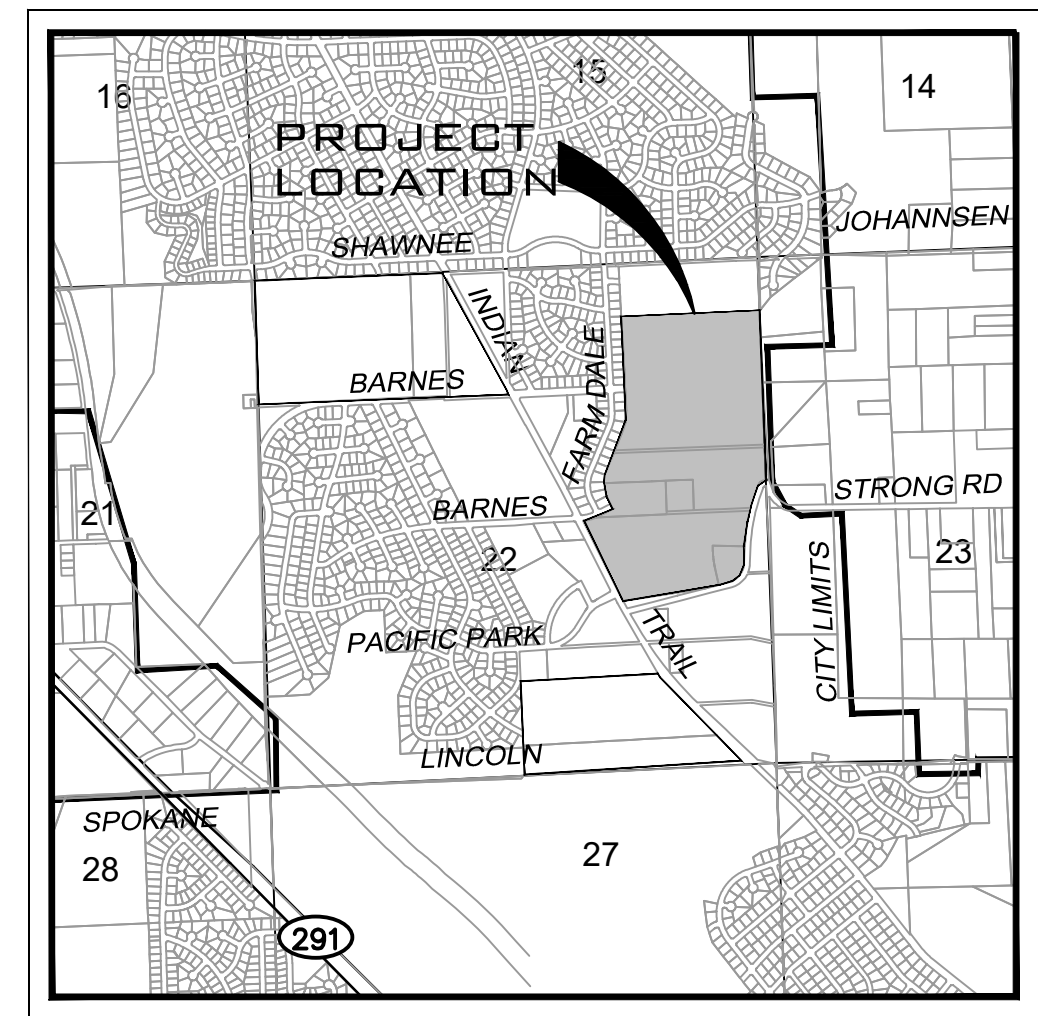


SE₄, SEC.22, T.26 N., R.42 E., W.M.
 PRELIMINARY SHORT PLAT OF
**MCCARROLL EAST 5TH
 1ST ADDITION**

LOCATED IN THE NE 1/4 OF THE SE 1/4 OF SECTION 22, T.26N., R.42.E, W.M.
 CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON
 Z17-779FPLT

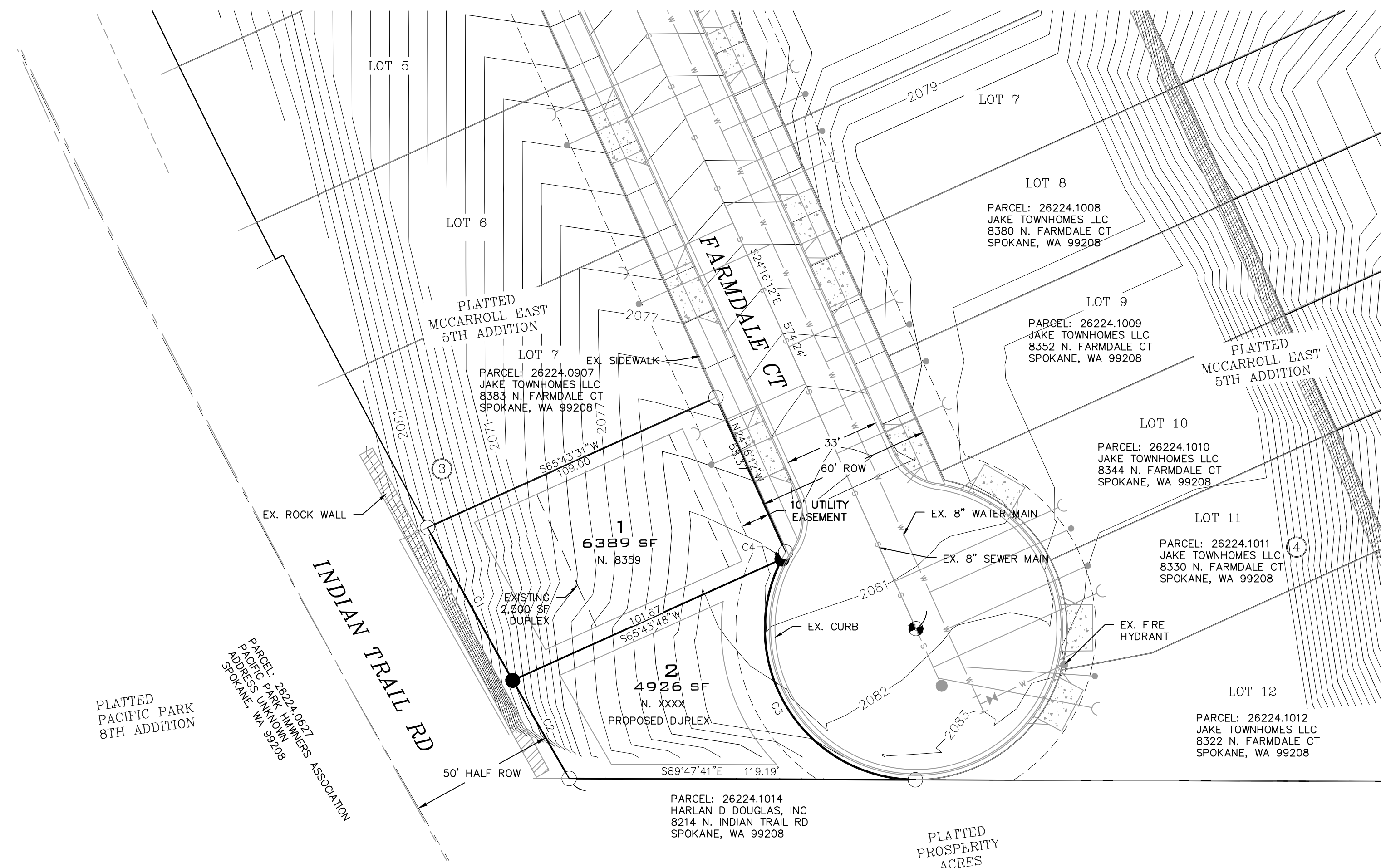
UNDERGROUND SERVICE ALERT
 ONE-CALL NUMBER
811
 CALL TWO BUSINESS DAYS
 BEFORE YOU DIG



VICINITY MAP
 NOT TO SCALE

LEGAL DESCRIPTION (PER TITLE REPORT)
 LOT 8, BLOCK 3 OF MCCARROLL EAST 5TH ADDITION, AS PER PLAT THEREOF RECORDED IN VOLUME 40 OF PLATS, PAGE(S) 26-28, RECORDS OF SPOKANE COUNTY, WASHINGTON.
 SITUATE IN THE CITY OF SPOKANE, COUNTY OF SPOKANE, STATE OF WASHINGTON.

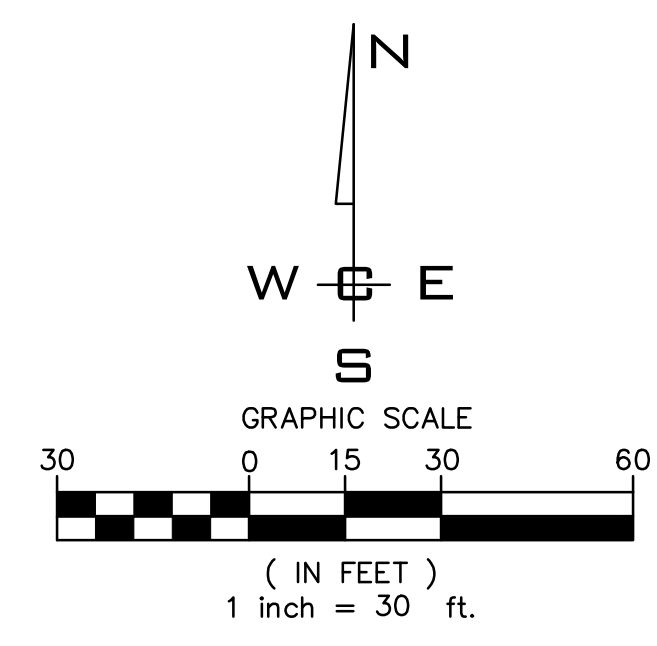
SITE DATA TABLE	
GENERAL DESIGN DATA	
PARCEL NUMBERS	26224.0908
EXISTING ZONING	RTF
PROJECT AREA	0.26 AC
LOT AREA	0.26 AC
NUMBER OF LOTS	2
NUMBER OF UNITS	4
GROSS DENSITY	15.38 UNIT/AC
MAXIMUM LOT AREA	6,389 SQFT
MINIMUM LOT AREA	4,926 SQFT
DOMESTIC WATER	CITY OF SPOKANE
SANITARY SEWER DISPOSAL	CITY OF SPOKANE
FIRE DEPARTMENT	CITY OF SPOKANE
DATUM	NAVD-88



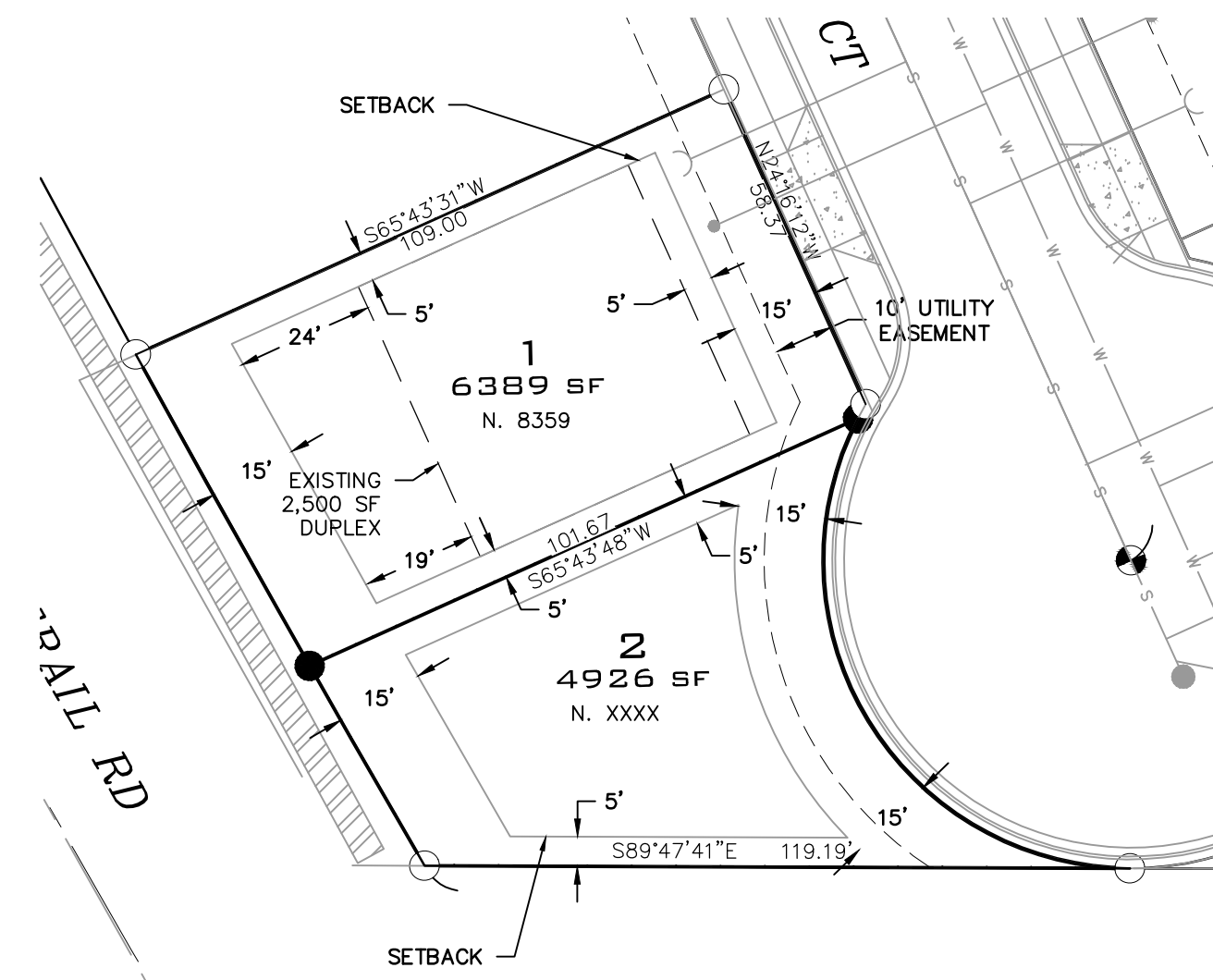
SHORT PLAT LAYOUT

Curve Table			
Curve #	Length	Radius	Delta
C1	60.220	3774.210	000.9142
C4	2.734	52.000	003.0121
C2	38.974	3774.210	000.5917
C3	106.438	52.000	117.2782

CURVE & RADIAL TABLES



LOT 1 (DATA)
 2,500 SF EXISTING 2 STORY DUPLEX FOOTPRINT
 2,736.15 SF ALLOWED PER TABLE 17C.110-3
 3,128 SF GROSS LIVING AREA PER SCOUT
 6,389 SF LOT (PROPOSED)
 F.A.R 0.49, ALLOWED 0.5 PER TABLE 17C.110-3



LOT LAYOUTS AND SETBACKS

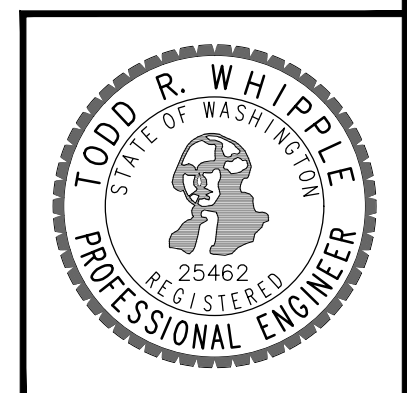
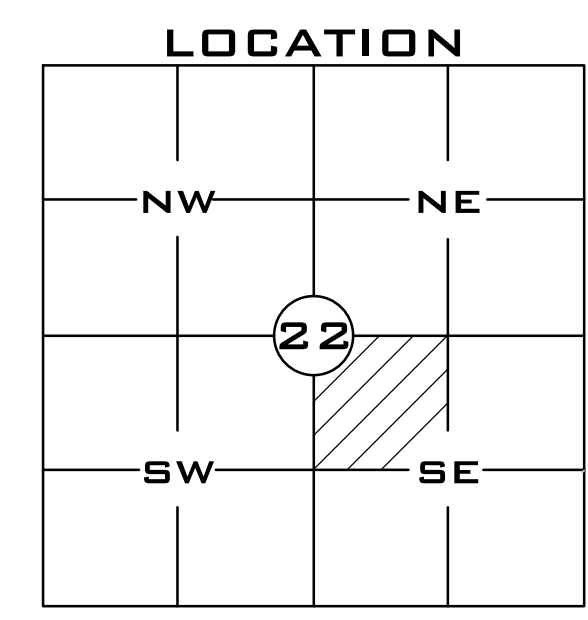
OWNER
 920 EVERGREEN, LLC
 2602 N SULLIVAN ROAD
 SPOKANE VALLEY, WA 99216
 PHONE: 924-8964
 CONTACT: DENNIS CRAPO

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

WATER
 CITY OF SPOKANE
 914 E NORTH FOOTHILLS DR
 SPOKANE, WASHINGTON 99207
 PHONE: 625-7854
 CONTACT: JIM SAKAMOTO, P.E.

SURVEYOR
 WHIPPLE CONSULTING ENGINEERS
 21 S PINES ROAD SPOKANE VALLEY, WA 99206
 PHONE: 893-2617
 CONTACT: DAVID COWELL, PLS

SEWER MAINTENANCE
 CITY OF SPOKANE
 909 EAST SPRAGUE AVENUE
 SPOKANE, WASHINGTON 99202
 PHONE: 625-7900
 CONTACT: GARY KAESEMAYER



NAVD 88 DATUM

NO.	DATE	BY	REVISIONS

SCALE:	PROJ #: 20-2738
HORIZONTAL:	DATE: 10/26/20
1"=50'	DRAWN: JPP
VERTICAL:	REVIEWED: TRW
N/A	

WCE
 WHIPPLE CONSULTING ENGINEERS
 2528 NORTH SULLIVAN ROAD
 SPOKANE VALLEY, WA 99216
 PH: 509-893-2617 FAX: 509-826-0227

**MCCARROLL E. 5TH 1ST ADDITION
 PRELIMINARY SHORT PLAT
 8359 N. FARMDALE CT
 SPOKANE, WA**

**SHEET
 1 OF 1**
 JOB NUMBER
20-2738

P:\WCE\WORK\2020 WCE PROJECTS\2020-2738 Crapo- McCarroll's 5th_1st Addition\DWG\2738-P-Plat.dwg, 11/16/2020 12:26:08 PM, DWG To PDF.p3