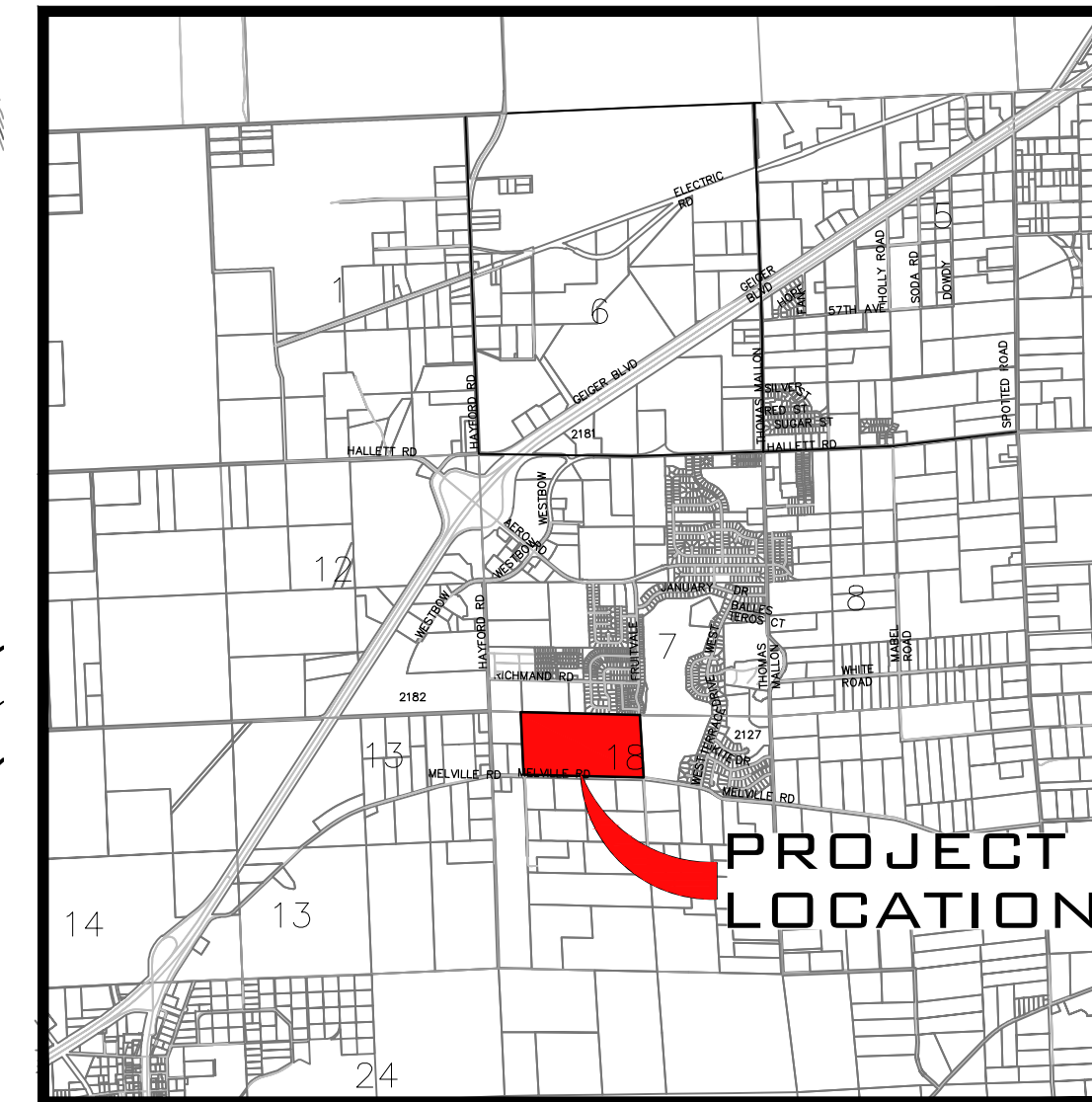
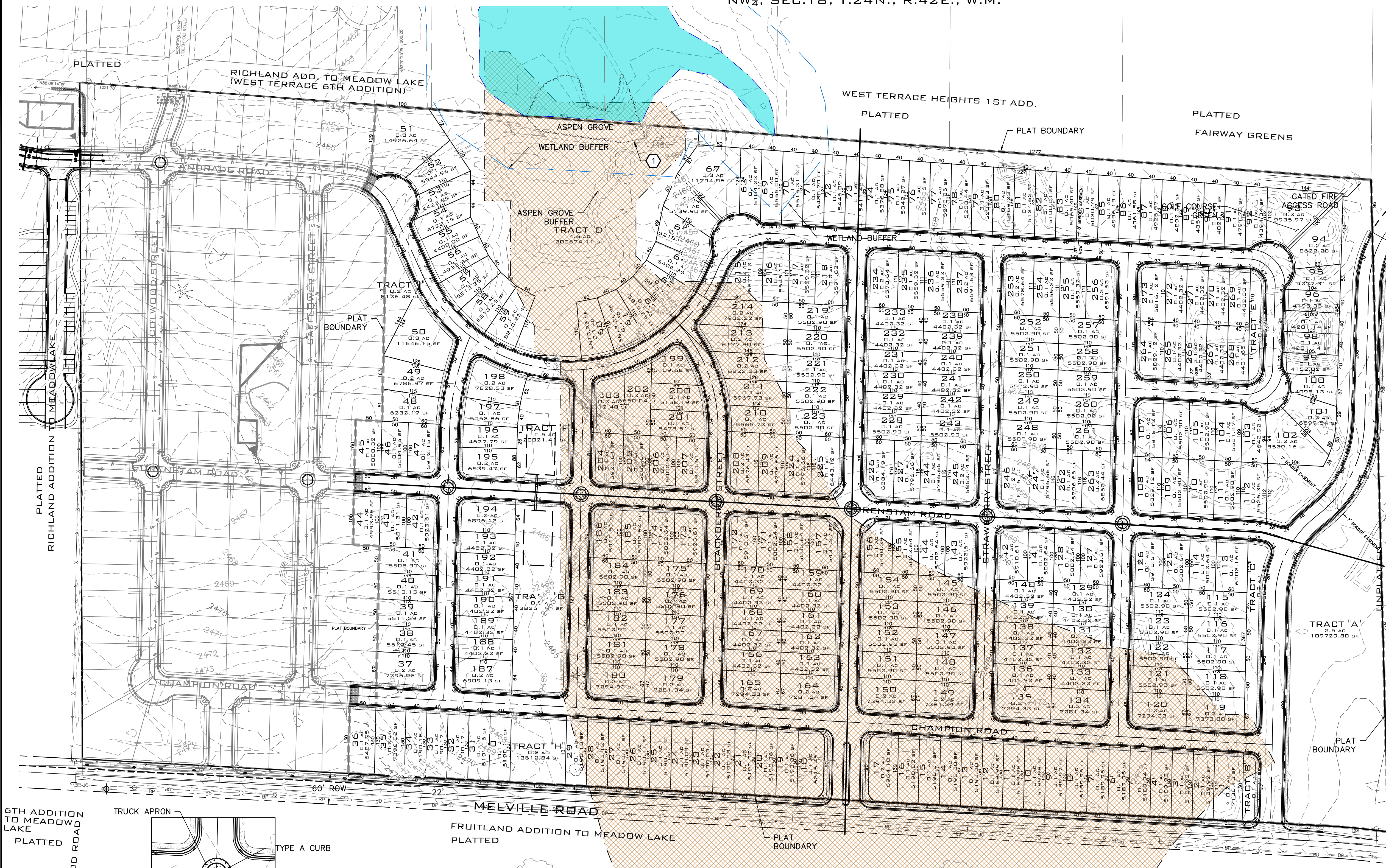


NW1/4, SEC.18, T.24N., R.42E., W.M.



VICINITY MAP
NOT TO SCALE

SITE DATA TABLE		
PARCEL #	24182.9040	
ZONING	LDR	
RESIDENTIAL LOTS	273	
OPEN SPACE TRACTS	9	
	SF	AC
TOTAL PROJECT AREA	2,391,466.89	54.90
TOTAL LOT AREA	1,512,412.74	34.72
TOTAL OPEN SPACE AREA	413,113.71	9.48
TOTAL RIGHT OF WAY	465,940.44	10.70
RESIDENTIAL GROSS DENSITY	4.97	UNITS/AC
MINIMUM LOT AREA	4,019.13	0.09
MAXIMUM LOT AREA	14,926.64	0.34
WATER PROVIDER	CITY OF SPOKANE	
SEWER PROVIDER	CITY OF SPOKANE	
FIRE DISTRICT	FIRE DISTRICT 3	

HATCH LEGEND

	ERODIBLE SOILS
	WETLAND AREA

NOTES:

- EXISTING TREE OUTLINE
- EXISTING FIRE HYDRANTS

ENGINEER

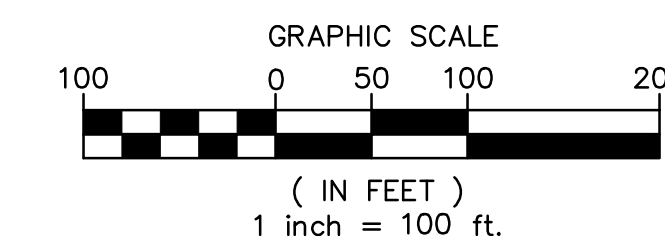
WHIPPLE CONSULTING ENGINEERS
21 S. PINES ROAD
SPOKANE VALLEY, WA 99206
PHONE: 509-893-2617
CONTACT: TODD WHIPPLE, P.E.
TODD@WHIPPLECE.COM

PROPERTY OWNER

FRANK FREEZE, INC
9810 W. MELVILLE RD
CHENEY, WA 99004

SURVEYOR

WHIPPLE CONSULTING ENGINEERS 21
21 S. PINES ROAD
SPOKANE VALLEY, WA 99206
PHONE: 509-893-2617
CONTACT: DAVID A. COWELL, P.L.S.



LEGAL DESCRIPTION

PARCELS: 24182.9040
18-24-42 GOV LOTS 2&3 IN NW1/4 LYG NLY OF MELVILLE RD
PER SPOKANE COUNTY TAX INFORMATION.

SOILS DESCRIPTION

3060 DEARYTON ASHY SILT LOAM, 0 TO 8 PERCENT SLOPES
3090 GLENROSE ASHY SILT LOAM, 0 TO 8 PERCENT SLOPES
3504 BRINKEN ASHY SILT LOAM, 0 TO 8 PERCENT SLOPES

DRAINAGE NOTES

- DRAINAGE WILL BE PONDS.

SCALE:

HORIZONTAL:
1"=100'
VERTICAL:
N/A

PROJ #: 18-2226
DATE: 04/19/21
DRAWN: BNG
REVIEWED: TRW

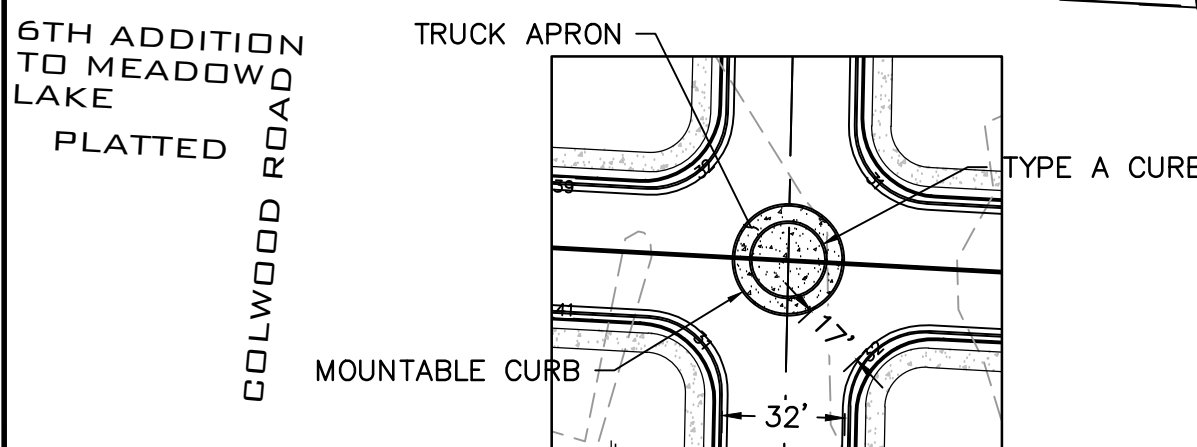


WHIPPLE CONSULTING ENGINEERS
2508 NORTH SULLIVAN ROAD
SPOKANE VALLEY, WA 99216
PH: 509-893-2617 FAX: 509-926-0227

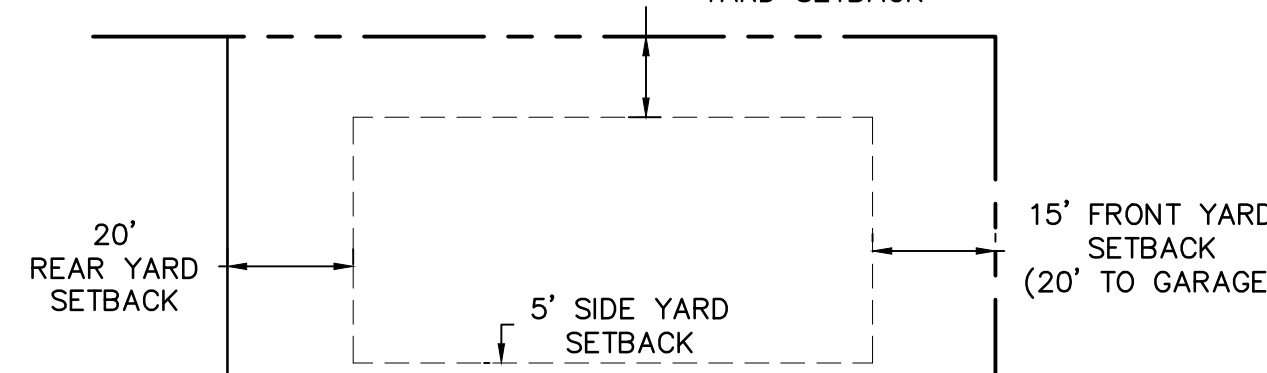
NEEDHAM HILL ADDITION
PRELIMINARY PLAT
9810 W MELVILLE RD.
CHENEY, WA 99004

SHEET
1 OF 1

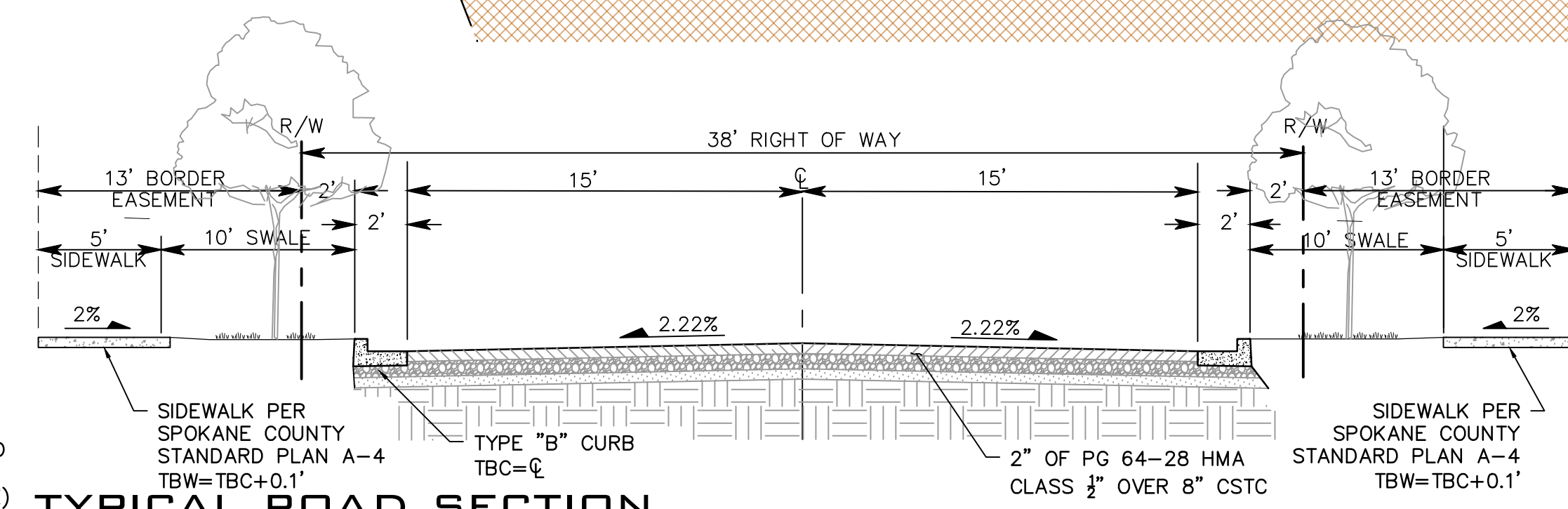
JOB NUMBER
18-2226



TYPICAL TRAFFIC CIRCLE
NOT TO SCALE



TYP LOT SETBACK DETAIL
NOT TO SCALE



TYPICAL ROAD SECTION
NOT TO SCALE

NAVD - 88

FOUND WSDOT #W3548-1 BRASS CAP AT
THE NORTHEAST CORNER OF HAYFORD RD
AND GEIGER BLVD. WITH A PUBLISHED
ELEVATION OF 2412.31. NAVD 88

A 7/6/17 WCE ORIGINAL PREPARATION
NO. DATE BY REVISIONS