BENEWAH COUNTY PLANNING DEPARTMENT

701 College Avenue, Ste 101, St. Maries, Idaho 83861 (208) 245-4122

PRELIMINARY PLAT APPLICATION

FOR OFFICIAL USE ONLY:	
FILE #:	RECEIVED:

Proposed subdivision name:

APPLICANT INFORMATION:		
Landowner's name:		
Mailing address:		
City:	State:	Zip Code:
Telephone:	Fax:	
E-mail:		

REPRESENTIVE'S INFORMATION:		
Representative's name:		
Company name:		
Mailing address:		
City:	State:	Zip Code:
Telephone:	Fax:	
E-mail:		

ADDITIONAL APPLICANT REPRESENTIVE INFORMATION:		
Representative's name:		
Company name:		
Mailing address:		
City:	State:	Zip Code:
Telephone:	Fax:	
E-mail:		

PARCEL INFORMATION:			
Section #:	Township:	Range:	Parcel acreage:
Parcel # (s):			
Legal Description:			

Uses of surrounding land (describe lot sizes, structures, uses, owner):	
North:	
South:	
East:	
West:	
Nearest city:	Distance to the nearest city:
Detailed directions to the site:	

SUBDIVISION TYPE	
☐	Recreational
☐	Rural
☐	Urban/Suburban

PROJECT PROPOSAL:							
Number of lots:		Smallest lot:		Largest lot:			
Intended use of future lots:							
☐	Residential	☐	Commercial	☐	Industrial		
☐	Agricultural	☐	Utility	☐	Mixed		
☐	Recreational	☐	Other – Explain:				
What type of dwelling units will the residential project include?							
☐	Single-family dwelling	☐	Duplex	☐	Multi-family dwelling	☐	Townhouse
Proposed number of dwelling units:				Average density (dwelling units/acre):			
Is dedication of land for public use planned?				Yes ☐		No ☐	
If yes, describe use and number of acres:							

ACCESS INFORMATION:			
☐	Private Easement	Existing ☐	Proposed ☐
☐	Public Road	Existing ☐	Proposed ☐
☐	Combination of Public Road/Private Easement	Existing ☐	Proposed ☐
Is public road dedication proposed as part of this land division?		Yes ☐	No ☐
Road maintenance will be provided by:			
Describe any proposed road improvements, include surface type, maximum and typical grades, width of right-of-way, width of improved surface, curbing, drainage, etc.:			

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SERVICES:	
Sewage disposal will be provided by:	
☐	Existing Community System - List name of sewer district or provider and type of system:
☐	Proposed Community System – List type & proposed ownership:
☐	Individual system – List type:
Explain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable and other details:	
Water will be supplied by:	
☐	Existing public or community system - List name of provider:
☐	Proposed Community System – List type & proposed ownership:
☐	Individual well(s)
Please explain the water source, capacity, system maintenance plan, storage and delivery system and other details:	

Distance (in miles) to the nearest:	
Public/Community Sewer System:	Solid Waste Collection Facility:
Public/Community Water System:	Fire Station:
Elementary System:	Secondary School:
County Road:	County Road Name:
Which fire district will serve the project site?	
Which power company will serve the project site?	

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:				
Water courses (lakes, streams, rivers & other bodies of water):				
Is site within a floodplain?	Yes ☐	No ☐	Firm Panel#:	Map Designation:
Springs & wells:				
Land cover (timber, pastures, etc):				
Are wetlands present on site:	Yes ☐	No ☐	Source of Information:	
Other pertinent information (attach additional pages if needed):				

How is the proposed subdivision in accordance with each of the following the specific objectives of Benewah County Comprehensive Land Use Plan? – <u>See Plan Attached</u> (attach additional pages if needed).
Population:
Private Property Rights:
School Facilities & Transportation:
Economic Development:
Land Use:
Transportation:
Public Services, Facilities and Utilities:
Housing:
Recreation and Tourism:
Natural Resources:
Hazardous Areas:
Special Areas or Sites:
Community Design:
Agriculture:

HOW DOES THE PROPOSAL MEET THE FOLLOWING OBJECTIVES OF THE BENEWAH COUNTY SUBDIVISION ORDINANCE (attach additional pages if needed)?
The coordination of streets and roads within the subdivision and other existing or planned streets and roads:
Adequate open space for travel, light, air and recreation:
The avoidance of scattered subdivision of land that would result in the lack of water supply, adequate sewage disposal, drainage, transportation or other public services or the unnecessary imposition of an excessive expenditure of the public funds for the supply of such services:
To protect the character, the social and economic stability and to encourage the orderly and beneficial development of the County:
To prevent the pollution of air and water:
To encourage the wise use and management of natural resources throughout the County in order to preserve the integrity, stability, and value of the land:

APPLICANT CHECKLIST		
Yes	No	
☐	☐	Have you completed every line of every page of the application?
☐	☐	Have you attended a sketch plan meeting?
☐	☐	Have you reviewed the Benewah County Subdivision design standards?
☐	☐	Are you requesting a variance from the design standards?
☐	☐	If yes, have you completed a subdivision design variance request?
☐	☐	Have you attached any required acknowledgments/will serve letters?
☐	☐	Fire District?
☐	☐	Health District?
☐	☐	Electric Utility?
☐	☐	Water Utility?
☐	☐	Sewer Utility?
☐	☐	Have you attached your preliminary engineering plans for streets, water, sewer, storm drainage and other required or optional improvements?
☐	☐	Have you attached your groundwater report or study?
☐	☐	Have you included your sanitary sewer disposal plan?
☐	☐	Have you completed the preliminary plat checklist?
☐	☐	Have you included a report from a title company listing all property owners and purchasers of record of the Site and all properties within a 300-foot radius?
☐	☐	Have you paid the required fees? $1,200 + $_____ ($100 per lot) = $_____

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 Benewah 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.

This application is acknowledgement by the applicant that the proposed subdivision will comply with the design standards and all other relevant provisions of the Benewah County Subdivision Ordinance.

Landowner's signature _____ Date _____

Landowner's signature _____ Date _____