

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

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.

LEGEND

- PROJECT BOUNDARY
- RIGHT OF WAY
- LEASE SPACE LINE
- EASEMENT LINE
- BUILDING SETBACK
- ASPHALT ROADWAY
- PEDESTRIAN PATH/AREA
- ACCESSIBLE COMMON OPEN SPACE AREAS
- COMMON OPEN SPACE AREAS (30%+ SLOPE AND/OR GEO-CONSTRAINED)
- REQUIRED L1 LANDSCAPE BUFFER - FUTURE LANDSCAPE PLAN FOR BUFFER REQUIRED.
- STORMWATER SWALE
- TREE/VEGETATION EXTENTS

DATA TABLE

PARCEL NUMBERS	25364.0001
EXISTING STRUCTURES/USES	AUTO SALVAGE YARD RESIDENTIAL SINGLE FAMILY
ZONING	CITY OF SPOKANE MANUFACTURED HOME PARK
SANITARY SEWER	
WATER PURVEYOR	
PROPOSED USE	
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	157 ONE-STORY MANUFACTURED HOMES
BUILDING COVERAGE	313,020 SF
MAX. BUILDING HEIGHT	35'
TOTAL AREA	39.44 ACRES
PRIVATE ROAD AREA	6.78 ACRES
NET AREA	32.66 ACRES
NET DENSITY	4.81 UNITS/ACRE
TOTAL COMMON OPEN SPACE	11.13 ACRES (28.2% OF TOTAL AREA)
ACCESSIBLE COMMON OPEN SPACE	3.23 ACRES (8.2% OF TOTAL AREA) - PER 09.20.2020 GEOTECH REPORT RECOMMENDATIONS, THE AREA IS SUITABLE FOR THE PROPOSED DEVELOPMENT.
CONSTRAINED COMMON OPEN SPACE	7.9 ACRES (20.0% OF TOTAL AREA) - STEEP SLOPES, VISUALLY ACCESSIBLE.
NATURAL FEATURES	STEEP SLOPES WITH TREES AND OTHER VEGETATION
REFUSE COLLECTION	INDIVIDUAL CONTAINERS WITH CURBSIDE PICK-UP
PUBLIC TRANSIT	NOT AVAILABLE

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

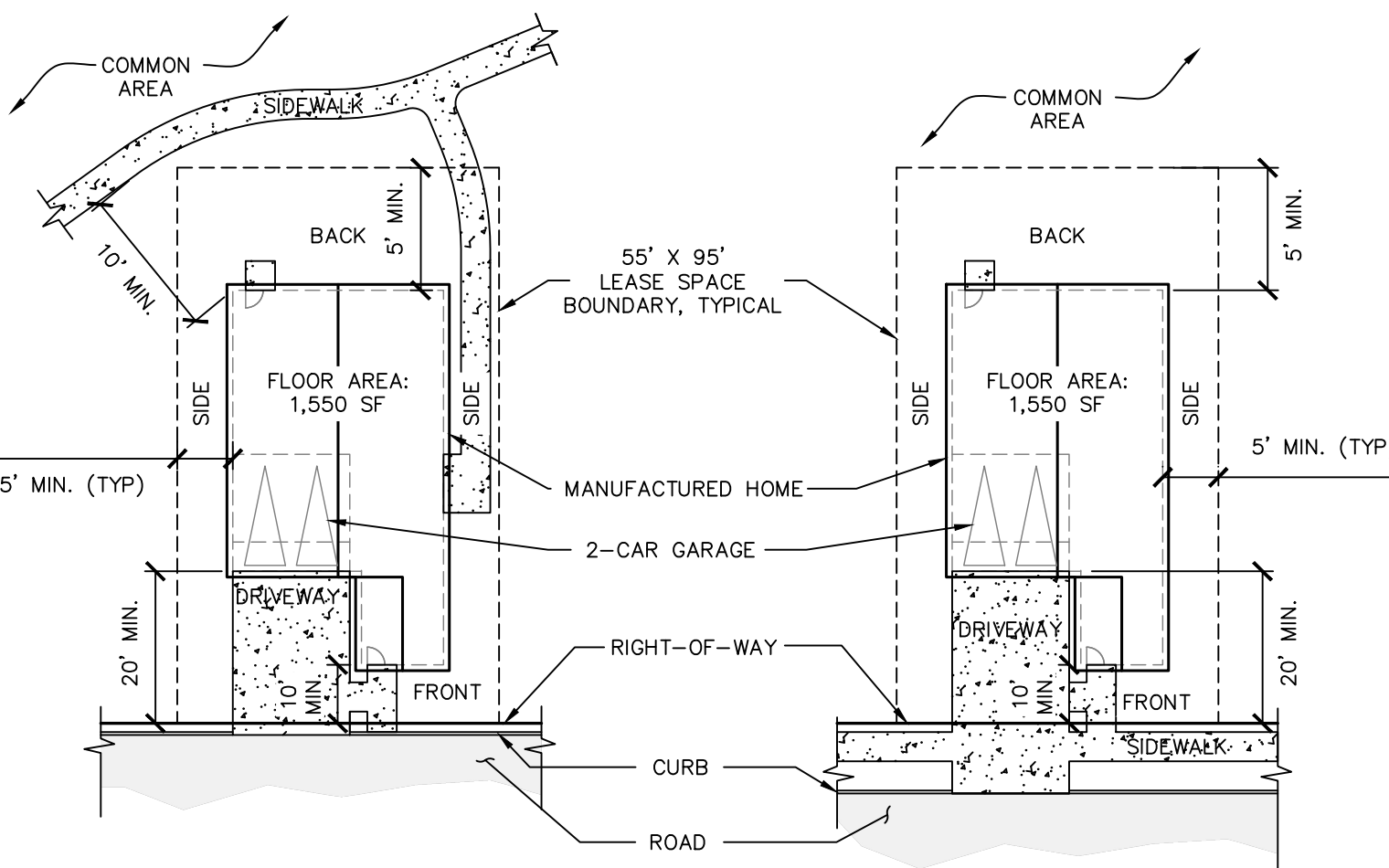
STORHAUG ENGINEERING
510 EAST THIRD AVENUE
SPOKANE, WASHINGTON 99202
(509) 242-1000



GRAPHIC SCALE

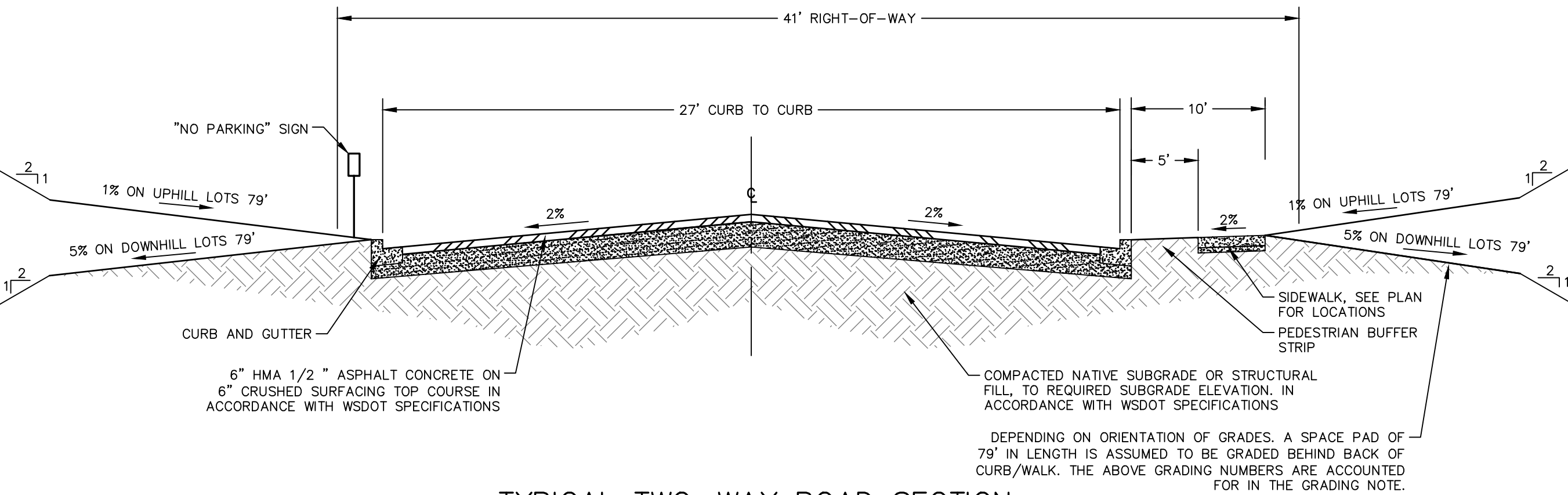
(IN FEET)

1 inch = 100 ft.



TYPICAL LEASE SPACE
SIDEWALK IN COMMON AREA

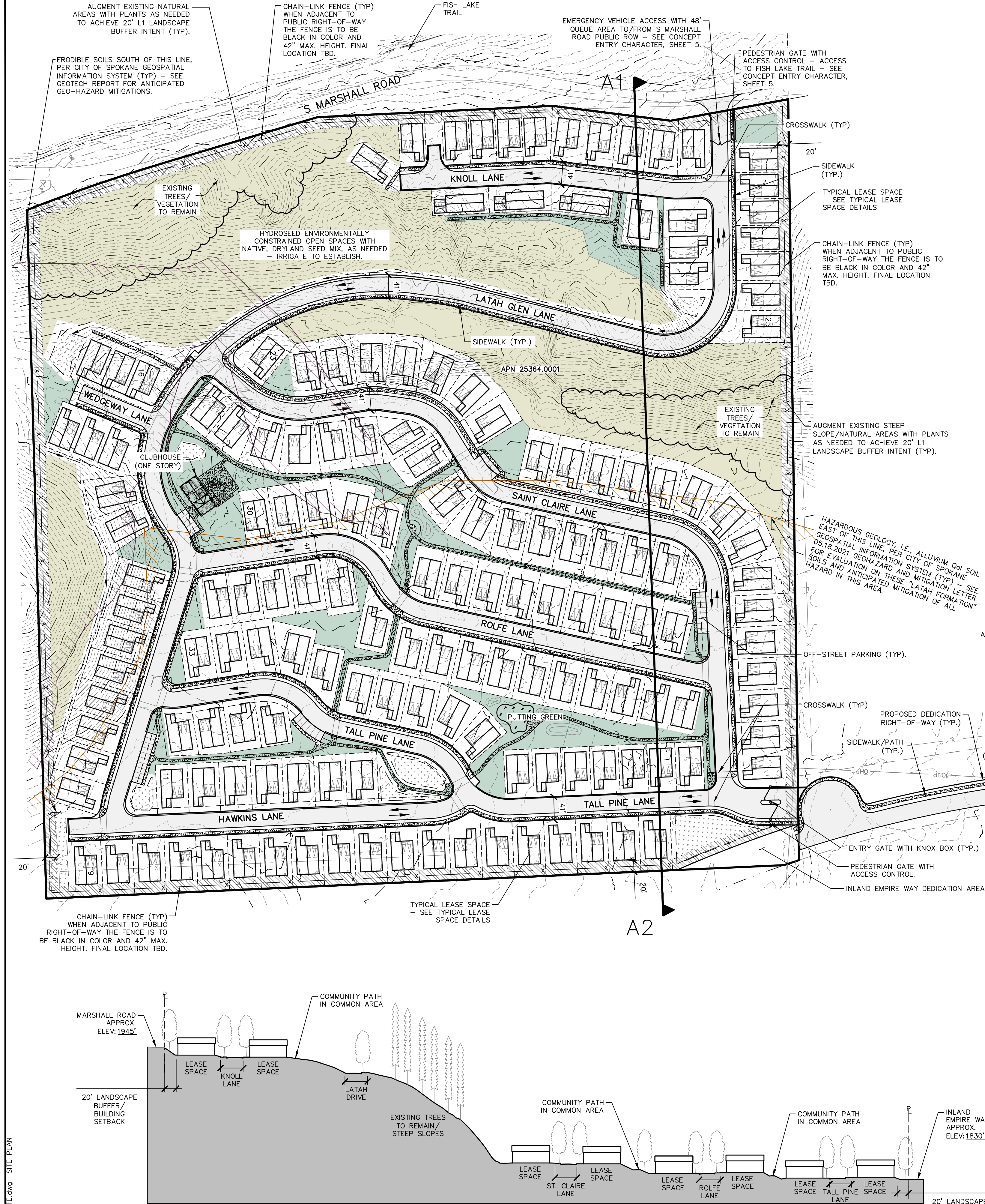
TYPICAL LEASE SPACE
SIDEWALK AT ROAD



TYPICAL TWO-WAY ROAD SECTION



DATE	11.30.2021	SCALE	1" = 100'
FIELD BOOK	N/A	DRAWN	WMS
PROJECT NUMBER	19-342	DRAWING NO.	1 OF 1



A1 - A2 SECTION/ELEVATION

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