



BONNER COUNTY ROAD & BRIDGE

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October 7, 2022

To: Swati Rastogi, Planner

From: Matt Mulder, PE, Road & Bridge Staff Engineer

Re: SS0003-22 Lochlyn Estates Subdivision

I have reviewed the application and have the following comments:

1. A road approach encroachment permit will be required from the Road & Bridge Department for the Lochlyn Lane approach onto Kelso Woods Drive. The approach will need to comply with the Bonner County Road Standards Manual, including having a 30ft wide throat and 30ft radii on each side.
2. The Applicant is not proposing improvements to Kelso Woods Drive but the increase in traffic anticipated by these lots will raise the road into the "Privately Maintained Public Road - Local Road B" standards with between 50 and 200 vehicles per day anticipated. Road & Bridge recommends requiring that The Applicant improve Kelso Woods Drive to meet the Local Road B standards as set forth in the Bonner County Road Standards Manual, Section 7. This will require an increase in width of the travelway from ~15ft+/- to 22ft. Improvements would span from the proposed Lochlyn Lane approach and extend down to the intersection with Kelso Lake Rd, a total of approximately 0.42 miles.
3. Please indicate on the plat: "Kelso Woods Drive is a public road which is privately maintained, and has not been constructed to County standards for County maintenance. This road shall be maintained at the sole expense of the local property owners."
4. There is an orange sign at the beginning of Kelso Woods Drive which erroneously states that it is a private road, private property, no trespassing. This sign should be removed as part of the improvements made to Kelso Woods Drive to make it clear to the traveling public that the road is available for their use.