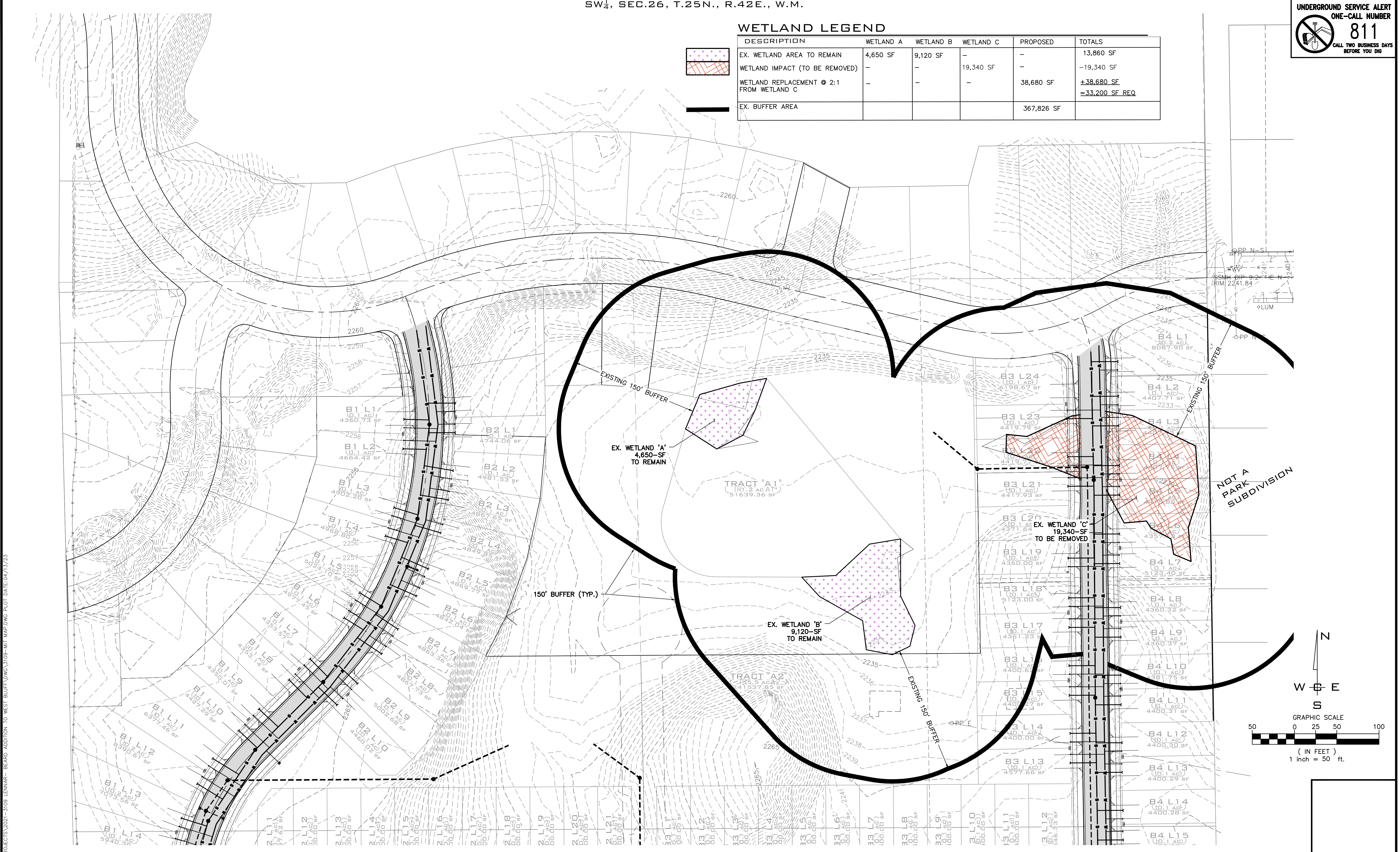
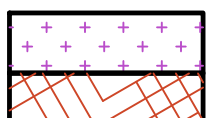




**WETLAND LEGEND**

DESCRIPTION	WETLAND A	WETLAND B	WETLAND C	PROPOSED	TOTALS
EX. WETLAND AREA TO REMAIN	4,650 SF	9,120 SF	-	-	13,860 SF
WETLAND IMPACT (TO BE REMOVED)	-	-	19,340 SF	-	-19,340 SF
WETLAND REPLACEMENT @ 2:1 FROM WETLAND C	-	-	-	38,680 SF	+38,680 SF
EX. BUFFER AREA				367,826 SF	=33,200 SF REQ



P:\ICE\WORK\2021\WCE PROJECTS\2021-3109\LENNAR-BEARD ADDITION TO WEST BLUFF\DWG\3109-MT MAP\DWG PLOT DATE:04/12/23  
 XXX  
 P:\ICE\WORK\2021\WCE PROJECTS\2021-3109\LENNAR-BEARD ADDITION TO WEST BLUFF\DWG\3109-MT MAP\DWG EXHIBIT: 4/12/2023 8:56:45 AM  
 P:\ICE\WORK\2021\WCE PROJECTS\2021-3109\LENNAR-BEARD ADDITION TO WEST BLUFF\DWG\3109-MT MAP\DWG EXHIBIT: 4/12/2023 8:56:45 AM  
 P:\ICE\WORK\2021\WCE PROJECTS\2021-3109\LENNAR-BEARD ADDITION TO WEST BLUFF\DWG\3109-MT MAP\DWG EXHIBIT: 4/12/2023 8:56:45 AM

NAVD - 88

NO.	DATE	BY	REVISIONS

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

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

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

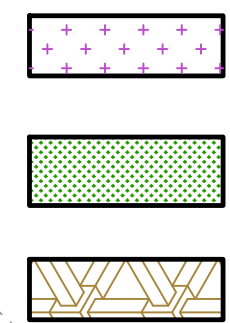


**BEARD ADDITION**  
**EXISTING WETLAND EXHIBIT**  
**CUMBERLAND LN. & 21ST AVE**  
**SPOKANE, WA**

**SHEET**  
**1 OF 4**  
 JOB NUMBER  
**21-3109**

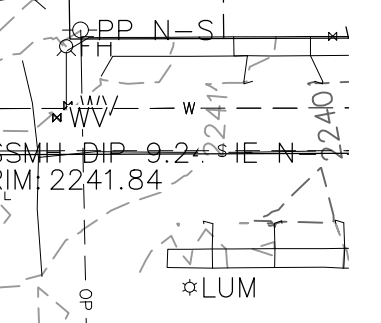
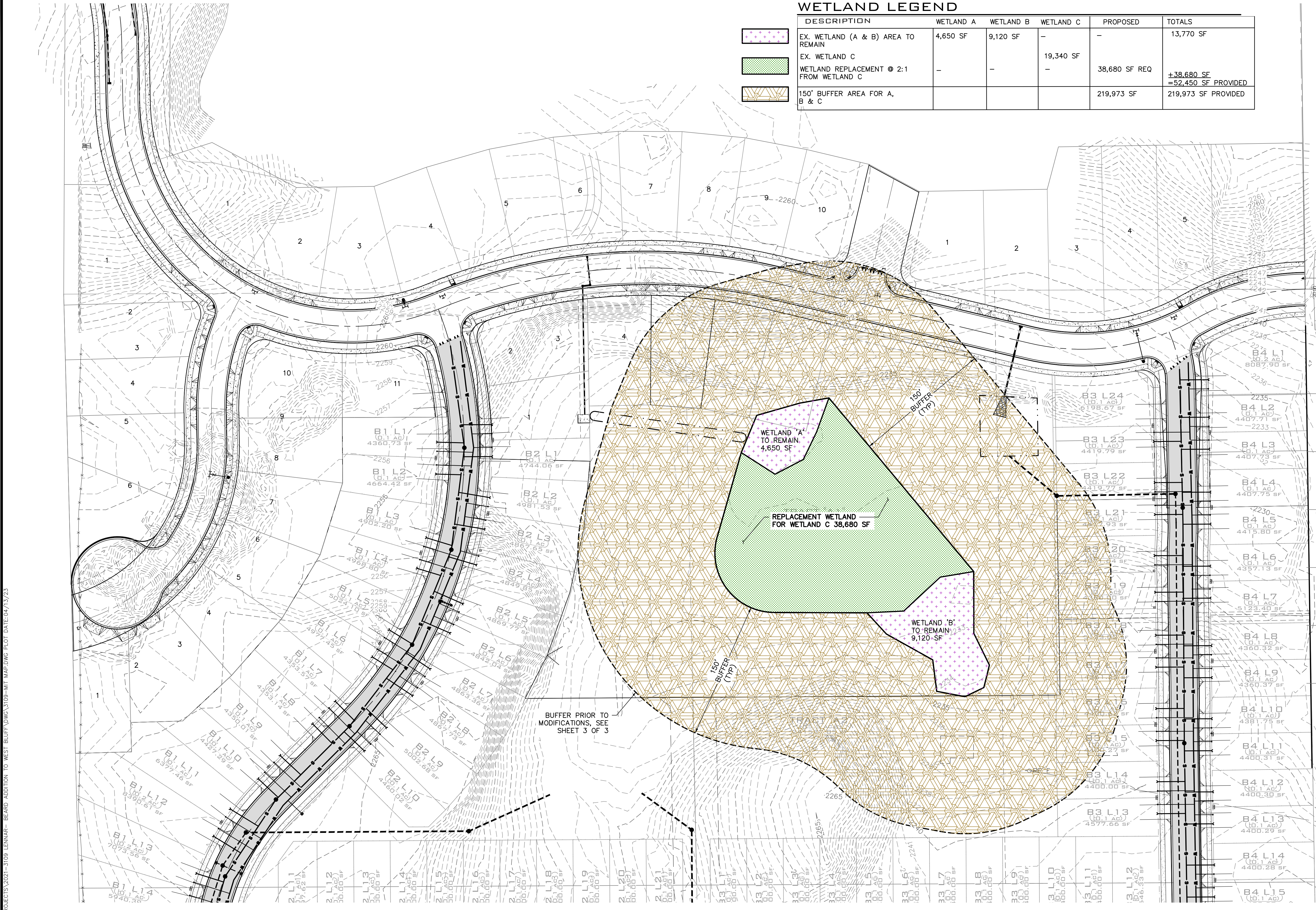


**WETLAND LEGEND**



DESCRIPTION	WETLAND A	WETLAND B	WETLAND C	PROPOSED	TOTALS
EX. WETLAND (A & B) AREA TO REMAIN	4,650 SF	9,120 SF	-	-	13,770 SF
EX. WETLAND C	-	-	19,340 SF	-	-
WETLAND REPLACEMENT @ 2:1 FROM WETLAND C	-	-	-	38,680 SF REQ	±38,680 SF =52,450 SF PROVIDED
150' BUFFER AREA FOR A, B & C	-	-	-	219,973 SF	219,973 SF PROVIDED

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



P:\WCE\WORK\2021\WCE PROJECTS\2021-3109\LENNAR-BEARD ADDITION TO WEST BLUFF\DWG\108-MT MAP\DWG PLOT DATE:04/17/23  
 XXX

NAVD - 88

NO.	DATE	BY	REVISIONS

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

**PROJ #:** 21-3109  
**DATE:** 04/12/23  
**DRAWN:** RMA  
**REVIEWED:**

- 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

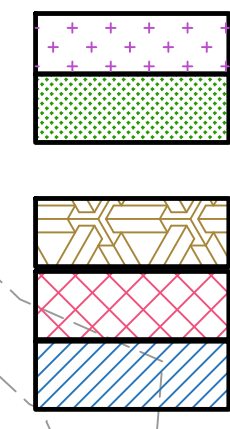
**BEARD ADDITION**  
**WETLAND BUFFER EXHIBIT**  
**CUMBERLAND LN. & 21ST AVE**  
**SPOKANE, WA**

**SHEET**  
**2 OF 4**  
 JOB NUMBER  
**21-3109**

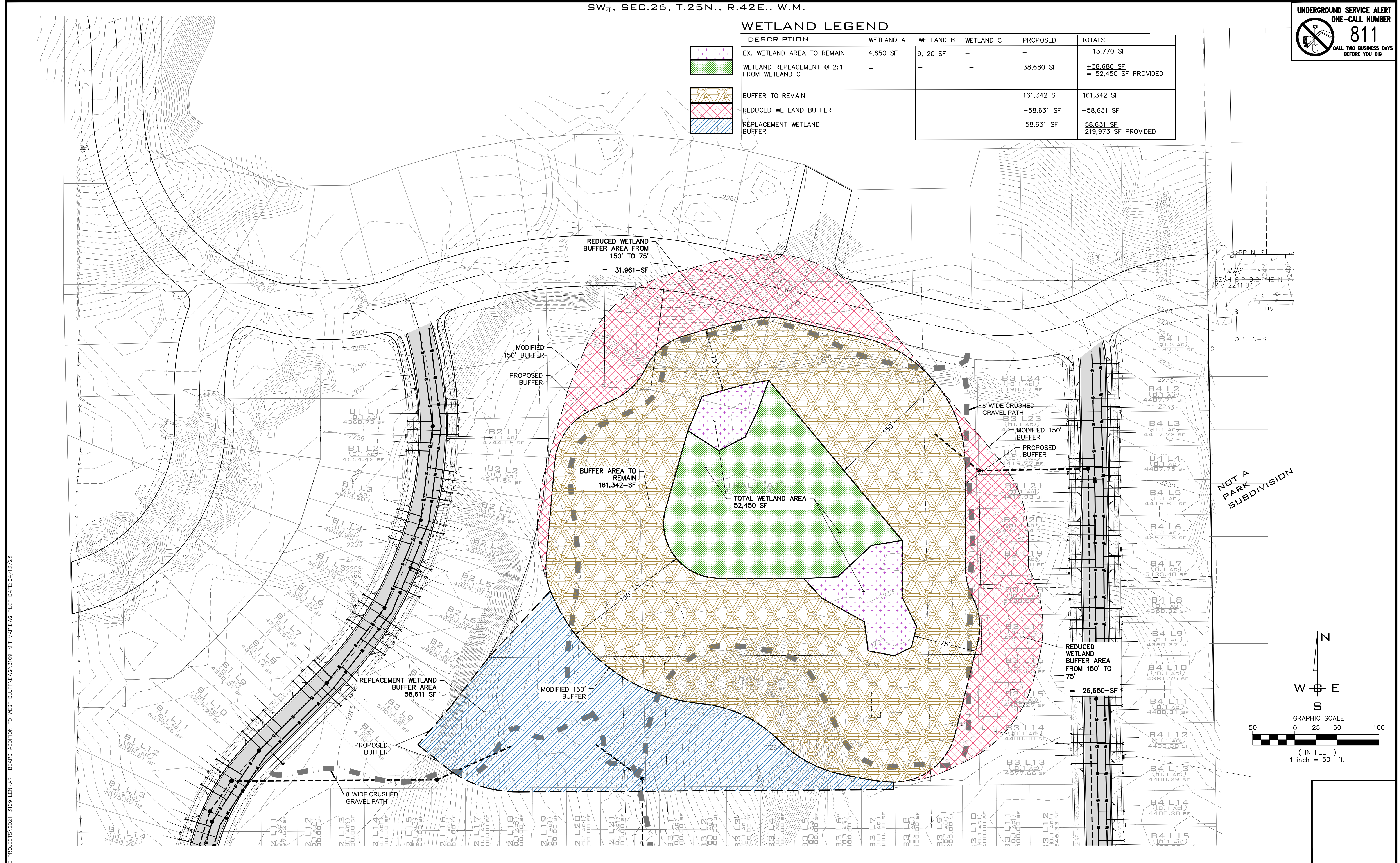




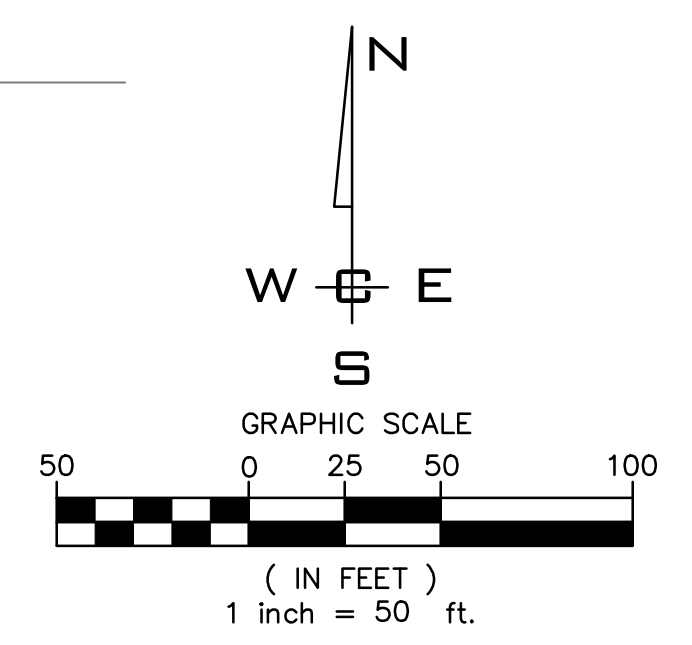
**WETLAND LEGEND**



DESCRIPTION	WETLAND A	WETLAND B	WETLAND C	PROPOSED	TOTALS
EX. WETLAND AREA TO REMAIN	4,650 SF	9,120 SF	-	-	13,770 SF
WETLAND REPLACEMENT @ 2:1 FROM WETLAND C	-	-	-	38,680 SF	±38,680 SF = 52,450 SF PROVIDED
BUFFER TO REMAIN				161,342 SF	161,342 SF
REDUCED WETLAND BUFFER				-58,631 SF	-58,631 SF
REPLACEMENT WETLAND BUFFER				58,631 SF	58,631 SF 219,973 SF PROVIDED



NOT A PARK SUBDIVISION



P:\WCE\WORK\2021\WCE PROJECTS\2021-3109\LENNAR-BEARD ADDITION TO WEST BLUFF\DWG\03-109-MT MAP\DWG PLOT DATE:04/13/23

NAVD - 88

NO.	DATE	BY	REVISIONS

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

**PROJ #:** 21-3109  
**DATE:** 04/12/23  
**DRAWN:** RMA  
**REVIEWED:**

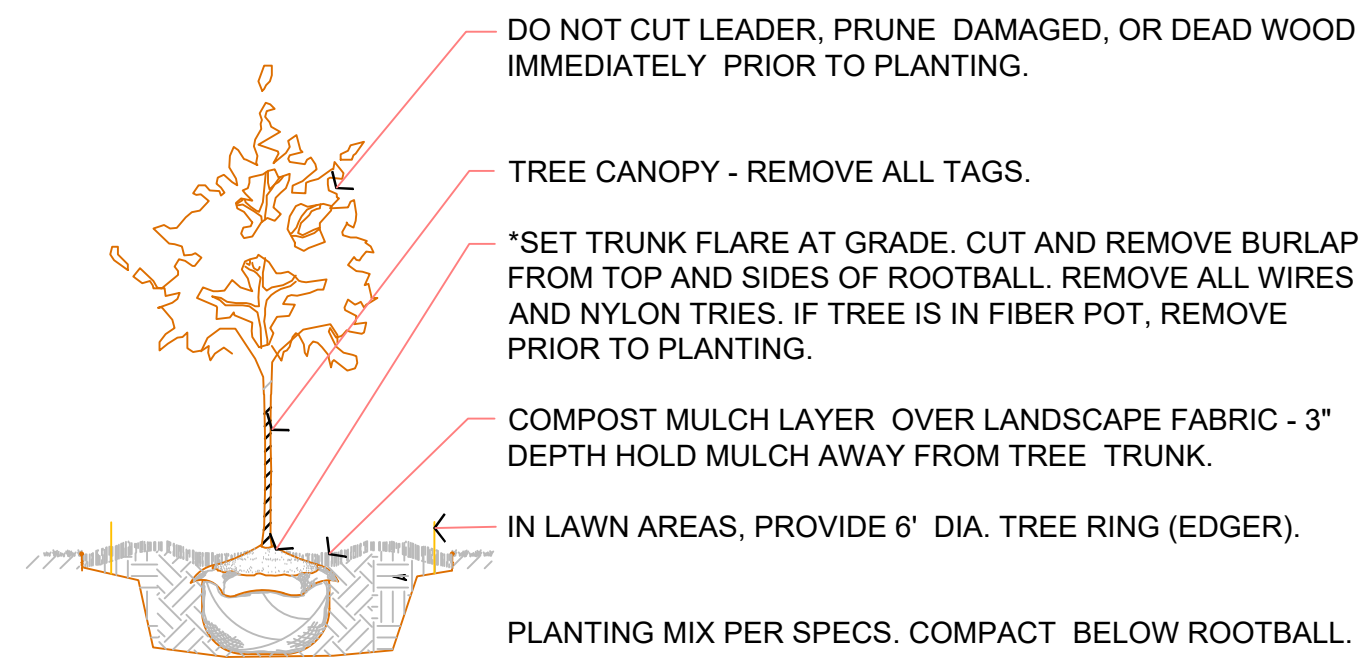
- CIVIL
- STRUCTURAL
- SURVEYING
- TRAFFIC
- PLANNING
- LANDSCAPE
- OTHER



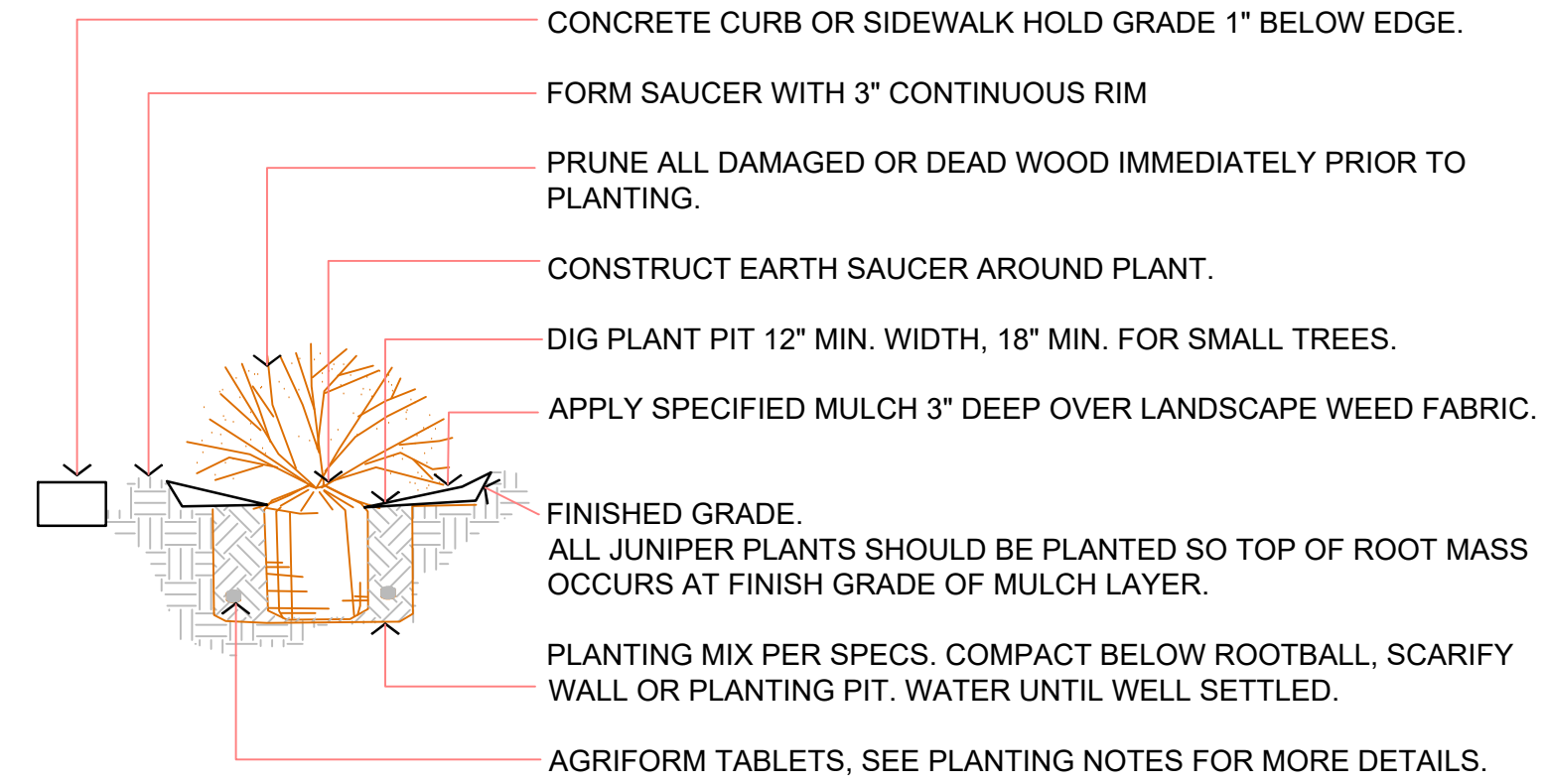
**BEARD ADDITION**  
**MODIFIED BUFFER EXHIBIT**  
**CUMBERLAND LN. & 21ST AVE**  
**SPOKANE, WA**

**SHEET**  
**3 OF 4**  
 JOB NUMBER  
**21-3109**





NOTES:  
\* USE TRUNK FLARE TO DETERMINE THE REAL TOP OF THE ROOTBALL, THEN PLANT TRUNK FLARE AND TOP OF ROOTBALL AT GRADE.



**PLANTING GUIDELINES**

- TREES- 12 FEET MIN. ON CENTER  
SHRUBS- 8 FEET MIN. ON CENTER
- PLANT IN A NATURAL PATTERN WITH LIKE PLANTS BLENDING INTO THE REST OF THE PLANT MATERIAL IN THE MIX.
- SPACING SHOULD NOT BE SYMMETRICAL.

**PLANTING LEGEND**

SYMBOL	DESCRIPTION
[Pattern]	MIX 1
[Pattern]	MIX 2
[Pattern]	MIX 3
[Pattern]	MIX 4
[Pattern]	MIX 5
[Pattern]	MIX 6

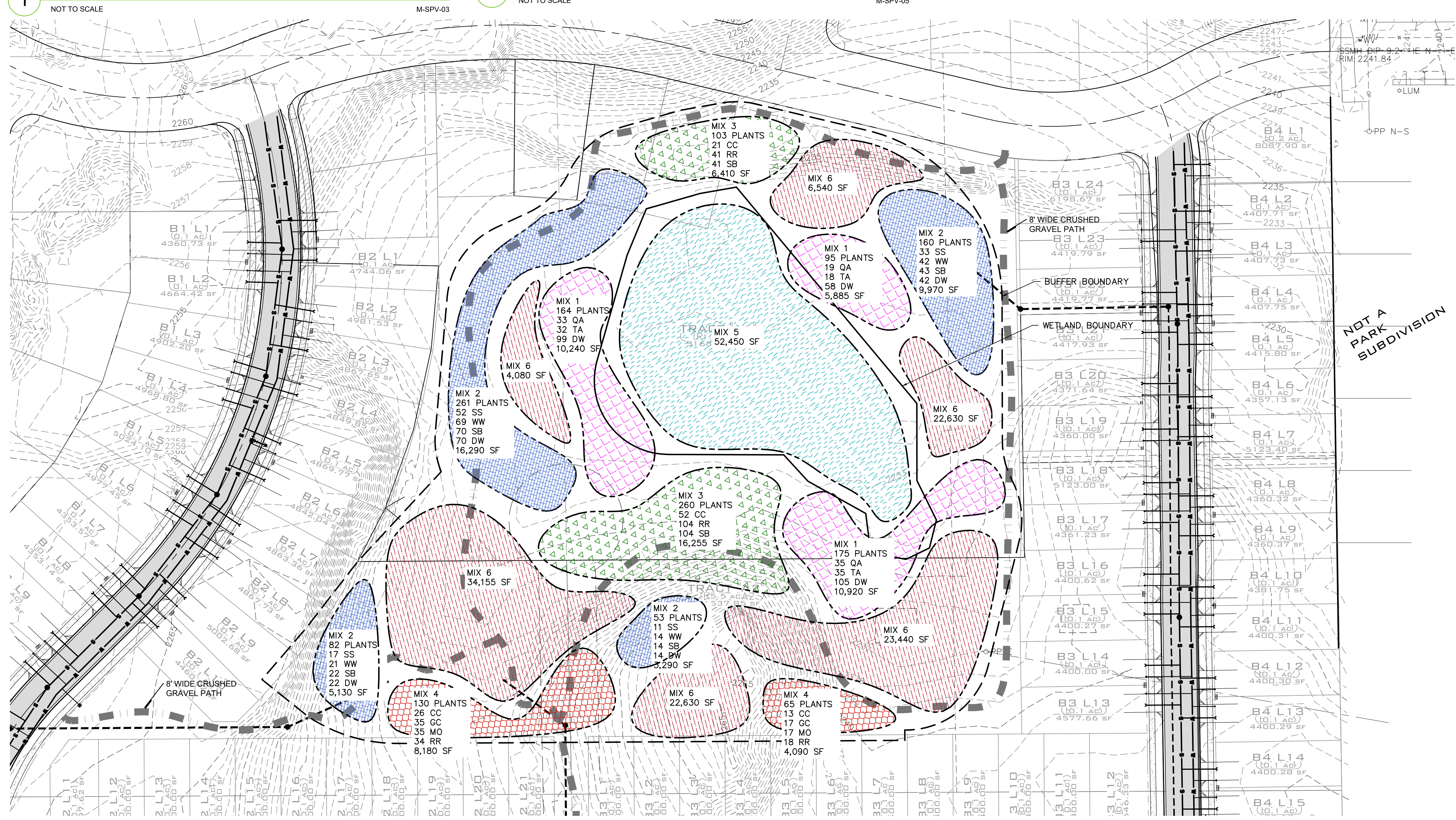
**PLANT COUNTS**

MIX 1:	QA QUAKING ASPEN	20%	87
	TA THINLEAF ALDER	20%	85
	DW DOGWOOD	60%	262
MIX 2:	SS SERVICEBERRY	20%	113
	WW DUNE WILLOW	26%	146
	SB SNOWBERRY	27%	149
	DW DOGWOOD	27%	148
MIX 3:	CC CHOKECHERRY	20%	73
	RR ROSE	40%	145
	SB SNOWBERRY	40%	145
MIX 4:	CC CHOKECHERRY	20%	39
	GC GOLDEN CURRANT	26%	52
	MO MOCKORANGE	27%	52
	RR ROSE	27%	52
MIX 5:	WETLAND GRASS MIX: 52,450 SF		
	BLUE WILD RYE		
	WESTERN MANNAGRASS		
	MEADOW BARLEY		
	AMERICAN SLOUGHGRASS		
	TUFTED HAIRGRASS		
	2-3 POUNDS PER 1,000 SF		
MIX 6:	UPLAND GRASS MIX: 60,705 SF		
	BROME		
	CRESTED WHEAT GRASS		
	FESCUE		
	WILDRYE GRASS		
	2-3 POUNDS PER 1,000 SF		

TOTAL COUNTS	NAME	SIZE	NUMBER
QA	QUAKING ASPEN	1 GAL	87
	POPULUS TREMULOIDES		
TA	THINLEAF ALDER	1 GAL	85
	ALNUS TENUIFOLIA		
DW	DOGWOOD	1 GAL	410
	CORNUS STOLONIFERA		
SS	SERVICEBERRY	1 GAL	113
	AMELANCHIER ALNIFOLIA		
WW	DUNE WILLOW	1 GAL	146
	SALIX HOOKERIANA		
SB	SNOWBERRY	1 GAL	294
	SYMPHORICARPOS ALBUS		
CC	CHOKECHERRY	1 GAL	112
	PRUNUS VIRGINIANA		
RR	ROSE	1 GAL	197
	ROSA WOODSII		
GC	GOLDEN CURRANT	1 GAL	52
	RIBES AUREUM		
MO	MOCKORANGE	1 GAL	52
	PHILADELPHUS LEWISII		

**1 DECIDUOUS TREE DETAIL**

**2 SHRUB DETAIL**



WCE PROJECTS 2021-3109 LENNAR - BEARD ADDITION TO WEST BLUFF W/VA 3109-MIT MAP.DWG PLOT DATE: 04/17/23  
 WCE PROJECTS 2021-3109 MITIGATION PLAN, 4/10/2023 8:58:14 AM  
 WCE PROJECTS 2021-3109 MITIGATION PLAN, 4/10/2023 8:58:14 AM  
 WCE PROJECTS 2021-3109 MITIGATION PLAN, 4/10/2023 8:58:14 AM

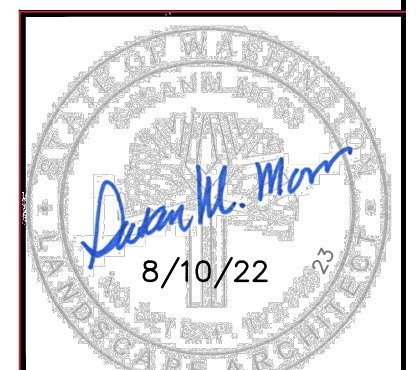
NAVD - 88

NO.	DATE	BY	REVISIONS

<b>SCALE:</b>	<b>PROJ #:</b> 21-3109	<b>CIVIL</b>
<b>HORIZONTAL:</b>	<b>DATE:</b> 04/12/23	<b>STRUCTURAL</b>
<b>VERTICAL:</b> N/A	<b>DRAWN:</b> SMM	<b>SURVEYING</b>
	<b>REVIEWED:</b>	<b>TRAFFIC</b>
		<b>PLANNING</b>
		<b>LANDSCAPE</b>
		<b>OTHER</b>

**WCE**  
WHIPPLE CONSULTING ENGINEERS  
21 S. PINES ROAD  
SPOKANE VALLEY, WA 99206  
PH: 509-893-2617 FAX: 509-926-4227

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



**SHEET  
4 OF 4**  
JOB NUMBER  
**21-3109**