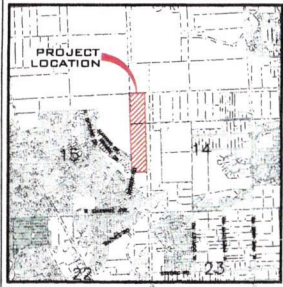


W3, SEC.14, T.26N., R.42E., W.M.

PRELIMINARY PLAT WOODRIDGE VIEW 4TH ADDITION LOCATED IN A PORTION OF W 1/2, SEC. 14, T. 26 N., R. 42 E., W.M. SPOKANE COUNTY, WA

UNDERGROUND SERVICE ALERT
ONE-CALL NUMBER
811
CALL 720-888-8888
BEFORE YOU DIG



VICINITY MAP

OWNER

WIK, 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 99208 PHONE:
509-893-2617
CONTACT: TODD R. WHIPPLE, P.E.

SURVEYOR

WHIPPLE CONSULTING ENGINEERS
21 S. PINES ROAD SPOKANE
VALLEY, WA 99208 PHONE:
509-893-2617
CONTACT: TODD R. WHIPPLE, P.E.

WATER

CITY OF SPOKANE
914 C. FOOTHILLS DRIVE
SPOKANE, WA 99207
PHONE: 509-625-7800

SEWER

CITY OF SPOKANE
909 E. SPRAGUE AVE.
SPOKANE, WA 99202
PHONE: 509-625-7800

LEGAL DESCRIPTION

PARCEL 26145.0000: 14-26-42 W/2 OF SW1/4 & W/2 OF W/2 OF SW1/4
EX C 51810T EXC PTN WIEBER DR PER APN 4817390 (Source: Spokane County Scout)
PARCEL 26142.0018: 14 26 42 W/2 OF NW1/4 OF NW1/4 SUBJ TO ESMT (Source:
Spokane County Scout)

SOILS DESCRIPTION

2045 MARBLE-SPEIDLE COMPLEX, MASS WASTED, 8 TO 30 PERCENT SLOPES
2048 KLUCKSON-SPEIDLE-ROCK OUTCROP COMPLEX, 30 TO 60 PERCENT SLOPES
3022 BOND ASHY SANDY LOAM, MOST, 0 TO 8 PERCENT SLOPES
3122 MARBLE LOAMY SAND, 15 TO 30 PERCENT SLOPES
3132 BOND, MOST-PHOEBE COMPLEX, 8 TO 15 PERCENT SLOPES
3505 SEABOLDT, WARM-BRINCKEN, MOST COMPLEX, 0 TO 8 PERCENT SLOPES

UNPLATTED NOT A PART

UNPLATTED NOT A PART
(FALDON RIDGE NORTH)

SITE DATA TABLE	
PARCEL NUMBERS	26145.9101 26143.0702
EXISTING ZONING	SR AC
PARCEL AREAS	2,250,086.42 SF 51.85 AC
PROJECT PROPOSAL SITE AREA	873,216.29 SF 19.85 AC
NUMBER OF RESIDENTIAL LOTS	44
TRACTS	2
UNPLATTED/REMANINDER	3
ALLOWABLE DENSITY (GROSS)	6 UNITS PER ACRE
TOTAL RESIDENTIAL LOT AREA	428,582.41 SF 9.84 AC
OPEN SPACE/TRACT AREA	14,113.94 SF 0.32 AC
UNPLATTED/REMANINDER AREA	1,576,870.13 SF 36.20 AC
MAXIMUM LOT AREA (ac)	15,969.36
MINIMUM LOT AREA (ac)	8,474.20
AVERAGE LOT AREA (ac)	12,221.79
DENSITY (UNITS/AC)	OVERALL 0.91 PROJECT 2.85
DENSITY (UNITS/AC)	PROJECT NET 4.47
DOMESTIC WATER	CITY OF SPOKANE
SANITARY SEWER DISPOSAL	CITY OF SPOKANE
FIRE DEPARTMENT	SPOKANE FIRE DIST #0
DATUM	NAVD-88
ELECTRIC PROVIDER	AVISTA
GAS PROVIDER	AVISTA
OTHER PURVEYORS	TO BE DETERMINED



PRELIMINARY PLAT RESIDENTIAL LOTS

SCALE: 1"=60'

NAVD - 88
FOUND 3" BRASS CAP AT THE NE CORNER OF
SHAWNEE AVE. AND ARROWHEAD ST. WITH A
PUBLISHED ELEVATION OF 1963.63.

NO.	DATE	BY	REVISIONS

SCALE:
HORIZONTAL:
1"=60'
VERTICAL:
1"=12'

PROJ # : 20-2674
DATE : 10/14/20
DRAWN : BNG
REVIEWED : TRW

CAD
STRUCTURAL
SURVEYING
TRAFFIC
PLANNING
LANDSCAPE
OTHER



WOODRIDGE VIEW 4TH ADDITION
PRELIMINARY PLAT
WIEBER DR. AND NAVAHO DR.
SPOKANE, WA



PLANS NOT APPROVED BY AGENCY

SHEET
2 OF 3
JOB NUMBER
20-2674

P:\WCE\2020\2020 WCE PROJECTS\2020-2674 - WOODRIDGE VIEW 4TH ADDITION\DWG\2020-2674 PRELIM PLAT RESIDENTIAL LOTS.dwg, 10/20/2020 12:48:24 PM, DWG TO PDF.plt