

Environmental Checklist

File No. _____

Purpose of Checklist:

The State Environmental Policy Act (SEPA) chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An Environmental Impact Statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

Instructions for Applicants:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Use of checklist for nonproject proposals:

Complete this checklist for nonproject proposals, even though questions may be answered "*does not apply*."

IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (Part D).

For nonproject actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

A. BACKGROUND

1. Name of proposed project, if applicable: Clark 53rd

2. Name of applicant: Storhaug Engineering; Morgan Will

3. Address and phone number of applicant or contact person: 509-242-1000
510 E Third Ave, Spokane, WA, 99202

4. Date checklist prepared: 10/20/2025

5. Agency requesting checklist: City of Spokane

6. Proposed timing or schedule (including phasing, if applicable): Development in 2026

7. a. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. Yes, future development of parcels to the north, APN 34032.0715, 34023.0716 & 34032.0712

b. Do you own or have options on land nearby or adjacent to this proposal? If yes, explain. Yes, parcels to the north, APN 34032.0715, 34023.0716, 34032.0711 & 34032.0712

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to his proposal. Geotechnical report.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. None.

10. List any government approvals or permits that will be needed for your proposal, if known. Long Plat Application.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. single-family subdivision project with 44 lots proposed.

12. Location of the proposal. Give sufficient information to a person to understand the precise location of your proposed project, including a street address, if any, and section, township and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit application related to this checklist. 3287 & 3391 E 53RD AVE, SPOKANE, WA Township 24 North, Range 43 East, Section 03
See attached exhibits A, B, C, and D.

13. Does the proposed action lie within the Aquifer Sensitive Area (ASA)? The General Sewer Service Area? The Priority Sewer Service Area? The City of Spokane? (See: Spokane County's ASA Overlay Zone Atlas for boundaries.) _____
The proposed project lies within the City of Spokane, served by Spokane water and sewer. See exhibit E.
The project lies within the Critical Aquifer Recharge Area, and the project is in the "High Susceptibility" area. See Exhibit F.

14. The following questions supplement Part A.

a. Critical Aquifer Recharge Area (CARA) / Aquifer Sensitive Area (ASA)

(1) Describe any systems, other than those designed for the disposal of sanitary waste, installed for the purpose of discharging fluids below the ground surface (includes systems such as those for the disposal of stormwater or drainage from floor drains). Describe the type of system, the amount of material to be disposed of through the system and the types of material likely to be disposed of (including materials which may enter the system inadvertently through spills or as a result of firefighting activities).

Stormwater runoff to stormwater tracts typical of residential developments.

Storm water is expected to flow from street and other impervious surfaces via gutters to swales, and via pipes into the public system, with a design by a professional engineer meeting local standards and regulations and approved by the regulating agency. Some swales will have infiltration. See preliminary storm drainage report for volumes and rates.

(2) Will any chemicals (especially organic solvents or petroleum fuels) be stored in aboveground or underground storage tanks? If so, what types and quantities of material will be stored?

None.

- (3) What protective measures will be taken to insure that leaks or spills of any chemicals stored or used on site will not be allowed to percolate to groundwater. This includes measures to keep chemicals out of disposal systems.

N/A

- (4) Will any chemicals be stored, handled or used on the site in a location where a spill or leak will drain to surface or groundwater or to a stormwater disposal system discharging to surface or groundwater?

None.

b. Stormwater

- (1) What are the depths on the site to groundwater and to bedrock (if known)?

Varies. See geotechnical report.

- (2) Will stormwater be discharged into the ground? If so, describe any potential impacts?

Stormwater will drain into storm swales.

Infiltration rates are extremely low. Swale bottoms will have a filtering effect so no significant impacts of infiltration in swales is expected.

TO BE COMPLETED BY APPLICANT

B. ENVIRONMENTAL ELEMENTS

Evaluation for
Agency Use
Only

1. Earth

- a. General description of the site (circle one): *flat, rolling, hilly, steep slopes, mountains, other.* Flat, rolling.

- b. What is the steepest slope on the site (approximate percent slope)? Approximately 5%.

- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland. The soils report indicates mostly land seaboldt urban complex.
Typical sandy/ashy loam. See exhibit G.
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. No erodible soils on or near the site.
- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill:
Minimal grading will be required for construction.
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
The completed site plan will mitigate erosion by stabilizing the soil per an approved permit.
An ESC plan will also be included for the construction, with best management practices in place, approved by the Spokane Building and Planning Department.
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? Approximately 45%.
- h. Proposed measures to reduce or control erosion or other impacts to the earth, if any: The construction will most likely utilize mitigation such as silt fences, stabilization of construction entrances and straw waddles.

2. Air

- a. What type of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial, wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known. _____
Some dust and exhaust emissions will occur durning the grading/construction process.
At permitting, the appropriate control measures will be used to mitigate and reduce dust pollution.
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. No.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:

Conformance to all applicable local, state and federal emission control requirements.

3. Water

- a. SURFACE:

- (1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

No. See attached Exhibit H.

- (2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. No.

- (3) Estimate the amount of fill and dredge material that would be placed in or removed from the surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

None.

- (4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No.

- (5) Does the proposal lie within a 100-year floodplain? No. If so, note location on the site plan.

N/A

- (6) Does the proposal involve any discharge of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No. Property is served by the City of Spokane Sewer District.

b. GROUND:

- (1) Will groundwater be withdrawn, or will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

No.

- (2) Describe waste material that will be discharged into the ground from septic tanks or other sanitary waste treatment facility. Describe the general size of the system, the number of houses to be served (if applicable) or the number of persons the system(s) are expected to serve.

None.

c. WATER RUNOFF (INCLUDING STORMWATER):

- (1) Describe the source of runoff (including stormwater) and method of collection and disposal if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

An approved stormwater plan will be implemented including all appropriate BMP's,
as approved by the City at the time of construction.

- (2) Could waste materials enter ground or surface waters? If so, generally describe.

No, none anticipated.

- d. PROPOSED MEASURES to reduce or control surface, ground, and runoff water impacts, if any.

Conformance with applicable design standards and requirements for land disturbance.

Proposed erosion control measures for runoff and drainage impacts, which may include measures such as silt traps and straw waddles.

4. Plants

a. Check or circle type of vegetation found on the site:

_____ Deciduous tree: *alder, maple, aspen, other.*

_____ Evergreen tree: *fir, cedar, pine, other.*

_____ Shrubs

_____ Grass

_____ Pasture

_____ Crop or grain

_____ Wet soil plants, *cattail, buttercup, bullrush, skunk cabbage,*
other.

_____ Water plants: *water lilly, eelgrass, milfoil, other.*

_____ Other types of vegetation.

b. What kind and amount of vegetation will be removed or altered? The site will be cleared and new landscaping implemented.

c. List threatened or endangered species known to be on or near the site. None known.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: Landscaping plan will be developed at time of construction

5. Animals

a. Circle any birds and animals which have been observed on or near the site are known to be on or near the site:

birds: hawk, *heron*, eagle, songbirds, *other.* _____

mammals: deer, *bear, elk, beaver, other.* _____

fish: *bass, salmon, trout, herring, shellfish, other.* _____

other: _____

- b. List any threatened or endangered species known to be on or near the site.

None known. See Exhibit I - PHS Report.

- c. Is the site part of a migration route? If so, explain. _____

None known.

- d. Proposed measures to preserve or enhance wildlife, if any:

None.

6. Energy and natural resources

- a. What kinds of energy (electric, natural gas, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. All new structures will comply with applicable energy code, specific energy needs will be calculated in future construction application.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. No.

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

None proposed at this time.

7. Environmental health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? If so, describe. _____

Not anticipated. However, during construction all safety and BMP's will be followed or use and storage of any sensitive materials per all applicable permitting process'.

- (1) Describe special emergency services that might be required.

None known.

- (2) Proposed measures to reduce or control environmental health hazards, if any:

None.

b. NOISE:

- (1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

Normal neighborhood traffic noise will not affect this project.

- (2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Short term noise will be created during brief construction.

- (3) Proposed measure to reduce or control noise impacts, if any:

Conformance with all applicable noise standards. Construction activities will be typical.

8. Land and shoreline use

- a. What is the current use of the site and adjacent properties?

Single family residential, and multi-family, as to adjacent properties.

Site is vacant. All former structures demolished and permits closed.

- b. Has the site been used for agriculture? If so, describe. No.

c. Describe any structures on the site. None present.

d. Will any structures be demolished? If so, which? N/A
B2318018DEMO of residence, B2318019DEMO of shed, and B2410877DEMO of barn,
completed by separate application and are not part of this project.

e. What is the current zoning classification of the site? R1

f. What is the current comprehensive plan designation of the site? Residential Low

g. If applicable, what is the current shoreline master program designation of the site?
N/A

h. Has any part of the site been classified as a critical area? If so, specify. No.

i. Approximately how many people would reside or work in the completed project?
44 residential units with 80-120 total residents anticipated.

j. Approximately how many people would the completed project displace? None.

k. Proposed measures to avoid or reduce displacement impacts, if any: N/A

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: _____
The project will comply with applicable development codes regarding building/permitting.

9. Housing

- a. Approximately how many units would be provided, if any?
Indicate whether high, middle or low-income housing. 44 residential
units anticipated, likely in the low-income housing category.

- b. Approximately how many units, if any, would be eliminated?
Indicate whether high-, middle- or low-income housing. None.

- c. Proposed measures to reduce or control housing impacts, if
any: N/A

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not
including antennas; what is the principal exterior building
material(s) proposed? Building height and exterior materials unknown.
Maximum height allowed by code in this zone (40') shall be observed
at time of building permit(s).

- b. What views in the immediate vicinity would be altered or
obstructed? Territorial views of undeveloped property.

- c. Proposed measures to reduce or control aesthetic impacts,
if any: Compliance with all building and planning regulations.

11. Light and Glare

- a. What type of light or glare will the proposal produce? What
time of day would it mainly occur? _____
Street improvements will include street lamp poles meeting local
requirements. New homes on lots anticipated to have porch or other
outdoor lighting as allowed by building code. This light will be present at
night.

b. Could light or glare from the finished project be a safety hazard or interfere with views? No, not anticipated.

c. What existing off-site sources of light or glare may affect your proposal? None.

d. Proposed measures to reduce or control light and glare impacts, if any: None, N/A.

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity? Aquatic center, sports complex.

b. Would the proposed project displace any existing recreational uses? If so, describe. No.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: No impacts to recreation anticipated.

13. Historic and cultural preservation

a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe. None known.

b. Generally describe any landmarks or evidence of historic archaeological, scientific or cultural importance known to be on or next to the site.
None known.

- c. Proposed measures to reduce or control impacts, if any: _____
N/A.

14. Transportation

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any. E 53rd serves the site. See Exhibit C.
Nearby arterials supporting the site are S Regal St, E 57th, and S Palouse Hwy.

- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop? Approx 0.25 miles.

- c. How many parking spaces would the completed project have? How many would the project eliminate? In addition to on-street parking, it is anticipated that each lot will have at least one parking space. 44 minimum.

- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets not including driveways? If so, generally describe (indicate whether public or private). Yes, public streets are proposed. E 53rd to be extended approx. 725 feet. Proposed Ray and Nola Streets connect the extended 53rd to proposed 52nd ave that runs east/west along the north property line.

- e. Will the project use (or occur in the immediate vicinity of) water, rail or air transportation? If so, generally describe. _____
No.

- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak would occur. 317 average weekday trips are expected. Peak hour is between 4-6 PM.
AM peak hour trips, 21. PM peak hour trips, 25 See attached Exhibit J.

- (Note: to assist in review and if known indicate vehicle trips during PM peak, AM Peak and Weekday (24 hours).)
- g. Proposed measures to reduce or control transportation impacts, if any: None.

15. Public services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe. _____
Minimal impact associated with an additional 44 residences is anticipated.

- b. Proposed measures to reduce or control direct impacts on public services, if any: None.

16. Utilities

- a. Circle utilities currently available at the site: *electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.* _____

- b. Describe the utilities that are proposed for the project, the utility providing the service and the general construction activities on the site or in the immediate vicinity which might be needed. Sanitary sewer is already at the site, extending along the proposed extension of E 53rd Ave. Water will be extended along 53rd from Fiske to the site. Utilities will be installed within the dedicated right-of-ways to serve all 44 lots.

C. SIGNATURE

I, the undersigned, swear under penalty of perjury that the above responses are made truthfully and to the best of my knowledge. I also understand that, should there be any willful misrepresentation or willful lack of full disclosure on my part, the agency must withdraw any determination of Nonsignificance that it might issue in reliance upon this checklist.

Date: 10/21/25

Signature: Morgan Will

Please Print or Type:

Proponent: Storhaug Engineering

Address: 510 E Third Ave, Spokane, WA, 99202

Phone: 509-242-1000

Person completing form (if different from proponent): Morgan Will

Address: 510 E Third Ave, Spokane, WA, 99202

Phone: 509-242-1000

FOR STAFF USE ONLY

Staff member(s) reviewing checklist: _____

Based on this staff review of the environmental checklist and other pertinent information, the staff concludes that:

- A. there are no probable significant adverse impacts and recommends a Determination of Nonsignificance.
- B. probable significant adverse environmental impacts do exist for the current proposal and recommends a Mitigated Determination of Nonsignificance with conditions.
- C. there are probable significant adverse environmental impacts and recommends a Determination of Significance.

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS
(Do not use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage or release of toxic or hazardous substances; or production of noise?

Proposed measures to avoid or reduce such increases are:

2. How would the proposal be likely to affect plants, animals, fish or marine life?

Proposed measures to protect or conserve plants, animals, fish or marine life are:

3. How would the proposal be likely to deplete energy or natural resources?

Proposed measures to protect or conserve energy and natural resources are:

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection, such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, flood plains or prime farmlands?

Proposed measures to protect such resources or to avoid or reduce impacts are:

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

Proposed measures to avoid or reduce shoreline and land use impacts are:

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Proposed measures to reduce or respond to such demand(s) are:

7. Identify, if possible, whether the proposal may conflict with local, state or federal laws or requirements for the protection of the environment.

C. SIGNATURE

I, the undersigned, swear under penalty of perjury that the above responses are made truthfully and to the best of my knowledge. I also understand that, should there be any willful misrepresentation or willful lack of full disclosure on my part, the *agency* may withdraw any Determination of Nonsignificance that it might issue in reliance upon this checklist.

Date: _____ Signature: _____

Please Print or Type:

Proponent: _____ Address: _____

Phone: _____

Person completing form (if different from proponent): _____

_____ Address: _____

Phone: _____

FOR STAFF USE ONLY

Staff member(s) reviewing checklist: _____

Based on this staff review of the environmental checklist and other pertinent information, the staff concludes that:

- A. there are no probable significant adverse impacts and recommends a Determination of Nonsignificance.
- B. probable significant adverse impacts do exist for the current proposal and recommends a Mitigated Determination of Nonsignificance with conditions.
- C. there are probable significant adverse environmental impacts and recommends a Determination of Significance.



AFTER RECORDING RETURN TO:

Attn: Steven Bafus
Planning & Development Services
808 W. Spokane Falls Blvd.
Spokane, WA 99201-3333

Certificate of Approval of Boundary Line Adjustment

Expiration date if not processed by County Assessor: November 14, 2024

Approval Date: November 14, 2023

Reference #: Z23-492BLA

Grantor(s): PALOUSE LANDING 2, LLC

Grantee(s): PALOUSE LANDING 2, LLC

Site Address: 5106 S Palouse Hwy & 3227 E 53rd Ave

Legal description(s) of parcel(s) BEFORE boundary line adjustment:

Assessor's parcel: 34032.9044 - *PTN NW 1/4*

03 24 43 E90FT OF S1/2 OF S1/2 OF L12 OF N1/2

Assessor's parcel: 34032.9093 - *PTN NW 1/4*

03-24-43 PORTION OF GOVERNMENT LOT 11 DESCRIBED AS FOLLOWS; BEGINNING AT A POINT ON THE SOUTH LINE AND 714.1 FEET WEST OF THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 11; THENCE WEST ALONG THE SOUTHLINE TO THE SOUTHWEST CORNER; THENCE NORTH ALONG THE WEST LINE, 660 FEET; THENCE EAST 620.2 FEET; THENCE SOUTH 660 FEET, TO THE POINT OF BEGINNING, EXCEPT THAT PARCEL DESCRIBED IN DOCUMENT NO. 78812C, FILED IN THE SPOKANE COUNTY AUDITOR'S OFFICE, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF SAID GOVERNMENT LOT 11, WHICH POINT IS 286.2 FEET NORHERLY OF THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 11; THENCE NORHTERLY ALONG THE SAID WEST LINE OF GOVERNMENT LOT 11 A DISTANCE OF 373.8 FEET; THENCE DUE EAST PARALLEL WITH THE SOUTH LINE OF SAID GOVERNMENT LOT 11 A DISTANCE OF 596 FEET; THENCE SOUTH 0 DEGREES 38' EAST A DISTANCE OF 240.4 FEET; THENCE SOUTH 59 DEGREES 37' WEST A DISTANCE OF 263.8 FEET; THENCE DUE WEST PARALLEL WITH THE SAID SOUTH LINE OF GOVERNMENT LOT 11 ADISTANCE OF 370 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

Legal description(s) AFTER boundary line adjustment:

Adjustment A (Addressed as 3227 E 53rd Avenue):

ALL THAT CERTAIN REAL PROPERTY DESCRIBED IN THE STATUTORY WARRANTY DEED RECORDED UNDER AUDITOR'S FILE NUMBER 7291607, RECORDS OF SPOKANE COUNTY, WASHINGTON; EXCEPTING THEREFROM THE FOLLOWING DESCRIBED REAL PROPERTY: THE SOUTH 140.00 FEET OF THAT CERTAIN REAL PROPERTY DESCRIBED IN SAID STATUTORY WARRANTY DEED RECORDED UNDER AUDITOR'S FILE NUMBER 7291607 EXCEPT THE EAST 145.00 FEET THEREOF.

SITUATE IN THE CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON.

Adjustment B (Addressed as 3287 E 53rd Avenue):

THE SOUTH 140.00 FEET OF THAT CERTAIN REAL PROPERTY DESCRIBED IN THE STATUTORY WARRANTY DEED RECORDED UNDER AUDITOR'S FILE NUMBER 7291607, RECORDS OF SPOKANE COUNTY, WASHINGTON; EXCEPT THE EAST 145.00 FEET THEREOF.

SITUATE IN THE CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON.

Approved by:

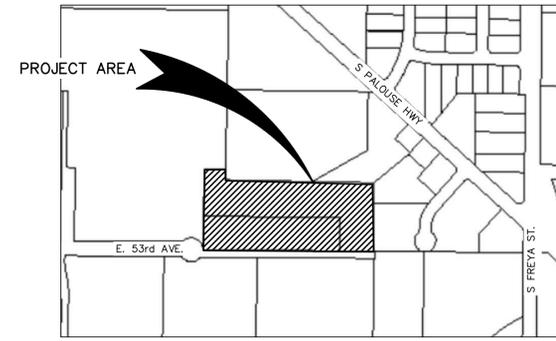


Steven Bafus, Planning & Development Services

NOTE: Development of this property may be subject to conditions from other City departments.

CLARK 53RD PRELIMINARY PLAT

A PORTION OF GOVERNMENT LOTS 11 AND 12
(NE1/4 OF THE NW1/4 AND NW1/4 OF THE NW1/4)
SECTION 3, TOWNSHIP 24 NORTH, RANGE 43 EAST, W.M.,
CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON



LEGEND

- ASPHALT SURFACING
- GRAVEL
- CONCRETE
- SIDEWALK
- ROCK
- BUILDING
- SUBJECT PROPERTY BOUNDARY
- PROPOSED LOT LINE
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- SECTION LINE
- INDEX CONTOUR
- MINOR CONTOUR
- FENCE LINE
- STORM DRAIN LINE
- OVERHEAD POWER LINE
- SANITARY SEWER LINE
- PHASE LINE
- STORM MANHOLE
- DRY WELL
- CATCH BASIN
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- POWER POLE
- GUY ANCHOR
- COMMUNICATION PEDESTAL
- SIGN
- POWER TRANSFORMER
- IRRIGATION CONTROL VALVE
- BOLLARD POST
- WATER VALVE
- COMMUNICATION VAULT
- MAIL BOX
- LIGHT POLE
- COMMUNICATION RISER
- BLOCK NUMBER
- B.E. BORDER EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT

LEGAL DESCRIPTION

APN: 34032.9179

THE SOUTH 140.00 FEET OF THE FOLLOWING DESCRIBED PROPERTY:
THAT PORTION OF GOVERNMENT LOT 11, SECTION 3, TOWNSHIP 24
NORTH, RANGE 43 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS
FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE AND 714.10 FEET WEST OF THE
SOUTHWEST CORNER OF SAID GOVERNMENT LOT 11; THENCE WEST ALONG THE
SOUTH LINE TO THE SOUTHWEST CORNER; THENCE NORTH ALONG THE WEST
LINE, 660 FEET; THENCE EAST, 620.20 FEET; THENCE SOUTH 660 FEET, TO
THE POINT OF BEGINNING;

EXCEPTING OUT THE PARCEL DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF SAID GOVERNMENT LOT 11,
WHICH POINT IS 286.20 FEET NORTHERLY OF THE SOUTHWEST CORNER OF
SAID GOVERNMENT LOT 11; THENCE NORTHERLY ALONG THE WEST LINE OF
SAID GOVERNMENT LOT 11, A DISTANCE OF 596 FEET; THENCE SOUTH 0°38'
EAST, A DISTANCE OF 240.20 FEET; THENCE SOUTH 89°37' WEST, A
DISTANCE OF 263.80 FEET; THENCE DUE WEST, PARALLEL WITH SAID SOUTH
LINE OF SAID GOVERNMENT LOT 11, A DISTANCE OF 370 FEET, MORE OR
LESS TO THE POINT OF BEGINNING;

TOGETHER WITH THE EAST 90 FEET OF THE SOUTH HALF OF THE SOUTH
HALF OF GOVERNMENT LOT 12 IN THE NORTHWEST QUARTER OF SECTION
3, TOWNSHIP 24 NORTH, RANGE 43 EAST OF THE WILLAMETTE MERIDIAN
EXCEPT THE EAST 145.00 FEET THEREOF.

SITUATE IN THE CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON

LEGAL DESCRIPTION

APN: 34032.9180

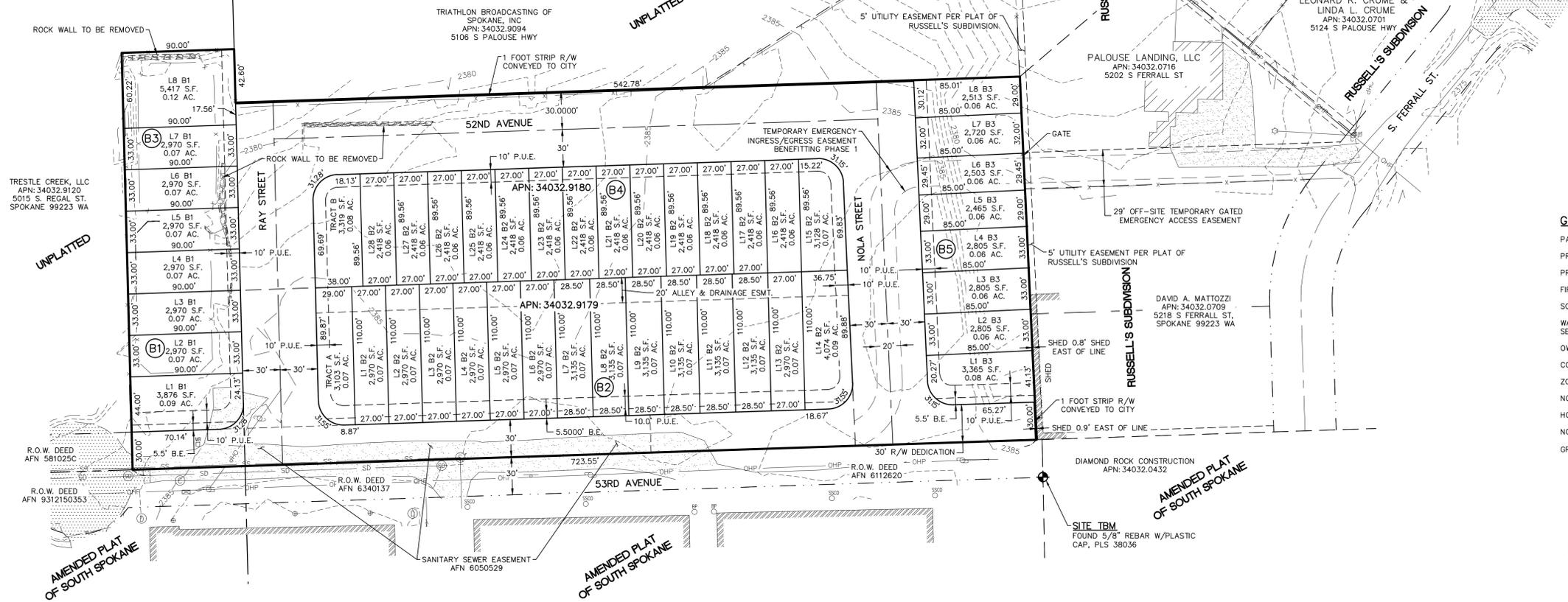
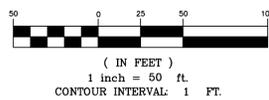
ALL THAT REAL PROPERTY AS DESCRIBED IN ADJUSTMENT "A" OF THAT
CERTAIN CERTIFICATE OF APPROVAL OF BOUNDARY LINE ADJUSTMENT,
RECORDED UNDER 7319434, SPOKANE COUNTY RECORDS;

EXCEPTING THEREFROM, THAT PORTION OF THE ABOVE-DESCRIBED
PROPERTY, LYING NORTH OF THE FOLLOWING
DESCRIBED LINE:

BEGINNING AT A POINT LYING ON THE WEST LINE OF GOVERNMENT LOT
11, SECTION 3, TOWNSHIP 24 NORTH, RANGE 43 EAST OF THE WILLAMETTE
MERIDIAN, MARKING THE SOUTHWEST CORNER OF THE LAND DESCRIBED IN
AUDITORS FILE NO. 4059370 AND RUNNING THENCE ALONG THE SOUTH LINE
OF SAID LAND AND EASTERLY EXTENSION THEREOF TO A POINT ON THE
WEST LINE OF SAID PARCEL "D"; THENCE NORTHEASTERLY TO THE MOST
WESTERLY CORNER OF THE LAND DESCRIBED IN ADJUSTMENT "A" OF THAT
CERTAIN CERTIFICATE OF APPROVAL OF BOUNDARY LINE ADJUSTMENT,
RECORDED UNDER AUDITORS FILE NO. 7356242 SPOKANE COUNTY RECORDS.

SITUATE IN THE CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON.

GRAPHIC SCALE

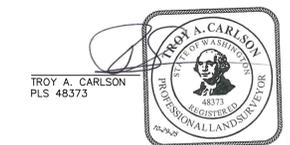


GENERAL NOTES:

PARCEL NO.	34032.9179 AND 34032.9180
PROPERTY SIZE:	4.88 ACRES
PROPOSED USE:	TOWNHOMES
FIRE DISTRICT:	SPOKANE FIRE DEPT
SCHOOL DISTRICT:	SPOKANE #81
WATER PURVEYOR:	CITY OF SPOKANE
SEWER PURVEYOR:	CITY OF SPOKANE
OWNER:	PALOUSE LANDING 2, LLC
COMPREHENSIVE PLAN DESIGNATION:	RESIDENTIAL 4-10
ZONING	R1
NO. OF PROPOSED LOTS:	44
HOUSING UNITS PER LOT:	1
NO. OF DWELLING UNITS:	44
GROSS DENSITY (DU/AC):	9.02

SURVEYOR'S CERTIFICATE

I, TROY A. CARLSON, PLS 48373, DO HEREBY CERTIFY THAT THIS PRELIMINARY PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION IN ACCORDANCE WITH LOCAL ORDINANCES AND THAT THE TOPOGRAPHICAL ITEMS SHOWN ARE IN ACCORDANCE WITH WAC 332-130-145.



TROY A. CARLSON
PLS 48373

SURVEYOR NOTES:

- THE BOUNDARY SHOWN IS PER LEGAL DESCRIPTIONS, RECORD OF SURVEYS AND PLATS AND FOUND MONUMENTATION WITH IN THE AREA. THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY, NO PROPERTY CORNERS WERE SET.
- THE CONTOURS SHOWN ARE DERIVED FROM DIRECT FIELD OBSERVATIONS AND COMPLY WITH THE NATIONAL MAPPING STANDARDS, OF ONE-HALF THE CONTOUR INTERVAL SHOWN.
- THE PURPOSE OF THE SURVEY IS TO PROVIDE OWNER AND CONSULTANTS A REPRESENTATION OF GENERAL SITE FEATURES AS OBTAINED ON THE DATE OF FIELD SURVEY, JUNE, 2023.
- THE ROADS AND RIGHT-OF-WAYS SHOWN HEREON ARE TO BE DEDICATED AS PUBLIC RIGHT-OF-WAY.
- TRACTS A AND B WILL BE DEDICATED TO THE HOME OWNERS ASSOCIATION WITH STORMWATER EASEMENTS

UTILITY STATEMENT:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, INCLUDING PAINT MARKINGS PROVIDED FROM AN OUTSIDE UTILITY LOCATE COMPANY AND/OR EXISTING DRAWINGS AND RECORDS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ALL UNDERGROUND UTILITIES NEED TO BE VERIFIED FOR DEPTH AND ACCURACY.

ELEVATION DATUM

NAVD88 ESTABLISHED FROM GPS OBSERVATION ON LOCAL CONTROL POINTS USING THE WASHINGTON STATE REFERENCE NETWORK.

SITE TBM

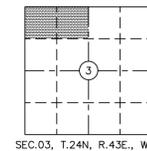
FOUND 5/8" REBAR W/PLASTIC CAP, PLS 38036
ELEVATION: 2386.01

OWNER/DEVELOPER

PALOUSE LANDING 2, LLC
2910 E 27TH AVE STE 5-122,
SPOKANE, WA, 99223
509-208-6102
MAGYEMD@GMAIL.COM

SURVEYOR/AGENT

TROY CARLSON/MORGAN WILL
STORHAUG ENGINEERING
510 E. 3RD AVENUE
SPOKANE, WASHINGTON 99202
509-242-1000
MORGAN.WILL@STORHAUG.COM

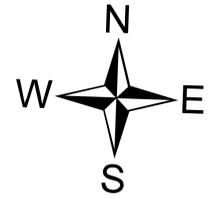
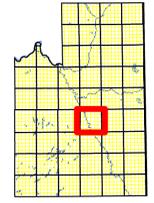


SEC.03, T.24N, R.43E, W.M.

storhäug
civil engineering planning
landscape architecture surveying
510 east third avenue | spokane, wa | 99202
p 509.242.1000

DATE	10/29/2025	SCALE	1" = 50'
FIELD BOOK	25-121.1	DRAWN	DKM
PROJECT NUMBER	25-121.1	DRAWING NO.	1 OF 1

N1/2 Sec.03
T 24N.,RNG 43 E.W.M



Map Legend

- Quarter Section Boundary
- Mobile Park Boundary
- Parcel Boundary
- Subdivision Boundary
- Platted Lot
- Vacated Platted Lot
- BPA Easement
- Water Feature
- Major Highways
- Layer
- PLSS POINT (GPS)
- PLSS POINT (Record)
- PLSS POINT (APPROXIMATE)

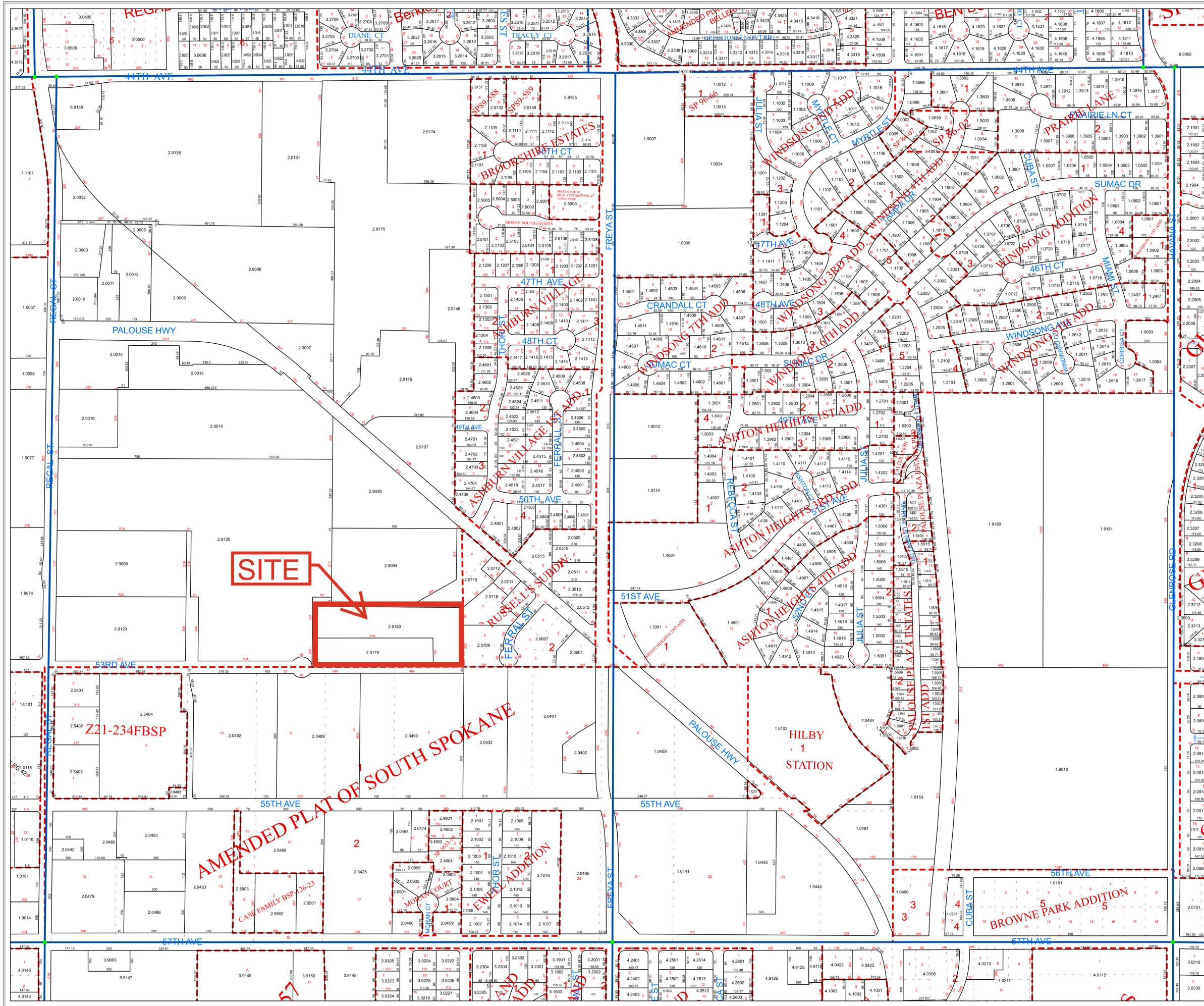
205.00 Record Distances

205 Approximate Distances

Assessor Parcel # = 3403(+ the number shown on Map)
Unless Otherwise Specified



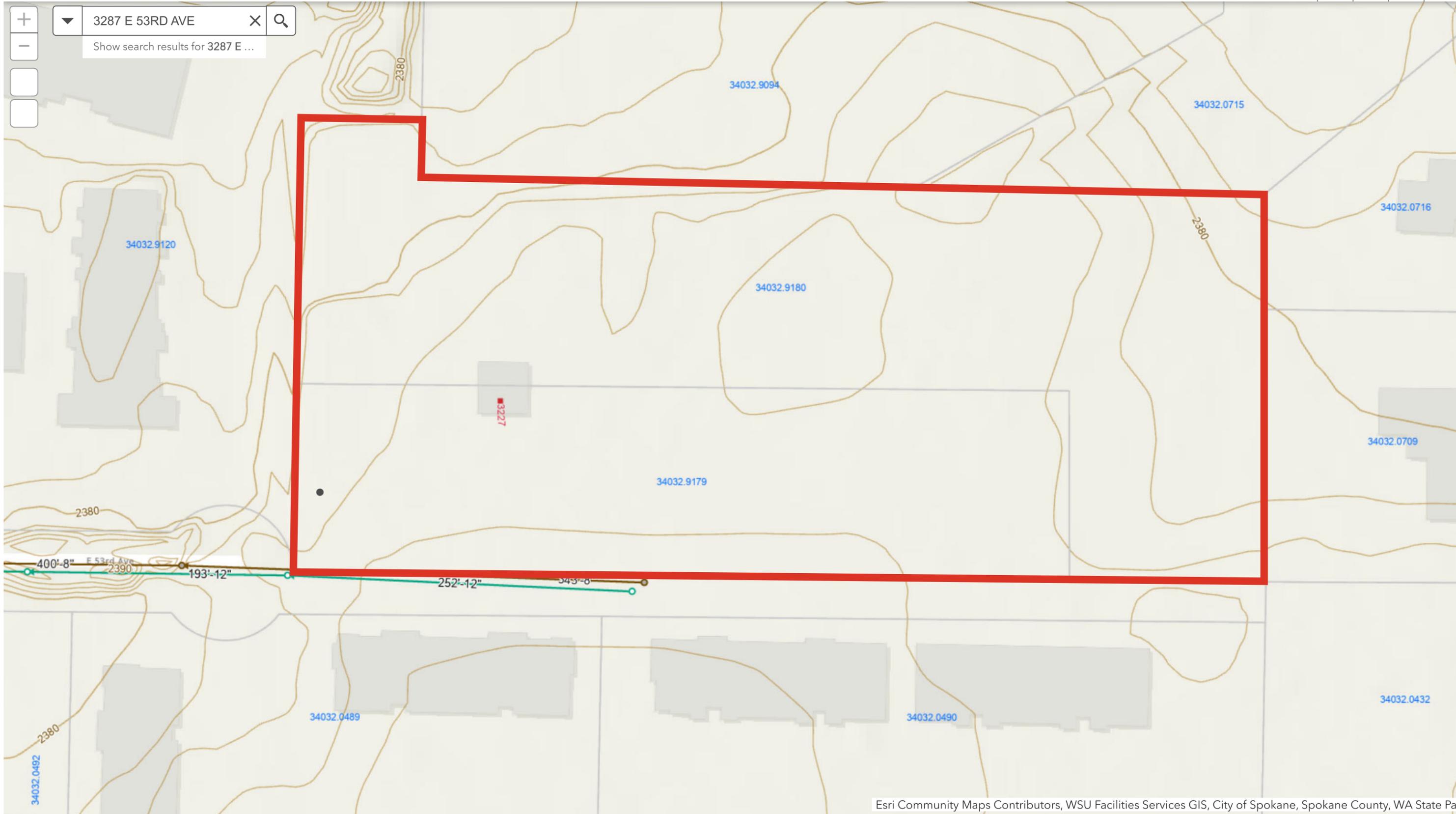
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3287 E 53RD AVE

Show search results for 3287 E ...

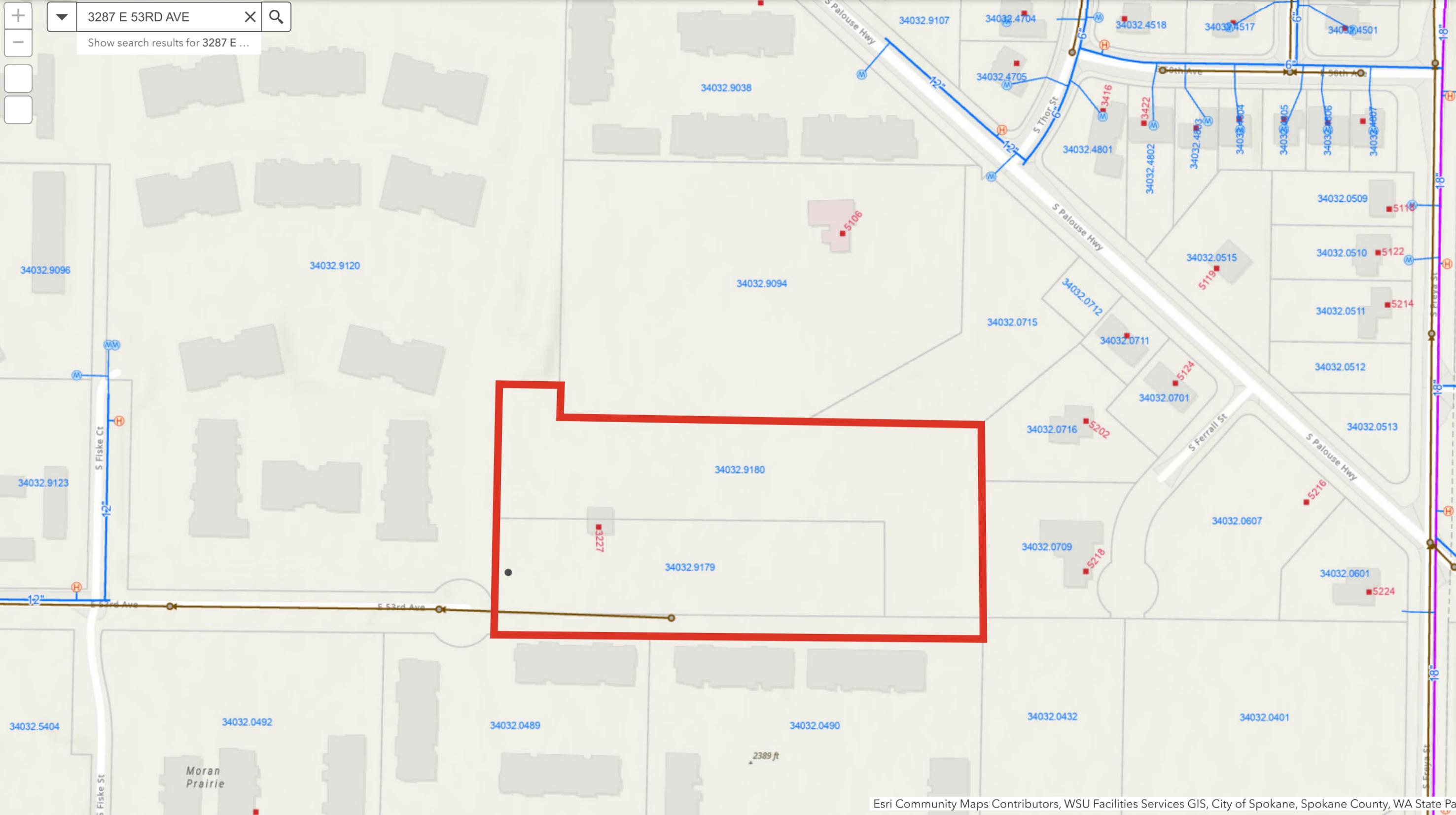


Esri Community Maps Contributors, WSU Facilities Services GIS, City of Spokane, Spokane County, WA State Pa



3287 E 53RD AVE

Show search results for 3287 E ...



Custom Soil Resource Report for **Spokane County, Washington**

Clark 53rd



Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or a part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require

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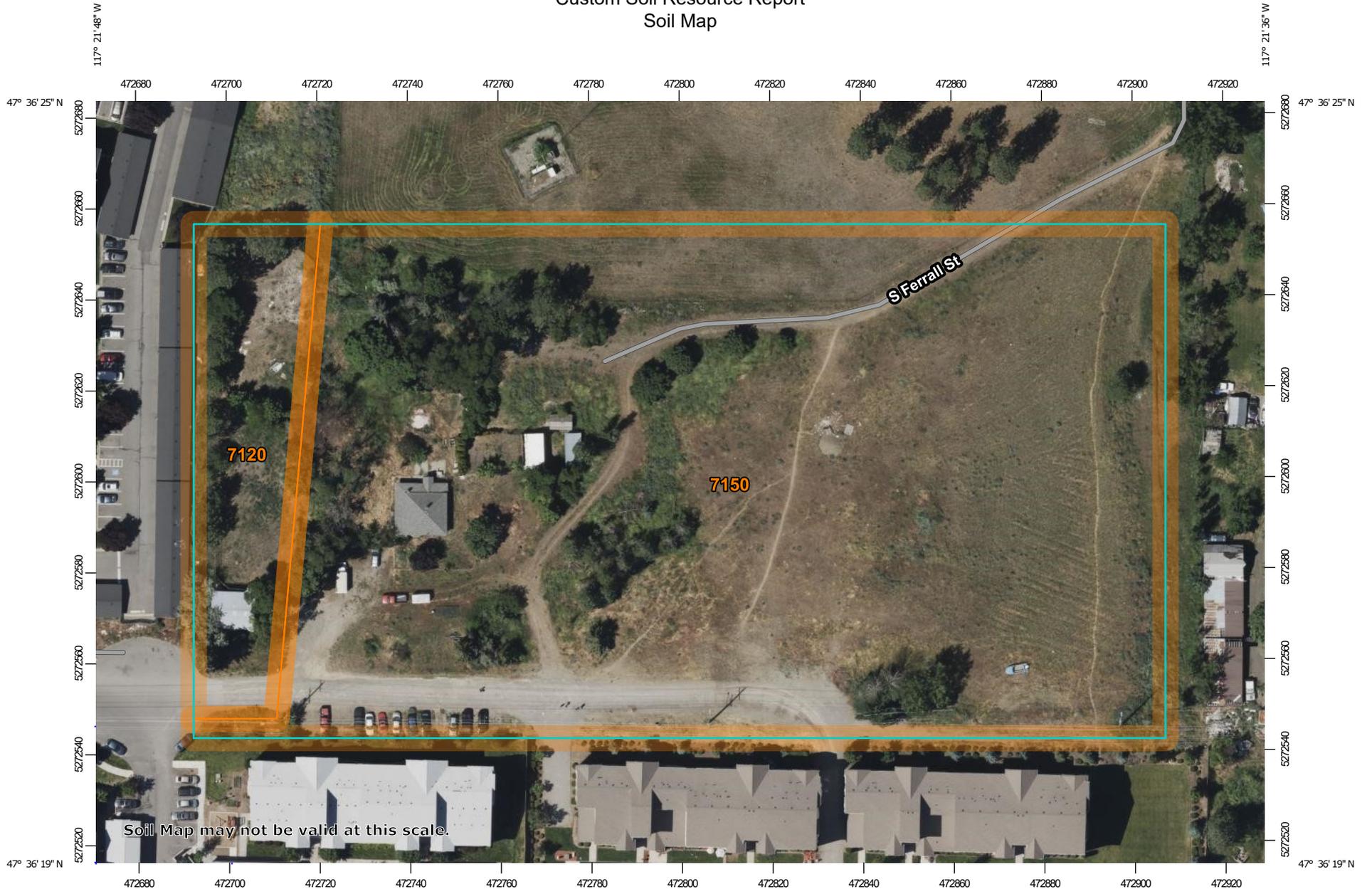
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Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

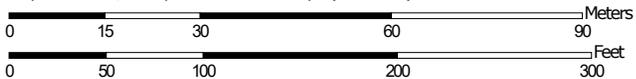
Custom Soil Resource Report Soil Map



117° 21' 48" W



Map Scale: 1:1,180 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 11N WGS84

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features

-  Blowout
-  Borrow Pit
-  Clay Spot
-  Closed Depression
-  Gravel Pit
-  Gravelly Spot
-  Landfill
-  Lava Flow
-  Marsh or swamp
-  Mine or Quarry
-  Miscellaneous Water
-  Perennial Water
-  Rock Outcrop
-  Saline Spot
-  Sandy Spot
-  Severely Eroded Spot
-  Sinkhole
-  Slide or Slip
-  Sodic Spot

-  Spoil Area
-  Stony Spot
-  Very Stony Spot
-  Wet Spot
-  Other
-  Special Line Features

Water Features

 Streams and Canals

Transportation

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Spokane County, Washington
 Survey Area Data: Version 17, Aug 28, 2025

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: May 9, 2022—Aug 15, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
7120	Urban land-Marble, disturbed complex, 0 to 3 percent slopes	0.6	10.4%
7150	Urban land-Seaboldt, disturbed complex, 0 to 3 percent slopes	5.4	89.6%
Totals for Area of Interest		6.0	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The

Custom Soil Resource Report

delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Spokane County, Washington

7120—Urban land-Marble, disturbed complex, 0 to 3 percent slopes

Map Unit Setting

National map unit symbol: 2mdn0
Elevation: 1,750 to 2,360 feet
Mean annual precipitation: 18 to 20 inches
Mean annual air temperature: 45 to 50 degrees F
Frost-free period: 100 to 130 days
Farmland classification: Not prime farmland

Map Unit Composition

Urban land: 60 percent
Marble, disturbed, and similar soils: 35 percent
Minor components: 5 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Urban Land

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 8
Hydric soil rating: No

Description of Marble, Disturbed

Setting

Landform: Outwash plains
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Sandy glaciofluvial deposits

Typical profile

A - 0 to 4 inches: loamy sand
E - 4 to 8 inches: loamy sand
E and Bt1 - 8 to 27 inches: sand
E and Bt2 - 27 to 53 inches: sand
C - 53 to 60 inches: sand

Properties and qualities

Slope: 0 to 3 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high
(0.57 to 1.98 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Very low (about 3.0 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4s
Hydrologic Soil Group: B

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Ecological site: F043AY509WA - Warm, Xeric, Sandy, Outwash Terraces and Plains (Ponderosa Pine/Dry Grass) *Pinus ponderosa* / *Pseudoroegneria spicata* , *Pinus ponderosa* / *Festuca idahoensis*
Other vegetative classification: ponderosa pine/Idaho fescue (CN140)
Hydric soil rating: No

Minor Components

Marblespring, disturbed

Percent of map unit: 3 percent
Landform: Outwash terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Other vegetative classification: ponderosa pine/bluebunch wheatgrass (CN130)
Hydric soil rating: No

Hardesty, disturbed

Percent of map unit: 2 percent
Landform: Depressions, drainageways
Landform position (three-dimensional): Tread
Down-slope shape: Concave, linear
Across-slope shape: Concave, linear
Other vegetative classification: ponderosa pine/ninebark (CN190)
Hydric soil rating: No

7150—Urban land-Seaboldt, disturbed complex, 0 to 3 percent slopes

Map Unit Setting

National map unit symbol: 2mdnp
Elevation: 2,300 to 2,380 feet
Mean annual precipitation: 18 to 20 inches
Mean annual air temperature: 46 to 52 degrees F
Frost-free period: 100 to 130 days
Farmland classification: Not prime farmland

Map Unit Composition

Urban land: 45 percent
Seaboldt, disturbed, and similar soils: 40 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Urban Land

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 8
Hydric soil rating: No

Description of Seiboldt, Disturbed

Setting

Landform: Outwash plains on plateaus
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Loess mixed with minor amounts of volcanic ash over glaciofluvial deposits over residuum from basalt

Typical profile

Ap1 - 0 to 7 inches: ashy loam
Ap2 - 7 to 10 inches: ashy loam
Bw1 - 10 to 16 inches: loam
2Bw2 - 16 to 23 inches: sandy loam
2C - 23 to 28 inches: extremely gravelly sandy loam
3R - 28 to 38 inches: bedrock

Properties and qualities

Slope: 0 to 3 percent
Depth to restrictive feature: 20 to 40 inches to lithic bedrock
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high (0.20 to 0.57 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Low (about 4.0 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3s
Hydrologic Soil Group: C
Ecological site: F009XY001WA - Mesic Xeric Loamy Hills and Canyons
Ponderosa Pine Moderately Warm Dry Shrub
Other vegetative classification: ponderosa pine/common snowberry (CN170)
Hydric soil rating: No

Minor Components

Uhlig, disturbed

Percent of map unit: 5 percent
Landform: Outwash terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Other vegetative classification: ponderosa pine/bluebunch wheatgrass (CN130)
Hydric soil rating: No

Brincken, moist, disturbed

Percent of map unit: 5 percent
Landform: Outwash terraces on loess hills
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Other vegetative classification: ponderosa pine/Idaho fescue (CN140)

Custom Soil Resource Report

Hydric soil rating: No

Phoebe, disturbed

Percent of map unit: 3 percent

Landform: Outwash plains

Landform position (three-dimensional): Tread

Down-slope shape: Linear

Across-slope shape: Linear

Other vegetative classification: ponderosa pine/common snowberry (CN170)

Hydric soil rating: No

Marble, disturbed

Percent of map unit: 2 percent

Landform: Outwash plains

Landform position (three-dimensional): Tread

Down-slope shape: Linear

Across-slope shape: Linear

Other vegetative classification: ponderosa pine/Idaho fescue (CN140)

Hydric soil rating: No

References

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- United States Department of Agriculture, Natural Resources Conservation Service. National forestry manual. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/home/?cid=nrcs142p2_053374
- United States Department of Agriculture, Natural Resources Conservation Service. National range and pasture handbook. <http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/landuse/rangepasture/?cid=stelprdb1043084>

Custom Soil Resource Report

United States Department of Agriculture, Natural Resources Conservation Service. National soil survey handbook, title 430-VI. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/scientists/?cid=nrcs142p2_054242

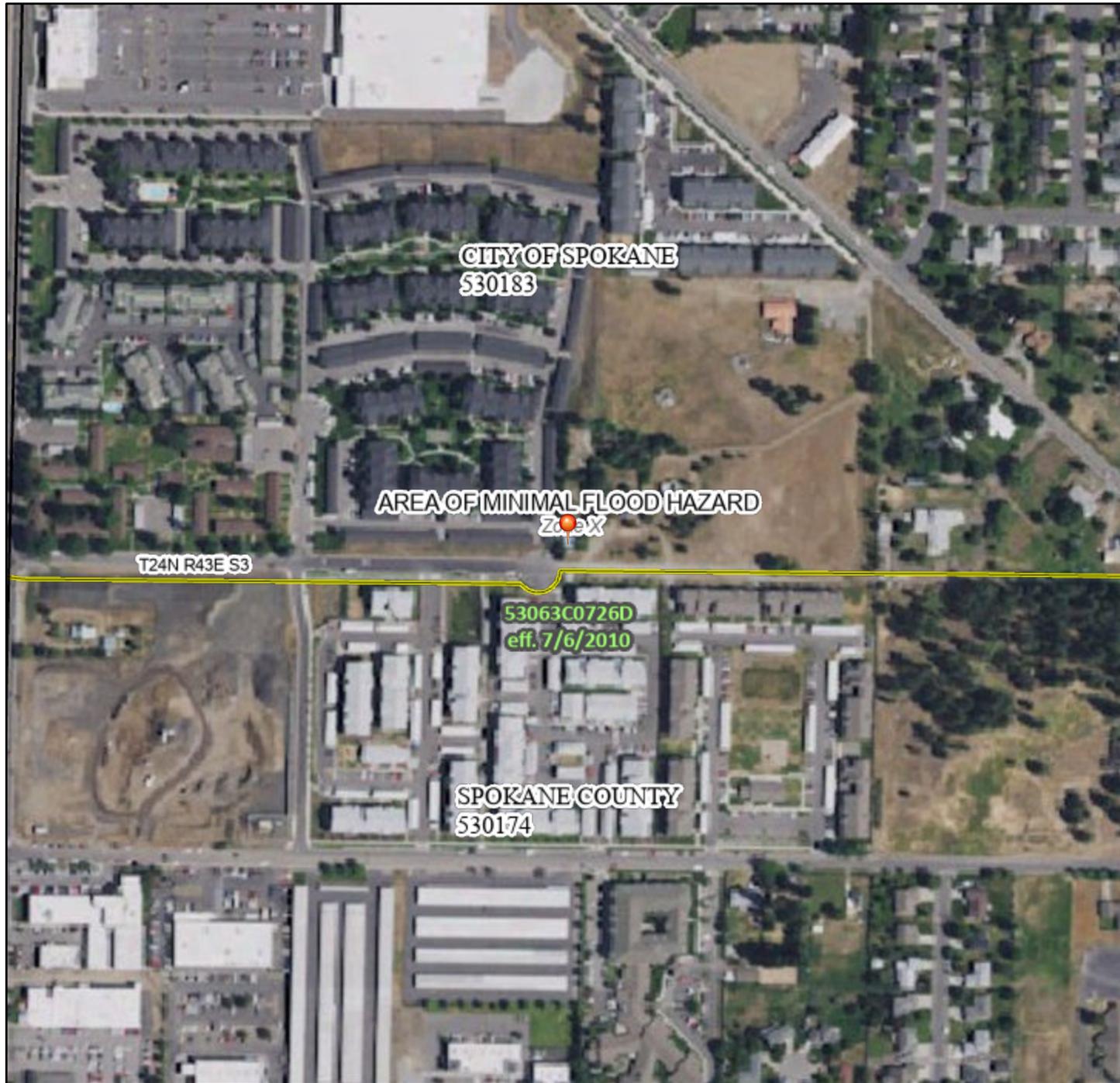
United States Department of Agriculture, Natural Resources Conservation Service. 2006. Land resource regions and major land resource areas of the United States, the Caribbean, and the Pacific Basin. U.S. Department of Agriculture Handbook 296. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2_053624

United States Department of Agriculture, Soil Conservation Service. 1961. Land capability classification. U.S. Department of Agriculture Handbook 210. http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/nrcs142p2_052290.pdf

National Flood Hazard Layer FIRMette



117°22'6"W 47°36'34"N



117°21'29"W 47°36'9"N

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

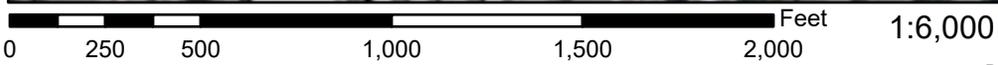
SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) <i>Zone A, V, A99</i>
		With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i>
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile <i>Zone X</i>
		Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i>
		Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone X</i>
		Area with Flood Risk due to Levee <i>Zone D</i>
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard <i>Zone X</i>
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard <i>Zone D</i>
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped
		The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.



This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **10/14/2025 at 6:59 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.





Priority Habitats and Species on the Web



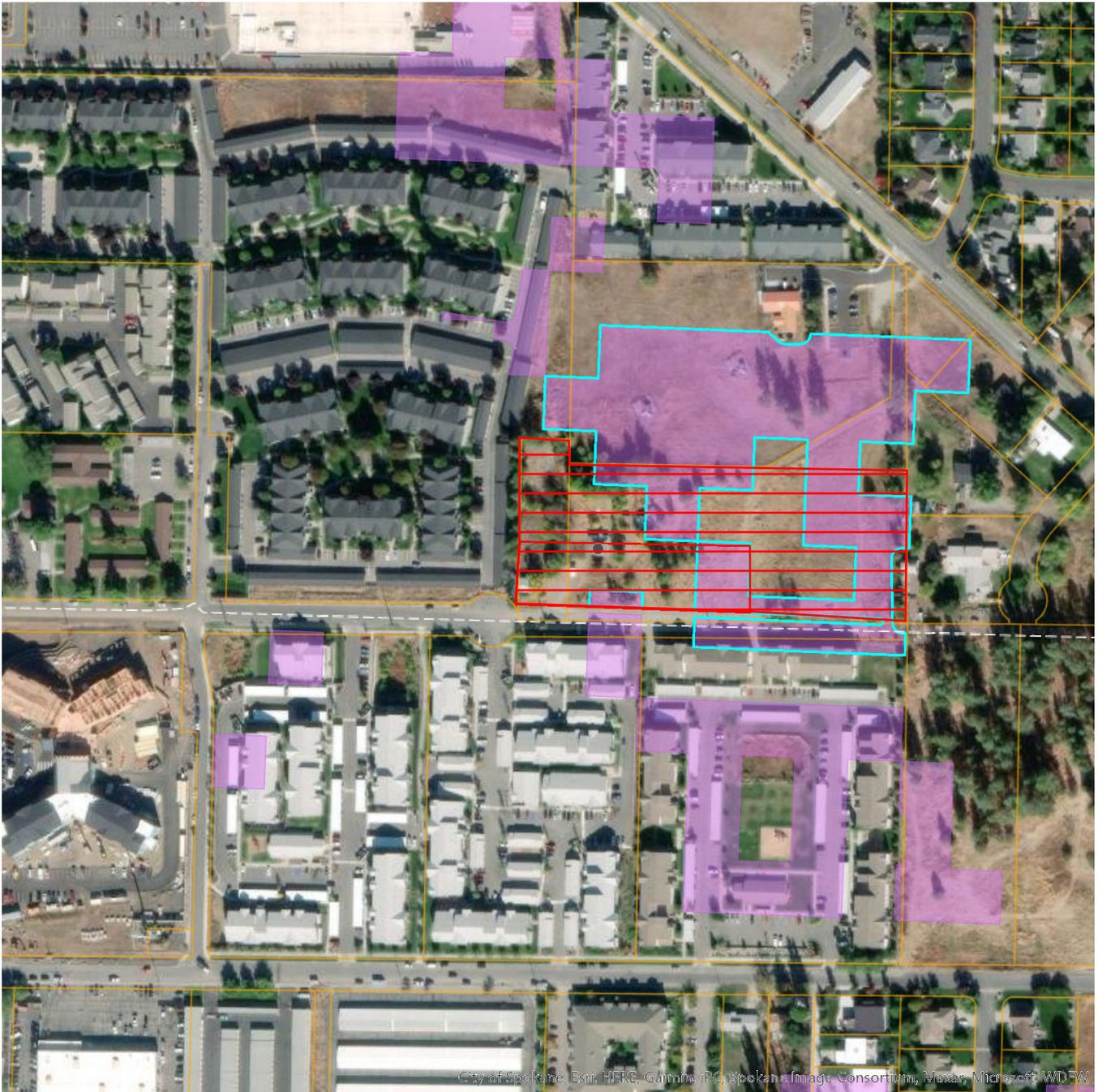
Report Date: 09/19/2023

The Priority Habitats and Species (PHS) datasets do not contain information for your project area. This does not mean that species and habitats do not occur in your project area. PHS data, points, lines and polygons are mapped only when occurrences of these species or habitats have been observed in the field. Unfortunately, we have not been able to comprehensively survey all sections in the state and therefore, it is important to note that priority species and habitats may occur in areas not currently known to the Department.

DISCLAIMER. This report includes information that the Washington Department of Fish and Wildlife (WDFW) maintains in a central computer database. It is not an attempt to provide you with an official agency response as to the impacts of your project on fish and wildlife. This information only documents the location of fish and wildlife resources to the best of our knowledge. It is not a complete inventory and it is important to note that fish and wildlife resources may occur in areas not currently known to WDFW biologists, or in areas for which comprehensive surveys have not been conducted. Site specific surveys are frequently necessary to rule out the presence of priority resources. Locations of fish and wildlife resources are subject to variation caused by disturbance, changes in season and weather, and other factors. WDFW does not recommend using reports more than six months old.



Priority Habitats and Species on the Web



City of Spokane, Esri, HERE, Garmin, IBC, Spokane Image Consortium, Maxar, Microsoft, WDFW

Report Date: 09/19/2023

PHS Species/Habitats Overview:

Occurrence Name	Federal Status	State Status	Sensitive Location
Shrubsteppe	N/A	N/A	No

PHS Species/Habitats Details:

Priority Area	Habitat Feature
Site Name	Spokane County Presumptive Shrubsteppe
Accuracy	NA
Notes	General location of Shrubsteppe. Confirm or refute with site-scale info. WDFW recommends using site-scale info to inform site-scale land use decisions. Expect that on-the-ground conditions (e.g., boundaries) will vary from the map.
Source Record	920846
Source Name	Keith Folkerts, WDFW
Source Entity	WA Dept. of Fish and Wildlife
Federal Status	N/A
State Status	N/A
PHS Listing Status	PHS LISTED OCCURRENCE
Sensitive	N
SGCN	N
Display Resolution	AS MAPPED
Geometry Type	Polygons

Shrubsteppe	
Priority Area	Habitat Feature
Site Name	Spokane County Presumptive Shrubsteppe
Accuracy	NA
Notes	General location of Shrubsteppe. Confirm or refute with site-scale info. WDFW recommends using site-scale info to inform site-scale land use decisions. Expect that on-the-ground conditions (e.g., boundaries) will vary from the map.
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Source Name	Keith Folkerts, WDFW
Source Entity	WA Dept. of Fish and Wildlife
Federal Status	N/A
State Status	N/A
PHS Listing Status	PHS LISTED OCCURRENCE
Sensitive	N
SGCN	N
Display Resolution	AS MAPPED
Geometry Type	Polygons

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October 20, 2025

Attn: City of Spokane Traffic Engineering Manager
City of Spokane
808 W. Spokane Falls Blvd.
Spokane, WA 99201

RE: Clark 53rd Long Plat Traffic Coordination
Storhaug Engineering Project #25-121

Dear City of Spokane Traffic Review,

This Trip Generation Letter is intended to predict the number of trips for the Clark 53rd Long Plat development located on parcels 34032.9179 & 34032.9180, at 3287 & 3391 E 53rd Ave, in Spokane, WA. The project is listed under Permit B25M0071PDEV, and is located in the R1 zone. The parcels are currently vacant, with the project spanning across approximately 4.88 acres. The project consists of 44 single family lots, assumed to be developed with 2-unit attached townhome structures with one dwelling unit per lot. The trip generation characteristics in this letter were calculated from traffic studies compiled by the Institute of Transportation Engineers, "Trip Generation Manual", 11th Edition, 2025, calculated under land use 215 – Single-family Attached Housing. The trips provided are as follows:

Calculation Legend: T = Trips; X = number of dwelling units

PROPOSED TRIPS ON SITE

Land Use 215 – Single-family Attached Housing, for 44 units.

WEEKDAY ADT:

$T = 7.62(X) - 50.48$

Average Rate: 317 (Total), 158 (Entry), 159 (Exit)

50% entering, 50% exiting.

WEEKDAY AM PEAK HOUR BETWEEN 7 & 9 AM:

$T = 0.52(X) - 5.70$

Average Rate: 21 (Total), 5 (Entry), 16 (Exit)

25% entering, 75% exiting

WEEKDAY PM PEAK HOUR BETWEEN 4 & 6 PM:

$T = 0.60(X) - 3.93$

Average Rate: 25 (Total), 15 (Entry), 10 (Exit)

59% entering, 41% exiting

Written by: Luke Engell



Reviewed by: Austin Storhaug, PE



TRIP GENERATION

	<u>TOTAL / IN / OUT</u>		
AM PEAK	21	5	16
PM PEAK	25	15	10



SUBJECT PARCELS
 34032.9179 & 34032.9180
 3287 & 3391 E 53RD AVE