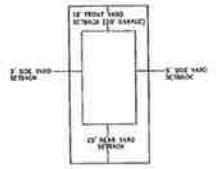
NW¼, SEC. 3, T.24N., R.43E., W.M.

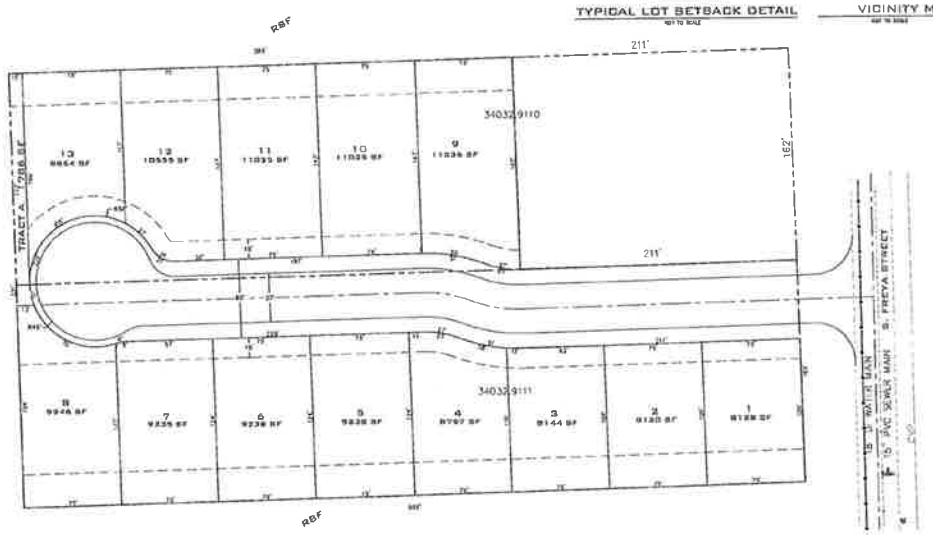
811

SITE DATA TABLE	
GENERAL DESIGN DATA:	
PARCEL NUMBERS	34032.9111 and a PART OF 34032.9110
EXISTING ZONING	RSF
PROPOSED ZONING	RSF
PROJECT AREA	3.74 ac
LOT AREA	3.59 ac
RIGHT OF WAY AREA	0.15 ac
NUMBER OF LOTS	13
MAXIMUM LOT AREA	11,539 sf
MINIMUM LOT AREA	6,130 sf
PROPERTY DENSITY	4.31 UNITS/AC
AVERAGE LOT AREA	7,557 sf
DOMESTIC WATER	CITY OF SPOKANE
SANITARY SEWER DISPOSAL	CITY OF SPOKANE
FIRE DEPARTMENT	CITY OF SPOKANE
DATUM	NAD 83
CONSTRUCTION START DATE	August 2018



VICINITY MAP

TYPICAL LOT SETBACK DETAIL



ENGINEER
WHIPPLE CONSULTING ENGINEERS
2530 N. SULLIVAN ROAD
SPOKANE VALLEY, WA 99216
PHONE: 893-2617
EMAIL: TODD@WHIPPLEJC.COM
CONTACT: TODD WHIPPLE, P.E.

OWNER
DIAMOND ROCK CONSTRUCTION, INC
7402 N. SULLIVAN ROAD
SPOKANE VALLEY, WA 99216
PHONE: 921-8861
CONTACT: DENNIS CRAPO

LEGAL DESCRIPTION

THE SOUTH HALF OF THE SOUTH 33 RODS OF THE NORTH 43 RODS OF THE EAST HALF OF GOVERNMENT LOT 6, SECTION 3, TOWNSHIP 24 NORTH, RANGE 43 EAST, W.M., IN SPOKANE COUNTY, WASHINGTON. TAX PARCEL NO.: 34032.9111

AND

THE NORTH HALF OF THE SOUTH 33 RODS OF THE EAST HALF OF GOVERNMENT LOT 6, SECTION 3, TOWNSHIP 24 NORTH, RANGE 43 EAST, W.M., IN SPOKANE COUNTY, WASHINGTON; EXCEPT THAT PORTION CONVEYED TO THE PUBLIC; SUBJECT TO EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD, IF ANY. TAX PARCEL NO.: 34032.9110

N
W E
S

GRAPHIC SCALE
30 0 15 30 60
(IN FEET)
1 inch = 30 ft.

SCALE:	PROJ #: 18-1851
1"=30' VERTICAL: N/A	DATE: 08/16/18
	DRAWN: BMM
	REVISIONS: TRM

WCE

MORAN SOUTH ESTATES
SINGLE FAMILY LOT LAYOUT
4510 S. FREYA STREET
SPOKANE WA

SHEET 1 OF 1

JOB NUMBER 18-1851