

CEDAR STORAGE PRELIMINARY BINDING SITE PLAN

IN A PORTION OF THE SW 1/4 OF SE 1/4 OF SEC.34 T26N, R43 EWM
CITY OF SPOKANE, WASHINGTON



VICINITY MAP - N.T.S.

PROJECT DESCRIPTION

EXISTING PROPERTY SIZE: 3-ACRES
PROPOSED NUMBER OF LOTS: 4 LOTS
CURRENT ZONING CLASSIFICATION: LIGHT INDUSTRIAL
PROPOSED ZONING CLASSIFICATION: LIGHT INDUSTRIAL
SETBACKS:
FROM STREET LOT LINE: 0 FEET
FROM R-ZONED LOT: 10 FEET
FROM O, OR, NR, NMU, CB, GC, DOWNTOWN, CC, OR I-ZONED LOT: 0 FEET
FRONT LOT LINE: 10 FEET
MAX. HEIGHT: 70 FEET
PROPOSED USE OF LOTS: GENERAL COMMERCIAL (GC)
PROPOSED WATER SUPPLY: CITY OF SPOKANE
PROPOSED SANITARY SEWAGE DISPOSAL: CITY OF SPOKANE
SITE ADDRESS: 3830 E OLYMPIC AVE. | SPOKANE, WA 99217
SITE PARCEL #: 36344.1604

CONTACTS

APPLICANT: SCOTT NACCARATO
CEDAR STORAGE LLC
907 E ROSEWOOD AVE.
SPOKANE, WA 99208-3509
LAND SURVEYOR: STEVEN W. TRIPP, P.L.S.
SIMPSON ENGINEERS
909 N ARGONNE RD.
SPOKANE VALLEY, WA 99212
CIVIL ENGINEER: AARON C. SIMPSON, P.E.
SIMPSON ENGINEERS
909 N ARGONNE RD.
SPOKANE VALLEY, WA 99212

LEGAL DESCRIPTION

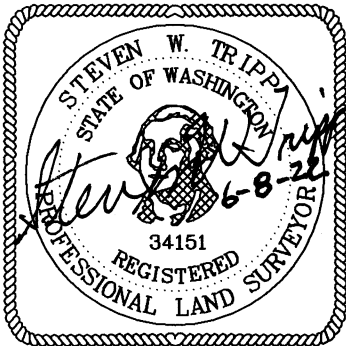
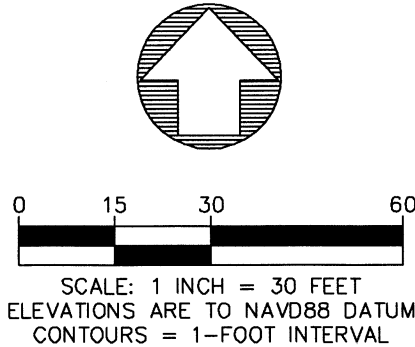
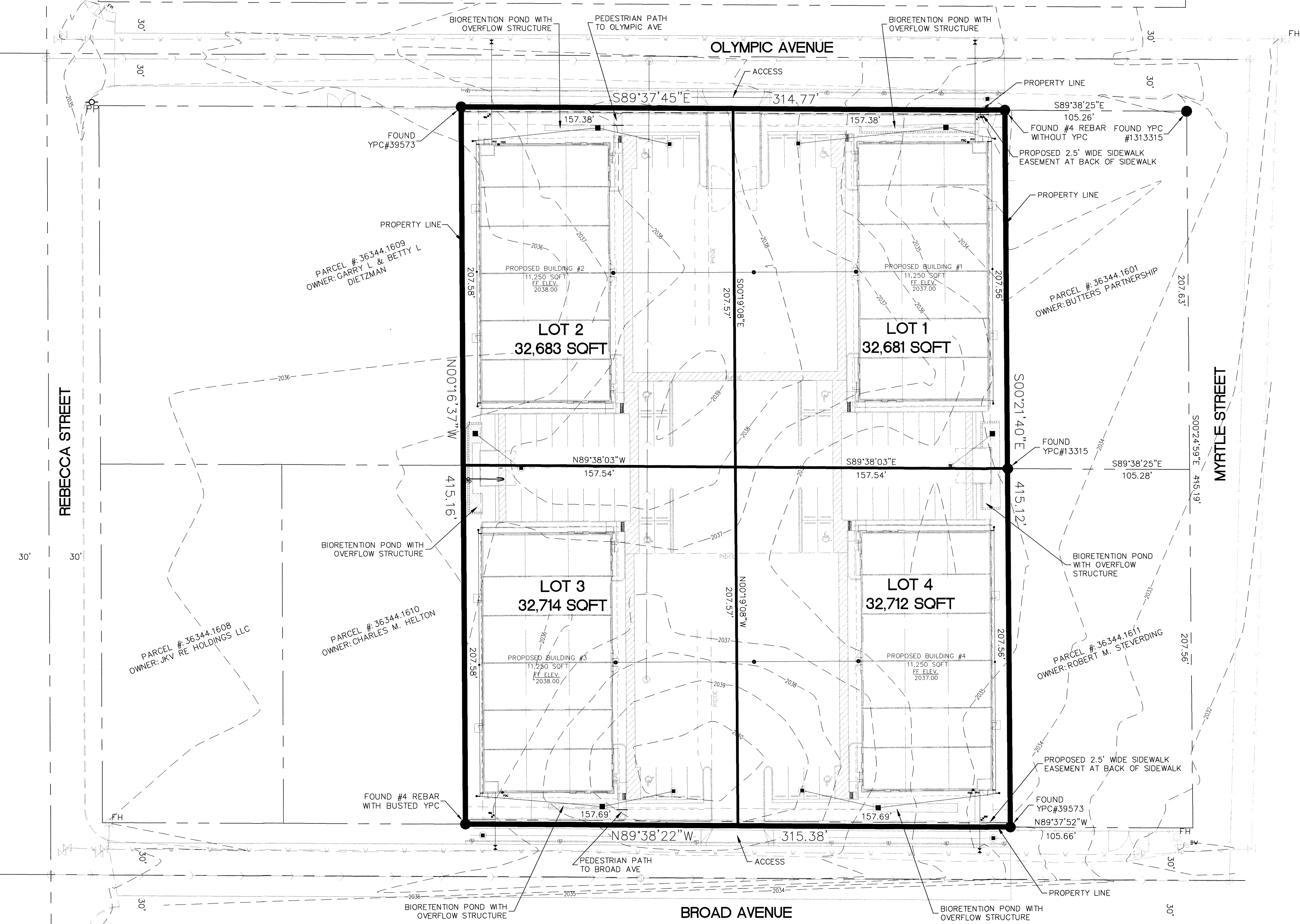
LOTS 2, 3, AND 4, BLOCK 5, ENDION, AS PER PLAT RECORDED IN VOLUME "A" OF PLATS, PAGE 190, RECORDS OF SPOKANE COUNTY;
SITUATE IN THE CITY OF SPOKANE, COUNTY OF SPOKANE, STATE OF WASHINGTON.
PER STATUTORY WARRANTY DEED, SPOKANE COUNTY AUDITORS FILING #6859348

EQUIPMENT & PROCEDURES

THIS SURVEY WAS PERFORMED USING A NIKON DTM-520 TOTAL STATION AND SPECTRA PRECISION RTK GLOBAL POSITIONING SYSTEM. THE FIELD TRAVERSE METHODS WERE USED IN CONFORMANCE WITH WAC 332-130-090 AND RCW 58.09.

NOTES

1. ALL PVIOUS AREAS ONSITE TO BE LANDSCAPED.



CEDAR STORAGE
PRELIMINARY BINDING SITE PLAN IN THE
SW 1/4 OF SE 1/4 OF SECTION 34, T26N., R43 E.W.M.
SPOKANE COUNTY, WASHINGTON

Simpson Engineers, Inc.
Founded 1946
CIVIL ENGINEERS & LAND SURVEYORS
N. 909 ARGONNE ROAD, SPOKANE VALLEY WA., 99212-2789
PHONE (509) 926-1322 FAX (509) 926-1323

DRAWN BY: NAM	DATE: 06/08/22	PROJECT NO. 17084	DRAWING NO. 1 OF 1
CHECKED BY: SWT	DATE: 06/08/22		

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