

GENERAL NOTES

- THESE PLANS ARE FOR THE CONSTRUCTION OF A MULTIPLE MULTI-FAMILY BUILDINGS 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 AS SHOWN.
- IT IS THE CONTRACTORS RESPONSIBILITY TO COMPLY WITH THE REQUIREMENTS OF THE CITY OF PONDERAY, AND ANY OTHER DEVELOPMENT STANDARDS.
- ALL WORK SHALL CONFORM TO THE "IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION," 2020 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 1-800-626-4960 AT LEAST 48 HOURS PRIOR TO STARTING ANY EXCAVATIONS.
- 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 ISPMC OR PONDERAY REQUIREMENTS.
- ALL TESTING REQUIRED WILL BE AT THE EXPENSE OF THE CONTRACTOR.
- 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.
- EXISTING DRAINAGE FEATURES WILL BE PRESERVED OR RESTORED SUCH THAT NO BLOCKAGE OF EXISTING RUNOFF WATER WILL PERMANENTLY OCCUR.
- 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.
- 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 NAVD83 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.

KEYNOTES

- RIGHT-OF-WAY/PROPERTY BOUNDARY
- PROTECT EXISTING SURVEY MONUMENTS AS NOTED
- EXISTING TELEPHONE SERVICE BOX
- EXISTING 8" WATER MAIN
- EXISTING WATER SERVICE LOCATION
- EXISTING OVERHEAD POWER LINES
- EXISTING STRUCTURE TO BE REMOVED
- RETAIN AND PROTECT EXISTING STORM PIPE AND STORMWATER STRUCTURE
- EXISTING OVERHEAD POWER POLES
- EXISTING PRESSURE SEWER MAIN (4")
- EXISTING SEWER CLEANOUTS
- CLEANOUT MH #2 PER KOOTENAI-PONDERAY SEWER RECORD DRAWINGS DATED 1-05-87
RIM = 2124.16
INV = 2120.90
- EXISTING CLEANOUT MANHOLE (RV- PARK CONNECTION)
RIM = 2123.95
- CLEANOUT MH #3 PER KOOTENAI-PONDERAY SEWER RECORD DRAWINGS DATED 1-05-87
RIM = 2124.16
INV = 2112.64
- EXISTING CLEANOUT
- PROPOSED RIGHT-OF-WAY DEDICATIONS FOR CITY OF PONDERAY
- CITY SETBACK REQUIREMENTS PER CITY CODE
- PROPOSED PARK LOCATION (TO BE MAINTAINED BY CITY UPON DEDICATION)
- PROPOSED BUILDING (SEE OWNER'S BUILDING PLANS)
- PROPOSED PARKING LOT (SEE SECTION C, SHEET 5)
- STANDARD PARKING SPOT 9' X 19'
1 PARKING SPOT/600 SF SEE CITY CODE 9-5E-2-C2
- HANDICAP PARKING SPOT: 11' X 19' (VAN ACCESSIBLE)
LOADING ZONE: 8' X 19'
- MAIN BOX PEDESTAL LOCATION
- PROPOSED EXTERIOR LIGHTING
- PROPOSED 9'x12' TRASH ENCLOSURE
- PROPOSED FIRE HYDRANT LOCATION
- PROPOSED 35' MIN COMMERCIAL APPROACH
- DIRECT STREET DRAINAGE TOWARD STORM FACILITIES
- PROPOSED STORMWATER TREATMENT & RETENTION AREA
SEE SHEET 2, OR DETAILS D/3 AND F/3
- PROPOSED 4' SIDEWALK
- PROPOSED ADA RAMP
- PROPOSED LANDSCAPE AREA OR GREEN SPACE
- PROPOSED 8" WATER MAIN (LOOP)
- PROPOSED 6" WATER MAIN EXTENSION TO HYDRANTS
- PROPOSED 3 PHASE ELECTRICAL CONNECTION (THREE 2" SCH. 80)
- PROPOSED POWER DROP
- PROPOSED ELECTRICAL SERVICE TRANSFORMER
- PROPOSED 8" GRAVITY SEWER MAIN
- PROPOSED STANDARD SEWER MANHOLE
- PROPOSED WET WELL
- PROPOSED UTILITY VAULT
- PROPOSED CHARCOAL CANISTER/AIR SCRUBBER (ODOR CONTROL)
- PROPOSED 4" PRESSURE FORCE MAIN
- PROPOSED 8" CEDAR FENCE AREA AROUND SEWER SYSTEM
(NO OTHER FENCING IS PROPOSED)
- PROPOSED MONUMENT SIGN
- PROPOSED SIGN ON GABLE (ENDS VISIBLE FROM 95 AND 200')
- PROPOSED BREEZE WAY

PRELIMINARY SITE, STORMWATER AND EROSION CONTROL PLAN FOR
FONTAINE PARK LLC
A DEVELOPMENT PERMIT FOR CONSTRUCTION FOR
RPP00000115800A AKA 1050 FONTAINE DRIVE
PONDERAY, BONNER COUNTY, IDAHO 83852

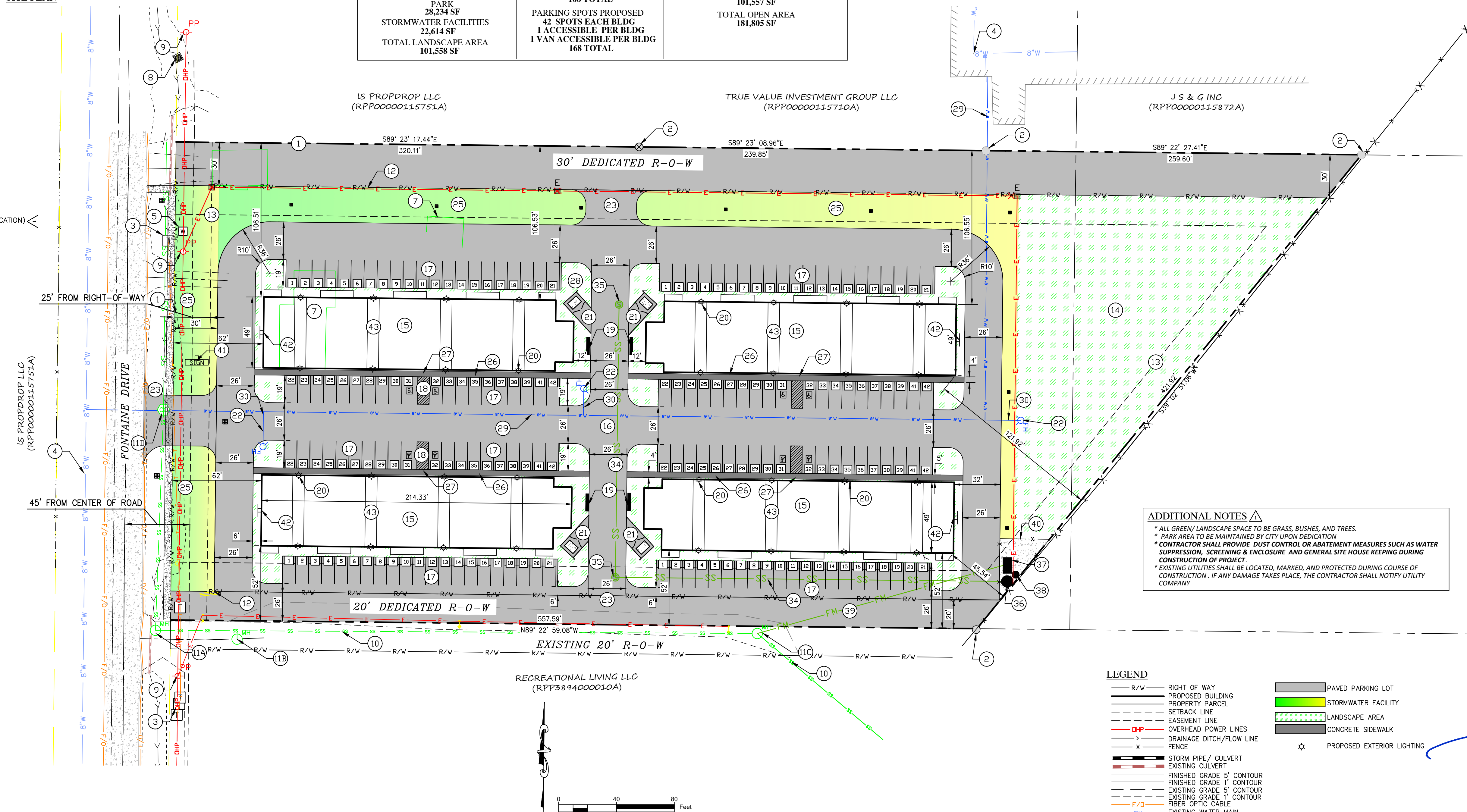
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- COVER SHEET AND SITE PLAN
- GRADING, STORMWATER MANAGEMENT AND EROSION CONTROL PLAN
- DETAILS AND SECTIONS

SITE PLANNING DATA		
TOTAL LOT AREA : 227,600 SF - 5.22 ACRES		
DEDICATED ROW	DEDICATED PARK	NOT DEDICATED
35,600 SF	28,234 SF	163,766 SF
BUILDING SPACE 50% ROOF AREA 10,712 SF EACH BLDG BREEZEWAY AREA 4 X 4' X 49' = 784 SF PER FLOOR 2,352 SF PER BLDG BUILDING FLOOR SPACE 28,380 SF EACH BLDG 113,520 SF TOTAL	BUILDING LIVING SPACE UNITS PER BUILDING 2 BEDROOM 3 BEDROOM 21 UNITS 3 UNITS 1,017 SF EACH 1,224 SF EACH 25,029 SF EACH BLDG 100,116 SF TOTAL	TRAVEL SPACE 35% PARKING LOT 75,643 SF TRASH AREA 888 SF SIDEWALK AREA 3,717 SF TOTAL TRAVEL AREA 80,248 SF
GREEN SPACE 45% BUILDING LANDSCAPE 15,110 SF DEDICATED ROW 35,600 SF PARK 28,234 SF STORMWATER FACILITIES 22,614 SF TOTAL LANDSCAPE AREA 101,558 SF	PARKING SPOTS REQUIRED 1 SPOT PER 600 SF 25,029 SF / 600 SF = 42 SPOTS 42 SPOTS EACH BLDG 168 TOTAL PARKING SPOTS PROPOSED 42 SPOTS EACH BLDG 1 ACCESSIBLE PER BLDG 1 VAN ACCESSIBLE PER BLDG 168 TOTAL	OPEN SPACE 80% TOTAL TRAVEL AREA 80,248 SF TOTAL LANDSCAPE AREA 101,557 SF TOTAL OPEN AREA 181,805 SF

VICINITY MAP
N.T.S.

SITE PLAN

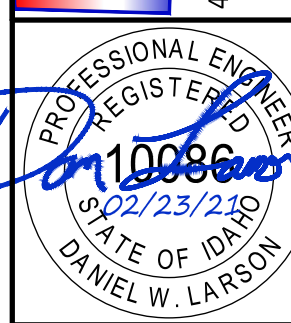


ADDITIONAL NOTES

- ALL GREEN/LANDSCAPE SPACE TO BE GRASS, BUSHES, AND TREES.
- PARK AREA TO BE MAINTAINED BY CITY UPON DEDICATION.
- CONTRACTOR SHALL PROVIDE DUST CONTROL OR ABATEMENT MEASURES SUCH AS WATER SUPPRESSION, SCREENING & ENCLOSURE AND GENERAL SITE HOUSE KEEPING DURING CONSTRUCTION OF PROJECT.
- EXISTING UTILITIES SHALL BE LOCATED, MARKED, AND PROTECTED DURING COURSE OF CONSTRUCTION. IF ANY DAMAGE TAKES PLACE, THE CONTRACTOR SHALL NOTIFY UTILITY COMPANY.

LEGEND

- | | | | |
|-----|------------------------------|--|----------------------------|
| R/W | RIGHT OF WAY | | PAVED PARKING LOT |
| --- | PROPOSED BUILDING | | STORMWATER FACILITY |
| --- | PROPERTY PARCEL | | LANDSCAPE AREA |
| --- | SETBACK LINE | | CONCRETE SIDEWALK |
| --- | EASEMENT LINE | | PROPOSED EXTERIOR LIGHTING |
| --- | OVERHEAD POWER LINES | | |
| --- | DRAINAGE DITCH/FLOW LINE | | |
| --- | FENCE | | |
| --- | STORM PIPE / CULVERT | | |
| --- | EXISTING CULVERT | | |
| --- | FINISHED GRADE 5' CONTOUR | | |
| --- | FINISHED GRADE 1' CONTOUR | | |
| --- | EXISTING GRADE 5' CONTOUR | | |
| --- | EXISTING GRADE 1' CONTOUR | | |
| --- | FIBER OPTIC CABLE | | |
| --- | EXISTING WATER MAIN | | |
| --- | PROPOSED WATER MAIN | | |
| --- | EXISTING SEWER PRESSURE MAIN | | |
| --- | PROPOSED SEWER FORCE MAIN | | |
| --- | PROPOSED SEWER PRESSURE MAIN | | |
| --- | UNDERGROUND ELECTRICAL | | |

COVER SHEET AND SITE PLAN
FONTAINE PARK LLC
FONTAINE APARTMENTS
PONDERAY, IDAHOPROJECT NO. 2106
DRAWN BY: DW/ICE
CHECKED BY: DW/ICE
SANPOINTE, IDAHO 83864
SCALE: 1"=40' (24"X36" ONLY)
info@78Engineering.comPROJECT NO. 2106
DRAWN BY: DW/ICE
CHECKED BY: DW/ICE
SANPOINTE, IDAHO 83864
SCALE: 1"=40' (24"X36" ONLY)
SHEET 1A OF 3

DRAINAGE NOTES

SITE IMPERVIOUS AREA: 123,823 SF (3 ACRES DISTURBED)
CITY IMPERVIOUS (SOUTH ROW DEDICATION): 11,310 SF
TOTAL IMPERVIOUS: 135,133 SF
ASSUMED ENGINEERED INFILTRATION RATE: 2 IN/HR

TOTAL LOT SIZE: 227,600 SF
TOTAL GREEN/LANDSCAPE SPACE: 65,340 SF (WITHOUT ROW)
TOTAL BUILDING AREA/ROOF SHED: 10,712 SF X 4 UNITS = 42,848 SF
TOTAL TRAVEL AREA: 80,248 SF
TOTAL MISC. (UNCONNECTED AREAS, SEWER SYSTEM)= 727 SF

REQ'D STORMWATER TREATMENT VOLUME: 5,632 CF
PROPOSED STORMWATER TREATMENT VOLUME: (22,613 SF @ 4" AVG)
VOLUME TO DETAIN FOR 24 HOUR 25 YEAR STORM (RATIONAL METHOD): 6,151 CF
TOTAL DETENTION VOLUME PROVIDED: 25,869 CF

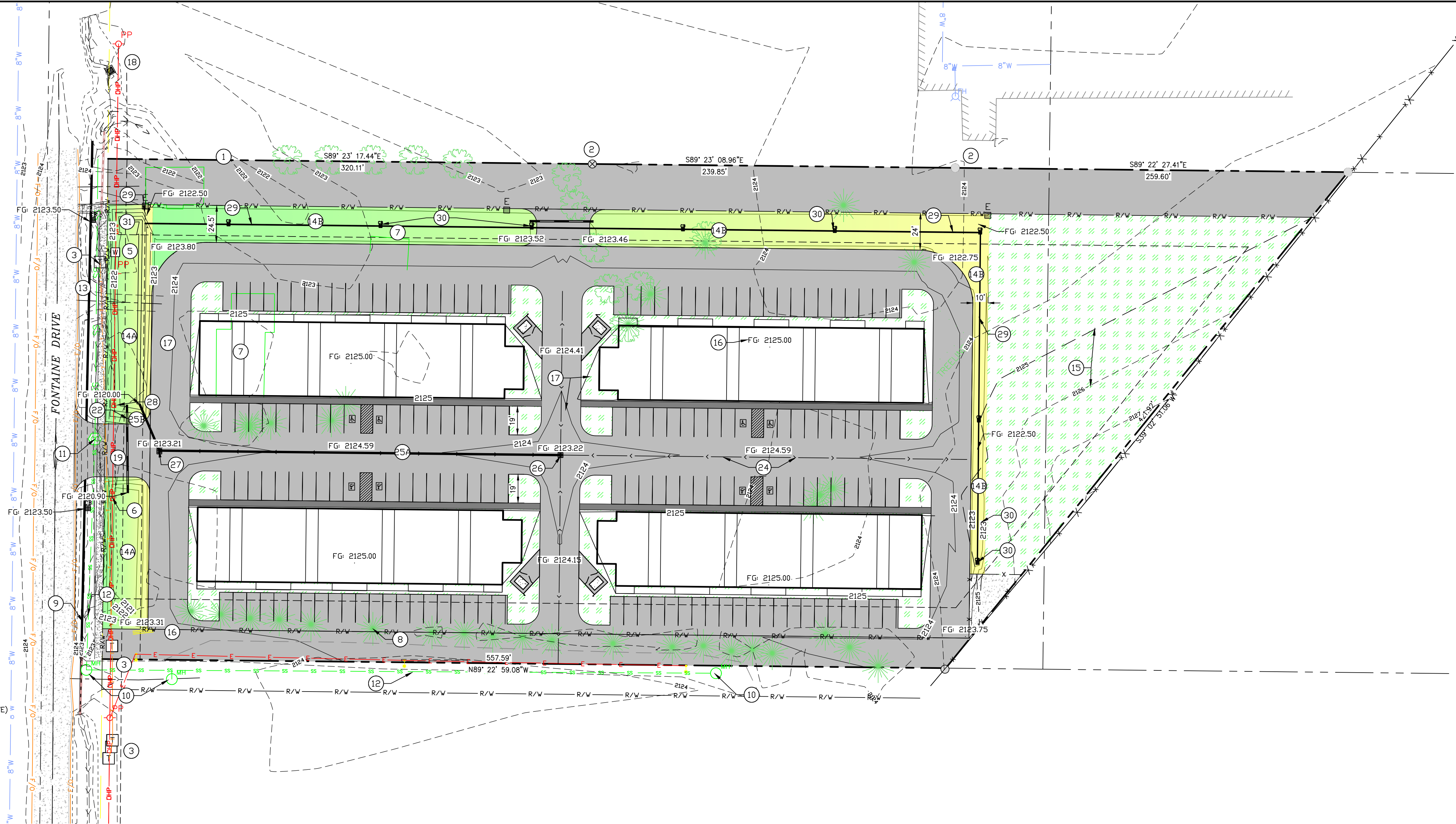
ESTIMATED GRADING QUANTITIES		
TOTAL ESTIMATED DISTURBED VOLUME ONSITE * GRADING QUANTITIES ARE ESTIMATED BY AUTOCAD 2021 SOFTWARE		
VOLUME CUT (CY)	VOLUME FILL (CY)	NET VOLUME (CY)
1,166	4,768	3,602 (FILL)

EROSION CONTROL NOTES

FIBER ROLLS, OR COMPOST BERMS IF NEEDED, SEE
DETAILS I/3 OR J/3, RESPECTIVELY
(19) PROPOSED CONSTRUCTION ENTRANCE (FUTURE ENCROACHMENT TO FONTAINE DRIVE)
SEE DETAIL K/3

KEYNOTES

- RIGHT-OF-WAY/PROPERTY BOUNDARY MAINTAIN DISTURBANCE 2' AWAY
- RETAIN & PROTECT EXISTING SURVEY MONUMENTS AS NOTED
- EXISTING TELEPHONE CONNECTION
- EXISTING WATER MAIN
- WATER SERVICE LOCATION
- EXISTING OVERHEAD POWER LINES
- EXISTING STRUCTURE TO BE REMOVED
- EXISTING TREES TO BE REMOVED
- PROPOSED CITY STORM PIPE (385 LF OF 12" HDPE)
- EXISTING SEWER MANHOLES
- RETAIN AND PROTECT EXISTING SEWER CLEANOUT
- RETAIN AND PROTECT EXISTING SEWER MAIN
- DIRECT STREET DRAINAGE TOWARD STORM FACILITIES
- PROPOSED STORMWATER TREATMENT & RETENTION AREAS
 - PROPOSED STORMWATER FACILITY, SEE DETAIL D/3 FONTAINE FRONTAGE
 - PROPOSED BIOINFILTRATION STORMWATER FACILITY, SEE DETAIL F/3
- EXISTING GRADE CONTOURS (TYPICAL)
- SURFACE SPOT ELEVATIONS
FG = FINISHED GROUND
EG = EXISTING GROUND
- FINISHED GRADE CONTOURS (TYPICAL)
- RETAIN AND PROTECT EXISTING STORM PIPE AND STORMWATER STRUCTURE
EXISTING RIM EL: 2122± (NOTE INLET IS FACILITY 20)
- PROPOSED CONSTRUCTION ENTRANCE (TEMPORARY ENCROACHMENT TO FONTAINE DRIVE)
- 12" EXISTING STORM CULVERT
N INV = 2122.38
S INV = 2122.47
- 12" EXISTING STORM CULVERT
N INV = 2120.46
S INV = 2118.76
- PROPOSED 12" STORM CULVERT
N INV = 2120.90
S INV = 2120.80
- PROPOSED 12" STORM CULVERT
E INV = 2122.50
W INV = 2112.50
- PROPOSED FLOWLINE OR STORM DITCH
- PROPOSED STORMWATER COLLECTION SYSTEM (SEE DETAIL G/3)
DETENTION VOLUME = 1,601 CF
 - 265 LF 10" HDPE, S=0.0048 FT/FT
CONNECT TO CATCH BASINS (26,27)
 - 33 LF 10" HDPE, S=0.0045 FT/FT
CONNECT TO CATCH BASIN (27) AND OUTFALL (28)
- PROPOSED CATCH BASIN CONNECT TO 10" HDPE (25A)
RIM EL: 2123.42
IE OUT: 2121.42
- PROPOSED CATCH BASIN CONNECT TO 10" HDPE (25A)
AND 10" HDPE (25B)
RIM EL: 2123.32
IE THRU: 2120.15
- PROPOSED OUTFALL
EL: 2120.00
- 770 LF OF 10" CPP PERF, S=0.004 FT/FT
- PROPOSED CLEANOUT (AT EVERY 100 LF OF PERF)
- PROPOSED OUTLET STRUCTURE (SEE DETAIL H/3)



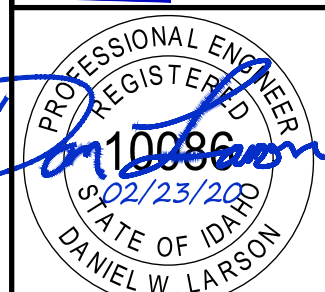
LEGEND

- R/W RIGHT OF WAY
- PROPOSED BUILDING
- PROPERTY PARCEL
- SETBACK LINE
- EASEMENT LINE
- OVERHEAD POWER LINES
- DRAINAGE DITCH/FLOW LINE
- FENCE
- STORM PIPE/ CULVERT
- EXISTING CULVERT
- FINISHED GRADE 5' CONTOUR
- FINISHED GRADE 1" CONTOUR
- EXISTING GRADE 5' CONTOUR
- EXISTING GRADE 1" CONTOUR
- FIBER OPTIC CABLE
- EXISTING WATER MAIN
- PROPOSED WATER MAIN
- EXISTING SEWER PRESSURE MAIN
- PROPOSED SEWER FORCE MAIN
- PROPOSED SEWER MAIN
- UNDERGROUND ELECTRICAL
- PAVED PARKING LOT
- STORMWATER FACILITY
- LANDSCAPE AREA
- CONCRETE SIDEWALK
- EXISTING TREES

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SCALE: 1"=40' (24"X36" ONLY)
SHEET 2A OF 3

