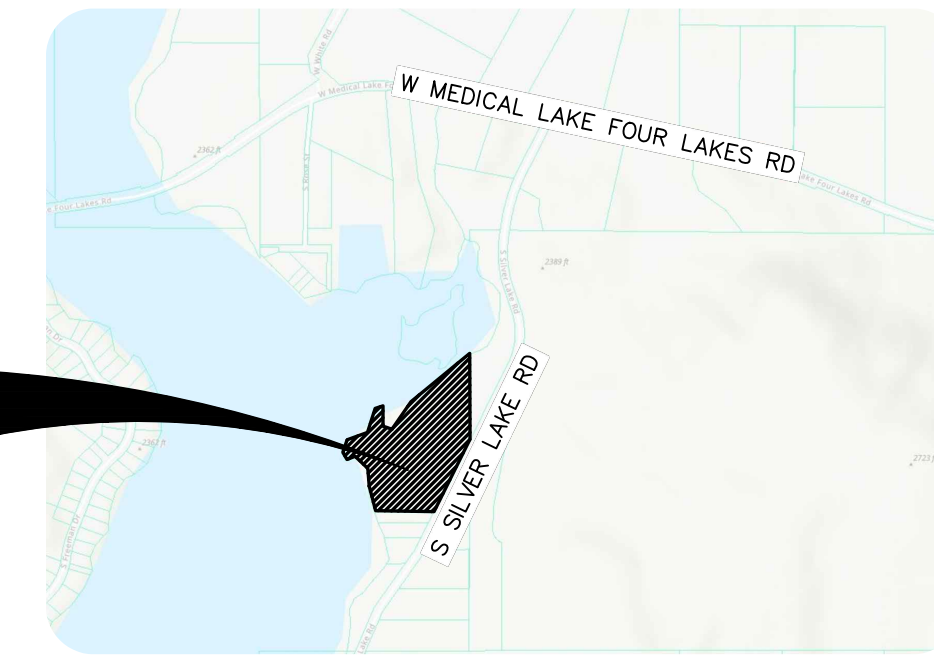


SITE IMPROVEMENTS/PRELIMINARY PLAT
ECAPITAL SILVER LAKE DEVELOPMENT
 A PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 16,
 TOWNSHIP 24 NORTH, RANGE 41 EAST, W.M.
 MEDICAL LAKE, SPOKANE COUNTY, WASHINGTON



PROJECT AREA

VICINITY MAP

LEGEND

—	SUBJECT PARCEL BOUNDARY
---	PROPOSED LOT LINES
---	PROPOSED CENTERLINE
---	PROPOSED EASEMENT
---	SECTION LINE
— W —	EXISTING WATER LINE
— X —	EXISTING FENCE LINE
---	CONTOUR LINES
---	SETBACK LINES
[Pattern]	CONCRETE
[Pattern]	ASPHALT
[Pattern]	GRAVEL
[Pattern]	EXISTING BUILDING
[Pattern]	PROPOSED BUILDING

GENERAL NOTES:

LEGAL DESCRIPTION: 16-24-41 PICNIC PINES MOBILE HOME PARK W1/2 OF SW1/4 LYG SELY OF SILVER LAKE EXC S893.64FT AND EXC RD (FROM SPOKANE COUNTY ASSESSOR DATA)

ADDRESS: 9212 S SILVER LAKE RD
 MEDICAL LAKE, WA 99022
 PARCEL NO. 14163.9601

OWNER: ECAPITAL WA LAND LLC
 1751 RIVER RUN STE 400,
 FORT WORTH, TX 76107

AGENT: STORHAUG ENGINEERING
 510 E THIRD AVE
 SPOKANE, WA 99201
 509-242-1000

FIRE DISTRICT: FIRE DISTRICT #3

SCHOOL DISTRICT: MEDICAL LAKE #326

WATER PURVEYOR: PRIVATE WELLS

SEWER PURVEYOR: PRIVATE SEPTIC SYSTEM

URBAN GROWTH AREA (UGA): N/A

ZONING: LDR/RC

COMPREHENSIVE PLAN DESIGNATION: RURAL CONSERVATION

SETBACKS: 150' SHORELINE, 15' FRONT, 5' SIDE/REAR

DENSITY: 1 TO 6 UNITS PER ACRE

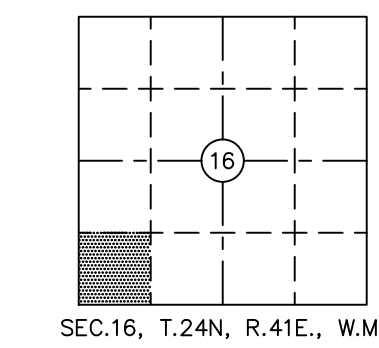
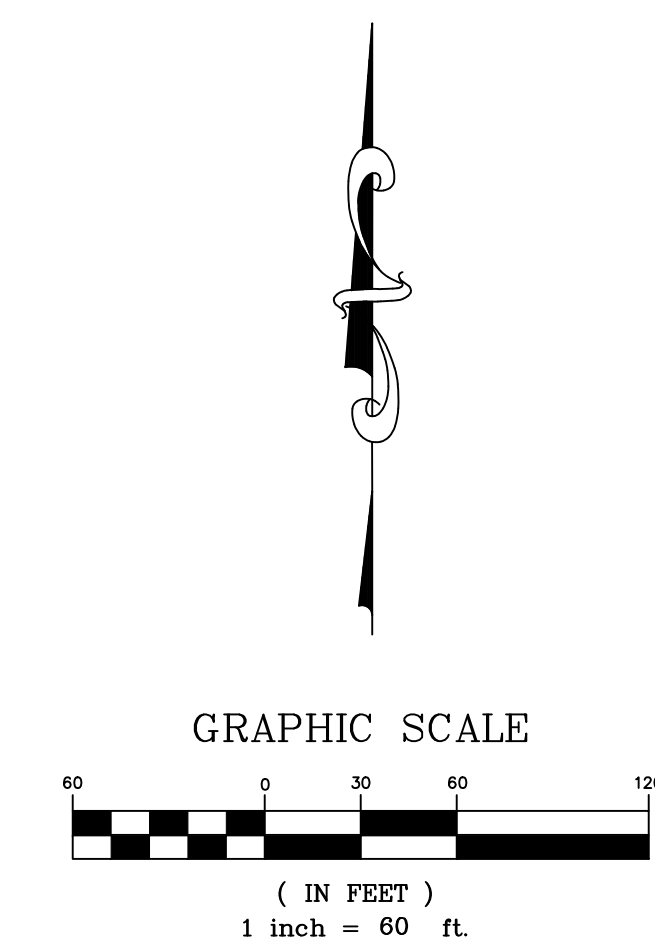
NOTES:
 14 SINGLE-FAMILY RESIDENTIAL LOTS, 1 COMMUNITY BEACH TRACT, 2 DRAINFIELD TRACTS, AND 1 PRIVATE ROAD. REMAINDER LOT TO BE A COMMERCIAL LOT. LOTS 1 & 2 TO BE ACCESSED VIA FRONTAGE/DRIVEWAY EASEMENT. PRIVATE SEPTIC SYSTEMS AND WELLS PLANNED. ALL IMPROVEMENTS WILL FOLLOW SPOKANE COUNTY CODES. PARCEL SPLIT ZONED ALONG SECTION LINE. ALL EXISTING STRUCTURES TO BE DEMOLISHED UNLESS OTHERWISE NOTED ON SITE PLAN.

UTILITY STATEMENT:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, INCLUDING PAINT MARKINGS PROVIDED FROM AN OUTSIDE UTILITY LOCATE COMPANY AND/OR EXISTING DRAWINGS AND RECORDS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ALL UNDERGROUND UTILITIES NEED TO BE VERIFIED FOR DEPTH AND ACCURACY

SURVEYOR NOTES:

- THE BOUNDARY SHOWN IS PER LEGAL DESCRIPTIONS, RECORD OF SURVEYS AND PLATS AND FOUND MONUMENTATION WITH IN THE AREA. THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY, NO PROPERTY CORNERS WERE SET.
- THE CONTOURS SHOWN ARE DERIVED FROM DIRECT FIELD OBSERVATIONS AND COMPLY WITH THE NATIONAL MAPPING STANDARDS, OF ONE-HALF THE CONTOUR INTERVAL SHOWN.
- THE PURPOSE OF THE SURVEY IS TO PROVIDE OWNER AND CONSULTANTS A REPRESENTATION OF GENERAL SITE FEATURES AS OBTAINED ON THE DATE OF FIELD SURVEY, MAY, 2020.



CALL BEFORE YOU DIG 811

No.	DESC.	DATE	BY

storhäug
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 landscape architecture

510 east third avenue | spokane, wa | 99202
 509.242.1000 | www.storhauginc.com

SHEET TITLE: ECAPITAL SILVER LAKE DEVELOPMENT PRE-APPLICATION EXHIBIT

PROJECT TITLE: MEDICAL LAKE, WASHINGTON

PRELIMINARY

NOT FOR CONSTRUCTION

FOR REGULATORY REVIEW ONLY

DATE	09/14/2020
DRAWN	LJT
CHECKED	JDS
PROJECT NUMBER	20-097
DRAWING NO.	1 OF 1

PRE-APP

20-097-PRE-APP.dwg 24x36