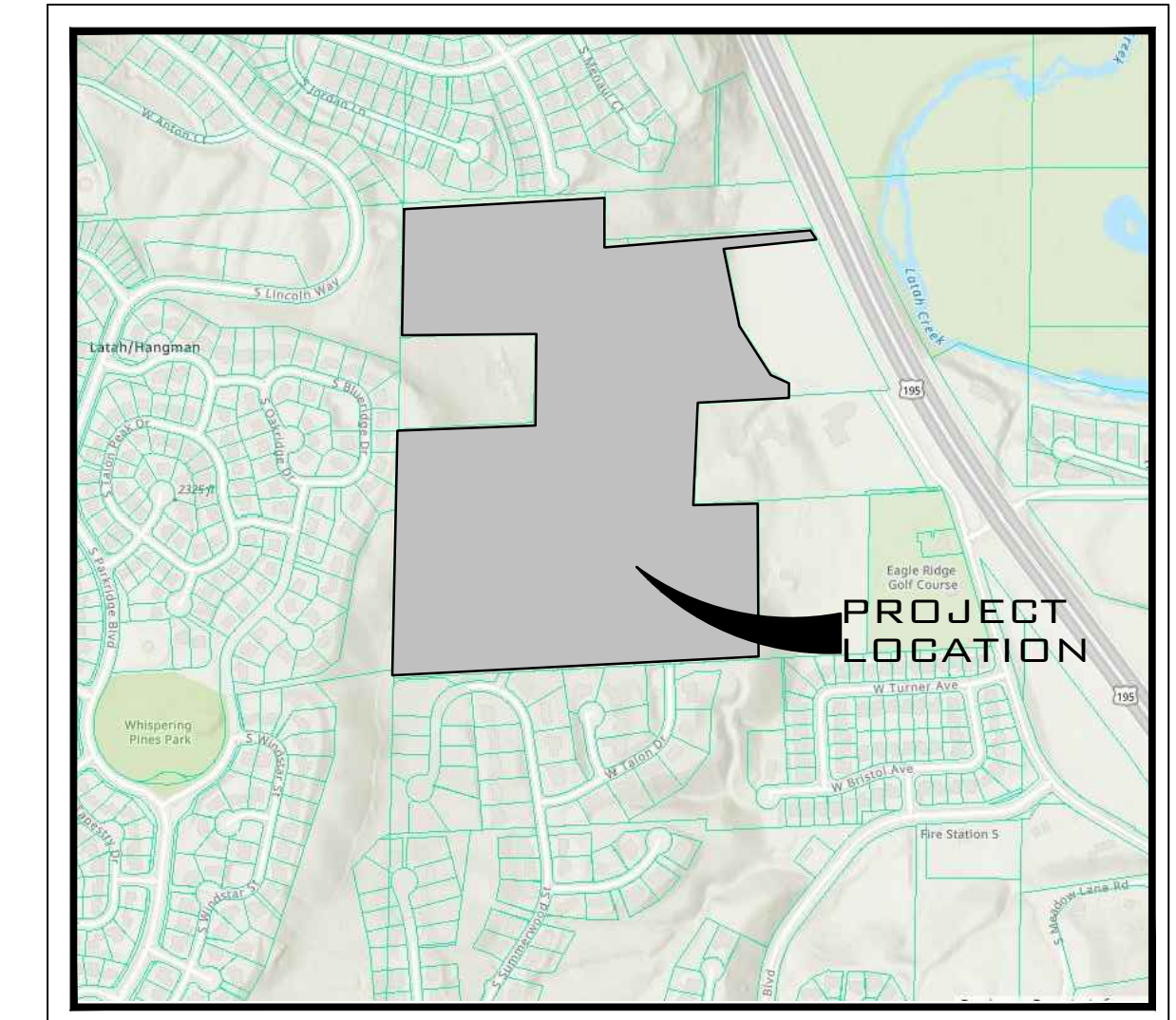


PRELIMINARY PLAT FOR SEC. 6, T.24N., R.43E., W.M.  
**QUALCHAN VIEW ESTATES**  
 LOCATED IN A PORTION OF  
 SEC. 6, T. 24 N., R. 43 E., W.M.  
 SPOKANE COUNTY, WA

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



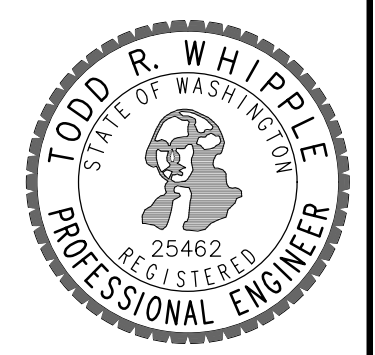
SITE DATA TABLE		
PARCEL NUMBERS	34061.0036, 34061.0038, 34061.0045, 34061.0050, 34064.0031, 34064.0041, 34064.0046	
EXISTING ZONING	RSF	
ALLOWABLE DENSITY (MIN: 4/MAX: 10)	MIN	MAX
	230.64	576.59
	SF AC	
PROJECT AREA	2511641.34	57.66
LOT AREA	1283191.41	29.46
RIGHT OF WAY AREA	318,578.05	7.31
TOTAL TRACT AREA	909871.88	20.89
TOTAL NET AREA	1,283,191.41	29.46
PROJECT AREA WITH SLOPES GREATER THAN 30%	772870	17.74
PROJECT AREA WITH SLOPES LESS THAN 30%	1738771	39.92
SLOPE REDUCTION DENSITY (MIN: 4/MAX: 10)	MIN	MAX
	SF	AC
	160	399
NUMBER OF LOTS	160	
NUMBER OF TRACTS	4	
MAXIMUM LOT AREA (ac)	88,820.00	2.04
MINIMUM LOT AREA (ac)	4,449.00	0.10
AVERAGE LOT AREA (ac)	8,019.95	0.18
Net Density (unit/ac)	4.01	
DOMESTIC WATER	CITY OF SPOKANE	
SANITARY SEWER DISPOSAL	CITY OF SPOKANE	
FIRE DEPARTMENT	SPOKANE FIRE DEPT.	
DATUM	NAVD-88	
ELECTRIC PROVIDER	AVISTA	
GAS PROVIDER	AVISTA	
OTHER PURVEYORS	TO BE DETERMINED	

**SURVEYOR**  
 WHIPPLE CONSULTING ENGINEERS  
 21 SOUTH PINES ROAD  
 SPOKANE VALLEY, WA 99206  
 PHONE: 893-2617  
 CONTACT: DAVID COWELL, P.L.S.

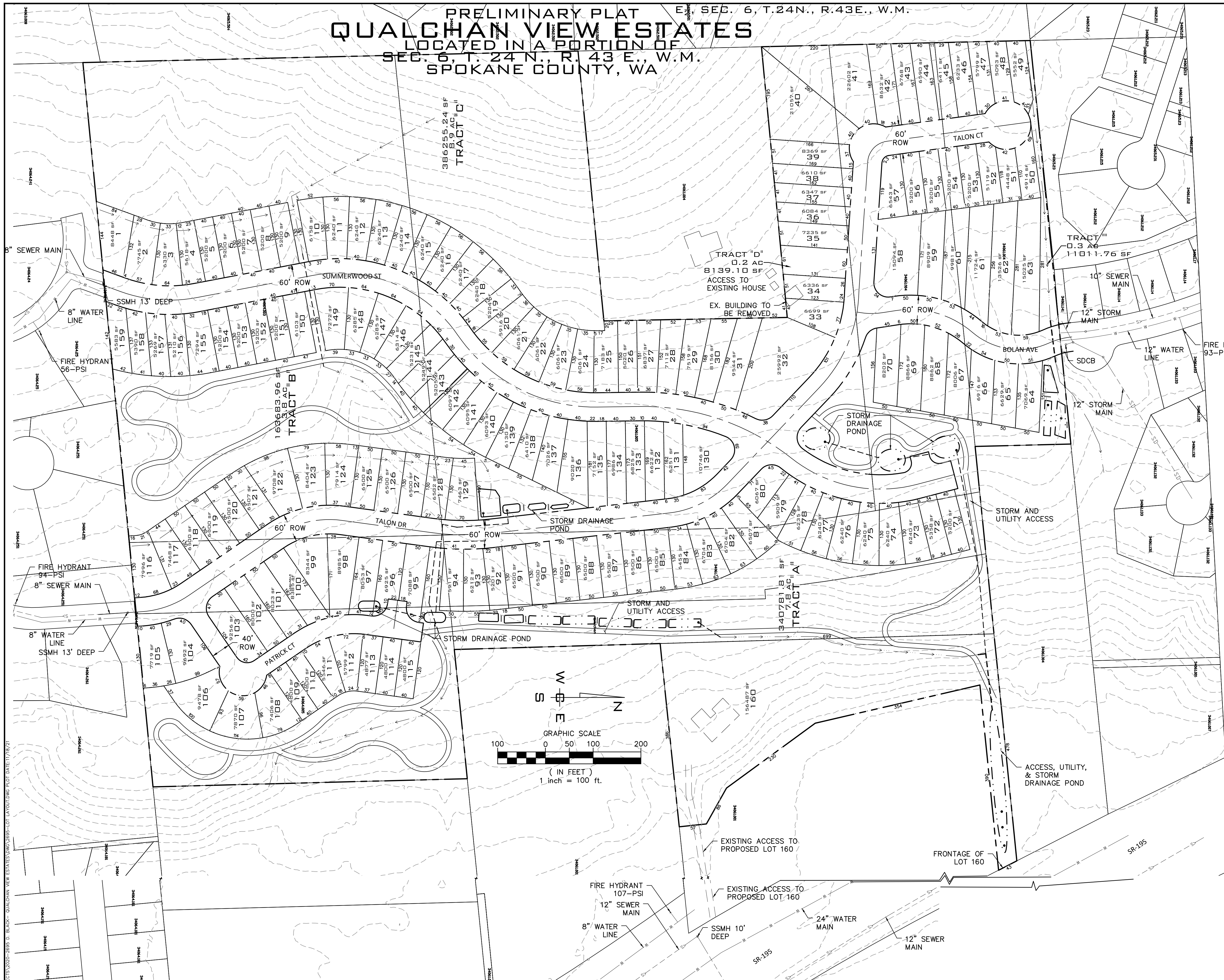
**ENGINEERING**  
 WHIPPLE CONSULTING ENGINEERS  
 21 SOUTH PINES ROAD  
 SPOKANE VALLEY, WA 99206  
 PHONE: 893-2617  
 CONTACT: TODD WHIPPLE, P.E.

**OWNER**  
 BLACK REALTY INC  
 801 W RIVERSIDE AVE STE 300  
 SPOKANE, WA. 99201

**PLANS**  
**NOT APPROVED**  
**BY AGENCY**



**SHEET**  
**1 OF 1**  
**JOB NUMBER**  
**20-2695**



COUNTY DATUM  
 XXX

NO.	DATE	BY	REVISIONS

<b>SCALE:</b>	<b>PROJ #:</b> 20-2695	<input checked="" type="checkbox"/> CIVIL
<b>HORIZONTAL:</b>	<b>DATE:</b> 11/18/21	<input type="checkbox"/> STRUCTURAL
<b>VERTICAL:</b>	<b>DRAWN:</b> JPP	<input type="checkbox"/> SURVEYING
N/A	<b>REVIEWED:</b> TRW	<input type="checkbox"/> TRAFFIC
		<input type="checkbox"/> PLANNING
		<input type="checkbox"/> LANDSCAPE
		<input type="checkbox"/> OTHER

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

**QUALCHAN VIEW ESTATES**  
**PRELIMINARY PLAT**  
**5708 S. MEADOW LANE**  
**SPOKANE, WA**