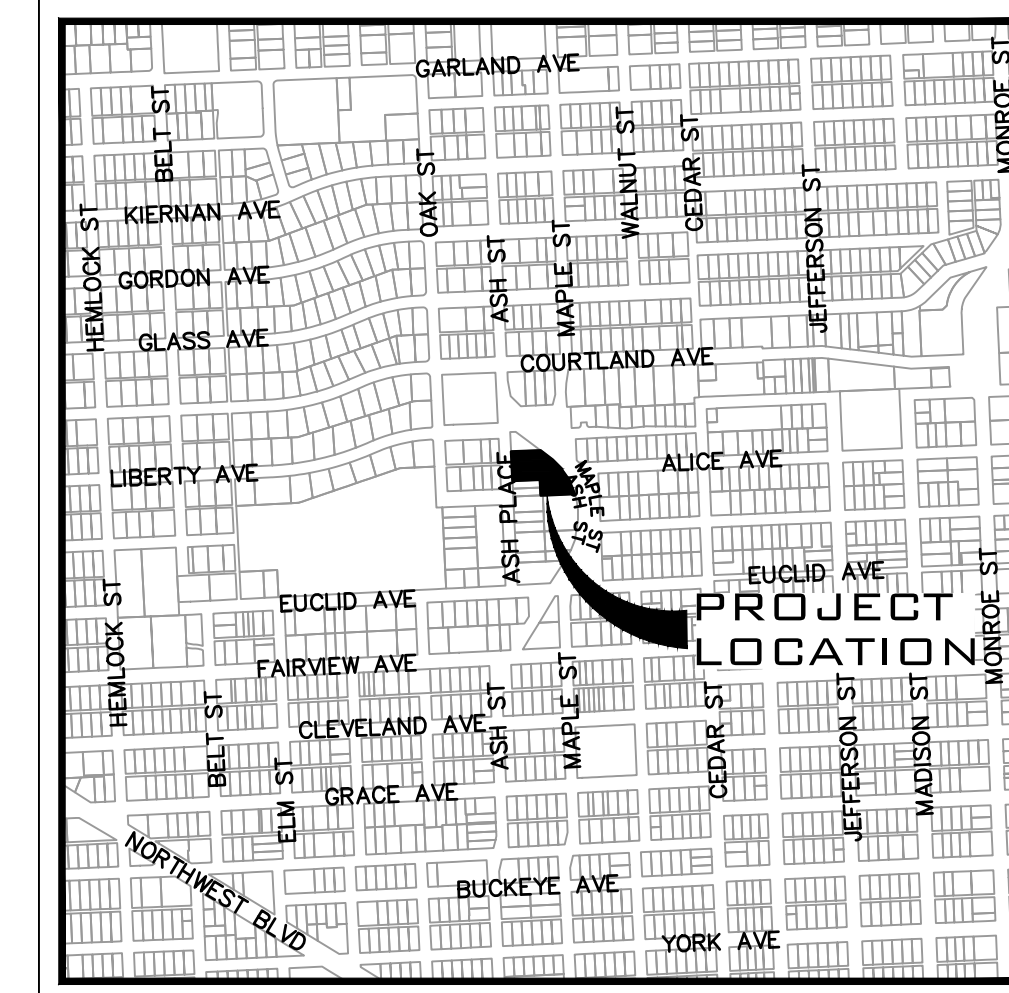


PRELIMINARY PLAT  
ASH PLACE

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
REPLATTED PORTIONS OF DRUMHELLER SPRING ADDITION AND KELLEY SHORT PLAN	
ZONING	RSF
PROJECT AREA	SF AC 57,590.01 1.32
NUMBER OF LOTS *	20
NUMBER OF TRACTS	3
PROPOSED DENSITY DATA	
GROSS DENSITY	15.13
NET DENSITY	18.61
IMPERVIOUS AREAS	
PAVEMENT	SF AC 6,370.57 1.05
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

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

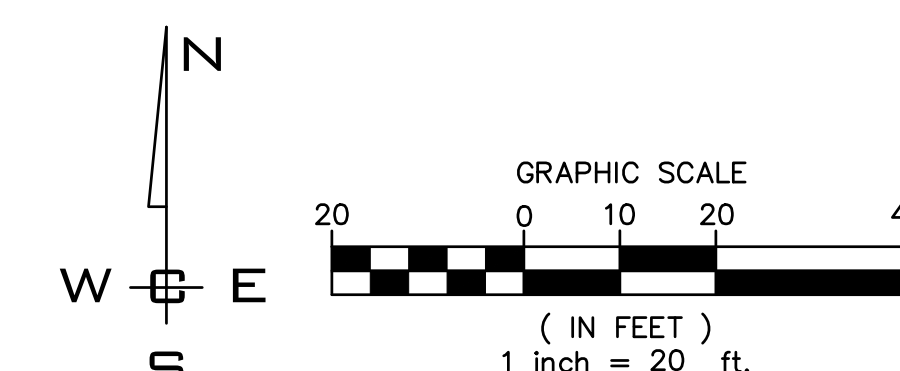
- 30% SLOPES FOUND ON PROPERTY SEE PLAN VIEW
- NO ERODIBLE SOILS FOUND ON PROPERTY
- \* PROPOSED DENSITY BASED ON SMC 17C.400.010.C.5: NOTWITHSTANDING MAXIMUM DENSITY STANDARDS IN TABLE 17C.110-3, LOTS THAT CONFORM TO THE APPLICABLE DEVELOPMENT STANDARDS OF THIS SECTION (17C.400.010) SHALL BE CONSIDERED TO MEET THE MAXIMUM DENSITY REQUIREMENTS.
- FRONT, SIDE AND REAR SETBACKS TO BE CONSISTENT TO ORDINANCE NO. C36232 (OR ADOPTED CODE AT TIME OF PERMIT)
- SEE SHEET PP2 FOR EXISTING EASEMENT 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

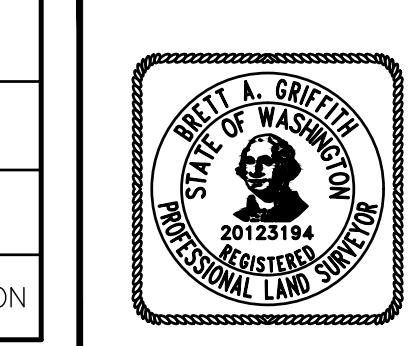


NO.	DATE	BY	REVISIONS

<b>SCALE:</b>	<b>PROJ #:</b> 23-3505
<b>HORIZONTAL:</b>	<b>DATE:</b> 01/15/25
<b>VERTICAL:</b>	<b>DRAWN:</b> SLS
N/A	<b>REVIEWED:</b> TRW

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

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



**SHEET  
PP1**

JOB NUMBER  
**23-3505**

P:\WCE\_WORK\2023\WCE PROJECTS\2023-3505\Boswell - Ash Place\DWG\3505-PPLAT.dwg - Ash Place\DWG\3505-PPLAT.dwg PLOT DATE: 01/15/25



NOT A PART  
SPRING HILL  
ADDITION

NOT A PART  
SPRING HILL  
ADDITION

NOT A PART  
DRUMHELLER  
SPRING ADDITION



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, 99205-2673	DRUMHELLER SPRING ADDITION
25014.4601	TESKE, THEODORE D & KATHRYN A Address: 3138 N ASH PL, SPOKANE, WA, 99205	DRUMHELLER SPRING ADDITION
25014.2202	SPOKANE, CITY OF Address: 808 W SPOKANE FALLS BLVD, SPOKANE, WA, 99201-3333	SPRING HILL ADDITION
25014.2111	FERRER, RAFAEL/SCHMIDT, MARY LOU Address: 1210 ALKI AVE SW UNIT 501, SEATTLE, WA, 98116	SPRING HILL ADDITION
25014.2101	FERRER ETAL, R G Address: 1210 ALKI AVE SW UNIT 501, SEATTLE, WA, 98116	SPRING HILL ADDITION
25014.4201	SATTERFIELD, SHARON L Address: 3252 N ASH PL, SPOKANE, WA, 99205	DRUMHELLER SPRING ADDITION

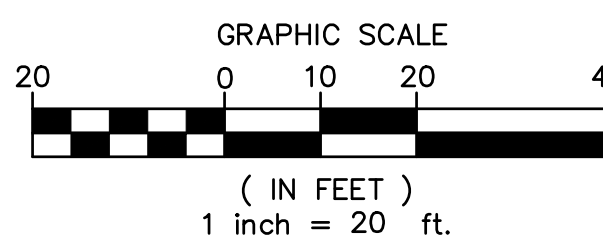
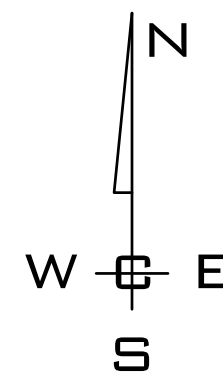


**EASEMENT LEGEND**

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

**EXISTING EASEMENT DETAIL**

SCALE: 1"=50'



NO.	DATE	BY	REVISIONS

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

PROJ #: 23-3505  
DATE: 01/15/25  
DRAWN: SLS  
REVIEWED: TRW

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



**ASH PLACE  
PRELIMINARY PLAT  
ADJACENT PROPERTY DATA  
3242 N ASH PL  
SPOKANE, WA**



**SHEET  
PP2**

JOB NUMBER  
**23-3505**