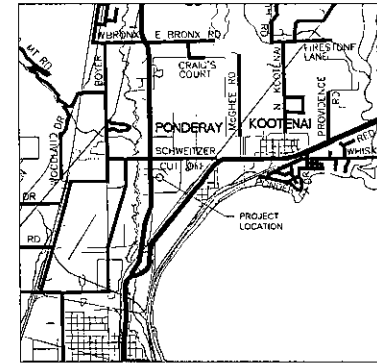
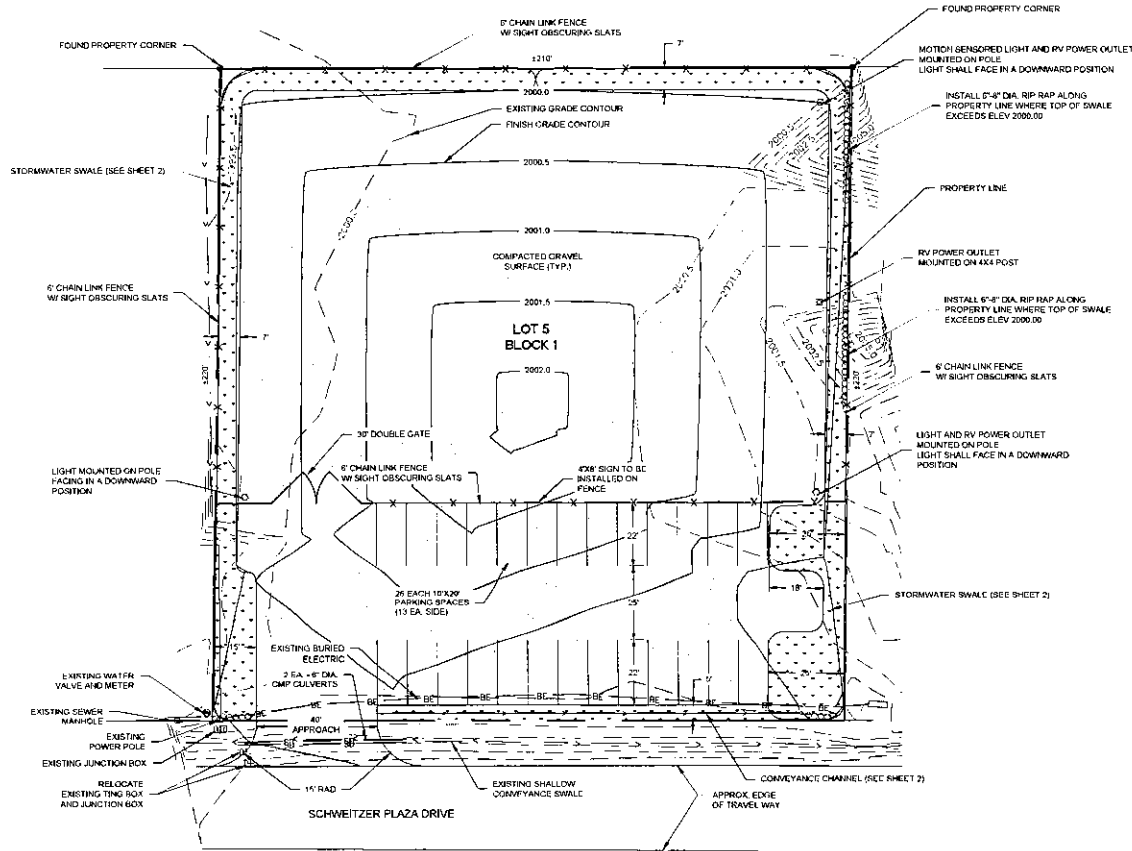


NORTHWEST AUTOBODY STORAGE LOT

RPP07660010050A / LOT 5 BLOCK 1, SCHWEITZER PLAZA
S11-T57N-R2W, BOISE MERIDIAN, BONNER COUNTY, IDAHO



VICINITY MAP
NOT TO SCALE

NOTES

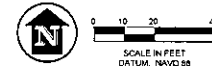
- EXISTING SITE CONDITIONS (APPROXIMATE AREA)
 - TOTAL SITE ACREAGE = 1.06 AC
 - IMPERVIOUS SURFACE = 0.0 AC
 - GREEN SPACE = 1.06 AC
 - OPEN SPACE = 1.06 AC
- PROPOSED SITE CONDITIONS (APPROXIMATE AREA)
 - TOTAL SITE ACREAGE = 1.06 AC
 - GRAVEL SURFACE = 39,873 SF (0.92 AC)
 - TOTAL IMPERVIOUS SURFACE = 39,873 SF (0.92 AC)
 - GREEN SPACE = 6,327 SF (0.15 AC) = 14%
 - OPEN SPACE = 1.06 AC (NO BUILDINGS PROPOSED)

DUST ABATEMENT PLAN

- THE PROPOSED USE IS PARKED VEHICLES WITHIN THE FENCED YARD AND EMPLOYEE PARKING ALONG THE STREET. GENERALLY, DUST CREATED FROM VEHICLE TRAFFIC IS NOT EXPECTED DUE TO THE PROPOSED USE. IF IT IS FOUND THAT HIGHER VOLUMES OF TRAFFIC ARE EXPECTED, MAGNESIUM CHLORIDE SHALL BE APPLIED TO DRIVEWAY SURFACE PRIOR TO INCREASE IN TRAFFIC.

LANDSCAPING PLAN

- ALL UNDISTURBED AREA AS A RESULT OF NEW CONSTRUCTION SHALL BE REVEGETATED WITH NATIVE PLANTS, GRASS SEED, OR SOIL UPON COMPLETION OF CONSTRUCTION. SEED MIXTURE SHALL MEET THE REQUIREMENTS SET FORTH BY A PROFESSIONAL SOIL SCIENTIST OR LANDSCAPE ARCHITECT.
- NEWLY SEEDED AREAS SHALL BE MONITORED AND MAINTAINED UNTIL CERTAIN THAT ADEQUATE VEGETATION HAS ESTABLISHED. ALL NOxious WEEDS SHALL BE ABATED AS PART OF THE MAINTENANCE PLAN.



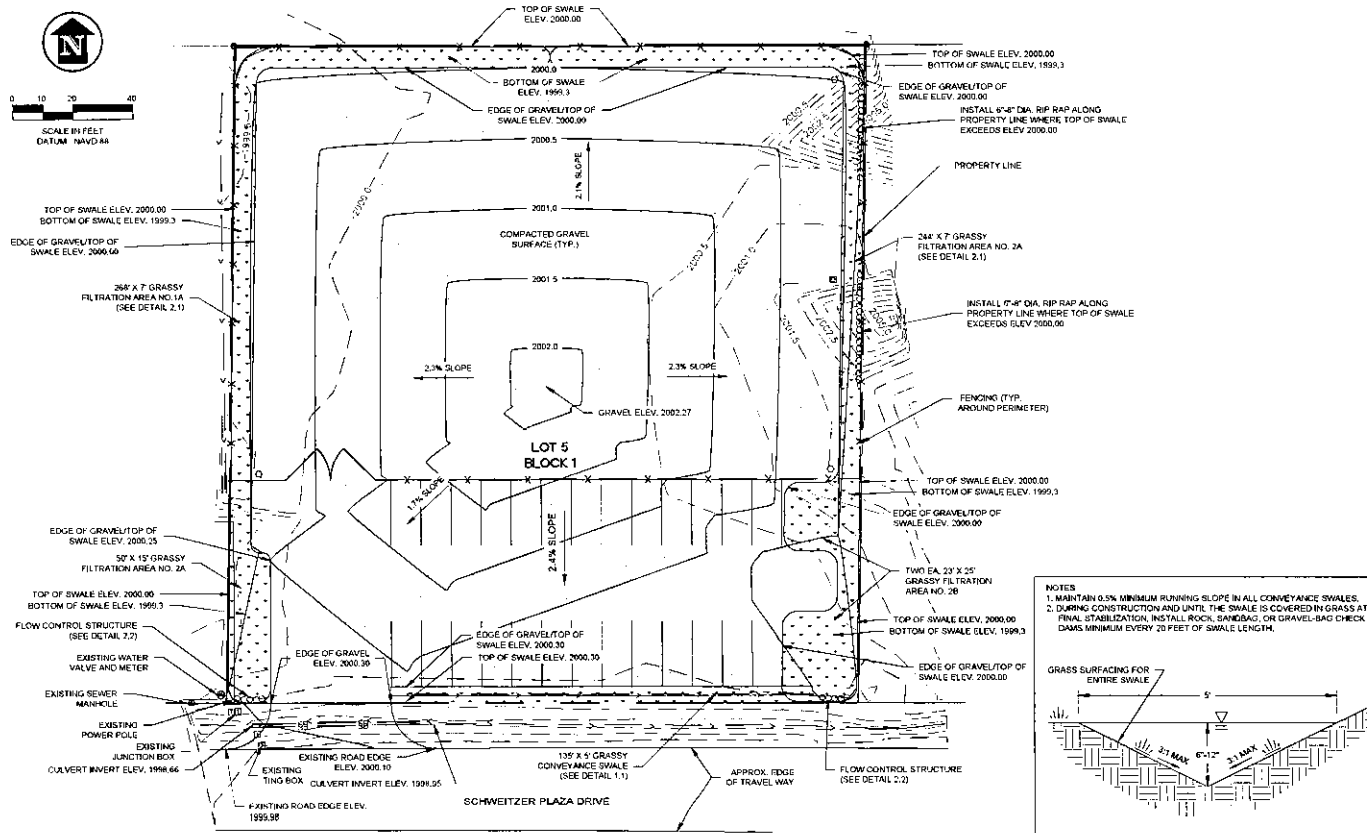
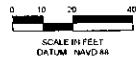
NO.	DATE	REVISION	DRAWN

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

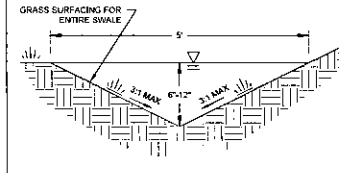
PROJECT
NORTHWEST AUTOBODY STORAGE LOT
PONDERAY, IDAHO

DATE 06-14-2022
SCALE AS SHOWN
DESIGNED BY BSB/HCF
DRAWN BY NCF
CHECKED BY BSB
PROJECT NO. 02-02-21-001
DATE 02-02-21-001
SCALE 1"=40'-0"

SHEET 1 OF 2



NOTES:
 1. MAINTAIN 0.5% MINIMUM RUNNING SLOPE IN ALL CONVEYANCE SWALES.
 2. DURING CONSTRUCTION AND UNTIL THE SWALE IS COVERED BY GRASS AT SWALE STABILIZATION, INSTALL ROCK, SWALEBAG, OR GRAVEL-SAG CHECK DAMS MINIMUM EVERY 20 FEET OF SWALE LENGTH.



1.1 CONVEYANCE SWALE
NOT TO SCALE

GENERAL - ALL CONSTRUCTION SHALL CONFORM TO THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPWC), HEREINAFTER REFERRED TO AS THE ISPWC, AND CITY OF PONDREY STANDARDS. IN CASE OF A CODE CONFLICT, THE MORE RESTRICTIVE CODE SHALL APPLY.

CLEARING AND GRUBBING - CLEARING AND GRUBBING SHALL BE COMPLETED IN ACCORDANCE WITH SECTION 201 OF THE ISPWC. CLEARED AND GRUBBED MATERIAL SHALL BE DISPOSED OF OFF-SITE OR WASTED ON-SITE.

EXCESS EXCAVATION - EXCESS EXCAVATION SHALL BE PLACED WHERE DIRECTED BY THE OWNER OR THE ENGINEER. EXCESS EXCAVATION THAT CANNOT BE WASTED ON-SITE SHALL BE DISPOSED OF AT AN OFF-SITE LOCATION AT CONTRACTOR'S EXPENSE.

EARTHWORK - EARTHWORK SHALL BE PERFORMED IN ACCORDANCE WITH SECTION 200 OF THE ISPWC. SUBGRADE SHALL BE CONSTRUCTED TO WITHIN ONE-TENTH (0.1) FOOT OF LINES AND GRADES AS SHOWN ON THE PLANS. SURGRADE COMPACTION SHALL BE TO 95% MAXIMUM DRY DENSITY (MDD) PER ASTM D1557 (MODIFIED PROCTOR), UNLESS OTHERWISE SPECIFIED ON THESE PLANS.

PROPERTY CORNERS - CONTRACTOR SHALL PRESERVE AND PROTECT ALL PROPERTY CORNERS. ANY CORNERS THAT ARE DISTURBED OR DESTROYED SHALL BE REPLACED BY A REGISTERED LAND SURVEYOR AT THE CONTRACTOR'S EXPENSE.

PERMITS - CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS, INCLUDING (BUT NOT LIMITED TO) BUILDING SAFETY, ELECTRICAL, HVAC, AND PLUMBING PERMITS, AS APPLICABLE.

EROSION AND SEDIMENT CONTROL DURING CONSTRUCTION - THE CONTRACTOR AND DEVELOPER ARE ENTIRELY RESPONSIBLE FOR ALL EROSION AND SEDIMENT CONTROL DURING CONSTRUCTION. ALL EROSION AND SEDIMENT CONTROL METHODS AND STORMWATER MANAGEMENT PLAN CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS SET FORTH WITHIN THE HANDBOOK OF BEST MANAGEMENT PRACTICES FOR STORMWATER MANAGEMENT AND EROSION AND SEDIMENT CONTROL CONTROL (HANDBOOK), AS PREPARED FOR THE PANHANDLE HEALTH DISTRICT AND THE INTERAGENCY STORMWATER COMMITTEE. IF REQUIRED, THE CONTRACTOR/DEVELOPER IS RESPONSIBLE FOR OBTAINING A STORMWATER PERMIT FOR CONSTRUCTION ACTIVITIES FROM THE EPA NATIONAL DISCHARGE ELIMINATION SYSTEM PROGRAM. EROSION AND SEDIMENT CONTROL SHALL BE ACCOMPLISHED AS SHOWN ON THESE PLANS, WITH ALL METHODS IN ACCORDANCE WITH THE GUIDELINES AS DESCRIBED IN THE HANDBOOK.

CONSTRUCTION ACTIVITIES SHALL BE SCHEDULED TO TAKE PLACE DURING SEASONAL LOW STREAM AND WETLANDS WATER LEVEL CONDITIONS, AND AS NEAR TO OPTIMUM SOIL MOISTURE CONTENT AS POSSIBLE, IN ORDER TO MINIMIZE EROSION AND MAXIMIZE EFFECTIVENESS OF EROSION CONTROL MEASURES. CONSTRUCTION METHODS SHALL PROVIDE FOR ELIMINATING OR MINIMIZING DISCHARGES OF SEDIMENT, ORGANIC MATERIAL, OR TOXIC CHEMICALS.

ALL DISTURBED AREAS SHALL BE RE-VEGETATED WITH NATIVE PLANTS, GRASS SEED, OR SOO, UPON COMPLETION OF CONSTRUCTION. SEED MIXTURE SHALL MEET THE REQUIREMENTS SET FORTH BY A PROFESSIONAL SOIL SCIENTIST OR LANDSCAPE ARCHITECT.

TEMPORARY EROSION CONTROL BMP'S CONSIST OF: GRASS DITCH, GRASS TREATMENT SWALE, SEEDING/MULCHING.

GRASS DITCH MAINTENANCE

- PERIODICALLY INSPECT DITCH AND REMOVE SEDIMENT DEEPER THAN 6 INCHES
- RE-ESTABLISH ANY VEGETATION THAT IS DAMAGED DURING HIGH-RUNOFF EVENTS

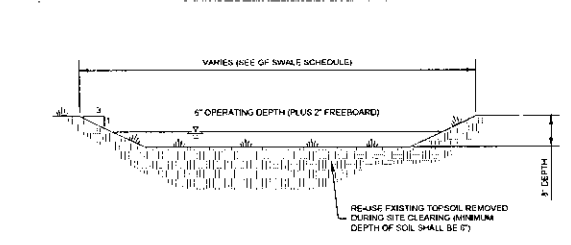
GRASS TREATMENT SWALE MAINTENANCE

- PERIODICALLY INSPECT BASIN AND REMOVE SEDIMENT DEEPER THAN 6 INCHES
- RE-ESTABLISH ANY VEGETATION THAT IS DAMAGED DURING HIGH-RUNOFF EVENTS

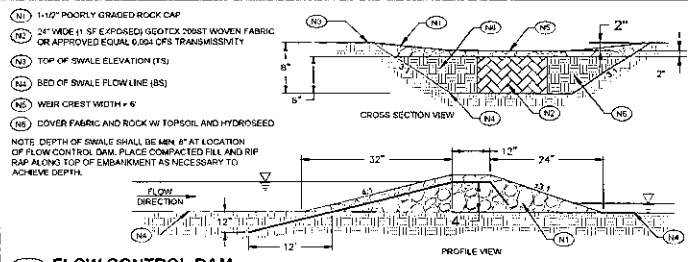
SEEDING/MULCH MAINTENANCE

- RE-SEED OR ADD STRAW/MULCH TO BARE SPOTS AND WASHOUTS, AND PROMOTE HEALTHY GROWTH OF SEEDS

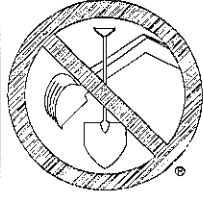
1.2 PROJECT SPECIFICATIONS
NOT TO SCALE



2.1 GRASS FILTRATION SWALE
NOT TO SCALE



2.2 FLOW CONTROL DAM
SCALE: NOT TO SCALE



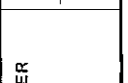
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Bonner Boundary One Call
811



NO.	DATE	REVISION

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



SHEET TITLE: GRADING AND STORM WATER MANAGEMENT PLAN
 PROJECT: NORTHWEST AUTOBODY PONDREY
 BONNER COUNTY, IDAHO

DATE: 06-14-2022
 SCALE: AS SHOWN
 DRAWN: NCF
 CHECKED: BSB
 PROJECT: 02500-21-001
 FIRM: BonnerBoundary.com

SHEET 2 OF 2