

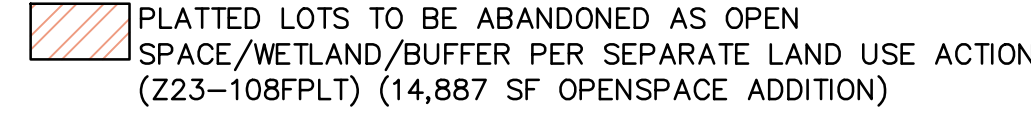
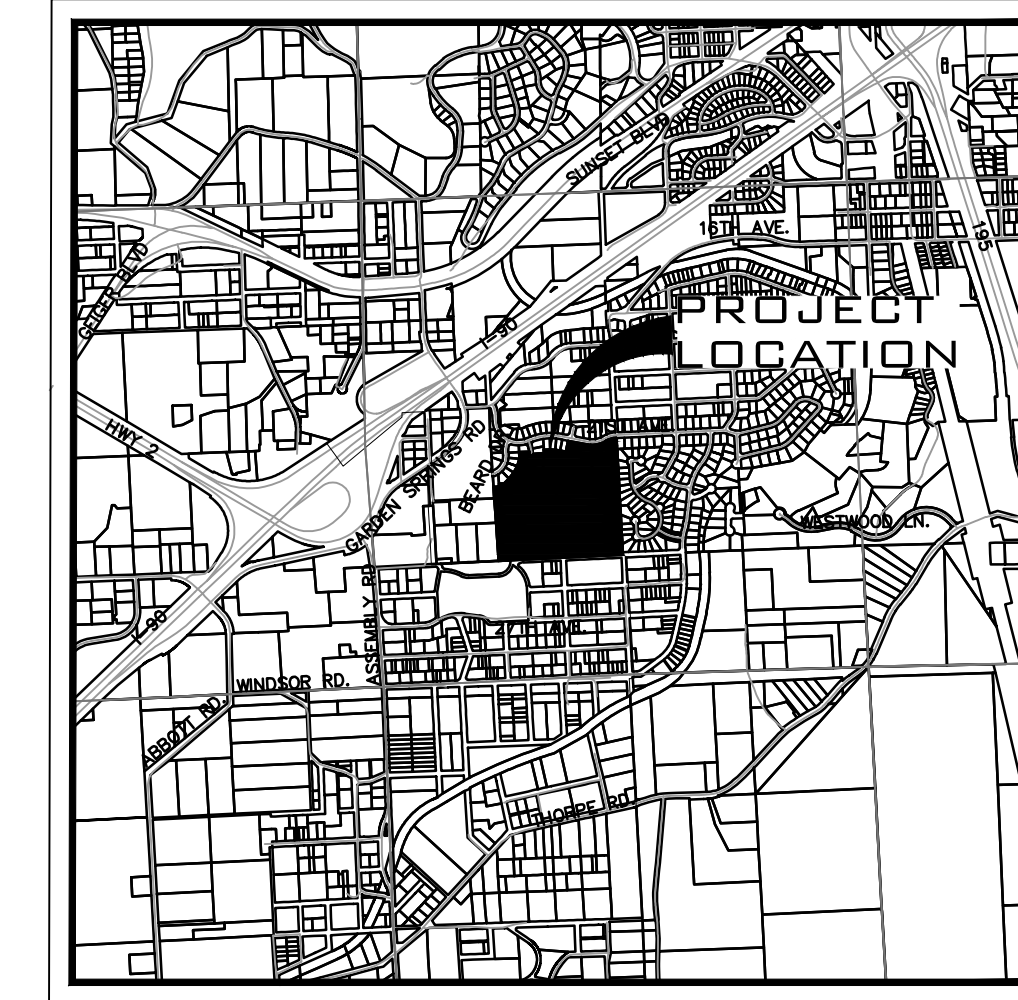


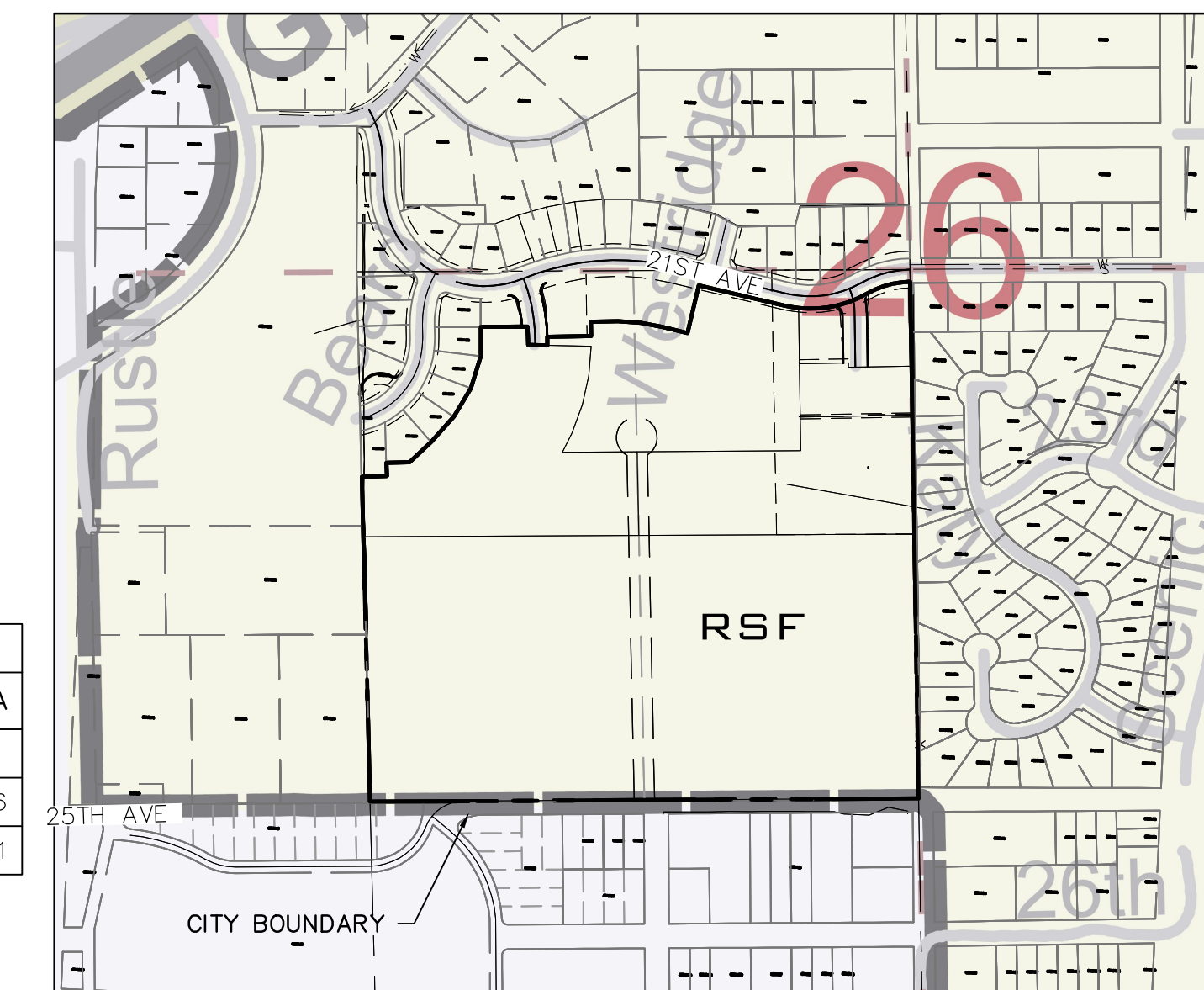
**HATCH LEGEND**

-  EXISTING PLATTED RIGHT OF WAY
-  EXISTING PLATTED/CONSTRUCTED 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

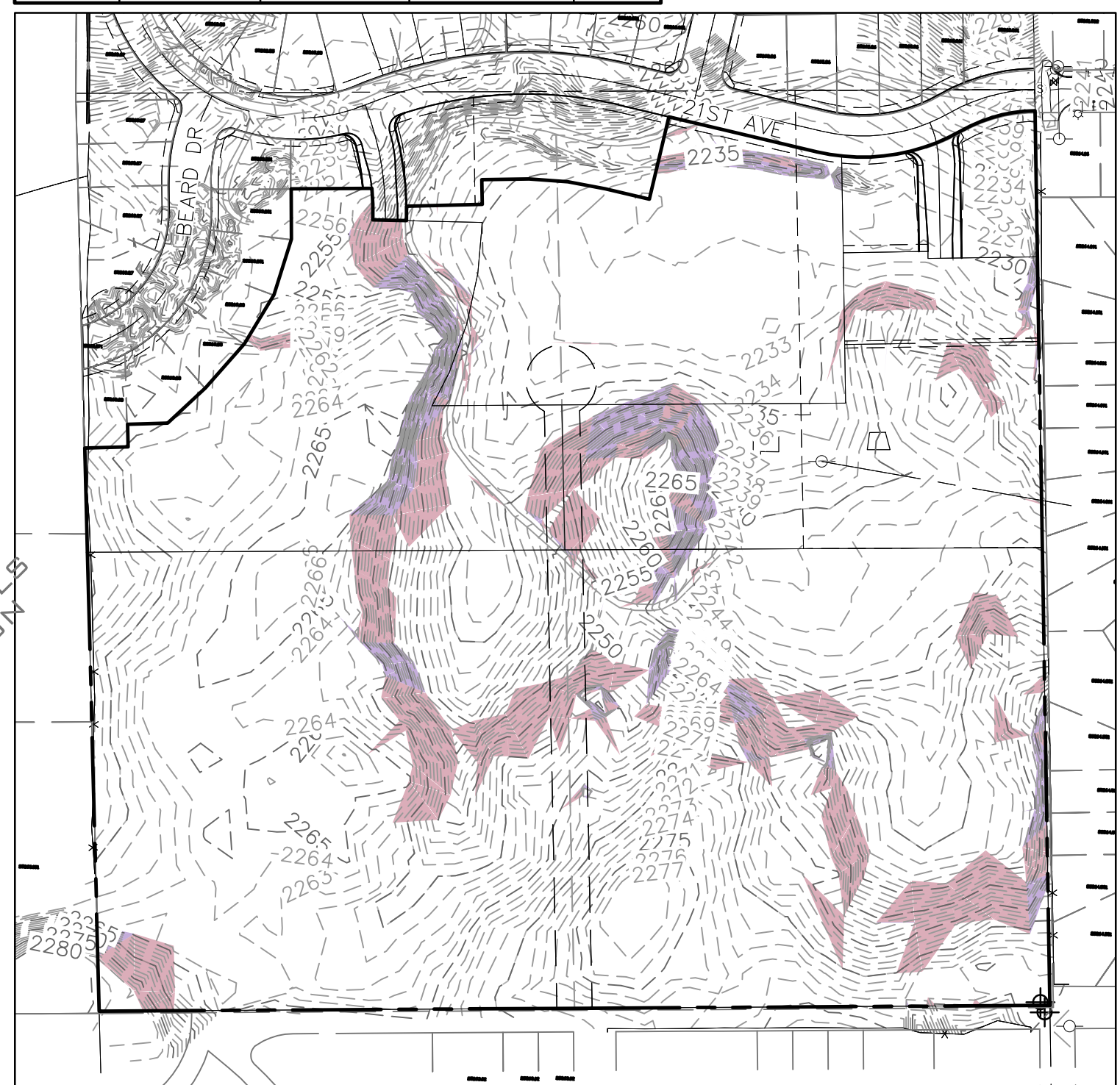


SITE DATA TABLE	
PARCEL NUMBER	25263.0052 25263.0051 25263.0048 25263.3103 25263.3102 25263.3101 25263.3001 25263.3002 25263.2907
PROJECT ZONE	RSF
NET ZONING DENSITY (MIN/MAX)	4 10 83 207 SF AC
PROJECT AREA	1,521,369.42 34.93
RESIDENTIAL LOT AREA	906,001.59 20.80
TRACT AREA	306,377.21 7.03
RIGHT OF WAY 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

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

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 ≥ 30%**  
SCALE: 1"=200'

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.

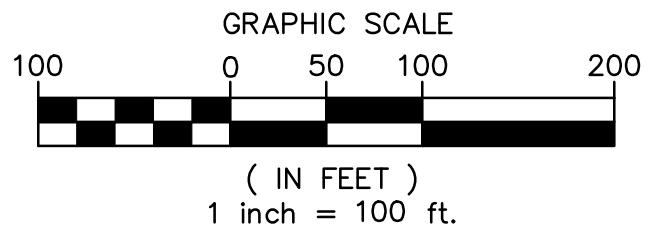
**ENGINEER**  
WHIPPLE CONSULTING ENGINEERS  
21 SOUTH PINES  
SPOKANE VALLEY, WA 99206  
PHONE: 893-2617  
CONTACT: TODD WHIPPLE, P.E.

**OWNER**  
LENNAR NORTHWEST, INC  
33455 6TH AVE S UNIT 1-B,  
FEDERAL WAY, WA, 98003



**SITE PLAN**  
SCALE: 1"=100'

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

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

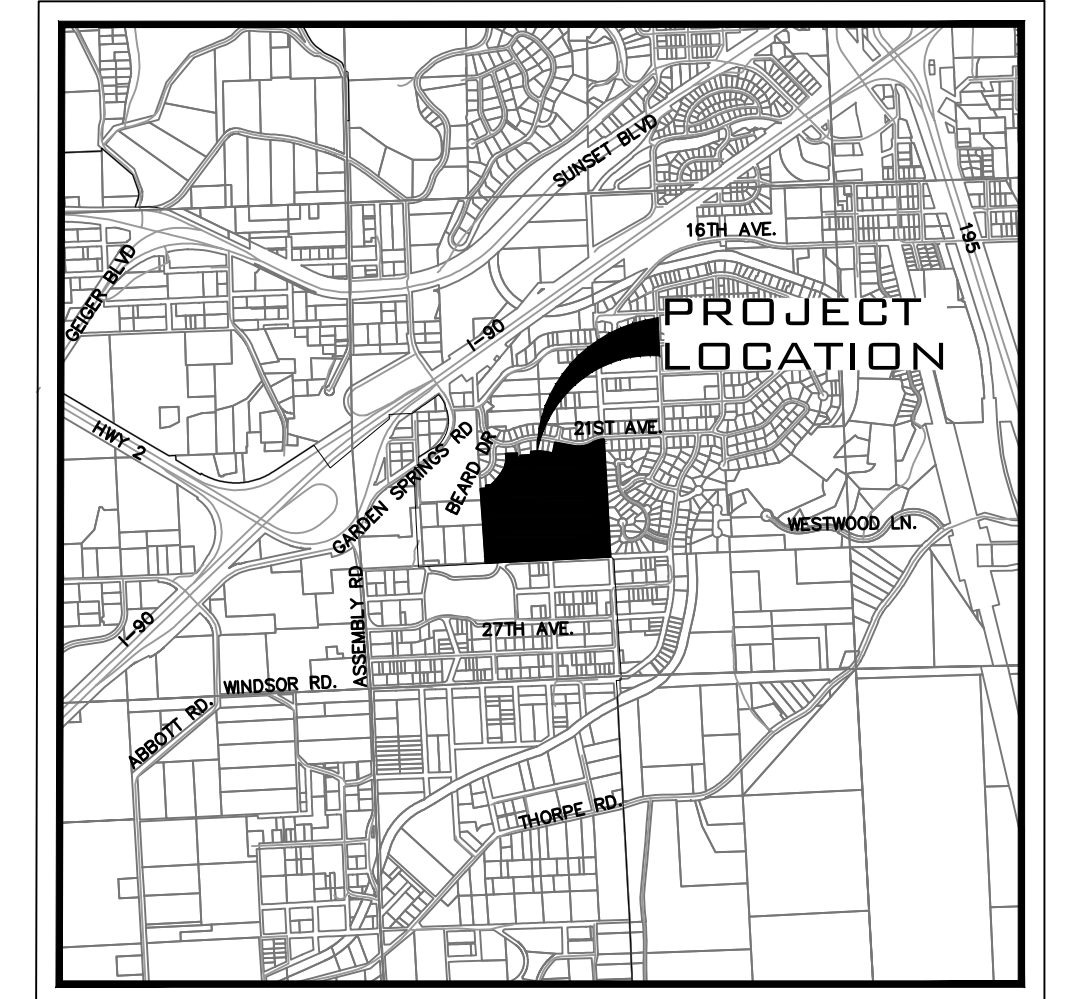
**BEARD ADDITION  
PRELIMINARY PLAT COVER  
CUMBERLAND LANE & 21ST AVENUE  
SPOKANE, WA**

<b>SHEET</b> PP1
JOB NUMBER 21-3109

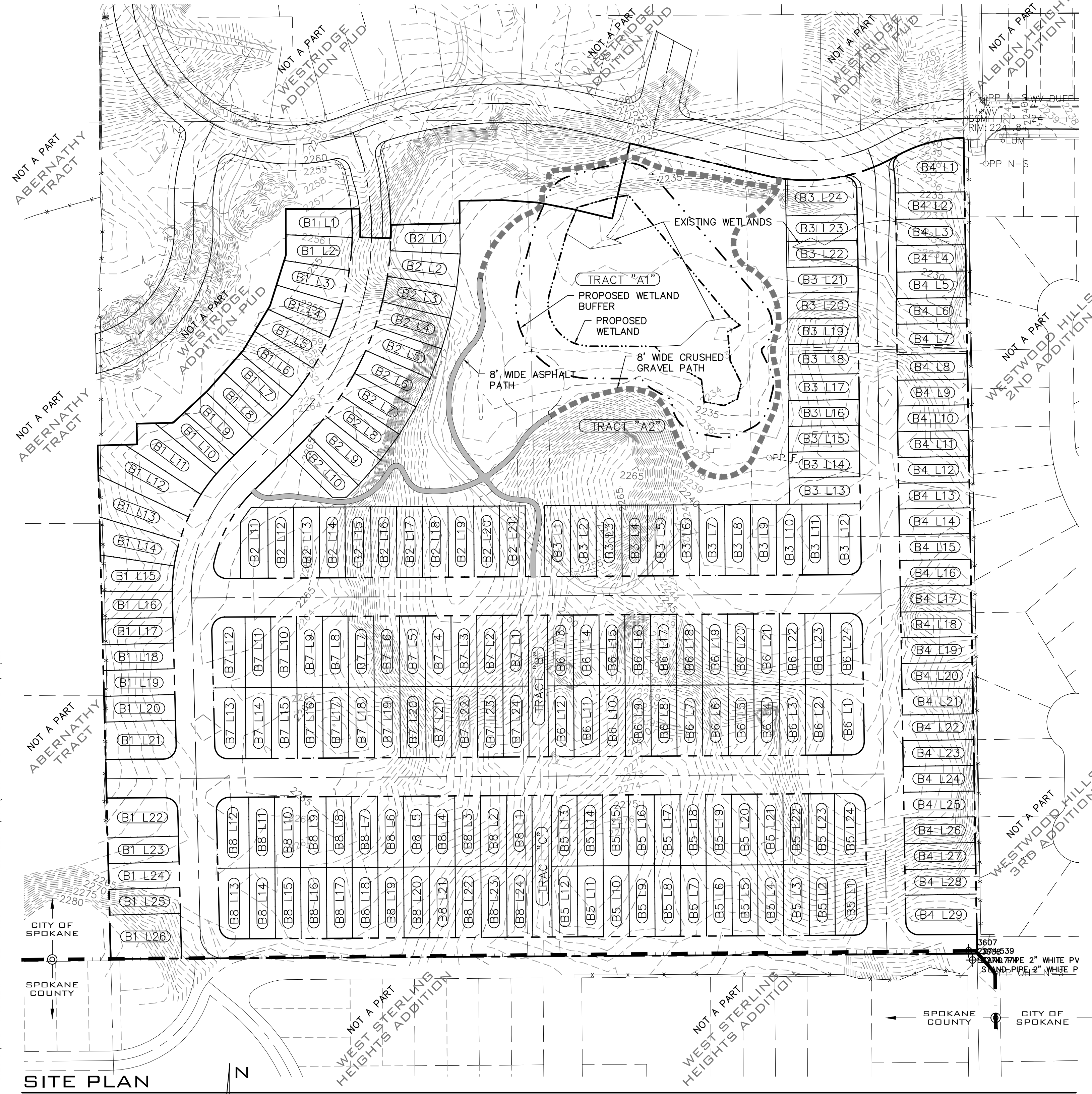
SW 1/4, SEC.26, T.25N., R.42E., W.M.

# 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

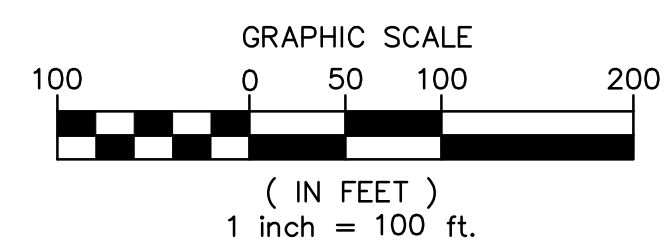
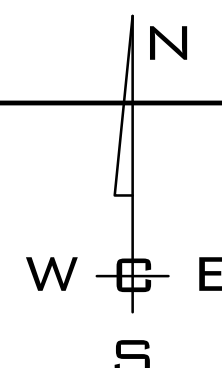


OPENSAPCE: 306,377 SF  
WETLANDS AND BUFFER ARE INCLUDED

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	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	60%
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
A	06/26/23	WCE	ORIGINAL PREPARATION

SCALE:

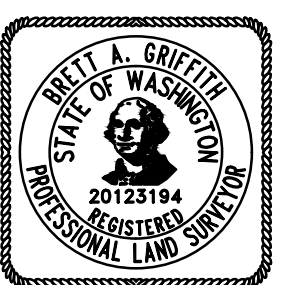
HORIZONTAL:  
1"=100'  
VERTICAL:  
N/A

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

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



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



SHEET  
PP2  
JOB NUMBER  
21-3109

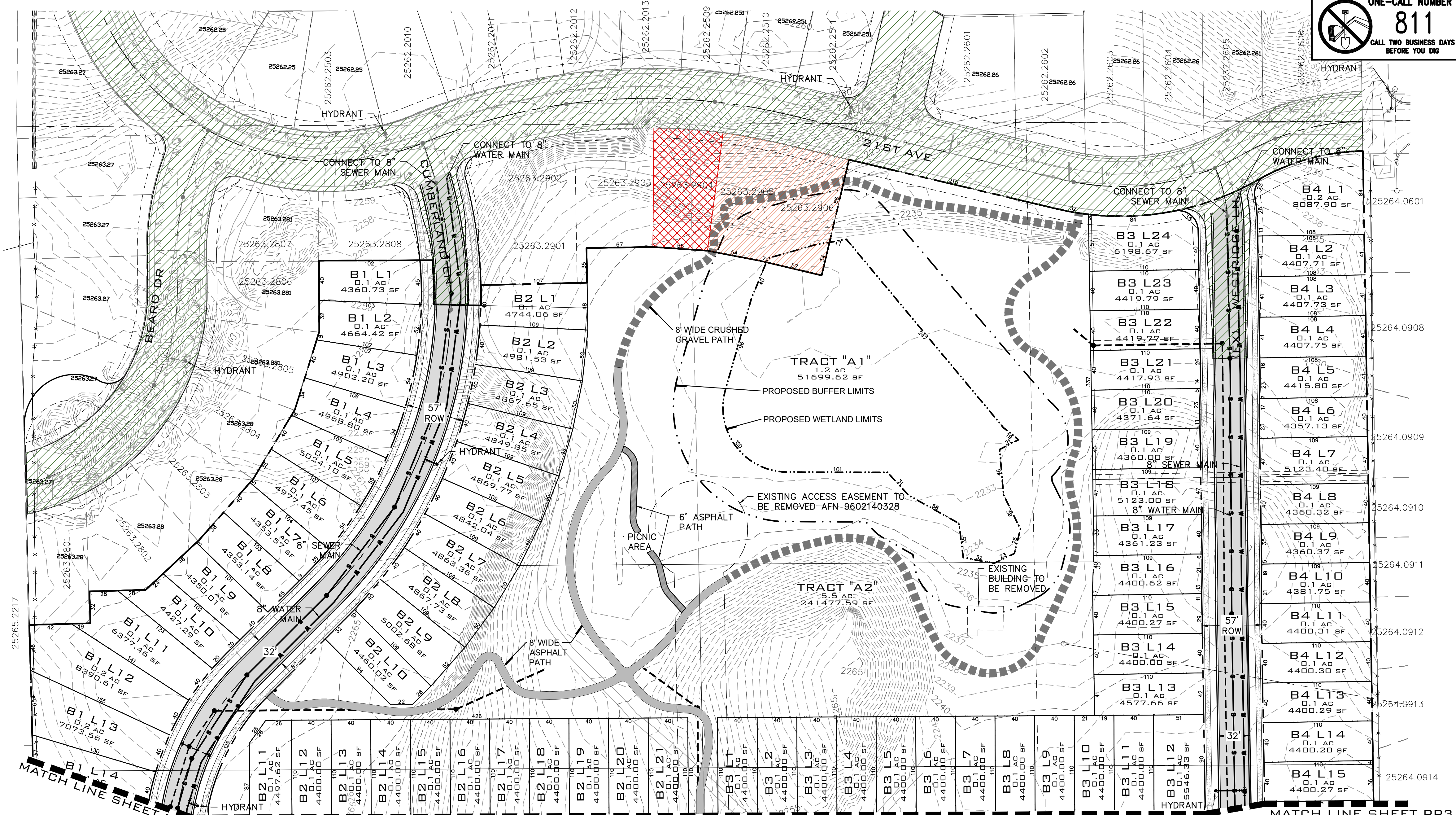
WCE PROJECTS 2021-3109 LENAR- BEARD ADDITION TO WEST BLUFF W/ W/109-PP2.DWG PLOT DATE: 10/26/23

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'

ADJACENT PROPERTY DATA

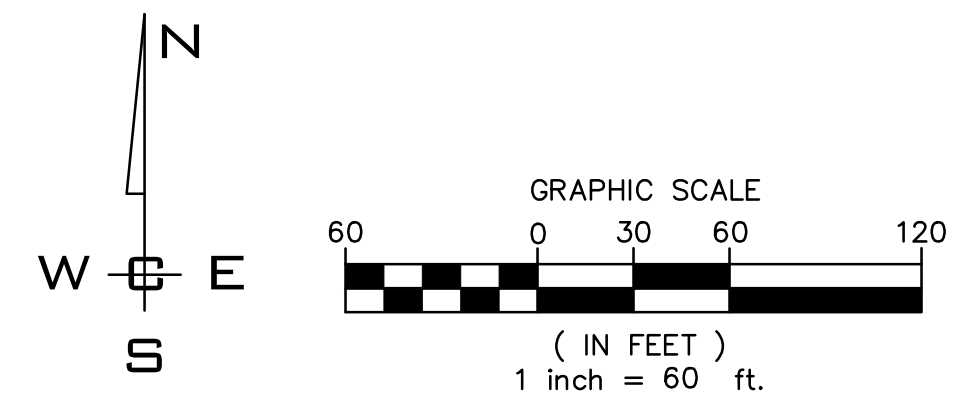
PARCEL NUMBER	OWNER INFO	PLATTED SUBDIVISION
25264.5312	ALEKSANDROV, SAMSON & ALEKSANDROVA, VERA 2431 S KATY CT, SPOKANE, WA, 99224	WESTWOOD HILLS 3RD ADD, PUD
25264.5313	PIFER, KEVIN G 2427 S KATY CT, SPOKANE, WA, 99224	WESTWOOD HILLS 3RD ADD, PUD
25264.5314	DEL ROSARIO, CECIL & PRISCILLA 2423 S KATY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

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.

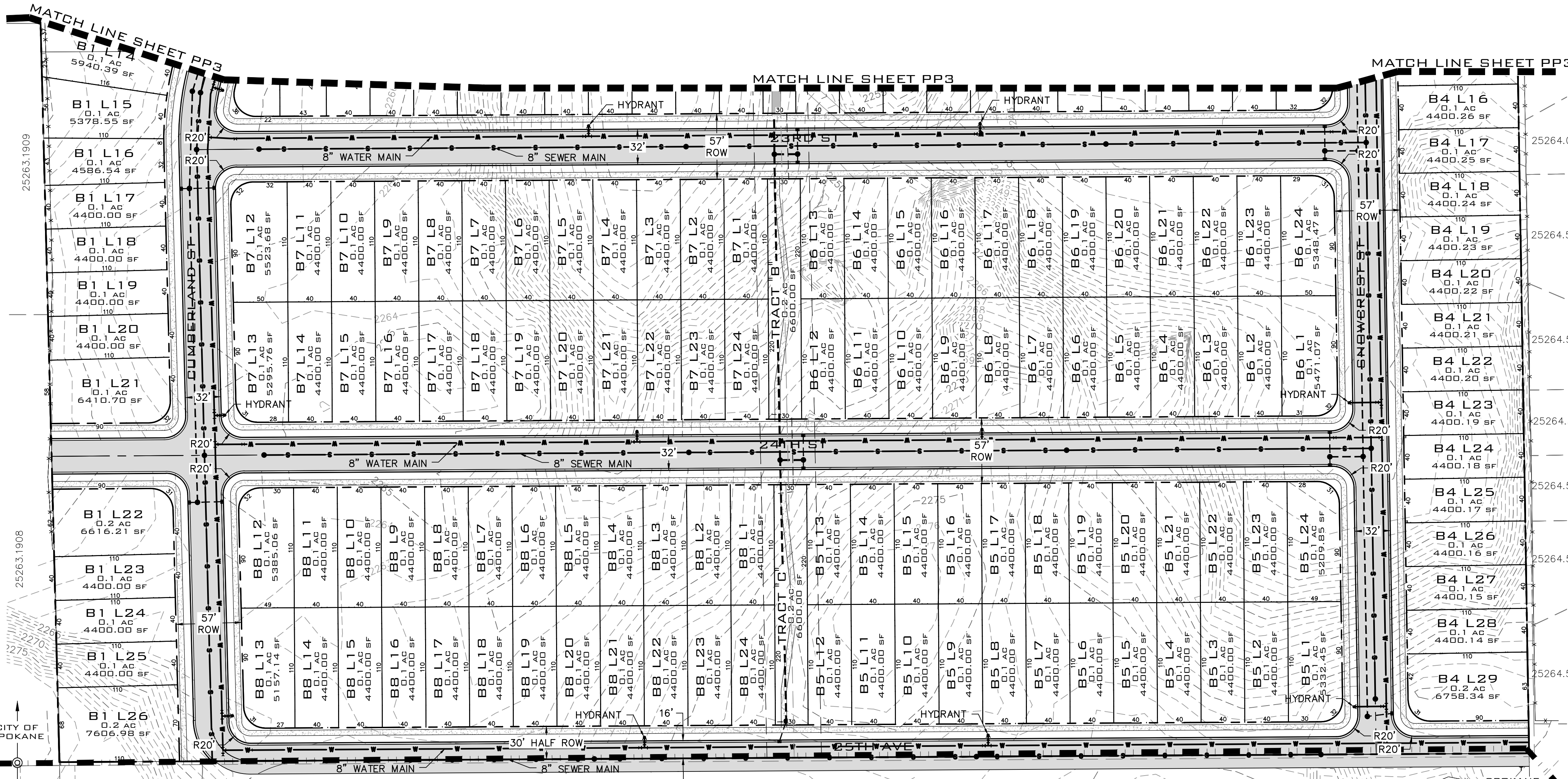
NO.	DATE	BY	ORIGINAL PREPARATION	REVISIONS

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



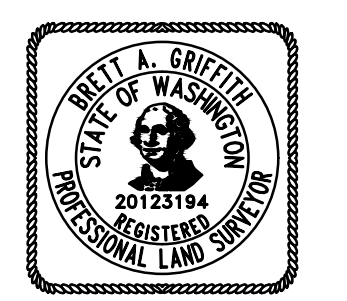
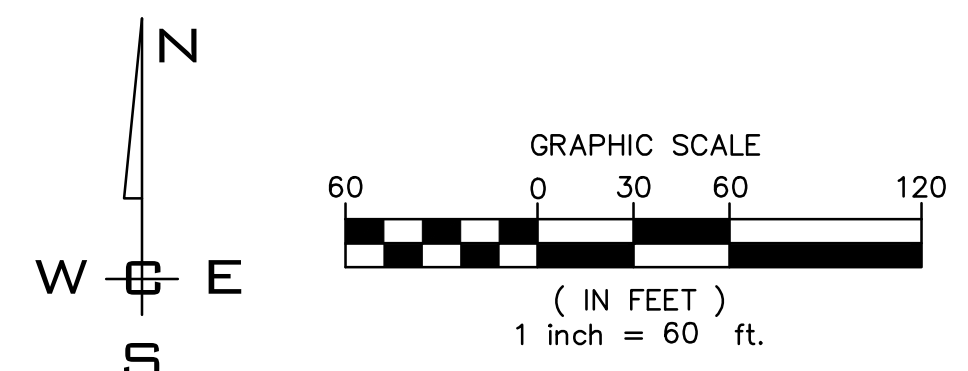
**BEARD ADDITION  
PRELIMINARY PLAT  
CUMBERLAND LANE & 21ST AVENUE  
SPOKANE, WA**

**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, 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'



NAVD - 88  
NAVD 88.

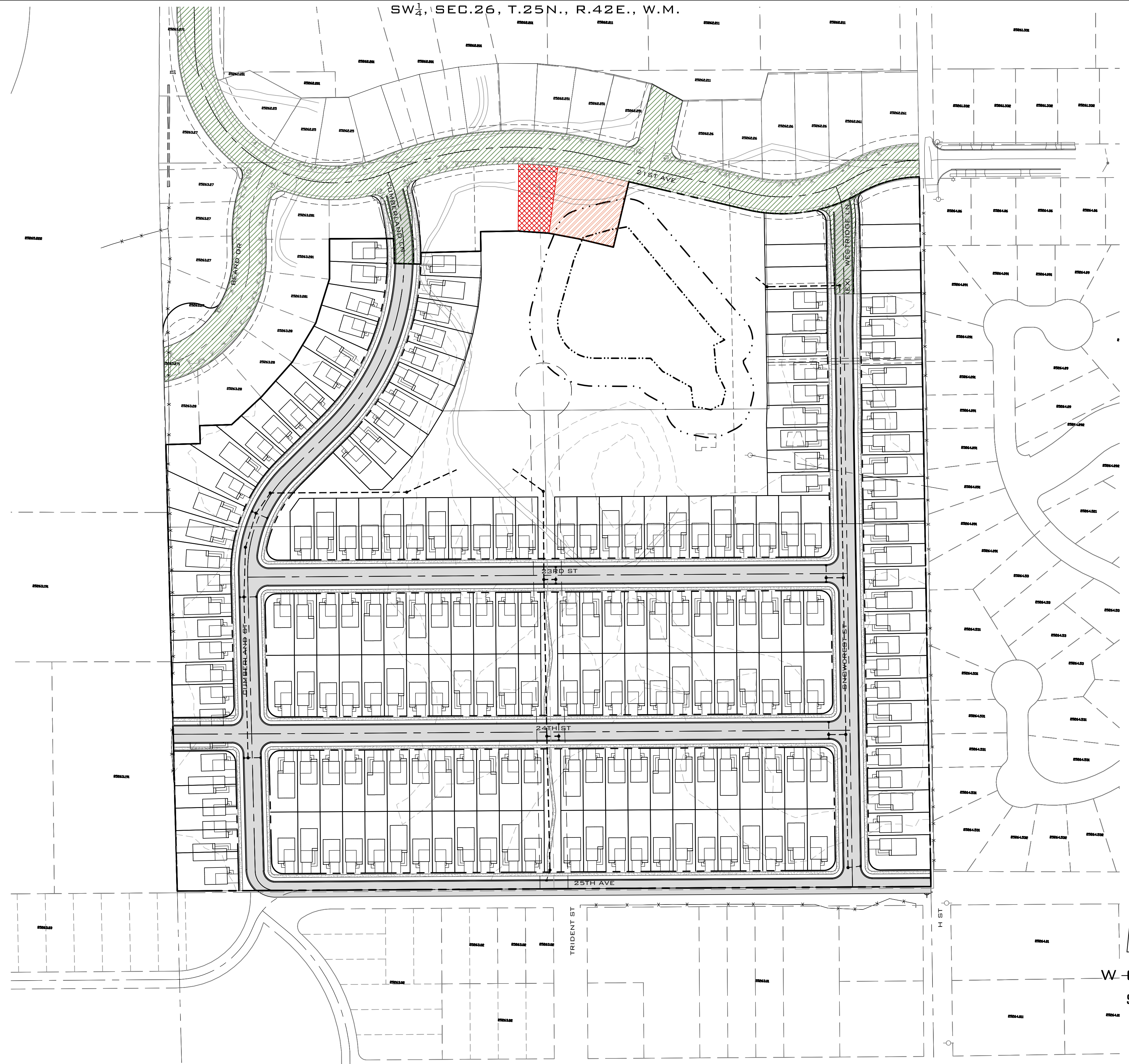
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<b>A 06/26/23 WCE ORIGINAL PREPARATION</b> NO. DATE BY REVISIONS		<b>WCE</b> WHIPPLE CONSULTING ENGINEERS 21 S PINES ROAD SPOKANE VALLEY, WA 99206 PH: 509-893-2617 FAX: 509-926-0227	

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

**SHEET  
PP4**  
JOB NUMBER  
**21-3109**

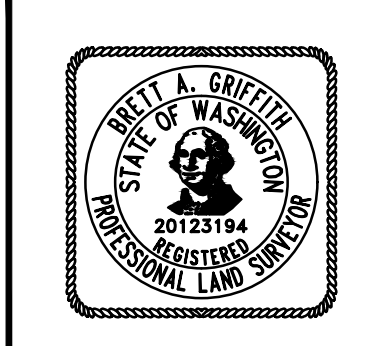
SW 1/4, SEC. 26, T. 25 N., R. 42 E., W.M.

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



- 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 (Z23-106FPLT)

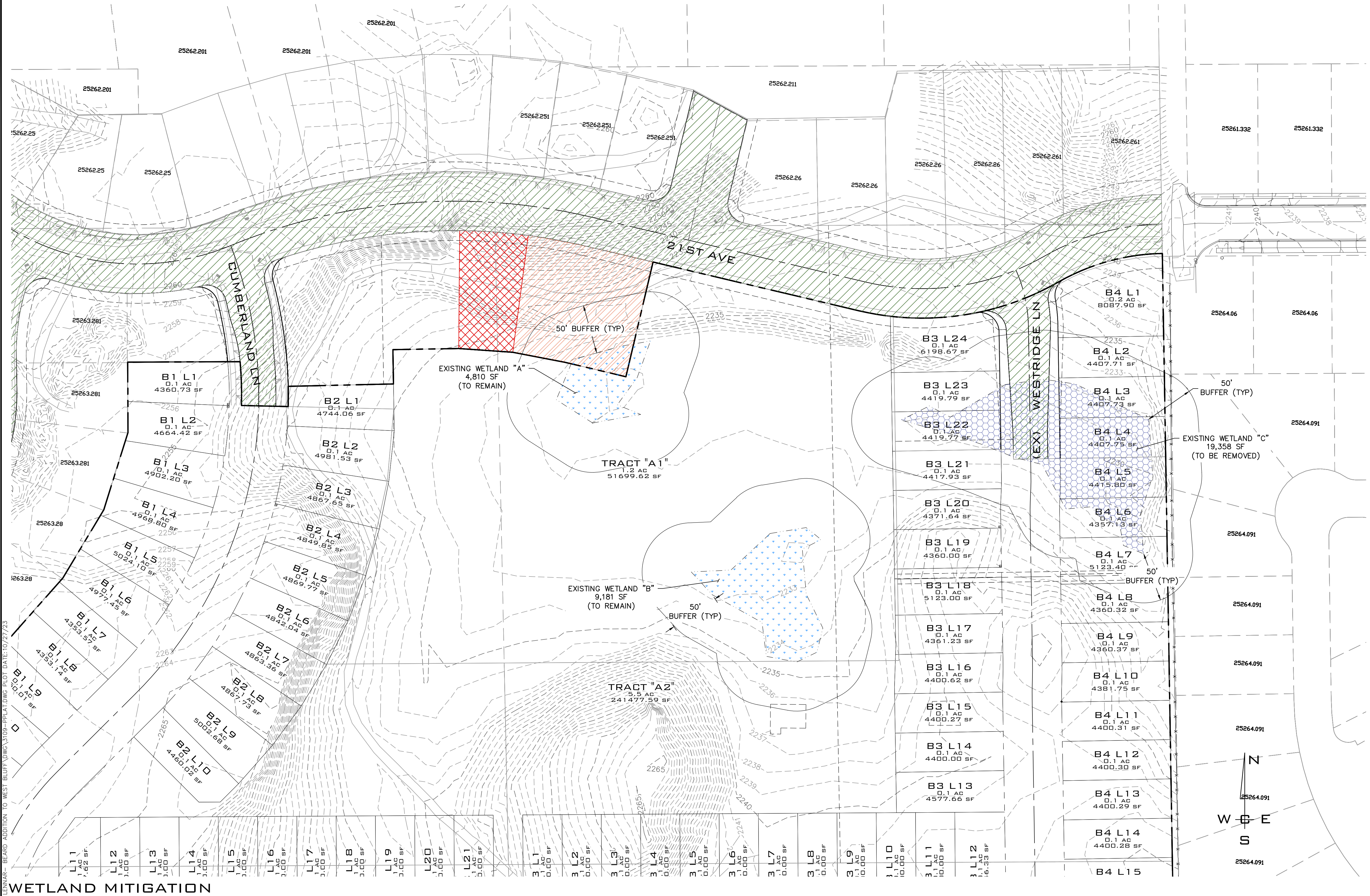
**SITE PLAN VIEW**  
 SCALE: 1"=100'



P:\WCE\WORK\2021\WCE PROJECTS\2021-3109 LEANAR- BEARD ADDITION TO WEST BLUFF\DWG\3109-PP1A.DWG PLOT DATE: 07/27/23

NAVD - 88  
 NAVD 88.

A 06/26/23 WCE ORIGINAL PREPARATION NO. DATE BY REVISIONS		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	WHIPPLE CONSULTING ENGINEERS 21 S PINES ROAD SPOKANE VALLEY, WA 99206 PH: 509-893-2617 FAX: 509-926-0227	BEARD ADDITION SITE PLAN WITH 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/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'

NAVD - 88  
NAVD 88.

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

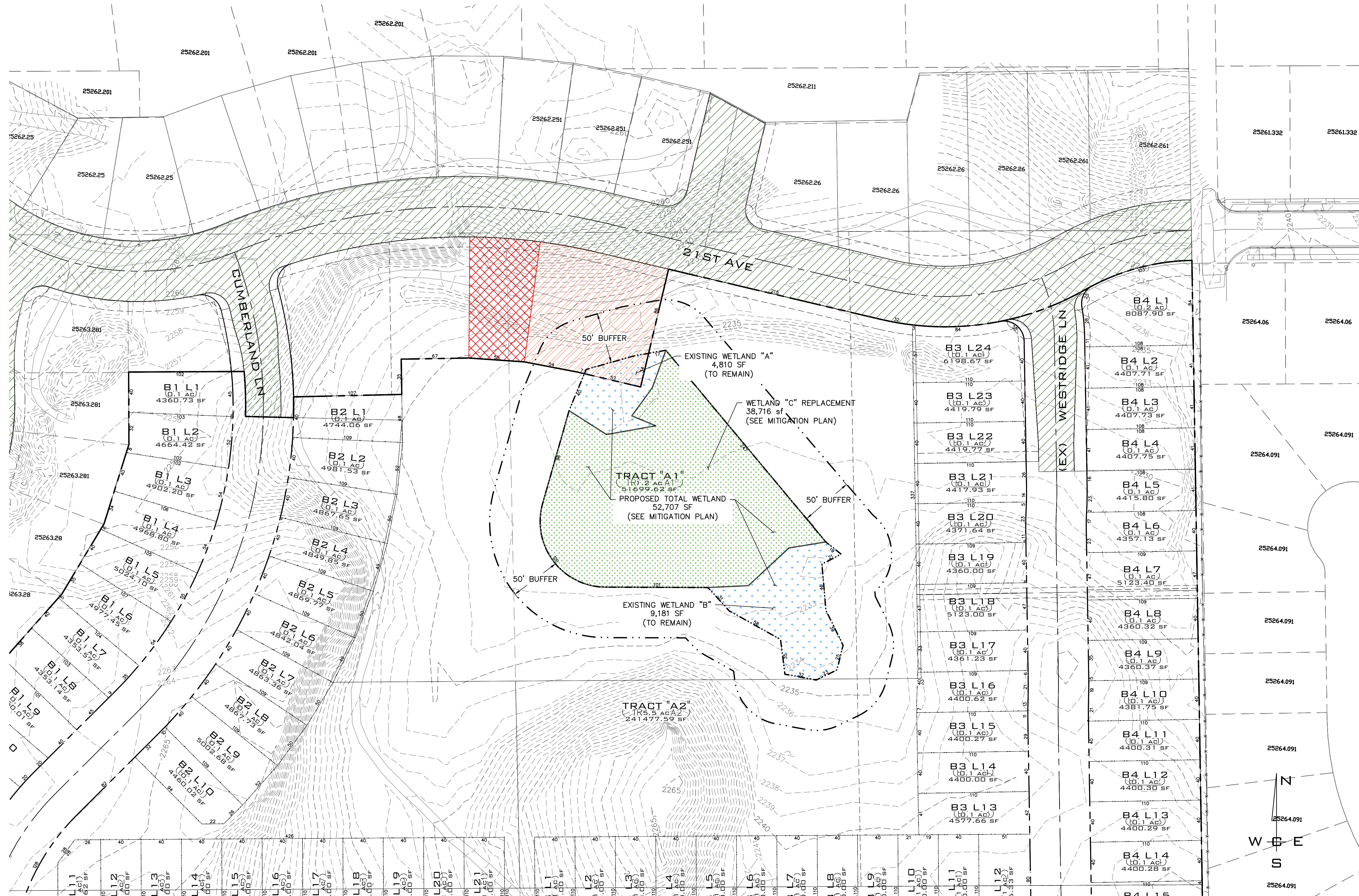
PROJ #:	21-3109
DATE:	08/17/23
DRAWN:	SLS
REVIEWED:	TRW

**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**

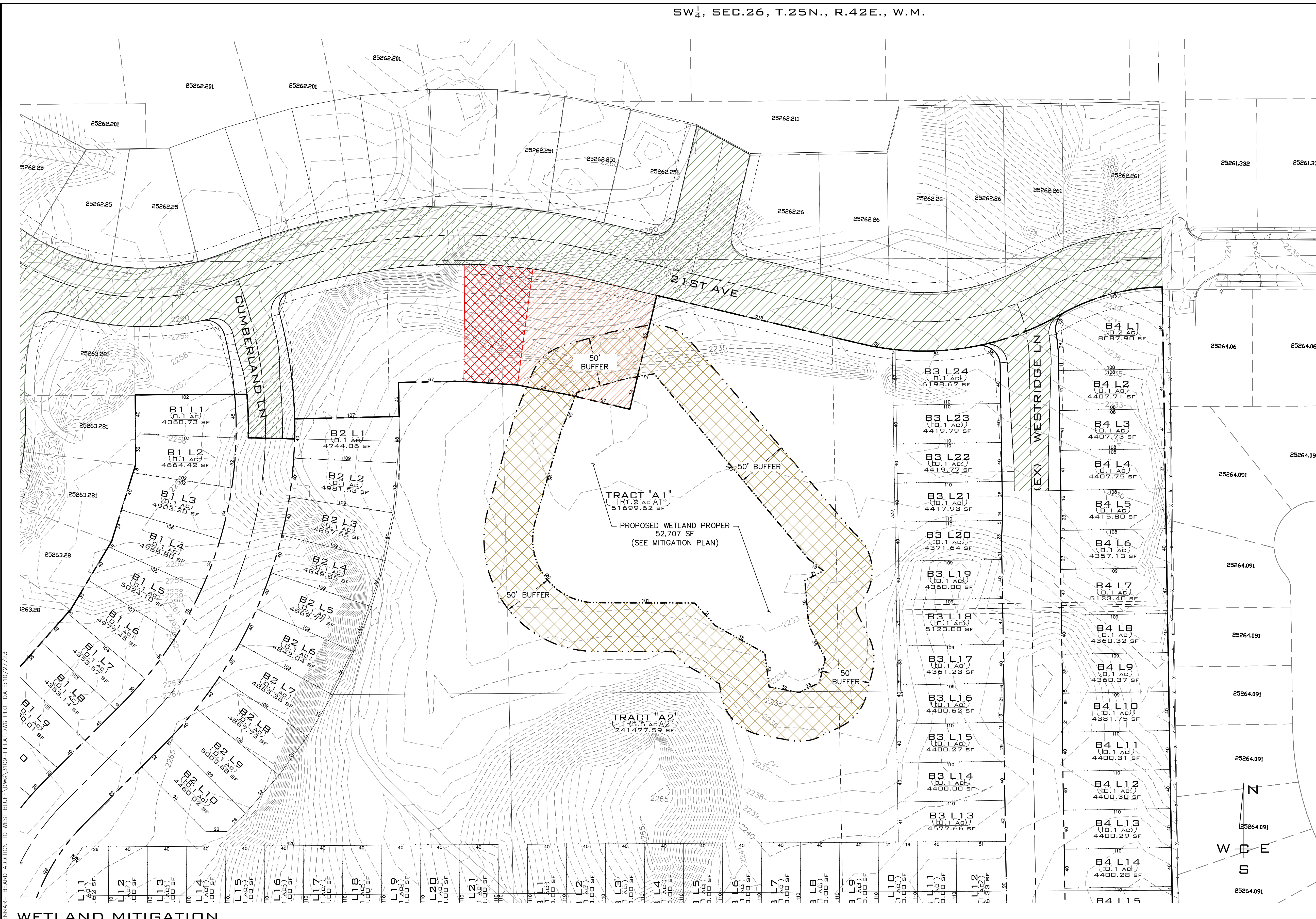
- EXISTING PLATTED RIGHT OF WAY
- EXISTING PLATTED/VACANT LOT (UNDER SEPARATE OWNERSHIP)
- PLATTED LOTS TO BE ABANDONED AS OPEN SPACE/WETLAND/BUFFER PER SEPARATE LAND USE ACTION (Z23-108FPLT)
- EXISTING WETLANDS TO REMAIN
- PROPOSED WETLAND REPLACEMENT

**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'

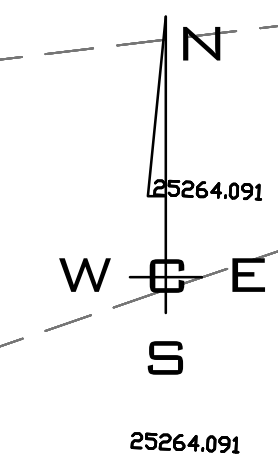
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<p><b>WCE ORIGINAL PREPARATION</b></p>		<p><b>WCE</b> WHIPPLE CONSULTING ENGINEERS 21 S PINES ROAD SPOKANE VALLEY, WA 99206 PH: 509-893-2617 FAX: 509-926-0227</p>				<p>NAV D - 88 NAV D 88</p>		<p>NAV D - 88 NAV D 88</p>	



**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

PROPOSED BUFFER DATA		
	SF	AC
PROPOSED BUFFER	58799	1.35



**WETLAND MITIGATION**  
SCALE: 1"=50'

NAVD - 88  
NAVD 88.

SCALE:		PROJ #:	21-3109
HORIZONTAL:		DATE:	08/17/23
1"=50'		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

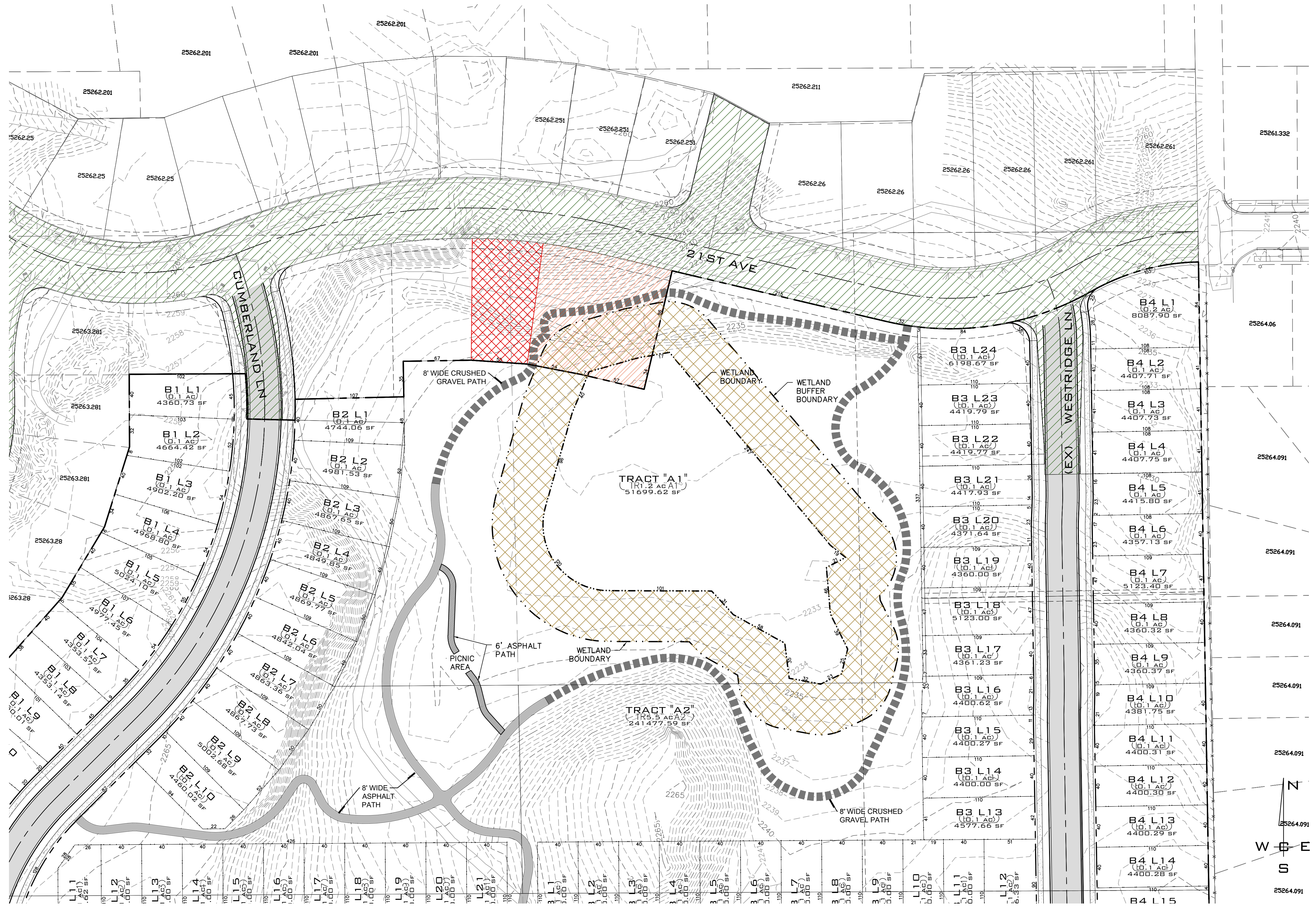
**BEARD ADDITION  
PROPOSED BUFFER MITIGATION  
CUMBERLAND LANE & 21ST AVENUE  
SPOKANE, WA**



**SHEET  
PP8**  
JOB NUMBER  
**21-3109**

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

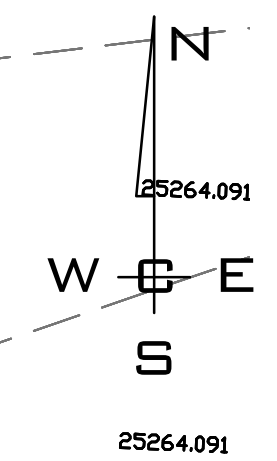




**HATCH LEGEND**

- 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 OPENSOURCE PLANTINGS



**WETLAND MITIGATION**  
SCALE: 1"=50'



P:\WCE\WORK\2021\WCE PROJECTS\2021-3109 LEANAR - BEARD ADDITION TO WEST BLUFF DRIVE\109-PP-PLATTING PLOT DATE: 07/30/23

NAVD - 88  
NAVD 88.

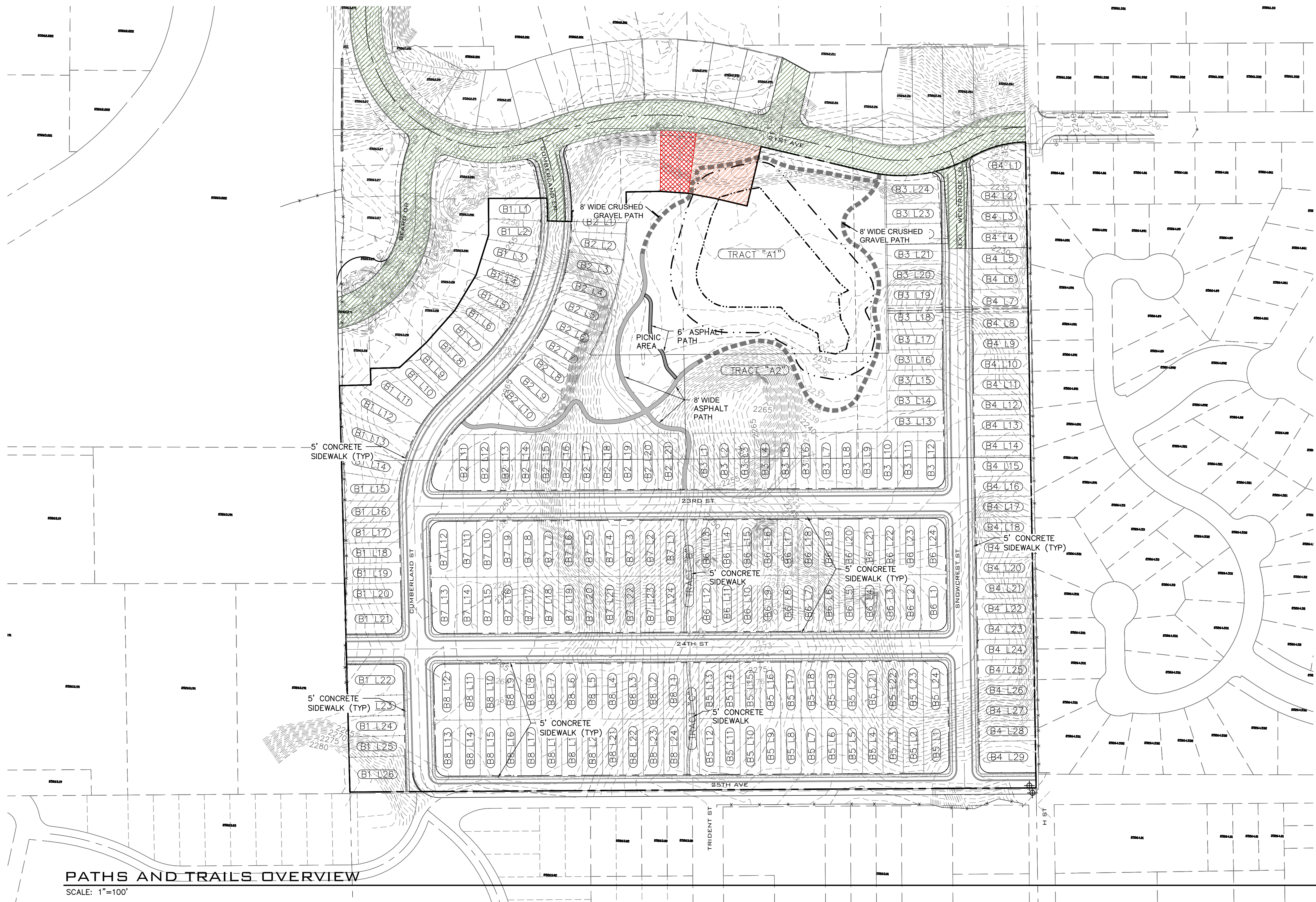
SCALE:		PROJ #:	21-3109	CIVIL	
HORIZONTAL:		DATE:	08/17/23	STRUCTURAL	
1"=50'		DRAWN:	SLS	SURVEYING	
VERTICAL:		REVIEWED:	TRW	TRAFFIC	
N/A				PLANNING	
				LANDSCAPE	
				OTHER	

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

**BEARD ADDITION  
OPENSOURCE AMENITIES  
CUMBERLAND LANE & 21ST AVENUE  
SPOKANE, WA**

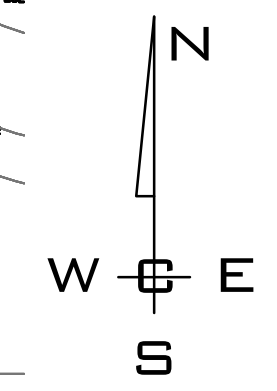
**SHEET  
PP9**  
JOB NUMBER  
**21-3109**

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



**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'

A:\WCE\WORK\2021\WCE PROJECTS\2021-3109 LEANW- BEARD ADDITION TO WEST BLUFF\DWG\109-PLATTING PLOT DATE: 07/30/23

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**  
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21 S PINES ROAD  
SPOKANE VALLEY, WA 99206  
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**BEARD ADDITION  
PATHS AND TRAILS  
CUMBERLAND LANE & 21ST AVENUE  
SPOKANE, WA**



**SHEET  
PP10**  
JOB NUMBER  
**21-3109**



<p>Magnolia</p>  <p>Magnolia A</p>  <p>Magnolia B</p> <p>LENNAR</p>	<p>Hickory</p>  <p>Hickory A</p>  <p>Hickory B</p> <p>LENNAR</p>	<p>Sequoia</p>  <p>Sequoia A</p>  <p>Sequoia C</p> <p>LENNAR</p>	<p>Chardonnay</p>  <p>Chardonnay A</p>  <p>Chardonnay B</p> <p>LENNAR</p>	<p>Merlot</p>  <p>Merlot A</p>  <p>Merlot B</p> <p>19002 Crating Kapanian Hwy East, Orting, WA 98360 855-325-1408   Lennar.com/DiyBreak</p> <p>LENNAR</p>	
<p>Riesling</p>  <p>Riesling B</p>  <p>Riesling MF</p> <p>LENNAR</p>	<p>Zinfandel</p>  <p>Zinfandel A</p>  <p>Zinfandel B</p> <p>LENNAR</p>	<p>Cadley</p>  <p>Cadley A</p>  <p>Cadley B</p> <p>LENNAR</p>	<p>Rundle</p>  <p>Rundle A</p>  <p>Rundle B</p> <p>LENNAR</p>	<p>Harland</p>  <p>Harland A</p>  <p>Harland B</p> <p>LENNAR</p>	<p>Ridley</p>  <p>Ridley A</p>  <p>Ridley B</p> <p>LENNAR</p>

P:\WCE\WORK\2021\WCE\_PROJECTS\2021-3109 LENNAR- BEARD ADDITION TO WEST BLUFF\DWG\3109-PPFDWG.PLOT DATE:10/26/23

NAV - 88  
NAV 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"/>	SURVEYING
<input type="checkbox"/>	TRAFFIC
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<input checked="" type="checkbox"/>	LANDSCAPE
<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  
 BUILDING ELEVATIONS  
 CUMBERLAND LANE & 21ST AVENUE  
 SPOKANE, WA**

**SHEET  
 PP11**  
 JOB NUMBER  
**21-3109**