NW¼, SEC. 14, T. 26N., R. 42E., W.M.

CHANGE OF CONDITIONS PRELIMINARY PLAT
FALCON RIDGE NORTH
LOCATED IN A PORTION OF
NW 1/4, SEC. 14, T. 26 N., R. 42 E., W.M.
SPOKANE COUNTY, WA

LEGAL DESCRIPTION

PARCEL: 26145.9101 14-26-42 PTN OF W1/2 OF W1/2 OF SEC 14 DAF: S1/2 OF E1/2 OF W1/2 OF NW1/4 EXC N238.89FT OF E298.5FT ALSO E1/2 OF W1/2 OF SW1/4 LYG NLY OF SHAWNEE CANYON ESTATES EXC S337.85FT OF E130FT THEREOF. SOURCE: SPOKANE COUNTY SCOUT PROPERTY INFORMATION

PARCEL: 28143.0702 SHAWNEE CANYON ESTATES LT 2 BLK 2 SOURCE: SPOKANE COUNTY SCOUT PROPERTY INFORMATION

SOILS DESCRIPTION

2045 MARBLE–SPEDDLE COMPLEX, MASS WASTED, 8 TO 30 PERCENT SLOPES
2048 KLICKSON–SPEDDLE–ROCK OUTCROP COMPLEX, 30 TO 60 PERCENT SLOPES
3505 SEACREST–WAHLUKE–BRINNON, MOIST COMPLEX, 0 TO 8 PERCENT SLOPES

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

SURVEYOR
WHIPPLE CONSULTING ENGINEERS
21 S. PINES ROAD SPOKANE VALLEY, WA 99206 PHONE: 509-893-2617
CONTACT: TODD R. WHIPPLE, PE

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

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

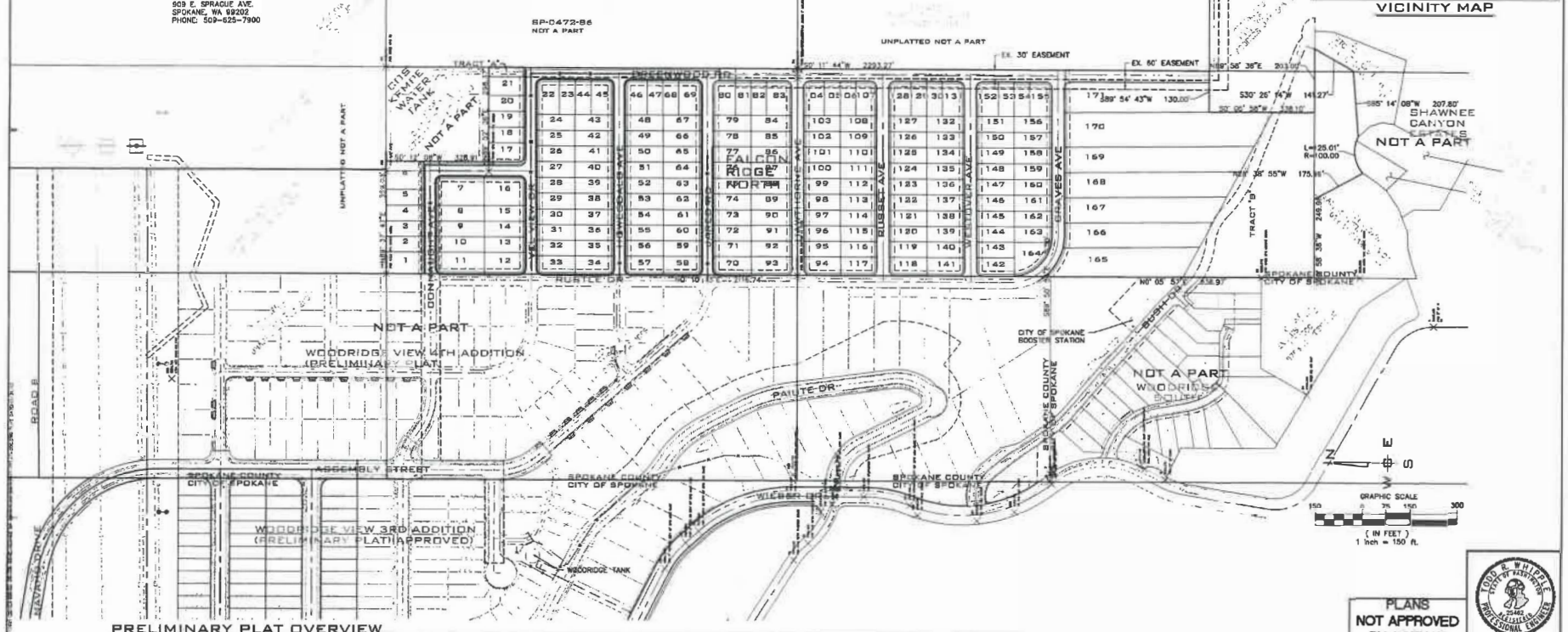
SHEET INDEX

1. CHANGE OF CONDITIONS PRELIMINARY PLAT
2. APPROVED PRELIMINARY REVISED LOTS EXHIBIT
3. CHANGE OF CONDITION LOT EXHIBIT
4. PRELIMINARY PLAT OVERVIEW EXHIBIT

CHANGE OF CONDITIONS SITE DATA TABLE

PARCEL NUMBERS	26145.9101 28143.0702	
EXISTING ZONING	UR	
	SF	AC
PARCEL AREAS	1,854,926.54	42.58
NUMBER OF RESIDENTIAL LOTS	171	
TRACT	2	
ALLOWABLE DENSITY (GROSS)	6 UNITS PER ACRE	
TOTAL RESIDENTIAL LOT AREA	1,373,261.11	31.53
TRACT AREA	202,675.61	4.65
MAXIMUM LOT AREA (sf)	69,453.48	1.59
MINIMUM LOT AREA (sf)	5,442.95	0.12
AVERAGE LOT AREA (sf)	8,030.95	0.18
DENSITY (UNITS/ac)	OVERALL	4.02
DOMESTIC WATER	CITY OF SPOKANE	
SANITARY SEWER DISPOSAL	CITY OF SPOKANE	
FIRE DEPARTMENT	SPOKANE FIRE DIST #9	
DATUM	NAVD-88	
ELECTRIC PROVIDER	AVISTA	
GAS PROVIDER	AVISTA	
OTHER PURVEYORS	TO BE DETERMINED	

VICINITY MAP



PRELIMINARY PLAT OVERVIEW
SCALE: 1"=150'

NAVD - 88
ARROWHEAD AND SHAWNEE
NE CORNER 19.7 NWM, 1.2 EEC
ELEV: 1918.48
CBM: #3 /E

PLANS NOT APPROVED BY AGENCY

SCALE:		PROJ #:	21-3071
HORIZONTAL:	1"=80 SHOWN	DATE:	2/28/22
VERTICAL:	1"=NA	DRAWN:	JPP
		REVIEWED:	TRW

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

FALCON RIDGE NORTH
PRELIMINARY PLAT
NAVAHO DR VICINITY
SPOKANE, WASHINGTON

SHEET 1 OF 4
JOB NUMBER 21-3071