

PRELIMINARY SHORT PLAT

IN THE S 1/2 OF THE SW 1/4 OF SECTION 36, TOWNSHIP 26 NORTH,
RANGE 43 EAST, W.M., SPOKANE COUNTY, WASHINGTON
APN: 36363.9116

LEGAL DESCRIPTION

(APN 36363.9116)

THAT PORTION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 36, TOWNSHIP 26 NORTH, RANGE 43 EAST, W.M.,

LYING SOUTH OF VALLEY SPRINGS ROAD AND SOUTH OF THE FOLLOWING DESCRIBED LINE:

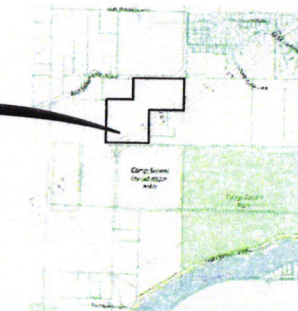
BEGINNING AT THE EAST 1/16TH CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION; THENCE ALONG THE NORTH LINE OF THE SOUTH HALF SUBDIVISION WEST 879.5 FEET; THENCE AT RIGHT ANGLES SOUTH 459 FEET; THENCE AT RIGHT ANGLES WEST 985.40 FEET; THENCE SOUTH 68°56' WEST, 211.5 FEET; THENCE 9°55' WEST, 155 FEET MORE OR LESS, TO THE SOUTHERLY RIGHT OF WAY LINE OF VALLEY SPRINGS ROAD;

EXCEPT THAT PORTION LYING WEST OF THE EAST 1504 FEET OF THE SOUTHWEST QUARTER;

ALSO EXCEPT THE SOUTH 660 FEET OF THE EAST 660 FEET OF THE SOUTHWEST QUARTER;

SITUATE IN THE COUNTY OF SPOKANE, STATE OF WASHINGTON;

PROJECT AREA



VICINITY MAP
N.T.S.

SITE DATA TABLE

NO. OF BUILDING PARCELS	3 + 1 IN OPEN SPACE
MINIMUM FRONTAGE	80 FEET
MINIMUM REQUIRED DEPTH	NONE FEET
PARCEL SIZES	1.0 ACRES +
TYPICAL FRONTAGE	230'
TYPICAL DEPTH	190'
MINIMUM FRONT/SIDE SETBACKS	25' FRONT / 5' SIDE/REAR
ZONING PROPOSED	CLUSTER DEVELOPMENT-UR
ZONING EXISTING	UR - URBAN RESERVE
STRUCTURES/USES	SINGLE FAMILY RESIDENTIAL
SANITARY SEWER	INDIVIDUAL ON-SITE SEWER SYSTEMS
WATER PURVEYOR	INDIVIDUAL WELLS
PROPOSED USE	SINGLE FAMILY RESIDENTIAL
TOTAL AREA	30.1 ACRES
OPEN SPACE %	88.3%
AVERAGE LOT SIZE	1 ACRE
BUILDING HEIGHT	25' MAX
BUILDING COVERAGE	50% MAX.
NATURAL FEATURES/CRITICAL AREAS	NONE KNOWN
TOPOGRAPHIC INFORMATION	SLOPING
LANDSCAPING	NATURAL WITH PINE TREES

* 5' + 1 ADDITIONAL FOOT FOR EACH FOOT OF STRUCTURE HEIGHT OVER 25 FEET

LEGEND

	PROPOSED PLAT BOUNDARY
	PROPOSED LOT LINES
	EASEMENT LINE
	REMAINDER
	ASPHALT PAVEMENT
	GRAVEL ROAD
	POWER POLES
	OVERHEAD POWER

OWNER/APPLICANT

SKYLINE HOMES
8812 E. KNOX AVE.
SPOKANE VALLEY, WA. 99206

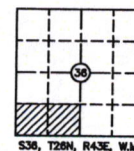
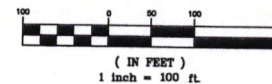
AGENT

STORHAUG ENGINEERING
510 E. THIRD AVENUE
SPOKANE, WASHINGTON 99202
509-242-1000

RECEIVED
SPOKANE COUNTY

APR 9 2018

GRAPHIC SCALE



S36, T26N, R43E, W.M.

BUILDING AND PLANNING DEPT

civil engineering planning
landscape architecture surveying

510 east third avenue | spokane, wa | 99202
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DATE	SCALE
FIELD BOOK	DRAWN
BK. -, PG. -	KSN
PROJECT NUMBER	DRAWING NO.
17-343	1 OF 1

17-343 plat.dwg 18 x 24 Pre-app (1)

