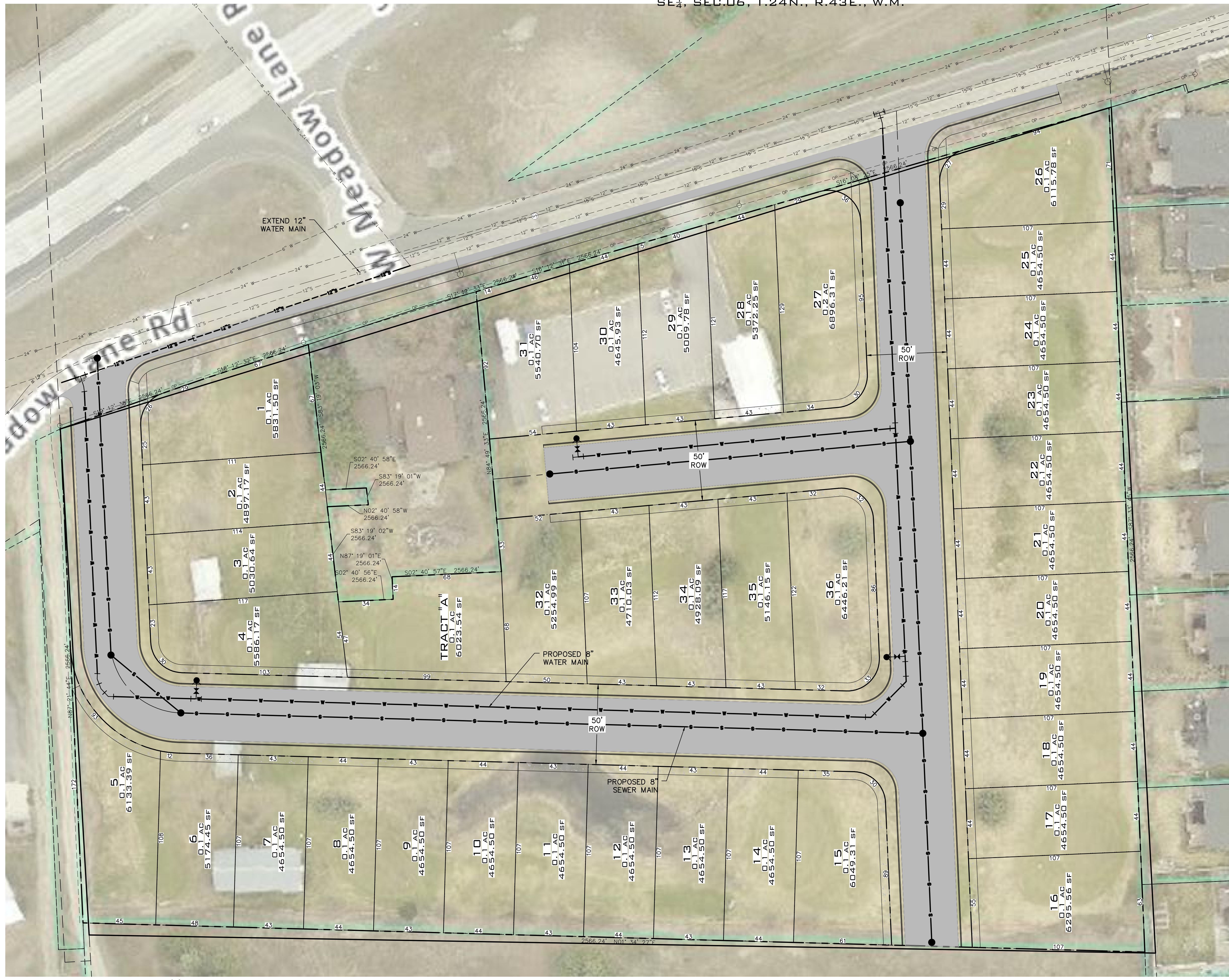


VICINITY MAP



SITE DATA TABLE	
PARCEL NUMBER	34064.0034
PROJECT ZONE	RSF
MAX ZONING DENSITY (10u/ac)	59.52
	SF AC
PROJECT AREA	259,274.10 5.95
RESIDENTIAL LOT AREA	184,190.90 4.23
TRACT AREA	6,023.54 0.14
RIGHT OF WAY AREA	69,059.66 1.59
MIN. LOT AREA	4,645.93 0.11
MAX. LOT AREA	6,896.31 0.16
NUMBER OF LOTS	36
NUMBER OF TRACTS	1
OCCUPANCY	SINGLE FAMILY
IMPERVIOUS AREA	64,398.82 1.48
WATER SERVICE PROVIDER	CITY OF SPOKANE
SEWER SERVICE PROVIDER	CITY OF SPOKANE
FIRE DISTRICT	CITY OF SPOKANE
ESTIMATED COST	972,000.00
ESTIMATED START DATE	SPRING 2021

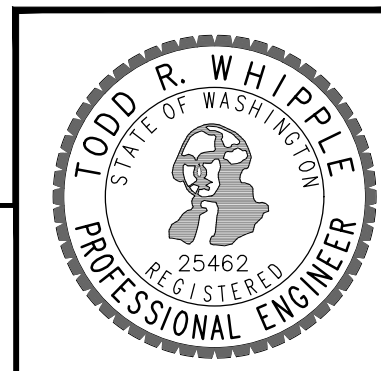
LEGAL DESCRIPTION

PARCEL NUMBER 34064.0034
 06-24-43 NE1/4 OF NE1/4 OF SE1/4 EXC PTN LYG ELY OF OLD PSH 3 & EXC BEG AT NE COR OF SD SE1/4 TH S134.87FT TH S82DEG12MIN 30SDS W300.55FT TO WLY LN OF OLD PSH 3 & TRUE POB THS8 20EG 12MIN 30SDS W96FT TH S30EG 47MIN 30SDS E25FT THS82DE G 12MIN 30SDS W10.5FT TH N30EG 47MIN 30SDS W25.5FT THS82 DEG 12MIN 30SDS W59.5FT TH S30EG 47MIN 30SDS E34FT THN86DE G 12MIN 30SDS E14FT TH S30EG 47MIN 30SDS E68FT THN83DE G 43MIN E177.25FT M/L TO PT ON WLY LN OF OLD PSH 3 THNW ALG WLY LN OF SD HWY TO TRUEPOB

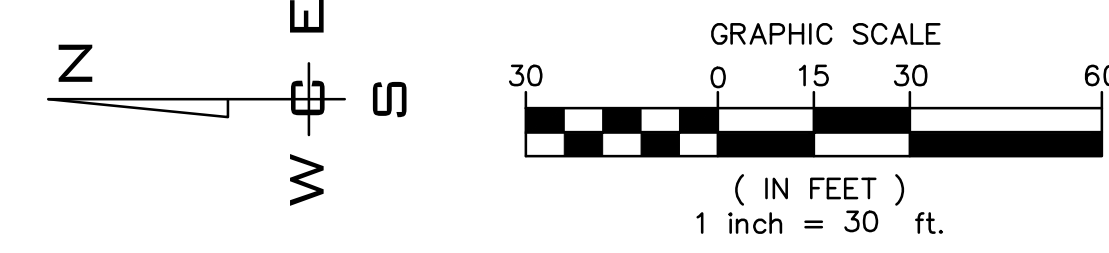
SURVEYOR
 WHIPPLE CONSULTING ENGINEERS
 21 SOUTH PINES
 SPOKANE VALLEY, WA 99206
 PHONE: 893-2617
 CONTACT: DAVID COWELL, P.L.S.

ENGINEER
 WHIPPLE CONSULTING ENGINEERS
 21 SOUTH PINES
 SPOKANE VALLEY, WA 99206
 PHONE: 893-2617
 CONTACT: TODD WHIPPLE, P.E.

OWNER
 PARAS FAMILY, LLC
 603 N HAVANA ST.
 SPOKANE, WA. 99202
 PHONE:
 CONTACT: GEORGE PARAS



PLANS NOT APPROVED BY AGENCY



NO.	DATE	BY	REVISIONS

SCALE:	PROJ #: PRELIM
HORIZONTAL:	DATE: 09/8/20
VERTICAL:	DRAWN: SLS
N/A	REVIEWED: TRW

- CIVIL
- STRUCTURAL
- SURVEYING
- TRAFFIC
- PLANNING
- LANDSCAPE
- OTHER



EAGLE RIDGE CHIP & PUT SITE
LOT LAYOUT
5840 S. MEADOW LANE RD.
SPOKANE, WA 99224

SHEET
1 OF 1
 JOB NUMBER
PRELIM