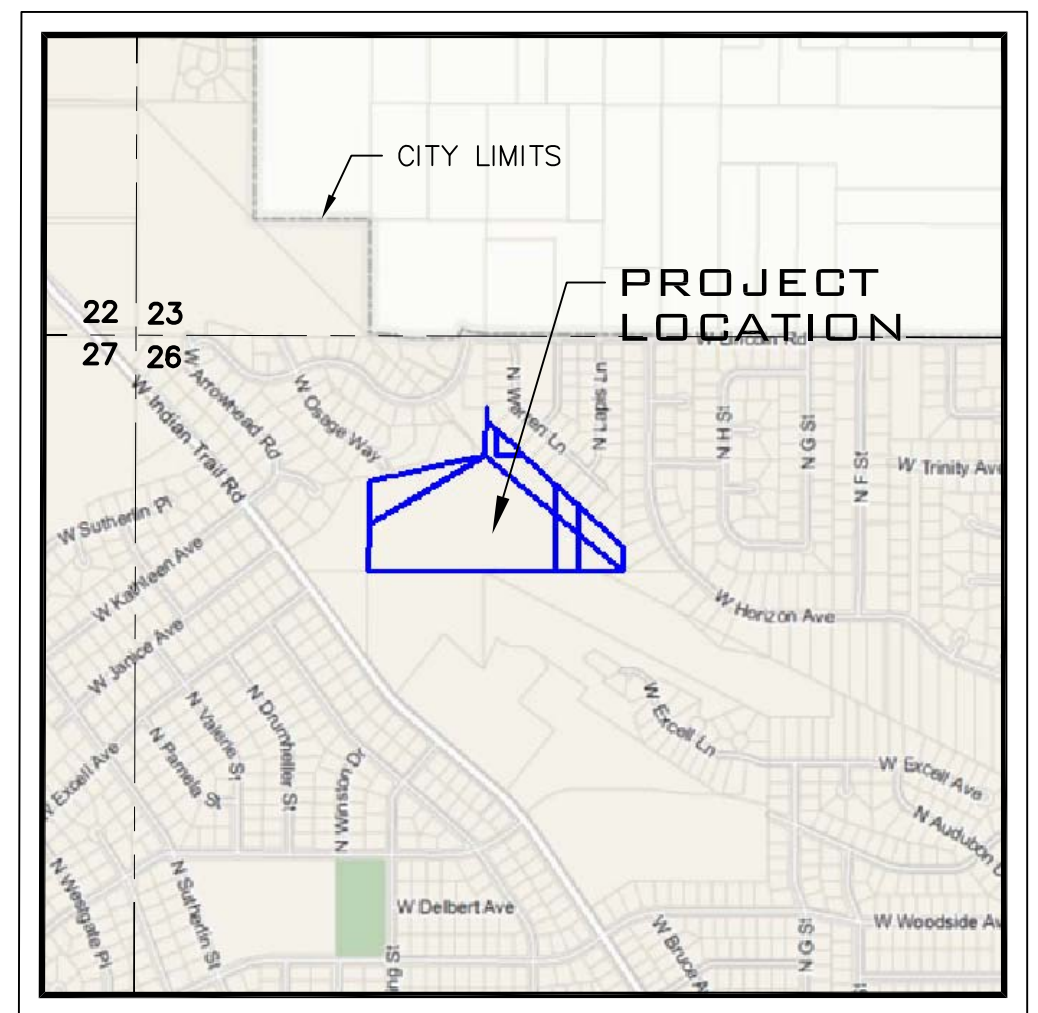


PRELIMINARY PLAT AERIE RIDGE SPOKANE, WASHINGTON

NW 1/4 SECTION 26, T. 26 N., R. 42 E., W.M.



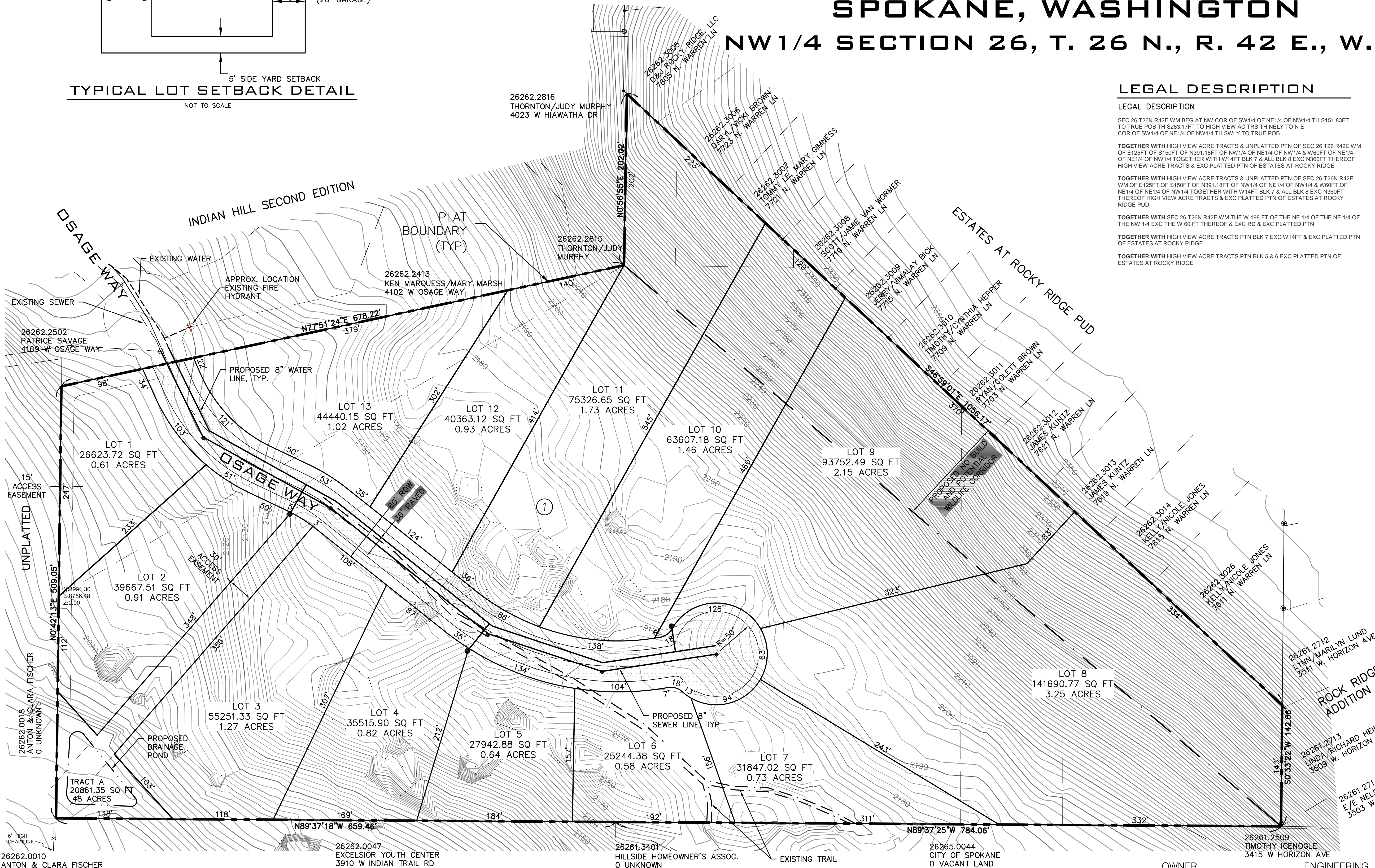
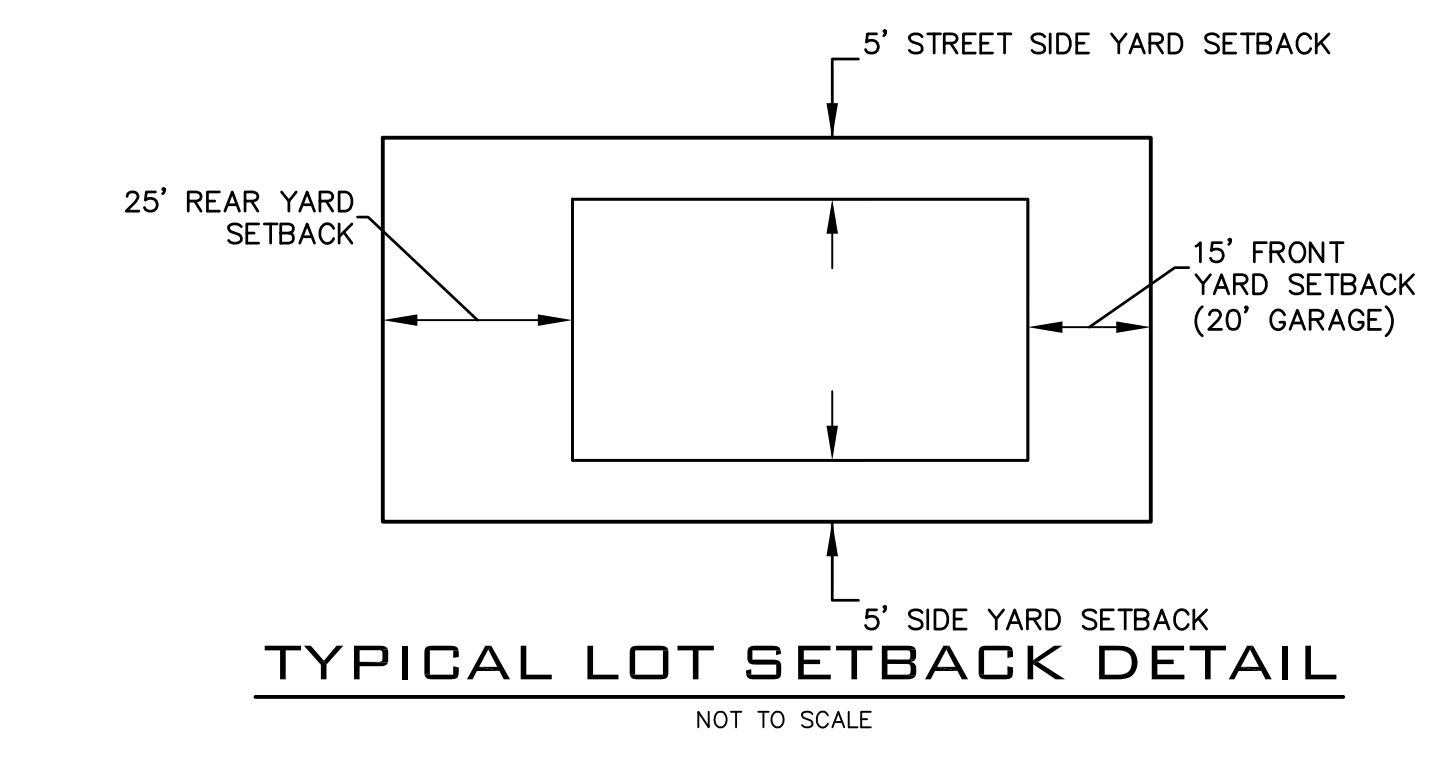
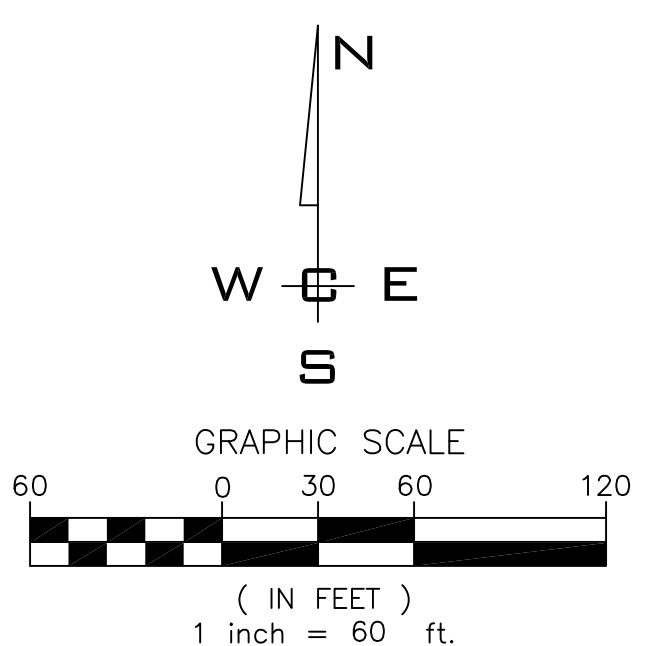
VICINITY MAP

LEGAL DESCRIPTION

LEGAL DESCRIPTION
 SEC 26 T26N R42E WM BEG AT NW COR OF SW 1/4 OF NE 1/4 OF NW 1/4 TH S151.83FT TO TRUE POB TH S283.17FT TO HIGH VIEW AC TRS TH NELY TO N E COR OF SW 1/4 OF NE 1/4 OF NW 1/4 TH SWLY TO TRUE POB
 TOGETHER WITH HIGH VIEW ACRE TRACTS & UNPLATTED PTN OF SEC 26 T26N R42E WM OF E125FT OF S150FT OF N391.18FT OF NW 1/4 OF NE 1/4 OF NW 1/4 & W60FT OF NE 1/4 OF NE 1/4 OF NW 1/4 TOGETHER WITH W14FT BLK 7 & ALL BLK 8 EXC N360FT THEREOF HIGH VIEW ACRE TRACTS & EXC PLATTED PTN OF ESTATES AT ROCKY RIDGE
 TOGETHER WITH HIGH VIEW ACRE TRACTS & UNPLATTED PTN OF SEC 26 T26N R42E WM OF E125FT OF S150FT OF N391.18FT OF NW 1/4 OF NE 1/4 OF NW 1/4 & W60FT OF NE 1/4 OF NE 1/4 OF NW 1/4 TOGETHER WITH W14FT BLK 7 & ALL BLK 8 EXC N360FT THEREOF HIGH VIEW ACRE TRACTS & EXC PLATTED PTN OF ESTATES AT ROCKY RIDGE PUD
 TOGETHER WITH SEC 26 T26N R42E WM THE W 198 FT OF THE NE 1/4 OF THE NE 1/4 OF THE NW 1/4 EXC THE W 60 FT THEREOF & EXC RD & EXC PLATTED PTN
 TOGETHER WITH HIGH VIEW ACRE TRACTS PTN BLK 7 EXC W14FT & EXC PLATTED PTN OF ESTATES AT ROCKY RIDGE
 TOGETHER WITH HIGH VIEW ACRE TRACTS PTN BLK 5 & 6 EXC PLATTED PTN OF ESTATES AT ROCKY RIDGE

SITE DATA TABLE

PARCEL NUMBER(S):	26262.2606, .2607, .2608, .2609, .0016, .0017 26265.0710, .0711
TOTAL NUMBER OF LOTS =	13
LOT FRONTAGE - VARIES	63' MIN - 138'
LOT AREA - VARIES	25,244 SF - 141,691 SF
EXISTING ZONING -	RSF
TOTAL AREA -	17.83± ACRES
PROPOSED DENSITY (GROSS) -	0.73 UNITS PER ACRE
PROPOSED DENSITY (NET) -	0.78 UNITS PER ACRE
DOMESTIC WATER -	CITY OF SPOKANE
SANITARY SEWER DISPOSAL -	CITY OF SPOKANE
FIRE DEPARTMENT -	CITY OF SPOKANE
ROADS AREA =	31,113 S.F. = .71 ACRES
TRACT A AREA =	20,861 S.F. = .48 ACRES



- ### LEGEND
- PLAT BOUNDARY
 - EXISTING PARCEL LINES
 - EXISTING GROUND CONTOUR (CONTOURS SHOWN AT 5 FOOT INTERVALS)
 - EXISTING TRAIL

DATUM & BENCHMARKS

NAVD'88 BASED ON COUNTY CBM NO. 343, A FND. BRASS CAP IN CONCRETE 4.4' SOUTH OF POWER POLE AT THE SW CORNER OF STRONG ROAD AND PANORAMA DRIVE.
 ELEV. 2366.797 (USGS)
 +3.79' = 1370.59 (NAVD'88)

DEVELOPER'S APPROVAL _____ DATE _____

NO.	DATE	BY	REVISIONS
X	XX/XX	XXX	XX

SCALE:	PROJ #: 12-1043
HORIZONTAL: AS SHOWN	DATE: 06/27/13
VERTICAL: N/A	DRAWN: SMM
	REVIEWED: TRW

OWNER
 AMOMA PROPERTIES, LLC and D&J ROCKY RIDGE, LLC
 2528 N. SULLIVAN ROAD
 SPOKANE VALLEY, WA 99216
 PHONE: 509-893-2617
 CONTACTS: JEFF AMISTOSO

SEWER
 CITY OF SPOKANE
 909 E. SPRAGUE AVE.
 SPOKANE, WA 99202
 PHONE: 509-625-7900
 CONTACT: MIKE YAKE, P.E.

WATER
 CITY OF SPOKANE
 914 E. Foothills Drive
 SPOKANE, WA 99207
 PHONE: 509-625-7800
 CONTACT: CHRIS PETERSCHMIDT, P.E.

ENGINEERING
 WHIPPLE CONSULTING ENGINEERS
 2528 N. SULLIVAN ROAD
 SPOKANE VALLEY, WA 99216
 PHONE: 509-893-2617
 FAX: 509-926-0227
 CONTACT: TODD R. WHIPPLE, P.E.

SURVEYOR
 WHIPPLE CONSULTING ENGINEERS
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 SPOKANE VALLEY, WA 99216
 PHONE: 509-893-2617
 FAX: 509-926-0227
 CONTACT: JON GORDON, PLS

PRELIMINARY
 JUNE 27, 2013
NOT FOR CONSTRUCTION



SHEET
 1 OF 1
JOB NUMBER
 2012-1043

**AERIE RIDGE
 PRELIMINARY PLAT
 OSAGE WAY
 SPOKANE, WASHINGTON**

P:\WCE\2012\1043\1043.DWG - Aerie Ridge Preliminary Plat - 6/27/2013 11:31:35 AM.mxd
 Author: JG
 Plotted by: JG