

NW 1/4, SEC.08, T.24N., R.42E., W.M.

# PRELIMINARY LONG PLAT BRAEMAR GLEN ESTATES

## LOCATION IN A PORTION OF THE NE 1/4, NW1/4 SEC. 8, T24N, R42E, W.M. SPOKANE COUNTY, WASHINGTON

### SHEET INDEX

SHEET 1 PRELIMINARY LONG PLAT  
SHEET 2 NORTH HALF  
SHEET 3 SOUTH HALF

### LEGAL DESCRIPTION

PARCEL # 24082.9063  
08-24-42 E1/2 OF E1/2 OF NW1/4 OF EXC CO RD  
PARCEL # 24082.9087  
08-24-42, THE W 1/2 OF THE NE 1/4 OF THE NW 1/4 EXC RD.  
LEGAL DESCRIPTIONS PER SPOKANE COUNTY SCOUT

### SOILS DESCRIPTION

1021 COCOLALLA-HARDESTY COMPLEX, 0 TO 3 PERCENT SLOPES  
3015 SEABOLDT ASHY LOAM, DRY, 0 TO 8 PERCENT SLOPES  
3040 CHENEY-ALECANYON COMPLEX, 0 TO 8 PERCENT SLOPES  
5070 LENZ-SPOKANE COMPLEX, 3 TO 15 PERCENT SLOPES  
5072 LENZ-ROCK OUTCROP COMPLEX, 3 TO 15 PERCENT SLOPES  
5310 KRAMERHILL ASHY LOAM, 3 TO 15 PERCENT SLOPES

### DRAINAGE NOTES

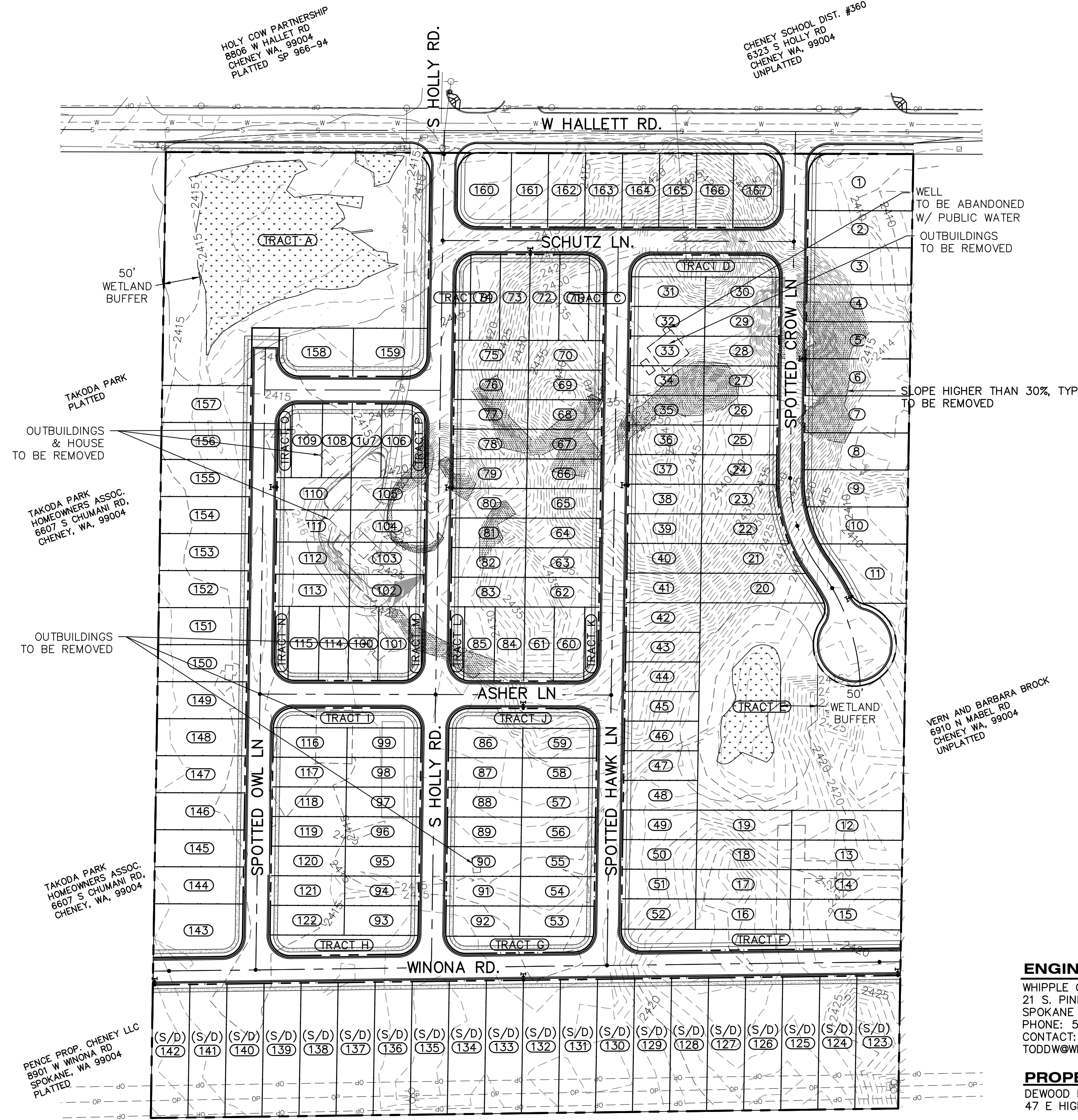
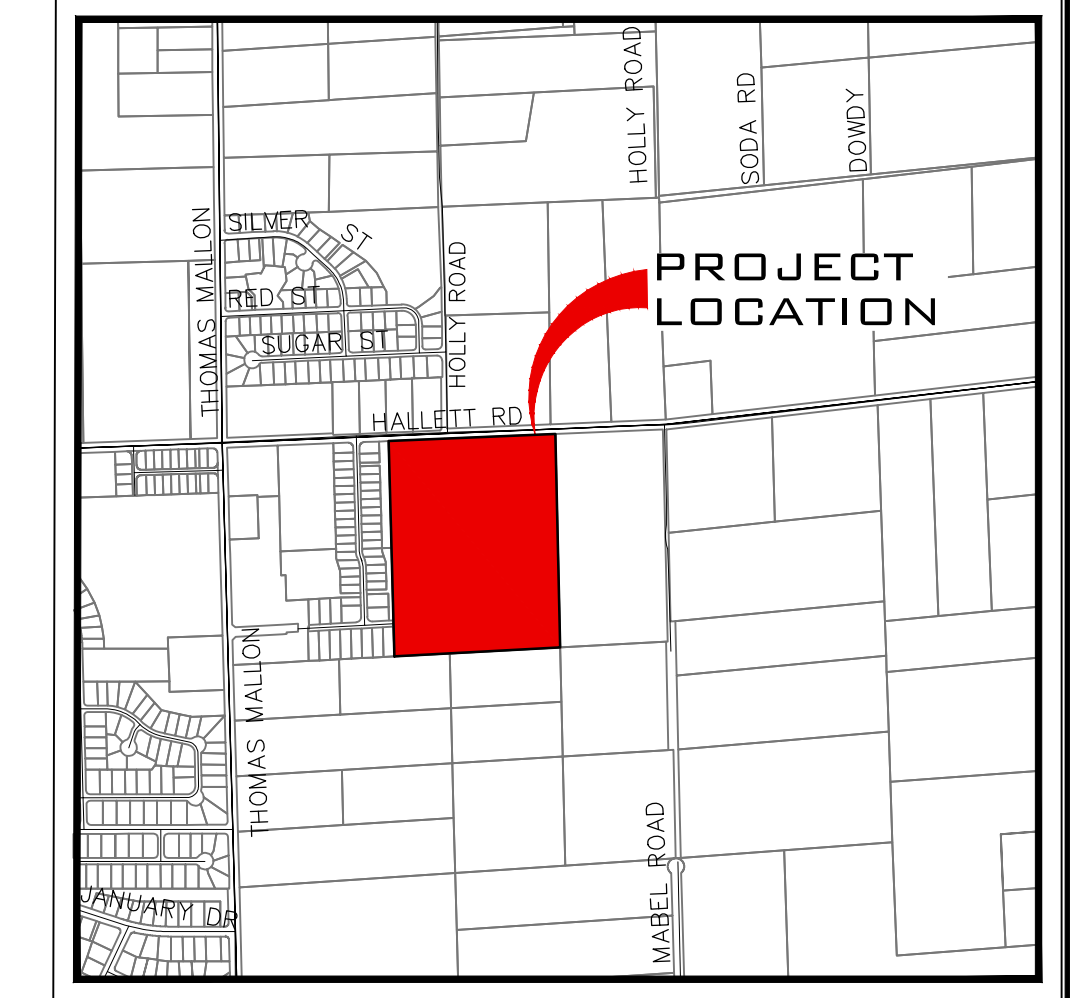
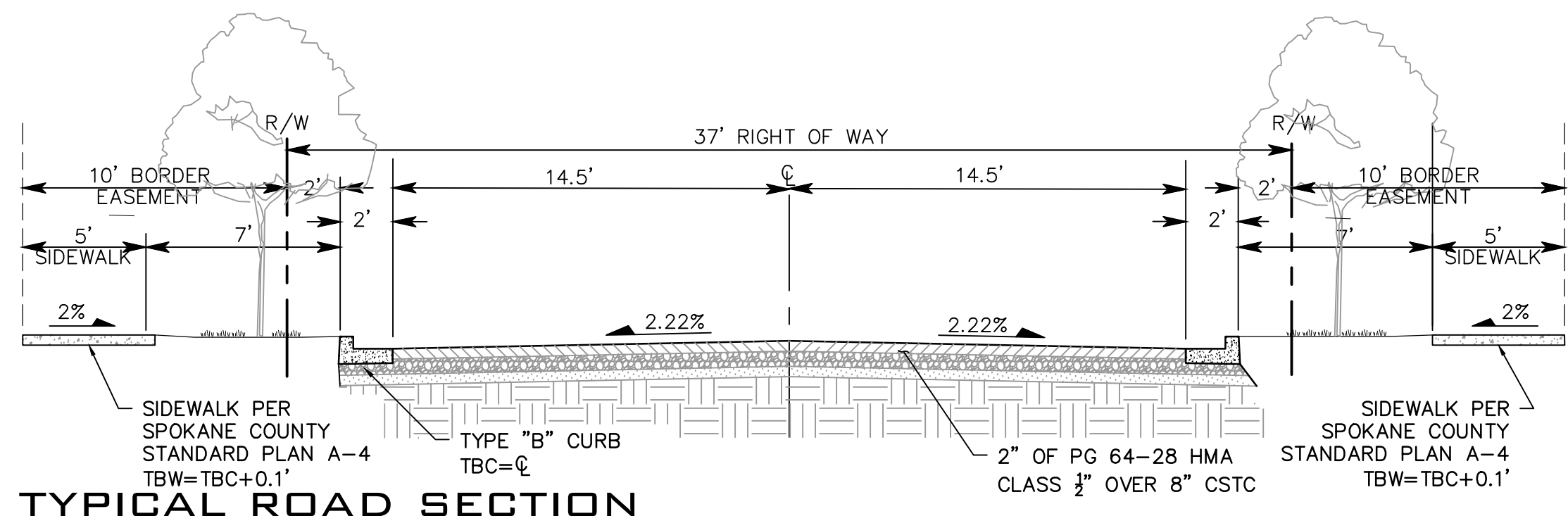
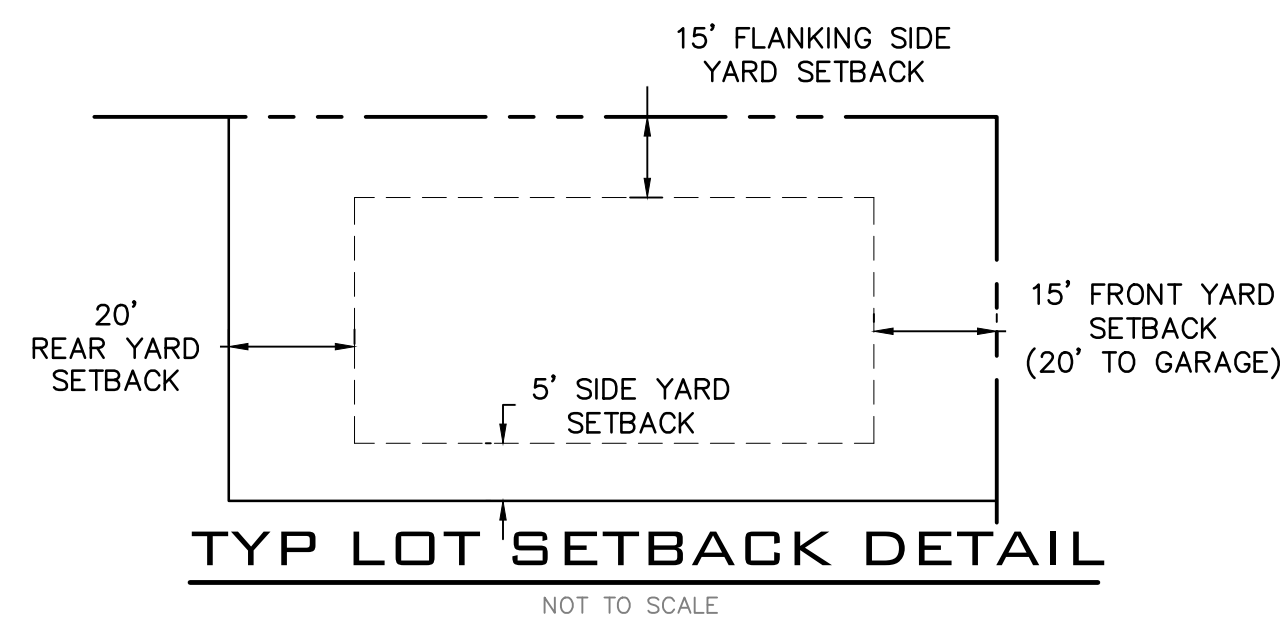
1. DRAINAGE WILL BE PONDS

### CRITICAL AREAS

1. WETLANDS - DELINEATED BY WETLAND BIOLOGIST  
2. ERODIBLE SOIL

### LEGEND

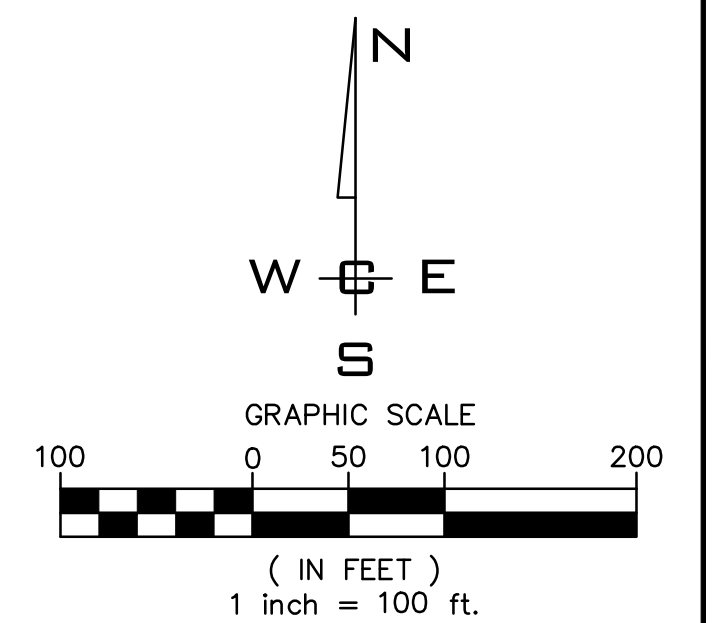
- 30% SLOPES OR MORE
- ERODIBLE SOILS (SHT 2&3)
- WETLAND



VICINITY MAP  
NOT TO SCALE

SITE DATA TABLE	
PARCEL NUMBER	24082.9063, 24082.9087
PROJECT ZONE	LDR
	SF AC
PROJECT AREA	1,308,061.50 30.03
RESIDENTIAL LOT AREA	877,065.11 20.13
TRACT AREA	211,319.78 4.85
PUBLIC ROW	219,676.61 5.04
MIN. LOT AREA	4,000.32 0.09
MAX. LOT AREA	10,647.31 0.24
NUMBER OF LOTS	167
POTENTIAL NUMBER OF UNITS	187
GROSS DENSITY	6.23
NUMBER OF TRACTS	16
OCCUPANCY	SINGLE FAMILY/DUPLEX
IMPERVIOUS AREA	518,877 11.91
WATER SERVICE PROVIDER	CITY OF SPOKANE
SEWER SERVICE PROVIDER	CITY OF SPOKANE
FIRE DISTRICT	FIRE DISTRICT #3

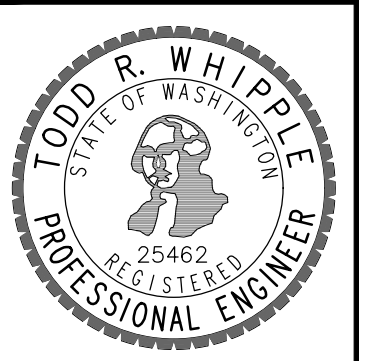
WATER SERVICE PROVIDER	CITY OF SPOKANE
SEWER SERVICE PROVIDER	CITY OF SPOKANE
FIRE DISTRICT	FIRE DISTRICT #3



**ENGINEER**  
WHIPPLE CONSULTING ENGINEERS  
21 S. PINES ROAD  
SPOKANE VALLEY, WA 99206  
PHONE: 509-893-2617  
CONTACT: TODD WHIPPLE, P.E.  
TODD@WHIPPLECE.COM

**PROPERTY OWNER**  
DEWOOD REVOCABLE ASSET TRUST  
47 E HIGH DR, SPOKANE, WA,

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



DAVID AND JEWIEFER CONDRON  
8923 S THOMAS MALLON RD  
CHENEY WA, 99004  
PLATTED

MARVIN DEVOE  
6923 S THOMAS MALLON RD  
CHENEY WA, 99004  
PLATTED

PENCE PROP CHENEY LLC  
8901 W WINONA RD  
SPOKANE, WA 99004  
PLATTED

VERN AND BARBARA BROCK  
6910 N MABEL RD  
CHENEY WA, 99004  
UNPLATTED

NOTE:  
LOTS LABELED (S/D) MAY BE DEVELOPED AS DUPLEX UNITS (QTY 18).

NO.	DATE	BY	REVISIONS

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

PROJ #: 20-2797  
DATE: 04/28/22  
DRAWN: BNG  
REVIEWED: TRW

CIVIL  
STRUCTURAL  
SURVEYING  
TRAFFIC  
PLANNING  
LANDSCAPE  
OTHER



**PRELIMINARY LONG PLAT  
BRAEMAR GLEN ESTATES  
8815 W HALLETT ROAD  
SPOKANE COUNTY, WA**

**SHEET  
1 OF 3**  
JOB NUMBER  
**20-2797**