONS,
	ADDENDA, CHANGE ORDERS, AND ANY OTHER
	REVISIONS, AT ALL TIMES. THESE ARE TO BE UNDER
	THE CARE OF THE JOB SUPERINTENDENT AND ARE TO
	BE GIVEN TO THE OWNER UPON COMPLETION OF THE
	JOB.
9.	ALL COMPONENTS CONSTRUCTED OFF SITE ARE
	REQUIRED TO BE CONSTRUCTED BY AN APPROVED
	FABRICATOR, PROVIDE VERIFICATION
10	ALL WORK PERFORMED BY THE CONTRACTOR AND
10.	IT'S SUBCONTRACTORS SHALL BE IN ACCORDANCE
	CODES AND THE RULES AND REGULATIONS OF
	CODES AND THE RULES AND REGULATIONS OF AGENCIES, DEPARTMENTS AND/OR COMMISSIONS
	CODES AND THE RULES AND REGULATIONS OF AGENCIES, DEPARTMENTS AND/OR COMMISSIONS HAVING JURISDICTION.
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- PROPER CONSTRUCTION OF ANY PART OF THE WORK SHALL BE INCLUDED AS IF THESE WERE INDICATED IN THE DRAWINGS. 17. IT IS THE CONTRACTORS RESPONSIBILITY TO FACILITATE AN ASBESTOS TEST TO VERIFY ITS EXISTENCE AND COORDINATE ITS REMOVAL AS
- REQUIRED PRIOR TO PERFORMING ANY WORK OUTLINED IN THESE DOCUMENTS.

- REFERENCING OF DRAWINGS IS FOR CONVENIENCE 18. ONLY AND DOES NOT LIMIT APPLICATION OF ANY ORAWINGS EXPOSED STEEL, WOOD AND CONCRETE SURFACES
- THAT ARE NOT INDICATED TO RECEIVE FINISHES SHALL BE SEALED TO RESIST MOISTURE. VERIFY WITH ARCHITECT PROVIDE CONCEALED ACCESS PANELS AT LOCATIONS 20. WHERE MAINTENANCE MAY BE REQUIRED, SUCH AS
- VALVES, CLEANOUTS, DAMPERS, DRAINS, ETC. COORDINATE LOCATION WITH ARCHITECT. NOTIFY THE ARCHITECT WHEN WORK IS NEARING SUBSTANTIAL COMPLETION. CONTRACTOR SHALL PROVIDE A PUNCHLIST TO ARCHITECT PRIOR TO SCHEDULING ARCHITECT'S REVIEW.
- PROVIDE INTERFACE AND COORDINATION OF ALL RADES, CRAFTS, AND SUBCONTRACTORS AS REQUIRED TO PROVIDE CORRECT AND ACCURATE CONNECTION OF ABUTTING, ADJOINING, OVERLAPPING AND RELATED WORK AND PROVIDE ALL ANCHORS. FASTENERS, ACCESSORIES, APPURTENANCES, AND NCIDENTAL ITEMS AS REQUIRED TO COMPLETE THE WORK PROPERLY, FULLY AND CORRECTLY IN ACCORDANCE WITH THE CONTRACT DOCUMENTS PROVIDE ADDITIONAL STRUCTURAL COMPONENTS
- MISCELLANEOUS METAL, BRACING, METAL OR COD APPLICABLE FIRE RETARDANT TREATED WOOD BLOCKING, BACKING, CLIPS, ANCHORS, FASTENERS AND INSTALLATION ACCESSORIES AS REQUIRED TO PROPERLY ANCHOR, FASTEN, OR ATTACH MATERIALS EQUIPMENT, APPLIANCES, HARDWARE, SYSTEMS, ASSEMBLIES, CABINET, AND ARCHITECTURAL
- FEATURES TO THE STRUCTURE. INSULATE THE BUILDING THERMALLY AND ACOUSTICALLY. INCLUDE CAULKING, SEALING, FLASHING AND RELATED WORK AS REQUIRED TO PREVENT MOISTURE INTRUSION, AIR INFILTRATION, AND LIGHT LEAKAGE. WHERE EQUIPMENT, APPLIANCES, FIXTURES AND
- SYSTEMS REQUIRE ELECTRICAL, PLUMBING, MECHANICAL AND/OR FIRE PROTECTION SERVICES, ROUGH-IN, AND CONNECTIONS OR OTHER UTILITIES AND SERVICES. OBTAIN ALL FIELD MEASUREMENTS REQUIRED FOR THE ACCURATE FABRICATION AND INSTALLATION OF THE WORK. EXACT MEASUREMENTS ARE THE CONTRACTOR'S RESPONSIBILITY. 26. THE CONTRACTOR SHALL BE IN CHARGE OF THIS
- CONTRACT AND THE SITE, AS WELL AS THE DIRECTING AND SCHEDULING OF ALL WORK. 27. FINAL RESPONSIBILITY FOR THE PERFORMANCE, INTERFACE AND COMPLETION OF THE WORK AND THE PROJECT IN ACCORDANCE WITH THE CONTRACT DOCUMENTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- CONTRACTOR TO PRESERVE AND PROTECT ALL 28. EXISTING FIRE RATINGS. INCLUDING. BUT NOT LIMITED TO PENETRATIONS, COLUMNS AND PARTITIONS. 29. CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR THE PROTECTION AND SAFEKEEPING OF STORED PRODUCTS, SUCH THAT ALL INNATE QUALITIES OF THE MATERIALS ARE MAINTAINED AND WILL REMAIN FIT FOR THEIR INTENDED USES.
- SUBSTITUTION AND ALTERNATE REQUESTS MUST BE 30. EQUIVALENT IN QUALITY, SERVICEABILITY AND DESIGN INTENT AS THE SPECIFIED PRODUCT, MUST INCUR NO ADDITIONAL COST AND SHALL NOT RESULT IN CONSTRUCTION DELAYS OR EXTENSIVE REVISIONS OF THE CONSTRUCTION DOCUMENTS. THE BURDEN OF PROOF IS ON THE CONTRACTOR. THE ARCHITECT HAS THE RIGHT TO REJECT ANY NON-SPECIFIED PRODUCT AND NON-COMPLIANT WORK. CONTRACTOR TO COORDINATE WITH OWNER AND 31.
- ARCHITECT AN ON SITE WALK-THROUGH OF INSTALLED ELECTRICAL/DATA/MECHANICAL BOX LOCATIONS PRIOR TO CLOSING UP WALLS, INCLUDING BUT NOT LIMITED TO: PANELS, OUTLETS, SWITCHES, ETC. 32. PRIOR TO FINAL INSPECTION AND OWNER'S ACCEPTANCE OF THE WORK, THE CONTRACTOR IS TO
- CLEAN ALL AREAS OF WORK IN STRICT ACCORDANCE WITH THE MANUFACTURER'S WRITTEN RECOMMENDATIONS. CLEAN EACH SURFACE AND UNIT TO THE CONDITION EXPECTED IN A NORMAL COMMERCIAL BUILDING CLEANING AND MAINTENANCE PROGRAM. PROVIDE INSULATION AT HOT WATER AND/OR DRAIN 33. PIPES AND ENSURE THAT THERE ARE NO SHARP,
- ABRASIVE, OR HOT SURFACES UNDER SINKS AND LAVATORIES. ADJOINING PUBLIC AND PRIVATE PROPERTY SHALL BE 34. PROTECTED FROM DAMAGE DURING CONSTRUCTION, REMODELING AND DEMOLITION WORK. PROTECTION SHALL BE PROVIDED FOR FOOTINGS, FOUNDATIONS PARTY WALLS, CHIMNEYS, SKYLIGHTS, ROOFS, ETC. PROVISIONS SHALL BE MADE TO CONTROL WATER RUNOFF AND EROSION DURING CONSTRUCTION OR DEMOLITION.

PROJECT TEAM

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DRAWING INDEX

GENER	AL
G0.01	COVER SHEET

CIVIL		
C1.00	COVER SHEET	
C2.00	NOTES	
C3.00	DEMOLITION PLAN	
C4.00	TESC PLAN	
C5.00	GRADING PLAN	
C6.00	STORMWATER PLAN	
C7.00	UTILITY PLAN	
C8.00	DETAILS	
C8.01	DETAILS	
C8.02	DETAILS	
LANDSCAPE		
L101	IRRIGATION SHEET	
L201	LANDSCAPE PLAN	
L501	DETAIL SHEET	
ARCHITE	ECTURAL	
A1.01	SITE PLAN	
A1.11	SITE DETAILS & AMENITIE	

DRAWING INDEX

$\widetilde{}$ ELECTRICAL 众 EK100 SITE - PHOTOMETRICS PLA ES100 SITE - ELECTRICAL PLAN mmm

FINISH MATERIAL & FIXTURE NOTE

IT IS PERMISSIBLE FOR THE CONTRACTOR TO USE A PRODUCT, BRAND OR METHOD THAT IS NOT MENTIONED IN THE FINISH LIST, PLUMBING AND FIXTURE SCHEDULES OR CONSTRUCTION DOCUMENTS. IF BY INDUSTRY STANDARD IT IS OF THE SAME QUALITY OR BETTER THEN THAT SPECIFIED. THE CONTRACTOR IS PERMITTED TO PROVIDE SUBSTITUTIONS IF THE ABOVE CRITERIA ARE MET AND DESIGN INTENT IS APPROVED BY THE ARCHITECT.



<u>ABBRE'</u>	VIATIONS:	LOC	
±	PLUS OR MINUS		
AC	ASPHALT CONCRETE		
AFN	AUDITORS FILE NUMBER	MUTCD	
APPROX	APPROXIMATELY		DEVICES
ASPH	ASPHALT	NO.	NUMBER
BC	BEGIN CURVE	NIS	
BKSW	BACK OF SIDEWALK	OHW	ORDINARY HIGH WATER
BLD	BUILDING	PED	PEDESTRIAN
BOTW	BOTTOM OF WALL (EL)	PC	POINT OF CURVATURE
BVC	BEGIN VERTICAL CURVE	PCC	POINT OF REVERSE CURVATURE
СВ	CATCH BASIN	PL	PROPERTY LINE
CL	CENTER LINE	PROP	PROPOSED
CONC	CONCRETE	PT	POINT OF TANGENCY
CTR	CENTER	PVC	POLYVINYL CHLORIDE
CULV	CULVERT	PVMT	PAVEMENT
CW	CONCRETE WALK	R	RADIUS
DI	DUCTILE IRON PIPE	ROW	RIGHT OF WAY
DWY	DRIVEWAY	RP	RADIUS POINT (CURVE/ CIRCLE)
EC	END OF CURVE	RT	RIGHT (OFFSET)
EG	EXISTING GRADE	PT	POINT OF TANGENCY
FI	FLEVATON	RWCL	RIGHT OF WAY CENTER LINE
FOC	EDGE OF CONCRETE	SD	STORM DRAIN
FOG	EDGE OF GRAVEL	SDMH	STORM DRAIN MANHOLE
FP	EDGE OF PAVEMENT	SDR	STANDARD DIMENSION RATIO
ESC	FROSION & SEDIMENTATION CONTROL	SE	SOUTH EAST
EVC	END OF VERTICAL CURVE	SF	FILTER FENCE
FX	EXISTING	SS	SANITARY SEWER
FF		SSCO	SANITARY SEWER CLEANOUT
FG	EINISHED GRADE	SSMH	SANITARY SEWER MANHOLE
FH		SSS	SANITARY SIDE SEWER
FI	FLOWLINE	STA	STATION (ALIGNMENT REFERENCE)
FOC	FACE OF CURB	STD	STANDARD
FS		TOC	TOP (BACK) OF CURB
GB	GRADE BREAK	TOE	TOE OF GRADE BREAK
GRVI	GRAVEI	TOP	TOP OF GRADE BREAK
GV		TOPW	TOP OF WALL (EL)
GW		TP	TELEPHONE POLE
		TYP	TYPICAL
		UNO	UNLESS NOTED OTHERWISE
		UT	UNDERGROUND TELEPHONE
		VC	VERTICAL CURVE
		W/	WITH
		WM	WATER MAIN
		WSDOT	WASHINGTON STATE DEPARTMENT
LF			OF TRANSPORTATION

PROPOSED FEATURES LEGEND:

	CONCRETE
	ASPHALT
	LANDSCAPE
	GRAVEL •
	SWALE BOTTOM AREA
XX.XX	SPOT ELEVATION
PERF	PERFORATED PIPE
SD	STORMWATER PIPE
SS	SANITARY SEWER
w	DOMESTIC WATER LINE
FW	FIRE WATER LINE
	TRENCH / SAWCUT LINE
	PUBLIC ROW
99+00	ROW CENTERLINE
(XX)	KEY NOTE REFERENCE
-	FLOW DIRECTION ARROW
A	FIRE HYDRANT
M	GATE VALVE (GV)
	CAP
	REDUCER (RED)
V	THRUST BLOCKING
	WATER SERVICE METER
۵	POST INDICATOR VALVE (PIV)
¢	FIRE DEPARTMENT CONNECTION (FDC)

SEWER MANHOLE (SSMH) SEWER CLEANOUT (SSCO) STORM MANHOLE (SDMH) STORM CATCH BASIN (CB) STORM CLEANOUT (SDCO) CULVERT END OUTFALL ROCK PAD CONCRETE CURB CONCRETE CURB INLET

BASE MAP/TOPOGRAPHY PROVIDED BY OTHERS. FACET CANNOT BE HELD LIABLE FOR ACCURACY. CONTRACTOR 2 BUSINESS DAYS SHALL FIELD VERIFY GRADES, UTILITIES, AND ALL OTHER EXISTING FEATURES AND CONDITIONS. IF CONDITIONS ARE NOT AS SHOWN AND/OR PLANS CANNOT BE CONSTRUCTED (UNDERGROUND UTILITY LOCATIONS ARE AS SHOWN, CONTACT FACET PRIOR TO CONSTRUCTION.

CALL 811 BEFORE YOU DIG APPROX.)









LOCAL PURVEYORS:

<u>SEWER:</u> CITY OF POST FALLS 408 N SPOKANE STREET, POST FALLS, ID 83854 PHONE: (208) 882-5724 ATTN: JOHN BEACHAM

<u>STORMWATER:</u> CITY OF POST FALLS 408 N SPOKANE STREET, POST FALLS, ID 83854 PHONE: (208) 882-5724 ATTN: JOHN BEACHAM

WATER DEPARTMENT: CITY OF POST FALLS 2002 W SELTICE WAY POST FALLS, ID 83854 PHONE: (208) 777-9857 ATTN: MÀTTHEW ISCH

SURVEY INFORMATION:

THE SURVEY AND MAPPING INFORMATION, INCLUDING BUT NOT LIMITED TO EXISTING SURFACE FEATURES, PROPERTY LINES, RIGHT-OF-WAY, CENTERLINE, EASEMENTS, AND RECORD INFORMATION, SHOWN ON THESE IMPROVEMENT PLANS WERE PROVIDED BY THE SURVEYOR BELOW. A COPY, SIGNED AND SEALED BY THE PROFESSIONAL LAND SURVEYOR IS ON FILE WITH THE DESIGN ENGINEER.

H2 SURVEYING & ENGINEERING 7600 N MINERAL DRIVE, #900

COEUR D'ALENE, ID 83815

PHONE: (208) 772-6600 SITE ADDRESS:

104 E 4TH AVE, POST FALLS, ID 83854

STANDARDS:

THE IMPROVEMENTS SHOWN ON THE PLANS SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE STANDARD DRAWINGS AND SPECIFICATIONS LISTED BELOW.

CITY OF POST FALLS STANDARD PLANS AND SPECIFICATIONS (LATEST EDITION) 1. 2. ITD STANDARD PLANS AND SPECIFICATIONS (LATEST EDITION)

LEGAL DESCRIPTION:

LOTS 3, 4, 5 AND 6, BLOCK 21, TOWN OF POST FALLS, ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK "C" OF PLATS AT PAGE 208, RECORDS OF KOOTENAI COUNTY, IDAHO.

ALL OF LOT 7, ALSO THE NORTH 60 FEET OF LOTS 9 AND 10, ALSO THE NORTH 60 FEET OF THE WEST 20 FEET OF LOT 8, ALSO THE EAST 10 FEET OF LOT 8, BLOCK 21, TOWN OF POST FALLS, ACCORDING TO THE PLAT RECORDED IN BOOK C OF PLATS, PAGE 208, RECORDS OF KOOTENAI COUNTY, IDAHO.





BASE MAP/TOPOGRAPHY PROVIDED BY OTHERS. FACET CANNOT BE HELD LIABLE FOR ACCURACY. CONTRACTOR SHALL FIELD VERIFY GRADES, UTILITIES, AND ALL OTHER EXISTING FEATURES AND CONDITIONS. IF CONDITIONS ARE NOT AS SHOWN AND/OR PLANS CANNOT BE CONSTRUCTED AS SHOWN, CONTACT FACET PRIOR TO CONSTRUCTION.

CALL 811 2 BUSINESS DAYS (UNDERGROUND UTILITY LOCATIONS ARF APPROX.)

GENERAL NOTES:

CONDITION.

- ALL WORK SHALL CONFORM TO THE "IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION", (ISPWC) CURRENT EDITION, AND THE CITY OF POST FALLS DRAWINGS AND SPECIFICATIONS. IN CASE OF CONFLICT, THE MOST STRINGENT STANDARD SHALL APPLY.
- NO REVISIONS SHALL BE MADE TO THESE PLANS WITHOUT THE APPROVAL OF THE CITY ENGINEER. ALL PROPOSED REVISIONS SHALL BE SUBMITTED BY THE ENGINEER OF RECORD FOR REVIEW AND APPROVAL BY THE CITY.
- NO REVISIONS SHALL BE MADE TO THE CITY STANDARD DRAWINGS OR NOTES WITHOUT WRITTEN APPROVAL OF THE CITY ENGINEER. REVISIONS OF CITY STANDARD DRAWINGS SHALL BE CLEARLY IDENTIFIED UPON THE APPROVED DRAWINGS; REVISIONS OR ADDITIONS TO STANDARD NOTES SHALL BE PROVIDED ONLY WITHIN THE
- SUPPLEMENTAL NOTES. 4. ALL SAFETY STANDARDS AND REQUIREMENTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND
- COMPLIED WITH AS SET FORTH BY OSHA. EXISTING UTILITIES SHALL BE LOCATED BY CONTACTING "CALL BEFORE YOU DIG" AT 811, AT LEAST 48 HOURS PRIOR TO STARTING ANY EXCAVATIONS. THE CONTRACTOR SHALL NOTIFY THE APPROPRIATE UTILITY COMPANIES PRIOR TO STARTING WORK NEAR ANY FACILITIES AND SHALL COORDINATE THEIR WORK WITH COMPANY
- REPRESENTATIVES. 6. WORK SHALL NOT BEGIN UNTIL A PERMIT AND NOTICE TO PROCEED IS ISSUED BY THE CITY. THE CONTRACTOR SHALL NOTIFY CITY ENGINEERING INSPECTOR AT LEAST 48 HOURS PRIOR TO STARTING WORK
- OR PROCEEDING WITH NEW PHASES OF CONSTRUCTION. ALL INSPECTIONS SHALL BE SCHEDULED WITH A MINIMUM 24-HOUR NOTICE PRIOR TO TESTING. 8. AN APPROVED SET OF IMPROVEMENT PLANS SHALL BE KEPT ON THE JOB SITE AT ALL TIMES.
- THE CONTRACTOR SHALL MAINTAIN THE STREETS, SIDEWALKS, AND ALL OTHER PUBLIC RIGHTS-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
- 10. EXITING PROPERTY CORNERS OR SURVEY MONUMENTS SHALL BE PROTECTED DURING THE COURSE OF CONSTRUCTION. ANY DAMAGED OR OBLITERATED CORNERS OR MONUMENTS SHALL BE RE-ESTABLISHED BY PROFESSIONAL SURVEYORS, LICENSED TO WORK IN THE STATE OF IDAHO, PRIOR TO ACCEPTANCE
- 11. TREES NOT IDENTIFIED FOR REMOVAL SHALL BE PRESERVED OR PROTECTED IN AN APPROVED MANNER PRIOR TO COMMENCEMENT OF GRADING OPERATIONS. 12. THE ENGINEER OF RECORD SHALL VERIFY THE ADEQUACY OF EROSION AND SEDIMENTATION CONTROL
- MEASURES PRIOR TO THE START OF CONSTRUCTION, AND AS NECESSARY DURING THE COURSE OF THE PROJECT. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THESE PLANS. AND THE "CATALOG OF STORM WATER BEST MANAGEMENT PRACTICES FOR IDAHO CITIES AND COUNTIES" AS PREPARED BY THE IDAHO DIVISION OF ENVIRONMENTAL QUALITY.
- 13. ALL PROJECTS HAVING THE POTENTIAL FOR RUNOFF DISCHARGE TO ANY SURFACE WATER BODY; SHALL FILE A NOTICE OF INTENT (NOI), WITH EPA. COPIES OF ANY REQUIRED STORMWATER POLLUTION PREVENTION PLANS (SWPPP) OR NOI SHALL BE PROVIDED TO THE CITY PRIOR TO START OF CONSTRUCTION. 14. ALL CONCRETE, UNLESS OTHERWISE SPECIFIED, SHALL BE COMMERCIAL GRADE PORTLAND CEMENT WITH AIR
- ENTRAINMENT (6.50% ± 1.50%), AND A MINIMUM 28-DAY COMPRESSION STRENGTH OF 3,000 PSI. 15. ALL UNDERGROUND UTILITY LATERALS SHALL BE INSTALLED AND APPROVED BEFORE CONSTRUCTION OF CURBS, CROSS GUTTERS SIDEWALKS OR THE SURFACING OF STREETS
- 16. SURFACE RESTORATION OF ROADWAY CUTS SHALL COMPLY WITH THE CITY'S ROADWAY CUT POLICY. PERMANENT ROADWAY PATCHING SHALL BE PLACED WITHIN 7 DAYS OF THE INITIAL ROADWAY CUT. TEMPORARY PATCHING THAT UTILIZES A MINIMUM OF 2 INCHES OF ASPHALT CONCRETE (COLD MIX) SHALL BE PLACED WITHIN 24 HOURS OF THE INITIAL ROADWAY CUT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL TEMPORARY PATCHING AND SHALL WARRANT ALL PERMANENT PATCHING FOR A PERIOD OF 2 YEARS.
- ALL TRENCHES AND ROADWAY CUTS WITHIN PUBLIC EASEMENTS OR RIGHTS-OF-WAY SHALL BE COMPACTED IN ACCORDANCE WITH SD 301. COMPACTION TEST RESULTS SHALL BE CERTIFIED BY THE ENGINEER OF RECORD AND SUBMITTED TO THE CITY ENGINEER FOR APPROVAL PRIOR TO ANY PAVING. AND FINAL ACCEPTANCE OF WORK.
- 18. ALL OPERATIONS CONDUCTED ON THE PREMISES SHALL BE RESTRICTED TO THE HOURS BETWEEN 6:00 AM AND 10:00 PM, UNLESS OTHERWISE APPROVED BY THE CITY. THIS INCLUDES THE WARMING UP, REPAIR, ARRIVAL, DEPARTURE OR RUNNING OF TRUCKS, EARTHMOVING EQUIPMENT, CONSTRUCTION EQUIPMENT OR ANY OTHER ASSOCIATED EQUIPMENT
- 19. ALL IMPROVEMENTS SHALL BE JOINED OR MATCHED IN A MANNER SATISFACTORY TO THE CITY ENGINEER. THIS INCLUDES ALL UTILITY CONNECTIONS AND NECESSARY SAW CUTTING, REMOVAL, REPLACEMENT, EXTENSION, AND CAPPING ASSOCIATED WITH CURB AND GUTTER, SIDEWALK, SWALES, ASPHALT, CONCRETE OR OTHER PAVING.
- 20. THE ENGINEER OF RECORD SHALL BE RESPONSIBLE FOR ALL PROJECT INSPECTIONS, INCLUDING MATERIAL TESTING AND QUALITY CONTROL. COPIES OF DAILY REPORTS AND TEST RESULTS SHALL BE MADE AVAILABLE TO THE CITY ENGINEER FOR REVIEW ON A WEEKLY BASIS, FAILURE TO PROVIDE REPORTS MAY RESULT IN SUSPENSION OF CONSTRUCTION. PROJECT CERTIFICATION AND AS-BUILT DRAWINGS SHALL BE SUBMITTED TO THE CITY ENGINEER PRIOR TO FINAL ACCEPTANCE AND IN CONFORMANCE WITH THE CITY'S ELECTRONIC SUBMITTAL STANDARDS.
- 21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL, IN ACCORDANCE WITH THE MUTCD, CURRENT EDITION. AT LEAST 48 HOURS PRIOR TO DISRUPTION OF ANY TRAFFIC, TRAFFIC CONTROL PLANS SHALL BE PREPARED AND SUBMITTED TO THE CITY ENGINEERING DIVISION FOR APPROVAL. NO WORK SHALL COMMENCE UNTIL A PERMIT IS ISSUED AND ALL APPROVED TRAFFIC CONTROL IS IN PLACE.
- 22. ALL LANDSCAPING MAINTAINED BY THE PROPERTY OWNER ASSOCIATION SHALL HAVE IRRIGATION INSTALLED AND FUNCTIONING.
- 23. ALL DISTURBED AREAS OF THE PUBLIC RIGHTS-OF-WAY SHALL BE TOP COATED WITH A MINIMUM OF 1 INCH OF TOPSOIL AND SEEDED WITH DRY LAND MIX EQUIVALENT TO THE CITY'S STORM DRAINAGE STANDARDS.
- 24. ALL PAVING PROJECTS WILL NEED TO ADHERE TO THE CITY OF POST FALLS PAVEMENT CUT POLICY.

EROSION & SEDIMENT CONTROL NOTES:

- EROSION AND SEDIMENT CONTROL MEASURES SHALL BE USED TO ENSURE THAT WATER ENTERING THE STORM DRAIN SYSTEM BELOW THE CONSTRUCTION SITE IS EQUIVALENT QUALITY AND CHARACTER AS THE WATER ABOVE THE SITE.
- 2. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PLACED IN FRONT OF INCOMPLETE STORM DRAIN SYSTEMS TO PREVENT DEBRIS AND SEDIMENT-I ADEN WATER FROM ENTERING INTO THE PUBLIC STORM DRAIN SYSTEM, BEST MANAGEMENT PRACTICES SHALL BE USED WHEN DESIGNING AND INSTALLING SUCH DEVICES.
- 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTANT MAINTENANCE OF EROSION AND SEDIMENT CONTROL MEASURES AT ALL TIMES TO THE SATISFACTION OF THE ENGINEER AND THE CITY OF POST FALLS. EROSION AND
- SEDIMENT CONTROL MEASURES AND THEIR INSTALLATION SHALL BE ACCOMPLISHED USING BEST MANAGEMENT PRACTICES
- 4. STORMWATER RUNOFF FROM THE CONSTRUCTION SITE SHALL BE DIRECTED TOWARD AN INLET WITH A SEDIMENT OR FILTRATION INTERCEPTOR PRIOR TO ENTERING THE STORM DRAIN SYSTEM.
- 5. THE CONTRACTOR WILL BE RESPONSIBLE FOR CLEANING WATER THAT HAS BECOME POLLUTED DUE TO NOT TAKING NECESSARY EROSION AND SEDIMENT CONTROL ACTIONS.
- 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANUP OF MUD AND DEBRIS CARRIED ONTO SURROUNDING STREETS AND ROADS AS A RESULT OF CONSTRUCTION ACTIVITY ON THE SITE TO THE SATISFACTION OF THE CITY OF POST FALLS.
- 7. THE CONTRACTOR IS TO INFORM ALL CONSTRUCTION SITE WORKERS ABOUT THE MAJOR PROVISIONS OF THE EROSION AND SEDIMENT CONTROL PLAN AND SEEK THEIR COOPERATION IN AVOIDING THE DISTURBANCE OF THESE
- CONTROL MEASURES 8. UNSTABILIZED AREAS WILL BE REPAIRED AS SOON AS POSSIBLE AFTER BEING DAMAGED.
- 9. ALL GRADED OR DISTURBED AREAS SHALL BE STABILIZED IMMEDIATELY AFTER GRADING IS COMPLETE.

EROSION & SEDIMENT CONTROL NOTES CONT.

- 10. ENTRANCE TO THE PROJECT SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT INTO PUBLIC RIGHT-OF-WAY. WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE OF PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED IT SHALL BE DONE IN AN AREA STABILIZED WITH CRUSHED ROCK THAT DRAINS INTO A SEDIMENT TRAP. 11. ALL SEDIMENT SPILLED, DROPPED, OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY SHALL BE REMOVED IMMEDIATELY USING BEST MANAGEMENT PRACTICES. 12. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR PURPOSE SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE. 13. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REPAIRED OR REPLACED WHEN THEY ARE NO LONGER FUNCTIONING PER BEST MANAGEMENT PRACTICES. 14. AFTER CONSTRUCTION IS COMPLETE ALL STORM DRAIN SYSTEMS ASSOCIATED WITH THIS PROJECT SHALL BE INSPECTED AND CLEARED OF ACCUMULATED SEDIMENTS AND DEBRIS. 15. GRADED AREAS TO BE SEEDED FOR EROSION CONTROL SHALL USE GRASS SEED AT THE RATE OF 75-100/LBS. PER ACRE. SEEDED AREAS SHALL BE IRRIGATED TO ENSURE COVER IS ROOTED PRIOR TO RAINY SEASON. 16. STABILIZATION OF EXPOSED GRADED AREAS WITH STRAW MULCH SHALL BE APPLIED AT A RATE OF 2 TONS PER ACRE. 17. TEMPORARY SILT AND DRAINAGE CONTROL FACILITIES SHALL BE INSTALLED TO CONTROL AND CONTAIN EROSION-CAUSED SILT DEPOSITS AND TO PROVIDE FOR THE SAFE DISCHARGE OF STORMWATER INTO EXISTING STORM WATER FACILITIES. DESIGN OF THESE FACILITIES MUST BE APPROVED BY THE CITY ENGINEER AND IN PLACE PRIOR TO THE START OF GRADING. 18. FILL SLOPES: AVOID LEAVING SHINY, SMOOTH GRADED SURFACES. THE LAST GRADING OPERATION SHALL BE TO WALK A TRACK-TYPE TRACTOR UP AND DOWN THE SLOPE. CREATING CLEAT MARKS ON THE SLOPE WITH CONTOURS. THESE WILL PROVIDE SEED AND FIBER COLLECTION POINTS. 19. CUT SLOPES: AVOID LEAVING SHINY, SMOOTH GRADED SURFACES. THE LAST GRADING OPERATION SHALL LEAVE THE SLOPE IN A ROUGHENED CONDITION WITH 2 INCHES OF LOOSENED MATERIAL FOR SEEDING.
- 20. AFTER THE UNDERGROUND STORM DRAIN SYSTEM IS INSTALLED, THE CATCH BASINS WILL BE INSTALLED (AS SOON AS PRACTICAL) AND THE SEDIMENT CONTROL DEVICE WILL BE PLACED AROUND THOSE CATCH BASINS AS SHOWN ON THE EROSION CONTROL SHEET UNTIL THE SITE IS PAVED AND CLEANED. 21. CONTRACTOR TO PROVIDE TEMPORARY SEDIMENT CONTROL DEVICE AT CATCH BASINS AS SHOWN IN THE DETAILS.
- CONTRACTOR MAY SUBSTITUTE OTHER SEDIMENT CONTROL DEVICES (GRAVEL BAGS, SILT TRAPS, ETC.) UNDER THE DIRECTION OF THE CIVIL ENGINEER.
- 22. ACCESS ROADS: AS NECESSARY, ANY SEDIMENT OR OTHER CONSTRUCTION RELATED MATERIALS DEPOSITED ON ACCESS ROADS SHALL BE REMOVED PRIOR TO ANY RAIN EVENT BY VACUUMING OR SWEEPING.
- 23. WIND EROSION CONTROL: STOCKPILED WASTE MATERIAL SHALL BE CONTAINED AND SECURELY PROTECTED FROM WIND EROSION AT ALL TIMES WHEN NOT IN USE.
- 24. CONTRACTOR SHALL PROVIDE EFFECTIVE SOIL COVER FOR INACTIVE AREAS WHERE CONSTRUCTION ACTIVITY HAS DISTURBED SOIL BUT ARE NOT SCHEDULED TO RE-DISTURB SOIL FOR AT LEAST 14 DAYS.

MASS GRADING AND GEOTECHNICAL NOTES:

- GEOTECHNICAL REPORT
- SOURCES
- PLACEMENT, LIFTS SHALL NOT EXCEED EIGHT INCHES, ALL FILL SHALL BE COMPACTED TO AT LEAST 90% OF MODIFIED
- FROZEN MATERIALS.
- OF COMPACTION EQUIPMENT

STREET NOTES:

1.	ALL EXC (AST	FILL PLAC EPTION OI IM D-1557)
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2.0	C.	THE LINE
2.	D.	A PROOF-
		CITY ENG
2.	E.	OBTAIN AU

3. CF	RUSHED AG
SE	ECTION 802
SF	PECIFICATIO
3.A.	ROADWA
3.B.	CURB BA
3.C.	SIDEWAL
1. PF	RIOR TO PLA
4.A.	THE ENG
	THE CITY
4.B.	ALL UTILI
10	

- ASPHALT PAVEMENT
- CONCRETE
- TEST TAKEN FROM EXPOSED SUBGRADE

- 2. SWALES WITHIN AREAS OF MASS GRADING SHALL BE SCARIFIED A MINIMUM OF 24 INCHES PRIOR TO SHAPING, AND
- TAKEN HOLD, AND THE GRASS HAS RECEIVED TWO CUTTINGS.

ENGINEER.

- DEPTH OF 24" AND RETESTED.
- REQUIRED AT THE DISCRETION OF THE CITY ENGINEER.
- ACRE.

1. ALL CUTS AND FILLS SHALL BE CONFINED TO THE LIMITS INDICATED WITHIN THE APPROVED GRADING PLANS. 2. THE CONTRACTOR SHALL INSURE THAT ALL TEMPORARY SLOPES ARE STABLE AND THAT APPROPRIATE EROSION MEASURES ARE IN PLACE AND MAINTAINED.

GROUNDWATER OR UNANTICIPATED GEOLOGIC CONDITIONS SHALL BE REPORTED TO THE GEOTECHNICAL ENGINEER FOR ASSESSMENT AND RECOMMENDATIONS. 4. ALL COMPACTION EFFORTS SHALL BE MONITORED AND TESTED BY AN EXPERIENCED SOILS TECHNICIAN, UNDER THE

SUPERVISION OF A LICENSED GEOTECHNICAL ENGINEER REPRESENTING THE OWNER. ALL MASS GRADING SHALL BE MONITORED, TESTED, AND CERTIFIED BY A LICENSED PROFESSION ENGINEER (GEOTECHNICAL ENGINEER).

6. EARTHWORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF POST FALLS STANDARDS AND THE PROVIDED

ALL AREAS SHALL BE STRIPPED OF ORGANIC TOPSOIL AND NON-ENGINEERED FILL; IN ADDITION TO ALL BRUSH, STUMPS, AND ROOTS. ONSITE DISPOSAL OF ORGANIC MATERIALS IS NOT ALLOWED. THE GEOTECHNICAL ENGINEER SHALL REVIEW AND APPROVE ALL STRIPPED AND CLEARED AREAS PRIOR TO PLACEMENT OF FILL PRIOR TO PLACING FILL. THE CLEARED AREAS SHALL BE SCARIFIED.

FILLS SHALL CONSIST OF WELL GRADED SANDS AND GRAVELS, WITH A MAXIMUM PARTICLE SIZE OF SIZ INCHES, AND MORE THAN 20% PASSING THE NO. 200 SIEVE. THE GEOTECHNICAL ENGINEER SHALL PRE-APPROVE ALL IMPORT SOIL

9. BOULDERS AND COBBLES GREATER THAN 6 INCHES APPEARING IN THE EXCAVATION TO A DEPTH OF AT LEAST 4 INCHES BELOW SUBGRADE SHALL BE REMOVED. 10 ALL FILL MATERIAL SHALL BE DRIED OR MOISTENED TO WITHIN 2% OF THE OPTIMUM MOISTURE PRIOR TO

PROCTOR (ASTM D-1557, AASHTO T-180), WITH THE TOP 12 INCHES WITHIN THE ROADWAY PRISM COMPACTED TO 95% OF THE MODIFIED PROCTOR. MATERIAL TOO COARSE TO TEST PER THE SPECIFIED STANDARDS SHALL BE PLACED IN CONTROLLED LIFTS UNDER A PERFORMANCE BASED METHOD. AS OUTLINED WITHIN ISPWC. 11. EMBANKMENTS SHALL NOT BE CONSTRUCTED ON FROZEN OR SNOW-COVERED FOUNDATIONS, OR WITH THE USE OF

12 EMBANKMENTS CONSTRUCTED ON SLOPES GREATER THAN 5 HORIZONTAL TO 1 VERTICAL (5.1) SHALL BE KEYED INTO THE UNDISTURBED GROUND WITH HORIZONTAL BENCHES OF SUFFICIENT WIDTH TO ALLOW FOR PROPER OPERATION

13. THE FINAL LIMITS OF CUT AND FILL SHALL BE RECORDED WITH THE BOUNDARY TOPOGRAPHY AND SURVEY BY THE ENGINEER OF RECORD. THE GEOTECHNICAL ENGINEER SHALL SUBMIT A CERTIFICATION OF THE FILL, ALONG WITH COPIES OF OBSERVATION AND TESTING.

14. IN THE EVENT THAT ANY UNFORESEEN CONDITIONS NOT COVERED BY THESE NOTES ARE ENCOUNTERED DURING GRADING OPERATIONS, THE ENGINEER OF RECORD SHALL BE IMMEDIATELY NOTIFIED IN ORDER TO PROVIDE GUIDANCE TO CONTRACTOR.

HOURS PRIOR TO PLACEMENT OF BASE MATERIAL

CED WITHIN THE ROADWAY PRISM SHALL BE COMPACTED TO 90% OF THE MODIFIED PROCTOR, WITH THE F THE TOP 12 INCHES OF SUBGRADE THAT SHALL BE COMPACTED TO 95% OF THE MODIFIED PROCTOR

ACE BASE MATERIAL, THE FOLLOWING SHALL BE COMPLETED: IC UTILITIES SHALL BE INSTALLED TESTED AND APPROVED

INEER OF RECORD SHALL CERTIFY AND PROVIDE COPIES OF COMPACTION TEST RESULTS TO THE CITY R, FOR ALL TRENCHES AND SUBGRADE. AND GRADE OF THE SUBGRADE SHALL BE INSPECTED AND APPROVED. F-ROLL OF THE SUBGRADE SHALL BE PERFORMED AND OBSERVED BY THE ENGINEER OF RECORD AND INFERING INSPECTOR AUTHORIZATION FROM THE ENGINEER OF RECORD AND CITY ENGINEERING INSPECTOR, TO PROCEED WITH PLACEMENT OF BASE MATERIAL. THE CITY ENGINEERING INSPECTOR SHALL BE NOTIFIED AT LEAST 24

GREGATE BASE SHALL CONFORM TO THE IDAHO STANDARDS OF PUBLIC WORKS CONSTRUCITON, (TYPE 1) 3/4-INCH MAXIMUM AGGREGATE SIZE, AND SHALL BE COMPACTED TO THE FOLLOWING AY 95% - MODIFIED PROCTOR

ASE AND DRIVEWAY APPROACHES: 92% - MODIFIED PROCTOR KS OR TRAILS: 90% - MODIFIED PROCTOR

ACING ASPHALT CONCRETE, THE FOLLOWING SHALL BE COMPLETED: GINEER OF RECORD SHALL CERTIFY AND PROVIDE COMPACTION TEST RESULTS FOR BASE MATERIAL TO YENGINEER. ITIES SHALL BE ADJUSTED TO GRADE AND THICKENED COLLARS INSTALLED. 4.C. OBTAIN AUTHORIZATION FROM THE ENGINEER OF RECORD AND CITY ENGINEER TO PROCEED WITH ASPHALT PAVING. THE CITY ENGINEERING INSPECTOR SHALL BE NOTIFIED AT LEAST 24 HOURS PRIOR TO PLACEMENT OF

5. ASPHALT PAVEMENT SHALL CONFORM WITH IDAHO TRANSPORTATION DEPARTMENT (ITD) SPECIFICATIONS FOR SUPERPAVE. PAVEMENT SHALL BE SP3 PG 58-28 WITH ¹/₂" MAX AGGREGATE SIZE. PAVEMENTS WITH SECTION OF 3" OR LESS MAY BE PLACED WITH 1 LIFT. PAVEMENTS WITH A SECTION GREATER 3" SHALL BE PLACED WITH MULTIPLE LIFTS. MINIMUM LIFT THICKNESS OF 1.50" AND MAXIMUM THICKNESS OF 3"

D. NO ASPHALT SHALL BE PLACED ON WET OR FROZEN SURFACES, OR WHEN THE AIR OR GROUND TEMPERATURE IS LESS THAN 40° F. TOP COURSES OR PAVEMENT THICKNESS LESS THAN 2.5 INCHES SHALL NOT BE PLAACED WHEN AIR OR GROUND TEMPERATURE IS LESS THAN 50°F, WITHOUT APPROVAL BY THE CITY ENGINEER.

7. A TACK COAT SHALL BE APPLIED TO ALL ADJACENT CURBS AND JOINTS, PRIOR TO PLACEMENT OF ASPHALTIC 8. DURING PAVING OPERATIONS, THE ENGINEER OF RECORD SHALL OBSERVE PAVING OPERATIONS, AND PERFORM

COMPACTION AND QUALITY CONTROL TESTING. 9. THE CITY ENGINEER MAY REQUIRE THE PAVEMENT SECTIONS SHOWN ON THE PLANS TO BE VERIFIED BY "R" VALUE

10. EXTRACTION, CORING, AND GRADATION TEST MAY BE REQUIRED AT THE DISCRETION OF THE CITY ENGINEER TO VERIFY PAVEMENT THICKNESS, COMPACTION, AND OR TO VERIFY COMPLIANCE OF MATERIALS TO SPECIFICATIONS. 11. FORMS, SUBGRADE, AND STRING-LINE INSPECTION IS REQUIRED PRIOR TO POURING CONCRETE. A MINIMUM NOTICE

OF 24 HOURS IS REQUIRED PRIOR TO INSPECTION. 12. CONCRETE SHALL NOT BE PLACED ON FROZEN SURFACES, ICE OR SNOW, OR SURFACES WITH A TEMPERATURE GREATER THAN 90°F. UNLESS OTHERWISE AUTHORIZED BY THE CITY ENGINEER, CONCRETE PLACEMENT SHALL BE

DISCONTINUED WHEN AIR TEMPERATURES REACH 35°F AND FALLING. 13. CURB AND GUTTER SHALL BE CONSTRUCTED WITH FULL DEPTH CONSTRUCTION EXPANSION JOINTS ADJACENT TO

CATCH BASINS, AT COLD JOINTS, AND AT ALL RETURNS. WEAKENED PLANE JOINTS ARE REQUIRED EVERY 10 FEET. 14. SIDEWALKS SHALL BE CONSTRUCTED WITH FULL DEPTH EXPANSION JOINTS EVERY 20 FEET, AT COLD JOINTS, AND ADJACENT TO STRUCTURES. WEAKENED PLANE JOINTS SHALL BE LOCATED EVERY 5 FEET. JOINTS IN THE SIDEWALK SHALL BE ALIGNED WITH CURB JOINTS, AS NEARLY AS PRACTICAL.

STORMWATER NOTES:

. TEMPORARY EROSION CONTROL AND WATER POLLUTION MEASURES SHALL BE INSTALLED, IN ACCORDANCE WITH THE PLANS AND ACCEPTED BEST MANAGEMENT PRACTICES ADJUSTMENTS TO ACCOMMODATE DIFFERING FIELD CONDITIONS SHALL BE MADE, AS NECESSARY, THROUGHOUT THE CONSTRUCTION PROCESS. AT NO TIME, WILL SILTS AND/OR DEBRIS BE ALLOWED TO DRAIN INTO AN EXISTING OR NEWLY INSTALLED FACILITY.

AFTER INSTALLATION OF CURB AND GUTTER. 3. ALL DISTURBED AREAS SHALL RECEIVE A MINIMUM 1- INCH DRESSING OF TOP SOIL AND BE HYDRO SEEDED OR SODDED, AS INDICATED ON THE PLANS. SEEDED AREAS WILL NOT BE ACCEPTED UNTIL THE SEED HAS GERMINATED, AND THE GRASS IS THOROUGHLY ESTABLISHED. SODDED AREAS WILL NOT BE ACCEPTED UNTIL THE ROOTS HAVE

4. CARE SHALL BE TAKEN TO PREVENT COMPACTION OF THE SUB-GRADE IN THE GRASS INFILTRATION AREAS OF SWALES. IN THE EVENT THE SUB-GRADE SHOULD BE COMPACTED OR INSUFFICIENT PERCOLATION IS OBSERVED, TESTING OF THE SUB-GRADE MAY BE REQUIRED AT THE DISCRETION OF THE CITY ENGINEER. IF A SUFFICIENT PERCOLATION IS NOT OBSERVED, THE SUB-GRADE MUST BE REMOVED AND REPLACED, OR SCARIFIED TO A MINIMUM

5. TOPSOIL PLACED WITHIN THE SWALES SHALL BE FREE DRAINING, AND PLACED AT A DEPTH GREATER THAN 1-INCH AND LESS THAN 3-INCHES. AT CONCRETE SPILLWAYS. FINISHED TOP SOIL SHALL BE KEPT 1"-2" BELOW THE FINISHED CONCRETE SURFACE. TO PREVENT COMPACTION OF THE SUB-GRADE AND TOPSOIL, WHEELED EQUIPMENT SHOULD NOT BE USED WITHIN THE SWALE AREA. THE MINIMUM PERCOLATION RATE THROUGH A CONSTRUCTED SWALE SHALL MEET DESIGN REQUIREMENTS. TESTING OF PERCOLATION RATES THROUGH A CONSTRUCTED SWALE MAY BE

6. DRYWELLS SHALL BE INSTALLED TO THE ELEVATIONS INDICATED ON THE PLANS. THE ELEVATION OF THE DRYWELL RIM SHALL BE AT LEAST 0.2 FEET BELOW LOWEST ADJOINING CURB CUT. FINISHED TOP SOIL ADJACENT TO THE DRYWELL SHALL BE AT LEAST 2-INCHES BELOW THE DRYWELL RIM.

GRASS INFILTRATION AREAS SHALL BE HYDRO SEEDED WITH 50 LB / 1 000 SQUARE FEET. CONSISTING OF A MIXTURE WITH EQUAL PORTIONS OF CANADA BLUEGRASS, CRESTED WHEATGRASS, HARD FESCUE AND SHEEP FESCUE. SEEDED AREAS SHALL BE FERTILIZED WITH A COMMERCIAL FERTILIZER PER THE MANUFACTURES SPECIFICATIONS AND MULCHED WITH "SILVA FIBER PLUS", OR APPROVED EQUAL WOOD FIBER CELLULOSE AT A RATE OF 1 TON PER

3. ALL SEWER MAINS SHALL BE AIR TESTED IN ACCORDANCE WITH ISPWC, SECTION 501.

9 STORM SEWER PIPES AND DRYWELLS SHALL BE SEPARATED A MINIMUM OF 10 FEET HORIZONTALLY FROM DOMESTIC WATER MAINS. CROSSINGS OF WATER MAINS AND SEWER SYSTEMS SHALL HAVE A MINIMUM 18-INCH VERTICAL SEPARATION. ANY ANTICIPATED SEPARATION LESS THAN MINIMUM STANDARDS CONTAINED HEREIN, SHALL CONFORM TO THE IDAHO RULES FOR WASTE WATER, (IDAPA 58.01.16).

10. FLOOD TESTING OF ALL SWALES SHALL BE CONDUCTED PRIOR TO FINAL ACCEPTANCE IF REQUIRED BY THE CITY

STORM DRAIN MATERIALS

HE FOLLOWING STANDARD PIPE MATERIALS SHALL BE USED FOR STORMWATER CONSTRUCTION AND SHALL CONFORM TO THE LATEST EDITIONS OF CITY OF POST FALLS STANDARD DETAILS AND SPECIFICATIONS, AND AMERICAN SOCIETY OF TESTING MATERIALS STANDARDS:

MATERIAL	SPECIFICATION	DIAMETER
PVC PIPE	ASTM D3034-SDR 35	4"-15"
PVC PIPE	ASTM F789-PS 46	18"-36"
PVC PIPE FITTINGS	ASTM D3212 & F477	ALL
DUCTILE IRON PIPE	AWWA C151	3"-64"
DUCTILE IRON PIPE FITTINGS	AWWA C110 OR C153	3"-48"

ITILITY NOTES

1. THE LOCATIONS OF UNDERGROUND OBSTRUCTIONS SHOWN ON THE PLANS ARE APPROXIMATE ONLY AND SHOULD NOT BE TAKEN AS FINAL OR ALL INCLUSIVE. THE CONTRACTOR IS CAUTIONED THAT THE PLANS MAY NOT INCLUDE ALL EXISTING UTILITIES AND THAT THE OWNER, THE CITY AGENCY AND ENGINEER ASSUME NO RESPONSIBILITY OF OBSTRUCTIONS WHICH MAY BE ENCOUNTERED. 2. RECORD PLAN DRAWINGS SHALL BE PROVIDED, IF REQUESTED, UPON COMPLETION OF PROJECT PRIOR TO FINAL

- ACCEPTANCE ALL PIPE LENGTHS SHOWN ARE MEASURED HORIZONTALLY TO INSIDE EDGE OF MANHOLE STRUCTURES OR TO
- THE CENTER OF MINOR DEVICES SUCH AS INLETS OR CLEANOUTS. 4. ALL PROPOSE WATER MAINS SHALL BE STAKED FOR HORIZONTAL AND VERTICAL ALIGNMENT BY A LICENSED
- ENGINEERING OR SURVEYING FIRM.
- 5. WHEN INSTALLING PROPOSED UTILITIES (I.E., STORM, WATER, SANITARY SEWER), THE CONTRACTOR SHALL MAINTAIN UTILITY SEPARATION IN CONFORMANCE TO THE CITY OF POST FALLS STANDARD PLANS

6. PROPOSED PIPE BEDDING SHALL CONFORM TO THE CITY OF POST FALLS STANDARDS.

SANITARY SEWER NOTES:

- SANITARY SEWER MAINS UP TO 15-INCH DIAMETER SHALL BE PVC, ASTM D 3034, SDR 35 WITH FLEXIBLE GASKETED JOINTS. SEWER SERVICE CONNECTIONS SHALL BE MADE BY A TAP TO AN EXISTING MAIN, OR A TEE BRANCH FROM A NEW MAIN CONNECTED ABOVE THE SPRING LINE OF THE PIPE. SERVICE CONNECTIONS LESS THAN 45° ABOVE HORIZONTAL SHALL BE ALLOWED ONLY WHEN APPROVED BY THE CITY ENGINEER, AND AT THOSE LOCATIONS INDICATED ON THE PLANS. SERVICE CONNECTIONS TO MANHOLES ARE PROHIBITED.
- 2. FORCE MAINS SHALL BE PVC AWWA C905 DR 18 PIPE. ALL FORCE MAINS SHALL BE CONSTRUCTED TO THE LINE AND GRADE INDICATED ON THE APPROVED PLANS, AND HAVE A MINIMUM BURY OF 4.5 FEET TO THE TOP OF THE PIPE FROM FINISH GRADE. FORCE MAINS SHALL BE HYDROSTATICALLY TESTED PER ISPWC, SECTION 401.
- FORCE MAINS SHALL BE INSTALLED WITH CONTINUOUS TRACER WIRE AND PLASTIC MARKING TAPE. TRACER WIRE SHALL BE TESTED PRIOR TO SUB GRADE APPROVAL, LOCATING BALLS (AVAILABLE TO BE PURCHASED FROM THE CITY OF POST FALLS PUBLIC WORKS DEPARTMENT) SHALL BE PLACE AT EACH BEND
- 4. SEWER SERVICES SHALL BE SIZED AS SHOWN ON THE CONSTRUCTION PLANS, AND FIELD STAKED FOR GRADE AND ALIGNMENT. A MINIMUM INVERT DEPTH OF 5 FEET BELOW TOP OF CURB AT THE PROPERTY LINE IS REQUIRED. AS-BUILT PLANS SHALL SHOW SERVICES WITH STATIONING, OFF-SET AND DEPTH. . SEWER SERVICES SHALL BE AT RIGHT ANGLES TO THE SEWER MAIN, EXCEPT IN CUL-DE-SACS OR STREET KNUCKLES.
- DISRUPTION OF EXISTING SEWER SERVICES WHILE MAKING CONNECTION TO EXISTING MAINS IS PROHIBITED, WITHOUT THE SPECIFIC APPROVAL OF THE CITY ENGINEER. ALL SEWER MAINS SHALL BE MARKED WITH CONTINUOUS PLASTIC MARKING TAPE. THE ENDS OF ALL SERVICES SHALL
- BE MARKED WITH A MARKER INDICATING THE DEPTH OF BURY TO THE NEAREST INCH, AND A LOCATING BALL (LOCATING BALLS AVAILABLE TO BE PURCHASED FROM THE CITY OF POST FALLS PUBLIC WORKS DEPARTMENT). ALL PUBLIC SEWER LINES SHALL BE VIDEO INSPECTED. AND AN ELECTRONIC COPY ALONG WITH A TRANSCRIPT
- SUBMITTED TO THE ENGINEER OF RECORD FOR REVIEW. UPON REVIEW, THE ENGINEER OF RECORD SHALL FORWARD THE VIDEO AND TRANSCRIPT ALONG WITH A LETTER DETAILING RECOMMENDATIONS FOR REMEDIATION OR APPROVAL TO THE CITY ENGINEER. PAVING SHALL NOT PROGRESS WITHOUT THE CITY ENGINEER'S APPROVAL. 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANUP OF ANY DEBRIS WITHIN NEWLY CONSTRUCTED PIPES, OR
- FHEIR CONNECTIONS TO EXISTING SYSTEMS. ALL LINES AND MANHOLES SHALL BE CLEANED AND INSPECTED PRIOR TO PAVING. HYDRANT FLUSHING OF SEWERS IS NOT AN ACCEPTABLE MEANS OF CLEANING. 10. ALL SEWER MAINS SHALL BE AIR TESTED IN ACCORDANCE WITH ISPWC, SECTION 501.
- 11. ALL THRUST BLOCKING SHALL BE FORMED IN PLACE AGAINST UNDISTURBED OR COMPACTED SOIL. AND CONFORM TO THE MINIMUM DIMENSIONS SHOWN IN SD 403. THE USE OF PRE-CAST THRUST BLOCKS IS PROHIBITED. ALL BOLTS AND NUTS SHALL BE FREE OF CONCRETE AND ACCESSIBLE BY WRENCH.
- 12. ALL SANITARY SEWER MAINS SHALL BE SEPARATED A MINIMUM OF 10 FEET HORIZONTALLY FROM DOMESTIC WATER LINES CROSSINGS OF WATER MAINS AND SEWER SYSTEMS SHALL HAVE A MINIMUM 18-INCH VERTICAL SEPARATION. WITH THE WATER MAIN BEING CENTERED OVER THE SANITARY SEWER. ANY ANTICIPATED SEPARATION DIFFERING FROM THE MINIMUM STANDARDS CONTAINED HEREIN SHALL CONFORM TO THE IDAHO RULES FOR WASTE WATER, (IDAPA 58.01.16).
- 13. THE INTERNAL COATING OF SEWER FORCE MAIN FITTINGS SHALL BE 40 MILS OF PROTECTO 401 CERAMIC EPOXY COATING AS MANUFACTURED BY PACIFIC STATES CAST IRON PIPE CO. OR AN APPROVED EQUAL. 14. FOR FORCE MAINS THAT HAVE A 12-INCH DIAMETER OR LARGER PLUG VALVES SHALL BE UTILIZED, FOR FORCE THAT HAVE A DIAMETER LESS THAN 12 INCHES GATE VALVES SHALL BE UTILIZED.

SANITARY SEWER MATERIALS

HE FOLLOWING STANDARD MATERIALS SHALL BE USED FOR GRAVITY SANITARY SEWER CONSTRUCTION AND SHALL CONFORM TO THE LATEST EDITION OF AMERICAN SOCIETY OF TESTING MATERIALS STANDARDS AND CITY OF POST FALLS GENERAL PROVISIONS FOR PRIVATE CONTRACTS:

MATERIAL	SPECIFICATION	DIAMETER
PVC PIPE	ASTM D3034-SDR 35	4"-15"
PVC PIPE	ASTM F789-PS 46	18"-36"
PVC PIPE FITTINGS	ASTM D3212 & F477	ALL

WATER NOTES:

- 1. WATER MAINS UP TO 12 INCHES IN DIAMETER SHALL BE PVC AWWA C905, DR 18 PIPE AND SHALL UTILIZE GATE VALVES, WATER MAINS GREATER THAN 12 INCHES IN DIAMETER SHALL UTILIZE C900, DR 18 PIPE AND SHALL UTILIZE BUTTERFLY VALVES. ALL WATER MAINS SHALL BE CONSTRUCTED WITH THE TOP OF PIPE 4.5 FEET BELOW FINISH GRADE, EXCEPT WHERE OTHERWISE INDICATED WITH SPECIFIC ELEVATIONS AND APPROVED BY THE CITY ENGINEER WATER SERVICES SHALL BE CONSTRUCTED OF POLYETHYLENE TUBING CONFORMING TO AWWA C901. 250 PSI LOCATED AND SIZED AS SHOWN ON THE CONSTRUCTION PLANS.
- 48 HOURS PRIOR TO DISRUPTION, SHUT-OFF OR CONNECTION TO EXISTING WATER SYSTEMS; THE CONTRACTOR SHALL INFORM AND RECEIVE APPROVAL FROM THE CITY ENGINEERING DIVISION, ANY CONNECTION POINTS SHALL BE EXPOSED AT LEAST 24 HOURS PRIOR TO CONNECTION, TO VERIFY LOCATION AND FITTING REQUIREMENTS.
- 3. AT LEAST 24 HOURS PRIOR TO SHUT-OFF, THE CONTRACTOR SHALL NOTIFY ALL AFFECTED PROPERTIES UTILIZING FLYERS, DOOR HANGERS OR LETTERS. NOTIFICATIONS SHALL CONTAIN AT A MINIMUM: DATE AND TIME OF SHUTOFF. ANTICIPATED DURATION. CONTRACTOR'S NAME AND PHONE NUMBER. AND AN EMERGENCY CONTACT PERSON AND PHONE NUMBER. A COPY OF THE NOTIFICATION SHALL BE PROVIDED TO THE CITY ENGINEERING DIVISION
- . NO CONNECTIONS FOR THE PURPOSE OF OBTAINING WATER SUPPLY DURING CONSTRUCTION SHALL BE MADE, WITHOUT FIRST OBTAINING A PERMIT FROM THE CITY WATER DIVISION.
- ANY AND ALL FITTINGS OR APPURTENANCES REMOVED FROM THE CITY OF POST FALLS' WATER LINES, AS PART OF THE PROJECT, SHALL BE SALVAGED AND RETURNED TO THE CITY OF POST FALLS WATER DIVISION BY THE CONTRACTOR
- ALL WATER MAINS AND SERVICES SHALL BE INSTALLED WITH CONTINUOUS TRACER WIRE AND PLASTIC MARKER TAPE. PLASTIC MARKER TAPE SHALL BE INSTALLED 2 FEET ABOVE THE WATER MAIN. TRACER WIRE SHALL BE INSTALLED ALONG THE TOP OF THE WATER MAIN AND SHALL BE TESTED PRIOR TO SUB-GRADE APPROVAL.
- ALL WATER MAINS SHALL BE SEPARATED AT LEAST TEN FEET HORIZONTALLY FROM SANITARY OR STORM SEWER SYSTEMS. CROSSING OF WATER MAINS AND SEWER SYSTEMS SHALL HAVE A MINIMUM 18-INCH VERTICAL SEPARATION. WITH THE WATER MAIN BEING CENTERED OVER THE SEWER, ANY ANTICIPATED SEPARATION DIFFERING FROM THE MINIMUM STANDARDS CONTAINED HEREIN, SHALL CONFORM TO THE IDAHO RULES FOR WASTE WATER (IDAPA 58.01.16).
- MAXIMUM LIMITS OF WATER MAIN JOINT AND PIPE DEFLECTION SHALL BE OBTAINED FROM THE MANUFACTURER, AND SUBMITTED TO THE ENGINEER OF RECORD AND CITY ENGINEER PRIOR TO CONSTRUCTION. WHERE LAYING CONDITIONS REQUIRE PIPE/JOINT DEFLECTION IN EXCESS OF LIMITS SPECIFIED BY THE MANUFACTURER, A THRUST BLOCKED FITTING SHALL BE USED.
- 9. ALL THRUST BLOCKING SHALL BE FORMED IN PLACE AGAINST UNDISTURBED OR COMPACTED SOIL, AND CONFORM TO THE MINIMUM DIMENSIONS SHOWN IN SD 403. THE USE OF PRE-CAST THRUST BLOCKS IS PROHIBITED, ALL BOLTS AND NUTS SHALL BE FREE OF CONCRETE AND ACCESSIBLE BY WRENCH.
- 0. ALL WATER MAINS, FIRE MAINS, VALVES, FIRE HYDRANTS, SERVICES AND APPURTENANCES SHALL BE INSTALLED, HYDRO STATIC TESTED AT 150PSI FOR A MINIMUM OF 2 HOURS. BACTERIA TESTED. AND APPROVED. IN ACCORDANCE WITH REFERENCED STANDARDS IN THE GENERAL NOTES AND CITY REQUIREMENTS, PRIOR TO PAVING. RESULTS OF CHLORINATION AND BACTERIA TESTS SHALL BE SUBMITTED AND APPROVED BY THE CITY ENGINEERING DIVISION AND CITY WATER DIVISION, PRIOR TO OPERATING VALVES TO PUT NEW MAINS INTO
- 11. ALL WATER MAIN TAPS SHALL BE A MINIMUM OF 16 INCHES APART AND 16 INCHES FROM THE BELL AND STAB ENDS OF THE PIPES.





BASE MAP/TOPOGRAPHY PROVIDED BY OTHERS. FACET CANNOT BE HELD LIABLE FOR ACCURACY. CONTRACTOR SHALL FIELD VERIFY GRADES, UTILITIES, AND ALL OTHER EXISTING FEATURES AND CONDITIONS. IF CONDITIONS ARE NOT AS SHOWN AND/OR PLANS CANNOT BE CONSTRUCTED AS SHOWN, CONTACT FACET PRIOR TO CONSTRUCTION. CALL OTHER 2 BUSINESS DAYS BEFORE YOU DIG (UNDERGROUND UTILITY LOCATIONS ARE APPROX.)

CALL 811

		KEY NOTES:					
	KEY	NOTE:	D S				
	1	REMOVE EXISTING ASPHALT					
	2	REMOVE EXISTING DRIVEWAY					
	(3)	REMOVE EXISTING CONCRETE					
	4	REMOVE EXISTING BUILDING.					
	5	REMOVE EXISTING TREE.					
	6	REMOVE EXISTING ASPHALT PAVEMENT IN ALLEY TO EAST PROPERTY LINE OF SUBJECT PARCEL.					
	7	EXISTING BUILDING TO REMAIN. PROTECT IN PLACE.					
	8	EXISTING UTILITY LINE OR APPURTENANCE TO REMAIN. PROTECT IN PLACE.					
	9	EXISTING CONCRETE CURB OR CURB AND GUTTER TO REMAIN. PROTECT IN PLACE.					
	(10)	EXISTING CONCRETE SIDEWALK TO REMAIN. PROTECT IN PLACE.					
	(11)	SAWCUT EXISTING HARDSCAPE SURFACE TO NEAT VERTICAL EDGE.					
	(12)	EXISTING ASPHALT PAVEMENT TO					
	(13)	EXISTING PEDESTRIAN RAMP TO					
		REMOVE EXISTING ELECTRIC METER					
	(14)	AND ASSOCIATED SERVICE. COORDINATE WITH UTILITY PURVEYOR.					
	(15)	REMOVE EXISTING GAS METER AND ASSOCIATED SERVICE. COORDINATE WITH UTILITY PURVEYOR.					
	(16)	POWER POLE AND ANY ASSOCIATED POWER LINES. COORDINATE WITH UTILITY PURVEYOR.					
	(17)	REMOVE EXISTING SIGN AND REPLACE IN-KIND DURING SIDEWALK CONSTRUCTION.					
	(18)	REMOVE EXISTING PARKING STRIPING ALONG 4TH AVE FRONTAGE ONLY AND RE-STRIPE PER ARCHITECTURAL SITE PLAN.					
	(19)	REMOVE EXISTING BOLLARD.					
	20	EXISTING GAS SERVICE TO REMAIN. PROTECT IN PLACE.					
	21	REMOVE EXISTING GAS SERVICE. COORDINATE WITH UTILITY PURVEYOR.					
	22	REMOVE EXISTING ONSITE CONCRETE.					
	23	REMOVE EXISTING CONCRETE CURB AND GUTTER.					
	24	NOT USED					
	25	CONTRACTOR SHALL DETERMINE, IN THE FIELD, WHICH EXISTING WATER METERS AND SERVICES SERVE EXISTING STRUCTURES SLATED FOR REMOVAL. REMOVE ANY UNUSED WATER METERS AND SERVICES PER CITY STANDARDS.					
	26	PROTECT EXISTING TREE IN PLACE.					
	27)	EXISTING UTILITY METERS, MECHANICAL EQUIPMENT, AND OTHER APPURTENANCES TO REMAIN ALONG ALLEY SIDE OF EXISTING BUILDING. PROTECT IN PLACE.					
	28	REMOVE EXISTING FENCE.					
	29	EXISTING ALLEY CURBING IN PLACE.					
{	30	EX SSS TO REMAIN. PROTECT IN PLACE.					
$\left\{ \right\}$	31	REMOVE ONSITE PORTION OF EX SSS. CUT, CAP, AND ABANDON OFFSITE PORTION IN PLACE.					
$\left\{ \right\}$	32	CITY TO REMOVE EXISTING WATER METER AND SERVICE LINE AT OWNER'S EXPENSE.					
$\left\{ \right\}$	33	EXISTING SIGN TO REMAIN. PROTECT IN PLACE					
	GENE	ERAL NOTES:	$\overline{}$				
	1. AL EX M/ W 2. AL IN 3. FC CC EL BL SE	L CLEARING, GRUBBING, SITE PREPARA (CAVATION, EARTHWORK, ENGINEERED F ATERIAL TESTING SHALL BE DONE IN COM ITH THE GEOTECHNICAL ENGINEERING R L EXISTING IMPROVEMENTS SHALL BE P PLACE UNLESS NOTED OTHERWISE. OR ALL EXISTING BUILDINGS TO BE REMO ONTRACTOR SHALL FIELD-LOCATE ANY A LECTRIC, GAS OR OTHER UTILITIES SERV JILDINGS AND DECOMMISSION AND/OR R ERVICES AS REQUIRED BY THE CITY OF P ND RESPECTIVE UTILITY PURVEYORS.					
		CHEMATICALLY AND FOR REFERENCE ON	ILY				
	} (ONTRACTOR SHALL FIFLD-VERIEY DEPTH					

UNTRACTOR SHALL FIELD-VERIFY DEPTF ALIGNMENT OF EXISTING SIDE SEWERS AS NEEDED. ······

SCALE IN FEET







	KEY NOTES:			
	KEY	NOTE:		
	(1)	CONNECT NEW 6' SEWER SERVICE TO EXISTING 10" SS MAIN PER CITY OF POST FALLS STANDARD DRAWING SD		
	0	504. EX IE 2155.12 ± 6" IE 2155.62 ± NEW 6" PVC SANITARY SEWER PIPE		
	(2)	SLOPE AND LENGTH PER PLAN.		
	(3)	APPROXIMATE SANITARY SEWER STUB OUT LOCATION. CONTRACTOR SHALL COORDINATE WITH PLUMBING PLANS		
	5	DOUBLE CHECK VALVE ASSEMBLY PER CITY OF POST FALLS WATER STANDARDS TO BE LOCATED IN RISER		
8	6	NEW 6" PVC C905 FIRE WATER SERVICE		
ð		NEW 3" PVC C905 DOMESTIC WATER		
	0	SERVICE TO BUILDING.		
	(8)	SERVICE. 1" PVC C905 IRRIGATION SERVICE POINT OF CONNECTION. CONTRACTOR SHALL		
	<u> </u>	COORDINATE EXACT POINT OF CONNECTION WITH LANDSCAPE PLANS.		
	10	VALVE (PIV).		
	(1)	DEPARTMENT CONNECTION (FDC).		
	(12)	OUT LOCATION. CONTRACTOR SHALL COORDINATE WITH PLUMBING PLANS FOR EXACT LOCATION.		
	(13)	APPROXIMATE FIRE WATER STUB OUT LOCATION. FIRE PROTECTION CONTRACTOR SHALL FINALIZE FIRE WATER LINE SIZE AND STUB OUT		
	<u> </u>	LOCATION. NEW 3" DOMESTIC WATER METER AND		
	(14)	METER VAULT PER CITY OF POST FALLS STANDARD DRAWING SD 408. NEW 1" IRRIGATION WATER METER PER		
	(15)	CITY OF POST FALLS STANDARD DRAWING SD 406. CONNECT NEW 3" DOMESTIC WATER		
	(16)	SERVICE TO EXISTING 6" PVC PUBLIC WATER MAIN PER CITY STANDARDS		
	(17)	CONNECT NEW 6" FIRE WATER SERVICE TO EXISTING 6" PVC WATER MAIN WITH 6" TEE PER CITY STANDARDS.		
	(18)	FALLS STANDARD PLAN SD 505. VENT PIPE TO BE ROUTED BACK TO BUILDING. COORDINATE WITH PLUMBING PLANS. 6" IE (S) 2161.46 6" IE (N) 2161.21		
	(19)	NEW ELECTRICAL SERVICE SHOWN FOR REFERENCE ONLY. CONTRACTOR SHALL COORDINATE WITH ELECTRICAL PLANS FOR ADDITIONAL INFORMATION.		
	20	NEW COMMUNICATION SERVICE SHOWN FOR REFERENCE ONLY. CONTRACTOR SHALL COORDINATE WITH ELECTRICAL PLANS FOR ADDITIONAL INFORMATION.		
	21	NEW NATURAL GAS SERVICE SHOWN FOR REFERENCE ONLY. CONTRACTOR SHALL COORDINATE WITH AVISTA AND MEP PLANS FOR ADDITIONAL INFORMATION AND FINAL SIZING.		
	22	NEW PAD MOUNTED TRANSFORMER SHOWN FOR REFERENCE ONLY. CONTRACTOR SHALL COORDINATE WITH ELECTRICAL PLANS FOR ADDITIONAL INFORMATION.		
	23	NEW ELECTRIC VEHICLE CHARGING STATIONS SHOWN SCHEMATICALLY AND FOR REFERENCE ONLY. SEE ELECTRICAL PLANS FOR MORE INFORMATION.		
	24	NEW 6" TEE		
	(25)	NEW 6" PVC C905 FIRE WATER SERVICE		
<u>`</u>	(26)	NEW 6" GATE VALVE		
		FALLS STANDARD DRAWING SD 401. SAMPLE TEE PER CITY OF POST FALLS		
	28	STANDARD DRAWING SD 505. SET RIM FLUSH WITH FINISHED SURFACE.		
<u>(</u>	<u>SENER</u>	<u>AL NOTES:</u>		
1.	FORF	PIPE MATERIALS AND ADDITIONAL UTILITY		
2.	. TREN	CH SECTION, BACKFILL, AND SURFACE RE		
	SHAL STAN	L BE IN ACCORDANCE WITH CITY OF POST DARD DRAWING SD-301		
3.	PRIO	R TO CONSTRUCTION, CONTRACTOR SHA		
	ALIGN POIN ⁻	TS OF CONNECTION AND PROPOSED UTIL		
	CROS NOTIF	SINGS BY OBSERVATION OR POTHOLING TY CIVIL ENGINEER OF ANY CONFLICTS OF		
		REPANCIES IN THESE PLANS AND ACTUAL		
4.	INFOF CONT	RACTOR SHALL COORDINATE WITH AVIST		
5		ELECTRICAL AND NATURAL GAS INFORMATING AND NATURAL GAS INFORMATING AND		
J.	PLAN	S FOR POINT OF CONNECTION, IRRIGATIO		
6.	LOCA CONT PLAN APPI	TIONS, SLEEVING, ETC. RACTOR SHALL COORDINATE WITH ELEC S FOR ADDITIONAL ELECTRICAL SITE RTENANCES (SITE LIGHTS, VEHICLE CHAP		
7 .		RDINATE WATER CONNECTIONS 5 DAYS PI		

8. CONTRACTOR SHALL ADJUST ALL EXISTING UTILITY STRUCTURE RIMS AND LIDS TO FINISHED GRADE. ANY EXISTING SERVICE BOX, VALVE BOX OR CURB BOX NEEDING REPAIR SHALL BE COORDINATED WITH THE WATER DIVISION 5 DAYS PRIOR TO PAVING.







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DESCRIPTION	ISSUE FOR PERMIT POST PERMIT REVISIONS SITE PERMIT COMMENT REV 1 ISSUE FOR PRICING SITE PERMIT COMMENTS REV 2	
DATE	2024.09.30 2024.10.10 2024.11.19 2024.11.27 2025.01.06	
REV	<i>−</i> 0 4	



Post Falls Urban Renewal Agency May 14, 2025 Workshop

Supporting document links to site & building plan sets:

PF Eagles – Downtown URD Minor Project Program applicant:

- Eagles Club 041624 Thu Apr 18 2024 09-56-29.pdf
- Defeagles-addition Stamped Plans Mon Jul 17 2023 07-52-08.pdf

Nonna Building (L. Horn, 102 E 4th Ave) – Downtown URD:

- Horn_Mixed_Use_Site_Plan.pdf
- DEFHORN MIXED-USE Issue for Permit COMPILED Civils Removed Thu Oct 3 2024 14-19-02.pdf

CITY OF POST FALLS AGENDA REPORT WORKSHOP – 5:00 pm Basement Conference Room MEETING DATE: 4/15/2025

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: Shelly Enderud, City Administrator, John Beacham, Public Works Director, Warren Wilson, Deputy City Administrator, Robert Seale, Community Development Director

SUBJECT: Pleasant View Urban Renewal District Discussion

ITEM AND RECOMMENDED ACTION:

To provide an update on the status of the Pleasant View (P.V.) Urban Renewal District and request direction from the Council on future actions.

DISCUSSION:

Key Developments Since FY24:

- Engagement with Welch Comer and Heartland to update district financial scenarios.
- Updated projections completed in FY25.
- Presentation of update to the Post Falls Urban Renewal Agency Executive Committee.
- Today's briefing to City Council for feedback and direction.

Changes & Challenges:

- **Revenue Decline:** Projected revenues dropped from \$38.6M (2021) to \$15.2M (2025) — a 61% decrease, largely due to a 45% drop in the levy rate and the indefinite hold on Project Drive.
- Infrastructure Costs: Estimated at \$11.6M in the current scenario (Scenario 3C).
- Net Cash Flow: A projected surplus of \$3.6M remains after accounting for revised revenues and costs.
- Grant Shortfall: The district did not secure RAISE Grant funds.
- Cost Escalation: Infrastructure expenses continue to rise.
- Shifting Needs: PF School District's short-term priorities have evolved.

Scenario Updates:

- Infrastructure Build-Out: Ranges from \$6.6M to \$11.1M depending on development pace and scope.
- **Development Assumptions:** Includes construction of one 40,000 SF warehouse every two years and 25-30 single-family homes biannually.
- Planning Context: Pending ITD PEL Study (expected Summer 2025) may impact

future transportation infrastructure and development direction.

Tools & Considerations:

• Financing Options:

- $\,\circ\,$ Borrowing via URA with extended payback structures
- C-PACE funding
- o Eligibility for EDA infrastructure grants
- o Community Development Block Grants (CDBG)

• Marketing & Use Planning:

- Ongoing EDA marketing study
- City-owned 14 acres available (potential PW facility or park use)
- o Future use planning for PF School District property

ITEM / PROJECT PREVIOUSLY REVIEWED BY COUNCIL ON:

March 5, 2024, City Council and PF URA Joint Workshop. Discussed status of Tech Park District and Pleasant View District.

APPROVED OR DIRECTION GIVEN: Recommended Next Steps:

Council is asked to consider and provide input on the following potential paths forward:

- 1. Pause & Partner: Avoid city-led development; seek other entities to lead construction.
- 2. Wait & Evaluate: Defer major decisions until the ITD PEL study concludes.
- 3. Strategic Exit: Consider structured closure or reforming of the district.
- 4. Higher-Risk Investment: Initiate construction with the possibility of long-term return.
- 5. Lower-Risk Approach: Proceed with smaller-scale development for limited impact.

Direction from the Council will guide coordination with PF URA and key stakeholders, including Project Drive, Crystal Creek, and the PF School District.

FISCAL IMPACT OR OTHER SOURCE OF FUNDING:

This will depend on the direction provided by the Council. There are a couple of scenarios that would require investment in infrastructure.

BUDGET CODE:

N/A

ATTACHMENTS:

P.V. District – Infrastructure Scenarios

Scenario	Description	Est. Total Cost (Jan-25)
1	i. Water Seltice Way -> Yukon	
	ii. Sewer infrastructure, including:	
	1. Lift station constructed just south of Yukon	\$6,621,720
	2. Force main between lift station & Seltice Way	
	Gravity sewer from lift station to just north of Yukon Ave	
2	i. Water Seltice -> Poleline	
	ii. Sewer infrastructure, including:	
	1. Lift station constructed just south of Yukon	\$8,657,342
	2. Gravity sewer from lift station to just north of Avista parcel	
ЗA	i. Water Seltice -> Prairie	
	ii. Sewer infrastructure, including:	
	1. Lift station (northern) constructed north of Prairie Ave	
	2. Lift station (southern) constructed just south of Yukon	\$9,688,285
	3. Force main between southern lift station & Seltice Way	
	4. Gravity sewer from southern lift station to just north of Avista	
	parcel	
3B	i. Water Seltice -> Prairie	
	ii. Sewer infrastructure, including:	
	1. Lift station (northern) constructed north of Prairie Ave	
	2. Force main between northern lift station and Seltice Way	\$10,972,562
	3. Lift station (southern) constructed just south of Yukon	
	Force main between southern lift station & Seltice Way	
	5. Gravity sewer from southern lift station to just north of Avista	
3C	i. Water Seltice -> Prairie	
	ii. Sewer	
	1. Lift station (northern) constructed north of Prairie Ave	
	2. Force main between northern lift station and Seltice Way	\$11,128,083





P.V. District – New Financial Scenarios

- Required Infrastructure ranges from \$6.6 to \$11.1 million
- Revenue: Projected revenue decreased from 2021 to 2025 from \$38.6M to \$15.2M, a drop of \$23.4M, or 61%. Most of the reduction is explained by the change in levy rate.
- Cost: Total infrastructure costs as estimated by Welch Comer, incorporating standard cost escalations, is \$11.6M in the base case, Scenario 3C.
- Net Cash Flow: As of the 2025 update, the district is projected to generate a surplus of \$3.6 million, after revenues of \$15.2 million and costs of \$11.6 million.



P.V. District – Future Actions

- No city-led projects, seek other partners to lead construction
 - Wait for ITD PEL study to conclude
 - Consider strategic closing/reforming
- Close the district

- Build something at a loss with a chance of payoff.
 - Biggest risk with the biggest chance of a payoff.
- Build something smaller.
 - Smaller risk with smaller chance of payoff.

Ensure the direction is communicated with stakeholders, including PF URA, Project Drive, Crystal Creek and PF School District.

