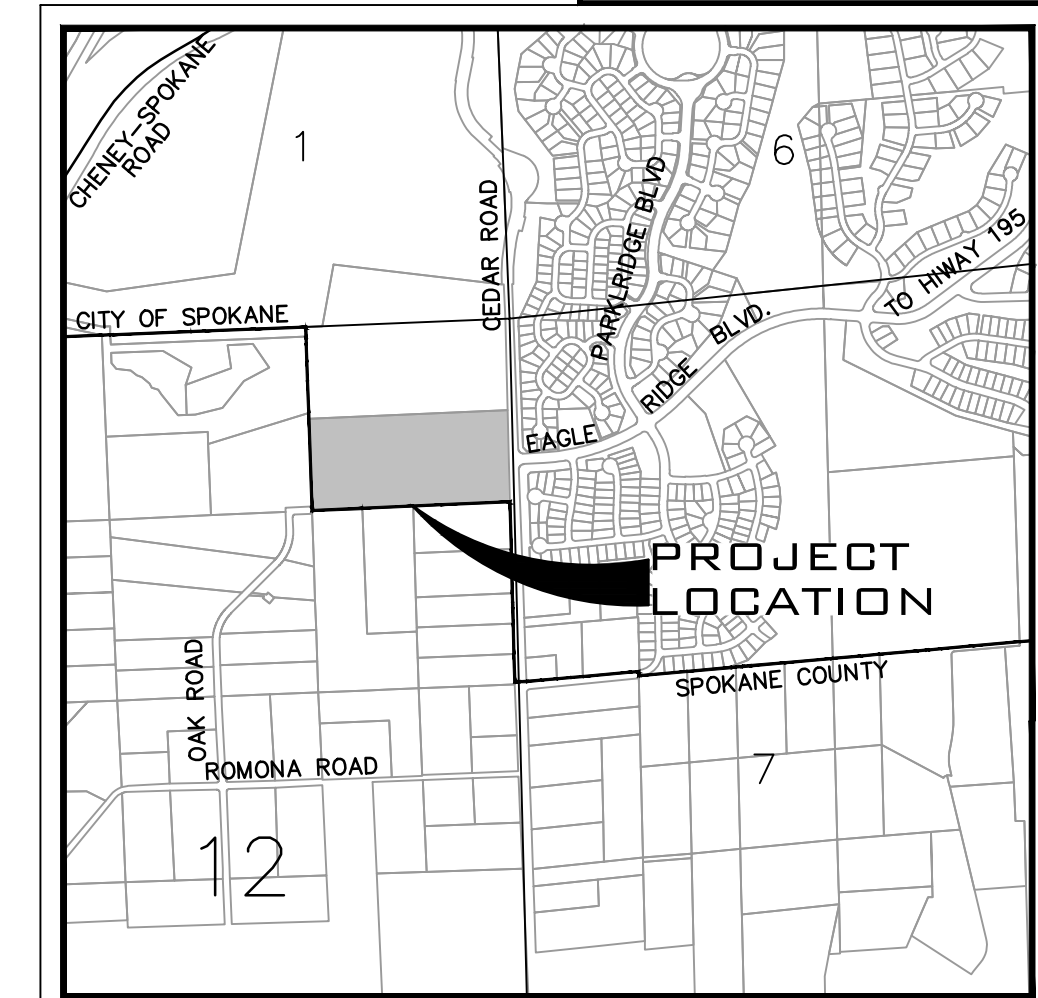


PRELIMINARY SUBDIVISION PLAN FOR "THE SUMMIT"

NE 1/4 OF THE NE 1/4 OF SEC 12 T 24 N., R 42 E. W.M.

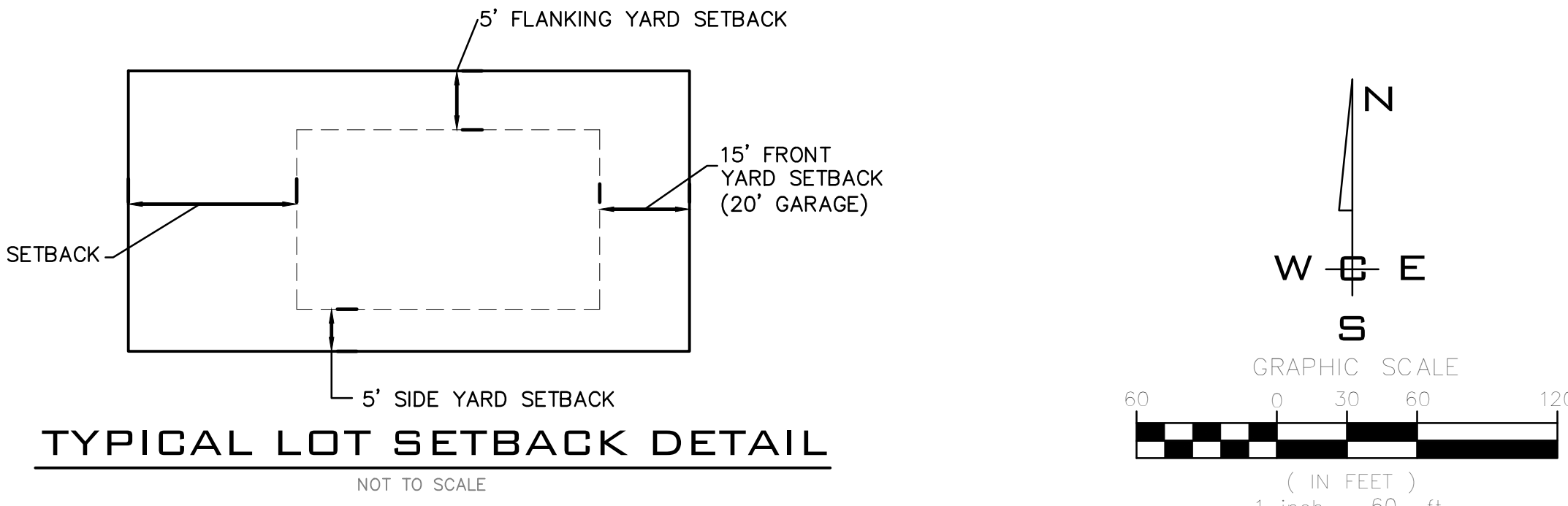
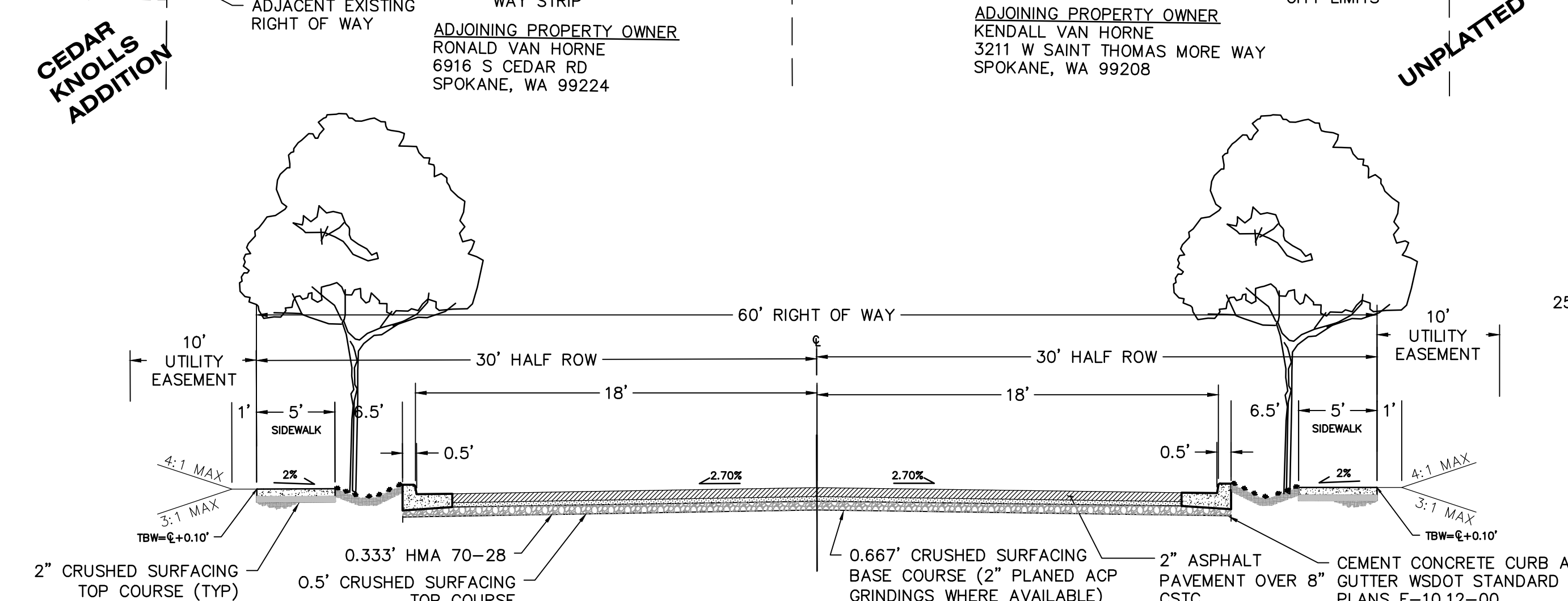
UNDERGROUND SERVICE ALERT
ONE-CALL NUMBER
811
CALL TWO BUSINESS DAYS BEFORE YOU DIG



VICINITY MAP



SITE DATA TABLE	
GENERAL DESIGN DATA	
PARCEL NUMBERS	24121.0001
EXISTING ZONING	RSF
LANDUSE	RESIDENTIAL 4-10
PROJECT AREA (ac)	21.36
TOTAL LOT AREA (ac)	15.36
RIGHT OF WAY AREA (ac)	5.50
NUMBER OF LOTS	98
TOTAL TRACT AREA (ac)	0.50
MAXIMUM LOT AREA (SF)	12,868
MINIMUM LOT AREA (SF)	6,031
PROPERTY DENSITY (lots/ac)	4.59
AVERAGE LOT AREA (SF)	6,827
DOMESTIC WATER	CITY OF SPOKANE
SANITARY SEWER DISPOSAL	CITY OF SPOKANE
FIRE DEPARTMENT	CITY OF SPOKANE
DATUM	NAVD-88
PUBLIC ROAD AREA	135,664 SF
FIRE DEPARTMENT	CITY OF SPOKANE
ELECTRIC PROVIDER	AVISTA
GAS PROVIDER	AVISTA
OTHER PURVEYORS	TO BE DETERMINED



PRELIMINARY STREET SECTION

TYPICAL LOT SETBACK DETAIL

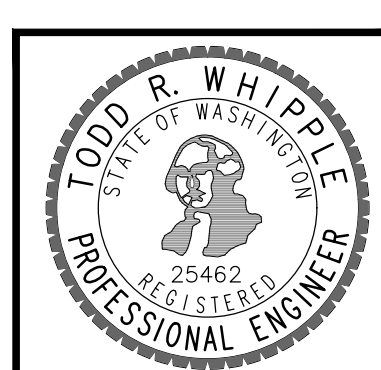
NAVD - 88
XXXX

NO.	DATE	BY	REVISIONS

SCALE:	PROJ #: 18-2178
HORIZONTAL:	DATE: 3/12/19
1"=60'	DRAWN: RDK
VERTICAL:	REVIEWED: TRW



THE SUMMIT
PRELIMINARY LONG PLAT
LATAH VALLEY
SPOKANE, WA



SHEET
1 OF 2
JOB NUMBER
18-2178

PARCEL LEGAL DESCRIPTION
PARCEL 24121.0001
12-24-42; S1/2 OF THE NE1/4 OF THE NE1/4 OF SEC 12; EXC RD; PARCEL '2' OF ROS (AFN# 6211756)

PROPERTY OWNER
OO LAND HOLDINGS, LLC
19425 E BROADWAY AVE
SPOKANE VALLEY, WA 99016
509.241.3555 SCOTT KRAJACK

SURVEYOR/CONTACT
WHIPPLE CONSULTING ENGINEERS
21 S. PINES ROAD
SPOKANE VALLEY, WA 99216
PHONE: 509-893-2617
CONTACT: DAVID COWELL, P.L.S.
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