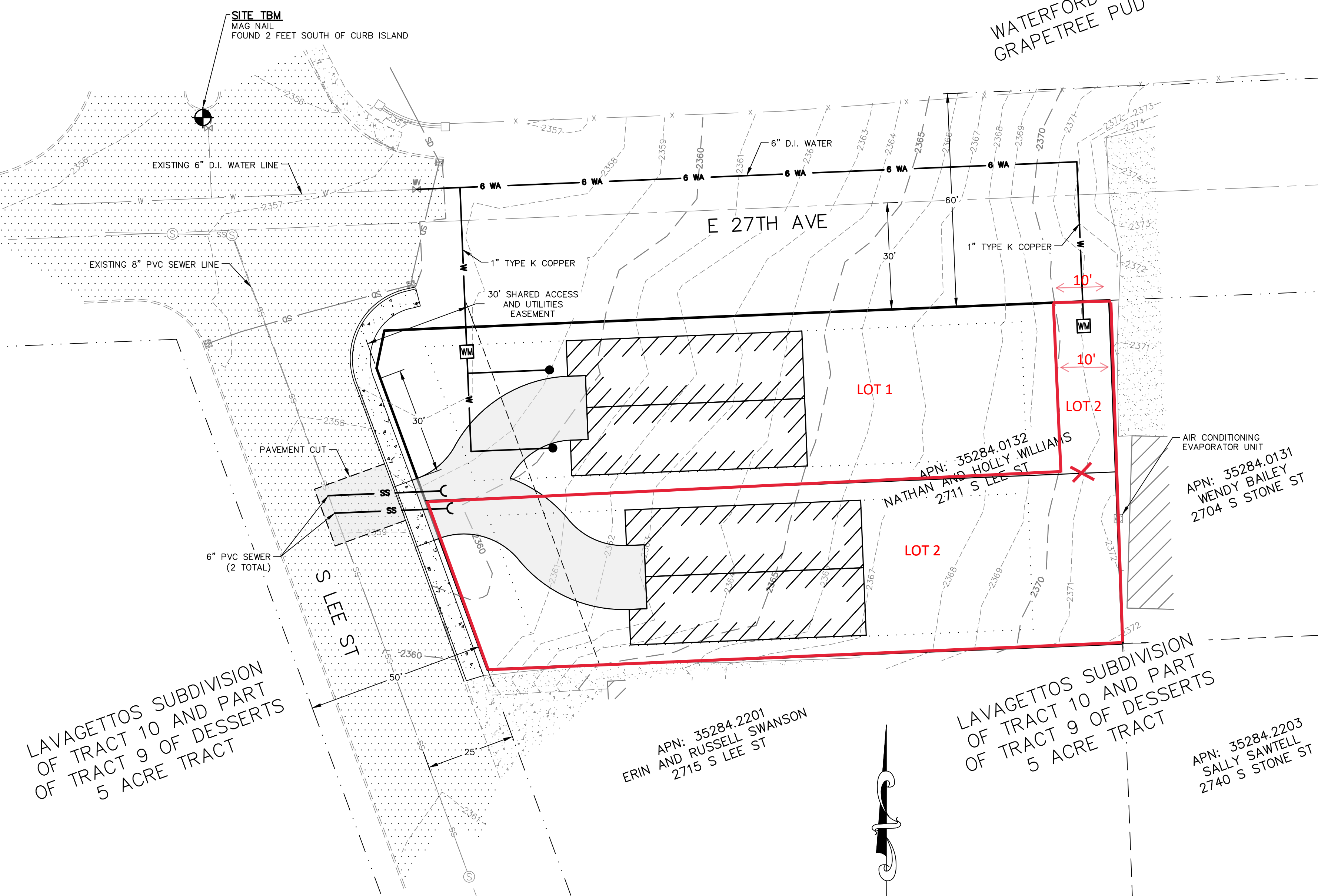


EXISTING FEATURES		PROPOSED IMPROVEMENTS	
	ASPHALT SURFACING		ASPHALT SURFACING
	CURB		CURB
	GRAVEL		CONCRETE OR SIDEWALK
	SIDEWALK OR CONCRETE		DRYWELL
	FOUND POINT AS NOTED		STORM MANHOLE
	DRYWELL		CONCRETE INLET
	STORM MANHOLE		CURB INLET
	CATCH BASIN		POWER POLE
	GUY WIRE POLE		SIGN
	POWER POLE/TELEPHONE POLE		WATER VALVE
	LIGHT POLE		WATER METER
	TELEPHONE ENCLOSURE		FIRE HYDRANT
	WATER VALVE		WATER SHUTOFF
	FIRE HYDRANT		WATER VAULT
	SANITARY SEWER MANHOLE		SANITARY SEWER MANHOLE
	TREE (DECIDUOUS OR CONIFEROUS)		CLEANOUT (CO)
	WATER LINE		GAS METER
	SANITARY SEWER LINE		WATER LINE (AS SIZED)
	STORM DRAIN LINE / CULVERT		SLEEVE FOR WATER/SEWER CROSSING
	POWER LINE (OHP OR BP)		SANITARY SEWER LINE
	TELEPHONE LINE (OHT OR BT)		STORM DRAIN LINE/CULVERT
	GAS LINE		CONTOURS
	CONTOURS		STORM WATER SWALE/POND
	FENCE		DIRECTION OF SURFACE STORM WATER DRAINAGE
	FIBER OPTIC LINE		TOP OF CURB ELEVATION
			FLOWLINE ELEVATION
			CURB INLET INLET ELEVATION AT FLOWLINE
			FINISHED GRADE ELEVATION

**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.



**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

**CONTACT PERSON/PERMIT APPLICANT**

NATHAN WILLIAMS  
10416 S HATCH RD.  
SPOKANE, WA, 99224  
PHONE: 509-990-5084  
EMAIL: NATE@CITYPOSTANDRAIL.COM

**PROJECT ADDRESS**  
PARCEL NUMBER(S): 35284.0132  
2711 S LEE STREET  
CITY OF SPOKANE, WA

**PROJECT / SITE DESCRIPTION**

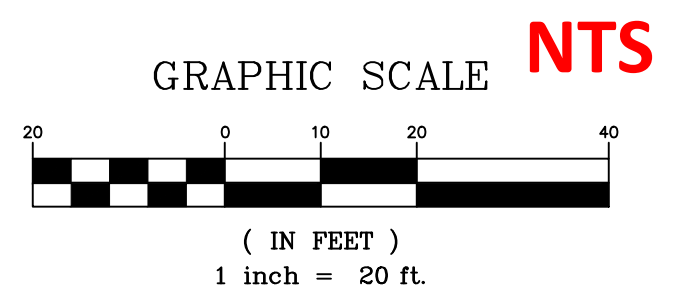
THE PROPOSED PROJECT INCLUDES THE SUBDIVISION OF AN EXISTING LOT FOR FUTURE DEVELOPMENT OF RESIDENTIAL BUILDINGS, DRIVEWAYS, DRAINAGE IMPROVEMENTS, AND UTILITY INFRASTRUCTURE.

**SOIL TYPE**

THE SOILS IN THIS REGION OF THE SUBJECT PROPERTY HAVE BEEN IDENTIFIED BY THE USDA NATURAL RESOURCES CONSERVATION SERVICE (NRCS) PREDOMINANTLY AS NORTHSTAR ROCK OUTCROP ROCKLY COMPLEX AND URBAN LAND NORTHSTAR DISTURBED COMPLEX, WHICH IS CLASSIFIED AS HYDROLOGIC GROUP "C" SOIL BY THE NRCS.

**EXISTING CONDITIONS**

THE PROJECT SITE IS AN UNDEVELOPED PROPERTY THAT SLOPES TO THE NORTHWEST CORNER OF THE SITE. THE PROJECT AREA IS PREDOMINANTLY EXPOSED SOILS.



22-333-SITE.dwg UTILITY CONCEPT  
LOCATES (2 WORKING DAYS NOTICE REQUIRED PRIOR TO EXCAVATION)  
LOCAL CALLING NUMBERS  
SPOKANE COUNTY

8-1-1

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

**SITE TRM**  
MAG NAIL  
2 FEET SOUTH OF CURB ISLAND  
ELEVATION: 2356.29

CALL BEFORE YOU DIG 811

NO.	DESC.	DATE	BY

**storhäng**  
civil engineering planning  
landscape architecture surveying  
510 east third avenue | spokane, wa | 99202  
p 509.242.1000 | f 509.242.1001

**UTILITY CONCEPT EXHIBIT**  
**WILLIAMS SHORT PLAT-Z23-XXXXSP**

SHEET TITLE  
PROJECT TITLE

2711 S LEE ST  
SPOKANE, WA

**PRELIMINARY**  
**NOT FOR CONSTRUCTION**  
**FOR REGULATORY REVIEW ONLY**

DATE	09/26/23
DRAWN	JWS
CHECKED	XXX
PROJECT NUMBER	22-333
DRAWING NO.	1 OF 1
UTILITY	