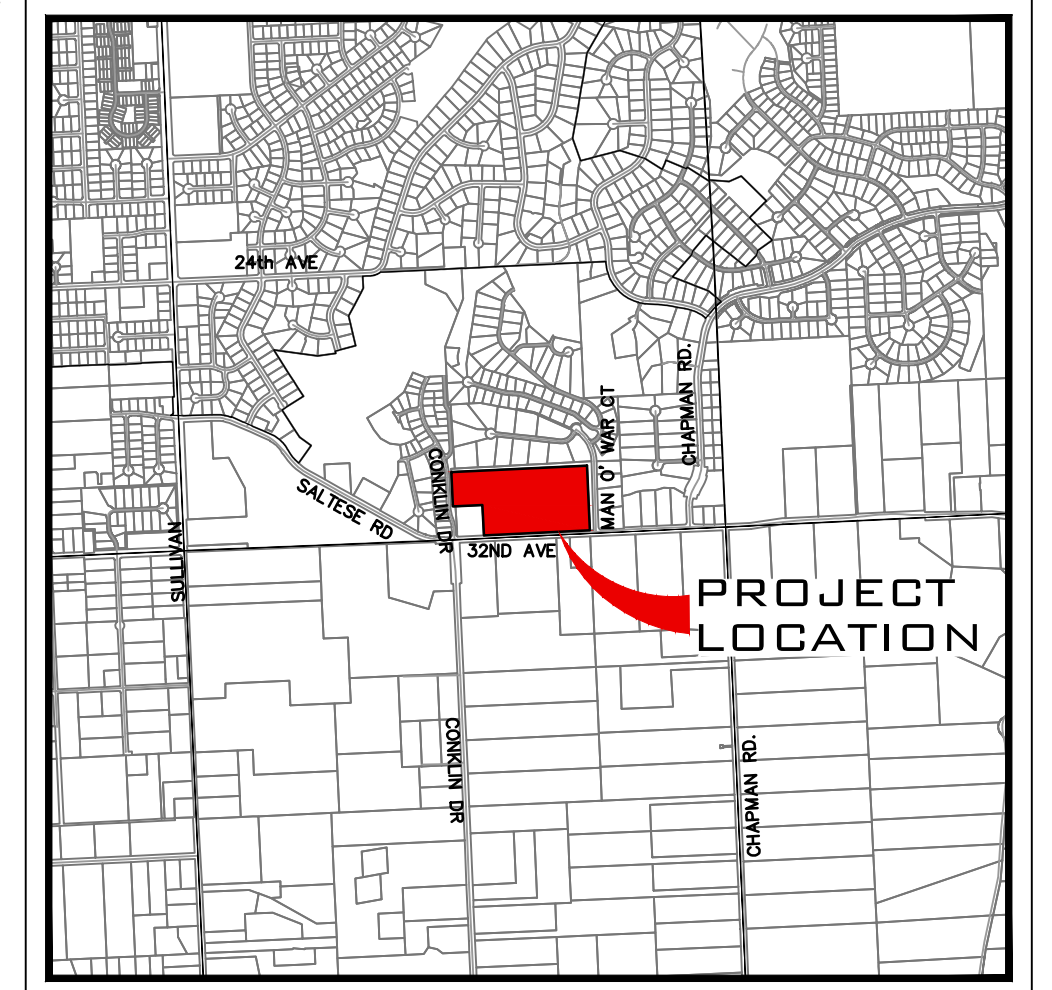


PRELIMINARY PLAT
32ND & CONKLIN
 LOCATED IN A PORTION OF
 SE 1/4, SEC. 25, T. 25N., R. 44 E., W.M.
 SPOKANE COUNTY, WA

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
PROJECT AREA	SF AC
RESIDENTIAL LOT AREA	585,239.91 13.44
TRACT AREA	130,752.47 3.00
PRIVATE ROAD AREA	18,094.37 0.42
PUBLIC ROW	108,459.76 2.49
MIN. LOT AREA	4,000.08 0.09
MAX. LOT AREA	11,712.27 0.27
NUMBER OF LOTS	121
POTENTIAL NUMBER OF UNITS	139
GROSS DENSITY	7.19
NUMBER OF TRACTS	9
OCCUPANCY	SINGLE FAMILY/DUPLEX
IMPERVIOUS AREA	320,154 7.35
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

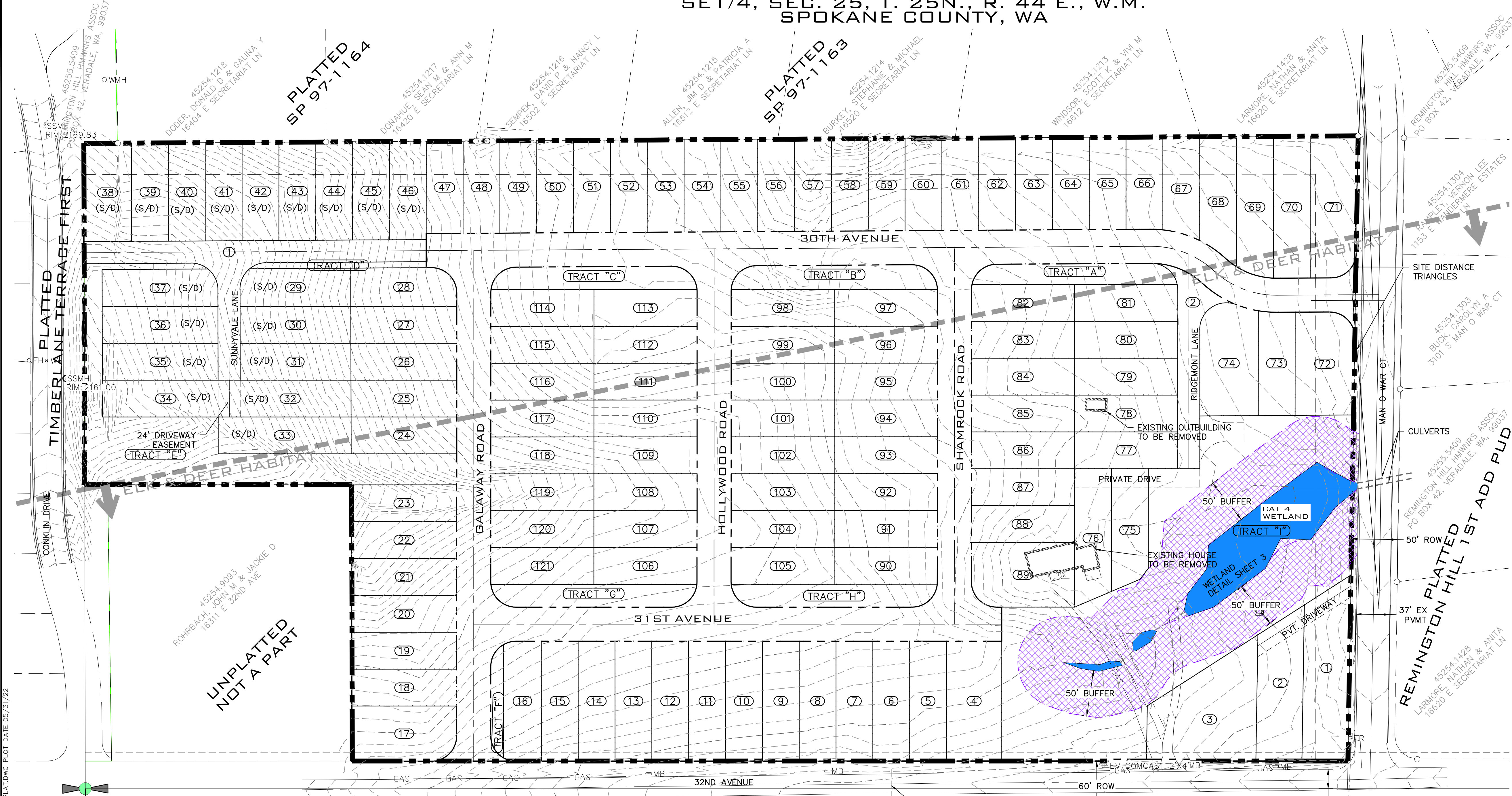
PARCEL NUMBER 45254.9112
 25-25-44 PTN OF SW1/4 OF SE1/4 LYG SLY & WLY OF PLATTED PTNS & WLY OF MAN O' WAR CT & EXC 32ND AVE FROM SPOKANE COUNTY SCOUT

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



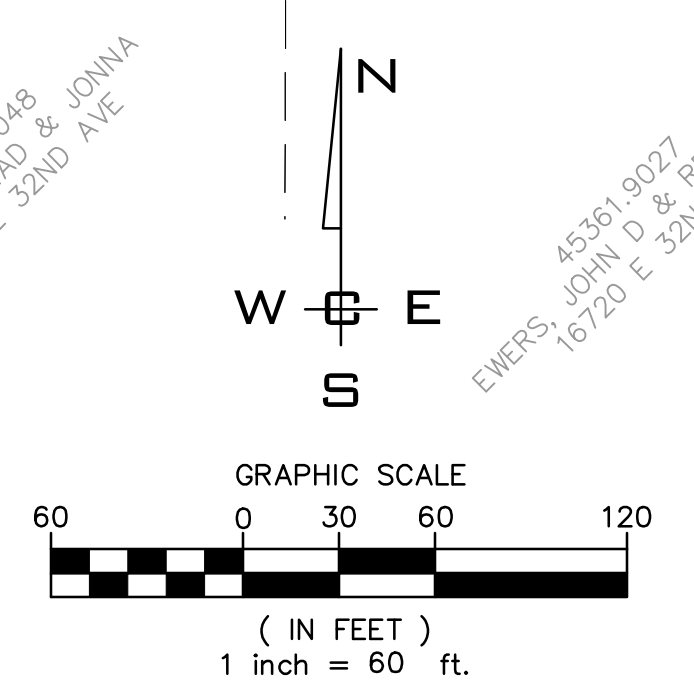
SURVEYOR
 WHIPPLE CONSULTING ENGINEERS
 21 SOUTH PINES
 SPOKANE VALLEY, WA 99206
 PHONE: 893-2617
 CONTACT: BRETT GRIFFITH, P.L.S.

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

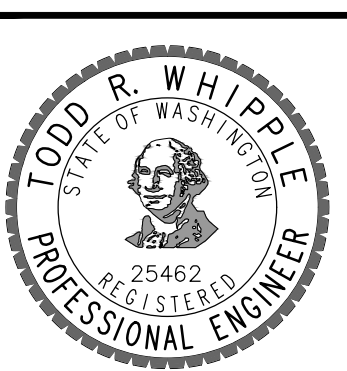
OWNER
 CONWAY LIVING TRUST/
 ROBERT & SUZANNE
 PO BOX 718
 GREENACRES, WA. 99016

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

■ SURVEYED WETLAND
 ■ DESIGNATED WETLAND BUFFER



PLANS
 NOT APPROVED
 BY AGENCY



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

NO.	DATE	BY	REVISIONS

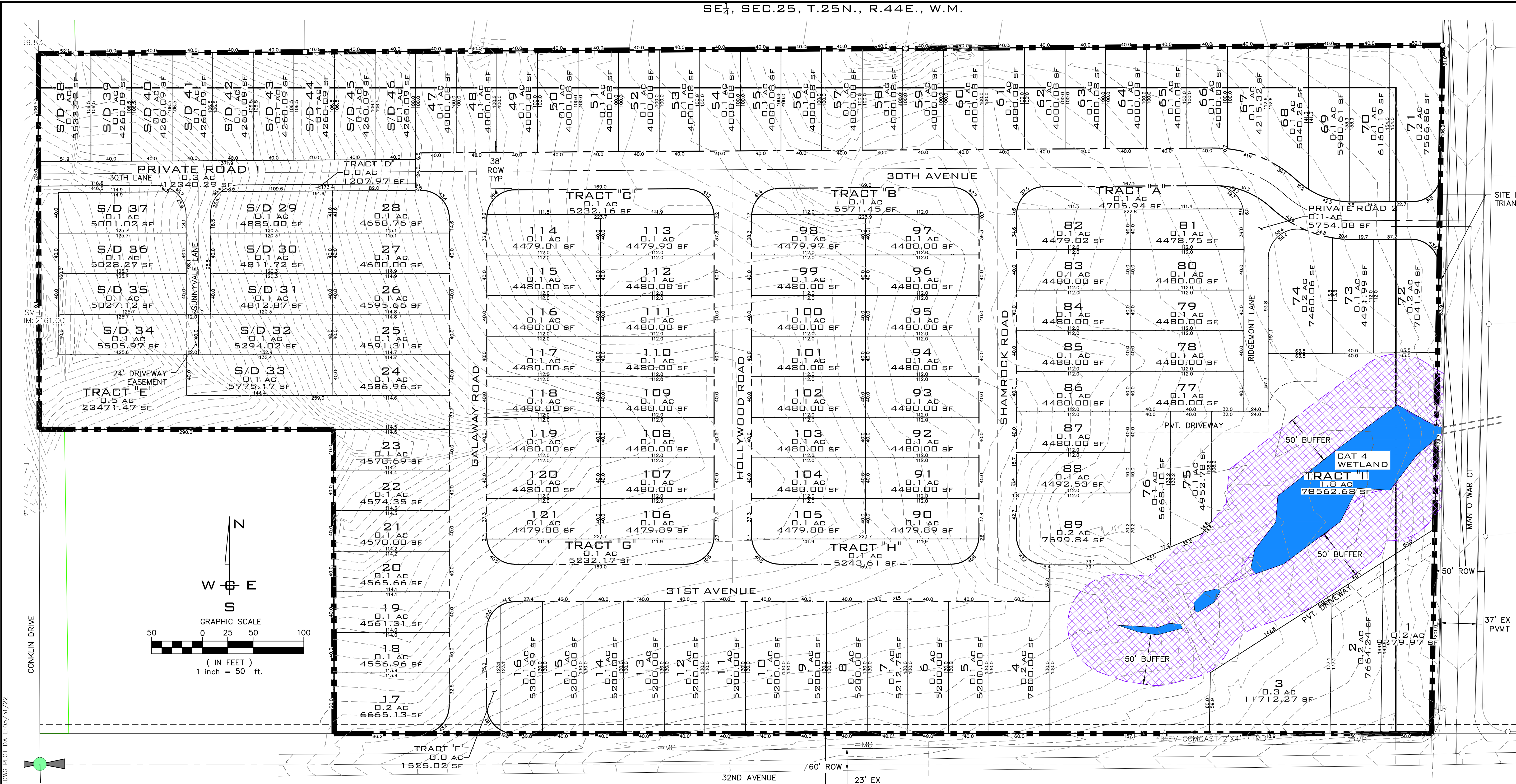
SCALE:
 HORIZONTAL: 1"=60'
 VERTICAL: N/A

PROJ #: 21-2933
 DATE: 05/16/22
 DRAWN: BNG
 REVIEWED: TRW

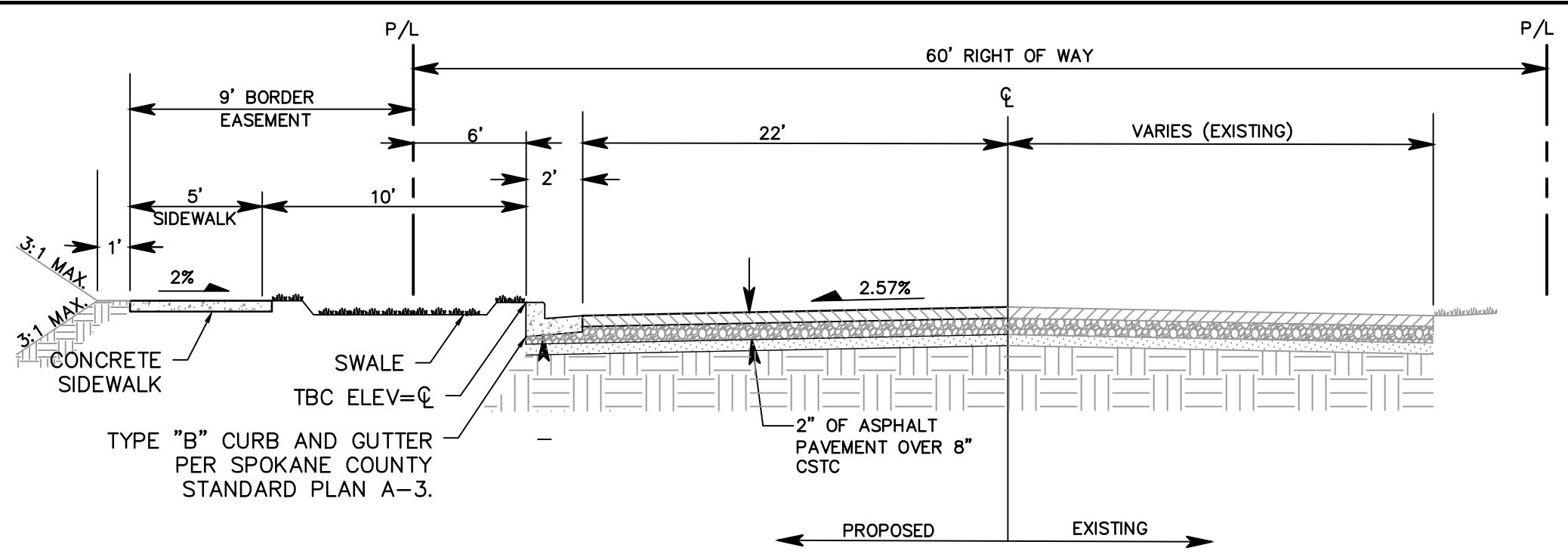


32ND & CONKLIN
 PRELIMINARY PLAT
 16605 E. 32nd AVE
 SPOKANE COUNTY, WA

SHEET
 1 OF 3
 JOB NUMBER
 21-2933

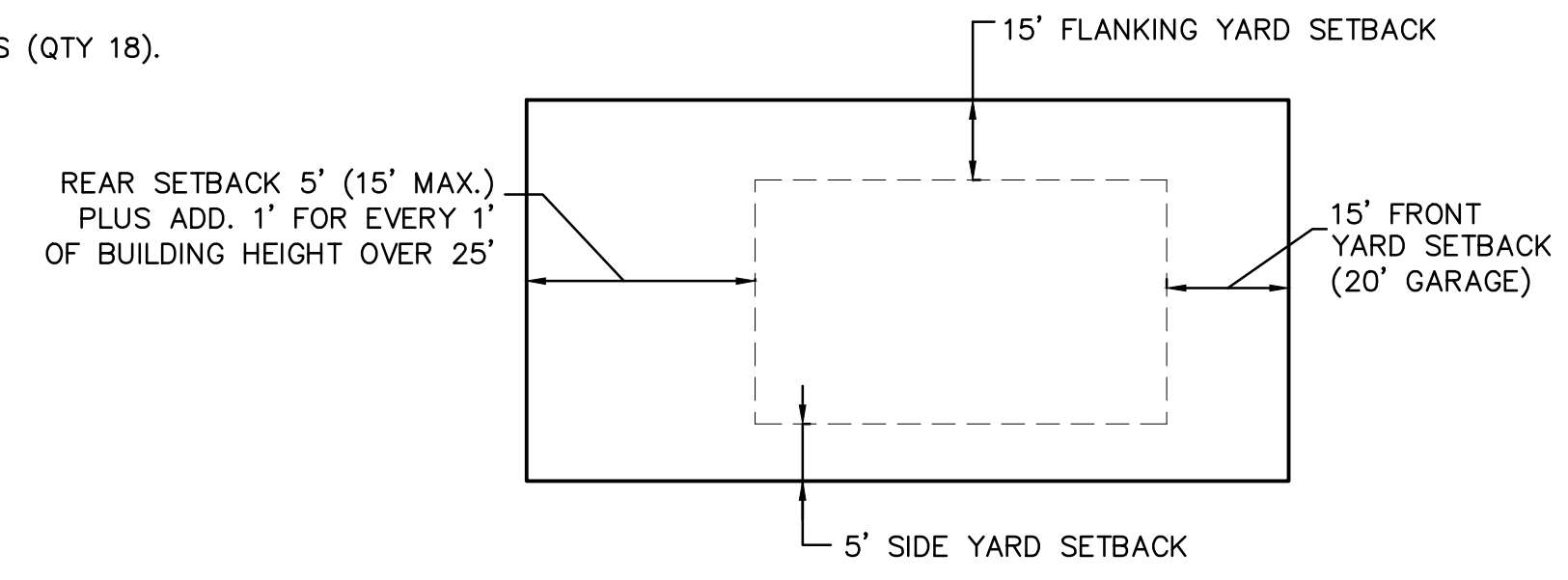


LOT PLAN
 SCALE: 1"=50'



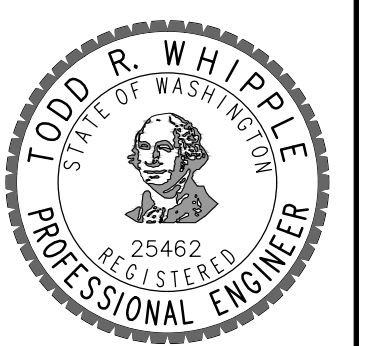
32ND AVE. CROSS SECTION
 SCALE: NOT TO SCALE

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

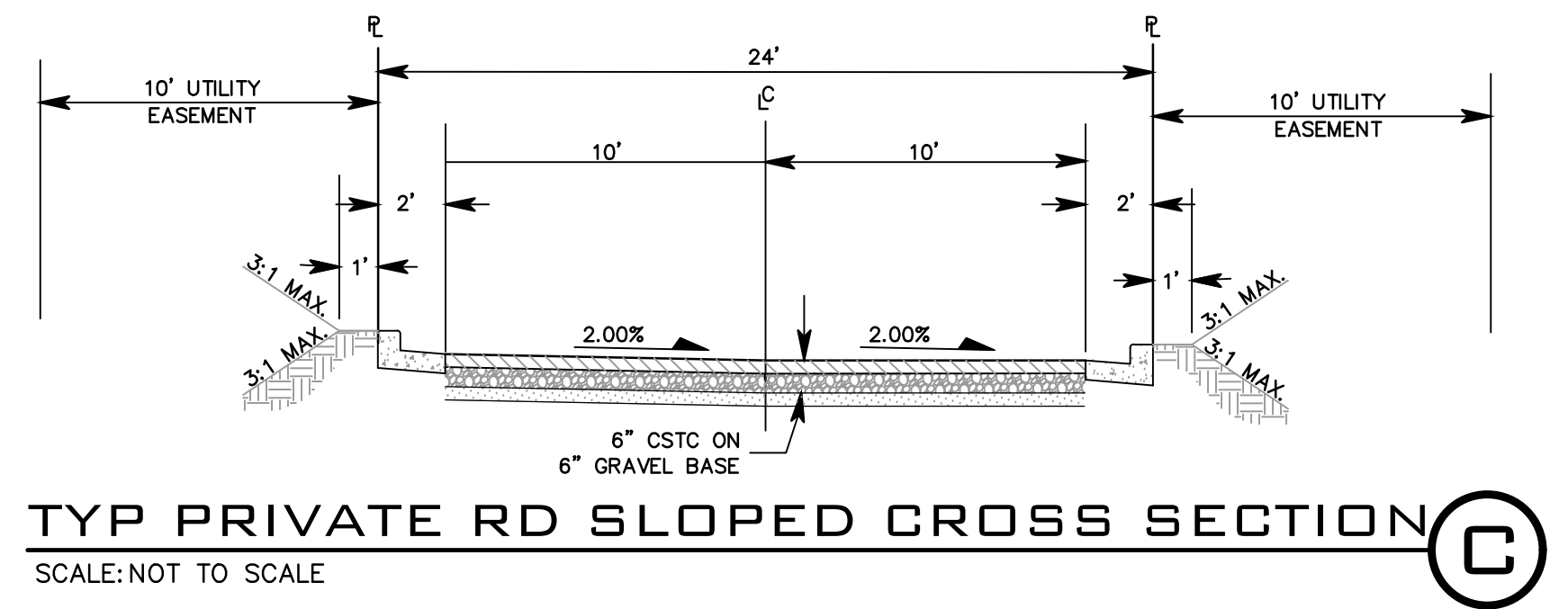
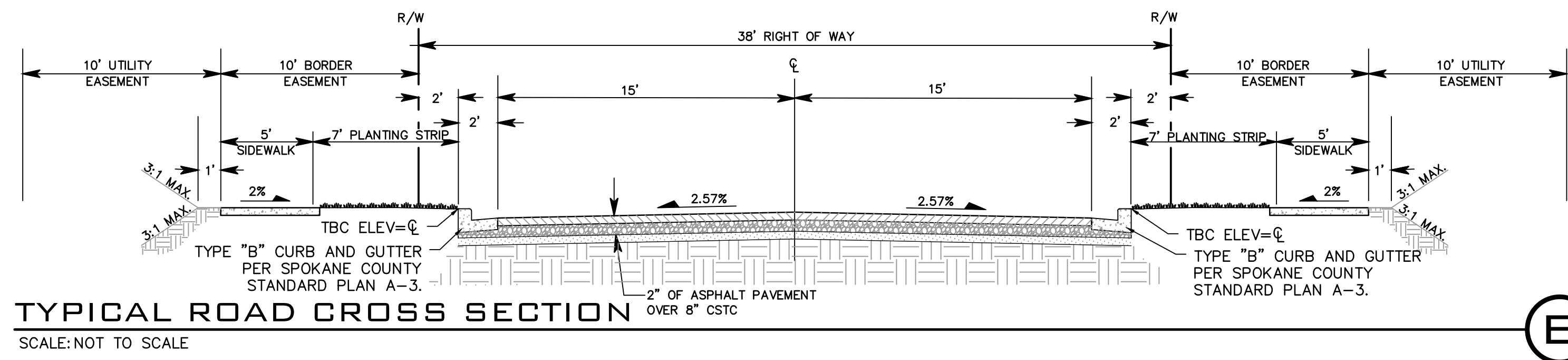
NO.	DATE	BY	REVISIONS

SCALE:	PROJ #: 21-2933
HORIZONTAL:	DATE: 05/16/22
VERTICAL:	DRAWN: BNG
	REVIEWED: TRW

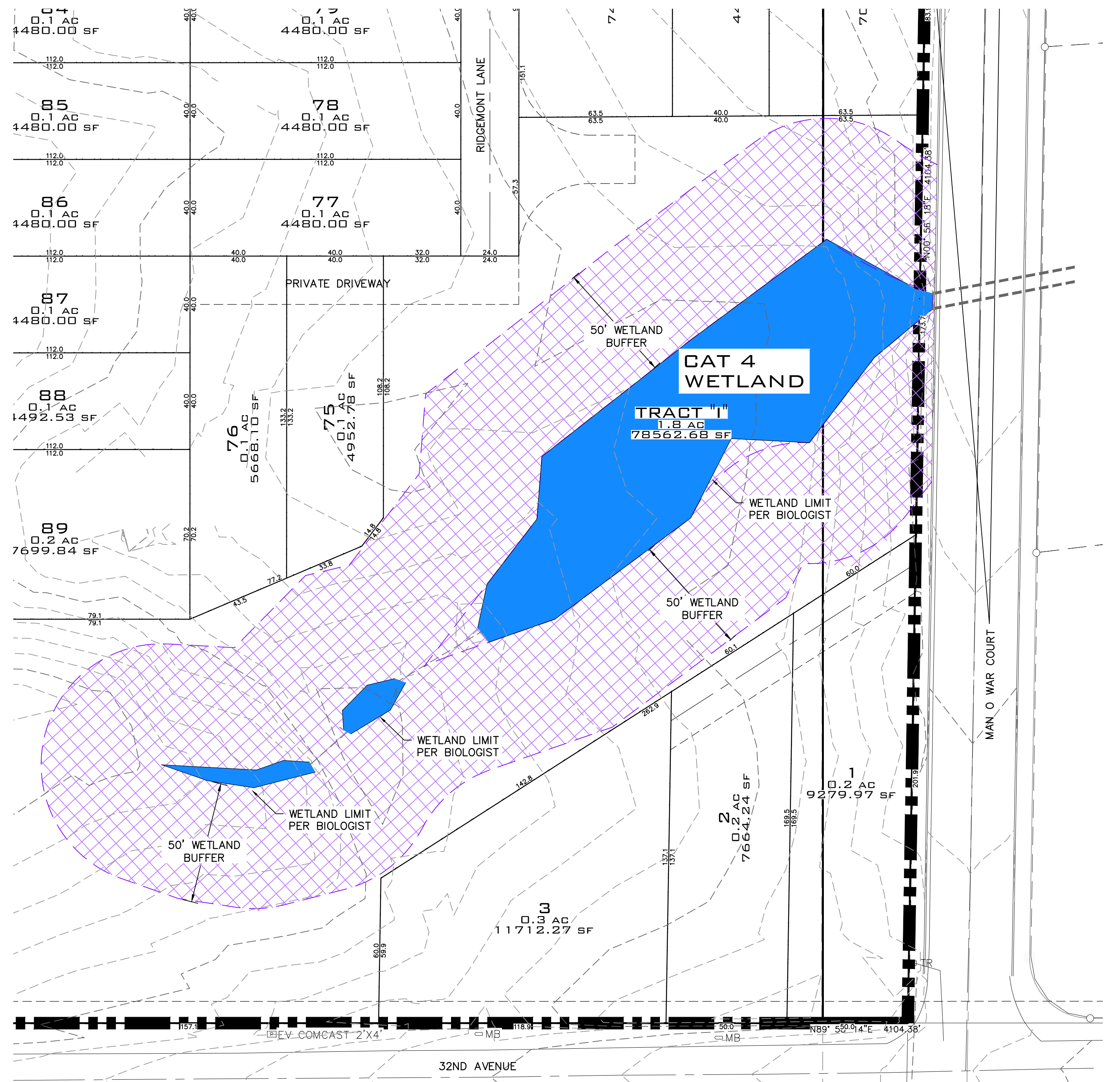
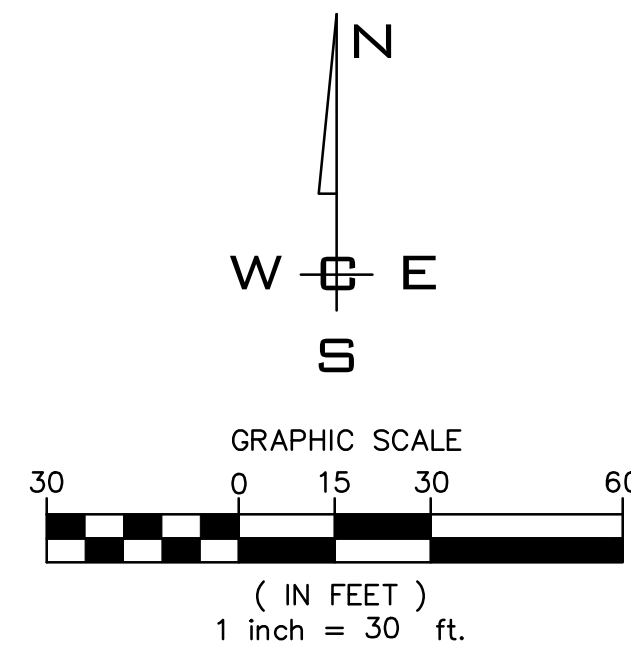
WCE
 WHIPPLE CONSULTING ENGINEERS
 21 S. PINES ROAD
 SPOKANE VALLEY, WA 99206
 PH: 509-893-2617 FAX: 509-926-0227

32ND & CONKLIN
LOTS & SECTIONS
16605 E. 32nd AVE
SPOKANE COUNTY, WA

SHEET 2 OF 3
 JOB NUMBER
21-2933



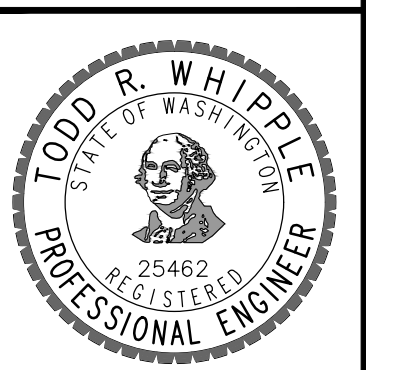
WETLAND BUFFER ENCROACHMENT	
LOT #	AREA (SF)
1	410
2	690
73	894
TOTAL	1,994



WETLAND EXHIBIT
SCALE: 1"=30'

SURVEYED WETLAND
 DESIGNATED WETLAND BUFFER

PLANS NOT APPROVED BY AGENCY



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: 05/16/22
DRAWN: JPP
REVIEWED: TRW

CIVIL STRUCTURAL SURVEYING TRAFFIC PLANNING LANDSCAPE OTHER



32ND & CONKLIN
WETLAND EXHIBIT
16605 E. 32nd AVE
SPOKANE COUNTY, WA

SHEET 3 OF 3
JOB NUMBER 21-2933