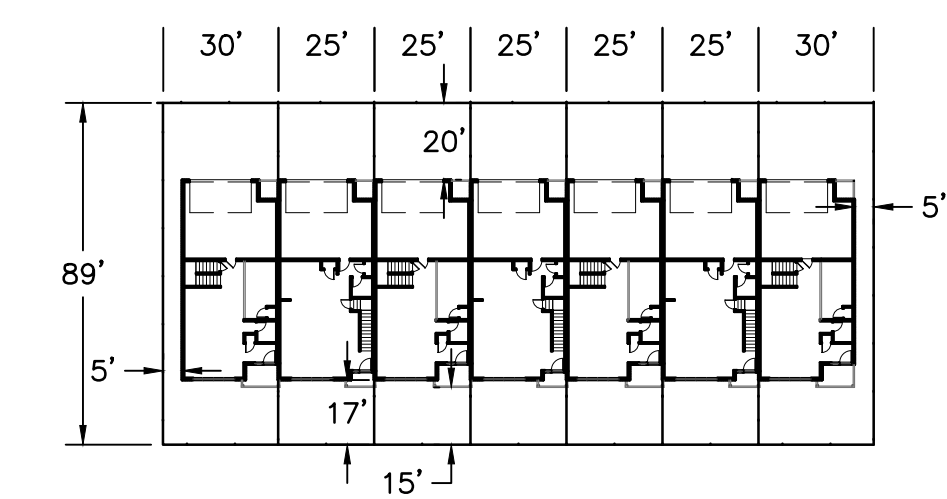
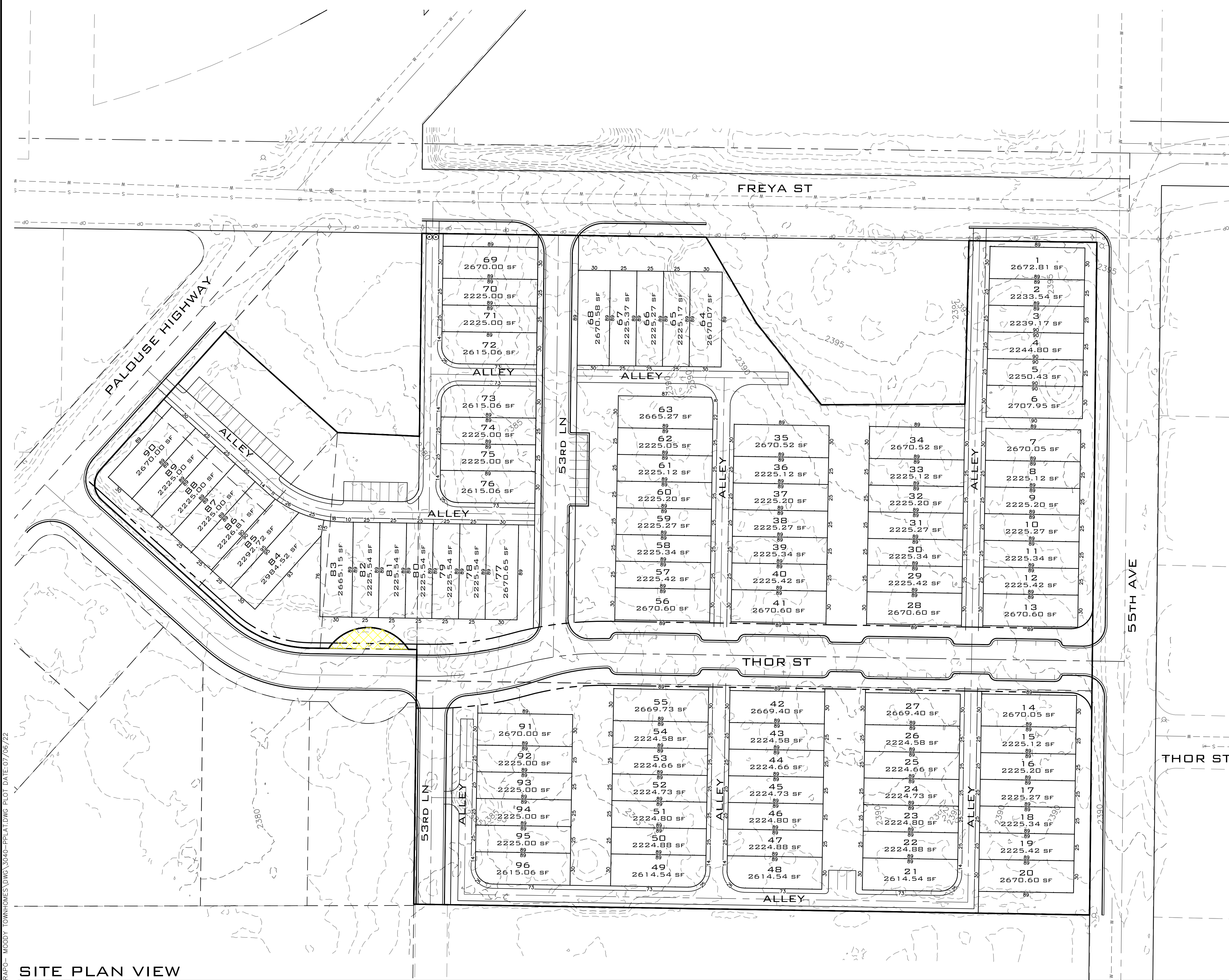


VICINITY MAP

SITE DATA	
PARCEL NUMBER	34032.0401 34032.0432 34032.0607
ZONING	RSF
DENSITY [MIN] [MAX]	4 10
ALLOWED GROSS DENSITY	39 97
ALLOWED NET DENSITY	## ##
EXISTING PROJECT AREA	SF AC
PROPOSED PROJECT AREA	425,132.69 9.76 426,185.64 9.78
NUMBER OF UNITS	96
NUMBER OF OPEN SPACE TRACTS	9
NUMBER OF PRIVATE ROAD TRACTS	2
NUMBER OF ALLEY TRACTS	3
OPEN SPACE REQUIRED	42,513.27 0.98
OPEN SPACE AREA PROVIDED	67,884.00 1.56
RIGHT OF WAY VACATION AREA	1,052.95 0.02
ON SITE RIGHT OF WAY DEDICATION	38,300.48 0.88
PARKING DATA	
GARAGE + DRIVEWAY	192
SURFACE PARKING STALLS	62
TOTAL PARKING PROVIDED	254

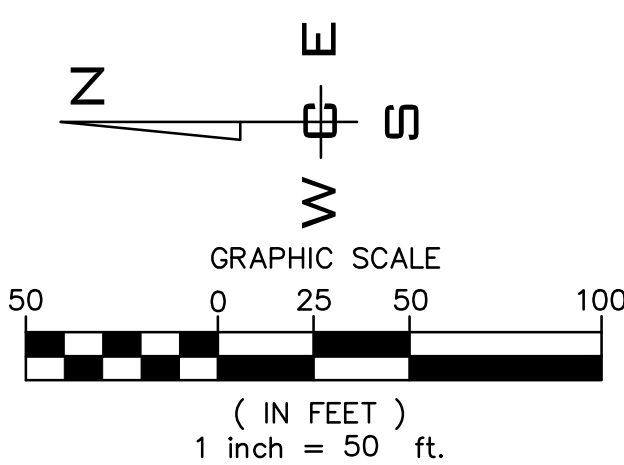


BUILDING SETBACK DETAIL  
SCALE: 1"=50'



SITE PLAN VIEW

SCALE: 1"=50'



NAVD - 88  
XXX

LEGAL DESCRIPTION

PARCEL: 34032.0401  
03-24-43: PTNS LTS 5&6 BLK1 AMENDED PLAT SOUTH SPOKANE DAF; E 120FT LOT 6 TOG W/ LTS EXC PTN DAF; COMM NE COR LTS BLK1; TH S01°06'54"W 248.33FT TO POB; TH S59°58'59"W 128.32FT; TH S51°51'14"W 97.83FT; TH S00°08'24"W 134.62FT; TH S88°15'44"E 183.31FT; THE N01°06'54"E 264.85FT TO POB.

PARCEL: 34032.0432  
SPOK SOUTH AM PL W210 FT OF L6 B1

PARCEL: 34032.0607

RUSSELLS SUB LTS 2 THRU 5 BLK 2

ENGINEER/CONTACT

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

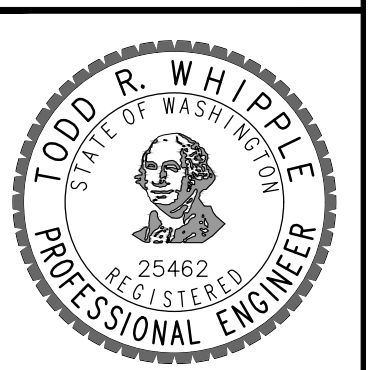
SURVEYOR

WHIPPLE CONSULTING ENGINEERS 21  
SOUTH PINES  
SPOKANE VALLEY, WA 99206  
PHONE: 893-2617  
CONTACT: BRETT A. GRIFFITH, P.L.S.

OWNER/DEVELOPER

DIAMOND ROCK CONSTRUCTION  
2602 N SULLIVAN RD.  
SPOKANE VALLEY, WA, 99216

BY AGENCY ED



NO.	DATE	BY	REVISIONS

SCALE:  
HORIZONTAL:  
1"=50'  
VERTICAL:  
N/A

PROJ #: 21-3040  
DATE: 07/06/22  
DRAWN: SLS  
REVIEWED: TRW

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



MOODY TOWNHOMES  
SITE PLAN  
5336 S FREYA ST  
SPOKANE, WA

SHEET  
1 OF 1  
JOB NUMBER  
21-3040