

KOLB WAREHOUSES SITE DISTURBANCE PLAN

SDP23-0207

PARCEL #0-2900-10-006-AA
LOCATED IN SEC. 10, T. 51N., R. 05W., B.M.
KOOTENAI COUNTY, IDAHO
JULY 2025

CONTACT INFORMATION

OWNER
DANIEL KOLB
212 W BROWNWOOD DR., #269
COEUR D'ALENE, ID 83814

CAD ENGINEER
VAN HOUTEN CONSULTING & DESIGN
407 J E. CHERMAN AVE. STE. #211
COEUR D'ALENE, ID 83814
PHONE: (208) 930-4000

SUBVEYOR
JOHNSON SURVEYING NW
1859 N LAKEWOOD DR #102
COEUR D'ALENE, ID 83814
PHONE: (208) 786-2814

INDEX

C1.0 SITE DISTURBANCE PLAN
C2.0 DETAILS
C2.1 DETAILS

GENERAL NOTES:

1. ALL WORK AND MATERIALS SHALL CONFORM TO THE MOST CURRENT EDITION OF THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPC).
2. PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR LOCATING UNDERGROUND UTILITIES. CALL THE KOOTENAI COUNTY UNDERGROUND UTILITY LOCATION SERVICE AT 1-800-428-4800 AT LEAST 72 HOURS BEFORE YOU DIG.
3. NO GUARANTEE IS MADE OR IMPLIED THAT ALL EXISTING UTILITIES ARE SHOWN. LOCATIONS OF EXISTING UTILITIES SHOWN ON THE PLANS ARE APPROXIMATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY CONFLICTS BETWEEN EXISTING UTILITIES AND THE PLANS PRIOR TO CONSTRUCTION.
4. A TITLE REPORT WAS NOT ORDERED FOR THIS SITE PLAN. IT IS THE RESPONSIBILITY OF THE OWNER TO DETERMINE THE EXISTENCE OF ANY EASEMENTS, COVENANTS, OR RESTRICTIONS WHICH DO NOT APPEAR IN THE RECORDED SUBDIVISION PLAN.
5. THE CONTRACTOR IS REQUIRED TO HAVE A COMPLETE SET OF THE APPROVED PLANS ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
6. IF THE CONTRACTOR DISCOVERS ANY DISCREPANCIES BETWEEN THE PLANS AND EXISTING CONDITIONS ENCOUNTERED, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE DESIGN ENGINEER.
7. THE CONTRACTOR SHALL NOTIFY THE APPROPRIATE UTILITY COMPANIES PRIOR TO STARTING WORK NEAR ANY FACILITIES.
8. WORK SHALL NOT BEGIN UNTIL ALL REQUIRED PLAN APPROVALS AND PERMITS HAVE BEEN OBTAINED FOR THE WORK BEING PERFORMED.
9. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AT LEAST 48 HOURS PRIOR TO CONSTRUCTION TO COORDINATE CONSTRUCTION INSPECTIONS.
10. THE CONTRACTOR SHALL FULLY COMPLY WITH OSHA SAFETY STANDARDS AT ALL TIMES.
11. SURVEY DATA IS PROVIDED BY OTHERS. VAN HOUTEN CONSULTING & DESIGN TAKES NO RESPONSIBILITY FOR TOPOGRAPHICAL MISTAKES.
12. EXISTING PROPERTY CORNERS OR SURVEY MONUMENTS SHALL BE PROTECTED DURING THE COURSE OF CONSTRUCTION. ANY DAMAGED OR OBLITERATED CORNERS OR MONUMENTS SHALL BE RE-ESTABLISHED IN AN UNDISTURBED STATE BY A PROFESSIONAL LAND SURVEYOR, LICENSED IN THE STATE OF IDAHO, PRIOR TO FINAL ACCEPTANCE.

STORMWATER & EROSION CONTROL NOTES:

1. ALL STORMWATER BMPs SHALL CONFORM TO IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY (DEQ) STORM WATER BEST MANAGEMENT PRACTICES CATALOG.
2. IN AREAS OUTSIDE THE LIMITS OF DISTURBANCE, RETAIN THE DUFF LAYER, NATIVE TOPSOIL, AND EXISTING VEGETATION IN AN UNDISTURBED STATE TO THE MAXIMUM EXTENT PRACTICAL.
3. INSPECT ALL ROADWAYS, AT THE END OF EACH DAY, ADJACENT TO THE CONSTRUCTION ACCESS ROUTE. IF IT IS EVIDENT THAT SEDIMENT HAS BEEN TRACKED OFF SITE AND/OR BEYOND THE ROADWAY APPROACH, CLEANUP IS REQUIRED.
4. RESTORE CONSTRUCTION ACCESS ROUTE EQUAL TO OR BETTER THAN PRE-CONSTRUCTION CONDITION.
5. INSPECT SEDIMENT CONTROL BMPs WEEKLY AT A MINIMUM, IMMEDIATELY DURING A STORM EVENT, AND AFTER ANY DISCHARGE FROM THE SITE (STORMWATER OR NON-STORMWATER). THE INSPECTION FREQUENCY MAY BE REDUCED TO ONCE A MONTH IF THE SITE IS STABILIZED AND INACTIVE.
6. CONTROL FUGITIVE DUST FROM CONSTRUCTION ACTIVITY IN ACCORDANCE WITH STATE AND/OR LOCAL AIR QUALITY CONTROL AUTHORITIES WITH JURISDICTION OVER THE PROJECT AREA.
7. PROTECT CULVERT INLETS, DRYWELLS, CATCH BASINS AND OTHER STORMWATER MANAGEMENT FACILITIES FROM SEDIMENT, WHETHER OR NOT FACILITIES ARE OPERABLE. INLET PROTECTION DEVICES SHALL BE CLEANED OR REPAIRED OR REPLACED BEFORE SIX MONTHS OF CONSTRUCTION.
8. STOCKPILE ALL MATERIALS ON SITE, KEEPING OFF ROADWAYS.
9. NO AREAS DISTURBED BY CONSTRUCTION SHALL BE LEFT BARE. ALL NON-IMPERVIOUS DISTURBED AREAS NOT OTHERWISE COVERED WITH ROCK, MULCH OR LANDSCAPING SHALL BE HYDROSEEDDED.
10. AREAS RECEIVING HYDROSEED SHALL HAVE SOIL SUITABLE FOR VEGETATION GROWTH. IF THE FINISHED SURFACE CANNOT SUPPORT PLANT LIFE, TOPSOIL SHALL BE IMPORTED AND PLACED TO A SUFFICIENT DEPTH FOR PERMANENT REVEGETATION. SHOULD HYDROSEED FAIL TO TAKE ROOT DUE TO INSUFFICIENT SOIL PROFILE, CONTRACTOR SHALL RECTIFY THE PROBLEM BY PERMANENTLY ESTABLISHING VEGETATION AT THEIR OWN EXPENSE.
11. CONSTRUCTION SHALL BE CONSIDERED COMPLETE WHEN PERMANENT ESC CONTROLS, WHEN APPLICABLE, HAVE BEEN COMPLETELY INSTALLED. ALL LAND-DISTURBING ACTIVITIES THAT HAVE THE POTENTIAL TO CAUSE EROSION OR SEDIMENTATION PROBLEMS HAVE CEASED, AND VEGETATION HAS BEEN ESTABLISHED IN THE AREAS NOTED AS REQUIRING VEGETATION ON THE ACCEPTED ESC PLAN ON FILE WITH THE LOCAL JURISDICTION.
12. REMOVE TEMPORARY ESC BMPs WITHIN THIRTY DAYS AFTER THE TEMPORARY BMPs ARE NO LONGER NEEDED. PERMANENTLY STABILIZE AREAS THAT ARE DISTURBED DURING THE REMOVAL PROCESS.

GRADING & PAVING NOTES:

1. ASPHALT PAVEMENT SURFACE COURSE SHALL CONFORM TO ISPC REQUIREMENTS OR BETTER.
2. CONCRETE PAVEMENT SHALL COMPLY WITH ISPC AND ACI 301 REQUIREMENTS FOR MEASURING, MIXING, TRANSPORTING AND PLACING CEMENT CONCRETE PAVEMENT.
3. SUBMIT PAVEMENT AND DESIGN, SUBGRADE AND AGGREGATE BASE COURSE INFORMATION FOR ENGINEER APPROVAL PRIOR TO ORDERING THESE MATERIALS.
4. CONTRACTOR SHALL CHECK EXPOSED SUBGRADES AND BASE SURFACES FOR COMPLIANCE WITH REQUIREMENTS FOR DIMENSIONAL ACCURACY AND ELEVATION. EXPOSED SURFACE WATER AND GROUNDWATER FROM EXISTING EXCAVATIONS, FROM PONDING ON PREPARED SUBGRADES AND BASE SURFACES AND FROM FLOODING OF PROJECT SITE OR SURROUNDING AREA AND SHALL PROTECT SUBGRADES AND BASE SURFACES FROM SOFTENING, UNDERMINING, WASHOUT, DAMAGE BY RAIN OR WATER ACCUMULATION AND AGAINST FREEZING TEMPERATURES AND FROST.
5. STRUCTURAL FILL SHOULD BE PLACED IN SIX-INCH-THICK LIFT SIZE AT NEAR OPTIMUM MOISTURE CONTENT AND COMPACTED TO AT LEAST 98% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D-1557 (MODIFIED PROCTOR). ASPHALT CONCRETE SHALL BE COMPACTED TO A MINIMUM OF 92% OF RICE'S THEORETICAL DENSITY OF ISPC.
6. BALLAST AND BASE COURSE MATERIAL SHALL MEET THE CRITERIA SET FORTH IN THE REQUIREMENTS OF ISPC.
7. THE UPPER 12" OF SUBGRADE, BALLAST AND BASE COURSE SHALL BE COMPACTED TO AT LEAST 90% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D-1557 (MODIFIED PROCTOR). ASPHALT CONCRETE SHALL BE COMPACTED TO A MINIMUM OF 92% OF RICE'S THEORETICAL DENSITY.
8. PAVING SHALL NOT OCCUR UNTIL ALL UNDERLYING UTILITIES HAVE BEEN TESTED AND APPROVED.
9. A REPRESENTATIVE OF THE ENGINEER/ARCHITECT SHALL CONDUCT COMPACTNESS TESTING AFTER CONSTRUCTION OF EACH COURSE OF MATERIAL IS COMPLETED.
10. THE CONTRACTOR SHALL GIVE THE ENGINEER WRITTEN 48 HOUR NOTIFICATION PRIOR TO ALL REQUIRED CONSTRUCTION AND TESTING.
11. STRIP TOPSOIL PRIOR TO COMPACTING SUBGRADE. SUBGRADE SHALL BE FREE OF ORGANIC MATTER, FROZEN SOIL AND DELICIOUS DEBRIS.
12. CONTRACTOR SHALL HAVE WRITTEN APPROVAL FROM A GEOTECHNICAL ENGINEER PRIOR TO PLACING NATIVE MATERIAL AS BACKFILL.
13. EXCAVATIONS SHALL BE NO GREATER THAN 4 FEET DEEP AND SLOPED AT NO STEEPER THAN 2:1V WITHOUT ADDITIONAL SHORING OR BRACING MEASURES IN ACCORDANCE WITH OSHA SPECIFICATIONS AND LOCAL CODES.

REFERENCE NOTES

1. ASPHALT PAVEMENT SECTION PER DETAIL, SHEET C2.0.
2. 14' X 6' TRASH ENCLOSURE. HINGED GATE W/ 12FT CLEAR OPENING MINIMUM. 6FT SITE OBTAINING CHAIN LINK FENCE W/ PRIVACY SLATS ON OTHER THREE SIDES. CONCRETE PAD PER SECTION, SHEET C2.0.
3. 40' WIDE RIGHT-IN, RIGHT-OUT APPROACH PER ITS STANDARD DRAWING NO. 400-1. PAINTED DIRECTIONAL TRAFFIC ARROWS AND LETTERING AS SHOWN, THIS SHEET.
4. PAINT ACCESSIBLE ADA PARKING STALLS WITH INTERNATIONAL SYMBOL OF ACCESS AND HC SIGN AT HEAD OF STALL PER ISPC STANDARDS. PROVIDE 8' ACCESS ISLE. PROVIDE WHEEL STOP. SEE ACCESSIBLE PARKING STALL DETAIL, SHEET C2.0.
5. PAINT PARKING STALLS AS SHOWN. STRIPING SHALL BE 4" SWSL, DOUBLE PAINTED.
6. INSTALL WHEEL STOPS WHERE SHOWN, (TYP)
7. EXTERIOR GARAGE DOOR (TYP). SEE BUILDING PLANS, BY OTHERS.
8. BIKE RACK. PROVIDE STORAGE FOR 2 BICYCLES, MINIMUM.
9. PROPOSED WELL LOCATION
10. ROOF DRAINAGE CONNECTION TO DRYWELL. SEE BUILDING PLANS, BY OTHERS FOR CUTTER DOWN SHOUT LOCATIONS. ALL RUNOFF FROM THE WAREHOUSE ROOF SHALL BE RIPPED TO THE DRYWELL.
11. 6' TALL SIGHT OBSCURING FENCE ALONG NORTHERN AND WESTERN PROPERTY LINE.
12. LANDSCAPING AREA. SEE PLANTING AND IRRIGATION PLANS, BY OTHERS.
13. INSTALL LINED FIRE SUPPRESSION POND PER DETAILS, SHEET C2.1
14. FIRE SUPPRESSION PUMP INTAKE LINE. 40 LF OF 10" DIA C900 WATER PIPE. INSTALL 1" STAINLESS STEEL INTAKE (6" LONG) IN POND. 12" DIA SUPPORTED, 2" MINIMUM OFF BOTTOM OF POND
15. FIRE SUPPRESSION PUMP INSIDE 12'X14' PUMP HOUSE BUILDING. "DISHER PUMPS" PUMP MODEL SP10 OR APPROVED EQUAL. INSTALL PER MANUFACTURER'S GUIDELINES. CONTRACTOR SHALL RUN ALL ELECTRICAL LINES TO PUMP HOUSE PRIOR TO HAVING PARKING LOT.
16. FIRE HYDRANT SUPPLY LINE. SHALL BE 107W REDUCER W/ THRUST BLOCKING (1) 6" 45° ELBOW W/ THRUST BLOCKING 80 LF OF 4" DIA C900 WATER PIPE.
17. INSTALL FIRE HYDRANT PER MANUFACTURER'S SPECIFICATIONS AND ISPC STANDARD DRAWINGS SD-40A. CONTRACTOR SHALL ENSURE HYDRANT LOCATION IS APPROVED BY NORTHERN LAKES FIRE PROTECTION DISTRICT.
18. 500 GALLON SEPTIC TANK SERVING STANDARD SEPTIC DRAINFIELD. 5 FT MINIMUM TANK SETBACK FROM BUILDING AND PROPERTY LINE. CONTRACTOR SHALL COORDINATE SEPTIC PERMIT WITH PANHANDLE HEALTH DISTRICT.

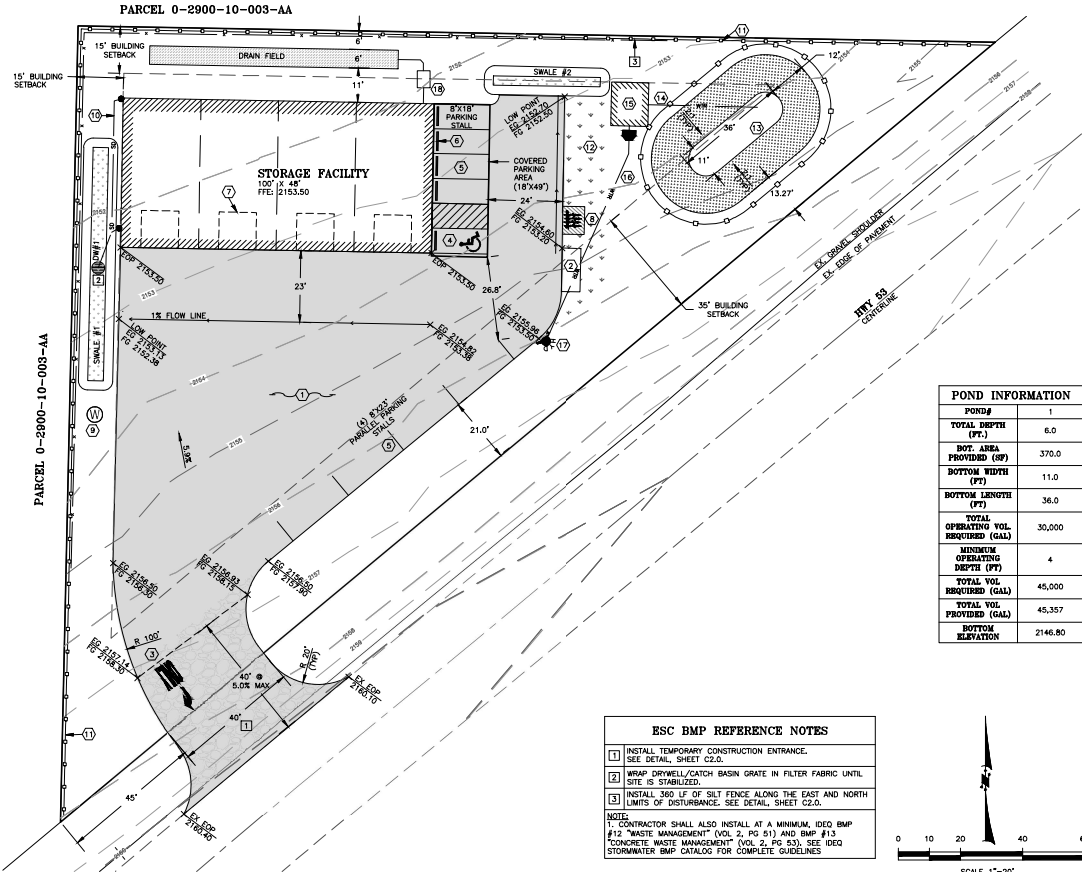
SITE DATA

FINISHED AREAS (SQ. FT.)	
ZONING	LIGHT INDUSTRIAL
TOTAL PARCEL AREA	38,027
PROPOSED BUILDING FOOTPRINT	4,800
ROOF TOP AREA	5,100
ASPHALT PARKING AREA	15,596
INTERNAL SIDEWALK AREA	0
TOTAL IMPERVIOUS AREA	20,696
BUILDING SETBACKS	
FRONT	35'
SIDE	15'
REAR	15'
PARKING SUMMARY	
REQUIRED	
WAREHOUSE (STORAGE UNIT) REQUIREMENT: 1 PER 800 S.F. 4800 S.F. / 800 S.F. = 6 STALLS	
TOTAL REQUIRED STALLS: 6 STALLS	
BICYCLE PARKING REQUIREMENT: 1 BIKE PER 5 PARKING STALLS	
10 TOTAL PROVIDED STALLS / 5 STALLS = 2 BIKE RACK UNITS	
PROVIDED	
STANDARD STALLS (8' X 18')	4
PARALLEL STALLS (8' X 23')	4
ADA STALLS (8' X 18')	1
ADA ISLE (8' X 18')	1
TOTAL PROVIDED STALLS	9

SWALE INFORMATION

SWALE #	EFFECTIVE DEPTH (FT)	MIN BOT. AREA SQ. FT	BOT. AREA DEVICES (SQ)	BOTTOM WIDTH (FT)	BOTTOM LENGTH (FT)	BOTTOM EL. (FT)
1	1.0	355	375	5	75	VARIES
2	1.0	54	102	3	34	2151.50

- NOTE:**
1. SWALE #2 IS SIZED TO TREAT ROOF RUNOFF FROM COVERED PARKING AREA.
 2. SEE DRAINAGE SWALE DETAIL, SHEET C2.0.



POND INFORMATION

POND	
TOTAL DEPTH (FT.)	6.0
BOT. AREA PROVIDED (SQ FT)	370.0
BOTTOM WIDTH (FT)	11.0
BOTTOM LENGTH (FT)	36.0
TOTAL OPERATING VOLUME (GAL)	30,000
MINIMUM OPERATING DEPTH (FT)	4
TOTAL VOL. REQUIRED (GAL)	45,000
TOTAL VOL. PROVIDED (GAL)	45,357
BOTTOM ELEVATION	2146.80

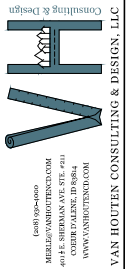
ESC BMP REFERENCE NOTES

1. INSTALL TEMPORARY CONSTRUCTION ENTRANCE. SEE DETAIL, SHEET C2.0.
 2. WRAP DRYWELL/CATCH BASIN GRATE IN FILTER FABRIC UNTIL SITE IS STABILIZED.
 3. INSTALL 300 LF OF SILT FENCE ALONG THE EAST AND NORTH LIMITS OF DISTURBANCE. SEE DETAIL, SHEET C2.0.
- NOTE:**
1. CONTRACTOR SHALL ALSO INSTALL AT A MINIMUM, IDEO BMP #12 "WASTE MANAGEMENT" (VOL. 2, PG 51) AND BMP #13 "CONCRETE WASTE MANAGEMENT" (VOL. 2, PG 53). SEE IDEO STORMWATER BMP CATALOG FOR COMPLETE GUIDELINES.

DRYWELL INFORMATION

DW #	TYPE	REN. ELEV.	LED TYPE	PARENT SWALE
1	DOUBLE	2151.88	GRATED	#1

- NOTE:**
1. DRYWELL #1 IS SIZED FOR DIRECT CONNECTION TO THE ROOF DRAINAGE SYSTEM OF THE MAIN BUILDING. SEE BUILDING PLAN, BY OTHERS, FOR EXACT DOWNPOUT LOCATIONS.
 2. SEE DRYWELL DETAIL, SHEET C2.0.



KOLB WAREHOUSES
SITE DISTURBANCE PLAN
KOOTENAI COUNTY, IDAHO

REVISIONS		DATE	DESCRIPTION	BY	CHK
1	DATE	12/17/2024	ADDITION COUNTY COMMENTS	DK	DK
2	DATE	1/17/2025	ISSUE MARKING CHANGES	DK	DK
3	DATE	1/27/2025	FILE REVISIONS	DK	DK

C1.0
SHEET
1 OF 3

UNLAWFUL REPRODUCTION OR
TRANSMISSION OF THIS DOCUMENT IS
PROHIBITED WITHOUT THE WRITTEN PERMISSION OF VAN
HOUTEN CONSULTING & DESIGN, LLC. ©
2025. ALL RIGHTS RESERVED.