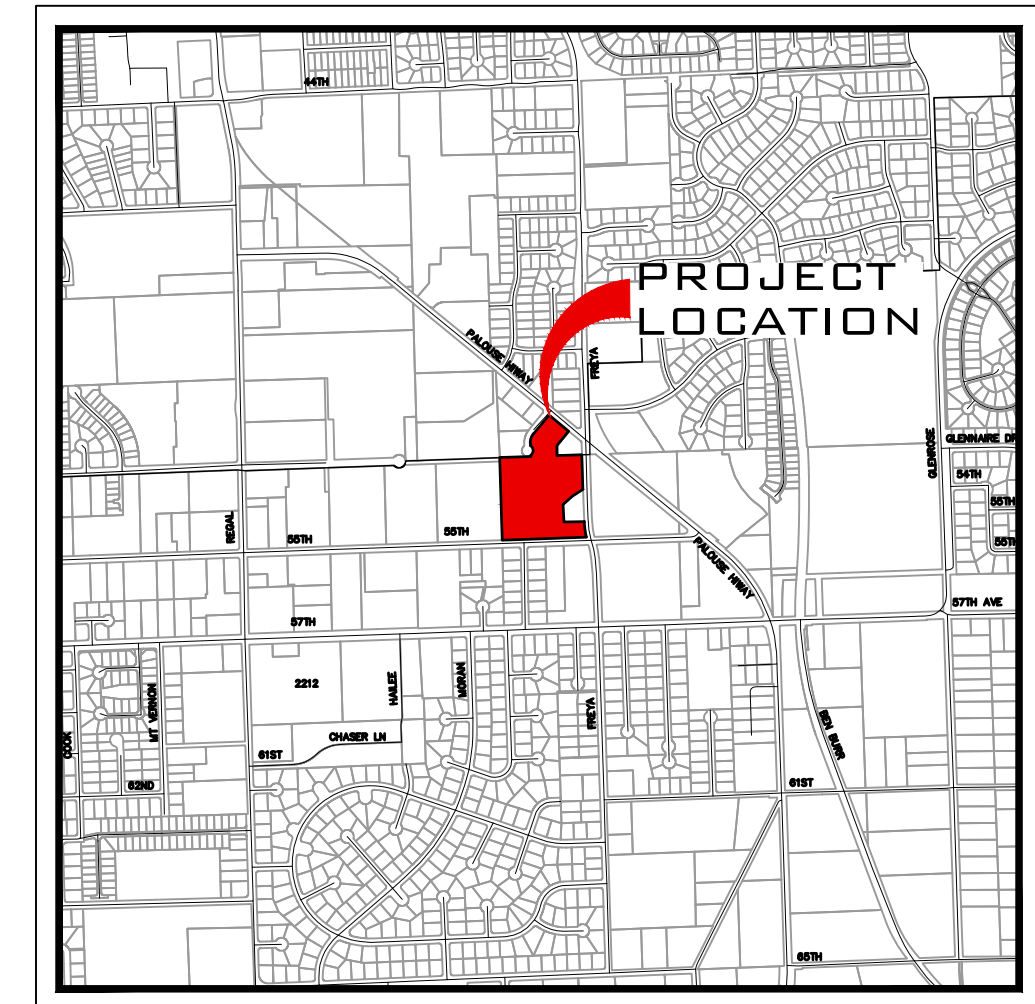
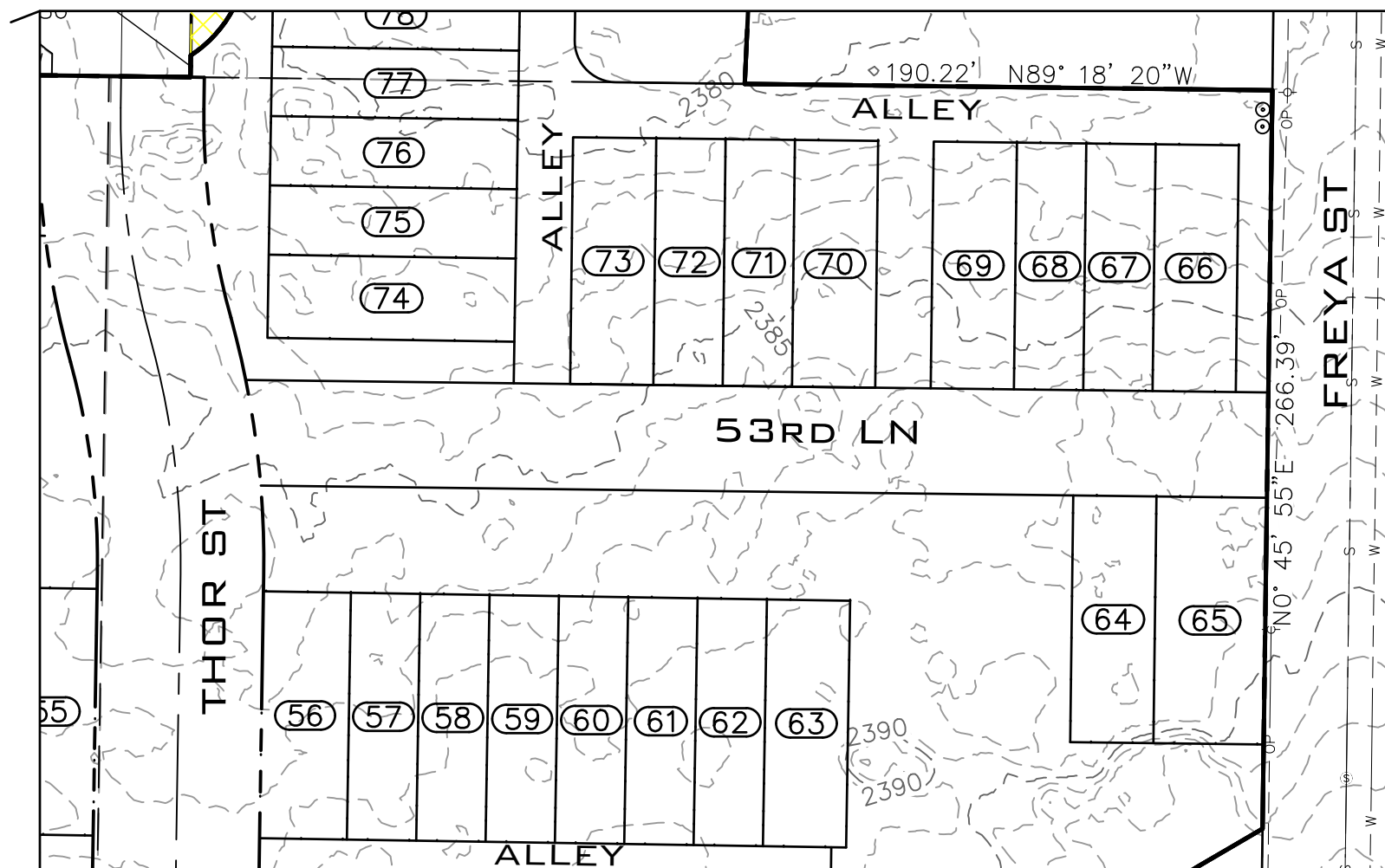


PRELIMINARY PLAT  
MOODY P.U.D.  
LOCATED IN A PORTION OF THE  
NW 1/4, SEC 03, T 24 N, R 43 E, W.M.  
SPOKANE COUNTY, WA

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



VICINITY MAP



### ALTERNATE SITE PLAN VIEW

SCALE: 1"=60'

## LEGAL DESCRIPTION

PARCEL: 34032.0401

03-24-43: PTNS LTS 5&6 BLK1 AMENDED PLAT  
SOUTH SPOKANE DAF; E 120FT LOT 6 TOG W/ LT5  
EXC PTN DAF; COMM NE COR LT5 BLK1; T  
S01'06"54"W 248.33FT TO POB; TH S59'58"59"W  
128.32FT; TH S51'51"14"W 97.83FT; TH S00'08"24"W  
134.62FT; TH S88'15"44"E 183.31FT; THE  
N01'06"54"E 264.85FT TO POB.

PARCEL: 34032.0432

SPOK SOUTH AM PL W210 FT OF L6 B1

PARCEL: 34032.0607

RUSSELLS SUB LTS 2 THRU 5 BLK 2

| SITE DATA                       |    |                                        |      |
|---------------------------------|----|----------------------------------------|------|
| PARCEL NUMBER                   |    | 34032.0401<br>34032.0432<br>34032.0607 |      |
| ZONING                          |    | RSF                                    |      |
| DENSITY [MIN] [MAX]             | 4  | 97                                     | 1    |
| ALLOWED GROSS DENSITY           | 39 | 97                                     | 97   |
| ALLOWED NET DENSITY             | 35 | 87                                     |      |
|                                 |    | SF                                     | AC   |
| EXISTING PROJECT AREA           |    | 425,132.69                             | 9.76 |
| PROPOSED PROJECT AREA           |    | 426,185.64                             | 9.76 |
| NUMBER OF UNITS                 |    | 96                                     |      |
| NUMBER OF OPEN SPACE TRACTS     |    | 8                                      |      |
| NUMBER OF PRIVATE ROAD TRACTS   |    | 1                                      |      |
| NUMBER OF ALLEY TRACTS          |    | 4                                      |      |
| OPEN SPACE REQUIRED             |    | 42,513.27                              | 0.98 |
| OPEN SPACE AREA PROVIDED        |    | 87,582.44                              | 2.01 |
| RIGHT OF WAY VACATION AREA      |    | 1,052.95                               | 0.02 |
| ON SITE RIGHT OF WAY DEDICATION |    | 44,015.59                              | 1.01 |
| ALLEY TRACTS AREA               |    | 52,594.92                              | 1.21 |
| PRIVATE ROAD TRACTS AREA        |    | 13,883.01                              | 0.32 |
| LOT AREA                        |    | 227,056.73                             | 5.21 |
| PARKING DATA                    |    |                                        |      |
| GARAGE + DRIVEWAY               |    | 192                                    |      |
| SURFACE PARKING STALLS          |    | 62                                     |      |
| TOTAL PARKING PROVIDED          |    | 254                                    |      |
| SERVICE PROVIDERS               |    |                                        |      |
| DOMESTIC WATER                  |    | CITY OF SPOKANE                        |      |
| SANITARY SEWER                  |    | CITY OF SPOKANE                        |      |
| FIRE DISTRICT                   |    | CITY OF SPOKANE                        |      |

## SHEET INDEX

|       |                         |
|-------|-------------------------|
| PP1.0 | PRELIMINARY PUD / COVER |
| PP2.0 | PRELIMINARY PLAT        |
| PP2.1 | DETAILED LOT DIMENSIONS |
| PP2.2 | DETAILED LOT DIMENSIONS |
| PP2.3 | DETAILED LOT DIMENSIONS |
| PP3.0 | ROAD CROSS SECTIONS     |
| L1.0  | LANDSCAPE PLAN          |
| L1.1  | LANDSCAPE PLAN          |
| L1.2  | LANDSCAPE PLAN          |
| L1.3  | LANDSCAPE PLAN          |
| L1.4  | LANDSCAPE PLAN          |
| L1.5  | LANDSCAPE PLAN          |
| L2.1  | PLANTING ELEVATION      |
| L2.2  | PLANTING ELEVATION      |

## ENGINEER/CONTACT

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

## SURVEYOR

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

## OWNER/DEVELOPER

DIAMOND ROCK CONSTRUCTION  
2602 N SULLIVAN RD,  
SPOKANE VALLEY, WA, 99216



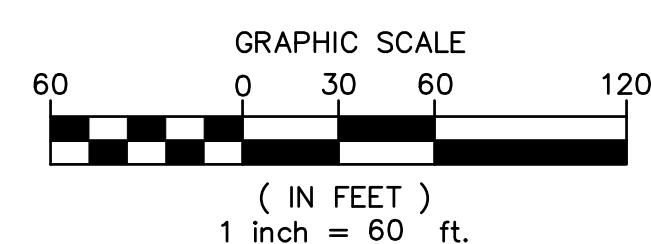
**SHEET**  
**PP1.0**

OB NUMBER  
**1-3040**



## SITE PLAN VIEW

SCALE: 1"=60'

 NAVD - 88  
XXX[illegible]

**SCALE:**

**HORIZONTAL:**

 $1'' = 60'$ 

VERTICAL  
N/A

**PROJ #:** 21-3040

DATE: 08/25/22

DRAWN: SLS

REVIEWED: TRW

|          |            |
|----------|------------|
|          | CIVIL      |
|          | STRUCTURAL |
|          | SURVEYING  |
|          | TRAFFIC    |
| <b>X</b> | PLANNING   |
|          | LANDSCAPE  |
|          | OTHER      |



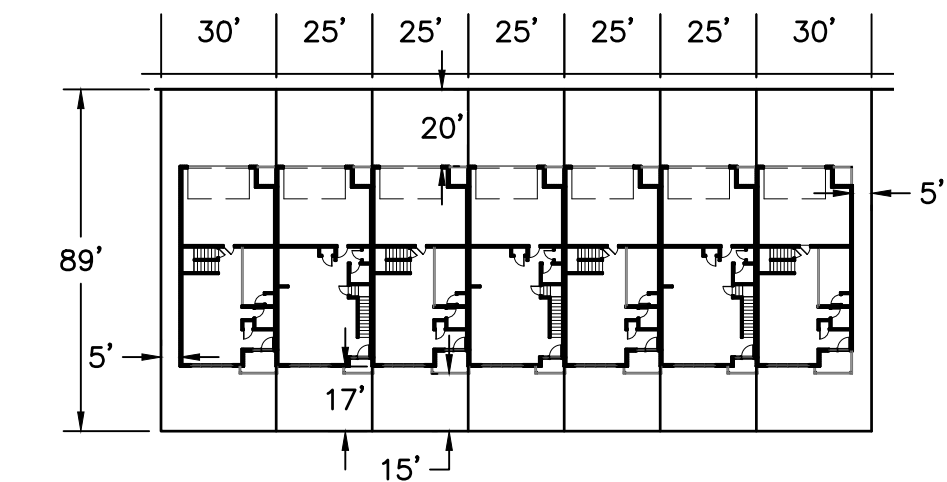
WHIPPLE CONSULTING ENGINEERS  
21 S. PINES ROAD  
SPOKANE VALLEY, WA 99206  
PH: 509-893-2617 FAX: 509-926-0227

**MOODY TOWNHOMES  
PRELIMINARY PLAT  
5336 S FREYA ST  
SPOKANE, WA**



NW¼, SEC.03, T.24N., R.43E., W.M.

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



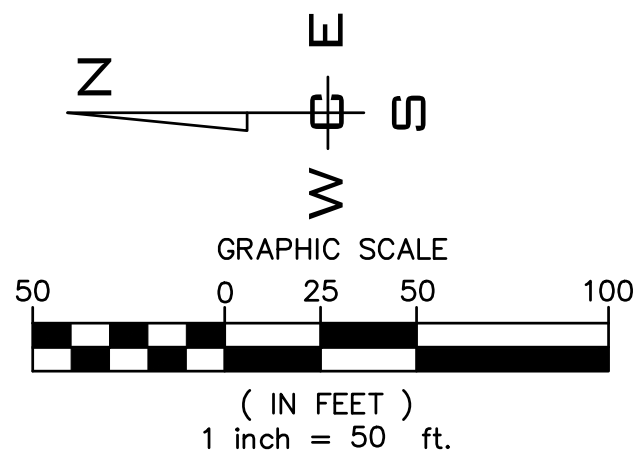
**BUILDING SETBACK DETAIL**  
SCALE: 1"=50'

| ADJACENT PROPERTY DATA |                                                                                  |                               |
|------------------------|----------------------------------------------------------------------------------|-------------------------------|
| PARCEL #               | OWNER                                                                            | PLAT DATA                     |
| 34032.0513             | GHEBREAB, DANIEL G & RAHEL ARAYA<br>5125 S JULIA ST, SPOKANE, WA, 99223          | RUSSELL'S SUBDIVISION         |
| 34032.0512             | GHEBREAB, DANIEL G & RAHEL ARAYA<br>5125 S JULIA ST, SPOKANE, WA, 99223          | RUSSELL'S SUBDIVISION         |
| 34032.0601             | WELLS, GLORIA J<br>5304 S FREYA ST, SPOKANE, WA, 99223                           | RUSSELL'S SUBDIVISION         |
| 34031.0459             | CP SPOKANE LLC<br>3001 LAVA RIDGE CT STE 220, ROSEVILLE, CA, 95661               | AMENDED PLAT OF SOUTH SPOKANE |
| 34032.0402             | MOODY BIBLE INS<br>820 N LA SALLE DR, CHICAGO, IL, 60610                         | AMENDED PLAT OF SOUTH SPOKANE |
| 34032.0495             | MERC LLC<br>1021 S AZALEA DR, SPOKANE, WA, 99224                                 | AMENDED PLAT OF SOUTH SPOKANE |
| 34032.1016             | MERC LLC<br>1021 S AZALEA DR, SPOKANE, WA, 99224                                 | EWELL ADDITION                |
| 34032.1008             | IRMER, RUSSELL L & BRENDA K<br>5503 S THOR ST, SPOKANE, WA, 99203                | EWELL ADDITION                |
| 34032.1001             | UNOGU, DAMIAN<br>5502 S THOR ST, SPOKANE, WA, 99223                              | EWELL ADDITION                |
| 34032.4901             | REDDEN, MARY J<br>3332 E 55TH AVE, SPOKANE, WA, 99223                            | SP-1653-19                    |
| 34032.0490             | 55TH AVENUE APTS LLC<br>2001 N DIVISION ST STE 100, SPOKANE, WA, 99207           | AMENDED PLAT OF SOUTH SPOKANE |
| 34032.9093             | 3227 E 53RD AVE LLC<br>927 W MELINDA LN, SPOKANE, WA, 99203                      | NOT PLATTED                   |
| 34032.0709             | MATTOZZI, DAVID A<br>3623 E 31ST AVE, SPOKANE, WA, 99223                         | RUSSELL'S SUBDIVISION         |
| 34032.0705             | CLARK, CRAIG W JR & MARGARET K<br>2910 E 57TH AVE 5-122, SPOKANE, WA, 99223-7028 | RUSSELL'S SUBDIVISION         |
| 34032.0701             | CRUME, LEONARD R & LINDA L<br>5124 S PALOUSE HWY, SPOKANE, WA, 99223             | RUSSELL'S SUBDIVISION         |



**SITE PLAN VIEW**  
SCALE: 1"=50'

NAVD - 88  
XXX



| NO. | DATE | BY | REVISIONS |
|-----|------|----|-----------|
|     |      |    |           |
|     |      |    |           |
|     |      |    |           |

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

PROJ #: 21-3040  
DATE: 08/25/22  
DRAWN: SLS  
REVIEWED: TRW

|            |   |
|------------|---|
| CIVIL      |   |
| STRUCTURAL |   |
| SURVEYING  |   |
| TRAFFIC    |   |
| PLANNING   | X |
| LANDSCAPE  |   |
| OTHER      |   |

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

**MOODY TOWNHOMES  
PRELIMINARY PLAT  
5336 S FREYA ST  
SPOKANE, WA**

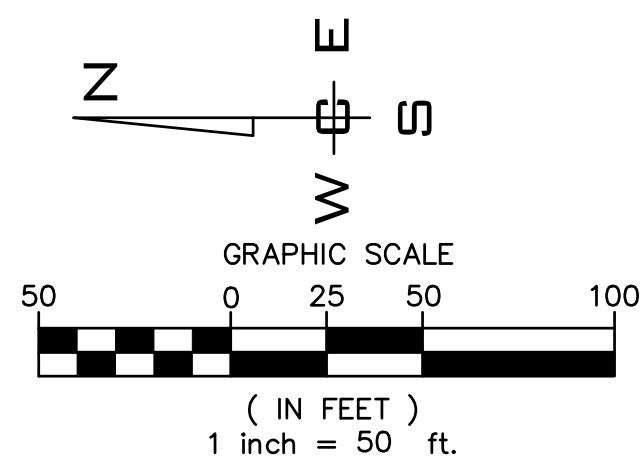


**SHEET  
PP2.0**

JOB NUMBER  
**21-3040**



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



NAVD - 88

[illegible]

|                              |
|------------------------------|
| <b>SCALE:</b>                |
| <b>HORIZONTAL:</b><br>1"=30' |
| <b>VERTICAL:</b><br>N/A      |

|           |          |
|-----------|----------|
| PROJ #:   | 21-3040  |
| DATE:     | 08/25/22 |
| DRAWN:    | SLS      |
| REVIEWED: | TRW      |

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



**MOODY TOWNHOMES  
PRELIMINARY PLAT  
5336 S FREYA ST  
SPOKANE, WA**



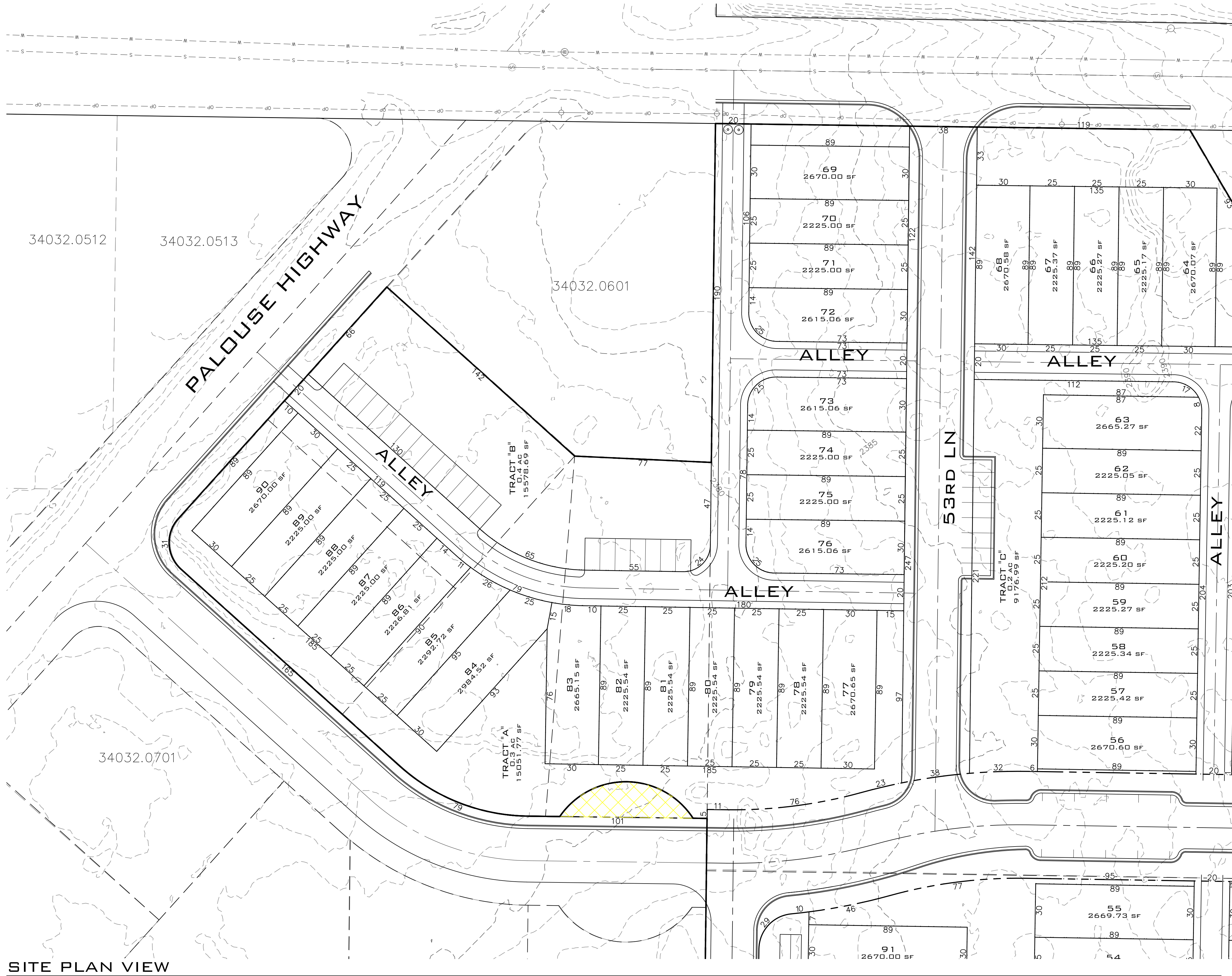
**SHEET**  
**PP2.2**

JOB NUMBER  
**21-3040**

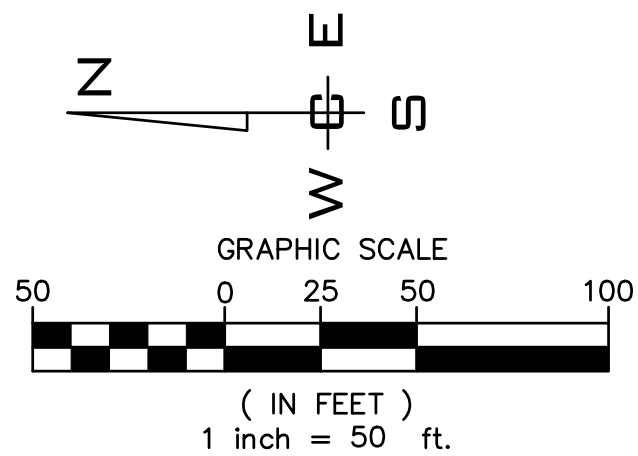


NW¼, SEC.03, T.24N., R.43E., W.M.

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



SITE PLAN VIEW  
SCALE: 1"=30'



NAVD - 88

| NO. | DATE | BY | REVISIONS |
|-----|------|----|-----------|
|     |      |    |           |
|     |      |    |           |
|     |      |    |           |
|     |      |    |           |

SCALE:  
HORIZONTAL:  
1"=30'  
VERTICAL:  
N/A

PROJ #: 21-3040  
DATE: 08/25/22  
DRAWN: SLS  
REVIEWED: TRW

|            |   |
|------------|---|
| CIVIL      |   |
| STRUCTURAL |   |
| SURVEYING  |   |
| TRAFFIC    |   |
| PLANNING   | X |
| LANDSCAPE  |   |
| OTHER      |   |

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

MOODY TOWNHOMES  
PRELIMINARY PLAT  
5336 S FREYA ST  
SPOKANE, WA



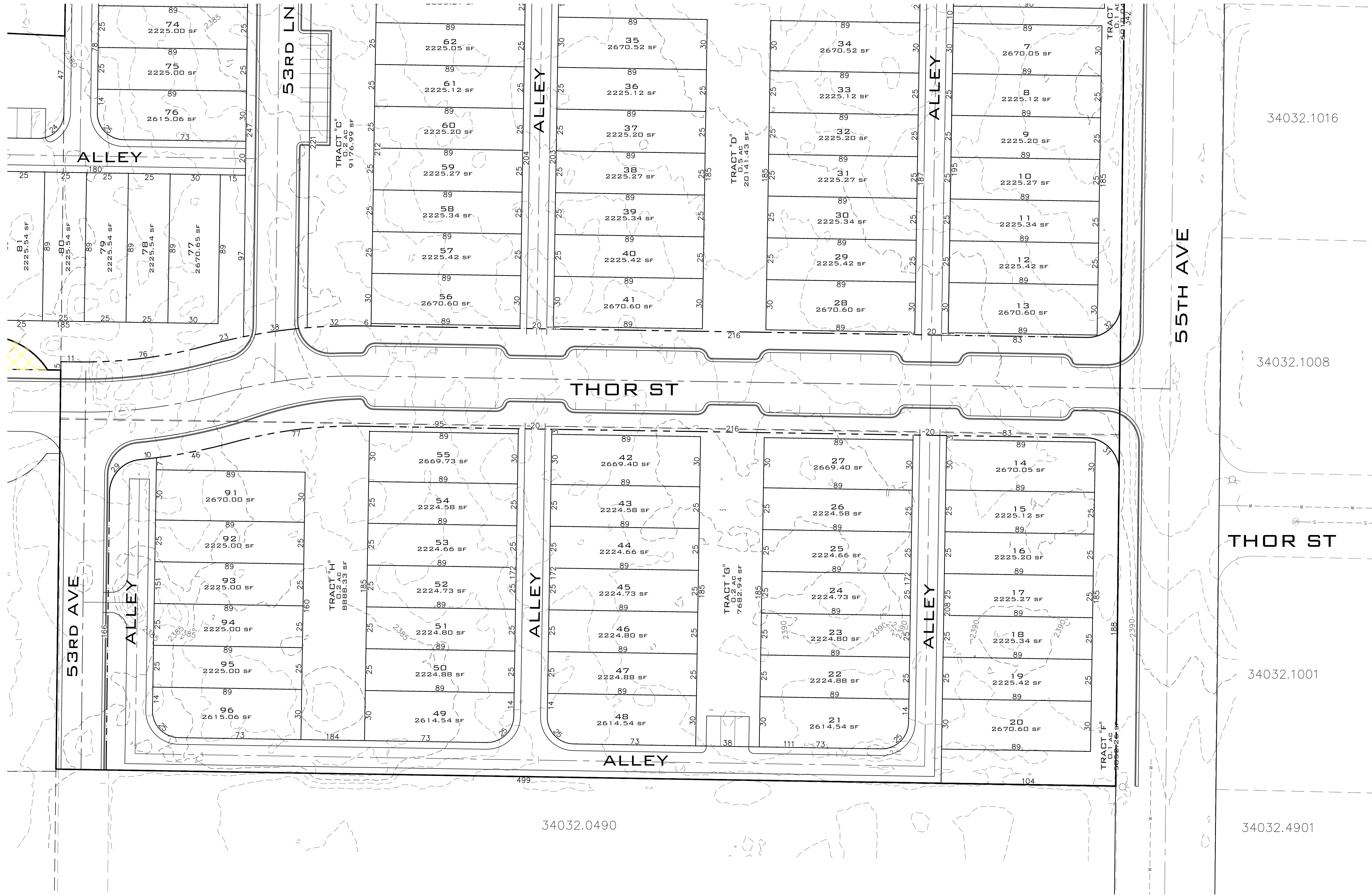
SHEET  
PP2.1

JOB NUMBER  
21-3040

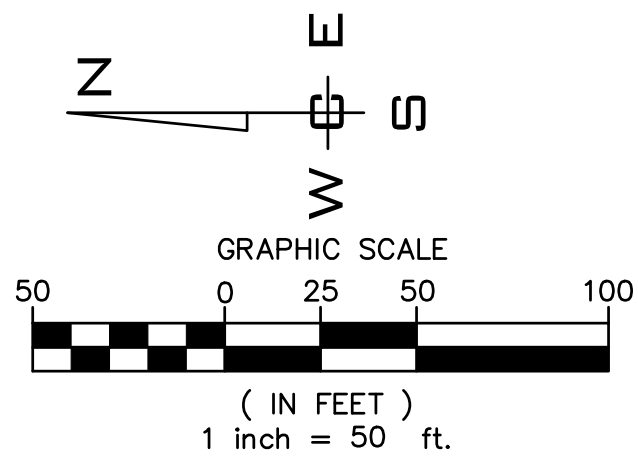


NW 1/4, SEC. 03, T.24N., R.43E., W.M.

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



SITE PLAN VIEW  
SCALE: 1"=30'



NAVD - 88  
XXX

| NO. | DATE | BY | REVISIONS |
|-----|------|----|-----------|
|     |      |    |           |
|     |      |    |           |
|     |      |    |           |
|     |      |    |           |

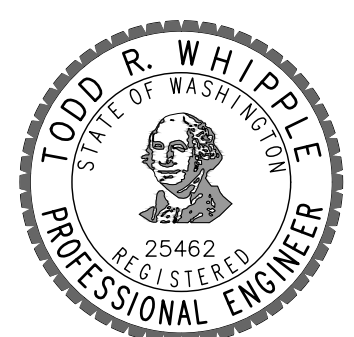
SCALE:  
HORIZONTAL:  
1"=30'  
VERTICAL:  
N/A

PROJ #: 21-3040  
DATE: 08/25/22  
DRAWN: SLS  
REVIEWED: TRW

- CIVIL
- STRUCTURAL
- 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

MOODY TOWNHOMES  
PRELIMINARY PLAT  
5336 S FREYA ST  
SPOKANE, WA

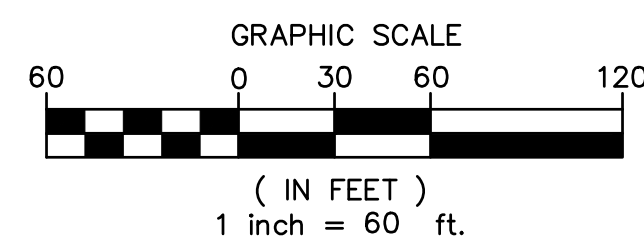


SHEET  
PP2.3  
JOB NUMBER  
21-3040





**SITE PLAN VIEW**  
SCALE: 1"=60'



NAVD - 88  
XXX

| NO. | DATE | BY | REVISIONS |
|-----|------|----|-----------|
|     |      |    |           |
|     |      |    |           |
|     |      |    |           |

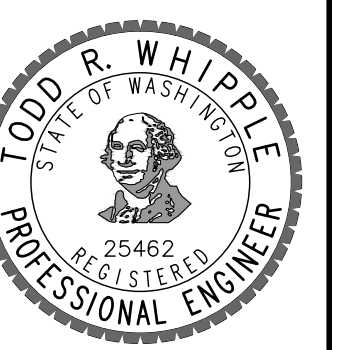
**SCALE:**  
**HORIZONTAL:**  
1"=60'  
**VERTICAL:**  
N/A

**PROJ #:** 21-3040  
**DATE:** 08/25/22  
**DRAWN:** SLS  
**REVIEWED:** TRW

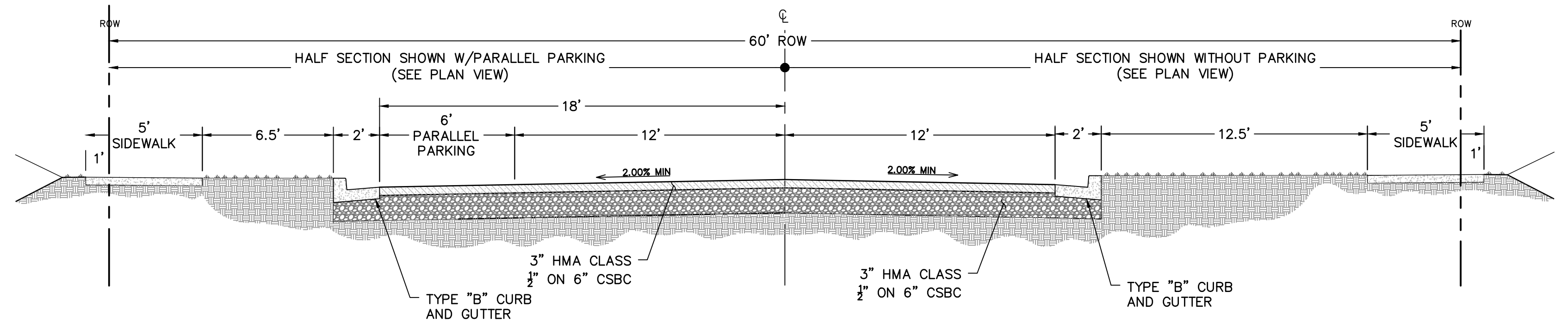
CIVIL  
STRUCTURAL  
SURVEYING  
TRAFFIC  
PLANNING  
LANDSCAPE  
OTHER



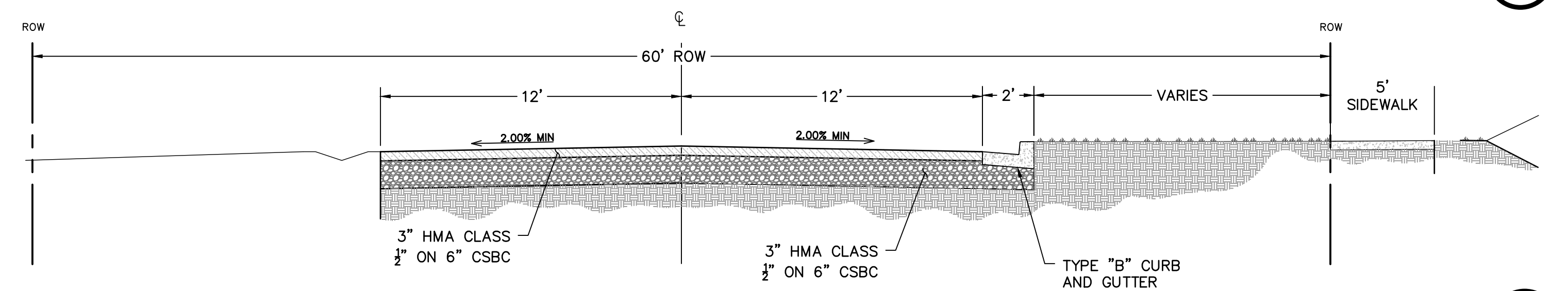
**MOODY TOWNHOMES  
PRELIMINARY PLAT  
5336 S FREYA ST  
SPOKANE, WA**



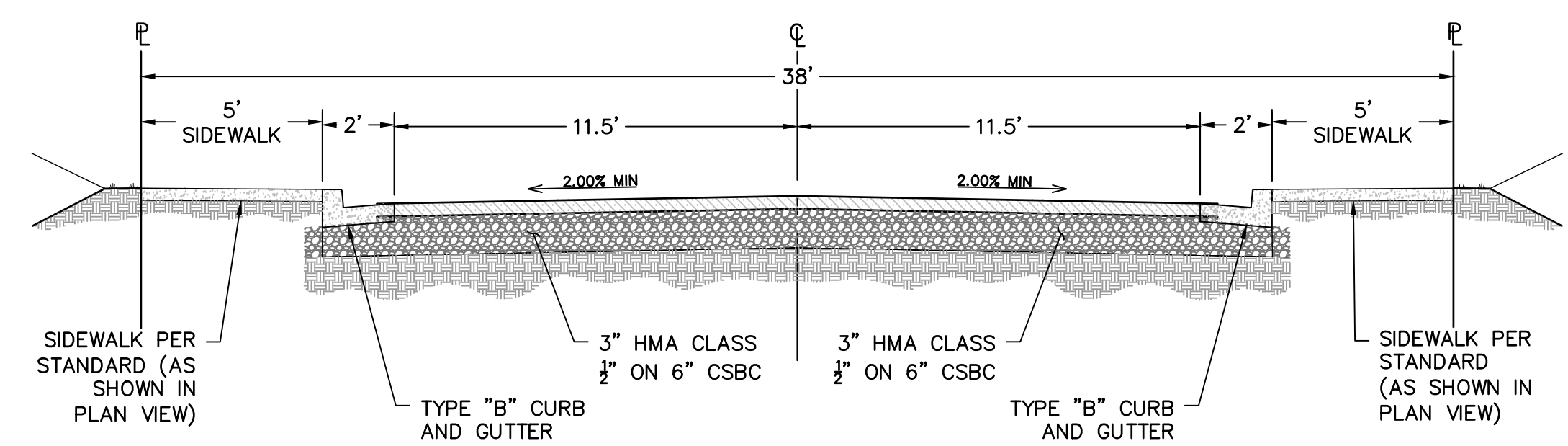
**SHEET  
PP3.0**  
JOB NUMBER  
**21-3040**



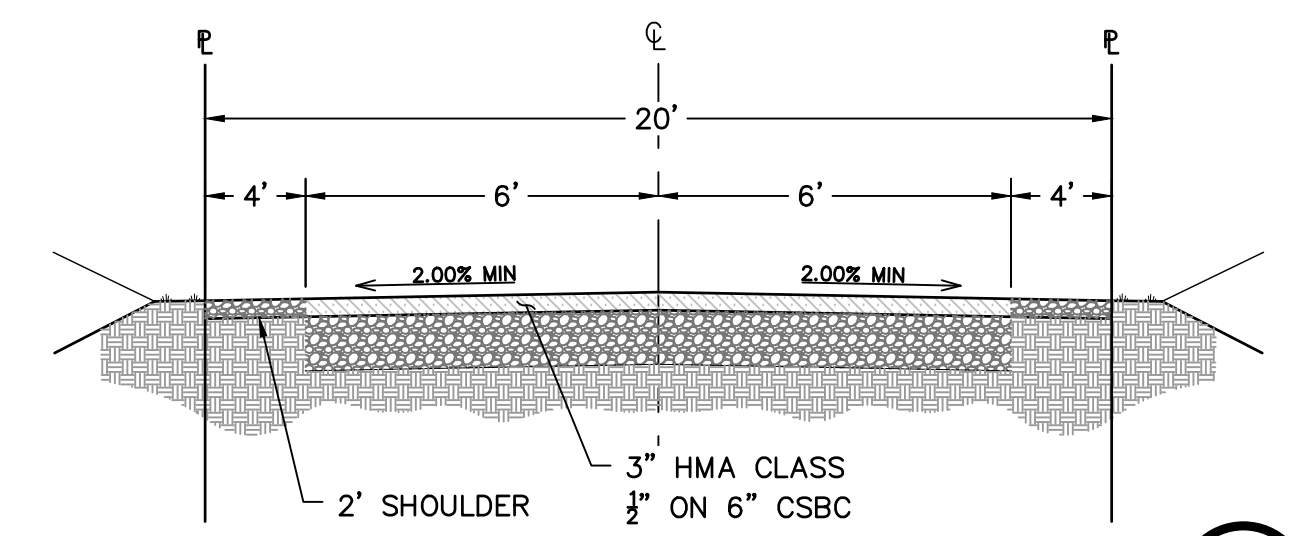
**TYPICAL PUBLIC ROAD SECTION**  
NOT TO SCALE



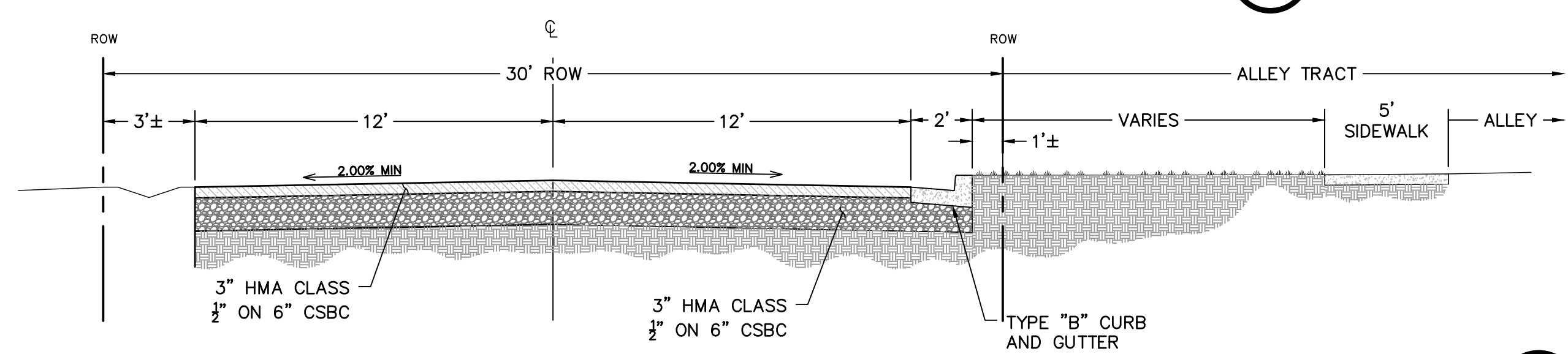
**TYPICAL PUBLIC ROAD HALF SECTION**  
NOT TO SCALE



**TYPICAL PRIVATE ROAD SECTION**  
NOT TO SCALE



**PRIVATE ALLEY SECTION**  
NOT TO SCALE



**53RD AVE HALF SECTION**  
NOT TO SCALE