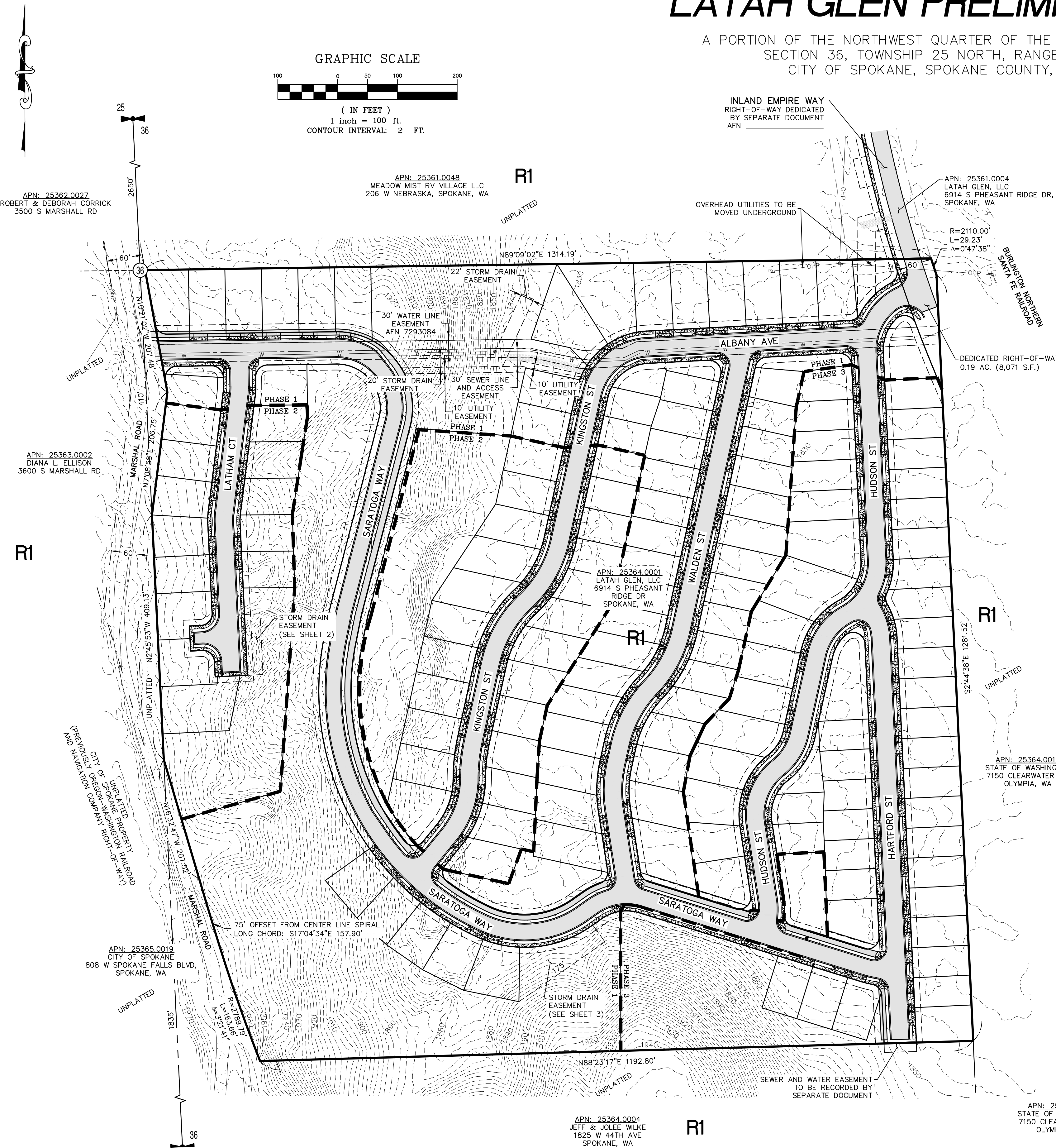


LATAH GLEN PRELIMINARY PLAT

A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF
SECTION 36, TOWNSHIP 25 NORTH, RANGE 42 EAST, W.M.,
CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON



UTILITY STATEMENT:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, INCLUDING PAINT MARKINGS PROVIDED FROM AN OUTSIDE UTILITY LOCATE COMPANY AND/OR EXISTING DRAWINGS AND RECORDS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ALL UNDERGROUND UTILITIES NEED TO BE VERIFIED FOR DEPTH AND ACCURACY.

ELEVATION DATUM

NAV088 ESTABLISHED FROM GPS OBSERVATION ON LOCAL CONTROL POINTS USING THE WASHINGTON STATE REFERENCE NETWORK.

SITE TBM

MAG NAIL SET IN PAVEMENT APPROXIMATELY 600 FEET NE OF NE CORNER OF SUBJECT PARCEL WEST OF GUARD RAIL OF SOUTHBOUND SR 195 ELEVATION: 1800.20

DEVELOPER

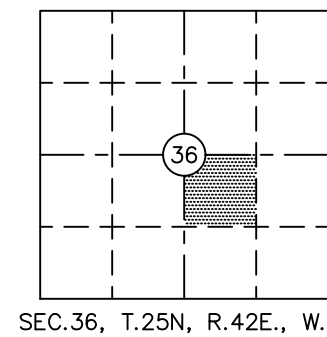
SYCAMORE GROUP, LLC
10 SYCAMORE CANYON DR
DOVE CANYON, CALIFORNIA 92679
(949) 357-9015

OWNER

LATAH GLEN, LLC
6914 S PHEASANT RIDGE DR
SPOKANE, WA, 99224
(949) 357-9015

SURVEYOR/AGENT

TROY CARLSON/CLIFTON TRIMBLE
STORHAUG ENGINEERING
510 EAST THIRD AVENUE
SPOKANE, WASHINGTON 99202
(509) 242-1000



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DATE	07/15/2025	SCALE	1" = 100'
FIELD BOOK	19-342	DRAWN	LEE
PROJECT NUMBER	25-009	DRAWING NO.	1 OF 4

SITE DATA TABLE

PARCEL NUMBER	25364.0001
TOTAL AREA	39.29 ACRES
NO. OF LOTS	142
NO. OF DWELLING UNITS	142
NO. OF TRACTS	19
TRACT AREA	543,236 S.F. (12.47 ACRES)
RIGHT-OF-WAY DEDICATION	375,706 S.F. (8.63 ACRES)
FUTURE RIGHT-OF-WAY DEDICATION	54 S.F. (0.00 ACRES)
NET DENSITY AREA (TOTAL-R.O.W.)	30.66 ACRES
PROPOSED DENSITY	4.63 UNITS/ACRE
PROPOSED USE	SINGLE FAMILY RESIDENTIAL

DETACHED DWELLING STANDARDS

ZONING DESIGNATION	RESIDENTIAL 1 (R1)
UNITS PER ACRE REQUIRED	4-10 UNITS/ACRE
MINIMUM LOT SIZE	1,200 S.F.

EXISTING STRUCTURES/USES
NATURAL FEATURES

VACANT
STEEP SLOPES WITH TREES AND OTHER VEGETATION

SANITARY SEWER
WATER PURVEYOR

CITY OF SPOKANE
CITY OF SPOKANE

NOTE: THE SUBJECT IS LOCATED WITHIN THE FOLLOWING CRITICAL AREAS:
CRITICAL AQUIFER RECHARGE AREA (SMC 17E.010)
POTENTIALLY HAZARDOUS GEOLOGY/ERODIBLE SOILS (SMC 17E.040)

NO SIGNIFICANT HISTORIC, CULTURAL OR ARCHAEOLOGICAL RESOURCES IDENTIFIED.
TRACT 19 IS A 1 FOOT STRIP FOR FUTURE RIGHT-OF-WAY TO BE DEDICATED TO THE CITY OF SPOKANE.

BOUNDARY OF THE SUBJECT PROPERTY IS PER RECORD OF SURVEY RECORDED AT BOOK 197 OF SURVEYS, PAGES 96 AND 97.

TRACT	OWNERSHIP (PROPOSED)	PURPOSE
1	HOA	OPEN SPACE
2	HOA	OPEN SPACE
3	HOA	OPEN SPACE W/ STORM DRAIN EASEMENT
4	HOA	OPEN SPACE W/ STORM DRAIN EASEMENT
5	HOA	OPEN SPACE W/ STORM DRAIN EASEMENT
6	HOA	OPEN SPACE W/ STORM DRAIN EASEMENT
7	HOA	OPEN SPACE W/ STORM DRAIN EASEMENT
8	HOA	OPEN SPACE W/ STORM DRAIN EASEMENT
9	HOA	OPEN SPACE
10	HOA	OPEN SPACE W/ STORM DRAIN EASEMENT
11	HOA	OPEN SPACE W/ STORM DRAIN EASEMENT
12	HOA	OPEN SPACE W/ STORM DRAIN EASEMENT
13	HOA	OPEN SPACE
14	HOA	OPEN SPACE
15	HOA	OPEN SPACE W/ STORM DRAIN EASEMENT
16	HOA	OPEN SPACE
17	HOA	OPEN SPACE
18	HOA	OPEN SPACE W/ STORM DRAIN EASEMENT
19	CITY OF SPOKANE	FUTURE ROW

VICINITY MAP

NTS

LEGEND

	SUBJECT PARCEL BOUNDARY
	PROPOSED LOT LINE
	EXISTING PROPERTY LINE
	SECTIONAL LINE
	EXISTING RIGHT-OF-WAY LINE
	DEDICATED RIGHT-OF-WAY LINE
	PRIVATE ROAD AREA
	EXISTING EASEMENT
	PROPOSED EASEMENT
	EXISTING OVERHEAD POWER
	PHASE LINE
	EXISTING GRAVEL ROAD
	PROPOSED ASPHALT
	PROPOSED CONCRETE

LEGAL DESCRIPTION

PER THE TITLE REPORT FROM TICOR TITLE COMPANY, FILE NO.: 6602500983, DATED: 05/05/2025

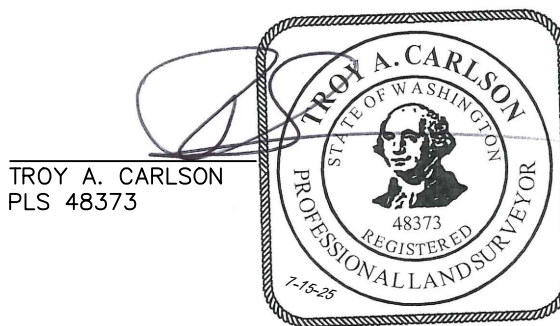
PARCEL A:

THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 25 NORTH, RANGE 42 EAST OF THE WILLAMETTE MERIDIAN IN CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON, LYING EAST OF THE OREGON, WASHINGTON RAILWAY AND NAVIGATION RAILWAY.

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

SURVEYOR'S CERTIFICATE

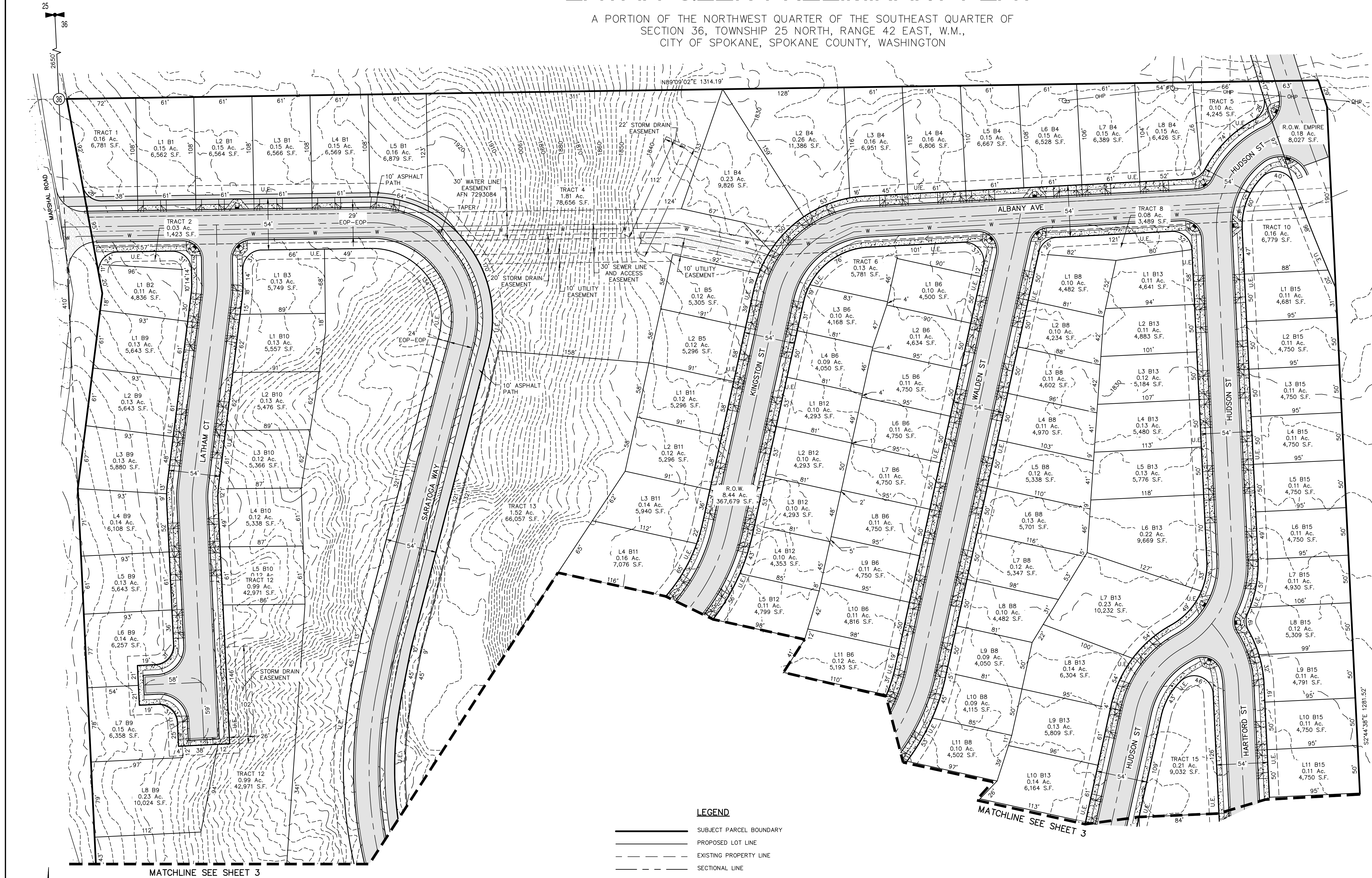
I, TROY A. CARLSON, PLS 48373, DO HEREBY CERTIFY THAT THIS PRELIMINARY PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION IN ACCORDANCE WITH LOCAL ORDINANCES AND THAT THE TOPOGRAPHICAL ITEMS SHOWN ARE IN ACCORDANCE WITH WAC 332-130-145.



TROY A. CARLSON
PLS 48373

LATAH GLEN PRELIMINARY PLAT

A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF
SECTION 36, TOWNSHIP 25 NORTH, RANGE 42 EAST, W.M.,
CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON



MATCHLINE SEE SHEET 3

GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.
CONTOUR INTERVAL: 2 FT.

ELEVATION DATUM

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

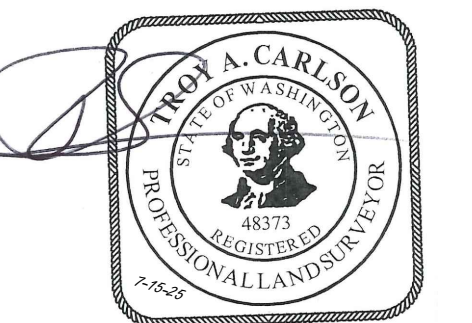
SITE TBM

MAG SET IN PAVEMENT
APPROX. 600 FEET NE OF NE CORNER OF
SUBJECT PARCEL JUST BEHIND GUARD RAIL
WESTERLY OF SR 195
ELEVATION: 1800.20

LEGEND

- SUBJECT PARCEL BOUNDARY
- PROPOSED LOT LINE
- EXISTING PROPERTY LINE
- SECTIONAL LINE
- EXISTING RIGHT-OF-WAY LINE
- DEDICATED RIGHT-OF-WAY LINE
- PRIVATE ROAD AREA
- EXISTING EASEMENT
- PROPOSED EASEMENT
- EXISTING OVERHEAD POWER
- PHASE LINE
- EXISTING GRAVEL ROAD
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- U.E. 10 FEET WIDE UTILITIES EASEMENT

MATCHLINE SEE SHEET 3



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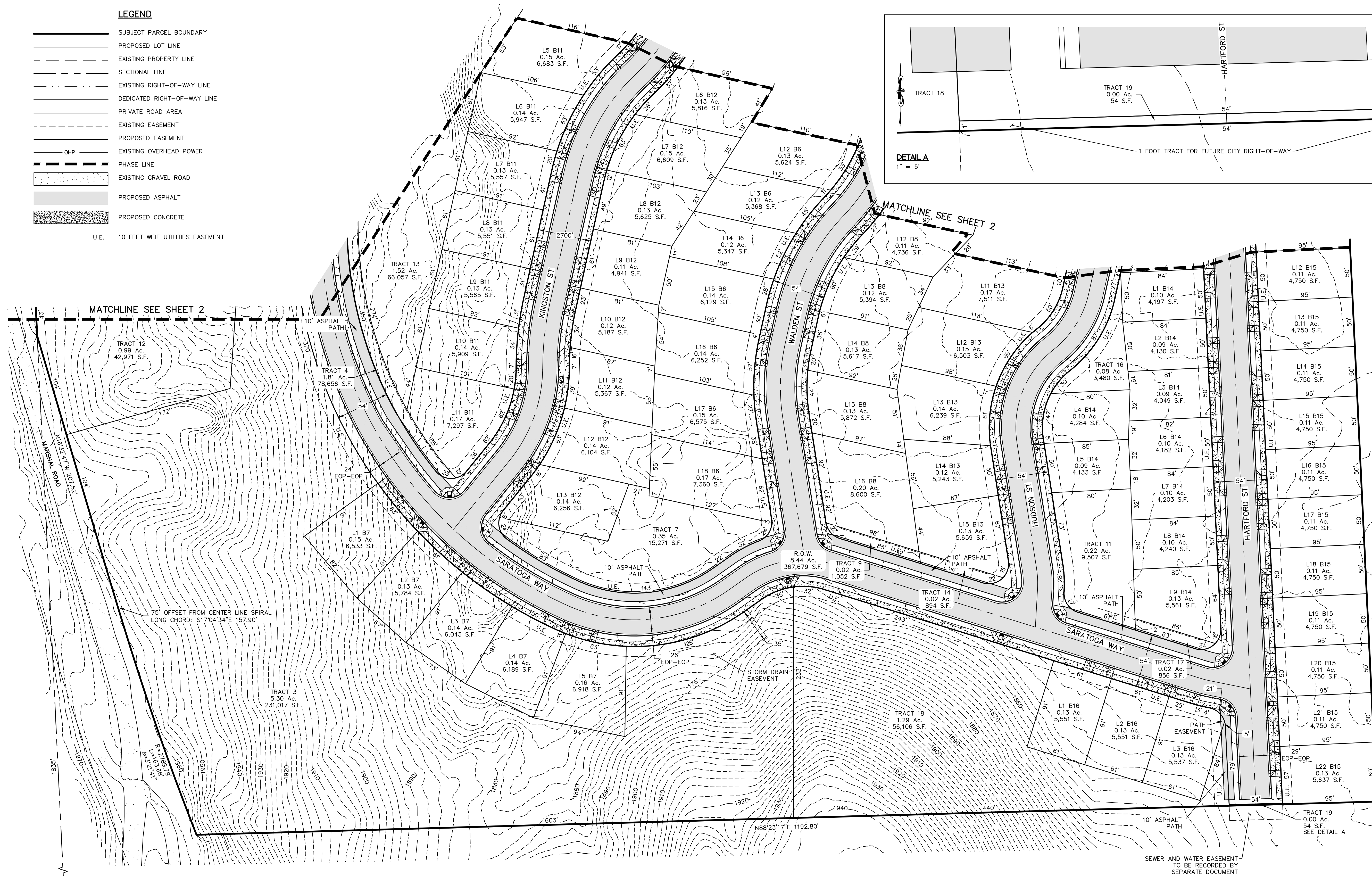
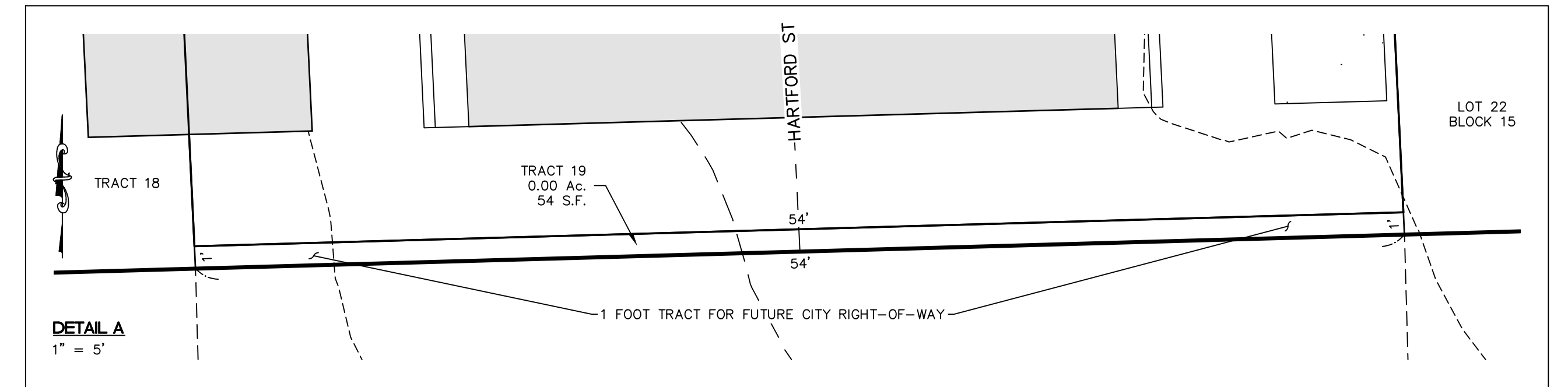
DATE 07/15/2025	SCALE 1" = 50'
FIELD BOOK 19-342	DRAWN LEE
PROJECT NUMBER 25-009	DRAWING NO. 2 OF 4

LATAH GLEN PRELIMINARY PLAT

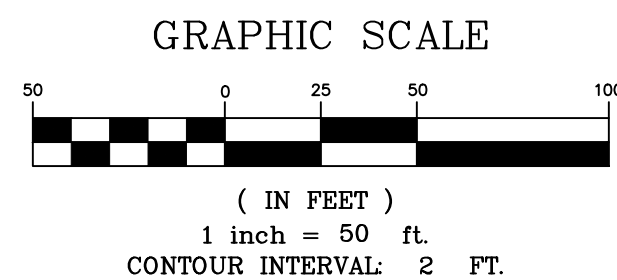
A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF
SECTION 36, TOWNSHIP 25 NORTH, RANGE 42 EAST, W.M.,
CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON

LEGEND

- SUBJECT PARCEL BOUNDARY
- PROPOSED LOT LINE
- EXISTING PROPERTY LINE
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- PROPOSED EASEMENT
- OHP
- EXISTING OVERHEAD POWER
- PHASE LINE
- EXISTING GRAVEL ROAD
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- U.E. 10 FEET WIDE UTILITIES EASEMENT



36

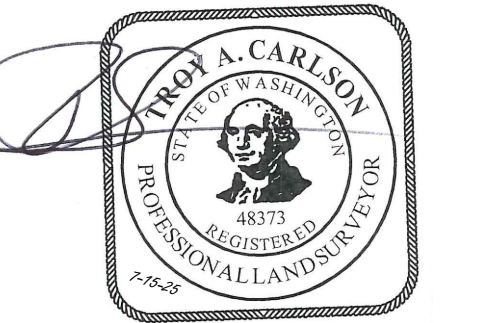


ELEVATION DATUM

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SITE TBM

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APPROX. 600 FEET NE OF NE CORNER OF
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ELEVATION: 1800.20



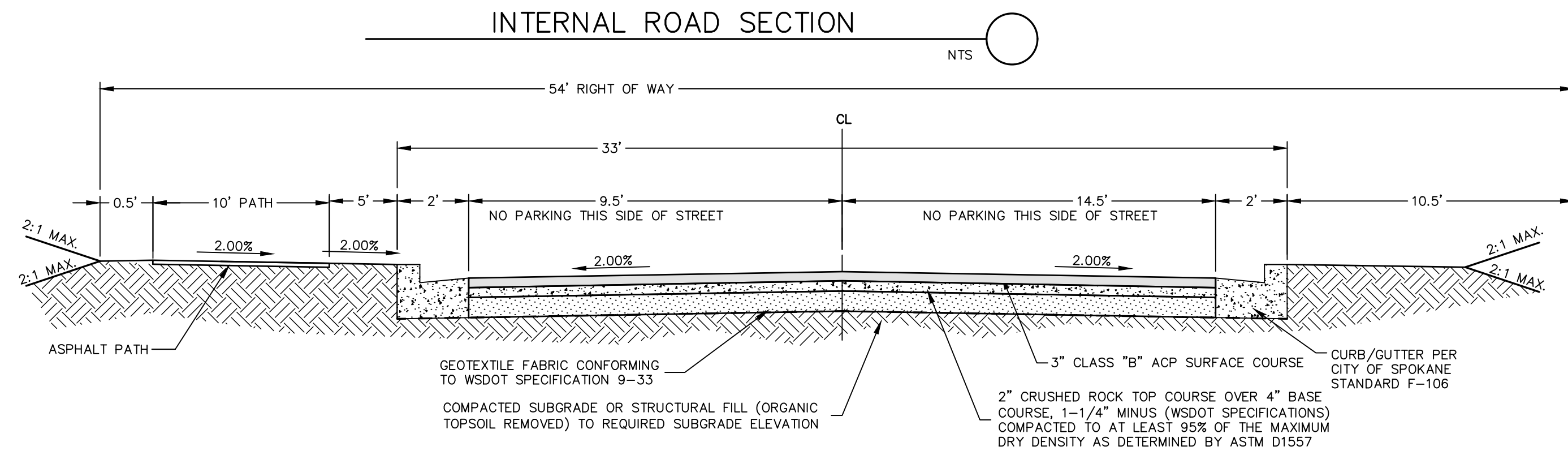
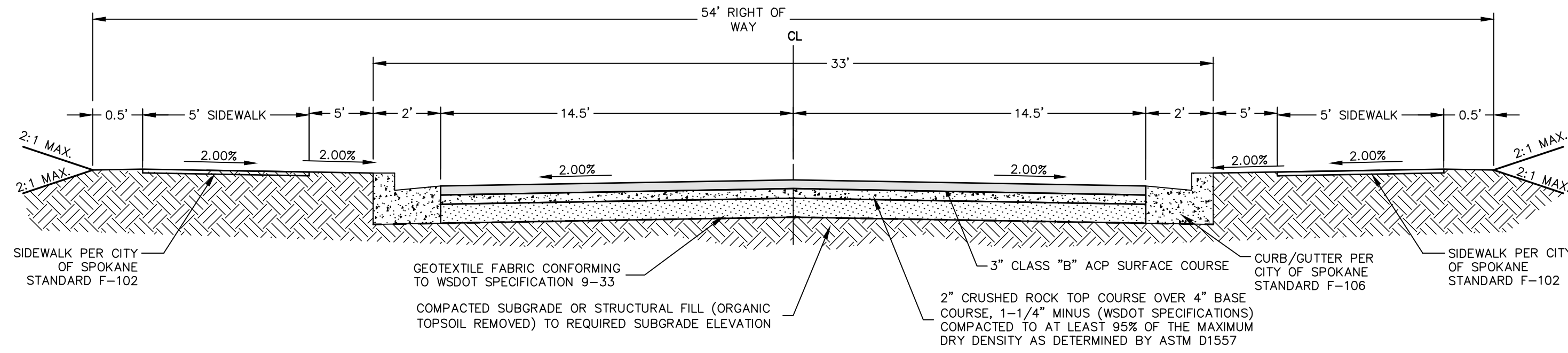
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DATE	07/15/2025	SCALE	1" = 50'
FIELD BOOK	19-342	DRAWN	LEE
PROJECT NUMBER	25-009	DRAWING NO.	3 OF 4

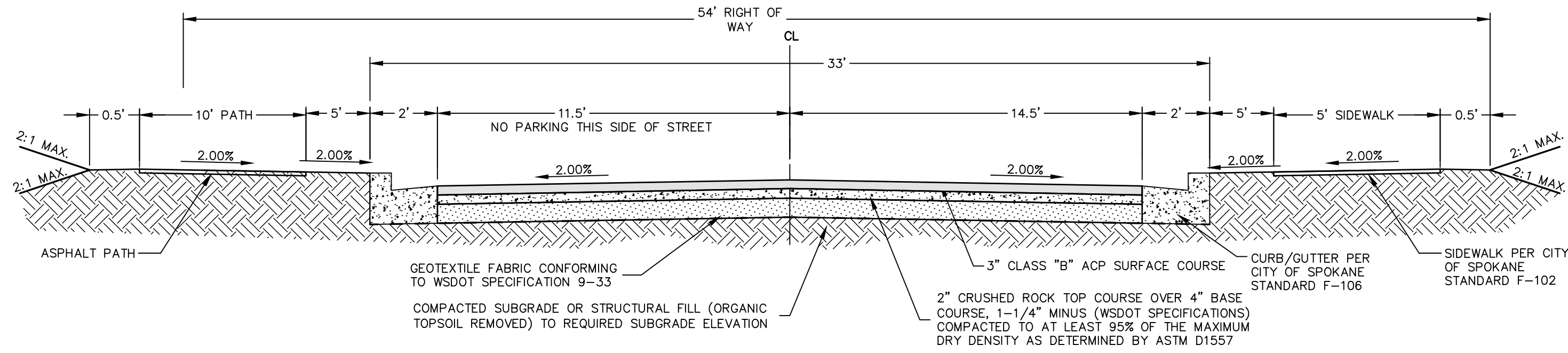
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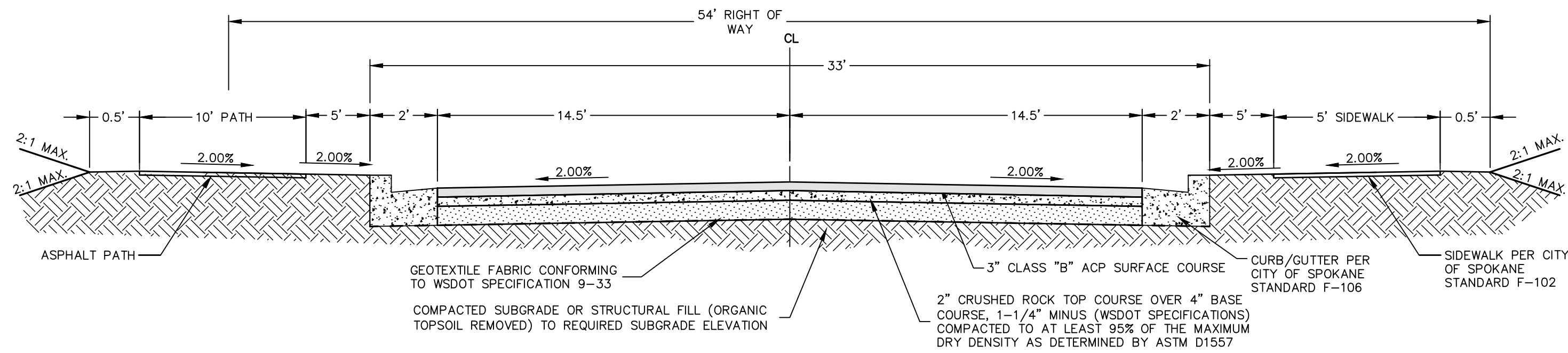


INTERNAL ROAD SECTION
(SIDEWALK ON LEFT SIDE)

SARATOGA WAY: 30+25 TO 39+25

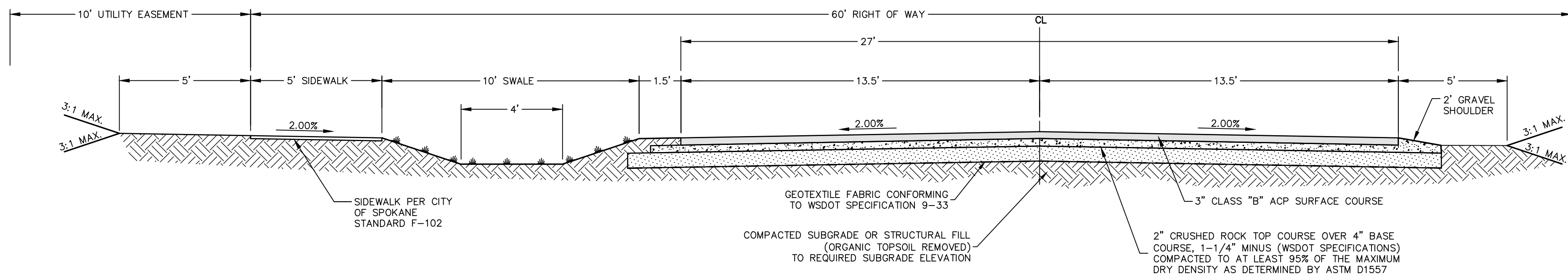


SARATOGA WAY: 39+50 TO 47+75



INTERNAL ROAD SECTION

SARATOGA WAY: 26+25 TO 30+00
HARTFORD ST 13+15 TO 14+25



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DATE 07/15/2025	SCALE NA
FIELD BOOK 19-342	DRAWN LEE
PROJECT NUMBER 25-009	DRAWING NO. 4 OF 4