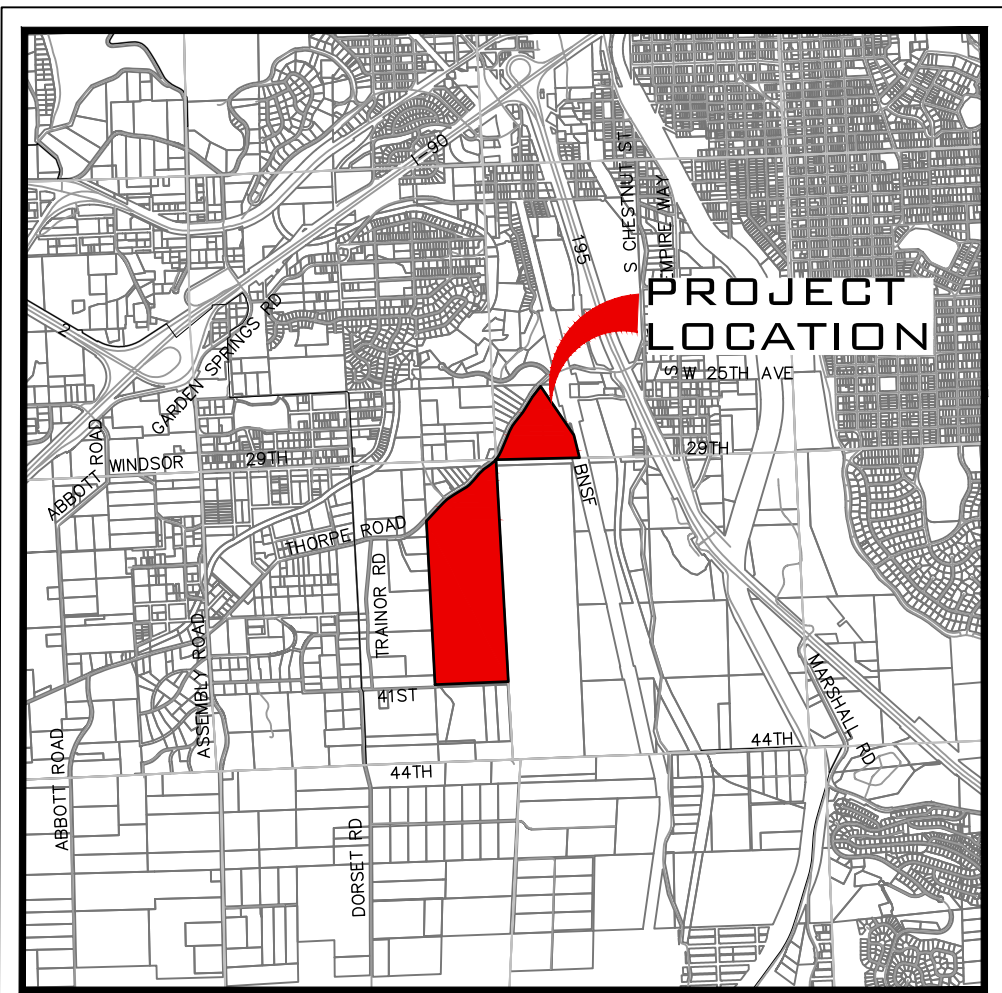


PUD AND PRELIMINARY PLAT
VICTORY HEIGHTS
 LOCATED IN A PORTION OF THE
 SW 1/4, SECC. 25, T 25N, R 42 E, W.M.
 SE 1/4, SECC. 35, T 25N, R 42 E, W.M.
 SE 1/4, SECC. 35, T 25N, R 42 E, W.M.
 SPOKANE, WASHINGTON

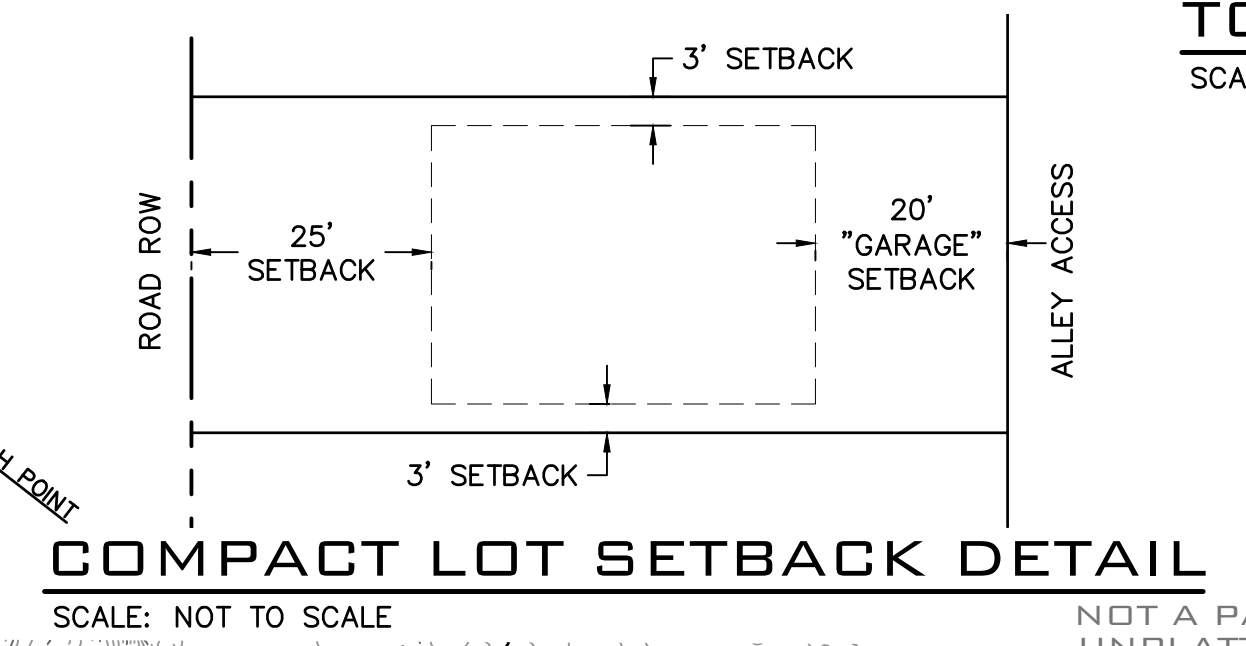
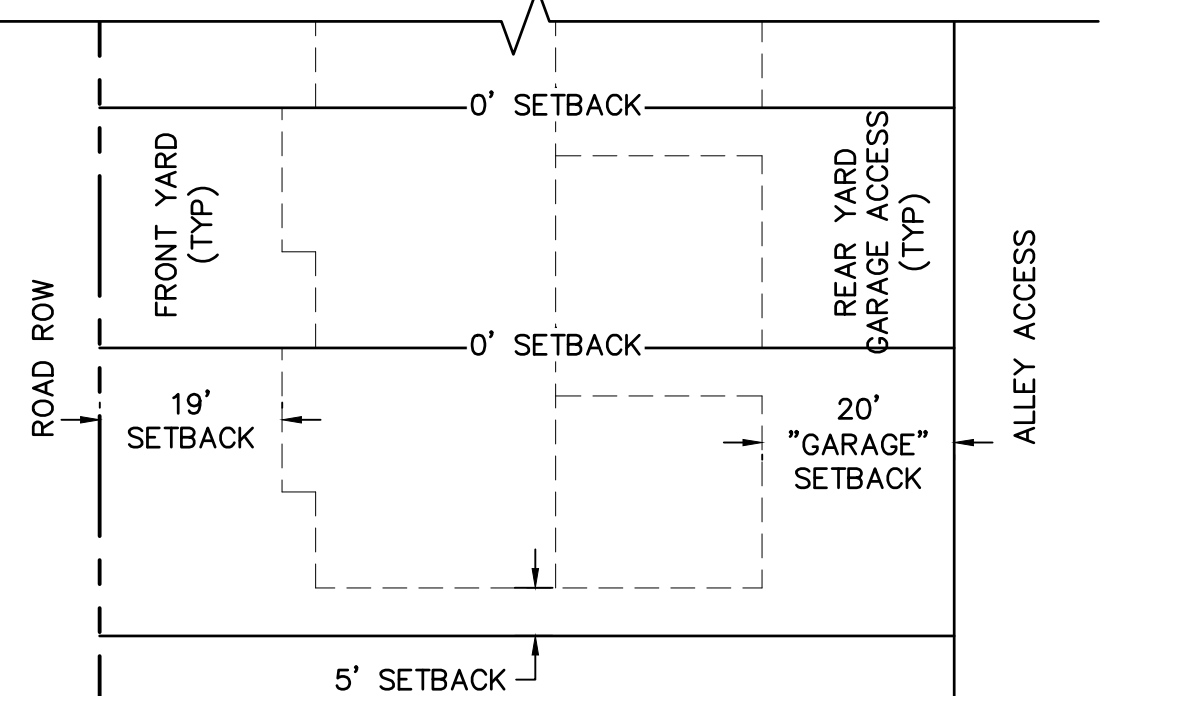
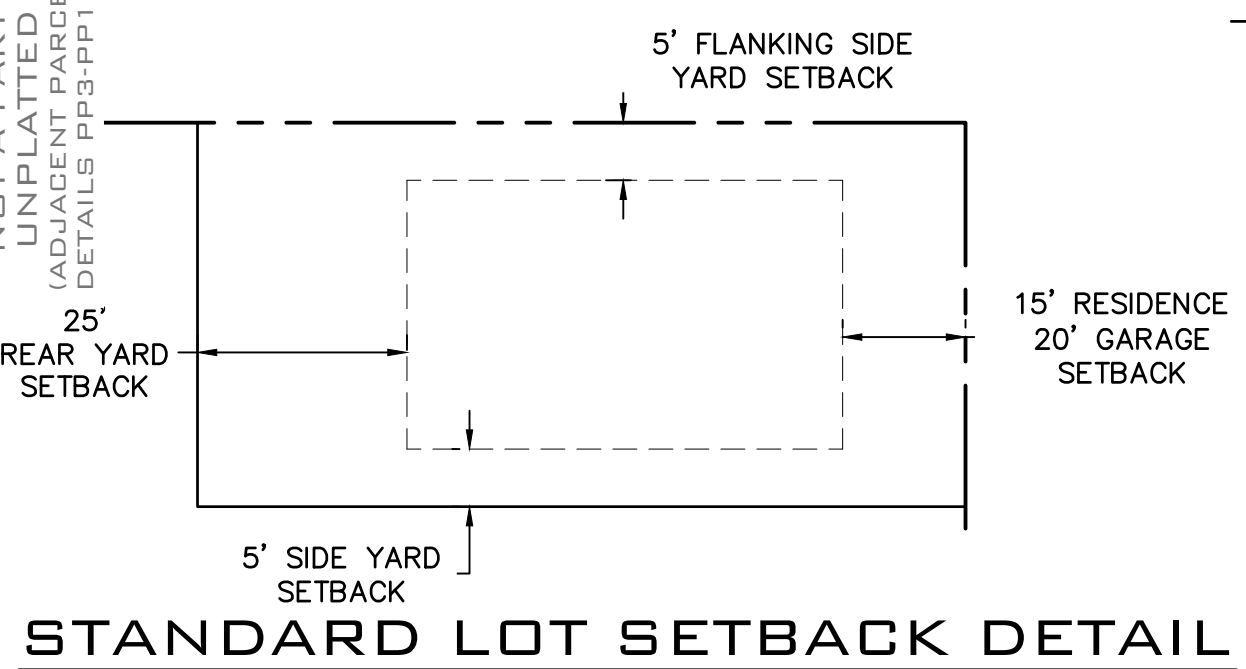
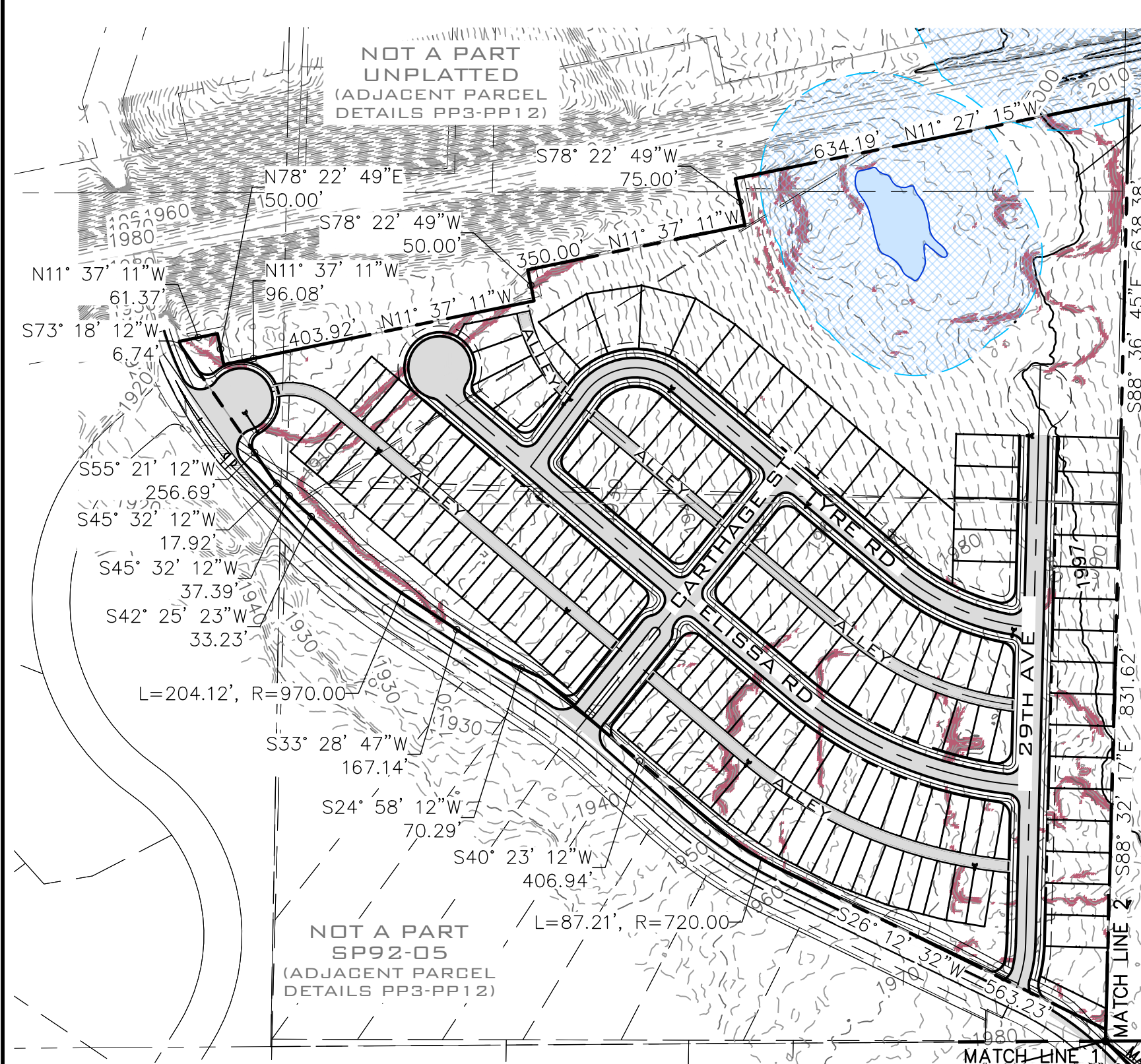
UNDERGROUND SERVICE ALERT
ONE-CALL NUMBER
811
 CALL TWO BUSINESS DAYS BEFORE YOU DIG

SITE DATA		
PARCEL NUMBERS	25253.0009	25253.0008
	25351.0004	25351.0001
	25354.0101	25351.0601
	25351.0602	25351.0603
	25354.0033	25354.0032
	25354.0031	25354.0030
	25354.0034	25253.0005
25351.0005	25351.0026	
25253.0006	25354.0029	
ZONING	RSF	
PROJECT AREA	SF	AC
	7,721,870.28	177.27
DENSITY MIN/MAX (u/ac)	4	10
GROSS ALLOWED DENSITY	709	1772
NUMBER OF LOTS		1002
	>50	90
	50	219
	40	146
COMPACT (35')		327
TOWNHOUSE		220
NUMBER OF OPEN SPACE TRACTS		96
NUMBER OF ALLEY TRACTS		24
AREA OF LOTS	4,063,158.86	95.59
AREA OF OS/SD TRACTS	216,233.64	29.16
AREA OF ALLEY TRACTS	262,625.67	4.93
AREA OF ROW	4,542,018.17	104.27
MIN LOT AREA	2,177.02	0.05
MAX LOT AREA	20,415.39	0.47
ROAD PAVEMENT AREA	1,058,789.00	23.95
CURB AND SIDEWALK AREA	451,603.76	10.37
ALLEY PAVEMENT AREA	130,960.56	3.01
SEWER PROVIDER	CITY OF SPOKANE	
WATER PROVIDER	CITY OF SPOKANE	
FIRE DISTRICT	CITY OF SPOKANE	



VICINITY MAP

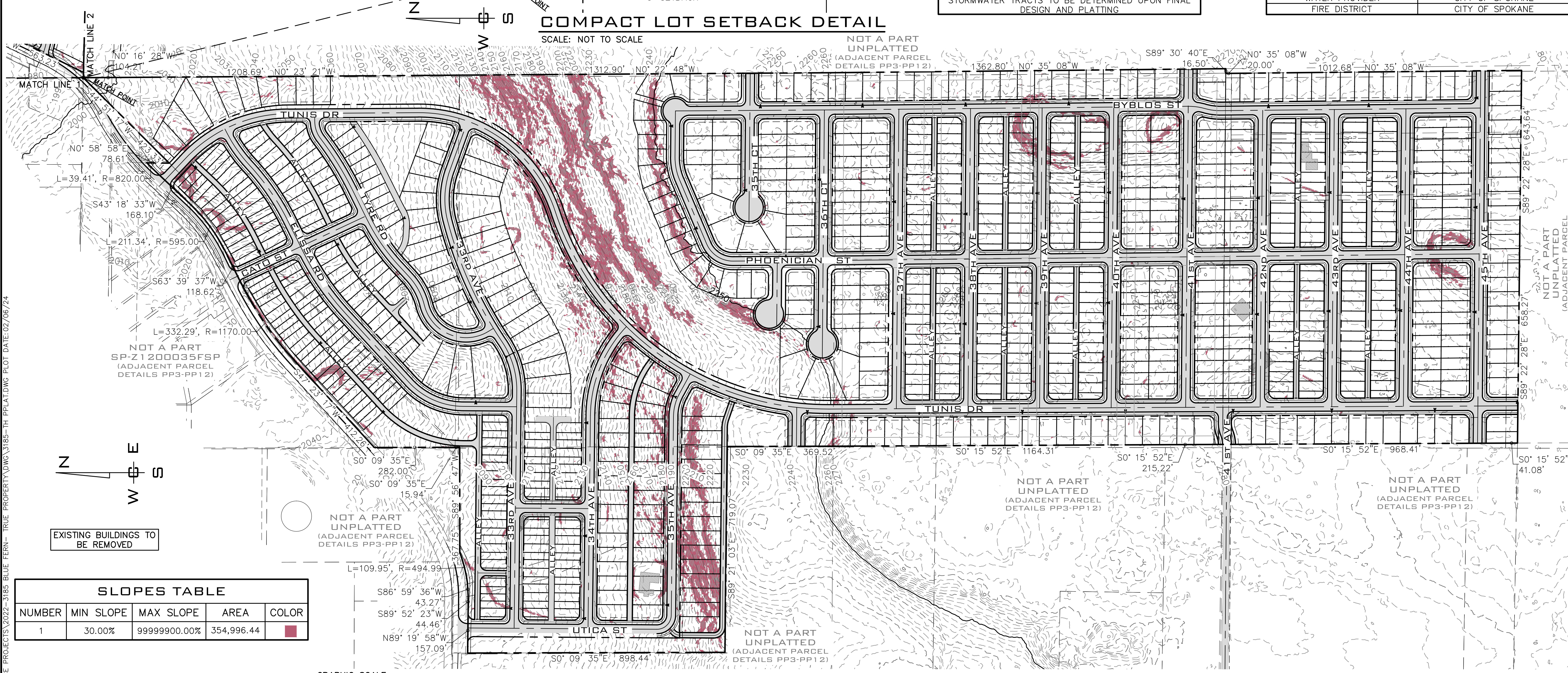
LOT/PHASE	
PHASE	LOTS
PHASE I	116
PHASE II	42
PHASE III	119
PHASE IV	196
PHASE V	236
PHASE VI	82
PHASE VII	104
PHASE VIII	107
TOTAL	1002



OPEN SPACE TRACT DATA

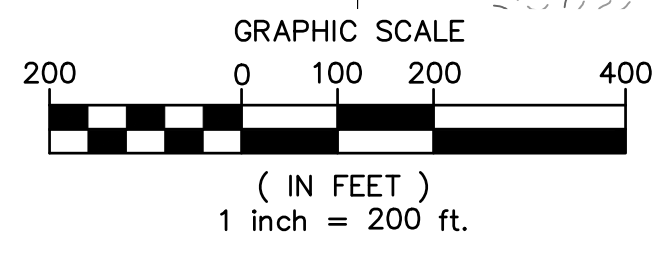
	sf	ac
TOTAL OS/SD TRACT AREA	1,340,333.58	29.16
REQUIRED POND AREA	31,887.33	0.73
PROVIDED OPEN SPACE AREA (TRACT AREA-REQ POND AREA)	1,238,343.73	28.43
PERCENTAGE OF OPEN SPACE TRACT AREA PROVIDED		16.04%

ALL TRACTS INTENDED AS OPEN SPACE AND/OR STORMWATER TRACTS TO BE DETERMINED UPON FINAL DESIGN AND PLATTING



SLOPES TABLE

NUMBER	MIN SLOPE	MAX SLOPE	AREA	COLOR
1	30.00%	99999900.00%	354,996.44	[Red Box]



SHEET INDEX

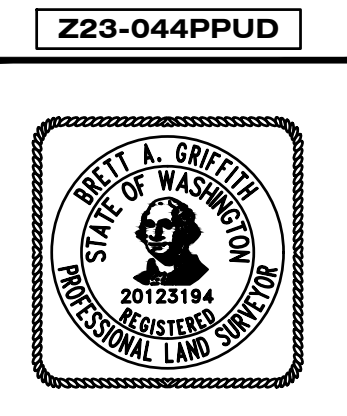
PP1	COVER SHEET	PP10	PHASE VI
PP2	PHASING PLAN	PP11	PHASE VII
PP3	PHASE I	PP12	PHASE VIII
PP4	PHASE II	PP13	UTILITY SCHEMATIC
PP5	PHASE III	PP14	ROAD GRADES ≥ 8%
PP6	PHASE IV	PP16	FIRE ACCESS ROUTES
PP7	PHASE IV	PP17-18	BUILDING ELEVATIONS
PP8	PHASE V	PP19-20	THORPE ROAD
PP9	PHASE V		

- NOTES**
- PUBLIC ALLEYS TO BE LOCATED ON A TRACT (SEE DATA TABLE).
 - TOWNHOUSE AND COMPACT LOTS ARE PUBLIC ALLEY LOADED FROM THE REAR OF THE LOT, AND FRONT ON PUBLIC ROAD RIGHTS OF WAY.
 - STORM FACILITY ACCESS EASEMENTS TO BE GRANTED AS REQUIRED UPON FINAL DESIGN AND PLATTING.
 - 10' UTILITY EASEMENT ALONG FRONTAGE REQUIRED ON ALL LOTS NOT BEING SERVED FROM AN ALLEY.
- PUD OPEN SPACE**
- SITE AREA: 177.27 AC
 REQUIRED TRACT/OPEN SPACE: 17.73 AC (10%)
 PROPOSED OPEN SPACE: 22.25 AC (13%)
 STORM DRAINAGE TRACT AREA: 6.91 AC
 TOTAL TRACT AREA: 29.16 AC
- * HALF OF WETLAND CAN BE USED FOR OPEN SPACE CALCS.
 * STORM DRAINAGE TRACTS ARE SUBTRACTED FROM OPEN SPACE.

ENGINEER
 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
 STEPHEN TRUE
 PO BOX 649
 SPOKANE, WA 99210



NAVD - 88

SCALE:

HORIZONTAL:	1"=200'
VERTICAL:	N/A

PROJ #: 22-3185
DATE: 02/06/24
DRAWN: SLS
REVIEWED: TRW



**VICTORY HEIGHTS
 PUD & PPLAT
 COVER SHEET
 2929 W THORPE RD
 SPOKANE, WA**

**SHEET
 PP1**

JOB NUMBER
22-3185

NO.	DATE	BY	REVISIONS

SW 1/4, SEC. 25, T. 25N., R. 42E., W.M.
 NE 1/4, SEC. 35, T. 25N., R. 42E., W.M.
 SE 1/4, SEC. 35, T. 25N., R. 42E., W.M.



LEGAL DESCRIPTION

Parcel 25351.0603
 PARCEL C, "GOODWIN" CITY SHORT PLAT Z2006-12-SP, AS PER PLAT RECORDED IN VOLUME 22 OF SHORT PLATS, PAGE 20, RECORDS OF SPOKANE COUNTY; SITUATE IN THE CITY OF SPOKANE, COUNTY OF SPOKANE, STATE OF WASHINGTON.

PER TITLE REPORT ORDER NO.: SP38694
 Parcel 25351.0602
 PARCEL B, "GOODWIN" CITY SHORT PLAT Z2006-12-SP, AS PER PLAT RECORDED IN VOLUME 22 OF SHORT PLATS, PAGE 20, RECORDS OF SPOKANE COUNTY; SITUATE IN THE CITY OF SPOKANE, COUNTY OF SPOKANE, STATE OF WASHINGTON.

PER TITLE REPORT ORDER NO.: SP38693
 Parcel 25351.0602
 PARCEL "A" OF GOODWIN CITY SHORT PLAT Z2006-12-SP, AS PER PLAT RECORDED IN VOLUME 22 OF SHORT PLATS, PAGE 20, RECORDS OF SPOKANE COUNTY; SITUATE IN THE CITY OF SPOKANE, COUNTY OF SPOKANE, STATE OF WASHINGTON.

PER TITLE REPORT ORDER NO.: SP38691
 Parcel 25353.0008
 THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 25 NORTH, RANGE 42 EAST OF THE WILLAMETTE MERIDIAN, LYING SOUTHEASTERLY OF COUNTY ROAD KNOWN AS THORP ROAD; EXCEPT THE EAST 492.5 FEET THEREOF; AND EXCEPT ANY PORTION THEREOF LYING EASTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT IN THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER 839.9 FEET EAST OF THE NORTHWEST CORNER THEREOF; THENCE SOUTH 31° EAST 1088.8 FEET, MORE OR LESS, TO THE WESTERLY LINE OF SPOKANE, PORTLAND AND SEATTLE RAILWAY COMPANY'S RIGHT OF WAY; SITUATE IN THE CITY OF SPOKANE, COUNTY OF SPOKANE, STATE OF WASHINGTON.

PER TITLE REPORT ORDER NO.: SP36147
 Parcel 25353.0009
 THAT PORTION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 25 NORTH, RANGE 42 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE WEST LINE OF THE SPOKANE, PORTLAND AND SEATTLE RAILROAD RIGHT-OF-WAY AND THE SOUTH LINE OF SAID SECTION 25; THENCE WEST ALONG THE SOUTH LINE OF SAID SECTION TO A POINT 492.5 FEET WEST OF THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 25;

THENCE NORTH AT RIGHT ANGLE TO THE SOUTH LINE OF SAID SECTION 25 TO A POINT OF INTERSECTION WITH THE SOUTHWESTERLY LINE OF TRACT CONVEYED TO THE SPOKANE, PORTLAND CEMENT COMPANY, BY DEED FILED FOR RECORD JANUARY 15, 1940, RECORDED IN BOOK 486 OF DEEDS, PAGE 499; THENCE SOUTH 31° EAST ALONG SAID SOUTHWESTERLY LINE TO A POINT IN THE WESTERLY RIGHT-OF-WAY LINE OF SAID RAILROAD RIGHT-OF-WAY; THENCE IN A SOUTHEASTERLY DIRECTION ALONG SAID WESTERLY RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING; SITUATE IN THE CITY OF SPOKANE, COUNTY OF SPOKANE, STATE OF WASHINGTON.

PER TITLE REPORT ORDER NO.: SP36147
 Parcel 25351.0004
 THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 25 NORTH, RANGE 42 EAST OF THE WILLAMETTE MERIDIAN; EXCEPT BEGINNING AT THE NORTHEAST CORNER; THENCE WEST 1,320 FEET; THENCE SOUTH 1,320 FEET; THENCE NORTHEASTERLY TO THE POINT OF BEGINNING; SITUATE IN THE CITY OF SPOKANE, COUNTY OF SPOKANE, STATE OF WASHINGTON.

PER TITLE REPORT ORDER NO.: SP36147
 Parcel 25351.0001
 THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 25 NORTH, RANGE 42 EAST OF THE WILLAMETTE MERIDIAN; SITUATE IN THE CITY OF SPOKANE, COUNTY OF SPOKANE, STATE OF WASHINGTON.

PER TITLE REPORT ORDER NO.: SP36147
 Parcel 25354.0101
 LOTS 1 TO 24 INCLUSIVE, BLOCK 1, LOTS 1 TO 24 INCLUSIVE, BLOCK 2, LOTS 1 TO 24 INCLUSIVE, BLOCK 3, LOTS 1 TO 24 INCLUSIVE, BLOCK 4, LOTS 1 TO 24 INCLUSIVE, BLOCK 5, LOTS 1 TO 24 INCLUSIVE, BLOCK 6, LOTS 1 TO 24 INCLUSIVE, BLOCK 7, LOTS 1 TO 24 INCLUSIVE, BLOCK 8, ALL IN STUDEBAKER'S ADDITION, AS PER PLAT RECORDED IN VOLUME "O" OF PLATS, PAGE 29, RECORDS OF SPOKANE COUNTY; SITUATE IN THE CITY OF SPOKANE, COUNTY OF SPOKANE, STATE OF WASHINGTON.

PER TITLE REPORT ORDER NO.: SP36147
 Parcel 25354.0031
 THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 25 NORTH, RANGE 42 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:
 THE WEST 215.22 FEET OF THE EAST 446.82 FEET OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER;
 EXCEPT THE SOUTH 330.00 FEET;
 AND EXCEPT THE NORTH 20 FEET;
 ALSO DELINEATED AS PARCEL C OF THAT CERTAIN SURVEY RECORDED NOVEMBER 12, 1993, UNDER AUDITOR'S FILE NO. 9831120542 IN BOOK 58 OF SURVEYS, PAGES 16, 17 AND 18, RECORDS OF SPOKANE COUNTY; SITUATE IN THE CITY OF SPOKANE, COUNTY OF SPOKANE, STATE OF WASHINGTON.

PER TITLE REPORT ORDER NO.: SP38692
 Parcel 25354.0030
 A TRACT OF LAND SITUATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 25 NORTH, RANGE 42 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT 100.00 FEET EAST AND 20.00 FEET SOUTH MEASURED AT RIGHT ANGLE FROM THE NORTHWEST CORNER IF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 35;

THENCE SOUTH 89°33'53" EAST PARALLEL TO THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER A DISTANCE OF 765.73 FEET; THENCE SOUTH 0°38'57" EAST PARALLEL TO THE EAST LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 1011.76 FEET; THENCE NORTH 89°25'37" WEST PARALLEL TO THE SOUTH LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 213.23 FEET;

THENCE NORTH 0°38'57" WEST A DISTANCE OF 41.08 FEET; THENCE NORTH 89°33'53" WEST A DISTANCE OF 515.17 FEET; THENCE NORTH 14°35'20" EAST A DISTANCE OF 680.05 FEET; THENCE NORTH 26°32'49" WEST A DISTANCE OF 100.35 FEET; THENCE NORTH 43°26'34" WEST A DISTANCE OF 140.00 FEET; THENCE NORTH 33°00'18" WEST A DISTANCE OF 144.11 FEET TO THE POINT OF BEGINNING;

SAID PROPERTY ALSO DELINEATED AS TRACT B OF THAT CERTAIN SURVEY RECORDED NOVEMBER 12, 1993, UNDER AUDITOR'S FILE NO. 9831120542 IN BOOK 58 OF SURVEYS, PAGES 16, 17 AND 18, RECORDS OF SPOKANE COUNTY; SITUATE IN THE CITY OF SPOKANE, COUNTY OF SPOKANE, STATE OF WASHINGTON.

PER TITLE REPORT ORDER NO.: SP38690
 Parcel 25354.0034
 A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 25 NORTH, RANGE 42 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:
 BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER;
 THENCE SOUTH 0°19'34" EAST 990.09 FEET TO THE POINT OF BEGINNING;
 THENCE SOUTH 89°33'53" EAST, 657.98 FEET;

THENCE SOUTH 0°38'57" EAST 41.08 FEET; THENCE NORTH 89°25'37" WEST, TO A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER;
 THENCE NORTH TO THE POINT OF BEGINNING; SITUATE IN THE CITY OF SPOKANE, COUNTY OF SPOKANE, STATE OF WASHINGTON.

PER TITLE REPORT ORDER NO.: SP38690
 Parcel 25354.0033
 THE NORTH 20.00 FEET OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 25 NORTH, RANGE 42, E.W.M.

SITUATE IN THE COUNTY OF SPOKANE, WASHINGTON.

PER RECORDS OF SPOKANE COUNTY QUIT CLAIM DEED A.F.N. 4152059
 Parcel 25354.0003
 A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 25 NORTH, RANGE 42 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION;

RUNNING THENCE NORTH 199.3 FEET ALONG THE EAST LINE THEREOF; THENCE WEST 1056.1 FEET, MORE OR LESS, TO THE EAST LINE OF TRAINOR ROAD; THENCE IN A SOUTHERLY DIRECTION ALONG THE EAST LINE OF SAID TRAINOR ROAD, 199.6 FEET, MORE OR LESS, TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION;
 THENCE EAST ALONG SAID SOUTH LINE 1086.8 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING;

SITUATE IN THE CITY OF SPOKANE, COUNTY OF SPOKANE, STATE OF WASHINGTON.

PER RECORDS OF SPOKANE COUNTY QUIT CLAIM DEED A.F.N. 5144094
 Parcel 25354.0029
 THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 25 NORTH, RANGE 42 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:
 COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 35;

THENCE SOUTH 00°19'34" EAST ON THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER A DISTANCE OF 20.00 FEET TOT THE TRUE POINT OF BEGINNING;
 THENCE CONTINUING SOUTH 00°19'34" EAST A DISTANCE OF 9970.09 FEET; THENCE SOUTH 89°33'53" EAST PARALLEL TO THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER A DISTANCE OF 142.81 FEET; THENCE NORTH 14°35'20" EAST A DISTANCE OF 680.05 FEET; THENCE NORTH 26°32'49" WEST A DISTANCE OF 100.35 FEET; THENCE NORTH 43°26' 34" WEST 140.00 FEET;

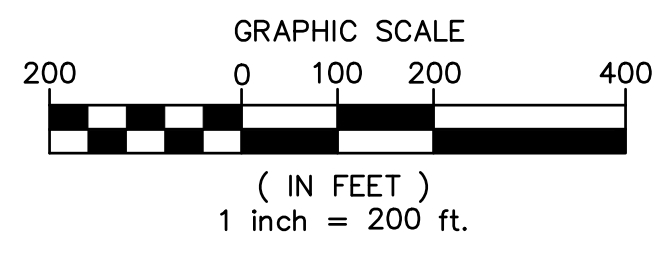
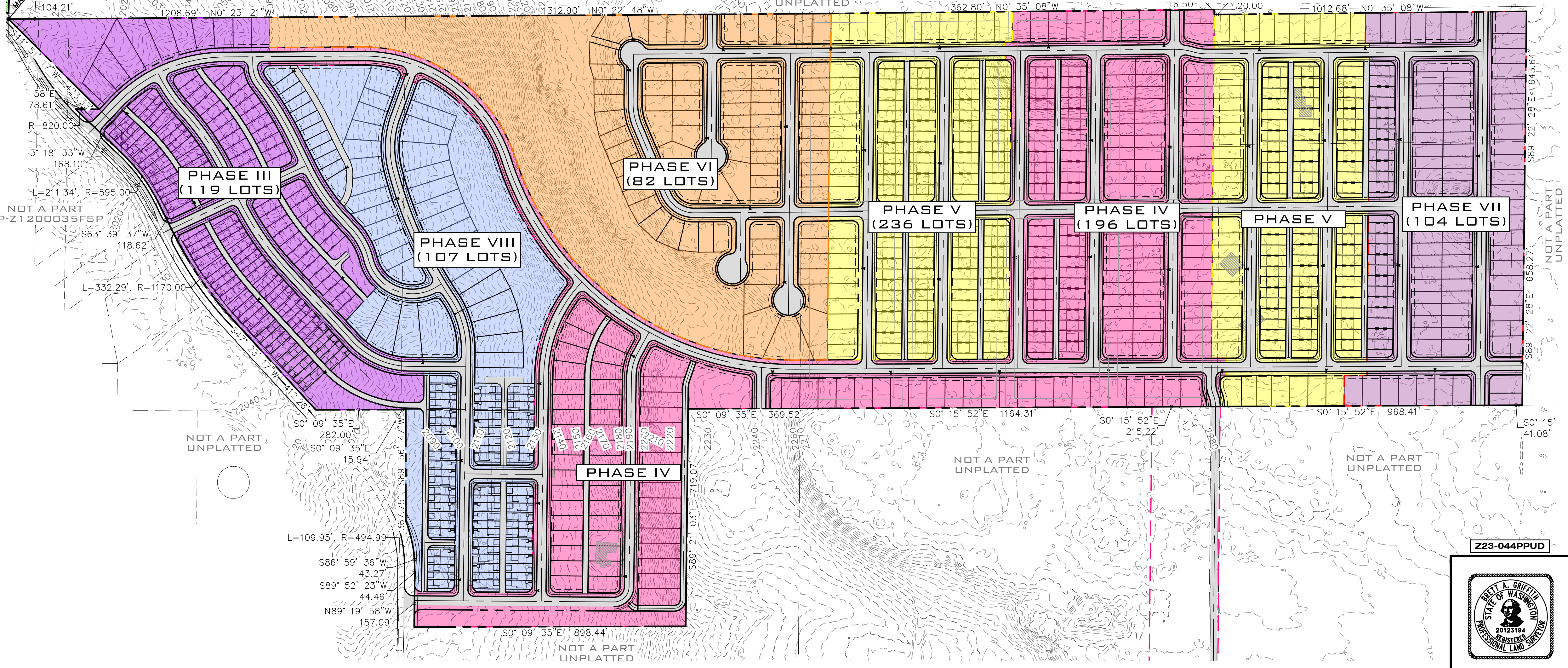
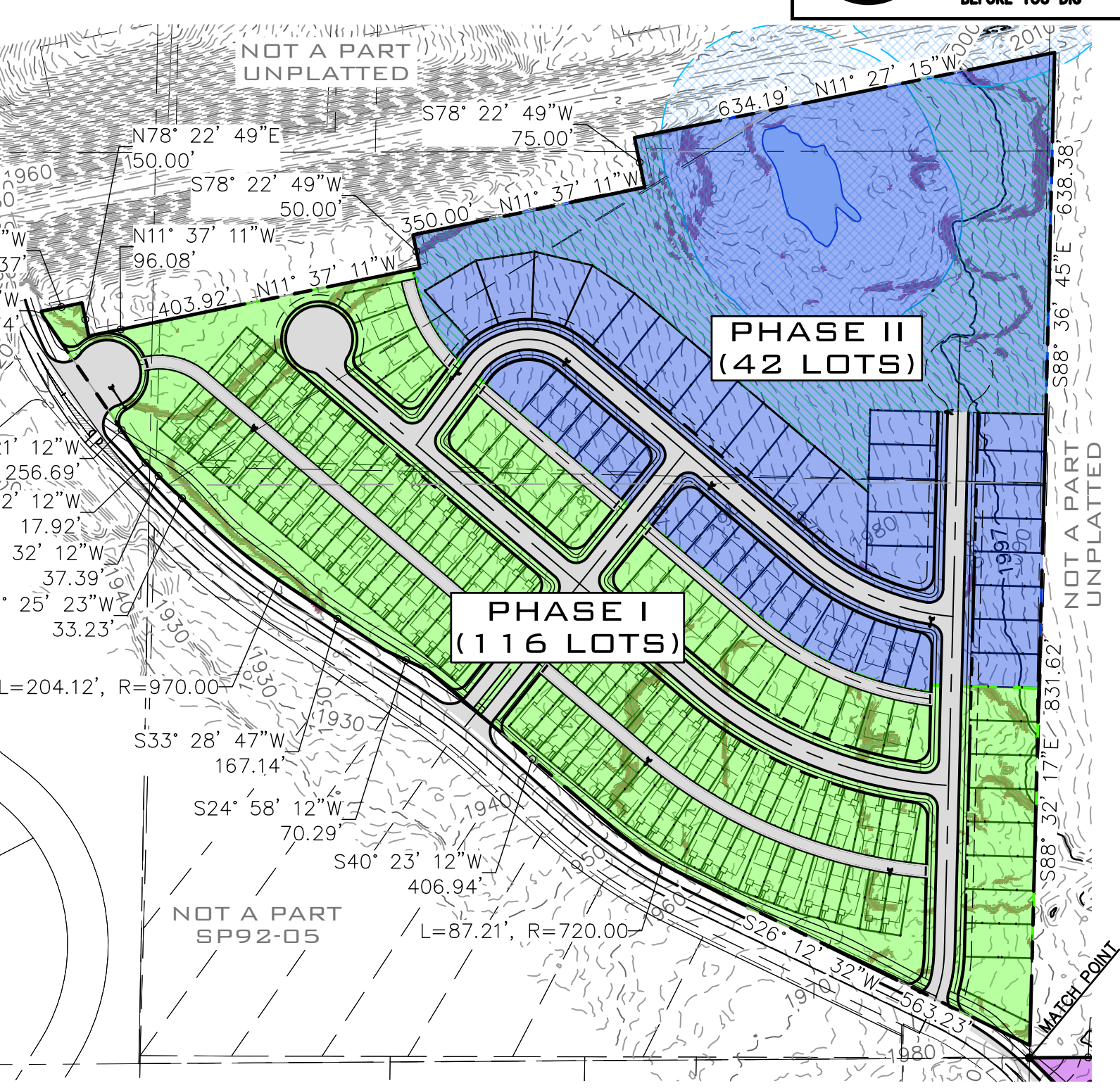
THENCE NORTH 33°00'18" WEST A DISTANCE OF 144.11 FEET TO A POINT OF 20.00 FEET SOUTH AND 100.00 FEET EAST MEASURED AT RIGHT ANGLES FROM THE NORTHWEST CORNER OF THE SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER;
 THENCE NORTH 89°33'53" WEST A DISTANCE OF 100.00 FEET TO THE TRUE POINT OF BEGINNING;

SAID PROPERTY IS DELINEATED AS PARCEL A OF THAT CERTAIN SURVEY RECORDED NOVEMBER 12, 1993, UNDER AUDITOR'S FILE NO. 931120542 IN BOOK 58 OF SURVEYS, PAGES 16, 17 AND 18, RECORD OF SPOKANE COUNTY; SITUATE IN THE COUNTY OF SPOKANE, STATE OF WASHINGTON.

PER RECORDS OF SPOKANE COUNTY STATUTORY WARRANTY DEED A.F.N. 6980287
 Parcel 25354.0032
 THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, SECTION 35, TOWNSHIP 25 NORTH, RANGE 42 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:
 THE WEST 215.10 FEET OF THE EAST 231.60 FEET OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER;

EXCEPT THE SOUTH 330.00 FEET; AND EXCEPT THE NORTH 20 FEET' ALSO DELINEATED AS PARCEL "D" OF THAT CERTAIN SURVEY RECORDED NOVEMBER 12, 1993, IN BOOK 58 OF SURVEYS, PAGES 16, 17 AND 18 UNDER AUDITOR'S FILE NO. 931120542.

SITUATE IN THE COUNTY OF SPOKANE, STATE OF WASHINGTON. PARCEL NO. 25354.0032
 PER RECORDS OF SPOKANE COUNTY STATUTORY WARRANTY FULFILLMENT DEED A.F.N. 4131491



NAVD - 88
 XXX

NO.	DATE	BY	REVISIONS

SCALE:	PROJ #: 22-3185
HORIZONTAL:	DATE: 02/06/24
VERTICAL:	DRAWN: SLS
N/A	REVIEWED: TRW

CIVIL	<input checked="" type="checkbox"/>
STRUCTURAL	<input type="checkbox"/>
SURVEYING	<input type="checkbox"/>
TRAFFIC	<input type="checkbox"/>
PLANNING	<input checked="" type="checkbox"/>
LANDSCAPE	<input type="checkbox"/>
OTHER	<input type="checkbox"/>

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

**VICTORY HEIGHTS
 PUD & PPLAT
 PHASING PLAN
 2929 W THORPE RD
 SPOKANE, WA**

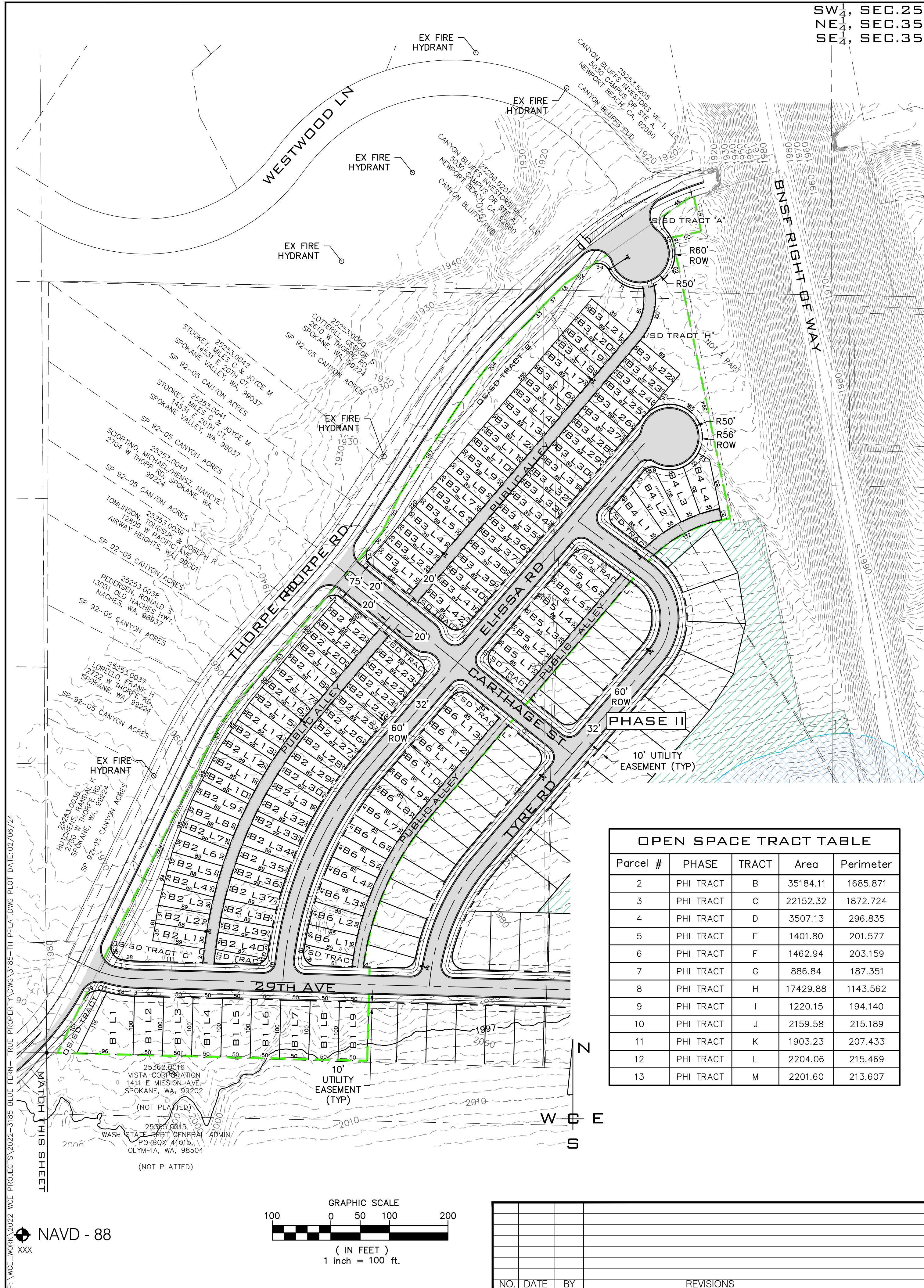
Z23-044PPUD

**SHEET
 PP2**

JOB NUMBER
22-3185

P:\WCE_WORK\2022 WCE PROJECTS\2022-3185 Blue Fern - True Property\DWG\3185-TH PPLAT.dwg, 2/6/2024 9:59:20 AM, sscshutz, AutoCAD PDF (General Documentation).p3

SW 1/4, SEC. 25, T. 25N., R. 42E., W.M.
 NE 1/4, SEC. 35, T. 25N., R. 42E., W.M.
 SE 1/4, SEC. 35, T. 25N., R. 42E., W.M.

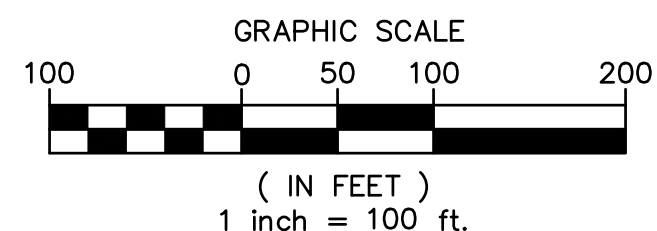


PARCEL TABLE				
Parcel #	PHASE	LOT AND BLOCK	Area	Perimeter
1	PHI	B1 L1	7406.63	360.256
2	PHI	B1 L2	5000.03	300.024
3	PHI	B1 L3	5000.00	300.000
4	PHI	B1 L4	5000.00	300.000
5	PHI	B1 L5	5000.00	300.000
6	PHI	B1 L6	5000.00	300.000
7	PHI	B1 L7	5000.00	300.000
8	PHI	B1 L8	5000.00	300.000
9	PHI	B1 L9	5000.00	300.000
10	PHI	B2 L1	2658.39	237.429
11	PHI	B2 L2	2718.80	238.812
12	PHI	B2 L3	2959.88	243.915
13	PHI	B2 L4	2193.44	225.613
14	PHI	B2 L5	2741.87	238.983
15	PHI	B2 L6	2990.87	244.633
16	PHI	B2 L7	2192.92	225.571
17	PHI	B2 L8	2744.81	239.038
18	PHI	B2 L9	2987.74	244.560
19	PHI	B2 L10	2192.99	225.576
20	PHI	B2 L11	2743.52	239.011
21	PHI	B2 L12	2987.74	244.522
22	PHI	B2 L13	2190.66	225.391
23	PHI	B2 L14	2877.78	241.968
24	PHI	B2 L15	2825.27	241.091
25	PHI	B2 L16	2208.30	226.743
26	PHI	B2 L17	2723.16	238.870
27	PHI	B2 L18	2669.95	237.996
28	PHI	B2 L19	2224.96	227.996
29	PHI	B2 L20	2224.96	227.996
30	PHI	B2 L21	2224.96	227.996
31	PHI	B2 L22	2669.95	237.996
32	PHI	B3 L1	2670.00	238.000
33	PHI	B3 L2	2225.00	228.000
34	PHI	B3 L3	2225.00	228.000
35	PHI	B3 L4	2670.00	238.000
36	PHI	B3 L5	2670.00	238.000
37	PHI	B3 L6	2225.00	228.000
38	PHI	B3 L7	2225.00	228.000
39	PHI	B3 L8	2670.00	238.000
40	PHI	B3 L9	2670.00	238.000

OPEN SPACE TRACT TABLE				
Parcel #	PHASE	TRACT	Area	Perimeter
2	PHI TRACT	B	35184.11	1685.871
3	PHI TRACT	C	22152.32	1872.724
4	PHI TRACT	D	3507.13	296.835
5	PHI TRACT	E	1401.80	201.577
6	PHI TRACT	F	1462.94	203.159
7	PHI TRACT	G	886.84	187.351
8	PHI TRACT	H	17429.88	1143.562
9	PHI TRACT	I	1220.15	194.140
10	PHI TRACT	J	2159.58	215.189
11	PHI TRACT	K	1903.23	207.433
12	PHI TRACT	L	2204.06	215.469
13	PHI TRACT	M	2201.60	213.607

PARCEL TABLE				
Parcel #	PHASE	LOT AND BLOCK	Area	Perimeter
41	PHI	B3 L10	2225.00	228.000
42	PHI	B3 L11	2225.00	228.000
43	PHI	B3 L12	2670.00	238.000
44	PHI	B3 L13	2670.00	238.000
45	PHI	B3 L14	2225.00	228.000
46	PHI	B3 L15	2225.00	228.000
47	PHI	B3 L16	2670.00	238.000
48	PHI	B3 L17	2670.00	238.000
49	PHI	B3 L18	2225.00	228.000
50	PHI	B3 L19	2225.00	228.000
51	PHI	B3 L20	2225.00	228.000
52	PHI	B3 L21	2669.99	238.000
53	PHI	B3 L22	2670.04	238.003
54	PHI	B3 L23	2225.02	228.002
55	PHI	B3 L24	2225.01	228.001
56	PHI	B3 L25	2225.02	228.002
57	PHI	B3 L26	2670.00	238.000
58	PHI	B3 L27	2670.00	238.000
59	PHI	B3 L28	2225.00	228.000
60	PHI	B3 L29	2225.00	228.000
61	PHI	B3 L30	2670.00	238.000
62	PHI	B3 L31	2670.00	238.000
63	PHI	B3 L32	2225.00	228.000
64	PHI	B3 L33	2225.00	228.000
65	PHI	B3 L34	2670.00	238.000
66	PHI	B3 L35	2670.00	238.000
67	PHI	B3 L36	2225.00	228.000
68	PHI	B3 L37	2225.00	228.000
69	PHI	B3 L38	2670.00	238.000
70	PHI	B3 L39	2670.00	238.000
71	PHI	B3 L40	2225.00	228.000
72	PHI	B3 L41	2225.00	228.000
73	PHI	B3 L42	2658.22	235.379
74	PHI	B2 L23	2669.75	237.773
75	PHI	B2 L22	2225.00	228.000
76	PHI	B2 L23	2225.00	228.000
77	PHI	B2 L24	2225.00	228.000
78	PHI	B2 L25	2670.00	238.000
79	PHI	B2 L26	2741.65	239.624
80	PHI	B2 L27	2225.20	228.020

PARCEL TABLE				
Parcel #	PHASE	LOT AND BLOCK	Area	Perimeter
81	PHI	B2 L28	2984.43	245.099
82	PHI	B2 L29	2832.02	241.694
83	PHI	B2 L30	2225.13	228.033
84	PHI	B2 L31	3076.38	247.207
85	PHI	B2 L32	2782.18	240.607
86	PHI	B2 L33	2225.13	228.033
87	PHI	B2 L34	3029.86	246.129
88	PHI	B2 L35	2829.27	241.633
89	PHI	B2 L36	2225.13	228.033
90	PHI	B2 L37	3072.23	247.110
91	PHI	B2 L38	2785.67	240.683
92	PHI	B2 L39	2225.13	228.033
93	PHI	B2 L40	2664.86	236.170
94	PHI	B6 L1	2977.01	240.220
95	PHI	B6 L2	3221.12	245.791
96	PHI	B6 L3	3229.78	245.995
97	PHI	B6 L4	3218.52	245.730
98	PHI	B6 L5	3232.38	246.056
99	PHI	B6 L6	3212.08	245.579
100	PHI	B6 L7	3238.43	246.199
101	PHI	B6 L8	3085.21	242.641
102	PHI	B6 L9	3096.17	242.899
103	PHI	B6 L10	2975.00	240.000
104	PHI	B6 L11	2975.00	240.000
105	PHI	B6 L12	2975.00	240.000
106	PHI	B6 L13	2975.00	240.000
107	PHI	B5 L1	2975.00	240.000
108	PHI	B5 L2	2975.00	240.000
109	PHI	B5 L3	2975.00	240.000
110	PHI	B5 L4	2975.00	240.000
111	PHI	B5 L5	2975.00	240.000
112	PHI	B5 L6	2975.00	240.000
113	PHI	B4 L1	3779.42	267.904
114	PHI	B4 L2	4354.15	288.735
115	PHI	B4 L3	3761.54	279.569
116	PHI	B4 L4	3750.72	262.646

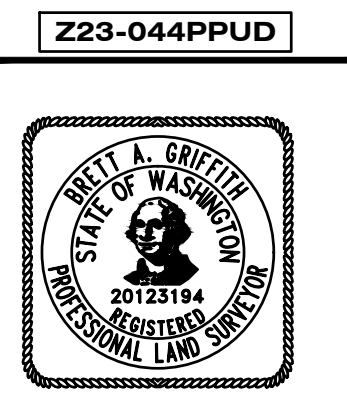


NO	DATE	BY	REVISIONS

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



VICTORY HEIGHTS PUD & PPLAT PHASE I
2929 W THORPE RD SPOKANE, WA



SHEET PP3
JOB NUMBER 22-3185

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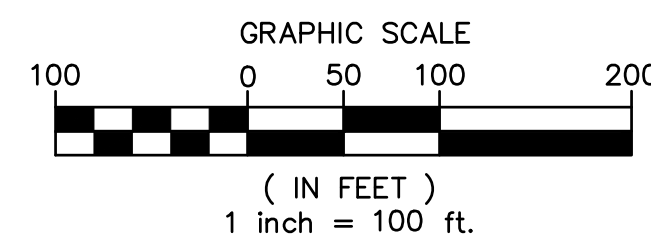
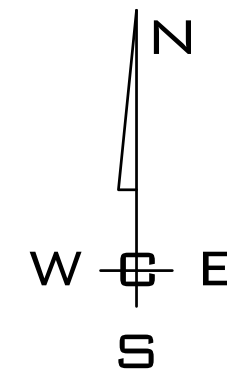
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 NE $\frac{1}{4}$, SEC.35, T.25N., R.42E., W.M.
 SE $\frac{1}{4}$, SEC.35, T.25N., R.42E., W.M.



PARCEL TABLE				
Parcel #	PHASE	LOT AND BLOCK	Area	Perimeter
1	PHII	B1 L1	2974.91	239.923
2	PHII	B1 L2	2975.00	240.000
3	PHII	B1 L3	2975.00	240.000
4	PHII	B1 L4	2975.00	240.000
5	PHII	B1 L5	2974.97	239.940
6	PHII	B2 L1	2975.00	240.000
7	PHII	B2 L2	2975.00	240.000
8	PHII	B2 L3	2975.00	240.000
9	PHII	B2 L4	2975.00	240.000
10	PHII	B2 L5	3125.14	243.605
11	PHII	B2 L6	3117.29	243.421
12	PHII	B2 L7	3283.03	247.248
13	PHII	B2 L8	3299.07	247.625
14	PHII	B2 L9	3280.01	247.177
15	PHII	B2 L10	3302.59	247.708
16	PHII	B2 L11	2978.07	240.321
17	PHII	B3 L1	5000.00	300.000
18	PHII	B3 L2	5000.00	300.000
19	PHII	B3 L3	5000.00	300.000
20	PHII	B3 L4	5000.00	300.000
21	PHII	B3 L5	5000.00	300.000
22	PHII	B3 L6	5000.00	300.000
23	PHII	B3 L7	4998.54	299.938
24	PHII	B3 L8	5507.21	310.051
25	PHII	B4 L1	5003.86	300.154
26	PHII	B4 L2	5002.97	300.119
27	PHII	B4 L3	5002.09	300.084
28	PHII	B4 L4	5001.20	300.048
29	PHII	B4 L5	5498.22	298.505
30	PHII	B4 L6	8986.15	395.511
31	PHII	B4 L7	5002.22	300.133
32	PHII	B4 L8	5002.22	300.133
33	PHII	B4 L9	5002.22	300.133
34	PHII	B4 L10	5002.22	300.133
35	PHII	B4 L11	5002.22	300.133
36	PHII	B4 L12	5002.22	300.133
37	PHII	B4 L13	5002.22	300.133
38	PHII	B4 L14	5002.22	300.133
39	PHII	B4 L15	6135.14	325.340
40	PHII	B4 L16	6674.11	337.917

PARCEL TABLE				
Parcel #	PHASE	LOT AND BLOCK	Area	Perimeter
41	PHII	B4 L17	6674.11	337.917
42	PHII	B4 L18	6674.11	337.917

OPEN SPACE TRACT TABLE				
Parcel #	PHASE	TRACT	Area	Perimeter
1	PHII TRACT	A	2320.17	220.500
2	PHII TRACT	B	2456.38	220.448
3	PHII TRACT	C	1650.95	202.391
4	PHII TRACT	D	4612.40	272.420
5	PHII TRACT	E	307001.88	3107.193



4.0 ac PROPOSED PARK AREA OUTSIDE OF WETLAND/WETLAND BUFFER AREA

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NAVD - 88
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NO.	DATE	BY	REVISIONS

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 1"=100'
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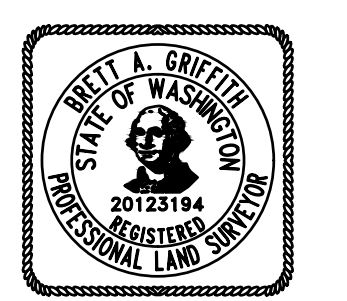
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DATE: 02/06/24
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CIVIL
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 TRAFFIC
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 LANDSCAPE
 OTHER



**VICTORY HEIGHTS
 PUD & PPLAT
 PHASE II
 2929 W THORPE RD
 SPOKANE, WA**

Z23-044PPUD



**SHEET
 PP4**
 JOB NUMBER
22-3185

SW 1/4, SEC. 25, T. 25N., R. 42E., W.M.
 NE 1/4, SEC. 35, T. 25N., R. 42E., W.M.
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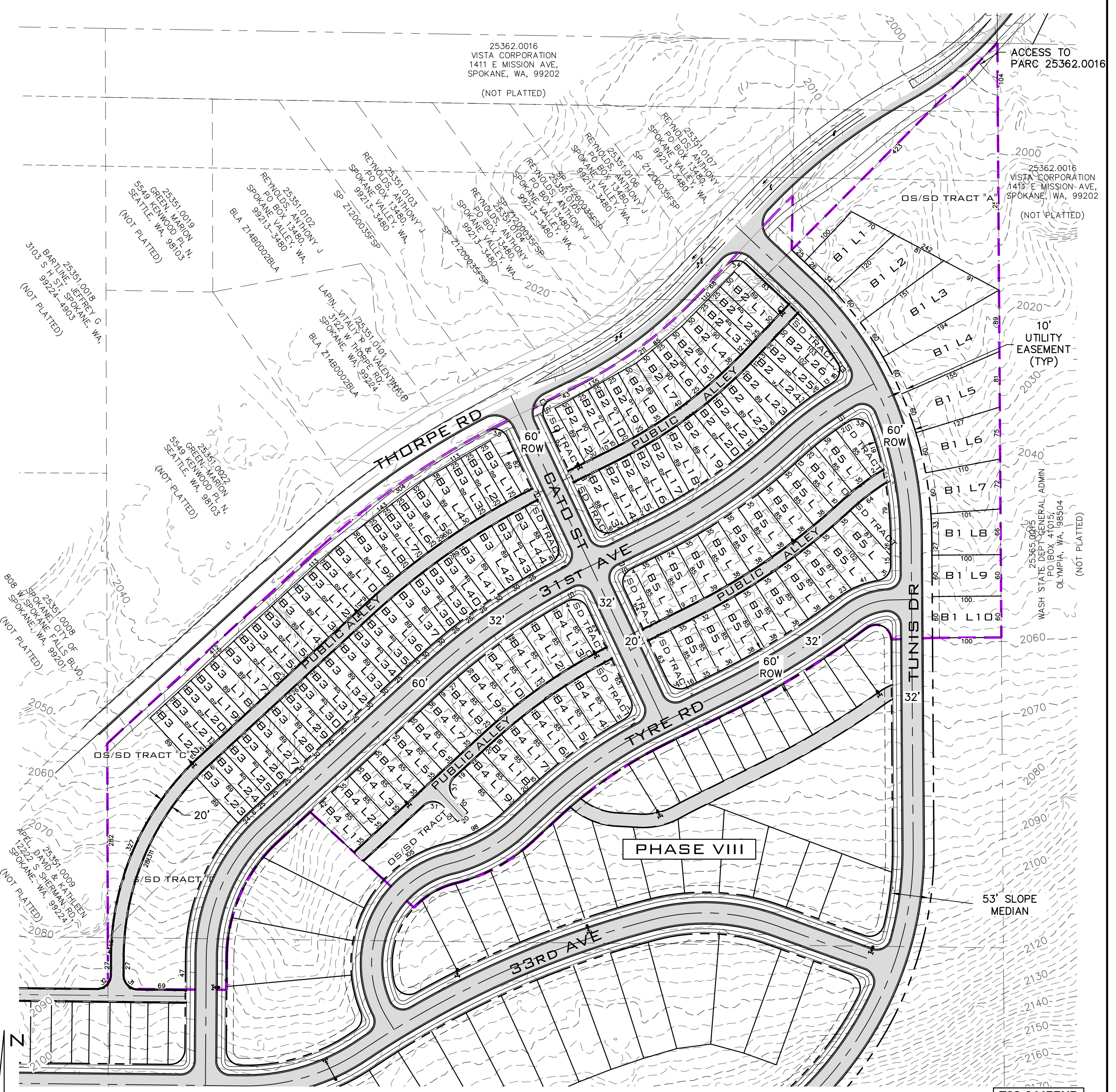


PARCEL TABLE				
Parcel #	PHASE	LOT AND BLOCK	Area	Perimeter
1	PHIII	B1 L1	6957.73	350.105
2	PHIII	B1 L2	9089.84	411.998
3	PHIII	B1 L3	11957.18	495.893
4	PHIII	B1 L4	12125.17	498.308
5	PHIII	B1 L5	9529.70	422.979
6	PHIII	B1 L6	7859.30	372.692
7	PHIII	B1 L7	6912.75	343.499
8	PHIII	B1 L8	6328.28	327.486
9	PHIII	B1 L9	5994.78	319.826
10	PHIII	B1 L10	5995.98	319.856
11	PHIII	B2 L1	2665.84	237.725
12	PHIII	B2 L2	2231.07	228.488
13	PHIII	B2 L3	2239.38	229.087
14	PHIII	B2 L4	3050.51	246.869
15	PHIII	B2 L5	2807.40	241.744
16	PHIII	B2 L6	2257.25	230.432
17	PHIII	B2 L7	3145.47	249.369
18	PHIII	B2 L8	2928.04	245.089
19	PHIII	B2 L9	2289.48	233.018
20	PHIII	B2 L10	2294.23	233.392
21	PHIII	B2 L11	2276.80	232.073
22	PHIII	B2 L12	2692.26	239.520
23	PHIII	B3 L1	2212.55	227.119
24	PHIII	B3 L2	2196.62	225.830
25	PHIII	B3 L3	2195.31	225.724
26	PHIII	B3 L4	3003.90	245.266
27	PHIII	B3 L5	2760.68	239.594
28	PHIII	B3 L6	2185.89	224.977
29	PHIII	B3 L7	2177.02	224.260
30	PHIII	B3 L8	2182.76	224.724
31	PHIII	B3 L9	2899.73	242.520
32	PHIII	B3 L10	2778.17	240.382
33	PHIII	B3 L11	2216.62	227.360
34	PHIII	B3 L12	2219.65	227.572
35	PHIII	B3 L13	2667.73	237.849
36	PHIII	B3 L14	2689.94	238.448
37	PHIII	B3 L15	2225.00	228.000
38	PHIII	B3 L15	2225.00	228.000
39	PHIII	B3 L16	2225.00	228.000
40	PHIII	B3 L17	2670.00	238.000

PARCEL TABLE				
Parcel #	PHASE	LOT AND BLOCK	Area	Perimeter
41	PHIII	B3 L18	2670.00	238.000
42	PHIII	B3 L19	2225.00	228.000
43	PHIII	B3 L20	2225.00	228.000
44	PHIII	B3 L21	2225.00	228.000
45	PHIII	B3 L22	2671.39	238.283
46	PHIII	B3 L23	2671.97	238.288
47	PHIII	B3 L24	2225.00	228.000
48	PHIII	B3 L25	2225.00	228.000
49	PHIII	B3 L26	2225.00	228.000
50	PHIII	B3 L27	2694.41	238.548
51	PHIII	B3 L28	2670.00	238.000
52	PHIII	B3 L29	2225.00	228.000
53	PHIII	B3 L30	2225.00	228.000
54	PHIII	B3 L31	2225.00	228.000
55	PHIII	B3 L32	2682.20	238.275
56	PHIII	B3 L33	2670.01	238.001
57	PHIII	B3 L34	2225.01	228.001
58	PHIII	B3 L35	2225.01	228.001
59	PHIII	B3 L36	2793.19	240.769
60	PHIII	B3 L37	2916.34	243.580
61	PHIII	B3 L38	2225.47	228.057
62	PHIII	B3 L39	2225.09	228.019
63	PHIII	B3 L40	2226.10	228.122
64	PHIII	B3 L41	2780.37	240.658
65	PHIII	B3 L42	3027.22	246.127
66	PHIII	B3 L43	2225.06	228.016
67	PHIII	B3 L44	2667.15	236.896
68	PHIII	B2 L13	2670.61	237.424
69	PHIII	B2 L14	2227.10	228.213
70	PHIII	B2 L15	2225.96	228.111
71	PHIII	B2 L16	2225.21	228.035
72	PHIII	B2 L17	2226.83	228.202
73	PHIII	B2 L18	2982.59	245.182
74	PHIII	B2 L19	3071.35	247.085
75	PHIII	B2 L20	2209.60	227.690
76	PHIII	B2 L21	2225.17	228.042
77	PHIII	B2 L22	2848.76	242.149
78	PHIII	B2 L23	3038.25	248.535
79	PHIII	B2 L24	2348.36	238.476
80	PHIII	B2 L25	2473.64	248.674

PARCEL TABLE				
Parcel #	PHASE	LOT AND BLOCK	Area	Perimeter
81	PHIII	B2 L26	3136.78	265.862
82	PHIII	B5 L	3131.43	243.753
83	PHIII	B5 L	3155.07	244.245
84	PHIII	B5 L	3115.86	243.320
85	PHIII	B5 L	3082.35	242.530
86	PHIII	B5 L	3120.65	243.427
87	PHIII	B5 L	3123.45	243.492
88	PHIII	B5 L	3114.38	243.278
89	PHIII	B5 L	3129.61	243.635
90	PHIII	B5 L	3023.85	241.156
91	PHIII	B5 L	3031.81	241.343
92	PHIII	B4 L13	2975.75	240.086
93	PHIII	B4 L12	3141.24	243.911
94	PHIII	B4 L11	3120.53	243.425
95	PHIII	B4 L10	3117.89	243.364
96	PHIII	B4 L9	3140.59	243.899
97	PHIII	B4 L8	3031.20	241.337
98	PHIII	B4 L7	3032.36	241.364
99	PHIII	B4 L6	2975.12	240.007
100	PHIII	B4 L5	2975.12	240.007
101	PHIII	B4 L4	2975.12	240.007
102	PHIII	B4 L3	2975.12	240.007
103	PHIII	B4 L2	2975.12	240.007
104	PHIII	B4 L1	3272.74	247.297
105	PHIII	B4 L19	2975.01	240.001
106	PHIII	B4 L18	3100.53	242.964
107	PHIII	B4 L17	3095.66	242.849
108	PHIII	B4 L16	3154.24	244.217
109	PHIII	B4 L15	3153.97	244.211
110	PHIII	B4 L14	2976.07	240.118
111	PHIII	B5 L	2975.09	240.007
112	PHIII	B5 L	3087.83	242.658
113	PHIII	B5 L	3086.49	242.624
114	PHIII	B5 L	3103.80	243.031
115	PHIII	B5 L	3108.51	243.141
116	PHIII	B5 L	3105.54	243.071
117	PHIII	B5 L	3123.98	245.539
118	PHIII	B5 L	3388.91	264.714
119	PHIII	B5 L	3664.14	269.714

OPEN SPACE TRACT TABLE				
Parcel #	PHASE	TRACT	Area	Perimeter
1	PHIII TRACT	A	44187.46	1149.144
2	PHIII TRACT	B	8914.61	1110.271
3	PHIII TRACT	C	28762.00	2270.070
4	PHIII TRACT	D	26336.72	763.491
5	PHIII TRACT	E	1377.00	200.929
6	PHIII TRACT	F	1042.89	193.083
7	PHIII TRACT	G	1567.54	231.084
8	PHIII TRACT	H	2903.30	228.033
9	PHIII TRACT	I	2088.51	212.590
10	PHIII TRACT	J	1826.34	205.440
11	PHIII TRACT	K	10697.21	608.971
12	PHIII TRACT	L	3068.83	236.324
13	PHIII TRACT	M	2980.97	232.925
14	PHIII TRACT	N	3033.08	256.613



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 NAVD - 88

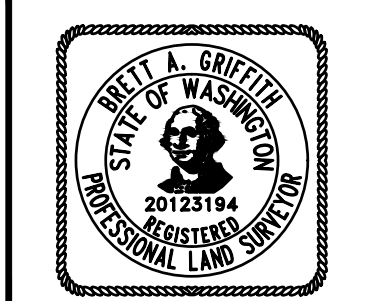
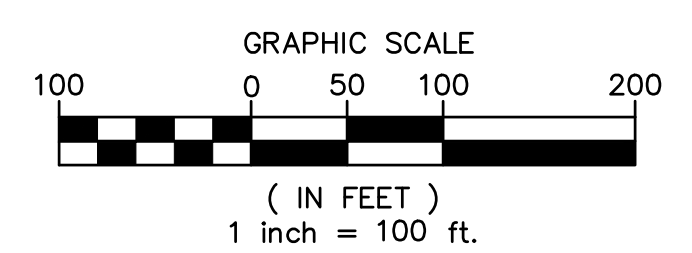
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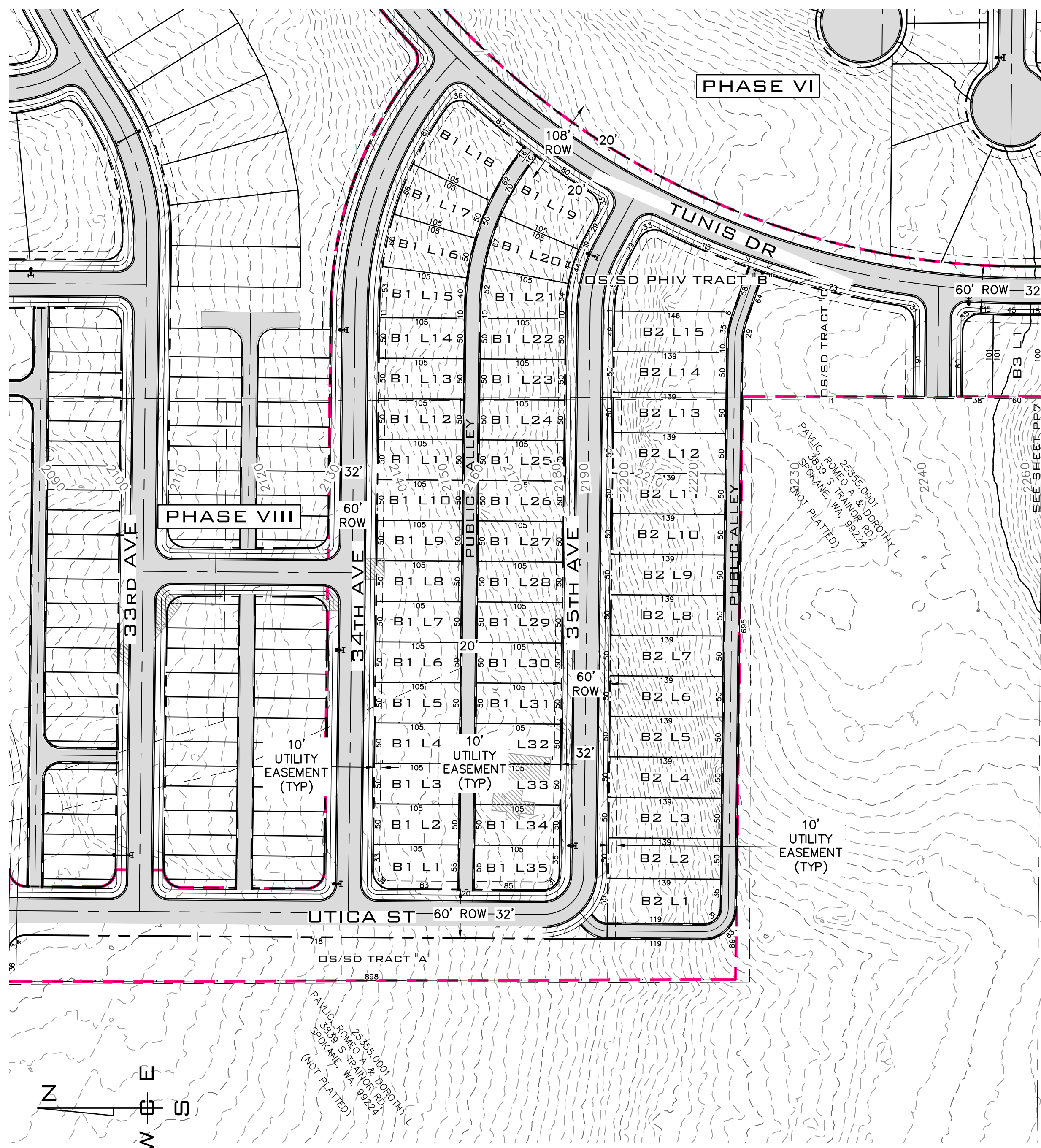


VICTORY HEIGHTS PUD & PPLAT PHASE III
 2929 W THORPE RD
 SPOKANE, WA

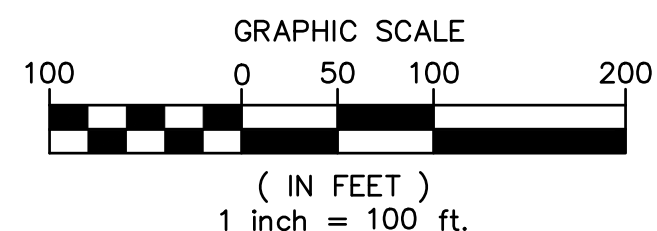
SHEET PP5
 JOB NUMBER 22-3185



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 NE 1/4, SEC. 35, T. 25N., R. 42E., W.M.
 SE 1/4, SEC. 35, T. 25N., R. 42E., W.M.



PARCEL TABLE				
Parcel #	PHASE	LOT AND BLOCK	Area	Perimeter
1	PHIV	B1 L1	5668.11	310.552
2	PHIV	B1 L2	5250.05	310.003
3	PHIV	B1 L3	5250.05	310.003
4	PHIV	B1 L4	5250.05	310.003
5	PHIV	B1 L5	5250.05	310.003
6	PHIV	B1 L6	5250.05	310.003
7	PHIV	B1 L7	5250.05	310.003
8	PHIV	B1 L8	5250.05	310.003
9	PHIV	B1 L9	5250.05	310.003
10	PHIV	B1 L10	5250.05	310.003
11	PHIV	B1 L11	5250.05	310.003
12	PHIV	B1 L12	5250.05	310.003
13	PHIV	B1 L13	5250.05	310.003
14	PHIV	B1 L14	5250.05	310.003
15	PHIV	B1 L15	5948.43	323.304
16	PHIV	B1 L16	6095.25	326.100
17	PHIV	B1 L17	6086.52	325.934
18	PHIV	B1 L18	9415.69	382.120
19	PHIV	B1 L19	7809.46	350.777
20	PHIV	B1 L20	5831.91	321.084
21	PHIV	B1 L21	5585.04	316.383
22	PHIV	B1 L22	5250.05	310.003
23	PHIV	B1 L23	5250.05	310.003
24	PHIV	B1 L24	5250.05	310.003
25	PHIV	B1 L25	5250.05	310.003
26	PHIV	B1 L26	5250.05	310.003
27	PHIV	B1 L27	5250.05	310.003
28	PHIV	B1 L28	5250.05	310.003
29	PHIV	B1 L29	5250.05	310.003
30	PHIV	B1 L30	5250.05	310.003
31	PHIV	B1 L31	5250.05	310.003
32	PHIV	B1 L32	5250.05	310.003
33	PHIV	B1 L33	5250.05	310.003
34	PHIV	B1 L34	5250.05	310.003
35	PHIV	B1 L35	5683.37	311.378
36	PHIV	B2 L1	7560.11	379.507
37	PHIV	B2 L2	6950.07	378.004
38	PHIV	B2 L3	6950.07	378.004
39	PHIV	B2 L4	6950.07	378.004
40	PHIV	B2 L5	6950.07	378.004
41	PHIV	B2 L6	6950.07	378.004
42	PHIV	B2 L7	6950.07	378.004
43	PHIV	B2 L8	6950.07	378.004
44	PHIV	B2 L9	6950.07	378.004
45	PHIV	B2 L10	6950.07	378.004
46	PHIV	B2 L11	6950.07	378.004
47	PHIV	B2 L12	6950.07	378.004
48	PHIV	B2 L13	6950.07	378.004
49	PHIV	B2 L14	6950.07	378.004
50	PHIV	B2 L15	7047.47	386.220



NAVD - 88

NO.	DATE	BY	REVISIONS

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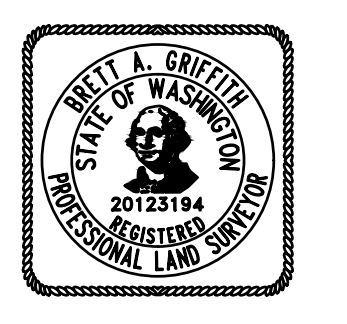
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 DATE: 02/06/24
 DRAWN: SLS
 REVIEWED: TRW

- CIVIL
- STRUCTURAL
- SURVEYING
- TRAFFIC
- PLANNING
- LANDSCAPE
- OTHER



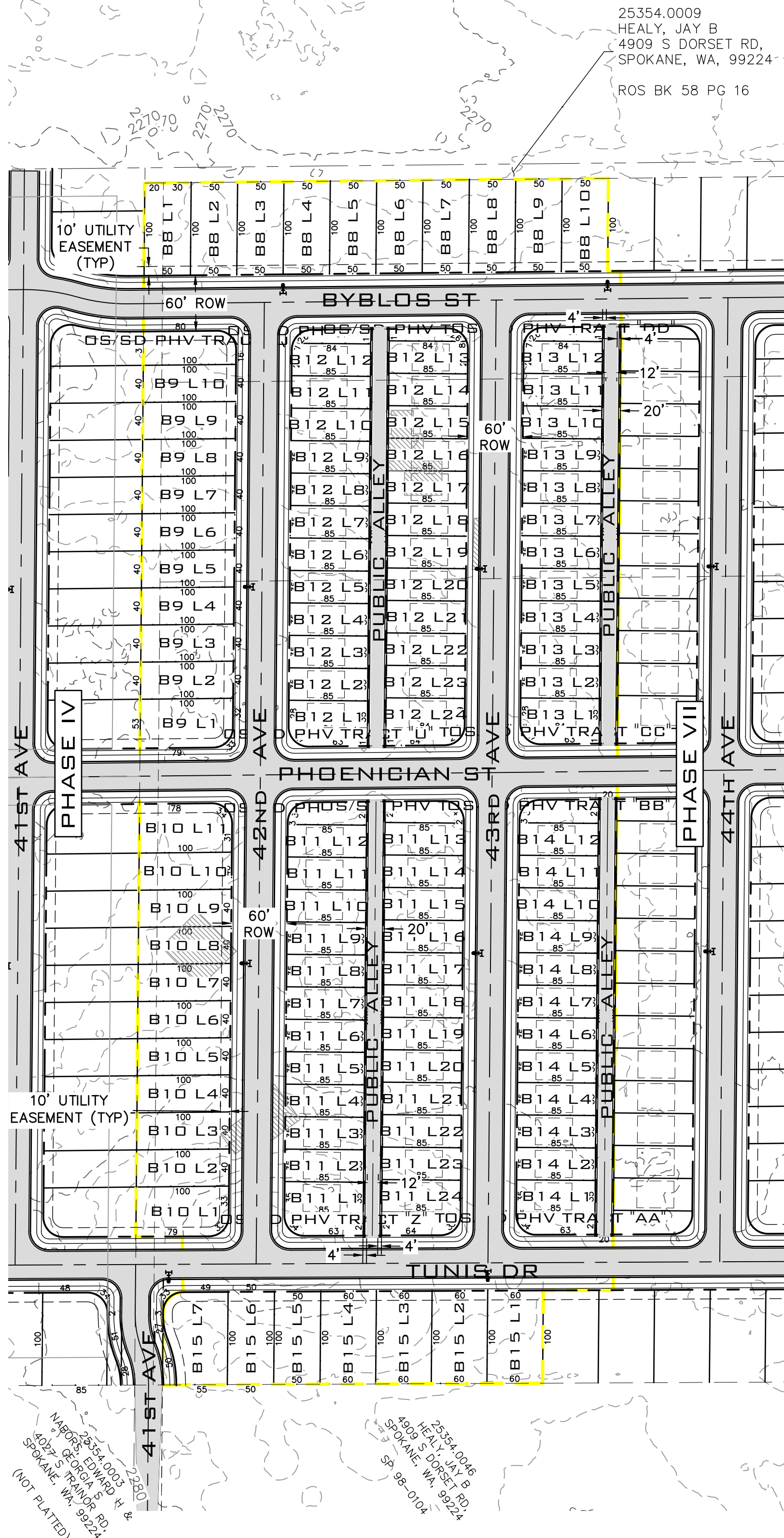
VICTORY HEIGHTS PUD & PPLAT PHASE IV
 2929 W THORPE RD
 SPOKANE, WA

Z23-044PPUD



SHEET PP6
 JOB NUMBER 22-3185

SW $\frac{1}{4}$, SEC.25, T.25N., R.42E., W.M.
 NE $\frac{1}{4}$, SEC.35, T.25N., R.42E., W.M.
 SE $\frac{1}{4}$, SEC.35, T.25N., R.42E., W.M.



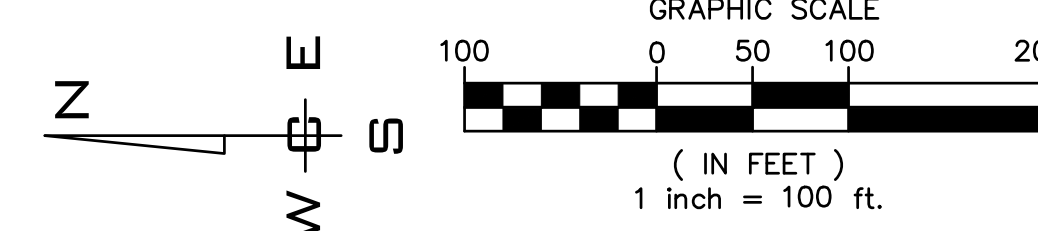
PARCEL TABLE				
Parcel #	PHASE	LOT AND BLOCK	Area	Perimeter
121	PHV	B7 L18	2975.00	240.000
122	PHV	B7 L17	2975.00	240.000
123	PHV	B7 L16	2975.00	240.000
124	PHV	B7 L15	2975.00	240.000
125	PHV	B7 L14	2975.00	240.000
126	PHV	B7 L13	2975.00	240.000
127	PHV	B8 L1	5000.40	300.033
128	PHV	B8 L2	5000.40	300.033
129	PHV	B8 L3	5000.40	300.033
130	PHV	B8 L4	5000.40	300.033
131	PHV	B8 L5	5000.40	300.033
132	PHV	B8 L6	5000.40	300.033
133	PHV	B8 L7	5000.40	300.033
134	PHV	B8 L8	5000.40	300.033
135	PHV	B8 L9	5000.40	300.033
136	PHV	B8 L10	5000.40	300.033
137	PHV	B9 L10	4000.70	280.049
138	PHV	B9 L9	4000.70	280.049
139	PHV	B9 L8	4000.70	280.049
140	PHV	B9 L7	4000.70	280.049
141	PHV	B9 L6	4000.70	280.049
142	PHV	B9 L5	4000.70	280.049
143	PHV	B9 L4	4000.70	280.049
144	PHV	B9 L3	4000.70	280.049
145	PHV	B9 L2	4000.70	280.049
146	PHV	B9 L1	5200.61	297.114
147	PHV	B10 L11	5192.64	296.322
148	PHV	B10 L10	4000.70	280.049
149	PHV	B10 L9	4000.70	280.049
150	PHV	B10 L8	4000.70	280.049
151	PHV	B10 L7	4000.70	280.049
152	PHV	B10 L6	4000.70	280.049
153	PHV	B10 L5	4000.70	280.049
154	PHV	B10 L4	4000.70	280.049
155	PHV	B10 L3	4000.70	280.049
156	PHV	B10 L2	4000.70	280.049
157	PHV	B10 L1	5283.98	298.681
159	PHV	B15 L6	5001.04	300.038
160	PHV	B15 L5	5000.43	300.026
161	PHV	B15 L4	6000.52	320.028

PARCEL TABLE				
Parcel #	PHASE	LOT AND BLOCK	Area	Perimeter
162	PHV	B15 L3	6000.52	320.028
163	PHV	B15 L2	6000.52	320.028
164	PHV	B15 L1	6000.52	320.028
165	PHV	B11 L1	2975.00	240.000
166	PHV	B11 L2	2975.00	240.000
167	PHV	B11 L3	2975.00	240.000
168	PHV	B11 L4	2975.00	240.000
169	PHV	B11 L5	2975.00	240.000
170	PHV	B11 L6	2975.00	240.000
171	PHV	B11 L7	2975.00	240.000
172	PHV	B11 L8	2975.00	240.000
173	PHV	B11 L9	2975.00	240.000
174	PHV	B11 L10	2975.00	240.000
175	PHV	B11 L11	2975.00	240.000
176	PHV	B11 L12	2975.00	240.000
177	PHV	B12 L1	2972.59	239.033
178	PHV	B12 L2	2975.00	240.000
179	PHV	B12 L3	2975.00	240.000
180	PHV	B12 L4	2975.00	240.000
181	PHV	B12 L5	2975.00	240.000
182	PHV	B12 L6	2975.00	240.000
183	PHV	B12 L7	2975.00	240.000
184	PHV	B12 L8	2975.00	240.000
185	PHV	B12 L9	2975.00	240.000
186	PHV	B12 L10	2975.00	240.000
187	PHV	B12 L11	2975.00	240.000
188	PHV	B12 L12	2972.54	239.020
189	PHV	B12 L13	2971.55	238.783
190	PHV	B12 L14	2975.00	240.000
191	PHV	B12 L15	2975.00	240.000
192	PHV	B12 L16	2975.00	240.000
193	PHV	B12 L17	2975.00	240.000
194	PHV	B12 L18	2975.00	240.000
195	PHV	B12 L19	2975.00	240.000
196	PHV	B12 L20	2975.00	240.000
197	PHV	B12 L21	2975.00	240.000
198	PHV	B12 L22	2975.00	240.000
199	PHV	B12 L23	2975.00	240.000
200	PHV	B12 L24	2973.36	239.244
201	PHV	B11 L13	2975.00	240.000

PARCEL TABLE				
Parcel #	PHASE	LOT AND BLOCK	Area	Perimeter
202	PHV	B11 L14	2975.00	240.000
203	PHV	B11 L15	2975.00	240.000
204	PHV	B11 L16	2975.00	240.000
205	PHV	B11 L17	2975.00	240.000
206	PHV	B11 L18	2975.00	240.000
207	PHV	B11 L19	2975.00	240.000
208	PHV	B11 L20	2975.00	240.000
209	PHV	B11 L21	2975.00	240.000
210	PHV	B11 L22	2975.00	240.000
211	PHV	B11 L23	2975.00	240.000
212	PHV	B11 L24	2975.00	240.000
213	PHV	B14 L1	2975.00	240.000
214	PHV	B14 L2	2975.00	240.000
215	PHV	B14 L3	2975.00	240.000
216	PHV	B14 L4	2975.00	240.000
217	PHV	B14 L5	2975.00	240.000
218	PHV	B14 L6	2975.00	240.000
219	PHV	B14 L7	2975.00	240.000
220	PHV	B14 L8	2975.00	240.000
221	PHV	B14 L9	2975.00	240.000
222	PHV	B14 L10	2975.00	240.000
223	PHV	B14 L11	2975.00	240.000
224	PHV	B14 L12	2975.00	240.000
225	PHV	B13 L1	2972.59	239.033
226	PHV	B13 L2	2975.00	240.000
227	PHV	B13 L3	2975.00	240.000
228	PHV	B13 L4	2975.00	240.000
229	PHV	B13 L5	2975.00	240.000
230	PHV	B13 L6	2975.00	240.000
231	PHV	B13 L7	2975.00	240.000
232	PHV	B13 L8	2975.00	240.000
233	PHV	B13 L9	2975.00	240.000
234	PHV	B13 L10	2975.00	240.000
235	PHV	B13 L11	2975.00	240.000
236	PHV	B13 L12	2972.54	239.020

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NAVD - 88
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NO.	DATE	BY	REVISIONS

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 HORIZONTAL:
 1"=100'
 VERTICAL:
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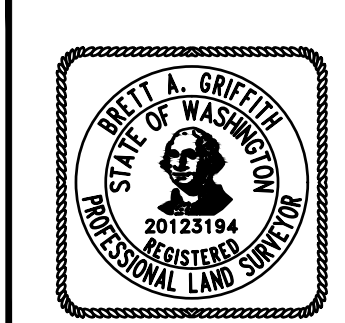
PROJ #: 22-3185
 DATE: 02/06/24
 DRAWN: SLS
 REVIEWED: TRW

- CIVIL
- STRUCTURAL
- SURVEYING
- TRAFFIC
- PLANNING
- LANDSCAPE
- OTHER



**VICTORY HEIGHTS
 PUD & PPLAT
 PHASE V
 2929 W THORPE RD
 SPOKANE, WA**

Z23-044PPUD



**SHEET
 PP9**
 JOB NUMBER
22-3185

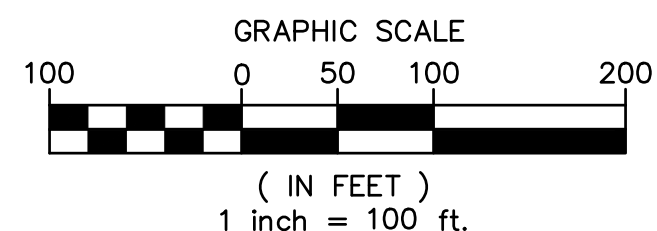
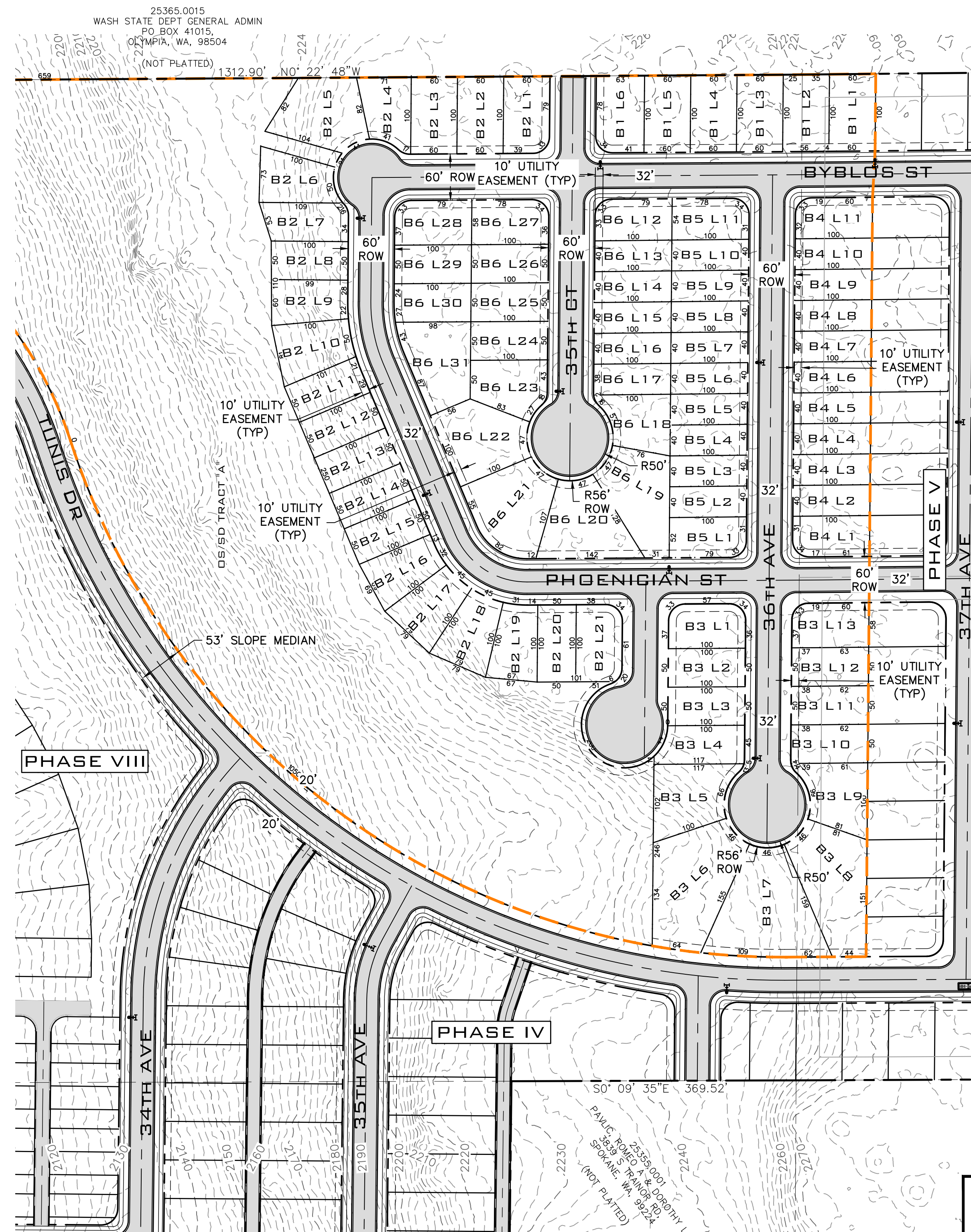
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 NE $\frac{1}{4}$, SEC.35, T.25N., R.42E., W.M.
 SE $\frac{1}{4}$, SEC.35, T.25N., R.42E., W.M.



PARCEL TABLE				
Parcel #	PHASE	LOT AND BLOCK	Area	Perimeter
1	PHVI	B1 L1	6001.05	320.056
2	PHVI	B1 L2	5996.40	319.936
3	PHVI	B1 L3	5994.06	319.816
4	PHVI	B1 L4	5993.95	319.812
5	PHVI	B1 L5	5993.83	319.808
6	PHVI	B1 L6	6168.09	315.795
7	PHVI	B2 L1	5897.72	310.889
8	PHVI	B2 L2	5993.36	319.792
9	PHVI	B2 L3	5993.24	319.788
10	PHVI	B2 L4	5422.04	311.076
11	PHVI	B2 L5	9240.59	384.069
12	PHVI	B2 L6	5886.10	332.078
13	PHVI	B2 L7	5369.46	313.650
14	PHVI	B2 L8	4982.19	299.293
15	PHVI	B2 L9	5437.95	309.027
16	PHVI	B2 L10	6456.55	332.190
17	PHVI	B2 L11	5007.02	301.020
18	PHVI	B2 L12	5000.00	300.000
19	PHVI	B2 L13	5000.00	300.000
20	PHVI	B2 L14	5000.00	300.000
21	PHVI	B2 L15	5000.00	300.000
32	PHVI	B3 L5	8427.71	397.140
33	PHVI	B3 L6	15038.16	498.476
34	PHVI	B3 L7	15654.87	530.849
35	PHVI	B3 L8	12875.73	481.762
36	PHVI	B3 L9	6949.35	360.706
37	PHVI	B3 L10	5000.17	299.645
38	PHVI	B3 L11	5000.76	300.045
39	PHVI	B3 L12	5000.77	300.045
40	PHVI	B3 L13	5684.16	306.725
41	PHVI	B4 L1	5190.05	296.245
42	PHVI	B4 L2	4000.70	280.049
43	PHVI	B4 L3	4000.70	280.049
44	PHVI	B4 L4	4000.70	280.049
45	PHVI	B4 L5	4000.70	280.049
46	PHVI	B4 L6	4000.70	280.049
47	PHVI	B4 L7	4000.70	280.049
48	PHVI	B4 L8	4000.70	280.049
49	PHVI	B4 L9	4000.70	280.049
50	PHVI	B4 L10	4000.70	280.049
51	PHVI	B4 L11	5203.42	297.196
52	PHVI	B5 L1	5146.30	295.963

PARCEL TABLE				
Parcel #	PHASE	LOT AND BLOCK	Area	Perimeter
53	PHVI	B5 L2	4000.70	280.049
54	PHVI	B5 L3	4000.70	280.049
55	PHVI	B5 L4	4000.70	280.049
56	PHVI	B5 L5	4000.70	280.049
57	PHVI	B5 L6	4000.70	280.049
58	PHVI	B5 L7	4000.70	280.049
59	PHVI	B5 L8	4000.70	280.049
60	PHVI	B5 L9	4000.70	280.049
61	PHVI	B5 L10	4000.70	280.049
62	PHVI	B5 L11	5247.86	297.483
63	PHVI	B6 L12	5291.05	298.858
64	PHVI	B6 L13	4000.70	280.049
65	PHVI	B6 L14	4000.70	280.049
66	PHVI	B6 L15	4000.70	280.049
67	PHVI	B6 L16	4000.70	280.049
68	PHVI	B6 L17	4000.60	279.917
69	PHVI	B6 L18	5963.31	328.502
70	PHVI	B6 L19	9749.42	414.228
71	PHVI	B6 L20	9809.75	423.704
72	PHVI	B6 L21	10635.39	402.977
73	PHVI	B6 L22	9405.80	386.135
74	PHVI	B6 L23	6481.65	320.928
75	PHVI	B6 L24	5000.57	300.034
76	PHVI	B6 L25	5000.57	300.034
77	PHVI	B6 L26	5000.57	300.034
78	PHVI	B6 L27	5696.16	306.443
79	PHVI	B6 L28	5703.48	307.100
80	PHVI	B6 L29	5000.57	300.034
81	PHVI	B6 L30	4982.39	298.044
82	PHVI	B6 L31	8800.18	383.875

OPEN SPACE TRACT TABLE				
Parcel #	PHASE	TRACT	Area	Perimeter
1	PHVI TRACT	A	475942.95	4955.334



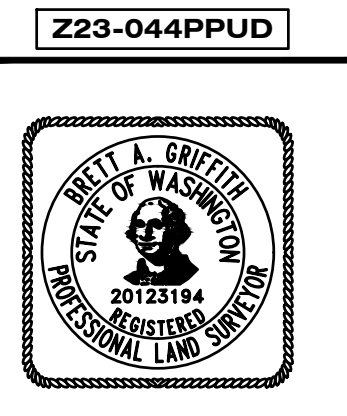
NO.	DATE	BY	REVISIONS

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HORIZONTAL:	DATE: 02/06/24
VERTICAL:	DRAWN: SLS
N/A	REVIEWED: TRW

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SURVEYING	<input type="checkbox"/>
TRAFFIC	<input type="checkbox"/>
PLANNING	<input checked="" type="checkbox"/>
LANDSCAPE	<input type="checkbox"/>
OTHER	<input type="checkbox"/>

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

**VICTORY HEIGHTS
 PUD & PPLAT
 PHASE VI
 2929 W THORPE RD
 SPOKANE, WA**



Z23-044PPUD

**SHEET
 PP10**

**JOB NUMBER
 22-3185**

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SW $\frac{1}{4}$, SEC.25, T.25N., R.42E., W.M.
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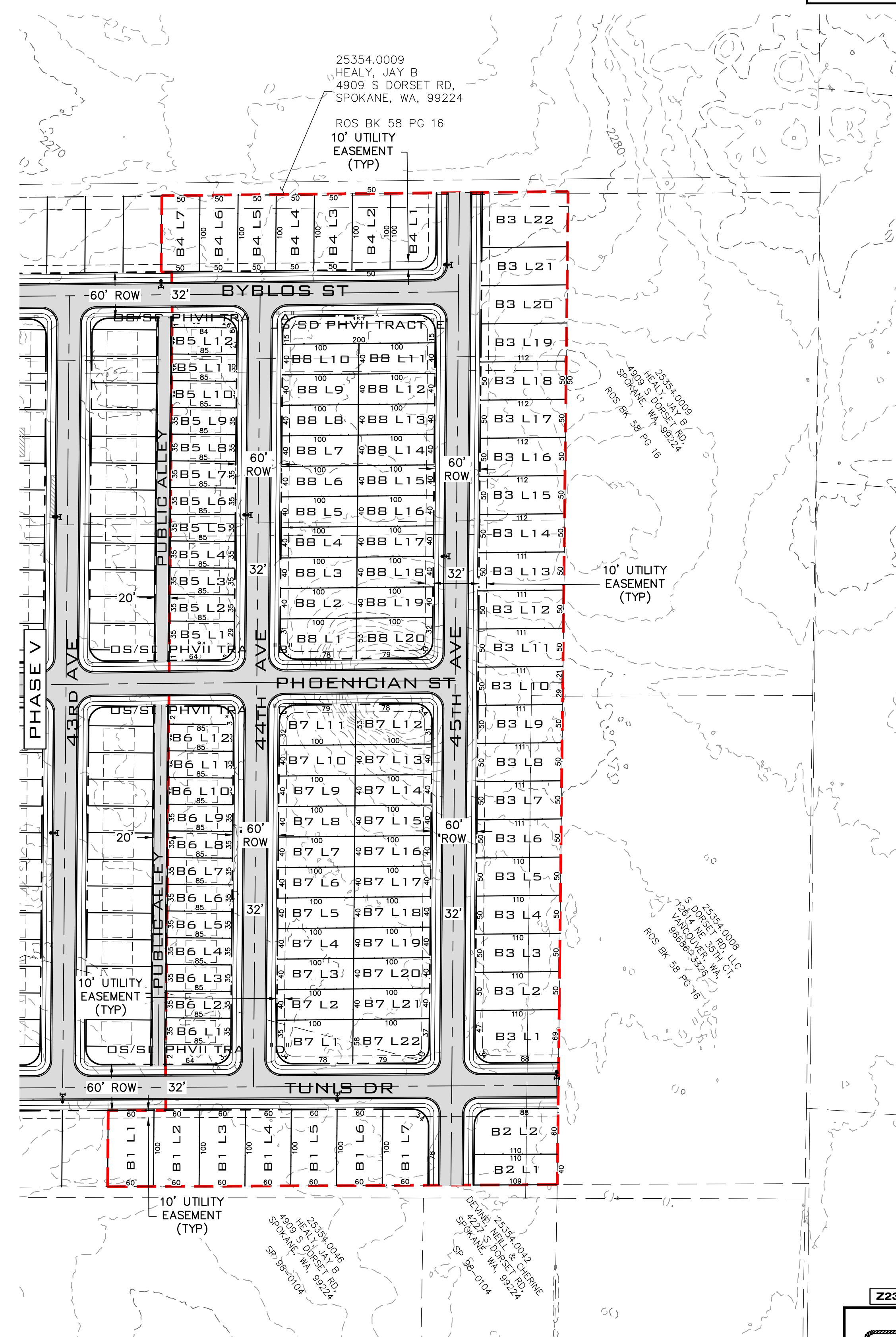


PARCEL TABLE				
Parcel #	PHASE	LOT AND BLOCK	Area	Perimeter
1	PHVII	B1 L1	6000.52	320.028
2	PHVII	B1 L2	6000.52	320.028
3	PHVII	B1 L3	6000.52	320.028
4	PHVII	B1 L4	6000.52	320.028
5	PHVII	B1 L5	6000.52	320.028
6	PHVII	B1 L6	6000.52	320.028
7	PHVII	B1 L7	5898.24	310.513
8	PHVII	B2 L1	4378.28	298.922
9	PHVII	B2 L2	6478.38	330.216
10	PHVII	B3 L1	7481.41	348.302
11	PHVII	B3 L2	5501.30	320.072
12	PHVII	B3 L3	5507.26	320.310
13	PHVII	B3 L4	5513.23	320.549
14	PHVII	B3 L5	5519.19	320.788
15	PHVII	B3 L6	5525.16	321.026
16	PHVII	B3 L7	5531.12	321.265
17	PHVII	B3 L8	5537.09	321.504
18	PHVII	B3 L9	5543.06	321.742
19	PHVII	B3 L10	5549.02	321.981
20	PHVII	B3 L11	5554.99	322.219
21	PHVII	B3 L12	5560.95	322.458
22	PHVII	B3 L13	5566.92	322.697
23	PHVII	B3 L14	5572.89	322.935
24	PHVII	B3 L15	5578.85	323.174
25	PHVII	B3 L16	5584.82	323.413
26	PHVII	B3 L17	5590.78	323.651
27	PHVII	B3 L18	5596.75	323.890
33	PHVII	B4 L2	5000.40	300.033
34	PHVII	B4 L3	5000.40	300.033
35	PHVII	B4 L4	5000.40	300.033
36	PHVII	B4 L5	5000.40	300.033
37	PHVII	B4 L6	5000.40	300.033
38	PHVII	B4 L7	5000.40	300.033
39	PHVII	B5 L12	2971.55	238.783
40	PHVII	B5 L11	2975.00	240.000
41	PHVII	B5 L10	2975.00	240.000
42	PHVII	B5 L9	2975.00	240.000
43	PHVII	B5 L8	2975.00	240.000
44	PHVII	B5 L7	2975.00	240.000
45	PHVII	B5 L6	2975.00	240.000

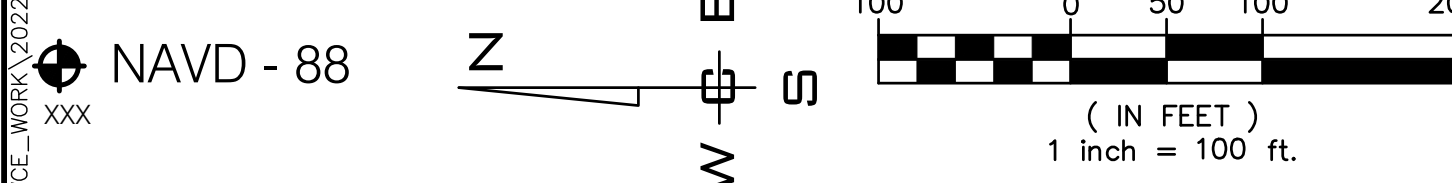
PARCEL TABLE				
Parcel #	PHASE	LOT AND BLOCK	Area	Perimeter
46	PHVII	B5 L5	2975.00	240.000
47	PHVII	B5 L4	2975.00	240.000
48	PHVII	B5 L3	2975.00	240.000
49	PHVII	B5 L2	2975.00	240.000
50	PHVII	B5 L1	2973.36	239.244
51	PHVII	B6 L12	2975.00	240.000
52	PHVII	B6 L11	2975.00	240.000
53	PHVII	B6 L10	2975.00	240.000
54	PHVII	B6 L9	2975.00	240.000
55	PHVII	B6 L8	2975.00	240.000
56	PHVII	B6 L7	2975.00	240.000
57	PHVII	B6 L6	2975.00	240.000
58	PHVII	B6 L5	2975.00	240.000
59	PHVII	B6 L4	2975.00	240.000
60	PHVII	B6 L3	2975.00	240.000
61	PHVII	B6 L2	2975.00	240.000
62	PHVII	B6 L1	2975.00	240.000
63	PHVII	B7 L1	5647.90	305.516
64	PHVII	B7 L2	4000.70	280.049
65	PHVII	B7 L3	4000.70	280.049
66	PHVII	B7 L4	4000.70	280.049
67	PHVII	B7 L5	4000.70	280.049
68	PHVII	B7 L6	4000.70	280.049
69	PHVII	B7 L7	4000.70	280.049
70	PHVII	B7 L8	4000.70	280.049
71	PHVII	B7 L9	4000.70	280.049
72	PHVII	B7 L10	4000.70	280.049
73	PHVII	B7 L11	5201.31	297.128
74	PHVII	B8 L1	5191.94	296.308
75	PHVII	B8 L2	4000.70	280.049
76	PHVII	B8 L3	4000.70	280.049
77	PHVII	B8 L4	4000.70	280.049
78	PHVII	B8 L5	4000.70	280.049
79	PHVII	B8 L6	4000.70	280.049
80	PHVII	B8 L7	4000.70	280.049
81	PHVII	B8 L8	4000.70	280.049
82	PHVII	B8 L9	4000.70	280.049
83	PHVII	B8 L10	4000.70	280.049
84	PHVII	B8 L11	4000.70	280.049
85	PHVII	B8 L12	4000.70	280.049

PARCEL TABLE				
Parcel #	PHASE	LOT AND BLOCK	Area	Perimeter
86	PHVII	B8 L13	4000.70	280.049
87	PHVII	B8 L14	4000.70	280.049
88	PHVII	B8 L15	4000.70	280.049
89	PHVII	B8 L16	4000.70	280.049
90	PHVII	B8 L17	4000.70	280.049
91	PHVII	B8 L18	4000.70	280.049
92	PHVII	B8 L19	4000.70	280.049
93	PHVII	B8 L20	5200.61	297.114
94	PHVII	B7 L12	5192.64	296.322
95	PHVII	B7 L13	4000.70	280.049
96	PHVII	B7 L14	4000.70	280.049
97	PHVII	B7 L15	4000.70	280.049
98	PHVII	B7 L16	4000.70	280.049
99	PHVII	B7 L17	4000.70	280.049
100	PHVII	B7 L18	4000.70	280.049
101	PHVII	B7 L19	4000.70	280.049
102	PHVII	B7 L20	4000.70	280.049
103	PHVII	B7 L21	4000.70	280.049
104	PHVII	B7 L22	5710.04	307.202

OPEN SPACE TRACT TABLE				
Parcel #	PHASE	TRACT	Area	Perimeter
1	PHVII TRACT	A	1049.15	185.868
2	PHVII TRACT	B	1263.87	192.204
3	PHVII TRACT	C	1949.86	208.693
4	PHVII TRACT	D	2072.51	212.087
5	PHVII TRACT	E	7095.29	454.538



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NO.	DATE	BY	REVISIONS

SCALE:	PROJ #: 22-3185
HORIZONTAL:	DATE: 02/06/24
VERTICAL:	DRAWN: SLS
N/A	REVIEWED: TRW

WCE
 WHIPPLE CONSULTING ENGINEERS
 SPOKANE VALLEY, WA 99206
 PH: 509-893-2617 FAX: 509-926-0227

VICTORY HEIGHTS PUD & PPLAT PHASE VII
2929 W THORPE RD SPOKANE, WA

Z23-044PPUD

SHEET PP11
JOB NUMBER 22-3185

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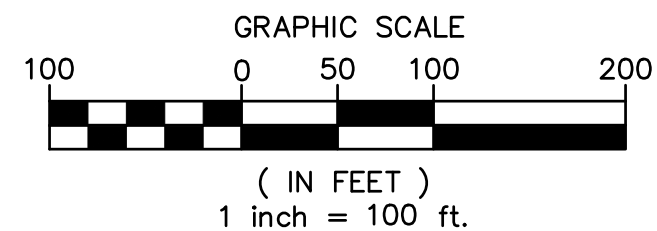
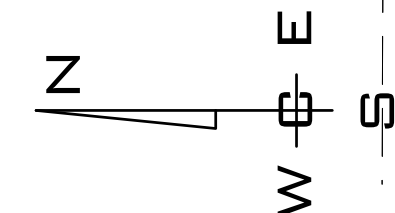
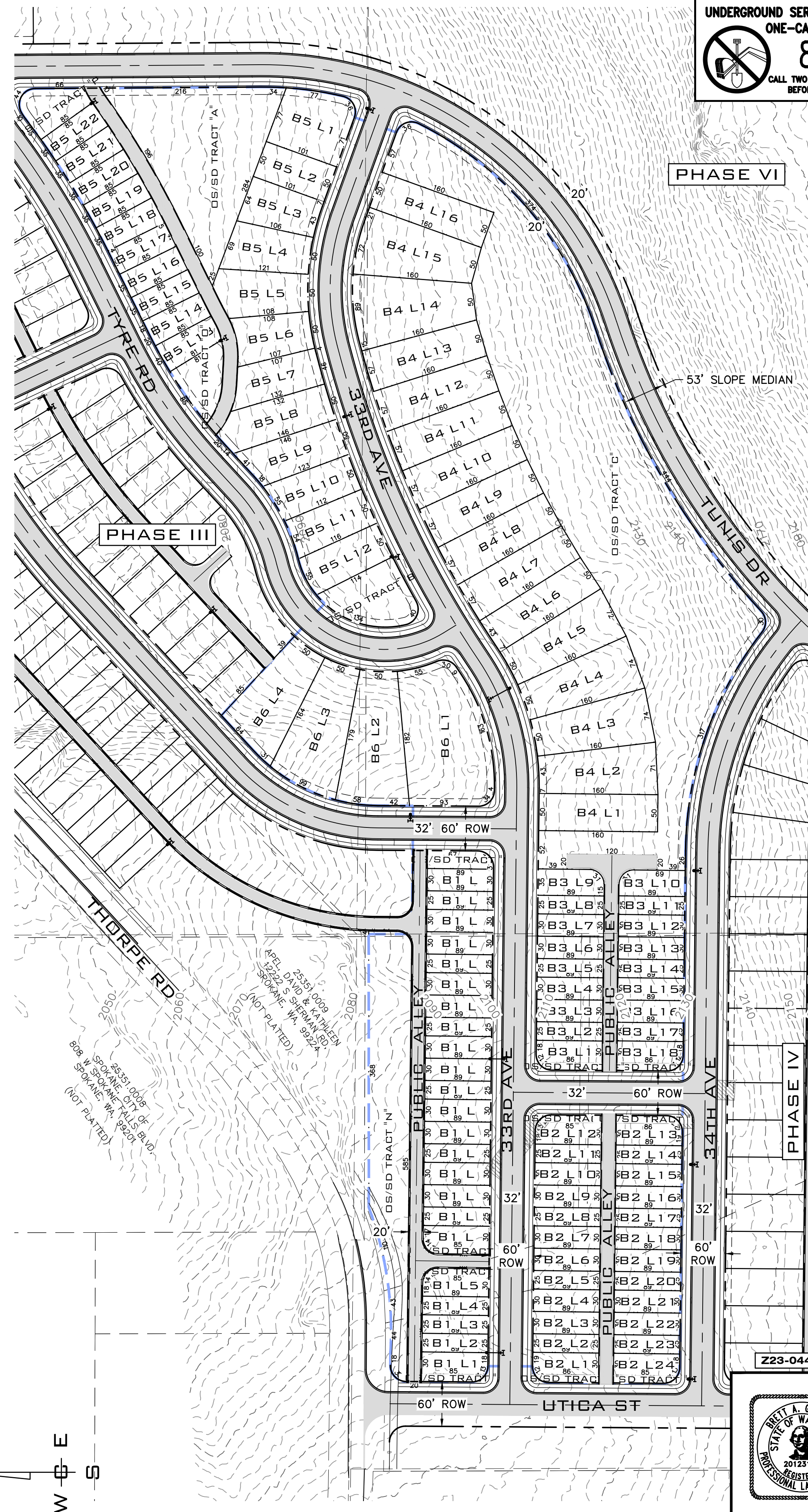


PARCEL TABLE				
Parcel #	PHASE	LOT AND BLOCK	Area	Perimeter
1	PHVIII	B1 L1	2656.35	235.129
2	PHVIII	B1 L2	2225.00	228.000
3	PHVIII	B1 L3	2225.00	228.000
4	PHVIII	B1 L4	2225.00	228.000
5	PHVIII	B1 L5	2652.60	234.615
6	PHVIII	B1 L	2652.60	234.615
7	PHVIII	B1 L	2225.00	228.000
8	PHVIII	B1 L	2670.00	238.000
9	PHVIII	B1 L	2670.00	238.000
10	PHVIII	B1 L	2225.00	228.000
11	PHVIII	B1 L	2670.00	238.000
12	PHVIII	B1 L	2670.00	238.000
13	PHVIII	B1 L	2225.00	228.000
14	PHVIII	B1 L	2670.00	238.000
15	PHVIII	B1 L	2670.00	238.000
16	PHVIII	B1 L	2225.00	228.000
17	PHVIII	B1 L	2670.00	238.000
18	PHVIII	B1 L	2670.00	238.000
19	PHVIII	B1 L	2225.00	228.000
20	PHVIII	B1 L	2670.00	238.000
21	PHVIII	B1 L	2670.00	238.000
22	PHVIII	B1 L	2225.00	228.000
23	PHVIII	B1 L	2670.00	238.000
24	PHVIII	B3 L9	3071.77	240.374
25	PHVIII	B3 L8	2225.00	228.000
26	PHVIII	B3 L7	2670.00	238.000
27	PHVIII	B3 L6	2670.00	238.000
28	PHVIII	B3 L5	2225.00	228.000
29	PHVIII	B3 L4	2670.00	238.000
30	PHVIII	B3 L3	2670.00	238.000
31	PHVIII	B3 L2	2225.00	228.000
32	PHVIII	B3 L1	2657.49	235.279
33	PHVIII	B2 L12	2656.14	235.102
34	PHVIII	B2 L11	2225.00	228.000
35	PHVIII	B2 L10	2670.00	238.000
36	PHVIII	B2 L9	2670.00	238.000
37	PHVIII	B2 L8	2225.00	228.000
38	PHVIII	B2 L7	2670.00	238.000
39	PHVIII	B2 L6	2670.00	238.000
40	PHVIII	B2 L5	2225.00	228.000

PARCEL TABLE				
Parcel #	PHASE	LOT AND BLOCK	Area	Perimeter
41	PHVIII	B2 L4	2670.00	238.000
42	PHVIII	B2 L3	2670.00	238.000
43	PHVIII	B2 L2	2225.00	228.000
44	PHVIII	B2 L1	2658.64	235.436
45	PHVIII	B2 L24	2656.35	235.129
46	PHVIII	B2 L23	2225.00	228.000
47	PHVIII	B2 L22	2670.00	238.000
48	PHVIII	B2 L21	2670.00	238.000
49	PHVIII	B2 L20	2225.00	228.000
50	PHVIII	B2 L19	2670.00	238.000
51	PHVIII	B2 L18	2670.00	238.000
52	PHVIII	B2 L17	2225.00	228.000
53	PHVIII	B2 L16	2670.00	238.000
54	PHVIII	B2 L15	2670.00	238.000
55	PHVIII	B2 L14	2225.00	228.000
56	PHVIII	B2 L13	2658.45	235.410
57	PHVIII	B3 L18	2656.80	235.187
58	PHVIII	B3 L17	2225.00	228.000
59	PHVIII	B3 L16	2670.00	238.000
60	PHVIII	B3 L15	2670.00	238.000
61	PHVIII	B3 L14	2225.00	228.000
62	PHVIII	B3 L13	2670.00	238.000
63	PHVIII	B3 L12	2670.00	238.000
64	PHVIII	B3 L11	2225.00	228.000
65	PHVIII	B3 L10	3029.16	239.416
66	PHVIII	B4 L1	8000.00	420.000
67	PHVIII	B4 L2	9604.77	440.731
68	PHVIII	B4 L3	9879.21	444.290
69	PHVIII	B4 L4	9879.21	444.290
70	PHVIII	B4 L5	9731.07	442.507
71	PHVIII	B4 L6	8009.52	420.209
72	PHVIII	B4 L7	8551.20	426.776
73	PHVIII	B4 L8	8551.20	426.776
74	PHVIII	B4 L9	8551.20	426.776
75	PHVIII	B4 L10	8551.20	426.776
76	PHVIII	B4 L11	8551.20	426.776
77	PHVIII	B4 L12	8551.20	426.776
78	PHVIII	B4 L13	8551.20	426.776
79	PHVIII	B4 L14	12459.28	474.450
80	PHVIII	B4 L15	11485.03	462.623

PARCEL TABLE				
Parcel #	PHASE	LOT AND BLOCK	Area	Perimeter
81	PHVIII	B4 L16	8000.00	420.000
82	PHVIII	B5 L1	8647.09	362.218
83	PHVIII	B5 L2	5044.11	301.768
84	PHVIII	B5 L3	5826.66	320.589
85	PHVIII	B5 L4	6566.46	345.023
86	PHVIII	B5 L5	7092.03	352.252
87	PHVIII	B5 L6	5956.25	331.388
88	PHVIII	B5 L7	6151.09	349.169
89	PHVIII	B5 L8	7825.93	398.159
90	PHVIII	B5 L9	7000.26	377.566
91	PHVIII	B5 L10	6057.16	340.294
92	PHVIII	B5 L11	5867.07	332.114
93	PHVIII	B5 L12	6090.32	334.626
94	PHVIII	B6 L1	20415.39	569.502
95	PHVIII	B6 L2	13545.07	510.780
96	PHVIII	B6 L3	12789.17	491.833
97	PHVIII	B6 L4	10923.44	453.589
98	PHVIII	B5 L13	3152.82	241.584
99	PHVIII	B5 L14	3083.42	242.551
100	PHVIII	B5 L15	2975.00	240.000
101	PHVIII	B5 L16	2975.00	240.000
102	PHVIII	B5 L17	2989.33	240.337
103	PHVIII	B5 L18	3088.50	242.671
104	PHVIII	B5 L19	3088.50	242.671
105	PHVIII	B5 L20	3088.50	242.671
106	PHVIII	B5 L21	3088.50	242.671
107	PHVIII	B5 L22	3088.50	242.673

OPEN SPACE TRACT TABLE				
Parcel #	PHASE	TRACT	Area	Perimeter
2	PHVIII TRACT	B	7781.30	355.487
3	PHVIII TRACT	C	131461.87	2785.734
4	PHVIII TRACT	D	791.93	184.398
5	PHVIII TRACT	E	789.20	184.378
6	PHVIII TRACT	F	776.16	183.871
7	PHVIII TRACT	G	814.43	185.204
8	PHVIII TRACT	H	781.22	184.041
9	PHVIII TRACT	I	819.52	185.368
10	PHVIII TRACT	J	781.22	184.041
11	PHVIII TRACT	K	599.05	179.026
12	PHVIII TRACT	L	599.05	179.026
13	PHVIII TRACT	M	2060.63	217.237



NAVD - 88

NO.	DATE	BY	REVISIONS

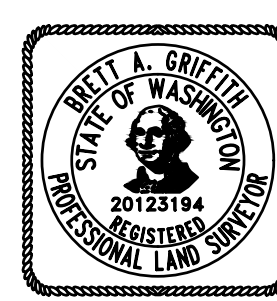
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 VERTICAL:
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PROJ #: 22-3185
 DATE: 02/06/24
 DRAWN: SLS
 REVIEWED: TRW

- CIVIL
- STRUCTURAL
- SURVEYING
- TRAFFIC
- PLANNING
- LANDSCAPE
- OTHER

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**VICTORY HEIGHTS
 PUD & PPLAT
 PHASE VIII
 2929 W THORPE RD
 SPOKANE, WA**

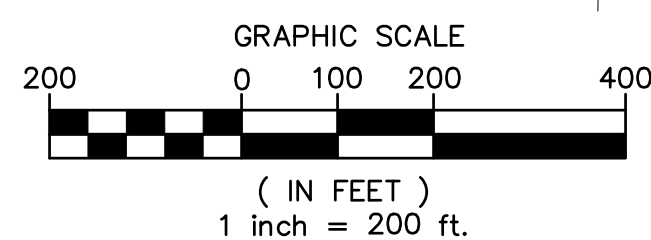
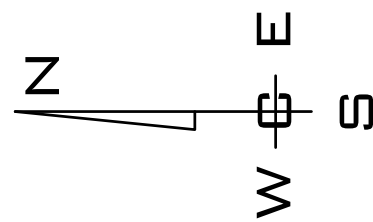
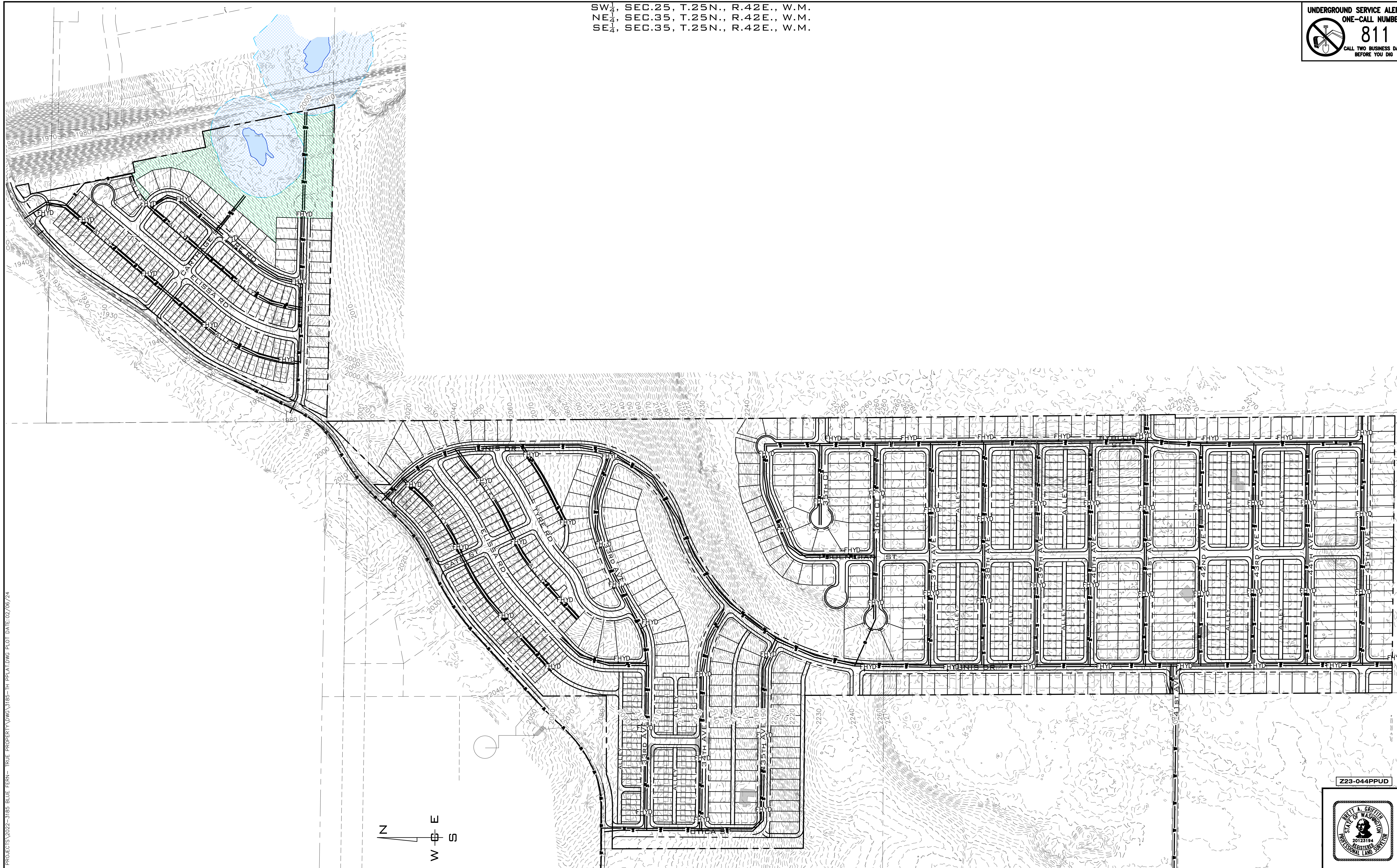


**SHEET
 PP12**
 JOB NUMBER
 22-3185

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SW 1/4, SEC. 25, T. 25N., R. 42E., W.M.
 NE 1/4, SEC. 35, T. 25N., R. 42E., W.M.
 SE 1/4, SEC. 35, T. 25N., R. 42E., W.M.

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



NAVD - 88

NO.	DATE	BY	REVISIONS

SCALE:
 HORIZONTAL:
 1"=200'
 VERTICAL:
 N/A

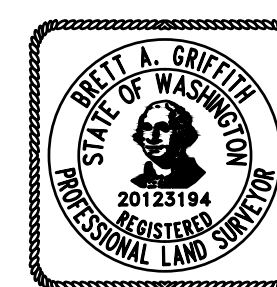
PROJ #: 22-3185
 DATE: 02/06/24
 DRAWN: SLS
 REVIEWED: TRW

- CIVIL
- STRUCTURAL
- SURVEYING
- TRAFFIC
- PLANNING
- LANDSCAPE
- OTHER

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**VICTORY HEIGHTS
 PUD & PPLAT
 UTILITY SCHEMATIC
 2929 W THORPE RD
 SPOKANE, WA**

Z23-044PPUD

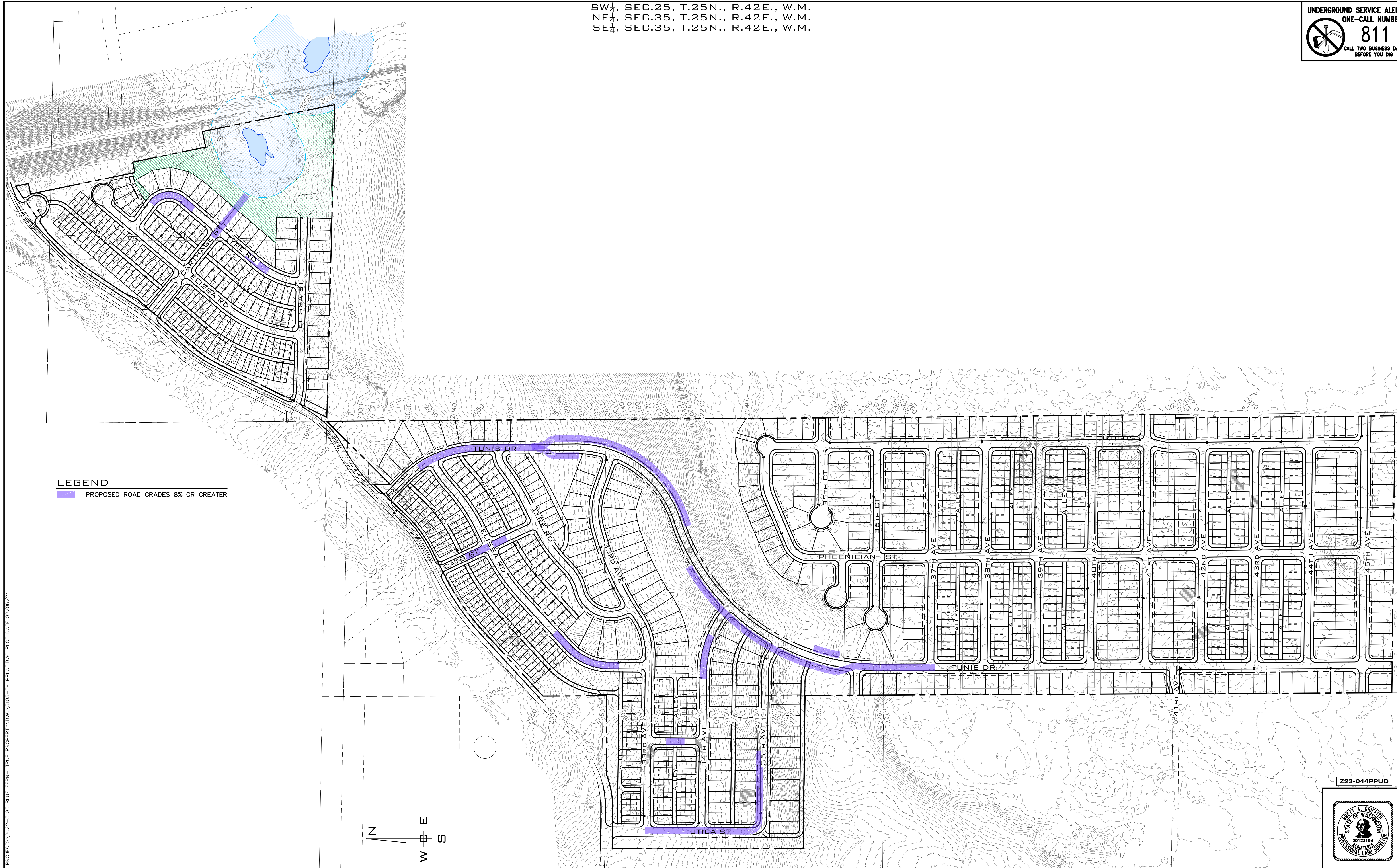


**SHEET
 PP13**
 JOB NUMBER
22-3185

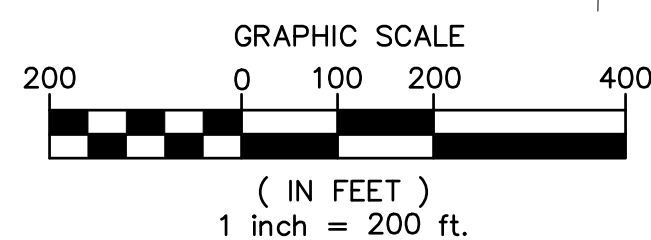
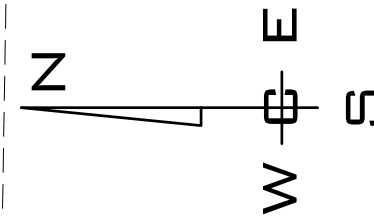
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SW 1/4, SEC. 25, T. 25N., R. 42E., W.M.
 NE 1/4, SEC. 35, T. 25N., R. 42E., W.M.
 SE 1/4, SEC. 35, T. 25N., R. 42E., W.M.

UNDERGROUND SERVICE ALERT
ONE-CALL NUMBER
811
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LEGEND
 PROPOSED ROAD GRADES 8% OR GREATER



NO.	DATE	BY	REVISIONS

SCALE:
 HORIZONTAL:
 1"=200'
 VERTICAL:
 N/A

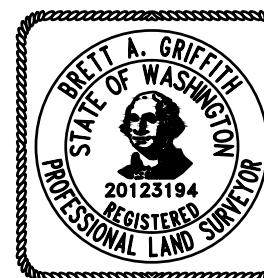
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- CIVIL
- STRUCTURAL
- SURVEYING
- TRAFFIC
- PLANNING
- LANDSCAPE
- OTHER

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**VICTORY HEIGHTS
 PUD & PPLAT
 ROAD GRADES ≥ 8%
 2929 W THORPE RD
 SPOKANE, WA**

Z23-044PPUD



**SHEET
 PP14**
 JOB NUMBER
22-3185

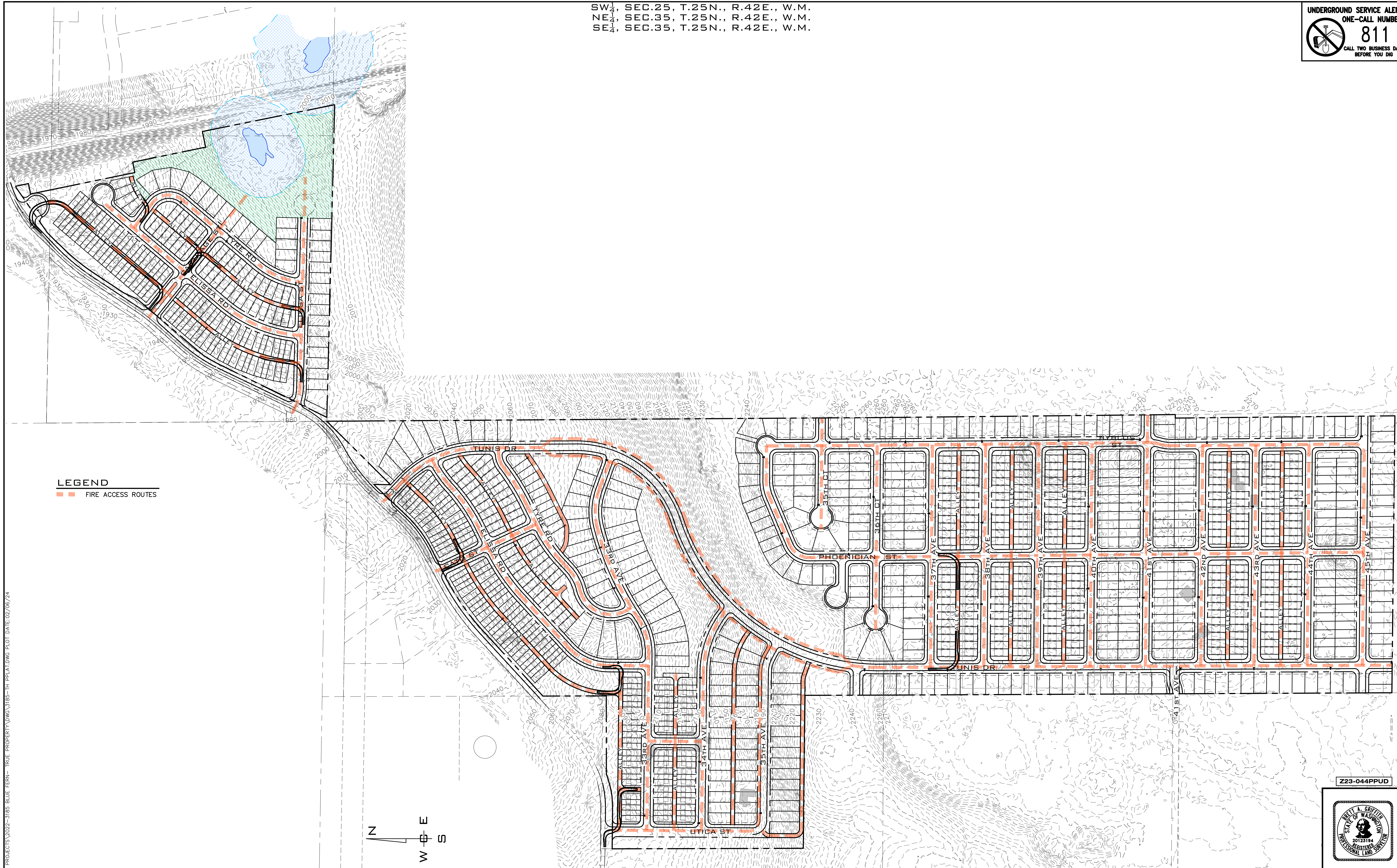
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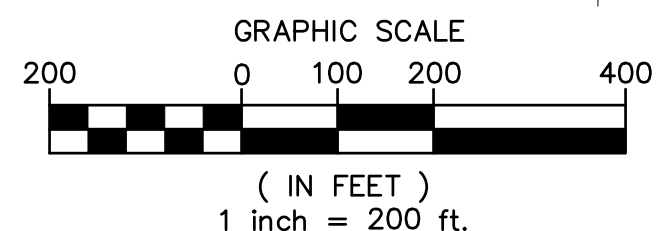
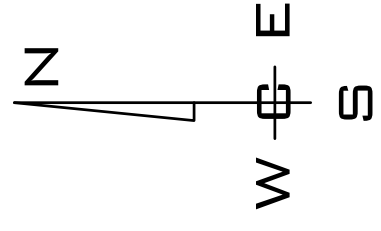
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SW 1/4, SEC. 25, T. 25N., R. 42E., W.M.
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 SE 1/4, SEC. 35, T. 25N., R. 42E., W.M.

UNDERGROUND SERVICE ALERT
ONE-CALL NUMBER
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LEGEND
 — FIRE ACCESS ROUTES



NAVD - 88

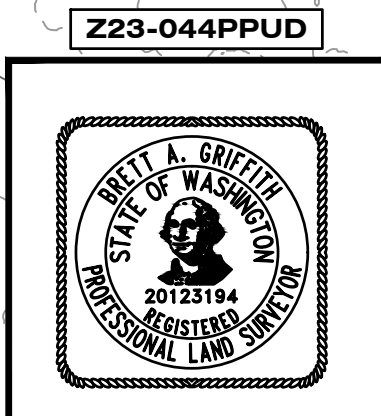
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SCALE:	PROJ #: 22-3185
HORIZONTAL:	DATE: 02/06/24
1"=200'	DRAWN: SLS
VERTICAL:	REVIEWED: TRW
N/A	

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SURVEYING	<input type="checkbox"/>
TRAFFIC	<input type="checkbox"/>
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LANDSCAPE	<input type="checkbox"/>
OTHER	<input type="checkbox"/>

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**VICTORY HEIGHTS
 PUD & PPLAT
 FIRE ACCESS ROUTES
 2929 W THORPE RD
 SPOKANE, WA**



Z23-044PPUD

**SHEET
 PP15**

JOB NUMBER
22-3185

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SW 1/4, SEC. 25, T. 25N., R. 42E., W.M.
 NE 1/4, SEC. 35, T. 25N., R. 42E., W.M.
 SE 1/4, SEC. 35, T. 25N., R. 42E., W.M.

UNDERGROUND SERVICE ALERT
 ONE-CALL NUMBER
811
 CALL TWO BUSINESS DAYS
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3578-B (R) LOT 2
 FRONT ELEVATION
 1/8" = 1'

3578-C (L) LOT 3
 FRONT ELEVATION
 1/8" = 1'

4036-B (L) LOT 4
 FRONT ELEVATION
 1/8" = 1'



4036-B (R) LOT 13
 FRONT ELEVATION
 1/8" = 1'

4075-D (R) LOT 12
 FRONT ELEVATION
 1/8" = 1'

3578-B (L) LOT 11
 FRONT ELEVATION
 1/8" = 1'

4036-C (L) LOT 10
 FRONT ELEVATION
 1/8" = 1'

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NAVD - 88
 XXX

NO.	DATE	BY	REVISIONS

SCALE:
 HORIZONTAL:
 1" = 200'
 VERTICAL:
 N/A

PROJ #: 22-3185
 DATE: 02/06/24
 DRAWN: SLS
 REVIEWED: TRW

- CIVIL
- STRUCTURAL
- SURVEYING
- TRAFFIC
- PLANNING
- LANDSCAPE
- OTHER

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**VICTORY HEIGHTS
 PUD & PPLAT
 BUILDING ELEVATIONS
 2929 W THORPE RD
 SPOKANE, WA**

Z23-044PPUD



**SHEET
 PP16**
 JOB NUMBER
22-3185

SW 1/4, SEC. 25, T. 25N., R. 42E., W.M.
 NE 1/4, SEC. 35, T. 25N., R. 42E., W.M.
 SE 1/4, SEC. 35, T. 25N., R. 42E., W.M.

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



5040-A LOT 8
 FRONT ELEVATION

1/8" = 1'

BODY LAP/GARAGE - ETHEREAL MOOD (SW7639)
 SHINGLE - REGATTA (SW6157)
 B&B - FIRST STAR (SW7646)
 TRIM - NATURAL CHOICE (SW7011)

5040-B LOT 9
 FRONT ELEVATION

1/8" = 1'

BODY LAP/GARAGE - ETHEREAL MOOD (SW7639)
 SHINGLE - REGATTA (SW6157)
 TRIM - NATURAL CHOICE (SW7011)



4036-B (L) LOT 5
 FRONT ELEVATION

1/8" = 1'

BODY LAP/GARAGE - ACCESSIBLE BEIGE (SW7036)
 SHINGLE - VIRTUAL TAUPE (SW7039)
 B&B - REGATTA (SW6517)
 TRIM - NATURAL CHOICE (SW7011)

4075-B (R) LOT 6
 FRONT ELEVATION

1/8" = 1'

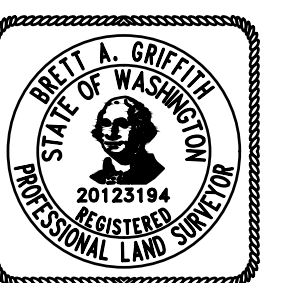
BODY LAP/GARAGE - ACCESSIBLE BEIGE (SW7036)
 SHINGLE - ROOKWOOD DARK RED (SW28011)
 B&B - VIRTUAL TAUPE (SW7039)
 TRIM - SUMMER WHITE (SW7557)

4036-B (L) LOT 7
 FRONT ELEVATION

1/8" = 1'

BODY LAP/GARAGE - SEDATE GRAY (SW6196)
 SHINGLE - ENDURING BRONZE (SW7055)
 B&B - RENWICK OLIVE (SW2815)
 TRIM - NONCHALANT WHITE (SW6161)

Z23-044PPUD



SHEET
 PP17

JOB NUMBER
 22-3185

NAVD - 88

NO.	DATE	BY	REVISIONS

SCALE:
 HORIZONTAL:
 1" = 200'
 VERTICAL:
 N/A

PROJ #: 22-3185
 DATE: 02/06/24
 DRAWN: SLS
 REVIEWED: TRW

CIVIL
 STRUCTURAL
 SURVEYING
 TRAFFIC
 PLANNING
 LANDSCAPE
 OTHER

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**VICTORY HEIGHTS
 PUD & PPLAT
 BUILDING ELEVATIONS
 2929 W THORPE RD
 SPOKANE, WA**

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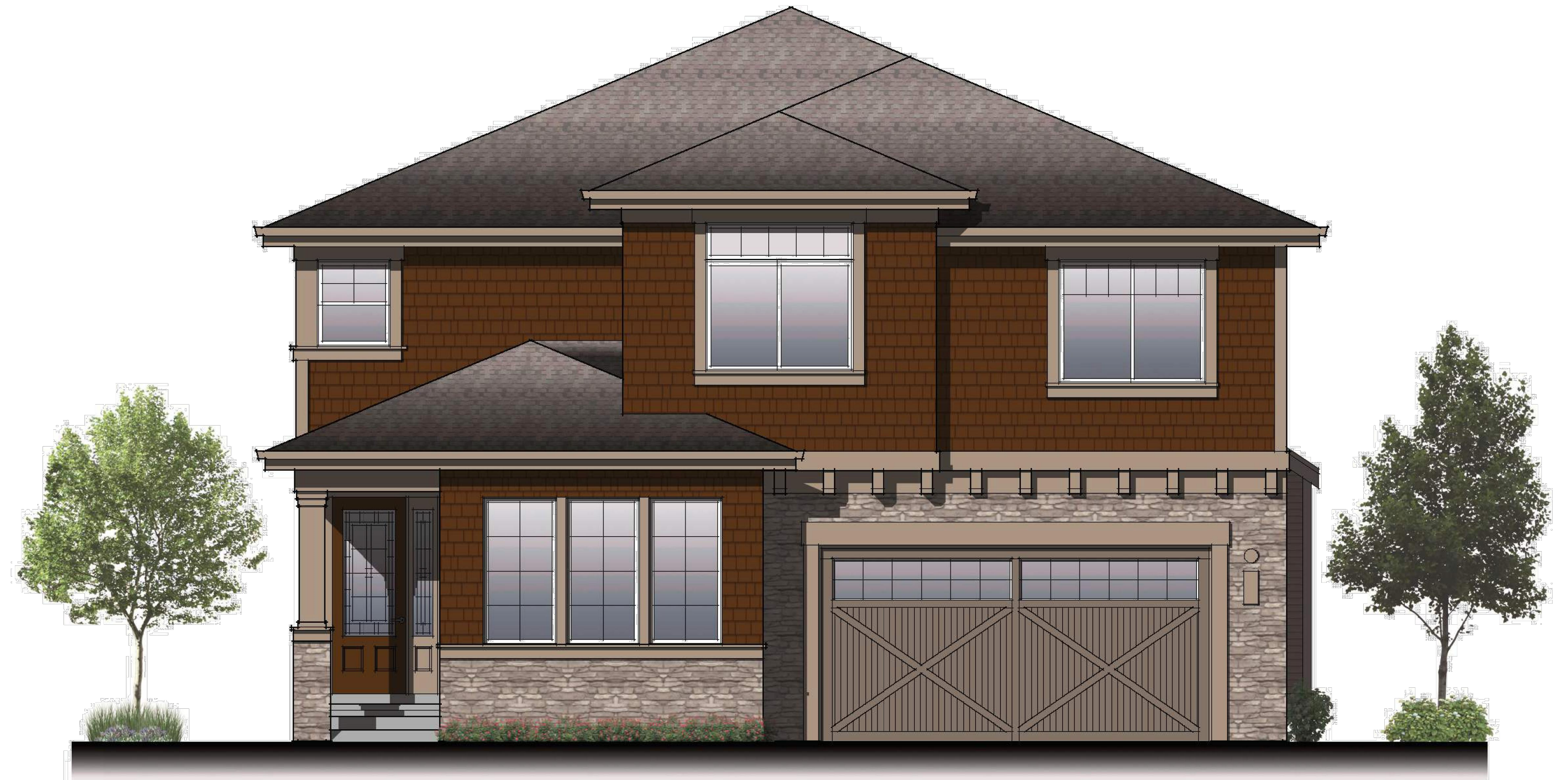
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 SE $\frac{1}{4}$, SEC. 35, T. 25N., R. 42E., W.M.

UNDERGROUND SERVICE ALERT
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811
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4063B
 1/4" = 1'-0"

FRONT ELEVATION
 OPTION 1



P:\WCE_WORK\2022\WCE_PROJECTS\2022-3185 BLUE FERN- TRUE PROPERTY\DWG\3185-TH PPLAT.DWG PLOT DATE: 02/06/24

NAVD - 88
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NO.	DATE	BY	REVISIONS

SCALE:
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 1" = 200'
 VERTICAL:
 N/A

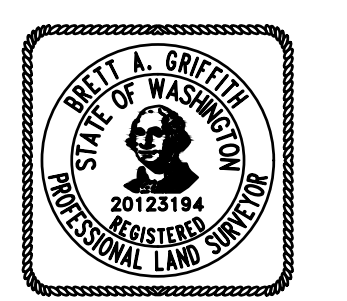
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 DATE: 02/06/24
 DRAWN: SLS
 REVIEWED: TRW

- CIVIL
- STRUCTURAL
- SURVEYING
- TRAFFIC
- PLANNING
- LANDSCAPE
- OTHER

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 PH: 509-893-2617 FAX: 509-926-0227

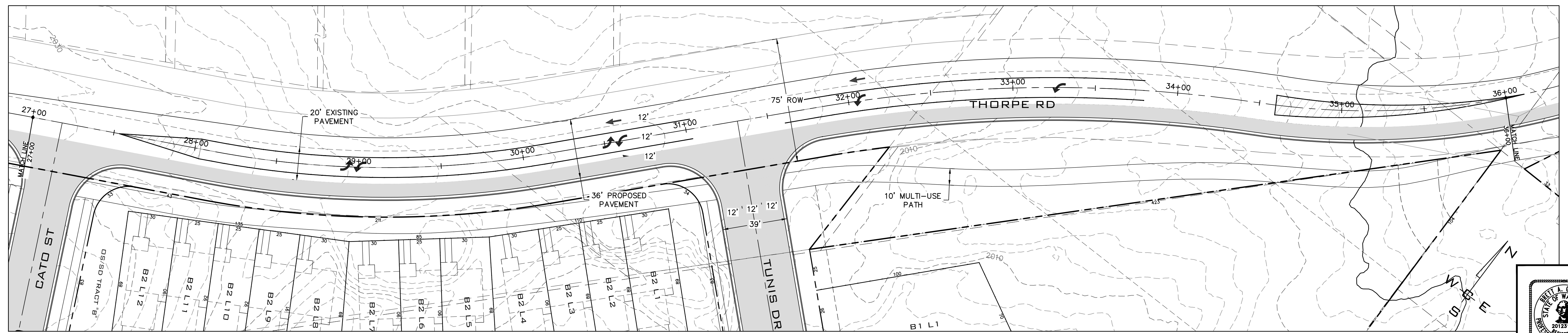
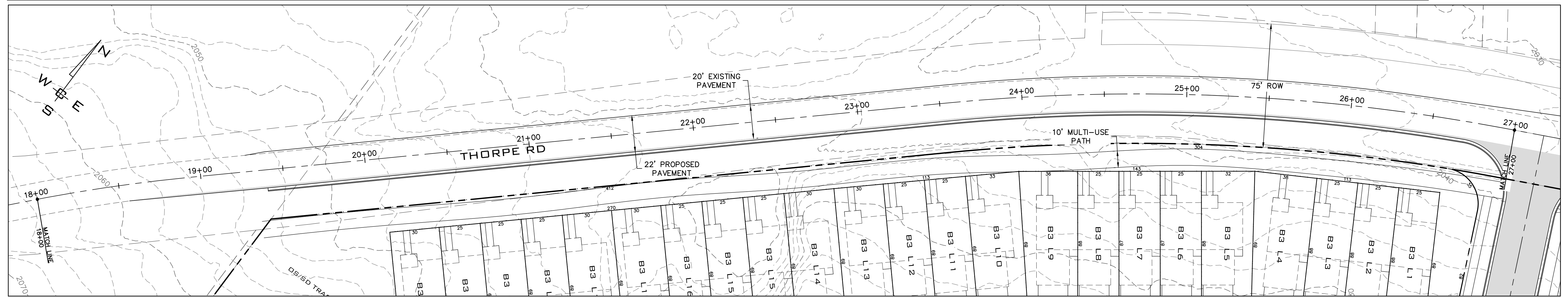
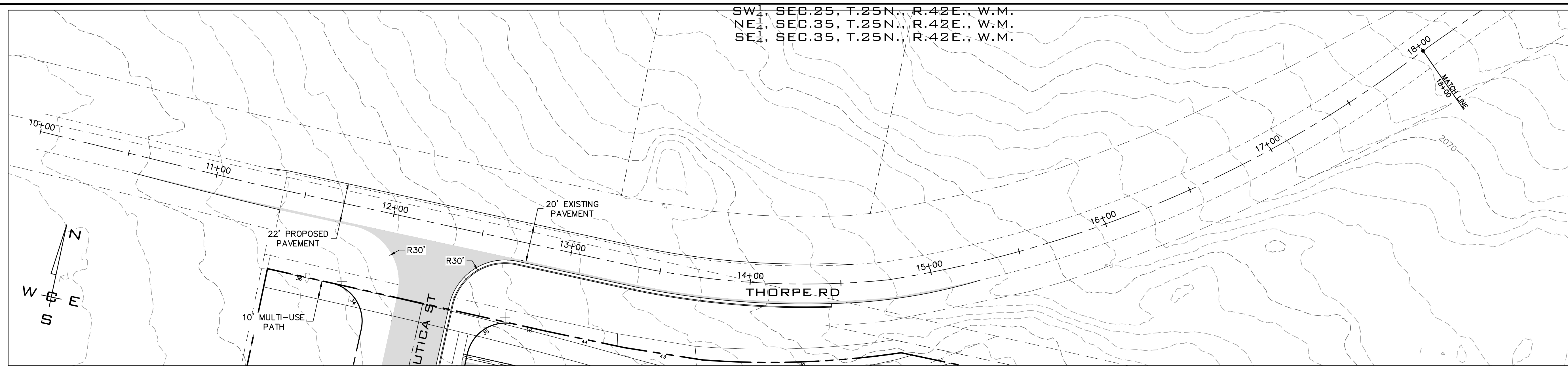
**VICTORY HEIGHTS
 PUD & PPLAT
 BUILDING ELEVATIONS
 2929 W THORPE RD
 SPOKANE, WA**

Z23-044PPUD



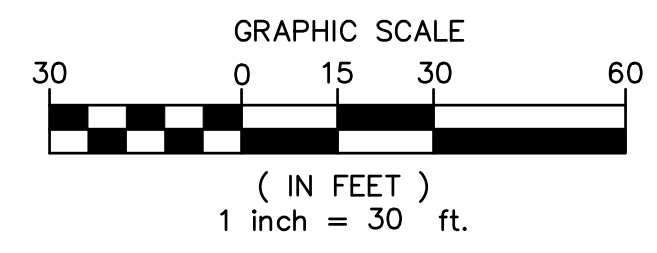
**SHEET
 PP18**
 JOB NUMBER
22-3185

SW 1/4, SEC. 25, T. 25 N., R. 42 E., W.M.
 NE 1/4, SEC. 35, T. 25 N., R. 42 E., W.M.
 SE 1/4, SEC. 35, T. 25 N., R. 42 E., W.M.



P:\WCE_WORK\2022\WCE_PROJECTS\2022-3185\BLUE_FERN\TRUE_PROPERTY\DWG\3185-TH_PPLAT.DWG PLOT DATE: 02/06/24

NAVD - 88



NO.	DATE	BY	REVISIONS

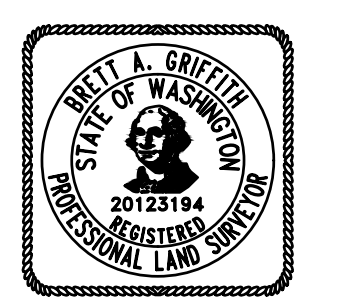
SCALE:
 HORIZONTAL:
 1"=30'
 VERTICAL:
 N/A

PROJ #: 22-3185
 DATE: 02/06/24
 DRAWN: SLS
 REVIEWED: TRW

- CIVIL
- STRUCTURAL
- SURVEYING
- TRAFFIC
- PLANNING
- LANDSCAPE
- OTHER

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

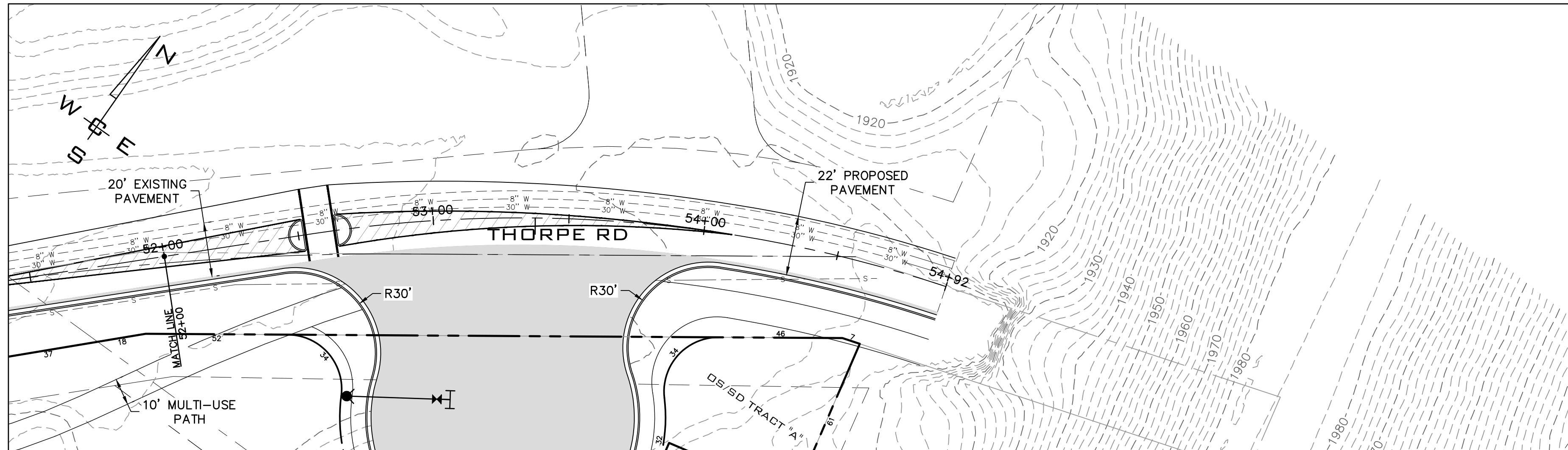
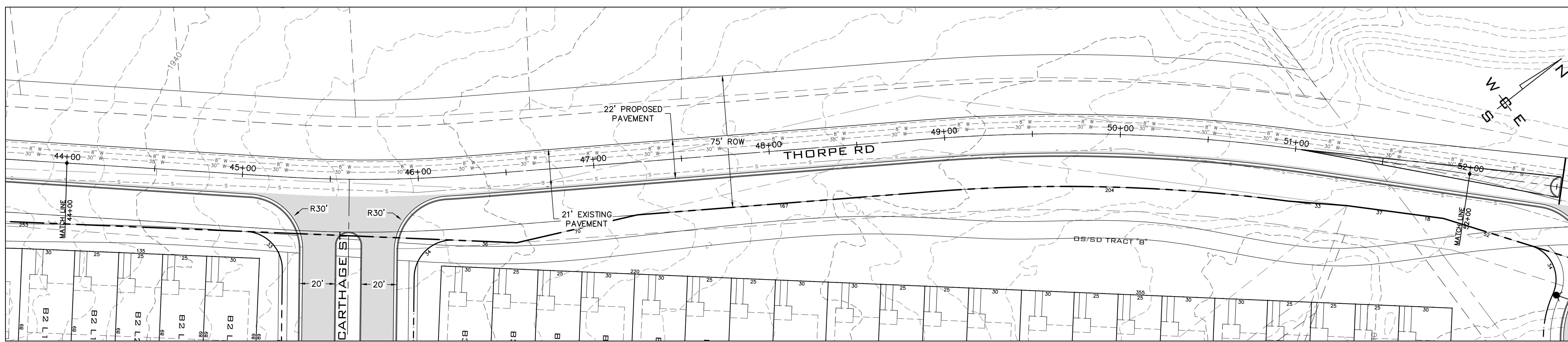
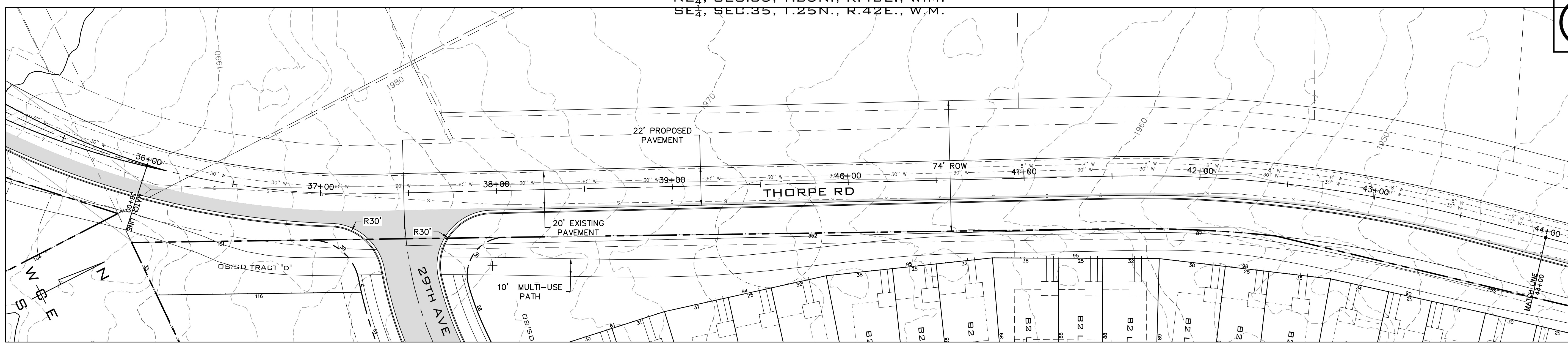
**VICTORY HEIGHTS
 THORPE RD
 STA: 10+00-36+00
 2929 W THORPE RD
 SPOKANE, WA**



**SHEET
 PP19**
 JOB NUMBER
22-3185

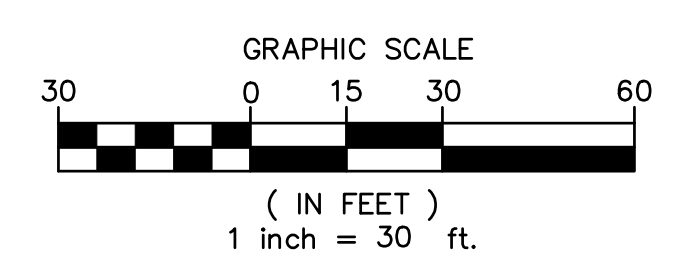
SW $\frac{1}{4}$, SEC.25, T.25N., R.42E., W.M.
 NE $\frac{1}{4}$, SEC.35, T.25N., R.42E., W.M.
 SE $\frac{1}{4}$, SEC.35, T.25N., R.42E., W.M.

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



P:\WCE_WORK\2022\WCE_PROJECTS\2022-3185-Blue Fern- True Property\DWG\3185-TH PPLAT.DWG PLOT DATE:02/06/24

NAVD - 88



NO.	DATE	BY	REVISIONS

SCALE:
 HORIZONTAL:
 1"=30'
 VERTICAL:
 N/A

PROJ #: 22-3185
 DATE: 02/06/24
 DRAWN: SLS
 REVIEWED: TRW

- CIVIL
- STRUCTURAL
- SURVEYING
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- LANDSCAPE
- OTHER

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VICTORY HEIGHTS
THORPE RD
STA 36+00-54+92
2929 W THORPE RD
SPOKANE, WA



SHEET
PP20
 JOB NUMBER
22-3185