

PRELIMINARY PLAT ROOSEVELT VISTAS

A PORTION OF THE NORTH 1/2 OF SECTION 23, TOWNSHIP 27 NORTH, RANGE 37 EAST, W.M. LINCOLN COUNTY, WASHINGTON
(ASSESSOR'S PARCEL 2737023700030)

OWNER LRH PROPERTIES, LLC. 5806A - 119TH AVE SE #200 BELLEVUE, WA 98006 CONTACT: TODD R. TARBERT 206-412-3092 TODD@SEMBLE.COM	AGENT STORHAUG ENGINEERING 510 E. THIRD AVE. SPOKANE, WASHINGTON 99202 CONTACT: WILLIAM SINCLAIR 509-242-1000 WILLIAM@STORHAUG.COM	SURVEYOR STORHAUG ENGINEERING 510 E. THIRD AVE. SPOKANE, WASHINGTON 99202 CONTACT: RICK HOLT 509-242-1000 RICK@STORHAUG.COM
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VICINITY MAP
NTS

LEGAL DESCRIPTION

GOVERNMENT LOT 4, THE SOUTH 330 FEET OF THE WEST 660 FEET OF GOVERNMENT LOT 2, THE SOUTH HALF OF THE NORTHWEST QUARTER, THE SOUTH 330 FEET OF GOVERNMENT LOT 1, IN SECTION 23, TOWNSHIP 27 NORTH, RANGE 37 E.W.M.;

EXCEPT THOSE PORTIONS THEREOF INCLUDED IN DECLARATION OF TAKING RECORDED IN BOOK 86 OF DEEDS, PAGE 603, UNDER AUDITOR'S FILE NO. 226867;

AND EXCEPT MCCULLOUGH ROAD EAST.

SITE DATA TABLE

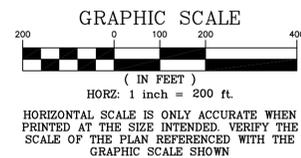
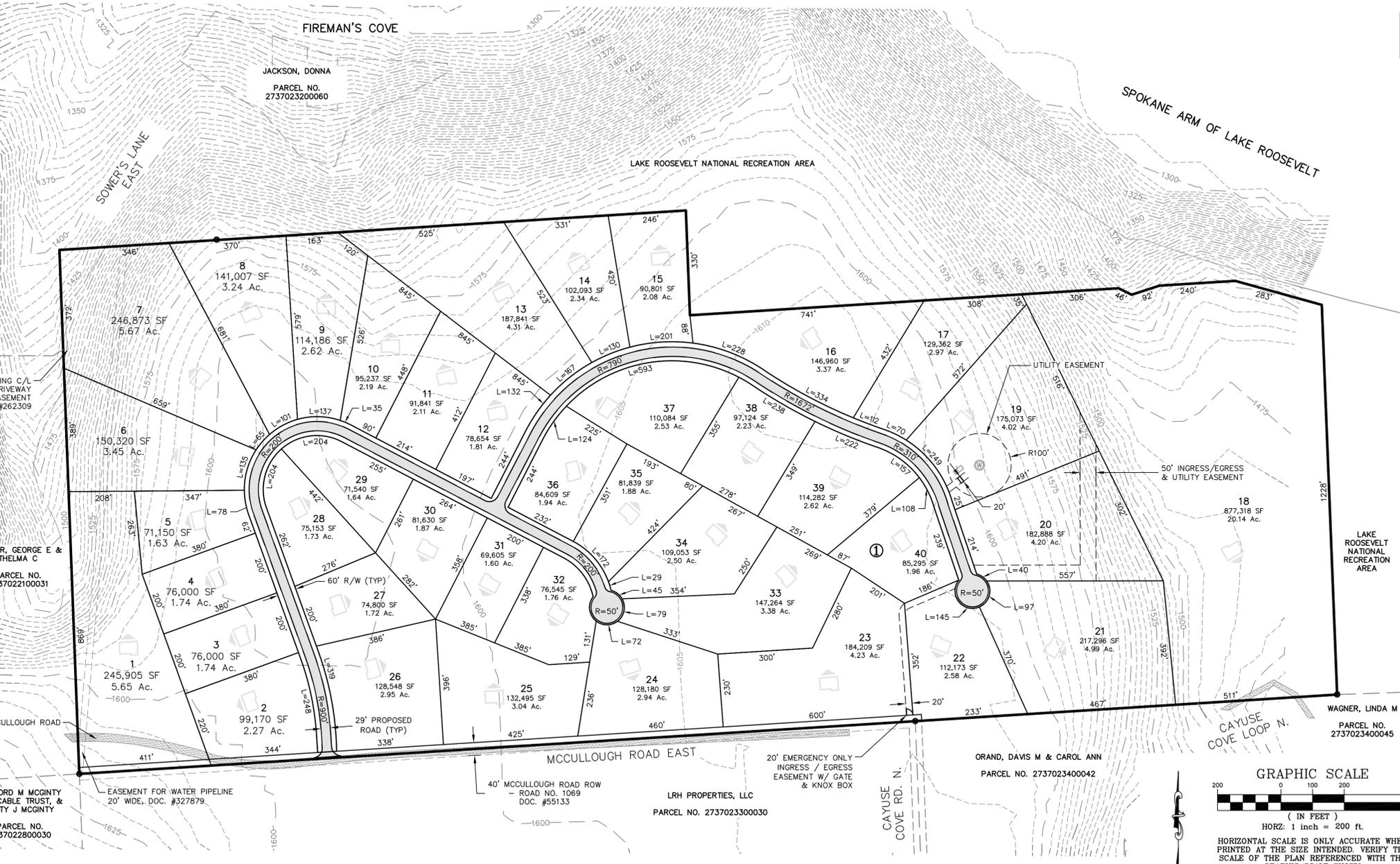
TOTAL NO. OF BUILDING PARCELS	40 SINGLE-FAMILY UNITS
PARCEL SIZES	1.6 ACRES TO 20 ACRES
MINIMUM FRONTAGE	40'
EXISTING ZONING	'RECREATIONAL'
PROPOSED ZONING	'RECREATIONAL'
EXISTING STRUCTURES/USES	WATER WELL PUMP HOUSE
SANITARY SEWER	PRIVATE SEPTIC - INDIVIDUAL LOTS
WATER PURVEYOR	PRIVATE WELL - COMMUNITY SYSTEM
PROPOSED USE	40 SINGLE-FAMILY UNITS
TOTAL AREA	135 ACRES
GROSS OPEN SPACE AREA	0 ACRES
NET OPEN SPACE AREA	0 ACRES
GROSS DENSITY	.30 LOTS/ACRE
PUBLIC ROAD DEDICATION	NONE (PRIVATE ROADS ARE PROPOSED)
TOPOGRAPHIC INFORMATION	1% TO 45% SLOPES
PRIVATE ROADS R/W	6.31 AC. (4.7%)

NOTES:

- LINCOLN COUNTY HAS NO RESPONSIBILITY TO BUILD, MAINTAIN, IMPROVE OR OTHERWISE SERVE THE PRIVATE ROADS WITHIN THIS SUBDIVISION OF LAND. BY APPROVING THIS PLAT OR SUBSEQUENTLY BY ALLOWING BUILDING PERMITS TO BE ISSUED FOR PROPERTY ON A PRIVATE ROAD, LINCOLN COUNTY ASSUMES NO OBLIGATIONS FOR SAID ROAD(S). THE LOT OWNER(S) ACKNOWLEDGE THAT LINCOLN COUNTY HAS NO OBLIGATION OF ANY KIND TO ESTABLISH, EXAMINE, SURVEY, CONSTRUCT, ALTER, REPAIR, IMPROVE, MAINTAIN OR PROVIDE DRAINAGE OR SNOW REMOVAL FOR THE PRIVATE ROAD(S). SHOULD THE PRIVATE ROADWAY(S) BE PETITIONED FOR ESTABLISHMENT AS A COUNTY ROAD, THE LOT OWNERS SHALL BE REQUIRED TO BEAR THE EXPENSE TO UPGRADE THE ROAD TO PREVAILING COUNTY ROAD STANDARDS AND THAT LINCOLN COUNTY IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS TO ALL PRIVATE ROADS WITHIN OR SERVING THIS PLAT.
- BOUNDARY SURVEY PERFORMED ON JANUARY 21, 2014
- TOPOGRAPHY SHOWN IS DERIVED FROM GOOGLE EARTH DATA AND HAS NOT BEEN SURVEYED. TOPOGRAPHY SHOWN IS FOR CONCEPTUAL PURPOSES ONLY. WEB SOURCES CITE THE DATUM TO BE WGS84, OR WORLD GEODETIC SYSTEM OF 1984.
- COMMUNITY WATER SYSTEM TO BE SUPPLIED FROM EXISTING WELL VIA SERVICE LINES WITHIN PROPOSED RIGHT-OF-WAY AND STUBBED OUT TO INDIVIDUAL LOTS. AN INITIAL PHASE OF EIGHT LOTS - LOTS 1-8 - IS PROPOSED.

LEGEND

- PROPOSED PLAT BOUNDARY
- PROPOSED LOT LINES
- - - 1600 - - - GOOGLE EARTH CONTOUR (5' C.I.)
- PROPOSED RIGHT OF WAY
- EXISTING ROAD CENTERLINE
- ① BLOCK NUMBER
- ⊙ EXISTING WELL
- ⊡ CONCEPT HOME LOCATION WITH ORIENTATION ARROW WHERE NOT IN CONFLICT WITH LOT LABELS
- FOUND SURVEY MONUMENTS AND MARKERS



THIS PLAT HAS BEEN REVIEWED BY THE LINCOLN COUNTY HEALTH DEPARTMENT FOR USE OF ON-SITE SEWAGE DISPOSAL SYSTEMS IN ACCORDANCE WITH REGULATIONS IN EFFECT AT THE TIME THE PLAT APPLICATION WAS RECEIVED. UNLESS OTHERWISE STATED, APPROVAL OF THIS PLAT DOES NOT WARRANT OR IMPLY THE ISSUANCE OF A PERMIT TO INSTALL ANY SPECIFIC TYPE OF ON-SITE SEWAGE DISPOSAL SYSTEM. PERMIT ISSUANCE WILL BE BASED ON THE REGULATIONS IN EFFECT AT THE TIME THE PERMIT APPLICATION IS SUBMITTED. FURTHERMORE, THIS PLAT WAS REVIEWED FOR WATER ADEQUACY AND SHOWN TO HAVE AN ADEQUATE WATER SUPPLY TO SERVE EACH LOT WITHIN THE PLAT. WATER SYSTEM IMPROVEMENTS MAY BE REQUIRED PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS IN ACCORDANCE WITH DRINKING WATER REGULATIONS IN PLACE AT TIME OF APPLICATION.

EXAMINED AND APPROVED THIS _____ DAY OF _____ 2015.

LINCOLN COUNTY SANITARIAN

EXAMINED AND APPROVED BY THE LINCOLN COUNTY PUBLIC WORKS DEPARTMENT AS TO THE SURVEY DATE, LAYOUT OF THE ROADS AND EASEMENTS, ROAD NAMES AND NUMBERS, THE DESIGN AND/OR CONSTRUCTION OF PROTECTIVE IMPROVEMENTS, BRIDGES, SEWER AND DRAINAGE SYSTEMS ON THIS _____ DAY OF _____, 2015

LINCOLN COUNTY ENGINEER

EXAMINED AND FOUND TO BE IN CONFORMITY WITH THE LINCOLN COUNTY COMPREHENSIVE PLAN, ZONING AND DEVELOPMENT REGULATIONS, THEREFORE APPROVED THIS _____ DAY OF _____ 2015.

LINCOLN COUNTY PLANNER

AUDITORS CERTIFICATE FILED FOR RECORD THIS _____ DAY OF _____ 2015. IN BOOK _____ PAGE _____ OF PLATS AUDITOR NO. _____ AT THE REQUEST OF _____

LINCOLN COUNTY AUDITOR

I HEREBY CERTIFY THAT TAXES AND ASSESSMENTS ON PROPERTY SHOWN HEREIN HAVE BEEN PAID FOR _____ AND PROCEEDING YEARS THIS _____ DAY OF _____ 2015.

LINCOLN COUNTY TREASURER

APPROVED BY THE LINCOLN COUNTY BOARD OF COUNTY COMMISSIONERS THIS _____ DAY OF _____ 2015.

CHAIRMAN

COMMISSIONER

COMMISSIONER

ATTEST: CLERK OF BOARD

5			
4			
3			
2			
1			
No.	DESC.	DATE	BY

storchäng
civil engineering | planning | surveying
landscape architecture

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PRELIMINARY PLAT
ROOSEVELT VISTAS
LINCOLN COUNTY, WASHINGTON



DATE	02/09/2015
DRAWN	WMS
CHECKED	JDS
PROJECT NUMBER	13-251
DRAWING NO.	