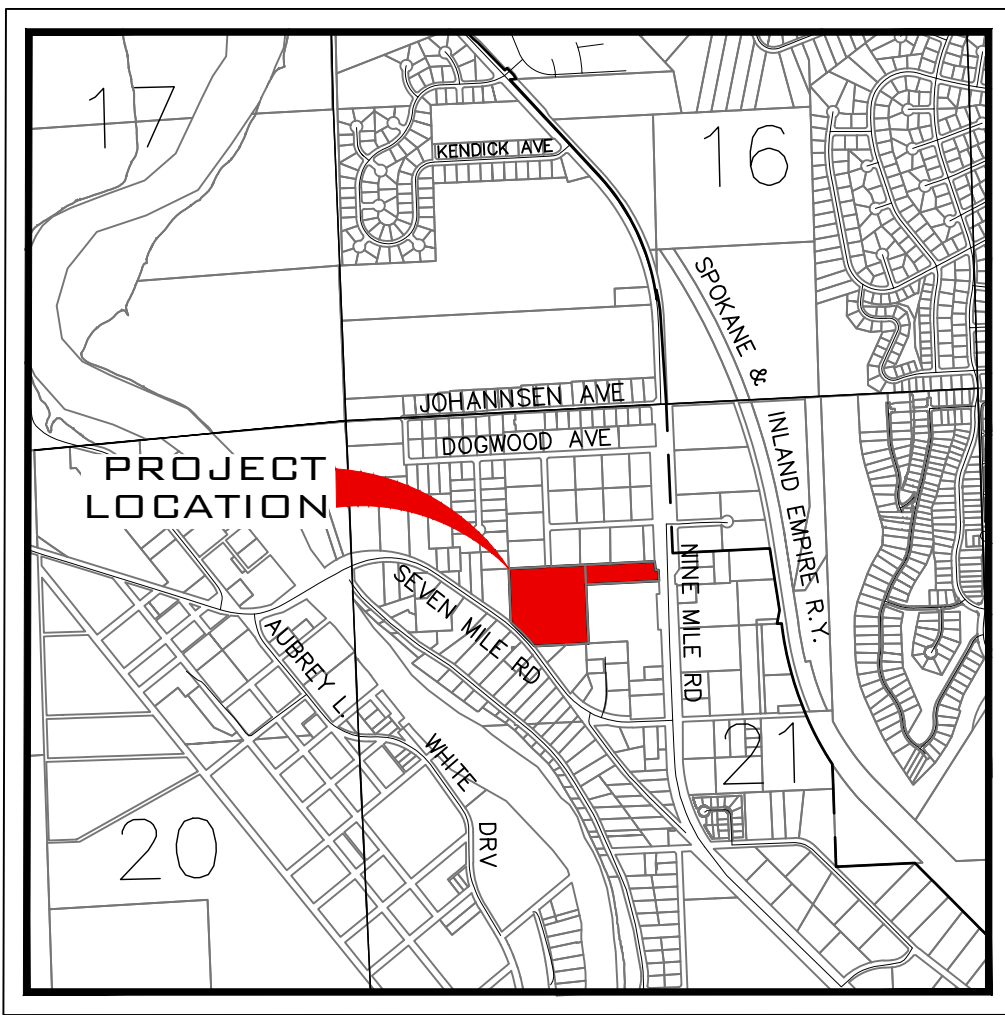


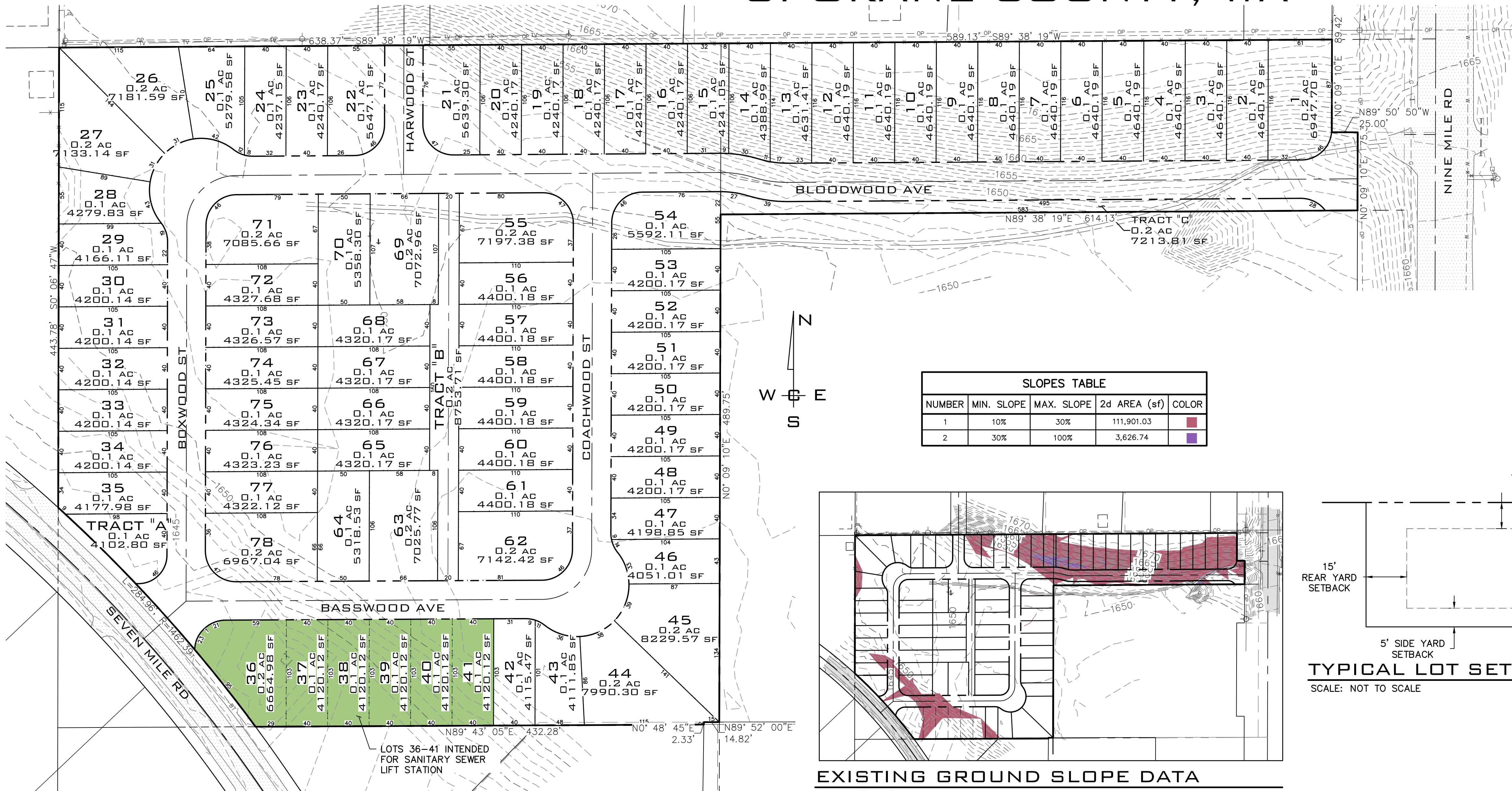
PRELIMINARY PLAT
SEVEN MILE ADDITION

LOCATED IN A PORTION OF TH
NW 1/4, SEC 21, T 26 N, R 42 E, W.M.
SPOKANE COUNTY, WA



VICINITY MAP

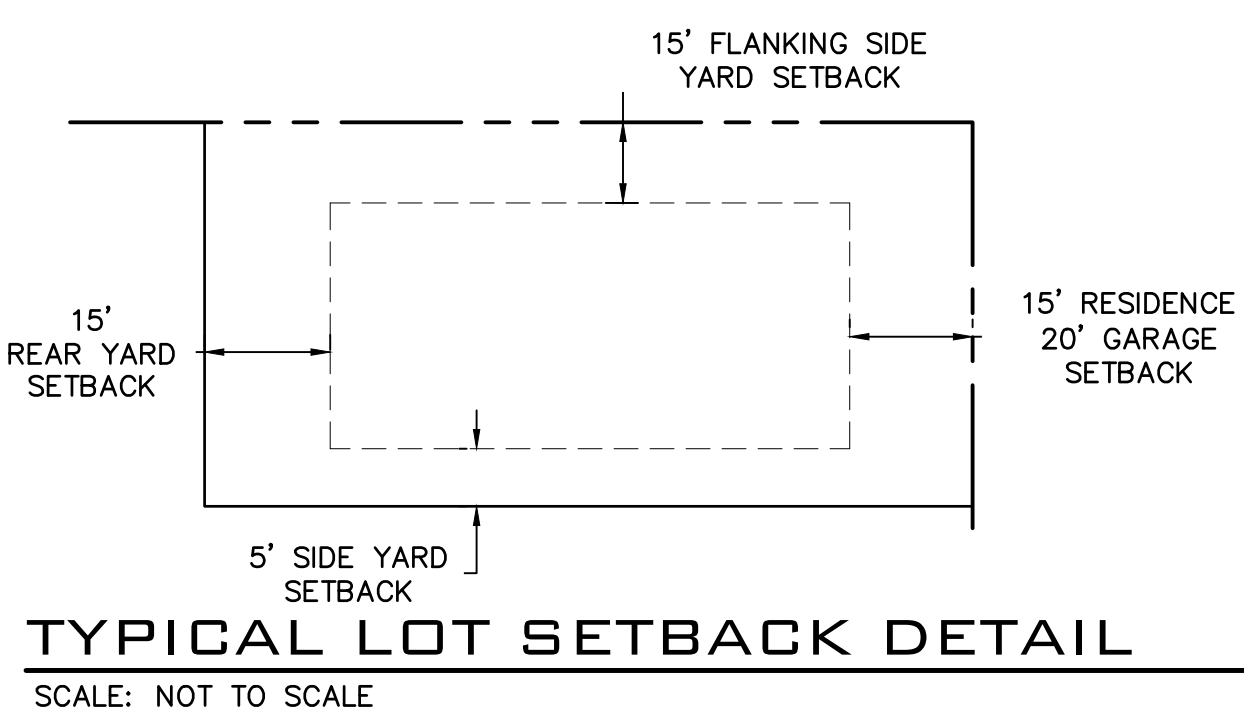
UNDERGROUND SERVICE ALERT
ONE-CALL NUMBER
811
CALL TWO BUSINESS DAYS
BEFORE YOU DIG



SLOPES TABLE				
NUMBER	MIN. SLOPE	MAX. SLOPE	2d AREA (sf)	COLOR
1	10%	30%	111,901.03	
2	30%	100%	3,626.74	



EXISTING GROUND SLOPE DATA
SCALE: 1"=200'



TYPICAL LOT SETBACK DETAIL
SCALE: NOT TO SCALE

SITE DATA		
PARCEL NUMBER	26212.9017 26212.9019	
ZONING	LDR	
DENSITY [MIN] [MAX]	1	8
ALLOWED DENSITY	11	91
	SF	AC
PROJECT AREA	496,482.44	11.40
NUMBER OF LOTS	78	
NUMBER OF TRACTS	3	
	SF	AC
AREA OF LOTS	378,989.72	8.70
AREA OF TRACTS	20,070.32	0.46
AREA OF RIGHT OF WAY	496,401.44	11.40
MIN LOT AREA	4,051.01	0.09
MAX LOT AREA	8,229.57	0.19
IMPERVIOUS AREAS		
	SF	
PAVEMENT	86,608.48	
SIDEWALK AND CONCRETE		
CURB AND GUTTER	9,671.80	
TOTAL IMPERVIOUS AREA		
SERVICE PROVIDERS		
FIRE DISTRICT	FIRE DISTRICT 9	
WATER SERVICE	FAIRVIEW ADDITION	
SANITARY SEWER SERVICE		

LEGAL DESCRIPTION

26212.9019
21 26 42 N165FT OF E689.11 FT OF SE1/4 OF NW1/4
26212.9017
21 26 42 PTN OF N1/2 OF SE1/4 OF NW1/4 LYG
N&E OF 7 MILE RDEXC E689.11FT

ENGINEER/CONTACT

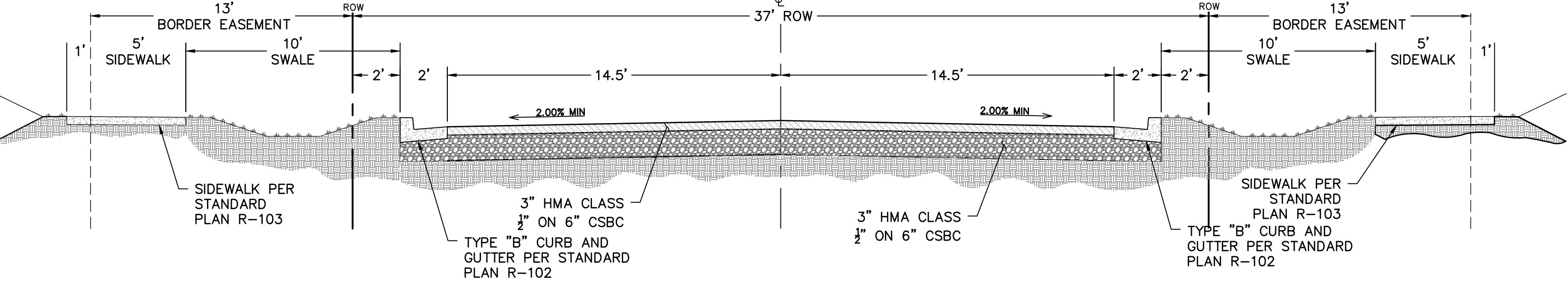
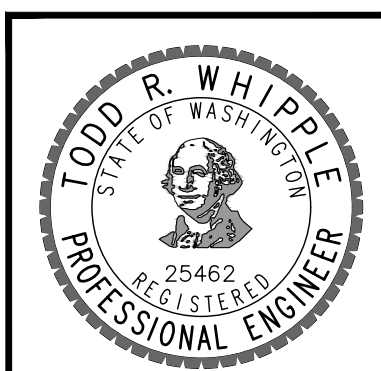
WHIPPLE CONSULTING ENGINEERS
21 SOUTH PINES
SPOKANE VALLEY, WA 99206
PHONE: 893-2617
CONTACT: TODD WHIPPLE, P.E.

SURVEYOR

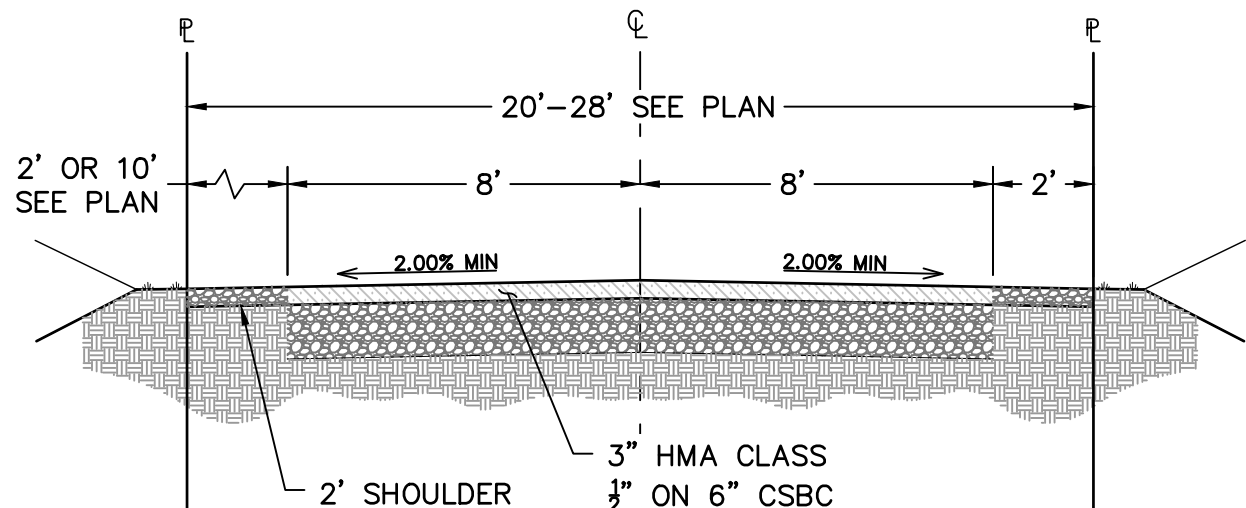
WHIPPLE CONSULTING ENGINEERS 21
SOUTH PINES
SPOKANE VALLEY, WA 99206
PHONE: 893-2617
CONTACT: BRETT A. GRIFFITH, P.L.S.

OWNER/DEVELOPER

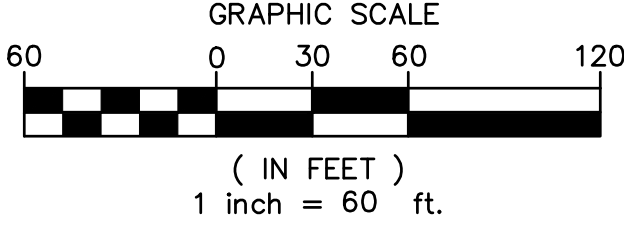
MIKE & SUE ANN, LLC / MARK
& DANA, LLC / MIKE & MEGAN,
LLC
PO BOX 935,
OTIS ORCHARDS, WA, 99027



TYPICAL ROAD CROSS SECTION W/ROADSIDE SWALE
NOT TO SCALE



PRIVATE DRIVE SECTION
NOT TO SCALE



NAVD - 88
WGS-84

NO.	DATE	BY	REVISIONS

SCALE:
HORIZONTAL:
1"=60'
VERTICAL:
N/A

PROJ #:	21-3100
DATE:	03/24/22
DRAWN:	SLS
REVIEWED:	TRW

CIVIL	
STRUCTURAL	
SURVEYING	
TRAFFIC	
PLANNING	X
LANDSCAPE	
OTHER	

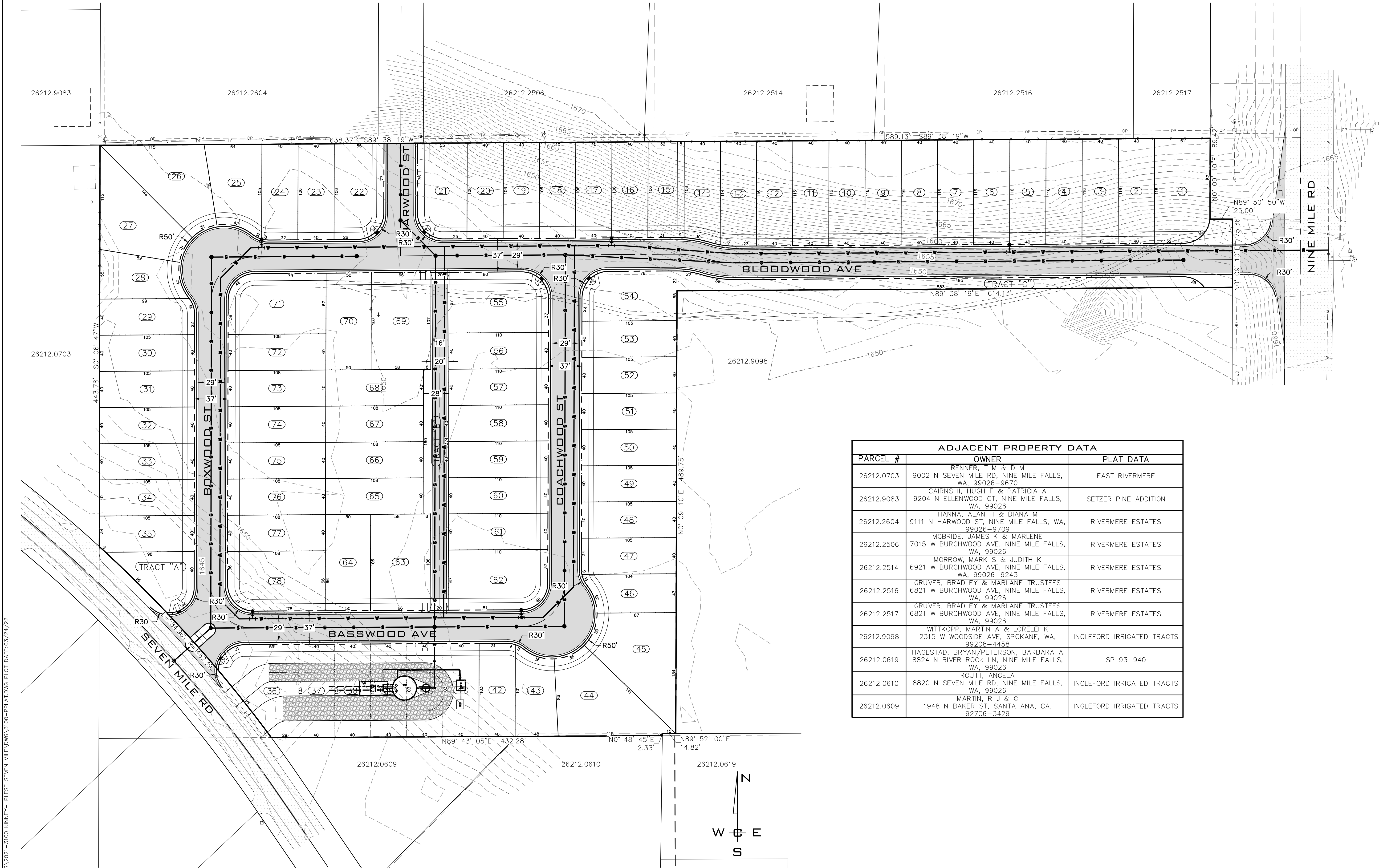
WCE
WHIPPLE CONSULTING ENGINEERS
21 S. PINES ROAD
SPOKANE VALLEY, WA 99206
PH: 509-893-2617 FAX: 509-926-0227

**SEVEN MILE ADDITION
PRELIMINARY PLAT**
**SEVEN MILE RD
NINE MILE FALLS, WA 99026**

SHEET 1 OF 2
JOB NUMBER 21-3100

NW 1/4, SEC. 21, T. 26 N., R. 42 E., W.M.

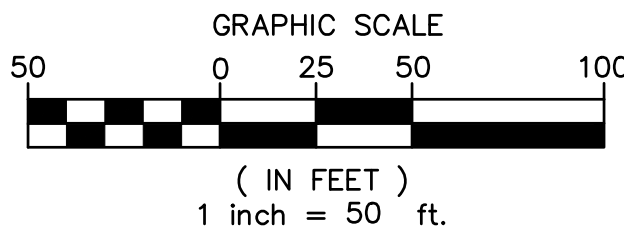
UNDERGROUND SERVICE ALERT
ONE-CALL NUMBER
811
CALL TWO BUSINESS DAYS
BEFORE YOU DIG



ADJACENT PROPERTY DATA		
PARCEL #	OWNER	PLAT DATA
26212.0703	RENNER, T M & D M 9002 N SEVEN MILE RD, NINE MILE FALLS, WA, 99026-9670	EAST RIVERMERE
26212.9083	CAIRNS II, HUGH F & PATRICIA A 9204 N ELLENWOOD CT, NINE MILE FALLS, WA, 99026	SETZER PINE ADDITION
26212.2604	HANNA, ALAN H & DIANA M 9111 N HARWOOD ST, NINE MILE FALLS, WA, 99026-9709	RIVERMERE ESTATES
26212.2506	MCBRIDE, JAMES K & MARLENE 7015 W BURCHWOOD AVE, NINE MILE FALLS, WA, 99026	RIVERMERE ESTATES
26212.2514	MORROW, MARK S & JUDITH K 6921 W BURCHWOOD AVE, NINE MILE FALLS, WA, 99026-9243	RIVERMERE ESTATES
26212.2516	GRUVER, BRADLEY & MARLANE TRUSTEES 6821 W BURCHWOOD AVE, NINE MILE FALLS, WA, 99026	RIVERMERE ESTATES
26212.2517	GRUVER, BRADLEY & MARLANE TRUSTEES 6821 W BURCHWOOD AVE, NINE MILE FALLS, WA, 99026	RIVERMERE ESTATES
26212.9098	WITKOPP, MARTIN A & LORELEI K 2315 W WOODSIDE AVE, SPOKANE, WA, 99208-4458	INGLEFORD IRRIGATED TRACTS
26212.0619	HAGESTAD, BRYAN/PETERSON, BARBARA A 8824 N RIVER ROCK LN, NINE MILE FALLS, WA, 99026	SP 93-940
26212.0610	ROUTT, ANGELA 8820 N SEVEN MILE RD, NINE MILE FALLS, WA, 99026	INGLEFORD IRRIGATED TRACTS
26212.0609	MARTIN, R J & C 1948 N BAKER ST, SANTA ANA, CA, 92706-3429	INGLEFORD IRRIGATED TRACTS

P:\WCE\WORK\2021\WCE PROJECTS\2021-3100 KINNEY- PLEASE SEVEN MILE DWS\100-PLAT.DWG PLOT DATE:03/24/22

NAVD - 88
WGS-84



NO	DATE	BY	REVISIONS

SCALE:
HORIZONTAL:
1"=60'
VERTICAL:
N/A

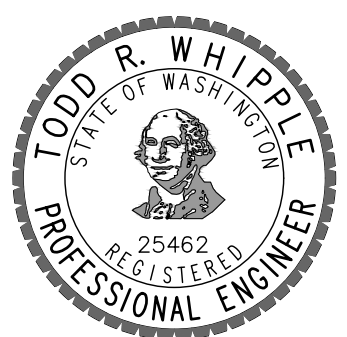
PROJ #: 21-3100
DATE: 03/24/22
DRAWN: SLS
REVIEWED: TRW

CIVIL
STRUCTURAL
SURVEYING
TRAFFIC
PLANNING
LANDSCAPE
OTHER

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SEVEN MILE ADDITION
PRELIMINARY PLAT

SEVEN MILE RD
NINE MILE FALLS, WA 99026



SHEET
2 OF 2

JOB NUMBER
21-3100