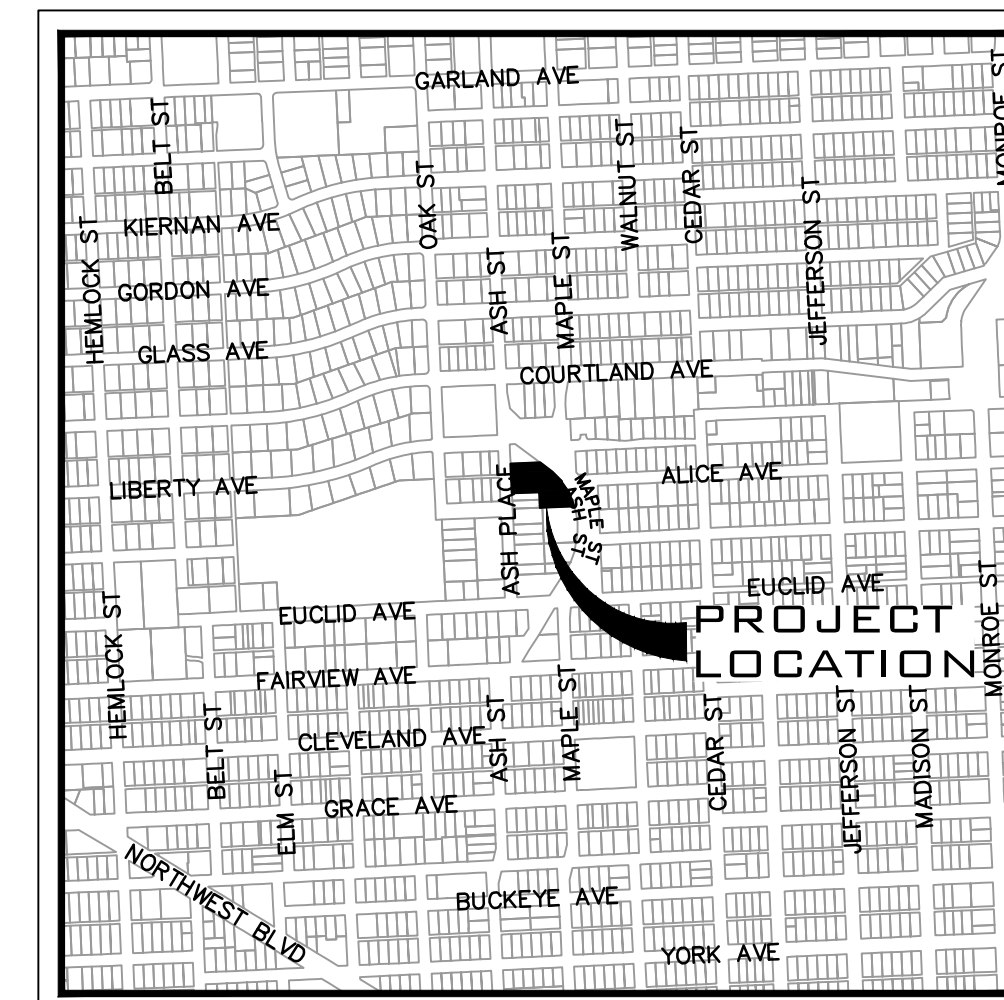


# PRELIMINARY PLAT ASH PLACE A REPLAT OF DRUMHELLER SPRING ADD. AND KELLEY SHORT PLAT LOCATED IN A PORTION OF THE SE 1/4, SEC 01, T 25 N, R 42 E, W.M. SPOKANE COUNTY, WA

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



VICINITY MAP

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

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	AC
CONCRETE	6,370.57	1.05
BUILDING	7,733.09	0.11
TOTAL IMPERVIOUS AREA	15,528.00	0.15
PERCENTAGE OF IMPERVIOUS	29,631.66	0.03
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 LOTS 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

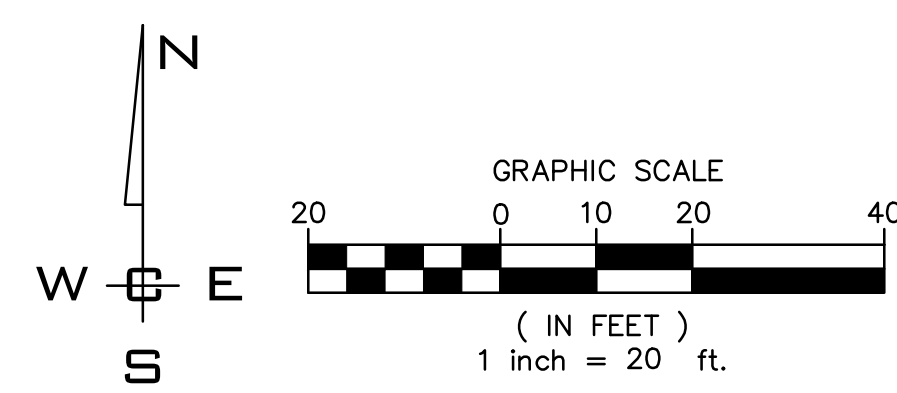
PARCEL # 25014.4701  
01-25-42: KELLY FINAL CITY SHORT PLAT Z22-233 (AFN 7249860) LOT 1

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 SURVEYOR OWNER/DEVELOPER**  
WHIPPLE CONSULTING ENGINEERS 21 SOUTH PINES SPOKANE VALLEY, WA 99206 PHONE: 893-2617 CONTACT: TODD WHIPPLE, P.E.  
WHIPPLE CONSULTING ENGINEERS 21 SOUTH PINES SPOKANE VALLEY, WA 99206 PHONE: 893-2617 CONTACT: BRETT A. GRIFFITH, P.L.S.  
GROVE ROAD LLC 1102 N MONROE ST. SPOKANE, WA 99201-2116



NO.	DATE	BY	REVISIONS

<b>SCALE:</b>	<b>PROJ #:</b> 23-3505	<b>CIVIL</b>
<b>HORIZONTAL:</b>	<b>DATE:</b> 11/26/24	<b>STRUCTURAL</b>
<b>VERTICAL:</b> N/A	<b>DRAWN:</b> SLS	<b>SURVEYING</b>
	<b>REVIEWED:</b> TRW	<b>TRAFFIC</b>
		<b>PLANNING</b>
		<b>LANDSCAPE</b>
		<b>OTHER</b>



**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-PP1.PLT.DWG PLOT DATE: 11/26/24

P:\WCE\_WORK\2023\WCE PROJECTS\2023-3505 BOSWELL - Ash Place\DWG\3505-PP1.PLT.dwg, 11/26/2024 2:15:48 PM, ransdrade, DWG To PDF.pc3, 1:1