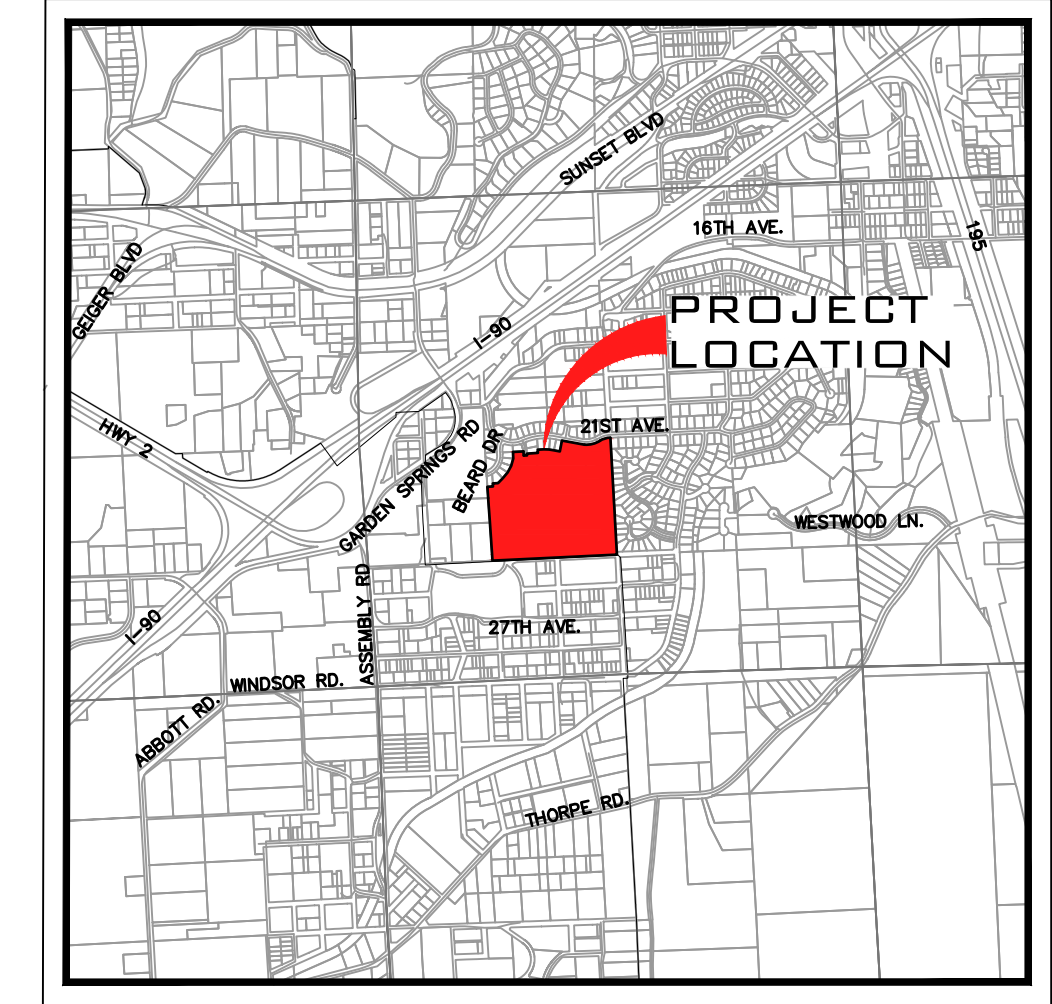


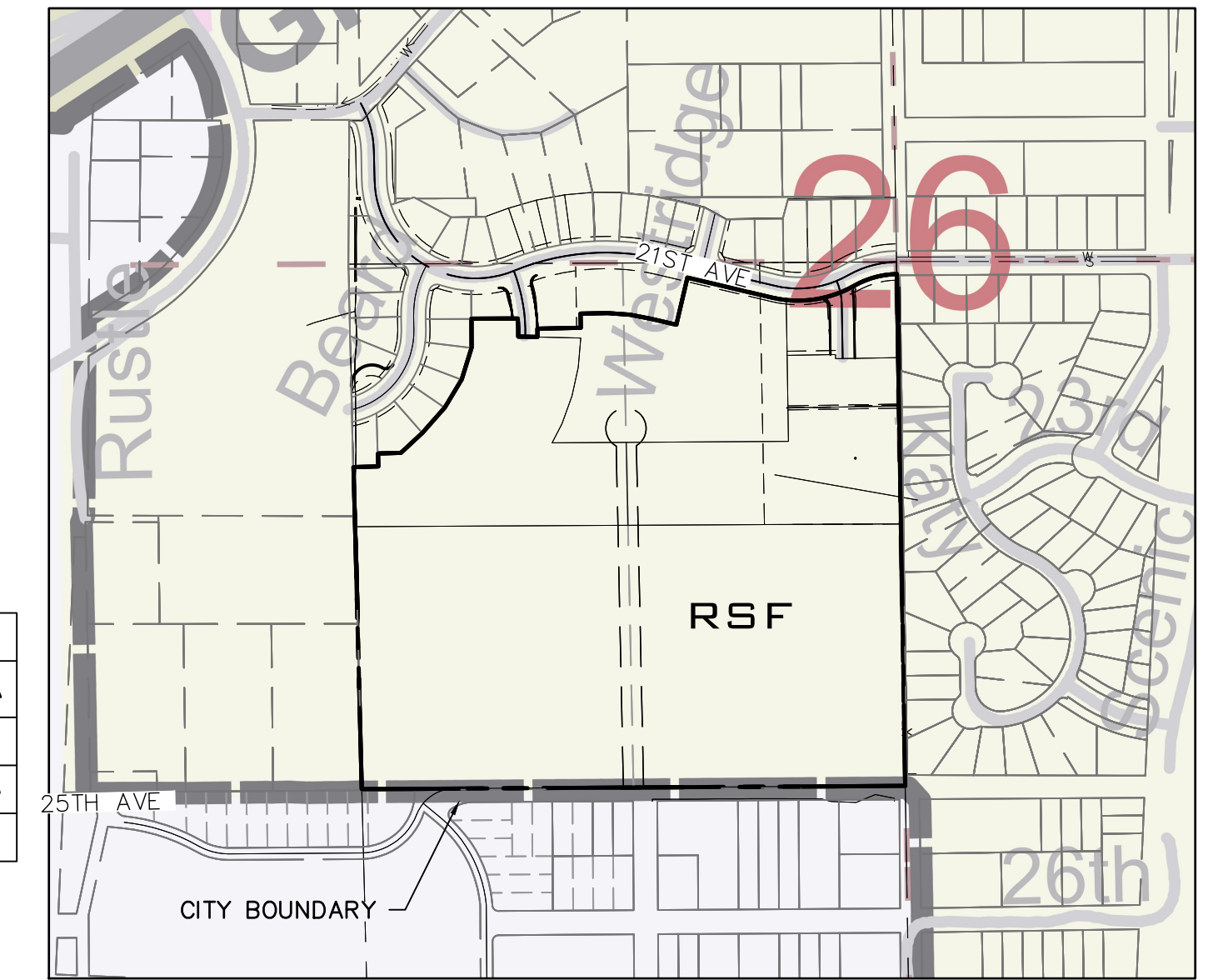
HATCH LEGEND

- EXISTING PLATTED RIGHT OF WAY
- EXISTING PLATTED/VACANT LOT (UNDER SEPARATE OWNERSHIP)
- PLATTED LOTS TO BE ABANDONED AS OPEN SPACE/WETLAND/BUFFER PER SEPARATE LAND USE ACTION (Z23-108FPLT) (14,887 SF OPENSACE ADDITION)

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

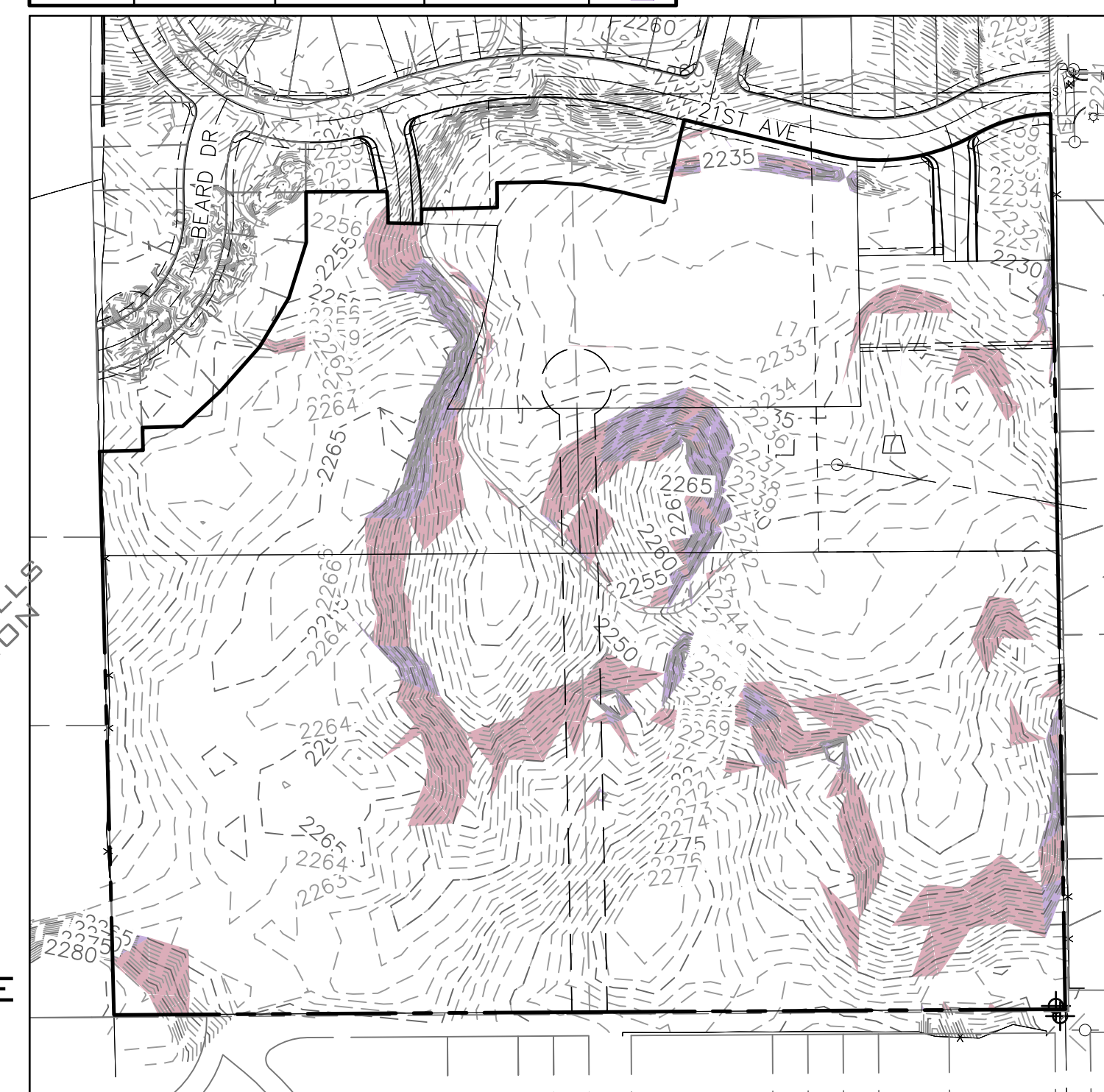
UNDERGROUND SERVICE ALERT
ONE-CALL NUMBER
811
CALL TWO BUSINESS DAYS BEFORE YOU DIG

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 83 207 SF AC
PROJECT AREA	1,521,369.42 34.93
RESIDENTIAL LOT AREA	906,001.59 20.80
TRACT AREA	306,377.21 7.03
RIGHT OF WAY AREA	308,990.62 7.09
MIN. LOT AREA	4,350.01 0.10
MAX. LOT AREA	8,390.61 0.19
OPENSACE	209,758.21 5.82
NUMBER OF LOTS	196
NUMBER OF TRACTS	4
PROPOSED GROSS DENSITY (u/ac)	6
PROPOSED NET DENSITY (u/gc)	9.4
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	
2	30%	2017%	61,606.30	

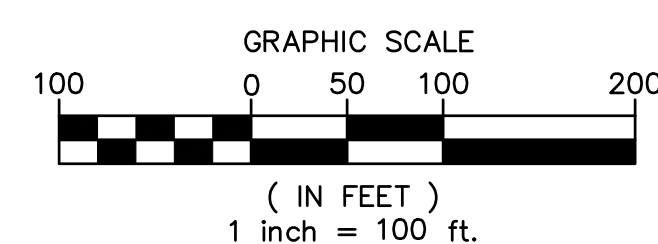


SLOPES ≥ 30%
SCALE: 1"=200'



SITE PLAN
SCALE: 1"=100'

NAVD - 88
NAVD 88



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

PROJ #:	21-3109
DATE:	11/27/23
DRAWN:	SLS
REVIEWED:	TRW

CIVIL	
STRUCTURAL	
SURVEYING	
TRAFFIC	
PLANNING	X
LANDSCAPE	
OTHER	

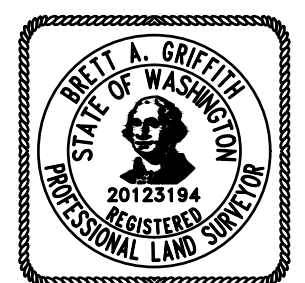
WCE
WHIPPLE CONSULTING ENGINEERS
21 SOUTH PINES ROAD
SPOKANE VALLEY, WA 99206
PH: 509-893-2617 FAX: 509-926-0227

LEGAL DESCRIPTION	SHEET INDEX
PARCEL NUMBER 25263.0052 26-25-42 (SPOKANE) NW1/4 OF NE1/4 OF SW1/4 LYG SLY OF WESTRIDGE ADDITION P.U.D.	PP1 PRELIMINARY PLAT COVER
PARCEL NUMBER 25263.0048 26-25-42 (CITY OF SPOKANE) S1/2 OF NE1/4 OF SW1/4	PP2 PRELIMINARY PUD SITE PLAN
PARCEL NUMBER 25263.0051 26-25-42 (SPOKANE) NE1/4 OF NE1/4 OF SW1/4 LYG SLY OF WESTRIDGE ADDITION P.U.D.	PP3 PRELIMINARY PLAT
PARCEL NUMBER 25263.3001 WESTRIDGE ADDITION P.U.D. LT 1 BLK 6	PP4 PRELIMINARY PLAT
PARCEL NUMBER 25263.3002 WESTRIDGE ADDITION P.U.D. LT 2 BLK 6	PP5 SITE PLAN WITH BUILDING LOCATION
PARCEL NUMBER 25263.3101 WESTRIDGE ADDITION P.U.D. LT 1 BLK 7	PP6 EXISTING WETLAND CONDITIONS
PARCEL NUMBER 25263.3102 WESTRIDGE ADDITION P.U.D. LT 2 BLK 7	PP7 PROPOSED WETLAND MITIGATION
PARCEL NUMBER 25263.3103 WESTRIDGE ADDITION P.U.D. LT 3 BLK 7	PP8 PROPOSED BUFFER MITIGATION
PARCEL NUMBER 25263.2907 WESTRIDGE ADDITION P.U.D. TR A (COMMON AREA)	PP9 OPENSACE AMENITIES
	PP10 PATHS AND TRAILS
	PP11 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



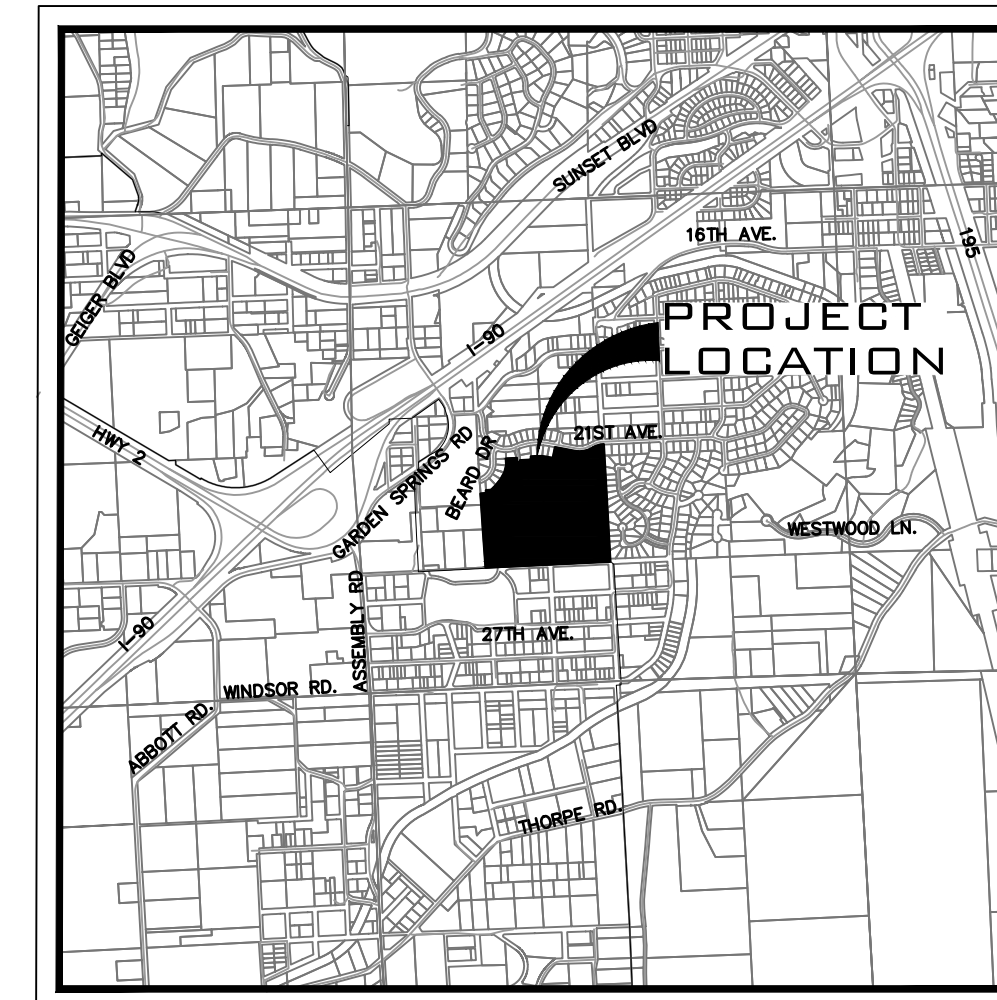
**BEARD ADDITION
PRELIMINARY PLAT COVER
CUMBERLAND LANE & 21ST AVENUE
SPOKANE, WA**

**SHEET
PP1**
JOB NUMBER
21-3109

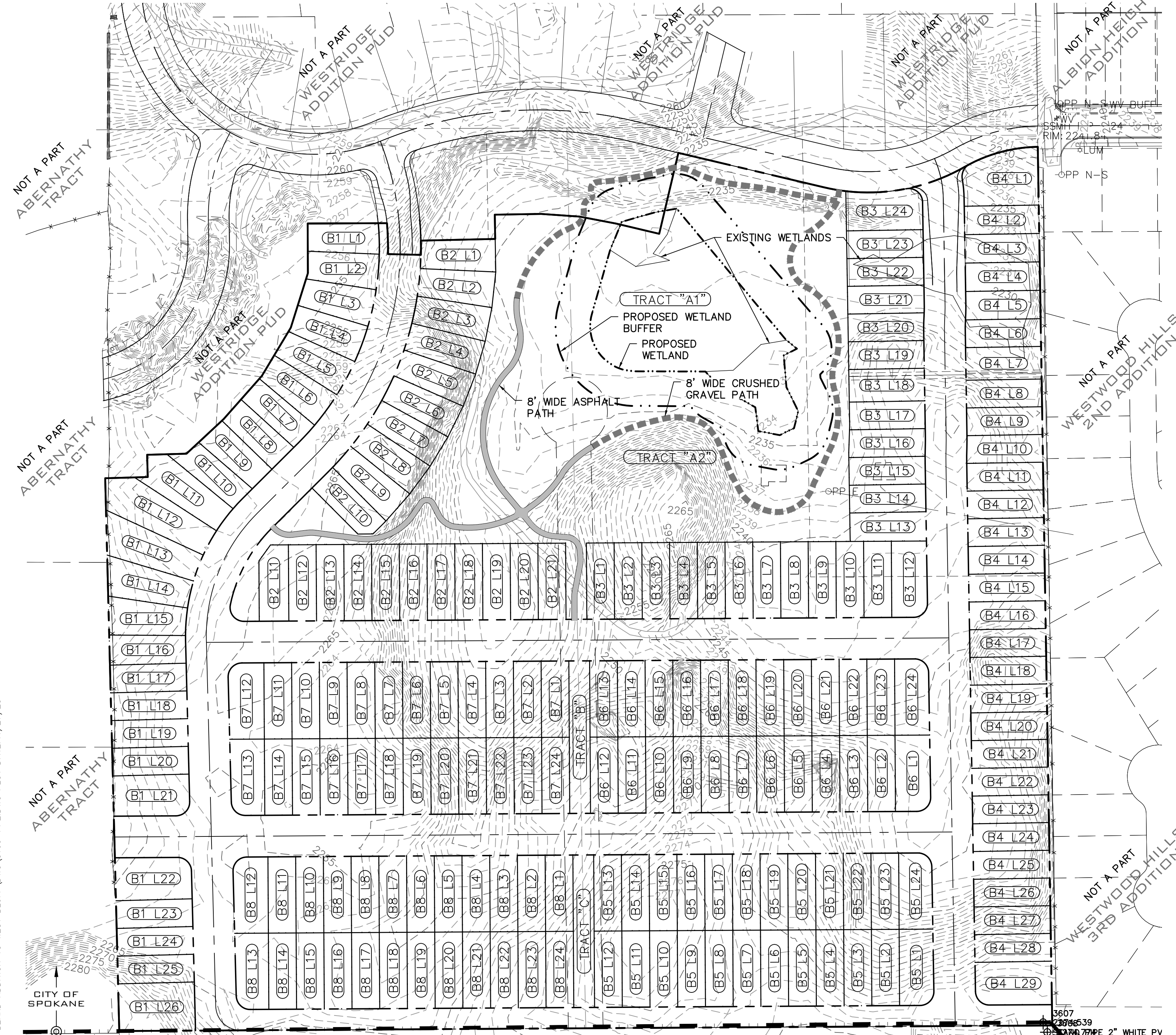
SW 1/4, SEC.26, T.25N., R.42E., W.M.

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

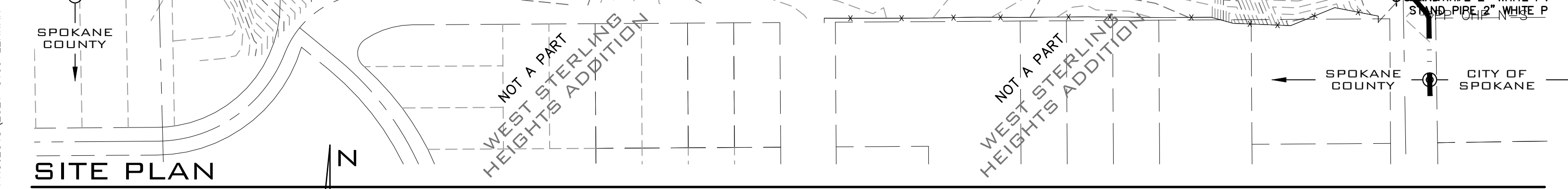


VICINITY MAP
NTS

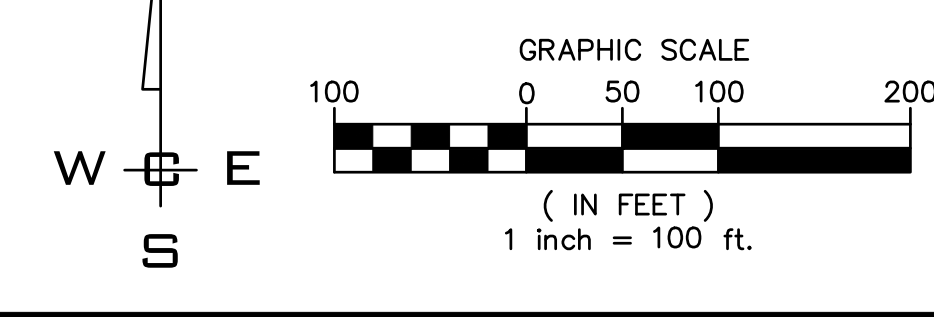


OPENSOURCE: 306,377 SF
WETLANDS AND BUFFER ARE INCLUDED

PUD DATA TABLE	
PARCEL NUMBER	25263.0052 25263.0051 25263.0048 25263.3103 25263.3102 25263.3101 25263.3001 25263.3002 25263.2907
PROJECT ZONE	SINGLE FAMILY DETACHED RSF 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
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%



SCALE: 1"=100'
NAVD - 88
NAV88



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

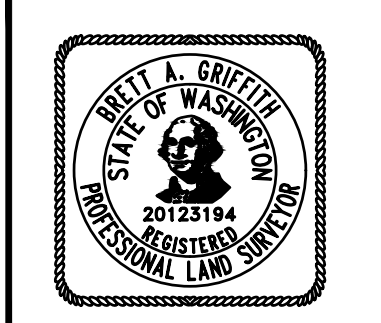
PROJ #:	21-3109
DATE:	08/17/23
DRAWN:	SMM
REVIEWED:	TRW

CIVIL	
STRUCTURAL	
SURVEYING	
TRAFFIC	
PLANNING	
LANDSCAPE	X
OTHER	

ORIGINAL PREPARATION	
NO.	DATE
BY	REVISIONS



**BEARD ADDITION
PRELIMINARY PUD SITE PLAN
CUMBERLAND LANE & 21ST AVENUE
SPOKANE, WA**



**SHEET
PP2**
JOB NUMBER
21-3109

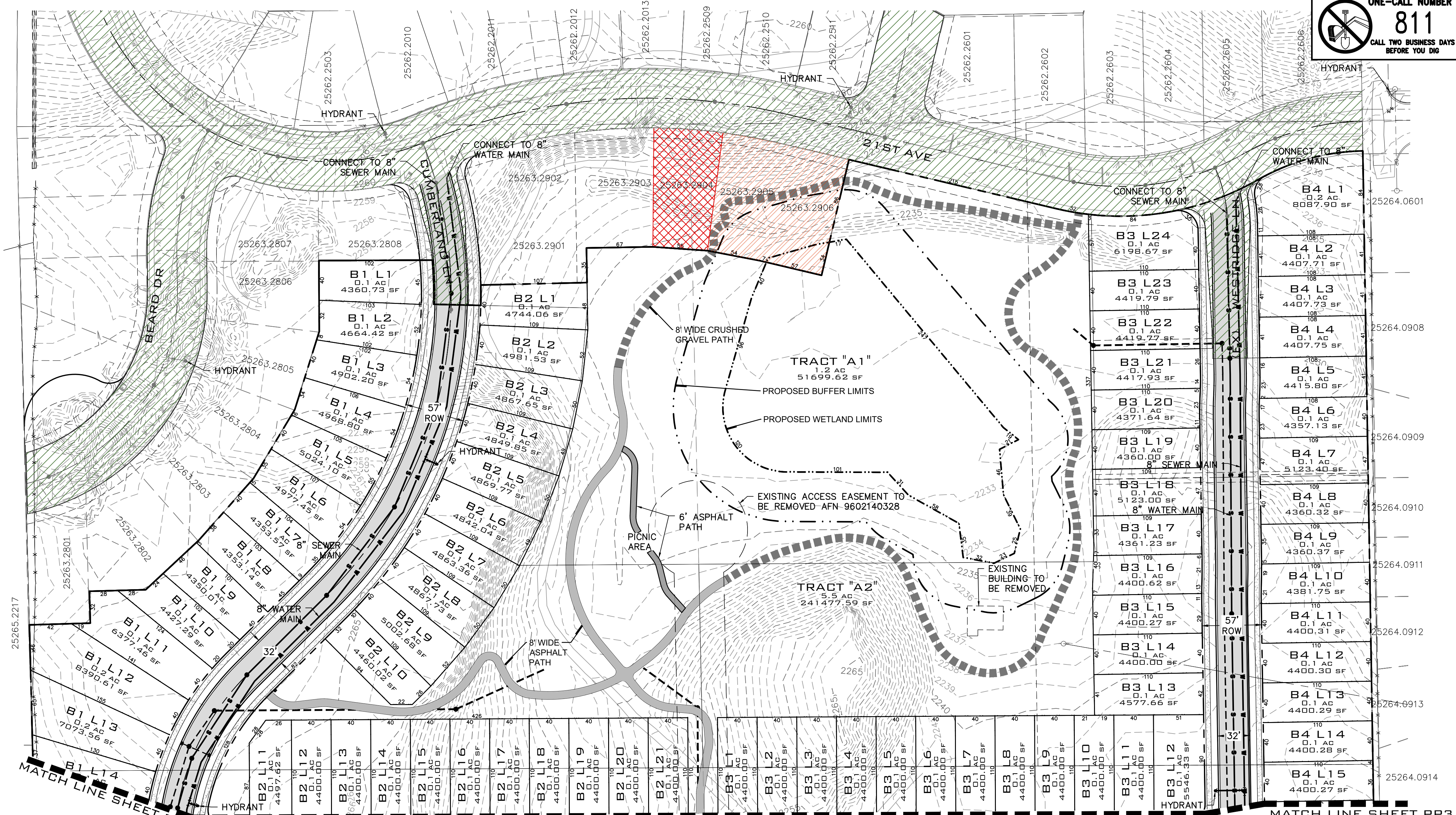
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SW 1/4, SEC.26, T.25N., R.42E., W.M.



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

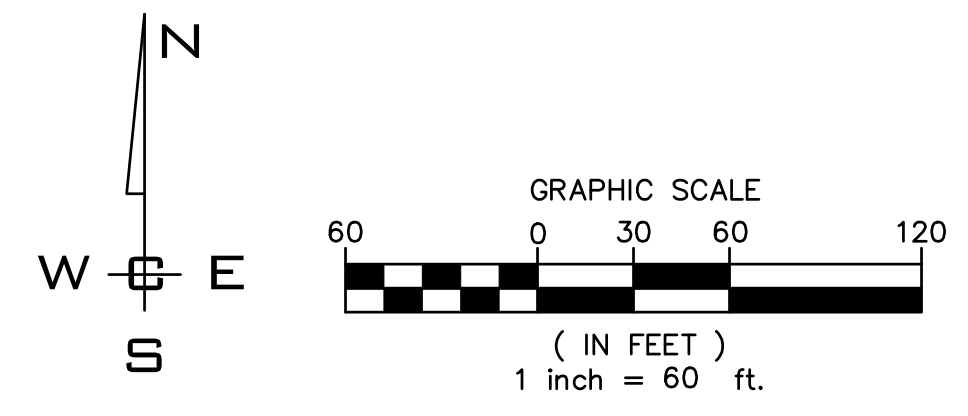
SCALE: 1"=60'

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

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

HATCH LEGEND

- EXISTING PLATTED RIGHT OF WAY
- EXISTING PLATTED/VACANT LOT (UNDER SEPARATE OWNERSHIP)
- PLATTED LOTS TO BE ABANDONED AS OPEN SPACE/WETLAND/BUFFER PER SEPARATE LAND USE ACTION (Z23-108PPLT) (14,887 SF)



NAVD - 88
NAVD 88.

SCALE:	PROJ #: 21-3109	CIVIL
HORIZONTAL:	DATE: 11/27/23	STRUCTURAL
VERTICAL:	DRAWN: SLS	SURVEYING
	REVIEWED: TRW	TRAFFIC
		PLANNING
		LANDSCAPE
		OTHER

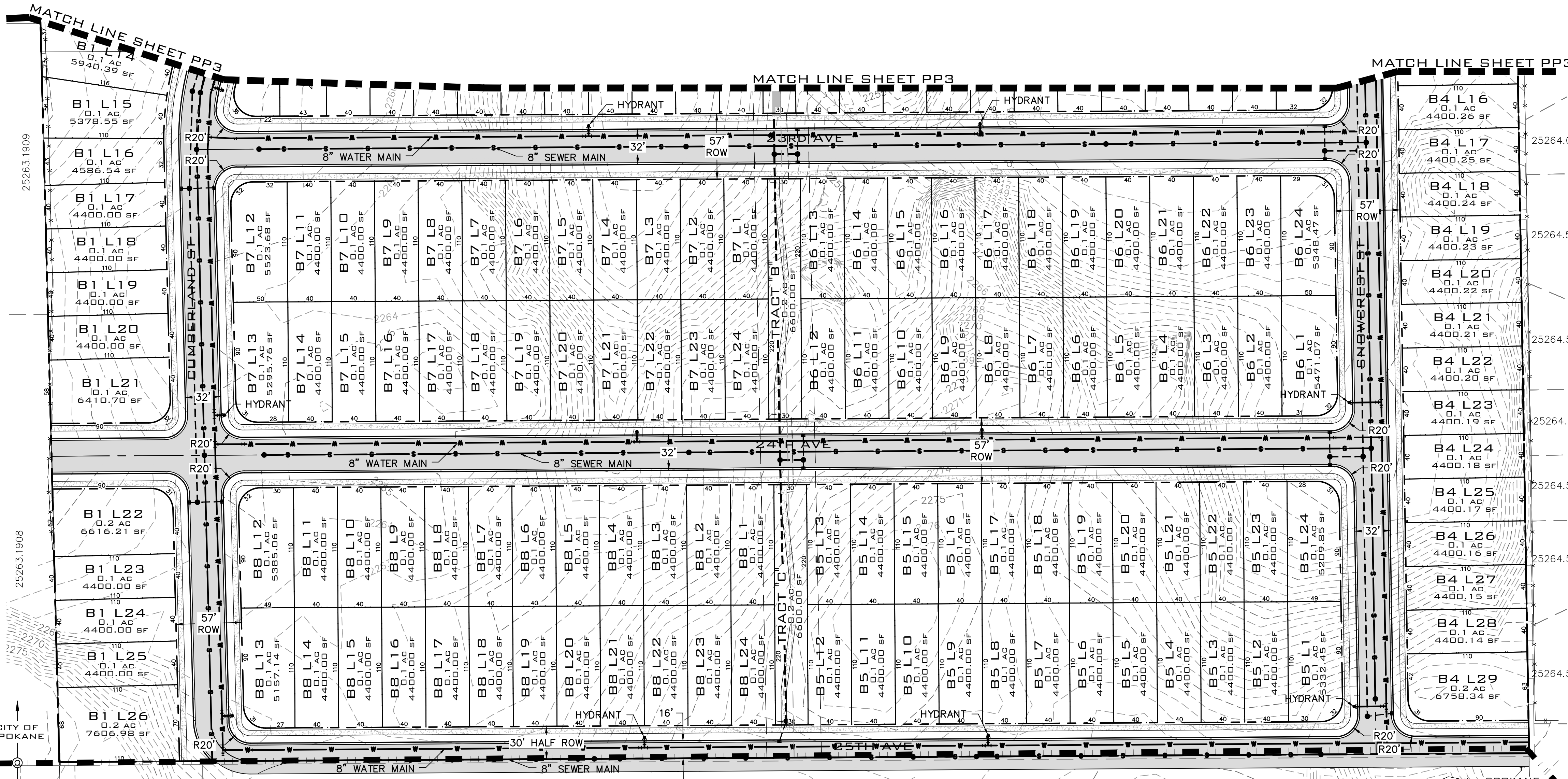


**BEARD ADDITION
PRELIMINARY PLAT
CUMBERLAND LANE & 21ST AVENUE
SPOKANE, WA**

**SHEET
PP3**
JOB NUMBER
21-3109

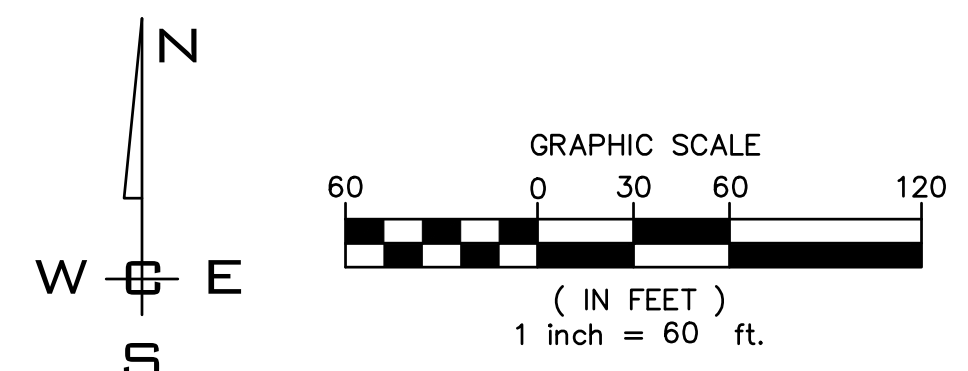
NO.	DATE	BY	ORIGINAL PREPARATION	REVISIONS
A	06/26/23	WCE	ORIGINAL PREPARATION	

P:\WCE\WORK\2021\WCE PROJECTS\2021-3109 Lemar - Beard Addition to West Bluff\DWG\3109-PPLAT.dwg, 11/27/2023 9:13:58 AM, sctshuz



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, VASILY 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'



NAV D - 88
NAV D 88

SCALE:		PROJ #: 21-3109	CIVIL
HORIZONTAL:		DATE: 11/27/23	STRUCTURAL
VERTICAL:		DRAWN: SLS	SURVEYING
N/A		REVIEWED: TRW	TRAFFIC
			LANDSCAPE
			OTHER

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

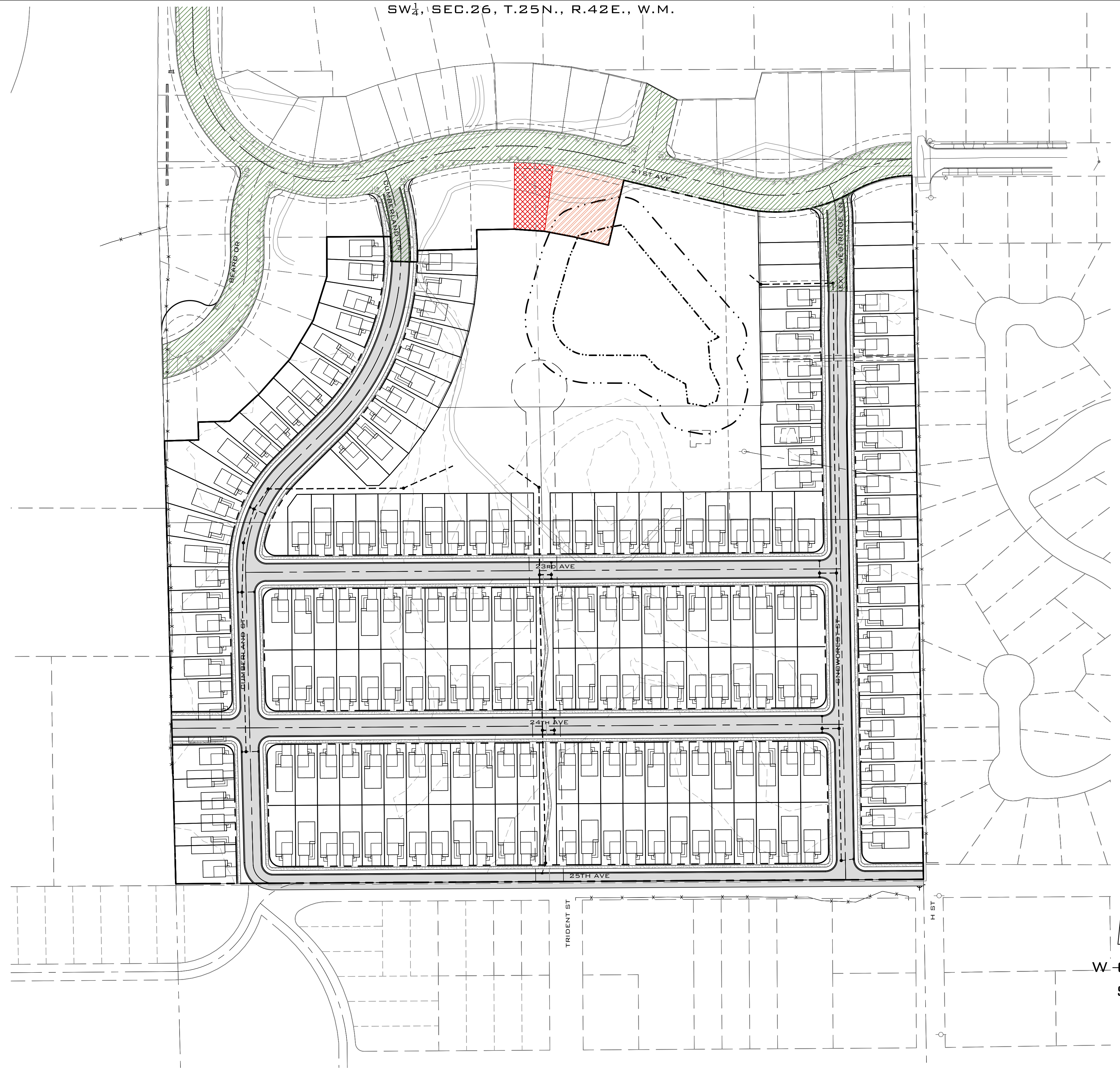
**BEARD ADDITION
PRELIMINARY PLAT
CUMBERLAND LANE & 21ST AVENUE
SPOKANE, WA**

**SHEET
PP4**
JOB NUMBER
21-3109




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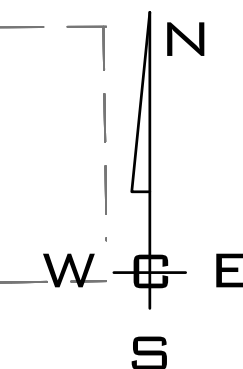
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SW $\frac{1}{4}$, SEC.26, T.25N., R.42E., W.M.



HATCH LEGEND

-  EXISTING PLATTED RIGHT OF WAY
-  EXISTING PLATTED/VACANT LOT (UNDER SEPARATE OWNERSHIP)
-  PLATTED LOTS TO BE ABANDONED AS OPEN SPACE/WETLAND/BUFFER PER SEPARATE LAND USE ACTION (Z23-108FPLT)



SITE PLAN VIEW

SCALE: 1"=100'

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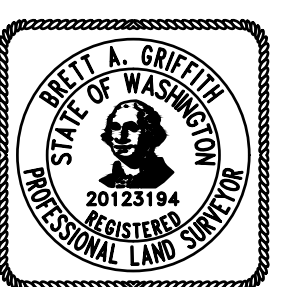
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1"=100'
VERTICAL:
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PROJ #: 21-3109
DATE: 11/27/23
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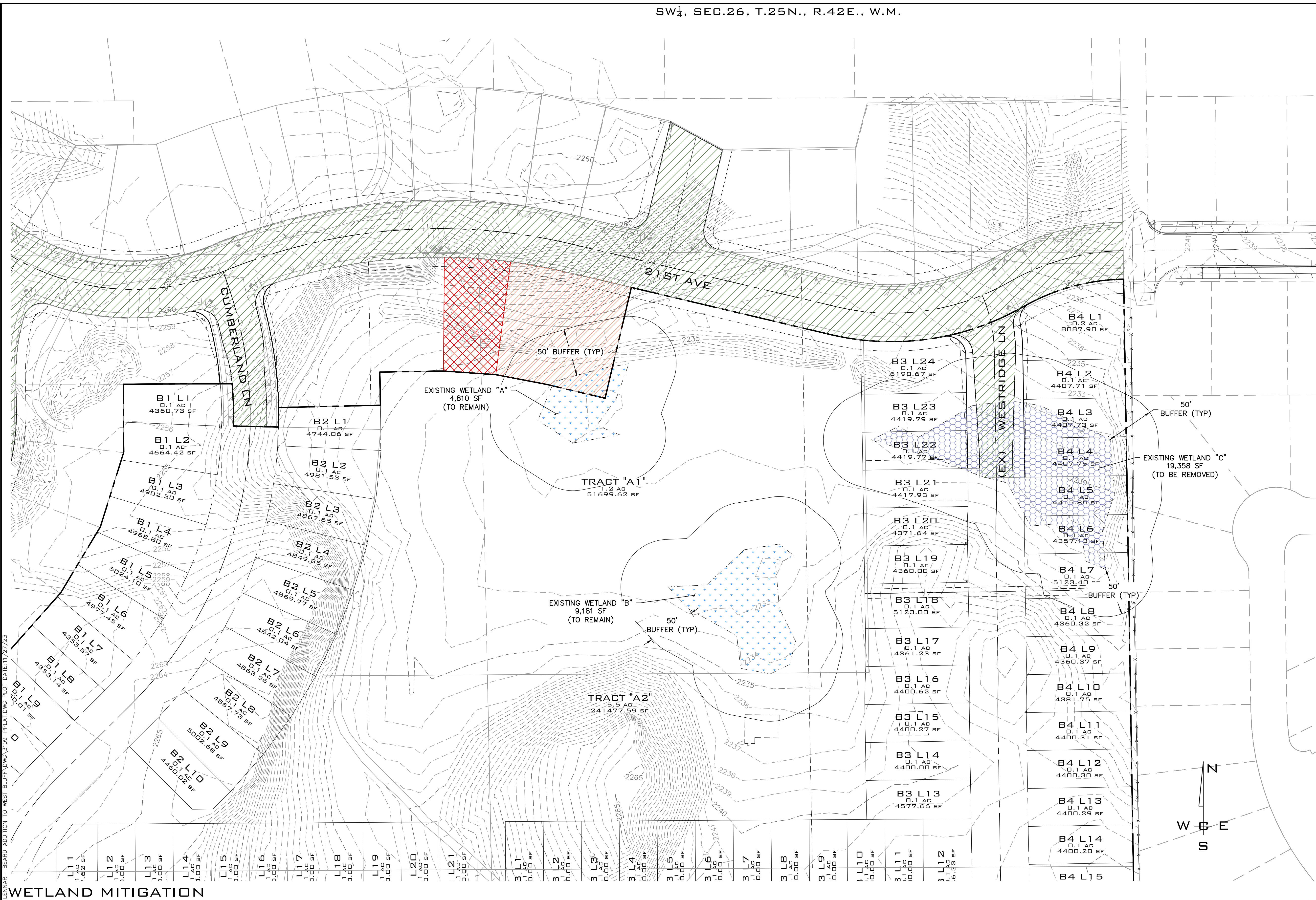
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**BEARD ADDITION
SITE PLAN WITH BUILDING LOCATIONS
CUMBERLAND LANE & 21ST AVENUE
SPOKANE, WA**



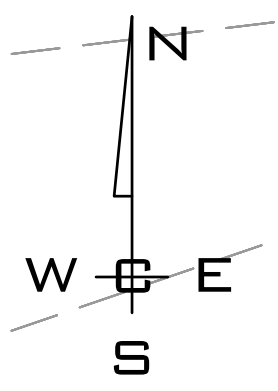
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JOB NUMBER
21-3109



- HATCH LEGEND**
- EXISTING PLATTED RIGHT OF WAY
 - EXISTING PLATTED/VACANT LOT (UNDER SEPARATE OWNERSHIP)
 - PLATTED LOTS TO BE ABANDONED AS OPEN SPACE/WETLAND/BUFFER PER SEPARATE LAND USE ACTION (Z23-108FPLT)
 - EXISTING WETLANDS TO REMAIN
 - EXISTING WETLAND TO BE REMOVED AND MITIGATED

EXISTING WETLAND DATA

	SF	AC
WETLAND "A" AREA	4,810	0.11
WETLAND "B" AREA	9,181	0.21
WETLAND "C" AREA	19,358	0.44
TOTAL WETLAND REQ.	33,349	0.77
TOTAL WETLAND PROVIDED	33,549	0.77



WETLAND MITIGATION
SCALE: 1"=50'

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SCALE:	PROJ #: 21-3109
HORIZONTAL:	DATE: 11/27/23
1"=50'	DRAWN: SLS
VERTICAL:	REVIEWED: TRW
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WCE
 WHIPPLE CONSULTING ENGINEERS
 21 S PINES ROAD
 SPOKANE VALLEY, WA 99206
 PH: 509-893-2617 FAX: 509-926-0227

**BEARD ADDITION
 WETLAND EXISTING CONDITIONS
 CUMBERLAND LANE & 21ST AVENUE
 SPOKANE, WA**

**SHEET
 PP6**
 JOB NUMBER
21-3109



HATCH LEGEND

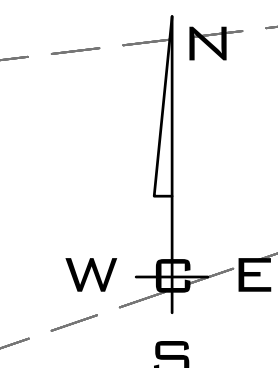
- EXISTING PLATTED RIGHT OF WAY
- EXISTING PLATTED/VACANT LOT (UNDER SEPARATE OWNERSHIP)
- PLATTED LOTS TO BE ABANDONED AS OPEN SPACE/WETLAND/BUFFER PER SEPARATE LAND USE ACTION (Z23-108PFLT)
- EXISTING WETLANDS TO REMAIN
- PROPOSED WETLAND REPLACEMENT

PROPOSED WETLAND DATA

	SF	AC
EX WETLAND "A" AREA	4,810	0.11
EX WETLAND "B" AREA	9,181	0.21
WETLAND "C" REPLACEMENT AREA	38,716	0.89
TOTAL WETLAND AREA	52,707	1.21

WETLAND MITIGATION

SCALE: 1"=50'



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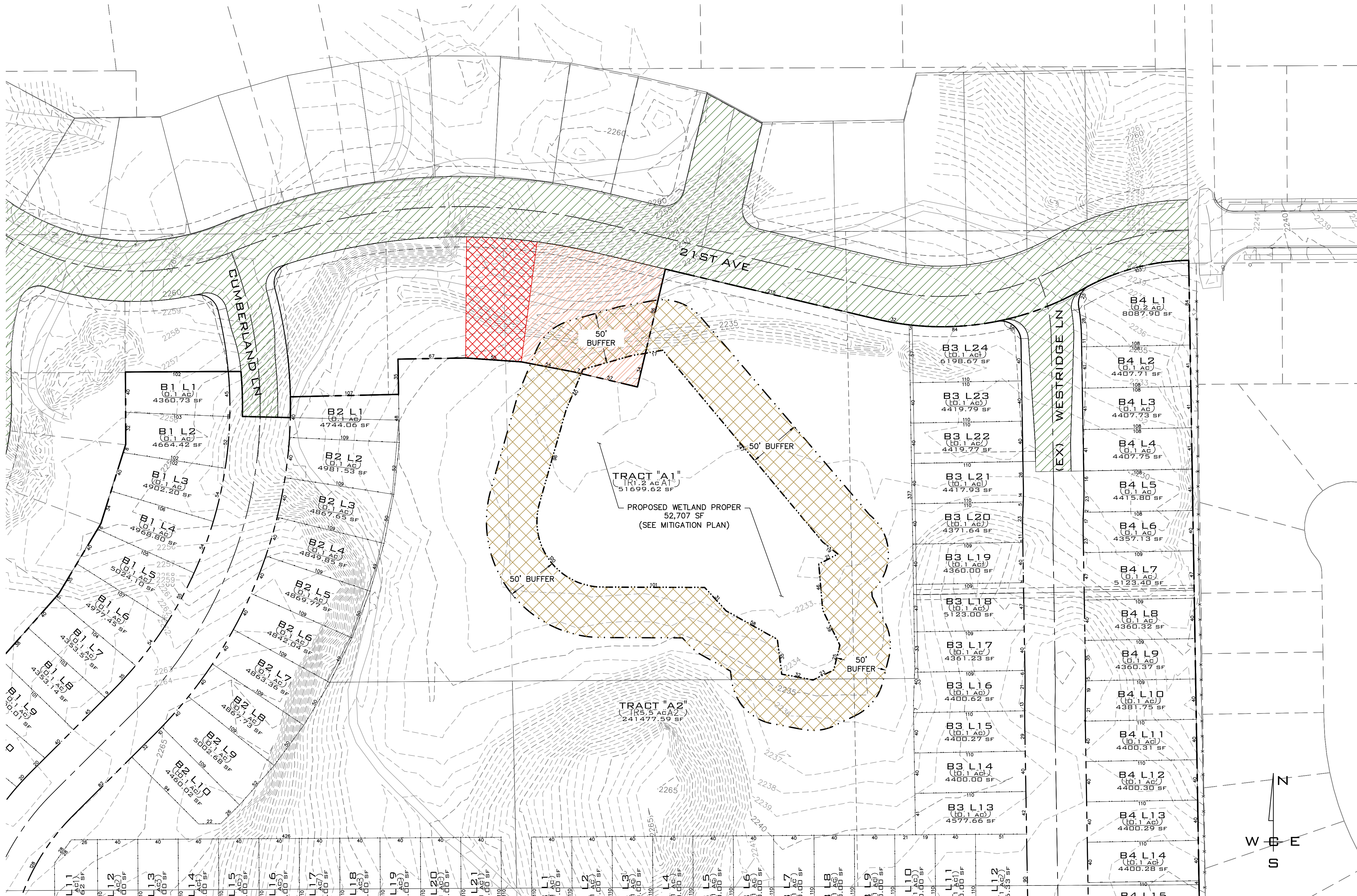
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**BEARD ADDITION
 PROPOSED WETLAND MITIGATION
 CUMBERLAND LANE & 21ST AVENUE
 SPOKANE, WA**



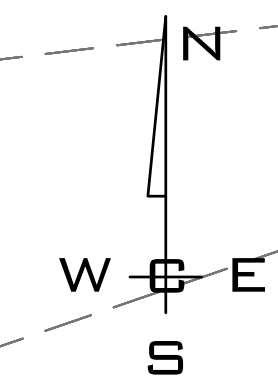
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 PP7**
 JOB NUMBER
21-3109



HATCH LEGEND

- EXISTING PLATTED RIGHT OF WAY
- EXISTING PLATTED/VACANT LOT (UNDER SEPARATE OWNERSHIP)
- PLATTED LOTS TO BE ABANDONED AS OPEN SPACE/WETLAND/BUFFER PER SEPARATE LAND USE ACTION (223-108FPLT)
- PROPOSED 50' BUFFER AREA

PROPOSED BUFFER DATA		
	SF	AC
PROPOSED BUFFER	58799	1.35



WETLAND MITIGATION
SCALE: 1"=50'

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SCALE:		PROJ #:	21-3109
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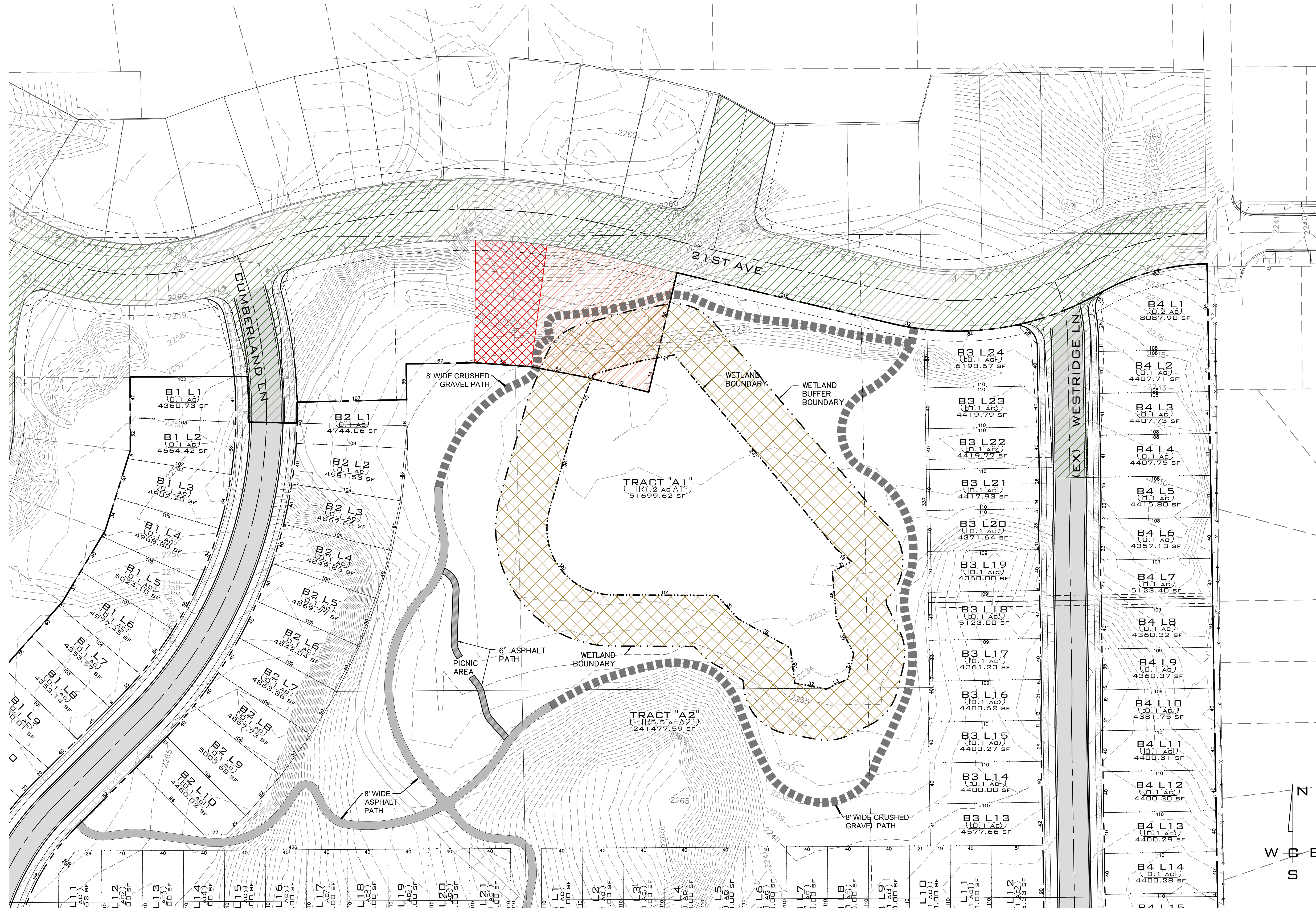
**BEARD ADDITION
PROPOSED BUFFER MITIGATION
CUMBERLAND LANE & 21ST AVENUE
SPOKANE, WA**



**SHEET
PP8**
JOB NUMBER
21-3109

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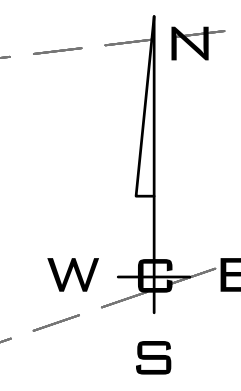
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HATCH LEGEND

- EXISTING PLATTED RIGHT OF WAY
- EXISTING PLATTED/VACANT LOT (UNDER SEPARATE OWNERSHIP)
- PLATTED LOTS TO BE ABANDONED AS OPEN SPACE/WETLAND/BUFFER PER SEPARATE LAND USE ACTION (Z23-108FPLT)
- PROPOSED 50' BUFFER AREA

SEE MITIGATION PLAN, SHEETS 4 AND 5 FOR OPENSACE PLANTINGS



WETLAND MITIGATION
SCALE: 1"=50'

NAVD - 88

NO.	DATE	BY	ORIGINAL PREPARATION	REVISIONS
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**BEARD ADDITION
OPENSACE AMENITIES
CUMBERLAND LANE & 21ST AVENUE
SPOKANE, WA**



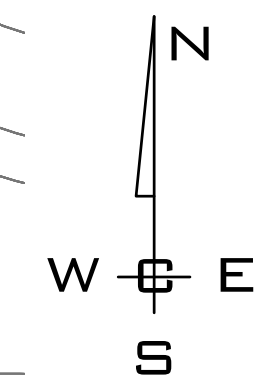
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HATCH LEGEND

- EXISTING PLATTED RIGHT OF WAY
- EXISTING PLATTED/VACANT LOT (UNDER SEPARATE OWNERSHIP)
- PLATTED LOTS TO BE ABANDONED AS OPEN SPACE/WETLAND/BUFFER PER SEPARATE LAND USE ACTION (Z23-108FPLT)



PATHS AND TRAILS OVERVIEW
SCALE: 1"=100'

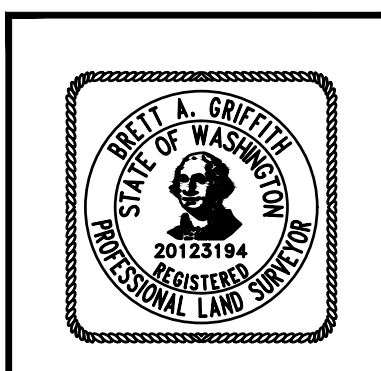
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**BEARD ADDITION
PATHS AND TRAILS
CUMBERLAND LANE & 21ST AVENUE
SPOKANE, WA**



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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 Chilling-Kapowain 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

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- CIVIL
- STRUCTURAL
- SURVEYING
- TRAFFIC
- PLANNING
- LANDSCAPE
- OTHER

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**BEARD ADDITION
BUILDING ELEVATIONS
CUMBERLAND LANE & 21ST AVENUE
SPOKANE, WA**

**SHEET
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JOB NUMBER
21-3109

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LANDSCAPE NOTES:

- 1. NO PLANTING SHALL BE DONE UNTIL INSTALLATION OF THE SPRINKLER SYSTEM IS COMPLETED, FINAL GRADES HAVE BEEN ESTABLISHED, PLANTING AREAS HAVE BEEN PROPERLY GRADED AND PREPARED AND THE WORK APPROVED BY THE LANDSCAPE ARCHITECT.
- 2. ALL PLANTS TO BE APPROVED BY THE DESIGNER OF THIS PLAN.
- 3. CONTRACTOR IS RESPONSIBLE FOR CHECKING ANY QUESTIONABLE NOTE, PLANT NAMES, SIZES, AND QUANTITIES.
- 4. IN THE EVENT OF DISCREPANCY OR SITE FACTORS AFFECTING INSTALLATION AS PER PLAN NOTIFY THE LANDSCAPE ARCHITECT.
- 5. ALL LAWN AREAS AND PLANTING BEDS SHALL BE STRIPPED AND CLEARED OF WEEDS, ROOTS, LAWN, AND DEBRIS. SPECIFIED LANDSCAPE AREAS SHALL BE RAKED TO A SMOOTH AND EVEN GRADE, AND ROCK/DEBRIS LARGER THAN 1.5" TO BE REMOVED.
- 9. TOP SOIL TO BE INSTALLED TO A DEPTH OF 4". IN LAWN AREAS, UNLESS OTHERWISE NOTED, TOPSOIL BROUGHT TO THE SITE SHALL BE SANDY LOAM THAT IS NON-TOXIC, WELL-DRAINED AND FREE OF NOXIOUS WEEDS, GRASS, BRUSH, STICKS, ROCKS, GREATER THAN 1" DIAMETER COARSE GRAVEL, HARD CLAY, AND OTHER DEBRIS UNLESS OTHERWISE NOTED, FINAL GRADE SHALL BE RAKED SMOOTH AND EVEN.
- 10. SUB GRADE IN ALL LANDSCAPE AREAS TO BE +/-0.5'
- 11. TREE PLANTING SPECIFICATIONS

- A. TREE PLANTING HOLES SHALL BE 3-5 TIMES THE DIAMETER OF THE ROOT BALL OF THE TREE TO BE PLANTED. THE TREE SHOULD BE CENTERED IN THE HOLE.
- B. ROPES, STRINGS, BURLAP AND OTHER WRAPPING SHALL BE REMOVED FROM THE ROOT BALL. PLASTIC CONTAINERS AND WIRE BASKETS SHALL BE REMOVED ENTIRELY BEFORE TREE IS PLACED IN THE PLANTING HOLE.
- C. SOIL UNDER THE TREE ROOT BALL WILL REMAIN UNDISTURBED TO SUPPORT ROOT BALL AND REDUCE SETTLING.
- D. THE ROOT COLLAR SHALL BE LEVEL OR UP TO 1 INCH ABOVE THE FINISHED GRADE.
- E. BACKFILL USING EXISTING SOIL. WATER THOROUGHLY TO ELIMINATE AIR POCKETS. DO NOT TAMP.
- F. COVER THE TREE RING AREA (MINIMUM OF 6' DIAMETER) WITH 2 TO 4 INCHES OF ORGANIC MATERIAL. MULCH SHOULD BE NO COARSER THAN 4 INCHES FROM THE ROOT COLLAR OF THE TREE. COMPOST OR WOOD CHIPS ARE ACCEPTABLE MULCH MATERIALS. DO NOT USE ROCK AS MULCH.
- G. STAKE ONLY IF NECESSARY FOR STABILITY. TIES SHOULD BE TIGHT ENOUGH TO SUPPORT THE TREE WHILE ALLOWING THE TREE TO SWAY. ALL TIES AND STAKES SHALL BE REMOVED WITHIN A YEAR. IF THE TREE STILL REQUIRES SUPPORT, CONTRACTOR MUST REPLACE TREE.
- H. WATER NEW TREES TO A DEPTH OF 12 TO 18 INCHES AT LEAST ONCE A WEEK DURING THE FIRST THREE GROWING SEASONS. DURING PERIODS OF DROUGHT, NEW TREES NEED MORE FREQUENT WATERING. TREES SHOULD BE ON A SEPARATE ZONE FROM TURF.
- I. MAINTAIN TREE RINGS (MULCHED AREA) OR INSTALL ADEQUATE EDGING MATERIAL TO KEEP TURF AND WEEDS OUT OF THE RING.
- J. ROOT BARRIERS SHALL BE USED WHEN PLANTING TREES WITH FOUR FEET (4') OF ANY PUBLIC CURB OR SIDEWALK.

- 12. AMENDED BACKFILL FOR SHRUB PLANTING HOLES SHALL BE:
 - A. 80% OF ON SITE SOIL.
 - B. 20% OF ORGANIC AMENDMENT.
- 13. ALL PLANT MATERIAL SHALL CONFORM TO THE CURRENT AMERICAN ASSOCIATION OF NURSERYMEN'S NATIONAL STANDARD SPECIFICATIONS.
- 14. ALL PLANT MATERIAL INSTALLED BY THE LANDSCAPE CONTRACTOR SHALL BE WARRANTED FOR 1-YEAR. LANDSCAPE CONTRACTOR SHALL REPLACE ANY PLANTS WHICH ARE DEAD, EXCEPT THOSE DUE TO VANDALISM OR NEGLECT, WITH PLANT MATERIAL EQUAL TO ORIGINAL.
- 15. CONTRACTOR SHALL VERIFY ALL QUANTITIES. IN THE CASE OF A DISCREPANCY, THE ILLUSTRATED LOCATIONS SHALL DICTATE COUNT.
- 16. 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.
- 17. THREE INCHES (3") OF WASHED 5/8" BLACK BASALT CHIP MULCH IS TO BE PLACED ON TOP OF PROFESSIONAL GRADE LANDSCAPE FABRIC. IN ALL SHRUB BEDS.
- 18. FERTILIZER TABLETS SHALL BE AGRIFORM "PLANTING TABLETS" AS MANUFACTURED BY AGRIFORM INTERNATIONAL CHEMICAL, INC. OR EQUAL. (DO NOT APPLY FERTILIZER TO SOIL OR BEDS WHERE STREET TREES EXIST OR WILL BE PLANTED). FERTILIZE ONLY AFTER THE FIRST YEAR PLANTED, ONLY IF THE PLANTS NEED FERTILIZER. PER THE FOLLOWING SCHEDULE:

PLANT SIZE	TABLET QUAN.	TABLET STRENGTH
1-2 GAL.	1	10 GRAM
5 GAL.	2	21 GRAM
3/4"-1 1/4" CAL.	4	21 GRAM

- 19. MAINTAIN A 2' MIN. SPACE BETWEEN BUILDING WALLS AND MATURE WIDTH OF ADJACENT PLANTS.
- 20. CONTRACTOR SHALL INSTALL LANDSCAPE EDGER PER MANUFACTURER'S PLAN.
- 21. SEE CITY OF SPOKANE DESIGN STANDARDS 3.4-6 ROADSIDE PLANTING THAT CAN BE FOUND AT:
[HTTPS://STATIC.SPOKANE.CITY.ORG/DOCUMENTS/PROJECTS/STREET-DESIGN-STANDARDS-UPDATE/SPOKANE-DESIGN-STANDARDS-V13-2020-11-03.PDF](https://static.spokanecity.org/documents/projects/street-design-standards-update/spokane-design-standards-v13-2020-11-03.pdf)
- 22. THE CONTRACTOR SHALL PLANT ALL TREES AND SHRUBS ON SITE ACCORDING TO DETAIL V-101 AND V-102.

23. A PUBLIC TREE PERMIT IS REQUIRED, PRIOR TO STREET/PUBLIC TREE INSTALLATION AND REMOVAL. PLEASE HAVE THE CONTRACTED LICENSED CERTIFIED ARBORIST SUBMIT A COMPLETED PUBLIC TREE PERMIT APPLICATION AT LEAST 10 DAYS PRIOR TO WORK BEING PERFORMED FOR THIS PROJECT TO INCLUDE CERTIFIED ARBORIST INFORMATION WITH START AND COMPLETION DATES. THE LANDSCAPE ARCHITECT IS RESPONSIBLE FOR ENSURING THAT THE GENERAL CONTRACTOR IS AWARE AND COMPLIANT WITH THIS REQUIREMENT. THE PERMIT AND INSTRUCTIONS ARE FOUND ON THE CITY OF SPOKANE URBAN FORESTRY WEB SITE.

24. VERIFY THAT ALL STREET TREES WILL HAVE A MINIMUM OF 100 CUBIC FEET OF UNCOMPACTED SOILS (3' DEEP).

25. THERE SHALL BE A \$650.00 PER MISSING STREET TREE DUE TO CITY OF SPOKANE CODE CONFLICTS. SEE REFERENCE NOTE SCHEDULE.

IRRIGATION NOTES:

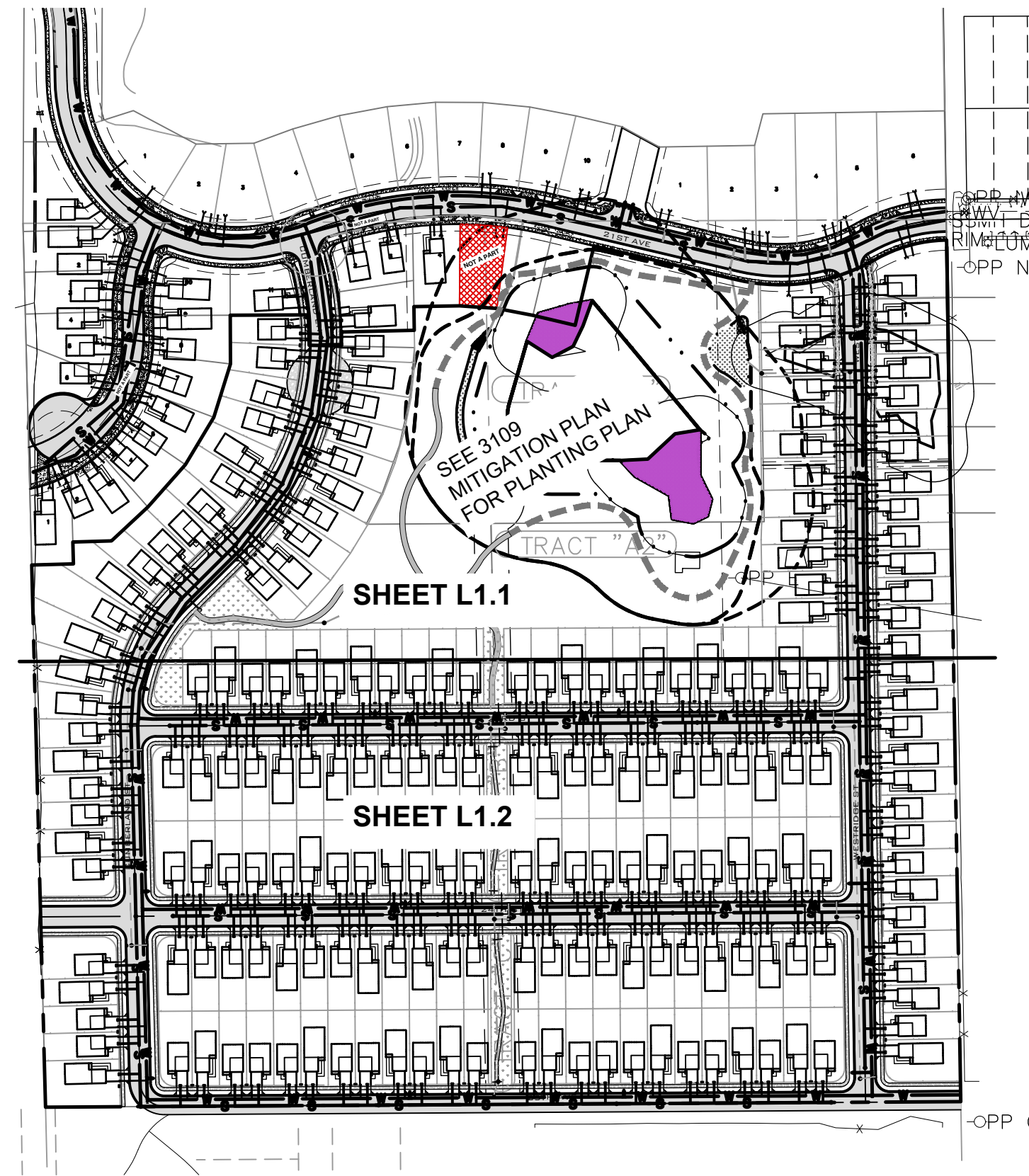
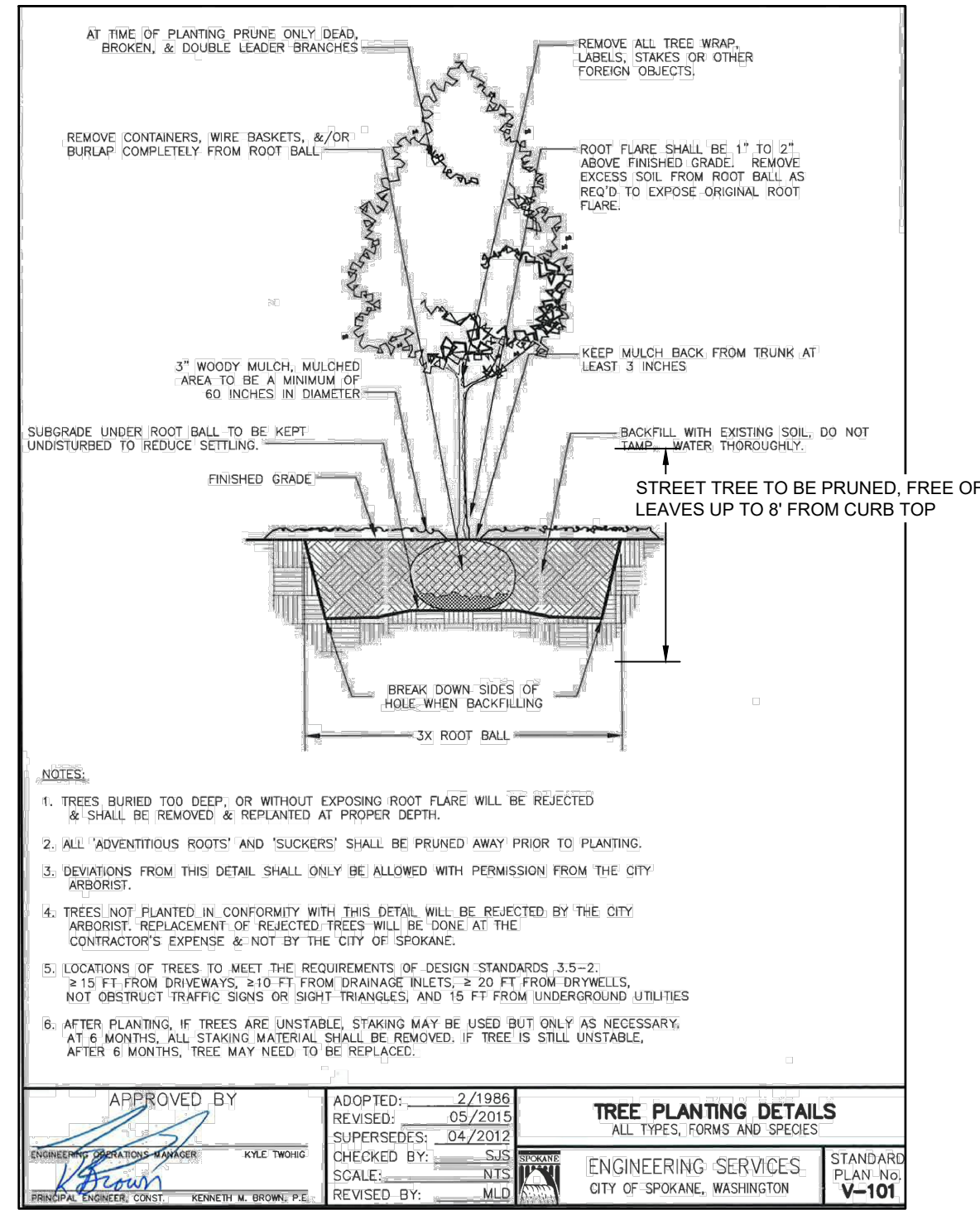
- 1. IRRIGATED HYDROSEED SHALL BE IN ALL LAWN AREAS, UNLESS OTHERWISE NOTED.
- 2. IRRIGATION SYSTEM IS DESIGN BUILD: IRRIGATION POINT OF CONNECTION IS AT WATER STUB. INSTALL METER, BACKFLOW PREVENTION DEVICE, IRRIGATION CONTROLLER, VALVES AND IRRIGATION PIPE AND EMITTERS/HEADS. ALL MAINLINES SHALL BE SCH. 40 P.V.C. ALL LATERAL LINES SHALL BE POLY N.S.F. 100 PSI. ALL IRRIGATION PIPING SHALL BE SIZED NOT TO EXCEED (5) FEET PER SECOND, MAXIMUM VELOCITY. CONTRACTOR SHALL GUARANTEE IRRIGATION SYSTEM FOR ONE YEAR AGAINST DEFECTIVE MATERIALS AND WORKMANSHIP. ANY REPAIRS REQUIRED DURING THIS PERIOD, IF DUE TO DEFECTIVE MATERIALS OR WORKMANSHIP, SHALL BE MADE BY THE CONTRACTOR AT NO COST TO THE OWNER. A DRIP SYSTEM SHALL BE DESIGNED FOR TREES AND SHRUBS ON SEPARATE ZONES FROM LAWN AREA. LAWN AREAS SHALL HAVE A 100% COVERAGE BY SPRINKLER HEADS.
- 3. TREES SHALL BE ON A SEPARATE IRRIGATION ZONE.

LAWN SEED MIX

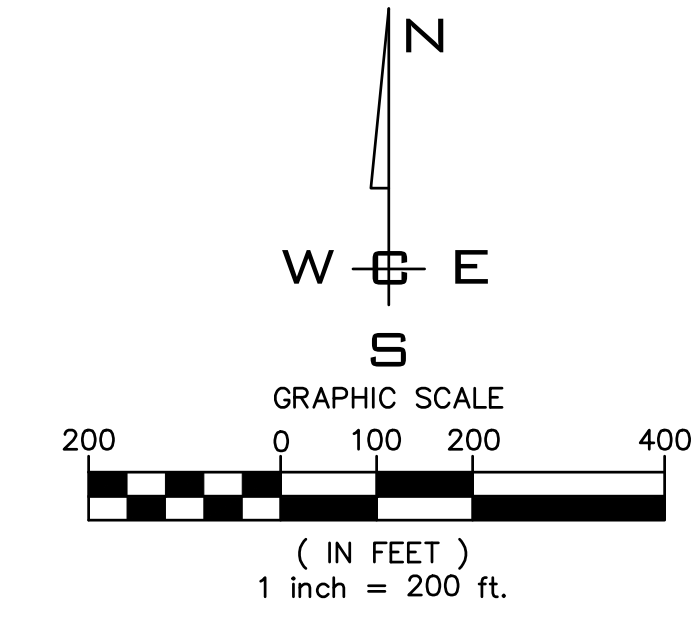
NORTHWEST 60/40 LAWN MIX
NORTHWEST SEED AND PET WWW.NWSEED.COM

60% LANDMARK BRAND KY BLUEGRASS
40% BOREAL CREEPING RED FESCUE
5 LBS. PER 1000 S.F.

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



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A	06/26/23	WCE	ORIGINAL PREPARATION
NO.	DATE	BY	REVISIONS

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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

BEARD ADDITION
LANDSCAPE COVER
CUMBERLAND LANE & 21ST AVENUE
SPOKANE, WA

8/17/23
11/2/23

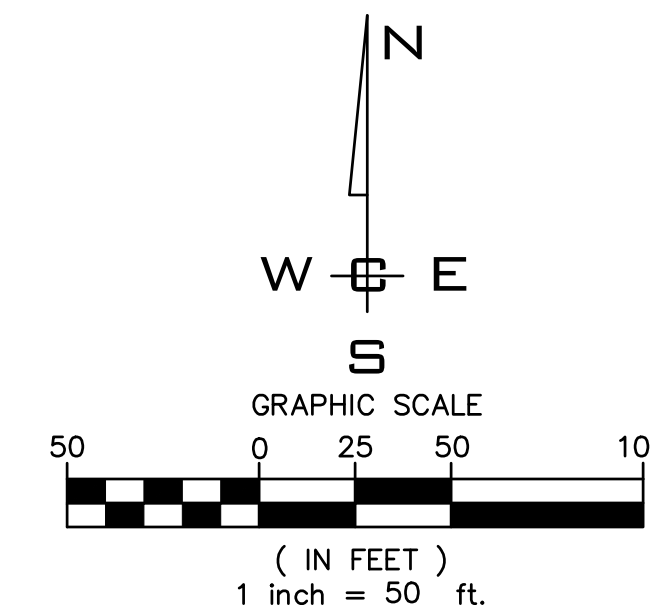
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21-3109



PLANT SCHEDULE					
TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	
	LM	15	LIQUIDAMBAR STYRACIFLUA 'MORAINÉ' MORAINÉ SWEET GUM	2" CAL.	
	LE	25	LIRIODENDRON TULIPIFERA 'JFS-OZ' EMERALD CITY® TULIP POPLAR	2" CAL.	
	OF	21	QUERCUS FRAINETTO 'FOREST GREEN' FOREST GREEN OAK	2" CAL.	
	TG	24	TILIA CORDATA 'GREENSPIRE' GREENSPIRE LITTLELEAF LINDEN	2" CAL.	
	UC	27	ULMUS X 'FRONTIER' FRONTIER ELM	2" CAL.	
	ZG	31	ZELKOVA SERRATA 'GREEN VASE' GREEN VASE JAPANESE ZELKOVA	2" CAL.	
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING
	FR	24,588 SF	BLUEGRASS GRASS SEED	HYDROSEED	

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
	PROPERTY LINE
	4" IRRIGATION SLEEVE, DEPTH OF 24" UNDER PAVEMENT AND 12" ELSEWHERE. IRRIGATION SYSTEM IS A DESIGN BUILD
	POINT OF CONNECTION FOR THE SEPARATELY METERED IRRIGATION SYSTEM. PROVIDE DCVA PER CITY STANDARDS.
	NO STREET TREE DUE TO DRIVEWAY, UTILITIES AND/OR SIGN PLACEMENT. CITY OF SPOKANE SHALL BE PAID FOR EACH MISSING STREET TREE. SEE LANDSCAPE NOTES



P:\WCE_WORK\2021 WCE PROJECTS\2021-3109 LEIMAR - BEARD ADDITION TO WEST BLUFF\DWG\3109-PUB LADING PLOT DATE:11/27/23

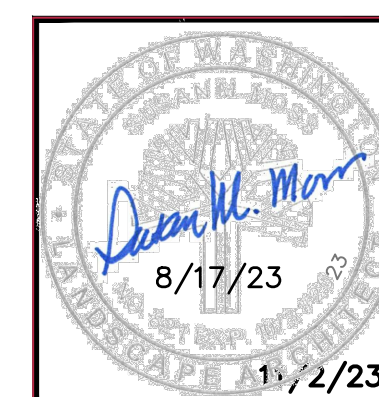
NAVD - 88
NAVD 88.

SCALE:		PROJ #:	21-3109
HORIZONTAL:	1" = 50'	DATE:	11/02/23
VERTICAL:	N/A	DRAWN:	SMM
		REVIEWED:	

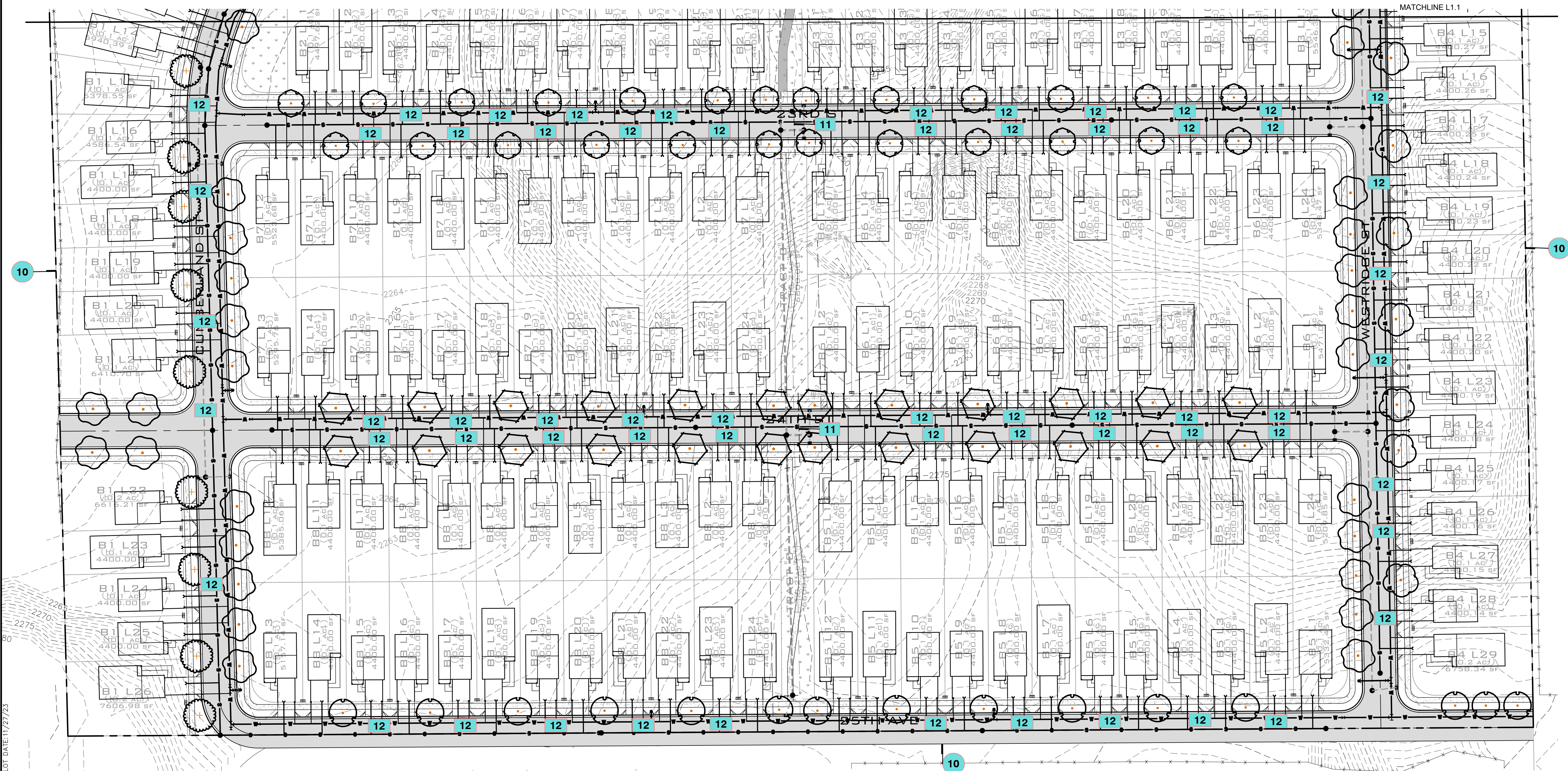
CIVIL	STRUCTURAL	SURVEYING	TRAFFIC	PLANNING	LANDSCAPE	OTHER
				X		

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

**BEARD ADDITION
LANDSCAPE COVER
CUMBERLAND LANE & 21ST AVENUE
SPOKANE, WA**



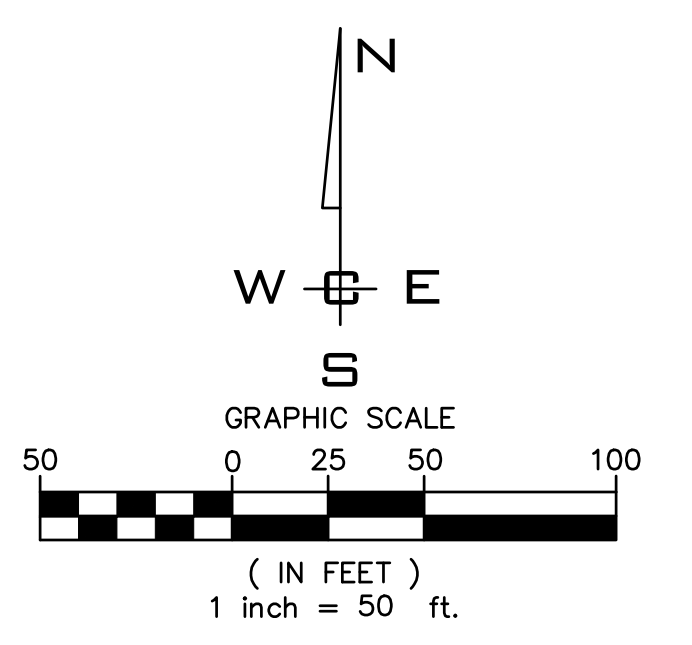
SHEET L1.1
JOB NUMBER 21-3109



PLANT SCHEDULE					
TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	
	LM	15	LIQUIDAMBAR STYRACIFLUA 'MORAINÉ' MORAINÉ SWEET GUM	2" CAL.	
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	OF	21	QUERCUS FRAINETTO 'FOREST GREEN' FOREST GREEN OAK	2" CAL.	
	TG	24	TILIA CORDATA 'GREENSPIRE' GREENSPIRE LITTLELEAF LINDEN	2" CAL.	
	UC	27	ULMUS X 'FRONTIER' FRONTIER ELM	2" CAL.	
	ZG	31	ZELKOVA SERRATA 'GREEN VASE' GREEN VASE JAPANESE ZELKOVA	2" CAL.	
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING
	FR	24,588 SF	BLUEGRASS GRASS SEED	HYDROSEED	

REFERENCE NOTES SCHEDULE

- 1** PROPERTY LINE
- 2** 4" IRRIGATION SLEEVE, DEPTH OF 24" UNDER PAVEMENT AND 12" ELSEWHERE. IRRIGATION SYSTEM IS A DESIGN BUILD
- 3** POINT OF CONNECTION FOR THE SEPARATELY METERED IRRIGATION SYSTEM. PROVIDE DCVA PER CITY STANDARDS.
- 4** NO STREET TREE DUE TO DRIVEWAY, UTILITIES AND OR SIGN PLACEMENT. CITY OF SPOKANE SHALL BE PAID FOR EACH MISSING STREET TREE. SEE LANDSCAPE NOTES



NAVD - 88
NAVD 88.

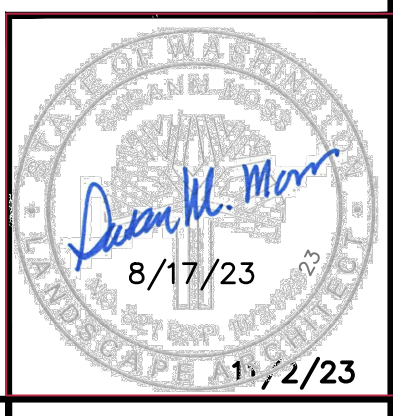
SCALE:	
HORIZONTAL:	1" = 50'
VERTICAL:	N/A

NO.	DATE	BY	ORIGINAL PREPARATION	REVISIONS
A	06/26/23	WCE	ORIGINAL PREPARATION	

PROJ #:	21-3109
DATE:	11/02/23
DRAWN:	SMM
REVIEWED:	

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

**BEARD ADDITION
LANDSCAPE COVER
CUMBERLAND LANE & 21ST AVENUE
SPOKANE, WA**



SHEET L1.2
JOB NUMBER 21-3109

P:\WCE_WORK\2021 WCE PROJECTS\2021-3109 Lemar- Beard Addition to West Bluff\DWG\3109-PUD-Landsc-11/27/23 9:14:48 AM.sschultz