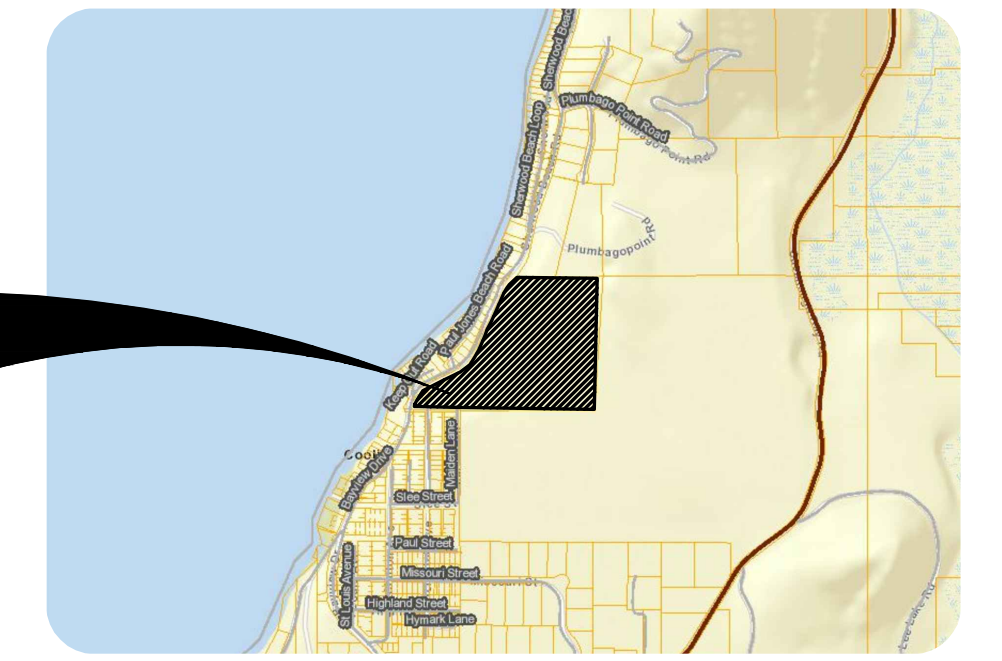


# YOMAN BLUFFS PRELIMINARY PLAT

A PORTION OF THE NORTH HALF OF THE NORTHWEST QUARTER,  
SECTION 10, TOWNSHIP 59 NORTH, RANGE 04 WEST, B.M.,  
CITY OF COOLIN, BONNER COUNTY, IDAHO



PROJECT AREA

VICINITY MAP

**SITE DATA TABLE:**

NO. OF BUILDING PARCELS	9
PARCEL SIZES	APPROXIMATELY 1-28 ACRES
MINIMUM AREA	12K SF
SETBACKS	PROP. LINE: 5'; STREET: 25'
CURRENT ZONING	RECREATION
CURRENT LAND USE	RESORT COMMUNITY
EXISTING STRUCTURES/USES	VACANT
SANITARY SEWER	COOLIN SEWER DISTRICT
WATER PURVEYOR	PRIVATE WELLS
WASTE DISPOSAL	DICKENSHEET TRANSFER STATION
PROPOSED USES	RESIDENTIAL - SFR
TOTAL AREA	37.60 ACRES
PUBLIC ROAD DEDICATION	N/A
GROSS DENSITY	0.24 UNITS/ACRE
PARCEL NUMBER	RP59N04W102400A

**NOTES:**

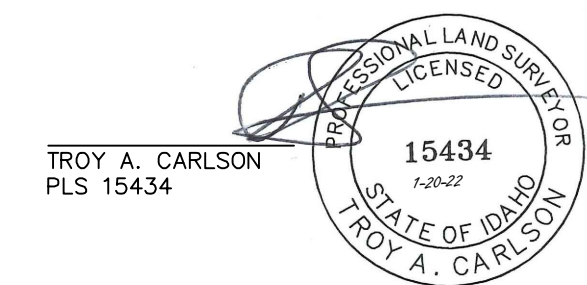
- EXISTING WELLS DEPICTED ON GROUNDWATER QUANTITY REPORT, ATTACHED IN THE PRELIMINARY PLAT SUBMITTAL PACKAGE.
- LOTS 1-9 INTENDED FOR SINGLE FAMILY RESIDENTIAL HOMES. LOT 10 TO BE THE "REMAINDER" LOT.

**LEGEND**

	SUBJECT PROPERTY BOUNDARY
	PROPOSED RIGHT OF WAY LINE
	PROPOSED PROPERTY LINE
	EXISTING PROPERTY LINE
	SECTIONAL LINE
	EASEMENT LINE
	EASEMENT CENTERLINE
	OHP OVERHEAD POWER LINE
	MAJOR CONTOUR
	MINOR CONTOUR
	ASPHALT
	GRAVEL
	POWER POLE
	WATER VALVE
	FOUND MONUMENT
	PROPOSED EASEMENT
	PROPOSED ROAD
	PROPOSED GRAVEL

**SURVEYOR'S CERTIFICATE**

I, TROY A. CARLSON, PLS 15434, DO HEREBY CERTIFY THAT THIS PRELIMINARY PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION IN ACCORDANCE WITH LOCAL ORDINANCES.



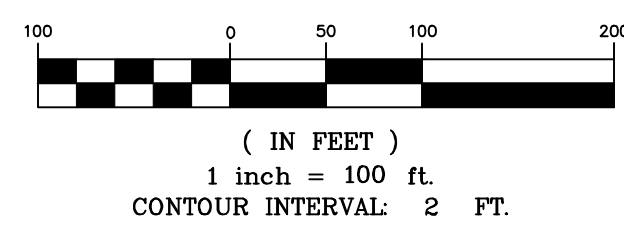
**ELEVATION DATUM**

NAVD88 ESTABLISHED FROM OPUS SOLUTION OF STATIC GPS OBSERVATION ON A LOCAL CONTROL POINT.

**SITE TBM**

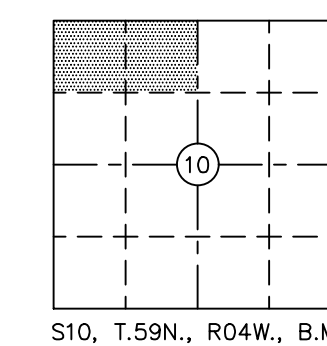
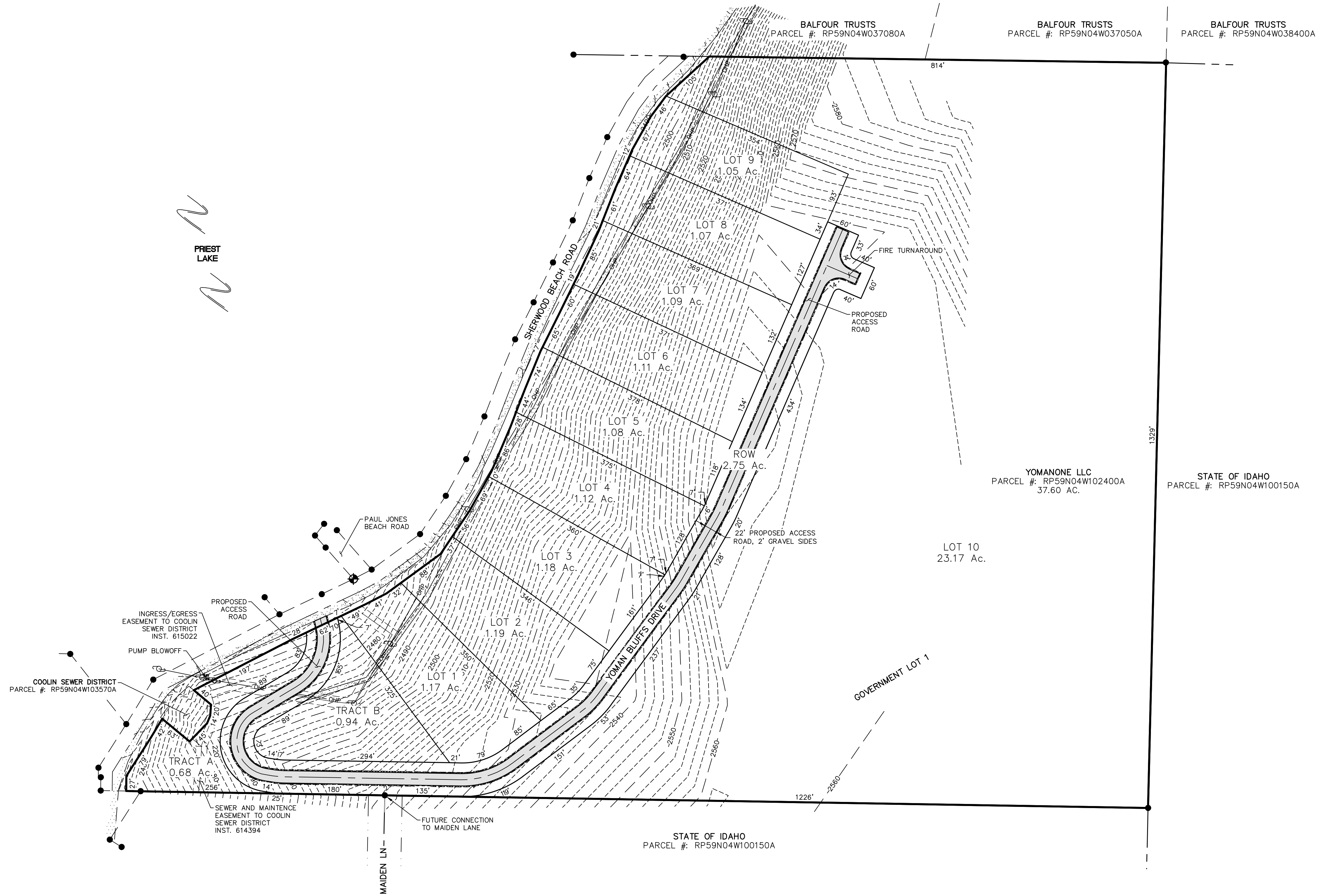
FOUND 5/8 REBAR W/ PLASTIC, PLS 7156 NORTHWESTERLY RIGHT-OF-WAY OF SHERWOOD BEACH ROAD AT THE SOUTHERLY RIGHT-OF-WAY OF PAUL JONES BEACH ROAD  
ELEVATION: 2465.74

**GRAPHIC SCALE**



**SURVEYOR:**  
STORHAUG ENGINEERING  
510 E THIRD AVE  
SPOKANE, WA 99202  
CONTACT: TROY CARLSON, PLS  
509-242-1000

**OWNER:**  
YOMANONE LLC  
PO BOX 2983  
SPOKANE, WA 99220



**storhäug**  
civil engineering planning  
landscape architecture surveying  
510 east third avenue | spokane, wa | 99202  
p 509.242.1000

DATE	01/20/2022	SCALE	1" = 100'
FIELD BOOK	21-153	DRAWN	LJT
PROJECT NUMBER	21-153	DRAWING NO.	1 OF 1

21-153-PP.dwg PRE-PLAT