

HARTSON TOWNHOMES UNIT LOT SUBDIVISION

FOR
1728 E HARTSON AVENUE (PARCEL: 35213.1820)
REPLAT OF LOT 1 AND 2 OF LIBERTY PARK ADDITION
IN THE NW 1/4 OF THE SW 1/4, SEC. 21, T25N., RNG 43 E., W.M.,
CITY OF SPOKANE, SPOKANE COUNTY, WA

PROJECT INFORMATION TABLE	
PARCEL NUMBER	35213.1820
PARCEL AREA	0.31 ACRES
EXISTING ZONING	RMF
PROPOSED ZONING	RMF
UNIT LOT SUBDIVISION REQUIREMENTS	
MIN. PARENT LOT AREA	NO MIN.
MAX. PARENT LOT AREA	2 ACRES
MIN. CHILD LOT AREA	NO MIN.
MIN. CHILD LOT DEPTH	NO MIN.
PROPOSED USE	SINGLE FAMILY
PROPOSED NO. LOTS	8 LOTS
COMMON TRACT	1
DENSITY REQUIREMENTS	
MAXIMUM DENSITY	NO MAXIMUM
MINIMUM DENSITY	15 UNITS/ACRE
MIN. REQUIRED DENSITY	5 UNITS/ACRE
PROPOSED DENSITY	26 UNITS/ACRE

PROPOSED LOT INFORMATION			
LOT NO.	LOT WIDTH (FT)	AREA (ACRES)	ZONE
1	18.50	0.014	RMF
2	18.00	0.014	RMF
3	18.00	0.014	RMF
4	18.50	0.014	RMF
5	18.50	0.014	RMF
6	18.00	0.014	RMF
7	18.00	0.014	RMF
8	18.50	0.014	RMF
9	VARIES	0.195	NA

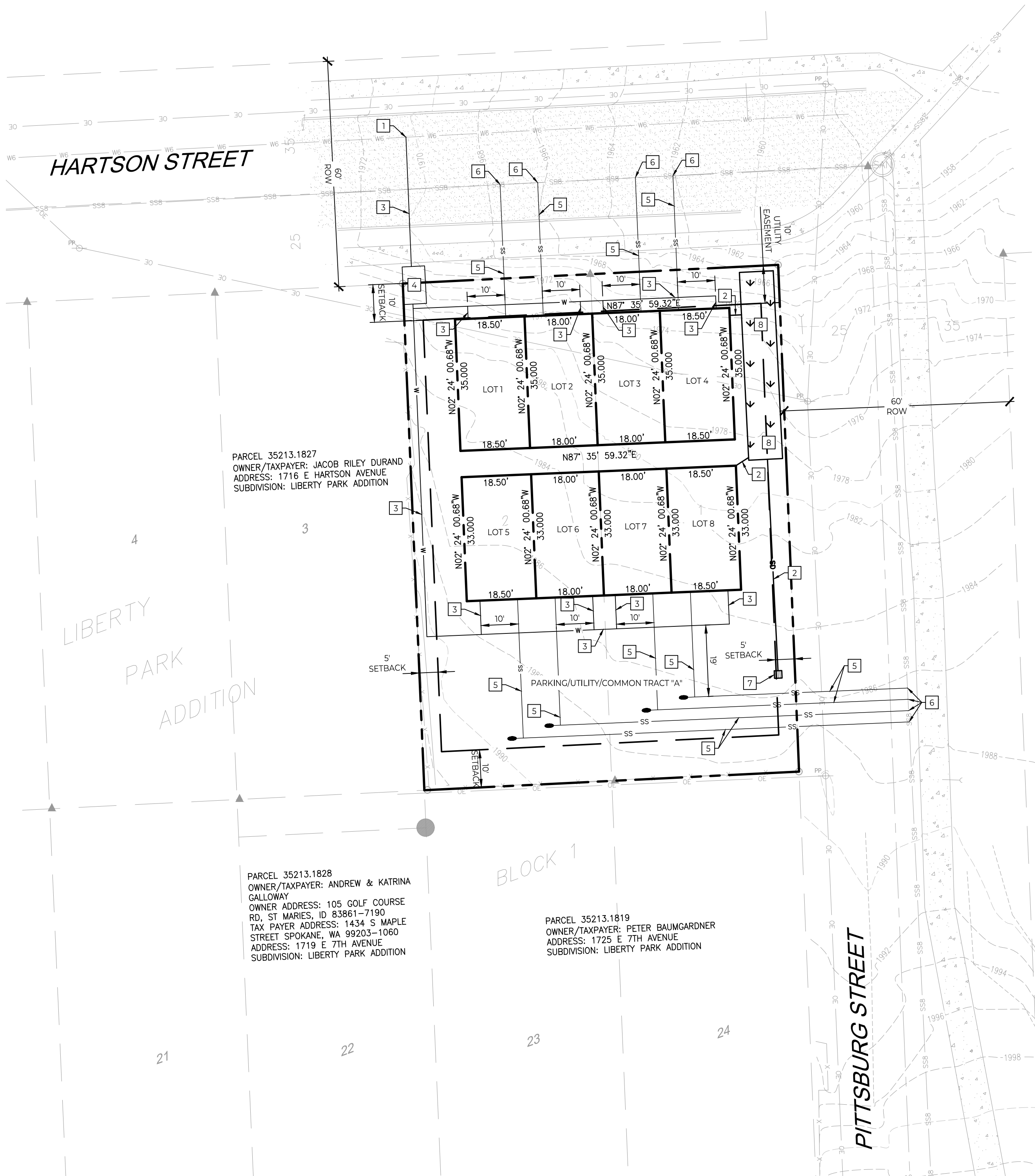
UTILITY KEY NOTES

- CONNECT NEW WATER SERVICE TO EXISTING 6" CAST IRON WATER MAIN. CONNECTION TO PUBLIC WATER MAIN SHALL BE PERFORMED BY THE CITY OF SPOKANE. PAID FOR BY THE DEVELOPER/OWNER/CONTRACTOR. ALL EXCAVATION, BACKFILL, AND SURFACE RESTORATION SHALL BE COMPLETED BY THE CONTRACTOR. ALL EXCAVATIONS WILL BE SLOPED, SHORED, OR BENCHMARKED ACCORDING TO DEPARTMENT OF LABOR AND INDUSTRY DOSH STANDARDS TO PROVIDE SAFE ACCESS PER WAC 296.185 PART N. (TYPICAL)
- NEW 6" PVC STORM DRAIN PIPE.
- NEW DOMESTIC WATER SERVICE TO SERVE LOTS 1 THROUGH 8.
- NEW CONCRETE PRIVATIZATION WATER METER VAULT WITH MASTER METER AND BACKFLOW DEVICE TO SERVE LOTS 1 THROUGH 8.
- NEW 6" PVC SANITARY SEWER PIPE.
- CONTRACTOR SHALL TIE NEW 6" PVC SANITARY SEWER PIPE INTO EXISTING 24" PVC SANITARY SEWER MAIN PER CITY OF SPOKANE STANDARD PLAN Z-116. SEE DETAIL 4 ON SHEET C9.03.
- NEW TYPE I CATCH BASIN WITH GRATED LID PER CITY OF SPOKANE STANDARD PLAN B-101C.
- NEW BIO-RETENTION SWALE. BIO-RETENTION SWALE SIZED TO ACCOMMODATE APPROXIMATELY 9,700 SF OF PGIS USING THE 1815 METHOD.



NOTE: UTILITIES SHOWN WERE PLOTTED FROM OBSERVED EVIDENCE AND PLANS OBTAINED FROM UTILITY PROVIDERS. EXACT LOCATIONS AND QUANTITIES MAY VARY. THE CONTRACTOR SHALL CALL 811 FOR UTILITY LOCATING SERVICES PRIOR TO EXCAVATION AND USE EXTREME CAUTION WHEN EXPOSING UTILITIES. ANY DAMAGE TO EXISTING UTILITIES WILL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

Know what's below. Call 811 before you dig.



VICINITY MAP

DESIGN TEAM

OWNER/APPLICANT:
GENJET INC.
800 N KING STREET, SUITE 304 1515
WILMINGTON, DE 19801
PHONE: (415) 622-9884
CONTACT: AL LIEB

CIVIL ENGINEER:
TRUE EDGE ENGINEERING
7709 N WHITEHOUSE DRIVE,
SPOKANE, WA 99208
PHONE: 626-391-4235
CONTACT: ERIK FUENTES, PE

LOCAL UTILITY PURVEYORS

SEWER/STORMWATER:
CITY OF SPOKANE
909 E SPRAGUE AVENUE
SPOKANE, WA 99202
PHONE: (509) 625-6323
CONTACT: MIKE NILSSON

WATER DEPARTMENT:
CITY OF SPOKANE
909 E SPRAGUE AVENUE
SPOKANE, WA 99201
PHONE: (509) 625-7056
CONTACT: DUANE STUDER

FIRE DEPARTMENT:
SPOKANE FIRE DEPARTMENT (STATION 1)
44 W RIVERSIDE AVENUE
SPOKANE, WA 99201
PHONE: (509) 495-6889
CONTACT: DAVE KOKOT

NATURAL GAS/POWER:
AVISTA UTILITIES
1411 E MISSION AVENUE
SPOKANE, WA 99207
PHONE: (509) 495-6889
CONTACT: CHRISTIAN WRIGHT (NATURAL GAS)
: NICK HARMON (POWER)

LEGAL DESCRIPTION

LIBERTY PARK ADDITION LOTS 1 AND 2, BLOCK 1.

THE PROPERTY DESCRIBED AND SHOWN HEREON IS THE SAME PROPERTY AS DESCRIBED PER SPOKANE COUNTY SCOUT.

PROJECT STATEMENT

THE PROPOSED PRELIMINARY UNIT LOT SUBDIVISION PROPOSES TO SUBDIVIDE 1 EXISTING 0.31 ACRE LOT (PARCEL 35213.1820) INTO 8 LOTS FOR RESIDENTIAL USE AND 1 LOT/TRACT FOR COMMON USE. THE DEVELOPMENT WILL BE SERVED BY THE CITY OF SPOKANE FOR WATER AND SEWER.

ELEVATION DATUM

ELEVATIONS ARE ORTHOMETRIC HEIGHTS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) AS OBSERVED FROM THE WASHINGTON STATE REFERENCE NETWORK USING GNSS RTK MEASUREMENTS WITH GEOID2B.

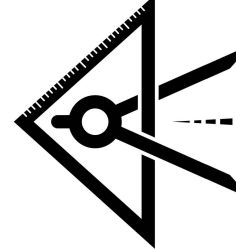
BASIS OF BEARINGS

WASHINGTON COORDINATE SYSTEM OF 1983, NORTH ZONE, AS DETERMINED BY GNSS RTK MEASUREMENTS RECEIVING CORRECTIONS FROM THE WASHINGTON STATE REFERENCE NETWORK (NAD83-2011, EPOCH 2010.00). BEARINGS SHOWN ARE GRID BEARINGS.

STANDARDS

THE IMPROVEMENTS SHOWN ON THESE PLANS SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE STANDARD DRAWINGS AND SPECIFICATIONS LISTED BELOW. IN THE EVENT OF A DISCREPANCY BETWEEN THESE PLANS AND THE STANDARD DRAWINGS AND SPECIFICATIONS, THE GOVERNING ORDER OF PRECEDENCE SHALL BE AS FOLLOWS:

- CITY OF SPOKANE STANDARD PLANS AND SPECIFICATIONS
- WSDOT STANDARD PLANS AND SPECIFICATIONS



TRUE EDGE
ENGINEERING

GENJET INC.,
HARTSON TOWNHOMES
UNIT LOT SUBDIVISION
1728 E HARTSON, SPOKANE WA 99202



12/12/2025

DESIGNED BY: EMF
DRAFTED BY: EMF
CHECKED BY: EMF
DATE: 12/12/2025

COVER SHEET

SHEET

C1.0