

Cheltenham Court Preliminary Plat

Located in the NE 1/4 Sec. 24, T.25N., R.42E., W.M.,
City of Spokane, Washington

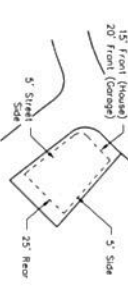


Cheltenham Court Project Information

Applicant: Casey Mason, The Summit Group
(509) 590-8383
c.mason@qwestoffice.net

Owner: Inland Pacific Development, LLC
12720 East Nora Avenue, Ste. E
Spokane, WA 99216

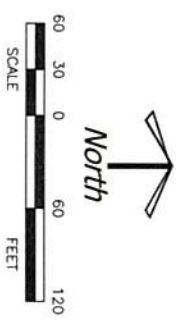
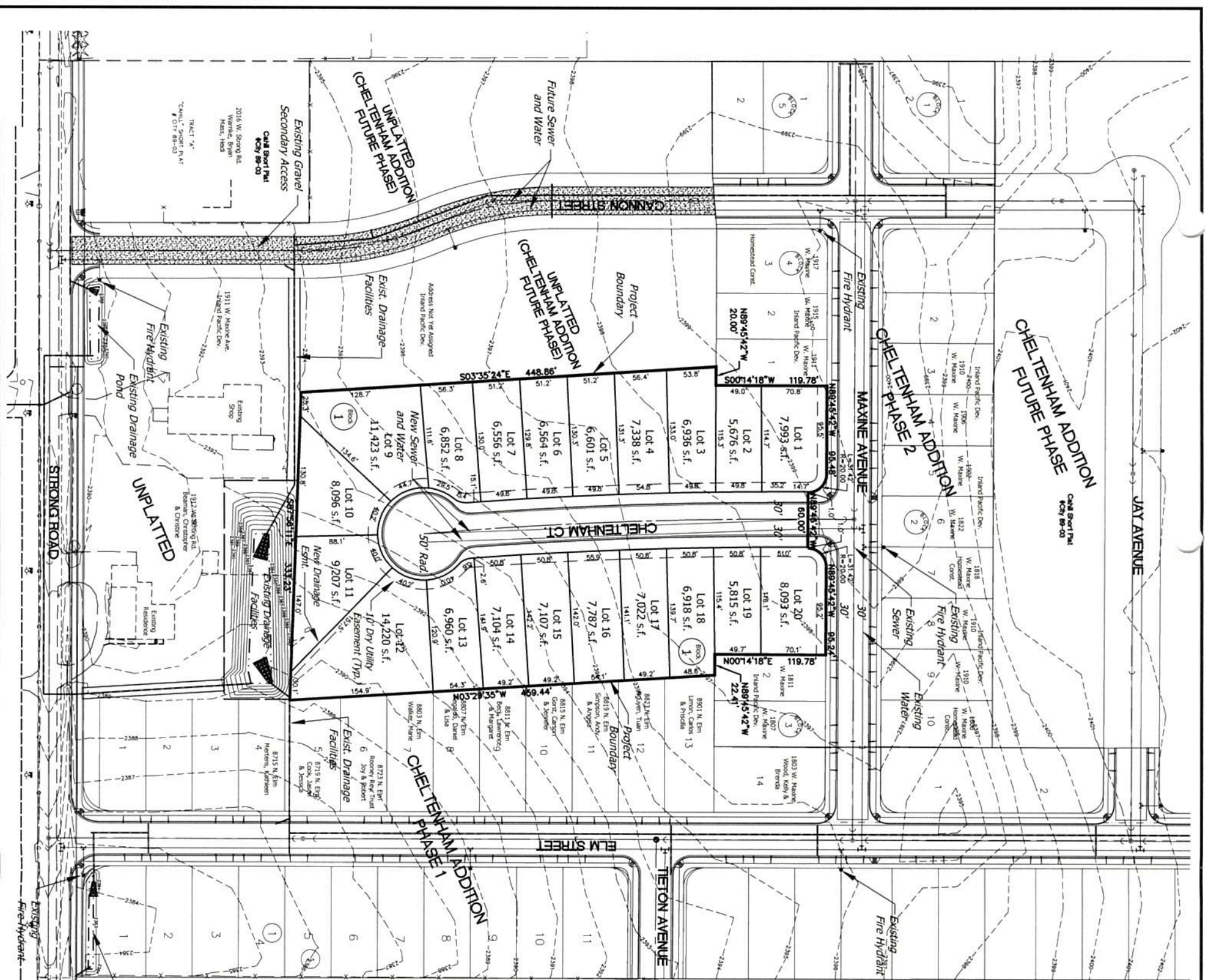
Parcel Number: 26241.0072
Legal Description: Submitted under separate cover due to length
Zoning: RSF, Residential Single Family
Site Area: 4.3 Acres, per preliminary calculation
Proposed Uses: Single-family dwellings, as permitted by code
Proposed New Lots: 20
Proposed Gross Density: 4.65 du/acre
Net Area: 3.6 Acres (Proposed right-of-way for Cheltenham Ct. Excluded)
Proposed Net Density: Approximately 5.5 du/acre. (20 du/3.6 ac.)
Percent of Building Coverage: Approximately 25% of the total site
Typical Lot Frontage: 50 Feet to 55 feet (less along cul-de-sac). May be reduced, providing frontage remains in conformance with Table 17C.110-3.
Building Setbacks: Per Table 17C.110-3
Plashing: The final plat will be final platted and constructed in one phase
Roadways: Public. No street will exceed 8% grade
Easements: As shown
Critical Areas: None
Homeowners Assn.: Cheltenham Homeowners Association
Sewer: City of Spokane
Water: City of Spokane. This property is not within an irrigation district.
Electricity: Avista Utilities
Natural Gas: Avista Utilities
Telephone/Cable: Qwest Communications
Typical Building Setbacks:



REVISED
RECEIVED
JAN 21 2015

PLANNING & DEVELOPMENT SERVICES

Surveyor: David N. Seese, L.C. #35991
Note: This preliminary plat map is not a boundary survey, but rather a representation of the legal description provided by the company. Distances and bearings shall be considered approximate only and such time as a final plat has been prepared and recorded. Datum is NAD83. Adjacent owners are per Spokane County Assessor's records.



REVISIONS	SCALE: 1"=60'	SHEET
1/16/15 Adjusted lot frontages.	1 OF	1
DATE: 11/24/14	Cheltenham Court Preliminary Plat	
OWNER: FRI	Taylor Engineering, Inc. Civil Design and Land Planning 106 Millington Ave Spokane, Washington 99201 (509) 328-3371 FAX (509) 328-8224	
DATE: 11/24/14	14058 Cas. St. Perim. Plat (04)	