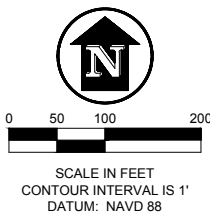


YOMAN BLUFFS PRELIMINARY DEVELOPMENT PLAN

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



PROJECT CHARACTERISTICS
TOTAL AREA: 37.6 AC

CURRENT ZONING: RECREATIONAL

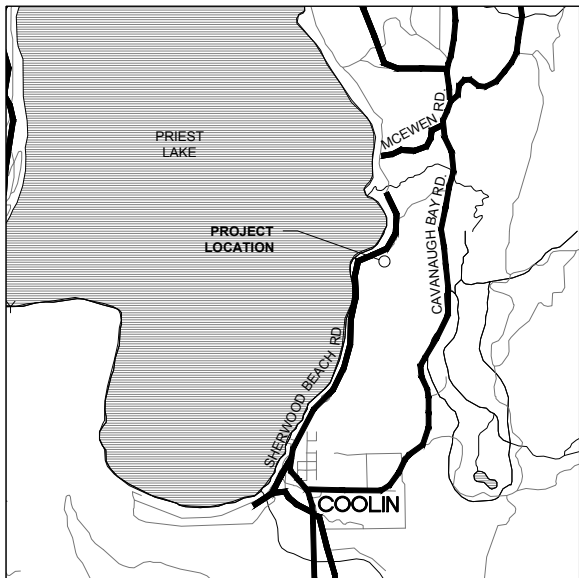
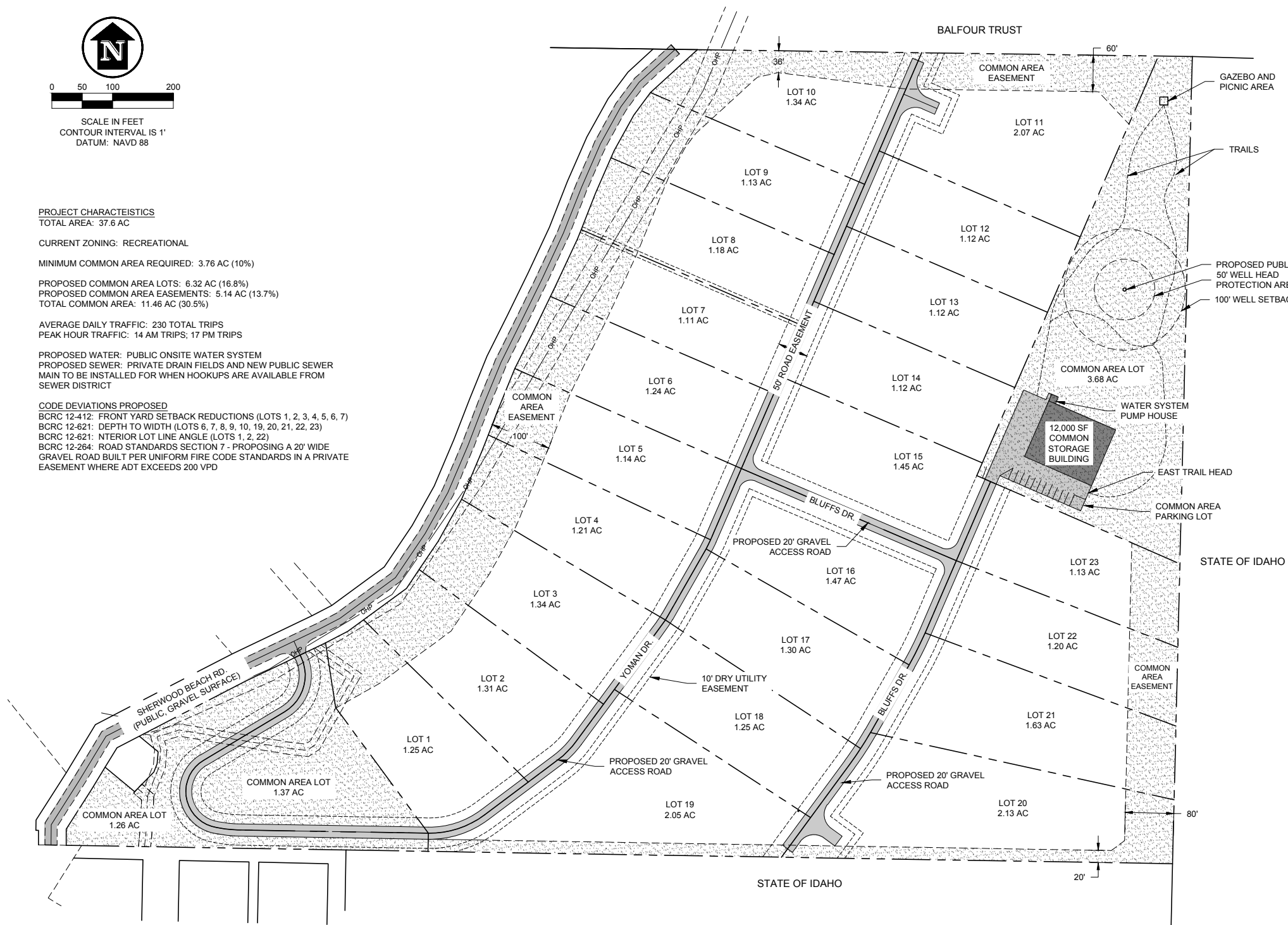
MINIMUM COMMON AREA REQUIRED: 3.76 AC (10%)

PROPOSED COMMON AREA LOTS: 6.32 AC (16.8%)
PROPOSED COMMON AREA EASEMENTS: 5.14 AC (13.7%)
TOTAL COMMON AREA: 11.46 AC (30.5%)

AVERAGE DAILY TRAFFIC: 230 TOTAL TRIPS
PEAK HOUR TRAFFIC: 14 AM TRIPS; 17 PM TRIPS

PROPOSED WATER: PUBLIC ONSITE WATER SYSTEM
PROPOSED SEWER: PRIVATE DRAIN FIELDS AND NEW PUBLIC SEWER
MAIN TO BE INSTALLED FOR WHEN HOOKUPS ARE AVAILABLE FROM
SEWER DISTRICT

CODE DEVIATIONS PROPOSED
BCRC 12-412: FRONT YARD SETBACK REDUCTIONS (LOTS 1, 2, 3, 4, 5, 6, 7)
BCRC 12-621: DEPTH TO WIDTH (LOTS 6, 7, 8, 9, 10, 19, 20, 21, 22, 23)
BCRC 12-621: INTERIOR LOT LINE ANGLE (LOTS 1, 2, 22)
BCRC 12-264: ROAD STANDARDS SECTION 7 - PROPOSING A 20' WIDE
GRAVEL ROAD BUILT PER UNIFORM FIRE CODE STANDARDS IN A PRIVATE
EASEMENT WHERE ADT EXCEEDS 200 VPD



VICINITY MAP
NOT TO SCALE



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



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

SHEET TITLE: PRELIMINARY DEVELOPMENT PLAN
DATE: 09-12-2025
SCALE: AS SHOWN
DESIGNED: BSB/NCF
DRAWN: NCF
CHECKED: BSB
PROJ NO.: 25037-24-001
CAD FILE: YOMANONE