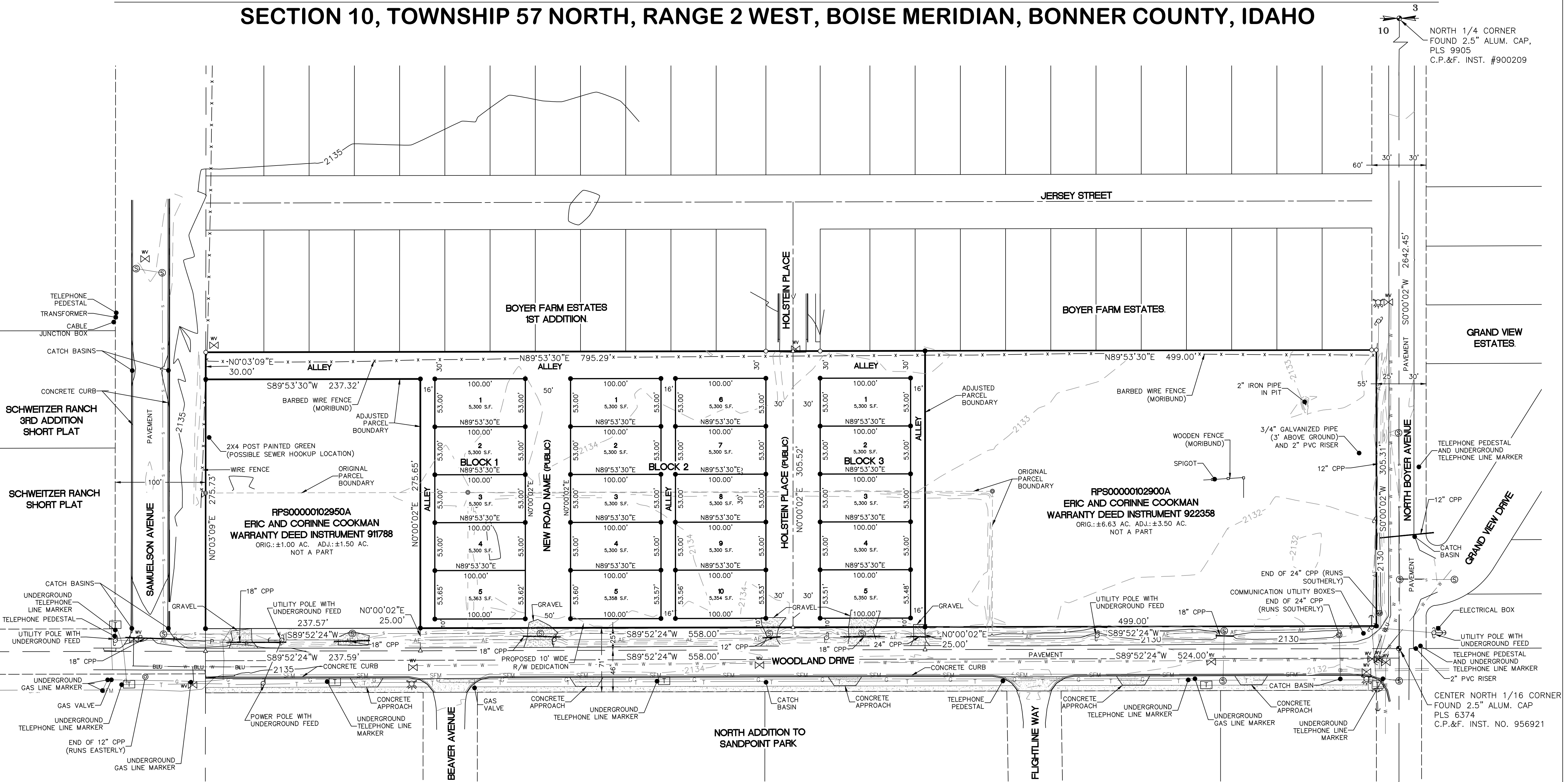
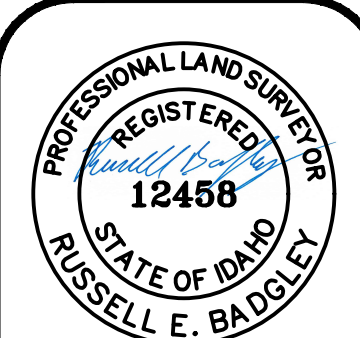


O'CONNELL ESTATES PRELIMINARY PLAT

SECTION 10, TOWNSHIP 57 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO



NORTH 1/4 CORNER
FOUND 2.5" ALUM. CAP,
PLS 9905
C.P.&F. INST. #900209

SOUTH 1/4 CORNER
COMPUTED FROM 4 "X"s
ON SEWER MANHOLE RIM

LEGEND

- SEWER MANHOLE
- WATER VALVE
- FIRE HYDRANT
- TELEPHONE JUNCTION BOX
- UTILITY POLE, UNLESS OTHERWISE NOTED
- GUY ANCHOR
- OVERHEAD AERIAL ELECTRIC LINES
- UNDERGROUND ELECTRIC LINES
- UNDERGROUND TELEPHONE/COMMUNICATION LINES
- GAS LINE
- SEWER LINE
- WATER LINE

NOTES

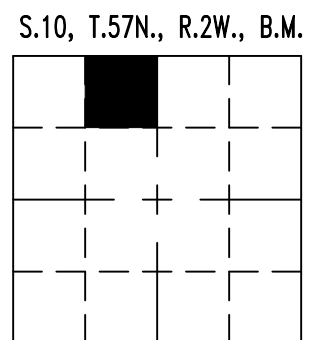
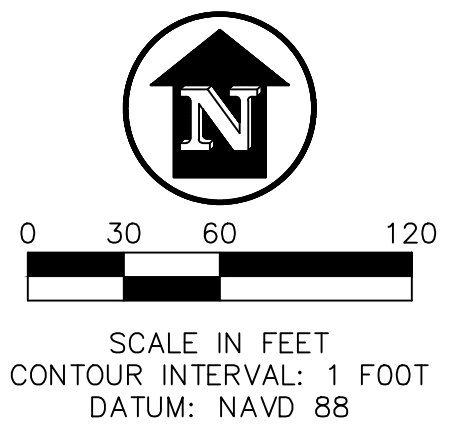
- PROPOSED USE FOR LOTS 1-6, BLOCK 1, & LOTS 1-6 BLOCK 2 IS RESIDENTIAL. PROPOSED USE FOR LOT 7, BLOCK 1, & LOT 1, BLOCK 3 IS UNDETERMINED.
- PROPOSED WATER SUPPLY IS CITY OF SANDPOINT.
- PROPOSED SEWER SERVICE IS CITY OF SANDPOINT.
- PROPOSED SOLID WASTE DISPOSAL IS COUNTY TRANSFER STATION OR PRIVATE CONTRACTOR.
- PROJECT IS LOCATED WITHIN SANDPOINT FIRE DISTRICT.
- ZONING DISTRICT IS MUR.
- CONTOURS ARE FIELD LOCATED (NAVD88 DATUM).
- NO WATER COURSES ARE PRESENT (USGS MAP).
- NO WETLANDS ARE PRESENT (USFWS NMI MAP).
- NO FLOOD HAZARD AREAS ARE PRESENT (FIRM, PANEL 16017C0716E, ZONE X).

OWNER/ DEVELOPER

ERIC COOKMAN
5914 DUFORT ROAD
SAGLE, IDAHO 83860

PROJECT AREA

TOTAL PROJECT AREA IS 8.08 AC.
DEVELOPMENT AREA IS 4.08 AC.
PROJECT CONTAINS 20 BUILDING LOTS.



NO.	DATE	REVISION
1	4-8-2026	ADJUST CUL-DE-SAC
2	4-8-2026	CHANGE REMAINERS TO LOTS
3	4-8-2026	CHANGED LOT SIZES AND ADDED SETBACKS
4	4-8-2026	CHANGE LOT LAYOUT-ADJUST PARCEL BNDYS
REB		

James A. Sewell and Associates, LLC
1319 NORTH DIVISION AVENUE
SANDPOINT, IDAHO 83864
(208) 263-4160

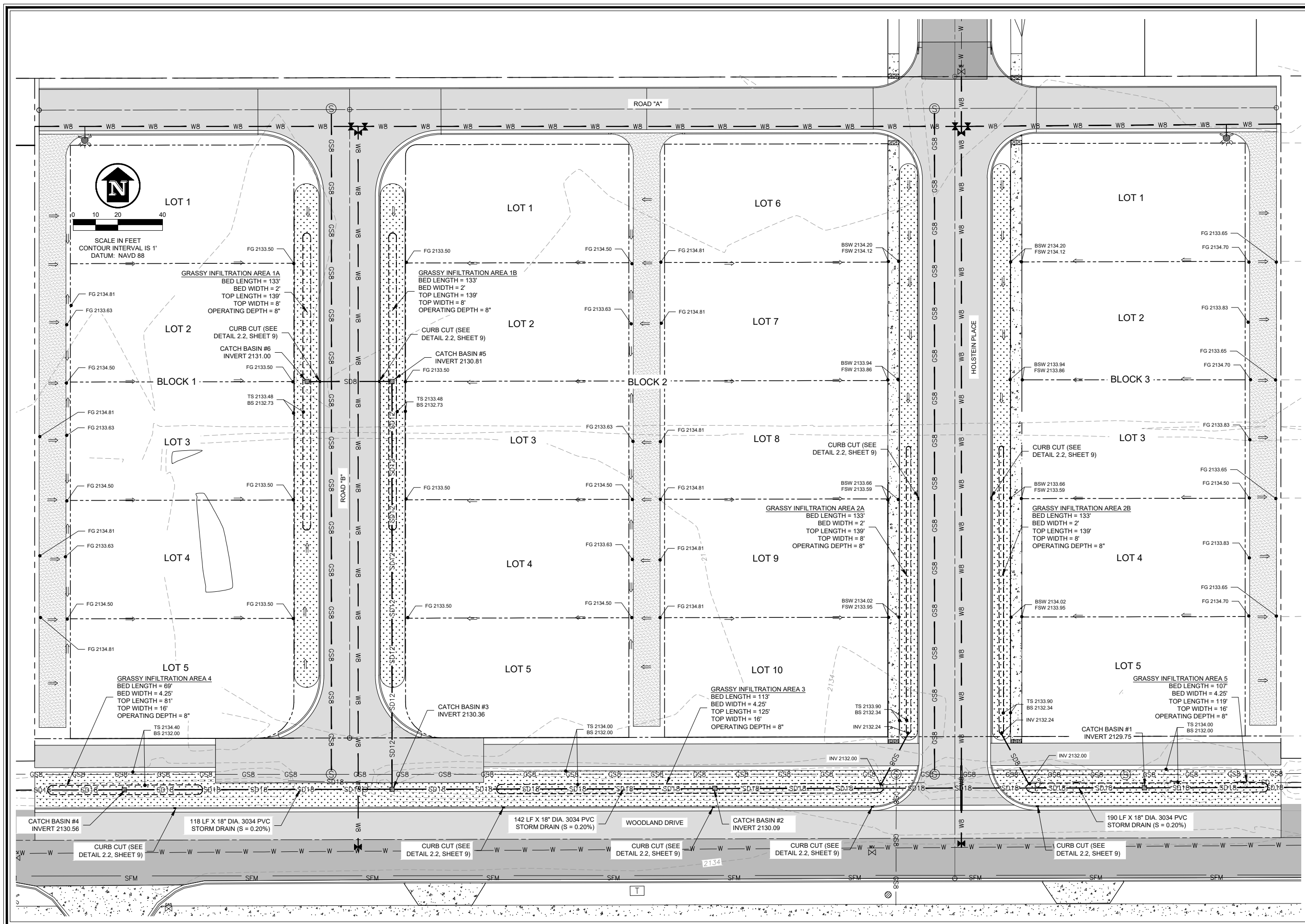
JAS
JAMES A. SEWELL
AND ASSOCIATES

**O'CONNELL ESTATES
PRELIMINARY PLAT**
PROJECT: **COOKMAN, ERIC
SANDPOINT
BONNER COUNTY, IDAHO**

SHEET TITLE:

DATE: 4-8-2026
SCALE: 1" = 60'
DRAWN BY: REB
CHECKED BY: REB
CAD FILE: S-COOKMAN-PREIM PLAT 2305
PROJ #: 11212-23-001

SHEET 1 OF 1

[illegible]

DATE:	04-28-2014
SCALE:	AS SHOWN
DESIGNED:	E. COOKMAN
DRAWN:	N. COOKMAN
CHECKED:	E. COOKMAN
PROJ NO.:	03324-23-01
CAD FILE:	E-COOKMAN

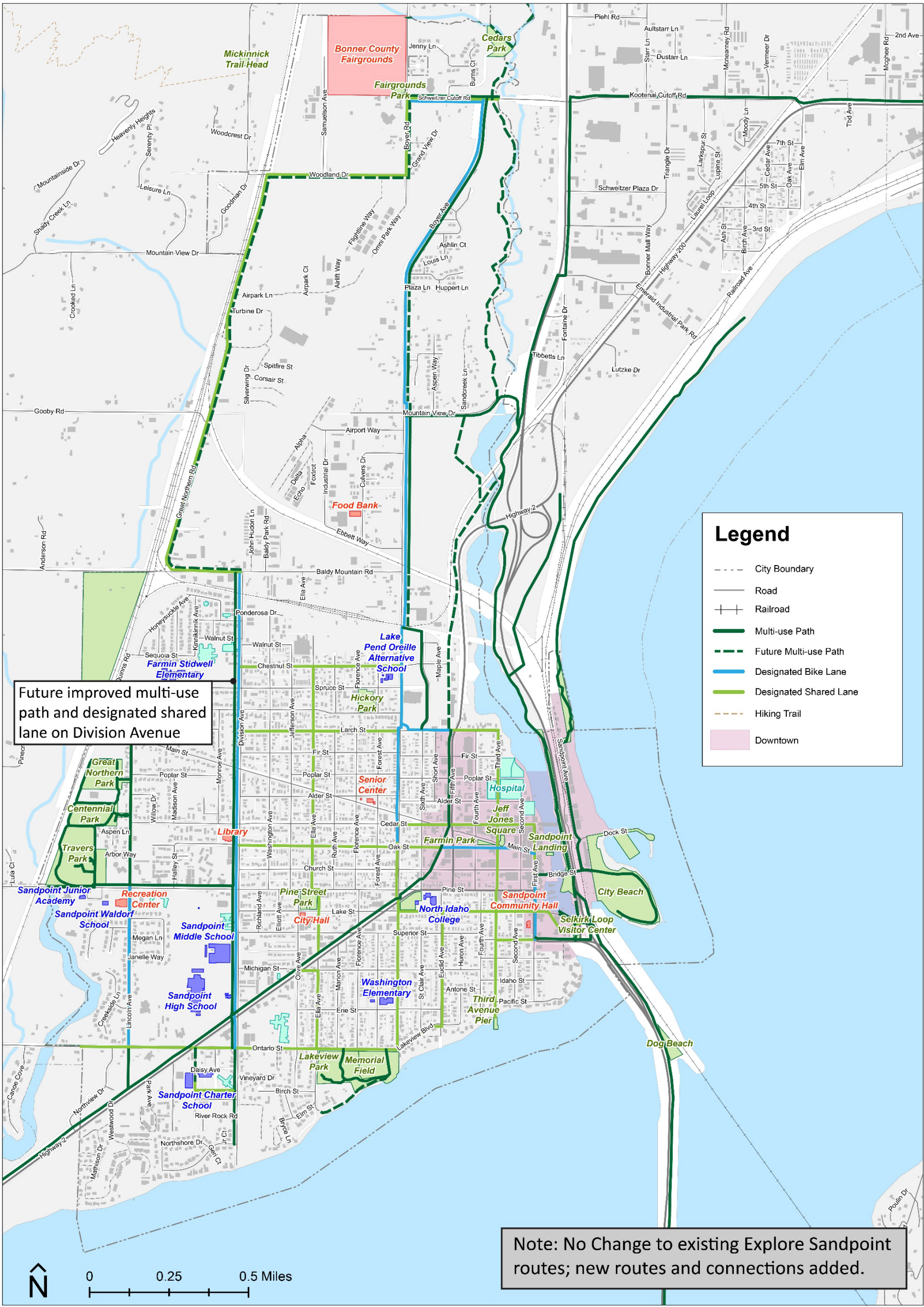
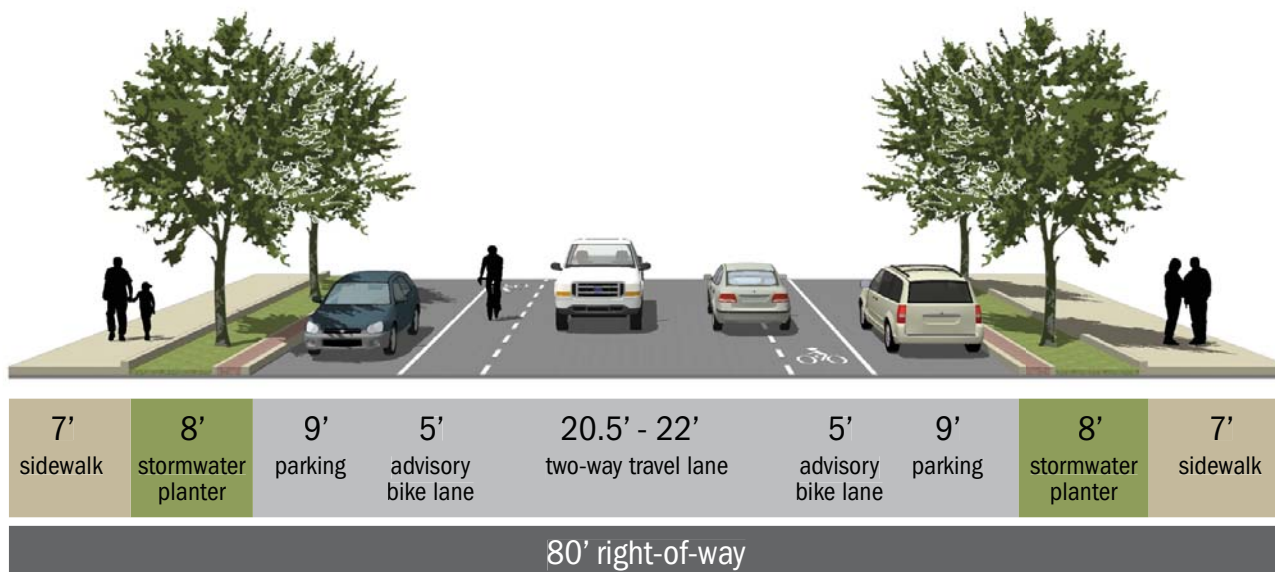
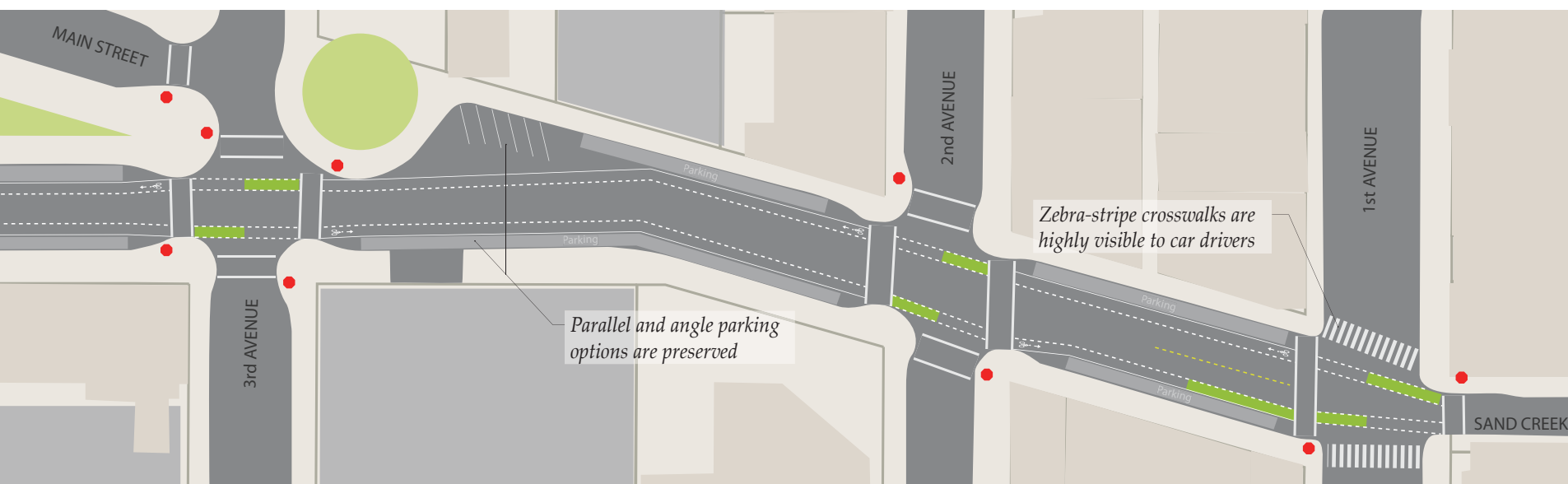
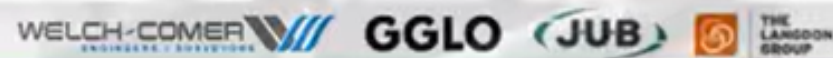


Figure 16 Bicycle Priority Network





Proposed cross-section for the Oak Street bikeway - short-term solution





CHURCH TO PINE

Council Chambers



WELCH-COMER
ENGINEERS & ARCHITECTS

GGLO

JUB

THE LANGDON GROUP

