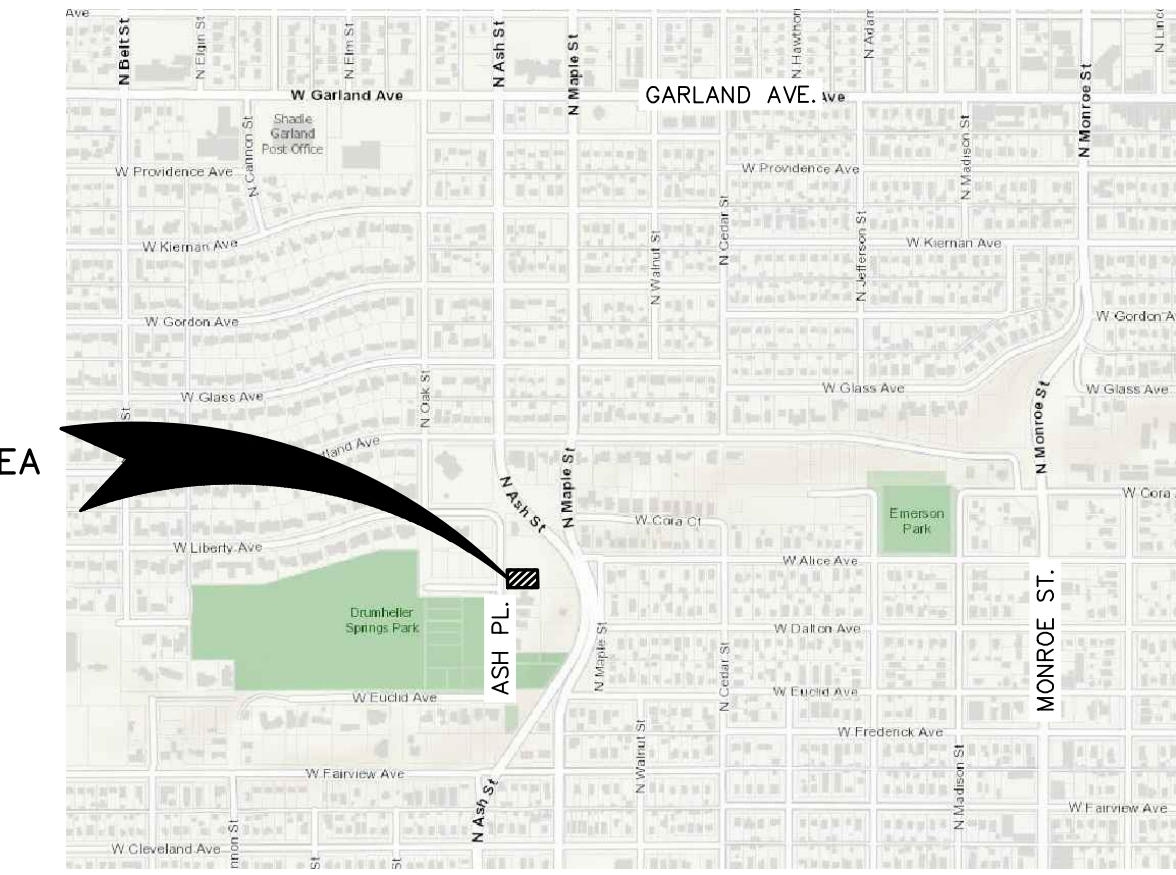
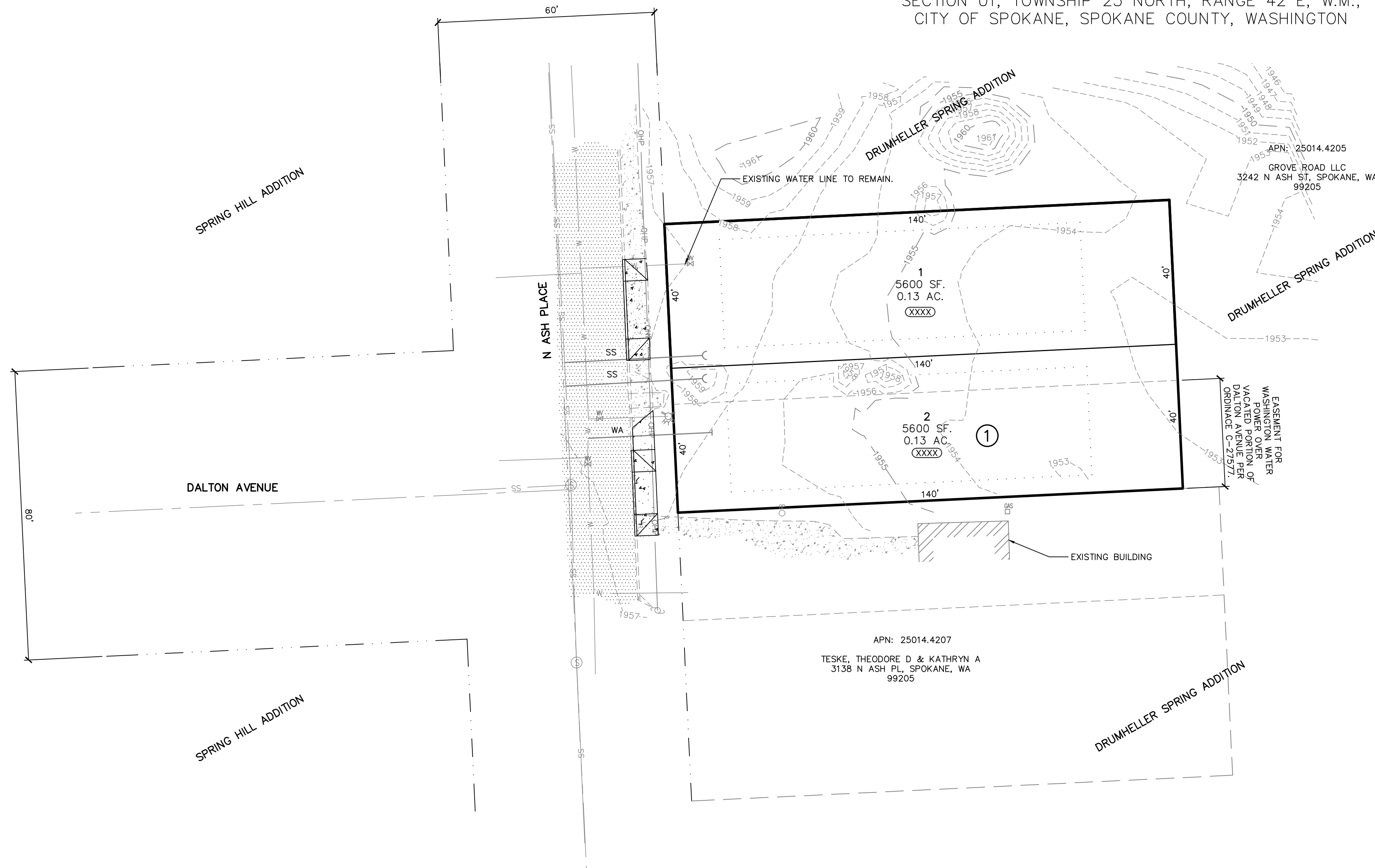


# KELLY PRELIMINARY SHORT PLAT

## REPLAT OF DRUMHELLER SPRING ADDITION

A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER,  
SECTION 01, TOWNSHIP 25 NORTH, RANGE 42 E, W.M.,  
CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON



VICINITY MAP  
NTS

### GENERAL NOTES:

PARCEL NO. 25014.4205  
 ADDRESS: 3230 N ASH PL  
 PROPERTY SIZE: 0.26 ACRES  
 PROPOSED USE: 2-LOT SINGLE FAMILY SHORT PLAT  
 FIRE DISTRICT: SPOKANE FIRE DEPT  
 SCHOOL DISTRICT: SPOKANE #81  
 CITY OF SPOKANE - STATIC PRESSURE AT SITE: 6.3 P.S.I.  
 CITY OF SPOKANE  
 SEWER PURVEYOR:  
 OWNER: RESIDENTIAL SINGLE-FAMILY (RSF)  
 COMPREHENSIVE PLAN DESIGNATION: SINGLE FAMILY RESIDENTIAL  
 ZONING: RSF  
 SETBACKS: 15' FRONT (20' GARAGE) / 25' REAR / 5' SIDE/FLANKING YARD  
 DENSITY: 7.69 DWELLING UNITS PER ACRE

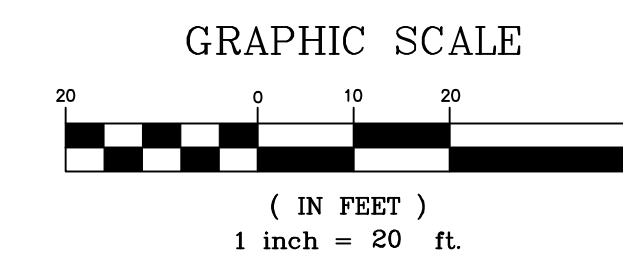
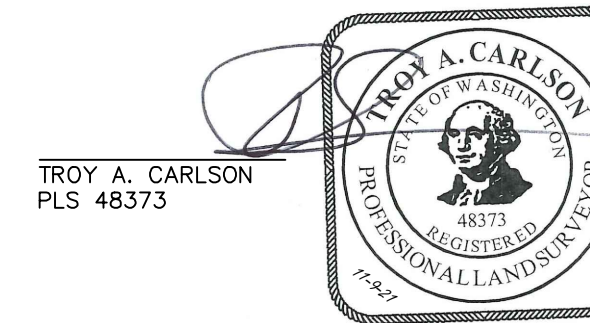
- NOTES:  
 1. LANDSCAPING, FIRE ACCESS, PARKING, DRIVEWAYS, ACCESS/UTILITY EASEMENTS TO BE MADE WHERE NECESSARY PER FINAL DESIGN OF THE SHORT PLAT AND SITE IMPROVEMENTS. ALL IMPROVEMENTS WILL FOLLOW SPOKANE COUNTY CODES.  
 2. STORM DRAINAGE TO BE ADDRESSED AT THE TIME OF BUILDING PERMIT.

### LEGAL DESCRIPTION:

LOT 7, BLOCK 3, DRUMHELLER SPRING ADDITION, AS PER PLAT RECORDED IN VOLUME "E" OF PLATS, PAGE 11, RECORDS OF SPOKANE COUNTY;  
 TOGETHER WITH THAT PORTION OF DALTON AVENUE VACATED BY ORDINANCE NO. C-27577 THAT WOULD ATTACH BY OPERATION OF LAW;  
 SITUATE IN THE CITY OF SPOKANE, COUNTY OF SPOKANE, STATE OF WASHINGTON.

### SURVEYOR'S CERTIFICATE

I, TROY A. CARLSON, PLS 48373, DO HEREBY CERTIFY THAT THIS PRELIMINARY PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION IN ACCORDANCE WITH LOCAL ORDINANCES AND THAT THE TOPOGRAPHICAL ITEMS SHOWN ARE IN ACCORDANCE WITH WAC 332-130-145.



### LEGEND

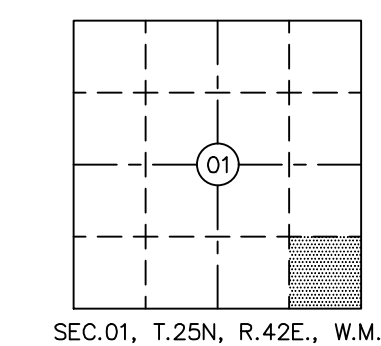
- SUBJECT PARCEL BOUNDARY
- EXISTING PROPERTY LINE
- SECTIONAL LINE
- RIGHT-OF-WAY CENTER LINE
- RIGHT-OF-WAY MONUMENT LINE
- BUILDING SETBACK
- BLOCK NUMBER
- PROPERTY ADDRESS
- EXISTING FEATURES**
- WATER LINE
- SANITARY SEWER LINE
- SANITARY SEWER MANHOLE
- FIRE HYDRANT
- PROPOSED IMPROVEMENTS**
- WATER LINE (AS SIZED)
- SANITARY SEWER LINE

**ELEVATION DATUM**  
 NAVD88 ESTABLISHED FROM GPS OBSERVATION ON LOCAL CONTROL POINTS USING THE WASHINGTON STATE REFERENCE NETWORK.

**AGENT**  
 STORHAUG ENGINEERING  
 510 E 3RD AVE  
 SPOKANE, WA 99202  
 CONTACT: WILLIAM SINCLAIR  
 509.242.1000

**SURVEYOR**  
 STORHAUG ENGINEERING  
 510 E 3RD AVE  
 SPOKANE, WA 99202  
 CONTACT: TROY CARLSON  
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**OWNER**  
 DAVID KELLY  
 PO BOX 10792  
 SPOKANE, WA 99209



**storhäug**  
 civil engineering planning  
 landscape architecture surveying  
 510 east third avenue | spokane, wa | 99202  
 p 509.242.1000

DATE	11/09/2021	SCALE	1" = 20'
FIELD BOOK		DRAWN	WMS
PROJECT NUMBER	21-006	DRAWING NO.	1 OF 1

21-006 - PP.dwg PP