



Excerpt from Original Plat Map



Impervious Surface Notes

THE AREA BETWEEN PINTO POINT ROAD AND THE EXISTING RESIDENCE IS CURRENTLY COVERED COMPLETELY IN GRAVEL. THE PROPOSED NEW GARAGE HAS A FOOTPRINT OF 296 SF AND A TOTAL AREA OF 1,192 SF WHEN ROOF OVERHANGS ARE INCLUDED. GIVEN THE EXISTING GRAVEL SURFACES, NO NEW IMPERVIOUS SURFACE IS BEING CREATED BY THIS APPLICATION, AND AREAS THAT ARE CURRENTLY IN GRAVEL ARE PROPOSED TO BE REDUCED IN SIZE AND LANDSCAPED WITH NATIVE GRASSES AND PLANTINGS AS SHOWN ON THIS SITE PLAN.

Impervious Surface Calculations

TOTAL SITE AREA (0.39 ACRES)	16,988 SF
TOTAL SITE AREA WITHIN 200' OF SHORELINE	16,988 SF
MAXIMUM IMPERVIOUS SURFACE AREA AT 35%	5,946 SF
IMPERVIOUS SURFACES	TOTALS
EXISTING RESIDENCE ROOFLINE	2,106 SF
EXISTING SLEEPING PORCH ROOFLINE	132 SF
NEW GARAGE ROOFLINE	1,192 SF
FRONT DRIVEWAY AND PARKING APRON/WALKS	2,035 SF
PORCHES, LANDINGS, WALKS (NOT UNDER ROOFLINES)	108 SF
TOTALS	5,633 SF
IMPERVIOUS COVERAGE:	32.2%

Site Plan Key Notes

- 1. CONNECT TO EXISTING WATER AND SEWER SERVICES UNDERNEATH MAIN HOUSE

UNLESS NOTED OTHERWISE, THIS DRAWING HAS BEEN PREPARED AT A SCALE OF 1" = 40.0'. DIMENSIONS ARE SHOWN IN FEET AND INCHES. DIMENSIONS ARE SHOWN TO SCALE. WRITTEN DIMENSIONS SUPERCEDE GRAPHIC SCALING.

DATE	DESCRIPTION
06-26-2022	INITIAL SITE & FLOOR PLAN STUDIES
07-07-2022	PRELIMINARY VARIANCE APPLICATION
07-19-2022	BUILDING PERMIT & VARIANCE SITE DRAWINGS
07-21-2022	CONSTRUCTION DRAWINGS PROGRESS
08-24-2022	PRELIMINARY VARIANCE STUDY
08-25-2022	PERMITS FOR VARIANCE SET TO CLARIFY BEARING OF APPLICANT
08-25-2022	CONSTRUCTION DOCUMENTS PROGRESS
08-15-2023	USE VARIATIONS TO FACTOR IN 35% MAX IMPERVIOUS SURFACES
11-14-2023	USE PLAN AMERICAN NOTATION
12-01-2023	VARIANCE SITE PLAN ANALYSIS
12-29-2023	PROPOSED IMPROVEMENTS
01-25-2024	VARIANCE SITE PLAN COMMENTS 1 & A1.1
01-25-2024	VARIANCE SITE PLAN 1

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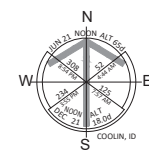
TOM & JULI LINDQUIST
 MERCER ISLAND, WA

PROJECT

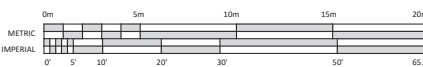
PINTO POINT GARAGE/SHOP & GUEST ROOM

125 PINTO POINT ROAD
 COOLIN, IDAHO 83821

6/26/2024



Modified Variance Request Site Plan
 SCALE: 1:1100 1" = 10.0'
 Lot 37 - 125 Pinto Point



DRAWN BY:	DAC	CHECKED BY:	DAC
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SCALE: AS NOTED

SHEET TITLE:

SITE PLAN

REV NO.	3	SHEET	A1.1
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