P:\HPN-01 (Lyons Avenue Short Plat)\HPN01-DWGS\Xrefs\ HPN01-4PLEX- 60 X 30 PLANS.dwg

## SITE CONCEPT PLAN LYONS AVE RESIDENTIAL CITY OF SPOKANE, WA



10

1.  $60FT \times 30FT$ . FOURPLEX

SCALE: 1" = 20'

- 2. 3 BEDROOMS EA. UNIT
- 3. 4 PARKING STALLS TOTAL
- 4. 1 ADA STALL, 1 STANDARD STALL, 2 ON-STREET STALLS, PER LOT
- 5. 31 FT. SHARED ACCESS, UTILITY, AND PARKING EASEMENT FROM THE NORTH PROPERTY LINE
- 6. 50% LANDSCAPE FRONT YARD
- 7. 15 FT. FRONT SETBACK FROM RIGHT-OF-WAY TO BLDG.
- 8. PRIVATE BIO-INFILTRATION TREATMENT SWALES FOR ALL PGIS AREA



DESIGNED.	KAA		DRAWN:		CHECKED:			LI THE	DATE: OCTOBER, 2022	
							DESCRIPTION		V I S I O N S	
							Q	į	ш	
							DATE	אונע	œ	
C1										
OB NO. HPN-01										

