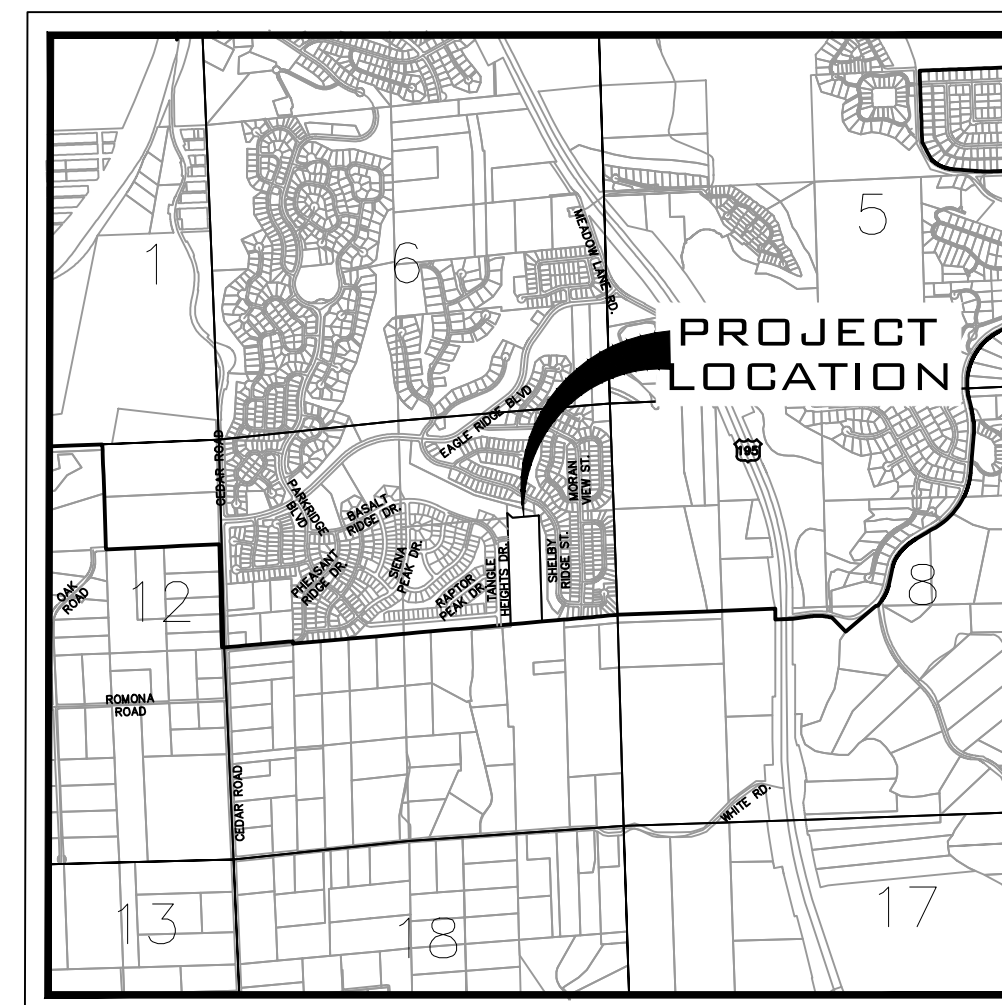


PRELIMINARY PLAT
TANGLE RIDGE ESTATES
LOCATED IN A PORTION OF THE
NE 1/4, SEC. 07, T. 24 N., R. 43 E., W.M.
SPOKANE, WASHINGTON

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

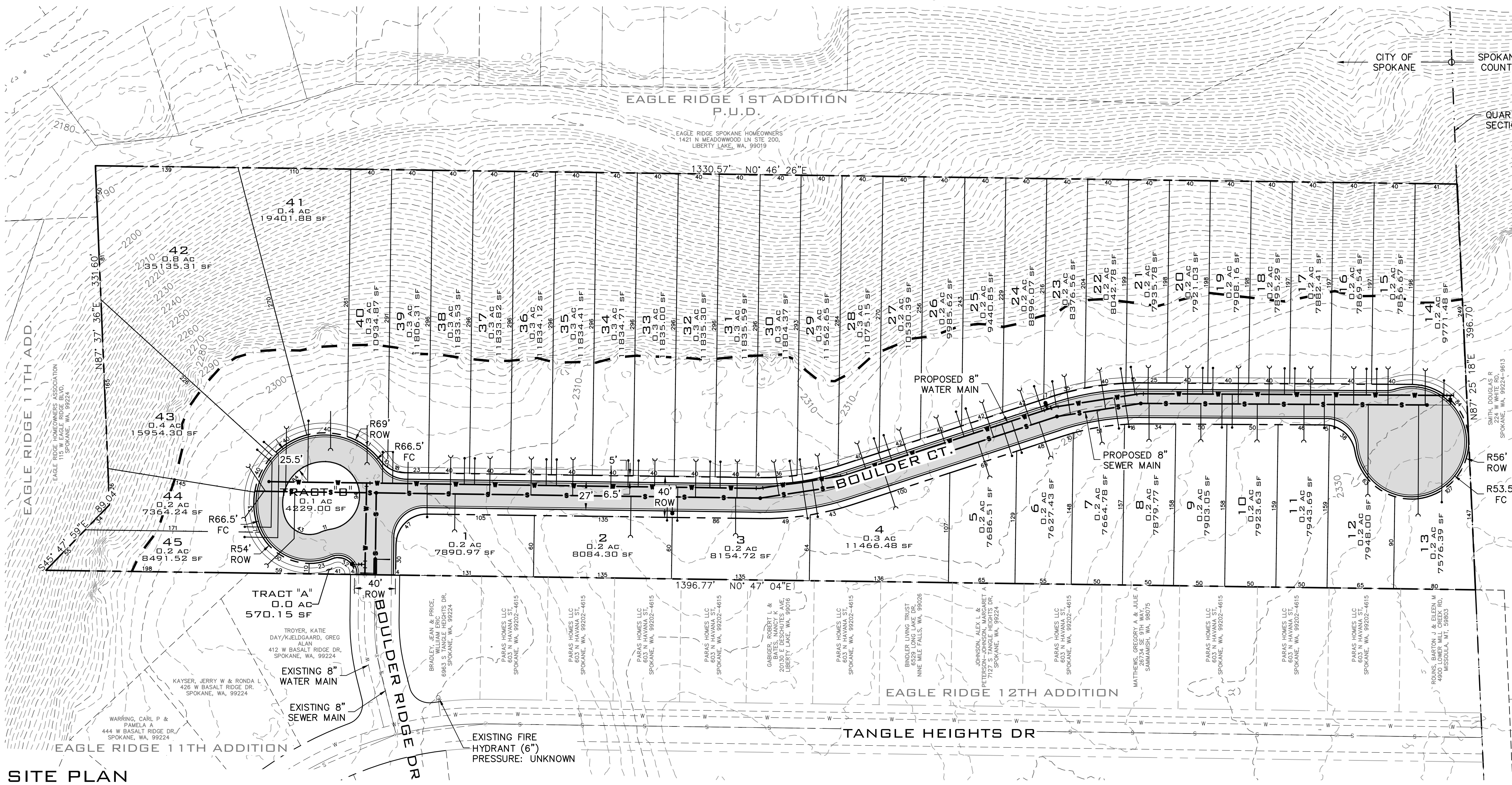


VICINITY MAP

SITE DATA TABLE	
PARCEL NUMBERS	34071.0040
EXISTING ZONING	RSF
ALLOWABLE DENSITY (10u/ac)	121.48
PROJECT AREA	529149.1709 SF
RIGHT OF WAY AREA	61,541.28 AC
OCCUPANCY	SINGLE FAMILY
NUMBER OF LOTS	38
NUMBER OF TRACTS	2
TOTAL RESIDENTIAL LOT AREA	388,786.49 AC
TOTAL TRACT AREA	78821.40 AC
MAXIMUM LOT AREA (ac)	18,528.87 AC
MINIMUM LOT AREA (ac)	7,707.12 AC
AVERAGE LOT AREA (ac)	13,118.00 AC
PROPOSED DESIGN DENSITY (unit/ac)	4.26
DOMESTIC WATER	CITY OF SPOKANE
SANITARY SEWER DISPOSAL	CITY OF SPOKANE
FIRE DEPARTMENT	CITY OF SPOKANE

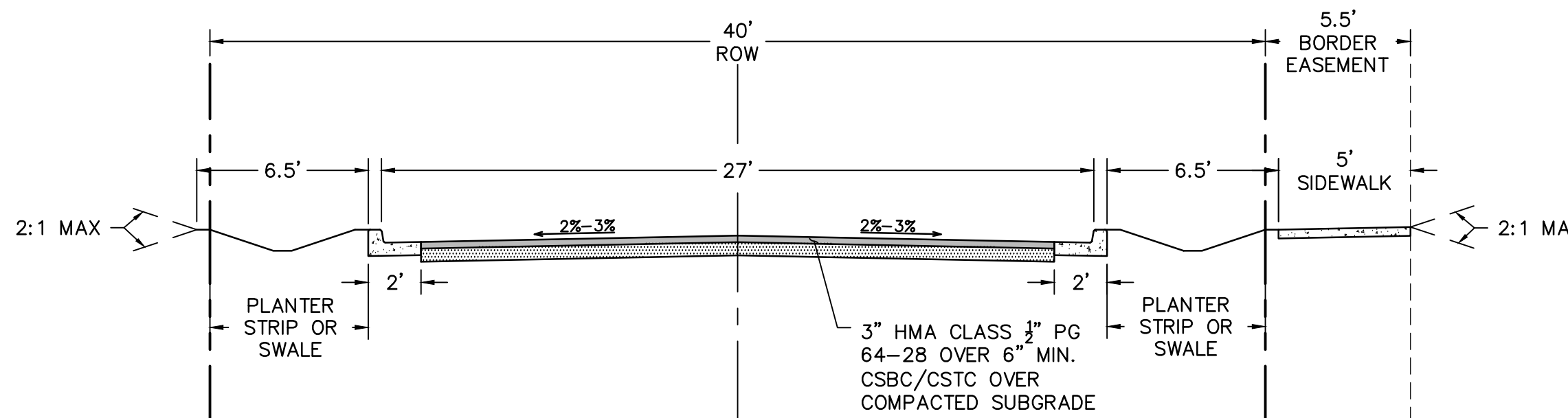
LEGAL DESCRIPTION

07-24-43 W396FT OF SE1/4 OF NE1/4 & PTN OF NE1/4 OF
NE1/4DAF; BEG AT A PT 65FT N OF SW COR TH S65FT TH E65FT
TH NWLYTO POB



SITE PLAN

SCALE: 1"=60'



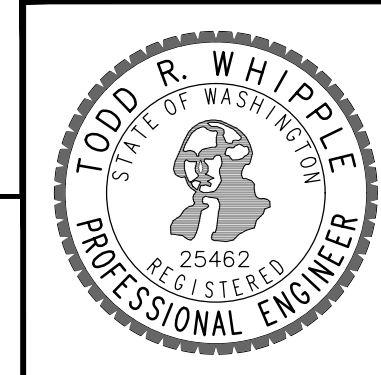
TYP. ROAD CROSS SECTION

SCALE: NTS

SURVEYOR
WHIPPLE CONSULTING ENGINEERS
21 S. PINES ROAD SPOKANE
VALLEY, WA 99206 PHONE:
509-893-2617
CONTACT: DAVID COWELL, PLS.
ENGINEERING
WHIPPLE CONSULTING ENGINEERS
21 S. PINES ROAD SPOKANE
VALLEY, WA 99206 PHONE:
509-893-2617
CONTACT: TODD R. WHIPPLE, P.E.

OWNER
MSK, LLC
P.O. BOX 147
SPOKANE VALLEY, WA 99016
PHONE: 509-891-2093
CONTACT: MIKE KINNEY

**PLANS
NOT APPROVED
BY AGENCY**



**SHEET
1 OF 1**
JOB NUMBER
19-2394

NAVD - 88

CENTERLINE MONUMENT LOCATED AT THE INTERSECTION
OF TANGLE HEIGHTS DRIVE AND BOULDER RIDGE DRIVE
EL: TO BE VERIFIED AT TIME OF ENGINEERING AND
PLATTING

NO.	DATE	BY	REVISIONS

SCALE:
HORIZONTAL:
1"=60'
VERTICAL:
N/A

PROJ #: 19-2394
DATE: 02/04/20
DRAWN: SLS
REVIEWED: TRW

**CIVIL
STRUCTURAL
SURVEYING
TRAFFIC
PLANNING
LANDSCAPE
OTHER**

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

**TANGLE RIDGE
PRELIMINARY PLAT
BOULDER RIDGE
SPOKANE, WA**