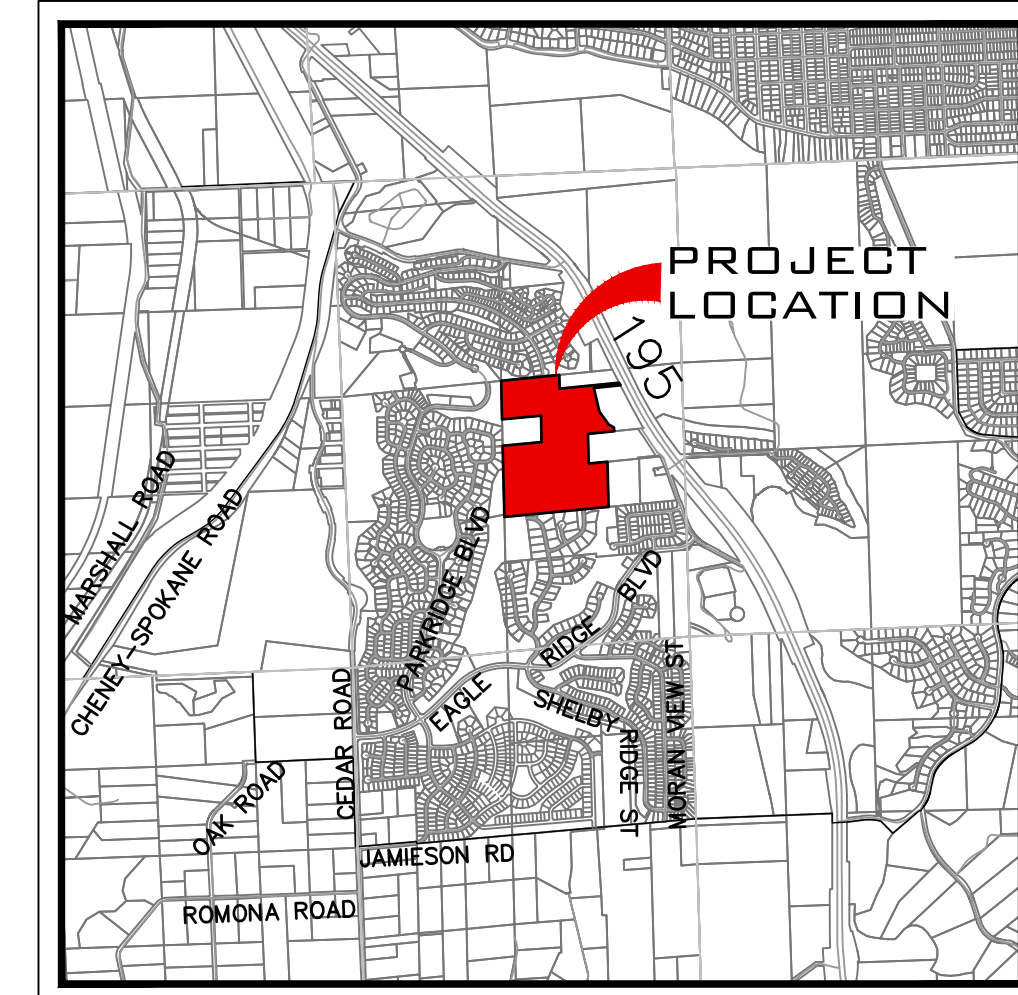


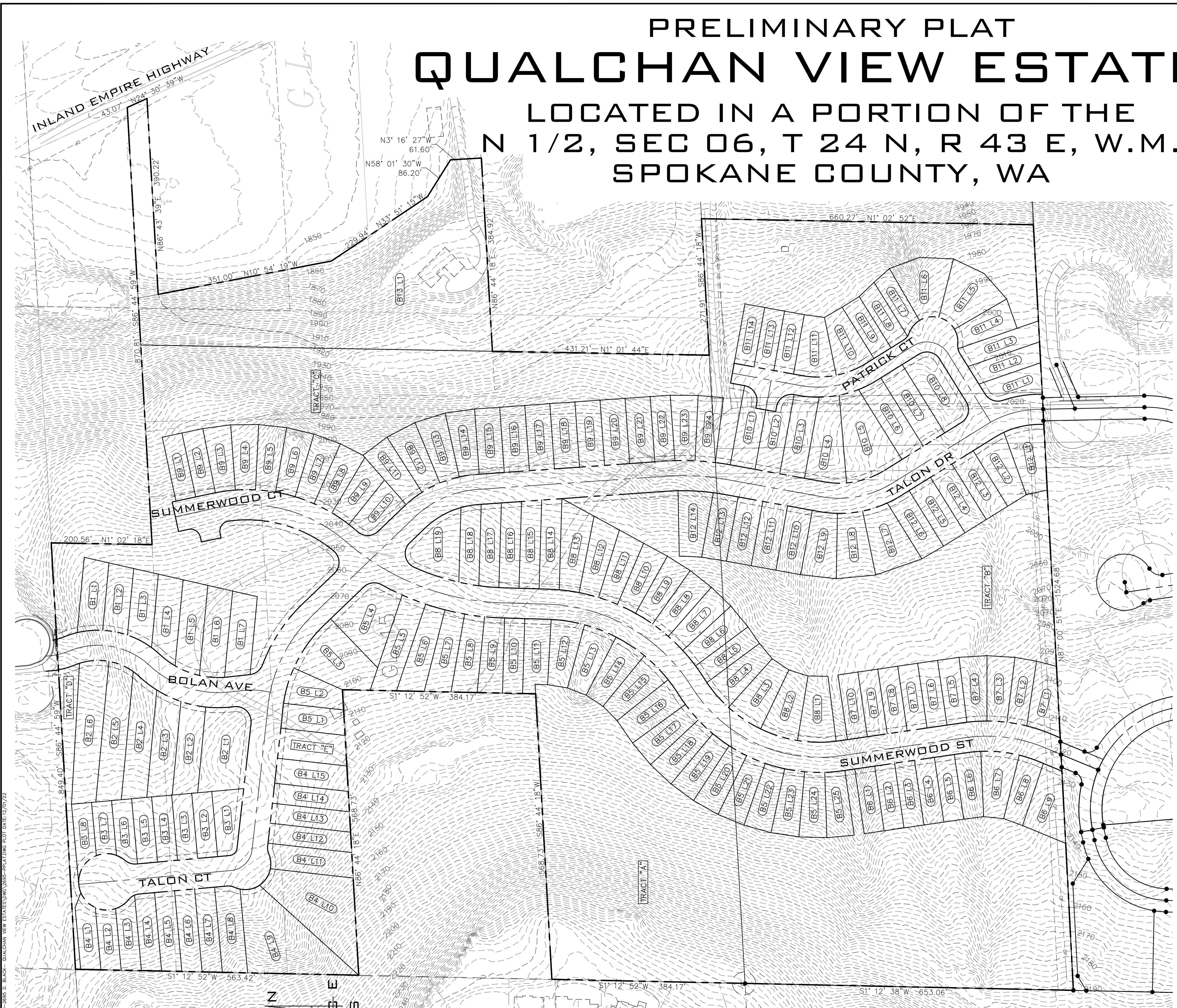
PRELIMINARY PLAT QUALCHAN VIEW ESTATES

LOCATED IN A PORTION OF THE
N 1/2, SEC 06, T 24 N, R 43 E, W.M.
SPOKANE COUNTY, WA



VICINITY MAP

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



LEGAL DESCRIPTION

SITE DATA	
PARCEL NUMBER	34061.0050 34061.0045 34061.0038 34061.0036
ZONING	RSF
DENSITY [MIN] [MAX]	4 10
ALLOWED DENSITY	230 577
PROJECT AREA	2,514,726.20 SF
PROPOSED NET DENSITY	57.73 AC
NUMBER OF LOTS	160
NUMBER OF TRACTS	5
AREA OF LOTS	1,288,961.25 SF
AREA OF TRACTS	904,801.83 AC
AREA OF RIGHT OF WAY	320,963.12 SF
MIN LOT AREA	4,448.48 SF
MAX LOT AREA	155,556.10 SF
IMPERVIOUS AREAS	
PAVEMENT	188,709.12 SF
SIDEWALK + CURB AND GUTTER	68,915.63 SF
PATHWAY	58,645.96 SF
TOTAL IMPERVIOUS AREA	316,270.70 SF
SERVICE PROVIDERS	
FIRE DISTRICT	SPOKANE FIRE DEPT.
WATER SERVICE	CITY OF SPOKANE
SANITARY SEWER SERVICE	CITY OF SPOKANE

34061.0050
06-24-43; PTN GOV LTS 15&16 DAF; BNG INTERSECTION OF WLY ROW LN SR 195 AND S LN OF N 200FT OF GOV LT 16; TH S24°30'39"E 42.91FT; TH S86°43'39"W 390.22FT; TH S10°54'19"E 351FT; TH S33°51'15"E 229.94FT; TH S58°01'30"E 86.20FT; TH S03°16'27"E 61.64; TH S86°43'33"W 311.80FT; TH CONT S86°43'33"W 73.49FT; TH S01°00'59"W 431.21FT; TH S86°43'33"W 236.43FT TO W LN OF ABAND RR ROW; TH N ALG SD W LN TO S LN OF N 200FT OF GOV LT 15; TH N86°43'39"E ALG SD S LN TO LN COMM BETWEEN GOV LTS 15&16; TH CONT N86°43'39"E ALG S LN OF N 200FT OF GOV LT 16 TO POB.

34061.0036
06-24-43 N200FT OF GOV LT 15 EXC E470FT

34061.0038
06-24-43 PT OF GOV LT 15 DAF; BEG AT SW COR OF SD LT TH N909.6FT TO TRUE POB TH N85DEG 11MIN E973.4FT TO W LN OF ABAND R/W TH NLY TO N LN OF GOV LT 15 TH W TO NW COR OF SD LT TH S TO POB EXC N200FT

34061.0045
06-24-43 PTN OF GOV LT 15 OF N1/2 DAF; BEG AT SW COR TH NALG W LN 909.6FT TO A PT 85DEG 11MIN E987.8FT TO W LN OF RRR/W TH S ALG R/W 908FT TO S LN OF LT 15 TH W1016.9FT TO POBEXC N3 83FT OF S766FT OF W567FT THEREOF

SHEET INDEX

- PP1 PRELIMINARY PLAT COVER
- PP2 EXISTING PLATTING CONDITIONS
- PP3 ADJACENT PARCEL DATA
- PP4 PRELIMINARY PLAT
- PP5 PRELIMINARY PLAT
- PP6 ROAD CROSS SECTIONS
- PP7 PRELIMINARY GRADING
- PP8 PRELIMINARY TALON PLAN & PROFILE
- PP9 PRELIMINARY SUMMERWOOD PLAN & PROFILE
- PP10 PRELIMINARY PATRICK AND BOLAN PLAN & PROFILE

NOTES

1. EXISTING EASEMENTS, SLOPES AND CRITICAL AREAS SHOWN ON SHEET PP2
2. THERE ARE NO DNR STREAMS LOCATED ON SITE PER WATER TYPE MODIFICATION FORM SUBMITTED BY WCE ON 11/24/2020
3. ALL STREETS MAY BE GREATER THAN 8.00%
4. INTENDED USE OF TRACTS SHOWN ON SHEET PP4 AND PP5

ENGINEER/CONTACT

WHIPPLE CONSULTING ENGINEERS
21 SOUTH PINES
SPOKANE VALLEY, WA 99206
PHONE: 893-2617
CONTACT: TODD WHIPPLE, P.E.

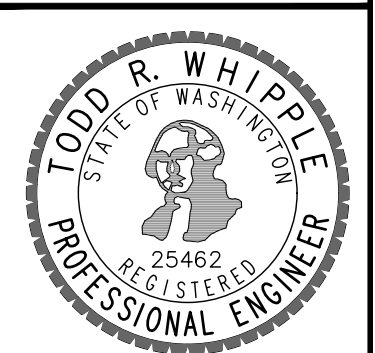
OWNER/DEVELOPER

BLACK REALTY INC
801 W RIVERSIDE AVE STE 300
SPOKANE, WA. 99201

SURVEYOR

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

**PLANS
NOT APPROVED
BY AGENCY**



**QUALCHAN VIEW ESTATES
PRELIMINARY PLAN COVER**
**5708 S. MEADOW LANE
SPOKANE, WA**

**SHEET
PP1**
JOB NUMBER
20-2695



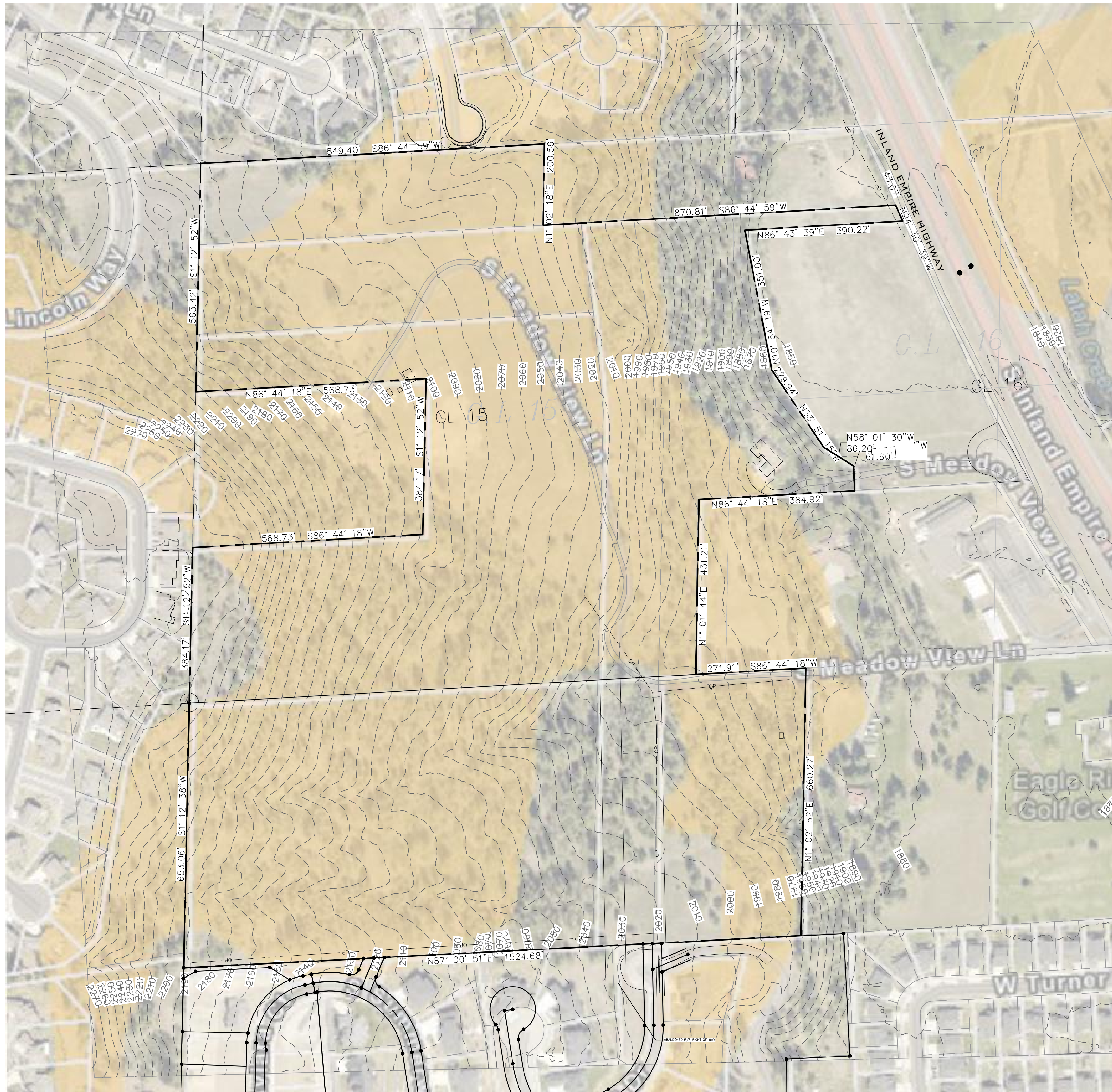
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HORIZONTAL:	DATE: 12/01/22
1"=100'	DRAWN: SLS
VERTICAL:	REVIEWED: TRW
N/A	

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

P:\WCE\2020\WCE PROJECTS\2020-2695\B. Black - Qualchan View Estates\PP10-PP11.dwg, 12/1/2022 12:42:22 PM, whipple, AutoCAD 2017 (General Documentation)

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



ERODIBLE SOILS MAP

SCALE: 1"=150'

COUNTY DATUM
 XXX

NO.	DATE	BY	REVISIONS

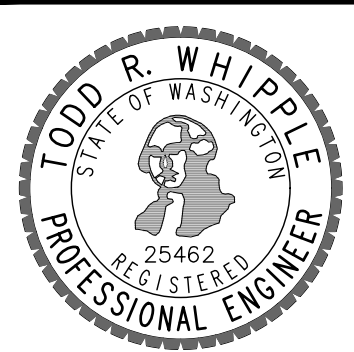
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 AS SHOWN
 VERTICAL:
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PROJ #: 20-2695
DATE: 12/01/22
DRAWN: SLS
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- CIVIL
- STRUCTURAL
- SURVEYING
- TRAFFIC
- PLANNING
- LANDSCAPE
- OTHER

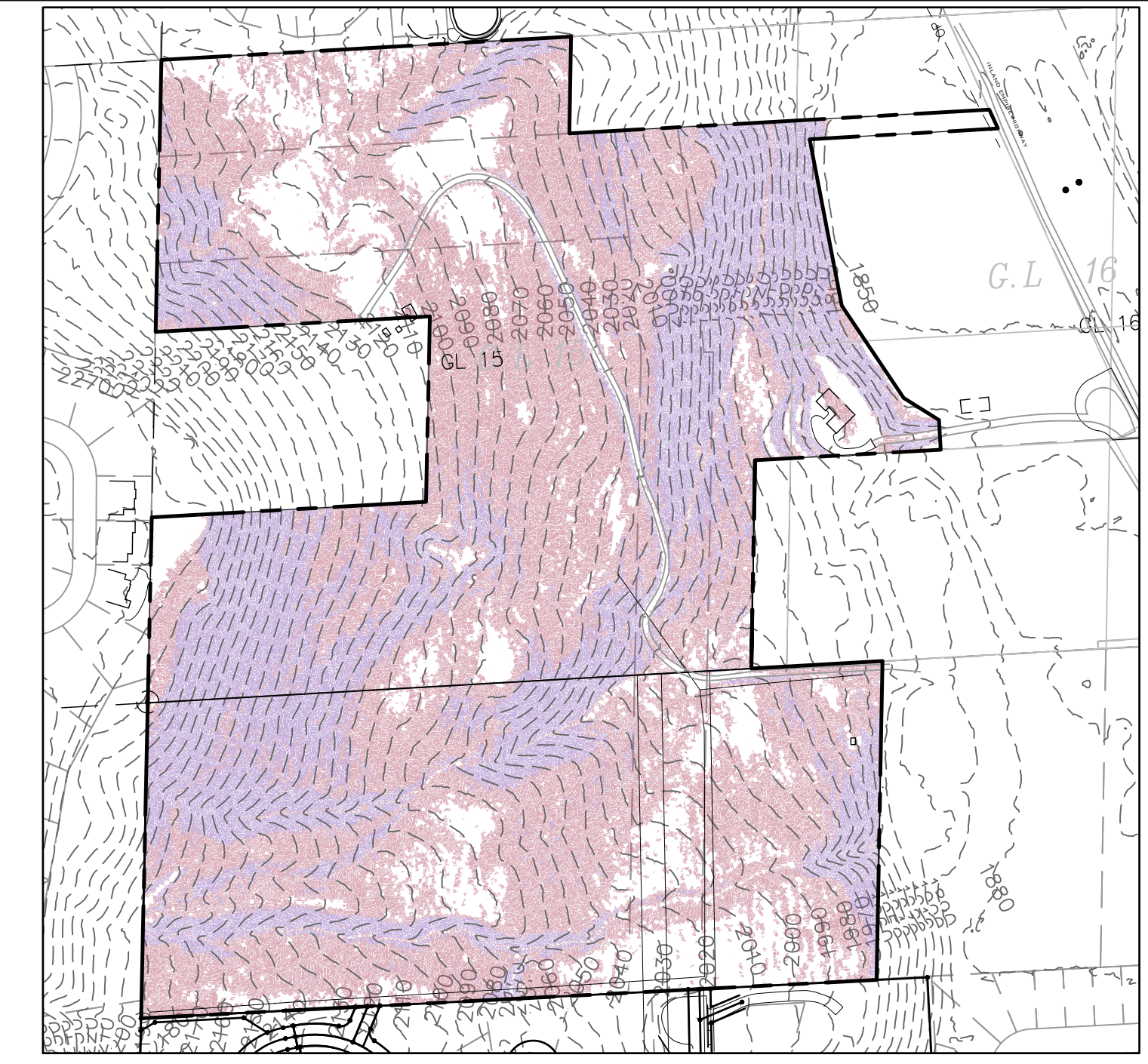
WCE
 WHIPPLE CONSULTING ENGINEERS
 21 S. PINES ROAD
 SPOKANE VALLEY, WA 99206
 PH: 509-893-2617 FAX: 509-926-0227

QUALCHAN VIEW ESTATES
EXISTING CONDITIONS
5708 S. MEADOW LANE
SPOKANE, WA



PLANS
NOT APPROVED
BY AGENCY

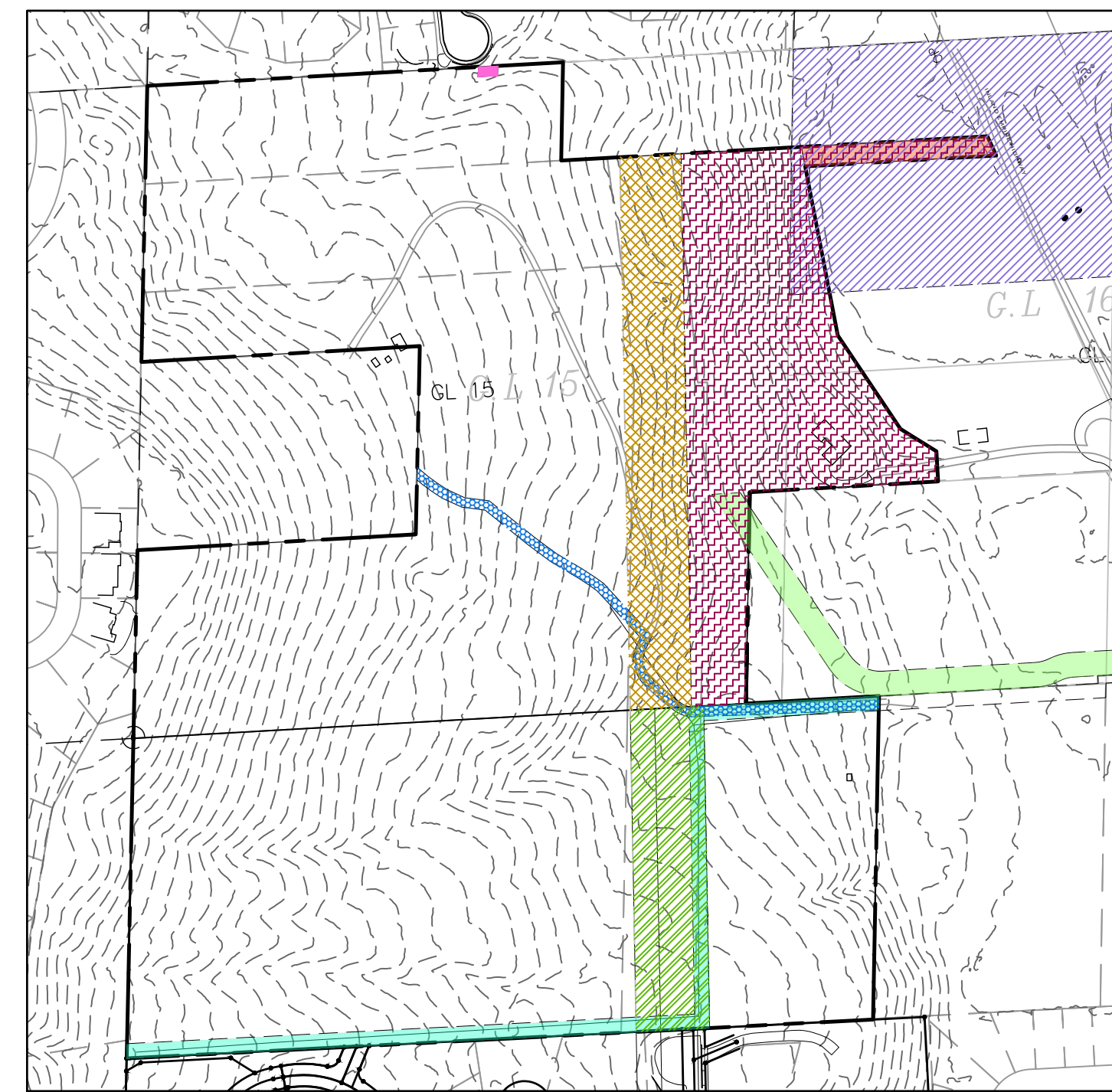
SHEET
PP2
 JOB NUMBER
20-2695



EXISTING GROUND SLOPE DATA

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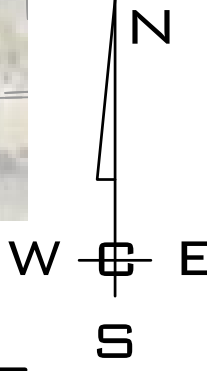
NUMBER	MIN. SLOPE	MAX. SLOPE	2d AREA (sf)	COLOR
1	15%	30%	1,306,792.96	Red
2	30%	1437%	772,950.09	Purple



- 38 AFN 5708289 TEMPORARY OVERHEAD LINE EASEMENT - TO VACATE UPON PLATTING OF LAND AND INSTALLATION OF NEW UNDERGROUND AVISTA FACILITIES
- 37 AFN 5644327 UNDERGROUND ELECTRIC DISTRIBUTION AND COMMUNICATION LINE EASEMENT. LOCATION SHOWN IS APPROXIMATE BASED ON A SKETCH IN THE EASEMENT, LOCATE MARKERS AND THE LOCATION OF THE EXISTING ROAD.
- 42 AFN 5965002 INGRESS/EGRESS EASEMENT TO ALTA PARCEL
- AFN 6749170 EASEMENT GRANTED TO ST. JOHNS EVANGELICAL LUTHERAN CHURCH
- AFN 639387A QUIT CLAIM DEED WITH RESERVATIONS FOR MINERAL RIGHTS
- AFN 8310100196 QUIT CLAIM DEED WITH RESERVATIONS FOR MINERAL RIGHTS
- AFN 4640950 SLOPE EASEMENT
- AFN A18939 RIGHT OF WAY EASEMENT TO PACIFIC TELEPHONE AND TELEGRAPH COMPANY - RIGHT TO ERECT AND MAINTAIN POLES, WITH THE NECESSARY WIRES AND FIXTURES, AND TO KEEP SAME FREE FROM FOLIAGE ACROSS THE PROPERTY
- AFN 7905080069 RIGHT OF WAY EASEMENT - TO WASHINGTON WATER POWER COMPANY - RIGHT TO PLACE ONE POLE AND ONE ANCHOR AND DOWNGUY, TOGETHER WITH RIGHT OF OVERHANG, AS NOW STAKED (APRIL 1979)

EXISTING EASEMENTS

SCALE: 1"=300'

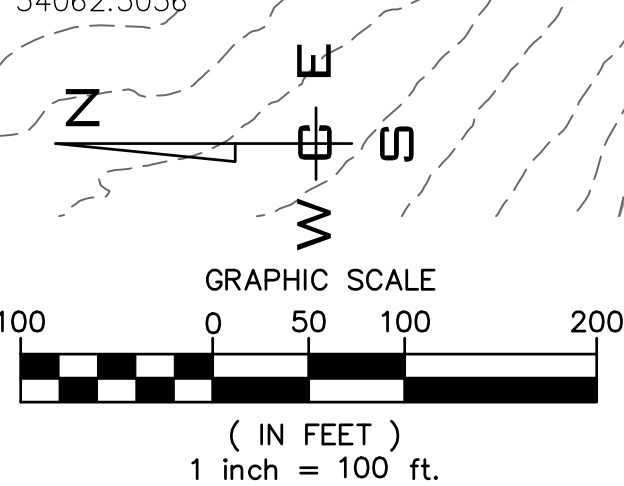




26212.2517



ADJACENT PROPERTY DATA		
PARCEL #	OWNER	PLAT DATA
34061.0041	RICKARD, STEVEN D & TRISHA A PO BOX 19025, SPOKANE, WA, 99224	UNPLATTED
34061.0051	ST. JOHN'S EVANGELICAL LUTHERAN CHURCH AT SPOKANE WASHINGTON 5810 S MEADOWLANE RD, SPOKANE, WA,	UNPLATTED
34061.0011	ST JOHN'S EVANGELICAL LUTHERAN CHURCH 5810 S MEADOWLANE RD, SPOKANE, WA, 99224	UNPLATTED
34064.0047	MEADOWLANE GREENS LLC 603 N HAVANA ST, SPOKANE, WA, 9920	UNPLATTED
34064.2608	THE TALON RIDGE HOMEOWNERS ASSOCIATION Address: 5924 S SUMMERWOOD ST, SPOKANE, WA, 99224	TALON RIDGE
34064.2606	WEBLEY, BRIAN H & SUSAN G 401 W TALON DR, SPOKANE, WA, 99224	TALON RIDGE
34064.2506	STOHR, STEVE G & WENDY K 5903 S CHICHA CT, SPOKANE, WA, 99224	TALON RIDGE
34064.2505	WARD, DAVID C & SABRINA C 5902 CHICHA CT, SPOKANE, WA, 99224	TALON RIDGE
34064.2504	SUN, JINGOU/YU, PAOSUN 5905 S SUMMERWOOD ST, SPOKANE, WA, 99224	TALON RIDGE
34064.6503	TALON RIDGE HOMEOWNER'S ASSOCIATION PO BOX 448, SPOKANE, WA, 99210	TALON RIDGE 1ST ADD
34064.6304	STAGGS, GARY & DENISE 5902 S AVIARA CT, SPOKANE, WA, 99224	TALON RIDGE 1ST ADD
34063.0077	EAGLE RIDGE HOMEOWNER'S ASSOCIATION 1421 N MEADOWWOOD LN #200, LIBERTY LAKE, WA, 99019	EAGLE RIDGE 6TH ADD PUD
34065.5037	EAGLE RIDGE SPOKANE HOMEOWNERS 1421 N MEADOWWOOD LN STE 200, LIBERTY LAKE, WA, 99019	EAGLE RIDGE 8TH ADD PUD
34062.5019	EVANS, JAY D & JENNIFER J 5509 S BLUERIDGE DR, SPOKANE, WA, 99224	EAGLE RIDGE 8TH ADD PUD
34062.5018	PEAK, STEVEN & JULIA 5505 S BLUERIDGE DR, SPOKANE, WA, 99203	EAGLE RIDGE 8TH ADD PUD
34062.5017	KRASSETT, RYAN L & SHELLY L 5501 S BLUERIDGE DR, SPOKANE, WA, 99224	EAGLE RIDGE 8TH ADD PUD
34062.5016	KATZ, GUY E 5431 S BLUERIDGE DR, SPOKANE, WA, 99224	EAGLE RIDGE 8TH ADD PUD
34065.5038	PHILBIN, MICHAEL J JR & LEISA L 5427 S BLUERIDGE DR, SPOKANE, WA, 99224	EAGLE RIDGE 8TH ADD PUD
34062.5014	LAFLEUR, JASON A & CHRISTINA D 5423 S BLUERIDGE DR, SPOKANE, WA, 99224	EAGLE RIDGE 8TH ADD PUD
34062.5036	EAGLE RIDGE SPOKANE HOMEOWNERS 1421 N MEADOWWOOD LN STE 200, LIBERTY LAKE, WA, 99019	EAGLE RIDGE 8TH ADD PUD
34061.0076	BASCETTA, JAMES 5802 S MEADOW LANE RD, SPOKANE, WA, 99224	UNPLATTED
34065.2304	OVERLOOK HOMEOWNERS ASSOCIATION PO BOX 21469, SPOKANE, WA, 99201	OVERLOOK AT QUALCHAN 3RD ADD PUD
34061.1405	OVERLOOK VILLAGE HMEOWNERS ASSOC PO BOX 21469, SPOKANE, WA, 99201	OVERLOOK VILLAGE PUD
34061.1329	OVERLOOK VILLAGE HMEOWNERS ASSOC PO BOX 21469, SPOKANE, WA, 99201	OVERLOOK VILLAGE PUD



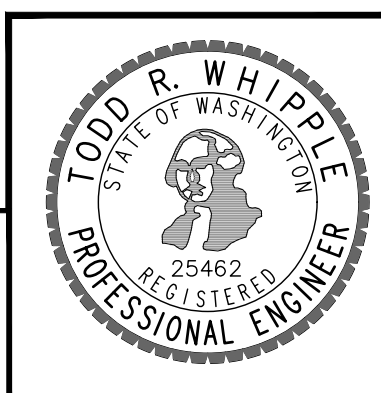
NO	DATE	BY	REVISIONS

SCALE:	PROJ #: 20-2695
HORIZONTAL:	DATE: 12/01/22
1" = 100'	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

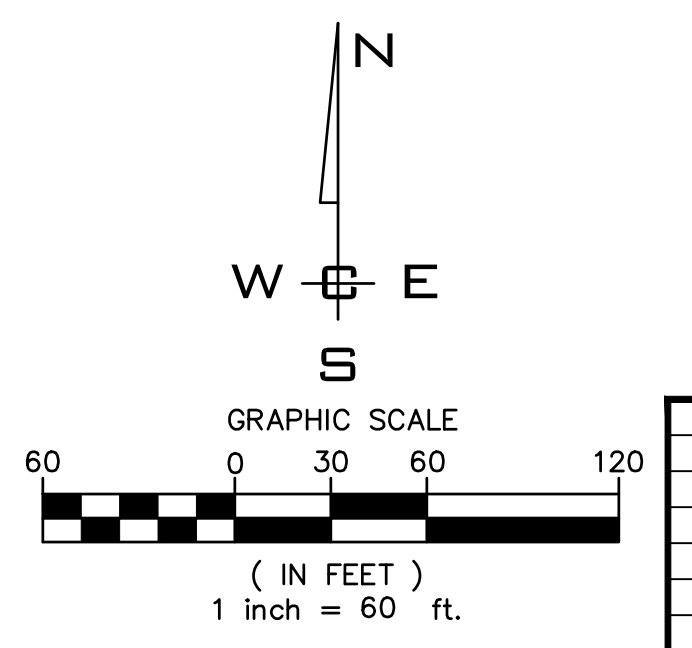
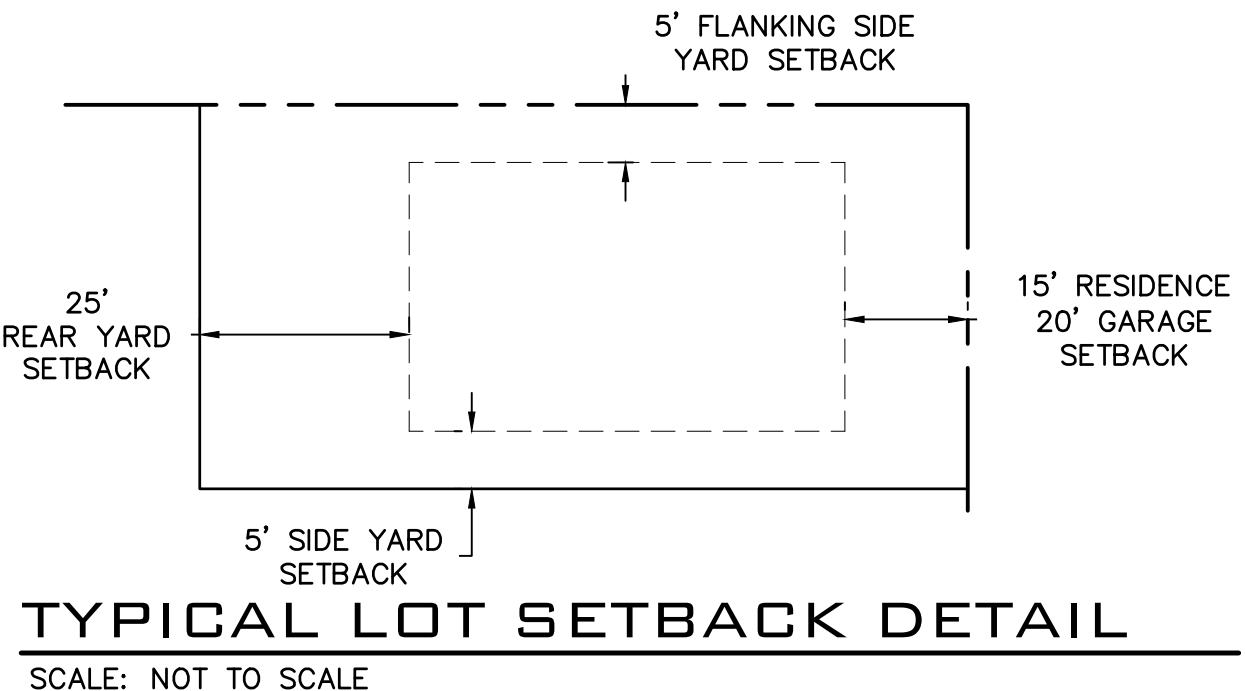
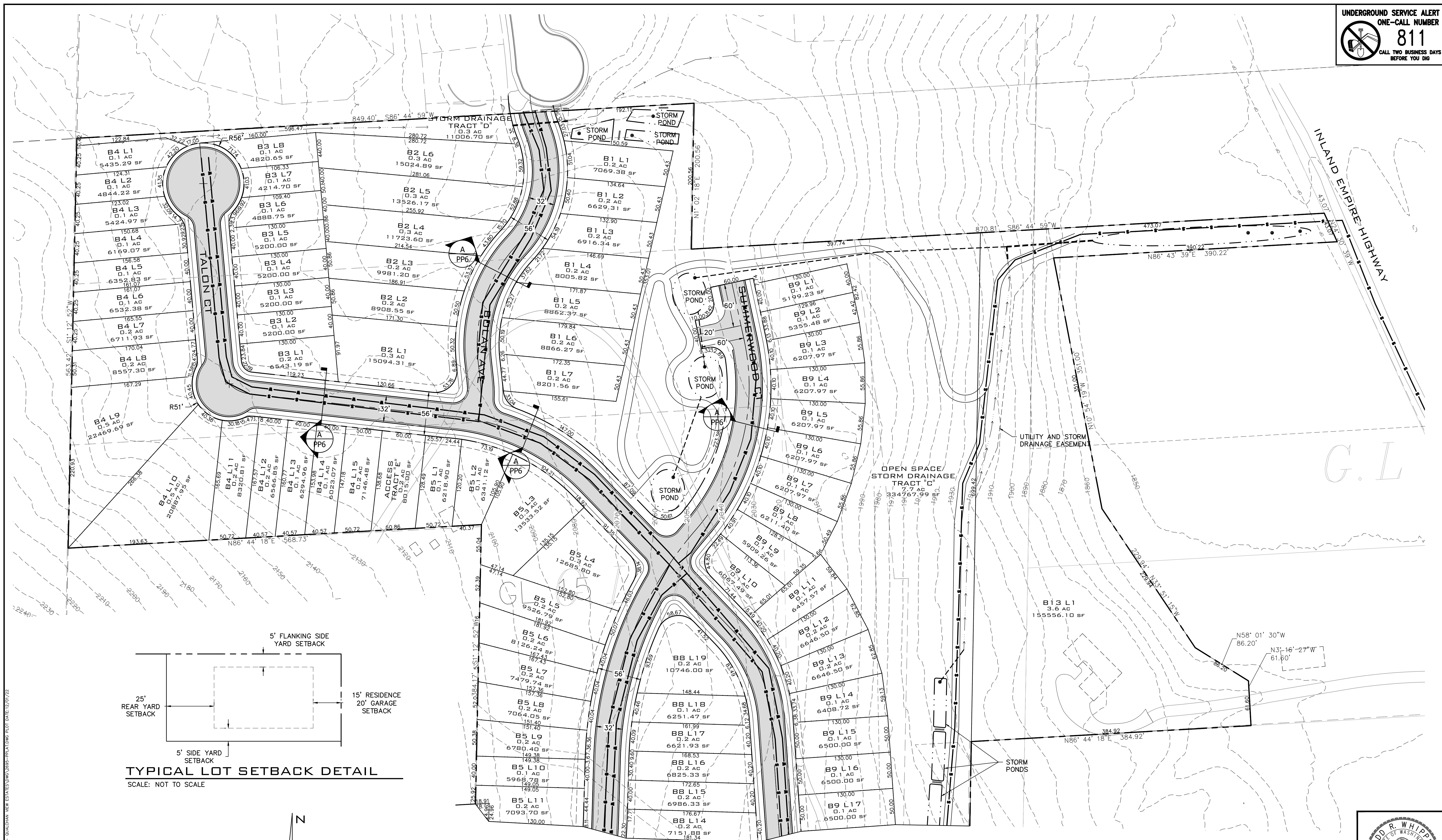
**QUALCHAN VIEW ESTATES
ADJACENT PROPERTY DATA
5708 S. MEADOW LANE
SPOKANE, WA**

**PLANS
NOT APPROVED
BY AGENCY**



**SHEET
PP3**
JOB NUMBER
20-2695

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NO.	DATE	BY	REVISIONS

SCALE:	PROJ #: 20-2695
HORIZONTAL:	DATE: 12/01/22
1"=60'	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

PLANS NOT APPROVED BY AGENCY

**QUALCHAN VIEW ESTATES
 PRELIMINARY PLAT
 5708 S. MEADOW LANE
 SPOKANE, WA**

TODD R. WHIPPLE
 STATE OF WASHINGTON
 REGISTERED PROFESSIONAL ENGINEER
 25462

SHEET PP4

JOB NUMBER 20-2695

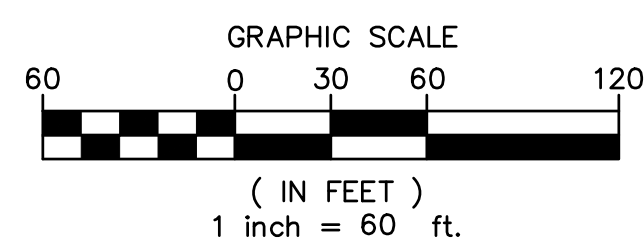
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OPEN SPACE
 TRACT 'A'
 8.9 AC
 386823.47 SF

OPEN SPACE/
 STORM DRAINING
 TRACT 'B'
 3.8 AC
 164288.68 SF

W E
 S



COUNTY DATUM
 XXX

NO.	DATE	BY	REVISIONS

SCALE:
 HORIZONTAL:
 1"=60'
 VERTICAL:
 N/A

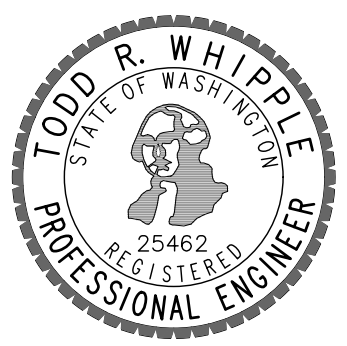
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DATE: 12/01/22
DRAWN: SLS
REVIEWED: TRW

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

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

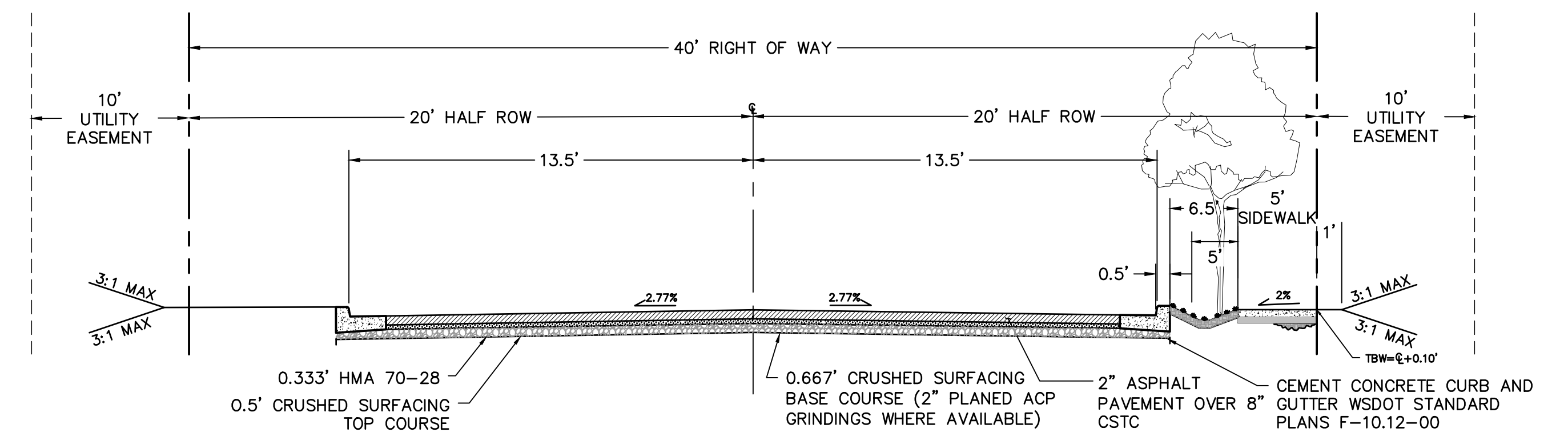
QUALCHAN VIEW ESTATES
PRELIMINARY PLAT
5708 S. MEADOW LANE
SPOKANE, WA

PLANS
NOT APPROVED
BY AGENCY



SHEET
PP5
JOB NUMBER
20-2695

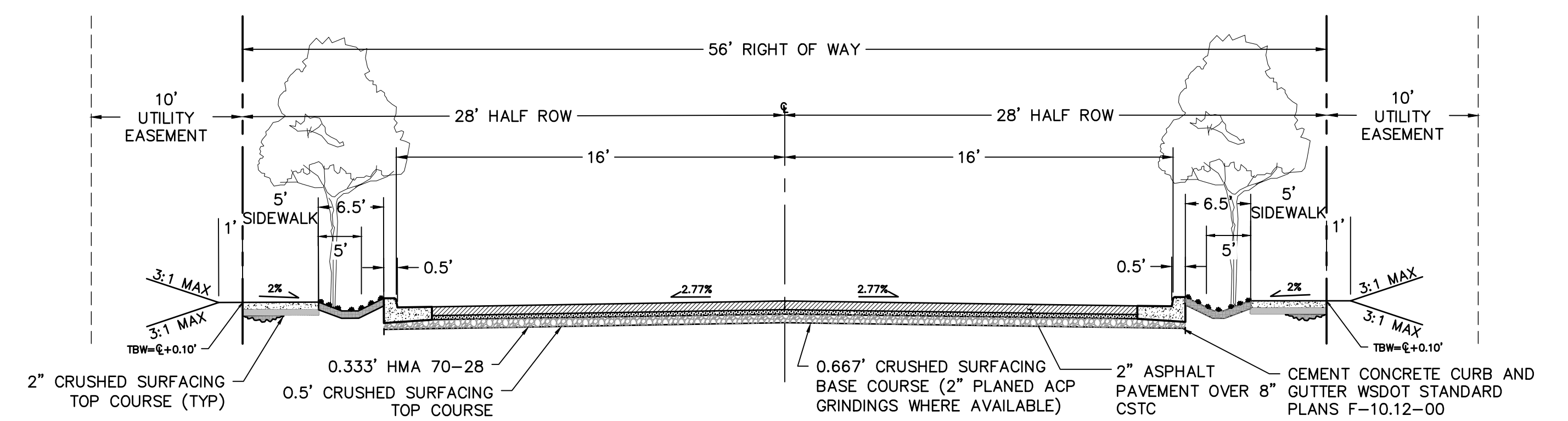
UNDERGROUND SERVICE ALERT
ONE-CALL NUMBER
811
 CALL TWO BUSINESS DAYS BEFORE YOU DIG



40' ROW STREET CROSS SECTION
 (PER COS HILLSIDE DEVELOPMENT STANDARDS)

SCALE: NOT TO SCALE

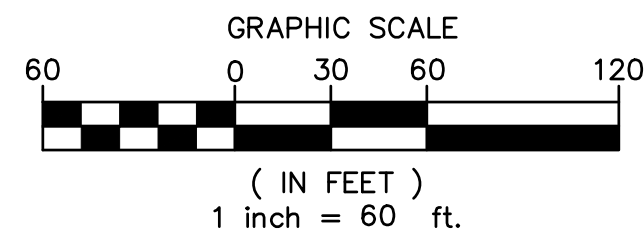
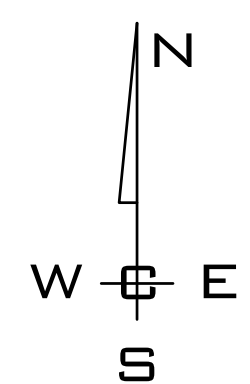
B



60' ROW STREET CROSS SECTION

SCALE: NOT TO SCALE

A



COUNTY DATUM
 XXX

NO.	DATE	BY	REVISIONS

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HORIZONTAL:
 AS SHOWN
VERTICAL:
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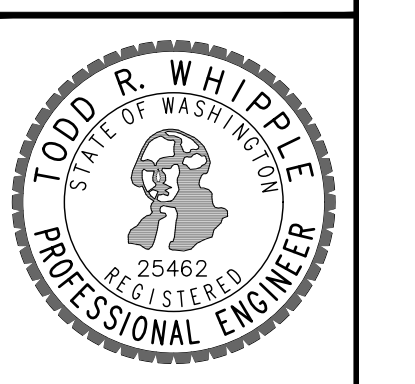
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DATE: 12/01/22
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REVIEWED: TRW

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

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

QUALCHAN VIEW ESTATES
PRELIMINARY ROAD SECTIONS
5708 S. MEADOW LANE
SPOKANE, WA

PLANS
NOT APPROVED
BY AGENCY



SHEET
PP6
JOB NUMBER
20-2695

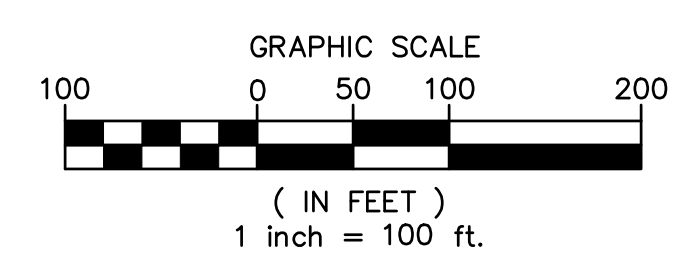
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E₂, SEC. 6, T.24N., R.43E., W.M.

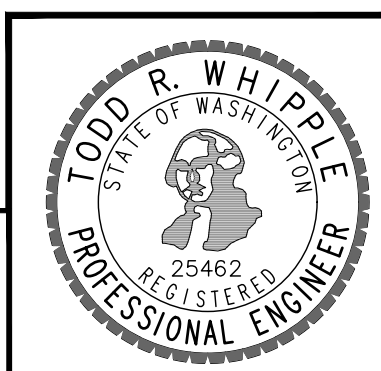
UNDERGROUND SERVICE ALERT
 ONE-CALL NUMBER
811
 CALL TWO BUSINESS DAYS
 BEFORE YOU DIG



**PRELIMINARY
 NOT FOR
 CONSTRUCTION**



PLANS
 NOT APPROVED
 BY AGENCY



**SHEET
 PP7**
 JOB NUMBER
20-2695

COUNTY DATUM
 XXX

NO.	DATE	BY	REVISIONS

SCALE:
 HORIZONTAL:
 1"=100'
 VERTICAL:
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PROJ #: 20-2695
DATE: 12/01/22
DRAWN: JPP
REVIEWED: TRW

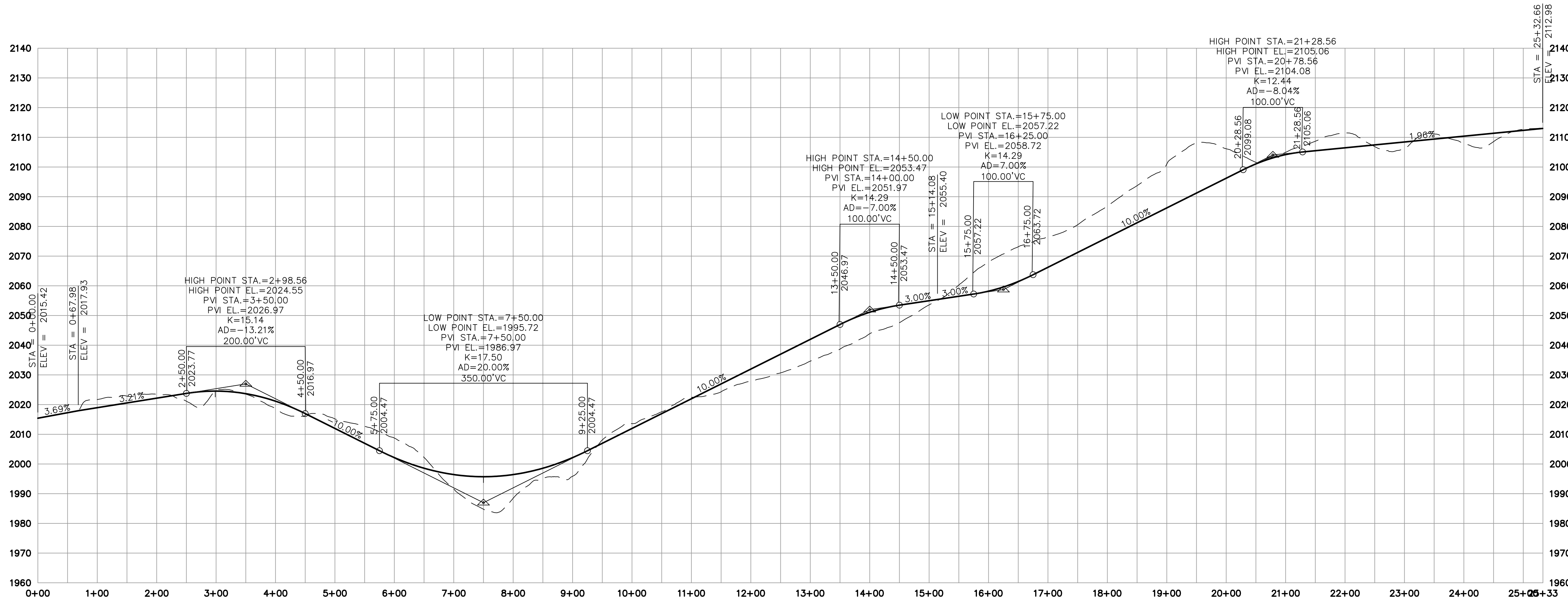
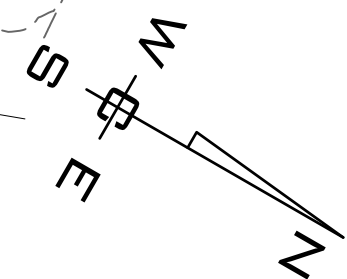
- CIVIL
- STRUCTURAL
- SURVEYING
- TRAFFIC
- PLANNING
- LANDSCAPE
- OTHER

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

**QUALCHAN VIEW ESTATES
 PRELIMINARY PLAT GRADING**
**5708 S. MEADOW LANE
 SPOKANE, WA**

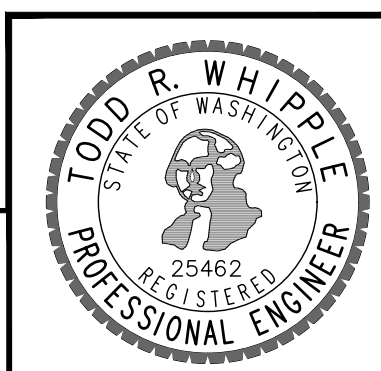
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E2, SEC. 6, T.24N., R.43E., W.M.

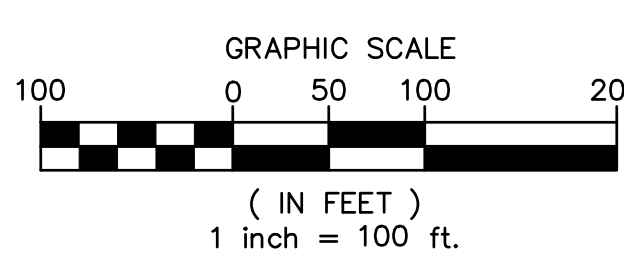


**PRELIMINARY
NOT FOR
CONSTRUCTION**

PLANS
NOT APPROVED
BY AGENCY



COUNTY DATUM
XXX



NO.	DATE	BY	REVISIONS

SCALE:
HORIZONTAL:
1"=100'
VERTICAL:
1"=20'

PROJ #: 20-2695
DATE: 12/01/22
DRAWN: JPP
REVIEWED: TRW

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

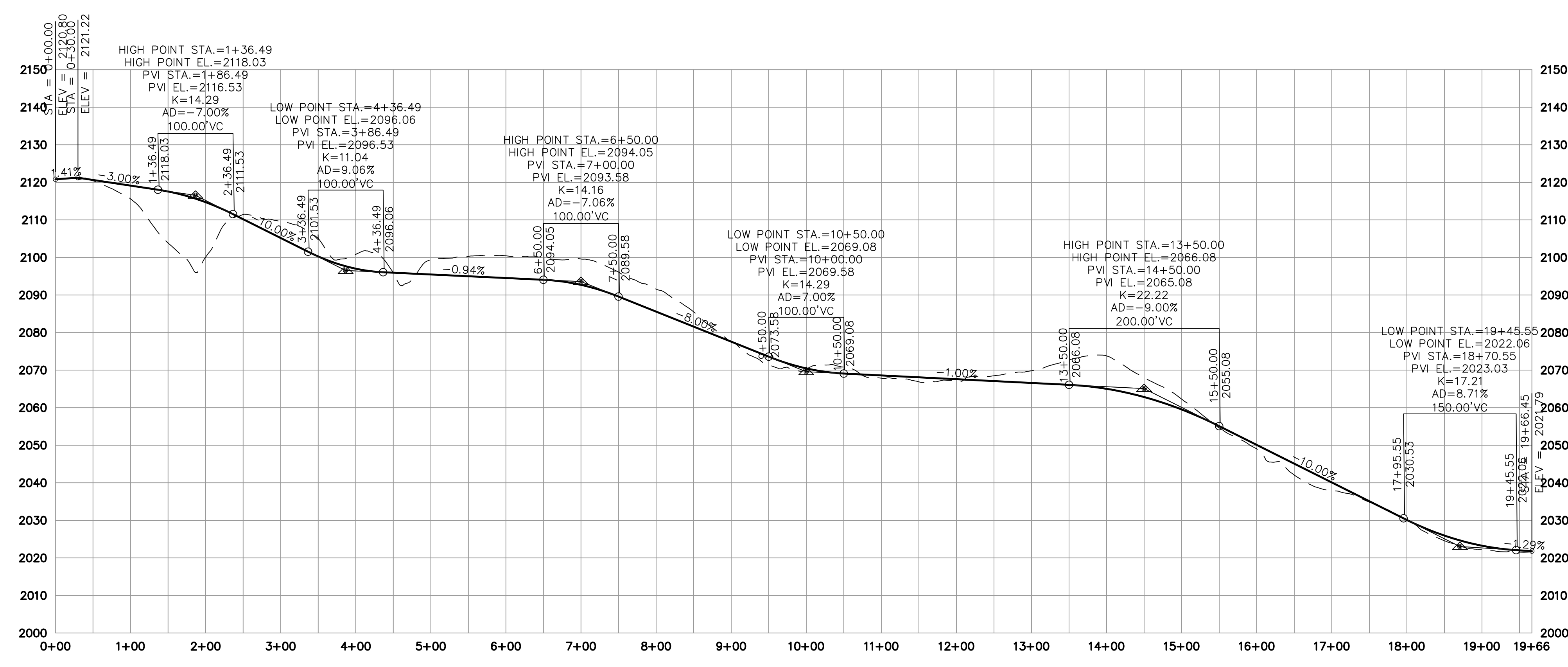


**QUALCHAN VIEW ESTATES
TALON PLAN AND PROFILE
5708 S. MEADOW LANE
SPOKANE, WA**

**SHEET
PP8**
JOB NUMBER
20-2695

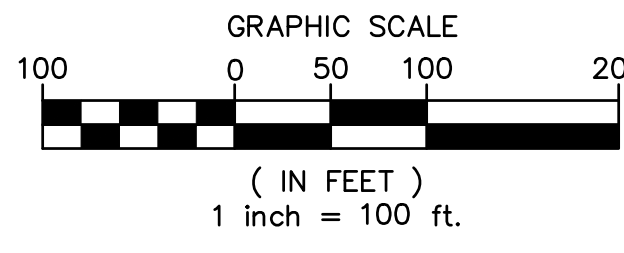
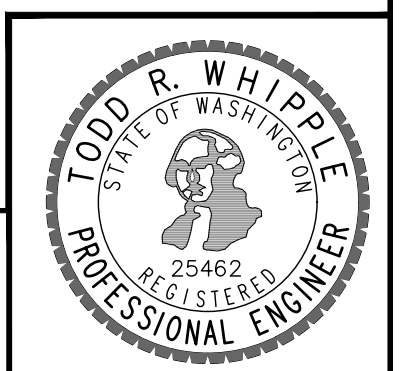
E2, SEC. 6, T.24N., R.43E., W.M.

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



**PRELIMINARY
 NOT FOR
 CONSTRUCTION**

**PLANS
 NOT APPROVED
 BY AGENCY**



COUNTY DATUM
 XXX

NO.	DATE	BY	REVISIONS

SCALE:
 HORIZONTAL:
 1"=100'
 VERTICAL:
 1"=20'

PROJ #: 20-2695
 DATE:
 DRAWN: JPP
 REVIEWED: TRW

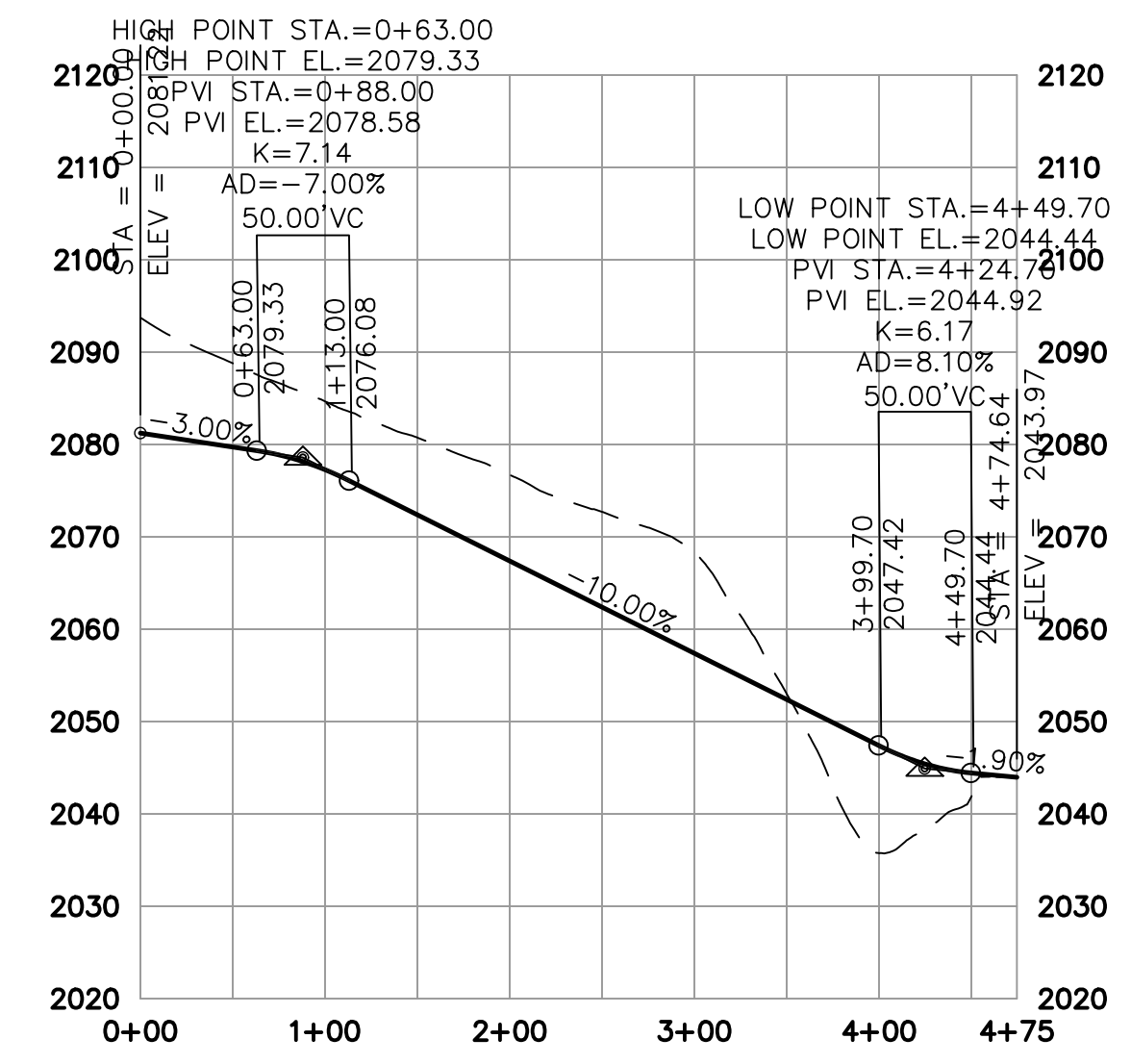
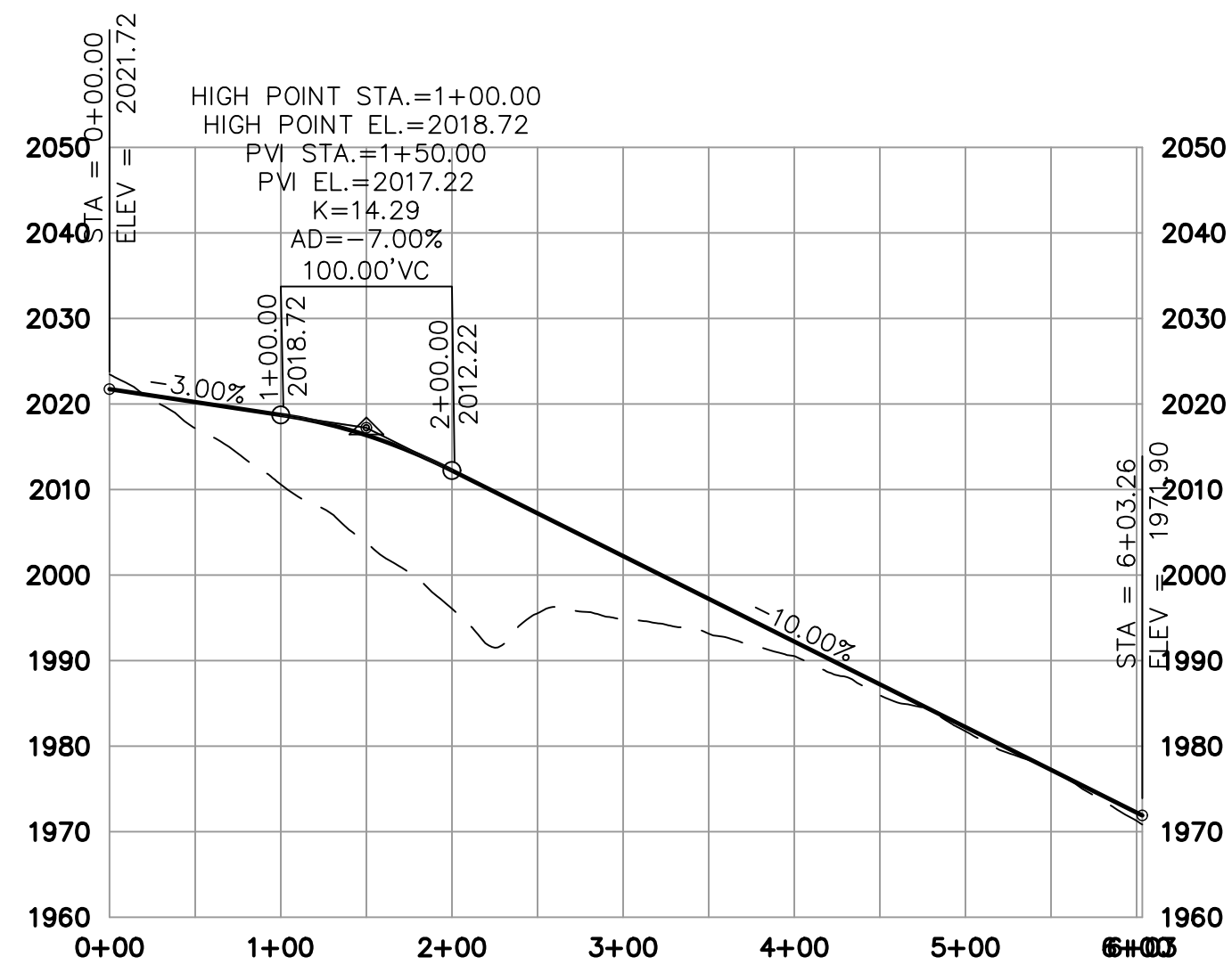
- CIVIL
- STRUCTURAL
- SURVEYING
- TRAFFIC
- PLANNING
- LANDSCAPE
- OTHER



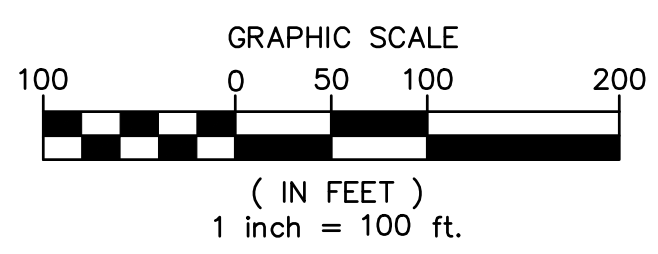
**QUALCHAN VIEW ESTATES
 SUMMERWOOD PLAN AND PROFILE
 5708 S. MEADOW LANE
 SPOKANE, WA**

**SHEET
 PP9
 JOB NUMBER
 20-2695**

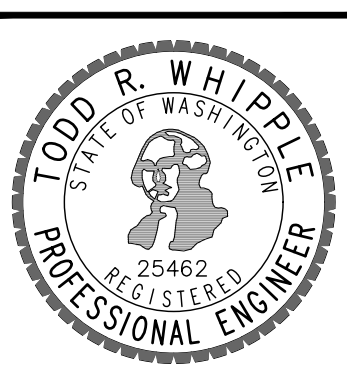
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**PRELIMINARY
NOT FOR
CONSTRUCTION**



**PLANS
NOT APPROVED
BY AGENCY**



COUNTY DATUM
XXX

NO.	DATE	BY	REVISIONS

SCALE:
 HORIZONTAL:
 1"=100'
 VERTICAL:
 1"=20'

PROJ #: 20-2695
 DATE:
 DRAWN: JPP
 REVIEWED: TRW

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



**QUALCHAN VIEW ESTATES
 PATRICK & BOLAN PLAN AND PROFILE
 5708 S. MEADOW LANE
 SPOKANE, WA**

**SHEET
 PP10
 JOB NUMBER
 20-2695**