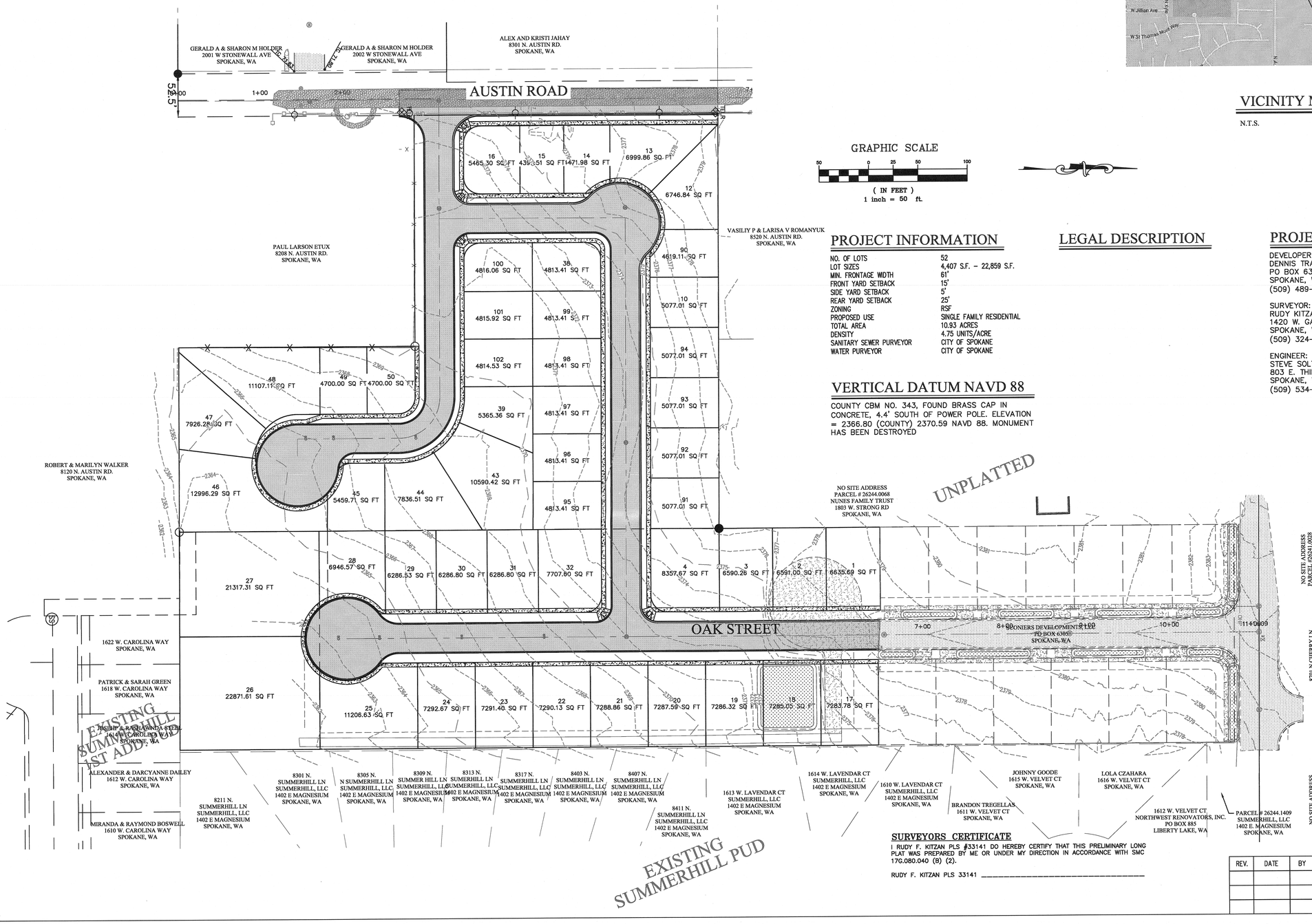
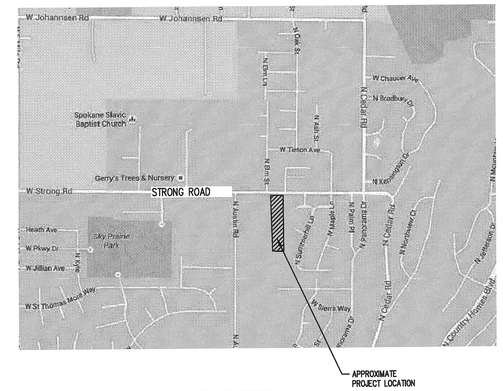
PRELIMINARY PLAT
FOR

SCONIERS' 1ST ADDITION

IN THE SE QUARTER OF SECTION 24, TOWNSHIP 26 NORTH, RANGE 42 EAST, W.M., CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON





VICINITY MAP

N.T.S.

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

PROJECT INFORMATION

NO. OF LOTS	52
LOT SIZES	4,407 S.F. – 22,859 S.F.
MIN. FRONTAGE WIDTH	61'
FRONT YARD SETBACK	15'
SIDE YARD SETBACK	5'
REAR YARD SETBACK	25'
ZONING	RSF
PROPOSED USE	SINGLE FAMILY RESIDENTIAL
TOTAL AREA	10.93 ACRES
DENSITY	4.75 UNITS/ACRE
SANITARY SEWER PURVEYOR	CITY OF SPOKANE
WATER PURVEYOR	CITY OF SPOKANE

VERTICAL DATUM NAVD 88

COUNTY CBM NO. 343, FOUND BRASS CAP IN CONCRETE, 4.4' SOUTH OF POWER POLE. ELEVATION = 2366.80 (COUNTY) 2370.59 NAVD 88. MONUMENT HAS BEEN DESTROYED

LEGAL DESCRIPTION

PROJECT CONTACTS

DEVELOPER:
DENNIS TRAINOR, WESTERN STATES CONSTRUCTION
PO BOX 6305
SPOKANE, WA 99217
(509) 489–3107

SURVEYOR:
RUDY KITZAN, RFK LAND SURVEYING
1420 W. GARLAND AVE.
SPOKANE, WA 99205
(509) 324–7861

ENGINEER:
STEVE SOLTYS, J.R. BONNETT ENGINEERING
803 E. THIRD AVE.
SPOKANE, WA 99202
(509) 534–3929

SURVEYORS CERTIFICATE

I RUDY F. KITZAN PLS #33141 DO HEREBY CERTIFY THAT THIS PRELIMINARY LONG PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION IN ACCORDANCE WITH SMC 17G.080.040 (B) (2).

RUDY F. KITZAN PLS 33141 _____

REV.	DATE	BY	DESCRIPTION

J.R. BONNETT ENGINEERING
CIVIL AND STRUCTURAL CONSULTING AND DESIGN
803 E. 3rd AVENUE
SPOKANE, WASHINGTON 99202
(509) 534–3929 / FAX (509) 534–4014

JOB TITLE
SCONIERS' DEVELOPMENT
1ST ADDITION
SPOKANE WASHINGTON

SHEET TITLE
RFK LAND SURVEYING

DATE APRIL, 2017
DRAWN BY RKJ
DESIGN BY SPS
JOB NO. 09–137.10
SHEET NO. C1.1