

Airport Rent A Space

PLAN SUMMARY

THE PURPOSE OF THIS PLAN SHALL BE TO IDENTIFY THE PROPOSED SITE DISTURBANCE, SITE GRADING, AND EROSION CONTROL MEASURES FOR THE EXPANSION OF THIS STORAGE FACILITY. ALL WORK SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE CITY OF LEWISTON, IDAHO, IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION, AND THE IDAHO BEST MANAGEMENT PRACTICES.

EXISTING SITE CONDITIONS

THE PROPOSED EXPANSION AREA IS CURRENTLY VACANT LAND WITH NATIVE VEGETATION. THIS PORTION OF THE OVER ALL PARCEL CURRENTLY DRAINS NORTHWEST, TOWARD PARK AVENUE. ACCESS TO THIS SITE IS OFF OF WARNER AVENUE. ALL UTILITIES ARE READILY AVAILABLE IN THE WARNER AVENUE AND PARK AVENUE RIGHTS OF WAY, AS WELL AS WITHIN THE BOUNDARIES OF THE PARCEL.

PROJECT NOTES

1. THE APPLICANT'S CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE PROJECT SITE, INCLUDING ALL TEMPORARY SILT FENCING, DUST CONTROL, VEGETATION GROWTH ON ALL DISTURBED SURFACES, UTILITY SERVICES, ETC.
2. SITE DISTURBANCE ACTIVITIES SHALL TAKE PLACE BETWEEN SEPTEMBER 2012 AND DECEMBER 2012 (WEATHER PERMITTING).
3. 1/2 ESTIMATES THAT LESS THAN 65 CUBIC YARDS OF MATERIALS WILL BE DISTURBED DURING THE DEVELOPMENT OF THIS PLAN.
4. ACCESS TO THIS SITE SHALL OFF OF WARNER AVENUE, WITH A SECONDARY ACCESS OFF OF PARK AVENUE. BOTH ARE PUBLIC RIGHTS OF WAY AND SHALL REMAIN FREE OF CONSTRUCTION DEBRIS FROM THIS PROJECT SITE. THE APPLICANTS CONTRACTOR SHALL VISUALLY INSPECT THESE AREAS DAILY.
5. CITY OF LEWISTON PUBLIC WORKS DEPARTMENT HAS PERMITTED THE USE OF THE ABANDONED PARK AVENUE RIGHT OF WAY FOR OVERFLOW STORMWATER COLLECTION, CONVEYANCE, AND TREATMENT. (FOR PHASE III AND FUTURE PHASES)
6. DRY UTILITIES ARE AVAILABLE ON THE PROJECT SITE. THE CONTRACTOR SHALL EXTEND THE NECESSARY DRY UTILITIES FROM THE EXISTING ONSITE SERVICES TO THE STRUCTURES AS REQUIRED BY THE UTILITY PROVIDER.

GENERAL NOTES FOR STORMWATER SYSTEMS

- (CITY OF LEWISTON NOTES, PER DWG NO. 6-1)
1. ALL WORK SHALL CONFORM TO CURRENT IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPC) SPECIFICATIONS AND THE CITY OF LEWISTON STANDARDS AND SPECIFICATIONS. IN THE CASE OF CONFLICT, CITY STANDARDS SHALL PREVAIL. THE LEWISTON STORMWATER POLICY AND DESIGN MANUAL DEFINES THE POLICIES, MINIMUM STANDARDS, REQUIREMENTS, AND PROCEDURES FOR THE DESIGN, CONSTRUCTION, AND MAINTENANCE OF PRIVATE STORMWATER SYSTEMS.
 2. ANY REPAIR, MAINTENANCE OR ALTERATION OF A PUBLIC STORM LINE OR DRAINAGE MUST BE APPROVED BY CITY ENGINEER.
 3. THE CONTRACTOR MUST SECURE APPROVAL FROM THE CITY ENGINEER PRIOR TO ADDING OR REMOVING FILL BACKFILL OVER PUBLIC STORM DRAIN MAINLINE.
 4. THE ENGINEERING INSPECTOR SHALL BE NOTIFIED AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO COMMENCING WORK ON STORM DRAINS.
 5. ALL PUBLIC STORM DRAIN LINES SHALL BE VIDEOTAPE AND SUBMITTED TO THE PUBLIC WORKS DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO PAVING. CITY SHALL HAVE FORTY-EIGHT (48) HOURS FOR REVIEW.
 6. ALL MANHOLES AND CATCH BASINS SHALL BE INSPECTED TWICE BY THE ENGINEERING INSPECTOR - ONCE PRIOR TO BACKFILL AND THEN PRIOR TO ACCEPTANCE OF IMPROVEMENTS. CALL (208) 791-8453 OR 746-1315 FOR INSPECTION SCHEDULING.
 7. CLOSED CONDUITS (OR PIPELINES) FOR STORMWATER CONVEYANCE IN THE CITY'S STORMWATER SYSTEM MUST BE A MINIMUM OF 12 INCH DIAMETER. THE PIPE MATERIAL MAY BE PLASTIC, STEEL, REINFORCED CONCRETE OR AN APPROVED MATERIAL, BUT MUST MEET CITY 605.02 SPECIFICATIONS IF PART OF THE CITY'S STORMWATER SYSTEM.
 8. MINIMUM PIPE SLOPE SHALL BE 0.5% AND MINIMUM DESIGN VELOCITY WHEN FLOWING FULL SHALL BE NOT LESS THAN 2 FEET PER SECOND, AND MAXIMUM VELOCITY SHOULD NOT BE MORE THAN 6 FEET PER SECOND.
 9. JUNCTIONS OF 3 OR MORE PIPES, CHANGES IN ALIGNMENT, SLOPE AND/OR CHANGES IN PIPE DIAMETER SHALL BE MADE ONLY AT CATCH BASINS OR MANHOLES.
 10. STEEP SLOPE INSTALLATION SHALL BE INSTALLED AS PER MANUFACTURERS PIPE SPECIFICATIONS.
 11. MANHOLE SHALL BE INSTALLED AT THE END OF EACH LINE, AT ALL CHANGE IN SIZE OR ALIGNMENT, AT DISTANCE NOT GREATER THAN 350 FEET OR AT CITY ENGINEER'S REQUIRED SPACING. ALL OTHER CHANGES IS SPACING MUST HAVE WRITTEN APPROVAL FROM PUBLIC WORKS DEPARTMENT.
 12. LOCATING WIRE SHALL BE INSTALLED WITH ALL PUBLIC STORM PIPE INSTALLATIONS. SEE CITY DWG 1-B, IDENTIFYING TAPE DETAIL.
 13. CATCH BASINS AND MANHOLES SHALL BE ACCESSIBLE TO VEHICLES AND EQUIPMENT FOR MAINTENANCE AND BE WITHIN RIGHT-OF-WAY OF A MINIMUM EASEMENT WIDTH OF 20 FEET. PROPOSED ACCESS ROUTE MUST BE APPROVED BY CITY ENGINEER. MAINTENANCE ACCESS ROUTES THAT DO NOT FOLLOW THE STORMLINE MUST HAVE A MINIMUM 12' EASEMENT.

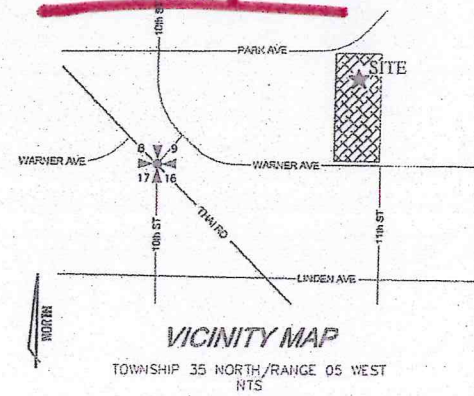
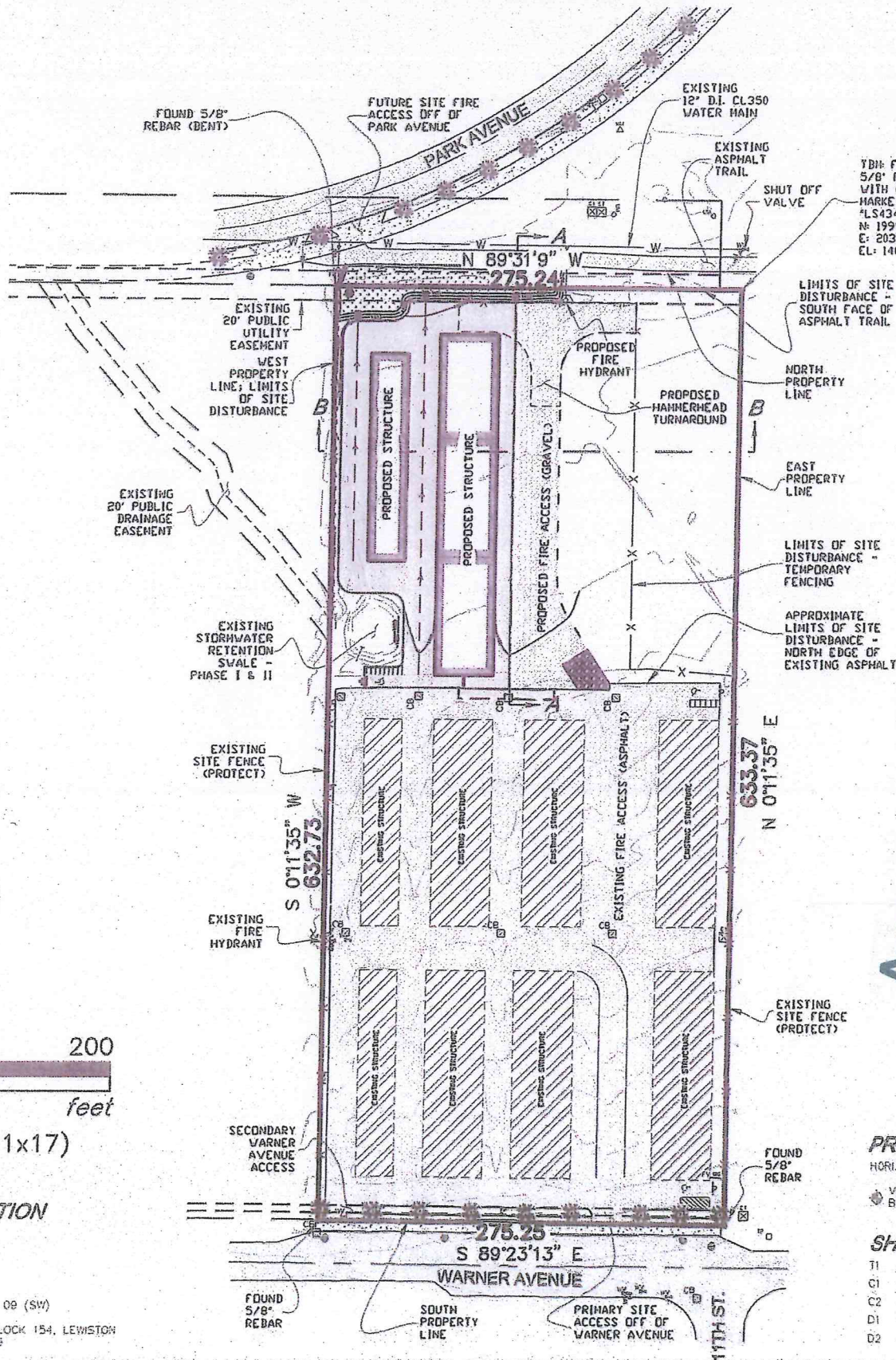
PARKING MATRIX

REQUIRED PARKING: 3 SPACES
- CH. 37 - ZONING - ARTICLE VII - OFF STREET PARKING AND LOADING
THREE (3) SPACES PLUS ONE (1) FOR EVERY ONE HUNDRED (100) UNITS PLUS ONE PER EMPLOYEE

PROPOSED PARKING: 3 SPACES (PHASE III)
- INCLUDING 1 ADA PARKING SPACE
- SPACE DIMENSIONS: 9' x 16'

LOCATION: THE THREE (3) REQUIRED/PROPOSED PARKING SPACES ARE LOCATED ON THE SOUTH END OF PHASE III, ADJACENT TO THE EXISTING EDGE OF ASPHALT. EACH SPACE WILL BE CLEARLY MARKED WITH A PARKING BUMP STOP AND NECESSARY SIGNAGE.

AIRPORT RENT A SPACE PHASE III - SITE DISTURBANCE PLAN



LEGEND

- △ = Calculated point (nothing found or set)
- = Found corner monument
- = Boundary line
- = Adjacent property line
- = Finish grade contour
- = Easement
- = Loading area
- = Existing landscape tree
- = Existing asphalt
- = Proposed asphalt
- = Proposed grassy swale area
- = Existing grade contour
- = Utility service
- = Street/Parking lot sign
- = Existing street light
- = Existing irrigation control valve
- = Existing water valve
- = Existing hydrant
- = Existing catch basin

ABBREVIATIONS

- FF = Finish floor
- fg = Finish grade
- BOT = Bottom of swale
- EL = Elevation
- N = Northing coordinate
- E = Easting coordinate
- tc = Top of concrete
- ta = Top of asphalt
- BLDG = Building
- SF = Square Feet
- (1405.1) = Existing elevation
- TBN = Temporary Bench Mark
- PL = Flow line
- PL = Property line
- top = Top of soil berm

Approved
City of Lewiston
Engineering - Public Works Dept.
By *[Signature]* 1/30/13



PROJECT DATUM NOTE

HORIZONTAL DATUM: ASSUMED
VERTICAL DATUM: NAVD83, SEE PROJECT
BENCH MARK FOR FIELD CONSTRUCTION

SHEET INDEX

- T1 - TITLE SHEET & NOTE SHEET
- G1 - SITE PLAN SHEET
- C2 - GRADING PLAN SHEET
- D1 - DETAIL SHEET
- D2 - CROSS SECTIONS AND DETAIL SHEET

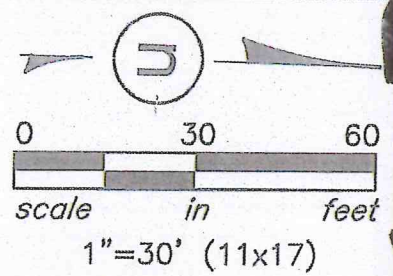
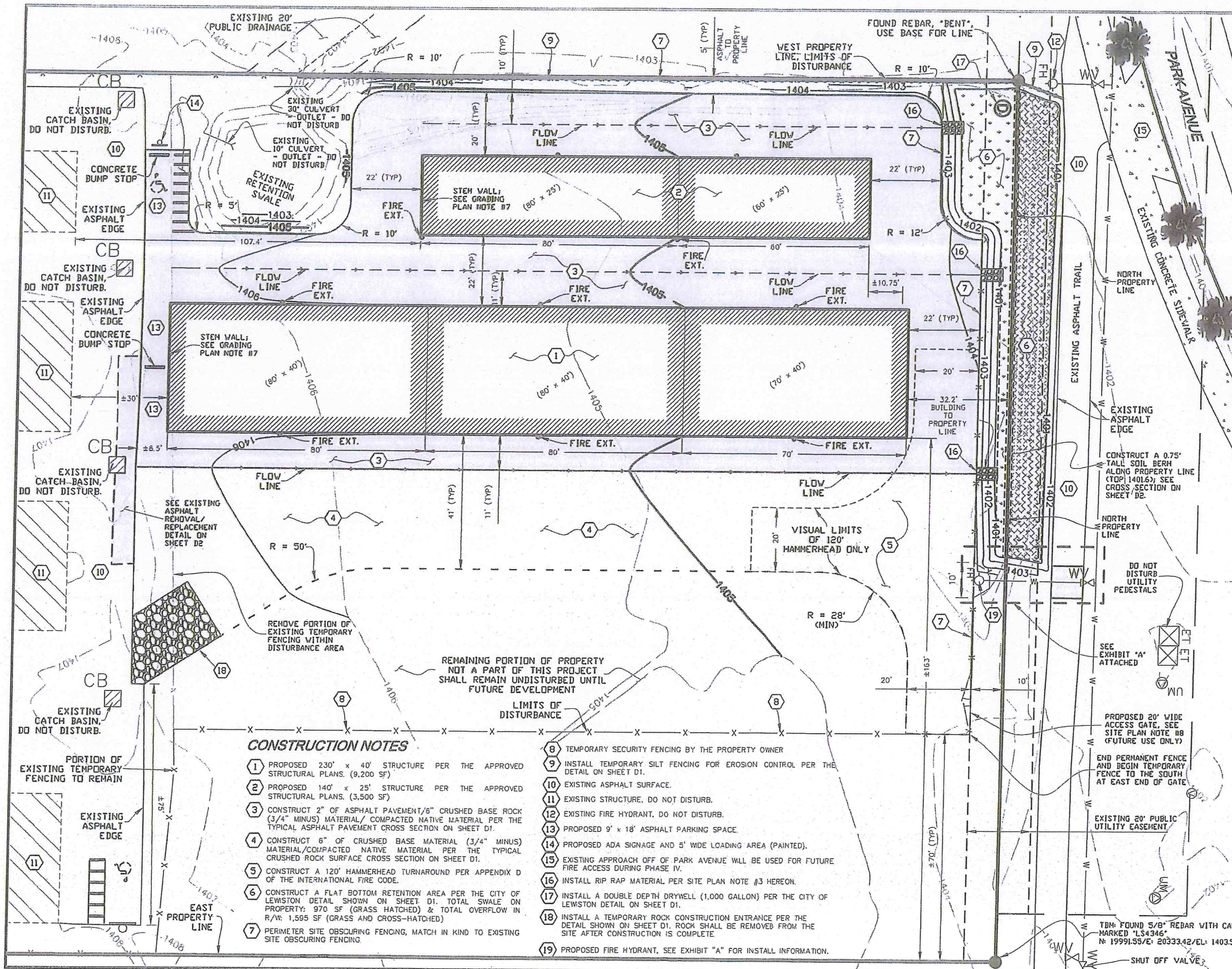
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11706 North Tracey Road
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Phone: (208) 772-6800
Fax: (208) 772-6619
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AIRPORT RENT A SPACE
PHASE III - SITE DISTURBANCE PLAN
6/30/12
PARCEL: RP0154008000A

TITLE & NOTES SHEET
CITY OF LEWISTON, IDAHO

PROJECT / 2012-052
DATE 08/20/12

1039 Warner Ave
12-000331 foundation only
8-12 - 1003010



SITE PLAN NOTES

1. SEE SHEET T1 FOR LEGEND AND ABBREVIATION INFORMATION.
2. SEE SHEET C2, GRADING PLAN, FOR ADDITIONAL DIMENSIONS.
3. CONTRACTOR SHALL INSTALL RIP RAP FROM THE ASPHALT EDGE TO 1' INSIDE THE BOTTOM OF THE RETENTION SWALE AT FLOW LINE DISCHARGE INTO THE SWALE.
4. THE CITY OF LEWISTON HAS GRANTED THE PROPERTY OWNER PERMISSION TO CONVEY, COLLECT, AND TREAT OVERFLOW STORMWATER WITHIN THE ABANDONED RIGHT OF WAY FOR PARK AVENUE (PROPERTY CURRENTLY OWNED BY THE CITY OF LEWISTON).
5. FUTURE DEVELOPMENTS TO THE EAST MAY REQUIRE THE EXTENSION OF A STORMWATER OUTLET CULVERT FROM THE PROPOSED SWALE AREA TO THE EXISTING 20' PUBLIC DRAINAGE EASEMENT (WEST PARCEL). CULVERT WOULD BE PLACED WITHIN THE 20' PUBLIC UTILITY EASEMENT.
6. TEMPORARY SILT FENCE SHALL REMAIN IN PLACE UNTIL ALL DISTURBED AREAS HAVE 1-INCH OF VEGETATION GROWTH AT 70% COVERAGE.
7. CONTRACTOR SHALL CONSTRUCT A CONCRETE STEM WALL ON THE SOUTH END OF THE STRUCTURE PER THE TYPICAL STEM WALL CROSS SECTION DETAIL ON SHEET D2.
8. 20' WIDE ACCESS GATE (SWING GATE) SHALL BE INSTALLED FOR FUTURE FIRE ACCESS OFF OF THE SCHOOL DISTRICT ACCESS ROAD THAT WILL BE INSTALLED OFF OF PARK AVENUE.
9. CONTRACTOR SHALL INSTALL STRAW BALES AROUND THE EXISTING SITE CULVERTS DURING CONSTRUCTION TO ENSURE DEBRIS DOES NOT ENTER PIPE.
10. CONTRACTOR SHALL INSTALL 1' (MINIMUM) FLEX DRAIN, OR EQUAL TO THE END OF BUILDING GUTTER DOWNSPOUT TO DIRECT STORMWATER TO FLOW LINE.
11. FIRE EXTINGUISHERS SHOWN HEREON ARE APPROXIMATE. THE FINAL MOUNTING LOCATION OF EACH EXTINGUISHER WILL BE DETERMINED IN THE FIELD.

CONSTRUCTION NOTES

1. PROPOSED 230' x 40' STRUCTURE PER THE APPROVED STRUCTURAL PLANS. (9,200 SF)
2. PROPOSED 140' x 25' STRUCTURE PER THE APPROVED STRUCTURAL PLANS. (3,500 SF)
3. CONSTRUCT 2" OF ASPHALT PAVEMENT/6" CRUSHED BASE ROCK (3/4" MINUS) MATERIAL/COMPACTED NATIVE MATERIAL PER THE TYPICAL ASPHALT PAVEMENT CROSS SECTION ON SHEET D1.
4. CONSTRUCT 6" OF CRUSHED BASE MATERIAL (3/4" MINUS) MATERIAL/COMPACTED NATIVE MATERIAL PER THE TYPICAL CRUSHED ROCK SURFACE CROSS SECTION ON SHEET D1.
5. CONSTRUCT A 120' HAMMERHEAD TURNAROUND PER APPENDIX D OF THE INTERNATIONAL FIRE CODE.
6. CONSTRUCT A FLAT BOTTOM RETENTION AREA PER THE CITY OF LEWISTON DETAIL SHOWN ON SHEET D1. TOTAL SWALE ON PROPERTY: 970 SF (GRASS HATCHED) & TOTAL OVERFLOW IN R/W: 1,595 SF (GRASS AND CROSS-HATCHED)
7. PERIMETER SITE OBSCURING FENCING, MATCH IN KIND TO EXISTING SITE OBSCURING FENCING.
8. TEMPORARY SECURITY FENCING BY THE PROPERTY OWNER
9. INSTALL TEMPORARY SILT FENCING FOR EROSION CONTROL PER THE DETAIL ON SHEET D1.
10. EXISTING ASPHALT SURFACE.
11. EXISTING STRUCTURE. DO NOT DISTURB.
12. EXISTING FIRE HYDRANT. DO NOT DISTURB.
13. PROPOSED 9' x 18' ASPHALT PARKING SPACE.
14. PROPOSED ADA SIGNAGE AND 5' WIDE LOADING AREA (PAINTED).
15. EXISTING APPROACH OFF OF PARK AVENUE WILL BE USED FOR FUTURE FIRE ACCESS DURING PHASE IV.
16. INSTALL RIP RAP MATERIAL PER SITE PLAN NOTE #3 HEREON.
17. INSTALL A DOUBLE DEPTH DRYWELL (1,000 GALLON) PER THE CITY OF LEWISTON DETAIL ON SHEET D1.
18. INSTALL A TEMPORARY ROCK CONSTRUCTION ENTRANCE PER THE DETAIL SHOWN ON SHEET D1. ROCK SHALL BE REMOVED FROM THE SITE AFTER CONSTRUCTION IS COMPLETE.
19. PROPOSED FIRE HYDRANT. SEE EXHIBIT "A" FOR INSTALL INFORMATION.



JAN 30 2013

CITY OF LEWISTON
BUILDING SERVICES

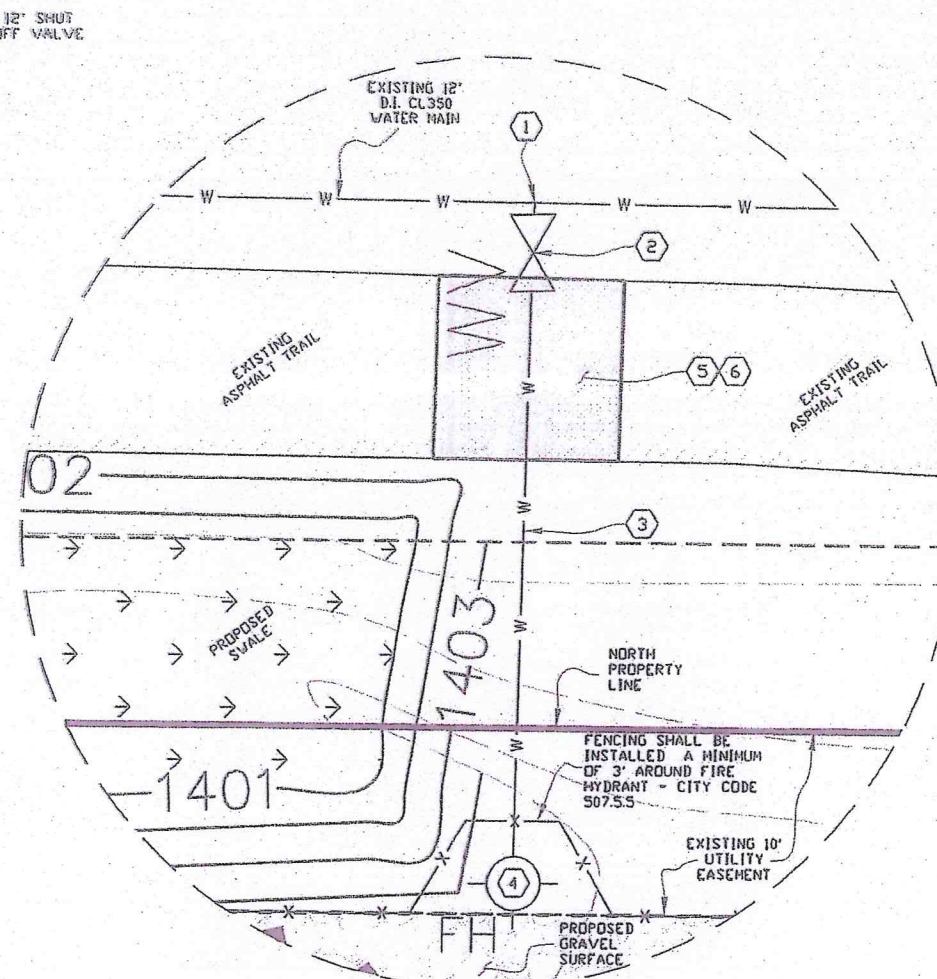
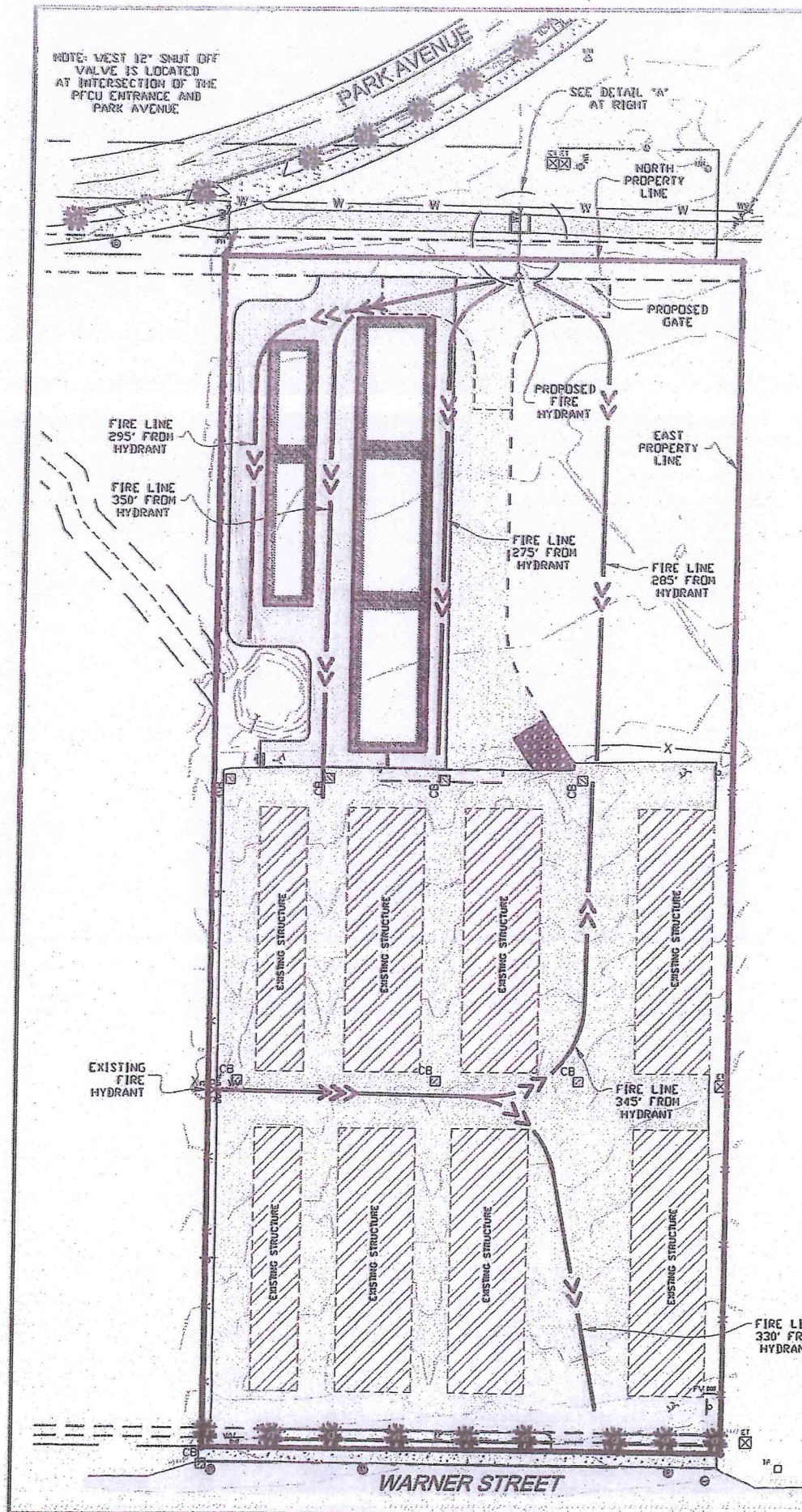
AIRPORT RENT A SPACE
PHASE III - SITE DISTURBANCE PLAN
PARCEL: RP0154008000A

SITE PLAN

CITY OF LEWISTON, IDAHO

PROJECT # 2012-052
DATE 08/20/12

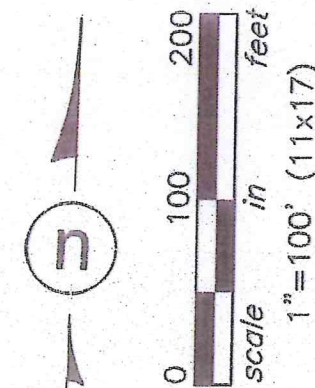
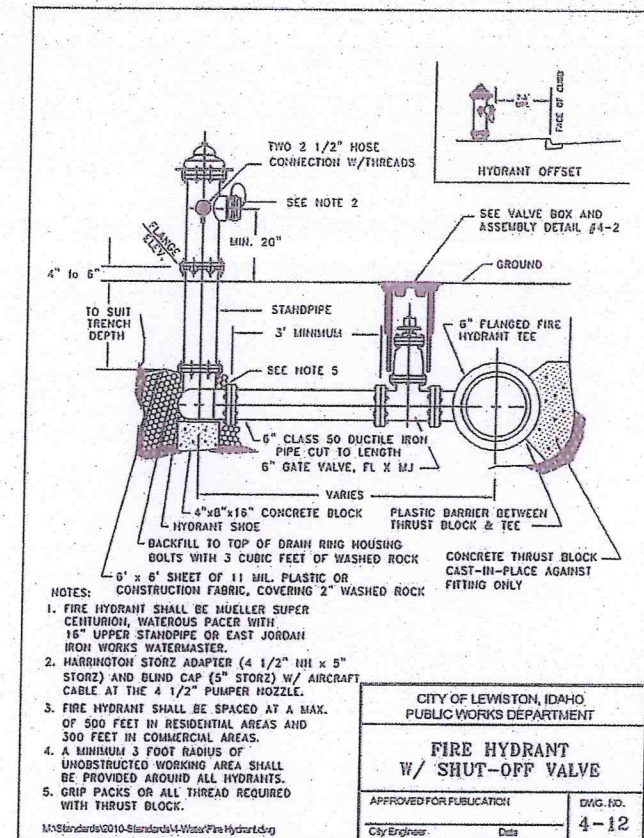
412-000005 1039 Warner Site Disturb.



DETAIL "A"
SCALE: 1" = 10'

FIRE HYDRANT CONSTRUCTION NOTES

1. CONTRACTOR SHALL INSTALL A 12" SADDLE, WITH A 6" FLANGED TAP (HOT TAP) AT LOCATION SHOWN HEREON. SADDLE AND DUCTILE IRON TAPPING METHOD SHALL MEET THE APPROVAL OF THE CITY OF LEWISTON PRIOR TO CONSTRUCTION.
2. CONTRACTOR SHALL INSTALL A 6" (FLG/FLG) RESILIENT SEAT GATE VALVE (RSGV), WITH DUCTILE IRON VALVE CAN RISER AND CAP, ELEVATED TO EXISTING GROUND.
3. CONTRACTOR SHALL EXTEND 6" DUCTILE IRON PIPING FROM SOUTH END OF RSGV TO HYDRANT ASSEMBLY PER CITY OF LEWISTON PUBLIC WORKS DEPARTMENT STANDARD DRAWING 4-12.
4. CONTRACTOR SHALL INSTALL A MUELLER SUPER CENTURION FIRE HYDRANT PER CITY OF LEWISTON FIRE DEPARTMENT REQUIREMENTS AND CITY OF LEWISTON PUBLIC WORKS DEPARTMENT STANDARD DRAWING 4-12. TOP OF FLANGE SHALL BE 0.5' ABOVE FINISH GRADE GRAVEL EDGE. CENTER OF HYDRANT SHALL BE 28' WEST OF THE PROPOSED WEST GATE POST, AND AT THE TOP OF THE CUT BANK FOR THE PROPOSED SWALE AREA.
5. CONTRACTOR SHALL SAW CUT EXISTING ASPHALT TRAIL AND REMOVE AND DISPOSE OF EXISTING ASPHALT IN ACCORDANCE WITH CITY OF LEWISTON REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE TO NOTIFYING THE TRAIL USERS OF THE CONSTRUCTION AREA THROUGH SIGNAGE AND NECESSARY BARRICADES.
6. CONTRACTOR SHALL RE-CONSTRUCT THE REMOVED ASPHALT TRAIL WITH SUITABLE NATIVE GROUND MATERIAL, APPROVED BASE MATERIAL, AND MATCH THE EXISTING ASPHALT THICKNESS OF THE TRAIL.



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DRAWN	dm
CHECKED	dm

AIRPORT RENT A SPACE PHASE III - SITE DISTURBANCE PLAN PARCEL: RP0154008000A

SHEET #	A
PROJECT #	2012-052
DATE	10/2/12
FIRE HYDRANT DETAIL	
CITY OF LEWISTON, IDAHO	

2, 3, 4, 5, 6, 8, 11" GRADE RINGS
(PRODUCT #1216, 17, 18, 19)

ADD A 6" CAST IRON RING
(PRODUCT # 1219)

4" 2'-0" 4" 5'-0"

5" DIA. K.O.
12" DIA. K.O.

DRYWELL CONE
(PRODUCT #1601)

DRYWELL BARREL
(PRODUCT # 1802)

4'-0"

DRYWELL BARREL
(PRODUCT # 1803)

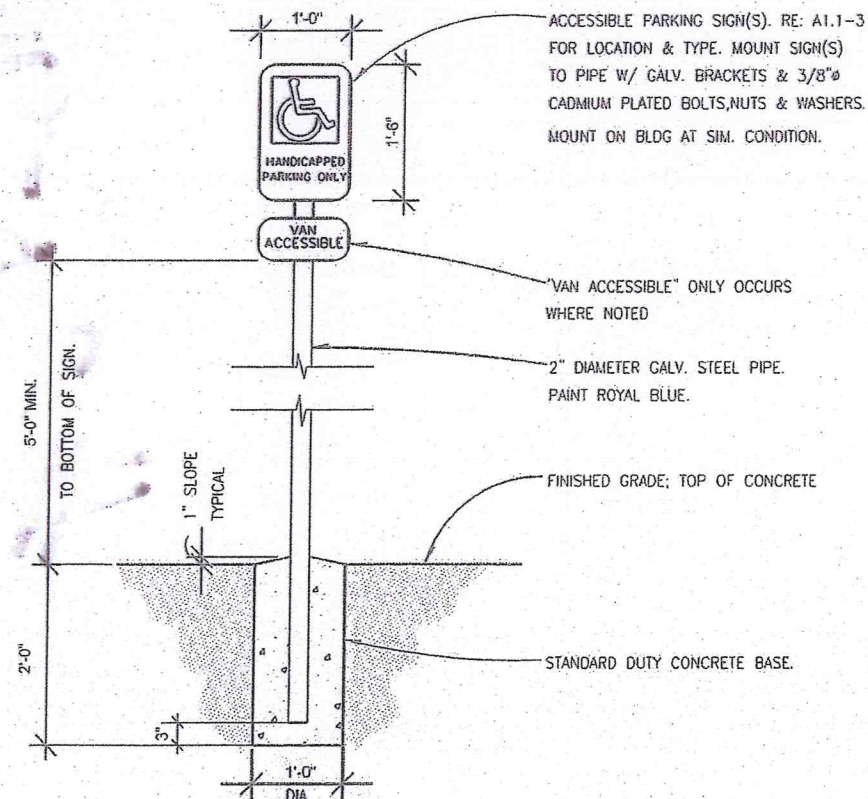
4'-4" 6" 4" 4'-0"

<u>PRODUCT NAME</u>	1000 GAL DRYWELL SPOKANE CITY TYPE 2 STD PLAN B-102D SPOKANE COUNTY TYPE B STD PLAN B-1
<u>PRODUCT NUMBER</u>	1803 - 1802 - 1801-ETC

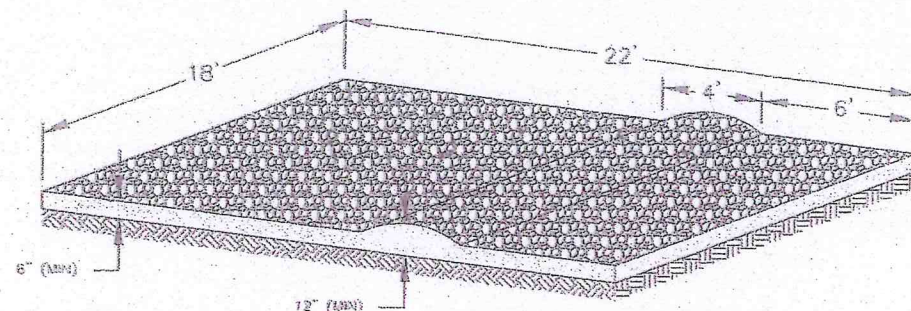
2215 E Brooklyn, Spokane, WA 99217
 Pkx (509) 325-4573 Fax (509) 325-5098
 Toll Free: 1-800-888-4573

SPOKANE LEWISTON YACOMA

www.wilbertprecast.com

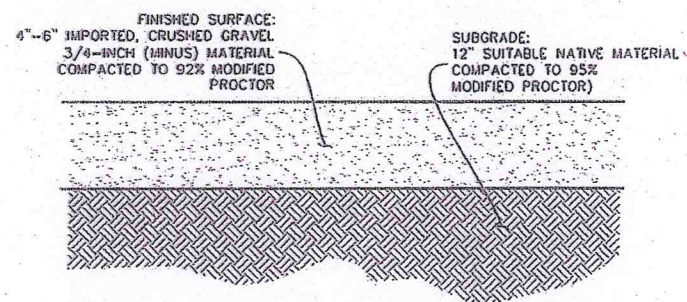


NTS

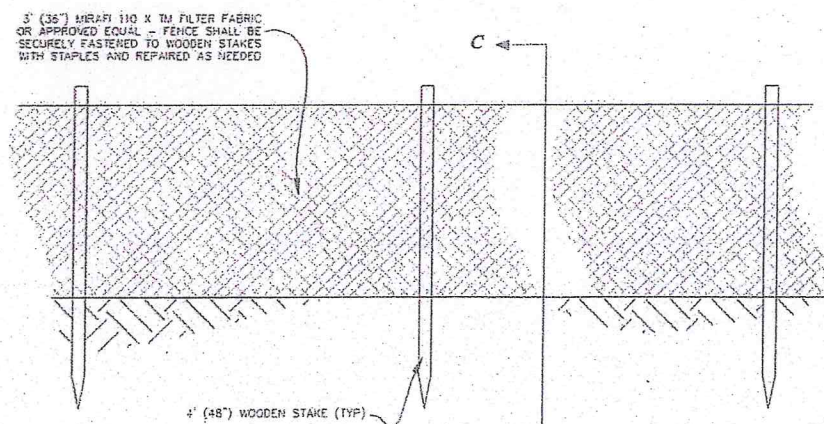


- 1) ROCK BED CONSISTS OF 6" MINIMUM DEPTH, OF 2" FRACTURED, NO FINES, RIP RAP MATERIAL.
- 2) DEBRIS BUMP CONSISTS OF 12" DEPTH OF 2" FRACTURED, NO FINES, RIP RAP MATERIAL. (4' WIDTH).
- 3) FILTER CLOTH SHALL BE PLACED ON THE NATIVE COMPACTED SUBGRADE MATERIAL PRIOR TO THE PLACEMENT OF RIP RAP MATERIAL.
- 4) TEMPORARY ROCK CONSTRUCTION ENTRANCE SHALL BE REMOVED AND DISPOSED OF PROPERLY AFTER CONSTRUCTION IS COMPLETE AND THE SITE IMPROVEMENTS ARE READY FOR FINAL ENGINEERING APPROVAL. THE DISTURBED AREA SHALL BE DRESSED WITH 6" OF 3/4" MINUS CRUSHED MATERIAL, MATCHING THE NEW ROAD IN KIND.

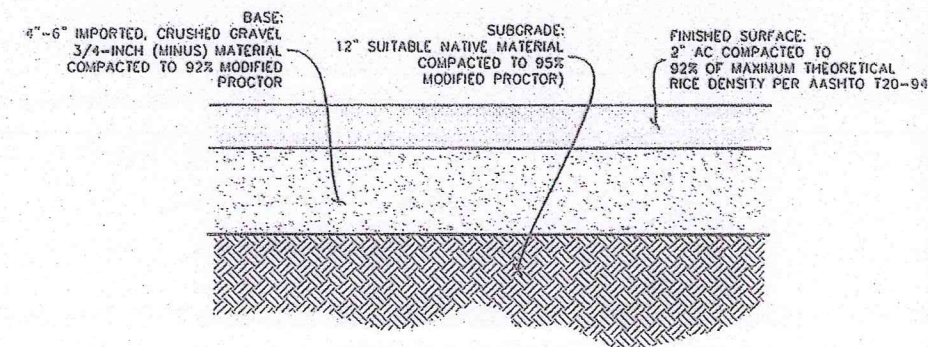
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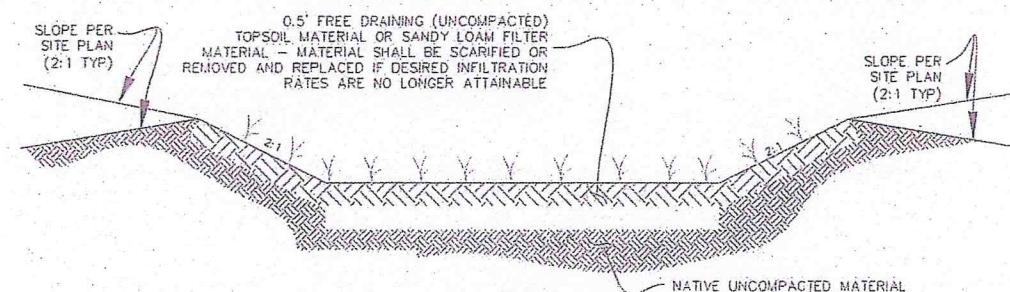
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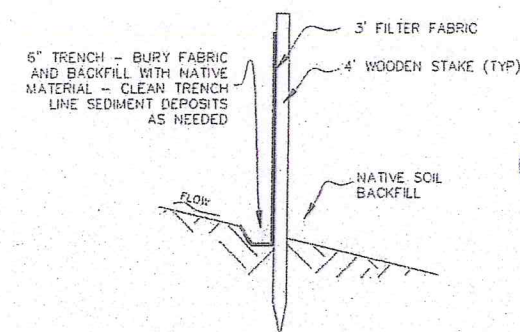


NTS



MTS

- 1) INFILTRATION RATES SHALL BE BETWEEN 0.5 IN/HR AND 3.0 IN/HR PER ENGINEER OF RECORDS RECOMMENDATIONS
- 2) DO NOT COMPACT TOPSOIL LAYER. APPLICANT TO BE HELD RESPONSIBLE FOR INSPECTING SWALE FOR PROPER INFILTRATION.
- 3) SWALE SHALL BE SEEDED WITH APPROPRIATE GRASS MIXTURE PER IDAHO BEST MANAGEMENT PRACTICES #21.
- 4) SWALE BOTTOM AREAS NOTED ON THIS PLAN REPRESENT THE FLAT BOTTOM AREA ONLY AND DO NOT INCLUDE SLOPED AREAS.



SECTION C-C



811

Know what's below.
Call before you dig.



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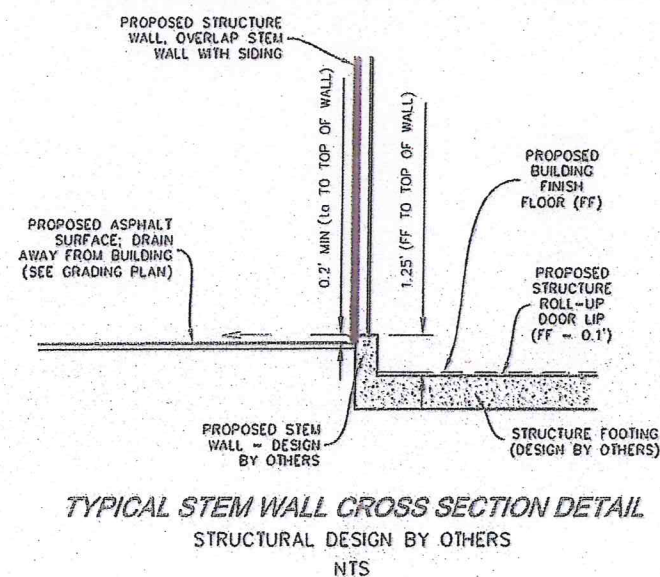
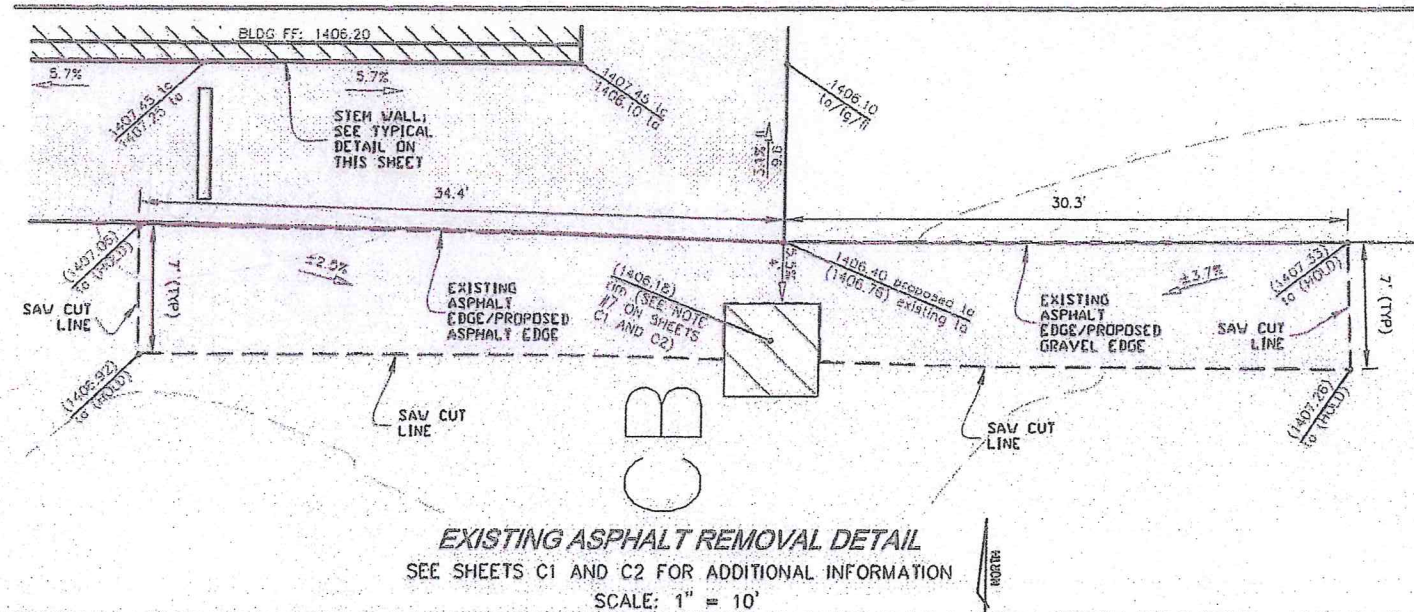
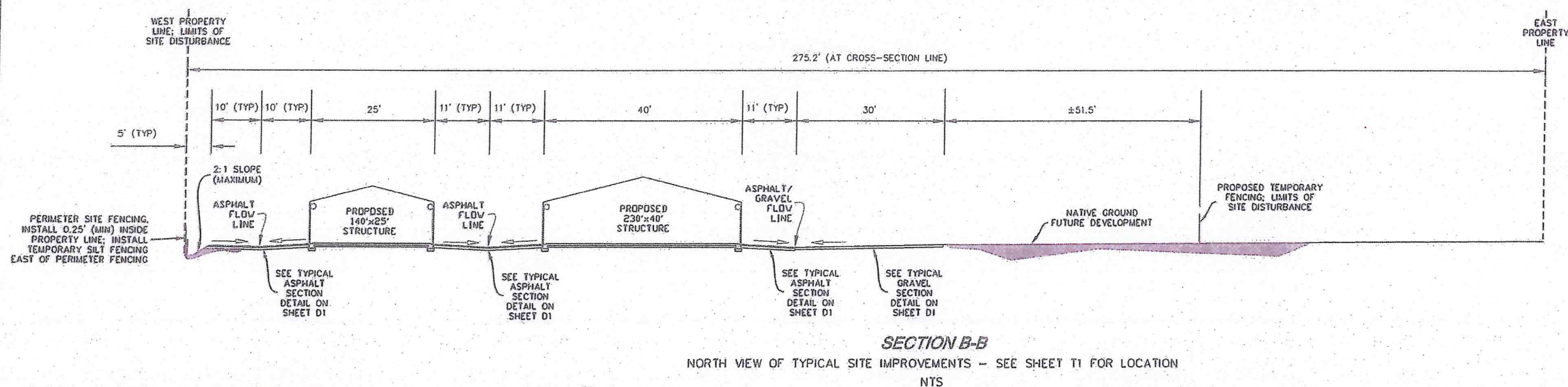
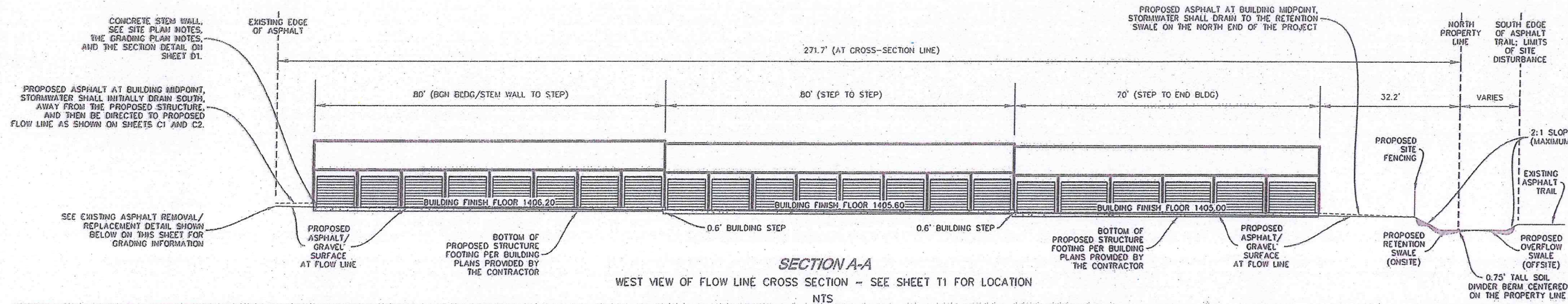
AIRPORT RENT A SPACE
PHASE III - SITE DISTURBANCE PLAN
PARCEL: RP0154008000A

DETAIL SHEET

SHEET #
D1

PROJECT #
2012-052

DATE
08/20/12



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11706 North Tracey Road

Hayden, Idaho 83835
Phone: (208) 772-6000

Phone: (208) 772-6600
Fax: (208) 772-6619

Fax: (208) 772-6619
www.h2survey.com

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DESIGNED	h2
DRAWN	clm

AKA: PORTER TAYLOR PLACE
PHASE II - SITE DISTURBANCE PLAN

CROSS SECTION
& DETAIL SHEET

SHEET 0
D2

PROJECT #	012-052
DATE	8/20/12

PROJECT #	012-052
DATE	8/20/12

CITY OF LEWISTON, IDAHO

IN - SITE DIOXURBAN
PARCEL: RP0154008000A