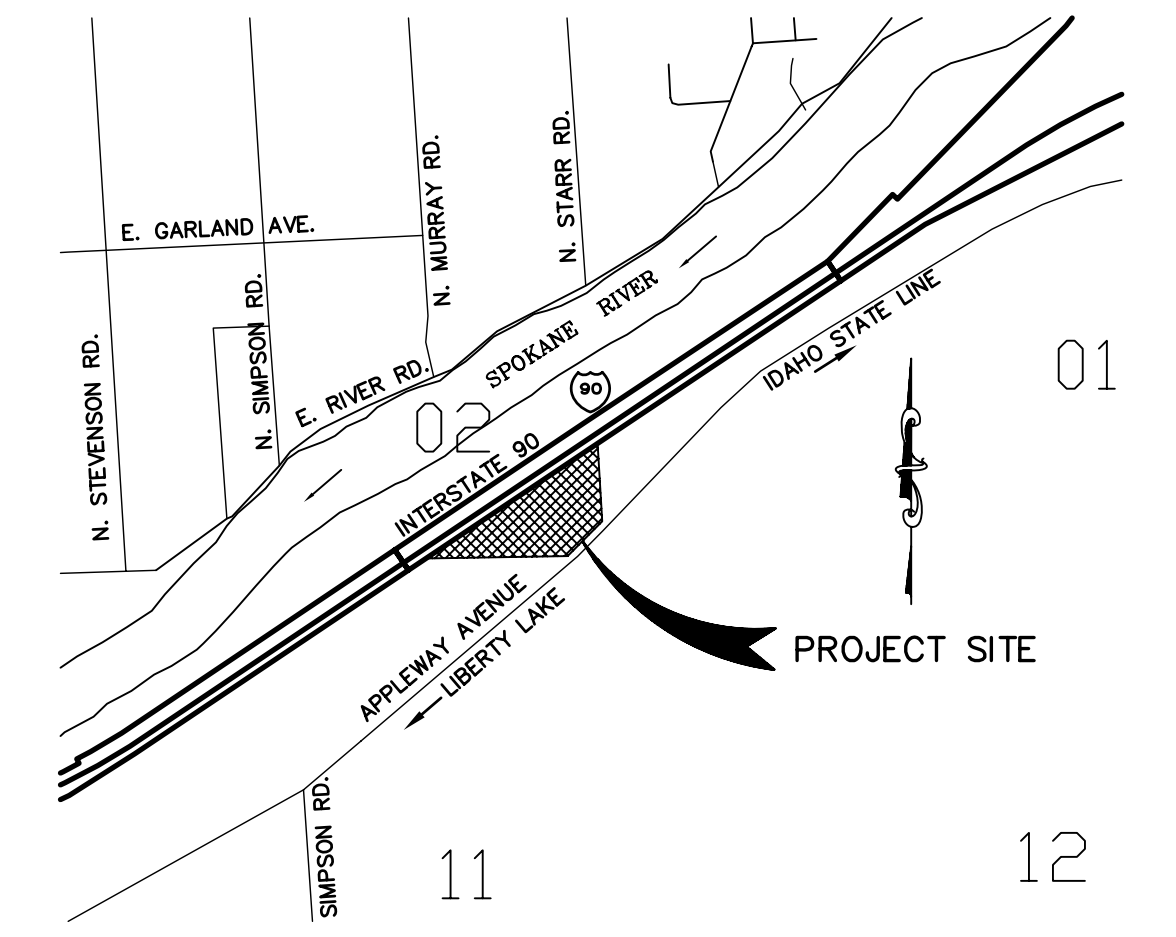
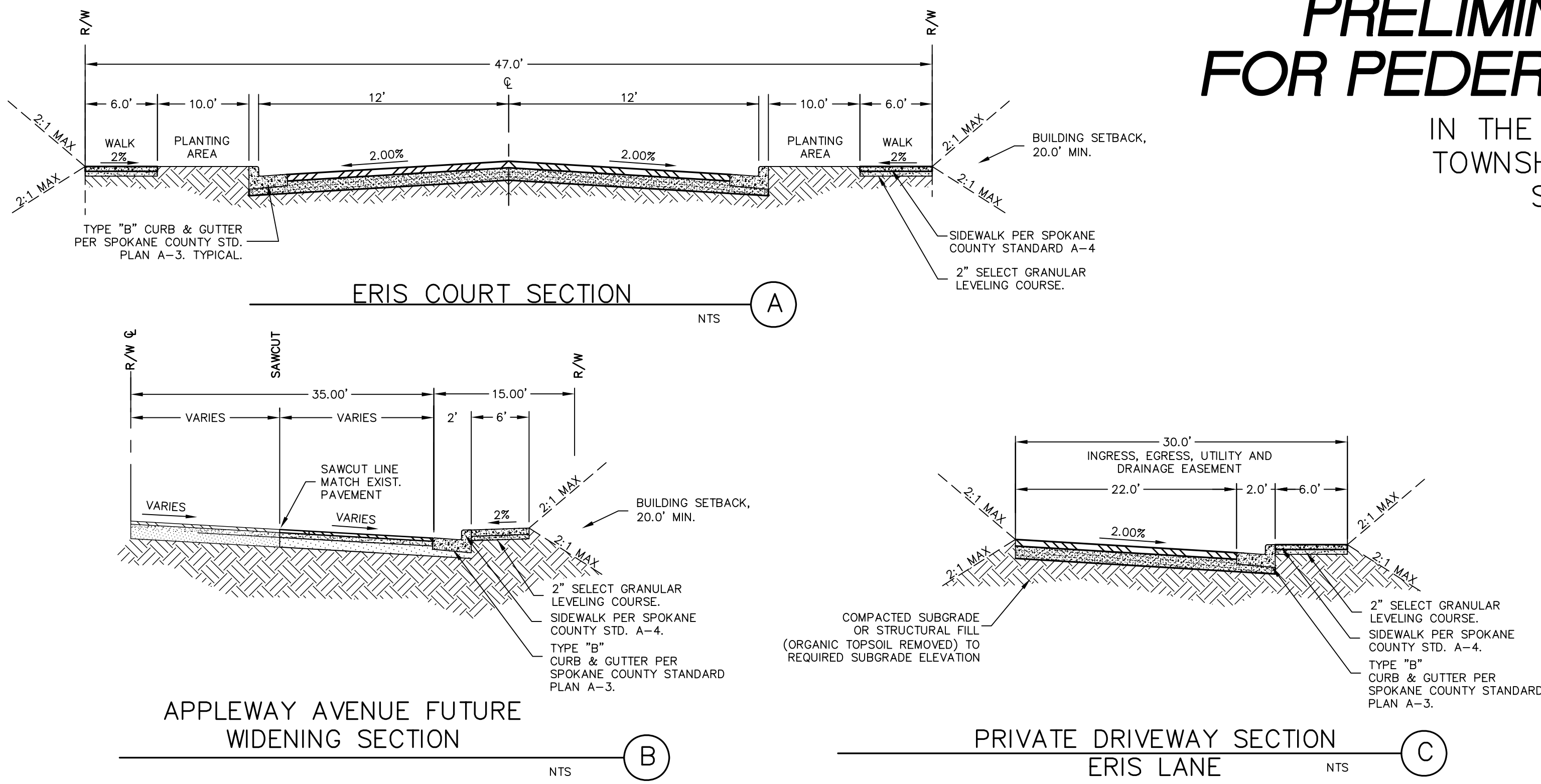


# PRELIMINARY BINDING SITE PLAN FOR PEDER R. HEGGEM BYPASS TRUST

IN THE SOUTHEAST QUARTER OF SECTION 2,  
TOWNSHIP 25 NORTH, RANGE 45 EAST, W.M.  
SPOKANE COUNTY, WASHINGTON



VICINITY MAP  
NO SCALE

**LEGEND**

—	PROPOSED PLAT BOUNDARY
- - -	PROPOSED LOT LINES
- - -	PROPOSED RIGHT OF WAY
- - -	PROPOSED EASEMENT
- - -	EXISTING RIGHT OF WAY
- - -	EXISTING LOT LINES
- - -	SECTION LINES

**SITE DATA TABLE**

NO. OF BUILDING PARCELS	8
MINIMUM FRONTAGE AND TRACT AREA REQUIRED	N/A
FRONTAGE WIDTH REQUIRED	50'
PARCEL SIZES	0.80 AC. TO 2.35 AC.
TYPICAL FRONTAGE	125' MINIMUM
MINIMUM SETBACKS	FRONT YARD SETBACK= 20'; REAR YARD SETBACK= 5'; BUILDING SETBACKS NEAR RESIDENTIAL ZONES= 20'; SIDE YARD SETBACKS= 5'; EXCEPT NEAR RESIDENTIAL SIDE YARD SETBACK= 20'
ZONING PROPOSED	C-2 (FREEWAY COMMERCIAL) DISTRICT ARTICLE 10-21
ZONING EXISTING	C-2 (FREEWAY COMMERCIAL) DISTRICT ARTICLE 10-21
STRUCTURES/USES	3 INDUSTRIAL BUILDINGS - 13,200 SF.
SANITARY SEWER	LIBERTY LAKE SEWER AND WATER DISTRICT
WATER PURVEYOR	LIBERTY LAKE SEWER AND WATER DISTRICT
PROPOSED USE	COMMERCIAL/LIGHT INDUSTRIAL
TOTAL AREA	9.58 ACRES 417,095 SQ. FT.
NET AREA	9.10 ACRES 396,397 SQ. FT. (TOTAL AREA - DEDICATED ROAD W/ CUL DE SAC)
PRIVATE DRIVEWAY EASEMENT BUILDING HEIGHT	0.59 ACRES 100', EXCEPT WHEN NEXT TO R-1 (SINGLE FAMILY RESIDENTIAL) ZONE, THEN MAX. HEIGHT= 40'.
LOT COVERAGE	60% MAX.
PARKING SPACES REQUIRED	SEE CITY DEVELOPMENT CODE ARTICLE 10-3D
NATURAL FEATURES/CRITICAL AREAS	FEMA 100-YEAR FLOOD ZONE-C, N. OF 1-90
TOPOGRAPHIC INFORMATION	GRADUAL SLOPES WITH NATURAL GRASSY VEGETATION
EXISTING LANDSCAPING	NATURAL
FUTURE LANDSCAPING	TO BE DONE WITH BUILDING PERMIT REQUIRED
STREET LIGHTS	REQUIRED
PHASING	NONE

**LEGAL DESCRIPTION (PROVIDED BY CLIENT):**

THAT PORTION OF GOVERNMENT LOT 9 OF SECTION 2, TOWNSHIP 25 N, RANGE 45 E.W.M., LYING NORTHWESTERLY OF THE NORTHERLY LINE OF THE RIGHT OF WAY OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD AND SOUTHEASTERLY OF THE STATE FRONTAGE SERVICE ROAD ADJACENT TO AND PARALLEL WITH THE SOUTHERLY LINE OF THE RIGHT OF WAY OF THE SPOKANE, COEUR D'ALENE AND PALOUSE RAILWAY CO. SITUATED IN SPOKANE COUNTY, WASHINGTON.

**LEGAL DESCRIPTION (PER LATEST DEED):**

A PORTION OF LOT 9 OF THE SOUTHEAST QUARTER LYING SOUTH OF PRIMARY STATE HIGHWAY 2, SECTION 2, TOWNSHIP 25 NORTH, RANGE 45 E.W.M., SPOKANE COUNTY, WASHINGTON. ASSESSOR'S PROPERTY TAX PARCEL ACCOUNT NUMBER(S): 55024.9001 AND 55024.9002. ADDITIONAL PARCEL NUMBERS LOCATED ON PAGE N/A. (08/13/1998).

**ASSESSORS PARCEL NUMBER 55024.9005 (CURRENT)**

**DISCLAIMERS**

1. THIS EXHIBIT HAS BEEN PREPARED FOR ILLUSTRATION PURPOSES ONLY AND DOES NOT REPRESENT A BOUNDARY SURVEY.
2. TOPOGRAPHIC SURVEY INFORMATION IS SCHEMATIC FROM USGS.
3. TOPOGRAPHIC INFORMATION FOR DESIGN PURPOSES REQUIRES EVALUATION OF FIELD SURVEY INFORMATION FROM STORHAUG ENGINEERING.

**NOTE:**

1. THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
2. FUTURE DEVELOPMENT OF BSP TO COMPLY WITH ARTICLE 10.21.

**OWNER/DEVELOPER**

HEGEM, TRUSTEE, ERIS ANITA  
11318 E. 25TH AVE  
SPOKANE, WA 99206  
509-924-7751

**AGENT**

STORHAUG ENGINEERING  
510 E. THIRD AVENUE  
SPOKANE, WASHINGTON 99202  
509-242-1000

**PRELIMINARY**

<b>SE</b> STORHAUG ENGINEERING	DATE	05/12/2009	SCALE	1" = 60'
	FIELD BOOK	BK. 98, PG. 29	DRAWN	DJA/RWH
	CIVIL ENGINEERING, LAND SURVEYING & PROJECT MANAGEMENT	PROJECT NUMBER	DRAWING NO.	
	510 EAST THIRD AVE. SPOKANE, WA 99202 PHONE 509-242-1000 FAX 509-242-1001	08-286	1 OF 1	

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