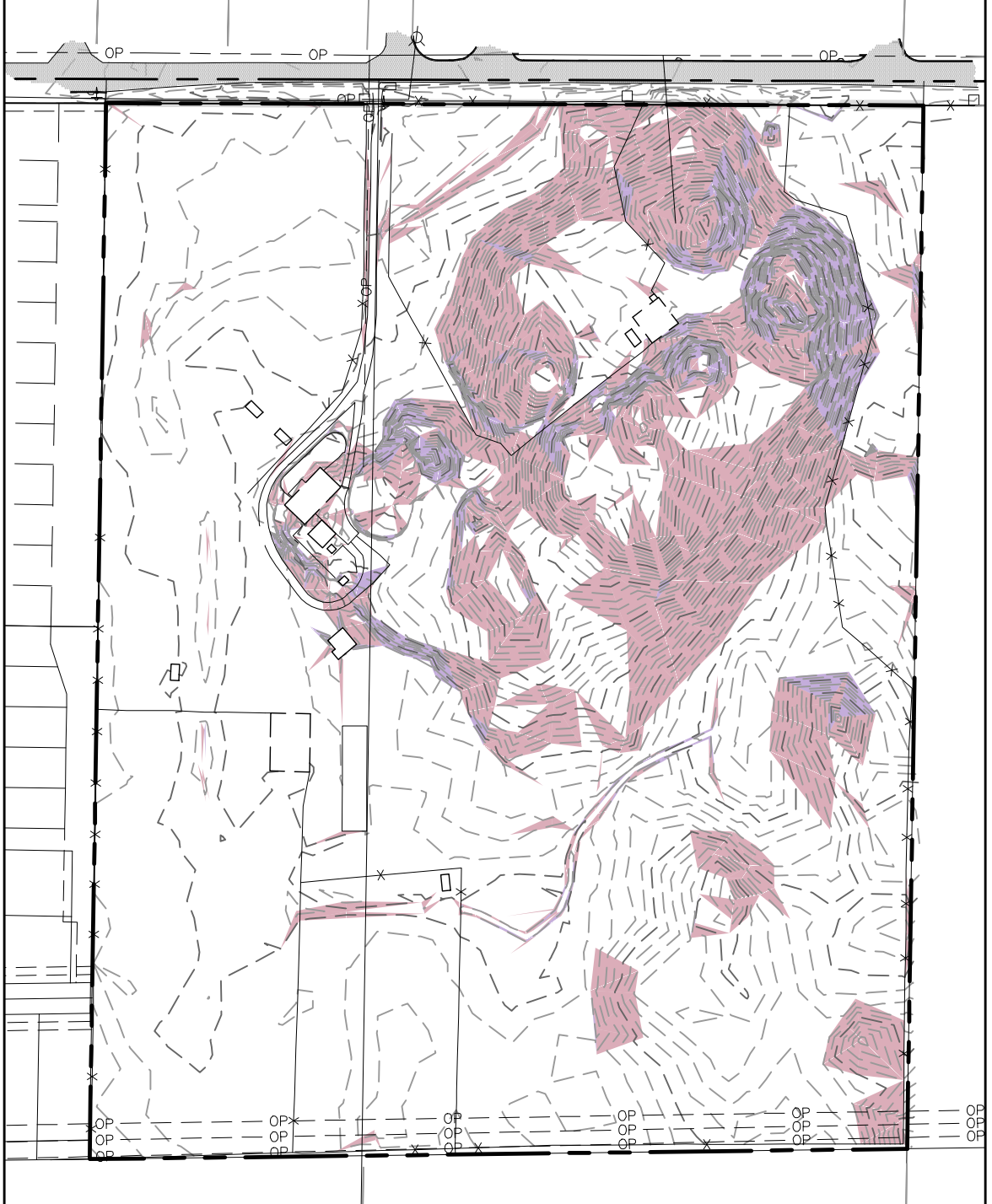


# PRELIMINARY PLAT BRAEMAR GLEN ESTATES LOCATED IN A PORTION OF THE NE 1/4, NW 1/4, SEC 8, T 24 N, R 42 E, W.M. SPOKANE COUNTY, WA

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

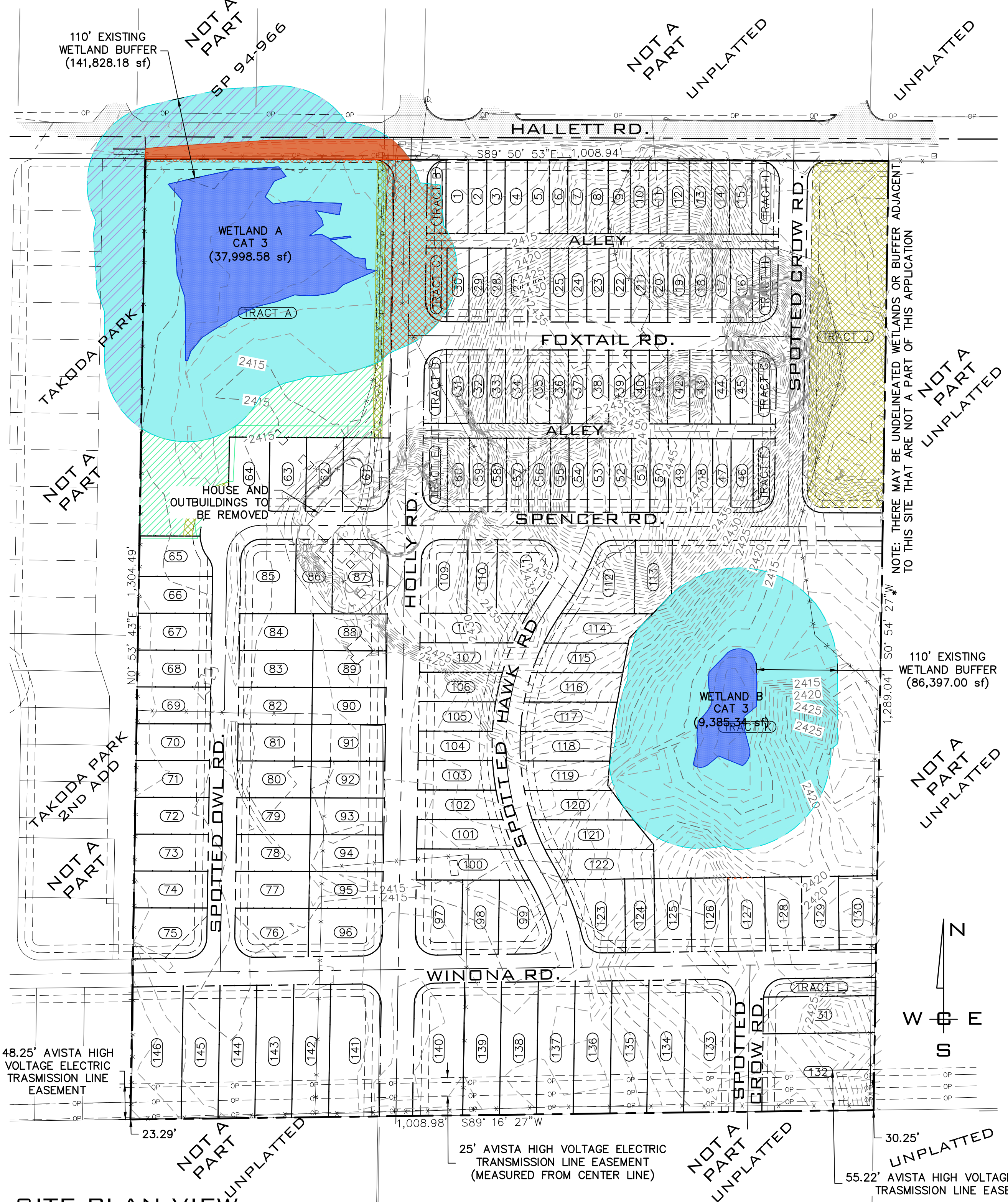
SLOPES TABLE				
NUMBER	MIN. SLOPE	MAX. SLOPE	2d AREA (sf)	COLOR
1	10%	30%	261,362.79	
2	> 30%		66,652.92	



**EXISTING GROUND SLOPE MAP**  
SCALE: 1"=200'



**ERODIBLE SOILS MAP**  
SCALE: 1"=200'

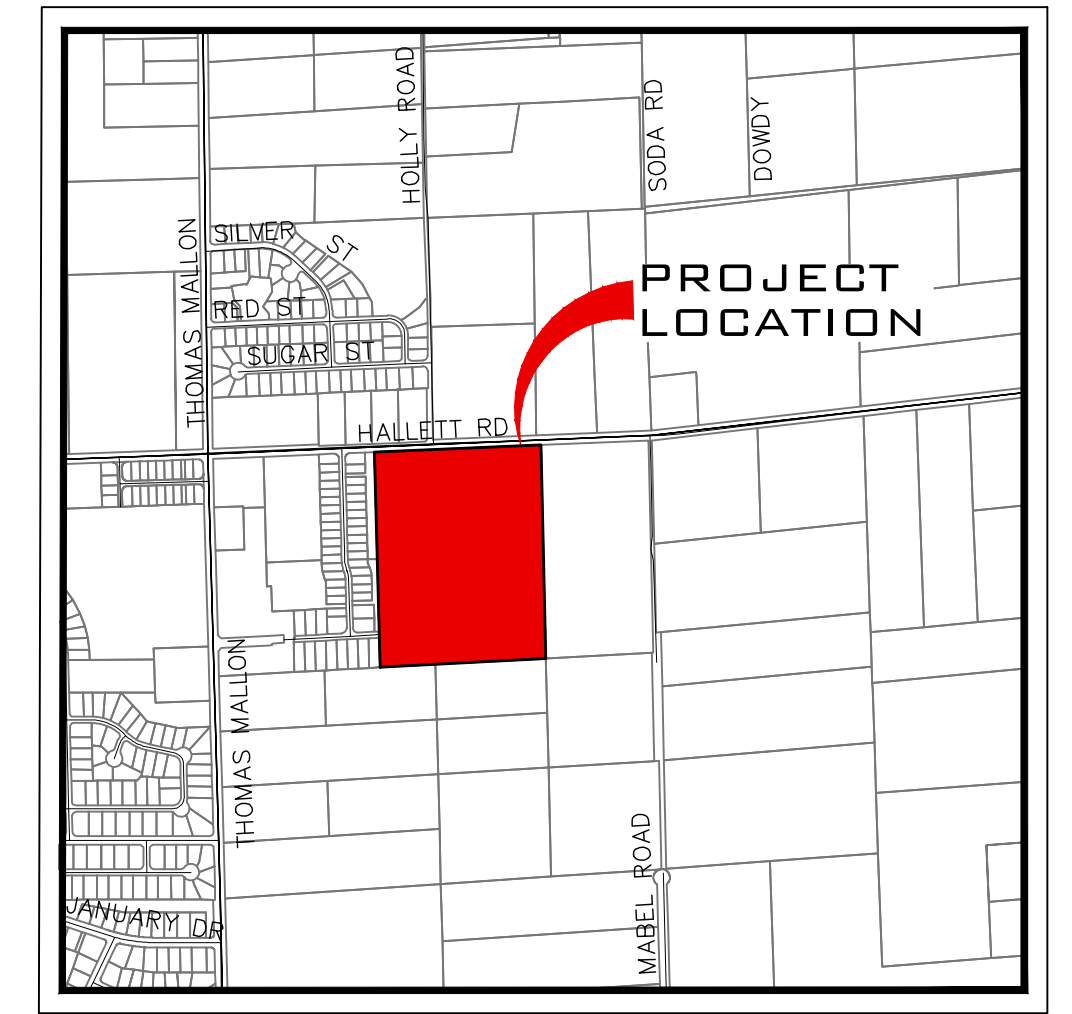


**SITE PLAN VIEW**  
SCALE: 1"=100'

SITE DATA	
PARCEL NUMBER	24082.9063
ZONING	24082.9087
DENSITY [MIN] [MAX]	LDR
ALLOWED DENSITY	1 8
PROJECT AREA	30 SF 30.03 AC
STANDARD LOTS	57
TOWNHOUSE LOTS	60
TOTAL LOTS	146
DUPLEX LOTS	29
TOTAL UNITS	175
NUMBER OF OPEN SPACE TRACTS	12
NUMBER OF ALLEY TRACTS	2
AREA OF LOTS	693,545.66 SF 18.52 AC
AREA OPEN SPACE OF TRACTS	373,304.97 SF 8.57 AC
AREA OF ALLEY TRACTS	19,121.62 SF 0.20 AC
AREA OF RIGHT OF WAY	222,089.25 SF 5.10 AC
MIN LOT AREA	2,500.00 SF 0.05 AC
MAX LOT AREA	15,960.17 SF 0.38 AC
IMPERVIOUS AREAS	
PAVEMENT	200,270 SF
SIDEWALK AND CONCRETE	58,162 SF
CURB AND GUTTER	22,332 SF
TOTAL IMPERVIOUS AREA	280,764 SF
SERVICE PROVIDERS	
FIRE DISTRICT	FIRE DISTRICT #3
WATER SERVICE	CITY OF SPOKANE
SANITARY SEWER SERVICE	CITY OF SPOKANE

HATCH LEGEND	
	EXISTING WETLAND AREA
	EXISTING WETLAND BUFFER AREA
	WETLAND BUFFER ENCROACHMENT
	WETLAND BUFFER MITIGATION AREAS
	STORM DRAINAGE AREA
	BUFFER BETWEEN E.O.P. TO ROW CONSTRUCTION LIMIT
	MAPPED BUFFER AREA ON ADJACENT BUILT ENVIRONMENT AND/OR EXISTING ROAD

WETLAND BUFFER MITIGATION DATA		
	SF	AC
WETLAND A BUFFER ENCROACHMENT AREA	21,081	0.48
WETLAND A BUFFER BETWEEN EOP AND ROW	8,240	0.19
FEASIBLE WETLAND A BUFFER MITIGATION AREA	29,508	0.68
WETLAND B BUFFER ENCROACHMENT AREA	0.00	0.00
FEASIBLE WETLAND B BUFFER MITIGATION AREA	N/A	N/A
TOTAL WETLAND BUFFER ENCROACHMENT	29,321	0.67
TOTAL WETLAND BUFFER MITIGATION	29,508	0.68



**VICINITY MAP**

SHEET INDEX	
PP1	PRELIMINARY PLAT COVER
PP2	NORTH HALF LOT LAYOUT DETAILS
PP3	SOUTH HALF LOT LAYOUT DETAILS
PP4	INTERSECTION CLEAR VIEW TRIANGLE OVERVIEW

**LEGAL DESCRIPTION**  
PARCEL # 24082.9063  
08-24-42 E1/2 OF E1/2 OF NW1/4 OF NW1/4 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-SPOKANE 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 (SEE SITE PLAN VIEW)  
2. ERODIBLE SOIL PER PRELIMINARY GEOTECHNICAL AND GEOHAZARD ENGINEERING REPORT BY LIBERTY GEOTECHNICAL ENGINEERING INC. DATED 03/27/23 (SEE MAP THIS PAGE)  
3. NO MITIGATION PROVIDED FOR MAPPED BUFFER ARE ON ADJACENT BUILT ENVIRONMENT AND/OR EXISTING ROAD

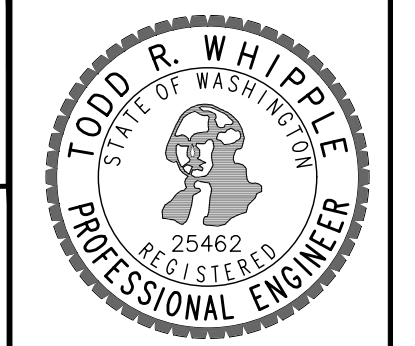
**ADDITIONAL NOTES**  
1. ALL BUILDINGS ON SITE TO BE REMOVED.  
2. EXISTING WELL TO BE ABANDONED AND REPLACED WITH PUBLIC WATER.

**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.

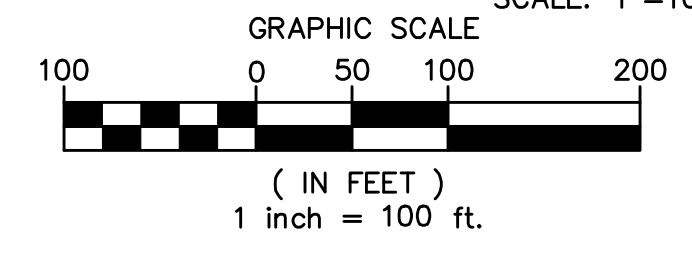
**OWNER/DEVELOPER**  
DEWOOD REVOCABLE ASSET TRUST  
47 E HIGH DR, SPOKANE, WA

**PLANS  
NOT APPROVED  
BY AGENCY**



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

**SHEET  
PP1**  
JOB NUMBER  
**20-2797**

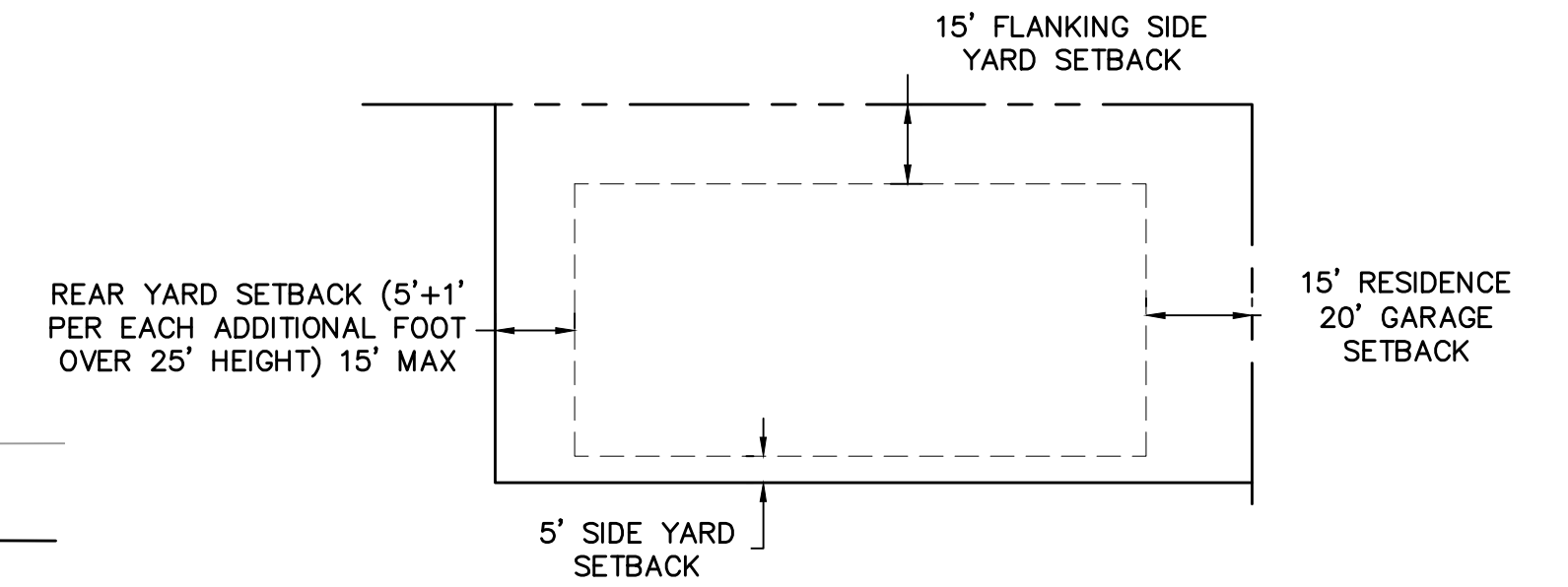
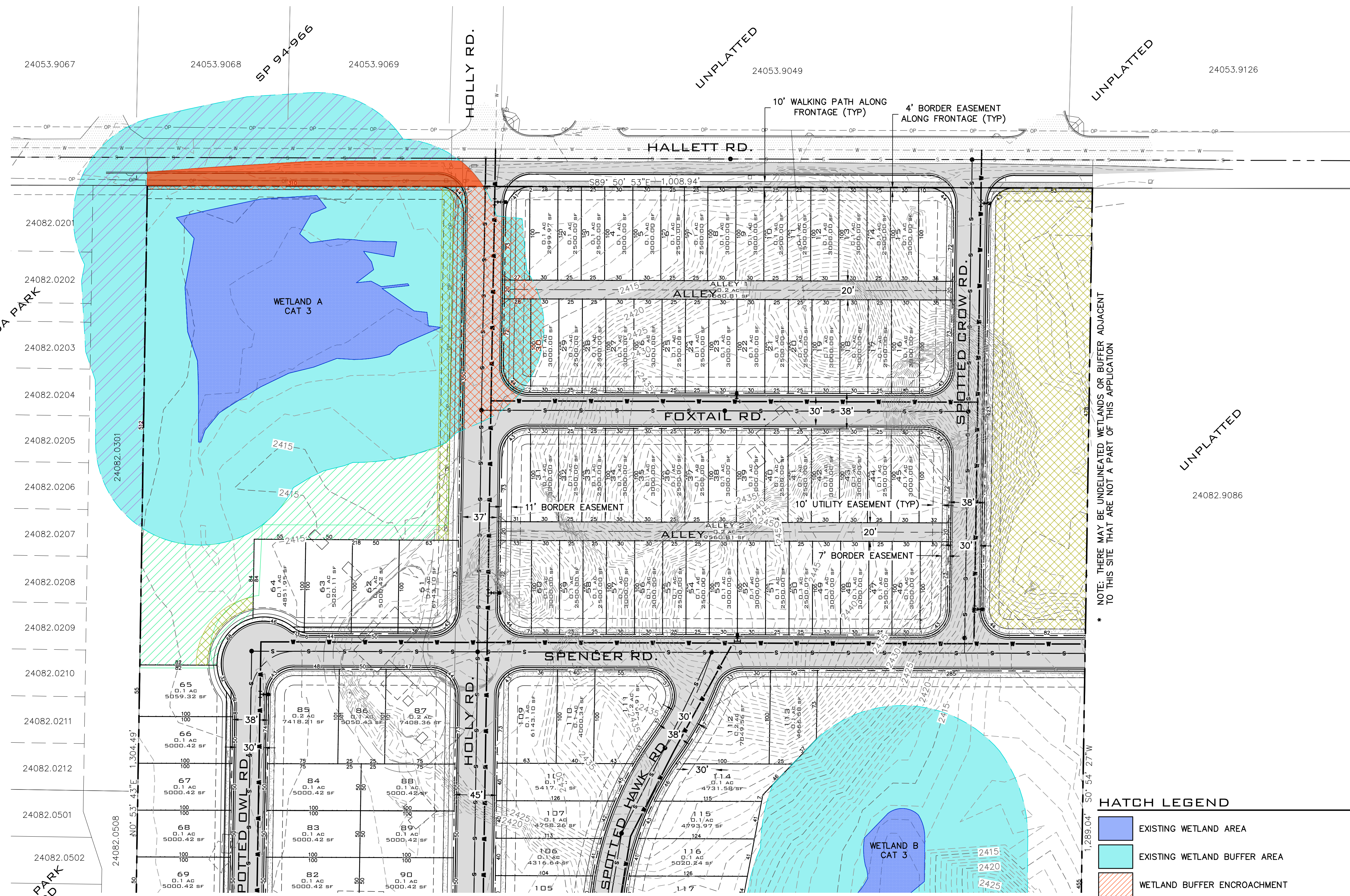


SCALE:		PROJ #:	20-2797
HORIZONTAL:	1"=100'	DATE:	06/01/26
VERTICAL:	N/A	DRAWN:	SLS
		REVIEWED:	TRW

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

NO.	DATE	BY	REVISIONS

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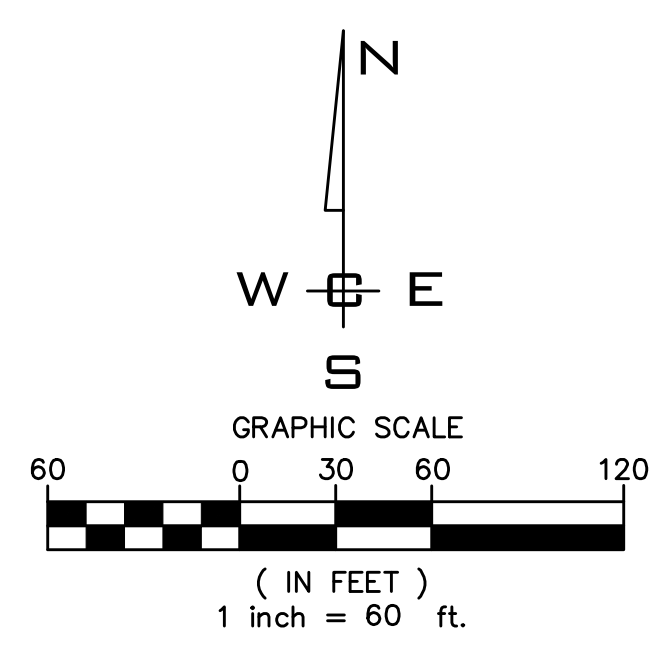


TYPICAL LOT SETBACK DETAIL  
SCALE: NOT TO SCALE

ADJACENT PROPERTY DATA		
PARCEL #	OWNER	PLAT DATA
24082.9086	BROCK, M VERN & BARBARA J 6910 N MABEL RD, CHENEY, WA, 99004	UNPLATTED
24082.0508	TAKODA PARK HOMEOWNERS ASSOCIATION PO BOX 448, SPOKANE, WA, 99210	TAKODA PARK 2ND ADD
24082.0502	WARZOCHA, TROY J & KELLI J 6709 S CHUMANI RD, CHENEY, WA, 99004	TAKODA PARK 2ND ADD
24082.0501	KAPUSTIN, ALEKSANDR & SVITLANA 6705 S CHUMANI RD, CHENEY, WA, 99004	TAKODA PARK 2ND ADD
24082.0301	TAKODA PARK HOMEOWNERS ASSOCIATION PO BOX 448, SPOKANE, WA, 99210	TAKODA PARK
24082.0212	APPLEGATE, JACK D 6627 S CHUMANI RD, CHENEY, WA, 99004	TAKODA PARK
24082.0211	DRESLINSKI, MATTHEW F & BRYCE C 6623 S CHUMANI RD, CHENEY, WA, 99004	TAKODA PARK
24082.0210	DAUL, JEFFREY/KALANTAN, ABRAR 6619 S CHUMANI RD, CHENEY, WA, 99004	TAKODA PARK
24082.0209	HEFFLEY, JAMES G & RANDI M 6615 S CHUMANI RD, CHENEY, WA, 99004	TAKODA PARK
24082.0208	WILCZEK, FRANK 6611 S CHUMANI RD, CHENEY, WA, 99004	TAKODA PARK
24082.0207	HILL, MELANIE M 6607 CHUMANI RD, CHENEY, WA, 99004	TAKODA PARK
24082.0206	READ, ZACHARY 6603 S CHUMANI RD, CHENEY, WA, 99004	TAKODA PARK
24082.0205	VILLARREAL, JORGE A JR 6525 CHUMANI RD, CHENEY, WA, 99004	TAKODA PARK
24082.0204	GUSTAFSON, NICHOLAS A 6521 S CHUMANI RD, CHENEY, WA, 99004	TAKODA PARK
24082.0203	GUGLIUZZO, DOUGLAS J 6517 S CHUMANI RD, CHENEY, WA, 99004	TAKODA PARK
24082.0202	MASTER, SAMANTHA A 6511 CHUMANI RD, CHENEY, WA, 99004	TAKODA PARK
24082.0201	GRANT, SAMANTHA J 16424 N YALE RD, COLBERT, WA, 99005	TAKODA PARK
24053.9067	GILLINGHAM, RANDALL J PO BOX 19168, SPOKANE, WA, 99219	SP94-966
24053.9068	HOLLY COW PARTNERSHIP PO BOX 74, MEAD, WA, 99021	SP94-966
24053.9069	HOLLY COW PARTNERSHIP PO BOX 74, MEAD, WA, 99021	SP94-966
24053.9049	CHENEY SCHOOL DISTRICT #360 12414 S ANDRUS RD, CHENEY, WA, 99004	UNPLATTED
24053.9126	MILLSAP ENTERPRISES INC 8414 W HALLETT RD, CHENEY, WA, 99004	UNPLATTED

\* NOTE: THERE MAY BE UNDELINEATED WETLANDS OR BUFFER ADJACENT TO THIS SITE THAT ARE NOT A PART OF THIS APPLICATION

- HATCH LEGEND**
- EXISTING WETLAND AREA
  - EXISTING WETLAND BUFFER AREA
  - WETLAND BUFFER ENCROACHMENT
  - WETLAND BUFFER MITIGATION AREAS
  - STORM DRAINAGE AREA
  - BUFFER BETWEEN E.O.P. TO ROW CONSTRUCTION LIMIT
  - MAPPED BUFFER AREA ON ADJACENT BUILT ENVIRONMENT AND/OR EXISTING ROAD



NO.	DATE	BY	REVISIONS

<b>SCALE:</b>	<b>PROJ #:</b> 20-2797
<b>HORIZONTAL:</b>	<b>DATE:</b> 06/01/26
<b>VERTICAL:</b>	<b>DRAWN:</b> SLS
<b>N/A</b>	<b>REVIEWED:</b> TRW

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

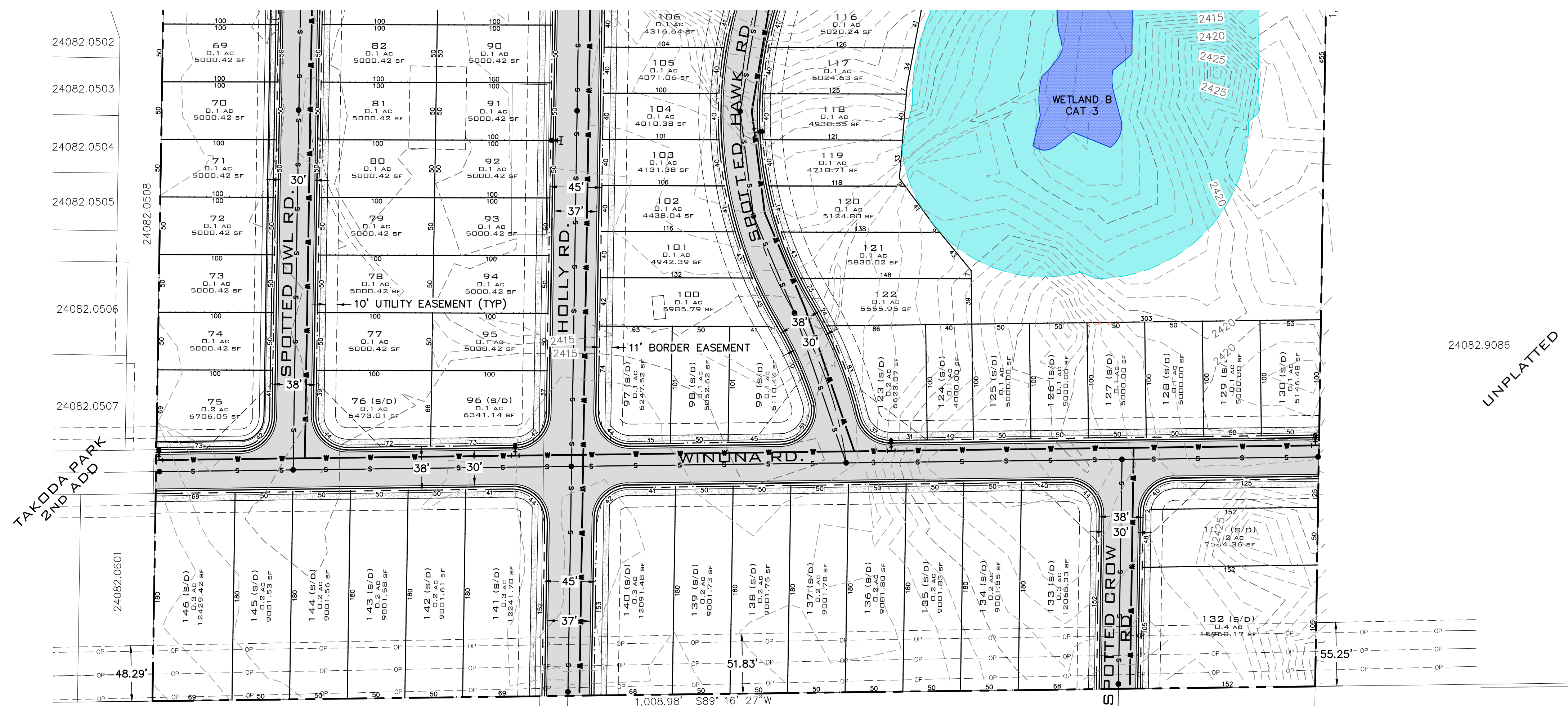
**BRAEMAR GLEN ESTATES**  
**NORTH HALF LOT LAYOUT DETAILS**  
**8815 W HALLETT ROAD**  
**SPOKANE COUNTY, WA**

**TODD R. WHIPPLE**  
STATE OF WASHINGTON  
REGISTERED  
PROFESSIONAL ENGINEER  
25462

**PLANS NOT APPROVED BY AGENCY**

**SHEET PP2**  
JOB NUMBER **20-2797**

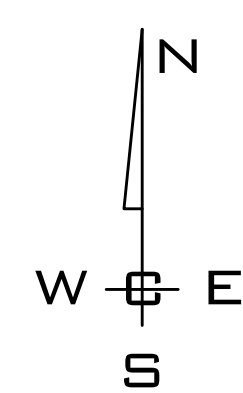
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ADJACENT PROPERTY DATA		
PARCEL #	OWNER	PLAT DATA
24082.9086	BROCK, M VERN & BARBARA J 6910 N MABEL RD, CHENEY, WA, 99004	UNPLATTED
24082.9019	BROCK, M V & B J 6910 S MABEL RD, CHENEY, WA, 99004	UNPLATTED
24082.9064	DE VOE, MARVIN P 6923 S THOMAS MALLON RD, CHENEY, WA, 99004	UNPLATTED
24082.9061	CONDON, DANIEL S & JENNIFER 6921 S THOMAS MALLON RD, CHENEY, WA, 99004	UNPLATTED
24082.0601	PENCE PROPERTIES CHENEY LLC P O BOX 10854, Spokane, WA, 99209	TAKODA PARK 2ND ADD
24082.0508	TAKODA PARK HOMEOWNERS ASSOCIATION P O BOX 448, SPOKANE, WA, 99210	TAKODA PARK 2ND ADD
24082.0507	PENCE PROPERTIES CHENEY LLC P O BOX 10854, Spokane, WA, 99209	TAKODA PARK 2ND ADD
24082.0506	BRAGG, MICHAEL T & SHANANN G 944 E 30TH AVE, SPOKANE, WA, 99203	TAKODA PARK 2ND ADD
24082.0505	BOYER, JOHN W & JESSICA M 6721 S CHUMANI RD, CHENEY, WA, 99004	TAKODA PARK 2ND ADD
24082.0504	HENIGAN, BRYAN & MELISSA 6717 S CHUMANI RD, CHENEY, WA, 99004	TAKODA PARK 2ND ADD
24082.0503	CHUMANI LLC 15116 N EDENCREST DR, SPOKANE, WA, 99208	TAKODA PARK 2ND ADD
24082.0502	WARZOCHA, TROY J & KELLI J 6709 S CHUMANI RD, CHENEY, WA, 99004	TAKODA PARK 2ND ADD

HATCH LEGEND

- EXISTING WETLAND AREA
- EXISTING WETLAND BUFFER AREA
- WETLAND BUFFER ENCROACHMENT
- WETLAND BUFFER MITIGATION AREAS
- STORM DRAINAGE AREA
- BUFFER BETWEEN E.O.P. TO ROW CONSTRUCTION LIMIT
- MAPPED BUFFER AREA ON ADJACENT BUILT ENVIRONMENT AND/OR EXISTING ROAD



GRAPHIC SCALE  
0 30 60 120  
( IN FEET )  
1 inch = 60 ft.

NO.	DATE	BY	REVISIONS

<b>SCALE:</b>	<b>PROJ #:</b> 20-2797
<b>HORIZONTAL:</b>	<b>DATE:</b> 06/01/26
<b>VERTICAL:</b>	<b>DRAWN:</b> SLS
N/A	<b>REVIEWED:</b> TRW

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SURVEYING	<input type="checkbox"/>
TRAFFIC	<input type="checkbox"/>
PLANNING	<input checked="" type="checkbox"/>
LANDSCAPE	<input type="checkbox"/>
OTHER	<input type="checkbox"/>

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

**BRAEMAR GLEN ESTATES**  
**SOUTH HALF LOT LAYOUT DETAILS**  
**8815 W HALLETT ROAD**  
**SPOKANE COUNTY, WA**

PLANS  
NOT APPROVED  
BY AGENCY

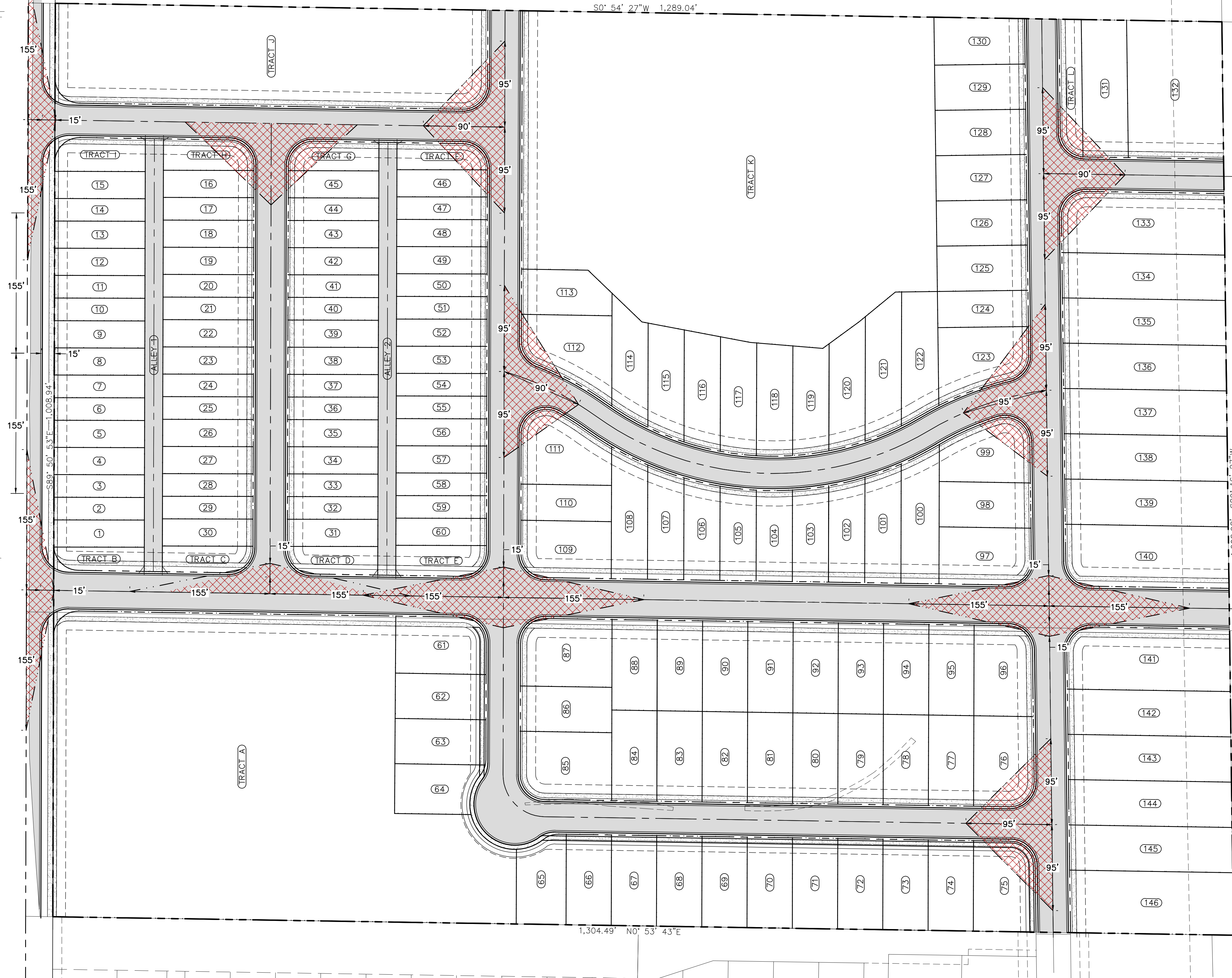
**SHEET**  
PP3

**JOB NUMBER**  
20-2797

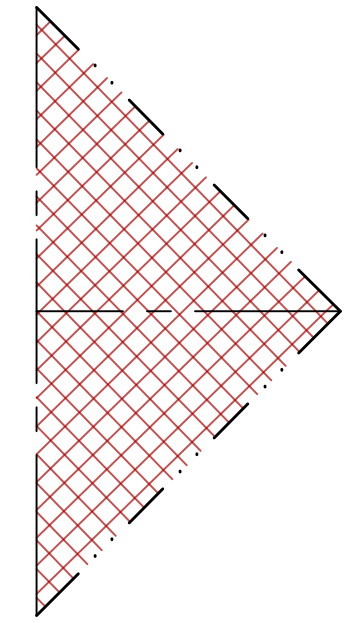
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NW 1/4, SEC.08, T.24N., R.42E., W.M.

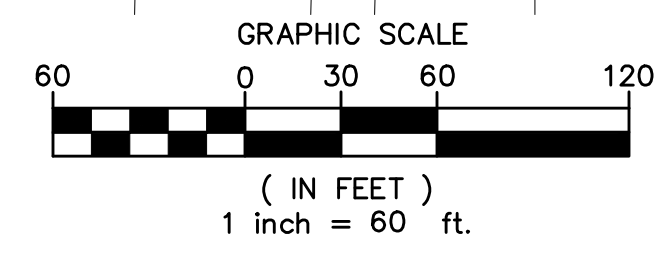
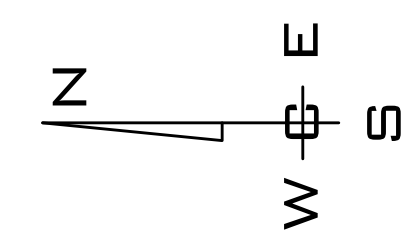
UNDERGROUND SERVICE ALERT  
ONE-CALL NUMBER  
**811**  
CALL TWO BUSINESS DAYS  
BEFORE YOU DIG



HATCH LEGEND



CLEAR VIEW/SIGHT DISTANCE TRIANGLE



NO.	DATE	BY	REVISIONS

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

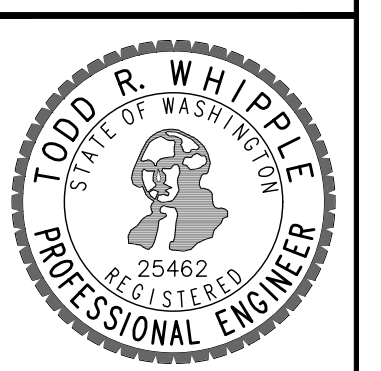
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**DATE:** 06/01/26  
**DRAWN:** SLS  
**REVIEWED:** TRW

- 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

**BRAEMAR GLEN ESTATES**  
**INTERSECTION CLEAR VIEW OVERVIEW**  
**8815 W HALLETT ROAD**  
**SPOKANE COUNTY, WA**

PLANS  
 NOT APPROVED  
 BY AGENCY



**SHEET**  
**PP4**  
 JOB NUMBER  
**20-2797**

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