



BONNER COUNTY ROAD & BRIDGE

1500 Hwy 2 Suite 101 • Sandpoint, ID 83864 • Phone: 208-255.5681 Fax: 208-263.9084

email: roads@bonnercountyid.gov

January 12, 2024

To: Tyson Lewis, Planner

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

Re: SS0003-23 Preliminary Plat Comments

I have reviewed the preliminary plat and construction drawings and have the following comments:

1. Encroachment permits will be required for all future driveways off of Log Drive to serve the new lots.
2. The Applicant is proposing a 60-foot wide dedication of right of way for Log Drive. The Bonner County Road Standards Manual (BCRSM) Section 7.5 requires that the ROW be 60ft wide minimum and wide enough to accommodate all cuts and fills necessary for the construction of the road. The cuts and fills as shown on the construction plans are wider than 60ft throughout most of the road corridor and the ROW widths will need to be adjusted (widened) to accommodate them where necessary.
3. Add a note to the plat which states: "All roads within this plat are hereby dedicated to the public as privately maintained public roads and will be constructed to the privately maintained public road County standards. They have not been constructed to County standards for County maintenance. These roads shall be maintained at the sole expense of the property owners within the subdivision."
4. Install a stop sign at the intersection with Highway 2. This approach will require an encroachment permit from the Idaho Transportation Department (ITD) and ITD rules will govern this approach.
5. The cul-de-sac at the end of Log Drive needs to be within a dedicated public right of way; an easement as shown is not acceptable. The mid-block bulb may remain as an easement as it is not required.
6. Notes on the construction plans indicate that the roadside ditches are biofiltration swales. The BCRSM stipulates that roadside ditches within the ROW are to be used for conveyance only. Detention and infiltration swales need dedicated areas outside of the public ROW.



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7. Detail J-11 on Sheet 11 specifies that geotextile fabric is needed if the soil is loam or clay. Also add silt to this list.
8. The road is being proposed to be constructed to the standards of the BCRSM Section 7, with a classification of local road with between 50 and 200 ADT. I concur that this is the appropriate classification, and these standards must be met and are correctly shown except as noted above.