

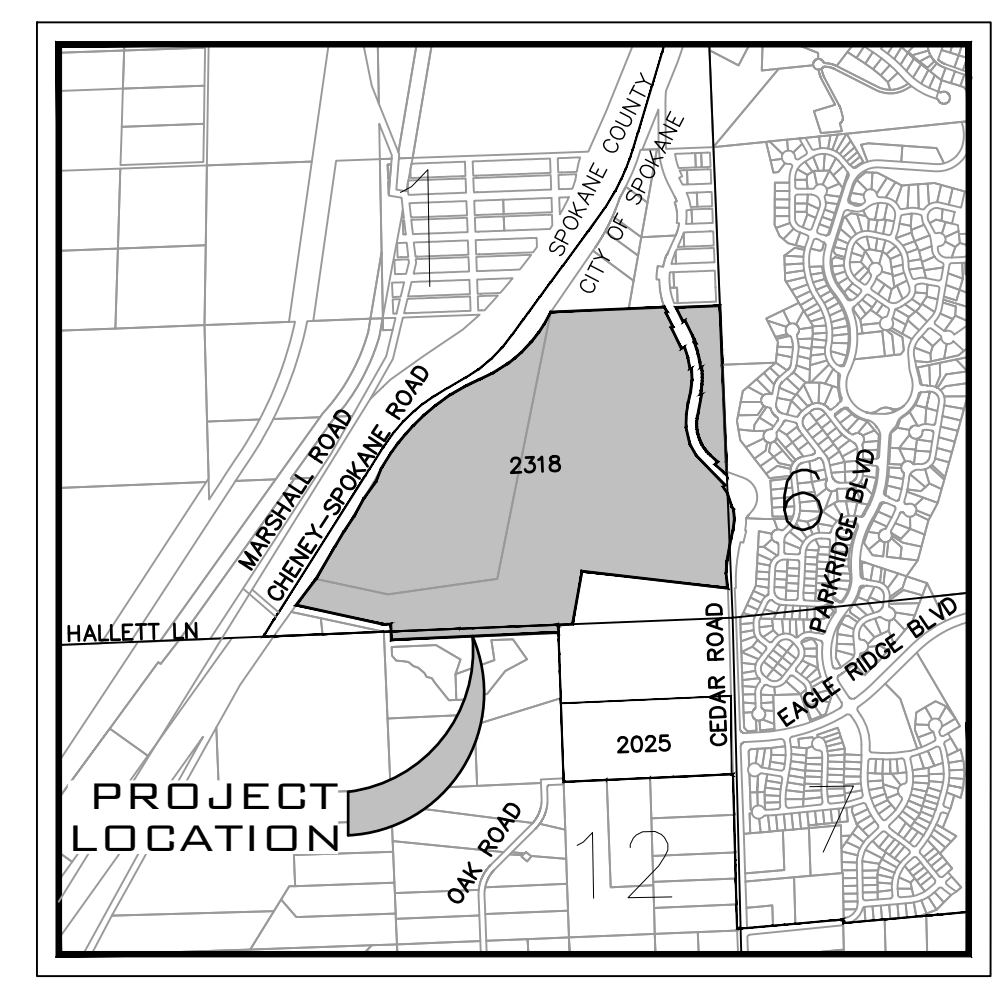
# PRELIMINARY PLAT S<sub>1/2</sub>, SEC.01, T.24N., R.42E., W.M.

# MARSHALL CREEK ESTATES

## LOCATED IN A PORTION OF THE S 1/2, SEC, 01, T. 24 N., R. 42 E., W.M. SPOKANE, WASHINGTON

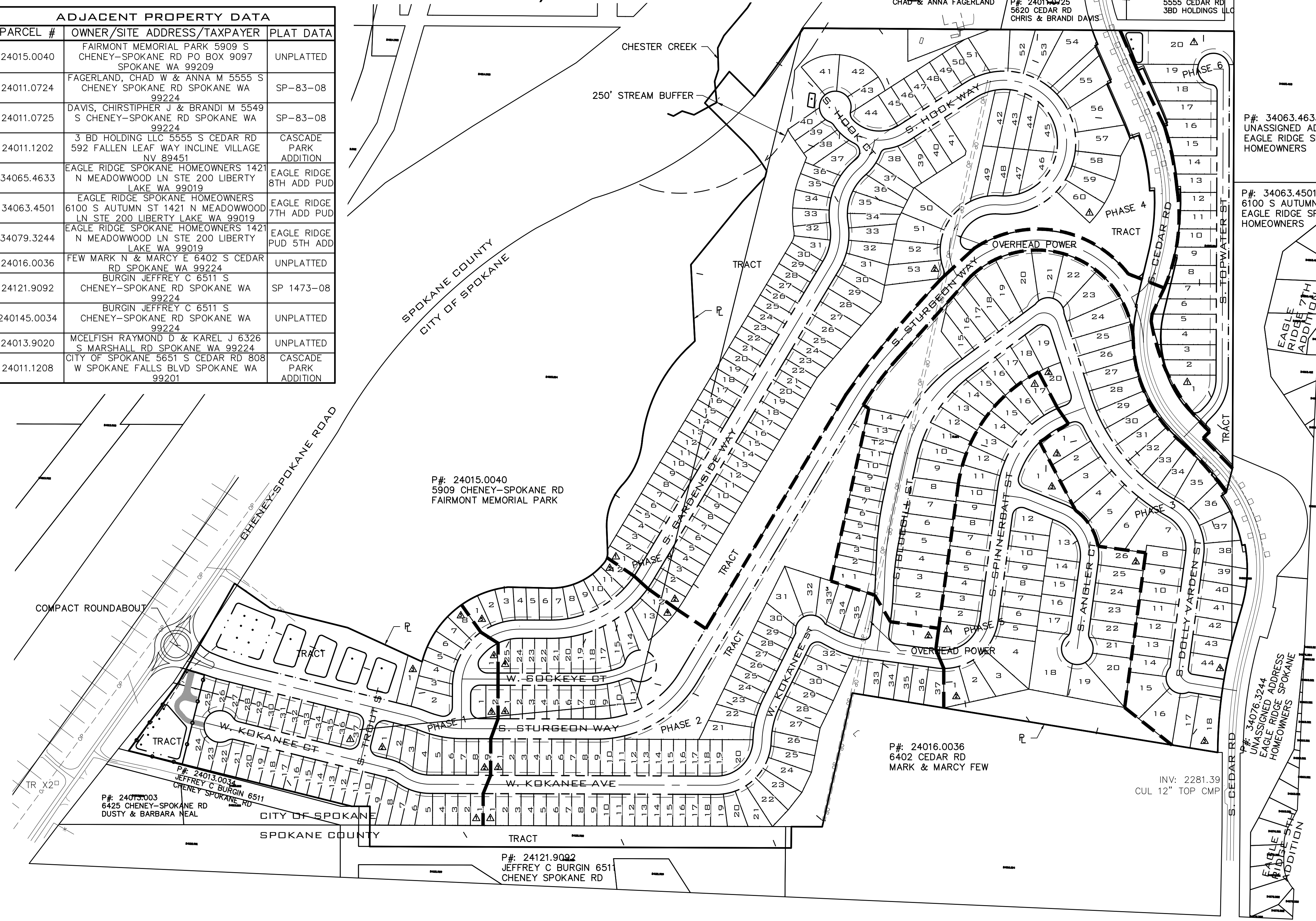
CEDAR RD TERMINATED IN  
CUL-DE-SAC ±1,500' LF

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



**VICINITY MAP**

ADJACENT PROPERTY DATA			
PARCEL #	OWNER/SITE ADDRESS/TAXPAYER	PLAT DATA	
24015.0040	FAIRMONT MEMORIAL PARK 5909 S CHENEY-SPOKANE RD PO BOX 9097 SPOKANE WA 99209	UNPLATTED	
24011.0724	FAGERLAND, CHAD W & ANNA M 5555 S CHENEY SPOKANE RD SPOKANE WA 99224	SP-83-08	
24011.0725	DAVIS, CHRISTIPHER J & BRANDI M 5549 S CHENEY-SPOKANE RD SPOKANE WA 99224	SP-83-08	
24011.1202	3 BD HOLDING LLC 5555 S CEDAR RD 592 FALLEN LEAF WAY INCLINE VILLAGE NV 89451	CASCADE PARK ADDITION	
34065.4633	EAGLE RIDGE SPOKANE HOMEOWNERS 1421 N MEADOWWOOD LN STE 200 LIBERTY LAKE WA 99019	EAGLE RIDGE 8TH ADD PUD	
34063.4501	EAGLE RIDGE SPOKANE HOMEOWNERS 6100 S AUTUMN ST 1421 N MEADOWWOOD LN STE 200 LIBERTY LAKE WA 99019	EAGLE RIDGE 7TH ADD PUD	
34079.3244	EAGLE RIDGE SPOKANE HOMEOWNERS 1421 N MEADOWWOOD LN STE 200 LIBERTY LAKE WA 99019	EAGLE RIDGE PUD 5TH ADD	
24016.0036	FEW MARK N & MARCY E 6402 S CEDAR RD SPOKANE WA 99224	UNPLATTED	
24121.9092	BURGIN JEFFREY C 6511 S CHENEY-SPOKANE RD SPOKANE WA 99224	SP 1473-08	
240145.0034	BURGIN JEFFREY C 6511 S CHENEY-SPOKANE RD SPOKANE WA 99224	UNPLATTED	
24013.9020	MCLEFISH RAYMOND D & KAREL J 6326 S MARSHALL RD SPOKANE WA 99224	UNPLATTED	
24011.1208	CITY OF SPOKANE 5651 S CEDAR RD 808 W SPOKANE FALLS BLVD SPOKANE WA 99201	CASCADE PARK ADDITION	



SITE DATA TABLE		
PARCEL NUMBERS	24015.0041	
EXISTING ZONING	RSF	
ALLOWABLE DENSITY (MIN:4/MAX:10)	MIN	MAX
PROJECT AREA	5233298	120.14
GREATER THAN 30% SLOPE	1440376	33.07
LOT AREA	3208240	73.65
RIGHT OF WAY AREA	1,010,836	23.21
TOTAL TRACT AREA	1014222	23.28
TOTAL NET AREA	3,208,240	73.65
NUMBER OF LOTS	425	
NUMBER OF TRACTS	9	
MAXIMUM LOT AREA (ac)	35,938	0.83
MINIMUM LOT AREA (ac)	4,054	0.09
AVERAGE LOT AREA (ac)	7,549	0.17
Net Density (unit/ac)	5.77	
PROPOSED USE	SFR	
DOMESTIC WATER	CITY OF SPOKANE	
SANITARY SEWER DISPOSAL	CITY OF SPOKANE	
FIRE DEPARTMENT	SPOKANE FIRE DEPT.	
DATUM	NAVD-88	
ELECTRIC PROVIDER	AVISTA	
GAS PROVIDER	AVISTA	
OTHER PURVEYORS	TO BE DETERMINED	

SHEET INDEX	
PP1	PRELIMINARY PLAT SITE PLAN
PP2	PRELIMINARY PLAT-NORTHWEST
PP3	PRELIMINARY PLAT-SOUTHEAST
PP4	PRELIMINARY PLAT-NORTH
PP5	PHASING & EXISTING SLOPE MAP
PP6	PRELIMINARY GRADING PLAN & ROAD GRADE MAP
PP7	GRADING SECTIONS

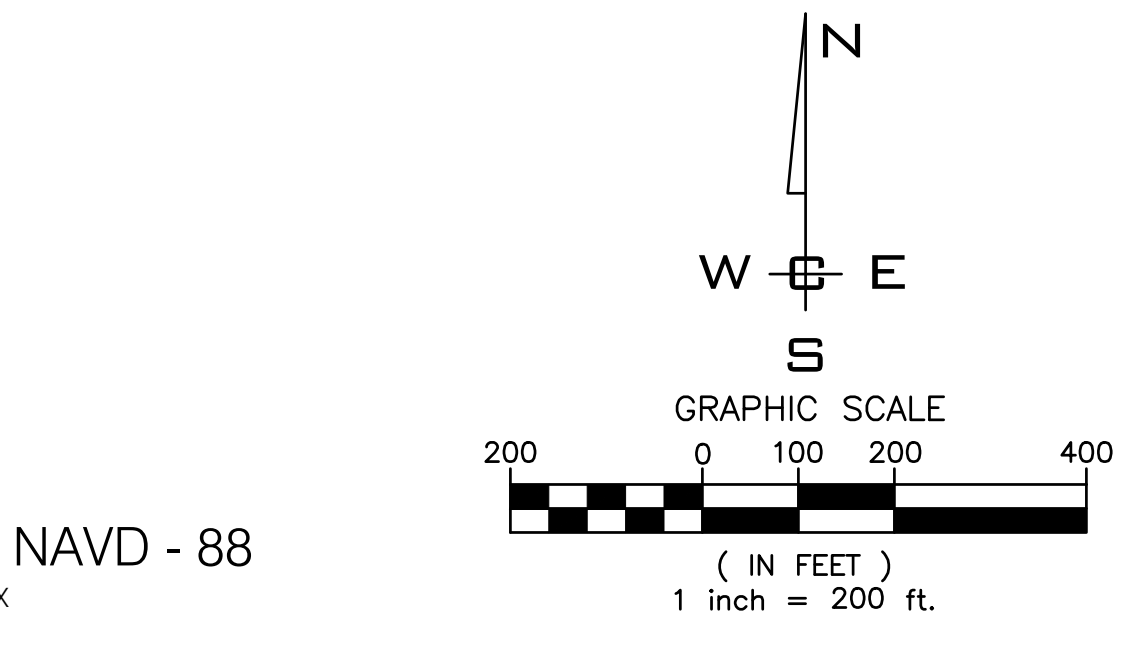
**NOTES**

- INTENDED USE ARE FOR TRACTS IS STORMWATER, UTILITIES, GRADING SLOPE, AND OPEN SPACE.

### LEGAL DESCRIPTION

PARCEL: 24015.0041  
01-24-42: A PARCEL OF LAND LOCATED IN THE S 1/2, LYING E OF THE NORTHERN PACIFIC RAILWAY ROW, AS SHOWN ON THE CERTAIN MAP TITLED ROW AND TRACK MAP, NORTHERN PACIFIC RY, PARKWATER TO MARSHALL SECTION, RECORDED IN SPOKANE COUNTY, WASHINGTON, LESS THE FOLLOWING DESCRIBED PORTION: LYING BETWEEN THE EXISTING ROW OF THE NORTHERN PACIFIC RAILWAY AND THE FOLLOWING DESCRIBED LINE: COMMENCING AT THE S 1/4 CORNER OF SAID SECTION 1, FROM WHICH THE SE CORNER OF SAID SECTION BEARS S89°48'24"E, 2887.82 FT; THENCE N50°18'14"W 736.83 FT TO A POINT ON THE SE ROW OF THE NORTHERN PACIFIC RAILWAY ROW; THENCE FOLLOWING SAID ROW, N29°30'50"E 370.71 FT TO THE TRUE POB. THENCE LEAVING SAID ROW, S55°11'56"E 143.91 FT; THENCE S 76°03'18"E 260.85 FT; THENCE S 65°25'56"E 268.91 FT, TO THE POINT OF CURVE OF A NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 330.00 FT, A DELTA ANGLE OF 69°08'00", AND A CHORD WHICH BEARS N49°07'19"E 374.46 FT; THENCE ALONG SAID CURVE A DISTANCE OF 398.18 FT, TO A POINT OF NON TANGENCY; THENCE S88°37'51"E 138.99 FT, TO THE POINT OF A NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 225.00 FT, A DELTA ANGLE OF 51°11'33", AND A CHORD WHICH BEARS N64°35'01"E 194.41 FT; THENCE ALONG SAID CURVE 201.03 FT, TO THE POINT OF A COMPOUND CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 50.00 FT, A DELTA ANGLE OF 41°01'23" AND A CHORD WHICH BEARS N18°28'34"E 35.04 FT. THENCE ALONG SAID CURVE 35.80 FT TO A POINT OF TANGENCY. THENCE N2°02'08"W 81.34 FT, TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 200.00 FT, A DELTA ANGLE OF 44°26'43", AND A CHORD WHICH BEARS N20°11'14"E 151.28 FT; THENCE ALONG SAID CURVE 155.14 FT, TO THE POINT OF A REVERSE CURVE; SAID CURVE HAVING A RADIUS OF 250.00 FT, A DELTA ANGLE OF 36°19'54", AND A CHORD WHICH BEARS N24°14'38"E 155.88 FT; THENCE ALONG SAID CURVE 158.53 FT, TO THE POINT OF A REVERSE CURVE; SAID CURVE HAVING A RADIUS OF 500.00 FT, A DELTA ANGLE OF 40°00'45", AND A CHORD WHICH BEARS N26°05'04"E 342.12 FT; THENCE ALONG SAID CURVE 349.17 FT, TO A POINT OF TANGENCY; THENCE N46°05'26"E 31.44 FT; THENCE N25°17'16"W 251.42 FT; THENCE N39°12'32"E 267.21 FT; THENCE N42°50'14"E 109.98 FT; THENCE N44°11'31"W 268.35 FT, TO A POINT ON THE SE ROW OF THE NORTHERN PACIFIC RAILWAY ROW, AND THE TERMINUS OF THIS DESCRIPTION. LESS THE FOLLOWING DESCRIBED PORTION: THAT CERTAIN PARCEL OF LAND SHOWN AS PARCEL "B" AFN 4815054 DAF; THAT PORTION OF THE SE QUARTER OF THE SE QUARTER, ACCORDING TO US GOVERNMENT SUBDIVISION PROCEDURES, OF 01-24-42, CITY AND COUNTY OF SPOKANE, WASHINGTON, DAF: BEGINNING AT THE SE SECTION CORNER OF SECTION 1; THENCE 89°48'24"W ALONG THE S LINE OF SAID SE QTR, 30.00 FT TO THE WESTERLY ROW LINE OF CEDAR RD-CRP 360, ROAD NO. 792-60 AND TRUE POB; THENCE CONTINUING N89°48'24"W, ALONG SAID SOUTH LINE, 1312.50 FT TO THE CENTERLINE OF THE EXISTING AVISTA POWER CORP. POWER TRANSMISSION LINE; THENCE N12°37'57"E, ALONG SAID CENTERLINE, 450.00 FT; THENCE S80°46'49"E 1215.65 FT TO A POINT ON SAID CEDAR RD., CRP NO. 360 ROW LINE; THENCE S89°48'02"E, ALONG SAID ROW LINE, 15.00 FT; THENCE S00°11'58"W, ALONG SAID CEDAR RD., CRP NO. 360 AND RD. NO. 792-60 ROW LINE 30.00 FT DISTANT FROM AND PARALLEL WITH THE E LINE OF SAID SECTION, 248.71 FT TO THE TRUE POB; ALSO LESS THE FOLLOWING DESCRIBED PORTION: THAT PORTION OF THE S 1/2 1-24-42 LYING E OF THE NORTHERN PACIFIC RAILWAY ROW AND SOUTH AND WEST OF THE FOLLOWING LINE: BEGINNING AT THE S QTR CORNER OF SAID SECTION 1 THENCE S89°48'24"E ALONG THE S LINE OF SAID SECTION, 60.00 FT TO THE POINT WHERE THE E LINE OF APN: 24015.0034 INTERSECTS SAID SECTION LINE; THENCE LEAVING SAID S LINE OF SECTION 1, N00°20'19"E ALONG THE E LINE OF SAID APN: 24015.0034, 61.71 FT TO THE NW CORNER OF SAID PARCEL; THENCE N89°48'24"W, PARALLEL WITH SAID S LINE OF SECTION 1 AND FOLLOWING THE N LINE OF SAID APN, 60.00 FT; THENCE CONTINUING ALONG THE N LINE OF SAID PARCEL N76°03'20"W 754.74 FT, MOL, TO THE SE ROW OF THE NORTHERN PACIFIC RAILWAY ROW AND THE TERMINUS OF THIS LINE. ALSO, LESS THE ROW OF CEDAR RD. TOGETHER WITH THAT PORTION OF SAID SE QTR LYING SE OF THE NORTHERN PACIFIC RAILWAY ROW AND NW OF THE FOLLOWING DESCRIBED LINES: COMMENCING AT THE NW CORNER OF SAID SE QTR; THENCE FOLLOWING THE N LINE S89°36'01"E 1281.55 FT TO A POINT ON SAID SE ROW; THENCE CONTINUING S89°36'01"E 131.61 FT, TO THE TRUE POB. THENCE LEAVING SAID N LINE OF THE SE QTR, S35°45'41"W 276.68 FT, THENCE N45°13'48"W 115.88 FT AND THE TERMINUS OF THIS DESCRIPTION.

FROM SPOKANE COUNTY SCOUT



NO.	DATE	BY	REVISIONS

<b>SCALE:</b>	<b>PROJ #:</b> 19-2318
<b>HORIZONTAL:</b>	<b>DATE:</b> 03/20/23
<b>1"=200'</b>	<b>DRAWN:</b> JPP
<b>VERTICAL:</b>	<b>REVIEWED:</b> TRW
<b>N/A</b>	

**ENGINEERING**  
WHIPPLE CONSULTING ENGINEERS  
21 S. PINES ROAD  
SPOKANE VALLEY, WA 99206  
PHONE: 509-893-2617  
CONTACT: TODD R. WHIPPLE, P.E.

**SURVEYOR**  
WHIPPLE CONSULTING ENGINEERS  
21 S. PINES ROAD  
SPOKANE VALLEY, WA 99206  
PHONE: 509-893-2617  
CONTACT: DAVID COWELL, PLS.

**OWNER**  
MSK, LLC  
P.O. BOX 147  
SPOKANE VALLEY, WA 99016  
PHONE: 509-891-2093  
CONTACT: MIKE KINNEY

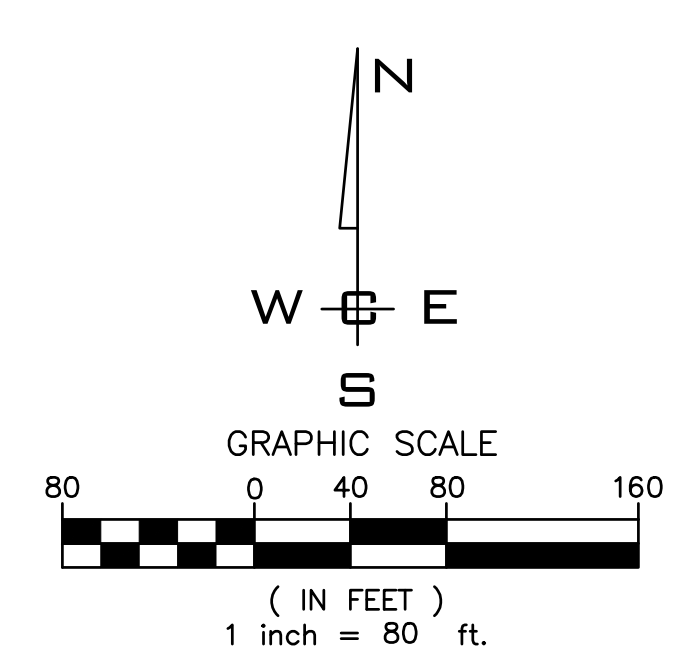
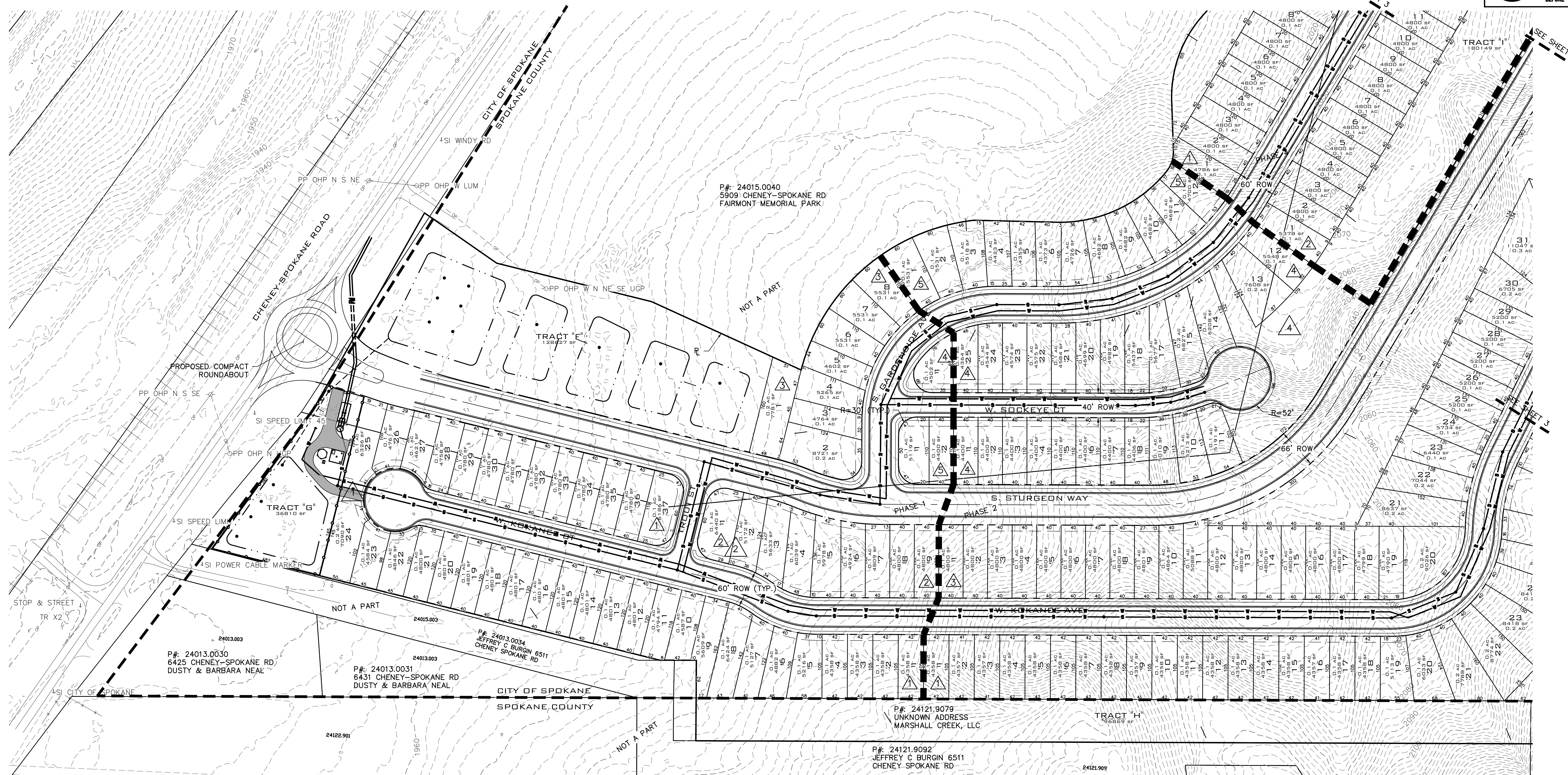
**MARSHALL CREEK (Z20-192-PPLAT)**  
**PRELIMINARY PLAT SITE PLAN**  
**6321 S. CHENEY SPOKANE RD.**  
**SPOKANE, WA 99224**

**TODD R. WHIPPLE**  
STATE OF WASHINGTON  
REGISTERED PROFESSIONAL ENGINEER  
25462

**SHEET**  
**1 OF 7**

JOB NUMBER  
**19-2318**

NAVD - 88  
XXXX



NAVD - 88  
XXXX

NO.	DATE	BY	REVISIONS

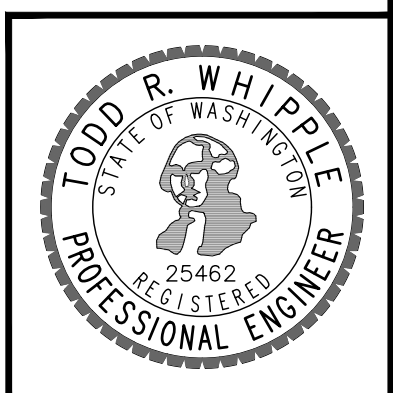
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1"=80'  
VERTICAL:  
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PROJ #: 19-2318  
DATE: 03/20/23  
DRAWN: JPP  
REVIEWED: TRW

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

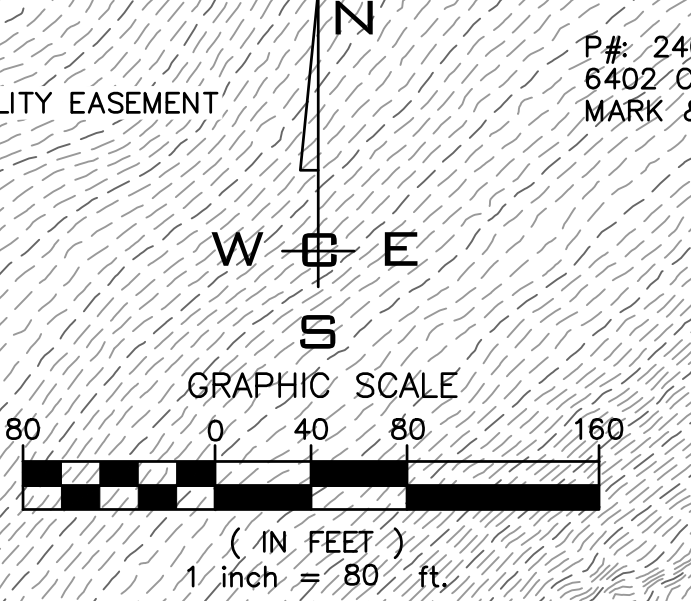
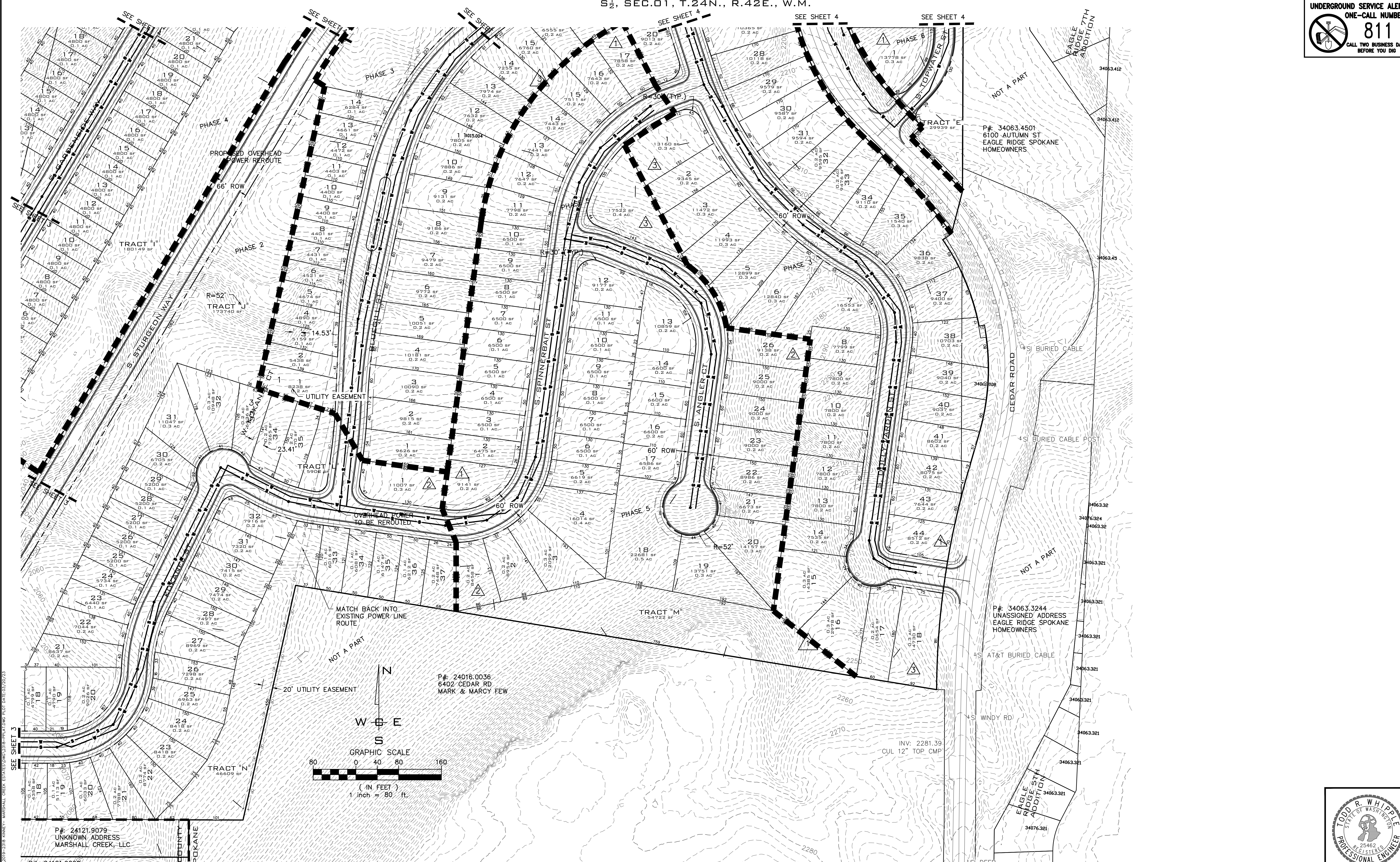
**WCE**  
WHIPPLE CONSULTING ENGINEERS  
21 S. PINES ROAD  
SPOKANE VALLEY, WA 99206  
PH: 509-893-2617 FAX: 509-926-0227

**MARSHALL CREEK (Z20-192-PPLAT)  
PRELIMINARY PLAT - SOUTHWEST  
6321 S. CHENEY SPOKANE RD.  
SPOKANE, WA 99224**



**SHEET  
2 OF 7**  
JOB NUMBER  
**19-2318**

S<sub>2</sub>, SEC.01, T.24N., R.42E., W.M.



P#: 24121.9079  
UNKNOWN ADDRESS  
MARSHALL CREEK, LLC

P#: 24121.9092  
UNKNOWN ADDRESS  
JEFFREY & HAYLEY BURGIN

P#: 24016.0036  
6402 CEDAR RD  
MARK & MARCY FEW

P#: 34063.3244  
UNASSIGNED ADDRESS  
EAGLE RIDGE SPOKANE  
HOMEOWNERS

P#: 34063.4501  
6100 AUTUMN ST  
EAGLE RIDGE SPOKANE  
HOMEOWNERS

NAVD - 88  
XXXX

SPOKANE COUNTY  
CITY OF SPOKANE

NO.	DATE	BY	REVISIONS

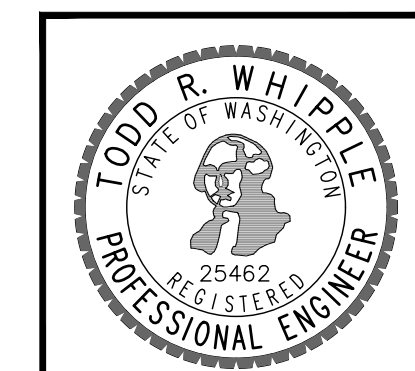
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VERTICAL:  
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DATE: 03/20/23  
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REVIEWED: TRW

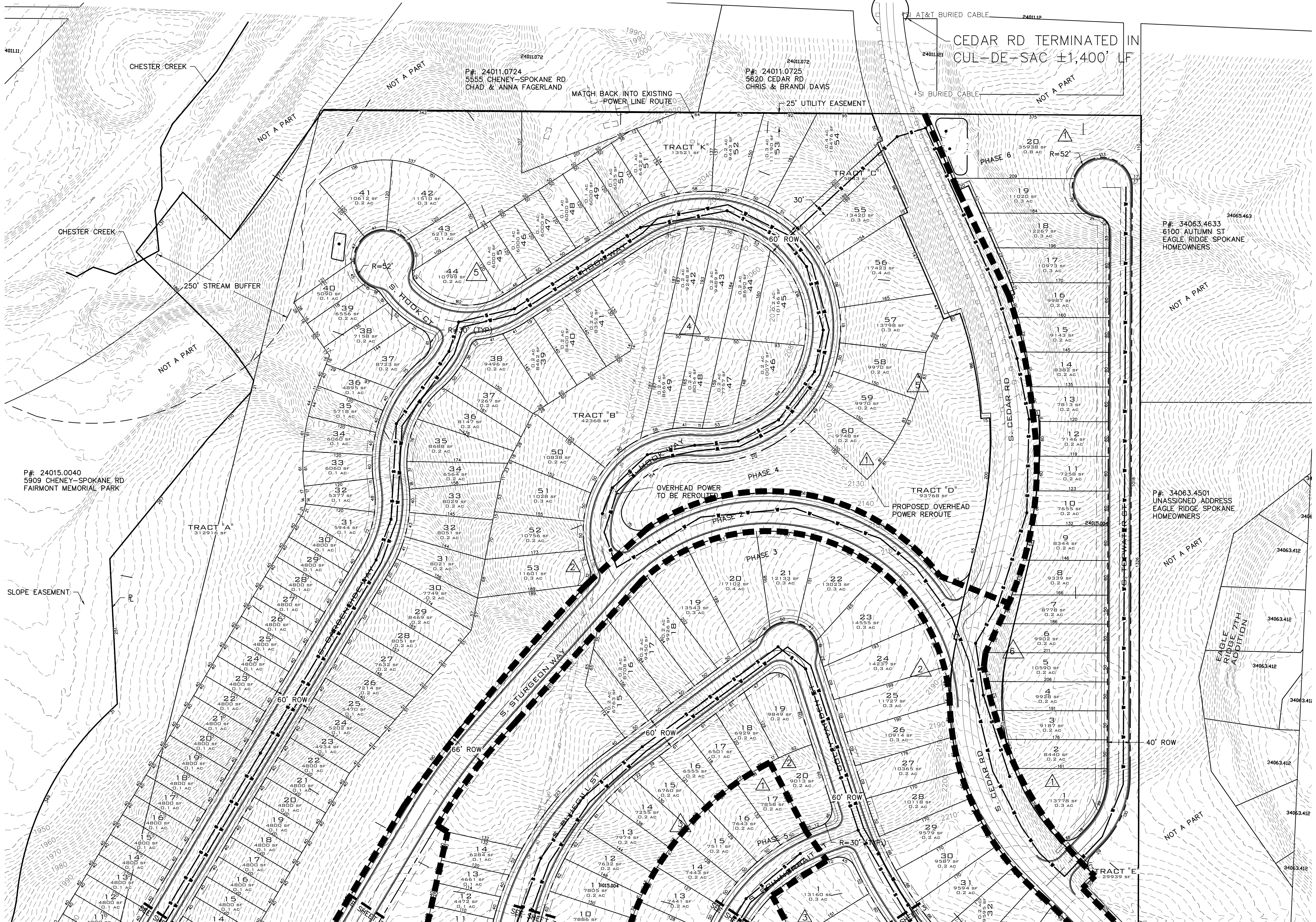
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STRUCTURAL  
SURVEYING  
TRAFFIC  
PLANNING  
LANDSCAPE  
OTHER



**MARSHALL CREEK (Z20-192-PPLAT)  
PRELIMINARY PLAT - SOUTHEAST  
6321 S. CHENEY SPOKANE RD.  
SPOKANE, WA 99224**



SHEET  
3 OF 7  
JOB NUMBER  
19-2318



P#: 24015.0040  
5909 CHENEY-SPOKANE RD  
FAIRMONT MEMORIAL PARK

P#: 24011.0724  
5555 CHENEY-SPOKANE RD  
CHAD & ANNA FAGERLAND

P#: 24011.0725  
5620 CEDAR RD  
CHRIS & BRANDI DAVIS

P#: 34063.4633  
6100 AUTUMN ST  
EAGLE RIDGE SPOKANE  
HOMEOWNERS

P#: 34063.4501  
UNASSIGNED ADDRESS  
EAGLE RIDGE SPOKANE  
HOMEOWNERS

NAVD - 88  
XXXX

NO.	DATE	BY	REVISIONS

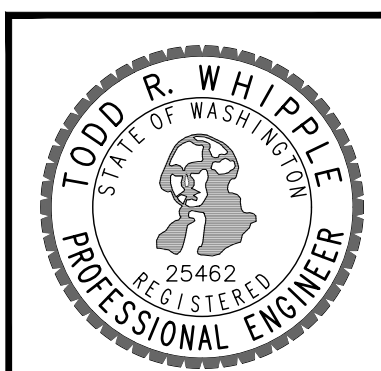
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VERTICAL:  
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**PROJ #:** 19-2318  
**DATE:** 03/20/23  
**DRAWN:** JPP  
**REVIEWED:** TRW

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



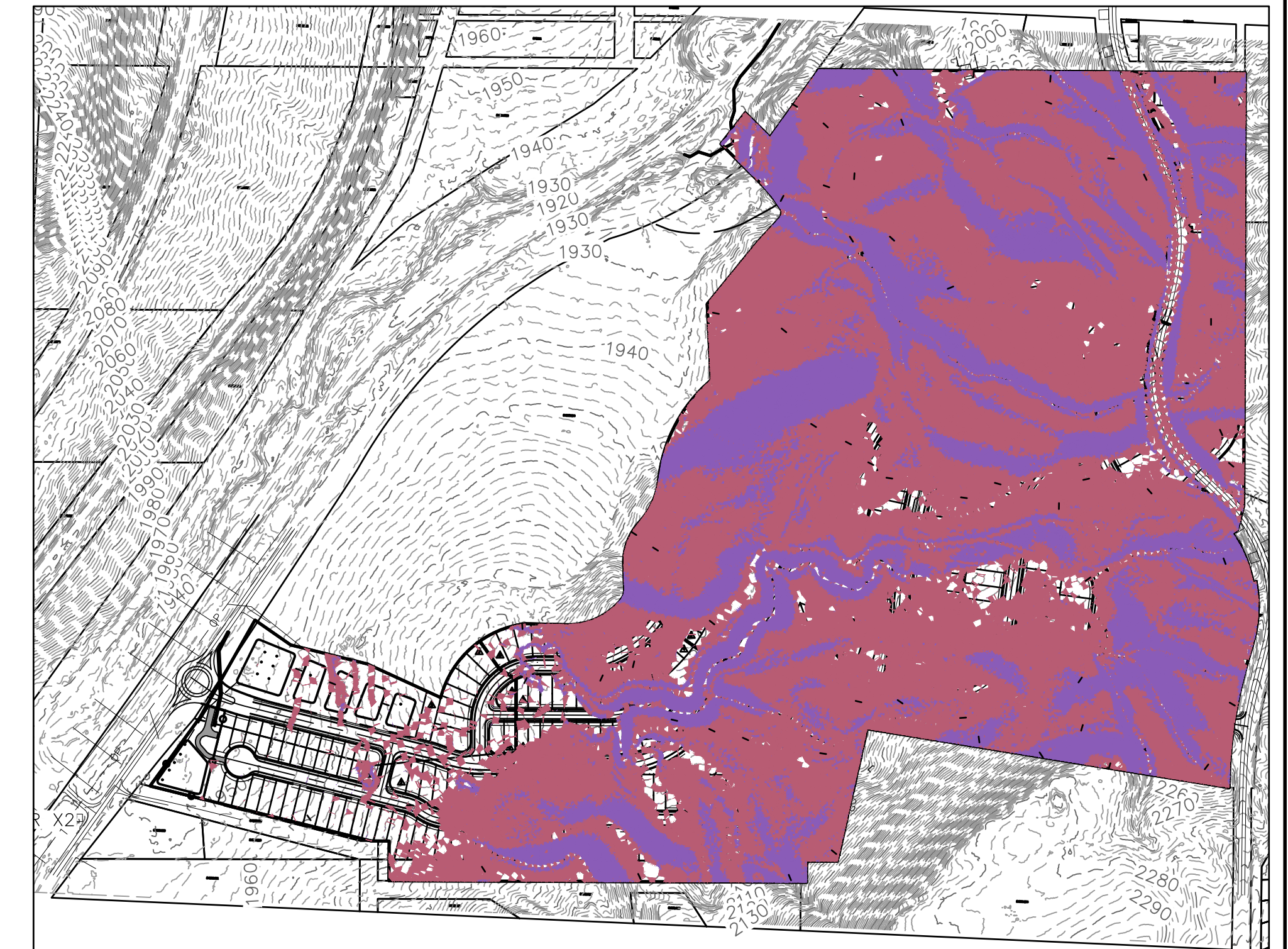
**MARSHALL CREEK (Z20-192-PPLAT)**  
**PRELIMINARY PLAT - NORTH**  
**6321 S. CHENEY SPOKANE RD.**  
**SPOKANE, WA 99224**



**SHEET**  
**4 OF 7**  
JOB NUMBER  
**19-2318**

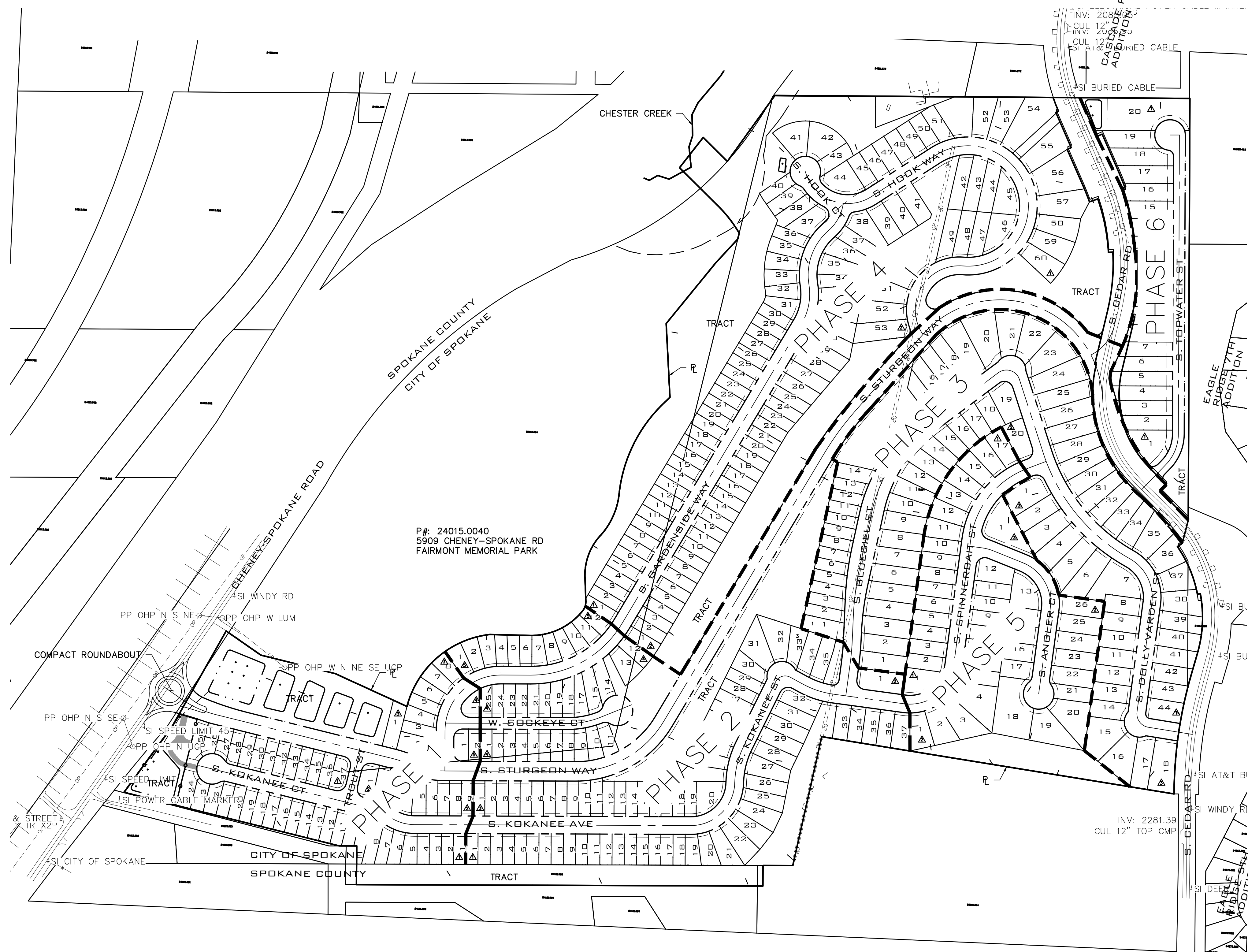


PHASE	LOTS	OFFSITE REQUIRED IMPROVEMENT
PHASE 1	54	LIFT STATION - FORCE MAIN
PHASE 2	109	BOOSTER STATION, WATER TANK - GRADE CEDAR RD REROUTE
PHASE 3	84	CEDAR RD RE-ROUTE COMPLETION, AVISTA POWER WORK
PHASE 4	114	
PHASE 5	44	
PHASE 6	20	
TOTAL	425	



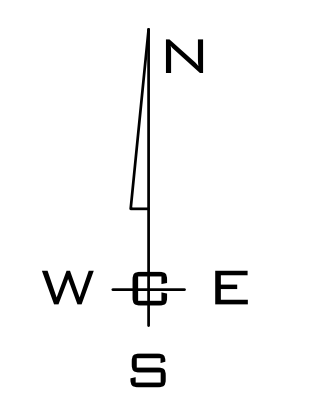
NUMBER	MIN. SLOPE	MAX. SLOPE	2d AREA (sf)	COLOR
1	10%	30%	3,172,050.10	Red
2	30%	11141%	1,440,376.49	Blue

EXISTING GROUND SLOPE DATA  
SCALE: 1"=400'



P#: 24015.0040  
5909 CHENEY-SPOKANE RD  
FAIRMONT MEMORIAL PARK

INV: 2281.39  
CUL 12" TOP CMP



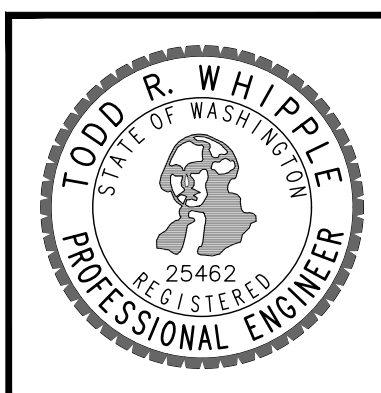
GRAPHIC SCALE  
( IN FEET )  
1 inch = 200 ft.

NAVD - 88  
XXXX

NO.	DATE	BY	REVISIONS

<b>SCALE:</b>	<b>PROJ #:</b> 19-2318	<b>CIVIL</b>
<b>HORIZONTAL:</b>	<b>DATE:</b> 03/20/23	<b>STRUCTURAL</b>
<b>VERTICAL:</b>	<b>DRAWN:</b> JPP	<b>SURVEYING</b>
N/A	<b>REVIEWED:</b> TRW	<b>TRAFFIC</b>
		<b>PLANNING</b>
		<b>LANDSCAPE</b>
		<b>OTHER</b>

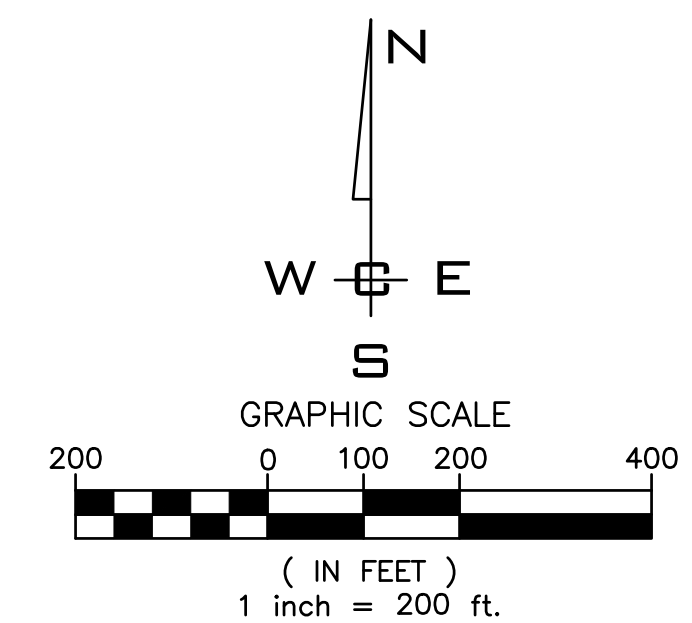
**MARSHALL CREEK (Z20-192-PPLAT)**  
**PHASING & EXISTING SLOPE MAP**  
**6321 S. CHENEY SPOKANE RD.**  
**SPOKANE, WA 99224**



**SHEET**  
**5 OF 7**  
JOB NUMBER  
**19-2318**



**LEGEND**  
 PROPOSED ROAD GRADES 8% OR GREATER



**PRELIMINARY GRADING PLAN**  
 SCALE: 1"=200'

WCE - 2023-03-15 - PRELIMINARY GRADING PLAN - MARSHALL CREEK - ESTABLISHMENT - PLOT DATE: 03/20/23

NAVD - 88  
 XXXX

NO.	DATE	BY	REVISIONS

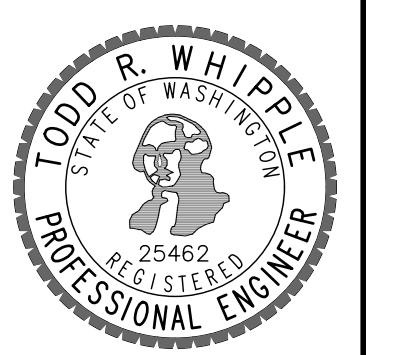
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 HORIZONTAL:  
 1"=200'  
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**PROJ #:** 19-2318  
**DATE:** 03/20/23  
**DRAWN:** JPP  
**REVIEWED:** TRW

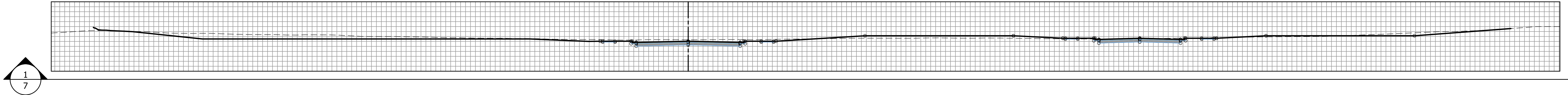
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 OTHER



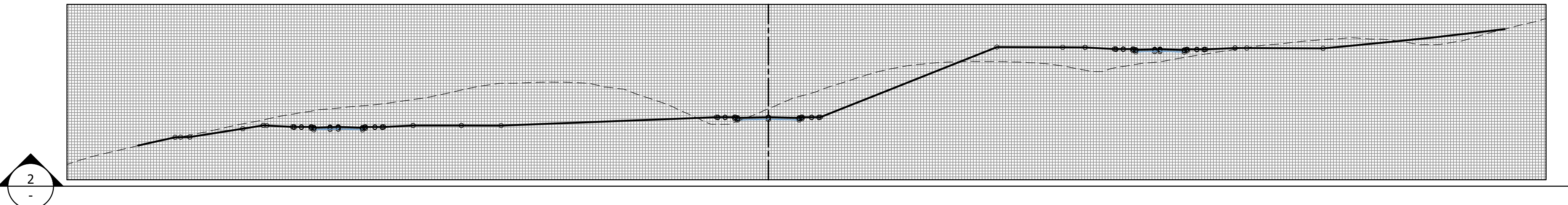
**MARSHALL CREEK (Z20-192-PPLAT)**  
**PRELIMINARY GRADING PLAN**  
**6321 S. CHENEY SPOKANE RD.**  
**SPOKANE, WA 99224**



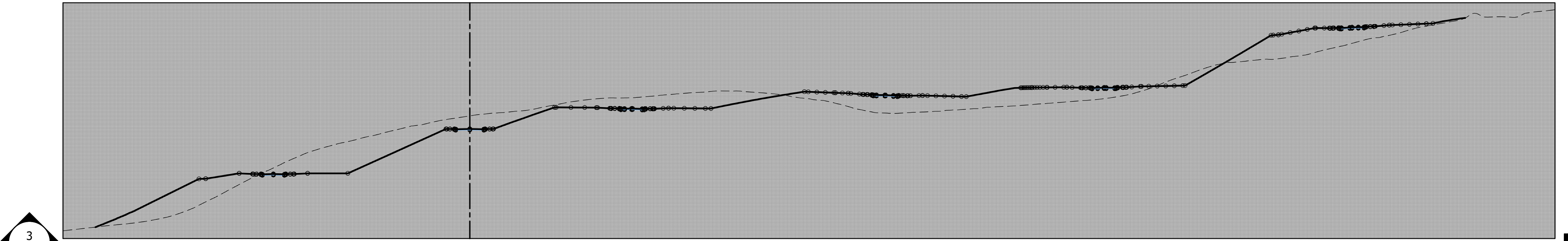
**SHEET**  
**6 OF 7**  
 JOB NUMBER  
**19-2318**



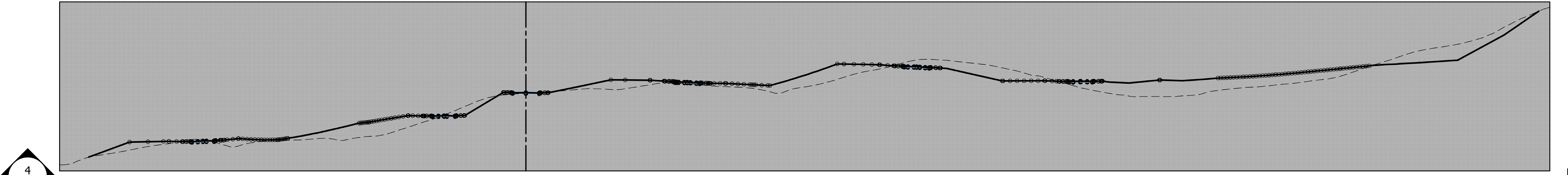
1  
7



2  
-



3  
-



4  
-

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NAVD - 88  
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NO.	DATE	BY	REVISIONS

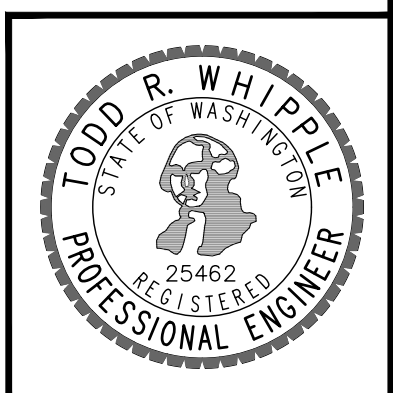
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VERTICAL: N/A

PROJ #: 19-2318  
DATE: 03/20/23  
DRAWN: JPP  
REVIEWED: TRW

CIVIL  
STRUCTURAL  
SURVEYING  
TRAFFIC  
 PLANNING  
LANDSCAPE  
OTHER



**MARSHALL CREEK (Z20-192-PPLAT)  
GRADING SECTIONS  
6321 S. CHENEY SPOKANE RD.  
SPOKANE, WA 99224**



**SHEET  
7 OF 7**  
JOB NUMBER  
**19-2318**