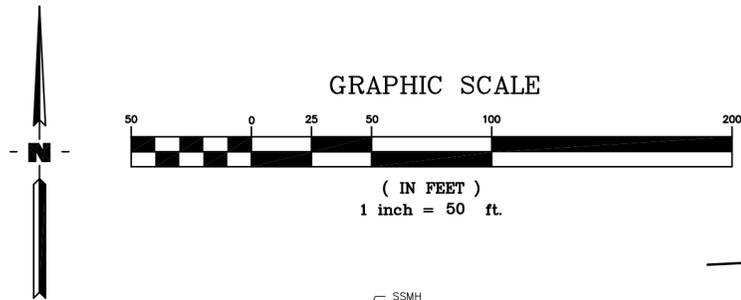
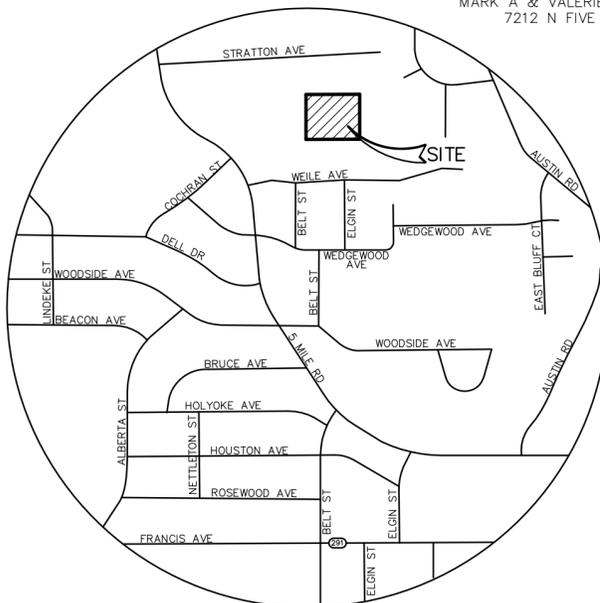


**PRELIMINARY SHORT PLAT
ELGIN COURT SHORT PLAT NO. _____
PORTION OF SECTION 25,
TOWNSHIP 26 NORTH, RANGE 42 EAST, W.M.
CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON**

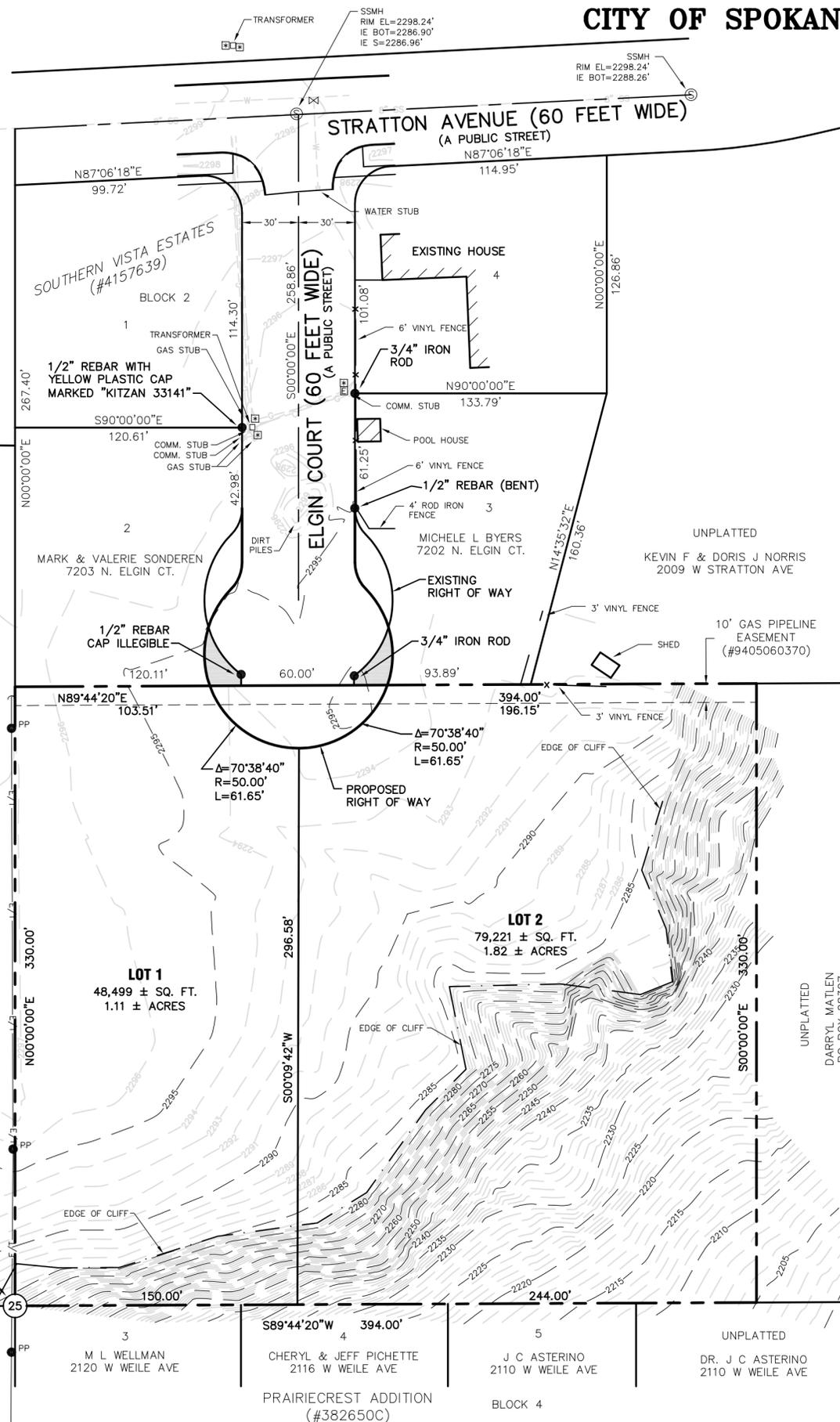


LEGEND:

- SHORT PLAT BOUNDARY
- CENTERLINE
- /// BUILDING LINE
- ==== 6" CONCRETE CURB
- - - - EDGE OF ASPHALT
- x - x - x - x - FENCE AS NOTED
- ▨ CONCRETE SURFACE
- ⊕ WATER VALVE
- ⊙ SANITARY SEWER MANHOLE
- PP POWER POLE
- PP POWER POLE W/GUY WIRE
- ☆ LIGHT STANDARD
- ⊠ COMMUNICATIONS RISER
- ⊞ ELECTRIC BOX
- - - - C - UNDERGROUND COMMUNICATIONS LINE
- - - - SS - UNDERGROUND SANITARY SEWER LINE
- - - - W - UNDERGROUND WATER LINE
- - - - G - UNDERGROUND GAS LINE
- - - - E - UNDERGROUND ELECTRIC LINE
- - - - E/T - OVERHEAD ELECTRIC/TELEPHONE LINE
- FOUND AS NOTED
- ▨ ELGIN COURT RIGHT OF WAY TO BE DEDICATED BY SEPARATE INSTRUMENT



VICINITY MAP
NOT TO SCALE



LEGAL DESCRIPTION:

THE SOUTH 333.0 FEET OF THE WEST 394 FEET OF THE SOUTH WEST 1/4 OF THE NE 1/4 OF SECTION 25, TOWNSHIP 26 NORTH, RANGE 42, E. W.M.

PROPOSED USE:

THE PURPOSE OF THIS SHORT PLAT IS TO DIVIDE THE SUBJECT PROPERTY INTO THREE (3) LOTS FOR USE AS SINGLE FAMILY HOMES.

OWNER

AMANDA IBARRA-RIVERA
2505 W. WALKER CT.
SPOKANE, WA 99208
(509) 944-1982

APPLICANT/CONTACT

AMANDA IBARRA-RIVERA
2505 W. WALKER CT.
SPOKANE, WA 99208
(509) 944-1982

LAND SURVEYOR

MITCH DURYE
DURYE & ASSOCIATES, P.S.
2702 N. PERRY ST.
SPOKANE, WA 99207
(509) 465-8007

NOTES AND COMMENTS:

- 1) TOTAL AREA OF LAND TO BE SUBDIVIDED = 2.985 ACRES
- 2) SEE CIVIL PLANS FOR EXISTING & PROPOSED UTILITY SURFACE FEATURES AND UNDERGROUND LINES.
- 3) PER THE CITY OF SPOKANE PLANNING DEPARTMENT, THIS SITE IS CURRENTLY ZONED RSF (RESIDENTIAL SINGLE FAMILY); RSF ZONING REQUIREMENTS FOR THIS SITE:
 SETBACKS:
 FRONT: 15 FEET
 SIDE (LOT WIDTH MORE THAN 40 FEET): 5 FEET
 SIDE (LOT WIDTH 40 FEET OR LESS): 3 FEET
 SIDE (STREET): 5 FEET
 REAR: 25 FEET
 HEIGHT: 35 FEET
 LOT COVERAGE: MAXIMUM FLOOR AREA RATIO = 0.5
 DENSITY:
 MAXIMUM: 4,350 (10 UNITS/ACRE)
 MINIMUM: 11,000 (4 UNITS/ACRE)
 PROPOSED DENSITY: TO BE DETERMINED DURING PERMITTING
 PARKING: FOR "RESIDENTIAL HOUSEHOLD LIVING": 1 PER UNIT PLUS 1 PER BEDROOM AFTER 3 BEDROOMS; 1 PER ACCESSORY DWELLING UNIT (ADU); SINGLE RESIDENT OCCUPANCY (SRO) ARE EXEMPT.

VERTICAL DATUM:

BENCHMARK: ELEVATION PER BENCHMARK 276/68N 16W WHICH HAS A PUBLISHED ELEVATION OF 2025.06' (CITY DATUM). DATUM TIED PER HAHN ENGINEERING PROJECT NUMBER 97114 MANHOLE #2 RIM ELEVATION SHOWN AS 2298.24' (CITY DATUM).

SURVEYOR'S STATEMENT:

THIS SURVEY WAS PREPARED BY ME IN ACCORDANCE WITH CITY OF SPOKANE SUBDIVISION ORDINANCE.



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