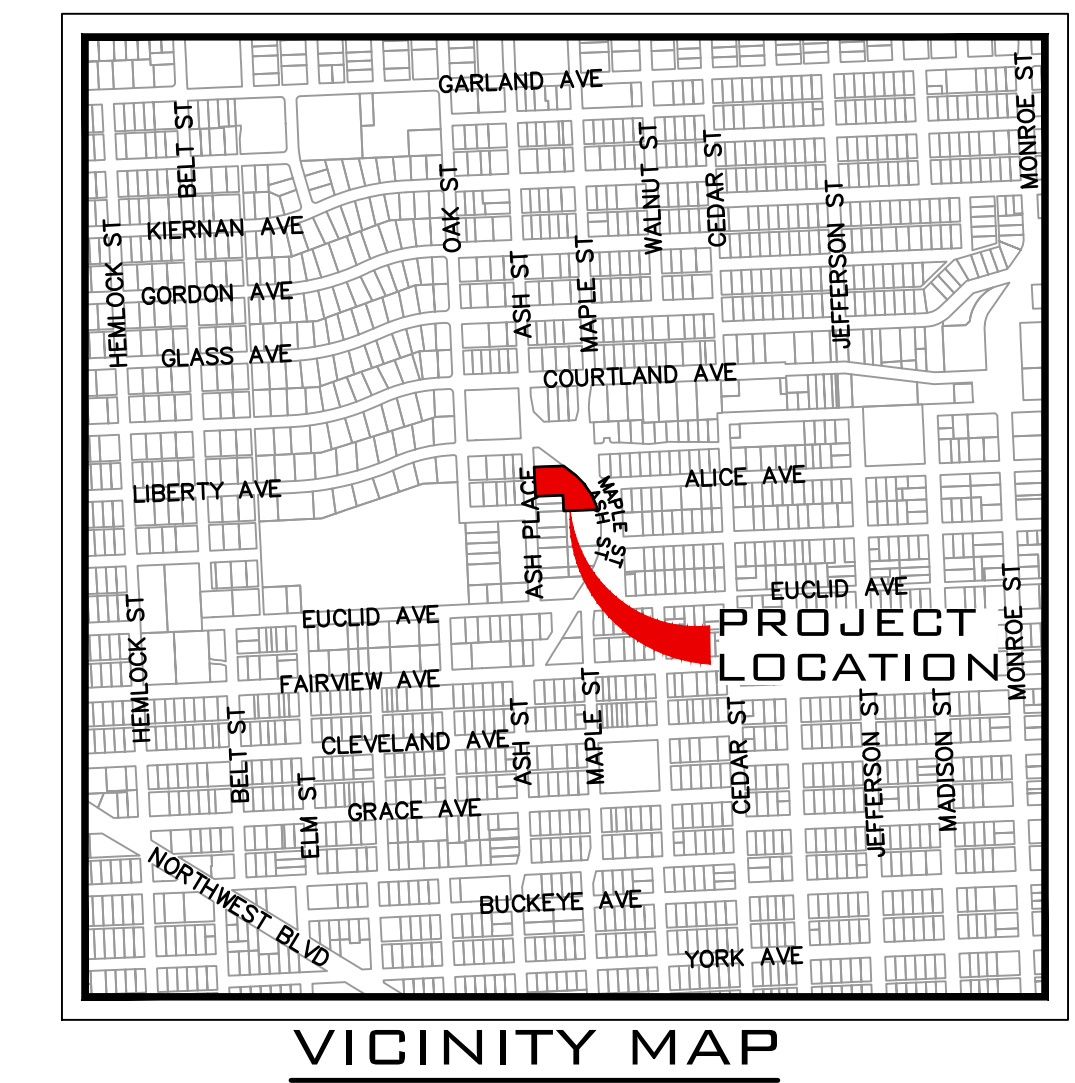




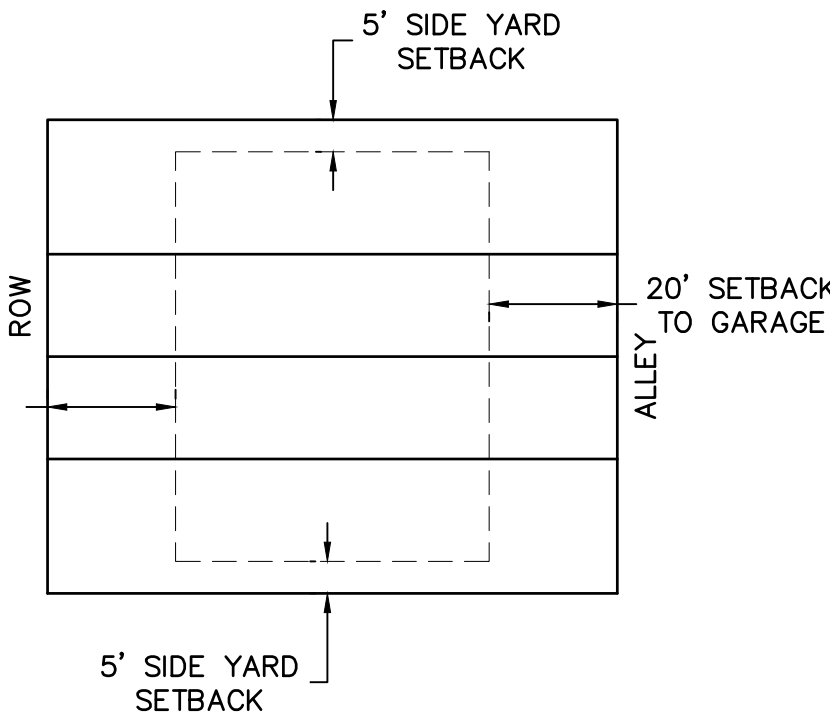
PRELIMINARY PLAT ASH PLACE

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



TOWNHOUSE LOTS
BUILDING SETBACK DETAIL
SCALE: NOT TO SCALE

SITE DATA	
PARCEL NUMBER	25014.4207 25014.4701 25014.4702
ZONING	RSF
DENSITY [MIN] [MAX]	4 10
ALLOWED DENSITY	5 13
PROJECT AREA	SF AC
NUMBER OF LOTS	21*
NUMBER OF TRACTS	3
AREA OF LOTS	48,496.92 1.11
AREA OF TRACTS	2,722.52 0.06
AREA OF ALLEY ROW	6,370.57 0.15
MIN LOT AREA	1,280.00 0.03
MAX LOT AREA	4,384.65 0.10
IMPERVIOUS AREAS	
PAVEMENT	SF
TOTAL IMPERVIOUS AREA	6,370.57
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

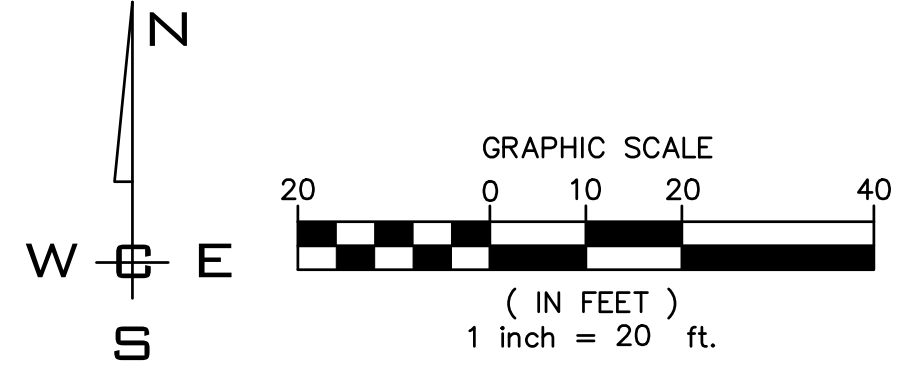
- 30% SLOPES FOUND ON PROPERTY SEE PLAN VIEW
- NO ERODIBLE SOILS FOUND ON PROPERTY
- * PROPOSED DENSITY BASED ON SMC 17C.400.010.C.5: NOTWITHSTANDING MAXIMUM DENSITY STANDARDS IN TABLE 17C.110-3, LOTS THAT CONFORM TO THE APPLICABLE DEVELOPMENT STANDARDS OF THIS SECTION (17C.400.010) SHALL BE CONSIDERED TO MEET THE MAXIMUM DENSITY REQUIREMENTS.

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

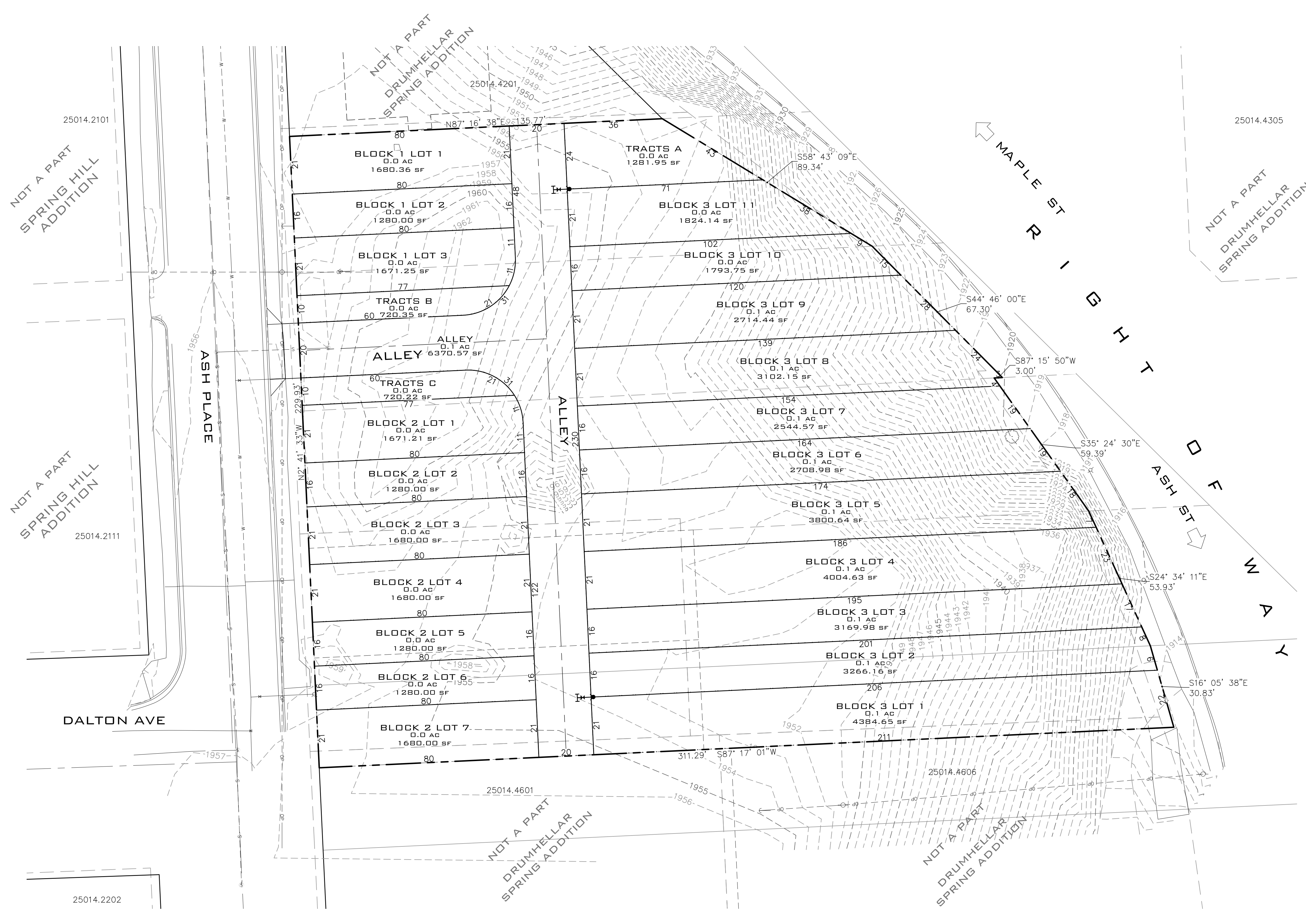
SCALE:	PROJ #: 23-3505
HORIZONTAL:	DATE: 12/05/23
VERTICAL:	DRAWN: SLS
N/A	REVIEWED: TRW

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

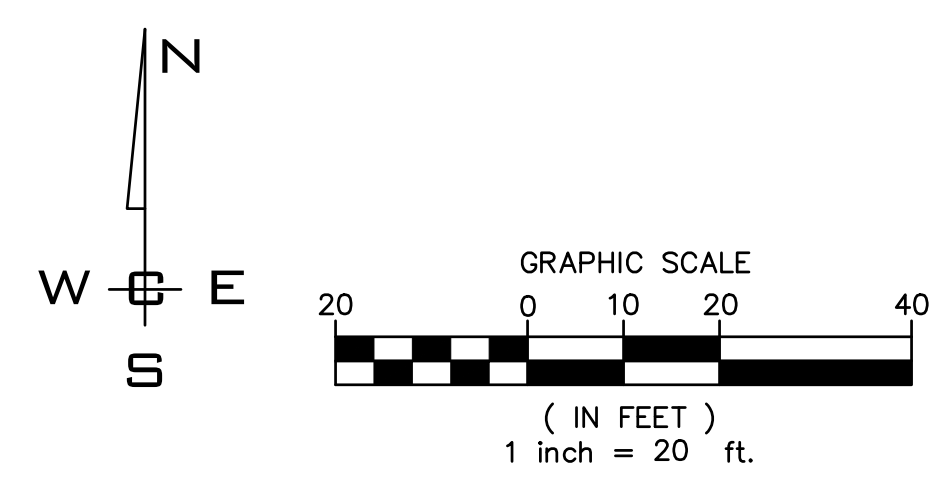
**ASH PLACE
PRELIMINARY PLAT**
**3242 N ASH PL
SPOKANE, WA**

**SHEET
PP1**
JOB NUMBER
23-3505

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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 ET AL, 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



NO.	DATE	BY	REVISIONS

SCALE:	PROJ #: 23-3505
HORIZONTAL:	DATE: 12/05/23
1"=20'	DRAWN: SLS
VERTICAL:	REVIEWED: TRW
N/A	

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

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

SHEET PP2
JOB NUMBER 23-3505

P:\WCE_WORK\2023\WCE PROJECTS\2023-3505-BOSWELL-Ash Place\DWG\3505-PPLAT.dwg PLOT DATE: 12/05/23

NAV D - 88
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