

857-117-19

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SPOKANE COUNTY

MAY 30 2019

BUILDING & PLANNING

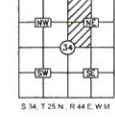
BINDING SITE PLAN

LOCATED IN THE W 1/2 OF THE NE 1/4 OF SECTION 34, TOWNSHIP 25 NORTH, RANGE 44 EAST, WILLAMETTE MERIDIAN, SPOKANE COUNTY, WASHINGTON

PROJECT LOCATION



VICINITY MAP
N.T.S.



OWNER CONTACT:
FARMERS & MECHANICAL ASSOCIATION
822 N. GOVERNMENT WAY BLDG B
SPOKANE, WA 99204
PHONE: (509) 366-9241
EMAIL: gshaw@farmersmechanical.com

COORDINATED BY:
THE WOLFF COMPANY
777 W. SPOKANE AVE. SUITE 802
SPOKANE, WA 99201
CONTACT: KENNEDY, DAIRY
PHONE: (509) 373-7125
EMAIL: kenny@wolff.com

SURVEY NOTES:

- PARCEL BOUNDARY SHOWN PER RECORD OF SURVEY NO. 879242 RECORDS OF SPOKANE COUNTY. WATER WILL BE SUPPLIED TO THE SITE VIA A MODEL IRRIGATION SYSTEM NO. 18. WATER MAIN AND PRIVATE ON-SITE SYSTEMS.
- SANITARY SEWER DISCHARGE WILL OCCUR TO A PUBLIC SEWER MAIN IN E. 32ND AVENUE, WITH AN EXISTENT POINT OF DISCHARGE TO A PUBLIC SEWER MAIN IN HIGHWAY 27.
- PROPOSED RIGHT OF WAY AND EXISTENT ALONG RIGHTLINE OF PARCEL B.
- ALL PROPOSED ROADS ARE INTERNAL DRIVEABLES ONLY. VERTICAL DATUM IS NAVD83. CONTOUR INTERVAL: 1 FOOT. ONE EXISTING LOT TO REMAIN. NO SUBDIVISION OF PARCEL B.5. PROPOSED INTENDED USE OF THE PARCEL IS FOR A MANUFACTURED HOUSING COMMUNITY.

LEGAL DESCRIPTION - PARCEL B

THE SOUTH 1000 FEET OF SOUTH PINES COMETRY AS PER PLAT THEREOF RECORDED IN VOLUME 27 OF PLATE PAGE 1 RECORDS OF SPOKANE COUNTY, WASHINGTON.
SITUATE IN THE COUNTY OF SPOKANE, STATE OF WASHINGTON

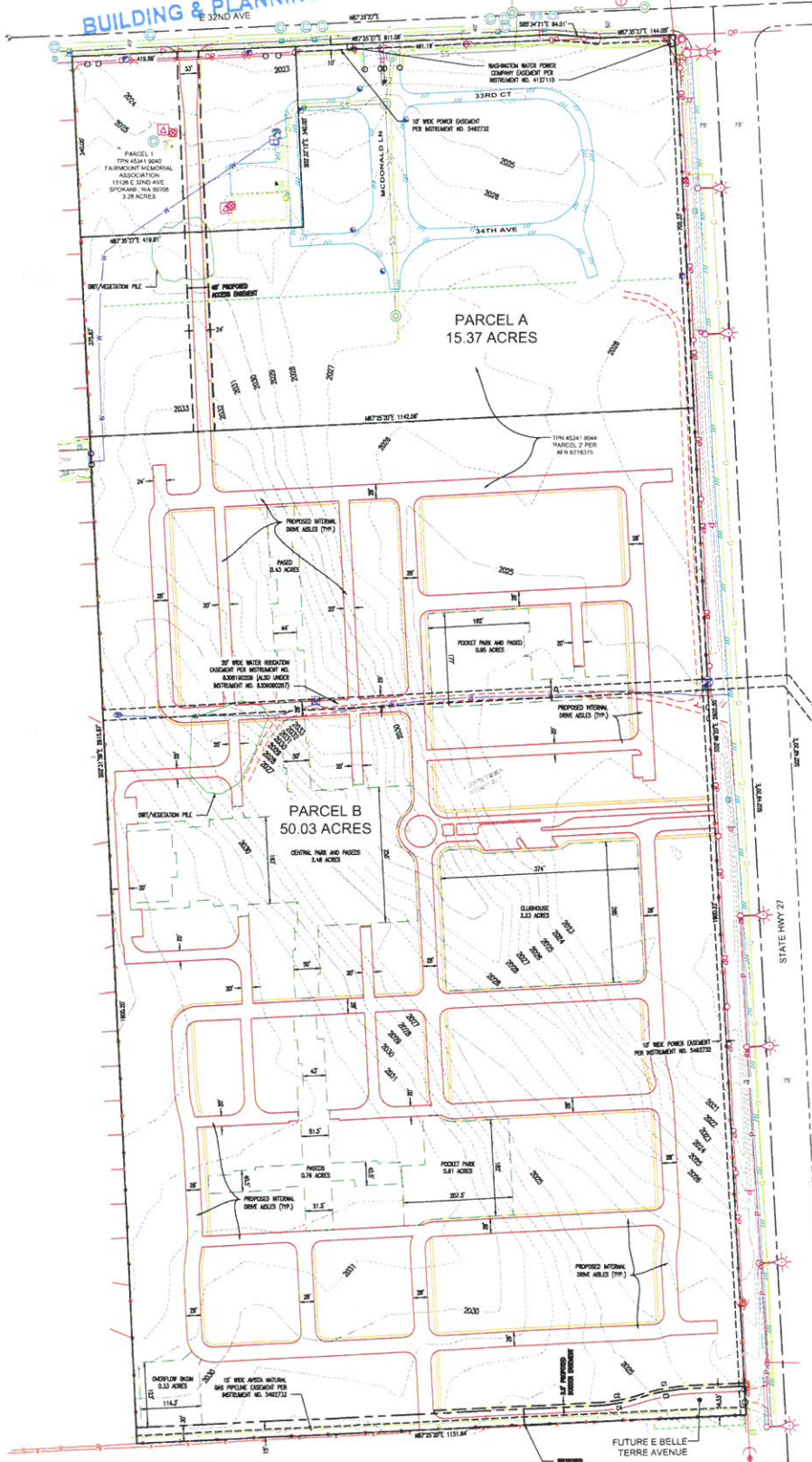
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	100.56'	370.50'	15°33'02"	S79°36'40"W	100.25'
C2	81.20'	289.50'	15°33'02"	S79°36'40"W	81.04'
C3	98.08'	345.00'	15°33'02"	N78°36'40"E	98.78'
C4	82.78'	305.00'	15°33'02"	N78°36'40"E	82.53'

LINE TYPES

- CHAINAGE FENCE
- BORDER FENCE, AS NOTED
- EDGE OF PAVEMENT
- EDGE/ADJUNCTION LINE
- EDGE OF CONCRETE
- BUILDING FOOTPRINT
- BUILDING ROOF LINE
- EDGE OF DRIVE/ACCESS ROAD
- CENTERLINE OF DRIVE/ACCESS ROAD
- WATER LINE LOCATES
- DIS LOCATES
- SEWER/POWER WELLS
- POWER LOCATES
- SEWER UNDERGROUND
- SUBJECT PARCEL BOUNDARY
- EXISTING EASEMENT LINE, AS NOTED
- PROPOSED EASEMENT LINE, AS NOTED
- CENTERLINE OF RIGHT-OF-WAY
- SECTION - 1/4 SECTION LINE
- EDGE OF RIGHT-OF-WAY
- PROPOSED EDGE OF RIGHT-OF-WAY
- PROP. LINE, PARKING STRIPING
- DRIVE/ADJUNCTION FOOTPRINT
- PROPOSED ROAD
- PROPOSED DRIVEABLE
- PROPOSED COMMON AREA SPACE

LEGEND

- GENERAL NOTE
- TITLE SHEET OCCUPATION NOTE
- CATCH BASIN INLET
- AREA DRAIN
- MANHOLE STATION
- TELECOM MANHOLE
- SEWER MANHOLE
- WATER MANHOLE
- WATER FIRE HYDRANT
- WATER STAND PIPE
- WATER VALVE
- WATER METER
- IRRIGATION VALVE
- WATER BOX
- TRAVEL SIGNAL LIGHT WITH POLE
- STREET LIGHT
- POWER POLE WITH DROP LINE
- POWER POLE
- POWER POLE WITH TRANSFORMER
- POWER METER
- POWER TRANSFORMER
- POWER JUNCTION BOX
- DOT POLE
- TRAVEL SIGNAL SIGNAL POLE
- CABLE W. BOX
- DATE POST
- FLAG POLE
- MANHOOD PAVING



Parametrix
ENGINEERING, PLANNING, ENVIRONMENTAL SCIENCES

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WWW.PARAMETRIX.COM

SURVEYED: BRIMAD
DRAWN: CWS
CHECKED: SMT
APPROVED: SMT

ONE INCH AT FULL SCALE, 1/8" = 100', SCALE ACCORDINGLY.

857-117-039-BSP_sPT
JOB #: 297-8185-003
DATE: MAY 21, 2019

SURVEY BEING PREPARED FOR
THE WOLFF COMPANY

DRAWING NO. 1 OF 1

