

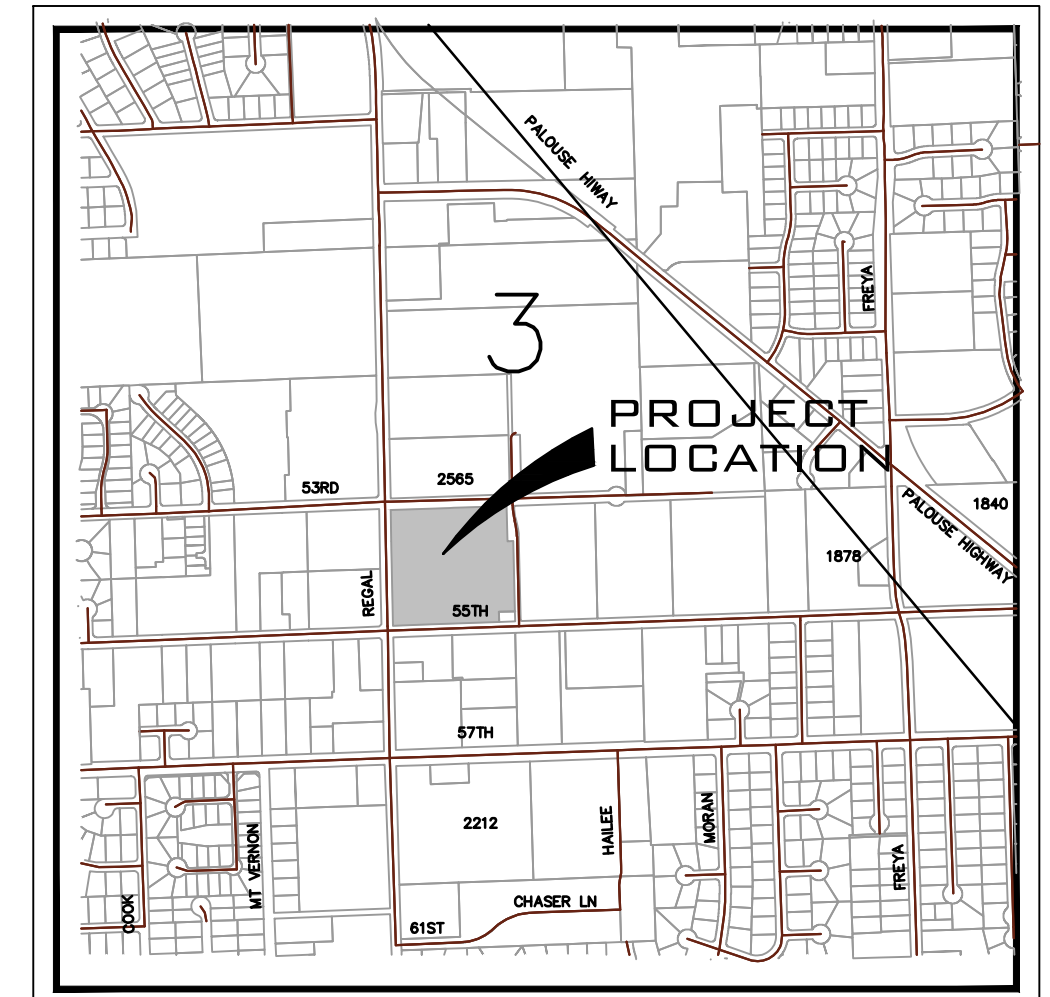
NW 1/4, SEC.03, T.24N., R.43E., W.M.

BINDING SITE PLAN

53RD & REGAL BINDING SITE PLAN

LOCATED IN A PORTION OF
NW 1/4, SEC. 03, T. 24 N., R. 43 E., W.M.
CITY OF SPOKANE, WA

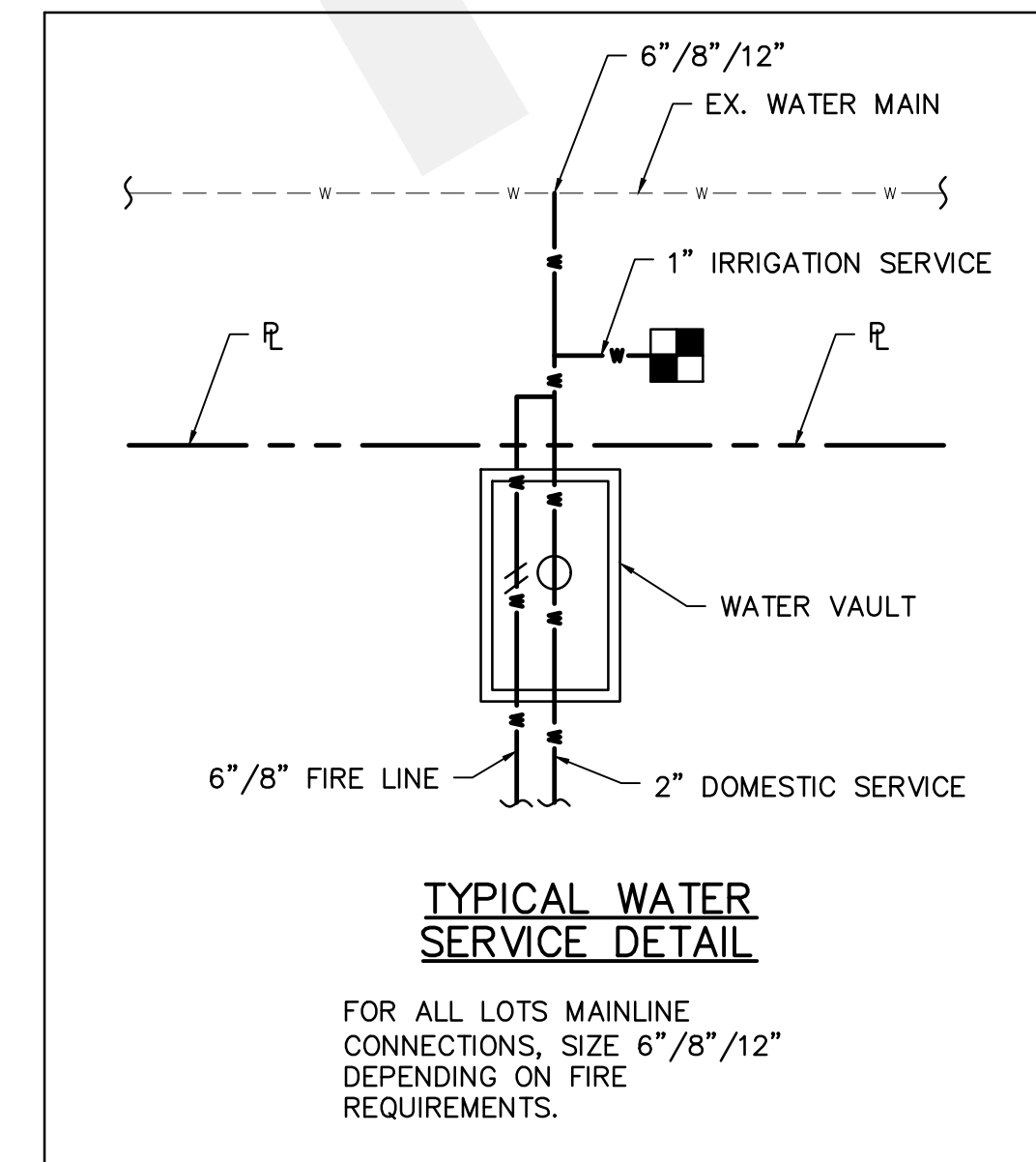
UNDERGROUND SERVICE ALERT
ONE-CALL NUMBER
811
CALL TWO BUSINESS DAYS BEFORE YOU DIG



VICINITY MAP

LEGEND

	PARKING AREA PAVEMENT
	PCC CONCRETE
	STORM DRAINAGE POND
	LANDSCAPE AREA



SITE DATA

PARCEL NUMBER	34032.0494
ZONING	CC2-DC
DOMESTIC WATER	CITY OF SPOKANE
SANITARY SEWER	CITY OF SPOKANE
PROJECT AREA	SF AC
	375487 8.62
NUMBER OF LOTS	4
NUMBER OF TRACTS	0
AREA OF LOTS	375487.00 8.62
AREA OF TRACTS	0.00 0.00
AREA OF RIGHT OF WAY	0.00 0.00
MIN LOT AREA	35172.06 0.81
MAX LOT AREA	234780.63 5.39

- SOILS DESCRIPTION**
- 7106-URBAN LAND, SANDY SUBSTRATUM, 0 TO 15 PERCENT SLOPES
 - 7150-URBAN LAND- SEABOLT, DISTURBED COMPLEX, 0 TO 3 PERCENT SLOPES

LEGAL DESCRIPTION

PARCEL INFORMATION FOUND ON SCOUT

34032.0494

SOUTH SPOKANE AMENDED PTNS OF LTS 11 & 12 BLK 1 DAF; BEG AT SE COR OF LT 11 TH N01'10'41"W 52FT & TRUE POB TH S88'03'25"W 83.01FT TH S01'10'41"E 52FT TH S88'03'25"W 552.90FT TO W LN OF LT12 TH N01'13'08"W 605.65FT TO S LN OF N30FT OF LTS 11 & 12 TH N88'06'29"E 606.33FT TH S01'10'41"E 167.95FT TH N88'08'56"E 30FT TO E LN OF LT 11 TH S01'10'41"E 358.10FT TO POB

- CRITICAL AREAS**
- THERE ARE NO CRITICAL AREAS LOCATED ON THE PARCEL PER THE SPOKANE COUNTY CRITICAL AREA MAPS

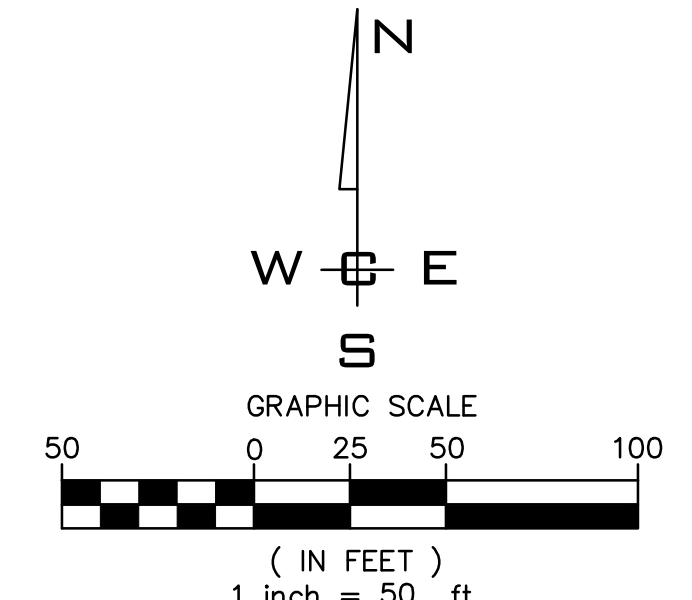
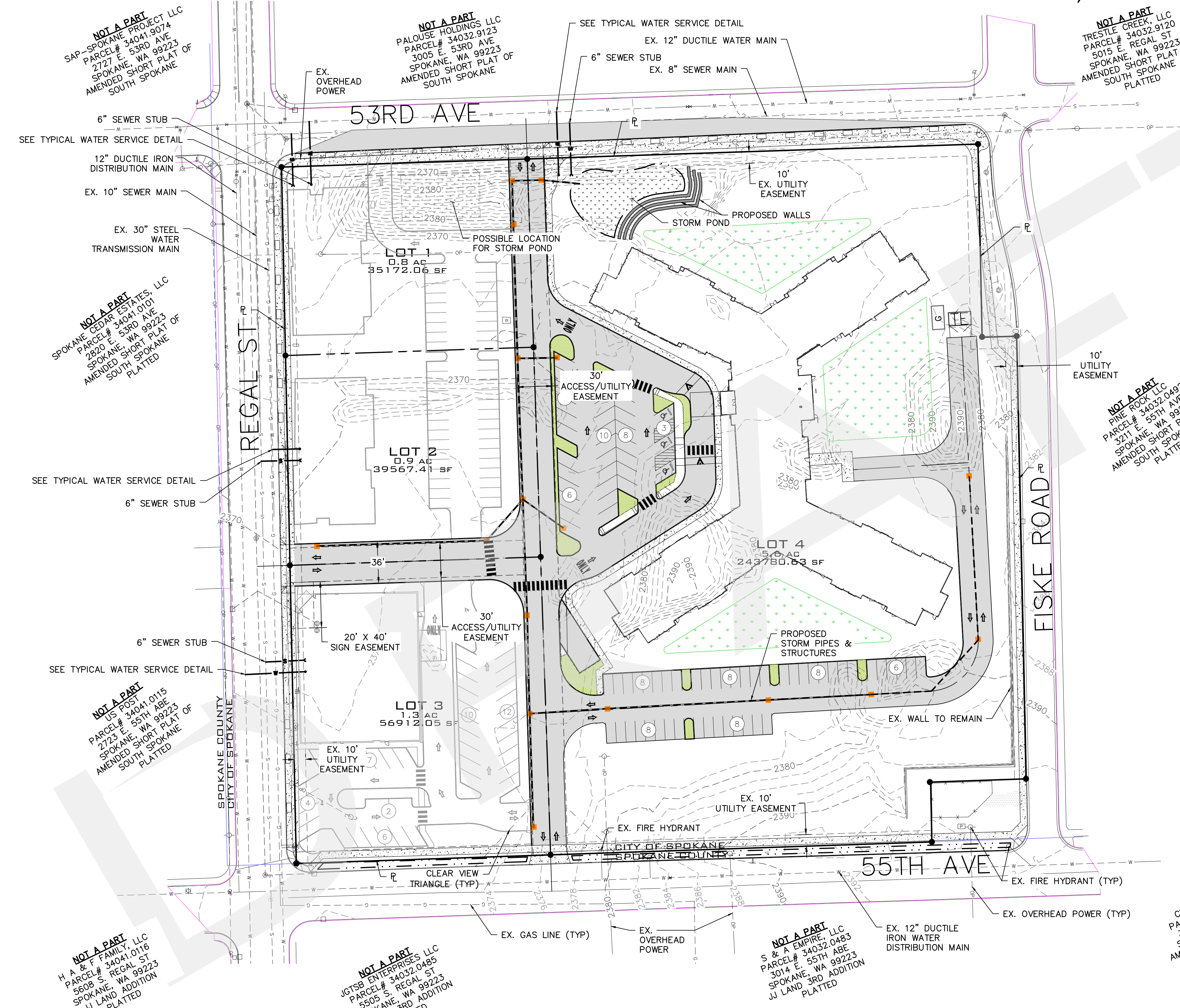
ENGINEER
WHIPPLE CONSULTING ENGINEERS
21 S. PINES ROAD
SPOKANE VALLEY, WA 99206
PHONE: 509-893-2617
CONTACT: TODD WHIPPLE, P.E.
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SURVEYOR
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21 S. PINES ROAD
SPOKANE VALLEY, WA 99206
PHONE: 509-893-2617
CONTACT: BRETT GRIFFITH, P.L.S.

PROPERTY OWNER
VAUGHNS 57TH AVENUE LLC
201 W NORTH RIVER DR #360
SPOKANE, WA 99201
CONTACT: DAVIS VAUGHN
PHONE: 509-998-5861



PLANS
NOT APPROVED
BY AGENCY



SCALE:	PROJ #:	20-2744
HORIZONTAL:	DATE:	06/24/21
1"=50'	DRAWN:	STT
VERTICAL:	REVIEWED:	TRW
N/A		

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

NEXCORE-SPOKANE ASSISTED LIVING
BINDING SITE PLAN
REGAL ST & 53RD AVE
SPOKANE, WA

SHEET	1 OF 1
JOB NUMBER	20-2744

NAVD - 88

P:\WCE_WORK\2020 WCE PROJECTS\2020-2744 NEXCORE - SPOKANE ASSISTED LIVING\DWG\2744-NEXCORE-BSP.DWG PLOT DATE: 06/29/21