



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 # MLD0048-23

RECEIVED:

RECEIVED

By Rob Winningham at 12:36 pm, Oct 03, 2023

PROJECT DESCRIPTION:

Name of Minor Land Division plat: Shadow Green Estates

APPLICANT INFORMATION:

Landowner's name: Brenny Ross

Mailing address: [REDACTED]

City: Coeur d'Alene

State: ID

Zip code: 83815

Telephone: [REDACTED]

Fax:

E-mail: [REDACTED]

REPRESENTATIVE'S INFORMATION:

Representative's name: Connie Krueger

Company name: Stonehenge D&G/ Johnson Surveying NW

Mailing address: 1859 N Lakewood Dr Suite 102

City: Coeur d'Alene

State: ID

Zip code: 83814

Telephone: 208-500-9268

Fax:

E-mail: ckrueger@stonehenge-us.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 #: 25

Township: 06W

Range: 55N

Parcel acreage: 20.0

Parcel # (s): RP55N06W258550A

Legal description: E 660FT OF THE W 2640 FT OF S 1/2 OF THE S 1/2 SECTION 25, RANGE 06W, TOWNSHIP 55N

Current zoning: R-5

Current use: SFR

What zoning districts border the project site? Rural 5 (W, N, E); Agr/Forestry (S)

North: Rural-5	East: Rural-5
South: Ag-Forestry	West: Rural-5
Comprehensive plan designation: Rural Residential 5-10	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North: Rural SFR	
South: Undeveloped--Public Land, Idaho Department of Lands	
East: Rural SFR	
West: Rural SFR	
Within Area of City Impact: Yes: No: <input checked="" type="checkbox"/> If yes, which city?:	
Detailed Directions to Site: West on Highway 2, South on Highway 41, West on Shadowgreen	

ADDITIONAL PROJECT DESCRIPTION:

Existing plat recording information: None		
This application is for : Four lot minor subdivision		
Proposed lots: 4	Depth to Width Ratio (D:W)	
Lot #1	Proposed acreage: 5.013	1:2
Lot #2	Proposed acreage: 5.013	1:2
Lot #3	Proposed acreage: 5.0	1:2
Lot #4	Proposed acreage: 5.026	1:2
Remainder	Proposed acreage: N/A	N/A
Describe the land division proposal and resulting acreage: . This is a subdivision of twenty acres into four five acre lots A lot depth/width table is depicted on the plat.		

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: Very flat, less than 3% slope
Water courses (lakes, streams, rivers & other bodies of water):
None
Springs & wells:

Existing structures (size & use): Single family residence (1920 sq. ft) and outbuildings

Land cover (timber, pastures, etc): Timber, clearings around homesite

Are wetlands present on site? Yes No

Source of information: IDWR/DEQ

Flood Hazard Zones located on site: X D A AE

DFIRM MAP: Per County GIS

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

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: Gravel road, approximately 15 feet wide. Instrument 469133 established a 60' access and utility easement.

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.
Instrument 469133 established a 60' access and utility easement.

SERVICES:

Sewage disposal will be provided by:	
<input type="checkbox"/>	<u>Existing Community System - List name of sewer district or provider and type of system:</u> _____
<input type="checkbox"/>	<u>Proposed Community System - List type & proposed ownership:</u> _____
<input checked="" type="checkbox"/>	<u>Individual system - List type:</u> <u>Septic tank and drainfield</u>
Explain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable and other details: Each lot will be serviced by onsite septic _____ _____	
Will the sanitary restriction be lifted by the Panhandle Health District? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Water will be supplied by:	
<input type="checkbox"/>	<u>Existing public or community system - List name of provider:</u> _____
<input type="checkbox"/>	<u>Proposed Community System - List type & proposed ownership:</u> _____
<input checked="" type="checkbox"/>	<u>Individual well</u>
Please explain the water source, capacity, system maintenance plan, storage and delivery system and other details: Each lot will be served by on-site individual well. _____ _____	
Which power company will serve the project site?	

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: _____

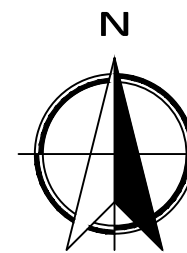
Landowner's signature: _____ Date: _____

SHADOW GREEN ESTATES

A PORTION OF THE S 1/2 OF THE S 1/2 OF SECTION 25, TOWNSHIP 55 N., RANGE 6 W., BOISE MERIDIAN, BONNER COUNTY, IDAHO

BOOK PAGE

INST.#



H-Scale 1" = 100'



LEGEND

- FOUND 5/8" REBAR WITH PLASTIC CAP, PLS 15516
- SET 5/8" x 24" REBAR WITH YELLOW PLASTIC CAP, P.L.S. 9367
- ◆ SET 1/2" x 24" REBAR WITH YELLOW PLASTIC CAP, P.L.S. 9367
- CALCULATED POSITION, NOTHING FOUND OR SET
- ⊕ CENTER SECTION CORNER AS NOTED
- ⊖ E-W 1/4 SECTION CORNER AS NOTED
- ⊗ N-S 1/4 SECTION CORNER AS NOTED
- ⊕ SECTION CORNER AS NOTED
- ⊖ CLOSING SECTION CORNER AS NOTED
- ⊗ CLOSING QUARTER CORNER AS NOTED
- CP&F CORNER PERPETUATION & FILING RECORD (WITH INSTRUMENT NO.)
- TPOB TRUE POINT OF BEGINNING

	DEPTH	WIDTH	D/W RATIO
LOT 1	661.7'	330.0'	1:2.0
LOT 2	661.7'	330.0'	1:2.0
LOT 3	661.7'	323.0'	1:2.0
LOT 4	661.7'	336.0'	1:2.0

THE WIDTHS OF LOTS 3 AND 4 ARE BASED ON AN AVERAGE OF THE THE VARYING EAST-WEST LOT WIDTHS

LINE TABLE		
LINE	BEARING	LENGTH
L1	S76°51'01"E	33.74'
L2	N83°52'11"E	190.90'
L3	S77°32'56"E	64.10'
L4	N85°05'27"E	87.62'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD	CRD. DIST.
C1	300.00'	100.95'	19°16'48"	S86°29'25"E	100.47'
C2	300.00'	97.29'	18°34'52"	S86°50'22"E	96.87'
C3	300.00'	90.90'	17°21'37"	S86°13'45"E	90.55'

SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THE SUBJECT PROPERTY DEPICTED HEREON. SURVEY MONUMENTS WHERE FOUND/HELD AS DEPICTED HEREON.

NOTES

- EXCEPT AS SHOWN HEREON, THERE WAS NO ATTEMPT MADE TO SHOW THE PHYSICAL FEATURES OF THE PROPERTY, OR TO SHOW ANY EASEMENTS, RECORDED OR UNRECORDED.

TITLE DOCUMENTS

THESE ARE DOCUMENTS IN TITLE REPORT COMMITMENT (#), ISSUED BY (COMPANY), DATED: (DATE) THAT FOR THE REASON INDICATED, CAN NOT BE DISPLAYED ON THE MAP.

- INSTRUMENT #618597 - IS A DEED CONTAINING A NON-EXCLUSIVE INGRESS/EGRESS AND UTILITY EASEMENT THAT IS THE SAME EASEMENT, RETAINED BY THE SAME PARTY, THAT RESERVED THE EASEMENT UNDER INSTRUMENT #469133 AND IS DEPICTED HEREON.
- INSTRUMENT #619161 - IS A ROAD MAINTENANCE AGREEMENT FOR SHADOW GREEN ROAD. IT WAS SIGNED BY SEVERAL PARTIES. ONLY ONE OF THOSE PARTIES SIGNATURES WAS NOTARIZED. AT THE TIME OF THE SIGNING OF THIS DOCUMENT, THE NOTARIZED PARTY WAS NOT THE OWNER OF THE PARCEL HEREIN SUBDIVIDED. THERE IS ONLY ONE PARCEL ENCUMBERED BY THIS DOCUMENT AND THIS PARCEL IS ALSO NOT THE SUBJECT OF THIS MINOR SUBDIVISION. INTERESTED PARTIES SHOULD CONSULT COUNSEL REGARDING THE AFFECTS OF THIS DOCUMENT.

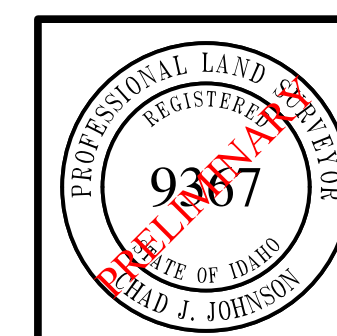
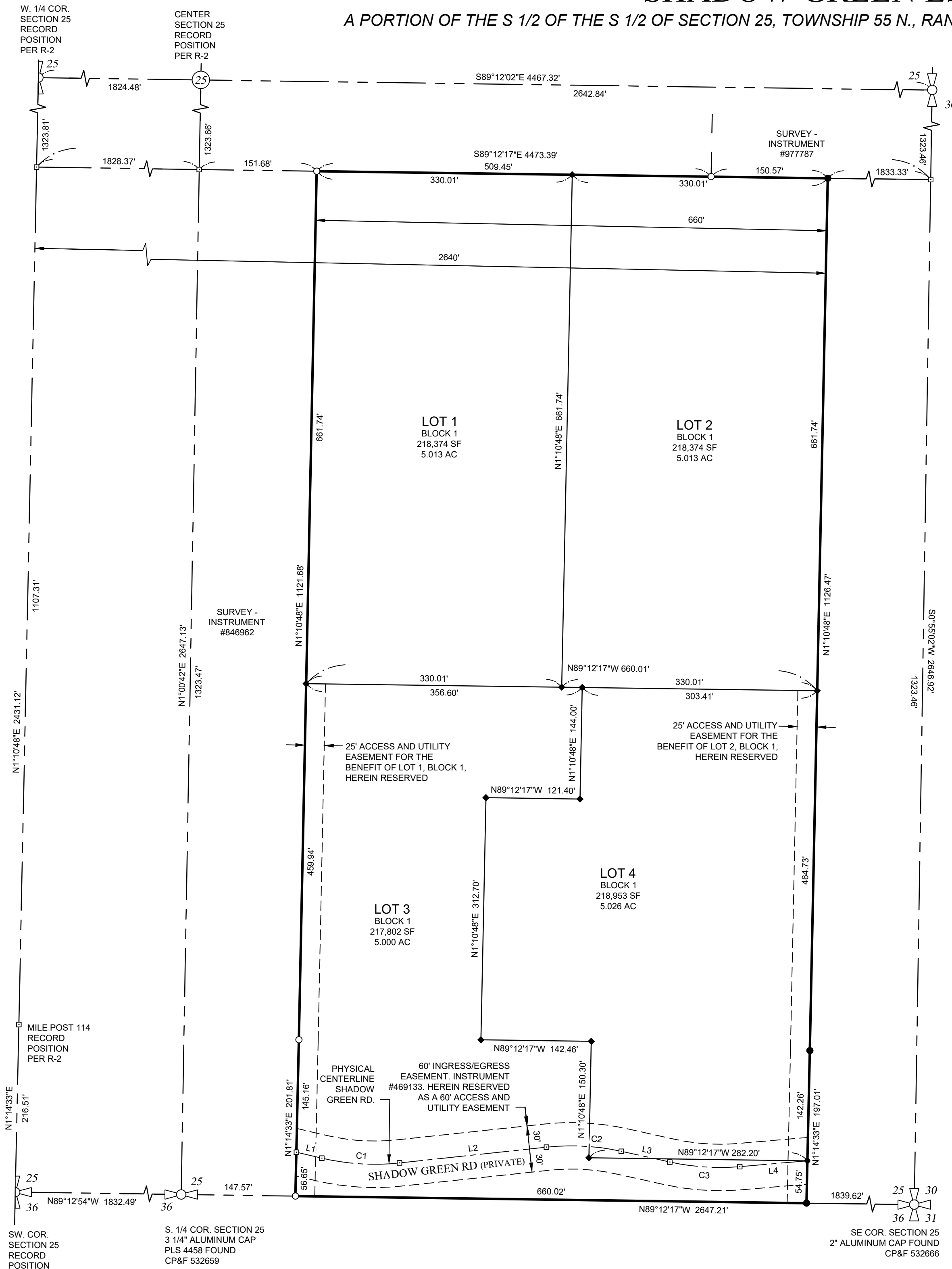
REFERENCES

IN RECORDS OF BONNER COUNTY, IDAHO:

- R-1 RECORD OF SURVEY BY BRAD ALLEN DIESEN PLS 15516. RECORDED UNDER INSTRUMENT NUMBER 977787.
- R-2 RECORD OF SURVEY BY BRAD ALLEN DIESEN PLS 15516. RECORDED UNDER INSTRUMENT NUMBER 846962.

BASIS OF BEARING

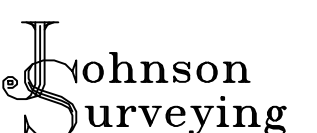
AS SHOWN HEREON, BASIS OF BEARING FOR THIS SURVEY IS IDAHO STATE PLANE COORDINATE SYSTEM, WEST ZONE, (1103). PROJECT COORDINATES WERE TRANSLATED TO WEST ZONE AT A JOHNSON SURVEYING BASE POINT LOCATED AT (N: 2,340,824.10; E: 2,311,408.11) AND WERE POST PROCESSED USING NGS OPUS WITH A HORIZONTAL REFERENCE FRAME OF NAD83 (2011)(EPOCH: 2010.0000) AND A VERTICAL DATUM OF NAVD88 (GEOID 18). ALL BEARINGS SHOWN ARE GRID. ALL DISTANCES SHOWN ARE GROUND (US SURVEY FEET), WITH A COMBINED SCALE FACTOR OF 1.000638 APPLIED AT THE BASE POINT. GEODETIC NORTH IS AN ANGULAR ROTATION OF - 00°57'13"



SHADOW GREEN ESTATES

A PORTION OF THE S 1/2 OF THE S 1/2 OF SECTION 25, TOWNSHIP 55 NORTH, RANGE 6 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

DATE SURVEYED: MARCH 2023	DRAFTED BY: DTL	PLOT DATE: 07/21/2023	SHEET 1
FILE NAME: 23-015 SURVEY	CHECKED BY: CJJ	PROJECT No.: 23-015	2



P.O. Box 2544 Post Falls, ID 83877
208-660-2351
johnsonsurveyingnw.com

SW. COR. SECTION 25 RECORD POSITION PER R-2
S. 1/4 COR. SECTION 25 3 1/4" ALUMINUM CAP PLS 4458 FOUND CP&F 532659

SE COR. SECTION 25 2" ALUMINUM CAP FOUND CP&F 532666

