



CURRENT CONDITION IMAGERY



1. EXISTING ROAD CONDITIONS



2. BEGINNING OF NEW BLUFF ROAD



3. MODERATE ROAD CUT/FILL

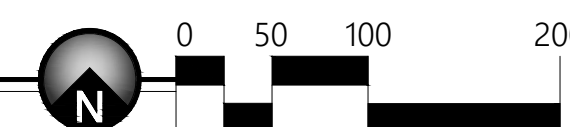


4. HIGH ROAD CUT/FILL



5. MODERATE ROAD CUT/FILL

SITE DISTURBANCE AREAS
SCALE: 1" = 100' - 0"



L1.1

CITY OF SPOKANE
PARKS AND RECREATION

BLUFF ROAD RESTORATION PLAN

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5615 E Day Mt. Spokane Rd.
Mead, WA 99021
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MAY 12 2017

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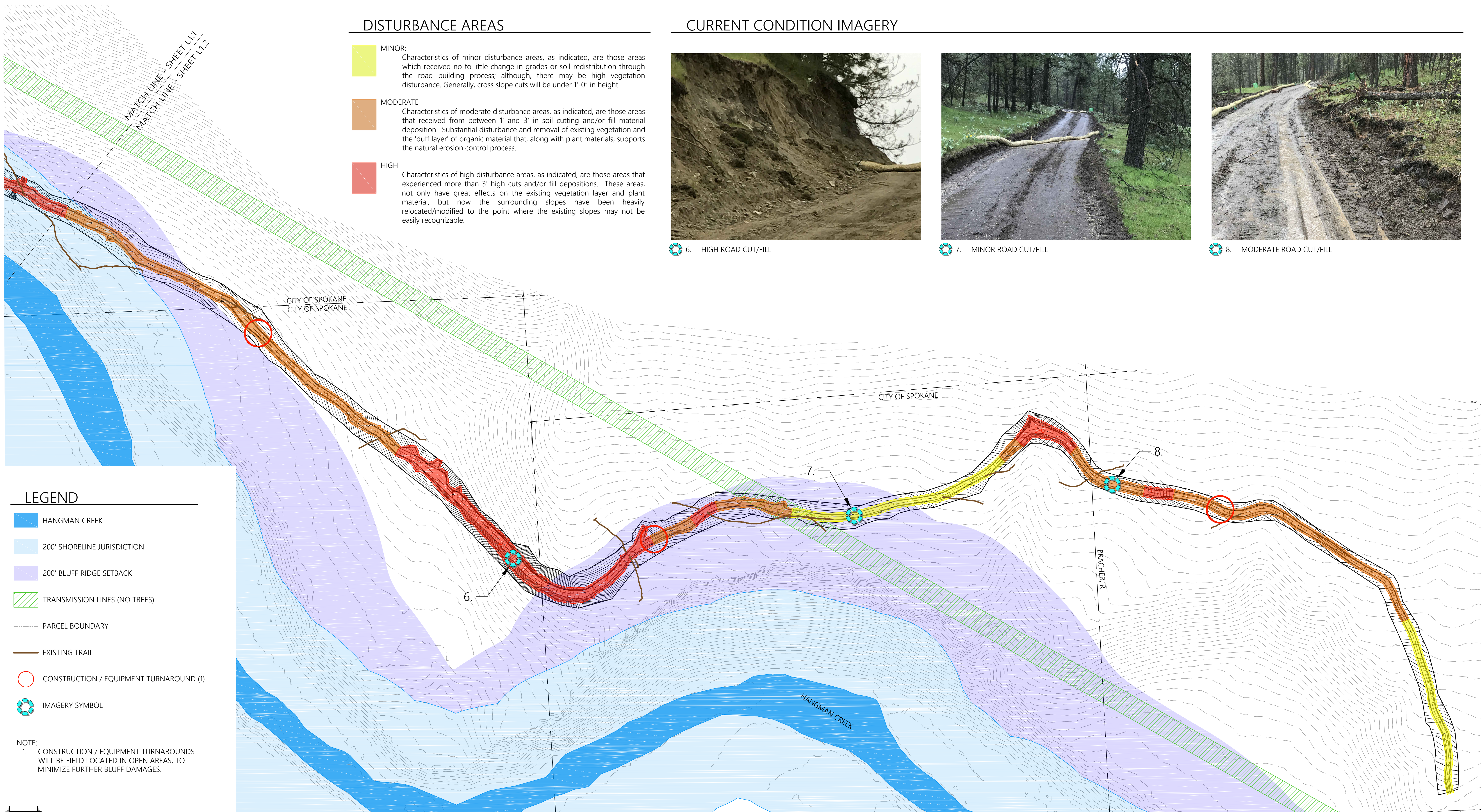
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	MINOR: Characteristics of minor disturbance areas, as indicated, are those areas which received no to little change in grades or soil redistribution through the road building process; although, there may be high vegetation disturbance. Generally, cross slope cuts will be under 1'-0" in height.
	MODERATE Characteristics of moderate disturbance areas, as indicated, are those areas that received from between 1' and 3' in soil cutting and/or fill material deposition. Substantial disturbance and removal of existing vegetation and the 'duff layer' of organic material that, along with plant materials, supports the natural erosion control process.
	HIGH Characteristics of high disturbance areas, as indicated, are those areas that experienced more than 3' high cuts and/or fill depositions. These areas, not only have great effects on the existing vegetation layer and plant material, but now the surrounding slopes have been heavily relocated/modified to the point where the existing slopes may not be easily recognizable.

6. HIGH ROAD CUT/FILL

 7. MINOR ROAD CUT/FILL

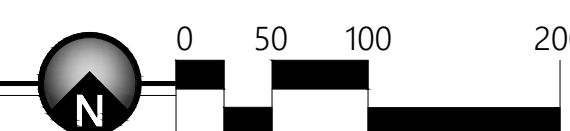
8. MODERATE ROAD CUT/FILL



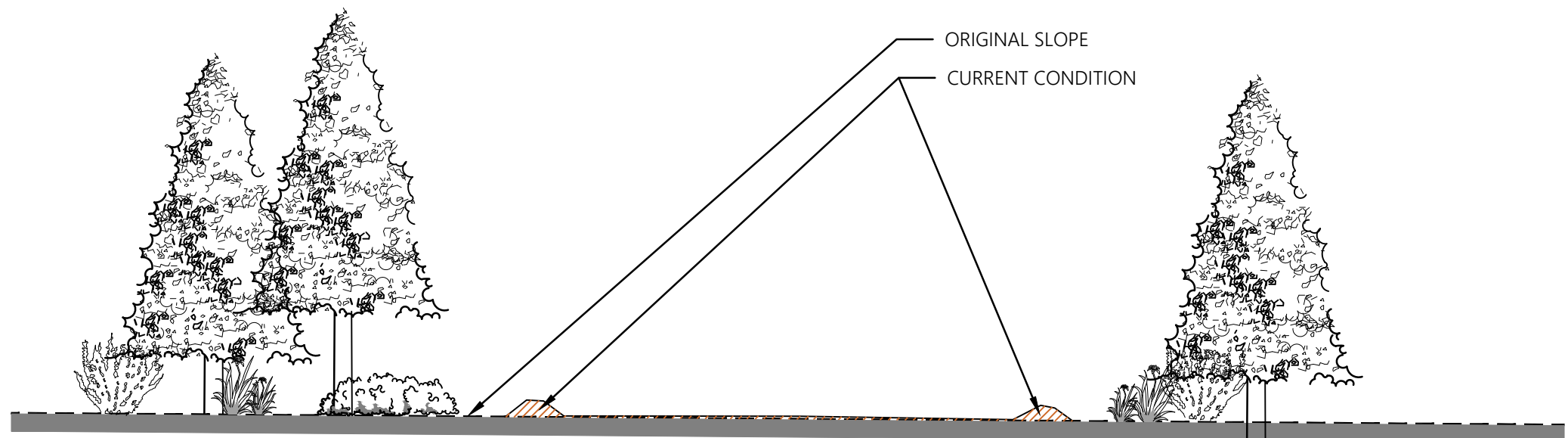
- HANGMAN CREEK
- 200' SHORELINE JURISDICTION
- 200' BLUFF RIDGE SETBACK
- TRANSMISSION LINES (NO TREES)
- PARCEL BOUNDARY
- EXISTING TRAIL
- CONSTRUCTION / EQUIPMENT TURNAROUND (1)
- IMAGERY SYMBOL

NOTE:
1. CONSTRUCTION / EQUIPMENT TURNAROUNDS
WILL BE FIELD LOCATED IN OPEN AREAS, TO
MINIMIZE FURTHER BLUFF DAMAGES.

SCALE: 1" = 100' - 0"

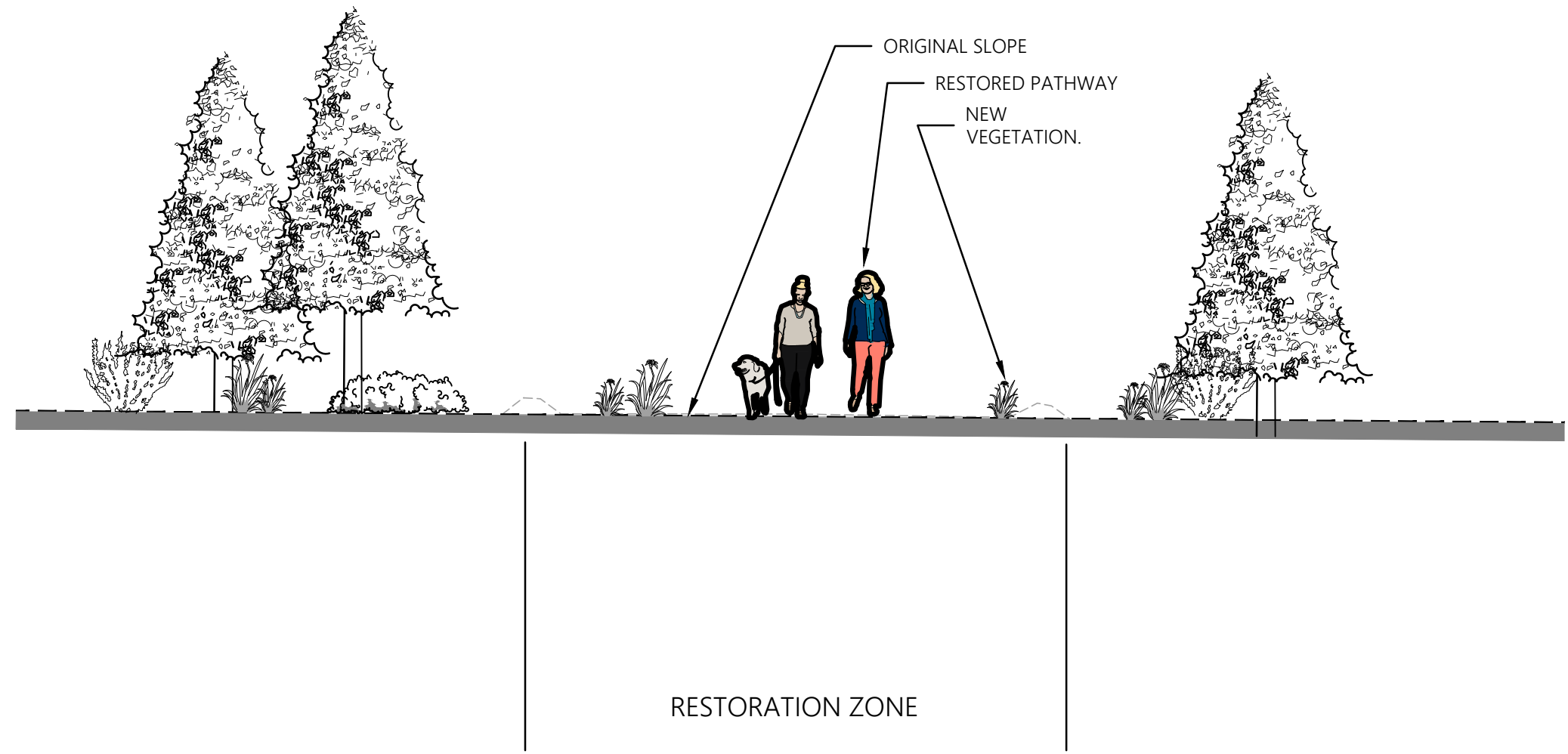


MINOR DISTURBANCE - CURRENT CONDITIONS



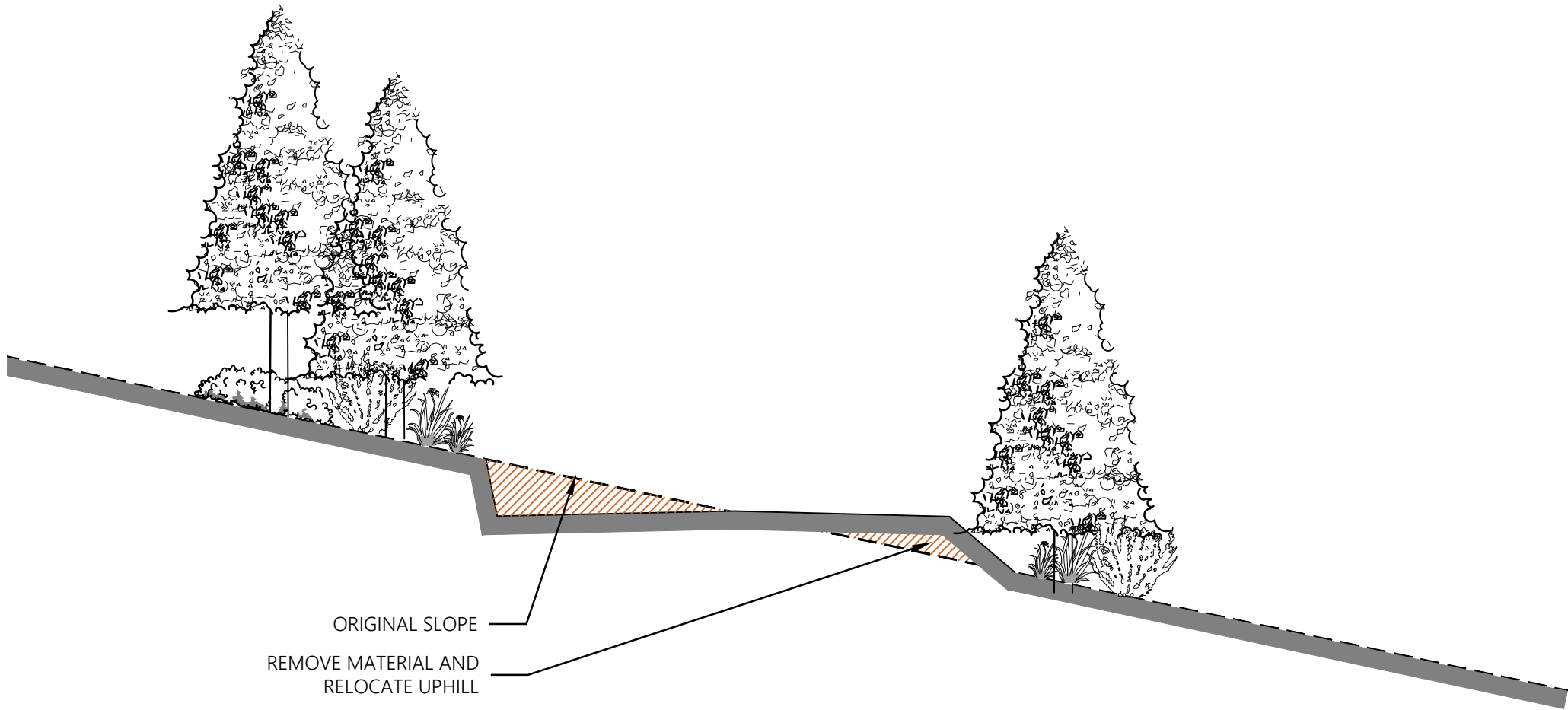
- NOTES:
1. ALL DISTURBED AREAS WILL BE SEEDED WITH A NATIVE SEED MIX TO MATCH EXISTING VEGETATION.
 2. WEED FREE TOPSOIL WILL BE IMPORTED, IF NEEDED, THAT IS BLENDED TO MATCH EXISTING SOIL, WITH A WEED FREE COMPOST ADDED TO IMPROVE PLANT SURVIVABILITY.
 3. ALL PLANTS SHOWN REPRESENT A 10 YEAR GROWTH SIZE.

MINOR DISTURBANCE - RESTORATION

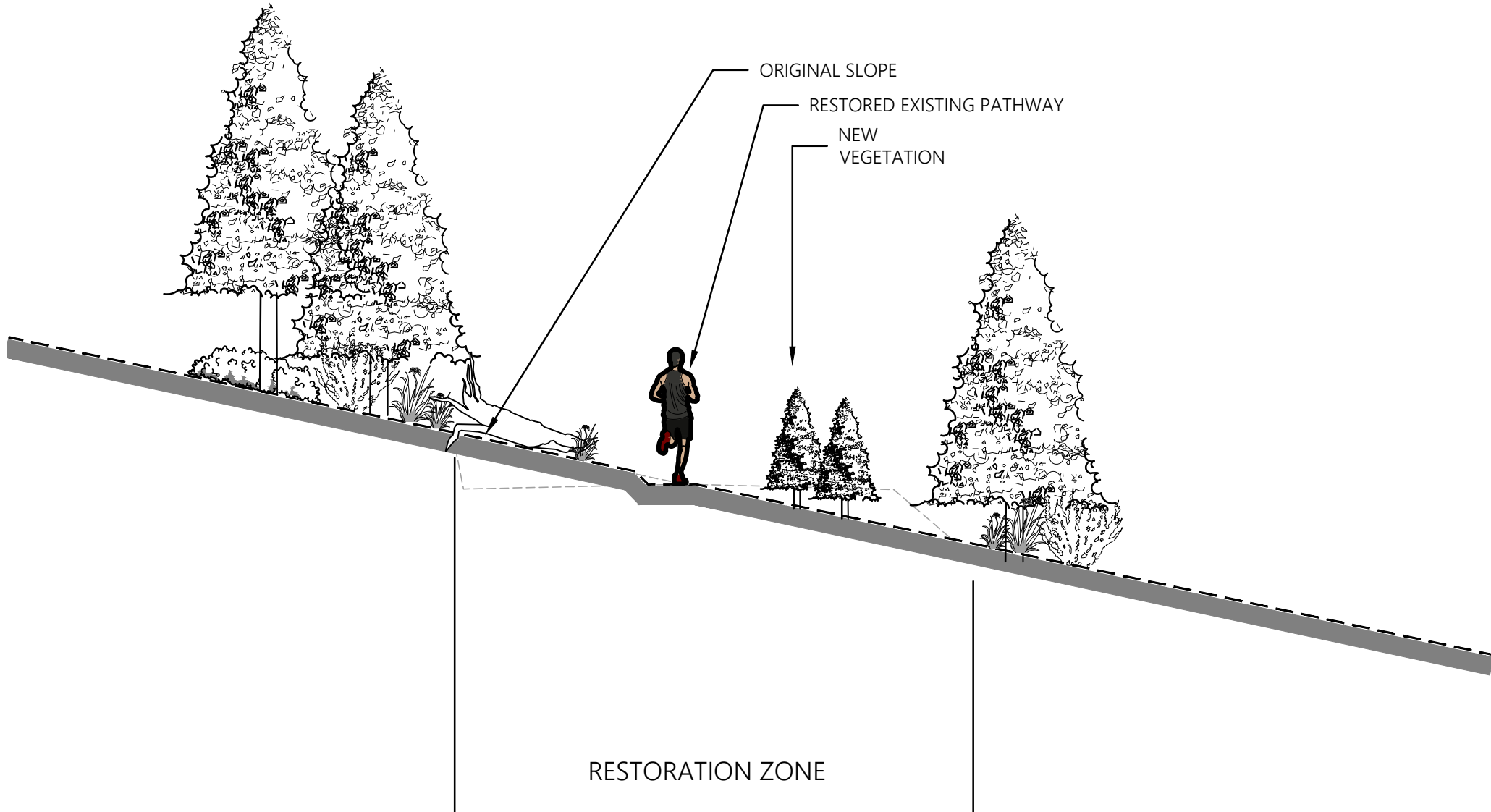


The primary locations of minor disturbance occurs at the North and South ends of the road. These areas are at little risk for further erosion, as adjacent vegetation is relatively still intact. Repair will consist of minor grading of the soil accumulations and/or cuts. Where applicable, pedestrian trail crossings will be restored to pre-existing conditions.

MODERATE DISTURBANCE - CURRENT CONDITIONS

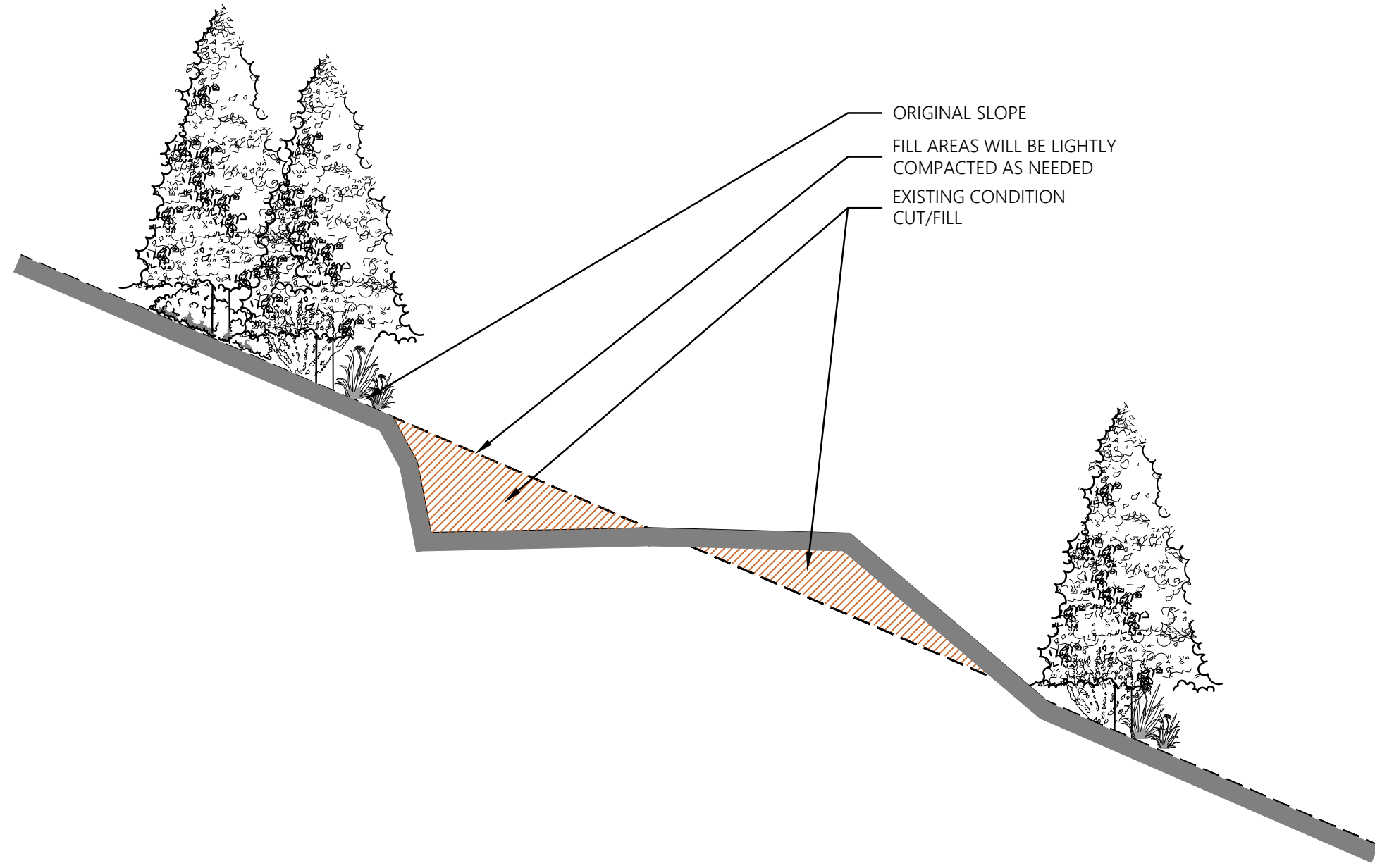


MODERATE DISTURBANCE - RESTORATION

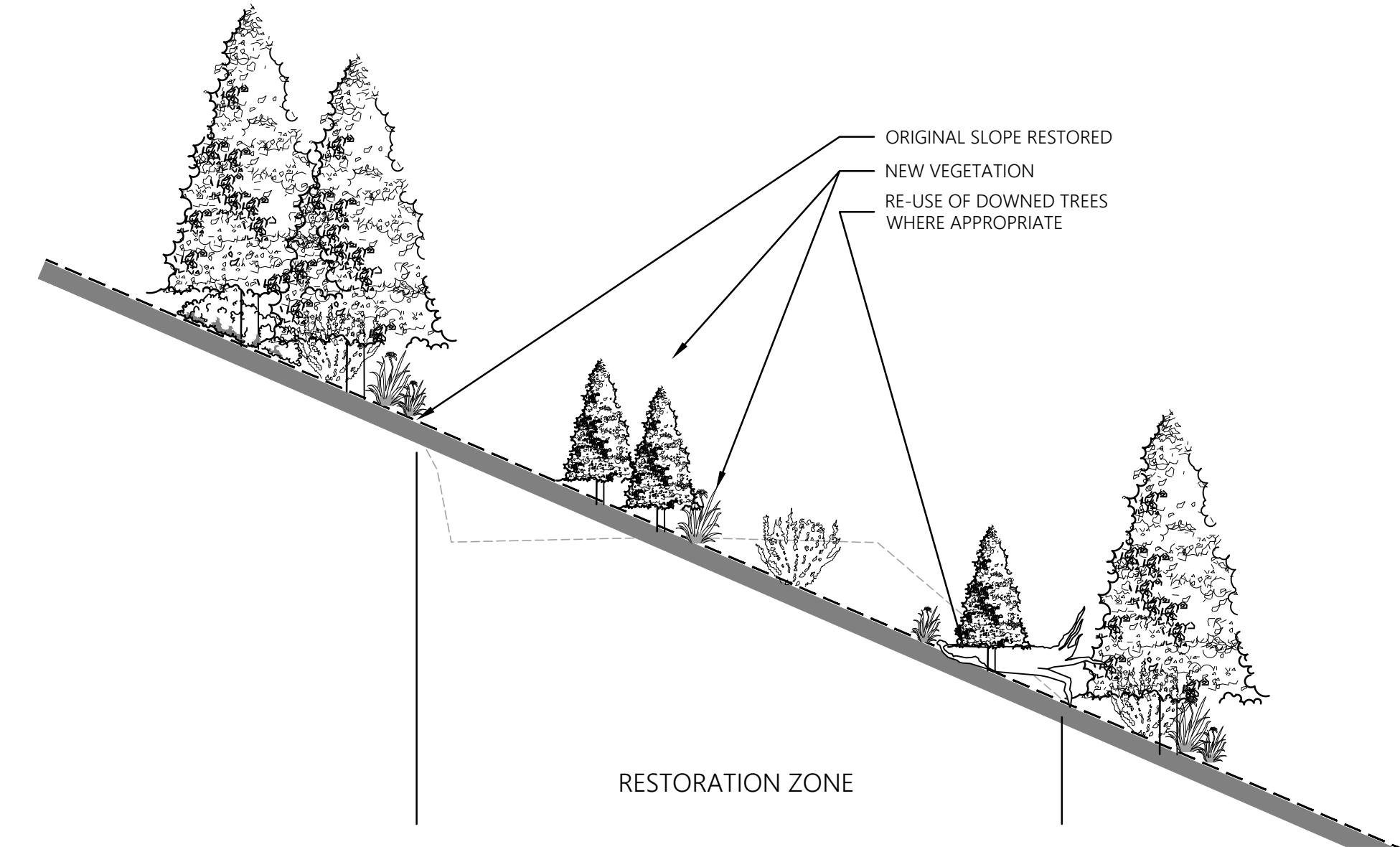


Repair will consist primarily of the redistribution of current fill soils 'uphill' to the cut areas to bring the natural slope back into position. These soils will be lightly compacted as they are reintroduced to their permanent location in order to secure the soil. Heavy compaction will not be allowed. Additional soils may be necessary to completely restore the existing slope to its prior condition. The intent is to mimic the existing soil profile as closely as possible, with the use of a more organic soil that will aid in the seeding and germination process. Specific erosion control measure will be implemented, where necessary; such as wattles, silt fences, and existing downed logs.

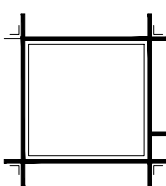
HIGH DISTURBANCE - CURRENT CONDITIONS



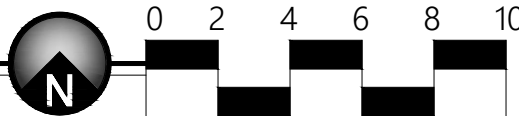
HIGH DISTURBANCE - RESTORATION



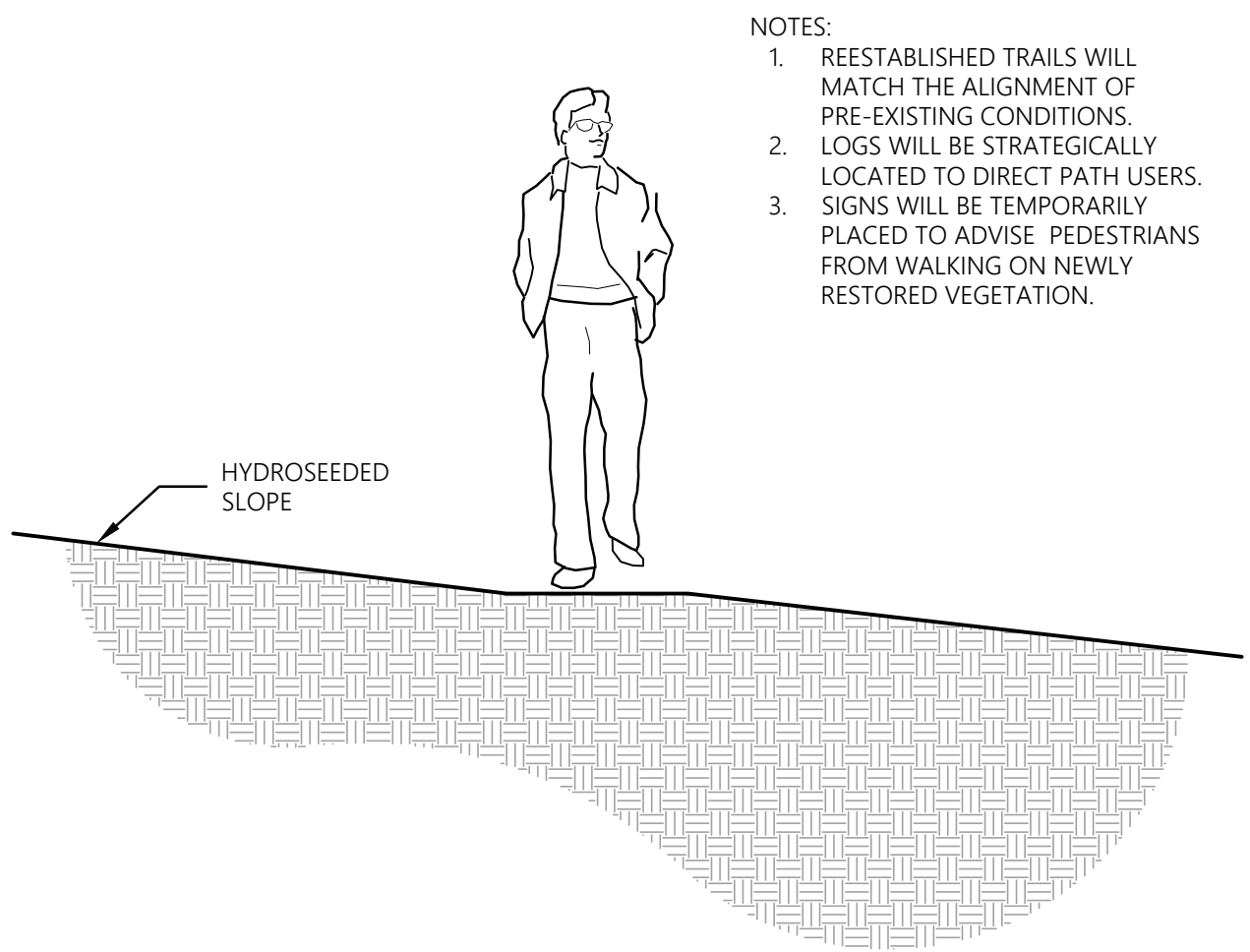
Repair for the high disturbance areas, will follow the same process as the previous descriptions, but will be more extensive to address the additional soil. Soils will be lightly compacted again, and stabilized in lifts as necessary to prevent over compaction. Specific erosion control measure will be implemented, where necessary; such as wattles, silt fences, and existing downed logs.



EXISTING & RESTORED CONDITIONS



TRAIL RESTORATION - DETAIL



MANAGEMENT OF DOWNED TREES

- Fallen trees that are 6" and smaller will be chipped or used to supplement natural erosion control measures on site. The chips will be broadcast and dispersed accordingly.
- Fallen trees bigger than 6" will be utilized on the site. They will be used for wildlife habitat, erosion control, and to direct trail users. The trees will be longitudinally trunk scored to help prevent pine beetles.
- The root wads and stumps will be relocated or removed as appropriate.



'TUBEX' PLANT SHELTER



EXISTING CONDITIONS

NEW VEGETATION *Images Shown at Mature Size

Plant material represented in the following three communities will be consistent with the existing vegetation adjacent to disturbed area:

- Community 1 "Open Pine Stand" *Includes Grass/Forb Mix



PONDEROSA PINE



SERVICEBERRY



SNOWBERRY

- Community 2 "Shrub Areas" *Includes Grass/Forb Mix



SERVICEBERRY



DOUGLAS HAWTHORN



SNOWBERRY

- Community 3 "Grass/Forb Mix"



IDAHO FESCUE



SANDBERG BLUEGRASS



BLUEBUNCH WHEATGRASS



PRAIRIE JUNEGRASS



STREAMBANK WHEATGRASS



ARROWLEAF BALSAMROOT



YARROW



SILKY LUPINE

Trees, shrubs, grasses, and forbs will be planted at an approximately 3:1 ratio and will be planted to match the surrounding environment. This will replace the ecological function of the previous vegetation.

Spokane Municipal Code requirements for re-vegetation within the Shoreline Jurisdiction are a 2:1 ratio. In Non-shoreline jurisdiction areas, the ratio is 1:1. However, due to possible mortality and the timing of the year; as well as the desire to simulate the open pine stands that exist, the final tree/shrub replacement will be equal to, or exceed 3:1, depending on site conditions.

The plants will be 6" to 10" plugs. This smaller stock is expected to be more successful in non-irrigated conditions compared to larger (ie 5 gallon) stock. Whenever possible, protection, such as, 'Tubex' tubes and stakes will be used to increase plant survivability.

The re-vegetated areas will be monitored in accordance with the Plant Establishment Plan, and replanting, if necessary, is to occur between Oct. 1 and Nov. 15th of 2017.

Seed germination for natural grasses will also be monitored and documented. Reseeding will occur in the fall, based on the success of the spring seeding and as otherwise needed. Any bare areas will be reseeded.

PERMITTING

Permit obtained:

- Exemption for the Shoreline Substantial Development Permit issued by the City of Spokane
- Grading Permit issued by the City of Spokane

Permits needed:

- Shoreline Substantial Development and SEPA checklist are processed concurrently with the City of Spokane (3-4 month process)
- General Construction Stormwater Permit processed with the Department of Ecology (1-2 months after SEPA determination)

RESTORATION CONSTRUCTION SEQUENCE

Work will be completed in sections and all equipment is intended to be kept on the existing road cut and turnarounds.

In an effort to take advantage of wet spring conditions, and the current soil moisture, bluff restoration will begin May 15 and is exacted to last until early June for complete. This immediate action will help ensure the greatest survivability of existing flora by the removal of road material covering the vegetation.

- Set up construction trailer and fence area at 3515 S Inland Empire Way (Avista substation)
- Install all necessary site/construction signage and fencing
- Chip all newly downed trees (wood) 6" or smaller
- Remove or relocate stumps and root wads as appropriate
- Collect logs to use at onsite location
- Replace and appropriately compact cut and fill areas
- Place additional imported topsoil where needed
- Restore trail crossings to prior conditions
- Plant trees and shrubs
- Protect restored areas at cross trails
- Seed native grasses
- Install access gate at north end of project
- Start maintenance and monitoring phase

MAINTENANCE AND MONITORING

After initial project completion, monitoring will be conducted by the City of Spokane, in accordance with their Plant Establishment Plan. This plan may include detailed monitoring recommendations and proposed maintenance activity,

A photo inspection will take place upon project completion for erosion control effectiveness and plant survivability. Monitoring will occur according to the following schedule:

2017	June: weekly July - Sept: every other week Sept - Nov: once per month
2018-2022	March - Nov: once per month, in accordance with the City of Spokane's Plant Establishment Plan
2024	7th year follow up inspection

Erosion control measures and remedial action, if necessary, are to be addressed within 1 week of identification. Additional erosion control monitoring will occur in the event of heavy rainfall.

'Tubex' tree shelters will decompose over time, but may be removed during the monitoring phase, once tree establishment has occurred.

Weed Control Program:

Invasive weeds that exist in the adjacent landscape, such as dalmation toadflax, knapweed, sufur cinquefoil, rush skeletonweed, common bugloss, if identified in the disturbed areas will be controlled through spot spraying and/or mechanical control, to help ensure the establishment of the native vegetation.

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BLUFF ROAD RESTORATION

AVISTA CORPORATION

1411 EAST MISSION AVE.
SPOKANE, WA 99220

CITY OF SPOKANE

808 W. SPOKANE FALLS BLVD.
MEAD, WA 99201

LAND EXPRESSIONS

5615 E. DAY MT. SPOKANE RD.
MEAD, WA 99021

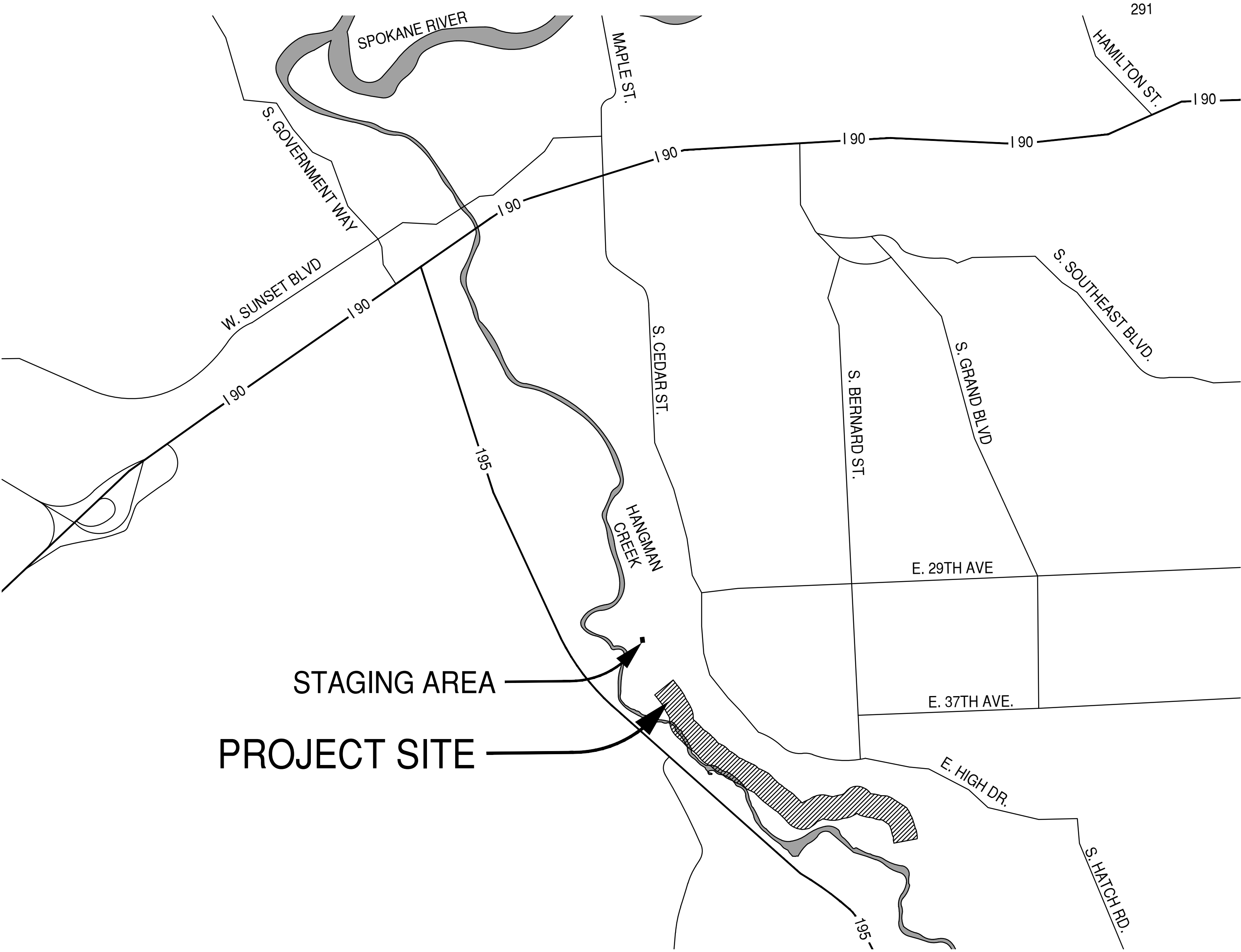
ANDERSON ENVIRONMENTAL

CONSULTING LLC

14234 N TORMEY RD.
NINE MILE FALLS, WA 99026

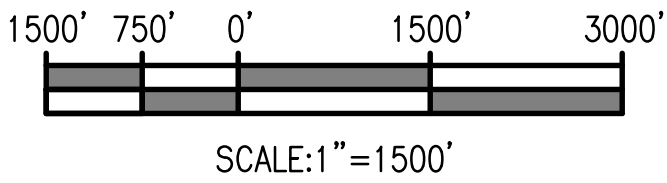
COFFMAN ENGINEERS

10 N. POST ST. #500
SPOKANE, WA 99201



STAGING AREA
PROJECT SITE

LOCATION MAP



100% PERMIT SET
05-12-17

DRAWING INDEX

COVER SHEET	L0.0
PLANTING PLAN	L1.1
PLANTING PLAN	L1.2
PLANTING PLAN	L1.3
PLANTING PLAN	L1.4
PLANTING PLAN	L1.5
PLANTING PLAN	L1.6
PLANTING PLAN	L1.7

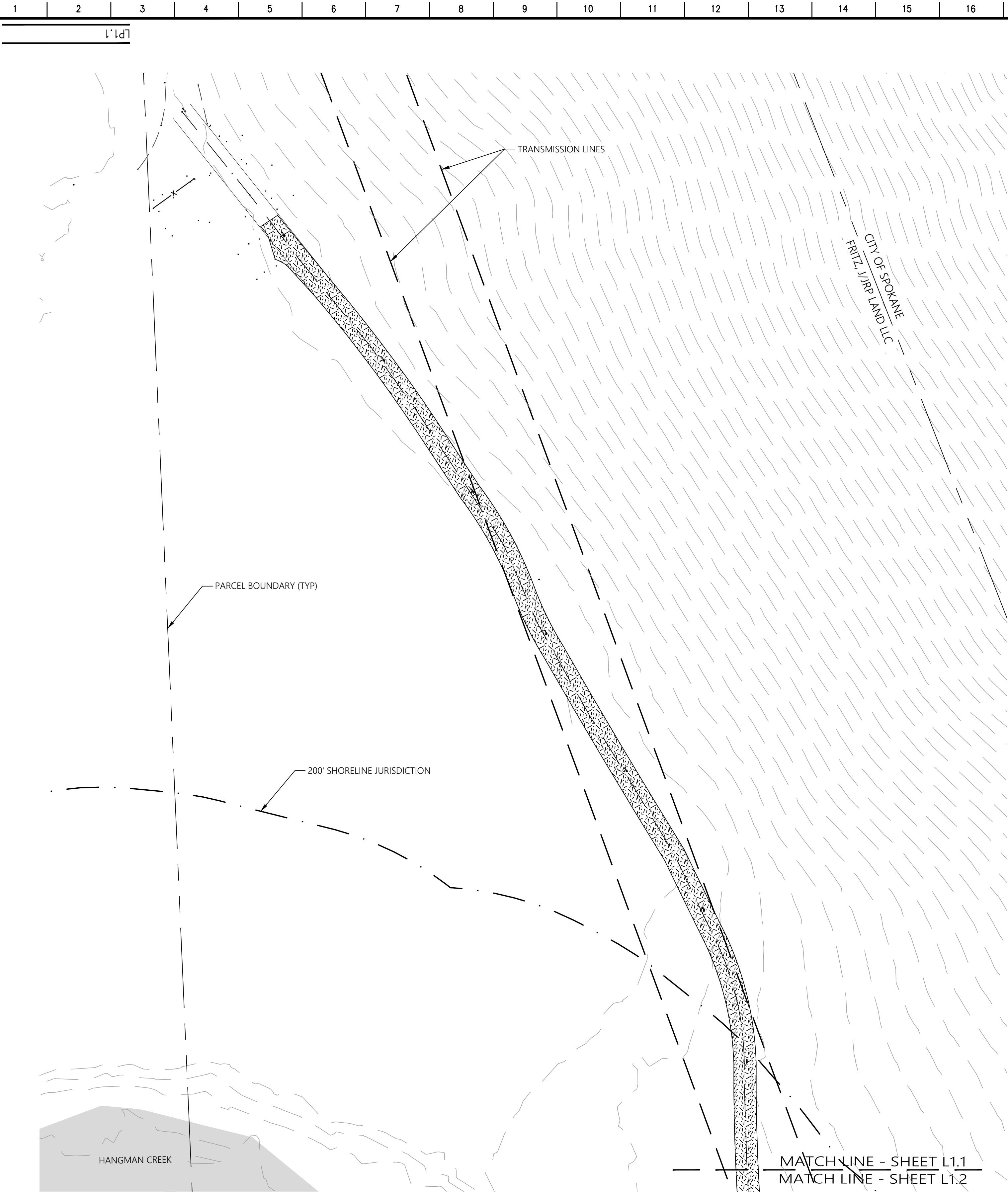
BLUFF ROAD RESTORATION

PLANTING PLAN

AVISTA CORPORATION
SPOKANE, WASHINGTON

1"=1500'	05.12.17	APPROVED
SCALE	DATE	
DESIGN DN	CHECKED	DATE
DRAWN RQ	NOTED	
CHECKED	NOTED	MFG. DWG. NO.:
DWG. NO.: LP0.0		

NO	DATE	REVISION	BY	CKD	



PLANT SCHEDULE

SYMBOL	PLANT COMMUNITY	SIZE
	COMMUNITY A - PINE STAND AMELANCHIER ALNIFOLIA / SERVICEBERRY PINUS PONDEROSA / PONDEROSA PINE SYMPHORICARPOS ALBUS / COMMON SNOWBERRY GRASS/FORB MIX	6"-10" PLUG 6"-10" PLUG 6"-10" PLUG SEED
	COMMUNITY B - SHRUB AREA AMELANCHIER ALNIFOLIA / SERVICEBERRY CRATAEGUS DOUGLASII / DOUGLAS HAWTHORN SYMPHORICARPOS ALBUS / COMMON SNOWBERRY GRASS/FORB MIX	6"-10" PLUG 6"-10" PLUG 6"-10" PLUG SEED
	GRASS/FORB MIX ACHILLEA MILLEFOLIUM / WESTERN YARROW BALSAMORHIZA SAGITTATA / ARROWLEAF BALSAMROOT ELYMUS LANCEOLATUS PSAMMOPHILUS / STREAMBANK WHEATGRASS FESTUCA IDAHOENSIS / IDAHO FESCUE KOELERIA MACRANTHA / PRAIRIE JUNEGRASS LUPINUS SP. / SILKY LUPINE POA SANDBERGII / SANDBERG'S BLUEGRASS PSEUDOROEGNERIA SPICATA / BLUEBUNCH WHEATGRASS	1% - Hydroseed 7% - Hydroseed 15% - Hydroseed 29% - Hydroseed 15% - Hydroseed 4% - Hydroseed 15% - Hydroseed 15% - Hydroseed

LANDSCAPE NOTES:

- WEED FREE TOPSOIL WILL BE IMPORTED, IF NEEDED, THAT IS BLENDED TO MATCH EXISTING SOIL, WITH A WEED FREE COMPOST ADDED TO IMPROVE PLANT SURVIVABILITY.
- CONTRACTOR TO LEAVE TRACK MARKS FROM EQUIPMENT TO HELP COLLECT WATER FOR SEED GROWTH.

PLANTING NOTES:

- PLANTING PLAN WAS DEVELOPED BASED ON A HOLISTIC APPROACH TO MIMIC THE EXISTING SITE CONDITIONS.
- PLANT QUANTITIES AND DENSITIES WILL BE FIELD LOCATED TO MATCH ADJACENT SITE CONDITIONS, IN ACCORDANCE TO THE PLANTING PLAN.
- PLUGS WILL BE PLANTED TO INCREASE PLANT SURVIVABILITY IN A NATURAL SETTING. LARGER PLANT STOCK WILL HAVE A GREATER MORTALITY RATE, IN A NATURAL SETTING WITHOUT IRRIGATION. THE SEED BANK WITHIN THE EXISTING SOIL WILL PROVIDE NATURAL REGENERATION OF PONDEROSA PINE AND OTHER NATIVE SPECIES OVER TIME.
- GENERAL PLANT PLUG SIZES WILL RANGE FROM 6"-10" IN HEIGHT.
- ALL PLANTS WILL BE INITIALLY WATERED IN, AT THEIR TIME OF PLANTING.
- 'TUBEX' PLANT SHELTERS SHALL BE PLACED AROUND PLANTS AT THEIR TIME OF PLANTING.
- HYDROSEED MIX, DEFINED ON PLANS, TO BE APPLIED AT A RATE OF 30 LBS PER ACRE, WITH BONDED FIBER MATRIX TACIFIER (OR APPROVED EQUAL). TACIFIER WILL BOND FIBERS TO THE SOIL FOR INCREASED EROSION CONTROL.

BLUFF ROAD RESTORATION

PLANTING PLAN

AVISTA CORPORATION
SPOKANE, WASHINGTON

1"=40'	05.12.17	APPROVED
SCALE	DATE	
DESIGN DN	CHECKED	
DRAWN RQ	NOTED	DATE
CHECKED	NOTED	MFG. DWG. NO.:

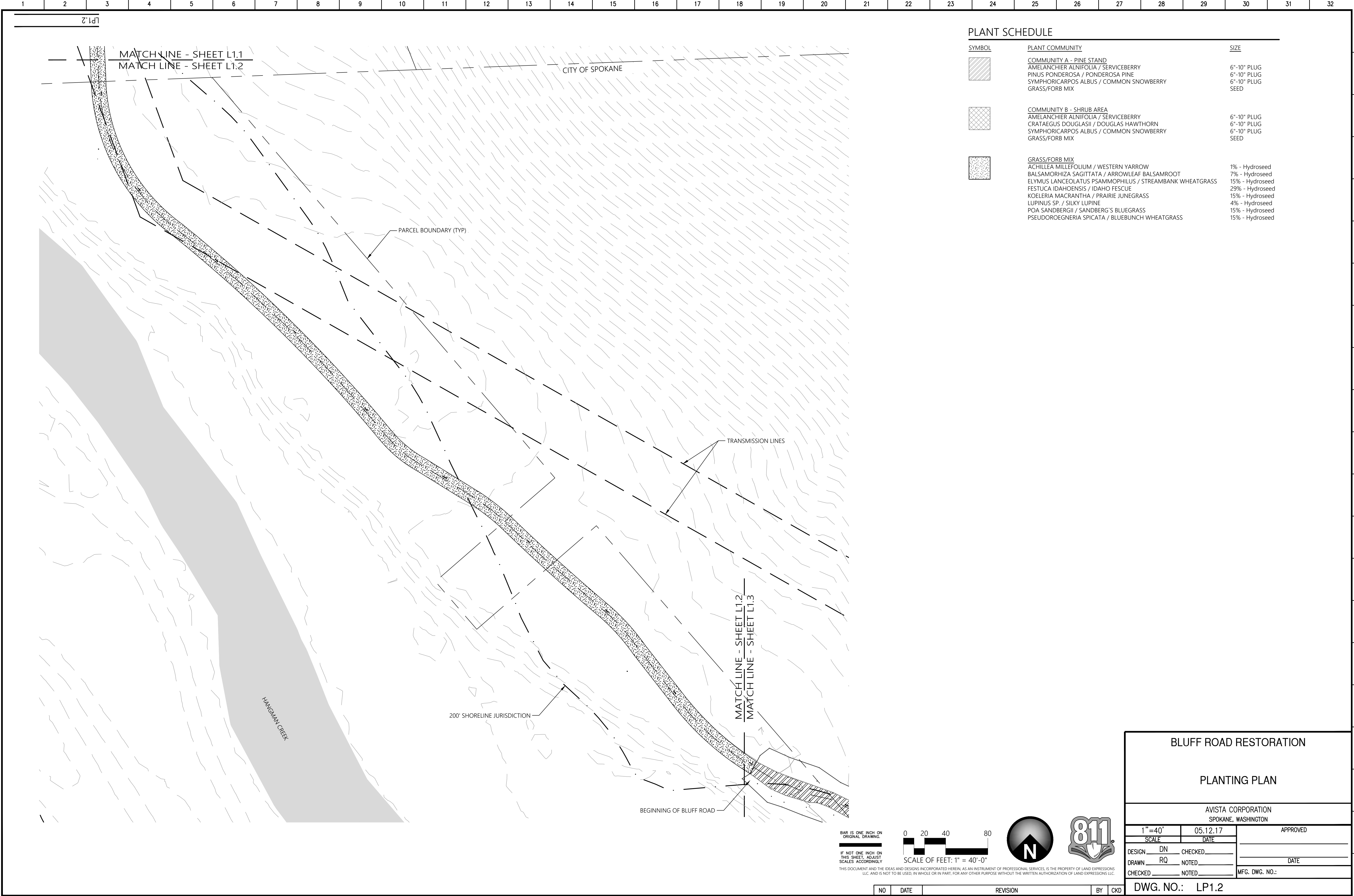
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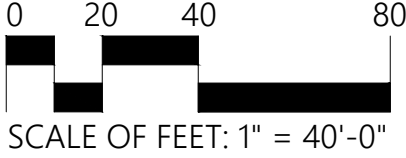
NO	DATE	REVISION	BY	CKD
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PLANT SCHEDULE

SYMBOL	PLANT COMMUNITY	SIZE
	COMMUNITY A - PINE STAND	
	AMELANCHIER ALNIFOLIA / SERVICEBERRY	6"-10" PLUG
	PINUS PONDEROSA / PONDEROSA PINE	6"-10" PLUG
	SYMPHORICARPOS ALBUS / COMMON SNOWBERRY	6"-10" PLUG
	GRASS/FORB MIX	SEED
	COMMUNITY B - SHRUB AREA	
	AMELANCHIER ALNIFOLIA / SERVICEBERRY	6"-10" PLUG
	CRATAEGUS DOUGLASII / DOUGLAS HAWTHORN	6"-10" PLUG
	SYMPHORICARPOS ALBUS / COMMON SNOWBERRY	6"-10" PLUG
	GRASS/FORB MIX	SEED
	GRASS/FORB MIX	
	ACHILLEA MILLEFOLIUM / WESTERN YARROW	1% - Hydroseed
	BALSAMORHIZA SAGITTATA / ARROWLEAF BALSAMROOT	7% - Hydroseed
	ELYMUS LANCEOLATUS PSAMMOPHILUS / STREAMBANK WHEATGRASS	15% - Hydroseed
	FESTUCA IDAHOENSIS / IDAHO FESCUE	29% - Hydroseed
	KOELERIA MACRANTHA / PRAIRIE JUNEGRASS	15% - Hydroseed
	LUPINUS SP. / SILKY LUPINE	4% - Hydroseed
	POA SANDBERGII / SANDBERG'S BLUEGRASS	15% - Hydroseed
	PSEUDOROEGNERIA SPICATA / BLUEBUNCH WHEATGRASS	15% - Hydroseed

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BLUFF ROAD RESTORATION			
PLANTING PLAN			
AVISTA CORPORATION SPOKANE, WASHINGTON			
1" = 40' SCALE		05.12.17 DATE	
DESIGN DN		CHECKED	
DRAWN RQ		NOTED	
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BY		CKD	
DWG. NO.: LP1.2			
APPROVED			
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MFG. DWG. NO.:			



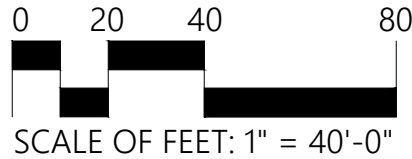
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AVISTA CORPORATION
SPOKANE, WASHINGTON

1"=40'
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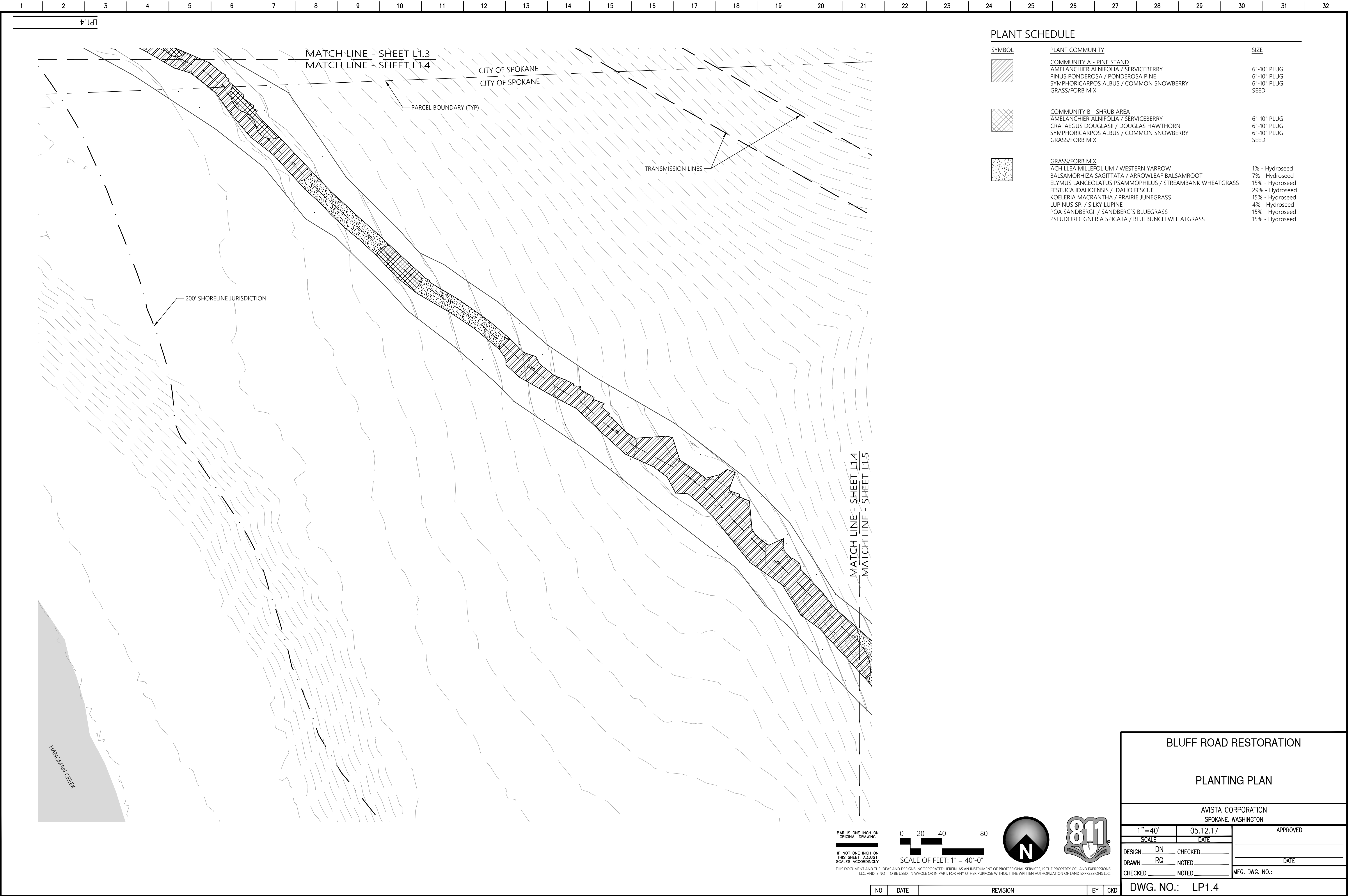
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BY

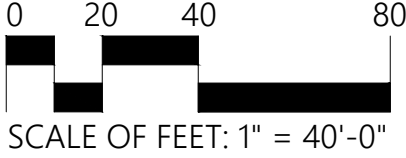
CKD



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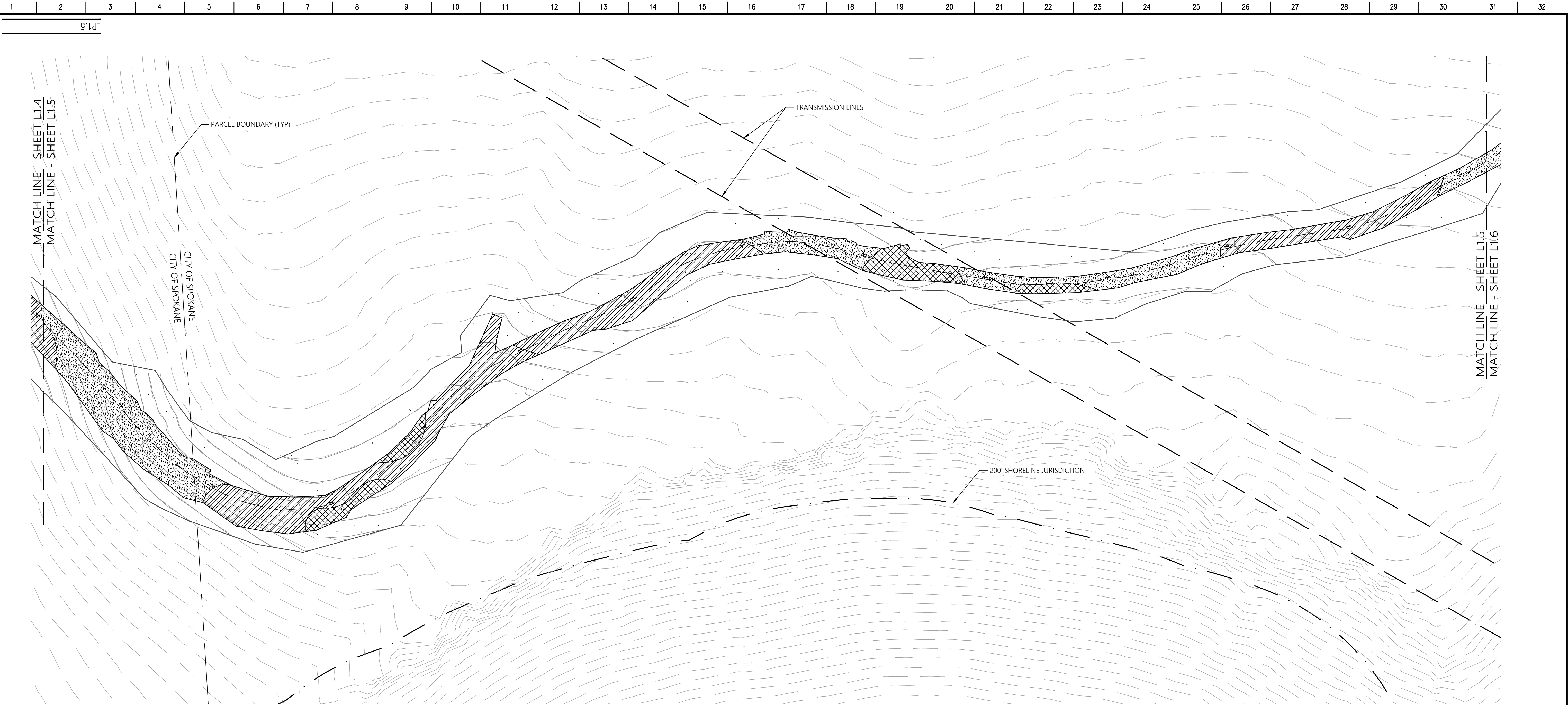


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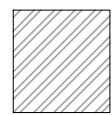
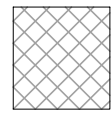
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PLANTING PLAN			
AVISTA CORPORATION SPOKANE, WASHINGTON			
1"=40'		05.12.17	
SCALE		DATE	
DESIGN	DN	CHECKED	
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APPROVED		DATE	
DWG. NO.: LP1.4		MFG. DWG. NO.:	

NO	DATE	REVISION	BY	CKD
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PLANT SCHEDULE

SYMBOL	PLANT COMMUNITY	SIZE
	COMMUNITY A - PINE STAND AMELANCHIER ALNIFOLIA / SERVICEBERRY PINUS PONDEROSA / PONDEROSA PINE SYMPHORICARPOS ALBUS / COMMON SNOWBERRY GRASS/FORB MIX	6"-10" PLUG 6"-10" PLUG 6"-10" PLUG SEED
	COMMUNITY B - SHRUB AREA AMELANCHIER ALNIFOLIA / SERVICEBERRY CRATAEGUS DOUGLASII / DOUGLAS HAWTHORN SYMPHORICARPOS ALBUS / COMMON SNOWBERRY GRASS/FORB MIX	6"-10" PLUG 6"-10" PLUG 6"-10" PLUG SEED
	GRASS/FORB MIX ACHILLEA MILLEFOLIUM / WESTERN YARROW BALSAMORHIZA SAGITTATA / ARROWLEAF BALSAMROOT ELYMUS LANCEOLATUS PSAMMOPHILUS / STREAMBANK WHEATGRASS FESTUCA IDAHOENSIS / IDAHO FESCUE KOELERIA MACRANTHA / PRAIRIE JUNEGRASS LUPINUS SP. / SILKY LUPINE POA SANDBERGII / SANDBERG'S BLUEGRASS PSEUDOROEGNERIA SPICATA / BLUEBUNCH WHEATGRASS	1% - Hydroseed 7% - Hydroseed 15% - Hydroseed 29% - Hydroseed 15% - Hydroseed 4% - Hydroseed 15% - Hydroseed 15% - Hydroseed

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SCALE OF FEET: 1" = 40'-0"



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BLUFF ROAD RESTORATION

PLANTING PLAN

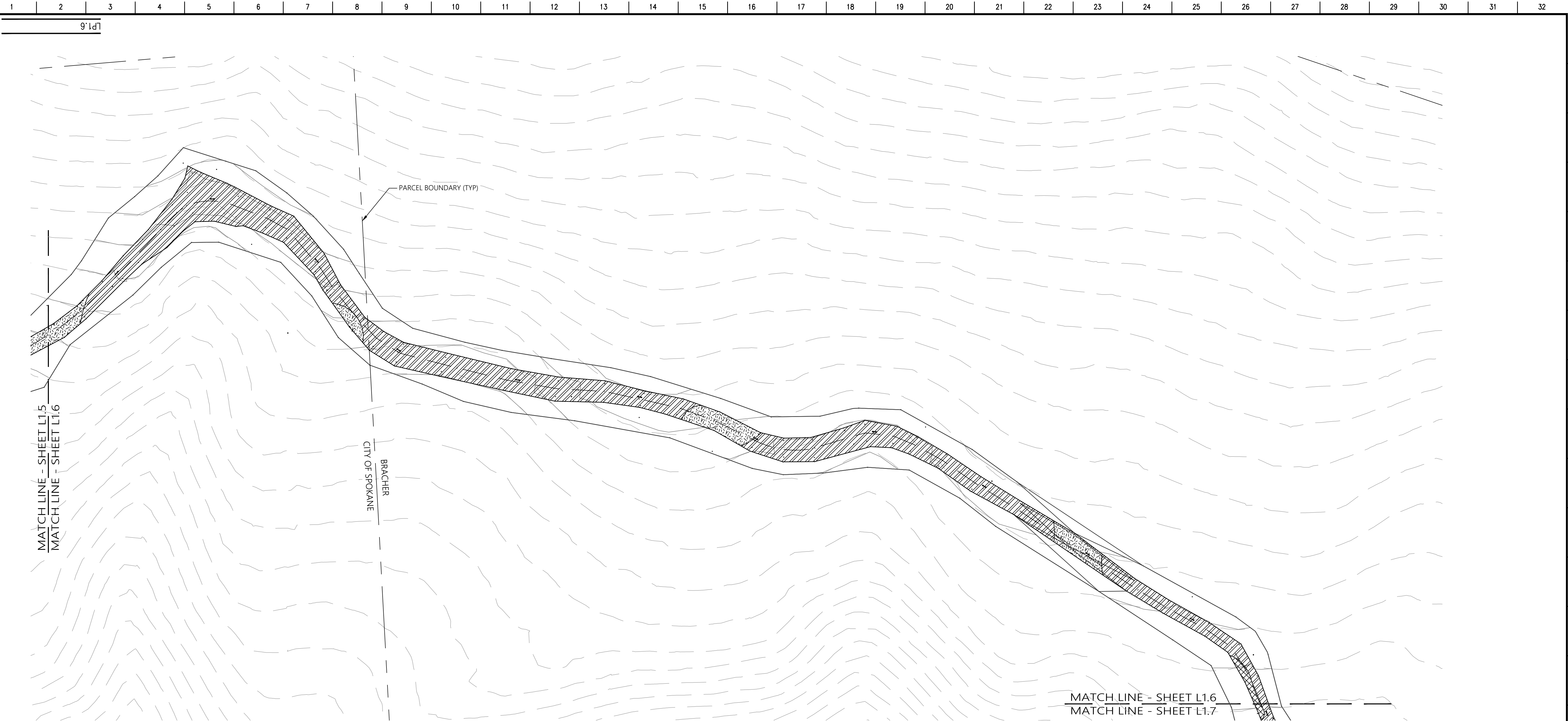
AVISTA CORPORATION
SPOKANE, WASHINGTON

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DWG. NO.: LP1.5

NO	DATE	REVISION	BY	CKD
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PLANT SCHEDULE

SYMBOL	PLANT COMMUNITY	SIZE
	COMMUNITY A - PINE STAND	
	AMELANCHIER ALNIFOLIA / SERVICEBERRY	6"-10" PLUG
	PINUS PONDEROSA / PONDEROSA PINE	6"-10" PLUG
	SYMPHORICARPOS ALBUS / COMMON SNOWBERRY	6"-10" PLUG
	GRASS/FORB MIX	SEED
	COMMUNITY B - SHRUB AREA	
	AMELANCHIER ALNIFOLIA / SERVICEBERRY	6"-10" PLUG
	CRATAEGUS DOUGLASII / DOUGLAS HAWTHORN	6"-10" PLUG
	SYMPHORICARPOS ALBUS / COMMON SNOWBERRY	6"-10" PLUG
	GRASS/FORB MIX	SEED
	GRASS/FORB MIX	
	ACHILLEA MILLEFOLIUM / WESTERN YARROW	1% - Hydroseed
	BALSAMORHIZA SAGITTATA / ARROWLEAF BALSAMROOT	7% - Hydroseed
	ELYMUS LANCEOLATUS PSAMMOPHILUS / STREAMBANK WHEATGRASS	15% - Hydroseed
	FESTUCA IDAHOENSIS / IDAHO FESCUE	29% - Hydroseed
	KOELERIA MACRANTHA / PRAIRIE JUNEGRASS	15% - Hydroseed
	LUPINUS SP. / SILKY LUPINE	4% - Hydroseed
	POA SANDBERGII / SANDBERG'S BLUEGRASS	15% - Hydroseed
	PSEUDOROEGNERIA SPICATA / BLUEBUNCH WHEATGRASS	15% - Hydroseed

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BLUFF ROAD RESTORATION

PLANTING PLAN

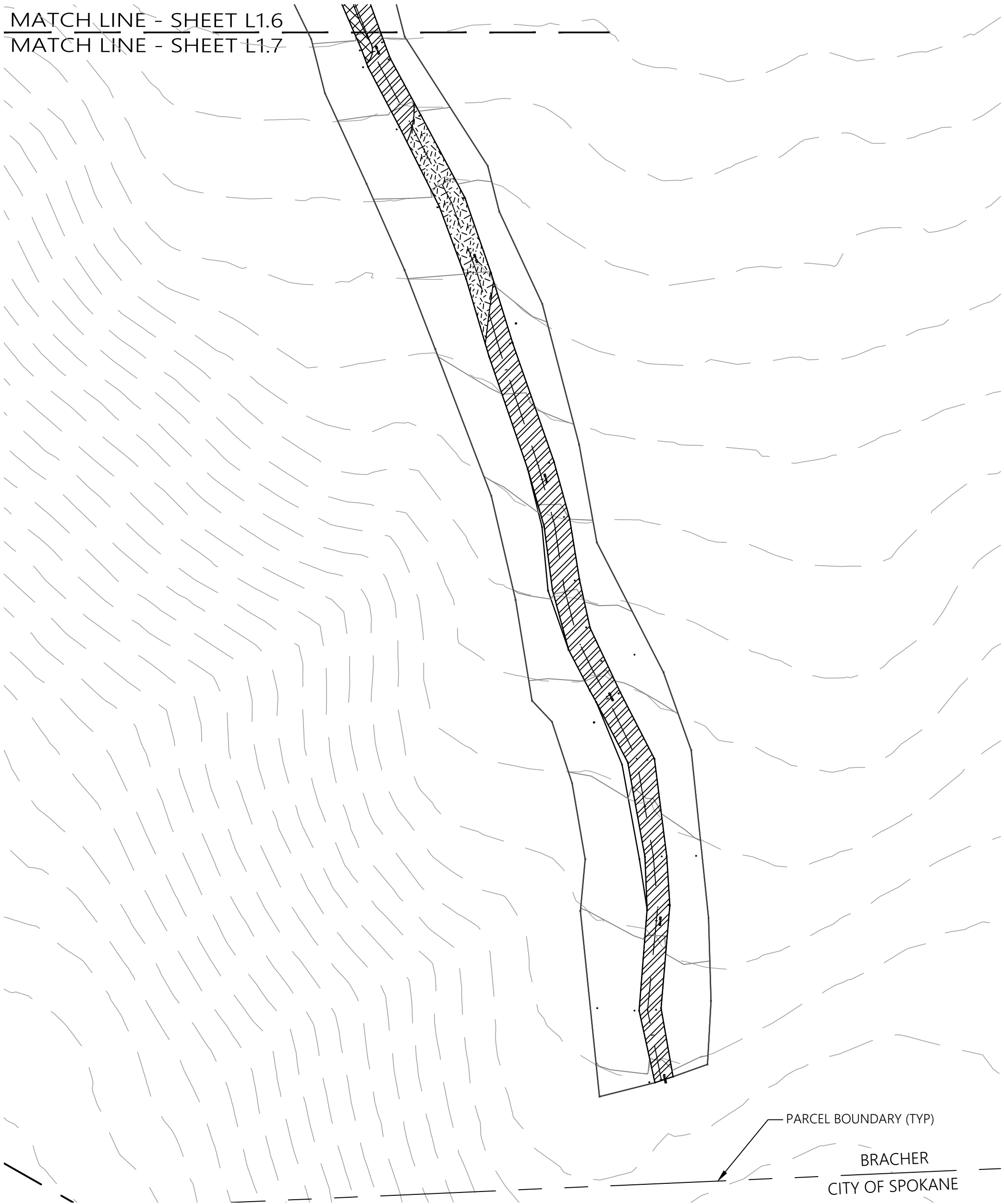
AVISTA CORPORATION
SPOKANE, WASHINGTON

1"=40'	05.12.17	APPROVED
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CHECKED	NOTED	MFG. DWG. NO.:

DWG. NO.: LP1.6

NO	DATE	REVISION	BY	CKD
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MATCH LINE - SHEET L1.6
MATCH LINE - SHEET L1.7



PLANT SCHEDULE - TOTAL PROJECT

SYMBOL	PLANT COMMUNITY	SIZE	QTY
	COMMUNITY A - PINE STAND		
	AMELANCHIER ALNIFOLIA / SERVICEBERRY	6"-10" PLUG	120
	PINUS PONDEROSA / PONDEROSA PINE	6"-10" PLUG	1,125
	SYMPHORICARPOS ALBUS / COMMON SNOWBERRY	6"-10" PLUG	75
	GRASS/FORB MIX	SEED	
	COMMUNITY B - SHRUB AREA		
	AMELANCHIER ALNIFOLIA / SERVICEBERRY	6"-10" PLUG	80
	CRATAEGUS DOUGLASII / DOUGLAS HAWTHORN	6"-10" PLUG	50
	SYMPHORICARPOS ALBUS / COMMON SNOWBERRY	6"-10" PLUG	50
	GRASS/FORB MIX	SEED	
	GRASS/FORB MIX		42,965 SF
	ACHILLEA MILLEFOLIUM / WESTERN YARROW	1% - Hydroseed	
	BALSAMORHIZA SAGITTATA / ARROWLEAF BALSAMROOT	7% - Hydroseed	
	ELYMUS LANCEOLATUS PSAMMOPHILUS / STREAMBANK WHEATGRASS	15% - Hydroseed	
	FESTUCA IDAHOENSIS / IDAHO FESCUE	29% - Hydroseed	
	KOELERIA MACRANTHA / PRAIRIE JUNEGRASS	15% - Hydroseed	
	LUPINUS SP. / SILKY LUPINE	4% - Hydroseed	
	POA SANDBERGII / SANDBERG'S BLUEGRASS	15% - Hydroseed	
	PSEUDOROEGNERIA SPICATA / BLUEBUNCH WHEATGRASS	15% - Hydroseed	

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BLUFF ROAD RESTORATION			
PLANTING PLAN			
AVISTA CORPORATION SPOKANE, WASHINGTON			
1"=40'	05.12.17	APPROVED	
SCALE	DATE		
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DWG. NO.: LP1.7			

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