

329 WEST GARFIELD BAY ROAD VARIANCE SITE PLAN

(PARCEL RP00143000007AA, GARFIELD BAY #1, LOTS 7,8,9)

SECTION 21, TOWNSHIP 56 NORTH, RANGE 1 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

GENERAL NOTES:

- EXISTING BUILDINGS, DRIVEWAY AND LOT FEATURES ARE BASED ON A SURVEY COMPLETED IN FEBRUARY 2026 BY JAMES A. SEWELL AND ASSOCIATES.
- THE LOCATION OF THE ORIGINAL BUILDING LOCATED NEAR LAKE PEND OREILLE THAT IS LABELED AS "REMOVED" HAD BEEN REMOVED AND PARTIALLY RECONSTRUCTED PRIOR TO THE LOT SURVEY COMPLETED IN FEBRUARY 2026 BY JAS. BUILDING AND DECK OUTLINE IS BASED ON BONNER COUNTY GIS AERIAL PHOTOS AND IS APPROXIMATE.
- THE ORIGINAL BUILDING WAS A SINGLE STORY HOUSE WITH A AN ELEVATED DECK. THE PROPOSED BUILDING IS A TWO-STORY BUILDING WITH A LOWER DAYLIGHT STORAGE AREA.

FLOODPLAIN NOTES:

- THE PROPOSED BUILDING IS LOCATED IN THE SPECIAL FLOOD HAZARD AREA AND THE LOWEST LEVEL IS BELOW THE BASE FLOOD ELEVATION OF 2073.7'. THE LOWEST LEVEL IS PROPOSED FOR STORAGE ONLY AND NOT CONSIDERED LIVING SPACE.
- ALL MATERIAL BELOW THE FLOOD PROTECTION ELEVATION (FPE) SHALL BE FLOOD DAMAGE RESISTANT MATERIALS AND ALL ELECTRICAL, PLUMBING AND HVAC SHALL BE ABOVE THE FPE.

STORMWATER NOTES:

- THE RECONSTRUCTION OF THE ORIGINAL BUILDING WILL NOT DISTURB MORE THAN 4,000 SQUARE FEET OF LAND, THEREFORE, A STORMWATER MANAGEMENT PLAN IS NOT REQUIRED PER BCRC 12-722.3.B.
- SILT FENCE OR STRAW WATTLES WILL BE INSTALLED ALONG THE LAKE EDGE FOR EROSION CONTROL.

VARIANCE AREA CALCULATIONS:

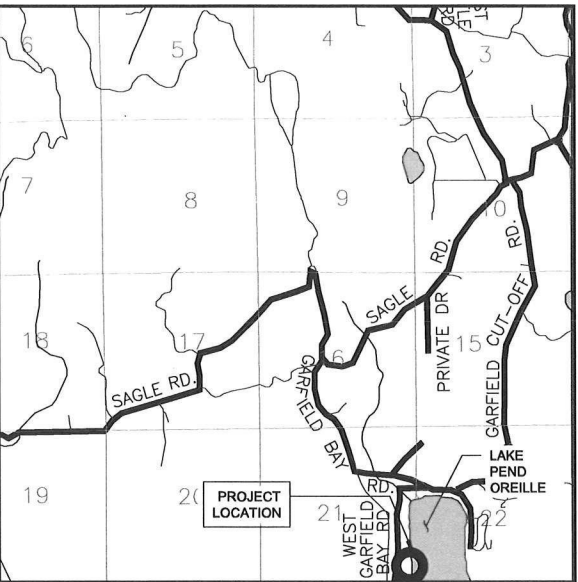
BELOW ARE THE TOTAL AREA THAT DOES NOT MEET COUNTY SETBACKS

ORIGINAL BUILDING AND DECK AREA =	714.6 SF (APPROX. FROM AERIAL PHOTO)
PROPOSED BUILDING AND DECK AREA =	1007 SF
INCREASE IN AREA =	292.4 SF (41% INCREASE)

SHORE LAND CALCULATIONS:

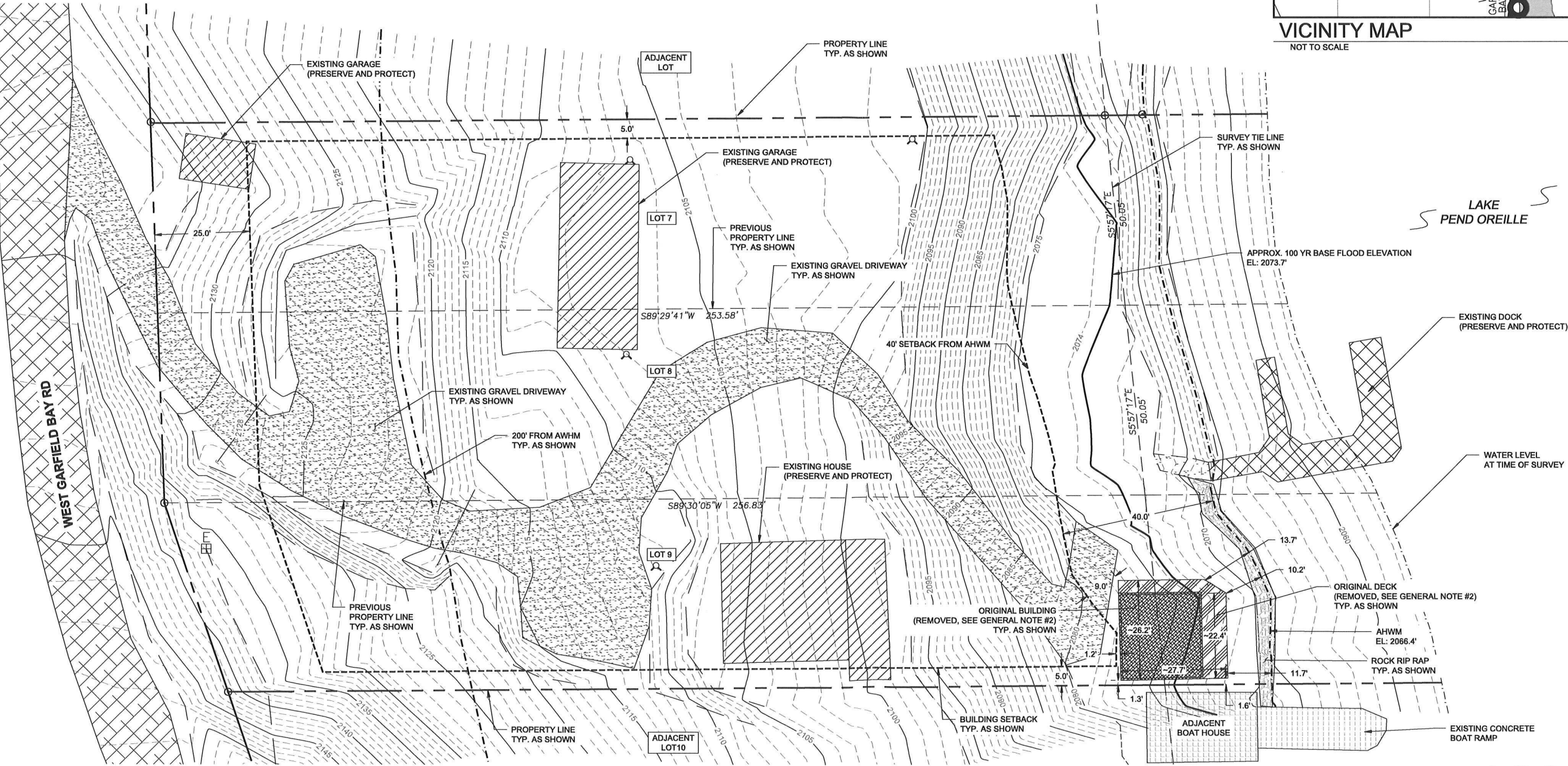
SHORE LAND CALCULATIONS ARE BASED ON PROPOSED CONDITIONS

SHORE LAND AREA 200' FROM AHWM =	30,733 SF
ALLOWABLE IMPERVIOUS SURFACE AREA (35%) =	10,757 SF
EXISTING GARAGE =	1,012 SF
EXISTING HOUSE =	1,420 SF
EXISTING PARTIALLY CONSTRUCTED BUILDING =	1,023 SF
EXISTING GRAVEL DRIVEWAY/PATHWAY =	4,120 SF
TOTAL IMPERVIOUS AREA =	7,575 SF (24.6%)



VICINITY MAP

NOT TO SCALE



4.1

ORIGINAL SITE PLAN

SCALE: AS SHOWN

James A. Sewell and Associates, LLC

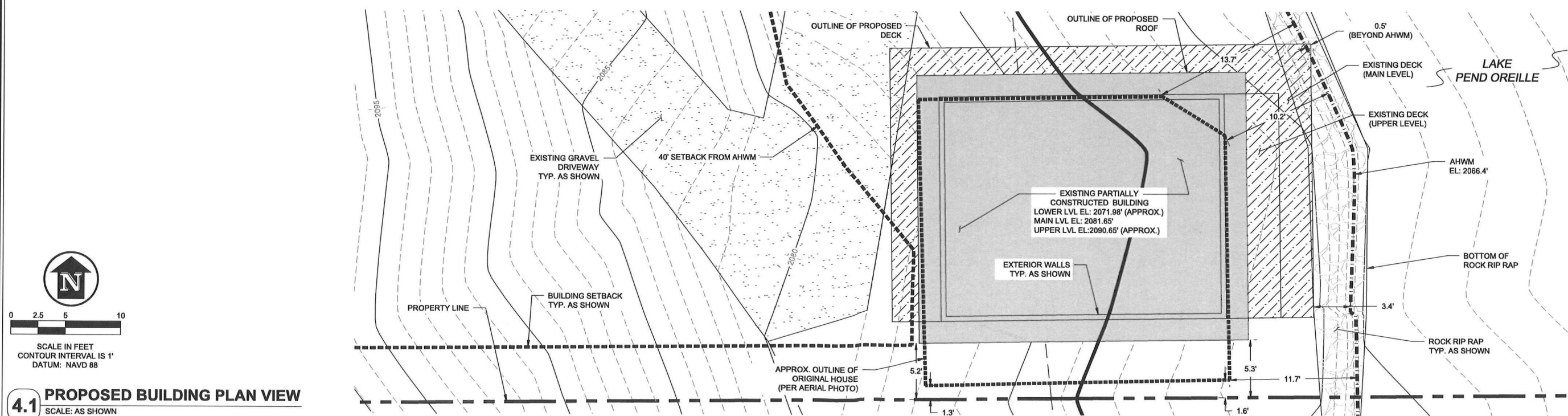
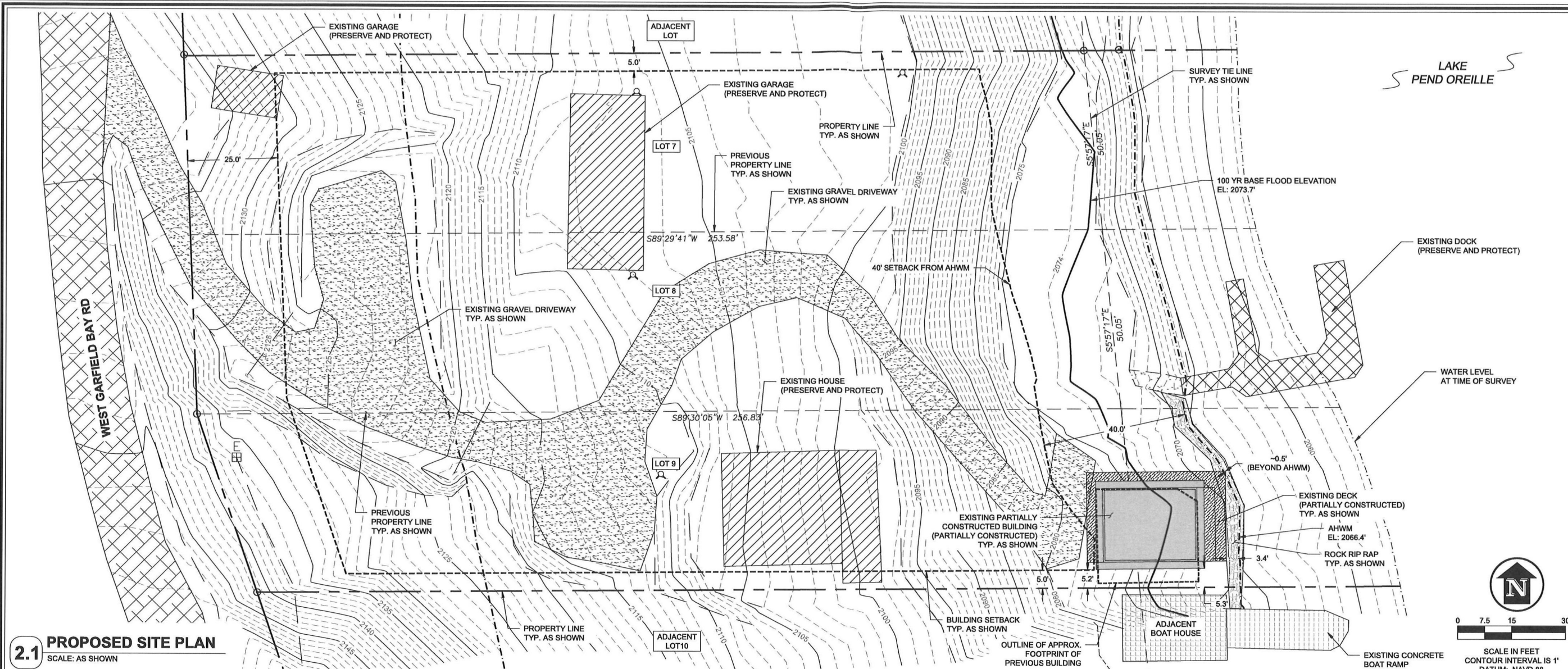


SHEET TITLE: ORIGINAL SITE PLAN

DATE: 03-09-2026
SCALE: AS SHOWN
DESIGNED: PJG
DRAWN: PJG
CHECKED: JPJ
PROJ NO: 05022-26-001
CAD FILE: E-EDWARDS

SHEET 1 OF 2

PROJECT: 329 WEST GARFIELD BAY RD
BONNER COUNTY, IDAHO



03-09-2026

[illegible]

James A. Sewell and Associates, LLC
1319 NORTH DIVISION AVENUE
SANDPOINT, IDAHO 83864
(208) 262-4150



SHEET TITLE: **PROPOSED SITE PLAN AND
PROPOSED BUILDING PLAN VIEW**

PROJECT: **3329 WEST GARFIELD BAY RD
SPRINGER COUNTY, IOWA**

DATE:	03-09-2021
SCALE:	AS SHOWN
DESIGNED:	PJ
DRAWN:	PJ
CHECKED:	JR
PROJ NO.:	05022-26-00
CAD FILE:	E-EDWARD

SHEET 2 OF