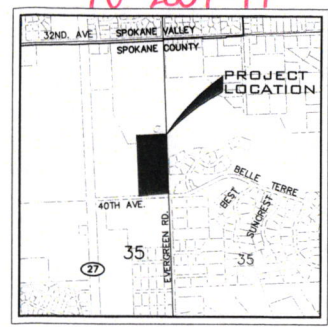
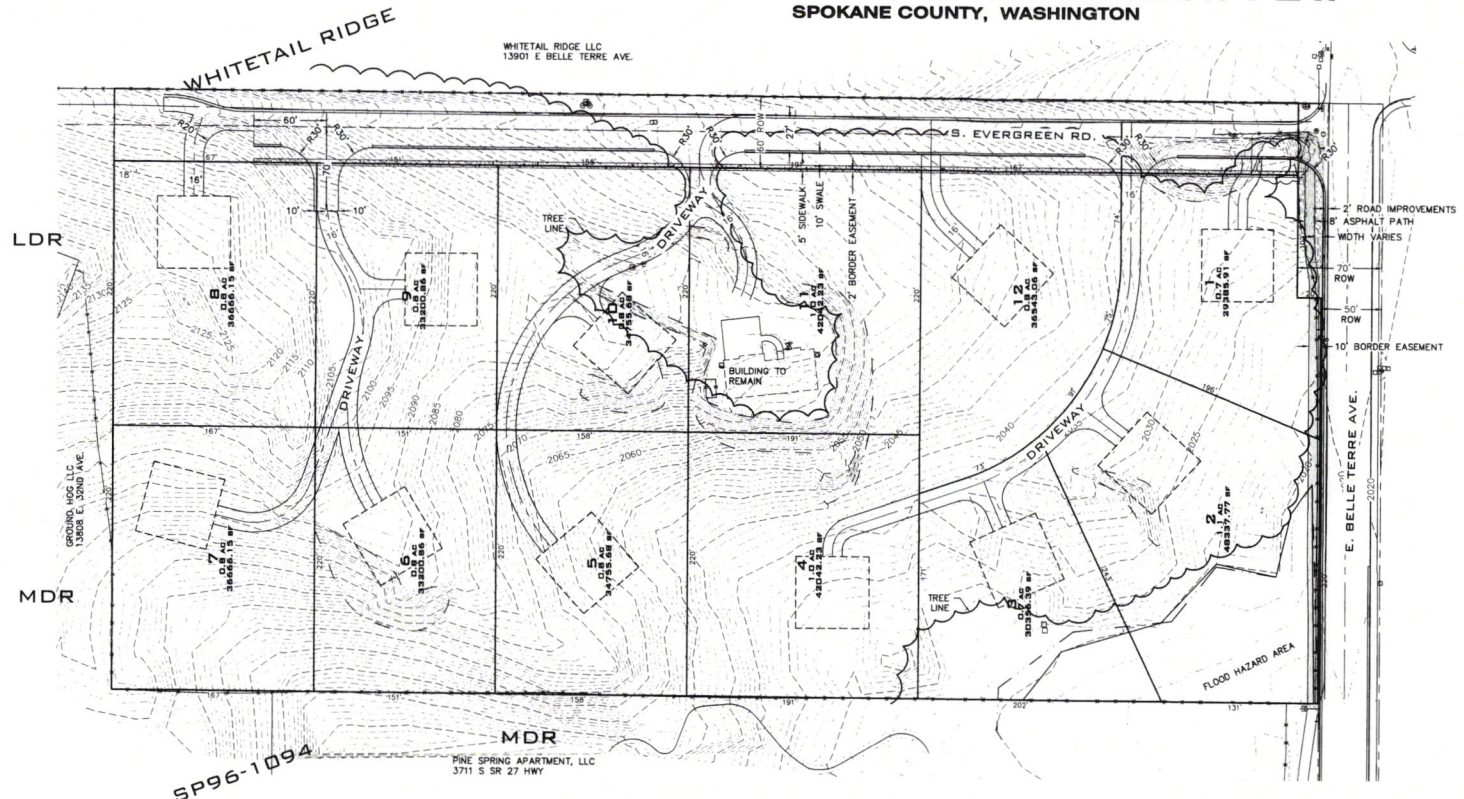


BELLE TERRE PRELIMINARY PLAT

SPOKANE COUNTY, WASHINGTON

PE-2057-17

UNDERGROUND SERVICE ALERT
ONE-CALL NUMBER
811
CALL TWO BUSINESS DAYS
BEFORE YOU DIG



VICINITY MAP

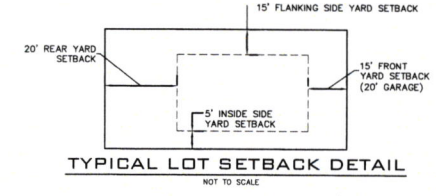
LEGEND

- PLAT BOUNDARY
- - - EXISTING GROUND CONTOUR (CONTOURS SHOWN AT 5 FOOT INTERVALS)
- ⑨ BLOCK NUMBER
- EXISTING TREES

RECEIVED
SPOKANE COUNTY
MAR 22 2017
BUILDING AND PLANNING DEPT

SITE DATA TABLE	
PARCEL NUMBER	45341.9155
TOTAL NUMBER OF LOTS	= 12
LOT FRONTAGE - VARIES	147' MIN - 191'
LOT AREA - VARIES	29,386 SF - 48,338 SF
EXISTING ZONING	- LDR
PROPOSED ZONING	- LDR
TOTAL AREA	- 11.43± ACRES
PROPOSED DENSITY	- 1.05 UNITS PER ACRE
DOMESTIC WATER	- VERA IRRIGATION DISTRICT #5
SANITARY SEWER DISPOSAL	- SPOKANE COUNTY UTILITIES
FIRE DEPARTMENT	- SPOKANE VALLEY FIRE DEPT.
PUBLIC ROADS	= 36,297 SF = 83± ACRES
RIGHT OF WAY	= 58,860 SF = 1.35± ACRES

LEGAL DESCRIPTION, SOURCE ASSESSOR
 34-25-44 SHORT PLAT 1094-96 (AUDITORS #4269269 BK 15 PGS 71-73)
 PTN TR 'C' DAF; BEG AT SE COR OF SD TR 'C', TH N 89DEG 48MIN 55SDS
 W ALG S LN OF SD TR 'C' 162.10FT, TH S 0DEG 26MIN 16SDS W23FT, TH
 N 89DEG 48MIN 55SDS W 337.90 FT, TH N 0DEG 26MIN 16SDS E PAR TO
 E LN OF SD TR 1000FT, TH S 89DEG 48MIN 55SDS E PAR TO S LN OF SD
 TR 500 FT TO E LN TR 'C', TH S ALG E LN 980 FT TO TRUE POB



ENGINEER
 WHIPPLE CONSULTING ENGINEERS
 2528 N. SULLIVAN ROAD
 SPOKANE, WA 99216
 PHONE: 509-893-2617
 CONTACT: TODD WHIPPLE, P.E.
 TODD@WHIPPLECE.COM

PROPERTY OWNER
 BLACK REALTY, INC
 107 S. HOWARD ST. STE 600
 SPOKANE, WA 99201-3818
 PHONE: 509-622-3593
 CONTACT: BRYAN WALKER

45341.9155 11.4 ACRES

SEWER
 SPOKANE COUNTY UTILITIES
 1026 WEST BROADWAY AVENUE
 SPOKANE, WASHINGTON 99260
 PHONE: 477-7180
 CONTACT: CHRIS KNUDSON

WATER
 VERA WATER AND POWER
 DIST.
 601 N. EVERGREEN RD.
 SPOKANE VALLEY, WA 99216
 509-824-3800
 CONTACT: BRIAN DILTS

SURVEYOR
 WHIPPLE CONSULTING ENGINEERS
 2528 N. SULLIVAN ROAD
 SPOKANE VALLEY, WA 99216
 PHONE: 893-2617
 CONTACT: JON GORDON, P.L.S.

PLAT LEGAL DESCRIPTION
 45341.9155 ASSESSORS LEGAL
 34-25-44 SHORT PLAT 1094-96 (AUDITORS #4269269 BK 15
 PGS 71-73) PTN TR 'C' DAF; BEG AT SE COR OF SD TR 'C', TH N
 89DEG 48 MIN 55SDS W ALG S LN OF SD TR 'C' 162.10FT, TH
 S 0 DEG 26 MIN 16 SD S W 20FT, TH N 89DEG 48 MIN 55 SD S W
 337.90 FT TH N 0 DEG 26 MIN 16 SD S E PAR TO E LN OF SD
 TR 1000FT, TH S 89 DEG 48 MIN 55 SD S E PAR TO S LN OF
 SD TR 500 FT TO E LN TR 'C', TH S ALG E LN 980 FT TO TRUE
 POB

NO.	DATE	BY	REVISIONS

SCALE:
 HORIZONTAL:
 1" = 80'
 VERTICAL:
 N/A

PROJ #: 16-1663
DATE: 03/13/17
DRAWN: SMM
REVIEWED: TRW

IWCE
 WHIPPLE CONSULTING ENGINEERS
 2528 NORTH SULLIVAN ROAD
 SPOKANE VALLEY, WA 99216
 PH: 509-893-2617 FAX: 509-898-0227

**BELLE TERRE
 PRELIMINARY PLAT
 13801 E. BELLE TERRE AVE.
 SPOKANE VALLEY, WA**

**SHEET
 1 OF 1**
 JOB NUMBER
16-1663