

BUILDING OPPORTUNITY AND CHOICES FOR ALL (BOCA) DEVELOPMENT

WILLIAMS SHORT PLAT-Z23-XXXPSP

A PORTION OF LOT 2, BLOCK 1, LAVAGETTOS SUBDIVISION OF TRACT 10 AND PART OF TRACT 9 OF DESSERTS 5 ACRE TRACT AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 20, A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, SECTION 28, TOWNSHIP 25 NORTH, RANGE 43 EAST, W.M., CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON

SITE DATA TABLE

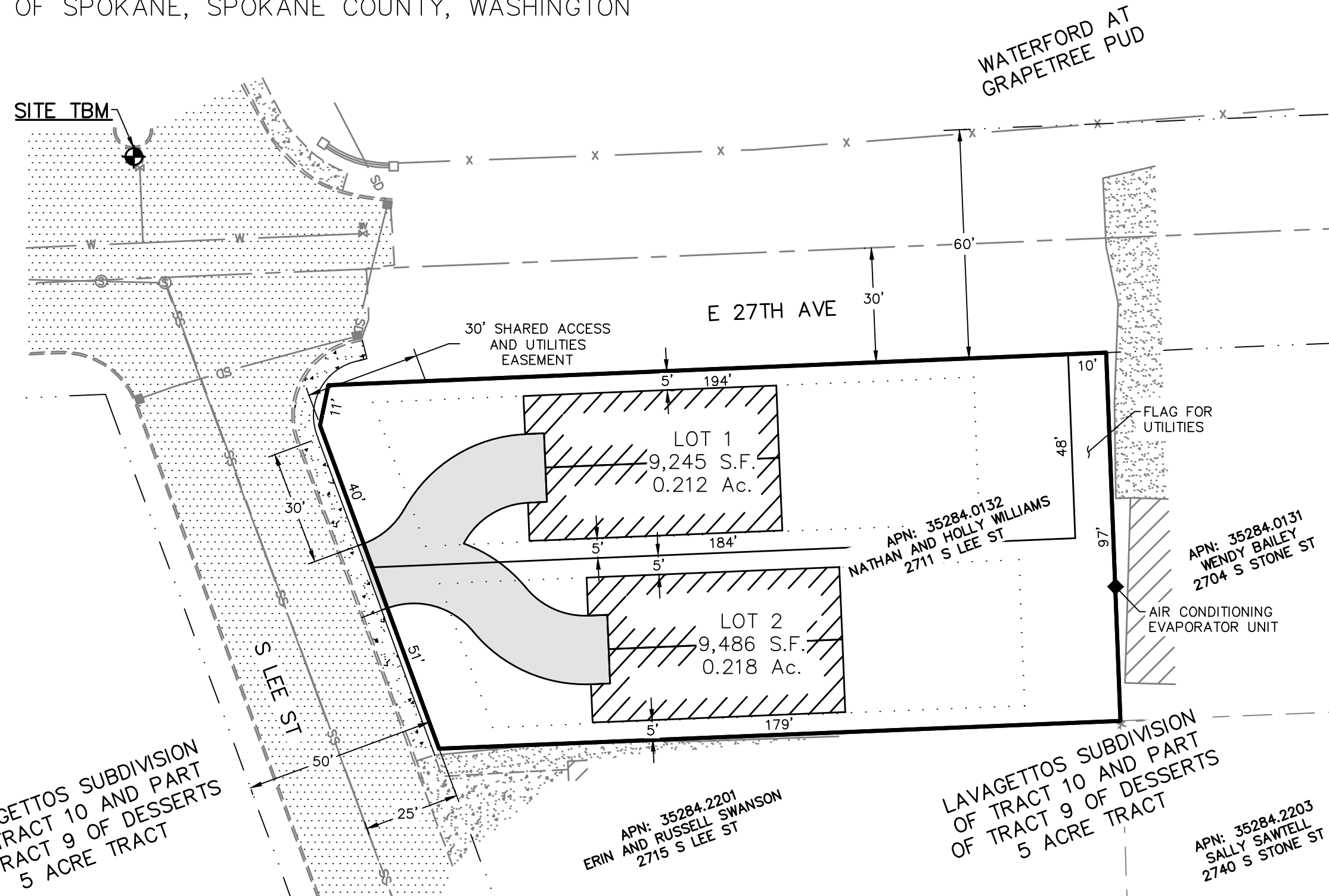
NO. OF PROPOSED PARCELS	2
NO. OF PROPOSED UNITS	4
EXISTING STRUCTURES/USES	RSF
RESIDENTIAL PARCEL SIZES	SEE EXHIBIT
ZONING/LAND USE	RSF
TOTAL SITE AREA	18,731 S.F. / 0.430 AC.
PROPOSED DENSITY	9.3 DU/AC.
MAXIMUM ALLOWED DENSITY	10 DU/AC.
SANITARY SEWER	CITY OF SPOKANE
WATER PURVEYOR	CITY OF SPOKANE
PROPOSED USE	DUPLEX
MINIMUM FRONTAGE/ LOT AREA	40'/4,350 S.F. (1-FAMILY)
SETBACKS	15' FRONT 20' FRONT (GARAGE) 25' REAR 5' SIDE 5' STREET SIDE

OWNER/DEVELOPER

NATHAN WILLIAMS
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SURVEYOR/AGENT

TROY CARLSON/CLIFTON TRIMBLE
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UTILITY STATEMENT:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, INCLUDING PAINT MARKINGS PROVIDED FROM AN OUTSIDE UTILITY LOCATE COMPANY AND/OR EXISTING DRAWINGS AND RECORDS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ALL UNDERGROUND UTILITIES NEED TO BE VERIFIED FOR DEPTH AND ACCURACY.

SURVEYOR NOTES:

1. THE BOUNDARY SHOWN IS PER LEGAL DESCRIPTIONS, RECORD OF SURVEYS AND PLATS AND FOUND MONUMENTATION WITH IN THE AREA. THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY, NO PROPERTY CORNERS WERE SET.
2. THE CONTOURS SHOWN ARE DERIVED FROM DIRECT FIELD OBSERVATIONS AND COMPLY WITH THE NATIONAL MAPPING STANDARDS, OF ONE-HALF THE CONTOUR INTERVAL SHOWN.
3. THE PURPOSE OF THE SURVEY IS TO PROVIDE OWNER AND CONSULTANTS A REPRESENTATION OF GENERAL SITE FEATURES AS OBTAINED ON THE DATE OF FIELD SURVEY, OCTOBER, 2022, AND TO PREPARE A PRELIMINARY PLAT.
4. LOT 1 HAS GREEN COVER ACROSS 65% OF THE AREA BETWEEN THE FRONT LOT LINE AND FRONT BUILDING LINE. LOT 2 HAS GREEN COVER ACROSS 61% OF THE AREA BETWEEN THE FRONT LOT LINE AND FRONT BUILDING LINE.

LEGAL DESCRIPTION

LOT 2 IN BLOCK 1 OF LAVAGETTOS SUBDIVISION OF TRACT 10 AND PART OF TRACT 9 OF DESSERTS 5 AC. TRACT, AS PER PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 20;

EXCEPT THAT PORTION CONVEYED TO THE CITY OF SPOKANE BY DEED RECORDED UNDER AUDITOR'S FILE NO. 8006300122, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF LEE STREET 11 FEET SOUTHEASTERLY OF THE NORTHWEST CORNER OF LOT 2, BLOCK 1;
THENCE NORTHEASTERLY 11 FEET 11 FEET OF THE NORTHWEST CORNER OF SAID LOT;
THENCE EASTERLY 6 FEET ALONG THE SOUTH LINE OF 27TH AVENUE;
THENCE SOUTHWESTERLY 10.7 FEET TO THE POINT OF BEGINNING.

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

TITLE INFORMATION:

THIS MAP REPRESENTS INFORMATION AS SHOWN ON THE TITLE REPORT BY FIRST AMERICAN TITLE INSURANCE COMPANY, GUARANTEE NUMBER 4075855, DATED: JUNE 09, 2023.

ELEVATION DATUM

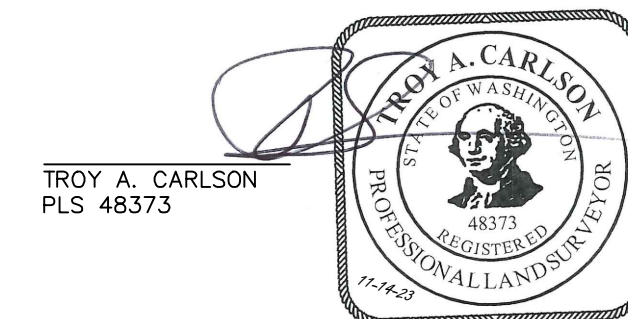
NAVD88 ESTABLISHED FROM GPS OBSERVATION ON LOCAL CONTROL POINTS USING THE WASHINGTON STATE REFERENCE NETWORK.

SITE TBM

MAG NAIL
2 FEET SOUTH OF CURB ISLAND
ELEVATION: 2356.29

SURVEYOR'S CERTIFICATE

I, TROY A. CARLSON, PLS 48373, DO HEREBY CERTIFY THAT THIS PRELIMINARY PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION IN ACCORDANCE WITH LOCAL ORDINANCES AND THAT THE TOPOGRAPHICAL ITEMS SHOWN ARE IN ACCORDANCE WITH WAC 332-130-145.



TROY A. CARLSON
PLS 48373

LEGEND - EXISTING FEATURES

---	SUBJECT PARCEL BOUNDARY
---	EXISTING PROPERTY LINE
---	RIGHT-OF-WAY CENTER LINE
---	RIGHT-OF-WAY LINE
---	PROPOSED EASEMENT LINE
---	2360 MAJOR CONTOUR
---	2361 MINOR CONTOUR
X	FENCE
W	WATER LINE
SS	SANITARY SEWER LINE
SD	STORM DRAIN LINE
---	CURB
---	ASPHALT
---	CONCRETE
---	GRAVEL
---	BUILDING
⊙	SANITARY SEWER MANHOLE
⊗	WATER VALVE
■	CATCH BASIN

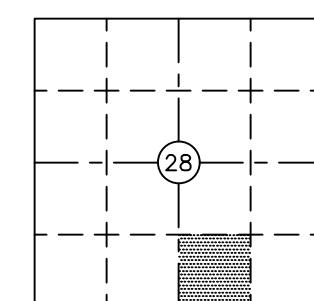
LEGEND - PROPOSED FEATURES

---	PROPOSED PROPERTY LINE
---	PROPOSED EASEMENT LINE
---	BUILDING SETBACK LINE
---	BUILDING FOOTPRINT
---	CONCRETE
---	ASPHALT

GRAPHIC SCALE

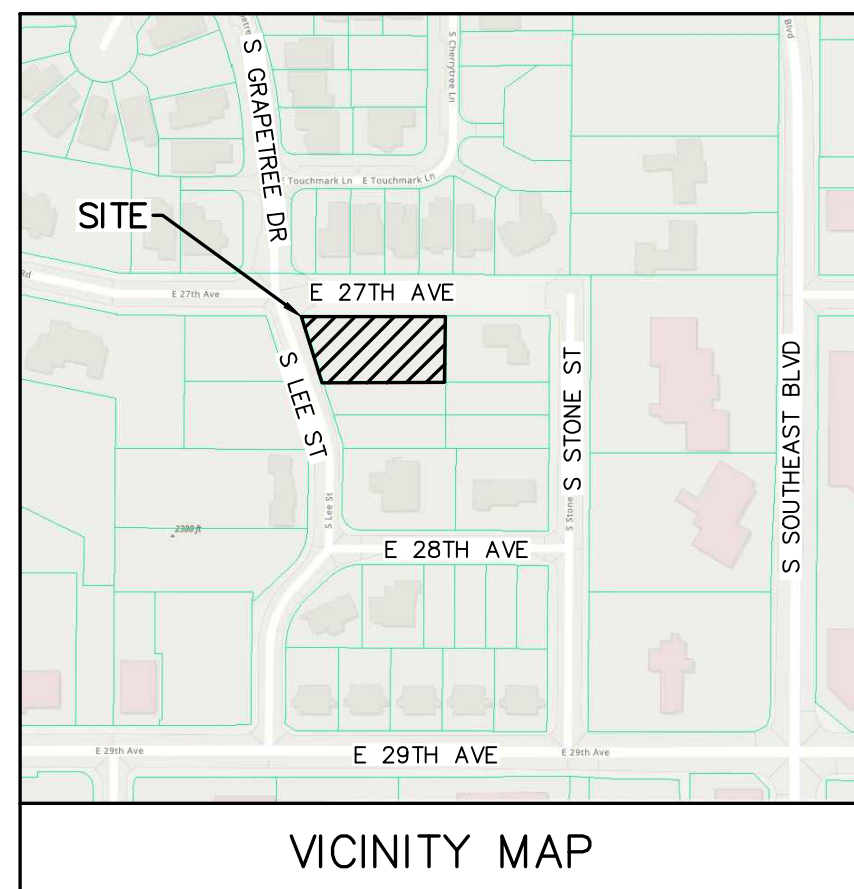


(IN FEET)
1 inch = 30 ft.
CONTOUR INTERVAL: 1 FT.



LAVAGETTOS SUBDIVISION OF TRACT 10 AND PART OF TRACT 9 OF DESSERTS 5 ACRE TRACT

LAVAGETTOS SUBDIVISION OF TRACT 10 AND PART OF TRACT 9 OF DESSERTS 5 ACRE TRACT



22-333-PRE-PLAT.dwg 18x24 PP

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DATE	11/14/2023	SCALE	1" = 30'
FIELD BOOK	22-333	DRAWN	JRB
PROJECT NUMBER	22-333	DRAWING NO.	1 OF 1