

BONNER COUNTY, IDAHO

RIVER BIRCH ROAD

LEGEND

- FOUND MONUMENT
- C-PROP-LINE

Property Features and Dimensions:

- HOUSE**: Main residence with a **COVERED DECK**.
- GARAGE**: Attached to the house.
- PAVED DRIVE**: Located between the house and the river.
- BLDG.**: Small building near the paved drive.
- SETBACKS**:
 - 5' SET BACK (multiple locations)
 - 25' SETBACK (between paved drive and house)
 - SETBACK - 40' FROM ORDINARY HIGH WATER LINE
- RETAINING WALLS**:
 - STONE RETAINING WALL, AVG. HEIGHT 9'
 - STONE RETAINING WALL, AVG. HEIGHT 8'
 - 1' - 1.5' TALL RETAINING WALL
 - RETAINING WALL HEIGHT 6.7' AT THIS LOCATION
 - RETAINING WALL 4' OR OVER IN THIS AREA
- FLOOD PLAIN BOUNDARIES**:
 - 100 YEAR FLOOD PLAIN BOUNDARY SFHA ZONE AE; PANEL 16017C0925E BFE=2072
 - ORD. HIGH WATER EL. 2066
 - EDGE OF WATER 10/17/2024
- DECKS**: Two decks are shown, one near the house and one near the river.
- DOCK**: Located near the river.
- Dimensions**:
 - 29.5', 18.7', 1.1', 10.1', 13.3', 37.8', 12.3', 16.0', 55.8', 46.4', 30.0', 29.2', 12.9', 6.2', 5.1', 20.90'

0 15 30
GRAPHIC SCALE

PROJECT:	P230571
FILE NAME:	P230571_SITE.DWG
PLOT DATE:	02-05-2025
SHEET NUMBER:	1 OF 1

