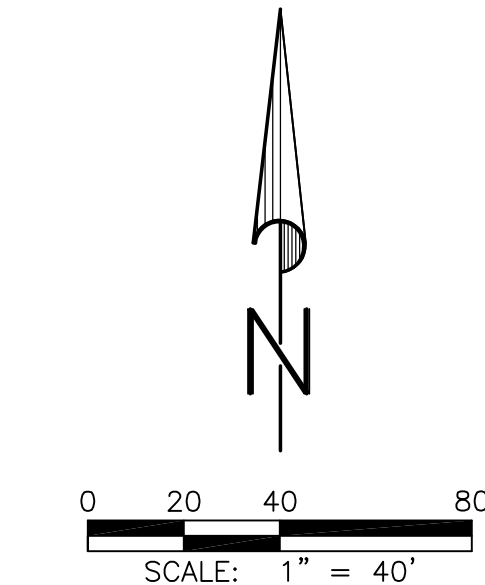
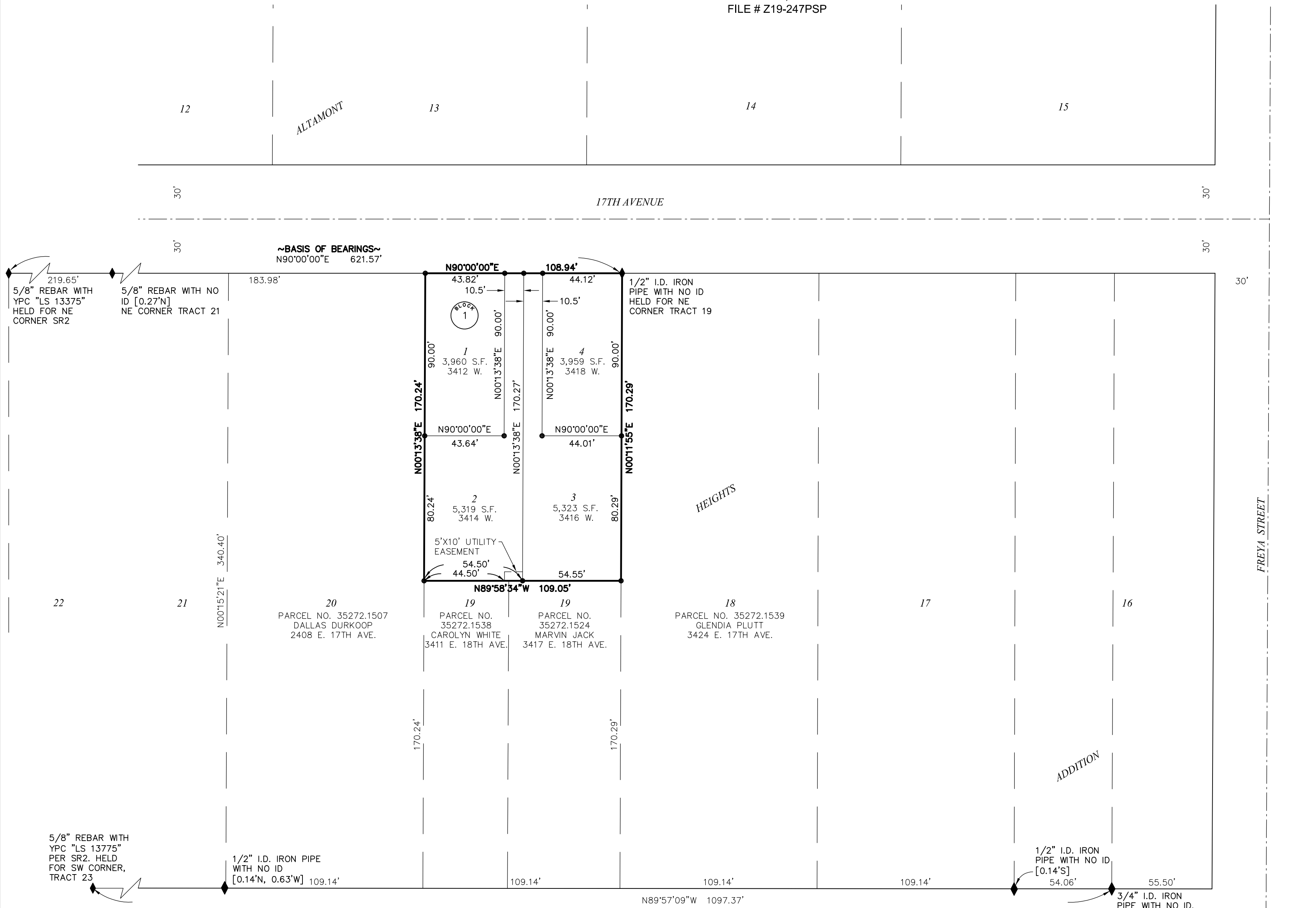


DURKOOP FINAL CITY SHORT PLAT

LOCATED IN THE NW 1/4 OF SECTION 27, TOWNSHIP 25 NORTH, RANGE 43 EAST, W.M.,
CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON
AUGUST, 2019
FILE # Z19-247PSP



LEGEND

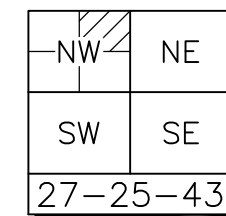
- = SET 1/2" REBAR WITH YELLOW PLASTIC CAP MARKED "A&C INC. 12904" UNLESS OTHERWISE SHOWN
- ◆ = FOUND AS SHOWN
- I.D. = INSIDE DIAMETER
- NO ID = NO IDENTIFYING CAP OR TAG
- YPC = YELLOW PLASTIC CAP

PROPERTY OWNER/APPLICANT

DALLAS DURKOOP
4010 E. 19th AVE.
SPOKANE, WA 99223
dsdurkoop@msn.com

PROJECT CONTACT/SURVEYOR

JON HESTER/ADAMS & CLARK, INC.
1720 W. FOURTH AVE.
SPOKANE, WA 99201
(509) 747-4600
jhester@adamsandclark.com



PLAT DATA

ASSESSOR'S PARCEL NO. 35272.1537
SITE ADDRESS 3400 E. 17TH AVE.
AREA (GROSS) 18,563 S.F.
NO. OF LOTS 4 SINGLE FAMILY LOTS
PROPOSED DENSITY 1.1 UNITS PER ACRE
AVERAGE LOT SIZE LOT SIZE 4,641 S.F.
FRONTAGE AS SHOWN
ZONING RSF-RESIDENTIAL SINGLE FAMILY (POCKET RESIDENTIAL)
COMPREHENSIVE PLAN RESIDENTIAL SINGLE FAMILY
EXISTING BUILDINGS NONE
PROPOSED USE OF LOTS SINGLE FAMILY RESIDENTIAL
TOPOGRAPHY GRADUAL SLOPE FROM BACK OF EXISTING LOT TO FRONT
WATER CITY OF SPOKANE
SEWAGE CITY OF SPOKANE
SETBACKS FRONT 20 FEET
ATTACHED GARAGE 5 FEET FROM REAR PROPERTY LINE
SIDE YARD 5 FEET
REAR YARD 25 FEET

SURVEY REFERENCES

SR1 = Altamont Heights Addition, Volume "K", Page 39.
SR2 = Record of Survey, Book 90, Page 33.

EQUIPMENT AND PROCEDURES

This survey was performed with a 1 second total station theodolite using field traverse procedures, and using Global Positioning System (GPS) equipment with 5 mm. + 1 ppm. accuracy.

BASIS OF BEARINGS

N90°00'00"E Between found monuments on south right of way line of 17th Avenue.

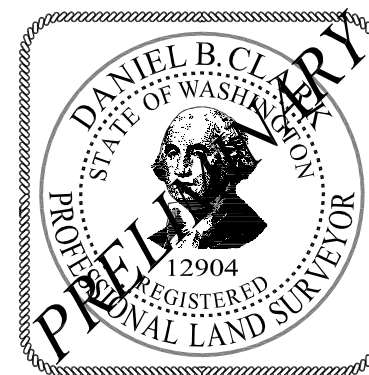
NOTES:

- DATUM: NAVD88
- The field control for this survey was performed, and the corners shown as found hereon were located on May 14, 2019.

SURVEYOR'S CERTIFICATE

THIS SHORT PLAT CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE CITY OF SPOKANE SUBDIVISION ORDINANCE.

DANIEL B. CLARK



SHEET 1 OF 2



Adams & Clark, Inc.
1720 W. Fourth Ave.
Spokane, WA 99201
(509) 747-4600 F(509) 747-8913
www.adamsandclark.com
Project No. 2019-01-042

DURKOOP FINAL CITY SHORT PLAT

LOCATED IN THE NW 1/4 OF SECTION 27, TOWNSHIP 25 NORTH, RANGE 43 EAST, W.M.,
CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON
AUGUST, 2019
FILE # Z19-247PSP

AUDITOR’S CERTIFICATE

BOOK _____ OF _____ AT PAGE _____

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that Dallas Durkoop and Sheila Durkoop, Husband and Wife, have caused to be platted into Lots and Blocks, the land shown hereon, to be known as Durkoop Short Plat, being a portion of the NW 1/4 of Section 27, Township 25 North, Range 43 East, W.M., City of Spokane, County of Spokane, State of Washington, more particularly described as follows:

THE NORTH HALF OF LOT 19, ALTAMONT HEIGHTS ADDITION, ACCORDING TO PLAT RECORDED IN VOLUME "K" OF PLATS, PAGE 39, IN THE CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON.

This plat has been made with the free consent and in accordance with the desires of the owner of land. The owner is the owner of the property and the only party having interest in the land and is not encumbered by any delinquent taxes or assessments.

The owner adopts the plan of Lots and Blocks shown hereon.

Prior to issuance of any building permits, the lots shall be connected to a functioning public sanitary sewer system complying with the requirements of the Engineering Services Department.

Only City water and sanitary sewer systems shall serve the plat; the use of individual on-site sanitary waste disposal systems and private wells is prohibited.

A Transportation Impact Fee will be collected prior to the issuance of a building permit for the affected lot.

All parking areas and driveways shall be hard surfaced.

A reciprocal easement between the owners of Lot 2 and Lot 3 for access, parking and stormwater shall be reserved upon the sale/conveyance/transfer of either Lot 2 or Lot 3. The property owners of Lots 2 and 3 will be responsible for the maintenance of the shared driveway/access.

Slope easements for cut and fill, as deemed necessary by the City of Spokane Planning & Development Department, in accordance with the City Design Standards, are granted along all public rights-of-way.

Slope easements for cut and fill, as deemed necessary by the Planning & Development Department in accordance with the City's Design Standards, are hereby granted to the City of Spokane for the construction and maintenance of public streets adjoining this plat.

A 10 foot easement for utilities, including cable television, is hereby granted along 17th Avenue to the City and its permittees.

Prior to the issuance of any building permits, the lots shall be connected to a functioning public water system complying with the requirements of the Engineering Services Department and having adequate pressure for domestic and fire uses, as determined by the Water and Hydroelectric Services Department.

All required improvements serving the plat, including streets, sanitary sewer, stormwater and water, shall be designed and constructed at the developer's expense. The improvements must be constructed to City Standards by the developer prior to the occupancy of any structures within the development.

All stormwater surface drainage generated on-site shall be disposed of on-site in accordance with SMC-17D.060 "Stormwater Facilities." The Spokane Regional Stormwater Manual, Special Drainage Districts, City Design Standards and per the Project Engineer's recommendations based on the drainage plan accepted for the final plat.

10 foot utility and drainage easements as shown hereon the described plat are hereby dedicated to the City and its permittees for the construction, reconstruction, maintenance, protection inspections and operation of their respective facilities together with the right to prohibit structures that may interfere with the construction, reconstruction, reliability and safe operation of same.

Development of the subject property, including grading and filling, are required to follow an erosion/sediment control plan that has been submitted to and accepted by the Development Services Center prior to the issuance of any building and/or grading permits.

No building permit shall be issued for any lot in this plat until evidence satisfactory to the City Engineer has been provided showing the the recommendations of SMC 17.060 "Stormwater Facilities, the Spokane Regional Stormwater Manual, Special Drainage Districts and City Design Standards have been complied with. A surface drainage plan shall be prepared for each lot and shall be submitted to the City of Spokane Planning & Development Department for review and acceptance prior to issuance of a building permit.

Prior to construction, a grading and drainage plan shall be submitted to Development Services for review and acceptance.

The water system shall be designated and constructed in accordance with City Standards. A pressure of 45-psi minimum at the property line is required for service connections supplying domestic flows. Pressures shall not drop below 20-psi at any point in the system during fire situations. Pressures over 80-psi will require that a pressure relief valve be installed at the developer's expense.

The property owners adjacent to drainage swales in the pubic right of way shall maintain the drainage swales with a permanent live cover of lawn turf, with the optional shrubbery and/or trees, which do not obstruct the flow and percolation of storm drainage water in the drainage swale as indicated by the approved plans. The property owner or his/her representative shall inform each succeeding purchaser of all drainage easements on the property and his/her responsibility for maintaining drainage facilities.



VICINITY MAP

N.T.S.

IN WITNESS WHEREOF I have set my hand:

Dallas Durkoop
Sheila Durkoop

ACKNOWLEDGMENT

STATE OF WASHINGTON)
COUNTY OF SPOKANE)Ss

On this ____ day of _____, 2019, before me personally appeared Dallas Durkoop and Sheila Durkoop, husband and wife, that executed the within and foregoing instrument, and acknowledged said instrument to be their free and voluntary act and deed for the uses and purposes therein mentioned and stated on oath that he/she is authorized to execute said instrument. IN WITNESS WHEREOF,

I have hereunto set my hand and affixed my seal the day and year first above written.

Notary Public in and for the State of _____
residing in _____
My commission expires _____

By: _____

PLANNING DIRECTOR

This plat has been reviewed on this ____ day of _____, 2019 and is found to be in full compliance with all the conditions of approval stipulated in the Hearing Examiner's/Planning Director's approval of the Preliminary Short Plat #Z17-444PSP.

City of Spokane Planning Director

CITY ENGINEER

Approved as to compliance with the survey data, the design of Public Works and provisions made for constructing the improvements and permanent control monuments this ____ day of _____, 2019.

City of Spokane Engineer

CITY TREASURER

I hereby certify that the land described by this plat, as of the date of this certification, is not subject to any local improvement assessments. Examined and approved this ____ day of _____, 2019.

City of Spokane Treasurer

SPOKANE COUNTY TREASURER

I hereby certify that all the land described in this plat, as of the date of this certification, is not subject to any outstanding fees or assessments. Examined and approved this ____ day of _____, 2019.

Spokane County Treasurer

SPOKANE COUNTY ASSESSOR

Approved this ____ day of _____, 2019.

Spokane County Assessor



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