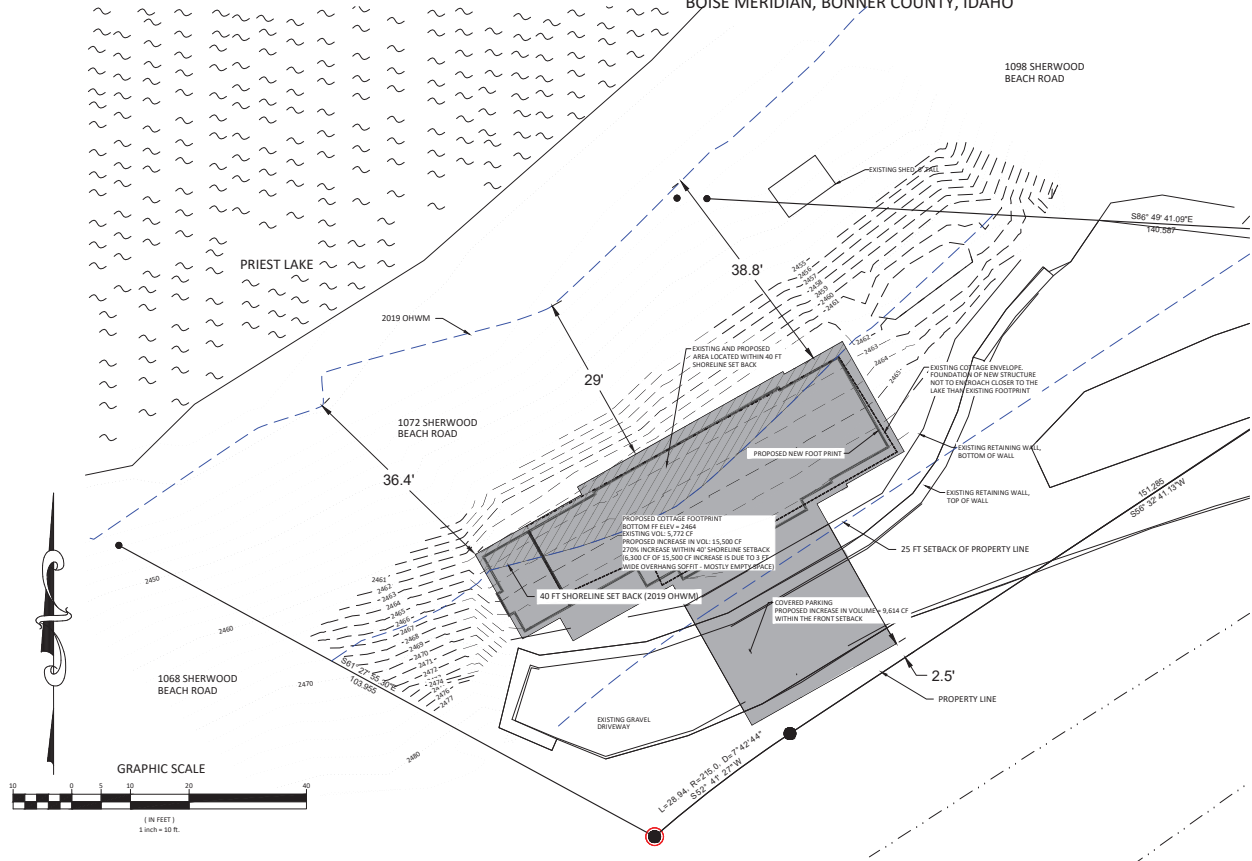


# SITE PLAN

STATE SUBDIVISION - KOKANEE POINT FIRST ADDITION  
 A PORTION OF GOV'T LOT 3 OF SECTION 3, TOWNSHIP 59 NORTH, RANGE 4 WEST,  
 BOISE MERIDIAN, BONNER COUNTY, IDAHO

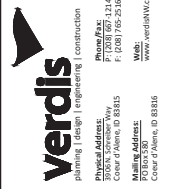
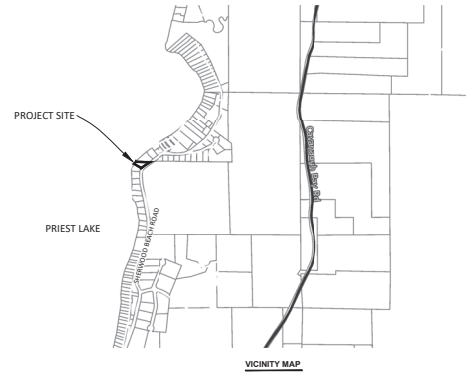


**AREA CALCULATIONS**

TOTAL LOT = 13,068 ± SF (0.3 AC ± PER PLAT)  
 INSIDE 200 FT SHORELINE BUFFER = 13,068 SF (ENTIRE LOT)  
 INSIDE 40 FT SHORELINE BUFFER = 5,065 SF

EXISTING BUILDINGS = 1097 SF  
 EXISTING STAIRS = 42 SF  
 EXISTING GRAVEL DRIVEWAY = 3,350 SF  
 ALL IMPERVIOUS = 1,139 SF  
 REMAINING = 8,579 SF  
 34% OF IMPERVIOUS AREA WITHIN PROPERTY BOUNDARY

PROPOSED BUILDING = 2,325 SF  
 PROPOSED STAIRS = 23 SF  
 FUTURE GRAVEL PATHWAYS = 400 SF  
 ALL PROPOSED/ FUTURE IMPERVIOUS = 2,748 SF  
 EXISTING GRAVEL DRIVEWAY = 3,350 SF  
 OVERLAPPING IMPERVIOUS AREA = 580 SF  
 REMAINING = 7,550 SF  
 42% OF IMPERVIOUS AREA WITHIN PROPERTY BOUNDARY



## HEISKELL COTTAGE 1072 SHERWOOD BEACH ROAD SITE PLAN

DATE: 02/08/2024  
 JOB: 22-1143  
 DRAWN: APB  
 CHECKED: MLP  
 REVISIONS:

NO.	DESCRIPTION:
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	

PROJECT:  
 HEISKELL COTTAGE

PROJECT ADDRESS:  
 1072 SHERWOOD BEACH RD  
 COOLIN, ID 83821

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**C1.0**  
 SHEET 1 of 1

