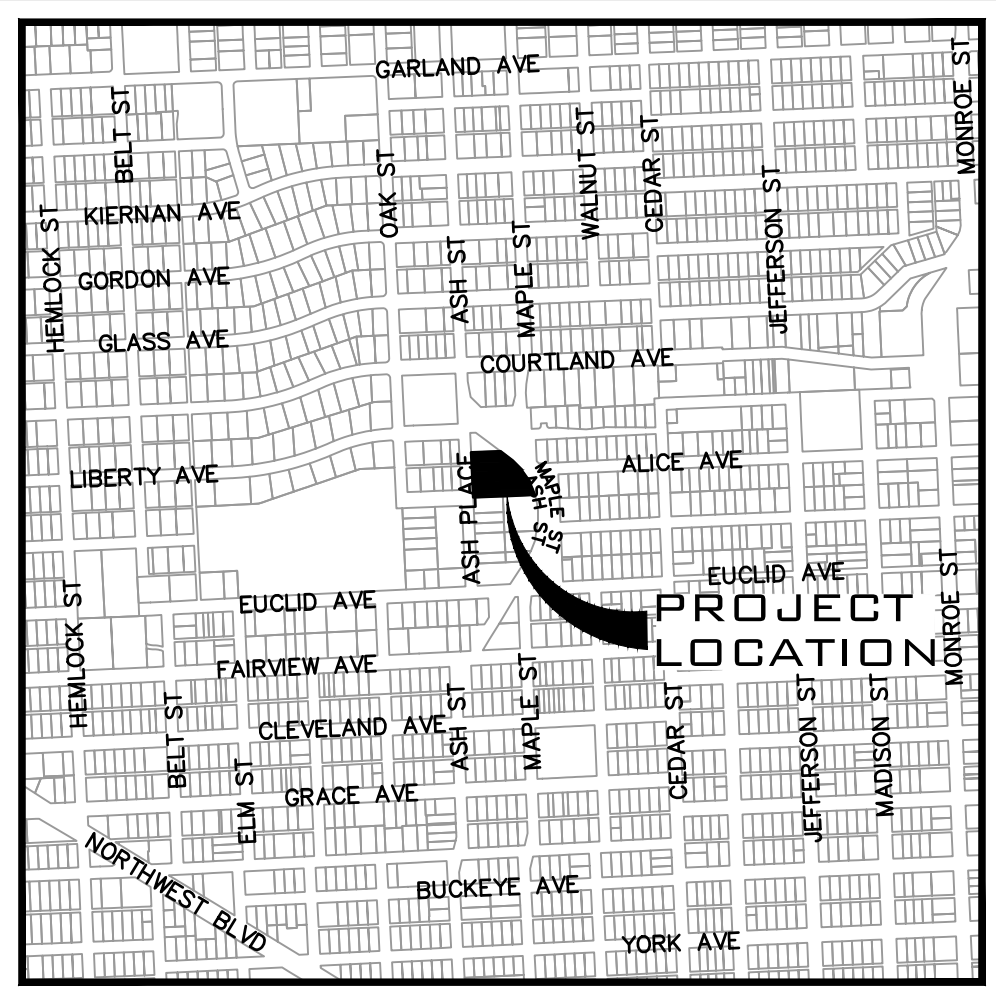


UNIT LOT SUBDIVISION PRELIMINARY PLAT
ASH PLACE
A REPLAT OF DRUMHELLER SPRING ADD.
AND KELLEY SHORT PLAT
LOCATED IN A PORTION OF THE
SE 1/4, SEC 01, T 25 N, R 42 E, W.M.
SPOKANE COUNTY, WA

SLOPES TABLE				
NUMBER	MIN. SLOPE	MAX. SLOPE	2d AREA (sf)	COLOR
1	30%	115%	17,000.68	



VICINITY MAP



SHEET INDEX

PP1 UNIT LOT SUBDIVISION PRELIMINARY PLAT

PP2 ADJACENT PROPERTY AND EXISTING EASEMENT DATA

LEGAL DESCRIPTION

PARCEL # 25014.4207
DRUMHELLER SPRING ADDITION LTS 4, 5, 6, 8, 9 & 10 BLK 3 TOGETHER WITH N1/2 VAC DALTON AVE S OF & ADJ TO LT 10 (VAC ORD #C-27577) EXC PTN THEREOF DEEDED FOR ASH ST

PARCEL # 25014.4701
01-25-42: KELLY FINAL CITY SHORT PLAT
Z22-233 (AFN 7249860) LOT 1

PARCEL # 25014.4702

01-25-42: KELLY FINAL CITY SHORT PLAT
Z22-233 (AFN 7249860) LOT 2

NOTES

- 30% SLOPES FOUND ON PROPERTY SEE PLAN VIEW
- NO ERODIBLE SOILS FOUND ON PROPERTY
- * PROPOSED DENSITY BASED ON SMC 17C.111.210(1): IF THE DEVELOPMENT SITE EXCLUDING ANY LAND WITHIN A CRITICAL AREA IS TWO (2) ACRES OR LESS IN AREA, THE MAXIMUM DENSITY STANDARDS SHALL NOT APPLY. PROPOSED NEW RIGHT-OF-WAY MAY ALSO BE SUBTRACTED FROM THE DEVELOPMENT SITE.
- SEE SHEET PP2 FOR EXISTING EASEMENT INFORMATION

SITE DATA		
PARCEL NUMBER	25014.4207 25014.4701 25014.4702	
REPLATED PORTIONS OF DRUMHELLER SPRING ADDITION AND KELLEY SHORT PLAN		
ZONING	R1	
PROJECT AREA	SF	AC
	57,590.01	1.32
NUMBER OF LOTS *	20	
NUMBER OF UNITS PER LOT	1	
TOTAL UNIT COUNT	20	
NUMBER OF TRACTS	4	
NUMBER OF ACCESS TRACTS	1	
PROPOSED DENSITY DATA		
GROSS DENSITY	15.13	
	SF	AC
AREA OF LOTS	45,863.13	1.05
AREA OF TRACTS	18,012.88	0.41
AREA OF ACCESS TRACT	6,719.74	0.15
MIN LOT AREA	1,280.00	0.03
IMPERVIOUS AREAS		
	SF	
PAVEMENT	6,370.57	
CONCRETE	7,733.09	
BUILDING	15,528.00	
TOTAL IMPERVIOUS AREA	29,631.66	
PERCENTAGE OF IMPERVIOUS	51%	
SERVICE PROVIDERS		
FIRE DISTRICT	CITY OF SPOKANE	
WATER SERVICE	CITY OF SPOKANE	
SANITARY SEWER SERVICE	CITY OF SPOKANE	

ADJACENT PROPERTY DATA		
PARCEL #	OWNER	PLAT DATA
25014.4305	CULVER, JOHNNY 1532 W ALICE AVE, SPOKANE, WA, 99205	DRUMHELLER SPRING ADDITION
25014.4606	WHIPPS, RICHARD L 3203 N MAPLE ST, SPOKANE, WA, 99205	DRUMHELLER SPRING ADDITION
25014.4601	TESKE, THEODORE D & KATHRYN A 3138 N ASH PL, SPOKANE, WA, 99205	DRUMHELLER SPRING ADDITION
25014.2111	FERRER, RAFAEL/SCHMIDT, MARY LOU 1210 ALKI AVE SW UNIT 501, SEATTLE, WA, 98116	SPRING HILL ADDITION
25014.2101	FERRER ETAL, R G 1210 ALKI AVE SW UNIT 501, SEATTLE, WA, 98116	SPRING HILL ADDITION
25014.4201	SATTERFIELD, SHARON L 3252 N ASH PL, SPOKANE, WA, 99205	DRUMHELLER SPRING ADDITION
25014.2210	CITY OF SPOKANE 808 W SPOKANE FALLS BLVD, SPOKANE, WA, 99201	SPRING HILL ADDITION

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
GROVE ROAD LLC
1102 N MONROE ST.
SPOKANE, WA 99201-2116
PHONE: (509)710-2024

SCALE:

HORIZONTAL:

1"=20'

VERTICAL:

N/A

PROJ #:

23-3505

DATE:

01/28/26

DRAWN:

SLS

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

ASH PLACE
UNIT LOT SUBDIVISION
PRELIMINARY PLAT
3242 N ASH PL
SPOKANE, WA

SHEET
PP1

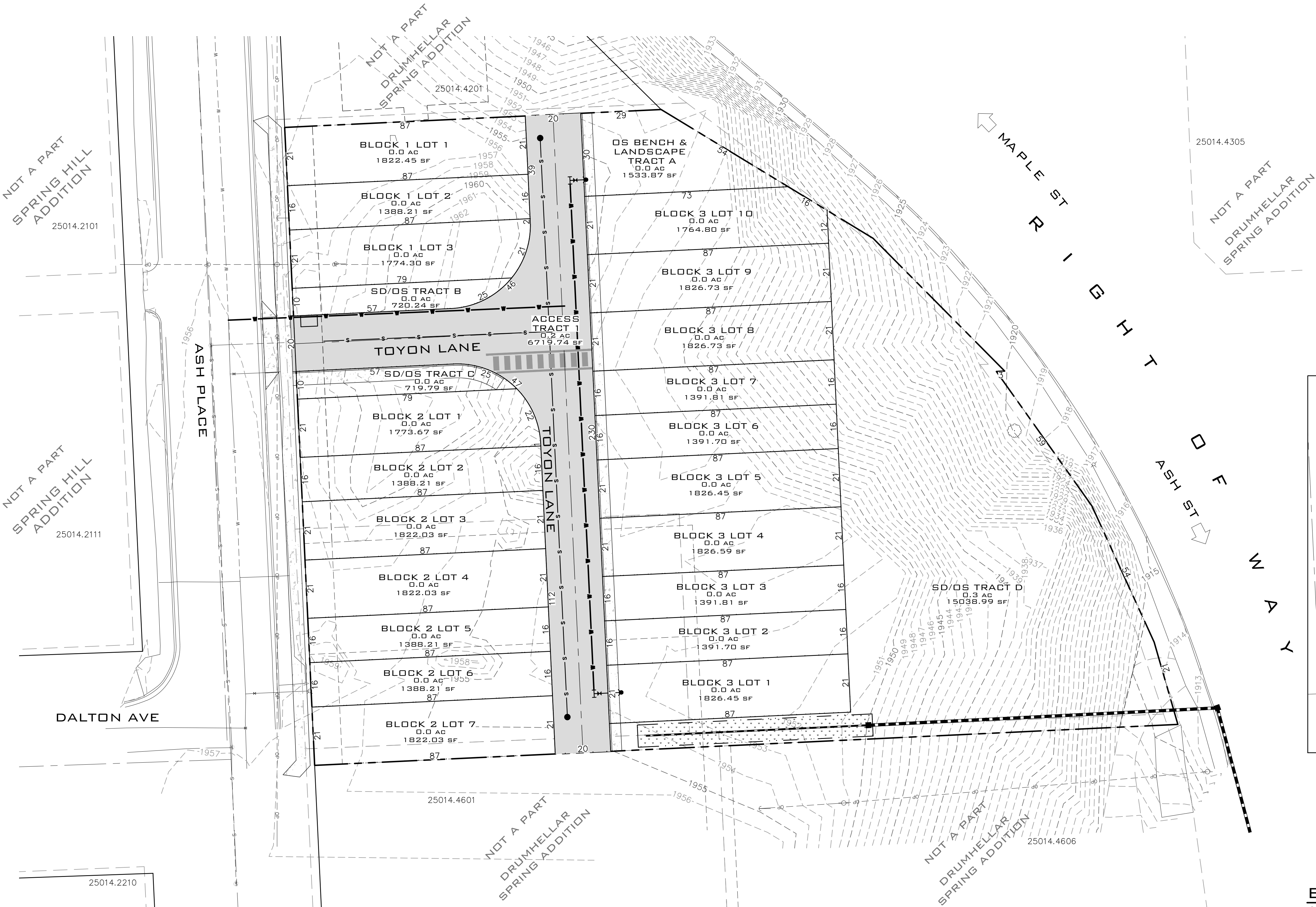
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23-3505

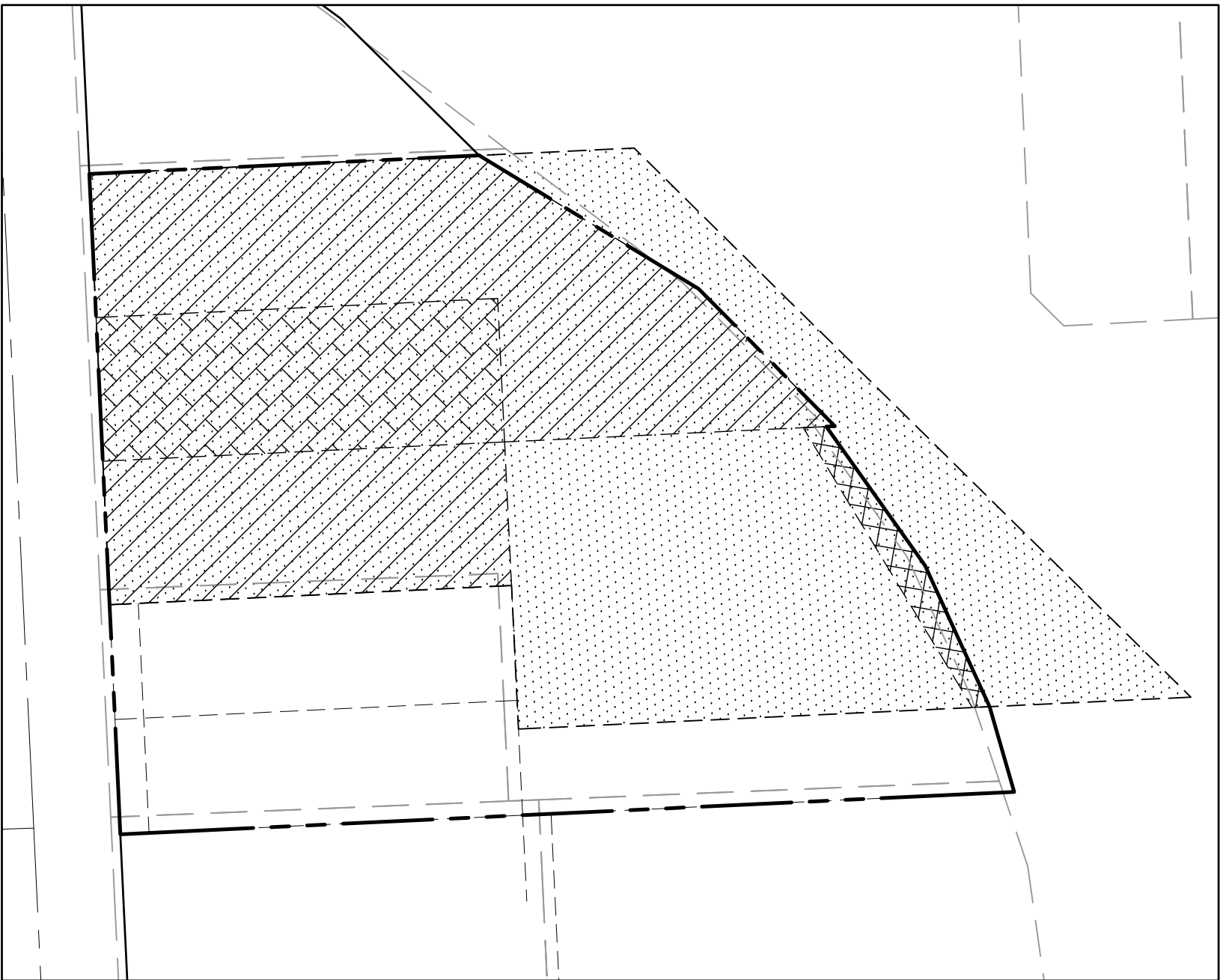


SE 1/4, SEC. 01, T. 25 N., R. 42 E., W. M.

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



ADJACENT PROPERTY DATA		
PARCEL #	OWNER	PLAT DATA
25014.4305	CULVER, JOHNNY 1532 W ALICE AVE, SPOKANE, WA, 99205	DRUMHELLER SPRING ADDITION
25014.4606	WHIPPS, RICHARD L 3203 N MAPLE ST, SPOKANE, WA, 99205	DRUMHELLER SPRING ADDITION
25014.4601	TESKE, THEODORE D & KATHRYN A 3138 N ASH PL, SPOKANE, WA, 99205	DRUMHELLER SPRING ADDITION
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EASEMENT LEGEND

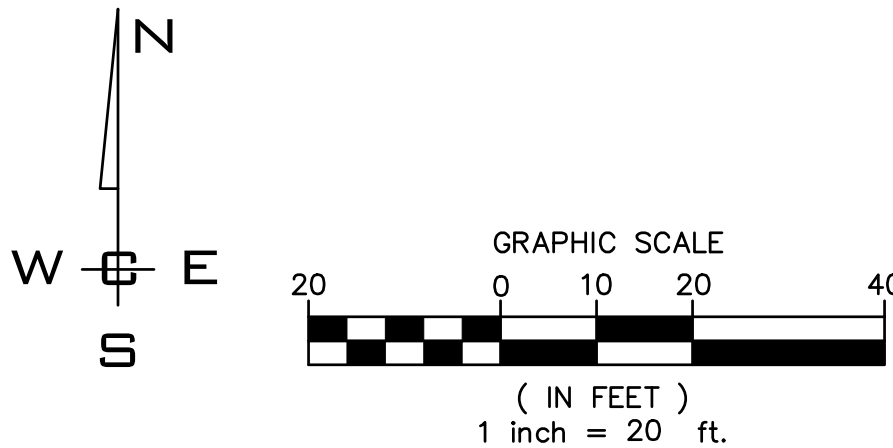
- AFN 8303100083
- AFN 5698648
- AFN 8905230018
- AFN 479352B

EXISTING EASEMENT DETAIL

SCALE: 1"=50'

P:\WCE\WORK\2023\WCE PROJECTS\2023-3505 BOSWELL - Ash Place\DWG\3505-PP\PLAT.DWG PLOT DATE: 01/28/26

NAVD - 88



NO.	DATE	BY	REVISIONS

SCALE:

HORIZONTAL:

1"=20'

VERTICAL:

N/A

PROJ #: 23-3505

DATE: 01/28/26

DRAWN: SLS

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

**ASH PLACE
PRELIMINARY PLAT
ADJ. PROPERTY & EASEMENT DATA
3242 N ASH PL
SPOKANE, WA**



**SHEET
PP2**

JOB NUMBER
23-3505