

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

LEGAL DESCRIPTIONS:

~~25301.0303:~~ AIRPORT VILLAGE LT 3 BLK 2

OWNER: WEST PLAINS INVESTMENTS, LLC

~~25305.9035:~~ 30-25-42 PTN OF THE N1/2 OF SEC DAF; BEG AT THE NE COR OF SEC 30; TH S ALG E LN OF SD SEC 52.51' TO S LN OF P S H # 2; TH W ALG SD S LN TO THE NE CORNER OF AIRPORT VILLAGE SUBDIVISION; TH S ALG E LN OF SD SUBDIVISION 698.70' TO THE TRUE POB; TH W ALG THE S LN OF LUCAS DRIVE 80' TO THE E LN OF LT 1 BLK 2 SD SUBDIVISION; TH S 535.37' TO SE COR OF SD LT 1; TH W 511.65' TO SW COR OF LT 1 AND NE COR OF LT 3 BLK 2; TH S445' TO SE COR OF SD LOT 3; TH W 513.85' TO THE SW COR OF SD LT 3 TH CONT W ALG SD LN 70' TO THE E LN OF LT 7 SD SUBDIVISION; TH S 203' TO THE SE COR OF SD LT 7; TH W 535.60' TO THESW COR OF LT 7 AND THE E LN OF TR 22 HAZELWOOD IRR FARMS # 2; TH S ALG THE E LN LT 7 65' ML TO THE SE COR OF TR 22 AND TH NW COR OF TR 28; TH E ALG THE N LN OF TR 28 659.35' TO N-S CENTERLINE OF SEC; TH E 1053.96' TO THE E LN OF LUCAS DR EXTENDED S; TH N ALG SD EXTENDED E LN TO THE POB; EXC DEER HEIGHTS RD

OWNER: WEST PLAINS INVESTMENTS, LLC

~~25305.9043:~~ 30-25-42 PARCEL B OF RECORDED SURVEY AUDITORS #4147356 BK 78 PGS 52 & 53; EXC E 39FT

OWNER: GRANITE INVESTMENTS, LLC

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 NAVD88.

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N86°35'57"E 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.

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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 FAIRCHILD 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.

PROJECT TEAM:

OWNER #1:

GRANITE INVESTMENTS, LLC
12906 N. ADDISON STREET
SPOKANE, WASHINGTON 99218
MANAGING MEMBER: RICHARD VANDERVERT
PHONE: (509) 465-3340

OWNER #2:

WEST PLAINS INVESTMENTS, LLC
12906 N. ADDISON STREET
SPOKANE, WASHINGTON 99218
MANAGING MEMBER: RICHARD VANDERVERT
PHONE: (509) 465-3340

CIVIL ENGINEER:

DCI ENGINEERS
707 W. 2ND AVENUE
SPOKANE, WASHINGTON 99201
CONTACT: WADE GELHAUSEN, P.E.
PHONE: (509) 455-4448

UTILITY PURVEYORS:

WATER:

CITY OF SPOKANE
WATER DEPARTMENT
914 E. NORTH FOOTHILLS DR.
SPOKANE, WA 99207
PHONE: (509) 625-7800

SEWER:

CITY OF SPOKANE
WASTEWATER DEPARTMENT
909 E. SPRAGUE AVENUE
SPOKANE, WA 99202
PHONE: (509) 625-7900

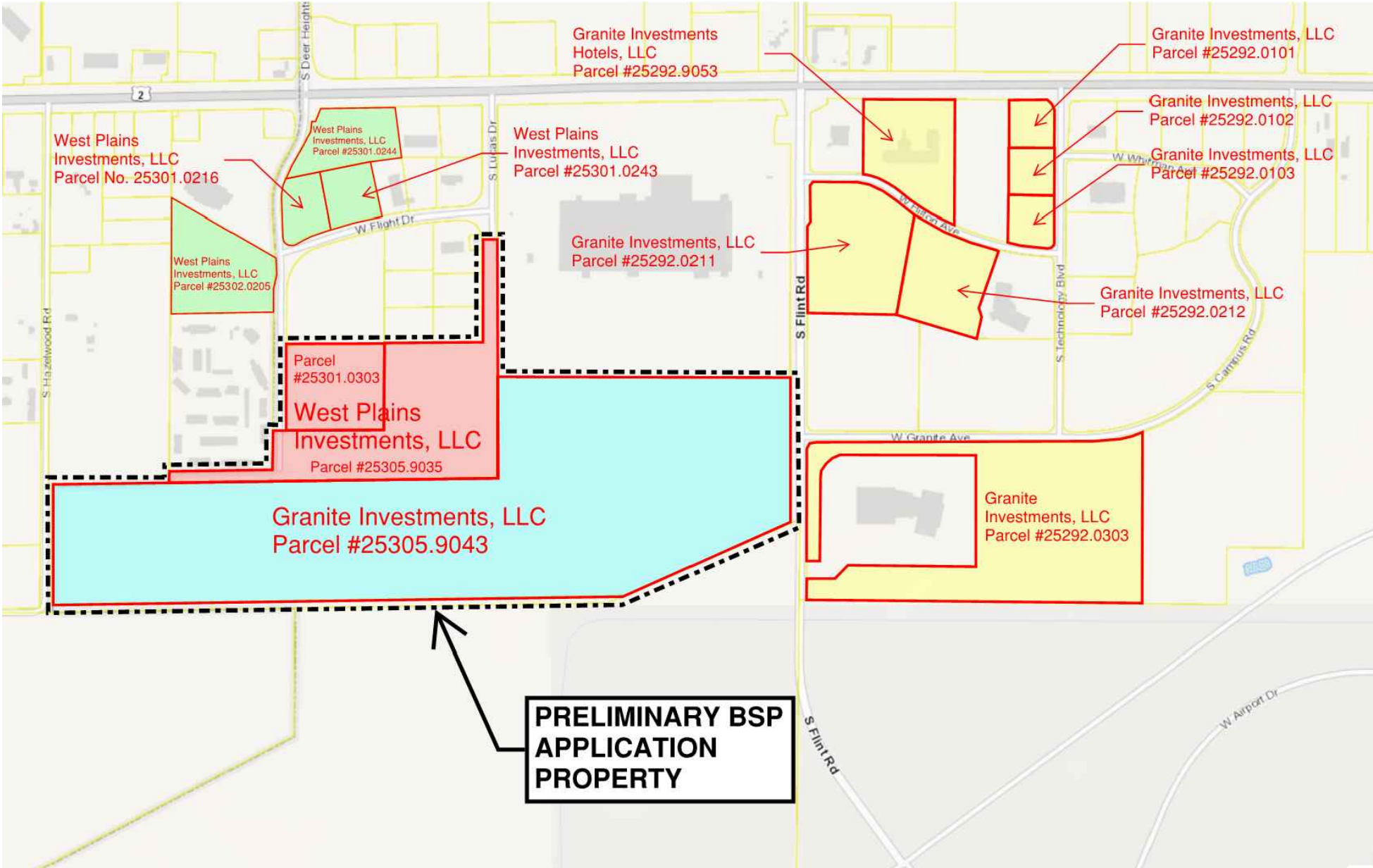
NATURAL GAS:

AVISTA UTILITIES
1411 E. MISSION AVENUE
SPOKANE, WA 99207
PHONE: (800) 936-6629

FIRE DEPARTMENT:

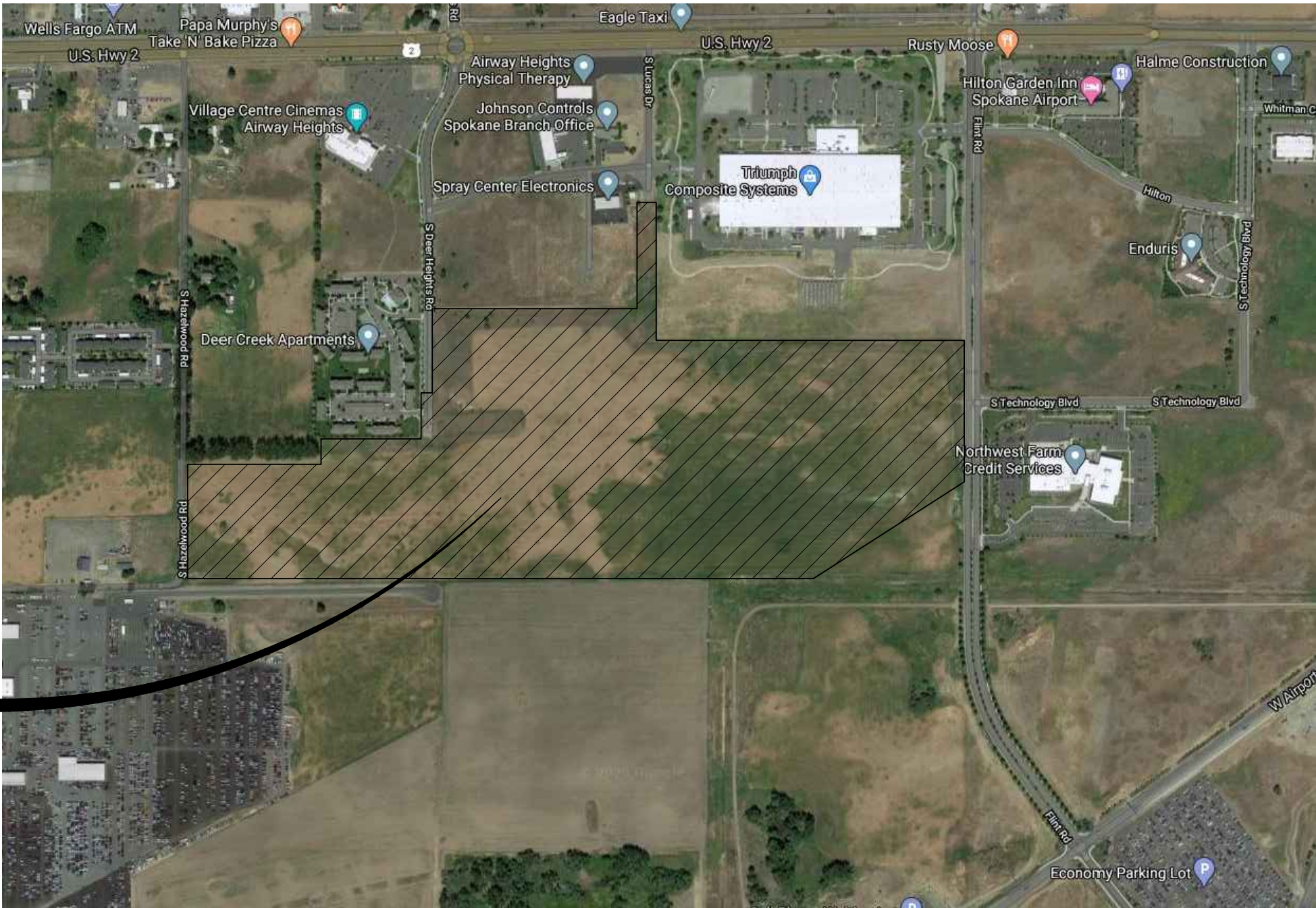
CITY OF SPOKANE FIRE DEPARTMENT
44 W. RIVERSIDE AVENUE
SPOKANE, WA 99201
PHONE: (509) 625-7000

PRELIMINARY BINDING
SITE PLAN SUBJECT
PROPERTY



VICINITY MAP

NOT TO SCALE



AREA MAP

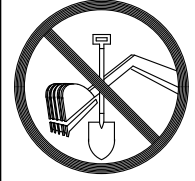
NOT TO SCALE



CONTRACTOR NOTE

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UNDERGROUND SERVICE ALERT
ONE-CALL NUMBER



811

CALL TWO BUSINESS DAYS
BEFORE YOU DIG

LOT STANDARDS FOR LIGHT INDUSTRIAL ZONE

	LIGHT INDUSTRIAL
MINIMUM FRONTAGE	NONE
MAXIMUM BUILDING COVERAGE	NO LIMIT (1)
MAXIMUM BUILDING HEIGHT	150 FEET (2)(3)
MINIMUM BUILDING SETBACK STREET LOT LINE	0 FEET (4)
STREET FRONTAGE LANDSCAPING REQUIRED	6 FEET L2 SEE THRU (5)

(1) THE FLOOR AREA RATIOS (FAR) FOR USES THAT ARE NOT CLASSIFIED AS INDUSTRIAL USES WITHIN THE INDUSTRIAL CATEGORIES OF SMC TABLE 17C.130-1 ARE THE SAME AS THE GC COMMERCIAL ZONE. SEE CHAPTER 17C.120 SMC FOR GC ZONE STANDARDS.

(2) BUILDINGS AND STRUCTURES FOR USES THAT ARE NOT CLASSIFIED AS INDUSTRIAL USES WITHIN THE INDUSTRIAL CATEGORIES OF SMC TABLE 17C.130-1 AND THAT ARE OVER FIFTY FEET IN HEIGHT MUST FOLLOW THE DESIGN, SETBACK AND DIMENSIONAL STANDARDS FOUND IN CHAPTER 17C.250 SMC, TALL BUILDING STANDARDS.

(3) A PORTION OF THE EASTERN PROPERTY WITHIN THIS PROPOSAL (LOCATED IN BLOCKS 1 AND 2) LIES WITHIN THE AIRPORT COMPATIBILITY ZONE ACZ-3 AND IS SUBJECT TO GRADUATING BUILDING HEIGHT LIMITATIONS (BUT NOT LESS THAN 70 FEET).

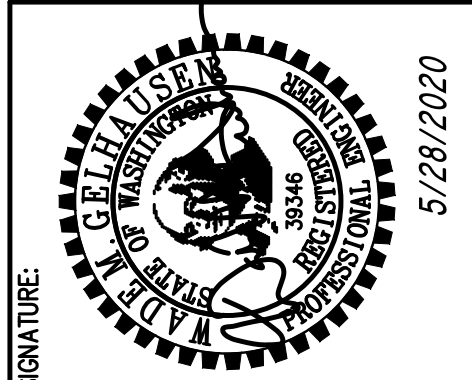
(4) STRUCTURES SHALL BE NO CLOSER THAN TWELVE FEET FROM THE BACK OF THE CURB.

(5) ALONG ALL LIGHT INDUSTRIAL ZONED PROPERTIES EXCEPT WHERE BUILDINGS ARE BUILT WITH NO SETBACK FROM THE PROPERTY LINE, A SIX-FOOT WIDE PLANTING AREA OF L2 SEE-THROUGH BUFFER IS REQUIRED, INCLUDING STREET TREES AS PRESCRIBED IN SMC 17C.200.050. IN INDUSTRIAL ZONES, ALL USES IN THE COMMERCIAL CATEGORIES (SEE CHAPTER 17C.190 SMC, USE CATEGORY DESCRIPTIONS, ARTICLE III, COMMERCIAL CATEGORIES) ARE SUBJECT TO THE STANDARDS FOR USES IN THE GENERAL COMMERCIAL (GC) ZONE.

PROPOSED LOT INFORMATION

LOT #	STREET FRONTAGE (FT)	AREA (ACRES)	ZONE	OWNER
BLOCK 1				
1	569.5	1.940	LI	GRANITE INVESTMENTS, LLC.
2	556.1	4.568	LI	GRANITE INVESTMENTS, LLC.
3	406.3	5.109	LI	GRANITE INVESTMENTS, LLC.
4	656.9	5.094	LI	GRANITE INVESTMENTS, LLC.
5	478.1	1.200	LI	GRANITE INVESTMENTS, LLC.
BLOCK 2				
1	439.3	3.472	LI	GRANITE INVESTMENTS, LLC.
2	448.5	4.925	LI	GRANITE INVESTMENTS, LLC.
3	462.7	4.540	LI	GRANITE INVESTMENTS, LLC.
4	723.05	2.816	LI	GRANITE INVESTMENTS, LLC.
BLOCK 3				
1	356.4	4.188	LI	WEST PLAINS INVESTMENTS, LLC.
2	356.4	4.194	LI	WEST PLAINS INVESTMENTS, LLC.
3	1,043.3	6.548	LI	GRANITE INVESTMENTS, LLC.
4	1,078.2	6.794	LI	GRANITE INVESTMENTS, LLC.
5	356.5	4.208	LI	WEST PLAINS INVESTMENTS, LLC.
6	356.5	4.190	LI	WEST PLAINS INVESTMENTS, LLC.
BLOCK 4				
1	65.0	0.799	LI	WEST PLAINS INVESTMENTS, LLC.
2	945.7	5.056	LI	GRANITE INVESTMENTS, LLC.
3	385.1	5.068	LI	GRANITE INVESTMENTS, LLC.
4	385.1	5.069	LI	GRANITE INVESTMENTS, LLC.

PREPARED BY:
DCI ENGINEERS
707 W. 2ND AVENUE
SPOKANE, WASHINGTON 99201
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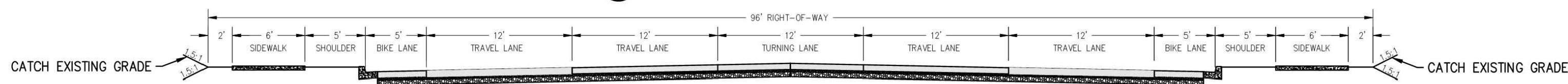
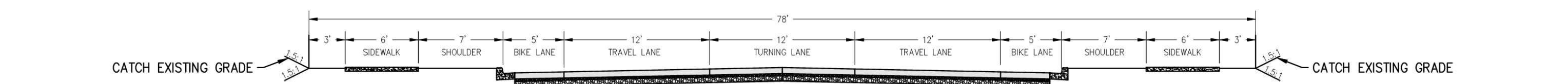
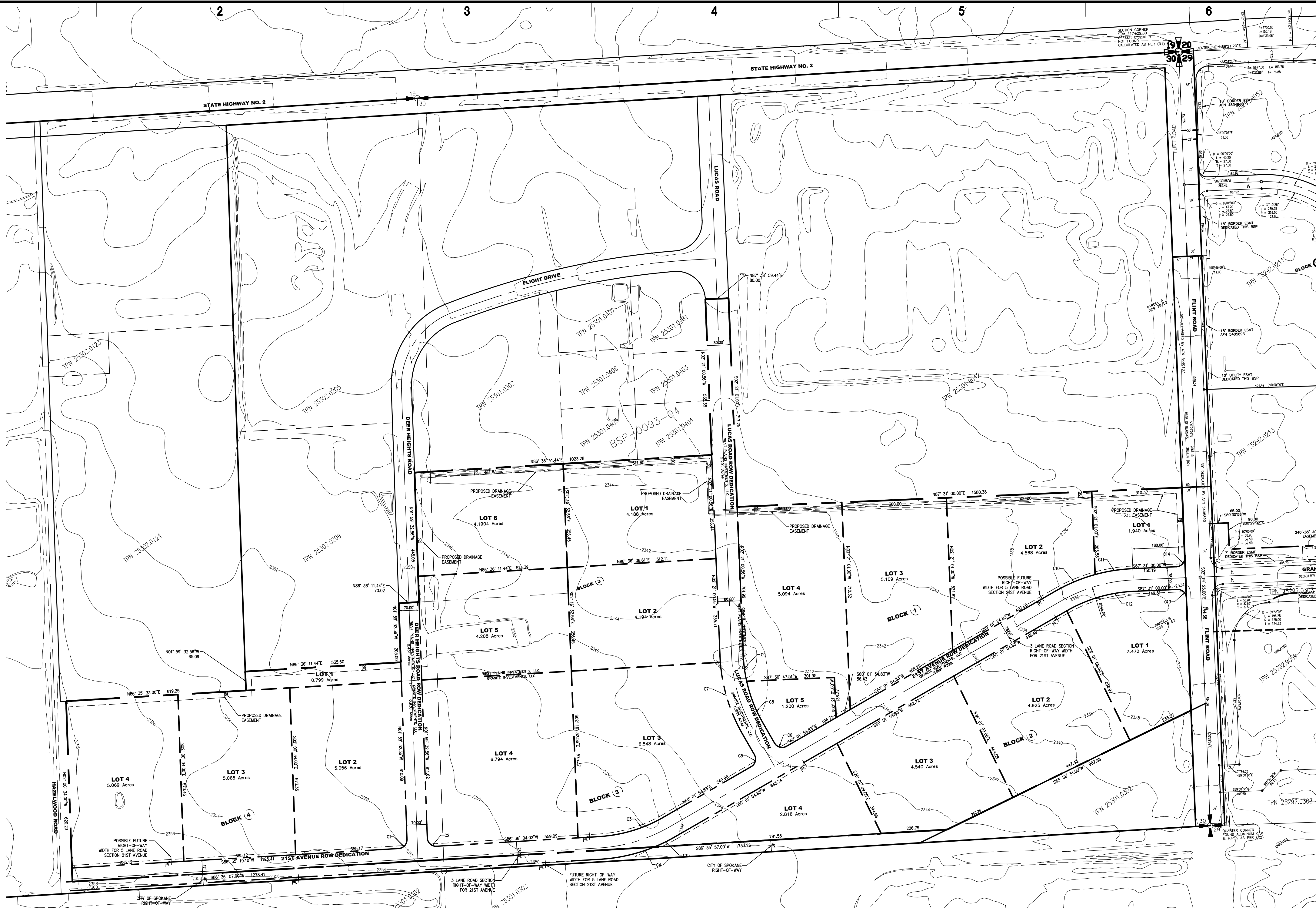
SIGNATURE:	
REVISIONS:	

APPROVALS:	Job No.:	19-42-0100
	Proj. Manager:	WNG
	Drawn:	JFS
	Reviewed:	WNG
	Dwg. Chk.:	JFS
	Date:	5-28-2020
	Scale:	N/A

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SHEET TITLE:
GENERAL CIVIL
INFORMATION

SHEET NO.
C0.00



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Curve Table			
Curve #	Length	Radius	Delta
C1	46.387	30.000	088.5935
C2	47.860	30.000	091.4065
C3	234.179	505.000	026.5692
C4	191.035	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	089.8403
C15	79.314	583.000	007.7948

PREPARED BY: **EDC ENGINEERS**
707 W. 2ND AVENUE
SPOKANE, WASHINGTON 99201
PHONE: (509) 455-4448 • FAX: (509) 455-7482
WEBSITE: www.edc-engineers.com
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SIGNATURE:

REVISIONS:

APPROVALS:

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Proj. Manager:	WNG
Drawn:	JFS
Reviewed:	WNG
Dwg. Chk.:	JFS
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Scale:	1" = 200'

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GRAPHIC SCALE
(IN FEET)
1 inch = 200 ft.

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