

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:

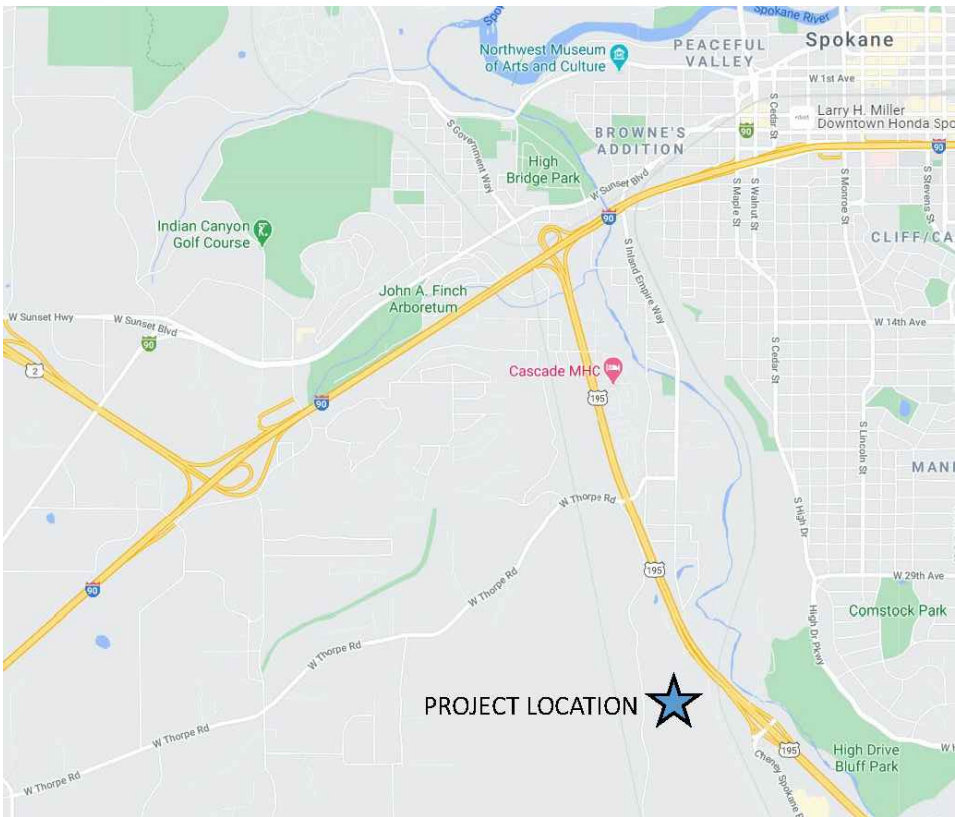
1. TOPOGRAPHICAL AND BOUNDARY INFORMATION SHOWN WAS OBTAINED FROM LAND TITLE SURVEY BY STORHAUG ENGINEERING.
2. TOPOGRAPHICAL AND BOUNDARY INFORMATION SHOWN IS FOR CONCEPTUAL SITE PLANNING AND REVIEW ONLY.

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
- TREE/VEGETATION EXTENTS

VIEW DETAIL CALLOUT

- VIEW DETAIL NO.
- VIEW DIRECTION/ARC



SOUTHWEST SITE FRONTAGE FROM MARSHALL ROAD



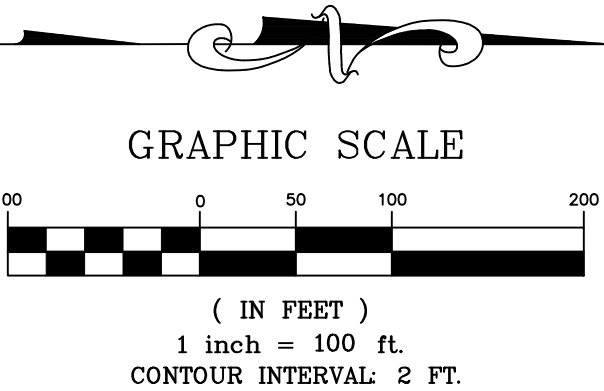
NORTHWEST SITE FRONTAGE FROM MARSHALL ROAD



SITE FRONTAGE FROM SR 195 AT PRIMARY ACCESS



SR 195 AT INLAND EMPIRE WAY



storhäug

civil engineering landscape architecture

planning surveying

510 east third avenue | spokane, wa | 99202
p 509.242.1000 | f 509.242.1001

DATE	08/13/2021	SCALE	1" = 100'
FIELD BOOK	N/A	DRAWN	WMS
PROJECT NUMBER	19-342	DRAWING NO.	1 OF 2

SITE PLAN

LATAH GLEN RESIDENTIAL COMMUNITY

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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.

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
- STORMWATER SWALE
- TREE/VEGETATION EXTENTS

DATA TABLE

PARCEL NUMBERS	25364.0001
EXISTING STRUCTURES/USES	AUTO SALVAGE YARD RESIDENTIAL SINGLE FAMILY
ZONING	CITY OF SPOKANE 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 (5.4% 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 (22.6% 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

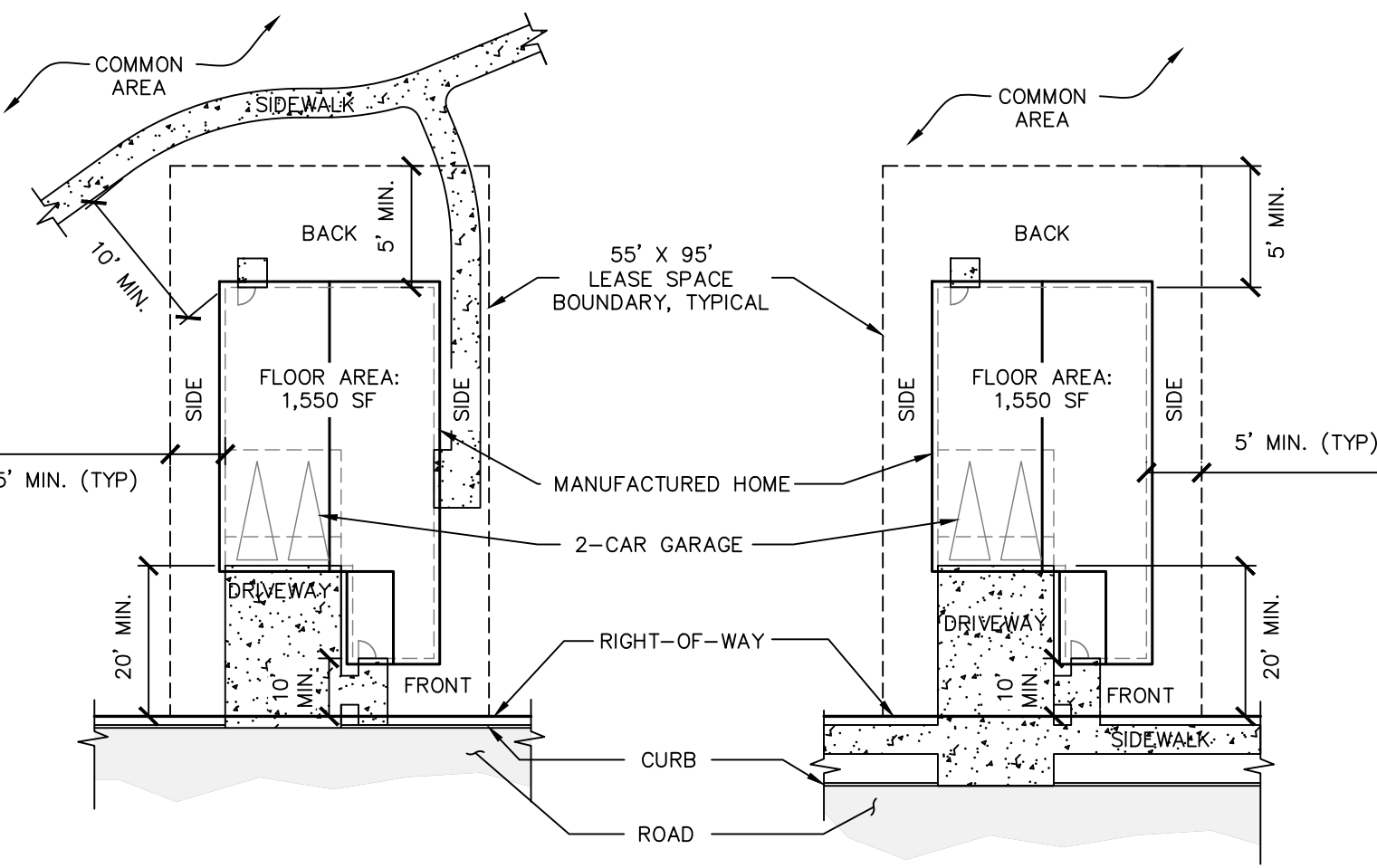
AGENT

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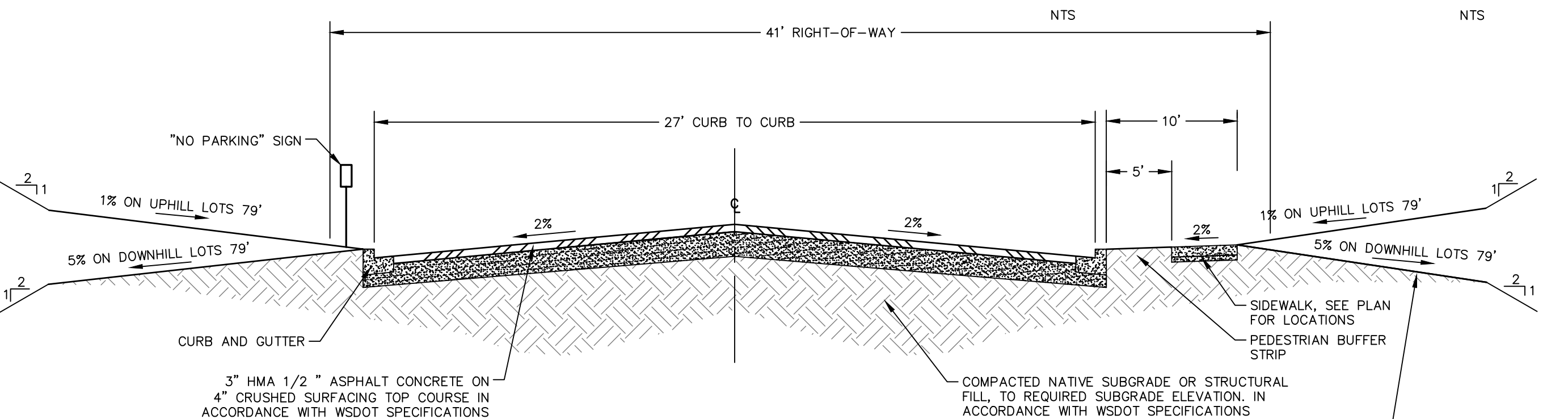
GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

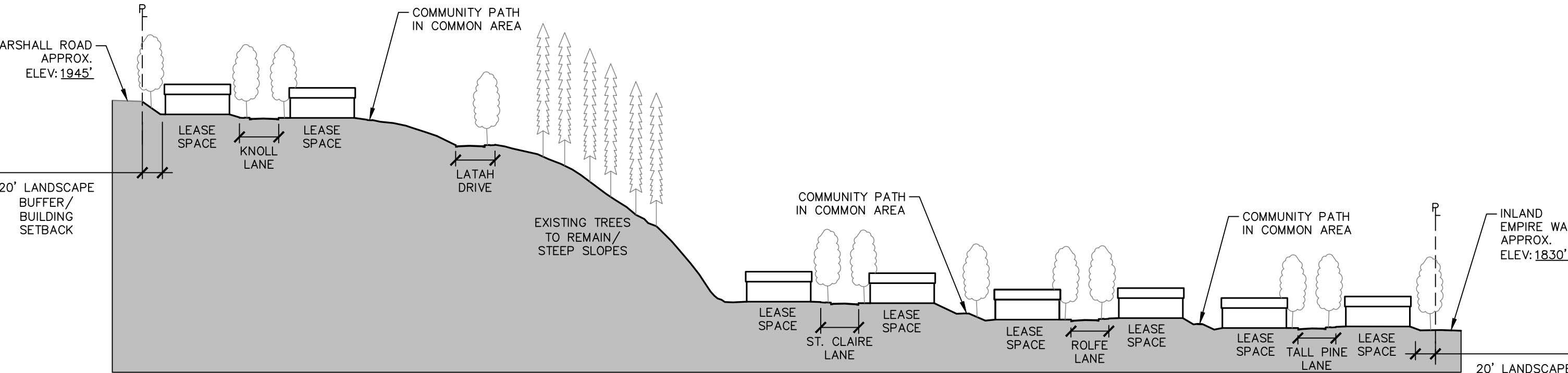
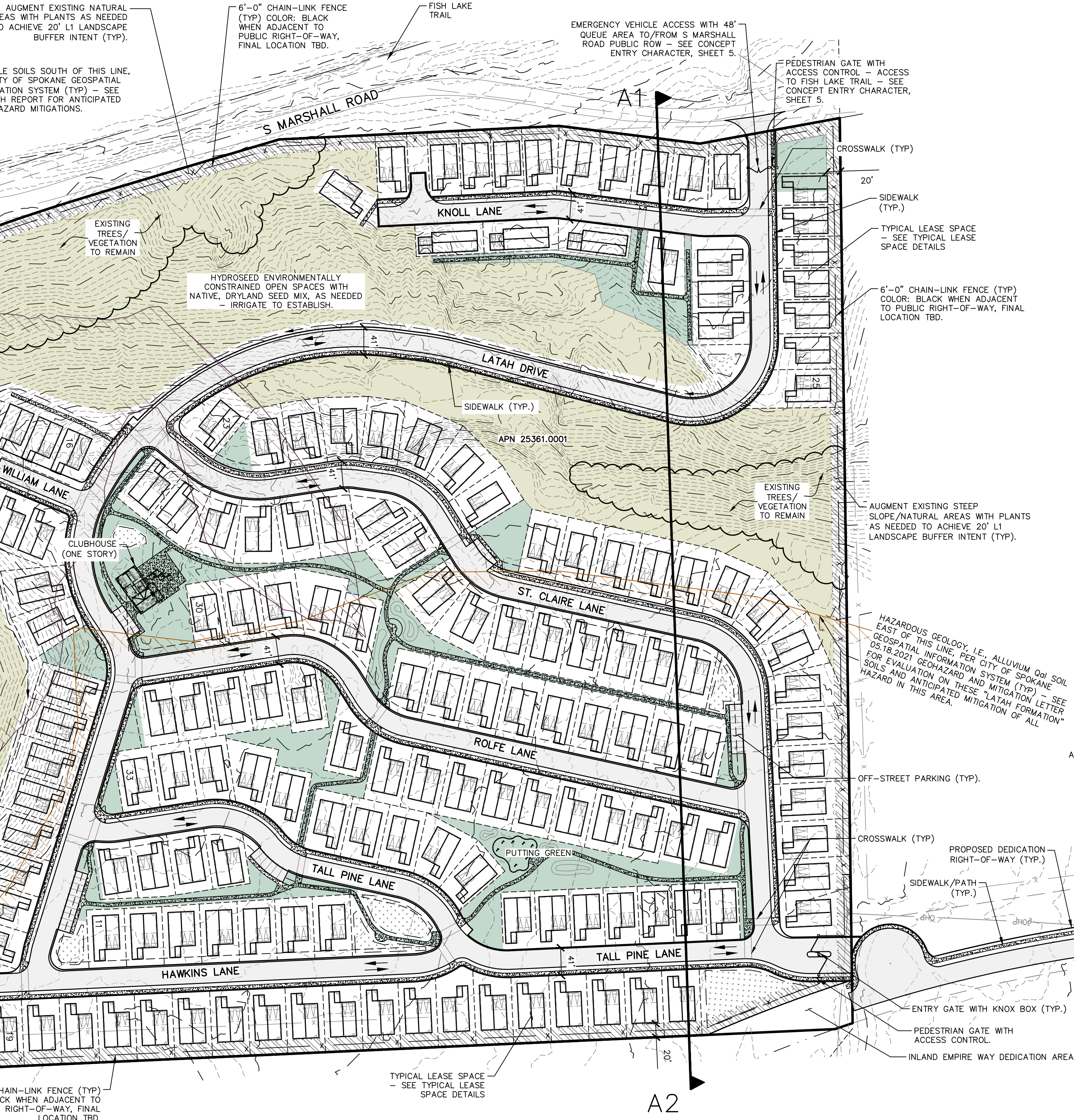


TYPICAL LEASE SPACE
SIDEWALK IN COMMON AREA

TYPICAL LEASE SPACE
SIDEWALK AT ROAD



TYPICAL TWO-WAY ROAD SECTION



A1 - A2 SECTION/ELEVATION

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

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