

RIDLEY COURT - PRELIMINARY IMPROVEMENT PLANS

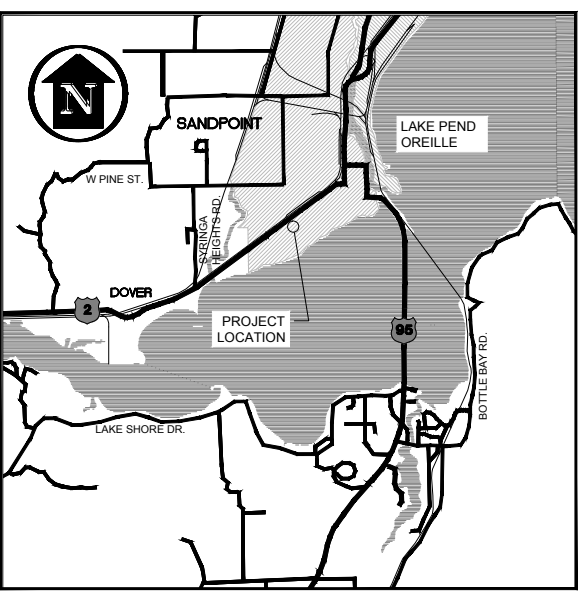
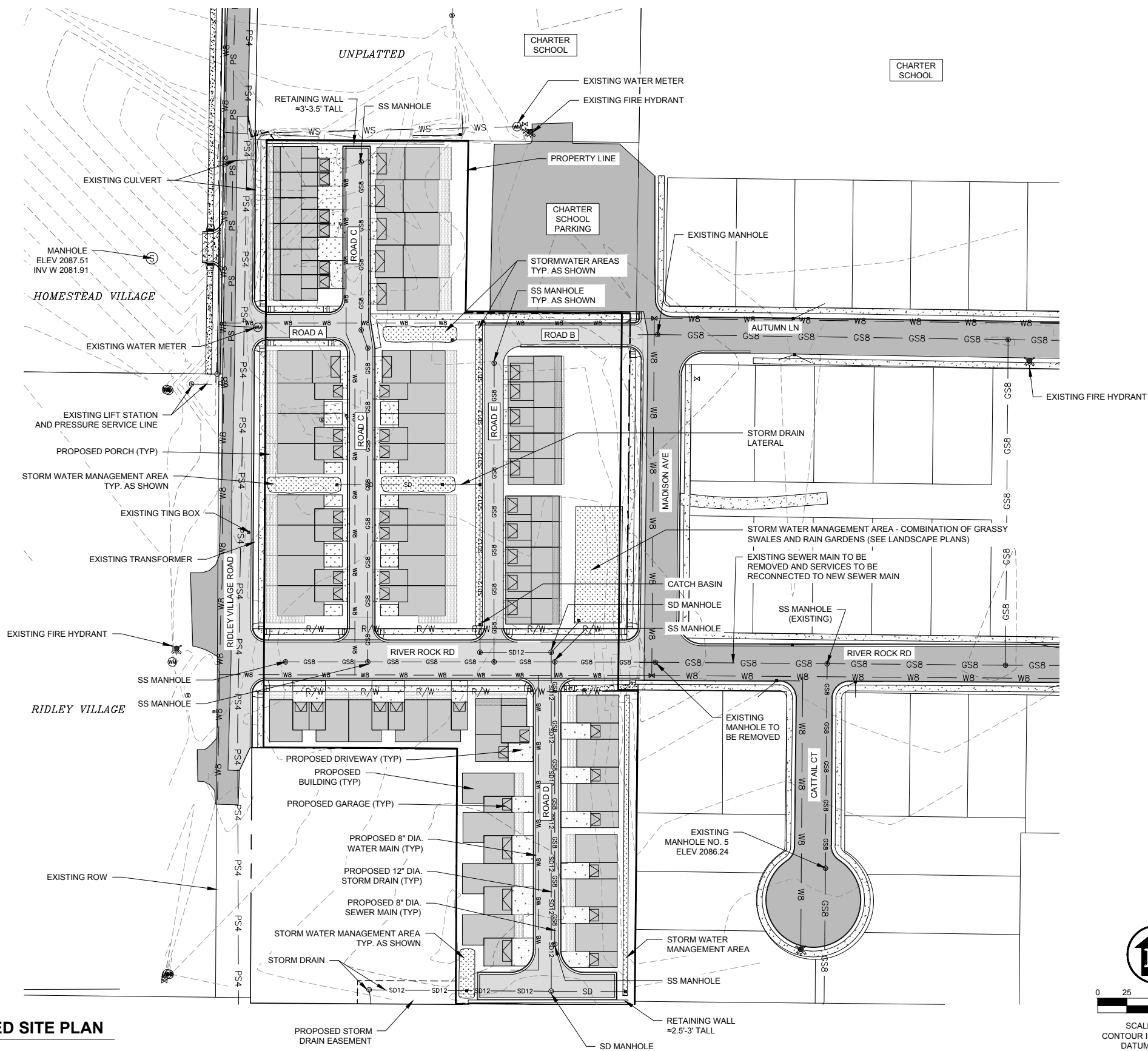
(PARCEL RPS00000280320A/ 875 RIDLEY VILLAGE ROAD)

SECTION 28, TOWNSHIP 57 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

RELEASE FOR
AGENCY REVIEW



Digitally Signed by: Jeff Jensen, P.E.
Contact Info: jjensen@jasewell.com
Date: 03/19/2025 7:24:18 AM

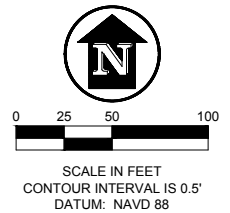


VICINITY MAP

NOT TO SCALE

- GENERAL NOTES:
1. SITE PLAN AS SHOWN IS FOR PLANNING APPROVAL PURPOSES ONLY, NOT FOR CONSTRUCTION.
 2. THE WATER, SEWER, AND STORMWATER UTILITY PROFILES ARE PENDING. FINAL UTILITY PLANS INCLUDING PLAN AND PROFILE WILL BE PROVIDED FOR CITY APPROVAL PRIOR TO CONSTRUCTION.
 3. THE MISC. "DRY" UTILITY LAYOUT IS PENDING AND WILL BE DEVELOPED IN CONJUNCTION WITH AVISTA. APPROPRIATE EASEMENTS WILL BE PROVIDED FOR ALL "DRY" UTILITIES. NATURAL GAS IS NOT ANTICIPATED TO BE PROVIDED TO THE PROJECT.
 4. STORMWATER AREAS AS SHOWN ARE SCHEMATIC IN NATURE AND A FINAL STORMWATER MANAGEMENT PLAN WILL BE DEVELOPED FOR CITY APPROVAL PRIOR TO CONSTRUCTION.

ROAD INFORMATION TABLE			
ROAD	TYPE	WIDTH	TRAVELWAY WIDTH
RIDLEY VILLAGE (N)	ROW	50 FT	28 FT
RIDLEY VILLAGE (S)	ROW	40 FT	28 FT
RIVER ROCK RD	ROW	54 FT	34 FT
MADISON AVE	ROW	53 FT	34 FT
ROAD A	EASEMENT	34 FT	24 FT
ROAD B	EASEMENT	30 FT	34 FT
ROAD C	EASEMENT	32 FT	24 FT
ROAD D	EASEMENT	32 FT	24 FT
ROAD E	EASEMENT	20 FT	16 FT



CALL
2 WORKING
DAYS
BEFORE
YOU DIG!

Bonner Boundary One Call
811

1 PROPOSED SITE PLAN
SCALE: AS SHOWN

James A. Sewell and Associates, LLC
1319 NORTH DIVISION AVENUE
SANDPOINT, IDAHO 83864
(208) 263-4160



SHEET TITLE: **OVERALL SITE PLAN**
PROJECT: **RIDLEY CT.
RIDLEY VILLAGE ROAD
SANDPOINT, IDAHO**
DATE: 03-19-2025
SCALE: AS SHOWN
DESIGNED: JPJ
DRAWN: NCF
CHECKED: JPJ
PROJ NO.: 01210-24-002
CAD FILE: E-AFFINITY
SHEET **1** OF **1**