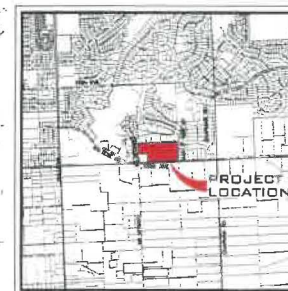


**PRELIMINARY PLAT**  
**32ND & CONKLN**  
 LOCATED IN A PORTION OF  
 SE 1/4, SEC. 25, T. 25N., R. 44 E., W.M.  
 SPOKANE COUNTY, WA



VICINITY MAP

| SITE DATA TABLE           |                        |       |
|---------------------------|------------------------|-------|
| PARCEL NUMBER             | 45254.9013, 45254.9112 |       |
| PROJECT ZONE              | SP                     | 100   |
| PROJECT AREA              | 843,277.50             | 19.33 |
| RESIDENTIAL LOT AREA      | 579,514.10             | 13.30 |
| TRACT AREA                | 1,874,186.20           | 42.66 |
| PRIVATE ROAD AREA         | 18,836.90              | 0.43  |
| PUBLIC ROW                | 107,814.30             | 2.45  |
| MIN. LOT AREA             | 4,480.00               | 0.10  |
| MAX. LOT AREA             | 14,857.50              | 0.34  |
| NUMBER OF LOTS            | 123                    |       |
| POTENTIAL NUMBER OF UNITS | 141                    |       |
| GROSS DENSITY             | 7.29                   |       |
| NUMBER OF TRACTS          | 12                     |       |
| OCCUPANCY                 | SINGLE FAMILY / DUPLEX |       |
| IMPERVIOUS AREA           | 332,011                | 7.39  |
| WATER SERVICE PROVIDER    | WATER DISTRICT #3      |       |
| SEWER SERVICE PROVIDER    | SPOKANE COUNTY         |       |
| FIRE DISTRICT             | #2                     |       |

**LEGAL DESCRIPTION**

PARCEL NUMBER 45254.9013  
 25 25 44 SW/2 OF SW1/4 OF SE1/4 EXC N300FT OF S330FT OF W200FT

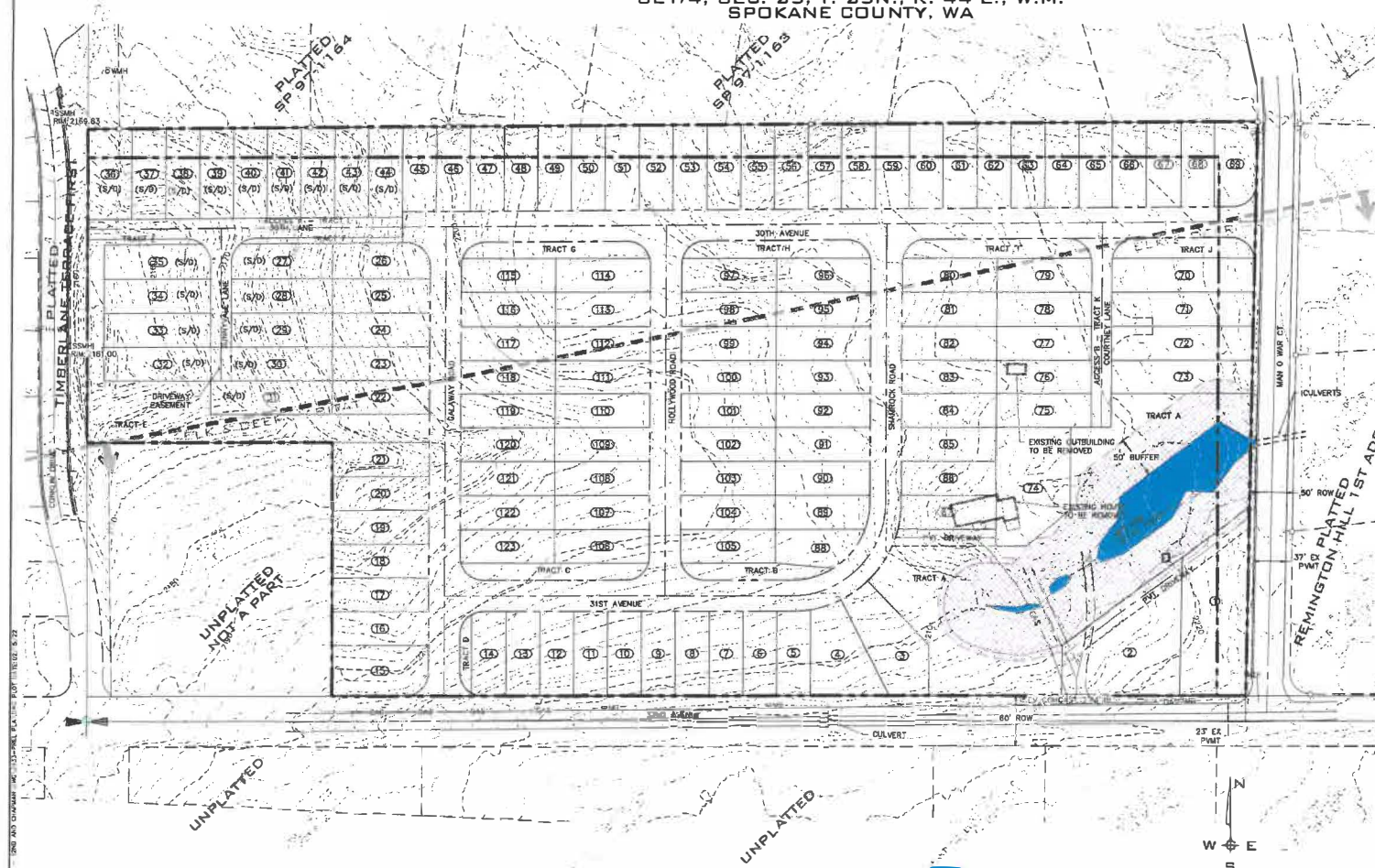
PARCEL NUMBER 45254.9112  
 25 25 44 PTN OF SW1/4 OF SE1/4 LYG SLY & WLY OF PLATED PTNS & WLY OF MAN OF MAN CT & EXC 32ND AVE FROM SPOKANE COUNTY SCOUT

**SOILS DESCRIPTION**

2023-BRINCKEN, MOST-SPECKLE COMPLEX, MASS WASTE, 0 TO 25 PERCENT SLOPES  
 3130-PRIDMORE ASHY SANDY LOAM, 0 TO 3 PERCENT SLOPES  
 4033-LAKESPRING-BRINCKEN, MOST, COMPLEX, 8 TO 25 PERCENT SLOPES  
 7151-URBAN LAND-LAKESPRING, DISTURBED COMPLEX, 3 TO 8 PERCENT SLOPES

**CRITICAL AREAS:**

- DNR STREAM TYPE III - REVOKED
- SPOKANE COUNTY PRIORITY HABITAT-SPECIES-MAP: ELK HABITAT - LIMIT SHOWN
- WETLAND - SHOWN SEE SHEET 3 FOR DETAIL



|  |  |  |   |   |  |  |  |                                     |   |   |  |   |
|--|--|--|---|---|--|--|--|-------------------------------------|---|---|--|---|
| <b>SURVEYOR</b><br>WHIPPLE CONSULTING ENGINEERS<br>21 SOUTH PI NWS<br>SPOKANE VALLEY, WA 99206<br>PHONE: 893-2817<br>CONTACT: BRETT GRIFFITH, P.L.S. | <b>ENGINEER</b><br>WHIPPLE CONSULTING ENGINEERS<br>21 SOUTH PI NWS<br>SPOKANE VALLEY, WA 99206<br>PHONE: 893-2817<br>CONTACT: TODD WHIPPLE, P.E. | <b>OWNER</b><br>CONWAY UNING TRUST/<br>ROBERT & SHIZANNE<br>PO BOX 718<br>GREENACRES, WA 99016 | <b>NOTE:</b><br>LOTS LABELED (S/D) MAY BE DEVELOPED AS DUPLEX UNITS (O1Y 1S). | <b>SCALE:</b><br>HORIZONTAL:<br>1"=60'<br>VERTICAL:<br>1"=30' | <b>PROJ. #:</b> 21-2933<br><b>DATE:</b> 2/18/22<br><b>DRAWN:</b> BNS<br><b>REVIEWED:</b> TRW | <b>LEGEND:</b><br>SURVEYED WETLAND<br>DESIGNATED WETLAND BUFFER<br>WETLAND BUFFER WITH GATION AREA | <b>GRAPHIC SCALE:</b><br>0 30 60 120<br>( IN FEET )<br>1 inch = 60 ft. | <b>PLANS NOT APPROVED BY AGENCY</b> | <b>NAV D - 88</b><br>WSDOT BENCHMARK<br>G70207-02<br>FND 1" BC BLEV, 3008.705 | <b>WCE</b><br>WHIPPLE CONSULTING ENGINEERS<br>21 E. PIERCE ROAD<br>SPOKANE VALLEY, WA 99208<br>PH: 894-2817 FAX: 894-2827 | <b>32ND &amp; CONKLN<br/>PRELIMINARY PLAT<br/>SPOKANE COUNTY, WA</b> | <b>SHEET 1 OF 3</b><br>JOB NUMBER<br><b>21-2933</b> |
|--|--|--|---|---|--|--|--|-------------------------------------|---|---|--|---|

P:\WCE\WORK\2021\WCE PROJECTS\21-2933 Conklyn - 32nd and Conklyn\DWG\21-2933-001 PLAT.dwg, 2/15/2022 2:05:44 AM