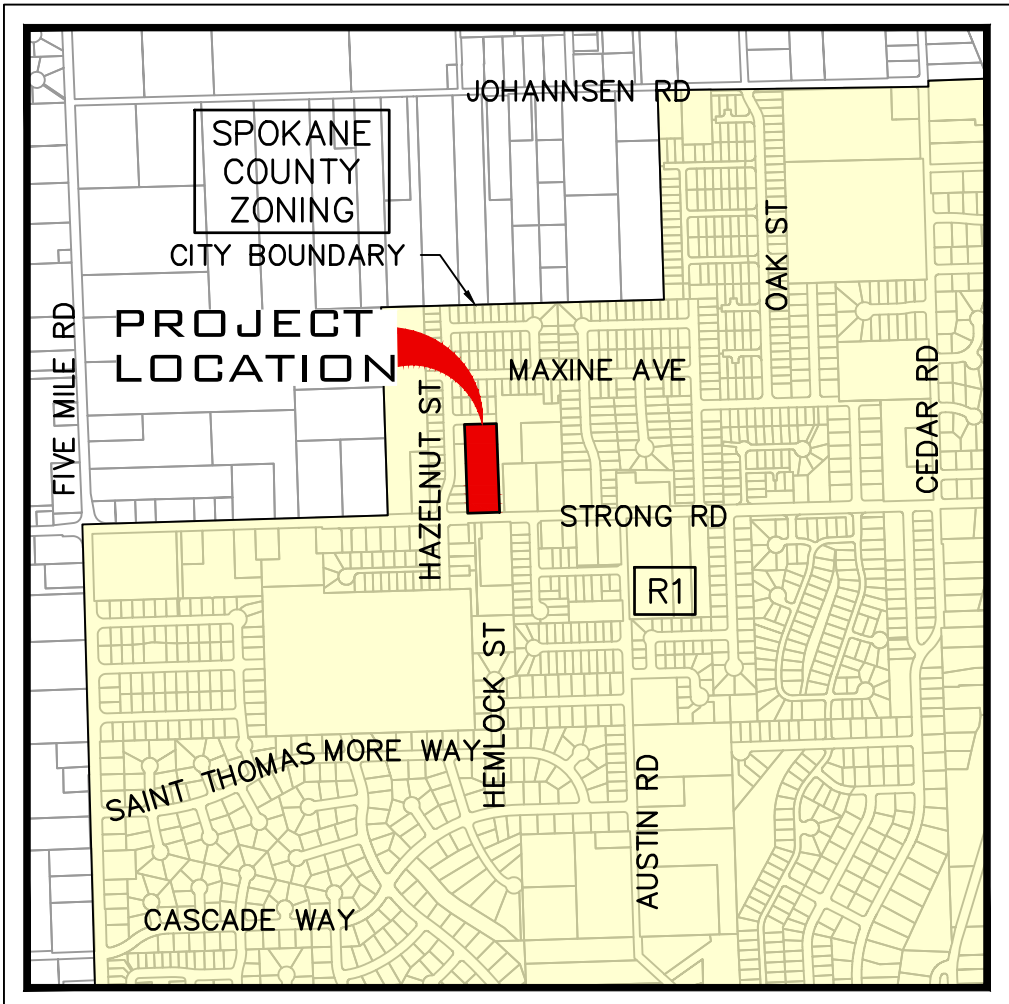


PRELIMINARY PLAT
NORTH GROVE
LOCATED IN A PORTION OF THE
NW 1/4, SEC 24, T 26 N, R 42 E, W.M.
SPOKANE COUNTY, WA

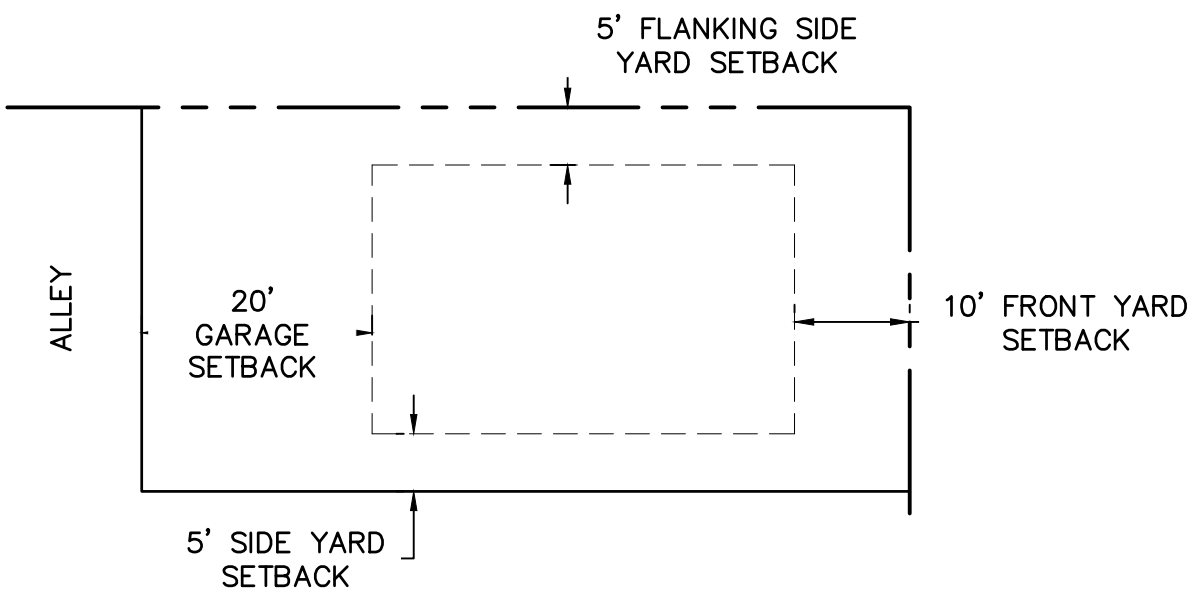


VICINITY MAP

SITE DATA		
PARCEL NUMBER	26242.0066	
ZONING	R1	
DENSITY [MIN] [MAX]	4	10
ALLOWED DENSITY	9	24
PROJECT AREA	SF	AC
	108,698.28	2.50
NUMBER OF LOTS	12	
NUMBER OF TRACTS	2	
	SF	AC
AREA OF LOTS	75,476.06	1.73
AREA OF TRACTS	7,198.49	0.17
AREA OF RIGHT OF WAY	26,023.73	0.60
MIN LOT AREA	6,000.12	0.14
MAX LOT AREA	7,150.02	0.16
IMPERVIOUS AREAS		
	SF	
PAVEMENT	28,980.88	
SIDEWALK AND CONCRETE	4,116.30	
CURB AND GUTTER	1,491.40	
TOTAL IMPERVIOUS AREA	34,588.58	
SERVICE PROVIDERS		
FIRE DISTRICT	CITY OF SPOKANE	
WATER SERVICE	CITY OF SPOKANE	
SANITARY SEWER SERVICE	CITY OF SPOKANE	

HATCH LEGEND

- ASPHALT PAVED SURFACE
- CONCRETE SURFACE
- SUBJECT TO MORATORIUM POLICY
REQUIRING FULL WIDTH REPLACEMENT.
- HAMMERHEAD TURN AROUND TO BE
REMOVED



SHEET INDEX

- PP1 PRELIMINARY PLAT SITE PLAN
PP2 PRELIMINARY PLAT UTILITY PLAN

LEGAL DESCRIPTION

26242.0066
THE WEST 198 FEET OF THE EAST 264 FEET OF THE
SOUTH 580 FEET OF THE SOUTHEAST QUARTER OF THE
NORTHWEST QUARTER
OF SECTION 24, TOWNSHIP 26 NORTH, RANGE 42 EAST
OF THE WILLAMETTE MERIDIAN; EXCEPT COUNTY ROAD;
SITUATE IN THE CITY OF SPOKANE, COUNTY OF
SPOKANE, STATE OF WASHINGTON.
APN: 26242.0066

(PER SUBDIVISION GUARANTEE
#5003353-0009289e PROVIDED BY FIRST
AMERICAN TITLE)

NOTES

- THERE ARE NO CRITICAL AREAS ON SITE.
- EXISTING SITE GRADE IS LESS THAN 30%.
- ALL EXISTING BUILDINGS ON SITE TO BE REMOVED.
- SANITARY SEWER SERVICES FOR LOTS 10, 11 AND
12 ARE TO BE PROVIDED OFF OF PRIVATE SEWER
IN THE ALLEY.
- DOMESTIC WATER SERVICES FOR LOTS 10, 11 AND
12 TO BE PROVIDED OFF OF PUBLIC WATER IN
HEMLOCK ST. VIA EASEMENT.

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

HAYDEN HOMES, LLC
2464 SW GLACIER PL STE 110,
REDMOND, OR, 97756



SHEET
PP1

JOB NUMBER
24-3931

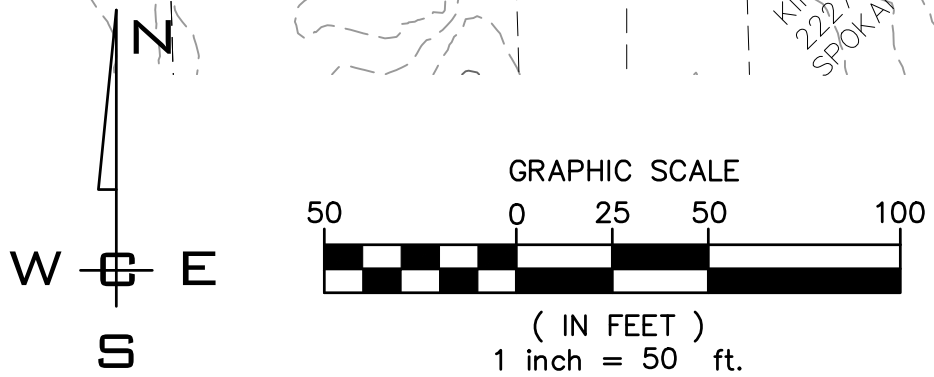
NORTH GROVE
PRELIMINARY PLAT
2218 W. STRONG RD.
SPOKANE, WA



PROJ #: 24-3931
DATE: 08/14/25
DRAWN: SLS
REVIEWED: TRW

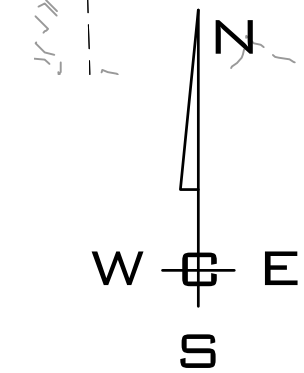
SCALE:
HORIZONTAL:
1"=50'
VERTICAL:
N/A

NO.	DATE	BY	REVISIONS



P:\WCE_WORK\2024 WCE PROJECTS\2024-3931 HAYDEN HOMES- STRONG ROAD\DWG\3931-PP1.DWG PLOT DATE: 08/14/25

NAVD - 88
XXX

[illegible]

SCALE:

HORIZONTAL:

1" = 40'

VERTICAL:

N/A

PROJ #: 24-3931
DATE: 08/14/25
DRAWN: SLS
REVIEWED: TRW

	CIVIL
	STRUCTURAL
	SURVEYING
	TRAFFIC
X	PLANNING
	LANDSCAPE
	OTHER



SITE DATA	
UTILITY PROVIDERS	
FIRE DISTRICT	CITY OF SPOKANE
WATER SERVICE	CITY OF SPOKANE
SANITARY SEWER SERVICE	CITY OF SPOKANE

LEGEND

EXISTING	DESCRIPTION	PROPOSED
-S - - - -S- - - - -S- - - - -S- - -S - - - -S- (S) - - - -S- - - - -S- - ~ - - - -S- - - - -S- -) - - - -S- - - - -S- -	SEWER SANITARY SEWER MANHOLE CLEANOUT SEWER SERVICE	-S - - - -S- - - - -S- - - - -S- - -S - - - -S- (●) - - - -S- - - - -S- -) - - - -S- - - - -S- -
-W - - - -W- - - - -W- - - - -W- - -W - - - -W- - (X) - - - -W- - ○ - - - -W- - - - -W- - - - -W- - ○ - - - -W- - - - -W- - ⊕ - - - -W- -	WATER WATER LINE VALVE FIRE HYDRANT SERVICE WATER METER	-W - - - -W- - - - -W- - - - -W- - ● ← - - - -W- - - - -W- - - - -W- - ○ - - - -W- - - - -W- - ⊕ - - - -W- -



SHEET
PP2

OB NUMBER
4-3931