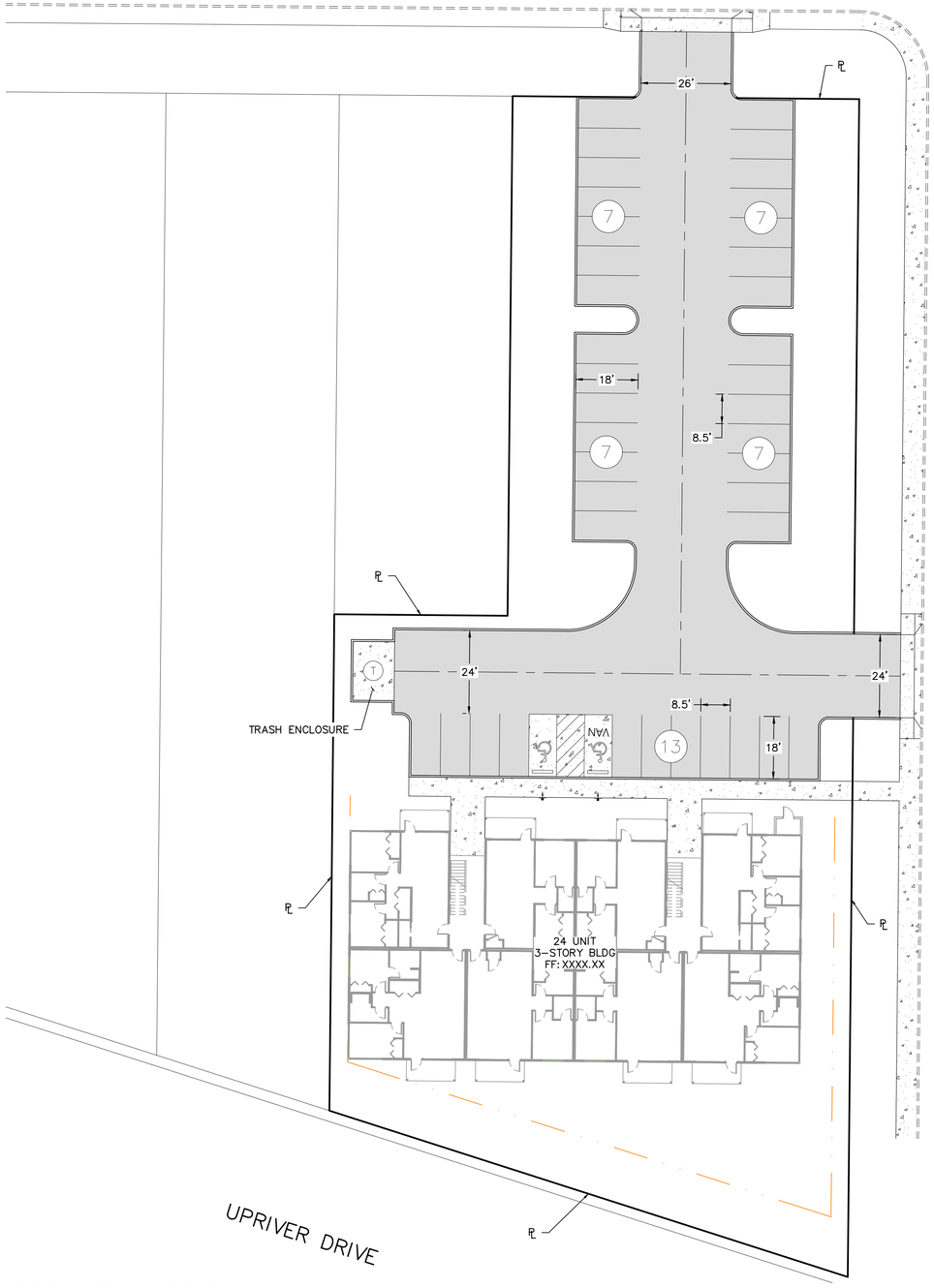
NE¼, SEC.10, T.25N., R.43E., W.M.

JACKSON AVENUE

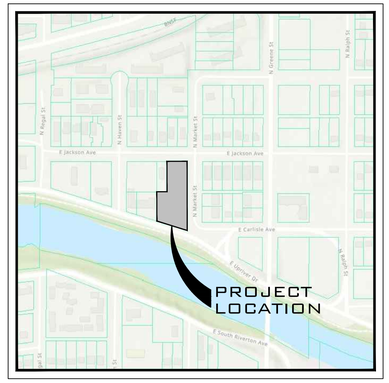


NAVD - 88
NAVD 88.

PRE DEV SITE PLAN
SCALE: 1" = 20'

PRE-APP SITE PLAN
UPRIVER MULTI-FAMILY
LOCATED IN A PORTION OF
NE 1/4, SEC. 10, T. 25 N., R. 43 E., W.M.
SPOKANE, WA

SITE DATA TABLE		
PARCELS	35102.3801 & 35102.3806	
ZONE	RMF	
	SF	AC
PROJECT AREA	39,640	0.91
ALLOWED DENSITY	30 UNITS / ACRE	
NUMBER OF UNITS	24	
PROPOSED IMPERVIOUS AREA CALCULATIONS		
DESCRIPTION	SF	
TOTAL BUILDING AREA	8,500	
PAVEMENT AREA	14,170	
CONCRETE AREA	1,746	
TOTAL IMPERVIOUS AREA	24,416	
PARKING DATA		
STANDARD PARKING STALLS	39	
STANDARD ADA STALLS	2	
TOTAL PARKING PROVIDED	41	
WATER PROVIDER	CITY OF SPOKANE	
SEWER PROVIDER	CITY OF SPOKANE	
FIRE DISTRICT	CITY OF SPOKANE	



VICINITY MAP

DEVELOPER
MANDERE CONSTRUCTION, INC.
13964 NORTH OHIO
RATHDRUM, ID 83858
PHONE: 208-687-3308
CONTACT: JOHN MANDERE

ENGINEER
WHIPPLE CONSULTING ENGINEERS
21 S PINES ROAD
SPOKANE VALLEY, WA 99206
509-893-2617
CONTACT: RYAN M. ANDRADE, P.E.

LEGAL DESCRIPTION
RIVERSIDE PETER SAPRO &VAC STP 8FT WD S OF&ADJ LTS1-2 BLK38

RIVERSIDE PETER SAPRO L10TO12 B38 &VAC STP 8FT WD N OF &ADJ

N
W E
S
GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
1 inch = 20 ft.

RYAN MICHAEL ANDRADE
STATE OF WASHINGTON
57584
REGISTERED
PROFESSIONAL ENGINEER

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

MAP MERCIER ARCHITECTURE & PLANNING
1050 N. ARGONNE RD. #101
SPOKANE VALLEY, WA 99212
(P) 509.951.0311

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

REVISIONS

#	DESCRIPTION	DATE

THESE DRAWINGS AND SPECIFICATIONS, AS INSTRUMENTS OF SERVICE, ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT / ENGINEER WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT. THESE DRAWINGS AND SPECIFICATIONS SHALL NOT BE USED BY ANY PERSON OR ENTITY ON OTHER PROJECTS, FOR ADDITIONS TO THIS PROJECT, OR COMPLETION OF THIS PROJECT-WHEN PHASED-WITHOUT THE WRITTEN CONSENT OF MERCIER ARCHITECTURE & PLANNING OR ITS AFFILIATES.

UPRIVER MULTIFAMILY
3024 E JACKSON AVENUE
SPOKANE, WA 99207

PROJ. #	WCE 21-PRELIM
DRAWN:	RMA
DATE:	01.13.2022

PRE DEV SITE PLAN

1OF1

P:\WCE_WORK\2021 WCE PROJECTS\2021 PRELIMINARY\Kodak - Mandere Upriver & Jackson\MANDERE JACKSON PREDEV.dwg, 1/13/2022 4:05:54 PM, Ryan Andrade, DWG To PDF.pc3