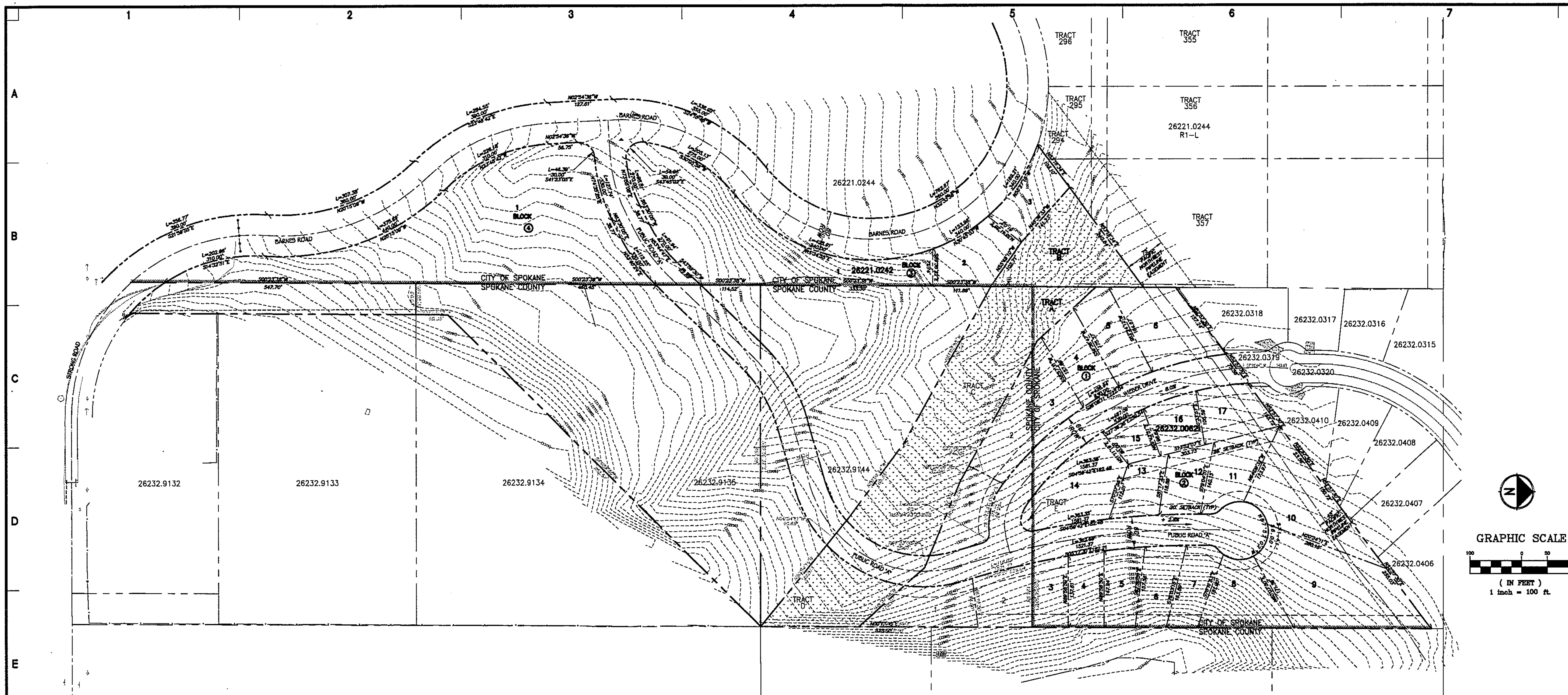

PROJECT PROPERTY

TPN: 26232.0062
ZONE R1
7.59 ACRES

TPN: 26221.0242
ZONE R1-L
5.97 ACRES

PROJECT PROPOSAL

SUBDIVIDE 2 EXISTING TAX PARCELS INTO 19 SINGLE-FAMILY RESIDENTIAL LOTS, 2 LOTS FOR DUPLEXES, AND 2 MULTI-FAMILY RESIDENTIAL LOT WITH A P.U.D. OVERLAY.

ZONE R1 REQUIREMENTS

ALLOWABLE DENSITY: OVER 4 TO 10 UNITS PER ACRE
PROPOSED DENSITY: 5.97 UNITS PER ACRE

MINIMUM LOT AREA: 7200 S.F.
MINIMUM LOT WIDTH: 6.0 FT.
MINIMUM BUILDING COVERAGE: 40%
MINIMUM LOT DEPTH: 80 FT
MINIMUM FRONT YARD: 20 FT
MINIMUM REAR YARD: 25 FT
MINIMUM SIDE YARD: 2 YARDS OF AT LEAST 5 FT EACH, TOTALLING 20 PERCENT OF THE LOT WIDTH, UP TO A TOTAL OF 20 FT
MAXIMUM BUILDING HEIGHT: 30 FT

OWNER

BARNES ROAD, LLC
608 E. HOLLAND AVENUE
SPOKANE, WA 99218
CONTACT: LOWELL McKEE
PHONE: (509) 467-6654
FAX: (509) 467-3534

CIVIL ENGINEER

DCI ENGINEERS
601 W. RIVERSIDE, SUITE 600
SPOKANE, WA 99201
CONTACT: WADE GELHAUSEN, P.E.
PHONE: (509) 455.4448
FAX: (509) 455-7492

SURVEYOR

CENTURY SURVEY
111 N. VISTA ROAD
SPOKANE VALLEY, WA 99212
CONTACT: JEFF MACKLEIT, PLS
PHONE: (509) 535-3507

LEGAL DESCRIPTION

THAT PORTION OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER LYING SOUTHERLY AND EASTERLY TO THE PLAT OF SUNSET TRAILS SECOND ADDITION, IN SECTION 23, TOWNSHIP 26 NORTH, RANGE 42 EAST, W.M., IN SPOKANE COUNTY WASHINGTON. } TPN 26232.0062 (INCLUDES TPN 26232.9144 EXCLUDED FROM THIS PROPOSAL)

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 26 NORTH, RANGE 42 EAST, W.M., SPOKANE COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT A 3/4" REBAR MARKING THE EAST QUARTER OF SAID SECTION 22; THENCE NORTH 00°23'38" EAST ALONG THE EAST LINE OF SAID NORTHEAST QUARTER A DISTANCE OF 306.47 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 87.30 FEET TO WHICH A RADIAL LINE BEARS NORTH 51°18'18" EAST, SAID POINT BEING A POINT ON THE NORTHERLY LINE OF STRONG ROAD RIGHT-OF-WAY (60 FEET WIDE) AS SHOWN ON THE OFFICIAL PLAT MAP AT THE OFFICE OF COUNTY ENGINEER FOR SECTION 22, TOWNSHIP 26 NORTH, RANGE 42 EAST, AND THE TRUE POINT OF BEGINNING; } TPN 26232.0062

THENCE NORTHWESTERLY ALONG SAID NORTHERLY LINE AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 40°19'46 AN ARC DISTANCE OF 61.45 FEET TO A POINT ON THE EASTERLY LINE OF THE PROPOSED BARNES ROAD RIGHT-OF-WAY (80 FEET WIDE) AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 310.00 FEET TO WHICH A RADIAL LINE BEARS SOUTH 87°37'47" WEST;

THENCE ALONG SAID EASTERLY LINE THROUGH THE FOLLOWING 6 COURSES:

1) NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 6°34'43" AN ARC DISTANCE OF 35.59 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 440.00 FEET;
2) NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 48°55'18" AN ARC DISTANCE OF 375.69 FEET TO THE BEGINNING OF A CRUVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 310.00 FEET;
3) NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 41°48'13" AN ARC DISTANCE OF 226.18 FEET;
4) NORTH 02°54'36" WEST A DISTANCE OF 127.61 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 275.00 FEET;
5) NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 54°22'42" AN ARC DISTANCE OF 261.00 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 340.00 FEET
6) NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 121°09'24" AN ARC DISTANCE OF 718.96 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF AN EXISTING 75 FOOT WIDE GAS LINE EASEMENT AS DESCRIBED IN A RIGHT OF WAY CONTRACT RECORDED UNDER AUTDITOR'S FILE NO. 3911988.

THENCE NORTH 53°16'34" EAST ALONG SAID SOUTHEASTERLY LINE A DISTANCE OF 343.58 FEET TO A POINT ON SAID EAST LINE OF THE NORTHEAST QUARTER OF SECTION 22; THENCE SOUTH 00°23'38" WEST ALONG SAID EAST LINE A DISTANCE OF 1757.76 FEET TO THE TRUE POINT OF BEGINNING.

BLOCK 1 (SINGLE-FAMILY)

LOT #	FRONTAGE	AREA
3	129 FT	0.26 AC
4	80 FT	0.31 AC
5	72 FT	0.32 AC
6	147 FT	0.48 AC

BLOCK 2 (SINGLE-FAMILY)

LOT #	FRONTAGE	AREA
3	71 FT	0.21 AC
4	71 FT	0.23 AC
5	80 FT	0.24 AC
6	80 FT	0.25 AC
7	77 FT	0.25 AC
8	53 FT	0.41 AC
9	66 FT	0.94 AC
10	52 FT	0.65 AC
11	82 FT	0.33 AC
12	80 FT	0.24 AC
13	98 FT	0.22 AC
14	337 FT	0.50 AC
15	91 FT	0.16 AC
16	108 FT	0.23 AC
17	102 FT	0.29 AC

BLOCK 3 (MULTI-FAMILY & DUPLEXES)

LOT #	FRONTAGE	AREA
1	975 FT	1.58 AC
2	124 FT	.35 AC
3	169 FT	.29 AC

BLOCK 4 (MULTI-FAMILY)

LOT #	FRONTAGE	AREA
1	1187 FT	2.75 AC

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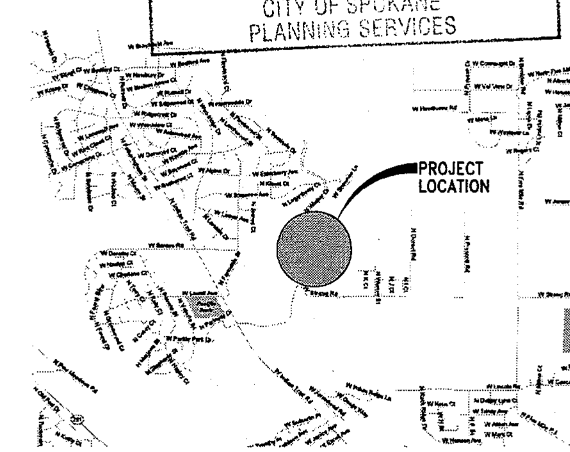
PLANNING SERVICES



VICINITY MAP
NOT TO SCALE

PREPARED BY:
DCI ENGINEERS
601 WEST RIVERSIDE - SUITE 600
SPOKANE, WASHINGTON 99201

SIGNATURE:

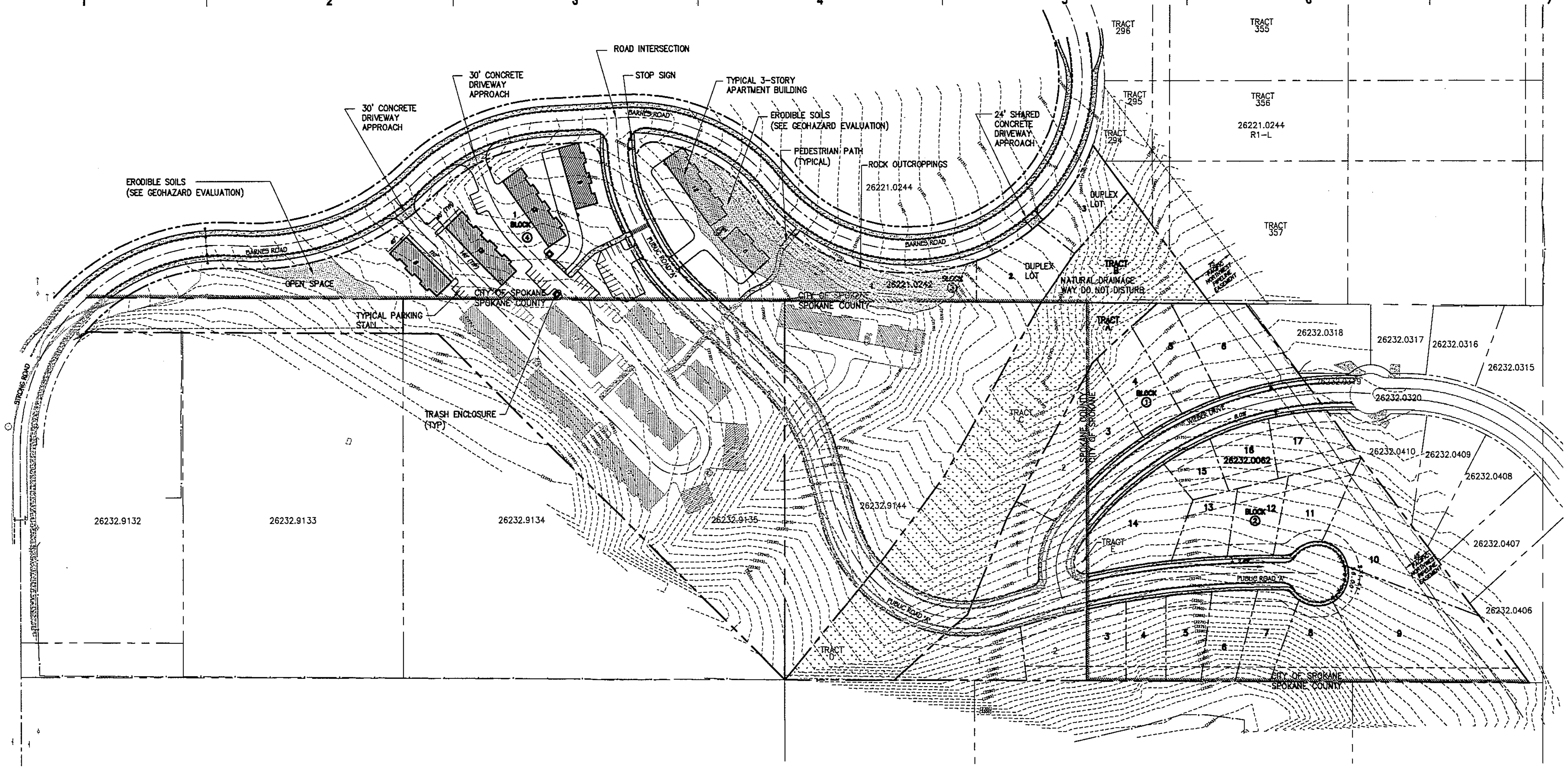
REVISIONS:

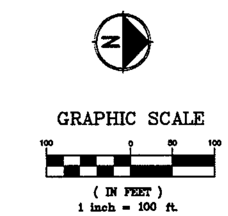
APPROVALS:
Job No.: 05-42-092
Proj. Manager: DAS
Drawn: RWW
Reviewed: WMG
Date: 10/08/2009
Scale: 1" = 100'

PROJECT TITLE:
BARNES ROAD PLAT & P.U.D.
NORTH OF STRONG ROAD AND EAST OF BARNES ROAD
SPOKANE, WA

SHEET TITLE:
PRELIMINARY PLAT WITH P.U.D. OVERLAY

SHEET NO.
C1





PROPERTY DIMENSIONS

REFER TO SHEET C1 PRELIMINARY PLAT FOR PROPERTY DIMENSIONS

LANDSCAPING

PROPOSED LANDSCAPING WILL BE IMPLEMENTED THAT EXCEEDS CITY OF SPOKANE MUNICIPAL CODE REQUIREMENTS. LANDSCAPING WILL BE INSTALLED TO BUFFER AND SCREEN P.U.D. SITE, AS WELL AS ENHANCE THE AESTHETICS OF THE PROJECT AREA. A PROFESSIONAL LANDSCAPE FIRM WILL DESIGN LANDSCAPING FOR SITE.

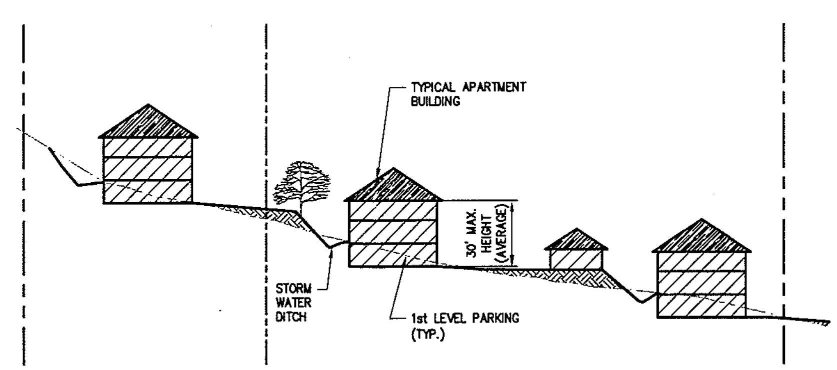
PARKING

MULTI-FAMILY (CITY PROPERTY):

35 OFF-SITE PARKING STALLS ARE PROVIDED ON THE P.U.D MULTI-FAMILY SITE. IN ADDITION, EACH UNIT WILL HAVE ONE GARAGE STALL AND A DRIVEWAY WITH AN ADDITIONAL PARKING STALL. A TOTAL OF 151 PARKING SPACES FOR 56 UNITS IS SHOWN (2.6 SPACES PER UNIT).

SINGLE-FAMILY:

GARAGES AND DRIVEWAYS WILL PROVIDE SUFFICIENT PARKING AREA.



PRELIMINARY CROSS-SECTION (1)
SCALE : NTS

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CITY OF SPOKANE
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CIVIL / STRUCTURAL
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SIGNATURE: DAMON A. SMITH, STATE OF WASHINGTON, REGISTERED PROFESSIONAL ENGINEER 0028832

REVISIONS:

APPROVALS:
Job No.: #05-42-092
Proj. Manager: DAS
Drawn: JFS
Reviewed:
Dwg. Chk. DAS
Date: 10/08/2009
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PROJECT TITLE:
BARNES ROAD PLAT & P.U.D.
NORTH OF STRONG ROAD AND EAST OF BARNES ROAD
SPOKANE, WA

SHEET TITLE:
PRELIMINARY SITE PLAN

SHEET NO.
C2