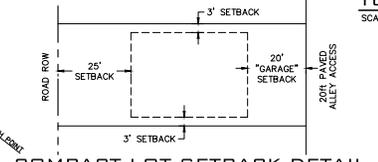
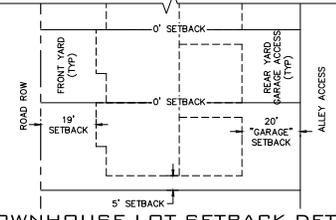
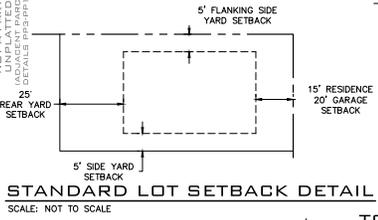


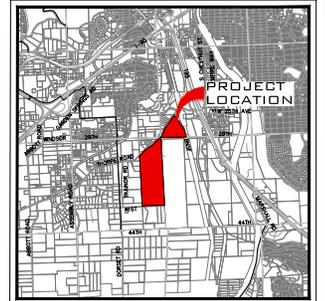
# PUD AND PRELIMINARY PLAT VICTORY HEIGHTS

LOCATED IN A PORTION OF THE  
S<sup>1</sup>/<sub>4</sub> SEC. 20, T<sup>1</sup>/<sub>4</sub> S<sup>1</sup>/<sub>4</sub> SEC. 30, R<sup>4</sup>/<sub>2</sub> E, W.M.  
S<sup>1</sup>/<sub>4</sub> SEC. 30, T<sup>1</sup>/<sub>4</sub> S<sup>1</sup>/<sub>4</sub> SEC. 30, R<sup>4</sup>/<sub>2</sub> E, W.M.  
SPOKANE, WASHINGTON



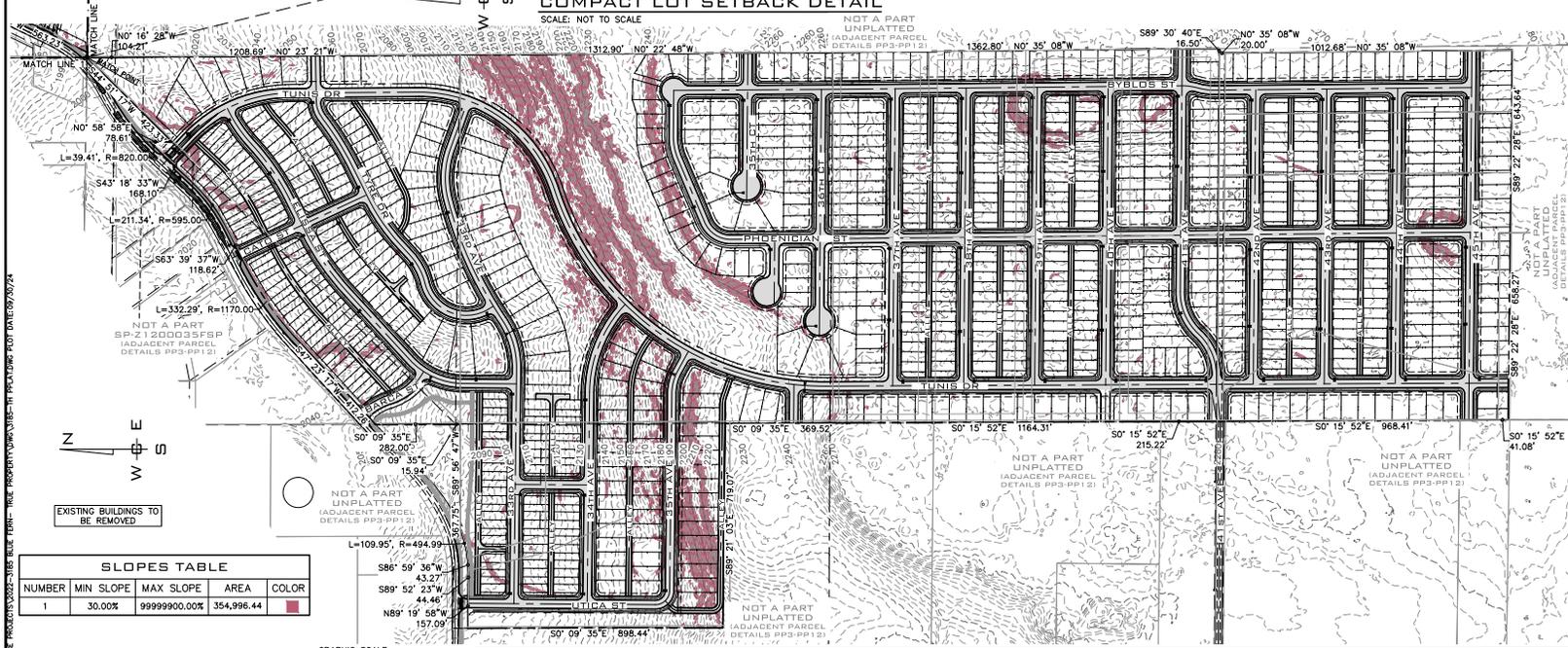
SITE DATA			
PARCEL NUMBERS	25253.0009 25351.0004 25354.0101 25351.0602 25354.0033 25354.0031 25354.0034 25351.0005 25253.0006	25253.0008 25351.0601 25351.0603 25354.0032 25354.0030 25253.0005 25351.0006 25354.0028	
ZONING	RSF	AC	
PROJECT AREA	7,721,870.28	177.27	
DENSITY MIN/MAX (u/ac)	4	10	
GROSS ALLOWED DENSITY	709	1772	
NUMBER OF LOTS	997		
>50'	91		
50'	217		
40'	142		
COMPACT (35')	327		
TOWNHOUSE	220		
NUMBER OF OPEN SPACE TRACTS	101		
NUMBER OF ALLEY TRACTS	24		
AREA OF LOTS	4,053,263.40	95.59	
AREA OF OS/SD TRACTS	1,406,646.28	29.16	
AREA OF ALLEY TRACTS	258,420.13	4.93	
AREA OF ROW	5,718,359.61	131.28	
MIN LOT AREA	2,177.02	0.05	
MAX LOT AREA	20,415.39	0.47	
ROAD PAVEMENT AREA	1,042,932.26	23.95	
CURB AND SIDEWALK AREA	451,603.76	10.37	
ALLEY PAVEMENT AREA	142,068.42	3.01	
SEWER PROVIDER	CITY OF SPOKANE		
WATER PROVIDER	CITY OF SPOKANE		
FIRE DISTRICT	CITY OF SPOKANE		

OPEN SPACE TRACT DATA			
TOTAL OS/SD TRACT AREA	sf	ac	
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			



**VICINITY MAP**

LOT/PHASE	LOTS
PHASE I	116
PHASE II	42
PHASE III	102
PHASE IV	203
PHASE V	208
PHASE VI	82
PHASE VII	104
PHASE VIII	140
<b>TOTAL</b>	<b>997</b>



**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 ≥ 6%
PP6	PHASE IV	PP15	FIRE ACCESS ROUTES
PP7	PHASE V	PP16-18	BUILDING ELEVATIONS
PP8	PHASE V	PP19-21	THORPE ROAD
PP9	PHASE V	PP22-26	41st EXTENSION TO ASSEMBLY RD & WATER LINE

- 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**

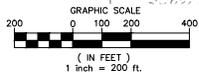
SITE AREA:	177.27 AC
REQUIRED TRACT/OPEN SPACE:	17.73 AC (10%)
PROPOSED OPEN SPACE:	22.25 AC (13%)
STORM DRAINAGE TRACT AREA:	6.41 AC
TOTAL TRACT AREA:	29.16 AC

\* 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

**SLOPES TABLE**

NUMBER	MIN SLOPE	MAX SLOPE	AREA	COLOR
1	30.00%	99999900.00%	354,996.44	



NO.	DATE	BY	REVISIONS

**SCALE:**

**HORIZONTAL:**  
1"=200'

**VERTICAL:**  
N/A

**PROJ #:** 22-3185  
**DATE:** 09/30/24  
**DRAWN:** SLS  
**REVIEWED:** TRW



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

Z23-044PPUD



**SHEET**  
PP1

**JOB NUMBER**  
22-3185

P:\MCE\WORK\2022\MCE PROJECTS\2022-3185\_Bluar Fern - True Property\DWG\3185-TH-PP1A.dwg, 9/30/2024, 10:35:19 AM, schuch, AutoCAD PDF (General Documentation).plotted

**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, '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 25353.0002  
 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 25 TO A POINT 492.5 FEET WEST OF THE SOUTHWEST 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 AND SEATTLE RAILWAY 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 3.20 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 SOUTHWEST 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 STUDENBAKER'S ADDITION, AS PER PLAT RECORDED IN VOLUME 0 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 SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 25 NORTH, RANGE 42 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:  
 THE WEST 210.22 FEET OF THE EAST 446.82 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHWEST 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 SOUTHWEST QUARTER OF THE SOUTHWEST 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 OF THE SOUTHWEST QUARTER OF SAID SECTION 35;  
 THENCE SOUTH 89°33'53" EAST PARALLEL TO THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER A DISTANCE OF 765.73 FEET;  
 THEN SOUTH 0°38'57" EAST PARALLEL TO THE EAST LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 1011.76 FEET;  
 THEN NORTH 89°25'37" WEST PARALLEL TO THE SOUTH LINE OF SAID SOUTHWEST 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 28°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 SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 25 NORTH, RANGE 42 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 35;  
 THENCE SOUTH 01°19'34" EAST 990.09 FEET TO THE POINT OF BEGINNING;  
 THENCE SOUTH 89°33'53" EAST, 657.98 FEET;

THENCE SOUTH 038°57' EAST 41.08 FEET;  
 THENCE NORTH 89°25'37" WEST, TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER;  
 THENCE NORTH TO THE POINT OF BEGINNING;  
 SITUATE IN THE CITY OF SPOKANE, COUNTY OF SPOKANE, STATE OF WASHINGTON.

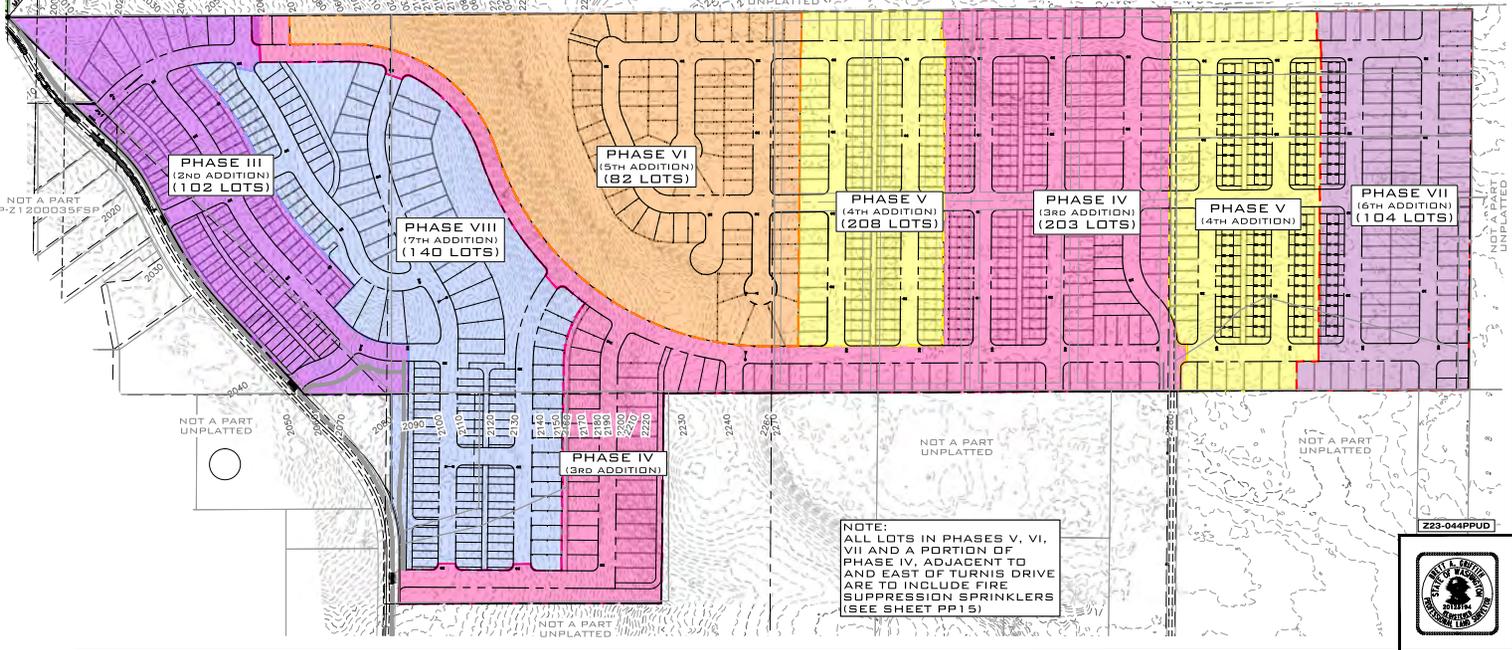
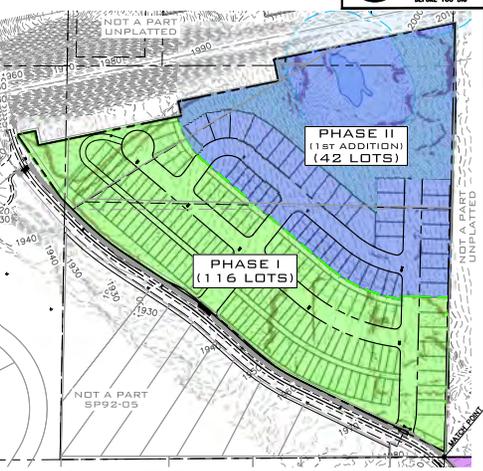
PER TITLE REPORT ORDER NO.: SP38690  
 Parcel 25354.0033  
 THE NORTH 20.00 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 25 NORTH, RANGE 42, E.W.M.  
 SITUATE IN THE COUNTY OF SPOKANE, WASHINGTON.

PER RECORDS OF SPOKANE COUNTY QUIT CLAIM DEED A.F.N. 4152059  
 Parcel 25354.0003  
 A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 25 NORTH, RANGE 42 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHWEST 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 SOUTHWEST QUARTER OF SAID SECTION;  
 THENCE EAST ALONG SAID SOUTH LINE 1088.8 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 25354.0022  
 THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 25 NORTH, RANGE 42 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 35;

THENCE SOUTH 0019'34" EAST ON THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER A DISTANCE OF 20.00 FEET TOT THE TRUE POINT OF BEGINNING;  
 THENCE CONTINUING SOUTH 0019'34" EAST A DISTANCE OF 9970.09 FEET;  
 THENCE SOUTH 89°33'53" EAST PARALLEL TO THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER A DISTANCE OF 142.81 FEET;  
 THENCE NORTH 14°35'20" EAST A DISTANCE OF 680.05 FEET;  
 THENCE NORTH 28°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 SOUTHWEST QUARTER OF THE SOUTHWEST 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 SOUTHWEST QUARTER OF THE SOUTHWEST 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 SOUTHWEST QUARTER OF THE SOUTHWEST 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



NOTE:  
 ALL LOTS IN PHASES V, VI, VII AND A PORTION OF PHASE IV, ADJACENT TO AND EAST OF TURNIS DRIVE ARE TO INCLUDE FIRE SUPPRESSION SPRINKLERS (SEE SHEET PP15)



NO.	DATE	BY	REVISIONS

<b>SCALE:</b>	<b>PROJ #:</b> 22-3185	<b>DATE:</b> 09/30/24
<b>HORIZONTAL:</b> 1"=200'	<b>DRAWN:</b> SLS	<b>REVIEWED:</b> TRW
<b>VERTICAL:</b> N/A		

**IWCE**  
 WHIFFLE CONSULTING ENGINEERS  
 21 S FINES ROAD  
 SPOKANE VALLEY, WA 99206  
 PH: 509-893-2617 FAX: 509-939-0237

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

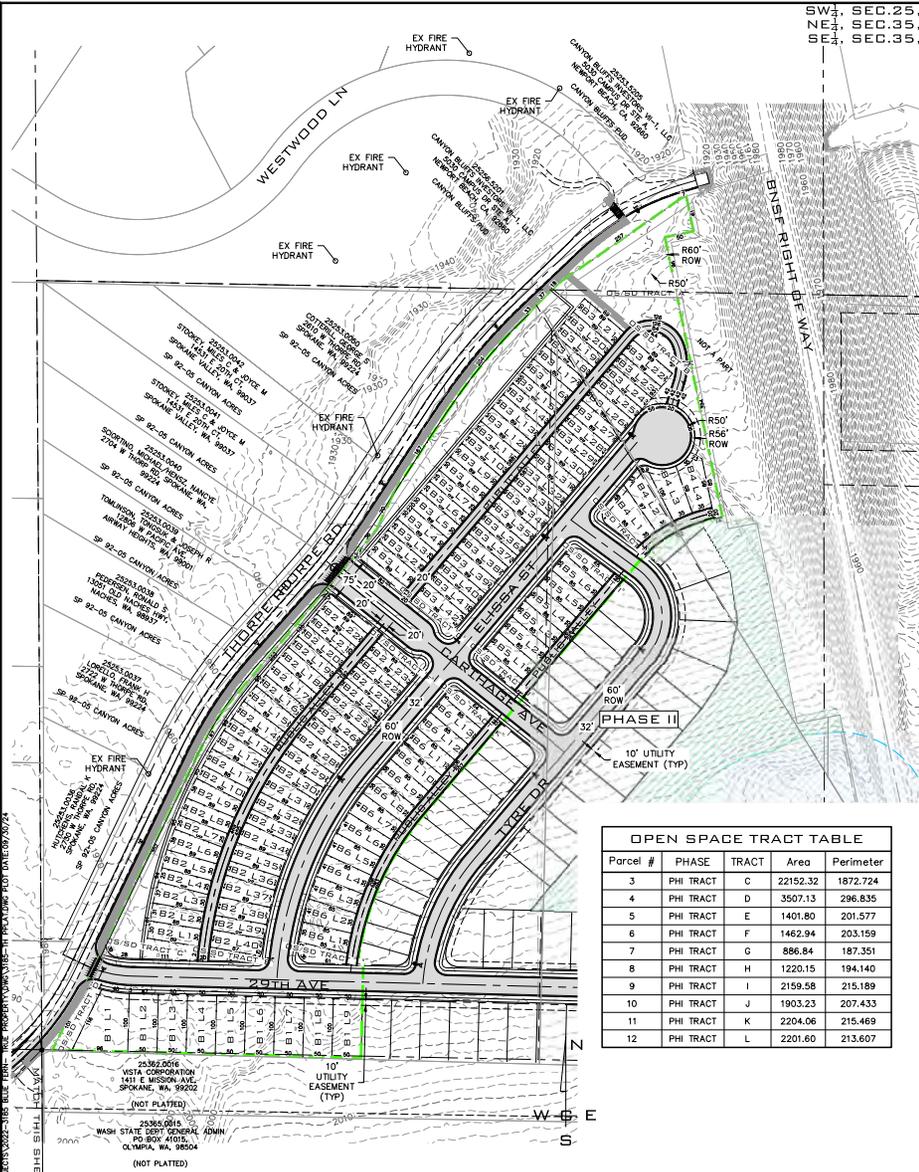
<b>SHEET</b> PP2
<b>JOB NUMBER</b> 22-3185



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.



NOTE:  
 ALL ALLEYS ARE TO BE PUBLIC WITHIN A PUBLIC TRACT. ALL ALLEYS ARE TO HAVE A PAVED WIDTH OF 20 FEET FOR LOT ACCESS. ALL GARAGES OFF OF THE PUBLIC ALLEY ARE TO BE 20- FEET SET BACK FROM EDGE OF THE NOTED 20-FOOT ALLEY.



Parcel #	PHASE	TRACT	Area	Perimeter
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	1220.15	194.140
9	PHI TRACT	I	2159.58	215.189
10	PHI TRACT	J	1903.23	207.433
11	PHI TRACT	K	2204.06	215.469
12	PHI TRACT	L	2201.60	213.607

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

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 #	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

<b>SCALE:</b>	<b>PROJ #:</b> 22-3185	<b>DATE:</b> 09/30/28
<b>HORIZONTAL:</b> 1"=100'	<b>DRAWN:</b> SLS	<b>REVIEWED:</b> TRW
<b>VERTICAL:</b> N/A		



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



**SHEET**  
**PP3**  
**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.

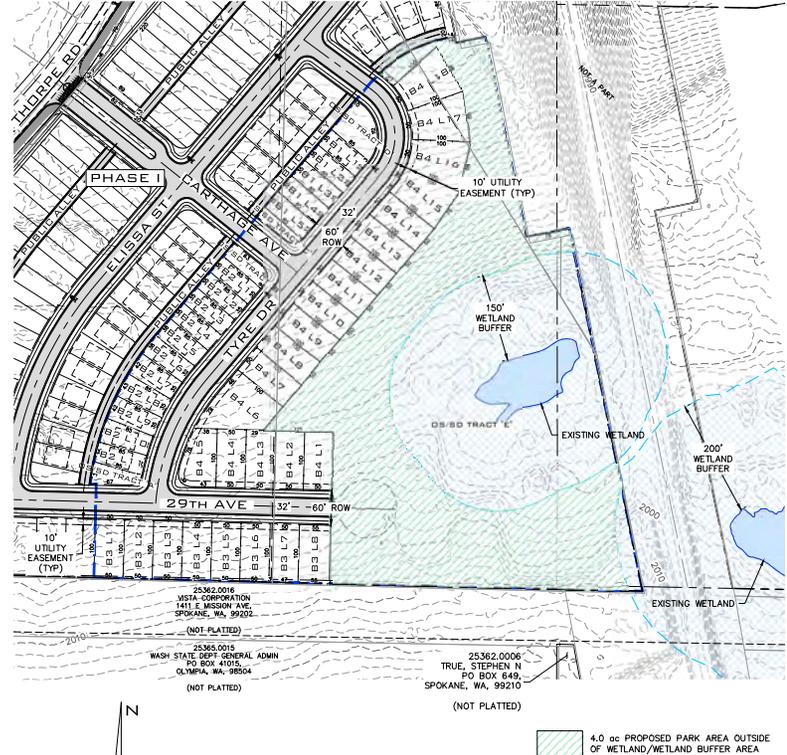


PARCEL TABLE				
Parcel #	PHASE	LOT AND BLOCK	Area	Perimeter
1	PHII	B1 L1	2974.91	239.923
2	PHII	B1 L2	2975.00	240.000
3	PHII	B1 L3	2975.00	240.000
4	PHII	B1 L4	2975.00	240.000
5	PHII	B1 L5	2974.97	239.940
6	PHII	B2 L1	2975.00	240.000
7	PHII	B2 L2	2975.00	240.000
8	PHII	B2 L3	2975.00	240.000
9	PHII	B2 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

NOTE:  
 ALL ALLEYS ARE TO BE PUBLIC WITHIN A PUBLIC TRACT. ALL ALLEYS ARE TO HAVE A PAVED WIDTH OF 20-FEET FOR LDT ACCESS. ALL GARAGES OFF OF THE PUBLIC ALLEY ARE TO BE 20-FEET SET BACK FROM EDGE OF THE NOTED 20-FOOT ALLEY.



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

P:\MCE\WORK\2022\MCE PROJECTS\2022-3185-Blue Fern-Tier Property\DWG\3185-TI PPLAT.dwg 9/20/2024 10:37:16 AM schutz, AutoCAD PDF (General Documentation).pc3

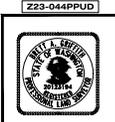
NAVD - 88

NO.	DATE	BY	REVISIONS

<b>SCALE:</b>	<b>PROJ #:</b> 22-3185	<b>DATE:</b> 09/30/24	<b>DRAWN:</b> SLS	<b>REVIEWED:</b> TRW
<b>HORIZONTAL:</b> 1"=100'	<b>VERTICAL:</b> N/A	<b>CONV:</b> STRUCTURAL, SURVEYING, TRAFFIC, PLANNING, LANDSCAPE, OTHER		

**WCE**  
 WHIPPLE CONSULTING ENGINEERS  
 21 S FINES ROAD  
 SPOKANE VALLEY, WA 99206  
 PH: 509-893-2617 FAX: 509-938-0237

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



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



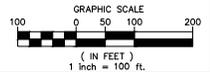
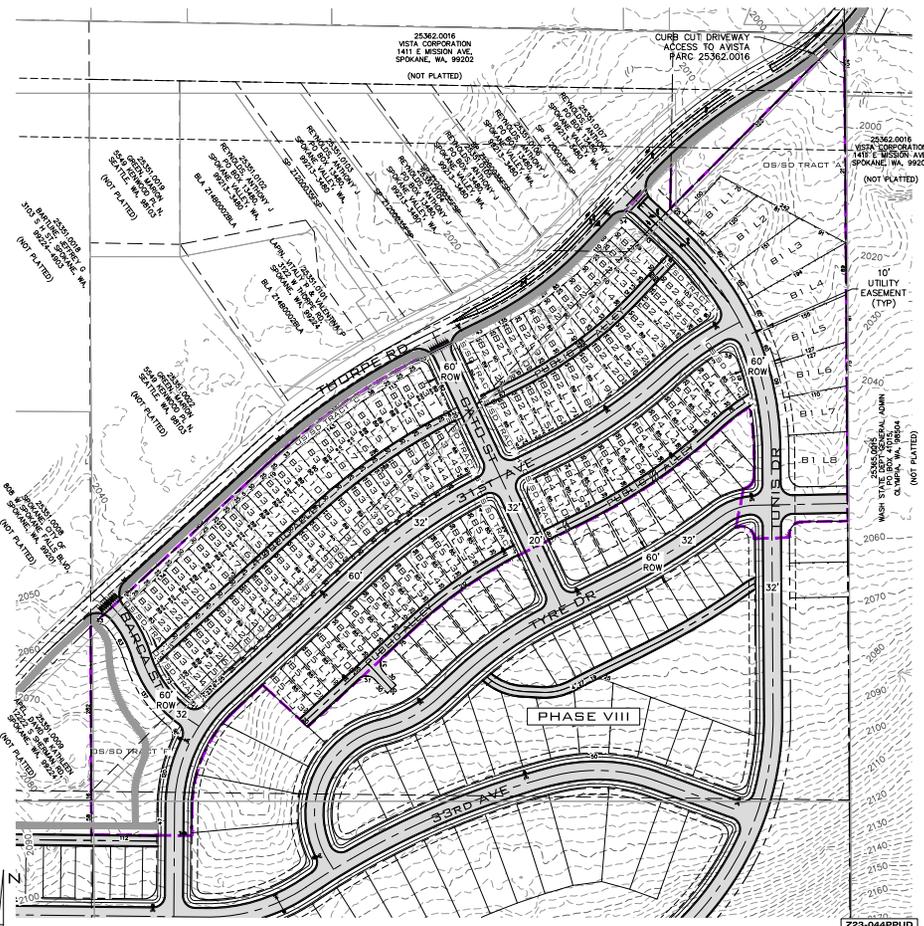
PARCEL TABLE				
Parcel #	PHASE	LOT AND BLOCK	Area	Perimeter
1	PHIII	B1 L1	6957.73	350.105
2	PHIII	B1 L2	9089.84	411.998
3	PHIII	B1 L3	11957.18	495.893
4	PHIII	B1 L4	12125.17	498.308
5	PHIII	B1 L5	9529.70	422.979
6	PHIII	B1 L6	7859.30	372.692
7	PHIII	B1 L7	7471.87	354.158
8	PHIII	B1 L8	8968.15	372.637
9	PHIII	B2 L1	2665.84	237.725
10	PHIII	B2 L2	2231.07	228.488
11	PHIII	B2 L3	2239.38	229.087
12	PHIII	B2 L4	3050.51	246.869
13	PHIII	B2 L5	2807.40	241.744
14	PHIII	B2 L6	2257.25	230.432
15	PHIII	B2 L7	3145.47	249.369
16	PHIII	B2 L8	2928.04	245.089
17	PHIII	B2 L9	2289.48	233.018
18	PHIII	B2 L10	2294.23	233.392
19	PHIII	B2 L11	2276.80	232.073
20	PHIII	B2 L12	2692.26	239.520
21	PHIII	B3 L1	2212.55	227.119
22	PHIII	B3 L2	2196.62	225.830
23	PHIII	B3 L3	2195.31	225.724
24	PHIII	B3 L4	3003.90	245.266
25	PHIII	B3 L5	2761.91	239.670
26	PHIII	B3 L6	2188.53	225.189
27	PHIII	B3 L7	2181.13	224.589
28	PHIII	B3 L8	2188.34	225.171
29	PHIII	B3 L9	2910.25	243.132
30	PHIII	B3 L10	2816.16	241.500
31	PHIII	B3 L11	2216.04	227.362
32	PHIII	B3 L12	2218.15	227.452
33	PHIII	B3 L13	2665.75	237.717
34	PHIII	B3 L14	2688.54	238.335
35	PHIII	B3 L15	2223.89	227.911
36	PHIII	B3 L16	2223.89	227.911
37	PHIII	B3 L17	2223.89	227.911
38	PHIII	B3 L18	2668.67	237.911
39	PHIII	B3 L19	2670.60	238.040
40	PHIII	B3 L20	2228.44	228.276

PARCEL TABLE				
Parcel #	PHASE	LOT AND BLOCK	Area	Perimeter
41	PHIII	B3 L21	2231.12	228.490
42	PHIII	B3 L22	2233.80	228.704
43	PHIII	B3 L23	2682.15	238.146
44	PHIII	B3 L24	2678.36	239.033
45	PHIII	B3 L25	2225.00	228.000
46	PHIII	B3 L26	2225.00	228.000
47	PHIII	B3 L27	2225.00	228.000
48	PHIII	B3 L28	2694.41	235.548
49	PHIII	B3 L29	2670.00	238.000
50	PHIII	B3 L30	2225.00	228.000
51	PHIII	B3 L31	2225.00	228.000
52	PHIII	B3 L32	2225.00	228.000
53	PHIII	B3 L33	2682.20	238.275
54	PHIII	B3 L34	2670.01	238.001
55	PHIII	B3 L35	2225.01	228.001
56	PHIII	B3 L36	2225.01	228.001
57	PHIII	B3 L37	2793.19	240.769
58	PHIII	B3 L38	2916.34	243.580
59	PHIII	B3 L39	2225.47	228.057
60	PHIII	B3 L40	2225.09	228.019
61	PHIII	B3 L41	2226.10	228.122
62	PHIII	B3 L42	2780.37	240.658
63	PHIII	B3 L43	3027.22	246.127
64	PHIII	B3 L44	2225.06	228.016
65	PHIII	B3 L45	2667.15	236.696
66	PHIII	B2 L13	2670.61	237.424
67	PHIII	B2 L14	2227.10	228.213
68	PHIII	B2 L15	2225.96	228.111
69	PHIII	B2 L16	2225.21	228.035
70	PHIII	B2 L17	2226.83	228.202
71	PHIII	B2 L18	2982.59	245.182
72	PHIII	B2 L19	3071.35	247.085
73	PHIII	B2 L20	2209.60	227.690
74	PHIII	B2 L21	2225.17	228.042
75	PHIII	B2 L22	2648.76	242.149
76	PHIII	B2 L23	3038.25	248.535
77	PHIII	B2 L24	2348.36	238.476
78	PHIII	B2 L25	2473.64	248.674
79	PHIII	B2 L26	3136.78	265.862
80	PHIII	B4 L1	3131.43	243.753

PARCEL TABLE				
Parcel #	PHASE	LOT AND BLOCK	Area	Perimeter
81	PHIII	B4 L2	3155.07	244.245
82	PHIII	B4 L3	3115.86	243.325
83	PHIII	B4 L4	3082.35	242.630
84	PHIII	B4 L5	3120.65	243.427
85	PHIII	B4 L6	3123.45	243.492
86	PHIII	B4 L7	3114.38	243.278
87	PHIII	B4 L8	3129.61	243.635
88	PHIII	B4 L9	3023.85	241.156
89	PHIII	B4 L10	3031.81	241.343
90	PHIII	B5 L1	2975.75	240.086
91	PHIII	B5 L2	3141.24	243.911
92	PHIII	B5 L3	3120.53	243.425
93	PHIII	B5 L4	3117.89	243.364
94	PHIII	B5 L5	3140.59	243.899
95	PHIII	B5 L6	3031.20	241.337
96	PHIII	B5 L7	3032.36	241.364
97	PHIII	B5 L8	2975.12	240.007
98	PHIII	B5 L9	2975.12	240.007
99	PHIII	B5 L10	2975.12	240.007
100	PHIII	B5 L11	2975.12	240.007
101	PHIII	B5 L12	2975.12	240.007
102	PHIII	B5 L13	3272.74	247.297

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	10909.31	1494.504
4	PHIII	TRACT D	623.50	189.293
5	PHIII	TRACT E	1610.49	204.221
6	PHIII	TRACT F	35041.62	893.886
7	PHIII	TRACT G	1377.00	200.929
8	PHIII	TRACT H	1042.89	193.083
9	PHIII	TRACT I	1567.54	231.084
10	PHIII	TRACT J	2903.30	228.033
11	PHIII	TRACT K	2088.51	212.590
12	PHIII	TRACT L	1826.34	205.440

NOTE:  
 ALL ALLEYS ARE TO BE PUBLIC WITHIN A PUBLIC TRACT. ALL ALLEYS ARE TO HAVE A PAVED WIDTH OF 20-FEET FOR LOT ACCESS. ALL GARAGES OFF OF THE PUBLIC ALLEY ARE TO BE 20-FEET SET BACK FROM EDGE OF THE NOTED 20-FOOT ALLEY.



NAVD - 88

NO.	DATE	BY	REVISIONS

SCALE:  
 HORIZONTAL: 1"=100'  
 VERTICAL: N/A

PROJ #: 22-3185  
 DATE: 09/30/24  
 DRAWN: SLS  
 REVIEWED: TRW



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

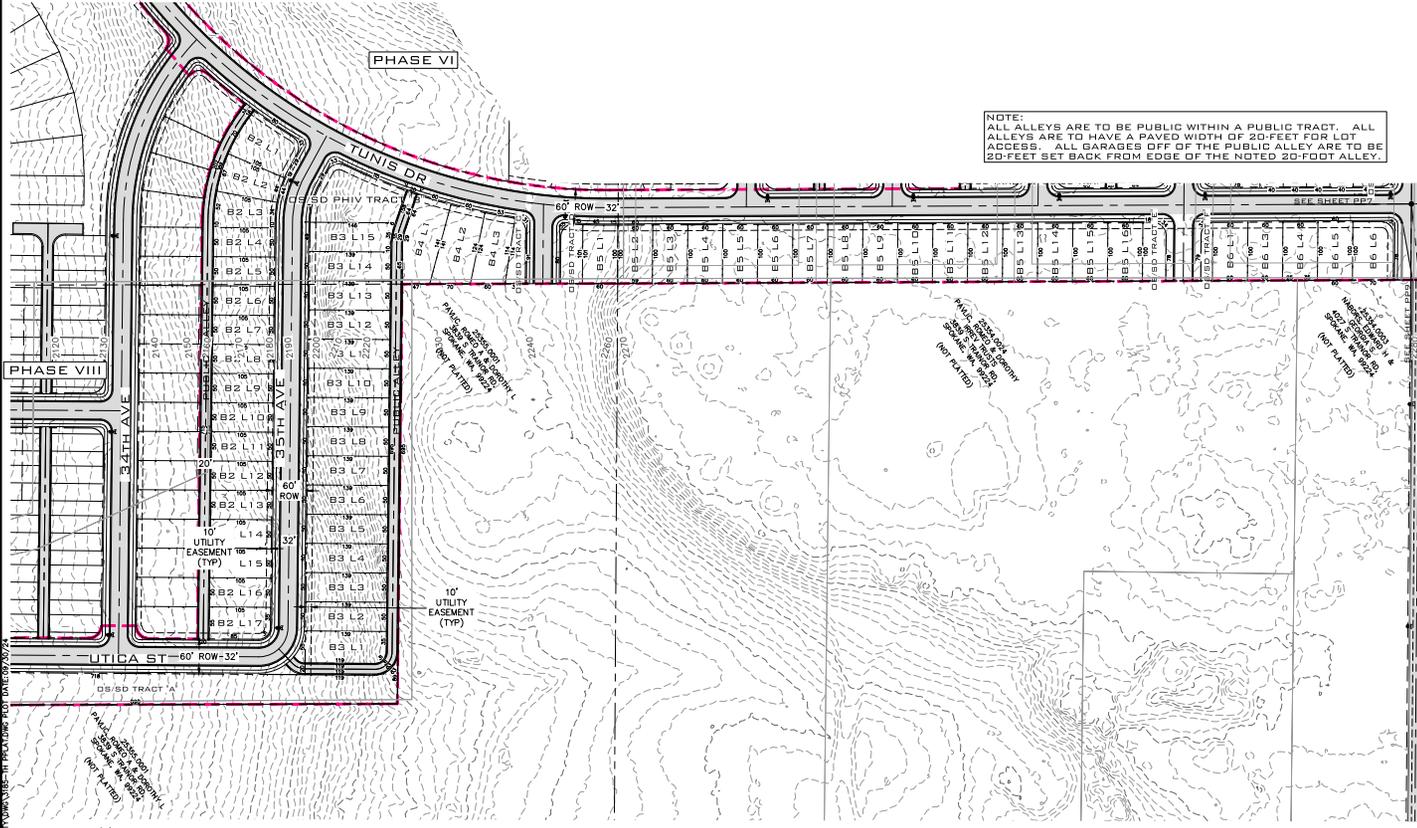
SHEET PP5  
 JOB NUMBER 22-3185

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.

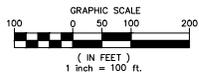


PARCEL TABLE				
Parcel #	PHASE	LOT AND BLOCK	Area	Perimeter
3	PHIV	B2 L1	7809.46	350.777
4	PHIV	B2 L2	5831.91	321.084
5	PHIV	B2 L3	5585.04	316.383
6	PHIV	B2 L4	5250.05	310.003
7	PHIV	B2 L5	5250.05	310.003
8	PHIV	B2 L6	5250.05	310.003
9	PHIV	B2 L7	5250.05	310.003
10	PHIV	B2 L8	5250.05	310.003
11	PHIV	B2 L9	5250.05	310.003
12	PHIV	B2 L10	5250.05	310.003
13	PHIV	B2 L11	5250.05	310.003
14	PHIV	B2 L12	5250.05	310.003
15	PHIV	B2 L13	5250.05	310.003
16	PHIV	B2 L14	5250.05	310.003
17	PHIV	B2 L15	5250.05	310.003
18	PHIV	B2 L16	5250.05	310.003
19	PHIV	B2 L17	5683.37	311.378
20	PHIV	B3 L1	7560.11	379.507
21	PHIV	B3 L2	6950.07	378.004
22	PHIV	B3 L3	6950.07	378.004
23	PHIV	B3 L4	6950.07	378.004
24	PHIV	B3 L5	6950.07	378.004
25	PHIV	B3 L6	6950.07	378.004
26	PHIV	B3 L7	6950.07	378.004
27	PHIV	B3 L8	6950.07	378.004
28	PHIV	B3 L9	6950.07	378.004
29	PHIV	B3 L10	6950.07	378.004
30	PHIV	B3 L11	6950.07	378.004
31	PHIV	B3 L12	6950.07	378.004
32	PHIV	B3 L13	6950.07	378.004
33	PHIV	B3 L6	15820.75	506.395
33	PHIV	B3 L14	6950.07	378.004
34	PHIV	B3 L15	7047.47	386.220
38	PHIV	B5 L1	6011.98	320.902
39	PHIV	B5 L2	6000.52	320.028
40	PHIV	B5 L3	6000.52	320.028
41	PHIV	B5 L4	6000.52	320.028
42	PHIV	B5 L5	6000.52	320.028
43	PHIV	B5 L6	6000.52	320.028
44	PHIV	B5 L7	6000.52	320.028
45	PHIV	B5 L8	6000.52	320.028
46	PHIV	B5 L9	6000.52	320.028
47	PHIV	B5 L10	6000.52	320.028
48	PHIV	B5 L11	6000.52	320.028
49	PHIV	B5 L12	6000.52	320.028
50	PHIV	B5 L13	6000.52	320.028
51	PHIV	B5 L14	6000.52	320.028
52	PHIV	B5 L15	6000.52	320.028
53	PHIV	B5 L16	6000.52	320.028
54	PHIV	B6 L1	6000.52	320.028
55	PHIV	B6 L3	6000.52	320.028
56	PHIV	B6 L4	6000.52	320.028
57	PHIV	B6 L5	6000.52	320.028
58	PHIV	B6 L6	6897.72	330.503
60	PHIV	B5 L8	4000.70	280.049
61	PHIV	B5 L9	4000.70	280.049

NOTE:  
 ALL ALLEYS ARE TO BE PUBLIC WITHIN A PUBLIC TRACT. ALL ALLEYS ARE TO HAVE A PAVED WIDTH OF 20-FEET FOR LOT ACCESS. ALL GARAGES OFF OF THE PUBLIC ALLEY ARE TO BE 20-FEET SET BACK FROM EDGE OF THE NOTED 20-FOOT ALLEY.



NAVD - 88



NO.	DATE	BY	REVISIONS

SCALE:  
 HORIZONTAL: 1"=100'  
 VERTICAL: N/A

PROJ #: 22-3185  
 DATE: 09/30/24  
 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 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.

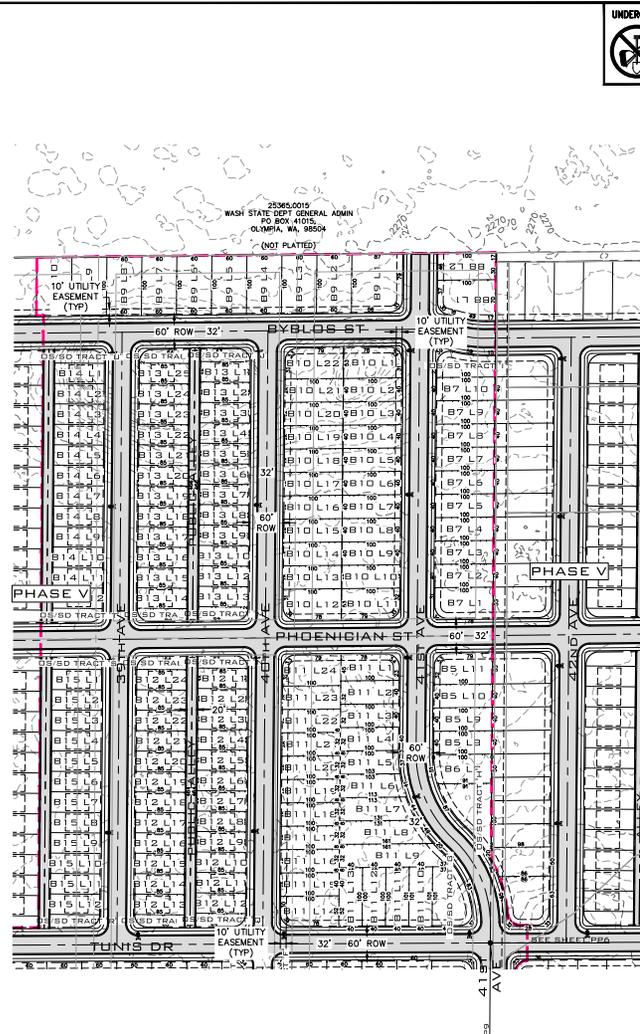


Parcel #	PHASE	LOT AND BLOCK	Area	Perimeter
66	PHIV	B7 L3	4000.70	280.049
67	PHIV	B7 L4	4000.70	280.049
68	PHIV	B7 L5	4000.70	280.049
69	PHIV	B7 L6	4000.70	280.049
70	PHIV	B7 L7	4000.70	280.049
71	PHIV	B7 L8	4000.70	280.049
72	PHIV	B7 L9	4000.70	280.049
73	PHIV	B7 L10	4000.70	280.049
74	PHIV	B8 L1	6436.64	320.558
75	PHIV	B8 L2	4643.87	292.913
76	PHIV	B9 L1	8629.17	365.685
77	PHIV	B9 L2	6001.05	320.056
78	PHIV	B9 L3	6001.05	320.056
79	PHIV	B9 L4	6001.05	320.056
80	PHIV	B9 L5	6001.05	320.056
81	PHIV	B9 L6	6001.05	320.056
82	PHIV	B9 L7	6001.05	320.056
83	PHIV	B9 L8	6001.05	320.056
84	PHIV	B9 L9	6001.05	320.056
85	PHIV	B9 L10	6001.05	320.056
86	PHIV	B10 L1	5192.64	296.322
87	PHIV	B10 L2	4000.70	280.049
88	PHIV	B10 L3	4000.70	280.049
89	PHIV	B10 L4	4000.70	280.049
90	PHIV	B10 L5	4000.70	280.049
91	PHIV	B10 L6	4000.70	280.049
92	PHIV	B10 L7	4000.70	280.049
93	PHIV	B10 L8	4000.70	280.049
94	PHIV	B10 L9	4000.70	280.049
95	PHIV	B10 L10	4000.70	280.049
96	PHIV	B10 L11	5200.61	297.114
97	PHIV	B11 L1	4398.87	280.446
98	PHIV	B11 L2	4000.70	280.049
99	PHIV	B11 L3	4000.70	280.049
100	PHIV	B11 L4	4000.70	280.049
110	PHIV	B11 L14	5076.08	294.079
111	PHIV	B11 L15	4000.70	280.049
112	PHIV	B11 L16	4000.70	280.049
113	PHIV	B11 L17	4000.70	280.049
114	PHIV	B11 L18	4000.70	280.049
115	PHIV	B11 L19	4000.70	280.049
116	PHIV	B11 L20	4000.70	280.049
117	PHIV	B11 L21	4000.70	280.049
118	PHIV	B11 L22	4000.70	280.049
119	PHIV	B11 L23	4000.70	280.049
120	PHIV	B11 L24	5201.31	297.128
121	PHIV	B10 L12	5191.84	296.308
122	PHIV	B10 L13	4000.70	280.049
123	PHIV	B10 L14	4000.70	280.049
124	PHIV	B10 L15	4000.70	280.049
125	PHIV	B10 L16	4000.70	280.049
126	PHIV	B10 L17	4000.70	280.049
127	PHIV	B10 L18	4000.70	280.049
128	PHIV	B10 L19	4000.70	280.049
129	PHIV	B10 L20	4000.70	280.049
130	PHIV	B10 L21	4000.70	280.049
131	PHIV	B10 L22	5201.31	297.128
132	PHIV	B13 L1	2975.00	240.000
133	PHIV	B13 L2	2975.00	240.000
134	PHIV	B13 L3	2975.00	240.000

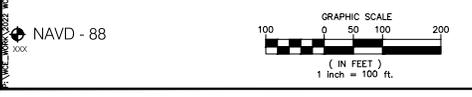
Parcel #	PHASE	LOT AND BLOCK	Area	Perimeter
135	PHIV	B13 L4	2975.00	240.000
136	PHIV	B13 L5	2975.00	240.000
137	PHIV	B13 L6	2975.00	240.000
138	PHIV	B13 L7	2975.00	240.000
139	PHIV	B13 L8	2975.00	240.000
140	PHIV	B13 L9	2975.00	240.000
141	PHIV	B13 L10	2975.00	240.000
142	PHIV	B13 L12	2975.00	240.000
143	PHIV	B13 L13	2975.00	240.000
144	PHIV	B12 L1	2975.00	240.000
145	PHIV	B12 L2	2975.00	240.000
146	PHIV	B12 L3	2975.00	240.000
147	PHIV	B12 L4	2975.00	240.000
148	PHIV	B12 L5	2975.00	240.000
149	PHIV	B12 L6	2975.00	240.000
150	PHIV	B12 L7	2975.00	240.000
151	PHIV	B12 L8	2975.00	240.000
152	PHIV	B12 L9	2975.00	240.000
153	PHIV	B12 L10	2975.00	240.000
154	PHIV	B12 L11	2975.00	240.000
155	PHIV	B12 L12	2975.00	240.000
156	PHIV	B12 L13	2975.00	239.999
157	PHIV	B12 L14	2975.00	240.000
158	PHIV	B12 L15	2975.00	240.000
159	PHIV	B12 L16	2975.00	240.000
160	PHIV	B12 L17	2975.00	240.000
161	PHIV	B12 L18	2975.00	240.000
162	PHIV	B12 L19	2975.00	240.000
163	PHIV	B12 L20	2975.00	240.000
164	PHIV	B12 L21	2975.00	240.000
165	PHIV	B12 L22	2975.00	240.000
166	PHIV	B12 L23	2975.00	240.000
167	PHIV	B12 L24	2975.00	240.000
168	PHIV	B13 L14	2975.00	240.000
169	PHIV	B13 L15	2975.00	240.000
170	PHIV	B13 L16	2975.00	240.000
171	PHIV	B13 L17	2975.00	240.000
172	PHIV	B13 L18	2975.00	240.000
173	PHIV	B13 L19	2975.00	240.000
174	PHIV	B13 L20	2975.00	240.000
175	PHIV	B13 L21	2975.00	240.000
176	PHIV	B13 L22	2975.00	240.000
177	PHIV	B13 L23	2975.00	240.000
178	PHIV	B13 L24	2975.00	240.000
179	PHIV	B13 L25	2975.00	240.000
180	PHIV	B14 L1	2975.00	240.000
181	PHIV	B14 L2	2975.00	240.000
182	PHIV	B14 L3	2975.00	240.000
183	PHIV	B14 L4	2975.00	240.000
184	PHIV	B14 L5	2975.00	240.000
185	PHIV	B14 L6	2975.00	240.000
186	PHIV	B14 L7	2975.00	240.000
187	PHIV	B14 L8	2975.00	240.000
188	PHIV	B14 L9	2975.00	240.000
189	PHIV	B14 L10	2975.00	240.000
190	PHIV	B14 L11	2975.00	240.000
191	PHIV	B14 L12	2975.00	240.000
192	PHIV	B15 L1	2975.00	239.994
193	PHIV	B15 L2	2975.00	240.000
194	PHIV	B15 L3	2975.00	240.000

Parcel #	PHASE	LOT AND BLOCK	Area	Perimeter
195	PHIV	B15 L4	2975.00	240.000
196	PHIV	B15 L5	2975.00	240.000
197	PHIV	B15 L6	2975.00	240.000
198	PHIV	B15 L7	2975.00	240.000
199	PHIV	B15 L8	2975.00	240.000
200	PHIV	B15 L9	2975.00	240.000
201	PHIV	B15 L10	2975.00	240.000
202	PHIV	B15 L11	2975.00	240.000
203	PHIV	B15 L12	2975.00	240.000

Parcel #	PHASE	TRACT	Area	Perimeter
1	PHIV TRACT	A	48099.52	1956.862
2	PHIV TRACT	B	12051.33	447.477
4	PHIV TRACT	D	3731.64	269.019
9	PHIV TRACT	I	3907.69	272.770
10	PHIV TRACT	J	1782.85	204.764
11	PHIV TRACT	K	1927.00	208.758
12	PHIV TRACT	L	1782.85	204.764
13	PHIV TRACT	M	1927.00	208.758
14	PHIV TRACT	N	1706.84	202.974
15	PHIV TRACT	O	1805.72	205.904
16	PHIV TRACT	P	1683.16	202.502
17	PHIV TRACT	Q	1829.48	206.369
18	PHIV TRACT	R	1769.92	204.966
19	PHIV TRACT	S	1647.27	201.568
20	PHIV TRACT	T	1927.00	208.758
21	PHIV TRACT	U	1782.85	204.764
33	PHIV	B3 L6	15820.75	506.395



NOTE:  
 ALL ALLEYS ARE TO BE PUBLIC WITHIN A PUBLIC TRACT. ALL ALLEYS ARE TO HAVE A PAVED WIDTH OF 20 FEET FOR LOT ACCESS. ALL GARAGES OFF OF THE PUBLIC ALLEY ARE TO BE 20 FEET SET BACK FROM EDGE OF THE NOTED 20-FOOT ALLEY.



NO.	DATE	BY	REVISIONS

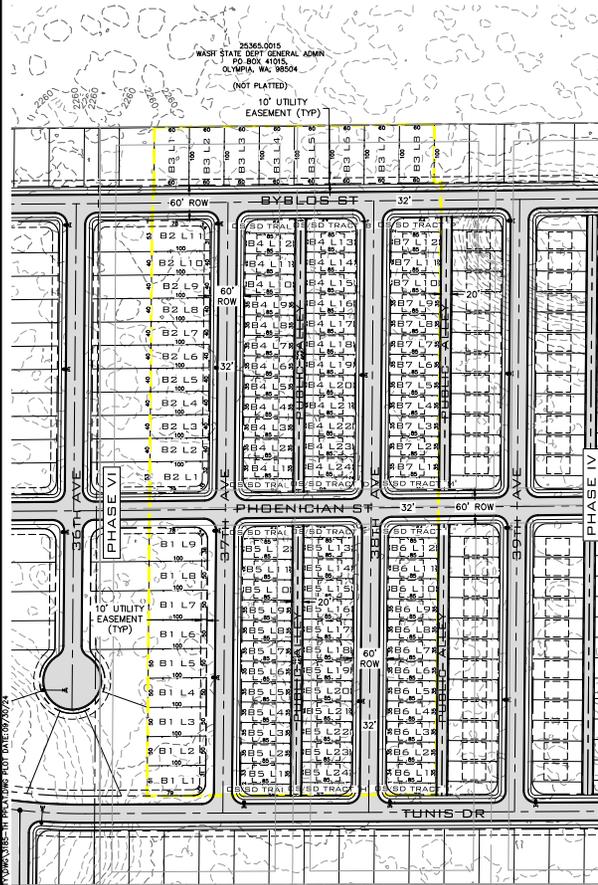
<b>SCALE:</b>	<b>PROJ #:</b> 22-3185	<b>DATE:</b> 09/30/28
<b>HORIZONTAL:</b> 1"=100'	<b>DRAWN:</b> SLS	<b>REVIEWED:</b> TRW
<b>VERTICAL:</b> NA		

**WCE**  
 WHIPPLE CONSULTING ENGINEERS  
 213 PINE ROAD  
 SPOKANE VALLEY, WA 99036  
 PH: 509-893-2617 FAX: 509-939-0227

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

**SHEET PP7**  
 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.



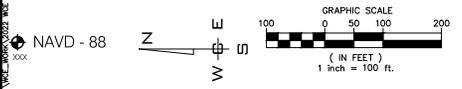
PARCEL TABLE				
Parcel #	PHASE	LOT AND BLOCK	Area	Perimeter
1	PHV	B1 L1	5075.12	294.520
2	PHV	B1 L2	5000.88	300.053
3	PHV	B1 L3	5000.88	300.053
4	PHV	B1 L4	5000.88	300.053
5	PHV	B1 L5	5000.88	300.053
6	PHV	B1 L6	5000.88	300.053
7	PHV	B1 L7	5000.88	300.053
8	PHV	B1 L8	5000.88	300.053
9	PHV	B1 L9	5675.83	305.985
10	PHV	B2 L1	5200.61	297.114
11	PHV	B2 L2	4000.70	280.049
12	PHV	B2 L3	4000.70	280.049
13	PHV	B2 L4	4000.70	280.049
14	PHV	B2 L5	4000.70	280.049
15	PHV	B2 L6	4000.70	280.049
16	PHV	B2 L7	4000.70	280.049
17	PHV	B2 L8	4000.70	280.049
18	PHV	B2 L9	4000.70	280.049
19	PHV	B2 L10	4000.70	280.049
20	PHV	B2 L11	5192.64	286.322
21	PHV	B3 L1	6001.05	320.056
22	PHV	B3 L2	6001.05	320.056
23	PHV	B3 L3	6001.05	320.056
24	PHV	B3 L4	6001.05	320.056
25	PHV	B3 L5	6001.05	320.056
26	PHV	B3 L6	6001.05	320.056
27	PHV	B3 L7	6001.05	320.056
28	PHV	B3 L8	6001.05	320.056
29	PHV	B4 L12	2975.00	240.000
30	PHV	B4 L11	2975.00	240.000
31	PHV	B4 L10	2975.00	240.000
32	PHV	B4 L9	2975.00	240.000
33	PHV	B3 L6	15820.75	506.395
34	PHV	B4 L8	2975.00	240.000
35	PHV	B4 L7	2975.00	240.000
36	PHV	B4 L6	2975.00	240.000
37	PHV	B4 L5	2975.00	240.000
38	PHV	B4 L4	2975.00	240.000
39	PHV	B4 L3	2975.00	240.000
40	PHV	B4 L2	2975.00	240.000

PARCEL TABLE				
Parcel #	PHASE	LOT AND BLOCK	Area	Perimeter
40	PHV	B4 L1	2975.00	240.000
41	PHV	B5 L12	2974.99	239.980
42	PHV	B5 L11	2975.00	240.000
43	PHV	B5 L10	2975.00	240.000
44	PHV	B5 L9	2975.00	240.000
45	PHV	B5 L8	2975.00	240.000
46	PHV	B5 L7	2975.00	240.000
47	PHV	B5 L6	2975.00	240.000
48	PHV	B5 L5	2975.00	240.000
49	PHV	B5 L4	2975.00	240.000
50	PHV	B5 L3	2975.00	240.000
51	PHV	B5 L2	2975.00	240.000
52	PHV	B5 L1	2974.97	239.940
53	PHV	B5 L24	2975.00	239.994
54	PHV	B5 L23	2975.00	240.000
55	PHV	B5 L22	2975.00	240.000
56	PHV	B5 L21	2975.00	240.000
57	PHV	B5 L20	2975.00	240.000
58	PHV	B5 L19	2975.00	240.000
59	PHV	B5 L18	2975.00	240.000
60	PHV	B5 L17	2975.00	240.000
61	PHV	B5 L16	2975.00	240.000
62	PHV	B5 L15	2975.00	240.000
63	PHV	B5 L14	2975.00	240.000
64	PHV	B5 L13	2974.99	239.966
65	PHV	B4 L24	2975.00	240.000
66	PHV	B4 L23	2975.00	240.000
67	PHV	B4 L22	2975.00	240.000
68	PHV	B4 L21	2975.00	240.000
69	PHV	B4 L20	2975.00	240.000
70	PHV	B4 L19	2975.00	240.000
71	PHV	B4 L18	2975.00	240.000
72	PHV	B4 L17	2975.00	240.000
73	PHV	B4 L16	2975.00	240.000
74	PHV	B4 L15	2975.00	240.000
75	PHV	B4 L14	2975.00	240.000
76	PHV	B4 L13	2975.00	240.000
77	PHV	B7 L12	2975.00	240.000
78	PHV	B7 L11	2975.00	240.000
79	PHV	B7 L10	2975.00	240.000

PARCEL TABLE				
Parcel #	PHASE	LOT AND BLOCK	Area	Perimeter
80	PHV	B7 L9	2975.00	240.000
81	PHV	B7 L8	2975.00	240.000
82	PHV	B7 L7	2975.00	240.000
83	PHV	B7 L6	2975.00	240.000
84	PHV	B7 L5	2975.00	240.000
85	PHV	B7 L4	2975.00	240.000
86	PHV	B7 L3	2975.00	240.000
87	PHV	B7 L2	2975.00	240.000
88	PHV	B7 L1	2975.00	240.000
89	PHV	B6 L12	2975.00	239.999
90	PHV	B6 L11	2975.00	240.000
91	PHV	B6 L10	2975.00	240.000
92	PHV	B6 L9	2975.00	240.000
93	PHV	B6 L8	2975.00	240.000
94	PHV	B6 L7	2975.00	240.000
95	PHV	B6 L6	2975.00	240.000
96	PHV	B6 L5	2975.00	240.000
97	PHV	B6 L4	2975.00	240.000
98	PHV	B6 L3	2975.00	240.000
99	PHV	B6 L2	2975.00	240.000
100	PHV	B6 L1	2974.99	239.981
101	PHV	B5 L7	5653.69	306.066
102	PHV	B15 L6	5001.04	300.038
103	PHV	B15 L5	5000.43	300.026
104	PHV	B15 L4	6000.52	320.028
105	PHV	B15 L3	6000.52	320.028
106	PHV	B15 L2	6000.52	320.028
107	PHV	B15 L1	6000.52	320.028
109	PHV	B10 L2	4000.70	280.049
110	PHV	B10 L3	4000.70	280.049
111	PHV	B10 L4	4000.70	280.049
112	PHV	B10 L5	4000.70	280.049
113	PHV	B10 L6	4000.70	280.049
114	PHV	B10 L7	4000.70	280.049
115	PHV	B10 L8	4000.70	280.049
116	PHV	B10 L9	5192.64	296.322
117	PHV	B9 L1	5200.61	297.114
118	PHV	B9 L2	4000.70	280.049
119	PHV	B9 L3	4000.70	280.049
120	PHV	B9 L4	4000.70	280.049

OPEN SPACE TRACT TABLE				
Parcel #	PHASE	TRACT	Area	Perimeter
1	PHV TRACT	A	1927.00	208.758
2	PHV TRACT	B	1782.85	204.764
3	PHV TRACT	C	1782.85	204.764
4	PHV TRACT	D	1927.00	208.758
5	PHV TRACT	E	1686.60	203.080
6	PHV TRACT	F	1587.72	200.137
7	PHV TRACT	G	1584.06	199.637
8	PHV TRACT	H	1710.35	203.559
9	PHV TRACT	I	1623.60	201.082
12	PHV TRACT	L	1746.15	204.501
13	PHV TRACT	M	1782.85	204.764
16	PHV TRACT	P	1927.00	208.758
17	PHV TRACT	Q	3557.27	284.008
18	PHV TRACT	R	1192.30	190.198
19	PHV TRACT	S	1049.15	185.868
20	PHV TRACT	T	1263.87	192.204
21	PHV TRACT	U	1120.49	187.924
22	PHV TRACT	V	1989.18	210.221
23	PHV TRACT	X	1890.30	207.292
24	PHV TRACT	Y	2012.94	210.685
25	PHV TRACT	Z	1866.62	206.820
26	PHV TRACT	AA	1926.18	208.222
27	PHV TRACT	BB	2048.74	211.622
28	PHV TRACT	CC	1120.49	187.924
29	PHV TRACT	DD	1192.30	190.198

NOTE:  
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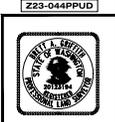


NO.	DATE	BY	REVISIONS

<b>SCALE:</b>	<b>PROJ #:</b> 22-3185	<b>DATE:</b> 09/30/28
<b>HORIZONTAL:</b> 1"=100'	<b>DRAWN:</b> SLS	<b>REVIEWED:</b> TRW
<b>VERTICAL:</b> N/A		

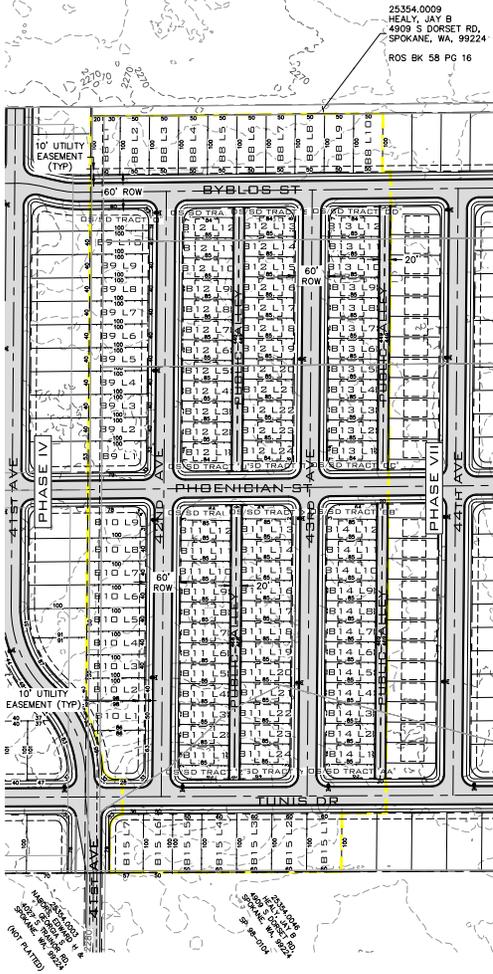


**VICTORY HEIGHTS PUD & PPLAT PHASE V**  
 2929 W THORPE RD  
 SPOKANE, WA



**SHEET PPB**  
 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.



25354.0009  
 HEALY, JAY B  
 4909 S DORSET RD,  
 SPOKANE, WA, 99224  
 ROS BK 58 PG 16

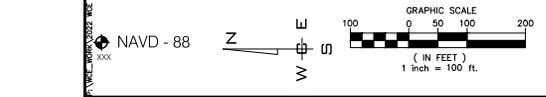
PARCEL TABLE				
Parcel #	PHASE	LOT AND BLOCK	Area	Perimeter
121	PHV	B9 L5	4000.70	280.049
122	PHV	B9 L6	4000.70	280.049
123	PHV	B9 L7	4000.70	280.049
124	PHV	B9 L8	4000.70	280.049
125	PHV	B9 L9	4000.70	280.049
126	PHV	B9 L10	4000.70	280.049
127	PHV	B8 L1	5000.40	300.033
128	PHV	B8 L2	5000.40	300.033
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	B12 L12	2972.54	239.020
138	PHV	B12 L11	2975.00	240.000
139	PHV	B12 L10	2975.00	240.000
140	PHV	B12 L9	2975.00	240.000
141	PHV	B12 L8	2975.00	240.000
142	PHV	B12 L7	2975.00	240.000
143	PHV	B12 L6	2975.00	240.000
144	PHV	B12 L5	2975.00	240.000
145	PHV	B12 L4	2975.00	240.000
146	PHV	B12 L3	2975.00	240.000
147	PHV	B12 L2	2975.00	240.000
148	PHV	B12 L1	2972.59	239.033
149	PHV	B11 L12	2975.00	240.000
150	PHV	B11 L11	2975.00	240.000
151	PHV	B11 L10	2975.00	240.000
152	PHV	B11 L9	2975.00	240.000
153	PHV	B11 L8	2975.00	240.000
154	PHV	B11 L7	2975.00	240.000
155	PHV	B11 L6	2975.00	240.000
156	PHV	B11 L5	2975.00	240.000
157	PHV	B11 L4	2975.00	240.000
158	PHV	B11 L3	2975.00	240.000
159	PHV	B11 L2	2975.00	240.000
160	PHV	B11 L1	2975.00	240.000

PARCEL TABLE				
Parcel #	PHASE	LOT AND BLOCK	Area	Perimeter
161	PHV	B11 L24	2975.00	240.000
162	PHV	B11 L23	2975.00	240.000
163	PHV	B11 L22	2975.00	240.000
164	PHV	B11 L21	2975.00	240.000
165	PHV	B11 L20	2975.00	240.000
166	PHV	B11 L19	2975.00	240.000
167	PHV	B11 L18	2975.00	240.000
168	PHV	B11 L17	2975.00	240.000
169	PHV	B11 L16	2975.00	240.000
170	PHV	B11 L15	2975.00	240.000
171	PHV	B11 L14	2975.00	240.000
172	PHV	B11 L13	2975.00	240.000
173	PHV	B12 L24	2973.36	239.244
174	PHV	B12 L23	2975.00	240.000
175	PHV	B12 L22	2975.00	240.000
176	PHV	B12 L21	2975.00	240.000
177	PHV	B12 L20	2975.00	240.000
178	PHV	B12 L19	2975.00	240.000
179	PHV	B12 L18	2975.00	240.000
180	PHV	B12 L17	2975.00	240.000
181	PHV	B12 L16	2975.00	240.000
182	PHV	B12 L15	2975.00	240.000
183	PHV	B12 L14	2975.00	240.000
184	PHV	B12 L13	2971.55	238.783
185	PHV	B13 L12	2972.54	239.020
186	PHV	B13 L11	2975.00	240.000
187	PHV	B13 L10	2975.00	240.000
188	PHV	B13 L9	2975.00	240.000
189	PHV	B13 L8	2975.00	240.000
190	PHV	B13 L7	2975.00	240.000
191	PHV	B13 L6	2975.00	240.000
192	PHV	B13 L5	2975.00	240.000
193	PHV	B13 L4	2975.00	240.000
194	PHV	B13 L3	2975.00	240.000
195	PHV	B13 L2	2975.00	240.000
196	PHV	B13 L1	2972.59	239.033
197	PHV	B14 L12	2975.00	240.000
198	PHV	B14 L11	2975.00	240.000
199	PHV	B14 L10	2975.00	240.000
200	PHV	B14 L9	2975.00	240.000

PARCEL TABLE				
Parcel #	PHASE	LOT AND BLOCK	Area	Perimeter
201	PHV	B14 L8	2975.00	240.000
202	PHV	B14 L7	2975.00	240.000
203	PHV	B14 L6	2975.00	240.000
204	PHV	B14 L5	2975.00	240.000
205	PHV	B14 L4	2975.00	240.000
206	PHV	B14 L3	2975.00	240.000
207	PHV	B14 L2	2975.00	240.000
208	PHV	B14 L1	2975.00	240.000

OPEN SPACE TRACT TABLE				
Parcel #	PHASE	TRACT	Area	Perimeter
1	PHV TRACT	A	1927.00	208.758
2	PHV TRACT	B	1782.85	204.764
3	PHV TRACT	C	1782.85	204.764
4	PHV TRACT	D	1927.00	208.758
5	PHV TRACT	E	1686.60	203.080
6	PHV TRACT	F	1587.72	200.137
7	PHV TRACT	G	1564.06	199.637
8	PHV TRACT	H	1710.35	203.559
9	PHV TRACT	I	1623.60	201.082
12	PHV TRACT	L	1746.15	204.501
13	PHV TRACT	M	1782.85	204.764
16	PHV TRACT	P	1927.00	208.758
17	PHV TRACT	Q	3557.27	264.008
18	PHV TRACT	R	1192.30	190.198
19	PHV TRACT	S	1049.15	185.668
20	PHV TRACT	T	1263.87	192.204
21	PHV TRACT	U	1120.49	187.924
22	PHV TRACT	V	1989.18	210.221
23	PHV TRACT	X	1890.30	207.292
24	PHV TRACT	Y	2012.94	210.685
25	PHV TRACT	Z	1866.62	206.820
26	PHV TRACT	AA	1926.18	208.222
27	PHV TRACT	BB	2048.74	211.622
28	PHV TRACT	CC	1120.49	187.924
29	PHV TRACT	DD	1192.30	190.198

NOTE:  
 ALL ALLEYS ARE TO BE PUBLIC WITHIN A PUBLIC TRACT. ALL ALLEYS ARE TO HAVE A PAVED WIDTH OF 20 FEET FOR LOT ACCESS. ALL GARAGES OFF OF THE PUBLIC ALLEY ARE TO BE 20 FEET SET BACK FROM EDGE OF THE NOTED 20-FOOT ALLEY.



NO.	DATE	BY	REVISIONS

<b>SCALE:</b>	<b>PROJ #:</b> 22-3185	<b>DATE:</b> 09/30/28
<b>HORIZONTAL:</b> 1"=100'	<b>DRAWN:</b> SLS	<b>REVIEWED:</b> TRW
<b>VERTICAL:</b> N/A		



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

223-044PUD

**SHEET**  
PP9

**JOB NUMBER**  
22-3185

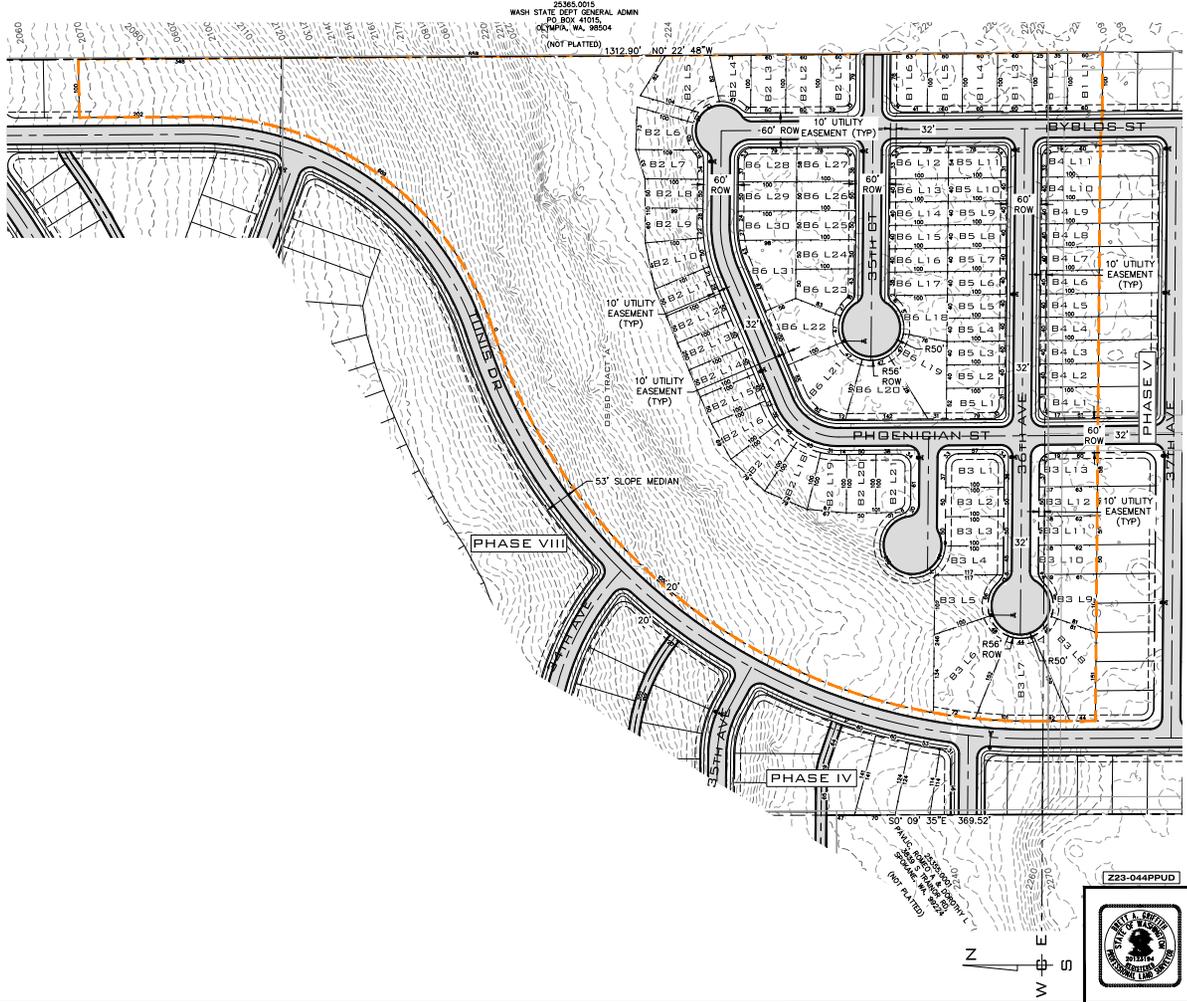
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 SE 1/4, SEC.35, T.25N., R.42E., W.M.



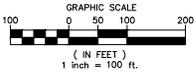
PARCEL TABLE				
Parcel #	PHASE	LOT AND BLOCK	Area	Perimeter
1	PHVI	B1 L1	6001.05	320.056
2	PHVI	B1 L2	5996.40	319.936
3	PHVI	B1 L3	5994.06	319.816
4	PHVI	B1 L4	5993.95	319.812
5	PHVI	B1 L5	5993.83	319.808
6	PHVI	B1 L6	6168.09	315.795
7	PHVI	B2 L1	5897.72	310.889
8	PHVI	B2 L2	5993.36	319.792
9	PHVI	B2 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
34	PHVI	B3 L7	14877.09	517.971
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	5884.16	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
53	PHVI	B5 L2	4000.70	280.049

PARCEL TABLE				
Parcel #	PHASE	LOT AND BLOCK	Area	Perimeter
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	8600.18	363.875

OPEN SPACE TRACT TABLE				
Parcel #	PHASE	TRACT	Area	Perimeter
1	PHVI TRACT	A	465631.59	4748.980



NOTE:  
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NAVD - 88

NO.	DATE	BY	REVISIONS

SCALE:  
 HORIZONTAL:  
 1"=100'  
 VERTICAL:  
 N/A

PROJ #: 22-3185  
 DATE: 09/30/23  
 DRAWN: SLS  
 REVIEWED: TRW

LEVEL  
 STRUCTURAL  
 SURVEYING  
 TRAFFIC  
 PLANNING  
 LANDSCAPE  
 OTHER



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



SHEET  
 PP10  
 JOB NUMBER  
 22-3185

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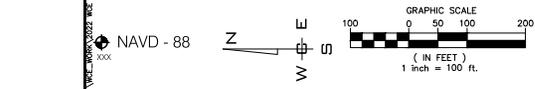
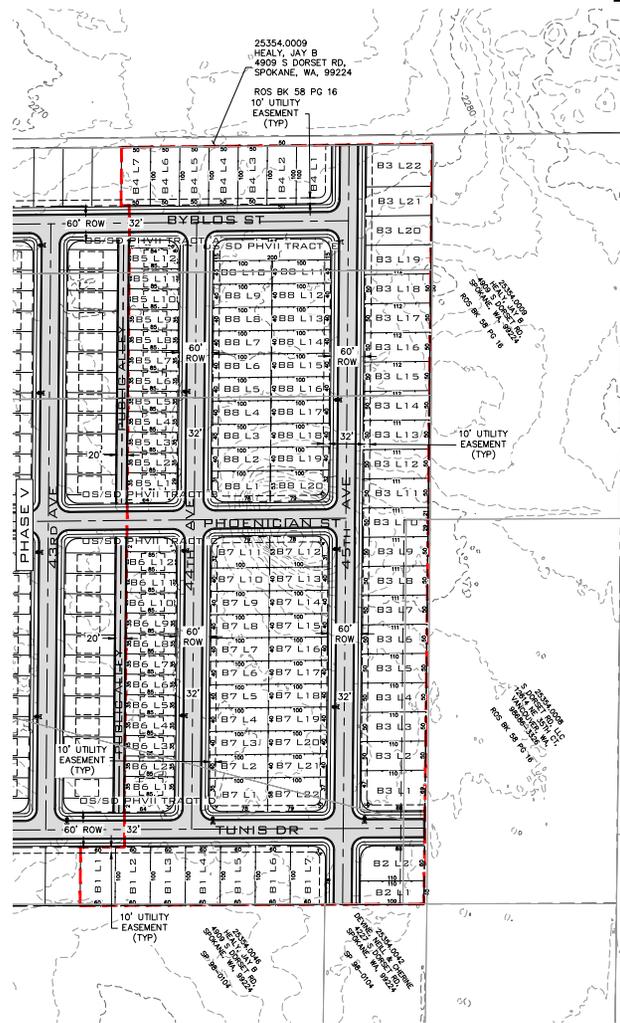
PARCEL TABLE				
Parcel #	PHASE	LOT AND BLOCK	Area	Perimeter
1	PHVII	B1 L1	6000.52	320.028
2	PHVII	B1 L2	6000.52	320.028
3	PHVII	B1 L3	6000.52	320.028
4	PHVII	B1 L4	6000.52	320.028
5	PHVII	B1 L5	6000.52	320.028
6	PHVII	B1 L6	6000.52	320.028
7	PHVII	B1 L7	5898.24	310.513
8	PHVII	B2 L1	4378.28	298.922
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

NOTE:  
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NO.	DATE	BY	REVISIONS

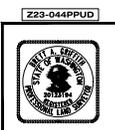
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 HORIZONTAL: 1"=100'  
 VERTICAL: N/A

PROJ #: 22-3185  
 DATE: 09/30/28  
 DRAWN: SLS  
 REVIEWED: TRW



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

SHEET PP11  
 JOB NUMBER 22-3185



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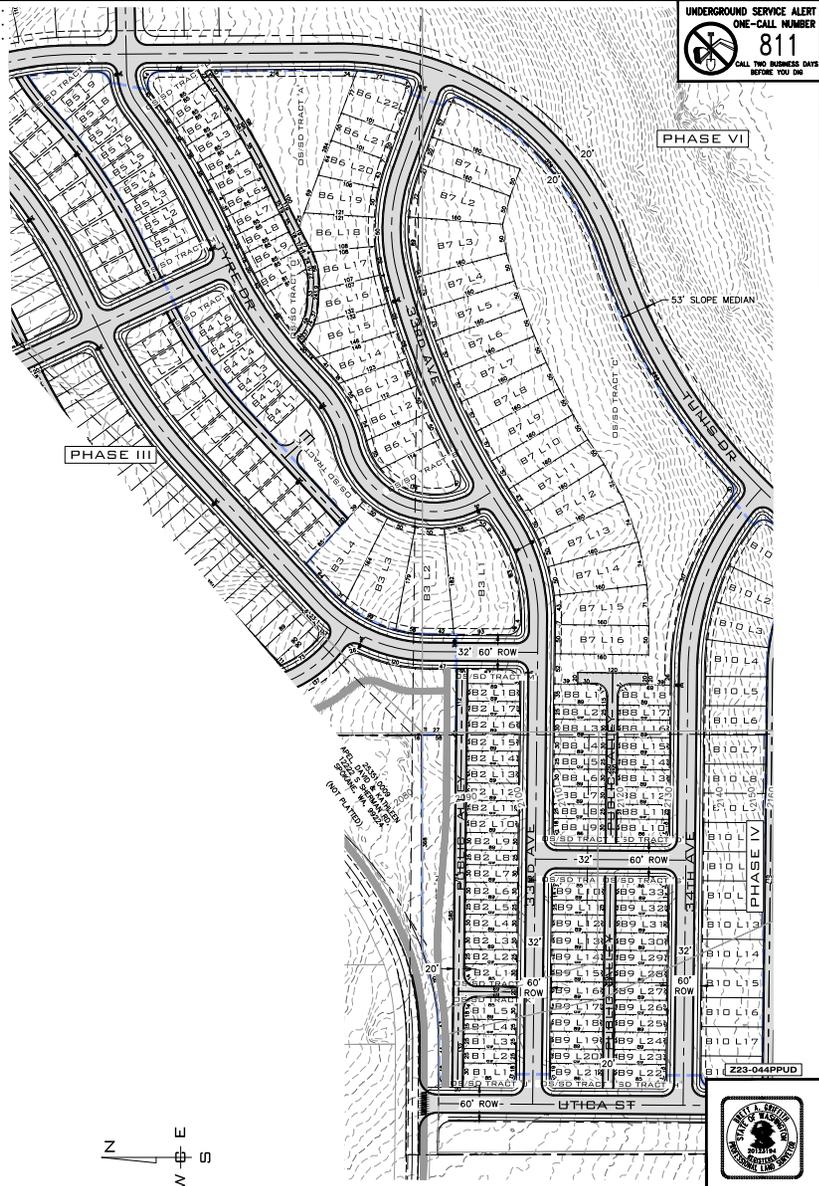
PARCEL TABLE				
Parcel #	PHASE	LOT AND BLOCK	Area	Perimeter
1	PHVII	B1 L1	2656.35	235.129
2	PHVII	B1 L2	2225.00	228.000
3	PHVII	B1 L3	2225.00	228.000
4	PHVII	B1 L4	2225.00	228.000
5	PHVII	B1 L5	2652.60	234.615
6	PHVII	B2 L1	2652.60	234.615
7	PHVII	B2 L2	2225.00	228.000
8	PHVII	B2 L3	2670.00	238.000
9	PHVII	B2 L4	2670.00	238.000
10	PHVII	B2 L5	2225.00	228.000
11	PHVII	B2 L6	2670.00	238.000
12	PHVII	B2 L7	2670.00	238.000
13	PHVII	B2 L8	2225.00	228.000
14	PHVII	B2 L9	2670.00	238.000
15	PHVII	B2 L10	2670.00	238.000
16	PHVII	B2 L11	2225.00	228.000
17	PHVII	B2 L12	2670.00	238.000
18	PHVII	B2 L13	2670.00	238.000
19	PHVII	B2 L14	2225.00	228.000
20	PHVII	B2 L15	2670.00	238.000
21	PHVII	B2 L16	2670.00	238.000
22	PHVII	B2 L17	2225.00	228.000
23	PHVII	B2 L18	2670.00	238.000
24	PHVII	B3 L1	20415.39	569.502
25	PHVII	B3 L2	13545.07	510.780
26	PHVII	B3 L3	12789.17	491.833
27	PHVII	B3 L4	10923.44	453.589
28	PHVII	B4 L1	2975.01	240.001
29	PHVII	B4 L2	3100.53	242.964
30	PHVII	B4 L3	3095.66	242.849
31	PHVII	B4 L4	3154.24	244.217
32	PHVII	B4 L5	3153.97	244.211
33	PHVII	B3 L6	15820.75	506.395
34	PHVII	B4 L6	2976.07	240.118
35	PHVII	B5 L1	2975.09	240.007
36	PHVII	B5 L2	3087.83	242.658
37	PHVII	B5 L3	3086.49	242.624
38	PHVII	B5 L4	3103.80	243.031
39	PHVII	B5 L5	3108.51	243.141
39	PHVII	B5 L6	3105.54	243.071

PARCEL TABLE				
Parcel #	PHASE	LOT AND BLOCK	Area	Perimeter
40	PHVII	B5 L7	3123.98	245.539
41	PHVII	B5 L8	3388.91	264.714
42	PHVII	B5 L9	3684.14	269.714
43	PHVII	B6 L1	3088.50	242.671
44	PHVII	B6 L2	3088.50	242.671
45	PHVII	B6 L3	3088.50	242.671
46	PHVII	B6 L4	3088.50	242.671
47	PHVII	B6 L5	3088.50	242.671
48	PHVII	B6 L6	2989.33	240.337
49	PHVII	B6 L7	2975.00	240.000
50	PHVII	B6 L8	2975.00	240.000
51	PHVII	B6 L9	3083.42	242.551
52	PHVII	B6 L10	3152.82	241.584
53	PHVII	B6 L11	6090.32	334.626
54	PHVII	B6 L12	5867.07	332.114
55	PHVII	B6 L13	6057.16	340.294
56	PHVII	B6 L14	7000.26	377.566
57	PHVII	B6 L15	7825.93	398.159
58	PHVII	B6 L16	6151.09	349.169
59	PHVII	B6 L17	5956.25	331.388
60	PHVII	B6 L18	7092.03	352.252
61	PHVII	B6 L19	6566.46	345.023
62	PHVII	B6 L20	5826.66	320.589
63	PHVII	B6 L21	5044.11	301.768
64	PHVII	B6 L22	8647.09	362.218
65	PHVII	B7 L1	8000.00	420.000
66	PHVII	B7 L2	11485.03	462.623
67	PHVII	B7 L3	12459.28	474.450
68	PHVII	B7 L4	8551.20	426.776
69	PHVII	B7 L5	8551.20	426.776
70	PHVII	B7 L6	8551.20	426.776
71	PHVII	B7 L7	8551.20	426.776
72	PHVII	B7 L8	8551.20	426.776
73	PHVII	B7 L9	8551.20	426.776
74	PHVII	B7 L10	8551.20	426.776
75	PHVII	B7 L11	8009.52	420.209
76	PHVII	B7 L12	9731.07	442.507
77	PHVII	B7 L13	9879.21	444.290
78	PHVII	B7 L14	9879.21	444.290
79	PHVII	B7 L15	9604.77	440.731

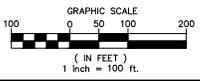
PARCEL TABLE				
Parcel #	PHASE	LOT AND BLOCK	Area	Perimeter
80	PHVII	B7 L16	8000.00	420.000
81	PHVII	B8 L1	3071.77	240.374
82	PHVII	B8 L2	2225.00	228.000
83	PHVII	B8 L3	2670.00	238.000
84	PHVII	B8 L4	2670.00	238.000
85	PHVII	B8 L5	2225.00	228.000
86	PHVII	B8 L6	2670.00	238.000
87	PHVII	B8 L7	2670.00	238.000
88	PHVII	B8 L8	2225.00	228.000
89	PHVII	B8 L9	2657.49	235.279
90	PHVII	B9 L10	2656.14	235.102
91	PHVII	B9 L11	2225.00	228.000
92	PHVII	B9 L12	2670.00	238.000
93	PHVII	B9 L13	2670.00	238.000
94	PHVII	B9 L14	2225.00	228.000
95	PHVII	B9 L15	2670.00	238.000
96	PHVII	B9 L16	2670.00	238.000
97	PHVII	B9 L17	2225.00	228.000
98	PHVII	B9 L18	2670.00	238.000
99	PHVII	B9 L19	2670.00	238.000
100	PHVII	B9 L20	2225.00	228.000
101	PHVII	B9 L21	2658.64	235.436
102	PHVII	B9 L22	2656.35	235.129
103	PHVII	B9 L23	2225.00	228.000
104	PHVII	B9 L24	2670.00	238.000
105	PHVII	B9 L25	2670.00	238.000
106	PHVII	B9 L26	2225.00	228.000
107	PHVII	B9 L27	2670.00	238.000
108	PHVII	B9 L28	2670.00	238.000
109	PHVII	B9 L29	2225.00	228.000
110	PHVII	B9 L30	2670.00	238.000
111	PHVII	B9 L31	2670.00	238.000
112	PHVII	B9 L32	2225.00	228.000
113	PHVII	B9 L33	2658.45	235.410
114	PHVII	B8 L10	2656.80	235.187
115	PHVII	B8 L11	2225.00	228.000
116	PHVII	B8 L12	2670.00	238.000
117	PHVII	B8 L13	2670.00	238.000
118	PHVII	B8 L14	2225.00	228.000
119	PHVII	B8 L15	2670.00	238.000

OPEN SPACE TRACT TABLE				
Parcel #	PHASE	TRACT	Area	Perimeter
1	PHVII TRACT	A	32026.68	840.166
2	PHVII TRACT	B	7781.30	355.487
3	PHVII TRACT	C	131461.87	2785.734
4	PHVII TRACT	D	791.93	184.399
5	PHVII TRACT	E	789.20	184.378
6	PHVII TRACT	F	776.16	183.971
7	PHVII TRACT	G	814.43	185.204
8	PHVII TRACT	H	781.22	184.041
9	PHVII TRACT	I	819.52	185.368
10	PHVII TRACT	J	781.22	184.041
11	PHVII TRACT	K	599.05	179.026
12	PHVII TRACT	L	599.05	179.026
13	PHVII TRACT	M	2060.63	217.237
14	PHVII TRACT	N	27478.60	1276.371
15	PHVII TRACT	O	4416.71	283.596
16	PHVII TRACT	P	4256.06	263.260
17	PHVII TRACT	K	10697.21	608.971
18	PHVII TRACT	L	3068.83	236.324
19	PHVII TRACT	M	2980.97	232.925
20	PHVII TRACT	N	3033.08	256.613

NOTE: ALL ALLEYS ARE TO BE PUBLIC WITHIN A PUBLIC TRACT. ALL ALLEYS ARE TO HAVE A PAVED WIDTH OF 20 FEET FOR LOT ACCESS. ALL GARAGES OFF OF THE PUBLIC ALLEY ARE TO BE 20 FEET SET BACK FROM EDGE OF THE NOTED 20 FOOT ALLEY.



PARCEL TABLE				
Parcel #	PHASE	LOT AND BLOCK	Area	Perimeter
120	PHVII	B8 L16	2670.00	238.000
121	PHVII	B8 L17	2225.00	228.000
122	PHVII	B8 L18	3029.16	239.416
123	PHVII	B10 L1	9415.69	382.120
124	PHVII	B10 L2	6086.52	325.934
125	PHVII	B10 L3	6095.25	326.100
126	PHVII	B10 L4	5948.43	323.304
127	PHVII	B10 L5	5250.05	310.003
128	PHVII	B10 L6	5250.05	310.003
129	PHVII	B10 L7	5250.05	310.003
130	PHVII	B10 L8	5250.05	310.003
131	PHVII	B10 L9	5250.05	310.003
132	PHVII	B10 L10	5250.05	310.003
133	PHVII	B10 L11	5250.05	310.003
134	PHVII	B10 L12	5250.05	310.003
135	PHVII	B10 L13	5250.05	310.003
136	PHVII	B10 L14	5250.05	310.003
137	PHVII	B10 L15	5250.05	310.003
138	PHVII	B10 L16	5250.05	310.003
139	PHVII	B10 L17	5250.05	310.003
140	PHVII	B10 L18	5668.11	310.552



NO.	DATE	BY	REVISIONS

SCALE:  
HORIZONTAL: 1"=100'  
VERTICAL: N/A

PROJ #: 22-3185  
DATE: 09/30/28  
DRAWN: SLS  
REVIEWED: TRW



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

SHEET P12  
JOB NUMBER 22-3185

NAVD - 88

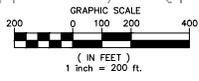
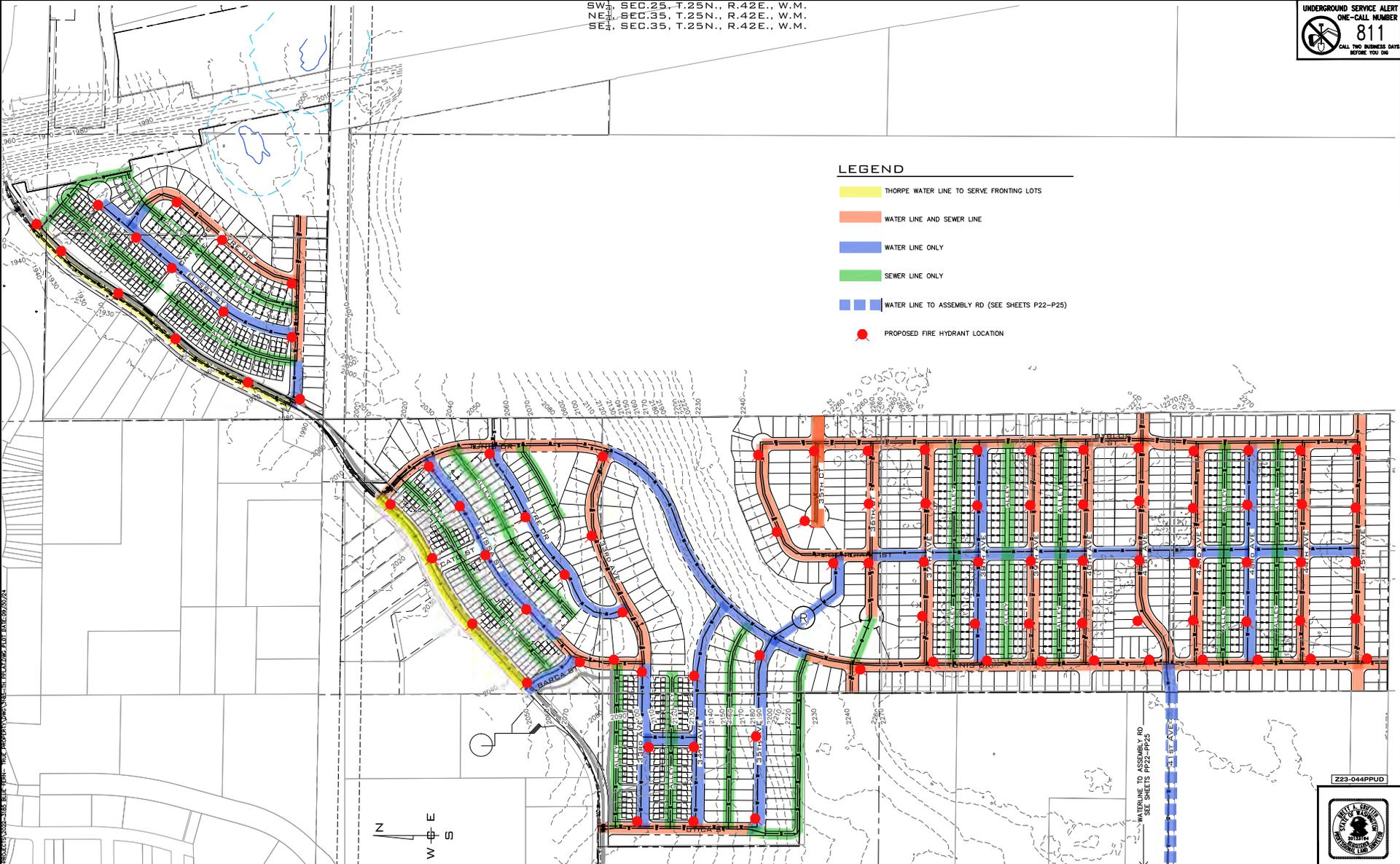
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SW 1/4, SEC.25, T.25N., R.42E., W.M.  
 NE 1/4, SEC.35, T.25N., R.42E., W.M.  
 SE 1/4, SEC.35, T.25N., R.42E., W.M.



**LEGEND**

- THORPE WATER LINE TO SERVE FRONTING LOTS
- WATER LINE AND SEWER LINE
- WATER LINE ONLY
- SEWER LINE ONLY
- WATER LINE TO ASSEMBLY RD (SEE SHEETS P22-P25)
- PROPOSED FIRE HYDRANT LOCATION



NO.	DATE	BY	REVISIONS

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

**PROJ #:** 22-3185  
**DATE:** 09/30/23  
**DRAWN:** SLS  
**REVIEWED:** TRW

**DISCIPLINE:**  
 STRUCTURAL  
 SURVEYING  
 TRAFFIC  
 PLANNING  
 LANDSCAPE  
 OTHER:



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

Z23-044PUD



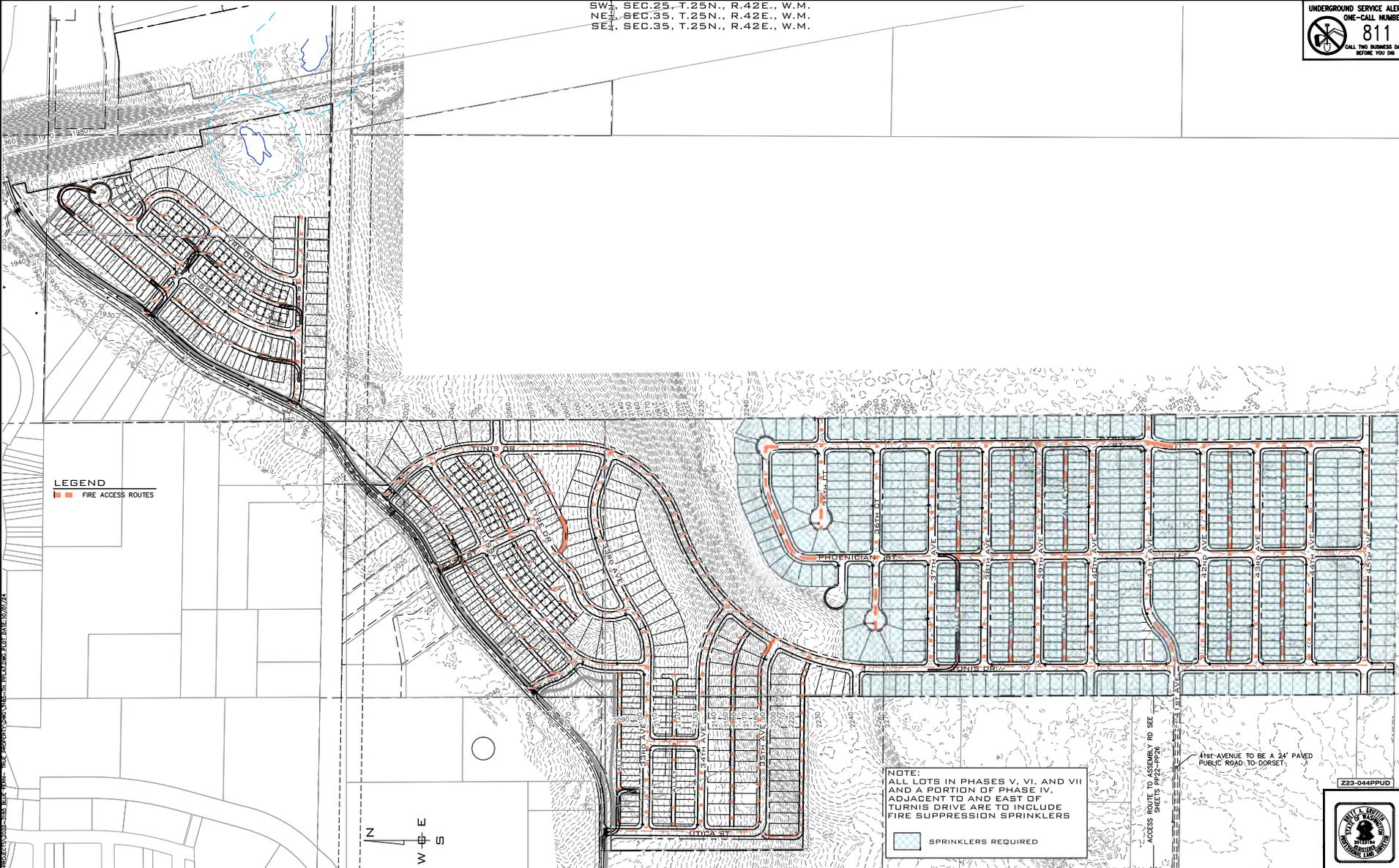
**SHEET PP13**  
 JOB NUMBER 22-3185

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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



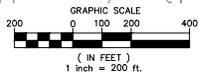
**LEGEND**  
 ■ FIRE ACCESS ROUTES

**NOTE:**  
 ALL LOTS IN PHASES V, VI, AND VII  
 AND A PORTION OF PHASE IV,  
 ADJACENT TO AND EAST OF  
 TURNIS DRIVE ARE TO INCLUDE  
 FIRE SUPPRESSION SPRINKLERS

■ SPRINKLERS REQUIRED

4TH AVENUE TO BE A 24' PAVED  
 PUBLIC ROAD TO DORSET

Z23-044PUD



NO.	DATE	BY	REVISIONS

<b>SCALE:</b>	<b>PROJ #:</b> 22-3185	<b>DATE:</b> 09/30/23
<b>HORIZONTAL:</b> 1"=200'	<b>DRAWN:</b> SLS	<b>REVIEWED:</b> TRW
<b>VERTICAL:</b> N/A	<b>OTHER:</b>	

**WCE**  
 WHIPPLE CONSULTING ENGINEERS  
 21 S FINES ROAD  
 SPOKANE VALLEY, WA 99206  
 PH: 509-893-2617 FAX: 509-938-0237

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

**SHEET  
 PP15**  
 JOB NUMBER  
**22-3185**

NAVD - 88

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



**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

NO.	DATE	BY	REVISIONS

<b>SCALE:</b>	<b>PROJ #:</b> 22-3185	<b>CIVIL</b>
<b>HORIZONTAL:</b>	<b>DATE:</b> 09/30/24	STRUCTURAL
<b>VERTICAL:</b>	<b>DRAWN:</b> SLS	MECHANICAL
N/A	<b>REVIEWED:</b> TRW	ELECTRICAL
		PLUMBING
		TRAFFIC
		PLANNING
		LANDSCAPE
		OTHER



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

Z23-044PUD



**SHEET  
 PP16**  
 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



**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 TAMPE (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 (SV28011)  
 B&B - VIRTUAL TAMPE (SW7039)  
 TRIM - SUMMER WHITE (SW7557)

**4036-B (L)** LOT 7  
 FRONT ELEVATION  
 1/8" = 1'

BODY LAP/GARAGE - SEDATE GRAY (SW6196)  
 SHINGLE - ENDURING BRONZE (SV7055)  
 B&B - RENWICK OLIVE (SW2815)  
 TRIM - NON-CALANT WHITE (SW661)

Z23-044PUD



NAVD - 88

NO.	DATE	BY	REVISIONS

<b>SCALE:</b>		<b>PROJ #:</b> 22-3185	<b>LEVEL:</b>
<b>HORIZONTAL:</b>		<b>DATE:</b> 09/30/23	STRUCTURAL
1"=200'		<b>DRAWN:</b> SLS	MECHANICAL
<b>VERTICAL:</b>		<b>REVIEWED:</b> TRW	ELECTRICAL
N/A			PLUMBING
			LANDSCAPE
			OTHER



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

**SHEET  
 PP17**  
 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



**4063B**  
 1/4" = 1'-0"

FRONT ELEVATION  
 OPTION 1



Z23-044PUD



NAVD - 88

NO.	DATE	BY	REVISIONS

<b>SCALE:</b>	PROJ #: 22-3185	CIVIL
HORIZONTAL:	DATE: 09/30/23	STRUCTURAL
1" = 20'		MECHANICAL
VERTICAL:	DRAWN: SLS	ELECTRICAL
N/A	REVIEWED: TRW	PLUMBING
		IRRIGATION
		LANDSCAPE
		OTHER:

**WCE**  
 WHIPPLE CONSULTING ENGINEERS  
 21 S FINES ROAD  
 SPOKANE VALLEY, WA 99206  
 PH: 509-893-2617 FAX: 509-928-0237

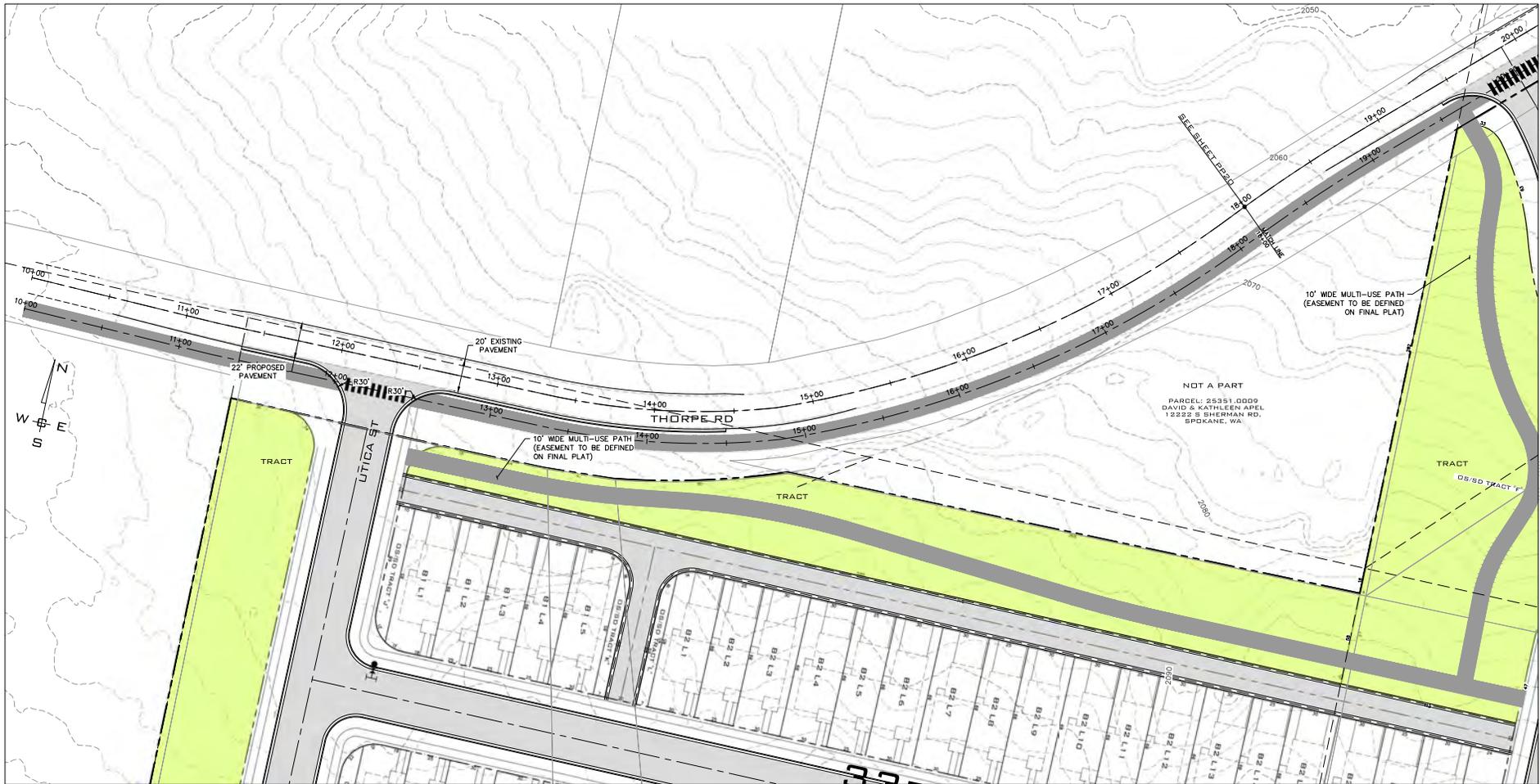
**VICTORY HEIGHTS  
 PUD & PPLAT  
 BUILDING ELEVATIONS  
 2929 W THORPE RD  
 SPOKANE, WA**

SHEET  
 PP18  
 JOB NUMBER  
 22-3185

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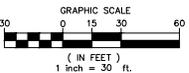
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 NE $\frac{1}{4}$ , SEC.35, T.25N., R.42E., W.M.  
 SE $\frac{1}{4}$ , SEC.35, T.25N., R.42E., W.M.

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



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NAVD - 88



NO.	DATE	BY	REVISIONS

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

**PROJ #:** 22-3185  
**DATE:** 09/30/24  
**DRAWN:** SLS  
**REVIEWED:** TRW

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



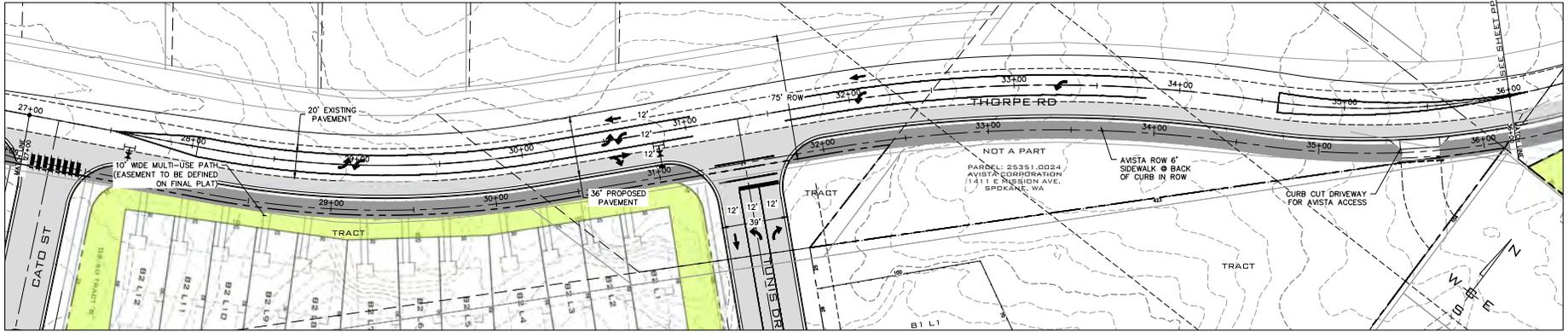
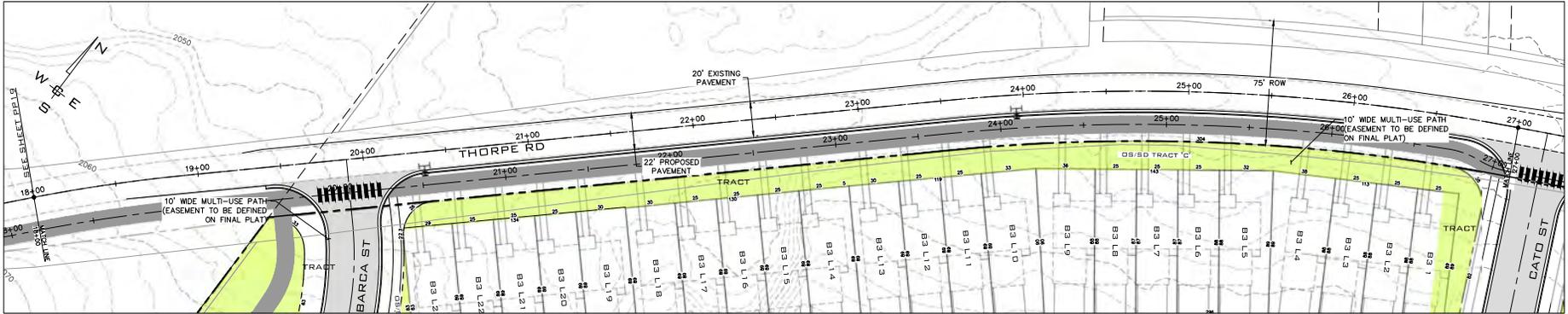
TRACT AREAS FRONTING THORPE ROAD



**VICTORY HEIGHTS  
 THORPE RD  
 STA: 10+00-18+00  
 2929 W THORPE RD  
 SPOKANE, WA**

**SHEET  
 PP19**  
 JOB NUMBER  
**22-3185**

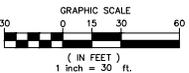
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 NE $\frac{1}{4}$ , SEC.35, T.25N., R.42E., W.M.  
 SE $\frac{1}{4}$ , SEC.35, T.25N., R.42E., W.M.



TRACT AREAS FRONTING THORPE ROAD

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NAVD - 88



NO.	DATE	BY	REVISIONS

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

PROJ #:	22-3185
DATE:	09/30/28
DRAWN:	SLS
REVIEWED:	TRW

**WCE**  
 WHIPPLE CONSULTING ENGINEERS  
 21 S FINES ROAD  
 SPOKANE VALLEY, WA 99206  
 PH: 509-893-2617 FAX: 509-938-0237

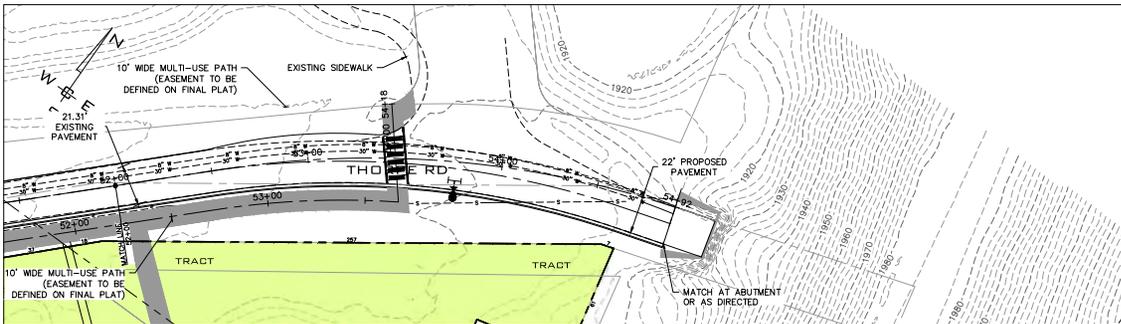
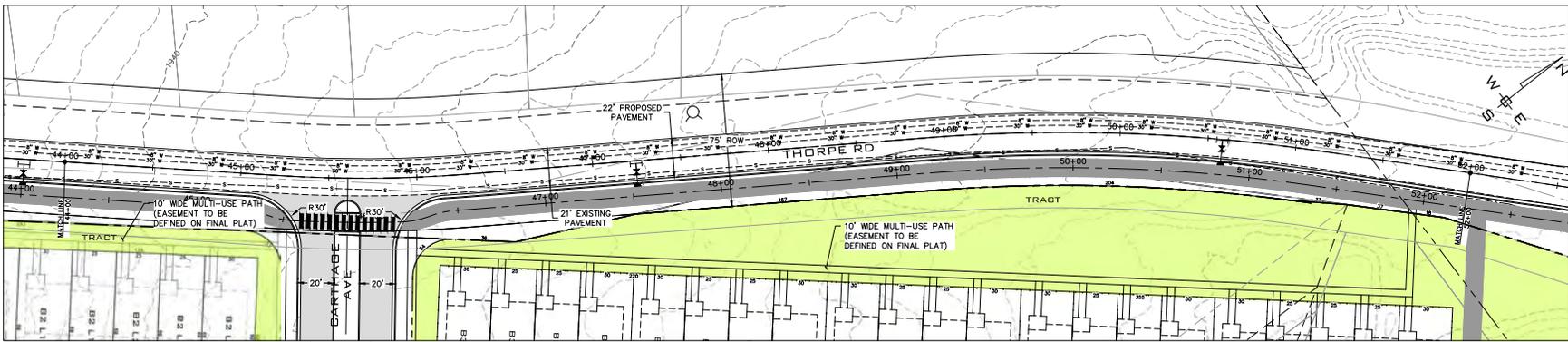
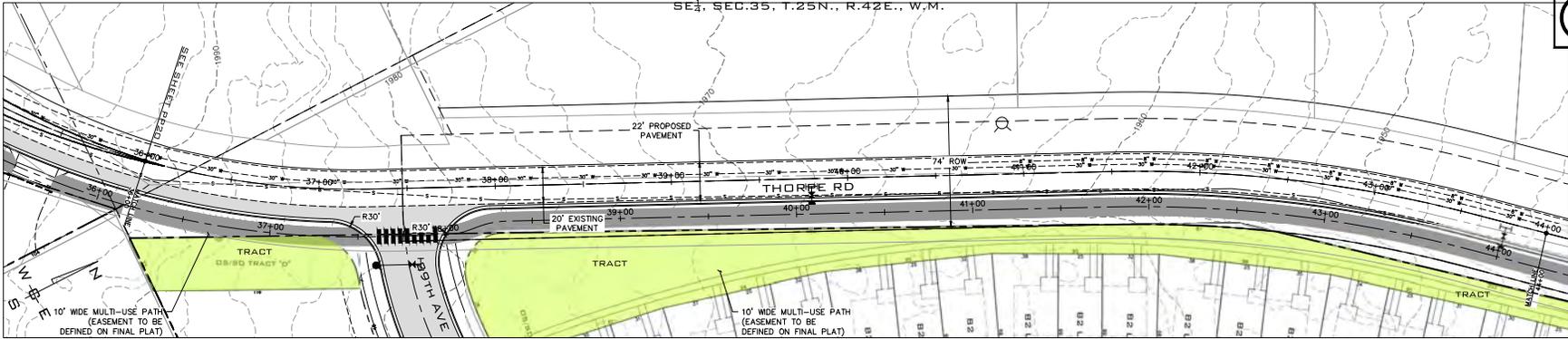


**SHEET**  
 PP20  
**JOB NUMBER**  
 22-3185

**VICTORY HEIGHTS**  
**THORPE RD**  
**STA: 18+00-36+00**  
**2929 W THORPE RD**  
**SPOKANE, WA**

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.

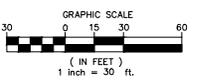
UNDERGROUND SERVICE ALERT  
 ONE-CALL NUMBER  
**811**  
 CALL TWO BUSINESS DAYS  
 BEFORE YOU DIG



TRACT AREAS FRONTING THORPE ROAD



NAVD - 88



NO.	DATE	BY	REVISIONS

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

PROJ #: 22-3185  
 DATE: 09/30/28  
 DRAWN: SLS  
 REVIEWED: TRW

LEVEL  
 STRUCTURAL  
 SURVEYING  
 TRAFFIC  
 PLANNING  
 LANDSCAPE  
 OTHER



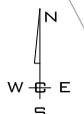
**VICTORY HEIGHTS  
 THORPE RD  
 STA 36+00-54+92  
 2929 W THORPE RD  
 SPOKANE, WA**

SHEET  
 PP21  
 JOB NUMBER  
 22-3185

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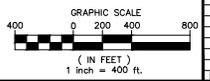
SW $\frac{1}{4}$ , SEC.25, T.25N., R.42E., W.M.  
 NE $\frac{1}{4}$ , SEC.35, T.25N., R.42E., W.M.  
 SE $\frac{1}{4}$ , SEC.35, T.25N., R.42E., W.M.

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



PLANS  
 NOT APPROVED  
 BY AGENCY

NAVD - 88



NO.	DATE	BY	REVISIONS

SCALE:  
 HORIZONTAL:  
 1"=400'  
 VERTICAL:  
 N/A

PROJ #: 22-3185  
 DATE: 06/28/24  
 DRAWN: SLS  
 REVIEWED: TRW

LEVEL  
 STRUCTURAL  
 SURVEYING  
 TRAFFIC  
 PLANNING  
 LANDSCAPE  
 OTHER

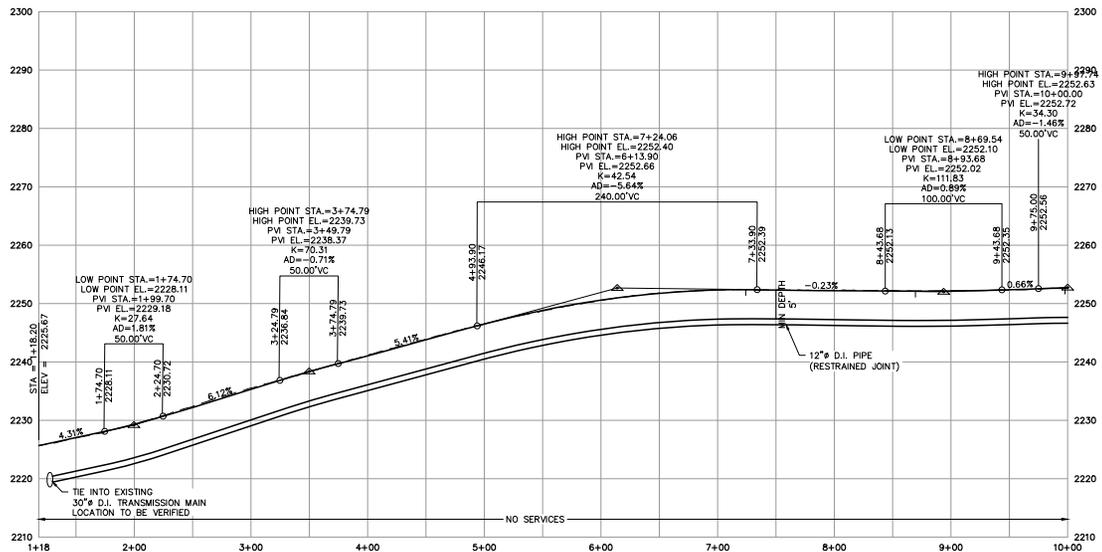
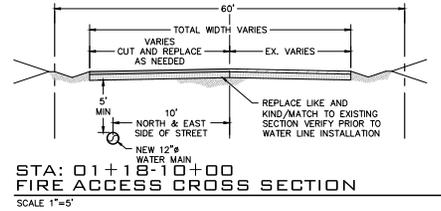
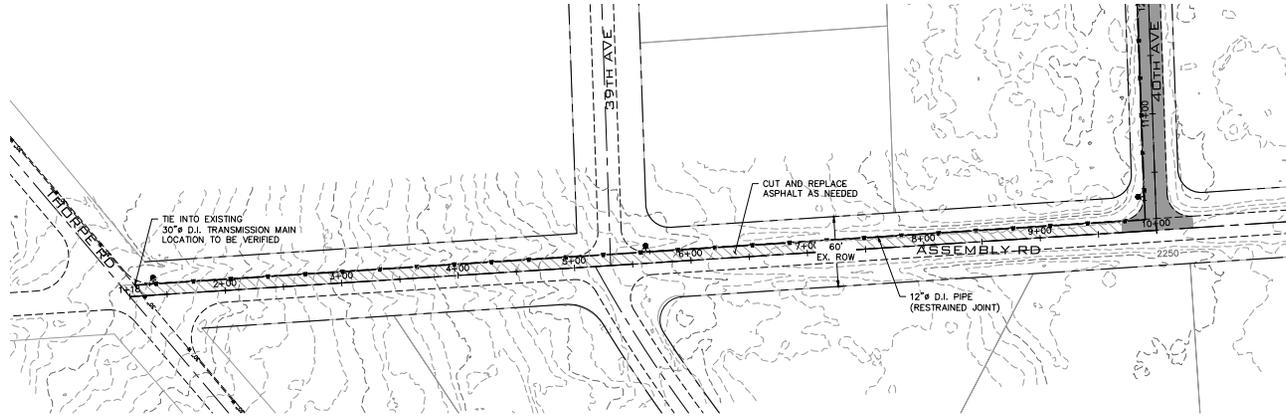


**VICTORY HEIGHTS  
 FIRE ACCESS OVERVIEW**  
 2929 W THORPE RD  
 SPOKANE, WA

SHEET  
 PP22  
 JOB NUMBER  
 22-3185

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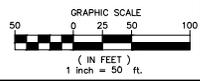
SW 1/4, SEC. 25, T. 25 N., R. 42 E., W. M.  
 NE 1/4, SEC. 35, T. 25 N., R. 42 E., W. M.  
 SE 1/4, SEC. 35, T. 25 N., R. 42 E., W. M.



STA: 01+18-10+00  
 FIRE ACCESS CROSS SECTION  
 SCALE 1"=5'

P:\MCE\WORK\2022\MCE PROJECTS\2022-3185-Blue Fern-Tue Property\DWG\REFS\3185-SURF DESIGN-SP-TMP.dwg, 9/30/2024, 10:46:33 AM, sckmz, AutoCAD PDF (General Documentation).plt  
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NAVD - 88



NO.	DATE	BY	REVISIONS

**SCALE:**  
 HORIZONTAL: 1"=50'  
 VERTICAL: 1"=10'

PROJ #: 22-3185  
 DATE: 06/28/24  
 DRAWN: SLS  
 REVIEWED: TRW

LEVEL  
 STRUCTURAL  
 SURVEYING  
 TRAFFIC  
 PLANNING  
 LANDSCAPE  
 OTHER



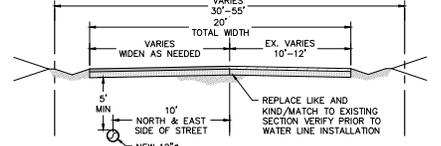
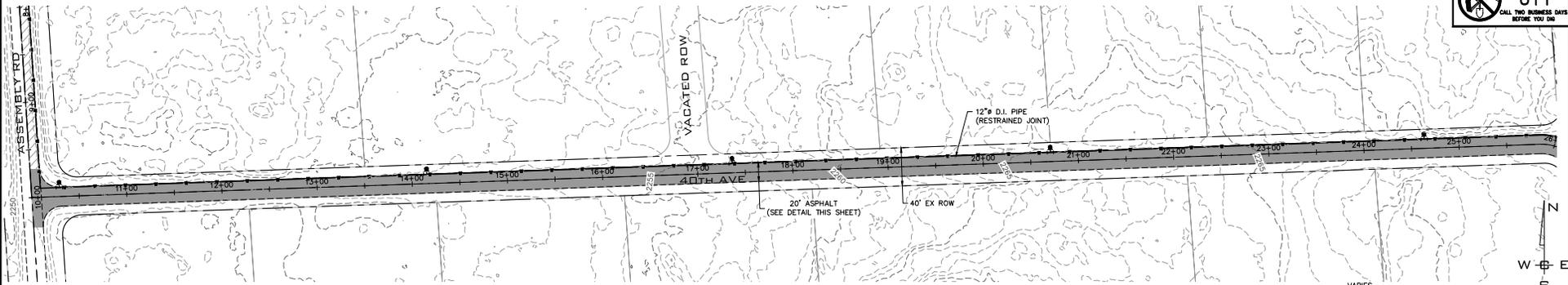
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 FIRE ACCESS PLAN AND PROFILE  
 STA: 01+18-10+00  
 2929 W THORPE RD  
 SPOKANE, WA**



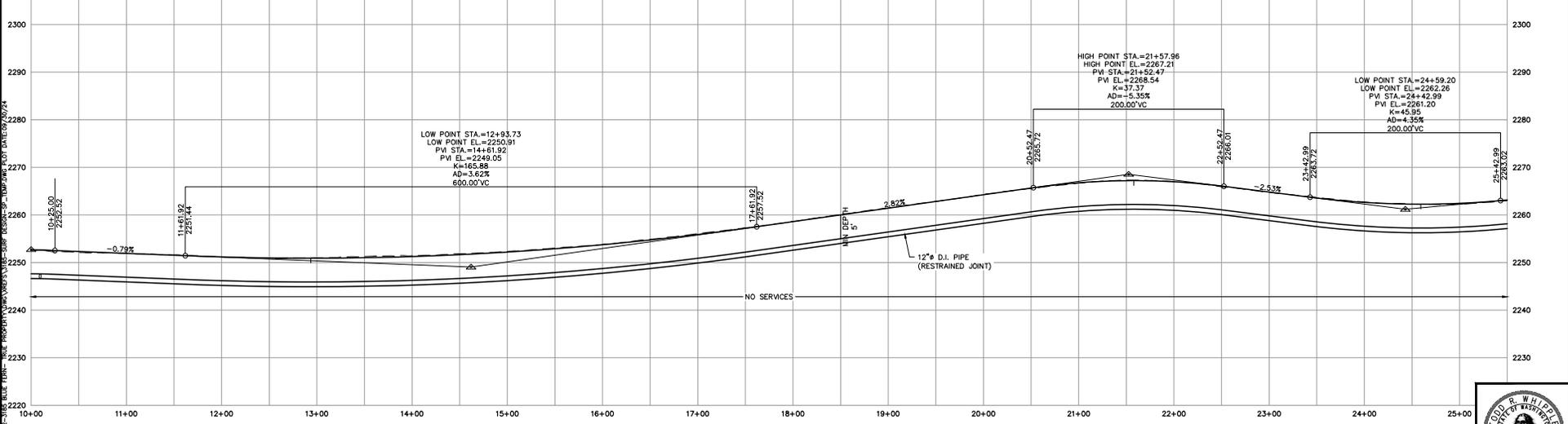
**PLANS  
 NOT APPROVED  
 BY AGENCY**

**SHEET  
 PP23  
 JOB NUMBER  
 22-3185**

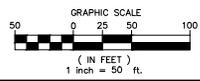
SW 1/4 SEC. 25, T. 25 N., R. 42 E., W.M.  
 NE 1/4 SEC. 35, T. 25 N., R. 42 E., W.M.  
 SE 1/4 SEC. 35, T. 25 N., R. 42 E., W.M.



STA: 10+00-40+00  
 FIRE ACCESS CROSS SECTION  
 SCALE 1"=5'



NAVD - 88



NO.	DATE	BY	REVISIONS

SCALE:  
 HORIZONTAL: 1"=50'  
 VERTICAL: 1"=10'

PROJ #: 22-3185  
 DATE: 06/28/24  
 DRAWN: SLS  
 REVIEWED: TRW

DISCIPLINE:  
 STRUCTURAL  
 SURVEYING  
 TRAFFIC  
 PLANNING  
 LANDSCAPE  
 OTHER:



VICTORY HEIGHTS  
 FIRE ACCESS PLAN AND PROFILE  
 STA: 10+00-26+00  
 2929 W THORPE RD  
 SPOKANE, WA

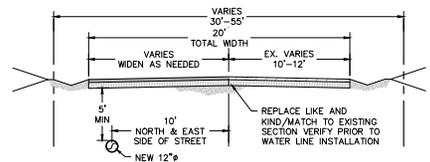


PLANS  
 NOT APPROVED  
 BY AGENCY

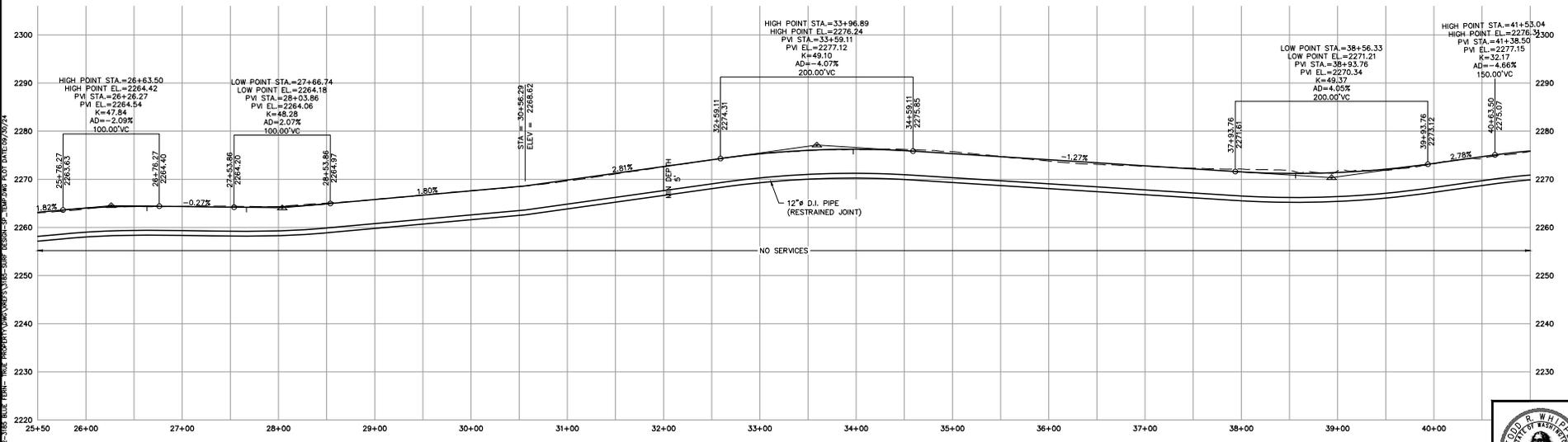
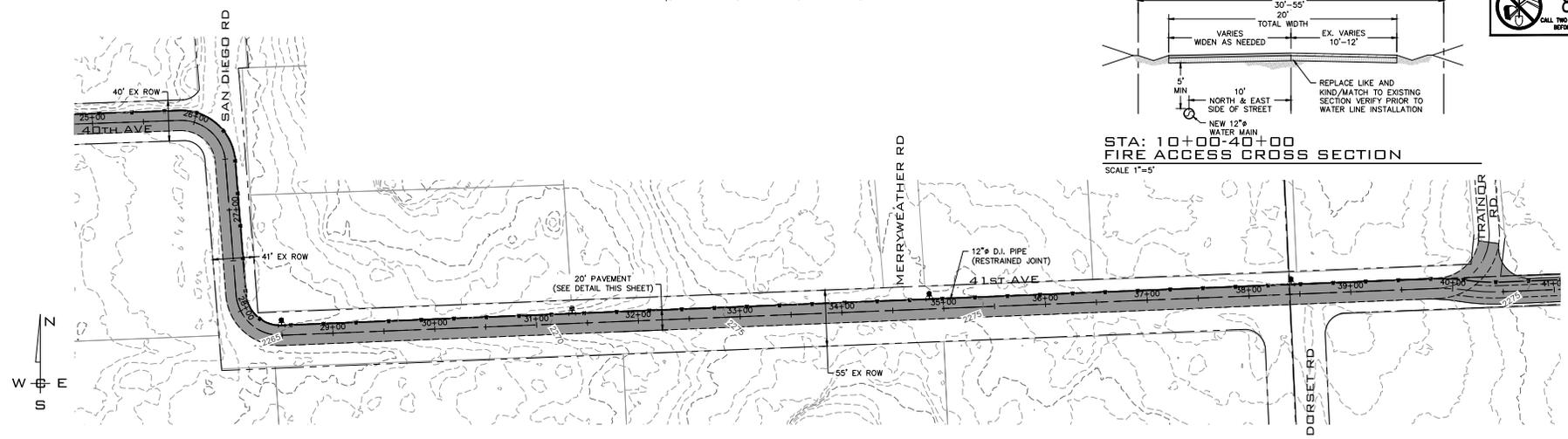
SHEET  
 PP24  
 JOB NUMBER  
 22-3185

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.

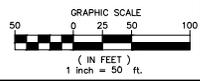
UNDERGROUND SERVICE ALERT  
 ONE-CALL NUMBER  
**811**  
 CALL TWO BUSINESS DAYS  
 BEFORE YOU DIG



STA: 10+00-40+00  
**FIRE ACCESS CROSS SECTION**  
 SCALE 1"=5'



NAVD - 88



NO.	DATE	BY	REVISIONS

**SCALE:**  
 HORIZONTAL:  
 1"=50'  
 VERTICAL:  
 1"=10'

PROJ #: 22-3185  
 DATE: 06/28/24  
 DRAWN: SLS  
 REVIEWED: TRW

LEVEL  
 STRUCTURAL  
 SURVEYING  
 TRAFFIC  
 PLANNING  
 LANDSCAPE  
 OTHER



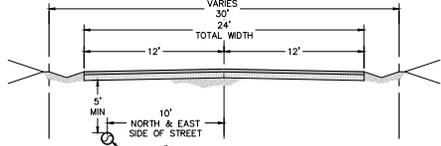
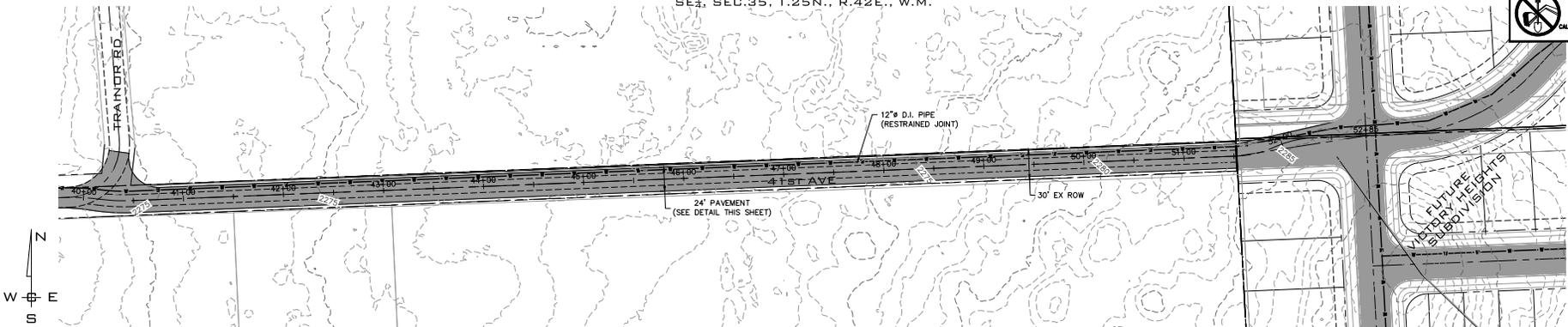
**VICTORY HEIGHTS  
 FIRE ACCESS PLAN AND PROFILE**  
 STA: 25+50-41+00  
 2929 W THORPE RD  
 SPOKANE, WA



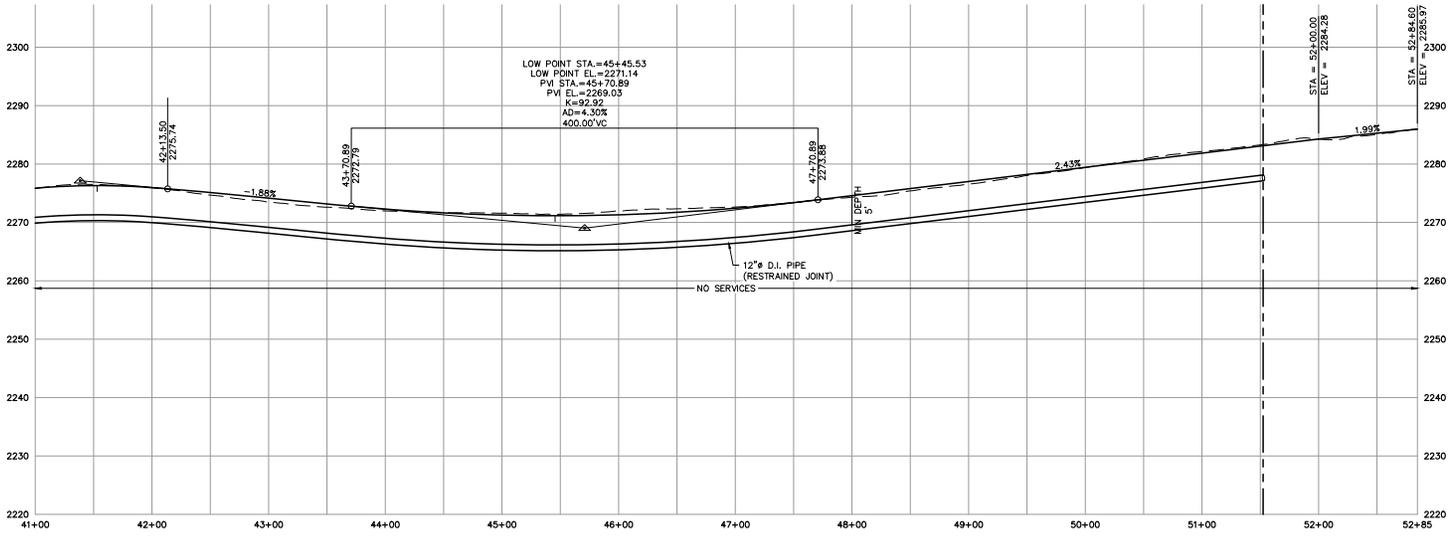
**PLANS  
 NOT APPROVED  
 BY AGENCY**

**SHEET  
 PP25**  
 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.



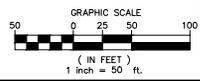
STA: 40+50-51+50  
 FIRE ACCESS CROSS SECTION  
 SCALE 1"=5'



LOW POINT STA.=45+45.53  
 LOW POINT EL.=2271.14  
 PVI STA.=45+70.89  
 PVI EL.=2269.03  
 K=92.92  
 AD=4.30%  
 400.00'VC

STA. = 52+84.60  
 ELEV. = 2284.28  
 STA. = 52+84.60  
 ELEV. = 2284.97

NAV D - 88



NO.	DATE	BY	REVISIONS

SCALE:  
 HORIZONTAL:  
 1"=50'  
 VERTICAL:  
 1"=10'

PROJ #: 22-3185  
 DATE: 06/28/24  
 DRAWN: SLS  
 REVIEWED: TRW

LEVEL  
 STRUCTURAL  
 SURVEYING  
 TRAFFIC  
 PLANNING  
 LANDSCAPE  
 OTHER



VICTORY HEIGHTS  
 FIRE ACCESS PLAN AND PROFILE  
 STA: 41+00-52+84.64  
 2929 W THORPE RD  
 SPOKANE, WA



PLANS  
 NOT APPROVED  
 BY AGENCY

SHEET  
 PP26  
 JOB NUMBER  
 22-3185