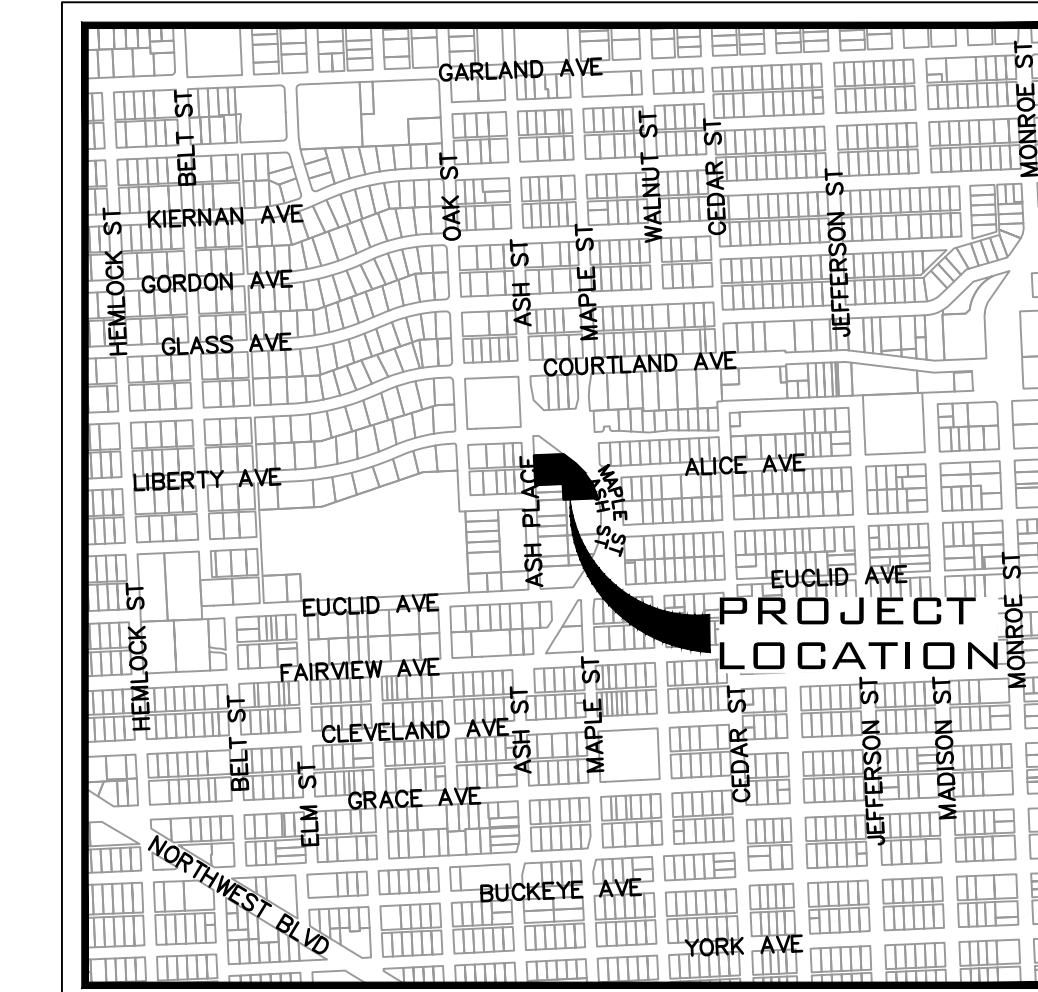


PRELIMINARY PLAT ASH PLACE A REPLAT OF DRUMHELLER SPRING ADD. AND KELLEY SHORT PLAT LOCATED IN A PORTION OF THE SE 1/4, SEC 01, T 25 N, R 42 E, W.M. SPOKANE COUNTY, WA

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



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

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
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
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 222-233 (AFN 7249860) LOT 1

PARCEL # 25014.4702
01-25-42: KELLY FINAL CITY SHORT PLAT 222-233 (AFN 7249860) LOT 2

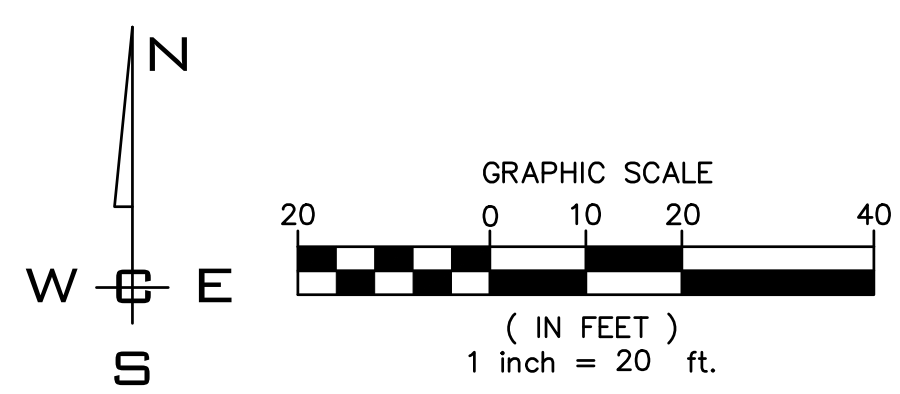
NOTES

- 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
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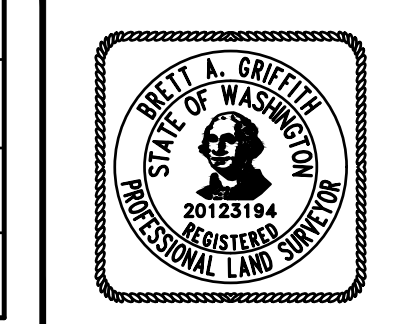


NO.	DATE	BY	REVISIONS

SCALE:	PROJ #: 23-3505
HORIZONTAL:	DATE: 10/09/24
VERTICAL:	DRAWN: SLS
N/A	REVIEWED: 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**



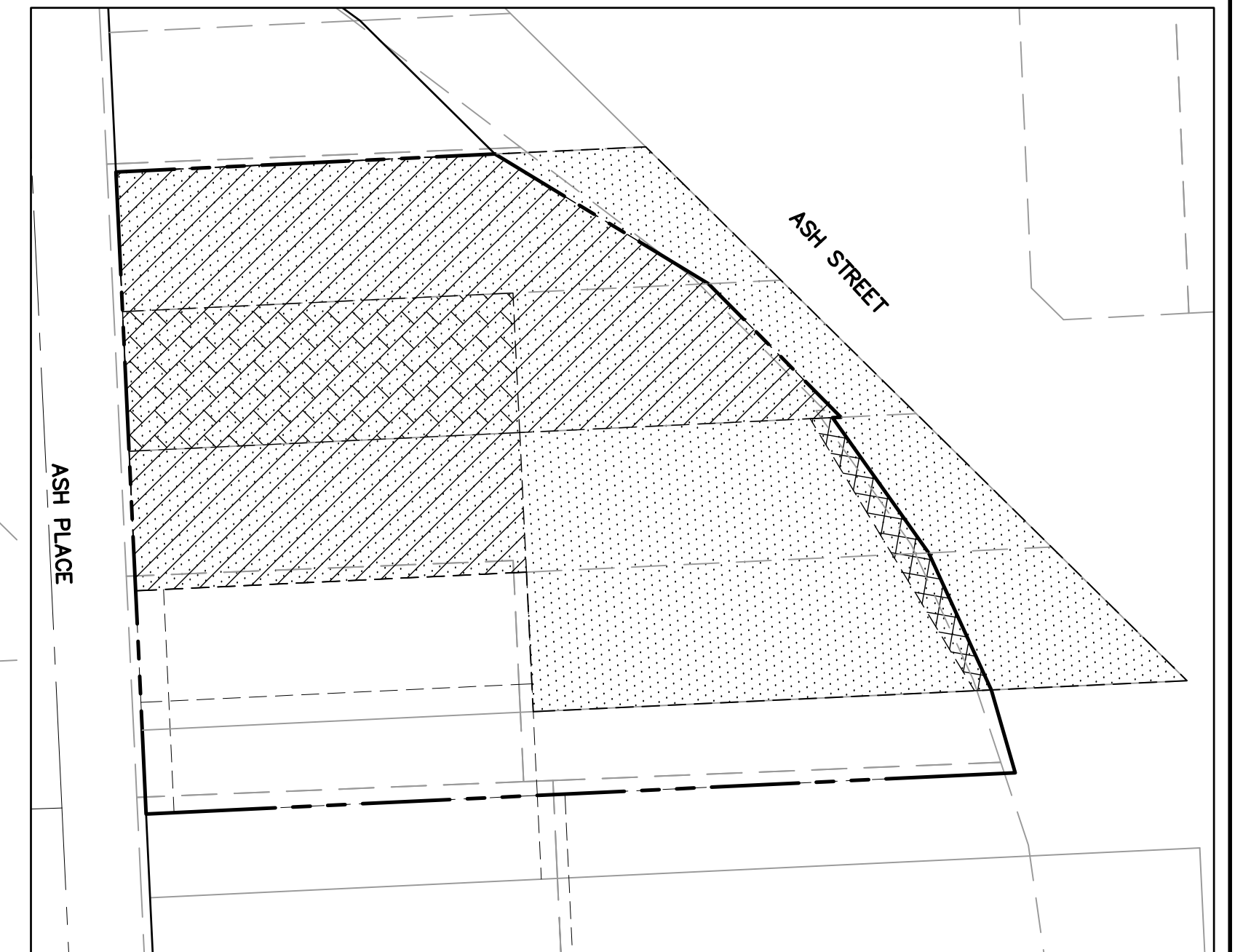
**SHEET
PP1**

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: 10/09/24



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

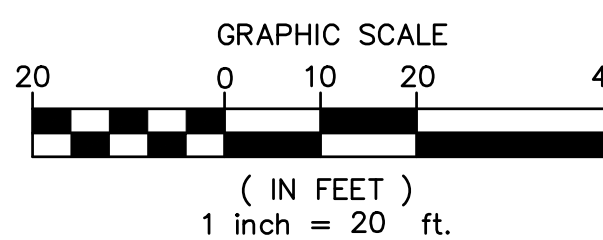
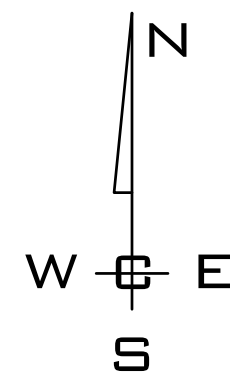


EASEMENT LEGEND

- 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: 10/09/24
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