

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 # MLD0051-24

RECEIVED:

RECEIVED

By Alex Feyen at 8:35 am, Sep 16, 2024

PROJECT DESCRIPTION:

Name of Minor Land Division plat: HICKOK PARK

APPLICANT INFORMATION:

Landowner's name: L2 D2 LLC

Mailing address: 76 DOG HOLIDAY DR

City: SPIRIT LAKE

State: ID

Zip code: 83869

Telephone: 206-698-3355

Fax:

E-mail: JOELLENTZ@GMAIL.COM

REPRESENTATIVE'S INFORMATION:

Representative's name: ATS, INC

Company name: ADVANCED TECHNOLOGY SURVEYING, INC

Mailing address: PO BOX 3457

City: HAYDEN

State: ID

Zip code: 83835

Telephone: 208-772-2745

Fax:

E-mail: TIFF.ATSHAYDEN@GMAIL.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 #: 18

Township: 55N

Range: 2W

Parcel acreage: 3.13

Parcel # (s): RP017110010070A

Current zoning: SUBURBAN

Current use: VACANT

Comprehensive plan designation: SUBURBAN GROWTH AREA

Within Area of City Impact: ☐ Yes ☒ No

If yes, which city?:

ADDITIONAL PROJECT DESCRIPTION:**This application is for :**

Lot #1	Proposed acreage: 1.079	Remainder	Proposed acreage:
Lot #2	Proposed acreage: 1.047	Do the proposed lots meet the required depth to width ratio and applicable angle of intersection per BCRC 12-621:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Lot #3	Proposed acreage: 1.60		
Lot #4	Proposed acreage:		

SITE INFORMATION:

Does the property contain steep slopes of 15% or greater per the USGS maps?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Are there any water courses present on site per the NHD maps? (lakes, streams, rivers & other bodies of water) Note: submerged lands shall not be counted for determining density in a subdivision per BCRC 12-622.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are wetlands present on site per the U.S. Fish and Wildlife Service National Wetland Inventory Maps?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is the subdivision designed around identified natural hazards per BCRC 12-626 (A)?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Do existing structures meet required setbacks to proposed lot lines per BCRC Title 12 Chapter 4.1?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Are proposed lots split by city, county, zoning, or public R-O-W boundaries?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Flood Hazard Zones located on site: <input type="checkbox"/> X <input type="checkbox"/> D <input type="checkbox"/> A <input type="checkbox"/> AE	DFIRM MAP:
Other pertinent information (attach additional pages if needed): _____ _____ _____ _____	

ACCESS INFORMATION:

Please check the appropriate boxes:	
<input checked="" type="checkbox"/> Private Easement	<input type="checkbox"/> Existing <input checked="" type="checkbox"/> Proposed
<input type="checkbox"/> Public Road	<input type="checkbox"/> Existing <input type="checkbox"/> Proposed
<input type="checkbox"/> Combination of Public Road/Private Easement	<input type="checkbox"/> Existing <input type="checkbox"/> Proposed
Describe travel surface (e.g., gravel, dirt, paved, etc.), travel way width, easement/right of way width, road grade. Include recorded instrument number for existing easements/roads & name, if existing: _____ BUTLER CREEK PROVIDES DIRECT ACCESS TO THE SITE, WHICH IS A PUBLIC ROAD. A PRIVATE ACCESS EASEMENT IS PROPOSED TO ACCESS THE NEWLY CREATED LOTS 1 AND 2. _____	
List existing access and utility easements on the subject property. _____ _____ _____	

SERVICES:

Which power company will serve the project site? NORTHERN LIGHTS

Which fire district will serve the project site? SAGLE FIRE

Sewage disposal will be provided by:

☐ Existing Community System

☐ Proposed Community System

☒ Individual system

Explain the type of sewage system (LSAS, community drain field, individual septic, ect.) capacity, maintenance plan, location of facilities, name of facilities/provider, proposed ownership, if applicable, and other details: EACH LOT WILL HAVE A DESIGNATED AREA FOR A FUTURE SEPTIC TANK AND DRAINFIELD AS NO COMMUNITY SYSTEM EXISTS. PHD HAS BEEN ASKED TO SIGN OFF ON THIS PLAT.

Note: Please attach the necessary proof of urban services if required.

Will the sanitary restriction be lifted by the Panhandle Health District?

☒ Yes ☐ No

Water will be supplied by:

☐ Existing public or community system

☒ Proposed Community System

☐ Individual well

Please explain the water source, name of provider, proposed ownership, capacity, system maintenance plan, storage and delivery system and other details:

A WELL IS BEING DRILLED THIS YEAR, 2024. THIS WELL IS PROPOSED TO BE SHARED FOR ALL 3 LOTS.

Note: Please attach the necessary proof of urban services if required.

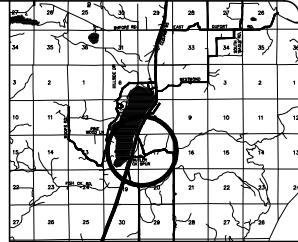
I hereby certify that all the information, statements, attachments and exhibits submitted herewith are true to the best of my knowledge. I further grant permission to Bonner County employees and representatives, elected or appointed officials to enter upon the subject land to make examinations, post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

Landowner's signature: Tiffany Espe (ATS) Date: 9-6-24

Landowner's signature: _____ Date: _____

HICKOK PARK

A REPLAT OF LOT 7, BLOCK 1, BUTLER CREEK ESTATES
SITUATE IN THE SOUTHEAST QUARTER OF
SECTION 18, TOWNSHIP 55 NORTH, RANGE 04 WEST, B.M.
BONNER COUNTY, IDAHO
PAGE 1 OF 2



VICINITY MAP
NO SCALE

OWNERS' CERTIFICATE

BE IT KNOWN BY ALL MEN THAT L2 D2, LLC, AN IDAHO LIMITED LIABILITY COMPANY DOES OWN THE LAND AS DEPICTED WITHIN THE DISTINCTIVE BOUNDARY SHOWN AND HAS CAUSED THE SAME TO BE REPLATED INTO LOTS TO BE KNOWN HENCEFORTH AS HICKOK PARK, BEING LOT 7, BLOCK 1, BUTLER CREEK ESTATES AS RECORDED IN BOOK 7 OF PLATS AT PAGE 053, BONNER COUNTY RECORDS AND SITUATE IN THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 55 NORTH, RANGE 02 WEST OF THE BOISE MERIDIAN, BONNER COUNTY, IDAHO.

BE IT FURTHER KNOWN THAT:

- 1) THE OWNER HEREBY GRANTS 40 FOOT WIDE ROADWAY AND UTILITY EASEMENT FOR THE BENEFIT OF THESE PLATTED LOTS, AS DEPICTED HEREIN.
- 2) THE OWNER HEREBY GRANTS A SHARED WELL EASEMENT AS DEPICTED ON PAGE 2 OF THIS PLAT FOR THE BENEFIT OF THESE PLATTED LOTS.
- 3) THE WATER PURVEYOR SHALL BE BY A SHARED WELL SERVICING EACH LOT OF THIS PLAT.
- 4) THE OWNER PURVEYOR SHALL BE INDIVIDUAL SEPTIC AND DRAINFIELD ON EACH LOT OF THIS PLAT.

ASIA DAVIS
REGISTERED AGENT
L2 D2, LLC

DATE

NOTARY PUBLIC CERTIFICATE

STATE OF IDAHO
COUNTY OF KOOTENAI

} S.S.

THIS RECORD WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2024,
BY ASIA DAVIS AS REGISTERED AGENT FOR L2 D2, LLC.

NOTARY PUBLIC FOR THE STATE OF IDAHO



SANITARY RESTRICTION

SANITARY RESTRICTION AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED BASED ON HEALTH DISTRICT APPROVAL ON THE LOTS FOR SUBSURFACE SEWAGE DISPOSAL. APPROVAL OF THE SHARED WELL WATER SYSTEM AND THE CONDITIONS IMPOSED ON THE DEVELOPER FOR CONTINUED SATISFACTION OF THE SANITARY RESTRICTIONS. BUYER IS CAUTIONED THAT THE SHARED WELL WATER SYSTEM IS APPROVED BASED UPON COMPLIANCE WITH MINIMUM CONSTRUCTION, SIZING AND CAPACITY GUIDELINES AND REQUIREMENTS, BECAUSE THE WATER SYSTEM IS NOT A PUBLIC WATER SUPPLY REGULATED BY THE IDAHO RULES FOR PUBLIC DRINKING WATER SYSTEMS (IDAPA 36.01.06). NEITHER THE DEPARTMENT OF ENVIRONMENTAL QUALITY NOR THE HEALTH DISTRICT HAS REVIEWED THE SHARED WELL WATER SYSTEM FOR COMPLIANCE WITH THE REQUIREMENTS FOR SUCH PUBLIC WATER SUPPLIES, INCLUDING WITHOUT LIMITATION THE APPLICABLE CAPACITY, QUALITY, CONSTRUCTION AND OTHER ENGINEERING STANDARDS. BUYER IS FURTHER CAUTIONED THAT THROUGH GROWTH, THE NEW SHARED WELL WATER SYSTEM MAY BECOME REGULATED IN THE FUTURE UNDER THE IDAHO RULES FOR PUBLIC DRINKING WATER SYSTEMS AS A COMMUNITY WATER SYSTEM. BUILDING CONSTRUCTION CAN BE ALLOWED WITH APPROPRIATE BUILDING PERMITS IF THE SHARED WELL WATER SYSTEM HAS BEEN CONSTRUCTED OR IF THE DEVELOPER IS SIMULTANEOUSLY CONSTRUCTING THOSE FACILITIES. IF THE DEVELOPER FAILS TO CONSTRUCT FACILITIES OR MEET THE OTHER CONDITIONS NECESSARY TO SATISFY SANITARY RESTRICTIONS, THEN SANITARY RESTRICTIONS MAY BE REMOVED. IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL AND NO CONSTRUCTION OF ANY BUILDING OR SHEDD REQUIRING DRINKING WATER OR SEPTIC FACILITIES SHALL BE ALLOWED.

DATED THIS _____ DAY OF _____, 2024.

HEALTH DISTRICT

PLANNING DIRECTOR'S CERTIFICATE

THIS PLAT HAS BEEN EXAMINED AND APPROVED.

DATED THIS _____ DAY OF _____, 2024.

BONNER COUNTY PLANNING DIRECTOR

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF "HICKOK PARK" AND CHECKED THE PLAT COMPUTATIONS THEREON AND HAVE DETERMINED THAT THE REQUIREMENTS OF THE IDAHO STATE CODE PERTAINING TO PLATS AND SURVEYS HAVE BEEN MET.

DATED THIS _____ DAY OF _____, 2024.

BONNER COUNTY SURVEYOR

COUNTY RECORDER'S CERTIFICATE

THIS PLAT WAS FILED IN THE OFFICE OF THE BONNER COUNTY RECORDER AT THE REQUEST OF ADVANCED TECHNOLOGY SURVEYING & ENGINEERING, INC.

THIS _____ DAY OF _____, 2024, AT _____ O'CLOCK _____ M.

AS INSTRUMENT

BY

BONNER COUNTY RECORDER

COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE TAXES DUE FOR THE PROPERTY DESCRIBED IN THIS OWNERS' CERTIFICATE AND DEDICATION HAVE BEEN PAID THROUGH _____.

DATED THIS _____ DAY OF _____, 2024.

BONNER COUNTY TREASURER

COUNTY COMMISSIONER'S CERTIFICATE

THIS PLAT HAS BEEN APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS, BONNER COUNTY, IDAHO.

DATED THIS _____ DAY OF _____, 2024.

CHAIRMAN, BOARD OF BONNER COUNTY COMMISSIONERS

SURVEYOR'S CERTIFICATE

I, MATTHEW B. MAYBERRY, P.L.S., 40962, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO DO HEREBY CERTIFY THAT THIS PLAT IS BASED ON AN ACTUAL SURVEY OF THE LAND DESCRIBED HEREIN, CONDUCTED BY ME OR UNDER MY SUPERVISION DURING THE PERIOD OF AUGUST 2024. THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN THEREON CORRECTLY AND THAT ALL MONUMENTS HAVE BEEN SET AS DEPICTED ON PAGE 2 OF THIS PLAT, IN ACCORDANCE WITH THE LAWS OF THE STATE OF IDAHO AS PERTAINING TO PLATS AND SURVEYS.





**ADVANCED
TECHNOLOGY
SURVEYING &
ENGINEERING**
INC.
9177 HEBBS STREET, HAYDEN IDAHO 83835
• TEL (208)-772-2745 • FAX (208)-762-7731 •

SCALE: NTS
CHECKED BY MBM
DATE: 08-28-2024
DRAWN BY MBM
DATE: 08-28-2024
DWG: PLAT
PROJ: 24-112

HICKOK PARK

A REPLAT OF LOT 7, BLOCK 1, BUTLER CREEK ESTATES
SITUATE IN THE SOUTHEAST QUARTER OF
SECTION 18, TOWNSHIP 55 NORTH, RANGE 04 WEST, B.M.
BONNER COUNTY, IDAHO
PAGE 2 OF 2

INSTRUMENT NO. _____

REFERENCES

- R(1) BUTLER CREEK ESTATES BY GILBERT C. BAILEY, PLS 10559
RECORDED AS INSTRUMENT NUMBER 630977.
R(2) WARRANTY DEED INSTRUMENT NUMBER 1037513.
ALL INSTRUMENT NUMBERS, BOOK AND PAGE NUMBERS, PLATS, SURVEYS, DEEDS, AND
OTHER DOCUMENTS REFER TO BONNER COUNTY RECORDS, UNLESS OTHERWISE INDICATED.

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS THE EAST LINE OF THE SOUTHEAST QUARTER
OF SAID SECTION AND MAP COPIES R(1), R(2).

SURVEYOR'S NARRATIVE/NOTES

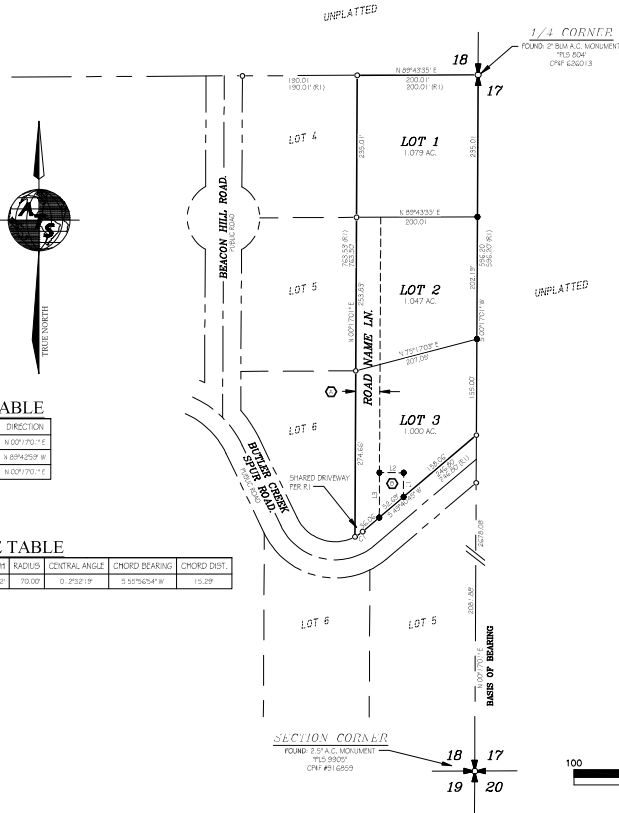
1. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE COMMITMENT POLICY PREPARED
BY FLYING S TITLE & ESCROW COMPANY DATED JULY 08, 2024. ORDER NO. 1151469-S. THIS
SURVEY DOES NOT PURPORT TO SHOW THE EXISTENCE OF ALL EASEMENTS AND OF
ENCUMBRANCES RECORDED OR UNRECORDED THAT MAY AFFECT THIS PROPERTY. THIS
SURVEY DOES SHOW INFORMATION OF EASEMENTS THAT WERE SUPPLIED TO ADS, INC.
2. ANY RIGHT OF WAY DEDICATION AND/OR THE GRANTING OF PERPETUAL EASEMENT DEPICTED
ON THIS PAGE ARE DETAILED IN THE OWNERS CERTIFICATE, PAGE ONE OF THIS PLAT.
3. THIS SURVEY WAS PERFORMED BY A COMBINATION OF FIELD TRAVERSING AND GPS
OBSERVATIONS USING A TRIMBLE 56-2 SECOND ROBOTIC TOTAL STATION AND TRIMBLE
R10-2 GNSS BASE UNIT AND A TRIMBLE R10-1 RTK ROVER UNIT.
4. THIS SURVEY WAS PERFORMED ACCORDING TO IDAHO CODE FOR LAND BOUNDARY SURVEYS.
ANY TERRESTRIAL MEASUREMENTS AND TRAVERSES WERE PERFORMED AND ANALYZED TO
VERIFY THAT THEY EXCEEDED THE REQUIREMENTS OF THIS SECTION.
5. THE PURPOSE OF THIS REPLAT IS TO SUBDIVIDE SUBJECT PROPERTY ACCORDING TO
BONNER COUNTY SUBDIVISION ORDINANCE AND ZONING REGULATIONS.
6. PLATTED PROPERTY MAY BE SUBJECT TO RIGHT-OF-WAY UTILITY EASEMENTS PER BOOK 61
OF DEEDS, PAGE 074 AND INSTRUMENT NUMBER 936037.
7. PLATTED PROPERTY IS SUBJECT TO THE RESTRICTIVE COVENANTS FOR BUTLER CREEK
ESTATES, RECORDED AS INSTRUMENT NUMBER 640254.

LINE TABLE

LINE	LENGTH	DIRECTION
L1	40.00	N 00° 17' 01" E
L2	40.00	N 89° 42' 59" W
L3	74.29	N 00° 17' 01" E

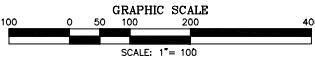
CURVE TABLE

CURVE	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD DIST.
C1	15.30	70.00	0.293219°	S 50° 56' 04" W	15.29



LEGEND

- SET 5/8\"/>



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SCALE: 1\"/>