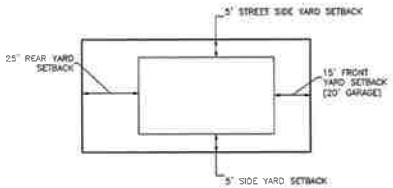
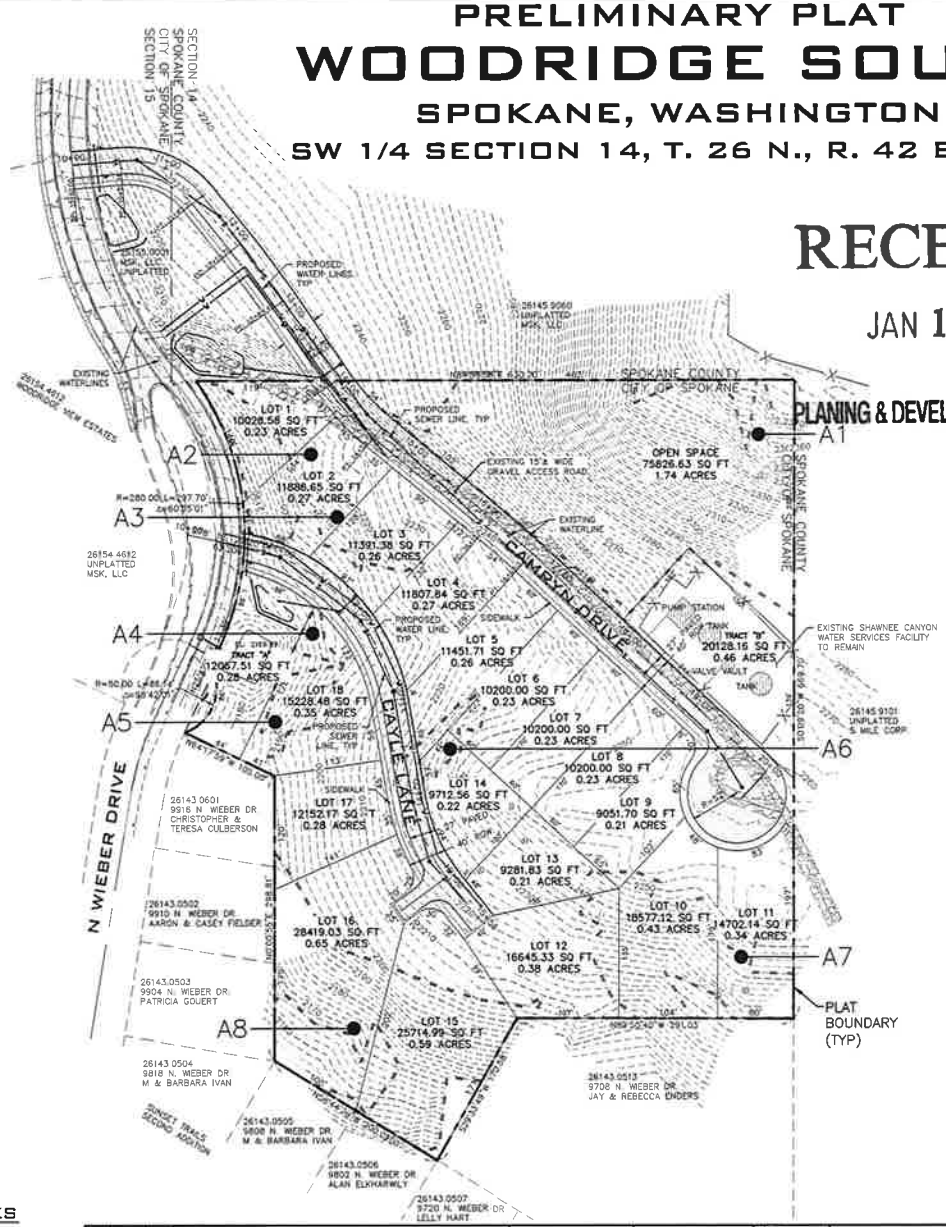
PRELIMINARY PLAT
WOODRIDGE SOUTH
SPOKANE, WASHINGTON
SW 1/4 SECTION 14, T. 26 N., R. 42 E., W.M.



TYPICAL LOT SETBACK DETAIL
NOT TO SCALE



RECEIVED
JAN 15 2014
PLANING & DEVELOPMENT SERVICES

UNDERGROUND SERVICE ALERT
ONE-CALL NUMBER
811

VICINITY MAP

CRITICAL AREA LEGEND	
DESCRIPTION	SIZE
A1	66,821 SF
A2	8,381 SF
A3	4,596 SF
A4	1,244 SF
A5	3,725 SF
A6	2,965 SF
A7	19,675 SF
A8	28,721 SF
TOTAL	136,128 SF (3.12) ACRES

SITE DATA TABLE
PARCEL NUMBER(S): 26143.0092
TOTAL NUMBER OF LOTS = 18
LOT FRONTAGE – VARIES 40' – 180'
LOT AREA – VARIES 9,051 SF – 28,419 SF
EXISTING ZONING – RSF
TOTAL AREA – 9.48 ACRES
TRACTS (STORM & WELL SITE) – 0.74 ACRES
ROW AREA – 54,329 S.F. –1.25 ACRES
CRITICAL AREAS – 3.12 ACRES
NET AREA = 4.38 ACRES
PROPOSED DENSITY (NET) – 4.11 UNITS PER ACRE
DOMESTIC WATER – CITY OF SPOKANE
SANITARY SEWER DISPOSAL – CITY OF SPOKANE
FIRE DEPARTMENT – CITY OF SPOKANE

NOTES

1. CAYLE LANE SLOPES MAY RANGE UP TO 12%
2. CRITICAL AREAS HAVE SLOPES EXCEEDING 30%

LEGAL DESCRIPTION

LEGAL DESCRIPTION FROM ASSESSOR DESCRIPTION:
14-26-42 ST810 FT OF W 1/4 OF SW 1/4 EXC PLATTED POINTS & EXC POINT DAF & ANY POINT LYG SLY THEREOF, BEG AT MOST NLY COR OF LT 10 BLK 12 SUNSET TRAILS 2ND ADD TH N58°44'08"W ALG NLY BOUNDARY OF BLK 12 321.86FT TO NW COR LT 7 BLK 12 TH N29°34'00"E 170.56FT TH S89°48'57"E 291.03FT TO INTER W/ E LN OF W1/4 OF SW1/4 OF SEC 14 TH S00°10'03"W 145.56FT TH S89°59'48"W 99.25FT TO POB (ROS# 5996637)

LEGEND

- FLAT BOUNDARY
- EXISTING PARCEL LINES
- CRITICAL AREA BOUNDARY
- EXISTING GROUND CONTOUR (CONTOURS SHOWN AT 2 FOOT INTERVALS)

NAVD 88 DATUM & BENCHMARKS

FOUND 3" BRASS CAP AT THE NE CORNER OF SHAWNEE AVE. AND ARROWHEAD ST. WITH A PUBLISHED ELEVATION OF 1983.83.

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

ENGINEERING
WHIPPLE CONSULTING ENGINEERS
2528 N. SULLIVAN ROAD
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PHONE: 509-893-2617
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CONTACT: TODD R. WHIPPLE, P.E.

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CONTACT: JON GORDON, PLS

WATER
CITY OF SPOKANE
914 E. FOOTHILLS DRIVE
SPOKANE, WA 99207
PHONE: 509-625-7800

SEWER
CITY OF SPOKANE
909 E. SPRAGUE AVE
SPOKANE, WA 99202
PHONE: 509-625-7900

N
W E
S
GRAPHIC SCALE
60 0 30 60 120
(IN FEET)
1 inch = 60 ft

PRELIMINARY
JAN. 13, 2014
NOT FOR CONSTRUCTION

NO.	DATE	BY	REVISIONS
X	XXXXX	XXX	XX

SCALE:
HORIZONTAL: AS SHOWN
VERTICAL: N/A

PROJ #: 13-1138 (Formerly 12-120)
DATE: 01/13/14
DRAWN: SMM
REVIEWED: TRW

CIVIL / STRUCTURAL / SURVEYING / TRAFFIC / PLANNING / LANDSCAPE / OTHER

WCE
WHIPPLE CONSULTING ENGINEERS
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WOODRIDGE SOUTH
PRELIMINARY PLAT
WIEBER DRIVE
SPOKANE, WASHINGTON

SHEET 1 OF 1
JOB NUMBER 2013-1138