

NE 1/4, SEC. 21, T. 25 N., R. 43 E., W.M.

PRELIMINARY SHORT PLAT
HABITAT FOR HUMANITY
POCKET RESIDENTIAL DEVELOPMENT
 LOCATED IN A PORTION OF
 NE 1/4, SEC. 21, T. 25 N., R. 43 E., W.M.
 1903 E 6TH AVE, SPOKANE, WA



VICINITY MAP

LEGAL DESCRIPTION

PARCEL #: 35212.3911
 UNION PARK, LOT 12, BLOCK 25 (CITY OF SPOKANE)

PROPERTY OWNER

HABITAT FOR HUMANITY
 1805 E TRENT AVE
 SPOKANE, WA, 99202

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: BRETT GRIFFITH
 BGRIFITH@WHIPPLECE.COM

WATER

CITY OF SPOKANE WATER
 914 E NORTH FOOTHILLS DR
 SPOKANE, WA. 99207
 PHONE: 625-7800

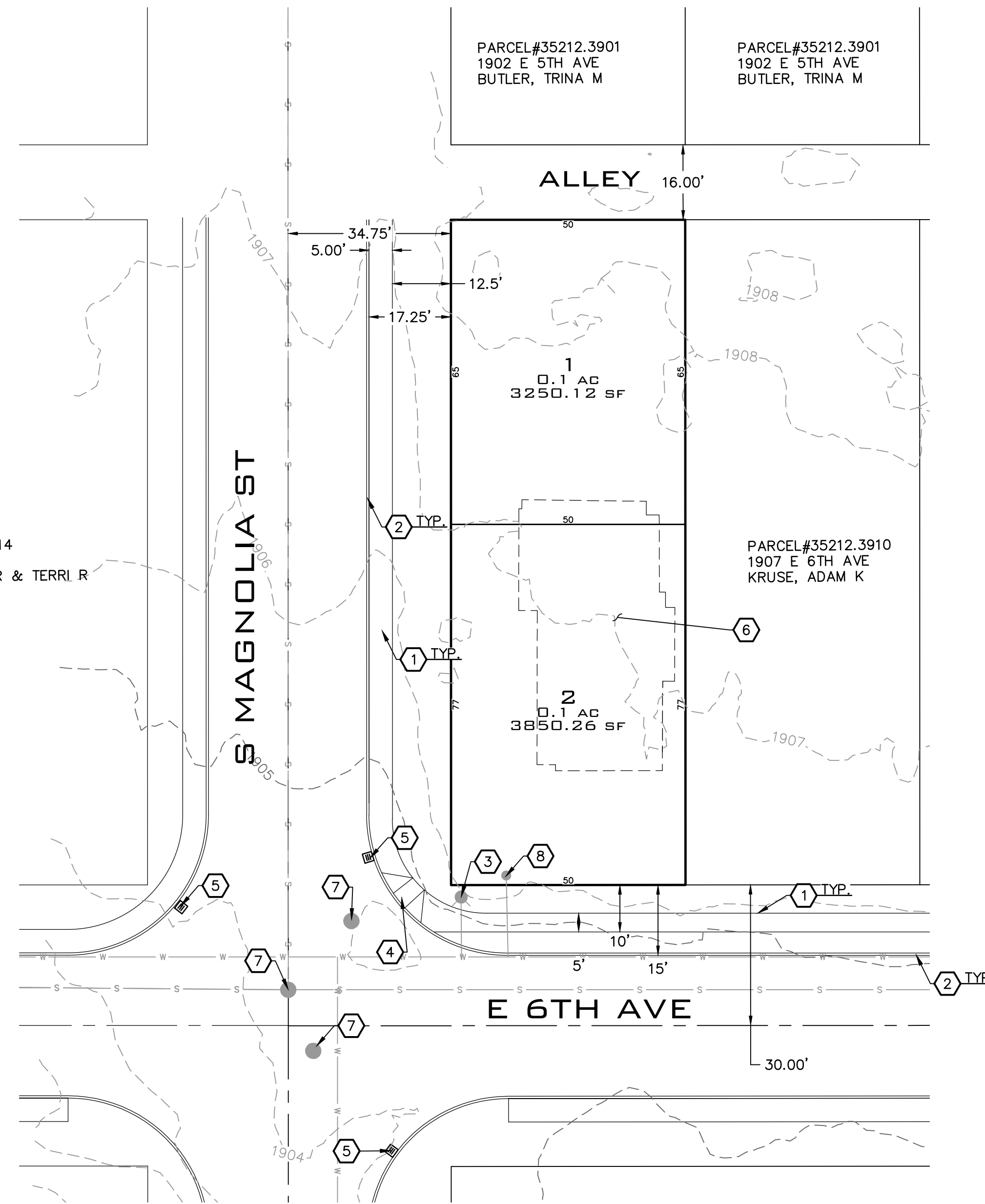
SEWER

CITY OF SPOKANE SEWER
 909 E SPRAGUE AVE.
 SPOKANE, WASHINGTON 99202
 PHONE: 625-7900

FIRE

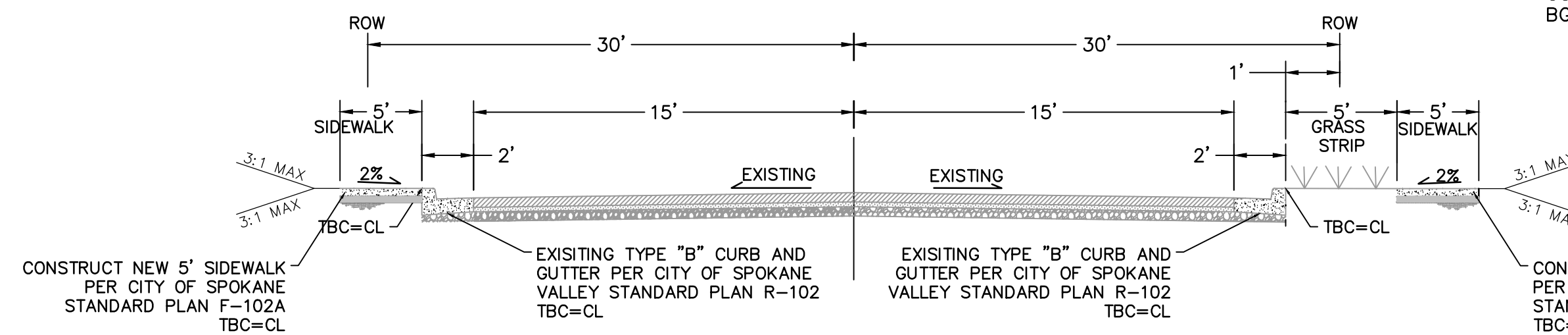
CITY OF SPOKANE FIRE
 44 W. RIVERSIDE AVE.
 SPOKANE, WA 99201
 PHONE: 625-7000

SITE DATA	
PARCEL #	35212.3911
PROJECT AREA	SF 7,100.38± AC 0.16±
PROJECT ZONING	RTF
SINGLE FAMILY UNITS	2
DUPLEX UNITS	0
TOTAL UNITS	2
ALLOWABLE UNITS @ 20u/ac	3.3
WATER DISTRICT	CITY OF SPOKANE
SEWER PROVIDER	CITY OF SPOKANE
FIRE DISTRICT	CITY OF SPOKANE
NUMBER OF RESIDENTIAL LOTS	2
NUMBER OF TRACTS	0
MINIMUM LOT AREA	3,250.12 0.07
MAXIMUM LOT AREA	3,850.26 0.09
TOTAL RESIDENTIAL LOT AREA	7,100.38 0.16
TOTAL TRACT AREA	0.00 0.00
TOTAL RIGHT OF WAY AREA	0.00 0.00



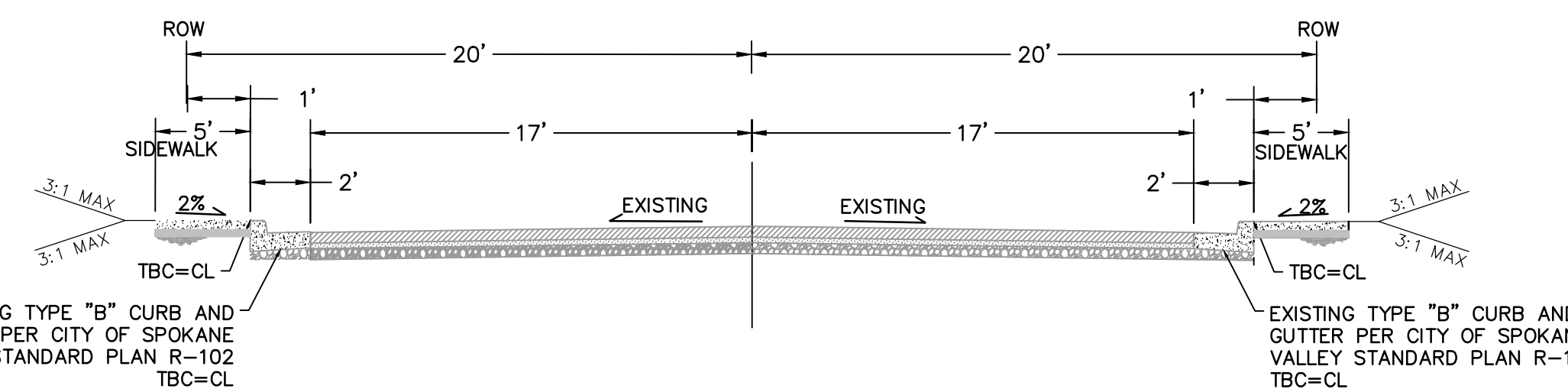
SITE PLAN

SCALE: 1" = 20'



TYPICAL SECTION, E 6TH AVE

NOT TO SCALE

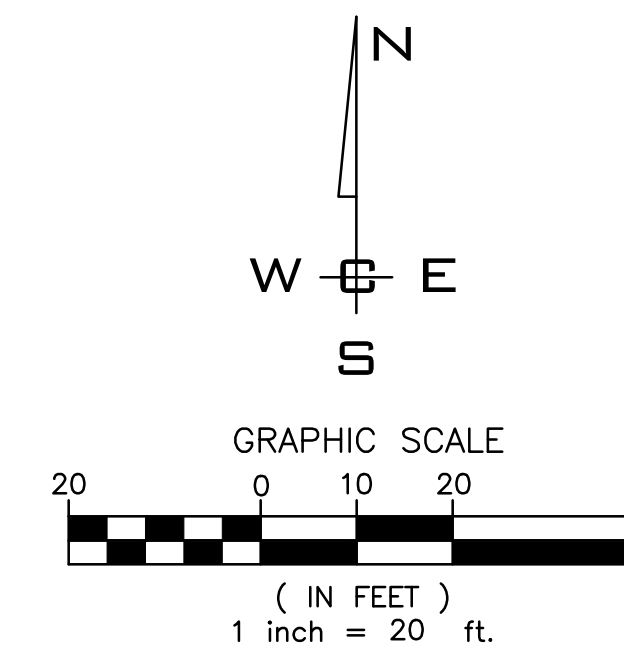


TYPICAL SECTION, S MAGNOLIA ST

NOT TO SCALE

CONSTRUCTION NOTES

- 1 EXISTING SIDEWALK TO REMAIN. PROTECT IN PLACE.
- 2 EXISTING CURB TO REMAIN. PROTECT IN PLACE.
- 3 EXISTING FIRE HYDRANT TO REMAIN. PROTECT IN PLACE.
- 4 EXISTING PEDESTRIAN RAMP TO REMAIN. PROTECT IN PLACE.
- 5 EXISTING CATCH BASIN TO REMAIN. PROTECT IN PLACE.
- 6 EXISTING FIRE DAMAGED HOUSE TO BE DEMOLISHED BY SEPARATE PERMIT.
- 7 EXISTING MANHOLE TO REMAIN. PROTECT IN PLACE.
- 8 EXISTING WATER SERVICE LINE. PROTECT IN PLACE.



PLANS
 NOT APPROVED
 BY AGENCY

SHP-2020-0009
 EGR-2020-0045

NAVD - 88

BENCHMARK NO. RM70 AS SHOWN ON FEMA MAP, PANEL 530174-0314B. LOCATED AT NW CORNER ROAD OF TSCHIRELEY AND 6TH AVENUE. ELEVATION = 2046.16.

NO.	DATE	BY	REVISIONS

SCALE:
 HORIZONTAL:
 1" = 20'
 VERTICAL:
 N/A

PROJ #: 21-3149
 DATE: 3/2/22
 DRAWN: NLR
 REVIEWED: RDK

CIVIL	
STRUCTURAL	
SURVEYING	
TRAFFIC	
PLANNING	X
LANDSCAPE	
OTHER	



1903 E 6TH
HABITAT FOR HUMANITY
 1903 E 6TH AVE.
 CITY OF SPOKANE, WA

SHEET
 1 OF 1
 JOB NUMBER
 21-3149