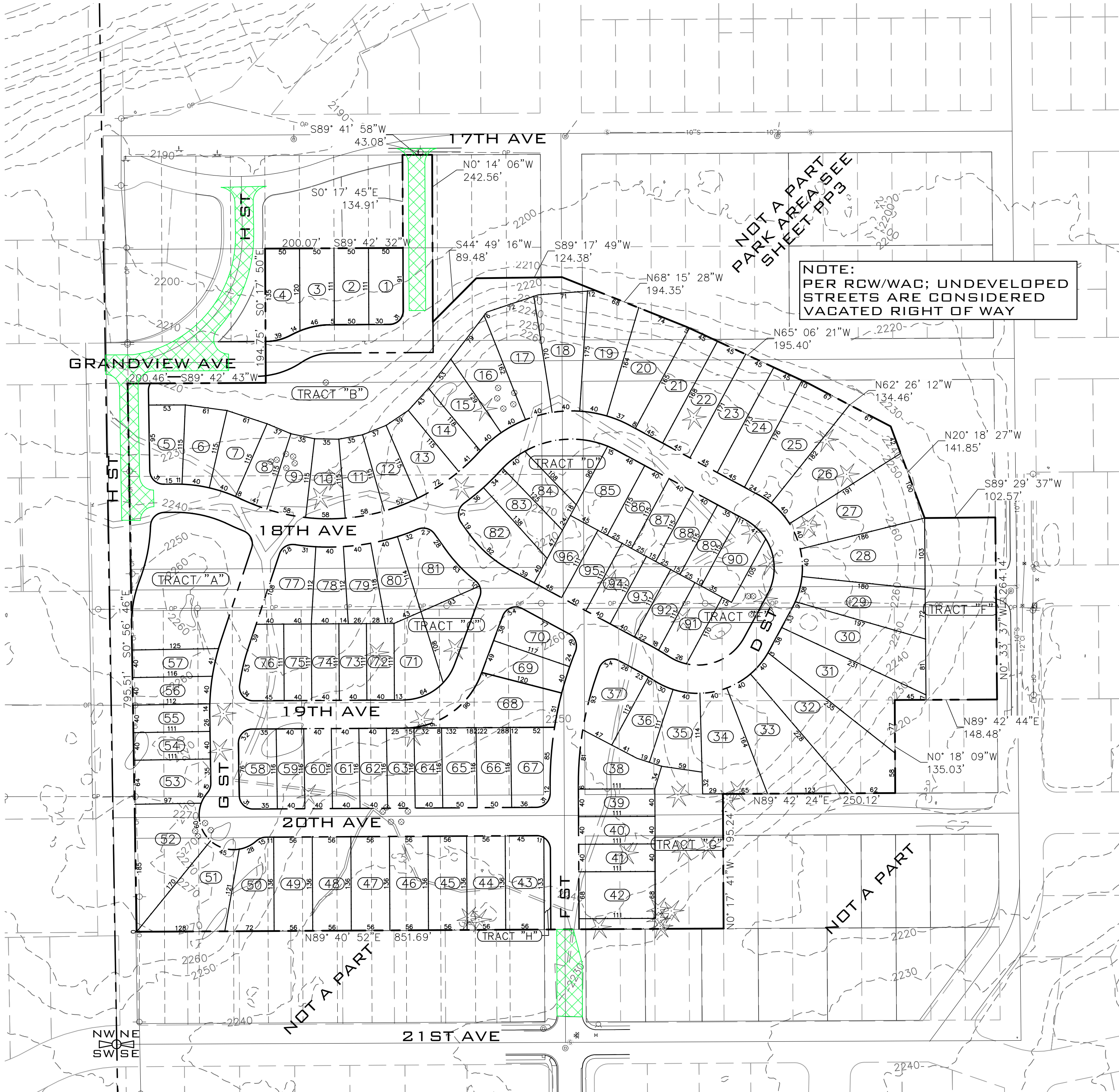


P:\WORK\2021\WCE PROJECTS\2021-3017 Toll Brothers - Grandview\DWG\3017-PP1.dwg, 4/26/2022 7:41:08 AM, author: AutoCAD PDF (General Documentation).ps

LEGAL DESCRIPTION
PARCEL: 25261.2606
ALBION HEIGHTS ADDITION LT 17 BLK 4
PARCEL: 25261.2607
ALBION HEIGHTS Lot 4, Block 4 and Lots 18 to 24, inclusive, Block 4, Albion Heights Addition, according to plat recorded in Volume C of Plats, Page 35, in the City of Spokane, Spokane County, Washington, EXCEPT the following described portion: A tract of land being a portion of Blocks 4, 5 and 6 of Albion Heights Addition to the City of Spokane, Spokane County, Washington and portions of 18th Avenue and F Street, being described as follows: Commencing at the Northeast corner of said Block 5, the TRUE POINT OF BEGINNING; thence South 00°08'58" East along the easterly boundary of said Block 5 and said line extended, a distance of 300.44 feet; thence South 00°03'13" East along the easterly boundary of said Block 6 and said line extended, a distance of 229.84 feet; thence South 89°56'47" West a distance of 102.73 feet; thence North 19°51'49" West a distance of 141.86 feet; thence North 61°59'21" West a distance of 134.53 feet; thence North 64°39'09" West a distance of 195.23 feet; thence North 67°49'21" West a distance of 194.37 feet; thence South 89°44'52" West a distance of 124.49 feet; thence South 45°17'45" West a distance of 89.43 feet; thence North 00°13'51" East a distance of 243.52 feet to a point on the northerly boundary of said Block 4; thence South 89°46'19" East along the northerly boundary of said Blocks 4 and 5 and said line extended, a distance of 812.21 feet to the TRUE POINT OF BEGINNING.
PARCEL: 25261.2710
ALBION HEIGHTS Lots 13 to 16, inclusive, Block 5, Albion Heights Addition, according to plat recorded in Volume C of Plats, Page 35, in the City of Spokane, Spokane County, Washington; EXCEPT the following described portion: REVISED DESCRIPTIONS REC'D 3/30/06 A tract of land being a portion of Blocks 4, 5 and 6 of Albion Heights Addition to the City of Spokane, Spokane County, Washington and portions of 18th Avenue and F Street, being described as follows: Commencing at the Northeast corner of said Block 5, the TRUE POINT OF BEGINNING; thence South 00°08'58" East along the easterly boundary of said Block 5 and said line extended, a distance of 300.44 feet; thence South 00°03'13" East along the easterly boundary of said Block 6 and said line extended, a distance of 229.84 feet; thence South 89°56'47" West a distance of 102.73 feet; thence North 19°51'49" West a distance of 141.86 feet; thence North 61°59'21" West a distance of 134.53 feet; thence North 64°39'09" West a distance of 195.23 feet; thence North 67°49'21" West a distance of 194.37 feet; thence South 89°44'52" West a distance of 124.49 feet; thence South 45°17'45" West a distance of 89.43 feet; thence North 00°13'51" East a distance of 243.52 feet to a point on the northerly boundary of said Block 4; thence South 89°46'19" East along the northerly boundary of said Blocks 4 and 5 and said line extended, a distance of 812.21 feet to the TRUE POINT OF BEGINNING.
PARCEL: 25261.2812
ALBION HEIGHTS Lots 1 to 24, inclusive, Block 6, Albion Heights Addition, according to plat recorded in Volume C of Plats, Page 35, in the City of Spokane, Spokane County, Washington, EXCEPT the following described portion: A tract of land being a portion of Blocks 4, 5 and 6 of Albion Heights Addition to the City of Spokane, Spokane County, Washington and portions of 18th Avenue and F Street, being described as follows: Commencing at the Northeast corner of said Block 5, the TRUE POINT OF BEGINNING; thence South 00°08'58" East along the easterly boundary of said Block 5 and said line extended, a distance of 300.44 feet; thence South 00°03'13" East along the easterly boundary of said Block 6 and said line extended, a distance of 229.84 feet; thence South 89°56'47" West a distance of 102.73 feet; thence North 19°51'49" West a distance of 141.86 feet; thence North 61°59'21" West a distance of 134.53 feet; thence North 64°39'09" West a distance of 195.23 feet; thence North 67°49'21" West a distance of 194.37 feet; thence South 89°44'52" West a distance of 124.49 feet; thence South 45°17'45" West a distance of 89.43 feet; thence North 00°13'51" East a distance of 243.52 feet to a point on the northerly boundary of said Block 4; thence South 89°46'19" East along the northerly boundary of said Blocks 4 and 5 and said line extended, a distance of 812.21 feet to the TRUE POINT OF BEGINNING.
PARCEL: 25261.2901
ALBION HTS ADD LOTS 1 TO 24 B7
PARCEL: 25261.3005
ALBION HTS LOTS 12 TO 24 B8
PARCEL: 25261.3004
ALBION HTS ADD LOTS 10- 11 B8
PARCEL: 25261.3003
ALBION HTS L9 B8
PARCEL: 25261.3002
ALBION HTS ADD L7-8 B8
PARCEL: 25261.3001
ALBION HTS LOTS 1 TO 6 B8
PARCEL: 25261.3101
ALBION HTS LOTS 1 TO 21 B9
PARCEL: 25261.3203
ALBION HTS ADD LOTS 9-10 B10
PARCEL: 25261.3204
ALBION HTS ADD LOTS 11- 12 B10
PARCEL: 25261.3301
ALBION HTS ADD LOTS 1 TO 6 B11
PARCEL: 25261.3305
ALBION HEIGHTS ADDITION LTS 7-12 BLK 11

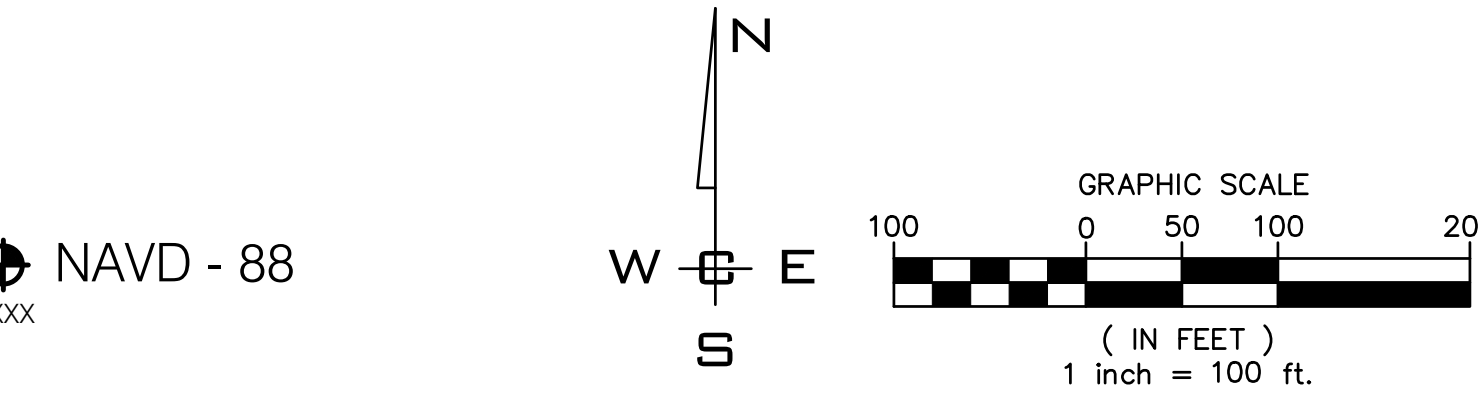
PRELIMINARY PLAT OF
GRANDVIEW ADDITION
A RESIDENTIAL SUBDIVISION
NE 1/4, SEC. 26, T. 25 N., R. 42 E.
SPOKANE COUNTY, WASHINGTON



SITE PLAN VIEW

SCALE: 1"=100'

STREET CONNECTION LOCATIONS



NO.	DATE	BY	REVISIONS

SCALE:
HORIZONTAL:
1"=100'
VERTICAL:
N/A

PROJ #:	21-3017
DATE:	08/06/22
DRAWN:	SLS
REVIEWED:	TRW

CIVIL	
STRUCTURAL	
SURVEYING	
TRAFFIC	
PLANNING	X
LANDSCAPE	
OTHER	

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

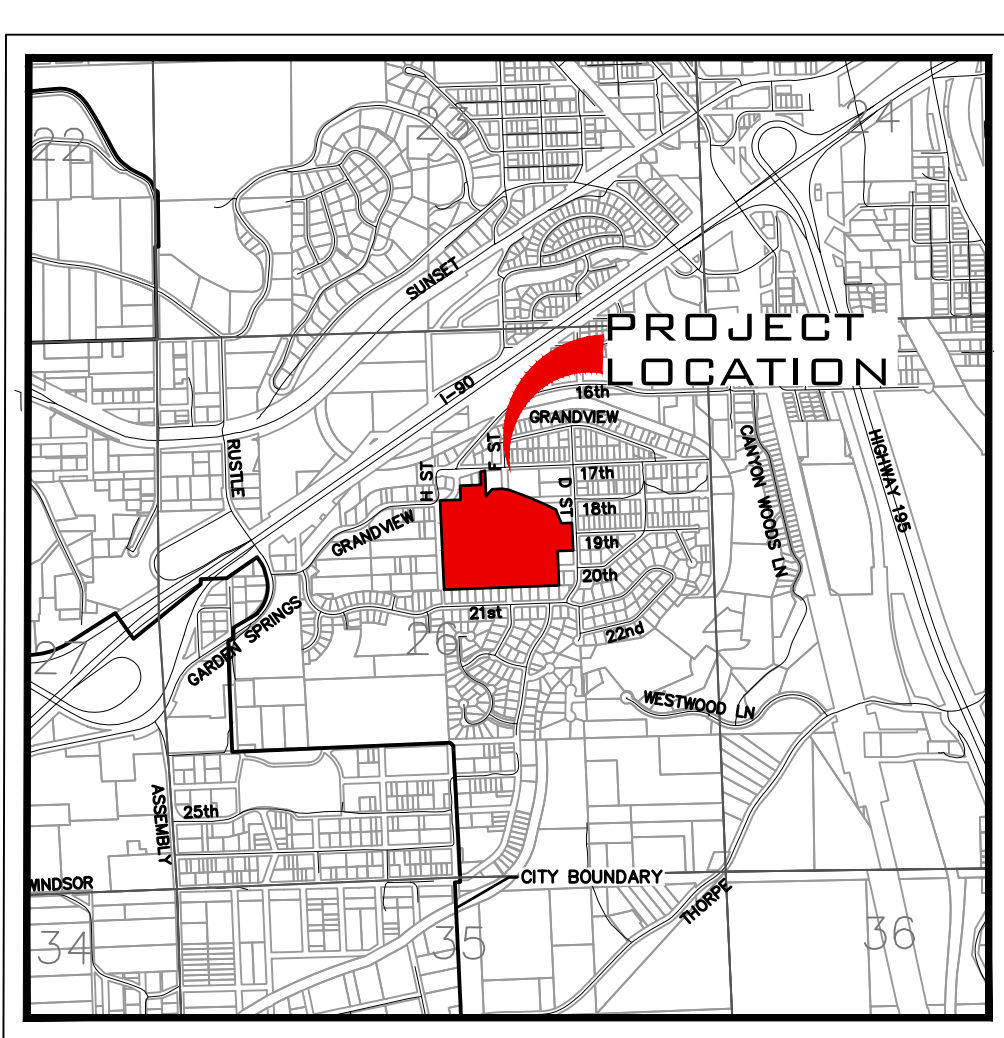
PROPERTY OWNER
GREENSTONE CORPORATION 1421 N MEADOWWOOD LN STE 200, LIBERTY LAKE, WA, 99019

ENGINEER
WHIPPLE CONSULTING ENGINEERS 21 S. PINES ROAD SPOKANE VALLEY, WA 99206 PHONE: 509-893-2617 CONTACT: TODD WHIPPLE, P.E. TODD@WHIPPLECE.COM

SURVEYOR
WHIPPLE CONSULTING ENGINEERS 21 21 S. PINES ROAD SPOKANE VALLEY, WA 99206 PHONE: 893-2617 CONTACT: BRETT A. GRIFFITH, P.L.S.

PLANS
NOT APPROVED
BY AGENCY

SHEET PP1
JOB NUMBER 21-3017

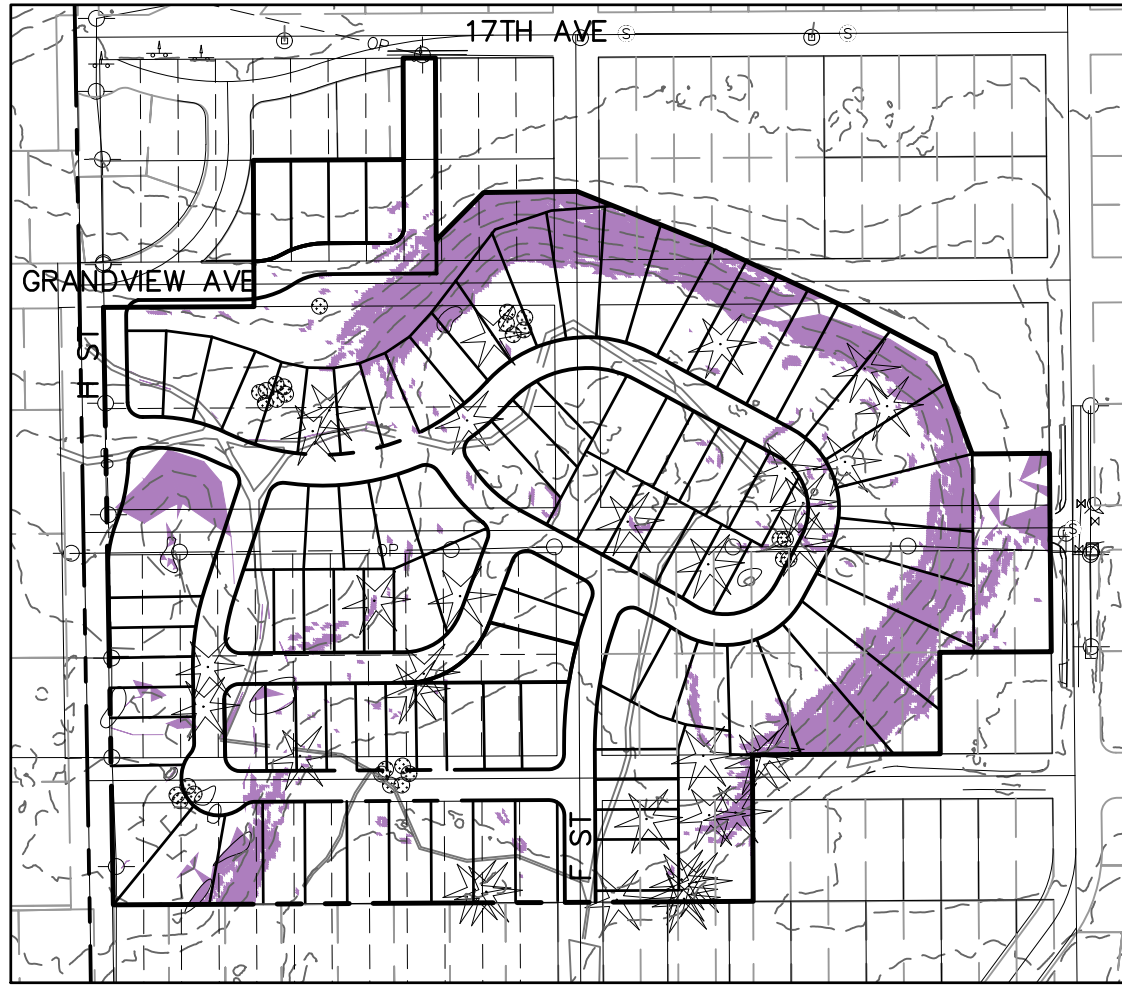


VICINITY MAP

SCALE: NTS

SITE DATA		
PARCEL NUMBER	25261.2606	25261.2607
	25261.2710	25261.2901
	25261.2812	25261.3005
	25261.3004	25261.3003
	25261.3002	25261.3001
	25261.3101	25261.3305
	25261.3301	25261.3204
	25261.3203	
ZONING	RSF	
DENSITY [MIN] [MAX]	4	10
ALLOWED DENSITY	89	223
PROJECT AREA	SF	AC
	973,731.14	22.35
NUMBER OF LOTS	96	
NUMBER OF TRACTS	7	
AREA OF LOTS	657,298.53	15.09
AREA OF TRACTS	141,731.70	3.25
AREA OF RIGHT OF WAY	174,700.91	4.01
MIN LOT AREA	4,025.00	0.09
MAX LOT AREA	16,111.83	0.37
SERVICE PROVIDERS		
DOMESTIC WATER	CITY OF SPOKANE	
SANITARY SEWER	CITY OF SPOKANE	
FIRE DISTRICT	CITY OF SPOKANE	

SLOPES TABLE				
NUMBER	MIN SLOPE	MAX SLOPE	AREA (sf)	COLOR
1	30.00%	100.00%	138,688.90	

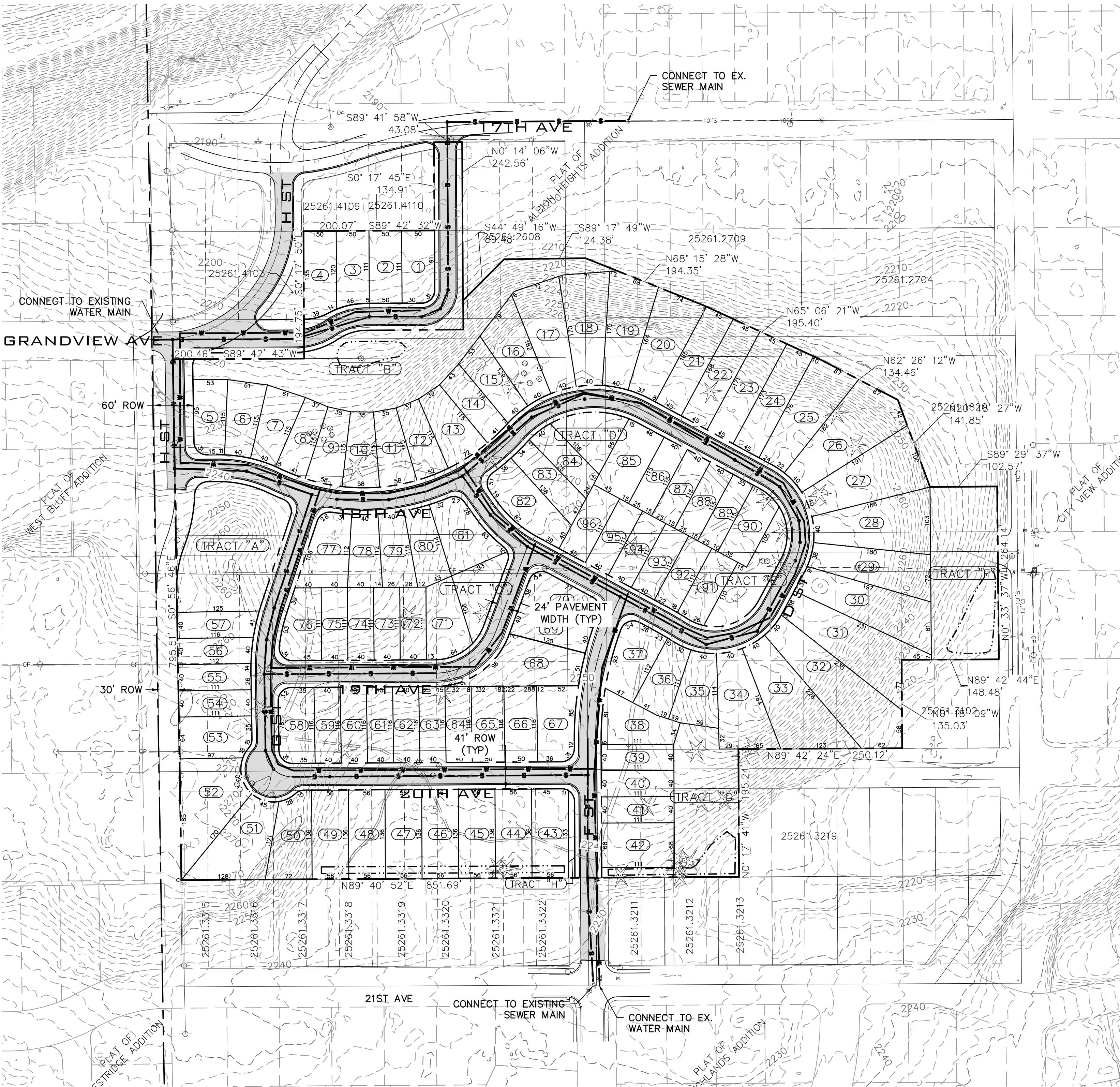


30%+ SLOPES
NTS



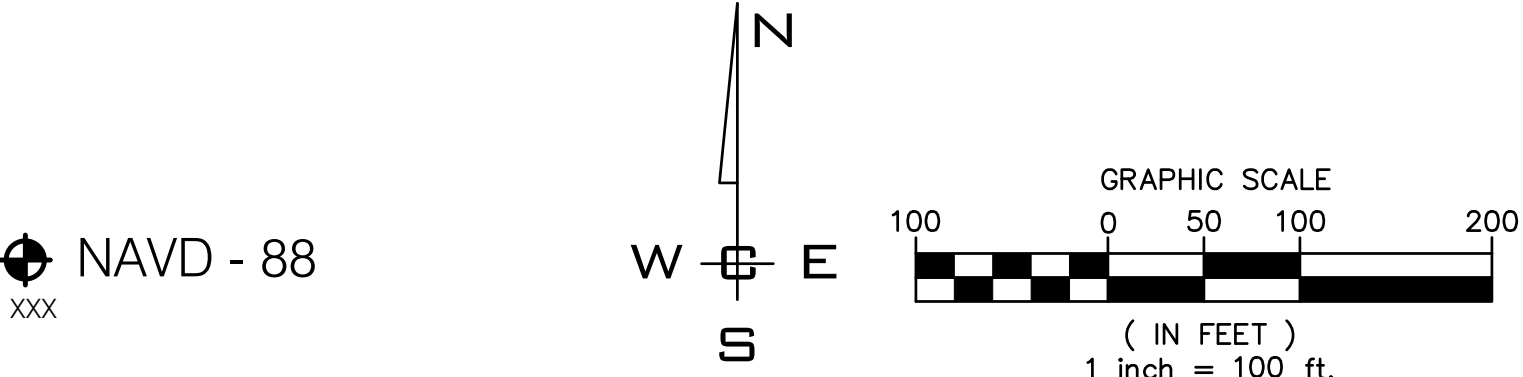
SHEET PP1
JOB NUMBER 21-3017

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

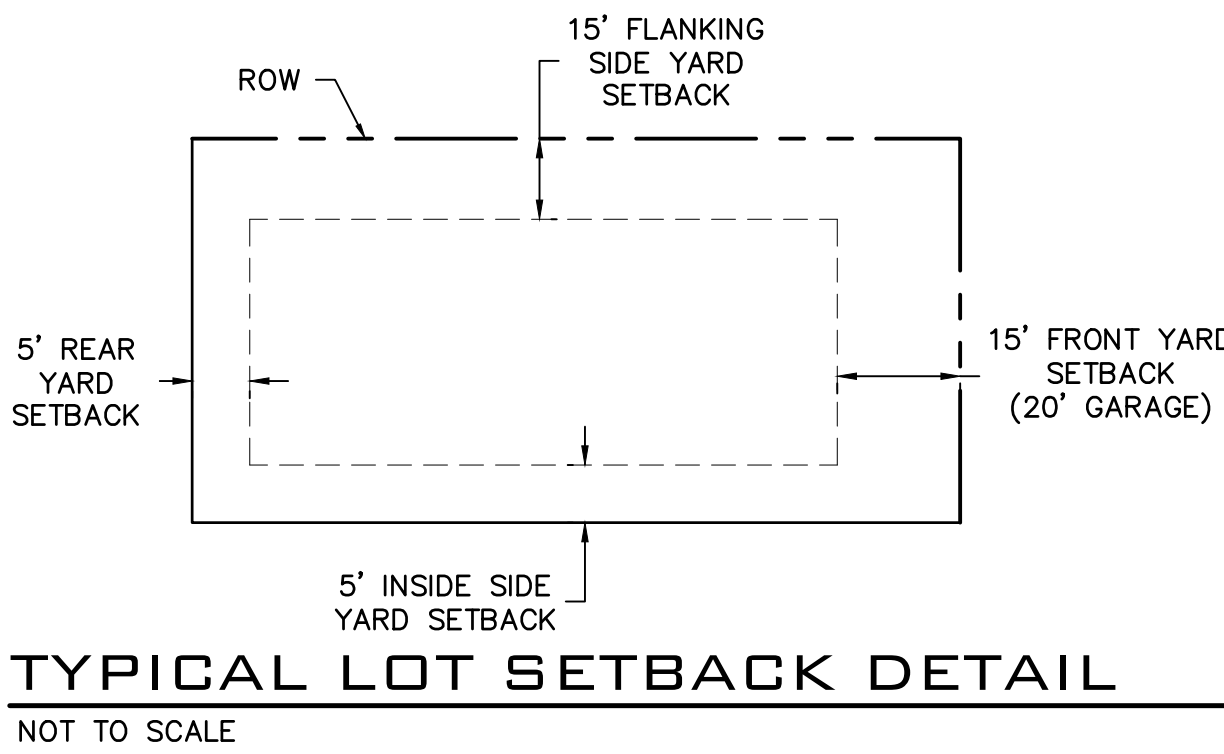


SITE PLAN VIEW

SCALE: 1"=100'

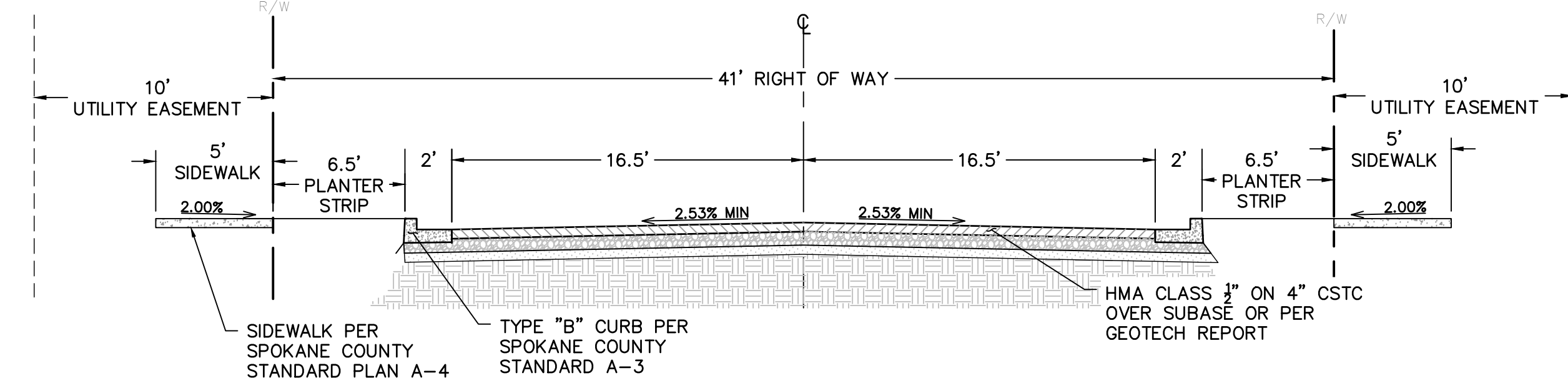


NAVD - 88
XXX



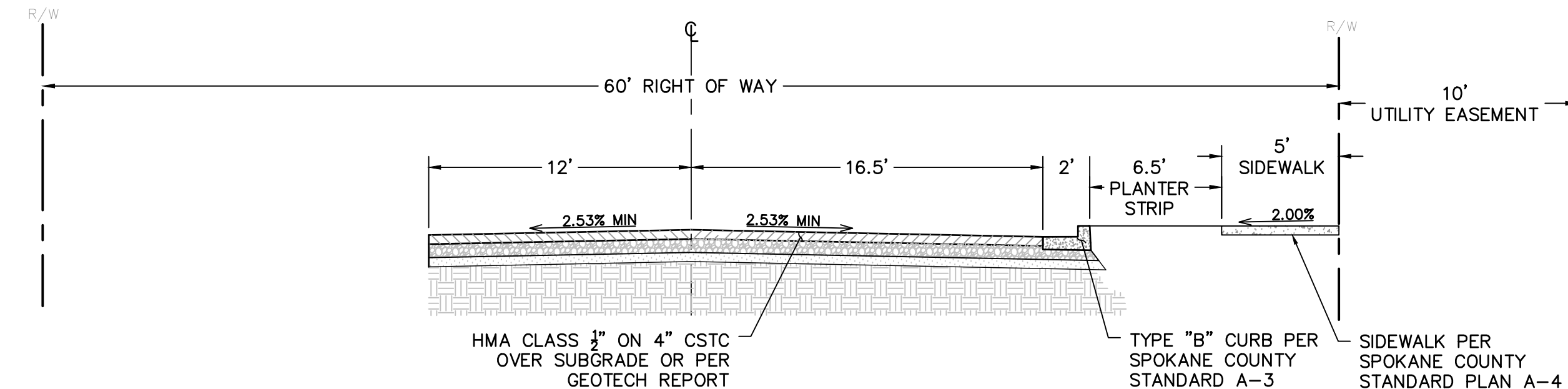
TYPICAL LOT SETBACK DETAIL

NOT TO SCALE



TYPICAL ROAD SECTION (41' ROW)

NOT TO SCALE



TYPICAL HALF ROAD SECTION (60' ROW)

NOT TO SCALE

ADJACENT PROPERTY DATA		
PARCEL #	OWNER AND ADDRESS	PLAT
25261.4103	WESTRIDGE ADD. PUD. HMWRS. ASSOC. 108 S JACKSON ST #300, SEATTLE, WA, 98104-2872	WESTRIDGE ADDITION P.U.D.
25261.4109	SKORNYAKOV, ALEKSANDR 1215 S PARK RD, SPOKANE VALLEY, WA, 99212	WESTRIDGE ADDITION P.U.D.
25261.4110	DAVIES, ROBERT J 3443 W 17TH AVE, SPOKANE, WA, 99224	WESTRIDGE ADDITION P.U.D.
25261.2608	SPOKANE, CITY OF 808 W SPOKANE FALLS BLVD, SPOKANE, WA, 99201-3333	ALBION HEIGHTS ADDITION
25261.2709	SPOKANE, CITY OF 808 W SPOKANE FALLS BLVD, SPOKANE, WA, 99201-3333	ALBION HEIGHTS ADDITION
25261.2704	SPOKANE, CITY OF 808 W SPOKANE FALLS BLVD, SPOKANE, WA, 99201-3333	ALBION HEIGHTS ADDITION
25261.1820	SPOKANE, CITY OF 808 W SPOKANE FALLS BLVD, SPOKANE, WA, 99201-3333	ALBION HEIGHTS ADDITION
25261.3102	COCHRAN, S E & M 3208 W 20TH AVE, SPOKANE, WA, 99224-4726	ALBION HEIGHTS ADDITION
25261.3219	DEMORANVILLE, SANG T 3305 W 20TH AVE, SPOKANE, WA, 99224	ALBION HEIGHTS ADDITION
25261.3213	JACOB, PAUL 107 N CHRISTENSEN RD, Medical Lake, WA, 99022-8786	ALBION HEIGHTS ADDITION
25261.3212	QUISENBERRY, JOSHUA C & KIMBERLY M 3324 W 21ST AVE, SPOKANE, WA, 99224	ALBION HEIGHTS ADDITION
25261.3211	LOBB, CLAUDIA 3328 W 21ST AVE, SPOKANE, WA, 99224-4736	ALBION HEIGHTS ADDITION
25261.3322	KEATING, ERICK & ANDREA K 3412 W 21ST AVE, SPOKANE, WA, 99224-4745	ALBION HEIGHTS ADDITION
25261.3321	STEVENS, RICHARD D & JULIE A 3424 W 21ST AVE, SPOKANE, WA, 99224-4745	ALBION HEIGHTS ADDITION
25261.3320	HANEY, JANITH L 3430 W 21ST AVE, SPOKANE, WA, 99224	ALBION HEIGHTS ADDITION
25261.3319	SHROLL, RON W & VICKI M 3436 W 21ST AVE, SPOKANE, WA, 99224	ALBION HEIGHTS ADDITION
25261.3318	STEVENS, RAYMOND J & KEVIN V 3504 W 21ST AVE, SPOKANE, WA, 99224	ALBION HEIGHTS ADDITION
25261.3317	PARPOLIA, SHEILA 3508 W 21ST, SPOKANE, WA, 99224	ALBION HEIGHTS ADDITION
25261.3316	DOXEY, SARAH 3512 W 21ST AVE, SPOKANE, WA, 99224	ALBION HEIGHTS ADDITION
25261.3315	LINDSLY, LACEY R 3516 W 21ST AVE, SPOKANE, WA, 99224-4721	ALBION HEIGHTS ADDITION

PLANS
NOT APPROVED
BY AGENCY

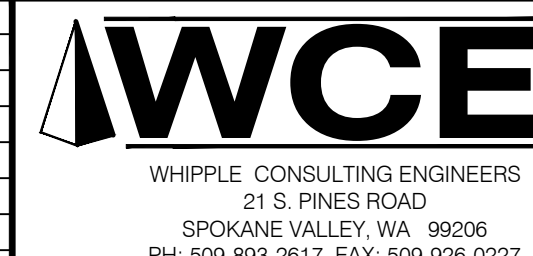


SHEET
PP2

JOB NUMBER
21-3017

PROJ #: 21-3017
DATE: 08/08/22
DRAWN: SLS
REVIEWED: TRW

CIVIL
STRUCTURAL
SURVEYING
TRAFFIC
PLANNING
LANDSCAPE
OTHER

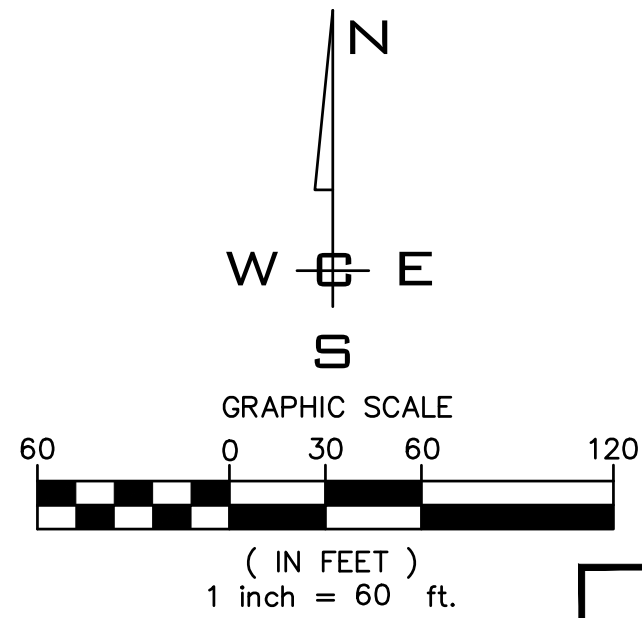


GRANDVIEW ADDITION
PRELIMINARY PLAT
3201 W 19TH AVE
SPOKANE, WA

NE 1/4, SEC. 26, T. 25 N., R. 42 E., W.M.

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

GRANDVIEW AVE



PLANS
NOT APPROVED
BY AGENCY



SHEET
PP3

JOB NUMBER
21-3017

SITE PLAN VIEW

SCALE: 1"=60'

SCALE:

HORIZONTAL:

1"=60'

VERTICAL:

N/A

PROJ #: 21-3017

DATE: 08/06/22

DRAWN: JPP

REVIEWED: TRW

CIVIL
STRUCTURAL
SURVEYING
TRAFFIC
PLANNING
LANDSCAPE
OTHER



WHIPPLE CONSULTING ENGINEERS
215 PINES ROAD
SPOKANE VALLEY, WA 99206
PH: 509-893-2617 FAX: 509-926-0227

**GRANDVIEW ADDITION
PRELIMINARY LOT PLAN
3201 W 19TH AVE
SPOKANE, WA**

P:\WCE_MWRA\2021\WCE PROJECTS\2021-3017 TOLL BROTHERS- GRANDVIEW\DWG\3017-PP3\PLANDWG.PLOT DATE: 04/06/22

NAVD - 88
XXX

NO.	DATE	BY	REVISIONS