

LANCASTER PRELIMINARY PLAT

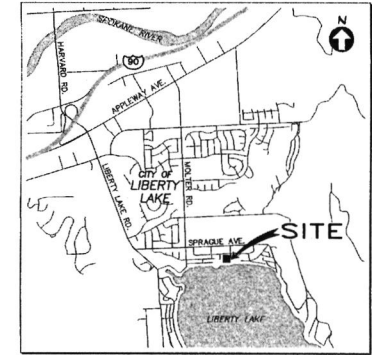
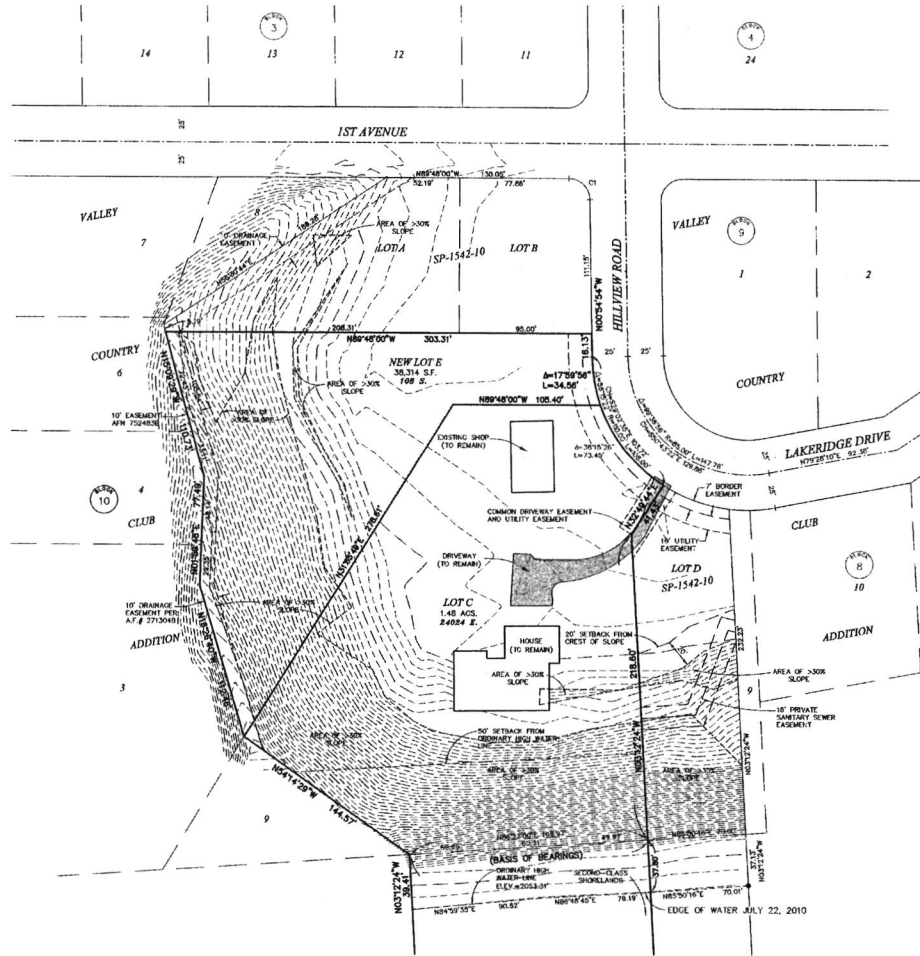
LOCATED IN THE NW1/4 OF SECTION 23, TOWNSHIP 25 NORTH, RANGE 45 EAST, W.M.,
SPOKANE COUNTY, WASHINGTON
AUGUST 2016

JAN 18 2017
PG-2055-17



0 20 40 80
SCALE: 1" = 40'

LEGEND
 ASPHALT
 AREA OF >30% SLOPE



PLAT DATA

ASSESSOR'S PARCEL NO.	59232.1903
AREA (GROSS)	2.36 ACRES
DEDICATIONS	NONE
NO. OF LOTS	1 SINGLE FAMILY LOTS
LOT SIZE	LOT SIZE 38,314 S.F.
FRONTAGE	AS SHOWN
ZONING	LDR
COMPREHENSIVE PLAN DESIGNATION	LOW DENSITY RESIDENTIAL
EXISTING BUILDINGS	RESIDENCE WITH ATTACHED GARAGE AND OUTBUILDING ON LOT C
PROPOSED USE OF LOTS	SINGLE FAMILY RESIDENTIAL
TOPOGRAPHY	RELATIVELY LEVEL WITH STEEP SLOPES ON THE SOUTH AND WEST BOUNDARY
WATER	EAST SIDE LIBERTY LAKE IMPROVEMENT CLUB
SEWAGE	LIBERTY LAKE SEWER & WATER DISTRICT
SETBACKS	FRONT/FLANKING STREET RESIDENCE 15 FEET GARAGE 20 FEET SIDE YARD 5 FEET REAR YARD 5 FEET PLUS ONE ADDITIONAL FOOT EACH FOR ADDITIONAL FOOT OF STRUCTURE HEIGHT OVER 25 FEET TO A MAX. OF 15 FEET.

MAXIMUM BUILDING HEIGHT 25 FEET PER DEVELOPMENT AGREEMENT FOR SUBJECT PROPERTY

- NOTES:**
- ACTUAL LOCATION OF EXISTING ON-SITE STRUCTURES AND SANITARY SEWER LINE TO BE DETERMINED AT FINAL PLAT.
 - CONTOURS SHOWN PER TOPOGRAPHIC SURVEY CONDUCTED BY ADAMS & CLARK, INC. IN JULY, 2010, DATUM: NAVD88

PROPERTY OWNER/APPLICANT
LANCASTER ENTERPRISES, LLC
24024 E. LAKERIDGE DR.
LIBERTY LAKE, WA 99019

PROJECT CONTACT/SURVEYOR
JON HESTER/ADAMS & CLARK, INC.
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PRELIMINARY

This is a preliminary survey document. For review and comment only, and is subject to revision.

Date: December 21, 2016.



SHEET 1 OF 1

