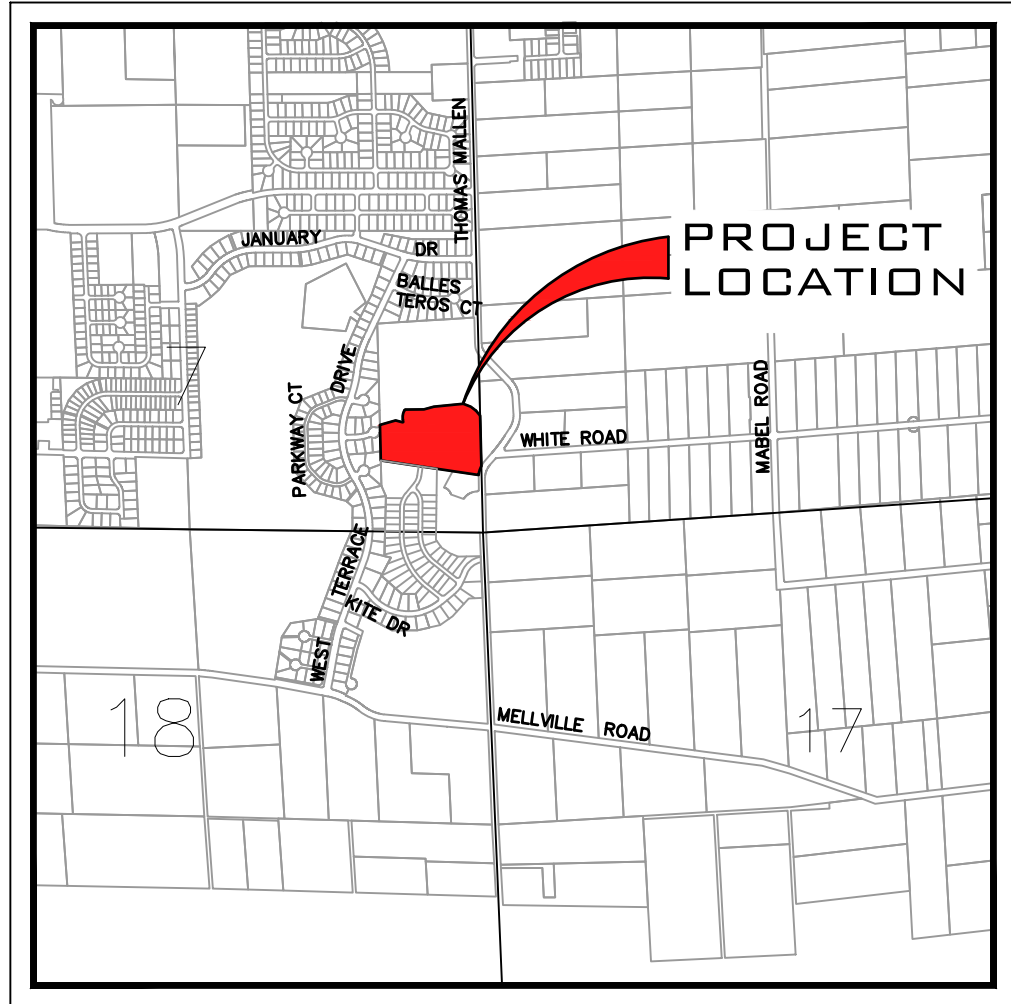


PRELIMINARY PLAT
YOGI BEAR ADDITION

LOCATED IN A PORTION OF THE
SE 1/4, SEC 07, T 24 N, R 42 E, W.M.
SPOKANE COUNTY, WA



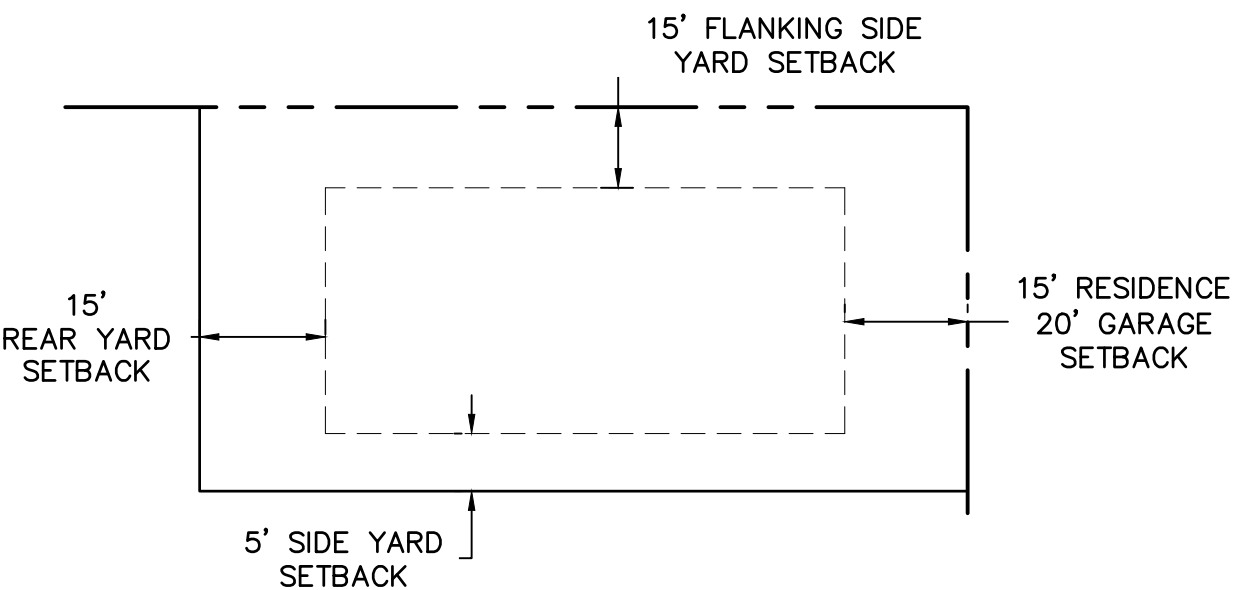
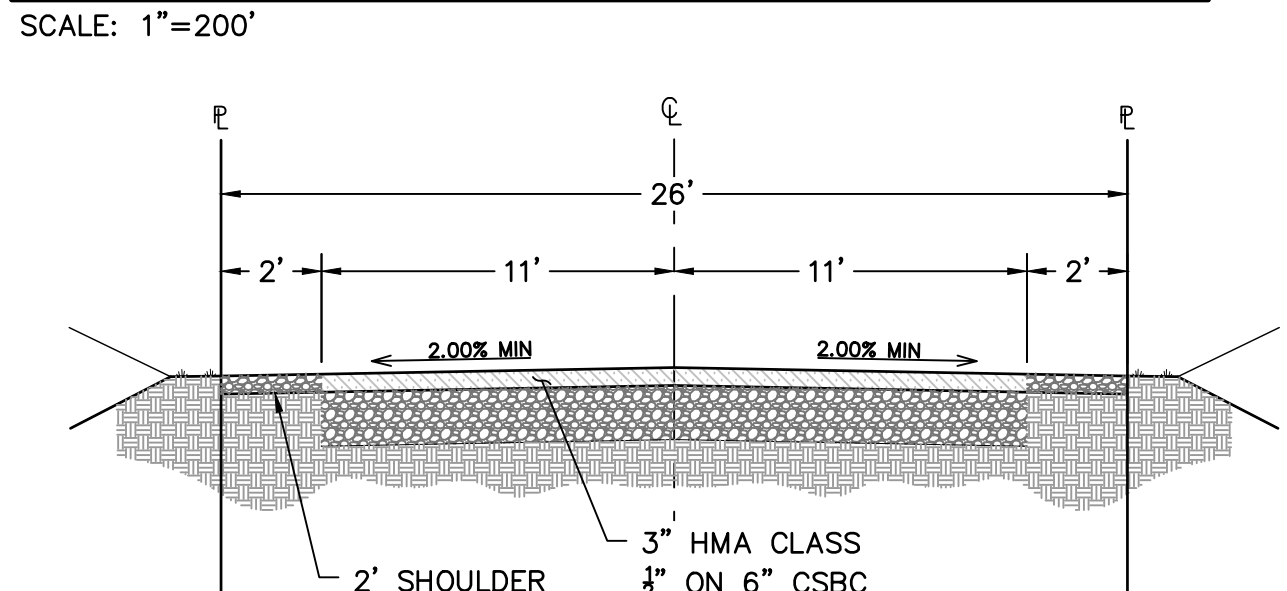
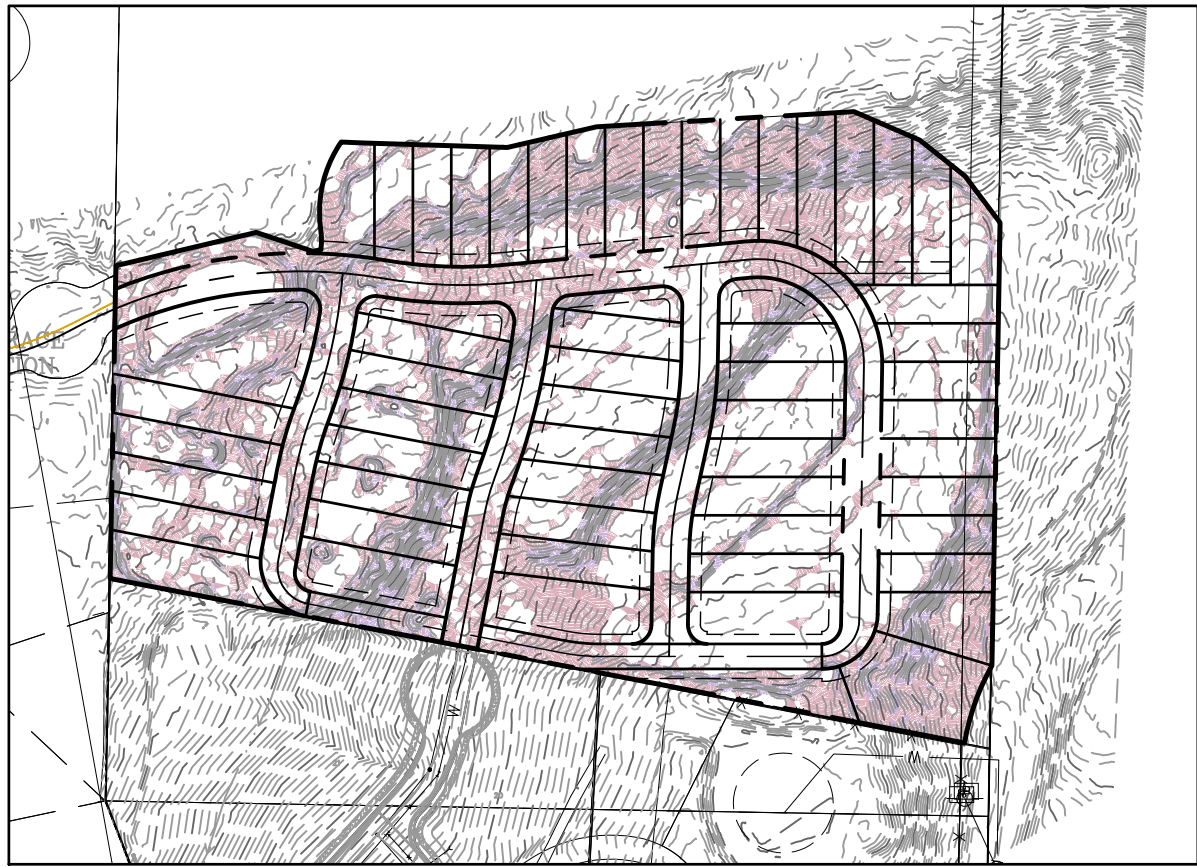
VICINITY MAP

LEGAL DESCRIPTION

24074.9056
07-24-42; PTN. OF SE1/4 SEC 7 DAF: COM AT NE COR SAID SE1/4 SEC 7; TH S01°26'11"E 1696.19FT ON THE E LN OF SAID SE1/4 TO TRUE POB; TH CONT ALG SAID LN S01°26'11"E 546.82FT; TH N81°35'29"W 933.75FT TO A PT THAT IS 920.00FT W OF THE E LN OF SAID SE1/4, MEASURED AT RIGHT ANGLES THERETO; TH N01°26'11"W 325.76FT, PARALLEL W/SAID E LN; TH N74°11'05"E 150.32FT; TH S74°00'00"E 62.49FT; TH N74°11'05"E 8.21FT; TH ALG NON-TANGENT CURVE TO LEFT HAVING RADIUS OF 77.69FT, A CENT ANG OF 14°54'55", AN ARC LENGTH OF 20.22FT, A CHORD BEARING N02°46'22"W, & CHORD LENGTH OF 20.17FT; TH IN A NLYDIR W/A REVERSE TANGENT CURVE TO RIGHT HAVING RADIUS OF 128.30FT, A CENT ANG OF 40°13'49", AN ARC LENGTH OF 90.09FT, A CHORD BEARING OF N09°53'05"E, & A CHORD LENGTH OF 88.25FT; TH N30°00'00"E 5.38FT; TH N90°00'00"E 23.76FT; TH N89°14'47"E 149.40FT; TH N74°29'20"E 95.31FT; TH N84°09'54"E 268.65FT; TH S69°06'02"E 74.69FT; TH S53°58'45"E 60.15FT; TH S39°34'40"E 59.72FT TO TRUE POB; EXC CO RDS; SUBJ TO ROW, EASEMENTS OR SERVITUDES OF RECORD OR IN VIEW; PARCEL 'B' OF CE-9-14 (A&B)

SITE DATA		
PARCEL NUMBER	24074.9056	
ZONING	LDR	
DENSITY [MIN] [MAX]	1	8
ALLOWED DENSITY	10	87
	SF	AC
PROJECT AREA	478,845.03	10.99
NUMBER OF LOTS	55	
NUMBER OF TRACTS	8	
AREA OF LOTS	322,084.23	7.39
AREA OF TRACTS	57,090.58	1.31
AREA OF RIGHT OF WAY	99,670.22	2.29
MIN LOT AREA	4,403.59	0.10
MAX LOT AREA	13,382.98	0.31
IMPERVIOUS AREAS		
PAVEMENT		
SIDEWALK, BURB & CUTTER		
TOTAL IMPERVIOUS AREA		
SERVICE PROVIDERS		
FIRE DISTRICT	FIRE DISTRICT 3	
WATER SERVICE	CITY OF SPOKANE	
SANITARY SEWER SERVICE	CITY OF SPOKANE	

SLOPES TABLE				
NUMBER	MIN SLOPE	MAX SLOPE	2d AREA (sf)	COLOR
1	10.00%	30.00%	154970.01	
2	30.00%	100.00%	79508.26	



TYPICAL LOT SETBACK DETAIL

SCALE: NOT TO SCALE

ENGINEER/CONTACT

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

SURVEYOR

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

OWNER/DEVELOPER

TAKODA PARK LLC
PO BOX 620
CHENEY, WA, 99004

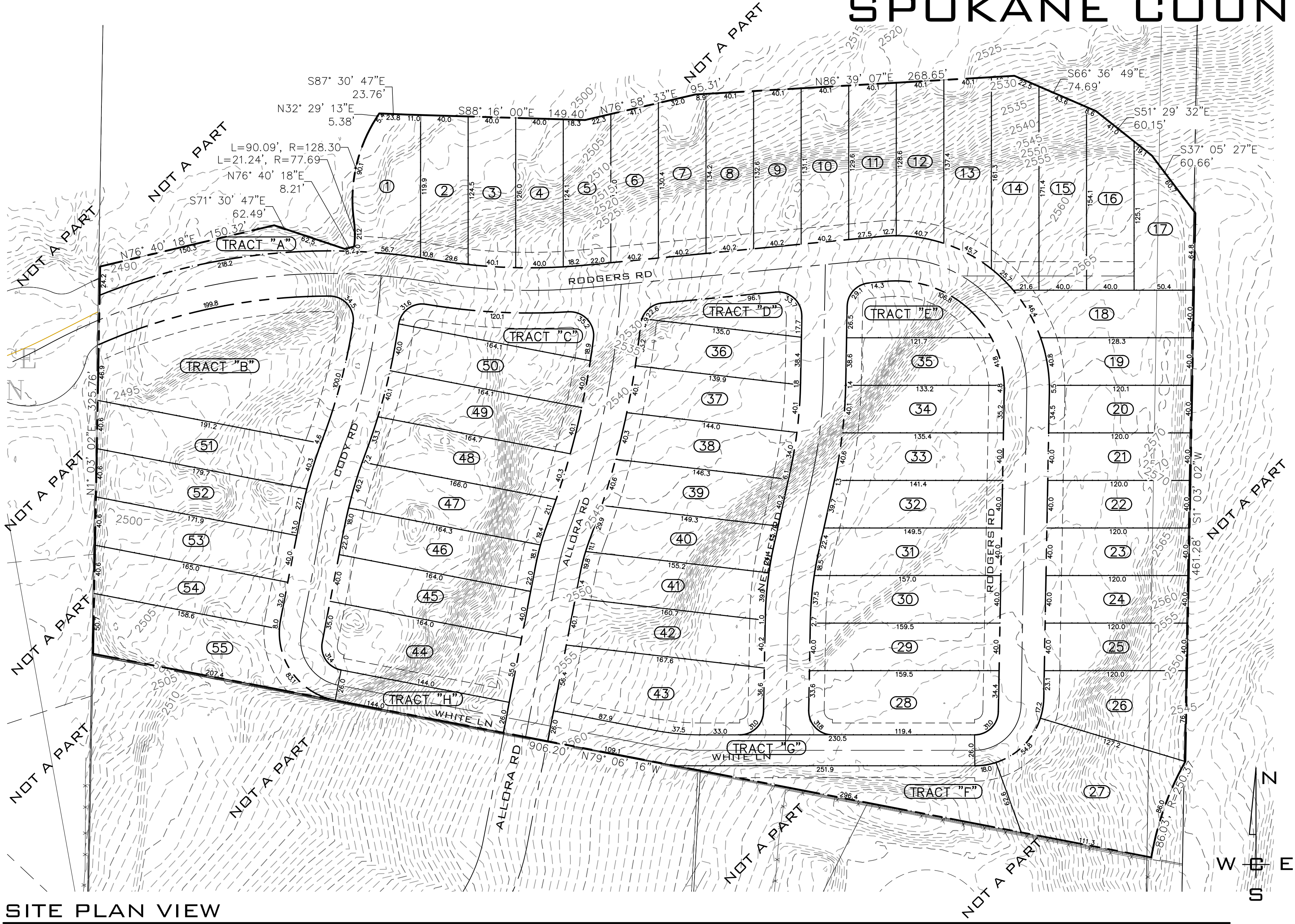


YOGI BEAR ADDITION
PRELIMINARY PLAT

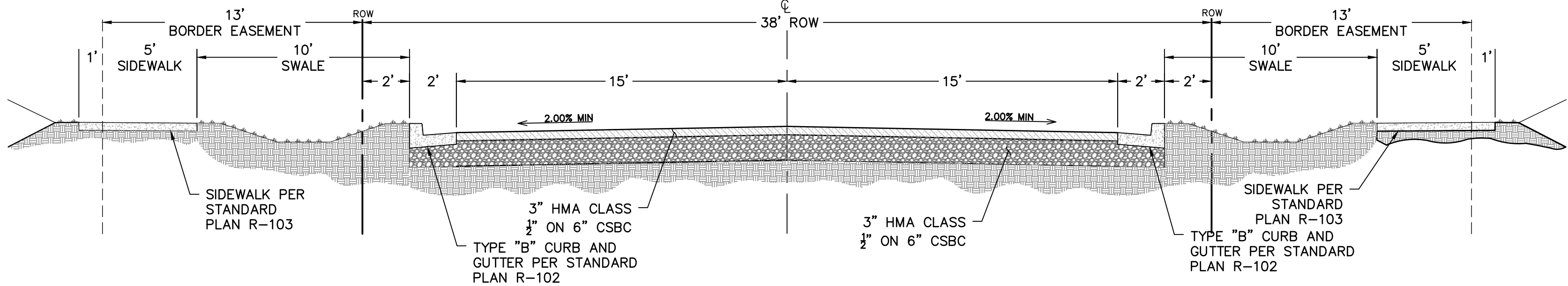
ALLORA RD.
CHENEY, WA 99004

SHEET
1 OF 2

JOB NUMBER
22-3248



SCALE: 1"=60'



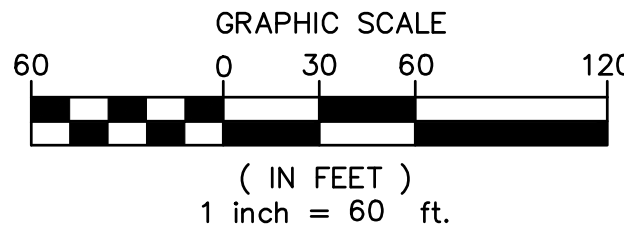
TYPICAL ROAD CROSS SECTION W/ROADSIDE SWALE

NOT TO SCALE

(A)

(B)

NAVD - 88
XXX



NO.	DATE	BY	REVISIONS

SCALE:

HORIZONTAL:

1"=60'

VERTICAL:

N/A

PROJ #:

22-3248

DATE:

06/24/22

DRAWN:

SLS

REVIEWED:

TRW

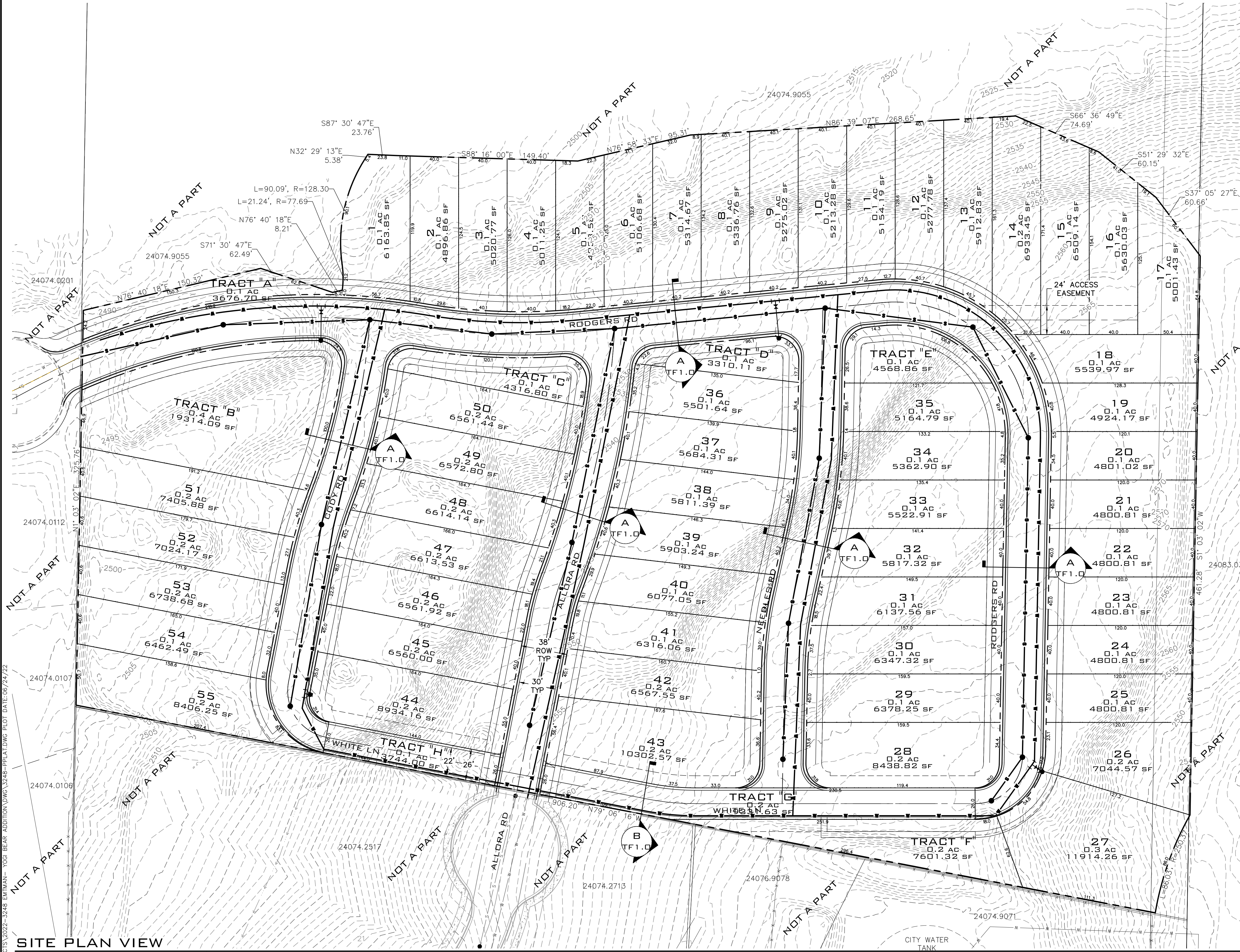
CIVIL	
STRUCTURAL	
SURVEYING	
TRAFFIC	
PLANNING	X
LANDSCAPE	
OTHER	



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

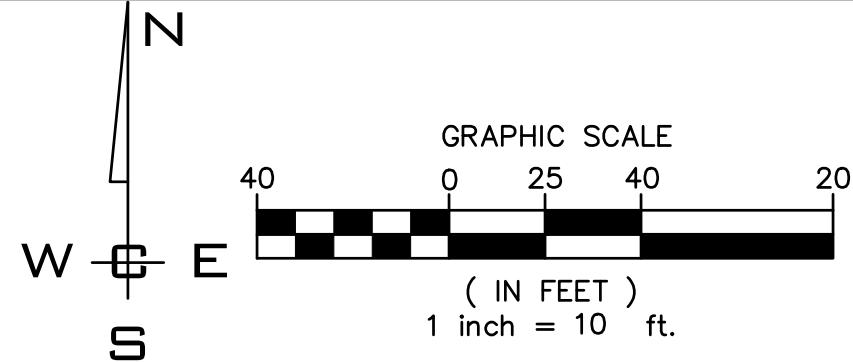
SE 1/4, SEC.07, T.24N., R.42E., W.M.

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



SITE PLAN VIEW
SCALE: 1"=40'

NAVD - 88
XXX



NO.	DATE	BY	REVISIONS

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

PROJ #: 22-3248
DATE: 06/24/22
DRAWN: SLS
REVIEWED: TRW

CIVIL
STRUCTURAL
SURVEYING
TRAFFIC
PLANNING
LANDSCAPE
OTHER

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

ADJACENT PROPERTY DATA		
PARCEL #	OWNER	PLAT DATA
24074.9055	K/M RESORTS OF AMERICA, INC 6191 20TH ST E, FIFE, WA, 98424	UNPLATTED
24083.0301	SKINNER REVOCABLE LIVING TRUST 7720 S THOMAS MALLEN RD, CHENEY, WA, 99004	A&M WOODLAND PK
24074.9071	CITY OF SPOKANE E 914 N FOOTHILLS DR, SPOKANE, WA, 99207	FOUR LAKES GOLF & COUNTRY CLUB SUBDIVISION
24076.9078	CITY OF SPOKANE 808 W SPOKANE FALLS BLVD, SPOKANE, WA, 99201-3333	FOUR LAKES GOLF & COUNTRY CLUB SUBDIVISION
24074.2713	FRANK FREEZE INC 9810 W MELVILLE RD, CHENEY, WA, 99004	WEST TERRACE 5TH
24074.2517	FRANK FREEZE INC 9810 W MELVILLE RD, CHENEY, WA, 99004	WEST TERRACE 5TH
24074.0106	HILZENDEGER, ROBERT A & SHELLY 9507 W STADLER CRT, CHENEY, WA, 99004	WEST TERRACE 1ST ADDITION
24074.0107	JANKE, BRANDON MICHAEL & MAKENZIE LEIGH 9508 W STADLER CT, CHENEY, WA, 99004	WEST TERRACE 1ST ADDITION
24074.0112	DUMLAO, ELISEO & JULIANNA 9501 W RODGERS DR, CHENEY, WA, 9900	WEST TERRACE 1ST ADDITION
24074.0201	KENNICUTT, SARAH 9502 W RODGERS DR, CHENEY, WA, 99004	WEST TERRACE 1ST ADDITION



**YOGI BEAR ADDITION
PRELIMINARY PLAT**

**ALLORA RD.
CHENEY, WA 99004**

**SHEET
2 OF 2**

JOB NUMBER
22-3248