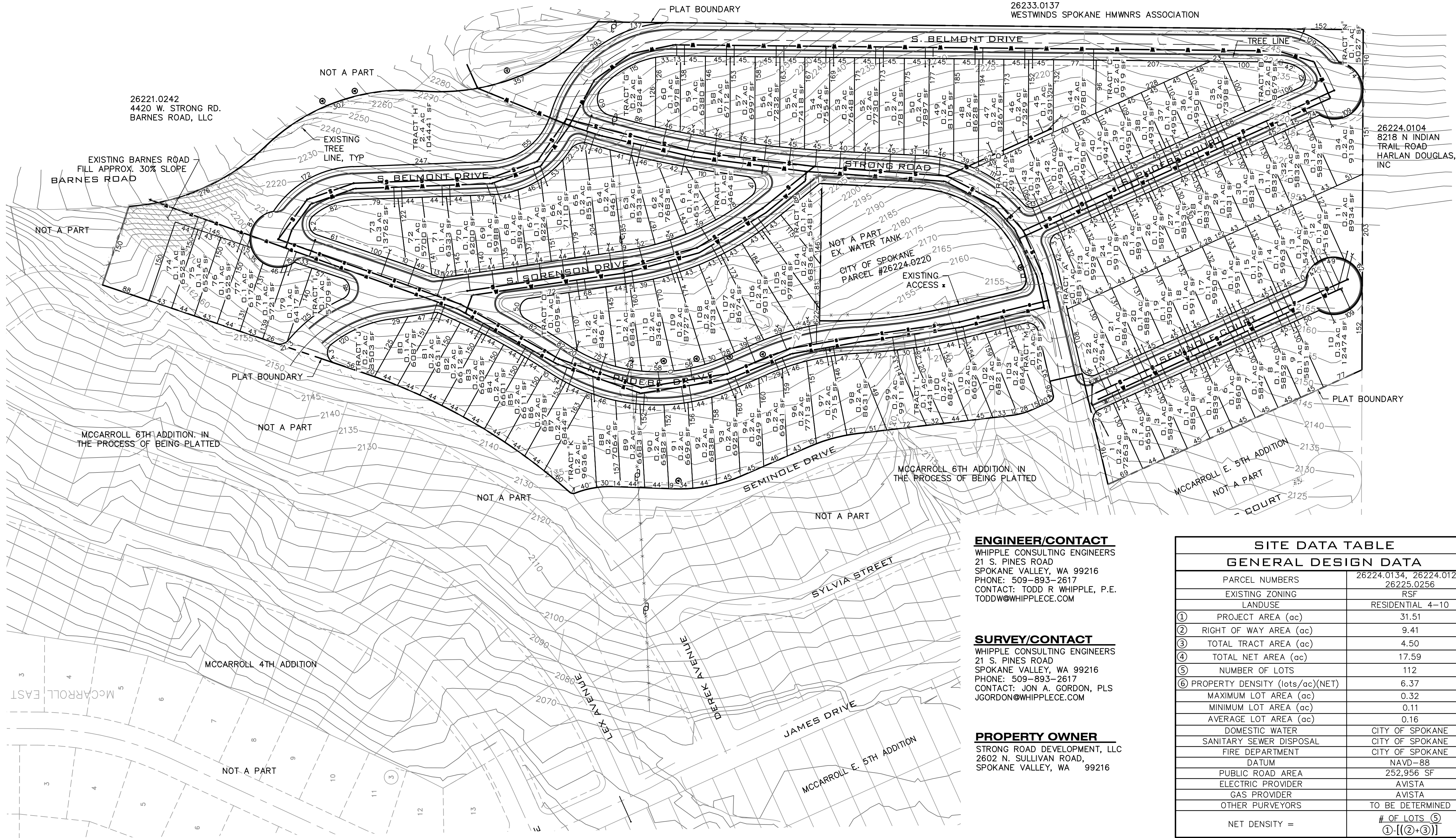


SE1/4 OF THE NE 1/4 AND THE NE 1/4 OF THE SE 1/4 OF SEC. 22, T 26N, R 42 E.W.M.

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



VICINITY MAP

PARCEL LEGAL DESCRIPTION
FOUND IN SCOUT ASSESSORS INFORMATION

26224.0134
22-26-42: PTN OF NE1/4 AND SE1/4 DESC AS PARCEL "F" IN SWD (6459086) DAF; EXC ALL SD PARCEL "F" EAST OF FOLL DESC BOUNDARY LN USED TO DELINEATE PARCEL "A-1"; COMM NE COR LT1 BLK3 MCCARROLL E 2ND ADD; COMM NE COR LT1 BLK3 MCCARROLL E 2ND ADD; TH S0016'08"W 178.62FT; TH S0842'38"W 258.49FT; TH S12'23'59"W 94.14FT; TH S20'02'38"W 106.36FT; TH S24'46'40"W 410.75FT; TH S26'29'42"W 68.04FT; TH S30'05'47"E 140.42FT TO S ROW LN LOWELL AVE AND BEG OF NON-TANG CUR CONC TO N W/ RAD 690.64FT RADIAL LN BEARS N30'10'29"W TO RADIAL PNT; TH ALG SD CUR THRU C/A OF 04'27'03" ARC DIST 53.65FT; TH S34'37'39"E 190.04FT TO BEG OF CUR CONC TO N W/ RAD 880FT THRU C/A OF 06'13'02" ARC DIST 95.49FT TO POB; TH S28'24'13"E 129.96FT; TH S12'50'35"E 62.58FT; TH S26'18'36"E 336.32FT; TH S10'59'41"W 73.67FT; TH S24'16'36"E 129.99FT; TH S09'45'48"W 72.26FT; TH S13'05'50"E 132.21FT; TH N79'05'33"E 102.44FT; TH S24'16'38"E 565.66FT MOL TO S BOUND PARCEL "F" AND TERM OF SD LN.

26224.0127
22-26-42: PROSPERITY ACRES LT 107 THRU 108, LT 107 LYG ELY OF STRONG RD LT 108 & ELY PTN OF VAC STRONG RD EXC HWY; EXCEPT THAT PORTION THEREOF LYING IN BARNES RD.

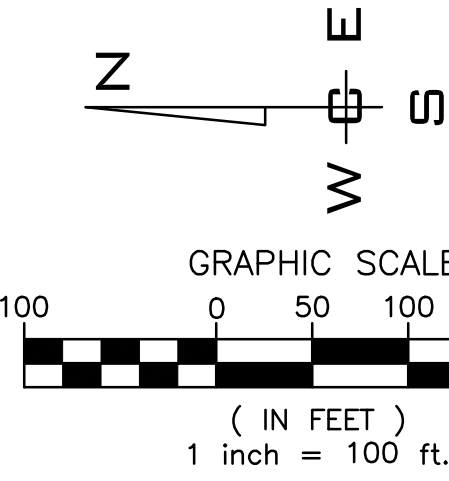
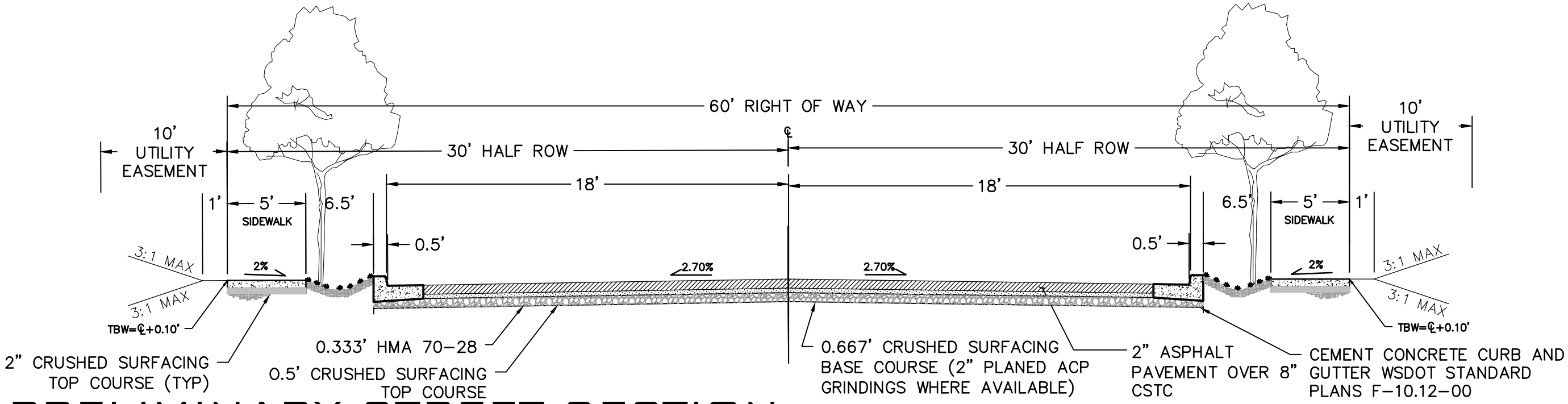
26225.0256
22-26-42: PTN OF NE1/4 OF SE1/4 DESC AS PARCEL "A" IN SWD (6459086) DAF; EXC ALL OF SD PARCEL "A" E OF FOLL DESC BOUNDARY LN USED TO DELINEATE PARCEL "A-1"; COMM NE COR LT1 BLK3 MCCARROLL E 2ND ADD; TH S0016'08"W 178.62FT; TH S0842'38"W 258.49FT; TH S12'23'59"W 94.14FT; TH S20'02'38"W 106.36FT; TH S24'46'40"W 410.75FT; TH S26'29'42"W 68.04FT; TH S30'05'47"E 140.42FT TO S ROW LN LOWELL AVE AND BEG OF NON-TANG CUR CONC TO N W/ RAD 690.64FT RADIAL LN BEARS N30'10'29"W TO RADIAL PNT; TH ALG SD CUR THRU C/A OF 04'27'03" ARC DIST 53.65FT; TH S34'37'39"E 190.04FT TO BEG OF CUR CONC TO N W/ RAD 880FT THRU C/A OF 06'13'02" ARC DIST 95.49FT TO POB; TH S28'24'13"E 129.96FT; TH S12'50'35"E 62.58FT; TH S26'18'36"E 336.32FT; TH S10'59'41"W 73.67FT; TH S24'16'36"E 129.99FT; TH S09'45'48"W 72.26FT; TH S13'05'50"E 132.21FT; TH N79'05'33"E 102.44FT; TH S24'16'38"E 565.66FT MOL TO S BOUND PARCEL "F" AND TERM OF SD LN.

ENGINEER/CONTACT
WHIPPLE CONSULTING ENGINEERS
21 S. PINES ROAD
SPOKANE VALLEY, WA 99216
PHONE: 509-893-2617
CONTACT: TODD R WHIPPLE, P.E.
TODD@WHIPPLECE.COM

SURVEY/CONTACT
WHIPPLE CONSULTING ENGINEERS
21 S. PINES ROAD
SPOKANE VALLEY, WA 99216
PHONE: 509-893-2617
CONTACT: JON A. GORDON, PLS
JGORDON@WHIPPLECE.COM

PROPERTY OWNER
STRONG ROAD DEVELOPMENT, LLC
2602 N. SULLIVAN ROAD,
SPOKANE VALLEY, WA 99216

SITE DATA TABLE	
GENERAL DESIGN DATA	
PARCEL NUMBERS	26224.0134, 26224.0127, 26225.0256
EXISTING ZONING	RSF
LANDUSE	RESIDENTIAL 4-10
PROJECT AREA (ac)	31.51
RIGHT OF WAY AREA (ac)	9.41
TOTAL TRACT AREA (ac)	4.50
TOTAL NET AREA (ac)	17.59
NUMBER OF LOTS	112
PROPERTY DENSITY (lots/ac)(NET)	6.37
MAXIMUM LOT AREA (ac)	0.32
MINIMUM LOT AREA (ac)	0.11
AVERAGE LOT AREA (ac)	0.16
DOMESTIC WATER	CITY OF SPOKANE
SANITARY SEWER DISPOSAL	CITY OF SPOKANE
FIRE DEPARTMENT	CITY OF SPOKANE
DATUM	NAVD-88
PUBLIC ROAD AREA	252,956 SF
ELECTRIC PROVIDER	AVISTA
GAS PROVIDER	AVISTA
OTHER PURVEYORS	TO BE DETERMINED
NET DENSITY =	# OF LOTS (5) ①-[(②+③)]



TYPICAL LOT SETBACK DETAIL

NOT TO SCALE

NO.	DATE	BY	REVISIONS

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

PROJ #: 18-2025
DATE: 07/13/18
DRAWN: SMM
REVIEWED: TRW

CIVIL	
STRUCTURAL	
SURVEYING	
TRAFFIC	
PLANNING	
LANDSCAPE	
OTHER	



MCCARROLL'S EAST ADDITION 2ND
PRELIMINARY PLAT
STRONG ROAD AND SEMINOLE COURT
CITY OF SPOKANE

SHEET
1 OF 1

JOB NUMBER
18-2025