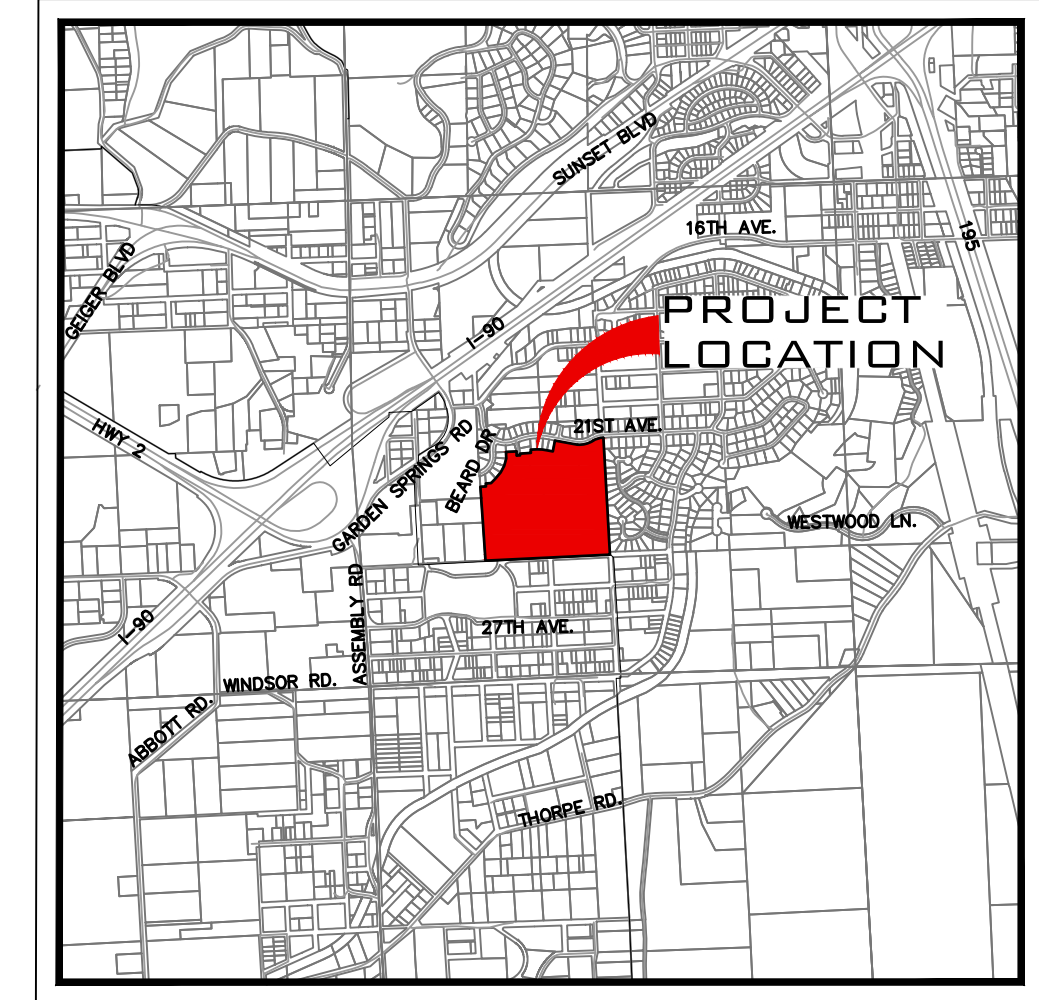
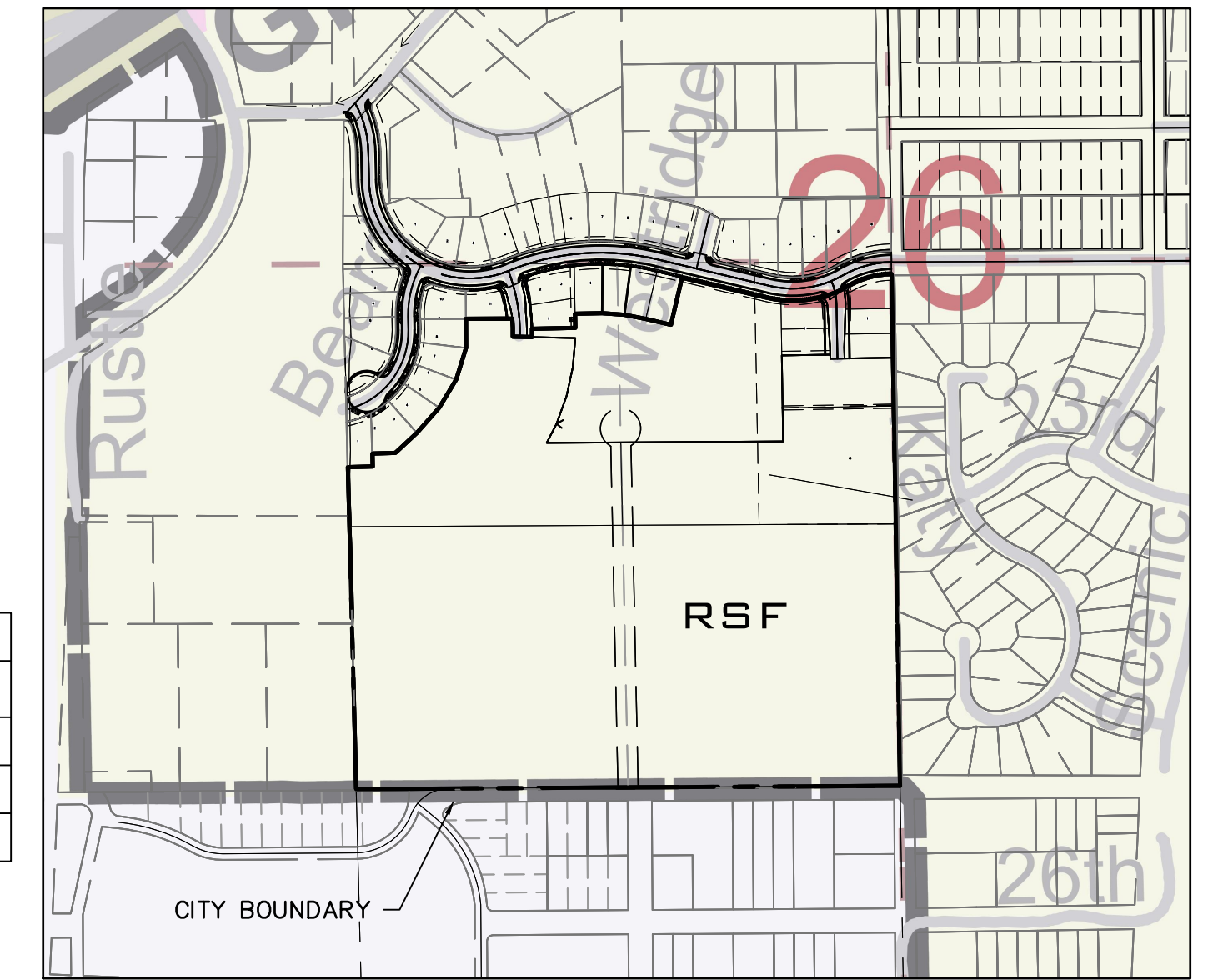


PRELIMINARY PLAT FOR BEARD ADDITION LOCATED IN A PORTION OF THE SW 1/4, SEC 26, T 25 N, R 42 E, W.M. SPOKANE COUNTY, WA



VICINITY MAP
NTS



VICINITY ZONING MAP
NTS

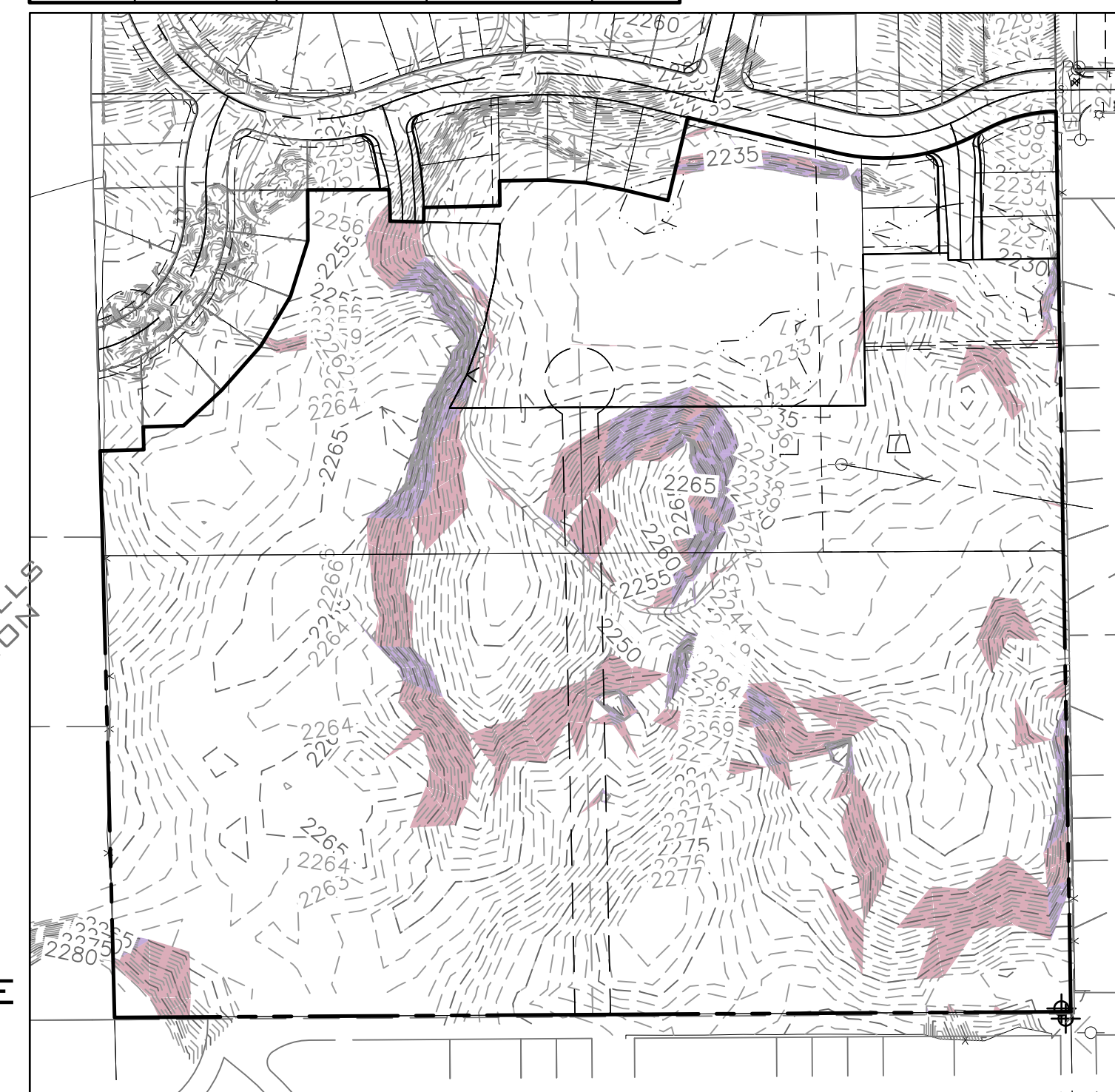
UNDERGROUND SERVICE ALERT
ONE-CALL NUMBER
811
CALL TWO BUSINESS DAYS
BEFORE YOU DIG

SITE DATA TABLE	
PARCEL NUMBER	25263.0052 25263.0051 25263.0048 25263.3103 25263.3102 25263.3101 25263.3001 25263.3002 25263.2907
PROJECT ZONE	RSF
NET ZONING DENSITY (MIN/MAX)	4 10 83 209 SF AC
PROJECT AREA	1,521,369.42 34.93
RESIDENTIAL LOT AREA	912,791.08 20.95
TRACT AREA	306,377.21 7.03
RIGHT OF WAY AREA	302,201.13 6.94
MIN. LOT AREA	4,350.01 0.10
MAX. LOT AREA	8,390.61 0.19
NUMBER OF LOTS	199
NUMBER OF TRACTS	4
PROPOSED GROSS DENSITY (u/ac)	6
PROPOSED NET DENSITY (u/ac)	9.5
OCCUPANCY	SINGLE FAMILY
IMPERVIOUS AREA	234,502.21 5.38
WATER SERVICE PROVIDER	CITY OF SPOKANE
SEWER SERVICE PROVIDER	CITY OF SPOKANE
FIRE DISTRICT	CITY OF SPOKANE

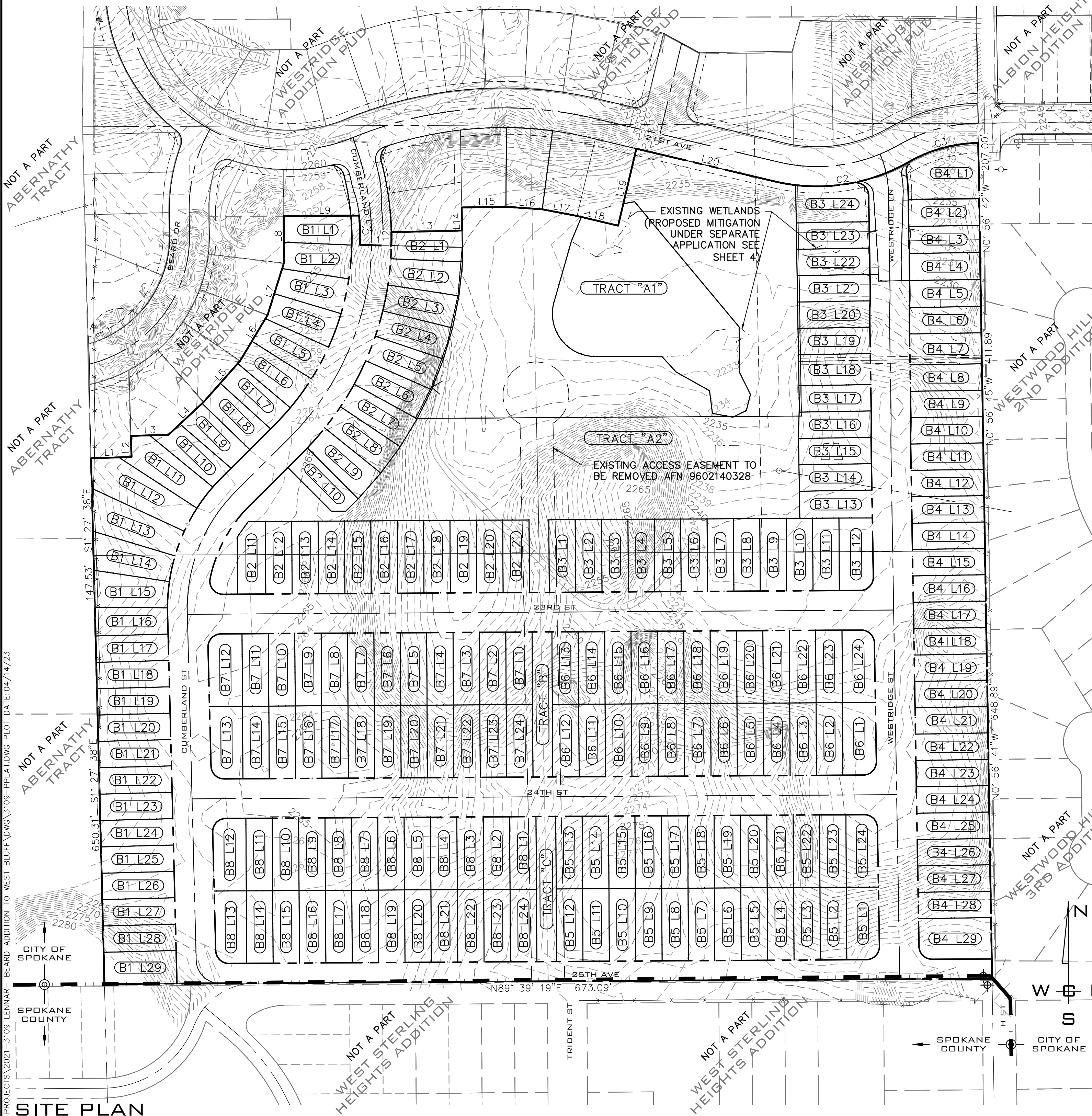
LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	61.44	S88° 24' 45"W
L2	32.17	S1° 35' 15"E
L3	56.84	S88° 24' 45"W
L4	73.18	S47° 01' 52"W
L5	83.25	S41° 30' 36"W
L6	81.14	S30° 57' 11"W
L7	82.41	S17° 23' 28"W
L8	71.57	S0° 15' 21"E
L9	114.46	S89° 44' 39"W
L10	47.50	N88° 38' 52"W
L11	20.58	S0° 00' 17"E
L12	107.24	S88° 42' 27"W
L13	34.96	S0° 57' 03"E
L14	67.01	S89° 02' 57"W
L15	55.26	N86° 01' 27"W
L16	53.82	N79° 09' 15"W
L17	64.00	N76° 41' 17"W
L18	119.99	S13° 19' 00"W
L19	215.37	N76° 41' 00"W
L20		

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	44.62	410.00	6.24
C2	210.45	280.00	43.06
C3	110.61	220.00	28.81

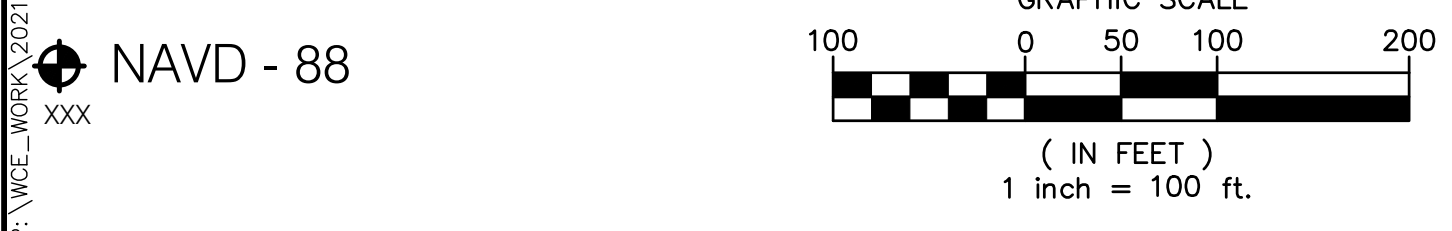
SLOPES TABLE				
NUMBER	MIN. SLOPE	MAX. SLOPE	2d AREA (sf)	COLOR
1	15%	30%	149,915.70	
2	30%	2017%	61,606.30	



SLOPES ≥ 30%
SCALE: 1"=100'



SITE PLAN
SCALE: 1"=100'



NO.	DATE	BY	REVISIONS

SCALE:	PROJ #: 21-3109	CIVIL: SURVEYING
HORIZONTAL: 1"=100'	DATE: 04/14/23	TRAFFIC: PLANNING
VERTICAL: N/A	DRAWN: SLS	LANDSCAPE: OTHER
	REVIEWED: TRW	

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

LEGAL DESCRIPTION

PARCEL NUMBER 25263.0052
26-25-42 (SPOKANE) NW1/4 OF NE1/4 OF SW1/4
LYG SLY OF WESTRIDGE ADDITION P.U.D.

PARCEL NUMBER 25263.0048
26-25-42 (CITY OF SPOKANE) S1/2 OF NE1/4 OF
SW1/4

PARCEL NUMBER 25263.0051
26-25-42 (SPOKANE) NE1/4 OF NE1/4 OF SW1/4
LYG SLY OF WESTRIDGE ADDITION P.U.D.

PARCEL NUMBER 25263.3001
WESTRIDGE ADDITION P.U.D. LT 1 BLK 6

PARCEL NUMBER 25263.3002
WESTRIDGE ADDITION P.U.D. LT 2 BLK 6

PARCEL NUMBER 25263.3101
WESTRIDGE ADDITION P.U.D. LT 1 BLK 7

PARCEL NUMBER 25263.3102
WESTRIDGE ADDITION P.U.D. LT 2 BLK 7

PARCEL NUMBER 25263.3103
WESTRIDGE ADDITION P.U.D. LT 3 BLK 7

PARCEL NUMBER 25263.2907
WESTRIDGE ADDITION P.U.D. TR A (COMMON AREA)

SHEET INDEX

PP1	PRELIMINARY PLAT COVER
PP2	PRELIMINARY PUD
PP3	PRELIMINARY PLAT PARCELS
PP4	PRELIMINARY PLAT PARCELS
PP5	SITE PLAN WITH BUILDINGS
PP6	WETLAND MITIGATION
PP7	BUILDING ELEVATIONS

SURVEYOR
WHIPPLE CONSULTING ENGINEERS
21 SOUTH PINES
SPOKANE VALLEY, WA 99206
PHONE: 893-2617
CONTACT: BRETT GRIFFITH, P.L.S.

ENGINEER
WHIPPLE CONSULTING ENGINEERS
21 SOUTH PINES
SPOKANE VALLEY, WA 99206
PHONE: 893-2617
CONTACT: TODD WHIPPLE, P.E.

OWNER
LENNAR NORTHWEST, INC
33455 6TH AVE S UNIT 1-B,
FEDERAL WAY, WA, 98003



**BEARD ADDITION
PRELIMINARY PLAT
CUMBERLAND LN. & 21ST AVE
SPOKANE, WA**

**SHEET
PP1**

JOB NUMBER
21-3109