

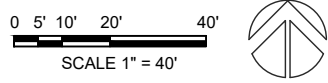
SITE SYMBOL KEY

| | |
|---|-------|
| PROPOSED GRAVEL APPROACH AND PARKING AREAS LOT #1: 10,143 SF, LOT #2: 5,124 SF TOTAL 24,210 SF | |
| DEMOLITION AREAS: CONCRETE PAD 376 SF, SHED ON EAST OF EXISTING BUILDING 154 SF | |
| BUILDING FOOTPRINT AREAS PROPOSED: 5,820 SF. EXISTING: 780 SF | |
| LOT #2 EXISTING CONCRETE WALKS (090 SF) AND PADS (049 SF) DEMO 376 SF = 1,563 SF TOTAL LOT #1 PROPOSED CONCRETE APRON 360 SF TOTAL, 240 SF NOT COVERED | |
| UTILITY LINES | |
| PROPERTY LINE 1.25 ACRES | |
| SETBACK LINE | |
| EXISTING FENCE LINE | |
| ROOF AREAS: PROPOSED 6,732 SF EXISTING 1,775.2 SF TOTAL LOT #1 = 5,376 SF TOTAL LOT #2 = 3,131.2 SF | |
| EXISTING DRAINAGE DITCH | |
| EASEMENTS: EXISTING ELECTRIC AND PROPOSED STORMWATER OVERFLOW EASEMENT | |
| EXISTING SPOT ELEVATIONS | +0.00 |
| WATER FLOW DIRECTION WITH EXISTING GRADE | |
| EXISTING POWER POLES | |
| EXISTING LIGHT POSTS | |
| BUILDING AREA LIGHTING LED DARK SKY RATED | |
| LED DARK SKY SIGN LIGHTS DIRECTED DOWN AT FROM TOP EDGE | |
| EXISTING HOLLY HEDGE SHRUBS | |
| EXISTING TREES RETAINED | |

SITE PLAN KEY

- 1 PROPOSED SHOP BUILDING ON LOT #1
4800 SF FOOTPRINT
5376 SF ROOF AREA
- 2 PROPOSED GRAVEL DRIVE & PARKING
14,934 SF ON LOT #1 AND
9,289 SF ON LOT #2
- 3 TRIANGLE ROAD ACCESS
- 4 BUILDING SETBACK LINE
- 5 PROPOSED SEPTIC PUMP STATION
- 6 PROPOSED LIGHTING
- 7 PROPOSED GIA BASIN AREAS
- 8 PROPERTY LINE
- 9 EXISTING BUILDING 780 SF FOOTPRINT, ROOF AREA:
1,929.2 SF SUBTRACT SHED DEMO 154 SF = 1,775.2
- 10 PROPOSED 8 YARD DUMPSTER AND 3 SIDED ENCLOSURE
- 11 PROPOSED BUILDING ON LOT #2
1,020 FOOTPRINT
1,356 ROOF AREA
- 12 EXISTING CULVERT
- 13 PROPOSED CONCRETE APRON
360 SF TOTAL, 240 SF NOT COVERED
- 14 EXISTING LIT SIGN
- 15 EXISTING DRAINAGE DITCH
- 16 EXISTING 6' HIGH CHAIN LINK FENCE AROUND PERIMETER OF PROPERTY LINE
- 17 EXISTING 6' HIGH CHAIN LINK 23'3" WIDE APPROACH GATES
- 18 EXISTING HOLLY SHRUB HEDGE
- 19 EXISTING CONCRETE WALKWAY 990 SF
- 20 EXISTING CONCRETE PAD 949 SF
- 21 PROPOSED DEMO 376 SF CONCRETE PAD
- 22 EXISTING SEPTIC PUMP STATION
- 23 PROPOSED DEMO EXISTING 154 SF SHED FOR DRIVE ACCESS
- 24 EXISTING TREES TO REMAIN (REMOVE 5 AND LEAVE ONE SOUTH OF EXISTING BUILDING)
- 25 ROOF LINE
- 26 LIGHTED SIGN WITH MASONRY MONUMENT BASE
6' X 4' SIGN. BOTTOM OF SIGN 6' FROM GRADE
- 27 9' X 10' PARKING SPACES
- 28 LOADING SPACE
- 29 9' X 23' PARALLEL PARKING SPACES
- 30 PATH OF FUTURE PEDESTRIAN WALKWAY IF REQUIRED
- 31 EXISTING ELECTRIC EASEMENT
- 32 PROPOSED STORMWATER OVERFLOW EASEMENT FROM LOT ONE GIA 2B THROUGH LOT #2 GIAS 2A AND 4A TO CITY OF PONDERAY EXISTING DRAINAGE DITCH #15

**S-1 SLEYSER SHOP
PROPOSED SITE PLAN**



PLAT STATEMENTS

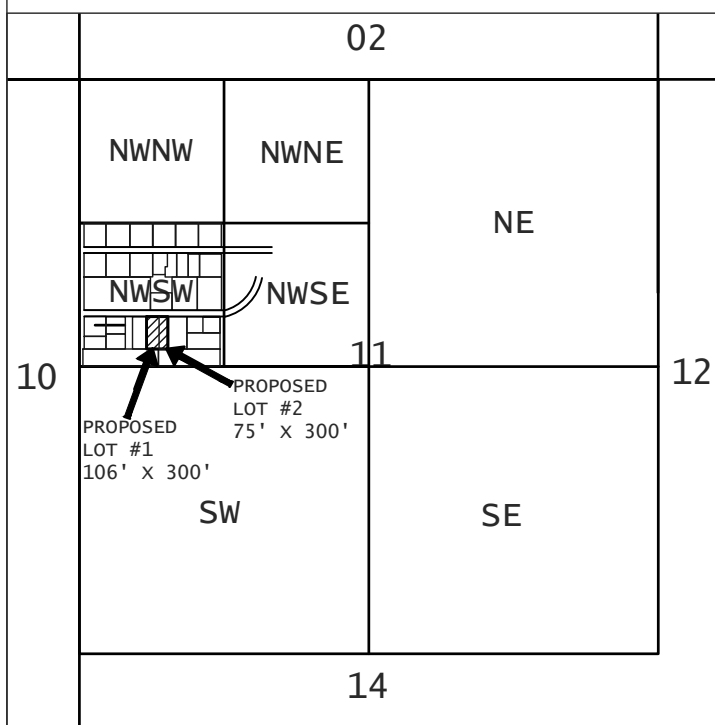
THE PURPOSE OF THIS SUBDIVISION IS TO ALLOW THE PROPERTY OWNERS, DAVE AND TINA SLEYSER, TO SELL EITHER LOT INDEPENDENTLY OF THE OTHER WHILE MAINTAINING THE BUSINESS/ES OR BUSINESS TENANTS ON THE LOT NOT SOLD.

THE INTENDED USE OF BOTH PROPOSED LOTS IS COMMERCIAL. PROPOSED FOR LOT #1 IS CONSTRUCTION OF A WAREHOUSE TO HOUSE THE STORAGE, OFFICE SPACE, AND GARAGE FOR DAVE SLEYSER'S ELECTRIC CONTRACTING COMPANY "ENERGY ELECTRIC." PROPOSED USE OF LOT #2 IS TO RENT THE EXISTING AND PROPOSED BUILDINGS TO BUSINESS TENANTS.

THERE ARE EXISTING CITY OF SANDPOINT WATER AND KOOTENAI PONDERAY SEWER CONNECTIONS TO THE EXISTING BUILDING. TWO NEW WATER AND SEWER CONNECTIONS ARE PROPOSED, ONE ON LOT #1 AND ONE ON LOT #2 FOR EACH PROPOSED NEW STRUCTURE.

FOR LOT #1 SOLID WASTE WILL BE COLLECTED IN INSIDE RECEPTACLES AND THEN TRANSFERRED TO THE DUMPSTER (# 10, LOT #1). BUSINESS TENANTS IN LOT #2 WILL FOLLOW THE SAME PROTOCOL WITH THE RENTAL AGREEMENT SPECIFYING A MONETARY CONTRIBUTION AMOUNT FOR DUMPSTER USE. IN THE CASE THAT THE PROPERTY IS SOLD, THE NEW OWNER OF LOT #2 WILL EITHER CONTINUE THIS ARRANGEMENT OR INSTALL ANOTHER DUMPSTER WITH A CONSTRUCTED 3-SIDED SCREEN AT LOCATION #10 ON LOT #2.

STORMWATER WILL BE COLLECTED ON SITE WITH PERMANENT STORMWATER STRUCTURES. SITE, DRIVES, PARKING AREAS AND ROOF WATER TO BE DIRECTED VIA A MINIMUM OF 2% SLOPE (WHERE POSSIBLE, SITE IS FAIRLY LEVEL). GRADE SLOPED TOWARDS CONVEYANCE DITCHES AND SWALES THAT FLOW INTO GIA BASINS SIZED FOR A 25 YEAR STORM EVENT. ALL SITE AREAS TO BE GRADED SLOPING AWAY FROM ALL BUILDINGS. SWALES TO BE EVENLY GRADED (AS CLOSE TO 2% SLOPE AS POSSIBLE GIVEN SITE CONSTRAINTS) BETWEEN DESIGNATED HIGH AND LOW ELEVATIONS. ALL OUTLETS TO BE ARMORED WITH STONE WITH A MINIMUM DIAMETER OF 3". OVERFLOW FROM GIA AREAS TO BE DIRECTED TO EXISTING CITY OF PONDERAY DRAINAGE DITCH PARALLEL TO THE SOUTH SIDE OF TRIANGLE DRIVE. THERE IS ENOUGH STORMWATER STORAGE ON EACH LOT INDEPENDENT OF THE OTHER FOR A 25 YEAR STORM EVENT. THE LOTS WILL SHARE THE OVERFLOW CONVEYANCE DITCH ALONG THE WEST SIDE OF LOT #1, WHICH WILL REQUIRE AN EASEMENT FOR STORMWATER TO FLOW THROUGH GIA 2A AND ON THROUGH 4A TO THE EXISTING CITY OF PONDERAY DRAINAGE DITCH PARALLEL TO TRIANGLE DRIVE.



PLAT MAP NTS
SUBDIVISION NAME: PRON PARK
LOT LOCATED IN THE SW 1/4 OF THE NW 1/4
S11-T57N-R2W
BOISE MERIDIAN

| DIP # | SET STAGE | PROPOSED SITE PLAN | | | |
|--------|------------|--------------------|------------|-----------|---------|
| | 1 SWM | | | | |
| SHTS | S-1 | PROJ # | DATE | REVISED | CHECKED |
| 2 OF 5 | | 201212 | 12/12/2019 | 1/17/2020 | KO |

REVISIONS

| | | |
|---|----|-----------|
| 1 | KO | 1/31/2020 |
| 2 | KO | 1/14/2020 |
| 3 | KO | 1/6/2020 |
| 4 | KO | 1/17/2020 |

SLEYSER SHOP
 OWNERS:
 DAVE AND TINA SLYSTER
 TRIANGLE COMMERCIAL
 BLK 2 LOT 4
 PONDERAY, ID 83852



KAREN OLESON
 LANDSCAPE ARCHITECT
 1967 SAMUELS ROAD
 SANDPOINT IDAHO, 83864

