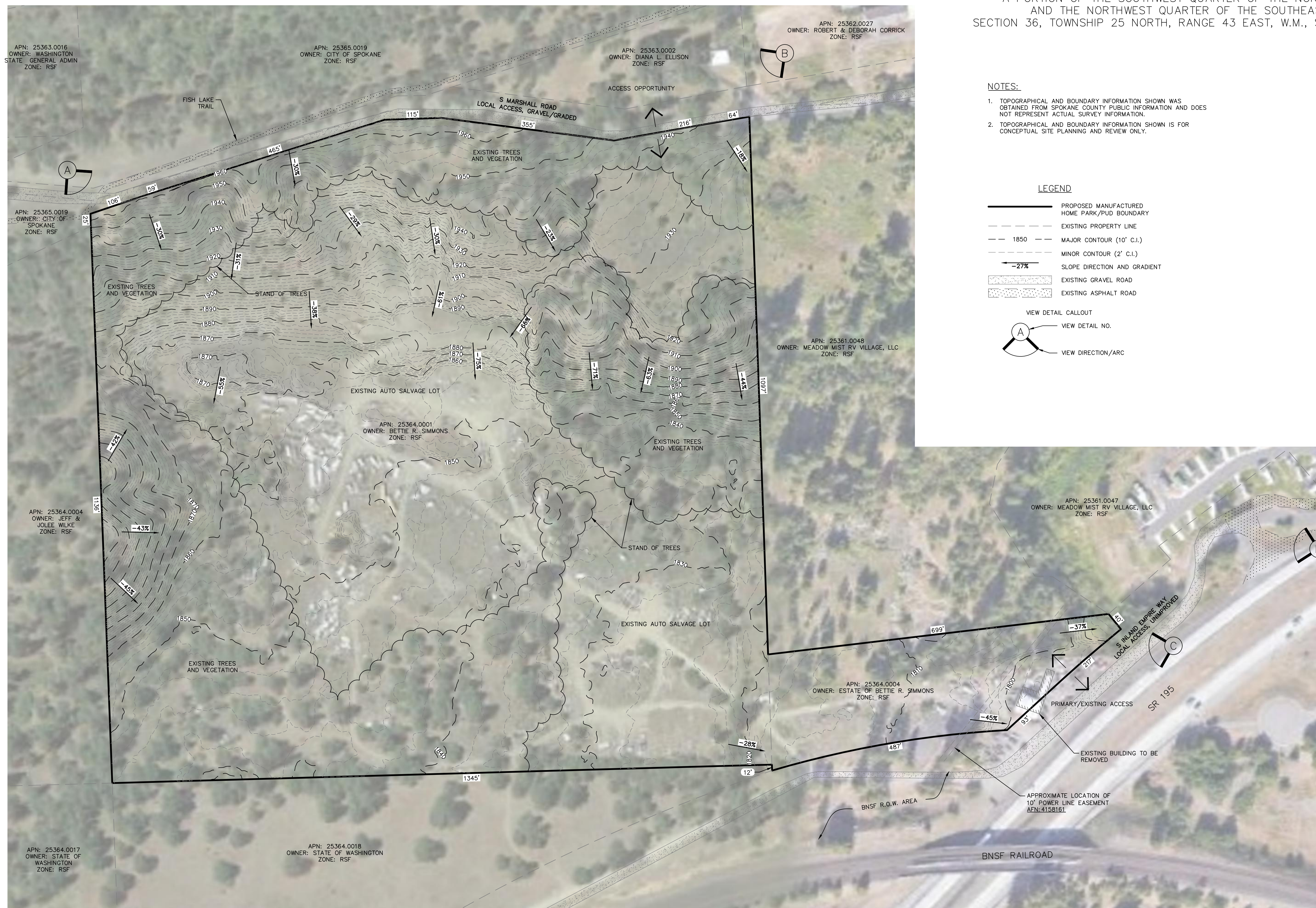


CONTEXT/SITE ANALYSIS LATAH GLEN RESIDENTIAL COMMUNITY

A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER
AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER,
SECTION 36, TOWNSHIP 25 NORTH, RANGE 43 EAST, W.M., SPOKANE, WASHINGTON



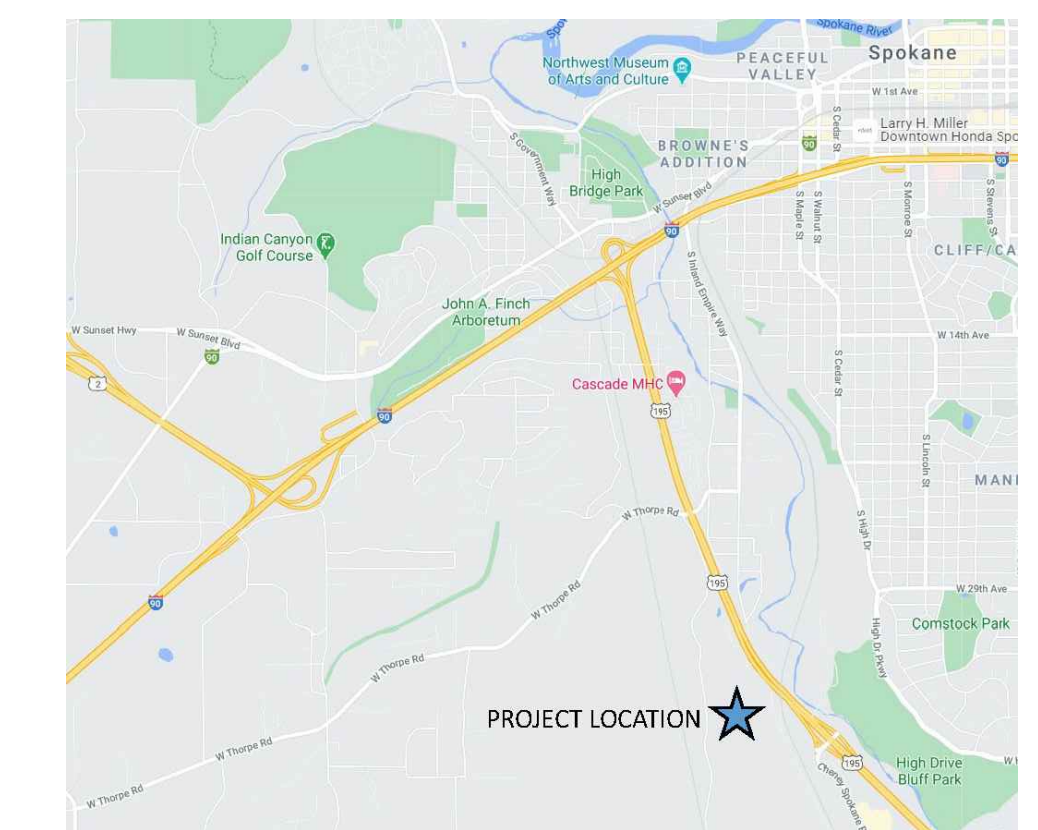
- NOTES:**
1. TOPOGRAPHICAL AND BOUNDARY INFORMATION SHOWN WAS OBTAINED FROM SPOKANE COUNTY PUBLIC INFORMATION AND DOES NOT REPRESENT ACTUAL SURVEY INFORMATION.
 2. TOPOGRAPHICAL AND BOUNDARY INFORMATION SHOWN IS FOR CONCEPTUAL SITE PLANNING AND REVIEW ONLY.

LEGEND

- PROPOSED MANUFACTURED HOME PARK/PUD BOUNDARY
- EXISTING PROPERTY LINE
- 1850 MAJOR CONTOUR (10' C.I.)
- MINOR CONTOUR (2' C.I.)
- SLOPE DIRECTION AND GRADIENT
- EXISTING GRAVEL ROAD
- EXISTING ASPHALT ROAD

VIEW DETAIL CALLOUT

- VIEW DETAIL NO.
- VIEW DIRECTION/ARC



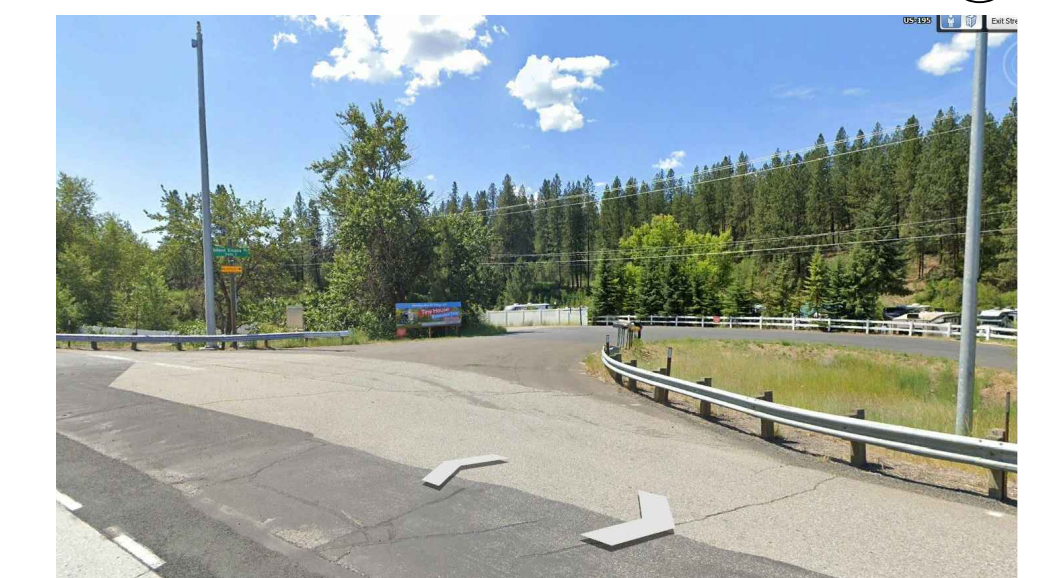
SOUTHWEST SITE FRONTAGE FROM MARSHALL ROAD (A)



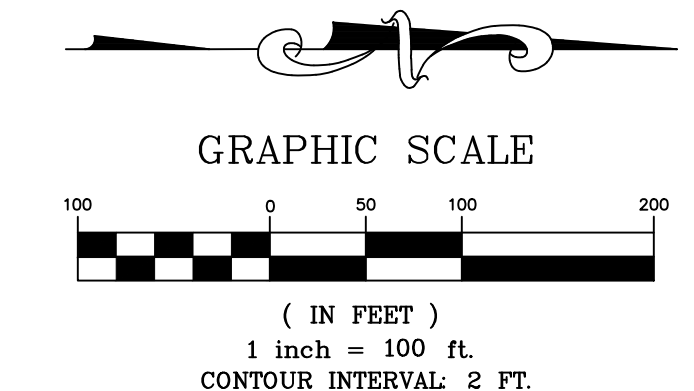
NORTHWEST SITE FRONTAGE FROM MARSHALL ROAD (B)



SITE FRONTAGE FROM SR 195 AT PRIMARY ACCESS (C)



SR 195 AT INLAND EMPIRE WAY (D)



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| | | | |
|----------------|------------|-------------|-----------|
| DATE | 03/04/2021 | SCALE | 1" = 100' |
| FIELD BOOK | N/A | DRAWN | WMS |
| PROJECT NUMBER | 19-342 | DRAWING NO. | 1 OF 5 |

SITE PLAN LATAH GLEN RESIDENTIAL COMMUNITY

A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, SECTION 36, TOWNSHIP 25 NORTH, RANGE 43 EAST, W.M., SPOKANE, WASHINGTON

DEVELOPER
SYCAMORE GROUP, LLC
10 SYCAMORE CANYON DR
DOVE CANYON, CALIFORNIA 92679
(949) 357-9015

OWNER
ESTATE OF BETTIE SIMMONS
3504 S INLAND EMPIRE WAY
SPOKANE, WASHINGTON 99224

AGENT
STORHAUG ENGINEERING
510 EAST THIRD AVENUE
SPOKANE, WASHINGTON 99202
(509) 242-1000

NOTES

- ALL SIGNS AND LIGHTS SHALL BE INSTALLED PER CITY OF SPOKANE STANDARDS.
- SEE CIVIL ENGINEERING PLANS AND ANALYSIS FOR MORE INFORMATION ON STORMWATER DRAINAGE, WATER, AND SANITARY SEWER.

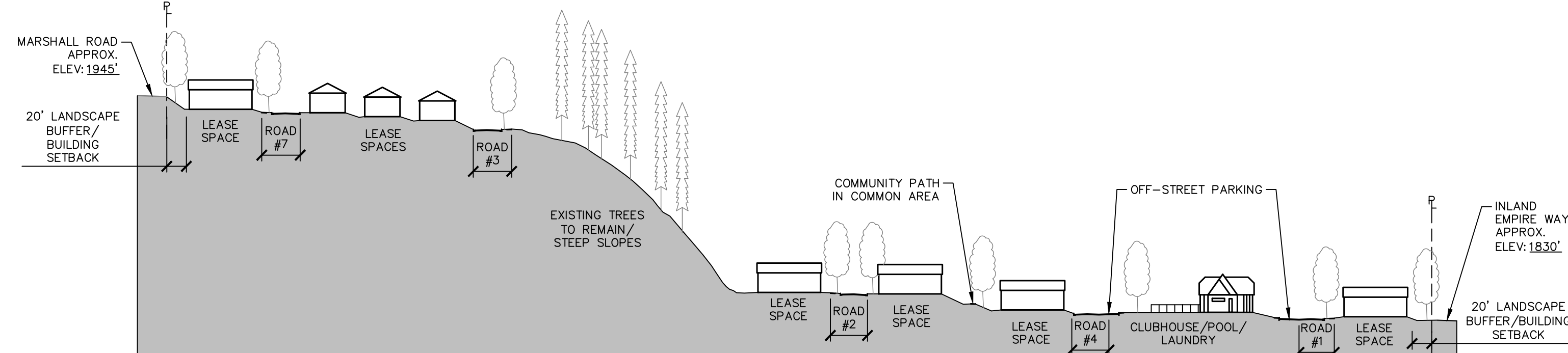
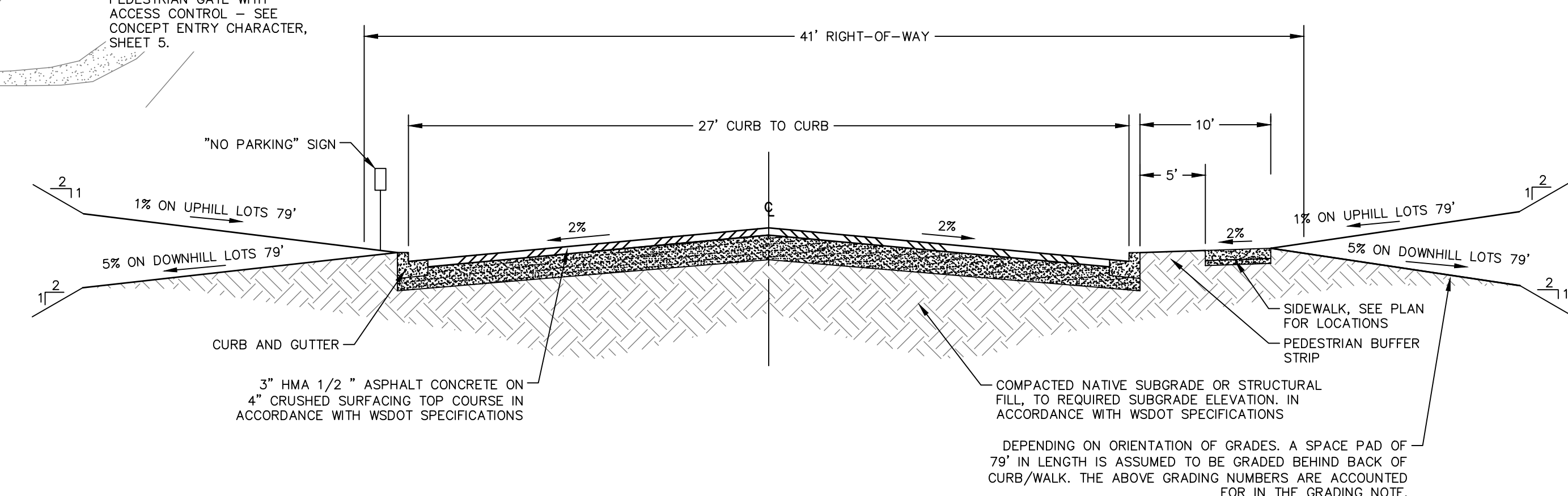
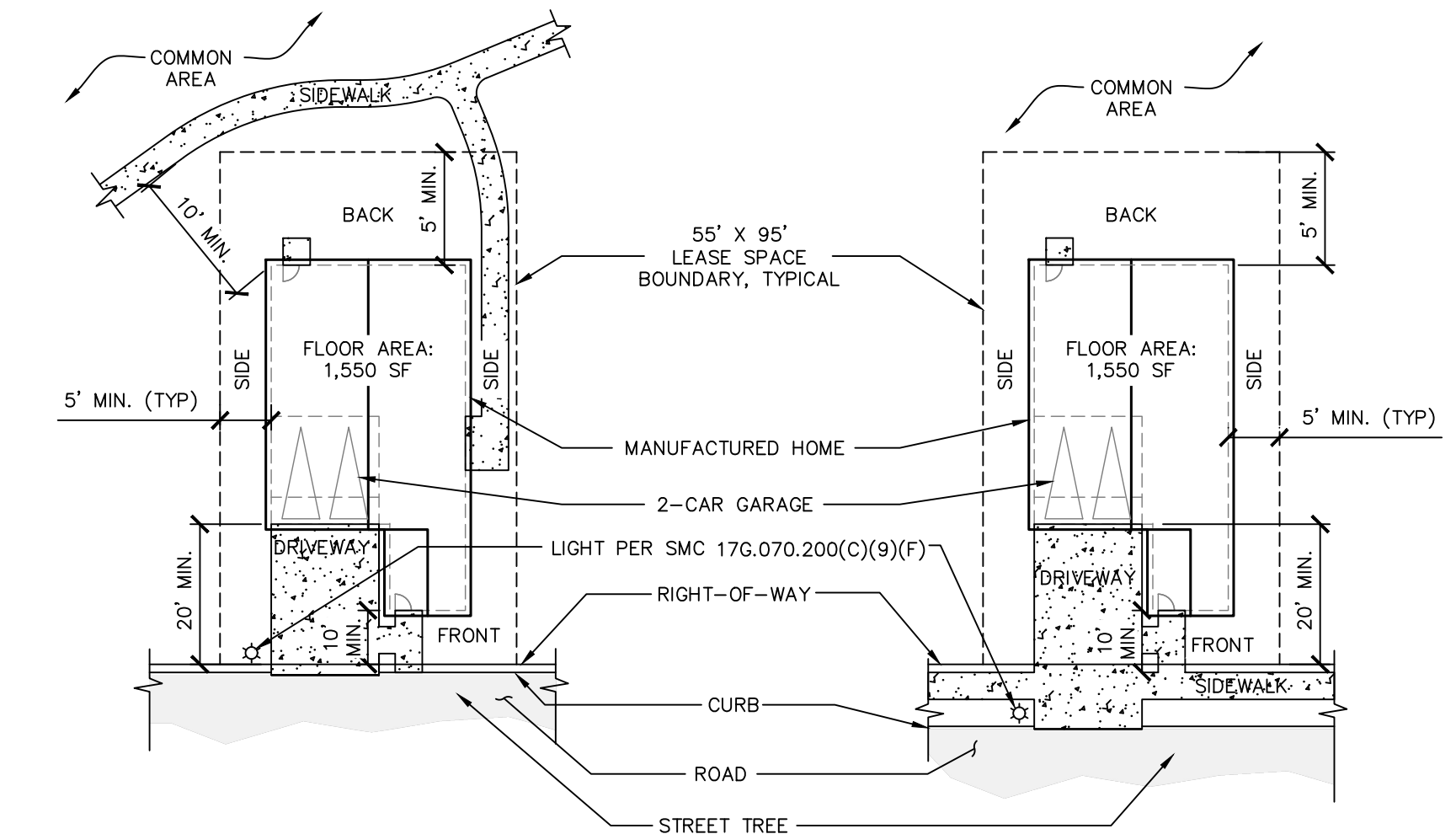
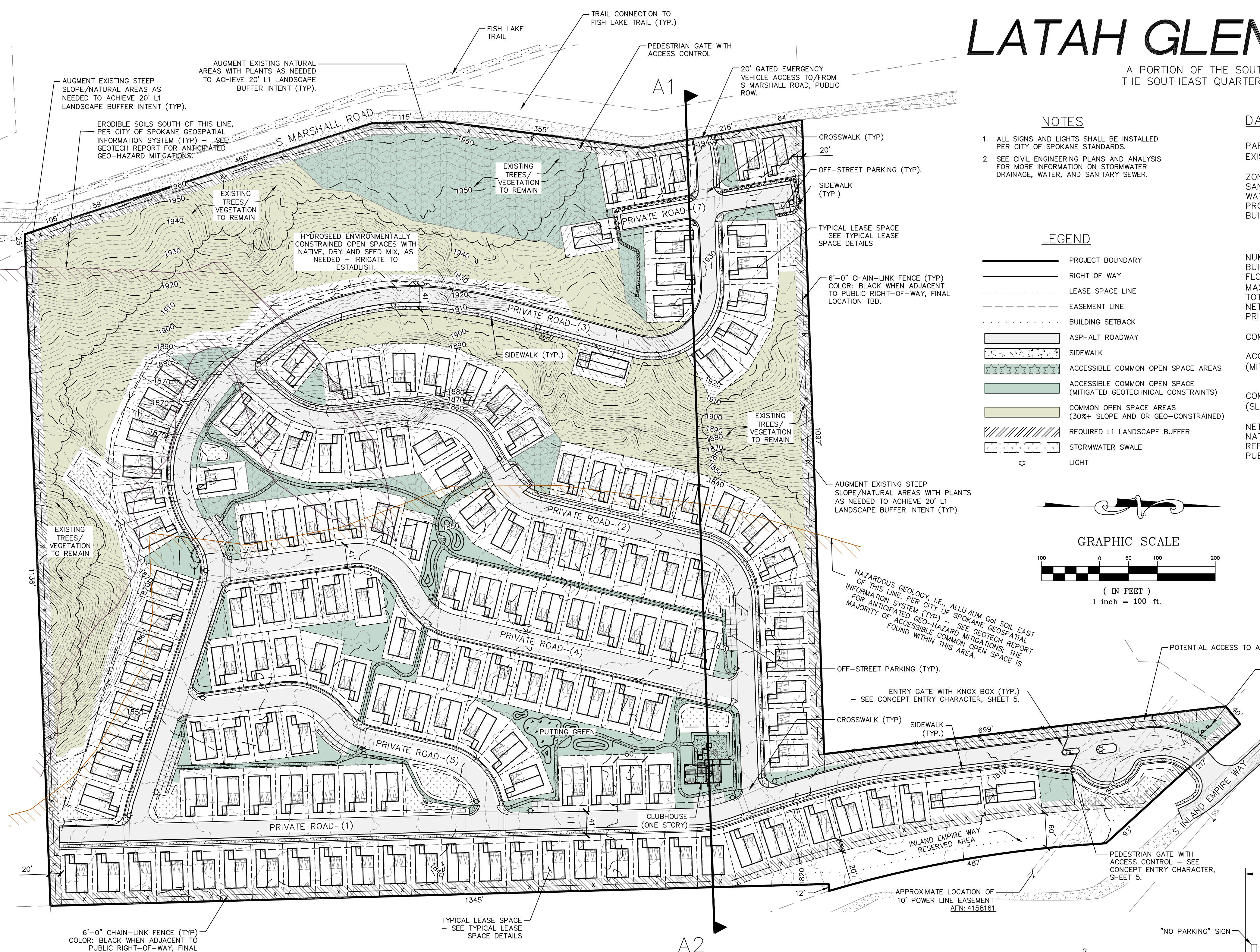
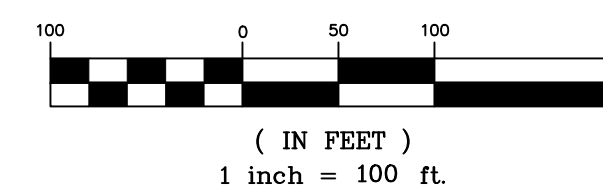
DATA TABLE

| | |
|---|--|
| PARCEL NUMBERS | 25364.0001 & 25361.0004 |
| EXISTING STRUCTURES/USES | POLE BUILDING WITH ATTACHED MOBILE HOME TO BE REMOVED/AUTO SALVAGE YARD RESIDENTIAL SINGLE FAMILY CITY OF SPOKANE CITY OF SPOKANE MANUFACTURED HOME PARK |
| ZONING | |
| SANITARY SEWER | |
| WATER PURVEYOR | |
| PROPOSED USE | MANUFACTURED HOME PARK |
| BUILDING SETBACKS: | |
| BOUNDARY OF PARK SETBACK | 20' MINIMUM |
| FRONT YARD SETBACK | 10' MINIMUM |
| SIDE YARD SETBACK | 10' MINIMUM FROM ANY OTHER HOME OR SIDEWALK |
| NUMBER OF PROPOSED UNITS | 152 ONE-STORY MANUFACTURED HOMES |
| BUILDING COVERAGE | 313,020 SF |
| FLOOR AREA RATIO | .13:1 |
| MAX. BUILDING HEIGHT | 35' |
| TOTAL AREA | 42.03 ACRES |
| NET AREA | 34.99 ACRES |
| PRIVATE ROAD AREA | 7.04 ACRES |
| COMMON OPEN SPACE | 2.28 ACRES (5.4% OF TOTAL AREA) |
| ACCESSIBLE COMMON OPEN SPACE (MITIGATED GEOTECHNICAL CONSTRAINTS) | 2.11 ACRES (5.0% OF TOTAL AREA) - PER 09.20.2020 GEOTECH REPORT RECOMMENDATIONS, THE AREA IS SUITABLE FOR THE PROPOSED DEVELOPMENT. |
| COMMON OPEN SPACE (SLOPE-CONSTRAINED AND/OR GEO) | 8.14 ACRES (19.4% OF TOTAL AREA) - VISUALLY ACCESSIBLE |
| NET DENSITY | 4.34 UNITS/ACRE |
| NATURAL FEATURES | STEEP SLOPES WITH TREES AND OTHER VEGETATION |
| REFUSE COLLECTION | INDIVIDUAL CONTAINERS WITH CURBSIDE PICK-UP |
| PUBLIC TRANSIT | NOT AVAILABLE |

LEGEND

- PROJECT BOUNDARY
- RIGHT OF WAY
- LEASE SPACE LINE
- EASEMENT LINE
- BUILDING SETBACK
- ASPHALT ROADWAY
- SIDEWALK
- ACCESSIBLE COMMON OPEN SPACE AREAS
- ACCESSIBLE COMMON OPEN SPACE (MITIGATED GEOTECHNICAL CONSTRAINTS)
- COMMON OPEN SPACE AREAS (30%+ SLOPE AND/OR GEO-CONSTRAINED)
- REQUIRED L1 LANDSCAPE BUFFER
- STORMWATER SWALE
- LIGHT

GRAPHIC SCALE



HORIZONTAL SCALE: 1" = 100'
VERTICAL SCALE: 1" = 50'

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|----------------|------------|-------------|-----------|
| DATE | 03/04/2021 | SCALE | 1" = 100' |
| FIELD BOOK | N/A | DRAWN | WMS |
| PROJECT NUMBER | 19-342 | DRAWING NO. | 2 OF 5 |

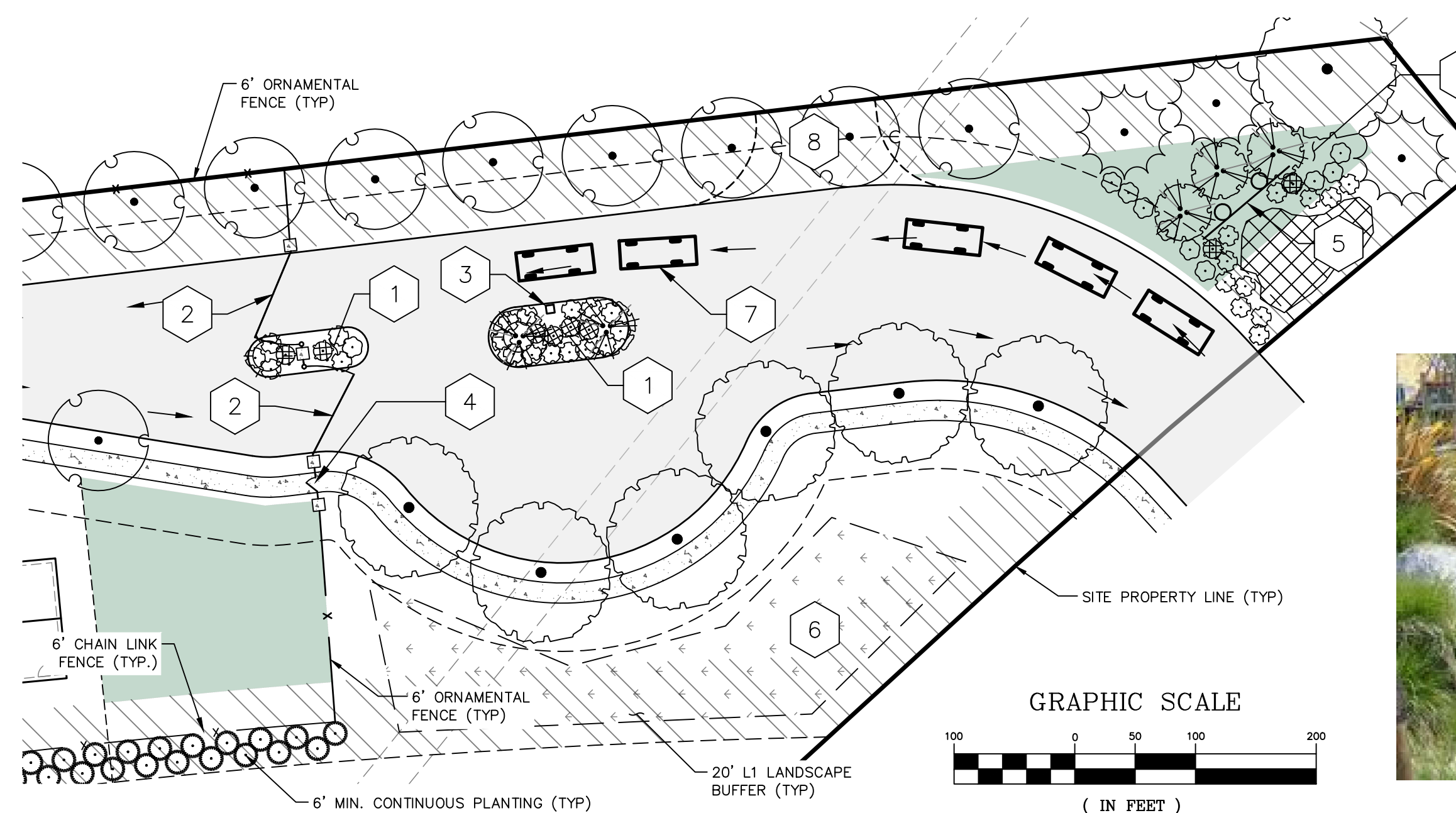
19-342 SITE PLAN EXHIBIT.dwg SITE PLAN

SITE PLAN - DESIGN CHARACTER

LATAH GLEN RESIDENTIAL COMMUNITY

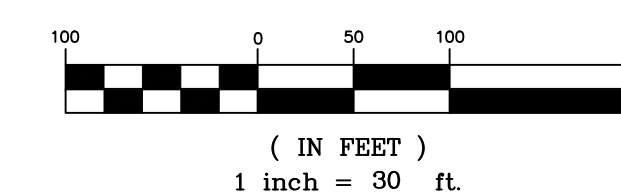
CALLOUTS

- 1 PLANTER - DECIDUOUS AND EVERGREEN TREES, SHRUBS, AND PERENNIALS (TYP)
- 2 ORNAMENTAL VEHICLE GATE WITH MASONRY COLUMNS - SEE SHEET 5 FOR ENTRY AREA CHARACTER AND NOTES.
- 3 GATE KEYPAD (TYP)
- 4 PEDESTRIAN GATE WITH CONTROLLED ACCESS (TYP)
- 5 MASONRY MONUMENT SIGN - SEE SHEET 5 FOR SIGN CHARACTER AND NOTES.
- 6 CONCEPT BIORETENTION STORMWATER SWALE - SEE 'BIORETENTION STORMWATER SWALE CHARACTER'
- 7 QUEUED VEHICLE (TYP)
- 8 POTENTIAL ACCESS TO ADJACENT PROPERTY

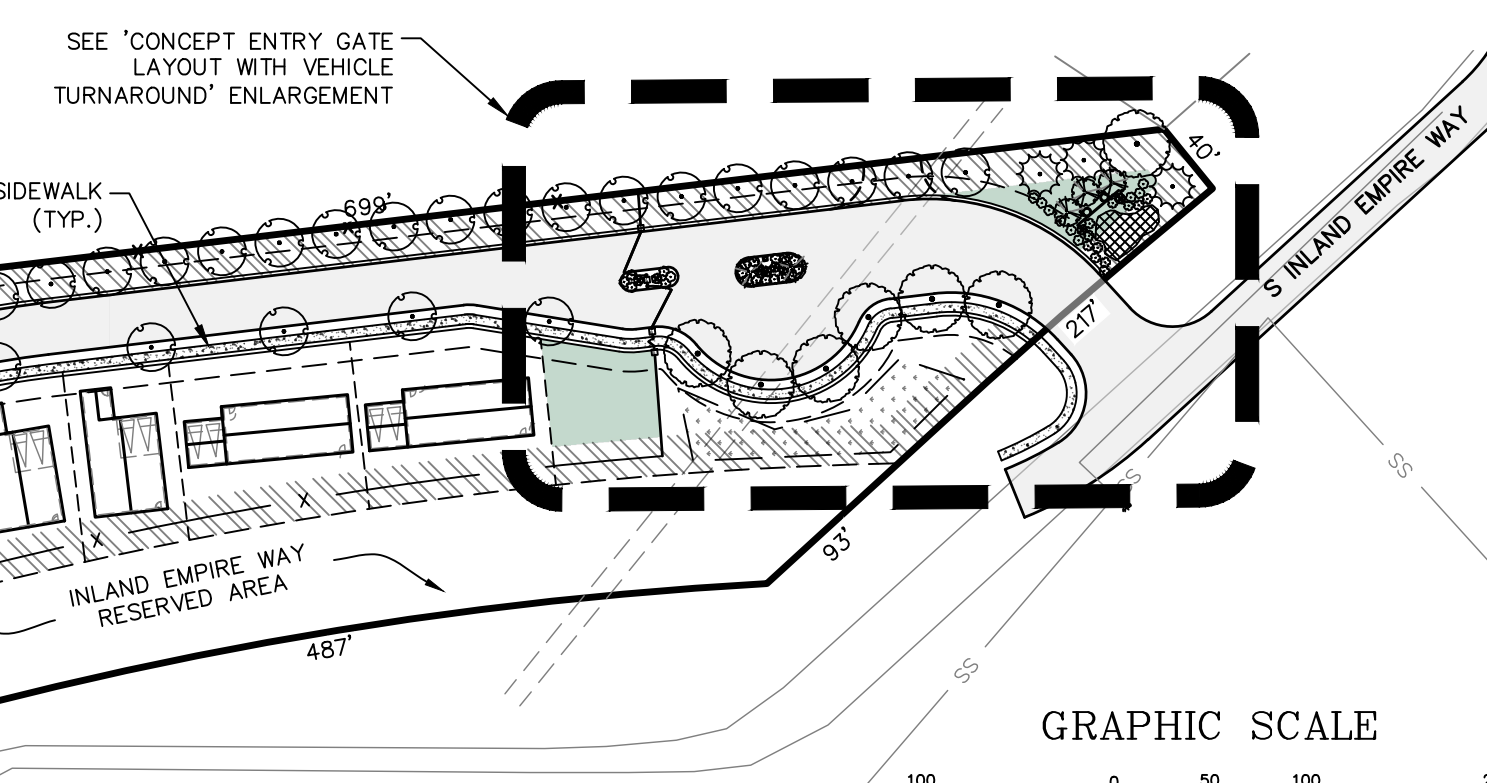


CONCEPT ENTRY GATE LAYOUT WITH VEHICLE TURNAROUND

GRAPHIC SCALE

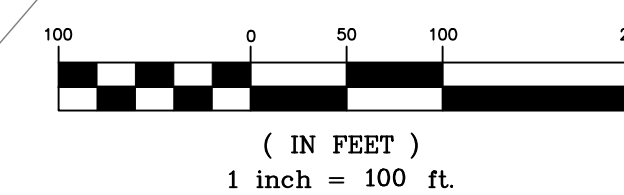


BIORETENTION STORMWATER SWALE CHARACTER



SEE 'CONCEPT ENTRY GATE LAYOUT WITH VEHICLE TURNAROUND' ENLARGEMENT

GRAPHIC SCALE

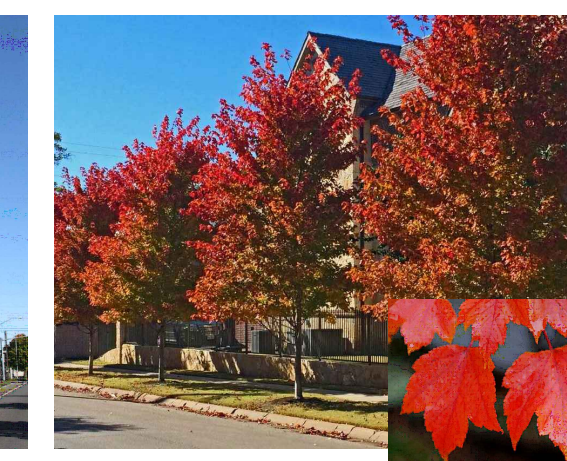


TREE PALLETTE

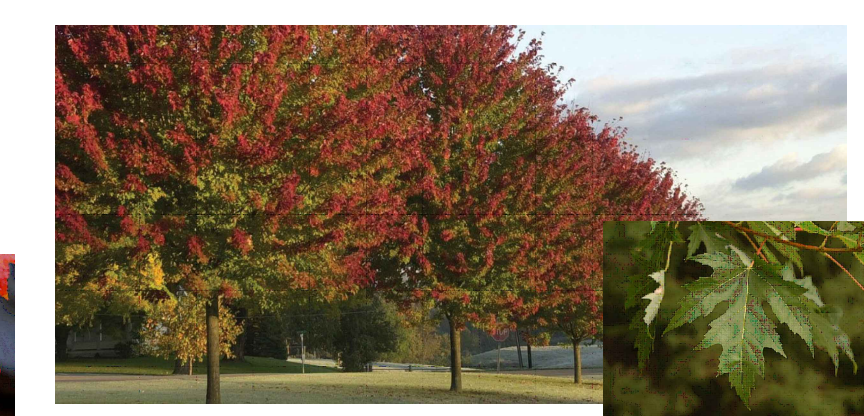
| TREES | CODE | BOTANICAL NAME | COMMON NAME | SIZE |
|-------|------|--|---------------------------------|---------|
| | AR2 | Acer rubrum 'Bowhall' | Bowhall Maple | 2" Cal. |
| | AR | Acer rubrum 'October Glory'™ | October Glory Maple | 2" Cal. |
| | AC | Acer x freemanii 'Celebration'™ | Celebration Maple | 2" Cal. |
| | GI | Gleditsia triacanthos inermis 'Sunburst' | Sunburst Thornless Honey Locust | 2" Cal. |
| | MX | Malus x 'Spring Snow' | Spring Snow Crab Apple | 2" Cal. |
| | PP | Pinus Ponderosa | Ponderosa Pine | 6' TALL |



BOWHALL MAPLE



OCTOBER GLORY MAPLE



CELEBRATION MAPLE



SUNBURST HONEY LOCUST



SPRING SNOW CRABAPPLE



PONDEROSA PINE

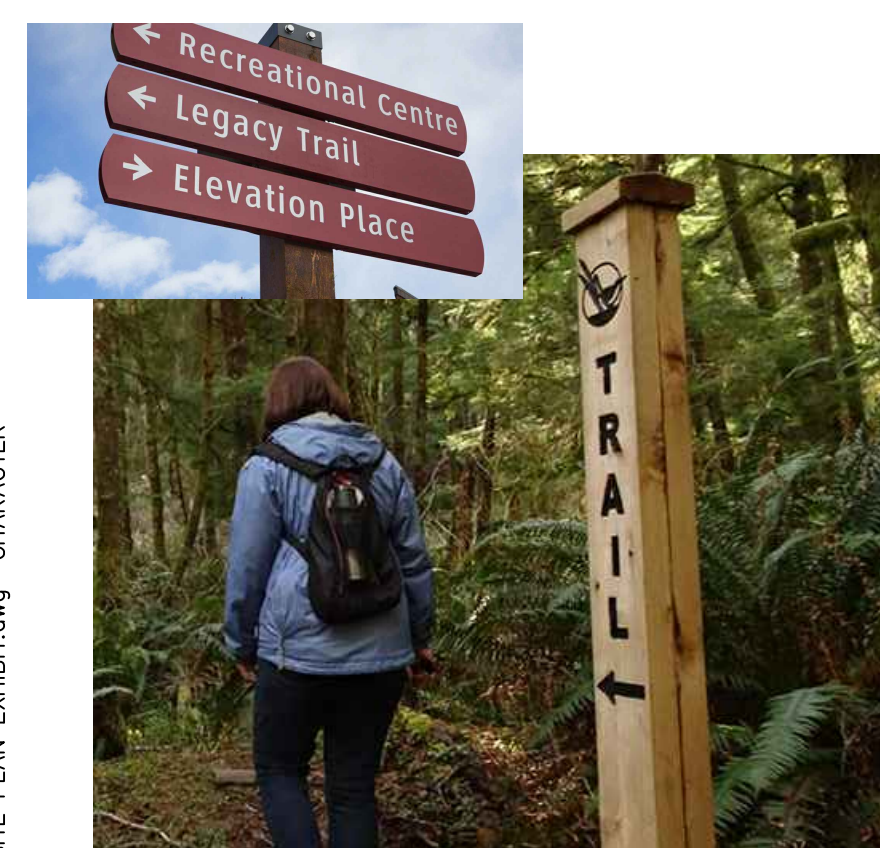


FISH LAKE TRAIL
CLASS 1 RECREATIONAL TRAIL
ALTERNATIVE TRANSPORTATION



PEDESTRIAN SYSTEM FEATURES/CHARACTER

FINAL DESIGN OF PEDESTRIAN SYSTEM CHARACTER ELEMENTS TO COMPLIMENT NORTHWEST CHARACTER OF THE FINAL CLUBHOUSE DESIGN. STANDARD BENCH, SIGNAGE, AND PEDESTRIAN-SCALE LIGHTING WILL BE SPECIFIED AS PART OF A COHESIVE SITE CHARACTER - SEE SHEETS 4 AND 5 FOR CLUBHOUSE AND RELATED CONCEPT ENTRY CHARACTER.



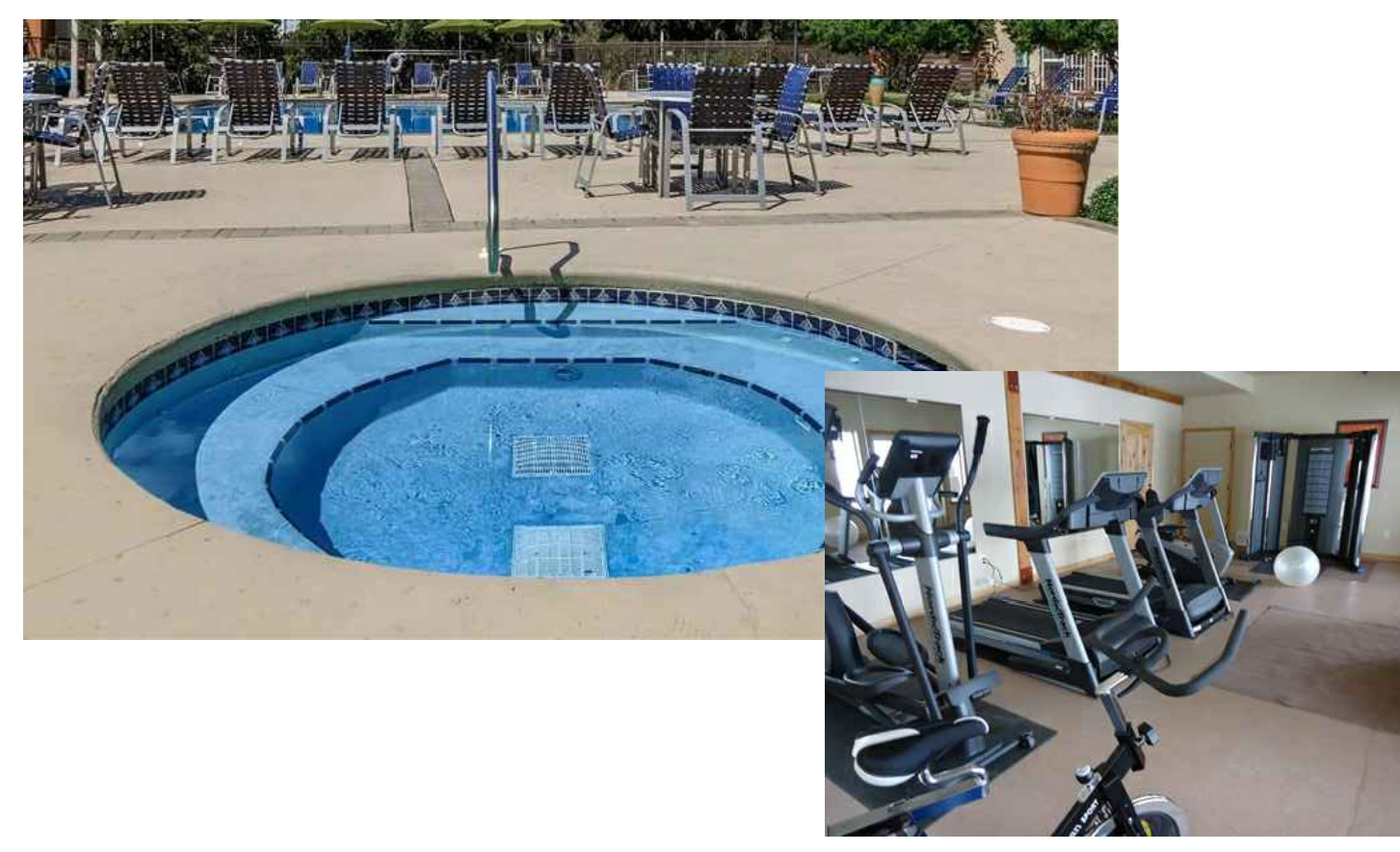
WAYFINDING/IDENTITY SIGNAGE (A)



SEATING NODE WITH PLANTINGS (B)



RECREATION NODE - PUTTING GREEN (C)



RECREATION NODE - CLUBHOUSE (D)

19-342 SITE PLAN EXHIBIT.dwg CHARACTER

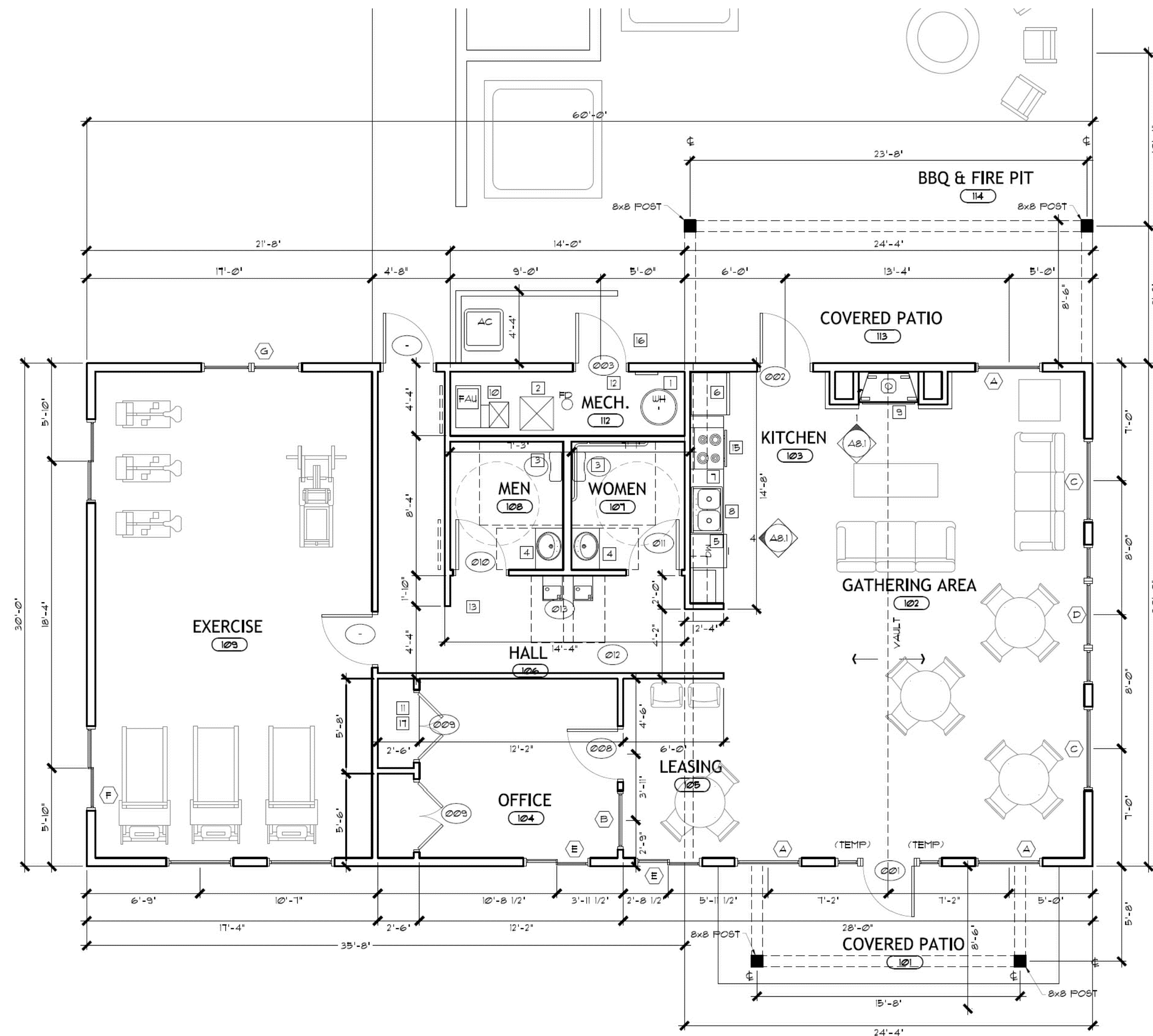
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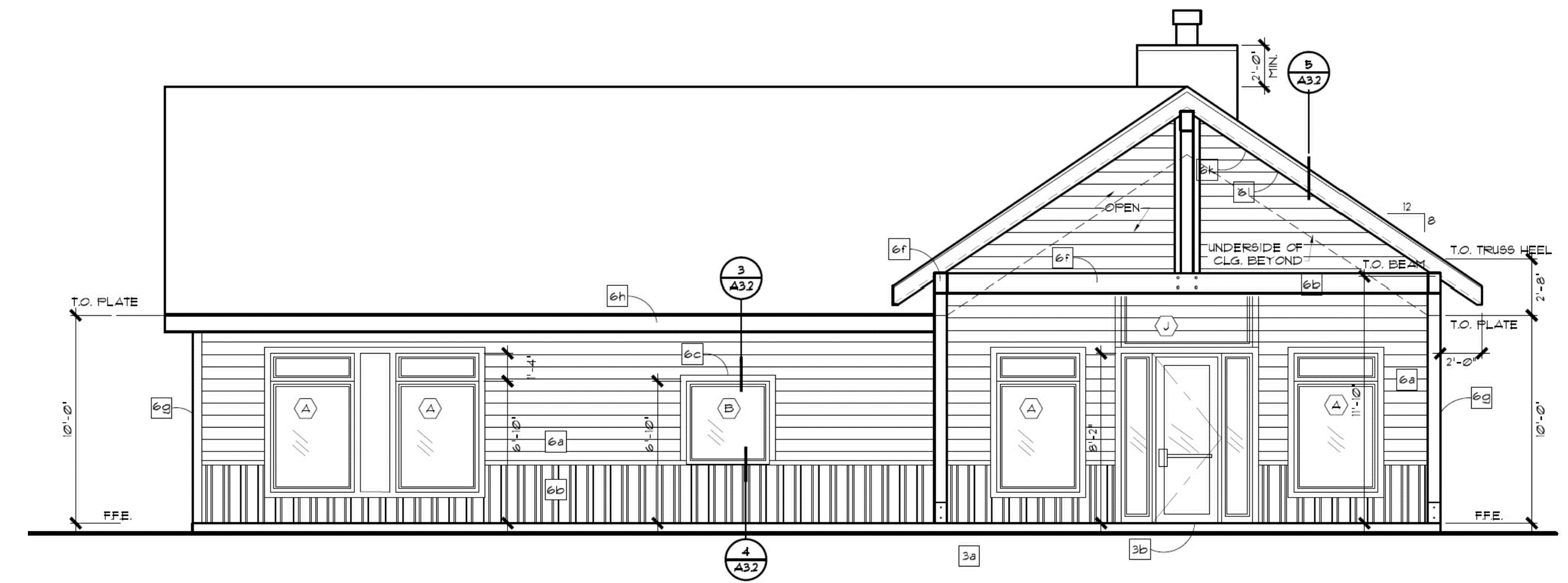
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|----------------|------------|-------------|-----------|
| DATE | 03/04/2021 | SCALE | 1" = 100' |
| FIELD BOOK | N/A | DRAWN | WMS |
| PROJECT NUMBER | 19-342 | DRAWING NO. | 3 OF 5 |

CONCEPT BUILDING DETAILS LATAH GLEN RESIDENTIAL COMMUNITY

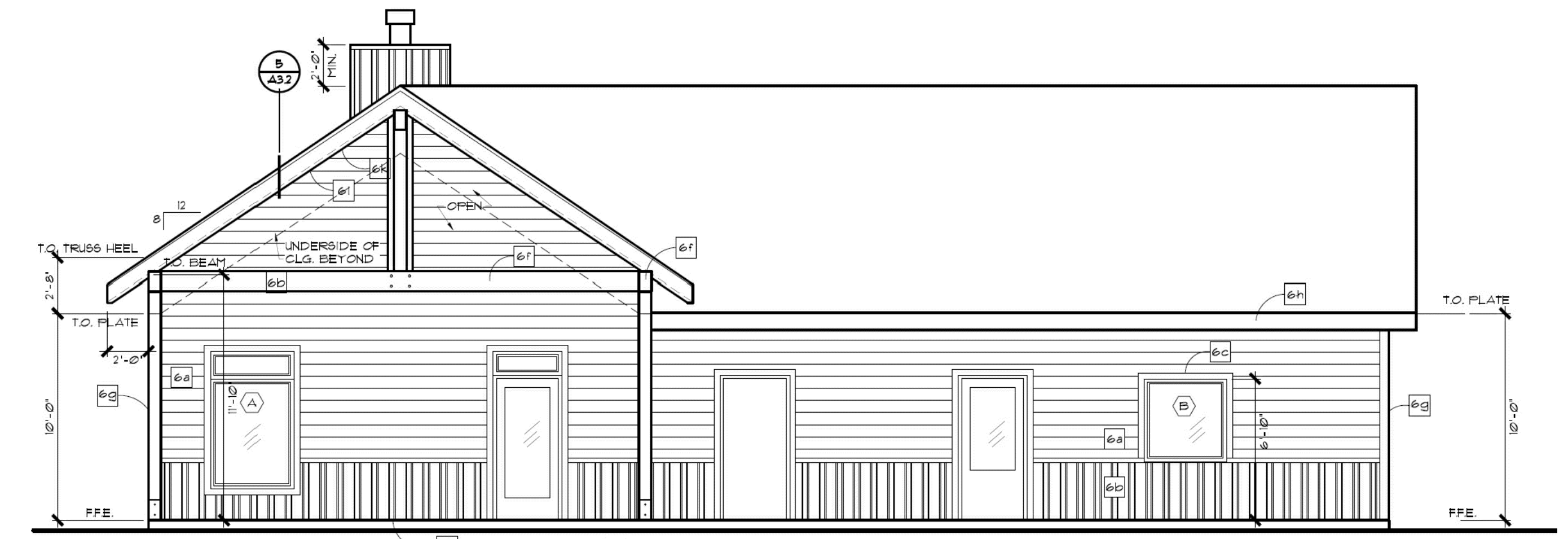
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SECTION 36, TOWNSHIP 25 NORTH, RANGE 43 EAST, W.M., SPOKANE, WASHINGTON



CONCEPT CLUBHOUSE - FLOOR PLAN

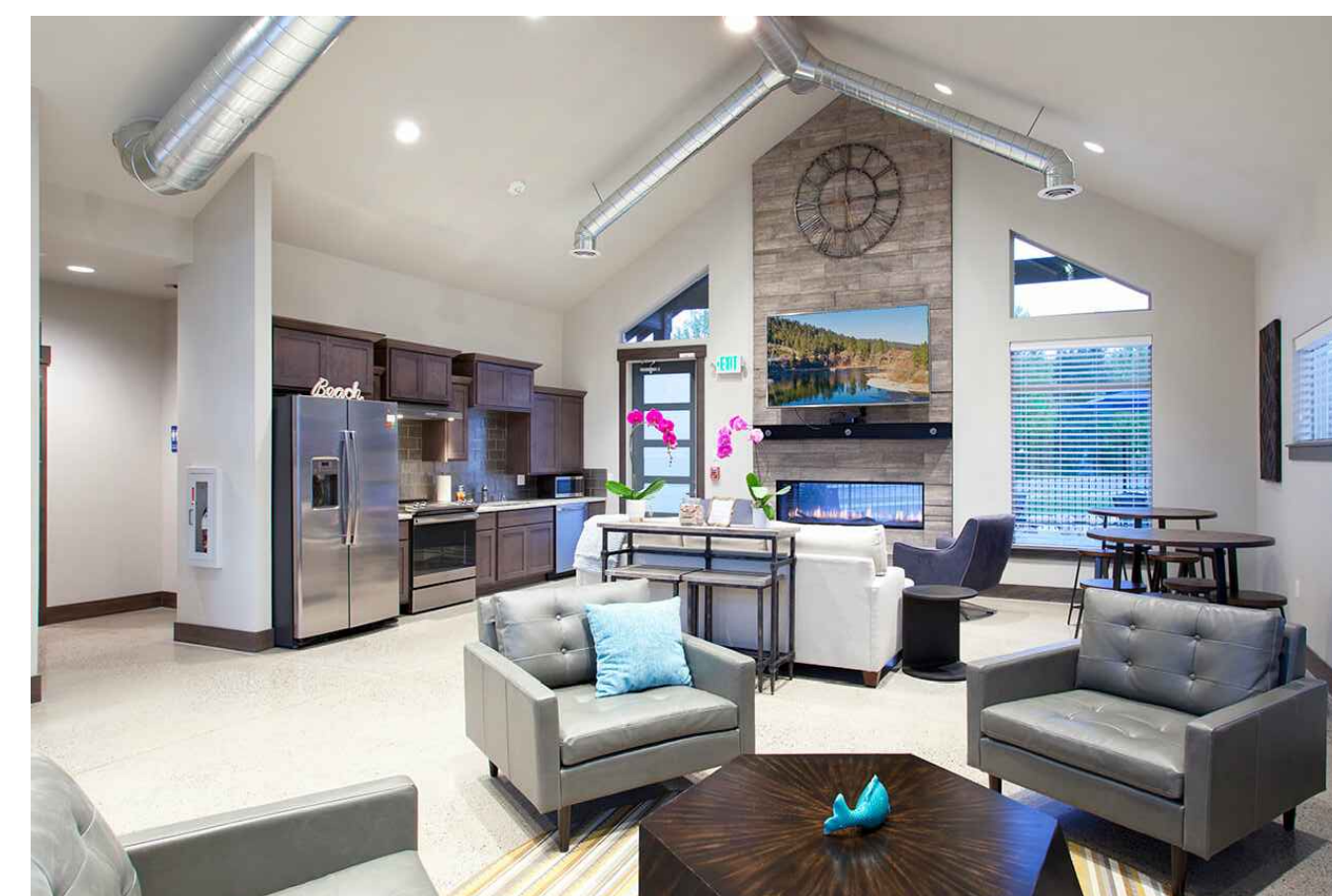


CONCEPT CLUBHOUSE - FRONT ELEVATION



CONCEPT CLUBHOUSE - REAR ELEVATION

CONCEPT CLUBHOUSE - 1,800 SF



CONCEPT CLUBHOUSE - NORTHWEST CHARACTER

CLUBHOUSE NOTES:

1. FINAL DESIGN OF CLUBHOUSE WILL INFORM SITE CHARACTER ELEMENTS INTO A COHESIVE THEME - SEE SHEET 5, CONCEPT ENTRY CHARACTER.
2. FINAL DESIGN OF CLUBHOUSE IN NORTHWEST CHARACTER MAY VARY.

19-342 SITE PLAN EXHIBIT.dwg CLUBHOUSE

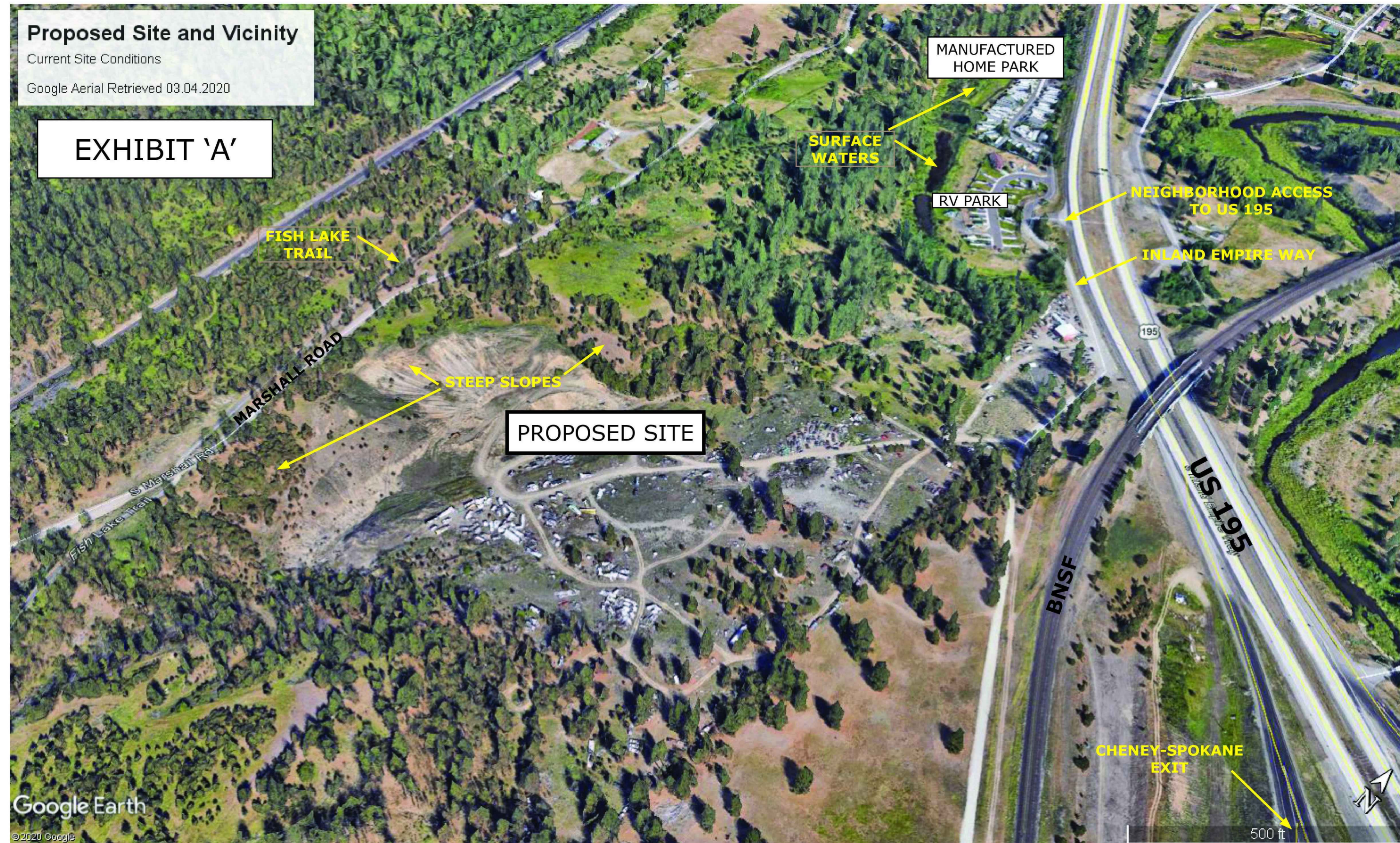
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|--------------------------|-----------------------|
| DATE 03/04/2021 | SCALE N/A |
| FIELD BOOK N/A | DRAWN WMS |
| PROJECT NUMBER 19-342 | DRAWING NO. 4 OF 5 |

NEIGHBORHOOD AND SITE DETAILS LATAH GLEN RESIDENTIAL COMMUNITY

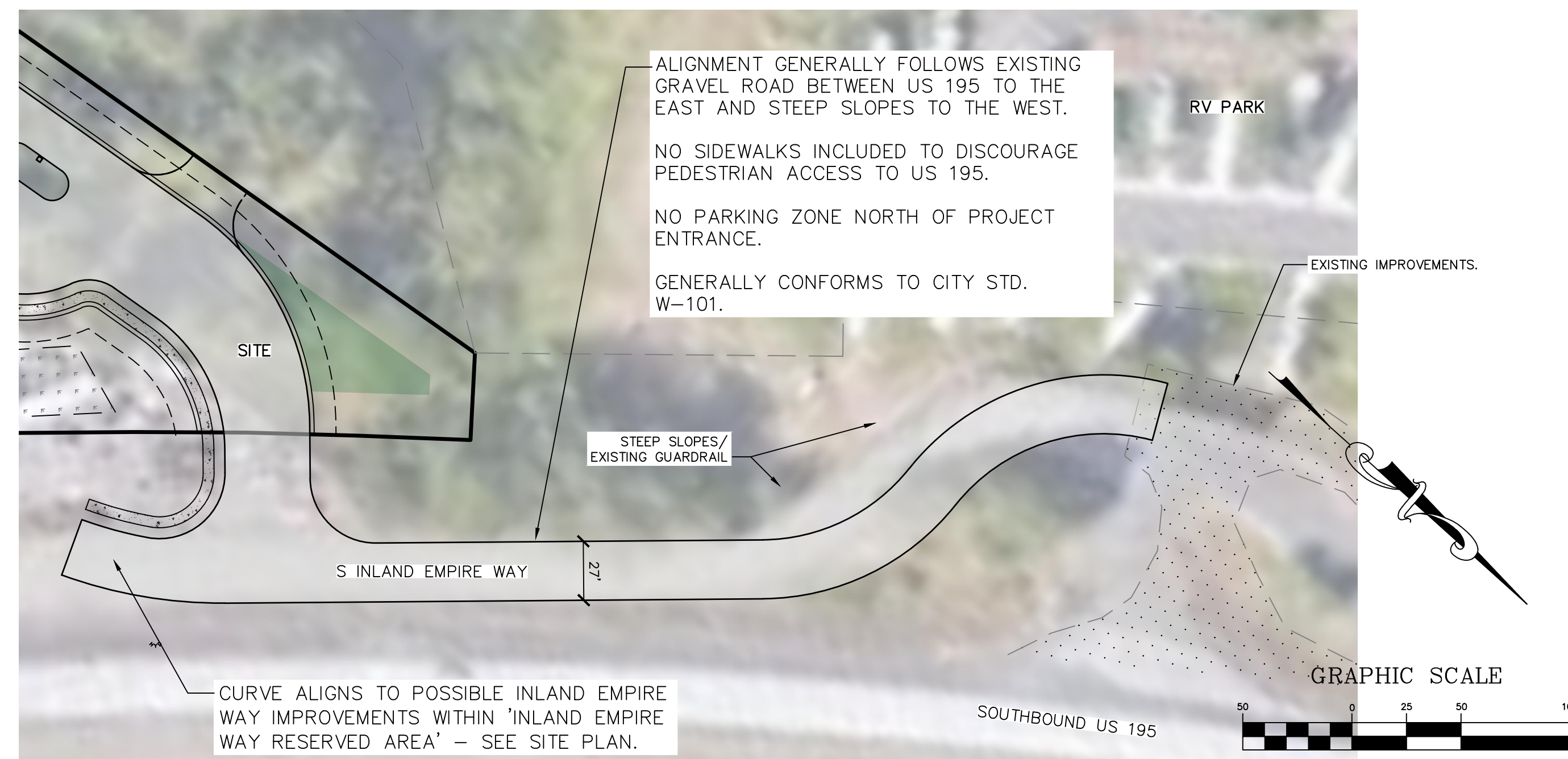
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AND THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER,
SECTION 36, TOWNSHIP 25 NORTH, RANGE 43 EAST, W.M., SPOKANE, WASHINGTON



VICINITY CHARACTER

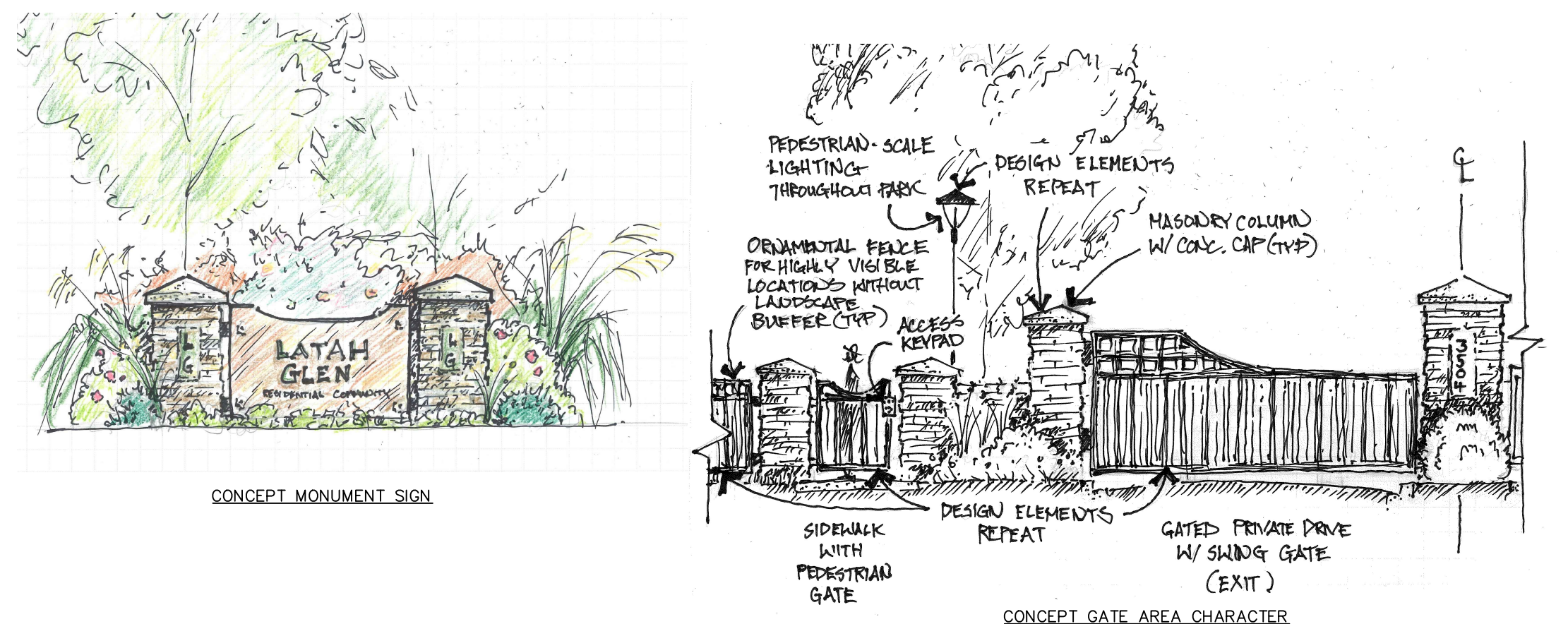
NEIGHBORHOOD CHARACTER

| SHRUBS | CODE | BOTANICAL NAME | COMMON NAME |
|--------|------|--------------------------------------|------------------------|
| AP | | Acer circinosum "Pacific Fire" | Vine Maple |
| BX | | Buxus x 'Green Mountain' | Boxwood |
| CS2 | | Cornus sericea | Red Twig Dogwood |
| CS3 | | Cornus sericea "Flairtime" | Yellow Twig Dogwood |
| HS | | Hibiscus syriacus "Blue Satin" | Blue-Flowered Hibiscus |
| HA2 | | Hydrangea anomala petaloides | Quinceleaf Hydrangea |
| IX | | Ilex x meserveae "Blue Boy" TM | Blue Boy Holly |
| IX2 | | Ilex x meserveae "Blue Girl" TM | Blue Girl Holly |
| J5 | | Juniperus scopulorum "Wichita Blue" | Wichita Blue Juniper |
| | | Nolina aquilinum | Oregon Grape |
| PF | | Potentilla fruticosa "Gold Star" | Gold Star Potentilla |
| PL | | Prunella lauro-coccinea "Crisp Leaf" | Luxuriant Laurel |
| SA | | Parthenocissus vitacea | Scarlet Clematis |
| SA | | Parthenocissus vitacea "Crisp Leaf" | Luxuriant Laurel |
| TK | | Taxus x media "Autumn Water" | Autumn Water Spruce |
| TD | | Taxus x media "Densiformis" | Dense Yew |
| VO | | Viburnum coccineum "Nanum" | Eastern Spice Viburnum |
| VP | | Viburnum prunifolium "Daisylike" | Daisylike Viburnum |
| WF | | Wegelia florida "Eleva" TM | Wedgeleaf |



CONCEPT ENTRY/SITE CHARACTER NOTES:

- GATE EQUIPPED WITH KNOX BOX FOR EMERGENCY VEHICLE ACCESS.
- SITE SIGNAGE, GATE, VISIBLE FENCING, LIGHTING, AND SEATING TO COMPLEMENT THE NORTHWEST CHARACTER OF THE CLUBHOUSE FINAL DESIGN.
- FINAL DESIGN MAY VARY.



CONCEPT COHESIVE ENTRY/SITE CHARACTER

PLANT LIST

19-342 SITE PLAN EXHIBIT.dwg NEIGH + SITE INFO

CONCEPT S. INLAND EMPIRE WAY IMPROVEMENTS

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| DATE | 03/04/2021 | SCALE | N/A |
| FIELD BOOK | N/A | DRAWN | WMS |
| PROJECT NUMBER | 19-342 | DRAWING NO. | 5 OF 5 |