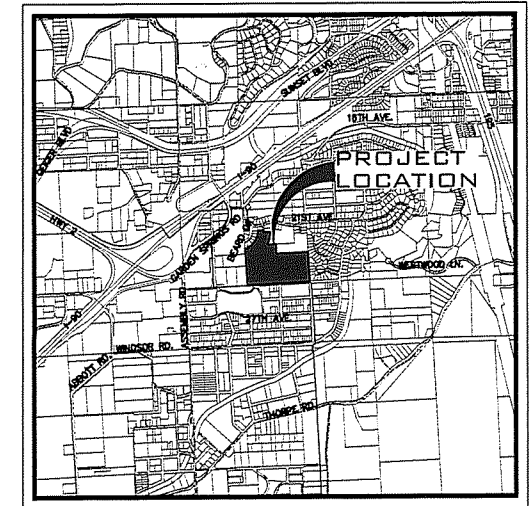
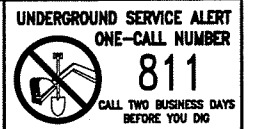
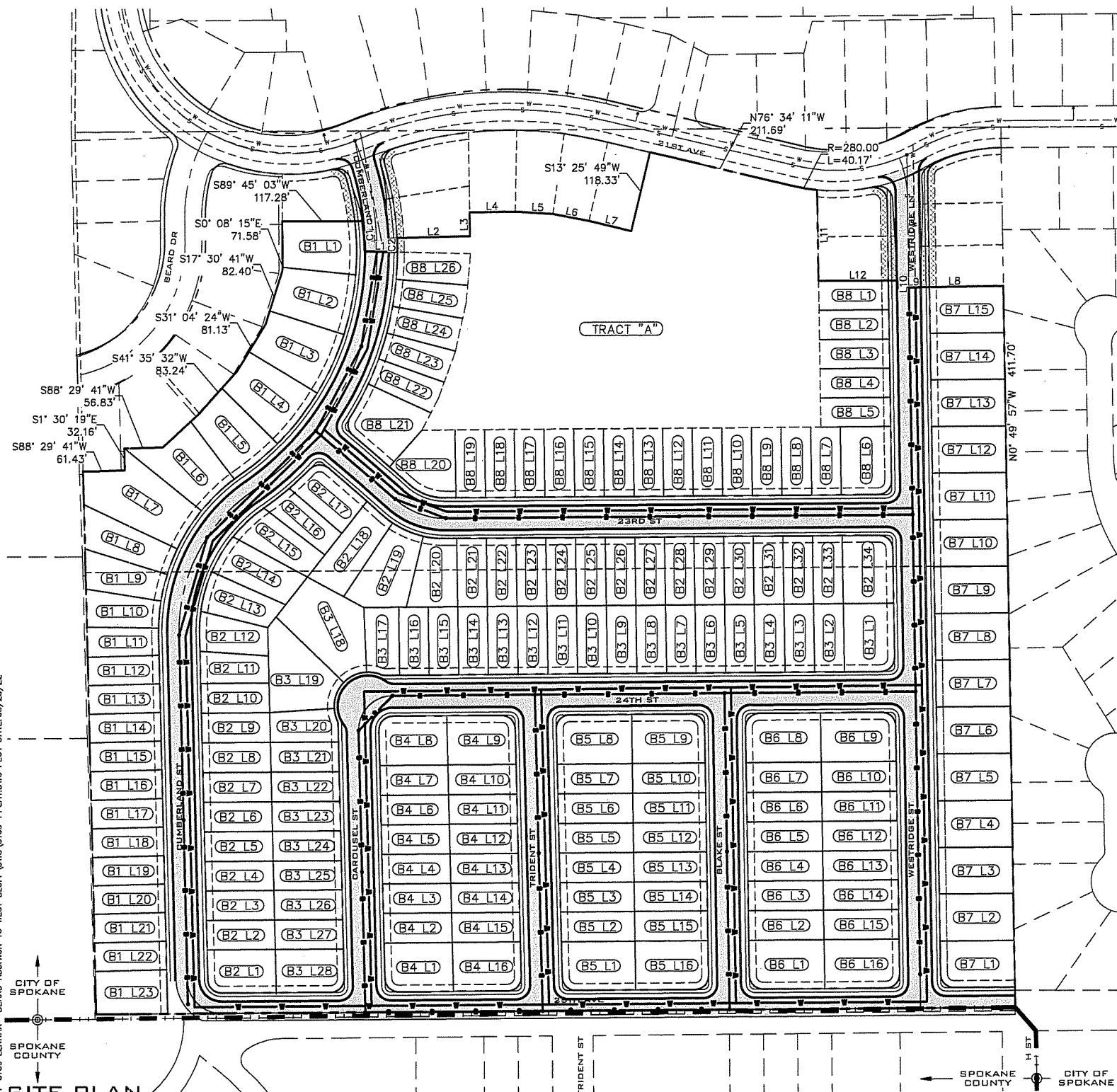


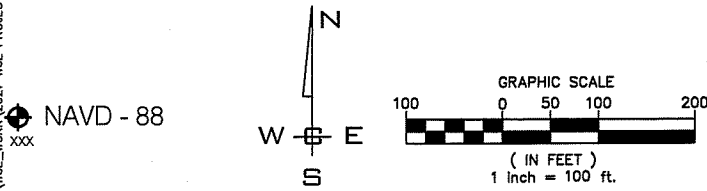
PRELIMINARY PLAT FOR BEARD ADDITION TO WEST BLUFF LOCATED IN A PORTION OF THE SW 1/4, SEC 26, T 25 N, R 42 E, W.M. SPOKANE COUNTY, WA



VICINITY MAP
NTS



SITE PLAN
SCALE: 1"=100'



NAVD - 88
XXX

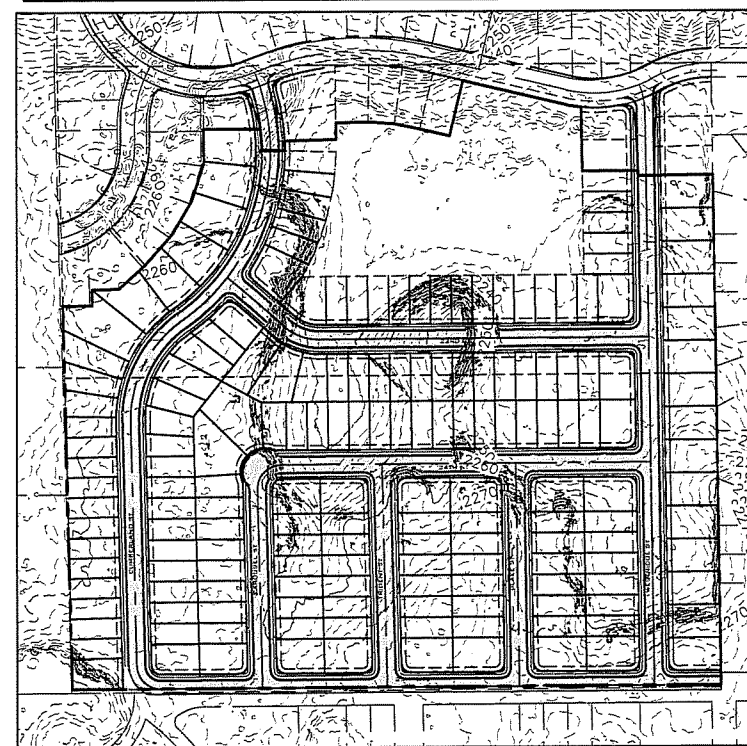
FILE NO. WA-2021-3109-LENNAR- BEARD ADDITION TO WEST BLUFF WING 3109- PPLATING PLOT DATE: 03/25/22

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	48.23	N88° 31' 46"W
L2	107.23	S88° 49' 33"W
L3	34.96	S0° 49' 57"E
L4	67.01	S89° 10' 03"W
L5	55.26	N85° 54' 21"W
L6	53.82	N79° 02' 09"W
L7	64.00	N76° 34' 11"W
L8	108.75	S89° 10' 03"W
L9	46.83	S89° 10' 03"W
L10	10.95	N0° 49' 57"W
L11	133.39	N0° 49' 57"W
L12	115.70	S89° 45' 52"W

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	44.58	410.00	6.23
C2	20.58	457.50	2.58

SITE DATA TABLE		
PARCEL NUMBER	25263.0052	25263.0051
	25263.0048	25263.3103
	25263.3102	25263.3101
	25263.3001	25263.3002
PROJECT ZONE	RSF	
	4	10
NET ZONING DENSITY (MIN/MAX)	86	217
	SF	AC
PROJECT AREA	1,478,054.73	33.93
RESIDENTIAL LOT AREA	946,540.88	21.73
TRACT AREA	185188.94	4.25
RIGHT OF WAY AREA	346,324.91	7.95
ADDITIONAL ROW DEDICATION	5,202.29	0.12
MIN. LOT AREA	4,350.24	0.10
MAX. LOT AREA	12,849.17	0.29
NUMBER OF LOTS	174	
NUMBER OF TRACTS	1	
PROPOSED DENSITY (u/ac)	8	
OCCUPANCY	SINGLE FAMILY	
IMPERVIOUS AREA	276,920.39	6.36
WATER SERVICE PROVIDER	CITY OF SPOKANE	
SEWER SERVICE PROVIDER	CITY OF SPOKANE	
FIRE DISTRICT	CITY OF SPOKANE	

SLOPES TABLE				
NUMBER	MIN SLOPE	MAX SLOPE	AREA	COLOR
1	30.00%	100.00%	58,701.78	



SLOPES ≥ 30%
SCALE: 1"=100'

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

PARCEL NUMBER

PARCEL NUMBER

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



NO.	DATE	BY	REVISIONS

SCALE:
HORIZONTAL:
1"=100'
VERTICAL:
N/A

PROJ #: 21-3109
DATE: 03/25/22
DRAWN: SLS
REVIEWED: TRW

CIVIL
STRUCTURAL
SURVEYING
TRAFFIC
PLANNING
LANDSCAPE
OTHER



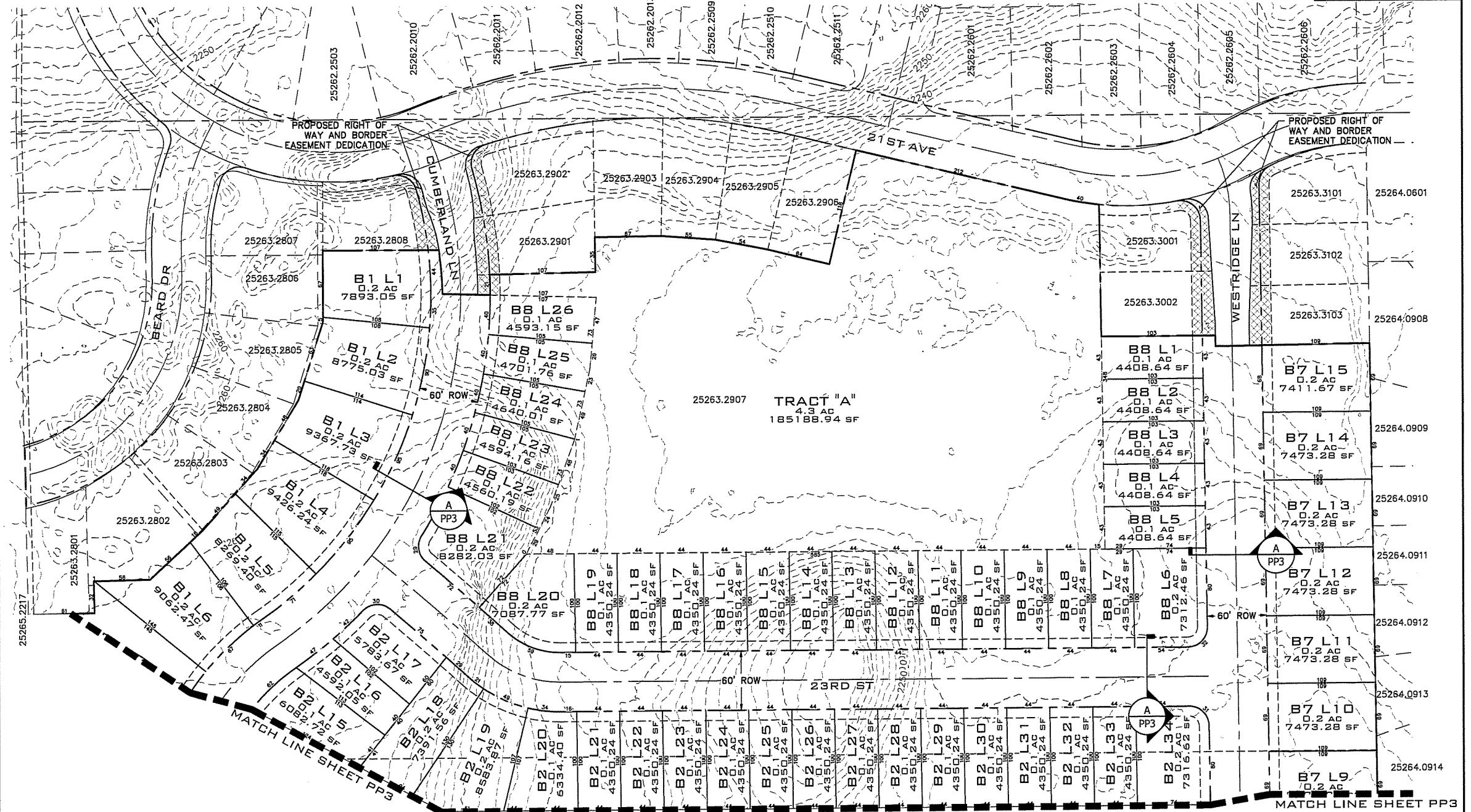
**BEARD ADDITION TO WEST BLUFF
PRELIMINARY PLAT
CUMBERLAND LN. & 21ST AVE
SPOKANE, WA**

**SHEET
1 OF 3**
JOB NUMBER
21-3109

SW 1/4, SEC.26, T.25N., R.42E., W.M.



ADJACENT PROPERTY DATA		
PARCEL NUMBER	OWNER INFO	PLATTED SUBDIVISION
25263.2907	BEARD, CHARLEEN F 341 N FLOWER ST, ANCHORAGE, AK, 99508	WESTRIDGE ADDITION P.U.D.
25263.2901	LENNAR NORTHWEST, INC 33455 6TH AVE S UNIT 1-B, FEDERAL WAY, WA, 98003	WESTRIDGE ADDITION P.U.D.
25263.2902	LENNAR NORTHWEST, INC 33455 6TH AVE S UNIT 1-B, FEDERAL WAY, WA, 98003	WESTRIDGE ADDITION P.U.D.
25263.2903	LENNAR NORTHWEST, INC 33455 6TH AVE S UNIT 1-B, FEDERAL WAY, WA, 98003	WESTRIDGE ADDITION P.U.D.
25263.2904	ROBERTSON, DEBBIE 309 E SHENANDOAH DR, SPOKANE, WA, 99208	WESTRIDGE ADDITION P.U.D.
25263.2905	LENNAR NORTHWEST, INC 33455 6TH AVE S UNIT 1-B, FEDERAL WAY, WA, 98003	WESTRIDGE ADDITION P.U.D.
25263.2906	LENNAR NORTHWEST, INC 33455 6TH AVE S UNIT 1-B, FEDERAL WAY, WA, 98003	WESTRIDGE ADDITION P.U.D.
25262.2503	ROBERTSON, DEBBIE A 309 E SHENANDOAH DR, SPOKANE, WA, 99208-5786	WESTRIDGE ADDITION P.U.D.
25262.2010	CDB CONSTRUCTION IC PO BOX 384, DAVENPORT, WA, 99122	WEST BLUFF ADDITION / WESTRIDGE ADDITION PUD
25262.2011	CDB CONSTRUCTION IC PO BOX 384, DAVENPORT, WA, 99122	WEST BLUFF ADDITION / WESTRIDGE ADDITION PUD
25262.2012	CHERNETSKIY, JASON & VERONICA 3819 W CLIFFSIDE LN, SPOKANE, WA, 99224	WEST BLUFF ADDITION / WESTRIDGE ADDITION PUD
25262.2013	CHOI, JEANNIE H 12611 W 4TH AVE, AIRWAY HEIGHTS, WA, 99001	WEST BLUFF ADDITION / WESTRIDGE ADDITION PUD
25262.2509	HEALY, CHRISTOPHER W 52 E EMPIRE AVE, SPOKANE, WA, 99207-1706	WESTRIDGE ADDITION P.U.D.
25262.2510	HEALY, GREGORY D 1404 E CENTRAL AVE, SPOKANE, WA, 99208-2825	WESTRIDGE ADDITION P.U.D.
25262.2511	HEALY, CHRISTOPHER W 52 E EMPIRE AVE, SPOKANE, WA, 99207-1706	WESTRIDGE ADDITION P.U.D.
25262.2601	SWARTZ, G D / HORDER, C 1010 E PINE TREE DR, SPOKANE, WA, 99208	WESTRIDGE ADDITION P.U.D.
25262.2602	HORDER, CORAZON 1010 E PINE TREE DR, SPOKANE, WA, 99208	WESTRIDGE ADDITION P.U.D.
25262.2603	HORDER, CORAZON 1010 E PINE TREE DR, SPOKANE, WA, 99208	WESTRIDGE ADDITION P.U.D.
25262.2604	HORDER, CORAZON 1010 E PINE TREE DR, SPOKANE, WA, 99208	WESTRIDGE ADDITION P.U.D.
25262.2605	ROSENGRANT, DEBBIE/HORDER, CORAZON 1010 E PINE TREE DR, SPOKANE, WA, 99208	WESTRIDGE ADDITION P.U.D.
25262.2606	ROSENGRANT, DEBBIE/HORDER, CORAZON 1010 E PINE TREE DR, SPOKANE, WA, 99208	WESTRIDGE ADDITION P.U.D.
25263.3001	ALEKSANDROV, PAVEL 25011 E STONECREST CT, LIBERTY LAKE, WA, 99019-3406	WESTRIDGE ADDITION P.U.D.
25263.3002	ALEKSANDROV, PAVEL 25011 E STONECREST CT, LIBERTY LAKE, WA, 99019-3406	WESTRIDGE ADDITION P.U.D.
25263.3103	ALEKSANDROV, PAVEL 25011 E STONECREST CT, LIBERTY LAKE, WA, 99019-3406	WESTRIDGE ADDITION P.U.D.
25263.3102	ALEKSANDROV, PAVEL 25011 E STONECREST CT, LIBERTY LAKE, WA, 99019-3406	WESTRIDGE ADDITION P.U.D.
25263.3101	ALEKSANDROV, PAVEL 25011 E STONECREST CT, LIBERTY LAKE, WA, 99019-3406	WESTRIDGE ADDITION P.U.D.
25264.0601	MILLER, ERIKA J 3515 W 21ST AVE, SPOKANE, WA, 99224-4721	WESTWOOD HILLS 1ST ADD
25264.0908	LEFT, CHARLES & REBECCA 2204 S KATY CT, SPOKANE, WA, 99224	WESTWOOD HILLS 2ND ADD P.U.D.
25264.0909	REISENAUER, MARGARET G 2208 S KATY CT, SPOKANE, WA, 99224	WESTWOOD HILLS 2ND ADD P.U.D.
25264.0910	MCCALLUM, DAVID N & GENENE D 1703 E 17TH AVE, SPOKANE, WA, 99203-3636	WESTWOOD HILLS 2ND ADD P.U.D.
25264.0911	WHITE, ANDREW AROON/WHITE, STEVEN ARUN 2216 S KATY CT, SPOKANE, WA, 99224	WESTWOOD HILLS 2ND ADD P.U.D.
25264.0912	TOULOU, JEFFREY I & ELIZABETH A 2220 S KATY CT, SPOKANE, WA, 99224-4754	WESTWOOD HILLS 2ND ADD P.U.D.
25264.0913	FAIRMAN, DANIEL N & BRENDA S 2304 S KATY CT, SPOKANE, WA, 99224	WESTWOOD HILLS 2ND ADD P.U.D.
25264.0914	BUNCH II, DONALD A & DEANNA J 2308 S KATY CT, SPOKANE, WA, 99224	WESTWOOD HILLS 2ND ADD P.U.D.
25264.0915	POWERS, RYAN K & AMANDA J 2312 S KATY CT, SPOKANE, WA, 99224	WESTWOOD HILLS 2ND ADD P.U.D.
25264.5309	DALEY, JOSEPH F 421 W RIVERSIDE AVE STE 470, SPOKANE, WA, 99201	WESTWOOD HILLS 3RD ADD, PUD
25264.5310	SIMMELINK, DANA N 2439 S KATY CT, SPOKANE, WA, 99224	WESTWOOD HILLS 3RD ADD, PUD
25264.5311	LUND, CASEY L & HEATHER 2435 S KATY CT, SPOKANE, WA, 99201	WESTWOOD HILLS 3RD ADD, PUD

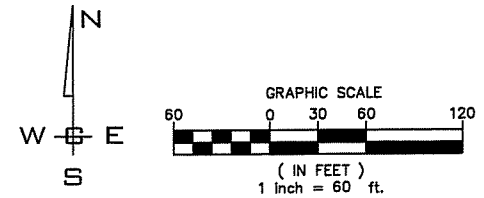


SITE PLAN

SCALE: 1"=60'

ADJACENT PROPERTY DATA		
PARCEL NUMBER	OWNER INFO	PLATTED SUBDIVISION
25264.5312	ALEKSANDROV, SAMSON & ALEKSANDROVA, VERA 2431 S KATY CT, SPOKANE, WA, 99224	WESTWOOD HILLS 3RD ADD, PUD
25264.5313	PIFER, KEVIN G 2427 S KATY CT, SPOKANE, WA, 99224	WESTWOOD HILLS 3RD ADD, PUD
25264.5314	DEL ROSARIO, CECIL & PRISCILLA 2423 S KATY CT, SPOKANE, WA, 99224	WESTWOOD HILLS 3RD ADD, PUD
25263.0301	KOZHOKARU, VASILY 4010 W 25TH AVE, SPOKANE, WA, 99224	STIRLING HEIGHTS
25263.1908	BRAGO, DEANA 2305 S RUSTLE RD, SPOKANE, WA, 99224	ABERNETHY TRACT
25263.1909	BRAGO, DEANA L 2305 S RUSTLE RD, SPOKANE, WA, 99224	ABERNETHY TRACT
25265.2217	BROWN, MARTHA 2015 S GARDEN SPRINGS RD, SPOKANE, WA, 99224	ABERNETHY TRACT
25263.2801	LENNAR NORTHWEST, INC 33455 6TH AVE S UNIT 1-B, FEDERAL WAY, WA, 98003	WESTRIDGE ADDITION P.U.D.

ADJACENT PROPERTY DATA		
PARCEL NUMBER	OWNER INFO	PLATTED SUBDIVISION
25263.2802	LENNAR NORTHWEST, INC 33455 6TH AVE S UNIT 1-B, FEDERAL WAY, WA, 98003	WESTRIDGE ADDITION P.U.D.
25263.2803	LENNAR NORTHWEST, INC 33455 6TH AVE S UNIT 1-B, FEDERAL WAY, WA, 98003	WESTRIDGE ADDITION P.U.D.
25263.2804	LENNAR NORTHWEST, INC 33455 6TH AVE S UNIT 1-B, FEDERAL WAY, WA, 98003	WESTRIDGE ADDITION P.U.D.
25263.2805	LENNAR NORTHWEST, INC 33455 6TH AVE S UNIT 1-B, FEDERAL WAY, WA, 98003	WESTRIDGE ADDITION P.U.D.
25263.2806	LENNAR NORTHWEST, INC 33455 6TH AVE S UNIT 1-B, FEDERAL WAY, WA, 98003	WESTRIDGE ADDITION P.U.D.
25263.2807	LENNAR NORTHWEST, INC 33455 6TH AVE S UNIT 1-B, FEDERAL WAY, WA, 98003	WESTRIDGE ADDITION P.U.D.
25263.2808	LENNAR NORTHWEST, INC 33455 6TH AVE S UNIT 1-B, FEDERAL WAY, WA, 98003	WESTRIDGE ADDITION P.U.D.



NAVD - 88

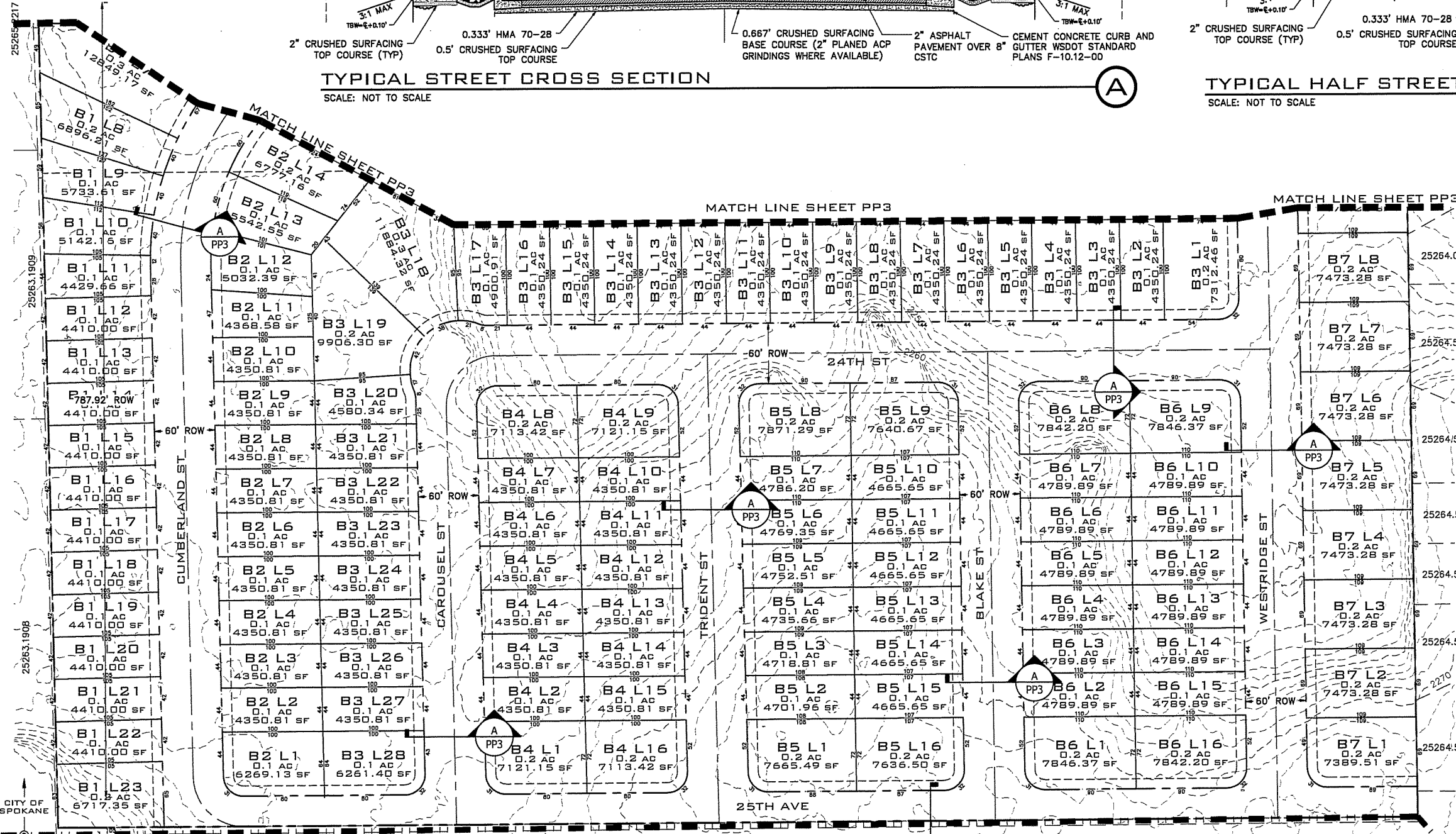
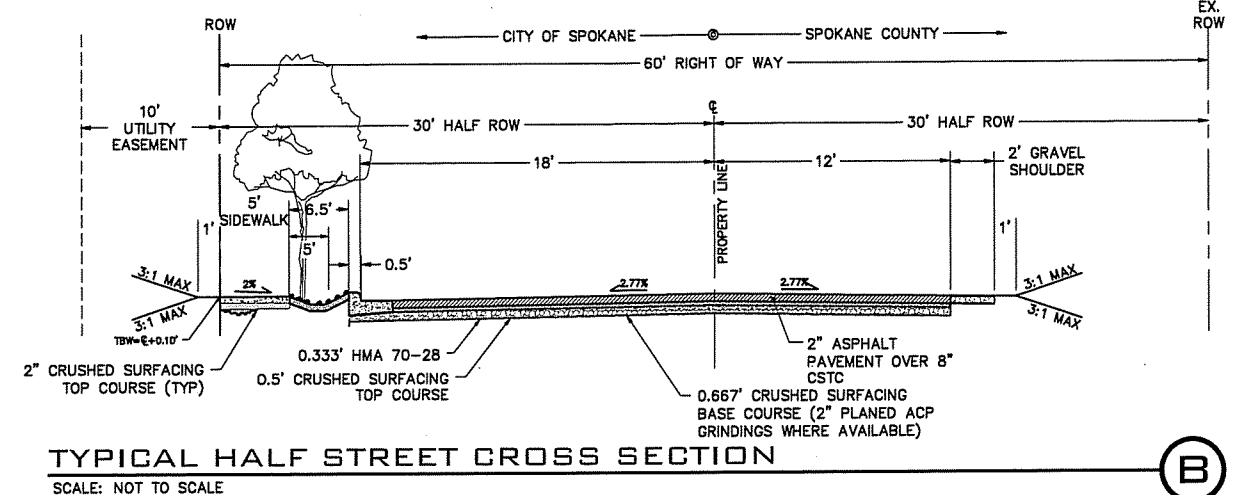
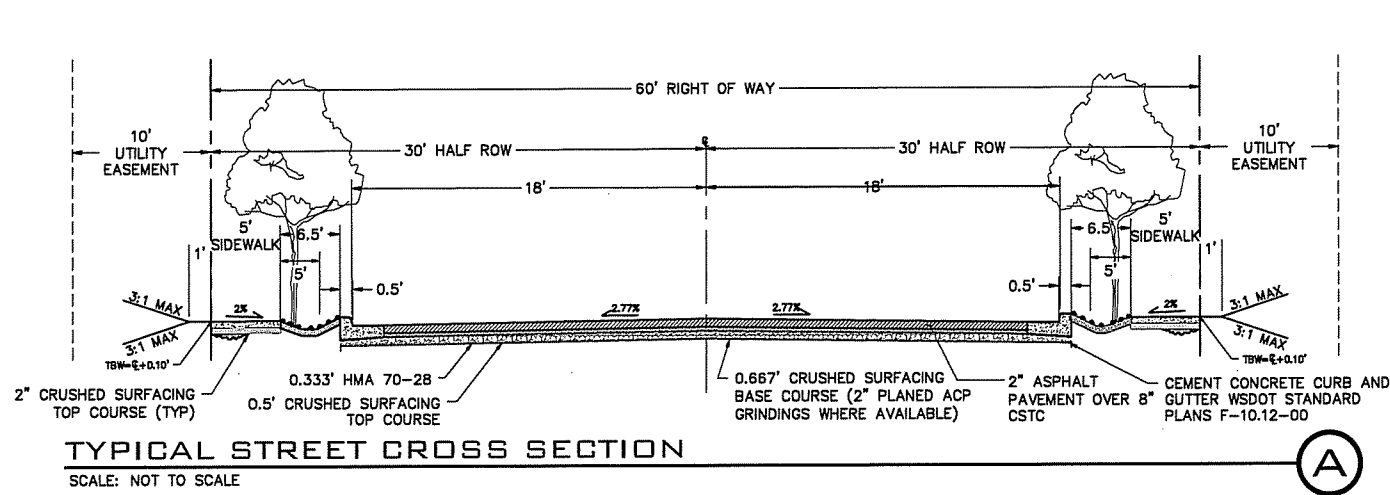
NO.	DATE	BY	REVISIONS

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VERTICAL:	DRAWN: SLS	SURVEYING: <input type="checkbox"/>
N/A	REVIEWED: TRW	TRAFFIC: <input type="checkbox"/>
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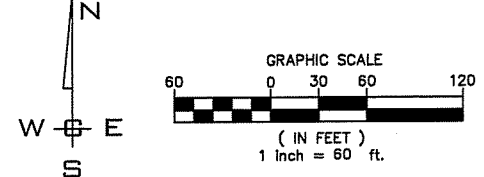


BEARD ADDITION TO WEST BLUFF
PRELIMINARY PLAT
CUMBERLAND LN. & 21ST AVE
SPOKANE, WA

SHEET
2 OF 3
JOB NUMBER
21-3109



ADJACENT PROPERTY DATA		
PARCEL NUMBER	OWNER INFO	PLATTED SUBDIVISION
25264.0915	POWERS, RYAN K & AMANDA J 2312 S KATY CT, SPOKANE, WA, 99224	WESTWOOD HILLS 2ND ADD P.U.D.
25264.5309	DALEY, JOSEPH F 421 W RIVERSIDE AVE STE 470, SPOKANE, WA, 99201	WESTWOOD HILLS 3RD ADD, PUD
25264.5310	SIMMELINK, DANA N 2439 S KATY CT, SPOKANE, WA, 99224	WESTWOOD HILLS 3RD ADD, PUD
25264.5311	LUND, CASEY L & HEATHER 2435 S KATY CT, SPOKANE, WA, 99201	WESTWOOD HILLS 3RD ADD, PUD
25264.5312	ALEKSANDROV, SAMSON & ALEKSANDROVA, VERA 2431 S KATY CT, SPOKANE, WA, 99224	WESTWOOD HILLS 3RD ADD, PUD
25264.5313	PIFER, KEVIN G 2427 S KATY CT, SPOKANE, WA, 99224	WESTWOOD HILLS 3RD ADD, PUD
25264.5314	DEL ROSARIO, CECIL & PRISCILLA 2423 S KATY CT, SPOKANE, WA, 99224	WESTWOOD HILLS 3RD ADD, PUD
25263.3231	WOODMARK, JERRY R & PATRICIA A 3917 W DAWN AVE, SPOKANE, WA, 99208-4985	WEST STIRLING HEIGHTS ADD
25263.3230	ARMSTRONG, MIKE & NANCY 2616 S H ST, SPOKANE, WA, 99224	WEST STIRLING HEIGHTS ADD
25263.3229	IGWT INVESTMENTS LLC PO BOX 193, SPOKANE, WA, 99219	WEST STIRLING HEIGHTS ADD
25263.3228	IGWT INVESTMENTS LLC PO BOX 193, SPOKANE, WA, 99219	WEST STIRLING HEIGHTS ADD
25263.3227	IGWT INVESTMENTS LLC PO BOX 193, SPOKANE, WA, 99219	WEST STIRLING HEIGHTS ADD
25263.3233	IGWT INVESTMENTS LLC PO BOX 193, SPOKANE, WA, 99219	WEST STIRLING HEIGHTS ADD
25263.0204	MCCANN, JEFFREY C 38217 MARSALA DR, PALMDALE, CA, 93552	WEST STIRLING HEIGHTS ADD
25263.0203	MCCANN, JEFFREY C 38217 MARSALA DR, PALMDALE, CA, 93552	WEST STIRLING HEIGHTS ADD
25263.0202	BIERNAT, KASHA S 7221 N FOX POINT DR, SPOKANE, WA, 99208	WEST STIRLING HEIGHTS ADD
25263.0201	HORTON, JACOB ALAN & MELANIE LYNN 4421 S CARNATION RD, SPOKANE, WA, 99224	WEST STIRLING HEIGHTS ADD
25263.0301	KOZHOKARU, VASILY 4010 W 25TH AVE, SPOKANE, WA, 99224	WEST STIRLING HEIGHTS ADD
25263.1908	BRAGG, DEANA 2305 S RUSTLE RD, SPOKANE, WA, 99224	ABERNETHY TRACT
25263.1909	BRAGG, DEANA L 2305 S RUSTLE RD, SPOKANE, WA, 99224	ABERNETHY TRACT
25265.2217	BROWN, MARTHA 2015 S GARDEN SPRINGS RD, SPOKANE, WA, 99224	ABERNETHY TRACT



SITE PLAN
SCALE: 1"=60'

NO.	DATE	BY	REVISIONS

SCALE:	PROJ #: 21-3109
HORIZONTAL: 1"=60'	DATE: 03/25/22
VERTICAL: N/A	DRAWN: SLS
	REVIEWED: TRW

WCE
WHIPPLE CONSULTING ENGINEERS
21 S. PINES ROAD
SPOKANE VALLEY, WA 99206
PH: 509-895-2617 FAX: 509-929-0227

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

SHEET 3 OF 3
JOB NUMBER 21-3109