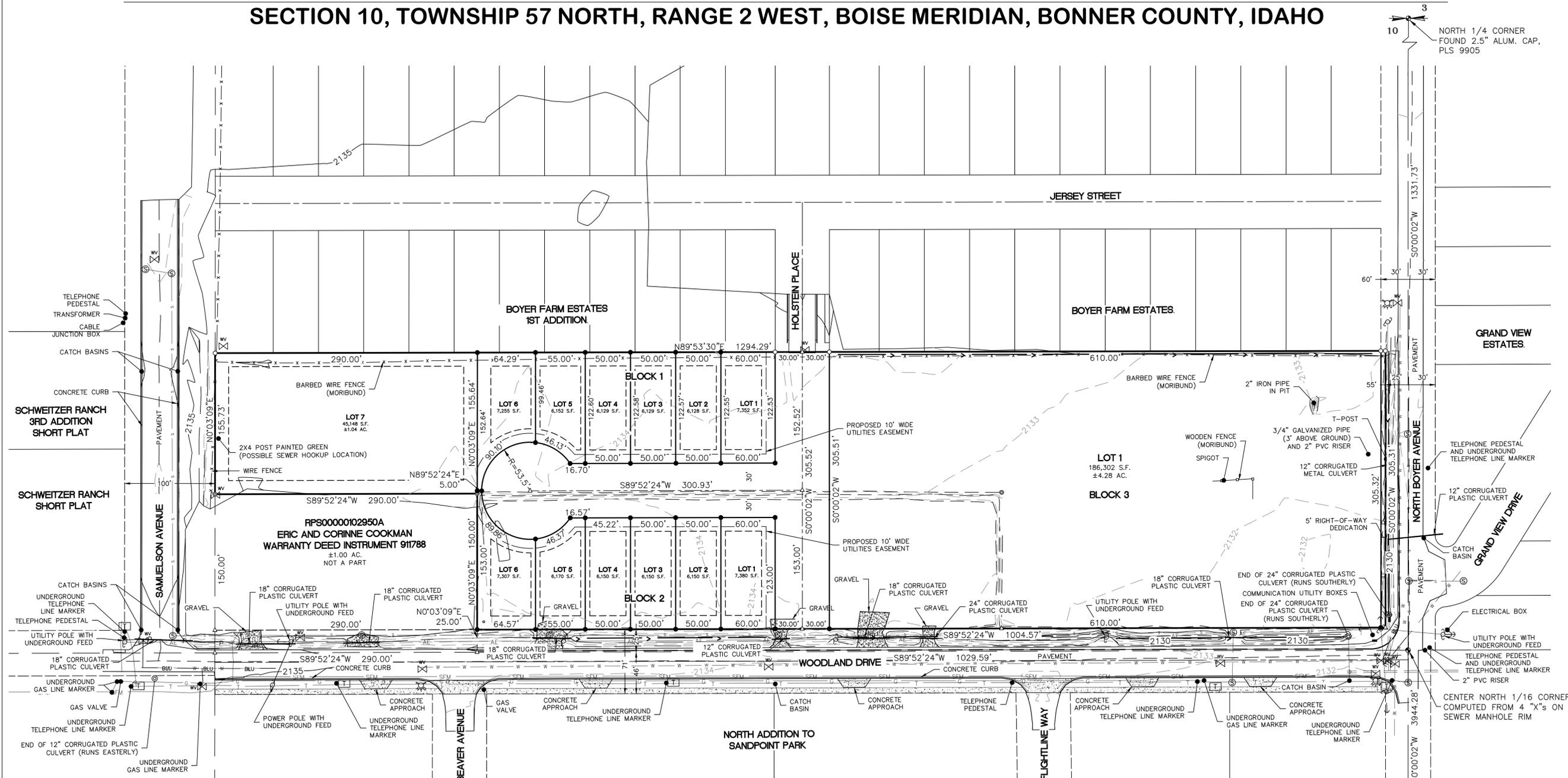


# O'CONNELL ESTATES PRELIMINARY PLAT

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



NORTH 1/4 CORNER  
FOUND 2.5" ALUM. CAP.  
PLS 9905

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
- AE — ..... OVERHEAD AERIAL ELECTRIC LINES
- P — ..... UNDERGROUND ELECTRIC LINES
- T — ..... UNDERGROUND TELEPHONE/COMMUNICATION LINES
- G — ..... GAS LINE
- S — ..... SEWER LINE
- W — ..... WATER LINE

## NOTES

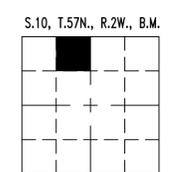
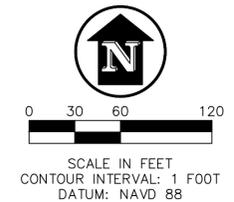
1. PROPOSED USE FOR LOTS 1-6, BLOCK 1, & LOTS 1-6 BLOCK 2 IS RESIDENTIAL. PROPOSED USE FOR LOT 7, BLOCK 1, & LOT 1, BLOCK 3 IS UNDETERMINED.
2. PROPOSED WATER SUPPLY IS CITY OF SANDPOINT.
3. PROPOSED SEWER SERVICE IS CITY OF SANDPOINT.
4. PROPOSED SOLID WASTE DISPOSAL IS COUNTY TRANSFER STATION OR PRIVATE CONTRACTOR.
5. PROJECT IS LOCATED WITHIN SANDPOINT FIRE DISTRICT.
6. ZONING DISTRICT IS MUR.
7. CONTOURS ARE FIELD LOCATED (NAVD88 DATUM).
8. NO WATER COURSES ARE PRESENT (USGS MAP).
9. NO WETLANDS ARE PRESENT (USFWS NWI MAP).
10. NO FLOOD HAZARD AREAS ARE PRESENT (FIRM, PANEL 16017C0716E, ZONE X).
11. FRONTAGE IMPROVEMENTS ADJACENT TO WOODLAND DR. AND N. BOYER AVE. FOR LOT 1, BLOCK 3, AND ADJACENT TO SAMUELSON AVE. FOR LOT 7, BLOCK 1, ARE DEFERRED AS A CONDITION OF THE FINAL PLAT FOR THIS SUBDIVISION, AND WILL BE REQUIRED AS A CONDITION OF EITHER OF THE FOLLOWING:
  - 1) A SUBDIVISION OR SHORT PLAT THAT FURTHER DIVIDES EITHER LOT, OR
  - 2) A BUILDING PERMIT OF ANY TYPE ON EITHER LOT.

### OWNER/ DEVELOPER

ERIC COOKMAN  
5914 DUFORT ROAD  
SAGLE, IDAHO 83860

### PROJECT AREA

TOTAL PROJECT AREA IS 8.08 AC.  
DEVELOPMENT AREA IS 2.73 AC.  
PROJECT CONTAINS 12 BUILDING LOTS.



NO.	DATE	REVISION	BY	CHK'D
3	6-10-2025	CHANGED LOT SIZES AND ADDED SETBACKS	TDR	
2	6-12-24	CHANGE REMAINDERS TO LOTS	REB	
1	6-12-24	ADJUST CUL-DE-SAC	REB	

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

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

DATE: 6-10-2025  
SCALE: 1" = 60'  
DRAWN BY: TDR  
CHECKED BY: REB  
CAD FILE: S-COOKMAN-PRELM PLAT 2025  
PROJ #: 11212-23-001

SHEET 1 OF 1