



1 mile

Project Site

RP56N01W225211A
T 56N, R 1W, portion of Section 22
1835 Garfield Bay Rd, Bonner County, ID

source: GoogleEarth

Figure 1
Vicinity Map
Garfield Bay Jetty Project

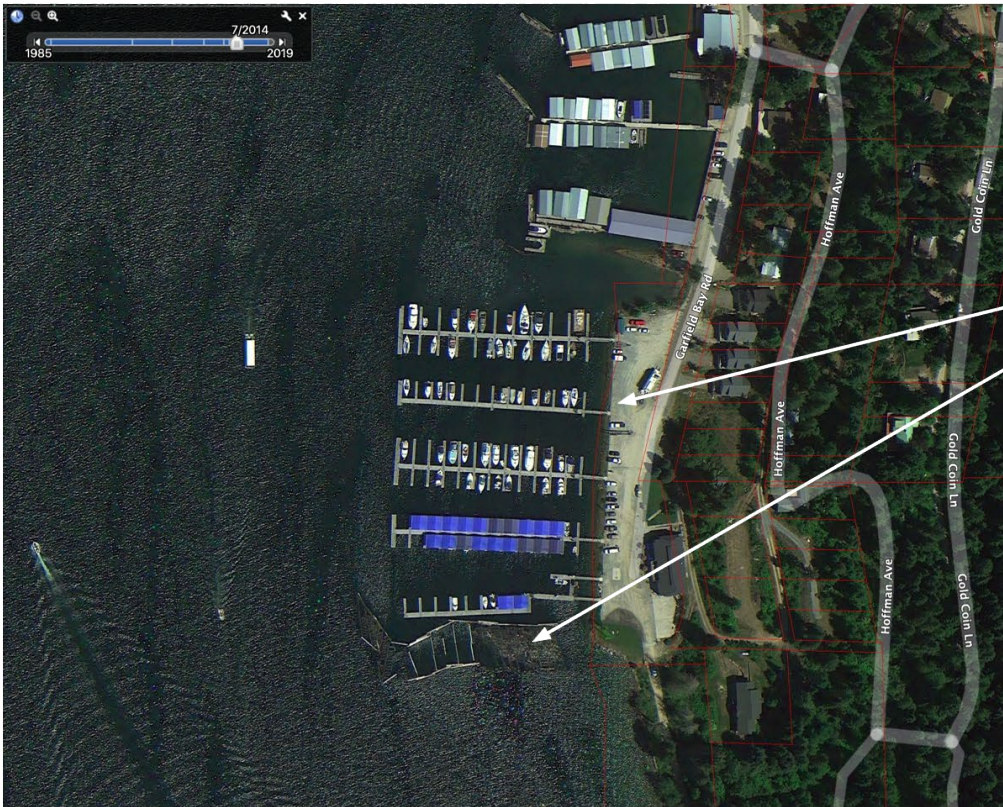
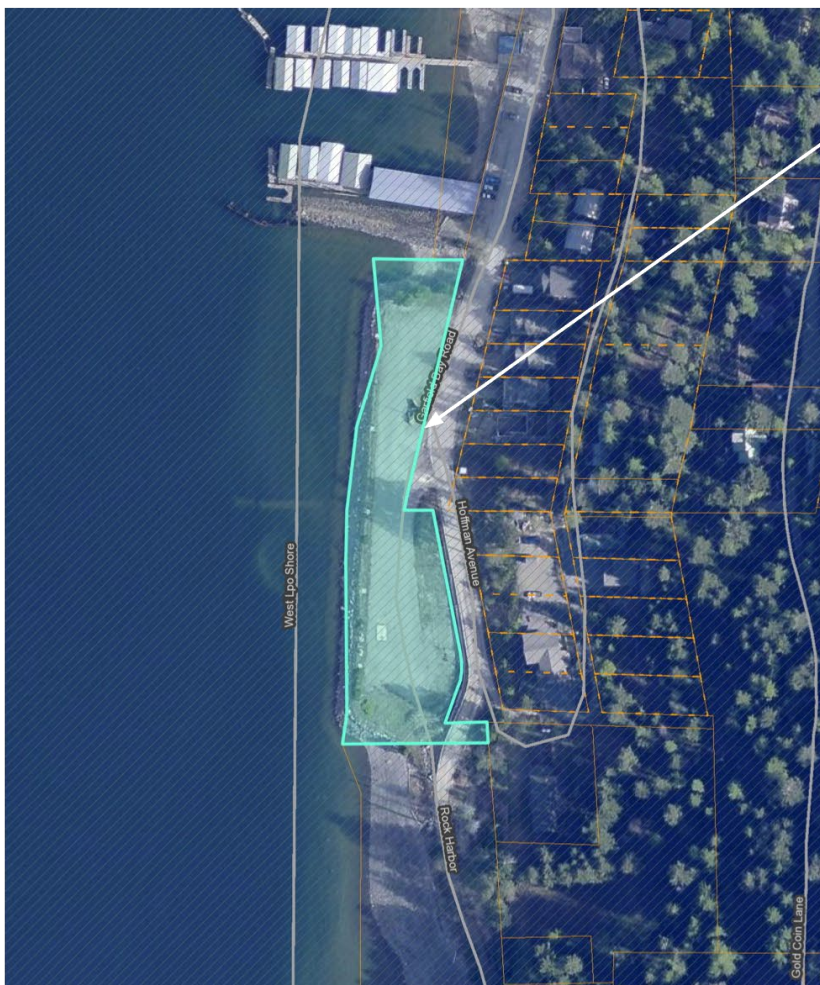


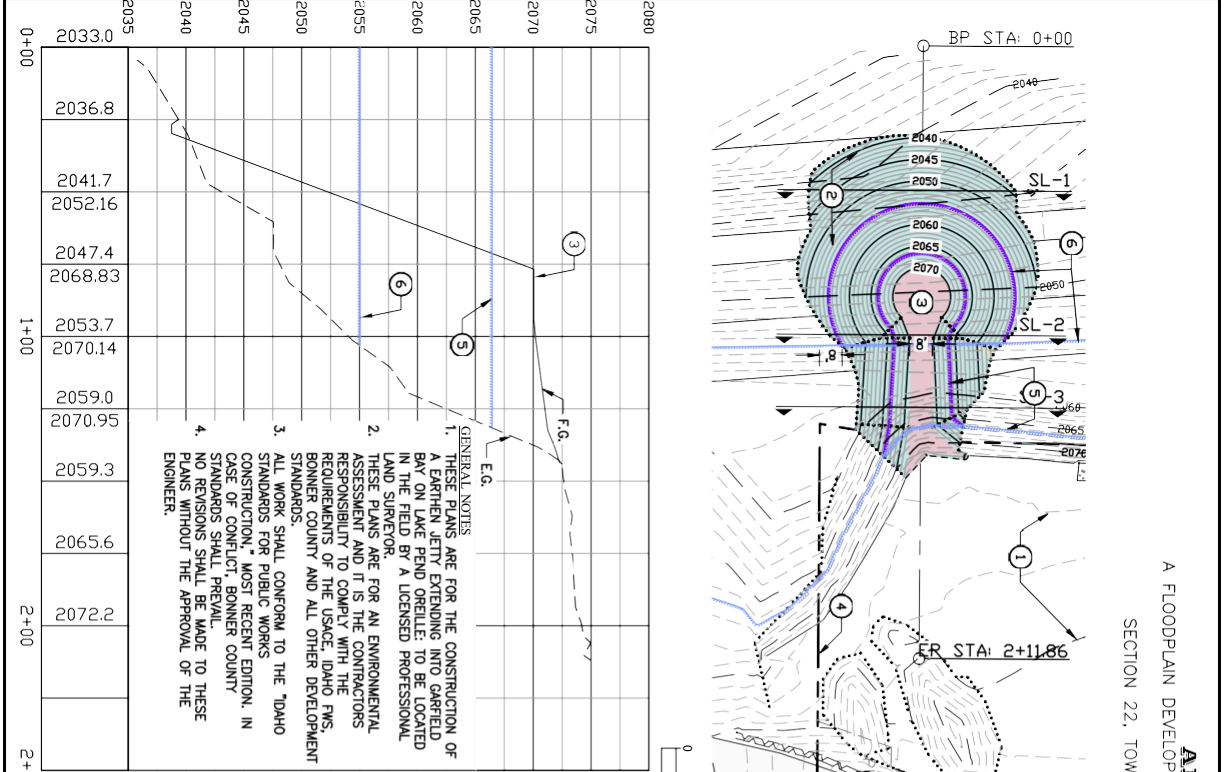
Photo 1: GoogleEarth view from 2014 showing presence of multi-slip docks and breakwater. Around 2015 a storm destroyed all these features.



PROPERTY

Photo 2: Bonner County mapper current view showing lack of pre-existing docks.

Figure 2
Aerial Photographs
Garfield Bay Jetty Project



**JETTY CONSTRUCTION PLAN FOR
ABCD HOMEBUILDERS LLC**

A FLOODPLAIN DEVELOPMENT PERMIT FOR CONSTRUCTION ON RP56N01W25E211A
AKA 1835 GARFIELD BAY ROAD
SECTION 22, TOWNSHIP 1 NORTH, RANGE 1 WEST, BOISE MERIDIAN
BONNER COUNTY, IDAHO

KEYNOTES

- 1 EXISTING GROUND CONTOURS (TYPICAL)
- 2 FINISHED GRADE CONTOURS (TYPICAL)
- 3 TOP OF PROPOSED JETTY
- 4 EXISTING PROPERTY BOUNDARY
- 5 ORDINARY HIGH WATER LINE (OHW): 2066.40
WINTER POOL (L.W.): 2055.0

GENERAL NOTES

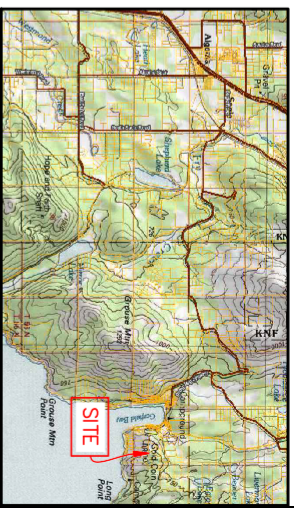
1. THESE PLANS ARE FOR THE CONSTRUCTION OF A GARFIELD JETTY EXTENDING INTO GARFIELD BAY. THE FIELD NOTES TO BE LOCATED IN THE FILE BY A LICENSED PROFESSIONAL LAND SURVEYOR.
2. THESE PLANS ARE FOR AN ENVIRONMENTAL ASSESSMENT TO COMPLY WITH THE REQUIREMENTS OF THE USAGE, IDAHO FWS, BONNER COUNTY AND ALL OTHER DEVELOPMENT STANDARDS.
3. ALL WORK SHALL CONFORM TO THE "IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION," MOST RECENT EDITION, IN CASE OF CONFLICT, BONNER COUNTY STANDARDS SHALL PREVAIL.
4. NO REVISIONS SHALL BE MADE TO THESE PLANS WITHOUT THE APPROVAL OF THE ENGINEER.

LEGEND

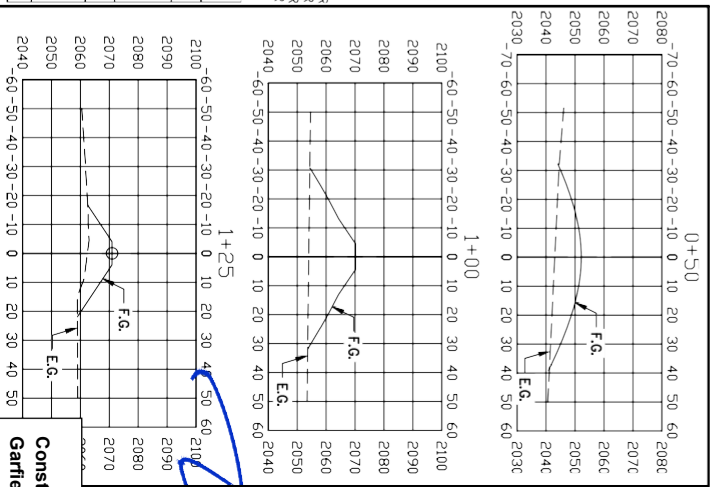
- R/W _____ RIGHT OF WAY
- PROPOSED BUILDING _____ PROPOSED BUILDING
- PROPERTY PARCEL _____ PROPERTY PARCEL
- SETBACK LINE _____ SETBACK LINE
- EASEMENT LINE _____ EASEMENT LINE
- UNDERGROUND POWER LINES _____ UNDERGROUND POWER LINES
- OVERHEAD POWER LINES _____ OVERHEAD POWER LINES
- DRAINAGE DITCH/FLOW LINE _____ DRAINAGE DITCH/FLOW LINE
- FENCE _____ FENCE
- STORM PIPE/CULVERT _____ STORM PIPE/CULVERT
- EXISTING CULVERT _____ EXISTING CULVERT
- FINISHED GRADE 5' CONTOUR _____ FINISHED GRADE 5' CONTOUR
- EXISTING GRADE 5' CONTOUR _____ EXISTING GRADE 5' CONTOUR
- EXISTING GRADE 1' CONTOUR _____ EXISTING GRADE 1' CONTOUR
- EXISTING WATER MAIN _____ EXISTING WATER MAIN

ESTIMATED GRADING QUANTITIES

TOTAL ESTIMATED DISTURBED VOLUME ONSITE	VOLUME CUT (CY)	VOLUME FILL (CY)	NET VOLUME (CY)
0	1,960	1,960 (FILL)	
EST. VOLUME BELOW WINTER POOL (CY)			EST. VOLUME BETWEEN WINTER POOL AND O.H.W. (CY)
1,000			700



CROSS-SECTIONS



REVISION	DATE	DESCRIPTION

SHEET TITLE
GARFIELD BAY JETTY

OWNER
YESTERDAYS HOMEBUILDERS LLC

PROJECT
CHARTREY
BONNER COUNTY, IDAHO

7B ENGINEERING
414 CHURCH STREET, SUITE 206
SANDPOINT, IDAHO 83864
(208) 283-0623
info@7BEngineering.com

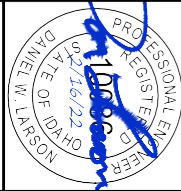
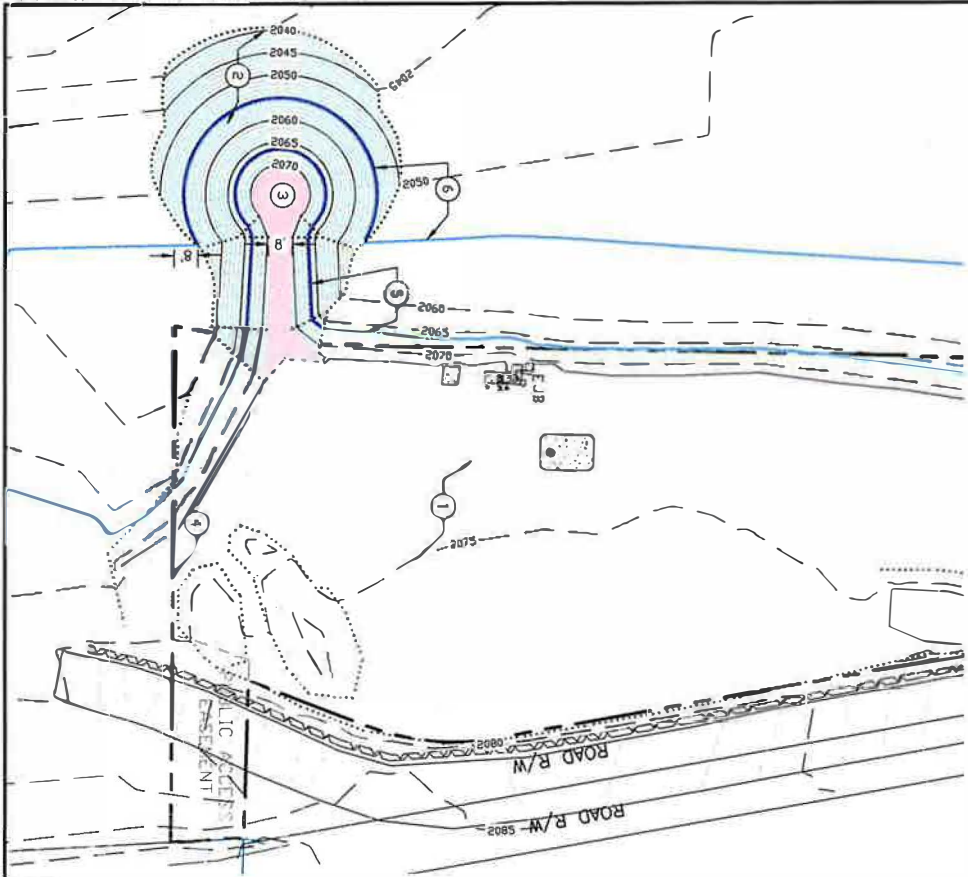


Figure 3
Construction Details Map
Garfield Bay Jetty Project



- KEYNOTES**
- 1 EXISTING GROUND CONTOURS (TYPICAL)
 - 2 FINISHED GRADE CONTOURS (TYPICAL)
 - 3 TOP OF PROPOSED JETTY
 - 4 EXISTING PROPERTY BOUNDARY
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 - 6 WINTER POOL (O.W.): 2055.0

ESTIMATED GRADING QUANTITIES

TOTAL ESTIMATED DISTURBED VOLUME ONSITE	VOLUME CUT (CV)	VOLUME FILL (CV)	NET VOLUME (CV)
0	1,960	1,960 (FILL)	

LEGEND

- R/W — RIGHT OF WAY
- PROPOSED BUILDING
- PROPERTY PARCEL
- 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
- EXISTING WATER MAIN

PROJECT NO. 2128
 DRAWN BY: DMW
 CHECKED BY: DMW
 SCALE: 1"=40' (0.75"=100')

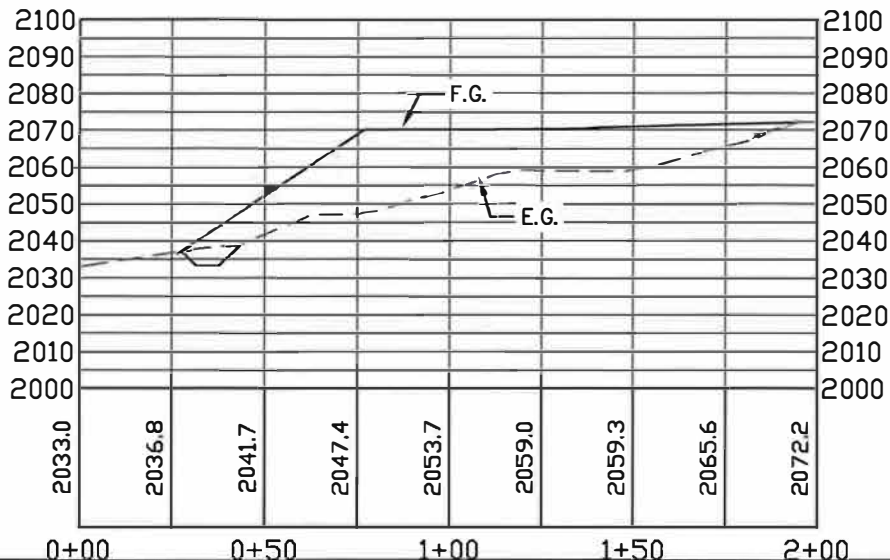
PROFESSIONAL ENGINEER
 REGISTERED
 DANIEL W. LARSON
 9/12/2022

7B ENGINEERING
 414 CHURCH STREET, SUITE 205
 SANDPOINT, IDAHO 83864
 (208) 283-0623
 info@7BEngineering.com

REVISION	DATE	DESCRIPTION

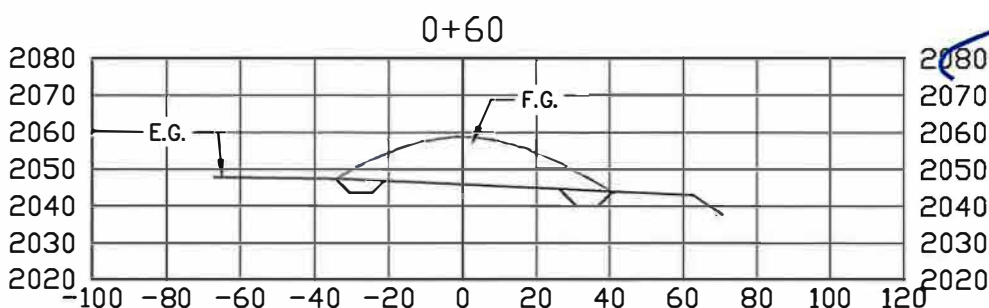
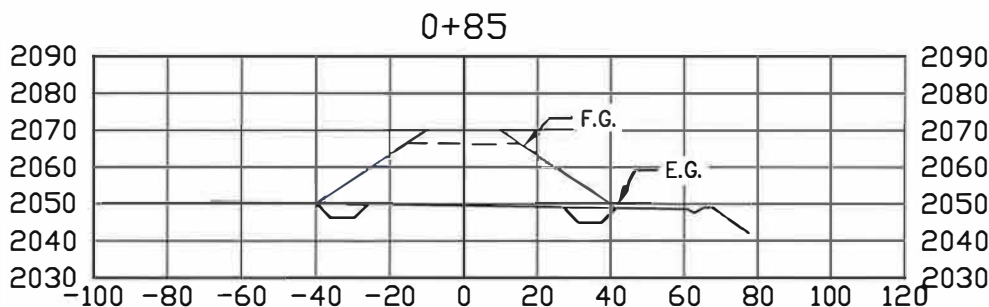
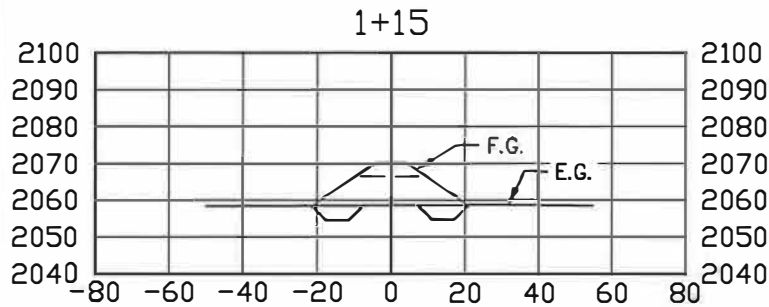
SHEET TITLE: GARFIELD BAY JETTY
 OWNER: YESTERDAYS HOMEBUILDERS LLC
 PROJECT: CHARTREY BONNER COUNTY, IDAHO

LONGITUDINAL SECTION



2041.7

CROSS-SECTIONS



DESCRIPTION			
NO.	DATE	BY	DESCRIPTION

CADD FILE NAME
2128 Chartrey C-Base.dwg

DETAILED
D. COOPER

DRAWING CHECKED
D. LARSON



CHARTREY JETTY
SECTIONS
SHEET 2 OF 2

DEEPWATER ESTATES

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 22,
TOWNSHIP 56 NORTH, RANGE 1 WEST, BOISE MERIDIAN,
BONNER COUNTY, IDAHO

CURVE	DELTA	RADIUS	ARC	CHORD	CHORD BEARING
C1	98°52'18"	30.00'	50.72'	44.89'	N41°59'17"E
C2	79°35'07"	30.00'	41.68'	38.41'	N48°48'30"W
C3	31°02'50"	80.00'	43.35'	42.82'	S05°32'58"W

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N89°20'48"W	18.62'	L18	N02°27'24"E	53.33'
L2	S09°58'25"E	5.11'	L19	N05°11'35"E	8.90'
L3	S88°16'08"E	8.98'	L20	N05°11'35"E	50.25'
L4	S19°28'48"W	27.04'	L21	N00°45'32"E	34.74'
L5	S02°50'57"E	24.24'	L22	N06°07'22"E	43.84'
L6	N89°34'34"W	14.06'	L23	N05°14'24"E	10.89'
L7	N89°34'34"W	10.51'	L24	N05°14'24"E	34.08'
L8	N89°34'34"W	11.29'	L25	N08°09'02"E	33.55'
L9	N47°17'40"W	11.38'	L26	N01°45'54"E	26.01'
L10	N64°28'36"W	21.62'	L27	N21°06'16"E	27.18'
L11	N55°22'21"W	19.21'	L28	N81°34'52"E	28.78'
L12	N21°59'13"W	21.15'	L29	N83°50'51"E	31.88'
L13	N07°39'51"E	22.67'	L30	N17°38'50"E	39.47'
L14	N04°07'12"E	38.30'	L31	N89°34'34"W	15.00'
L15	N02°47'41"E	39.48'	L32	N00°25'26"E	30.00'
L16	N02°47'41"E	21.87'	L33	S89°34'34"E	2.24'
L17	N03°19'54"E	40.64'	L34	N89°20'48"W	32.80'

RECORD REFERENCES

DEEDS / DOCUMENTS:

- (01) RIGHT-OF-WAY DEED, INST. NO. 34688, DEED BK. 80, PG. 358, 5/25/1980
- (02) RIGHT-OF-WAY RESOLUTION, INST. NO. 35354, MISC BK. 20, PG. 126, 5/19/1993
- (03) DEED OF DONATION, INST. NO. 888500, 3/15/2016
- (04) PUBLIC ACCESS EASEMENT, INST. NO. 882708, 3/16/2016
- (05) WARRANTY DEED, INST. NO. 982081, 5/05/2021
- (06) RIGHT-OF-WAY VACATION RESOLUTION #2022-21, INST. NO. 1002797, 3/28/2022
- (07) _____

MAPS / REPORTS:

- (M1) FOURTH GENERAL ADJUSTMENT OF THE PRECISE LEVEL NET IN THE UNITED STATES AND THE RESULTING STANDARD ELEVATIONS, SPECIAL PUB. NO. 18, USCGCS, 1914
- (M2) BULLETIN 587, RESULTS OF SPIRIT LEVELING IN IDAHO, 1886 TO 1914 INCLUSIVE, USGS, 1915
- (M3) MAP OF PEND OREILLE LAKE BY WILLIAM ASHLEY, 1926
- (M4) 1926 MAP OF PEND OREILLE LAKE BY WILLIAM ASHLEY, 1926
- (M5) 1926 MAP OF PEND OREILLE LAKE BY WILLIAM ASHLEY, 1926
- (M6) LAKE PEND OREILLE CHART 18554, NOAA, 1ST ED. SEPT. 1950, 8TH ED. MAY 2010
- (M7) LAKE PEND OREILLE CHART 18554, NOAA, 1ST ED. SEPT. 1950, 8TH ED. MAY 2010
- (M8) BATHYMETRIC MAP OF LAKE PEND OREILLE AND PEND OREILLE RIVER, IDAHO, USGS, 1996

GLC / BLM:

- (R1) SUBDIVISION OF T68N R1W BY OSCAR SONNENKALB, CONTRACT NO. 178, 1896
- (R2) SUPPLEMENTAL PLAT OF SECTION 22, T68N R1W DATED AUG. 7, 1987

RECORD OF SURVEYS / PLATS:

REF. #	SURVEYOR	INST. NO.	PLAT:	DATE (NOTE)
(R3)	PLS 504	81641	PLS 504	5/21/1932 (OPAL MCKEE, BK. 1, PG. 188)
(R4)	PLS 154	34688	DEEDS	6/07/1946 (EATON TRACT)
(R5)	PLS 195	21442		9/4/1946 (VALHALLA VISTA COTTAGE SITES, BK. 1, PG. 181)
(R6)	PLS 661	N/A		6/28/1991 (RESURVEY OPAL MCKEE ETC.)
(R7)	PLS 661	N/A		11/02/1991 (RESURVEY VALHALLA VISTA COTTAGE SITES & A PORTION OF THE SUBJECT PARCEL)
(R8)	PLS 974	N/A		8/28/1972 (PROL. NO. 72-12 FOR HERMAN REIFROW)
(R9)	PLS 974	N/A		1/28/1983 (PROL. NO. 82-058 SITE PLAN FOR HARBOR BROKERAGE)
(R10)	PLS 974	270247		5/21/1983
(R11)	PLS 4194	327984		4/25/1988
(R12)	PLS 974	332549		3/17/1987
(R13)	PLS 974	396690		10/16/1981
(R14)	PLS 4194	535292		11/25/1988
(R15)	PLS 4194	535621		12/2/1998
(R16)	PLS 6603	559811		1/20/2000
(R17)	PLS 6603	559864		2/08/2000
(R18)	PLS 4194	572216		5/14/2001 (USFS GOLD COIN LAND SURVEY)
(R19)	PLS 4194	581352		6/02/2004
(R20)	PLS 4343	651436		8/03/2005 (OPAL MCKEE REPLAT, BK. 7, PG. 228)
(R21)	PLS 5713	683328		
(R22)	PLS 5716			

LEGEND

- SECTIONAL CORNER, AS NOTED
- SET 5/8" X 24" REBAR AND CAP MARKED PLS 13548 AND/OR SET 1/2" X 24" REBAR AND CAP MARKED EASEMENT 13548
- FOUND 5/8" REBAR AND CAP BY PLS 6603, TOLDNES
- FOUND 3/25" USFS ALUM CAP/PIPE INTERSECT OF MINERAL SURVEY 3500 WITH GOV'T LOT 3/GOV'T LOT 12 LINE
- FOUND 5/8" REBAR AND CAP BY PLS 4194, MONAOCO
- FOUND 1/2" REBAR AND CAP BY PLS 974, KIEBERT
- FOUND 5/8" REBAR AND CAP BY PLS 882, BRISTOL
- FOUND 5/8" REBAR AND CAP BY PLS 5976, WEISS
- CALCULATED POINT, NOTHING SET

SURVEYOR'S NARRATIVE

1. THE PURPOSE OF THIS SURVEY IS TO DIVIDE ONE PARCEL INTO FOUR LOTS PURSUANT TO BOK 12-680 MONAOCO AND DIVISIONS) BY EXISTING MONUMENTS FOUND OF RECORD. THE WEST BOUNDARY IS THE ORIGINAL ORDINARY HIGH WATER MARK, TO WHICH TITLE PASSED FROM THE U.S. GOV'T TO THE ORIGINAL PATENTEE OF GOV'T LOT 3. PRIOR TO THE COMPLETION OF THE ALBEM FALS DAM IN JUNE 1952, THIS MARK WAS FOUND ALONG A CONTOUR OF 2048 FEET NGVD29 PER (M7) & (M8). ORIGINAL RECORDS (M1-M6) CORROBORATE THIS. THE 2048 CONTOUR (NOW UNDERWATER) WAS LOCATED BY PLS 974 IN A 1982 SURVEY (R9) TAKEN ALONG AN UNDERWATER CONTOUR BY DIGITIZING THE (R9) PHOTOGRAPHIC RECORD. THIS CONTOUR BY DIGITIZING THE (R9) SITE PLAN AND FITTING IT TO MY SURVEY, THUS THE WEST BOUNDARY OF THIS PLAT IS SHOWN APPROXIMATELY, BUT ACCORDING TO THE BEST AVAILABLE EVIDENCE.

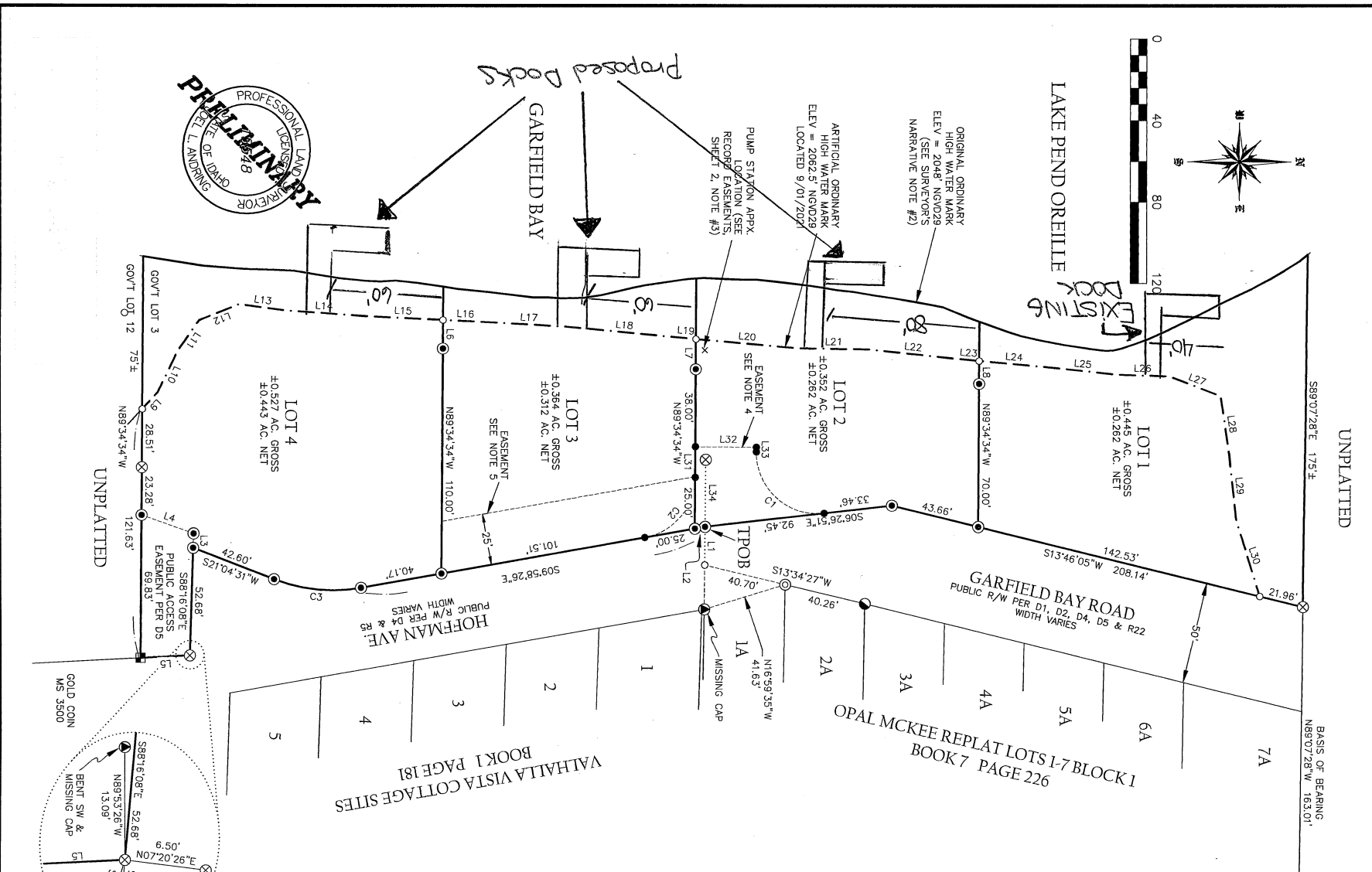
2. DOCUMENTS THAT WERE USED TO CONTROL BOUNDARIES AND MONUMENTS THAT WERE USED TO CONTROL BOUNDARIES AND MONUMENTS ARE LISTED IN THE RECORD REFERENCES AND THE DATA WAS PROCESSED USING NGS OPUS AND TRIMBLE BUSINESS CENTER. CONVENTIONAL SURVEING WAS COMPLETED BY CLOSED-LOOP AND RADIAL TECHNIQUES USING A NIKON TOTAL STATION.

BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED BY GPS CONTROL COORDINATES DERIVED FROM NGS OPUS SOLUTIONS USING A REFERENCE FRAME OF NAD83 (2011) EPOCH 2010.000. ALL BEARINGS REFER TO THE IDAHO COORDINATE SYSTEM OF 1983, WEST ZONE, (1103) - US SURVEY FT. REFER TO THE DRAWING FOR SPECIFIC LINE AND MONUMENTS USED.

GENERAL NOTES

1. SOLID WASTE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS.
2. THE U.S.F. RAW, NATIONAL WETLANDS INVENTORY DATABASE, NO OTHER WETLANDS EXIST ON THE PROPERTY, EITHER OF RECORD OR IN VIEW.
3. THE PROPOSED LOTS ARE CATEGORIZED AS ZONE D PER FEMA PANEL 1601700975E, EFFECTIVE 11/18/2008.
4. LIMITED EASEMENT DEDICATED TO BONNER COUNTY FOR ACCESS OVER THE AREA SHOWN ON THE TITLE PURPOSES OF THE BOUNDARY MONUMENTS, ROAD MAINTENANCE AND EMERGENCY VEHICLES AND AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES DEDICATED TO THE PRESENT AND FUTURE OWNERS OF LOTS 3 AND 4 OF THIS DEEPWATER ESTATES PLAT.
5. EXCLUSIVE 25' WIDE EASEMENT FOR INGRESS, EGRESS & UTILITIES DEDICATED TO THE PRESENT AND FUTURE OWNERS OF LOT 4 OF THIS DEEPWATER ESTATES PLAT.
6. ORDERS HAVE BEEN RECORDED AT INST. NO. _____



Section	22	Township	56 N	Range	1 W
MONAOCO					
IDAHO					

DEEPWATER ESTATES

GLAIB & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
303 Church Street
Sandpoint, Idaho 83864
208-885-4474

Scale: 1" = 40'
Checked By: JLA
Date: 6/6/2022
Drawn By: JLA
Sheet: 1 of 2

