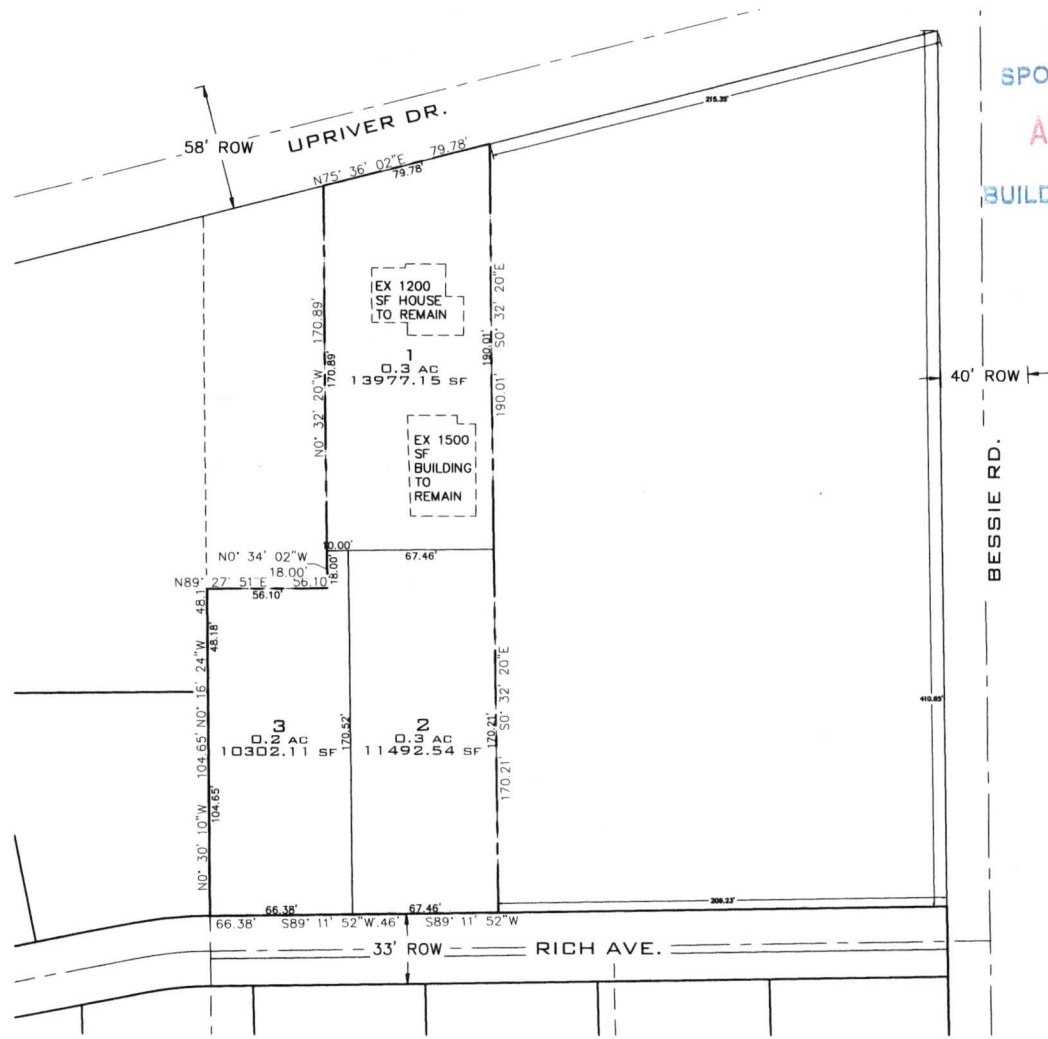


SP-1660-20

PRELIMINARY SHORT PLAT LOCATED IN THE
NW 1/4, NE 1/4 SEC. 6, T25N, R44E, W.M.
SPOKANE VALLEY, WASHINGTON



RECEIVED
SPOKANE COUNTY
APR 23 2020
BUILDING & PLANNING



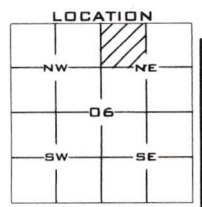
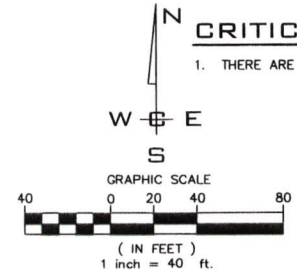
VICINITY MAP
NOT TO SCALE

SITE DATA TABLE		
PROJECT AREA	35,771.89	0.82
ZONING	LDR	
DENSITY ALLOWED (6 u/ac)	4.93	
NUMBER OF LOTS	3	
FIRE DISTRICT	SPOKANE VALLEY FIRE	
WATER PROVIDER	PASADENA PARK IRRIGATION DIST #17	
SEWER PROVIDER	SPOKANE COUNTY	

SOILS DESCRIPTION
1040-HARDESTY ASHY SILT LOAM, 0-3 PERCENT SLOPES
7110- URBAN LAND-OPPORTUNITY, DISTURBED COMPLEX, 0-3 PERCENT SLOPES
7121-URBAN LAND-MARBLE, DISTURBED COMPLEX, 3-8 PERCENT SLOPES.

LEGAL DESCRIPTION
PARCEL NUMBER 45061.0302
FOUND FROM SCOUT ASSESSOR

CRITICAL AREAS:
1. THERE ARE NO CRITICAL AREAS ON SITE.



OWNER DIAMOND ROCK CONSTRUCTION 2602 N. SULLIVAN ROAD SPOKANE VALLEY, WA. 99216 PHONE: 924-8964 CONTACT: DENNIS CRAPO	ENGINEERING WHIPPLE CONSULTING ENGINEERS 21 SOUTH PINES SPOKANE VALLEY, WA 99206 PHONE: 893-2617 CONTACT: TODD WHIPPLE, P.E.	SURVEYOR WHIPPLE CONSULTING ENGINEERS 21 SOUTH PINES SPOKANE VALLEY, WA 99206 PHONE: 893-2617 CONTACT: DAVID COWELL, P.L.S.
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PROJ #: 20-2591
DATE: 03/17/20
DRAWN: SMM
REVIEWED: DAC

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

**PRELIMINARY SHORT PLAT
PASADENA MEADOWS-3
8418 E UPRIVER DR.
SPOKANE COUNTY, WASHINGTON**

**SHEET
1 OF 1**
JOB NUMBER
2020-2591

P:\WCE\WORK\2020\WCE PROJECTS\2020-1591-Crapo-Pasadena Meadows-3.plt 19:10:00 03/17/20 P:\WCE\Projects\2020\1591-Crapo-Pasadena Meadows-3.plt 19:10:00 03/17/20