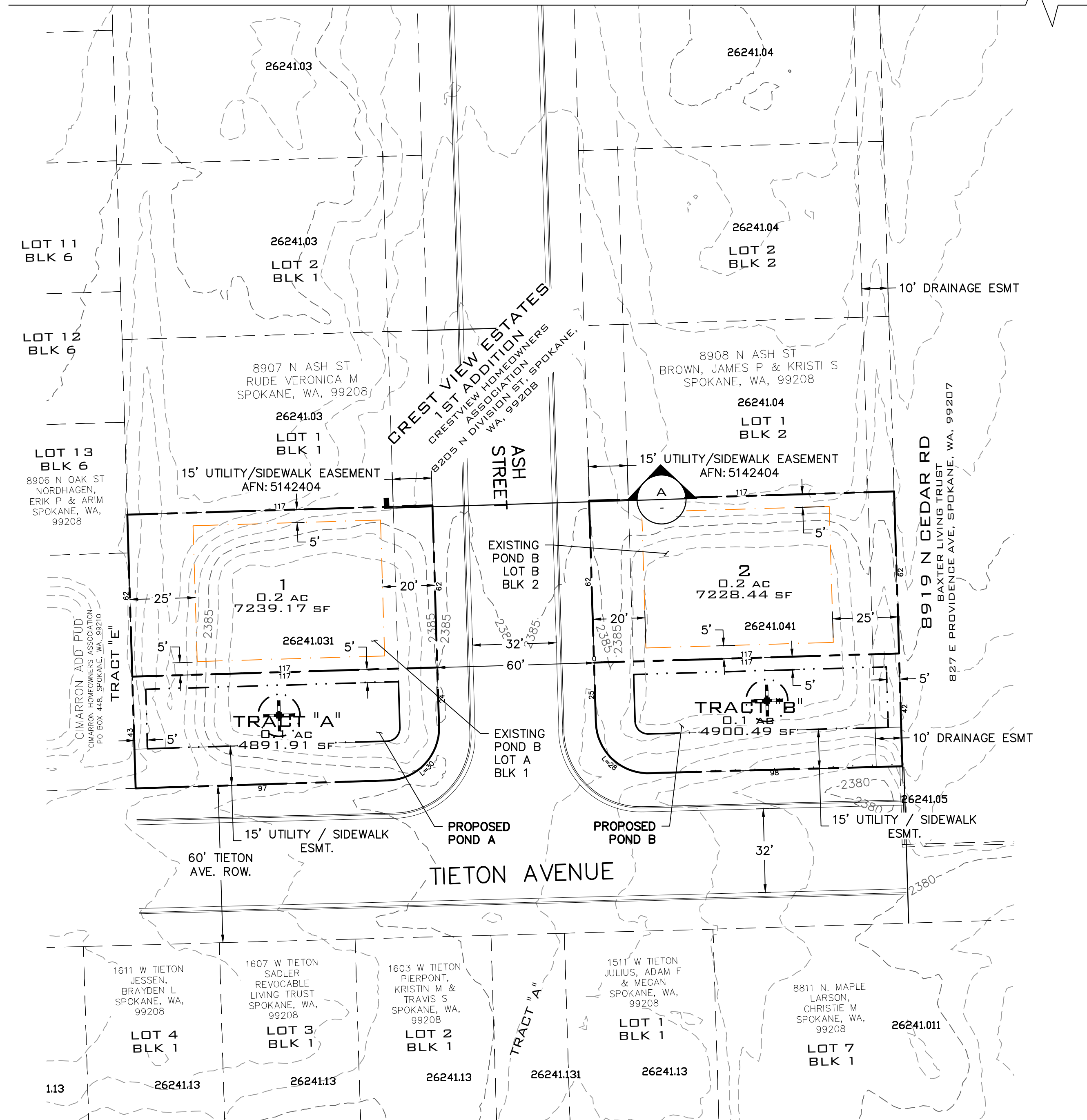
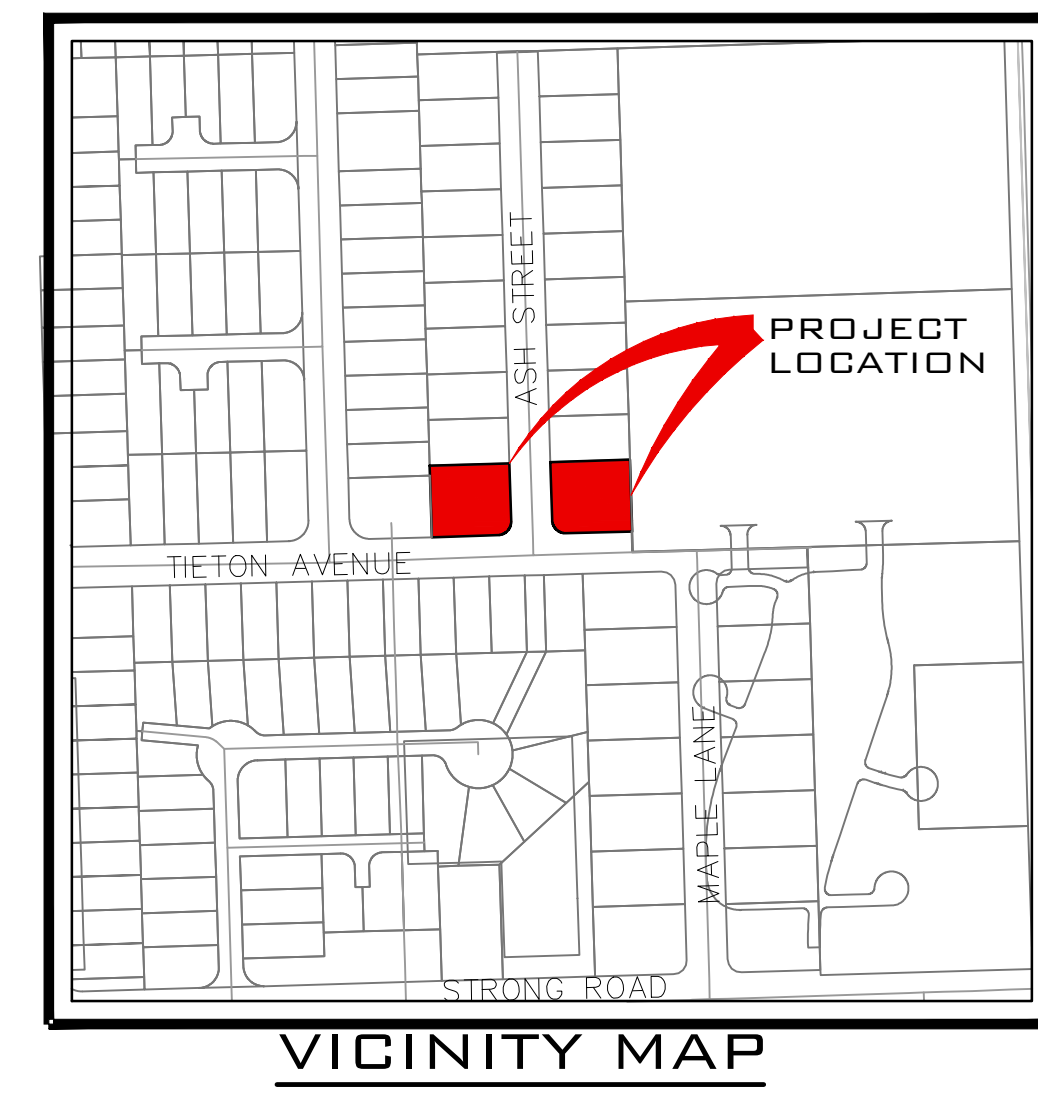
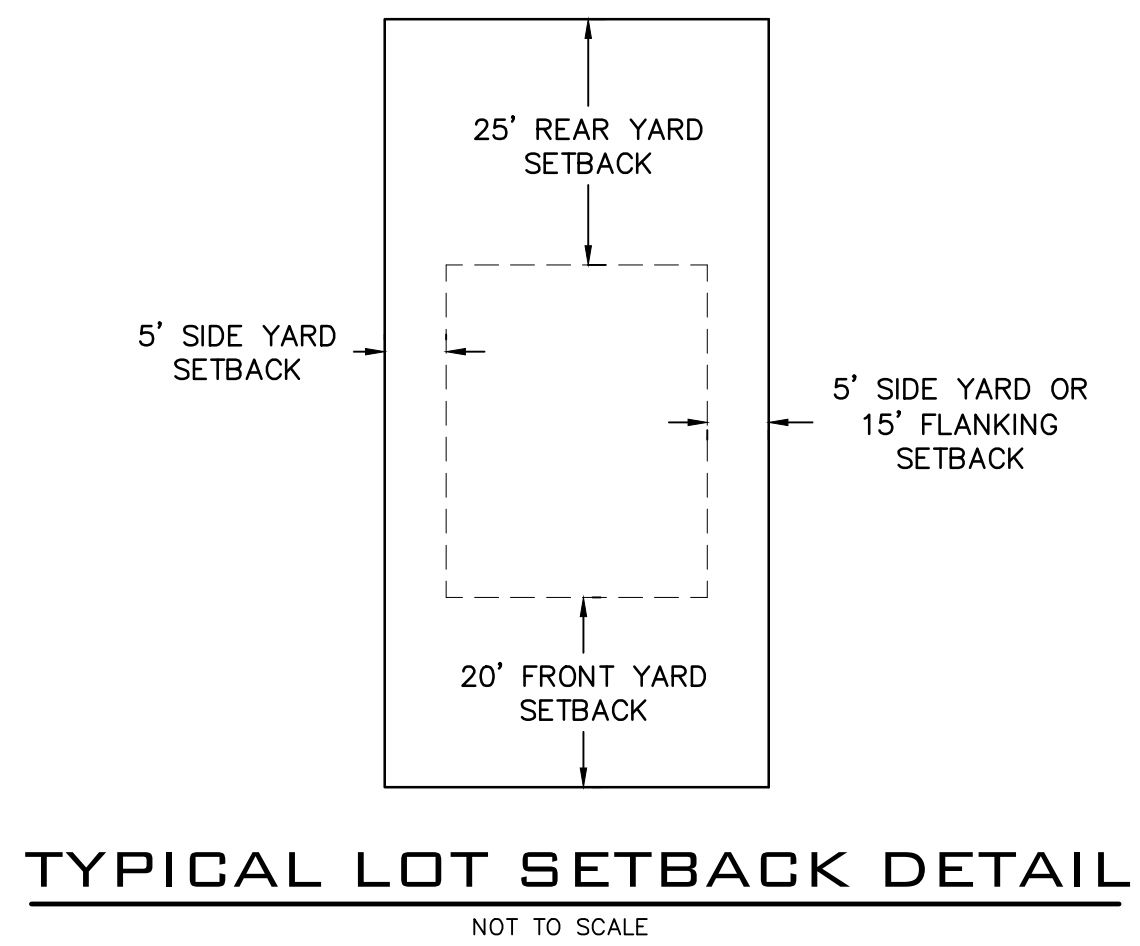
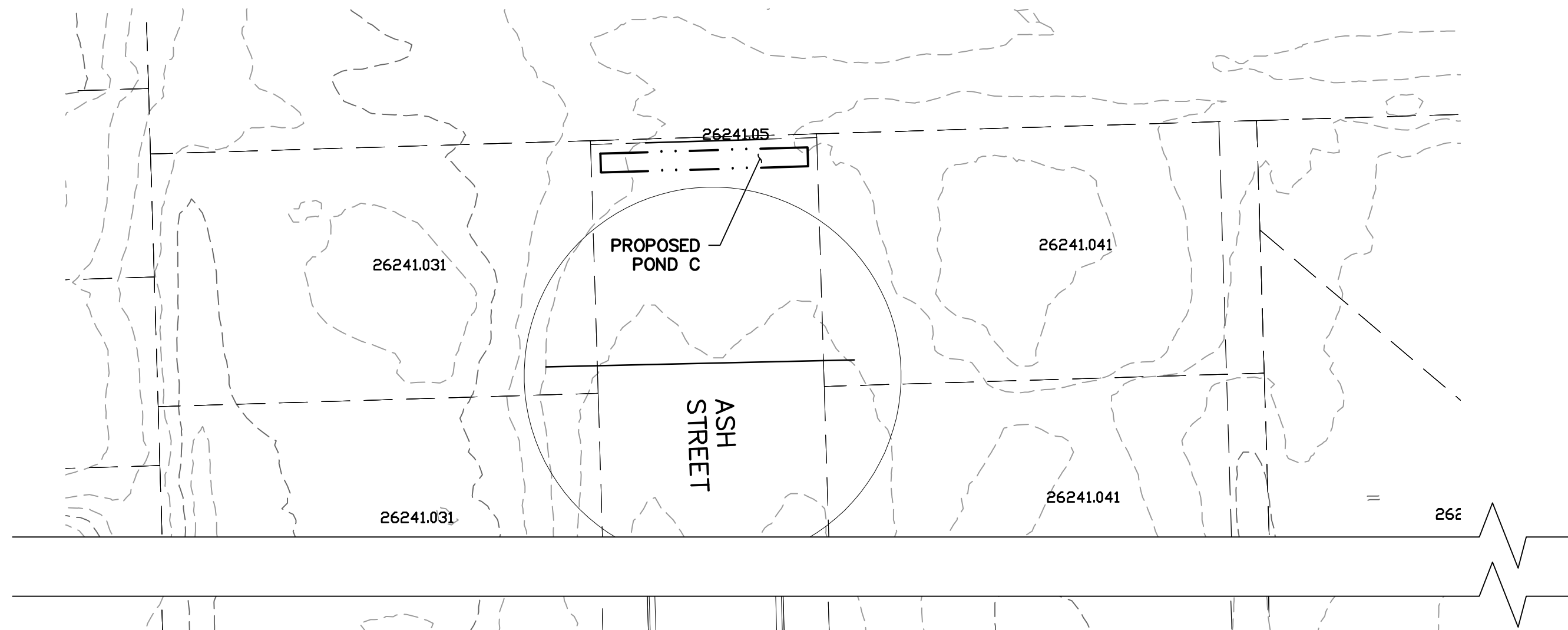


**PRELIMINARY CRESTVIEW HOA SHORT PLAT  
LOCATED IN THE SE 1/4, NE 1/4 SEC. 24, T26N, R42E, W.M.  
SPOKANE, WASHINGTON**

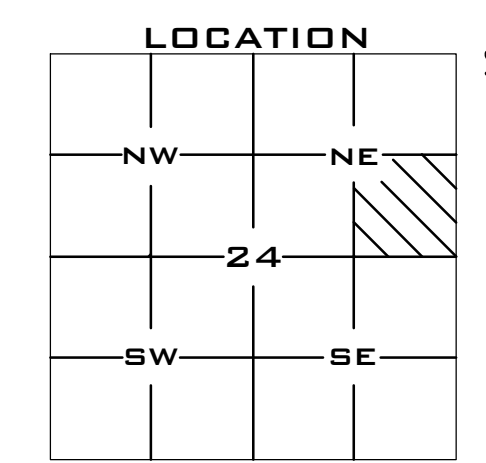
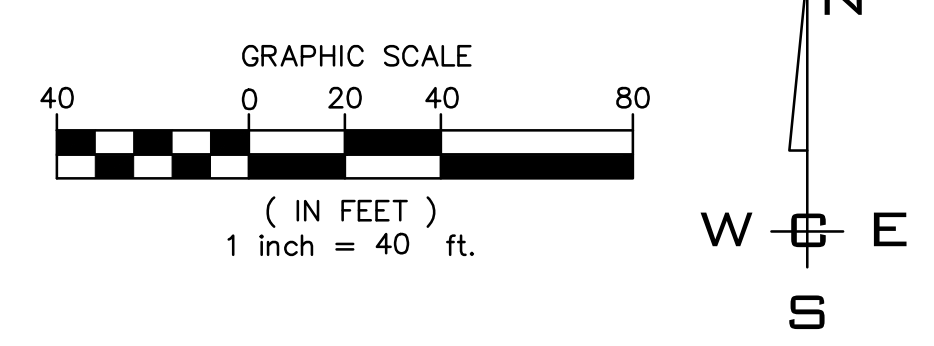
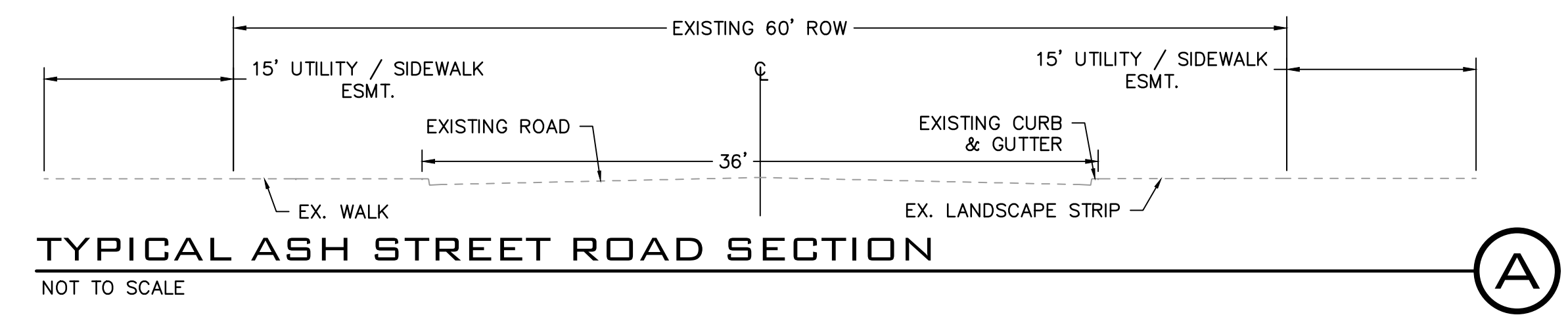
**UNDERGROUND SERVICE ALERT  
ONE-CALL NUMBER  
811  
CALL TWO BUSINESS DAYS  
BEFORE YOU DIG**



site data	
PARCEL NUMBER	26241.0310 & 26241.0410
ZONING	RSF
DENSITY [MIN] [MAX]	4 TO 10 UNITS/ACRE
ALLOWED DENSITY	6
PROJECT AREA	SF
	AC
NUMBER OF SHORT PLAT LOTS	2
AREA OF LOTS	14,467 0.33
MIN LOT AREA	7,228.00 0.17
MAX LOT AREA	7,239.00 0.17
PAVEMENT AREA	26,700.00 0.6129
FIRE DISTRICT	CITY OF SPOKANE
WATER PROVIDER	CITY OF SPOKANE
SEWER PROVIDER	CITY OF SPOKANE

**LEGAL DESCRIPTION**  
CRESTVIEW ESTATES 1ST ADD LOT B BLOCK 2 (AFN#5142404)  
CRESTVIEW ESTATES 1ST ADD LOT A BLOCK 1 (AFN#5142404)

**NOTES**  
1. EXISTING STORM SWALE TO BE RESIZED AND SHAPED.  
2. NO CRITICAL AREAS.



<b>ENGINEER</b> WHIPPLE CONSULTING ENGINEERS 21 S. PINES SPOKANE VALLEY, WA 99206 PHONE: 509-893-2617 CONTACT: TODD R WHIPPLE, P.E. TODD@WHIPPLE.COM	<b>SURVEYOR</b> WHIPPLE CONSULTING ENGINEERS 21 S. PINES SPOKANE VALLEY, WA 99206 PHONE: 509-893-2617 CONTACT: WAYNE A. LOCKMAN, P.L.S. E-MAIL: WLOCKMAN@WHIPPLE.COM	<b>OWNER/DEVELOPER</b> CRESTVIEW HOMEOWNERS ASSOCIATION 8205 N. DIVISION ST. SPOKANE, WA 99208
--	--	---

NAVD - 88  
THE MARK IS A WSDOT BRASS DISK  
SET IN A CONCRETE MONUMENT.  
ELEVATION: 2035.669

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

PROJ #:	22-3376
DATE:	05/05/23
DRAWN:	TEW
REVIEWED:	WAL
CIVIL	
STRUCTURAL	
SURVEYING	
TRAFFIC	
PLANNING	
LANDSCAPE	
OTHER	

**PRELIMINARY SHORT PLAT  
CRESTVIEW HOA SHORT PLAT  
8904 N. ASH STREET  
SPOKANE, WASHINGTON**

SHP-2022-00##

**TODD R. WHIPPLE**  
STATE OF WASHINGTON  
REGISTERED  
PROFESSIONAL ENGINEER  
25462

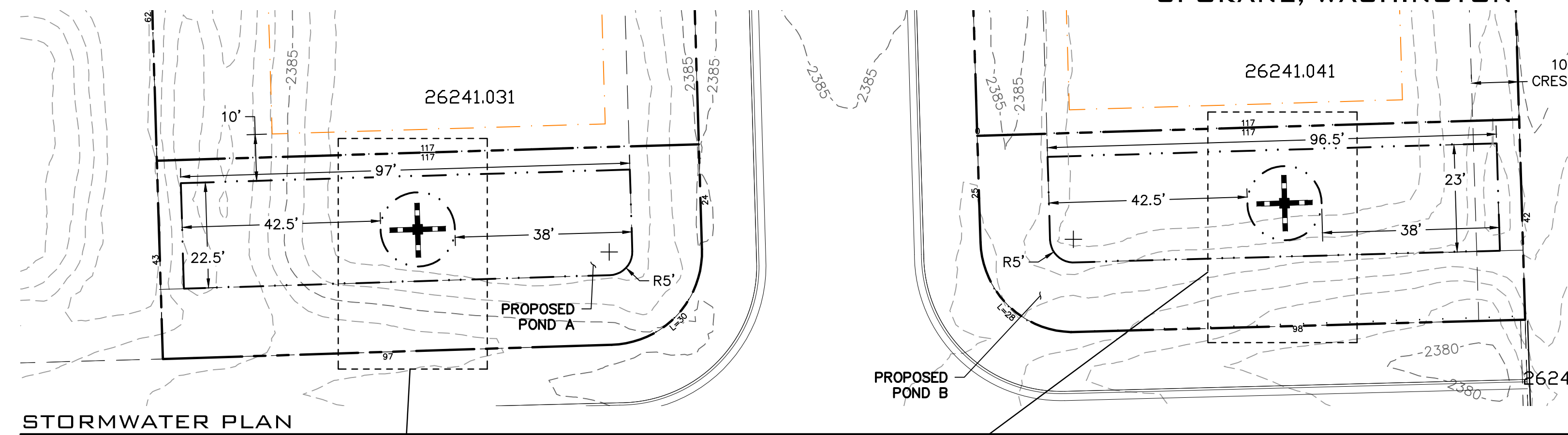
05/05/23

<b>SHEET</b>	1 OF 3
JOB NUMBER	22-3376

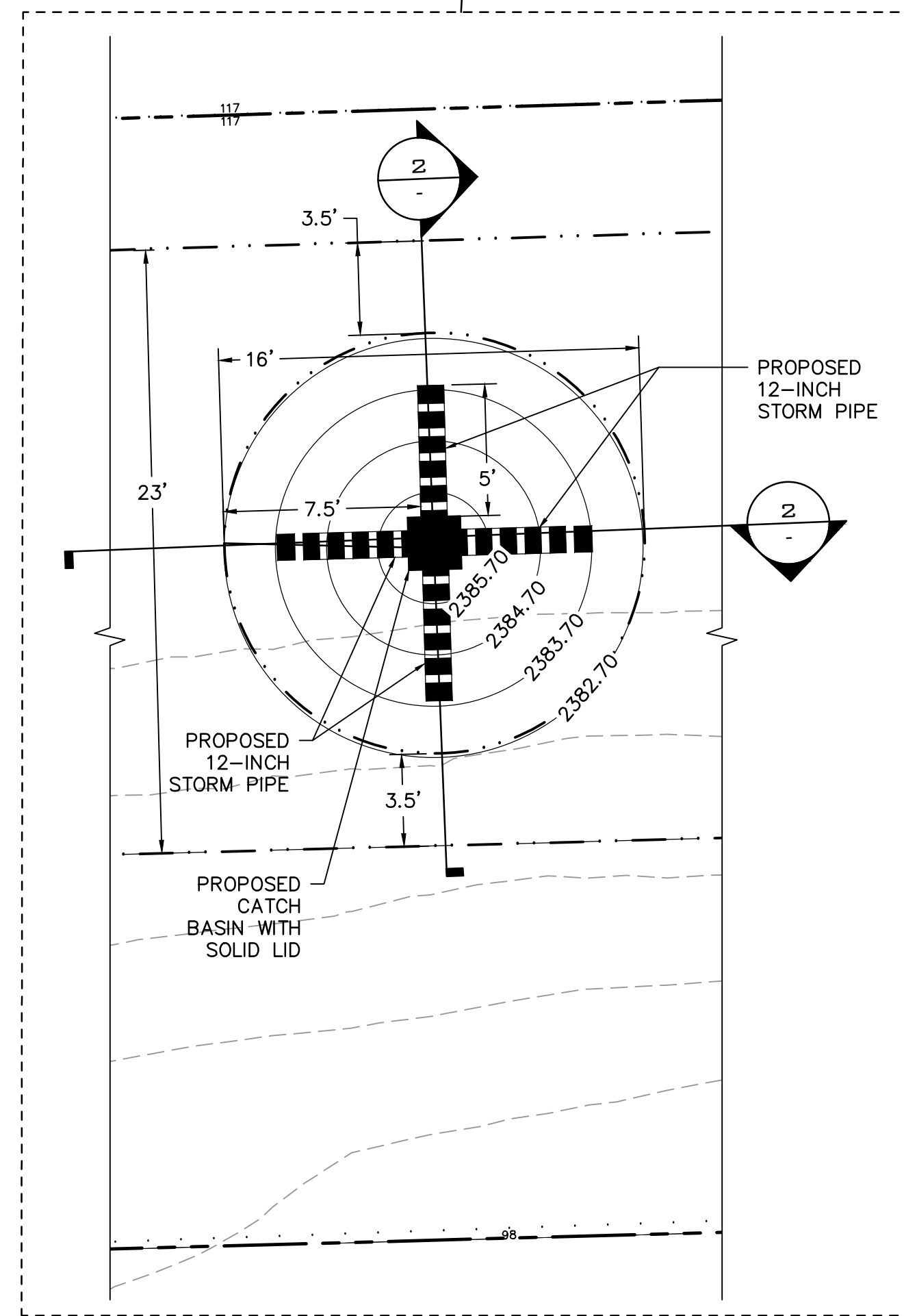
PRELIMINARY CRESTVIEW HOA SHORT PLAT  
 LOCATED IN THE SE 1/4, NE 1/4 SEC. 24, T26N, R42E, W.M.  
 SPOKANE, WASHINGTON



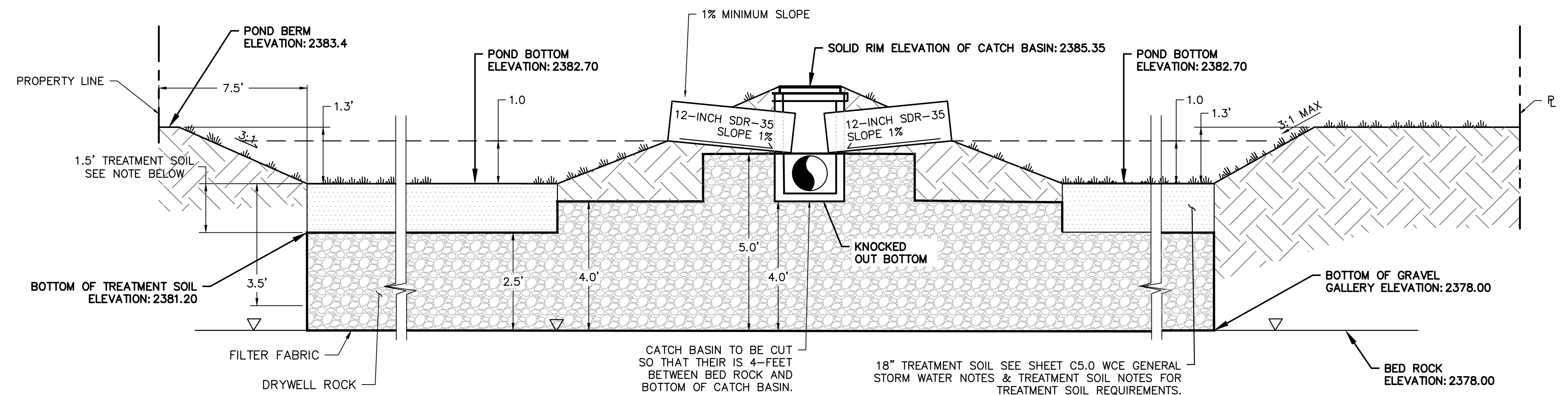
- NOTE:
1. DRAINAGE RETENTION SWALES MAY BE UTILIZED TO TREAT AND RETAIN STORMWATER. THE FOLLOWING RECOMMENDATIONS SHOULD BE USED BY THE CIVIL ENGINEER TO RETENTION SWALES.
  2. THE DEPTH TO A RESTRICTIVE LAYER IS AT LEAST THREE FEET BELOW THE GROUND SURFACE BASED ON THE SHALLOW BEDROCK ENCOUNTERED AT THE SITE DURING THE EXPLORATION.
  3. SWALES SHOULD BE LOCATED 10- FEET FROM THE EDGE OF BUILDINGS AND CONCRETE HARDSCAPES TO MINIMIZE THE EFFECTS OF RETENTION.



STORMWATER PLAN  
 SCALE: 1"=20'

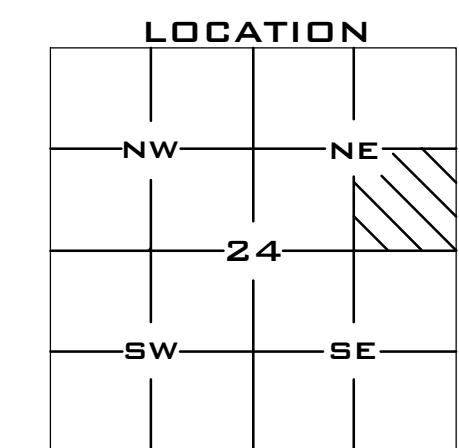
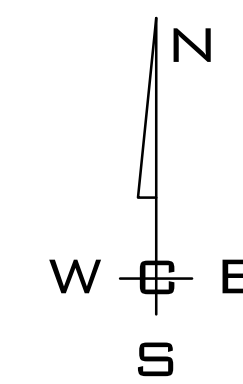
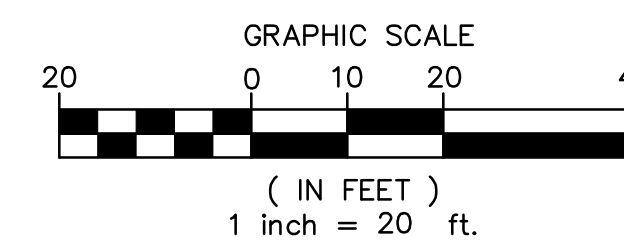


STORM WATER DETAIL  
 SCALE: 1"=05'

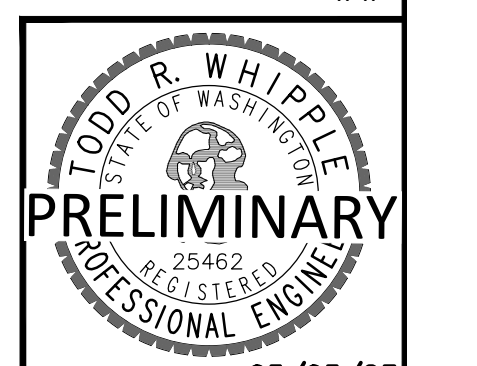


POND A & B SECTION 1  
 SCALE: NOT TO SCALE

1



SHP-2022-00##



PROJ #:	22-3376
DATE:	05/05/23
DRAWN:	TEW
REVIEWED:	WAL



**PRELIMINARY SHORT PLAT**  
**CRESTVIEW HOA SHORT PLAT**  
**8904 N. ASH STREET**  
**SPOKANE, WASHINGTON**

<b>SHEET</b>	<b>2 OF 3</b>
JOB NUMBER	<b>22-3376</b>

WCE - 05/05/23 - PRELIMINARY SHORT PLAT - CRESTVIEW HOA SHORT PLAT - 2022-00## - 05/05/23

NAVD - 88  
 THE MARK IS A WSDOT BRASS DISK  
 SET IN A CONCRETE MONUMENT.  
 ELEVATION: 2035.669

