

WCE

Whipple Consulting Engineers, Inc
A Civil and Transportation Engineering Company
21 S. Pines Road, Spokane Valley, WA 99216

NOTICE **OF** **VIRTUAL COMMUNITY AND TRAFFIC STUDY SCOPING** **MEETING FOR THE PROPOSED SEKANI WEST** **SUBDIVISION AT E. FREDERICK AVENUE**

Notice is hereby given that a **Virtual Community and Traffic Study Scoping Meeting** will be held on **Wednesday, July 7th** from **5:00 PM to promptly 6:00 PM**. The purpose of this meeting is for discussing the proposed project and the **SCOPING** of a Traffic Study for **Sekani West Subdivision at E. Frederick Avenue** a proposed Single Family Development.

Proposed Project: This project proposes to subdivide approximately 37.31 +/- acres into 139 lots for single family homes. A copy of the proposal is included in this mailing. Updates and more information can be found at: WhippleCE.com/virtual-meetings.

Proposed Project Location: The property is located on parcel numbers 35116.9068, 35024.9073, 35026.9072, 35023.9070, 35024.9031 located on 7618 E Hodin Dr./5315 E Frederick Ave. in Spokane County, WA.

Purpose of Meeting: This meeting is being held to fulfill the requirements of Spokane County to provide a community and traffic scoping meeting for the above referenced project. A general project overview will be given as this is also a meeting to discuss other elements of the project. Items such as appropriate land use, other pending Land Use decisions, plats or ancillary issues can be discussed at this meeting. This scoping process is a conversation with the Community to discuss existing or potential traffic issues that currently exist or that may exist as a result of this project. Once this meeting is complete, a scoping meeting will be held with Spokane County and the City of Spokane to finalize the scope of this traffic study prior to implementation of the traffic counts and the acquisition of other extraneous information needed to perform the traffic study.

Proponent: Agent/Representative: Ben Goodmansen, E.I.T., Whipple Consulting Engineers. (509)893-2617

**PLEASE SEE THE REVERSE OF THIS PAGE FOR INSTRUCTIONS ON HOW TO
ATTEND THE VIRTUAL MEETING**

Virtual Meeting Instructions

REGISTRATION LINK: Go to Zoom.us/join and enter 846 2375 0644 as the meeting ID

Or scan the following with your cell phone camera:



Please register for this meeting in advance. After your registration is approved, you will receive a confirmation email containing a link to join the meeting.

Any specific questions you would like discussed at the meeting may be submitted prior to or during the meeting to: info@WhippleCE.com

Call-In Instructions

As an alternative, if you do not have access to an internet device you may also call in to the meeting:

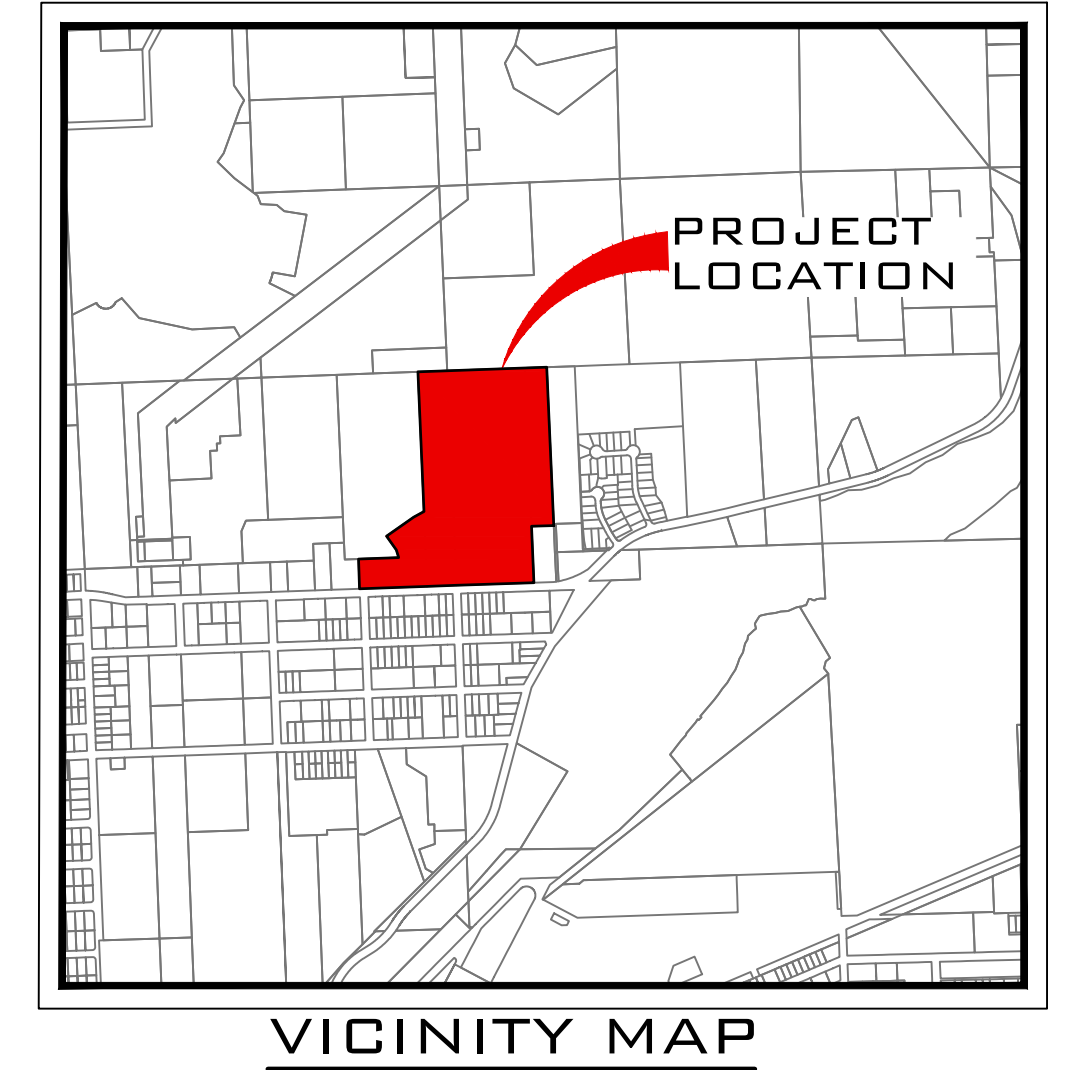
Dial: +1 253 215 8782 **or** +1 669 900 6833 **or** +1 346 248 7799 **or** +1 408 638 0968 **or** +1 646 876 9923 **or** +1 301 715 8592 **or** +1 312 626 6799

When prompted, enter the Meeting ID: **846 2375 0644**

Should you choose to dial in to the meeting, you *will not* have the ability to comment/ask questions during the meeting. If you have any questions or comments- in particular, specific comments related to the traffic study- please send them in advance to info@WhippleCE.com or 21 S Pines Rd, Spokane Valley, WA 99206.



PRELIMINARY PLAT OF
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



SITE DATA TABLE		
PARCEL NUMBER	35116.9068	
	35024.9073	
	35026.9072	
	35026.9070	
	35024.9031	
ZONING	LDR, NC	
PROJECT AREA	1,625,251.21	37.31
NUMBER OF LOTS	139	
NUMBER OF TRACTS	7	
LOT AREA	1,251,527.42	28.73
TRACT AREA	165,512.96	3.80
PRIVATE ROAD TRACT AREA	65,437.36	1.50
RIGHT OF WAY AREA	142,773.47	3.28
MIN LOT AREA	4,000.15	0.09
MAX LOT AREA	50,905.28	1.17
SERVICE PROVIDERS		
DOMESTIC WATER	CITY OF SPOKANE	
SANITARY SEWER	CITY OF SPOKANE	
FIRE DISTRICT	FIRE DISTRICT 9	

LEGAL DESCRIPTION

PARCEL: 35026.9070
02-25-43 / 11-25-43 E209.2FT OF SE1/4 OF SW1/4 OF SEC 2 AND E209.2FT OF N121FT 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

ENGINEER

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

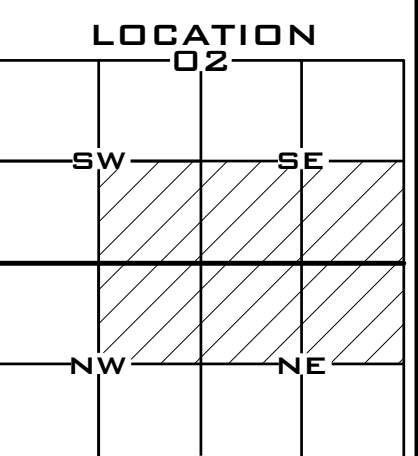
SURVEYOR

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

OWNER/DEVELOPER

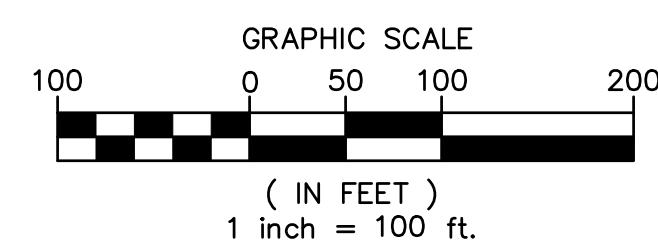
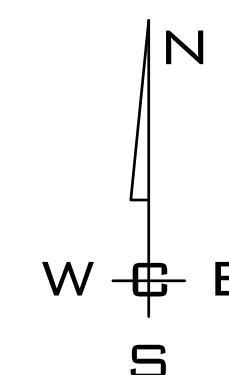
TREVOR DON WORTHINGTON
5315 E FREDERICK AVE,
SPOKANE, WA, 99217

UPRIVER LLC
717 W. SPRAGUE AVE. #801
SPOKANE WA 99201



SITE PLAN VIEW

SCALE: 1"=100'

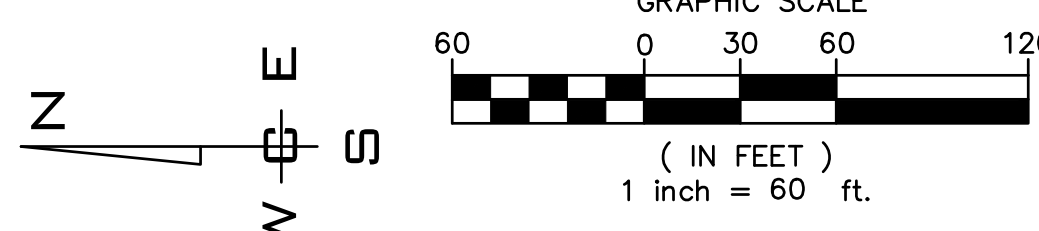


PROJ #:	21-2866
DATE:	05/25/21
DRAWN:	SLS
REVIEWED:	DAC

CIVIL	
STRUCTURAL	
SURVEYING	
TRAFFIC	
PLANNING	X
LANDSCAPE	
OTHER	



SHEET	1 OF 2
JOB NUMBER	21-2866



PROJ #:	21-2866	 WHIPPLE CONSULTING ENGINEERS 21 S. PINES ROAD SPOKANE VALLEY, WA 99206 PH: 509-893-2617 FAX: 509-926-0227	SHEET 2 OF 2
DATE:	05/25/21		JOB NUMBER 21-2866
DRAWN:	SLS X		
REVIEWED:	DAC		
		CIVIL STRUCTURAL SURVEYING TRAFFIC PLANNING LANDSCAPE OTHER	