Z16-398-PPUD

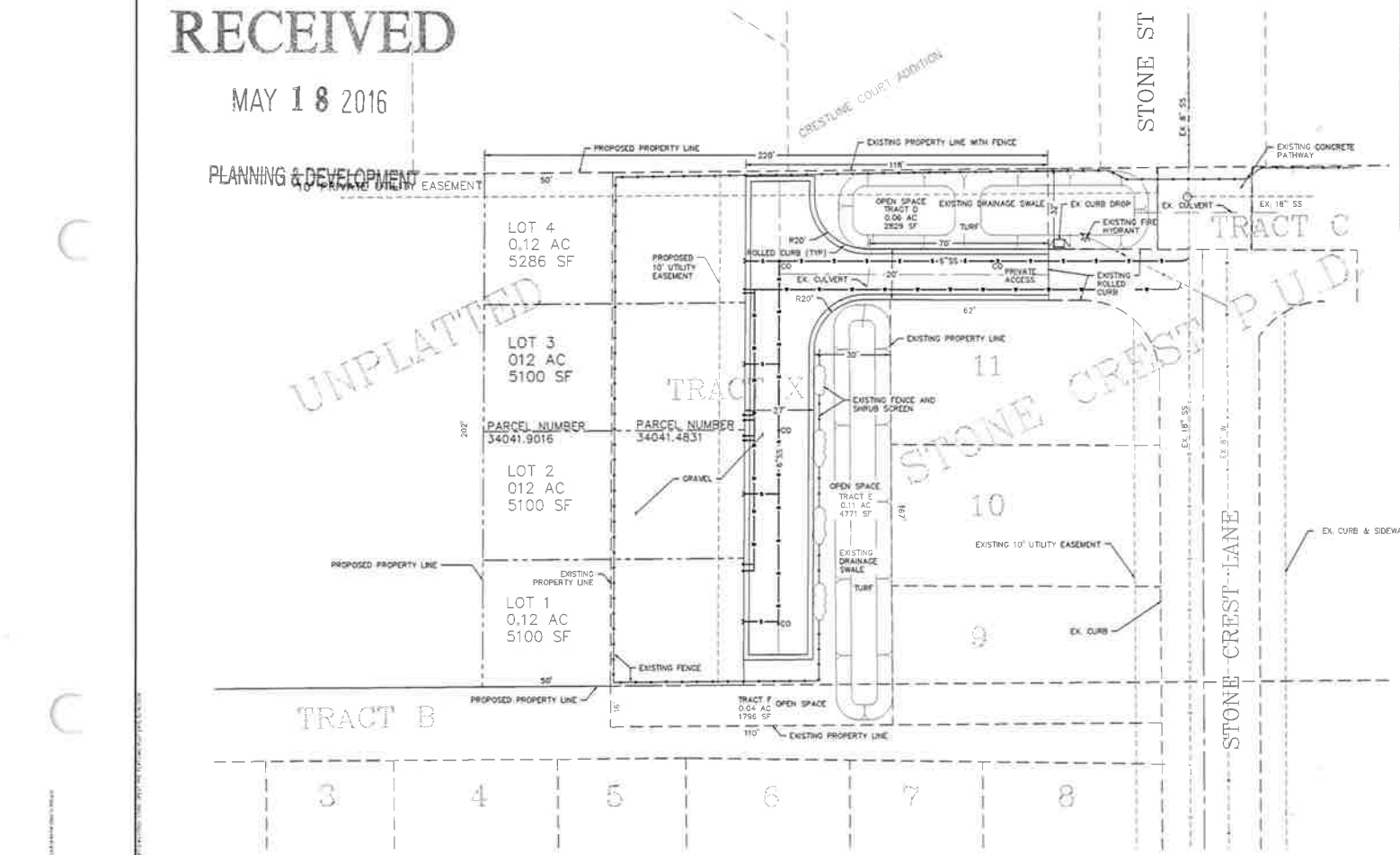
STONE CREST PUD MODIFICATION, PHASE III - TRACT X SITE PLAN

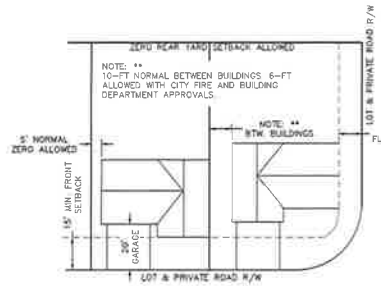
CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON
NE 1/4 SECTION 04, T.24 N., R.43, W.M.

RECEIVED
MAY 18 2016
PLANNING & DEVELOPMENT

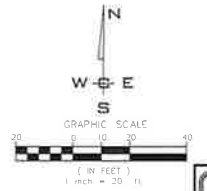
UNDERGROUND SERVICE ALERT ONE-CALL NUMBER 811 CALL TWO BUSINESS DAYS BEFORE YOU DIG

VICINITY MAP





TYPICAL BUILDING SETBACK DETAILS



ENGINEER
WHIPPLE CONSULTING ENGINEERS
2528 N. SULLIVAN ROAD
SPOKANE VALLEY, WA 99216
PHONE: 509-893-2617
CONTACT: TODD WHIPPLE, P.E.
TODD@WHIPPLECE.COM

PROPERTY OWNER
34041.4831
TERRY SULLIVAN
P.O. BOX 30487
SPOKANE, WA. 99223
509-443-1890

PROPERTY OWNER
34041.9016
GERALD GILES
P.O. BOX 30711
SPOKANE, WA. 99223-3011

SITE DATA:

TOTAL PLAT AREA	0.84 ACRES
PROPOSED NUMBER OF LOTS	4
PROPOSED LOT USES	SINGLE FAMILY
EXISTING ZONING	RSF
METHOD OF SEWER SUPPLY	CITY
METHOD OF WATER SUPPLY	CITY
TRACT X DENSITY	8 UNITS/ACRE
MODIFIED OVERALL DENSITY	6 UNITS/ACRE

NOTE:
REFUSE SERVICE TO BE PROVIDED WITH INDIVIDUAL CARTS.

LEGAL DESCRIPTION
THE EASTERLY 30' OF THE WEST 49' OF THAT PORTION OF SECTION 4, TOWNSHIP 24 NORTH, RANGE 43 EAST W.M. BEING THE NW1/4 OF GOV. LOT 10, EXCEPT PORTION LYING WITHIN THE PLAT OF CRESTLINE COURT ADDITION, EXCEPT EAST 375 FEET THEREOF AND ALSO EXCEPT THE WEST 30 FEET THEREOF FOR CRESTLINE STREET RIGHT OF WAY.

TOGETHER WITH STONE CREST PUD (AFN 5470861) TRACT 'X'

TAX PARCEL NO.: 34041.9016 & 34041.4831

NO	DATE	BY	REVISIONS

SCALE:	
HORIZONTAL:	1"=20'
VERTICAL:	N/A
PROJ #:	15-1552
DATE:	05/13/16
DRAWN:	SMM
REVIEWED:	TRW

WCE
WHIPPLE CONSULTING ENGINEERS
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STONE CREST PHASE III
PUD MODIFICATION SITE PLAN
STONE CREST LANE
CITY OF SPOKANE, WA

SHEET 1 OF 1
JOB NUMBER 15-1552