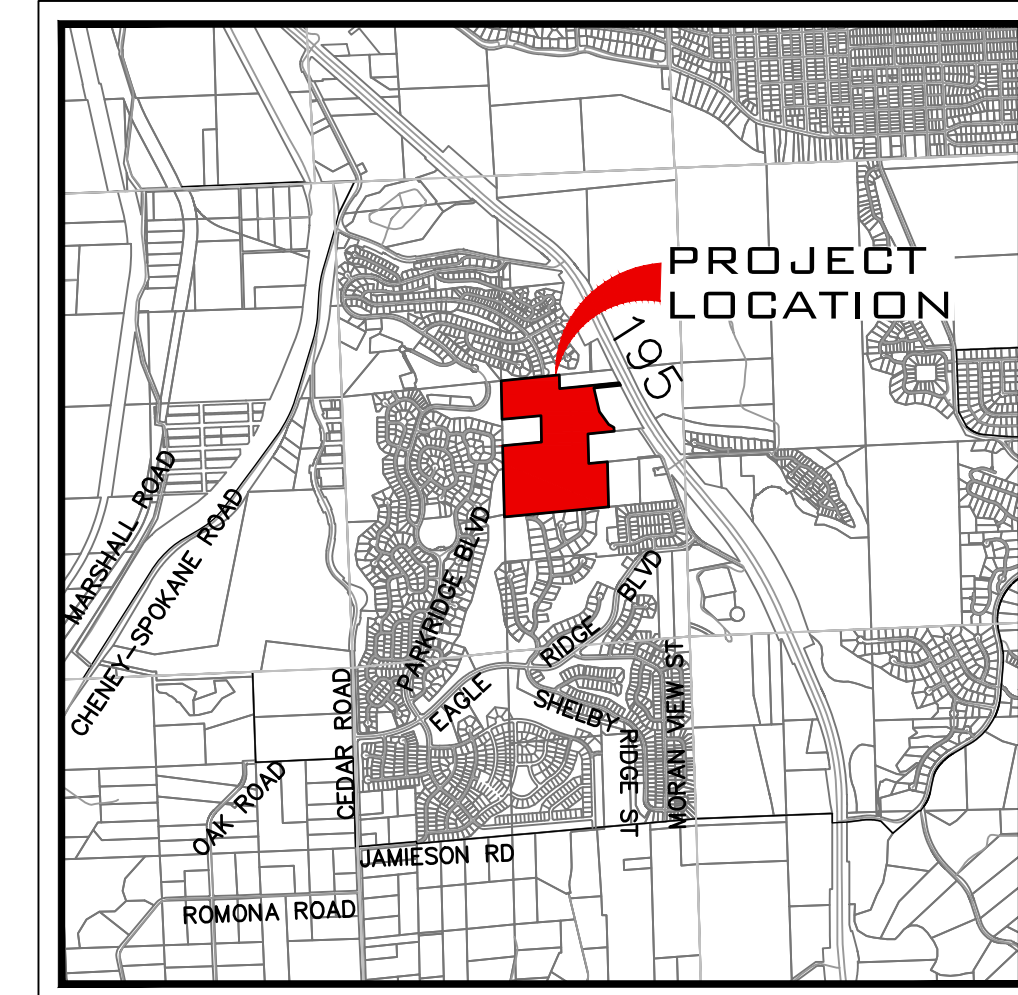


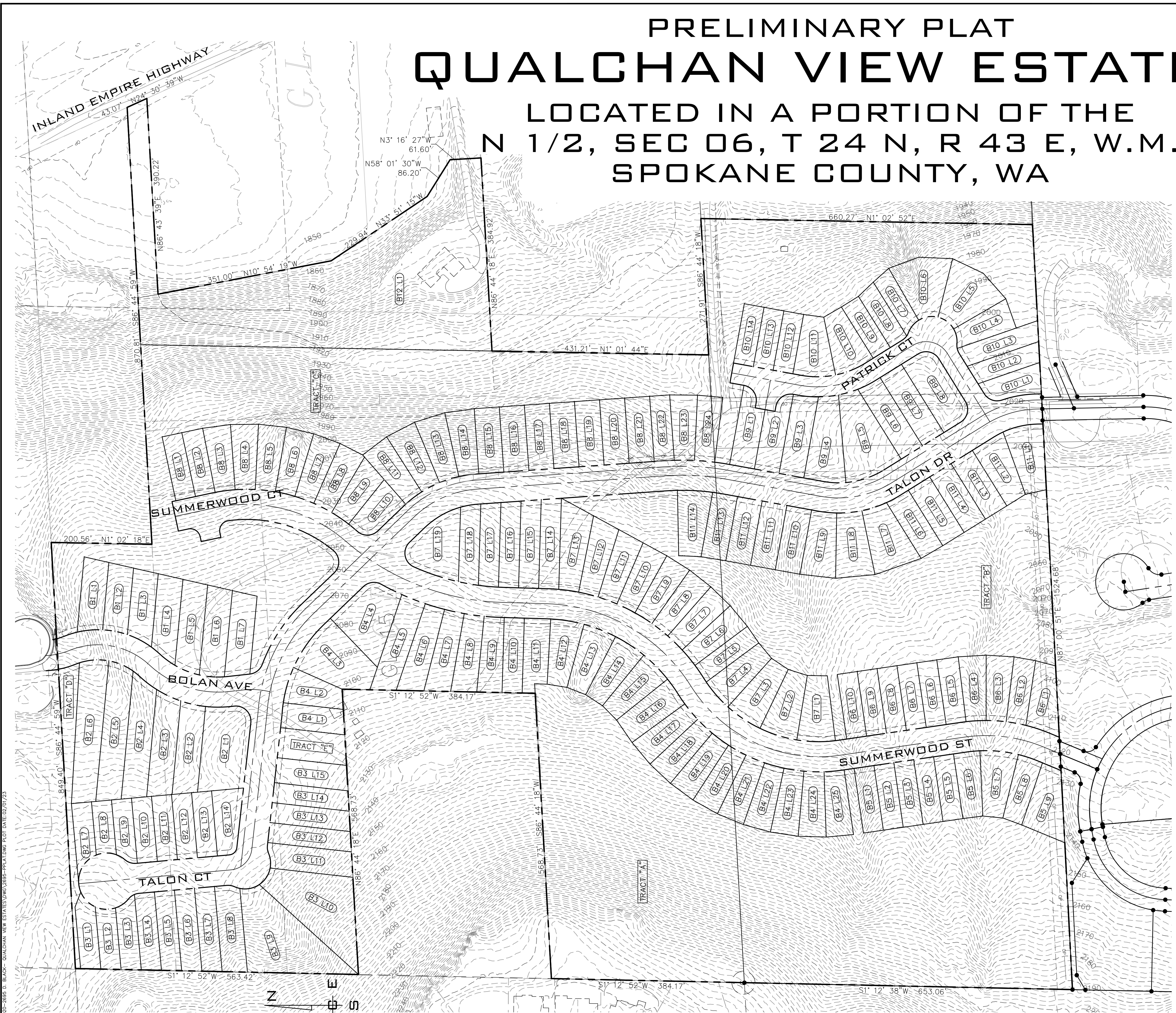
# PRELIMINARY PLAT QUALCHAN VIEW ESTATES

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

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 OFABAND R/W TH NLY TO S 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

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

### 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 OWNER/DEVELOPER

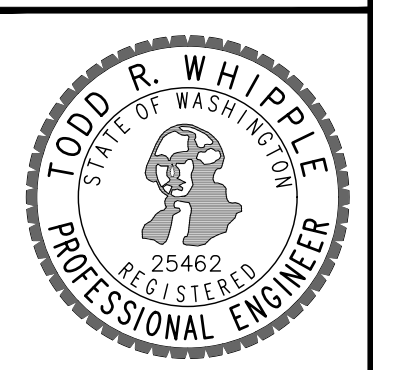
WHIPPLE CONSULTING ENGINEERS  
21 SOUTH PINES  
SPOKANE VALLEY, WA 99206  
PHONE: 893-2617  
CONTACT: TODD WHIPPLE, P.E.

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.

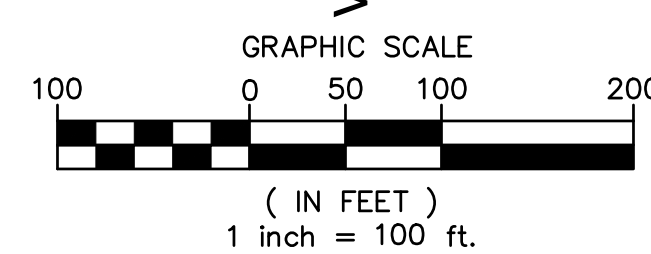
PLANS  
NOT APPROVED  
BY AGENCY



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

**SHEET**  
**PP1**  
JOB NUMBER  
**20-2695**

COUNTY DATUM  
XXX



NO.	DATE	BY	REVISIONS

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

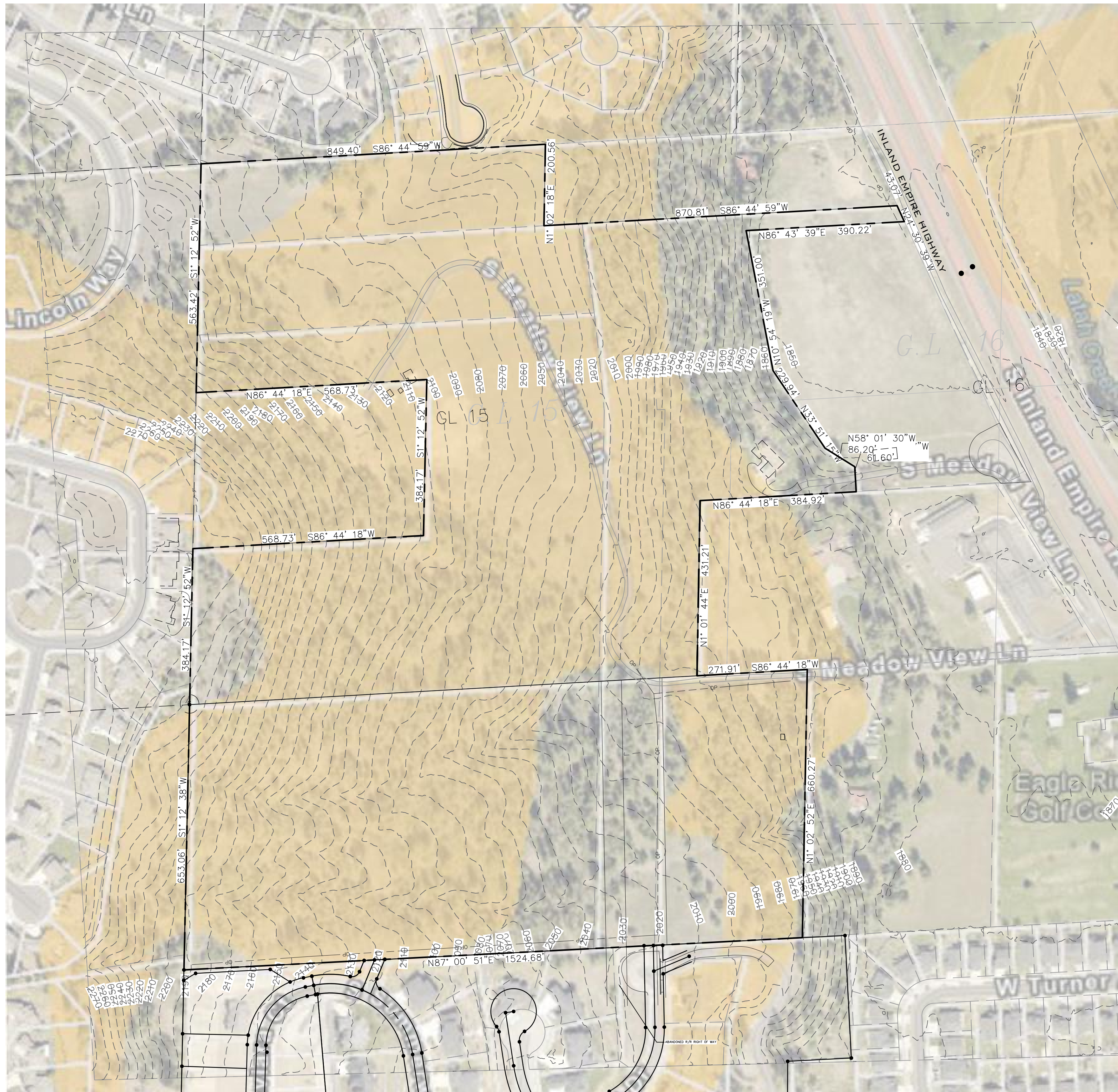
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**DATE:** 02/01/23  
**DRAWN:** SLS  
**REVIEWED:** TRW

CIVIL	
STRUCTURAL	
SURVEYING	
TRAFFIC	
PLANNING	X
LANDSCAPE	
OTHER	

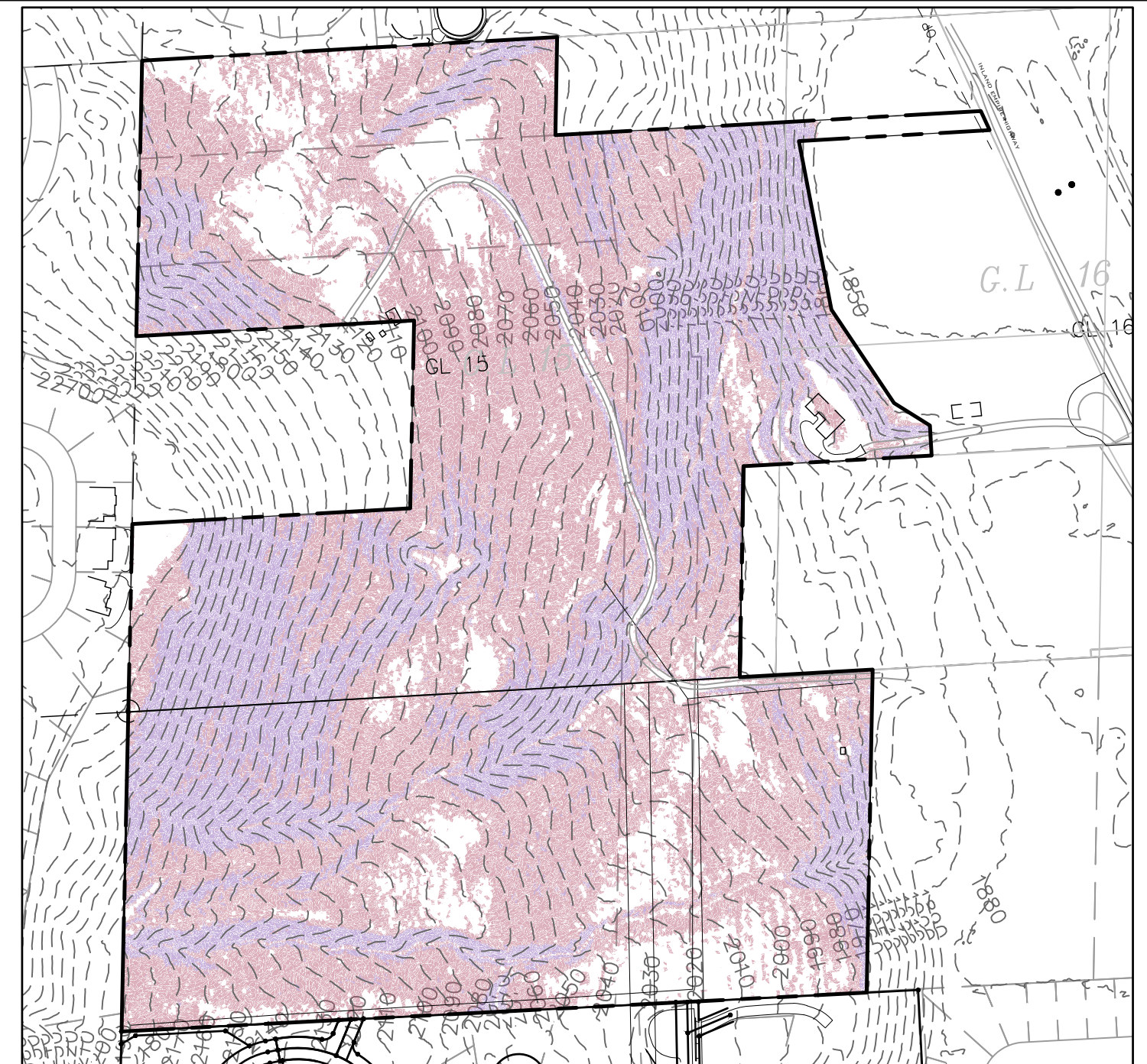




**UNDERGROUND SERVICE ALERT**  
**ONE-CALL NUMBER**  
**811**  
 CALL TWO BUSINESS DAYS BEFORE YOU DIG

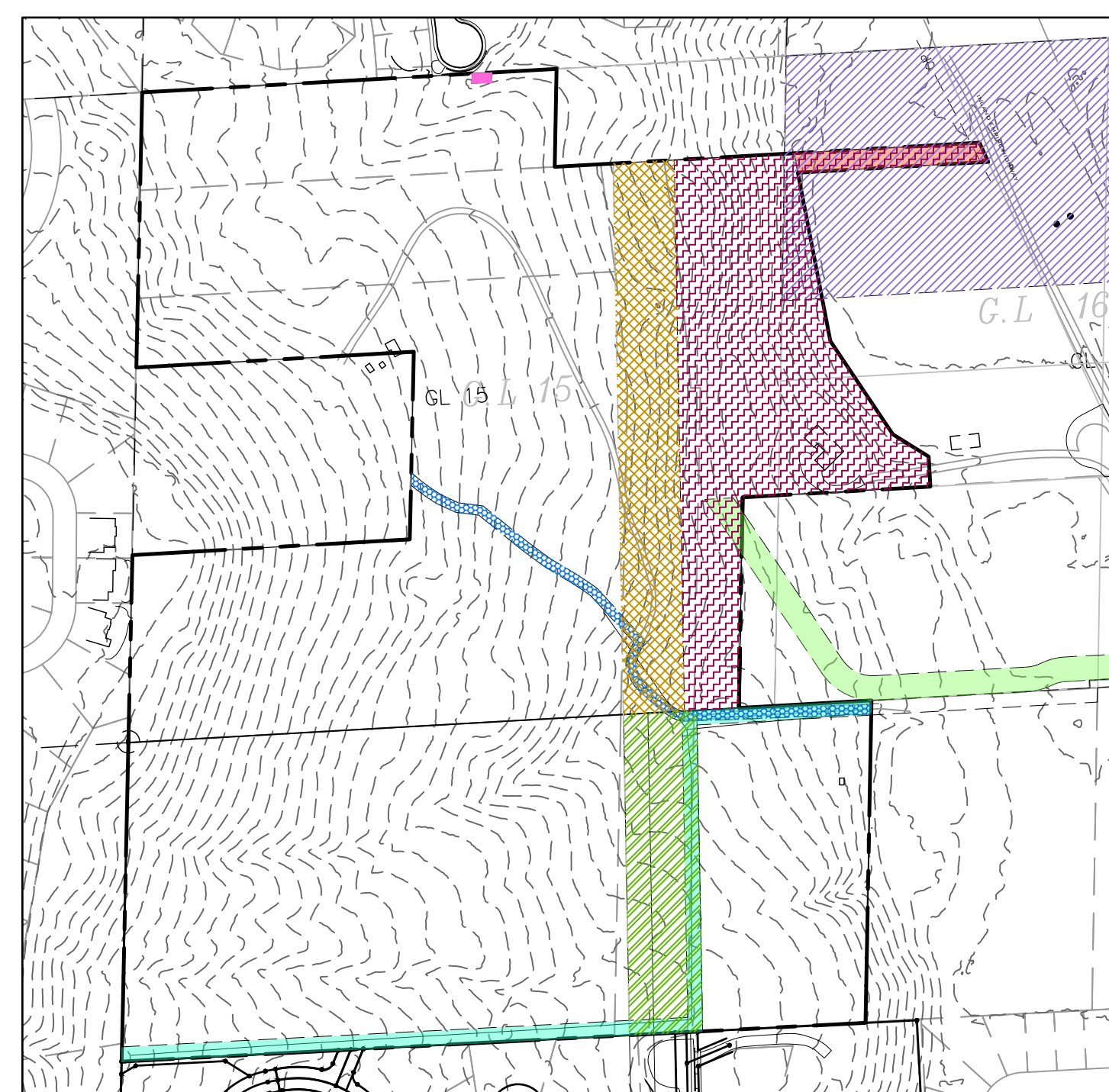


**ERODIBLE SOILS MAP**  
 SCALE: 1"=150'



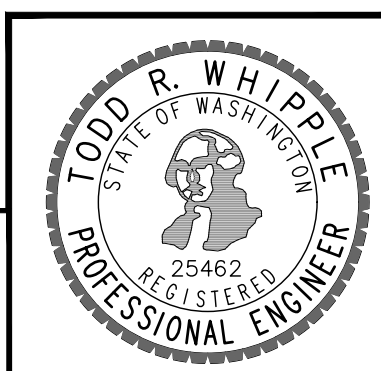
SLOPES TABLE				
NUMBER	MIN. SLOPE	MAX. SLOPE	2d AREA (sf)	COLOR
1	15%	30%	1,306,792.96	Red
2	30%	1437%	772,950.09	Purple

**EXISTING GROUND SLOPE DATA**  
 SCALE: 1"=300'



- 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'



**PLANS NOT APPROVED BY AGENCY**

			<b>SCALE:</b>	<b>PROJ #:</b> 20-2695	CIVIL
			<b>HORIZONTAL:</b>	<b>DATE:</b> 02/01/23	STRUCTURAL
			<b>AS SHOWN</b>	<b>DRAWN:</b> SLS	SURVEYING
			<b>VERTICAL:</b>	<b>REVIEWED:</b> TRW	TRAFFIC
			<b>N/A</b>		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**

**SHEET PP2**  
 JOB NUMBER  
**20-2695**

WCE PROJECTS 2020 WCE PROJECTS 2020-2695 B. BLUES - QUALCHAN VIEW ESTATES (WMS-PP2) (DWG) (REV) DATE: 02/01/23

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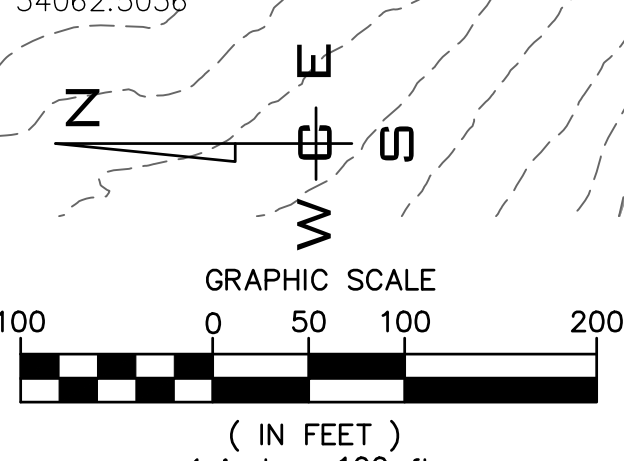




26212.2517



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



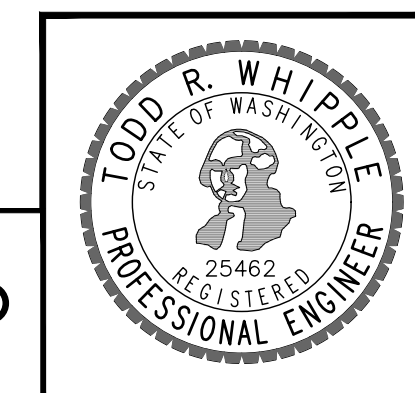
NO	DATE	BY	REVISIONS

<b>SCALE:</b>	<b>PROJ #:</b> 20-2695
<b>HORIZONTAL:</b>	<b>DATE:</b> 02/01/23
<b>1" = 100'</b>	<b>DRAWN:</b> SLS
<b>VERTICAL:</b>	<b>REVIEWED:</b> TRW
<b>N/A</b>	

**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**

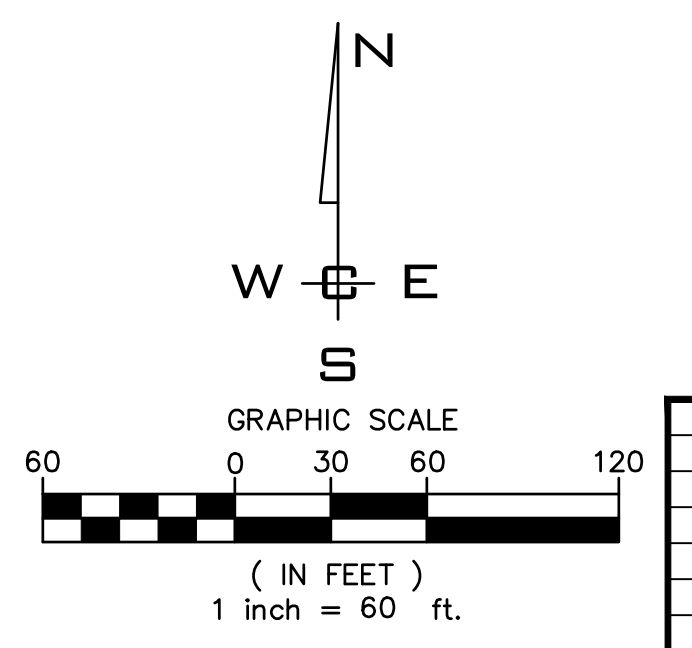
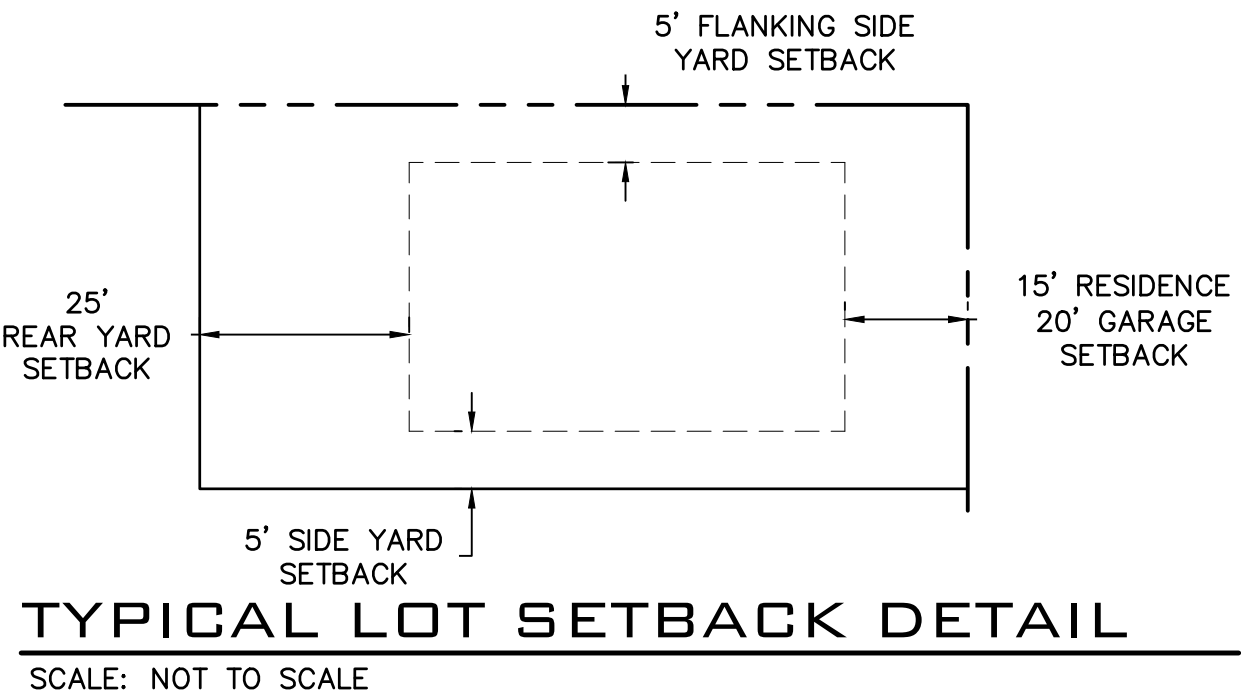
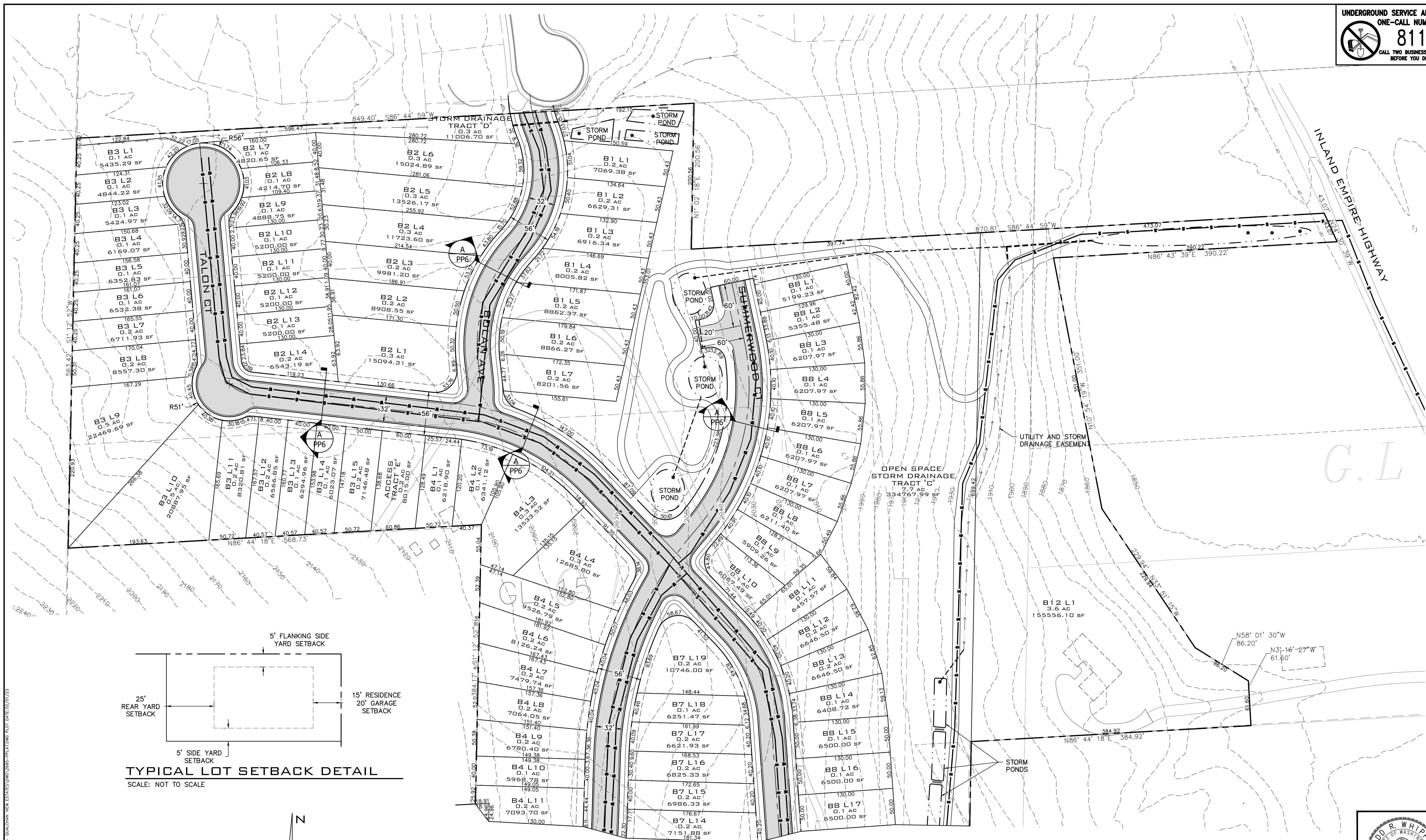
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NOT APPROVED  
BY AGENCY**



**SHEET  
PP3**  
JOB NUMBER  
**20-2695**

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NO.	DATE	BY	REVISIONS

<b>SCALE:</b>	<b>PROJ #:</b> 20-2695
<b>HORIZONTAL:</b>	<b>DATE:</b> 02/01/23
<b>1"=60'</b>	<b>DRAWN:</b> SLS
<b>VERTICAL:</b>	<b>REVIEWED:</b> TRW
<b>N/A</b>	

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

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

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

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

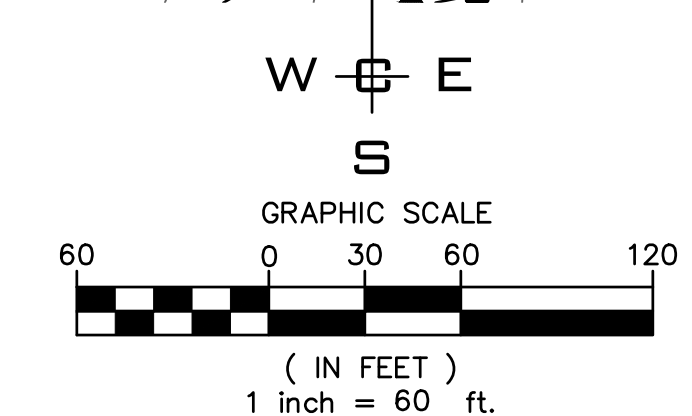
**PLANS NOT APPROVED BY AGENCY**

**SHEET PP4**

**JOB NUMBER 20-2695**

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NO.	DATE	BY	REVISIONS

<b>SCALE:</b>	<b>PROJ #:</b> 20-2695
<b>HORIZONTAL:</b>	<b>DATE:</b> 02/01/23
<b>VERTICAL:</b>	<b>DRAWN:</b> SLS
N/A	<b>REVIEWED:</b> TRW

**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**

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

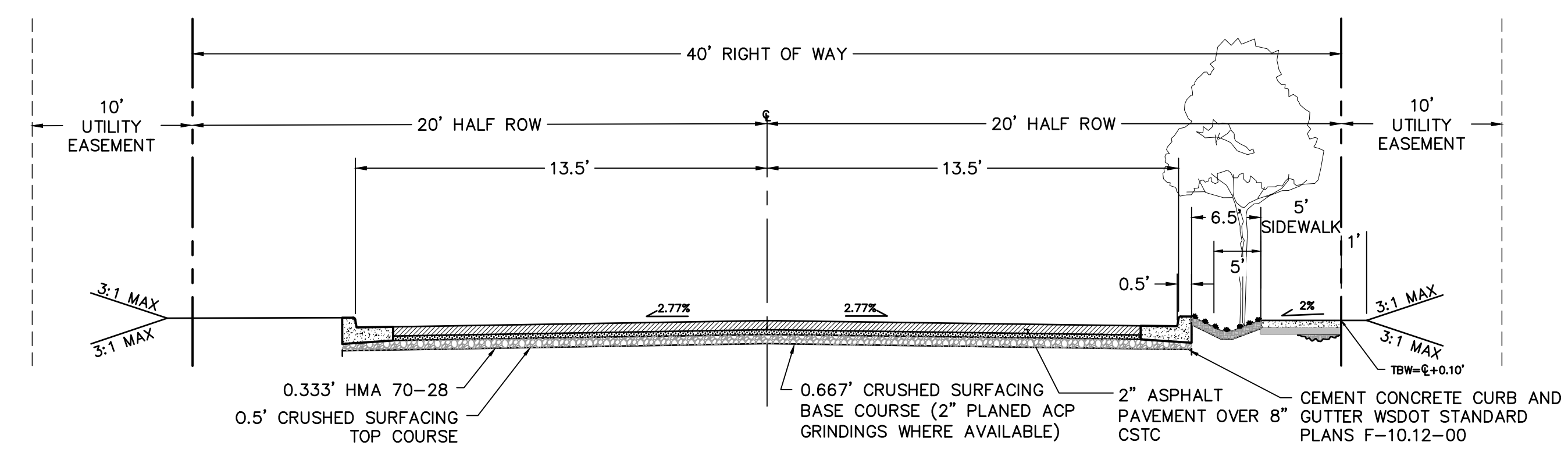
**SHEET  
 PP5**

**JOB NUMBER  
 20-2695**

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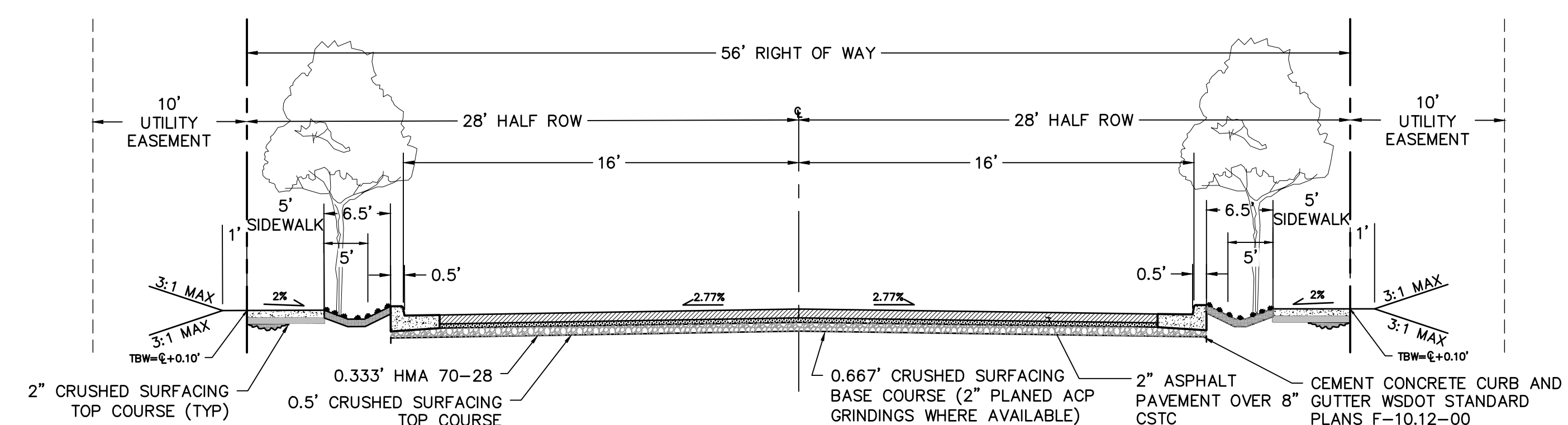
**UNDERGROUND SERVICE ALERT**  
**ONE-CALL NUMBER**  
**811**  
 CALL TWO BUSINESS DAYS BEFORE YOU DIG



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

SCALE: NOT TO SCALE

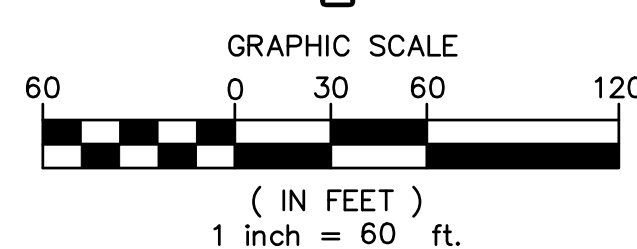
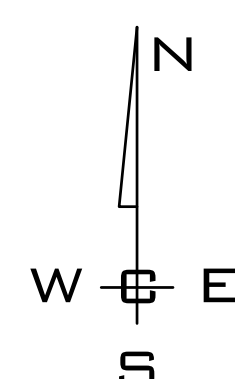
**B**



**60' ROW STREET CROSS SECTION**

SCALE: NOT TO SCALE

**A**



**COUNTY DATUM**  
 XXX

NO.	DATE	BY	REVISIONS

**SCALE:**  
**HORIZONTAL:**  
 AS SHOWN  
**VERTICAL:**  
 N/A

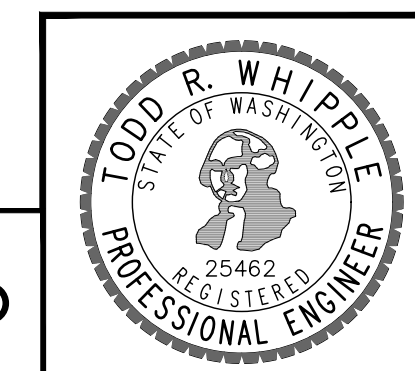
**PROJ #:** 20-2695  
**DATE:** 02/01/23  
**DRAWN:** SLS  
**REVIEWED:** TRW

- 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 ROAD SECTIONS**  
**5708 S. MEADOW LANE**  
**SPOKANE, WA**

**PLANS**  
**NOT APPROVED**  
**BY AGENCY**



**SHEET**  
**PP6**  
**JOB NUMBER**  
**20-2695**

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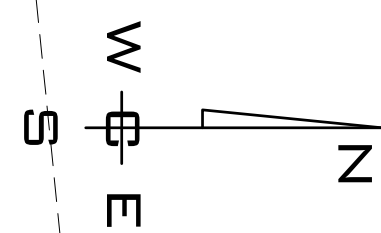
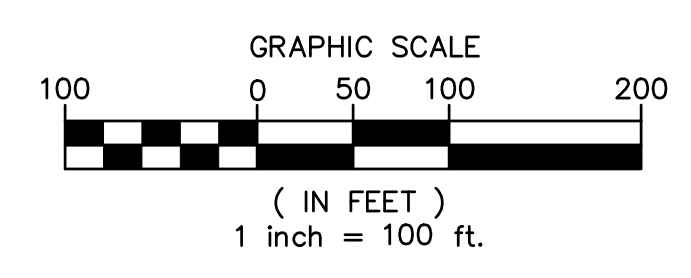


E 1/2, SEC. 6, T.24N., R.43E., W.M.

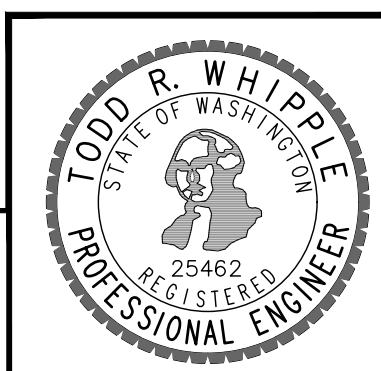
UNDERGROUND SERVICE ALERT  
ONE-CALL NUMBER  
**811**  
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BEFORE YOU DIG



**PRELIMINARY  
NOT FOR  
CONSTRUCTION**



**PLANS  
NOT APPROVED  
BY AGENCY**



COUNTY DATUM  
XXX

NO.	DATE	BY	REVISIONS

<b>SCALE:</b>	<b>PROJ #:</b> 20-2695	<b>CIVIL</b>
<b>HORIZONTAL:</b>	<b>DATE:</b> 02/01/23	<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>

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

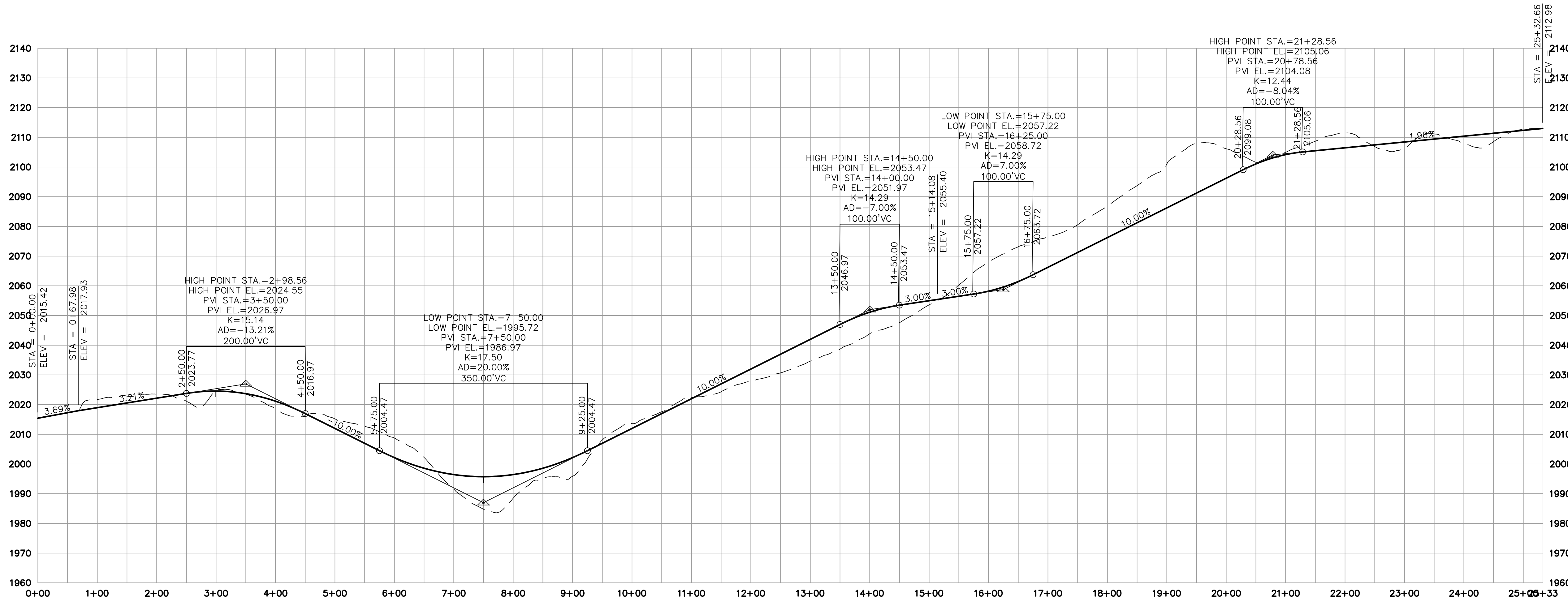
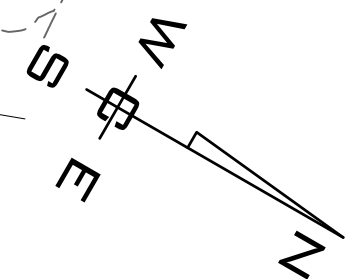
**QUALCHAN VIEW ESTATES  
PRELIMINARY PLAT GRADING  
5708 S. MEADOW LANE  
SPOKANE, WA**

**SHEET  
PP7  
JOB NUMBER  
20-2695**

P:\WCE\2020\20-2695\WCE PROJECTS\2020-2695\03 - Block - Qualchan View Estates\DWG\2020-2695-PP7.dwg, 2/1/23 12:58 PM, swhipple, AutoCAD 2017 (General Document) swhipple

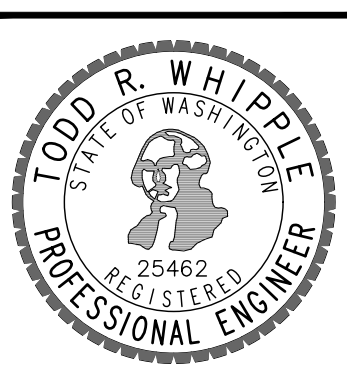


E2, SEC. 6, T.24N., R.43E., W.M.

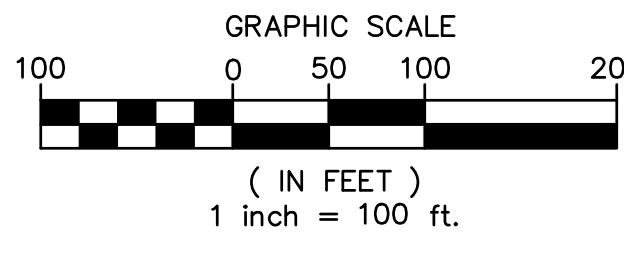


**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

PLANS  
NOT APPROVED  
BY AGENCY



COUNTY DATUM  
XXX



NO.	DATE	BY	REVISIONS

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

PROJ #: 20-2695  
DATE: 02/01/23  
DRAWN: JPP  
REVIEWED: TRW

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



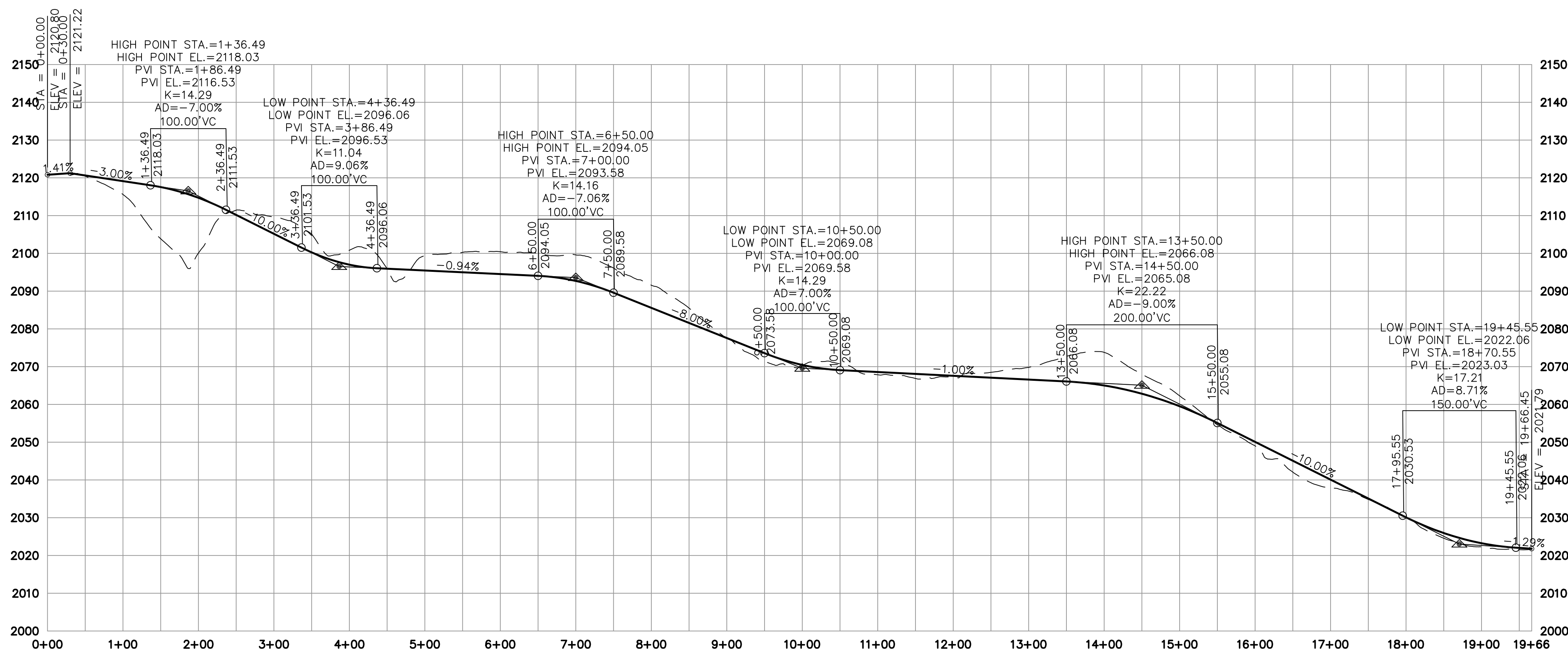
**QUALCHAN VIEW ESTATES  
TALON PLAN AND PROFILE  
5708 S. MEADOW LANE  
SPOKANE, WA**

**SHEET  
PP8**  
JOB NUMBER  
**20-2695**



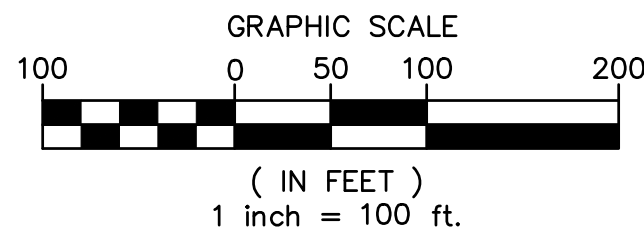
E2, SEC. 6, T.24N., R.43E., W.M.

**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

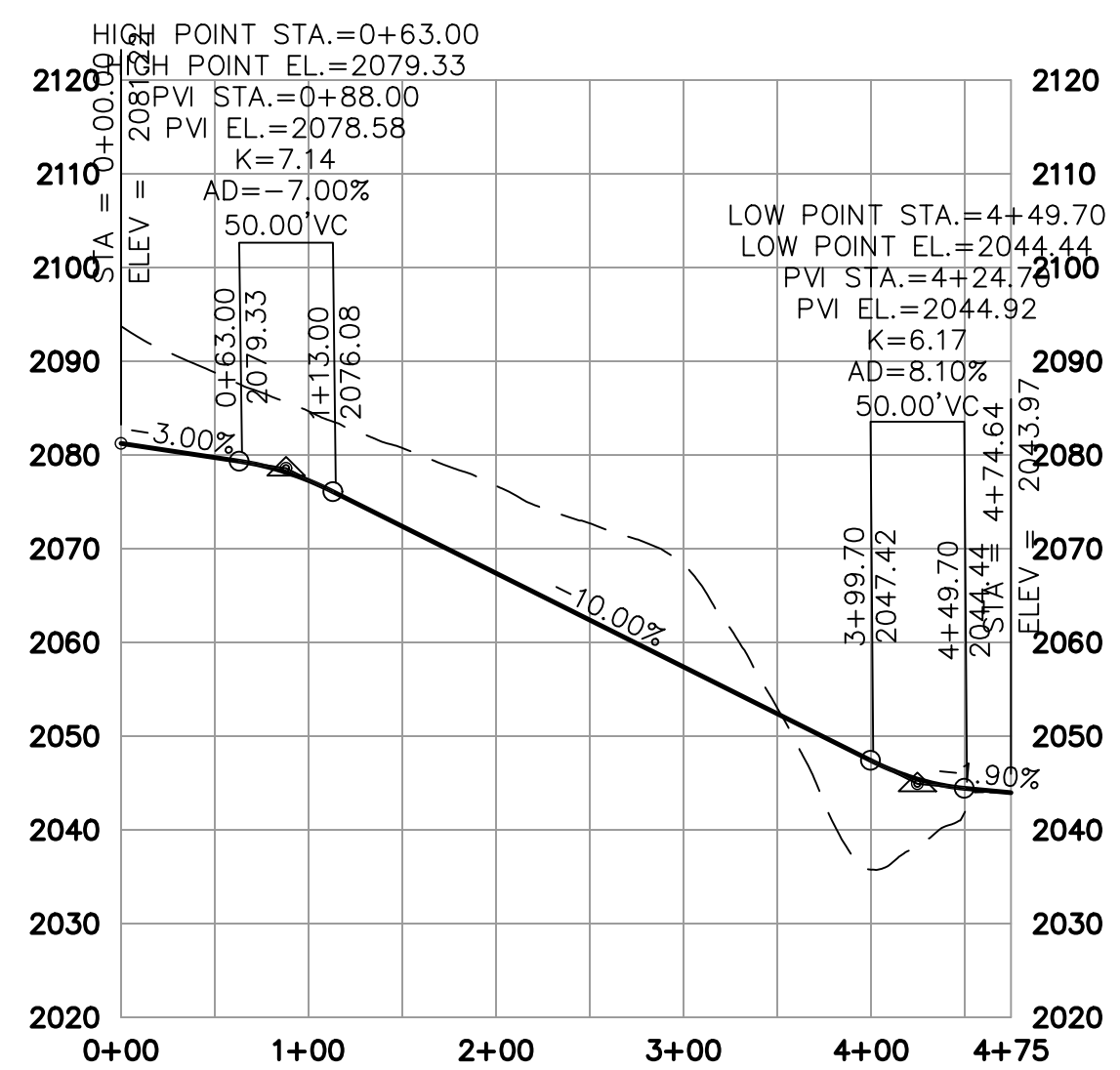
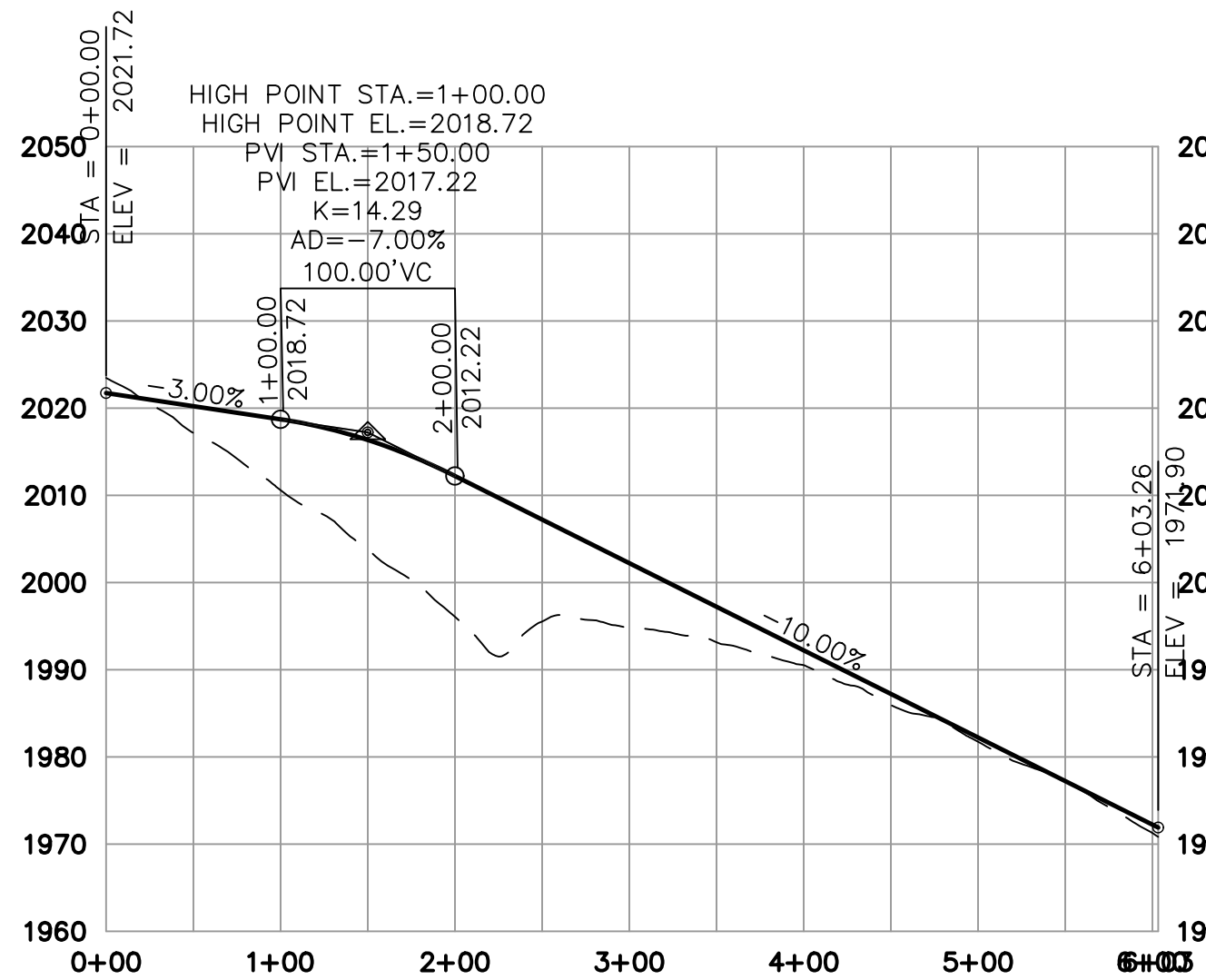
- CIVIL
- STRUCTURAL
- SURVEYING
- TRAFFIC
- PLANNING
- LANDSCAPE
- OTHER



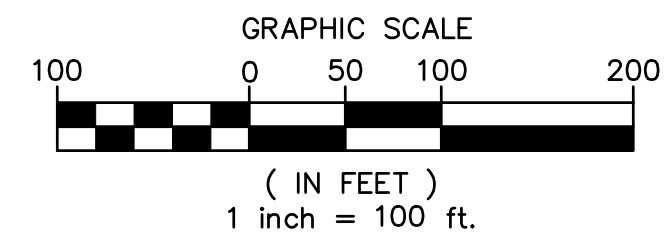
**QUALCHAN VIEW ESTATES  
 SUMMERWOOD PLAN AND PROFILE  
 5708 S. MEADOW LANE  
 SPOKANE, WA**

**SHEET  
 PP9  
 JOB NUMBER  
 20-2695**

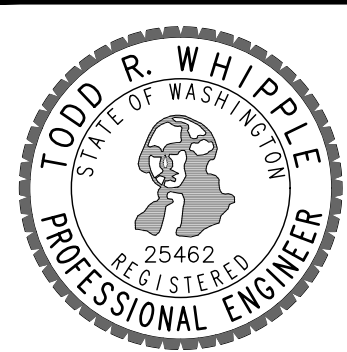




**PRELIMINARY  
NOT FOR  
CONSTRUCTION**



**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**