

Ponderay - City Planning


Site Plan Application

Cover Sheet

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 PLANNING OFFICE
 CITY OF PONDERAY

Site/Project Information
Brief Project Description: Site development for two 10K SF industrial office buildings
Project Representative: Ben McGrann
E-mail: Ben@ActusProjects.com
Phone #'s: 206-696-8239
Location: 850 Hawthorne Ave (Behind Diedrich Roasters)
Legal Description: 11-57N-2W LEW'S INDUSTRIAL PARK BLK 3 LOT 1 AUTO ALLEY PARTS & SALES LAND ONLY

Applicant/Owner Information
Name: Ben McGrann
Legal Owner: Hawthorne Business Park, LLC
Signature: 
Mailing Address: PO Box 531 Dover, ID 83825
E-Mail: Ben@ActusProjects.com
Phone #'s: 206-696-8239

Ponderay Planning Department
File Number: SP24-104
Fees: \$400 APP \$969.21 SW
Zoning: Ind
Received By:  Date: 2/29/24
Comments: RPP39490030010A

April 17, 2024

Hawthorne Business Park site plan application narrative

Hawthorne Business Park, LLC is seeking site plan approval to develop Lot 1 (RPP39490030010A) with two industrial office buildings. The buildings are planned to be single or multi-tenant. Uses are in alignment with the City of Ponderay industrial zone. The buildings will be setback 12' to north wall and 10' to roof overhang from the north property line.

Buildings will be accessed off 7th Ave. 7th Ave to be developed to meet the City street standard. Circulation from the street to the parking lots and drive aisles will meet fire code for width and turning radius. Parking ratios meet the 1000 SF to 1 Parking stall for industrial and 200 SF to 1 parking stall for office. Each building will have 22 parking stalls.

Snow storage will be on the southside of the buildings located in the bioswales. The metal roofs will have snow guards/breaks to ensure minimal snow sliding off into circulation drives.

Water and sewer main extensions are planned. Each building will be served by one City of Sandpoint water meter and connect to the KPSD sewer. No fire sprinklers are planned for buildings as they are under the building 12K SF size requiring sprinklers.

Each building will have exterior lighting and building mounted tenant signage.

The current wetlands depicted on the plat will be infilled to the max extent possible (4,300 SF) without buying wetlands credits. The wetlands have been delineated by Tom Duebendorfer, Wetlands Specialist. Tom will be submitting the Army Corps of Engineers 404 Permit. The current drainage ditch will be relocated to the south property line and continued east to tie into the existing drainage on the adjacent east property.

Our goal is to start site construction late spring and construct buildings in summer of 2024. We look forward to working with the City of Ponderay on this development.

Sincerely,



Ben McGrann
Hawthorne Business Park, Managing Member
206.696.8239
Ben@ActusProjects.com