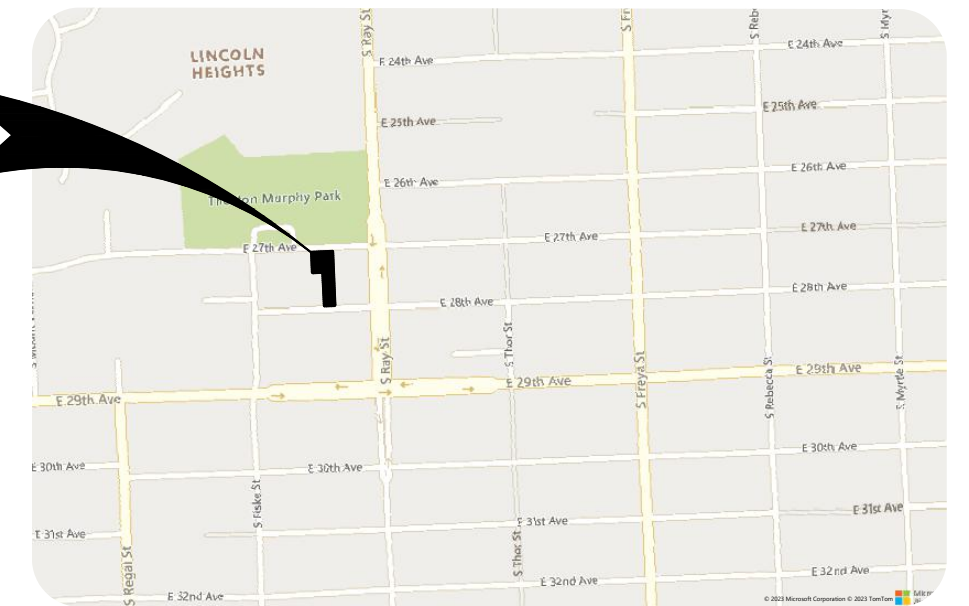


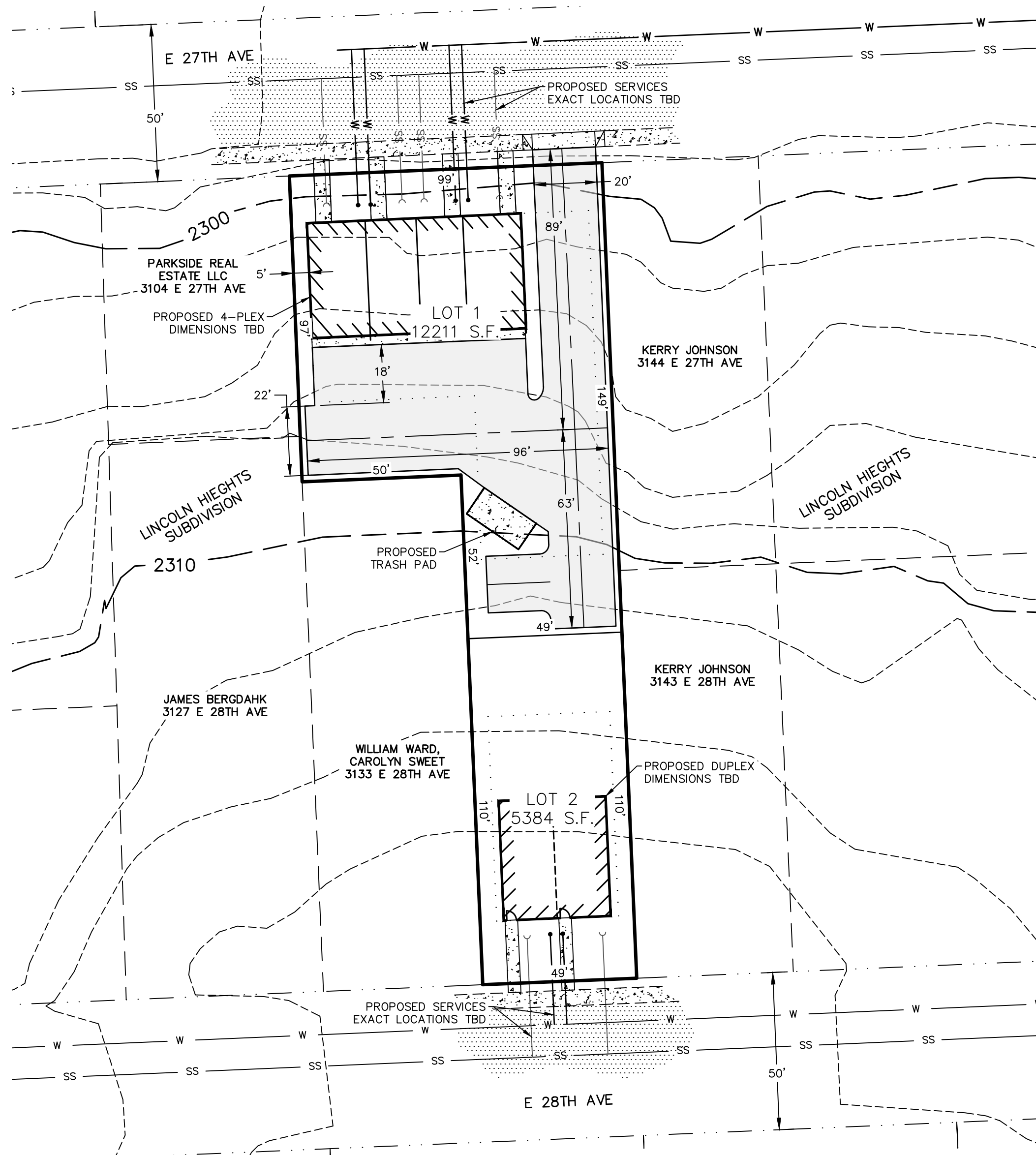
DDT SHORT PLAT

A PORTION OF LOTS 7 AND 8, BLOCK 74, LINCOLN HEIGHTS, (BOOK L OF PLATS, PAGES 36-370)
 WITHIN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF
 SECTION 27, TOWNSHIP 25 NORTH, RANGE 43 EAST, W.M.,
 CITY OF SPOKANE, SPOKANE COUNTY, STATE OF WASHINGTON

PROJECT
 AREA



VICINITY MAP



LEGAL DESCRIPTION:

PARCEL #: 35273.0415
 PER TITLE REPORT BY SPOKANE COUNTY TITLE COMPANY, POLICY NUMBER SGW 08003569, DATED JULY 28, 2023.

LOTS 7 AND 8, BLOCK 74, LINCOLN HEIGHTS, AS PER PLAT RECORDED IN VOLUME "L" OF PLATS, PAGES 36-37, RECORDS OF SPOKANE COUNTY;

EXCEPT THE SOUTH 162.00 FEET OF SAID LOT 7;

ALSO EXCEPT THE SOUTH 162.00 FEET OF THE WEST 1.06 FEET OF SAID LOT 8;

SAID PROPERTY IS DELINEATED AS PARCEL B OF THAT CERTAIN SURVEY RECORDED MARCH 01, 2023, UNDER AUDITOR'S FILE NO. 7270389 IN BOOK 197 OF SURVEYS, PAGE 60, RECORDS OF SPOKANE COUNTY;

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

LEGEND:

- PROPERTY BOUNDARY
- PROPOSED LOT LINE
- EXISTING PROPERTY LINE
- RIGHT-OF-WAY LINE
- MAJOR CONTOUR
- MINOR CONTOUR
- EXISTING SEWER LINE
- EXISTING WATER LINE
- EXISTING ASPHALT
- EXISTING CONCRETE
- PROPOSED WATER SERVICE
- PROPOSED SEWER SERVICE
- PROPOSED BUILDING FOOTPRINT
- PROPOSED CONCRETE
- PROPOSED ASPHALT

SITE DATA:

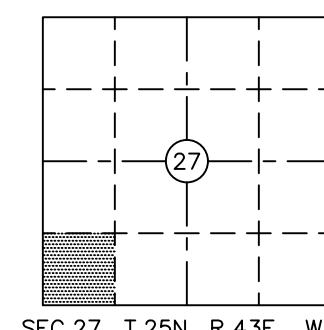
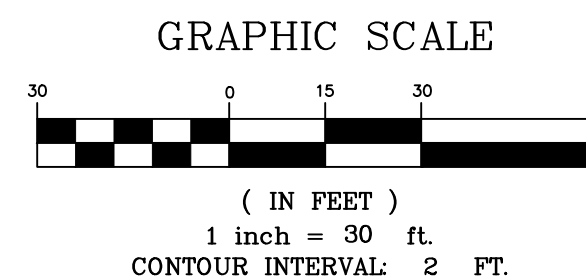
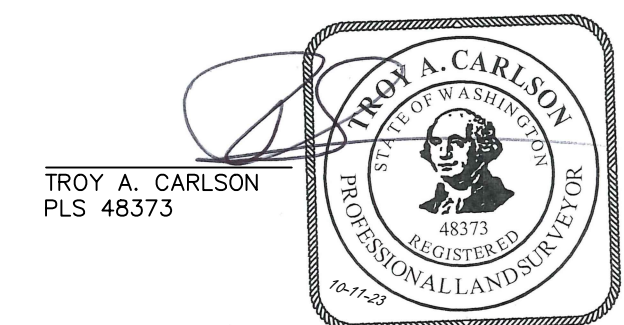
- PARCEL NUMBER: 35273.0415
- ADDRESS: 3137 E 28TH AVE
- PROPERTY SIZE: 0.40 ACRES
- PROPOSED USE: 2-LOT SHORT PLAT
- PROPOSED DWELLINGS: ONE 4-PLEX & ONE DUPLEX (6 UNITS)
- DENSITY: 15 UNITS/ACRE
- FIRE DISTRICT: SPOKANE FIRE DEPT
- SCHOOL DISTRICT: SPOKANE #81
- WATER PURVEYOR: CITY OF SPOKANE
- SEWER PURVEYOR: CITY OF SPOKANE
- COMPREHENSIVE PLAN DESIGNATION: RESIDENTIAL 4-10
- ZONING: RSF
- SETBACKS: 15' FRONT (20' GARAGE), 25' REAR, 5' SIDE

NOTES:

1. 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.
2. THE CONTOURS SHOWN ARE DERIVED FROM PUBLICLY AVAILABLE GIS CONTOURS.
3. SITE PLAN IS CONCEPTUAL. ACTUALLY SITE LAYOUT INCLUDING BUILDING SIZES/LOCATIONS, PARKING/REFUSE LOCATIONS, SUBJECT TO SEPARATE BUILDING PERMITS.

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.



OWNER
 D DANIEL THOMAS
 ENTERPRISES, LLC
 552 W RIVERSIDE AVE, STE 700
 SPOKANE, WA 99201

SURVEYOR/AGENT
 TROY CARLSON/LIAM TAYLOR
 STORHAUG ENGINEERING
 510 E. 3RD AVENUE
 SPOKANE, WASHINGTON 99202
 509-242-1000

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

DATE 10/11/2023	SCALE 1" = 30'
FIELD BOOK -	DRAWN LJT
PROJECT NUMBER 23-194	DRAWING NO. 1 OF 1

23-194-PSP.dwg PSP