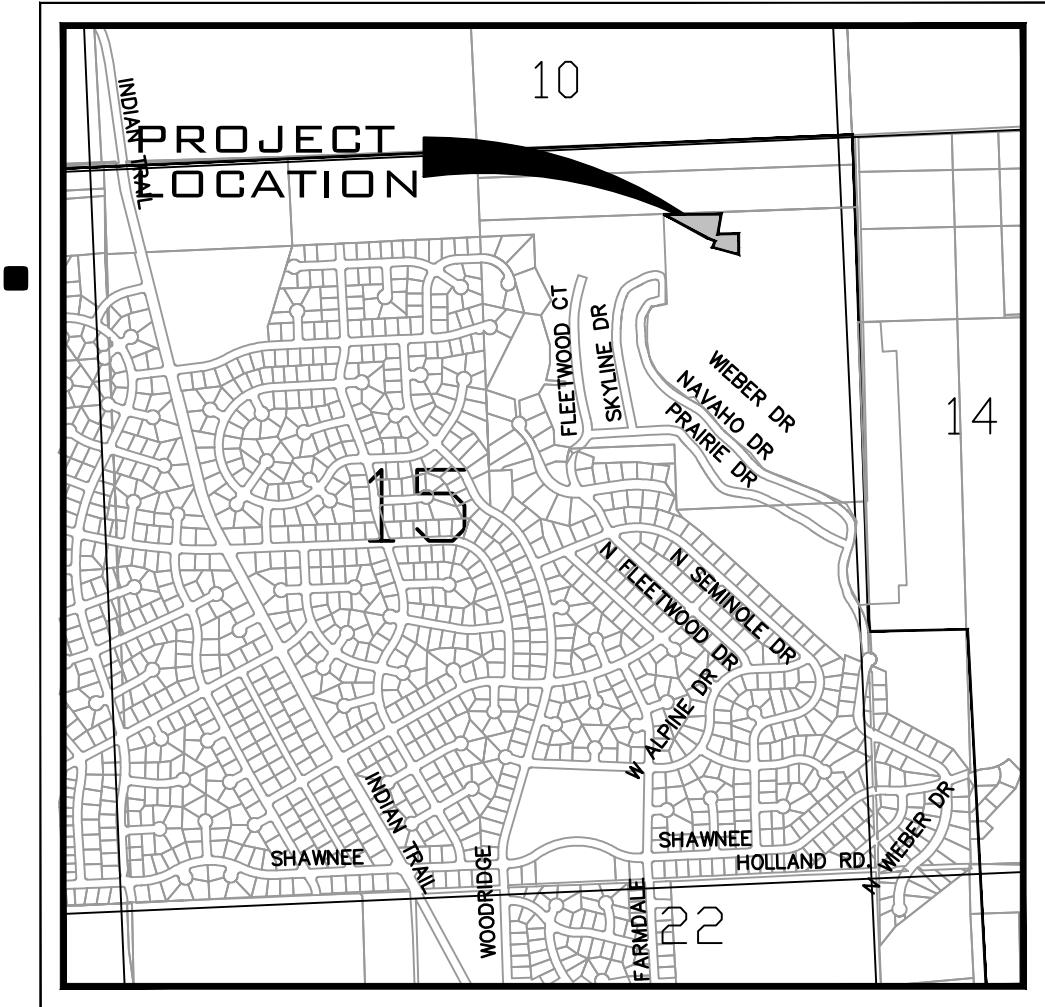


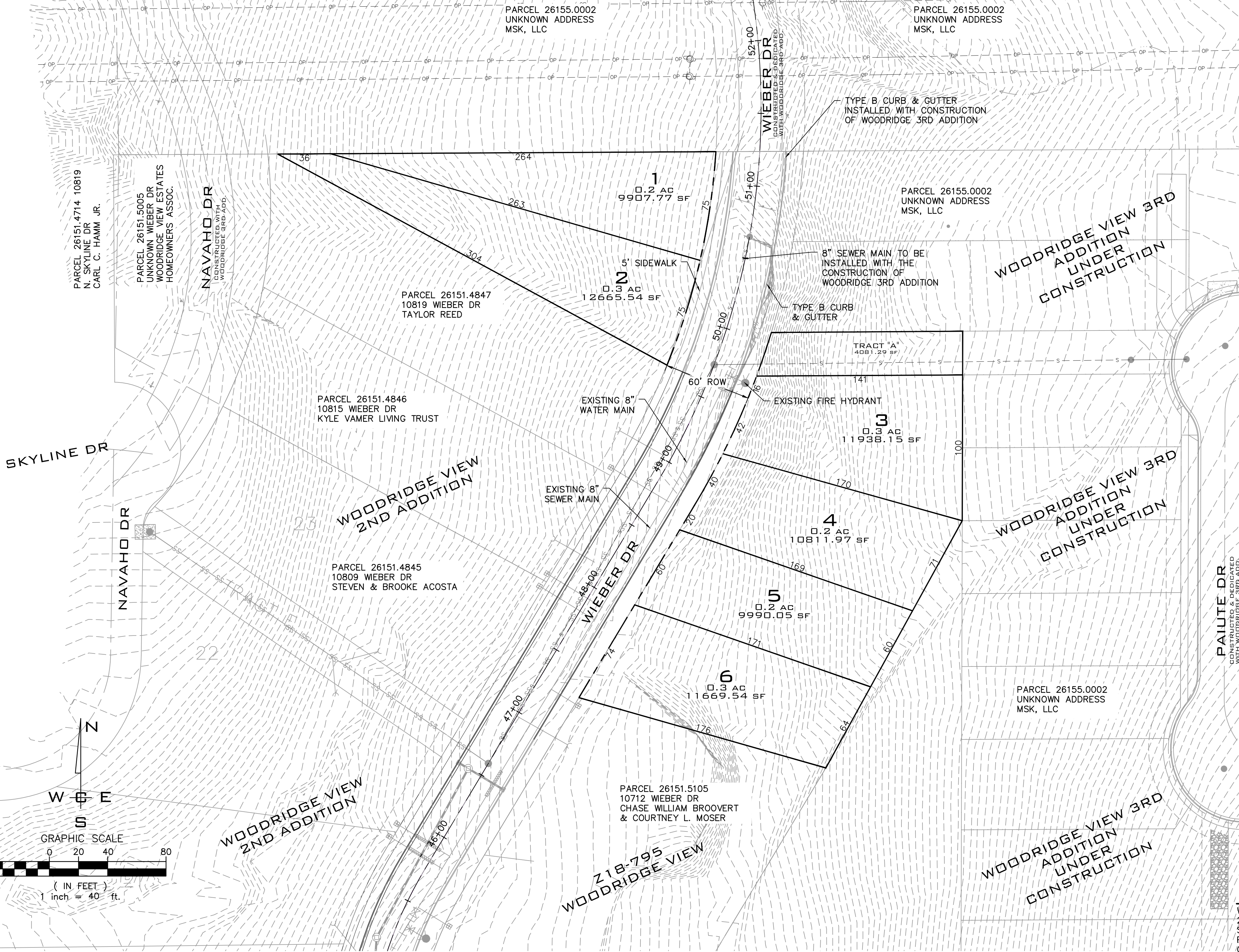
NE 1/4, SEC. 15, T. 26 N., R. 42 E., W.M.

# PRELIMINARY SHORT PLAT OF WOODRIDGE VIEW 2ND 1ST ADD. A RESIDENTIAL SUBDIVISION NE 1/4, SEC. 15, T. 26 N., R. 42 E. SPOKANE COUNTY, WASHINGTON



VICINITY MAP

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



SITE DATA TABLE	
PARCEL NUMBER	26155.0002
EXISTING ZONING	RSF
DENSITY ALLOWED (4-10u/ac)	6 TO 19
PROJECT AREA	80,845.73 SF AC
CRITICAL AREA WITH SLOPES >30% SMC 17C.110.205.D	9,820 0.23
PROJECT AREA <30% SLOPES	71,026 1.63
RIGHT OF WAY AREA DEDUCTED AS PART OF WOODRIDGE 3RD	9957 0.23
OCCUPANCY	SINGLE FAMILY
NUMBER OF LOTS	6
NUMBER OF TRACTS	1
TOTAL RESIDENTIAL LOT AREA	61,068.73 1.40
TOTAL TRACT AREA	4081.29 0.09
MAXIMUM LOT AREA	12,665.54 0.29
MINIMUM LOT AREA	9,907.77 0.23
AVERAGE LOT AREA	10,178.12 0.23
TOTAL AREA <30% SLOPES & EXCLUDING ROW	65,150.02 1.50
DENSITY (unit/ac)	4.01
DOMESTIC WATER	CITY OF SPOKANE
SANITARY SEWER DISPOSAL	CITY OF SPOKANE
FIRE DEPARTMENT	CITY OF SPOKANE

**DRAINAGE NOTES**

DRAINAGE WILL BE VIA THE EXISTING STORM DRAINAGE SYSTEM AND THROUGH THE SYSTEM BEING CONSTRUCTED DURING THE DEVELOPMENT OF WOODRIDGE 3RD ADDITION.

**SOILS DESCRIPTION**

Z045 MARBLE-SPEIGLE COMPLEX, 8 TO 30 PERCENT SLOPES

**NATURAL FEATURES**

• STEEP SLOPES

**PUBLIC UTILITIES**

- ALL LOTS TO BE SERVED BY DOMESTIC WATER BY MEANS OF A WATER SYSTEM CONNECTED TO THE PURVEYORS WATER SYSTEM.
- ALL LOTS TO BE SERVED BY SANITARY SEWER BY MEANS OF A SANITARY SEWER SYSTEM CONNECTED TO THE PURVEYORS SANITARY SEWER SYSTEM.

**LEGAL DESCRIPTION**

PORTION OF PARCEL: 26155.0002

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 26 NORTH, RANGE 42 EAST, WILLAMETTE MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A POINT ON THE SOUTH LINE OF A BPA EASEMENT, AS SHOWN IN BOOK 33 OF PLATS, PAGE 32, RECORDS OF SPOKANE COUNTY WASHINGTON, SAID POINT BEING THE NORTHEAST CORNER OF LOT 25 OF THE FINAL PLAT OF WOODRIDGE VIEW 2ND ADDITION, AS RECORDED IN BOOK 40 OF PLATS, PAGE 71, RECORDS OF SPOKANE COUNTY, WASHINGTON, AND BEING THE TRUE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL;

THENCE SOUTH 61°30'29" EAST ALONG THE NORTHEAST BOUNDARY OF SAID LOT, A DISTANCE OF 303.87 FEET, TO THE NORTHWEST CORNER OF THE RIGHT OF WAY OF WEBER DRIVE, PER SAID PLAT;

THENCE SOUTH 67°54'09" E, TO THE NORTHEAST CORNER OF SAID RIGHT OF WAY PER SAID PLAT. SAID POINT BEING THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST. SAID CURVE HAVING A RADIUS WHICH BEARS NORTH 67°54'09" WEST 530.00 FEET, AND A DELTA ANGLE OF 8°53'55";

THENCE FOLLOWING SAID RIGHT OF WAY ALONG SAID CURVE A DISTANCE OF 82.31 FEET, TO A POINT OF TANGENCY;

THENCE SOUTH 30°59'45" WEST, A DISTANCE OF 153.82 FEET, TO THE NORTHWEST CORNER OF LOT 5 OF CITY OF SPOKANE SHORT PLAT NUMBER Z18-795, RECORDED AS BOOK 32 OF SHORT PLATS, PAGE 58, RECORDS OF SPOKANE COUNTY, WASHINGTON;

THENCE LEAVING SAID RIGHT OF WAY, SOUTH 74°05'26" EAST ALONG THE NORTHERLY BOUNDARY OF SAID LOT 5, A DISTANCE OF 176.00 FEET, TO THE NORTHEAST CORNER OF SAID LOT;

THENCE LEAVING SAID PLAT BOUNDARY, NORTH 28°53'13" EAST, A DISTANCE OF 193.65 FEET;

THENCE NORTH 0°09'41" EAST, A DISTANCE OF 130.00 FEET;

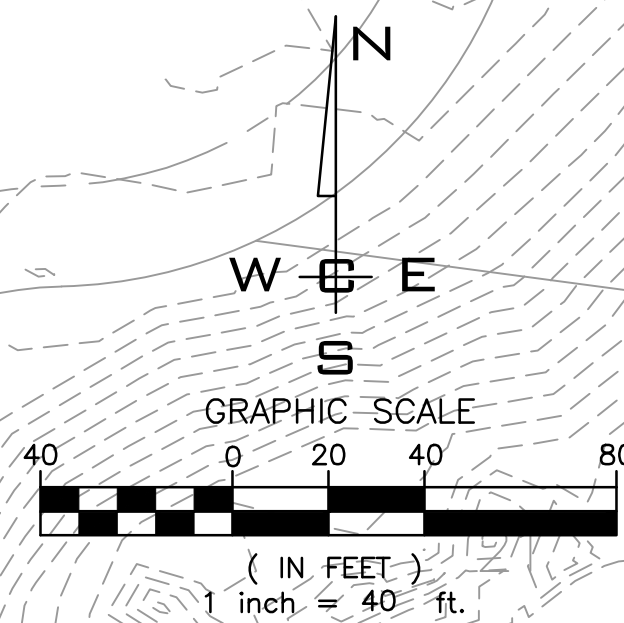
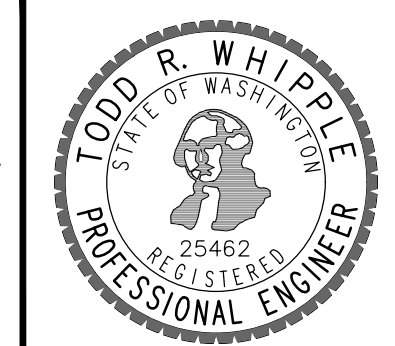
THENCE SOUTH 89°42'40" WEST, A DISTANCE OF 131.19 FEET, TO THE POINT OF CURVATURE OF A NON TANGENT CURVE CONCAVE TO THE WEST. SAID HAVING A RADIUS WHICH BEARS NORTH 73°05'31" WEST 530.00 FEET, AND A DELTA ANGLE OF 13°39'35";

THENCE ALONG SAID CURVE, A DISTANCE OF 126.36 FEET, TO A POINT ON SAID SOUTH LINE OF AN EXISTING BPA EASEMENT;

THENCE SOUTH 89°42'40" WEST ALONG SAID EASEMENT, A DISTANCE OF 360.74 FEET, TO THE TRUE POINT OF BEGINNING, AND THE TERMINUS OF THIS DESCRIPTION.

SAID PARCEL CONTAINS 80,845.73 SQUARE FEET, OR 1.86 ACRES, MORE OR LESS.

ENGINEER	OWNER	SURVEYOR
WHIPPLE CONSULTING ENGINEERS 21 S. PINES ROAD SPOKANE VALLEY, WA 99206 PHONE: 509-893-2617 CONTACT: TODD WHIPPLE, P.E. TODD@WHIPPLECE.COM	MSK, LLC P.O. BOX 147 SPOKANE VALLEY, WA 99016 PHONE: 509-891-2093 CONTACT: MIKE KINNEY	WHIPPLE CONSULTING ENGINEERS 21 21 S. PINES ROAD SPOKANE VALLEY, WA 99206 PHONE: 893-2617 CONTACT: DAVID A. COWELL, P.L.S.



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

NO.	DATE	BY	REVISIONS

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

PROJ #: 20-2799  
DATE: 02/09/21  
DRAWN: JPP  
REVIEWED: TRW

<input checked="" type="checkbox"/>	CIVIL
<input type="checkbox"/>	STRUCTURAL
<input type="checkbox"/>	SURVEYING
<input type="checkbox"/>	TRAFFIC
<input type="checkbox"/>	PLANNING
<input type="checkbox"/>	LANDSCAPE
<input type="checkbox"/>	OTHER



**WOODRIDGE VIEW 2ND 1ST ADDITION  
PRELIMINARY PLAT  
WEBER DR. AND NAVAHO DR.  
SPOKANE, WA**

**SHEET 1 OF 1**  
JOB NUMBER 20-2799