



BONNER COUNTY PLANNING DEPARTMENT

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PRELIMINARY PLAT APPLICATION

FOR OFFICE USE ONLY:

FILE #	RECEIVED:
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Proposed subdivision name:

APPLICANT INFORMATION:

Landowner's name:		
Mailing address:		
City:	State:	Zip Code:
Telephone:	Fax:	
E-mail:		

REPRESENTATIVE'S INFORMATION:

Representative's name:		
Company name:		
Mailing address:		
City:	State:	Zip Code:
Telephone:	Fax:	
E-mail:		

ADDITIONAL APPLICANT REPRESENTATIVE INFORMATION:

Name/Relationship to the project:		
Company name:		
Mailing address:		
City:	State:	Zip Code:
Telephone:	Fax:	
E-mail:		

PARCEL INFORMATION:

Section #:	Township:	Range:	Parcel acreage:
Parcel # (s):			
Legal description: _____			

Current zoning:	Current use:
What zoning districts border the project site?	
North:	East:
South:	West:
Comprehensive plan designation:	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North:	
South:	
East:	
West:	
Nearest city:	Distance to the nearest city:
Detailed Directions to Site: _____	

SUBDIVISION TYPE:

☐ Short Plat (4 or fewer lots, no PUD or associated zone change)
☐ Regular Plat
☐ Plat with a Planned Unit Development
☐ Conservation Plat
☐ Cottage Housing Plat

PROJECT PROPOSAL:

Number of lots: _____	Smallest lot size: _____	Largest lot size: _____
Date of the pre-application meeting: _____		
Intended use of future lots:		
☐ Residential	☐ Commercial	
☐ Industrial	☐ Agricultural	
☐ Utility	☐ Mixed	
If there are mixed uses, please explain: _____		
What type of dwelling units will the residential project include:		
☐ Single-family dwelling	☐ Duplex	
☐ Multi-family dwelling	☐ Townhouse	
Proposed number of dwelling units: _____		
Average density (Dwelling units/acre): _____		
Is any bonus density proposed?	☐ Yes	☐ No
If yes, indicate bonus density action (open space, trail dedication, etc) and the formula used to achieve bonus: _____		

How many acres of submerged land does the proposal include? _____		

Number of acres to be dedicated as open space/common area: _____

What is the percentage of open space to total acres: _____

Number of acres of open space that is submerged: _____

Describe proposed use and maintenance of open space: _____

Describe in detail any proposed trails or sidewalk systems, including trail type, ownership, width, surface type, etc. _____

Is dedication of land for public use planned? ☐ Yes ☐ No

If yes, describe use and number of acres: _____

ENVIRONMENTAL FEATURES:

How has the subdivision been designed to avoid natural hazards? _____

Describe any planned berming, grading, waterfront landscaping, contouring or filling of lands within the proposed subdivision: _____

During the course of the proposed project will any land disturbing activities occur on slopes of 30% or greater? (BCRC 12-761) ☐ Yes ☐ No

If yes, attach required conceptual engineering plan, per BCRC 12-761

Is the proposed project site located within a critical wildlife area, as identified by Bonner County's "Critical Wildlife Habitat" Comprehensive Plan Map? ☐ Yes ☐ No

If yes, summarize habitat type and explain how the project has been designed to protect the critical wildlife habitat?(BCRC 12-741) _____

ACCESS INFORMATION:

Please check the appropriate boxes:

☐	<u>Private Easement</u> ☐ <u>Existing</u> ☐ <u>Proposed</u> Describe travel surface (e.g., gravel, dirt, paved, etc.), travel way width, road grade and easement width. Include recorded instrument number for existing easements & name, if existing: _____ _____ _____
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☐	<u>Public Road</u> ☐ <u>Existing</u> ☐ <u>Proposed</u> Describe travel surface (e.g., gravel, dirt, paved, etc.), travel way width, road grade right-of-way width and name, if existing: _____ _____ _____
☐	<u>Combination of Public Road/Private Easement</u> ☐ <u>Existing</u> ☐ <u>Proposed</u> Describe travel surface (e.g., gravel, dirt, paved, etc.), travel way width, road grade and right-of-way/easement width and road name, if existing: _____ _____ _____

Is public road dedication proposed as part of this land division? ☐ Yes ☐ No

Road maintenance will be provided by:

Please describe any proposed road improvements (Include surface type, maximum and typical grades, width of right-of-way, width of improved surface, curbing, etc.): _____

SERVICES:

Sewage disposal will be provided by:

☐	<u>Existing Community System - List name of sewer district or provider and type of system:</u> _____ _____ _____
☐	<u>Proposed Community System – List type & proposed ownership:</u> _____ _____
☐	<u>Individual system – List type:</u> _____

Explain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable and other details: _____

Water will be supplied by:

☐	<u>Existing public or community system</u> - List name of provider: _____
☐	<u>Proposed Community System – List type & proposed ownership:</u> _____ _____
☐	<u>Individual well</u>

Please explain the water source, capacity, system maintenance plan, storage and delivery system and other details: _____

Distance (in miles) to the nearest: _____

Public/Community Sewer System: _____

Solid Waste Collection Facility: _____

Public/Community Water System: _____

Fire Station: _____

Elementary School: _____

Secondary Schools: _____

County Road: _____

County Road Name: _____

Which fire district will serve the project site? _____

Which power company will serve the project site? _____

SITE INFORMATION:

Please provide a detailed description of the following land features:

Topography (lay of the land), including estimated maximum slope, rock outcroppings, benches, etc:

Water courses (lakes, streams, rivers & other bodies of water): _____

Is site within a floodplain? ☐ Yes ☐ No Firm Panel #: _____ Map Designation: _____

Springs & wells: _____

Existing structures (size & use): _____

Land cover (timber, pastures, etc): _____

Are wetlands present on site? ☐ Yes ☐ No Source of information: _____

Other pertinent information (attach additional pages if needed): _____

How is the proposed subdivision in accordance with the specific objectives of the comprehensive plan? (Please see attached copy of the goals and objectives):

Property Rights: _____

Population: _____

School Facilities & Transportation: _____

Economic Development: _____

Land Use: _____

Natural Resources: _____

Hazardous Areas: _____

Public Services: _____

Transportation: _____

Recreation: _____

Special Areas or Sites: _____

Housing: _____

Community Design: _____

Implementation: (Not required to complete this element)

I hereby certify that all the information, statements, attachments and exhibits submitted herewith are true to the best of my knowledge. I further grant permission to Bonner County employees and representatives, elected or appointed officials to enter upon the subject land to make examinations, post the property or review the premises relative to the processing of this application.

Landowner's signature: _____ Date: _____

Landowner's signature: _____ Date: _____