

CONTEXT/SITE ANALYSIS

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



NOTES:

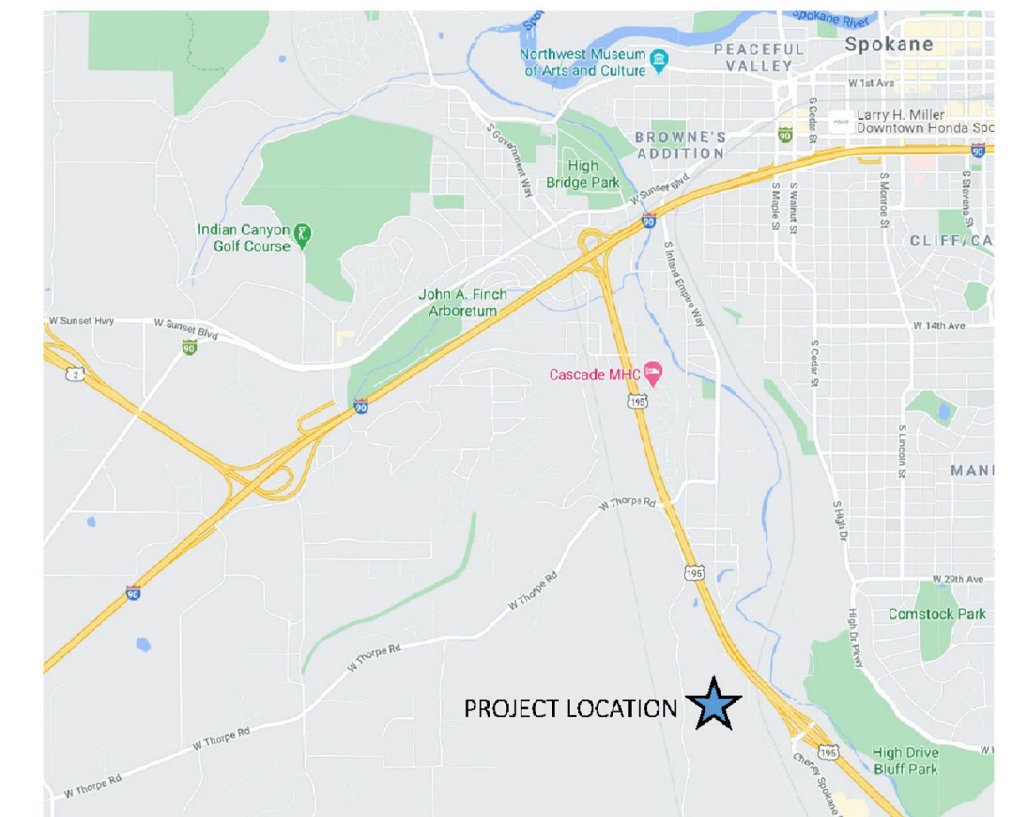
1. TOPOGRAPHICAL AND BOUNDARY INFORMATION SHOWN WAS OBTAINED FROM SPOKANE COUNTY PUBLIC INFORMATION AND DOES NOT REPRESENT ACTUAL SURVEY INFORMATION.
2. TOPOGRAPHICAL AND BOUNDARY INFORMATION SHOWN IS FOR CONCEPTUAL SITE PLANNING AND REVIEW ONLY.

LEGEND

- | | |
|--|--|
|  | PROPOSED MANUFACTURED HOME PARK/PUD BOUNDARY |
|  | EXISTING PROPERTY LINE |
|  1850 | MAJOR CONTOUR (10' C.I.) |
|  | MINOR CONTOUR (2' C.I.) |
|  -27% | SLOPE DIRECTION AND GRADIENT |
|  | EXISTING GRAVEL ROAD |
|  | EXISTING ASPHALT ROAD |
|  | TREE/VEGETATION EXTENTS |

VIEW DETAIL CALLOUT

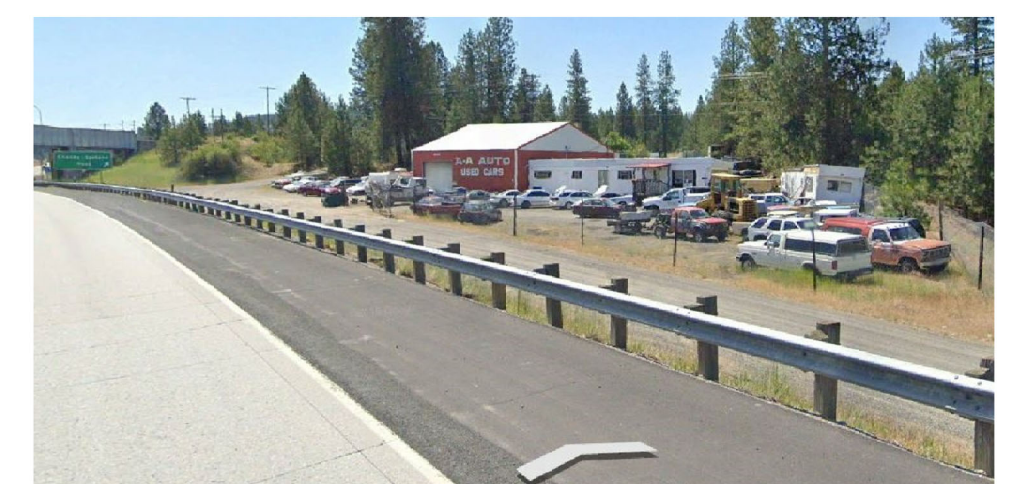
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SOUTHWEST SITE FRONTAGE FROM MARSHALL ROAD



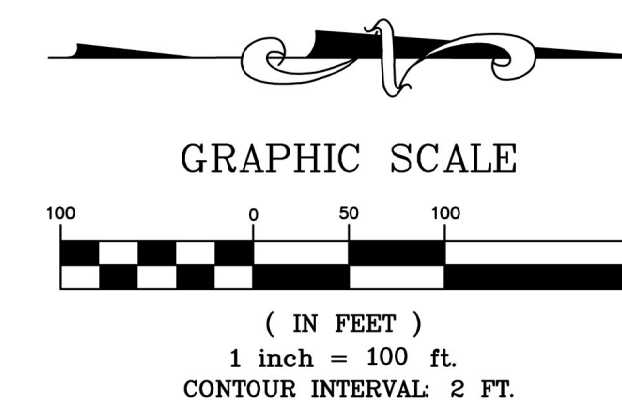
NORTHWEST SITE FRONTAGE FROM MARSHALL ROAD



SITE FRONTAGE FROM SR 195 AT PRIMARY ACCESS



SR 195 AT INLAND EMPIRE WAY



DATE 05/19/2021	SCALE 1" = 100'
FIELD BOOK N/A	DRAWN WMS
PROJECT NUMBER 19-342	DRAWING NO. 1 OF 5

SITE PLAN

LATAH GLEN RESIDENTIAL COMMUNITY

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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
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NOTES

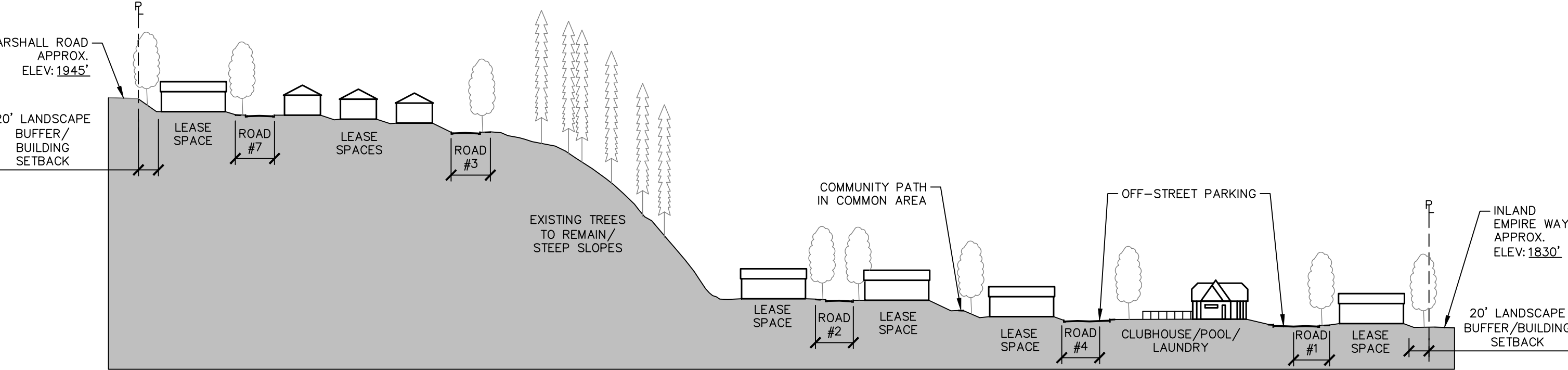
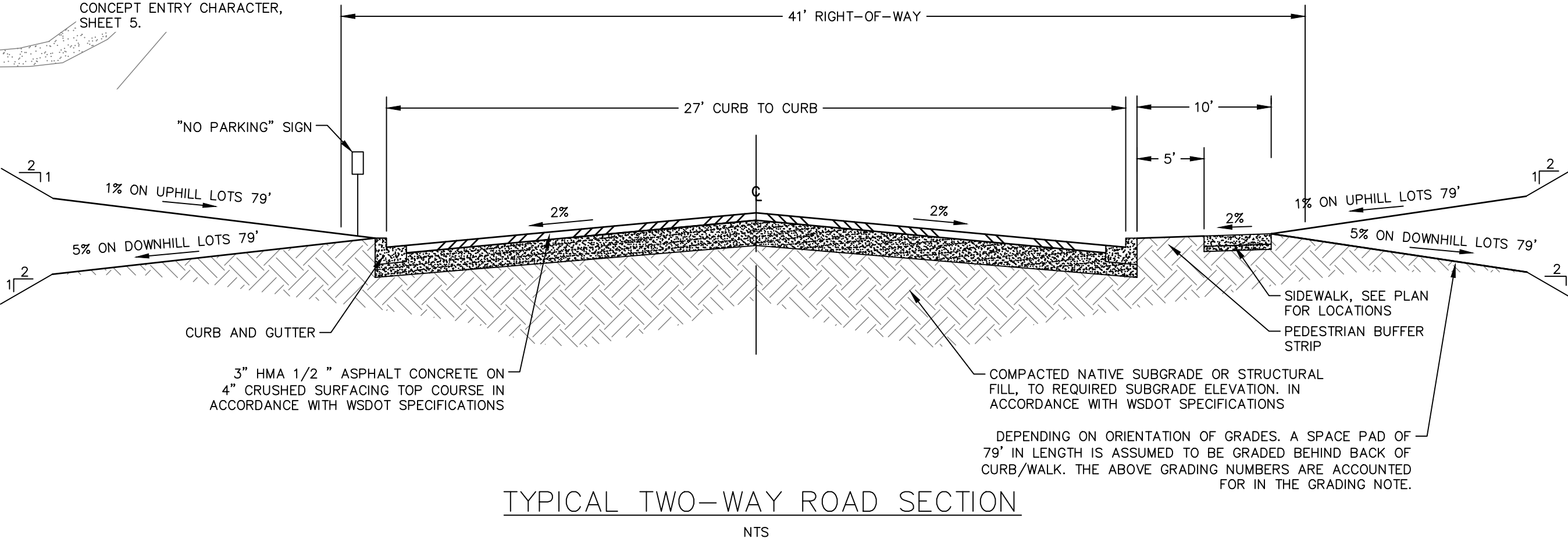
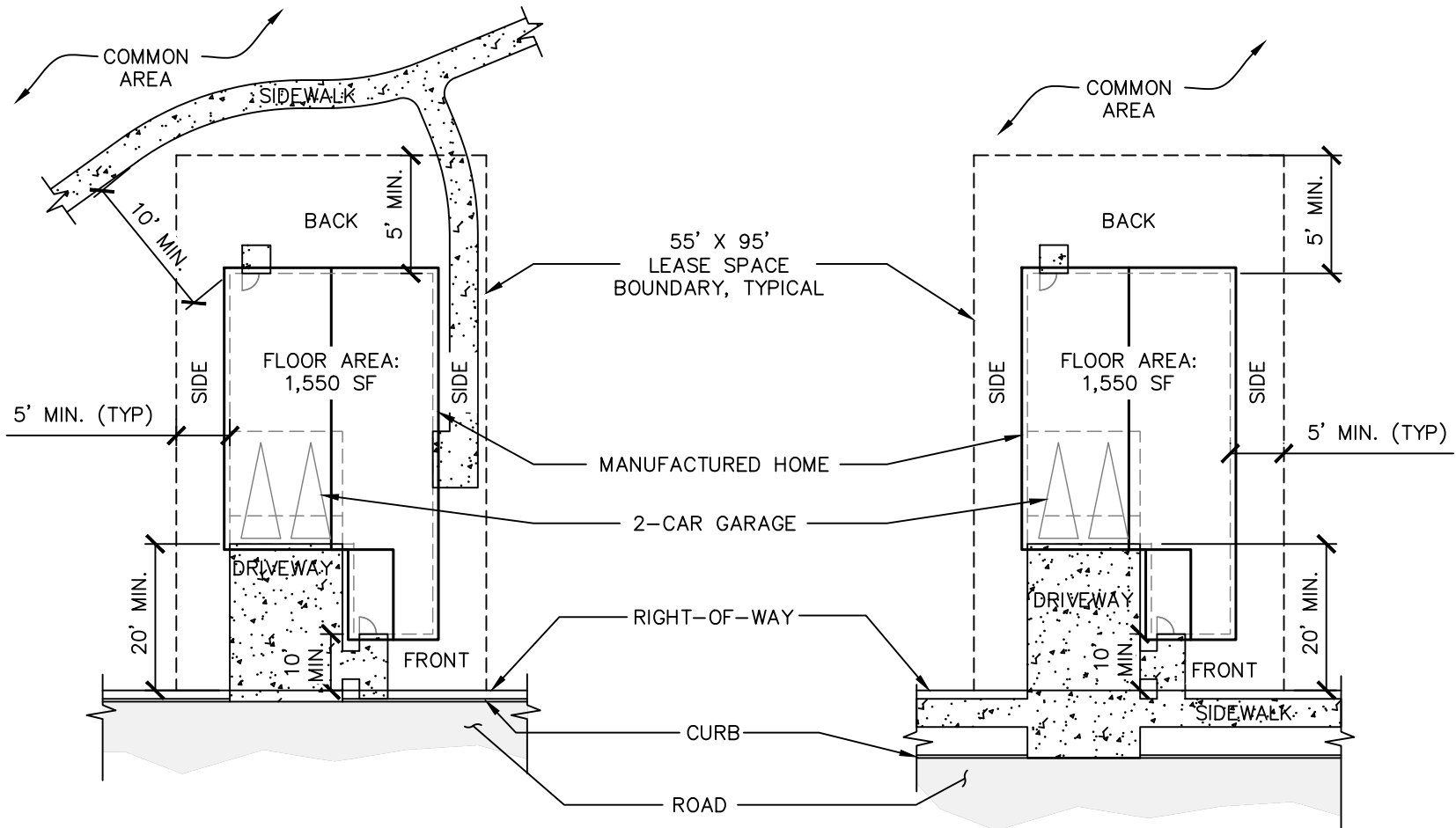
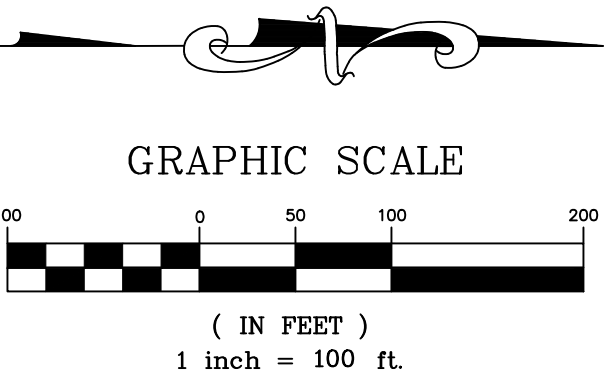
1. ALL SIGNS AND LIGHTS SHALL BE INSTALLED PER CITY OF SPOKANE STANDARDS.
2. SEE CIVIL ENGINEERING PLANS AND ANALYSIS FOR MORE INFORMATION ON STORMWATER DRAINAGE, WATER, AND SANITARY SEWER.

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	20' MINIMUM
SANITARY SEWER	10' MINIMUM
WATER PURVEYOR	10' MINIMUM FROM ANY OTHER HOME OR SIDEWALK
PROPOSED USE	152 ONE-STORY MANUFACTURED HOMES
BUILDING SETBACKS:	313,020 SF
BOUNDARY OF PARK SETBACK	.13:1
FRONT YARD SETBACK	35'
SIDE YARD SETBACK	42.03 ACRES
NUMBER OF PROPOSED UNITS	34.99 ACRES
BUILDING COVERAGE	7.04 ACRES
FLOOR AREA RATIO	
NET AREA	
PRIVATE ROAD AREA	
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
- TREE/VEGETATION EXTENTS



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

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FIELD BOOK	N/A	DRAWN	WMS
PROJECT NUMBER	19-342	DRAWING NO.	2 OF 5



FISH LAKE TRAIL
• CLASS 1 RECREATIONAL TRAIL
• ALTERNATIVE TRANSPORTATION



PEDESTRIAN SYSTEM FEATURES/CHARACTER

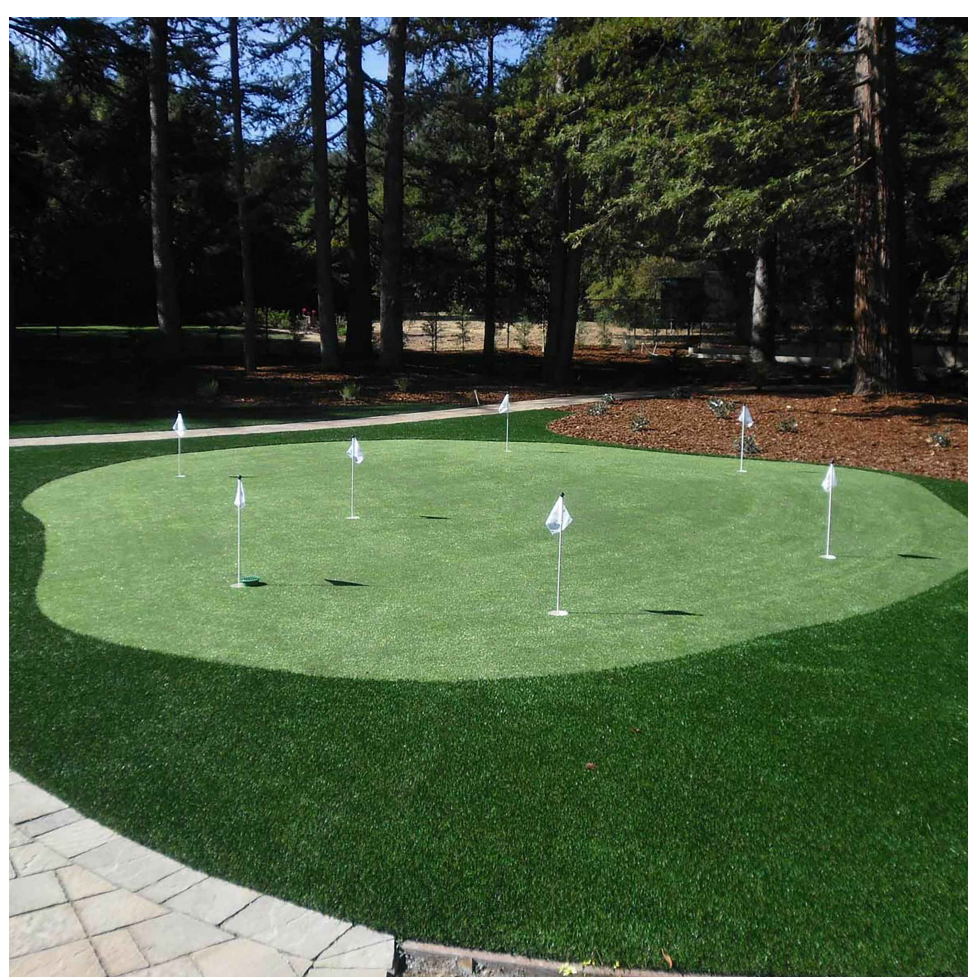
FINAL DESIGN OF PEDESTRIAN SYSTEM CHARACTER ELEMENTS TO COMPLEMENT NORTHWEST CHARACTER OF THE FINAL CLUBHOUSE DESIGN. STANDARD BENCH, SIGNAGE, AND PEDESTRIAN-SCALE LIGHTING WILL BE SPECIFIED AS PART OF A COHESIVE SITE CHARACTER - SEE SHEETS 4 AND 5 FOR CLUBHOUSE AND RELATED CONCEPT ENTRY CHARACTER.



WAYFINDING/IDENTITY SIGNAGE (A)



SEATING NODE WITH PLANTINGS (B)



RECREATION NODE - PUTTING GREEN (C)

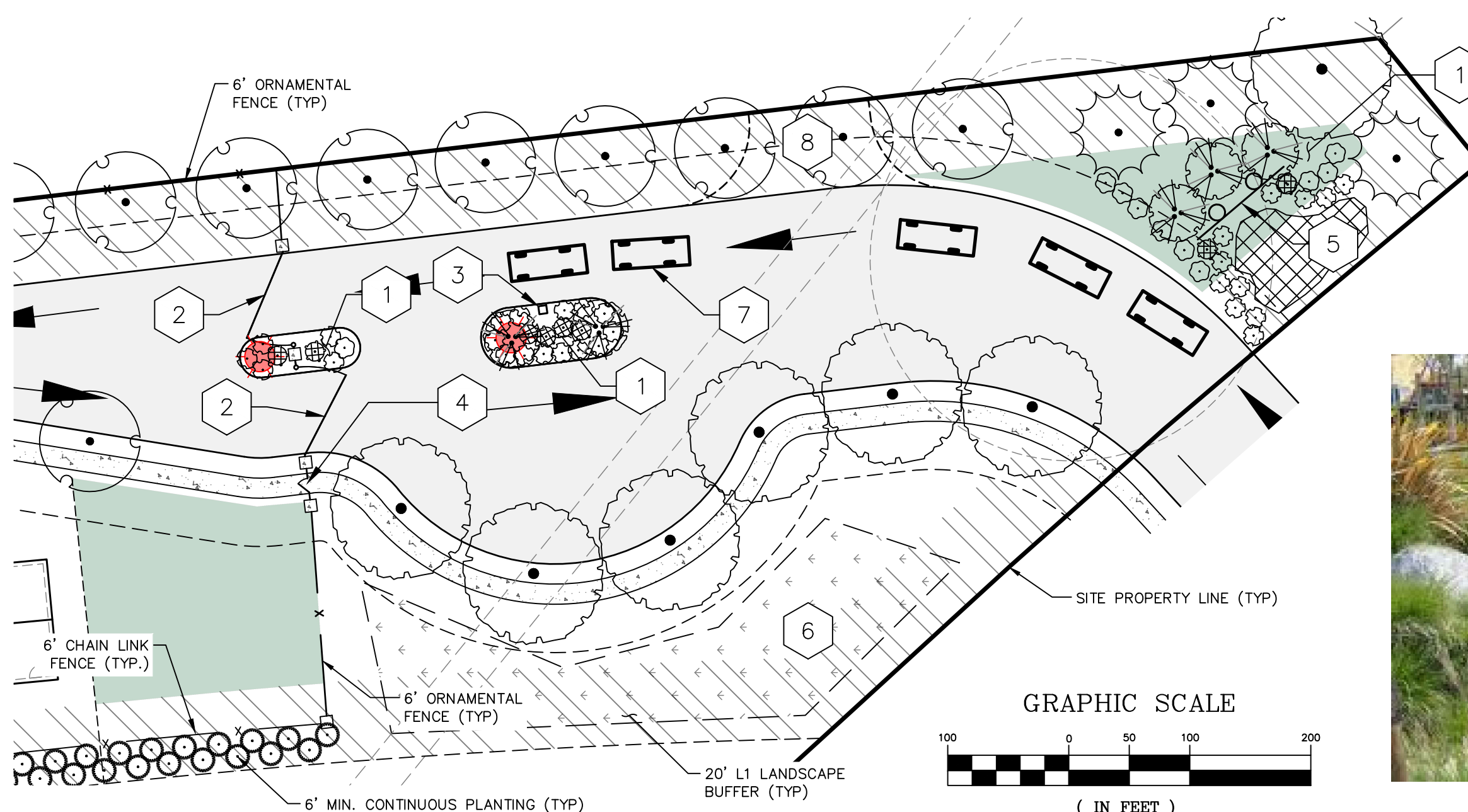


RECREATION NODE - CLUBHOUSE (D)

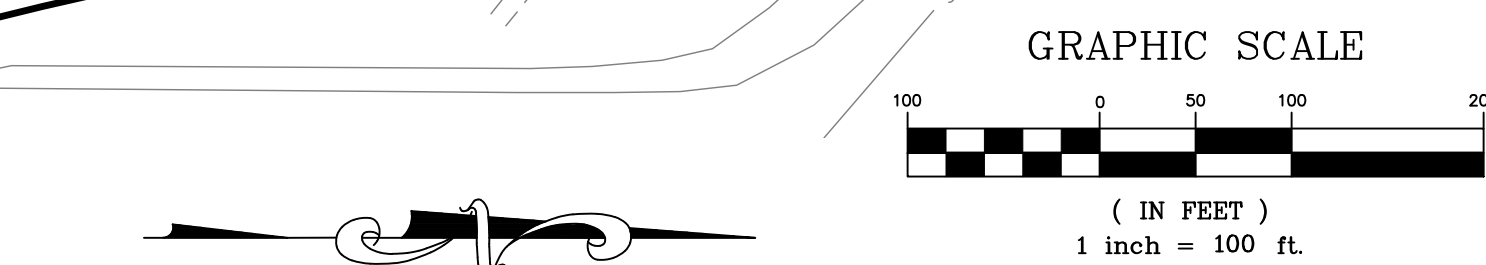
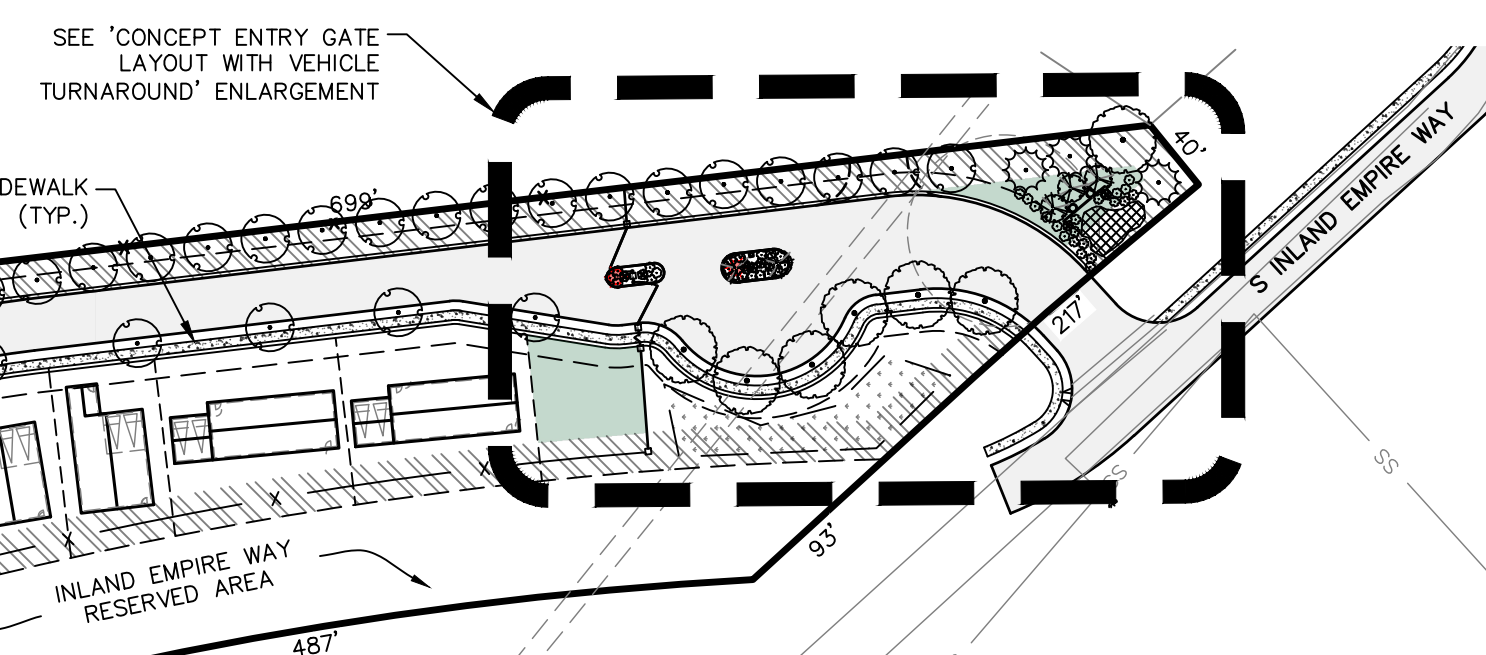
SITE PLAN - DESIGN CHARACTER LATAH GLEN RESIDENTIAL COMMUNITY

CALLOUTS

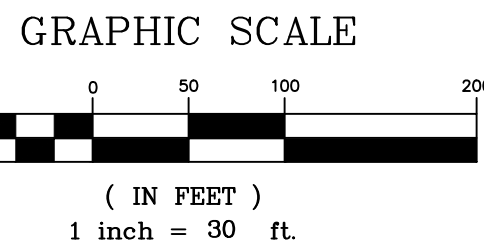
- 1 PLANTER - DECIDUOUS AND EVERGREEN TREES, SHRUBS, AND PERENNIALS (TYP)
- 2 ORNAMENTAL VEHICLE GATE WITH MASONRY COLUMNS - SEE SHEET 5 FOR ENTRY AREA CHARACTER AND NOTES.
- 3 GATE KEYPAD (TYP)
- 4 PEDESTRIAN GATE WITH CONTROLLED ACCESS (TYP)
- 5 MASONRY MONUMENT SIGN - SEE SHEET 5 FOR SIGN CHARACTER 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



BIORETENTION STORMWATER SWALE CHARACTER



TREE PALLETTE

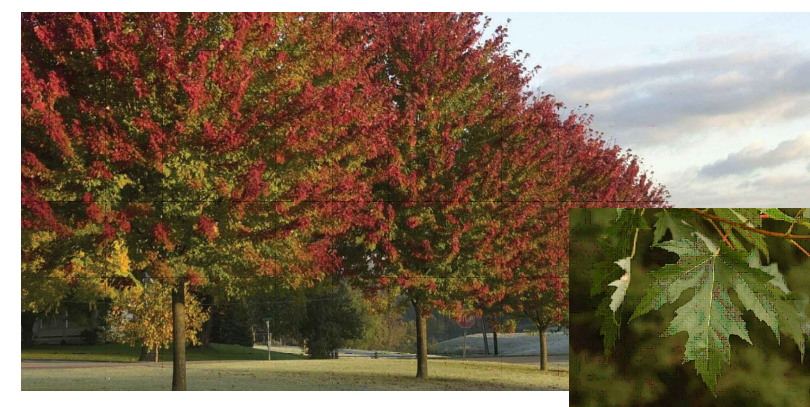
TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE
	AR2	Acer rubrum 'Bowhall'	Bowhall Maple	2" Cal.
	AR	Acer rubrum 'October Glory' TM	October Glory Maple	2" Cal.
	AC	Acer x freemanii 'Celebration' TM	Celebration Maple	2" Cal.
	GI	Gleditsia triacanthos inermis 'Sunburst'	Sunburst Thornless Honey Locust	2" Cal.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



BOWHALL MAPLE



OCTOBER GLORY MAPLE



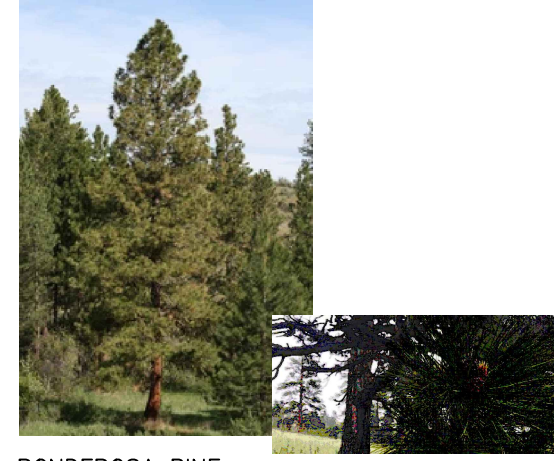
CELEBRATION MAPLE



SUNBURST HONEYLOCUST



SPRING SNOW CRABAPPLE



PONDEROSA PINE

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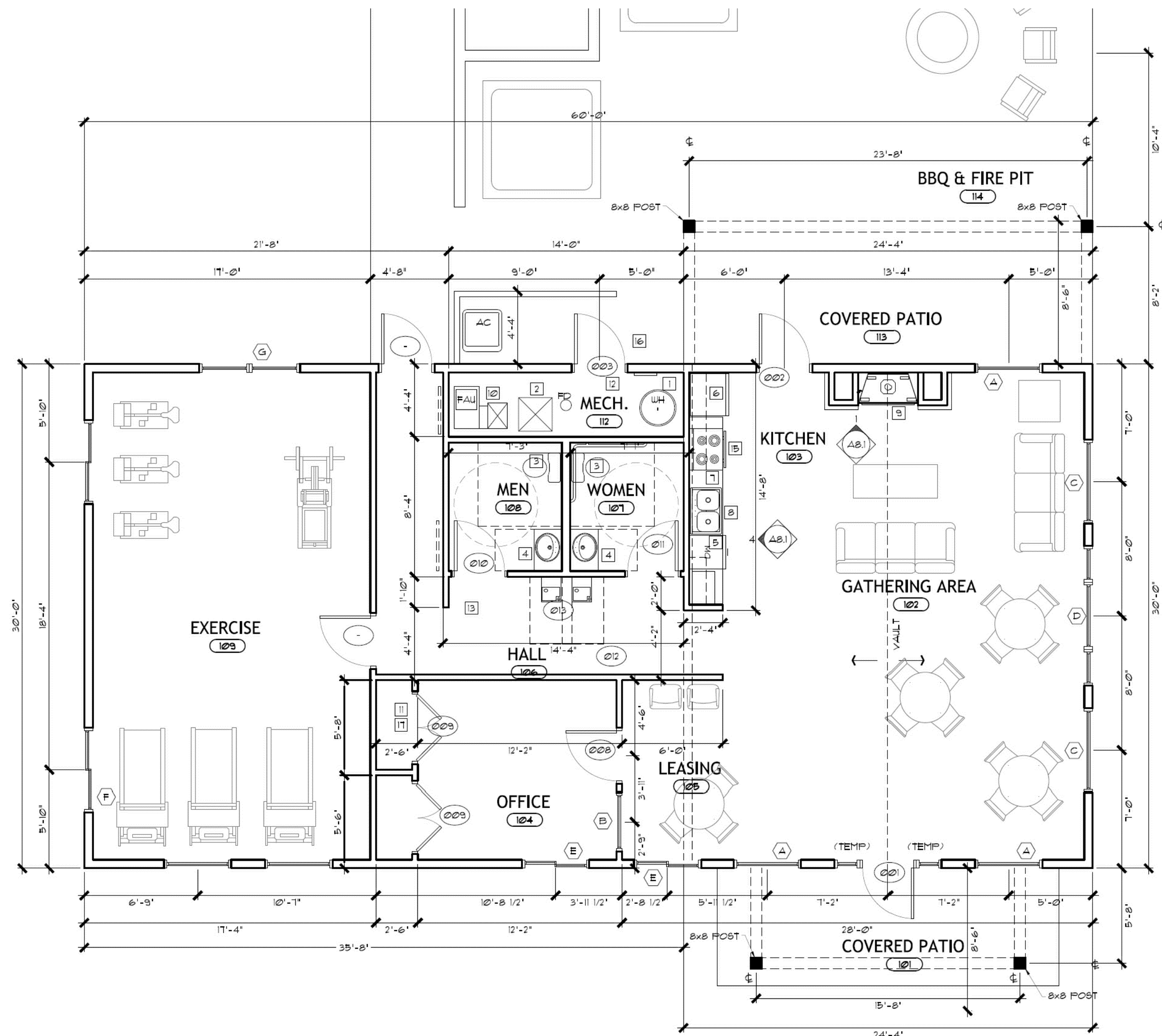
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DATE 05/19/2021	SCALE 1" = 100'
FIELD BOOK N/A	DRAWN WMS
PROJECT NUMBER 19-342	DRAWING NO. 3 OF 5

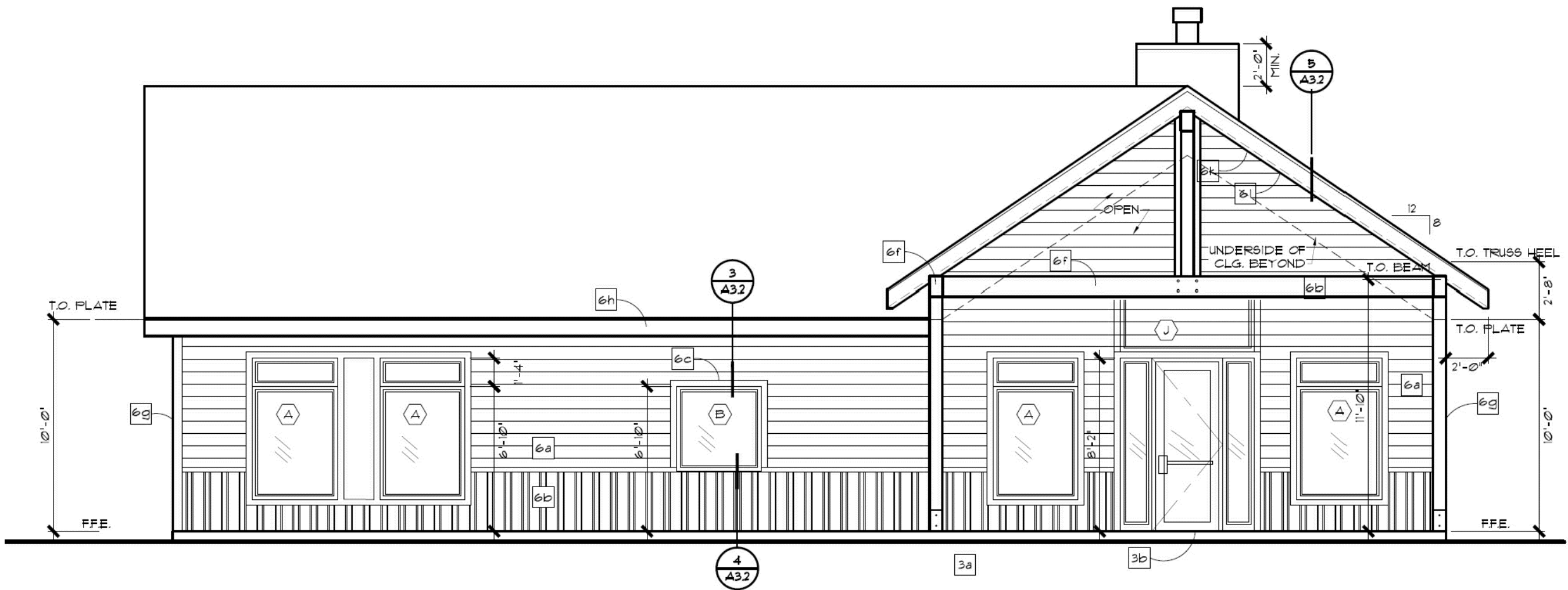
CONCEPT BUILDING DETAILS

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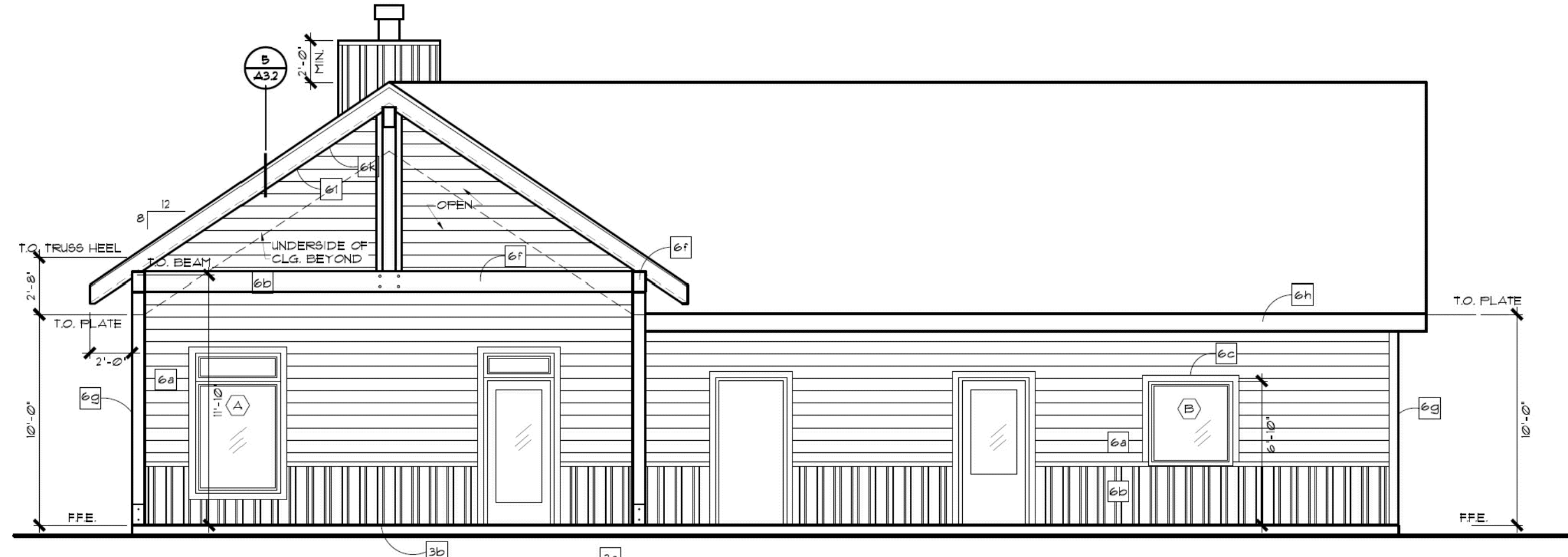
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CONCEPT CLUBHOUSE — FLOOR PLAN



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.

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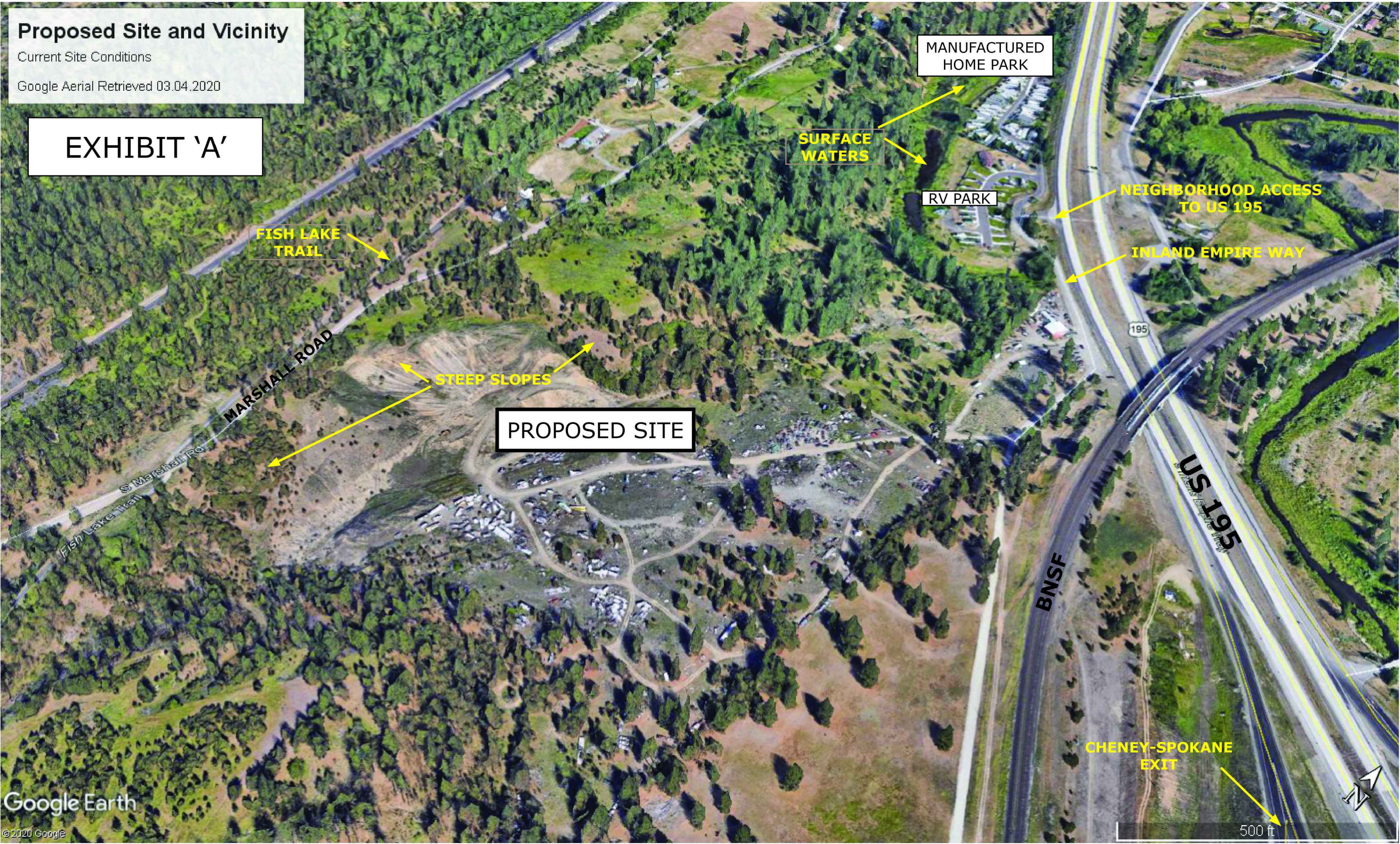
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DATE	05/19/2021	SCALE	N/A
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NEIGHBORHOOD AND SITE DETAILS

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VICINITY CHARACTER

NEIGHBORHOOD CHARACTER

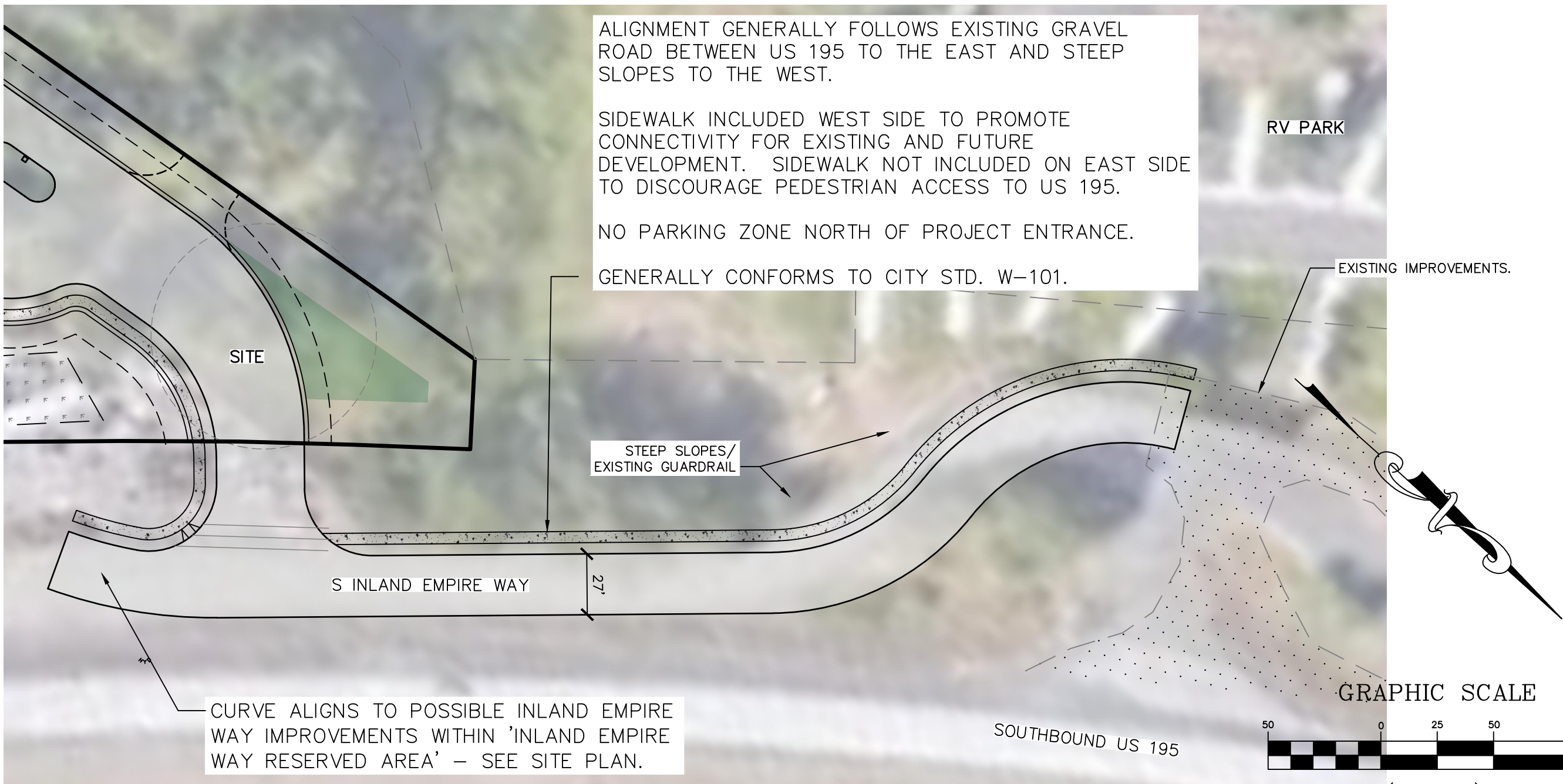
SHRUBS	CODE	BOTANICAL NAME	COMMON NAME
AP	AP	Acer circinatum "Pacific Fire"	Vine Maple
BX	BX	Buxus x "Green Mountain"	Burweed
CS3	CS3	Cornus verticillata	Red Twig Dogwood
CS3	CS3	Cornus sericea "Flairama"	Yellow Twig Dogwood
HS	HS	Hibiscus syriacus "Blue Sails"	Rose of Sharon
HA2	HA2	Hydrangea arborescens	Oregonian
HA2	HA2	Hydrangea anomala petiolaris	Climbing Hydrangea
IX	IX	Ilex x "meserveae" "Blue Boy" TM	Blue Boy Holly
IX2	IX2	Ilex x "meserveae" "Blue Girl" TM	Blue Girl Holly
JS	JS	Juniperus scopulorum "Wichita Blue"	Wichita Blue Juniper
JS	JS	Naharia aquatilis	Oregon Grape
PF	PF	Potentilla fruticosa "Gold Star"	Gold Star Potentilla
PL	PL	Prunus laurocerasus "Otto Luyken"	Laurustin Laurel
SA	SA	Parthenocissus vitacea	Scarlet Freckles
TX	TX	Spiraea x "Spiraea" "Anthony Waterer"	Anthony Waterer Spiraea
TD	TD	Taxus x media "Densiformis"	Dense Yew
VO	VO	Viburnum coccineum "Nanum"	Dwarf European Viburnum
VP	VP	Viburnum plicatum "Doisylette"	Douglas Viburnum
VP	VP	Weigelia florida "Evelyn" TM	Weigelia

ANNUAL/PERENNIALS	CODE	BOTANICAL NAME	COMMON NAME
DR	DR	Dryopteris filix-mas "Redwood"	Redwood Fern
HC2	HC2	Hemerocallis x "Alabama Jubilee"	Daylily
HC3	HC3	Hemerocallis x "Salle de Oro"	Salle de Oro Daylily
HA	HA	Hosta x "Fragrant Blue Hosta"	Fragrant Blue Hosta
PC2	PC2	Perovskia atrorubra	Russian Sage
PC2	PC2	Phlox subulata "Cotton Candy"	Cotton Candy Creeping Phlox
PC2	PC2	Phlox subulata "Emerald Blue"	Emerald Blue Moss Phlox
PC2	PC2	Polydichum multiflorum	Western Sword Fern
PC2	PC2	Rudbeckia hirta "Goldstrum"	Coreopsis

GRASSES	CODE	BOTANICAL NAME	COMMON NAME
CK	CK	Calamagrostis x "acutiflora" "Avalanche"	Feather Reed Grass
MS	MS	Miscanthus sinensis "Morning Light"	Eulalia Grass

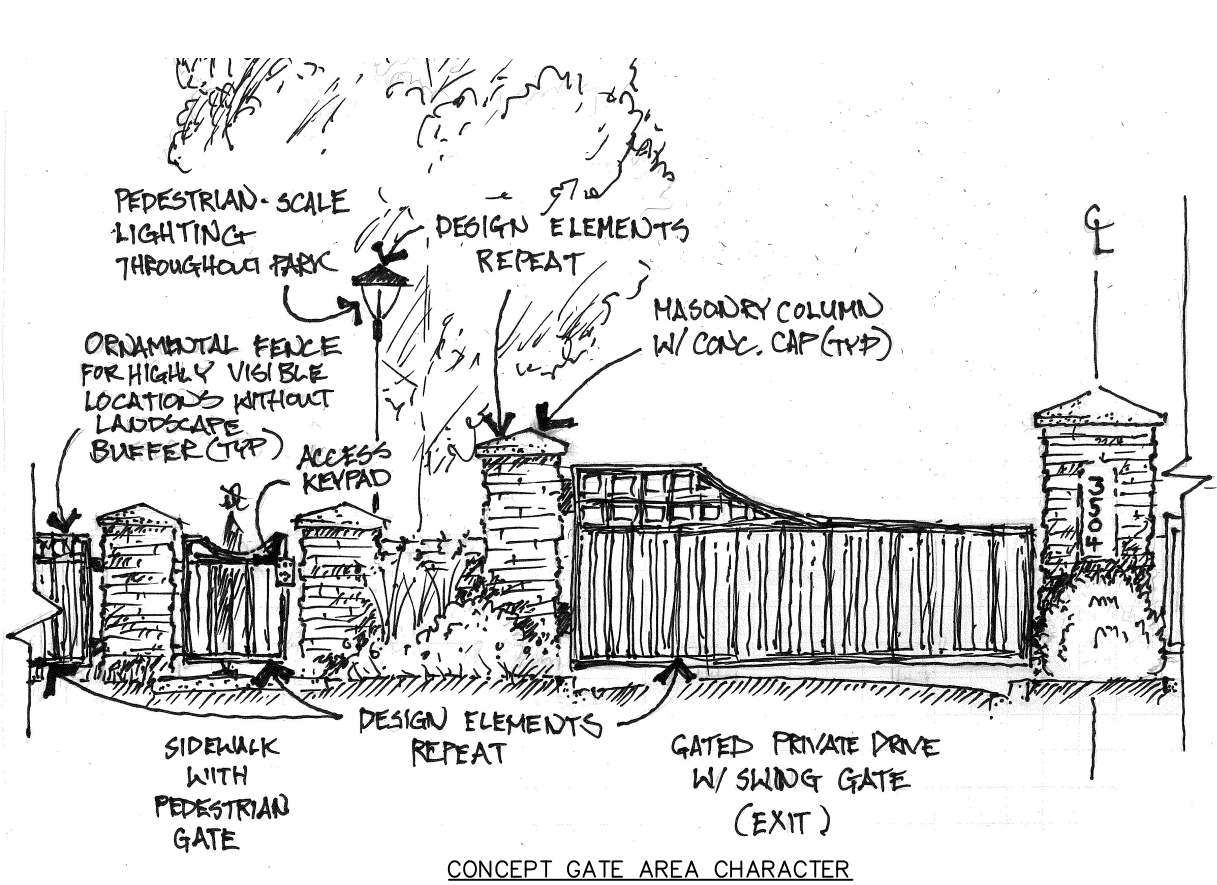
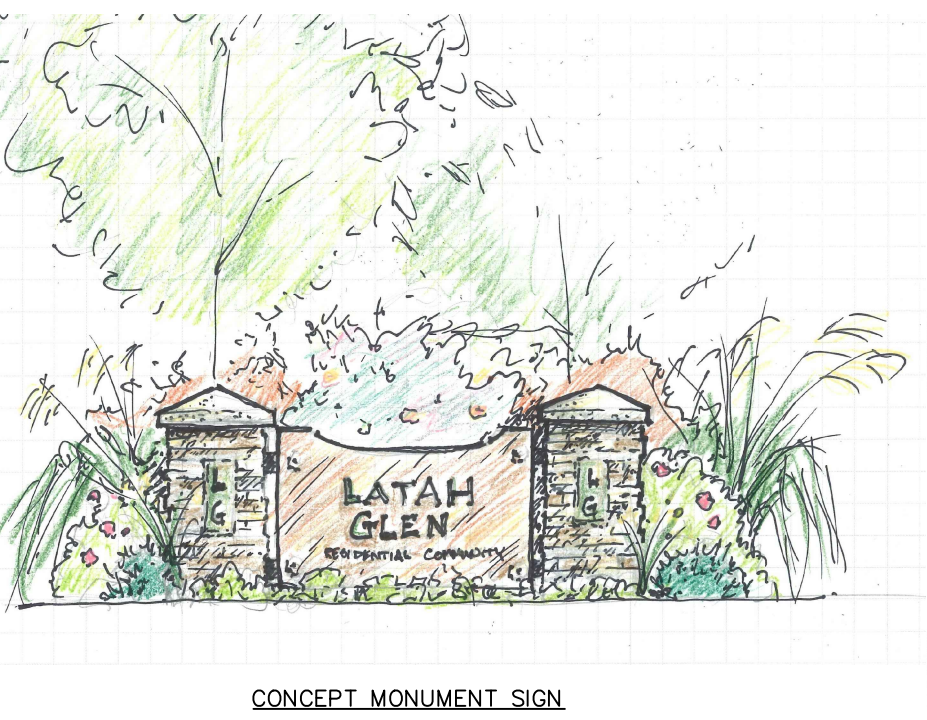
SHRUB AREAS	BOTANICAL NAME	COMMON NAME
Juniperus horizontalis "Blue Chip"	Blue Chip Juniper	

GROUND COVERS	BOTANICAL NAME	COMMON NAME
Antrostaphylos ura-uni "Massachusetts"	Massachusetts Manzanita	
Poa annua	Poa annua	



CONCEPT ENTRY/SITE CHARACTER NOTES:

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



CONCEPT COHESIVE ENTRY/SITE CHARACTER

PLANT LIST

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