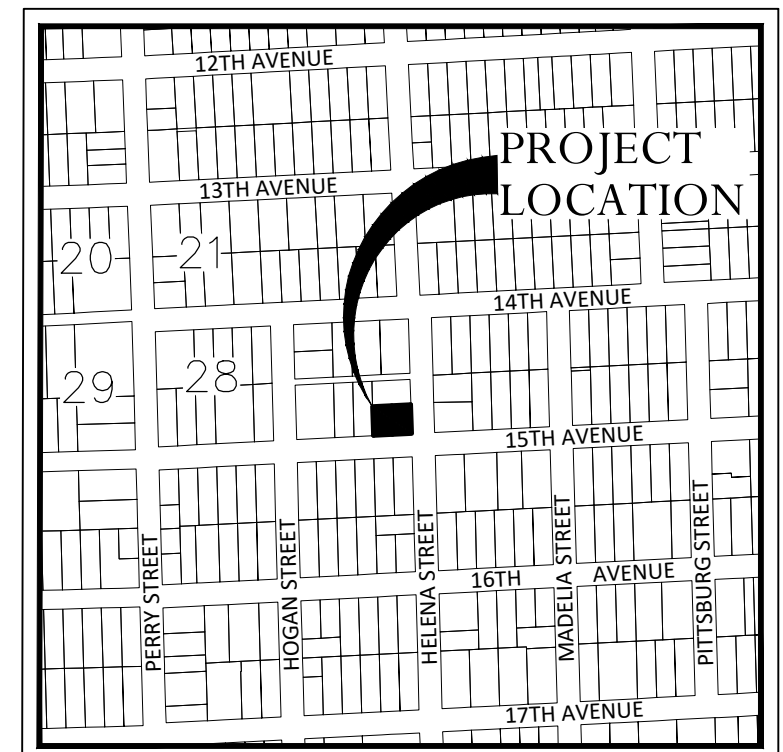


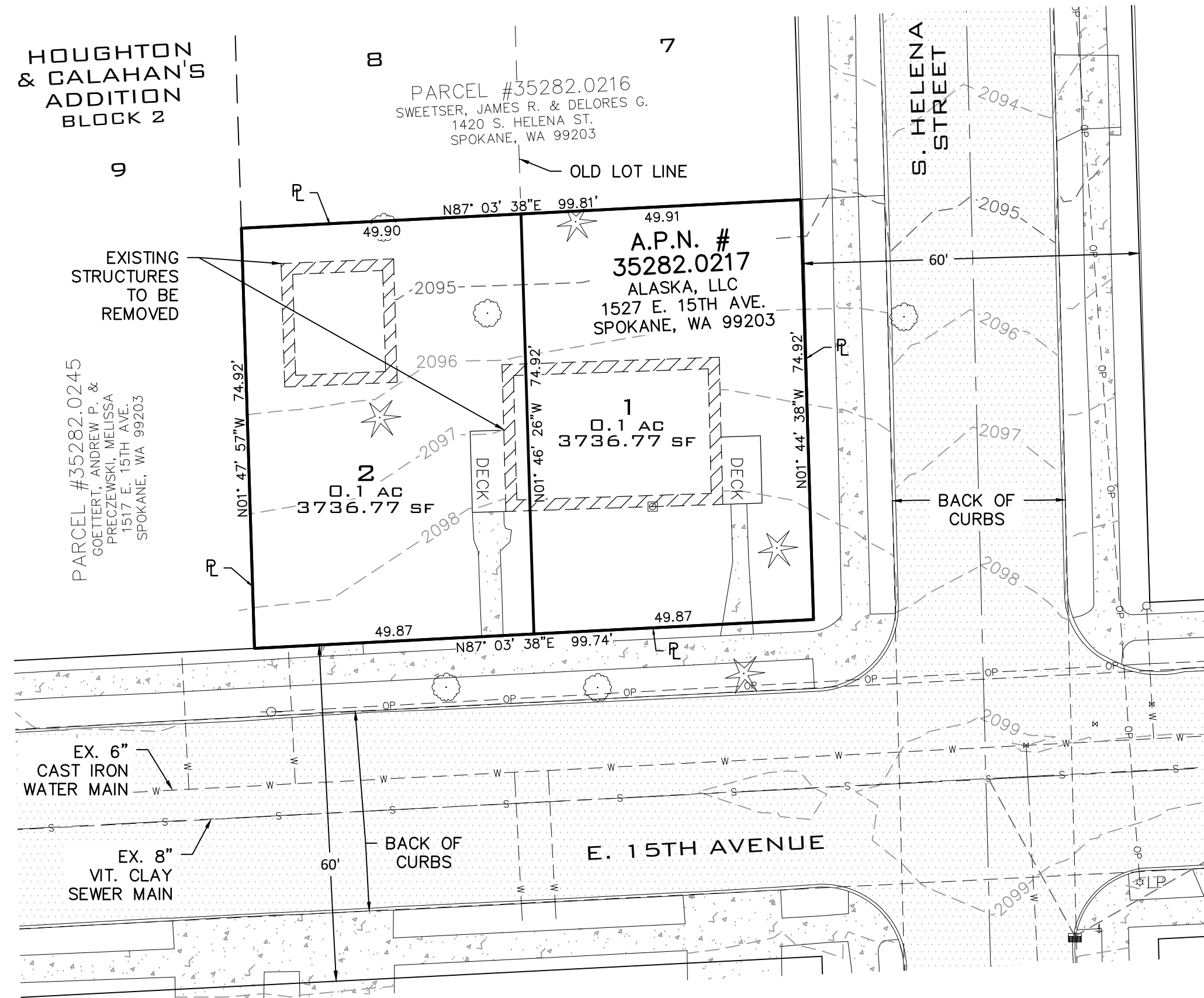
PRELIMINARY SHORT PLAT
15TH AVE. & HELENA ST.
RESID. DEV.

LOCATED IN A PORTION OF THE N.W. 1/4 OF THE N.W. 1/4
OF SECTION 28, TOWNSHIP 25 N., RANGE 43 E., W.M.
SPOKANE COUNTY, WASHINGTON



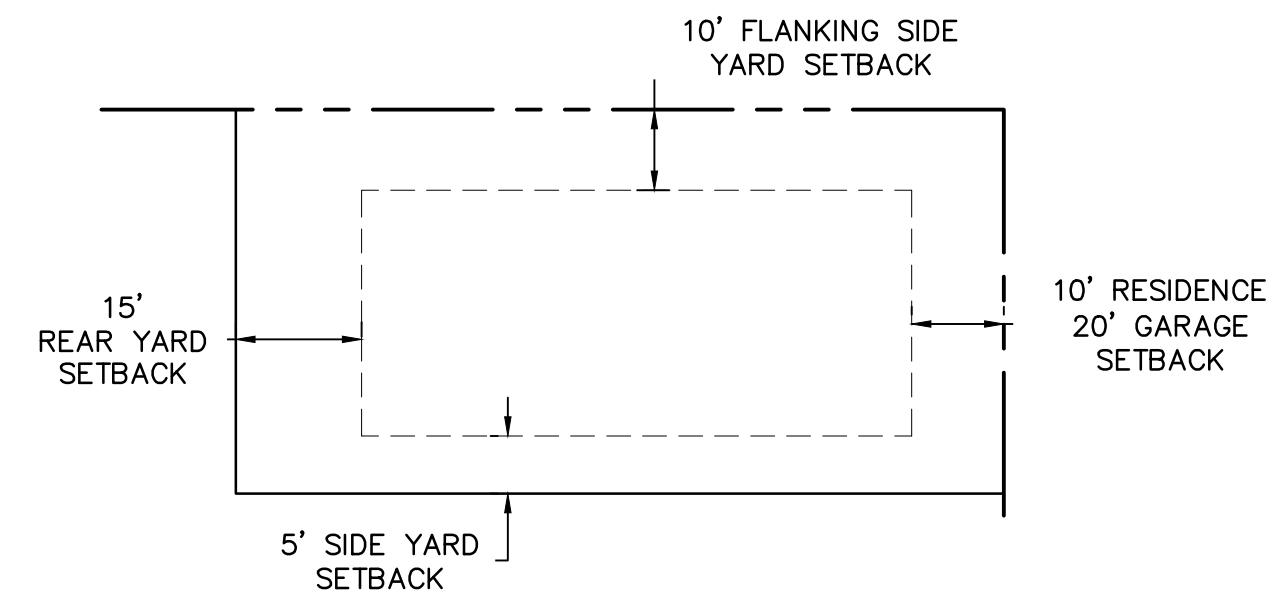
VICINITY MAP SCALE: 1"=500'

SITE DATA		
PARCEL NUMBER	35282.0217	
ZONING	R1	
DENSITY [MIN] [MAX]	4	0
ALLOWED DENSITY	1	0
	SF	AC
PROJECT AREA	7,474.00	0.17
NUMBER OF LOTS	2	
NUMBER OF TRACTS	0	
	SF	AC
AREA OF LOTS	7,474.00	0.17
AREA OF TRACTS	0.00	0.00
AREA OF RIGHT OF WAY	0	0.00
MIN LOT AREA	3,737.00	0.09
MAX LOT AREA	3,737.00	0.09
IMPERVIOUS AREAS		
	SF	
PAVEMENT	2,320.00	
SIDEWALK AND CONCRETE	0.00	
CURB AND GUTTER	0.00	
TOTAL IMPERVIOUS AREA	2,320.00	
SERVICE PROVIDERS		
FIRE DISTRICT	CITY OF SPOKANE	
WATER SERVICE	CITY OF SPOKANE	
SANITARY SEWER SERVICE	CITY OF SPOKANE	



SITE PLAN

SCALE: 1"=20'



TYPICAL LOT SETBACK DETAIL

SCALE: NOT TO SCALE

LEGAL DESCRIPTION

A.P.N. 35282.0217

THE SOUTH 75 FEET OF LOT 7 & LOT 8 OF HOUGHTON AND CALAHAN'S ADDITION,
ACCORDING TO THE FINAL PLAT THEREOF RECORDED IN VOLUME "A" OF PLATS,
PAGE 200, RECORDS OF SPOKANE COUNTY, WASHINGTON;

SITUATE IN THE CITY OF SPOKANE, COUNTY OF SPOKANE, STATE OF WASHINGTON.

ENGINEER/CONTACT

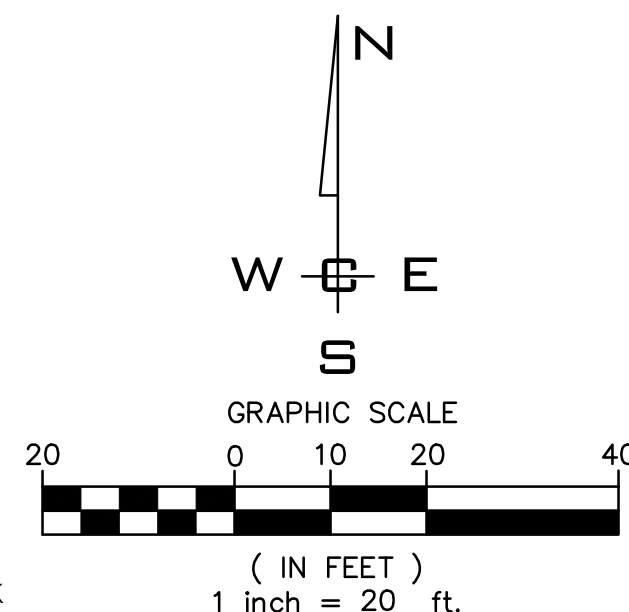
WHIPPLE CONSULTING ENGINEERS
21 SOUTH PINES
SPOKANE VALLEY, WA 99206
PHONE: 893-2617
CONTACT: TODD WHIPPLE, P.E.

SURVEYOR

WHIPPLE CONSULTING ENGINEERS 21
SOUTH PINES
SPOKANE VALLEY, WA 99206
PHONE: 893-2617
CONTACT: BRETT A. GRIFFITH, P.L.S.

OWNER/DEVELOPER

ALASKA, LLC
PO BOX 11742
SPOKANE VALLEY, WA 99212



NAVD - 88

WSDOT GP32090-187
3" BRASS CAP IN CONCRETE WALK
NAVD88 ELEVATION = 1975.40'

SCALE:	PROJ #:	24-3853
HORIZONTAL:	DATE:	06/12/25
1"=20'	DRAWN:	BAG
VERTICAL:	REVIEWED:	RMA
NA		

CIVIL
STRUCTURAL
SURVEYING
TRAFFIC
PLANNING
LANDSCAPE
OTHER



WHIPPLE CONSULTING ENGINEERS
21 S. PINES ROAD
SPOKANE VALLEY, WA 99206
PH: 509-893-2617 FAX: 509-926-0227

15TH & HELENA SHORT PLAT
PRELIMINARY SHORT PLAT
1527 E. 15TH AVE.
SPOKANE COUNTY, WASHINGTON

SHEET
SP1

JOB NUMBER
24-3853