

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

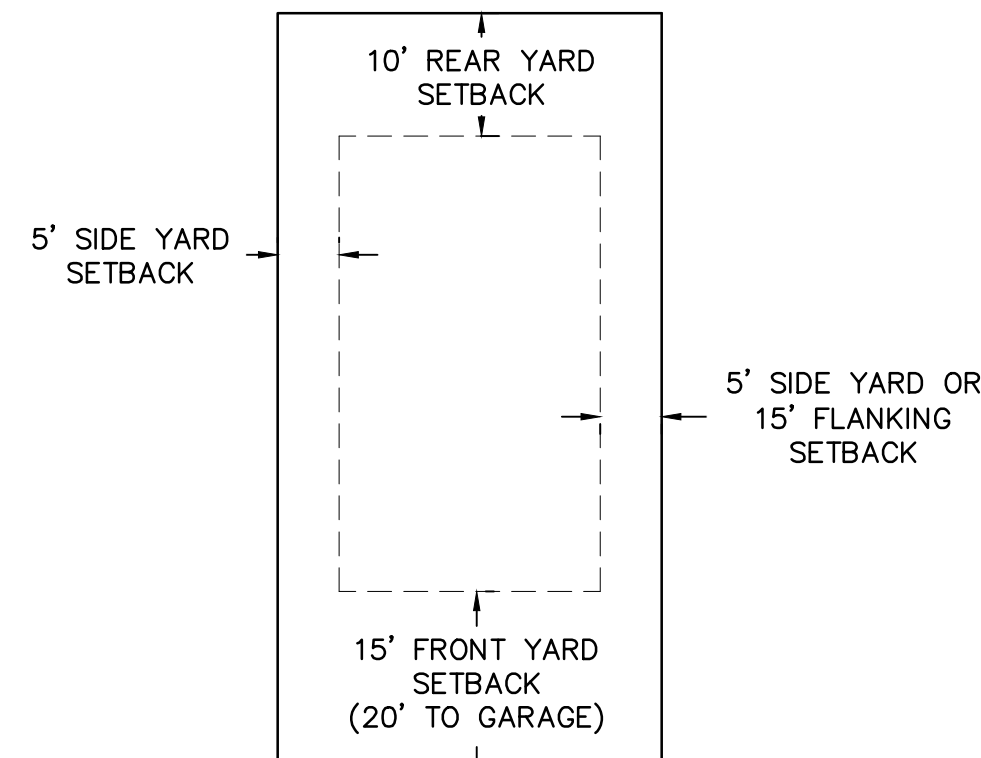
PRELIMINARY SHORT PLAT OF RED BAND

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

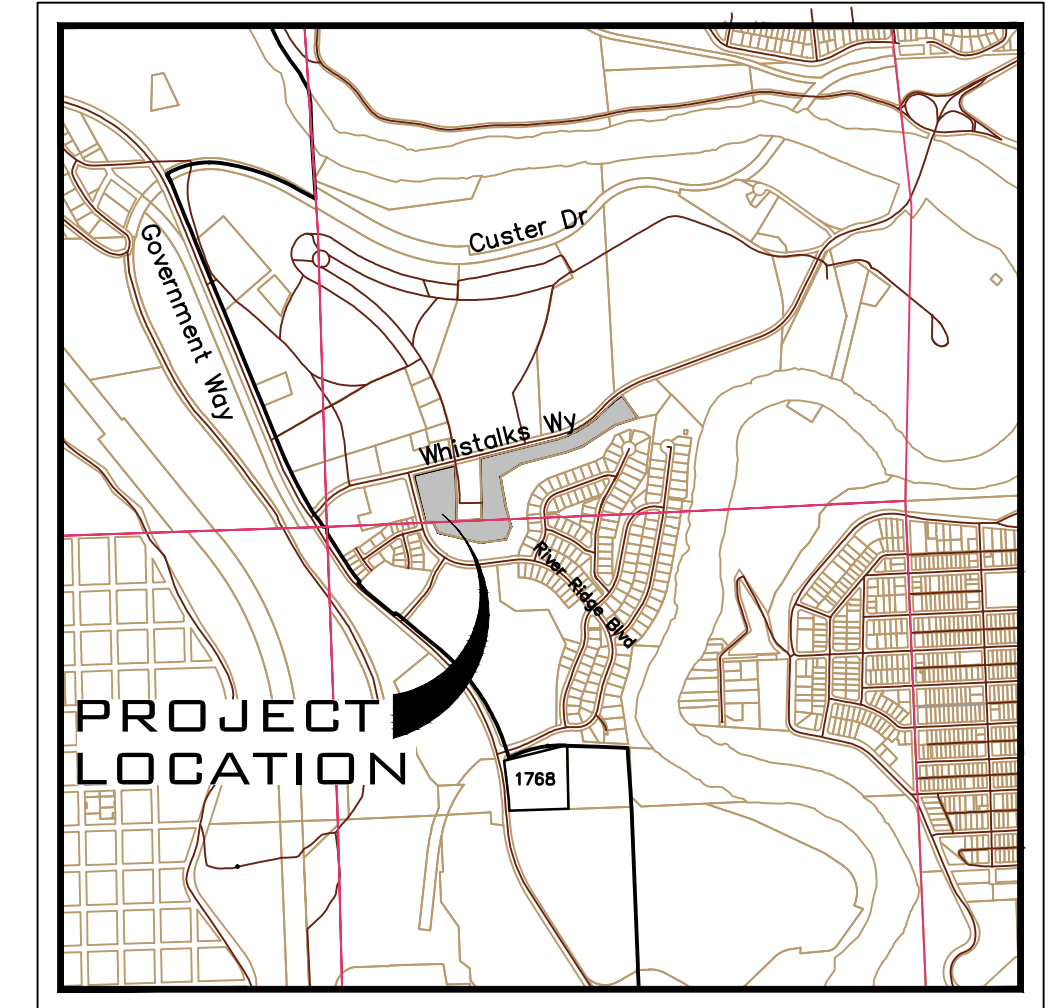
UNDERGROUND SERVICE ALERT
ONE-CALL NUMBER
811
CALL TWO BUSINESS DAYS
BEFORE YOU DIG

SITE DATA			
PARCEL NUMBER	55083.9048		
ZONING	CB-55 & RHD-35		
DENSITY [MIN] [MAX]	100		
ALLOWED DENSITY	1,340		
PROJECT AREA	583,913.00	SF	AC
NUMBER OF TRACTS	2		
AREA OF TRACTS	15437	0.4	
NUMBER OF LOTS	6		
AREA OF LOTS	554,803.00	12.7365	
AREA OF RIGHT OF WAY	29,110.00	0.67	
MIN LOT AREA	48,280.00	1.11	
MAX LOT AREA	246,143.00	5.65	
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

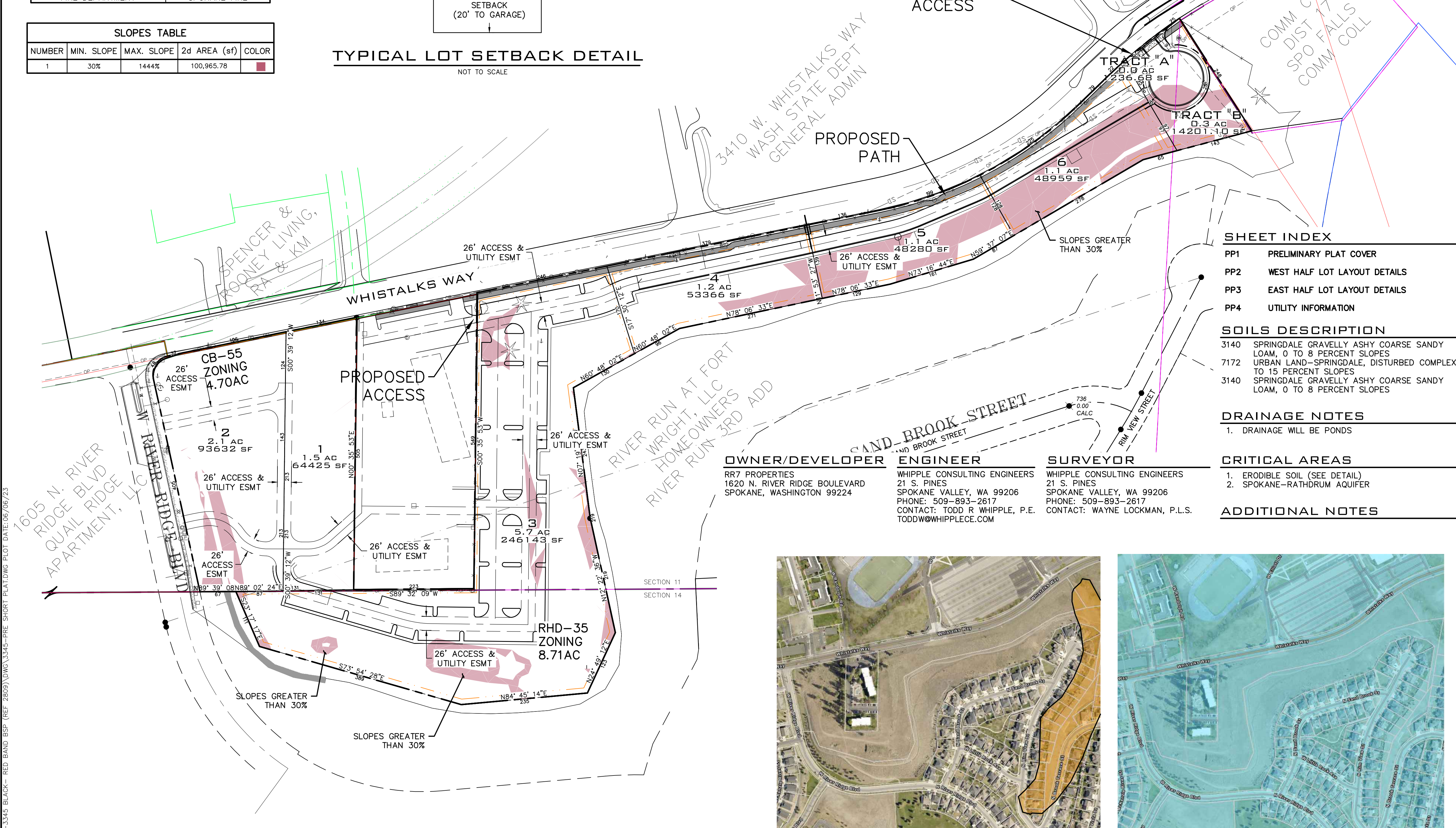
- 1. ERODIBLE SOIL (SEE DETAIL)
- 2. SPOKANE-RATHDRUM AQUIFER

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@WHIPPLECE.COM

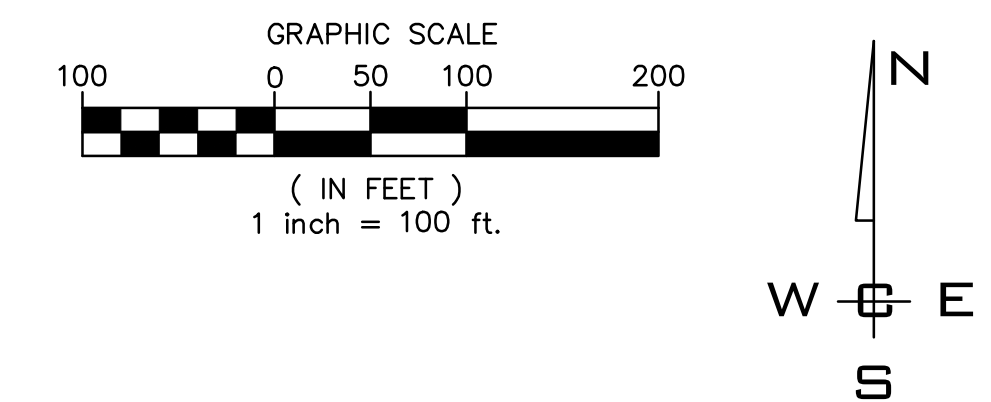
SURVEYOR
WHIPPLE CONSULTING ENGINEERS
21 S. PINES
SPOKANE VALLEY, WA 99206
PHONE: 509-893-2617
CONTACT: WAYNE LOCKMAN, P.L.S.



ERODIBLE SOILS MAP
NOT TO SCALE



SPOKANE RATHDRUM AQUIFER
NOT TO SCALE



SITE PLAN VIEW

SCALE: 1"=100'

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

SCALE:	PROJ #: 22-3345
HORIZONTAL:	DATE: 05/30/23
1"=100'	DRAWN: TEW
VERTICAL:	REVIEWED: TRW
N/A	

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

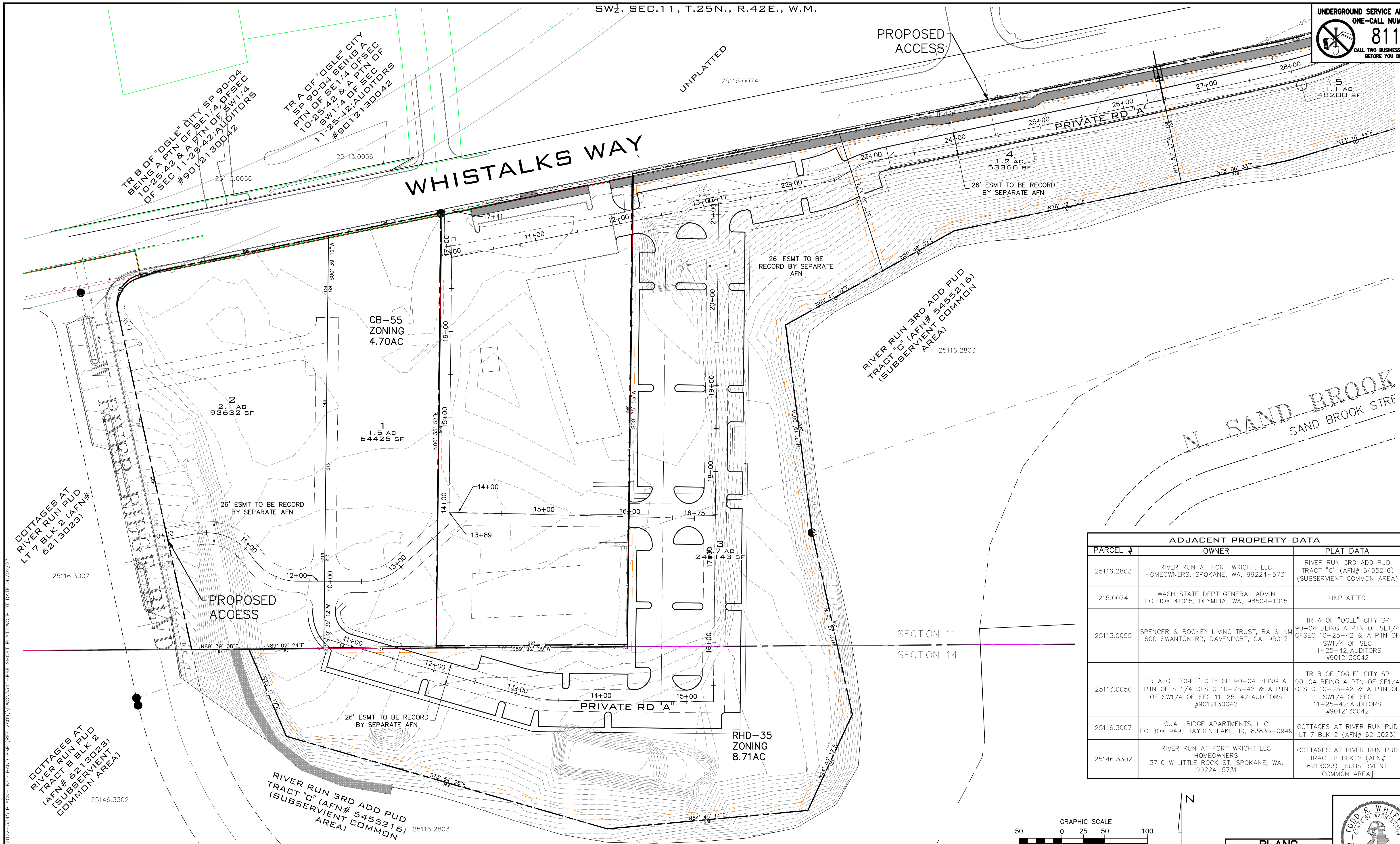
TODD R. WHIPPLE
STATE OF WASHINGTON
REGISTERED PROFESSIONAL ENGINEER
25462

PLANS NOT APPROVED BY AGENCY

SHEET PP1
JOB NUMBER 22-3345

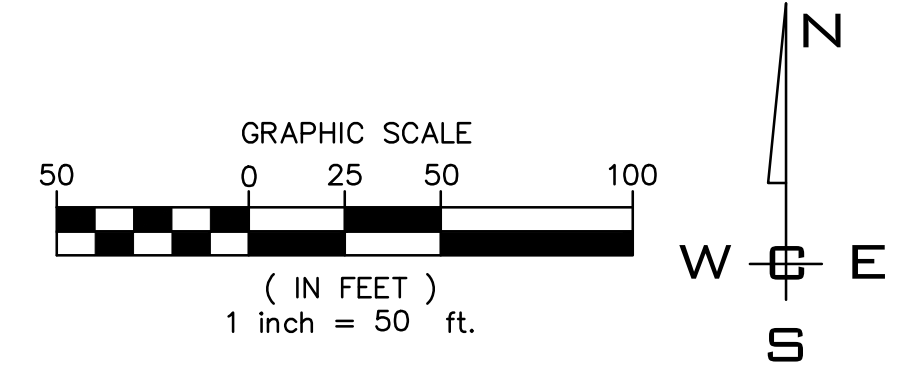
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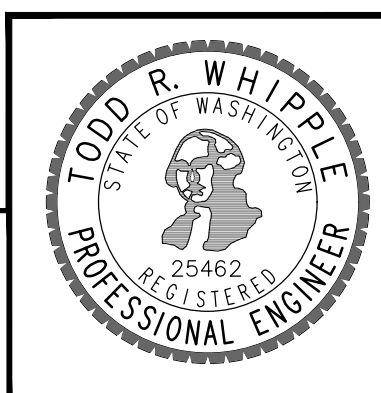


ADJACENT PROPERTY DATA		
PARCEL #	OWNER	PLAT DATA
25116.2803	RIVER RUN AT FORT WRIGHT, LLC HOMEOWNERS, SPOKANE, WA, 99224-5731	RIVER RUN 3RD ADD PUD TRACT "C" (AFN# 5455216) (SUBSERVIENT COMMON AREA)
215.0074	WASH STATE DEPT GENERAL ADMIN PO BOX 41015, OLYMPIA, WA, 98504-1015	UNPLATTED
25113.0055	SPENCER & 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 OF SEC 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 OF SEC 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 OF SEC 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'



PLANS
NOT APPROVED
BY AGENCY



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 BENCHMARK FT. GEORGE WRIGHT & SFCC LOCATED AT THE BOTTOM
 OF STEP AT THE MAIN ENTRANCE OF THE STUDENT LODGE.
 NAVD88 ELEVATION = 1863.480

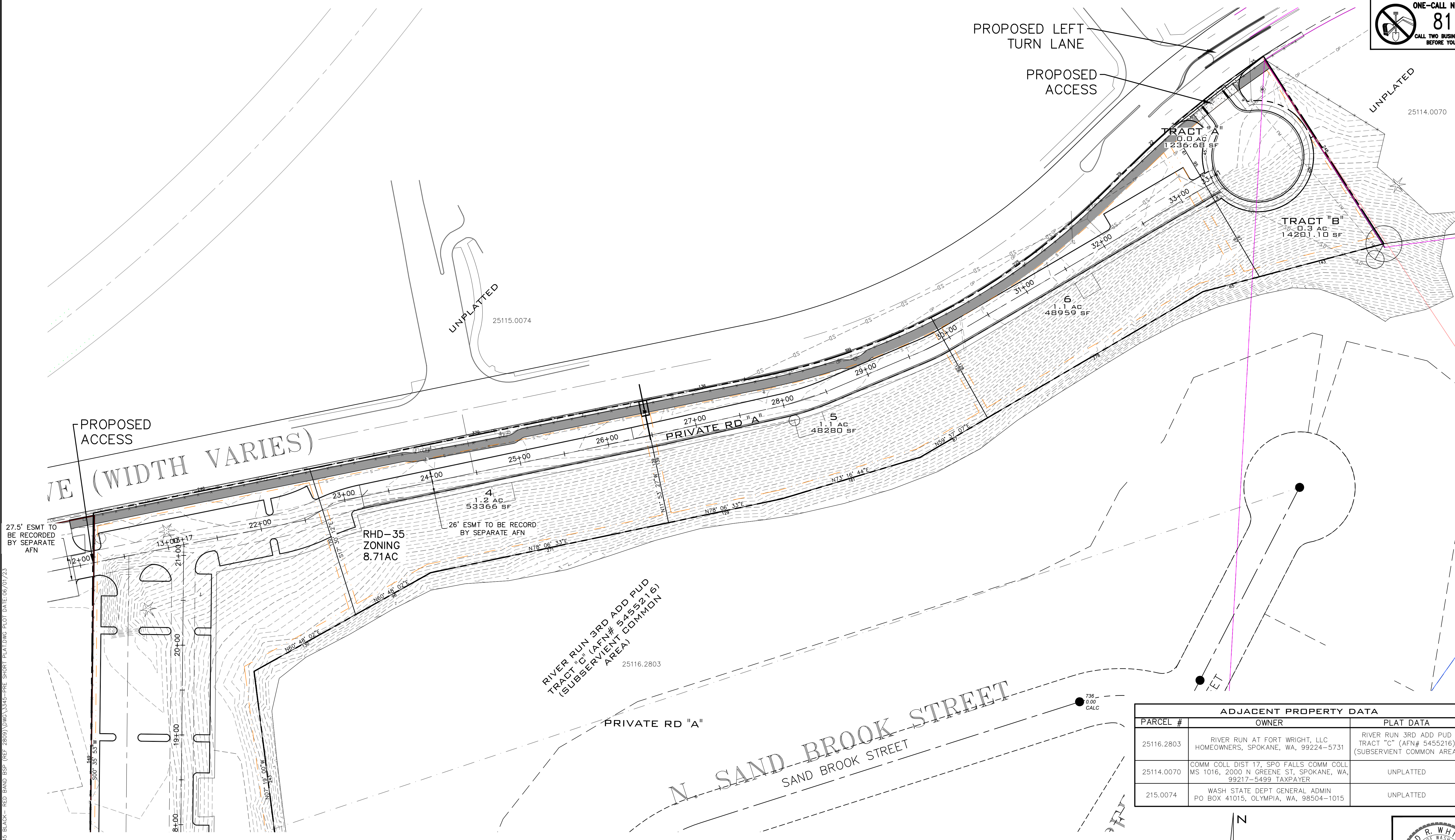
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VERTICAL:	DRAWN: TEW	SURVEYING
N/A	REVIEWED: TRW	TRAFFIC
		PLANNING
		LANDSCAPE
		OTHER

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

SHEET
PP2
JOB NUMBER
22-3345



PROPOSED ACCESS
 (WIDTH VARIES)

PROPOSED LEFT TURN LANE

PROPOSED ACCESS

TRACT "A"
 1.0 AC
 123,666 SF

TRACT "B"
 0.3 AC
 14201.10 SF

UNPLATTED
 25115.0074

UNPLATTED
 25114.0070

PRIVATE RD "A"

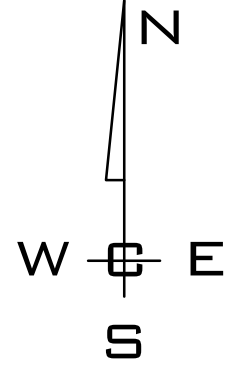
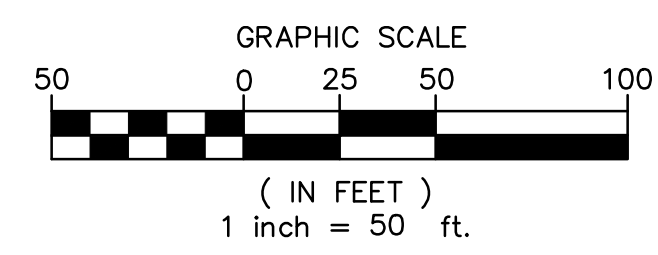
RHD-35 ZONING
 8.71 AC

RIVER RUN 3RD ADD PUD
 TRACT "C" (AFN# 5455216)
 (SUBSERVIENT COMMON AREA)
 25116.2803

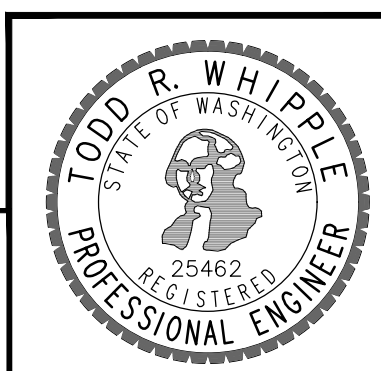
PRIVATE RD "A"

N. SAND BROOK STREET
 SAND BROOK STREET

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



PLANS
 NOT APPROVED
 BY AGENCY



SITE PLAN VIEW
 SCALE: 1"=50'

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N/A	REVIEWED: TRW	TRAFFIC
		PLANNING
		LANDSCAPE
		OTHER

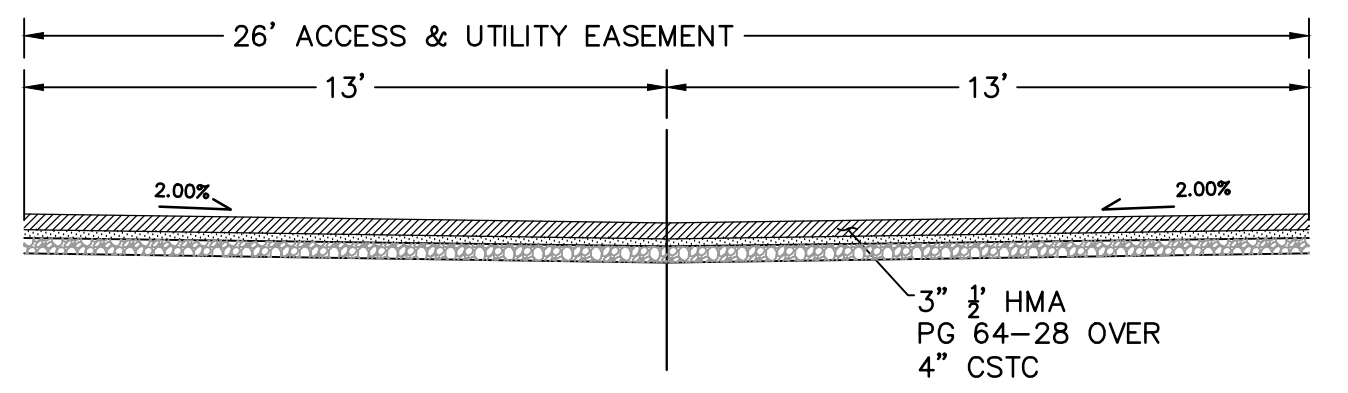
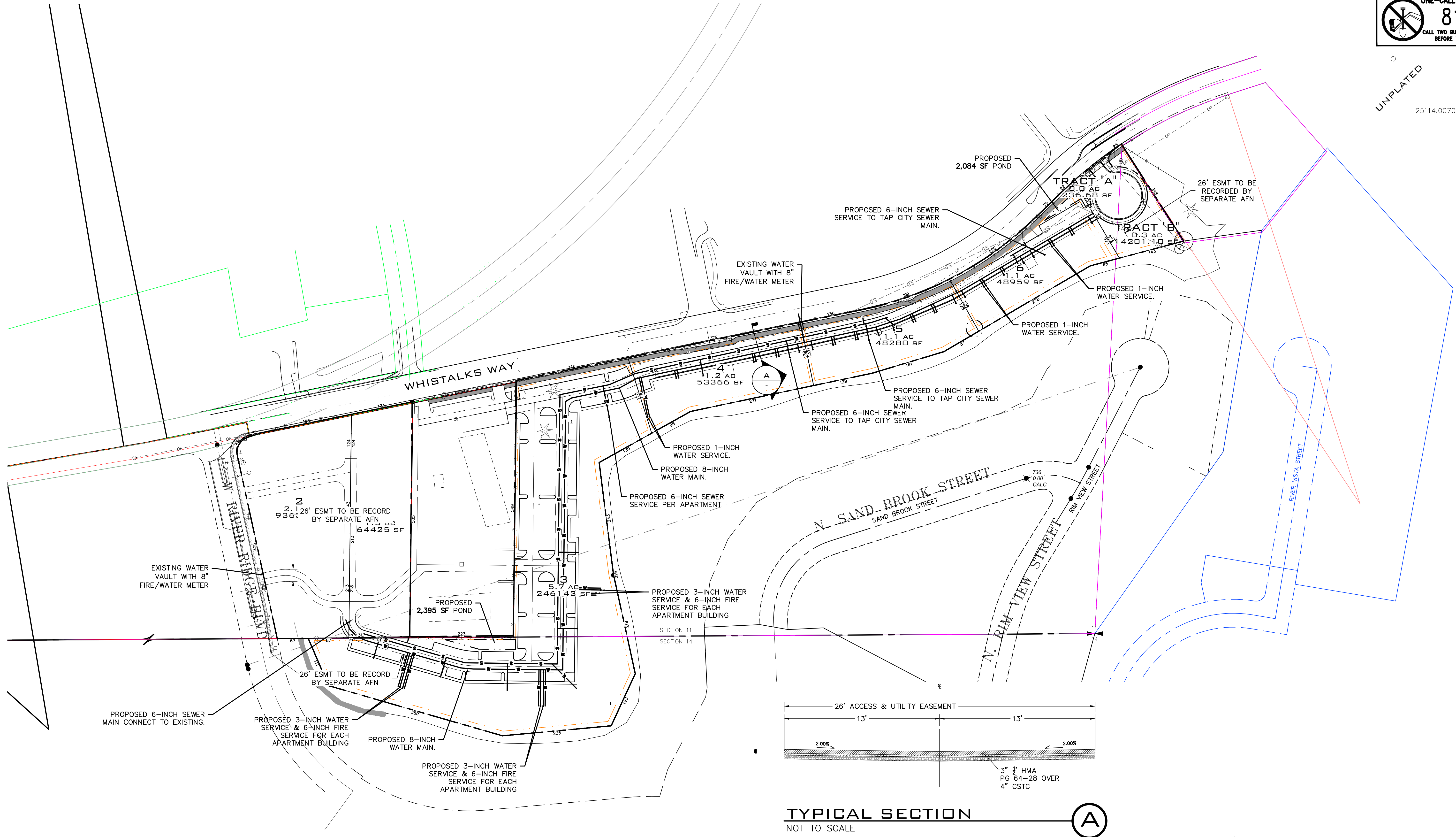


**RED BAND SHORT PLAT
 PRELIMINARY SHORT PLAT
 1620 N. RIVER RIDGE BOULEVARD
 SPOKANE, WASHINGTON**

**SHEET
 PP3**
 JOB NUMBER
22-3345

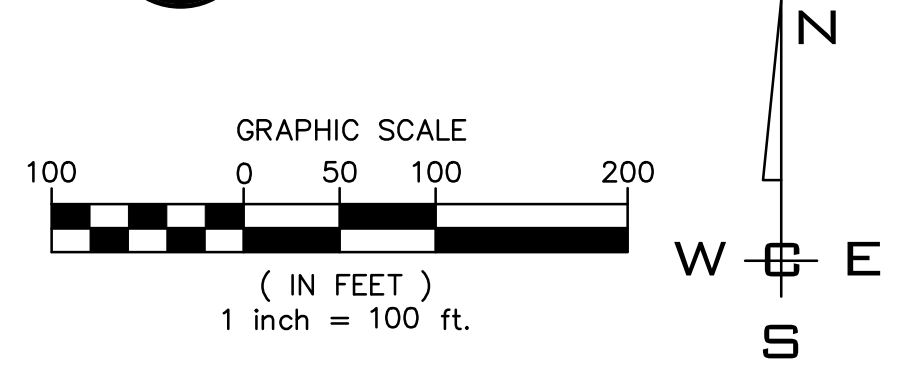


UNPLATED
25114.0070

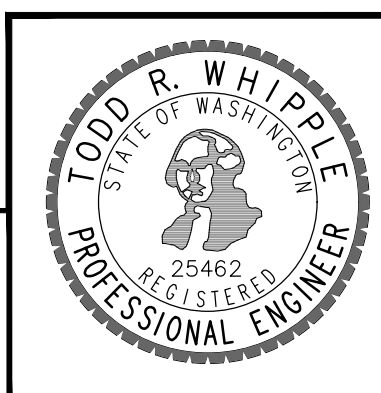


TYPICAL SECTION A
NOT TO SCALE

SITE PLAN VIEW
SCALE: 1"=100'



PLANS NOT APPROVED BY AGENCY



W:\Projects\2022\ACE Projects\2022-3345-RED BAND BSP (REF 2809) (WV)3345-FRE SHORT PLATINGS PLOT DATE:09/07/23

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HORIZONTAL:	DATE: 05/30/23	STRUCTURAL: <input type="checkbox"/>
VERTICAL:	DRAWN: TEW	SURVEYING: <input checked="" type="checkbox"/>
N/A	REVIEWED: TRW	TRAFFIC: <input type="checkbox"/>
		PLANNING: <input type="checkbox"/>
		LANDSCAPE: <input type="checkbox"/>
		OTHER: <input type="checkbox"/>

WCE
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RED BAND SHORT PLAT
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SPOKANE, WASHINGTON

SHEET	PP4
JOB NUMBER	22-3345