

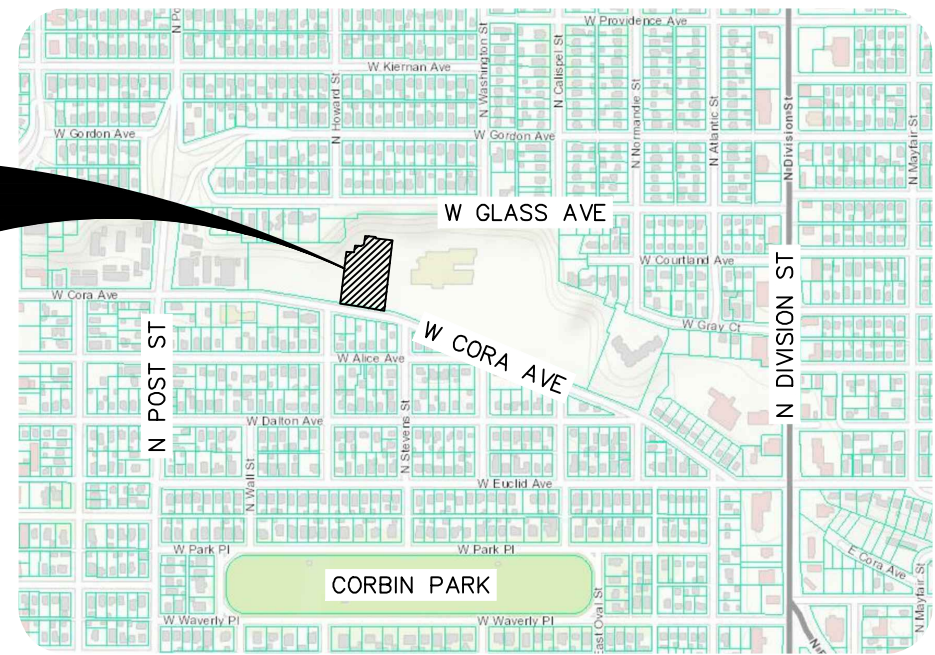
PRELIMINARY SUBDIVISION  
**CORBIN COTTAGES**

A PORTION OF THE SOUTH 1/2 OF SECTION 6,  
TOWNSHIP 25 NORTH, RANGE 43 EAST, W.M.  
SPOKANE COUNTY, WASHINGTON

PRELIMINARY

NOT FOR  
CONSTRUCTION  
FOR REGULATORY REVIEW ONLY

PROJECT  
AREA



VICINITY MAP  
NTS

SITE DATA TABLE

EXISTING ZONING/UNITS PER ACRE

LOT SIZE RANGE  
TRACT SIZE  
NO. OF PARCELS  
NO. OF DWELLING UNITS  
UNIT NO. AND UNIT TYPE  
TOTAL PLAT AREA

PUBLIC R.O.W. AREA  
NET LOT AREA  
NET DENSITY  
EXISTING STRUCTURES/USES  
SANITARY SEWER  
WATER PURVEYOR  
PROPOSED USES  
TOPOGRAPHIC INFORMATION  
MAX. HEIGHT LIMIT  
R.O.W. WIDTH

BUILDING SETBACKS:  
FRONT  
REAR  
SIDE/FLANKING

DATUM PLANE:

RSF/4-10 (WILL BE RSF-C FOLLOWING RE-ZONE OF  
PARCEL NO. ~~35064.3611~~ A PART OF THIS TYPE III APPLICATION)  
4,550 S.F. TO 5,280 S.F. **new parcel number 35064.3613**  
1,228 S.F.  
14 (INCLUDES TRACT 'A')  
13 DWELLING UNITS  
3 DETACHED SFR, 10 ATTACHED SFR  
1.89 ACRES - SITES LESS THAN OR EQUAL TO 2 ACRES DO NOT  
REQUIRE TRANSITION LOT SIZES, PER SMC 17C.110.200(C)(1).  
0.47 ACRES  
1.40 ACRES  
9.29 UNITS PER NET ACRE  
N/A  
CITY OF SPOKANE  
CITY OF SPOKANE  
RESIDENTIAL  
0% TO 5% SLOPES IN AREAS OF PROPOSED DISTURBANCE  
35'  
50' - RESIDENTIAL STANDARD PROPOSED WITH SIDEWALKS IN  
EASEMENTS, PER SMC TABLE 17H.010-1.

15' BUILDING/20' GARAGE  
15' IN RSF-C ZONE  
5'

NAVD 88

LEGAL DESCRIPTION

A PORTION OF THE PLAT OF RESURVEY OF BLOCKS I THROUGH Y OF  
WHITING'S SECOND ADDITION TO THE CITY OF SPOKANE FALLS  
RECORDED IN VOLUME D OF PLATS, PAGE 34, RECORDS OF SPOKANE  
COUNTY, WASHINGTON, WITHIN THE SOUTHWEST QUARTER OF THE  
SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 25 NORTH, RANGE 43  
EAST, WILLAMETTE MERIDIAN, MORE PARTICULARLY DESCRIBED AS  
FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE WEST 30.00 FEET OF  
LOT 16, BLOCK 30 OF SAID  
PLAT, SAID CORNER ALSO BEING ON THE NORTH RIGHT-OF-WAY LINE  
OF CORA AVENUE;

THENCE N87°36'41"E ALONG SAID NORTH RIGHT-OF-WAY LINE, A  
DISTANCE OF 50.20 FEET;

THENCE CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE,  
S82°46'19"E, A DISTANCE OF 353.99  
FEET TO THE POINT OF BEGINNING;

THENCE N01°59'42"E, A DISTANCE OF 268.06 FEET;

THENCE S88°00'00"E, A DISTANCE OF 63.99 FEET;

THENCE N02°00'00"E, A DISTANCE OF 45.50 FEET;

THENCE S88°00'00"E, A DISTANCE OF 29.00 FEET TO A POINT OF  
CURVATURE;

THENCE 20.42 FEET ALONG A TANGENT CURVE TO THE LEFT HAVING A  
RADIUS OF 13.00 FEET AND A DELTA OF 89°59'37" TO A POINT OF  
TANGENCY;

THENCE N02°00'23"E, A DISTANCE OF 29.00 FEET;

THENCE S88°00'00"E, A DISTANCE OF 141.05 FEET;

THENCE S02°00'00"W, A DISTANCE OF 349.86 FEET;

THENCE N88°13'01"W, A DISTANCE OF 35.15 FEET;

THENCE S01°59'32"W, A DISTANCE OF 24.96 FEET TO SAID NORTH  
RIGHT-OF-WAY LINE;

THENCE N82°46'19"W ALONG SAID NORTH RIGHT-OF-WAY LINE, A  
DISTANCE OF 212.76 FEET TO THE POINT OF BEGINNING.  
CONTAINING ±1.89 ACRES.

SITUATE IN THE CITY AND COUNTY OF SPOKANE, WASHINGTON.

SURVEYOR'S CERTIFICATE

I, TROY A. CARLSON, PLS 48373, DO HEREBY CERTIFY THAT  
THIS PRELIMINARY BINDING SITE PLAN 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

PRELIMINARY

LEGEND

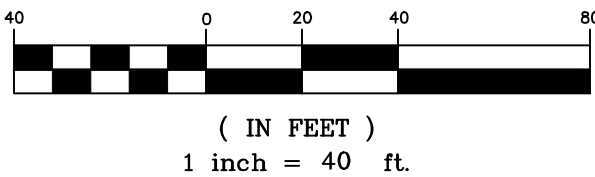
PROPOSED FEATURES

- PROPOSED PLAT BOUNDARY
- PROPOSED LOT LINES
- RIGHT OF WAY
- PROPOSED ACCESS/UTILITY EASEMENT TO BE  
RECORDED WITH A SEPARATE DOCUMENT
- EXISTING LOT LINES
- CENTERLINE
- BLOCK NUMBER

EXISTING FEATURES

- ASPHALT SURFACING
- CURB
- GRAVEL
- SIDEWALK OR CONCRETE
- FOUND POINT AS NOTED
- DRYWELL
- STORM MANHOLE
- CATCH BASIN
- GUY WIRE POLE
- POWER POLE/TELEPHONE POLE
- LIGHT POLE
- TELEPHONE ENCLOSURE
- WATER VALVE
- FIRE HYDRANT
- SANITARY SEWER MANHOLE
- TREE (DECIDUOUS OR CONIFEROUS)
- WATER LINE
- SANITARY SEWER LINE
- STORM DRAIN LINE / CULVERT
- POWER LINE (OHP OR BP)
- TELEPHONE LINE (OHT OR BT)
- GAS LINE
- CONTOURS
- FENCE
- BFO
- FIBER OPTIC LINE

GRAPHIC SCALE



OWNER  
FAITH BIBLE CHURCH  
600 W CORA AVE,  
SPOKANE, WA 99205

DEVELOPER  
FAITH BIBLE CHURCH  
600 W CORA AVE,  
SPOKANE, WA 99205

AGENT  
STORHAUG ENGINEERING  
510 EAST 3RD AVENUE  
SPOKANE, WA 99202  
509-242-1000

SURVEYOR  
STORHAUG ENGINEERING  
510 EAST 3RD AVENUE  
SPOKANE, WA 99202  
509-242-1000

No.	DESC.	DATE	BY
5			
4			
3			
2			
1			

storhäug  
civil engineering | planning  
surveying  
landscape architecture

510 east third avenue | spokane, wa | 99202  
p 509.242.1000 | f 509.242.1001

PRELIMINARY SUBDIVISION

CORBIN COTTAGES  
CITY OF SPOKANE, WASHINGTON

SHEET TITLE

PROJECT TITLE

SEAL

DATE 06.10.2021

DRAWN WMS

CHECKED JDS

PROJECT NUMBER 19-087

DRAWING NO.

1 OF 1

PRE PLAT