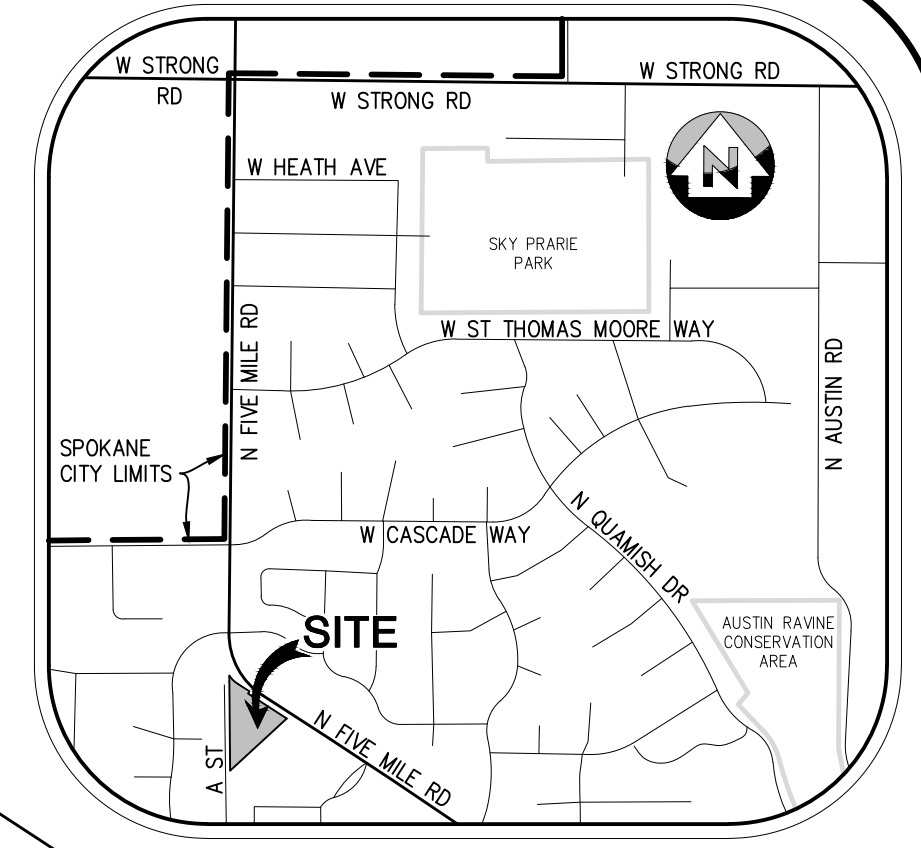


# FIVE MILE SPOKANE PRELIMINARY SHORT PLAT Z2x-xxxFSP

LOCATED IN THE NW 1/4 OF THE NW 1/4 OF  
SECTION 25, TOWNSHIP 26 NORTH, RANGE 42 EAST, W.M.,  
CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON  
DECEMBER, 2022  
SHEET 1 OF 1

### OWNER & CONTACT:

OWNER: FIVE MILE SPOKANE, LLC  
CONTACT: ANDREW SPELMAN  
ADDRESS: 1818 W. FRANCIS AVE., #14  
SPOKANE, WA 99205  
PHONE: (206) 472-3885



VICINITY MAP  
NOT TO SCALE

### LEGAL DESCRIPTION:

A PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 26 NORTH, RANGE 42 EAST, WILLAMETTE MERIDIAN, LYING SOUTHERLY OF FIVE MILE ROAD, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF SAID SECTION 25, WHICH BEARS SOUTH 1257.25 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 25;  
THENCE NORTH ALONG SAID WEST LINE, 536.51 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF FIVE MILE ROAD, SAID POINT BEING ON A NON-TANGENT 173.24 FOOT RADIUS CURVE, WHOSE CENTER OF CIRCLE BEARS NORTH 55°46'28" EAST;  
THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22°35'28", AN ARC DISTANCE OF 68.31 FEET;  
THENCE SOUTH 56°49'00" EAST ALONG SAID SOUTH RIGHT OF WAY LINE OF FIVE MILE ROAD, 341.00 FEET;  
THENCE SOUTH 47°50'01" WEST 450.37 FEET TO THE POINT OF BEGINNING;

AND EXCEPT THAT PORTION DEED TO THE CITY OF SPOKANE BY STATUTORY WARRANTY DEED RECORDED FEBRUARY 25, 2009 UNDER AUDITOR'S FILE NO. 5762210;

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

LEGAL DESCRIPTION PER WFG NATIONAL TITLE COMPANY OF EASTERN WA COMMITMENT NO. 22-422019, DATED AUGUST 29, 2022.

### BASIS OF BEARINGS:

THE BEARING OF NORTH ALONG THE WEST SECTION LINE BETWEEN THE WEST 1/4 CORNER AND NORTHWEST SECTION CORNER OF SECTION 25 AS SHOWN UPON THAT CERTAIN MAP RECORDED IN BOOK 21 OF SURVEYS, AT PAGE 30, SPOKANE COUNTY RECORDS, WAS TAKEN AS THE BASIS OF BEARINGS SHOWN UPON THIS SURVEY.

### TOPOGRAPHIC SURVEY NOTES:

- THIS SURVEY WAS PREPARED FOR THE PURPOSES FULFILLING THE REQUIREMENTS OF THE CITY OF SPOKANE'S PRELIMINARY SUBDIVISION APPLICATION AND DOES NOT CONTAIN SUFFICIENT DETAIL FOR DESIGN PURPOSES.
- ALL DISTANCES AND DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
- THE CONTOURS SHOWN HEREON ARE FROM CITY OF SPOKANE GIS AND ARE SHOWN ONLY FOR THE PURPOSES OF THE PRELIMINARY SUBDIVISION APPLICATION. CONTOURS MEET ASPRS CLASS 1 ACCURACY STANDARDS. DEVELOPED FROM 2007 LIDAR AND ORTHOPHOTOGRAPHY. THE CONTOUR INTERVAL IS 2 FEET. THE VERTICAL DATUM IS UNKNOWN.
- THIS EXHIBIT DOES NOT REPRESENT A SURVEY OF THE SUBJECT PARCEL. THE BOUNDARY INFORMATION SHOWN ON THIS SURVEY IS BASED UPON THE REFERENCED TITLE REPORT AND OTHER DOCUMENTS OF RECORD RELATED TO THE VISIBLE IMPROVEMENTS OF CITY OF SPOKANE GIS AERIAL IMAGERY.
- UNDERGROUND UTILITIES SHOWN HEREON ARE A GRAPHIC REPRESENTATION ONLY FROM PLANS AND RECORDS PROVIDED BY AVISTA UTILITIES AND THE CITY OF SPOKANE TO FULFILL THE REQUIREMENTS OF THE CITY OF SPOKANE PRELIMINARY SUBDIVISION APPLICATION.

### SITE NOTES:

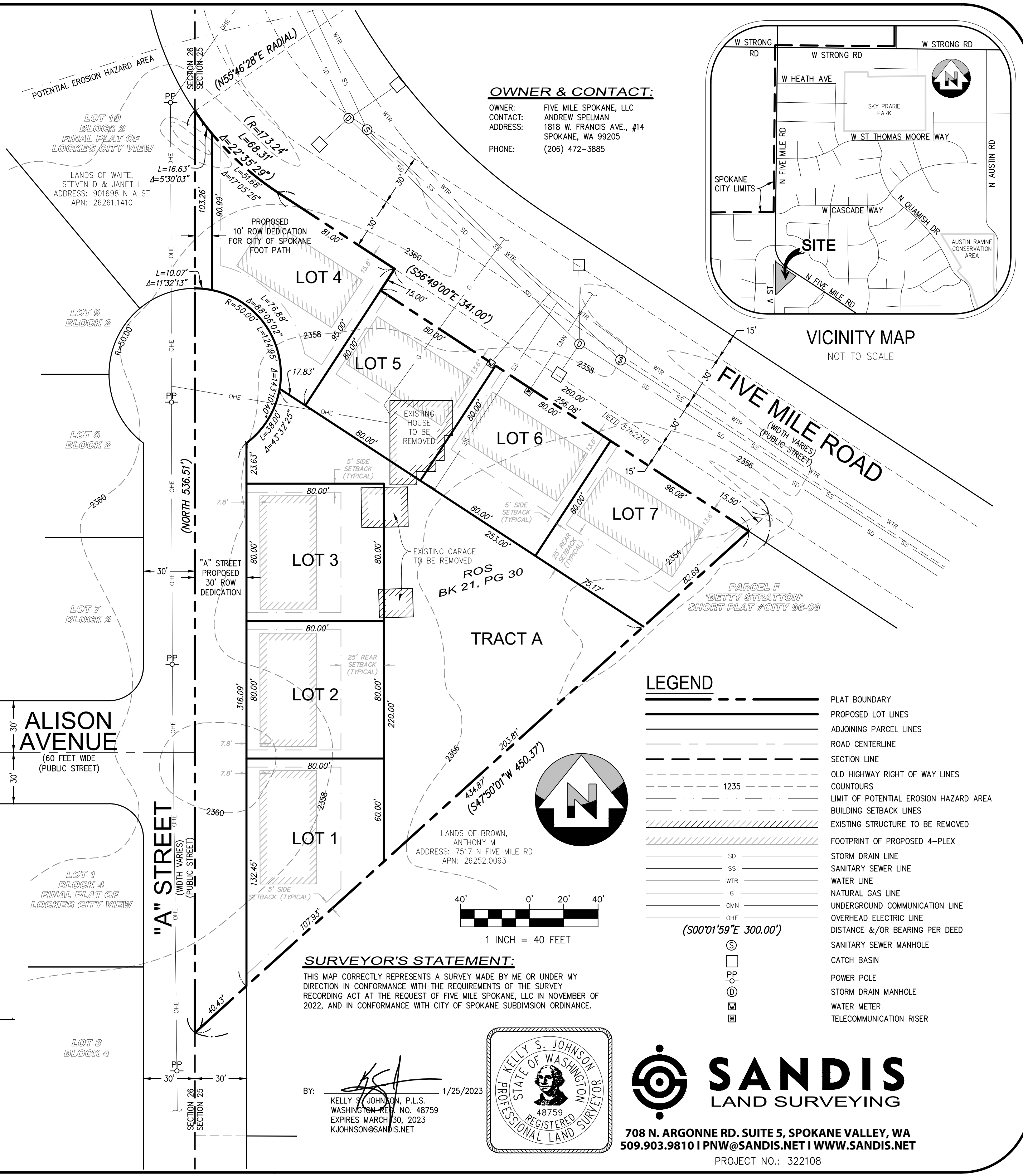
- THE SUBJECT PROPERTY IS LOCATED IN AN AREA WITH POSSIBLE ERODIBLE SOILS AND THE LIMIT OF THE POTENTIAL EROSION HAZARD AREA PER CITY OF SPOKANE GIS IS SHOWN HEREON.
- THE SUBJECT PROPERTY IS LOCATED WITHIN A MODERATE CRITICAL AQUIFER AREA AND IS CONSIDERED TO HAVE MODERATE SUSCEPTIBILITY FOR GROUNDWATER CONTAMINATION.
- THE EXISTING 4" SEWER LINE SERVICING THE EXISTING HOUSE WILL BE CAPPED WITH A WATERTIGHT SEAL AT THE PROPERTY LINE. THE 4 PROPOSED LOTS FRONTING FIVE MILE ROAD WILL BE SERVICED BY A NEW 6" CONNECTION TO THE 8" SEWER MAIN IN FIVE MILE ROAD. THE 4 PROPOSED LOTS FRONTING "A" STREET WILL CONNECT TO THE SEWER MANHOLE AT THE INTERSECTION OF AUDUBON STREET AND ALISON AVENUE, A SEWER MAIN EXTENSION MAY BE REQUIRED.
- WATER SERVICE FOR ALL 8 PROPOSED LOTS WILL CONNECT THROUGH THE EXISTING 6" STUB IN ALISON AVENUE.
- ALL STORM WATER AND SURFACE DRAINAGE GENERATED ON-SITE WILL BE DISPOSED OF ON-SITE IN ACCORDANCE WITH SMC 17D.060.140 "STORM WATER FACILITIES."
- THE FINAL PLAT WILL SHOW ANY NECESSARY UTILITY EASEMENTS AND REQUISITE DEDICATION LANGUAGE.

### SITE DATA :

TOTAL AREA: 83,258.50 SQ FT ±  
OR 1.911 ACRES ±  
EXISTING ZONING: RESIDENTIAL SINGLE FAMILY (RSF)  
WATER SUPPLIER: CITY OF SPOKANE  
METHOD OF SEWERAGE: CITY OF SPOKANE  
IRRIGATION DISTRICT: FIVE MILE PRAIRIE SPECIAL DRAINAGE DISTRICT  
PROPOSED LOTS: 8  
PROPOSED DENSITY OF LOTS: 8 UNITS/1.577 ACRES  
=5 UNITS/1 ACRE


### PROPOSED LOT DETAILS :

| LOT #      | SQUARE FEET ± | ACRES ± | PROPOSED ADDRESS |
|------------|---------------|---------|------------------|
| 1          | 7,698.16      | 0.177   |                  |
| 2          | 6,400.00      | 0.147   |                  |
| 3          | 6,400.00      | 0.147   |                  |
| 4          | 7,920.05      | 0.182   |                  |
| 5          | 6,400.00      | 0.147   |                  |
| 6          | 6,400.00      | 0.147   |                  |
| 7          | 6,849.76      | 0.157   |                  |
| TRACT A    | 20,621.08     | 0.473   | NA               |
| FOOT PATH  | 967.33        | 0.022   | NA               |
| "A" STREET | 13,602.10     | 0.312   | NA               |



### SURVEYOR'S STATEMENT:

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF FIVE MILE SPOKANE, LLC IN NOVEMBER OF 2022, AND IN CONFORMANCE WITH CITY OF SPOKANE SUBDIVISION ORDINANCE.

BY:  1/25/2023  
KELLY S. JOHNSON, P.L.S.  
WASHINGTON REG. NO. 48759  
EXPIRES MARCH 30, 2023  
KJOHNSON@SANDIS.NET



### LEGEND

- PLAT BOUNDARY
- PROPOSED LOT LINES
- ADJOINING PARCEL LINES
- ROAD CENTERLINE
- SECTION LINE
- OLD HIGHWAY RIGHT OF WAY LINES
- COUNTOURS
- LIMIT OF POTENTIAL EROSION HAZARD AREA
- BUILDING SETBACK LINES
- EXISTING STRUCTURE TO BE REMOVED
- FOOTPRINT OF PROPOSED 4-PLEX
- STORM DRAIN LINE
- SANITARY SEWER LINE
- WATER LINE
- NATURAL GAS LINE
- UNDERGROUND COMMUNICATION LINE
- OVERHEAD ELECTRIC LINE
- DISTANCE &/OR BEARING PER DEED
- SANITARY SEWER MANHOLE
- CATCH BASIN
- POWER POLE
- STORM DRAIN MANHOLE
- WATER METER
- TELECOMMUNICATION RISER



708 N. ARGONNE RD. SUITE 5, SPOKANE VALLEY, WA  
509.903.9810 | PNW@SANDIS.NET | WWW.SANDIS.NET  
PROJECT NO.: 322108