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2018/03/02 3:05 PM by: Workshift Ryan

ORIGINAL SHEET - ARCH D

DECLARATION AND DEDICATION

KNOW ALL THESE MEN BY THESE PRESENTS THAT GRANT KELLER HAS PLATTED INTO LOTS, THE LAND SHOWN HEREON TO BE KNOWN AS: THE ABBEY AT 15TH AND IVORY, SAID LAND BEING DESCRIBED AS FOLLOWS:

LOT 5 AND THE WEST 30 FEET OF LOT 6, ROOSEVELT ADDITION, ACCORDING TO PLAT RECORDED IN VOLUME "E" OF PLATS, PAGE 56, IN THE CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON.

THE ABOVE LEGAL DESCRIPTION IS BASED ON THE FOLLOWING DOCUMENT:  
FIRST AMERICAN TITLE INSURANCE COMPANY

ORDER NUMBER: 4251-477792, FOR TAX PARCEL #35291.0121

PUBLIC SEWER SYSTEM

PRIOR TO THE 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 AND HAVING ADEQUATE PRESSURE FOR DOMESTIC AND FIRE USES, AS DETERMINED BY THE WATER AND HYDROELECTRIC SERVICES DEPARTMENT.

PUBLIC WATER

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.

PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS, THE LOTS SHALL BE SERVED BY FIRE HYDRANTS AND SHALL HAVE APPROPRIATE ACCESS TO STREETS AS DETERMINED BY THE REQUIREMENTS OF THE CITY FIRE DEPARTMENT AND THE ENGINEERING SERVICES DEPARTMENT.

WATER MAINS AND FIRE HYDRANTS MUST BE INSTALLED AT THE DEVELOPER'S EXPENSE, IN LOCATIONS APPROVED BY THE CITY FIRE DEPARTMENT AND IN ACCORDANCE WITH APPLICABLE STATE AND FEDERAL PROVISIONS.

USE OF PRIVATE WELLS AND WATER SYSTEMS IS PROHIBITED.

UTILITY EASEMENTS

UTILITY EASEMENTS SHOWN ON THE HEREIN DESCRIBED PLAT ARE HEREBY DEDICATED FOR THE USE OF SERVING UTILITY COMPANIES FOR THE CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, PROTECTION, INSPECTION AND OPERATION OF THEIR RESPECTIVE FACILITIES, TOGETHER WITH THE RIGHT TO PROHIBIT CHANGES IN GRADE THAT WILL REDUCE THE EXISTING COVERAGE OVER INSTALLED UNDERGROUND FACILITIES AND THE RIGHT TO TRIM AND OR REMOVE TREES, BUSHES, LANDSCAPING AND TO PROHIBIT STRUCTURES THAT MAY INTERFERE WITH THE CONSTRUCTION, RECONSTRUCTION, RELIABILITY, MAINTENANCE, AND SAFE OPERATION OF SAME.

BUILDING SETBACKS

ALL LOTS WITHIN THIS PLAT SHALL COMPLY WITH THE BUILDING SETBACK REQUIREMENTS, MAXIMUM BUILDING HEIGHT STANDARD, MAXIMUM LOT COVERAGE STANDARD AND OTHER APPLICABLE LOT DEVELOPMENT STANDARDS FOR THE RSF-C ZONING DISTRICT AND REQUIREMENTS WITHIN THE POCKET RESIDENTIAL DEVELOPMENT GUIDELINES OR SUCCESSOR ZONING DESIGNATION IN EFFECT AT THE TIME OF BUILDING PERMIT APPLICATION.

THE PUBLIC STREETS AND/OR DRAINAGE FACILITIES SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE CITY OF SPOKANE FOR PUBLIC USE.

THE SUBDIVIDER/SPONSOR WILL CONSTRUCT THE PUBLIC AND PRIVATE STREETS AND ALL ASSOCIATED DRAINAGE FACILITIES IN CONFORMANCE WITH THE APPROVED PLANS ON FILE IN THE CITY ENGINEER'S OFFICE.

THE BORDER EASEMENT AS SHOWN HEREON IS HERE BY GRANTED TO THE CITY OF SPOKANE AND ITS AUTHORIZED AGENTS, AND TO THE PUBLIC FOR ROAD PURPOSES, INCLUDING BUT NOT LIMITED TO CURBS, SIDEWALKS, DRAINAGE, SIGNAGE, AND OTHER USAGE DEEMED NECESSARY BY THE CITY OF SPOKANE ENGINEER FOR THE SAFETY AND WELFARE OF THE PUBLIC. NO FENCE OR PORTION THEREOF WILL BE CONSTRUCTED WITHIN SAID EASEMENT WITHOUT PERMISSION OF THE CITY OF SPOKANE ENGINEER, NOR WILL ANY OBJECTS BE PLACED IN SAID EASEMENT THAT WOULD OBSTRUCT THE SIGHT DISTANCE NECESSARY FOR SAFE AND EFFICIENT VEHICULAR MOVEMENTS. ANY OTHER EASEMENTS GRANTED OR DEDICATED WITHIN THE BORDER EASEMENT AREA WILL BE SUBORDINATE TO THE RIGHTS CREATED BY THIS EASEMENT AND ARE SUBJECT TO THE CITY OF SPOKANE PERMIT PROCESS PRIOR TO USAGE.

THE CITY OF SPOKANE DOES NOT ACCEPT THE RESPONSIBILITY OF MAINTAINING THE DRAINAGE COURSE ON PRIVATE LOTS NOR THE RESPONSIBILITY FOR ANY DAMAGE WHATSOEVER, INCLUDING, BUT NOT LIMITED TO, INVERSE CONDEMNATION TO ANY PROPERTIES DUE TO DEFICIENT CONSTRUCTION AND/OR MAINTENANCE OF DRAINAGE COURSES IN DRAINAGE EASEMENTS ON PRIVATE PROPERTY.

PROPERTIES MAY BE LOCATED UPHILL AND ADJACENT TO THIS SUBDIVISION THAT PERIODICALLY DISCHARGE STORMWATER RUNOFF ONTO INDIVIDUAL LOTS WITHIN THIS PLAT. STORMWATER RUNOFF FROM NEARBY UPHILL PROPERTIES SHOULD BE EXPECTED, AND DURING SNOW MELT PERIODS OR WET SEASONS THE LOTS MAY BE SUBJECT TO HIGHER AMOUNTS OF STORMWATER RUNOFF THAN WHAT IS NORMALLY OBSERVED OR ANTICIPATED. BECAUSE STORMWATER RUNOFF FROM ADJACENT PROPERTIES HAS DISCHARGED ONTO THIS PLAT PRIOR TO DEVELOPMENT, STORMWATER RUNOFF WILL LIKELY CONTINUE TO DO SO AFTER DEVELOPMENT.

ANY BUILDING THAT IS CONSTRUCTED ON A LOT IN THIS PLAT SHALL BE SET AT SUCH AN ELEVATION SO AS TO PROVIDE POSITIVE DRAINAGE AWAY FROM ANY DRAINAGE ENTRY POINT TO THE BUILDING (INCLUDING BUT NOT LIMITED TO A WINDOW WELL, OR A DOORWAY). THE LOTS SHALL BE GRADED SO THAT EITHER A) ALL RUNOFF IS ROUTED AWAY FROM THE BUILDING AND CONVEYED OVER THE LOT TO A NATURAL DRAINAGE SWALE OR APPROVED DRAINAGE FACILITY, OR B) DRAINAGE INTERCEPTED ON THE LOT IS DISPOSED OF ON THE LOT IN AN APPROVED DRAINAGE FACILITY. ALL DRAINAGE FACILITIES FOR THIS PLAT, INCLUDING ANY SWALES, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PLANS ON FILE AT THE CITY ENGINEER'S OFFICE. ANY PROPOSED CHANGES TO THE APPROVED ROAD AND DRAINAGE PLANS MUST BE APPROVED BY THE CITY ENGINEER'S OFFICE PRIOR TO CONSTRUCTION OF SAID CHANGES.

THE LOT OWNERS WITHIN THIS PLAT SHALL MAINTAIN ALL NATURAL DRAINAGE CHANNELS, DRAINAGE DITCHES, AND ALL WATER QUALITY TREATMENT SWALES SITUATED ON THEIR RESPECTIVE PROPERTIES, AND ANY PORTION OF SWALE SITUATED IN A PUBLIC RIGHT-OF-WAY ADJACENT TO THEIR RESPECTIVE PROPERTIES. THE HOMEOWNER'S ASSOCIATION SHALL MAINTAIN ALL DRAINAGE CHANNELS, DRAINAGE DITCHES, AND ALL WATER QUALITY TREATMENT SWALES LOCATED WITHIN THE COMMON AREA OF LOTS. MAINTENANCE OF DRAINAGE FACILITIES INCLUDES, BUT IS NOT LIMITED TO, KEEPING OPEN AND CLEANING STORM PIPES, DITCHES, DRAINAGE PONDS, SWALES, ETC., REPLACEMENT OF DRAINAGE FACILITIES AS NEEDED, AND MAINTAINING LIVE NATIVE-TYPE DRYLAND GRASSES OR LAWN TURF IN THE SWALES. THE LOT OWNERS AND/OR HOMEOWNER'S ASSOCIATION, AS APPLICABLE, ARE RESPONSIBLE FOR REMOVING, DISPOSING, AND REPLACING THE SOIL AND GRASS SOD LOCATED IN DRAINAGE FACILITIES SITUATED WITHIN PRIVATE LOTS AND COMMON AREA AT SUCH TIME THE CITY ENGINEER DEEMS NECESSARY. MAINTENANCE OF THE LAWN TURF WITHIN THE SWALES SHALL ALSO INCLUDE, BUT IS NOT LIMITED TO MOWING, IRRIGATING, AND KEEPING THE AREA FREE OF DEBRIS. THE LOT OWNERS AND/OR HOMEOWNER'S ASSOCIATION, AS APPLICABLE, SHALL BE RESPONSIBLE FOR PAYMENT OF ALL CLAIMS AND OTHER LIABILITIES WHICH MAY BECOME DUE FOR SAID MAINTENANCE RESPONSIBILITIES. THE CITY OF SPOKANE DOES NOT ACCEPT THE RESPONSIBILITY TO INSPECT AND/OR MAINTAIN THE DRAINAGE EASEMENTS, NOR DOES THE CITY OF SPOKANE ACCEPT ANY LIABILITY FOR ANY FAILURE BY THE LOT OWNERS AND/OR HOMEOWNER'S ASSOCIATION, AS APPLICABLE, TO PROPERLY MAINTAIN SUCH AREAS. IF THE LOT OWNERS AND/OR HOMEOWNER'S ASSOCIATION, AS APPLICABLE, FAIL TO MAINTAIN THE DRAINAGE FACILITIES IN CONFORMANCE WITH THE ACCEPTED DRAINAGE PLAN ON FILE AT THE CITY ENGINEER'S OFFICE, A NOTICE OF SUCH FAILURE MAY BE GIVEN TO THE LOT OWNERS AND/OR HOMEOWNER'S ASSOCIATION, AS APPLICABLE, BY THE CITY ENGINEER. IF NOT CORRECTED WITHIN THE PERIOD INDICATED ON SAID NOTICE, THE CITY HAS THE RIGHT TO CORRECT THE MAINTENANCE FAILURE, OR HAVE IT CORRECTED, AT THE EXPENSE OF THE LOT OWNERS AND/OR HOMEOWNER'S ASSOCIATION, AS APPLICABLE.

DEVELOPMENT OF THE SUBJECT PROPERTY, INCLUDING GRADING AND FILLING, IS REQUIRED TO FOLLOW AN EROSION/SEDIMENT CONTROL PLAN THAT HAS BEEN SUBMITTED TO AND ACCEPTED BY ENGINEERING SERVICES - DEVELOPER SERVICES 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 THAT THE RECOMMENDATIONS OF SMC 17.060 "STORMWATER FACILITIES", THE SPOKANE REGIONAL STORMWATER MANUAL, SPECIAL DRAINAGE DISTRICTS, CITY DESIGN STANDARDS, AND THE PROJECT ENGINEER'S RECOMMENDATIONS, BASED ON THE DRAINAGE PLAN ACCEPTED FOR THIS FINAL PLAT, HAVE BEEN COMPLIED WITH. A SURFACE DRAINAGE PLAN SHALL BE PREPARED FOR EACH LOT AND SHALL BE SUBMITTED TO DEVELOPER SERVICES FOR REVIEW AND ACCEPTANCE PRIOR TO ISSUANCE OF A BUILDING PERMIT.

SLOPE EASEMENTS FOR CUT AND FILL, AS DEEMED NECESSARY BY DEVELOPER SERVICES IN ACCORDANCE WITH CITY DESIGN STANDARDS, ARE GRANTED ALONG ALL PUBLIC RIGHT OF WAYS.

ALL PUBLIC IMPROVEMENTS (STREET, SEWER, STORM SEWER, AND WATER) SHALL BE CONSTRUCTED TO CITY STANDARDS PRIOR TO THE OCCUPANCY OF ANY STRUCTURES SERVED BY SAID IMPROVEMENTS.

NO BUILDING PERMIT SHALL BE ISSUED FOR ANY LOT IN THE PLAT UNTIL EVIDENCE SATISFACTORY TO THE CITY ENGINEER HAS BEEN PROVIDED SHOWING THAT SANITARY SEWER AND WATER IMPROVEMENTS, CONSTRUCTED TO CITY STANDARDS, HAVE BEEN PROVIDED TO THE LOT IN QUESTION.

ALL STORMWATER AND SURFACE DRAINAGE GENERATED ON-SITE MUST BE DISPOSED ON-SITE IN ACCORDANCE WITH CHAPTER 17D.060 SMC, STORMWATER FACILITIES, AND CITY DESIGN STANDARDS, AND AS PER THE PROJECT ENGINEER'S RECOMMENDATIONS, BASED ON THE DRAINAGE PLAN ACCEPTED FOR THE FINAL PLAT.

PRELIMINARY

POCKET RESIDENTIAL DEVELOPMENT FOR  
THE ABBEY AT 15TH AND IVORY  
SHORT PLAT FILE No. 216-424FEW3  
BEING A SUBDIVISION OF LOT 5 AND WEST 30 FEET OF LOT 6,  
PLAT OF ROOSEVELT ADDITION IN VOL. E, PG 56, CITY OF SPOKANE,  
IN THE NE 1/4 NE 1/4 OF SECTION 29, TOWNSHIP 25 NORTH,  
RANGE 43 EAST, WILLAMETTE MERIDIAN  
SPOKANE COUNTY, WASHINGTON

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS \_\_\_\_\_ DAY  
OF \_\_\_\_\_, 2017, AT \_\_\_\_\_ M.  
IN BOOK \_\_\_\_\_ OF PLATS, AT PAGE(S) \_\_\_\_\_  
AT THE REQUEST OF GRANT KELLER

\_\_\_\_\_  
SPOKANE COUNTY AUDITOR BY DEPUTY

CITY OF SPOKANE DEPT. OF PUBLIC WORKS

EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF  
\_\_\_\_\_ 2017.

\_\_\_\_\_  
CITY OF SPOKANE VALLEY PUBLIC WORKS OR DESIGNEE

CITY OF SPOKANE DEPT. OF COMMUNITY DEVELOPMENT

EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF  
\_\_\_\_\_ 2017.

\_\_\_\_\_  
DIRECTOR, CITY OF SPOKANE VALLEY DEPT. OF  
COMMUNITY DEVELOPMENT

SPOKANE REGIONAL HEALTH DISTRICT

EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF  
\_\_\_\_\_ 2017.

\_\_\_\_\_  
FOR SPOKANE REGIONAL HEALTH OFFICER

IN WITNESS WHEREOF, THE FOLLOWING OWNER HAS HEREUNTO SET HIS HAND THIS \_\_\_\_\_  
DAY OF \_\_\_\_\_ 2017.

\_\_\_\_\_  
GRANT KELLER  
MANAGING PARTNER

ACKNOWLEDGMENT

STATE OF WASHINGTON )  
 ) :SS  
COUNTY OF SPOKANE )

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED KENNETH J. TUPPER TO ME KNOWN TO BE THE MANAGING PARTNER OF LOTS N LAND, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, THE COMPANY THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID COMPANY, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND TO OATH STATED THAT HE IS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL AFFIXED THE DAY AND YEAR FIRST ABOVE WRITTEN.

NOTARY SEAL:

\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT:

\_\_\_\_\_  
MY APPOINTMENT EXPIRES:

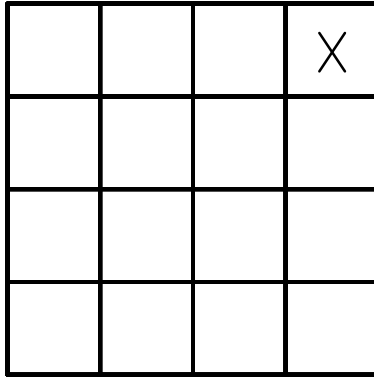


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621 West Mallon Avenue, Suite 309  
Spokane WA  
Tel. 509.328.5139  
www.stantec.com

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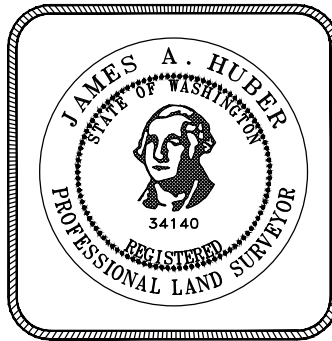
SECTION INDEX



NE 1/4 NE 1/4, SECTION 29  
T 25N, R 43E, WM

SURVEYOR'S CERTIFICATE

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 GRANT KELLER ON DATE XX-XX-2017.



JAMES A. HUBER, P.L.S. 34140

Client/Project

GRANT KELLER

POCKET RESIDENTIAL DEVELOPMENT (PRD)

Spokane, Washington

Title

File Name: \_\_\_\_\_  
Dwn. Chkd. Dsgn. YY.MM.DD

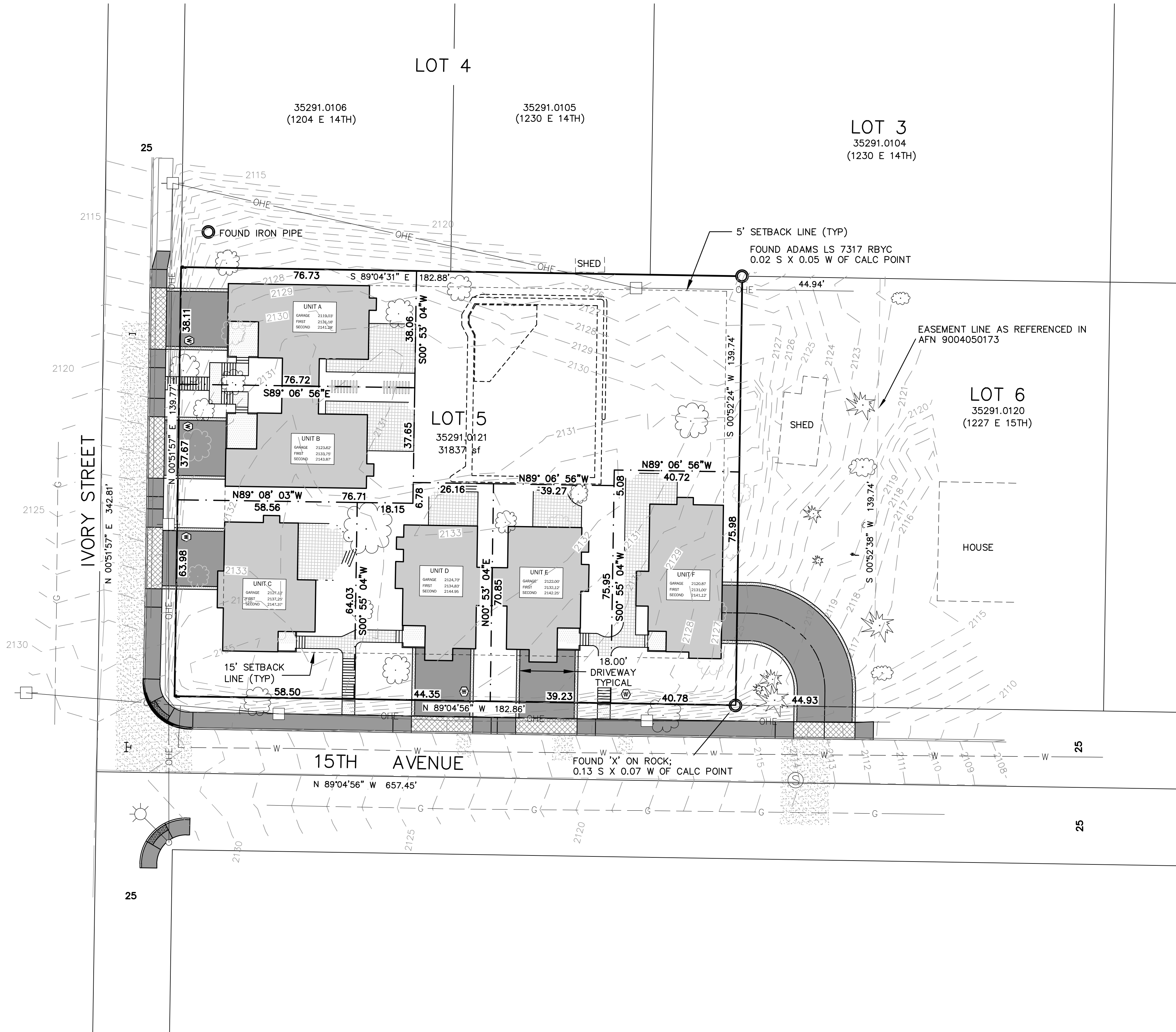
Project No. 2047058600 Scale 1/20

Drawing No. \_\_\_\_\_ Sheet \_\_\_\_\_ Revision \_\_\_\_\_



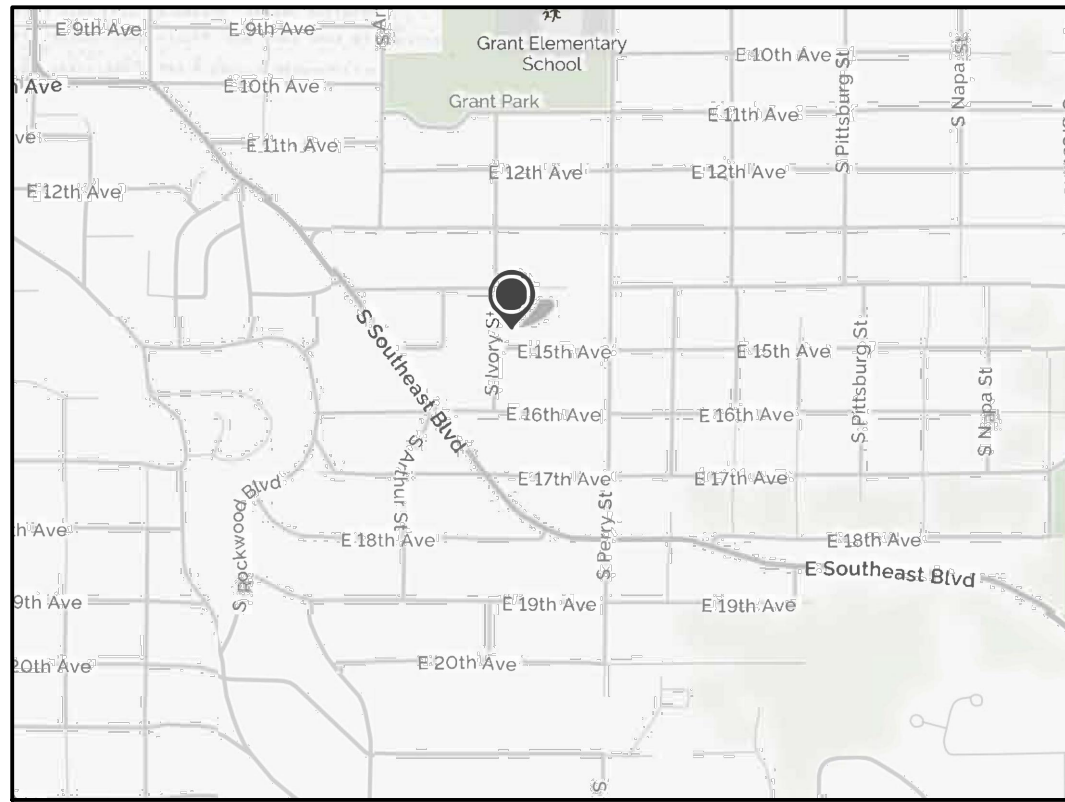
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2018/03/02 3:05 PM B. Ryan

ORIGINAL SHEET - ARCH D



## PRELIMINARY

POCKET RESIDENTIAL DEVELOPMENT FOR  
THE ABBEY AT 15TH AND IVORY  
SHORT PLAT FILE No. 216-424FEW3  
BEING A SUBDIVISION OF LOT 5 AND WEST 30 FEET OF LOT 6,  
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SPOKANE COUNTY, WASHINGTON



Vicinity Map (nts)

### PARCEL TABLE

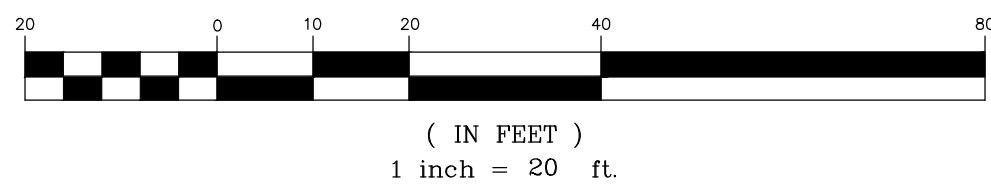
UNIT #	LOT (sf)	BLDG (sf)	% LOT
A	2922	1104	38
B	2889	1104	38
C	3746	1106	30
D	3017	1036	34
E	2781	1036	37
F	3096	1191	38
OPEN	13,386		
TOTAL LOT	31,837	INCLUDES ESMT	

### PROPOSED PRD INFORMATION

USE OF LOTS: DOMESTIC WATER SUPPLIED BY: SANITARY SEWER COLLECTION BY: CURRENT ZONING DESIGNATION: MINIMUM LOT AREA (NO MIN): MAXIMUM BUILDING HEIGHT: MAXIMUM BUILDING COVERAGE: REQUIRED OUTDOOR AREA: MAXIMUM LOT AREA: MINIMUM FRONTAGE: FRONT YARD SETBACK (FACING STREET): SIDE YARD SETBACK: (RSF-C 3-5 FT): REAR YARD SETBACK: (RSF-C 15 FT): DENSITY: (MIN=11,000, MAX=4350) (# OF UNITS/ACRE): (AREA INCLUDES ESMT)

RESIDENTIAL-SINGLE FAMILY  
CITY OF SPOKANE  
CITY OF SPOKANE  
RSF-C  
2,781 SF (UNIT E)  
AS PER ZONE RSF-C  
40%  
AS PER ZONE RSF-C  
13,386 SF (OPEN SPACE)  
37.67 FT (UNIT B)  
15 FT  
0-13 FT  
7-14 FT  
6/0.731 AC = 8,209

### GRAPHIC SCALE



### LEGEND

- CONIFER OR DECIDUOUS TREE
- POWER POLE
- GUY ANCHOR
- SEWER CLEANOUT
- LIGHT POLE
- PROPOSED LOT LINE

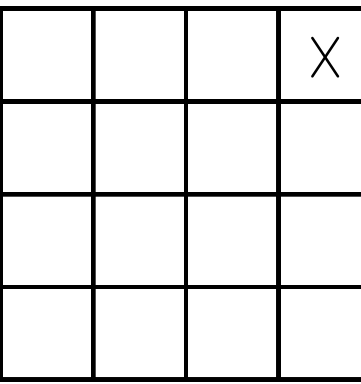


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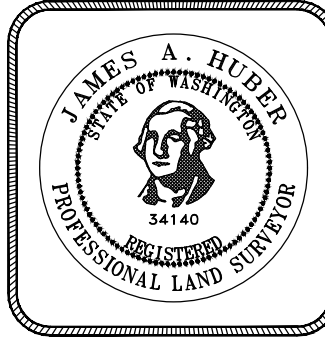
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NE 1/4 NE 1/4, SECTION 29  
T 25N, R 43E, WM

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MADE BY ME OR UNDER MY DIRECTION IN  
CONFORMANCE WITH THE REQUIREMENTS OF THE  
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GRANT KELLER ON DATE XX-XX-2017.



JAMES A. HUBER, P.L.S. 34140

Client/Project  
GRANT KELLER

POCKET RESIDENTIAL DEVELOPMENT (PRD)

Spokane, Washington

Title

File Name: \_\_\_\_\_  
Dwn. Chkd. Dsgn. YY.MM.DD

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