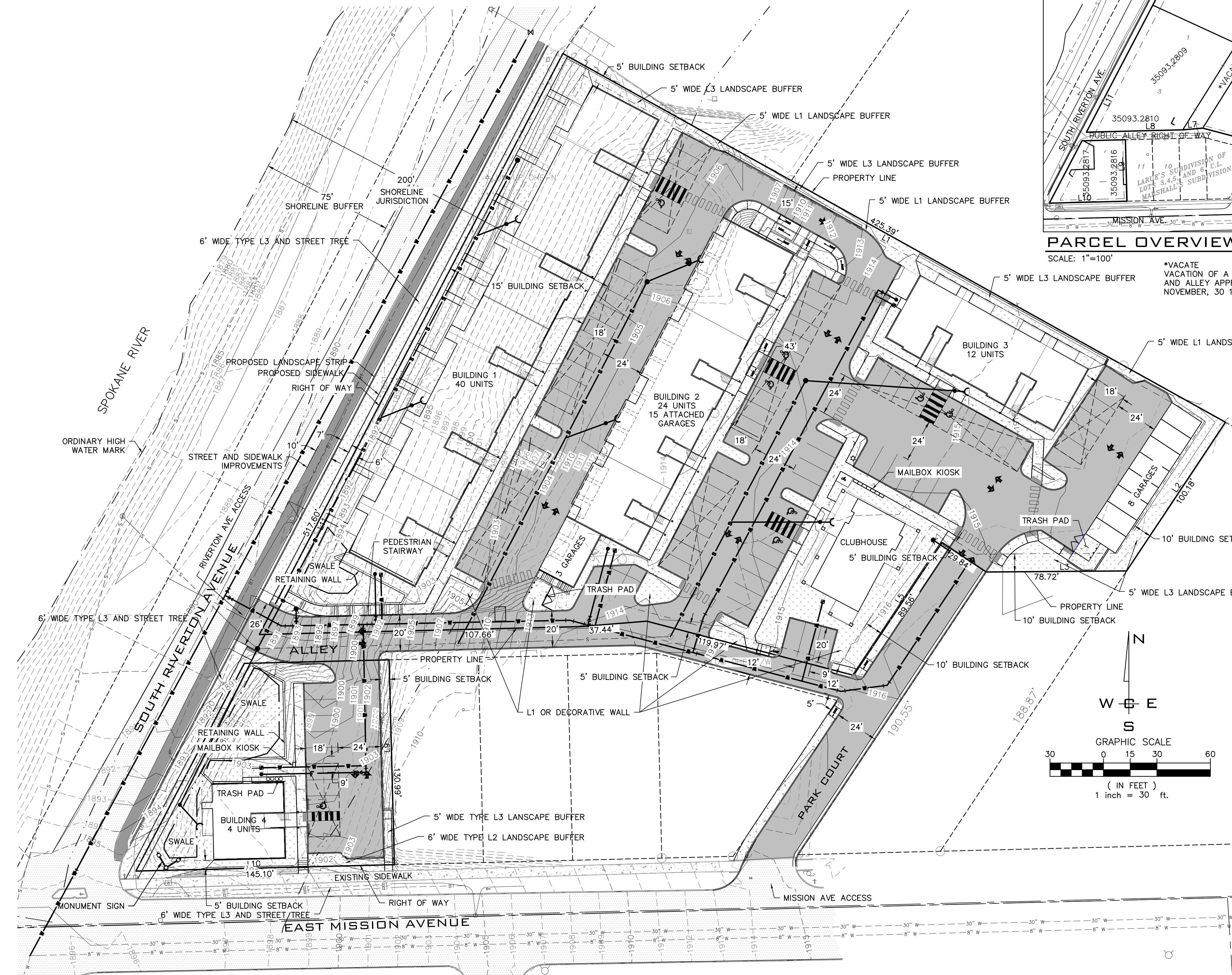
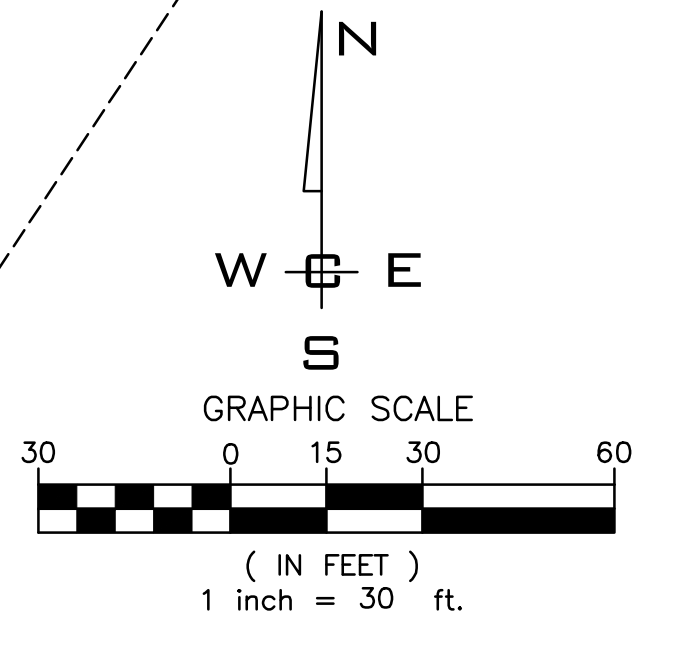


PARCEL OVERVIEW
SCALE: 1"=100'
*VACATE VACATION OF A PORTION OF PARK CT. AND ALLEY APPROVED BY CITY COUNCIL NOVEMBER, 30 1915.



SITE DATA TABLE	
GENERAL DESIGN DATA	
EXISTING ZONING	RMF
PROPOSED ZONING	RMF
TOTAL AREA	2.8 ac
DOMESTIC WATER	CITY OF SPOKANE
SANITARY SEWER DISPOSAL	CITY OF SPOKANE
DRAINAGE AREA	3592 sf
OPEN SPACE	31708 sf
DATUM	NAVD 88
BUILDING OCCUPANCY	MULTI-FAMILY
BUILDING AREA	30824 sf
PAVEMENT/CONCRETE AREA	53636 sf
TOTAL IMPERVIOUS AREA	84609 sf
TOTAL NUMBER OF UNITS	80
PARKING DATA	
PARKING STALLS REQUIRED	104
STANDARD STALLS	89
HANDICAP STALLS	8
DETACHED GARAGES	11
ATTACHED GARAGES	15
TOTAL PARKING PROVIDED	123

PARCEL OVERVIEW	
PARCEL NUMBER	PARCEL ADDRESS
35093.2817	1601 E. MISSION AVE
35093.2816	NONE LISTED
35093.2810	1520 E. SOUTH RIVERTON
35093.2809	1540 E. SOUTH RIVERTON
35093.2811	1541 N. PARK ST.
35093.2821	1544 E. SOUTH RIVERTON



LEGEND	
	PARKING AREA PAVEMENT
	PCC CONCRETE
	LANDSCAPE AREA/OPEN SPACE
	BICYCLE RACK LOCATION

NAVD - 88
FOUND CITY BENCH MARK 12N-11E AT BOONE AVE AND SUPERIOR ST. LOCATED AT THE EAST CORNER OF THE BOTTOM STEP, SOUTH DOOR OF HOLY NAMES ACADEMY WITH A PUBLISHED ELEVATION OF 1898.50

SCALE: HORIZONTAL: 1" = 30' VERTICAL: N/A	PROJ #: 15-1432 DATE: 12/18/15 DRAWN: RMA REVIEWED: TRW	<table border="1"> <tr><td>CIVIL</td><td></td></tr> <tr><td>STRUCTURAL</td><td></td></tr> <tr><td>SURVEYING</td><td></td></tr> <tr><td>TRAFFIC</td><td></td></tr> <tr><td>PLANNING</td><td>X</td></tr> <tr><td>LANDSCAPE</td><td></td></tr> <tr><td>OTHER</td><td></td></tr> </table>	CIVIL		STRUCTURAL		SURVEYING		TRAFFIC		PLANNING	X	LANDSCAPE		OTHER		<p>WHIPPLE CONSULTING ENGINEERS 2528 NORTH SULLIVAN ROAD SPOKANE VALLEY, WA 99216 PH: 509-893-2617 FAX: 509-926-0227</p>	<p>RIVER VIEW LOFTS SHORELINE PERMIT SITE PLAN 1601 E. MISSION AVE. SPOKANE, WA 99207</p>	<p>SHEET 1 OF 1</p> <p>JOB NUMBER 15-1432</p>
CIVIL																			
STRUCTURAL																			
SURVEYING																			
TRAFFIC																			
PLANNING	X																		
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OTHER																			