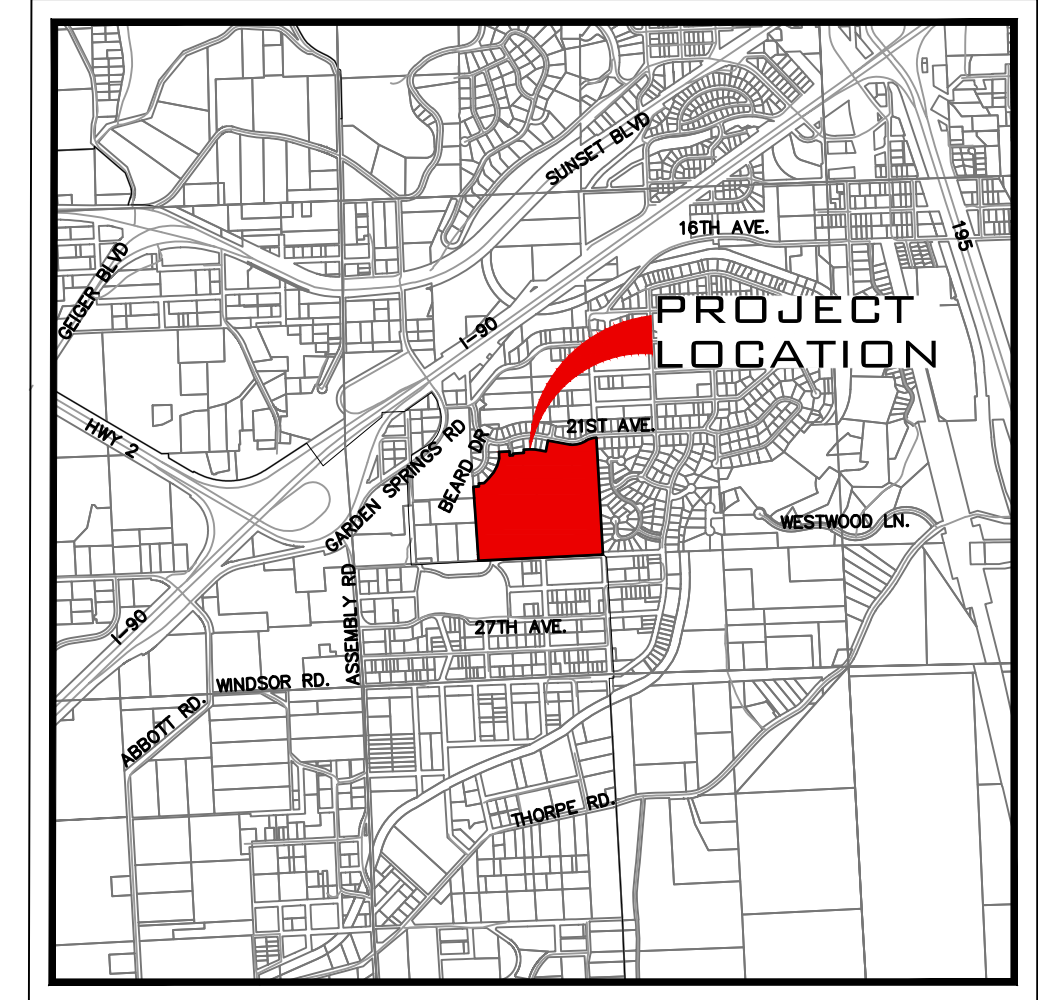
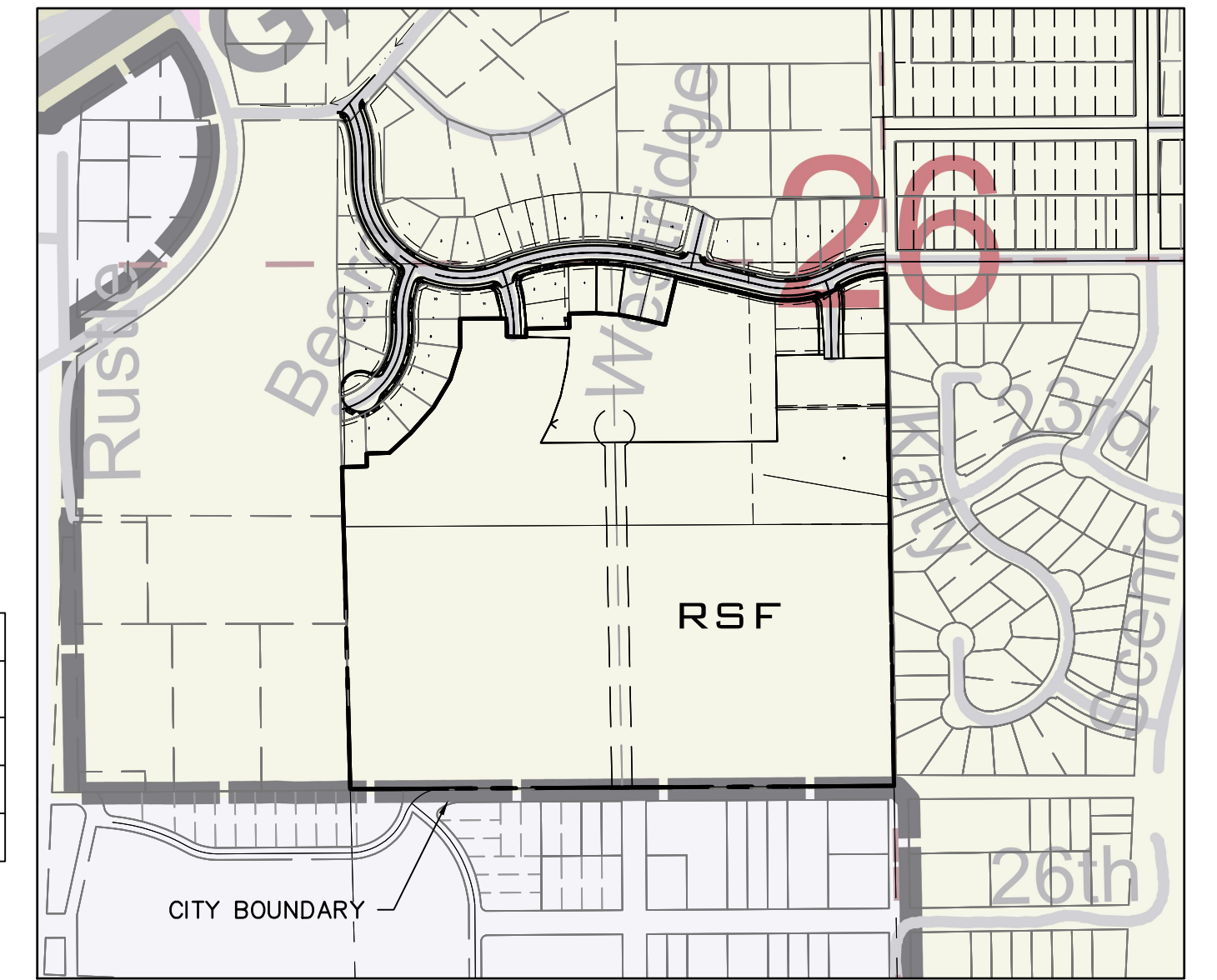


PRELIMINARY PLAT FOR BEARD ADDITION LOCATED IN A PORTION OF THE SW 1/4, SEC 26, T 25 N, R 42 E, W.M. SPOKANE COUNTY, WA



VICINITY MAP
NTS



VICINITY ZONING MAP
NTS

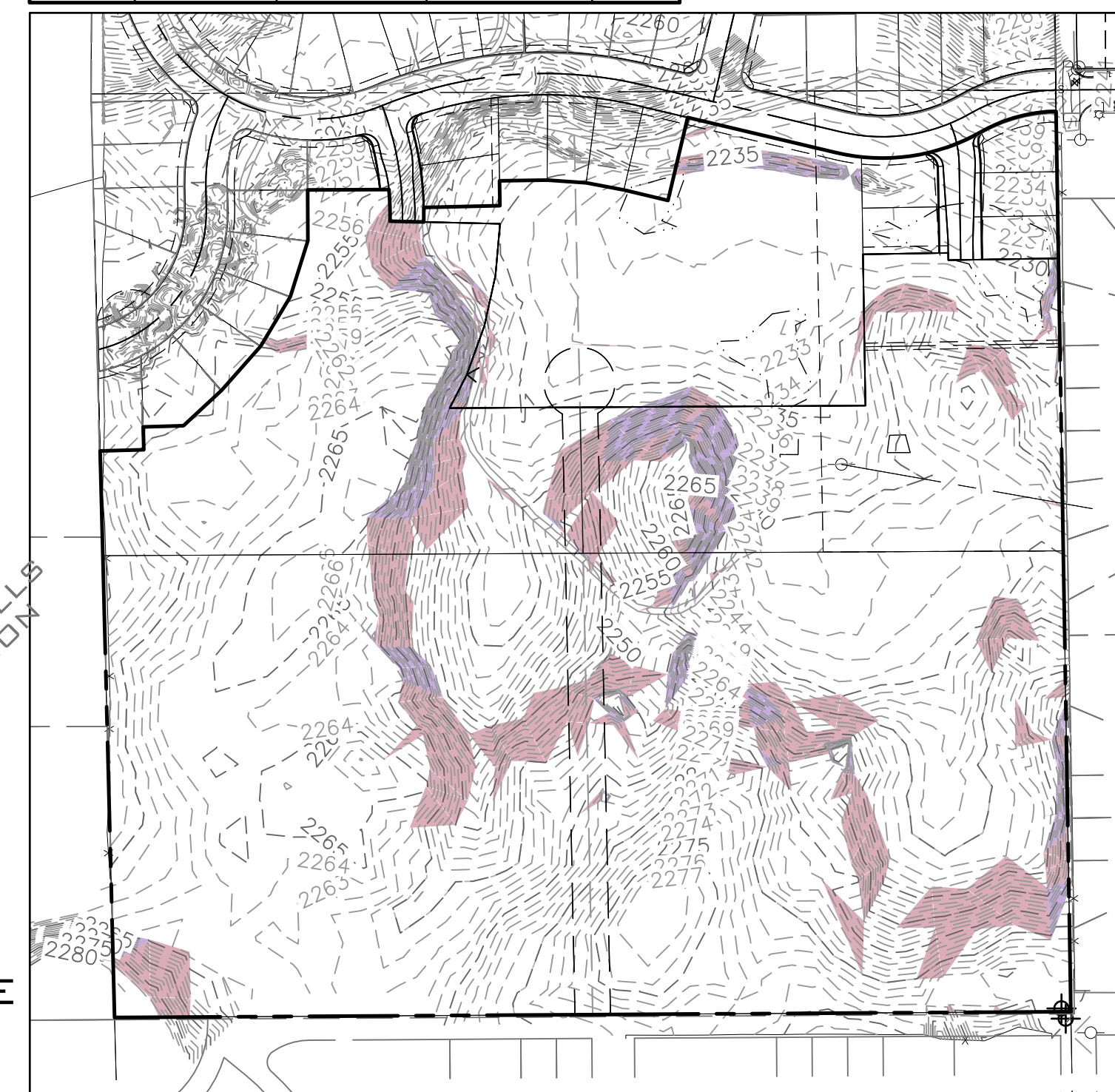
UNDERGROUND SERVICE ALERT
ONE-CALL NUMBER
811
CALL TWO BUSINESS DAYS
BEFORE YOU DIG

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	4
PROPOSED GROSS DENSITY (u/ac)	6
PROPOSED NET 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

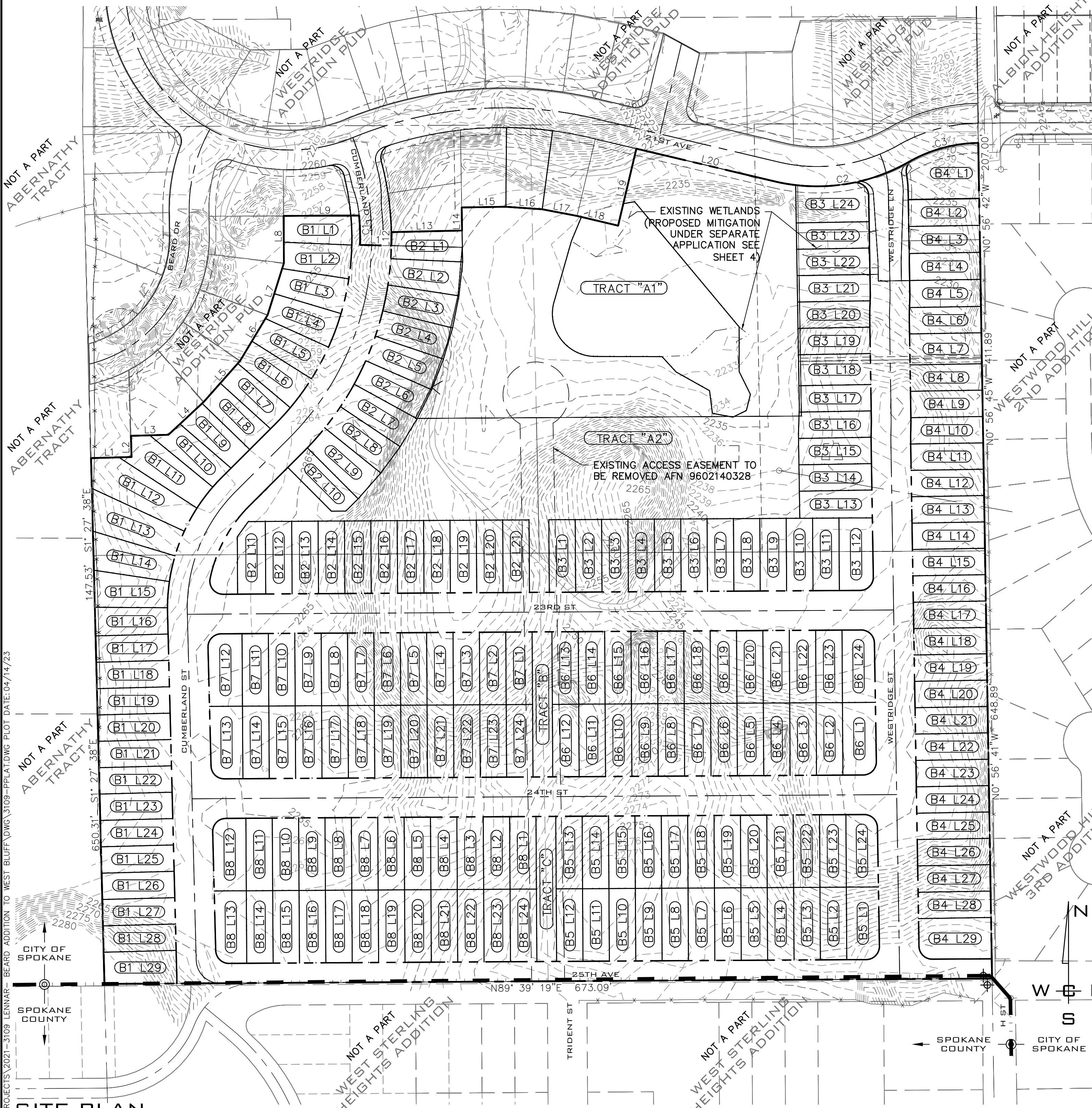
LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	61.44	S88° 24' 45"W
L2	32.17	S1° 35' 15"E
L3	56.84	S88° 24' 45"W
L4	73.18	S47° 01' 52"W
L5	83.25	S41° 30' 36"W
L6	81.14	S30° 57' 11"W
L7	82.41	S17° 23' 28"W
L8	71.57	S0° 15' 21"E
L9	114.46	S89° 44' 39"W
L10	47.50	N88° 38' 52"W
L11	20.58	S0° 00' 17"E
L12	107.24	S88° 42' 27"W
L13	34.96	S0° 57' 03"E
L14	67.01	S89° 02' 57"W
L15	55.26	N86° 01' 27"W
L16	53.82	N79° 09' 15"W
L17	64.00	N76° 41' 17"W
L18	119.99	S13° 19' 00"W
L19	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

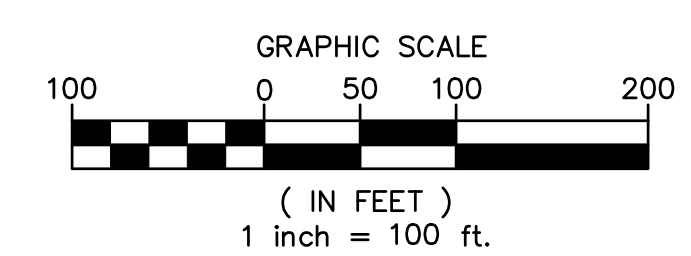
SLOPES TABLE				
NUMBER	MIN. SLOPE	MAX. SLOPE	2d AREA (sf)	COLOR
1	15%	30%	149,915.70	Red
2	30%	2017%	61,606.30	Purple



SLOPES ≥ 30%
SCALE: 1"=100'



SITE PLAN
SCALE: 1"=100'



NAVD - 88
XXX

NO.	DATE	BY	REVISIONS

SCALE:	PROJ #: 21-3109	CIVIL: SURVEYING
HORIZONTAL:	DATE: 04/14/23	TRAFFIC: X
1"=100'	DRAWN: SLS	LANDSCAPE: X
VERTICAL:	REVIEWED: TRW	OTHER: X
N/A		

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

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)

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

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



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

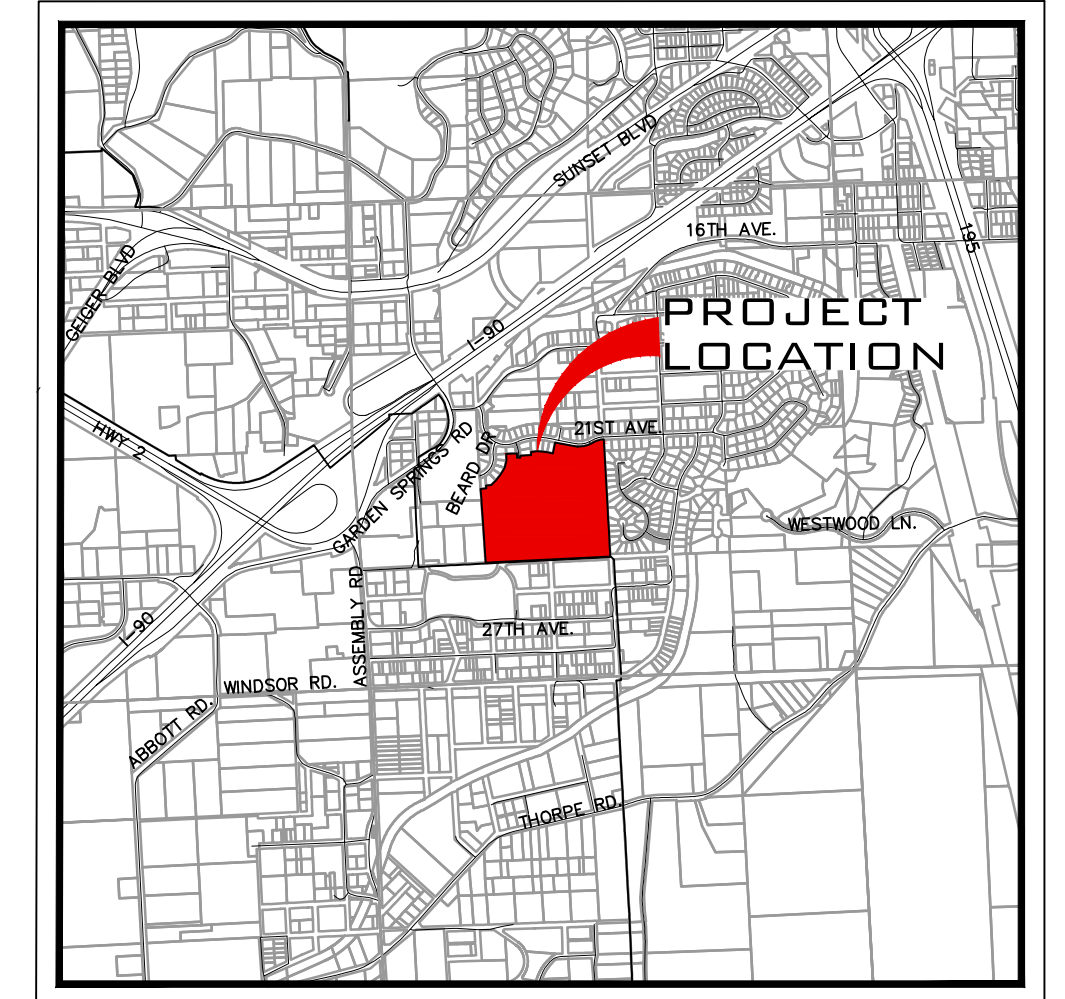
**SHEET
PP1**

JOB NUMBER
21-3109

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

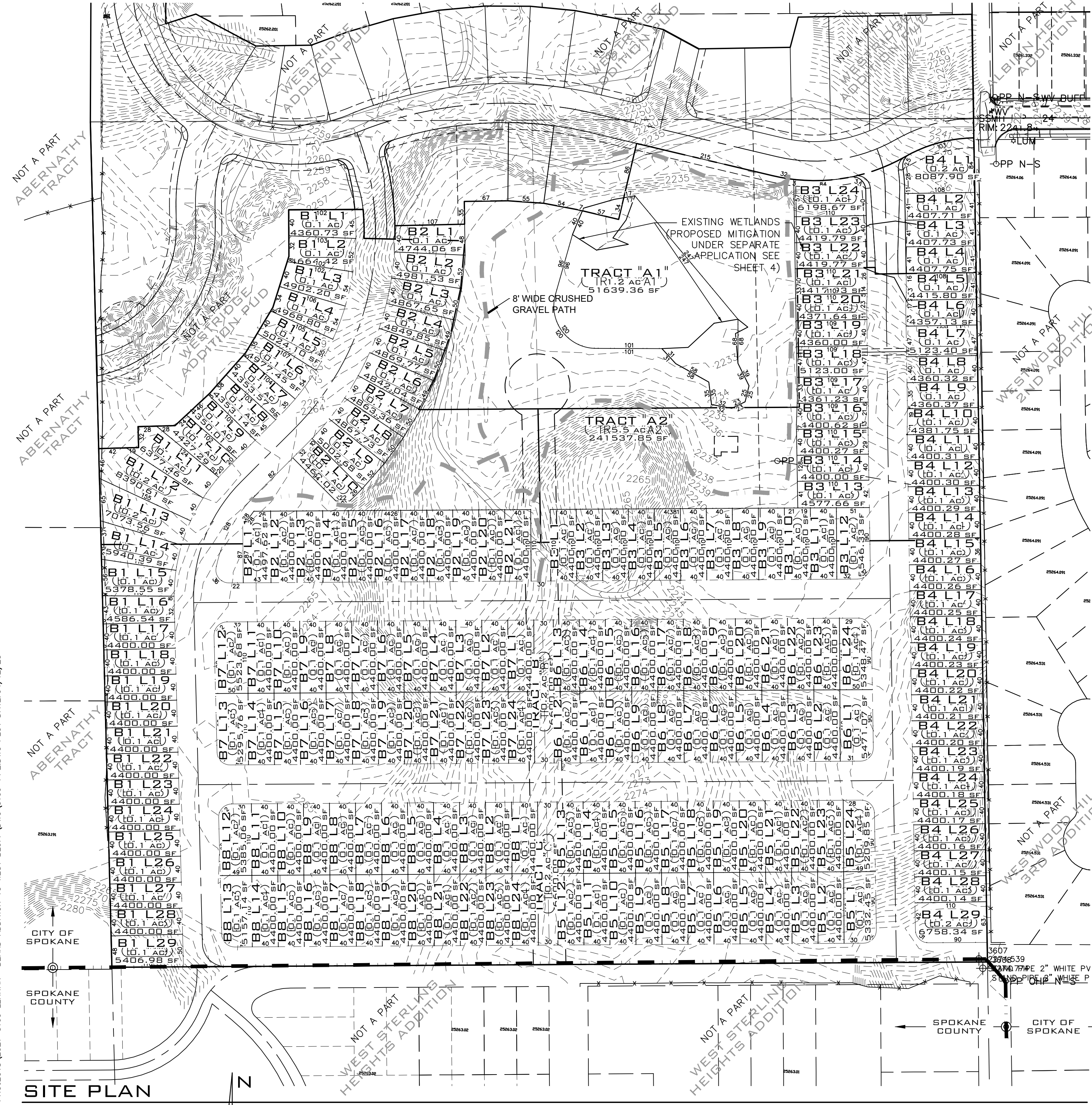
PRELIMINARY PUD FOR BEARD ADDITION TO WEST BLUFF LOCATED IN A PORTION OF THE SW 1/4, SEC 26, T 25 N, R 42 E, W.M. SPOKANE COUNTY, WA

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



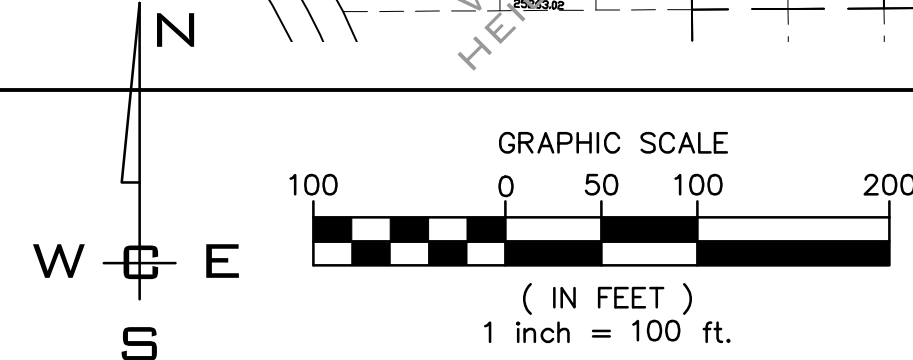
VICINITY MAP
NTS

OPENSOURCE: 306,377 SF
WETLANDS AND BUFFER ARE INCLUDED



PUD DATA TABLE						
PARCEL NUMBER	25263.0052	25263.0051	25263.0048	25263.3103	25263.3102	25263.3101
PROJECT ZONE	SINGLE FAMILY DETACHED			PROPOSED PUD		
MAX BUILDING COVERAGE	5,000 SF OR LARGER LOT: 2,250 SF +35% FOR PORTION OF LOT OVER 5,000 SF OR 3,000 SF - 4,999 SF LOT: 1,500 SF -37.5% FOR PORTION OF LOT OVER 3,000 SF			RSF		
FAR	0.5			NO MAXIMUM		
FRONT SETBACK	15' HOUSE 20' ATTACHED GARAGE OR CARPORT			10' HOUSE. 20' GARAGE OR CAR PORT		
REAR SETBACK	25' (ATTACHED GARAGES WITH NO LIVING SPACE CAN BE 5' TO REAR PROPERTY LINE)			20'		
FRONT YARD HARD SURFACE COVERAGE (VEHICLE PARKING)	40%			45%		

SITE PLAN
SCALE: 1"=100'



NO.	DATE	BY	REVISIONS

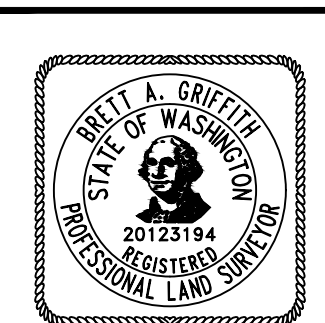
SCALE:
HORIZONTAL:
1"=100'
VERTICAL:
N/A

PROJ #: 21-3109
DATE: 04/12/23
DRAWN: SMM
REVIEWED: TRW

CIVIL
STRUCTURAL
SURVEYING
TRAFFIC
PLANNING
LANDSCAPE
OTHER



**BEARD ADDITION
PUD SITE PLAN
CUMBERLAND LN. & 21ST AVE
SPOKANE, WA**



SHEET
PP2
JOB NUMBER
21-3109

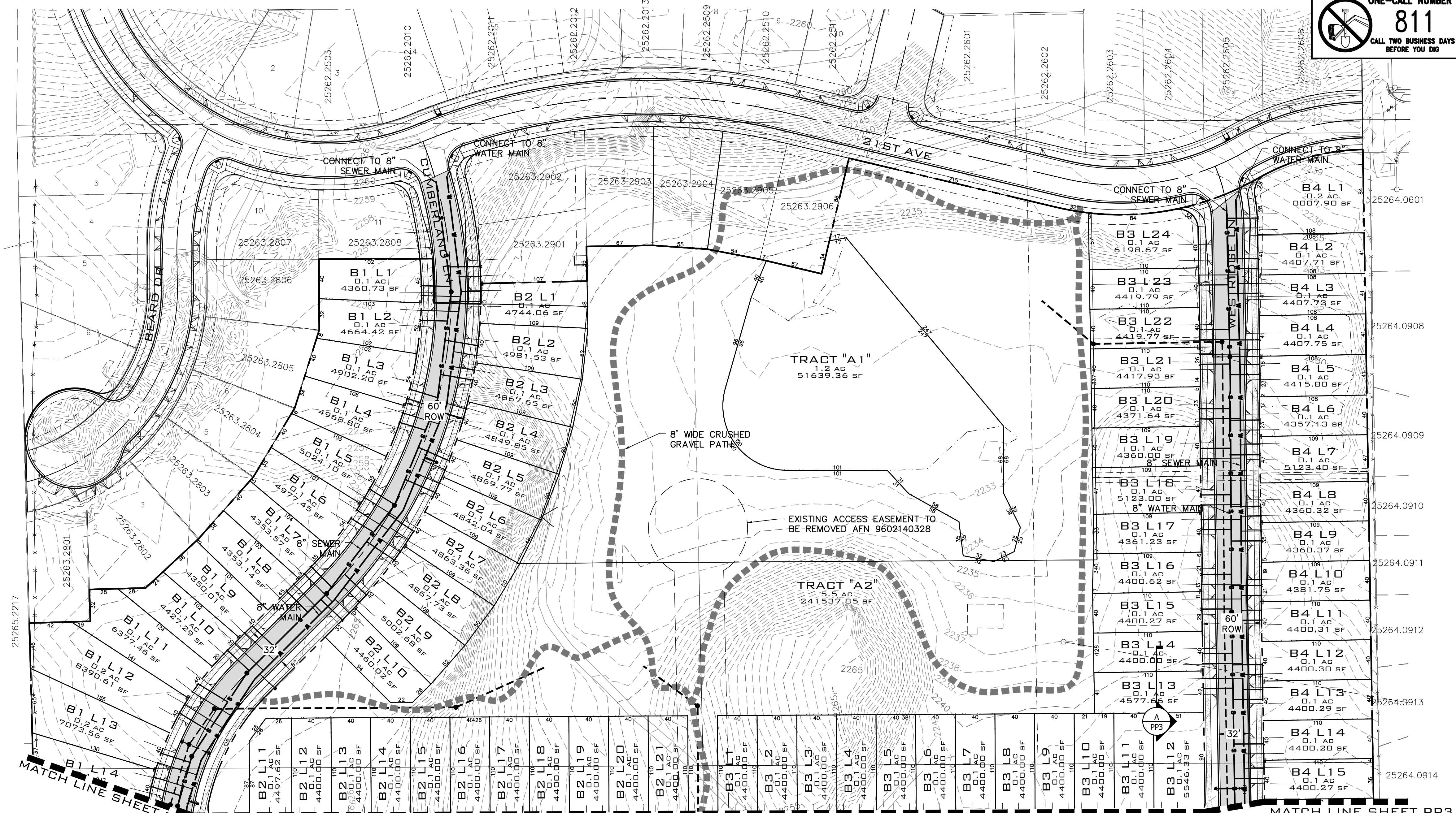
P:\WCE\WORK\2021\WCE PROJECTS\2021-3109 LENNAR - BEARD ADDITION TO WEST BLUFF\DWG\109-PP2.DWG PLOT DATE: 04/12/23

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

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

ADJACENT PROPERTY DATA

PARCEL NUMBER	OWNER INFO	PLATTED SUBDIVISION
25263.2901	LENNAR NORTHWEST, INC 33455 6TH AVE S UNIT 1-B, FEDERAL WAY, WA, 98003	WESTRIDGE ADDITION P.U.D
25263.2902	LENNAR NORTHWEST, INC 33455 6TH AVE S UNIT 1-B, FEDERAL WAY, WA, 98003	WESTRIDGE ADDITION P.U.D
25263.2903	LENNAR NORTHWEST, INC 33455 6TH AVE S UNIT 1-B, FEDERAL WAY, WA, 98003	WESTRIDGE ADDITION P.U.D
25263.2904	ROBERTSON, DEBBIE 309 E SHENANDOAH DR, SPOKANE, WA, 99208	WESTRIDGE ADDITION P.U.D
25263.2905	LENNAR NORTHWEST, INC 33455 6TH AVE S UNIT 1-B, FEDERAL WAY, WA, 98003	WESTRIDGE ADDITION P.U.D
25263.2906	LENNAR NORTHWEST, INC 33455 6TH AVE S UNIT 1-B, FEDERAL WAY, WA, 98003	WESTRIDGE ADDITION P.U.D
25262.2503	ROBERTSON, DEBBIE A 309 E SHENANDOAH DR, SPOKANE, WA, 99208-5786	WESTRIDGE ADDITION P.U.D
25262.2010	CDB CONSTRUCTION IC PO BOX 384, DAVENPORT, WA, 99122	WEST BLUFF ADDITION / WESTRIDGE ADDITION PUD
25262.2011	CDB CONSTRUCTION IC PO BOX 384, DAVENPORT, WA, 99122	WEST BLUFF ADDITION / WESTRIDGE ADDITION PUD
25262.2012	CHERNETSKIY, JASON & VERONICA 3819 W CLIFFSIDE LN, SPOKANE, WA, 99224	WEST BLUFF ADDITION / WESTRIDGE ADDITION PUD
25262.2013	CHOI, JEANNIE H 12611 W 4TH AVE, AIRWAY HEIGHTS, WA, 99001	WEST BLUFF ADDITION / WESTRIDGE ADDITION PUD
25262.2509	HEALY, CHRISTOPHER W 52 E EMPIRE AVE, SPOKANE, WA, 99207-1706	WESTRIDGE ADDITION P.U.D
25262.2510	HEALY, GREGORY D 1404 E CENTRAL AVE, SPOKANE, WA, 99208-2825	WESTRIDGE ADDITION P.U.D
25262.2511	HEALY, CHRISTOPHER W 52 E EMPIRE AVE, SPOKANE, WA, 99207-1706	WESTRIDGE ADDITION P.U.D
25262.2601	SWARTZ, G D / HORDER, C 1010 E PINE TREE DR, SPOKANE, WA, 99208	WESTRIDGE ADDITION P.U.D
25262.2602	HORDER, CORAZON 1010 E PINE TREE DR, SPOKANE, WA, 99208	WESTRIDGE ADDITION P.U.D
25262.2603	HORDER, CORAZON 1010 E PINE TREE DR, SPOKANE, WA, 99208	WESTRIDGE ADDITION P.U.D
25262.2604	HORDER, CORAZON 1010 E PINE TREE DR, SPOKANE, WA, 99208	WESTRIDGE ADDITION P.U.D
25262.2605	ROSENGRANT, DEBBIE/HORDER, CORAZON 1010 E PINE TREE DR, SPOKANE, WA, 99208	WESTRIDGE ADDITION P.U.D
25262.2606	ROSENGRANT, DEBBIE/HORDER, CORAZON 1010 E PINE TREE DR, SPOKANE, WA, 99208	WESTRIDGE ADDITION P.U.D
25263.3001	ALEKSANDROV, PAVEL 25011 E STONECREST CT, LIBERTY LAKE, WA, 99019-3406	WESTRIDGE ADDITION P.U.D
25263.3002	ALEKSANDROV, PAVEL 25011 E STONECREST CT, LIBERTY LAKE, WA, 99019-3406	WESTRIDGE ADDITION P.U.D
25263.3103	ALEKSANDROV, PAVEL 25011 E STONECREST CT, LIBERTY LAKE, WA, 99019-3406	WESTRIDGE ADDITION P.U.D
25263.3102	ALEKSANDROV, PAVEL 25011 E STONECREST CT, LIBERTY LAKE, WA, 99019-3406	WESTRIDGE ADDITION P.U.D
25263.3101	ALEKSANDROV, PAVEL 25011 E STONECREST CT, LIBERTY LAKE, WA, 99019-3406	WESTRIDGE ADDITION P.U.D
25264.0601	MILLER, ERIKA J 3515 W 21ST AVE, SPOKANE, WA, 99224-4721	WESTWOOD HILLS 1ST ADD
25264.0908	LEFT, CHARLES & REBECCA 2204 S KATY CT, SPOKANE, WA, 99224	WESTWOOD HILLS 2ND ADD P.U.D.
25264.0909	REISENAUER, MARGARET G 2208 S KATY CT, SPOKANE, WA, 99224	WESTWOOD HILLS 2ND ADD P.U.D.
25264.0910	MCCALLUM, DAVID N & GENE D 1703 E 17TH AVE, SPOKANE, WA, 99203-3636	WESTWOOD HILLS 2ND ADD P.U.D.
25264.0911	WHITE, ANDREW AROON/WHITE, STEVEN ARUN 2216 S KATY CT, SPOKANE, WA, 99224	WESTWOOD HILLS 2ND ADD P.U.D.
25264.0912	TOULOU, JEFFREY I & ELIZABETH A 2220 S KATY CT, SPOKANE, WA, 99224-4754	WESTWOOD HILLS 2ND ADD P.U.D.
25264.0913	FAIRMAN, DANIEL N & BRENDA S 2304 S KATY CT, SPOKANE, WA, 99224	WESTWOOD HILLS 2ND ADD P.U.D.
25264.0914	BUNCH II, DONALD A & DEANNA J 2308 S KATY CT, SPOKANE, WA, 99224	WESTWOOD HILLS 2ND ADD P.U.D.
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



SITE PLAN

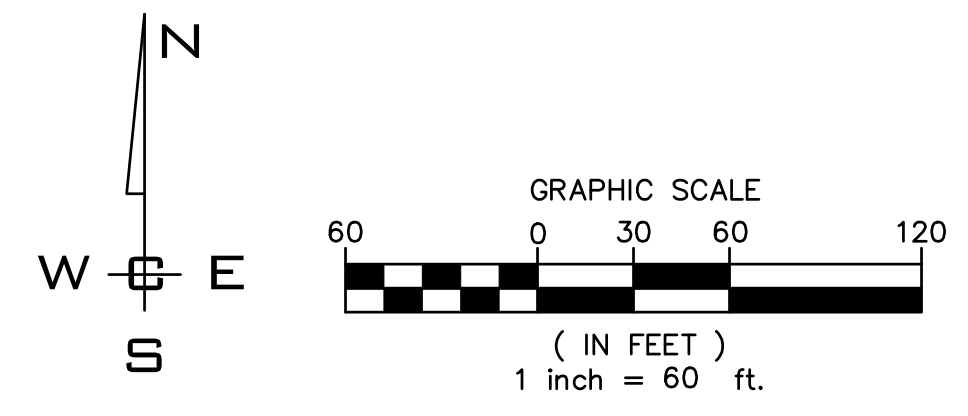
SCALE: 1"=60'

ADJACENT PROPERTY DATA

PARCEL NUMBER	OWNER INFO	PLATTED SUBDIVISION
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
25263.0301	KOZHOKARU, VASILY 4010 W 25TH AVE, SPOKANE, WA, 99224	STIRLING HEIGHTS
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
25263.2801	LENNAR NORTHWEST, INC 33455 6TH AVE S UNIT 1-B, FEDERAL WAY, WA, 98003	WESTRIDGE ADDITION P.U.D.

ADJACENT PROPERTY DATA

PARCEL NUMBER	OWNER INFO	PLATTED SUBDIVISION
25263.2802	LENNAR NORTHWEST, INC 33455 6TH AVE S UNIT 1-B, FEDERAL WAY, WA, 98003	WESTRIDGE ADDITION P.U.D.
25263.2803	LENNAR NORTHWEST, INC 33455 6TH AVE S UNIT 1-B, FEDERAL WAY, WA, 98003	WESTRIDGE ADDITION P.U.D.
25263.2804	LENNAR NORTHWEST, INC 33455 6TH AVE S UNIT 1-B, FEDERAL WAY, WA, 98003	WESTRIDGE ADDITION P.U.D.
25263.2805	LENNAR NORTHWEST, INC 33455 6TH AVE S UNIT 1-B, FEDERAL WAY, WA, 98003	WESTRIDGE ADDITION P.U.D.
25263.2806	LENNAR NORTHWEST, INC 33455 6TH AVE S UNIT 1-B, FEDERAL WAY, WA, 98003	WESTRIDGE ADDITION P.U.D.
25263.2807	LENNAR NORTHWEST, INC 33455 6TH AVE S UNIT 1-B, FEDERAL WAY, WA, 98003	WESTRIDGE ADDITION P.U.D.
25263.2808	LENNAR NORTHWEST, INC 33455 6TH AVE S UNIT 1-B, FEDERAL WAY, WA, 98003	WESTRIDGE ADDITION P.U.D.



NAVD - 88
XXX

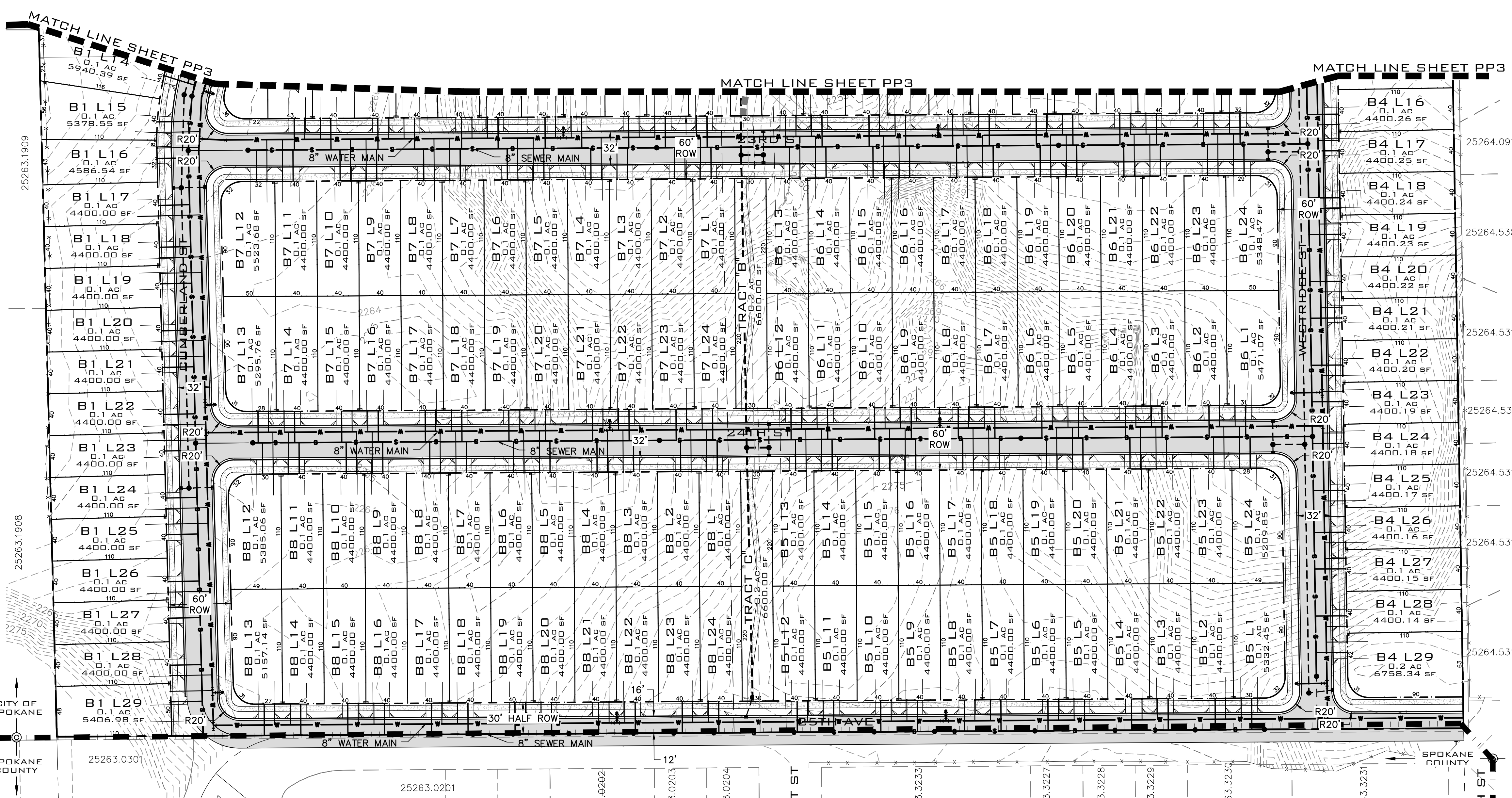
NO.	DATE	BY	REVISIONS

SCALE:	PROJ #: 21-3109	CIVIL
HORIZONTAL:	DATE: 04/14/23	STRUCTURAL
VERTICAL:	DRAWN: SLS	SURVEYING
N/A	REVIEWED: TRW	TRAFFIC
		PLANNING
		LANDSCAPE
		OTHER

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

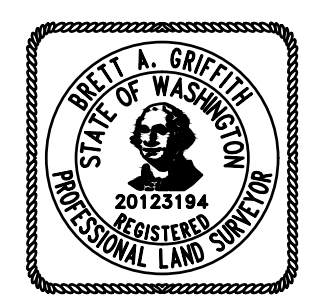
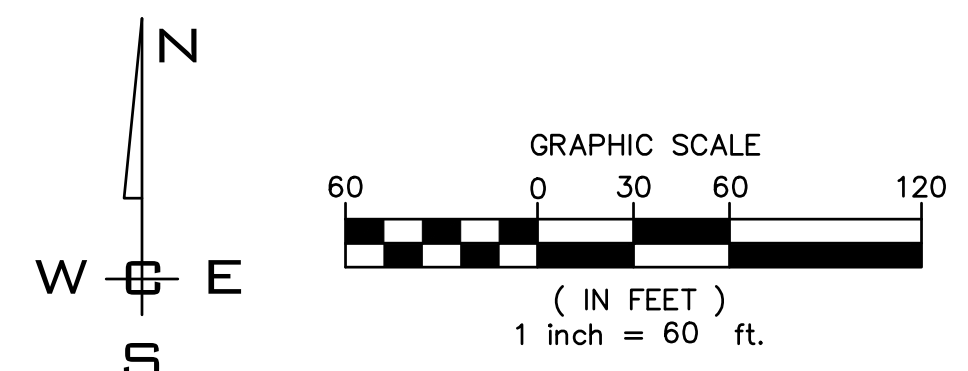
BEARD ADDITION
PRELIMINARY PLAT
CUMBERLAND LN. & 21ST AVE
SPOKANE, WA

SHEET
PP3
JOB NUMBER
21-3109



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, VASILYI 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

SITE PLAN
SCALE: 1"=60'



NAVD - 88
XXX

NO	DATE	BY	REVISIONS

SCALE:	PROJ #: 21-3109
HORIZONTAL:	DATE: 04/14/23
1"=60'	DRAWN: SLS
VERTICAL:	REVIEWED: TRW
N/A	

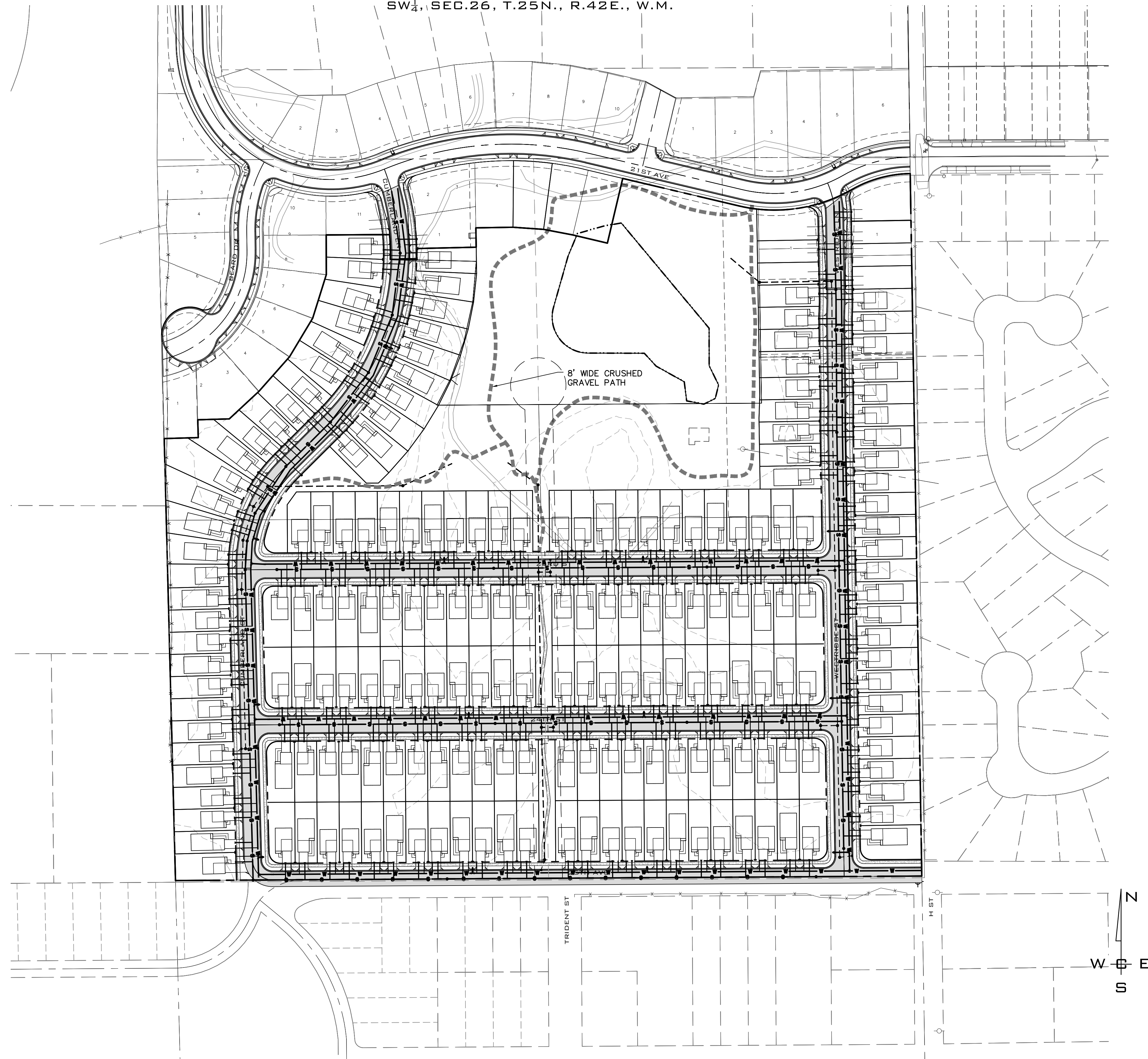
WCE
WHIPPLE CONSULTING ENGINEERS
21 S PINES ROAD
SPOKANE VALLEY, WA 99206
PH: 509-893-2617 FAX: 509-926-0227

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

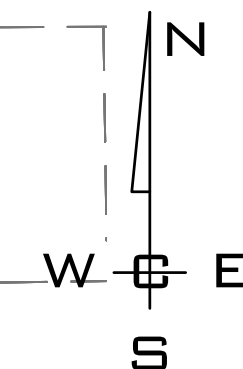
SHEET
PP4
JOB NUMBER
21-3109

SW $\frac{1}{4}$, SEC. 26, T. 25N., R. 42E., W.M.

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



SITE PLAN VIEW
SCALE: 1"=100'



P:\WCE_PROJECTS\2021\WCE_PROJECTS\2021-3109 LENNAR- BEARD ADDITION TO WEST BLUFF\DWG\3109-PPLAT.DWG PLOT DATE: 04/14/23

NAVD - 88
XXX

NO.	DATE	BY	REVISIONS

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

PROJ #: 21-3109
DATE: 04/14/23
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
BUILDING LOCATIONS
CUMBERLAND LN. & 21ST AVE
SPOKANE, WA**

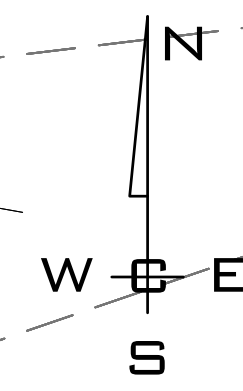


**SHEET
PP5**
JOB NUMBER
21-3109



WETLAND MITIGATION

SCALE: 1"=60'



P:\WCE\WORK\2021\WCE PROJECTS\2021-3109 LENNAR - BEARD ADDITION TO WEST BLUFF\DWG\109-PLATTING PLOT DATE:04/14/23

NAV D - 88
XXX

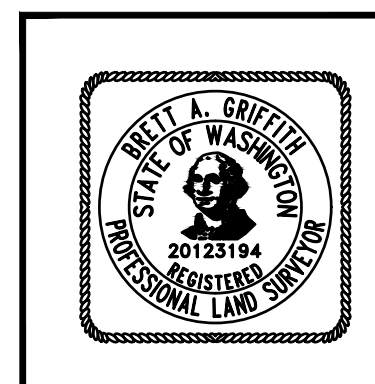
NO.	DATE	BY	REVISIONS

SCALE:	PROJ #: 21-3109
HORIZONTAL:	DATE: 04/14/23
1"=60'	DRAWN: SLS
VERTICAL:	REVIEWED: TRW
N/A	

CIVIL	<input type="checkbox"/>
STRUCTURAL	<input type="checkbox"/>
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

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



**SHEET
PP6**
JOB NUMBER
21-3109



Magnolia



Magnolia A



Magnolia B

LENNAR

Hickory



Hickory A



Hickory B

LENNAR

Sequoia



Sequoia A



Sequoia C

LENNAR

Chardonnay



Chardonnay A



Chardonnay B

LENNAR

Merlot



Merlot A



Merlot B

19002 Crating Knapwain Hwy East, Orting, WA 98360
800-325-1408 | Lennar.com/DiyBreak

LENNAR

Riesling



Riesling B



Riesling MP

LENNAR

Zinfandel



Zinfandel A



Zinfandel B

LENNAR

Cadley



Cadley A



Cadley B

LENNAR

Rundle



Rundle A



Rundle B

LENNAR

Harland



Harland A



Harland B

LENNAR

Ridley



Ridley A



Ridley B

LENNAR

P:\WCE_WORKS\2021 WCE PROJECTS\2021-3109 LENNAR- BEARD ADDITION TO WEST BLUFF DRIVE\08-PPEDWG PLOT DATE:04/13/23 8:11:11 AM

NAVD - 88

NO.	DATE	BY	REVISIONS

SCALE:
HORIZONTAL:
NOT TO SCALE
VERTICAL:
N/A

PROJ #: 21-3109
DATE: 04/12/23
DRAWN: SMM
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
HOME ELEVATIONS
CUMBERLAND LN. & 21ST AVE
SPOKANE, WA**

**SHEET
PP7**

JOB NUMBER
21-3109