

PROJECT STATEMENT

THE PURPOSE OF THIS PROJECT IS TO OBTAIN CODE ENFORCEMENT APPROVAL FOR PAVING OF AN EXISTING DRIVEWAY AT NORTHERN IDAHO POWERSPORTS. THIS PROJECT PROPOSES AN ADDITIONAL 8 PARKING SPACES TO MEET CITY PARKING REQUIREMENTS AND CONSTRUCTION OF A STORMWATER DETENTION SWALE TO MEET CITY STORMWATER REQUIREMENTS.

PROJECT INFORMATION

OWNER: 630 NORTH, LLC
420 E HILLVIEW DR.
CEDAR CITY, UT 84721

SITE ADDRESS: 478544 US-95
PONDERAY, ID 83852

ASSESSOR PARCEL #: RPP00000359506A
PARCEL SIZE: ±2.03 ACRES
CITY ZONING: COMMERCIAL

SURVEYOR/CIVIL ENGINEER: BC ENGINEERS
11917 N. WARREN ST.
HAYDEN, ID, 83835
ELIASIB APODACA
208/772-8424

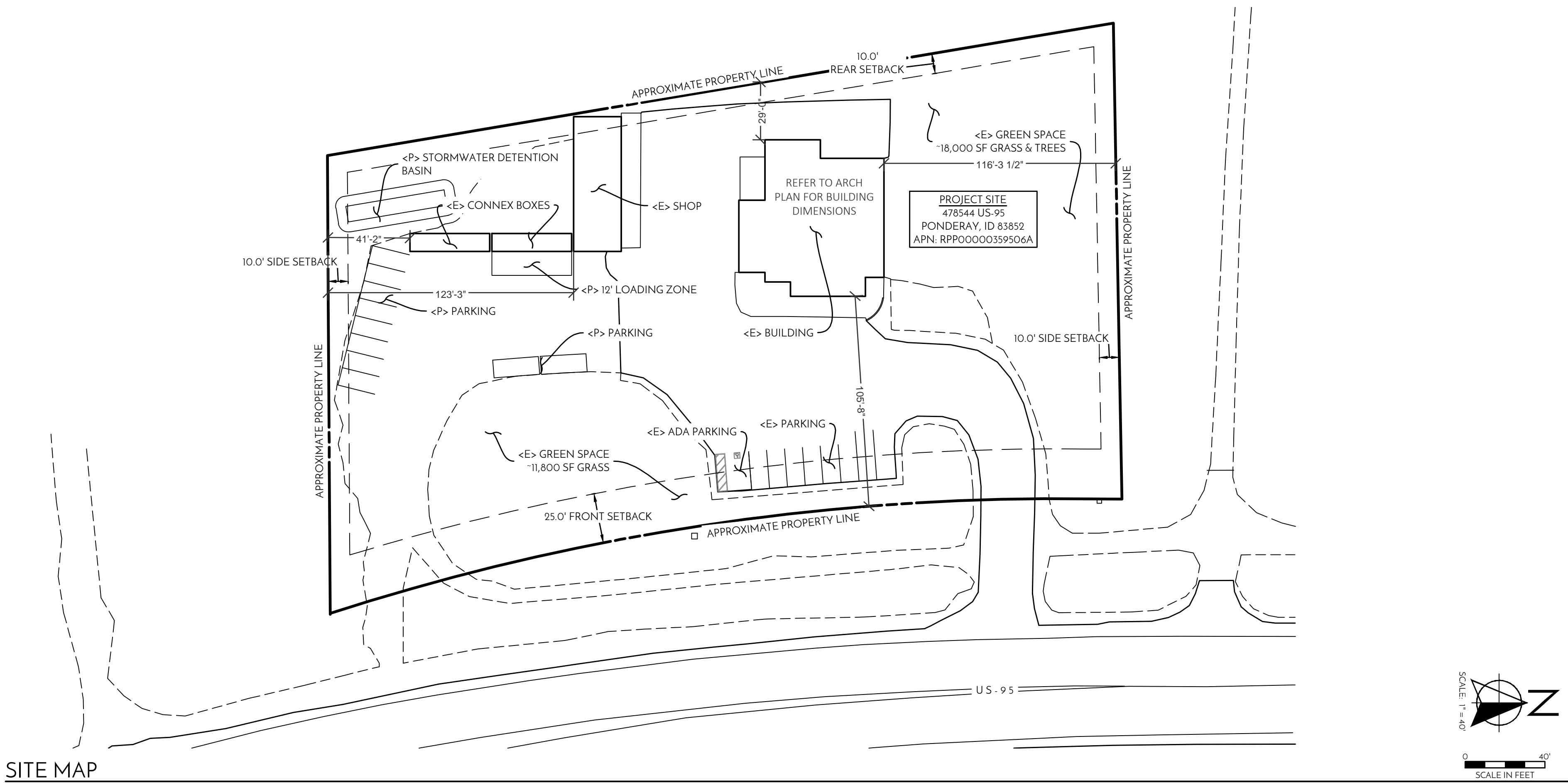
SURVEY NOTES

1. THE BOUNDARY ON THESE DRAWINGS DOES NOT REPRESENT A PROPERTY LINE. SURVEY. PROPERTY LINES SHOWN HEREON ARE BASED ON RECORD DATA, AND MAY NOT REPRESENT THE TRUE POSITIONS OF THE LINES.
2. THE TOPOGRAPHY IS BASED ON A FIELD SURVEY OF MAY 2023 PERFORMED BY BC ENGINEERS.
3. THIS SURVEY IS TIED TO THE NAD83 (2011) DATUM USING GPS.
4. CONTRACTOR SHALL PROTECT EXISTING SURVEY MONUMENTS OR REPLACE THEM AT HIS OWN EXPENSE.

SHEET INDEX

C1 COVER SHEET
C2 HARDSCAPE & GRADING PLAN

CIVIL IMPROVEMENT PLANS FOR:
NORTHERN IDAHO POWERSPORTS
478544 US-95
PONDERAY, ID 83852



REVISIONS

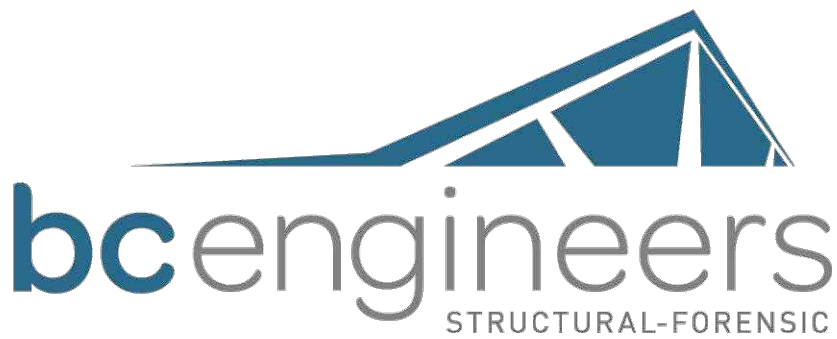
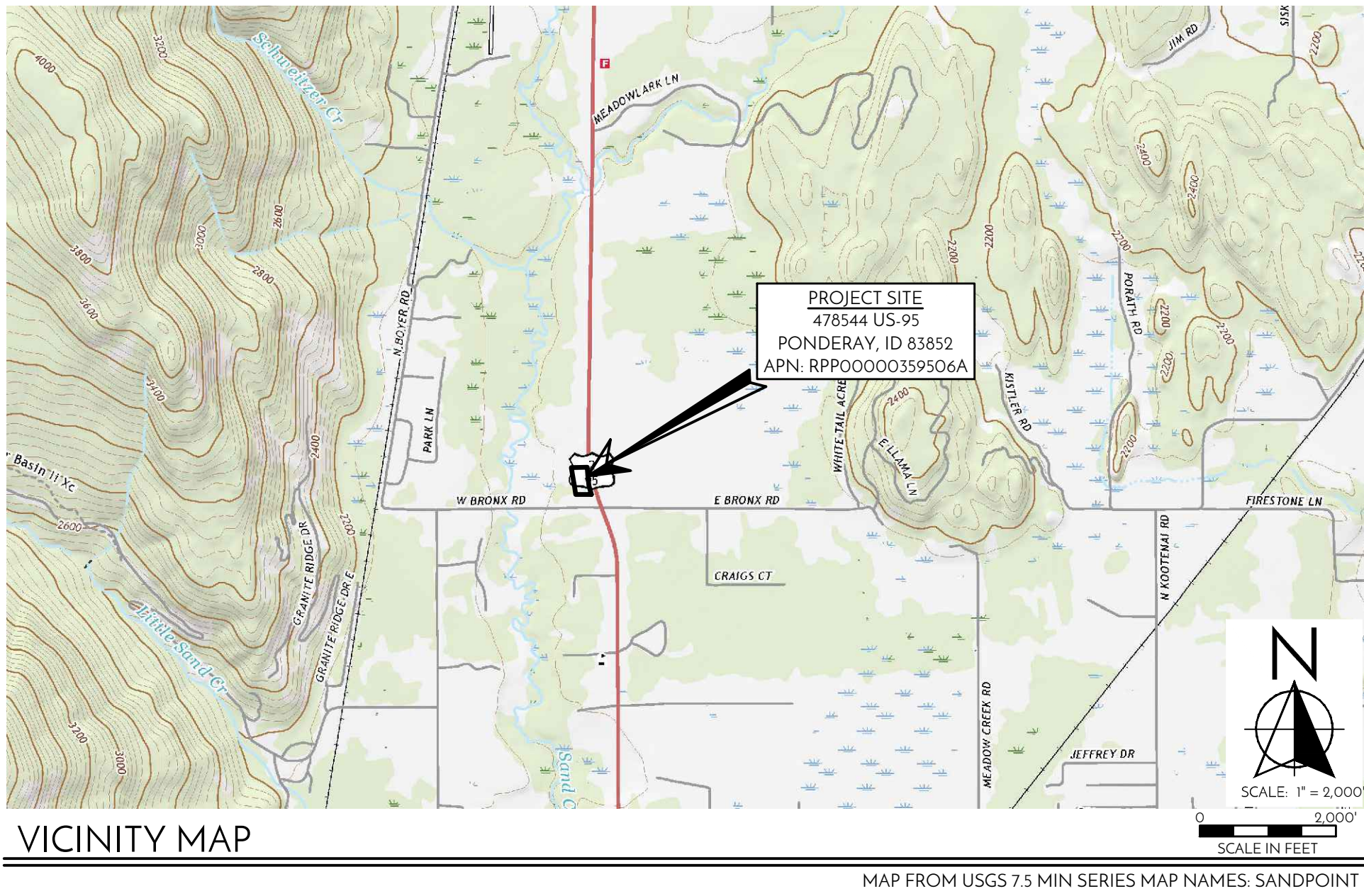
△ DIMENSIONS FROM
PROPERTY LINE TO BLDGS,
SETBACKS, LOADING ZONE.

ABBREVIATIONS

| | | | | | |
|------|-------------------------------|------|--------------------------------|------|----------------------------|
| AB | AGGREGATE BASE | FH | FIRE HYDRANT | R | RADIUS |
| AC | ASPHALT CONCRETE | FIRM | FLOOD INSURANCE RATE MAP | RT | RIGHT |
| AD | AREA DRAIN | FL | FLOW LINE | ROW | RIGHT OF WAY |
| BC | BEGIN CURVE | FM | FORCE MAIN | RWL | RAIN WATER LEADER |
| BFE | BASE FLOOD ELEVATION PER FIRM | FS | FINISHED SURFACE | RCP | REINFORCED CONCRETE PIPE |
| BM | BENCHMARK | GB | GRADE BREAK | (S) | SOUTH |
| BCR | BEGIN CURB RETURN | GR | GRAVEL | S | SLOPE (FEET/FOOT) |
| BVC | BEGIN VERTICAL CURVE | HP | HIGH POINT | SAD | SEE ARCHITECTURAL DRAWINGS |
| BS | BOTTOM OF STAIRS | INV | INVERT | SD | STORM DRAIN |
| BSW | BACK OF SIDEWALK | IP | IRON PIPE | SDP | SUBDRAIN PIPE |
| CB | CATCH BASIN | IRR | IRRIGATION | SED | SEE ELECTRICAL DRAWINGS |
| CG | CURB AND GUTTER | JP | JOINT POLE | SLD | SEE LANDSCAPE DRAWINGS |
| CMU | CONCRETE MASONRY UNIT | LF | LINEAL FEET/FOOT | SLV | SLEEVE |
| CP | CONCRETE PIPE | LP | LOW POINT | SMD | SEE MECHANICAL DRAWINGS |
| C | CENTERLINE | MH | MANHOLE | SPD | SEE PLUMBING DRAWINGS |
| CO | CLEANOUT | MON | MONUMENT | SS | SANITARY SEWER |
| COMM | COMMUNICATION | (N) | NORTH | SSCO | SANITARY SEWER CLEAN OUT |
| CV | CHECK VALVE | NEW | NEW | SSMH | SANITARY SEWER MANHOLE |
| CW | COLD WATER | OC | ON CENTER | STA | STATION |
| DCV | DOUBLE CHECK VALVE | OG | ORIGINAL GROUND | STD | STANDARD |
| DG | DECOMPOSED GRANITE | OH | OVERHEAD | STW | TOP OF CURB |
| DIP | DUCTILE IRON PIPE | CHL | OVERHEAD LINE | TC | TOP OF CURB |
| DS | DOWNSPOUT | <P> | PROPOSED | TFC | TOP FACE OF CURB |
| DW | DOMESTIC WASTE | PCC | PORTLAND CEMENT CONCRETE | TOC | TOP OF CONCRETE |
| DWG | DRAWING | PD | PRESSURE DISTRIBUTION | TS | TOP OF STAIRS |
| EC | END OF CURVE | PG&E | PACIFIC GAS AND ELECTRIC | TW | TOP OF WALL |
| (E) | EAST | PI | POINT OF INTERSECTION | TY | TYPICAL |
| <E> | EXISTING | PIV | POST INDICATOR VALVE | UG | UNDERGROUND |
| ECR | END CURB RETURN | PVL | PROPERTY LINE | VC | VERTICAL CURVE |
| EG | EXISTING GROUND | PRC | POINT OF REVERSE CURVE | VG | VALLEY GUTTER |
| EGR | EDGE OF GRAVEL | PSI | POUNDS PER SQUARE INCH | (W) | WEST |
| EP | EDGE OF PAVEMENT | PUB | PUBLIC UTILITY EASEMENT | WM | WATER METER |
| EVC | END VERTICAL CURVE | PVC | POLYVINYL CHLORIDE | WS | WATER SERVICE |
| FDC | FIRE DEPT. CONNECTION | PVI | POINT OF VERTICAL INTERSECTION | WV | WATER VALVE |
| FG | FINISHED GRADE | PW | PROCESS WASTE | | |

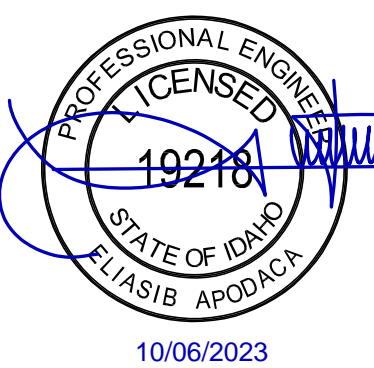
SYMBOL LEGEND

| | | |
|-------------------------|--------|-------------------------------|
| UTILITY POLE | SSMH#1 | SEWER MANHOLE/RISER WITH ID # |
| SIGN | CDMH#2 | STORM DRAIN MANHOLE WITH ID # |
| WELL | WV | WATER VALVE |
| STREET LIGHT | WM | WATER METER & DCV |
| TREE | FH | FDC/RV WITH CHECK VALVE |
| TREE TO BE REMOVED | CO | FIRE HYDRANT WITH GATE VALVE |
| SANITARY SEWER | SS | CLEANOUT |
| GAS LINE | 85 | PROPOSED CONTOUR |
| WATER LINE | 85 | SOLID STORM DRAIN |
| EXISTING CONTOUR | 85 | PERFORATED STORM DRAIN |
| TOP/TOE BANK GRADEBREAK | | GRADE SWALE |
| PROPERTY LINE | | OVERLAND RELEASE ROUTE |
| CENTERLINE | | |



11917 N. WARREN ST., HAYDEN, ID. 83835
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Revisions:
1 12/20/23

Project: NORTHERN IDAHO POWERSPORTS
478544 US-95
PONDERAY, ID 83852

Sheet Content: COVER

Drafter: XC Engineer: JD Job No.: 230354.01-C

Stamped by: EA
Date: 10/03/2023
Sheet: C1 of 6

HARDSCAPE LEGEND

| | TYPE OF IMPERVIOUS SURFACE | AREA DESCRIPTIONS | AREA (SF) | TYPICAL SECTION | PERVIOUS/ IMPERVIOUS |
|--|---|---------------------|-----------|-----------------|----------------------|
| | BUILDINGS, GARAGES, CARPORTS, OTHER STRUCTURES WITH ROOFS | BUILDINGS | 7,395 | N/A | IMPERVIOUS |
| | | WALLS | 10 | N/A | IMPERVIOUS |
| | PATIO, IMPERVIOUS DECKING, PAVERS AND IMPERVIOUS LINERS | CONCRETE | 0 | N/A | IMPERVIOUS |
| | SIDEWALKS AND PATHS | GRAVEL | 0 | EXISTING | IMPERVIOUS |
| | ROADWAYS AND DRIVEWAYS | ASPHALT CONCRETE | 20,380 | EXISTING | IMPERVIOUS |
| | | CONCRETE | 2,020 | EXISTING | IMPERVIOUS |
| | | GRAVEL | 15,180 | EXISTING | IMPERVIOUS |
| | OTHER PERVIOUS SURFACE | DECOMPOSED GRANITE | 0 | N/A | PERVIOUS |
| | | PLANTING | 0 | N/A | PERVIOUS |
| | | LAWN | 0 | N/A | PERVIOUS |
| | | GRASS - LINED SWALE | 1,060 | N/A | PERVIOUS |
| | TOTAL | | 46,045 | | |

TOTAL IMPERVIOUS AREA: 44,560 SF (1.02 AC)
TOTAL DISTURBED SOIL AREA: 1,605 SF (0.04 AC)

EXISTING UTILITY NOTES

- ALIGNMENT AND LOCATION OF EXISTING UTILITY LINES HAVE BEEN APPROXIMATED BASED ON THE SURVEY
- UTILITY CONTRACTOR WILL VERIFY THE EXACT LOCATION OF EXISTING ON SITE UTILITIES PRIOR TO CONSTRUCTION OF NEW UTILITY INFRASTRUCTURE. UTILITY CONTRACTOR WILL REPLACE DAMAGED UTILITIES IN KIND AND TYPE.

STORM DRAIN SYSTEM NOTES

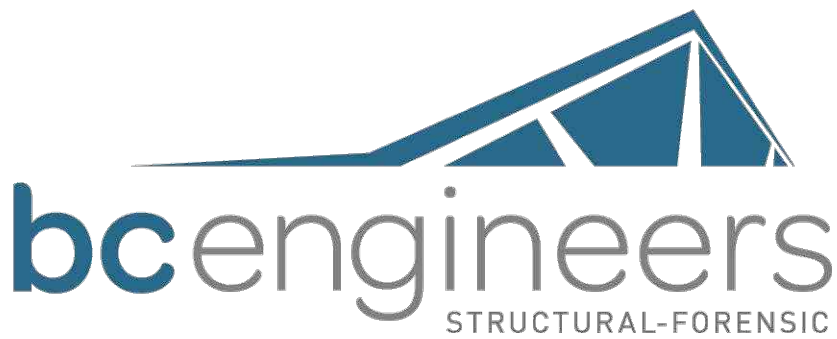
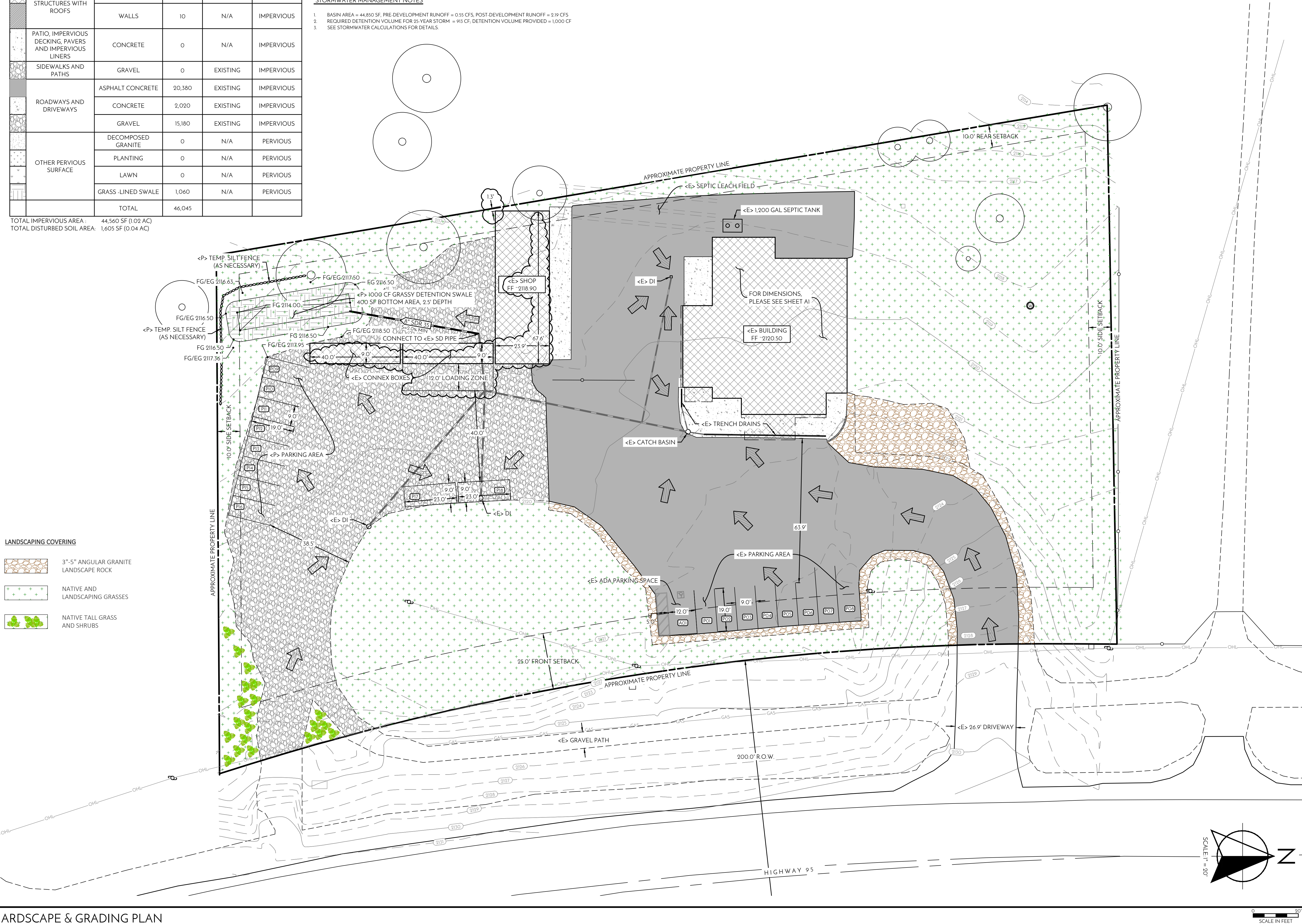
- PROPOSED STORM DRAIN PIPING SHALL OUTLET ON THE PARCEL AS SHOWN ON THESE PLANS.
- UNLESS A DIRECT CONNECTION TO SOLID STORM DRAIN PIPING IS SHOWN ON THESE PLANS, DOWNSPOUTS SHALL OUTLET TO THE SURFACE A MINIMUM DISTANCE OF 5 FEET AWAY FROM BUILDING FOUNDATIONS OR STRUCTURES.

STORMWATER MANAGEMENT NOTES

- BASIN AREA = 44,850 SF, PRE-DEVELOPMENT RUNOFF = 0.55 CFS, POST-DEVELOPMENT RUNOFF = 2.19 CFS
- REQUIRED DETENTION VOLUME FOR 25-YEAR STORM = 913 CF, DETENTION VOLUME PROVIDED = 1,000 CF
- SEE STORMWATER CALCULATIONS FOR DETAILS.

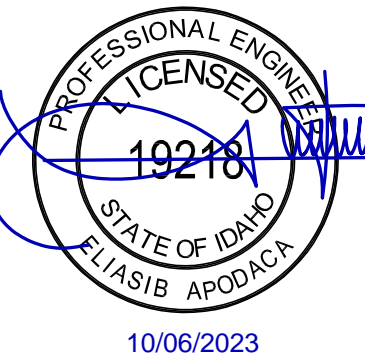
REVISIONS

- Δ DIMENSIONED BUILDINGS, SHOWED <E> WEST SETBACK TO THE SHOP, SHOWED 12' WIDE LOADING AREA



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Sheet Content: HARDSCAPE & GRADING PLAN

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| Drafter: XC | Engineer: JD | Job No.: 230354.01-C |
| Stamped by: EA | Date: 10/03/2023 | Sheet: C2 of 6 |