SITE, STORMWATER AND EROSION CONTROL PLAN FOR

JERROD PAUL & KILEY FOURNIER

A DEVELOPMENT PERMIT FOR CONSTRUCTION FOR RPP3699001016AA AKA 100 VERMEER DRIVE PONDERAY, BONNER COUNTY, IDAHO 83852

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GENERAL NOTES

LMS PROPEF (RPP00000C

- 1. THESE PLANS ARE FOR THE CONSTRUCTION OF A COMMERCIAL/INDUSTRIAL MIXED USE BUILDING IN THE COMMERCIAL ZONE OF PONDERAY.
- THE BUILDING OUTLINE AS SHOWN HEREON IS TO BE LOCATED IN THE FIELD BY A LICENSED PROFESSIONAL LAND SURVEYOR.
- THESE PLANS ARE FOR SITE GRADING, STORMWATER AND EROSION CONTROL
- 4. IT IS THE CONTRACTORS RESPONSIBILITY TO COMPLY WITH THE REQUIREMENTS OF THE CITY OF PONDERAY, AND ANY OTHER DEVELOPMENT
- 5. ALL WORK SHALL CONFORM TO THE "IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION." 2017 OR MOST RECENT EDITION. IN CASE OF CONFLICT.
- CITY OF PONDERAY STANDARDS SHALL PREVAIL.

 THE CONTRACTOR SHALL NOTIFY THE APPROPRIATE UTILITY COMPANIES PRIOR TO STARTING WORK NEAR ANY FACILITIES AND SHALL COORDINATE HIS WORK WITH COMPANY REPRESENTATIVES. ALL UTILITY SERVICES SHALL BE INSTALLED UNDERGROUND. FOR EXISTING UTILITY LOCATIONS, CONTACT CALL BEFORE YOU DIG AT 1-800-626-4950 AT LEAST 48 HOURS PRIOR TO STARTING ANY EXCAVATIONS.
- 7. AN APPROVED PERMIT SHALL BE OBTAINED FROM THE CITY OF PONDERAY PLANNING DEPARTMENT AND WORK SHALL NOT BEGIN UNTIL A NOTICE TO PROCEED IS RECEIVED. THE CONTRACTOR SHALL NOTIFY THE PONDERAY CITY PLANNING DEPARTMENT 48 HOURS PRIOR TO STARTING WORK.
- THE CONTRACTOR SHALL HAVE AN APPROVED SET OF IMPROVEMENT PLANS AND APPROVAL LETTER ON THE JOB SITE AT ALL TIMES.
- WHERE TRENCHES ARE WITHIN PUBLIC EASEMENTS, COMPACTION TEST RESULTS SHALL BE SUBMITTED TO THE ENGINEER OF RECORD BY A QUALIFIED LABORATORY AND PROPERLY CERTIFIED TECHNICIAN WHO WILL CERTIFY THAT TRENCH BACKFILL WAS COMPACTED AS REQUIRED IN
- ACCORDANCE WITH THE ISPWC OR PONDERAY REQUIREMENTS.

 10. ALL TESTING REQUIRED WILL BE AT THE EXPENSE OF THE CONTRACTOR.

 11. ALL EXISTING IMPROVEMENTS INCLUDING CURB AND GUTTERS, SIDEWALKS, ASPHALT, CONCRETE OR P.C.C. PAVING, WHICH ARE BEING JOINED OR MATCHED IN CONNECTION WITH THIS PROJECT, SHALL BE JOINED OR MATCHED IN A MANNER SATISFACTORY TO THE OWNER, INCLUDING NECESSARY SAWCUTTING, REMOVAL, REPLACEMENT AND CAPPING.
- 12. EXISTING DRAINAGE FEATURES WILL BE PRESERVED OR RESTORED SUCH THAT NO BLOCKAGE OF EXISTING RUNOFF WATER WILL PERMANENTLY OCCUR.
- 13. NO REVISIONS SHALL BE MADE TO THESE PLANS WITHOUT THE APPROVAL OF THE ENGINEER.

SURVEY NOTES

- THIS PLAN WAS PREPARED BY FROM A BOUNDARY AND TOPOGRAPHIC SURVEY DONE BY GLAHE & ASSOCIATES AS WELL AS INFORMATION TAKEN FROM THE BONNER COUNTY GIS WEBSITE.

 2. THIS MAP DOES NOT REPRESENT AN ACTUAL SURVEY BUT WAS
- ASSEMBLED FROM INFORMATION GATHERED AS NOTED. REFER TO THE RECORDS OF SURVEY BY GLAHE & ASSOCIATES FOR MORE DETAILED PROPERTY BOUNDARY, ELEVATION MONUMENTATION, AND ADDITIONAL INFORMATION.
- ELEVATIONS SHOWN ARE BASED ON THE GLAHE SURVEY USING THE NAVD88 DATUM AS RECEIVED AND IS INTENDED TO SERVE AS A GRADING, STORMWATER, AND EROSION PLAN FOR A DEVELOPMENT PERMIT.
- EXISTING PROPERTY CORNERS AND SURVEY MONUMENTS SHALL BE LOCATED, MARKED, AND PROTECTED DURING THE COURSE OF CONSTRUCTION. ANY DAMAGE OR OBLITERATED CORNERS OR MONUMENTS SHALL BE RE-ESTABLISHED AT THE CONTRACTORS EXPENSE BY A PROFESSIONAL LAND SURVEYOR, LICENSED IN THE STATE OF IDAHO, PRIOR TO FINAL ACCEPTANCE.



Vicinity Map

LEGEND /\

- W WATER METER
- WATER VALVE M
- TELEPHONE JUNCTION BOX
- ELECTRIC JUNCTION BOX
- FIBER OPTIC JUNCTION BOX
- FIRE HYDRANT
- CATCH BASIN
- SIGN

- SAN -

. . .

- FOUND 5/8" REBAR AND CAP, PLS 5713
- FOUND 5/8" REBAR
- CALCULATED POINT, NOTHING FOUND
- EXISTING SEWER MANHOLE ⊞WM
 - EXISTING WATER SERVICE (NOT FOUND)
 - EXISTING WATER MAIN (ESTIMATED LOCATION)
 - EXISTING SEWER MAIN (ESTIMATED LOCATION)
 - PROPOSED STORMWATER PIPING
 - GRASSED LANDSCAPED GREEN SPACE AREAS
 - PROPOSED GRASSED STORMWATER TREATMENT
 - PROPOSED CONCRETE SIDEWALK
 - PROPOSED PAVEMENT
 - PROPOSED ADA VAN PARKING SPACE



FOURNIER

KILEY SHE

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PAUL

DRIVE

VERMEER I ONDERAY, IDAHO

8



DRAWN BY: DWL CHECKED BY: DWL SCALE: 1"=40' (11"X17" ONLY)

SHEET 1A OF 5



DEMPSEY, SCOTT & DAWN (RPP3699001015AA)

BUILDING

10 11 12 13

PARKING

20|19|18|17|16|15|14

LOT

68.9'

< OUT

TRINITY LLC (RPP36990010020A)

DRIVE

ERMEER

39'

