NW¼, SEC. 3, T.24N., R.43E., W.M.

MORAN SOUTH ESTATES PRELIMINARY PLAT

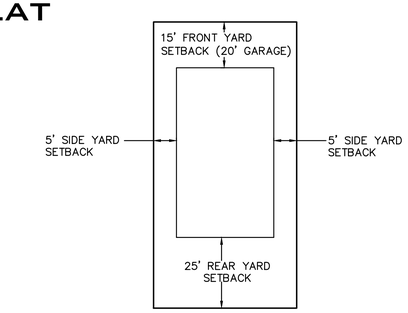
UNDERGROUND SERVICE ALERT
ONE-CALL NUMBER
811
CALL TWO BUSINESS DAYS BEFORE YOU DIG

SITE DATA TABLE

GENERAL DESIGN DATA	
PARCEL NUMBERS	34032.9111 AND A PART OF 34032.9110
EXISTING ZONING	RSF
PROPOSED ZONING	RSF
PROJECT AREA	3.74 AC
LOT AREA	2.88 AC
RIGHT OF WAY AREA	0.86 AC
NUMBER OF LOTS	13
MAXIMUM LOT AREA	11,536 SF
MINIMUM LOT AREA	8,120 SF
PROPERTY DENSITY	4.51 UNITS/AC
AVERAGE LOT AREA	7,907 SF
DOMESTIC WATER	CITY OF SPOKANE
SANITARY SEWER DISPOSAL	CITY OF SPOKANE
FIRE DEPARTMENT	CITY OF SPOKANE
DATUM	NAVD-88
CONSTRUCTION START DATE	AUGUST 2016
PAVEMENT AREA	24,830 SF

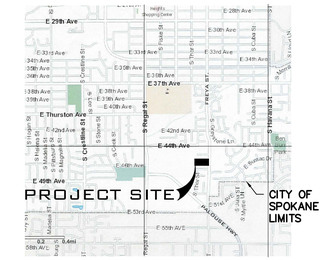
LEGEND

- PLAT BOUNDARY
- EXISTING PLAT LINE TO BE ADJUSTED
- EXISTING PARCEL LINES
- 2310 EXISTING GROUND CONTOUR (CONTOURS SHOWN AT 2 FOOT INTERVALS)



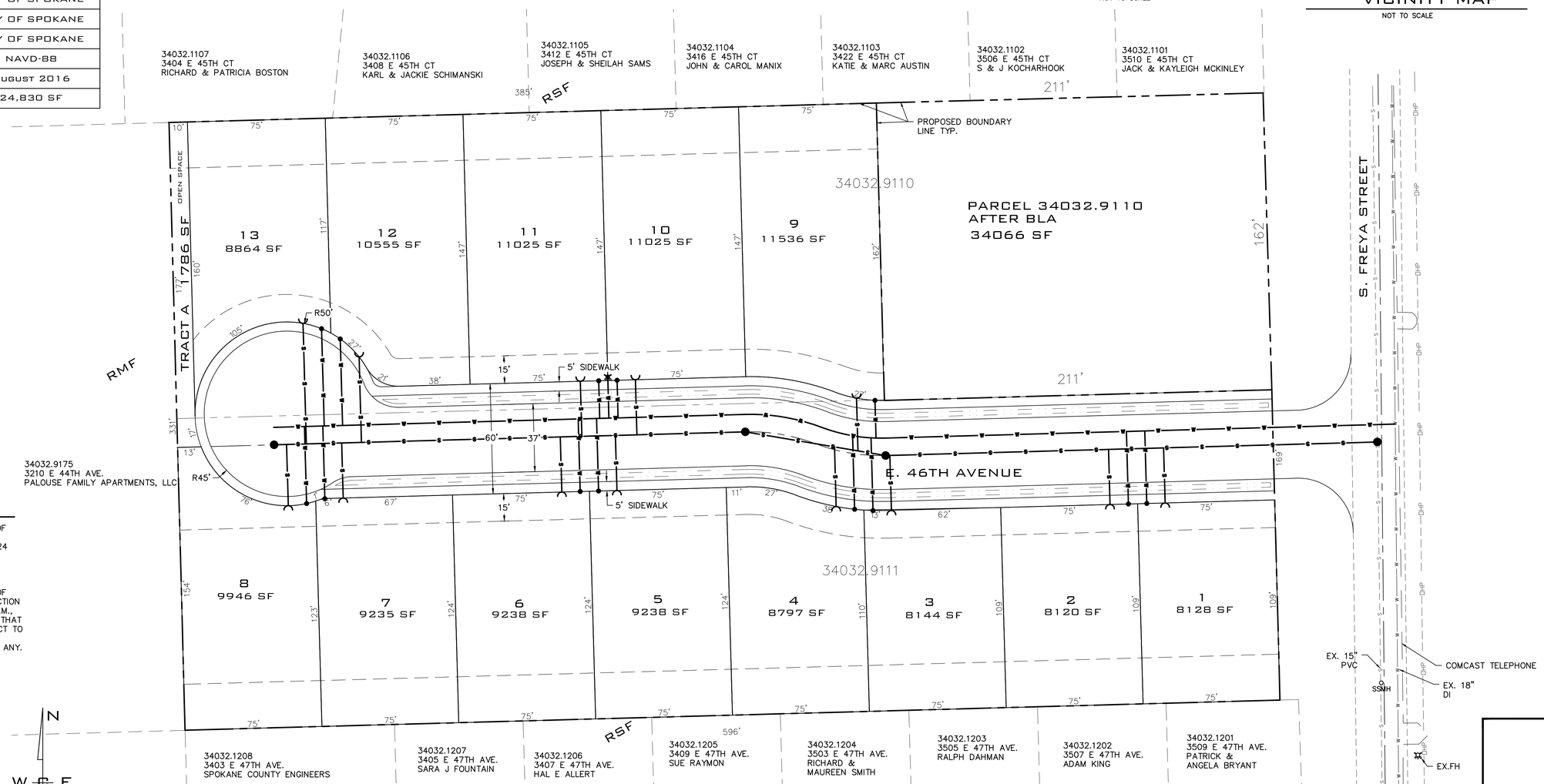
TYPICAL LOT SETBACK DETAIL

NOT TO SCALE



VICINITY MAP

NOT TO SCALE



ENGINEER
WHIPPLE CONSULTING ENGINEERS
2528 N. SULLIVAN ROAD
SPOKANE VALLEY, WA 99216
PHONE: 893-2617
EMAIL: TODDW@WHIPPLECE.COM
CONTACT: TODD WHIPPLE, P.E.

OWNER
DIAMOND ROCK CONSTRUCTION, INC
2602 N. SULLIVAN ROAD
SPOKANE VALLEY, WA 99216
PHONE: 924-8964
CONTACT: DENNIS CRAPO

SURVEYOR
WHIPPLE CONSULTING ENGINEERS
2528 N. SULLIVAN ROAD
SPOKANE VALLEY, WA 99216
PHONE: 509-893-2617
FAX: 509-926-0227
CONTACT: JON GORDON, PLS.

WATER
CITY OF SPOKANE
914 E. FOOTHILLS DRIVE
SPOKANE, WA 99207
PHONE: 509-625-7800

SEWER
CITY OF SPOKANE
909 E. SPRAGUE AVE.
SPOKANE, WA 99202
PHONE: 509-625-7900

LEGAL DESCRIPTION

THE SOUTH HALF OF THE SOUTH 20 RODS OF THE NORTH 40 RODS OF THE EAST HALF OF GOVERNMENT LOT 6, SECTION 3, TOWNSHIP 24 NORTH, RANGE 43 EAST, W.M., IN SPOKANE COUNTY, WASHINGTON. TAX PARCEL NO.: 34032.9111
AND
THE NORTH HALF OF THE SOUTH 20 RODS OF THE EAST HALF OF GOVERNMENT LOT 6, SECTION 3, TOWNSHIP 24 NORTH, RANGE 43 EAST, W.M., IN SPOKANE COUNTY, WASHINGTON; EXCEPT THAT PORTION LYING WITHIN FIELDS Road. SUBJECT TO EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD, IF ANY. TAX PARCEL NO.: 34032.9110

N
W E
S

GRAPHIC SCALE
30 0 15 30 60
(IN FEET)
1 inch = 30 ft.

NAVD-88 DATUM
CITY BENCHMARK SW COR.
44TH AND REGAL FND. 3"
BRASS CAP EL=2333.84

NO.	DATE	BY	REVISIONS

SCALE:	
HORIZONTAL:	1"=30'
VERTICAL:	N/A

PROJ #:	16-1651
DATE:	02/12/16
DRAWN:	SMM
REVIEWED:	TRW

- CIVIL
- STRUCTURAL
- SURVEYING
- TRAFFIC
- X PLANNING
- LANDSCAPE
- OTHER

WCE
WHIPPLE CONSULTING ENGINEERS
2528 NORTH SULLIVAN ROAD
SPOKANE VALLEY, WA 99216
PH: 509-893-2617 FAX: 509-926-0227

MORAN SOUTH ESTATES
PRELIMINARY PLAT
4510 S. FREYA STREET
SPOKANE WA

SHEET
1 OF 1

JOB NUMBER
16-1651