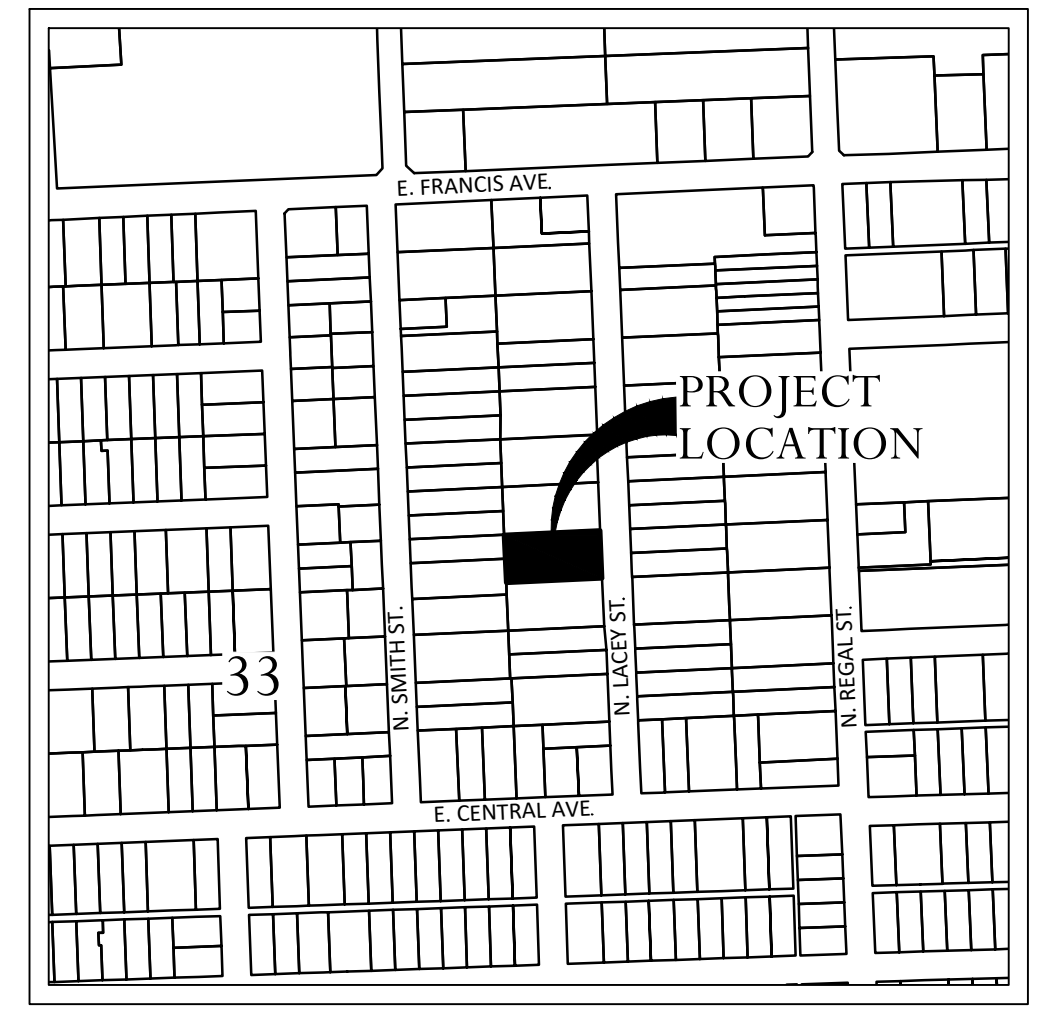


**PRELIMINARY SHORT PLAT OF
LACEY TOWNHOMES**
A REPLAT OF MORGAN'S ACRE PARK ADDITION TO
HILLYARD, LOT 8, BLOCK 27 (SHP-2024-XXXX)
LOCATED IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4, SECTION 33,
TOWNSHIP 26 N., RANGE 43 E., WILLAMETTE MERIDIAN
CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON



VICINITY MAP
SCALE: 1"=400'

SITE DATA TABLE	
PARCEL NUMBER	36331.0209
PROJECT ZONE	R1
MAX ZONING DENSITY (du/ac)	NO MAX PER SMC 17C.111.210(C)(2)
PROJECT AREA	SF AC
RESIDENTIAL LOT AREA	19,977.00 0.46
TRACT AREA	0.00 0.00
RIGHT OF WAY AREA	0 0.00
MIN. LOT AREA	1,246.93 0.03
MAX. LOT AREA	6,708.35 0.15
NUMBER OF LOTS	9
NUMBER OF TRACTS	0
OCCUPANCY	SINGLE FAMILY
IMPERVIOUS AREA	0 0.00
NET DENSITY	25 UNITS/AC
WATER SERVICE PROVIDER	CITY OF SPOKANE
SEWER SERVICE PROVIDER	CITY OF SPOKANE
FIRE DISTRICT	CITY OF SPOKANE
NO CRITICAL AREAS FOUND ON SITE	

OWNER
KEVIN FINNERTY
8316 E. COURTLAND AVE.
SPOKANE, WA 99212

ENGINEER
WHIPPLE CONSULTING ENGINEERS
21 SOUTH PINES
SPOKANE VALLEY, WA 99206
PHONE: 509-893-2617
CONTACT: TODD WHIPPLE, P.E.

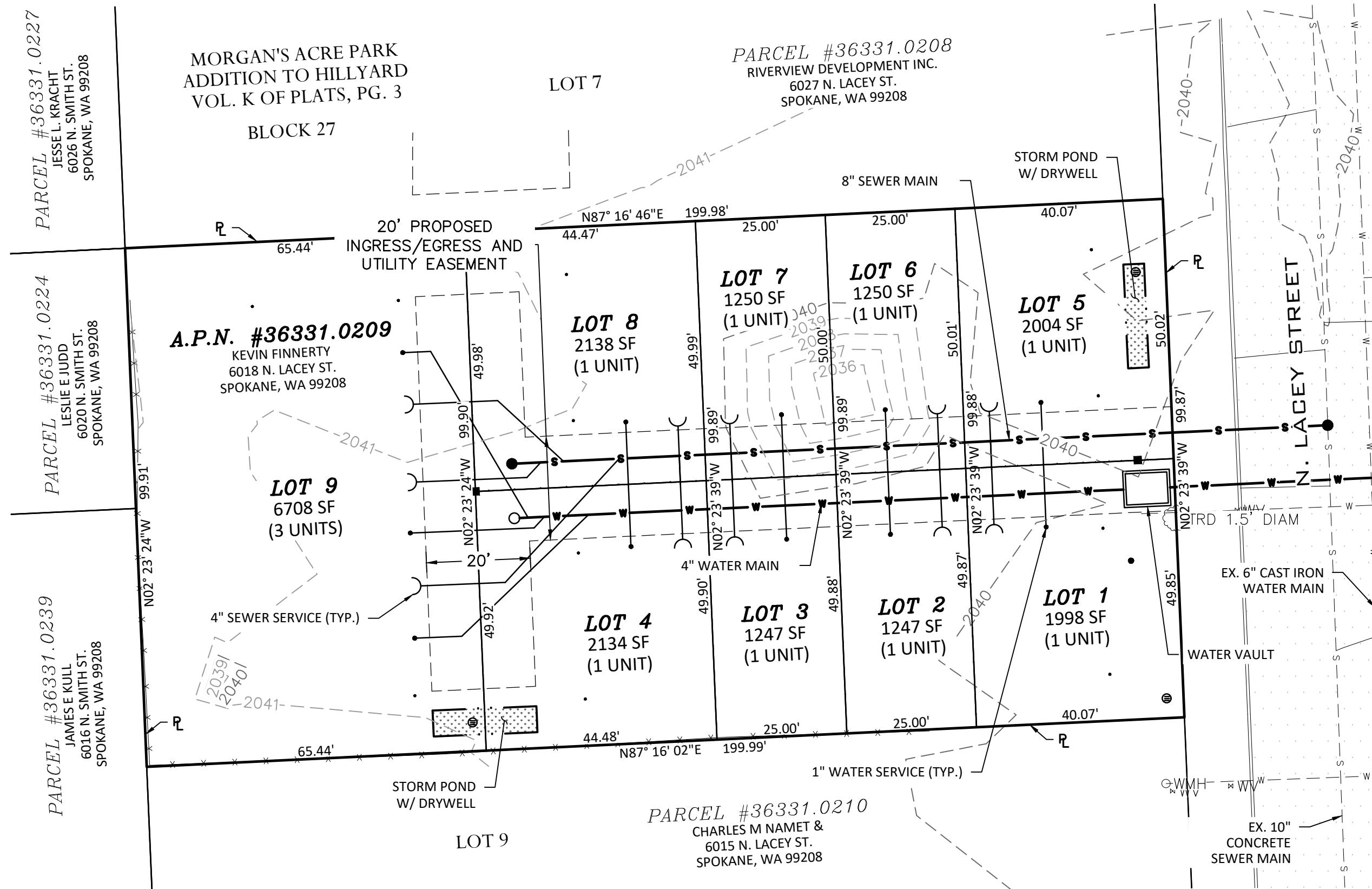
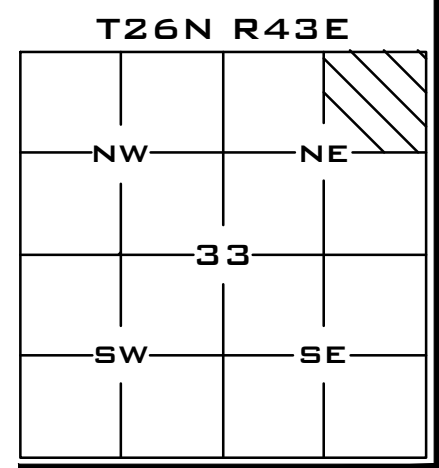
SURVEYOR
WHIPPLE CONSULTING ENGINEERS
21 SOUTH PINES
SPOKANE VALLEY, WA 99206
PHONE: 509-893-2617
CONTACT: BRETT GRIFFITH, P.L.S.

LEGAL DESCRIPTION
PERTAINING TO A.P.N. 36331.0209

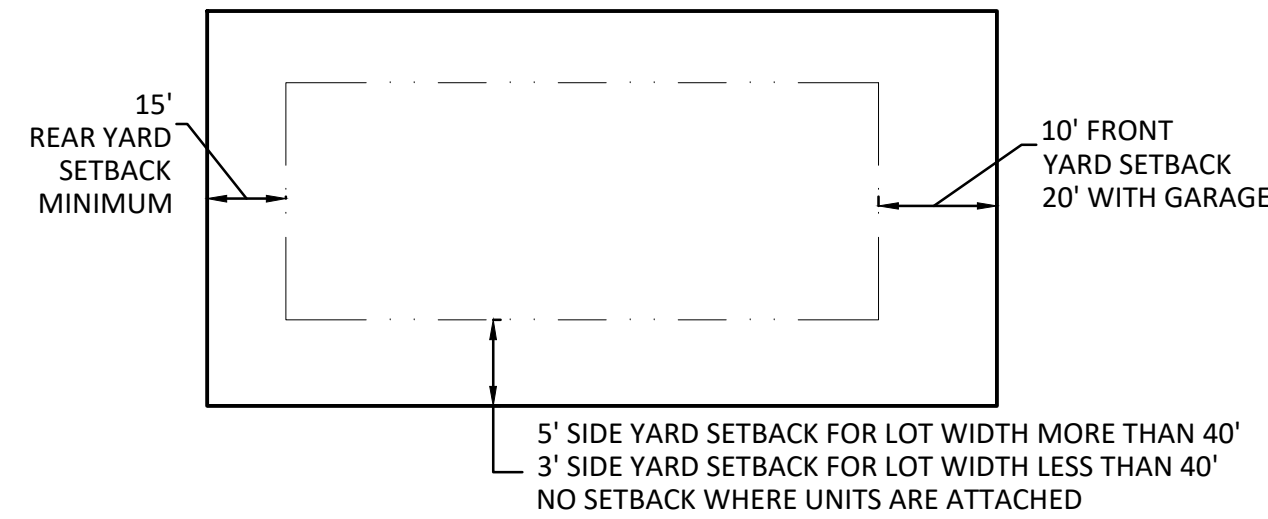
LOT 8, BLOCK 27 OF MORGAN'S ACRE PARK ADDITION TO HILLYARD AS RECORDED IN VOLUME K OF PLATS PAGE 3, RECORDS OF SPOKANE COUNTY, WA.

SITUATE IN THE CITY OF SPOKANE, COUNTY OF SPOKANE, STATE OF WASHINGTON.

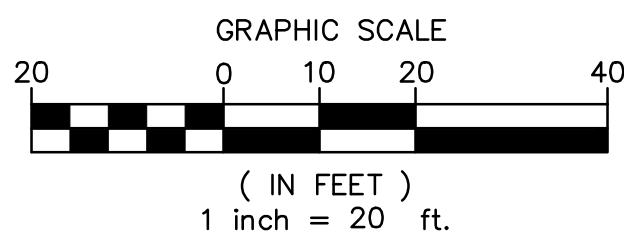
SOURCE: SPOKANE COUNTY SCOUT



SITE PLAN
SCALE: 1"=20'



TYPICAL LOT SETBACK DETAIL
NOT TO SCALE



NAVD - 88
PROJECT DATUM: DERIVED FROM OPUS
POST-PROCESSED STATIC SOLUTION

PROJ #: 24-3816
DATE: 08/21/24
DRAWN: MAS
REVIEWED: HAB

CIVIL	
STRUCTURAL	
<input checked="" type="checkbox"/> SURVEYING	
TRAFFIC	
PLANNING	
LANDSCAPE	
OTHER	

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

PRELIMINARY SHORT PLAT

SHP-2024-XXXX
6019 N. LACEY STREET
SPOKANE, WASHINGTON

SHEET
1 OF 1

JOB NUMBER
24-3816