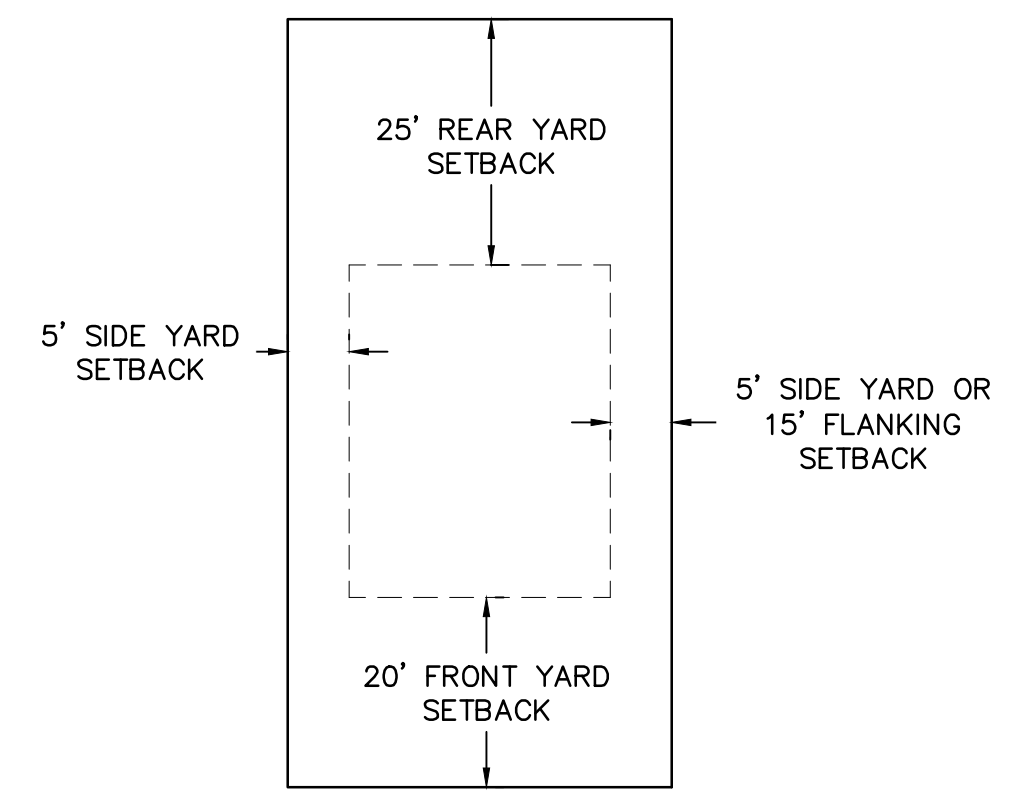


PRELIMINARY REPLAT OF CRESTVIEW ESTATES 1ST ADDITION
 LOCATED IN THE SE 1/4, NE 1/4 SEC. 24, T26N, R42E, W.M.
 SPOKANE, WASHINGTON

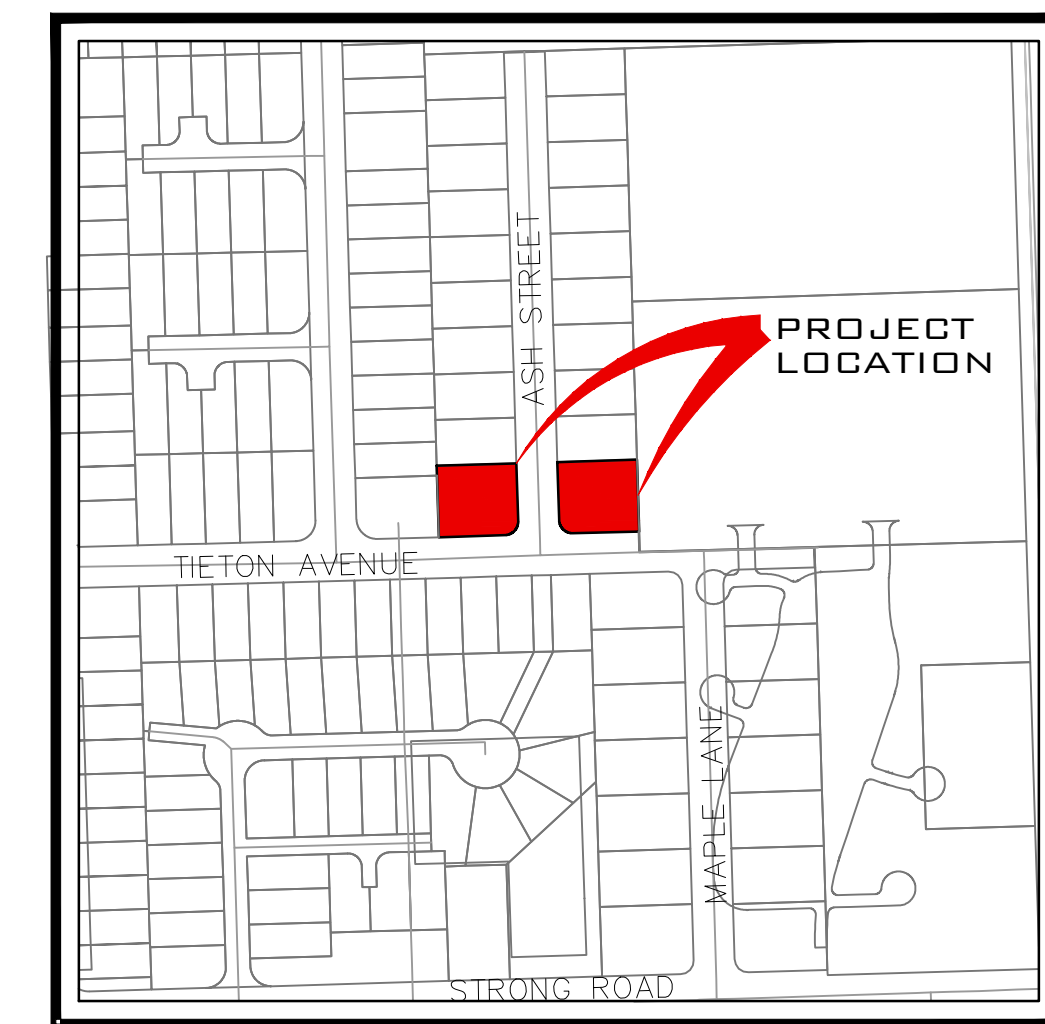
UNDERGROUND SERVICE ALERT
 ONE-CALL NUMBER
811
 CALL TWO BUSINESS DAYS
 BEFORE YOU DIG

NOTE:

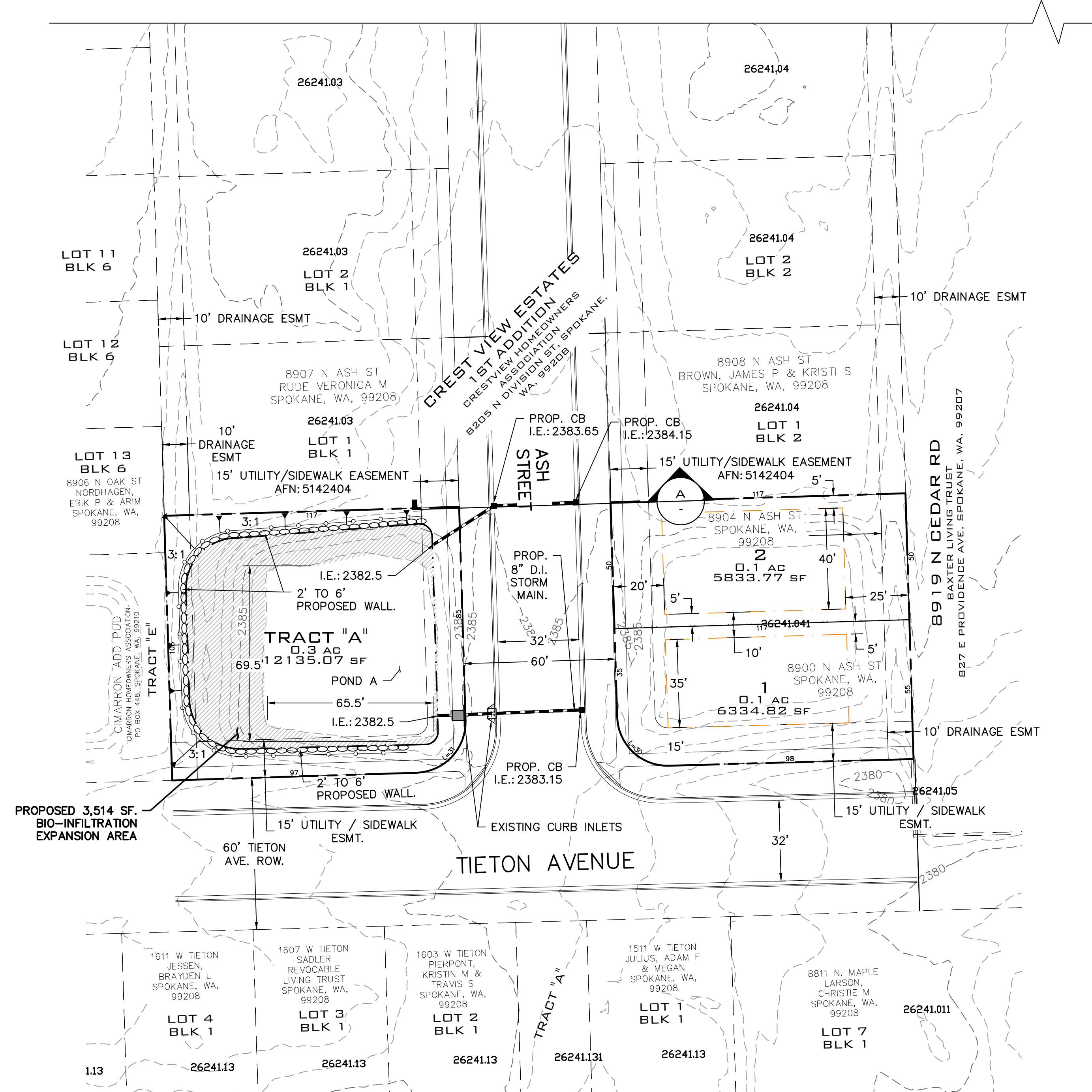
- TRACT 'A' IS INTENDED TO PROVIDE STORMWATER TREATMENT AND STORMWATER DISPOSAL.



TYPICAL LOT SETBACK DETAIL
 NOT TO SCALE



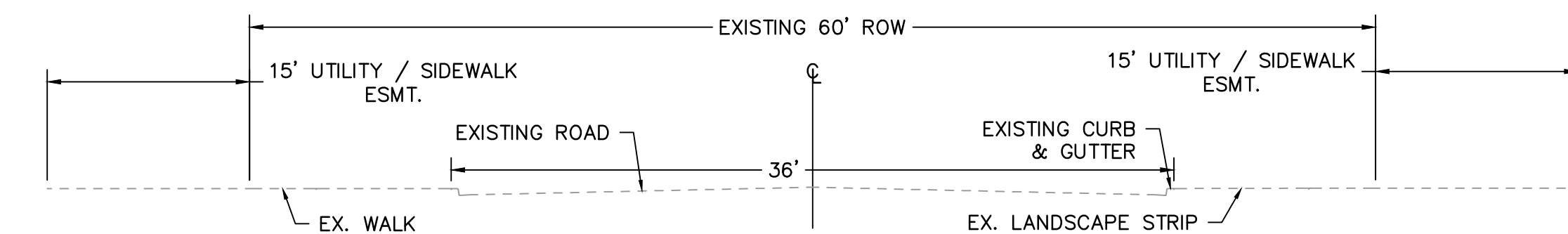
VICINITY MAP



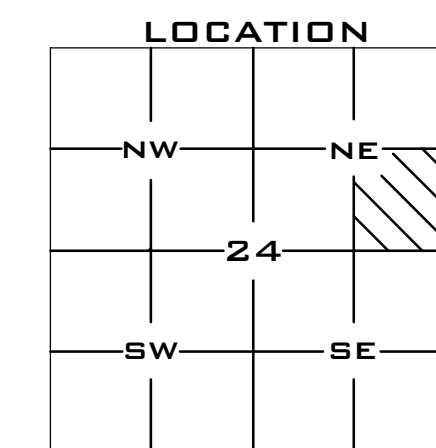
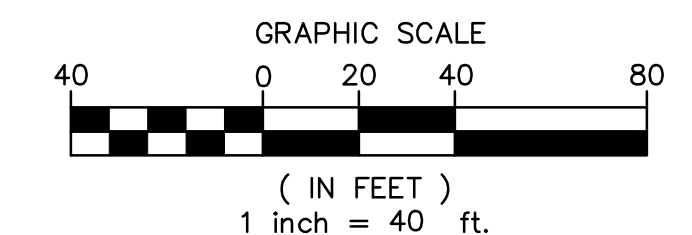
site data	
PARCEL NUMBER	26241.0310 & 26241.0410
ZONING	RSF
DENSITY [MIN] [MAX]	4 TO 10 UNITS/ACRE
PROPOSED DENSITY	6
PROJECT AREA	SF
	AC
NUMBER OF SHORT PLAT LOTS	2
NUMBER OF TRACTS	1
AREA OF LOTS	12,168.00 0.28
AREA OF TRACTS	12135.07 0.28
MIN LOT AREA	5,833.77 0.13
MAX LOT AREA	6,334.82 0.15
EXISTING ROW 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
- EXISTING STORM SWALE TO BE RESIZED AND SHAPED.
 - NO CRITICAL AREAS.

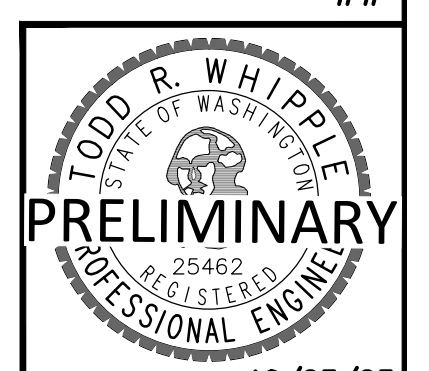


TYPICAL ASH STREET ROAD SECTION
 NOT TO SCALE



SHP-2022-00##

ENGINEER: WHIPPLE CONSULTING ENGINEERS 21 S. PINES SPOKANE VALLEY, WA 99206
 SURVEYOR: WHIPPLE CONSULTING ENGINEERS 21 S. PINES SPOKANE VALLEY, WA 99206
 OWNER/DEVELOPER: CRESTVIEW HOMEOWNERS ASSOCIATION 8205 N. DIVISION ST. SPOKANE, WA 99208



10/23/23

PROJ #:	22-3376
DATE:	10/23/23
DRAWN:	TEW
REVIEWED:	WAL



PRELIMINARY SHORT PLAT
REPLAT OF CRESTVIEW ESTATES 1ST ADDITION
8904 N. ASH STREET
SPOKANE, WASHINGTON

SHEET
1 OF 1
 JOB NUMBER
22-3376

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