

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

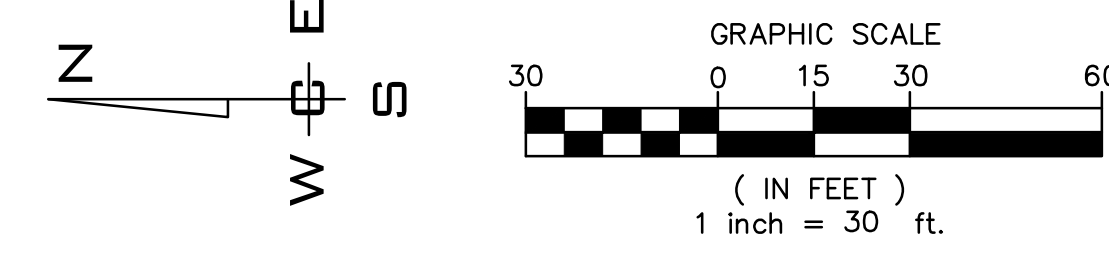
LEGAL DESCRIPTION

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 E22FT 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
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 PHONE: 893-2617
 CONTACT: TODD WHIPPLE, P.E.

OWNER
 PARAS FAMILY, LLC
 603 N HAVANA ST.
 SPOKANE, WA. 99202
 PHONE: 509-954-8476
 CONTACT: GEORGE PARAS



NO.	DATE	BY	REVISIONS

SCALE:	PROJ #: 20-2699
HORIZONTAL:	DATE: 10/5/20
1"=30'	DRAWN: SLS
VERTICAL:	REVIEWED: TRW
N/A	

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



**EAGLE RIDGE CHIP & PUT SITE
 PRELIMINARY PLAT
 5840 S. MEADOW LANE RD.
 SPOKANE, WA 99224**

**SHEET
 1 OF 1**
 JOB NUMBER
20-2699

P:\WCE\WORK\2020\WCE PROJECTS\2020-2699 PARAS - THE ORDERS AT EAGLE RIDGE CHIP & PUT SITE - A.DWG PLOT DATE: 10/05/20
 P:\WCE\WORK\2020\WCE PROJECTS\2020-2699 PARAS - THE ORDERS AT EAGLE RIDGE CHIP & PUT SITE - A.DWG PLOT DATE: 10/05/20