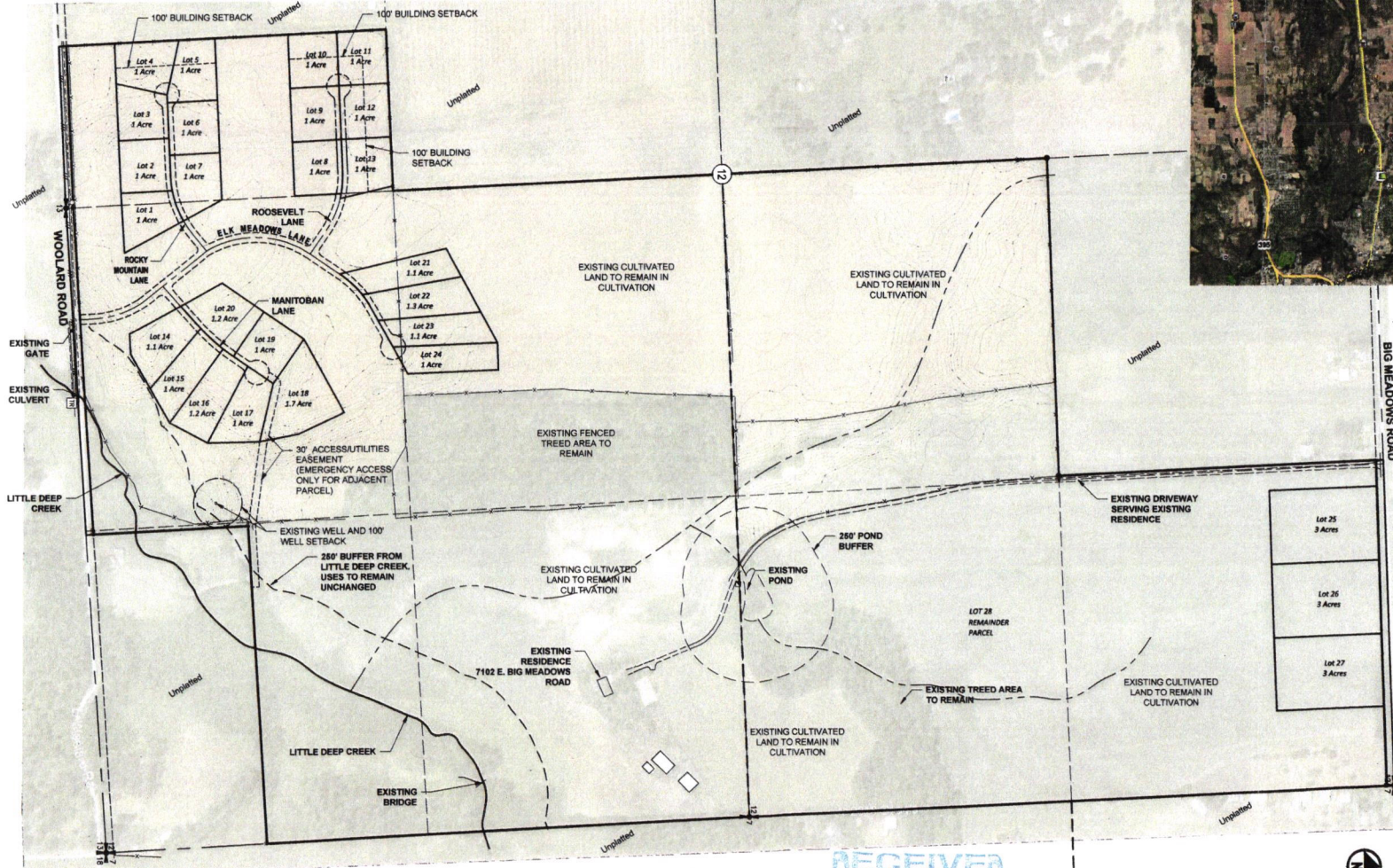
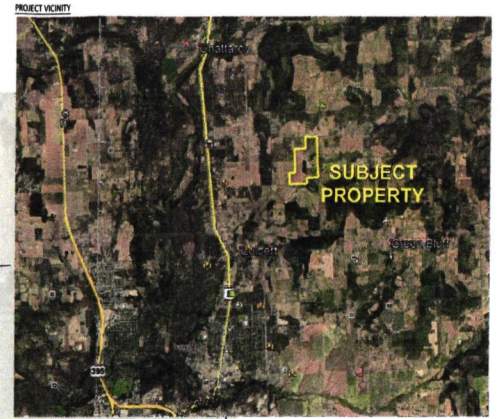


ELK MEADOWS PRELIMINARY PLAT
 (RURAL CLUSTER DEVELOPMENT)
 SECTION 12, TOWNSHIP 27 NORTH, RANGE 43 EAST, W.M.
 SPOKANE COUNTY, WASHINGTON



PROJECT INFORMATION

TAX PARCEL NUMBERS: 37121.8001, 37121.8002, 37121.8005, 37124.8043, 37124.8013, 37124.8019, 37124.8015, 37124.8002

LEGAL DESCRIPTION: PORTION OF SECTION 12, TOWNSHIP 27 N, RANGE 43 E

OWNER/APPLICANT: WILLIAM BATES, LONE WOLF, LLC
 7102 E. BIG MEADOWS RD.
 CHATTAROY, WA 99003

ZONING: RT & RCV

COMP. PLAN: RURAL TRADITIONAL & RURAL CONSERVATION

PROPERTY SIZE: 275.50 ACRES (PER ASSESSOR)
 282.38 ACRES (CALCULATED TO CENTERLINE OF ADJACENT RIGHTS-OF-WAY)

PROPOSED NO. LOTS: 28

PROPOSED USE: DETACHED SINGLE-FAMILY HOMES

DEVELOPMENT STANDARDS	MIN. PER ZONE	PROPOSED
LOT SIZE	1 Acre	1 - 3 Acre
FRONTAGE	125'	125'-300'
SETBACKS:	PER 14.820.110	

PROPOSED ROADS: NEW ROADS ACCESSING WOOLARD ROAD WILL BE PRIVATE. EXISTING RESIDENCE WILL BE SERVED BY EXISTING PRIVATE DRIVEWAY FROM BIG MEADOWS ROAD.

WATER PURVEYOR: WHITWORTH WATER DISTRICT #2

FIRE DISTRICT: FIRE DISTRICT 4

SEWER PURVEYOR: ON-SITE DISPOSAL, PER S.R.H.D. STDS.

- NOTES:**
1. THE FINAL LOT CONFIGURATION IS SUBJECT TO MINOR ADMINISTRATIVE REVISION PRIOR TO FINAL PLAT APPROVAL, PROVIDING ALL RURAL CLUSTER DEVELOPMENT AND SETBACK STANDARDS ARE MET.
 2. THIS PLAT MAY BE PHASED. IF/WHEN IT IS PHASED WILL DEPEND ON MARKET CONSIDERATIONS. THEREFORE PHASING IS NOT SHOWN.
 3. ALL PROPOSED LOTS SHALL BE AT LEAST 250 FEET FROM LITTLE DEEP CREEK, MAPPED DRAIN STREAMS, AND WETLANDS.
 4. LOT 28 IS THE "REMAINDER PARCEL". THE EXISTING RESIDENCE AND ASSOCIATED OUT BUILDINGS, WELL AND OTHER IMPROVEMENTS, WILL BE SITUATED ON THIS PARCEL. MAINTENANCE OF THE REMAINDER PARCEL WILL BE AS OUTLINED IN THE "OPEN SPACE MANAGEMENT PLAN", ON FILE WITH SPOKANE COUNTY, AS MAY BE AMENDED TIME-TO-TIME.

VERTICAL DATUM

VERTICAL DATUM FOR THIS SURVEY IS NAVD 88 BASED ON GNSS TIES TO THE FOLLOWING MONUMENT PUBLISHED BY THE WASHINGTON STATE DEPARTMENT OF TRANSPORTATION (WSDOT):

DESIGNATION: PRK32-28
 ELEVATION: 1920.81 USFT

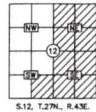
HORIZONTAL DATUM

HORIZONTAL DATUM FOR THIS SURVEY IS NAVD 1983(11) BASED ON GNSS MEASUREMENTS WITH VERIFICATION TIES TO THE FOLLOWING MONUMENT PUBLISHED BY THE WASHINGTON STATE DEPARTMENT OF TRANSPORTATION (WSDOT):

PROJECTION IS WASHINGTON STATE PLANE NORTH ZONE U.S. SURVEY FEET (SBS)
 MODIFIED TO GROUND COORDINATES USING AN AVERAGE (PROJECT) SCALE FACTOR OF 1.00013571148 FROM ORIGIN (0,0).

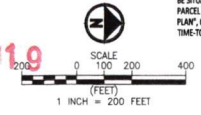
DESIGNATION PRK32-28 (SBS)
 NORTHING: 334,046,207 USFT
 EASTING: 2,510,188,308 USFT

DESIGNATION PRK32-28 (PROJECT)
 NORTHING: 334,100,343 USFT
 EASTING: 2,510,238,987 USFT



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 BY: _____

PN-2083-19



Parametrix ENGINEERING, PLANNING, ENVIRONMENTAL SCIENCES		ONE INCH AT FULL SCALE IF NOT SHOWN ACCORDINGLY	
815 NORTH POST, SUITE 201 SPOKANE, WA 99201 P 509.338.3371 WWW.PARAMETRIX.COM		TITLE SHEET SPECS 1001-PRSE-PLT JOB# 377-8241-001 DATE 8/8/2019	
SURVEYED: K. STIRLING	DRAWN: J. MACLEOD	CHECKED: _____	APPROVED: _____

ELK MEADOWS PRELIMINARY PLAT
 (RURAL CLUSTER DEVELOPMENT)
 SECTION 12, TOWNSHIP 27 NORTH, RANGE 43 EAST, W.M.
 SPOKANE COUNTY, WASHINGTON

DRAWING NO.
1 OF 3

PRK32-28 (SBS) 8/8/2019 10:00 AM Parametrix\kmacleod\Projects\PRK32-28\PRK32-28-PLT-19-0828-19.dwg