

**SUBVERTOR**  
 WHEEL CONSULTING ENGINEERS  
 21 SOUTH PINES ROAD  
 SPOKANE, WA 99208  
 PHONE: 863-2817  
 CONTACT: JON COOPER, P.E.

**ENGINEERING**  
 WHEEL CONSULTING ENGINEERS  
 21 SOUTH PINES ROAD  
 SPOKANE, WA 99208  
 PHONE: 863-2817  
 CONTACT: TONY WHEELER, P.E.

**OWNER**  
 DAVID CZINGER  
 1000 WASHINGTON STREET  
 SPOKANE, WASHINGTON 99208  
 CONTACT: DAVID CZINGER

SUSAN LEONETTI  
 7214 N HAYFORD RD  
 PARCEL: 16255.9020  
 UNPLATTED

WA DEPT PARK & REC  
 PARCEL: 16255.9025  
 UNPLATTED

WA DEPT PARK & REC  
 PARCEL: 16255.9024  
 UNPLATTED

WA DEPT PARK & REC  
 PARCEL: 16255.9025  
 UNPLATTED

WA DEPT PARK & REC  
 PARCEL: 16255.9011  
 UNPLATTED

DEBRA & GREGORY  
 FRANSON  
 PARCEL: 26302.9018  
 UNPLATTED

FRANSON FAMILY TRUST  
 PARCEL: 26305.9019  
 UNPLATTED

TODD WITLSE  
 PARCEL: 26304.9004  
 UNPLATTED

WADE WITLSE  
 PARCEL: 26304.9015  
 UNPLATTED

WA ST. PINES & REC  
 PARCEL: 26304.9010  
 UNPLATTED

SCOTT & KATRINA WALKER  
 PARCEL: 26304.9028  
 UNPLATTED

SCOTT & KATRINA WALKER  
 PARCEL: 26316.9010  
 UNPLATTED

ROCKY & HYE WADGETT  
 8202 N HAYFORD RD  
 PARCEL: 26312.9077  
 UNPLATTED

ALEX & TAMME PAGET  
 8202 N HAYFORD RD  
 PARCEL: 26312.9076  
 UNPLATTED

VADIM & ALLA LUKIN  
 8202 N HAYFORD RD  
 PARCEL: 26312.9075  
 UNPLATTED

DAVID CZINGER  
 PARCEL: 26312.9075  
 UNPLATTED

ALLAN EWING  
 PARCEL: 26312.9068  
 UNPLATTED

JEFF EWING  
 8502 N HAYFORD RD  
 PARCEL: 26312.9083  
 UNPLATTED

DAVID LESLIE SCHENKWOOD  
 PARCEL: 26313.9043  
 UNPLATTED

LARRY OLSON  
 PARCEL: 26313.9044  
 UNPLATTED

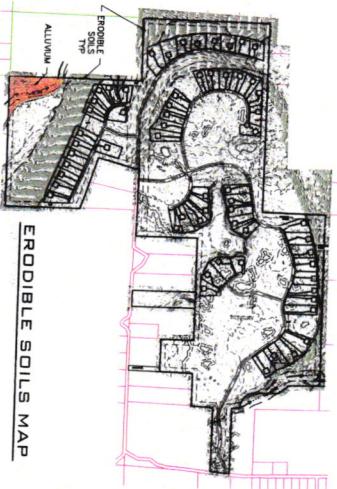
STEVEN HAUENSTEIN  
 PARCEL: 26313.9008  
 UNPLATTED

STEVEN HAUENSTEIN  
 PARCEL: 26315.9080  
 UNPLATTED

BURLINGTON NORTHERN  
 RAILROAD  
 PARCEL: 26311.9050  
 UNPLATTED

BURLINGTON NORTHERN  
 RAILROAD  
 PARCEL: 26311.9009  
 UNPLATTED

CADY ACCOURY  
 PARCEL: 26315.9080  
 UNPLATTED



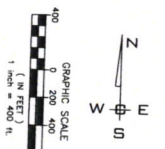
ERODIBLE SOILS MAP

<b>SCALE:</b>	
HORIZONTAL:	1"=400'
VERTICAL:	1"=40'
PROJ. #:	18-2228
DATE:	05/06/19
DRAWN:	MMH-SMM
REVIEWED:	TYM
DATE:	05/06/19
SCALE:	1"=400'
DATE:	05/06/19
DRAWN:	MMH-SMM
REVIEWED:	TYM



**THE PRESERVE**  
 CLUSTER PRELIMINARY LONG PLAT  
 HAYFORD RD AND NEWKIRK RD  
 SPOKANE COUNTY, WA

**SHEET**  
 1 OF 1  
**SHEET NUMBER**  
 18-2228



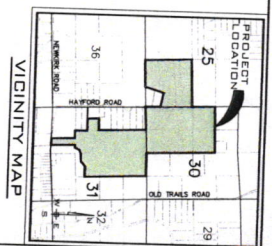
GRAPHIC SCALE  
 1" = 400 FT.

6102 31 WAY  
 SPOKANE, WA 99208  
 509.453.1111

**SOILS DESCRIPTION**  
 SHELBY-HOOK OUTCROP COMPLEX, 15 TO 30 PERCENT SLOPES  
 CHELY-ALEUTON COMPLEX, 0 TO 8 PERCENT SLOPES  
 ROCKY SANDY SOIL, 0 TO 8 PERCENT SLOPES  
 ROCKY SANDY SOIL, 0 TO 8 PERCENT SLOPES  
 STUTLER-SPOKANE COMPLEX, 3 TO 15 PERCENT SLOPES  
 ROCKY-TROBAND COMPLEX, 0 TO 15 PERCENT SLOPES  
 ROCKY-TROBAND COMPLEX, 3 TO 15 PERCENT SLOPES  
 ROCKY-TROBAND COMPLEX, 3 TO 15 PERCENT SLOPES  
 SPRINGDALE GRAVELLY SANDY COMPLEX, 0 TO 8 PERCENT SLOPES  
 SPRINGDALE GRAVELLY SANDY COMPLEX, 0 TO 8 PERCENT SLOPES  
 RIVERBANK AT COMPLEX, 30 TO 80 PERCENT SLOPES

**DRAINAGE NOTES**  
 1. DRAINAGE WILL BE ROAD SIDE SWALES OR PONDS  
 2. WETLAND DELINEATION  
 1. ROCKY SOIL AND WATER, INC IS UPDATING THE DELINEATION FROM THE INITIAL DELINEATION.

GENERAL DESIGN DATA	
EXISTING ZONING	18253.4.0101, 0102, 0103, 0104, 26302.9024, 9025, 26312.9076, 26312.9077, 26312.9078, 26312.9079
COMB. PLANNING CATEGORY	RESIDENTIAL AND COMMERCIAL
PROJECT AREA (AC)	636.28 ACRES
LOT AREA (AC)	181.18 ACRES
GREEN SPACE (AC)	475.18 ACRES
NUMBER OF RESIDENTIAL LOTS	63 LOTS
MINIMUM LOT AREA	4 ACRES
PROPERTY DENSITY FOR RCV 14.35 AC	10 ACRES / LOT
PROPERTY DENSITY FOR RCV 61.54 AC	10 ACRES / LOT
DRAINAGE WATER	PRIVATE WELLS
SANITARY SEWER DISPOSAL	SEPTIC SYSTEM
FIRE DEPARTMENT	SPOKANE COUNTY #10
DATE	MAY-08



VICINITY MAP

SEC. 26 T. 26N. R. 41 E. SEC. 30 T. 26N. R. 42 E. AND SEC. 31 T. 26N. R. 42 E. W.M