LEGEND

- PROPERTY LINE
- SETBACK LINE
- ROAD CENTER LINE
- EASEMENT LINE
- EXISTING CONTOUR (5')
- EXISTING CONTOUR (1')
- FINISHED GRADE CONTOUR (5')
- FINISHED GRADE CONTOUR (1')
- E — E — UNDERGROUND POWER LINE
- X — X — EXISTING FENCE
- NEW RETAINING WALL
- NEW FIBER ROLLS
- NEW SILT FENCE
- SHEET-FLOW DIRECTION
- TRAVEL/ TRAFFIC DIRECTION
- STORMWATER TREATMENT AREA
- OVERFLOW BERM
- OUTDOOR PARKING AREA
- EXISTING ASPHALT
- TRAVEL WAY (GRAVEL)
- NEW STORM PIPE/CULVERT
- EXISTING STORM PIPE/CULVERT
- SD — EXISTING UNDER DRAIN
- EXISTING STORAGE UNIT
- GREEN SPACE (GRASS & NATIVE VEGETATION)
- (MH) — MANHOLE
- ⋈ — WATER VALVE/ METER
- (T) — COMMUNICATION BOX
- (E) — ELECTRICAL BOX
- FH — FIRE HYDRANT
- — FOUND 2" IRON PIPE

DISCIPLINE DESIGNATORS PER NATIONAL CAD STANDARD (NCS)

C – CIVIL
L – LANDSCAPE & LIGHTING
S – STRUCTURAL
V – SURVEY/MAPPING

DETAIL & SECTION CALLOUTS

DE / SH — DETAIL NUMBER / DETAIL NAME / SCALE / SHEET NUMBER

SHEET NUMBERING KEY

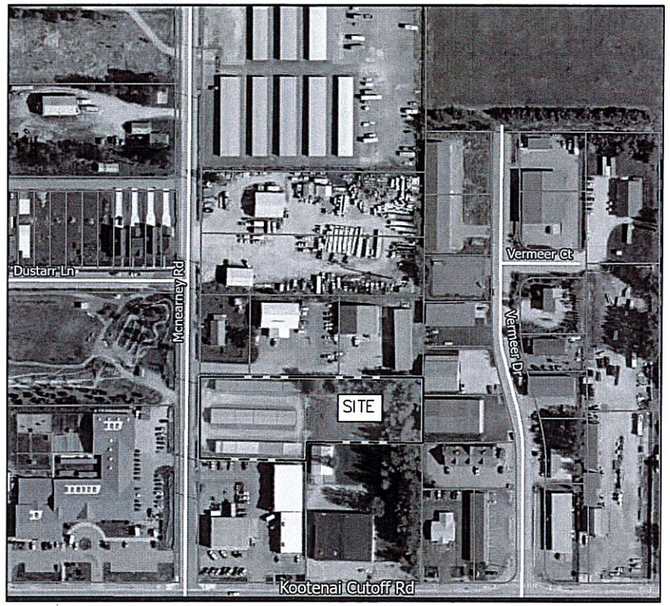
SHEET C - 1A — DISCIPLINE DESIGNATOR; REVISION NUMBER (OPTIONAL); SHEET NUMBER

BAYLESS STORAGE

PLANS AND SPECIFICATIONS FOR

GRADING, EROSION CONTROL, & STORMWATER MANAGEMENT

ON
RPP00000028772A
1000 MCNEARNEY ROAD,
PONDERAY, IDAHO 83852



VICINITY MAP
NTS

SHEET LEGEND

GRADING, EROSION CONTROL, & STORMWATER MANAGEMENT PLANS

Revised
RECEIVED
MAR 05 2026
PLANNING
CITY OF PONDERAY

REVISION #	DATE	DESCRIPTION
1	12/31/25	CITY COMMENTS - DEC 5, 2025

SHEET TITLE: TITLE SHEET
OWNER: NEIL MARSHALL & MEL LANGFORD
PROJECT: BAYLESS STORAGE
PONDERAY, IDAHO

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

Know what's below. Call before you dig.

ORIGINAL STORED AT:
7B ENGINEERING
414 CHURCH ST STE 203
SANDPOINT, ID 83864

DRAWING DATE: 3/3/2026

PROJECT #: 25004
DRAWN BY: ICE
CHECKED BY: DWL

ENGINEER OF RECORD

COMPANY: 7B ENGINEERING
ENGINEER: DANIEL W LARSON, PE
ADDRESS: 414 CHURCH STREET, SUITE 203
SANDPOINT, ID 83864
PHONE: (208) 263-0623

Digitally signed by Daniel W. Larson, P.E.
DN: C=US, E=Dan@7BEngineering.com, O=D2G, OU=7B Engineering, CN=Daniel W. Larson, P.E.
Location: Sandpoint, ID
Reason: I have reviewed this document
Contact Info: Dan@7BEngineering.com
Date: 2026.03.05 09:46:33-08'00'

PROFESSIONAL ENGINEER
REGISTERED
10086
STATE OF IDAHO
DANIEL W. LARSON

SCALE: N.T.S
(VALID FOR 11"x17" PRINTS ONLY)

SHEET C-1 OF 17

z:\projects\2025\25004 bayless mini storage\dwg\25004_cbase.dwg

GENERAL NOTES

1. THESE PLANS ARE FOR A STORMWATER MANAGEMENT, GRADING, AND EROSION CONTROL FOR THE GRADING AND INSTALLATION OF A OUTSIDE STORAGE FACILITY IN PONDERAY, IDAHO. .
2. THE PARKING LOT, EARTH BERM, AND STORM FACILITY AS SHOWN HEREON ARE TO BE LOCATED IN THE FIELD BY A LICENSED PROFESSIONAL LAND SURVEYOR.
3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COMPLY WITH THE REQUIREMENTS OF CITY, AND ANY OTHER DEVELOPMENT STANDARDS.
4. ALL WORK SHALL CONFORM TO THE "IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION," 2025 OR MOST RECENT EDITION. IN CASE OF CONFLICT, CITY STANDARDS SHALL PREVAIL.
5. 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.

5.1. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL LOCATE ALL ONSITE UTILITIES AND RELOCATE OR ABANDON AS NECESSARY. .

6. AN APPROVED PERMIT SHALL BE OBTAINED FROM THE CITY'S 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.
7. THE CONTRACTOR SHALL HAVE AN APPROVED SET OF IMPROVEMENT PLANS AND APPROVAL LETTER ON THE JOB SITE AT ALL TIMES.
8. 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 ISPWC OR BONNER COUNTY REQUIREMENTS.
9. ALL TESTING REQUIRED WILL BE AT THE EXPENSE OF THE CONTRACTOR.
10. 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.
11. EXISTING DRAINAGE FEATURES WILL BE PRESERVED OR RESTORED SUCH THAT NO BLOCKAGE OF EXISTING RUNOFF WATER WILL PERMANENTLY OCCUR.
12. NO REVISIONS SHALL BE MADE TO THESE PLANS WITHOUT THE APPROVAL OF THE ENGINEER.

SURVEY NOTES

1. THIS PLAN WAS PREPARED FROM A TOPOGRAPHIC SURVEY PERFORMED BY GLAHE & ASSOCIATES INC. THE VERTICAL DATUM IS NOTED AS BEING NAVD88, FEET. THE HORIZONTAL DATUM IS NAD83 IDAHO WEST FEET (GROUND).
2. GLAHE & ASSOCIATES INC. PROVIDED THE BOUNDARY AND TOPOGRAPHY.
3. THESE PLANS DO NOT REPRESENT AN ACTUAL SURVEY BUT WERE ASSEMBLED FROM INFORMATION GATHERED AS NOTED.
4. UTILITY LOCATIONS ARE APPROXIMATE. CONTRACTOR SHALL VERIFY UTILITY LOCATIONS WITH UTILITY COMPANIES PRIOR TO EARTHWORK.
5. ELEVATION CONTOUR DATA IS INTENDED TO BE USED IN ESTABLISHING SLOPES AND ELEVATIONS FOR THE GRADING, FLOODPLAIN DEVELOPMENT, STORMWATER, AND EROSION CONTROL PLAN.
6. 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.

SOILS

PRELIMINARY SOIL DATA WAS GATHERED FROM USDA'S NRCS WEB SOIL SURVEY. SITE SOIL'S LISTED AS BEING 34 – ODENSON SILT LOAMS. THE SOIL IS CLASSIFIED AS BEING IN THE TYPE D HYDROLOGIC SOIL GROUP WITH SATURATED CONDUCTIVITY (Ksat) RANGING FROM 0.06 TO 0.57 IN/HR. THE TYPICAL PROFILE SHOWS SILTY CLAY LOAMS. SILT LOAMS ARE SUSCEPTIBLE TO FROST ACTION WHICH CAN AFFECT BUILDINGS, ROADS, & UTILITIES. MITIGATION MAY CONSIST OF DEEPER BUILDING FOUNDATIONS BELOW THE FROST LINE AND OVER-EXCAVATION IN THE ROAD SECTIONS TO REMOVE UNSUITABLE MATERIAL.

SLOPES

SLOPES ON SITE RANGE FROM 0-2%

WETLANDS

NO MAPPED WETLANDS PRESENT ON SITE.

ZONING

ZONE: INDUSTRIAL

UTILITIES

THE CONTRACTOR SHALL NOTIFY THE APPROPRIATE UTILITY COMPANIES PRIOR TO STARTING WORK NEAR ANY FACILITIES AND SHALL COORDINATE WORK WITH UTILITY 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.

STORMWATER AND DRAINAGE NOTES

1. RUNOFF FROM IMPERVIOUS SURFACES SHALL BE CONVEYED TO THE STORMWATER TREATMENT AREA.
2. A NEW CULVERT ON THE NORTHSIDE OF THE PROPERTY WILL CONVEY RUNOFF TO FROM THE TREATMENT AREA TO THE EXISTING DRAINAGE ALONG McNEARNEY ROAD. THIS WILL ALSO ACT AS A EMERGENCY OVERFLOW TO REDUCE PONDING WHICH IS OCCURRING ON WEST OF THE PROPERTY.
3. THE FACILITY IS SIZED TO TREAT THE 1/2-INCH RUNOFF FROM IMPERVIOUS SURFACES AND PROVIDE DETENTION FOR THE 25-YEAR EVENT.
4. PROTECT THE VEGETATED DETENTION AREAS OVERFLOW WEIRS WITH VEGETATION OR ROCK.
5. THE OWNER, OR CONTRACTOR, SHALL REVEGETATE DISTURBED AREAS, POST CONSTRUCTION, WITH NATIVE VEGETATION PER BONNER COUNTY'S APPENDIX B OF TITLE 12.

STORMWATER FACILITY O&M REQUIREMENTS

1. GENERAL REQUIREMENTS:
   INSPECT CONSTRUCTED FACILITIES MONTHLY AND BETWEEN LARGE STORM EVENTS FOR THE FIRST YEAR. AFTER IT IS ESTABLISHED AND WORKING AS INTENDED, INSPECT ONCE IN THE SPRING AND FALL. INSPECT FOR FAILURES, EROSION, DISPLACED ROCK PROTECTION, DEAD VEGETATION, AND SEDIMENT BUILDUP. REPAIR AND/OR REPLACE AS NECESSARY.
2. VEGETATED STORMWATER TREATMENT AND DETENTION AREA:
   - INSPECT AFTER LARGE RAINFALL EVENTS.
   - INSPECT FOR EROSION, CRACKS, DISPLACED ROCKS, AND SIGNS OF FAILURE. REPAIR IMMEDIATELY.
   - INSPECT FOR DEAD VEGETATION. REMOVE DEAD ZONE, RE-VEGETATE, AND DETERMINE CAUSE OF DEAD VEGETATION. CHOKING ON SEDIMENT, LACK OF NUTRIENTS, OR INADEQUATE WATERING AND SUNLIGHT.
   - INSPECT FOR EXCESSIVE SEDIMENTATION. DETERMINE SOURCE OF SEDIMENTATION, MITIGATE, OR INSTALL SEDIMENT TRAP.
   - DRAINING TOO SLOW. CHECK FOR SEDIMENT PLUGGING-REPLACE GIA AND CONTROL SOURCE OF SEDIMENT. IF DEEPER SOIL DRAINS TOO SLOW, INSTALL AN UNDER DRAIN SYSTEM OR SLOTTED RISER OUTLET.
   - MOW GRASS AND CONTROL WEEDS AS NEEDED.
   - IRRIGATE IF NECESSARY. DO NOT OVER-IRRIGATE.

TEMPORARY STORMWATER EROSION CONTROL NOTES

1. PRIOR TO CONSTRUCTING THE STORMWATER COLLECTION, CONVEYANCE, DETENTION, AND TREATMENT FACILITIES; ALL TEMPORARY EROSION CONTROL FEATURES SHALL BE INSTALLED AND MAINTAINED, DURING CONSTRUCTION, TO PREVENT CONSTRUCTION RELATED RUNOFF AND SEDIMENT MIGRATION OFF-SITE.
2. BARRIERS SHALL BE PLACED PERPENDICULAR TO THE DIRECTION OF FLOW.
3. CONSTRUCT SILT FENCES, COMPOST BERMS, OR FIBER ROLLS WHERE OVERLAND RUNOFF MAY LEAVE THE CONSTRUCTION AREA OR ENTER NEIGHBORING PROPERTIES.
4. POTENTIAL RAIN EVENTS SHALL BE MONITORED AND EXPOSED GROUND AND SLOPES SHALL BE PROTECTED WITH MULCHING OR GEOTEXTILES TO PREVENT RAINFALL RELATED EROSION.
5. MULCHING OF DISTURBED AREAS CAN BE DONE WITH HAY, STRAW, WOOD CHIPS, GRASS CLIPPINGS, OR ROCK. SLOPES STEEPER THAN 2:1 MAY REQUIRE TACKING AGENTS TO HOLD MULCH IN PLACE.
6. LEAVE TEMPORARY STORMWATER AND EROSION CONTROL MEASURES IN PLACE UNTIL VEGETATION HAS BEEN RE-ESTABLISHED. MULCHING PROTECTS THE SLOPE AND SEEDS UNTIL VEGETATION BECOMES ESTABLISHED.

PERMANENT EROSION CONTROL NOTES

1. INSTALL STORMWATER COLLECTION, CONVEYANCE, DETENTION, AND TREATMENT FACILITIES AS SHOWN ON THESE PLANS.
2. IF TREATMENT FACILITIES SHOW SIGNS OF EXCESSIVE SEDIMENTATION DETERMINE THE SOURCE OF EROSION.
3. RE-VEGETATE DISTURBED AREAS, OUTSIDE OF THE STORMWATER TREATMENT AND CONVEYANCE AREA, WITH PLANTS LISTED IN NORTH IDAHO NATIVE AND BENEFICIAL PLANT LIST.
4. IF SLOPES ARE TOO STEEP TO RE-VEGETATE, APPLY ROCK MULCH OR RIPRAP FOR SLOPE PROTECTION.
5. ADDITIONAL BMPS FOR EROSION CONTROL AND APPLICATION RATES CAN BE FOUND IN THE 2020 VERSION OF IDAHO'S CATALOG OF STORM WATER BEST MANAGEMENT PRACTICES. THE DOCUMENT CAN BE FOUND ON THE IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY'S "STORM WATER" WEB PAGE.

Know what's below. Call before you dig.

CONSTRUCTION SCHEDULE*:

PERMIT APPROVALS ETC.	MAR 2026
GRADING AND STORMWATER MANAGEMENT CONSTRUCTION	MAR 2026
NEW APPROACH CONSTRUCTION	APR 2026
NEW GATE CONSTRUCTION / FENCE RELOCATION	APR – NOV 2026
LOT CONSTRUCTION	APR – NOV 2026
MISC. FENCING, LIGHTING, REPLANTING ETC	NOV 2026

*NOT BINDING. SCHEDULE CAN BE ADJUSTED BY THE CONTRACTOR/OWNER

REVISION #	DATE	DESCRIPTION
1	12/31/25	CITY COMMENTS - DEC 5, 2025

SHEET TITLE: GENERAL CONSTRUCTION NOTES
OWNER: NEIL MARSHALL & MEL LANGFORD
PROJECT: BAYLESS STORAGE, PONDERAY, IDAHO

7B ENGINEERING
414 CHURCH STREET, SUITE 203
SANDPOINT, IDAHO 83864
(208)263-0823
info@7BEngineering.com

ORIGINAL STORED AT:
7B ENGINEERING
414 CHURCH ST STE 203
SANDPOINT, ID 83864

DRAWING DATE: 3/3/2026

PROJECT #: 25004
DRAWN BY: ICE
CHECKED BY: DWL

Digitally signed by Daniel W. Larson
DN: C=US, E=Dan@7BEngineering.com, O=D2G, OU=Civil, CN="Daniel W. Larson, P.E."
Location: Sandpoint, ID
Reason: I have reviewed this document
Contact Info: Dan@7BEngineering.com
Date: 2026.03.05 09:46:23-08'00'

PROFESSIONAL ENGINEER
REGISTERED
10086
STATE OF IDAHO
DANIEL W. LARSON

SCALE: 1"=20'
(VALID FOR 11"x17" PRINTS ONLY)

SHEET C-2 OF 17

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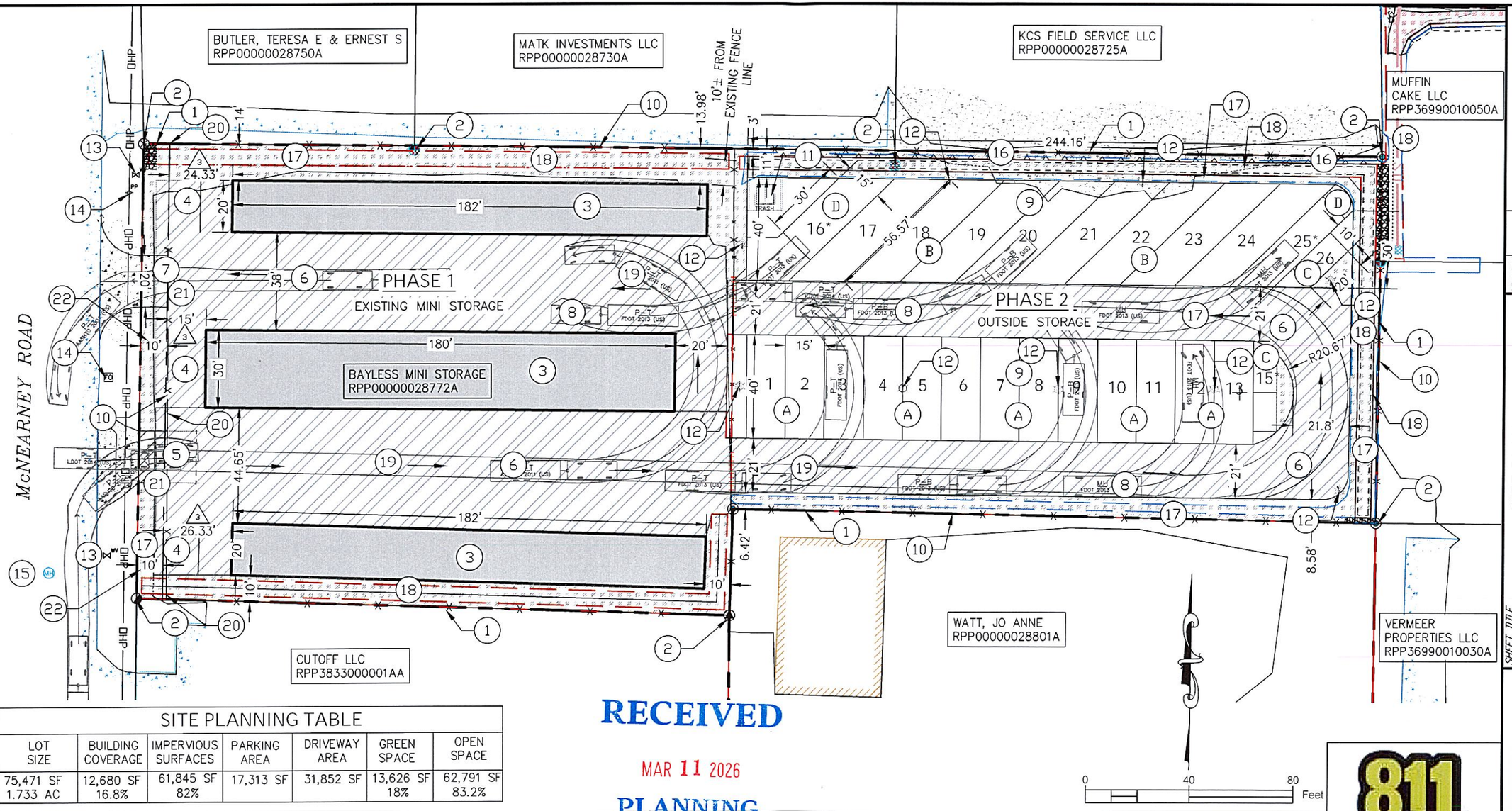

SITE PLANNING TABLE						
LOT SIZE	BUILDING COVERAGE	IMPERVIOUS SURFACES	PARKING AREA	DRIVEWAY AREA	GREEN SPACE	OPEN SPACE
75,471 SF 1.733 AC	12,680 SF 16.8%	61,845 SF 82%	17,313 SF	31,852 SF	13,626 SF 18%	62,791 SF 83.2%

RECEIVED
MAR 11 2026
PLANNING
CITY OF PONDERAY
Revised

KEYNOTES

1. PROPERTY BOUNDARY
2. RETAIN & PROTECT EXISTING SURVEY MONUMENTS (REFER TO SURVEY)
3. EXISTING MINI STORAGE BUILDINGS
4. PARKING TEMP/LOADING AREAS (NOT TO BE STRIPED)
5. EXISTING APPROACH, GATED ENTRY GATE TO BE RELOCATED BACK W/ FENCE
6. DRIVEWAY/TRAVEL AREA (GRAVEL)
7. NEW APPROACH/ GATE EXIT (20' WIDE MIN)
8. AUTO TURN TEMPLATES (P-T) PULL TRAILER (P-B) BOAT TRAILER (MH) MOBILE HOME (RV)
9. OUTDOOR PARKING AREAS (STRIPING IS OPTIONAL)
   - A. PULL THROUGH – TRAILER (15' W X 40' L)
   - B. EXTRA LONG TRAILER SPOTS (15' W X 56' L)
   - C. COMPACT SPACES (SMALL VEHICLES)
   - D. COMPACT TRAILER (SMALL BOATS ETC)
10. CHAIN LINK – SECURITY FENCE
11. OPTIONAL TRASH ENCLOSE LOCATION
12. RECOMMEND LIGHT LOCATION (LIGHTS SPACED 40' APART O.C)
13. WATER SERVICES (SANDPOINT)
14. DRY UTILITIES
    POWER– AVISTA
    FIBER – TING
    GAS – AVISTA
15. EXISTING STORM COLLECTION (MCNEARNEY)
16. RETAINING WALL/1:1 SLOPES
17. GREENSPACE LANDSCAPE TO BE GRASS OR NATIVE VEGETATION
18. STORMWATER FACILITY REFER TO SHEET C-5
19. TRAFFIC FLOW DIRECTION
20. RELOCATE FRONT FENCE 26± FT FROM EDGE OF PAVEMENT
21. ROLL GATES OR APPROVED EQUAL (IF FIRE ACCESS 20' WIDE MIN)
22. NEW 10' ROW DEDICATION TO CITY

REVISION #	DATE	DESCRIPTION
1	12/31/25	CITY COMMENTS – DEC 5, 2025
2	3/03/26	CITY/OWNER DEDICATION AGREEMENT
3	3/11/26	ADDED NEW R/W SETBACK DIMENSIONS

SHEET TITLE: SITE PLAN
OWNER: NEIL MARSHALL & MEL LANGFORD
PROJECT: BAYLESS STORAGE
PONDERAY, IDAHO

7B ENGINEERING
414 CHURCH STREET, SUITE 203
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(208)263-0623
info@7BEngineering.com

ORIGINAL STORED AT:
7B ENGINEERING
414 CHURCH ST STE 203
SANDPOINT, ID 83864

DRAWING DATE: 3/11/2026

Know what's below. Call before you dig.

PROJECT #:	25004
DRAWN BY:	ICE/DWL
CHECKED BY:	DWL

Daniel W. Larson, P.E.
Sandpoint, ID
I am the author of this document
Dan@7BEngineering.com
2026.03.11 11:47:59-07'00'

PROFESSIONAL ENGINEER REGISTERED 10086 STATE OF IDAHO DANIEL W. LARSON

SCALE: 1"=40'
(VALID FOR 11"x17" PRINTS ONLY)

SHEET C-3c OF 17

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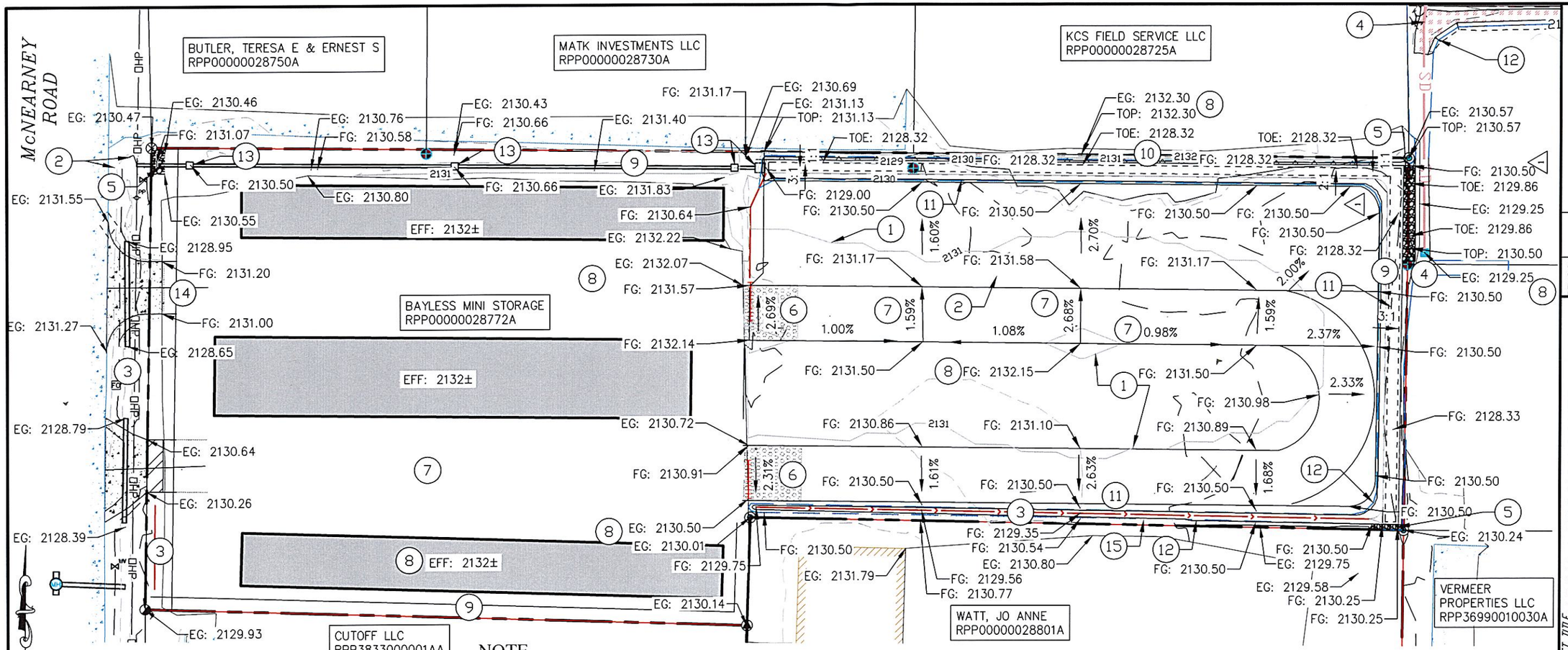


NOTE

1. AREAS TO RECEIVE FILL SHALL BE CLEARED, GRUBBED, AND SCARIFIED PRIOR TO PLACING FILL.
2. ROADWAY FILLS SHALL BE PLACED IN LIFTS AND COMPACTED TO A MINIMUM OF 95% OF THE MAXIMUM DENSITY
3. CONTRACTOR SHALL PROVIDE DUST CONTROL OR ABATEMENT MEASURES SUCH AS WATER SUPPRESSION, SCREENING & ENCLOSURE AND GENERAL SITE HOUSE KEEPING DURING CONSTRUCTION OF PROJECT.

EROSION CONTROL MANAGEMENT

- SILT FENCE (IF NEEDED, SEE DETAIL A/C-11)
- FIBER ROLLS (IF NEEDED, SEE DETAIL B/C-11)
- SOIL RIP-RAP (SEE DETAIL)
- CONSTRUCTION ENTRANCE AND EXIT (SEE DETAIL C/C-11)
- STORMWATER FACILITIES WILL ACT AS SEDIMENTATION PONDS.

GRADING

TOTAL ESTIMATED DISTURBED VOLUME

* GRADING QUANTITIES ARE ESTIMATED BY AUTOCAD SOFTWARE

DISTURBED AREA (SF)	VOLUME CUT (CY)	VOLUME FILL (CY)	GROSS GRADING VOLUME (CY)
37,784	393	755	362 (FILL)

KEYNOTES

1. FINISHED GRADE CONTOURS
   MINORS (1' INTERVAL)
   MAJORS (5' INTERVAL)
2. EXISTING GRADE CONTOURS
   MINORS (1' INTERVAL)
   MAJORS (5' INTERVAL)
3. STORMWATER CONVEYANCE DITCH
4. FIBER ROLLS AROUND ANY EXISTING CATCH BASINS. SEE DETAIL B/C-11
5. SOIL RIP-RAP ALL OVERFLOWS AND OUTLETS REFER TO STORMWATER PLAN SEE DETAIL C/C-6
6. CONSTRUCTION ENTRANCE AND EXIT SEE DETAIL C/C-11
7. SLOPE ARROWS (ARROW POINTS IN DOWNGRADE DIRECTION)
8. SURFACE SPOT ELEVATIONS
   EG = EXISTING GRADE
   EFF = EXISTING FINISHED FLOOR
   FG = FINISHED GRADE
   TOE = BOTTOM OF EDGE OR WALL
   TOP = CREST/ UPPER EDGE OF WALL/SLOPE
9. GROUND COVER-NATIVE GRASS SEED MIX: REFER TO DETAIL
10. 1:1 SLOPES OR RETAINING WALL 4' MAX, 3' TYP REFER TO DETAIL A/C-12
11. SLOPE FROM TRAFFIC AREA TO STORMWATER FACILITIES 3:1 TYP, 2:1 MAX
12. TOP OF POND REFER TO SHEET C-5
13. CATCH BASINS LOCATIONS REFER TO STORMWATER PLAN PIPE AND STRUCTURE TABLES FOR RIMS AND PIPE INVERTS
14. NEW APPROACH - EXIT ONLY
15. BERM PROPERTY LINE TO KEEP WATER ON PROPERTY. (OR WORK WITH NEIGHBOR TO EXPAND EXISTING SWALE)

Know what's below. Call before you dig.

REVISION #	DATE	DESCRIPTION
1	12/31/25	CITY COMMENTS - DEC 5, 2025
2	03/03/26	MINOR EDITS

SHEET TITLE: GRADING & EROSION CONTROL PLAN
OWNER: NEIL MARSHALL & MEL LANGFORD
PROJECT: BAYLESS STORAGE
PONDERAY, IDAHO

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

ORIGINAL STORED AT:
7B ENGINEERING
414 CHURCH ST STE 203
SANDPOINT, ID 83864

DRAWING DATE: 3/3/2026

PROJECT #: 25004
DRAWN BY: ICE
CHECKED BY: DWL

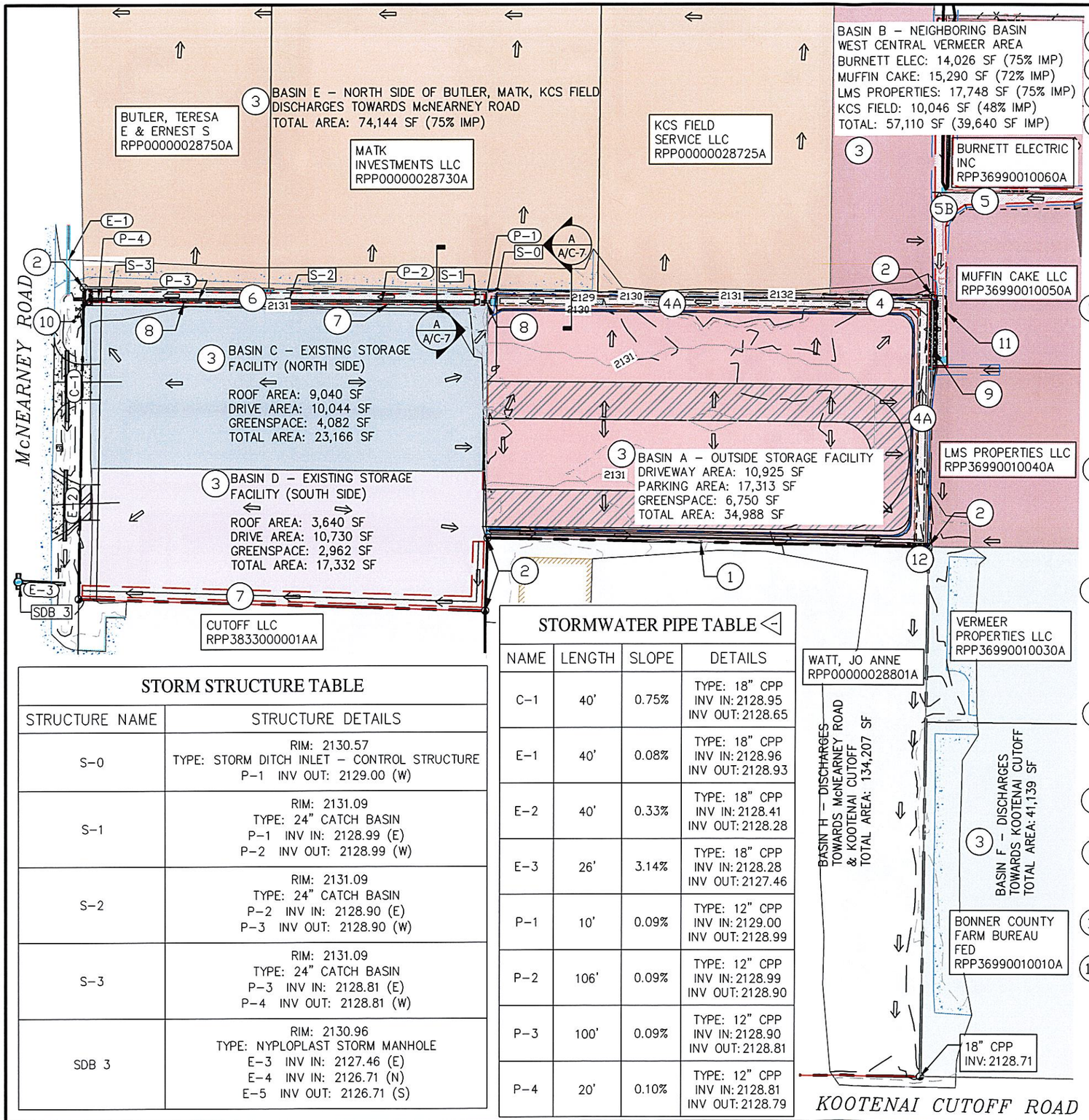
Digitally signed by Daniel W. Larson, P.E.
DN: C=US, E=Dan@7BEngineering.com, O=D2G, OU=D2G, CN="Daniel W. Larson, P.E."
Location: Sandpoint, ID
Reason: I have reviewed this document
Contact Info: Dan@7BEngineering.com
Date: 2026.03.05 09:46:03-08'00'

PROFESSIONAL ENGINEER REGISTERED 10086 STATE OF IDAHO DANIEL W. LARSON

SCALE: 1"=40'
(VALID FOR 11"x17" PRINTS ONLY)

SHEET C-4 OF 17

z:\projects\2025\25004 bayless mini storage\dwg\25004_cbase.dwg



KEYNOTES

1. PROPERTY BOUNDARY
2. RETAIN & PROTECT EXISTING SURVEY MONUMENTS
3. STORMWATER BASINS
4. POND A: NEW STORMWATER TREATMENT & DETENTION AREA (REFER TO SHEET C–7, DETAIL A)
   25 YR–24 HR STORM BASIN A ONLY:
   25 YR–24 HR STORM FOR BASIN A & B: 5,217 CF (FG: 2130.25)
   TOTAL POND VOLUME: 6,415 CF (FG 2130.5±)
   PROVIDES TREATMENT FOR BAYLESS STORAGE. TRANSPORTS AND DISCHARGES BASINS A, AND B. (REFER TO STORMWATER REPORT)
   4A. BASIN A TREATMENT AREA
   BOTTOM AREA: 1,255 SF (FG: 2128.32')
   TREATMENT VOLUME: 2,020 SF, 1,178 CF (FG: 2129.0 ~ 8")
   TREATMENT REQUIRED: 1,177.8 CF (TREATS 28,268 SF)
5. POND B: EXISTING STORMWATER TREATMENT & DETENTION AREA (REFER TO SHEET C–7, DETAIL B & SHEET C–10, DETAIL A)
   25 YR–24 HR STORM: 3,690 CF (FG: 2130.25)
   TOTAL POND VOLUME: 3,676 CF–4,626 CF (FG 2130.25–2130.5±)
   PROVIDES TREATMENT FOR BURNETT ELECTRIC AND MUFFIN CAKE. ALSO COLLECTS AND DISCHARGES LMS & EAST SECTION OF KCS
   5B. NEIGHBORING (BASIN B) TREATMENT AREA
   BOTTOM AREA: 2,610 SF (FG: 2129.0–2129.25±)
   TREATMENT VOLUME: 1,758 CF (FG: 2129.70 ~8" AVG)
   TREATS ABOUT 42,192 SF IMPERVIOUS AREA
6. POND C: UPPER DETENTION AREA – TREATS BASIN C & DISCHARGES BASIN C AND E. (DETAILS A/C–7 & B/C–7)
   BOTTOM AREA: 1,333 SF (FG: 2130.42±)
   TREAMENT VOLUME: 888.7 CF (FG: 2131.09 ~8" AVG)
   TREATMENT REQUIRED: 795.2 CF (TREATS 19,084 SF)
   25 YR–24 HR STORM: 1,717 CF (FG: 2131.30)
   TOTAL POND VOLUME: 2,028 CF (FG 2131.42±)
7. POND D: EXISTING DETENTION AREA – TREATS & DISCHARGES BASIN D (DETAIL B/C–7)
   BOTTOM AREA: 1,550 SF (FG: 2130.00±)
   TREATMENT VOLUME: 775 CF (FG: 2130.50 ~6")
   TREATMENT REQUIRED: 599 CF (TREATS 14,370 SF)
   25 YR–24 HR STORM: 1,387 CF (FG: 2130.67)
   TOTAL POND VOLUME: 1,459 CF (FG 2130.70±)
8. STORMWATER COLLECTION NETWORK
   COLLECTS DRAINAGE FROM POND A AND B
   SEE STRUCTURE AND PIPE TABLE FOR MORE INFORMATION.
   SEE SHEET C–9, DETAIL A FOR PIPE INSTALLATION
   SEE SHEET C–8, FOR CATCH BASIN DETAILS
   SEE SHEET C–7, DETAIL C FOR OVERFLOW STRUCTURE
9. OVERFLOW BERM 1 –TREATMENT BERM (SEE DETAIL A/C–10)
   SEPARATES NEIGHBORING & SITES TREATMENT
   WEIR I.E OUT: 2129.86± (REFER TO STORM REPORT)
10. OVERFLOW BERM 2 – STORMWATER TREATMENT
    OVERFLOW SEE DETAIL B/C–10
    DISCHARGES INTO MCNEARNEY ROAD DITCH
    WEIR I.E OUT: 2131.09±
    (TREATMENT HEIGHT OF UPPER DETENTION AREA)
11. EXISTING STORM EASEMENT (BURNETT ELECTRIC & MUFFIN CAKES)
12. OVERFLOW BERM 3 EMERGENCY DISCHARGE INTO EXISTING DRAINAGE
    WEIR OUT: 2130.25
    SEE DETAIL C/C–10

STORM STRUCTURE TABLE

STRUCTURE NAME	STRUCTURE DETAILS
S–0	RIM: 2130.57 TYPE: STORM DITCH INLET – CONTROL STRUCTURE P–1 INV OUT: 2129.00 (W)
S–1	RIM: 2131.09 TYPE: 24" CATCH BASIN P–1 INV IN: 2128.99 (E) P–2 INV OUT: 2128.99 (W)
S–2	RIM: 2131.09 TYPE: 24" CATCH BASIN P–2 INV IN: 2128.90 (E) P–3 INV OUT: 2128.90 (W)
S–3	RIM: 2131.09 TYPE: 24" CATCH BASIN P–3 INV IN: 2128.81 (E) P–4 INV OUT: 2128.81 (W)
SDB 3	RIM: 2130.96 TYPE: NYPLOPLAST STORM MANHOLE E–3 INV IN: 2127.46 (E) E–4 INV IN: 2126.71 (N) E–5 INV OUT: 2126.71 (S)

STORMWATER PIPE TABLE

NAME	LENGTH	SLOPE	DETAILS
C–1	40'	0.75%	TYPE: 18" CPP INV IN: 2128.95 INV OUT: 2128.65
E–1	40'	0.08%	TYPE: 18" CPP INV IN: 2128.96 INV OUT: 2128.93
E–2	40'	0.33%	TYPE: 18" CPP INV IN: 2128.41 INV OUT: 2128.28
E–3	26'	3.14%	TYPE: 18" CPP INV IN: 2128.28 INV OUT: 2127.46
P–1	10'	0.09%	TYPE: 12" CPP INV IN: 2129.00 INV OUT: 2128.99
P–2	106'	0.09%	TYPE: 12" CPP INV IN: 2128.99 INV OUT: 2128.90
P–3	100'	0.09%	TYPE: 12" CPP INV IN: 2128.90 INV OUT: 2128.81
P–4	20'	0.10%	TYPE: 12" CPP INV IN: 2128.81 INV OUT: 2128.79

REVISION #	DATE	DESCRIPTION
1	12/31/25	CITY COMMENTS – DEC 5, 2025
2	3/03/25	MINOR ADJUSTMENTS– CITY COMMENTS

SHEET TITLE: STORMWATER MANAGEMENT PLANS
OWNER: NEIL MARSHALL & MEL LANGFORD
PROJECT: BAYLESS STORAGE
PONDERAY, IDAHO

7B ENGINEERING
414 CHURCH STREET, SUITE 203
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info@7BEngineering.com

ORIGINAL STORED AT:
7B ENGINEERING
414 CHURCH ST STE 203
SANDPOINT, ID 83864

DRAWING DATE: 3/3/2026

PROJECT #:	25004
DRAWN BY:	ICE
CHECKED BY:	DWL

Digitally signed by Daniel W. Larson, P.E.
DN: C=US, E=Dan@7BEngineering.com, O=D2G, CN="Daniel W. Larson, P.E."
Location: Sandpoint, ID
Reason: I have reviewed this document
Contact Info: Dan@7BEngineering.com
Date: 2026.03.05 09:45:52-08'00'

PROFESSIONAL ENGINEER REGISTERED 10086 STATE OF IDAHO DANIEL W. LARSON

SCALE: 1"=60'
(VALID FOR 11"x17" PRINTS ONLY)

SHEET C-5 OF 17

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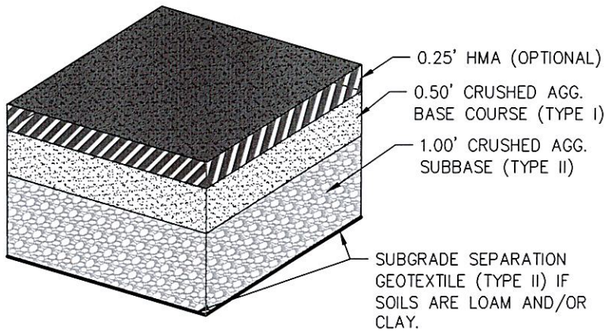
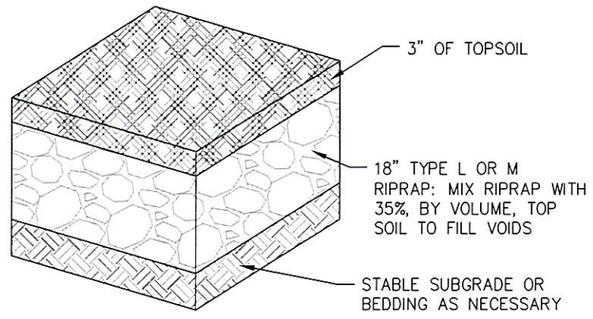


GRAVEL CROSS SECTION SPECIFICATIONS:

1. EXCAVATE TO SUBGRADE: 8" MINIMUM
2. INSTALL SUBGRADE SEPARATION GEOTEXTILE (ISPWC TYPE II) ON LOAM AND/OR CLAY SOILS.
3. SUBBASE: 1.00' MINIMUM OF CRUSHED AGGREGATE (ISPWC TYPE II)
4. BASE COURSE: 0.50' CRUSHED AGGREGATE BASE (ISPWC TYPE I)

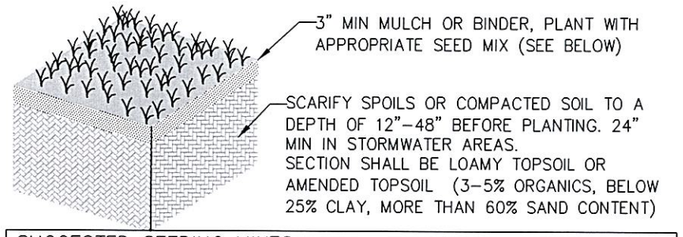
A / C-6 **PARKING LOT CROSS SECTION**
N.T.S.



SOIL RIPRAP:

1. THE RIPRAP SHALL BE PRE-MIXED WITH THE NATIVE SOIL AT THE FOLLOWING PROPORTIONS BY VOLUME: 65% RIPRAP AND 35% SOIL.
2. THE SOIL RIPRAP SHALL BE INSTALLED IN A MANNER THAT RESULTS IN A DENSE, INTERLOCKED LAYER OF RIPRAP WITH RIPRAP VOIDS FILLED COMPLETELY WITH NATIVE SOIL.
3. SEGREGATION OF MATERIALS SHALL BE AVOIDED AND IN NO CASE SHALL THE COMBINED MATERIAL CONSIST PRIMARILY OF SOIL; THE DENSITY AND INTERLOCKING NATURE OF RIPRAP IN THE MIXED MATERIAL SHALL ESSENTIALLY BE THE SAME AS IF THE RIPRAP WAS PLACED WITHOUT SOIL.
4. A SURFACE LAYER OF TOPSOIL SHALL BE PLACED OVER THE SOIL RIPRAP.
5. SOIL RIPRAP SHALL BE COMPACTED TO APPROX. 85% OF MAXIMUM DENSITY.

C / C-6 **SOIL RIPRAP TYPICAL SECTION**
N.T.S.



SUGGESTED SEEDING MIXES:

GRASSED INFILTRATION AREA:	PERMANENT EROSION CONTROL SEED MIX:
IDAHO FESCUE (60#/AC)	SPRING WHEAT (60#/AC)
BEAKED SEDGE (60#/AC),	BARLEY (80#/AC)
WESTERN WHEATGRASS (80#/AC).	OATS (60#/AC).

B / C-6 **STORMWATER & EROSION CONTROL PLANTINGS**
N.T.S. DISTURBED AREA REPLANTING

TABLE 1: RIPRAP GRADATION

RIPRAP DESIGNATION	% SMALLER THAN GIVEN SIZE BY WEIGHT	INTERMEDIATE ROCK DIMENSION (INCHES)	D_{50}* (INCHES)
TYPE VL	70-100 50-70 35-50 2-10	12 9 6 2	6**
TYPE L	70-100 50-70 35-50 2-10	15 12 9 3	9**
TYPE M	70-100 50-70 35-50 2-10	21 18 12 4	12**

*D_{50} (INCHES)

**MIX VL, L AND M RIPRAP WITH 35% TOPSOIL (BY VOLUME) AND BURY IT WITH 4 TO 6 INCHES OF TOPSOIL, ALL VIBRATION COMPACTED, AND REVEGETATE.

REVISION #	DATE	DESCRIPTION

SHEET TITLE: GENERAL SITE CROSS SECTIONS
OWNER: NEIL MARSHALL & MEL LANGFORD
PROJECT: BAYLESS STORAGE, PONDERAY, IDAHO

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

ORIGINAL STORED AT:
7B ENGINEERING
414 CHURCH ST STE 203
SANDPOINT, ID 83864

DRAWING DATE: 3/3/2026

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PROJECT #: 25004
DRAWN BY: ICE
CHECKED BY: DWL

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DN: C=US, E=Dan@7BEngineering.com, O=D2G, OU=7B Engineering, CN=Daniel W. Larson, P.E.
Location: Sandpoint, ID
Reason: I have reviewed this document
Contact Info: Dan@7BEngineering.com
Date: 2026.03.05 09:45:42-08'00'

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SCALE: N.T.S
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SHEET C-6 OF 17

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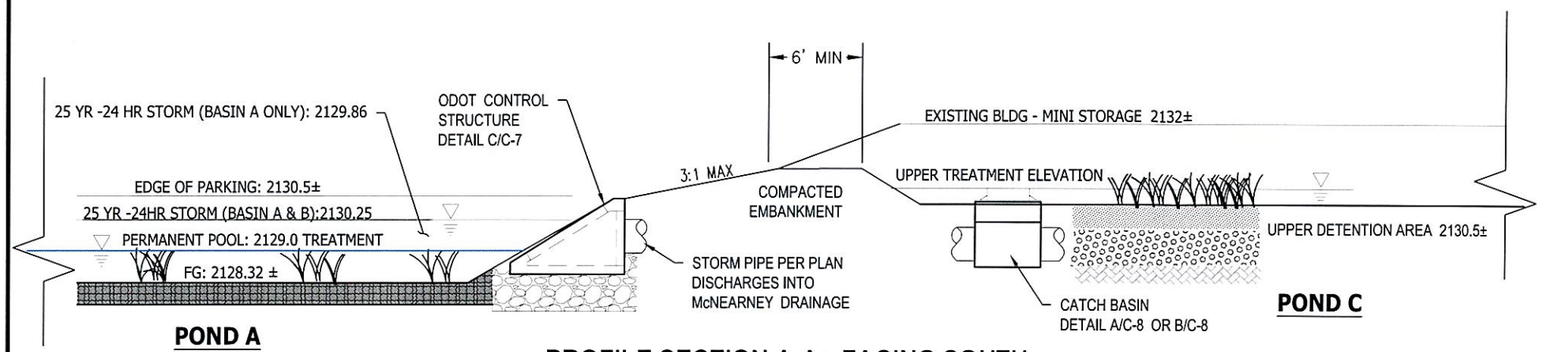
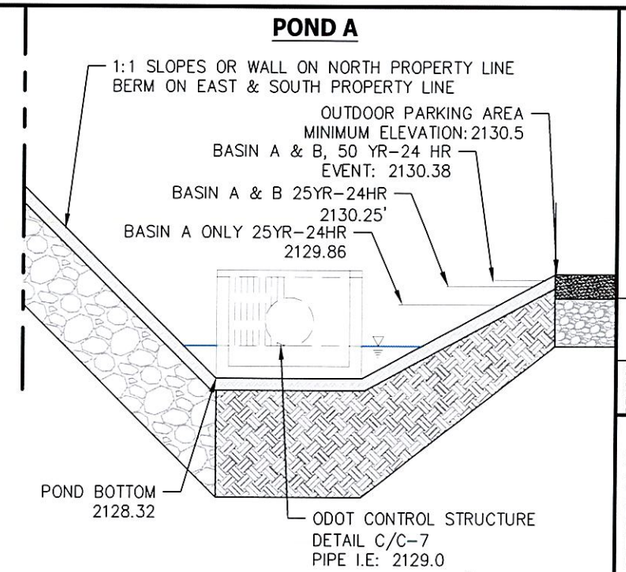
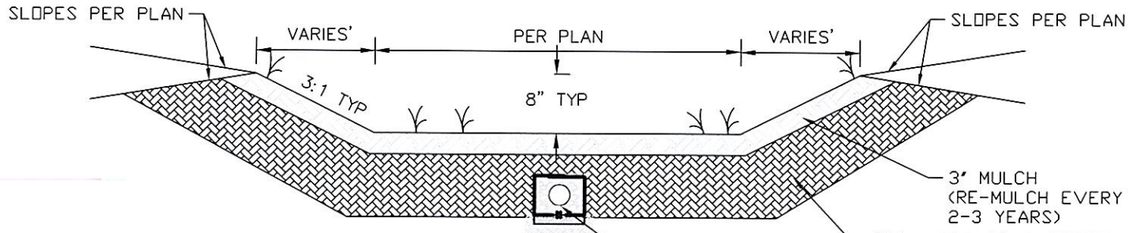


PROFILE SECTION A-A: FACING SOUTH

A / C-7 **STORM FACILITY A PROFILE** N.T.S.



SECTION FACING EAST

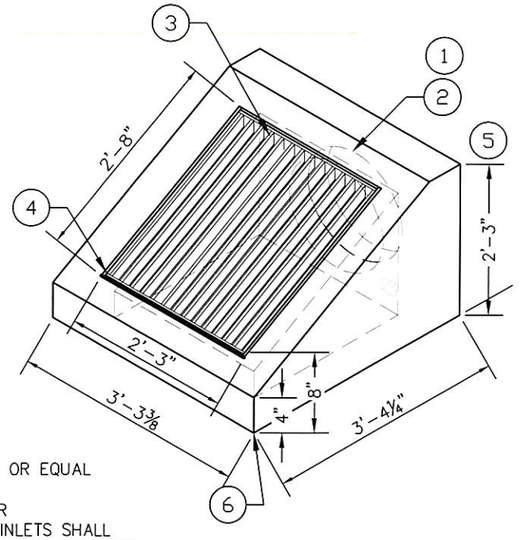


NOTES:
1. DO NOT COMPACT TOPSOIL LAYER.
2. DITCH SHALL BE HYDROSEEDED WITH APPROPRIATE GRASS MIXTURE OR;
3. LANDSCAPE AS RAINGARDEN (SEE BMP DETAILS).
4. KEEP GRASS WITHIN GIA 3" TO 9" IN HEIGHT.
5. NATIVE LOAM SOILS CAN BE AMENDED WITH 2" OF COMPOST TILLED TO A DEPTH OF 8" AND ENTIRE BED SCARIFIED TO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

B / C-7 **BIORENTENTION AREAS** N.T.S.

DETAIL KEYNOTES

1. 14" DIA. KNOCKOUT FOR 12" CPP
2. 12" CMP STORM OUT IE OUT: 2129.00 (INLET OF NETWORK)
3. 1-PIECE STEEL GRATE SUPPLIED WITH G-2 INLET
4. GRATE INLET: 2129.0±
5. TOP OF STRUCTURE: 2130.57±
6. BOTTOM OF STRUCTURE: 2128.32



DITCH INLET NOTES:

1. SLOPED INLET PER "ODOT TYPE G2" INLET OR EQUAL (DRAWING NAME: "020-TYPE G2-ODOT").
2. TYPE 8 INLET CAN BE EITHER PRECAST OR CAST-IN-PLACE. PRECAST AND MODIFIED INLETS SHALL MEET THE REQUIREMENTS OF ASTM C913. PRIOR APPROVAL OF SHOP DRAWINGS IS REQUIRED FOR USE OF PRECAST
3. REVIEW ADDITIONAL NOTES AND SPECIFICATIONS OF ODOT TYPE G2 INLET.

C / C-7 **ODOT CONTROL STRUCTURE** N.T.S.

ADDITIONAL NOTES:
BASIN A: NO UNDERDRAIN AS NO OUTFALL LOCATION AVAILABLE & POND CALCULATED W/ NO INFILTRATION
BASIN B: EXISTING UNDERDRAIN HAS NO OUTFALL LOCATION CALCULATED W/ NO INFILTRATION
BASIN C: 12" CMP ACTS AS UNDERDRAIN
BASIN D: 6" PERF OR UNDERDRAIN IS RECOMMEND BUT NOT REQUIRED

REVISION #	DATE	DESCRIPTION
1	03/03/26	MINOR ADJUSTMENTS FOR CLARIFICATION

SHEET TITLE: STORMWATER DETAILS & SECTIONS
OWNER: NEIL MARSHALL & MEL LANGFORD
PROJECT: BAYLESS STORAGE PONDERAY, IDAHO

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

Know what's below. Call before you dig.

ORIGINAL STORED AT:
7B ENGINEERING
414 CHURCH ST STE 203
SANDPOINT, ID 83864

DRAWING DATE: 3/3/2026

PROJECT #: 25004
DRAWN BY: ICE
CHECKED BY: DWL

Digitally signed by Daniel W. Larson
DN: C=US, E=Dan@7BEngineering.com, O=D2G, OU=Users, CN=Daniel W. Larson, P.E.
Location: Sandpoint, ID
Reason: I have reviewed this document
Contact Info: Dan@7BEngineering.com
Date: 2026.03.05 09:45:32-08'00'

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SCALE: N.T.S (VALID FOR 11"x17" PRINTS ONLY)

SHEET C-7 OF 17

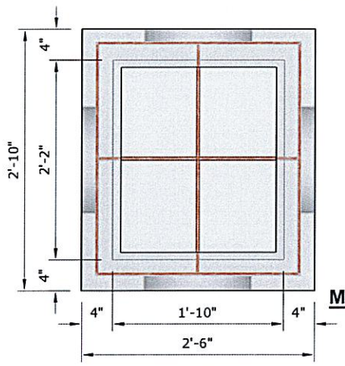
z:\projects\2025\25004 bayless mini storage\dwg\25004_cbase.dwg

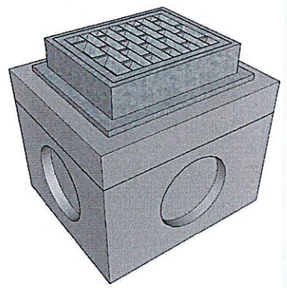
DWG:	Inlet-Type1
DATE:	4/20/2020
SCALE:	NTS

CDA Redi Mix and Precast
6399 W. Bedrock Rd.
Post Falls, ID 83854
(208)762-0235

Type 1 Inlet

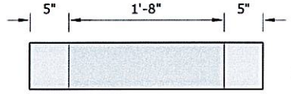
MANUFACTURED IN ACCORDANCE WITH ASTM C-913

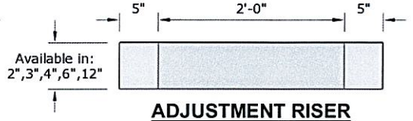




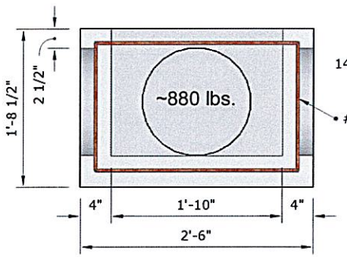
Multiple Grate Options Available

TOP

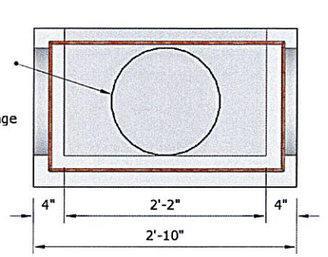




ADJUSTMENT RISER

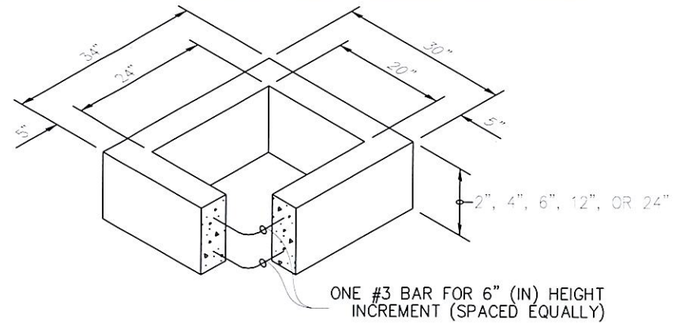


FRONT

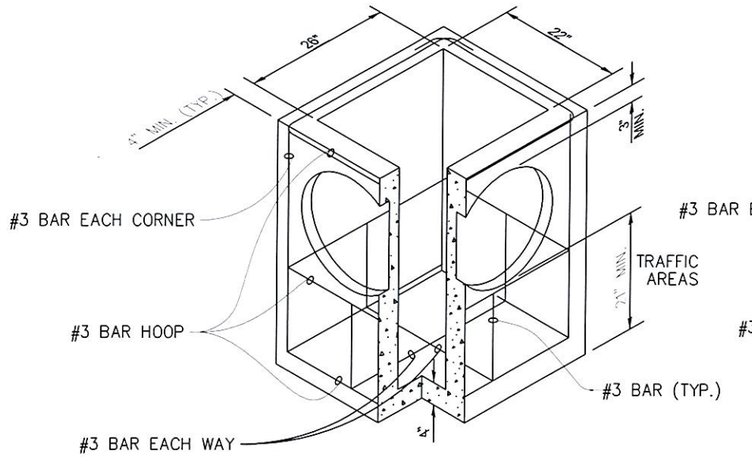


SIDE

A / C-8 **CATCH BASIN RECOMMENDATION**
N.T.S.



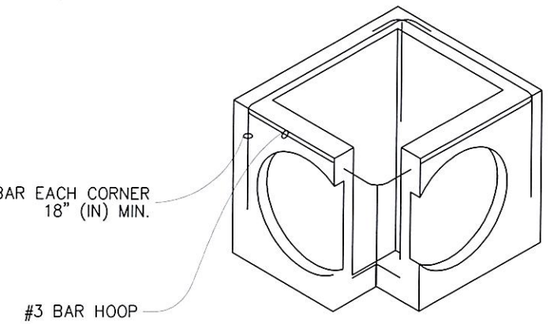
RECTANGULAR ADJUSTMENT SECTION



PRECAST BASE SECTION

NOTE: CDA REDI MIX & PRECAST MAKES A SIMILAR CATCH BASIN

24" X 20" STANDARD GRATE (HS-20)



ALTERNATIVE PRECAST BASE SECTION

B / C-8 **CATCH BASIN TYPE 1 (WSDOT)**
N.T.S.

REVISION #	DATE	DESCRIPTION

SHEET TITLE: STORMWATER CATCH BASIN DETAILS
OWNER: NEIL MARSHALL & MEL LANGFORD
PROJECT: BAYLESS STORAGE
PONDERAY, IDAHO

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

ORIGINAL STORED AT:
7B ENGINEERING
414 CHURCH ST STE 203
SANDPOINT, ID 83864

DRAWING DATE:
3/3/2026

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PROJECT #:	25004
DRAWN BY:	ICE
CHECKED BY:	DWL

Digitally signed by Daniel W. Larson
DN: C=US, E=Dan@7BEngineering.com, O=D2G, OU=Civil, CN="Daniel W. Larson, P.E."
Location: Sandpoint, ID
Reason: I have reviewed this document
Contact Info: Dan@7BEngineering.com
Date: 2026.03.05 09:45:23-08'00'

PROFESSIONAL ENGINEER
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10086
STATE OF IDAHO
DANIEL W. LARSON

SCALE: N.T.S
(VALID FOR 11"x17" PRINTS ONLY)

SHEET C-8 OF 17

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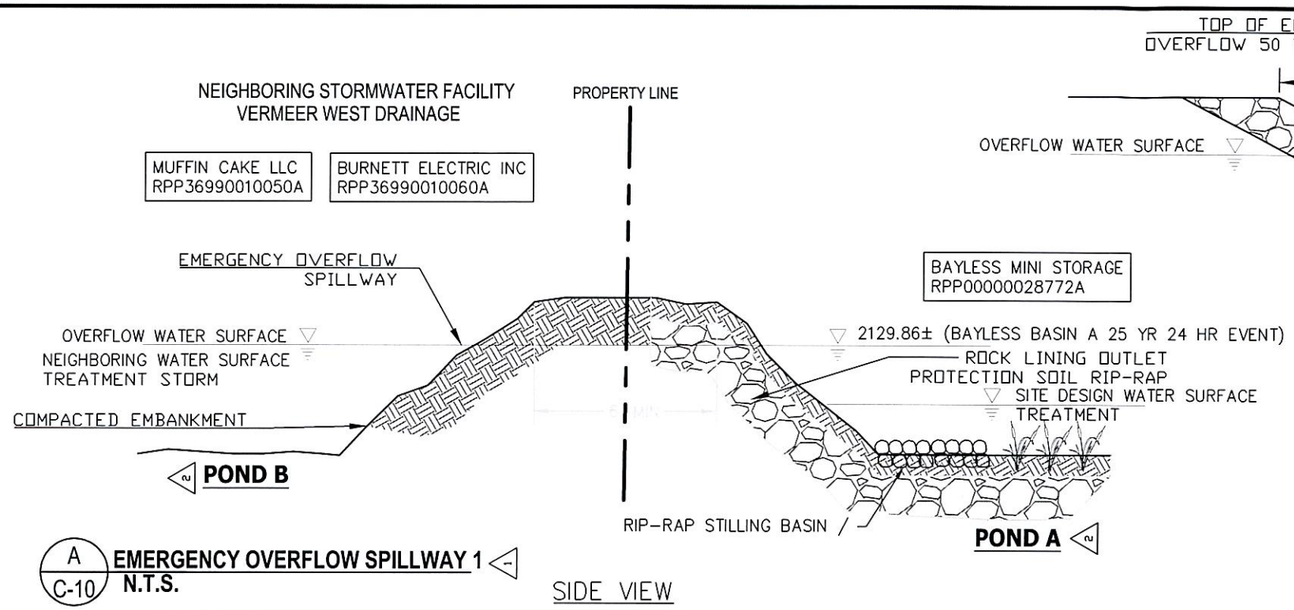
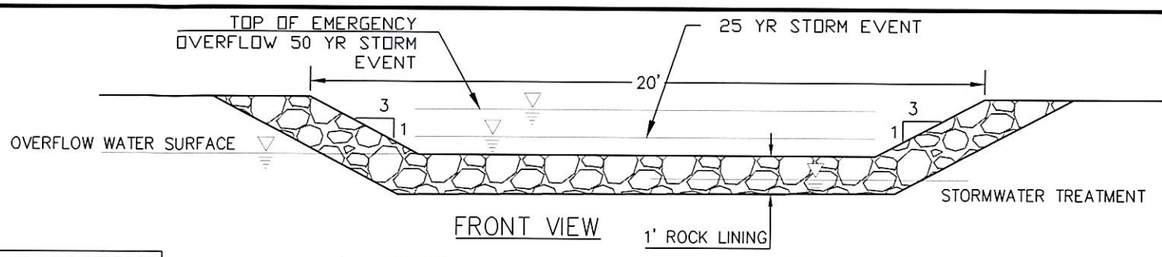


A / C-10 **EMERGENCY OVERFLOW SPILLWAY 1**
N.T.S.



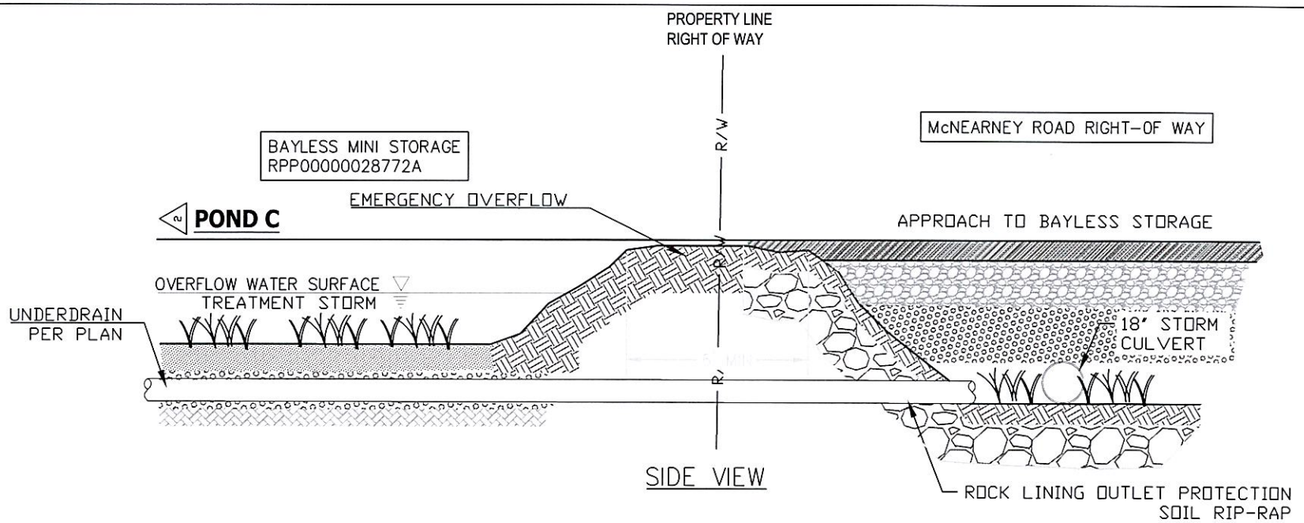
NOTES:
1. TOP WIDTH OF BERM AND SPILLWAY 6' MINIMUM.
2. PROTECT OUTFALL WITH ROCK LINING.
3. BERM TO BE STRUCTURALLY COMPACTED EMBANKMENT.

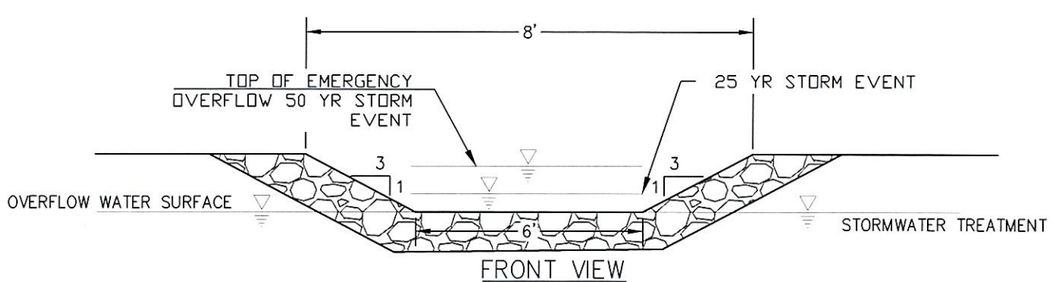
DESIGN NOTES:

REFER TO STORM WATER REPORT FOR ELEVATIONS.

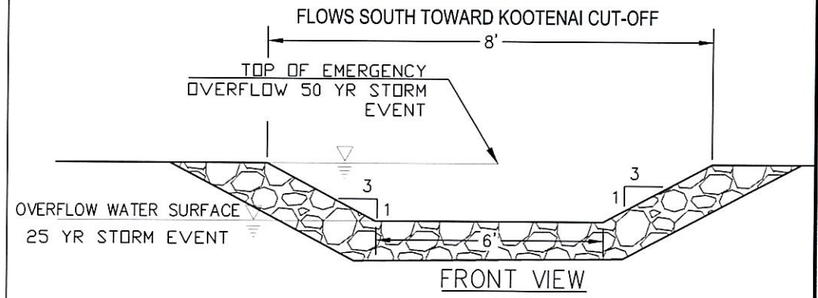
POND A AND POND B
25 YR -24 HR EVENT: 2,130.25'± 1
50 YR -24 HR EVENT: 2,130.38±
TREATMENT POND A: 2129.00'
TREATMENT POND B: 2129.75'

POND C & D
25 YR -24 HR EVENT: 2,131.30'±
50 YR -24 HR EVENT: 2,131.32±
TREATMENT: 2131.09'





B / C-10 **EMERGENCY OVERFLOW SPILLWAY 2**
N.T.S.



C / C-10 **EMERGENCY OVERFLOW SPILLWAY C**
N.T.S.

REVISION	DATE	DESCRIPTION
1	12/31/25	CITY COMMENTS – DEC 5, 2025
2	03/03/26	MINOR ADJUSTMENTS FOR CLARIFICATION

SHEET TITLE: EMERGENCY OVERFLOW DETAILS
OWNER: NEIL MARSHALL & MEL LANGFORD
PROJECT: BAYLESS STORAGE
PONDERAY, IDAHO

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

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7B ENGINEERING
414 CHURCH ST STE 203
SANDPOINT, ID 83864

DRAWING DATE: 3/3/2026

PROJECT #: 25004
DRAWN BY: ICE
CHECKED BY: DWL

Digitally signed by Daniel W. Larson, P.E.
DN: C=US, E=Dan@7BEngineering.com, O=D2G, OU=Engineering, CN="Daniel W. Larson, P.E."
Location: Sandpoint, ID
Reason: I have reviewed this document
Contact Info: Dan@7BEngineering.com
Date: 2026.03.05 09:45:15-08'00'

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REGISTERED
10086
STATE OF IDAHO
DANIEL W. LARSON

SCALE: N.T.S
(VALID FOR 11"x17" PRINTS ONLY)

SHEET C-10 OF 17

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TABLE 1: RECOMMENED MINIMUM TRENCH WIDTHS:

PIPE DIAMETER (INCHES)	MINIMUM TRENCH WIDTH (INCHES)
4"	21"
6"	23"
8"	26"
10"	28"
12"	30"
15"	34"
18"	39"
24"	48"
30"	56"
36"	64"
42"	72"
48"	80"
60"	96"

TABLE 2: CONSTRUCTION GEOTEXTILES NOTES:

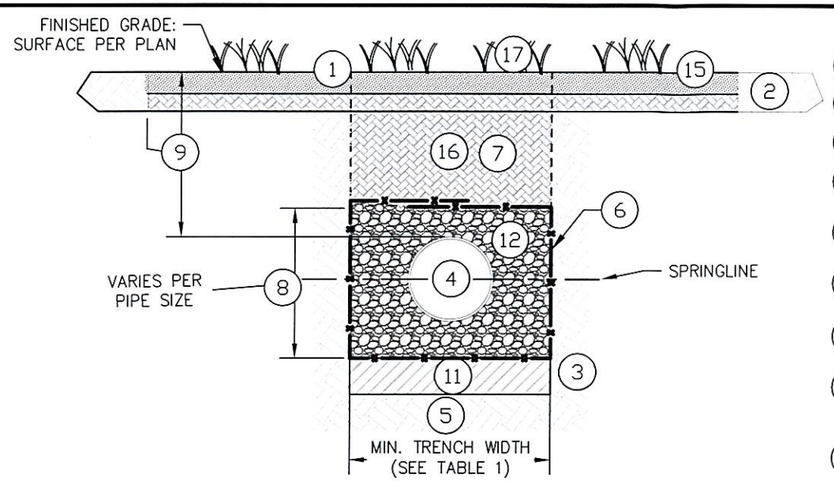
GEOTEXTILE PROPERTY	TEST METHOD	MINIMUM AVERAGE ROLL VALUES (IN EITHER PRINCIPAL DIRECTION	
		TYPE I*	TYPE II*
GRAB TENSILE STRENGTH–lb	ASTM D 4632	80	180
GRAB ELONGATION (%)	ASTM D 4632	NA	NA
PUNCTURE STRENGTH –lb	ASTM D 4833	35	80
APPARENT OPENING SIZE (AOS) (Std. Sieve)	ASTM D 4751	#70 OR FINER	
PERMITTIVITY (sec–1)	ASTM D 4491	0.7	0.7

1. DRAINAGE GEOTEXTILES
   - 1.A. NONWOVEN OR MONOFILAMENT WOVEN GEOTEXTILES MEETING THE TABLE ABOVE ARE ACCEPTABLE BY ISPWC FOR DRAINAGE APPLICATIONS.
   - 1.B. SLIT FILM OR SLIT TAPE GEOTEXTILES ARE NOT PERMITTED FOR DRAINAGE APPLICATIONS.

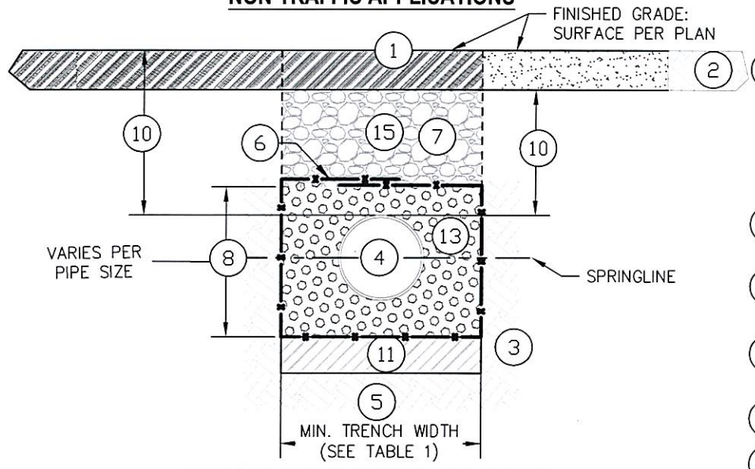
(*) TYPE I REFERS TO PROTECTED CONDITIONS. TYPE II REFERS TO UNPROTECTED CONDITIONS, PROTECTED CONDITIONS INCLUDE: TRENCH DEPTH 10FT: ROUNDED AGGREGATE LESS THAN 4 IN. SIZE AND RELATIVELY SMOOTH TRENCH WALLS. ALL OTHER CONDITIONS ARE UNPROTECTED.

TABLE 3: MINIMUM RECOMMENDED COVER ON VEHICLE LOADING APPLICATIONS:

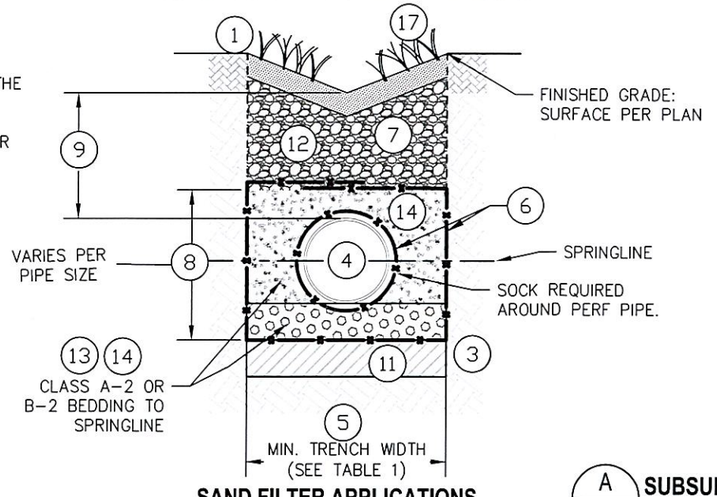
PIPE DIAMETER	SURFACE LIVE LOADING CONDITION	
INCHES	H–25	HEAVY CONSTRUCTION (75T AXLE LOAD)
< 48"	12"	48"
> 60"	24"	60"



NON-TRAFFIC APPLICATIONS



TRAFFIC APPLICATIONS - CULVERTS



SAND FILTER APPLICATIONS
NON–TRAFFIC (ALTERNATE)

KEYNOTES:

1. NEW SURFACE PER PLAN.
2. EXISTING SURFACE.
3. UNDISTURBED SOIL (TYP).
4. PROPOSED PERF PIPE (HDPE OR CPP PER PLAN).
5. MINIMUM TRENCH WIDTH DEPENDS ON PIPE DIAMETER (SEE TABLE 1).
6. DRAINAGE GEOTEXTILE OR FILTER FABRIC (SEE TABLE 2).
7. BACKFILL TRENCH PER ISPWC SECTION–306. (SEE BEDDING NOTES).
8. PIPE BEDDING (SEE BEDDING NOTES). MINIMUM BEDDING SHALL BE 4" FOR 4"–24" PIPE, 6" FOR 30"– 60" PIPE (ISPWC SECTION 305).
9. MINIMUM COVER IN NON TRAFFIC APPLICATIONS VARIES IN DEPTH FROM THE TOP/CROWN OF THE PIPE TO THE GROUND SURFACE. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOATATION.
10. FOR TRAFFIC APPLICATIONS, MINIMUM COVER IS 12" FROM THE TOP/CROWN OF THE PIPE WITH DIAMETERS UP TO 48". 24" IS THE MINIMUM COVER FOR 60" DIAMETER PIPES. MEASURED FROM THE BOTTOM OF FLEXIBLE PAVEMENT (ROCK) OR TO THE TOP OF RIGID PAVEMENT (ASPHALT OR CONCRETE).
11. FOUNDATION STABILIZATION MAY VARY PER SOIL TYPE AND STABILITY. (REFER TO ISPWC SECTION 304).
12. CLASS II DRAIN ROCK. CLEAN ROUND RIVER ROCK OR PEA GRAVEL (FREE OF FINES, SAND, CHIPS).
13. CLASS I DRAIN ROCK. WASHED CRUSHED ANGULAR ROCK OR CAP ROCK (FREE OF FINES, SAND, CHIPS).
14. CLASS III SAND. CLEAN WELL GRADED SAND (FILTER SAND MEDIUM ASTM C–33).
15. 3" MULCH (RE–MULCH EVERY 2–3 YEARS).
16. AMENDED TOPSOIL (3–5% ORGANICS, BELOW 25% CLAY, MORE THAN 60% SAND CONTENT). INFILTRATION RATES SHALL EXCEED 1.0 IN/HR BUT NOT 3.0 IN/HR. TESTING MAY BE REQUIRED CONTACT ENGINEER.
17. VEGETATION PER PLAN.

SUGGESTED SEEDING MIXES:
GRASSED INFILTRATION AREA:
IDAHO FESCUE (60#/AC)
BEAKED SEDGE (60#/AC),
COLUMBIA BROME (80#/AC).

18. ROAD BASE PER PLAN.

GENERAL NOTES:

1. ALL PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, ISPWC, AND THE IDAHO BMP MANUAL, LATEST EDITIONS.

TYPES OF BACKFILL:
TYPE I BEDDING MATERIAL: 3/4" 60% CRUSHED OR FRACTURED (AT LEAST ON ONE SIDE) GRAVEL AND SAND MEETING THE ISPWC GRADATION (SUBSECTION 305.2.2.A).

TYPE II BEDDING MATERIAL: UNCRUSHED AGGREGATES NORMALLY USED FOR FOUNDATION STABILIZATION. SEE ISPWC SECTION 801.

TYPE III BEDDING MATERIAL:
SAND WITH 100% PASSING NO. 4 SIEVE AND LESS THAN 3% PASSING NO. 200 SIEVE.

SELECTED PIPE BEDDING SYSTEMS:
CLASS A–1: UNDER TRAFFIC AREAS–CULVERTS
PLACE TYPE I BEDDING 4" BELOW THE BOTTOM OF PIPE, 6" FOR PIPES 30" AND LARGER. THEN PLACE TYPE I BEDDING TO 6" ABOVE THE PIPE.

CLASS A–2: ALTERNATE APPLICATION (NON–TRAFFIC)
PLACE TYPE I BEDDING 4" BELOW THE BOTTOM OF PIPE, 6" FOR PIPES 30" AND LARGER. THEN PLACE TYPE II OR III BEDDING TO 6" ABOVE THE PIPE.

CLASS B–1: NON–TRAFFIC APPLICATION
PLACE TYPE II BEDDING 4" BELOW THE BOTTOM OF PIPE, 6" FOR PIPES 30" AND LARGER. THEN PLACE TYPE II BEDDING TO 6" ABOVE THE PIPE.

CLASS B–2: WATER CROSSINGS OR SANDFILTERS
PLACE TYPE III BEDDING 4" BELOW THE BOTTOM OF PIPE, 6" FOR PIPES 30" AND LARGER. THEN PLACE TYPE III BEDDING TO 6" ABOVE THE PIPE.

A / C-9 **SUBSURFACE DRAINAGE INSTALLATION DETAIL**
N.T.S.

REVISION #	DATE	DESCRIPTION

SHEET TITLE: SUBSURFACE DRAINAGE DETAIL
OWNER: NEIL MARSHALL & MEL LANGFORD
PROJECT: BAYLESS STORAGE PONDERAY, IDAHO

7B ENGINEERING
414 CHURCH STREET, SUITE 203
SANDPOINT, IDAHO 83864
(208)263–0623
info@7BEngineering.com

Know what's below. Call before you dig.

ORIGINAL STORED AT:
7B ENGINEERING
414 CHURCH ST STE 203
SANDPOINT, ID 83864

DRAWING DATE: 3/3/2026

PROJECT #: 25004
DRAWN BY: ICE
CHECKED BY: DWL

Digitally signed by Daniel W. Larson
DN: C=US, E=Dan@7BEngineering.com, O=D2G, OU=7B ENGINEERING, CN="Daniel W. Larson, P.E."
Location: Sandpoint, ID
Reason: I have reviewed this document
Contact Info: Dan@7BEngineering.com
Date: 2026.03.05 09:45:06-08'00'

PROFESSIONAL ENGINEER REGISTERED 10086 STATE OF IDAHO DANIEL W. LARSON

SCALE: N.T.S
(VALID FOR 11"x17" PRINTS ONLY)

SHEET C-9 OF 17

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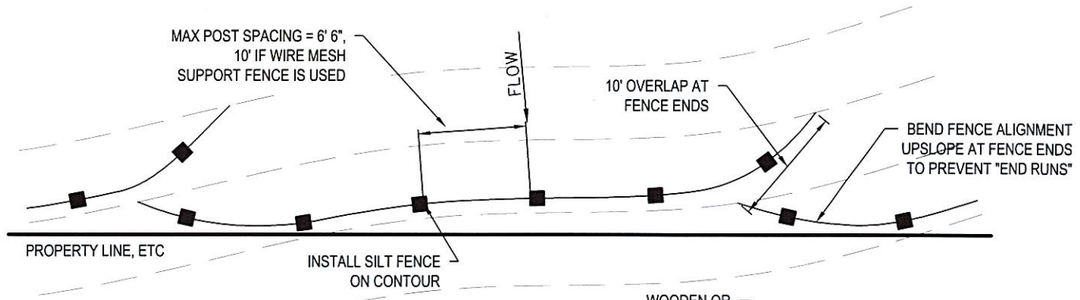
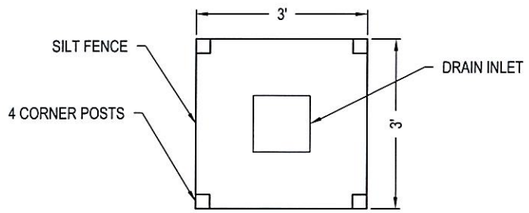
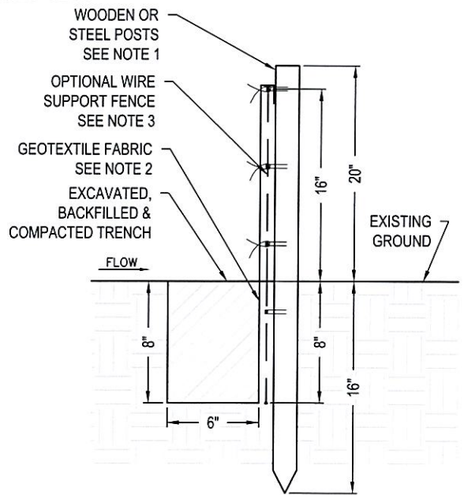


EROSION CONTROL FENCE



INLET PROTECTION FENCE



SECTION

NOTES:

1. HARDWOOD POSTS SHALL HAVE A MINIMUM CROSS SECTIONAL AREA OF 3 SQUARE INCHES. STEEL POSTS SHALL BE STANDARD "T" OR "U" SECTION WEIGHING NOT LESS THAN 1 POUND PER LINEAR FOOT.
2. GEOTEXTILES MEETING THE FOLLOWING ARE ACCEPTABLE:

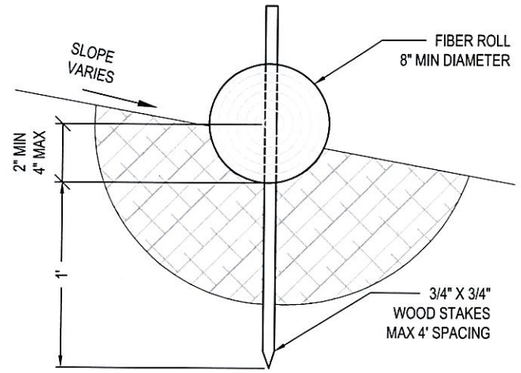
PROPERTY	TEST METHOD	MINIMUM AVERAGE
GRAB TENSILE STRENGTH	ASTM D4632	90 LB
GRAB ELONGATION (@ 45 LB MIN)	ASTM D4632	50% MAX
PERMITTIVITY	ASTM D4491	0.05 SEC-1
APPARENT OPENING SIZE	ASTM D4751	#20 OR FINER
ULTRAVIOLET STABILITY RETAINED	ASTM D4355	70% STRENGTH @ 150 HRS

3. OPTIONAL WIRE SUPPORT FENCE SHALL BE A MINIMUM OF 14.5 GAUGE WELDED WIRE W/ 6" MESH SPACING.
4. IF OPTIONAL WIRE SUPPORT FENCE IS USED, ATTACH TO GEOTEXTILE W/ TIE WIRES OR RINGS AT MINIMUM 24" SPACING AND ATTACH WIRE FENCE TO POSTS W/ STAPLES, TIE WIRES OR RINGS IN 3 PLACES.
5. IF OPTIONAL WIRE SUPPORT FENCE IS NOT USED, ATTACH GEOTEXTILE DIRECTLY TO POSTS W/ STAPLES, TIE WIRES OR RINGS IN 3 PLACES.
6. WHERE JOINTS IN THE GEOTEXTILE FABRIC ARE REQUIRED, SPLICE ONLY AT A SUPPORT POST, WITH A MINIMUM 6 INCH, FOLDED OVERLAP.
7. INSPECT SILT FENCE PERIODICALLY FOR DAMAGE AND REMOVE SEDIMENT WHEN IT REACHES ONE-HALF THE HEIGHT OF THE FENCE.

A / C-11 **SILT FENCE** N.T.S.

NOTES:

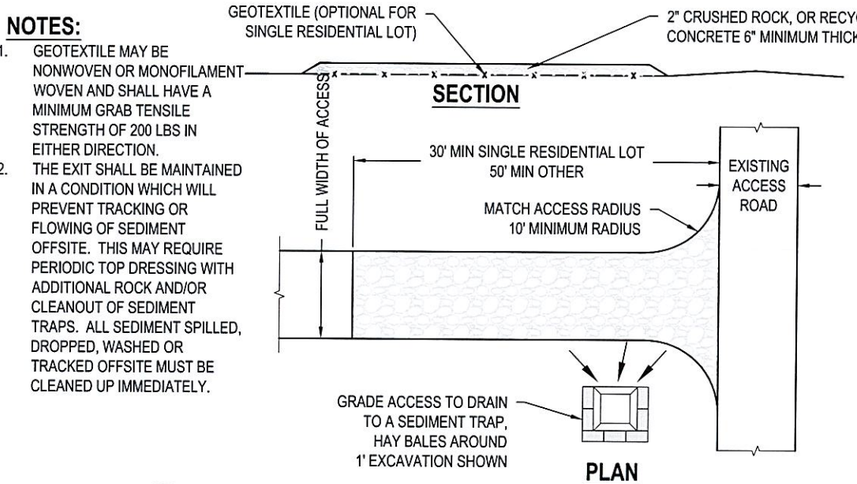
1. FIBER ROLLS SHALL BE PLACED ALONG A LEVEL CONTOUR UNLESS OTHERWISE SHOWN.
2. TURN THE ENDS OF THE FIBER ROLL UP SLOPE TO PREVENT RUNOFF FROM GOING AROUND THE ROLL.
3. IF MORE THAN ONE FIBER ROLL IS PLACED IN A ROW, THE ROLLS SHALL BE OVERLAPPED A MINIMUM OF 12".
4. SEDIMENT SHALL BE REMOVED WHEN SEDIMENT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



B / C-11 **FIBER ROLLS** N.T.S.

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.



C / C-11 **STABILIZED CONSTRUCTION ENTRY/ STAGING** N.T.S.

811 Know what's **below.** **Call** before you dig.

REVISION #	DATE	DESCRIPTION

SHEET TITLE: EROSION CONTROL DETAILS
OWNER: NEIL MARSHALL & MEL LANGFORD
PROJECT: BAYLESS STORAGE
PONDERAY,IDAHO

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

ORIGINAL STORED AT:
7B ENGINEERING
414 CHURCH ST STE 203
SANDPOINT, ID 83864

DRAWING DATE: 3/3/2026

PROJECT #: 25004
DRAWN BY: ICE
CHECKED BY: DWL

Digitally signed by Daniel W. Larson, P.E.
DN: C=US, E=Dan@7BEngineering.com, O=D2G, OU=Engineering, CN="Daniel W. Larson, P.E."
Location: Sandpoint, ID
Reason: I have reviewed this document
Contact Info: Dan@7BEngineering.com
Date: 2026.03.05 09:44:56-08'00'

PROFESSIONAL ENGINEER
REGISTERED
10086
STATE OF IDAHO
DANIEL W. LARSON

SCALE: N.T.S
(VALID FOR 11"x17" PRINTS ONLY)

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GENERAL NOTES:

1. ALL SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, ISPWC, AND THE IDAHO BMP MANUAL, LATEST EDITIONS.

TYPES OF BACKFILL:

- TYPE I BEDDING MATERIAL: 3/4" 60% CRUSHED OR FRACTURED (AT LEAST ON ONE SIDE) GRAVEL AND SAND MEETING THE ISPWC GRADATION (SUBSECTION 305.2.2.A).
- TYPE II BEDDING MATERIAL: UNCRUSHED AGGREGATES NORMALLY USED FOR FOUNDATION STABILIZATION. SEE ISPWC SECTION 801.
- TYPE III BEDDING MATERIAL: SAND WITH 100% PASSING NO. 4 SIEVE AND LESS THAN 3% PASSING NO. 200 SIEVE.

SUBGRADE GEOTEXTILES

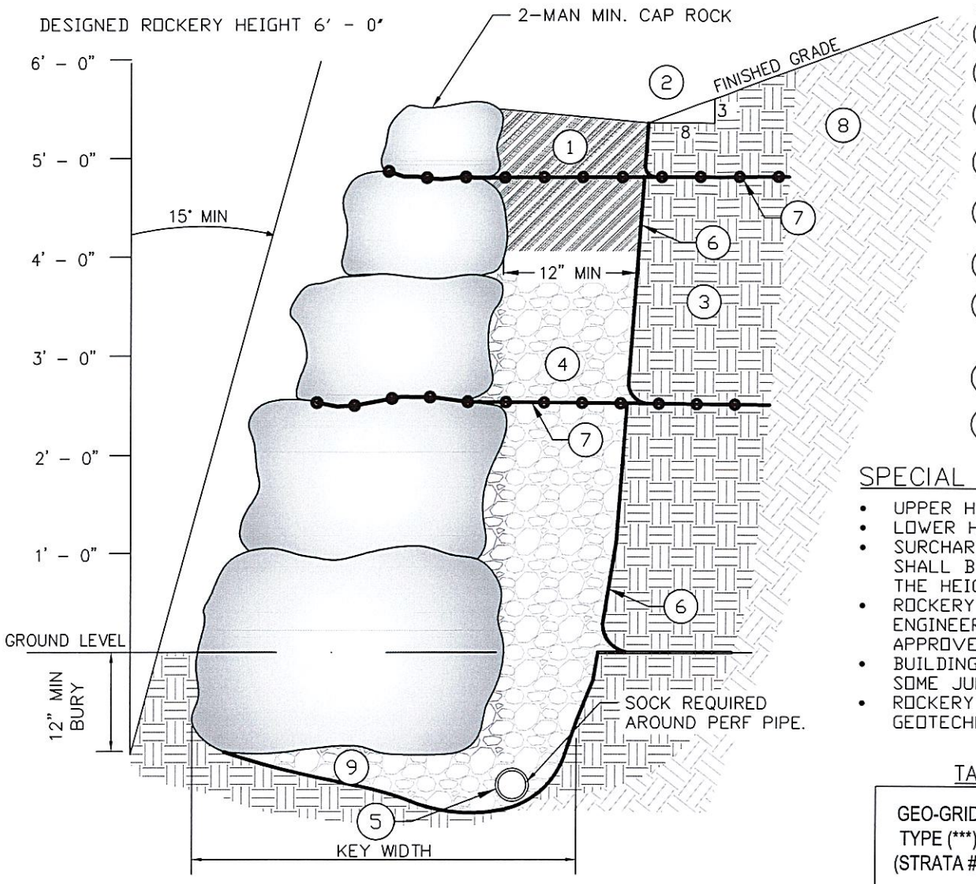
1.A. ONLY NON-WOVEN GEOTEXTILE CAN BE USED FOR TYPE III.

(*) TYPE I REFERS TO MODERATE SURVIVABILITY CONDITIONS; TYPE II AND TYPE III TO HIGH SURVIVABILITY CONDITIONS. MODERATE SURVIVABILITY IS LOW TO MODERATE GROUND PRESSURE EQUIPMENT, ≤ 40 PSI, WITH 12" TO 18" INITIAL LIFT THICKNESS OR HIGH GROUND PRESSURE, > 40 PSI, WITH MORE THAN 18" INITIAL THICKNESS. HIGH SURVIVABILITY IS LOW TO MODERATE GROUND PRESSURE EQUIPMENT WITH 6" TO 12" INITIAL LIFT THICKNESS OR HIGH GROUND PRESSURE EQUIPMENT WITH 12" TO 18" INITIAL LIFT THICKNESS. SUBGRADE CONDITION ASSUMED CLEARED OF ROCKS, STUMPS, & LARGE LIMBS, AND GRADED REASONABLY SMOOTH. IF SUB GRADE PREPARATION OR CLEANING IS NOT IN ACCORDANCE WITH THE ABOVE, OR COVER MATERIAL IS ANGULAR SHOT ROCK EVEN HIGHER SURVIVABILITY GEOTEXTILES MAY BE NECESSARY. TYPE III IS USED WHEN SUBGRADE GEOTEXTITLE WILL ALSO FUNCTION IN A DRAINAGE APPLICATION.

(**) THE DUAL VALUES FOR EACH GEOTEXTILE TYPE ARE RELATED TO THE GRAB ELONGATION . FOR GEOTEXTILIES WITH ELONGATION LESS THAN 50%, THE FIRST STRENGTH VALUES ARE APPLIED. FOR GEOTEXTILES WHICH ARE EQUAL TO OR GREATER THAN 50%, THE SECOND STRENGTH VALUES ARE APPLIED. HIGHER STRENGTH IS REQUIRED FOR GEOTEXTITES WITH LOWER ELONGATION.

GEO-GRID GEOSNYTHETIC REINFORCEMENT

2. EXCAVATE REINFORCED SOIL AREA TO THE REQUIRED EMBEDMENT LENGTH PER THE DESIGN.
3. CUT GEO-GRID TO THE SPECIFIED LENGTH (ROLL SHOULD BE PERPENDICULAR TO THE WALL).
4. PLACE GEO-GRID OVER STONES SUCH THAT THE NEXT LAYER WILL LOCK IT IN PLACE.
5. PULL GEO-GRID TAUGHT TO ELIMINATE LONG FOLDS AND STAKE OR SECURE BACK EDGE BEFORE (AND DURING) BACKFILL AND COMPACTION.
6. PLACE NEXT COURSE OF BOULDERS .
7. COMPACT BACKFILL OVER GEO-GRID IN 6" TO 8" LIFTS AT 95% MODIFIED PROCTOR DRY DENSITY OR GREATER (ASTM D1557).
8. PROVIDE A MINIMUM OF 6" OF COVER PRIOR TO DRIVING EQUIPMENT OVER GEO-GRID AND AVOID TURNING.



A C-12 **TYPICAL ROCKERY WALL SECTION N.T.S.**

KEYNOTES:

1. FINISHED SURFACE PER PLAN
2. MAXIMUM 3" RISE TO 8" HORIZONTAL GRADE.
3. STRUCTURAL FILL.
4. CLASS I DRAIN ROCK. WASHED CRUSHED ANGULAR ROCK OR CAP ROCK (FREE OF FINES, SAND, CHIPS).
5. MINIMUM 4" DIAMETER PERFORATED PIPE W/ SOCK (DRAIN TILE) TO APPROVED DISCHARGE.
6. SUBGRADE SEPARATION GEOTEXTILE TYPE III. SEE TABLE 2.
7. GEO-GRID PER PLAN (STRATAGRID 200, 500, 600 OR APPROVED EQUAL) *TYPE & SPACING OF GEOSNYTHETIC REINFORCEMENT DEPENDS ON HEIGHT & THE TYPE OF SURCHARGE, FILL, OR IMPOUNDMENT THAT IS EXPECTED.
8. UNDISTURBED NATIVE SOIL (TYP) *OVER EXCAVATE AND REMOVE ANY UNSUITABLE SOILS.
9. FOUNDATION STABILIZATION MAY VARY PER SOIL TYPE AND STABILITY

SPECIAL REQUIREMENTS

- UPPER HALF OF ROCKERY MUST CONSIST OF 2-MAN ROCKS OR LARGER.
- LOWER HALF OF ROCKERY MUST CONSIST OF 4-MAN ROCKS OR LARGER.
- SURCHARGE ON FILL SLOPES (DRIVEWAYS, STREETS, WATER IMPOUNDMENT, ETC.) SHALL BE A HORIZONTAL DISTANCE FROM THE BASE OF THE WALL EQUAL TO THE HEIGHT OF THE WALL.
- ROCKERY WALL SHALL BE DESIGNED BY A STRUCTURAL OR GEOTECHNICAL ENGINEER IN SOIL SENSITIVE AREA, AREAS OF STEEP SLOPES, OR IF NOT APPROVED WITH THESE PLANS.
- BUILDING PERMITS FOR WALLS IN EXCESS OF 36 INCHES MAY BE REQUIRED IN SOME JURISDICTIONS
- ROCKERY WALLS OVER 6-FEET SHOULD BE REVIEWED OR DESIGNED BY A GEOTECHNICAL OR STRUCTURAL ENGINEER..

TABLE 1: APPROXIMATE ROCK SIZES:

SIZE	WEIGHT	VOLUME
2-MAN	265 - 580 lbs	1.6 - 3.6 CF
3-MAN	760 - 1,830 lbs	4.7 - 11.2 CF
4-MAN	3,000 - 4,000 lbs	18.4 - 24.5 CF
5-MAN	5,000 lbs	30.7 CF
6-MAN	7,000 lbs	42.9 CF

TABLE 2: SUBGRADE SEPARATION GEOTEXTILE REQUIREMENTS:

GEOTEXTILE PROPERTY	TEST METHOD	MINIMUM AVERAGE ROLL VALUES (IN EITHER PRINCIPAL DIRECTION		
ROLL TYPE		TYPE I (*)	TYPE II (*)	TYPE III(*)
GRAB TENSILE STRENGTH-lb	ASTM D 4632	180/115	270/180	270/180
GRAB ELONGATION (%)	ASTM D 4632	<50%/≥ 50%	<50%/≥ 50%	<50%/≥ 50%
PUNCTURE STRENGTH -lb	ASTM D 6241	500/300	600/450	600/450
TRAPEZOIDAL TEAR STRENGTH -lb (**)	ASTM D 4533	70/40	100/75	100/70
APPARENT OPENING SIZE (AOS) (Std. Sieve)	ASTM D 4751	#30 OR FINER		#70 OR FINER
PERMITTIVITY (sec-1)	ASTM D 4491	0.02	0.02	0.7

TABLE 3: APPROXIMATE GEO-GRID TYPE

GEO-GRID TYPE (***) (STRATA #)	APPROXIMATE WALL HEIGHT (FT)	ULTIMATE STRENGTH (lbs/FT)	CREEP STRENGTH (lbs/FT)	LONG-TERM DESIGN STRENGTH (lbs/FT)
200	≤ 8'	3,600	6,400	9,100
500	8'-18'	2,323	4,129	5,781
600	18'-24'	1,919	3,412	4,852

(***) GEO-TYPE SHOWN IS BASED ON SILTY SOIL WITH ≥ 30° INTERNAL ANGLE OF FRICTION WITH A 2:1 BACK SLOPE & NO SURCHARGE. CONTACT ENGINEER FOR GEO-GRID LENGTH & VERTICAL PLACEMENT (GEO-TYPE IS SUBJECT TO CHANGE UNDER DIFFERENT SITE CONDITIONS).

Know what's below. Call before you dig.

REVISION #	DATE	DESCRIPTION

SHEET TITLE: TYPICAL ROCKERY WALL
OWNER: NEIL MARSHALL & MEL LANGFORD
PROJECT: BAYLESS STORAGE PONDERAY, IDAHO

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

ORIGINAL STORED AT:
7B ENGINEERING
414 CHURCH ST STE 203
SANDPOINT, ID 83864

DRAWING DATE: 3/3/2026

PROJECT #: 25004
DRAWN BY: ICE
CHECKED BY: DWL

Digitally signed by Daniel W. Larson, PE
DN: C=US, E=Dan@7BEngineering.com, O=D2G, CN=Daniel W. Larson, P.E.
Location: Sandpoint, ID
Reason: I have reviewed this document
Contact Info: Dan@7BEngineering.com
Date: 2026.03.05 09:44:46-08'00'

PROFESSIONAL ENGINEER REGISTERED 10086 STATE OF IDAHO DANIEL W. LARSON

SCALE: N.T.S (VALID FOR 11"x17" PRINTS ONLY)

SHEET C-12 OF 17

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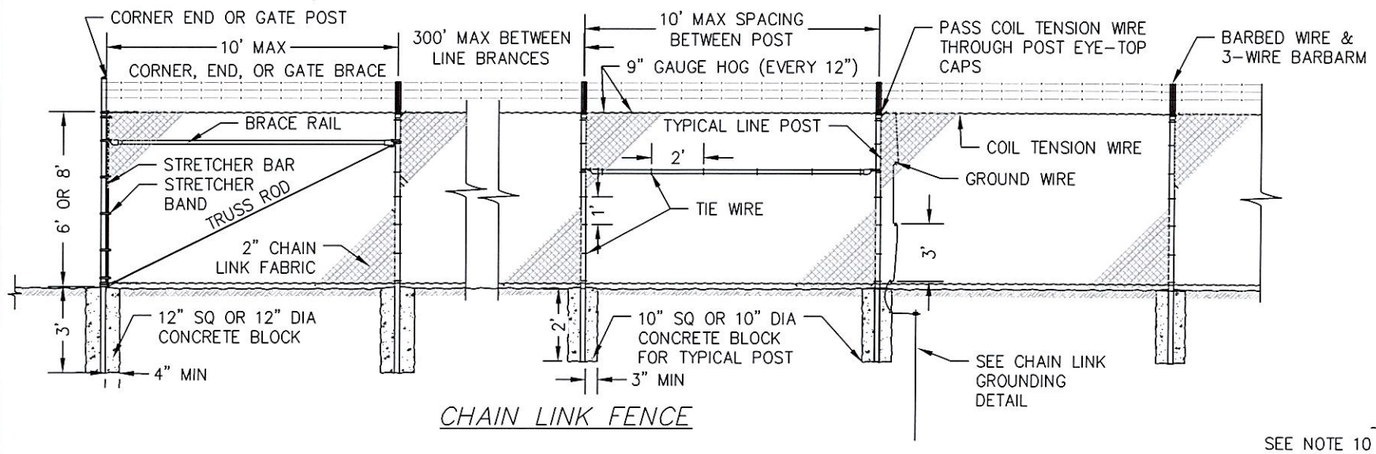
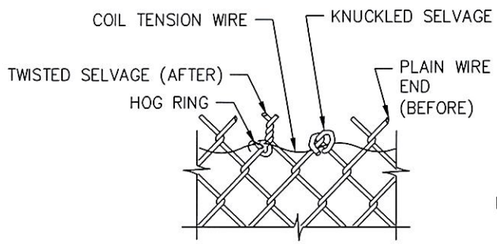


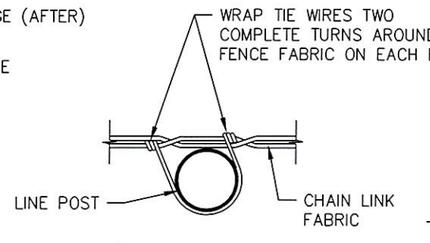
CHAIN LINK FENCE

CHAIN LINK FENCE NOTES

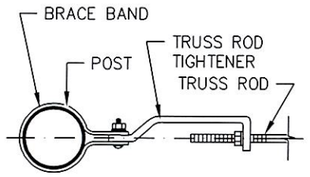
1. DETAIL MODIFIED FROM ITD STANDARD DRAWING NO. 610-1 CREATED DECEMBER 6, 2016.
2. PER BONNER COUNTY CODE 12-486C, FENCING MATERIAL SHALL COMPLIMENT EXTERIOR BUILDING MATERIALS EXCEPT WHEN OBSCURED FROM PUBLIC VIEW WITH LANDSCAPING.
3. SPACE POST EQUAL DISTANCES APART, 10' MAXIMUM SPACING.
4. ADJUST THE POST TOP ELEVATIONS TO PROVIDE A SMOOTH VISUAL FENCE PROFILE. INSTALL CORNER POST AT HORIZONTAL BREAKS IN THE FENCE OF 15'.
5. STRETCH FENCE SMOOTH SO THAT IT HAS A UNIFORM APPEARANCE.
6. SELVAGE THE PLAIN WIRE ENDS ON TOP AND BOTTOM OF THE CHAIN LINK FABRIC BY TWISTED OR KNUCKLED METHOD. SEE WIRE SELVAGE DETAIL.
7. CHAIN LINK FENCE HARDWARE MAY VARY SOMEWHAT FROM THAT SHOWN IN THE CHAIN LINK FENCE HARDWARE TABLE. ENSURE THAT HARDWARE AND MATERIALS USED ARE UNIFORM AND COMPATIBLE
8. INSTALL A TOP RAIL WHEN BARBED WIRE AND 3-WIRE BARBARM ARE USED.
9. PRIVACY FENCE SLATS ARE OPTIONAL UNLESS SHOWN ON PROJECT PLANS.
10. GROUND CHAIN LINK FENCES THAT ARE NEAR POWER TRANSMISSION LINES OR THAT INTERSECT TRANSMISSION LINES. SEE THE CHAIN LINK FENCE GROUNDING TABLE AND CHAIN LINK FENCE GROUNDING DETAILS. TO GROUND, CONNECT 6 GAUGE BRAIDED GROUND CABLE TO THE CHAIN LINK FABRIC EVERY 3' IN HEIGHT. GROUND THE FENCE ONCE IF THE FENCE SECTION IS SHORTER THAN THE GROUNDING INTERVAL.



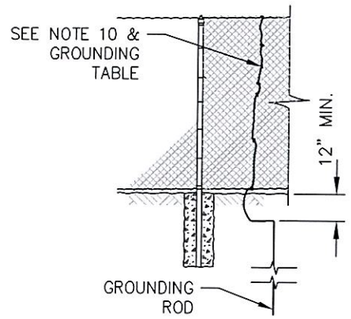
WIRE SELVAGE DETAIL



CHAIN LINK FENCE TIE DETAIL

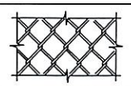
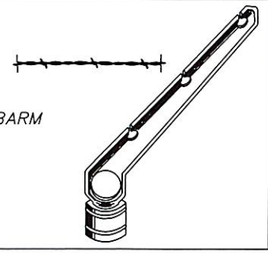


TRUSS ROD TIGHTENER DETAIL



CHAIN LINK FENCE GROUNDING DETAIL

CHAIN LINK FENCE GROUNDING TABLE		
FENCE DIST. FROM TRANSMISSIONLINE	kV	GROUNDING INTERVAL
0' – 100'	500	200'
100' – 200'	500	500'
0' – 100'	345	400'
100' – 150'	345	1,000'
50' – 100'	230	500'

FENCE FABRIC		2" GALVANIZED DIAMOND MESH STEEL FABRIC
TIE WIRES		MIN. 9 GAUGE ALUMINUM WITH ONE HOOKED END
COIL TENSION WIRE		MIN. 7 GAUGE
BARBED WIRE & 3-WIRE BARBARM		BARBED WIRE: 14 GAUGE SPACED GALVANIZED MEDIUM CARBON STEEL WIRE WITH BARBS SPACED AT 5" C. to C. GALVANIZING SHALL CONFORM TO APPLICABLE A.S.T.M. DES. A-121-66 FOR ZINC-COATED & AASHTO M 280 SPECIFICATIONS. 3-WIRE BARBARM: BARBWIRE ARM (ONE PIECE "Z" CUT) FITS 1 5/8" O.D. POST, 1 5/8" TOP RAIL" FITS 2" O.D. POST, 1 5/8" TOP RAIL" FITS 2 1/2" O.D. POST, 1 5/8" TOP RAIL" FITS 3" O.D. POST, 1 5/8" TOP RAIL"

CHAIN LINK HARDWARE

A / C-13 **RECOMMENDED SECURITY FENCE DETAIL**
N.T.S.

REVISION #	DATE	DESCRIPTION

SHEET TITLE: SECURITY FENCE DETAIL
OWNER: NEIL MARSHALL & MEL LANGFORD
PROJECT: BAYLESS STORAGE PONDERAY, IDAHO

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

Know what's below. Call before you dig.

ORIGINAL STORED AT:
7B ENGINEERING
414 CHURCH ST STE 203
SANDPOINT, ID 83864

DRAWING DATE: 3/3/2026

PROJECT #: 25004
DRAWN BY: ICE
CHECKED BY: DWL

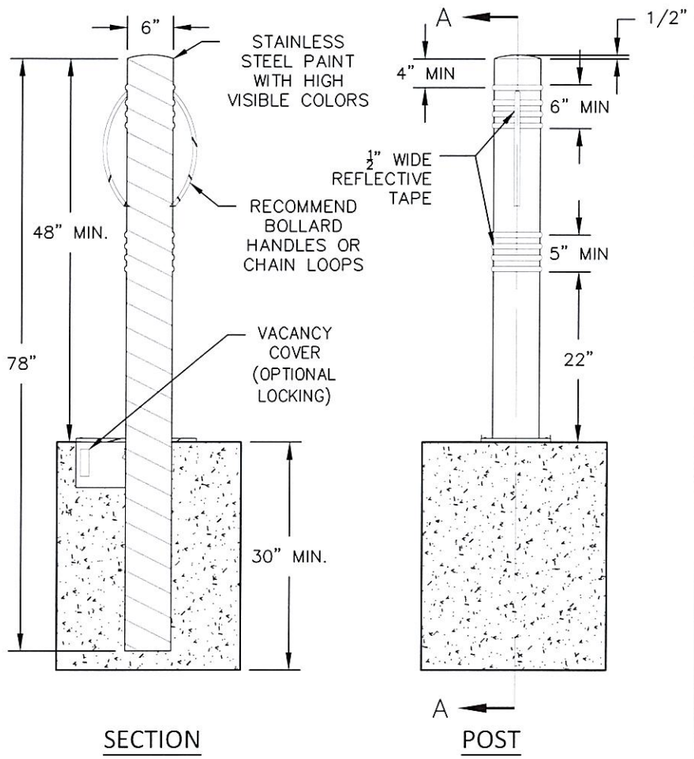
Digitally signed by Daniel W. Larson, P.E.
DN: C=US, E=Dan@7BEngineering.com, O=D2G, CN="Daniel W. Larson, P.E."
Location: Sandpoint, ID
Reason: I have reviewed this document
Contact Info: Dan@7BEngineering.com
Date: 2026.03.05 09:44:23-08'00'

PROFESSIONAL ENGINEER REGISTERED 10086 STATE OF IDAHO DANIEL W. LARSON

SCALE: N.T.S
(VALID FOR 11"x17" PRINTS ONLY)

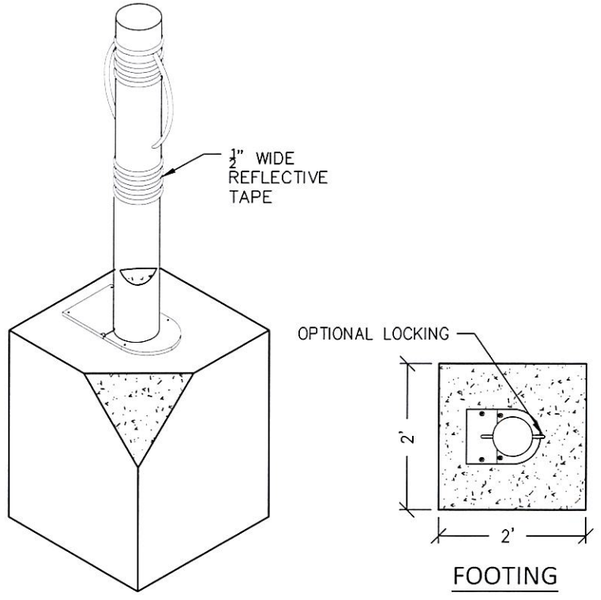
SHEET C-13 OF 17

z:\projects\2025\25004 bayless mini storage\dwg\25004_cbase.dwg



SECTION

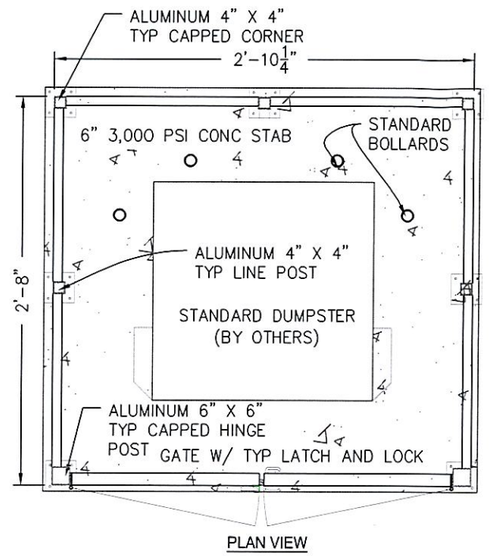
POST



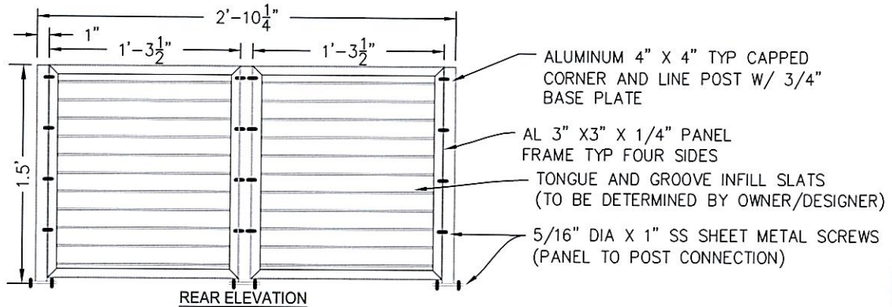
PERSPECTIVE

FOOTING

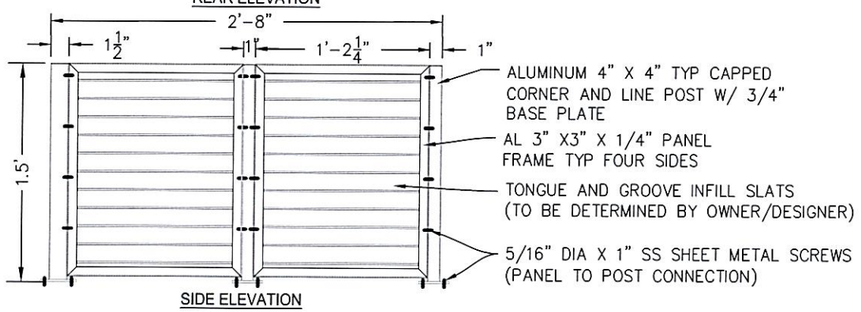
A C-14 **REMOVABLE BOLLARD WITH CHAIN LOOPS**
N.T.S.



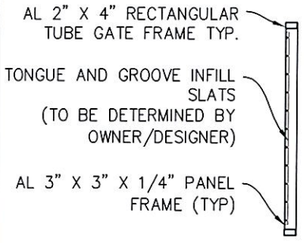
PLAN VIEW



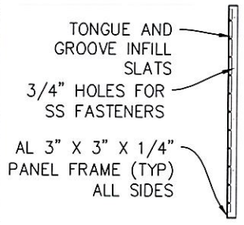
REAR ELEVATION



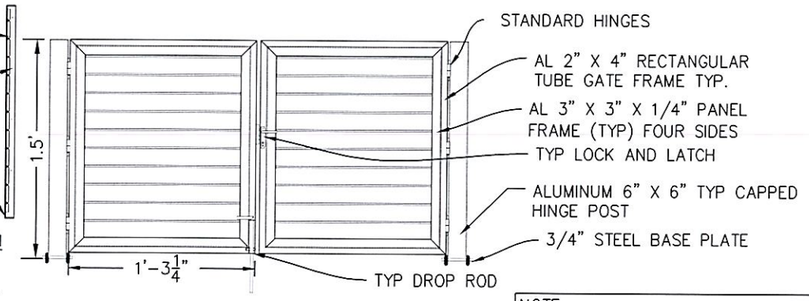
SIDE ELEVATION



TYPICAL GATE SECTION



TYPICAL PANEL SECTION



FRONT/ GATE ELEVATION

B C-14 **TYPICAL DUMPSTER ENCLOSURE**
N.T.S.

NOTE:
THIS IS ONLY OPTIONAL. OWNER TO DECIDE.

REVISION #	DATE	DESCRIPTION

SHEET TITLE: MISC. SITE DETAILS
OWNER: NEIL MARSHALL & MEL LANGFORD
PROJECT: BAYLESS STORAGE
PONDERAY, IDAHO

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

Know what's below. Call before you dig.

ORIGINAL STORED AT:
7B ENGINEERING
414 CHURCH ST STE 203
SANDPOINT, ID 83864

DRAWING DATE:
3/3/2026

PROJECT #:	25004
DRAWN BY:	ICE
CHECKED BY:	DWL

Digitally signed by Daniel W. Larson, P.E.
DN: C=US, E=Dan@7BEngineering.com, O=D2G, OU=7B Engineering, CN=Daniel W. Larson, P.E.
Location: Sandpoint, ID
Reason: I have reviewed this document
Contact Info: Dan@7BEngineering.com
Date: 2026.03.05 09:43:31-08'00'

PROFESSIONAL ENGINEER REGISTERED 10086 STATE OF IDAHO DANIEL W. LARSON

SCALE: N.T.S
(VALID FOR 11"x17" PRINTS ONLY)

SHEET C-14 OF 17

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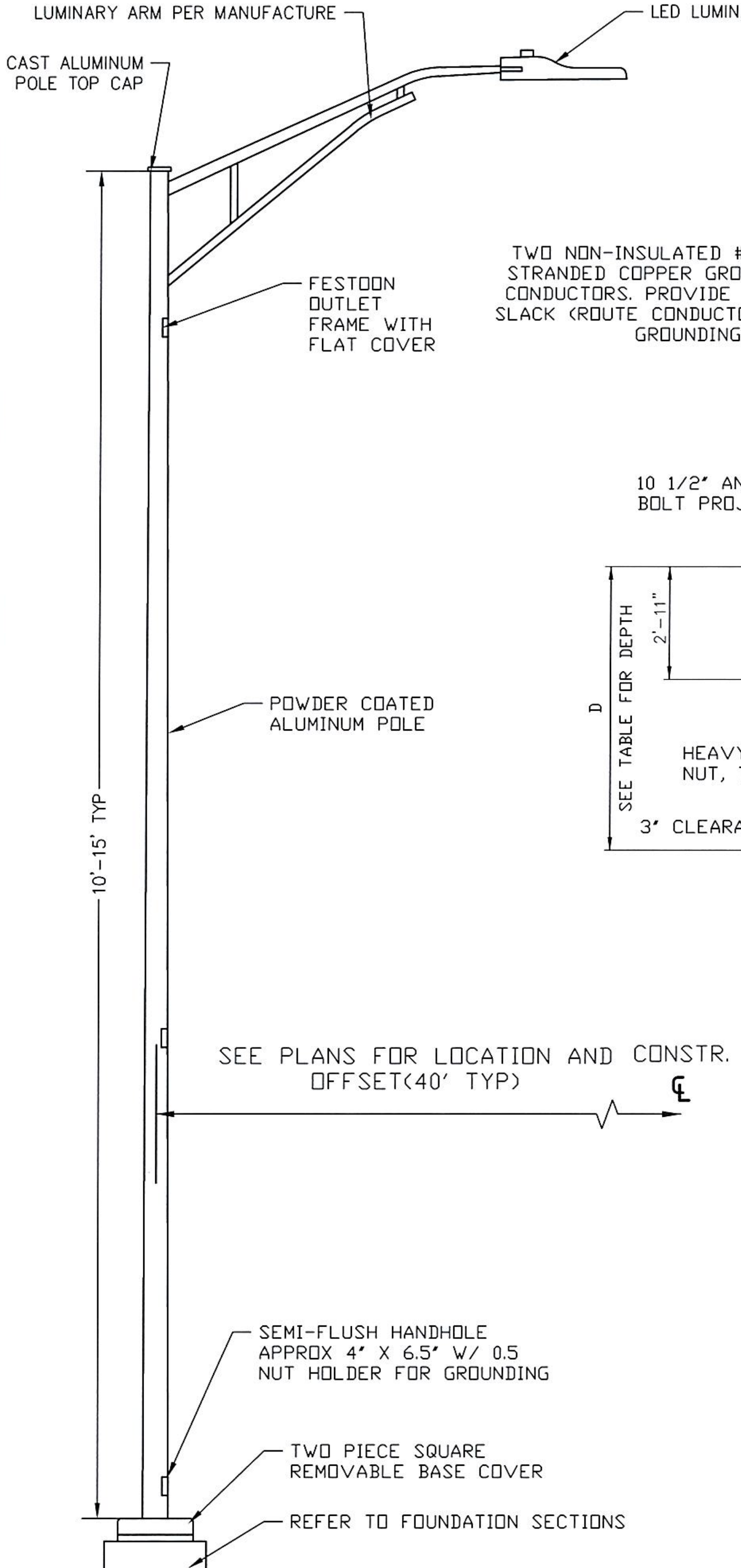
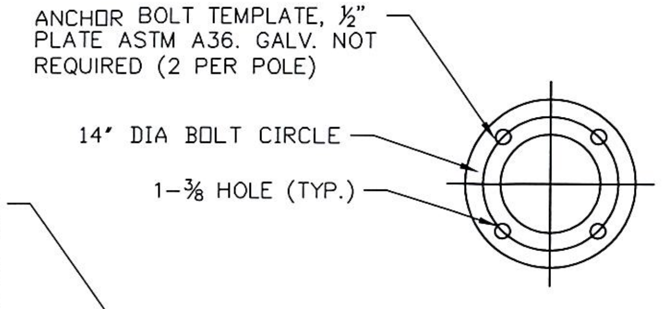
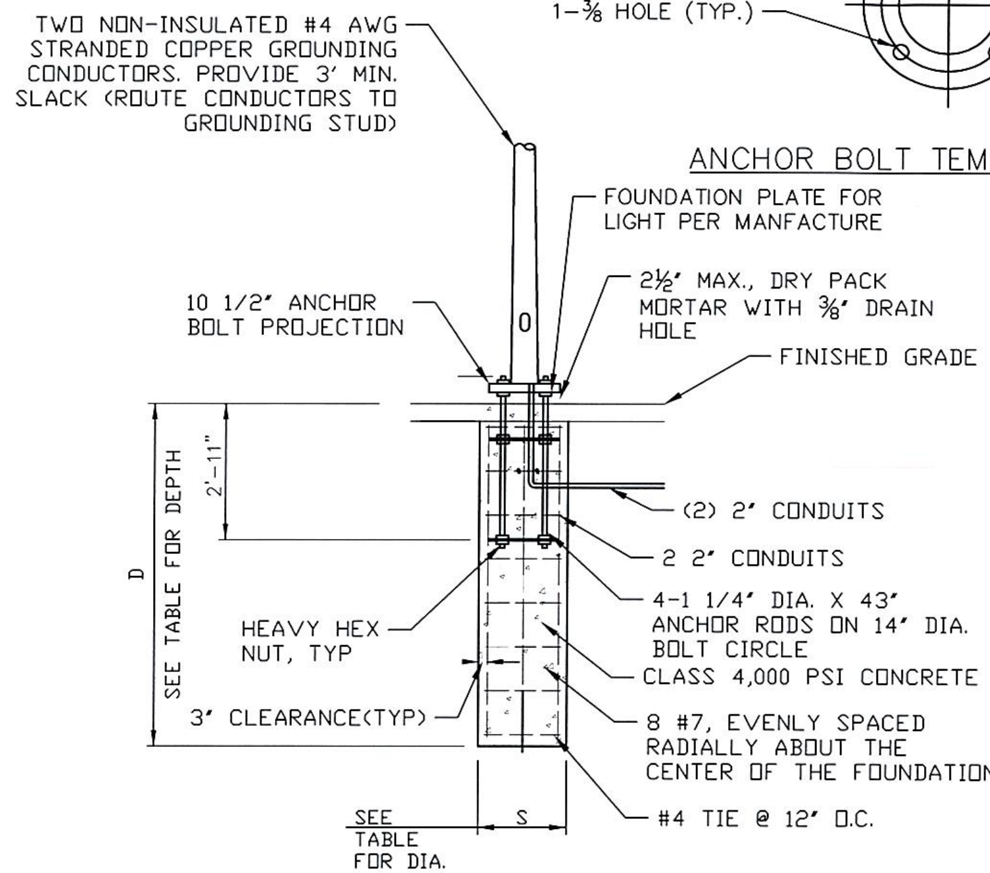
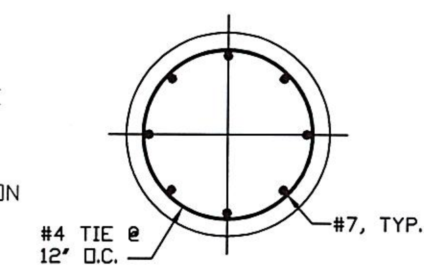




ANCHOR BOLT TEMPLATE DETAIL



FOUNDATION – PROFILE



FOUNDATION TOP VIEW

NOTES:

THE FOUNDATION HAS BEEN DESIGNED ACCORDING TO THE AASHTO SPECIFICATIONS FOR STRUCTURAL SUPPORTS FOR HIGHWAY SIGNS, LUMINAIRES AND TRAFFIC SIGNALS, FIRST EDITION, 2015.

1. THE FOUNDATION HAS BEEN DESIGNED FOR THE FOLLOWING POLE BASE FORCES:

BENDING MOMENT:	1,672.5 FT-LB
TORSION:	150 FT-LB
SHEAR FORCE:	111 LB
AXIAL FORCE:	20 LB
ULTIMATE WIND SPEED:	120 MPH

2. FOUNDATIONS FOR POLES WITH FORCES GREATER THAN ONE OR MORE OF THE FORCES LISTED ABOVE SHALL REQUIRE SPECIAL DESIGN.
3. ANCHOR BOLTS, NUTS AND WASHERS SHALL BE HOT DIPPED GALVANIZED FULL LENGTH PER ASTM A153 OR F2329. ANCHOR BOLTS SHALL CONFORM TO ASTM F1554, GRADE 55, WITH 19" OF THREADS AT TOP AND 6" OF THREADS AT BOTTOM. HEAVY HEX NUTS SHALL CONFORM TO ASTM A563, GRADE A. WASHERS SHALL CONFORM TO ASTM F436.
4. CLAMP CONDUCTORS TO STEEL REINFORCING WITH LISTED CONNECTOR SUITABLE FOR USE EMBEDDED IN CONCRETE.
5. REINFORCING STEEL SHALL CONFORM TO ASTM A706, GRADE 60.

FOUNDATION DESIGN		
ALLOWABLE LATERAL BEARING PRESSURE	DIA. S	HEIGHT D
GREATER THAN 1500 PSF	24"	4'-0"
	16"	4'-6"

A / C-15 **RECOMMENDED STREET LIGHT DETAIL**
N.T.S.

NOTE:
THIS IS ONLY RECOMMEND. OWNER TO DECIDE IF THEY WANT LIGHTING FOR SECURITY PROPOSES.

Know what's **below.** **Call** before you dig.

REVISION #	DATE	DESCRIPTION

SHEET TITLE: OPTIONAL LIGHTING DETAIL

OWNER: NEIL MARSHALL & MEL LANGFORD

PROJECT: BAYLESS STORAGE PONDERAY, IDAHO

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

ORIGINAL STORED AT:
7B ENGINEERING
414 CHURCH ST STE 203
SANDPOINT, ID 83864

DRAWING DATE: 3/3/2026

PROJECT #: 25004
DRAWN BY: ICE
CHECKED BY: DWL

Digitally signed by Daniel W. Larson, P.E.
DN: C=US, E=Dan@7BEngineering.com, O=D2G LLC, OU=7B Engineering, CN="Daniel W. Larson, P.E."
Location: Sandpoint, ID
Reason: I have reviewed this document
Contact Info: Dan@7BEngineering.com
Date: 2026.03.05 09:42:52-08'00'

PROFESSIONAL ENGINEER REGISTERED 10086 STATE OF IDAHO DANIEL W. LARSON

SCALE: N.T.S
(VALID FOR 11"x17" PRINTS ONLY)

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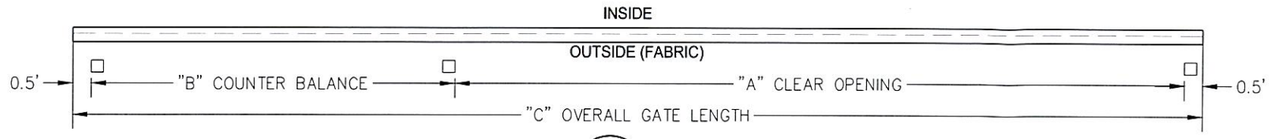
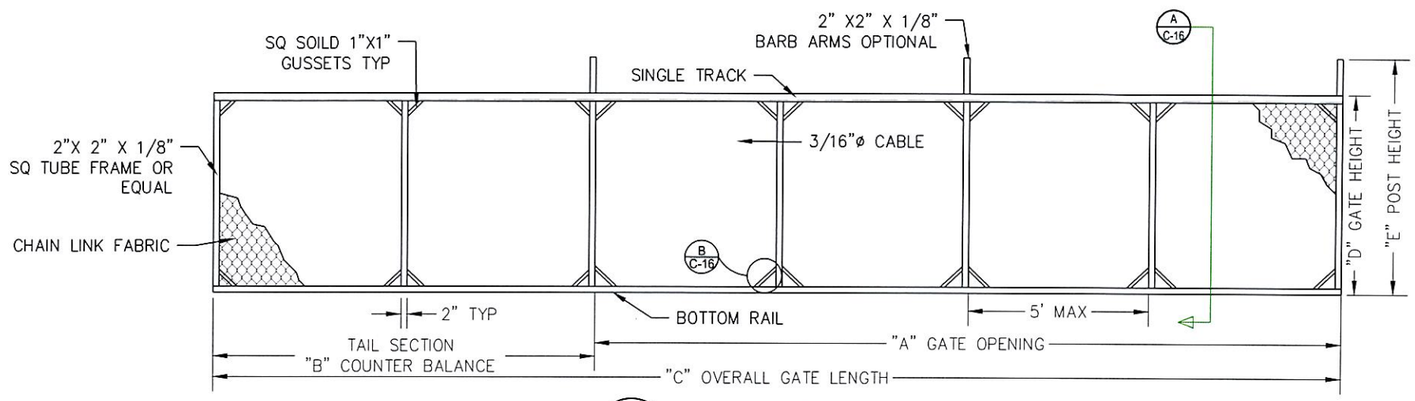


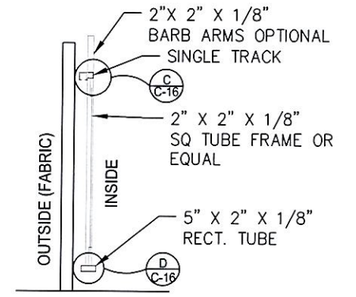
0 C-16 **PLAN VIEW** N.T.S.



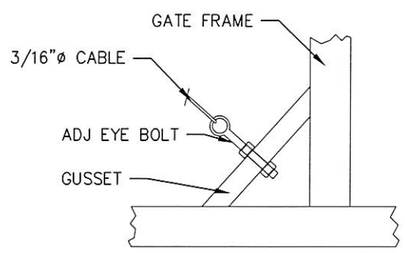
1 C-16 **GATE ELEVATION - OUTSIDE VIEW** N.T.S.

CRITICAL DIMENSIONS			
	DESCRIPTION	FORMULA	DIMENSION
"A"	CLEAR OPENING	A	20'
"B"	COUNTERBALANCE	A/2	10'
"C"	OVERALL GATE LENGTH	A + B + 12"	31'
"D"	TOP OF GATE HEIGHT	D	5.5' ±
"E"	POST HEIGHT	E	6.5' ±

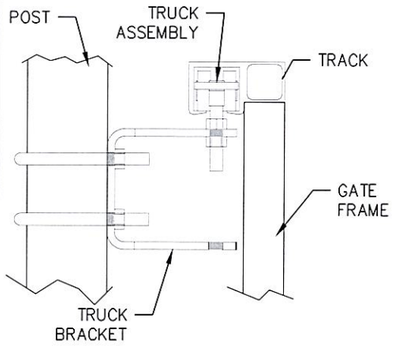
* THESE DIMENSION ARE FOR A 6 FT FENCE



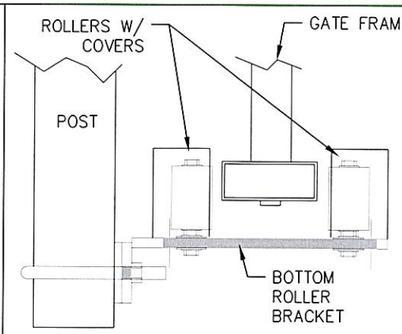
A C-16 **GATE CROSS SECTION** N.T.S.



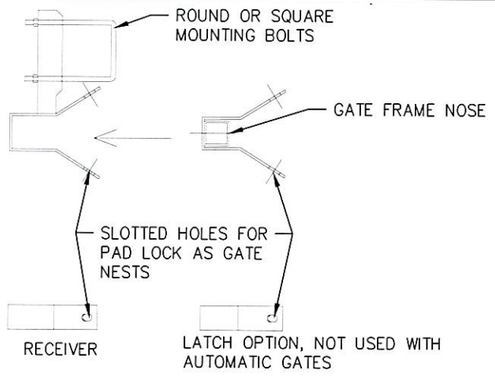
B C-16 **TYP. CABLE CONNECTION** N.T.S.



C C-16 **TRUCK ASSEMBLY** N.T.S.



D C-16 **ROLLER ASSEMBLY** N.T.S.



E C-16 **GATE RECIEVER** N.T.S.

811 Know what's below. Call before you dig.

REVISION #	DATE	DESCRIPTION
1	12/31/25	CITY COMMENTS - DEC 5, 2025

SHEET TITLE: CHAIN LINK SINGLE TRACK ALUM. GATE

OWNER: NEIL MARSHALL & MEL LANGFORD

PROJECT: BAYLESS STORAGE PONDERAY,IDAHO

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

ORIGINAL STORED AT:
7B ENGINEERING
414 CHURCH ST STE 203
SANDPOINT, ID 83864

DRAWING DATE: 3/3/2026

PROJECT #: 25004
DRAWN BY: ICE
CHECKED BY: DWL

Digitally signed by Daniel W. Larson, P.E.
DN: C=US, E=Dan@7BEngineering.com, O=D2G, OU=[illegible], CN="Daniel W. Larson, P.E."
Location: Sandpoint, ID
Reason: I have reviewed this document
Contact Info: Dan@7BEngineering.com
Date: 2026.03.05 09:42:23-08'00'

PROFESSIONAL ENGINEER REGISTERED 10086 STATE OF IDAHO DANIEL W. LARSON

SCALE: N.T.S
(VALID FOR 11"x17" PRINTS ONLY)

SHEET C-16 OF 17

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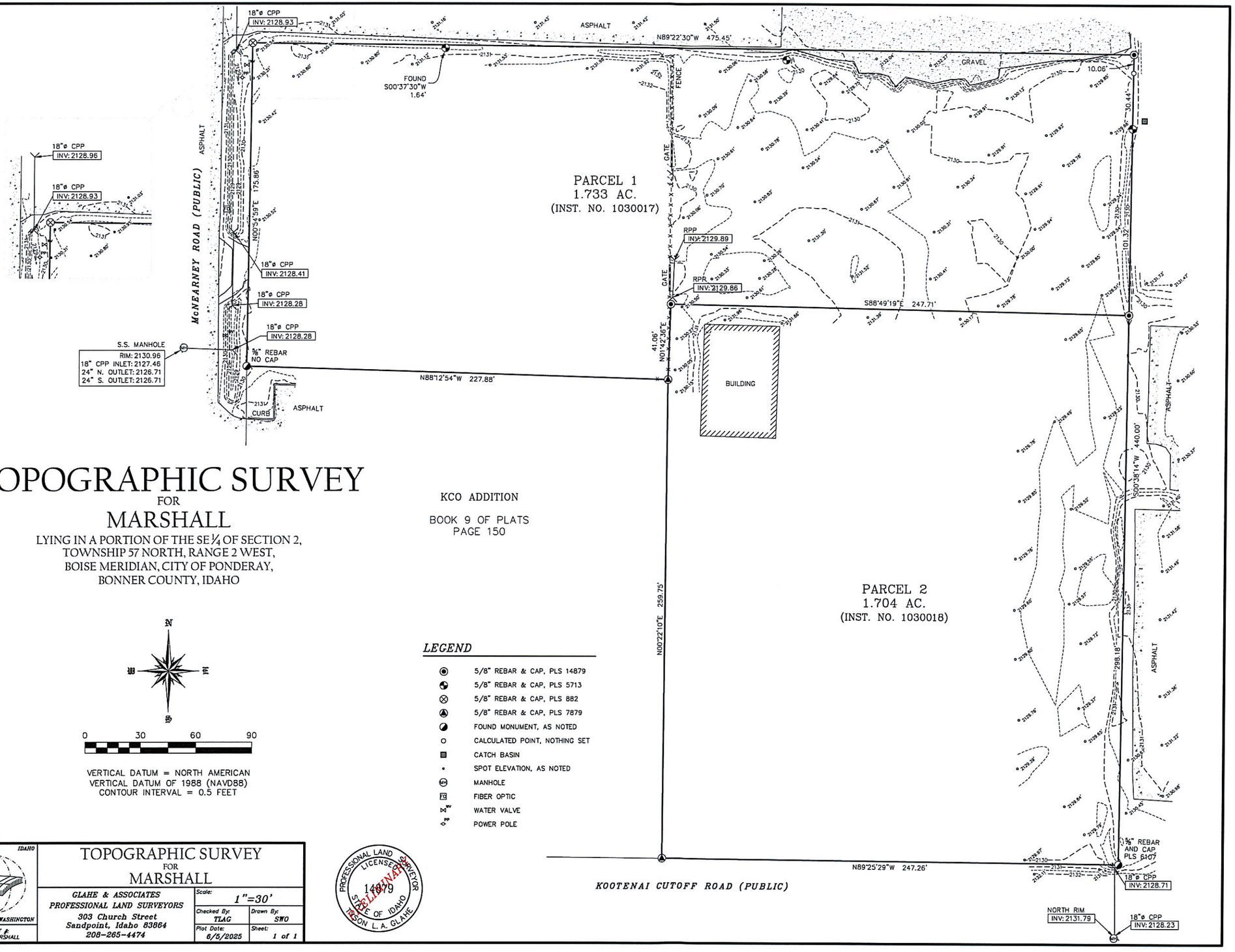

TOPOGRAPHIC SURVEY

FOR

MARSHALL

LYING IN A PORTION OF THE SE¼ OF SECTION 2,
TOWNSHIP 57 NORTH, RANGE 2 WEST,
BOISE MERIDIAN, CITY OF PONDERAY,
BONNER COUNTY, IDAHO

KCO ADDITION

BOOK 9 OF PLATS
PAGE 150

N

W E

S

0 30 60 90

VERTICAL DATUM = NORTH AMERICAN
VERTICAL DATUM OF 1988 (NAVD88)
CONTOUR INTERVAL = 0.5 FEET

LEGEND

- 5/8" REBAR & CAP, PLS 14879
- 5/8" REBAR & CAP, PLS 5713
- 5/8" REBAR & CAP, PLS 882
- 5/8" REBAR & CAP, PLS 7879
- FOUND MONUMENT, AS NOTED
- CALCULATED POINT, NOTHING SET
- CATCH BASIN
- SPOT ELEVATION, AS NOTED
- MANHOLE
- FIBER OPTIC
- WATER VALVE
- POWER POLE

MONTANA IDAHO
OREGON WASHINGTON

PROJECT #:
24-249 MARSHALL

TOPOGRAPHIC SURVEY
FOR
MARSHALL

GLAHE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
303 Church Street
Sandpoint, Idaho 83864
208-265-4474

Scale: 1"=30'	
Checked By: TLAG	Drawn By: SWO
Plot Date: 6/5/2025	Sheet: 1 of 1

PROFESSIONAL LAND SURVEYOR
LICENSED
STATE OF IDAHO
14879
TYSON L. A. GLAHE
PRELIMINARY

BAYLESS STORAGE

PROJECT #: 25004

SHEET V-1 OF 17

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