

PRELIMINARY SHORT PLAT / **COTTAGE HOUSING**
CRESTLINE MEWS

IN THE NORTHERN HALF OF SECTION 28, TOWNSHIP 26N,
 RANGE 43 E.W.M., SPOKANE COUNTY, WASHINGTON
 (ASSESSOR PARCEL: 36282.0058)

FILE # ~~214000~~ **19** ~~PSP~~ **FEW2**

OWNER
 GARY L. LUDWICK
 2612 N PINES RD #D-39
 SPOKANE, WA 99217

DEVELOPER
 EDWARD CARCICH
 7512 BIG MEADOW ROAD
 CHATTAROY, WA 99003
 (509)939-6825

AGENT
 STORHAUG ENGINEERING
 510 EAST 3RD AVENUE
 SPOKANE, WA 99202
 CONTACT: CARSTON MORTENSON (509)242-1000

SURVEYOR
 STORHAUG ENGINEERING
 510 EAST 3RD AVENUE
 SPOKANE, WA 99202
 CONTACT: RICK HOLT (509)242-1000

SITE DATA TABLE

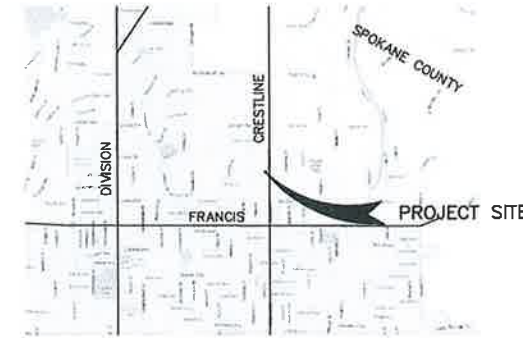
| | |
|-------------------------------------|---|
| NO. OF PARCELS | 2 |
| NO. OF DWELLING UNITS | 13 DWELLING UNITS |
| EXISTING STRUCTURES/USES | 1 SFR AND 1 DETACHED GARAGE TO REMAIN |
| PARCEL SIZES | 15,664 S.F. AND 53,633 S.F. |
| TOTAL AREA | 1.59 ACRES |
| EXISTING ZONING/LAND USE | RSF/4-10 |
| PROPOSED DENSITY | 8.17 UNITS PER ACRE - 1 EXISTING SFR, 12 PROPOSED COTTAGES |
| SANITARY SEWER | CITY OF SPOKANE |
| WATER PURVEYOR | CITY OF SPOKANE |
| PROPOSED USES | RESIDENTIAL |
| BUILDING COVERAGE | 40% |
| TOPOGRAPHIC INFORMATION | 0% TO 5% SLOPES |
| RESIDENTIAL PARKING SPACES REQUIRED | 13 - ONE PER UNIT; COTTAGE PARKING IN CLUSTERS OF 5 OR LESS |
| ALL COTTAGES TO BE SPRINKLED UNITS | |
| MAX. HEIGHT LIMIT | 25' |

LEGAL DESCRIPTIONS

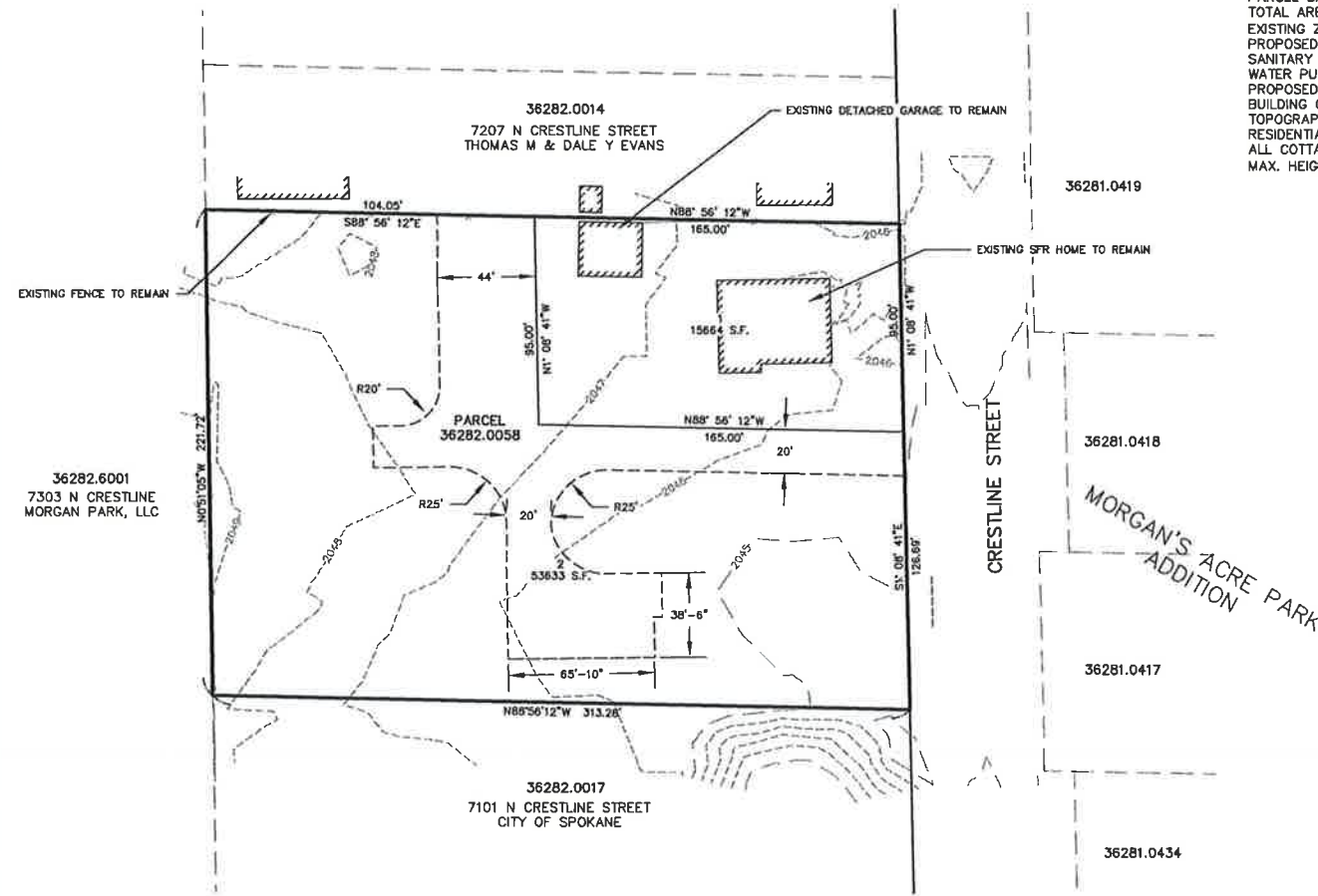
A portion of the of the Southeast quarter of the Southeast quarter of the Northwest quarter of Section 28, Township 26 North, Range 43 East, W.M., Spokane County, Washington more particularly described as follows:

COMMENCING at the North Quarter corner of Section 28;
 Thence South 01°08'41" East, along the East line of the Northwest quarter of Section 28, a distance of 2,335.66 feet to the **TRUE POINT OF BEGINNING**;
 Thence continuing along said East line South 01°08'41" East, a distance of 221.77 feet to the North line of the South one acre of the Southeast quarter of the Southeast quarter of the Northwest quarter of Section 28;
 Thence along said North line North 88°56'12" West, a distance of 343.30 feet to the West line of the Southeast quarter of the Southeast quarter of the Northwest quarter of Section 28;
 Thence along said West line North 00°51'05" West, a distance of 221.72 feet to the South line of the Southeast quarter of the Southeast quarter of the Northwest quarter of Section 28 and the **TRUE POINT OF BEGINNING**.

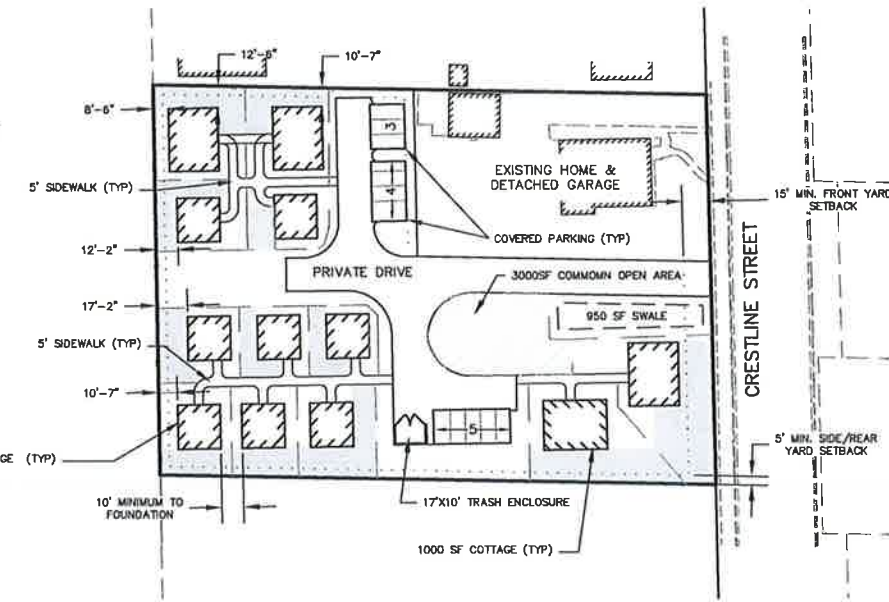
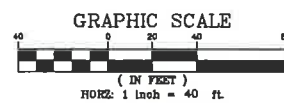
EXCEPT the East 30 feet for county roads.
SUBJECT TO rights of way, easements or servitudes of record or in view,
 Containing 1.59 Acres of land more or less.



VICINITY MAP
 NTS



PLAT MAP

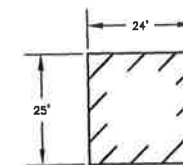


CONCEPT COTTAGE SITE PLAN

SCALE: 1" = 50'-0"

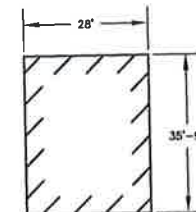
COTTAGE DATA TABLE

| | |
|-----------------------------|------------------------|
| NO. OF COTTAGES | 12 |
| MIN. COMMON OPEN SPACE | 3,000 SF (12 X 250 SF) |
| MIN. PRIVATE USE OPEN SPACE | 250 SF/COTTAGE |



TYPICAL TWO-STORY COTTAGE

SCALE: 1" = 20'-0"



TYPICAL ONE-STORY COTTAGE

SCALE: 1" = 20'-0"

LEGEND

- PROPOSED PLAT BOUNDARY
- PROPOSED LOT LINES
- RIGHT OF WAY
- - - PROPOSED ACCESS/UTILITY EASEMENT TO BE RECORDED WITH A SEPARATE DOCUMENT
- - - EXISTING LOT LINES
- - - 1' CONTOUR LINE (MAJOR)
- - - 1' CONTOUR LINE (MINOR)
- - - STRUCTURE SETBACK LINE
- - - PRIVATE OPEN SPACE BOUNDARY
- 250SF+ PRIVATE OPEN SPACE AREA W/ MIN. 10' DIMENSION (EACH UNIT)

RECEIVED

APR 18 2014

PLANING & DEVELOPMENT SERVICES

13-277 PP.dwg PRELIMINARY PLAT



PRELIMINARY SHORT PLAT
 7203 N CRESTLINE STREET
 SPOKANE, WA.

| | | | |
|---------|--------|-------|----------|
| DRAWN | WMS | DATE | 04/10/14 |
| CHECKED | CBM | SCALE | |
| 1 | OF | 1 | |
| PROJECT | 13-277 | | |
| NUMBER | | | |

CALL BEFORE YOU DIG 811