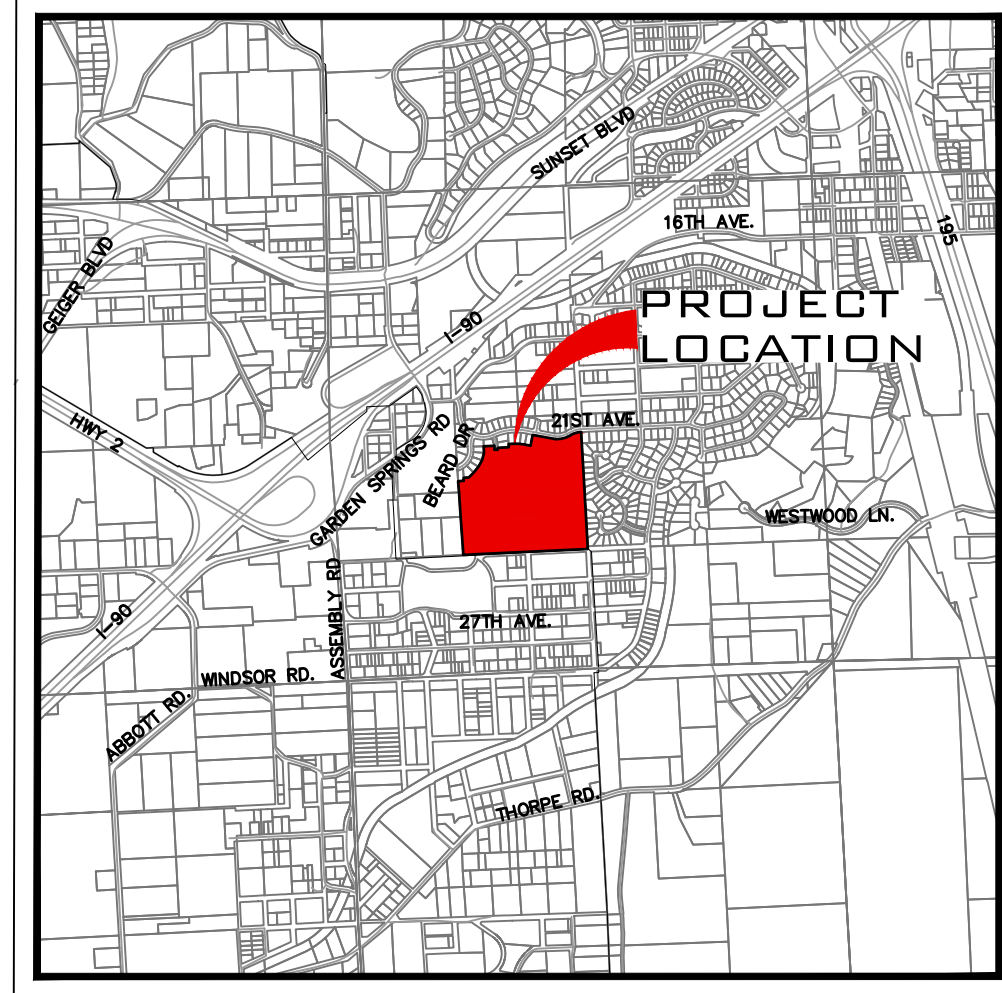


PRELIMINARY PLAT FOR
BEARD ADDITION
LOCATED IN A PORTION OF THE
SW 1/4, SEC 26, T 25 N, R 42 E, W.M.
SPOKANE COUNTY, WA

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



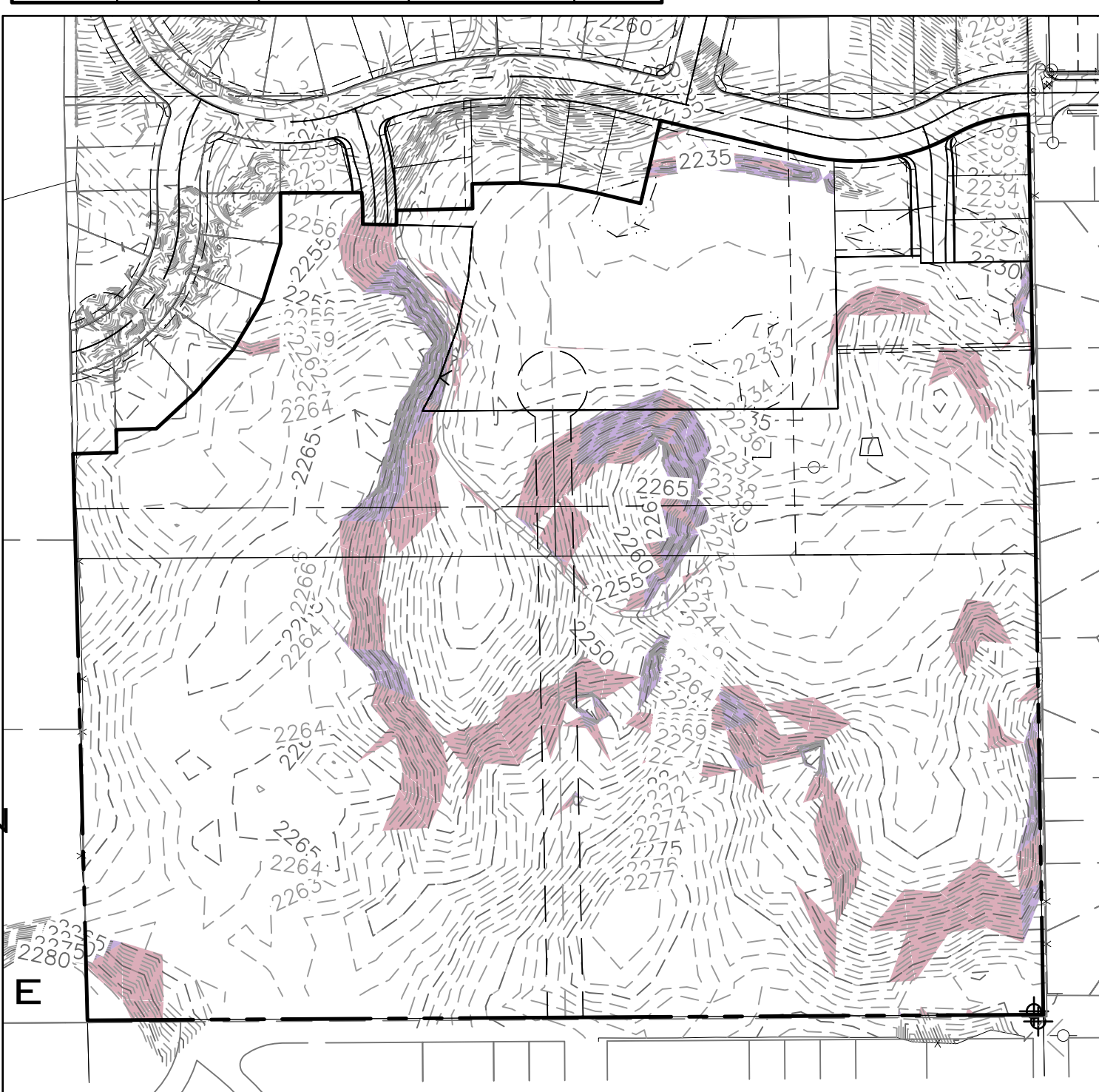
VICINITY MAP
NTS

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	3	
PROPOSED 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
L11	47.50	N88° 38' 52"W
L12	20.58	S0° 00' 17"E
L13	107.24	S88° 42' 27"W
L14	34.96	S0° 57' 03"E
L15	67.01	S89° 02' 57"W
L16	55.26	N86° 01' 27"W
L17	53.82	N79° 09' 15"W
L18	64.00	N76° 41' 17"W
L19	119.99	S13° 19' 00"W
L20	215.37	N76° 41' 00"W

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'

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

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

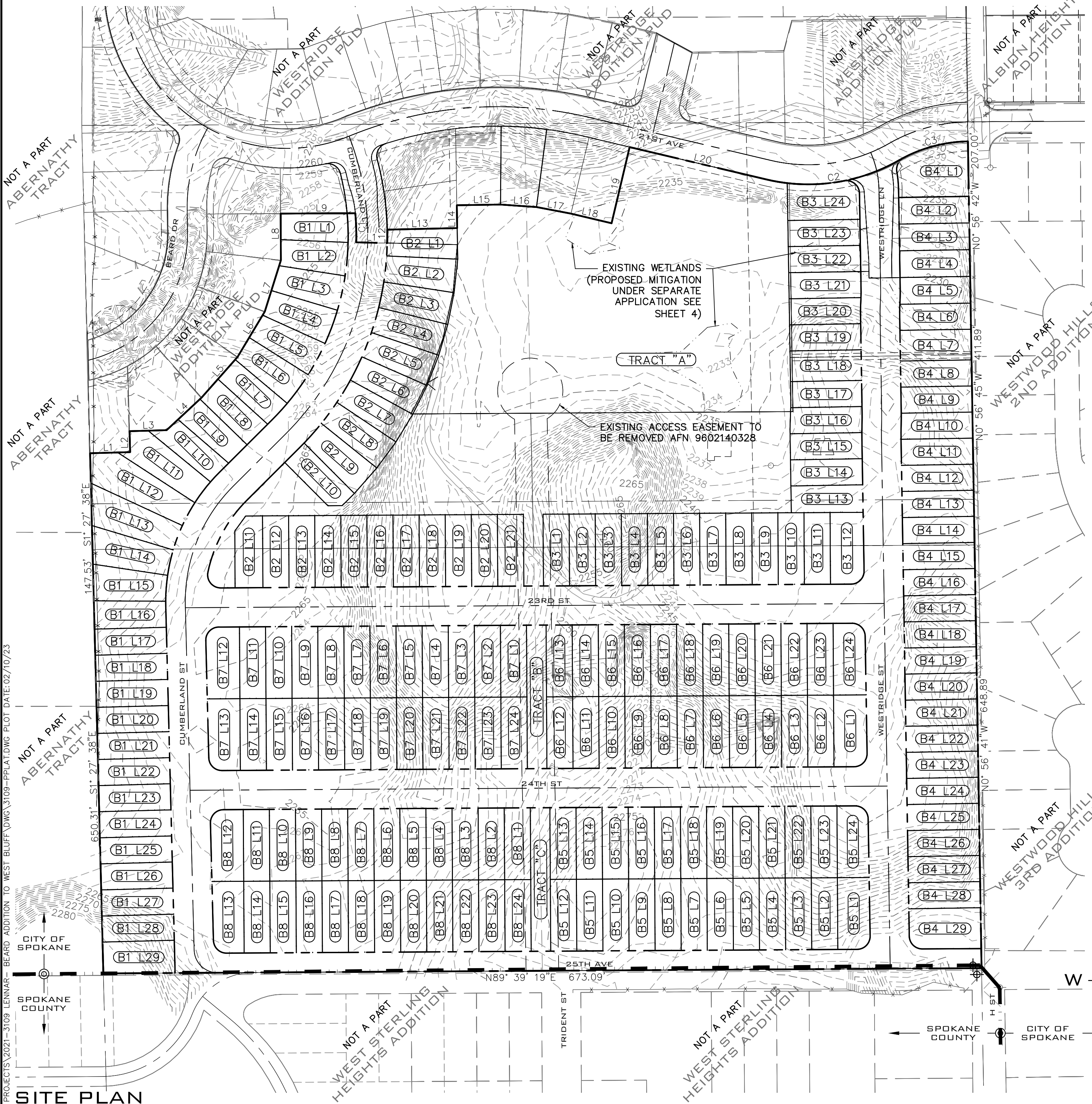
PARCEL NUMBER 25263.3103
WESTRIDGE ADDITION P.U.D. LT 3 BLK 7

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

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

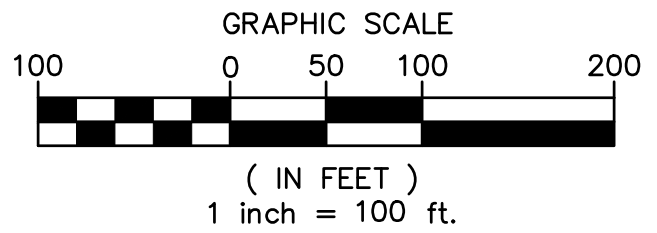
ENGINEER
WHIPPLE CONSULTING ENGINEERS
21 SOUTH PINES
SPOKANE VALLEY, WA 99206
PHONE: 893-2617
CONTACT: TODD WHIPPLE, P.E.

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



SITE PLAN
SCALE: 1"=100'

NAVD - 88
XXX



NO.	DATE	BY	REVISIONS

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

PROJ #:	21-3109
DATE:	02/10/23
DRAWN:	SLS
REVIEWED:	TRW

CIVIL	
STRUCTURAL	
SURVEYING	
TRAFFIC	
PLANNING	
LANDSCAPE	
OTHER	



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

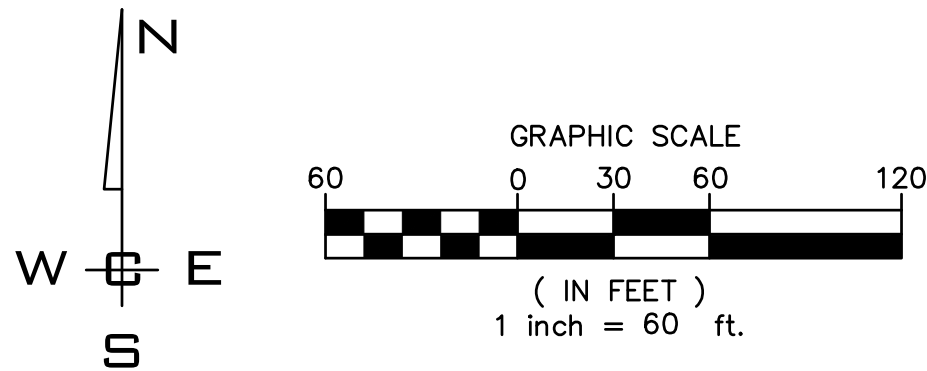
SHEET PP1
JOB NUMBER 21-3109

UNDERGROUND SERVICE ALERT
ONE-CALL NUMBER
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BEFORE YOU DIG



SITE PLAN
SCALE: 1"=60'

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



NAVD - 88
XXX

NO	DATE	BY	REVISIONS

SCALE:
HORIZONTAL:
1"=60'
VERTICAL:
N/A

PROJ #: 21-3109
DATE: 02/10/23
DRAWN: SLS
REVIEWED: TRW

CIVIL	STRUCTURAL
SURVEYING	TRAFFIC
PLANNING	LANDSCAPE
OTHER	

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

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

SHEET
PP4

JOB NUMBER
21-3109

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

UNDERGROUND SERVICE ALERT
ONE-CALL NUMBER
811
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BEFORE YOU DIG



SITE PLAN VIEW
SCALE: 1"=100'

P:\WCE\WORK\2021\WCE PROJECTS\2021-3109 LENNAR- BEARD ADDITION TO WEST BLUFF\DWG\3109-PP5-PLAT.DWG PLOT DATE: 02/10/23

NAVD - 88
XXX

NO.	DATE	BY	REVISIONS

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

PROJ #:	21-3109
DATE:	02/10/23
DRAWN:	SLS
REVIEWED:	TRW

CIVIL	
STRUCTURAL	
SURVEYING	
TRAFFIC	
PLANNING	X
LANDSCAPE	
OTHER	

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

BEARD ADDITION
BUILDING LOCATIONS
CUMBERLAND LN. & 21ST AVE
SPOKANE, WA

SHEET
PP5
JOB NUMBER
21-3109

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

[illegible]

PROJ #:	21-3109
DATE:	02/10/23
DRAWN:	SLS
REVIEWED:	TRW



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

BEARD ADDITION
PROPOSED MITIGATED WETLAND
CUMBERLAND LN. & 21ST AVE
SPOKANE, WA

SHEET
PP6

JOB NUMBER
21-3109