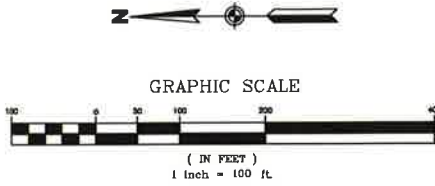
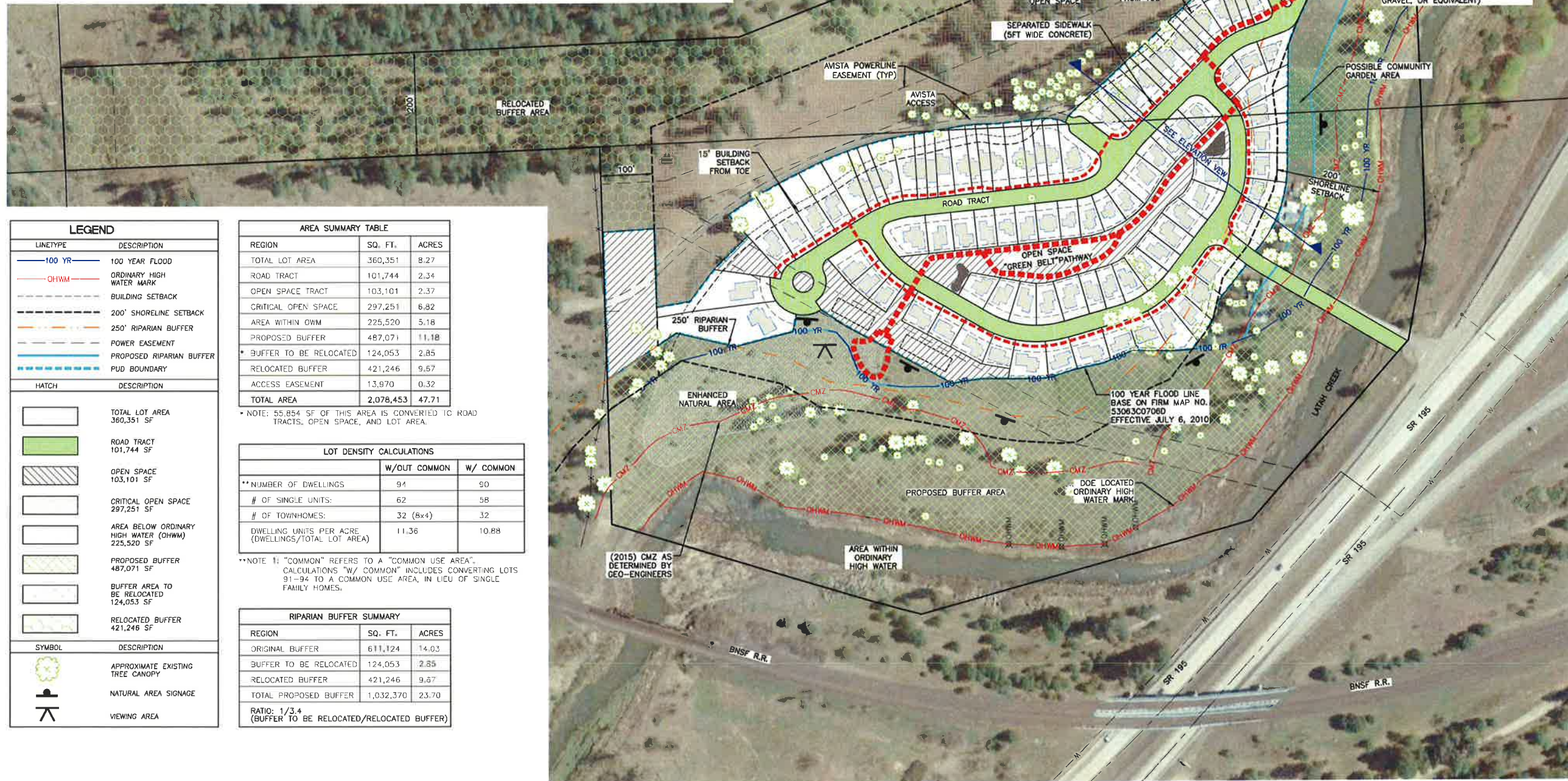


# CONCEPT PLAN DEEP PINE OVERLOOK

BEING A PLAN UNIT DEVELOPMENT OF A PART OF  
THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 25, RANGE 42 EAST, W.M.  
AND A PART OF  
THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 25, RANGE 43 EAST, W.M.  
CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON



CONCEPT ELEVATION VIEW



LEGEND	
LINETYPE	DESCRIPTION
— 100 YR —	100 YEAR FLOOD
— OHWM —	ORDINARY HIGH WATER MARK
---	BUILDING SETBACK
---	200' SHORELINE SETBACK
---	250' RIPARIAN BUFFER
---	POWER EASEMENT
---	PROPOSED RIPARIAN BUFFER
---	PUD BOUNDARY
HATCH	
[Hatch]	TOTAL LOT AREA 360,351 SF
[Hatch]	ROAD TRACT 101,744 SF
[Hatch]	OPEN SPACE 103,101 SF
[Hatch]	CRITICAL OPEN SPACE 297,251 SF
[Hatch]	AREA BELOW ORDINARY HIGH WATER (OHWM) 225,520 SF
[Hatch]	PROPOSED BUFFER 487,071 SF
[Hatch]	BUFFER AREA TO BE RELOCATED 124,053 SF
[Hatch]	RELOCATED BUFFER 421,246 SF
SYMBOL	
[Symbol]	APPROXIMATE EXISTING TREE CANOPY
[Symbol]	NATURAL AREA SIGNAGE
[Symbol]	VIEWING AREA

AREA SUMMARY TABLE			
REGION	SQ. FT.	ACRES	
TOTAL LOT AREA	360,351	8.27	
ROAD TRACT	101,744	2.34	
OPEN SPACE TRACT	103,101	2.37	
CRITICAL OPEN SPACE	297,251	6.82	
AREA WITHIN OWM	225,520	5.18	
PROPOSED BUFFER	487,071	11.18	
* BUFFER TO BE RELOCATED	124,053	2.85	
RELOCATED BUFFER	421,246	9.67	
ACCESS EASEMENT	13,970	0.32	
<b>TOTAL AREA</b>	<b>2,078,453</b>	<b>47.71</b>	

\* NOTE: 55,854 SF OF THIS AREA IS CONVERTED TO ROAD TRACTS, OPEN SPACE, AND LOT AREA.

LOT DENSITY CALCULATIONS			
	W/OUT COMMON	W/ COMMON	
** NUMBER OF DWELLINGS	94	50	
# OF SINGLE UNITS:	62	58	
# OF TOWNHOMES:	32 (8x4)	32	
DWELLING UNITS PER ACRE (DWELLINGS/TOTAL LOT AREA)	11.36	10.88	

\*\*NOTE 1: "COMMON" REFERS TO A "COMMON USE AREA". CALCULATIONS "W/ COMMON" INCLUDES CONVERTING LOTS 91-94 TO A COMMON USE AREA, IN LIEU OF SINGLE FAMILY HOMES.

RIPARIAN BUFFER SUMMARY			
REGION	SQ. FT.	ACRES	
ORIGINAL BUFFER	611,124	14.03	
BUFFER TO BE RELOCATED	124,053	2.85	
RELOCATED BUFFER	421,246	9.67	
<b>TOTAL PROPOSED BUFFER</b>	<b>1,032,370</b>	<b>23.70</b>	
<b>RATIO: 1/3.4</b> (BUFFER TO BE RELOCATED/RELOCATED BUFFER)			



621 West Jackson Avenue, Suite 309  
Spokane, WA  
www.stantec.com

PROJECT:  
**DEEP PINE OVERLOOK**  
**PLANNED UNIT DEVELOPMENT**

City of Spokane, WA

SECTION INDEX	
[Grid]	[Grid]

SEC. 36, T. 25 N. R. 42 E.W.M.

SECTION INDEX	
[Grid]	[Grid]

SEC. 31, T. 25 N. R. 43 E.W.M.

Project Mgr.	AEG
Drawn	ZCS
Checked	AEG REW
Date	11/21/2016

CAD File: CONCEPT-PLAN.dwg  
Sheet Contents: CONCEPT PLAN  
Sheet No.: 3 OF 3  
STANTEC W.O. 2047053900



# PRELIMINARY PLAT/PUD DEEP PINE OVERLOOK

BEING A PLAN UNIT DEVELOPMENT OF A PART OF  
THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 25, RANGE 42 EAST, W.M.  
AND A PART OF  
THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 25, RANGE 43 EAST, W.M.  
CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON

**LEGAL DESCRIPTION:**

**PARCEL A**  
THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 25 NORTH, RANGE 42 EAST OF THE WILLAMETTE MERIDIAN, LYING EASTERLY OF THE NORTHERN PACIFIC RAILWAY COMPANY RIGHT OF WAY;

EXCEPT PORTION THEREOF CONVEYED TO THE WASHINGTON WATER POWER COMPANY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 36;  
THENCE WEST ALONG THE NORTH LINE OF SAID SECTION, 370 FEET MORE OR LESS TO THE POINT WHERE IT INTERSECTS THE EASTERLY RIGHT OF WAY LINE OF THE NORTHERN PACIFIC RAILWAY COMPANY; THENCE IN A SOUTHWESTERLY DIRECTION ALONG SAID RIGHT OF WAY LINE 1089.15 FEET; THENCE IN A STRAIGHT LINE IN AN EASTERLY DIRECTION FOR A DISTANCE OF 716.4 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 36 WHICH LIES 1034.7 FEET SOUTH OF THE NORTHEAST CORNER OF SAID SECTION 36;  
THEN NORTH ALONG THE SECTION LINE TO A POINT OF BEGINNING;

SITUATE IN THE CITY OF SPOKANE, COUNTY OF SPOKANE, STATE OF WASHINGTON.

**PARCEL B**  
THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 25 NORTH, RANGE 42 EAST, W.M.;

EXCEPT THAT PORTION LYING WESTERLY OF THE EASTERLY MARGIN OF THE NORTHERN PACIFIC RAILWAY COMPANY RIGHT OF WAY;

ALSO EXCEPT THAT PORTION CONVEYED FOR PRIMARY STATE HIGHWAY NO. 3 AS CONVEYED BY DEEDS RECORDED OCTOBER 24, 1933 AND OCTOBER 1, 1938, RESPECTIVELY UNDER AUDITOR'S FILE NOS. 150901A AND 358355A;

ALSO EXCEPT THAT PORTION CONDEMNED IN FAVOR OF THE STATE OF WASHINGTON FOR PRIMARY STATE HIGHWAY NO. 3 BY DECREE OF APPROPRIATION FILED IN SPOKANE COUNTY SUPERIOR COURT CAUSE NO. 174922;

ALSO EXCEPT SPANGLE ROAD;

ALSO EXCEPT THAT PORTION, IF ANY, LYING WITHIN THE FOLLOWING DESCRIBED PARCEL AS CONVEYED TO LESTER ZORNES BY DEED RECORDED APRIL 25, 1942 UNDER AUDITOR'S FILE NO. 542395A:

BEGINNING AT THAT POINT IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 25 NORTH, RANGE 42, E.W.M., LYING SOUTH OF NORTHERN PACIFIC RAILROAD ON THE EAST OR NORTHEAST SIDE OF STATE HIGHWAY RIGHT OF WAY WHERE THE RAILROAD RIGHT OF WAY AND THE STATE HIGHWAY RIGHT OF WAY INTERSECT SOUTH AND EAST OF WHERE STATE HIGHWAY UNDERPASS GOES UNDER SAID NORTHERN PACIFIC RAILROAD TRACKS AND THENCE EXTENDING IN A SOUTHEASTERLY DIRECTION ALONG AND PARALLEL TO EAST SIDE OF SAID STATE HIGHWAY RIGHT OF WAY A DISTANCE 264 FEET, MORE OR LESS; THENCE EXTENDING EASTWARD A DISTANCE OF 45 FEET, MORE OR LESS, TO THE WEST BANK OF HANGMAN LATAH CREEK; THENCE IN A NORTHWESTERLY DIRECTION ALONG THE WEST BANK OF SAID CREEK IN A STRAIGHT LINE A DISTANCE OF 700 FEET, MORE OR LESS, TO THE NORTHERN PACIFIC RAILWAY RIGHT OF WAY; THEN IN A SOUTHWESTERLY DIRECTION ALONG AND PARALLEL TO SAID NORTHERN PACIFIC RAILWAY RIGHT OF WAY A DISTANCE OF 629 FEET, MORE OR LESS TO THE POINT OF BEGINNING;

SITUATE IN THE CITY OF SPOKANE, COUNTY OF SPOKANE, STATE OF WASHINGTON.

**PARCEL C**  
THAT PORTION OF GOVERNMENT LOTS 1 AND 2 IN SECTION 31, TOWNSHIP 25 NORTH, RANGE 43 EAST OF THE WILLAMETTE MERIDIAN, LYING WEST OF A TRACT OF LAND DESCRIBED IN DEED RECORDED IN SPOKANE COUNTY AUDITOR'S OFFICE UNDER AUDITOR'S FILE NO. 410929;

SITUATE IN THE CITY OF SPOKANE, COUNTY OF SPOKANE, STATE OF WASHINGTON.

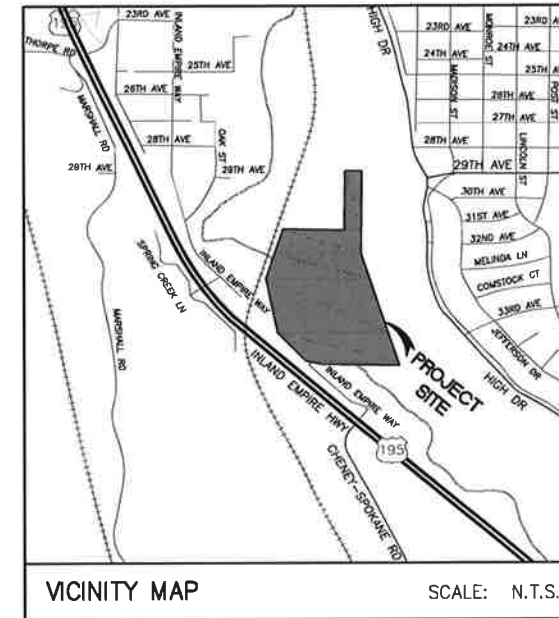
**SURVEYORS NOTE:**

THE SUBDIVISION OF S-36 SHOWN HEREON IS BASED ON FOUND MONUMENTS AS SHOWN. A POSSIBLE ISSUE WITH THE EAST QUARTER CORNER OF SECTION 36 IS DESCRIBED AS FOLLOWS.

A NUMBER OF SURVEYS HAVE BEEN RECORDED THAT CALCULATE A POSITION FOR THE EAST QUARTER CORNER OF SECTION 36 BASED ON WSDOT ROW PLANS FOR SR-195-HATCH ROAD TO 14TH AVE (APPROVED SEPT. 19, 1960). THOSE PLANS INDICATE A WITNESS CORNER FOUND 66' NORTH, BUT GIVE NO DETAILS OF WHAT MAY HAVE BEEN FOUND. WSDOT STAFF HAS NO RECORDS CURRENTLY AVAILABLE THAT DESCRIBE WHAT MAY HAVE BEEN FOUND IN 1960 AS EVIDENCE FOR THE WITNESS CORNER. GLO RECORDS INDICATE A 3" WOOD POST, 4' LONG, WAS SET IN 1874 PER THE ORIGINAL SURVEY. FIELD NOTES FROM A 1907 UNRECORDED SURVEY BY WETZEL INDICATE THE ORIGINAL GLO WITNESS CORNER (66' NORTH) WAS FOUND AND REPLACED BY A BASALT STONE WITH AN "X" ON TOP. A 1975 DNR SURVEY CITES NO EVIDENCE OF THIS WITNESS CORNER. DNR IGNORED THE WSDOT PLANS AND SET NEW MONUMENTATION FOR THE QUARTER CORNER, BUT THEY DID NOT FOLLOW BLM PROCEDURES. MOST SUBSEQUENT SURVEYS DO NOT HONOR THE DNR POSITION AND INSTEAD USE THE WSDOT POSITION. THIS PLAT DOCUMENT USES THE WSDOT POSITION.

**OWNER CONTACT:** JRP LAND, LLC  
JOHN PILCHER  
10223 S. HANGMAN VALLEY RD.  
SPOKANE, WA 99224  
(509) 433-1477

**STANTEC CONTACT:** STANTEC  
ALAN GAY, PE  
621 W. MALLON  
SPOKANE, WA 99201  
(509) 328-5139



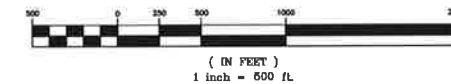
VICINITY MAP

SCALE: N.T.S.

**BASIS OF BEARING:**

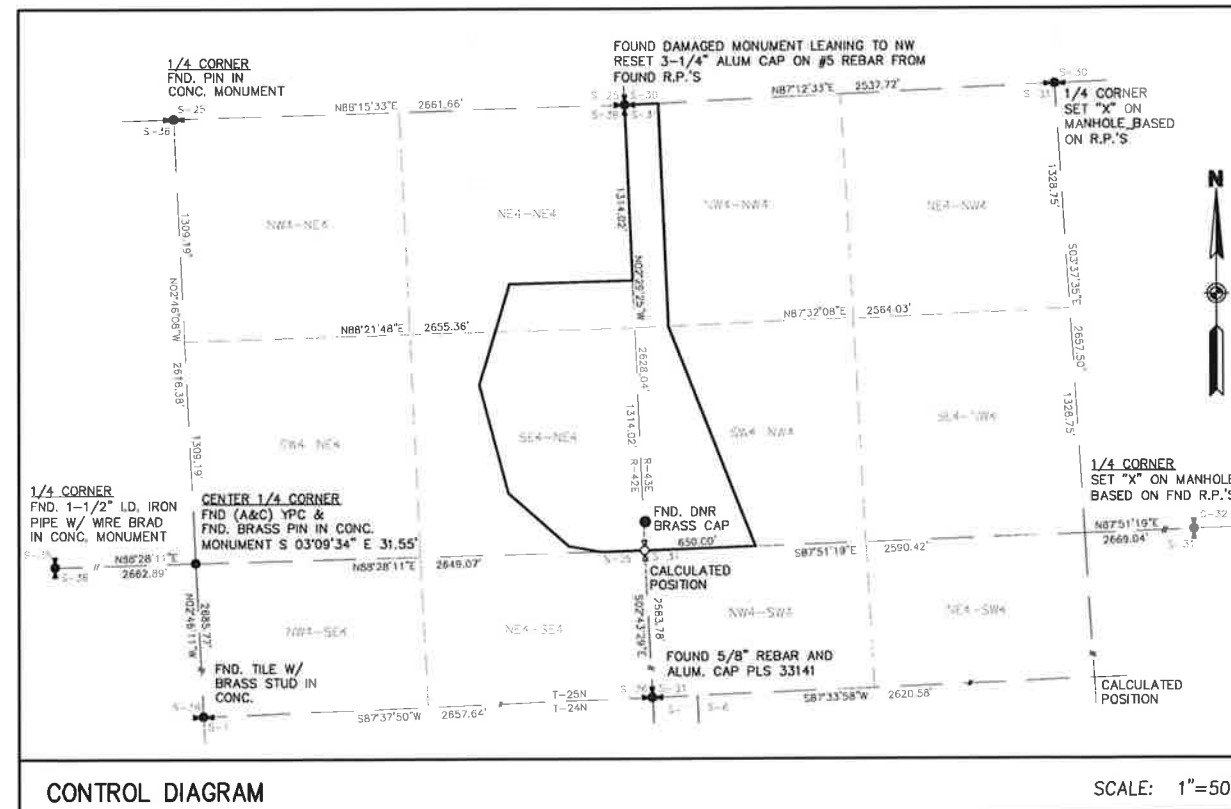
A GPS DERIVED WASHINGTON STATE  
PLANE NORTH ZONE US SURVEY FEET,  
VERTICAL DATUM: NAVD 88

**GRAPHIC SCALE**



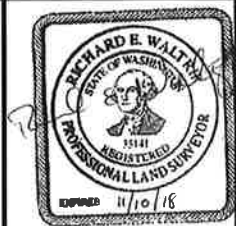
**SURVEY EQUIPMENT AND PROCEDURES:**

HORIZONTAL CONTROL FOR THIS SURVEY WAS ESTABLISHED WITH A COMBINATION OF STATIC OBSERVATIONS AND REDUNDANT RTK LOCATIONS USING TRIMBLE RB MODEL 2 GNSS AND TRIMBLE 5700 DUAL FREQUENCY RECEIVERS. STATIC NETWORK WAS PROCESSED AND ADJUSTED USING TRIMBLE GEOMATICS OFFICE V1.63 SOFTWARE. OBSERVATIONS WERE TAKEN AND MONUMENTS VISITED JANUARY 2010 AND APRIL-MAY 2012.



CONTROL DIAGRAM

SCALE: 1"=500'



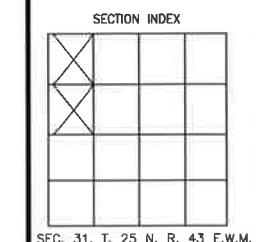
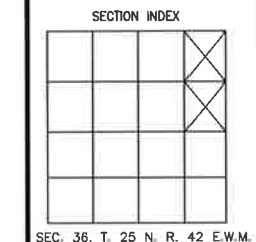
11/21/2016



651 West Madison Avenue, Suite 300  
Spokane, WA  
www.stantec.com

PROJECT:  
**DEEP PINE  
OVERLOOK**  
**PLANNED UNIT  
DEVELOPMENT**

City of Spokane, WA



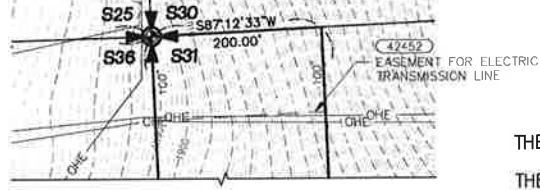
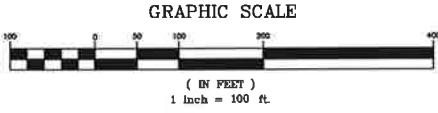
Project Mgr.	AEG
Drawn	ZCS
Checked	AEG
Date	11/21/2016

CAD File: 1226800-PRE-PLAT  
Sheet Contents:  
Sheet No.: 1 OF 2  
STANTEC W.O. 2047053900

FILE: \\A:\2047053900\DRAWING\1226800-3-PRE-PLAT.DWG PLOTTED: Dec 7, 2016 - 2:14:44 PM (Sergeant\_Zak)

RECORDING NUMBER FOR EASEMENTS FOR WASHINGTON WATER POWER COMPANY, OR AS NOTED

NOTE: EASEMENT FOR A WATER PIPELINE PER RECORDING NO. 107112C, DOES NOT AFFECT AREA BEING PLATTED



# PRELIMINARY PLAT/PUD DEEP PINE OVERLOOK

BEING A PLAN UNIT DEVELOPMENT OF A PART OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 25, RANGE 42 EAST, W.M. AND A PART OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 25, RANGE 43 EAST, W.M. CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON

PARCEL TABLE		
LOT #	AREA (sf)	TYPE
1	5,990	SF
2	3,890	SF
3	4,031	SF
4	4,843	SF
5	3,700	SF
6	3,334	SF
7	4,368	SF
8	3,418	SF
9	4,889	SF
10	2,944	SF
11	4,075	SF
12	3,245	SF
13	3,645	SF
14	2,532	SF
15	2,875	SF
16	4,601	SF
17	3,300	SF
18	3,589	SF
19	3,506	SF
20	3,533	SF
21	4,000	SF
22	2,748	SF
23	2,867	SF
24	3,052	SF
25	3,425	SF
26	3,148	SF
27	3,471	SF
28	3,379	SF
29	3,812	SF
30	3,735	SF
31	3,631	SF
32	2,577	SF
33	2,577	SF
34	2,734	SF
35	4,740	SF
36	2,867	SF
37	2,896	SF
38	2,820	SF
39	2,881	SF
40	3,240	SF
41	3,000	SF
42	3,000	SF
43	3,000	SF
44	3,375	SF
45	3,750	SF
46	5,588	SF
47	5,855	SF

PARCEL TABLE		
LOT #	AREA (sf)	TYPE
48	4,183	SF
49	4,261	SF
50	4,232	SF
51	4,821	SF
52	4,456	SF
53	3,359	SF
54	3,034	SF
55	3,648	SF
56	3,933	TH
57	2,002	TH
58	2,000	TH
59	3,266	TH
60	3,085	TH
61	2,001	TH
62	2,009	TH
63	3,114	TH
64	3,020	TH
65	2,055	TH
66	2,066	TH
67	3,154	TH
68	3,105	TH
69	2,112	TH
70	2,127	TH
71	4,527	TH
72	6,090	SF
73	3,600	TH
74	2,603	TH
75	2,599	TH
76	4,567	TH
77	4,146	TH
78	2,944	TH
79	2,658	TH
80	4,391	TH
81	3,988	TH
82	2,574	TH
83	2,550	TH
84	4,445	TH
85	4,764	TH
86	2,495	TH
87	2,523	TH
88	5,886	TH
89	5,865	SF
90	6,174	SF
91	7,223	SF
92	7,589	SF
93	10,462	SF
94	15,871	SF

AREA SUMMARY TABLE		
REGION	SQ. FT.	ACRES
TOTAL LOT AREA	360,351	8.27
ROAD TRACT	101,744	2.34
OPEN SPACE TRACT	103,101	2.37
CRITICAL OPEN SPACE	297,251	6.82
AREA WITHIN OWM	225,520	5.18
PROPOSED BUFFER	487,071	11.18
* BUFFER TO BE RELOCATED	124,053	2.85
RELOCATED BUFFER	421,246	9.67
ACCESS EASEMENT	13,970	0.32
<b>TOTAL AREA</b>	<b>2,078,453</b>	<b>47.71</b>

\* NOTE: 55,854 SF OF THIS AREA IS CONVERTED TO ROAD TRACTS, OPEN SPACE, AND LOT AREA.

LOT DENSITY CALCULATIONS		
	W/OUT COMMON	W/ COMMON
** NUMBER OF DWELLINGS	94	90
# OF SINGLE UNITS	62	58
# OF TOWNHOMES	32 (Bx4)	32
DWELLING UNITS PER ACRE (DWELLINGS/TOTAL LOT AREA)	11.36	10.88

\*\*NOTE 1: "COMMON" REFERS TO A "COMMON USE AREA". CALCULATIONS "W/ COMMON" INCLUDES CONVERTING LOTS 91-94 TO A COMMON USE AREA, IN LIEU OF SINGLE FAMILY HOMES.

**HOUSE TYPE DESCRIPTION KEY**  
SF - SINGLE FAMILY  
TH - TOWNHOMES

**PROPOSED PUD/SUBDIVISION INFORMATION:**

USE OF LOTS: RESIDENTIAL - SINGLE FAMILY

DOMESTIC WATER SUPPLIED BY: CITY OF SPOKANE

SANITARY SEWER COLLECTION BY: CITY OF SPOKANE

CURRENT ZONING DESIGNATION: RA & RSF

MINIMUM LOT AREA: 2,000 SF

MAXIMUM LOT AREA: 15,871 SF

MINIMUM FRONTAGE: 20'

FRONT YARD SETBACK: 15' TO HOUSE/20' TO GARAGE (FROM PROPERTY LINE OR OUTSIDE BORDER EASEMENT IF ANY, WHICHEVER IS GREATER)

FLANK YARD SETBACK: SAME AS FRONT

REAR YARD SETBACK: BLK 1: LOTS 1-4 15' FROM 200' SHORELINE SETBACK  
BLK 1: LOTS 5-16 5'  
BLK 2: LOTS 17-46 5'  
BLK 3: LOTS 47-52 15' FROM 200' SHORELINE SETBACK  
BLK 3: LOTS 53-55 20'  
BLK 4: LOTS 56-71 15' FROM TOE OF SLOPE ≤ 65% OR 20' FROM PROPERTY LINE  
BLK 5: LOTS 72-94 15' FROM TOE OF SLOPE ≤ 65%

SIDE YARD SETBACK: 5'

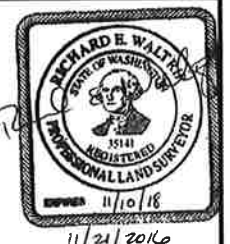
FRONT YARD BORDER EASEMENTS: BLKS 1,3,4,5: 10' (5' SWALE, 5' SIDEWALK)  
10' UTILITY EASEMENT  
BLK 2: 5' (5' SWALE)  
10' UTILITY

FLANK YARD EASEMENT: BLK 1: LOT 1,16 SAME AS FRONT YARD EASEMENT  
BLK 2: LOT 31,46 SAME AS FRONT YARD EASEMENT  
BLK 3: LOT 47,53 SAME AS FRONT YARD EASEMENT  
BLK 4: LOT 71,72 SAME AS FRONT YARD EASEMENT

PEDESTRIAN PATHWAY: BLKS 1,3,4,5: 5' SW IN FRONT OF HOUSE  
BLK 2: 5' PATHWAY IN OPEN SPACE BEHIND HOME

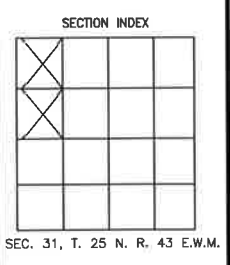
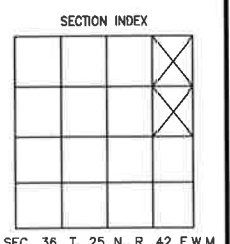
REFUSE COLLECTION: CURB SIDE FOR INDIVIDUAL UNITS

TREE REMOVAL: TREES LOCATED IN BUFFER AREA, CRITICAL AREA, AND OPEN SPACE TO REMAIN. TREES LOCATED IN LOT AREAS TO BE REMOVED UNLESS THEY DO NOT IMPACT FINAL DESIGN AND ARE DETERMINED TO BE HEALTHY.



PROJECT:  
**DEEP PINE OVERLOOK**  
**PLANNED UNIT DEVELOPMENT**

City of Spokane, WA



Project Mgr.	AEG
Drawn	ZCS
Checked	AEG
Date	11/21/2016

CAD File: 1226800-PRE-PLAT

Sheet Contents: PRELIMINARY PLAT

Sheet No.: 2 OF 2

STANTEC W.O. 2047053900