

LYONS AVENUE SHORT PLAT

- PSP

REPLAT OF PART OF LOTS 15 THROUGH 25 OF THE SUB-DIVISION OF BLOCK 16 OF MARTINDALE ADDITION TO SPOKANE FALLS, LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 26 NORTH, RANGE 43 EAST OF THE WILLAMETTE MERIDIAN, CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON

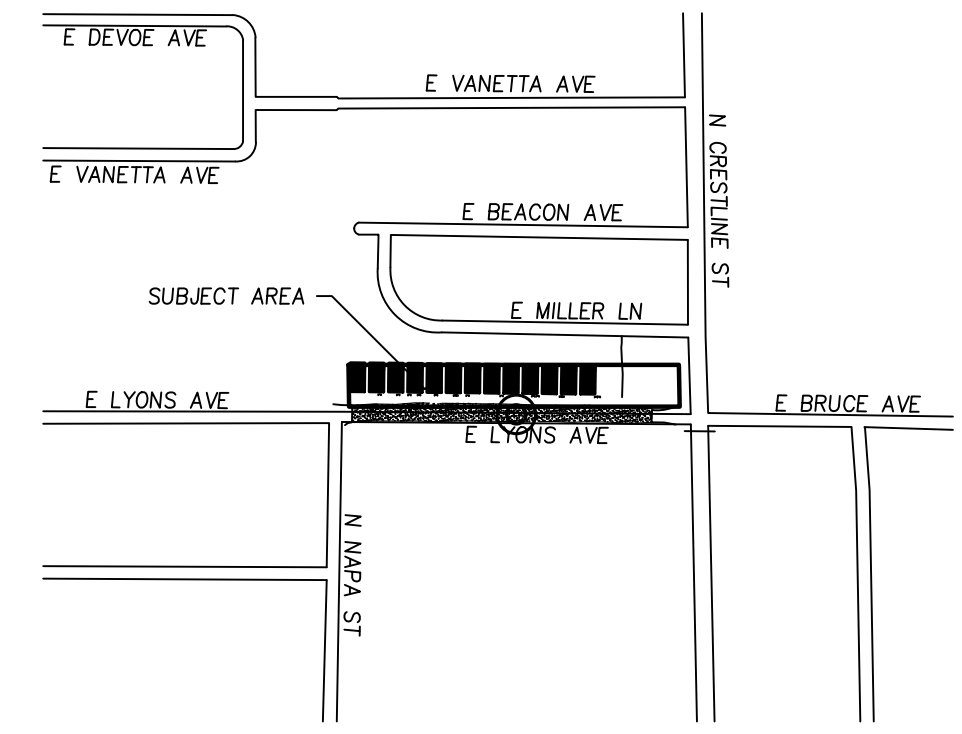
AUDITOR'S CERTIFICATE:

FILED FOR RECORD THIS _____ DAY OF _____ 20____, AT _____ M. IN BOOK _____ OF _____ AT PAGE _____ AT THE REQUEST OF _____

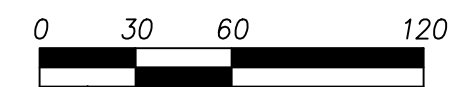
COUNTY AUDITOR

DEPUTY

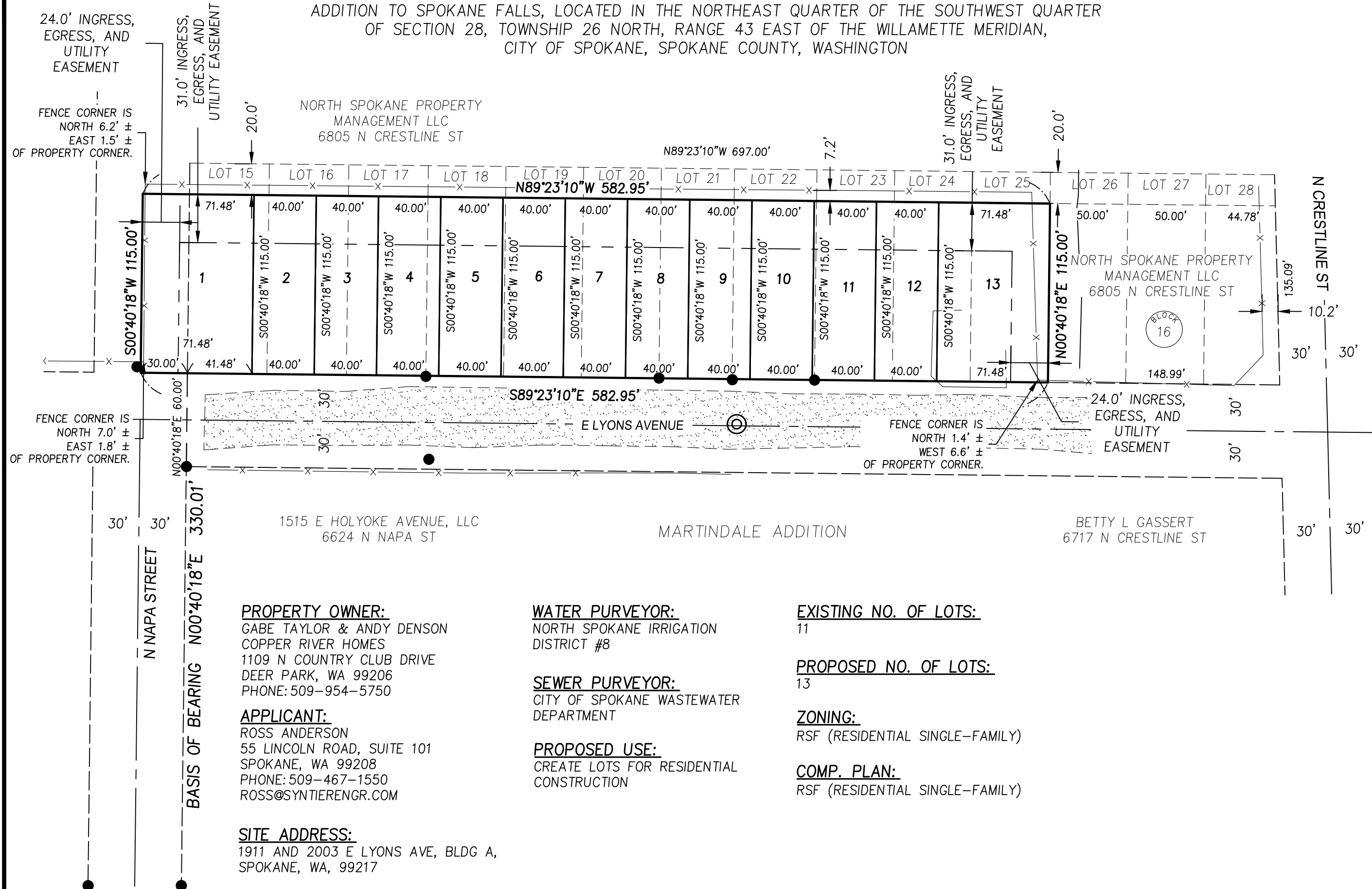
VICINITY MAP:



SCALE: 1"=400'



SCALE: 1" = 60'



PROPERTY OWNER:
GABE TAYLOR & ANDY DENSON
COPPER RIVER HOMES
1109 N COUNTRY CLUB DRIVE
DEER PARK, WA 99206
PHONE: 509-954-5750

APPLICANT:
ROSS ANDERSON
55 LINCOLN ROAD, SUITE 101
SPOKANE, WA 99208
PHONE: 509-467-1550
ROSS@SYNTIERENGR.COM

SITE ADDRESS:
1911 AND 2003 E LYONS AVE, BLDG A,
SPOKANE, WA, 99217

WATER PURVEYOR:
NORTH SPOKANE IRRIGATION
DISTRICT #8

SEWER PURVEYOR:
CITY OF SPOKANE WASTEWATER
DEPARTMENT

PROPOSED USE:
CREATE LOTS FOR RESIDENTIAL
CONSTRUCTION

EXISTING NO. OF LOTS:
11

PROPOSED NO. OF LOTS:
13

ZONING:
RSF (RESIDENTIAL SINGLE-FAMILY)

COMP. PLAN:
RSF (RESIDENTIAL SINGLE-FAMILY)

LAND DESCRIPTION PER TITLE GUARANTEE NUMBER 660220 (TICOR TITLE COMPANY)

PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 26 NORTH, RANGE 43 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

LOTS 15 THROUGH 25, INCLUSIVE, EXCEPT THE NORTH 20 FEET THEREOF, BLOCK 16, MARTINDALE ADDITION TO SPOKANE FALLS WASH., AS PER PLAT RECORDED IN VOLUME "C" OF PLATS, PAGES 5 AND 6, RECORDS OF SPOKANE COUNTY;

AND THE EAST HALF OF VACATED NAPA STREET LYING WESTERLY OF AND ADJACENT TO LOT 15; SITUATE IN THE CITY OF SPOKANE, COUNTY OF SPOKANE, STATE OF WASHINGTON.

CONTAINING: 66,958 SQUARE FEET, OR 1.54 ACRES OF LAND, MORE OR LESS.

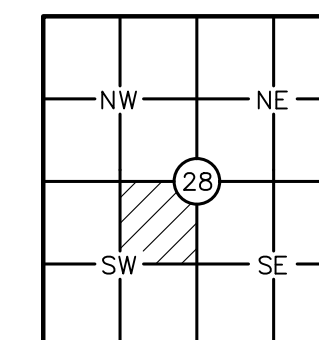
BASIS OF BEARING:

THE BEARING OF NORTH 00°40'18" EAST 330.01 FEET WAS ASSUMED ALONG THE EASTERLY RIGHT OF WAY LINE OF NORTH NAPA STREET BETWEEN CORNERS F10 AND F2, THEN ALONG THE SAME BEARING EXTENDING 60.00 FEET TO THE NORTHERN RIGHT OF WAY OF EAST LYONS AVENUE.

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 TOBY RODRIGUES IN JUNE OF 2022.

DARREL WAYNE CARSTEN, PLS 45152 _____ DATE _____



S.32, T.15N., R.45E., W.M.



ACCURACY STATEMENT (WAC 332-130-100)

THIS SURVEY WAS PERFORMED USING A LEICA TS12P, 3-SECOND TOTAL STATION AND A TOPCON GR-3 GNSS/RTK GPS SYSTEM FOR A COMBINATION OF FIELD TRAVERSE AND GPS SURVEY METHODS TO MEET OR EXCEED THE REQUIRED MINIMUM STANDARDS FOR LAND BOUNDARY SURVEYS AND GEODETIC CONTROL SURVEYS PER WAC 332-130.

By	Date	Scale: 1:60
Surveyed	GM 03/22	Date: APRIL 3, 2023
Drawn	CLM 03/23	Drawing Name
Checked	DWC 04/23	CRH01-PRE-SP.dwg
Approved		
Accepted		Sheet 1 of 3

SYNTIER
Engineering, Inc.
55 E Lincoln Rd, Suite 101
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www.SynTierEngr.com 509.467.1550

For:
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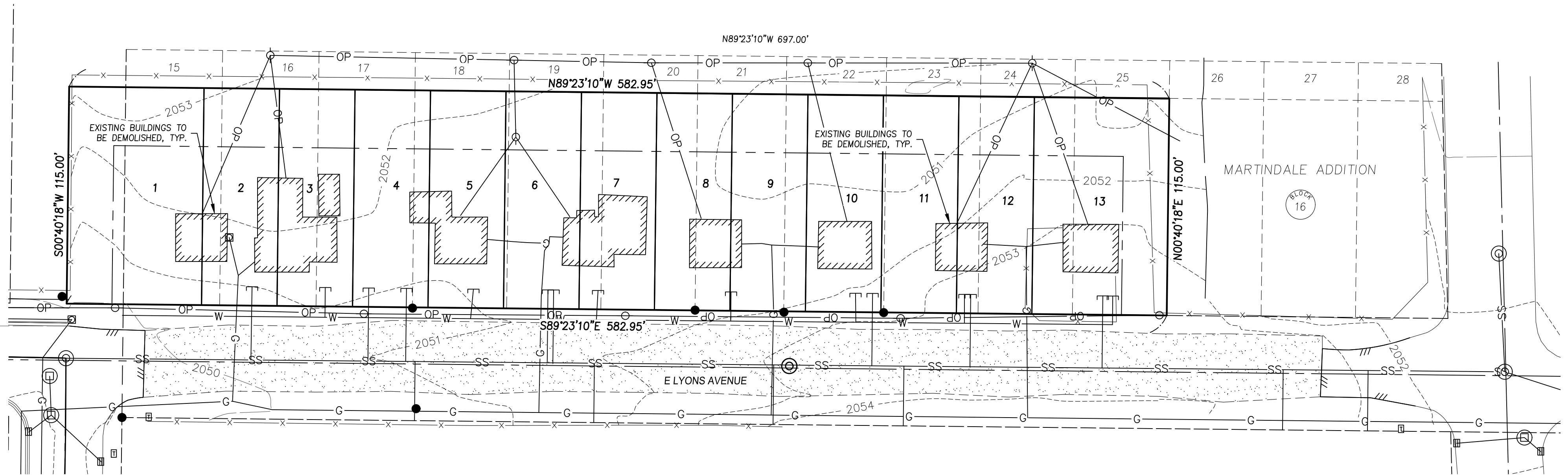
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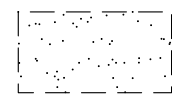
COUNTY AUDITOR

DEPUTY



LEGEND:

- PROPOSED PLAT BOUNDARY LINE
- PROPOSED LOT LINE
- - - EXISTING CENTERLINE
- - - EXISTING RIGHT OF WAY LINE
- - - EXISTING LOT LINE
- x-x-x EXISTING FENCE
- /// EXISTING EDGE OF ASPHALT
- ==== EXISTING CURB
- //// EXISTING BUILDING
- - - EXISTING EDGE OF GRAVEL
- OP EXISTING OVERHEAD POWER LINE
- W- EXISTING WATER LINE
- SS- EXISTING SANITARY SEWER LINE
- G- EXISTING GAS LINE
- - - 5 FOOT MAJOR CONTOUR LINE
- - - 1 FOOT MINOR CONTOUR LINE



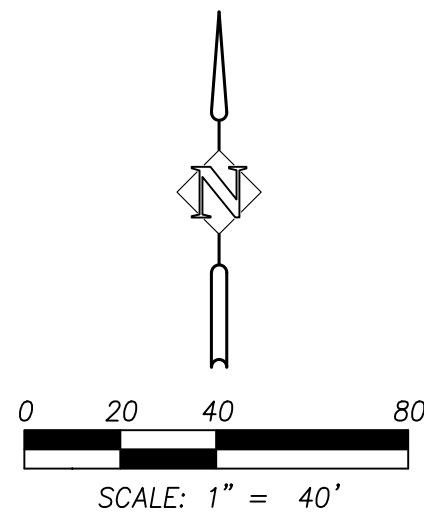
EXISTING GRAVEL

- ⊕ EXISTING WATER METER
- ⊙ EXISTING SANITARY SEWER MANHOLE
- ⊚ EXISTING STORMWATER MANHOLE
- ⊞ EXISTING CATCH BASIN
- ⊕ EXISTING OVERHEAD POWER POLE
- ⊞ EXISTING GAS METER
- ⊞ EXISTING TELEPHONE RISER
- FOUND MONUMENT

PROPOSED LOT AREAS	
LOT NUMBER	SQ. FT.
1	8,218 SF ±
2	4,598 SF ±
3	4,597 SF ±
4	4,597 SF ±
5	4,596 SF ±
6	4,595 SF ±
7	4,594 SF ±
8	4,593 SF ±
9	4,593 SF ±
10	4,592 SF ±
11	4,591 SF ±
12	4,590 SF ±
13	8,201 SF ±

NOTE:

ALL EXISTING STRUCTURES AND THEIR UTILITIES TO BE DEMOLISHED UPON DEVELOPMENT.



ZONING STANDARD

ZONE	STANDARDS		SETBACKS		
	LOT SIZE	DENSITY	FRONT AND FLANKING	SIDE	REAR
RSF	4,350 MIN.	10DU/AC	5'	5'	25'

HORIZONTAL DATUM

HORIZONTAL DATUM FOR THIS SURVEY IS NAD 1983(11), WASHINGTON STATE PLANE NORTH ZONE COORDINATE SYSTEM, U.S. SURVEY FEET, BASED ON THE WASHINGTON STATE REFERENCE NETWORK (WSRN).

VERTICAL DATUM

VERTICAL DATUM IS NAVD88 BASED ON THE WASHINGTON STATE REFERENCE NETWORK (WSRN).



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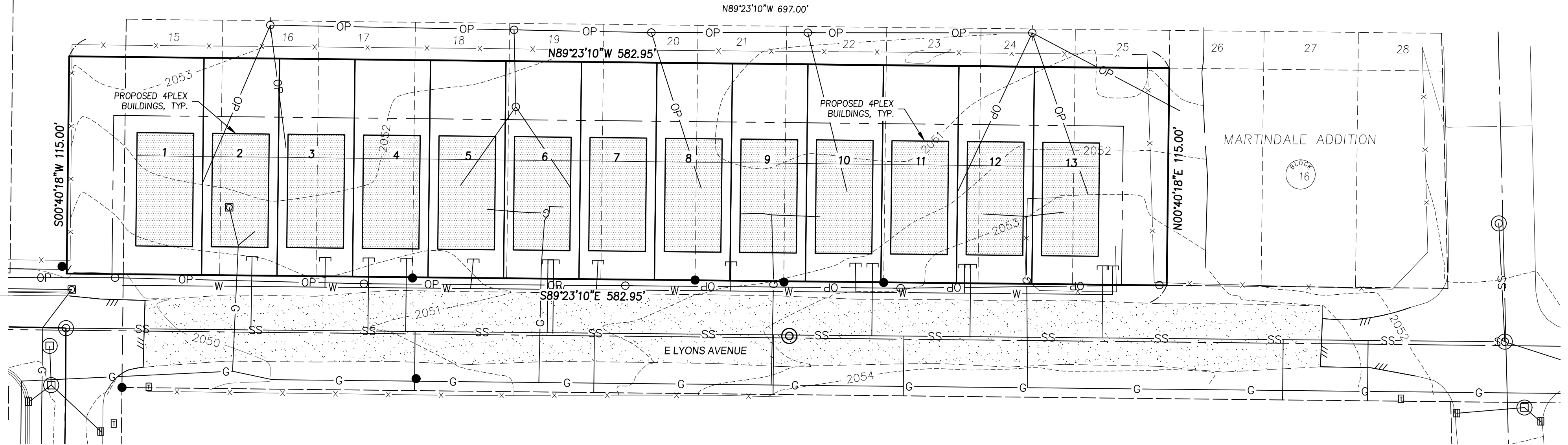
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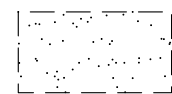
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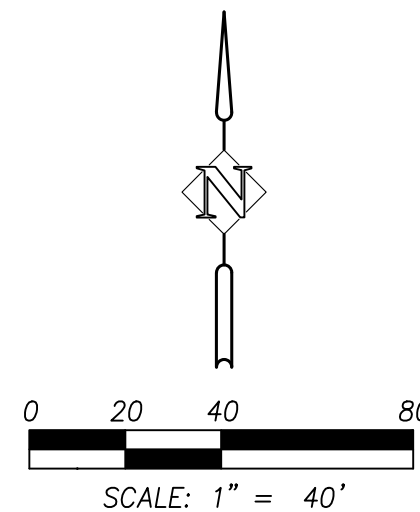
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