



PRELIMINARY PLAT OF ELK MEADOW ESTATES A RESIDENTIAL SUBDIVISION NE 1/4, SEC. 34, T. 25 N., R. 44 E. SPOKANE COUNTY, WASHINGTON

DRAINAGE NOTES

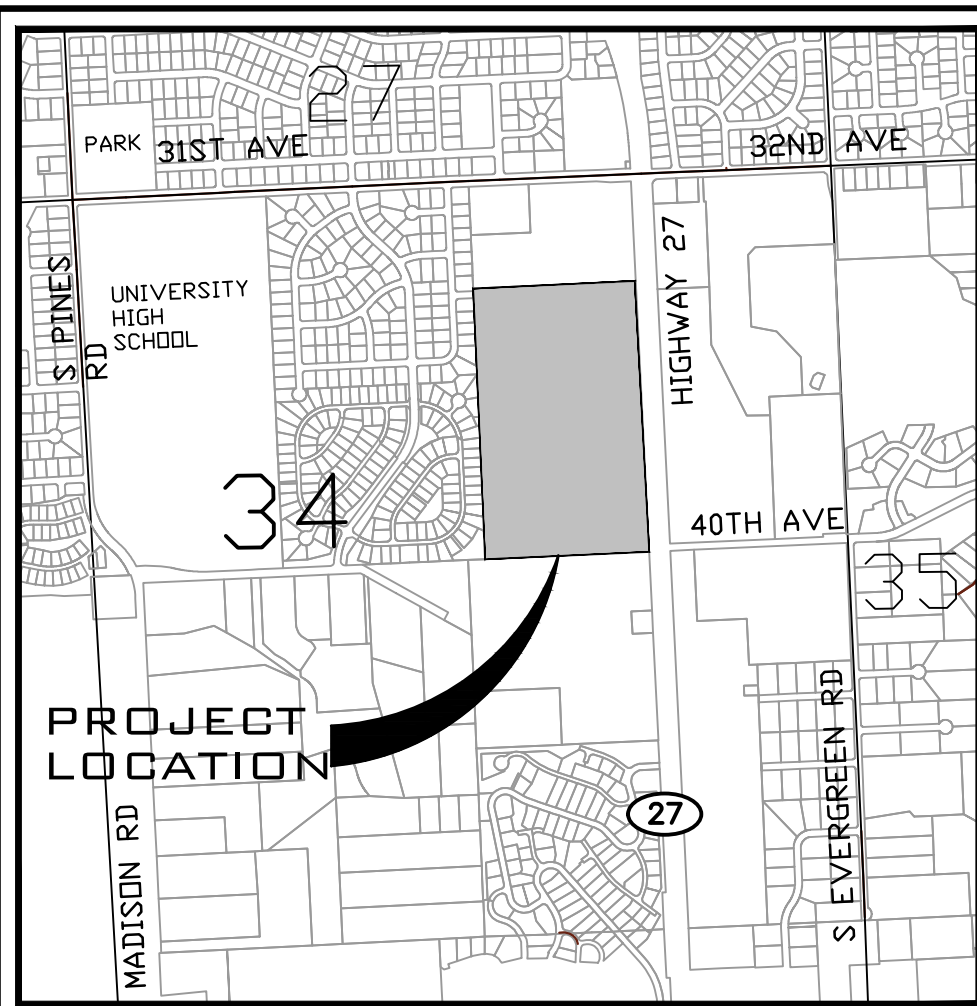
DRAINAGE WILL BE VIA ROADSIDE SWALES OR PONDS WITHIN TRACTS WITH CLEAN EXCESS STORMWATER BEING DISCHARGED VIA DRYWELLS, REGISTERED WITH DEPT. OF ECOLOGY.

PUBLIC UTILITIES NOTES

- ALL LOTS TO BE SERVED BY DOMESTIC WATER BY MEANS OF A WATER SYSTEM CONNECTED TO THE PURVEYORS WATER SYSTEM.
- ALL LOTS TO BE SERVED BY SANITARY SEWER BY MEANS OF A SANITARY SEWER SYSTEM CONNECTED TO THE PURVEYORS SANITARY SEWER SYSTEM.

NATURAL FEATURES

- NONE



VICINITY MAP

LEGAL DESCRIPTION

PARCEL: 45341.9159
THE SOUTH 1900.20FT OF SOUTH PINES CEMETARY, AS PER PLAT THEREOF RECORDED IN VOLUME 27 OF PLATS, PAGE 1, RECORDS OF SPOKANE COUNTY, WASHINGTON. (CE-61-2019, PARCEL B OF ROS AFN 6797242) PER SPOKANE COUNTY TAX INFORMATION.

PARCEL: 45341.9159 (ACCESS ONLY)
THE SOUTH 1900.20FT OF SOUTH PINES CEMETARY, AS PER PLAT THEREOF RECORDED IN VOLUME 27 OF PLATS, PAGE 1, RECORDS OF SPOKANE COUNTY, WASHINGTON. (CE-61-2019, PARCEL B OF ROS AFN 6797242)

PARCEL: 45341.9040 (ACCESS ONLY)
34-25-44 N380FT OF W420FT OF E1215.46FT OF W1/2 OF NE1/4EXC N40FT FOR 32ND AVE

SOILS DESCRIPTION

3080 OPPORTUNITY VERY GRAVELLY ASHY LOAM, 0 TO 3 PERCENT SLOPES

SITE DATA TABLE	
PARCEL NUMBER	45341.9159
EXISTING ZONING	LDR
DENSITY ALLOWED (6u/ac)	300.02
PROJECT AREA	SF 2,178,165.58 AC 50.00
RIGHT OF WAY AREA	411,357.25 9.44
OCCUPANCY	SINGLE FAMILY
NUMBER OF LOTS	264
NUMBER OF TRACTS	3
TOTAL RESIDENTIAL LOT AREA	1,741,456.69 39.98
TOTAL TRACT AREA	25,351.64 0.58
MAXIMUM LOT AREA	13,051.33 0.30
MINIMUM LOT AREA	5,050.00 0.12
AVERAGE LOT AREA	6,596.43 0.15
DENSITY (unit/ac)	5.28
DOMESTIC WATER	MODEL IRRIGATION
SANITARY SEWER DISPOSAL	SPOKANE COUNTY
FIRE DEPARTMENT	SPOKANE VALLEY



ENGINEER

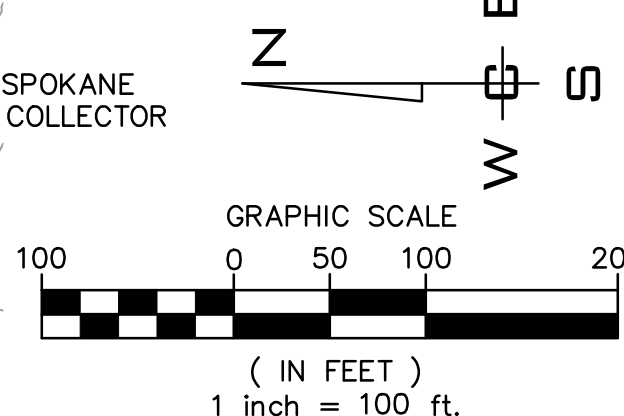
WHIPPLE CONSULTING ENGINEERS
21 S. PINES ROAD
SPOKANE VALLEY, WA 99206
PHONE: 509-893-2617
CONTACT: TODD WHIPPLE, P.E.
TODD@WHIPPLECE.COM

SURVEYOR

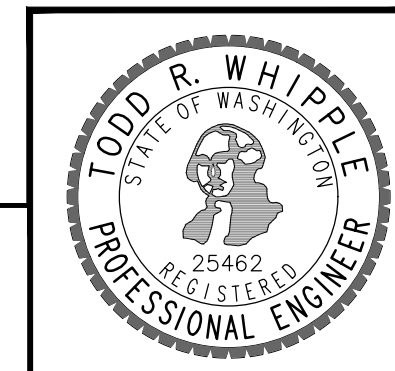
WHIPPLE CONSULTING ENGINEERS 21
21 S. PINES ROAD
SPOKANE VALLEY, WA 99206
PHONE: 509-893-2617
CONTACT: DAVID A. COWELL, P.L.S.

OWNER

32ND AND PINES, LLC
P.O. BOX 147
SPOKANE VALLEY, WA 99016
PHONE: 509-891-2093
CONTACT: MIKE KINNEY



**PLANS
NOT APPROVED
BY AGENCY**



NO.	DATE	BY	REVISIONS

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

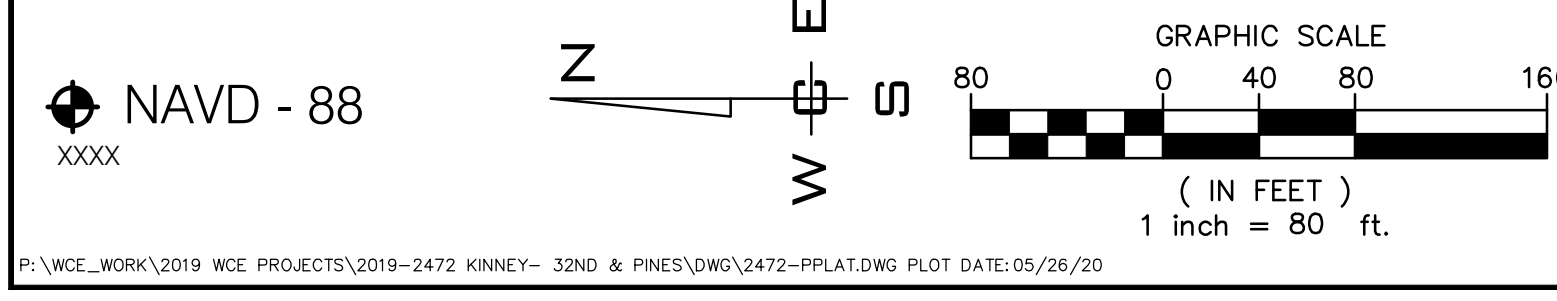
PROJ #: 19-2472
DATE: 04/28/20
DRAWN: BNG
REVIEWED: TRW

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



**PRELIMINARY PLAT OF
ELK MEADOW ESTATES
HWY 27 & 40TH AVE
SPOKANE COUNTY, WA**

**SHEET
1 OF 2**
JOB NUMBER
19-2472



NO.	DATE	BY	REVISIONS

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

PROJ #: 19-2472
DATE: 04/28/20
DRAWN: BNG
REVIEWED: TRW

CIVIL
 STRUCTURAL
 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

PRELIMINARY PLAT OF
ELK MEADOW ESTATES
HWY 27 & 40TH AVE
SPOKANE COUNTY, WA



PLANS
NOT APPROVED
BY AGENCY

SHEET
2 OF 2
JOB NUMBER
19-2472

P:\WCE_WORK\2019 WCE PROJECTS\2019-2472 KINNEY - 32ND & PINES\DWG\2472-PLAT.DWG PLOT DATE: 05/26/20