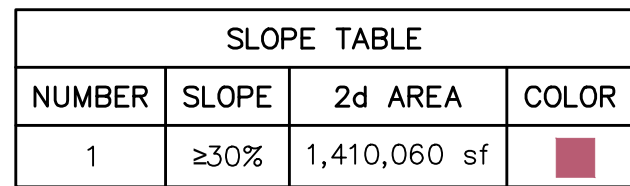


UNDERGROUND SERVICE ALERT
ONE-CALL NUMBER
811
CALL TWO BUSINESS DAYS
BEFORE YOU DIG



~~NOT A PART~~
~~SUNDANCE III~~

NOT A PAR

NOT A PART

26215.3713
PONDEROSA RIDGE HOMEOWNERS ASSOC
1421 N MEADOWWOOD LN STE 200,

1. ALL EXISTING BUILDINGS ON SITE
TO BE REMOVED

IMPERVIOUS AREAS	
	SF
PAVEMENT	537,314.27
SIDEWALK	99,809.04
ASPHALT PATH	30,192.40
CURB AND GUTTER	74,650.68
TOTAL	741,966.39

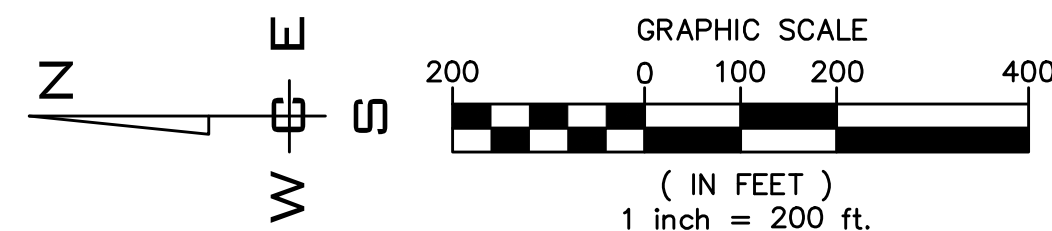
SITE DATA		
PARCEL NUMBER	26163.0017	26164.0046
	26164.0018	26211.0054
	26211.0101	26211.0201
	26211.0211	26211.0057
	26214.0051	26214.0058
	26164.0031	26214.0053
ZONING	R1	
DENSITY [MIN] [MAX] (u/ac)	4	10
ALLOWED NET DENSITY	294	737
	SF	AC
PROJECT AREA	5,946,674.35	136.52
NET PROJECT AREA	3,210,425.60	73.70
SLOPE AREA ≥ 30%	1,410,060.00	32.37
EXISTING AVISTA EASEMENT AREA	547,922.37	12.58
	LOTS	UNITS
TOTAL	349	737
STANDARD LOTS	33	33
DUPLEX (SPLIT LOTS)	22	44
TOWNHOUSE	114	114
COTTAGE (5 LOT DENSITY PLAT)	27	127
AUTO COURT	115	115
COMPACT LOTS	37	37
MULTI-FAMILY LOTS/UNITS	1	267
PROPOSED DENSITY	5	10
NUMBER OF COMMERCIAL LOTS	1	
NUMBER OF OS TRACTS	31	
NUMBER OF PRIVATE ROAD TRACTS	3	
NUMBER OF ALLEY TRACTS	6	
NUMBER OF AVISTA TRACTS	6	AC
	SF	
AREA OF LOTS	3,349,072.68	76.88
AREA OF COMMERCIAL LOTS	82,828.75	1.90
AREA OF TRACTS	956,065.35	21.95
AREA OF PRIVATE ROAD TRACTS	147,689.88	3.39
AREA OF ALLEY TRACTS	57,719.84	1.33
AREA OF AVISTA TRACTS	575,031.47	13.20
TOTAL LOT & TRACT AREAS	5,168,407.97	118.65
AREA OF RIGHT OF WAY	778,266.38	17.866538
SERVICE PROVIDERS		
DOMESTIC WATER	CITY OF SPOKANE	
SANITARY SEWER	CITY OF SPOKANE	
FIRE DISTRICT	CITY OF SPOKANE	

ADJACENT PROPERTY DATA		
PARCEL NO.	OWNER	
26164.0641	PLESE, WICTOR S	
	201 W FRANCIS AVE, SPOKANE, WA, 99205	
26164.0628	JOHNSON, LIVING TRUST	
	9907 N COMANCHE DR, SPOKANE, WA, 99208	
26164.0627	NGUYEN, DON/DQ, KIMYEN T/NGUYEN, CHINH V	
	PO BOX 9754, SPOKANE, WA, 99209	
26164.0626	COMFORT, ROBERT & CATHERINE	
	9915 N COMANCHE DR, SPOKANE, WA, 99208	
26164.0625	COTTER, DANIEL	
	10001 N COMANCHE DR, SPOKANE, WA, 99208	
26164.0624	ALFONSO, D A & G	
	10007 N COMANCHE DR, SPOKANE, WA, 99208	
26164.0623	WHITING, AARON T / HOLMES, MOLLY J	
	10011 N COMANCHE DR, SPOKANE, WA, 99208	
26164.0622	TRAYNOR, PAUL A & DEBORAH L	
	10015 N COMANCHE DR, SPOKANE, WA, 99208	
26164.0621	WINGSPAN, CHAD A & SHELLEY R	
	10101 N COMANCHE DR, SPOKANE, WA, 99208	
26164.0620	MASON, NICHOLAS J & ELIZABETH A	
	10117 N COMANCHE DR, SPOKANE, WA, 99208	
26164.0619	HU ANDERSEN FAMILY TRUST	
	10111 N COMANCHE DR, SPOKANE, WA, 99208	

26164.0618	BURRUS, MARK A	10115 N COMANCHE DR, SPOKANE, WA, 99208
26164.0617	BAKER, SHANE & STEPHANIE A	10119 N COMANCHE DR, SPOKANE, WA, 99208
26164.0616	BRONSON, RANDY L & CHARLOTTE A	10213 N COMANCHE DR, SPOKANE, WA, 99208
26164.0615	KLINGBACH, MILLAYNA L & JEREMY D	10121 N COMANCHE DR, SPOKANE, WA, 99208
26164.0614	WAGNER SURVIVORS TRUST/WAGNER FAMILY TRUST	10209 N COMANCHE DR, SPOKANE, WA, 99208
26164.0643	MODELAND, JASON & RUSANNE	10211 N COMANCHE DR, SPOKANE, WA, 99208
26161.2423	BRADIN, STEVE J & PAMELA K	6439 W KITSAP DR, SPOKANE, WA, 99208
26161.2424	ALMOND, KATHERINE ALEXIS & MATTHEW NORMAN	6503 W KITSAP DR, SPOKANE, WA, 99208
26161.2425	HAUGEN, BRANDY A & JAMES W	6507 W KITSAP DR, SPOKANE, WA, 99208
26161.2426	WILCOX, BRYCE J & TAMI J	6511 W KITSAP DR, SPOKANE, WA, 99208
26161.2427	DELUVER, LIVING TRUST	6515 W KITSAP DR, SPOKANE, WA, 99208
26161.2428	LOGAN, SUZANNE C	6519 W KITSAP DR, SPOKANE, WA, 99208
26161.2430	MCNULTEN, JAMES N & DIANE K	6603 W KITSAP DR, SPOKANE, WA, 99208

SHEET INDEX	
Sheet Title	Sheet Description
PP1	PRELIMINARY PLAT COVER SHEET
PP2	PROPERTY INFORMATION
PP3	PROJECT PHASING
PP4	PHASE 1a
PP5	PHASE 1b (5)
PP6	PHASE 2
PP7	PHASE 3a
PP8	PHASE 3b
PP9	PHASE 4
PP10	PRELIMINARY UTILITY OVERVIEW
PP11	ROAD GRADES 8% OR GREATER
PP12	FIRE ACCESS ROUTES
PP13	PRELIMINARY OPEN SPACE OVERVIEW
PP14	BUILDING ELEVATION EXAMPLES
PP15	BUILDING ELEVATION EXAMPLES
PP16	BUILDING ELEVATION EXAMPLES
PP17	BUILDING ELEVATION EXAMPLES

 RIGHT OF WAY TO BE VACATED
 EXISTING AVISTA POWER EASEMENT
 PROPOSED ADDITIONAL POWER EASEMENT TO BE GRANTED TO AVISTA



HORIZONTAL:
1"=200'

VERTICAL:
N/A

DATE: 07/06
DRAWN: SLS
REVIEWED: TRW

	SURVEYING
	TRAFFIC
X	PLANNING
	LANDSCAPE
	OTHER

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

VOLKMAN PUD SUBDIVISION
PRELIMINARY PLAT COVER SHEET
9702 N NINE MILE RD
SPOKANE, WA

A circular seal for a Professional Land Surveyor. The outer ring contains the text "WAYNE A. LOCKMAN" at the top and "STATE OF WASHINGTON" at the bottom. Inside the ring is a portrait of a man. Below the portrait is the number "55829". At the bottom of the seal, it says "REGISTERED PROFESSIONAL LAND SURVEYOR". A large, diagonal watermark reading "PRELIMINARY" is overlaid across the entire seal.

SHEET
PP1

JOB NUMBER
22-3287

BENCH MARK IS GP32291-78
A 3INCH BRASS CAP IN CURE
ELEVATION 1665.68

ENGINEER/CONTACT
WHIPPLE CONSULTING ENGINEERS
21 SOUTH PINES
SPOKANE VALLEY, WA 99206
PHONE: 893-2617
CONTACT: TODD WHIPPLE, P.E.

SURVEYOR
WHIPPLE CONSULTING ENGINEERS 2
SOUTH PINES
SPOKANE VALLEY, WA 99206
PHONE: 893-2617
CONTACT: WAYNE LOCKMAN, P.L.S.

OWNER/DEVELOPER
BIG HORN DEVELOPMENT, LLC ETAL
PO BOX 935,
OTIS ORCHARDS, WA, 99027

P:\WCE_WORK\2022 WCE PROJECTS\2022-3287 Kinney- Volkman\DWG\3287-PPLAT.dwg, 7/6/2026 2:30:25 PM, sschutz

S ¹/₂, SEC. 16 , T. 26 N., R. 42 E., W.M.
E ¹/₂, SEC. 21, T. 26 N., R. 42 E. W.M

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

LEGAL DESCRIPTION

PARCEL 1:
THAT PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 26 NORTH, RANGE 42 EAST, W.M., LYING EASTERLY OF THE NINE-MILE ROAD, C.P.H. NO. 44 (FORMERLY KNOWN AS THE INGLEDORF ROAD); EXCEPT THAT PORTION CONVEYED TO THE STATE OF WASHINGTON UNDER AUDITOR'S FILE NO. 941120112;
SITUATE IN THE CITY OF SPOKANE, COUNTY OF SPOKANE, STATE OF WASHINGTON.
(26163.0017)

PARCEL 2:
THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 26 NORTH, RANGE 42 EAST, W.M.; EXCEPT VACATED WASHINGTON WATER POWER RIGHT OF WAY, AS DESCRIBED IN DEED RECORDED UNDER AUDITOR'S FILE NO. 7404090143; AND EXCEPT THAT PORTION CONVEYED TO THE STATE OF WASHINGTON UNDER AUDITOR'S FILE NO. 9411220112; AND EXCEPT COUNTY ROAD;
SITUATE IN THE CITY OF SPOKANE, COUNTY OF SPOKANE, STATE OF WASHINGTON.
(26164.0018)

PARCEL 3:
THAT PORTION OF VACATED WASHINGTON WATER POWER PROPERTY AS DESCRIBED BY DEED RECORDED APRIL 9, 1974 UNDER AUDITOR'S FILE NO. 7404090143 LYING WITHIN THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 26 NORTH, RANGE 42 EAST, W.M. AS DESCRIBED AS FOLLOWS: A STRIP OF LAND 100 FEET IN WIDTH, BEING 50 FEET IN WIDTH ON EACH SIDE OF THE CENTER LINE OF THE RAILWAY, AS WAS LOCATED, STAKED OUT AND ESTABLISHED, SAID CENTER LINE AT SAID POINT BEING 621 FEET, MORE OR LESS, SOUTH OF THE NORTHWEST CORNER OF SECTION 16, TOWNSHIP 26 NORTH, RANGE 42 EAST, W.M.; THENCE RUNNING IN A SOUTHEASTERLY DIRECTION OVER, UPON AND ACROSS THE SAID SECTION 16, TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 16; SITUATE IN THE CITY OF SPOKANE, COUNTY OF SPOKANE, STATE OF WASHINGTON.
(26164.0031)

PARCEL 4:
THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 26 NORTH, RANGE 42 EAST, W.M.; EXCEPT THE NORTH 175 FEET;
SITUATE IN THE CITY OF SPOKANE, COUNTY OF SPOKANE, STATE OF WASHINGTON.
(26164.0046)

PARCEL 5:
THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 26 NORTH, RANGE 42 EAST, W.M., DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHERLY CORNER OF LOT 2 IN BLOCK 1 OF INGLEDORF IRRIGATED TRACTS, ACCORDING TO PLAT RECORDED IN VOLUME "K" OF PLATS, PAGE 42; THENCE EAST PARALLEL TO THE NORTH LINE OF SAID LOT 2, 100 FEET; THENCE NORTHERLY IN A STRAIGHT LINE TO A POINT 364.3 FEET EAST OF THE NORTHEAST CORNER OF SAID LOT 2, SAID POINT BEING LOCATED ON THE NORTH LINE OF SAID LOT 2 EXTENDED EAST; THENCE NORTHERLY ON A STRAIGHT LINE TO A POINT 512 FEET EAST OF THE NORTHEAST CORNER OF SAID LOT 1 IN SAID BLOCK 1, SAID POINT BEING LOCATED ON THE NORTH LINE THEREOF EXTENDED EAST; THENCE CONTINUING ALONG COURSE OF LAST DESCRIBED LINE TO THE NORTH LINE OF SAID SECTION 21 TO A POINT ON THE EXTENDED EAST LINE OF LOT 1 PRODUCED NORTH; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF LOT 1 EXTENDED NORTH AND ALONG THE EAST LINE OF SAID LOTS 1 AND 2 TO THE POINT OF BEGINNING; EXCEPT ANY PORTION LYING WITHIN PONDEROSA RIDGE, PUD, ACCORDING TO PLAT RECORDED IN VOLUME 29 OF PLATS, PAGES 1 THROUGH 4; AND EXCEPT ANY PORTION LYING PONDEROSA RIDGE 4TH ADDITION, A PLANNED UNIT DEVELOPMENT, ACCORDING TO PLAT RECORDED IN VOLUME 38 OF PLATS, PAGE(S) 71 AND 72;
SITUATE IN THE CITY OF SPOKANE, COUNTY OF SPOKANE, STATE OF WASHINGTON.
(26211.0054)

PARCEL 6:
ALL THAT PART OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 26 NORTH, RANGE 42 EAST, W.M., LYING EASTERLY OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 21; THENCE WEST ALONG THE EAST AND WEST CENTER LINE OF SAID SECTION TO THE EASTERLY LINE OF THE WASHINGTON WATER POWER COMPANY RIGHT OF WAY; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID RIGHT OF WAY TO THE SOUTHERLY LINE OF LOT 2 IN BLOCK 1 INGLEDORF IRRIGATED TRACTS, AS PER MAP RECORDED IN VOLUME "K" OF PLATS, PAGE 42; THENCE EAST PARALLEL TO THE NORTH LINE OF SAID LOT 2, 100 FEET; THENCE NORTHERLY IN A STRAIGHT LINE TO A POINT 364.3 FEET EAST OF THE NORTHEAST CORNER OF SAID LOT 2, SAID POINT BEING LOCATED ON THE NORTH LINE OF LOT 2 EXTENDED EAST; THENCE NORTHERLY ON A STRAIGHT LINE TO A POINT 512 FEET EAST OF THE NORTHEAST CORNER OF LOT 1 IN BLOCK 1 OF SAID INGLEDORF IRRIGATED TRACTS, SAID POINT BEING LOCATED ON THE NORTH LINE THEREOF EXTENDED EAST; THENCE CONTINUING ALONG THE COURSE OF LAST DESCRIBED LINE TO THE NORTH LINE OF SECTION 21; EXCEPT ANY PORTION LYING WITHIN PONDEROSA RIDGE, PUD, ACCORDING TO PLAT RECORDED IN VOLUME 29 OF PLATS, PAGE(S) 1 THROUGH 4; AND EXCEPT ANY PORTION LYING WITHIN PONDEROSA RIDGE 4TH ADDITION, A PLANNED UNIT DEVELOPMENT, ACCORDING TO PLAT RECORDED IN VOLUME 38 OF PLATS, PAGE(S) 71 AND 72;
SITUATE IN THE CITY OF SPOKANE, COUNTY OF SPOKANE, STATE OF WASHINGTON.
(26211.0057)

PARCEL 7:
LOTS 1 AND 2, BLOCK 1, INGLEDORF IRRIGATED TRACTS, ACCORDING TO PLAT RECORDED IN VOLUME "K" OF PLATS, PAGE 42; SITUATE IN THE CITY OF SPOKANE, COUNTY OF SPOKANE, STATE OF WASHINGTON.
(26211.0101)

PARCEL 8:
LOT 1 IN BLOCK 2, INGLEDORF IRRIGATED TRACTS, ACCORDING TO PLAT RECORDED IN VOLUME "K" OF PLATS, PAGE 42; EXCEPT THAT PORTION DEEDED TO THE STATE OF WASHINGTON BY DEED DATED DECEMBER 26, 1968, RECORDED JANUARY 20, 1969 AS PER WARRANTY DEED UNDER AUDITOR'S NO. 406791C; SITUATE IN THE CITY OF SPOKANE, COUNTY OF SPOKANE, STATE OF WASHINGTON.
(26211.0201)

PARCEL 9:
LOT 2, EXCEPT THE WEST 70 FEET, AND LOT 3, EXCEPT THE SOUTH 373.28 FEET, ALL IN BLOCK 2, INGLEDORF IRRIGATED TRACTS, ACCORDING TO PLAT RECORDED IN VOLUME "K" OF PLATS, PAGE 42; EXCLUDING THAT PORTION CONDEMNED BY THE STATE OF WASHINGTON FOR RIGHT OF WAY UNDER WASHINGTON STATE SUPERIOR COURT CASE NO. 192372; SITUATE IN THE CITY OF SPOKANE, COUNTY OF SPOKANE, STATE OF WASHINGTON.
(26211.0211)

PARCEL 10:
ALL OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 26 NORTH, RANGE 42 EAST, W.M., LYING EASTERLY OF THE WASHINGTON WATER POWER COMPANY RIGHT OF WAY AND SOUTHEASTERLY OF THE PONDEROSA RIDGE, PUD AS SET FORTH IN PLAT RECORDED IN VOLUME 29 OF PLATS, PAGES 1 THROUGH 4; SITUATE IN THE CITY OF SPOKANE, COUNTY OF SPOKANE, STATE OF WASHINGTON.
(26214.0053)

PARCEL 11:
ALL OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 26 NORTH, RANGE 42 EAST, W.M., LYING SOUTHWESTERLY OF THE FORMER WASHINGTON WATER POWER COMPANY RIGHT OF WAY;

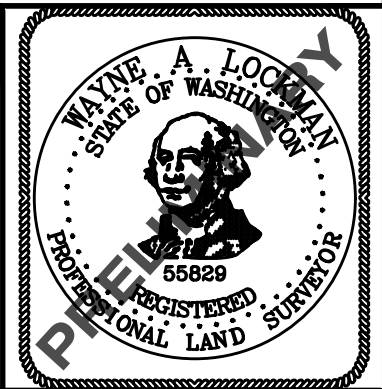
SITUATE IN THE CITY OF SPOKANE, COUNTY OF SPOKANE, STATE OF WASHINGTON.
(26214.0058)

PARCEL 12:
THAT PORTION OF VACATED WASHINGTON WATER POWER PROPERTY AS DESCRIBED BY CORRECTION DEED RECORDED DECEMBER 13, 2022 UNDER AUDITOR'S NUMBER 7258301 LYING WITHIN THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 26 NORTH, RANGE 42 EAST, AS DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SAID SOUTHEAST QUARTER OF SAID SECTION 21; RUNNING THENCE WEST ALONG THE NORTH LINE OF THE SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER FOR A DISTANCE OF 630 FEET, MORE OR LESS, TO A POINT WHICH 60 FEET SOUTHWESTERLY AT RIGHT ANGLES FROM THE CENTER LINE OF THE RAILWAY OF THE GRANTEE AS THE SAME IS NOW LOCATED, STAKED OUT AND ESTABLISHED, OVER AND ACROSS SAID QUARTER SECTION; THENCE SOUTHEASTERLY ALONG A LINE WHICH IS PARALLEL WITH AND 60 FEET SOUTHWESTERLY FROM THE AFOREMENTIONED CENTER LINE FOR A DISTANCE OF 930 FEET, MORE OR LESS TO THE INTERSECTION WITH THE EAST LINE OF SAID SECTION 21; RUNNING THENCE NORTHERLY ALONG SAID EAST LINE TO THE PLACE OF BEGINNING;

ALSO COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER OF SAID SECTION 21; RUNNING THENCE WESTERLY ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF SAID SECTION 21, FOR A DISTANCE OF 240 FEET, MORE OR LESS TO A POINT WHICH IS 60 FEET SOUTHWESTERLY AT RIGHT ANGLES FROM THE CENTER LINE OF THE RAILWAY OF THE GRANTOR AS THE SAME WAS LOCATED, STAKED OUT AND ESTABLISHED OVER AND ACROSS SAID QUARTER SECTION; RUNNING THENCE SOUTHEASTERLY ALONG A LINE WHICH IS PARALLEL WITH AND 60 FEET SOUTHWESTERLY FROM THE AFORESAID CENTER LINE FOR A DISTANCE OF 520 FEET, MORE OR LESS, TO ITS INTERSECTION WITH THE EAST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 21; RUNNING THENCE NORTH ALONG SAID EAST LINE TO THE PLACE OF BEGINNING;

ALSO A STRIP OF LAND 135 FEET IN WIDTH, BEING 60 FEET IN WIDTH ON THE SOUTHWESTERLY SIDE AND 75 FEET IN WIDTH ON THE NORTHEASTERLY SIDE OF THE CENTER LINE OF THE RAILWAY OF GRANTOR AS THE SAME WAS LOCATED, STAKED OUT AND ESTABLISHED AND EXTENDING OVER, UPON AND ACROSS THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 21, FROM THE WEST BOUNDARY TO THE SOUTH BOUNDARY THEREOF, IN TOWNSHIP 26 NORTH, RANGE 42 EAST, W.M.

ALSO A STRIP OF LAND BEING A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 26 NORTH, RANGE 42 EAST, WILLAMETTE MERIDIAN, SPOKANE COUNTY, WASHINGTON, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: A 75-FEET WIDE STRIP OF LAND EXTENDING FROM THE WEST LINE TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 21, ADJOINING THE NORTHERLY 135-FEET STRIP OF LAND, AS DESCRIBED IN QUITCLAIM DEED FILED AS INSTRUMENT NUMBER 7401090113, RECORDS OF SPOKANE COUNTY, BEING 60-FEET IN WIDTH ON THE SOUTHWESTERLY SIDE, AND 75-FEET IN WIDTH ON THE NORTHERLY SIDE OF THE CENTERLINE OF THE RAILWAY; SITUATE IN THE CITY OF SPOKANE, COUNTY OF SPOKANE, STATE OF WASHINGTON.
(26214.0051)



P:\WCE_WORK\2022 WCE PROJECTS\2022-3287 Kinney- Volkman\DWG\3287-PPLAT.dwg, 7/6/2026 2:30:32 PM, sschultz

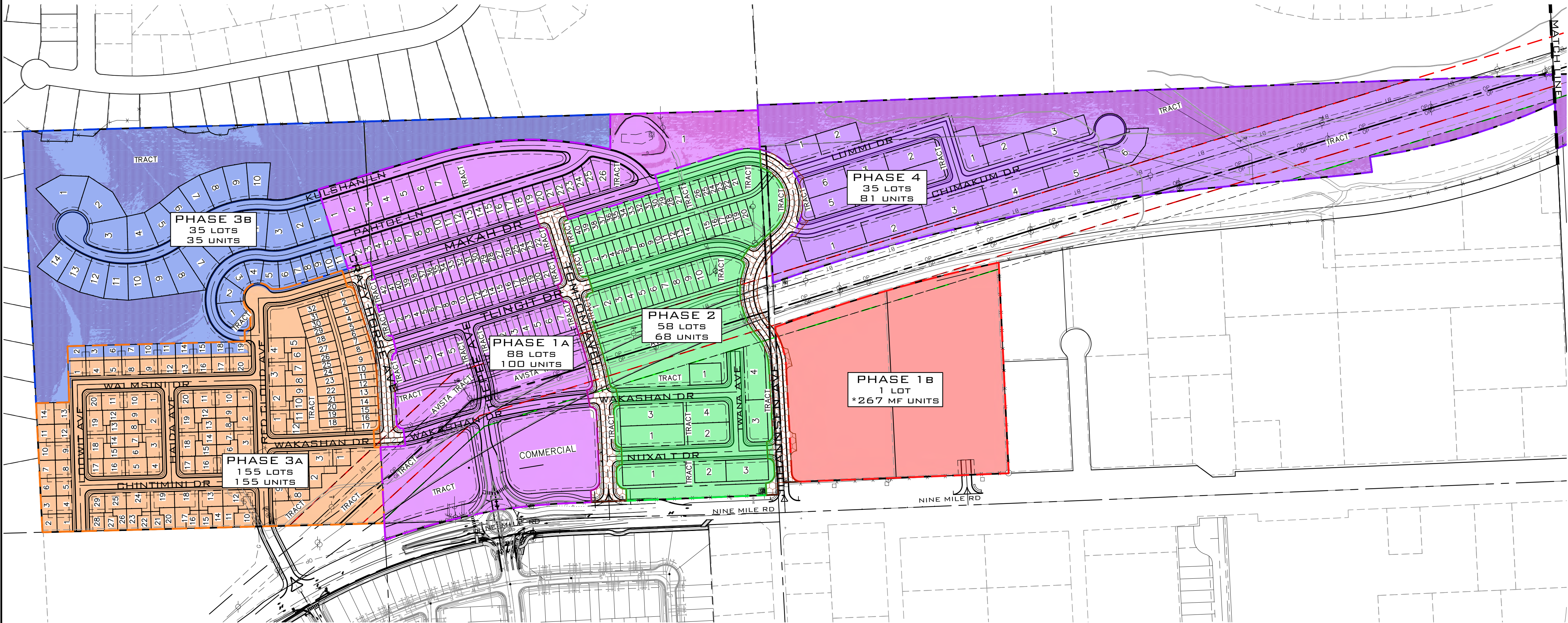
NAVD - 88
BENCH MARK IS GP32291-78
A 3INCH BRASS CAP IN CURB
ELEVATION 1665.68

SCALE:	PROJ #: 22-3287	WCE WHIPPLE CONSULTING ENGINEERS 21 S PINES ROAD SPOKANE VALLEY, WA 99206 PH: 509-893-2617 FAX: 509-926-0227	VOLKMAN PUD SUBDIVISION PROPERTY INFORMATION 9702 N NINE MILE RD SPOKANE, WA	SHEET PP2
HORIZONTAL:	DATE: 07/06/26			JOB NUMBER 22-3287
N/A	DRAWN: SLS			
VERTICAL:	REVIEWED: TRW			
N/A				

CIVIL	
STRUCTURAL	
SURVEYING	
TRAFFIC	
PLANNING	X
LANDSCAPE	
OTHER	

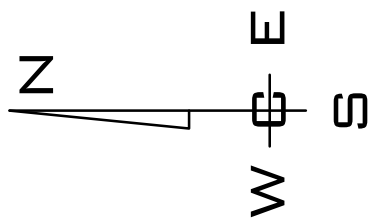
S 1/2, SEC. 16, T. 26 N., R. 42 E., W.M.
E 1/2, SEC. 21, T. 26 N., R. 42 E. W.M.

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



PHASING HATCH LEGEND

- PHASE 1a
- PHASE 1b
- PHASE 2
- PHASE 3a
- PHASE 3b
- PHASE 4
- ROAD RIGHT OF WAY TO BE PLATTED WITH FIRST ADJACENT PHASE

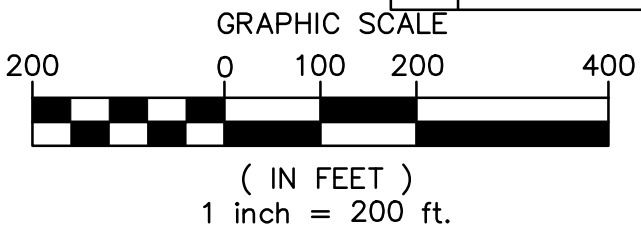


PARCEL DATA			PARCEL DATA		
PHASE 1a	PARCEL TYPE	COUNT	PARCEL TYPE	COUNT	
	RESIDENTIAL LOTS	88	RESIDENTIAL LOTS	147	
	DUPLEX LOTS	12	DUPLEX LOTS	0	
	TOWNHOUSE LOTS	42	TOWNHOUSE LOTS	32	
	STANDARD LOTS	34	STANDARD LOTS	0	
	COTTAGE LOTS	0	COTTAGE LOTS	0	
	AUTO COURT LOTS	0	AUTO COURT LOTS	115	
	MULTI-FAMILY LOTS	0	MULTI-FAMILY LOTS	0	
	TRACTS	12	TRACTS	2	
	ALLEY TRACTS	3	ALLEY TRACTS	1	
PHASE 1b (5)	PARCEL TYPE	COUNT	PARCEL TYPE	COUNT	
	RESIDENTIAL LOTS	0	RESIDENTIAL LOTS	35	
	DUPLEX LOTS	0	DUPLEX LOTS	0	
	TOWNHOUSE LOTS	0	TOWNHOUSE LOTS	0	
	STANDARD LOTS	0	STANDARD LOTS	35	
	COTTAGE LOTS	0	COTTAGE LOTS	0	
	AUTO COURT LOTS	0	AUTO COURT LOTS	0	
	MULTI-FAMILY LOTS	1	MULTI-FAMILY LOTS	0	
	TRACTS	0	TRACTS	2	
	ALLEY TRACTS	0	ALLEY TRACTS	0	
PHASE 2	PARCEL TYPE	COUNT	PARCEL TYPE	COUNT	
	RESIDENTIAL LOTS	60	RESIDENTIAL LOTS	17	
	DUPLEX LOTS	10	DUPLEX LOTS	0	
	TOWNHOUSE LOTS	40	TOWNHOUSE LOTS	0	
	STANDARD LOTS	0	STANDARD LOTS	0	
	COTTAGE LOTS	10	COTTAGE LOTS	17	
	AUTO COURT LOTS	0	AUTO COURT LOTS	0	
	MULTI-FAMILY LOTS	0	MULTI-FAMILY LOTS	0	
	TRACTS	12	TRACTS	3	
	ALLEY TRACTS	2	ALLEY TRACTS	0	
PHASE 3a	PARCEL TYPE	COUNT	PARCEL TYPE	COUNT	
	RESIDENTIAL LOTS	0	RESIDENTIAL LOTS	0	
	DUPLEX LOTS	0	DUPLEX LOTS	0	
	TOWNHOUSE LOTS	0	TOWNHOUSE LOTS	0	
	STANDARD LOTS	0	STANDARD LOTS	0	
	COTTAGE LOTS	0	COTTAGE LOTS	0	
	AUTO COURT LOTS	0	AUTO COURT LOTS	0	
	MULTI-FAMILY LOTS	0	MULTI-FAMILY LOTS	0	
	TRACTS	0	TRACTS	0	
	ALLEY TRACTS	0	ALLEY TRACTS	0	
PHASE 3b	PARCEL TYPE	COUNT	PARCEL TYPE	COUNT	
	RESIDENTIAL LOTS	0	RESIDENTIAL LOTS	0	
	DUPLEX LOTS	0	DUPLEX LOTS	0	
	TOWNHOUSE LOTS	0	TOWNHOUSE LOTS	0	
	STANDARD LOTS	0	STANDARD LOTS	0	
	COTTAGE LOTS	0	COTTAGE LOTS	0	
	AUTO COURT LOTS	0	AUTO COURT LOTS	0	
	MULTI-FAMILY LOTS	0	MULTI-FAMILY LOTS	0	
	TRACTS	0	TRACTS	0	
	ALLEY TRACTS	0	ALLEY TRACTS	0	
PHASE 4	PARCEL TYPE	COUNT	PARCEL TYPE	COUNT	
	RESIDENTIAL LOTS	0	RESIDENTIAL LOTS	0	
	DUPLEX LOTS	0	DUPLEX LOTS	0	
	TOWNHOUSE LOTS	0	TOWNHOUSE LOTS	0	
	STANDARD LOTS	0	STANDARD LOTS	0	
	COTTAGE LOTS	0	COTTAGE LOTS	0	
	AUTO COURT LOTS	0	AUTO COURT LOTS	0	
	MULTI-FAMILY LOTS	0	MULTI-FAMILY LOTS	0	
	TRACTS	0	TRACTS	0	
	ALLEY TRACTS	0	ALLEY TRACTS	0	



P:\WCE\WORK\2022\WCE PROJECTS\2022-3287 Kinney-Volkman\DWG\3287-PPLA.DWG PLOT DATE:07/07/26

NAVD - 88
BENCH MARK IS GP32291-78
A 3INCH BRASS CAP IN CURB
ELEVATION 1665.68



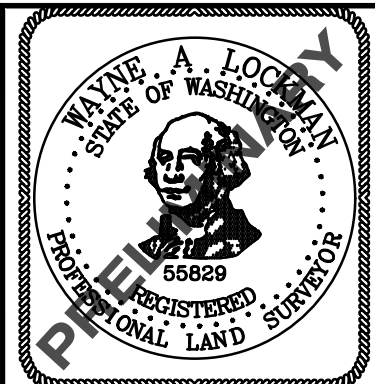
SCALE:
HORIZONTAL:
1"=200'
VERTICAL:
N/A

PROJ #: 22-3287
DATE: 07/06/26
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

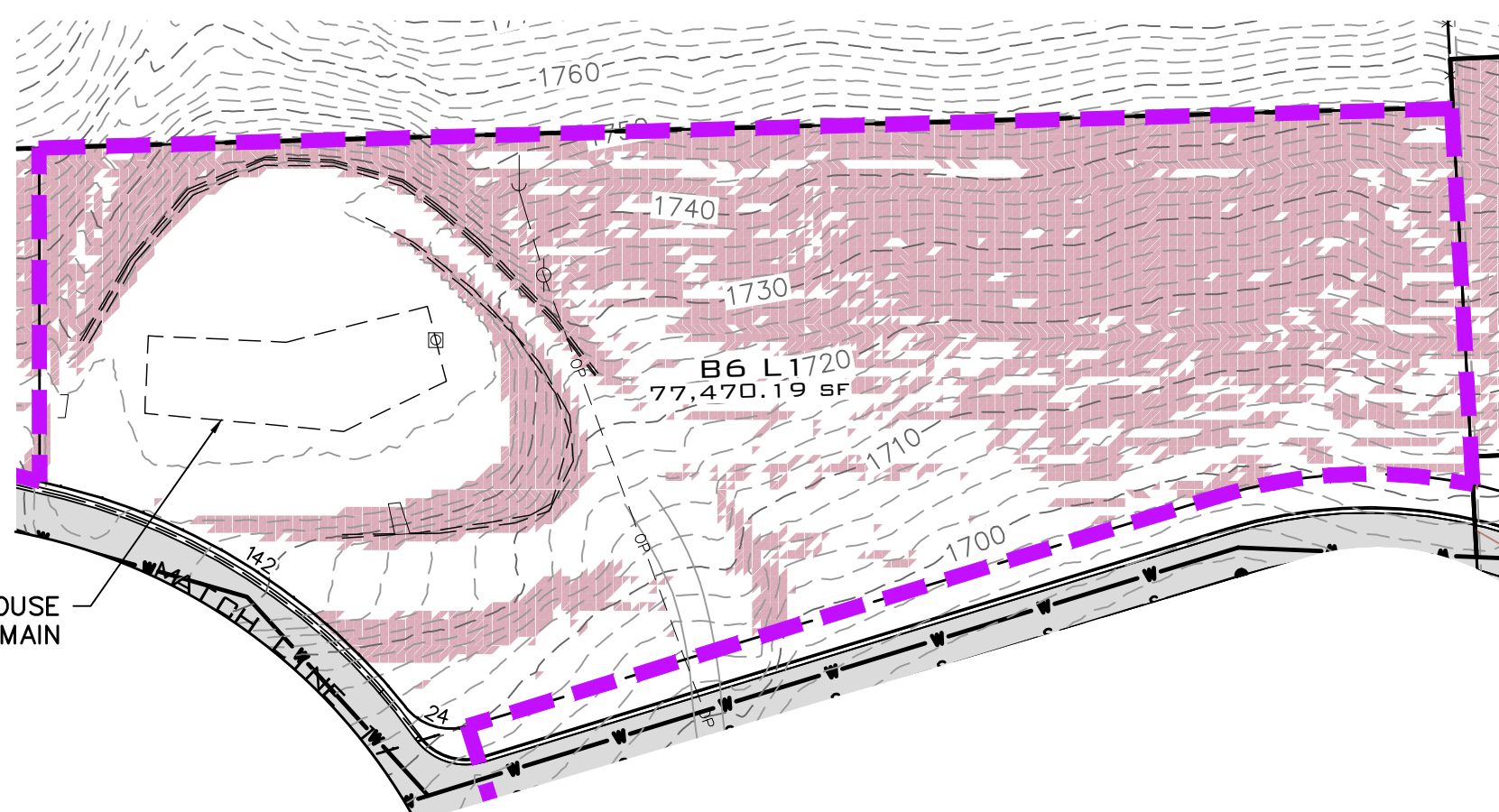
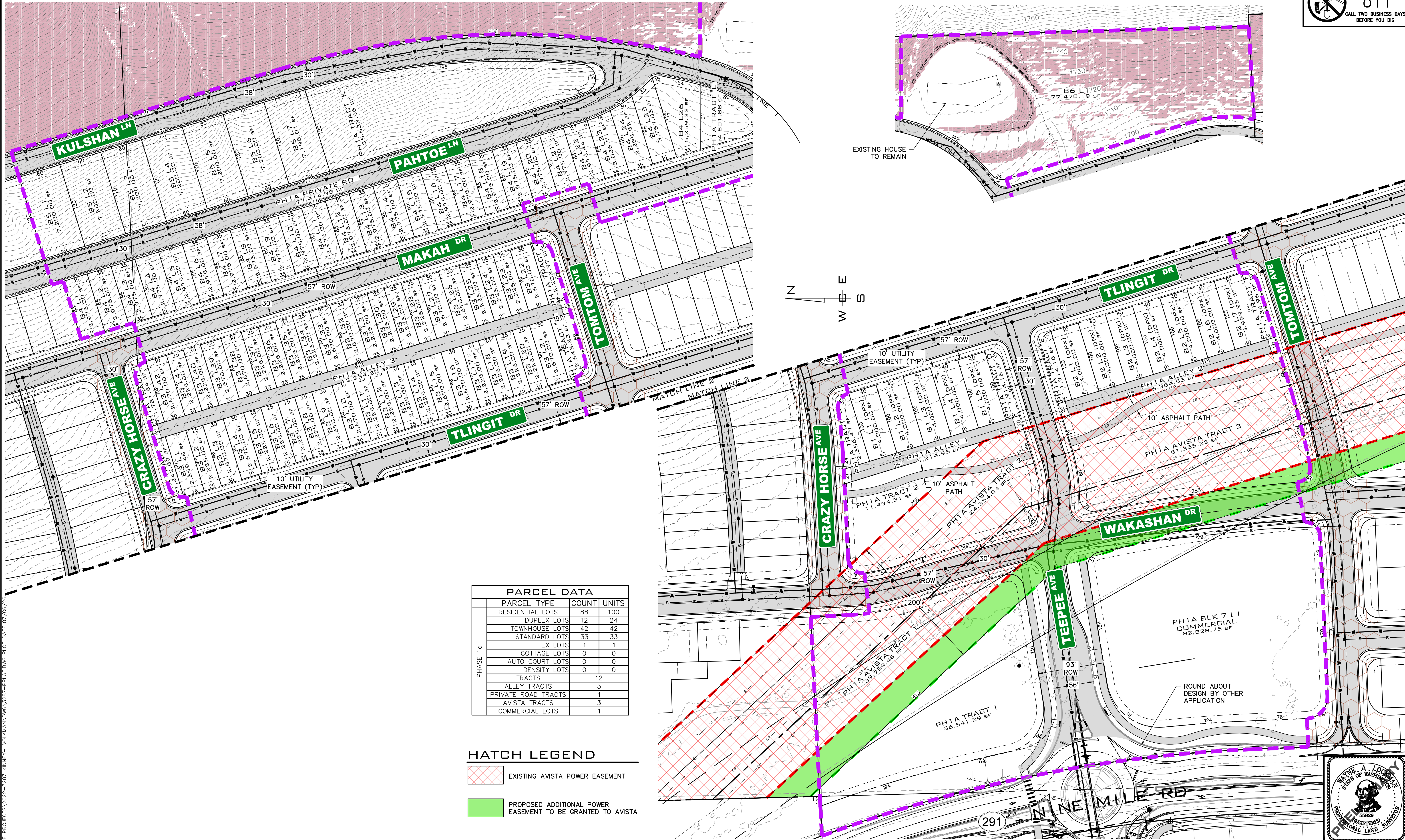
VOLKMAN PUD SUBDIVISION
PROJECT PHASING
9702 N NINE MILE RD
SPOKANE, WA



SHEET
PP3
JOB NUMBER
22-3287

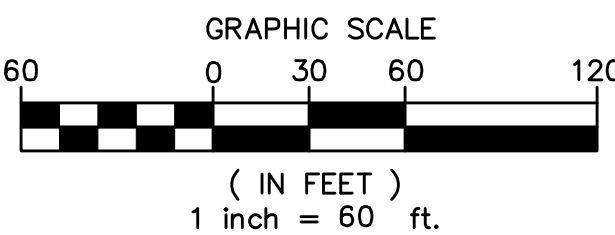
S 1/2, SEC. 16, T. 26 N., R. 42 E., W.M.
E 1/2, SEC. 21, T. 26 N., R. 42 E. W.M

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



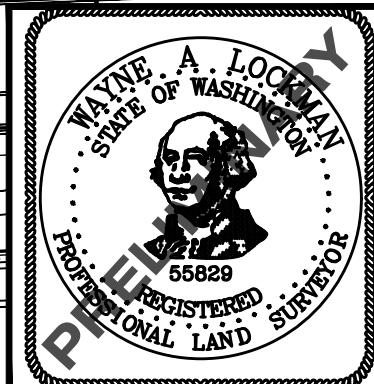
PARCEL DATA			
	PARCEL TYPE	COUNT	UNITS
PHASE 1a	RESIDENTIAL LOTS	88	100
	DUPLEX LOTS	12	24
	TOWNHOUSE LOTS	42	42
	STANDARD LOTS	33	33
	EX LOTS	1	1
	COTTAGE LOTS	0	0
	AUTO COURT LOTS	0	0
	DENSITY LOTS	0	0
	TRACTS	12	
	ALLEY TRACTS	3	
	PRIVATE ROAD TRACTS	1	
	AVISTA TRACTS	3	
	COMMERCIAL LOTS	1	

HATCH LEGEND	
	EXISTING AVISTA POWER EASEMENT
	PROPOSED ADDITIONAL POWER EASEMENT TO BE GRANTED TO AVISTA



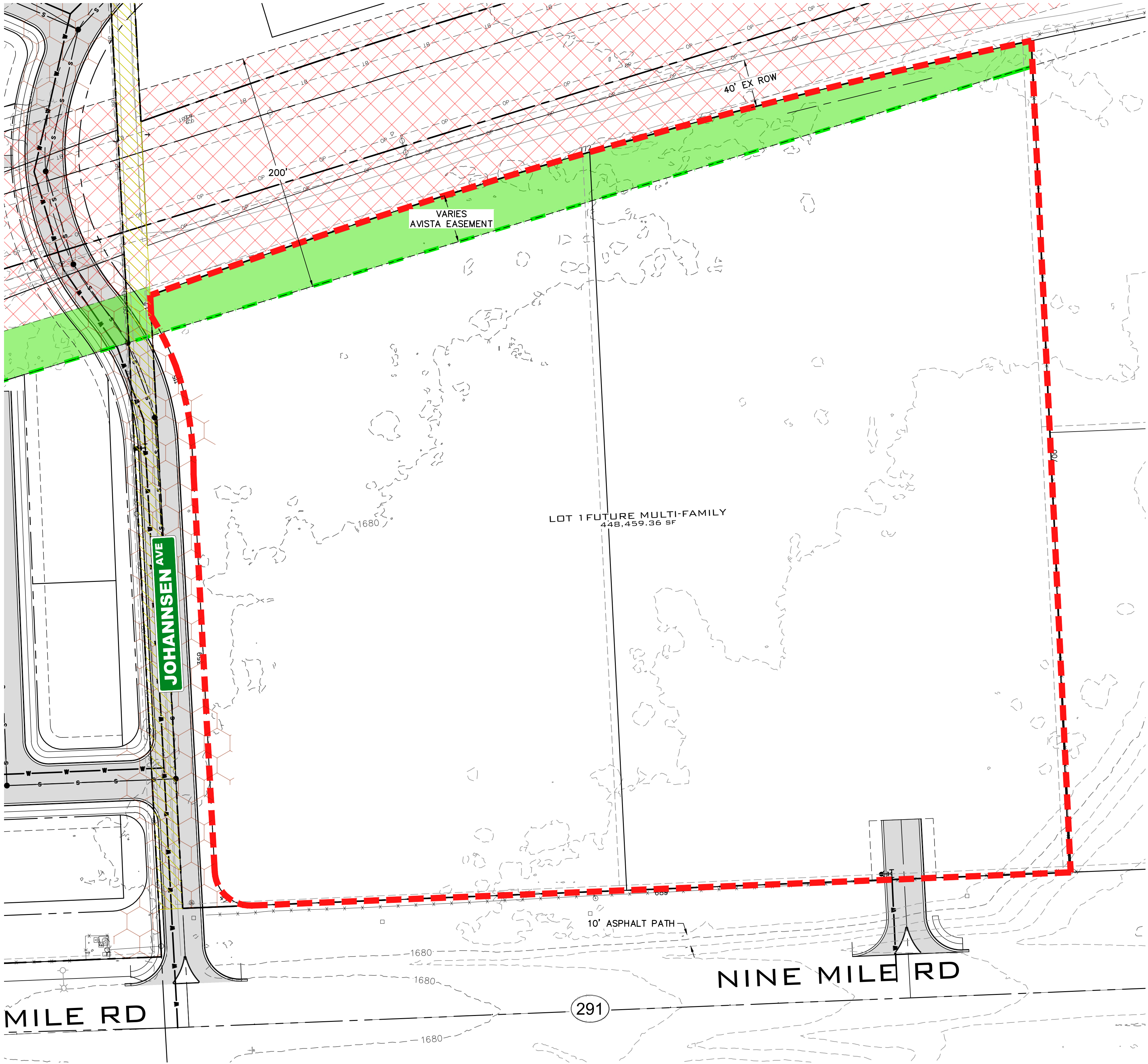
SCALE: HORIZONTAL: 1"=60' VERTICAL: N/A	PROJ #: 22-3287 DATE: 07/06/26 DRAWN: SLS REVIEWED: TRW	CIVIL STRUCTURAL SURVEYING TRAFFIC PLANNING LANDSCAPE OTHER	WCE WHIPPLE CONSULTING ENGINEERS 213 PINES ROAD SPOKANE VALLEY, WA 99206 PH: 509-893-2617 FAX: 509-926-0227	VOLKMAN PUD SUBDIVISION PHASE 1A 9702 N NINE MILE RD SPOKANE, WA	SHEET PP4 JOB NUMBER 22-3287
--	--	---	--	---	--

NAVD - 88
BENCH MARK IS GP32291-78
A 3 INCH BRASS CAP IN CURB
ELEVATION 1665.68



S 1/2, SEC. 16, T. 26 N., R. 42 E., W.M.
E 1/2, SEC. 21, T. 26 N., R. 42 E. W.M

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



PARCEL DATA			
	PARCEL TYPE	COUNT	UNITS
PHASE 1b (5)	RESIDENTIAL LOTS	0	267
	DUPLEX LOTS	0	0
	TOWNHOUSE LOTS	0	0
	STANDARD LOTS	0	0
	COTTAGE LOTS	0	0
	AUTO COURT LOTS	0	0
	MULTI-FAMILY LOTS	1	267
	TRACTS	0	
	ALLEY TRACTS	0	
	PRIVATE ROAD TRACTS	0	
	AVISTA TRACTS	0	
	COMMERCIAL LOTS	0	

NOTE
IT IS THE INTENT OF THE DENSITY LOT, PHASE 1b (5), TO BE A DENSITY, SET ASIDE, AREA FOR MULTI-FAMILY DEVELOPMENT WITH AN OVERALL DENSITY OF 6 units/lot @ 54 LOTS FOR A MULTI-FAMILY DEVELOPMENT OF UP TO 6x54=324 M.F. UNITS

HATCH LEGEND

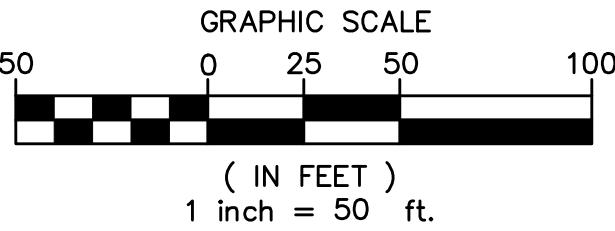
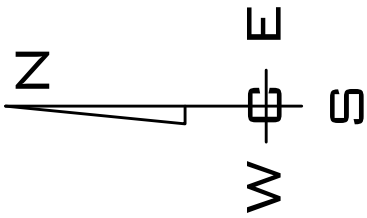
RIGHT OF WAY TO BE VACATED

ROAD RIGHT OF WAY TO BE PLATTED WITH FIRST ADJACENT PHASE

EXISTING AVISTA POWER EASEMENT

PROPOSED ADDITIONAL POWER EASEMENT TO BE GRANTED TO AVISTA

NAVD - 88
BENCH MARK IS GP32291-78
A 3INCH BRASS CAP IN CURB
ELEVATION 1665.68

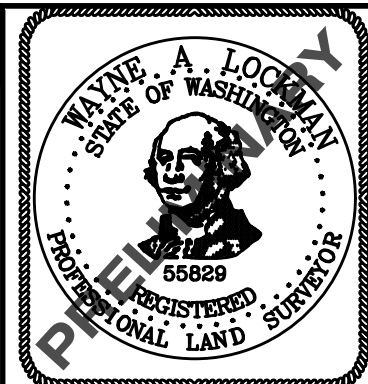


SCALE:	PROJ #: 22-3287
HORIZONTAL:	DATE: 07/06/26
1"=50'	DRAWN: SLS
VERTICAL:	REVIEWED: TRW
N/A	

CIVIL	
STRUCTURAL	
SURVEYING	
TRAFFIC	
PLANNING	X
LANDSCAPE	
OTHER	

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

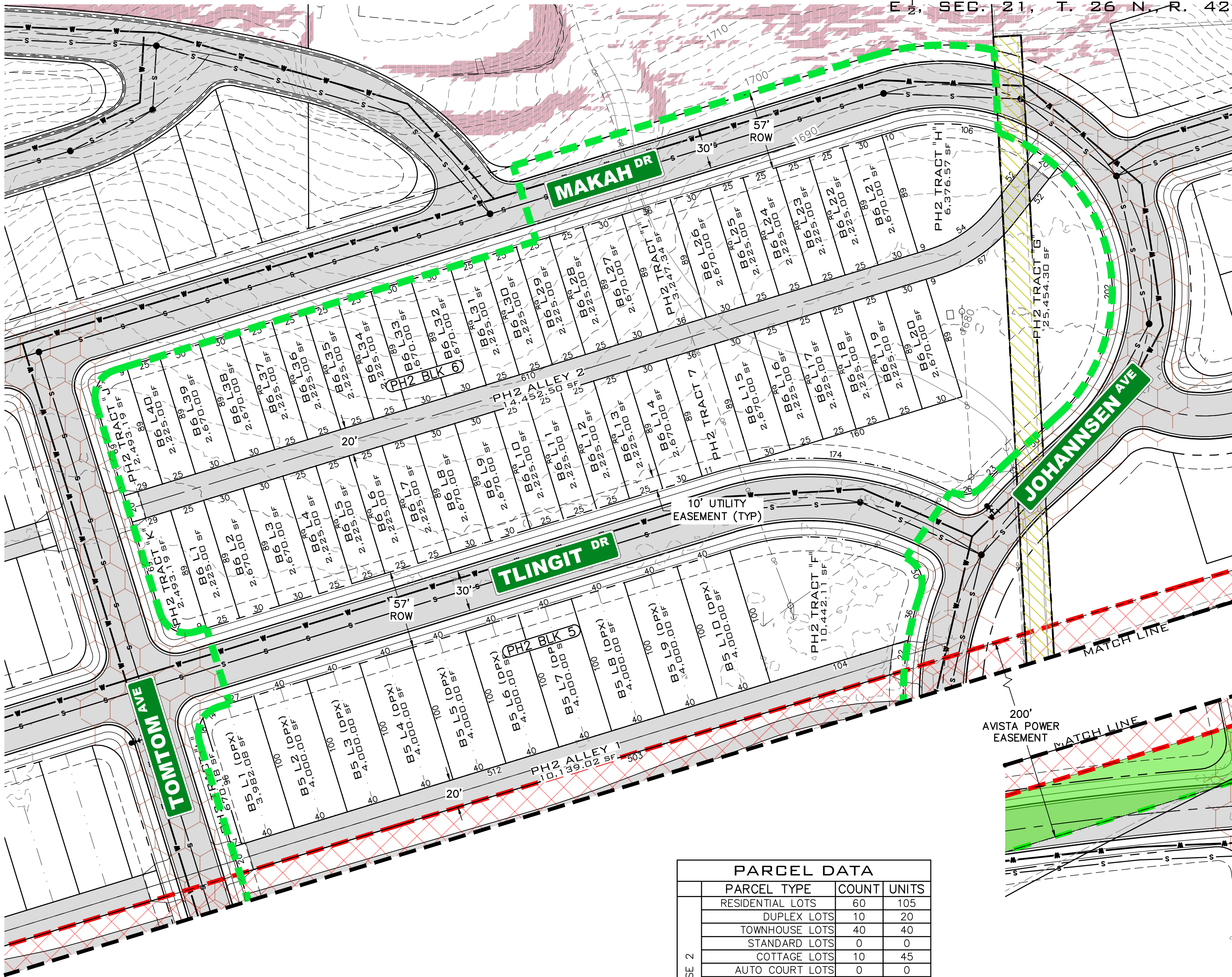
VOLKMAN PUD SUBDIVISION
PHASE 1B (5)
9702 N NINE MILE RD
SPOKANE, WA



SHEET PP5
JOB NUMBER 22-3287

S 1/2, SEC. 16, T. 26 N., R. 42 E., W.M.
E 2, SEC. 21, T. 26 N., R. 42 E. W.M

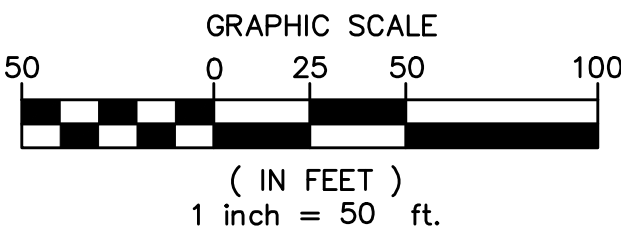
UNDERGROUND SERVICE ALERT
ONE-CALL NUMBER
811
CALL TWO BUSINESS DAYS
BEFORE YOU DIG



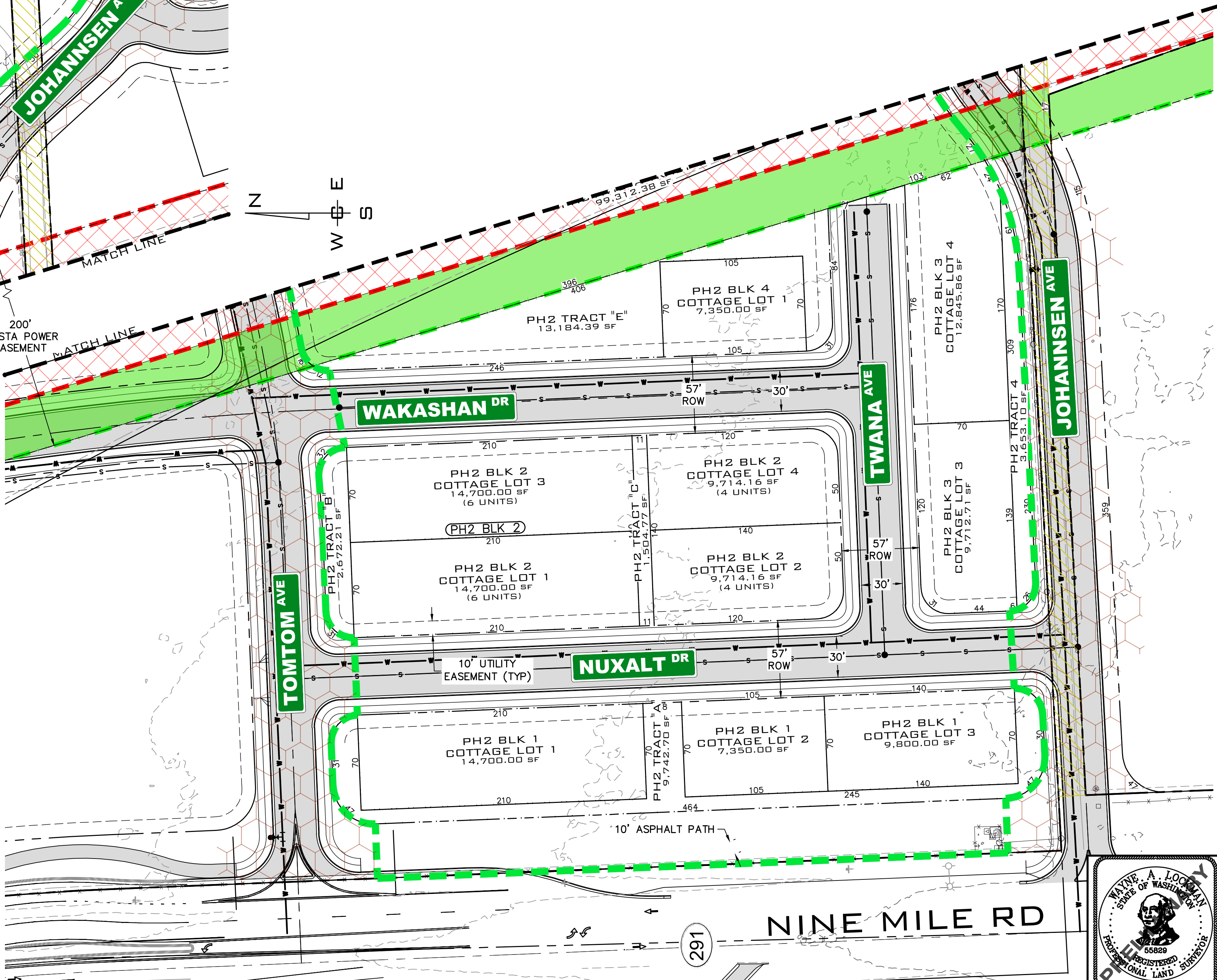
PARCEL DATA			
	PARCEL TYPE	COUNT	UNITS
PHASE 2	RESIDENTIAL LOTS	60	105
	DUPLEX LOTS	10	20
	TOWNHOUSE LOTS	40	40
	STANDARD LOTS	0	0
	COTTAGE LOTS	10	45
	AUTO COURT LOTS	0	0
	DENSITY LOTS	0	0
	TRACTS	12	
	ALLEY TRACTS	2	
	PRIVATE ROAD TRACTS	0	
	AVISTA TRACTS	1	
	COMMERCIAL LOTS	0	

HATCH LEGEND

- RIGHT OF WAY TO BE VACATED
- ROAD RIGHT OF WAY TO BE PLATTED WITH FIRST ADJACENT PHASE
- EXISTING AVISTA POWER EASEMENT
- PROPOSED ADDITIONAL POWER EASEMENT TO BE GRANTED TO AVISTA



NAVD - 88
BENCH MARK IS GP32291-78
A 3INCH BRASS CAP IN CURB
ELEVATION 1665.68



SCALE:		PROJ #:	22-3287
HORIZONTAL:	1"=50'	DATE:	07/06/26
VERTICAL:	N/A	DRAWN:	SLS
		REVIEWED:	TRW

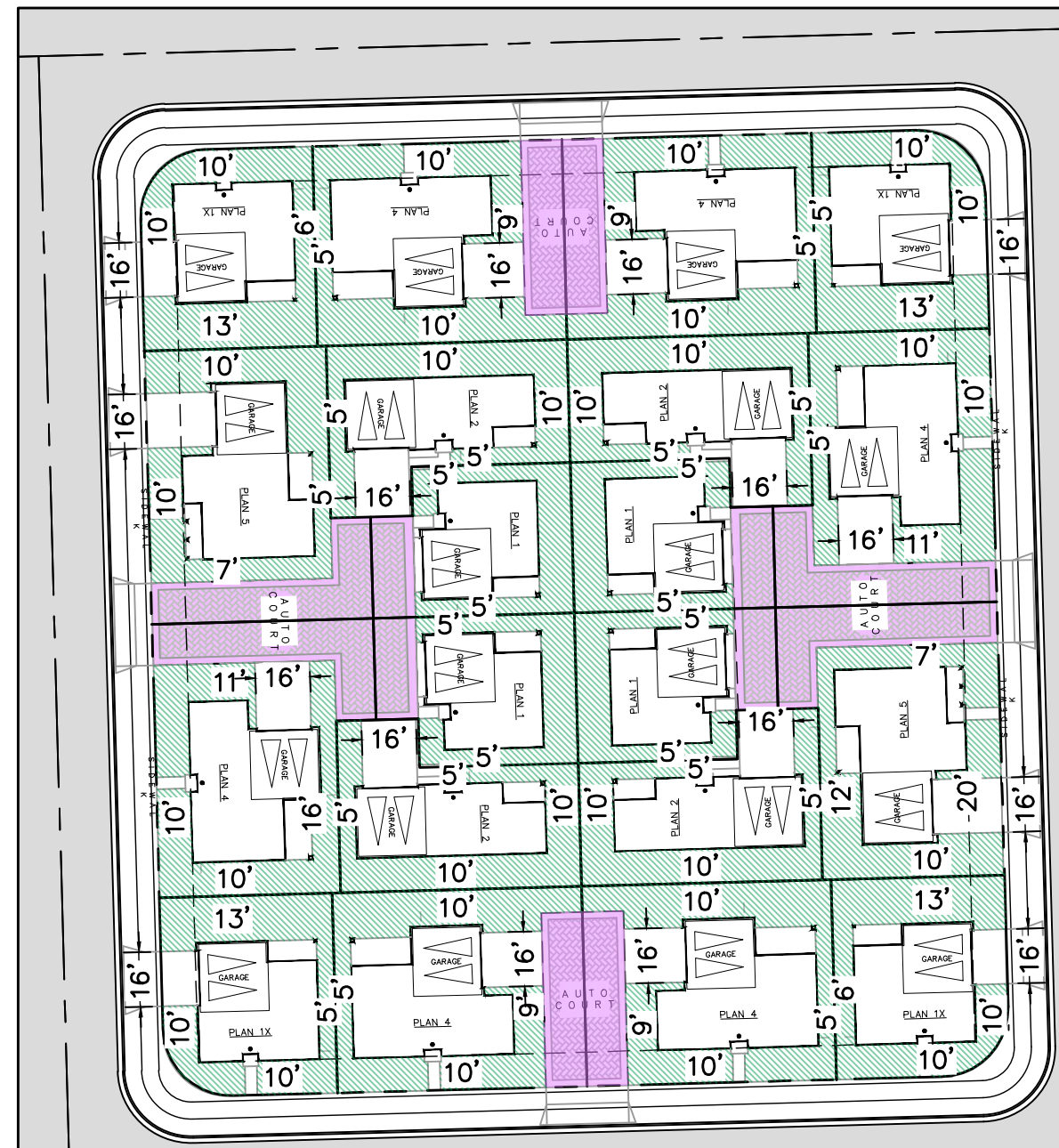
WCE
WHIPPLE CONSULTING ENGINEERS
21 S. PINES ROAD
SPOKANE VALLEY, WA 99206
PH: 509-893-2617 FAX: 509-926-0227

VOLKMAN PUD SUBDIVISION
PHASE 2
9702 N NINE MILE RD
SPOKANE, WA

SHEET PP6
JOB NUMBER
22-3287

S 1/2, SEC. 16, T. 26 N., R. 42 E., W.M.
E 2, SEC. 21, T. 26 N., R. 42 E., W.M.

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

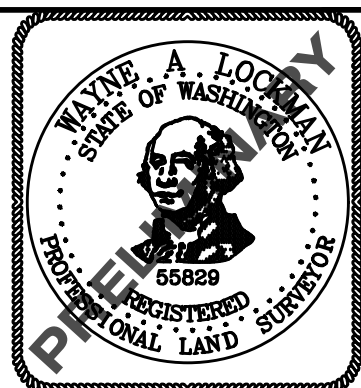


AUTOCOURT OPEN SPACE EXAMPLE
SCALE: 1"=50'

PARCEL DATA			
PHASE 3a	PARCEL TYPE	COUNT	UNITS
	RESIDENTIAL LOTS	147	147
	DUPLEX LOTS	0	0
	TOWNHOUSE LOTS	32	32
	STANDARD LOTS	0	0
	COTTAGE LOTS	0	0
	AUTO COURT LOTS	115	115
	DENSITY LOTS	0	0
	TRACTS	2	
	ALLEY TRACTS	1	
	PRIVATE ROAD TRACTS	0	
	AVISTA TRACTS	1	
	COMMERCIAL LOTS	0	

HATCH LEGEND

- ROAD RIGHT OF WAY TO BE PLATTED WITH FIRST ADJACENT PHASE
- EXISTING AVISTA POWER EASEMENT
- PROPOSED ADDITIONAL POWER EASEMENT TO BE GRANTED TO AVISTA
- AUTO COURT LOT DRIVEWAY EASEMENTS



SHEET
PP7

JOB NUMBER
22-3287

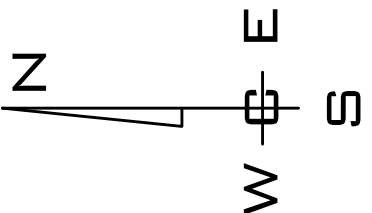
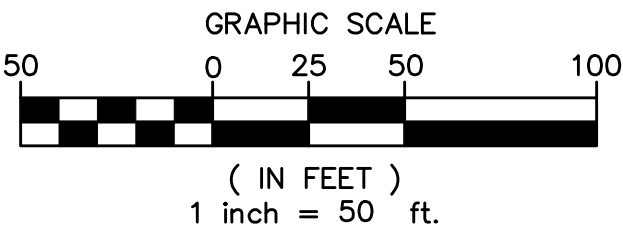
VOLKMAN PUD SUBDIVISION
PHASE 3A
9702 N NINE MILE RD
SPOKANE, WA



CIVIL	
STRUCTURAL	
SURVEYING	
TRAFFIC	
PLANNING	X
LANDSCAPE	
OTHER	

PROJ #: **22-3287**
DATE: **07/06/26**
DRAWN: **SLS**
REVIEWED: **TRW**

SCALE:
HORIZONTAL:
1"=50'
VERTICAL:
N/A



NAVD - 88
BENCH MARK IS GP32291-78
A 3/8" BRASS CAP IN CURB
ELEVATION 1665.68

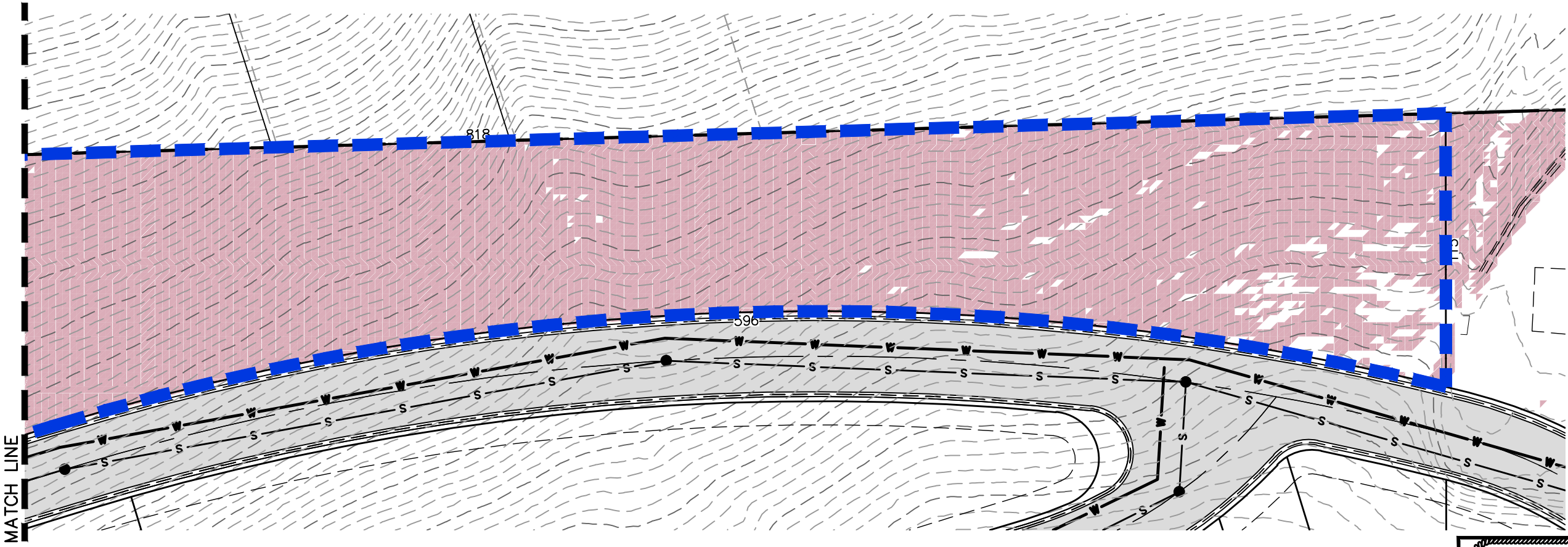
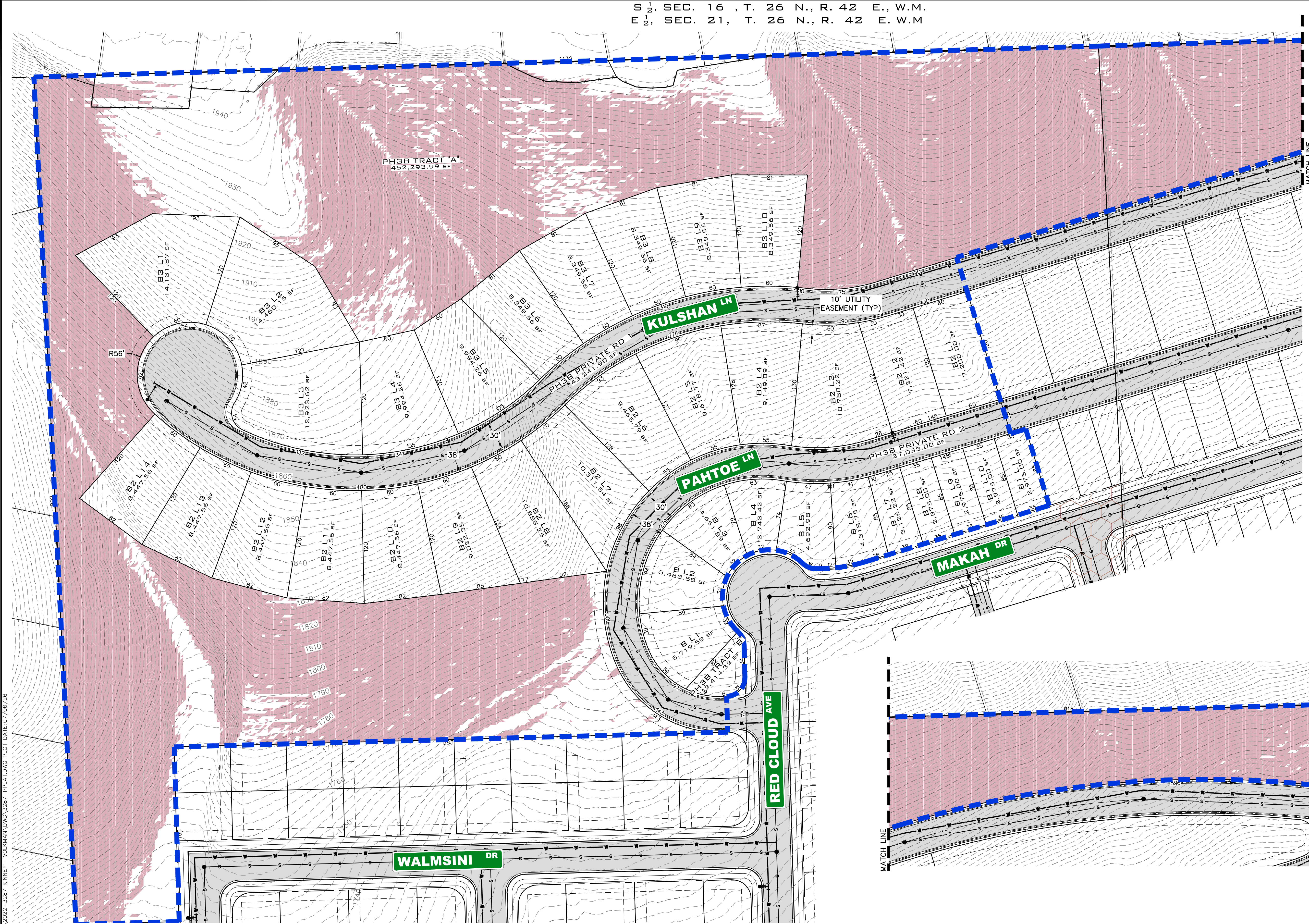
S 1/2, SEC. 16, T. 26 N., R. 42 E., W.M.
E 1/2, SEC. 21, T. 26 N., R. 42 E. W.M.

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

PARCEL DATA			
	PARCEL TYPE	COUNT	UNITS
PHASE 3b	RESIDENTIAL LOTS	35	35
	DUPLEX LOTS	0	0
	TOWNHOUSE LOTS	0	0
	STANDARD LOTS	35	35
	COTTAGE LOTS	0	0
	AUTO COURT LOTS	0	0
	DENSITY LOTS	0	0
	TRACTS	2	
	ALLEY TRACTS	0	
	PRIVATE ROAD TRACTS	2	
	AVISTA TRACTS	0	
	COMMERCIAL LOTS	0	

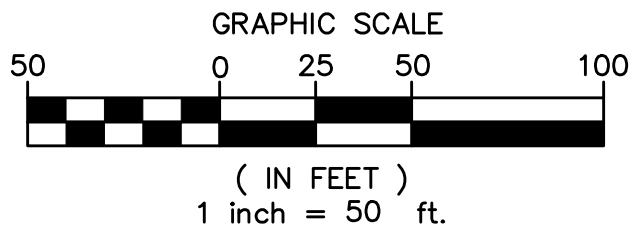
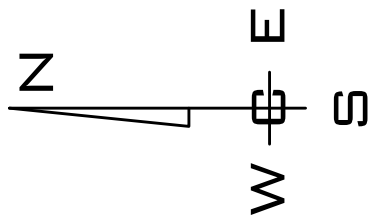
HATCH LEGEND

- ROAD RIGHT OF WAY TO BE PLATTED WITH FIRST ADJACENT PHASE
- EXISTING AVISTA POWER EASEMENT
- PROPOSED ADDITIONAL POWER EASEMENT TO BE GRANTED TO AVISTA



P:\WCE_WORK\2022\WCE PROJECTS\2022-3287 Kinney- Volkman\DWG\3287-PPLAT.dwg, 7/6/2026 2:31:14 PM, sschutz

NAVD - 88
BENCH MARK IS GP32291-78
A 3INCH BRASS CAP IN CURB
ELEVATION 1665.68



SCALE:	PROJ #: 22-3287
HORIZONTAL:	DATE: 07/06/26
1"=50'	DRAWN: SLS
VERTICAL:	REVIEWED: TRW
N/A	

CIVIL	
STRUCTURAL	
SURVEYING	
TRAFFIC	
PLANNING	X
LANDSCAPE	
OTHER	

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

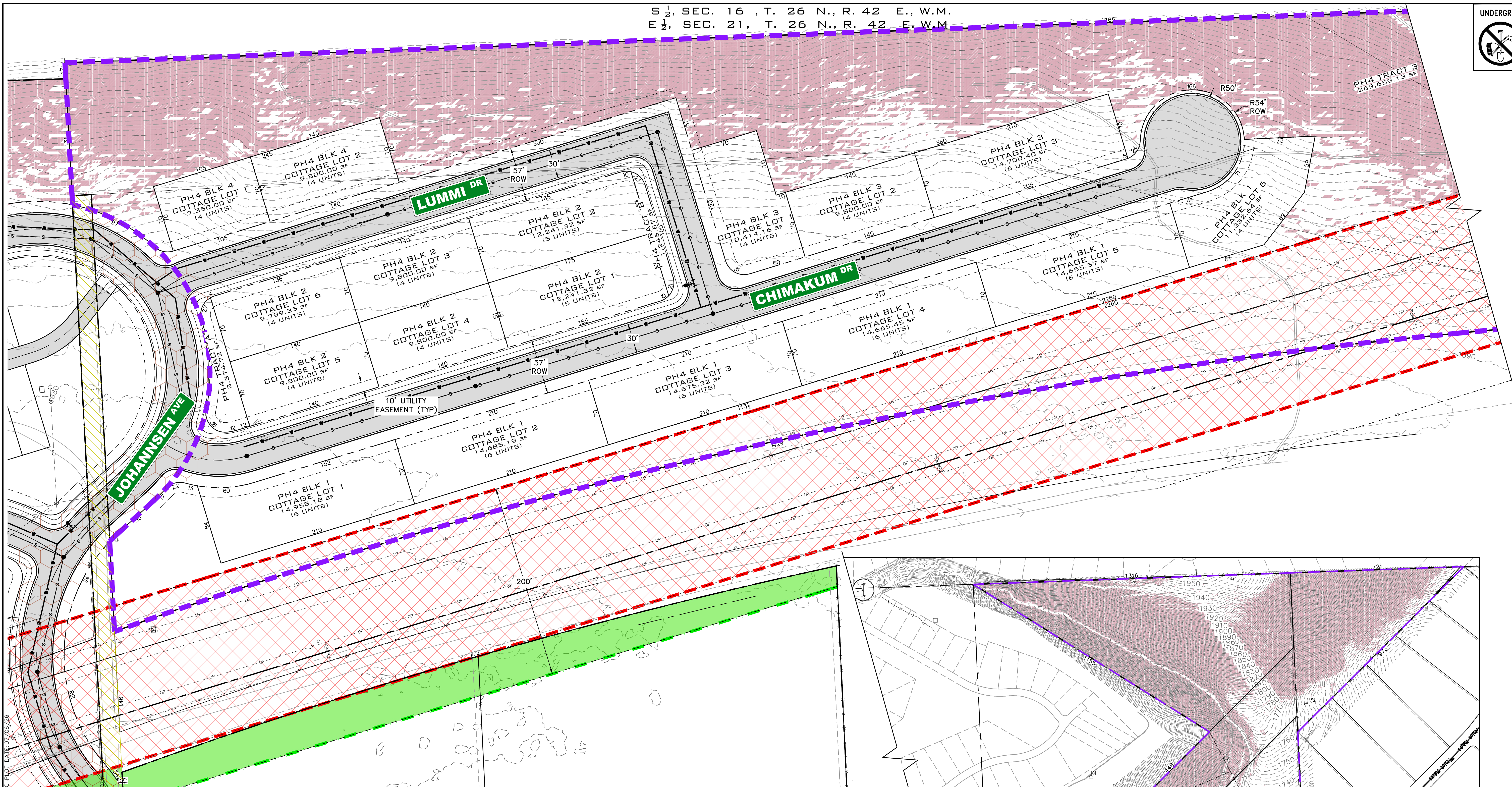
VOLKMAN PUD SUBDIVISION
PHASE 3B
9702 N NINE MILE RD
SPOKANE, WA



SHEET PP8
JOB NUMBER 22-3287

S 1/2, SEC. 16, T. 26 N., R. 42 E., W.M.
E 2, SEC. 21, T. 26 N., R. 42 E., W.M.

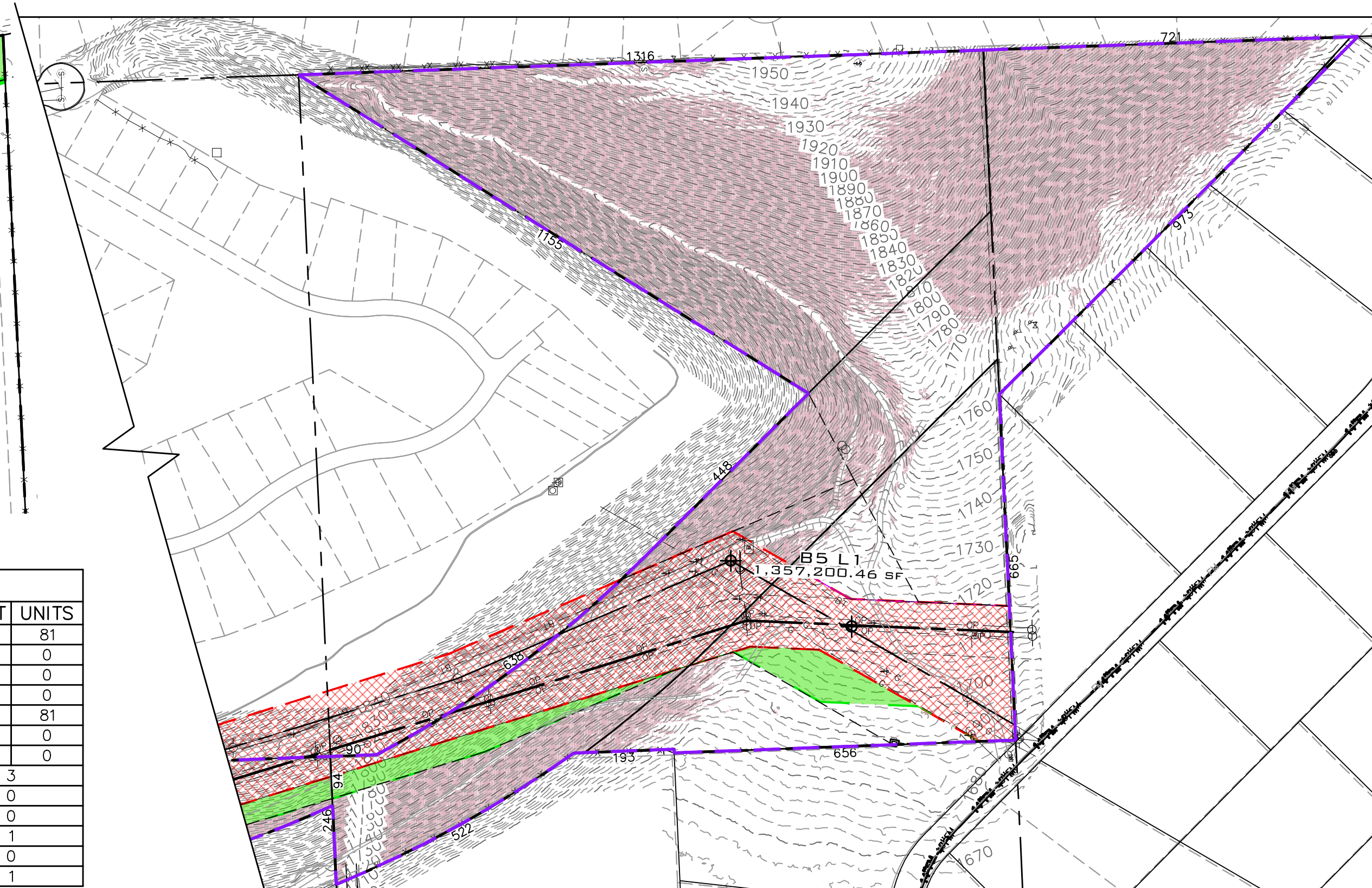
UNDERGROUND SERVICE ALERT
ONE-CALL NUMBER
811
CALL TWO BUSINESS DAYS
BEFORE YOU DIG



HATCH LEGEND

- RIGHT OF WAY TO BE VACATED
- ROAD RIGHT OF WAY TO BE PLATTED WITH FIRST ADJACENT PHASE
- EXISTING AVISTA POWER EASEMENT
- PROPOSED ADDITIONAL POWER EASEMENT TO BE GRANTED TO AVISTA

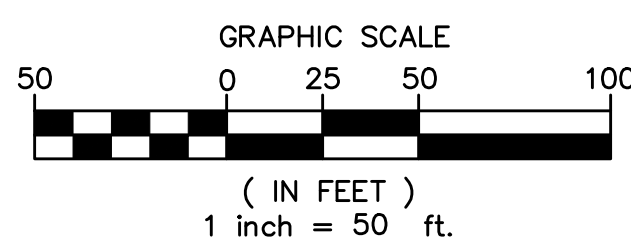
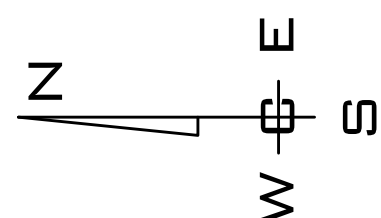
PARCEL DATA			
PHASE 4	PARCEL TYPE	COUNT	UNITS
	RESIDENTIAL LOTS	17	81
	DUPLEX LOTS	0	0
	TOWNHOUSE LOTS	0	0
	STANDARD LOTS	0	0
	COTTAGE LOTS	17	81
	AUTO COURT LOTS	0	0
	DENSITY LOTS	0	0
	TRACTS	3	
	ALLEY TRACTS	0	
	PRIVATE ROAD TRACTS	0	
	AVISTA TRACTS	1	
	COMMERCIAL LOTS	0	
	REMAINDER LOTS	1	



PH4 BLOCK 5 LOT 1

SCALE: 1"=200'

NAVD - 88
BENCH MARK IS GP32291-78
A 3 INCH BRASS CAP IN CURB
ELEVATION 1665.68



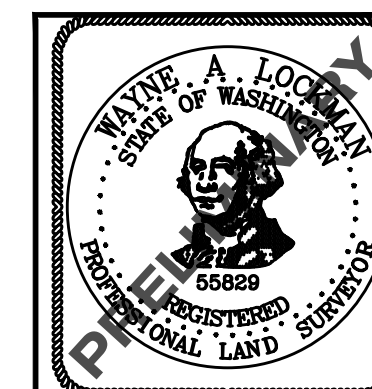
SCALE:
HORIZONTAL:
1"=50'
VERTICAL:
N/A

PROJ #: 22-3287
DATE: 07/06/26
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

VOLKMAN PUD SUBDIVISION
PHASE 4
9702 N NINE MILE RD
SPOKANE, WA

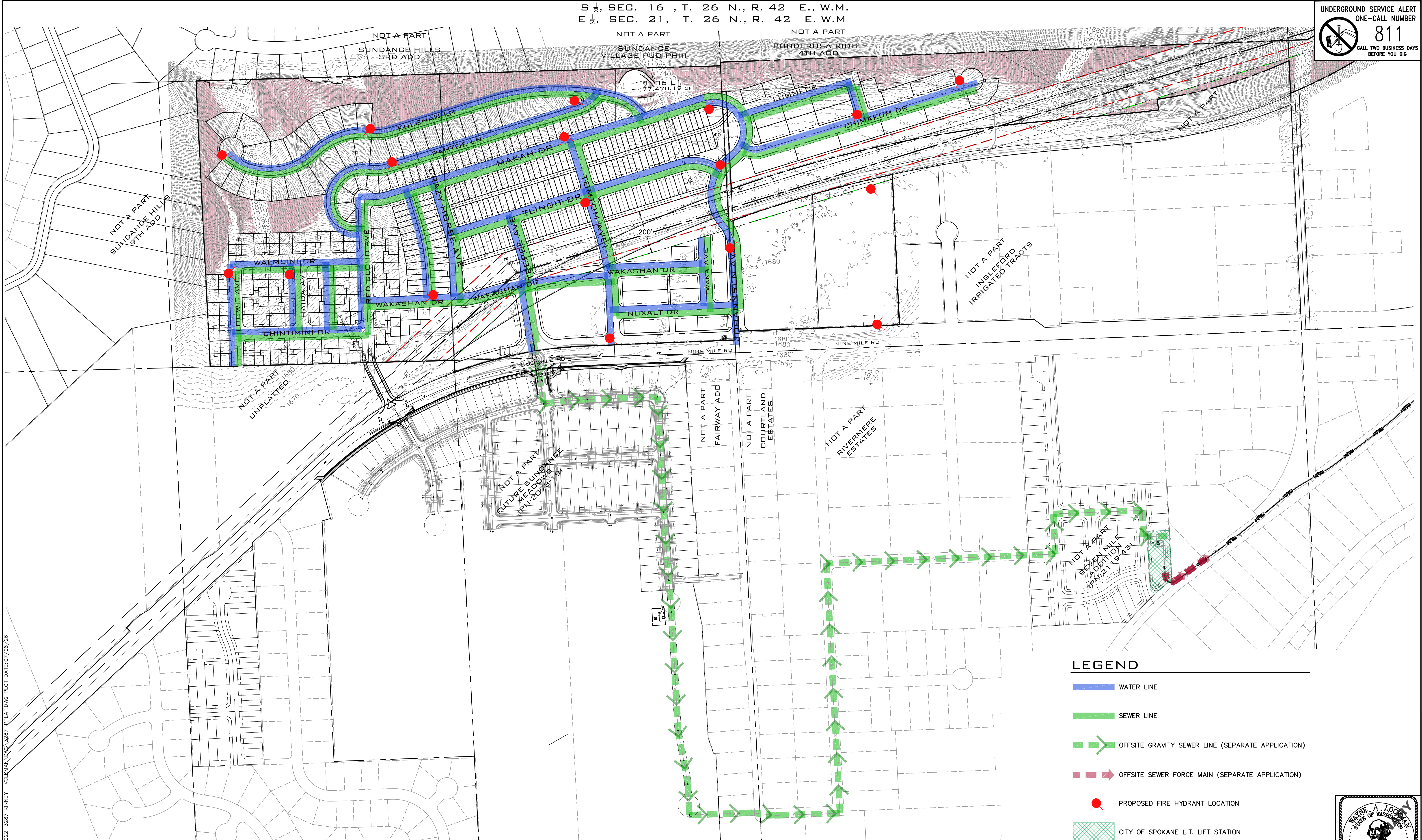


SHEET
PP9

JOB NUMBER
22-3287

S 1/2, SEC. 16, T. 26 N., R. 42 E., W.M.
E 1/2, SEC. 21, T. 26 N., R. 42 E. W.M.

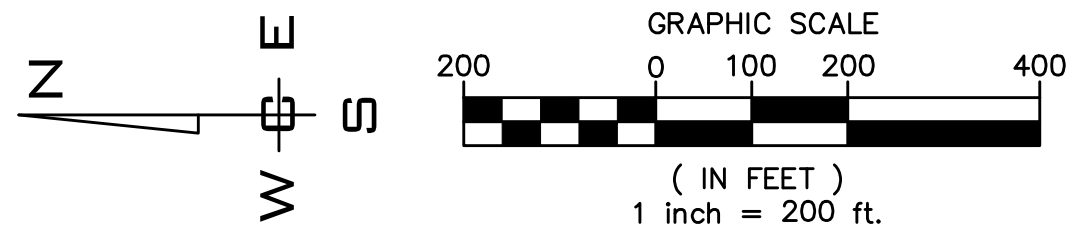
UNDERGROUND SERVICE ALERT
ONE-CALL NUMBER
811
CALL TWO BUSINESS DAYS
BEFORE YOU DIG



LEGEND

- WATER LINE
- SEWER LINE
- OFFSITE GRAVITY SEWER LINE (SEPARATE APPLICATION)
- OFFSITE SEWER FORCE MAIN (SEPARATE APPLICATION)
- PROPOSED FIRE HYDRANT LOCATION
- CITY OF SPOKANE L.T. LIFT STATION

NAVD - 88
BENCH MARK IS GP32291-78
A 3 INCH BRASS CAP IN CURB
ELEVATION 1665.68



SCALE:

HORIZONTAL:

1"=200'

VERTICAL:

N/A

PROJ #: 22-3287

DATE: 07/06/26

DRAWN: SLS

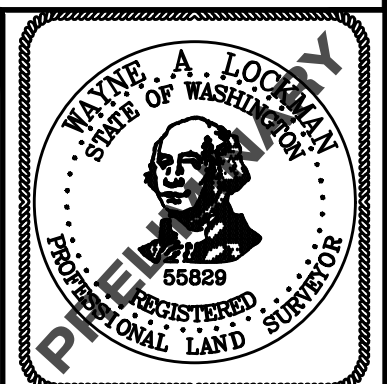
REVIEWED: TRW

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

VOLKMAN PUD SUBDIVISION
PRELIMINARY UTILITY OVERVIEW
9702 N NINE MILE RD
SPOKANE, WA

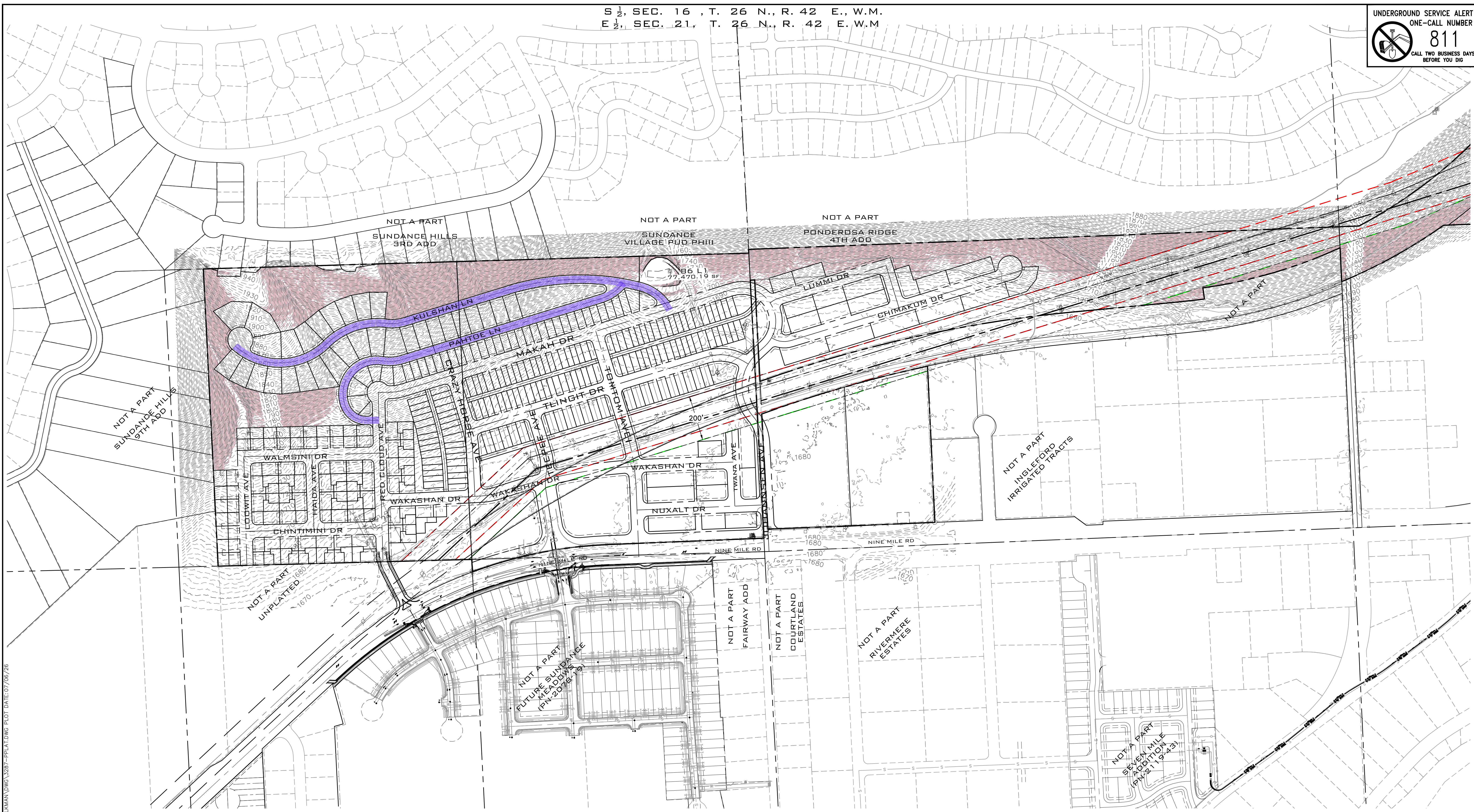


SHEET
PP10

JOB NUMBER
22-3287

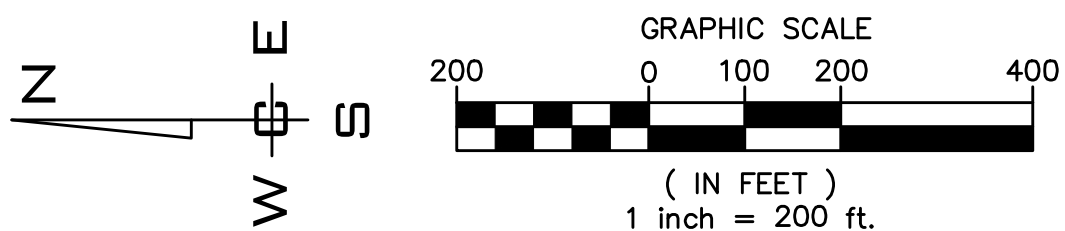
S 1/2, SEC. 16, T. 26 N., R. 42 E., W.M.
E 1/2, SEC. 21, T. 26 N., R. 42 E. W.M

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



P:\WCE_WORK\2022\WCE PROJECTS\2022-3287 Kinney- Volkman\DWG\3287-PPLAT.dwg, 7/6/2026 2:31:33 PM, sschultz

NAVD - 88
BENCH MARK IS GP32291-78
A 3 INCH BRASS CAP IN CURB
ELEVATION 1665.68



SCALE:	PROJ #: 22-3287	CIVIL
HORIZONTAL:	DATE: 07/06/26	STRUCTURAL
VERTICAL:	DRAWN: SLS	SURVEYING
N/A	REVIEWED: TRW	TRAFFIC
		PLANNING
		LANDSCAPE
		OTHER

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

VOLKMAN PUD SUBDIVISION
ROAD GRADES 8% OR GREATER
9702 N NINE MILE RD
SPOKANE, WA

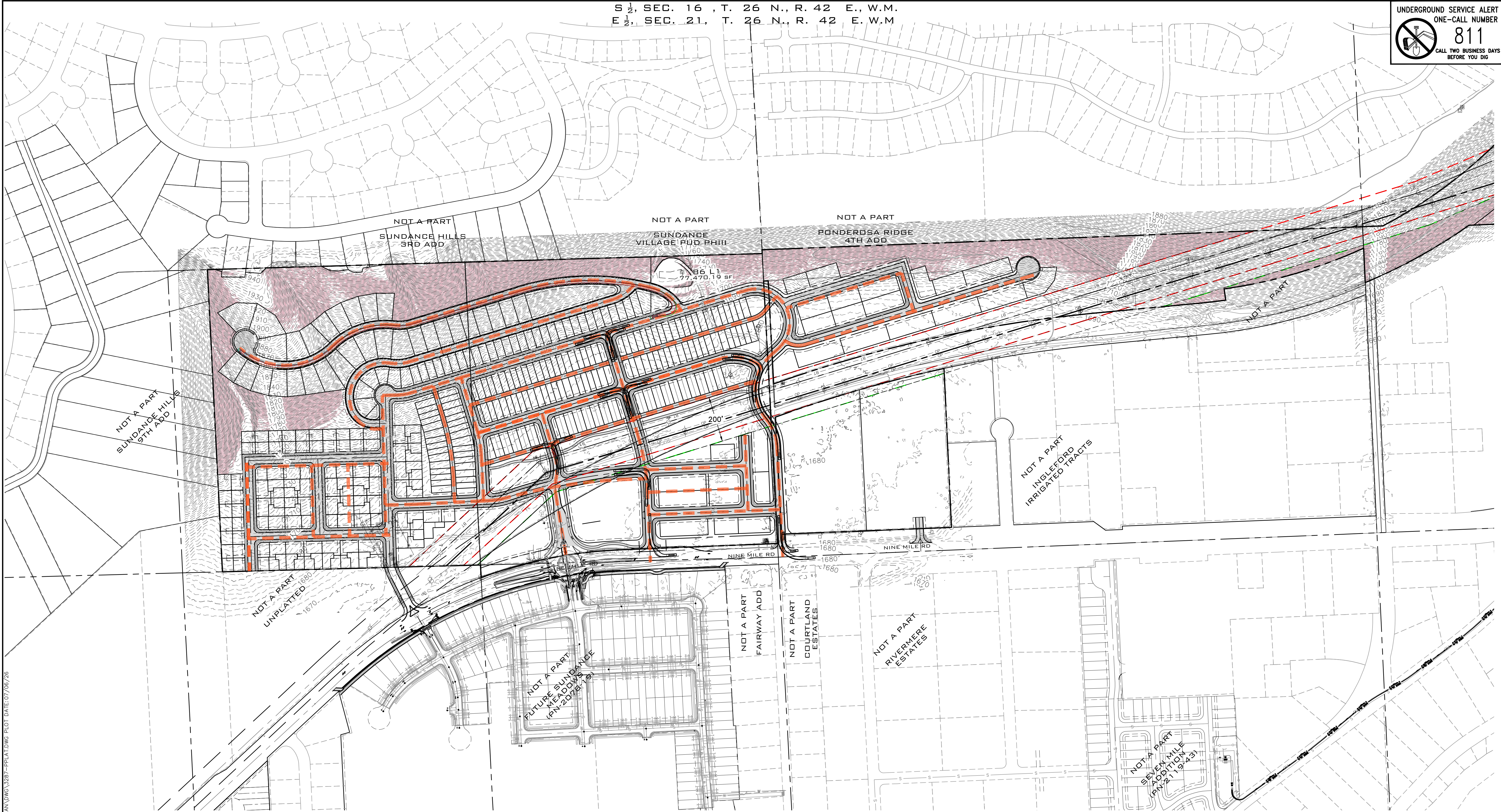
TAILORED

SHEET
PP11
JOB NUMBER
22-3287

LEGEND
PROPOSED ROAD GRADES 8% OR GREATER

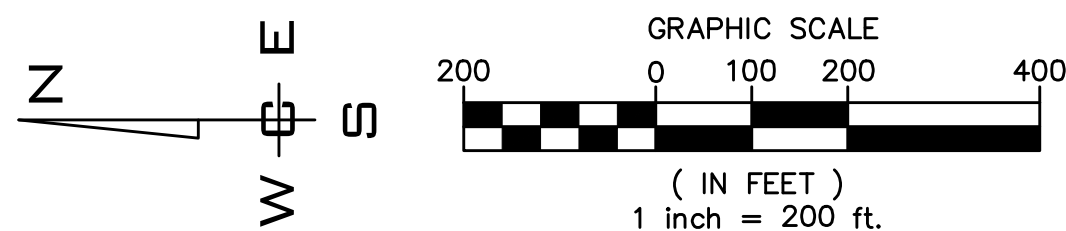
S 1/2, SEC. 16, T. 26 N., R. 42 E., W.M.
E 1/2, SEC. 21, T. 26 N., R. 42 E. W.M.

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



P:\WCE_WORK\2022\WCE PROJECTS\2022-3287 Kinney- Volkman\DWG\3287-PPLAT.dwg, 7/6/2026 2:31:38 PM, sschultz

NAVD - 88
BENCH MARK IS GP32291-78
A 3 INCH BRASS CAP IN CURB
ELEVATION 1665.68



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

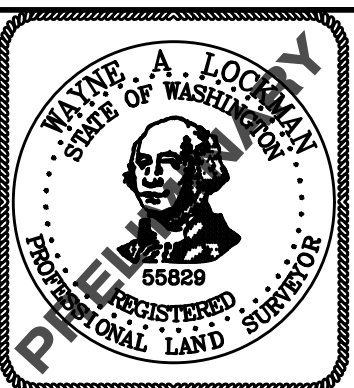
PROJ #: 22-3287
DATE: 07/06/26
DRAWN: SLS
REVIEWED: TRW

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

**VOLKMAN PUD SUBDIVISION
FIRE ACCESS ROUTES**
**9702 N NINE MILE RD
SPOKANE, WA**

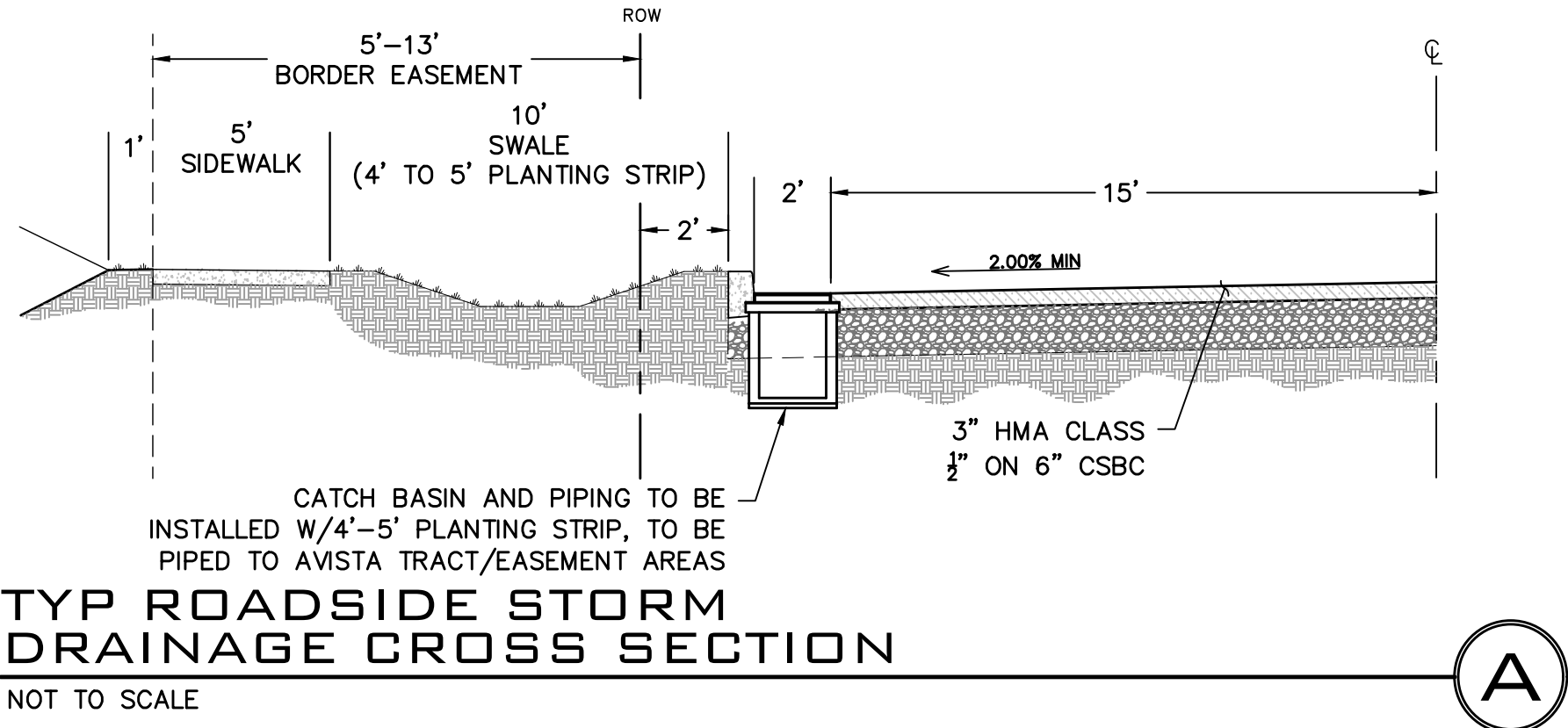
LEGEND
FIRE ACCESS ROUTES



**SHEET
PP12**
JOB NUMBER
22-3287

S 1/2, SEC. 16, T. 26 N., R. 42 E., W.M.
E 1/2, SEC. 21, T. 26 N., R. 42 E. W.M

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



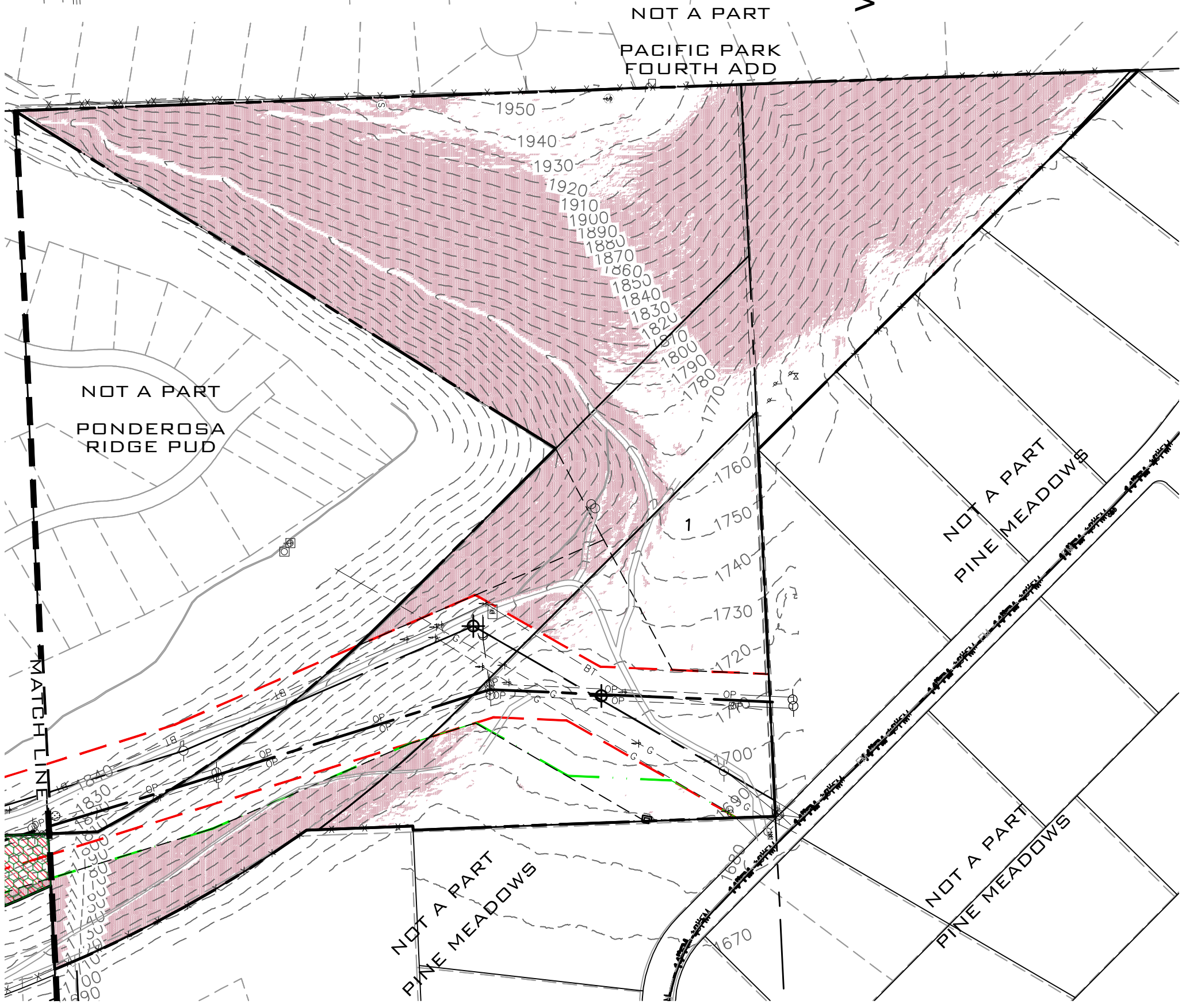
HATCH LEGEND

OPEN SPACE W/≥ 30% SLOPE

PUD OPEN SPACE AREAS

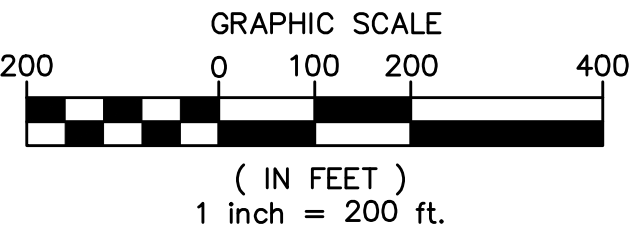
AVISTA OPEN SPACE TRACTS
(STORM TO BE PROVIDED IN AVISTA
EASEMENT TRACTS)

OPEN SPACE DATA		
GROSS PROJECT AREA	5,484,837.76	125.91
NET PROJECT AREA (≥ 30% SLOPE)	4665348.21	107.10
OPEN SPACE W/≥ 30% SLOPE	819,489.55	18.81
PUD OPEN SPACE	879,169.62	20.18
OPEN SPACE	1,698,659.16	39.00
AREA OF AVISTA TRACT OPEN SPACE	574,871.98	13.20
	NET	GROSS
% OF PUD OPEN SPACE	19%	16%



P:\WCE_WORK\2022 WCE PROJECTS\2022-3287 Kinney- Volkman\DWG\3287-PPLAT.dwg, 7/6/2026 2:31:44 PM, sschultz

NAVD - 88
BENCH MARK IS GP32291-78
A 3INCH BRASS CAP IN CURB
ELEVATION 1665.68



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

PROJ #: 22-3287
DATE: 07/06/26
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

VOLKMAN PUD SUBDIVISION
PRELIMINARY OPEN SPACE OVERVIEW
9702 N NINE MILE RD
SPOKANE, WA

SHEET
PP13
JOB NUMBER
22-3287

S $\frac{1}{2}$, SEC. 16 , T. 26 N., R. 42 E., W.M.
E $\frac{1}{2}$, SEC. 21, T. 26 N., R. 42 E. W.M

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



PH3B
SINGLE FAMILY HOMES
NTS



PH3B
SINGLE FAMILY HOMES
NTS

P:\WCE_WORK\2022\WCE PROJECTS\2022-3287 Kinney- Volkman\DWG\3287-PPLAT.dwg, 7/6/2026 2:31:50 PM, sschutz

NAVD - 88
BENCH MARK IS GP32291-78
A 3INCH BRASS CAP IN CURB
ELEVATION 1665.68

SCALE:	PROJ #:	22-3287	CIVIL
HORIZONTAL:	DATE:	07/06/26	STRUCTURAL
NTS	DRAWN:	SLS	SURVEYING
VERTICAL:	REVIEWED:	TRW	TRAFFIC
N/A			PLANNING
			LANDSCAPE
			OTHER

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

VOLKMAN PUD SUBDIVISION
BUILDING ELEVATION EXAMPLES
9702 N NINE MILE RD
SPOKANE, WA

SHEET
PP14
JOB NUMBER
22-3287

S $\frac{1}{2}$, SEC. 16 , T. 26 N., R. 42 E., W.M.
E $\frac{1}{2}$, SEC. 21, T. 26 N., R. 42 E. W.M

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



PH3B
SINGLE FAMILY HOMES
NTS



PH3B
SINGLE FAMILY HOMES
NTS

P:\WCE_WORK\2022\WCE PROJECTS\2022-3287 Kinney- Volkman\DWG\3287-PPLAT.dwg, 7/6/2026 2:31:54 PM, sschutz

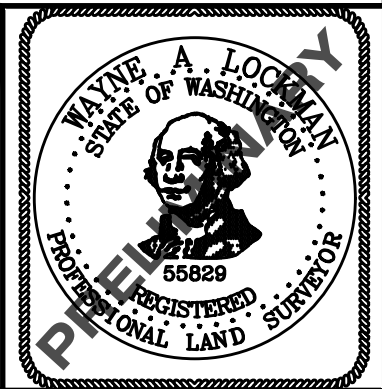
NAVD - 88
BENCH MARK IS GP32291-78
A 3INCH BRASS CAP IN CURB
ELEVATION 1665.68

SCALE:	PROJ #:	22-3287
HORIZONTAL:	DATE:	07/06/26
NTS	DRAWN:	SLS
VERTICAL:	REVIEWED:	TRW
N/A		

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

VOLKMAN PUD SUBDIVISION
BUILDING ELEVATION EXAMPLES
9702 N NINE MILE RD
SPOKANE, WA



SHEET PP15
JOB NUMBER 22-3287

S 1/2, SEC. 16 , T. 26 N., R. 42 E., W.M.
E 1/2, SEC. 21, T. 26 N., R. 42 E. W.M

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



PH1A (5)
APARTMENT BUILDING (24 OR 32 UNITS)
NTS



PH3A PH2 &PH3A
TOWNHOMES
NTS



PH3B
COMPACT HOME
NTS



PH3A
AUTO COURT HOME
NTS



PH1A & PH2
DUPLEXES
NTS



PH3B
COMPACT HOME
NTS

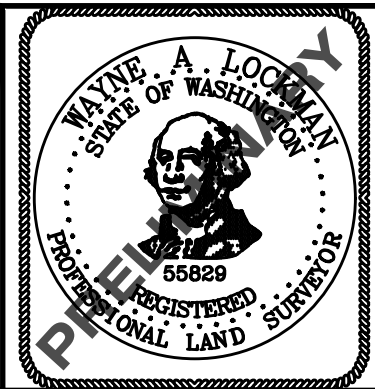
NAVD - 88
BENCH MARK IS GP32291-78
A 3INCH BRASS CAP IN CURB
ELEVATION 1665.68

SCALE:	PROJ #:	22-3287
HORIZONTAL:	DATE:	07/06/26
NTS	DRAWN:	SLS
VERTICAL:	REVIEWED:	TRW
N/A		

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

VOLKMAN PUD SUBDIVISION
BUILDING ELEVATION EXAMPLES
9702 N NINE MILE RD
SPOKANE, WA



SHEET PP16
JOB NUMBER 22-3287

S 1/2, SEC. 16 , T. 26 N., R. 42 E., W.M.
E 1/2, SEC. 21, T. 26 N., R. 42 E. W.M

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



PH2 &PH4
COTTAGE HOME

NTS



PH2 &PH4
COTTAGE HOME

NTS



PH2 &PH4
COTTAGE HOME

NTS



PH2 &PH4
COTTAGE HOME

NTS



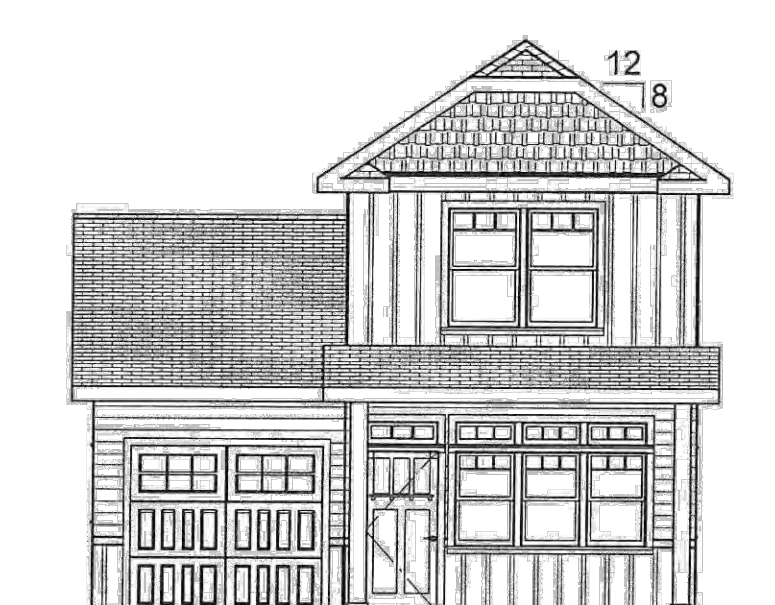
PH2 &PH4
COTTAGE HOME

NTS



PH2 &PH4
COTTAGE HOME

NTS



PH2 &PH4
COTTAGE HOME

NTS

P:\WCE_WORK\2022\WCE PROJECTS\2022-3287 Kinney- Volkman\DWG\3287-PPLAT.dwg, 7/6/2026 2:31:57 PM, sschutz

NAVD - 88
BENCH MARK IS GP32291-78
A 3/4 INCH BRASS CAP IN CURB
ELEVATION 1665.68

SCALE:	PROJ #:	22-3287
HORIZONTAL:	DATE:	07/06/26
NTS	DRAWN:	SLS
VERTICAL:	REVIEWED:	TRW
N/A		

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

VOLKMAN PUD SUBDIVISION
BUILDING ELEVATION EXAMPLES
9702 N NINE MILE RD
SPOKANE, WA

SHEET
PP17
JOB NUMBER
22-3287