



BONNER COUNTY PLANNING DEPARTMENT

1500 Highway 2, Suite 208
Sandpoint, Idaho 83864
(208) 265-1458 FAX: (208) 265-1463

PRELIMINARY PLAT APPLICATION

Instructions

1. Prior to submittal of this application, the applicant shall discuss the proposal with a staff planner.
2. The following items shall be submitted with the preliminary plat application:

☐ Copy of the preliminary plat prepared by an Idaho licensed surveyor showing the parcel or parcels to be divided clearly and legibly drawn at a scale suitable to ensure the clarity of all lines, bearings and dimensions. (BCRC 12-642(b)) This preliminary plat shall include the following:

- Subdivision name, geographic grid (township, range, section number and location within section), North arrow and vicinity map showing location and boundary of the proposed tract and existing road pattern in the vicinity.
- Boundary lines the tract to be subdivided drawn to scale, together with intersecting property lines, abutting public and private roads and names and addresses of adjoining landowners shown in their respective places of ownership on the plat.
- Location, dimensions and area (in acres) of proposed lots. All proposed lots shall be numbered or in a systematic order.
- Location, dimensions and tentative names of proposed streets and roads. **NOTE: Road improvements may be required as a condition of plat approval.**
- Sufficient contours to show the shape of land and extending at least 100 feet beyond the subdivision limits.
- Location of all water courses, floodplain and floodway and approximate areas subject to inundation of stormwater overflow.
- Existing wells, springs, drainage channels, overhead and underground utility lines, structures, sanitary sewers and culverts within the tract and immediately adjacent thereto.
- Existing wetland boundaries, as depicted on national wetlands inventory maps or as delineated by a professional authorized by the U.S. Army Corps of Engineers to perform wetland delineations.
- Proposed method of water supply, sewage disposal and solid waste disposal.
- All easements of record, including sufficient recording data to identify the conveyance.
- All parcels of land intended to be dedicated for public use or reserved for the use of all property owners with the purpose indicated.

- A statement setting forth the intended land use of the parcels, i.e., residential, agricultural, commercial, industrial or other appropriate land use classifications.
- Any other information required in code or necessary for consideration of the application.

- ☐ Preliminary subdivision road design plan and profile, prepared, stamped and signed by an Idaho licensed engineer demonstrating ability to comply with the minimum applicable road standards for all new or reconstructed roads proposed to serve the subdivision. (BCRC 12-642(c)(2))
- ☐ Proof of water availability pursuant to BCRC 12-623(b).
- ☐ Fire risk assessment and fire plan pursuant to BCRC 12-623(d).
- ☐ Trip generation and distribution letter.
- ☐ Stormwater plan, if required. (BCRC, Section 12-720.3, 12-722.1 and 12-724.1)
- ☐ Copy of the current recorded deed for the subject property.
- ☐ Supplementary materials which the applicant believes are supportive of the project.
- ☐ Application filing fee. The application cannot be accepted by the planning department unless accompanied by the appropriate fees. (BCRC 12-265)