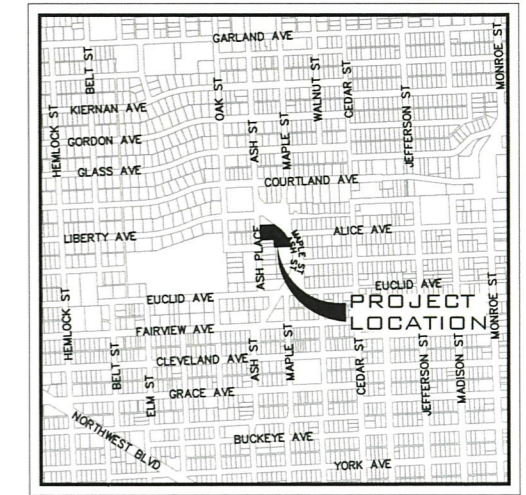




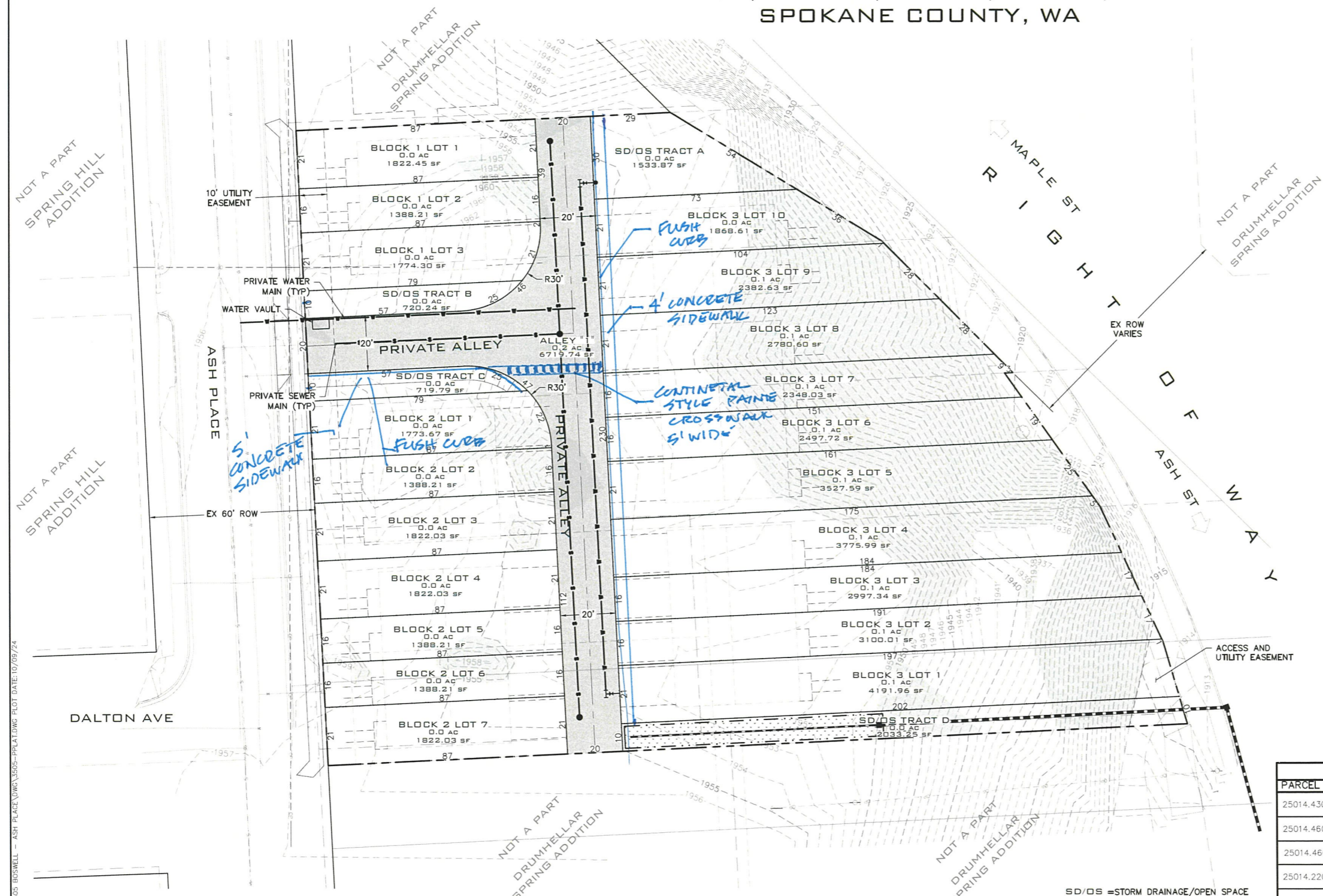
PRELIMINARY PLAT ASH PLACE

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



SITE DATA	
PARCEL NUMBER	25014.4207 25014.4701 25014.4702
REPLATED PORTIONS OF DRUMHELLER SPRING ADDITION AND KELLEY SHORT PLAN	
ZONING	RSF
PROJECT AREA	SF AC
NUMBER OF LOTS *	20
NUMBER OF TRACTS	3
PROPOSED DENSITY DATA	
GROSS DENSITY	15.13
NET DENSITY	18.61
IMPERVIOUS AREAS	
PAVEMENT	SF
CONCRETE	6,370.57
BUILDING	7,733.09
TOTAL IMPERVIOUS AREA	15,528.00
PERCENTAGE OF IMPERVIOUS	29,631.66
	51%
SERVICE PROVIDERS	
FIRE DISTRICT	CITY OF SPOKANE
WATER SERVICE	CITY OF SPOKANE
SANITARY SEWER SERVICE	CITY OF SPOKANE

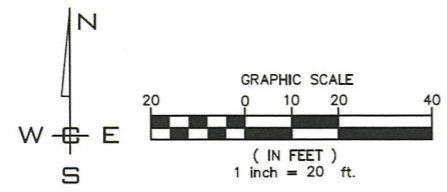
LEGAL DESCRIPTION	NOTES
PARCEL # 25014.4207 DRUMHELLER SPRING ADDITION LTS 4, 5, 6, 8, 9 & 10 BLK 3 TOGETHER WITH N1/2 VAC DALTON AVE S OF & ADJ TO LT 10 (VAC ORD #C-27577) EXC PTN THEREOF DEEDED FOR ASH ST	1. 30% SLOPES FOUND ON PROPERTY VIEW 2. NO ERODIBLE SOILS FOUND ON PRO
PARCEL # 25014.4701 01-25-42: KELLY FINAL CITY SHORT PLAT Z22-233 (AFN 7249860) LOT 1	3. * PROPOSED DENSITY BASED ON SMC 17C.400.010.C.5: NOTWITHSTANDING DENSITY STANDARDS IN TABLE 17C.110- THAT CONFORM TO THE APPLICABLE DE STANDARDS OF THIS SECTION (17C.400. BE CONSIDERED TO MEET THE MAXIMUM REQUIREMENTS.
PARCEL # 25014.4702 01-25-42: KELLY FINAL CITY SHORT PLAT Z22-233 (AFN 7249860) LOT 2	4. FRONT, SIDE AND REAR SETBACKS CONSISTENT TO ORDINANCE NO. C3 ADOPTED CODE AT TIME OF PERMIT 5. SEE SHEET PP2 FOR EXISTING EASE INFORMATION

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
25014.2202	SPOKANE, CITY OF 808 W SPOKANE FALLS BLVD, SPOKANE, WA, 99201	SPRING HILL 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

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



NO.	DATE	BY	REVISIONS

SCALE:
HORIZONTAL: 1"=20'
VERTICAL: N/A

PROJ #: 23-3505
DATE: 10/09/24
DRAWN: SLS
REVIEWED: TRW



**ASH PLACE
PRELIMINARY PLAT
3242 N ASH PL
SPOKANE, WA**