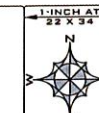


THE RETREAT AT BAY TRAIL

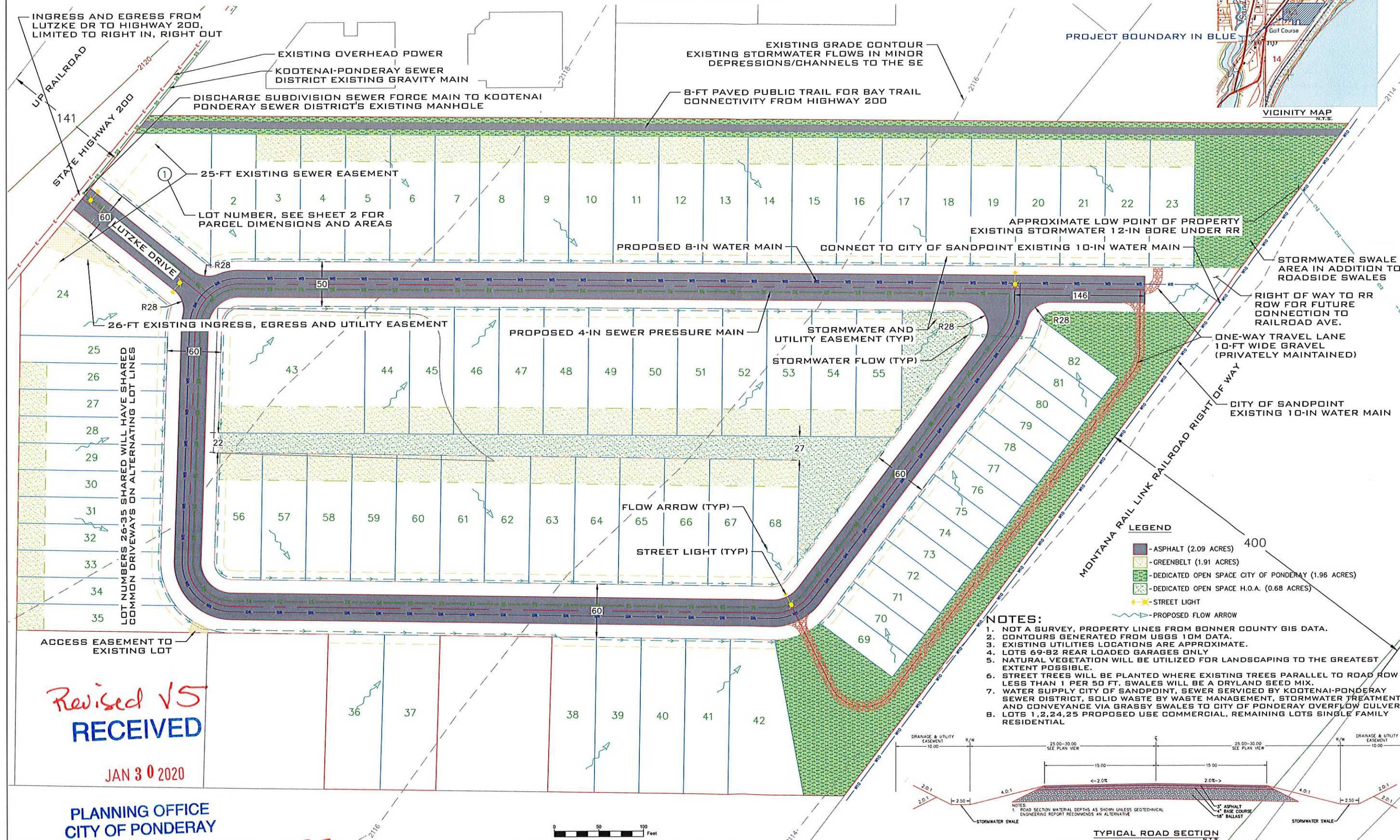
SECTION 11, TOWNSHIP 57 NORTH, RANGE 3 WEST
BOISE MERIDIAN, BONNER COUNTY, IDAHO
CITY OF PONDERAY



FORESITE ENGINEERING
418 E. LAKESIDE AVE. #01
COEUR D'ALENE, IDAHO 83814



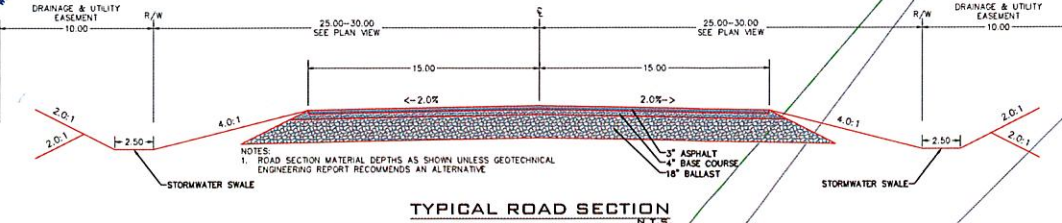
THE RETREAT AT BAY TRAIL
PRELIMINARY PLAT EXHIBIT
CITY OF PONDERAY, IDAHO



LEGEND

- ASPHALT (2.09 ACRES)
- GREENBELT (1.91 ACRES)
- DEDICATED OPEN SPACE CITY OF PONDERAY (1.96 ACRES)
- DEDICATED OPEN SPACE H.O.A. (0.68 ACRES)
- STREET LIGHT
- PROPOSED FLOW ARROW

- NOTES:**
1. NOT A SURVEY, PROPERTY LINES FROM BONNER COUNTY GIS DATA.
 2. CONTOURS GENERATED FROM USGS 10M DATA.
 3. EXISTING UTILITIES LOCATIONS ARE APPROXIMATE.
 4. LOTS 69-82 REAR LOADED GARAGES ONLY
 5. NATURAL VEGETATION WILL BE UTILIZED FOR LANDSCAPING TO THE GREATEST EXTENT POSSIBLE.
 6. STREET TREES WILL BE PLANTED WHERE EXISTING TREES PARALLEL TO ROAD ROW IS LESS THAN 1' PER 50 FT. SWALES WILL BE A DRYLAND SEED MIX.
 7. WATER SUPPLY CITY OF SANDPOINT. SEWER SERVICED BY KOOTENAI-PONDERAY SEWER DISTRICT. SOLID WASTE BY WASTE MANAGEMENT, STORMWATER TREATMENT AND CONVEYANCE VIA GRASSY SWALES TO CITY OF PONDERAY OVERFLOW CULVERT.
 8. LOTS 1, 2, 24, 25 PROPOSED USE COMMERCIAL. REMAINING LOTS SINGLE FAMILY RESIDENTIAL



Revised V5
RECEIVED

JAN 30 2020

PLANNING OFFICE
CITY OF PONDERAY

file 2020-018 & 5520-023

JOB #: 19-024-01
SCALE: AS SHOWN
DATE: 01-30-2019
SHEET 01

PARCEL DATA TABLES

Parcel Area Table				Parcel Area Table				Parcel Area Table				Parcel Area Table			
Parcel #	Area	Perimeter	Segment Lengths	Parcel #	Area	Perimeter	Segment Lengths	Parcel #	Area	Perimeter	Segment Lengths	Parcel #	Area	Perimeter	Segment Lengths
1	11508.31	459.12	63.67 85.70 149.56 160.19	24	14586.81	498.96	163.76 68.91 41.39 28.06 7.98 152.82 23.57 12.48	47	7100.00	384.00	142.00 50.00 142.00 50.00	69	3011.73	262.14	30.00 101.99 17.89 12.25 100.00
2	7180.96	392.71	149.56 50.00 142.00 17.18 33.97	25	4904.38	386.96	163.76 30.00 163.20 30.00	48	7100.00	384.00	142.00 50.00 142.00 50.00	70	3000.00	260.00	30.00 100.00 30.00 100.00
3	7100.00	384.00	142.00 50.00 142.00 50.00	26	4887.32	385.83	162.63 30.00 163.20 30.00	49	7100.00	384.00	142.00 22.99 27.01 142.00 27.01 22.99	71	3000.00	260.00	30.00 100.00 30.00 100.00
4	7100.00	384.00	142.00 50.00 142.00 50.00	27	4870.27	384.69	162.63 30.00 162.06 30.00	50	7100.00	384.00	142.00 50.00 142.00 50.00	72	3000.00	260.00	30.00 100.00 30.00 100.00
5	7100.00	384.00	142.00 50.00 142.00 50.00	28	4853.21	383.55	162.06 30.00 161.49 30.00	51	7100.00	384.00	142.00 50.00 142.00 50.00	73	3000.00	260.00	30.00 100.00 30.00 100.00
6	7100.00	384.00	142.00 50.00 142.00 50.00	29	4836.16	382.41	160.92 30.00 161.49 30.00	52	7100.00	384.00	142.00 50.00 142.00 50.00	74	3000.00	260.00	30.00 100.00 30.00 100.00
7	7100.00	384.00	142.00 50.00 142.00 50.00	30	4819.10	381.28	160.92 30.00 160.35 30.00	53	7100.00	384.00	142.00 50.00 142.00 50.00	75	3000.00	260.00	30.00 100.00 30.00 100.00
8	7100.00	384.00	142.00 50.00 142.00 50.00	31	4802.05	380.14	160.35 30.00 159.78 30.00	54	7100.00	384.00	142.00 50.00 142.00 50.00	76	3000.00	260.00	30.00 100.00 30.00 100.00
9	7100.00	384.00	142.00 50.00 142.00 50.00	32	4784.99	379.00	159.78 30.00 159.22 30.00	55	7212.43	381.24	142.00 51.08 132.21 12.16 43.79	77	3000.00	260.00	30.00 100.00 30.00 100.00
10	7100.00	384.00	142.00 50.00 142.00 50.00	33	4788.01	380.94	21.48 161.50 33.81 176.42 30.00	56	7206.51	378.02	32.11 31.76 121.85 50.20 142.11	78	3000.00	260.00	30.00 100.00 30.00 100.00
11	7105.71	384.08	142.00 0.25 49.83 142.00 49.75 0.25	34	5028.87	401.72	161.50 33.81 176.42 30.00	57	7103.66	384.15	50.00 142.11 50.00 142.04	79	3000.00	260.00	30.00 100.00 30.00 100.00
12	7100.00	384.00	142.00 50.00 142.00 50.00	35	5859.61	516.70	176.42 71.58 142.04 60.01 178.69 30.00	58	7100.62	384.04	19.14 30.86 142.04 50.00 142.00	80	3000.00	260.00	30.00 100.00 30.00 100.00
13	7100.00	384.00	142.00 50.00 142.00 50.00	36	10923.68	474.04	174.37 62.65 174.37 62.65	59	7100.00	384.00	50.00 142.00 50.00 142.00	81	3000.54	260.26	30.00 100.00 23.62 6.39 100.25
14	7100.00	384.00	142.00 50.00 142.00 50.00	37	10923.70	474.04	174.37 62.65 174.37 62.65	60	7100.00	384.00	50.00 142.00 50.00 142.00	82	3101.66	269.17	107.84 30.00 100.25 26.16 4.92
15	7100.00	384.00	142.00 50.00 142.00 50.00	38	8916.79	451.01	174.35 52.28 174.37 50.00	61	7100.00	384.00	50.00 142.00 50.00 142.00				
16	7100.00	384.00	142.00 50.00 142.00 50.00	39	8717.67	448.71	174.36 50.00 174.35 50.00	62	7100.00	384.00	50.00 142.00 50.00 142.00				
17	7100.00	384.00	142.00 50.00 142.00 50.00	40	8717.86	448.71	174.36 50.00 174.36 50.00	63	7100.00	384.00	50.00 142.00 50.00 142.00				
18	7100.00	384.00	142.00 50.00 142.00 50.00	41	8717.70	448.71	174.36 50.00 174.36 50.00	64	7100.00	384.00	50.00 142.00 50.00 142.00				
19	7100.00	384.00	142.00 50.00 142.00 50.00	42	11792.84	487.74	174.36 43.56 6.40 178.17 85.27	65	7100.00	384.00	50.00 142.00 50.00 142.00				
20	7100.00	384.00	142.00 50.00 142.00 50.00	43	22850.67	598.89	142.00 163.15 122.50 30.95 140.30	66	7100.00	384.00	50.00 142.00 50.00 142.00				
21	7100.00	384.00	142.00 50.00 142.00 50.00	44	7100.00	384.00	142.00 50.00 142.00 50.00	67	7100.00	384.00	50.00 142.00 50.00 142.00				
22	7100.00	384.00	142.00 50.00 142.00 50.00	45	7100.00	384.00	142.00 50.00 142.00 50.00	68	7030.00	373.06	118.73 18.57 8.85 23.90 142.00 51.00				
23	7100.00	384.00	142.00 50.00 142.00 50.00	46	7100.00	384.00	142.00 50.00 142.00 50.00								

THE RETREAT AT BAY TRAIL

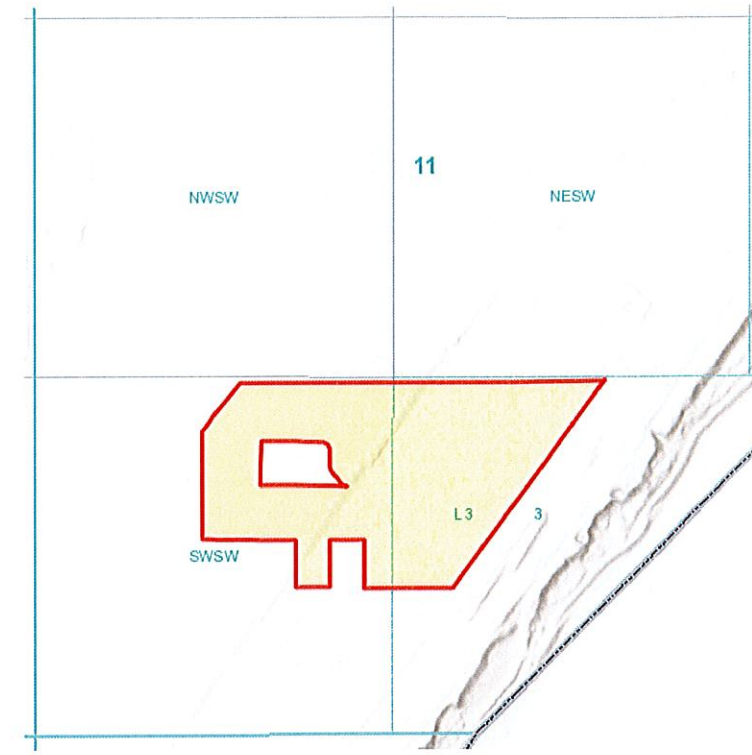
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BOISE MERIDIAN, BONNER COUNTY, IDAHO
CITY OF PONDERAY

Revised
(V4)
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JAN 30 2020

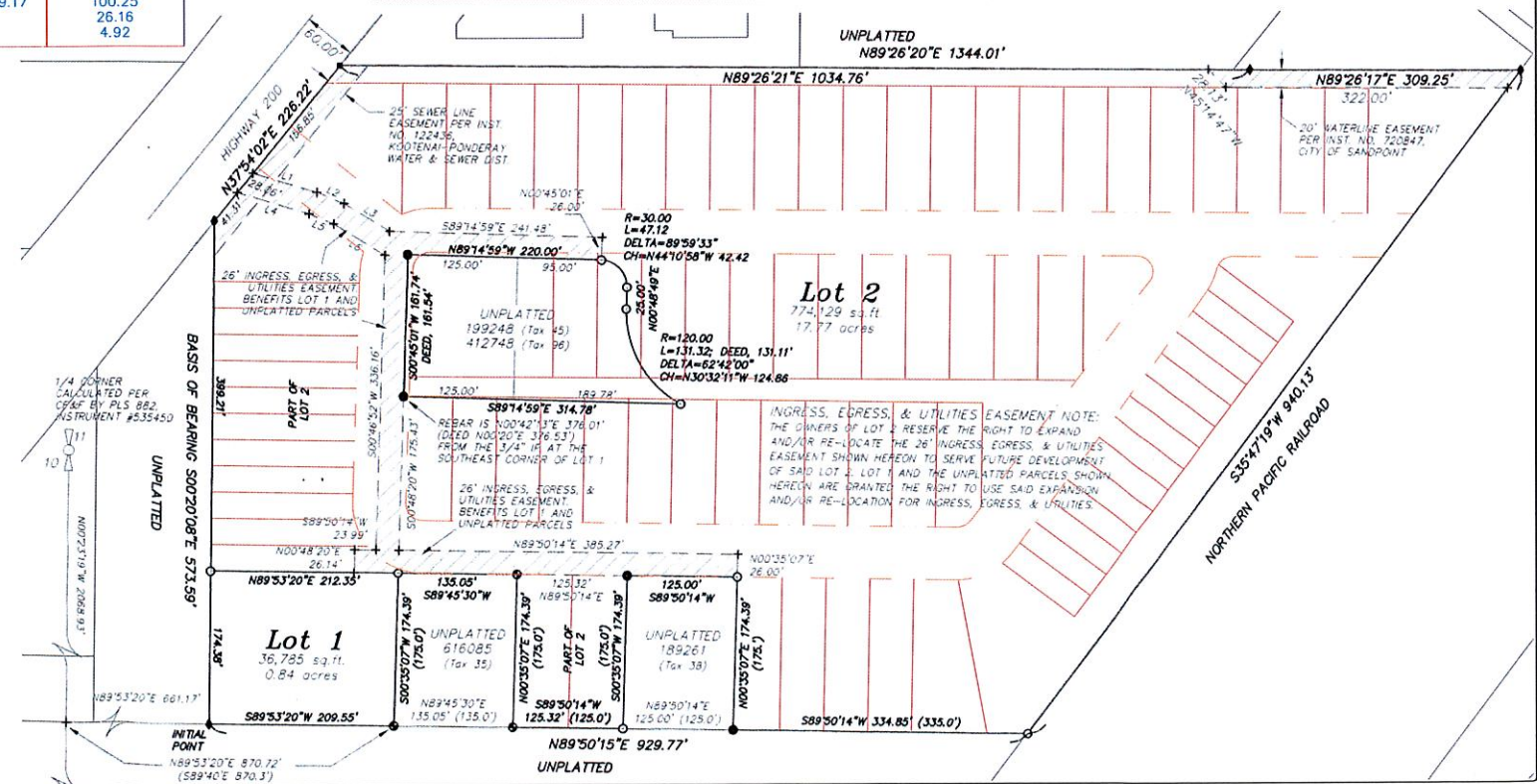
PLANNING OFFICE
CITY OF PONDERAY

SS20-0234
ZC20-018



NOTES:
1. ALL ACCESS AND UTILITY EASEMENTS WILL BE UPDATE WITH EQUAL OR BETTER ACCESS AND OR UTILITY SERVICE TO EXISTING DEVELOPED PARCELS.

EASEMENTS OF RECORD PER BONNER COUNTY RECORDER INSTRUMENT #740077



1-INCH AT 22 X 34
 FORESITE ENGINEERING
 418 E. LAKEVIEW AVE. #01
 COEUR D'ALENE, IDAHO 83814
 THE RETREAT AT BAY TRAIL
 PRELIMINARY PLAT EXHIBIT
 CITY OF PONDERAY, IDAHO
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 SHEET 02