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

OPENSPACE: 306,377 SF
WETLANDS AND BUFFER ARE INCLUDED

PUD DATA TABLE

<table>
<thead>
<tr>
<th>ELEMENT</th>
<th>NAME</th>
<th>NO</th>
<th>AREA</th>
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<tbody>
<tr>
<td>SITE PLAN</td>
<td>CUMBERLAND LANE &amp; 21ST AVENUE</td>
<td>SPOKANE, WA</td>
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<td>BEARD ADDITION</td>
<td>TO WEST BLUFF</td>
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<td>PRELIMINARY PUD SITE PLAN</td>
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WCE
WHIPPLE CONSULTING ENGINEERS
21 S PINES ROAD
SPOKANE VALLEY, WA 99206
PH: 509-893-2617  FAX: 509-926-0227

CIVIL
STRUCTURAL
SURVEYING
TRAFFIC
PLANNING
LANDSCAPE
OTHER
WETLAND MITIGATION

HATCH LEGEND

PROPOSED WETLAND DATA

SCALE: 1"=50'
VERTICAL: 21 S PINES ROAD

HATCH LEGEND

PROPOSED BUFFER DATA

WETLAND MITIGATION

SCALE:

PROJ #: 21-3109

DATE: 11/27/23

ORIGINAL: B-3

REVISED: 11/27/23

BEARD ADDITION
PROPOSED BUFFER MITIGATION
CUMBERLAND LANE & 21ST AVENUE
SPokane, WA

SHEET
PPS

21-3109
1. NO PLANTING SHALL BE DONE UNTIL INSTALLATION OF THE SPRINKLER SYSTEM IS COMPLETED. FINAL GRADES HAVE BEEN ESTABLISHED, PLANTING AREAS HAVE BEEN MARKED, AND PLANTS ARE APPROVED BY THE LANDSCAPE ARCHITECT.

2. ALL PLANTS TO BE APPROVED BY THE DESIGNER OF THIS PLAN.

3. CONTRACTOR SHALL BE RESPONSIBLE FOR CANSING ANY QUESTIONABLE PLANT NAME, BULBS, AND QUANTITIES.

4. IN THE EVENT OF DISCREPANCY OR SITE FACTORS AFFECTING INSTALLATION AS PER PLAN NOTIFY THE LANDSCAPE ARCHITECT.

5. ALL LAWN AND PLANTING BEDS SHALL BE STRIPED AND CLEARED OF LEAVES, ROOTS, LAYERS, AND DEBRIS. SPECIES OF LANDSCAPE AREA SHALL BE RANKED TO A SMOOTH AND EVEN GRADE. ANY REPAIRS REQUIRED DURING THIS PERIOD, IF DUE TO DEFECTIVE MATERIALS AND WORKMANSHIP, ANY REPAIRS REQUIRED DURING THIS PERIOD, IF DUE TO DEFECTIVE MATERIALS AND WORKMANSHIP. ANY REPAIRS REQUIRED DURING THIS PERIOD, IF DUE TO DEFECTIVE MATERIALS AND WORKMANSHIP. ANY REPAIRS REQUIRED DURING THIS PERIOD, IF DUE TO DEFECTIVE MATERIALS AND WORKMANSHIP.

6. ALL PLANT MATERIAL SHALL BE WARRANTED FOR 1-YEAR. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION, PARTITION, AND REPAIR OF ANY DEFECTIVE MATERIALS AND WORKMANSHIP.

7. CONTRACTOR SHALL INSTALL LANDSCAPE EDGER IN MANUFACTURER'S PLAN.

8. NO SUBSTITUTIONS WILL BE ALLOWED WITHOUT THE WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT AND OR THE OWNER. ANY SUBSTITUTIONS OF STREET TREE SPECIES MUST HAVE WRITTEN APPROVAL FROM URBAN FORESTRY PRIOR TO INSTALLATION.

9. FERTILIZER TABLETS SHALL BE KEMPER PLANTING TABLETS AS MANUFACTURED BY KEMPER INTERNATIONAL CHEMICAL, INC. OR EQUAL. (DO NOT APPLY FERTILIZER TO SOIL OR BEDS WHERE STREET TREES EXIST OR WILL BE PLANTED). FERTILIZE ONLY AFTER FIRST YEAR PLANTED. ONLY IF PLANTS NEED FERTILIZER, PER THE FOLLOWING SCHEDULE:

   LAWN SEEDS MIX

   NORTHWEST SEED ASSOCIATE WWW.NWSSEED.COM

   ALL LAWN AREAS AND LAWN AREAS MUST REPLACE TREE.

   FOR PLANTING PLANS SEE 3109 PUD LA.

   NAVO - 2B

   DATE:

   11/02/23

   NAVO - 88

   L1.0

   CUMBERLAND LANE & 21ST AVENUE

   SPokane, WA

   DATE:

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