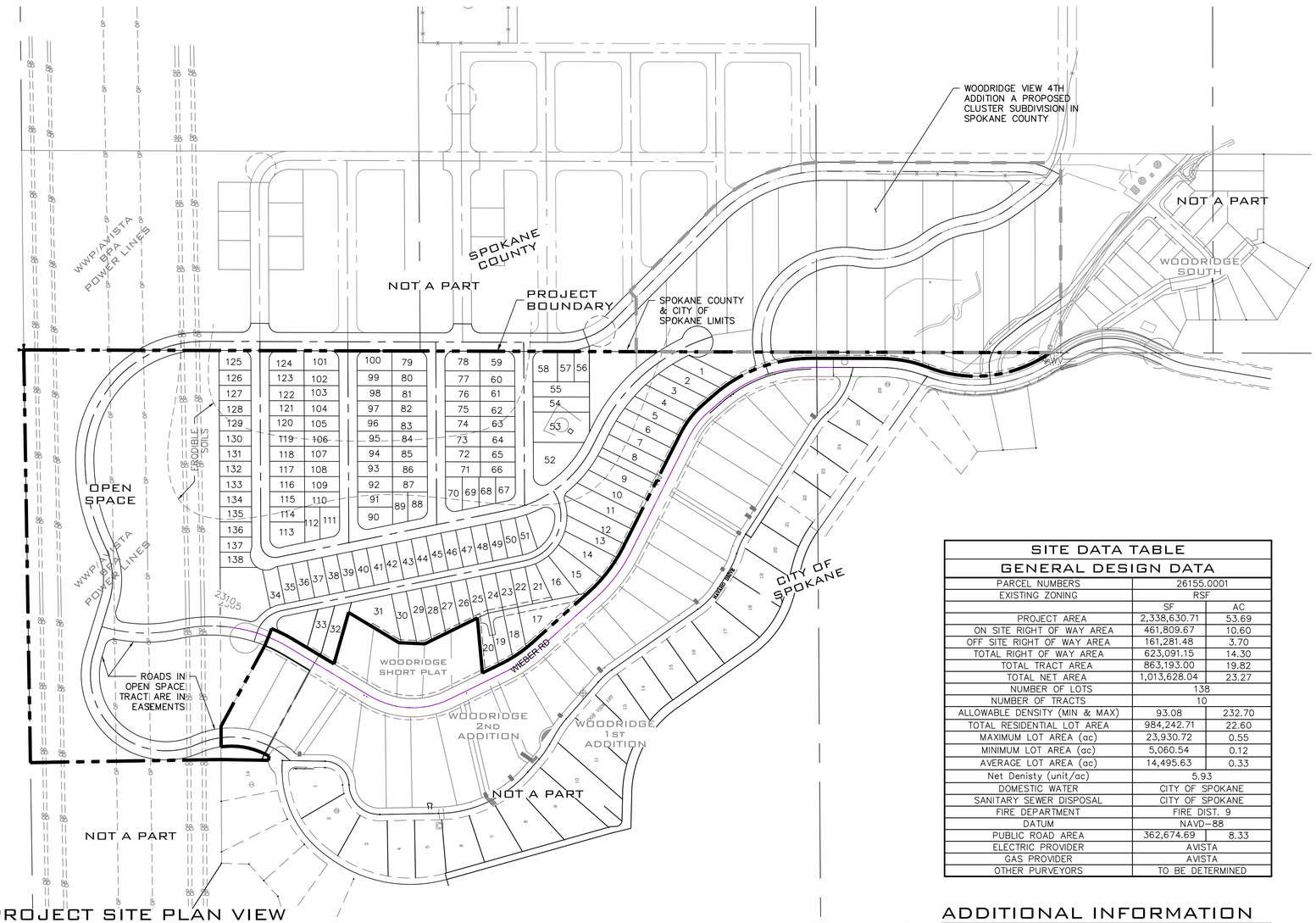
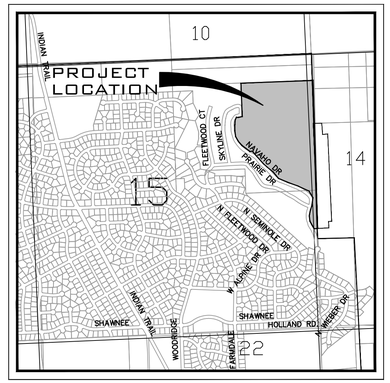
NE¼, SEC.15, T.26N., R.42E., W.M.
CITY OF SPOKANE, SPOKANE COUNTY, WA



PROJECT SITE PLAN VIEW

SCALE: 1"=200'



VICINITY MAP

LEGAL DESCRIPTION

THE NORTHEAST QUARTER, AND THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER BEING EAST OF WIEBER DRIVE AND NORTH OF NAVAHO DRIVE OF SECTION 15, TOWNSHIP 26 NORTH, RANGE 42 EAST, W.M.

EXCEPT ALL PLATTED PORTION.

AND EXCEPT THAT PORTION AS CONVEYED TO THE CITY OF SPOKANE BY DEED RECORDED JUNE 27, 2003 RECORDING NO. 4917390.

AND EXCEPT BEGINNING AT THE SOUTHEAST CORNER OF LOT 14, BLOCK 1 OF WOODRIDGE VIEW 1ST ADDITION AS RECORDED IN BOOK 33, PAGES 32 AND 33; THENCE N00°57'42"E ALONG THE EAST LINE OF SAID LOT A DISTANCE OF 156.19 FEET; THENCE N89°42'40"E A DISTANCE OF 108.89 FEET; THENCE S61°30'29"E A DISTANCE OF 303.87 FEET; THENCE S67°54'09"E A DISTANCE OF 60.00 FEET TO THE BEGINNING OF A NON–TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 530.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08°53'55", AN ARC DISTANCE OF 82.31 FEET; THENCE S30°59'45"W A DISTANCE OF 309.08 FEET TO THE BEGINNING OF A CURVE TURNING TO THE LEFT WITH A RADIUS OF 245.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 57°04'54", AN ARC DISTANCE OF 244.08 FEET; THENCE S26°05'08"E A DISTANCE OF 205.31 FEET TO THE BEGINNING OF A CURVE TURNING TO THE LEFT WITH A RADIUS OF 445.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15°47'35", AN ARC DISTANCE OF 122.66 FEET; THENCE S41°52'43"E A DISTANCE OF 253.15 FEET TO THE BEGINNING OF A CURVE TURNING TO THE LEFT WITH A RADIUS OF 495.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 21°19'14", AN ARC DISTANCE OF 184.20 FEET; THENCE S63°11'57"E A DISTANCE OF 424.35 FEET TO THE BEGINNING OF A CURVE TURNING TO THE RIGHT WITH A RADIUS OF 305.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22°09'57", AN ARC DISTANCE OF 117.99 FEET; THENCE S41°02'00"E A DISTANCE OF 54.15 FEET TO THE BEGINNING OF A CURVE TURNING TO THE RIGHT WITH A RADIUS OF 480.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 41°09'42", AN ARC DISTANCE OF 344.84 FEET; THENCE S00°07'42"W A DISTANCE OF 73.45 FEET; TO THE NORTHEAST CORNER OF WEBER DRIVE IT ALSO BEING THE CORNER OF SAID WOODRIDGE VIEW 1ST ADDITION; THENCE THE NEXT 24 CALLS ALONG SAID PLAT;

1) THENCE N89°52'15"W A DISTANCE OF 60.00 FEET TO THE BEGINNING OF A NON–TANGENT CURVE CONCAVE TO THE NORTH WITH A RADIUS OF 24.00 FEET, THROUGH WHICH POINT A RADIAL LINE BEARS N89°52'14"W TO THE RADIUS POINT;

2) THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 117°06'48", AN ARC DISTANCE OF 49.06 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE TO THE NORTHEAST WITH A RADIUS OF 229.00 FEET;

3) THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 21°40'39", AN ARC DISTANCE OF 86.64 FEET, TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 271.00 FEET;

4) THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 16°03'40", AN ARC DISTANCE OF 75.97 FEET;
5) THENCE N57°08'35"W A DISTANCE OF 414.52 FEET, TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 271.00 FEET;

6) THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 16°15'38", AN ARC DISTANCE OF 76.91 FEET, TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE NORTHEAST WITH A RADIUS OF 229.00 FEET;

7) THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 16°15'38", AN ARC DISTANCE OF 64.99 FEET;
8) THENCE N57°08'35"W A DISTANCE OF 60.76 FEET, TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST WITH A RADIUS OF 229.00 FEET;

9) THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 21°58'35", AN ARC DISTANCE OF 87.84 FEET;
10) THENCE N35°09'59"W A DISTANCE OF 347.06 FEET, TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 271.00 FEET;

11) THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13°43'41", AN ARC DISTANCE OF 64.93 FEET;
12) THENCE N48°53'37"W A DISTANCE OF 160.08 FEET, TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 321.00 FEET;

13) THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07°18'08", AN ARC DISTANCE OF 40.91 FEET, TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE NORTHEAST WITH A RADIUS OF 24.00 FEET;

14) THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 43°59'59", AN ARC DISTANCE OF 18.43 FEET, TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 42.00 FEET;

15) THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 93°01'06", AN ARC DISTANCE OF 68.19 FEET, TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE NORTH WITH A RADIUS OF 24.00 FEET;

16) THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 51°33'08", AN ARC DISTANCE OF 21.59 FEET, THENCE WITH A COMPOUND CURVE CONCAVE TO THE NORTHEASTERLY WITH A RADIUS OF 279.00 FEET;

17) THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04°46'09", AN ARC DISTANCE OF 23.22 FEET;
18) THENCE N48°53'37"W A DISTANCE OF 56.58 FEET, TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST WITH A RADIUS OF 379.00 FEET;

19) THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 47°57'24", AN ARC DISTANCE OF 317.22 FEET;
20) THENCE N00°56'12"W A DISTANCE OF 193.52 FEET, TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST WITH A RADIUS OF 79.00 FEET;

21) THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°33'53", AN ARC DISTANCE OF 123.49 FEET, TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE NORTHERLY WITH A RADIUS OF 101.00 FEET;

22) THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 87°46'12", AN ARC DISTANCE OF 154.72 FEET;

23) THENCE N00°51'35"E A DISTANCE OF 87.43 FEET, TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST WITH A RADIUS OF 24.00 FEET;

24) THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 49°59'41", AN ARC DISTANCE OF 20.94 FEET, TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE WEST WITH A RADIUS OF 46.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 139°53'57", AN ARC DISTANCE OF 112.32 FEET TO THE POINT OF BEGINNING.

AND EXCEPT; COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 15; THENCE N00°09'41"E ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 15 A DISTANCE OF 1116.52 FEET; THENCE S89°50'19"E A DISTANCE OF 880.00 FEET TO THE POINT OF BEGINNING; THENCE S84°44'48"W A DISTANCE OF 181.89 FEET; THENCE N26°05'08"W A DISTANCE OF 136.42 FEET, TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST WITH A RADIUS OF 245.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 57°04'54", AN ARC DISTANCE OF 244.08 FEET; THENCE N30°59'45"E A DISTANCE OF 155.26 FEET; THENCE S74°05'26"E A DISTANCE OF 176.00 FEET; THENCE S30°58'38"W A DISTANCE OF 193.48 FEET; THENCE S02°27'12"W A DISTANCE OF 85.00 FEET; THENCE S26°05'08"E A DISTANCE OF 193.52 FEET TO THE POINT OF BEGINNING.

SITE DATA TABLE		
GENERAL DESIGN DATA		
PARCEL NUMBERS	26155.0001	
EXISTING ZONING	RSF	
	SF	AC
PROJECT AREA	2,338,630.71	53.69
ON SITE RIGHT OF WAY AREA	461,809.67	10.60
OFF SITE RIGHT OF WAY AREA	161,281.48	3.70
TOTAL RIGHT OF WAY AREA	623,091.15	14.30
TOTAL TRACT AREA	863,193.00	19.82
TOTAL NET AREA	1,013,628.04	23.27
NUMBER OF LOTS	138	
NUMBER OF TRACTS	10	
ALLOWABLE DENSITY (MIN & MAX)	93.08	232.70
TOTAL RESIDENTIAL LOT AREA	984,242.71	22.60
MAXIMUM LOT AREA (ac)	23,930.72	0.55
MINIMUM LOT AREA (ac)	5,060.54	0.12
AVERAGE LOT AREA (ac)	14,495.63	0.33
Net Denisty (unit/ac)	5.93	
DOMESTIC WATER	CITY OF SPOKANE	
SANITARY SEWER DISPOSAL	CITY OF SPOKANE	
FIRE DEPARTMENT	FIRE DIST. 9	
DATUM	NAVD–88	
PUBLIC ROAD AREA	362,674.69	8.33
ELECTRIC PROVIDER	AVISTA	
GAS PROVIDER	AVISTA	
OTHER PURVEYORS	TO BE DETERMINED	

ADDITIONAL INFORMATION

A. START DATE: SUMMER 2019
B. OCCUPANCY: SPRING 2020
C. VALUE: INFRASTRUCTURE $3.5 M
D. HOME VALUES: $55.2 M
E. SINGLE FAMILY OR SINGLE FAMILY ATTACHED
F. STORM: UTILIZE EXISTING PONDS UNDER THE POWER LINE FROM THREE PREVIOUS WOODRIDGE PLATS

OWNER
MSK, LLC
P.O. BOX 147
SPOKANE VALLEY, WA 99016
PHONE: 509–891–2093
CONTACT: MIKE KINNEY

ENGINEERING
WHIPPLE CONSULTING ENGINEERS
21 S. PINES ROAD SPOKANE VALLEY, WA 99206 PHONE: 509–893–2617
CONTACT: TODD R. WHIPPLE, P.E.

SURVEYOR
WHIPPLE CONSULTING ENGINEERS
21 2. PINES ROAD SPOKANE VALLEY, WA 99206 PHONE: 509–893–2617
CONTACT: JON GORDON, PLS.

WATER
CITY OF SPOKANE
914 E. FOOTHILLS DRIVE
SPOKANE, WA 99207
PHONE: 509–625–7800

SEWER
CITY OF SPOKANE
909 E. SPRAGUE AVE.
SPOKANE, WA 99202
PHONE: 509–625–7900

TODD R. WHIPPLE — STATE OF WASHINGTON — 25462 — REGISTERED PROFESSIONAL ENGINEER

NAVD - 88
FOUND 3" BRASS CAP AT THE NE CORNER OF SHAWNEE AVE. AND ARROWHEAD ST. WITH A PUBLISHED ELEVATION OF 1983.83.

GRAPHIC SCALE
100 0 50 100 200
(IN FEET)
1 inch = 100 ft.

NO.	DATE	BY	REVISIONS

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

PROJ #: 15-1409
DATE: 03/08/19
DRAWN: SLS
REVIEWED: TRW

- CIVIL
- STRUCTURAL
- 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

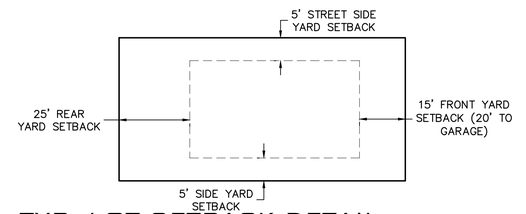
WOODRIDGE VIEW 3rd ADDITION
PRELIMINARY PLAT
WIEBER DR. AND NAVAHO DR.
SPOKANE, WA

SHEET 1 OF 4

JOB NUMBER 15-1409

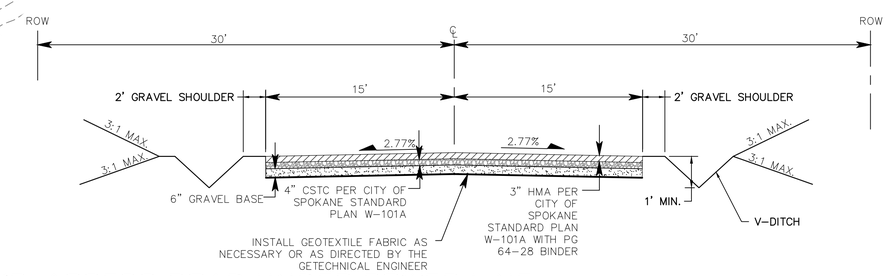
PROJECT SITE PLAN VIEW

SCALE: 1"=100'



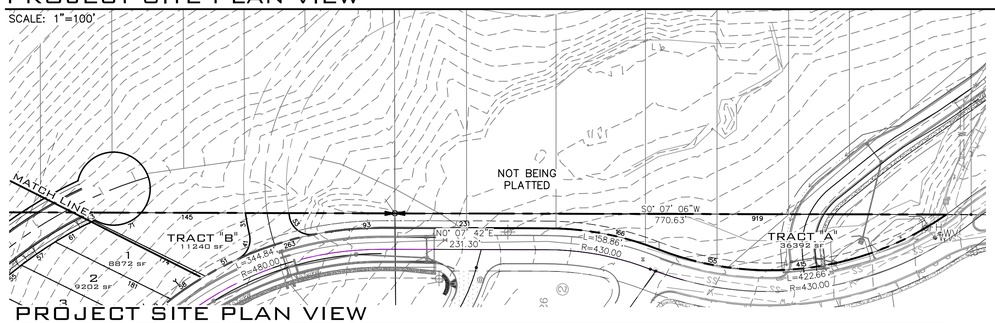
TYP. LOT SETBACK DETAIL

SCALE: NTS



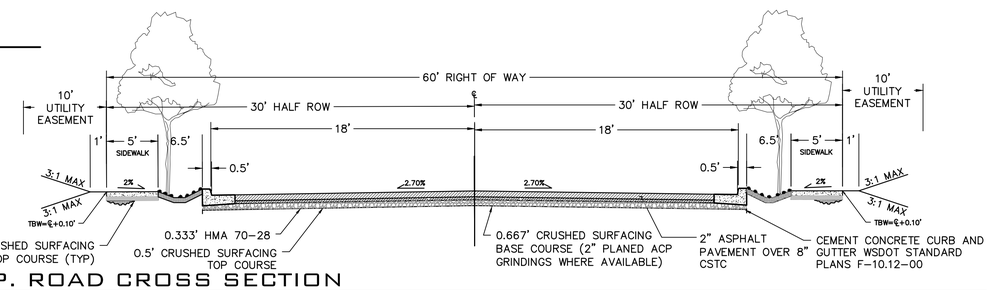
TYP. ACCESS ROAD UNDER POWER LINE

SCALE: NTS



PROJECT SITE PLAN VIEW

SCALE: 1"=100'



TYP. ROAD CROSS SECTION

SCALE: NTS

NAVD - 88

FOUND 3" BRASS CAP AT THE NE CORNER OF SHAWNEE AVE. AND ARROWHEAD ST. WITH A PUBLISHED ELEVATION OF 1983.83.

GRAPHIC SCALE

100 0 50 100 200

(IN FEET)
1 inch = 100 ft.

NO.	DATE	BY	REVISIONS

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

PROJ #: 15-1409
DATE: 03/08/19
DRAWN: SLS
REVIEWED: TRW

- CIVIL
- STRUCTURAL
- 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

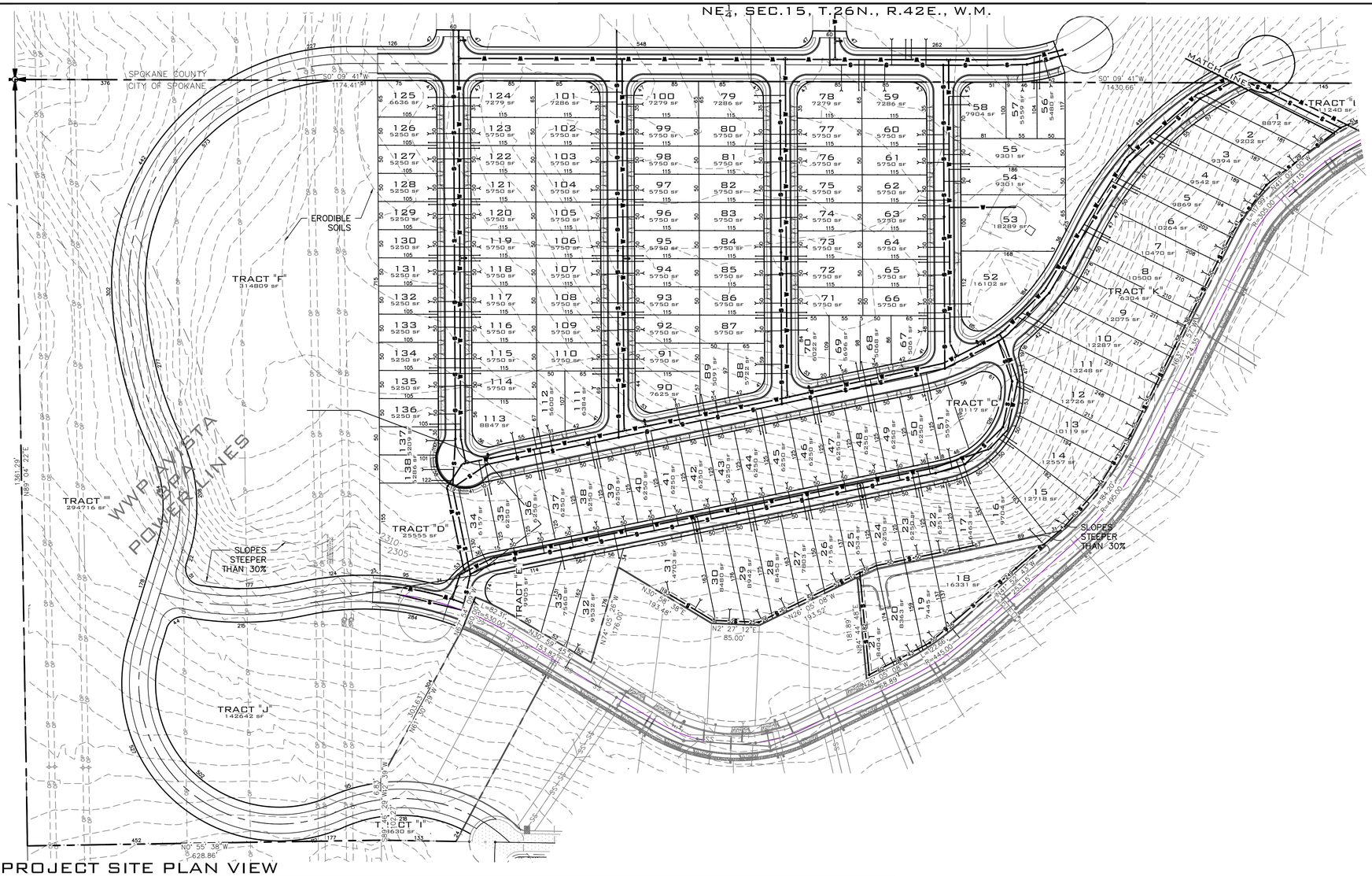
WOODRIDGE VIEW 3rd ADDITION
PRELIMINARY PLAT
WIEBER DR. AND NAVAHO DR.
SPOKANE, WA

TODD R. WHIPPLE — STATE OF WASHINGTON — REGISTERED 25462 — PROFESSIONAL ENGINEER

SHEET 2 OF 4

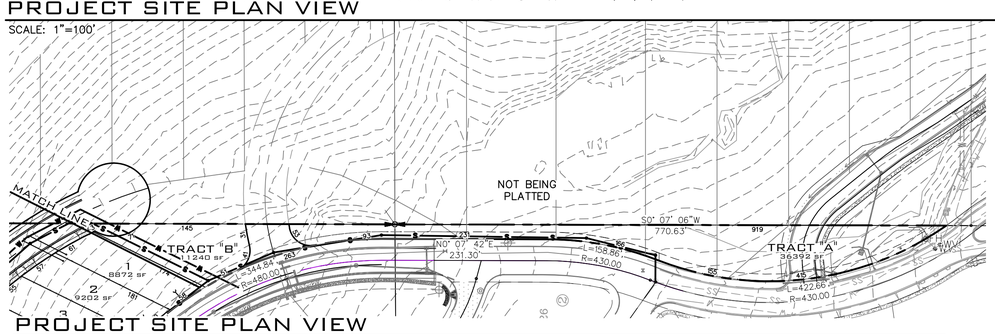
JOB NUMBER 15-1409

NE¼, SEC.15, T.26N., R.42E., W.M.



PROJECT SITE PLAN VIEW

SCALE: 1"=100'



PROJECT SITE PLAN VIEW

SCALE: 1"=100'

NAVD - 88

FOUND 3" BRASS CAP AT THE NE CORNER OF SHAWNEE AVE. AND ARROWHEAD ST. WITH A PUBLISHED ELEVATION OF 1983.83.

GRAPHIC SCALE

100 0 50 100 200

(IN FEET)
1 inch = 100 ft.

NO.	DATE	BY	REVISIONS

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

PROJ #: 15-1409
DATE: 03/08/19
DRAWN: SLS
REVIEWED: TRW

- CIVIL
- STRUCTURAL
- 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

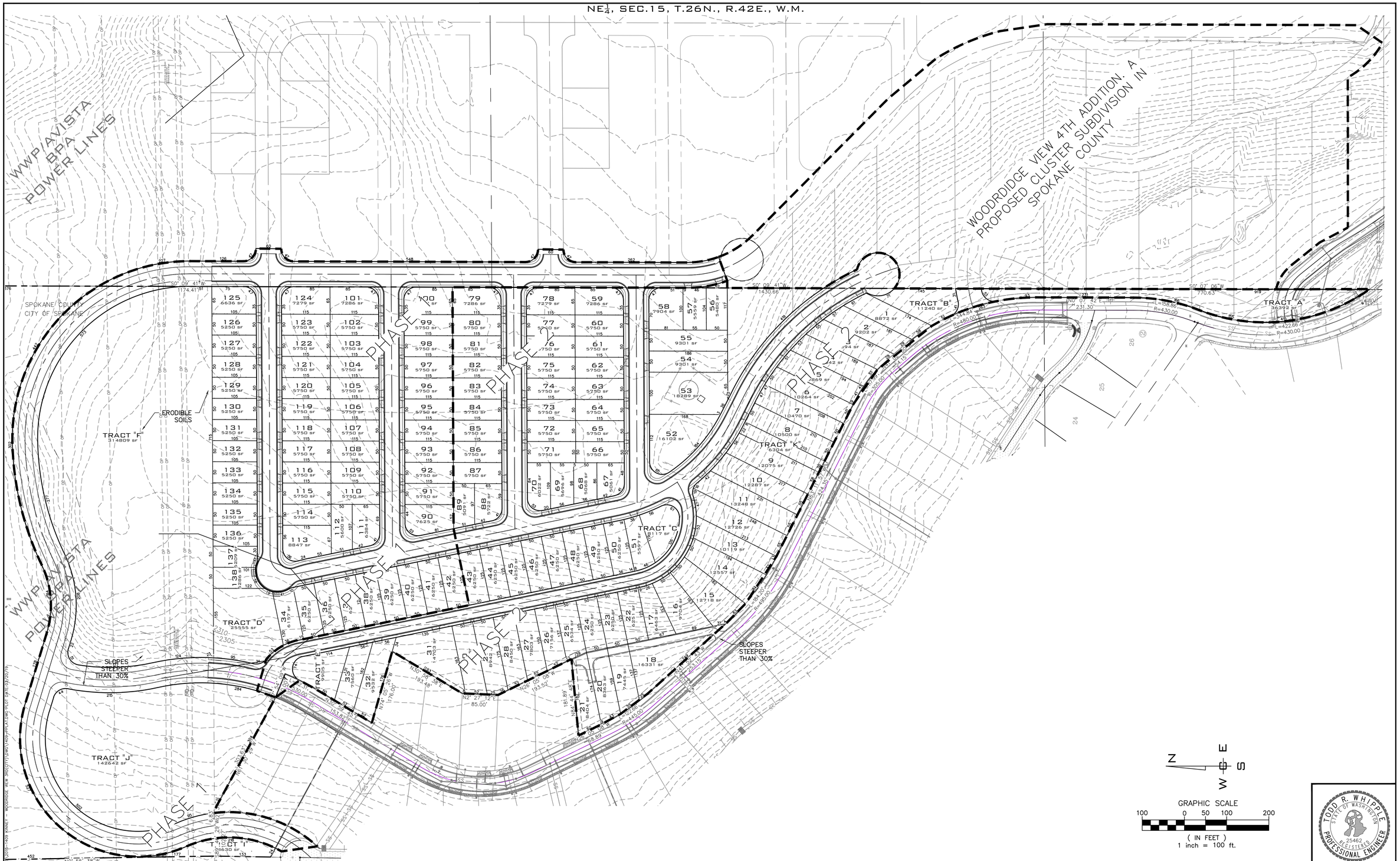
WOODRIDGE VIEW 3rd ADDITION
PRELIMINARY PLAT - UTILITY PLAN
WIEBER DR. AND NAVAHO DR.
SPOKANE, WA

TODD R. WHIPPLE — STATE OF WASHINGTON — 25462 — REGISTERED PROFESSIONAL ENGINEER

SHEET 3 OF 4

JOB NUMBER 15-1409

NE¼, SEC.15, T.26N., R.42E., W.M.


WWP/AVISTA BPA POWER LINES
WOODRIDGE VIEW 4TH ADDITION. A PROPOSED CLUSTER SUBDIVISION IN SPOKANE COUNTY
SPOKANE COUNTY
CITY OF SPOKANE
PHASE 1
PHASE 2
PHASE 3
TRACT "A" 36392 sf
TRACT "B" 11240 sf
TRACT "C" 2117 sf
TRACT "D" 25555 sf
TRACT "E" 9905 sf
TRACT "F" 314809 sf
TRACT "G" 21630 sf
TRACT "H" 9304 sf
TRACT "I" 142642 sf
ERODIBLE SOILS
SLOPES STEEPER THAN 30%
S0° 09' 41"W 1174.41'
S0° 08' 41"W 1430.66'
S0° 07' 06"W 770.63'
N0° 55' 38"W
N2° 27' 12"E 85.00'
N30° 48' 38"E 193.48'
N26° 06' 06"W 193.52'
N74° 00' 26"W 176.00'
N14° 46' 47"E 181.89'
R=430.00
R=480.00
R=350.00
R=145.00
R=96.00
R=184.00
L=422.66'
L=358.86'
L=243.35'
L=231.30'
L=225.10'
L=68.89'
L=53.87'
L=30.00'
L=6.83'
L=24.35'
L=24.35'
L=24.35