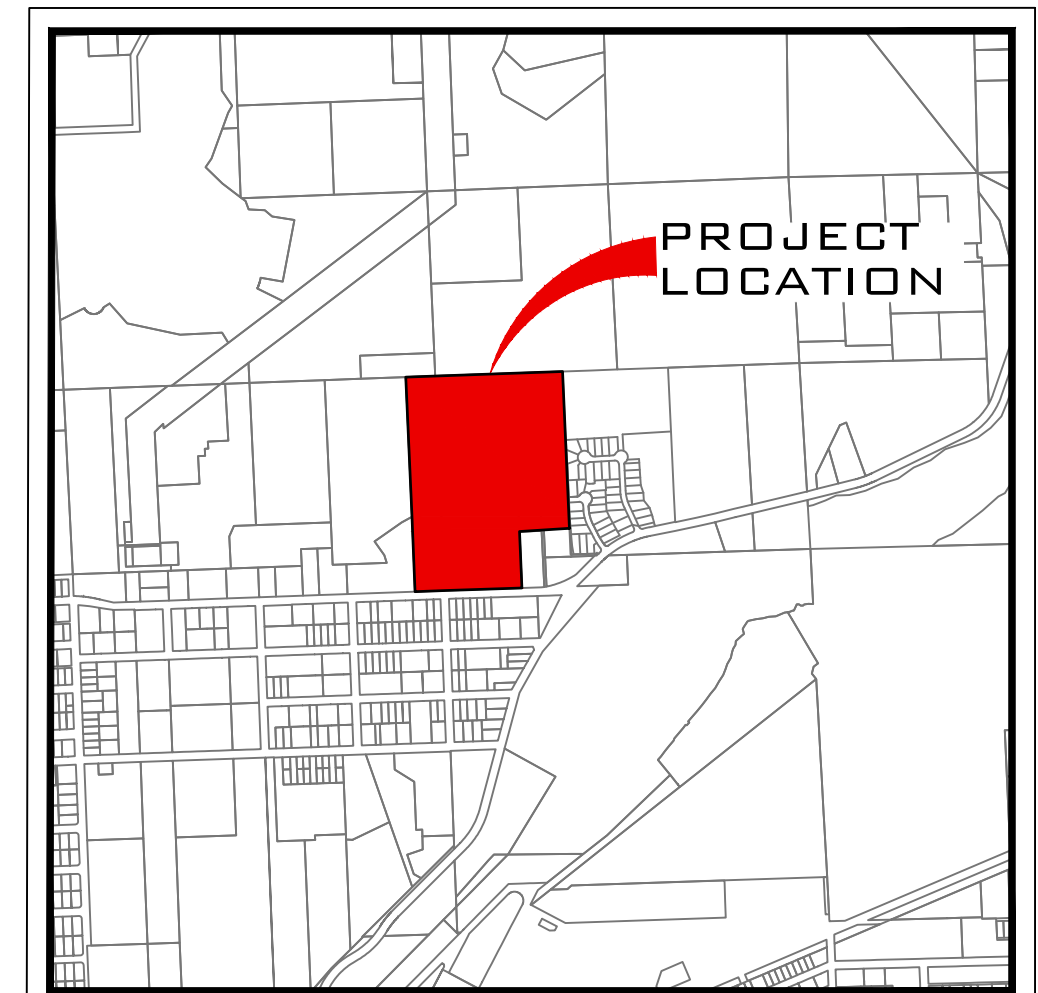


SE 1/4, SEC. 2, T.25N., R.43E., W.M.
PRELIMINARY PLAT CHANGE OF CONDITIONS TO
SEKANI WEST
 LOCATED IN A PORTION OF THE
 S 1/2 OF SEC 02 AND N 1/2 OF SEC 11
 T 25 N, R 43 W, W.M.
 SPOKANE COUNTY, WASHINGTON

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

SITE DATA TABLE	
PARCEL NUMBER	35116.9068 35024.9073 35026.9072 35026.9070 35024.9087 35024.9086
ZONING	LDR
PROJECT AREA	1,625,251.21
NUMBER OF LOTS	167
TOWNHOMES	111
SINGLE FAMILY HOMES	56
NUMBER OF TRACTS	8
LOT AREA	1,285,729.42
TRACT AREA	309,115.66
RIGHT OF WAY AREA	30,406.13
GROSS DENSITY (u/ac)	4.48
MIN LOT AREA	2,500.00
MAX LOT AREA	51,483.63
SERVICE PROVIDERS	
DOMESTIC WATER	CITY OF SPOKANE
SANITARY SEWER	CITY OF SPOKANE
FIRE DISTRICT	FIRE DISTRICT 9



VICINITY MAP

TRACT INFORMATION	
TRACT	USE
A	ACCESS, UTILITY, & STORMWATER
B	ACCESS, UTILITY, & STORMWATER
C	ACCESS, UTILITY, & STORMWATER
D	TO BE INCORPORATED INTO LOT 145
E	UTILITY & OPEN SPACE
F	UTILITY & OPEN SPACE
G	UTILITY & OPEN SPACE
H	UTILITY & OPEN SPACE
I	UTILITY & OPEN SPACE
J	ACCESS & UTILITY

SLOPES TABLE					
#	MIN. SLOPE	MAX. SLOPE	2d AREA (sf)	2d AREA (ac)	COLOR
1	30%	100%	462,713.84	10.62	■

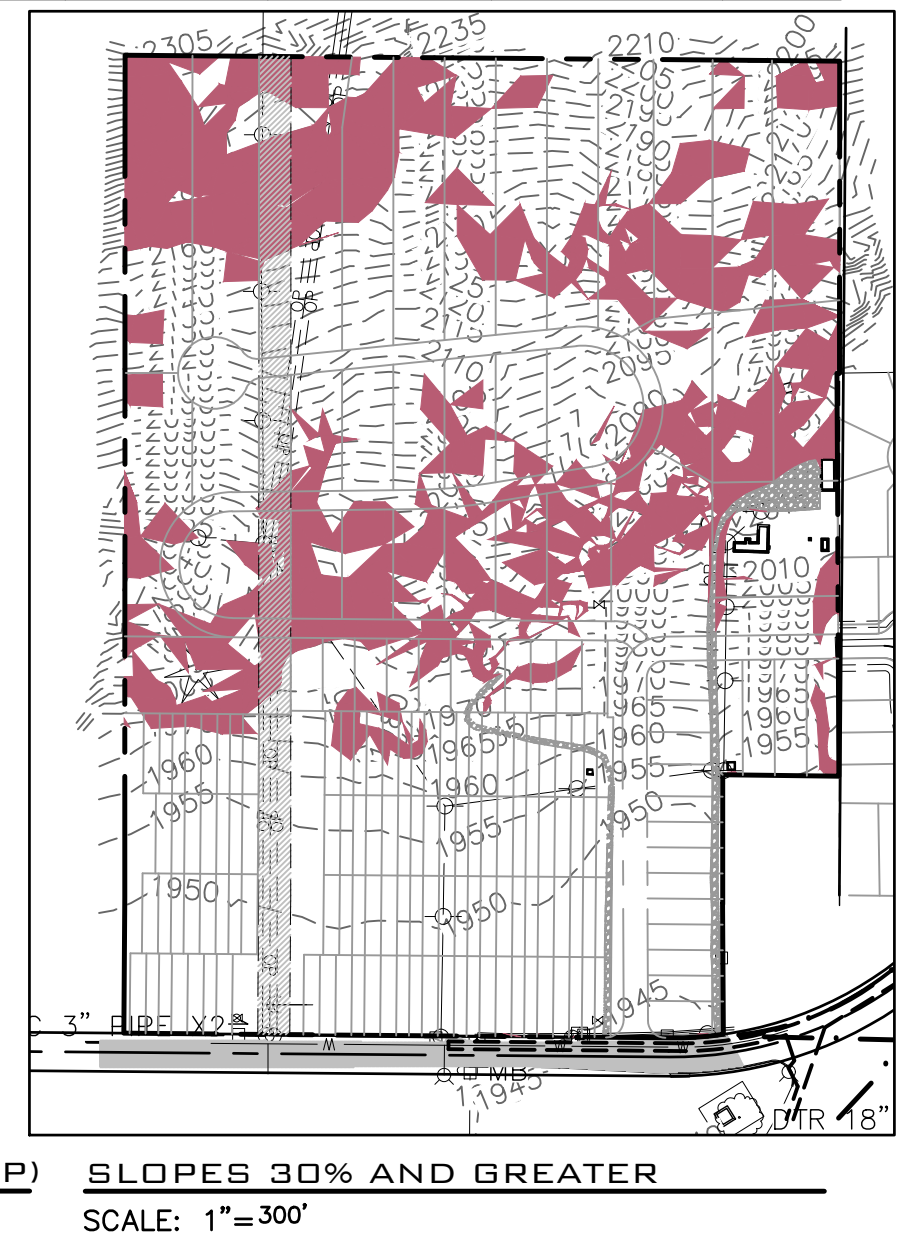
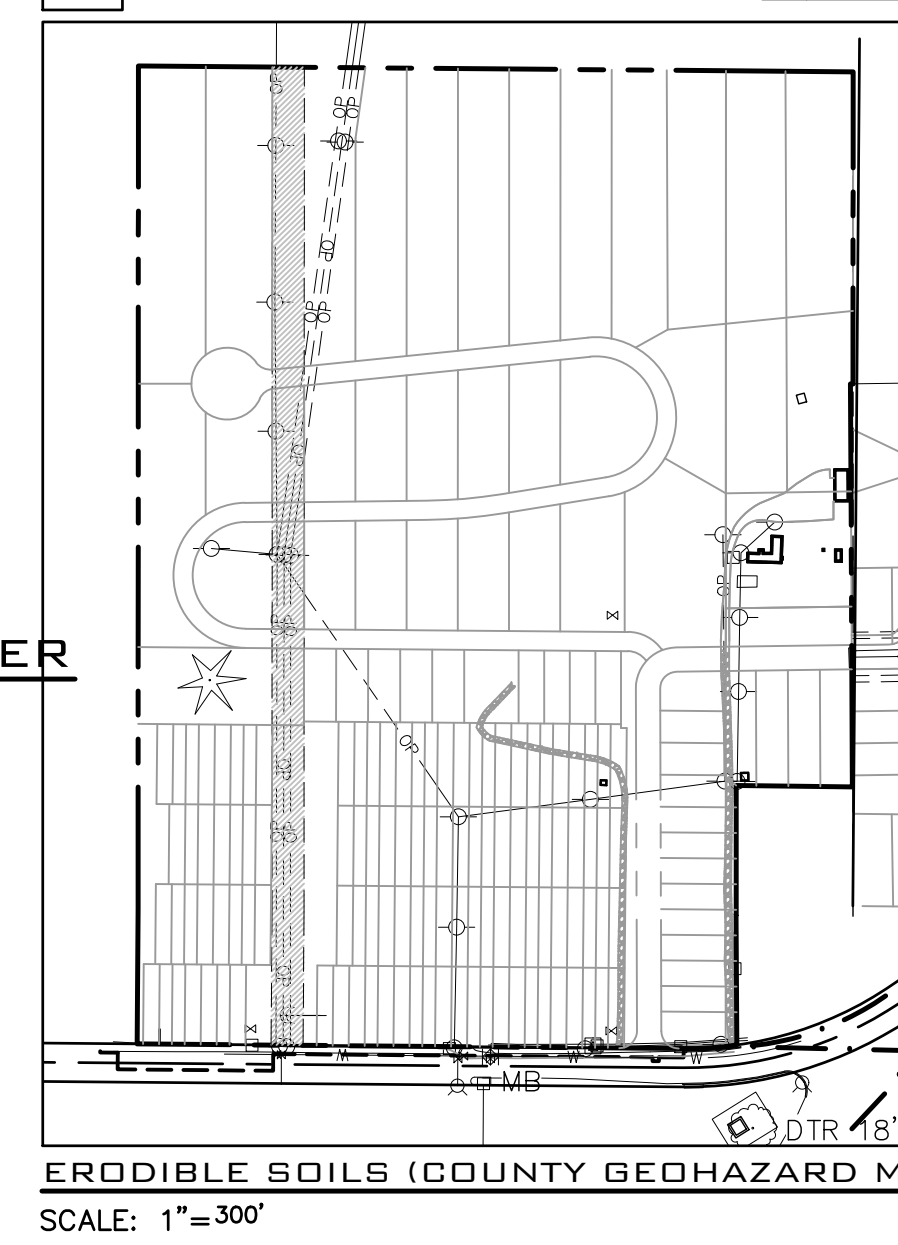
ADJACENT PROPERTY DATA	
PARCEL #	OWNER INFORMATION
35024.0301	TWOHY, ROBERT W 3242 N MCKINNON RD SPOKANE, WA 99217
35024.0207	JARAMILLO, GERALD T 3229 N MCKINNON RD SPOKANE, WA 99217
35024.0206	KIRIHARA-DRINEN, SHELLY L 3225 N MCKINNON RD SPOKANE, WA 99217
35024.0205	HOHMAN, HAYLEY ALYSSA 3221 N MCKINNON RD SPOKANE, WA 99217
35024.0204	MCKINNON RD, LLC 3217 N MCKINNON RD SPOKANE, WA 99217
35024.0302	CUTLIP, MICHELLE L3240 N MCKINNON SPOKANE, WA 99217
35024.0710	DEGON, JAMES R & GERTRUDE A 5420 E BRIDGEPORT CT SPOKANE, WA 99217
35024.0711	TIMOTHY NGUYEN HOANG GREINER 5416 E BRIDGEPORT CT SPOKANE, WA 99217
35024.0712	STECKER, LIVIA A 5414 E BRIDGEPORT CT SPOKANE, WA 99217
35024.0713	KIRK, DANIEL P 5413 E BRIDGEPORT CT SPOKANE, WA 99217
35024.0714	LEXINGTON HOMES-DRH LLC 5415 E BRIDGEPORT CT SPOKANE, WA 99217
35024.0715	JOSHUA MADISON 5417 E BRIDGEPORT CT SPOKANE, WA 99217
35024.0716	BENJAMIN & KATHERINE COLLINS 5421 E BRIDGEPORT CT SPOKANE, WA 99217
35024.0717	DIANE TUNNEL 5425 E BRIDGEPORT CT SPOKANE, WA 99217

CRITICAL AREAS DATA	
TYPE	DESCRIPTION
HABITAT	BIODIVERSITY AREAS AND CORRIDOR
STREAMS	NONE
WETLANDS	NONE
AIRPORT OVERLAY	ACZ-5 MAX DENSITY 6u/ac
SLOPES > 30%	462,607 sf 10.62 ac

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

OWNER/DEVELOPER
 TREVOR DON WORTHINGTON
 5315 E FREDERICK AVE,
 SPOKANE, WA, 99217

SURVEYOR
 WHIPPLE CONSULTING ENGINEERS
 21 S. PINES
 SPOKANE VALLEY, WA 99206
 PHONE: 509-893-2617
 CONTACT: BRETT GRIFFITH, L.S.



ERODIBLE SOILS (COUNTY GEOHAZARD MAP)
 SCALE: 1"=300'

SLOPES 30% AND GREATER
 SCALE: 1"=300'

ONSITE SOIL
 3083 GARRISON VERY GRAVELLY ASHY LOAM, 0 TO 8 PERCENT SLOPES
 5073 LENZ-ROCK OUTCROP COMPLEX, 15 TO 30 PERCENT SLOPES
 5074 LENZ-ROCK OUTCROP COMPLEX, 30 TO 60 PERCENT SLOPES
 7111 URBAN LAND OPPORTUNITY, DISTURBED COMPLEX, 3 TO 8 PERCENT SLOPES
 SOURCE: USDA WEBSOIL SURVEY

LEGAL DESCRIPTION
 PER SPOKANE COUNTY SCOUT
 PARCEL: 35026.9070
 02-25-43 / 11-25-43 E209.2FT OF SE1/4 OF SW1/4 OF SEC 2 AND E209.2FT OF N212FT OF NE1/4 OF NW1/4 OF SEC 11 EXC FREDERICK AVE

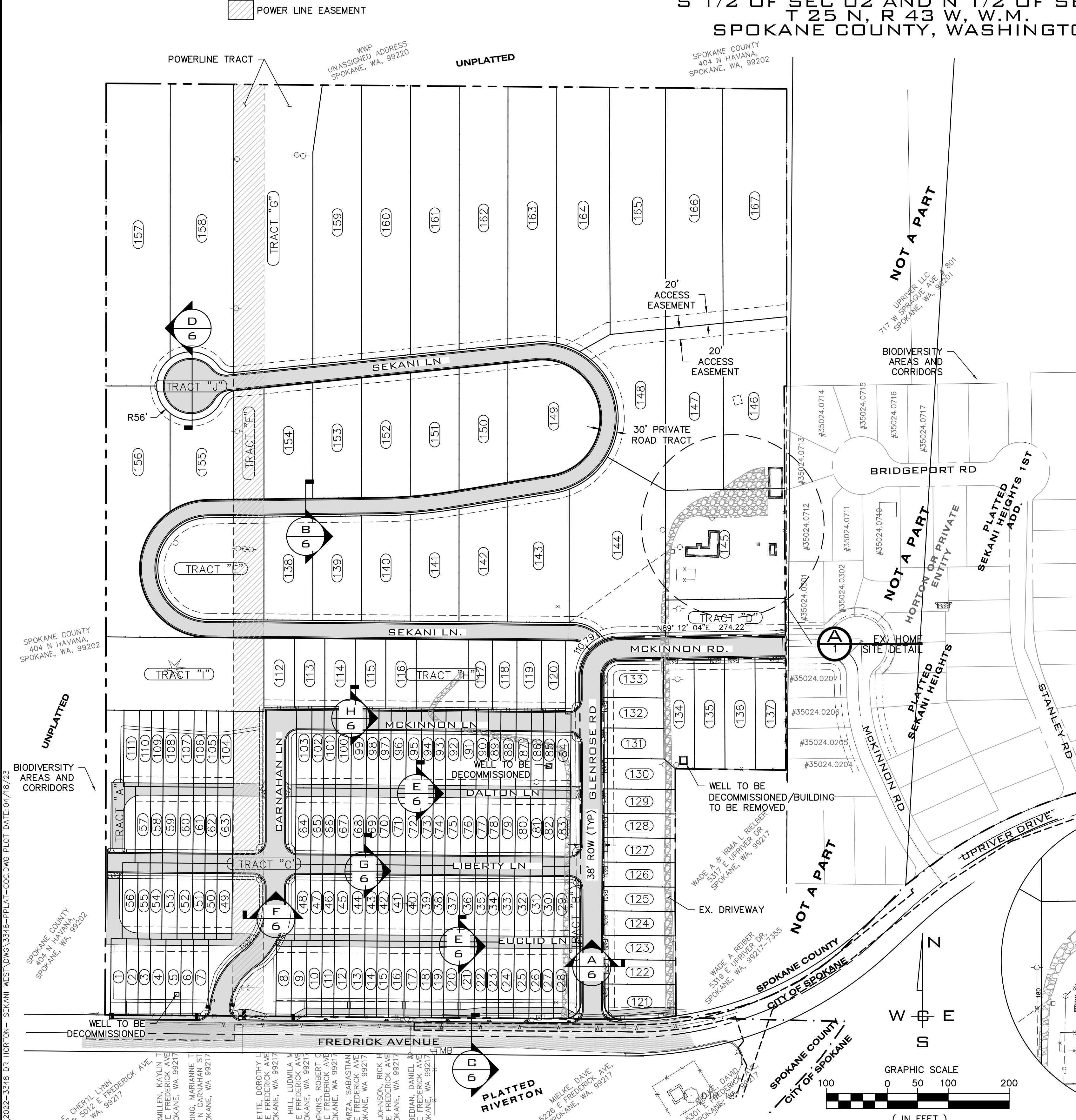
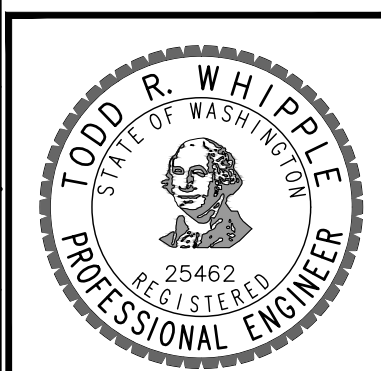
PARCEL: 35026.9072
 02/11-25-43, THAT PTN OF SE 1/4 OF SEC 2 & NE 1/4 OF SEC 11 DAF; BEG AT S 1/4 COR OF SEC 2; TH N00*24'12"W, 1315.94 FT TO NW COR OF SW 1/4 OF SE 1/4; TH S89*47'15"E, 550.59 FT; TH S00*24'12"E, 1528.13FT TO N LN OF FREDERICK AVE; TH N89*55'40"W, 551.66 FT; TH 00*06'54"W, 211.93 FT TO S 1/4 COR OF SEC 2 & POB.

PARCEL: 35024.9073
 02-25-43, BEG AT S 1/4 COR OF SEC 02; TH S89*44'02"E, 708.62 FT; TH N00*24'12"W, 190.48 FT TO TRUE POB; TH CONT N00*24'12"W, 1128.12 FT; TH S89*57'15"W, 158 FT; TH S00*24'12"E, 1128.19 FT; THN89*55'40"E, 158.01 FT TO TRUE POB.

PARCEL: 35024.9031
 02-25-43 PTN OF SW1/4 OF SE1/4 DAF; BEG 1904.25FT W OF SECOR OF SEC TH N1316.30FT TH E198.50FT TH S1316.30FT TO S LN OF SEC TH W TO POB EXC S202FT OF E182.50FT

SHEET INDEX	
PP1	PRELIMINARY PLAT SITE PLAN
PP2	PRELIMINARY PLAT LOTS NORTH
PP3	PRELIMINARY PLAT LOTS SOUTH
PP4	PRELIMINARY PLAT LAYOUT NORTH
PP5	PRELIMINARY PLAT LAYOUT NORTH
PP6	TYPICAL SECTIONS
PP7	PRELIMINARY UTILITY & STORM PLAN

LOCATION			
SW	SE	NE	EW
NW	SE	NE	EW



SITE PLAN VIEW
 SCALE: 1"=100'

NAVD - 88
 THE MARK IS A WSDOT BRASS DISK SET IN THE TOP OF A ROUND CONCRETE MONUMENT WHICH IS SET LEVEL WITH THE GROUND SURFACE. ELEVATION: 1974.412

NO.	DATE	BY	REVISIONS

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

PROJ #:	22-3348
DATE:	04/18/23
DRAWN:	JPP
REVIEWED:	TRW

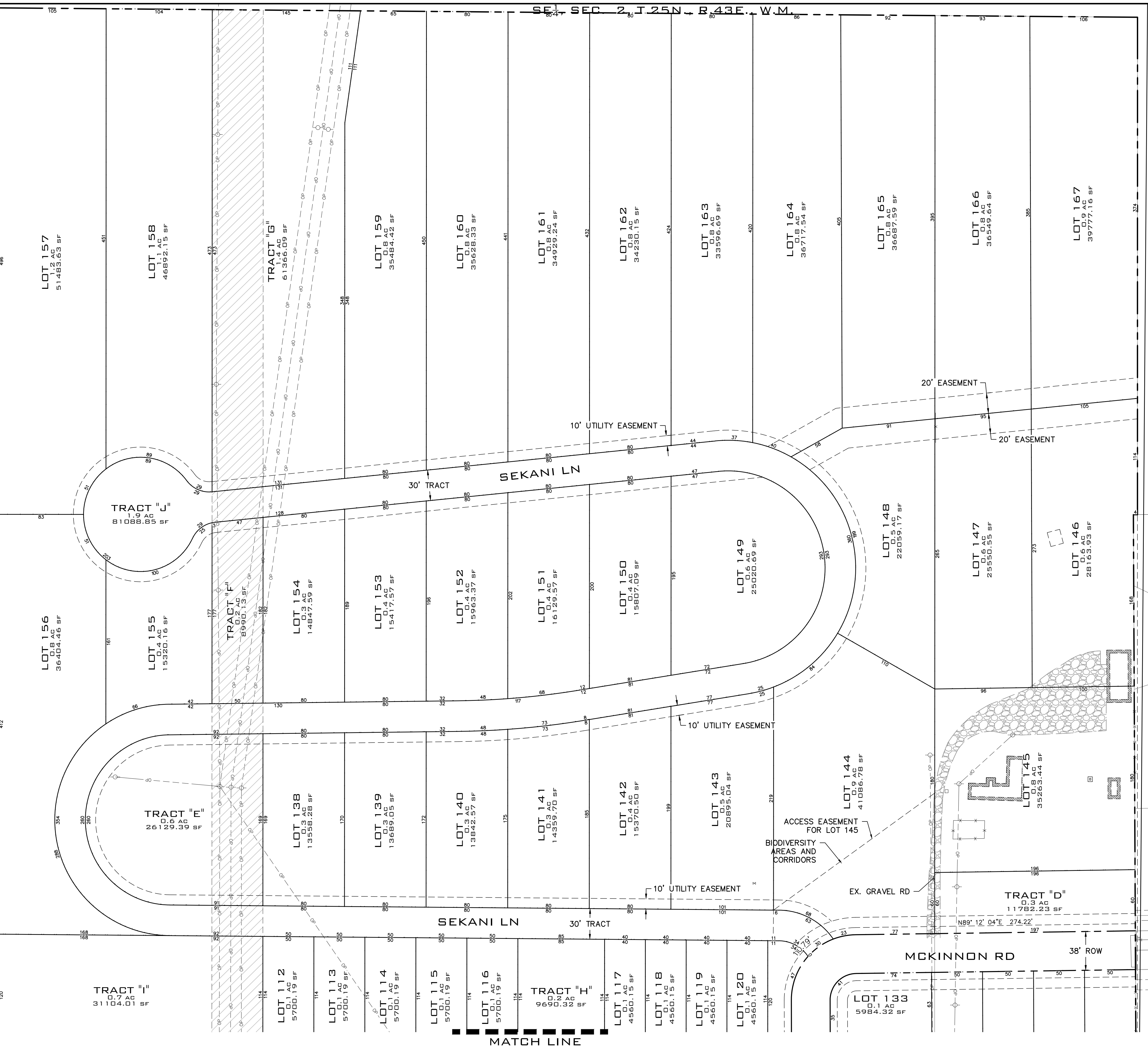


SEKANI WEST (PE-2101-21)
PRELIMINARY PLAT
7618 E. HODIN DR
SPOKANE, WA 99217

SHEET
1 OF 7
 JOB NUMBER
22-3348

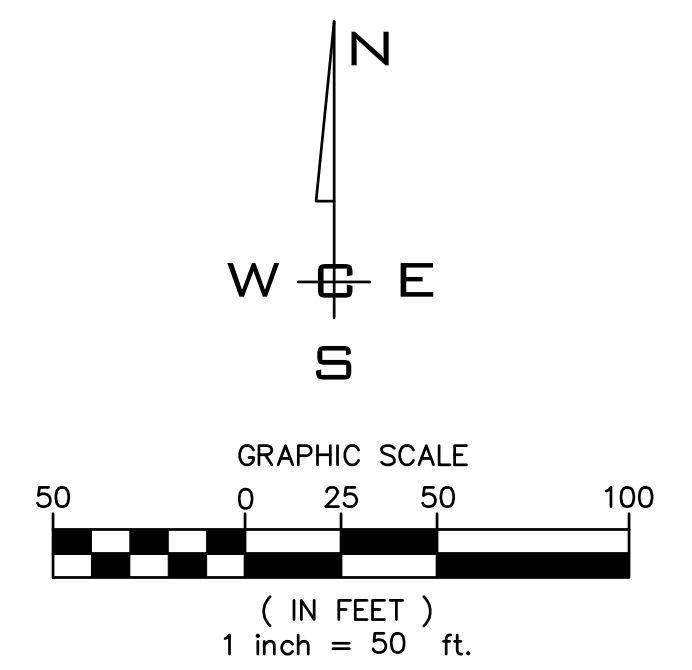
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NAVD - 88
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POWER LINE EASEMENT

UNDERGROUND SERVICE ALERT
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NO.	DATE	BY	REVISIONS

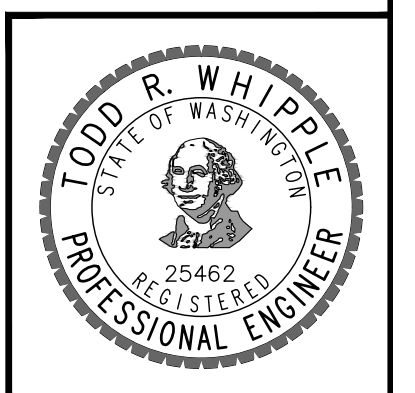
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 1" = 50'
 VERTICAL:
 N/A

PROJ #: 22-3348
 DATE: 04/18/23
 DRAWN: JPP
 REVIEWED: TRW

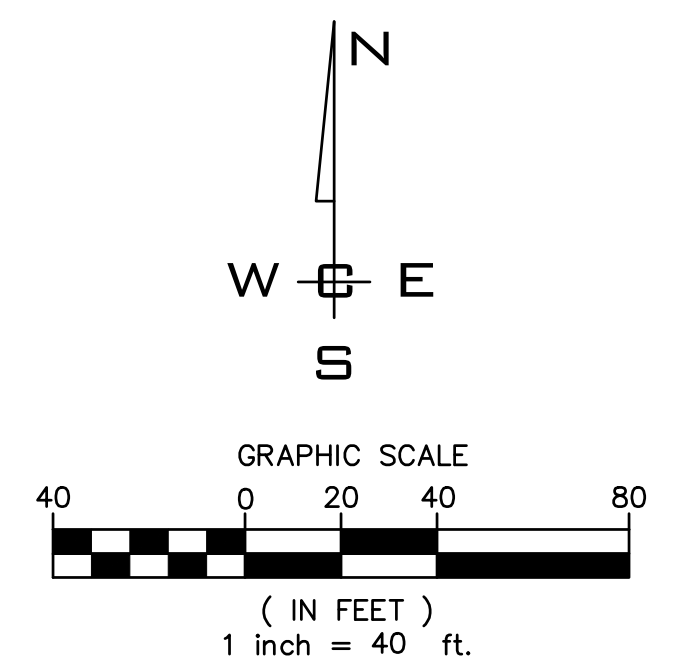
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- STRUCTURAL
- SURVEYING
- TRAFFIC
- PLANNING
- LANDSCAPE
- OTHER



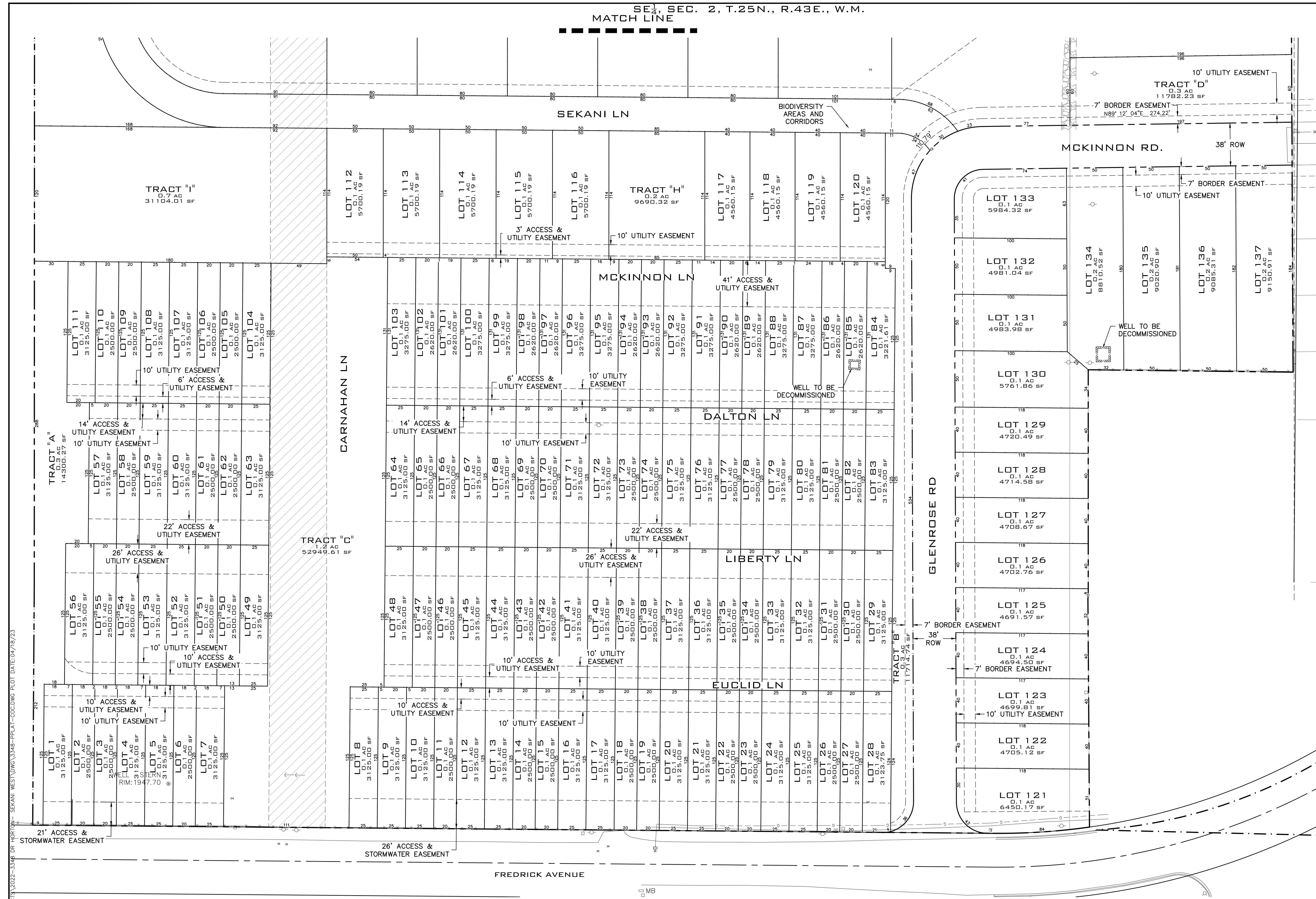
**SEKANI WEST (PE-2101-21)
 PRELIMINARY PLAT LOTS NORTH**
 7618 E. HODIN DR
 SPOKANE, WA 99217



**SHEET
 2 OF 7**
 JOB NUMBER
22-3348



POWER LINE EASEMENT



WACE - WORKS 2022 WCE PROJECT 12022-3348 DR NORTH - SEKANI WEST VIEWS 3548-PPLAT-COCOMG PLOT DATE: 04/18/23

NAVD - 88
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 ELEVATION: 1974.412

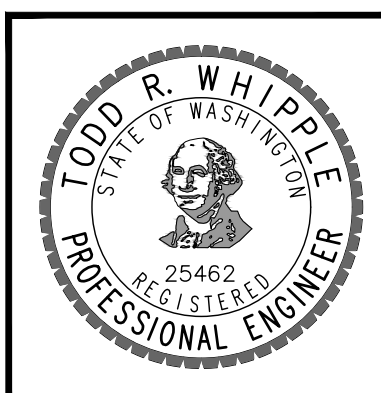
NO.	DATE	BY	REVISIONS

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HORIZONTAL:	DATE: 04/18/23
VERTICAL:	DRAWN: JPP
N/A	REVIEWED: TRW

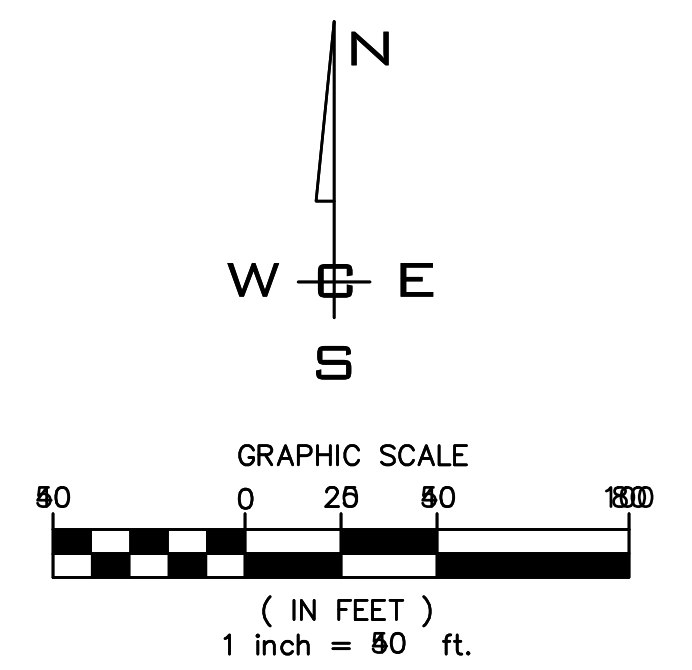
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<input type="checkbox"/> PLANNING
<input type="checkbox"/> LANDSCAPE
<input type="checkbox"/> OTHER



SEKANI WEST (PE-2101-21)
PRELIMINARY PLAT LOTS SOUTH
7618 E. HODIN DR
SPOKANE, WA 99217

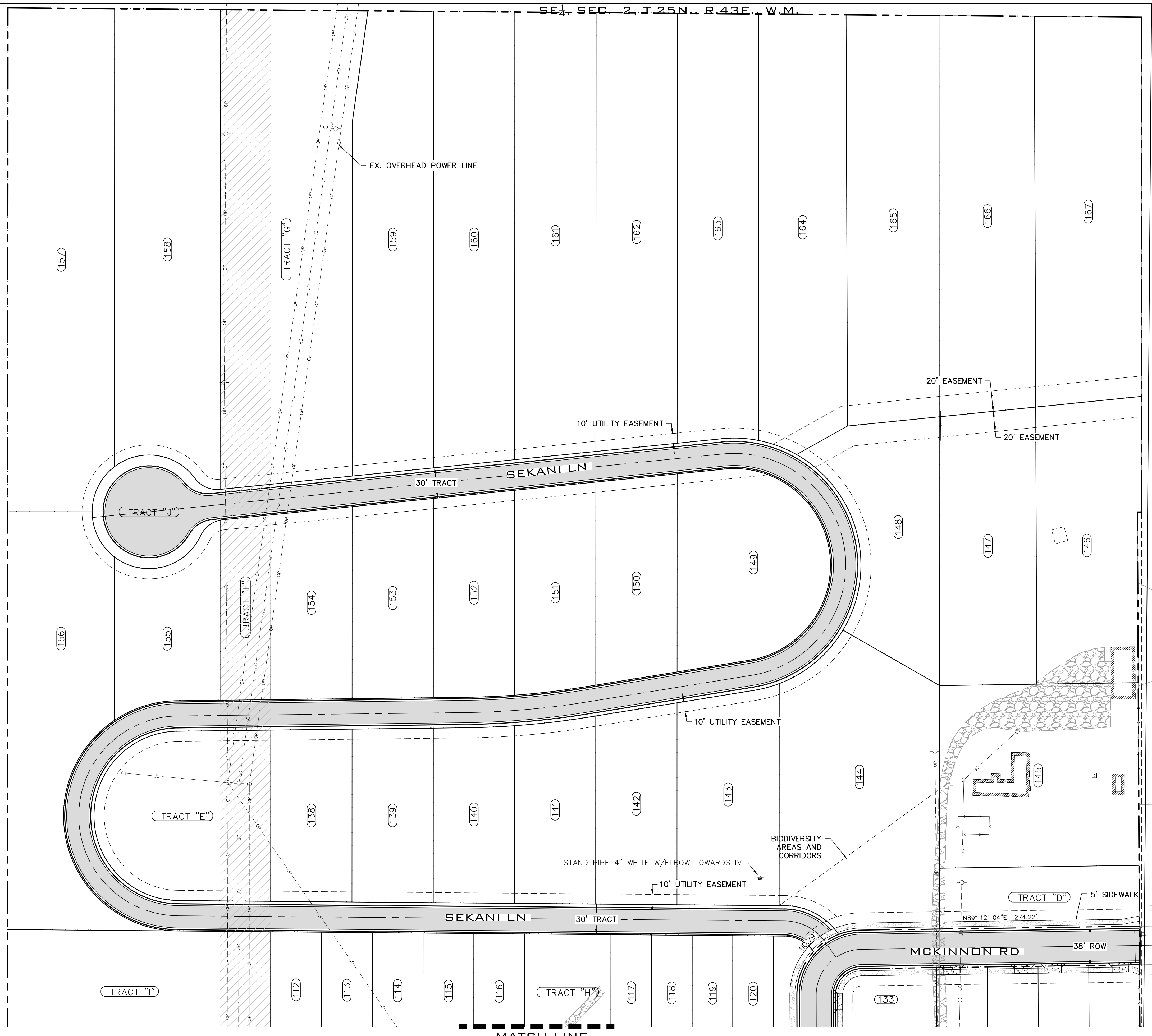


SHEET
3 OF 7
 JOB NUMBER
22-3348



POWER LINE EASEMENT

SEC 2, T 25N, R 43E, W.M.



MATCH LINE

W:\PROJECTS\2022\WCE PROJECTS\2022-3348 DR HODIN--SEKANI WEST\DWG\3348-PP\PLAT-COC.DWG PLOT DATE: 04/18/23

NAVD - 88
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NO.	DATE	BY	REVISIONS

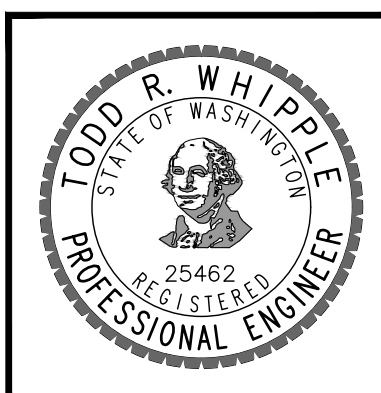
SCALE:
 HORIZONTAL:
 1" = 50'
 VERTICAL:
 N/A

PROJ #: 22-3348
 DATE: 04/18/23
 DRAWN: JPP
 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

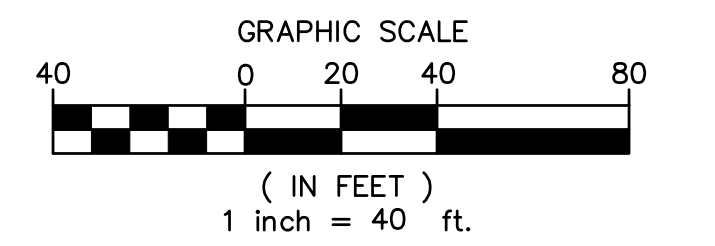
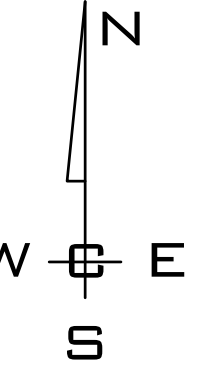
SEKANI WEST (PE-2101-21)
PRELIMINARY PLAT LAYOUT NORTH
7618 E. HODIN DR
SPOKANE, WA 99217



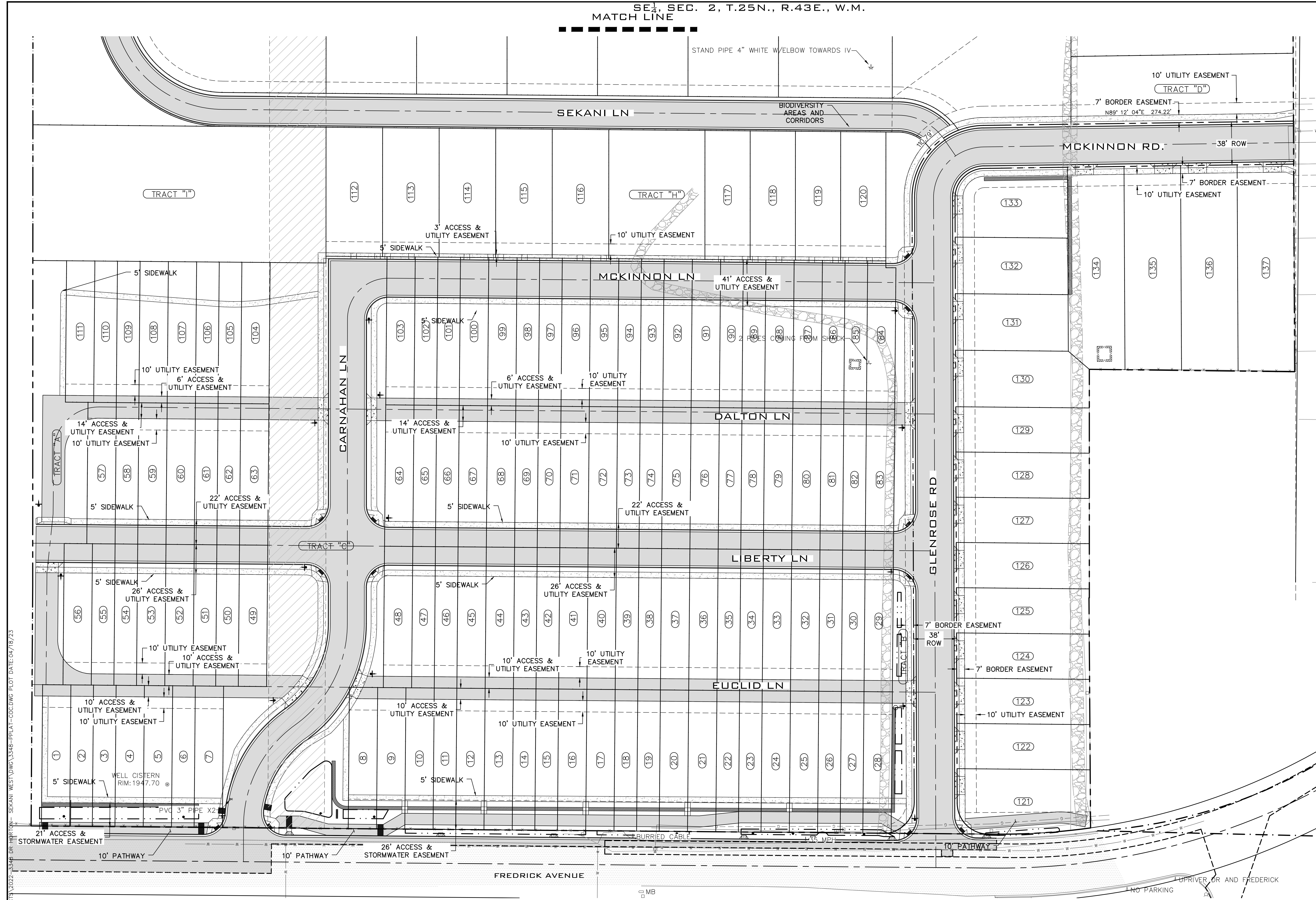
SHEET
4 OF 7
 JOB NUMBER
22-3348

SE 1/4, SEC. 2, T.25N., R.43E., W.M.
MATCH LINE

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POWER LINE EASEMENT



I:\WORK\2022\WCE PROJECTS\2022-3348 DR PARTION - SEKANI WEST\DWG\548-PP-LAT-COC-DWG PLOT DATE:04/18/23

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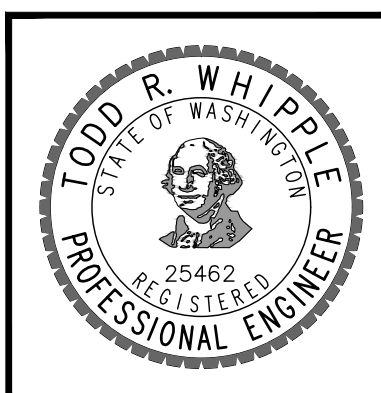
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 1" = 40'
 VERTICAL:
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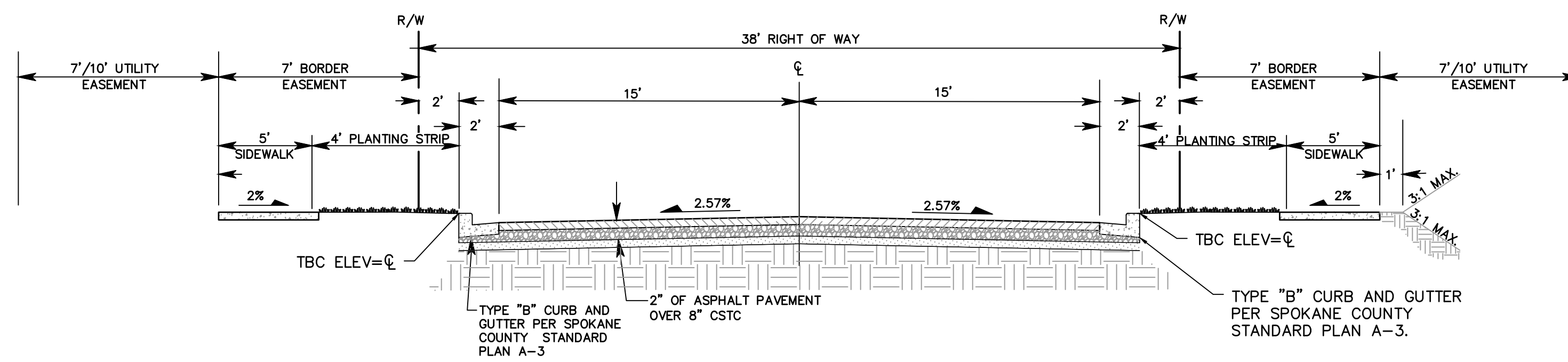
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 DATE: 04/18/23
 DRAWN: JPP
 REVIEWED: TRW

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

SEKANI WEST (PE-2101-21)
PRELIMINARY PLAT LAYOUT SOUTH
7618 E. HODIN DR
SPOKANE, WA 99217



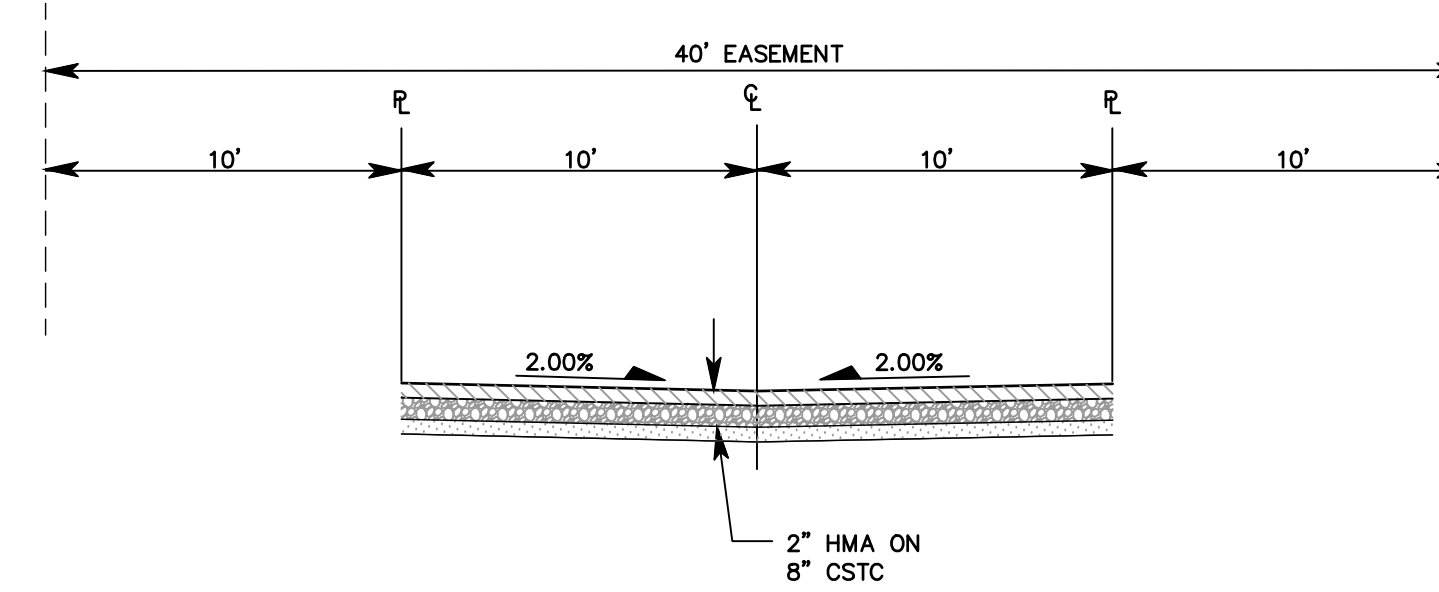
SHEET
5 OF 7
 JOB NUMBER
22-3348



TYPICAL PUBLIC ROAD CROSS SECTION

SCALE: NOT TO SCALE
MCKINNON & GLENROSE

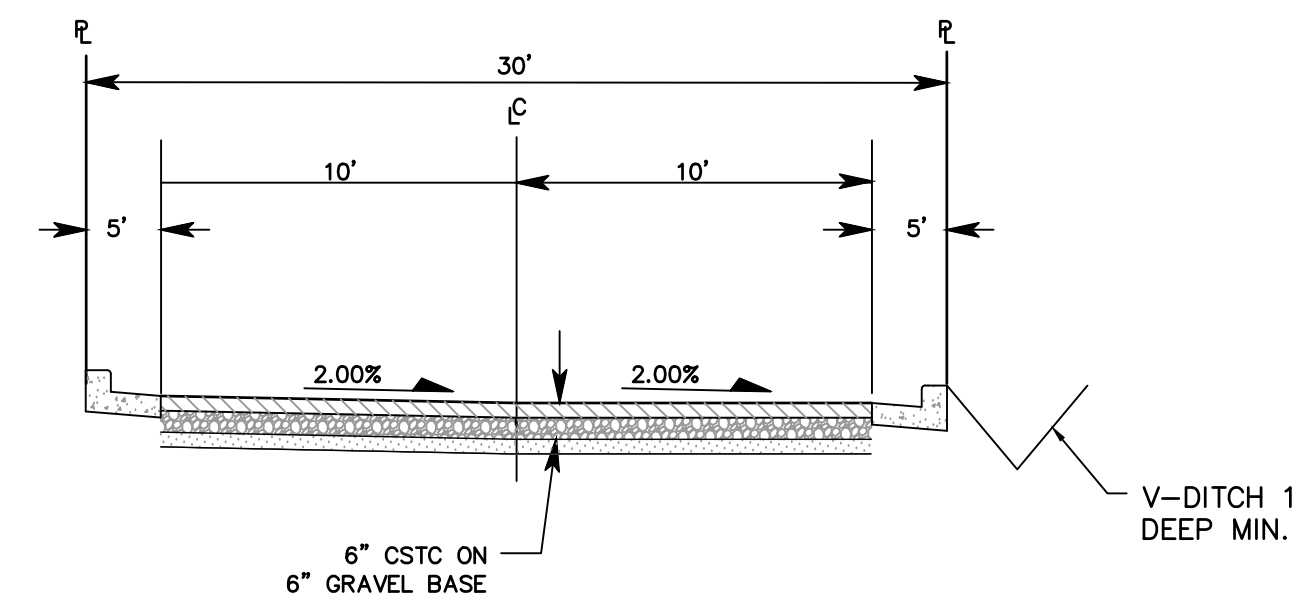
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PRIVATE ALLEY CROSS SECTION

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EUCLID & DALTON

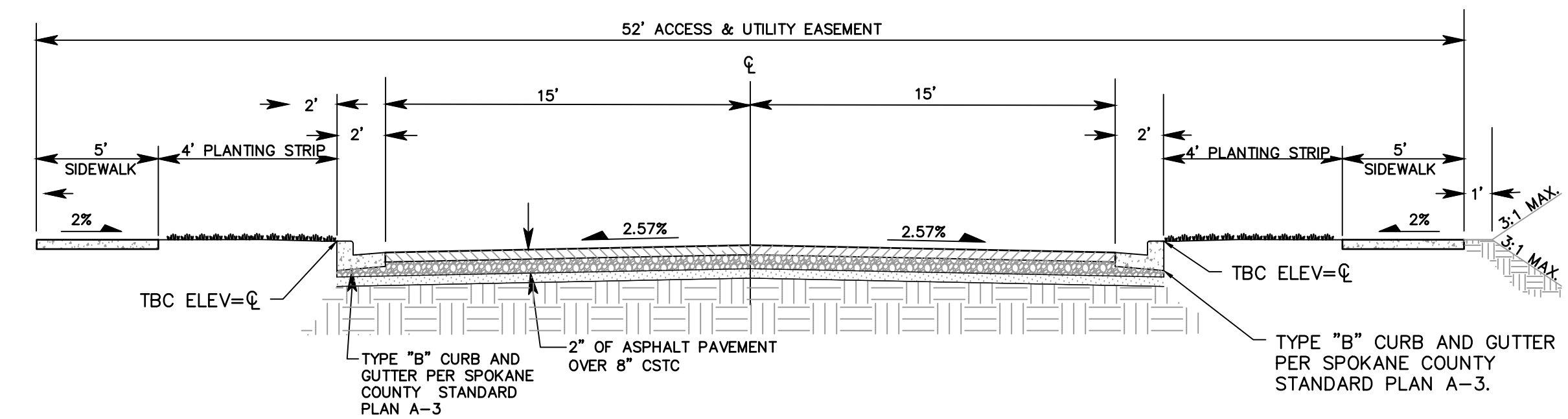
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TYPICAL PRIVATE ROAD CROSS SECTION

SCALE: NOT TO SCALE
SEKANI LN

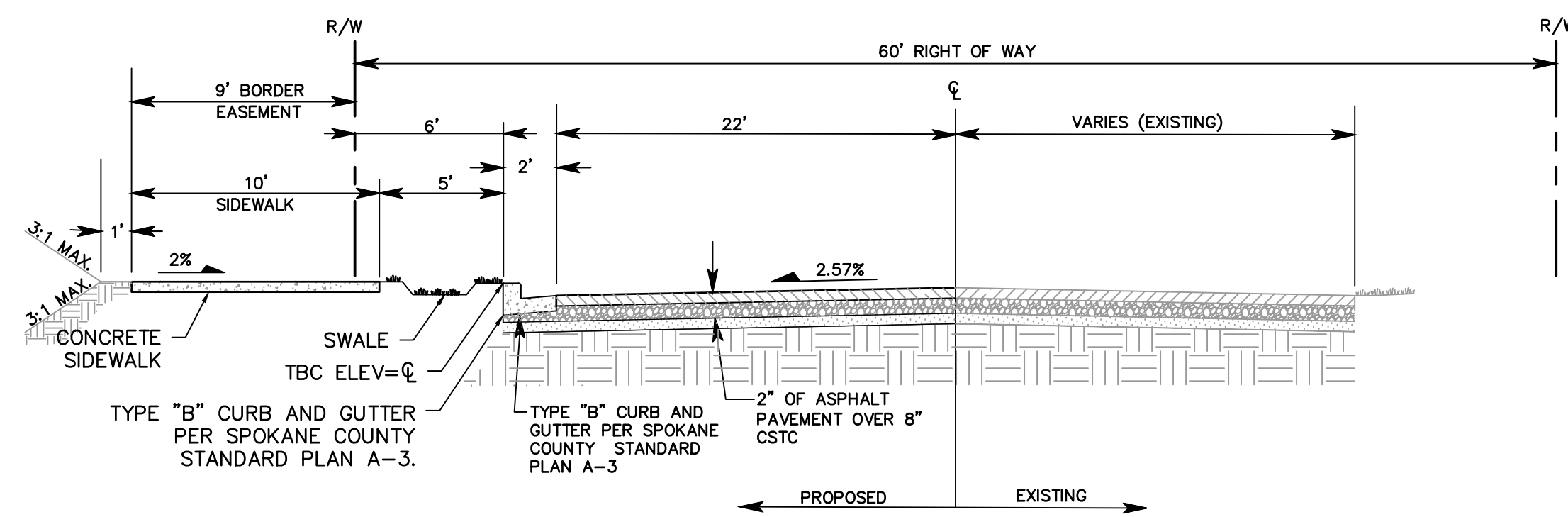
(B)



TYPICAL PRIVATE ROAD CROSS SECTION

SCALE: NOT TO SCALE
CARNAHAN

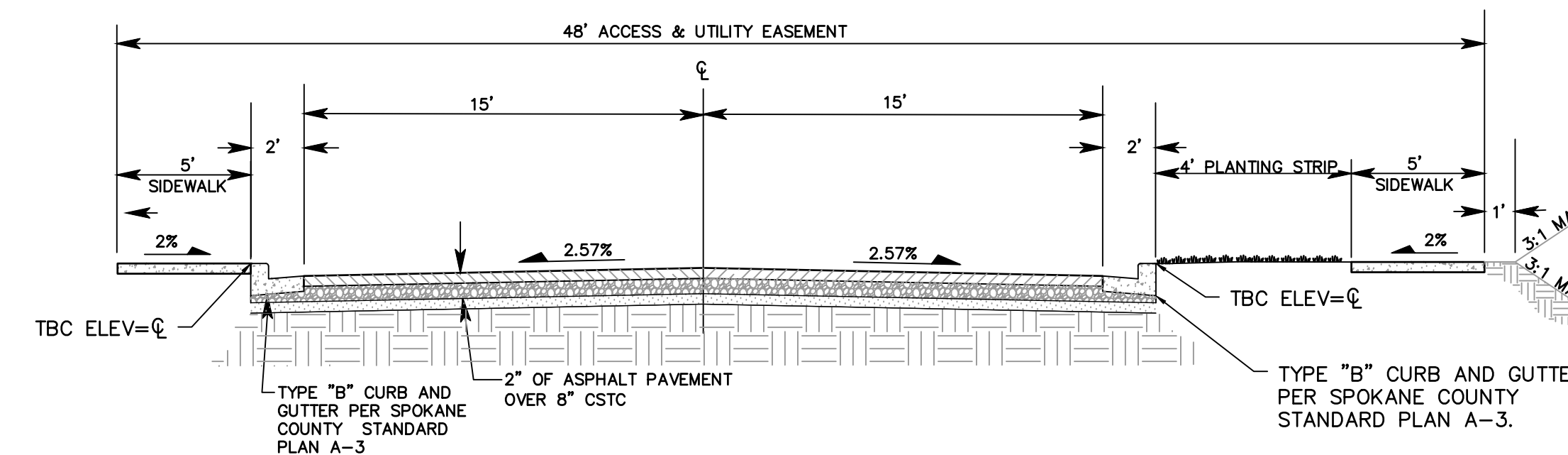
(F)



FREDRICK AVE. CROSS SECTION

SCALE: NOT TO SCALE

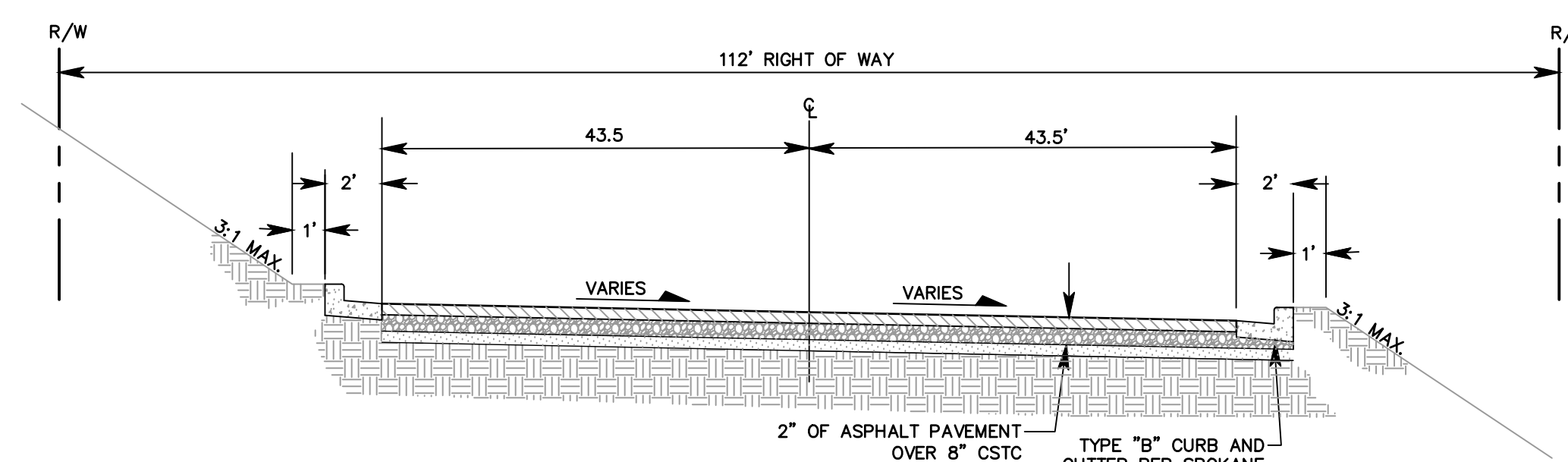
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TYPICAL PRIVATE ROAD CROSS SECTION

SCALE: NOT TO SCALE
LIBERTY

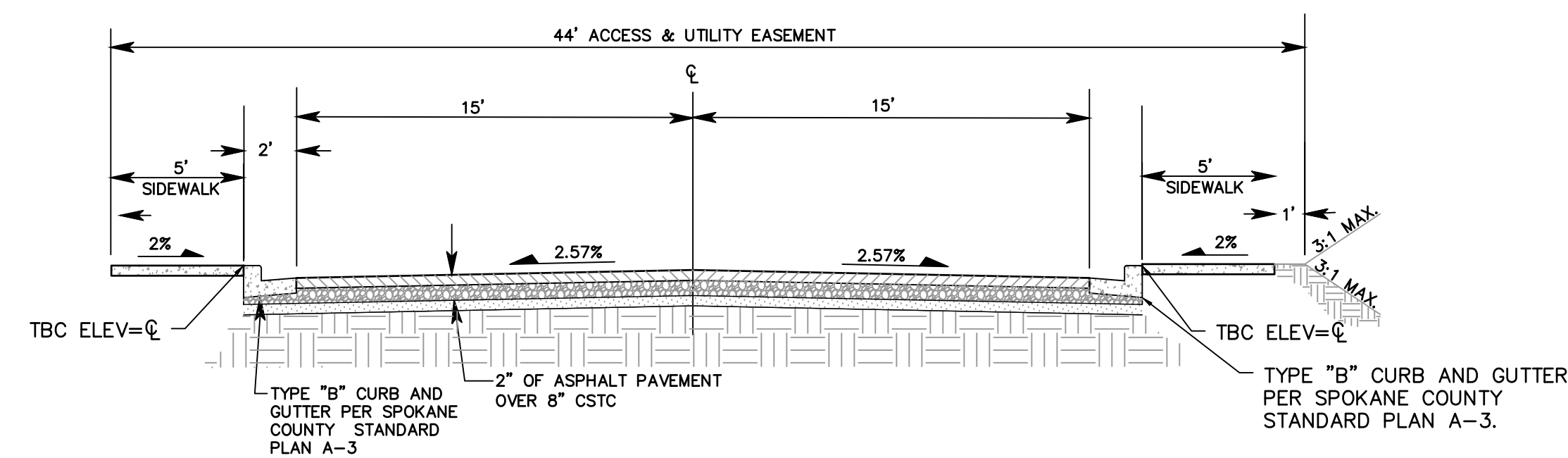
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CUL-DE-SAC CROSS SECTION

SCALE: NOT TO SCALE
SEKANI LN

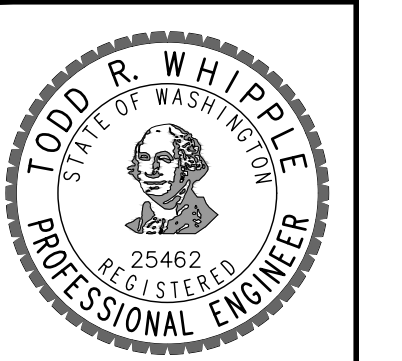
(D)



TYPICAL PRIVATE ROAD CROSS SECTION

SCALE: NOT TO SCALE
MCKINNON

(H)



WCE PROJECTS \2022-3348 DR HODIN-SEKANI WEST\05-18-PLAT-COC.DWG PLOT DATE: 04/18/23

NAVD - 88
 THE MARK IS A WSDOT BRASS DISK SET IN THE
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 ELEVATION: 1974.412

NO.	DATE	BY	REVISIONS

SCALE:	PROJ #: 22-3348	<input checked="" type="checkbox"/> CIVIL
HORIZONTAL:	DATE: 04/18/23	<input type="checkbox"/> STRUCTURAL
VERTICAL:	DRAWN: JPP	<input type="checkbox"/> SURVEYING
	REVIEWED: TRW	<input type="checkbox"/> TRAFFIC
		<input type="checkbox"/> PLANNING
		<input type="checkbox"/> LANDSCAPE
		<input type="checkbox"/> OTHER

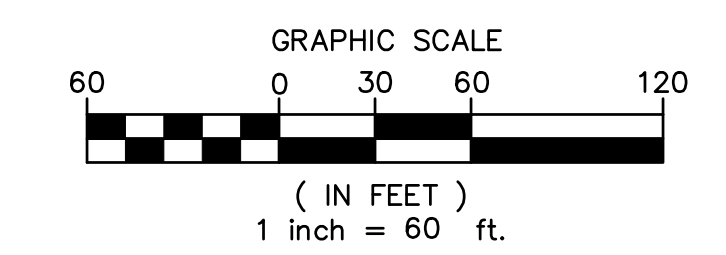
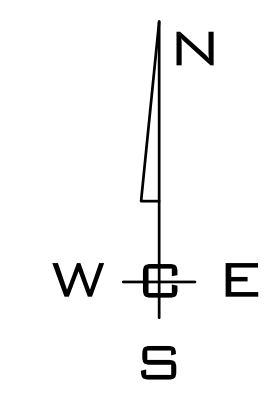


SEKANI WEST (PE-2101-21)
PRELIMINARY PLAT SECTIONS
7618 E. HODIN DR
SPOKANE, WA 99217

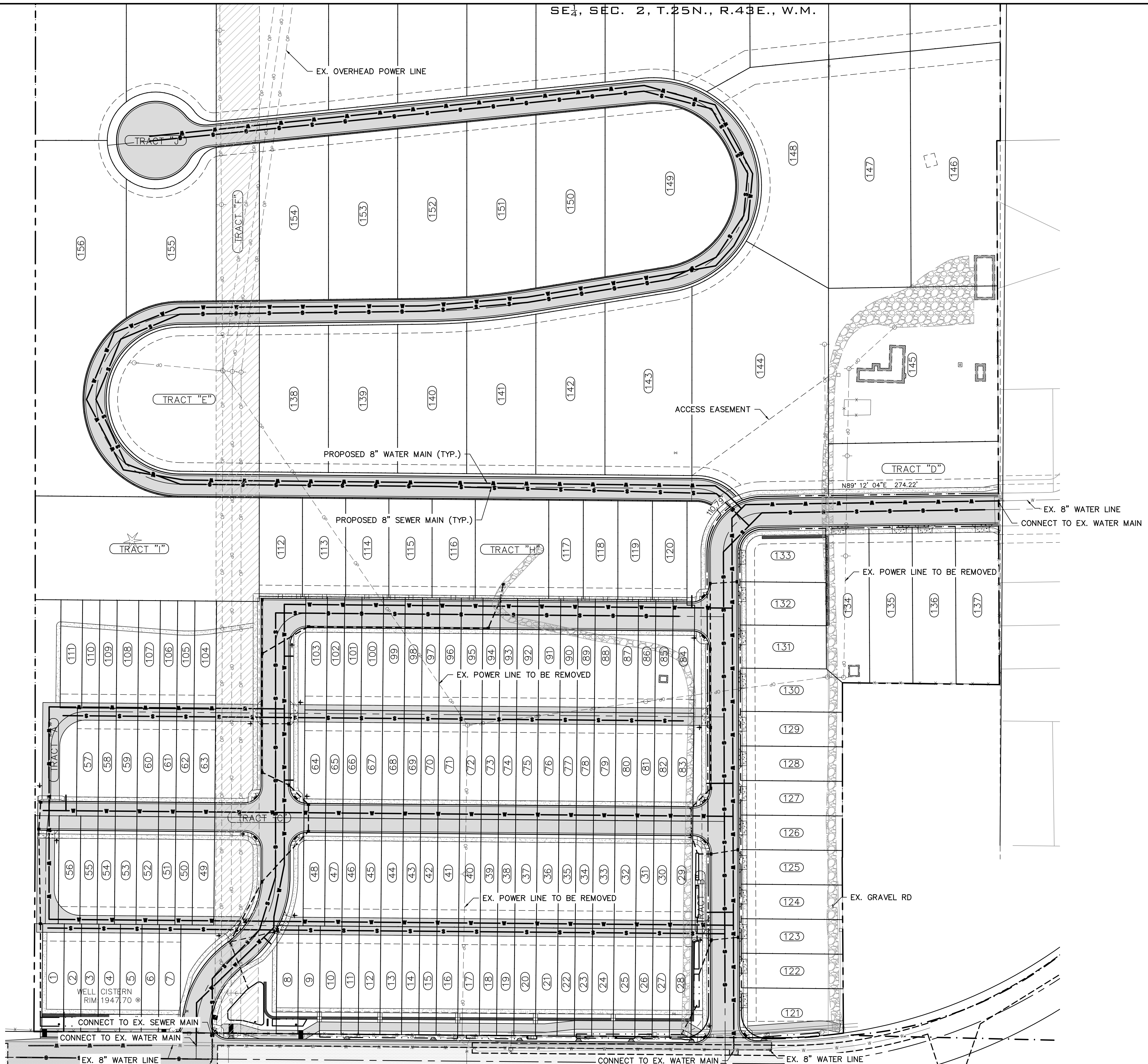
SHEET
6 OF 7
 JOB NUMBER
22-3348

SE 1/4, SEC. 2, T.25N., R.43E., W.M.

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



POWER LINE EASEMENT



W:\ICE\WORK\2022\ICE PROJECTS\2022-3348 DR HODIN-SEKANI WEST\DWG\3348-PP\PLAT-COC.DWG PLOT DATE:04/18/23

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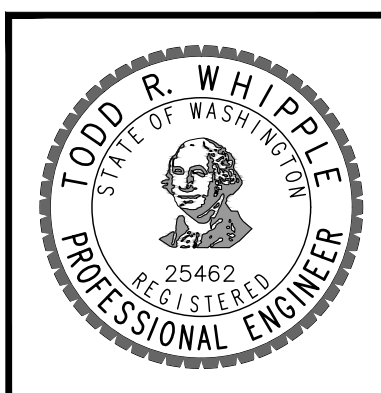
NO.	DATE	BY	REVISIONS

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

PROJ #: 22-3348
DATE: 04/18/23
DRAWN: JPP
REVIEWED: TRW

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

SEKANI WEST (PE-2101-21)
PRELIMINARY UTILITY & STORM PLAN
7618 E. HODIN DR
SPOKANE, WA 99217



SHEET
7 OF 7
 JOB NUMBER
22-3348