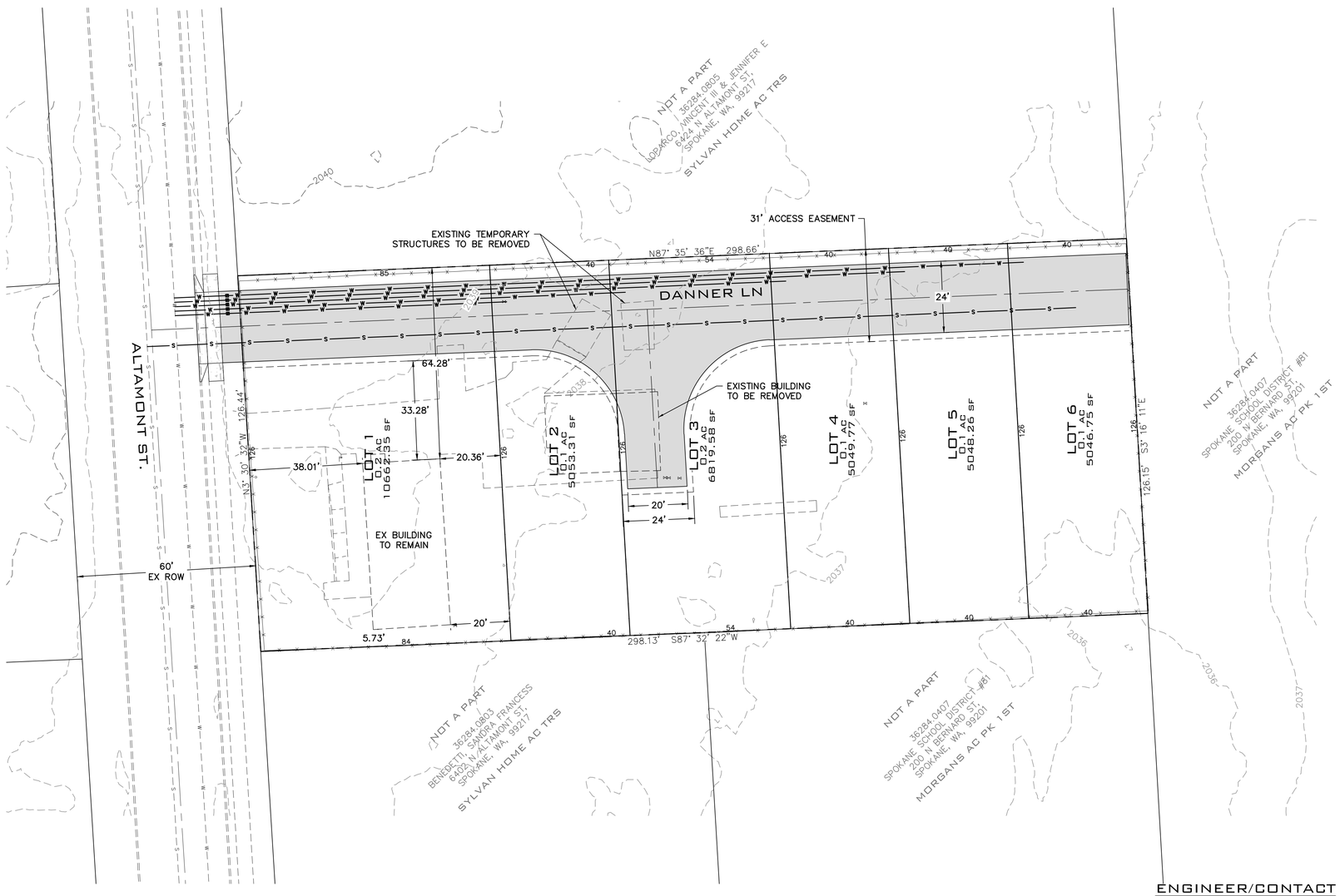
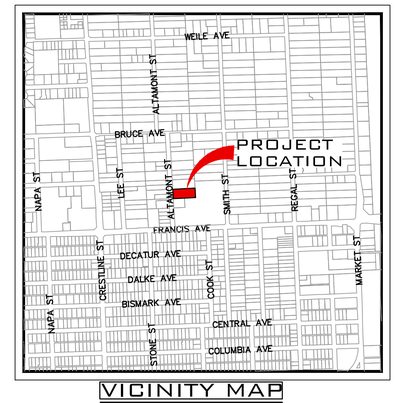
PRELIMINARY PLAT
ALTAMONT
UNIT LOT SUBDIVISION

LOCATED IN A PORTION OF THE
SE 1/4, SEC28, T 26 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

LEGAL DESCRIPTION

36284.0804

TRACT 34, SYLVAN HOME ACRE TRACTS, ACCORDING TO PLAT RECORDED IN VOLUME "E" OF PLATS, PAGE 97;
SITUATE IN THE CITY OF SPOKANE, COUNTY OF SPOKANE, STATE OF WASHINGTON.

(PER TITLE COMMITMENT PROVIDED BY WFG NATIONAL TITLE COMPANY OF EASTER WA

WFG FILE #: 25-179216)

SITE DATA		
PARCEL NUMBER	36284.0804	
ZONING	R1	
DENSITY MINIMUM (per ac)	4	
ALLOWED MIN DENSITY (u/ac)	3	
	SF	AC
PROJECT AREA	37,680.03	0.87
NUMBER OF LOTS	6	
NUMBER OF TRACTS	0	
	SF	AC
AREA OF LOTS	37,680.03	0.87
AREA OF TRACTS	0.00	0.00
AREA OF RIGHT OF WAY	0.00	0.00
MIN LOT AREA	5,046.75	0.12
MAX LOT AREA	10,662.35	0.24
PROPOSED DENSITY	7	
PROPOSED CONSTRUCTION	SINGLE FAMILY RES	
PROPOSED NUMBER OF UNITS	6	
IMPERVIOUS AREAS		
	SF	
PAVEMENT	8,933.39	
SIDEWALK AND CONCRETE	273.00	
CURB AND GUTTER	0.00	
TOTAL IMPERVIOUS AREA	9,206.39	
SERVICE PROVIDERS		
FIRE DISTRICT	CITY OF SPOKANE	
WATER SERVICE	CITY OF SPOKANE	
SANITARY SEWER SERVICE	CITY OF SPOKANE	

ENGINEER/CONTACT
WHIPPLE CONSULTING ENGINEERS
21 SOUTH PINES
SPOKANE VALLEY, WA 99206
PHONE: 509-893-2617
CONTACT: TODD WHIPPLE, P.E.

SURVEYOR
WHIPPLE CONSULTING ENGINEERS
21 SOUTH PINES
SPOKANE VALLEY, WA 99206
PHONE: 509-893-2617
CONTACT: WAYNE A LOCKMAN, P.L.S.

OWNER/DEVELOPER
CME DEVELOPMENT, LLC
4102 S REGAL ST STE 201,
SPOKANE, WA, 99223
PHONE: CHRIS CANNING
CONTACT: 509-842-2290

WAYNE A. LOCKMAN
STATE OF WASHINGTON
55829
REGISTERED PROFESSIONAL LAND SURVEYOR

NAVD - 88
XXX

N
W E
S

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

NO.	DATE	BY	REVISIONS

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

PROJ #: 26-4329
DATE: 06/02/26
DRAWN: SLS
REVIEWED: TRW

CIVIL
STRUCTURAL
SURVEYING
TRAFFIC
X PLANNING
LANDSCAPE
OTHER

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

ALTAMONT SHORT PLAT
UNIT LOT SUBDIVISION
PRELIMINARY PLAT
6408 N ALTAMONT ST
SPOKANE, WA

SHEET
PP1

JOB NUMBER
26-4329

P:\WCE_WORK\2026 WCE PROJECTS\2026-4329 CME DEVELOPMENT, LLC - 6408 N. ALTAMONT ST-SHORT PLAT\DWG\4329-PPLAT.dwg, 6/2/2026 2:00:43 PM, sschutz