

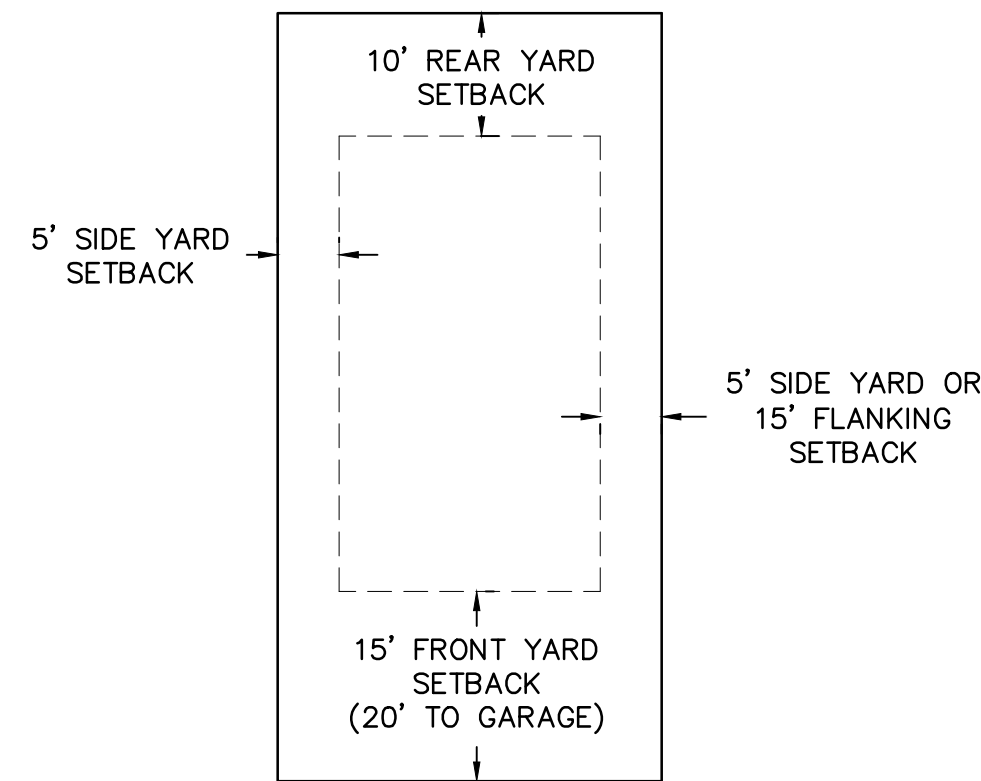
SW 1/4, SEC.11, T.25N., R.42E., W.M.

PRELIMINARY SHORT PLAT OF RED BAND LOCATED IN A PORTION OF THE SW 1/4 SEC 11, T 25 N, R 42 E, W.M. SPOKANE, WASHINGTON

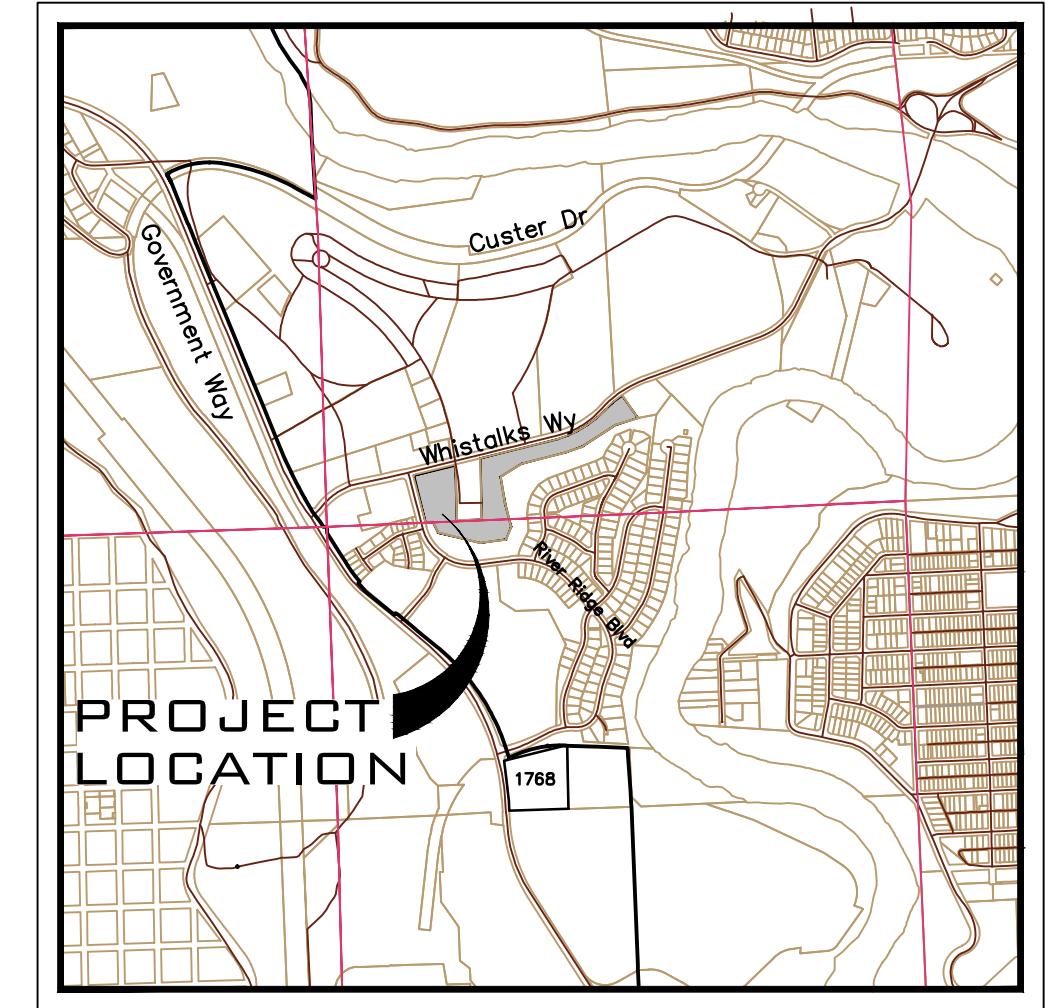
UNDERGROUND SERVICE ALERT
ONE-CALL NUMBER
811
CALL TWO BUSINESS DAYS
BEFORE YOU DIG

SITE DATA			
PARCEL NUMBER	55083.9048		
ZONING	CB-55 & RHD-35		
DENSITY [MIN] [MAX]	100		
ALLOWED DENSITY	1,340		
PROJECT AREA	SF	AC	
	583,913.00	13.40	
NUMBER OF LOTS	7		
AREA OF LOTS	566,729.00	13.0103	
AREA OF RIGHT OF WAY	17,184.00	0.39	
MIN LOT AREA	32,684.00	0.75	
MAX LOT AREA	245,295.00	5.63	
DOMESTIC WATER	SPOKANE WATER DEPT.		
SANITARY SEWER DISPOSAL	SPOKANE SEWER DEPT.		
FIRE DEPARTMENT	SPOKANE FIRE		

SLOPES TABLE				
NUMBER	MIN. SLOPE	MAX. SLOPE	2d AREA (sf)	COLOR
1	30%	1444%	100,965.78	■



TYPICAL LOT SETBACK DETAIL
NOT TO SCALE



VICINITY MAP

LEGAL DESCRIPTION

PARCEL # 25116.0077
11 & 14-25-45: PORTION NORTHWEST QUARTER SECTION 14 AND THE SOUTHWEST QUARTER SECTION 11 AS FOLLOWING DESCRIBED PARCEL LYING EAST OF RIVER RIDGE BOULEVARD: SECTION 11, PORTION OF THE SOUTHWEST 1/4 LYING SOUTHERLY OF FORT WRIGHT ROAD AND WESTERLY OF A PARCEL DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SECTION 11, THENCE N32°33'15"W 158.10 FEET, THENCE N42°22'E 83.40 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, THENCE ALONG A 573.00 FEET RADIUS CURVE THROUGH A CENTRAL ANGLE OF 38'16", 382.70 FEET, THENCE N80°38'E 260.40 FEET TO THE BEGINNING OF CURVE TO THE LEFT, THENCE ALONG 2865.00 FEET RADIUS CURVE THROUGH A CENTRAL ANGLE OF 1°53'30", 94.50 FEET, THENCE N78°44'30"E 174.80 FEET, THENCE S11°15'30"E 30.00 FEET, THENCE N78°44'30"E 358.42 FEET TO THE TRUE POINT OF BEGINNING; THENCE N78°44'30"E 228.09 FEET, THENCE S0°54'33"W 548.98 FEET, THENCE S89°50'49"W ALONG THE SOUTH LINE OF SAID SECTION, 223.00 FEET, THENCE N0°54'33"E 505.04 FEET TO THE TRUE POINT OF BEGINNING; TOGETHER WITH ALL THAT PORTION OF THE FOLLOWING DESCRIBED PARCEL LYING EAST OF RIVER RIDGE BOULEVARD: SECTION 11, PORTION OF THE SOUTH 1/2 OF LYING SOUTHERLY OF FORT WRIGHT ROAD AND NORTHERLY OF RIVER RUN PLATTED ADDITION AND LYING EASTERLY OF PARCEL DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SECTION 11, THENCE N32°33'15"W 158.10 FEET, THENCE N42°22'E 83.40 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, THENCE ALONG A 573.00 FEET RADIUS CURVE THROUGH A CENTRAL ANGLE OF 38'16", 382.70 FEET, THENCE N80°38'E 260.40 FEET TO THE BEGINNING OF CURVE TO THE LEFT, THENCE ALONG 2865.00 FEET RADIUS CURVE THROUGH A CENTRAL ANGLE OF 1°53'30", 94.50 FEET, THENCE N78°44'30"E 174.80 FEET, THENCE S11°15'30"E 30.00 FEET, THENCE N78°44'30"E 358.42 FEET TO THE TRUE POINT OF BEGINNING; THENCE N78°44'30"E 228.09 FEET, THENCE S0°54'33"W 548.98 FEET, THENCE S89°50'49"W ALONG THE SOUTH LINE OF SAID SECTION, 223.00 FEET, THENCE N0°54'33"E 505.04 FEET TO THE TRUE POINT OF BEGINNING; AND LYING SOUTHWESTERLY OF A LINE DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST NORTHERLY CORNER OF TRACT "A" OF RIVER RUN 2ND ADDITION PUD, THENCE SOUTHWESTERLY ALONG THE NORTHERLY LINE OF SAID TRACT "A" 222.05 FEET TO THE MOST NORTHERLY CORNER OF TRACT "C" OF RIVER RUN 3RD ADDITION PUD, THENCE SOUTHWESTERLY ALONG THE NORTHERLY LINE OF SAID TRACT "C" 169.34 FEET TO THE POINT OF BEGINNING OF SAID LINE, THENCE N32°55'49"W 248.13 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF FORT WRIGHT DRIVE AND THE TERMINUS OF SAID LINE EXCEPT PLATTED PORTIONS.

SHEET INDEX

- PP1 PRELIMINARY PLAT COVER
- PP2 WEST HALF LOT LAYOUT DETAILS
- PP3 EAST HALF LOT LAYOUT DETAILS
- PP4 UTILITY INFORMATION

SOILS DESCRIPTION

- 3140 SPRINGDALE GRAVELLY ASHY COARSE SANDY LOAM, 0 TO 8 PERCENT SLOPES
- 7172 URBAN LAND-SPRINGDALE, DISTURBED COMPLEX, 8 TO 15 PERCENT SLOPES
- 3140 SPRINGDALE GRAVELLY ASHY COARSE SANDY LOAM, 0 TO 8 PERCENT SLOPES

DRAINAGE NOTES

- 1. DRAINAGE WILL BE PONDS

CRITICAL AREAS

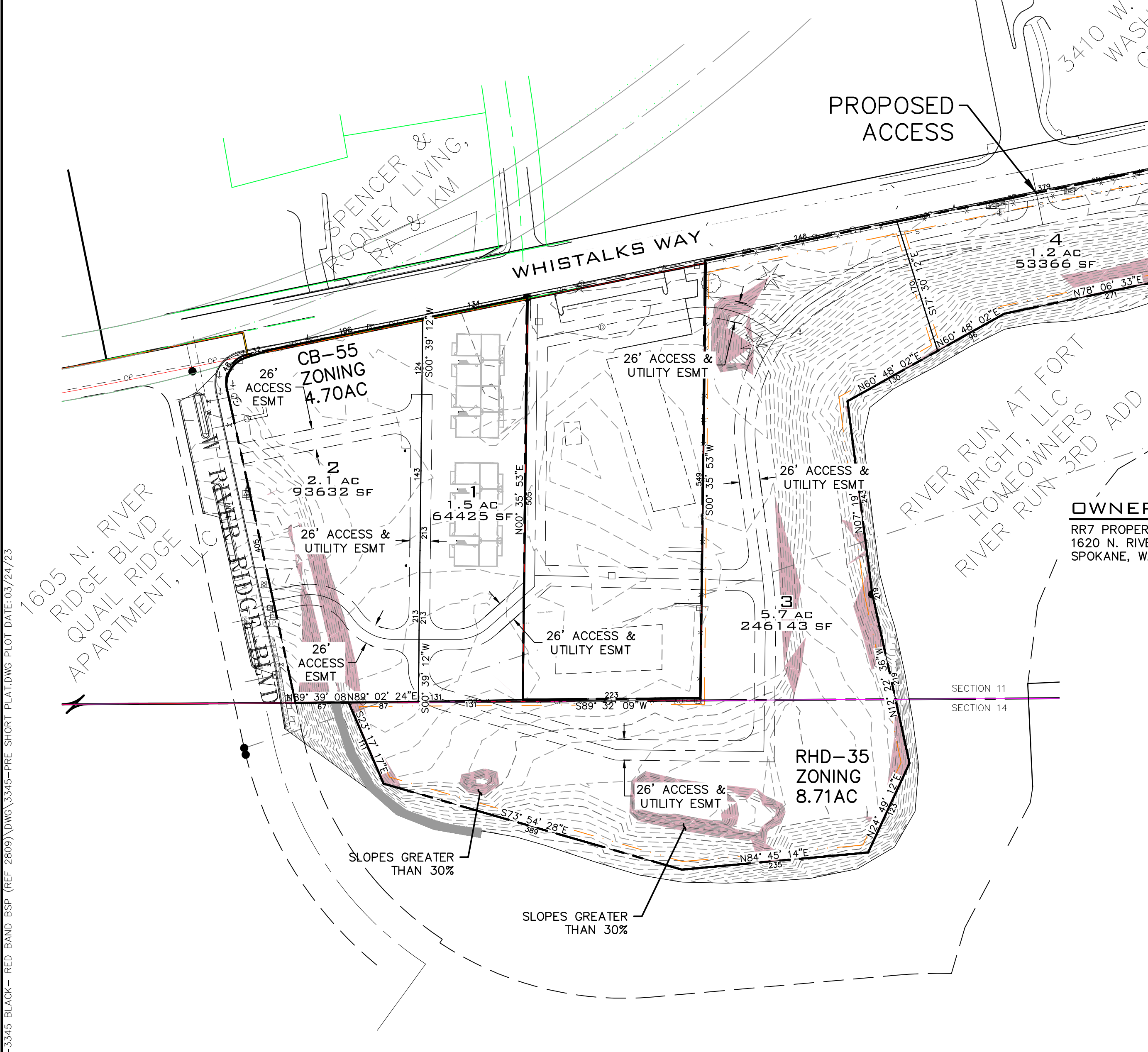
- 1. ERODIBLE SOIL (SEE DETAIL)
- 2. SPOKANE-RATHDRUM AQUIFER

ADDITIONAL NOTES

OWNER/DEVELOPER
RR7 PROPERTIES
1620 N. RIVER RIDGE BOULEVARD
SPOKANE, WASHINGTON 99224

ENGINEER
WHIPPLE CONSULTING ENGINEERS
21 S. PINES
SPOKANE VALLEY, WA 99206
PHONE: 509-893-2617
CONTACT: TODD R WHIPPLE, P.E.
TODD@WHIPPLICE.COM

SURVEYOR
WHIPPLE CONSULTING ENGINEERS
21 S. PINES
SPOKANE VALLEY, WA 99206
PHONE: 509-893-2617
CONTACT: WAYNE LOCKMAN, P.L.S.



SITE PLAN VIEW

SCALE: 1"=100'



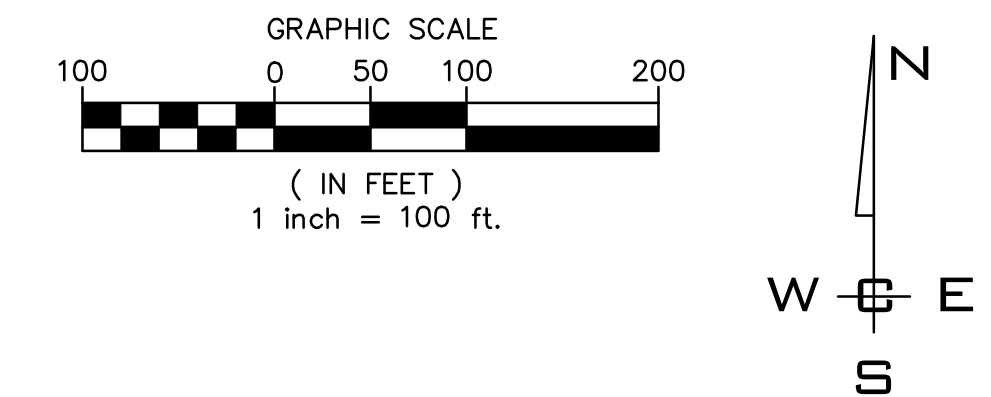
ERODIBLE SOILS MAP

NOT TO SCALE

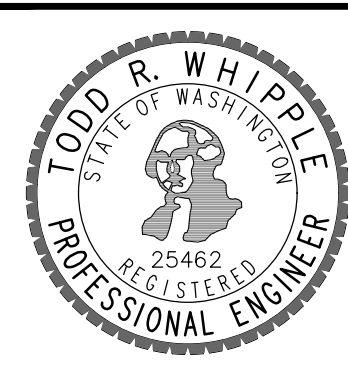


SPOKANE RATHDRUM AQUIFER

NOT TO SCALE



PLANS
NOT APPROVED
BY AGENCY



SHEET
PP1

JOB NUMBER
22-3345

NAVD - 88

THE BENCHMARK USED FOR THIS IS A FOUND CITY OF SPOKANE BENCHMARK FT. GEORGE WRIGHT & SFCC LOCATED AT THE BOTTOM OF STEP AT THE MAIN ENTRANCE OF THE STUDENT LODGE. NAVD88 ELEVATION = 1863.480

NO.	DATE	BY	REVISIONS

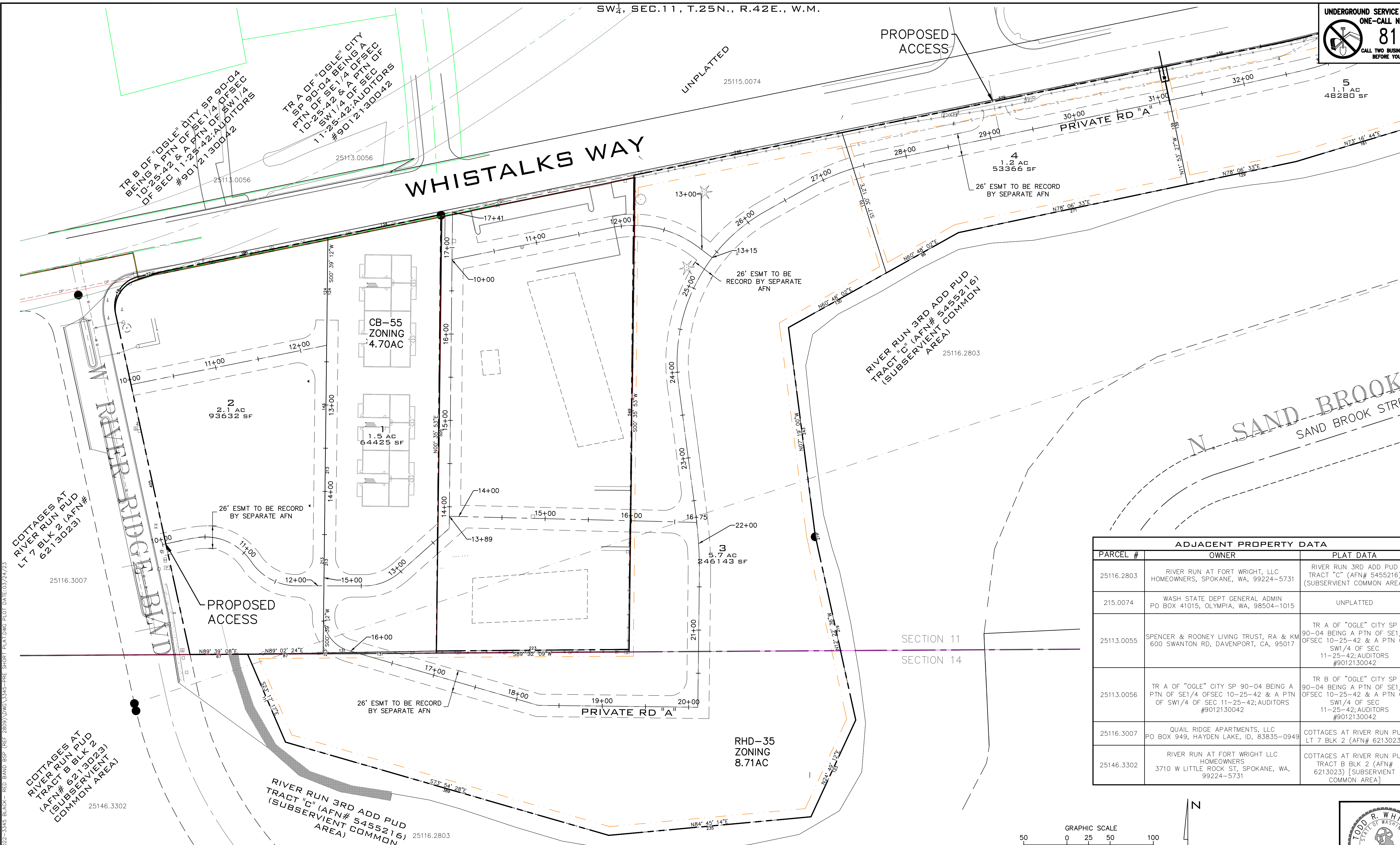
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HORIZONTAL:	DATE: 03/24/23
1"=100'	DRAWN: TEW
VERTICAL:	REVIEWED: TRW
N/A	

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

**RED BAND SHORT PLAT
PRELIMINARY SHORT PLAT
1620 N. RIVER RIDGE BOULEVARD
SPOKANE, WASHINGTON**

SW 1/4, SEC. 11, T. 25 N., R. 42 E., W.M.

UNDERGROUND SERVICE ALERT
ONE-CALL NUMBER
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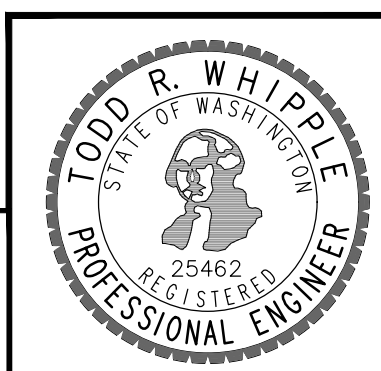
ADJACENT PROPERTY DATA		
PARCEL #	OWNER	PLAT DATA
25116.2803	RIVER RUN AT FORT WRIGHT, LLC HOMEOWNERS, SPOKANE, WA, 99224-5731	RIVER RUN 3RD ADD PUD TRACT "C" (AFN# 5455216) (SUBSERVIENT COMMON AREA)
215.0074	WASH STATE DEPT GENERAL ADMIN PO BOX 41015, OLYMPIA, WA, 98504-1015	UNPLATTED
25113.0055	SPENCER & ROONEY LIVING TRUST, RA & KM 600 SWANTON RD, DAVENPORT, CA, 95017	TR A OF "OGLE" CITY SP 90-04 BEING A PTN OF SE1/4 OFSEC 10-25-42 & A PTN OF SW1/4 OF SEC 11-25-42; AUDITORS #9012130042
25113.0056	TR A OF "OGLE" CITY SP 90-04 BEING A PTN OF SE1/4 OFSEC 10-25-42 & A PTN OF SW1/4 OF SEC 11-25-42; AUDITORS #9012130042	TR B OF "OGLE" CITY SP 90-04 BEING A PTN OF SE1/4 OFSEC 10-25-42 & A PTN OF SW1/4 OF SEC 11-25-42; AUDITORS #9012130042
25116.3007	QUAIL RIDGE APARTMENTS, LLC PO BOX 949, HAYDEN LAKE, ID, 83835-0949	COTTAGES AT RIVER RUN PUD LT 7 BLK 2 (AFN# 6213023)
25146.3302	RIVER RUN AT FORT WRIGHT LLC HOMEOWNERS 3710 W LITTLE ROCK ST, SPOKANE, WA, 99224-5731	COTTAGES AT RIVER RUN PUD TRACT B BLK 2 (AFN# 6213023) [SUBSERVIENT COMMON AREA]

SITE PLAN VIEW
 SCALE: 1"=50'

GRAPHIC SCALE
 50 0 25 50 100
 (IN FEET)
 1 inch = 50 ft.

N
 W ⊕ E
 S

PLANS
NOT APPROVED
BY AGENCY



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 THE BENCHMARK USED FOR THIS IS A FOUND CITY OF SPOKANE
 BENCHMARK FT. GEORGE WRIGHT & SFCC LOCATED AT THE BOTTOM
 OF STEP AT THE MAIN ENTRANCE OF THE STUDENT LODGE.
 NAVD88 ELEVATION = 1863.480

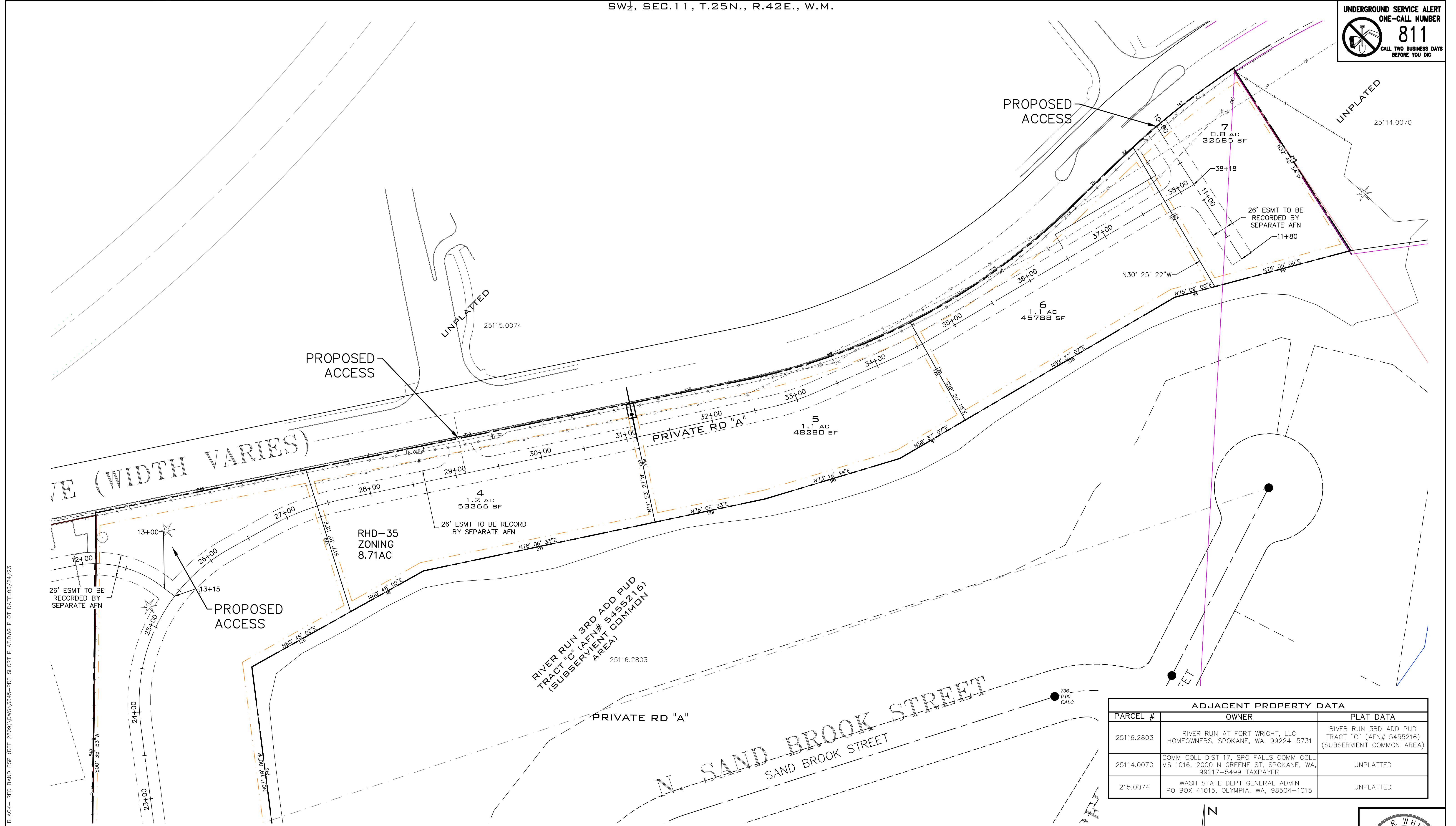
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VERTICAL: N/A	DRAWN: TEW	SURVEYING
	REVIEWED: TRW	TRAFFIC
		PLANNING
		LANDSCAPE
		OTHER

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

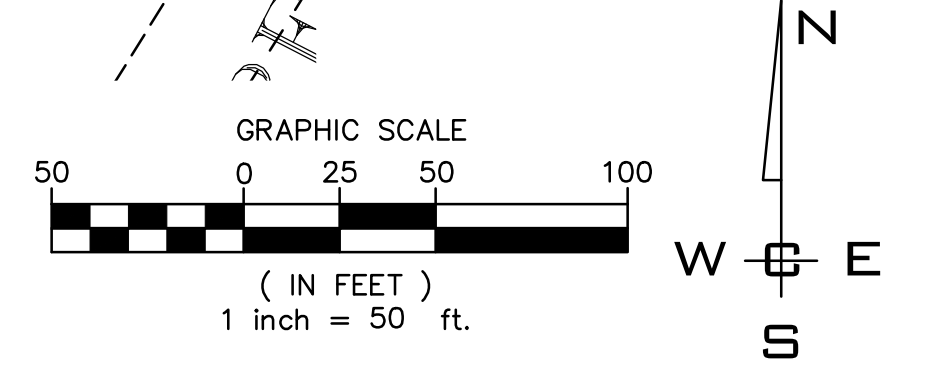
RED BAND SHORT PLAT
PRELIMINARY SHORT PLAT
1620 N. RIVER RIDGE BOULEVARD
SPOKANE, WASHINGTON

SHEET
PP2
JOB NUMBER
22-3345

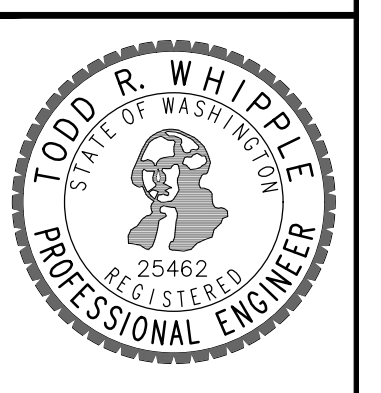


ADJACENT PROPERTY DATA		
PARCEL #	OWNER	PLAT DATA
25116.2803	RIVER RUN AT FORT WRIGHT, LLC HOMEOWNERS, SPOKANE, WA, 99224-5731	RIVER RUN 3RD ADD PUD TRACT "C" (AFN# 5455216) (SUBSERVIENT COMMON AREA)
25114.0070	COMM COLL DIST 17, SPO FALLS COMM COLL MS 1016, 2000 N GREENE ST, SPOKANE, WA, 99217-5499 TAXPAYER	UNPLATTED
215.0074	WASH STATE DEPT GENERAL ADMIN PO BOX 41015, OLYMPIA, WA, 98504-1015	UNPLATTED

SITE PLAN VIEW
SCALE: 1"=50'



PLANS NOT APPROVED BY AGENCY



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VERTICAL:	DRAWN: TEW	TRAFFIC: TRAFFIC
N/A	REVIEWED: TRW	PLANNING: PLANNING
		LANDSCAPE: LANDSCAPE
		OTHER: OTHER

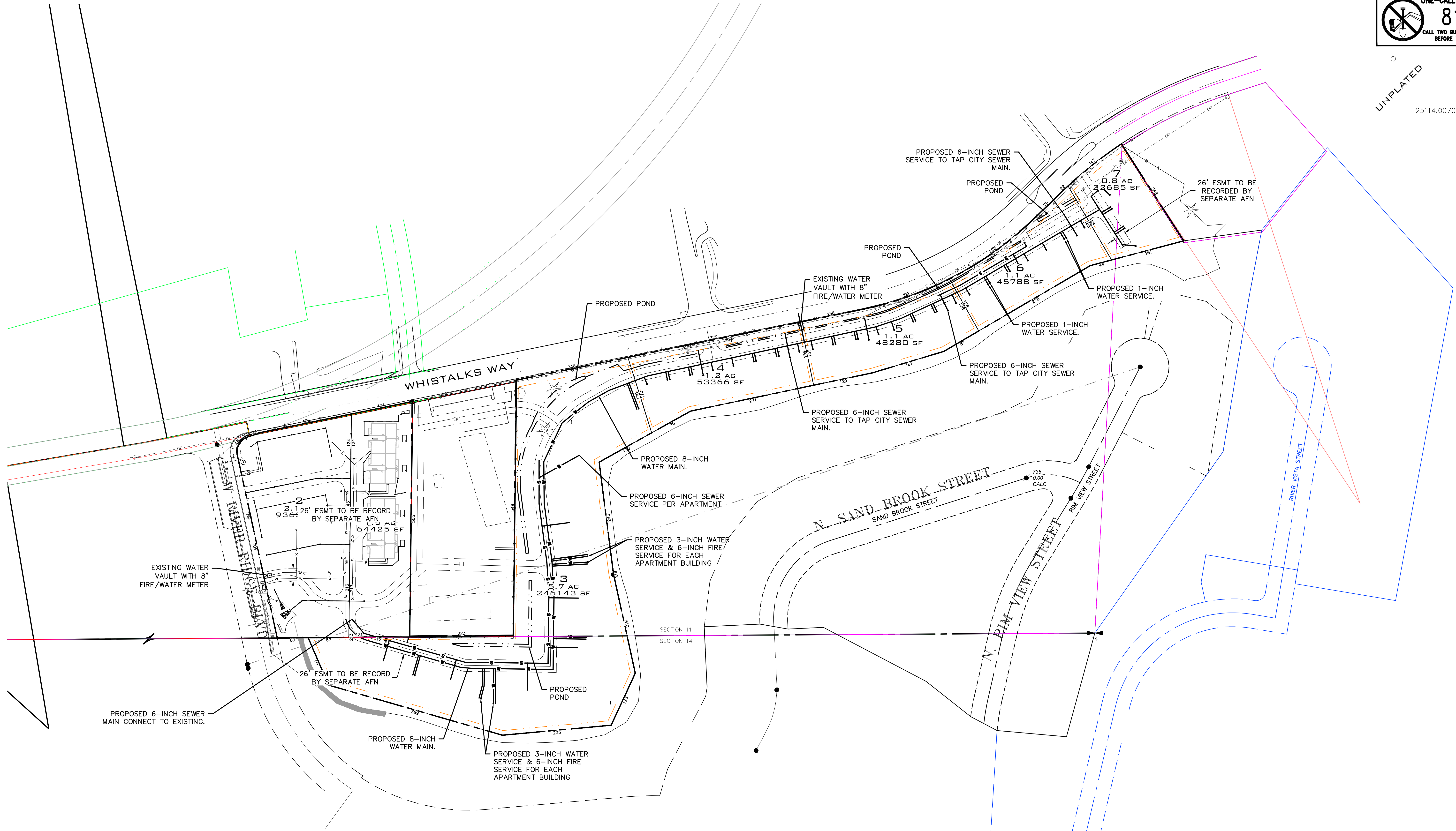


RED BAND SHORT PLAT PRELIMINARY SHORT PLAT 1620 N. RIVER RIDGE BOULEVARD SPOKANE, WASHINGTON

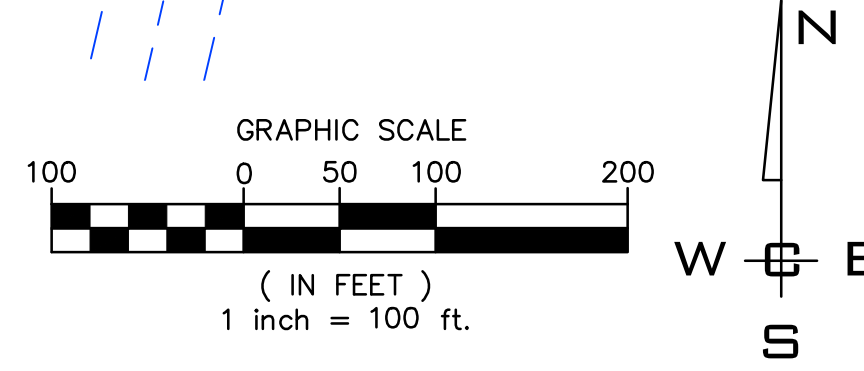
SHEET PP3
JOB NUMBER **22-3345**



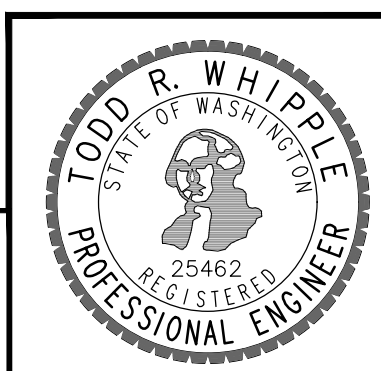
UNPLATED
25114.0070



SITE PLAN VIEW
SCALE: 1"=100'



PLANS NOT APPROVED BY AGENCY



P:\PROJECTS\2022\1622-3345-RED BAND BSP (REF 2809)\DWG\3345-FRE SHORT PLATINGS PLOT DATE:03/24/23
 P:\PROJECTS\2022\1622-3345-RED BAND BSP (REF 2809)\DWG\3345-FRE SHORT PLATINGS PLOT DATE:03/24/23

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NO.	DATE	BY	REVISIONS

SCALE:	PROJ #: 21-2809A
HORIZONTAL:	DATE: 03/24/23
VERTICAL:	DRAWN: TEW
N/A	REVIEWED: TRW

IWCE
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RED BAND SHORT PLAT
PRELIMINARY SHORT PLAT
1620 N. RIVER RIDGE BOULEVARD
SPOKANE, WASHINGTON

SHEET PP4
 JOB NUMBER
22-3345