

Site Description

Site Characteristics

Location:	West side of N. Taryne Street, between W. Miles Avenue and W. Dakota Avenue
Gross Land Area:	0.61 acres, or 26,572 sf
Usable Land Area:	0.61 acres, or 26,572 sf
Usable Land %:	100.0%
Shape:	Nearly rectangular
Topography:	Level
Grade:	At street grade
Interior or Corner:	Interior
Signalized Intersection:	No: No traffic signal at, or near, the site.
Excess Land:	None
Surplus Land:	None

Utilities

Water:	City of Hayden
Sewer:	City of Hayden
Electricity:	Avista Utilities
Natural Gas:	Avista Utilities
Refuse Hauling:	Waste Management

Street Frontage/Access

Frontage Road	Primary	Secondary
Street Name:	Highway 95	Taryne Street
Street Type:	State Highway	Local
Number of Lanes:	Two	Two
Frontage (Linear Ft.):	111'	99'
Number of Curb Cuts:	None	1
Alley Access:	No	No
Traffic Count (Cars/Day):	30,000	N/A

Flood Zone Data

Flood Map Panel/Number:	16055C0250E
Flood Map Date:	May 3, 2010
Flood Zone:	Zone X (unshaded)
	Zone X is the flood insurance rate zone for areas outside the 1-percent annual chance floodplain.