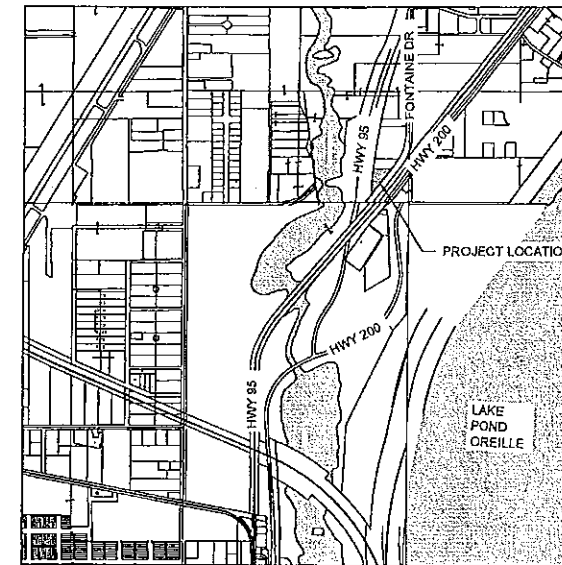
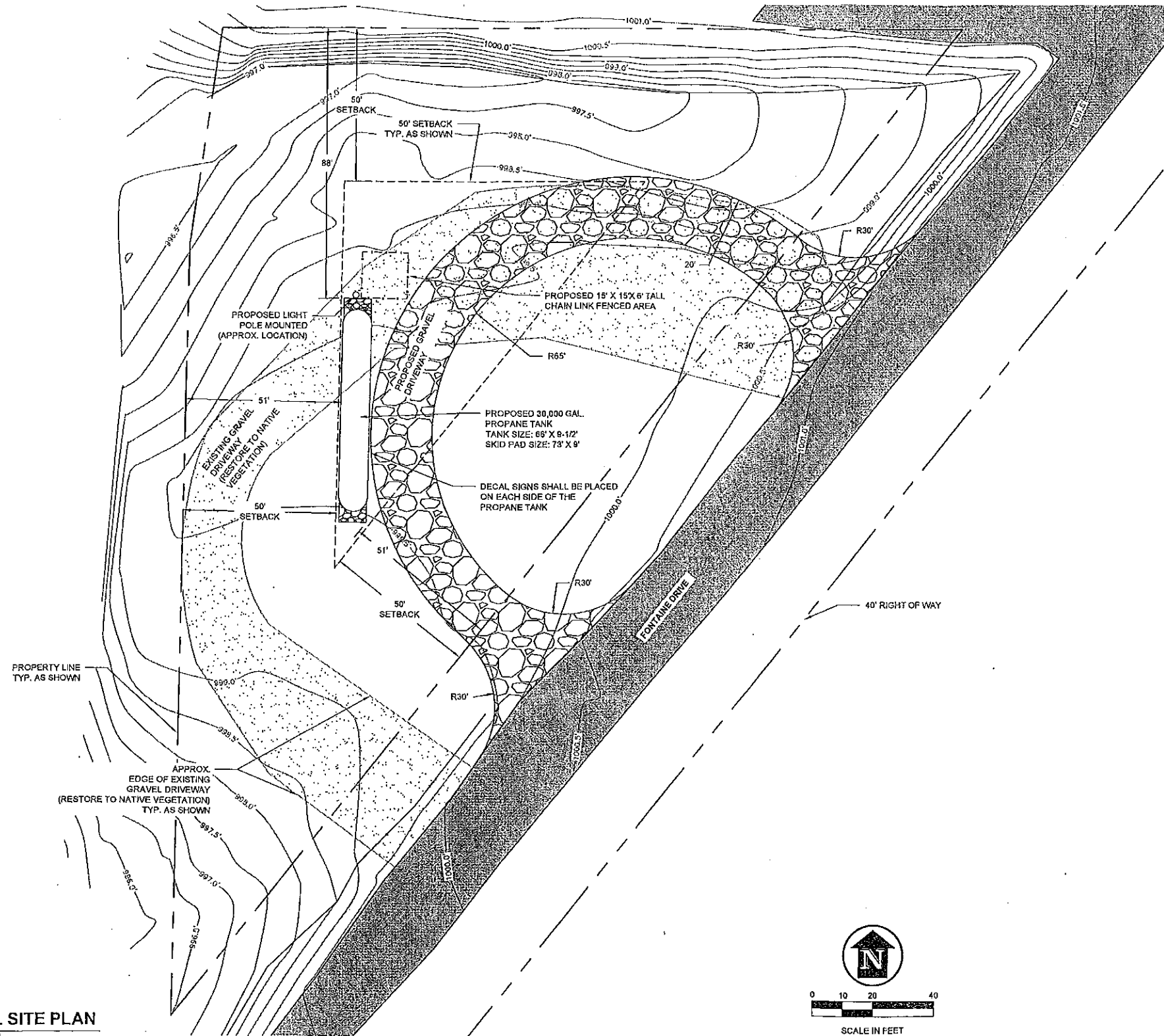


# CITY SERVICE VALCON SITE PLAN

(PARCEL RP900000109401A)

SECTION 10, TOWNSHIP 57 NORTH, RANGE 02 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO



VICINITY MAP  
NOT TO SCALE

**STORMWATER NOTES:**  
THE PROPOSED GRAVEL DRIVEWAY WILL INCORPORATE A PORTION OF THE EXISTING DRIVEWAY. ALL OTHER PORTIONS OF THE EXISTING DRIVEWAY SHALL BE RESTORED TO NATIVE VEGETATION. THE TOTAL AREA OF THE PROPOSED GRAVEL DRIVEWAY, PROPANE TANK AND GRAVEL PAD DOES NOT EXCEED THE AREA OF THE EXISTING GRAVEL DRIVEWAY SO NO ADDITIONAL STORMWATER TREATMENT IS REQUIRED. THE FOLLOWING CALCULATIONS SHOW THE EXISTING AND PROPOSED CONDITIONS OF THE SITE.

EXISTING CONDITION:	
EXISTING GRAVEL DRIVEWAY =	13,776 SF
TOTAL IMPERVIOUS SURFACE =	13,766 SF

PROPOSED CONDITION:	
TANK & GRAVEL PAD =	687 SF
PROPOSED GRAVEL DRIVEWAY =	6,579 SF
TOTAL IMPERVIOUS SURFACE =	7,266 SF

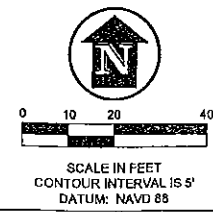
ALL DISTURBED AREAS SHALL BE STRAW MULCHED AND RESEEDED WITH VEGETATION HAVING SOIL HOLDING PROPERTIES.

**OPEN SPACE CALCS:**

TOTAL LOT SIZE =	40,200 SF
TANK & GRAVEL PAD =	687 SF
TOTAL OPEN SPACE =	39,513 SF (98.2%)

**GREENSPACE CALCS:**

TOTAL LOT SIZE =	40,200 SF
TANK & GRAVEL PAD =	687 SF
GRAVEL DRIVEWAY =	6,579 SF
TOTAL GREEN SPACE =	32,934 SF (81.9%)



**4.1 OVERALL SITE PLAN**  
SCALE: AS SHOWN

**PRELIMINARY**  
NOT FOR CONSTRUCTION

NO.	DATE	REVISION

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

**OVERALL SITE MAP**  
PROJECT: CITY SERVICE VALCON SITE MAP  
FONTAINE DRIVE  
PONDERAY, IDAHO

DATE: 08-12-2020  
SCALE: AS SHOWN  
DESIGNED: PJG  
DRAWN: PJG  
CHECKED: BSB  
PROJECT NO: 03158-20-001  
CADD FILE: E-CSV.DWG

SHEET **1** OF **1**