

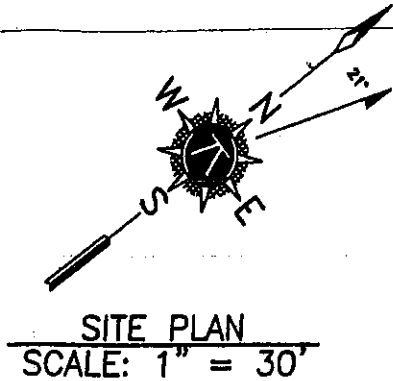
EDGE OF ROAD

SITE PLAN NOTES

PROPERTY OWNERS & APPLICANTS: P&D DEVELOPMENT
 PONDERAY ZONING: COMMERCIAL
 WATER PROVIDER: CITY OF SANDPOINT
 SEWER PROVIDER: KOOTENAI-PONDERAY SEWER DIST.
 SOLID WASTE: WASTE MANAGEMENT OF IDAHO
 FIRE PROTECTION: NORTHSIDE FIRE DIST.
 TOTAL LAND AREA: ± 43,000 (.99 AC)
 PROPOSED BUILDING FOOTPRINT AREA: 4,125 SF
 EXISTING BUILDING FOOTPRINT AREA: 8,000 SF
 EXISTING PARKING & DRIVE AREA: ±25,800 SF
 GREEN SPACE AREA: ±5,065 SF (11.78%)
 OPEN SPACE AREA: ±30,875 SF (71.80%)
 TOTAL IMPERVIOUS AREA: ±37,925 SF

NOTE:
 LOT LINES & DIMENSIONS
 PER BONNER COUNTY
 TAX MAPS

POSSIBLE RETAINING WALL NEEDED
 CONSULT WITH GEOTECH. AND/OR
 STRUCTURAL ENGINEER PRIOR TO
 ANY CONSTRUCTION



FEBRUARY 27, 2007

SHEET 1 OF 1

P&D DEVELOPMENT

LOCATED IN A PORTION OF SEC. 11, TOWNSHIP 57 NORTH,
 RANGE 2 WEST, BONNER COUNTY, ID.

TUCKER BROWN & VERMEER, LLC
 ENGINEERING AND LAND SURVEYING
 102 S. 2nd Ave., Sandpoint, ID 83864 (208)263-5884

