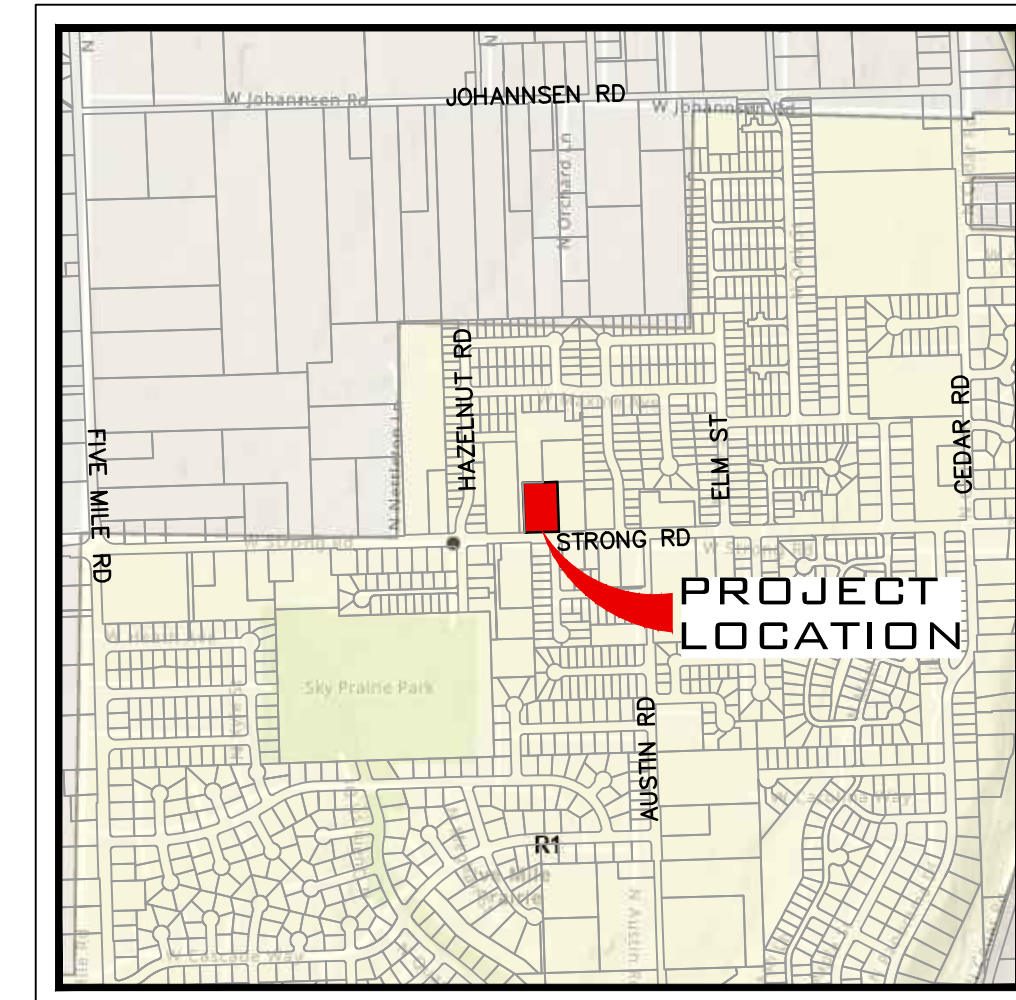


UNIT LOT SUBDIVISION PRELIMINARY PLAT
STRONG ROAD RESID. DEV.
LOCATED IN THE S.W. 1/4 OF THE N.E. 1/4 & S.E. 1/4 OF THE N.W. 1/4
OF SECTION 24, TOWNSHIP 26 N., RANGE 42 E., W.M.
CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON



VICINITY MAP
1"=400'

SITE DATA		
PARCEL NUMBER	26245.0054	
ZONING	R1	
ZONING CODE R1 DENSITY ALLOWANCE [MIN]	u/ac	
REQUIRED CALCULATED DENSITY [MIN]	4	
ZONING CODE DENSITY DATA CALCULATED PER UNIT LOT SUBDIVISION CODE REQUIREMENTS	6	
PROPOSED DENSITY	9	
PROJECT AREA	SF	AC
	61,500.19	1.41
RESIDENTIAL LOTS	12	
UNITS PER LOT	1	
TOTAL PROPOSED UNITS	12	
PRIVATE ACCESS TRACTS	1	
	SF	AC
AREA OF LOTS	49,958.65	1.15
AREA OF PRIVATE ACCESS TRACTS	10,003.61	0.23
AREA OF RIGHT OF WAY	1,537.93	0.04
MIN LOT AREA	3,786.97	0.09
MAX LOT AREA	5,080.02	0.12
IMPERVIOUS AREAS		
	SF	
PAVEMENT	9,102.20	
SIDEWALK AND CONCRETE	1,363.92	
CURB AND GUTTER	1,426.81	
TOTAL IMPERVIOUS AREA	11,892.93	
SERVICE PROVIDERS		
FIRE DISTRICT	CITY OF SPOKANE	
WATER SERVICE	CITY OF SPOKANE	
SANITARY SEWER SERVICE	CITY OF SPOKANE	

PARENT PARCEL SETBACK DATA	
TYPE	SETBACK (ft)
FRONT	10
SIDE	5
REAR	15

LEGAL DESCRIPTION

A.P.N. 26245.0054

THE SOUTH 330 FEET OF THE WEST 170 FEET OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 26 NORTH, RANGE 42 EAST, W.M.; AND THE EAST 35 FEET OF THE SOUTH 330 FEET OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 26 NORTH, RANGE 42, EAST, W.M.; RECORDS OF SPOKANE COUNTY, WASHINGTON, EXCEPT STRONG ROAD; SITUATE IN THE CITY OF SPOKANE, COUNTY OF SPOKANE, STATE OF WASHINGTON

PER SUBDIVISION GUARANTEE PROVIDED BY STEWART TITLE GUARANTY COMPANY DATED JULY 9, 2025

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

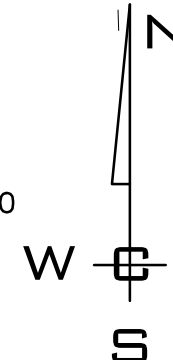
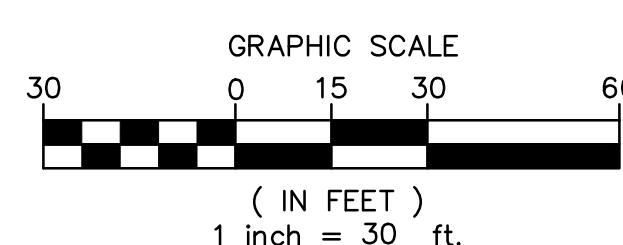
UNI STRONG, LLC
4821 S. LONG LN.
GREENACRES, WA 99016
PHONE: 509-822-8934

**STRONG ROAD RES. DEVELOPEMENT
UNIT LOT SUBDIVISION
PRELIMINARY PLAT
2120 W. STRONG RD.
SPOKANE, WA**

**SHEET
PP1**

JOB NUMBER
25-4026

SCALE:	PROJ #: 25-4026	CIVIL
HORIZONTAL:	DATE: 09/08/25	STRUCTURAL
VERTICAL:	DRAWN: SLS	SURVEYING
N/A	REVIEWED: TRW	TRAFFIC
		PLANNING
		LANDSCAPE
		OTHER



P:\WCE\WORK\2025\WCE PROJECTS\2025-4026\NOLING-2120 W STRONG RD\DWG\4026-PLAT.DWG PLOT DATE: 09/24/25

NAVD - 88
XXX