

From: [benjamin.milbrath](#)
To: [Robert Beachler](#); [lance.lanecomarine.com](#)
Cc: [Elaine Maneck](#); [jrichards@idl.idaho.gov](#); [Marde Mensinger](#); [Kourtney Romine](#); [Leslie Hayes](#); [Mike Ahmer](#); [Bryan Nickels](#)
Subject: Updated drawing showing ITD ROW on proposed LBLHCO marina expansion and request for a quick call if possible
Date: Wednesday, December 4, 2024 10:58:06 AM
Attachments: [Dock Exhibit 24.12.03.pdf](#)
[ROW Exhibit 24.12.03.pdf](#)

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

Greetings Robert, I left you a voicemail this am in hopes of having a quick chat to address some of IDT concerns outlined in your letter dated 11/6/24.

In your letter you stated the easement currently in place was 150 feet at the south end of Highway 95,
So we had our licensed surveyor do a quick update to place that easement on the proposed expansion.

We were happy to see that the proposed expansion falls completely outside of the stated IDT easement.

Let me know if you have time for a quick call before the call on Friday so I can address some of the other IDT concerns outlined in your letter.

I am not super familiar with these types of proceedings and I think it would be helpful for all parties so we have a more constructive call on Friday.

I am open till 2 pm today and virtually all day tomorrow if you have a time that works for you.

Send me a text or email with a time that would work for you.

Looking forward to hearing from you.

Sincerely,

Benjamin Milbrath
Managing Partner
Long Bridge Land Holding Company
Cell 612-245-9665

From: Finn Hall <fhall@hmf-llc.com>
Sent: Tuesday, December 3, 2024 11:45 AM
To: benjamin milbrath <lbhco@outlook.com>; Justin Shaw <jshaw@hmf-llc.com>
Cc: lance lanecomarine.com <lance@lanecomarine.com>
Subject: Re: LONG BRIDGE MARINA EXPANSION NEW UPDATE NEEDED - for hearing next week!!!

Ben,

I have attached the updated dock plans showing the approximate IDT ROW and I included a separate Right-of-Way exhibit showing the ROW delineation.

The ITD Right-of-Way is outside of the Littoral offset and does not impact the proposed marina.

Finn Hall, EIT

Project Engineer | HMF Engineering

3882 N. Schreiber Way, Suite 104 | Coeur d'Alene | Idaho 83815

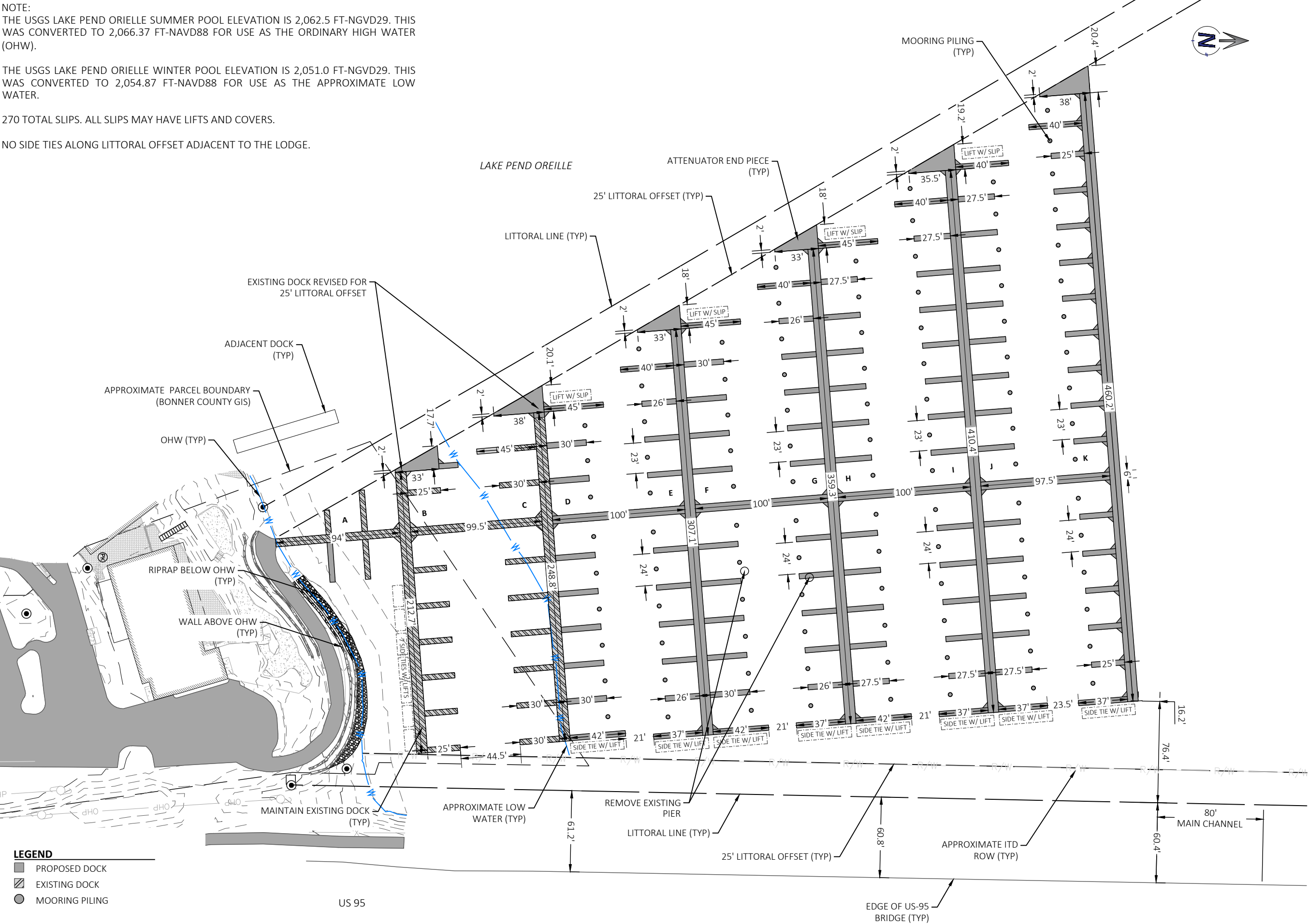
Office: 208.635.5825 | Cell: 208.755.3076 | www.hmf-llc.com

NOTE:
THE USGS LAKE PEND ORELLE SUMMER POOL ELEVATION IS 2,062.5 FT-NGVD29. THIS WAS CONVERTED TO 2,066.37 FT-NAVD88 FOR USE AS THE ORDINARY HIGH WATER (OHW).

THE USGS LAKE PEND ORELLE WINTER POOL ELEVATION IS 2,051.0 FT-NGVD29. THIS WAS CONVERTED TO 2,054.87 FT-NAVD88 FOR USE AS THE APPROXIMATE LOW WATER.

270 TOTAL SLIPS. ALL SLIPS MAY HAVE LIFTS AND COVERS.

NO SIDE TIES ALONG LITTORAL OFFSET ADJACENT TO THE LODGE.



LEGEND

- PROPOSED DOCK
- EXISTING DOCK
- MOORING PILING



LONG BRIDGE LAKE ACCESS
BONNER COUNTY, ID

NOT
APPROVED
PRELIMINARY
FOR
CONSTRUCTION

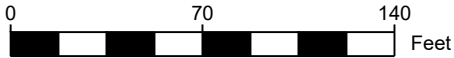
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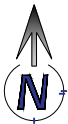
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REVISIONS			
NO.	DATE	BY	DESCRIPTION

DOCK LAYOUT
MASTER

DRAWING:
SHEET: 1 OF 5





LONG BRIDGE LAKE ACCESS
BONNER COUNTY, ID

NOT
APPROVED
PRELIMINARY
FOR
CONSTRUCTION

1"
SCALE: (11X17 ONLY)

DWG:
PROJECT NO:
DRAWN BY:
CHECKED BY:
DATE:

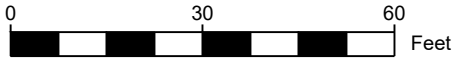
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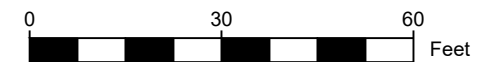
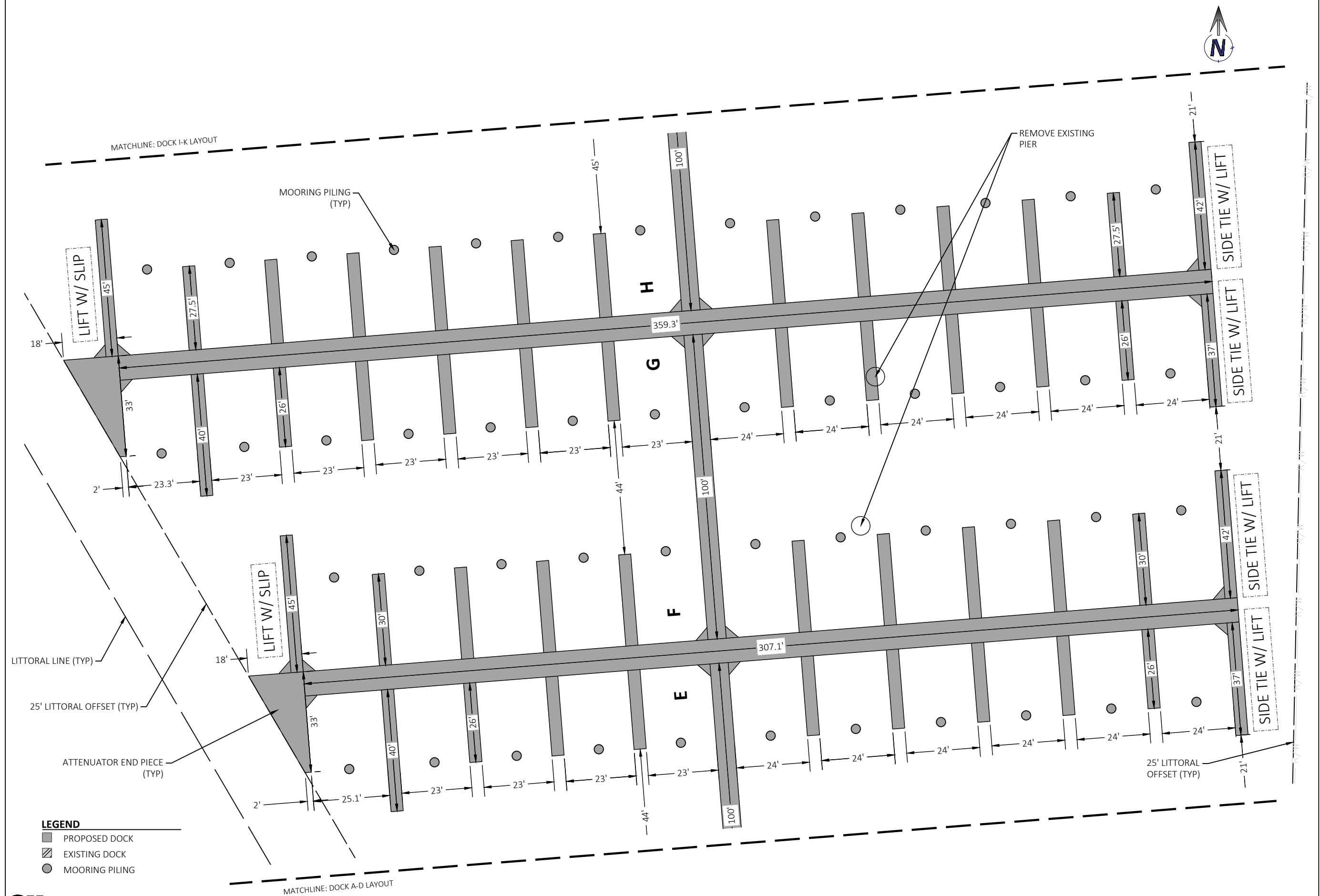
REVISIONS			
NO.	DATE	BY	DESCRIPTION

DOCK A-D
LAYOUT

DRAWING:
SHEET: 2 OF 5

- LEGEND**
- PROPOSED DOCK
 - EXISTING DOCK
 - MOORING PILING





NOT
APPROVED
PRELIMINARY
FOR
CONSTRUCTION

1"
SCALE: (11X17 ONLY)

DWG:
PROJECT NO:
DRAWN BY:
CHECKED BY:
DATE:

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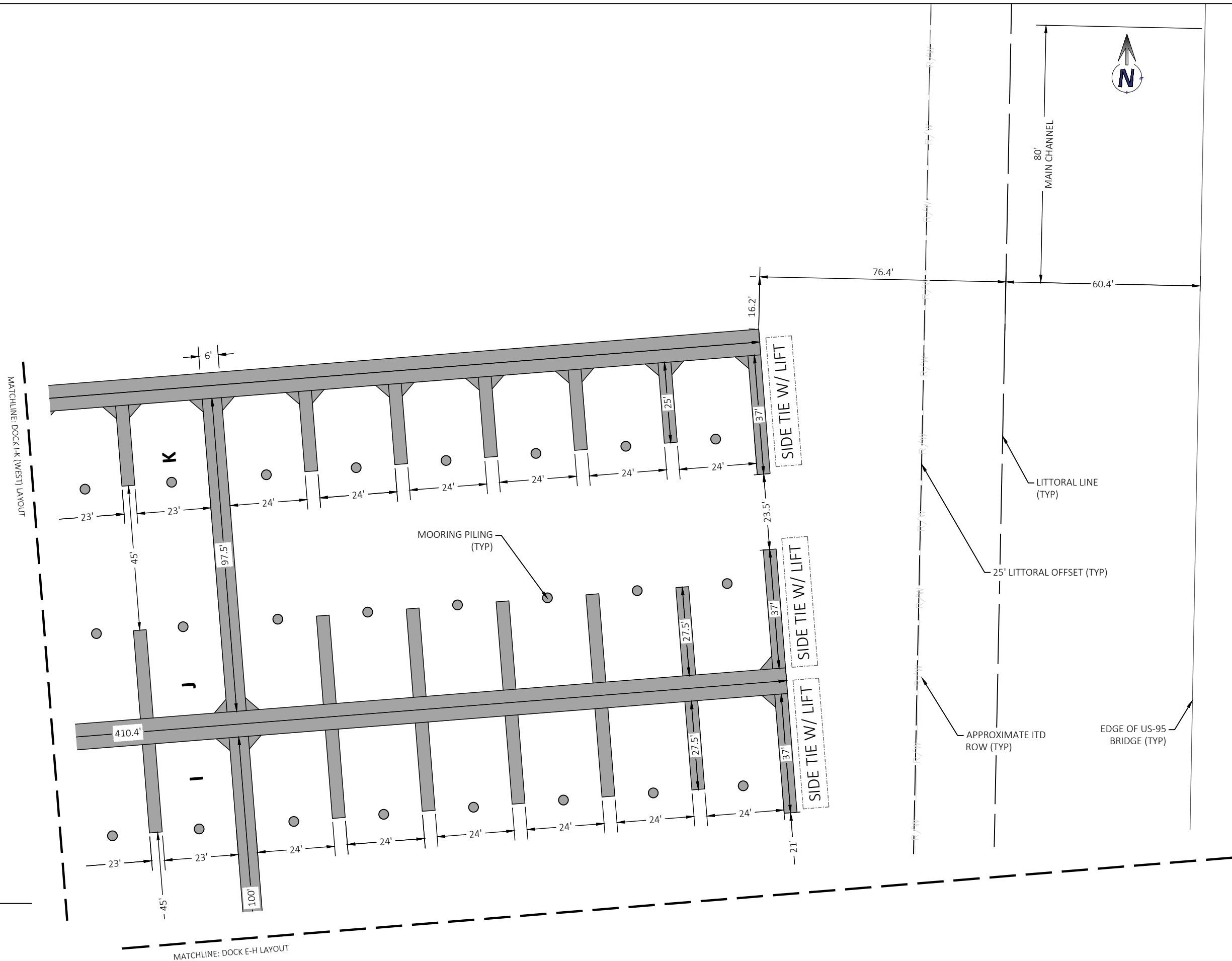
REVISIONS

NO.	DATE	BY	DESCRIPTION
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DOCK E-H
LAYOUT

DRAWING:
SHEET: 3 OF 5

- LEGEND**
- PROPOSED DOCK
 - EXISTING DOCK
 - MOORING PILING



LONG BRIDGE LAKE ACCESS
BONNER COUNTY, ID

NOT
APPROVED
PRELIMINARY
FOR
CONSTRUCTION

1"
SCALE: (11X17 ONLY)

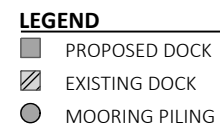
DWG:
PROJECT NO:
DRAWN BY:
CHECKED BY:
DATE:

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REVISIONS
NO. DATE BY DESCRIPTION

DOCK I-K(EAST)
LAYOUT

DRAWING:
SHEET: 5 OF 5

NO SIDE TIES ALONG LITTORAL OFFSET ADJACENT TO THE LODGE.



NOT
APPROVED
PRELIMINARY
FOR
CONSTRUCTION

1"
SCALE: (11X17 ONLY)

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NO.	DATE	BY	DESCRIPTION
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SHEET: 1 OF 1

