



Panhandle Health District

Healthy People in Healthy Communities

Public Health
Prevent. Promote. Protect.

Owner:

CORY YOST
1803 E SPRINGFIELD
SPOKANE WA 99202

Applicant:

CORY YOST
1803 E SPRINGFIELD
SPOKANE WA 99202

PRELIMINARY SOIL ANALYSIS

Preliminary Soil Analysis # 25-09-11763

Report Date: 11/07/2025

Note: This Speculative Site Evaluation indicates potential suitability of soils for on-site sewage disposal. Approval to construct a sewage disposal system can only be granted by a valid Septic Permit.

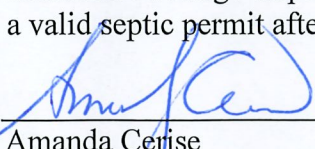
Parcel # RP59N04W102400A
Township: 59N **Range:** 04W **Section:** 10
Acre(s): 38.27

Site Summary -

This property is a sloping, forested parcel within the Coolin Sewer District. Twelve test holes were examined throughout the parcel. See test hole locations on the attached map.

The site appears suitable for a standard septic system on each lot.

Panhandle Health District will provide a signature for mylars when a Subdivision Application is submitted. THIS EVALUATION IS NOT A PERMIT and is only to be used to show that the property is suitable for subsurface sewage disposal. Approval to construct a sewage disposal system (septic) can only be granted by a valid septic permit after a completed Septic Application has been submitted.


Amanda Cerise
Environmental Health Specialist

Preliminary Soil Analysis Information

25-09-11763

OBSERVATIONS/ FEATURES OF CONCERN

Neighboring Well(s):	N/A	Slopes:	N/A
Scarps:	N/A	Permanent/ Intermittent Surface Water:	N/A
Temporary Surface Water:	N/A	Normal Ground Water:	N/A
Seasonal Ground Water:	N/A	Rock Outcrops:	N/A
Limiting Layer(s):	N/A		

TEST HOLE INFORMATION

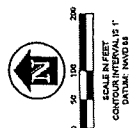
<u>Test Hole:</u>	<u>Soil Profile:</u>	<u>Soil Design Sub-Group:</u>	<u>Comment:</u>	
1	0-19" B2 Silt Loam 19-56" B1 Sandy Loam 56-96" A2a Loamy Coarse Sand	B-1	Lot 2 - Appears suitable for a basic system	
<u>Test Hole:</u>	<u>Soil Profile:</u>	<u>Soil Design Sub-Group:</u>	<u>Other Descriptor:</u>	<u>Comment:</u>
2	0-27" A2a Loamy Coarse Sand 27-96" A2a Loamy Coarse Sand, 60-95% cobble	B-1	Cobbles	Lot 4 - Appears suitable for a basic system
<u>Test Hole: (2)</u>	<u>Soil Profile:</u>	<u>Soil Design Sub-Group:</u>	<u>Comment:</u>	
3	0-36" B1 Sandy Loam 36-96" C1 Silty clay loam (compacted)	C-1	Lot 6 - Appears suitable for a basic system	
<u>Test Hole: (3)</u>	<u>Soil Profile:</u>	<u>Soil Design Sub-Group:</u>	<u>Other Descriptor:</u>	<u>Comment:</u>
4	0-24" B1 Sandy Loam 24-96" A2a Loamy Coarse Sand, 60-95% cobbles	B-1	Cobbles	Lot 8 - Appears suitable for a basic system
<u>Test Hole: (4)</u>	<u>Soil Profile:</u>	<u>Soil Design Sub-Group:</u>	<u>Comment:</u>	
5	0-25" B2 Silt Loam 25-85" B1 Sandy Loam 85-96" A2a Loamy Coarse Sandy, 60-95% cobble	B-1	Lot 10 - Appears suitable for a basic system	
<u>Test Hole: (5)</u>	<u>Soil Profile:</u>	<u>Soil Design Sub-Group:</u>	<u>Other Descriptor:</u>	<u>Comment:</u>
6	0-21" B2 Silt Loam 21-96" A2a Loamy Coarse Sand, 60-95% cobble	B-1	Cobbles	Lot 11 - Appears suitable for a basic system
<u>Test Hole: (6)</u>	<u>Soil Profile:</u>	<u>Soil Design Sub-Group:</u>	<u>Other Descriptor:</u>	<u>Comment:</u>
7	0-20" B2 Silt Loam 20-49" B1 Sandy Loam, 60-95% cobble 49-96" A2a Loamy Coarse Sand, 60-95% cobble	C-1	Cobbles	Lot 13 - Appears suitable for a basic system
<u>Test Hole: (7)</u>	<u>Soil Profile:</u>	<u>Soil Design Sub-Group:</u>	<u>Other Descriptor:</u>	<u>Comment:</u>
8	0-24" B2 Silt Loam 24-96" A2a Loamy Coarse Sand, 60-95% cobble	B-1	Cobbles	Lot 15 -Appears suitable for a basic system

<u>Test Hole: (8)</u>	<u>Soil Profile:</u>	<u>Soil Design Sub-Group:</u>	<u>Other Descriptor:</u>	<u>Comments:</u>
9	0-16" B2 Silt Loam 16-96" A2a Loamy Coarse Sand, 60-95% cobble	B-1	Cobbles	Lot 17 -Appears suitable for a basic system
<u>Test Hole: (9)</u>	<u>Soil Profile:</u>	<u>Soil Design Sub-Group:</u>	<u>Other Descriptor:</u>	<u>Comments:</u>
10	0-16" B2 Silt Loam 16-96" A2a Loamy Coarse Sand, 60-95% cobble	B-1	Cobbles	Lot 19 -Appears suitable for a basic system
<u>Test Hole: (10)</u>	<u>Soil Profile:</u>	<u>Soil Design Sub-Group:</u>	<u>Other Descriptor:</u>	<u>Comments:</u>
11	0-23" B2 Silt Loam 23-96" A2a Loamy Coarse Sand, 60-95% cobble	B-1	Cobbles	Lot 21 -Appears suitable for a basic system
<u>Test Hole: (11)</u>	<u>Soil Profile:</u>	<u>Soil Design Sub-Group:</u>	<u>Other Descriptor:</u>	<u>Comments:</u>
12	0-18" B2 Silt Loam 18-96" A2a Loamy Coarse Sand, 60-95% cobble	B-1	Cobbles	Lot 23 -Appears suitable for a basic system

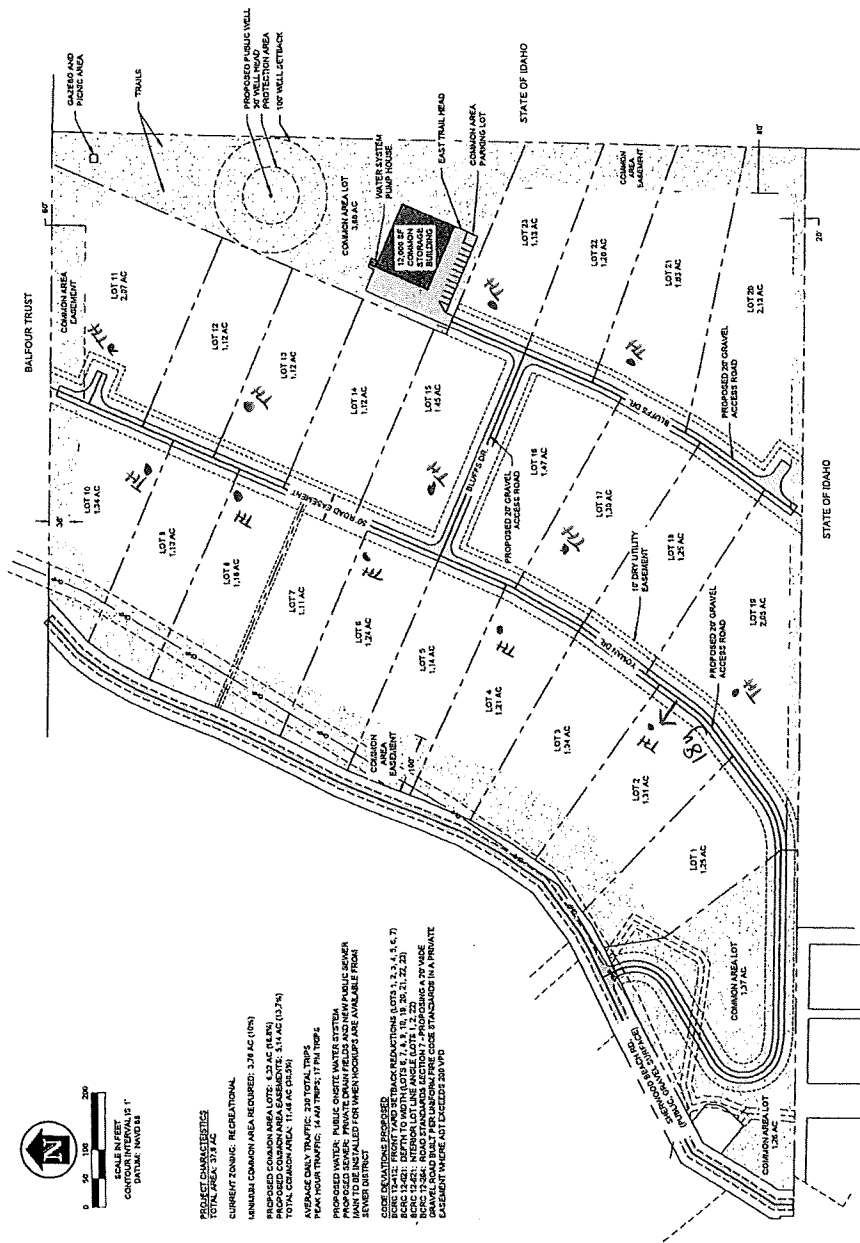
YOMAN BLUFFS

PRELIMINARY DEVELOPMENT PLAN

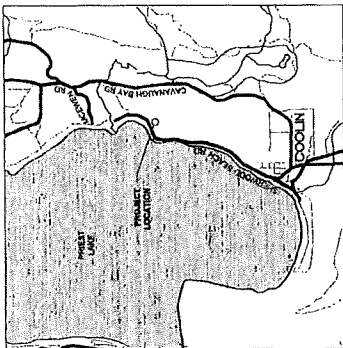
(PARCEL RP59N04W102400A) SECTION 10, TOWNSHIP 59N NORTH,
RANGE 4W, BOISE MERIDIAN, BONNER COUNTY, IDAHO



PROJECT CHARACTERISTICS
 TOTAL AREA: 37.9 AC
 CURRENT ZONING: RESOLUTIONAL
 UNIMPAIRED COMMON AREA REQUIRED: 3.78 AC (10%)
 PROPOSED COMMON AREA LOTS: 1.37 AC (KLEIN)
 PROPOSED COMMON AREA LOTS: 1.14 AC (CJL-7A)
 TOTAL COMMON AREA: 11.44 AC (CJL-7A)
 AVERAGE ONLY TRAFFIC: 230 TOTAL TRIPS
 PEAK HOUR TRAFFIC: 14 AM TRIPS: 17 PM TRIPS
 PROPOSED WATER: PUBLIC ON-SITE WATER SYSTEM
 PROPOSED SEWER: PRIVATE DRAIN FIELDS AND SEWER TANKS
 PROPOSED POWER: PRIVATE 120V/240V/480V/3-PHASE
 PROPOSED GAS: PRIVATE GAS LINES
 PROPOSED FIBER: PRIVATE FIBER LINES
 PROPOSED CABLE: PRIVATE CABLE LINES
 PROPOSED TELEPHONE: PRIVATE TELEPHONE LINES
 PROPOSED SATELLITE: PRIVATE SATELLITE LINES
 PROPOSED WASTE: PRIVATE WASTE LINES
 PROPOSED DRAINAGE: PRIVATE DRAINAGE LINES
 PROPOSED FLOOD: PRIVATE FLOOD LINES
 PROPOSED EROSION: PRIVATE EROSION LINES
 PROPOSED LANDSLIDE: PRIVATE LANDSLIDE LINES
 PROPOSED OTHER: PRIVATE OTHER LINES



VICINITY MAP
NOT TO SCALE



PRELIMINARY DEVELOPMENT PLAN
 PROJECT: YOMANONE, LLC
 PRIEST LAKE
 BONNER COUNTY, IDAHO
 SHEET 1 OF 1

James A. Sewell and Associates, LLC
 1319 NORTH DIVISION AVENUE
 SANDPOINT, IDAHO 83864
 (208) 263-4160

