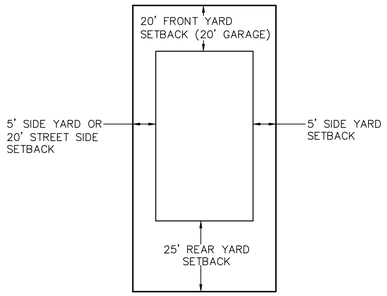
MORAN SOUTH SHORT PLAT

BEING A PORTION OF GOVERNMENT LOT 6 LOCATED IN THE
NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 3, T. 24 N.,R. 43 E., W.M.
SPOKANE COUNTY, WASHINGTON

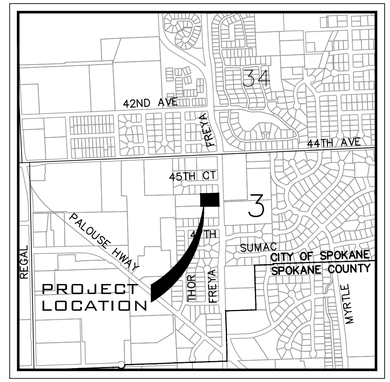
LEGAL DESCRIPTION (PER SPOKANE COUNTY ASSESSOR)

03-24-43: E254.25FT OF THE FOLLOWING DESC PARCEL OF LAND: THE N1/2 OF THE S330FT OF THE N660FT OF THE E1/2 OF GOVT L6 OF SEC3, T24N, R43E; EXC PTN LYG WITHIN FREYA ST (FORMALLY FIELDS RD); SUBJ TOEASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD, IF ANY



TYPICAL LOT SETBACK DETAIL

NOT TO SCALE

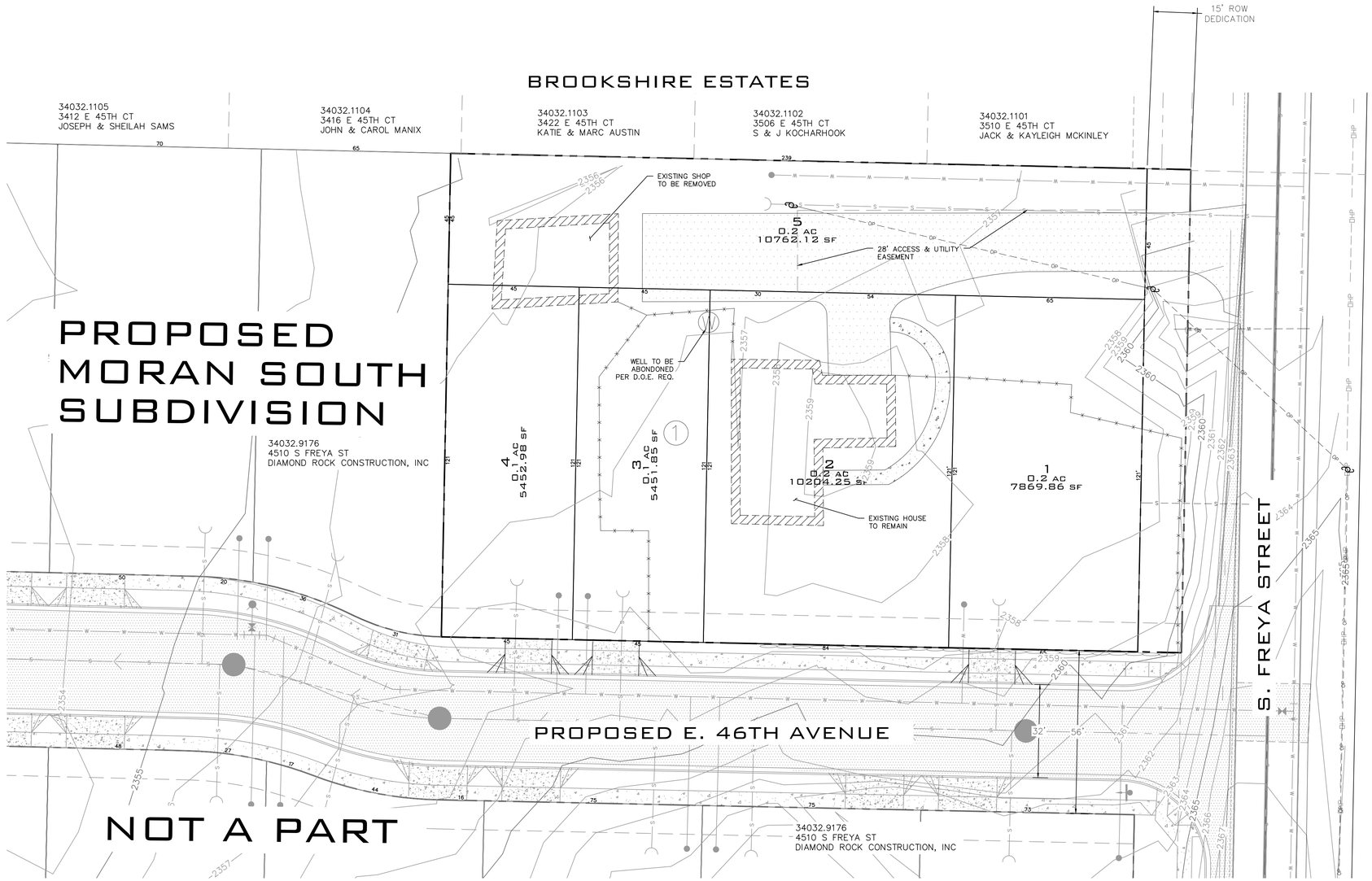


VICINITY MAP

LEGEND

- PLAT BOUNDARY
- PROPOSED PROPERTY LINE
- 2310 EXISTING GROUND CONTOUR (CONTOURS SHOWN AT 1 FOOT INTERVALS)

SITE DATA TABLE	
GENERAL DESIGN DATA	
PARCEL NUMBERS	34032.9177
EXISTING ZONING	RSF
PROJECT AREA	0.97 AC
LOT AREA	0.91 AC
NUMBER OF LOTS	5
GROSS DENSITY	5.49 UNIT/AC
MAXIMUM LOT AREA	10,762.12 SQFT
MINIMUM LOT AREA	5,451.85 SQFT
DOMESTIC WATER	CITY OF SPOKANE
SANITARY SEWER DISPOSAL	CITY OF SPOKANE
FIRE DEPARTMENT	CITY OF SPOKANE
DATUM	NAVD-88



OWNER

920 EVERGREEN, LLC
2602 N SULLIVAN ROAD
SPOKANE VALLEY, WA 99216
PHONE: 924-8964
CONTACT: DENNIS CRAPO

ENGINEER

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

WATER

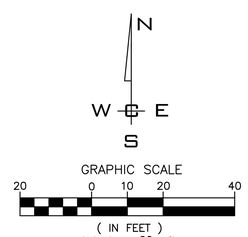
CITY OF SPOKANE
914 E NORTH FOOTHILLS DR
SPOKANE, WASHINGTON 99207
PHONE: 625-7854
CONTACT: JIM SAKAMOTO, P.E.

SURVEYOR

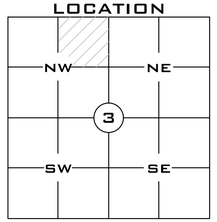
WHIPPLE CONSULTING ENGINEERS
21 S PINES ROAD SPOKANE
VALLEY, WA 99206 PHONE:
893-2617
CONTACT: DAVID COWELL, PLS

SEWER MAINTENANCE

CITY OF SPOKANE
909 EAST SPRAGUE AVENUE
SPOKANE, WASHINGTON 99202
PHONE: 625-7900
CONTACT: GARY KAESEMEYER



LOCATION



FILE NO. XXXX

FIELD BK:	20-2560
DATE:	03/20/20
DRAWN:	EJW
REVIEWED:	DAC

	CIVIL
	STRUCTURAL
X	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

SHEET 1 OF 1

JOB NUMBER 20-2560

P:\WCE_WORK\2020 WCE PROJECTS\2020-2560 Crapo- Moran South Short Plat\SURVEY\DWG\2560-S PLAT.dwg, 3/20/2020 4:34:32 PM, DWG To PDF.pc3