



BONNER COUNTY PLANNING DEPARTMENT

1500 HIGHWAY 2, SUITE 208, SANDPOINT, ID 83864 (208) 265-1458 (208) 265-1463 (FAX)
planning@bonnercountyid.gov (email) www.bonnercountyid.gov (web page)

MINOR LAND DIVISION APPLICATION

FOR OFFICE USE ONLY:

FILE # MLD0196-21	RECEIVED: 
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PROJECT DESCRIPTION:

Name of Minor Land Division plat: Wise Haven
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APPLICANT INFORMATION:

Landowner's name: Norrin and Jocelyn Wise		
Mailing address: 185 Oleander Dr.		
City: Sandpoint	State: ID	Zip code: 83864
Telephone: 208-290-2369	Fax:	
E-mail: lokemonkey@gmail.com		

REPRESENTATIVE'S INFORMATION:

Representative's name: Travis Haller		
Company name: Glahe & Associates		
Mailing address: 303 Church St		
City: Sandpoint	State: Idaho	Zip code: 83864
Telephone: 208-265-4474	Fax:	
E-mail: thaller@glaheinc.com		

ADDITIONAL APPLICANT REPRESENTATIVE INFORMATION:

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

PARCEL INFORMATION:

Section #: 3	Township: 57N	Range: 1W	Parcel acreage: 16.56 acres total
Parcel # (s): RP033970010060A & RP033970010070A			
Legal description: Lots 6 & 7, Block 1 of Whisper Ridge at Sunnyside			
Current zoning: Rural-5		Current use: Rural Residential	
What zoning districts border the project site?			

North: Rural-5	East: Rural-5
South: Rural-5	West: Rural-5
Comprehensive plan designation: Rural Residential	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North: Lot 2: 6.3 ac 106-Productivity forest land and Lot 3: 7.1 ac 537-Resid improv on cat 15 (both lots of Whisper Ridge at Sunnyside)	
South: Lot 7 of Whisper Ridge at Sunnyside: 6.65 ac 106-Productivity forest land	
East: Lot 5 of Whisper Ridge at Sunnyside: 5.5 ac 515-Land resid rural subdv vac	
West: Unplatted 2.98 ac 534-Resid improv on cat 12 and Unplatted 5 ac 534-Resid improv on cat 12	
Within Area of City Impact: Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> If yes, which city?:	
Detailed Directions to Site: From Downtown Sandpoint drive northerly on Hwy 95 to Hwy 200 easterly to Ponderay, Idaho. From Ponderay travel easterly on Hwy 200 to Sunnyside Road to the south. Turn right onto Sunnyside Road, cross the RR tracks and past the intersection with E Sunnyside Road to Oleander Drive. Turn right onto Oleander Dr. which continues into and ends in current Lot 6 of this MLD project. This trip is approximately 13 miles from downtown Sandpoint.	

ADDITIONAL PROJECT DESCRIPTION:

Existing plat recording information: Plat of Whisper Ridge at Sunnyside - Inst. No. 880635		
This application is for :		
Proposed lots: 3	Depth to Width Ratio (D:W)	
Lot #1	Proposed acreage: 5.010	2:1
Lot #2	Proposed acreage: 5.324	2:1
Lot #3	Proposed acreage: 6.228	1:1
Lot #4	Proposed acreage:	
Remainder	Proposed acreage:	N/A
Describe the land division proposal and resulting acreage: _____ The owner would like to create an additional lot from two existing lots, Lots 6 and 7 of an existing subdivision. The resultant lots are proposed to be 5.0, 5.3 and 6.2 acres.		

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: The land slopes about 80 ft. down to the east and Sunnyside Road. It is somewhat level then slopes up to the west about 100 ft in elevation towards East Sunnyside road.	
Water courses (lakes, streams, rivers & other bodies of water): None	
Springs & wells: An existing domestic well is on Current Lot 7, well tag 0084599, drilling permit no. 894158 6/47/20 serving residence	

Existing structures (size & use): _____

An existing 674 s.f. single family dwelling is on current Lot 7.

Land cover (timber, pastures, etc): _____

Open timber with cleared areas for drives both south to building on Lot 7 and north through Lot 6.

Are wetlands present on site? Yes No

Source of information: Online NWI Wetland Mapper

Flood Hazard Zones located on site: X D A AE

DFIRM MAP: 16017C0735E Eff date: 11/18/2009

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

There is a wetland boundary represented on Lot 6 Block 1, Plat of Whisper Ridge at Sunnyside, however it is not shown as this proposed replat because the wetlands have been updated and the Wetlands Mapper does not show wetlands on the property anymore.

ACCESS INFORMATION:

Please check the appropriate boxes:

Private Easement Existing Proposed

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: Lots 6 and 7 are served by a 40 ft platted ingress, egress, utility, stormwater & maintenance Easement as shown on Whisper Ridge at

Sunnyside. This Private access easement comes off of Sunnyside Road, a 60 ft. wide public road right-of-way.

Access to Lots 6 and 7 is also shown as a private Driveway, Detail C on Whisper Ridge at Sunnyside Plat.

Public Road Existing Proposed

Describe travel surface (e.g., gravel, dirt, paved, etc.), travel way width, road grade right-of-way width and name, if existing: _____

Combination of Public Road/Private Easement Existing Proposed

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 minor land division?

Yes No

List existing access and utility easements on the subject property.

Inst. No. 39499, 247902 and 401393

SERVICES:

Sewage disposal will be provided by:

Existing Community System - List name of sewer district or provider and type of system: _____

Proposed Community System - List type & proposed ownership: _____

Individual system - List type: typical on-site individual septic system _____

Explain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable and other details: Individual septic - for all lots. A permit is open for Lot 7 and is waiting to be installed at this time.

Will the sanitary restriction be lifted by the Panhandle Health District?
 Yes No

Water will be supplied by:

Existing public or community system - List name of provider: _____

Proposed Community System - List type & proposed ownership: _____

Individual well

Please explain the water source, capacity, system maintenance plan, storage and delivery system and other details: An existing domestic well is on Lot 7, well tag 0084599, drilling permit no. 894158 8/47/20 serving residence. Additional wells will be needed for new lot improvements.

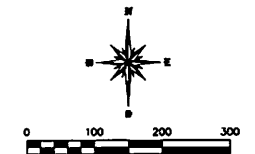
Which power company will serve the project site? Avista

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: 11/19/2021

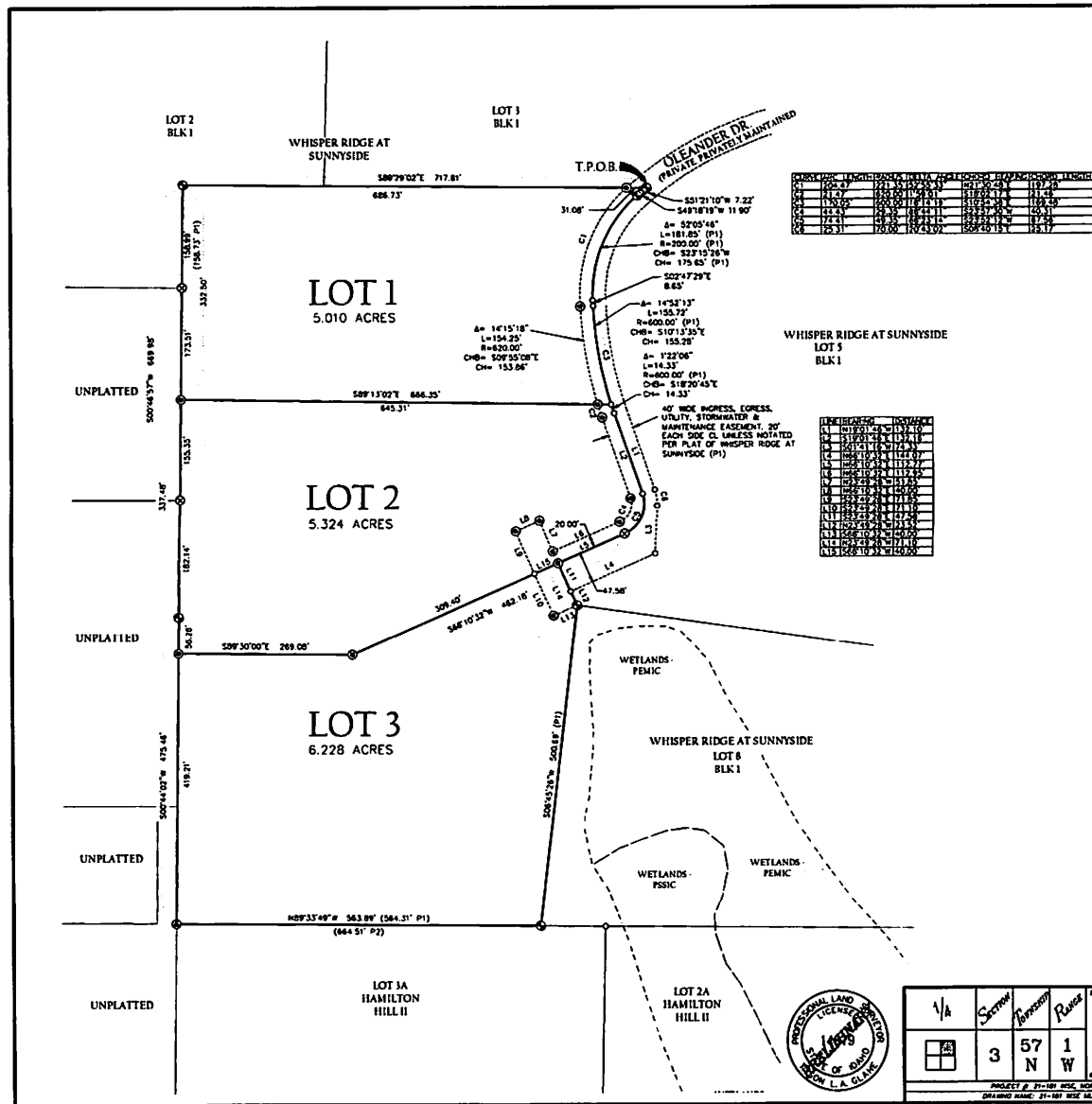
Landowner's signature: _____ Date: _____

WISE HAVEN
 A REPLAT OF LOTS 6 AND 7, BLOCK 1 OF
 WHISPER RIDGE AT SUNNYSIDE,
 LYING IN A PORTION OF NORTHEAST QUARTER OF
 SECTION 3, TOWNSHIP 57 NORTH, RANGE 1 WEST,
 BOISE MERIDIAN, BONNER COUNTY, IDAHO



STATION	ELEVATION	BEARING	DISTANCE	BEARING	DISTANCE	BEARING	DISTANCE
100.47	221.81	S 101° 02' 24" W	117.28	S 101° 02' 24" W	117.28	S 101° 02' 24" W	117.28
111.27	220.00	S 101° 02' 24" W	117.28	S 101° 02' 24" W	117.28	S 101° 02' 24" W	117.28
112.24	220.00	S 101° 02' 24" W	117.28	S 101° 02' 24" W	117.28	S 101° 02' 24" W	117.28
121.41	220.00	S 101° 02' 24" W	117.28	S 101° 02' 24" W	117.28	S 101° 02' 24" W	117.28
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LEGEND

- SECTIONAL CORNER, AS NOTED.
- SET 5/8" X 24" REBAR AND CAP, PLS 14879
- FOUND REBAR AND CAP, PLS 12110. ROAD CENTERLINE MONUMENTS FOUND 8"-10" UNDER ROAD.
- FOUND REBAR AND CAP, PLS 874.
- FOUND REBAR, NO CAP OR ILLICIBLE.
- CALCULATED POINT, NOTHING SET
- (P1) WHISPER RIDGE AT SUNNYSIDE AS RECORDED IN BK. 11 OF PLATS AT PAGE 83, WEST. NO. 800833, 10/13/2015.
- (P2) HAMILTON HILL II AS RECORDED IN BK. 6 OF PLATS AT PAGE 167, WEST. NO. 587933, 3/15/2008.

BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED BY OPS CONTROL COORDINATES DERIVED FROM NGS OPS SOLUTIONS USING A REFERENCE FRAME OF NAD83 (2011 EPOCH: 2010.00). ALL BEARINGS REFER TO THE DYNAMIC COORDINATE SYSTEM OF 1983, WEST ZONE (1103) - US SURVEY FT. REFER TO THE DRAWING FOR SPECIFIC LINE AND MONUMENTS USED.

DISTANCES SHOWN HAVE BEEN CONVERTED FROM GND TO GROUND USING A COMBINED ADJUSTMENT FACTOR (CAF) OF 1.00013426. GEODETIC NORTH IS AN ANGULAR ROTATION OF -0.30205° AT THE SOUTHWEST CORNER OF LOT 7, PLAT OF WHISPER RIDGE AT SUNNYSIDE.

SURVEYOR'S NARRATIVE

- A) SOLID WASTE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS.
- B) WETLANDS ARE SHOWN AS BEING PRESENT ON PG. 1 OF WHISPER RIDGE AT SUNNYSIDE (P1) ON THE SUBJECT PROPERTY. WETLANDS DO NOT APPEAR ON THE SUBJECT PROPERTY FOR THE U.S. FISH & WILDLIFE WETLAND INVENTORY MAPPING TOOL. WETLANDS ARE NOT SHOWN HEREON TO REFLECT THE MOST CURRENT MAPPING TO DATE.
- C) THE PROPOSED LOTS ARE CATEGORIZED AS ZONE "X" PER FEMA PANEL 1601P00235E, EFFECTIVE 11/18/2008.
- D) THE PURPOSE OF THIS SURVEY WAS TO RETRACE THE BOUNDARY AS DESCRIBED IN HAMILTON HILL II, INSTRUMENT NO. 587933, RECORDS OF BONNER COUNTY CLERK AND DIVIDE TWO EXISTING PLATTED LOTS INTO THREE. EXISTING CORNERS WERE FOUND AS SHOWN ON THE DRAWING. THE POSITION OF THESE CORNERS FELL WITHIN ACCEPTABLE SURVEY TOLERANCES AS BEING THE INDICATED CORNERS OR SHOWN AND NOTED WHERE NOT WITHIN ACCEPTABLE SURVEY TOLERANCES.



1/4	Section	57	Range	1	Block	1
3		N		W		

PROJECT # 21-181 WISE HAVEN
 DRAWING NAME: 21-181 WISE HAVEN

WISE HAVEN

CLARK & ASSOCIATES
 PROFESSIONAL LAND SURVEYORS
 303 Church Street
 Sandpoint, Idaho 83864
 208-865-4474

Scale: 1" = 100'

Drawn by: TAC
 Checked by: TSP/TSS
 Plot Date: 12/7/2021
 Sheet: 1 of 8

