

PROJECT DATUM:
ASSUMED BASIS OF ELEVATIONS:
 THE CONTOURS SHOWN ARE FROM THE CITY OF SPOKANE'S GIS REFERENCE DATA. THEY AREA 2' ELEVATION CONTOURS AND MEET ASPRS CLASS 1 ACCURACY STANDARDS. THEY AREA DEVELOPED FROM 2007 LIDAR AND ORTHOPHOTOGRAPHY. ASSUMED TO BE NAVD83.
ASSUMED BASIS OF ELEVATIONS:
 NW1/4S1/2E ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 30, T25N, R42E, W.M. AS PER RECORD OF SURVEY FILED IN BOOK 43 OF SURVEYS, PAGE 63, SPOKANE COUNTY RECORDS.

PROJECT STATEMENT:
 THIS PROPOSED BINDING SITE PLAN WOULD SUBDIVIDE 3 EXISTING LOTS INTO 19 NEW LOTS FOR LIGHT INDUSTRIAL ZONE APPROVED USES. THE DEVELOPMENT BE SERVED BY CITY OF SPOKANE WATER AND SEWER SYSTEMS.
 THE ENTIRE SUBJECT PROPERTY WITHIN THIS PROPOSAL LIES WITHIN THE SPOKANE INTERNATIONAL AIRPORT COMPATIBILITY ZONE 5 (ACZ-5) AND A PORTION OF THE EAST SIDE OF THE SUBJECT PROPERTY LIES WITHIN ACZ-3). IN ADDITION, THE SUBJECT PROPERTY LIES WITHIN FAIRFIELD AIR FORCE BASE MILITARY OVERLAY ZONE 3/4. THESE OVERLAY ZONES COULD HAVE IMPACTS ON THE ALLOWED USES AND MAXIMUM BUILDING HEIGHTS WITHIN THE PROPOSED LOTS.

Curve Table			
Curve #	Length	Radius	Delta
C1	46.387	30,000	088.5935
C2	47.860	30,000	091.4065
C3	234.178	505,000	026.5692
C4	191.835	583,000	018.7744
C5	47.124	30,000	090.0000
C6	47.125	30,000	090.0023
C7	282.308	584,084	027.6931
C8	152.739	504,000	017.3637
C9	90.201	504,000	010.2543
C10	148.383	583,000	014.5827
C11	131.282	583,000	012.9020
C12	242.248	505,000	027.4848
C13	47.208	30,000	090.1597
C14	47.040	30,000	089.8603
C15	79.314	583,000	007.7948

PREPARED BY:

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 WWW.DGIENGINEERS.COM
 Registered Professional Engineer License No. 14166
 Registered Professional Surveyor License No. 14166

DATE: 8/1/2020

 SIGNATURE: _____
 TITLE: _____

REVISIONS:
 NO. 1
 DATE
 DESCRIPTION

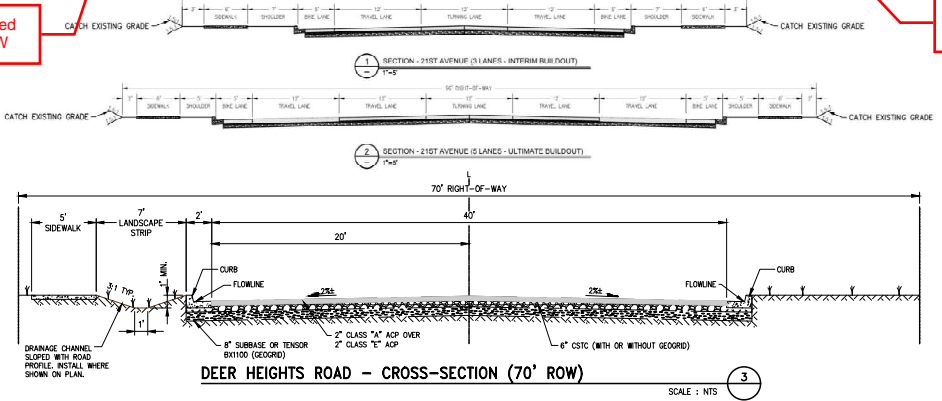
APPROVALS:
 Job No.: 19-42-0100
 Proj. Manager: _____
 Drawn: _____
 Reviewed: _____
 Date: 5-1-2020
 Scale: 1" = 200'

PRELIMINARY BINDING SITE PLAN
 PACIFIC NORTHWEST TECH PARK - WEST
 TAX PARCEL NOS. 25301.0303, 25305.9035, & 25305.9043
 IN THE N 1/2 SECTION 30, T. 25 N., R. 42 E., W. M.
 SPOKANE, WASHINGTON

SHEET TITLE:
 PRELIMINARY BINDING SITE PLAN
 SHEET NO.:
 C1.00

CONTRACTOR NOTE
 ALL EXISTING UTILITIES SHOWN ON PLANS ARE TO BE VERIFIED HORIZONTALLY AND VERTICALLY PRIOR TO ANY CONSTRUCTION. ALL EXISTING FEATURES INCLUDING BURIED UTILITIES ARE SHOWN AS INDICATED ON RECORD MAPS AND SURVEYS FURNISHED BY OTHERS. WE ASSUME NO LIABILITY FOR THE ACCURACY OF THESE RECORDS AND SURVEYS. CONTACT THE UTILITY OWNER/AGENCY FOR THE FINAL LOCATION OF EXISTING UTILITIES IN AREAS CRITICAL TO CONSTRUCTION.

UNDERGROUND SERVICE ALERT
 ONE-CALL NUMBER
 811
 CALL TWO BUSINESS DAYS BEFORE YOU DIG



PROPOSED PHASING PLAN