

## Addendum: Fontaine Apartments- Ponderay Lodge Design Report & Drawings

To: City of Ponderay

From: 7B Engineering

Date: October 26, 2022

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### Narrative:

This addendum has been prepared to address design changes on a Site, Grading, Stormwater, and Erosion Control Plan for multifamily complexes located on 5.2 acres at 1050 Fontaine Drive in Ponderay, Idaho. The plans were updated and modified in the following ways:

- 1) Three (3) instead of four (4) Twenty-four (24)-unit Multifamily Buildings will be constructed. In place of one multifamily building will be a dog park, gazebo, grass play area, trailer parking, and sport court.
- 2) The proposed lift station for the complexes will be constructed further away from the railroad right-of-way to prevent the need for shoring. While this makes it easier to construct, it also removes two spots from the proposed parking easement for the city park.
- 3) The owner also plans to construct three carports in front of each multifamily building.

Attached to this addendum is a modified plan highlighting the proposed changes. The proposed modifications did not increase the impervious area and the previously approved stormwater was determined to be sufficient for the 24-hr storm event.

Sincerely

Ian C Ehram

7B Engineering

**GENERAL NOTES**

- THESE PLANS ARE FOR THE CONSTRUCTION OF MULTI-FAMILY BUILDINGS IN THE COMMERCIAL ZONE OF PONDERAY.
- THE BUILDING OUTLINES AS SHOWN HEREON ARE TO BE LOCATED IN THE FIELD BY A LICENSED PROFESSIONAL LAND SURVEYOR.
- THESE PLANS ARE FOR SITE UTILITY, GRADING, STORMWATER AND EROSION CONTROL AS SHOWN.
- IT IS THE CONTRACTOR'S 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 1-800-626-4950 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 ISWC 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.

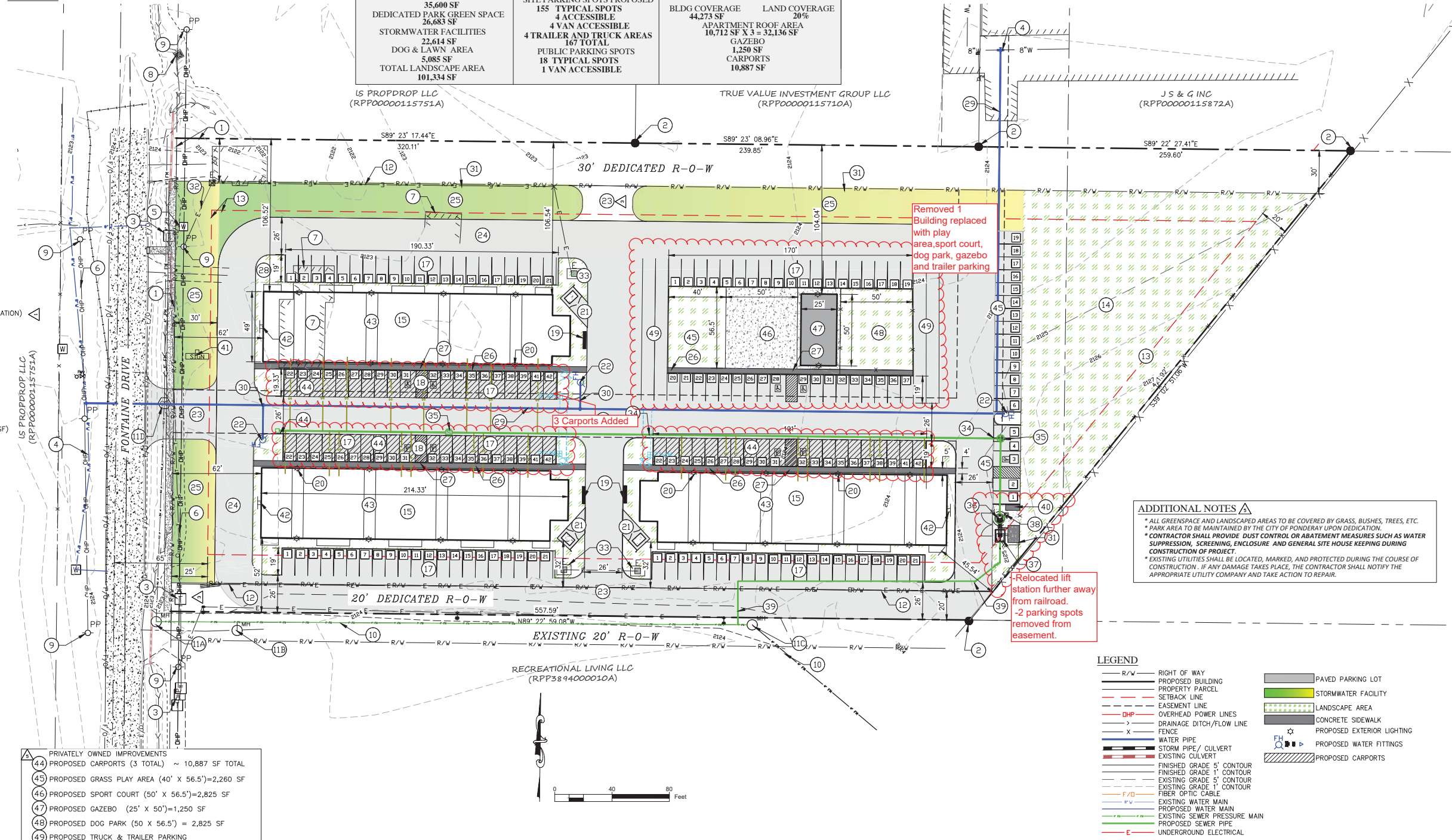
**SURVEY NOTES**

- 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 AMENDED RECORD OF SURVEY FOR THE CITY OF PONDERAY BY GLAHE & ASSOCIATES (APRIL 1, 2016 - INSTRUMENT NO. 887225) FOR MORE DETAILED PROPERTY BOUNDARY, ELEVATION MONUMENTATION, AND ADDITIONAL INFORMATION.
- BEARINGS AND COORDINATES ARE FROM GLAHE & ASSOCIATES AND REFER TO THE IDAHO COORDINATE SYSTEM OF 1983, WEST ZONE, (1103) - U.S. SURVEY FT. THE PROJECT GPS CONTROL COORDINATES ARE DERIVED FROM NGS OPUS SOLUTIONS USING A REFERENCE FRAME OF NAD83 (2011)(EPOCH: 2010.0000). DISTANCES SHOWN ARE GROUND WITH A COMBINED ADJUSTMENT FACTOR (CAF) OF 1.00012095.
- GLAHE & ASSOCIATES DATUM AS RECEIVED BY OPUS SOLUTION IS UNDERSTOOD TO BE NAVD83 AND IS INTENDED TO SERVE AS A BASIS TO PREPARE UTILITY, GRADING, STORMWATER, AND EROSION PLANS FOR A DEVELOPMENT PERMIT. NO FLOODPLAINS ARE NOTED AND NO ELEVATION CERTIFICATES ARE REQUIRED OR WARRANTED.
- 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 BOXES
- 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") (OWNED BY KPSD)
- 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 = 2119.12
- 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 BUILDINGS (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 (TOTAL TRASH AREAS = 661 SF)
- PROPOSED FIRE HYDRANT LOCATIONS (3-TOTAL)
- 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 CONNECTIONS (THREE 2" SCH. 80)
- PROPOSED POWER DROP
- PROPOSED ELECTRICAL SERVICE TRANSFORMER
- PROPOSED 8" GRAVITY SEWER MAIN (SEE SHEET 6)
- PROPOSED STANDARD SEWER MANHOLE
- PROPOSED WET WELL (SEE SHEET 7)
- PROPOSED UTILITY- VALVE VAULT
- PROPOSED CHARCOAL CANISTER/AIR SCRUBBER (ODOR CONTROL)
- PROPOSED 4" PRESSURE FORCE MAIN
- PROPOSED 8" CEDER FENCE AREA AROUND SEWER SYSTEM
- PROPOSED MONUMENT SIGN
- PROPOSED SIGN ON CABLE (ENDS VISIBLE FROM 95 AND 200)
- PROPOSED BREEZE WAY
- PROPOSED 8" TRAFFIC CLEANOUT
- PROPOSED EXTENDED PARKING AREA FOR PARK

**SITE PLAN**



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

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**SITE PLANNING DATA**

TOTAL LOT AREA : 227,600 SF - 5.22 ACRES		
DEDICATED ROW	DEDICATED PARK	NOT DEDICATED
35,600 SF	30,312 SF	161,688 SF
BUILDING SPACE (APARTMENTS) BREEZEWAY AREA 4 X 4' X 49' = 784 SF PER FLOOR 2,352 SF PER BLDG BUILDING FLOOR SPACE 28,380 SF EACH BLDG 85,140 SF TOTAL CARPORTS 19 X 19'1" = 3,629 SF EACH	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 75,087 SF TOTAL PARKING SPOTS REQUIRED 1 SPOT PER 600 SF 25,029 SF / 600 SF = 42 SPOTS 42 SPOTS EACH BLDG 126 TOTAL SITE PARKING SPOTS PROPOSED 155 TYPICAL SPOTS 4 ACCESSIBLE 4 VAN ACCESSIBLE 4 TRAILER AND TRUCK AREAS 167 TOTAL PUBLIC PARKING SPOTS 18 TYPICAL SPOTS 1 VAN ACCESSIBLE	TOTAL TRAVEL AREA TRAVEL SPACE 40% 92,880 SF PARKING LOT* 80,845 SF MISCELLANEOUS AREA 4,930 SF SIDEWALK AREA 3,476 SF PUBLIC PARKING AREA (PARK) 3,629 SF TOTAL OPEN AREA 183,327 SF OPEN SPACE 80% TOTAL LANDSCAPE AREA 101,334 SF OPEN TRAVEL AREA* 81,993 SF BLDG COVERAGE 44,273 SF LAND COVERAGE 20% APARTMENT ROOF AREA 10,712 SF X 3 = 32,136 SF GAZEBO 1,250 SF CARPORTS 10,887 SF

\* DOES NOT INCLUDE AREA WITHIN SOUTH 20' ROW  
 \*\* PAVEMENT AREA OF SOUTH ROW ~10,456 SF

\* DOES NOT INCLUDE AREA UNDER CARPORTS ~10,887 SF.



**VICINITY MAP N.T.S**

Removed 1 Building replaced with play area, sport court, dog park, gazebo and trailer parking

Relocated lift station further away from railroad.  
 -2 parking spots removed from easement.

**ADDITIONAL NOTES**

- ALL GREENSPACE AND LANDSCAPED AREAS TO BE COVERED BY GRASS, BUSHES, TREES, ETC.
- PARK AREA TO BE MAINTAINED BY THE CITY OF PONDERAY 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 THE COURSE OF CONSTRUCTION. IF ANY DAMAGE TAKES PLACE, THE CONTRACTOR SHALL NOTIFY THE APPROPRIATE UTILITY COMPANY AND TAKE ACTION TO REPAIR.

**LEGEND**

- R/W RIGHT OF WAY
- PROPOSED BUILDING
- PROPERTY PARCEL
- SETBACK LINE
- EASEMENT LINE
- DHP OVERHEAD POWER LINES
- DRAINAGE DITCH/FLOW LINE
- FENCE
- WATER PIPE
- 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 PIPE
- UNDERGROUND ELECTRICAL
- PAVED PARKING LOT
- STORMWATER FACILITY
- LANDSCAPE AREA
- CONCRETE SIDEWALK
- PROPOSED EXTERIOR LIGHTING
- PROPOSED WATER FITTINGS
- PROPOSED CARPORTS

REVISION	DATE	DESCRIPTION
1	07/20/24	REPLACES SHEET 1 WITH CHANGES
2	07/22/24	REPLACES SHEET 1A WITH CHANGES
3	04/07/24	REPLACES SHEET 1B WITH CHANGES
4	03/07/24	REPLACES SHEET 1C WITH CHANGES
5	10/18/23	REPLACES SHEET 1D WITH CHANGES
6	10/27/23	REPLACES SHEET 1E WITH CHANGES

COVER SHEET AND SITE PLAN  
 CHUBBS NORTH LLC  
 PONDERAY LODGE  
 PONDERAY, IDAHO



PROJECT NO: 2106  
 DRAWN BY: DM/ICE  
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