

NOTICE OF COMMUNITY INFORMATIONAL MEETING & PUBLIC TRAFFIC SCOPING MEETING

PROPOSAL: Drews Farm, LLC, is in the preliminary planning process to develop parcels 34031.9018, 34031.0201, 34031.0101, located in a portion of Government Lot 16 & Browne Park Addition in Section 03, Township 24 North, Range 43 East, Willamette Meridian, Spokane County, Washington.

The development is proposed as single-family residential homes. Within the above subject parcels, the applicant proposes a subdivision on 30.19 acres, consisting of 121 buildable lots accommodating future single-family residential housing within the Low-Density Residential zone, all meeting the requirements within the LDR Zone. The proposed subdivision is located on the NW corner of E 57th Ave and S Glenrose Rd. A Community Informational Meeting and a Public Traffic Scoping Meeting are required before submittal of a Preliminary Plat application to the Spokane County Building and Planning Department. The previous land use was as undeveloped.

The lot sizes range from a minimum lot size of 5,000 sf with the largest lot to be approximately 12,000 sf; most lots will fall into the 8,000 sf range. The site will access S Glenrose Rd and E 57th Ave.

None of the lots are proposed to front directly onto the existing public right-of-way. All proposed buildable lots will access the internal road systems. A Preliminary Plan of the project is attached and will be presented at the Community Informational Meeting and the Public Traffic Scoping Meeting for your review.

MEETING TIMES AND LOCATION: The Community Informational Meeting is scheduled for July 7th, 2022 from 5:30 to 6:00. After a short break, the Public Traffic Scoping Meeting is scheduled from 6:15 to 7:15. The meetings will both take place on July 7, 2022 in a virtual setting via Zoom at www.storhauginc.com/drewsfarm

*Please send any questions prior to the meeting to drewsfarm@storhaug.com

*Please register before the meeting at www.storhauginc.com/drewsfarm

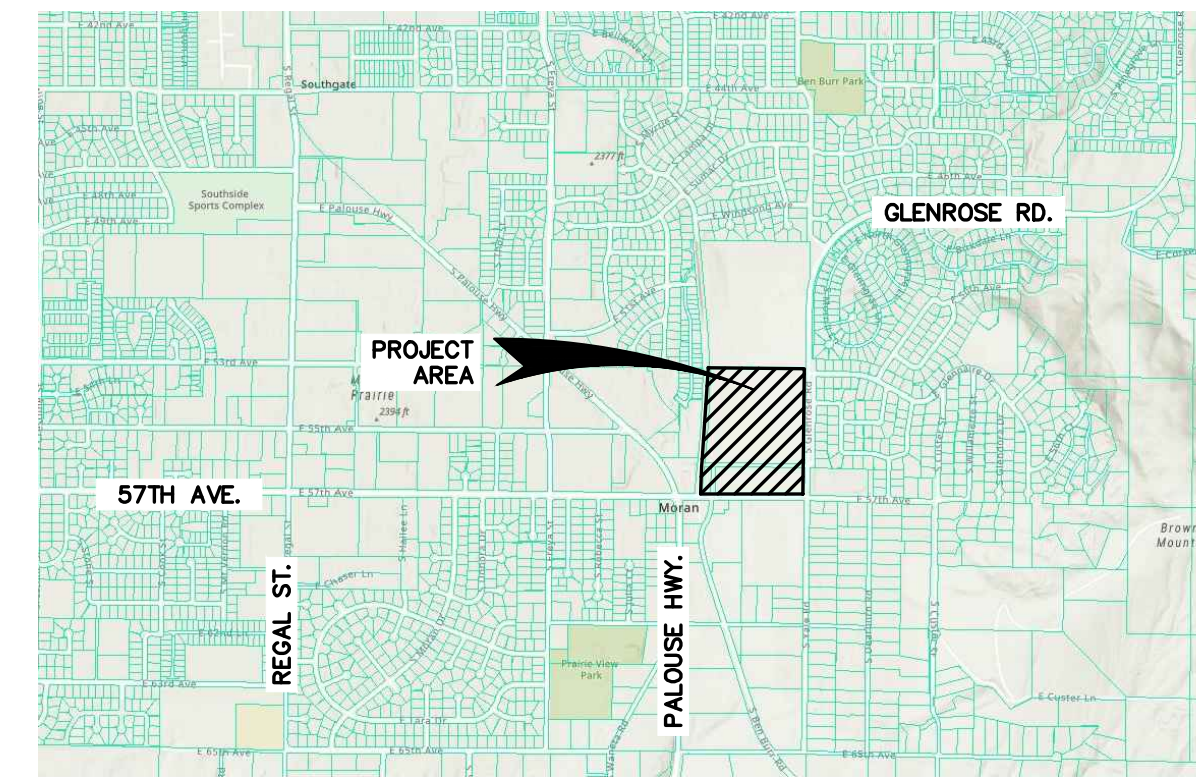
*Please note that community members will NOT have the opportunity to speak at the meeting while live; attendees are encouraged to submit all questions via email before the meeting to drewsfarm@storhaug.com. PLEASE log on 15 minutes early, as tech issues may occur.

If you have any questions about the meeting, please call Storhaug Engineering at 509-242-1000.

If you have any questions or comments related either meeting, please send them in advance to drewsfarm@storhaug.com or mail hard copy to Storhaug Engineering, Attn: Drews Farm Community Meeting, 510 E 3rd Ave, Spokane, WA 99202.

DREWES FARM PRELIMINARY PLAT

A PORTION OF GOVERNMENT LOT 16 & BROWNE PARK ADDITION
IN SECTION 03, TOWNSHIP 24 NORTH, RANGE 43 EAST, W.M.,
SPOKANE COUNTY, WASHINGTON



VICINITY MAP
N.T.S.

LEGAL DESCRIPTION:

PER QUIT CLAIM DEED, AFN 680631, RECORDS OF SPOKANE COUNTY:

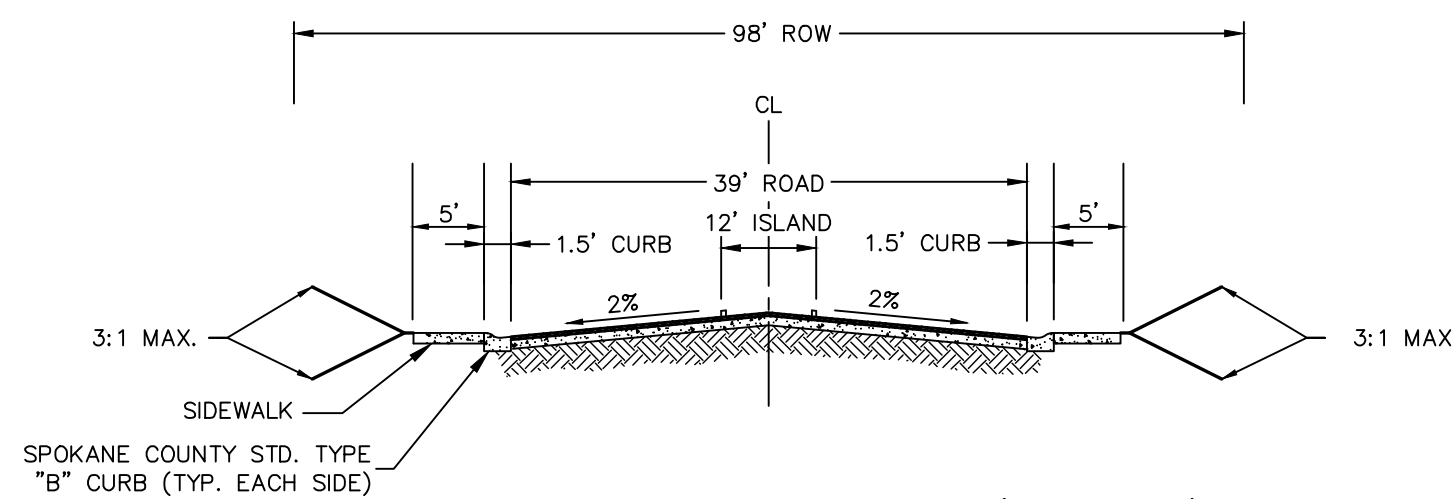
GOVERNMENT LOT 16, SECTION 3, TOWNSHIP 24 NORTH, RANGE 43 EAST,
W.M. SPOKANE COUNTY, WASHINGTON LYING EAST OF BEN BUR ROAD;
LOTS 1 AND 2, BLOCK 4
LOTS 1 THROUGH 18 INCLUSIVE, BLOCK 5, BROWN PARK ADDITION TO
SPOKANE, STATE OF WASHINGTON

SITE DATA TABLE:

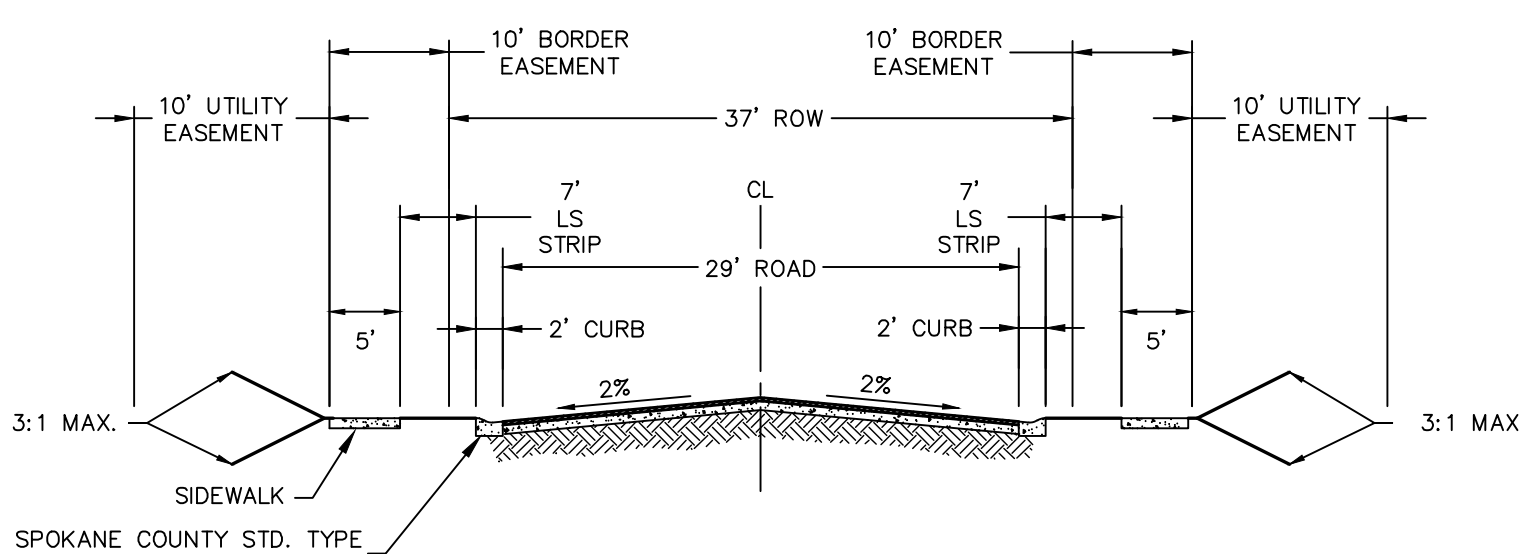
NO. OF BUILDING PARCELS	121 SINGLE-FAMILY LOTS
PARCEL SIZES	5,454 S.F. TO 12,212 S.F.
MINIMUM FRONTAGE/AREA	50'/5,000 SF
EXISTING ZONING	LDR
PROPOSED ZONING	NO CHANGE (LDR)
EXISTING STRUCTURES/USES	VACANT
SANITARY SEWER	CITY OF SPOKANE
WATER PURVEYOR	CITY OF SPOKANE
PROPOSED USES	RESIDENTIAL - SFR
TOTAL AREA	30.19 ACRES
TOTAL TRACT AREA	2.66 ACRES
PUBLIC ROAD DEDICATION	5.52 ACRES
GROSS DENSITY	121/30.19= 3.97 UNITS/ACRE
NET DENSITY	121/(30.19-5.52)= 4.90 UNITS/ACRE
MAXIMUM BUILDING HEIGHT	35'
MAXIMUM BUILDING COVERAGE	55%
PARCEL NUMBERS	34031.9018 34031.0201 34031.0101

NOTES:

- ALL PROPOSED AND POTENTIAL SIGNAGE TO MEET SIGNAGE STANDARDS IN SC2C 14.804.



PROPOSED PRIVATE ROAD SECTION (ENTRANCE)
NTS



PROPOSED PRIVATE ROAD SECTION (INTERIOR)
NTS

SURVEYOR:
STORHAUG ENGINEERING
510 E. THIRD AVE
SPOKANE, WA 99202
CONTACT: ALEX DUKIN, PLS
509-242-1000

ENGINEER:
STORHAUG ENGINEERING
510 E. THIRD AVE
SPOKANE, WA 99202
CONTACT: JERRY STORHAUG, PE
509-242-1000

OWNER:
DREWES FARM LLC
603 N. HAVANA
SPOKANE, WA 99202
CONTACT: GEORGE PARAS
509-535-8377

SURVEYOR'S CERTIFICATE

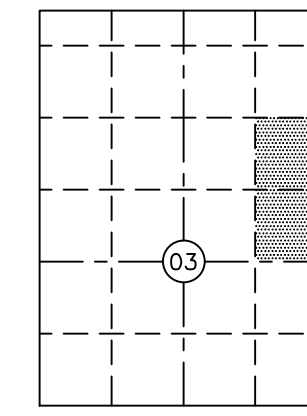
I, TROY A. CARLSON, PLS 48373, DO HEREBY CERTIFY THAT
THIS PRELIMINARY PLAT WAS PREPARED BY ME OR UNDER MY
DIRECTION IN ACCORDANCE WITH LOCAL ORDINANCES AND THAT
THE TOPOGRAPHICAL ITEMS SHOWN ARE IN ACCORDANCE WITH
WAC 332-130-145.

TROY A. CARLSON
PLS 48373



GRAPHIC SCALE

(IN FEET)
1 inch = 200 ft.
CONTOUR INTERVAL: 10 FT.

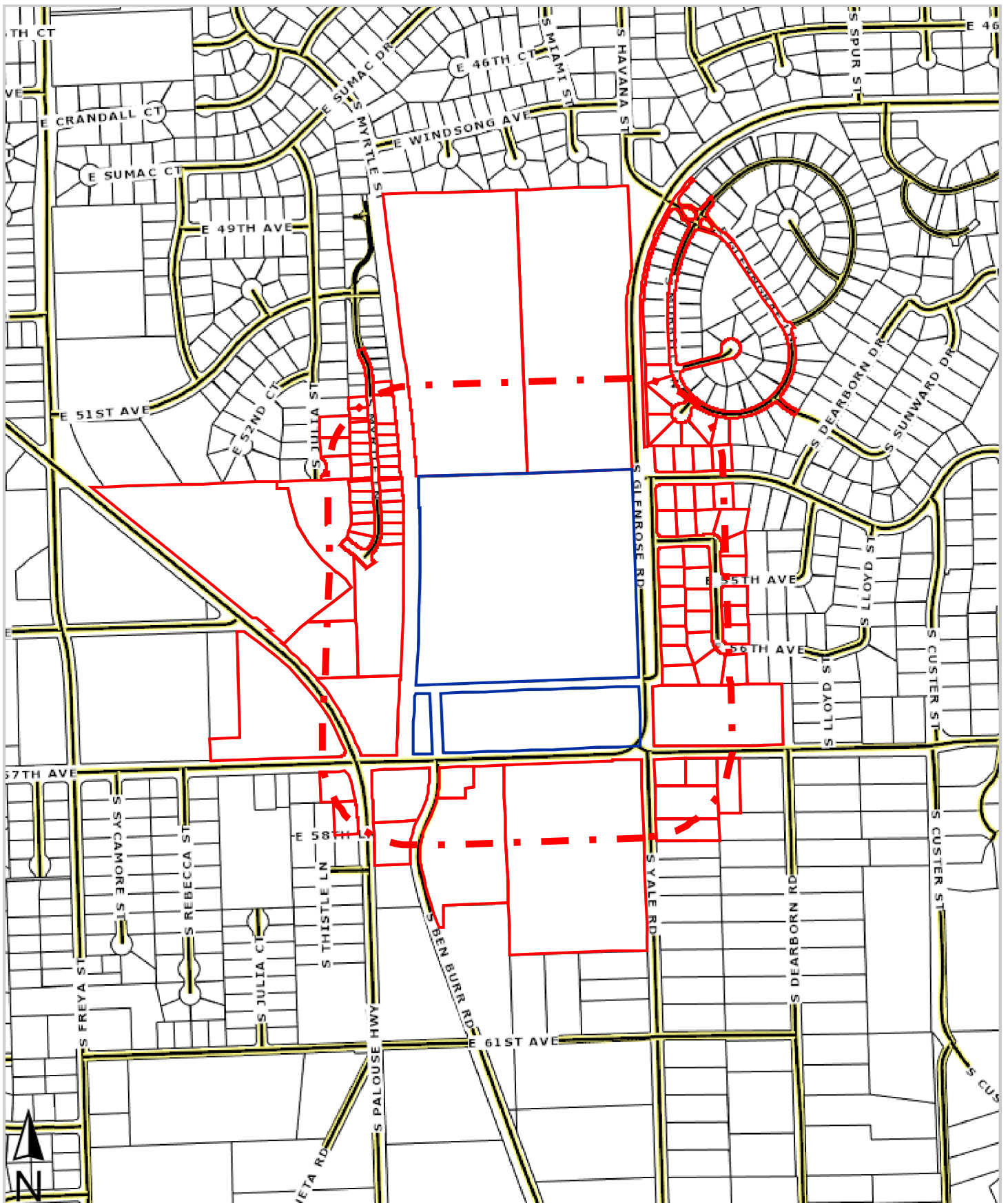


SEC.03, T.24N, R.43E, W.M.

storhäug
civil engineering planning
landscape architecture surveying

510 east third avenue | spokane, wa | 99202
p 509.242.1000

DATE	05/04/2022	SCALE	1" = 100'
FIELD BOOK	21-129	DRAWN	MCG
PROJECT NUMBER	21-129	DRAWING NO.	1 OF 1



VISTA
TITLE & ESCROW

This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.