

LOCATED IN THE NW 1/4 OF THE NW 1/4, SEC. 12, T25N, R42E, W.M.  
CITY OF SPOKANE, WASHINGTON  
PRELIMINARY SHORT PLAT OF

# RIVERVIEW

A REPLAT OF A PORTION OF FORT VIEW SUBDIVISION  
CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON

SITE DATA		
PARCEL	25122.3024	
EXISTING ZONING	RSF	
USE	SINGLE FAMILY	
EXISTING LOTS	1	
PROPOSED LOTS	2	
PROJECT AREA	SF	AC
TOTAL LOT AREA	10,743	0.25
ROW AREA	0	0.00
MAX. LOT AREA	5,678	0.13
MIN. LOT AREA	5,065	0.12
DENSITY CALCULATIONS		
MAX. DENSITY	10 UNITS PER ACRE=2.5 UNITS	
PROPOSED DENSITY	8 UNITS PER ACRE=2 UNITS	
DOMESTIC WATER	CITY OF SPOKANE	
SANITARY SEWER	CITY OF SPOKANE	
FIRE DEPARTMENT	CITY OF SPOKANE	

## LEGAL DESCRIPTION

LOT 8, BLOCK 1, AND THAT PORTION OF LOT 11, BLOCK 1, FORT VIEW SUBDIVISION, REPLAT OF PART OF BLOCK 22, 23, 24 AND 25, ALTA VISTA ADDITION TO THE CITY OF SPOKANE, AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 12, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID LOT 11; THENCE FROM SAID POINT OF BEGINNING SOUTH 59°00'00" EAST, ALONG THE SOUTHERLY LINE OF SAID LOT 11, A DISTANCE OF 30.00 FEET; THENCE LEAVING SAID LINE NORTH 5°49'43" EAST, A DISTANCE OF 70.54 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT 11; THENCE SOUTH 31°00'00" WEST, ALONG SAID LINE, 63.85 FEET TO THE POINT OF BEGINNING; AND THAT PORTION OF LOT 9, BLOCK 1 OF SAID PLAT DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH CORNER COMMON TO LOTS 8 AND 9, BLOCK 1 OF SAID FORT VIEW SUBDIVISION, THE TRUE POINT OF BEGINNING; THENCE SOUTH 10°05'33" WEST ON THE BOUNDARY COMMON TO LOTS 8 AND 9, A DISTANCE OF 80.87 FEET; THENCE NORTH 00°50'34" EAST 79.82 FEET TO THE NORTHERLY BOUNDARY OF LOT 9; THENCE NORTH 89°59'00" EAST ON THE NORTHERLY BOUNDARY LINE OF LOT 9, A DISTANCE OF 13.00 FEET TO THE TRUE POINT OF BEGINNING; EXCEPTING THEREFROM THAT PORTION OF SAID LOT 8, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEASTERLY CORNER OF SAID LOT 8; THENCE FROM SAID POINT OF BEGINNING WEST, ALONG THE NORTHERLY LINE OF SAID LOT 8, A DISTANCE OF 13.38 FEET; THENCE LEAVING SAID LINE SOUTH 00°20'26" WEST, 76.13 FEET; THENCE SOUTH 5°49'43" EAST, A DISTANCE OF 6.78 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF SAID LOT 8; THENCE NORTH 31°00'00" EAST ALONG SAID LINE, A DISTANCE OF 7.17 FEET TO THE SOUTHWESTERLY CORNER OF LOT 7, SAID BLOCK 1; THENCE CONTINUING ALONG SAID EASTERLY LINE OF SAID LOT 8, NORTH 8°02'02" EAST, A DISTANCE OF 77.49 FEET TO THE POINT OF BEGINNING; AND EXCEPTING THEREFROM THAT PORTION OF SAID LOT 8 DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH CORNER COMMON TO LOTS 8 AND 9, BLOCK 1 OF SAID FORT VIEW SUBDIVISION; THENCE SOUTH 10°05'33" WEST ON THE BOUNDARY COMMON TO LOTS 8 AND 9, A DISTANCE OF 80.87 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 00°50'34" WEST, 35.85 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF LOT 8, A POINT ON A NON-TANGENT CURVE (RADIAL BEARING SOUTH 17°23'33" WEST); THENCE NORTHWESTERLY ALONG SAID CURVE BEING CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 228.23 FEET AND A CENTRAL ANGLE OF 01°27'22"; A DISTANCE OF 5.80 FEET TO THE SOUTH CORNER COMMON TO SAID LOTS 8 AND 9 (RADIAL BEARING SOUTH 15°56'11" WEST); THENCE NORTH 10°05'33" EAST ON THE BOUNDARY COMMON TO LOTS 8 AND 9, A DISTANCE OF 34.72 FEET TO THE TRUE POINT OF BEGINNING;

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

Tax Parcel No. 25122.3024

## SOILS DESCRIPTION

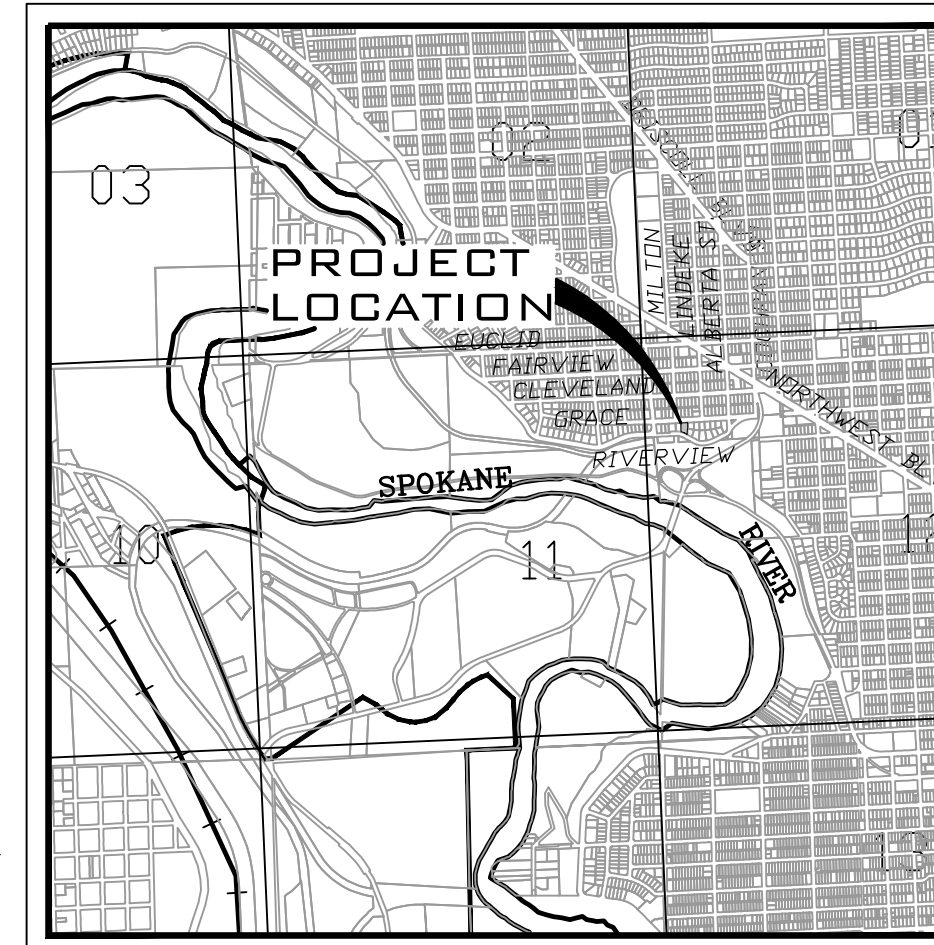
7110-URBAN LAND-OPPORTUNITY, DISTURBED COMPLEX,  
0-3% SLOPES.  
7111-URBAN LAND-OPPORTUNITY, DISTURBED COMPLEX,  
3-8% SLOPES.

## DRAINAGE NOTES

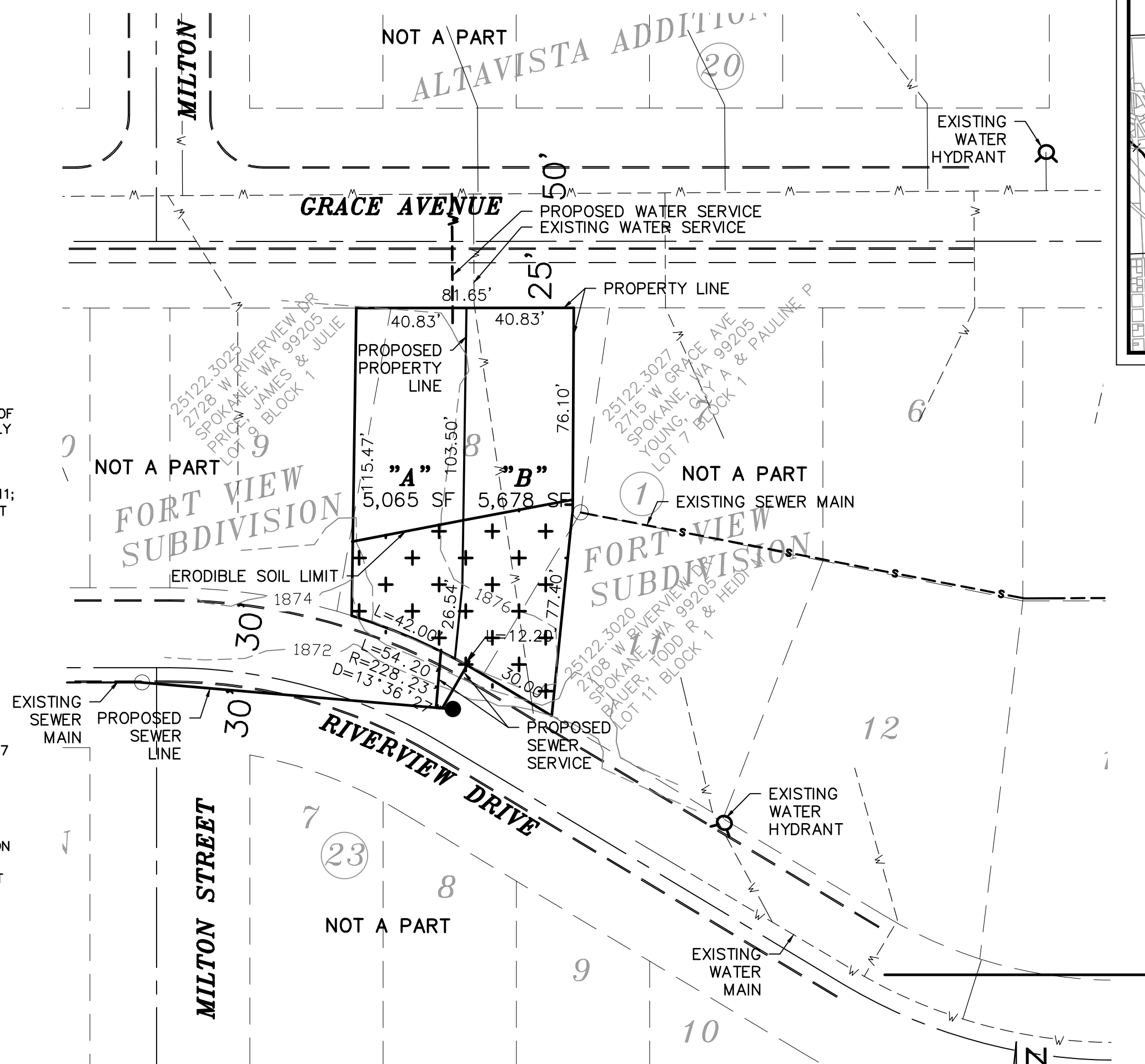
1. STREET AND DRAINAGE IMPROVEMENTS ARE EXISTING AND WILL NOT BE CHANGED AS PART OF THIS PROJECT

## CRITICAL AREAS

1. ERODIBLE SOILS FOUND ON SOUTHERN HALF OF THE PROPERTY.  
2. LOCATED IN THE AQUIFER SENSITIVE AREA.



VICINITY MAP  
NOT TO SCALE



**ENGINEER**  
WHIPPLE CONSULTING ENGINEERS  
21 S. PINES ROAD  
SPOKANE VALLEY, WA 99206  
PHONE: 509-893-2617  
CONTACT: TODD WHIPPLE, P.E.  
TODD@WHIPPLECE.COM

**SURVEYOR**  
WHIPPLE CONSULTING ENGINEERS  
21 S. PINES ROAD  
SPOKANE VALLEY, WA 99206  
PHONE: 509-893-2617  
CONTACT: WAYNE LOCKMAN P.L.S.

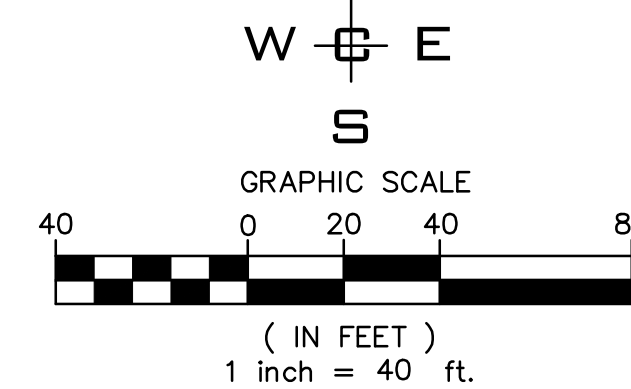
**PROPERTY OWNER**  
DAVID CZINGER  
PO BOX 18616  
SPOKANE, WA 99228  
PHONE: 509-890-8564

## WATER & SEWER NOTES

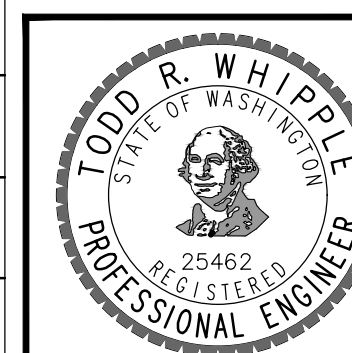
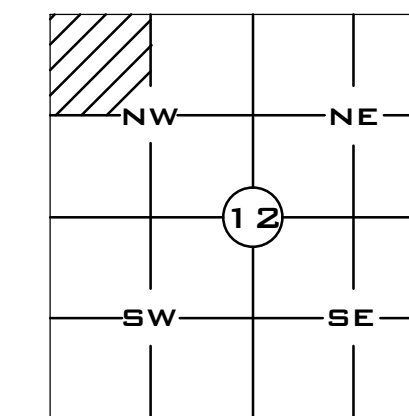
- CITY WATER AND SEWER MAINS EXIST IN STREETS.
- ADDITIONAL WATER SERVICE WILL BE NEEDED TO CONNECT FROM EXISTING MAIN TO ONE LOT.
- SEWER SERVICES PROPOSED OFF RIVERVIEW DR. SEWER LINE, FOR BOTH LOTS..

## POWER NOTES

- TO BE DETERMINED AT TIME OF CONNECTION.



## LOCATION



PROJ #:	22-3314	CIVIL	
DATE:	08/16/22	STRUCTURAL	
DRAWN:	KDT	SURVEYING	
REVIEWED:	TRW	TRAFFIC	
		PLANNING	X
		LANDSCAPE	
		OTHER	



**PRELIMINARY SHORT PLAT  
RIVERVIEW SHORT PLAT  
2724 W. RIVERVIEW DR.  
CITY OF SPOKANE, WASHINGTON**

**SHEET  
1 OF 1**

JOB NUMBER  
**22-3314**