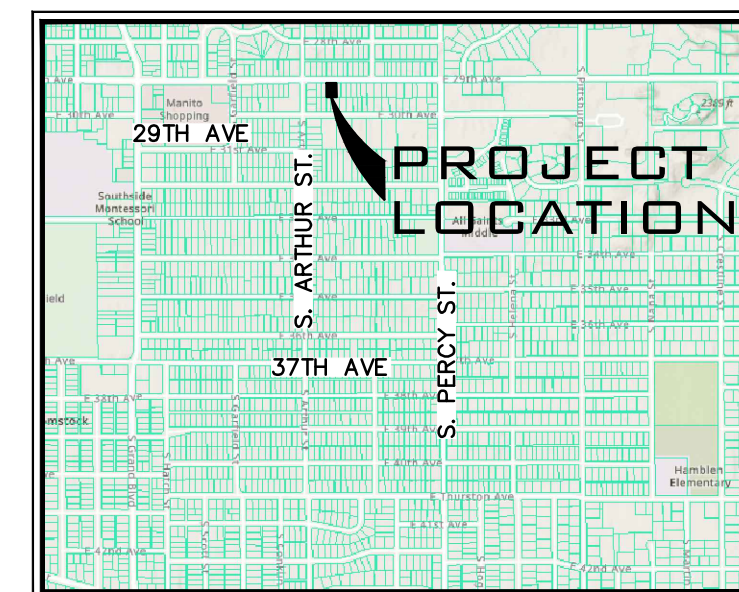
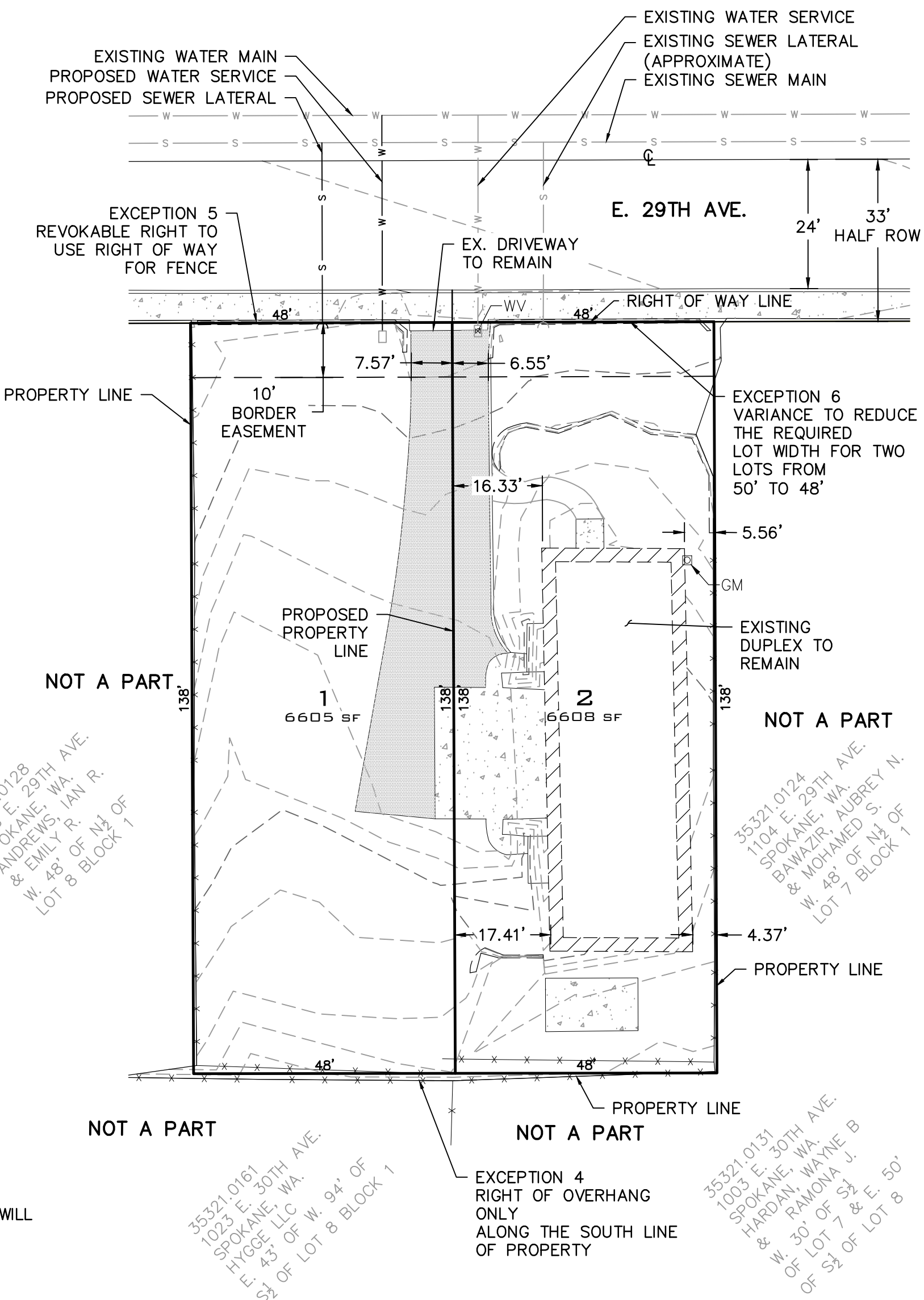


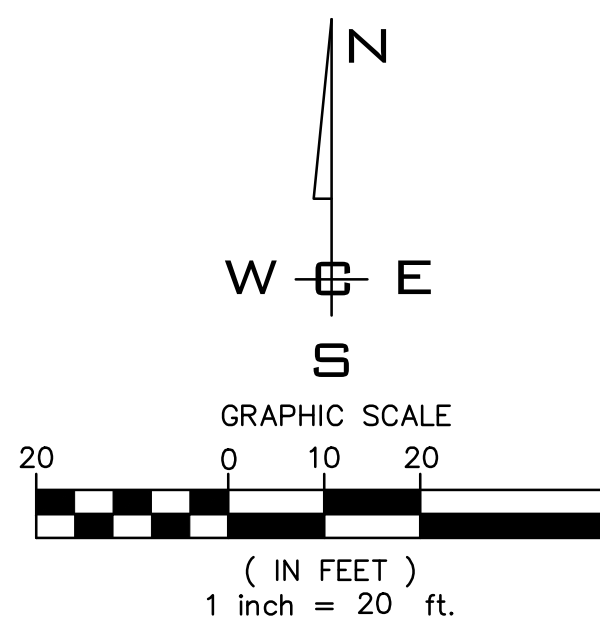
LOCATED IN THE NE 1/4 OF THE NE 1/4, SEC. 32, T25N, R43E,W.M.  
CITY OF SPOKANE, WASHINGTON

SITE DATA		
PARCEL	35321.0127	
EXISTING ZONING	RTF	
USE	DUPLEX	
EXISTING LOTS	1	
PROPOSED LOTS	2	
	SF	AC
PROJECT AREA	13,213	0.30
TOTAL LOT AREA	13,213	0.30
ROW AREA	0	0.00
MAX. LOT AREA	6,608	0.15
MIN. LOT AREA	6,605	0.15
DENSITY CALCULATIONS		
MAX. DENSITY	10.5 UNITS PER ACRE=4 UNITS	
DOMESTIC WATER	CITY OF SPOKANE	
SANITARY SEWER	CITY OF SPOKANE	
FIRE DEPARTMENT	CITY OF SPOKANE	



VICINITY MAP

NOT TO SCALE



LEGAL DESCRIPTION

PARCEL 35321.0127 FOUND ON ASSESSORS SCOUT ACRE PARK 1ST ADDITION: E96 FEET OF NORTHERLY 1/2 OF LOT 8 BLOCK 1

SOILS DESCRIPTION

7130-URBAN LAND-NORTHSTAR, DISTURBED COMPLEX, 0-3% SLOPES

DRAINAGE NOTES

- STREET AND DRAINAGE IMPROVEMENTS ARE EXISTING AND WILL NOT BE CHANGED AS PART OF THIS PROJECT

CRITICAL AREAS

- NO CRITICAL AREAS ON THIS SITE.

WATER & SEWER NOTES

- CITY WATER AND SEWER MAINS EXIST IN STREET
- ADDITIONAL SERVICES WILL BE CONNECTED TO MAIN FOR PROPOSED DUPLEX.

POWER NOTES

- PROPOSED POWER SERVICE TO ENTER LOT FROM BACK OF PROPERTY AS IN EXISTING CONDITION

ENGINEER

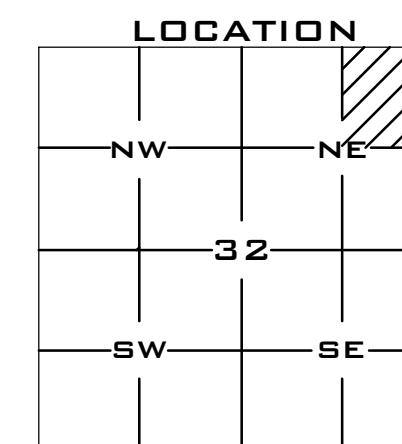
WHIPPLE CONSULTING ENGINEERS  
21 S. PINES ROAD  
SPOKANE VALLEY, WA 99206  
PHONE: 509-893-2617  
CONTACT: RAY KIMBALL, P.E.  
RKIMBALL@WHIPPLECE.COM

SURVEYOR

WHIPPLE CONSULTING ENGINEERS  
21 S. PINES ROAD  
SPOKANE VALLEY, WA 99206  
PHONE: 509-893-2617  
CONTACT: DAVID COWELL, P.L.S.

PROPERTY OWNER

DAWLEY PROPERTIES, LLC  
1220 E. CHRISTMAS TREE LN.  
SPOKANE, WA 99203



NAVD - 88

CITY OF SPOKANE BENCHMARK 29S-9E  
NAVD88 ELEVATION = 2347.13'

PROJ #:	21-2847
DATE:	04/12/21
DRAWN:	JED
REVIEWED:	RDK

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

**PRELIMINARY SHORT PLAT**  
**DAWLEY SHORT PLAT**  
**1028 E. 29TH AVE.**  
**CITY OF SPOKANE, WASHINGTON**

<b>SHEET</b> <b>1 OF 1</b>
JOB NUMBER <b>21-2847</b>