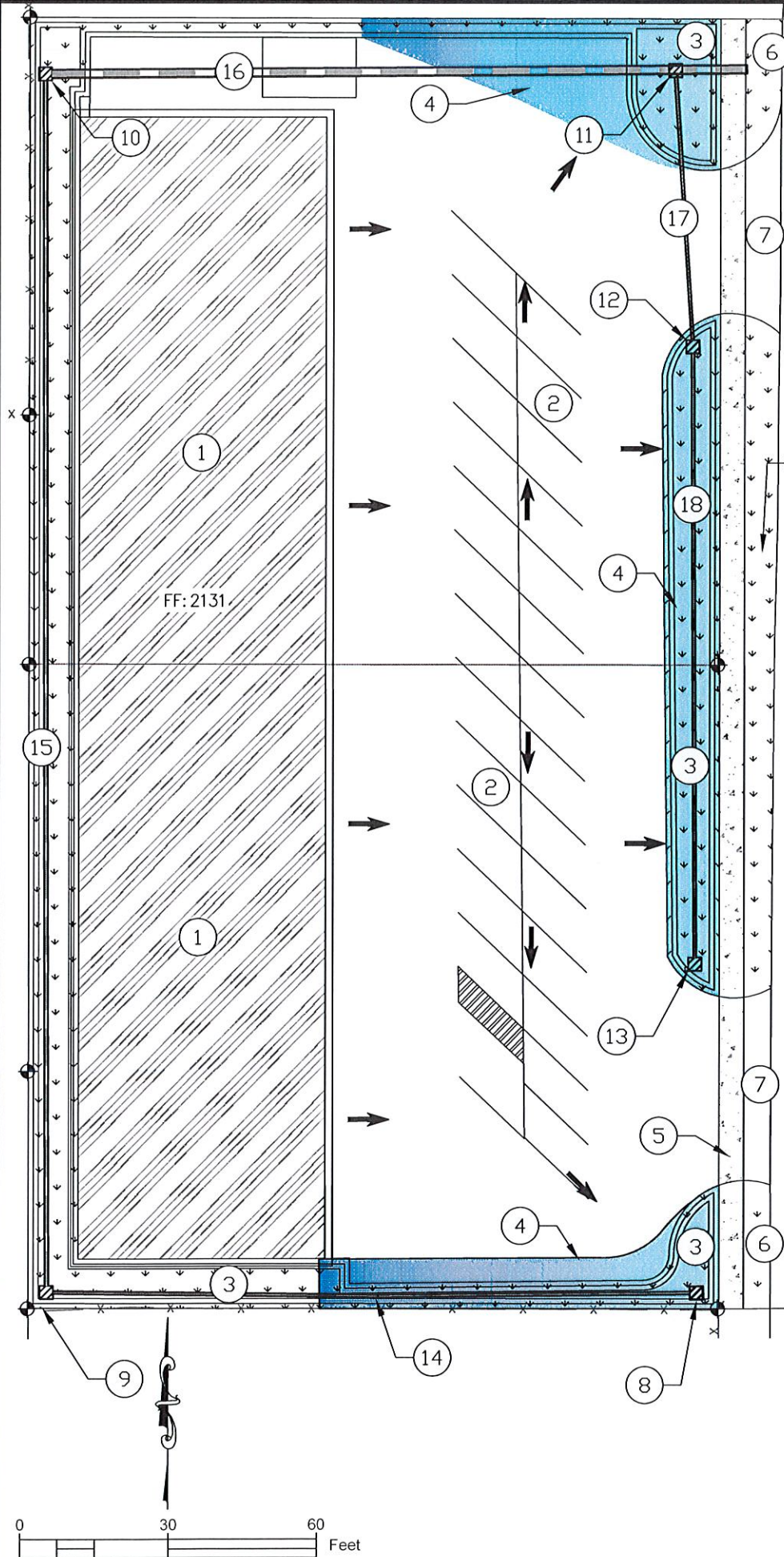


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**STORM WATER & SNOW MANAGEMENT CALCULATIONS**

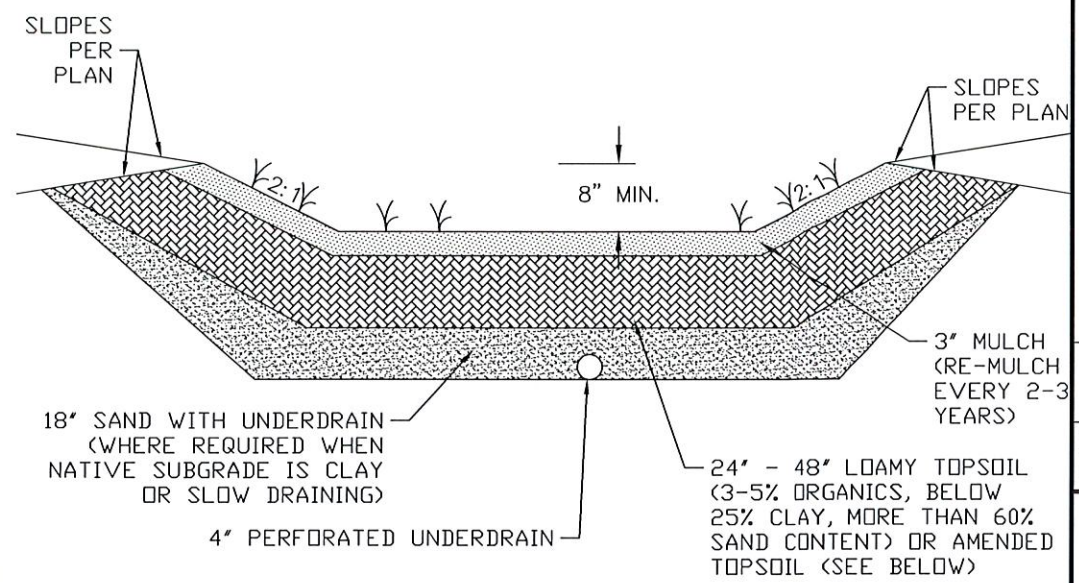
**GENERAL SUMMARY**  
 IMPERVIOUS AREA  
 PROPOSED BUILDING AREA: 11,500 SF  
 PROPOSED PARKING AREA: 18,622 SF  
 TOTAL PROPOSED IMPERVIOUS AREA (AIMP): 30,122 SF  
 TOTAL GREEN SPACE/LANDSCAPE AREA: 6,148 SF  
**STORMWATER MANAGEMENT**  
 PREDEVELOPED FLOW:  
 INFILTRATION RATE: 2in/hr  
 LANDSCAPE AREA AROUND BUILDING AND DRIVEWAY WILL SERVE AS A BIOINFILTRATION AREA.  
 REQ'D STORMWATER TREATMENT VOLUME: 1,374 CF  
 PROPOSED STORMWATER TREATMENT VOLUME: 2,224 CF (3,334 SFx0.667 FT)

**SNOW MANAGEMENT NOTES**

1. SNOW WITHIN THE DRIVEWAY AREA MUST BE STORED ON AS MUCH OF THE OWNERS PROPERTY AS POSSIBLE. STORE DRIVEWAY SNOW IN THE DESIGNATED AREAS.
2. SNOW STORAGE EXISTS ON-SITE; SNOW WILL REMAIN IN-PLACE UNTIL IT THAWS, THEN MELTWATER WILL TRAVEL TO THE STORMWATER TREATMENT AREAS.
3. SNOW MANAGEMENT IS ACCOMPLISHED THROUGH FOUR LOCATIONS; TWO AT THE ENTRANCE OF THE PROPERTY AND TWO BEHIND THE BUILDINGS ON EITHER SIDE OF THE DRIVEWAY.
4. THE SNOW STORAGE AREAS SHALL REMAIN ON THE PROPERTY TO THE BEST EXTENT POSSIBLE.

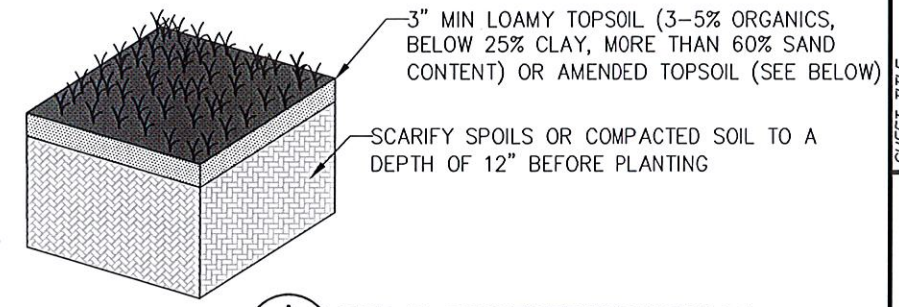
**SNOW MANAGEMENT**  
 AVERAGE ANNUAL SNOWFALL: 5.08 FT (61 INCHES)  
 PROPOSED COMPACTED TO FRESH SNOW RATION: 5:1  
 AVERAGE FRESH SNOW STORAGE VOLUME (FSV): (18,622)x5.08 = 94,599.76 SF  
 COMPACTED SNOW STORAGE VOLUME: FSV/5 = 18,919.95 CF  
 AVERAGE SNOW HEIGHT IN DETENTION AREAS: 5'  
 REQUIRED SNOW STORAGE AREA: 3,724 SF  
 PROPOSED SNOW STORAGE AREA: 3,742 SF

- KEYNOTES:**
- ① PROPOSED BUILDING
  - ② PROPOSED PARKING SPOT (TYP.)
  - ③ PROPOSED BIOINFILTRATION AREA - SEE DETAIL A/2; SHEET 2
  - ④ PROPOSED SNOW STORAGE AREA
  - ⑤ PROPOSED SIDEWALK
  - ⑥ PROPOSED GRASS STRIP
  - ⑦ PROPOSED DRIVEWAY
  - ⑧ 24" ADS CATCH BASIN  
GRATE: 2129.58  
IE WEST (4"): 2128.72
  - ⑨ CATCH BASIN - SEE DETAIL C/7; SHEET 7  
GRATE: 2219.85  
IE EAST (4"): 2129.29  
IE NORTH / SOUTH (12"): 2129.29
  - ⑩ 24" ADS CATCH BASIN  
GRATE: 2130  
IE SOUTH (12"): 2128.20  
IE EAST (18"): 2128.20
  - ⑪ 24" ADS CATCH BASIN  
GRATE: 2129.25  
IE WEST (12"): 2127.10  
IE SOUTH (4"): 2127.10
  - ⑫ 24" ADS CATCH BASIN  
GRATE: 2129.25  
IE NORTH (4"): 2128  
IE SOUTH (4"): 2128
  - ⑬ 24" ADS CATCH BASIN  
GRATE: 2129.28  
IE NORTH (4"): 2129
  - ⑭ 6" ADS PERFORATED  
131.97 LF; S=0.43%  
IE EAST: 2128.72  
IE WEST: 2129.29
  - ⑮ 8" ADS PERFORATED  
247.16 LF; S=0.44%  
IE SOUTH: 2129.29  
IE NORTH: 2128.20



**SUGGESTED SEEDING MIXES:**  
**GRASSED INFILTRATION AREA:**  
 IDAHO FESCUE (60#/AC)  
 BEAKED SEDGE (60#/AC),  
 SMOOTH BROME (80#/AC).  
**PERMANENT EROSION CONTROL SEED MIX:**  
 SPRING WHEAT (60#/AC)  
 BARLEY (80#/AC)  
 OATS (60#/AC).

- NOTES:**
1. INFILTRATION RATES SHALL EXCEED 1 IN/HR BUT NOT 3.0 IN/HR.
  2. DO NOT COMPACT TOPSOIL LAYER.
  3. SWALE SHALL BE HYDROSEEDED WITH APPROPRIATE GRASS MIXTURE OR;
  4. LANDSCAPE AS RAINGARDEN (SEE BMP DETAILS).
  5. KEEP GRASS WITHIN GIA 3" TO 9" IN HEIGHT.
  6. NATIVE LOAM SOILS CAN BE AMENDED WITH 2" OF COMPOST TILLED TO A DEPTH OF 8" AND ENTIRE BED SCARIFIED TO A DEPTH OF 12" BEFORE PLANTING.



**A**  
**2** **BMP 10: BIOINFILTRATION SWALE**  
N.T.S.

- ⑯ 18" ADS PERFORATED  
141.79 LF; S=0.78%  
IE WEST: 2128.20  
IE EAST: 2127.10
- ⑰ 6" ADS PERFORATED  
55.64LF; S=1.62%  
IE NORTH: 2128  
IE SOUTH: 2127.10
- ⑱ 6" ADS PERFORATED  
124.4 LF; S=0.80%  
IE NORTH: 2129  
IE SOUTH: 2128

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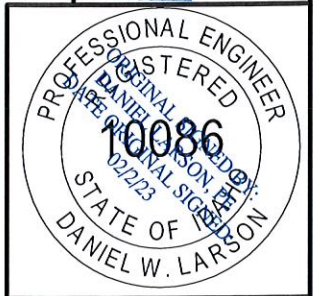
FEB 02 2023

**PLANNING OFFICE**  
**CITY OF PONDERAY**

REVISION #	DATE	DESCRIPTION

SHEET TITLE: **STORMWATER MANAGEMENT AND SNOW STORAGE PLAN**  
 OWNER: **FOURNIER**  
 PROJECT: **VERMEER COMMERCIAL PONDERAY, IDAHO**

**ENGINEERING**  
 414 CHURCH STREET, SUITE 203  
 SANDPOINT, IDAHO 83864  
 (208) 263-0623  
 info@7bEngineering.com

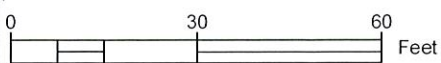
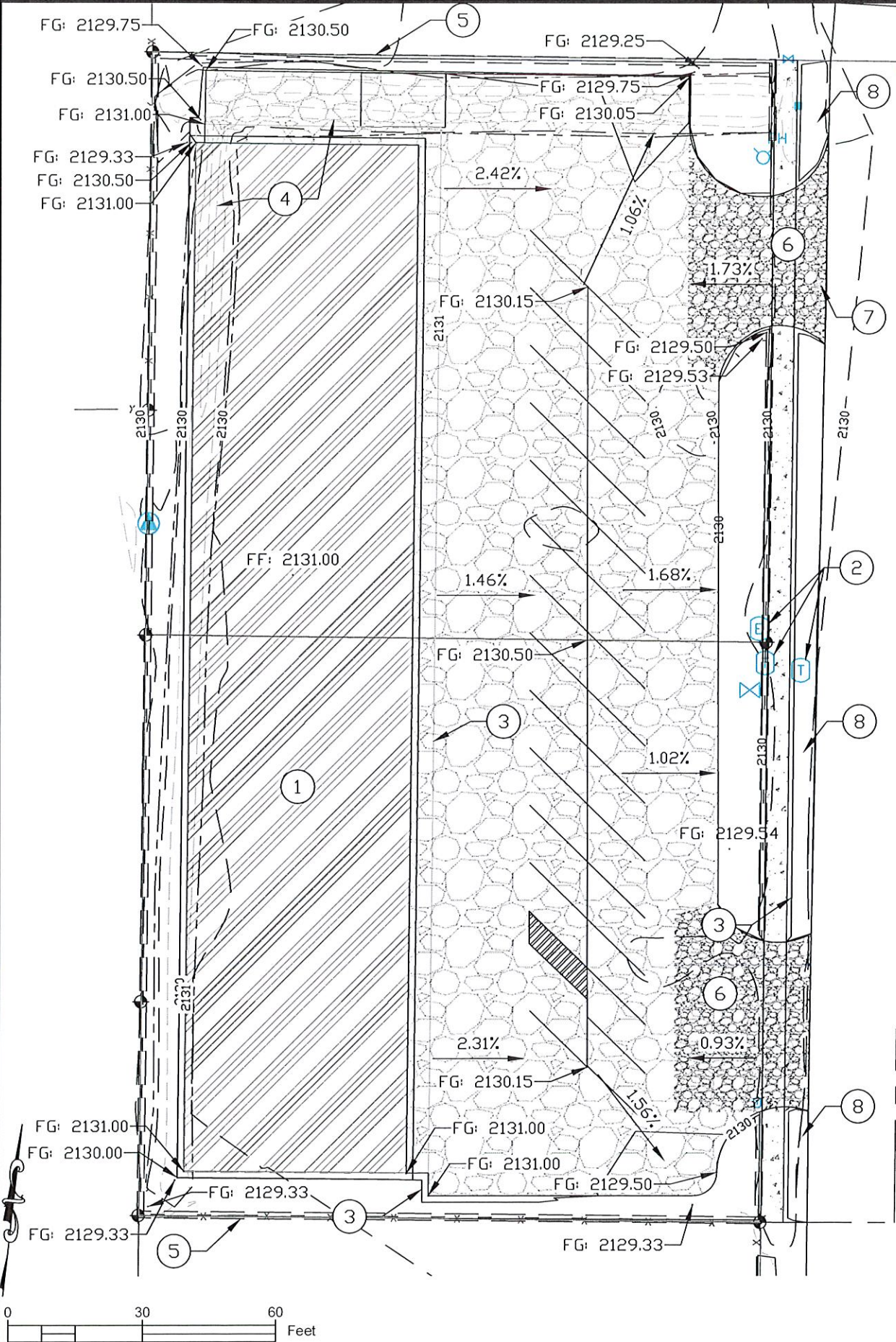


PROJECT NO: 22047  
 DRAWN BY: JMW  
 CHECKED BY: DWL  
 SCALE: 1"=30' (11"x17" ONLY)





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**NOTES:**

1. FIBER ROLLS SHALL BE PLACED ALONG A LEVEL CONTOUR UNLESS OTHERWISE SHOWN.
2. TURN THE ENDS OF THE FIBER ROLL UP SLOPE TO PREVENT RUNOFF FROM GOING AROUND THE ROLL.
3. IF MORE THAN ONE FIBER ROLL IS PLACED IN A ROW, THE ROLLS SHALL BE OVERLAPPED A MINIMUM OF 12".
4. SEDIMENT SHALL BE REMOVED WHEN SEDIMENT ACCUMULATION REACHES ONE-HALF OF THE EXPOSED HEIGHT OF THE FIBER ROLL.

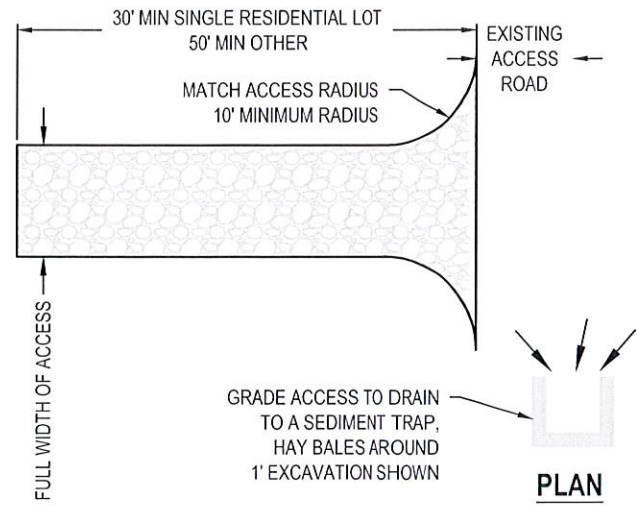
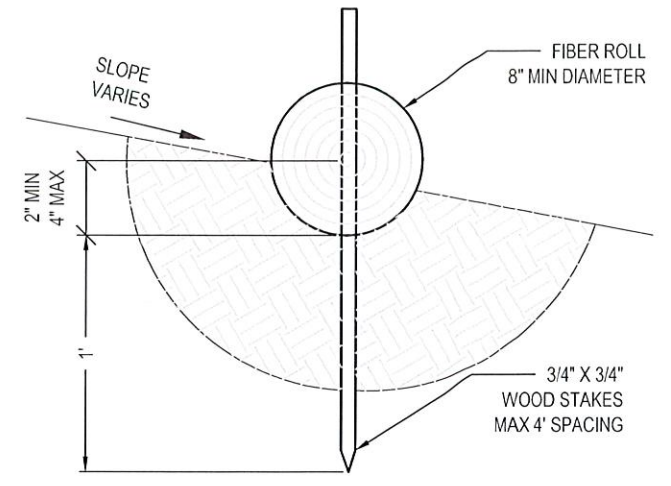
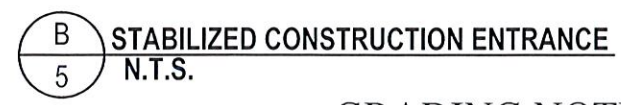


**NOTES:**

1. GEOTEXTILE MAY BE NONWOVEN OR MONOFILAMENT WOVEN AND SHALL HAVE A MINIMUM GRAB TENSILE STRENGTH OF 200 LBS IN EITHER DIRECTION.
2. THE EXIT SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT OFFSITE. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL ROCK AND/OR CLEANOUT OF SEDIMENT TRAPS. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED OFFSITE MUST BE CLEANED UP IMMEDIATELY.

**KEYNOTES:**

- ① PROPOSED BUILDING
- ② EXISTING UTILITIES
- ③ FUTURE GRADE CONTOURS
- ④ EXISTING GRADE CONTOURS
- ⑤ 715 LF FIBER ROLLS - SEE DETAIL A/5; SHEET 5
- ⑥ PROPOSED CONSTRUCTION ENTRANCE - SEE DETAIL B/5; SHEET 5
- ⑦ PROPOSED APPROACH - SEE DETAIL A/7; SHEET 7
- ⑧ PROPOSED GRASS STRIP



**GRADING NOTES**

ESTIMATED GRADING QUANTITIES		
TOTAL ESTIMATED DISTURBED VOLUME ONSITE		
VOLUME CUT (CY)	VOLUME FILL (CY)	NET VOLUME (CY)
116	916	800(FILL)

\* GRADING QUANTITIES ARE ESTIMATED BY AUTOCAD C3D 2022 SOFTWARE.

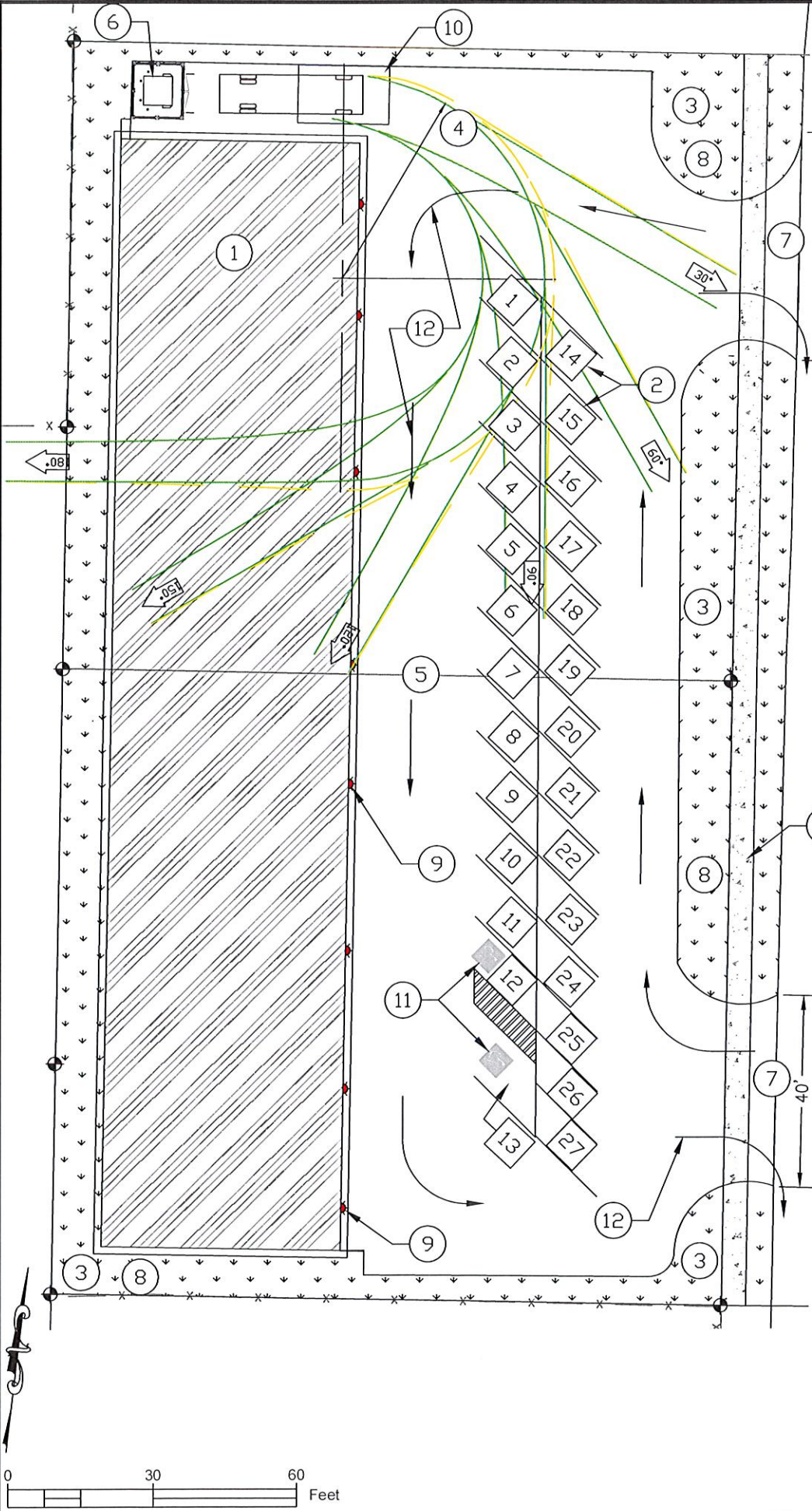
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PLANNING OFFICE  
CITY OF PONDERAY

SHEET TITLE	GRADING AND EROSION CONTROL PLAN	REVISION #	DATE	DESCRIPTION									
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OWNER	FOURNIER												
PROJECT	VERMEER COMMERCIAL PONDERAY, IDAHO												
ENGINEERING	 414 CHURCH STREET, SUITE 203 SANDPOINT, IDAHO 83864 (208) 263-0623 info@78Engineering.com												
PROFESSIONAL ENGINEER													
PROJECT NO:	22047												
DRAWN BY:	JMW												
CHECKED BY:	DWL												
SCALE:	1" = 30' (11"x17" ONLY)												
SHEET 5 OF 7													

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**IRRIGATION NOTES:**

THE LANDSCAPE CONTRACTOR IS TO DESIGN, PROVIDE, AND INSTALL AN AUTOMATIC IRRIGATION SYSTEM FOR 100% OF THE LANDSCAPE AREAS SHOWN ON THE PLAN. THIS SYSTEM IS TO INCLUDE ALL SLEEVING REQUIRED, AUTOMATIC CONTROLLER, AN APPROVED BACKFLOW PREVENTION DEVICE (WITH PERMIT), PVC MAINLINE, AUTOMATIC VALVES, POLY LATERAL LINES, DRIP IRRIGATION BEDS, AND POP-UP HEADS IN THE LAWN AREAS.

**GENERAL LIGHTING NOTES:**

1. DIRECTION OF LIGHT: ALL EXTERIOR LIGHTING SHALL BE DIRECTED AWAY FROM THE STREET AND ADJACENT PROPERTIES AND TOWARD THE INTERIOR OF THE PROPERTY.
2. EXTERIOR LIGHTING SHALL BE FULLY SHIELDED, AND ALL LIGHTING SHALL BE CONTAINED ON THE LOT.
3. ENERGY EFFICIENT LIGHTING: USE OF ENERGY EFFICIENT LIGHTING IS ENCOURAGED, WHENEVER FEASIBLE.

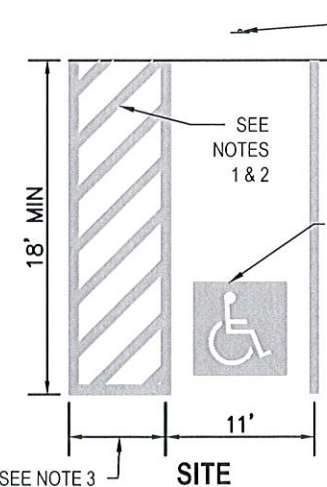
**NOTES:**

1. ALL STRIPING FOR ACCESSIBLE PARKING SHALL BE BLUE AND 6" IN WIDTH.
2. CROSSHATCH STRIPING FOR ACCESS AISLE SHALL BE ON 24" CENTERS AND AT 45° TO THE LONG AXIS.
3. VAN ACCESSIBLE ACCESS AISLES SHALL BE A MINIMUM OF 8', ALL OTHER ACCESS AISLES SHALL BE A MINIMUM OF 5'.
4. EACH STALL SHALL BE IDENTIFIED WITH A 42" WIDE X 48.75" TALL WHITE ACCESSIBILITY SYMBOL WITHIN A 60" X 60" BLUE BOX BACKGROUND (COLUMBIA PAINT 17-213-21 INSTANT DRY ACRYLIC TRAFFIC PAINT "HANDICAP BLUE" OR EQUIVALENT). THE SYMBOL SHALL BE CENTERED WITHIN AND NO MORE THAN 1' FROM THE ENTRANCE OF THE STALL.
5. ALL STRIPING DIMENSIONS PROVIDED ARE MINIMUM AND SHALL BE MEASURED ON CENTER(S).
6. EVERY PARKING STALL SHALL BE IDENTIFIED BY A SIGN.
7. THE SIGN SHALL BE CLEARLY VISIBLE AT ALL TIMES, FIXED TO A POST OR PERMANENT STRUCTURE, AND LOCATED AS CLOSE TO EACH STALL AS POSSIBLE BUT SHALL NOT BLOCK ANY DISABLED ACCESS ROUTE OR VEHICLE OVERHANG AND IN NO CASE SHALL BE GREATER THAN 8' FROM THE RESPECTIVE STALL.
8. THE SIGN SHALL FACE PERPENDICULAR TO THE LONG AXIS OF THE STALL.
9. ANGLE PARKING SHALL MEET THE INTENT OF THESE STANDARDS.
10. SIGN POSTS SHALL BE SCHEDULE 40 HOT DIP GALVANIZED PIPE MEETING ASTM A-53A & THREADED AT BOTH ENDS. POSTS SHALL BE PLUMB.

**KEYNOTES:**

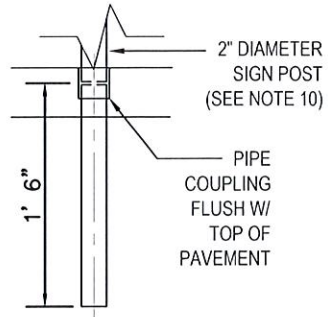
- 1 PROPOSED BUILDING
- 2 PROPOSED PARKING SPOT NUMBER (NOT TO BE PAINTED)
- 3 PROPOSED GREEN AREA
- 4 PROPOSED LOADING TRUCK MANEUVERING (AUTO-TURN)
- 5 EXISTING LOT LINE
- 6 PROPOSED TRASH AREA - SEE DETAIL A/7; SHEET 7
- 7 PROPOSED APPROACH
- 8 PROPOSED GROUND COVER-NATIVE GRASS SEED MIX: SPRING WHEAT (60#/AC) BARLEY (80#/AC) OATS (60#/AC)
- 9 PROPOSED HOODED LIGHT LOCATION
- 10 PROPOSED LOADING ZONE

- 11 ADA ACCESSIBLE PARKING - SEE DETAIL A/6; SHEET 6
- 12 TRAFFIC CIRCULATION (NOT TO BE PAINTED)
- 13 PROPOSED 5' WIDE CONCRETE SIDEWALK - SEE DETAIL A/4; SHEET 4

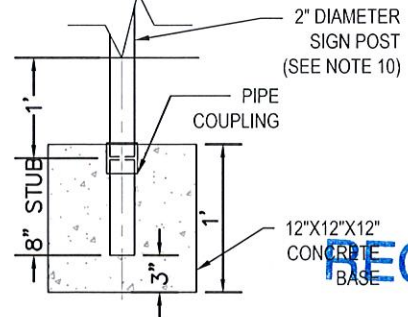


SEE NOTE 3 **SITE**

POSITION SIGN 18" BEHIND PAVEMENT/CURB FACE UNLESS SHOWN OTHERWISE ON PLANS

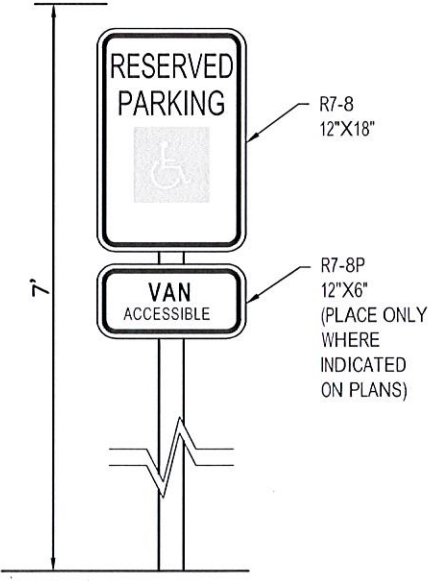


**PAVEMENT/SIDEWALK**



**UNPAVED**

**SIGNAGE**



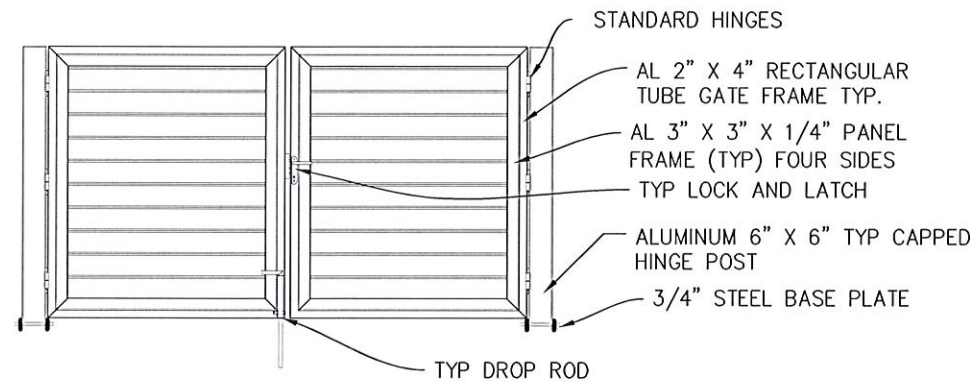
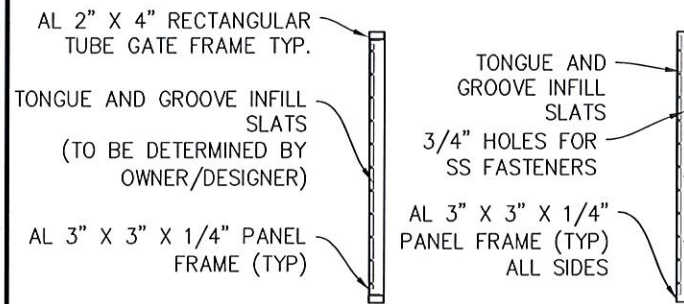
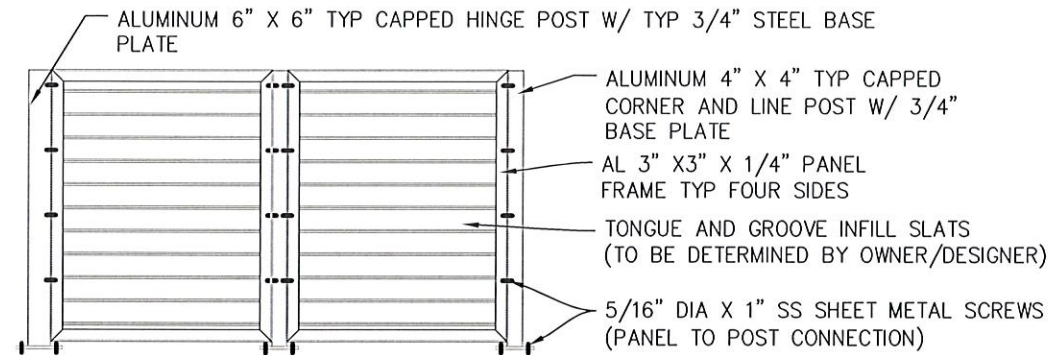
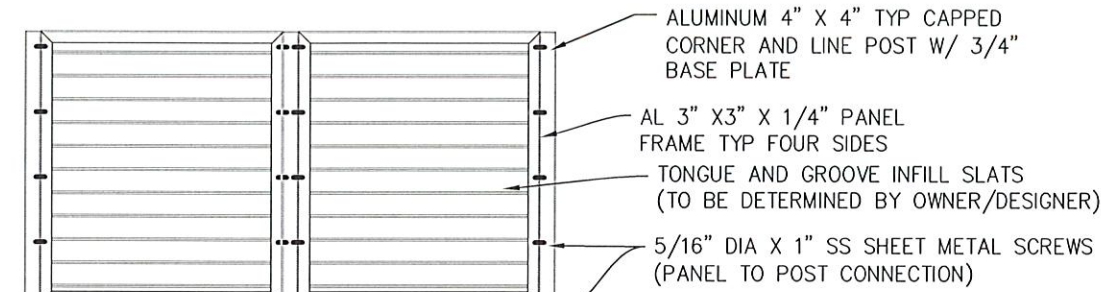
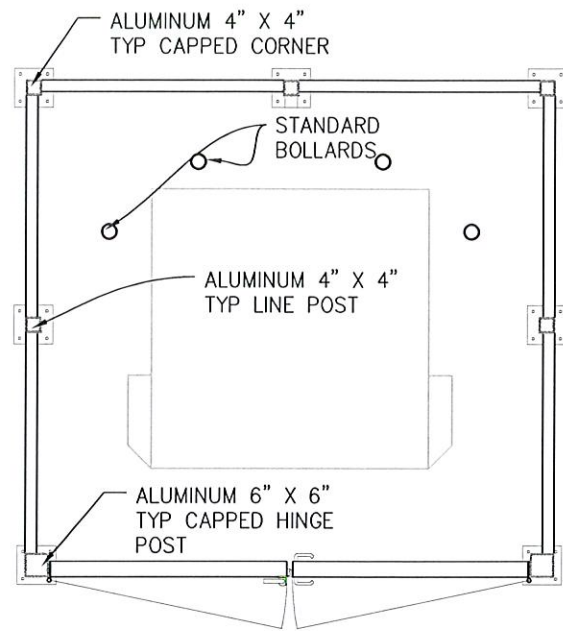
**A** ACCESSIBLE PARKING  
**6** N.T.S.

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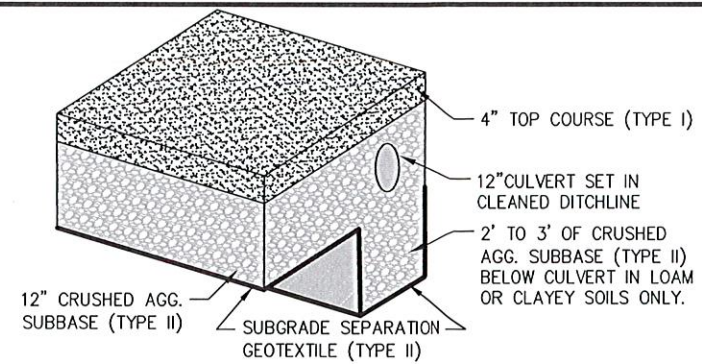
FEB 02 2023

PLANNING OFFICE  
CITY OF PONDERAY

REVISION #	DATE	DESCRIPTION
<b>PARKING, LANDSCAPE, AND LIGHTING PLAN</b>		
<b>OWNER</b>		FOURNIER
<b>PROJECT</b>		VERMEER COMMERCIAL PONDERAY, IDAHO
<b>ENGINEERING</b> 414 CHURCH STREET, SUITE 203 SANDPOINT, IDAHO 83864 (208)263-0623 info@7Bengineering.com		
PROJECT NO: 22047		
DRAWN BY: JMW		
CHECKED BY: DWL		
SCALE: 1" = 30' (11"x17" ONLY)		
SHEET 6 OF 7		



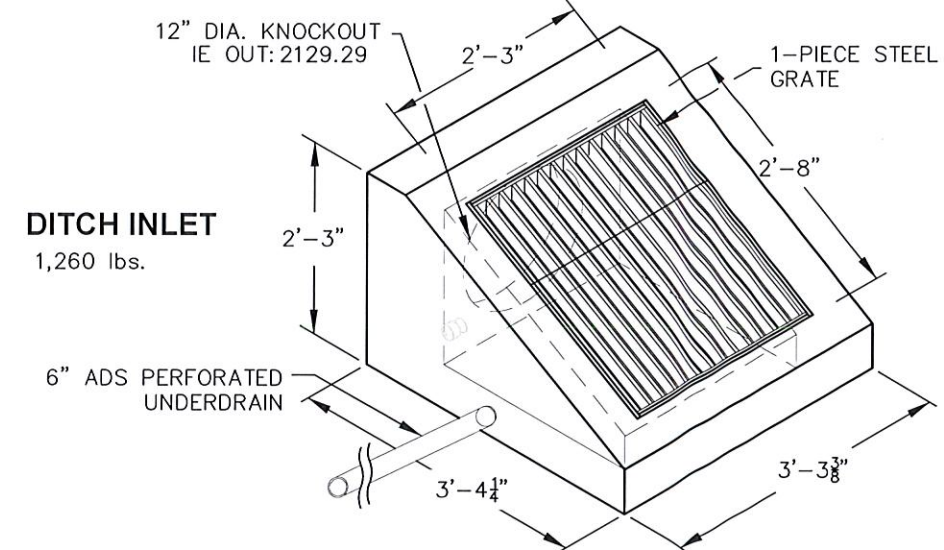
**A**  
7  
**TYPICAL DUMPSTER ENCLOSURE**  
N.T.S.



**APPROACH CONSTRUCTION SPECIFICATIONS:**

1. EXCAVATE TO SUBGRADE: 1.5' MINIMUM
2. INSTALL SUBGRADE SEPARATION GEOTEXTILE (ISPCW TYPE II)
3. CULVERT TO BE ADS OR HDPE. USE CMP, DIP, OR CONCRETE FOR SHALLOW INSTALL (LESS THAN 12" COVER).
4. SUBBASE: 12" MINIMUM OF 2"-MINUS CRUSHED AGGREGATE (ISPCW TYPE II)
5. TOP COURSE: 4" MIN 3/4" CRUSHED AGGREGATE (ISPCW TYPE I).
6. ADD BINDER TO TOP COURSE AS DETERMINED BY ENGINEER.
7. CULVERT ENDS TO BE CLEAR AND PIPE LAID TO GRADE.
8. AGGREGATE SUBBASE (TYPE II) IN TRENCH BENEATH PIPE TO BE USED IN NON-POROUS SOIL CONDITIONS (LOAMS OR CLAYS).

**B**  
7  
**TYPICAL APPROACH SECTION**  
N.T.S.



**DITCH INLET**  
1,260 lbs.

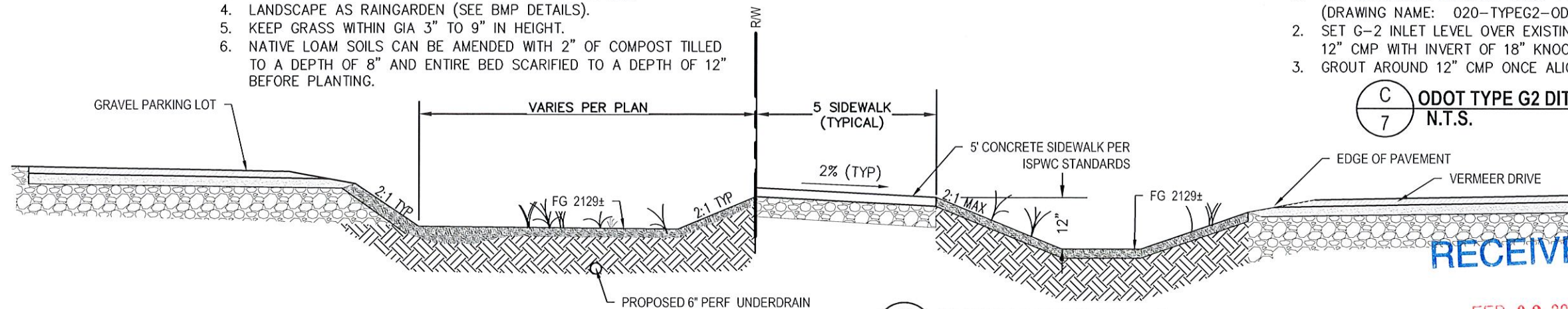
**DITCH INLET NOTES:**

1. USE OLDCASTLE PRECAST "ODOT TYPE G2" INLET OR EQUAL (DRAWING NAME: 020-TYPEG2-ODOT)
2. SET G-2 INLET LEVEL OVER EXISTING 12" CMP AND ALIGN 12" CMP WITH INVERT OF 18" KNOCKOUT.
3. GROUT AROUND 12" CMP ONCE ALIGN AND LEVELED.

**C**  
7  
**ODOT TYPE G2 DITCH INLET**  
N.T.S.

**NOTES:**

1. INFILTRATION RATES SHALL EXCEED 1 IN/HR BUT NOT 3.0 IN/HR.
2. DO NOT COMPACT TOPSOIL LAYER.
3. HYDROSEEDED WITH APPROPRIATE GRASS MIXTURE AND;
4. LANDSCAPE AS RAINGARDEN (SEE BMP DETAILS).
5. KEEP GRASS WITHIN GIA 3" TO 9" IN HEIGHT.
6. NATIVE LOAM SOILS CAN BE AMENDED WITH 2" OF COMPOST TILLED TO A DEPTH OF 8" AND ENTIRE BED SCARIFIED TO A DEPTH OF 12" BEFORE PLANTING.



**D**  
7  
**FRONTAGE IMPROVEMENTS**  
N.T.S.

REVISION #	DATE	DESCRIPTION

**MISCELLANEOUS DETAILS**

OWNER: FOURNIER  
PROJECT: VERMEER COMMERCIAL PONDERAY, IDAHO

**REGISTERED PROFESSIONAL ENGINEER**  
DANIEL W. LARSON  
STATE OF IDAHO  
02/23  
10086

PROJECT NO: 22047  
DRAWN BY: JMW  
CHECKED BY: DWL  
SCALE: NTS (11"x17" ONLY)

SHEET 7 OF 7

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CITY OF PONDERAY

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