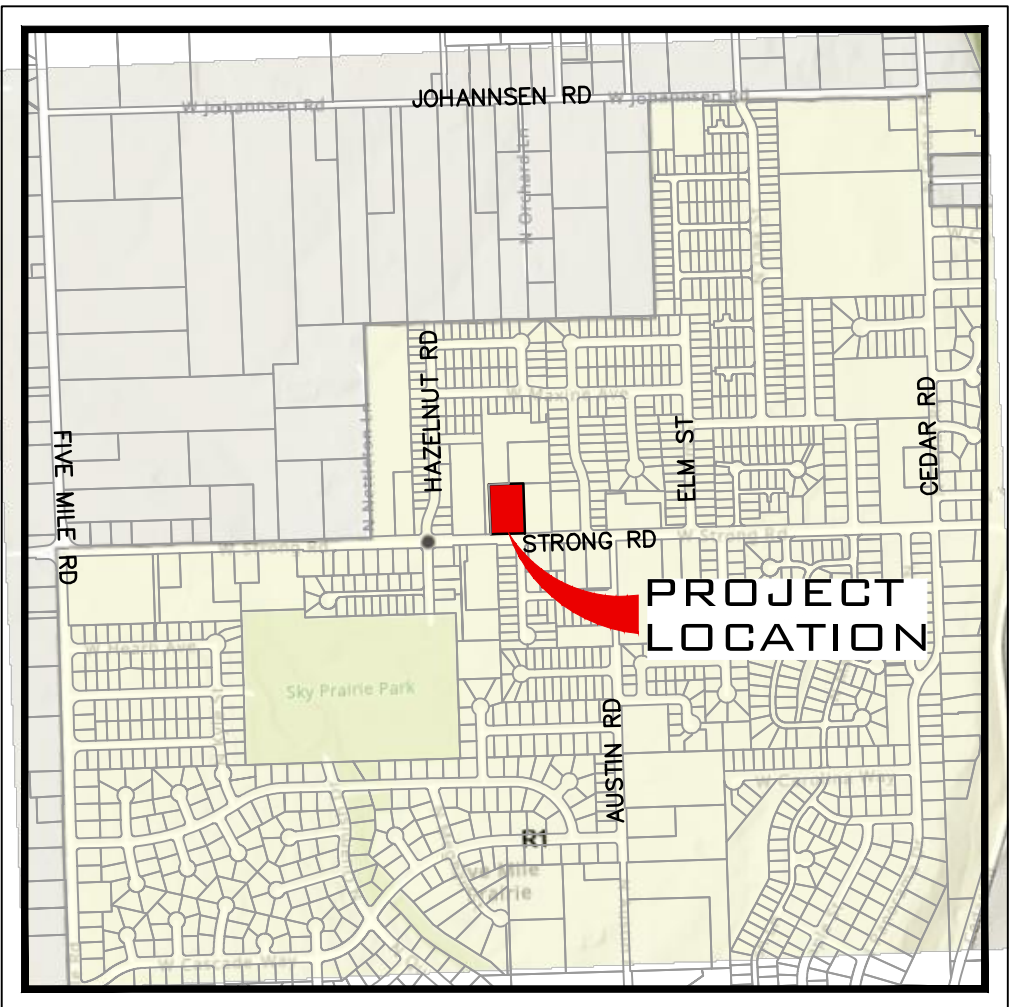


PRELIMINARY PLAT
STRONG ROAD RESID. DEV.
LOCATED IN THE S.W. 1/4 OF THE N.E. 1/4 & S.E. 1/4 OF THE N.W. 1/4
OF SECTION 24, TOWNSHIP 26 N., RANGE 42 E., W.M.
CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON



VICINITY MAP
1"=400'

SITE DATA		
PARCEL NUMBER	26245.0054	
ZONING	R1	
DENSITY [MIN]	4	
PROJ REQUIRED DENSITY [MIN]	5	
PROJECT AREA	SF	AC
	61,500.19	1.41
NUMBER OF LOTS	12	
	NUMBER OF TRACTS	
	0	
AREA OF LOTS	SF	AC
	59,962.22	1.38
AREA OF TRACTS	0.00	0.00
AREA OF RIGHT OF WAY	1,537.97	0.04
MIN LOT AREA	4,000.01	0.09
MAX LOT AREA	6,249.56	0.14
IMPERVIOUS AREAS		
PAVEMENT	SF	
	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	

LEGAL DESCRIPTION

A.P.N. 35282.0217
THE SOUTH 75 FEET OF LOT 7 & LOT 8 OF HOUGHTON AND
CALAHAN'S ADDITION, ACCORDING TO THE FINAL PLAT THEREOF
RECORDED IN VOLUME "A" OF PLATS, PAGE 200, RECORDS OF
SPOKANE COUNTY, WASHINGTON;
SITUATE IN THE CITY OF SPOKANE, COUNTY OF SPOKANE,
STATE OF WASHINGTON.

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

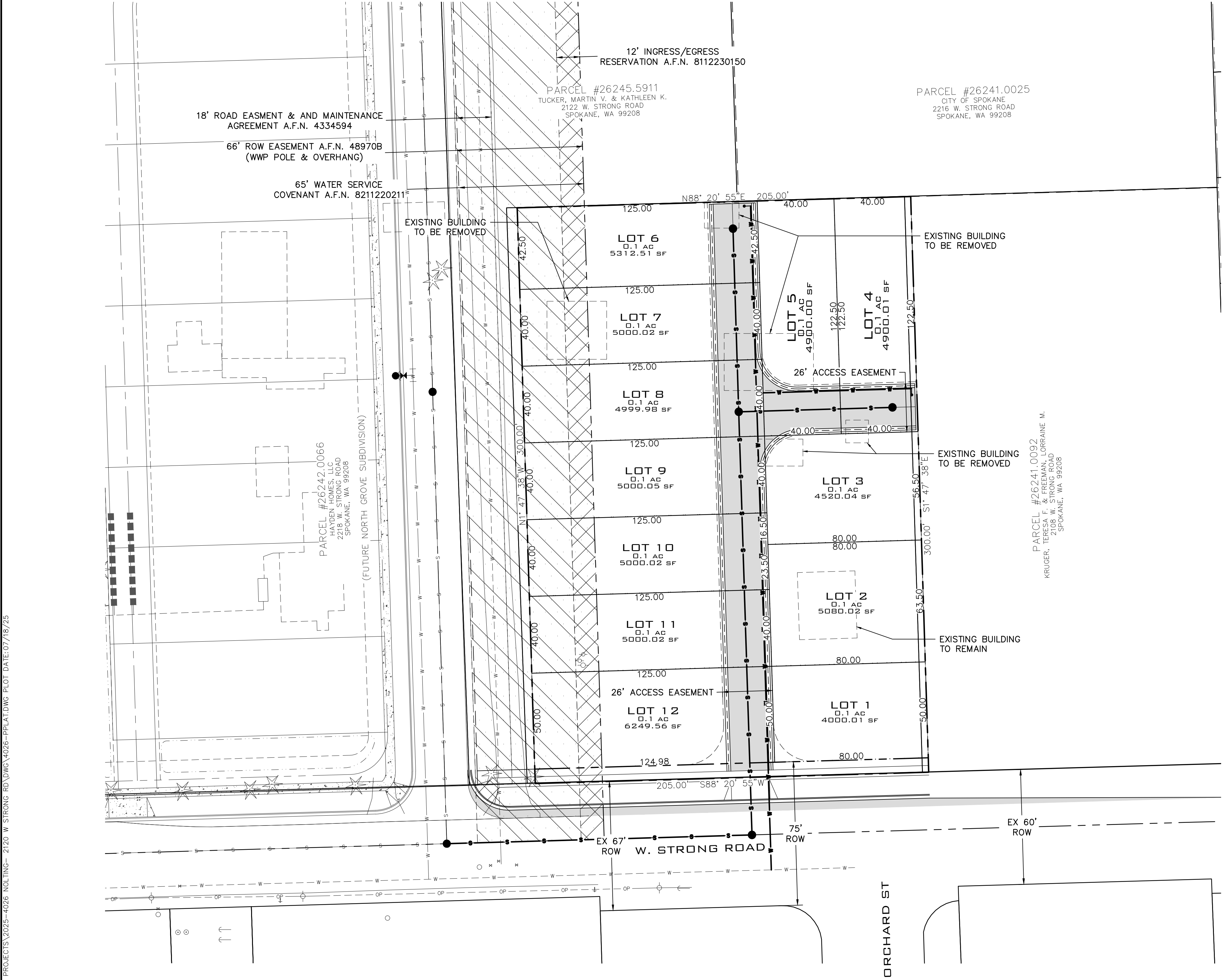
STRONG ROAD RES. DEVELOPEMENT

PRELIMINARY PLAT

**2120 W. STRONG RD.
SPOKANE, WA**

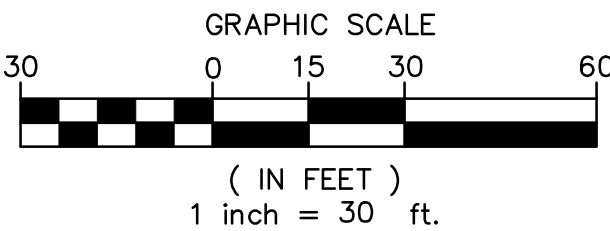
**SHEET
PP1**

JOB NUMBER
25-4026



P:\WCE_WORK\2025 WCE PROJECTS\2025-4026 NOLTING- 2120 W Strong Rd\DWG\4026-PP1.DWG PLOT DATE: 07/18/25

NAVD - 88
XXX



SCALE:	PROJ #: 25-4026	☐ CIVIL
HORIZONTAL:	DATE: 07/08/25	☐ STRUCTURAL
1"=30'	DRAWN: SLS	☐ SURVEYING
VERTICAL:	REVIEWED: TRW	☒ TRAFFIC
N/A		☐ PLANNING
		☐ LANDSCAPE
		☐ OTHER

