

# PLANNED RESIDENTIAL DEVELOPMENT PAINTED HILLS

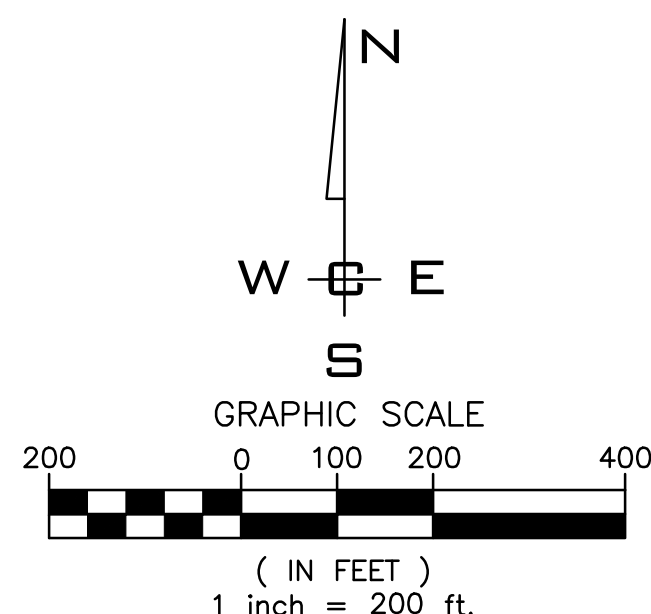
SE 1/4, SEC. 33, SW 1/2 SEC 34 T. 25 N., R. 44 E. &  
SEC. 4, T. 24 N., R. 44 N., W.M.  
SPOKANE VALLEY, WASHINGTON

UNDERGROUND SERVICE ALERT  
ONE-CALL NUMBER  
**811**  
CALL TWO BUSINESS DAYS  
BEFORE YOU DIG

SITE DATA TABLE	
GENERAL DESIGN DATA	
PARCEL NUMBER	45336.9191
EXISTING ZONING	R-3
PROPOSED ZONING	PRD
DATUM	NAVD 88
TOTAL AREA	99.5 ac
SINGLE FAMILY AREA	54.0 ac
MULTI-FAMILY AREA	11.9 ac
COMMERCIAL AREA	4.3
DOMESTIC WATER	SPOKANE COUNTY WATER DISTRICT #3
SANITARY SEWER DISPOSAL	SPOKANE COUNTY UTILITIES
ROAD & PARKING AREA	855408 sf
DRAINAGE AREA	sf ac
TOTAL SITE OPEN SPACE	1,302,444 sf 29.9 ac 30%
# SINGLE FAMILY LOTS	300
# MULTI-FAMILY UNITS	228
# MIXED USE UNITS	52
TOTAL LOTS/UNITS	580
SINGLE FAMILY DENSITY (UNITS/ACRE)	5
MULTI-FAMILY DENSITY (UNITS/ACRE)	19
TOTAL SITE DENSITY (UNITS/ACRE)	5
BUILDING AREA	136660 sf N/A
PARKING DATA	
PARKING STALLS REQUIRED	PARKING DATA FOR THE MULTI-FAMILY,
STANDARD STALLS	MIXED-USE AND COMMERCIAL AREAS
HANDICAP STALLS	WILL BE DETERMINED AT THE TIME OF
TOTAL PARKING PROVIDED	APPLICATION FOR THAT AREA.

### UNIT/LOT DATA

ESTATES:	42
80	42
SINGLE FAMILY:	206
70+	31
60-65	112
50-55	63
COTTAGE:	52
40	14
36	4
30	10
20	24
MULTI-FAMILY:	228
UNITS	228
MIXED USE:	52
UNITS	52
TOTALS:	
MF UNITS	228
MIXED USE UNITS	52
SF LOTS	300
SF LOTS & MF UNITS	580



### PROPERTY AREA BREAKDOWN

TOTAL PROJECT AREA	99.50 ac
SINGLE FAMILY RES. OPEN SPACE	26.48 ac
MULTI FAMILY RES. OPEN SPACE	3.58 ac
TOTAL OPEN SPACE PROVIDED	30.06 ac
PERCENTAGE OF OPEN SPACE PROVIDED	30.21 %
RIGHT OF WAY AREA	12.00
SINGLE FAMILY STANDARD LOTS AREA	40.83 ac*
SINGLE FAMILY ESTATE LOTS AREA	11.54 ac*
SINGLE FAMILY COTTAGE LOTS AREA	4.81 ac*
MULTI FAMILY RESIDENTIAL AREA	11.95 ac
*includes right-of-ways	
NEW COMMERCIAL/MIXED USE	2.13 ac
EXISTING COMMERCIAL AREA	1.62 ac

### ASSESSORS LEGAL DESCRIPTION

33-25-44 AND 34-25-44 PTN OF SE 1/4 SEC 34 DAF; BEG AT E 1/4 COR SEC 33, TH S ALG E LN TO SE COR OF THE GREENS OF MIDLOME PUD AND TRUE POB, TH WLY ALG S LN OF SD PUD TO E LN OF

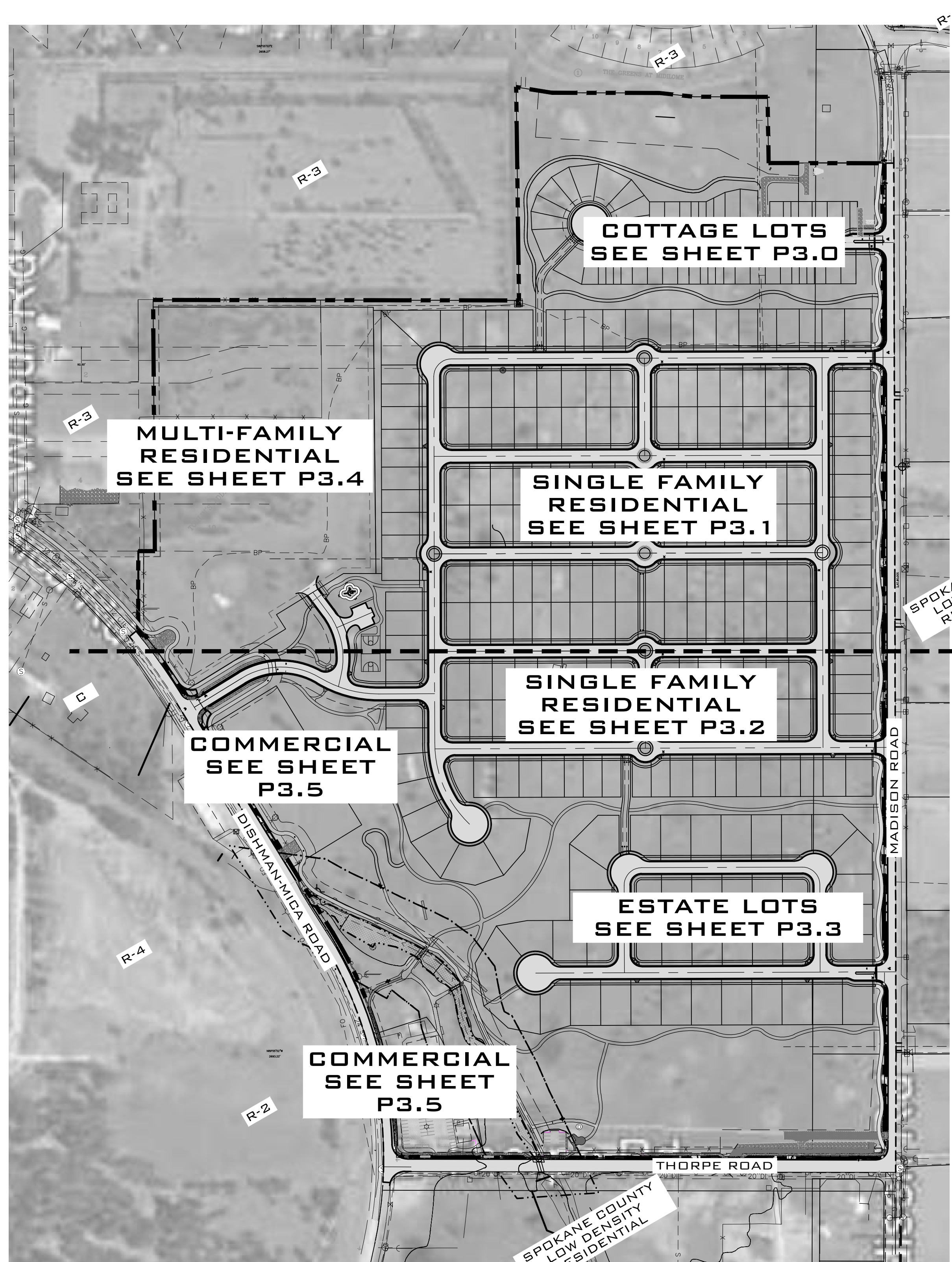
NW 1/4 OF NE 1/4 OF SE 1/4, TH S TO SE COR OF NW 1/4 OF NE 1/4 OF SE 1/4, TH W ALG SD S LN TO NE COR OF TOMLINS ADD TO CHESTER, TH S ALG E LN 145.57 FT, M/L, THE 141.25 FT. TH S 519.43 FT. TH 417.25 FT, TH S TO

NELY R/W OF DISHMAN-MICA RD, TH SELY ALG SD R/W TO S LN OF SEC 33, THE ALG S LN TO S COM COR OF SEC 33 AND SEC 34, TH CONT E ALG S LN OF SCE 34 TO WLY R/W OF MADISON RD. TH NLY ALG WLY R/W TO PT 300 FT

S OF N LN OF SW 1/4 OF SEC 34, TH W TO W LN OF SEC 34 PT BEING COM LN OF SEC 33 AND 34, TH N ALG COM LN TO POB

DATUM: NAVD - 88

TBM S-5 OF THE SOUTH PONDEROSA SEWER PROJECT WITH AN ELEVATION OF 2005.87 (NAVD29) - 2009.67 (NAVD88) WAS USED FOR THE VERTICAL DATUM FOR THIS MAP.

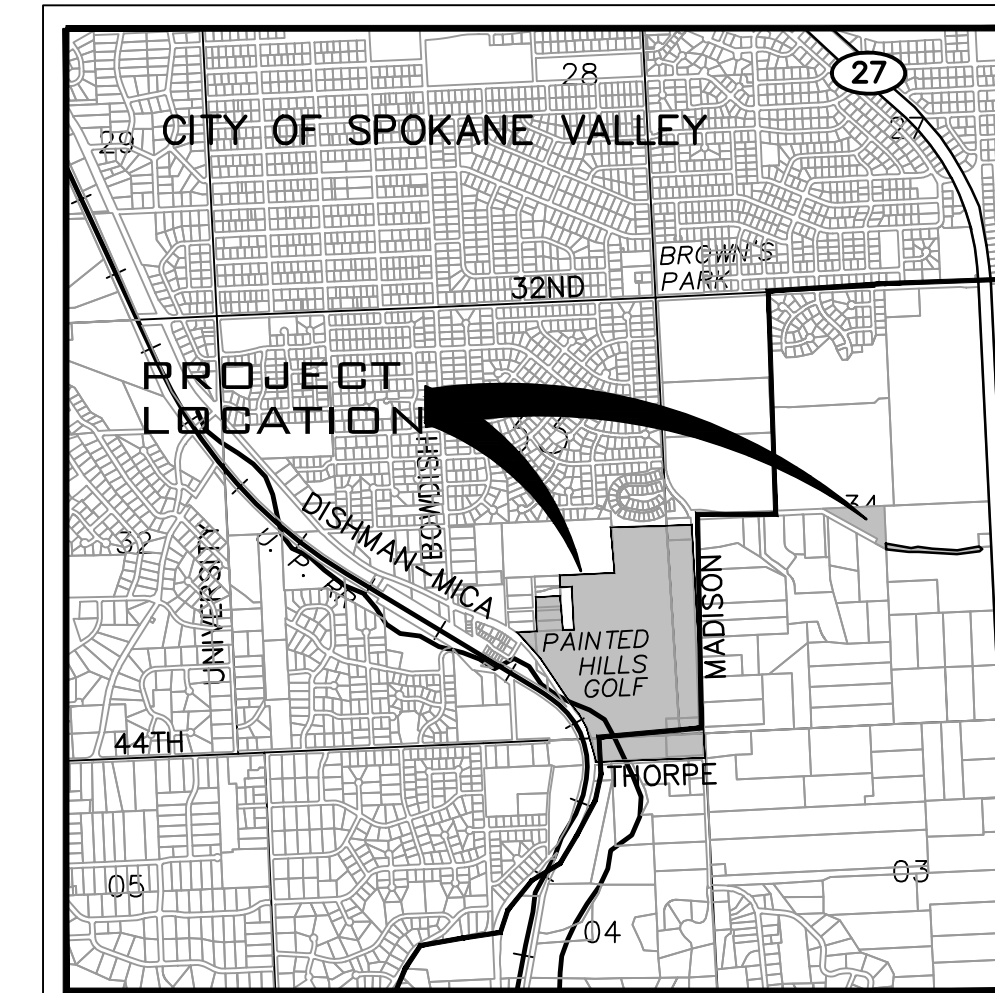


### SITE OVERVIEW

SCALE: 1"=200'

### LEGEND

---	PLAT BOUNDARY
2310	EXISTING GROUND CONTOUR (CONTOURS SHOWN AT 5 FOOT INTERVALS)
■	PROPOSED PAVEMENT



LOCATION MAP

### SHEET INDEX

P0.0	COVER
P0.1	VICINITY MAP
P1.1	EXISTING CONDITIONS
P1.2	EXISTING CONDITIONS
P1.3	EXISTING CONDITIONS
P2.0	SECTIONS AND DETAILS
▲ P3.0	COTTAGE LOTS
▲ P3.1	SINGLE FAMILY RESIDENTIAL LOTS
▲ P3.2	SINGLE FAMILY RESIDENTIAL LOTS
▲ P3.3	ESTATE LOTS
▲ P3.4	MULTI-FAMILY RESIDENTIAL LOTS
▲ P3.5	COMMERCIAL LOTS
▲ P3.6	SPECIAL FLOOD HAZARD AREA OVERVIEW
P4.0	LANDSCAPE PLAN
P4.1	LANDSCAPE PLAN
P4.2	LANDSCAPE DETAILS

**SURVEYOR**  
WHIPPLE CONSULTING ENGINEERS  
2528 N. SULLIVAN ROAD  
SPOKANE VALLEY, WA 99216  
PHONE: 893-2617  
FAX: 926-0227  
CONTACT: JON GORDON, P.L.S.

**DEVELOPER**  
NAI BLACK  
107 SOUTH HOWARD #600  
SPOKANE, WASHINGTON 99201  
PHONE: 509-622-3593  
CONTACT: BRYAN WALKER

**ENGINEERING (CONTACT)**  
WHIPPLE CONSULTING ENGINEERS  
2528 N. SULLIVAN ROAD  
SPOKANE VALLEY, WA 99216  
PHONE: 893-2617  
FAX: 926-0227  
CONTACT: TODD R. WHIPPLE, P.E.



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▲	9/18/16		REVISED FLOOD CONTROL SYSTEM. ALL SHEETS

<b>SCALE:</b>	<b>PROJ #:</b> 13-1166
<b>HORIZONTAL:</b>	<b>DATE:</b> 07/18/17
<b>VERTICAL:</b>	<b>DRAWN:</b> SMM
	<b>REVIEWED:</b> TRW

CIVIL	✓
STRUCTURAL	✓
SURVEYING	✓
TRAFFIC	✓
PLANNING	✓
LANDSCAPE	✓
OTHER	✓

**WCE**  
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2528 NORTH SULLIVAN ROAD  
SPOKANE VALLEY, WA 99216  
PH: 509-893-2617, FAX: 509-926-0227

**PRD PAINTED HILLS  
PRELIMINARY PLAT COVER  
DISHMAN-MICA RD.  
SPOKANE VALLEY, WA**

**SHEET  
P0.0**  
JOB NUMBER  
**13-1166**

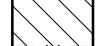





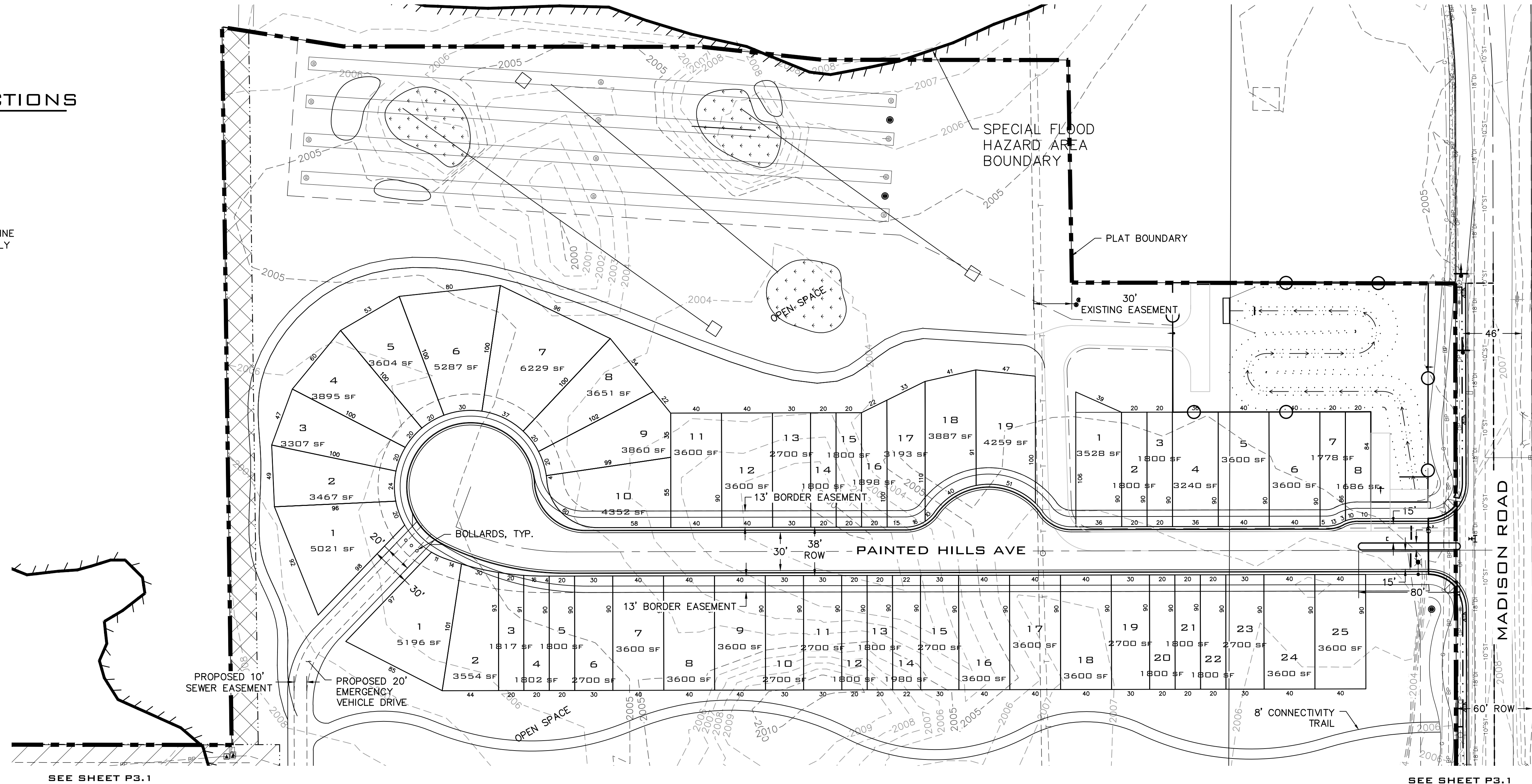
SE $\frac{1}{4}$ , SEC.33, T.25N., R.44E., W.M.  
 SW $\frac{2}{4}$ , SEC.34, T.25N., R.44E., W.M.  
 NE $\frac{1}{4}$ , SEC. 4, T.24N., R.44E., W.M.

# COTTAGE LOTS

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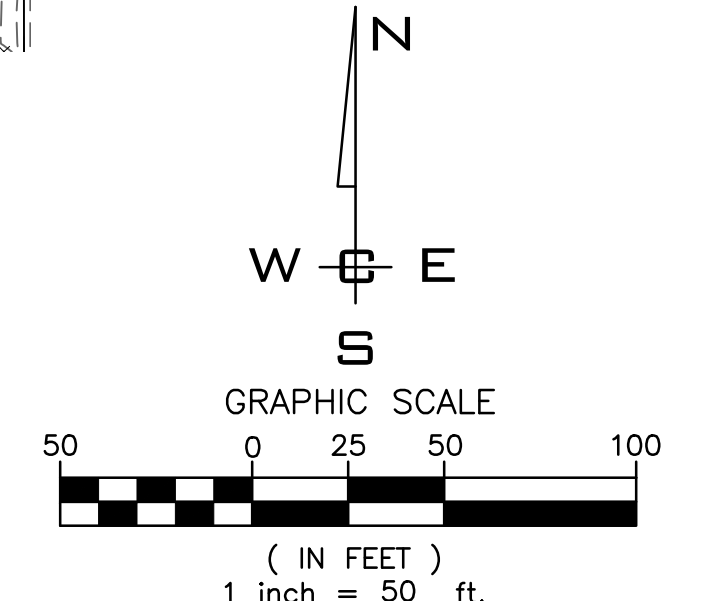
## BUILDING RESTRICTIONS

-  BUILDING LOT RESTRICTIONS APPLY
-  SPECIAL LANDSCAPE REQUIREMENTS APPLY
-  RESTRICTED TO SINGLE STORY RESIDENTIAL UNITS ONLY
-  RESTRICTED TO 20' OF COLUMNAR LANDSCAPING AT NORTH PROPERTY LINE W/GARAGE OR SURFACE PARKING ONLY ALLOWED IN THE NORTH 100 FEET.





SEE SHEET P3.1

SEE SHEET P3.1



## LEGEND

-  PLAT BOUNDARY
-  EXISTING GROUND CONTOUR (CONTOURS SHOWN AT 1 FOOT INTERVALS)

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**SCALE:**  
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**REVIEWED:** TRW

**WCE**  
 WHIPPLE CONSULTING ENGINEERS  
 2528 NORTH SULLIVAN ROAD  
 SPOKANE VALLEY, WA 99216  
 PH: 509-893-2617, FAX: 509-826-0227

**PRD PAINTED HILLS  
 PRELIMINARY PLAT COTTAGE LOTS  
 DISHMAN-MICA RD.  
 SPOKANE VALLEY, WA**

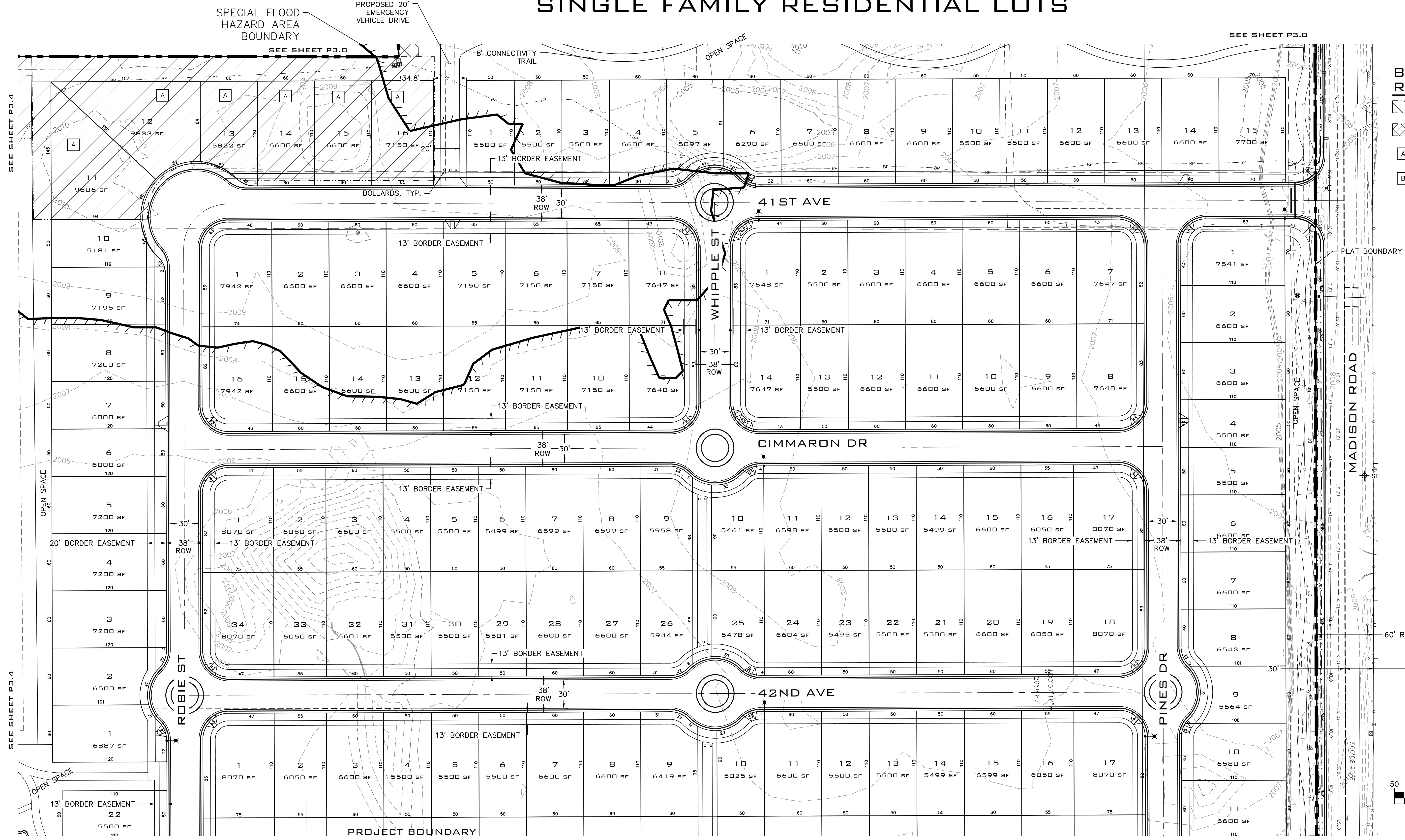
**SHEET  
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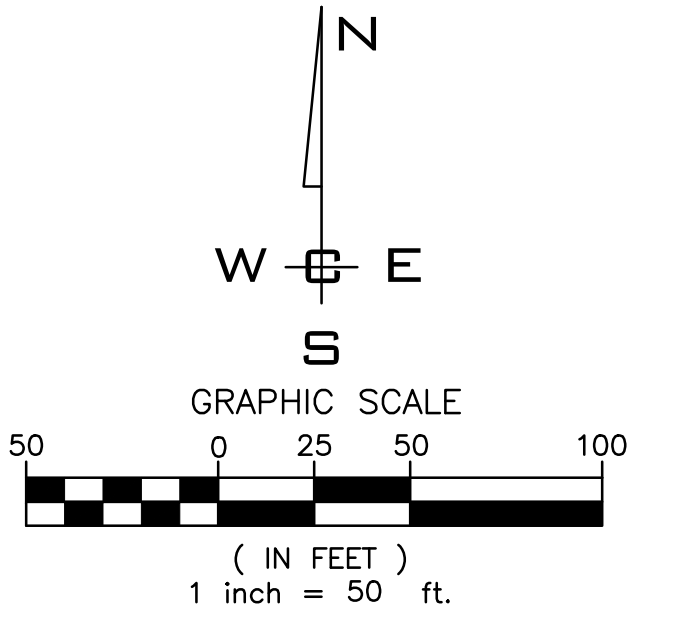
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 SW 1/4, SEC. 34, T. 25N., R. 44E., W.M.  
 NE 1/4, SEC. 4, T. 24N., R. 44E., W.M.

# SINGLE FAMILY RESIDENTIAL LOTS

**UNDERGROUND SERVICE ALERT**  
 ONE-CALL NUMBER  
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- BUILDING RESTRICTIONS**
- BUILDING LOT RESTRICTIONS APPLY
  - SPECIAL LANDSCAPE REQUIREMENTS APPLY
  - RESTRICTED TO SINGLE STORY RESIDENTIAL UNITS ONLY
  - RESTRICTED TO 20' OF COLUMNAR LANDSCAPING AT NORTH PROPERTY LINE W/GARAGE OR SURFACE PARKING ONLY ALLOWED IN THE NORTH 100 FEET.



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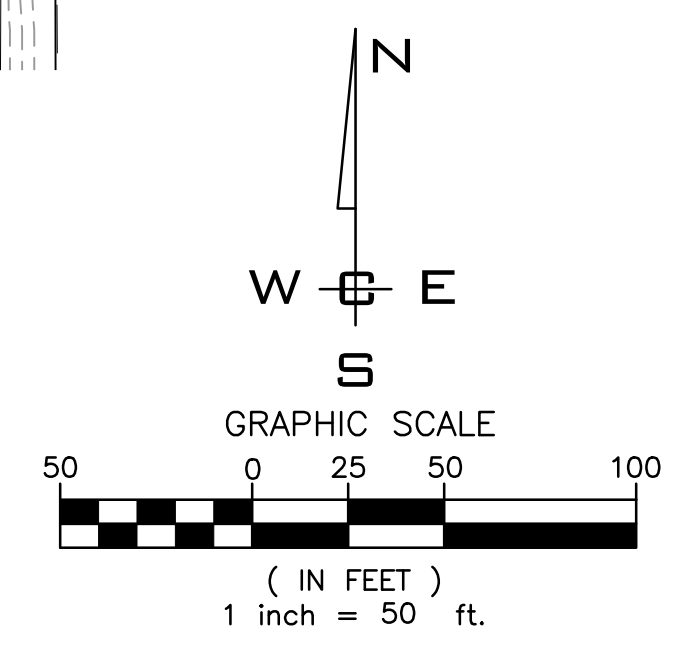
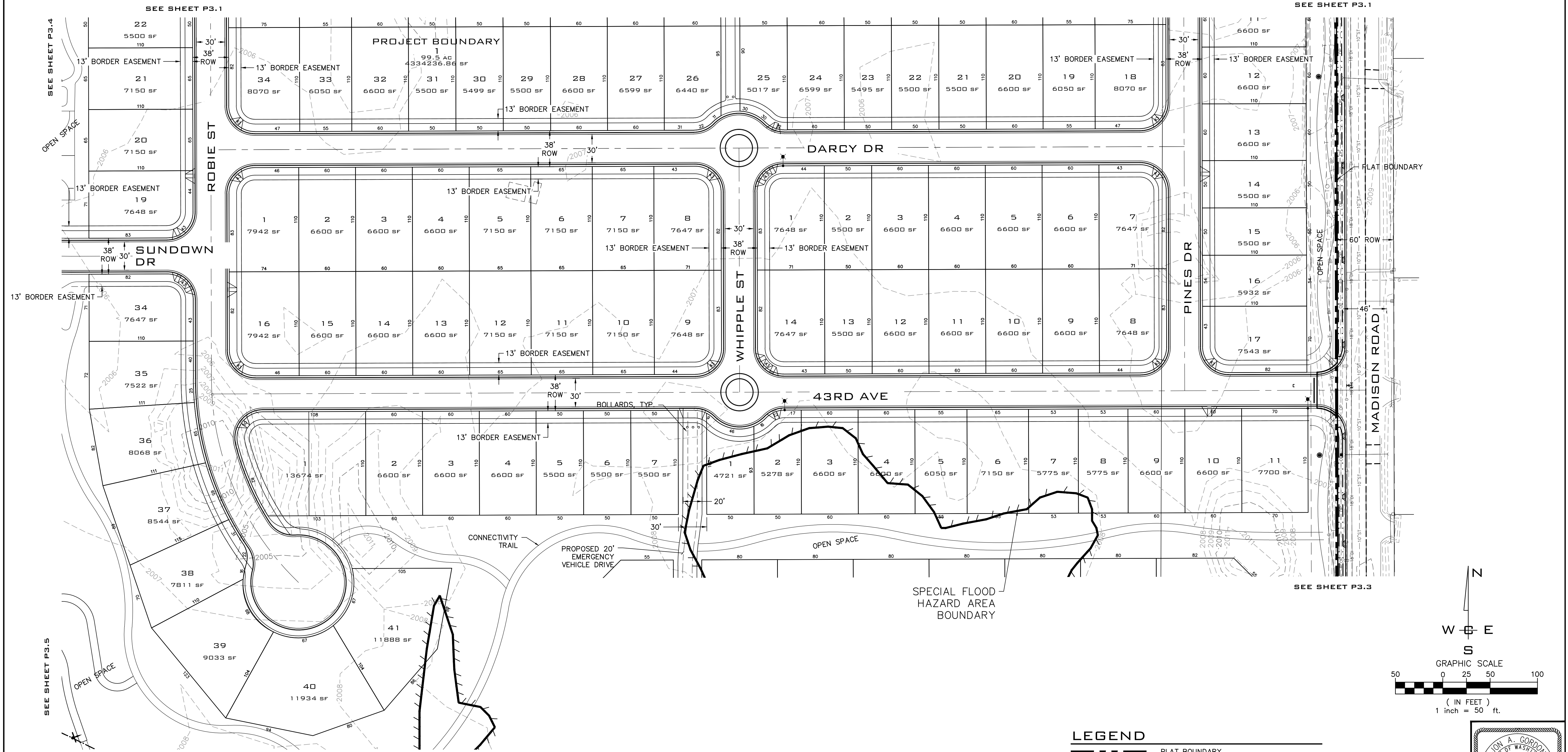
**PRD PAINTED HILLS  
 PRE PLAT SINGLE FAMILY RES. LOTS  
 DISHMAN-MICA RD.  
 SPOKANE VALLEY, WA**

**SHEET P3.1**  
 JOB NUMBER  
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SE 1/4, SEC. 33, T. 25N., R. 44E., W.M.  
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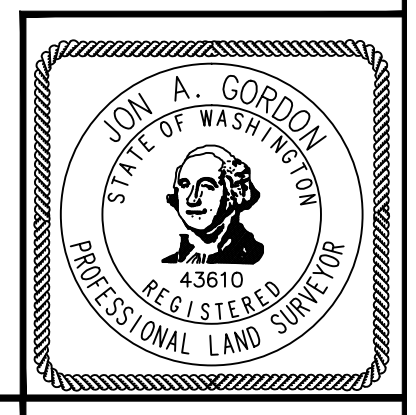
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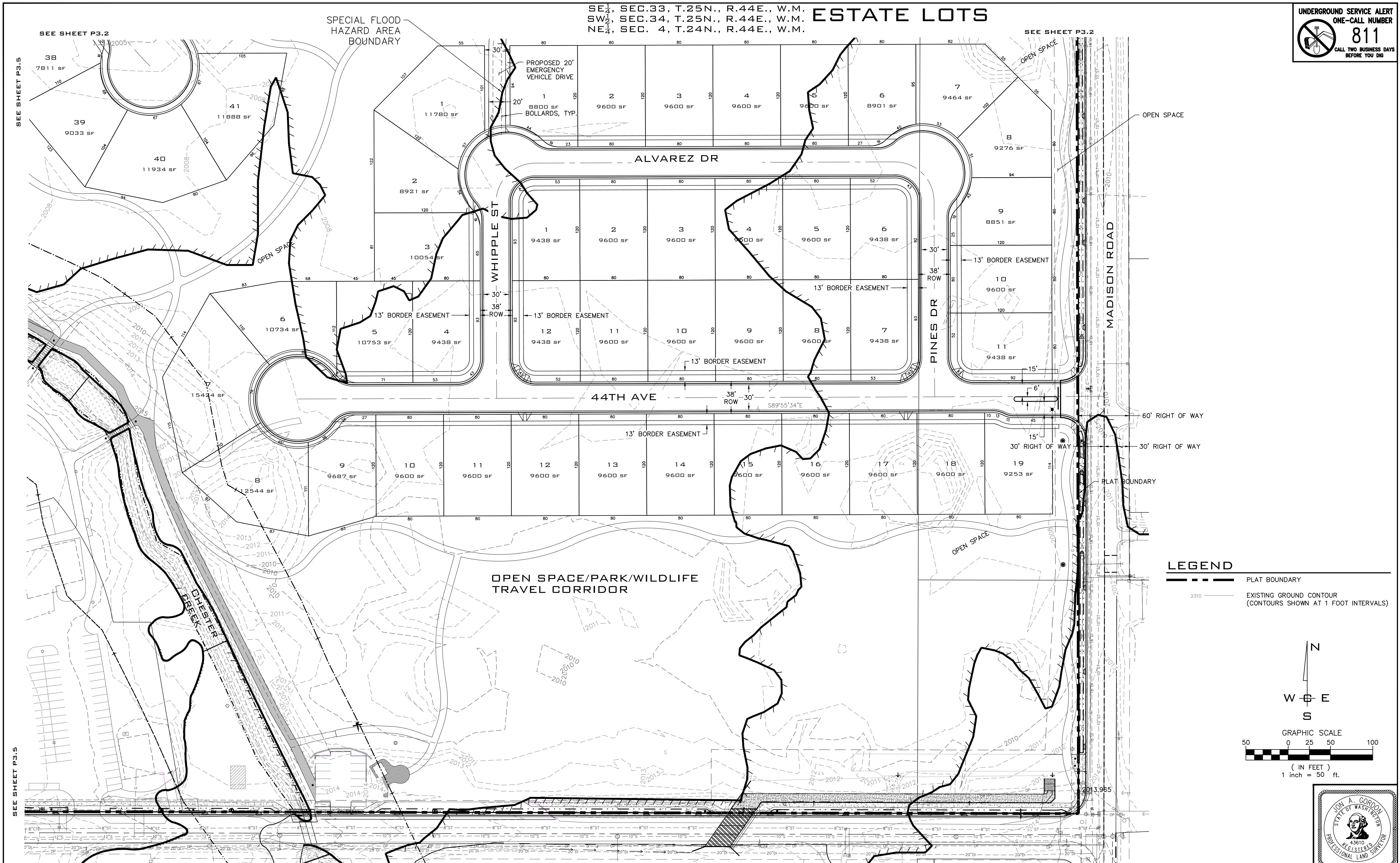


**SHEET  
 P3.2**  
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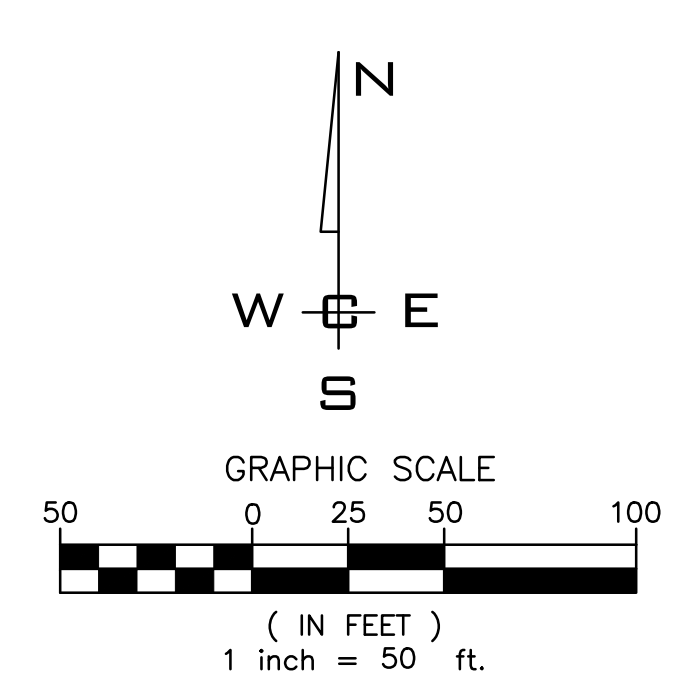
SE 1/4, SEC.33, T.25N., R.44E., W.M. ESTATE LOTS  
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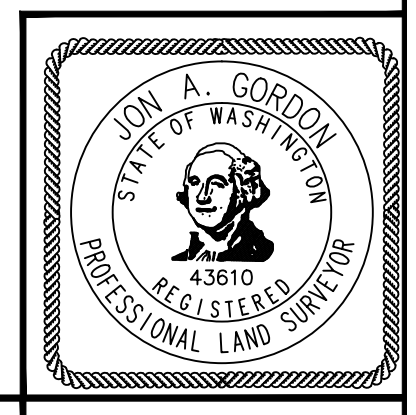
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CIVIL  
 STRUCTURAL  
 SURVEYING  
 TRAFFIC  
 PLANNING  
 LANDSCAPE  
 OTHER



**PRD PAINTED HILLS  
 PRELIMINARY PLAT ESTATE LOTS  
 DISHMAN-MICA RD.  
 SPOKANE VALLEY, WA**



**SHEET P3.3**  
 JOB NUMBER  
**13-1166**



SE 1/4, SEC. 33, T. 25N., R. 44E., W.M.  
 SW 1/4, SEC. 34, T. 25N., R. 44E., W.M.  
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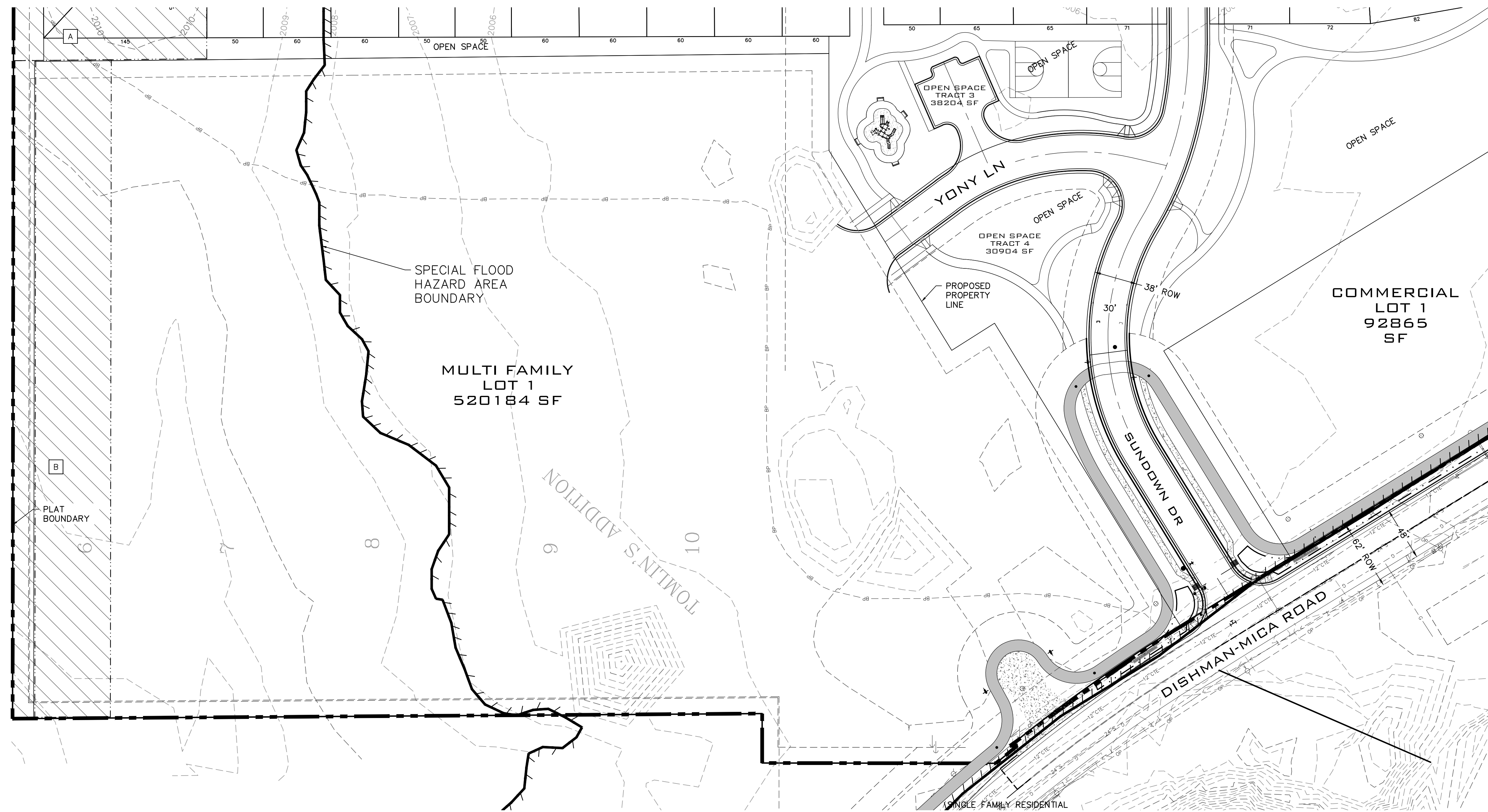
# MULTI-FAMILY RESIDENTIAL LOT

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SEE SHEET P3.1

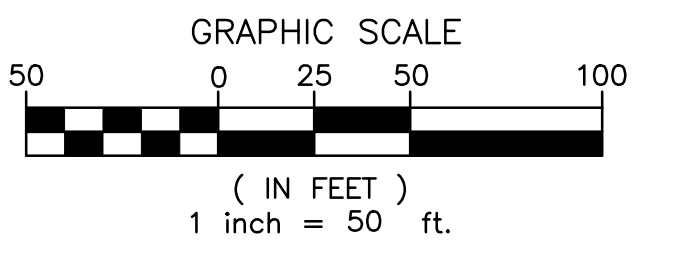
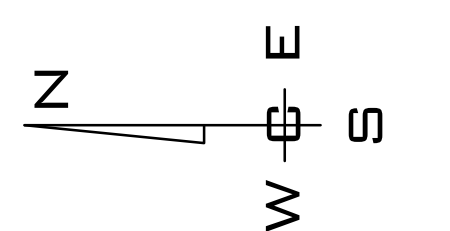
SEE SHEET P3.3

SEE SHEET P3.5



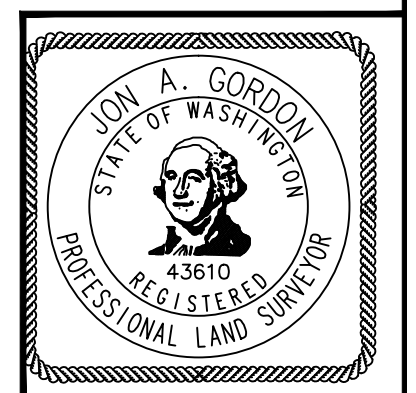
## BUILDING RESTRICTIONS

- BUILDING LOT RESTRICTIONS APPLY
- SPECIAL LANDSCAPE REQUIREMENTS APPLY
- RESTRICTED TO SINGLE STORY RESIDENTIAL UNITS ONLY
- RESTRICTED TO 20' OF COLUMNAR LANDSCAPING AT NORTH PROPERTY LINE W/GARAGE OR SURFACE PARKING ONLY ALLOWED IN THE NORTH 100 FEET.



## LEGEND

- PLAT BOUNDARY
- EXISTING GROUND CONTOUR (CONTOURS SHOWN AT 1 FOOT INTERVALS)



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**REVIEWED:** TRW

CIVIL  
 STRUCTURAL  
 SURVEYING  
 TRAFFIC  
 PLANNING  
 LANDSCAPE  
 OTHER

**IWCE**  
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**PRD PAINTED HILLS**  
**PRE PLAT MULTI-FAMILY RESIDENTIAL LOT**  
**DISHMAN-MICA RD.**  
**SPOKANE VALLEY, WA**

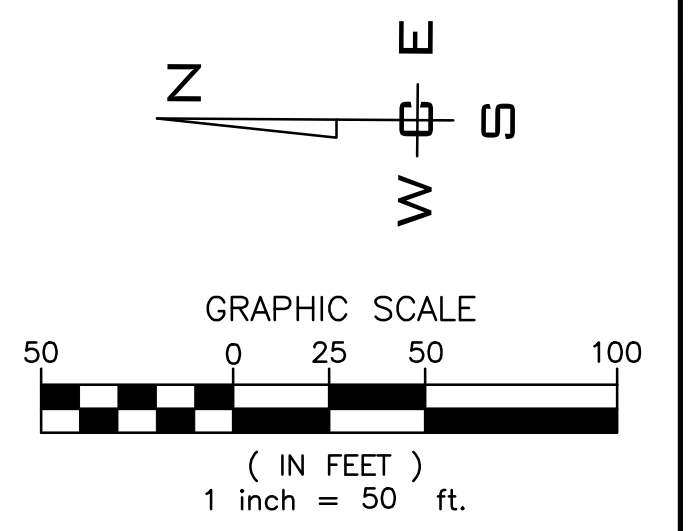
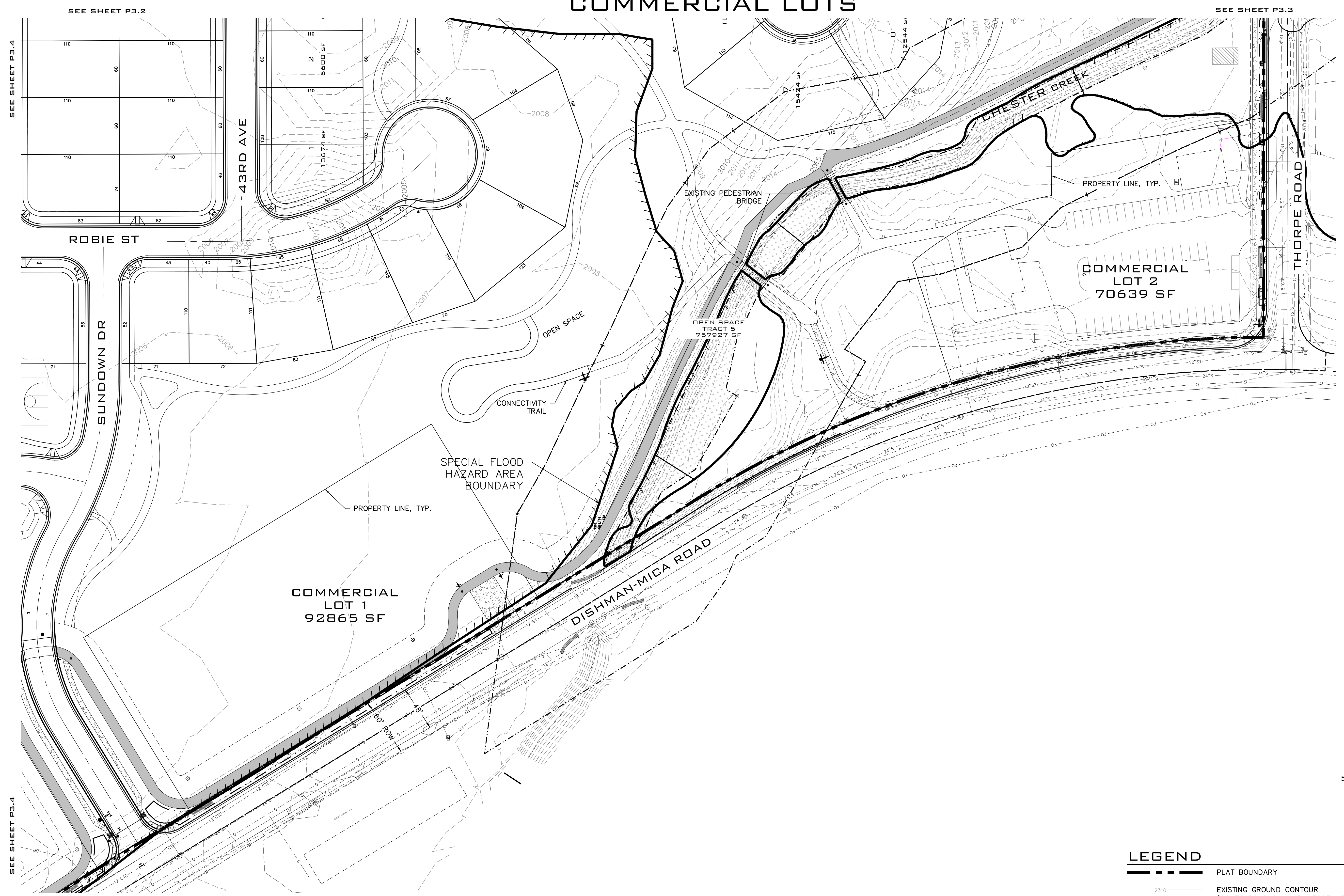
**SHEET P3.4**  
 JOB NUMBER  
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# COMMERCIAL LOTS

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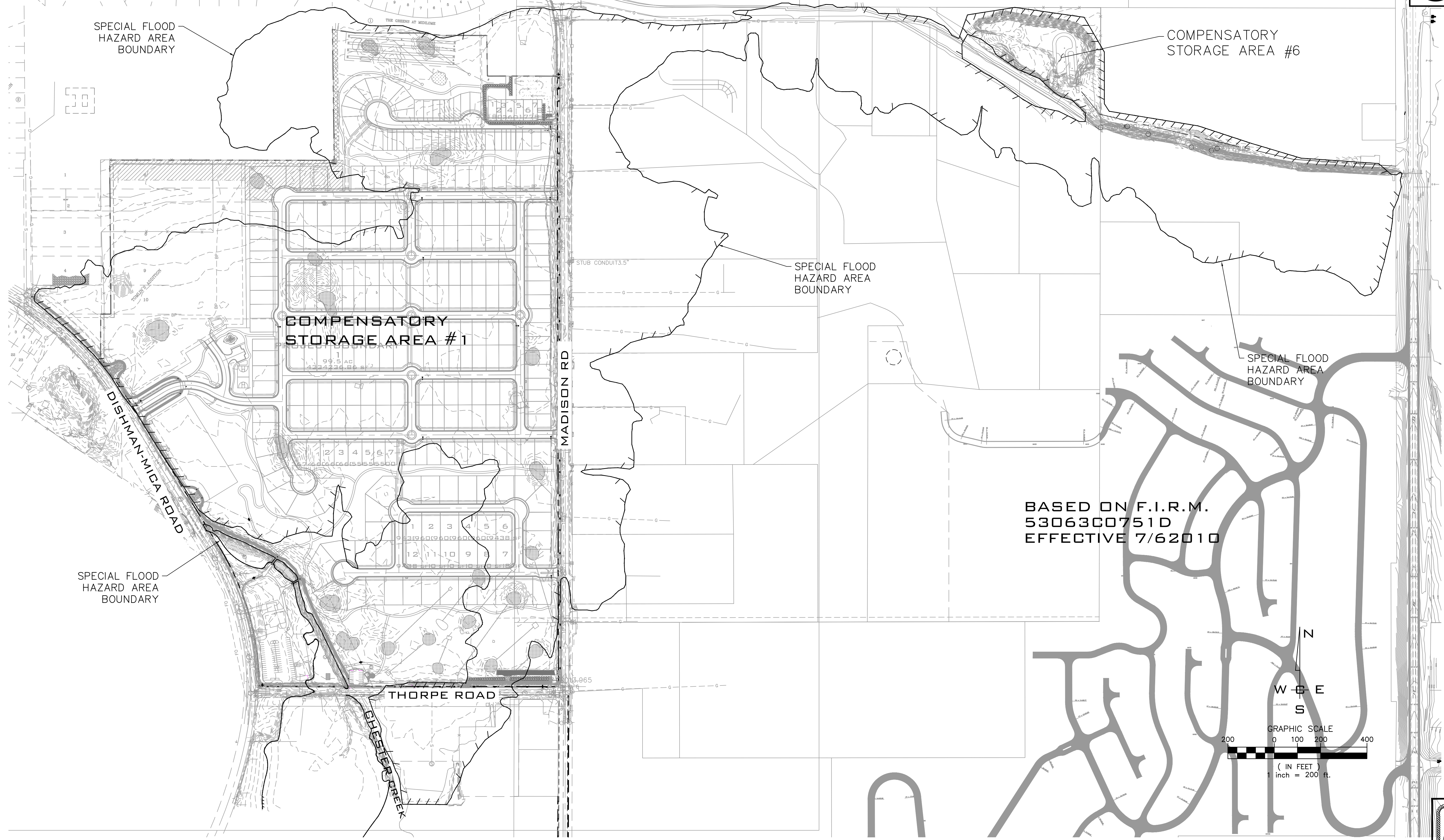
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# SPECIAL FLOOD HAZARD AREA BOUNDARY

UNDERGROUND SERVICE ALERT  
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BASED ON F.I.R.M.  
 53063C0751D  
 EFFECTIVE 7/62010

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- CIVIL
- STRUCTURAL
- SURVEYING
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- PLANNING
- LANDSCAPE
- OTHER

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