

# WCE

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Whipple Consulting Engineers, Inc  
A Civil and Transportation Engineering Company  
2528 N. Sullivan Road, Spokane Valley, WA 99216

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## **NOTICE** OF **COMMUNITY AND TRAFFIC STUDY SCOPING MEETING FOR THE PROPOSED TWISTED WILLOWS RESIDENTIAL DEVELOPMENT**

Notice is hereby given that a **Community and Traffic Scoping Meeting** will be held on **April 15, 2015** from **6:15PM to 7:15PM** at **Fire Station 81** located at **6117 S. Palouse Hwy, Spokane, WA 99223** in the Conference Room. The purpose of this meeting is for discussing the proposed project and **SCOPING** a Traffic Study for **Twisted Willows** a proposed Preliminary Plat.

**Proposed Project:** The development of 42.8 ac +/- into 109 single family residential lots located east of 43<sup>rd</sup> Ave and Custer Street.

**Proposed Project Location:** The property is located in Section 35, Township 25 North, Range 43 East, Spokane County, WA.

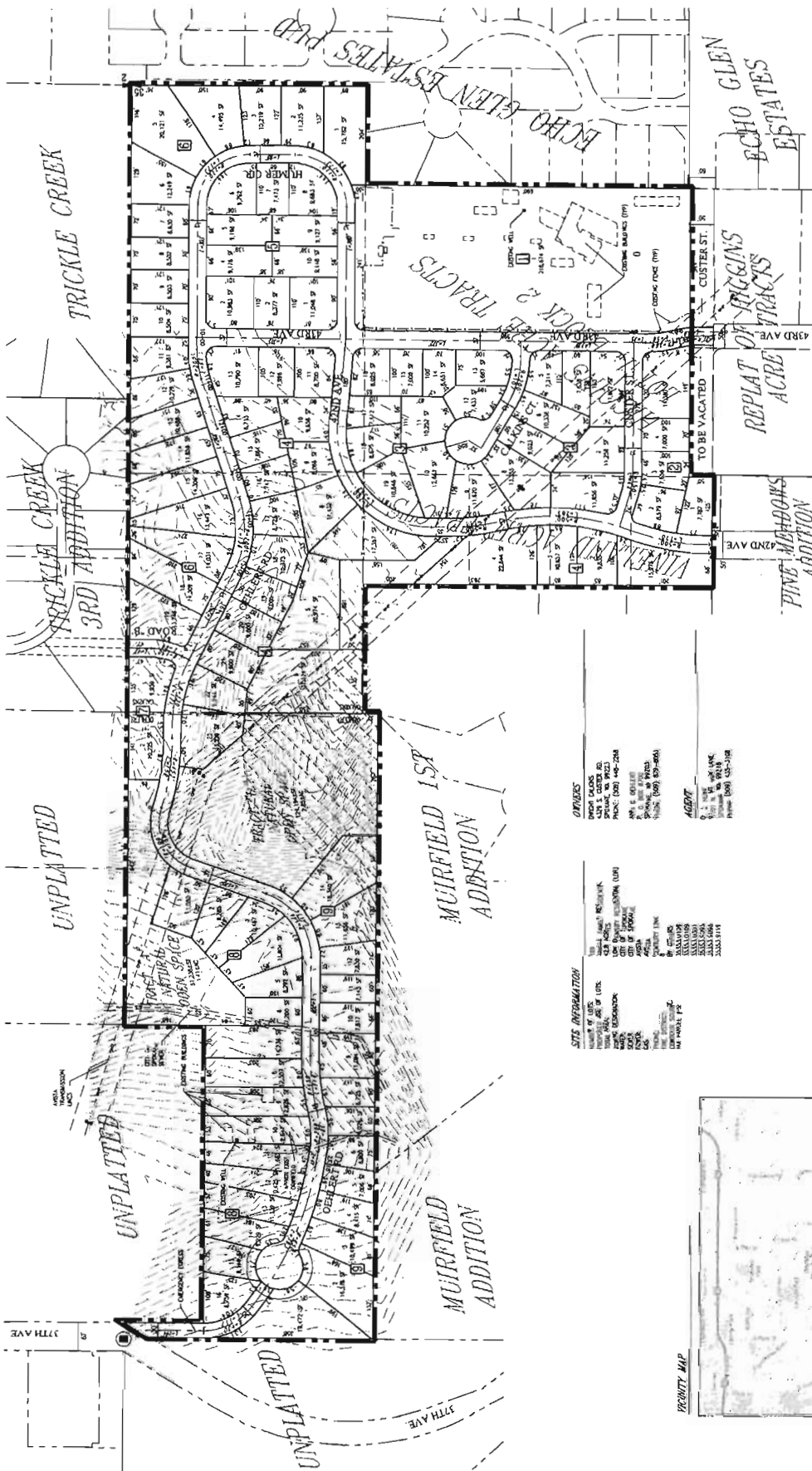
**Purpose of Traffic Meeting:** This meeting is being held to fulfill the requirements of Spokane County and the City of Spokane to provide a community and traffic scoping meeting for the above referenced project. The purpose of the meeting is to give an opportunity for the public to learn about the proposal, ask questions, and to exchange ideas about the proposal. This traffic scoping process is a conversation with the Community to discuss existing or potential traffic issues that currently exist or that may exist as a result of this project. Items such as appropriate land use, other pending Land Use decisions, plats or ancillary issues can be discussed at this meeting. Once this meeting is complete, a final scoping meeting will be held with Spokane County and the City of Spokane to finalize the scope of this traffic study.

**Proponent:**

Agent/Representative: Todd R. Whipple, P.E., Whipple Consulting Engineers.

FOR MORE INFORMATION CALL: Todd Whipple at WCE at (509)893-2617

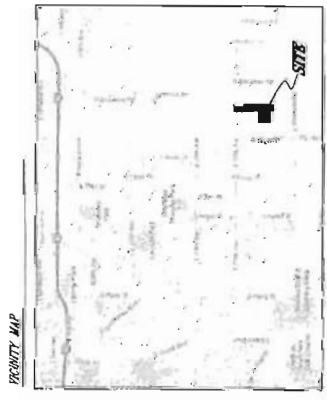
PRELIMINARY PLAT OF  
**TWISTED WILLOWS**  
 PORTION OF W1/2 OF SECTION 35, T25N, R43E, N.M.  
 SPOKANE COUNTY, WASHINGTON



**SITS INFORMATION**  
 NUMBER OF LOTS: 100  
 TOTAL AREA: 100.00 ACRES  
 ZONING: UNPLATTED  
 CITY OF SPOKANE  
 COUNTY OF SPOKANE  
 STATE OF WASHINGTON  
 DATE OF PLAT: 11/11/2023

**OWNER**  
 TRISTAN J. WILSON  
 1111 1/2 W. 4TH AVE  
 SPOKANE, WA 99201  
 PHONE: (509) 425-1111

**AGENT**  
 R. L. WILSON  
 1111 1/2 W. 4TH AVE  
 SPOKANE, WA 99201  
 PHONE: (509) 425-1111



- LEGEND**
- SECTION CORNER
  - 1/4 SECTION
  - OPEN SPACE
  - PROPOSED BLOCK BOUNDARY
  - PLAT BOUNDARY
  - PROPOSED LOT BOUNDARY
  - STATE OF WA
  - UNPLATTED
  - US HIGHWAY
  - TRAIL
  - 1:47,796
  - AREA OF CORNER IS NOT TO SCALE
  - SCALE: 1" = 100' (AS SHOWN)



VERDIC DESIGN ARCHITECTURAL  
**Ramer & Associates, P.L.L.C.**  
 1119 DOWNS ROAD, SPOKANE, WASHINGTON 99213 (509) 451-5861  
**CALLKINS & OEHLENT**  
 SPOKANE COUNTY, WA  
 PROJECT # 13360  
 SHEET 1 OF 1