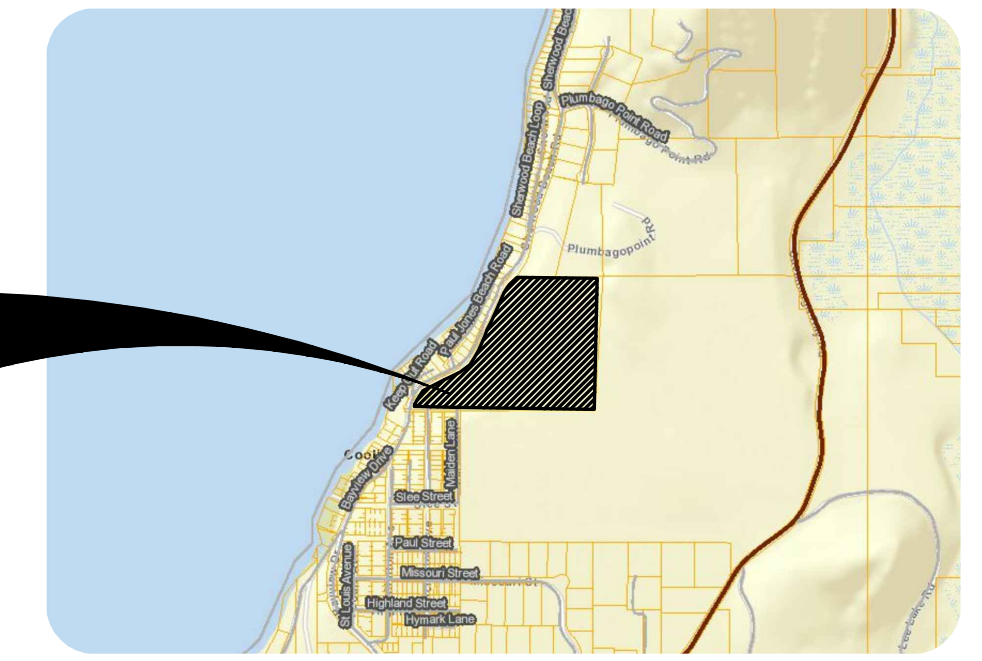


YOMAN BLUFFS SLOPE CATEGORY MAP

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	10
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:

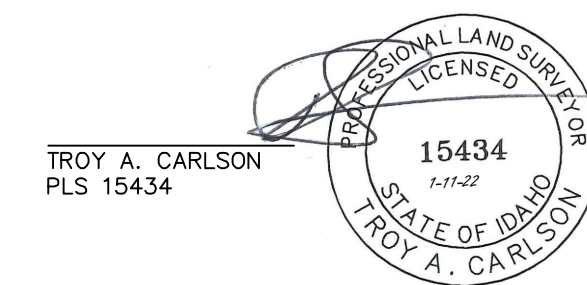
- EXISTING WELLS DEPICTED ON GROUNDWATER QUANTITY REPORT, ATTACHED IN THE PRELIMINARY PLAT SUBMITTAL PACKAGE.
- LOTS 1-9 INTENDED FOR SINGLE FAMILY RESIDENTIAL HOMES. LOT 10 TO BE THE "REMAINDER" LOT.
- ROADS, BUILDINGS, DRIVEWAYS, OR OTHER DEVELOPMENTS WILL NOT BE CONSTRUCTED ON IN AREAS WITH SLOPES GREATER THAN A 30% GRADE.

LEGEND

	SUBJECT PROPERTY BOUNDARY
	PROPOSED PROPERTY LINE
	EXISTING PROPERTY LINE
	SECTIONAL LINE
	MAJOR CONTOUR
	MINOR CONTOUR
	PROPOSED EASEMENT
	PROPOSED ROAD
	PROPOSED GRAVEL
	SLOPES LESS THAN 30%
	SLOPES GREATER THAN 30%

SURVEYOR'S CERTIFICATE

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



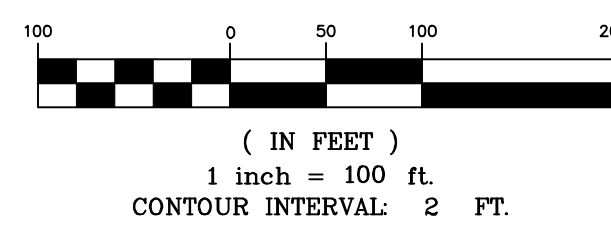
ELEVATION DATUM

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

SITE TBM

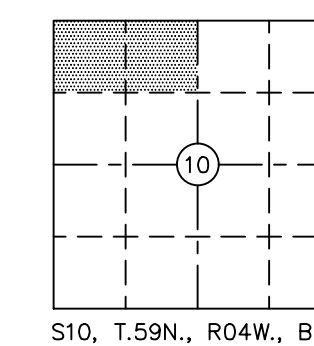
FOUND 5/8 REBAR W/ PLASTIC, PLS 7156 NORTHWESTERLY RIGHT-OF-WAY OF SHERWOOD BEACH ROAD AT THE SOUTHERLY RIGHT-OF-WAY OF PAUL JONES BEACH ROAD
ELEVATION: 2465.74

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	01/11/2022	SCALE	1" = 100'
FIELD BOOK	21-153	DRAWN	LJT
PROJECT NUMBER	21-153	DRAWING NO.	1 OF 1