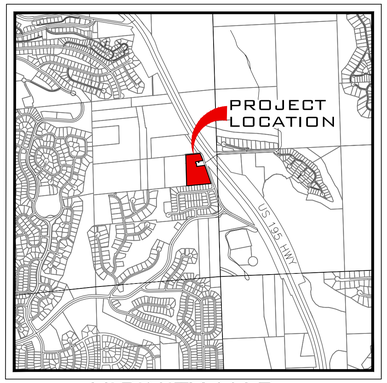
SE¼, SEC.06, T.24N., R.43E., W.M.

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



VICINITY MAP

SITE DATA TABLE

PARCEL NUMBER	34064.0034	
PROJECT ZONE	RSF	
MAX ZONING DENSITY (10u/ac)	59.52	
	SF	AC
PROJECT AREA	259,274.10	5.95
RESIDENTIAL LOT AREA	184,190.90	4.23
TRACT AREA	6,023.54	0.14
RIGHT OF WAY AREA	69,059.66	1.59
MIN. LOT AREA	4,645.93	0.11
MAX. LOT AREA	6,896.31	0.16
NUMBER OF LOTS	36	
NUMBER OF TRACTS	1	
OCCUPANCY	SINGLE FAMILY	
IMPERVIOUS AREA	64,398.82	1.48
WATER SERVICE PROVIDER	CITY OF SPOKANE	
SEWER SERVICE PROVIDER	CITY OF SPOKANE	
FIRE DISTRICT	CITY OF SPOKANE	
ESTIMATED COST	972,000.00	
EXTIMATED START DATE	SPRING 2021	

LEGAL DESCRIPTION

PARCEL NUMBER 34064.0034
06-24-43 NE1/4 OF NE1/4 OF SE1/4 EXC PTN LYG ELY OF OLD PSH3 & EXC BEG AT NE COR OF SD SE1/4 TH S134.87FT TH S82DEG12MIN 30SDS W300.55FT TO WLY LN OF OLD PSH 3 & TRUE POB THS8 2DEG 12MIN 30SDS W96FT TH S3DEG 47MIN 30SDS E25FT THS82DE G 12MIN 30SDS W10.5FT TH N3DEG 47MIN 30SDS W25.5FT THS82 DEG 12MIN 30SDS W59.5FT TH S3DEG 47MIN 30SDS E34FT THN86DE G 12MIN 30SDS E14FT TH S3DEG 47MIN 30SDS E68FT THN83DE G 43MIN E177.25FT M/L TO PT ON WLY LN OF OLD PSH 3 THNW ALG WLY LN OF SD HWY TO TRUEPOB

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

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

OWNER
PARAS FAMILY, LLC
603 N HAVANA ST.
SPOKANE, WA. 99202
PHONE: 509-954-8476
CONTACT: GEORGE PARAS

N S W E

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 #: 20-2699
DATE: 10/5/20
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

EAGLE RIDGE CHIP & PUT SITE
PRELIMINARY PLAT
5840 S. MEADOW LANE RD.
SPOKANE, WA 99224

SHEET 1 OF 1

JOB NUMBER 20-2699

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