

z:\engineering\2021\2161 woodke fdp\dwg\updated shoreland 03.27 - 2161_c-base.dwg

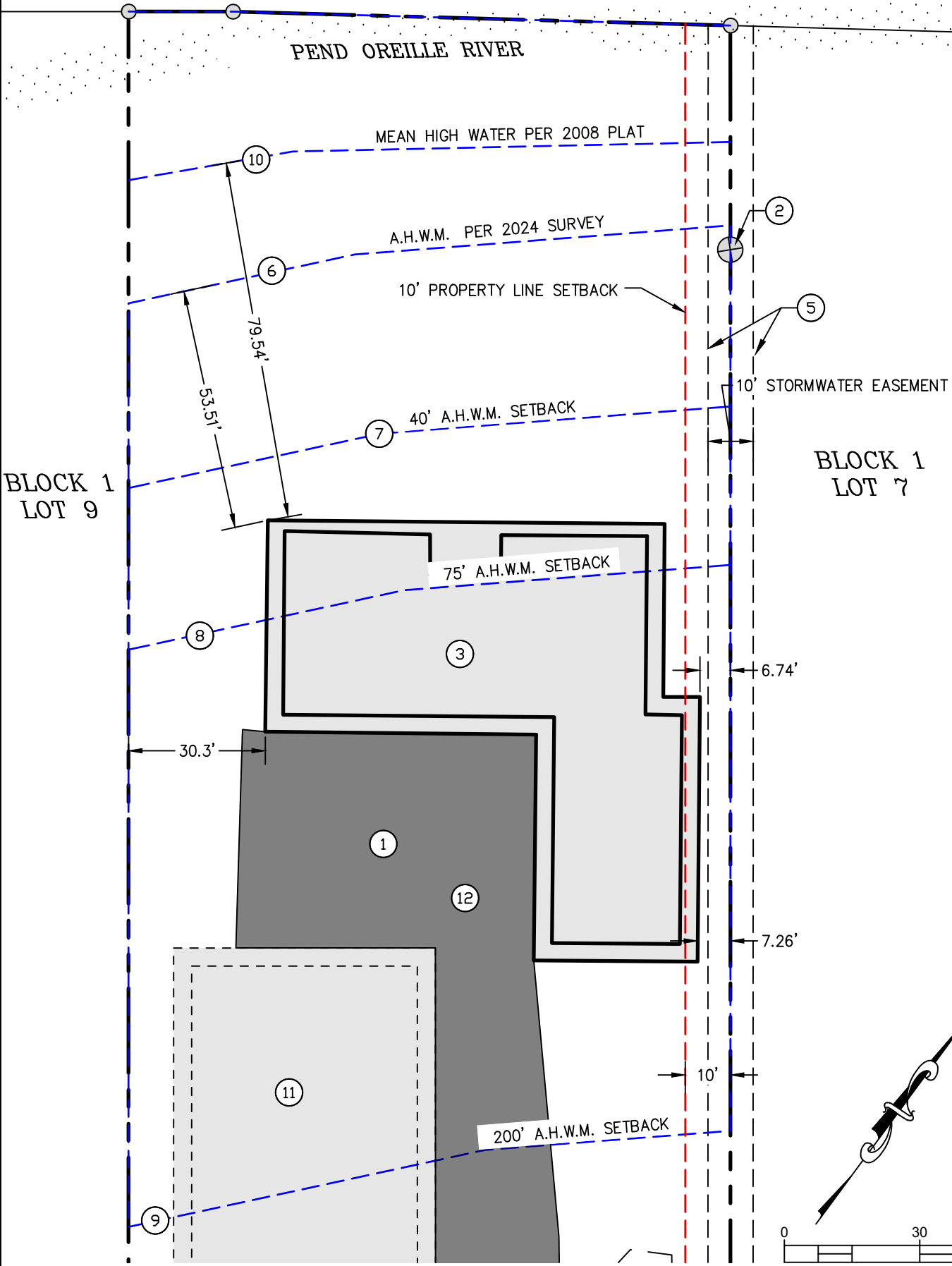
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- 1. HOUSE SETBACK SITE PLAN
- 2. THE RANCH AT RIVERBEND 2008 PLAT

BUILDING SETBACK SITE PLAN FOR
CAMELOT LANE II LLC

RP061100010080A

AKA LOT 8, BLOCK 1 OF THE RANCH AT RIVERBEND 1ST ADDITION – P.U.D.
SECTION 28/29, TOWNSHIP 56, RANGE 3 WEST, BOISE MERIDIAN
BONNER COUNTY, IDAHO

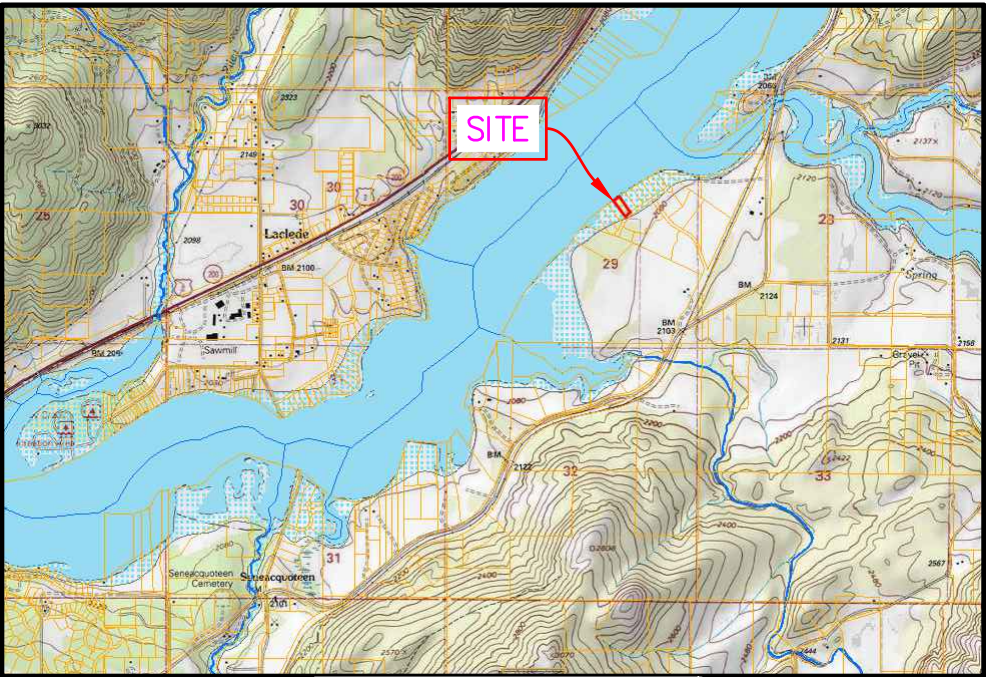


KEYNOTES

- 1 BLOCK 1, LOT 8 OF RANCH AT RIVERBEND 1ST ADDITION – P.U.D.
- 2 EXISTING SURVEY MONUMENTS
- 3 EXISTING HOUSE
- 4 EXISTING DRIVEWAY
- 5 10 FT EXISTING STORMWATER EASEMENT (5 FT EACH SIDE OF PROPERTY LINE)
- 6 ARTIFICIAL HIGH WATER MARK (A.H.W.M.) – PER 2024 SURVEY
- 7 40' A.H.W.M. SETBACK
- 8 75' A.H.W.M. SETBACK
- 9 200' A.H.W.M. SETBACK
- 10 MEAN HIGH WATER PER 2008 PLAT
- 11 EXISTING SHOP
- 12 EXISTING DRIVEWAY

SHORELAND TABLE

SQUARE FOOTAGE OF LOT WITHIN 200' OF SHORELAND	35%	ALLOWABLE IMPERVIOUS AREA
27,009 SF	0.35	9,453.15 SF
EXISTING IMPERVIOUS SURFACE AREA		
ROOF	DRIVEWAY	TOTAL
9,084.69 SF	4,181.08 SF	13,265.77 SF
PERCENTAGE OF IMPERVIOUS COVERAGE		49.12%
SQUARE FOOTAGE OF LOT WITHIN 200' OF SHORELAND	52.5% (BONUS FOR ALL STRUCTURES 75' BACK FROM A.H.W.M)	ALLOWABLE IMPERVIOUS AREA
27,009 SF	0.525	14,179.73 SF



VICINITY MAP
NTS



LEGEND

- R/W RIGHT OF WAY
- PROPOSED BUILDING
- PROPERTY PARCEL
- SETBACK LINE
- SHORE LAND SETBACK LINE
- EASEMENT LINE
- E UNDERGROUND POWER LINES
- DHP OVERHEAD POWER LINES
- < DRAINAGE DITCH/FLOW LINE
- X FENCE
- STORM PIPE/ CULVERT
- EXISTING CULVERT
- FINISHED GRADE 5' CONTOUR
- FINISHED GRADE 1' CONTOUR
- EXISTING GRADE 5' CONTOUR
- EXISTING GRADE 1' CONTOUR



PROJECT #: 2161
DRAWN BY: JMW
CHECKED BY: DWL

NOT VALID OR APPROVED
WHEN ELECTRONIC
SIGNATURE DOES NOT
COVER THIS NOTE

SCALE: 1"=30'
(VALID FOR 11"x17" PRINTS ONLY)

SHEET 1 OF 2

REVISION #

DATE

DESCRIPTION

HOUSE SETBACK SITE PLAN

CAMELOT LANE II LLC

WOODKE
BONNER COUNTY, IDAHO

SHEET TITLE

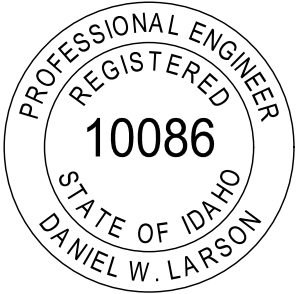
OWNER

PROJECT

7B ENGINEERING
414 CHURCH STREET, SUITE 203
SANDPOINT, IDAHO 83864
(208) 263-0623
info@7Bengineering.com

ORIGINAL STORED AT:
7B ENGINEERING
414 CHURCH ST STE 203
SANDPOINT, ID 83864

DRAWING DATE:
6/24/2024



THE RANCH AT RIVERBEND

LYING IN A PORTION OF SECTIONS 28 & 29
TOWNSHIP 56 NORTH, RANGE 3 WEST, BOISE MERIDIAN,
BONNER COUNTY, IDAHO

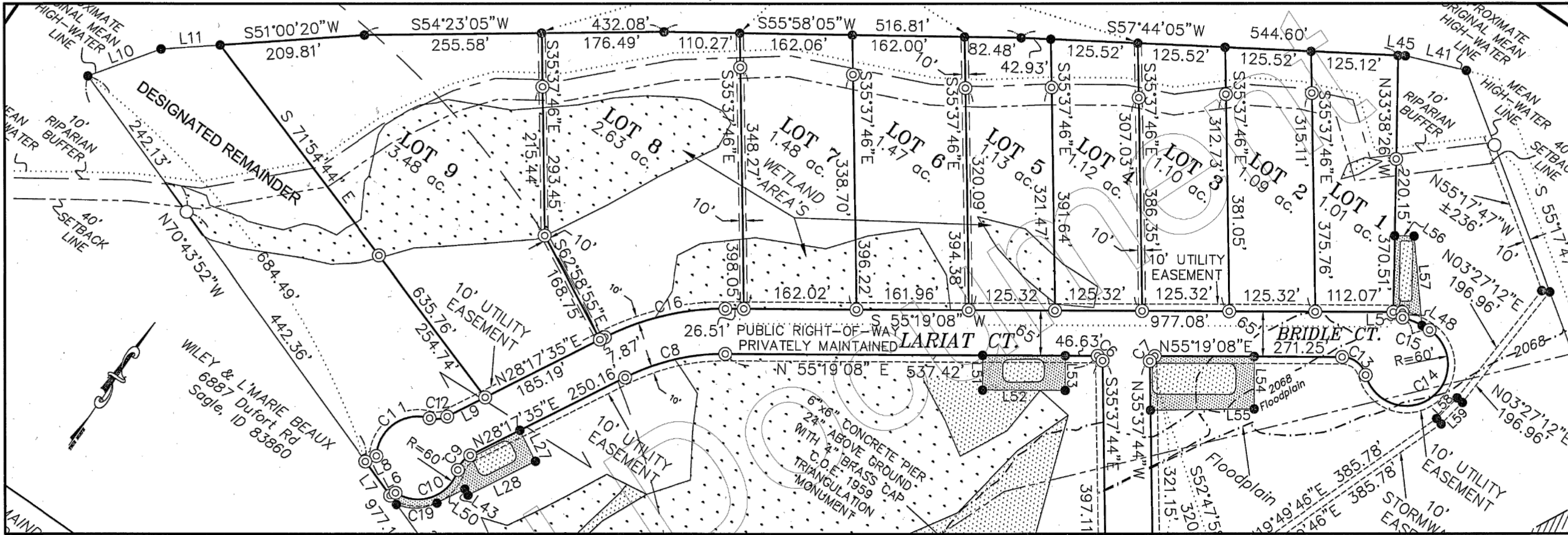


DETAIL SHEET

SCALE = 1:100

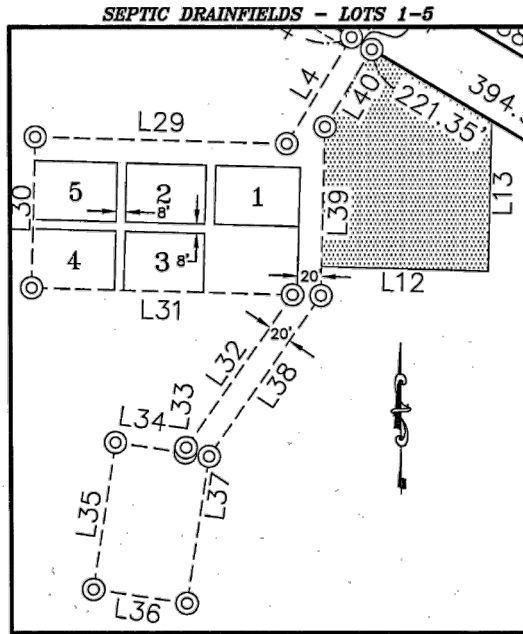
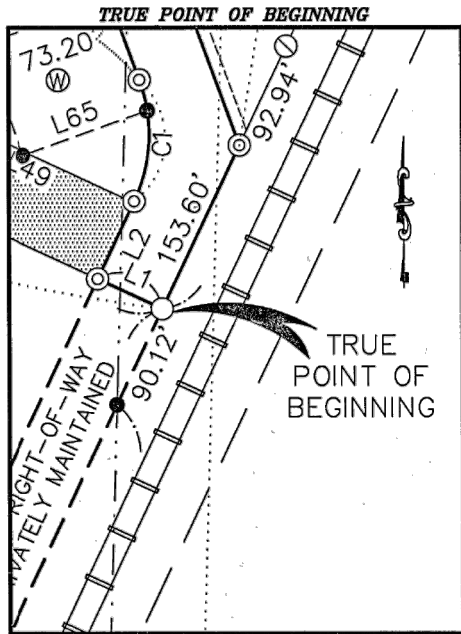
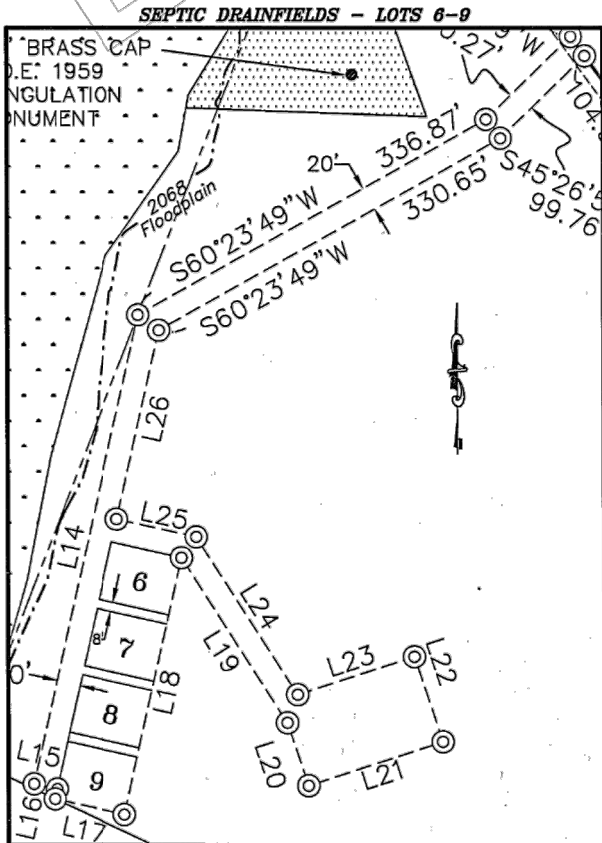
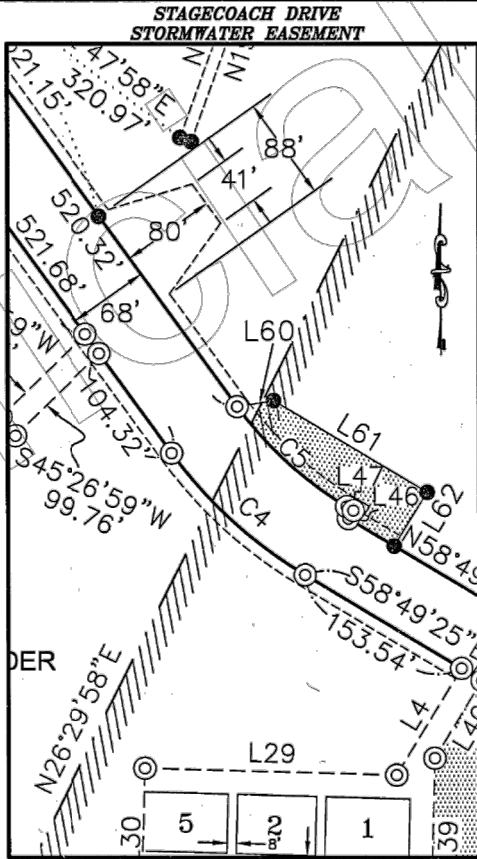
NORTH ORIENTATION VARIES

LOTS 1-9, LARIAT COURT and BRIDLE COURT



LEGEND

- Set, 5/8" dia. x 30" long rebar with yellow plastic cap marked "GLAHE PLS 5713"
- Found, 1/2" Rebar by "WELCH"
- Found, 5/8" Rebar by PLS 882
- Found, 1/2" Rebar by PLS 5576
- Calculated position only, point not set.
- Found, 2 1/2" Brass Cap by PLS 922 as Reference Monument.
- 404 Wetland Mitigation Area
- Delineated Wetland Area
- Stormwater Control Easements
- Septic Drainfield with corresponding lot number.



1/4	SECTION	TOWNSHIP	RANGE
28	28	56	3
29	29	N	W

Project No. 24-256 Lock-Stuffed
Drawing Name: R at R FINAL
Plot Date: 7/22/08

THE RANCH AT RIVERBEND

GLAHE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
303 Church Street
Sandpoint, Idaho 83864
208-265-4474

Scale: 1:100
Checked By: LAG
Date: July 2008
Drawn By: TLG
Sheet: 2 of 3

SHEET TITLE	OWNER	PROJECT
THE RANCH AT RIVERBEND 2008 PLAT	CAMELOT LANE II LLC	WOODKE BONNER COUNTY, IDAHO

7B ENGINEERING
414 CHURCH STREET, SUITE 203
SANDPOINT, IDAHO 83864
(208) 263-0623
info@7BEngineering.com

ORIGINAL STORED AT:
7B ENGINEERING
414 CHURCH ST STE 203
SANDPOINT, ID 83864

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6/24/2024

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SHEET 2 OF 2