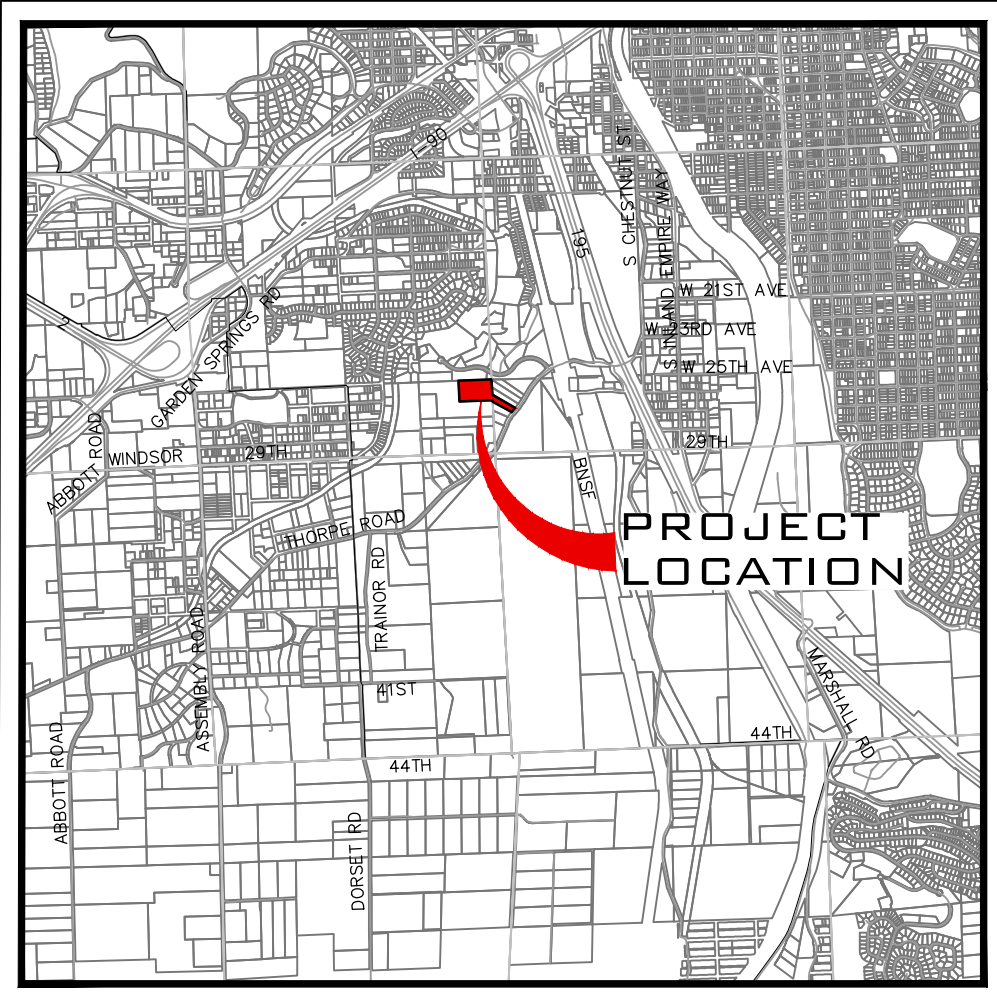


PRELIMINARY PLAT
THORPE RD SUBDIVISION
LOCATED IN A PORTION OF THE
SE/SW 1/4, SEC 26/25, T 25 N, R 42 E, W.M.
SPOKANE COUNTY, WA



VICINITY MAP

LEGAL DESCRIPTION

25253.0039
25-25-42 TR D OF CITY SP92-05 "CANYON
ACRES" AUDITORS #9306030050BK 9 PG 48 BEING
A PTN OF SW1/4 OF SW1/4 LYG NWLY OF
THORPEROAD
25264.0007
262542N370FT OF E588.65FT OF SE1/4 OF SE1/4
(PER SPOKANE COUNTY SCOUT)

SITE DATA

PARCEL NUMBER	25253.0039	25264.0007
ZONING	R-1	
DENSITY [MIN] [MAX]	4	10
ALLOWED GROSS DENSITY	23	59
ALLOWED NET DENSITY	16	40
PROJECT AREA	260,278.00	5.98
AREA OVER 30% SLOPE	21,788.96	
NUMBER OF LOTS	26	
NUMBER OF TRACTS	2	
AREA OF LOTS	175,022.44	4.02
AREA OF TRACTS	18,444.02	0.42
AREA OF RIGHT OF WAY	66,811.54	1.53
MIN LOT AREA	4,582.44	0.11
MAX LOT AREA	13,562.01	0.31
IMPERVIOUS AREAS	SF	
PAVEMENT	35,405.78	
SIDEWALK AND CONCRETE	10,030.19	
CURB AND GUTTER	4,792.96	
TOTAL IMPERVIOUS AREA	50,228.93	
SERVICE PROVIDERS		
FIRE DISTRICT	CITY OF SPOKANE	
WATER SERVICE	CITY OF SPOKANE	
SANITARY SEWER SERVICE	CITY OF SPOKANE	

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.

EASY HOME BUYER, LLC
1002 N SPOKANE ST,
POST FALLS, ID, 83854

SLOPES TABLE				
NUMBER	MIN. SLOPE	MAX. SLOPE	2d AREA (sf)	COLOR
1	30%	104%	21,788.96	

SCALE:

HORIZONTAL:

1"=50'

VERTICAL:

N/A

PROJ #: 24-3883

DATE: 08/28/24

DRAWN: SLS

REVIEWED: TRW

CIVIL
STRUCTURAL
SURVEYING
TRAFFIC
PLANNING
LANDSCAPE
OTHER



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

THORPE RD
PRELIMINARY PLAT

2710 W. THORPE RD
SPOKANE, WA

SHEET
PP1

JOB NUMBER
24-3883

NO.	DATE	BY	REVISIONS