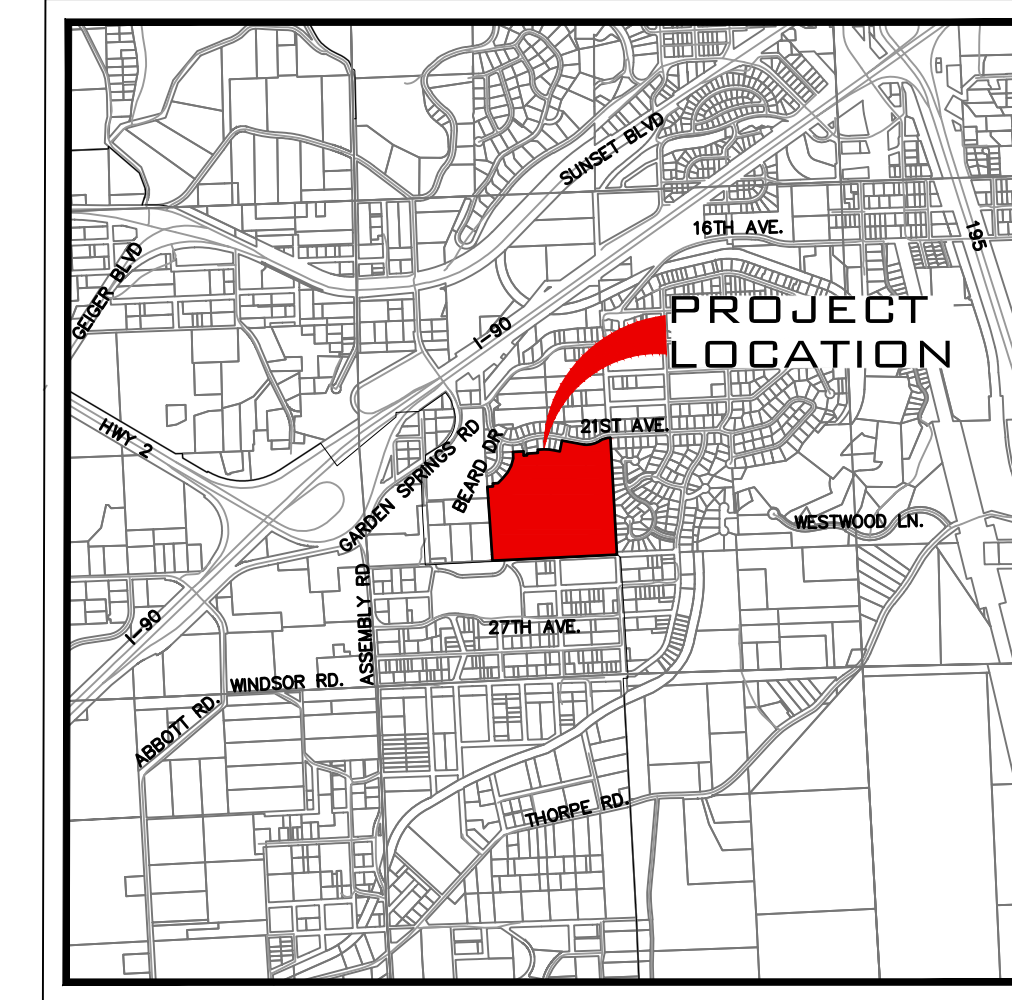


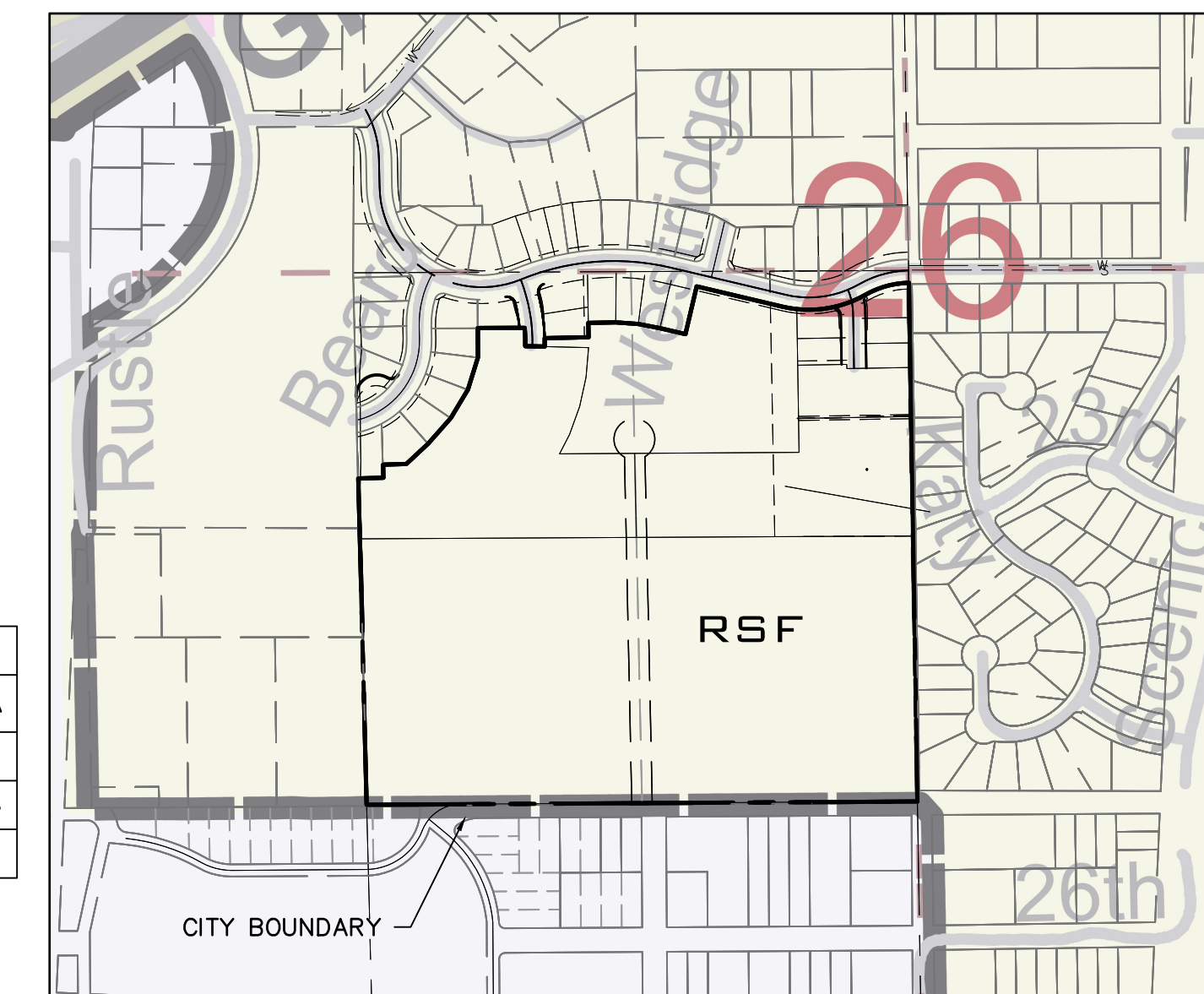
HATCH LEGEND

- EXISTING PLATTED RIGHT OF WAY
- EXISTING PLATTED/CONSTRUCTED LOT
- PLATTED LOTS TO BE ABANDONED AS OPEN SPACE/WETLAND/BUFFER

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

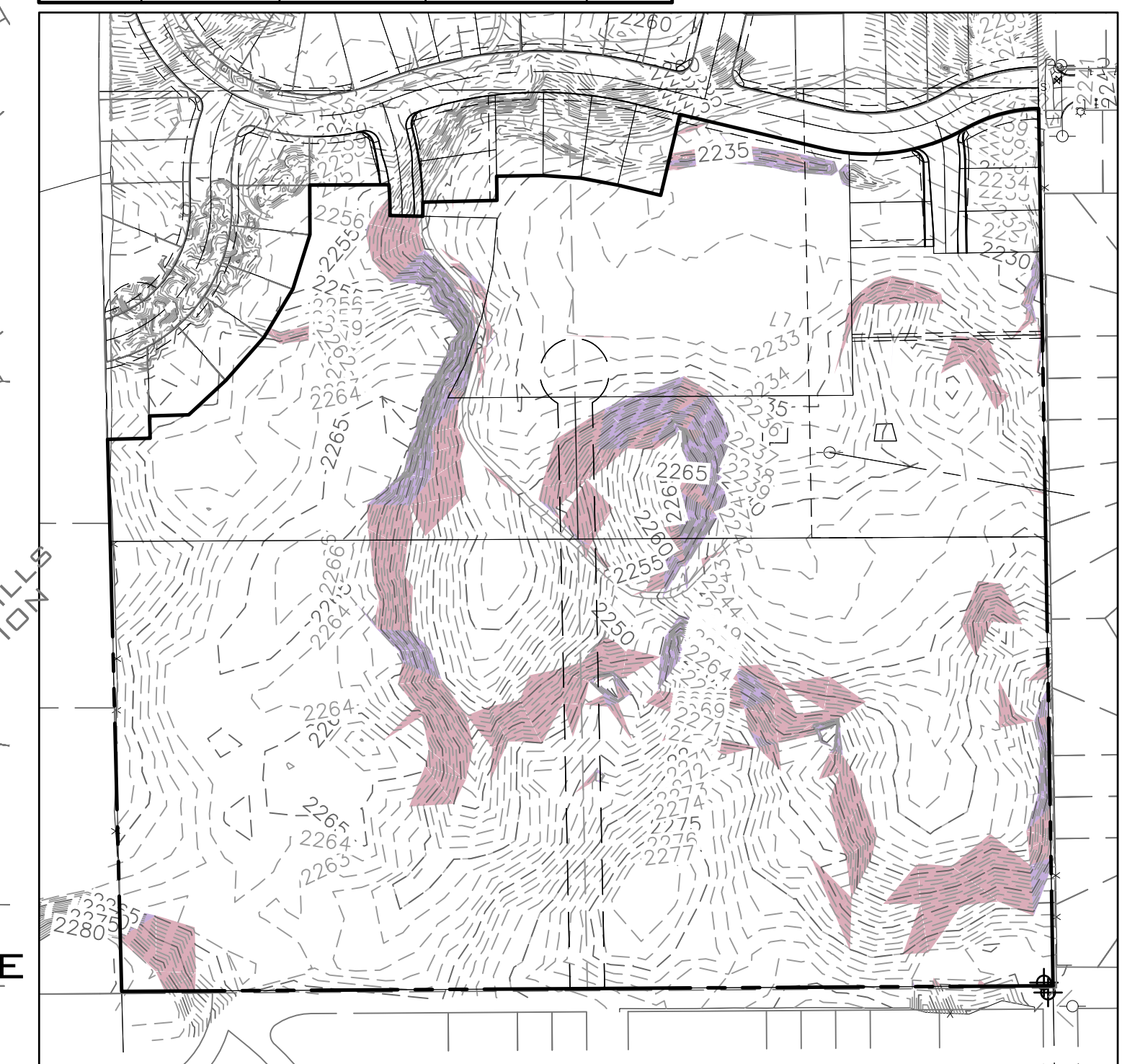
UNDERGROUND SERVICE ALERT
ONE-CALL NUMBER
811
CALL TWO BUSINESS DAYS
BEFORE YOU DIG

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
NUMBER OF LOTS	196
NUMBER OF TRACTS	4
PROPOSED GROSS DENSITY (u/ac)	6
PROPOSED NET DENSITY (u/ac)	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
L20		

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

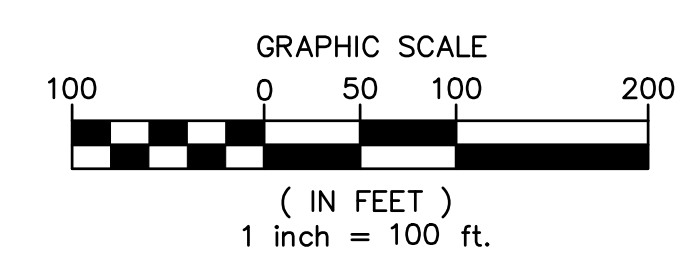


SLOPES ≥ 30%
SCALE: 1"=200'



SITE PLAN
SCALE: 1"=100'

NAVD - 88
NAV88



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

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

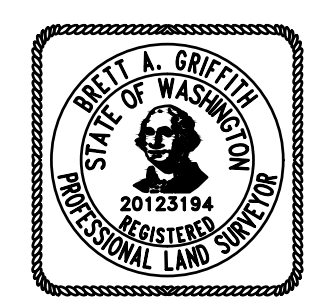
CIVIL	
STRUCTURAL	
SURVEYING	
TRAFFIC	
PLANNING	X
LANDSCAPE	
OTHER	

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

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.

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



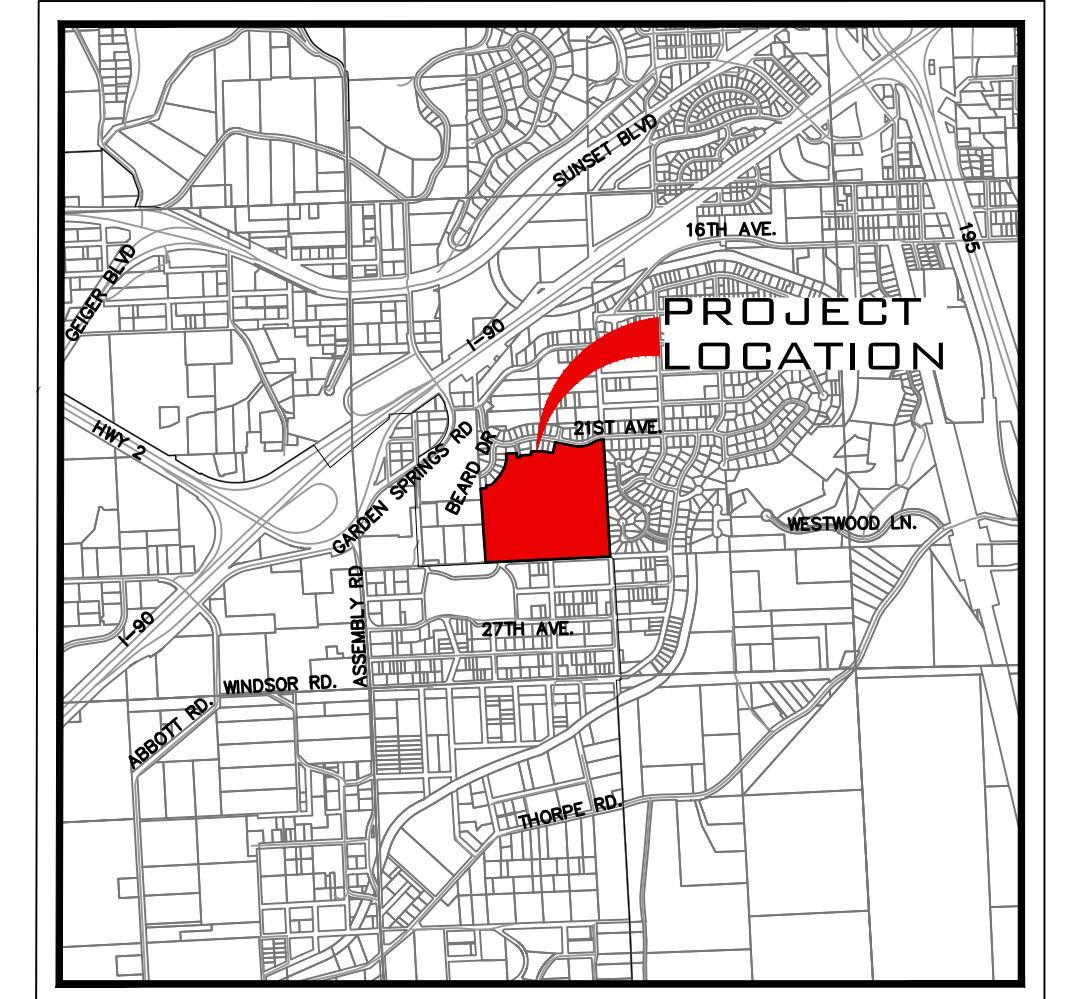
**SHEET
PP1**
JOB NUMBER
21-3109

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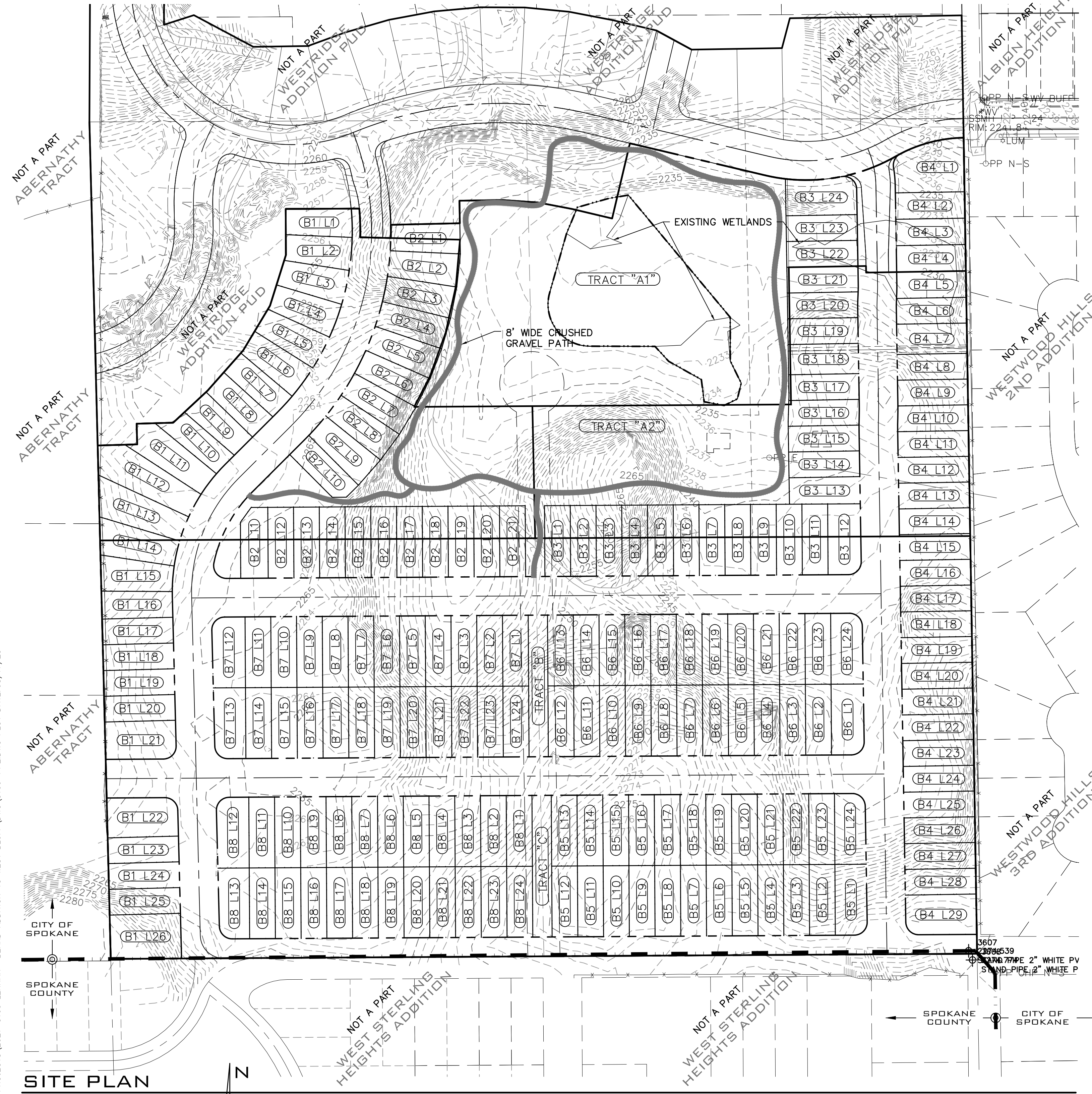
SW 1/4, SEC.26, T.25N., R.42E., W.M.

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



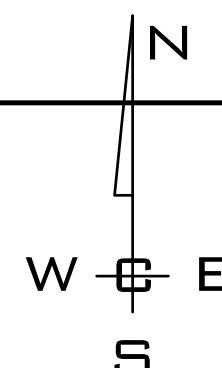
OPENSAPCE: 306,377 SF
WETLANDS AND BUFFER ARE INCLUDED

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%

SITE PLAN

SCALE: 1"=100'

NAVD - 88
NAVD 88.



GRAPHIC SCALE
0 50 100 200
(IN FEET)
1 inch = 100 ft.

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

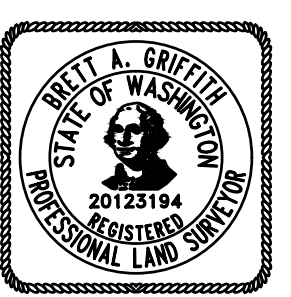
SCALE:
HORIZONTAL:
1"=100'
VERTICAL:
N/A

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

CIVIL
STRUCTURAL
SURVEYING
TRAFFIC
PLANNING
LANDSCAPE
OTHER



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

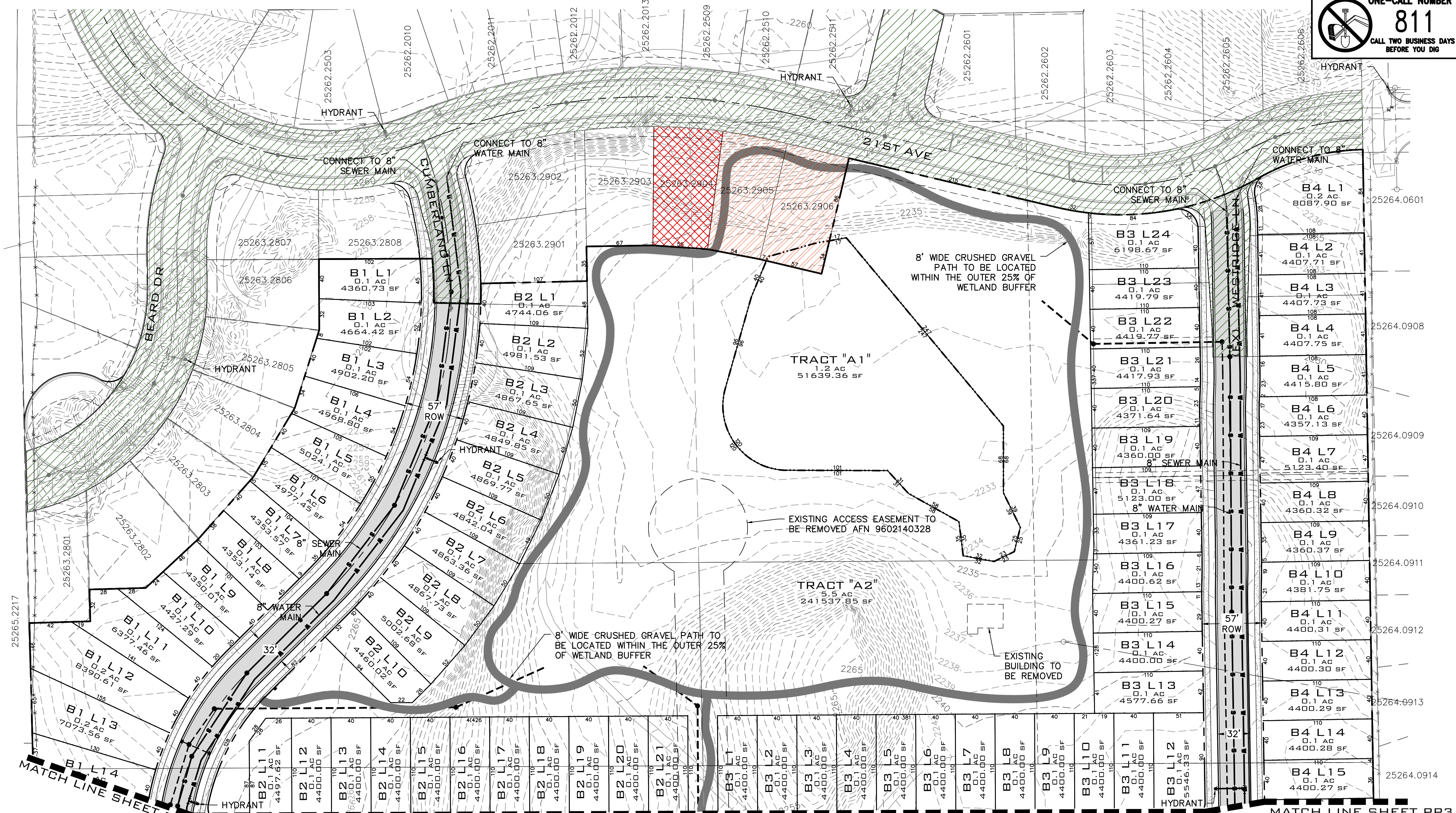


SHEET
PP2
JOB NUMBER
21-3109

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 & GENENE 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

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



SITE PLAN

SCALE: 1"=60'

ADJACENT PROPERTY DATA

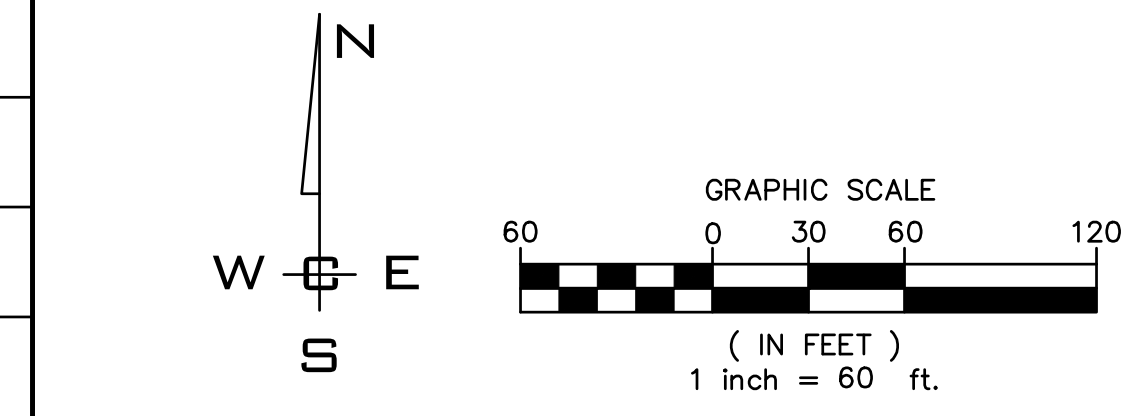
PARCEL NUMBER	OWNER INFO	PLATTED SUBDIVISION
25264.5312	ALEKSANDROV, SAMSON & ALEKSANDROVA, VERA 2431 S KATY CT, SPOKANE, WA, 99224	WESTWOOD HILLS 3RD ADD, PUD
25264.5313	PIFER, KEVIN G 2427 S KATY CT, SPOKANE, WA, 99224	WESTWOOD HILLS 3RD ADD, PUD
25264.5314	DEL ROSARIO, CECIL & PRISCILLA 2423 S KATY 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.

NAV D - 88
NAV D 88.

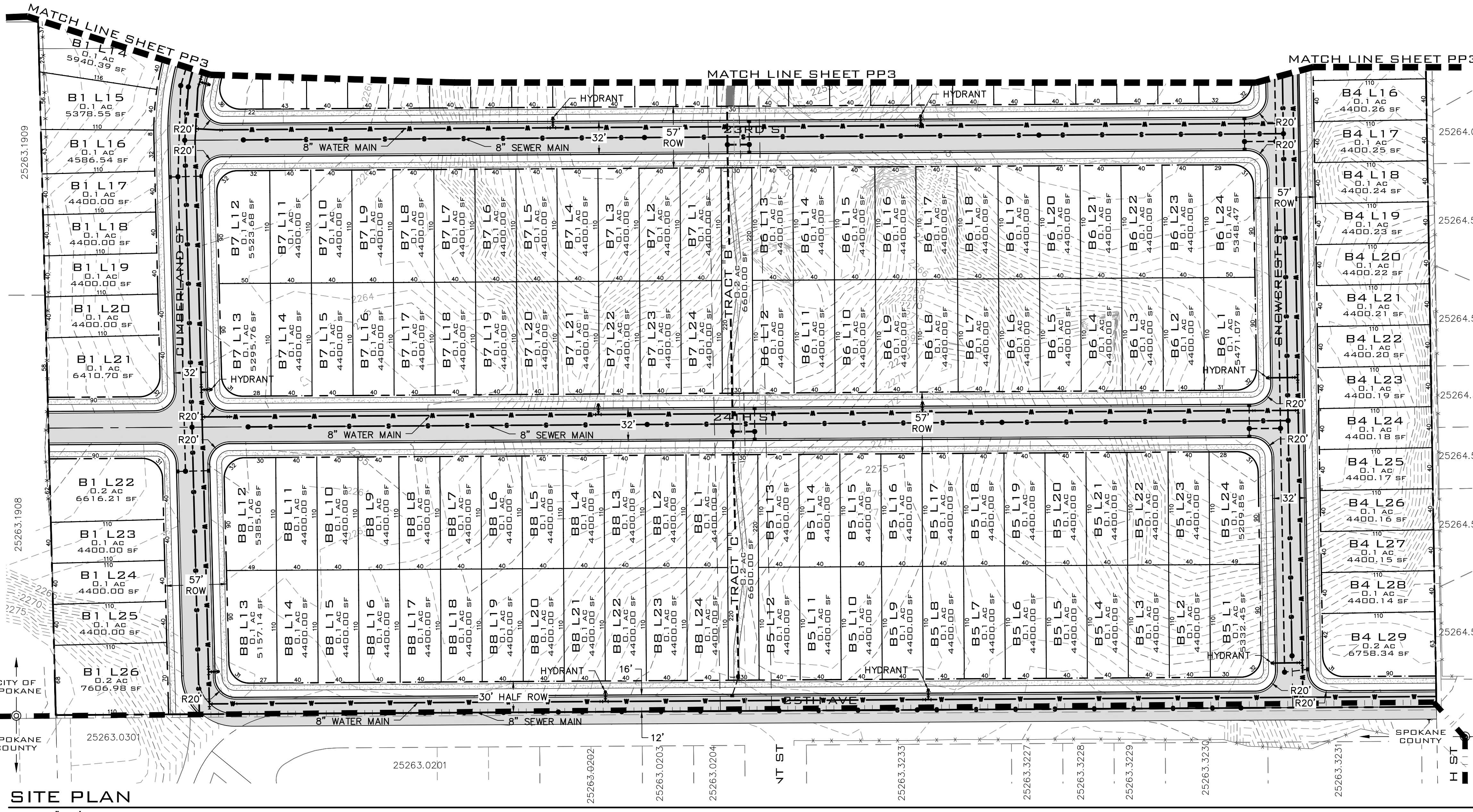
SCALE:	PROJ #: 21-3109	CIVIL
HORIZONTAL:	DATE: 08/17/23	STRUCTURAL
VERTICAL:	DRAWN: SLS	SURVEYING
	REVIEWED: TRW	TRAFFIC
		PLANNING
		LANDSCAPE
		OTHER



SHEET
PP3
JOB NUMBER
21-3109

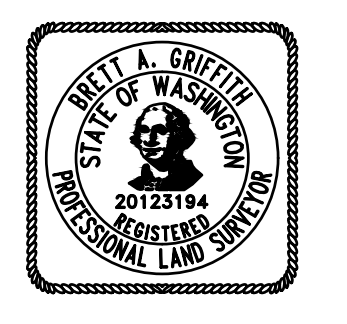
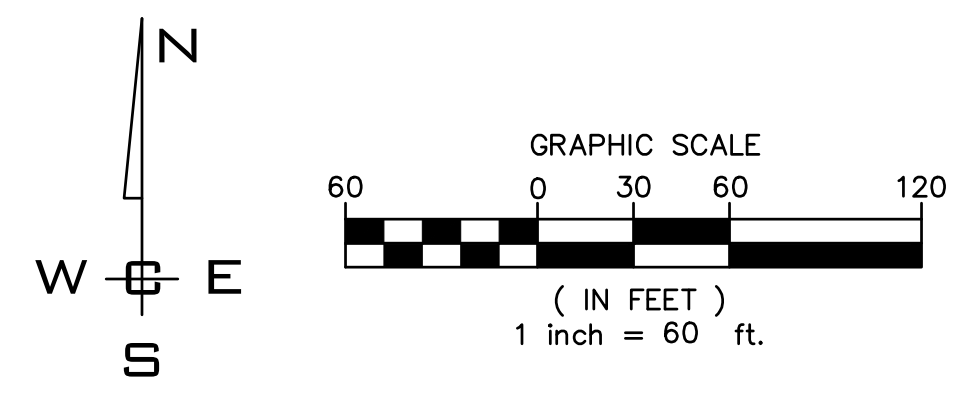
BEARD ADDITION
PRELIMINARY PLAT
CUMBERLAND LANE & 21ST AVENUE
SPOKANE, WA

P:\WCE\WORK\2021\WCE PROJECTS\2021-3109 Lemar - Beard Addition to West Bluff\DWG\3109-PPLAT.dwg, 8/17/2023 9:03:28 AM, schutz, AutoCAD Pdf (General Documentation).pc3



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: 08/17/23	STRUCTURAL
1"=60'		DRAWN: SLS	SURVEYING
VERTICAL:		REVIEWED: TRW	TRAFFIC
N/A			PLANNING
			LANDSCAPE
			OTHER

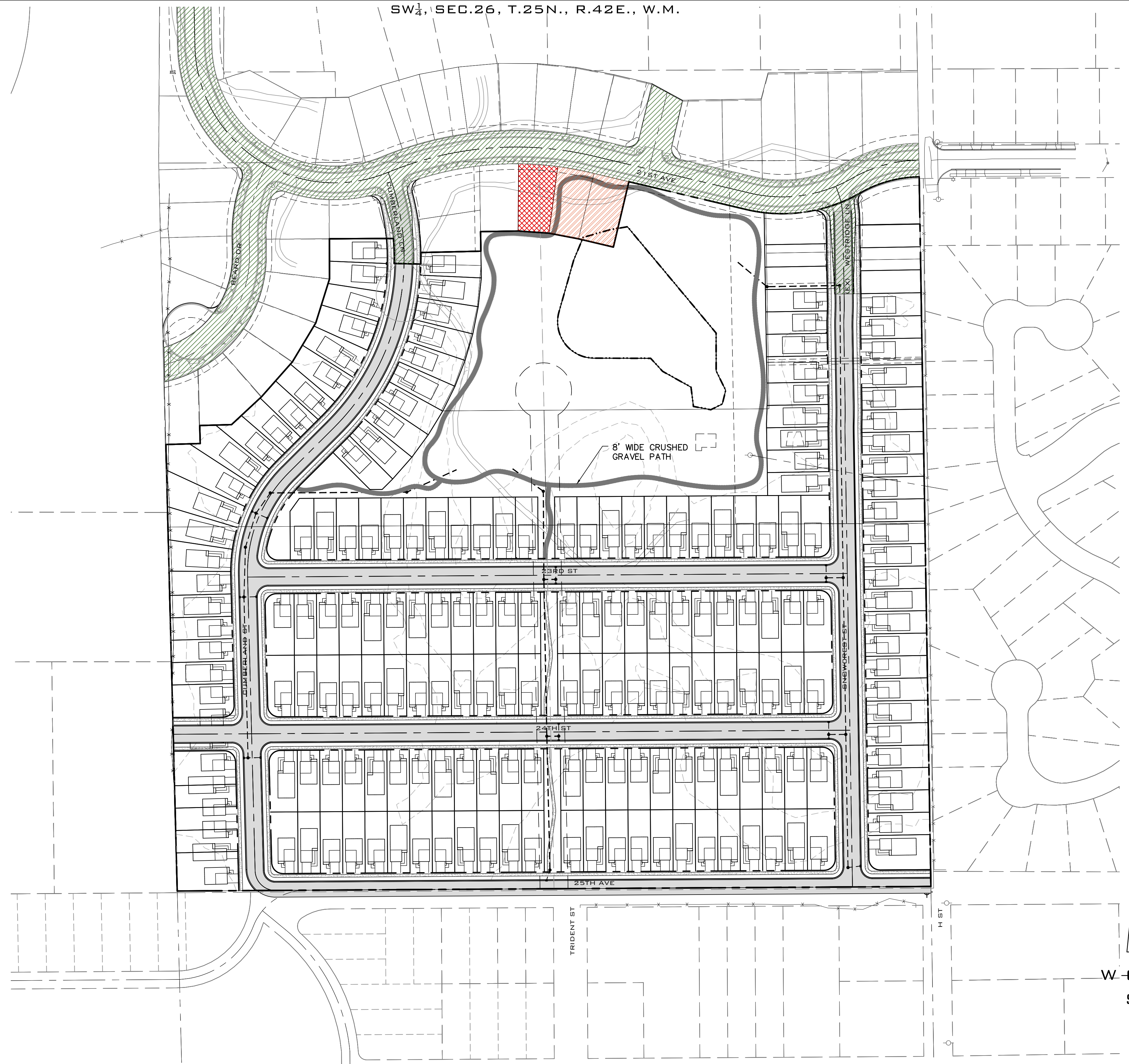
WCE
WHIPPLE CONSULTING ENGINEERS
21 S PINES ROAD
SPOKANE VALLEY, WA 99206
PH: 509-893-2617 FAX: 509-926-0227

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

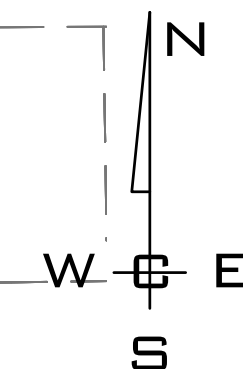
**SHEET
PP4**
JOB NUMBER
21-3109

A	NO	DATE	BY	ORIGINAL PREPARATION	REVISIONS

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



SITE PLAN VIEW
SCALE: 1"=100'



P:\WCE_WORK\2021 WCE PROJECTS\2021-3109 Lennar- Beard Addition to West Bluff\DWG\3109-PPLAT.DWG PLOT DATE: 08/17/23

NAVD - 88
NAVD 88.

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

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

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

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

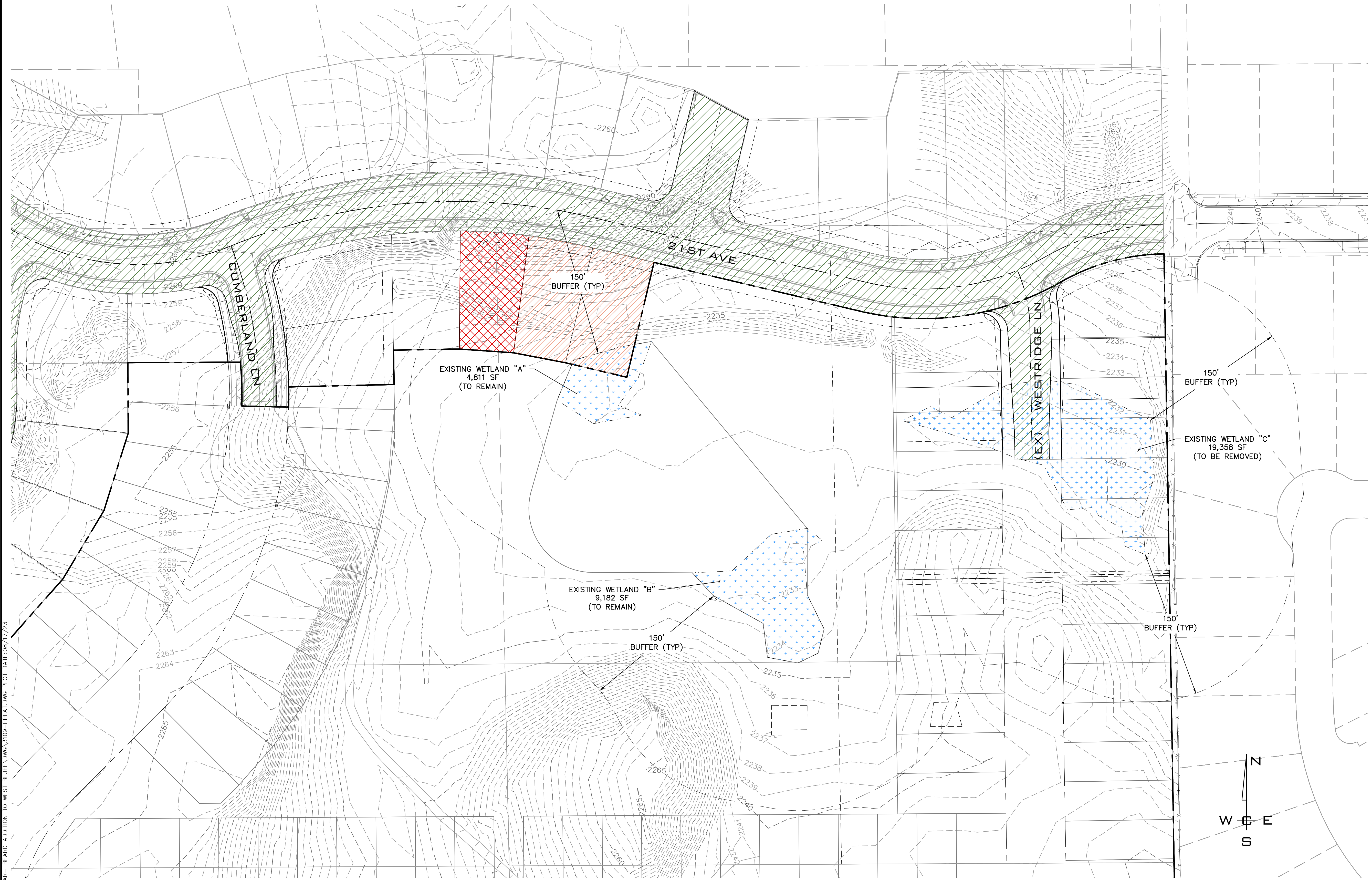
WCE
WHIPPLE CONSULTING ENGINEERS
21 S PINES ROAD
SPOKANE VALLEY, WA 99206
PH: 509-893-2617 FAX: 509-926-0227

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



**SHEET
PP5**
JOB NUMBER
21-3109

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HATCH LEGEND

- EXISTING PLATTED RIGHT OF WAY
- EXISTING PLATTED/CONSTRUCTED LOT
- PLATTED LOTS TO BE ABANDONED AS OPEN SPACE/WETLAND/BUFFER
- EXISTING WETLANDS TO REMAIN
- EXISTING WETLAND TO BE REMOVED AND MITIGATED

EXISTING WETLAND DATA

	SF	AC
WETLAND "A" AREA	4,811	0.11
WETLAND "B" AREA	9,182	0.21
WETLAND "C" AREA	19,358	0.44
TOTAL WETLAND AREA	33,351	0.77

WETLAND MITIGATION
SCALE: 1"=50'

NAVD - 88
NAVD 88.

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

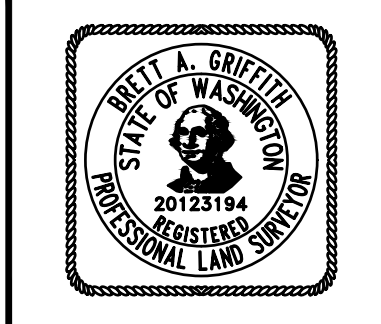
SCALE:
HORIZONTAL:
1"=50'
VERTICAL:
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PROJ #: 21-3109
DATE: 08/17/23
DRAWN: SLS
REVIEWED: TRW

- 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
WETLAND EXISTING CONDITIONS
CUMBERLAND LANE & 21ST AVENUE
SPOKANE, WA



SHEET
PP6
JOB NUMBER
21-3109

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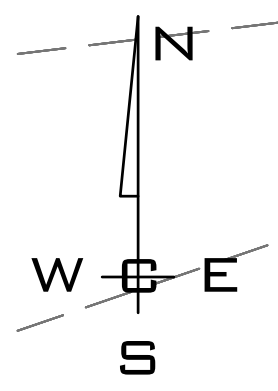


HATCH LEGEND

- EXISTING PLATTED RIGHT OF WAY
- EXISTING PLATTED/CONSTRUCTED LOT
- PLATTED LOTS TO BE ABANDONED AS OPEN SPACE/WETLAND/BUFFER
- EXISTING WETLANDS TO REMAIN
- PROPOSED WETLAND REPLACEMENT

EXISTING WETLAND DATA

	SF	AC
EX WETLAND "A" AREA	4,811	0.11
EX WETLAND "B" AREA	9,122	0.21
WETLAND "C" REPLACEMENT AREA	38,839	0.89
TOTAL WETLAND AREA	52,772	1.21



WETLAND MITIGATION
SCALE: 1"=50'

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NAVD - 88
NAVD 88.

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

SCALE:
HORIZONTAL:
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VERTICAL:
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PROJ #: 21-3109
DATE: 08/17/23
DRAWN: SLS
REVIEWED: TRW

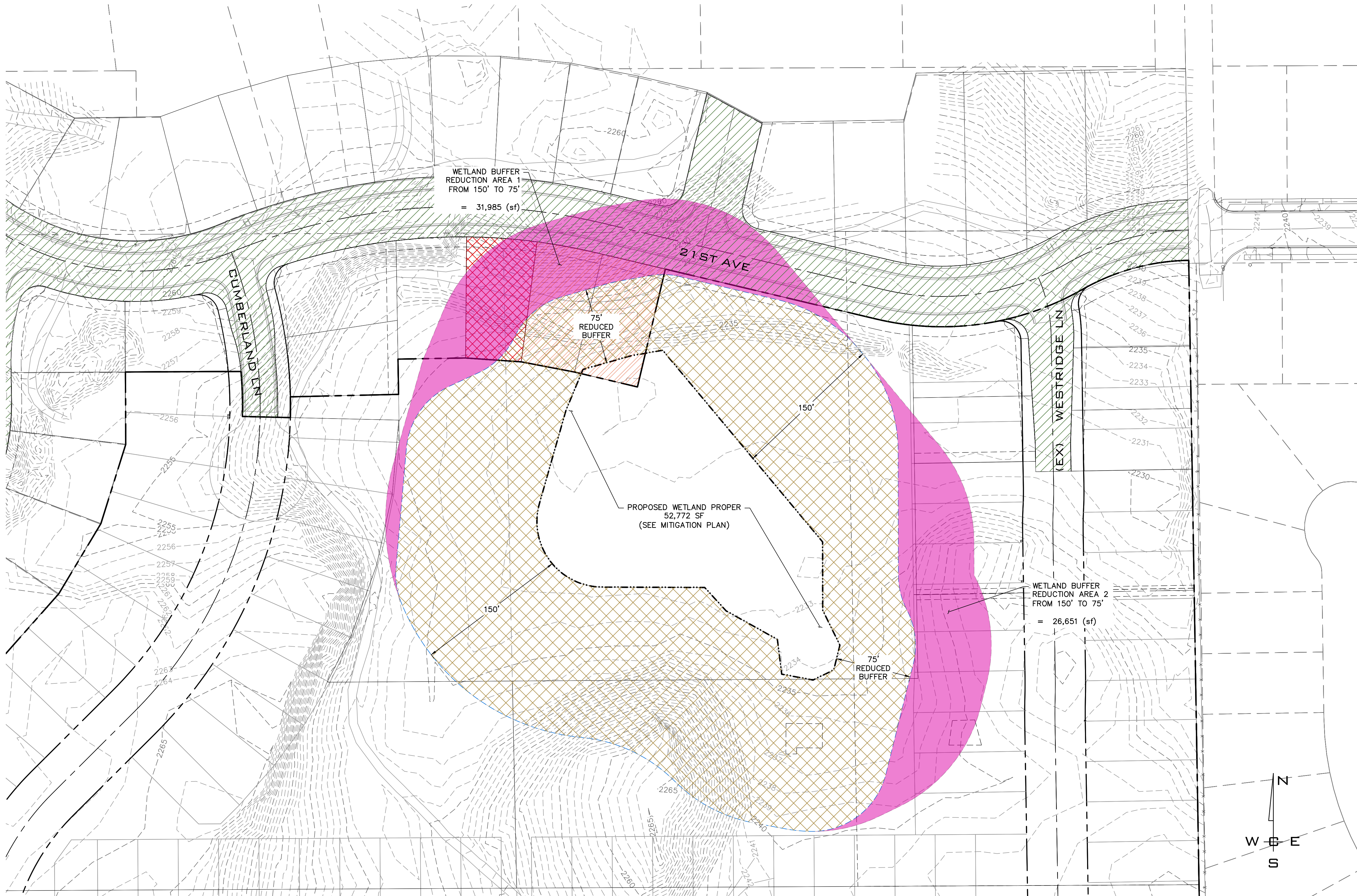
- CIVIL
- STRUCTURAL
- SURVEYING
- TRAFFIC
- PLANNING
- LANDSCAPE
- OTHER



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



**SHEET
PP7**
JOB NUMBER
21-3109



HATCH LEGEND

- EXISTING PLATTED RIGHT OF WAY
- EXISTING PLATTED/CONSTRUCTED LOT
- PLATTED LOTS TO BE ABANDONED AS OPEN SPACE/WETLAND/BUFFER
- PROPOSED REDUCED BUFFER AREA
- BUFFER REDUCTION AREA

EXISTING WETLAND DATA		
	SF	AC
EX WETLAND BUFFER AREA	219,973	5.05
WETLAND BUFFER REDUCTION AREA 1	31,985	0.73
WETLAND BUFFER REDUCTION AREA 2	26,651	0.61
WETLAND BUFFER REMAINDER AREA	161,337	3.70

WETLAND MITIGATION
SCALE: 1"=50'

NAVD - 88
NAVD 88.

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

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

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

CIVIL
STRUCTURAL
SURVEYING
TRAFFIC
PLANNING
LANDSCAPE
OTHER



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



**SHEET
PP8**
JOB NUMBER
21-3109

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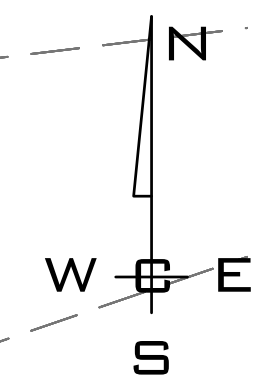
HATCH LEGEND

- EXISTING PLATTED RIGHT OF WAY
- EXISTING PLATTED/CONSTRUCTED LOT
- PLATTED LOTS TO BE ABANDONED AS OPEN SPACE/WETLAND/BUFFER
- PROPOSED WETLAND BUFFER REPLACEMENT AREA

EXISTING WETLAND DATA		
	SF	AC
EX WETLAND BUFFER AREA	117,272	2.69
WETLAND BUFFER REDUCTION AREA 1	31,985	0.73
WETLAND BUFFER REDUCTION AREA 2	26,651	0.61
TOTAL BUFFER REDUCTION AREA	58,636	1.35
WETLAND BUFFER REMAINDER AREA	161,337	3.70
REPLACEMENT WETLAND BUFFER	76,625	1.76
PERCENTAGE OF REDUCTION REPLACED	131%	

REPLACEMENT WETLAND BUFFER AREA
7,6625 (sf)

PROPOSED WETLAND PROPER
52,772 SF
(SEE MITIGATION PLAN)



WETLAND MITIGATION
SCALE: 1"=50'

NAVD - 88
NAVD 88.

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

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

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

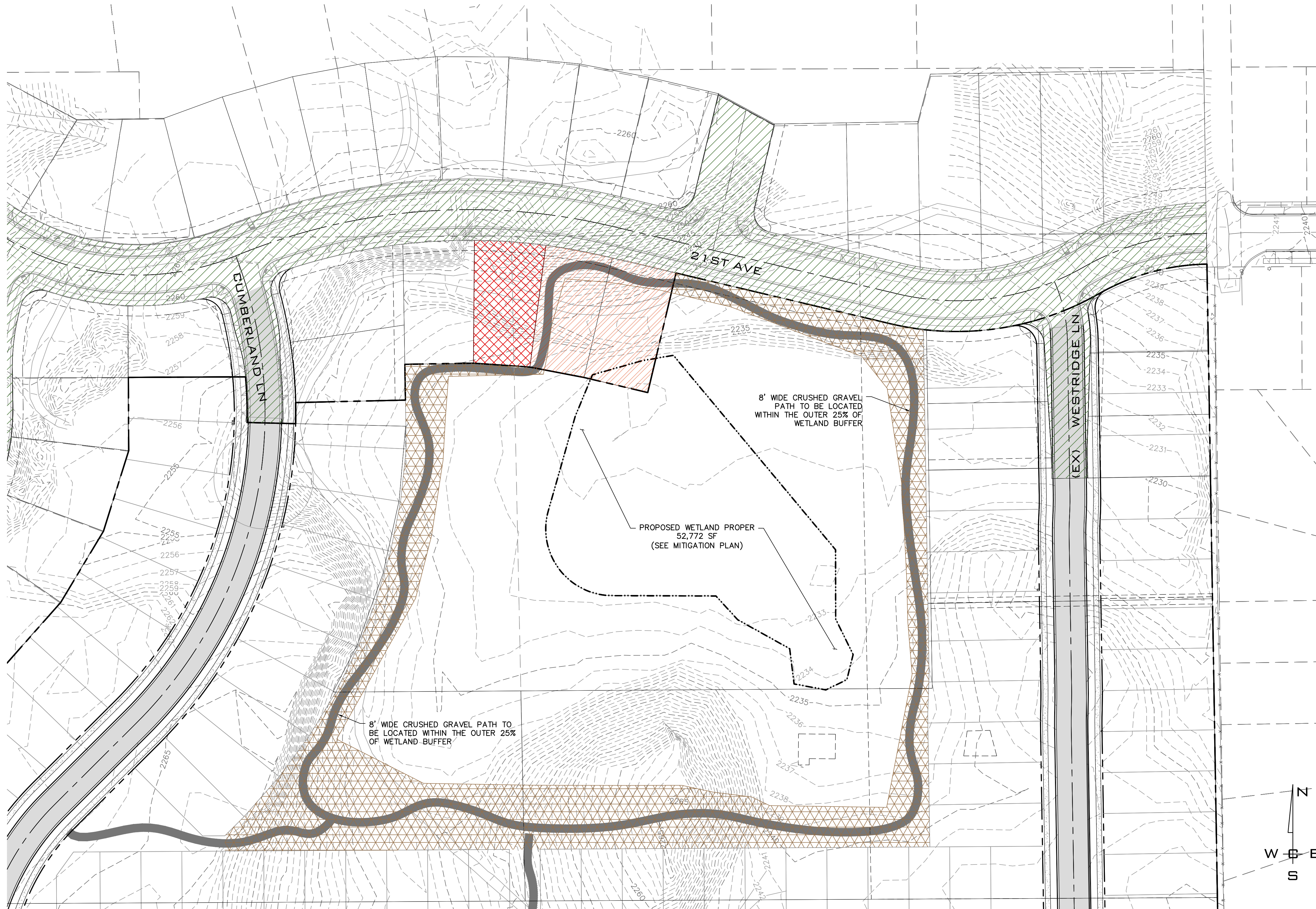


**BEARD ADDITION
PROPOSED BUFFER REPLACEMENT
CUMBERLAND LANE & 21ST AVENUE
SPOKANE, WA**



**SHEET
PP9**
JOB NUMBER
21-3109

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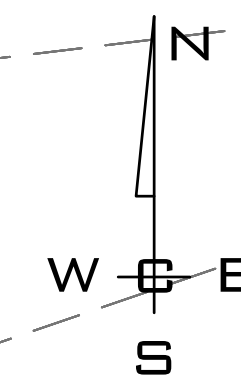
8' WIDE CRUSHED GRAVEL PATH TO BE LOCATED WITHIN THE OUTER 25% OF WETLAND BUFFER

PROPOSED WETLAND PROPER
52,772 SF
(SEE MITIGATION PLAN)

8' WIDE CRUSHED GRAVEL PATH TO BE LOCATED WITHIN THE OUTER 25% OF WETLAND BUFFER

HATCH LEGEND

- EXISTING PLATTED RIGHT OF WAY
- EXISTING PLATTED/CONSTRUCTED LOT
- PLATTED LOTS TO BE ABANDONED AS OPEN SPACE/WETLAND/BUFFER
- OUTER 25% OF WETLAND BUFFER



WETLAND MITIGATION
SCALE: 1"=50'



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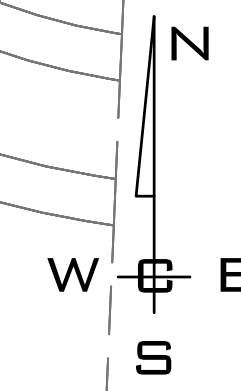
NAVD - 88

SCALE: HORIZONTAL: 1"=50' VERTICAL: N/A		PROJ #: 21-3109 DATE: 08/17/23 DRAWN: SLS REVIEWED: TRW	CIVIL STRUCTURAL SURVEYING TRAFFIC PLANNING LANDSCAPE OTHER	WHIPPLE CONSULTING ENGINEERS 21 S PINES ROAD SPOKANE VALLEY, WA 99206 PH: 509-893-2617 FAX: 509-926-0227	BEARD ADDITION OUTER 25% OF WETLAND BUFFER CUMBERLAND LANE & 21ST AVENUE SPOKANE, WA	SHEET PP10 JOB NUMBER 21-3109
A 06/26/23 WCE ORIGINAL PREPARATION NO. DATE BY REVISIONS						



HATCH LEGEND

- EXISTING PLATTED RIGHT OF WAY
- EXISTING PLATTED/CONSTRUCTED LOT
- PLATTED LOTS TO BE ABANDONED AS OPEN SPACE/WETLAND/BUFFER



PATHS AND TRAILS OVERVIEW
SCALE: 1"=100'



SHEET
PP11
JOB NUMBER
21-3109

NAV - 88
NAV 88

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

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

PROJ #: 21-3109
DATE: 08/17/23
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
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

1902 Chilling-Kapowah Hwy East, Orting, WA 98360
855-325-1408 | Lennar.com/Daybreak

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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NAVD - 88
NAVD 88.

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

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

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

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<input type="checkbox"/>	TRAFFIC
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<input type="checkbox"/>	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 LANE & 21ST AVENUE
SPOKANE, WA**

**SHEET
PP12**
JOB NUMBER
21-3109