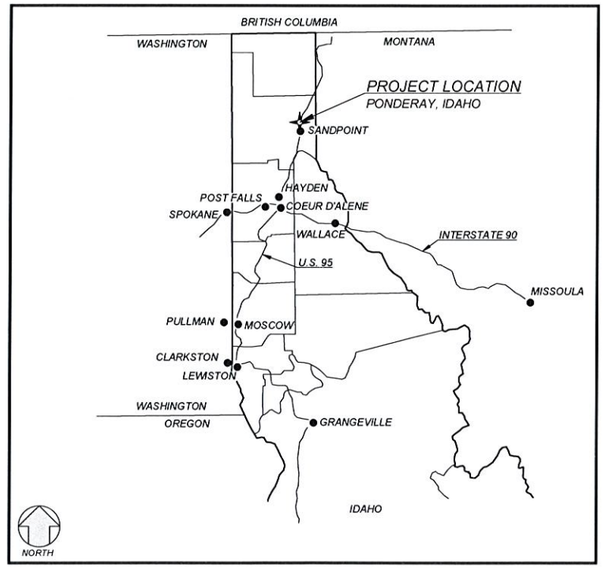
MEADOWBROOK

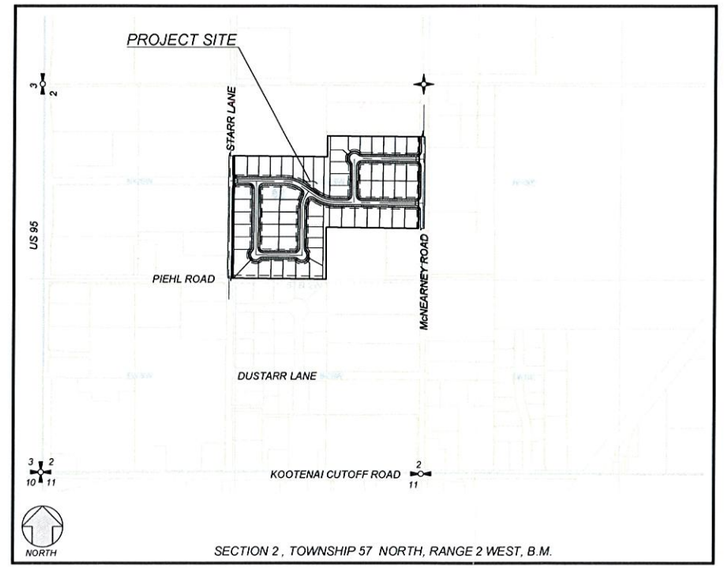
PRELIMINARY PLAT

CITY OF PONDERAY, BONNER COUNTY, IDAHO



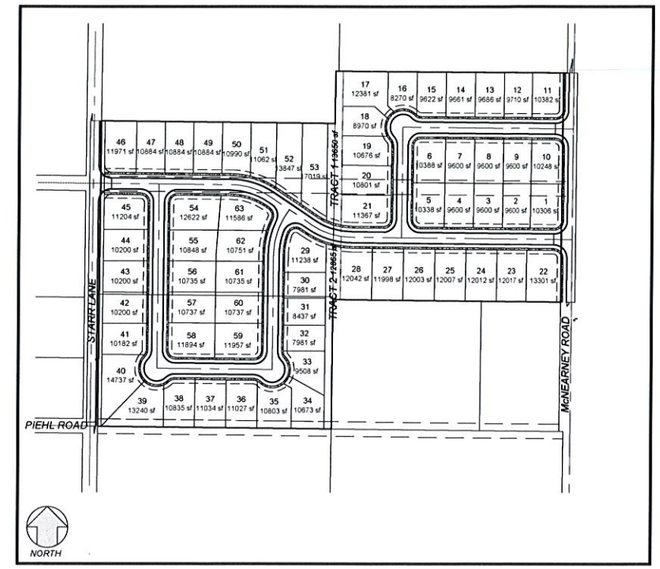
VICINITY MAP

NTS



PROJECT LOCATION

1" = 500'



PROJECT SITE

1" = 200'

PROJECT OWNERS

BIG CREEK LAND COMPANY, LLC
1950 W. BELLERIVE LANE #107
COEUR D'ALENE, IDAHO 83814

DANIEL & JANET EVANS

C/O:
BIG CREEK LAND COMPANY, LLC
1950 W. BELLERIVE LANE #107
COEUR D'ALENE, IDAHO 83814

HEINTZ ESTATE

C/O:
BIG CREEK LAND COMPANY, LLC
1950 W. BELLERIVE LANE #107
COEUR D'ALENE, IDAHO 83814

PROJECT DEVELOPER

BIG CREEK LAND COMPANY, LLC
1950 W. BELLERIVE LANE #107
COEUR D'ALENE, IDAHO 83814
PH: (208) 930-4697

PROJECT ENGINEER

LAKE CITY ENGINEERING, INC.
126 E. POPLAR AVENUE
COEUR D'ALENE, IDAHO 83814
PH: (208) 676-0230

PROJECT SITE

PARCEL NUMBERS: RPP38620000010A, RPP0441010000DA, RPP0441010000CA (SOUTHERN PORTION)

ACREAGE: 21.13 ACRES (GROSS PROJECT AREA)

CONTACT INFORMATION

WATER PURVEYOR

NORTHSIDE WATER USER'S ASSOCIATION, INC.
478715 HIGHWAY 95
SANDPOINT, IDAHO 83864
PH: (208) 263-7455

SEWER PURVEYOR

KOOTENAI-PONDERAY SEWER DISTRICT
511 WHISKEY JACK ROAD
SANDPOINT, IDAHO 83864
PH: (208) 263-0229

STREET AND STORMWATER PURVEYOR

CITY OF PONDERAY
288 FOURTH STREET
PONDERAY, IDAHO 83864
PH: (208) 265-5468

FIRE DISTRICT

NORTHSIDE FIRE DISTRICT (STATION #1)
437 CEDAR AVENUE
PONDERAY, IDAHO 83852
PH: (208) 265-4114

UTILITY CONTACT LIST

VERIZON (COMM.): (877) 751-8821
AVISTA (POWER/GAS): (800) 227-9187
FRONTIER (COMM): (888) 609-8564

INDEX OF SHEETS

1. TITLE SHEET
2. PRELIMINARY PLAT
3. PRELIMINARY UTILITY PLAN
4. DETAILS

RECEIVED
JUL 30 2021
PLANNING OFFICE
CITY OF PONDERAY

SS21-033

UNDERGROUND SERVICE ALERT
ONE-CALL NUMBER
811
CALL TWO BUSINESS DAYS BEFORE YOU DIG

REVISION BLOCK

NO.	DESCRIPTION	INITIAL	DATE

LAKE CITY ENGINEERING
126 E. POPLAR AVENUE
COEUR D'ALENE, IDAHO 83814
PHONE: 208.676.0230

PRELIMINARY
NOT FOR CONSTRUCTION

MEADOWBROOK

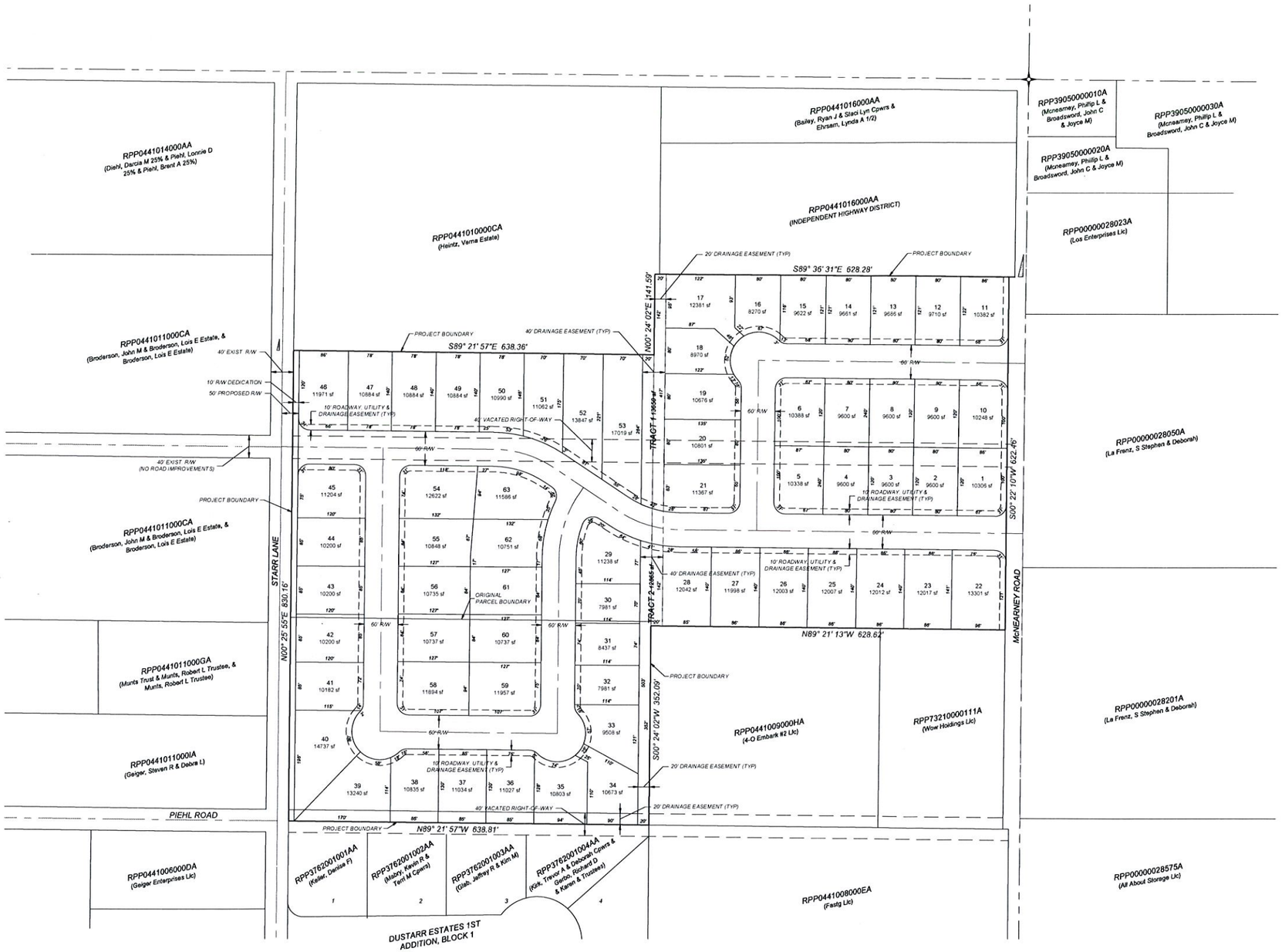
TITLE SHEET
PONDERAY, IDAHO

ONE INCH
AT FULL SIZE IF NOT ONE INCH SCALE ACCORDINGLY

DESIGNED BY:	DCD
DRAFTED BY:	SEG
DATE:	7/27/2021
JOB NO:	20-105

1 / 4

gilette, Plotted: Jul 27, 2021 - 9:33am, L:\2020\20-105\ACAD\20-105 PRELIMINARY PLAT_WITH LAYOUT 9_07-13-2021.dwg



PROJECT MATRIX

ZONING:	RESIDENTIAL
GROSS PROJECT AREA:	21.13 ac
PROJECT AREA EXCLUDING RIGHT-OF-WAY AND TRACTS	15.72 ac
# RESIDENTIAL LOTS:	63
DENSITY (SEE NOTE #3):	4.0 lots/ac
MINIMUM LOT SIZE:	7,981 sf
MAXIMUM LOT SIZE:	17,019 sf
AVERAGE LOT SIZE:	10,869 sf
TRACT 1 SIZE:	13,650 sf
TRACT 2 SIZE:	12,865 sf
TOTAL R/W: (INCLUDES 10' R/W DEDICATION ALONG STARR LANE)	4.8 ac

NOTES:

1. PRELIMINARY STREET NAMES HAVE NOT YET BEEN SELECTED AND WILL REQUIRE APPROVAL FROM BONNER COUNTY AND THE CITY OF PONDERAY.
2. NO DIRECT ACCESS/DRIVEWAY APPROACHES WILL BE ALLOWED ONTO McNEARNEY ROAD OR STARR LANE FROM ANY LOTS WITHIN THE PLAT.
3. DENSITY CALCULATION EXCLUDES RIGHT-OF-WAY AND TRACT AREAS.

NORTH

0 50 100 200

SCALE: 1" = 100'

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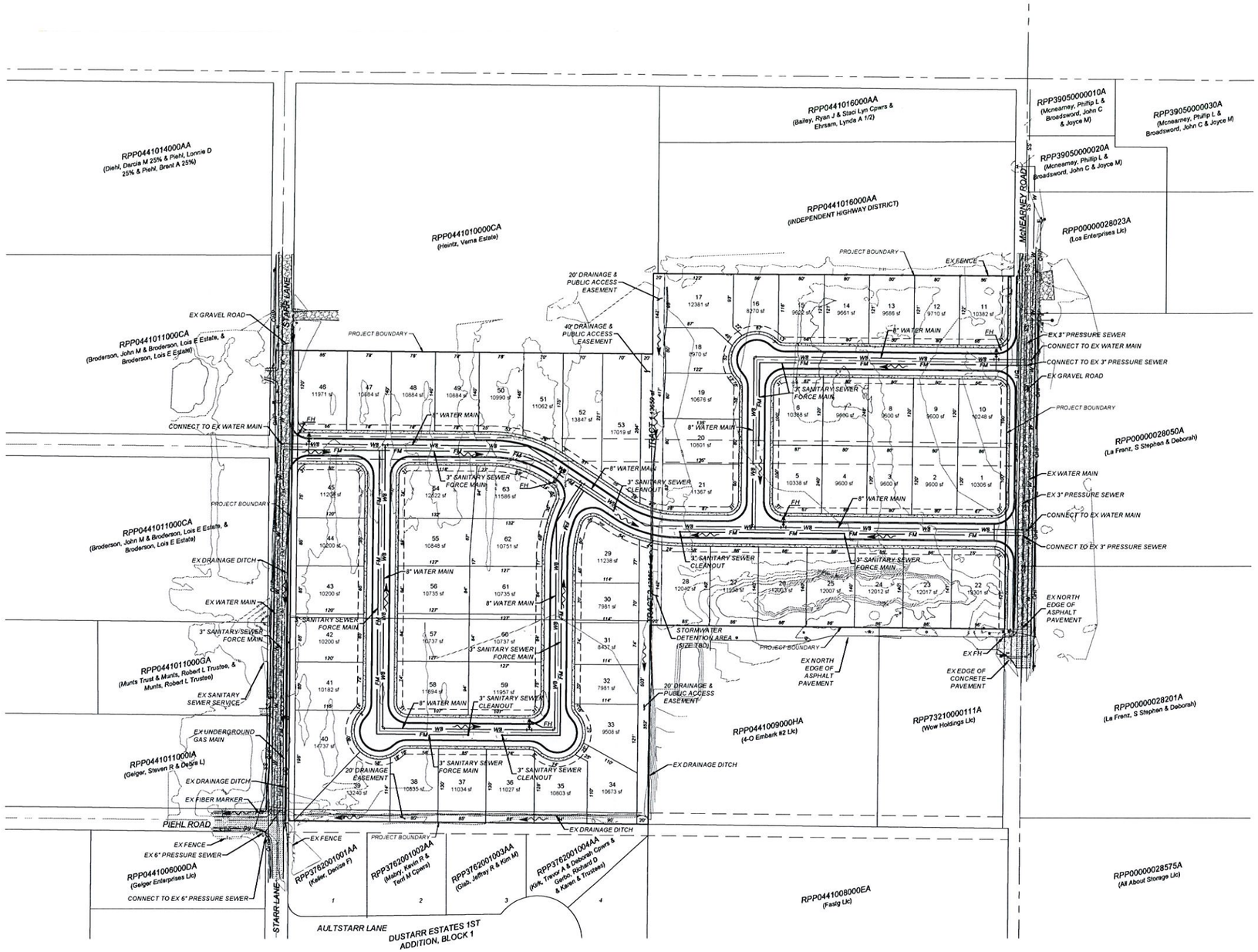

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LEGEND

EXISTING		PROPOSED
2160	1' CONTOURS	
	ROLLED CURB	
	STANDARD CURB	
	SIDEWALK	
	PATH	
	PAVEMENT	
	DRYWELL	
SS8	SEWER GRAVITY MAIN (SIZE AS NOTED)	SS8
	SEWER FORCE MAIN (SIZE AS NOTED)	FM8
	SEWER MANHOLE	
	SEWER CLEANOUT	
WM8	WATER MAIN (SIZE AS NOTED)	WM
	WATER SERVICE WITH METER	
	FIRE HYDRANT	
	WATER VALVE	
BO	BLOW OFF VALVE	BO
	STORM DRAIN MANHOLE	
SD	STORM DRAIN PIPE	
OH	OVERHEAD UTILITY AND POLE	
X	FENCE	

NORTH

0 50 100 200

SCALE: 1" = 100'

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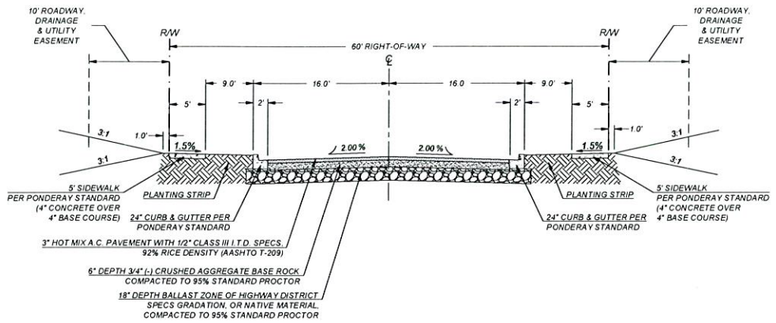
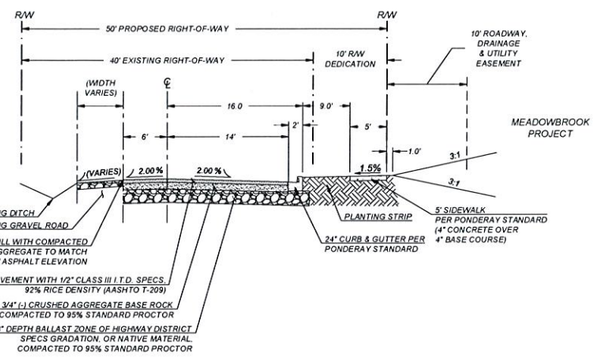


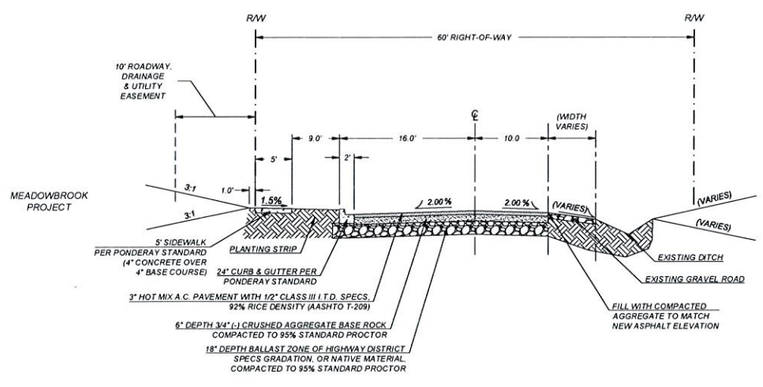
TYPICAL RESIDENTIAL STREET SECTION

(INTERIOR ROADS)
NTS



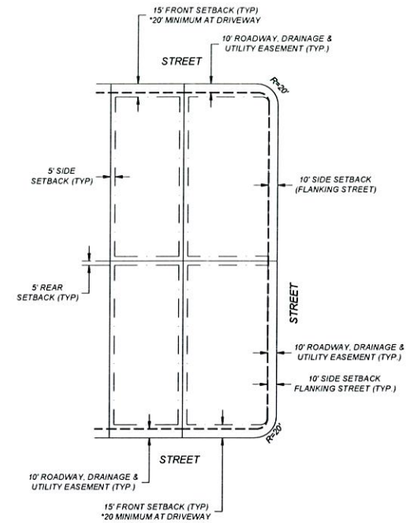
STARR LANE SECTION

(HALF-STREET PLUS 6')
NTS



McNEARNEY ROAD SECTION

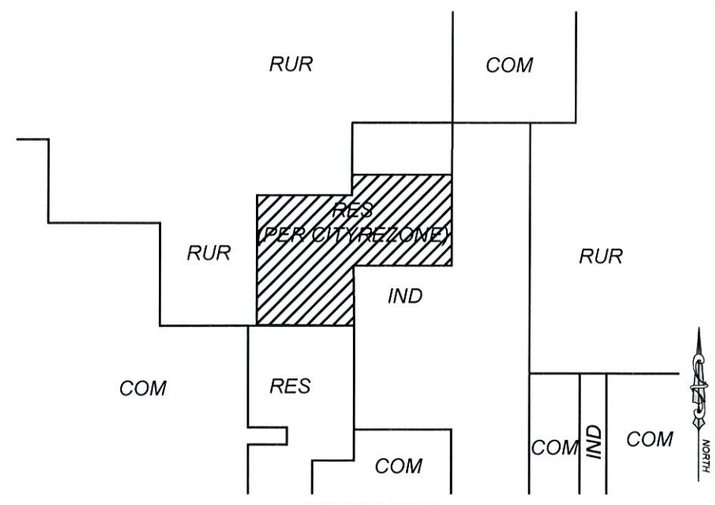
(HALF-STREET PLUS 10')
NTS



RESIDENTIAL ZONING
(SINGLE-FAMILY, 50' MIN. FRONTAGE
AT PROPERTY LINE REQUIRED
EXCEPT FLAG LOTS)

TYPICAL BUILDING SETBACKS

NTS



ZONING MAP

SCALE: 1" = 500'

ZONING LEGEND

COM	COMMERCIAL
IND	INDUSTRIAL
RUR	RURAL
RES	RESIDENTIAL

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