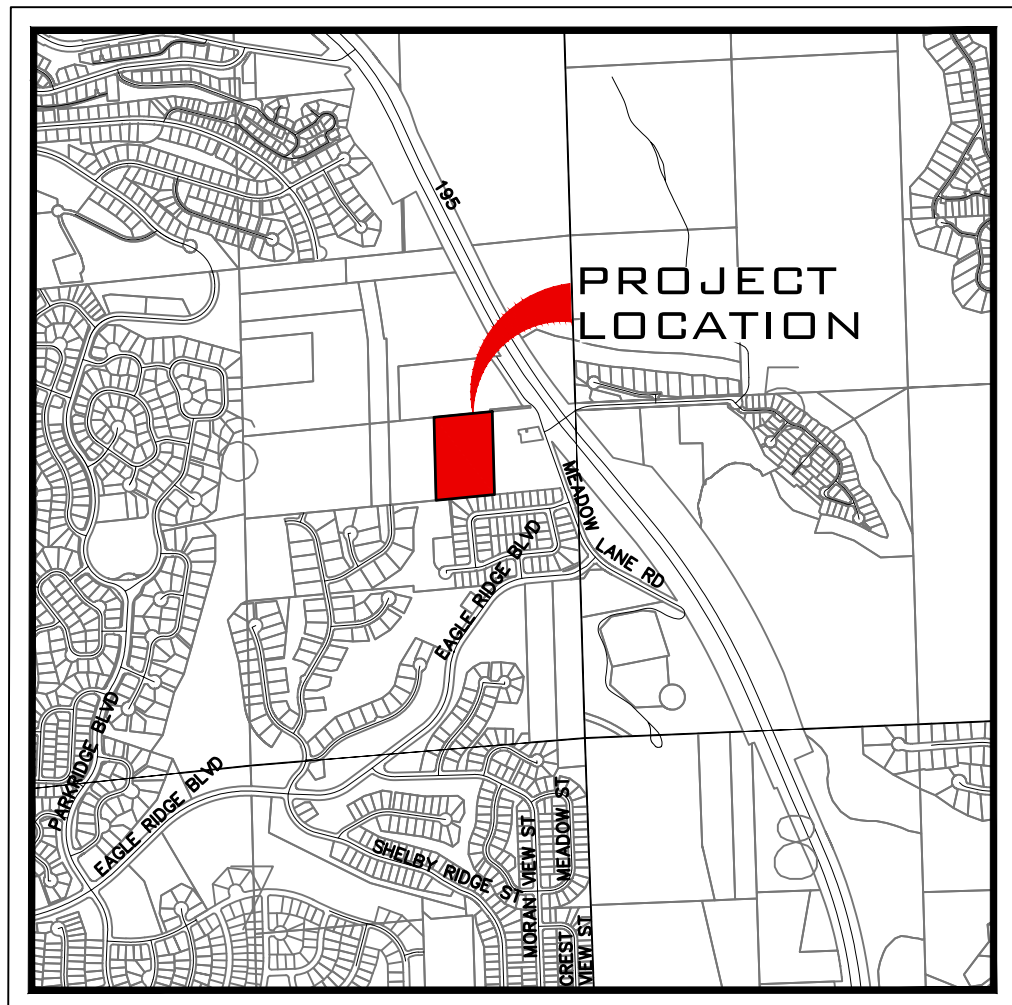


PRELIMINARY PLAT
MEADOW LANE GREENS 2
LOCATED IN A PORTION OF THE
SE1/4, SEC. 06, T 24 N, R 43 E, W.M.
SPOKANE, WASHINGTON

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



VICINITY MAP

SITE DATA TABLE		
PARCEL NUMBER	34064.0047	
PROJECT ZONE	RSF	
	4	10
MAX ZONING DENSITY (MIN/MAX)	28	70
	SF	AC
PROJECT AREA	306,215.36	7.03
CRITICAL AREA (30%+ SLOPES)	56,723.74	1.30
MC SEC. 17C.110.200 (F)		
GROSS DEVELOPMENT AREA*	249,491.62	5.73
RIGHT OF WAY AREA	39,991.42	0.92
NET DEVELOPMENT AREA	209,500.20	4.81
MIN. LOT AREA	4,985.35	0.11
MAX. LOT AREA	71,614.37	1.64
NUMBER OF TRACTS	3	
AREA OF TRACTS	49967.75	1.15
NUMBER OF LOTS	27	
PROPOSED GROSS DENSITY (u/ac)*	4.71	
PROPOSED NET DENSITY (u/ac)	5.61	
OCCUPANCY	SINGLE FAMILY	
PAVEMENT AREA	29,883.26	0.69
CURB/GUTTER AND SIDEWALK AREA	9,942.85	0.23
TOTAL IMPERVIOUS AREA	39,826.11	0.91
WATER SERVICE PROVIDER	CITY OF SPOKANE	
SEWER SERVICE PROVIDER	CITY OF SPOKANE	
FIRE DISTRICT	CITY OF SPOKANE	

SLOPES TABLE				
NUMBER	MIN. SLOPE	MAX. SLOPE	2d AREA (sf)	COLOR
1	30.00%	100.00%	56,723.74	

LEGAL DESCRIPTION

PARCEL NUMBER 34064.0047
06-24-43 E462FT OF NW1/4 OF NE1/4 OF SE1/4

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

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

OWNER
MEADOWLANE GREENS, LLC
603 N HAVANA ST.
SPOKANE, WA. 99202
PHONE:
CONTACT: GEORGE PARAS

PLANS
NOT APPROVED
BY AGENCY



SHEET
1 OF 2

JOB NUMBER
21-2963

MEADOWLANE GREENS 2
PRELIMINARY PLAT
5808 S MEADOW LANE RD
SPOKANE, WA



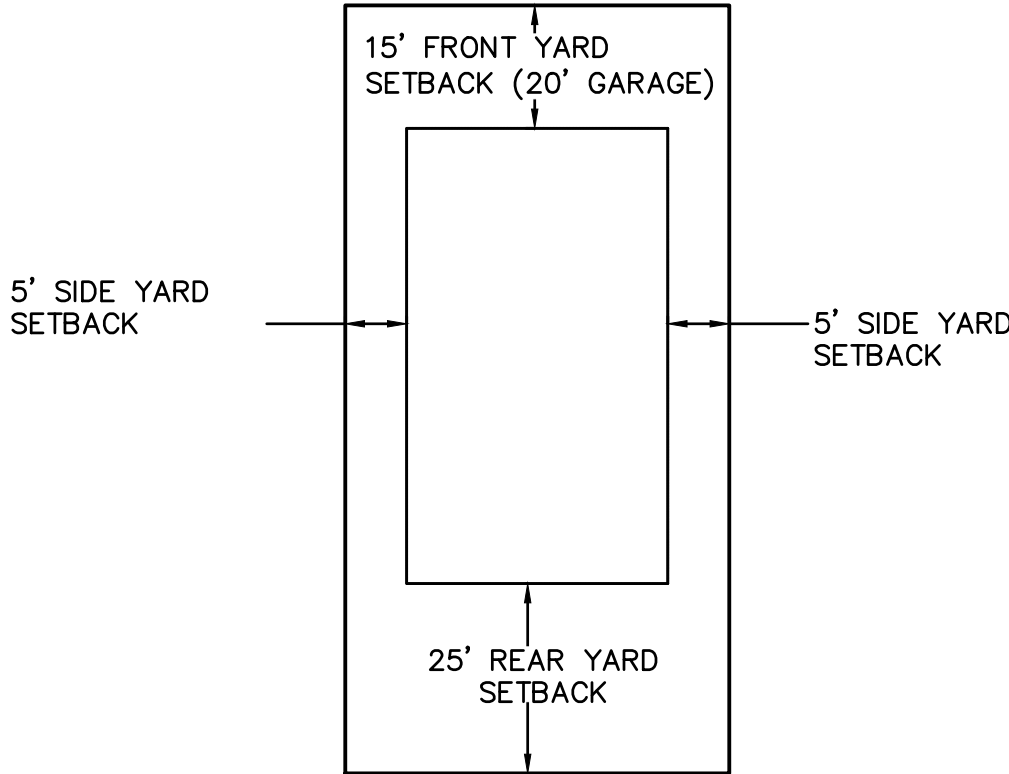
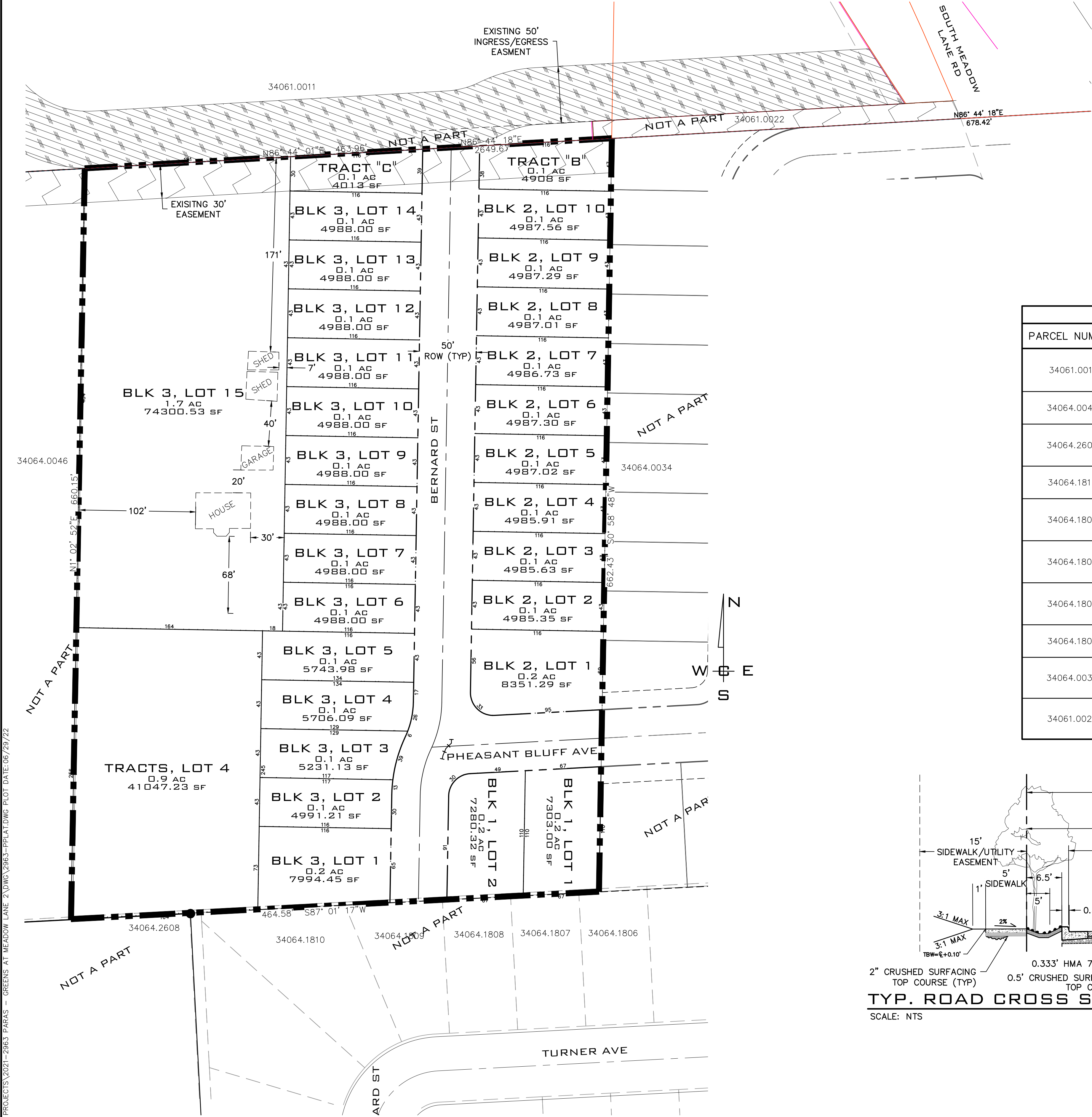
PROJ #: 21-2963
DATE: 06/29/22
DRAWN: BNG
REVIEWED: BAG

SCALE:
HORIZONTAL:
1"=50'
VERTICAL:
N/A

NO.	DATE	BY	REVISIONS

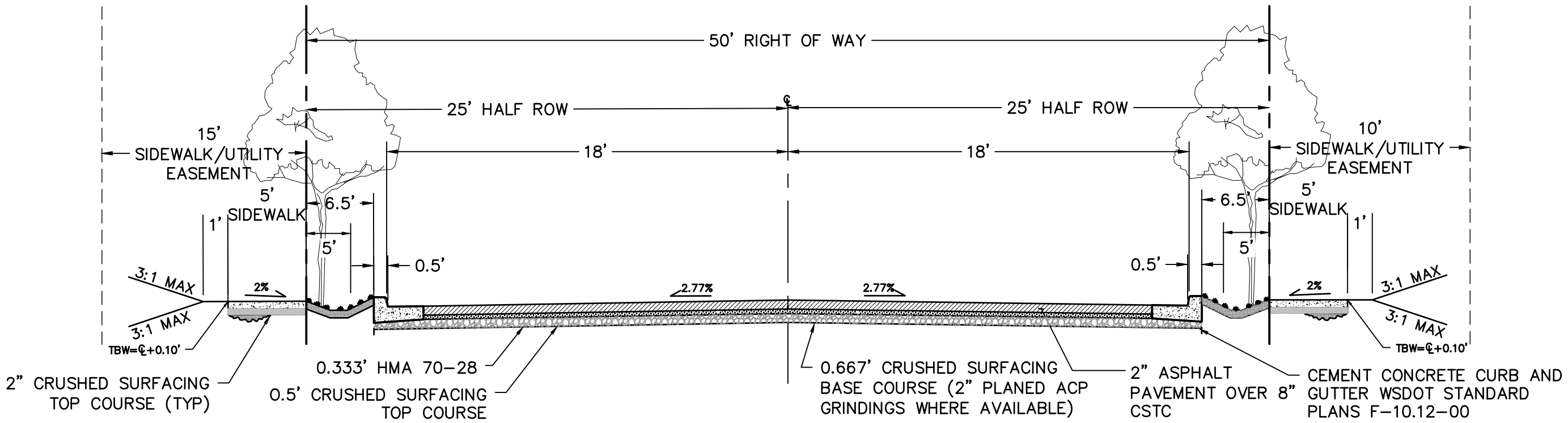


NAVD - 88
XXX



TYPICAL LOT SETBACK DETAIL

ADJACENT PROPERTY DATA		
PARCEL NUMBER	OWNER INFO	PLATTED SUBDIVISION
34061.0011	ST JOHN'S EVANGELICAL LUTHERN CHURCH 5810 S MEADOWLANE RD, SPOKANE, WA, 99224	UNPLATTED
34064.0046	BLACK REALTY INC 801 W RIVERSIDE AVE STE 300, SPOKANE, WA, 99201	UNPLATTED
34064.2608	THE TALON RIDGE HOMEOWNERS ASSOCIATION 5924 S SUMMERWOOD ST, SPOKANE, WA, 99224	TALON RIDGE
34064.1810	SIEVERS, ASHLEY A 226 W TURNER AVE, SPOKANE, WA, 99224	EAGLE VALLEY 1ST ADDITION
34064.1809	CHATTERTON, CORRIN & JOSEPH C 222 W TURNER AVE, SPOKANE, WA, 99224	EAGLE VALLEY 1ST ADDITION
34064.1808	RAMSEY, DOUGLAS L & STACIE A 218 W TURNER AVE, SPOKANE, WA, 99224	EAGLE VALLEY 1ST ADDITION
34064.1807	BARRICK, SCOTT D & NATALIE J 214 W TURNER AVE, SPOKANE, WA, 99224	EAGLE VALLEY 1ST ADDITION
34064.1806	BALL, WILLIAM & GILLIAN 210 W TURNER AVE, SPOKANE, WA, 99224	EAGLE VALLEY 1ST ADDITION
34064.0034	SCRIVNER, J & C 5840 S MEADOW LANE RD, SPOKANE, WA, 99224	UNPLATTED
34061.0022	MEADOWLANE GREENS LLC 603 N HAVANA ST, SPOKANE, WA, 99202	UNPLATTED

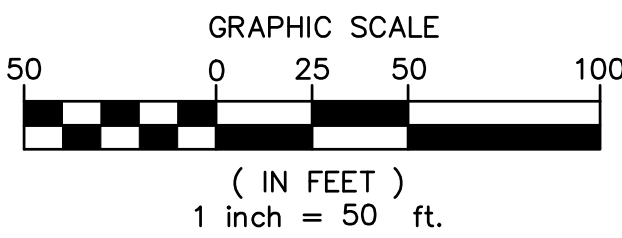


TYP. ROAD CROSS SECTION

SCALE: NTS

P:\WCE\WORK\2021\WCE PROJECTS\2021-2963 PARAS - GREENS AT MEADOW LANE\2\WCE\2963-PLATTING\2\PLAT DATE:06/29/22

NAVD - 88
XXX



NO.	DATE	BY	REVISIONS

SCALE:
HORIZONTAL:
1"=50'
VERTICAL:
N/A

PROJ #: 21-2963
DATE: 06/29/22
DRAWN: SLS
REVIEWED: DAC

CIVIL	
STRUCTURAL	
SURVEYING	
TRAFFIC	
PLANNING	X
LANDSCAPE	
OTHER	



MEADOWLANE GREENS 2
PRELIMINARY PLAT
5808 S MEADOW LANE RD
SPOKANE, WA

PLANS
NOT APPROVED
BY AGENCY



SHEET
2 OF 2
JOB NUMBER
21-2963