

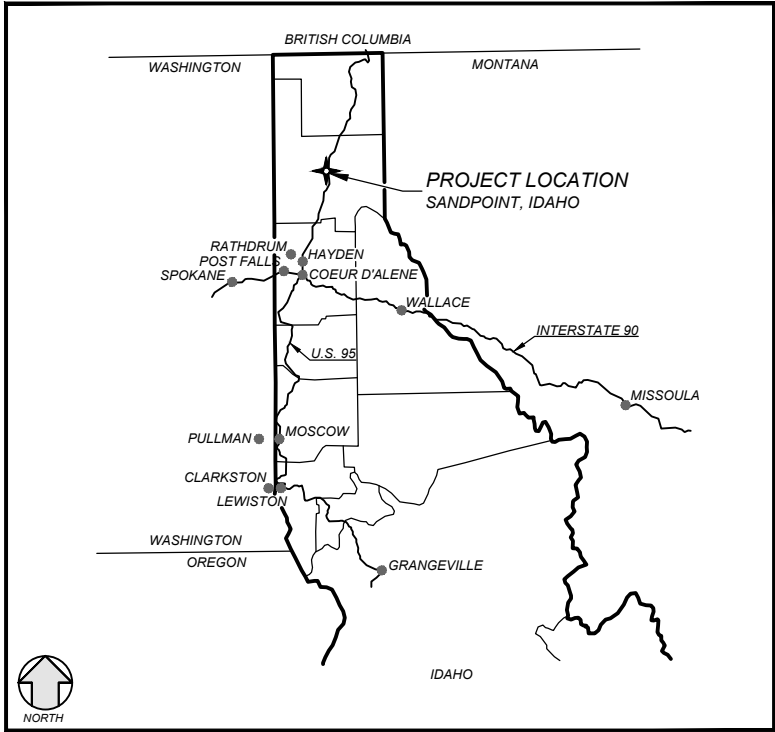
GREAT NORTHERN COMMERCE PARK FIRST ADDITION

PRELIMINARY SUBDIVISION - IMPROVEMENT PLAN SET

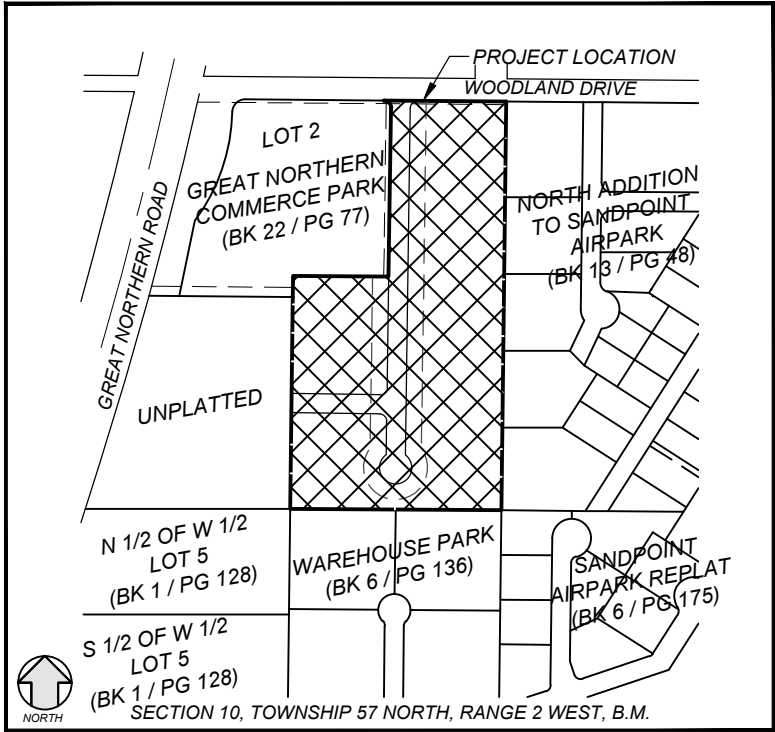
A REPLAT OF LOT 1, BLOCK 1 OF GREAT NORTHERN COMMERCE PARK
SECTION 10, TOWNSHIP 57 NORTH, RANGE 2 WEST, B.M.
CITY OF SANDPOINT, BONNER COUNTY, IDAHO

PRELIMINARY IMPROVEMENT PLANS
NOT FOR CONSTRUCTION
APPROVED BY:

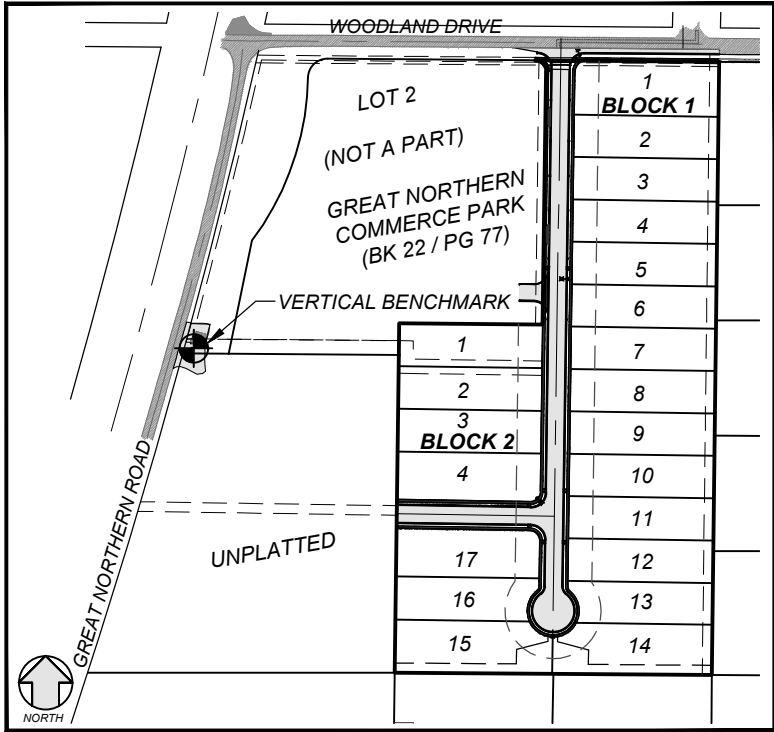
BRANDON STAGLUND, P.E.
CITY ENGINEER
7.9.2025
DATE



VICINITY MAP
NTS



PROJECT LOCATION
1" = 600'



PROJECT SITE
1" = 400'

PROJECT OWNER

BIG CREEK LAND COMPANY, LLC
1950 W. BELLERIVE LANE, SUITE 107
COEUR D'ALENE, IDAHO 83814
PH: (208) 777-3000

PROJECT ENGINEER

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

PROJECT MATRIX

LEGAL DESCRIPTION: LOT 1, BLOCK 1
GREAT NORTHERN COMMERCE PARK
(BK 22, PG 77)

AREA: 15.58 ACRES
ZONING: IG (INDUSTRIAL GENERAL)
INTENDED USES: USES AS ALLOWED WITHIN ZONE IG

OF LOTS: 21
MINIMUM LOT SIZE: 25,678 sf
MAXIMUM LOT SIZE: 34,523 sf
AVERAGE LOT SIZE: 27,958 sf
RIGHT-OF-WAY AREA: 89,884 sf

CONTACT INFORMATION

WATER PURVEYOR

CITY OF SANDPOINT - PUBLIC WORKS DEPARTMENT
1123 LAKE STREET
SANDPOINT, IDAHO 83864
PH: (208) 263-3407

SEWER PURVEYOR

CITY OF SANDPOINT - PUBLIC WORKS DEPARTMENT
1123 LAKE STREET
SANDPOINT, IDAHO 83864
PH: (208) 263-3407

STREET AND STORMWATER PURVEYOR

CITY OF SANDPOINT - PUBLIC WORKS DEPARTMENT
1123 LAKE STREET
SANDPOINT, IDAHO 83864
PH: (208) 263-3407

UTILITY CONTACT LIST

NORTHERN LIGHTS ELECTRIC COOPERATIVE (POWER): (808) 326-9594
AVISTA (GAS): (800) 227-9187
NORTHLAND COMMUNICATIONS (COMM): (208) 263-4070
INTERMAX NETWORKS (COMM): (208) 265-3533

INDEX OF SHEETS

- TITLE SHEET
- TENTATIVE PLAT
- PRELIMINARY SITE AND UTILITY PLAN
- PLAN & PROFILE - COMMERCE AVENUE
- PLANS & PROFILES - COMMERCE AVENUE & INNOVATIVE DRIVE
- EXISTING CONDITIONS MAP
- PROJECT DETAILS AND STORMWATER CALCULATIONS



VERTICAL BENCHMARK

PUNCH MARK IN NORTHEAST CORNER OF
SEWER VAULT
ELEV: 2137.39 (NAVD 88)



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

PRELIMINARY
NOT FOR CONSTRUCTION

GREAT NORTHERN COMMERCE PARK FIRST ADDITION

TITLE SHEET
CITY OF SANDPOINT, IDAHO

DESIGNED BY: DCD
DRAFTED BY: TCD/SEG
DATE: 6/10/2025
JOB NO: LCE 24-059
SCALE: N.T.S.

Not To Scale

1

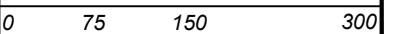
7

PRELIMINARY
NOT FOR CONSTRUCTION

GREAT NORTHERN COMMERCE PARK FIRST ADDITION

TENTATIVE PLAT
CITY OF SANDPOINT, IDAHO

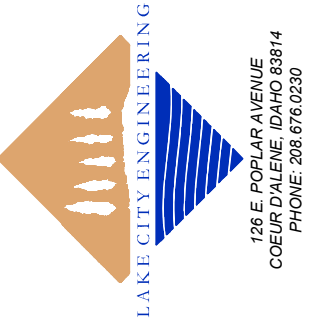
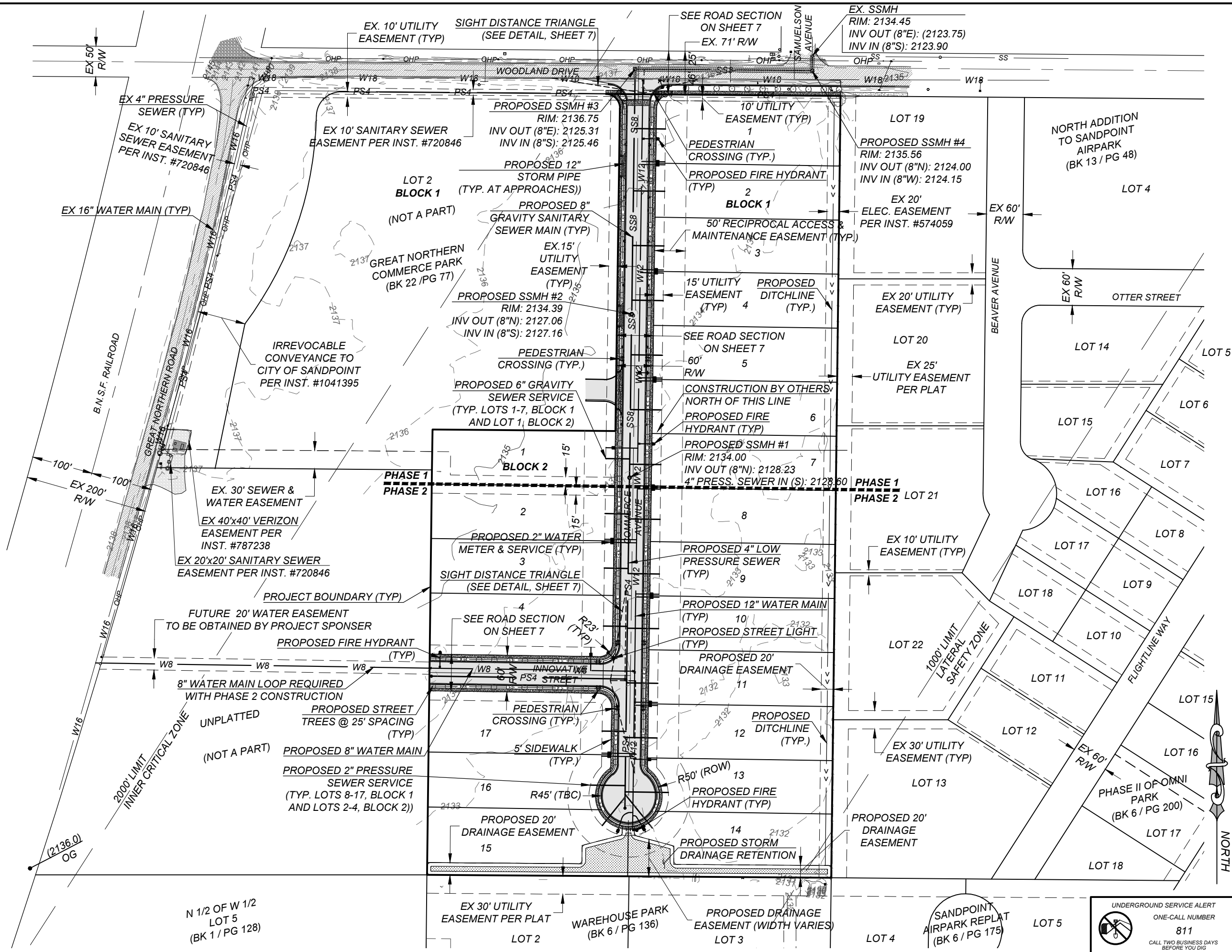
DESIGNED BY:	DCD
DRAFTED BY:	TCD/SEG
DATE:	6/10/2025
JOB NO:	LCE 24-059
SCALE:	1" = 150'



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



gilletto, Plotted: Jun 10, 2025 - 2:00pm, L:\2024\24-059\ACAD\24-059 PRELIM SUB.dwg



PRELIMINARY
NOT FOR CONSTRUCTION

GREAT NORTHERN COMMERCE PARK FIRST ADDITION

PRELIMINARY SITE AND UTILITY PLAN
CITY OF SANDPOINT, IDAHO

DESIGNED BY:	DCD
DRAFTED BY:	TCD/SEG
DATE:	6/10/2025
JOB NO:	LCE 24-059
SCALE:	1" = 150'

0 75 150 300

3

7





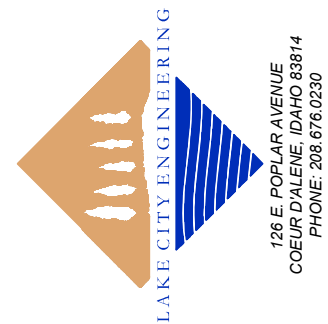
NOTE: STREET NAMES HAVE BEEN
APPROVED BY BONNER COUNTY.



STORMWATER CALCULATIONS



* FOR INFORMATIONAL PURPOSE ONLY *



PRELIMINARY
NOT FOR CONSTRUCTION

GREAT NORTHERN COMMERCE PARK FIRST ADDITION

PROJECT DETAILS AND STORMWATER CALCULATIONS

CITY OF SANDPOINT, IDAHO

DESIGNED BY:	DCD
DRAFTED BY:	TCD/SEG
DATE:	6/10/2025
JOB NO:	LCE 24-059
SCALE:	N.T.S.

Not To Scale

7

7