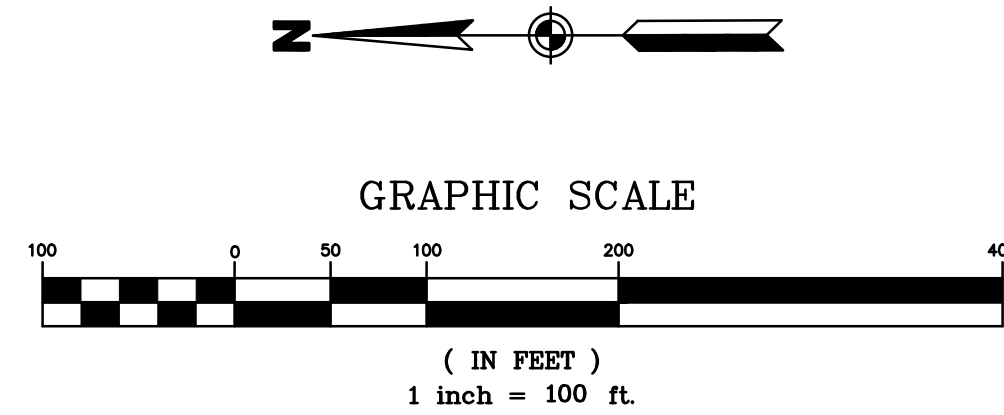
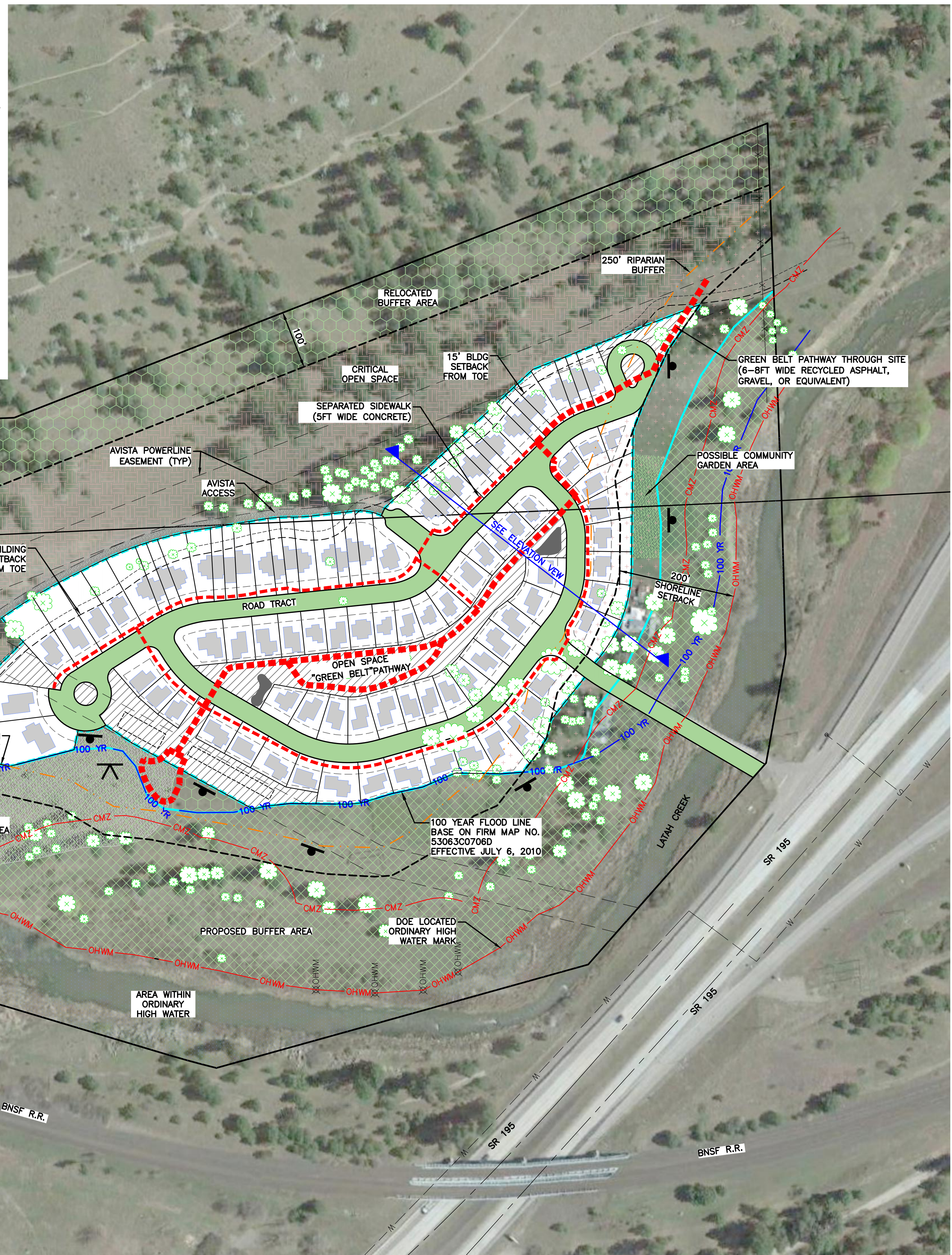


CONCEPT PLAN DEEP PINE OVERLOOK

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



LINETYPE	DESCRIPTION
	100 YR FLOOD
	ORDINARY HIGH WATER MARK
	BUILDING SETBACK
	200' SHORELINE SETBACK
	250' RIPARIAN BUFFER
	POWER EASEMENT
	PROPOSED RIPARIAN BUFFER
	PUD BOUNDARY

HATCH	DESCRIPTION
	TOTAL LOT AREA 360,351 SF
	ROAD TRACT 101,744 SF
	OPEN SPACE 103,101 SF
	CRITICAL OPEN SPACE 297,251 SF
	AREA BELOW ORDINARY HIGH WATER (OHWM) 225,520 SF
	PROPOSED BUFFER 487,071 SF
	BUFFER AREA TO BE RELOCATED 124,053 SF
	RELOCATED BUFFER 421,246 SF

SYMBOL	DESCRIPTION
	APPROXIMATE EXISTING TREE CANOPY
	NATURAL AREA SIGNAGE
	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 OHWM	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
TOTAL AREA	2,078,453	47.71

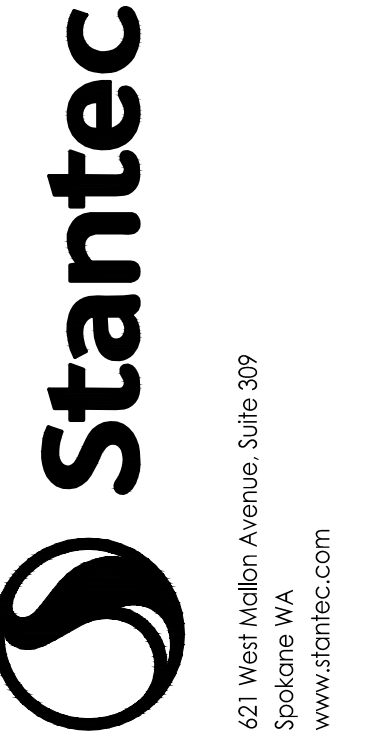
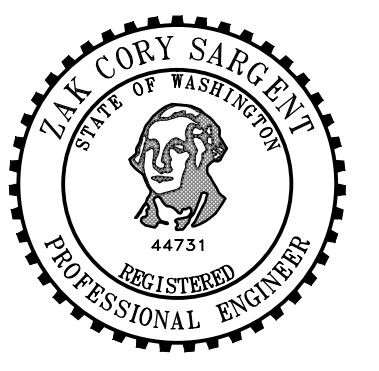
* NOTE: 55,854 SF OF THIS AREA IS CONVERTED TO ROAD TRACTS, OPEN SPACE, AND LOT AREA.

LOT DENSITY CALCULATIONS		
	W/OUT COMMON	W/ COMMON
** NUMBER OF DWELLINGS	94	90
# OF SINGLE UNITS:	62	58
# OF TOWNHOMES:	32 (8x4)	32
DWELLING UNITS PER ACRE (DWELLINGS/TOTAL LOT AREA)	8.83	8.46

**NOTE 1: "COMMON" REFERS TO A "COMMON USE AREA". CALCULATIONS "W/ COMMON" INCLUDES CONVERTING LOTS 89-92 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
TOTAL PROPOSED BUFFER	1,032,370	23.70

RATIO: 1/3.4 (BUFFER TO BE RELOCATED/RELOCATED BUFFER)



PROJECT:
DEEP PINE OVERLOOK
PLANNED UNIT DEVELOPMENT

City of Spokane, WA

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

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

Project Mgr.	AEG
Drawn	ZCS
Drawn	
Checked	AEG REW
Date	07/14/2017

CAD File: CONCEPT-PLAN.dwg

Sheet Contents: CONCEPT PLAN

Sheet No.: 1 OF 1

STANTEC W.O. 2047053900

FILE: U:\2047053900\DRAWING\CSHEETS\1226800-3-CONCEPT-PLAN.DWG PLOTTED: Jul 19, 2017 - 11:02:50 AM (Sargent, Zak)