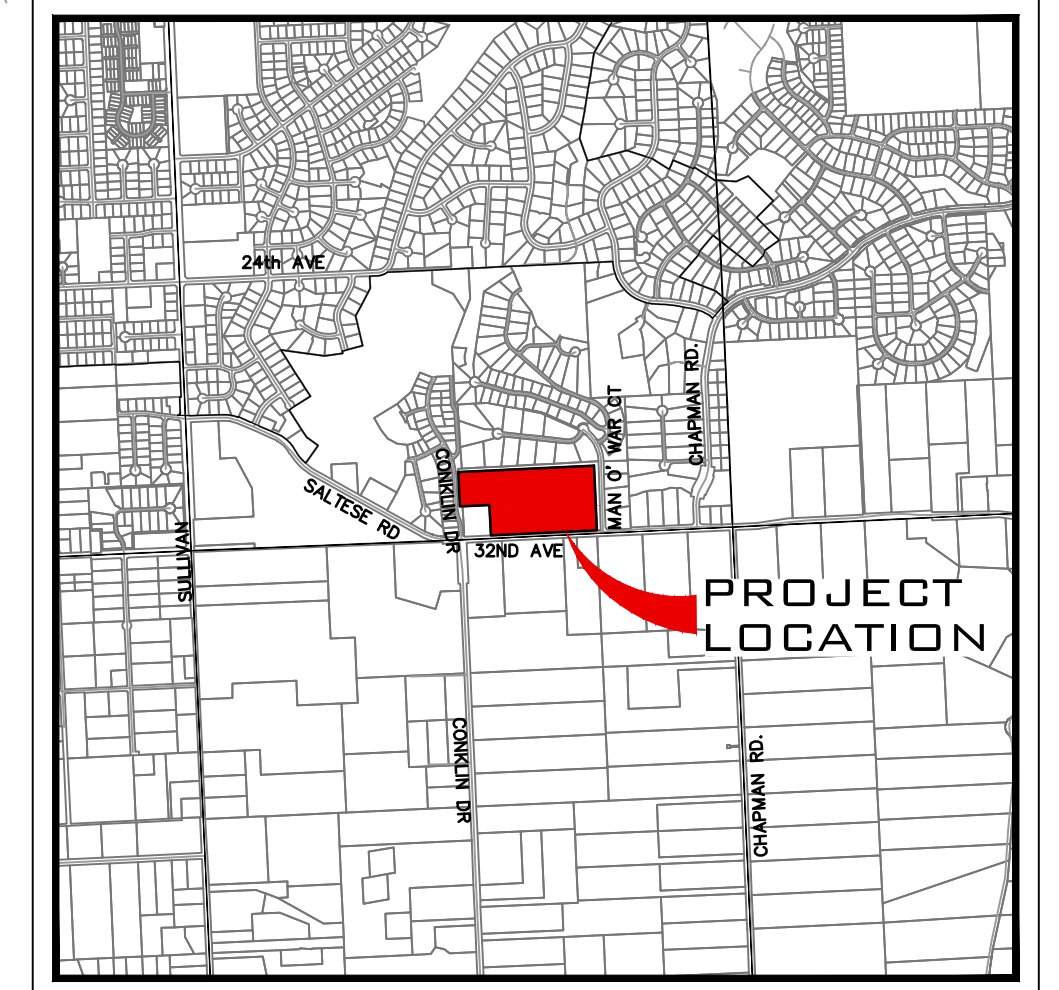


PRELIMINARY PLAT  
**32ND & CONKLIN**  
 LOCATED IN A PORTION OF  
 SE 1/4, SEC. 25, T. 25N., R. 44 E., W.M.  
 SPOKANE COUNTY, WA

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



VICINITY MAP

SITE DATA TABLE	
PARCEL NUMBER	45254.9013, 45254.9112
PROJECT ZONE	LDR
MAX ZONING DENSITY (Bu/ac)	116.01
	SF AC
PROJECT AREA	842,227.50 19.33
RESIDENTIAL LOT AREA	579,516.10 13.30
TRACT AREA	137,438.20 3.16
PRIVATE ROAD AREA	18,656.90 0.43
PUBLIC ROW	106,616.30 2.45
MIN. LOT AREA	4,480.00 0.10
MAX. LOT AREA	14,687.90 0.34
NUMBER OF LOTS	123
POTENTIAL NUMBER OF UNITS	141
GROSS DENSITY	7.29
NUMBER OF TRACTS	12
OCCUPANCY	SINGLE FAMILY/DUPLEX
IMPERVIOUS AREA	322,073 7.39
WATER SERVICE PROVIDER	WATER DISTRICT #3
SEWER SERVICE PROVIDER	SPOKANE COUNTY
FIRE DISTRICT	FIRE DISTRICT #8

LEGAL DESCRIPTION

PARCEL NUMBER 45254.9013  
 25-25-44 S1/2 OF SW1/4 OF SE1/4 EXC N300FT OF S330FT OF W290FT

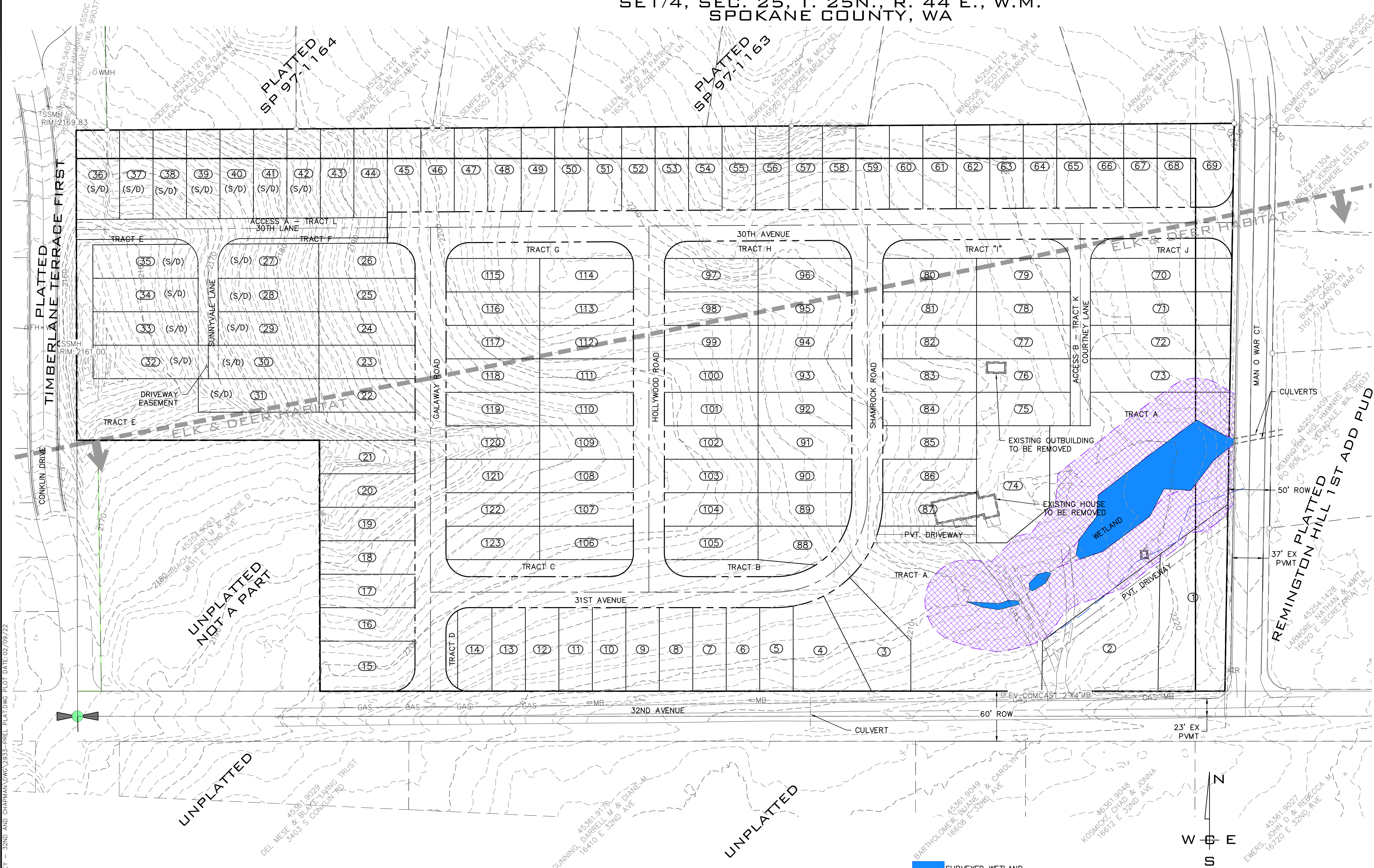
PARCEL NUMBER 45254.9112  
 25-25-44 PTN OF SW1/4 OF SE1/4 LYG SLY & WLY OF PLATTED PTNS & WLY OF MAN O' WAR CT & EXC 32ND AVE FROM SPOKANE COUNTY SCOUT

SOILS DESCRIPTION

2052-BRINCKEN, MOIST-SPEIGLE COMPLEX, MASS WASTED, 0 TO 25 PERCENT SLOPES  
 3130-PHOEBE ASHY SANDY LOAM, 0 TO 3 PERCENT SLOPES  
 4033-LAKESPRING-BRINCKEN, MOIST, COMPLEX, 8 TO 25 PERCENT SLOPES  
 7191-URBAN LAND-LAKESPRING, DISTURBED COMPLEX, 3 TO 8 PERCENT SLOPES

CRITICAL AREAS:

- DNR\_STREAM TYPE NF - REMOVED
- SPOKANE COUNTY\_PRIORITY-HABITAT-SPECIES-MAP: ELK HABITAT- LIMIT SHOWN
- WETLAND - SHOWN, SEE SHEET 3 FOR DETAIL



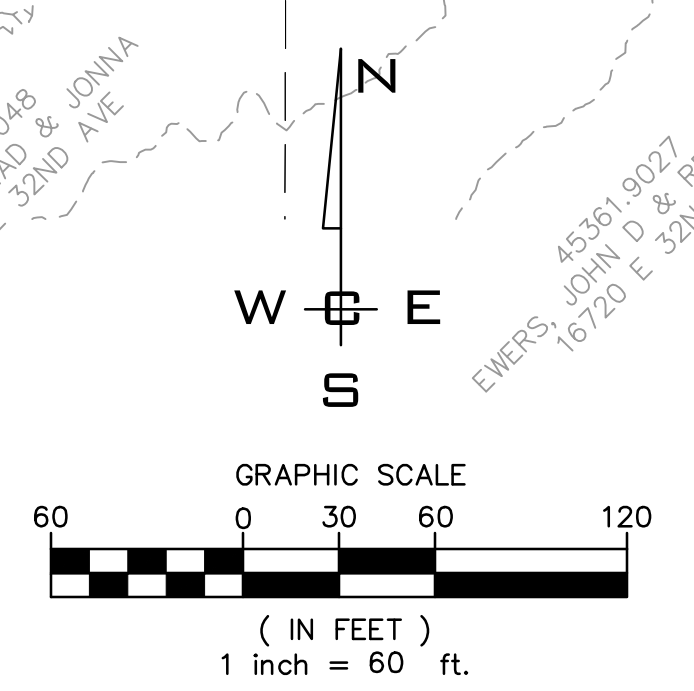
**SURVEYOR**  
 WHIPPLE CONSULTING ENGINEERS  
 21 SOUTH PINES  
 SPOKANE VALLEY, WA 99206  
 PHONE: 893-2617  
 CONTACT: BRETT GRIFFITH, P.L.S.

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

**OWNER**  
 CONWAY LIVING TRUST/  
 ROBERT & SUZANNE  
 PO BOX 718  
 GREENACRES, WA. 99016

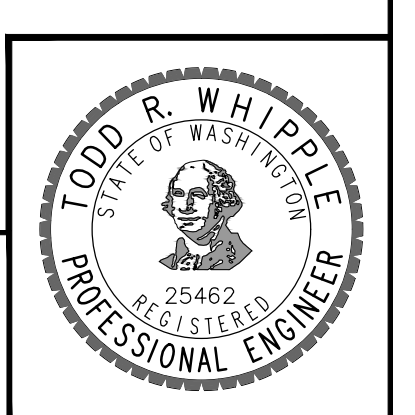
NOTE:  
 LOTS LABELED (S/D) MAY BE DEVELOPED AS DUPLEX UNITS (QTY 18).

■ SURVEYED WETLAND  
 ■ DESIGNATED WETLAND BUFFER



NAVD - 88 WSDOT BENCHMARK GP32027-257 FND 3' BC ELEV. 2026.705	<b>SCALE:</b> HORIZONTAL: 1"=60' VERTICAL: N/A	PROJ #: 21-2933 DATE: 11/03/21 DRAWN: BNG REVIEWED: TRW	CIVIL STRUCTURAL SURVEYING TRAFFIC PLANNING LANDSCAPE OTHER	WHIPPLE CONSULTING ENGINEERS 21 S. PINES ROAD SPOKANE VALLEY, WA 99206 PH: 509-893-2617 FAX: 509-926-0227	<b>32ND &amp; CONKLIN                  PRELIMINARY PLAT                  SPOKANE COUNTY, WA</b>	SHEET <b>1 OF 3</b>
						JOB NUMBER <b>21-2933</b>

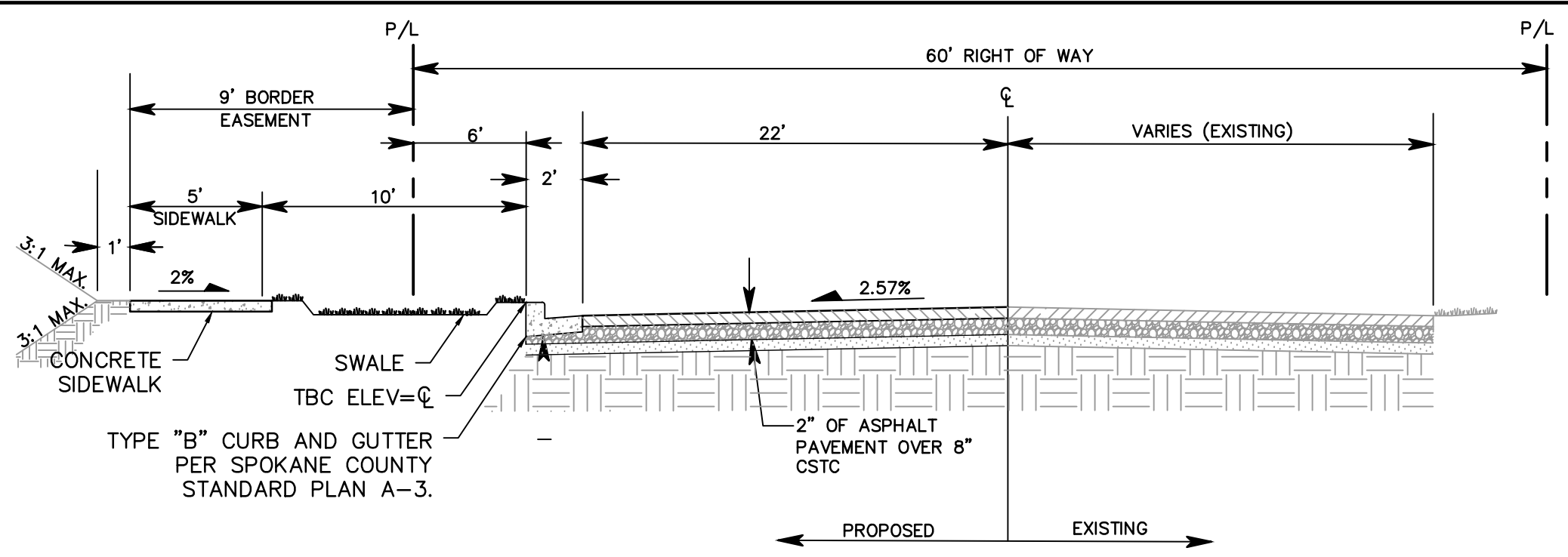
PLANS  
 NOT APPROVED  
 BY AGENCY



P:\WCE\_WORK\2021 WCE PROJECTS\2021-2933 Kinney - 32nd and Chapman\DWG\2933-PREL PLAT.dwg, 2/9/2022 10:39:34 AM

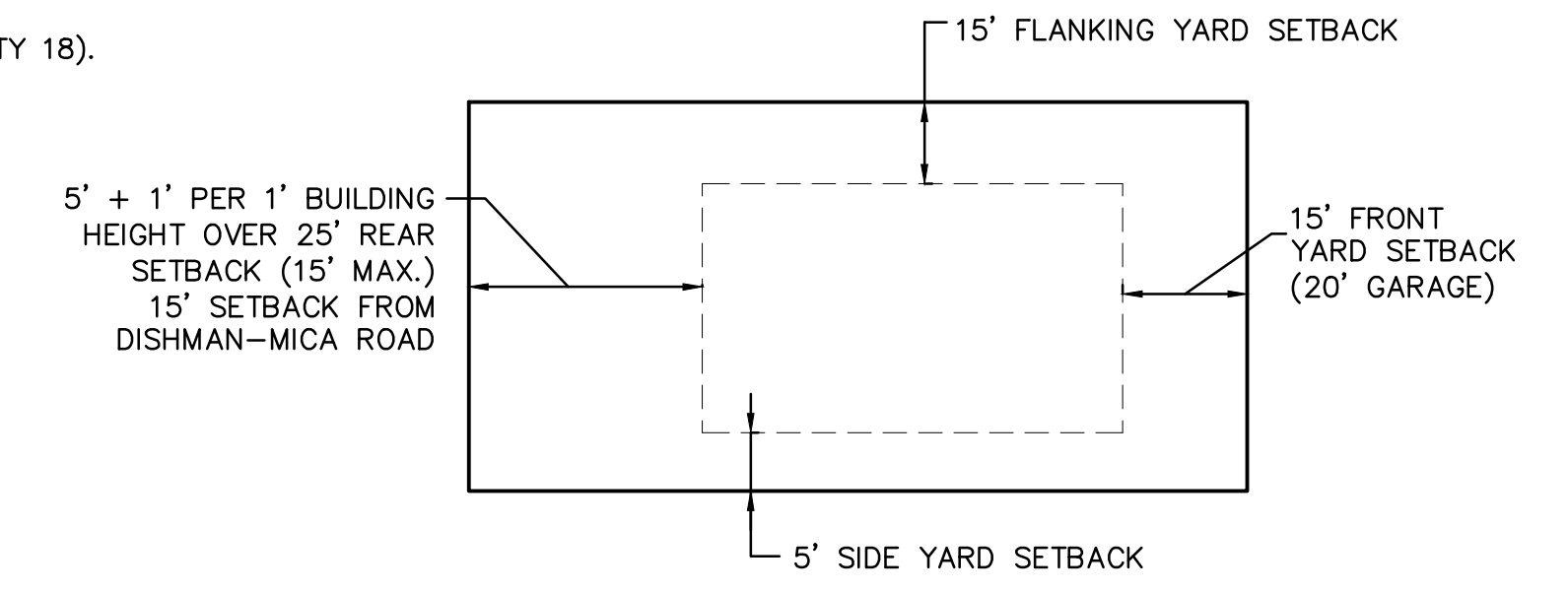


**LOT PLAN**  
SCALE: 1"=50'



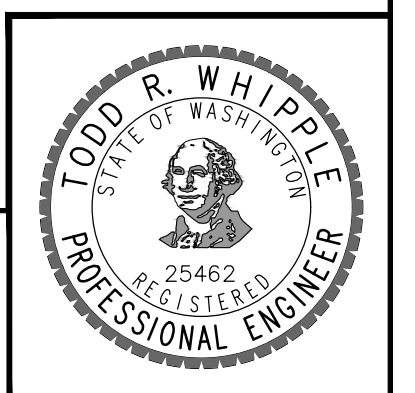
**32ND AVE. CROSS SECTION**  
SCALE: NOT TO SCALE

NOTE:  
LOTS LABELED (S/D) MAY BE DEVELOPED AS DUPLEX UNITS (QTY 18).



**TYPICAL LOT SETBACK DETAIL**  
NOT TO SCALE

PLANS  
NOT APPROVED  
BY AGENCY



NAVD - 88  
WSDOT BENCHMARK  
GP32027-257  
FND 3' BC ELEV. 2026.705

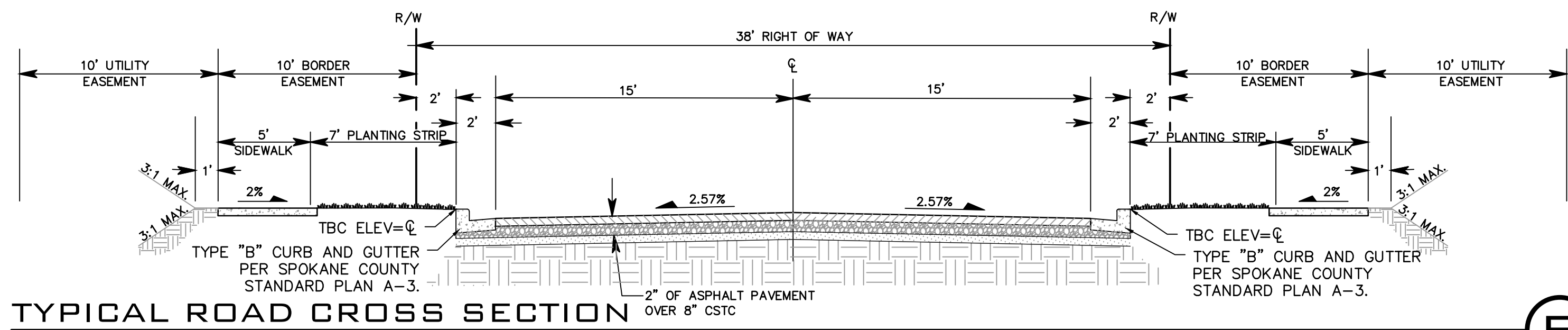
NO.	DATE	BY	REVISIONS

<b>SCALE:</b>	<b>PROJ #:</b> 21-2933	<b>CIVIL:</b> [ ]
<b>HORIZONTAL:</b> 1"=50'	<b>DATE:</b> 11/03/21	<b>STRUCTURAL:</b> [ ]
<b>VERTICAL:</b> N/A	<b>DRAWN:</b> BNG	<b>SURVEYING:</b> [ ]
	<b>REVIEWED:</b> TRW	<b>TRAFFIC:</b> [ ]
		<b>PLANNING:</b> [ ]
		<b>LANDSCAPE:</b> [ ]
		<b>OTHER:</b> [ ]



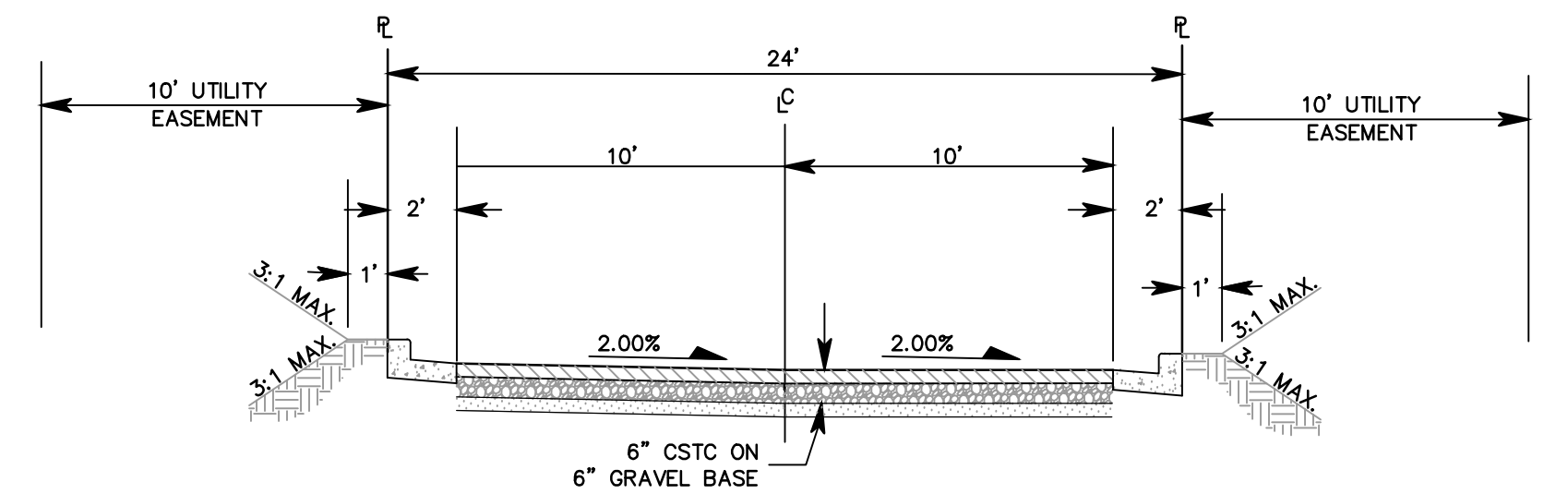
**32ND & CONKLIN  
LOTS & SECTIONS  
SPOKANE COUNTY, WA**

**SHEET  
2 OF 3**  
JOB NUMBER  
**21-2933**



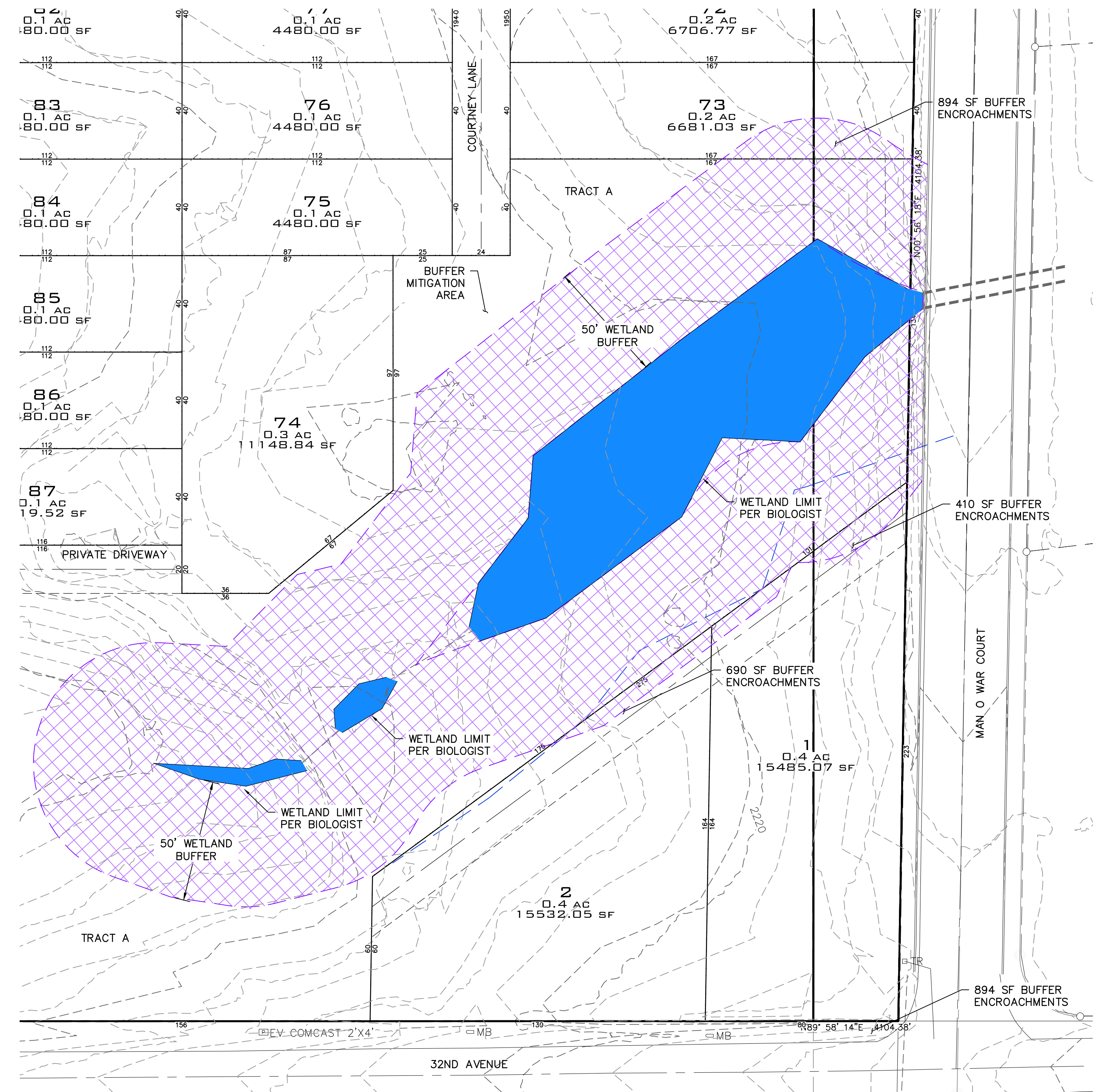
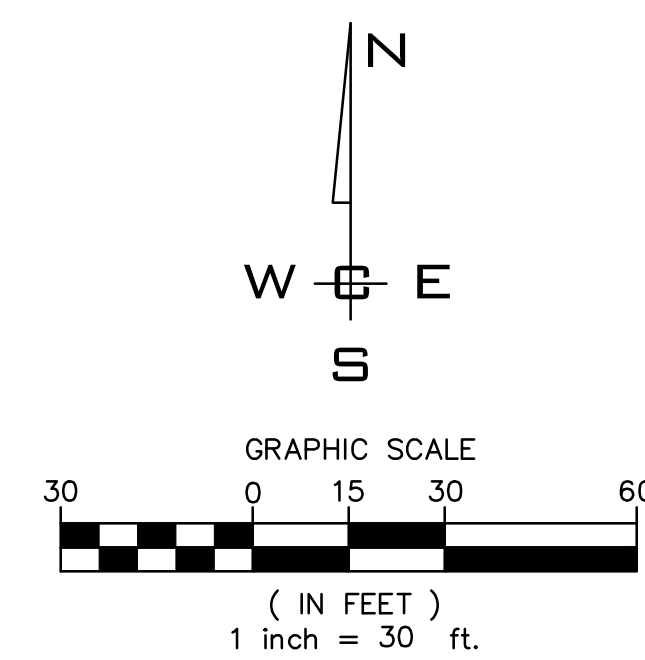
TYPICAL ROAD CROSS SECTION

SCALE: NOT TO SCALE



TYP PRIVATE RD SLOPED CROSS SECTION

SCALE: NOT TO SCALE



WETLAND EXHIBIT

SCALE: 1"=30'

P:\WCE\_WORK\2021 WCE PROJECTS\2021-2933 KINNEY - 32ND AND CONKLIN\DWG\2933-PREL PLATTING PLOT DATE:07/09/22

NAVD - 88  
WSDOT BENCHMARK  
GP32027-257  
FND 3' BC ELEV. 2026.705

NO.	DATE	BY	REVISIONS

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

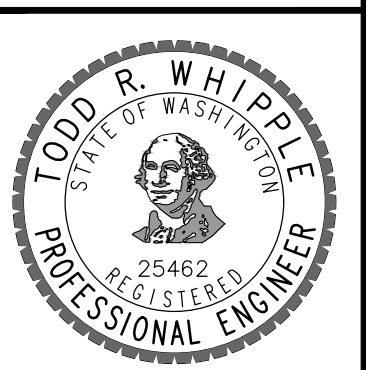
**PROJ #:** 21-2933  
**DATE:** 11/03/21  
**DRAWN:** JPP  
**REVIEWED:** TRW

CIVIL  
STRUCTURAL  
SURVEYING  
TRAFFIC  
PLANNING  
LANDSCAPE  
OTHER



**32ND & CONKLIN  
WETLAND EXHIBIT  
SPOKANE COUNTY, WA**

**PLANS  
NOT APPROVED  
BY AGENCY**



**SHEET  
3 OF 3**

**JOB NUMBER  
21-2933**