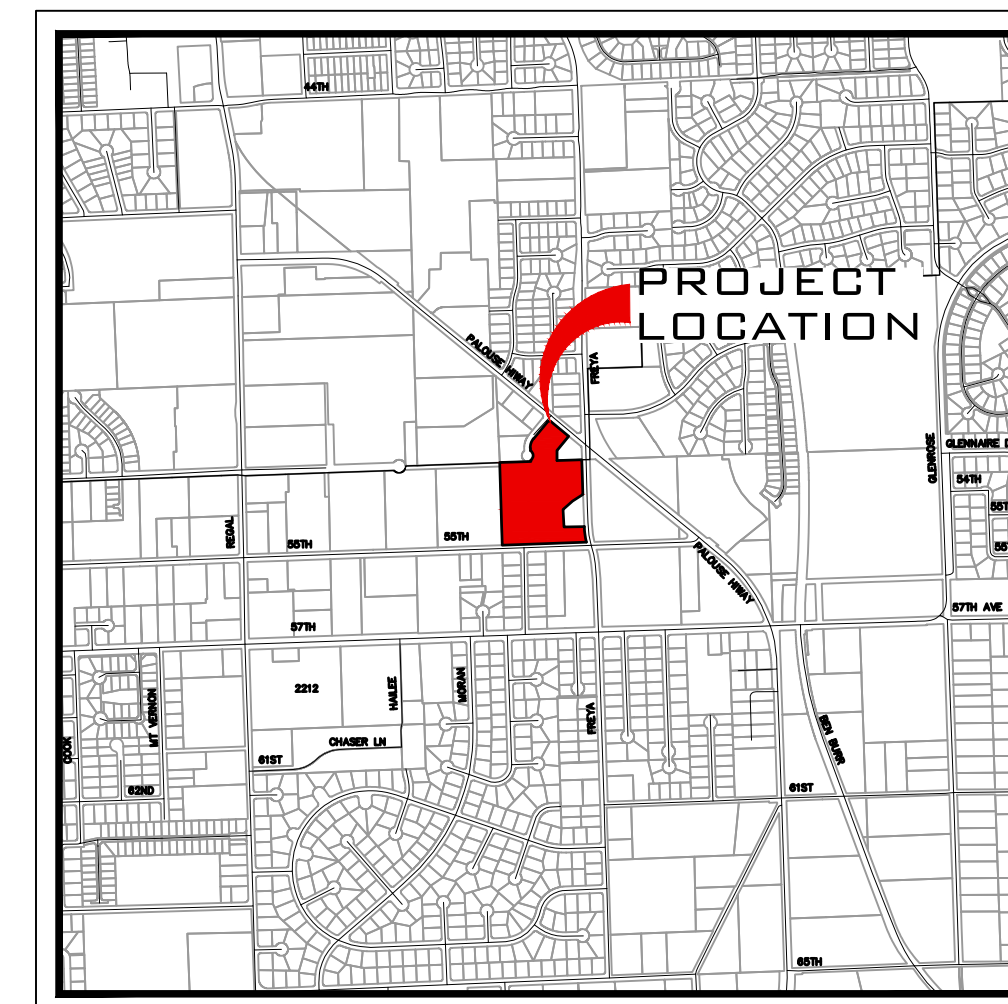
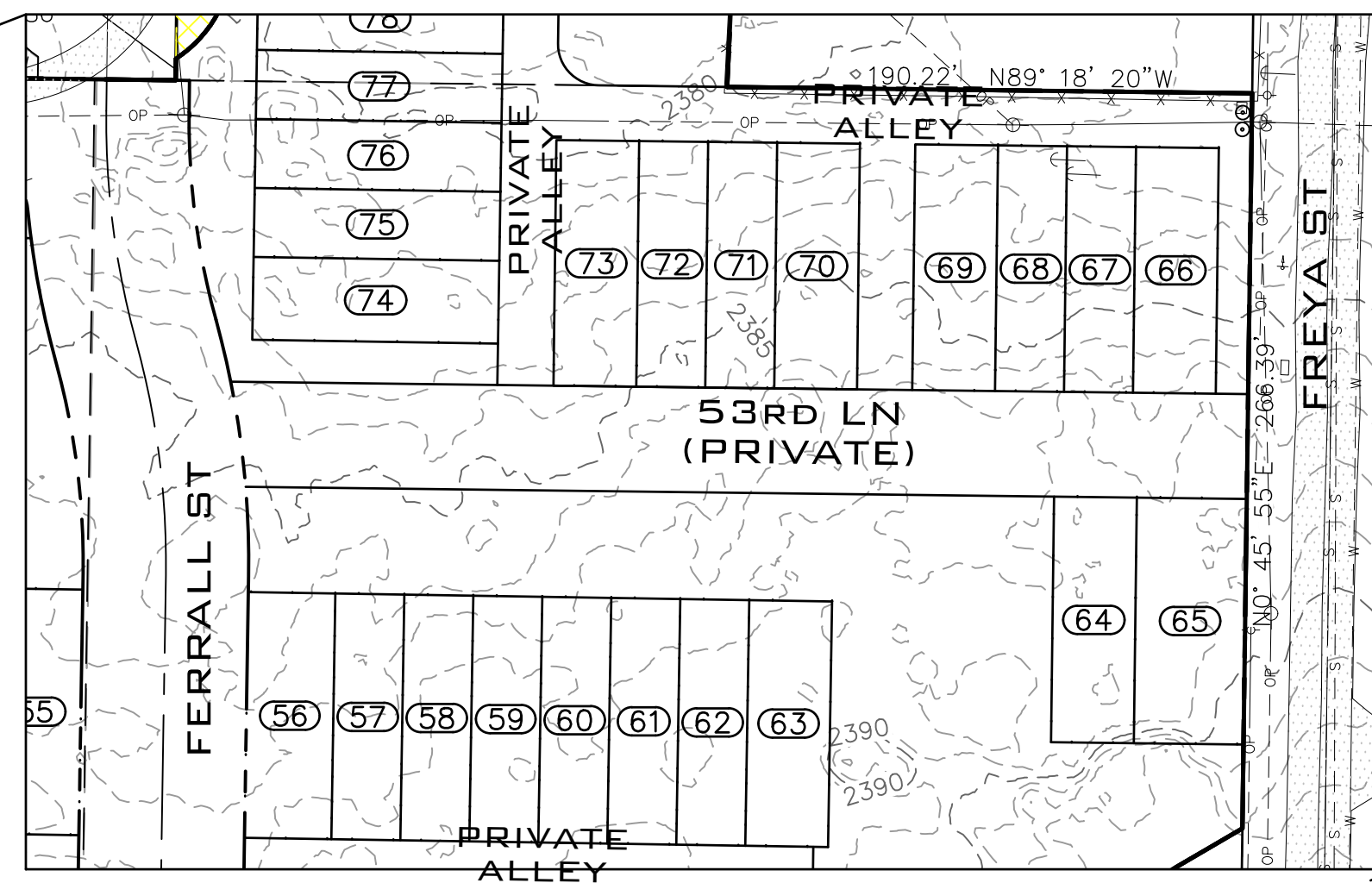


# PRELIMINARY PLAT MOODY P.U.D.

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



VICINITY MAP



ALTERNATE SITE PLAN VIEW

SCALE: 1"=60'



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/ LTS EXC PTN DAF; COMM NE COR LTS BLK1; TH 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

**NOTES**

1. PRIVATE ROADS TO BE LOCATED ON A TRACT (SEE DATA TABLE).
2. PRIVATE ALLEYS TO BE LOCATED ON A TRACT (SEE DATA TABLE).
3. ALL LOTS ARE PRIVATE ALLEY LOADED FROM THE REAR OF THE LOT. SEE SETBACK DETAIL ON SHEET PP2.0
4. ALL LOTS FRONT EITHER ROADWAYS OR OPEN SPACE (SEE PLAN VIEW). SEE SETBACK DETAIL ON SHEET PP2.0

SITE DATA			
PARCEL NUMBER	34032.0401 34032.0432 34032.0607		
ZONING	RSF		
DENSITY [MIN] [MAX]	4	10	
ALLOWED GROSS DENSITY	39	97	
ALLOWED NET DENSITY	35	87	
10% DENSITY BONUS	9		
MAXIMUM ALLOWED DENSITY	96		
	SF	AC	
EXISTING PROJECT AREA	425,132.69	9.76	
PROPOSED PROJECT AREA	426,185.64	9.78	
NUMBER OF UNITS	96		
NUMBER OF OPEN SPACE TRACTS	8		
NUMBER OF PRIVATE ROAD TRACTS	1		
NUMBER OF PRIVATE ALLEY TRACTS	4		
OPEN SPACE REQUIRED (10%)	42,513.27	0.98	
OPEN SPACE AREA PROVIDED	87,582.44	2.01	
% OF OPEN SPACE PROVIDED	20.55%		
RIGHT OF WAY VACATION AREA	1,052.95	0.02	
ON SITE RIGHT OF WAY DEDICATION	44,015.59	1.01	
PRIVATE 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	52		
TOTAL PARKING PROVIDED	244		
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 UTILITY SCHEMATIC
- PP4.0 FIRE ACCESS
- PP5.0 BUILDING FRONT ELEVATIONS
- PP5.1 BUILDING SIDE WALL ELEVATIONS
- 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 PRIVATE ALLEY, WA  
99206 PHONE: 893-2617  
CONTACT: TODD WHIPPLE, P.E.

**SURVEYOR**

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

**OWNER/DEVELOPER**

DIAMOND ROCK CONSTRUCTION  
2602 N SULLIVAN RD,  
SPOKANE PRIVATE ALLEY, WA, 99216



NAV D - 88  
XXX

GRAPHIC SCALE  
0 30 60 120  
( IN FEET )  
1 inch = 60 ft.

NO.	DATE	BY	REVISIONS

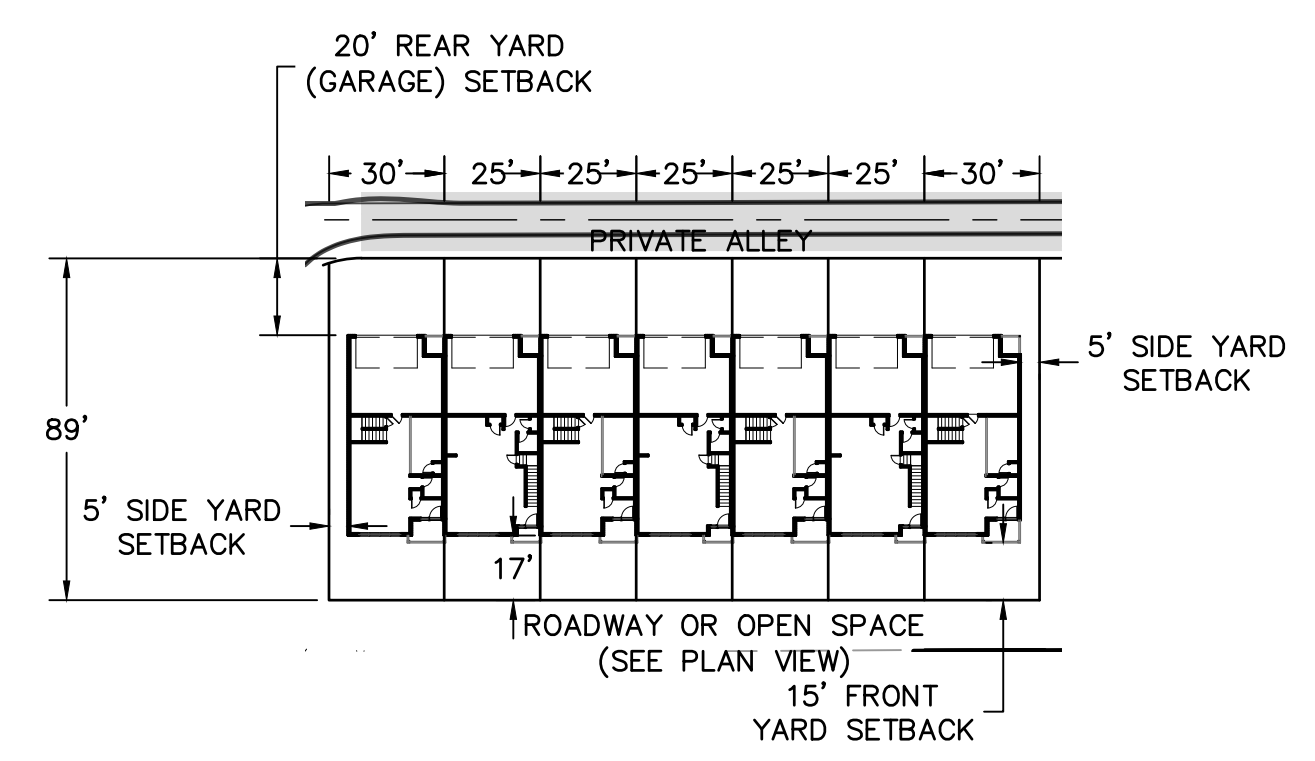
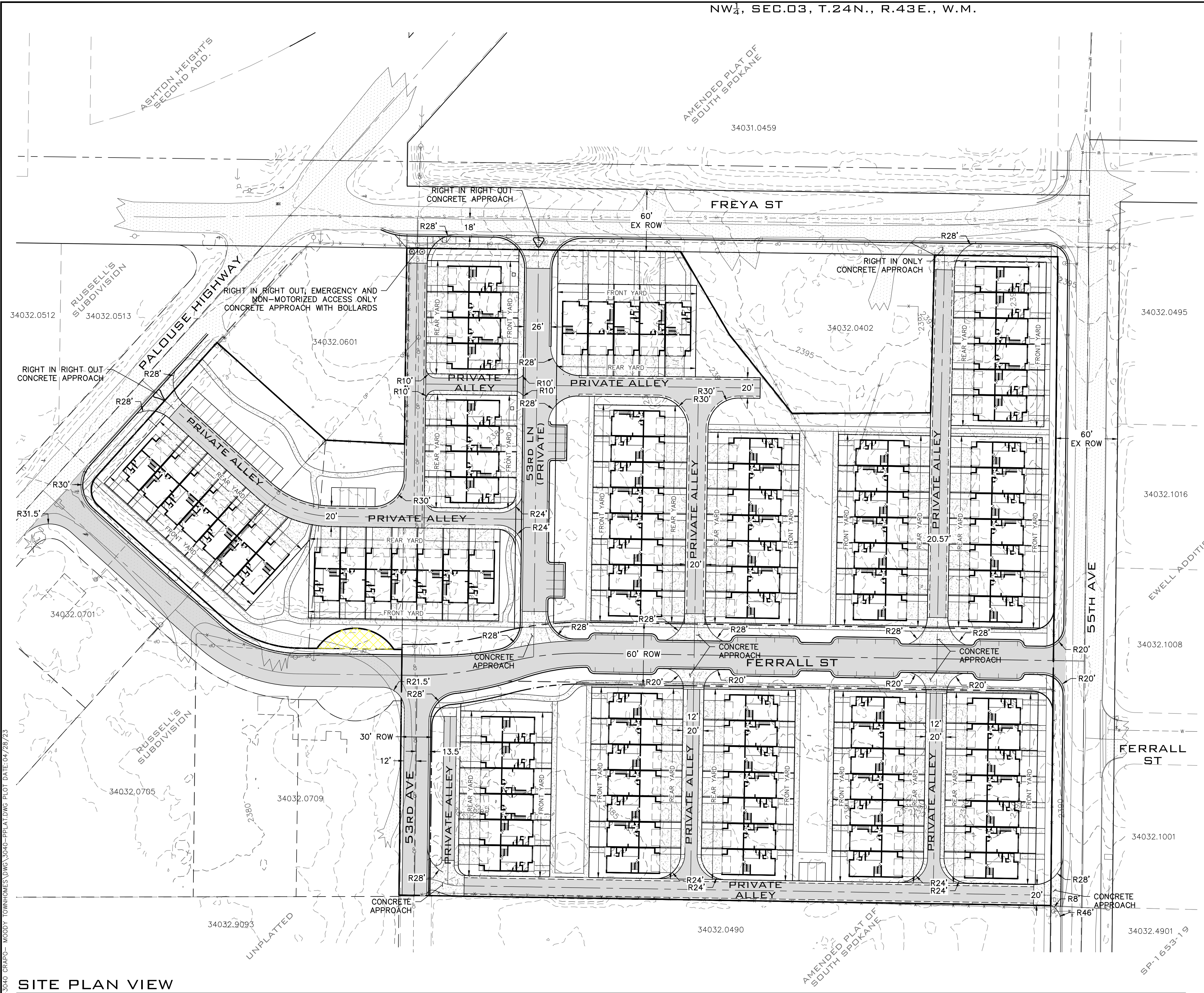
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1"=60'	<b>DRAWN:</b> SLS
<b>VERTICAL:</b>	<b>REVIEWED:</b> TRW
N/A	

**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  
PP1.0**

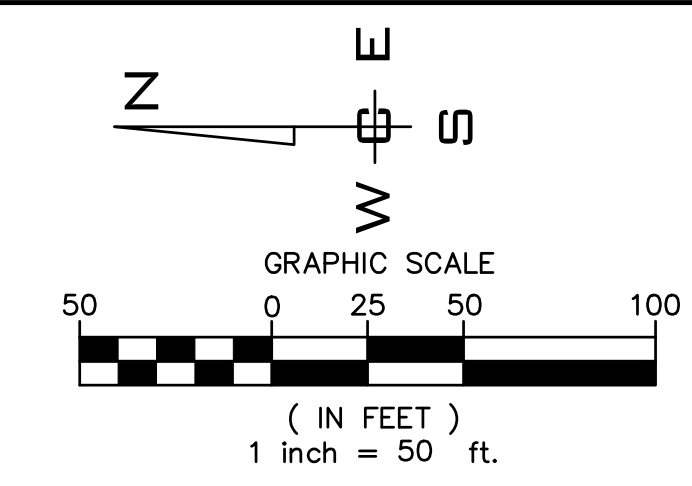
JOB NUMBER  
**21-3040**



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

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

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



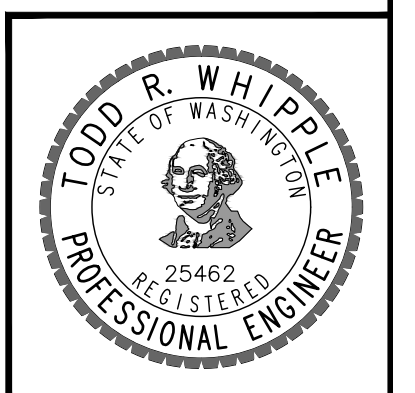
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NO.	DATE	BY	REVISIONS

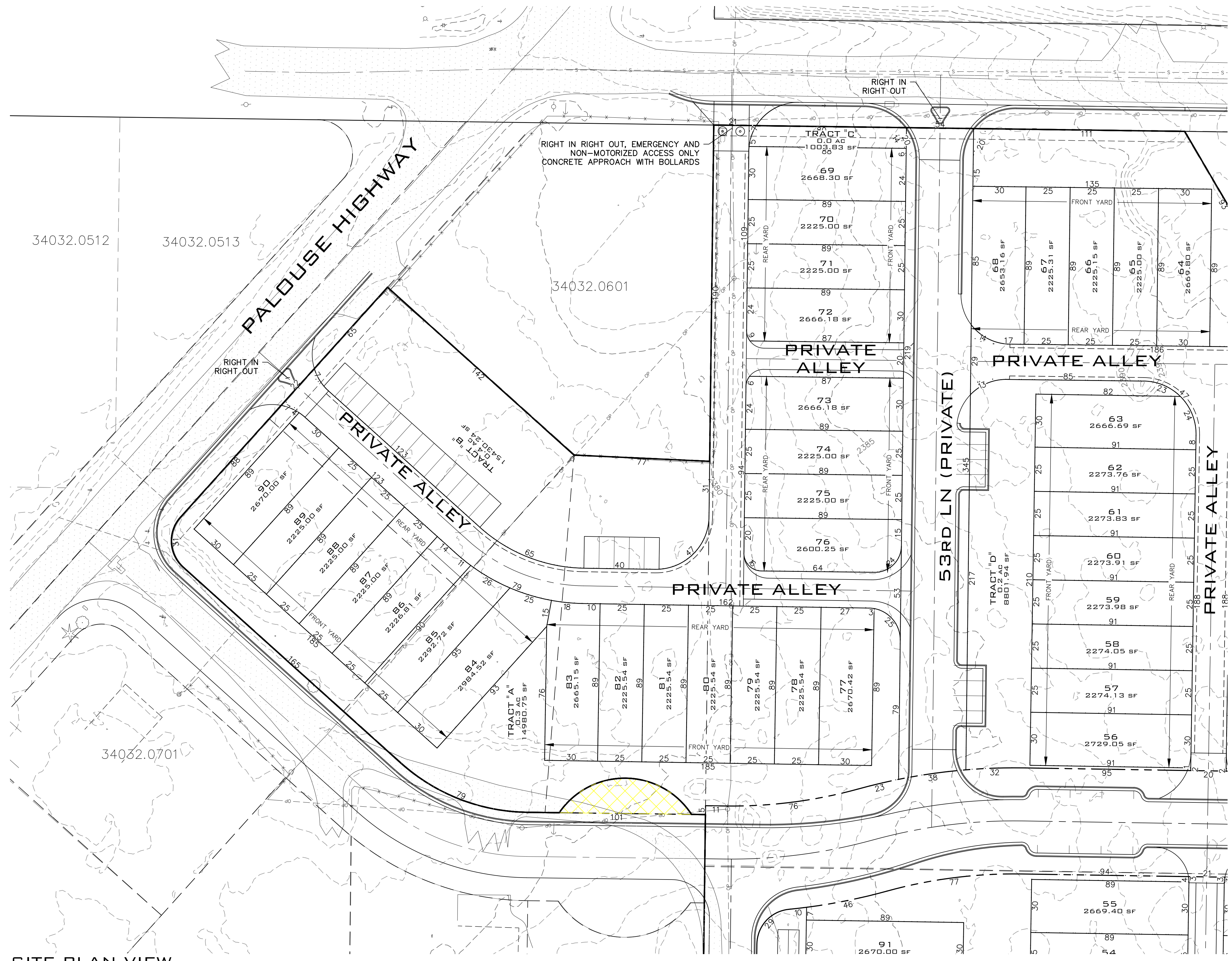
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<b>VERTICAL:</b>	<b>REVIEWED:</b> TRW	<b>TRAFFIC</b>
<b>N/A</b>		<b>PLANNING</b>
		<b>LANDSCAPE</b>
		<b>OTHER</b>

**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**

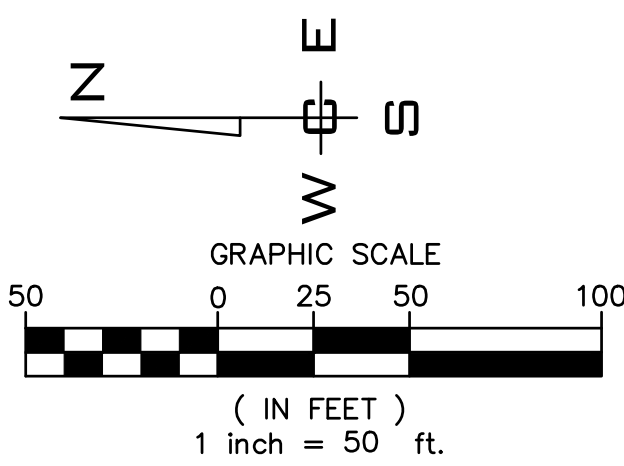


**SHEET  
PP2.0**  
JOB NUMBER  
**21-3040**



**SITE PLAN VIEW**

SCALE: 1"=30'



NAVD - 88

NO.	DATE	BY	REVISIONS

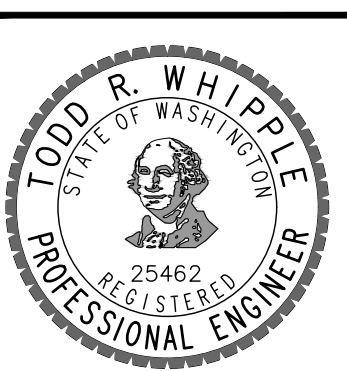
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<b>DATE:</b>	03/10/23
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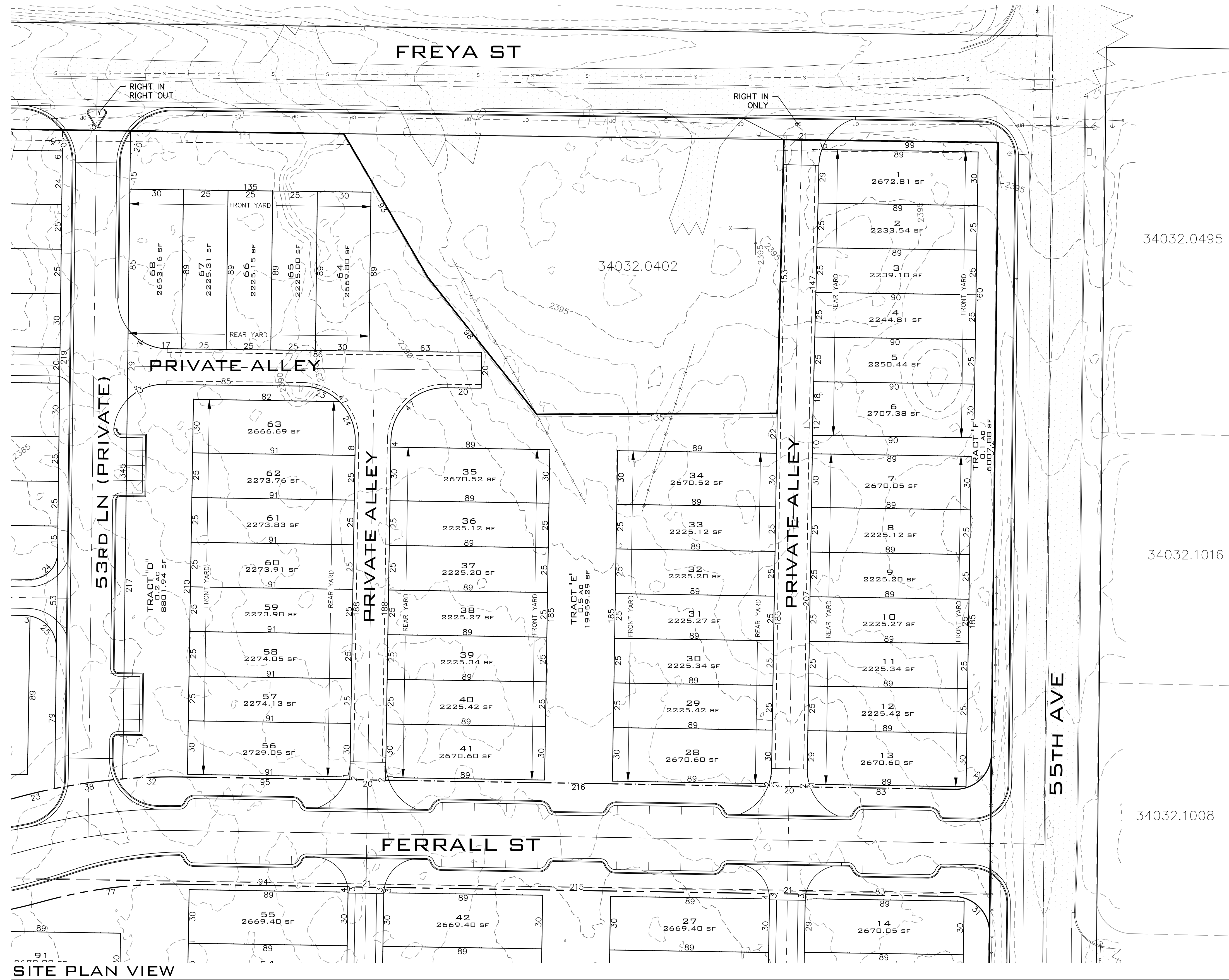
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STRUCTURAL	
SURVEYING	
TRAFFIC	
PLANNING	X
LANDSCAPE	
OTHER	

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WHIPPLE CONSULTING ENGINEERS  
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SPOKANE VALLEY, WA 99206  
PH: 509-893-2617 FAX: 509-926-0227

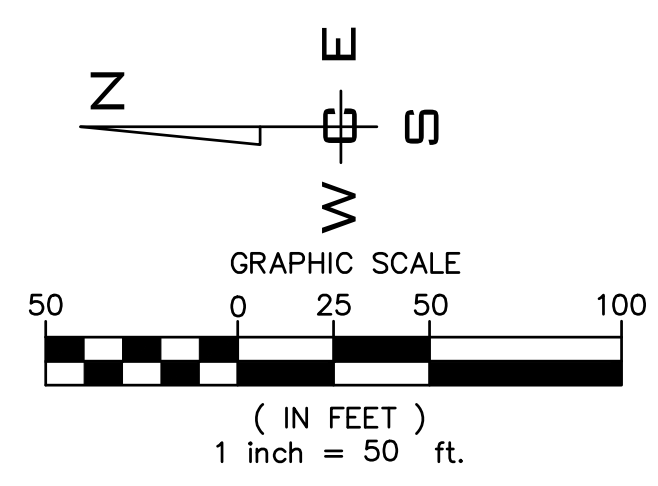
**MOODY TOWNHOMES  
PRELIMINARY PLAT  
5336 S FREYA ST  
SPOKANE, WA**



**SHEET  
PP2.1**  
JOB NUMBER  
**21-3040**



SITE PLAN VIEW  
SCALE: 1"=30'



NAVD - 88  
XXX

NO.	DATE	BY	REVISIONS

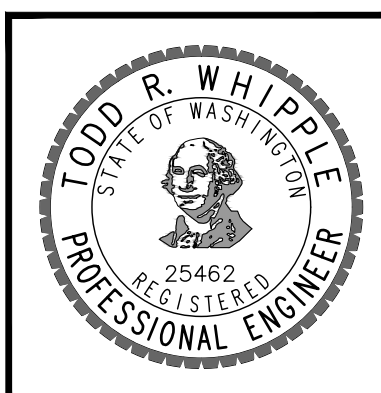
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1"=30'  
VERTICAL:  
N/A

PROJ #: 21-3040  
DATE: 03/10/23  
DRAWN: SLS  
REVIEWED: TRW

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



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



**SHEET  
PP2.2**  
JOB NUMBER  
**21-3040**

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34032.1016

34032.1008

34032.0402

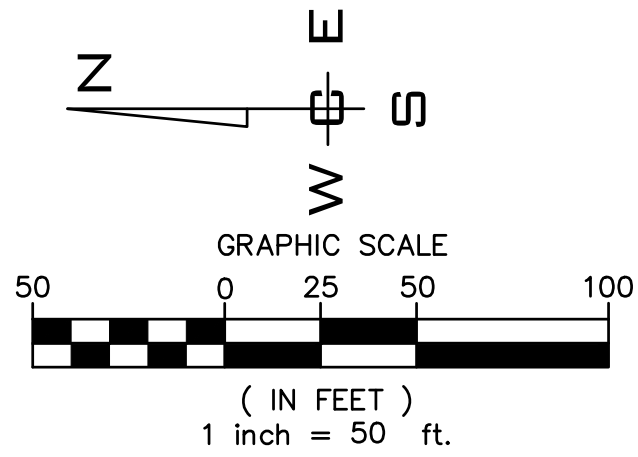
NW 1/4, SEC.03, T.24N., R.43E., W.M.

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



**SITE PLAN VIEW**

SCALE: 1"=30'



NO.	DATE	BY	REVISIONS

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

**PROJ #:** 21-3040  
**DATE:** 03/10/23  
**DRAWN:** SLS  
**REVIEWED:** TRW

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

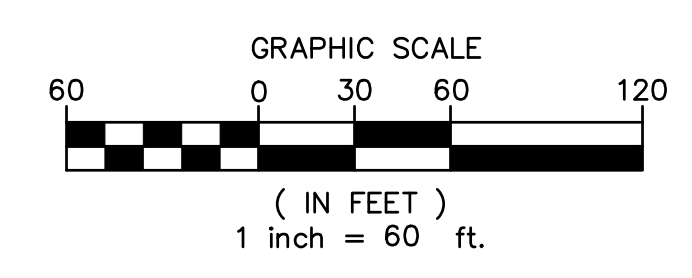
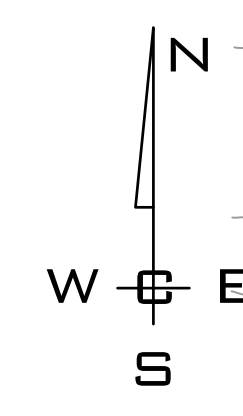
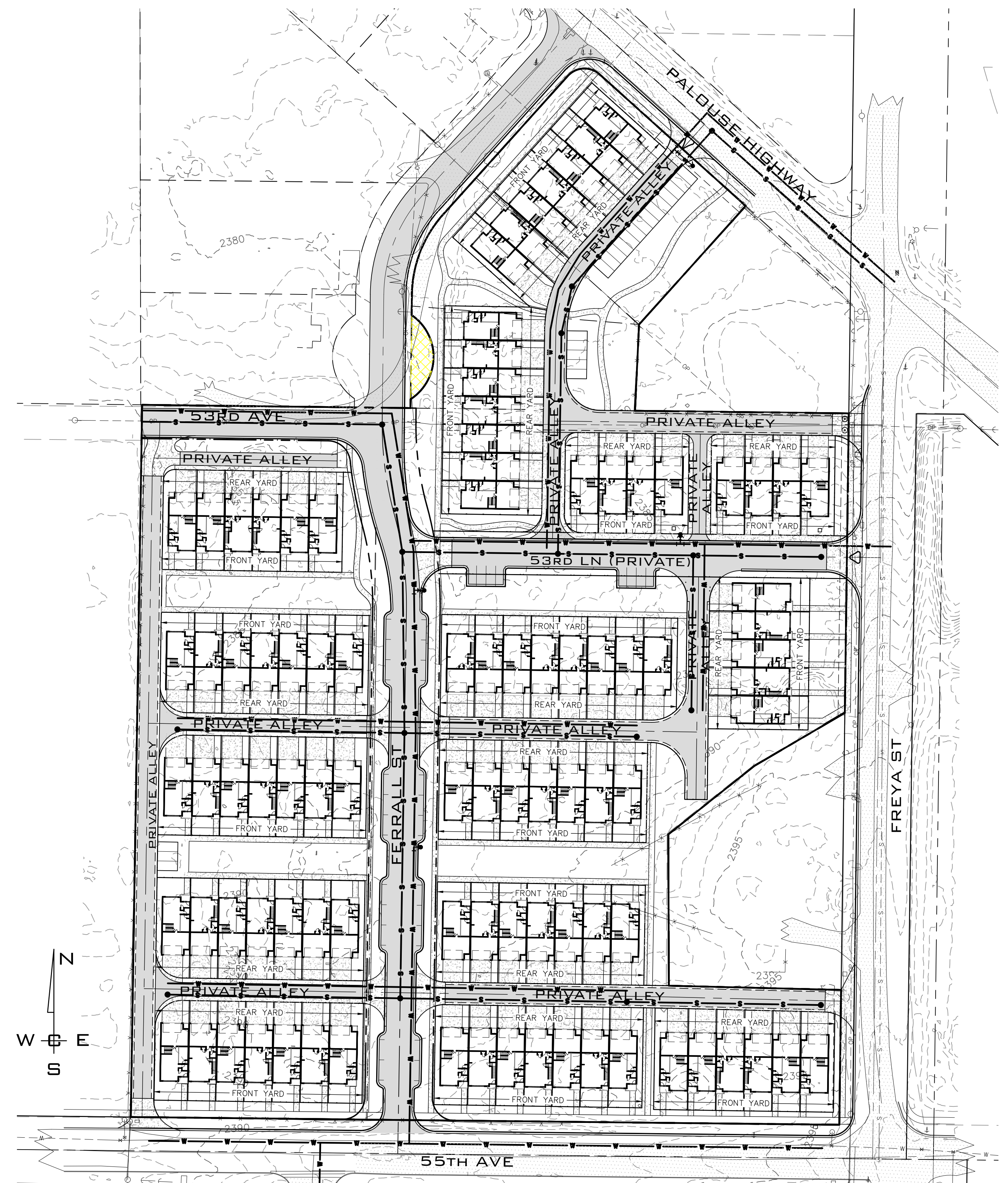
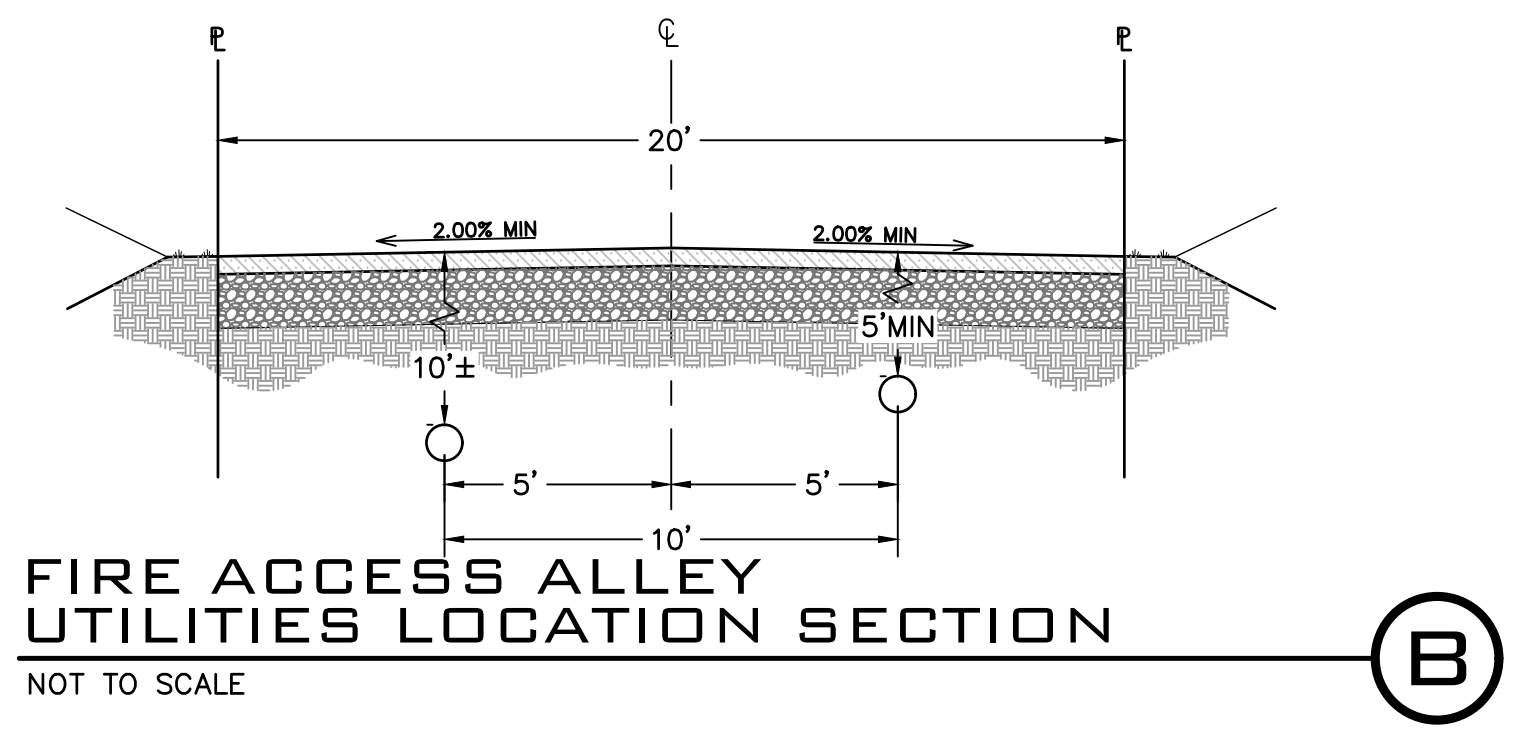
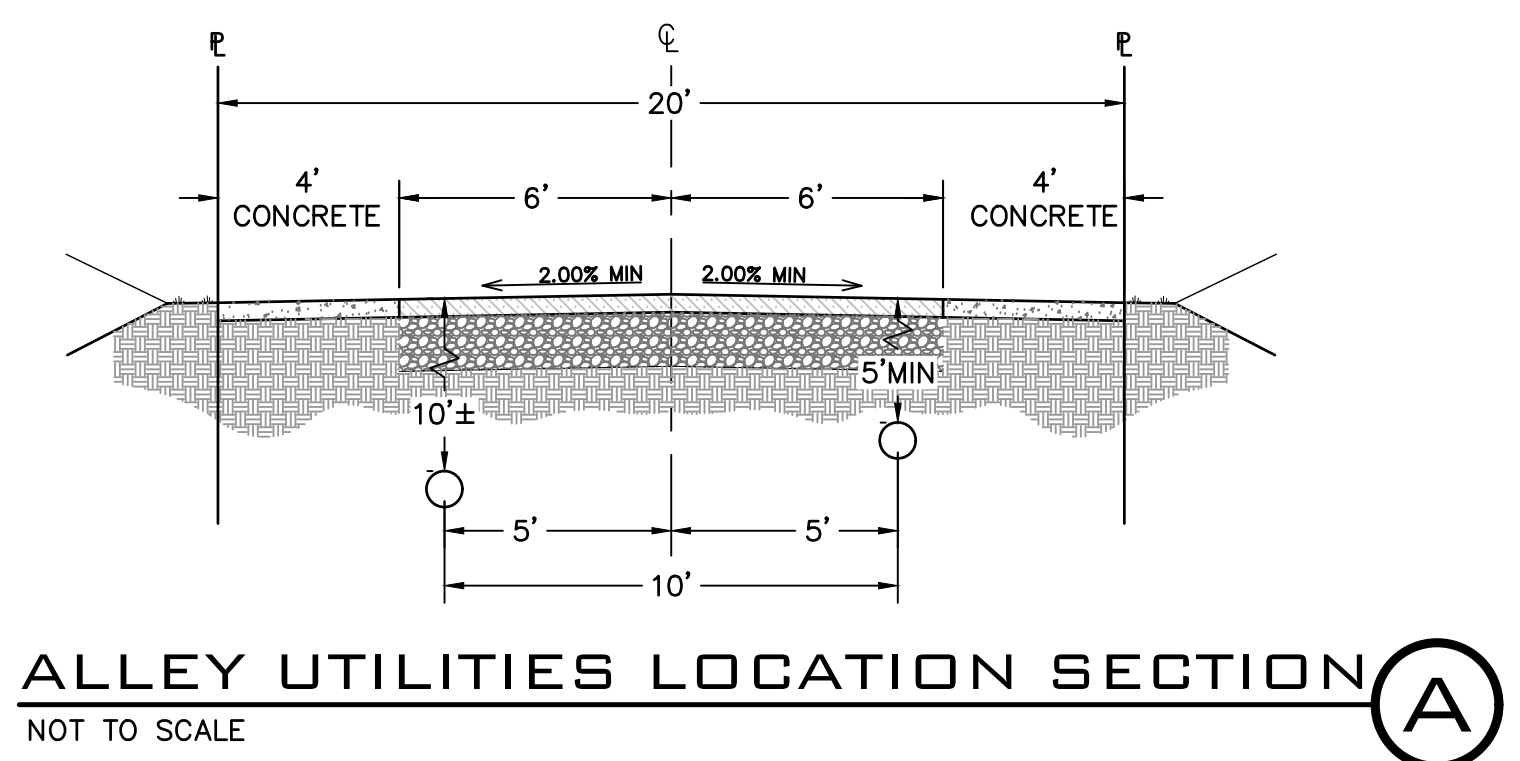
**IWCE**  
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 21 S. PINES ROAD  
 SPOKANE VALLEY, WA 99206  
 PH: 509-893-2617 FAX: 509-926-0227

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



**SHEET  
 PP2.3**  
 JOB NUMBER  
**21-3040**

P:\MOODY\MOODY\2021\WCE\PROJECTS\2021-3040\CRAPD-MOODY-TOWNHOMES\DWG\53RD-FERRALL-DWG.PLOT DATE: 04/28/23  
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 NAVD - 88



NO.	DATE	BY	REVISIONS

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<b>VERTICAL:</b> N/A	<b>DRAWN:</b> SLS
	<b>REVIEWED:</b> TRW

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

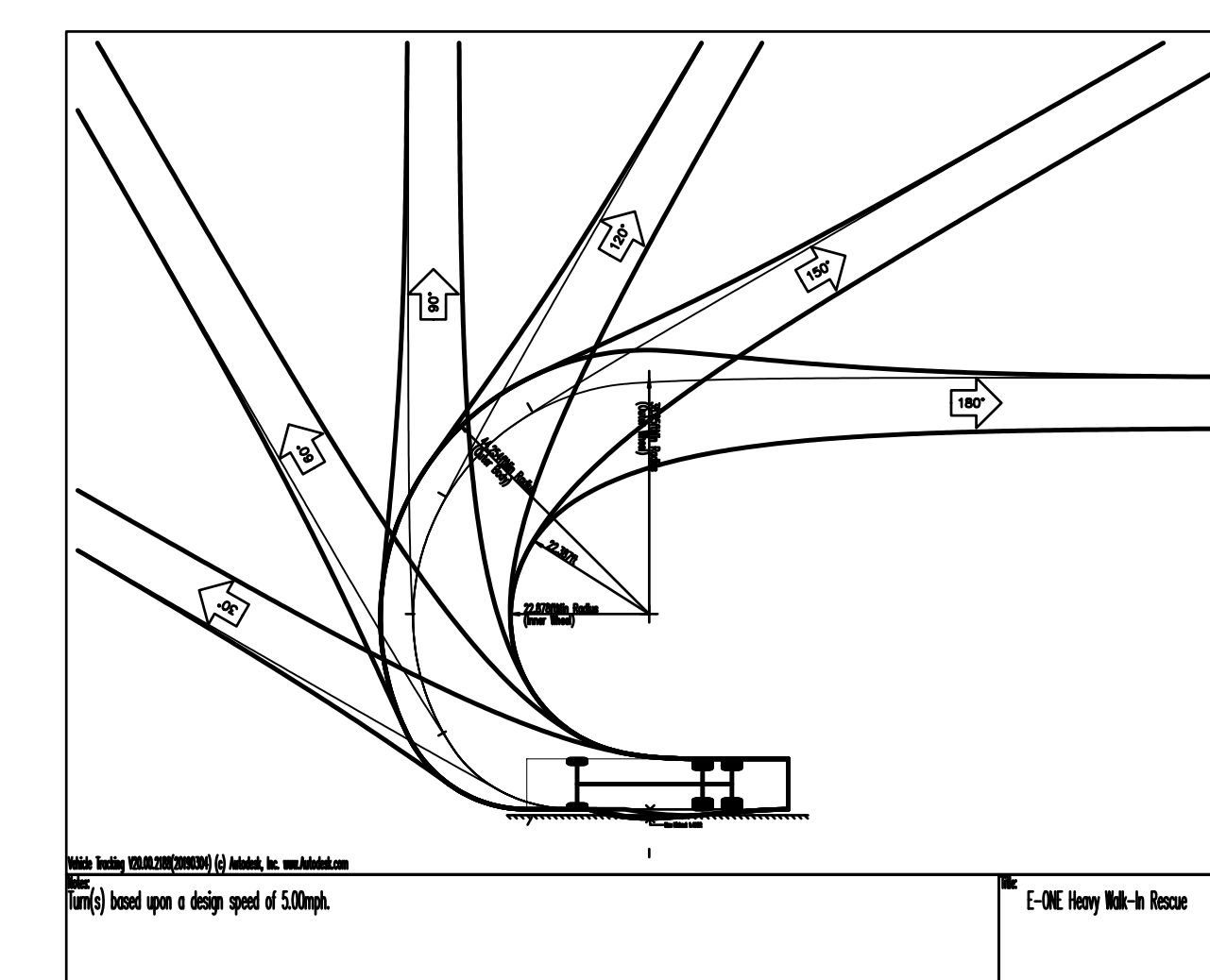
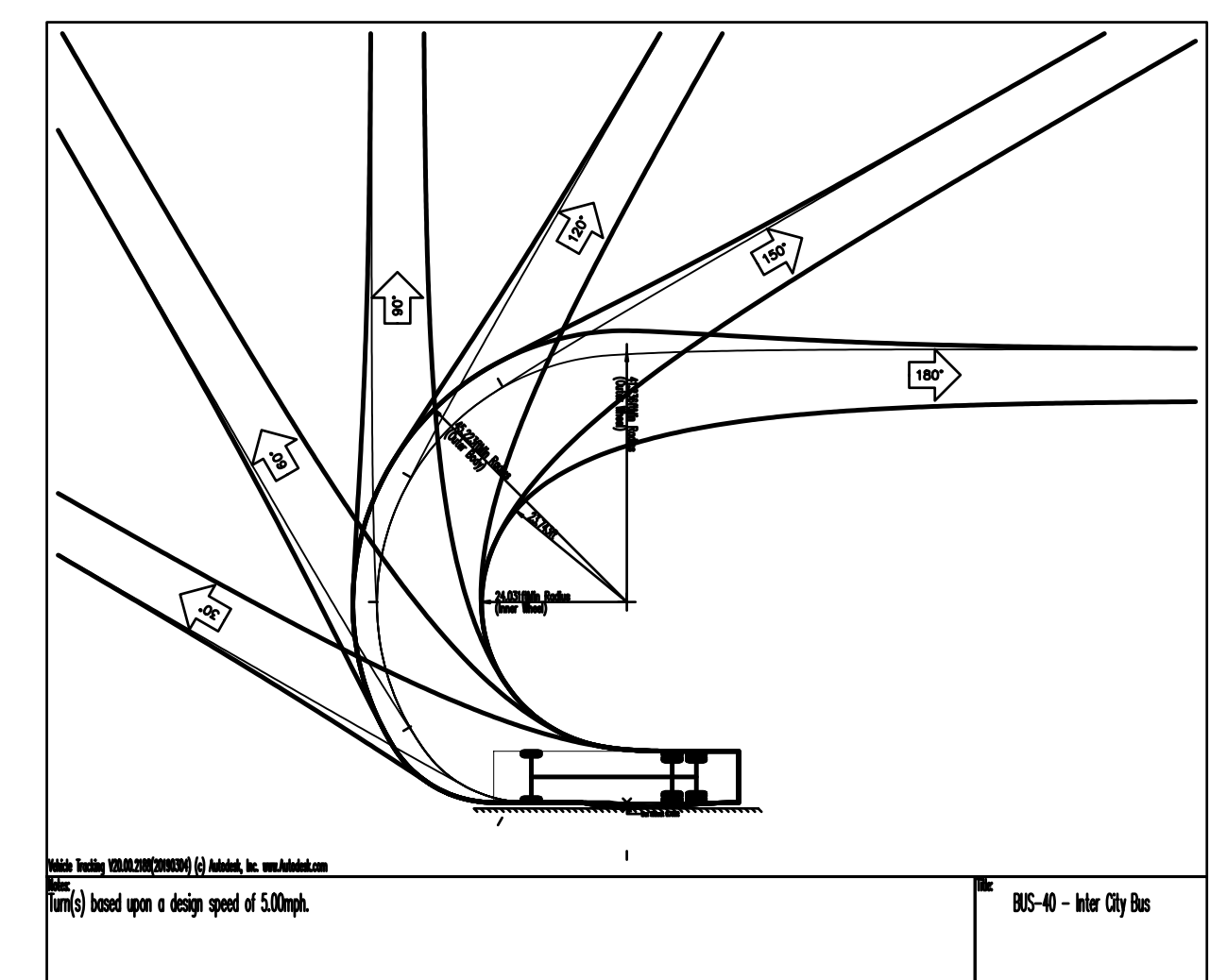
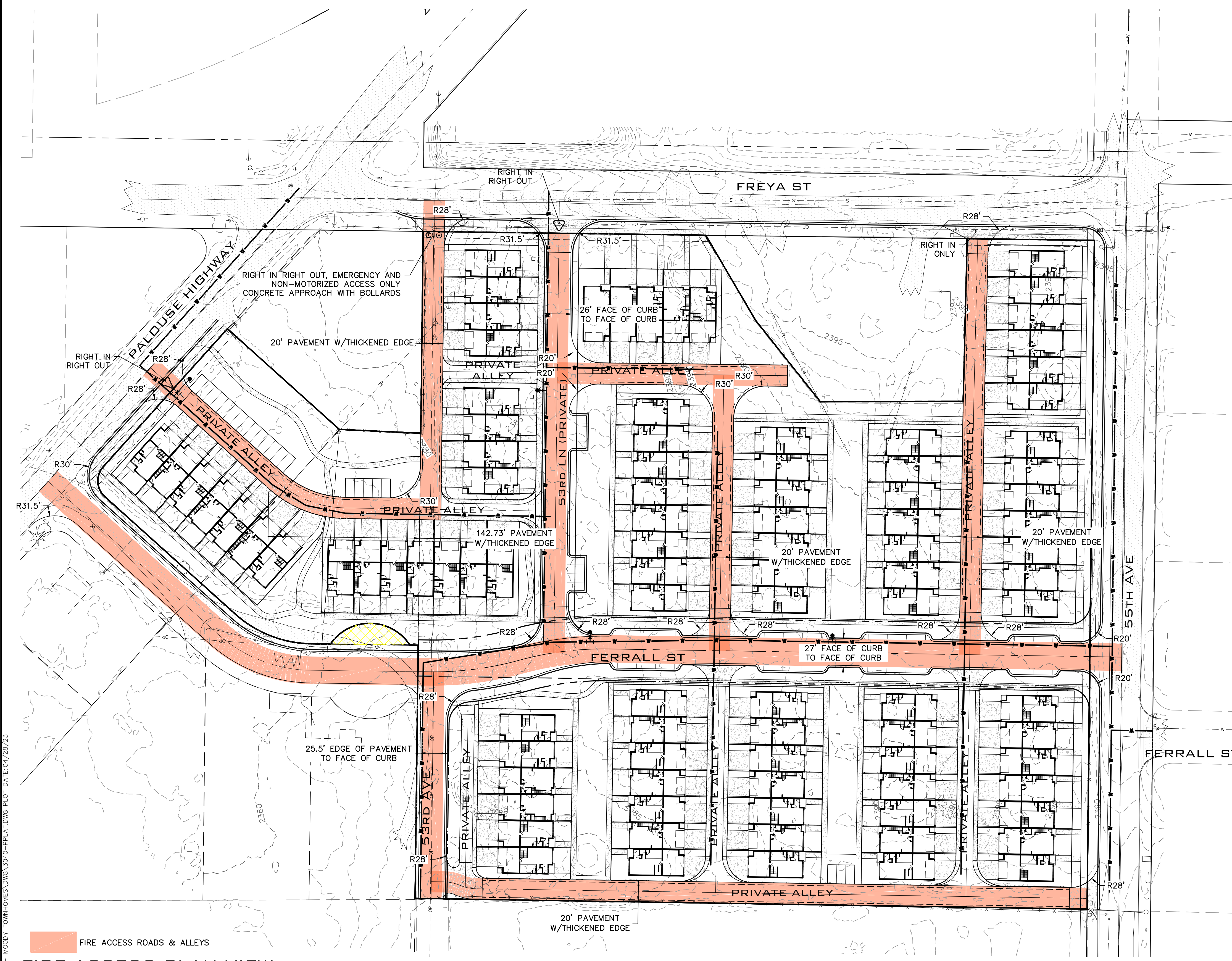
**MOODY TOWNHOMES  
UTILITY SCHEMATIC  
5336 S FREYA ST  
SPOKANE, WA**

**TODD R. WHIPPLE**  
STATE OF WASHINGTON  
REGISTERED PROFESSIONAL ENGINEER  
25462

**SHEET  
PP3.0**

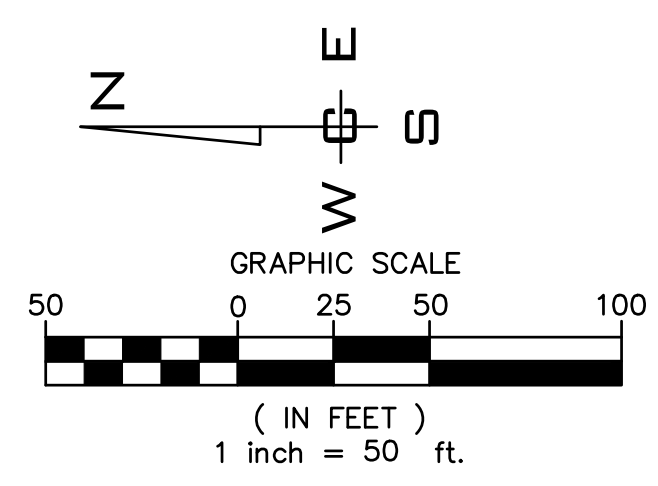
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**21-3040**

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 P:\WCE\WORK\2021\WCE PROJECTS\2021-3040 CRAPD - MOODY TOWNHOMES\DWG\5336-FPLA1.DWG PLOT DATE: 04/28/23  
 XXX  
 NAVD - 88



VEHICLE	CHASSIS NUMBER	HEIGHT	FRONT AXLE TO FRONT DUAL AXLE	FRONT AXLE TO REAR DUAL AXLE	REAR DUAL AXLE TO TILLER AXLE	FRONT AXLE WEIGHT	REAR AXLE WEIGHT	TILLER AXLE WEIGHT	TOTAL WEIGHT	TURNING INSIDE TURN
LADDER 1 (L-1)	224	10' 11"	159"	213"	318"	17,360	29,760	20,580	68,020	14' 2"
TOWER 2 (T-2)	240	12' 4"	228"	283"		20,360	47,900		68,360	24' 3"
LADDER 4 (L-4)	154	10' 11"	144"	197"	308"	15,240	30,420	22,060	67,940	11' 4"
QUINT 11 (Q-11)	228	11' 5"	218"	270"		19,360	41,560		61,360	18' 8"
QUINT 13 (Q-13)	229	11' 5"	218"	270"		19,620	42,160		62,160	18' 8"
TOWER 51 (T-51)	167	11' 11"	223"	278"		22,460	49,400		71,020	23' 6"
QUINT 52 (Q-52)	112	10' 8"	201"	252"		17,660	36,980		54,640	Unknown

**FIRE ACCESS PLAN VIEW**  
SCALE: 1"=50'



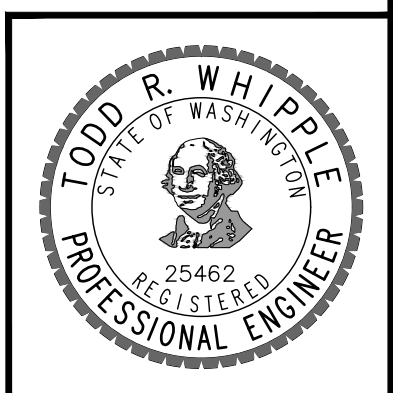
NAVD - 88  
XXX

NO.	DATE	BY	REVISIONS

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<b>HORIZONTAL:</b>	<b>DATE:</b> 03/10/23	STRUCTURAL
<b>VERTICAL:</b>	<b>DRAWN:</b> SLS	SURVEYING
N/A	<b>REVIEWED:</b> TRW	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  
FIRE ACCESS PLAN  
5336 S FREYA ST  
SPOKANE, WA**



**SHEET  
PP4.0**  
JOB NUMBER  
**21-3040**

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



P:\WCE\WORK\2021\WCE\_PROJECTS\2021-3040\_CRAPO-MOODY\_TOWNHOMES\DWG\3040-FPLAT.DWG PLOT DATE: 04/28/23

NAVD - 88  
 XXX

NO.	DATE	BY	REVISIONS

**SCALE:**  
 HORIZONTAL: NTS  
 VERTICAL: NTS

PROJ #: 21-3040  
 DATE: 03/10/23  
 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**  
**BUILDING FRONT ELEVATIONS**  
**5336 S FREYA ST**  
**SPOKANE, WA**

**TODD R. WHIPPLE**  
 STATE OF WASHINGTON  
 REGISTERED  
 PROFESSIONAL ENGINEER  
 25462

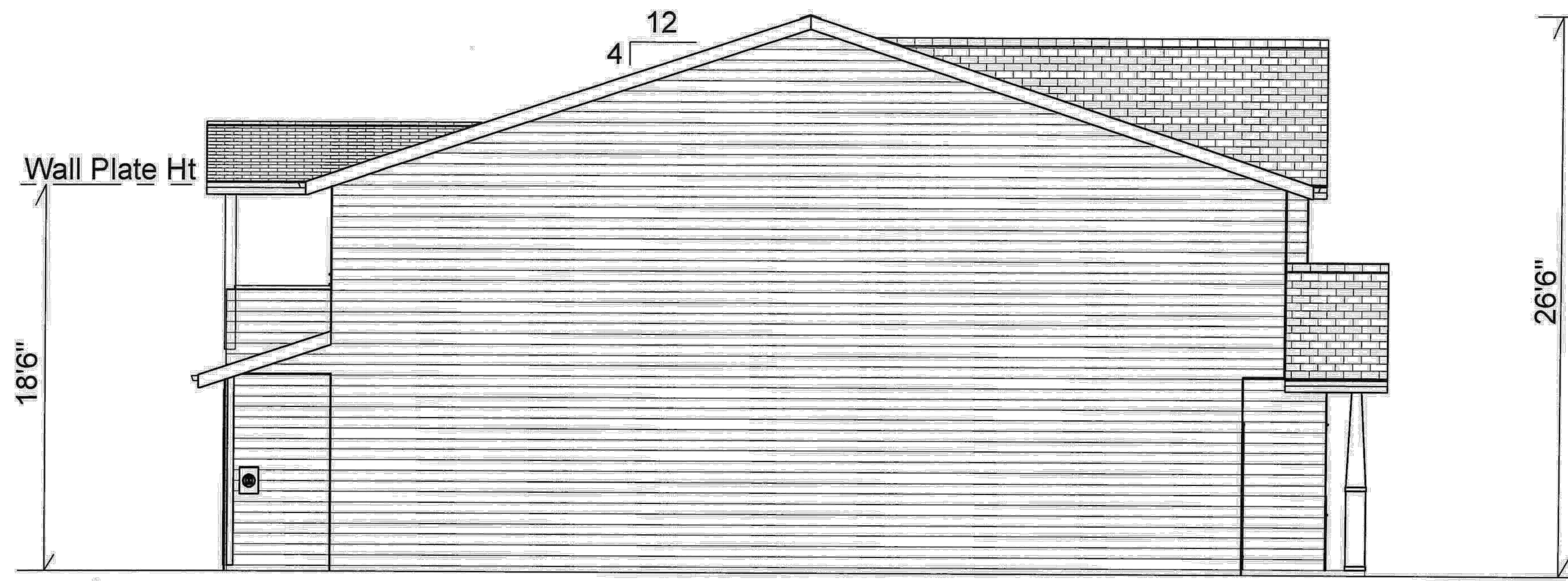
**SHEET**  
**PP5.0**

JOB NUMBER  
**21-3040**

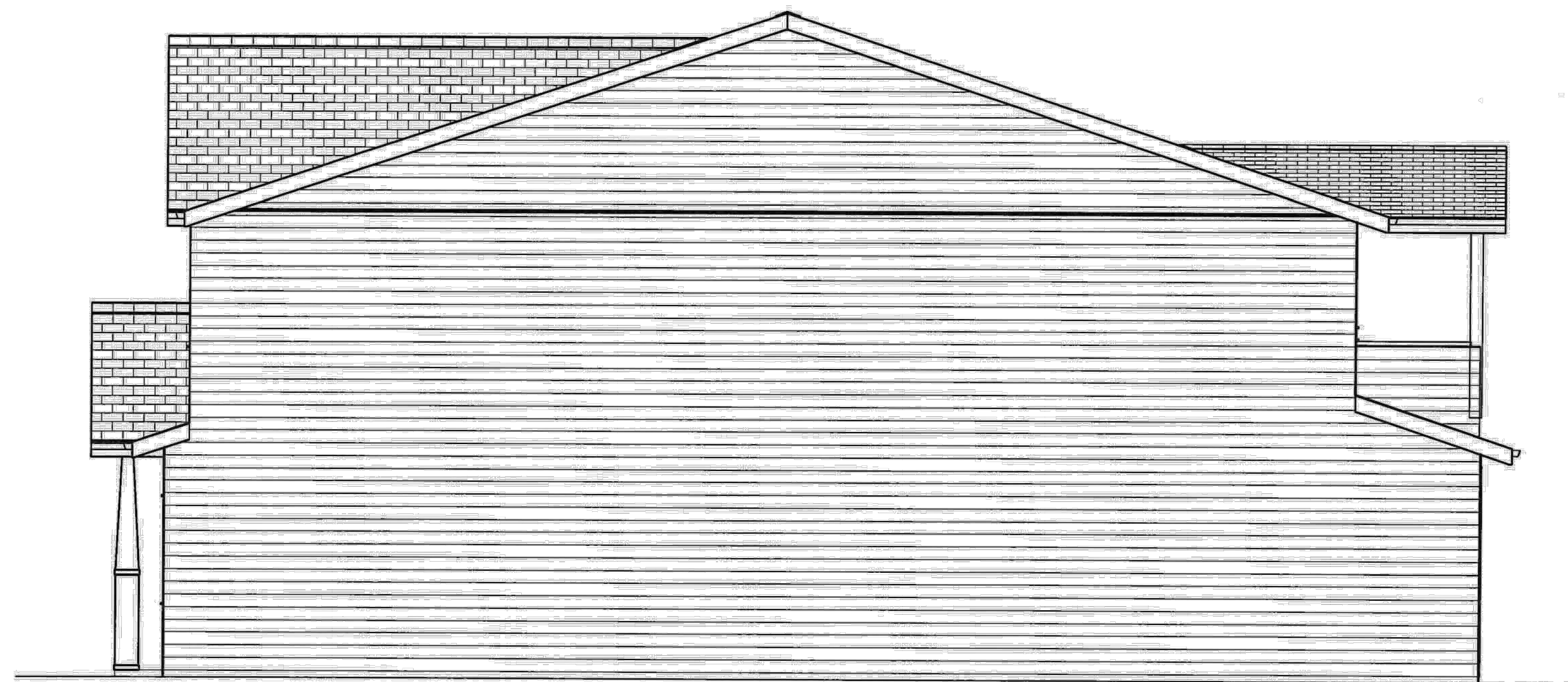


NW $\frac{1}{4}$ , SEC.03, T.24N., R.43E., W.M.

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



Left



Right

P:\WCE\WORK\2021\WCE PROJECTS\2021-3040 CHARGO - MOODY TOWNHOMES\DWG\3040-PFLAT.DWG PLOT DATE: 04/28/23

NAVD - 88  
 XXX

NO.	DATE	BY	REVISIONS

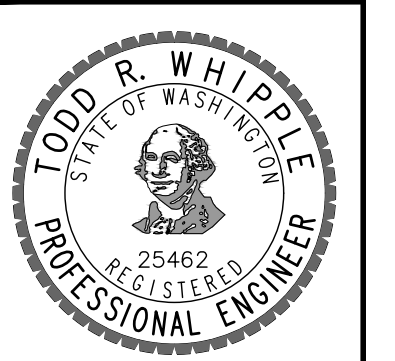
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 VERTICAL:  
 NTS

PROJ #: 21-3040  
 DATE: 03/10/23  
 DRAWN: SLS  
 REVIEWED: TRW

- CIVIL
- STRUCTURAL
- SURVEYING
- TRAFFIC
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- LANDSCAPE
- OTHER

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

**MOODY TOWNHOMES**  
**BUILDING SIDE WALL ELEVATIONS**  
**5336 S FREYA ST**  
**SPOKANE, WA**



**SHEET**  
**PP5.1**  
 JOB NUMBER  
**21-3040**