

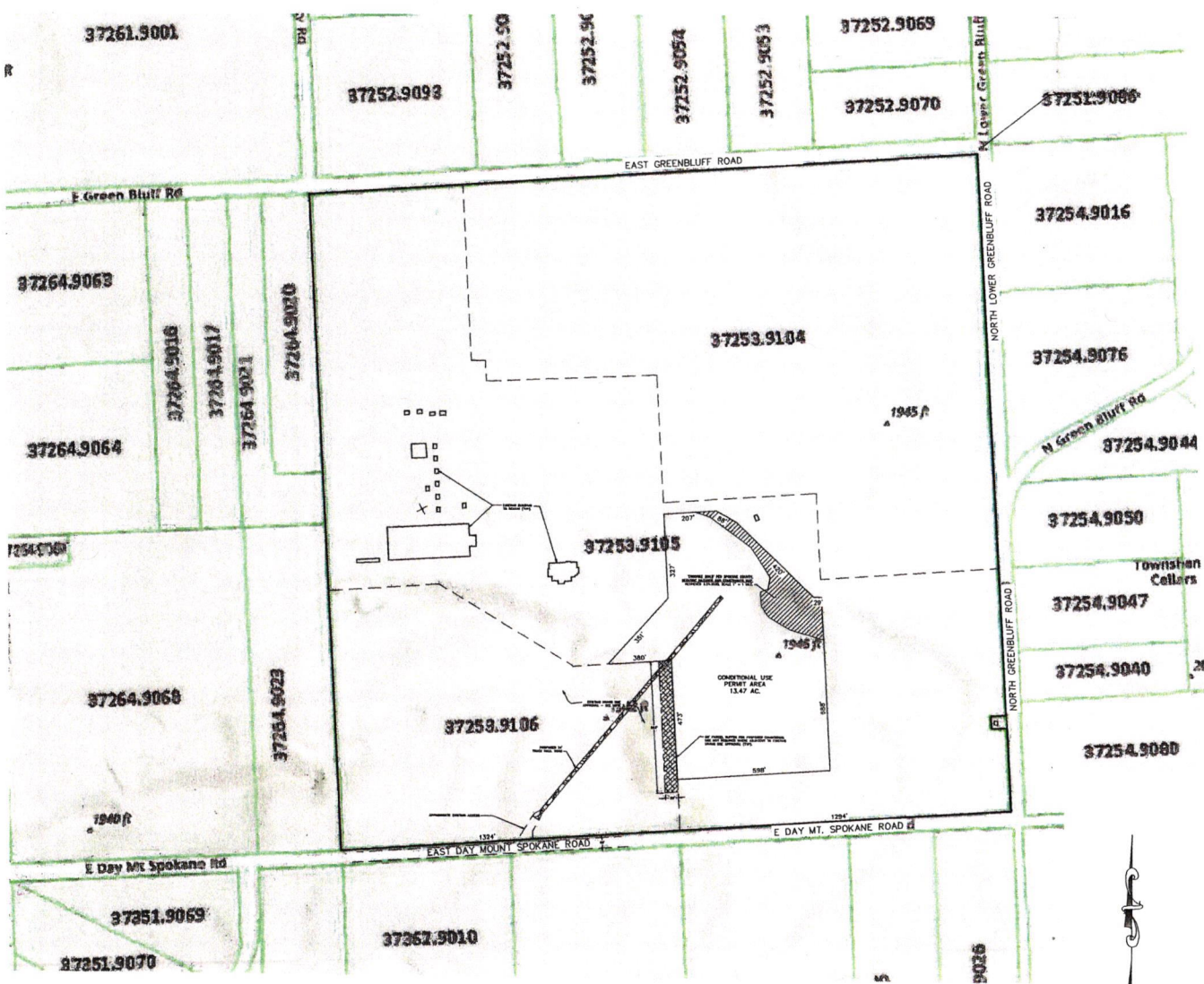
MAY 12 2020

Department of Building & Planning



VICINITY MAP

CONDITIONAL USE PERMIT/CHANGE OF CONDITIONS SITE PLAN EXHIBIT
IN THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 27 NORTH, RANGE 43 EAST W.M., SPOKANE COUNTY, WASHINGTON



SURVEYOR'S NOTES:

1. PROPERTY LINES SHOWN ARE FROM RECORD INFORMATION. THIS MAP DOES NOT CONSTITUTE OR ATTEMPT TO DEPICT AN OFFICIAL BOUNDARY SURVEY.
2. UNDERLYING PARCEL MAP INFORMATION OBTAINED FROM SPOKANE COUNTY SCOT.
3. SEE "SITE PLAN" FOR CONDITIONAL USE PERMIT (CUN-03-12). 20-ACRE SAND REMOVAL SITE ON APN 37253.9105. HERE A CONDITIONAL USE PERMIT (C.U.P.) FOR MINING HAS BEEN APPROVED - SEE NOTE 3. ACCESS TO THE SUBJECT SITE INCLUDES A PROPOSED TRUCK HAUL ROAD THROUGH PARCEL NO. 37253.9106 AND ITS EXISTING MINED AND RECLAIMED AREA.

PROJECT/SITE:

THE SUBJECT SITE IS LOCATED ADJACENT TO AND NORTH OF EAST DAY MT. SPOKANE ROAD. THE PROPOSED SAND REMOVAL PROCESS (MINING) WOULD TAKE PLACE ON THE 13.47-ACRE "PROPOSED CONDITIONAL USE PERMIT AREA" INDICATED AT THE SOUTHERN END OF SPOKANE ASSESSOR'S PARCEL NO. 37253.9105.

ACCESS TO THE SITE IS PROPOSED FROM AN EXISTING APPROACH TO E DAY MT. SPOKANE RD. FROM PARCEL NO. 37253.9106. HERE A CONDITIONAL USE PERMIT (C.U.P.) FOR MINING HAS BEEN APPROVED - SEE NOTE 3. ACCESS TO THE SUBJECT SITE INCLUDES A PROPOSED TRUCK HAUL ROAD THROUGH PARCEL NO. 37253.9106 AND ITS EXISTING MINED AND RECLAIMED AREA.

A CHANGE OF CONDITIONS (C.O.C.) IS PROPOSED TO INTRUDE INTO THE 50' PROPERTY LINE SETBACK FROM MINING OPERATIONS ESTABLISHED WITH APPROVAL OF THE 2015 MINING C.U.P.. THIS C.O.C. IS NEEDED TO ACCOMMODATE PRACTICAL ACCESS AND CONTINUATION OF MINING AND RECLAMATION OPERATIONS BETWEEN THE ADJACENT EXISTING AND PROPOSED C.U.P. AREAS THAT ARE ANTICIPATED PROMOTE FUTURE PROPERTY USE AND OVERALL DRAINAGE NEEDS.

SOIL TYPE:

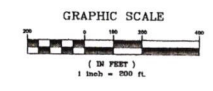
THE SOILS IN THE PROPOSED CONDITIONAL USE PERMIT AREA HAVE BEEN IDENTIFIED AS M3C.

ESC MEASURES:

WATER TRUCKS SHALL BE USED ON SITE DURING SAND REMOVAL TO AID IN DUST CONTROL. CONSTRUCTION ENTRANCES SHALL BE USED AT POINTS OF INGRESS AND EGRESS FOR HAULING VEHICLES.

LEGEND:

- PROPONENT PROPERTY OWNERSHIP
- - - EXISTING PROPERTY LINES - SEE NOTE 3.
- ▨ MINING SETBACK AREA - CHANGE OF CONDITIONS PROPOSED TO INTRUDE INTO REQUIRED 50' MINING SETBACK WHERE ADJACENT TO CONDITIONAL PERMIT AREA PROPOSED ON PARCEL NO. 37293.9105. SEE NOTE 3.



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DATE	04.17.2020	SCALE	1" = 200'
FIELD BOOK	18-105	DRAWN	WMS
PROJECT NUMBER	18-105	DRAWING NO.	1 OF 1