

PLANNED RESIDENTIAL DEVELOPMENT PAINTED HILLS

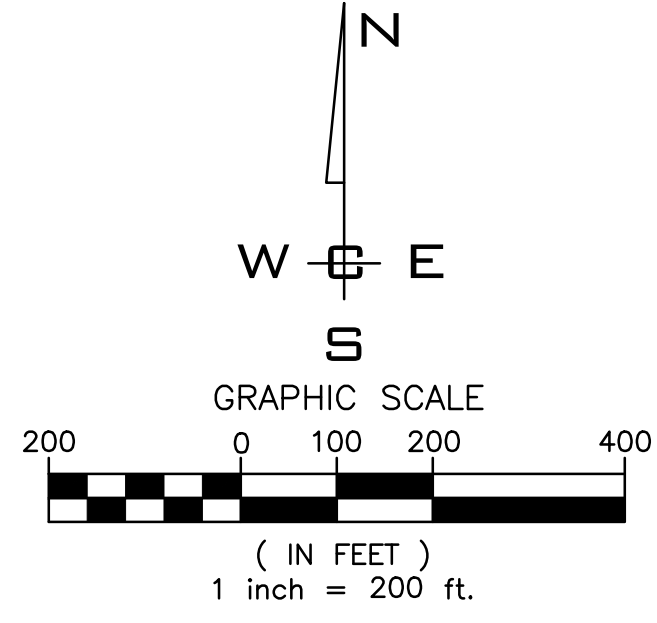
SE 1/4, SEC. 33, SW 1/2 SEC 34 T. 25 N., R. 44 E. &
SEC. 4, T. 24 N., R. 44 N., W.M.
SPOKANE VALLEY, WASHINGTON

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

SITE DATA TABLE	
GENERAL DESIGN DATA	
PARCEL NUMBER	45336.9191, 45334.0106, 45334.0108, 45334.0109, 45334.0110, 45334.0113, 45334.0114, 45334.9135 & 44041.9144
EXISTING ZONING	R-3
PROPOSED ZONING	PRD
DATUM	NAVD 88
TOTAL AREA	99.54 ac
COTTAGES	4.67 ac
SINGLE FAMILY AREA	39.54 ac
ESTATE LOTS	11.52 ac
MULTI-FAMILY AREA	9.88 ac
COMMERCIAL AREA	1.81 ac (N) 1.58 ac (S)
DOMESTIC WATER	SPOKANE COUNTY WATER DISTRICT #3
SANITARY SEWER DISPOSAL	SPOKANE COUNTY UTILITIES
ROAD & PARKING AREA	855408 sf
DRAINAGE AREA	1,165 sf 0.03 ac
TOTAL SITE OPEN SPACE	1,300,996.85 sf 29.87 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 WILL BE DETERMINED AT THE TIME OF APPLICATION FOR THAT AREA.

UNIT/LOT DATA

ESTATES:	42
SINGLE FAMILY:	210
COTTAGE:	52
MULTI-FAMILY:	228
MIXED USE:	52
TOTALS:	
MF UNITS	228
MIXED USE UNITS	52
SF LOTS	304
SF LOTS & MF UNITS	584



LOT DATA								
FRONTAGE	20'	30'	40'	50'	60'	70'	80'	TOTAL
COTTAGES	25	13	14					52
SINGLE FAMILY				92	99	19		210
ESTATES				4	1	7	30	42
TOTAL								304

PROPERTY AREA BREAKDOWN

TOTAL PROJECT AREA	99.54 ac
PERCENTAGE OF OPEN SPACE PROVIDED	30.00 %
TOTAL OPEN SPACE PROVIDED	29.87 ac
TOTAL ACTIVE OPEN SPACE PROVIDED	10.86 ac+
RIGHT OF WAY AREA	11.47 ac
SINGLE FAMILY STANDARD LOTS AREA	39.54 ac*
SINGLE FAMILY ESTATE LOTS AREA	11.52 ac*
SINGLE FAMILY COTTAGE LOTS AREA	4.67 ac*
MULTI FAMILY RESIDENTIAL AREA	9.88 ac
*includes public & private right-of-ways	
NEW COMMERCIAL/MIXED USE	1.81 ac
EXISTING COMMERCIAL AREA	1.58 ac

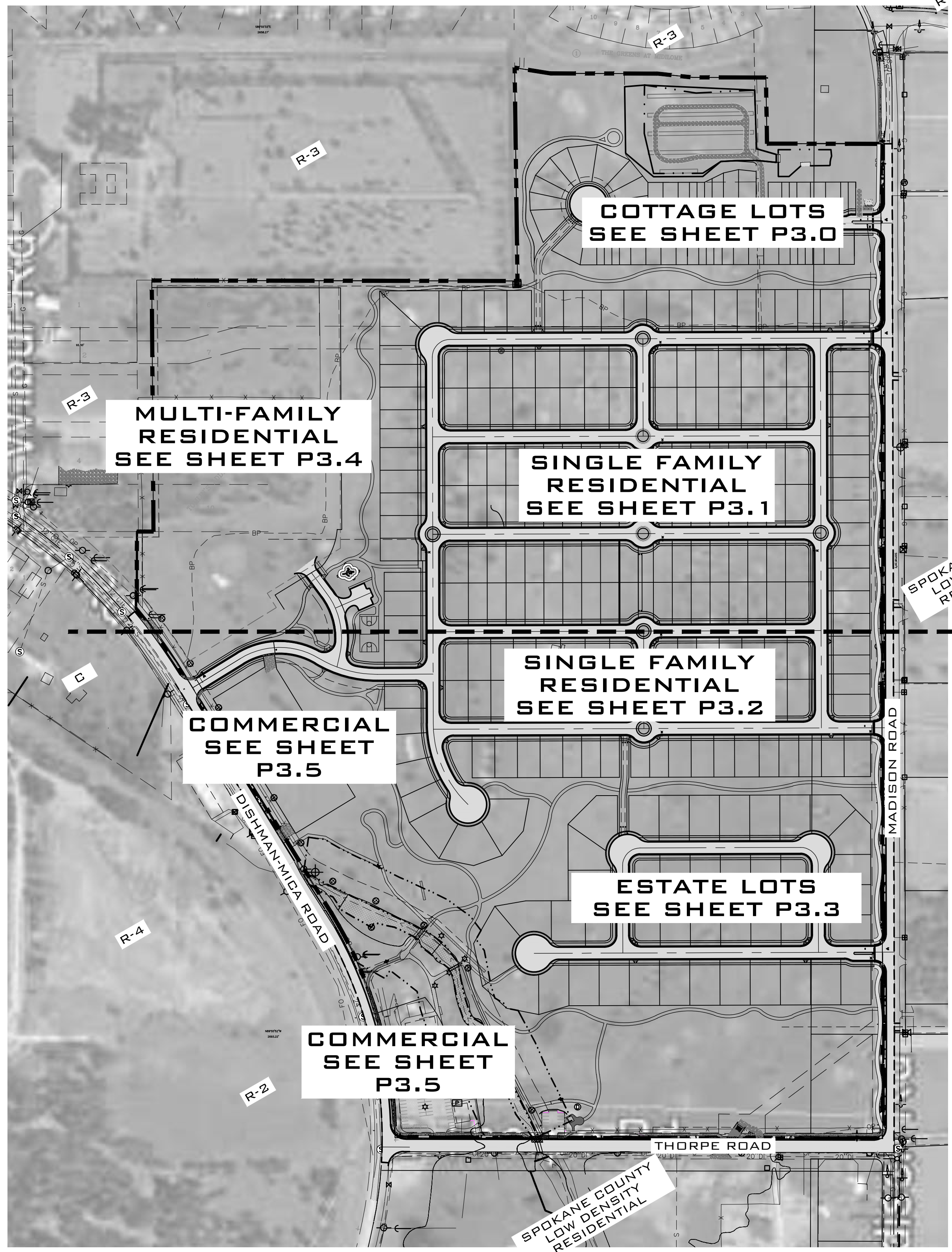
ASSESSORS LEGAL DESCRIPTION

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 WYL ALG S LN OF SD PUD TO E LN OF

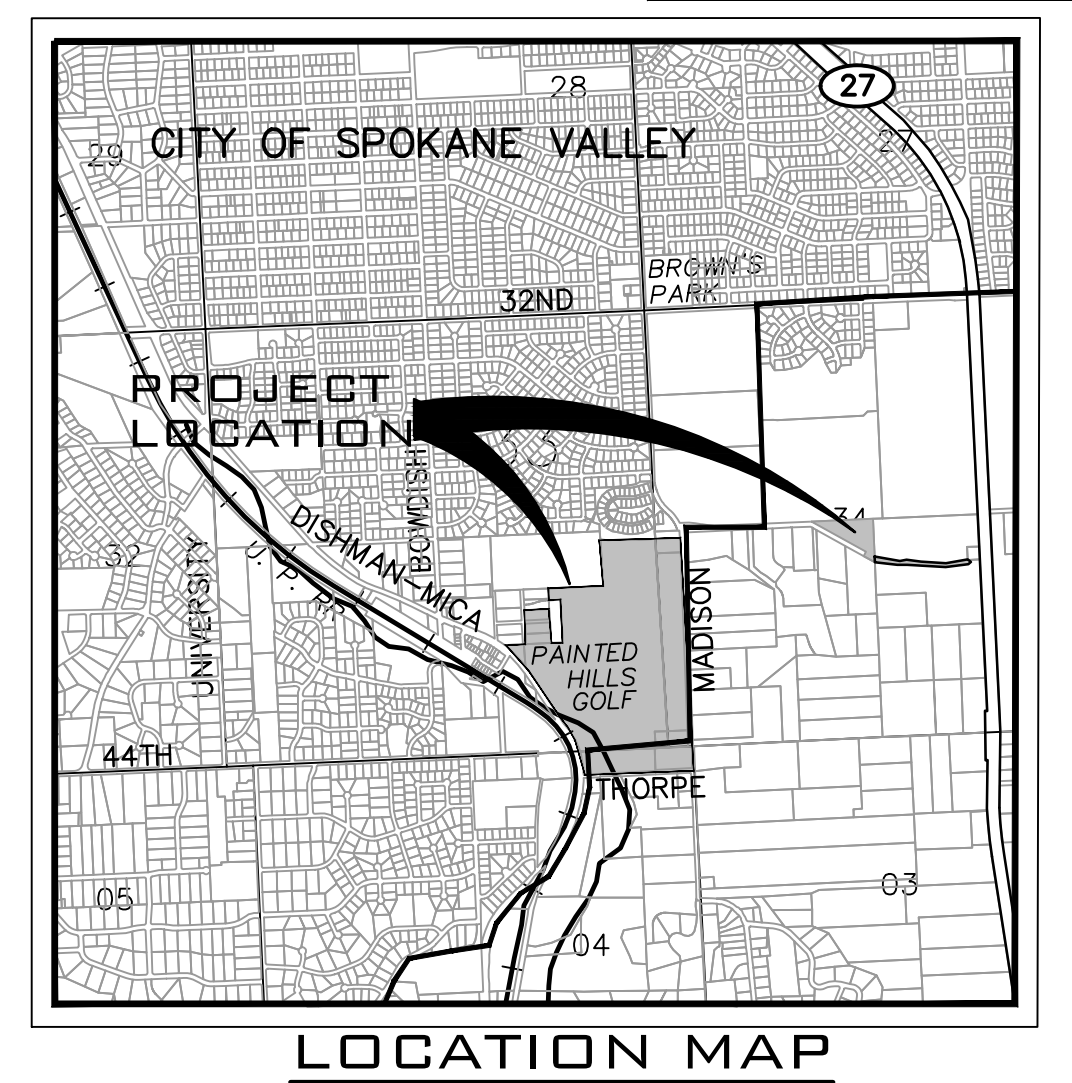
NW 1/4 OF NE 1/4 OF SE 1/4, TH S TO SE COR OF NW 1/4 OF NE 1/4 OF SE 1/4, TH W ALG SD S LN TO NE COR OF TOMLINS ADD TO CHESTER, TH S ALG E LN 145.57 FT, M/L, THE 141.25 FT. TH S 519.43 FT. TH 417.25 FT, TH S TO

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 SEC 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



LEGEND	
	PLAT BOUNDARY
	EXISTING GROUND CONTOUR (CONTOURS SHOWN AT 5 FOOT INTERVALS)
	PROPOSED PAVEMENT



SHEET INDEX

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P3.5	COMMERCIAL LOTS
P4.0	LANDSCAPE PLAN
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P4.2	LANDSCAPE DETAILS

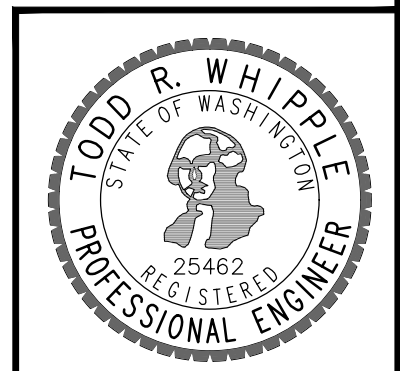
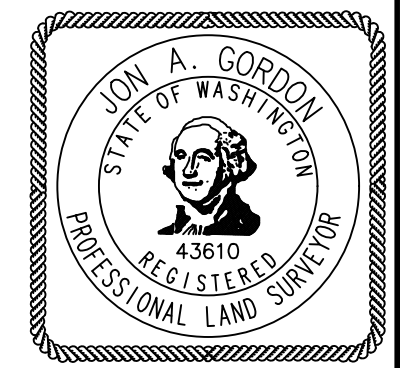
SITE OVERVIEW

SCALE: 1"=200'

SURVEYOR
WHIPPLE CONSULTING ENGINEERS
21 S. PINES ROAD
SPOKANE VALLEY, WA 99206
PHONE: 893-2617
FAX: 928-0227
CONTACT: JON GORDON, P.L.S.

DEVELOPER
NAI BLACK
801 W. RIVERSIDE AVE. #300
SPOKANE, WASHINGTON 99201
PHONE: 509-622-3593
CONTACT: BRYAN WALKER

ENGINEERING (CONTACT)
WHIPPLE CONSULTING ENGINEERS
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PHONE: 893-2617
FAX: 928-0227
CONTACT: TODD R. WHIPPLE, P.E.



DATUM: NAVD - 88

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

NO.	DATE	BY	REVISIONS
1	3/05/19		COMPLETE UPDATE WITH REVISED FLOOD CONTROL PLAN
2	5/30/17		ADDED SFHA BOUNDARY TO SHEETS P3.0-P3.5. ADDED SHEET P3.6
3	10/19/16		REVISED VICINITY MAP-PD.1. ADDED SHEET P1.3
4	9/18/16		REVISED FLOOD CONTROL SYSTEM, ALL SHEETS

SCALE:
HORIZONTAL:
1" = 200'
VERTICAL:
N/A

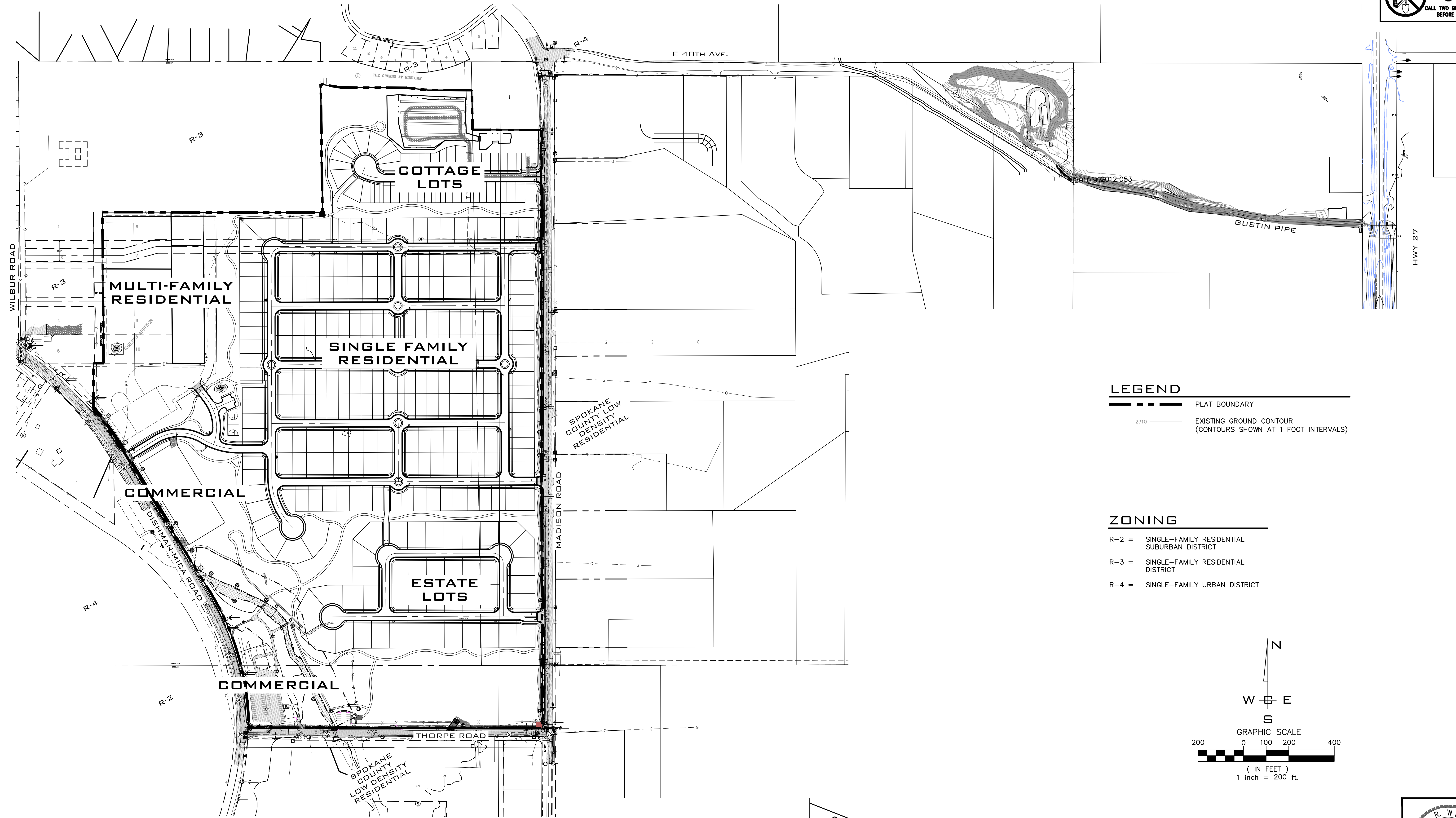
PROJ #: 13-1166
DATE: 2/8/19
DRAWN: BNG
REVIEWED: TRW

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

**SHEET
PO.0
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.
 NE 1/4, SEC. 4, T. 24N., R. 44E., W.M.

UNDERGROUND SERVICE ALERT
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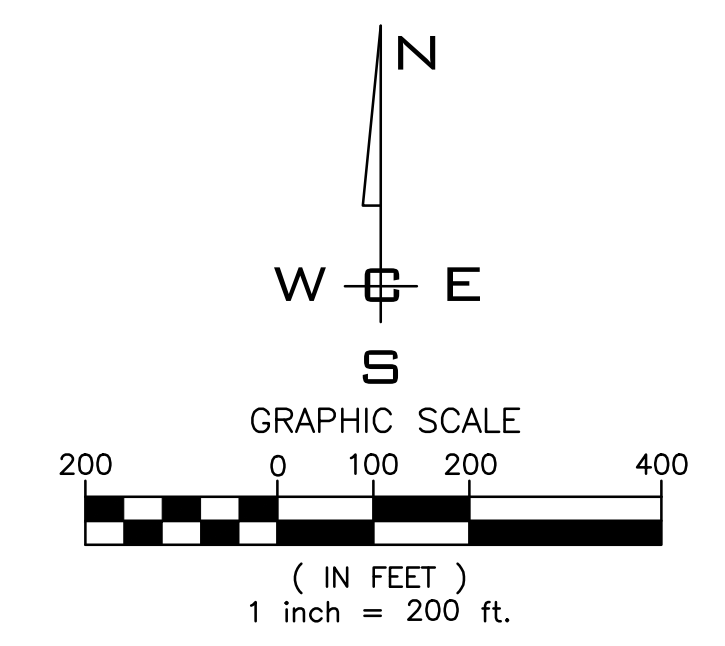


LEGEND

- PLAT BOUNDARY
- 2310 EXISTING GROUND CONTOUR (CONTOURS SHOWN AT 1 FOOT INTERVALS)

ZONING

- R-2 = SINGLE-FAMILY RESIDENTIAL SUBURBAN DISTRICT
- R-3 = SINGLE-FAMILY RESIDENTIAL DISTRICT
- R-4 = SINGLE-FAMILY URBAN DISTRICT



VICINITY MAP
 SCALE: 1"=200'

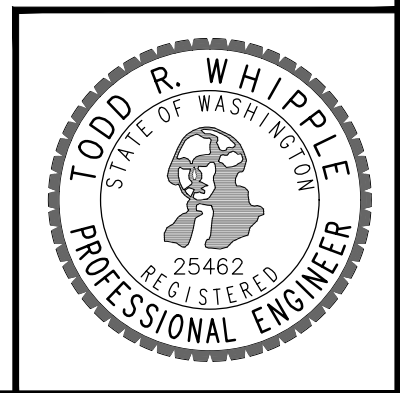
DATUM: NAVD - 88
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HORIZONTAL:	DATE: 3/05/19
1"= 200'	DRAWN: BNG
VERTICAL:	REVIEWED: TRW
N/A	

CIVIL	<p>WHIPPLE CONSULTING ENGINEERS 21 SOUTH PINES ROAD SPOKANE VALLEY, WA 99206 PH: 509-893-2617 FAX: 509-926-0227</p>
STRUCTURAL	
SURVEYING	
TRAFFIC	
OTHER	

PRD PAINTED HILLS VICINITY MAP
DISHMAN-MICA RD.
SPOKANE VALLEY, WA

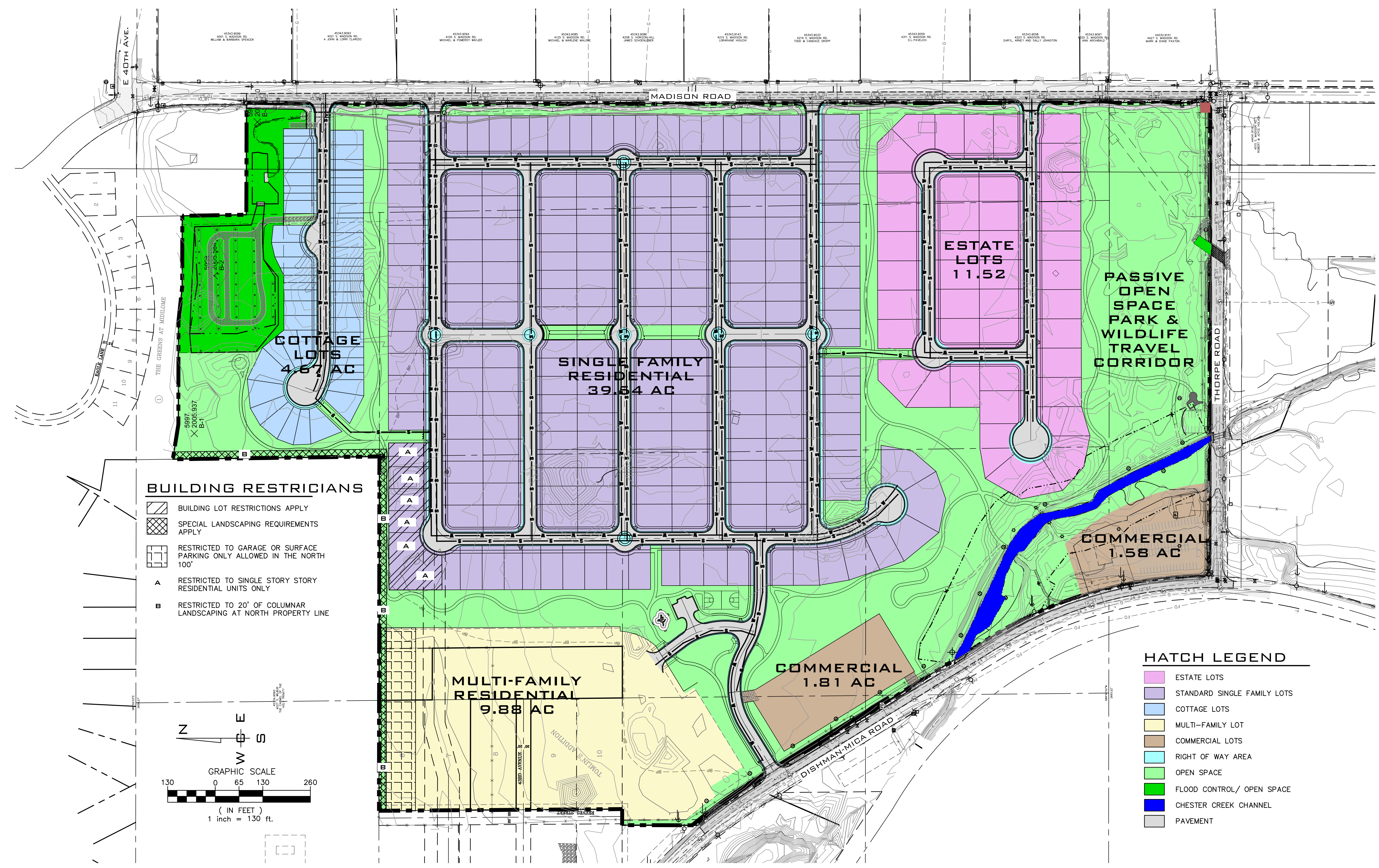


SHEET P0.1
 JOB NUMBER
13-1166

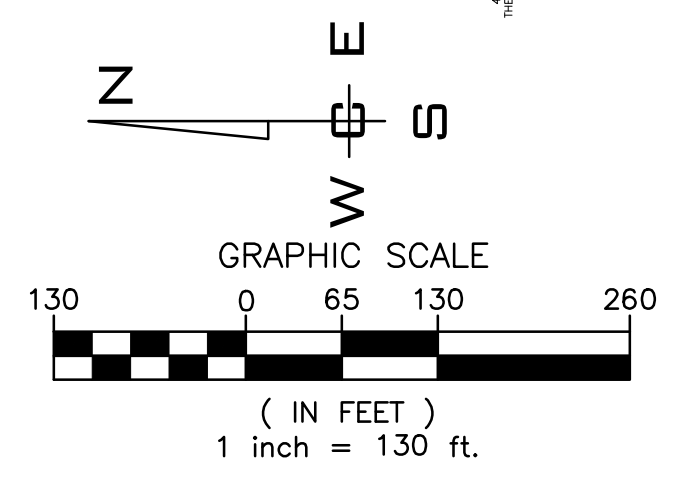
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SE $\frac{1}{4}$, SEC.33, T.25N., R.44E., W.M.
 SW $\frac{1}{4}$, SEC.34, T.25N., R.44E., W.M.
 NE $\frac{1}{4}$, SEC. 4, T.24N., R.44E., W.M.

UNDERGROUND SERVICE ALERT
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- BUILDING RESTRICTIONS**
- BUILDING LOT RESTRICTIONS APPLY
 - SPECIAL LANDSCAPING REQUIREMENTS APPLY
 - RESTRICTED TO GARAGE OR SURFACE PARKING ONLY ALLOWED IN THE NORTH 100'
 - A** RESTRICTED TO SINGLE STORY RESIDENTIAL UNITS ONLY
 - B** RESTRICTED TO 20' OF COLUMNAR LANDSCAPING AT NORTH PROPERTY LINE



- HATCH LEGEND**
- ESTATE LOTS
 - STANDARD SINGLE FAMILY LOTS
 - COTTAGE LOTS
 - MULTI-FAMILY LOT
 - COMMERCIAL LOTS
 - RIGHT OF WAY AREA
 - OPEN SPACE
 - FLOOD CONTROL/ OPEN SPACE
 - CHESTER CREEK CHANNEL
 - PAVEMENT

DEVELOPMENT FEATURES AND RESTRICTIONS
 SCALE: 1"=130'

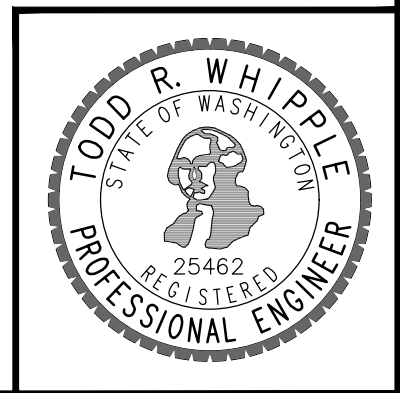
DATUM: NAVD - 88
 TBM S-5 OF THE SOUTH PONDEROSA SEWER PROJECT WITH AN ELEVATION OF 2005.87 (NAVD29)=2009.67 (NAVD88) WAS USED FOR THE VERTICAL DATUM FOR THIS MAP.

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1"= 200'	DRAWN: BNG
VERTICAL:	REVIEWED: TRW
N/A	

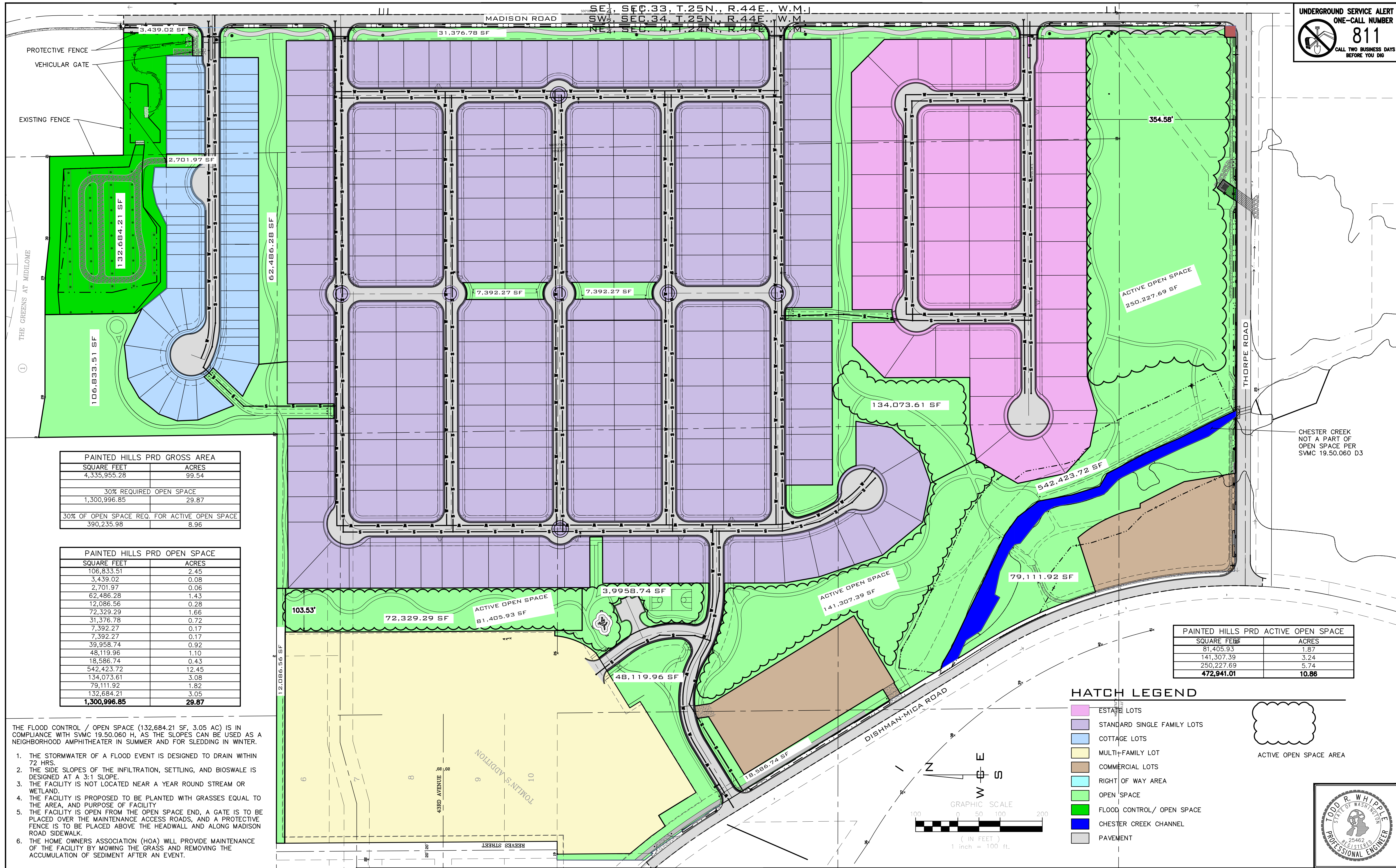
WCE
 WHIPPLE CONSULTING ENGINEERS
 21 SOUTH PINES ROAD
 SPOKANE VALLEY, WA 99206
 PH: 509-893-2617 FAX: 509-926-0227

PRD PAINTED HILLS
FEATURES AND RESTRICTIONS
DISHMAN-MICA RD.
SPOKANE VALLEY, WA



SHEET
P0.11
JOB NUMBER
13-1166

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PAINTED HILLS PRD GROSS AREA	
SQUARE FEET	ACRES
4,335,955.28	99.54
30% REQUIRED OPEN SPACE	
1,300,996.85	29.87
30% OF OPEN SPACE REQ. FOR ACTIVE OPEN SPACE	
390,235.98	8.96

PAINTED HILLS PRD OPEN SPACE	
SQUARE FEET	ACRES
106,833.51	2.45
3,439.02	0.08
2,701.97	0.06
62,486.28	1.43
12,086.56	0.28
72,329.29	1.66
31,376.78	0.72
7,392.27	0.17
7,392.27	0.17
39,958.74	0.92
48,119.96	1.10
18,586.74	0.43
542,423.72	12.45
134,073.61	3.08
79,111.92	1.82
132,684.21	3.05
1,300,996.85	29.87

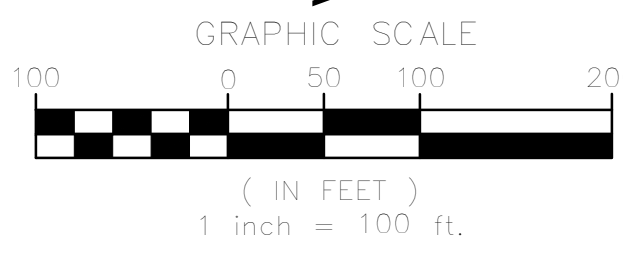
PAINTED HILLS PRD ACTIVE OPEN SPACE	
SQUARE FEET	ACRES
81,405.93	1.87
141,307.39	3.24
250,227.69	5.74
472,941.01	10.86

THE FLOOD CONTROL / OPEN SPACE (132,684.21 SF, 3.05 AC) IS IN COMPLIANCE WITH SVMC 19.50.060 H, AS THE SLOPES CAN BE USED AS A NEIGHBORHOOD AMPHITHEATER IN SUMMER AND FOR SLEDDING IN WINTER.

1. THE STORMWATER OF A FLOOD EVENT IS DESIGNED TO DRAIN WITHIN 72 HRS.
2. THE SIDE SLOPES OF THE INFILTRATION, SETTLING, AND BIOSWALE IS DESIGNED AT A 3:1 SLOPE.
3. THE FACILITY IS NOT LOCATED NEAR A YEAR ROUND STREAM OR WETLAND.
4. THE FACILITY IS PROPOSED TO BE PLANTED WITH GRASSES EQUAL TO THE AREA, AND PURPOSE OF FACILITY
5. THE FACILITY IS OPEN FROM THE OPEN SPACE END, A GATE IS TO BE PLACED OVER THE MAINTENANCE ACCESS ROADS, AND A PROTECTIVE FENCE IS TO BE PLACED ABOVE THE HEAD ROADS AND ALONG MADISON ROAD SIDEWALK.
6. THE HOME OWNERS ASSOCIATION (HOA) WILL PROVIDE MAINTENANCE OF THE FACILITY BY MOWING THE GRASS AND REMOVING THE ACCUMULATION OF SEDIMENT AFTER AN EVENT.

HATCH LEGEND

- ESTATE LOTS
 - STANDARD SINGLE FAMILY LOTS
 - COTTAGE LOTS
 - MULTI-FAMILY LOT
 - COMMERCIAL LOTS
 - RIGHT OF WAY AREA
 - OPEN SPACE
 - FLOOD CONTROL/ OPEN SPACE
 - CHESTER CREEK CHANNEL
 - PAVEMENT
- ACTIVE OPEN SPACE AREA



DATUM: NAVD - 88

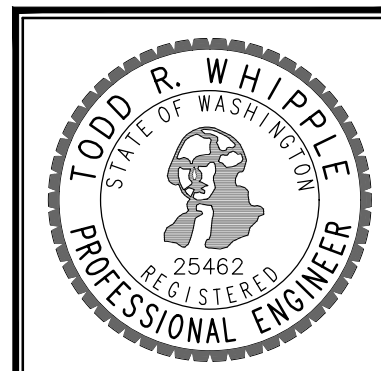
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1" = 100'	DRAWN: BNG
VERTICAL:	REVIEWED: TRW
N/A	

WCE
WHIPPLE CONSULTING ENGINEERS
21 SOUTH PINES ROAD
SPOKANE VALLEY, WA 99206
PH: 509-893-2617 FAX: 509-926-0227

**PRD PAINTED HILLS
OPEN SPACE
DISHMAN-MICA RD.
SPOKANE VALLEY, WA**



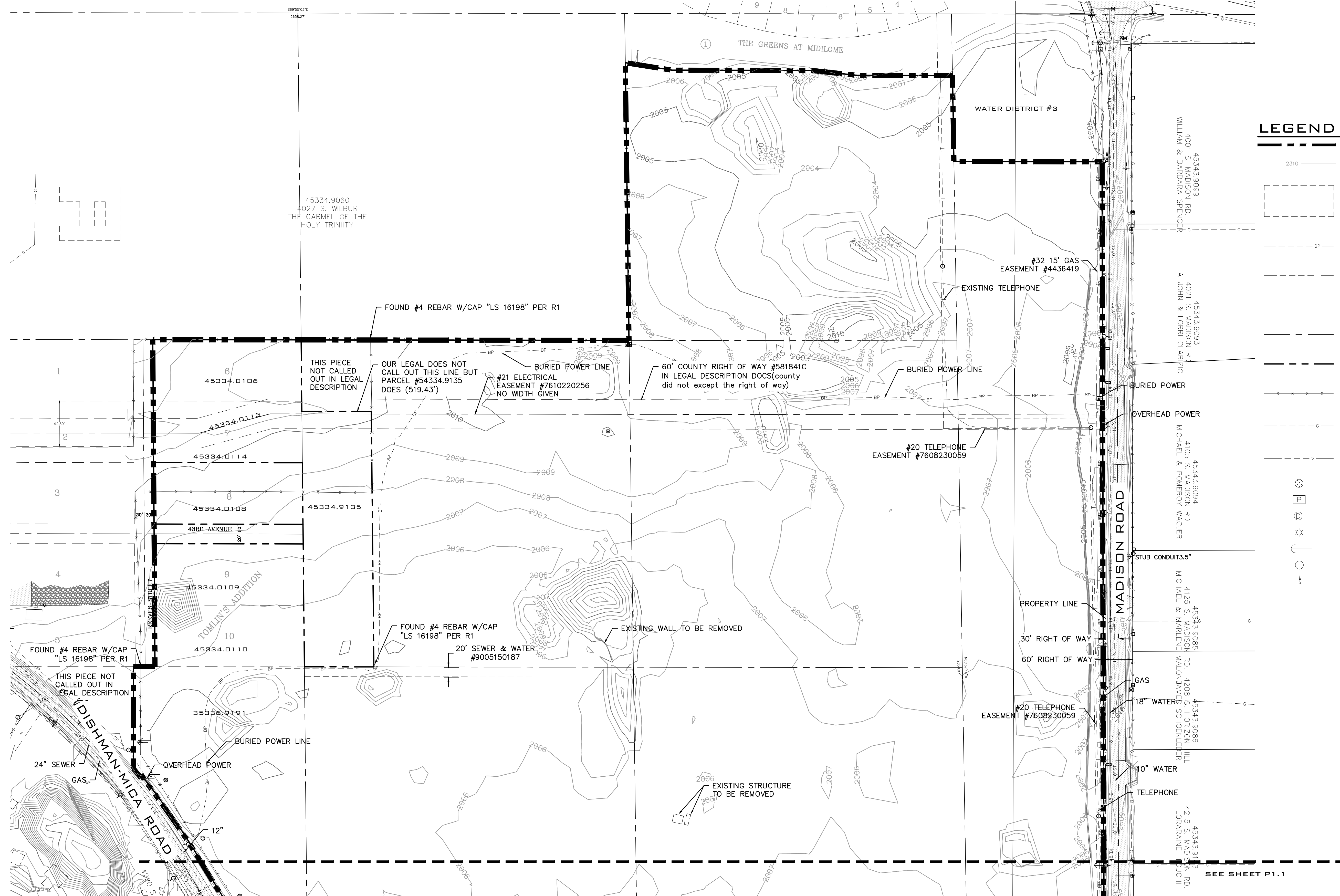
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P0.12**
JOB NUMBER
13-1166

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SE 1/4, SEC. 33, T. 25N., R. 44E., W.M.
 SW 1/4, SEC. 34, T. 25N., R. 44E., W.M.
 NE 1/4, SEC. 4, T. 24N., R. 44E., W.M.

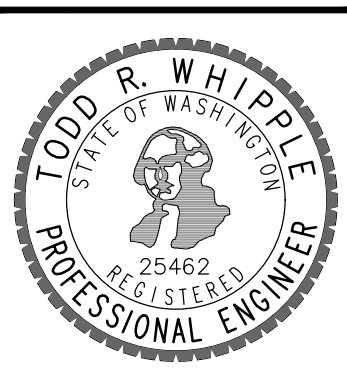
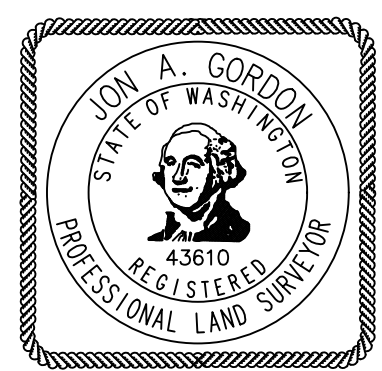
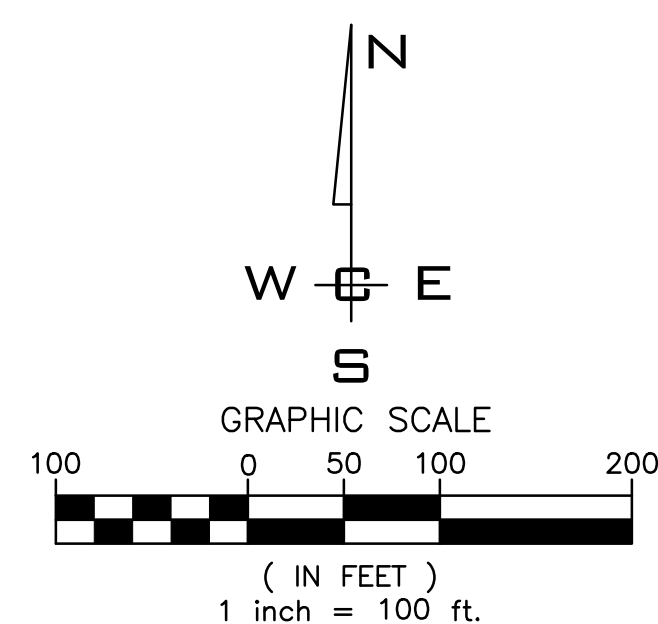
EXISTING CONDITION

UNDERGROUND SERVICE ALERT
ONE-CALL NUMBER
811
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LEGEND

	PLAT BOUNDARY
	EXISTING GROUND CONTOUR (CONTOURS SHOWN AT 1 FOOT INTERVALS)
	EXISTING STRUCTURE
	BURIED POWER LINE
	TELEPHONE LINE
	EASEMENT LINE
	CENTERLINE
	BOUNDARY LINE
	FENCE LINE
	GAS LINE
	CREEK LINE
	TEST WELL
	POWER VAULT
	DRYWELL
	LIGHT POLE
	GUYWIRE
	POWER POLE
	SIGN



DATUM: NAVD - 88
 TBM S-5 OF THE SOUTH PONDEROSA SEWER PROJECT
 WITH AN ELEVATION OF 2005.87 (NAVD29)=2009.67
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1"=100'	DRAWN: SMM
VERTICAL:	REVIEWED: TRW
N/A	

WCE
 WHIPPLE CONSULTING ENGINEERS
 21 SOUTH PINES ROAD
 SPOKANE VALLEY, WA 99206
 PH: 509-893-2617 FAX: 509-926-0227

PRD PAINTED HILLS
EXISTING CONDITIONS
DISHMAN-MICA RD.
SPOKANE VALLEY, WA

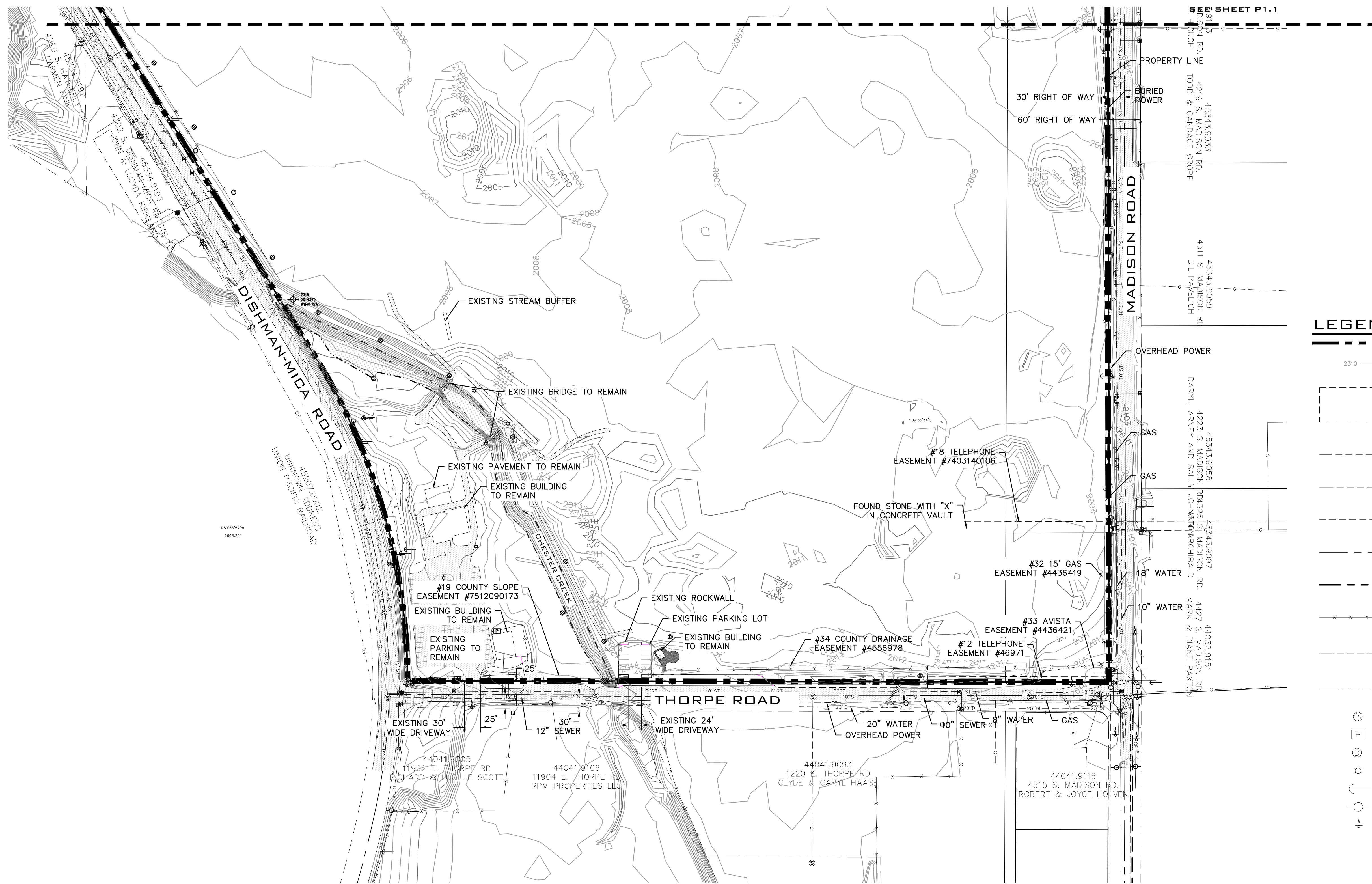
SHEET
P1.1
JOB NUMBER
13-1166

P:\WCE\WORK\2013\WCE PROJECTS\2013-1166 PPLAT-P1.1 EXISTING CONDITIONS.dwg, 3/11/2019 9:52:22 AM, DWG To PDF.pc3

SE 1/4, SEC. 33, T. 25N., R. 44E., W.M.
 SW 1/4, SEC. 34, T. 25N., R. 44E., W.M.
 NE 1/4, SEC. 4, T. 24N., R. 44E., W.M.

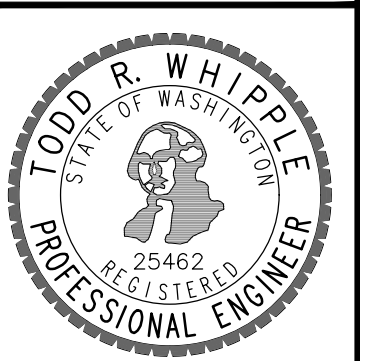
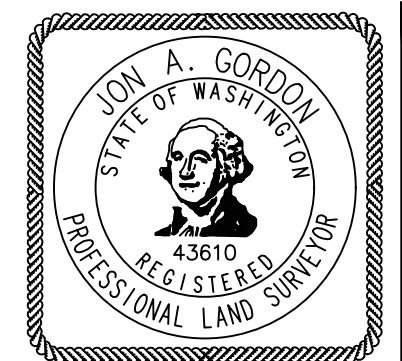
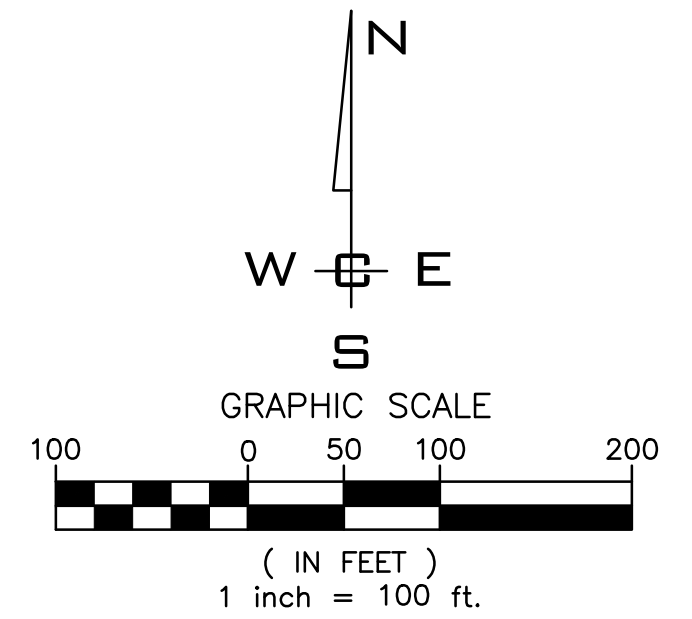
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LEGEND

- PLAT BOUNDARY
- EXISTING GROUND CONTOUR (CONTOURS SHOWN AT 1 FOOT INTERVALS)
- EXISTING STRUCTURE
- BURIED POWER LINE
- TELEPHONE LINE
- EASEMENT LINE
- CENTERLINE
- BOUNDARY LINE
- FENCE LINE
- GAS LINE
- CREEK LINE
- TEST WELL
- POWER VAULT
- DRYWELL
- LIGHT POLE
- GUYWIRE
- POWER POLE
- SIGN



DATUM: NAVD - 88
 TBM S-5 OF THE SOUTH PONDEROSA SEWER PROJECT
 WITH AN ELEVATION OF 2005.87 (NAVD29)=2009.67
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1"=100'	DRAWN: SMM
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N/A	

WCE
 WHIPPLE CONSULTING ENGINEERS
 21 SOUTH PINES ROAD
 SPOKANE VALLEY, WA 99206
 PH: 509-893-2617 FAX: 509-926-0227

**PRD PAINTED HILLS
 EXISTING CONDITIONS
 DISHMAN-MICA RD.
 SPOKANE VALLEY, WA**

**SHEET
 P1.2**
 JOB NUMBER
13-1166

PAWCE.WORK\2013\WCE PROJECTS\2013-1166 PPLAT-P1.1 EXISTING CONDITIONS.dwg, 3/5/2019 3:05:27 PM, DWG To PDF.pc3

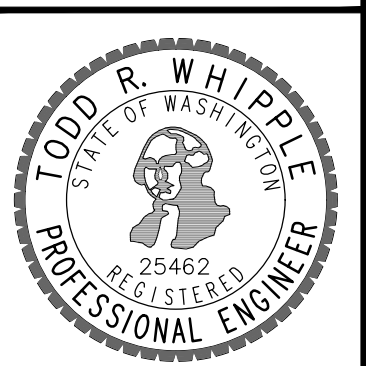
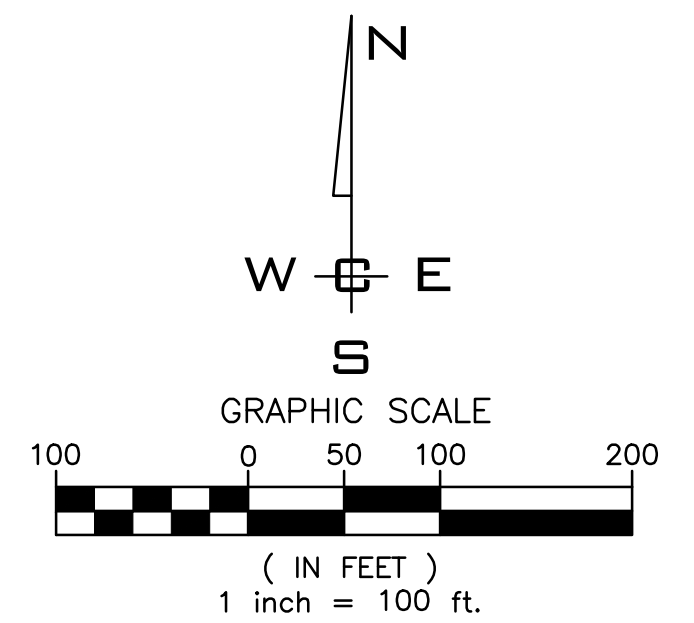
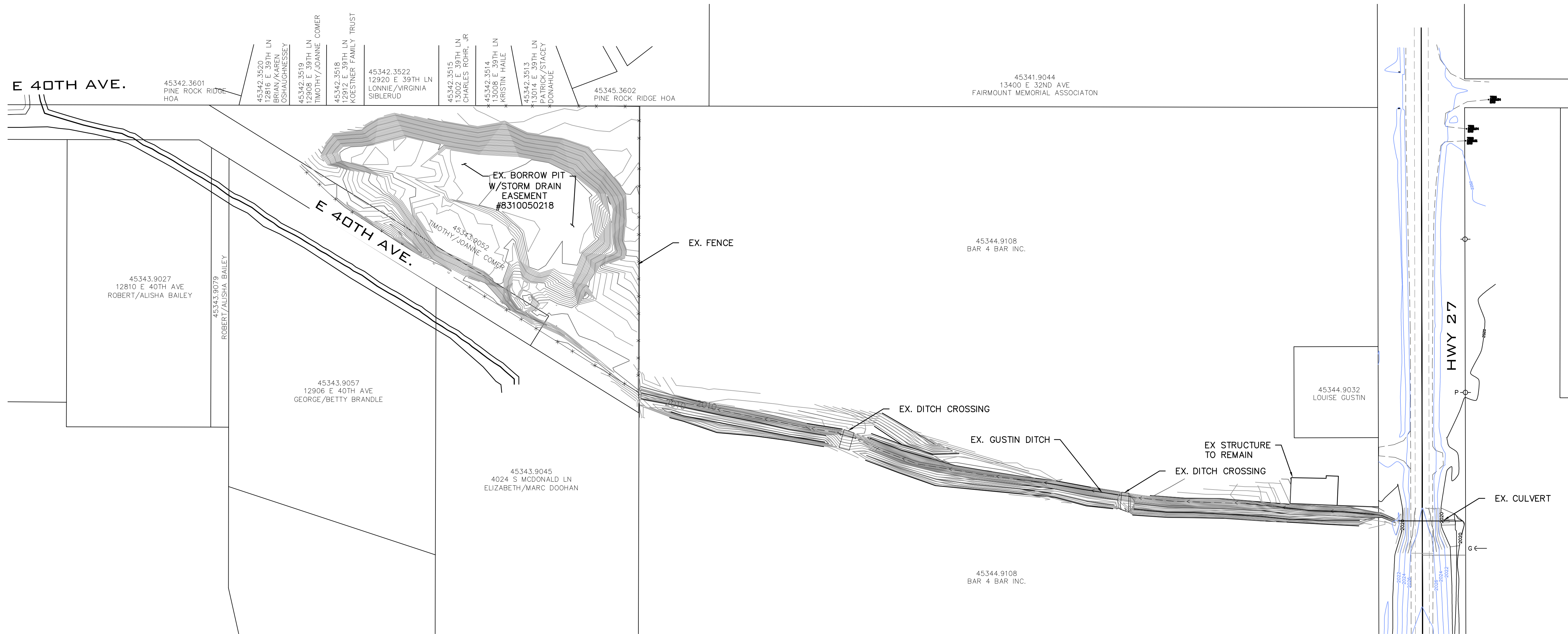
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 SW 1/4, SEC. 34, T. 25N., R. 44E., W.M.
 NE 1/4, SEC. 4, T. 24N., R. 44E., W.M.

EXISTING CONDITIONS



LEGEND

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 MAP.

NO.	DATE	BY	REVISIONS
1	3/05/19		COMPLETE UPDATE WITH REVISED FLOOD CONTROL PLAN

SCALE:
HORIZONTAL:
 1"=100'
VERTICAL:
 N/A

PROJ #: 13-1166
DATE: 10/19/16
DRAWN: SMM
REVIEWED: TRW

<input type="checkbox"/>	CIVIL
<input type="checkbox"/>	STRUCTURAL
<input type="checkbox"/>	SURVEYING
<input type="checkbox"/>	TRAFFIC
<input checked="" type="checkbox"/>	PLANNING
<input type="checkbox"/>	LANDSCAPE
<input type="checkbox"/>	OTHER

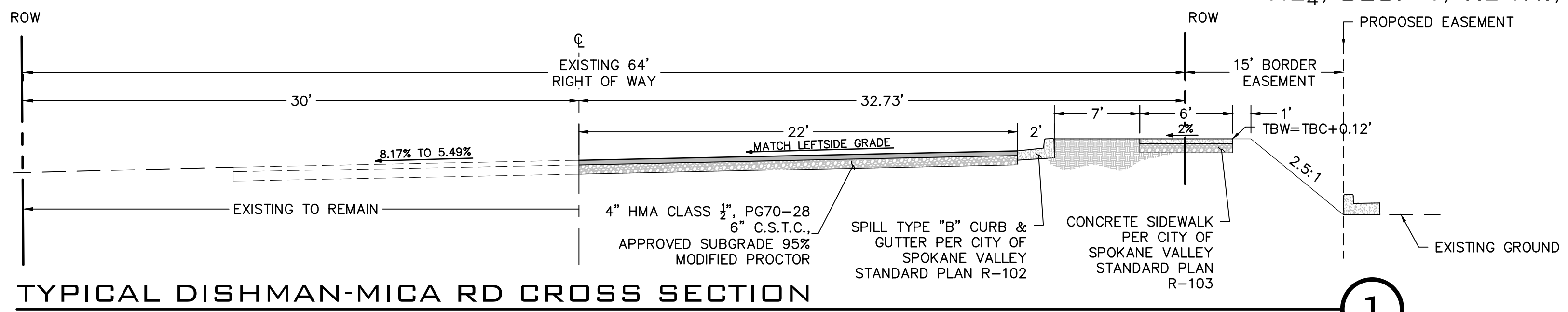


**PRD PAINTED HILLS
 EXISTING CONDITIONS
 DISHMAN-MICA RD.
 SPOKANE VALLEY, WA**

**SHEET
 P1.3**
 JOB NUMBER
13-1166

P:\WCE\WORK\2013\WCE PROJECTS\2013-1166 Walker - Painted Hills GC\DWG\1166 PPLAT-P1.1 EXISTING CONDITIONS.dwg, 3/5/2019 3:06:26 PM, DWG To PDF.pc3

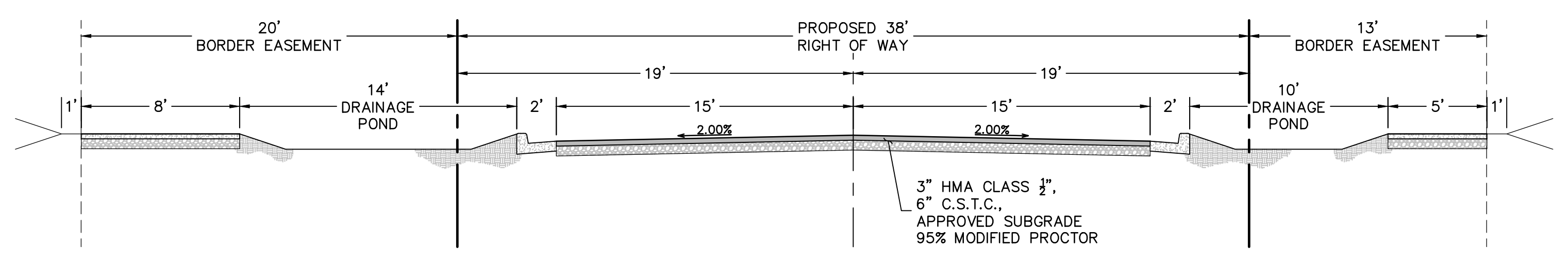
SE 1/4, SEC. 33, T. 25N., R. 44E., W.M.
 SW 1/4, SEC. 34, T. 25N., R. 44E., W.M.
 NE 1/4, SEC. 4, T. 24N., R. 44E., W.M.



TYPICAL DISHMAN-MICA RD CROSS SECTION

NOT TO SCALE
 STA. 20+59.67 TO STA. 24+12+49

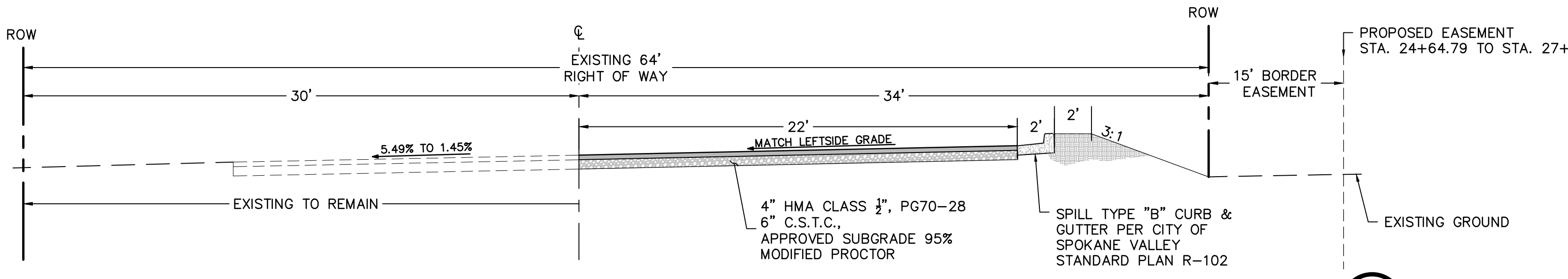
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LOCAL ACCESS WITH 20' BORDER EASEMENT LEFT 13' RIGHT

NOT TO SCALE

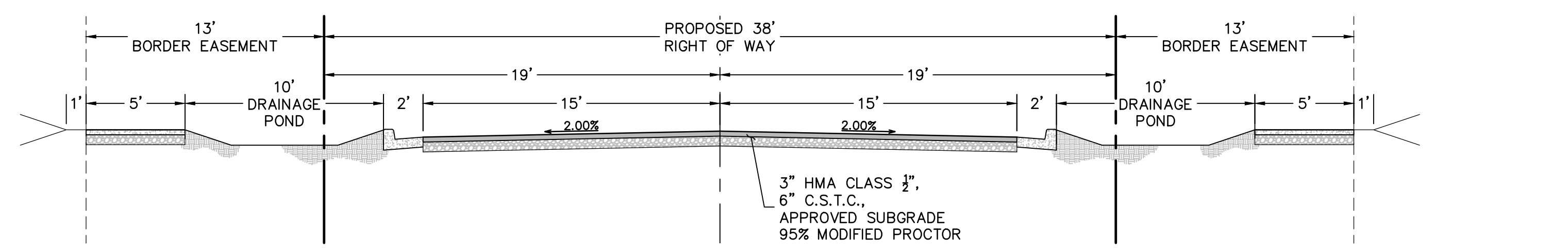
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TYPICAL DISHMAN-MICA RD CROSS SECTION

NOT TO SCALE
 STA. 24+64.79 TO STA. 27+60.27

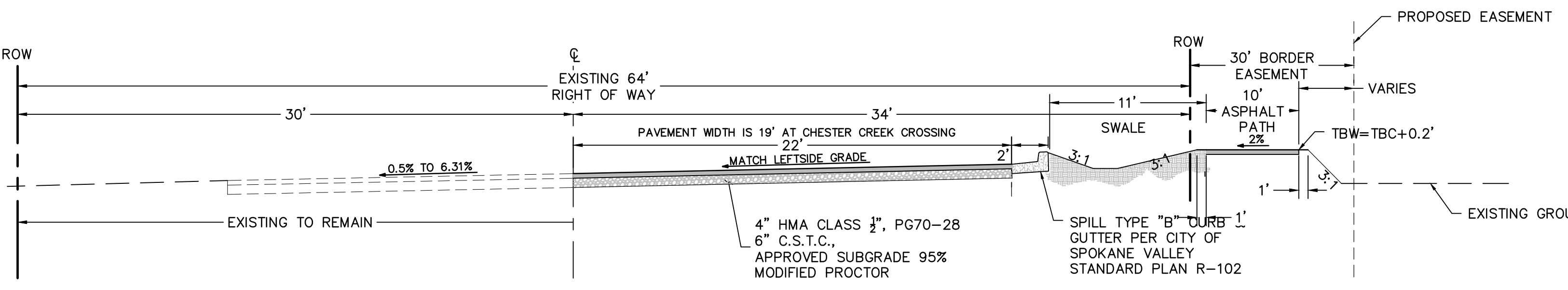
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LOCAL ACCESS WITH 13' BORDER EASEMENTS

NOT TO SCALE

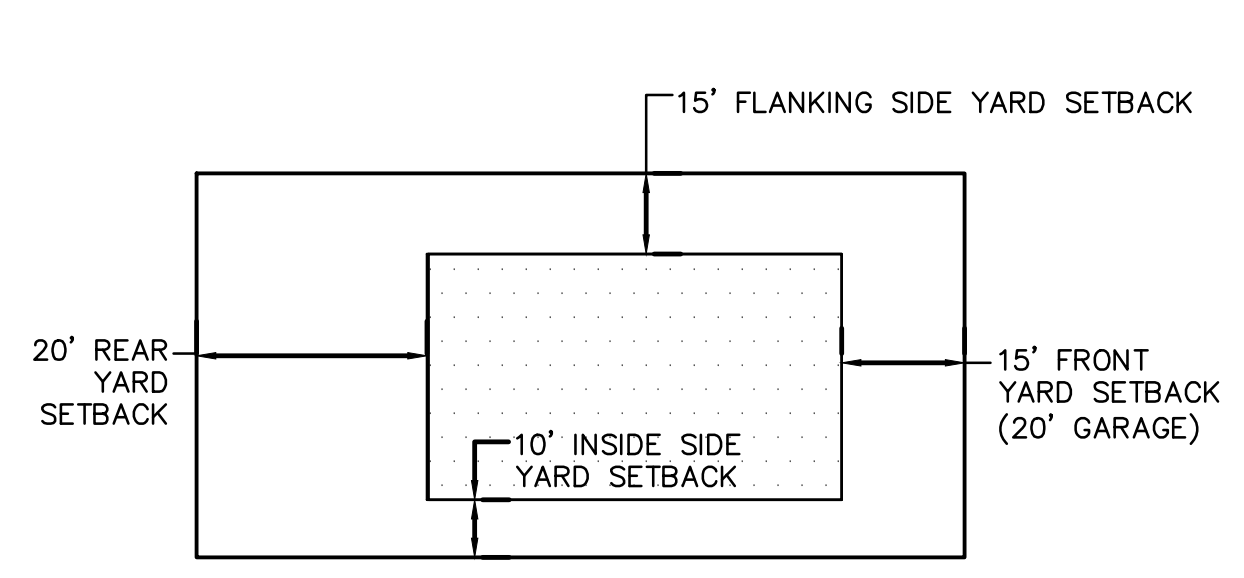
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TYPICAL DISHMAN-MICA RD CROSS SECTION

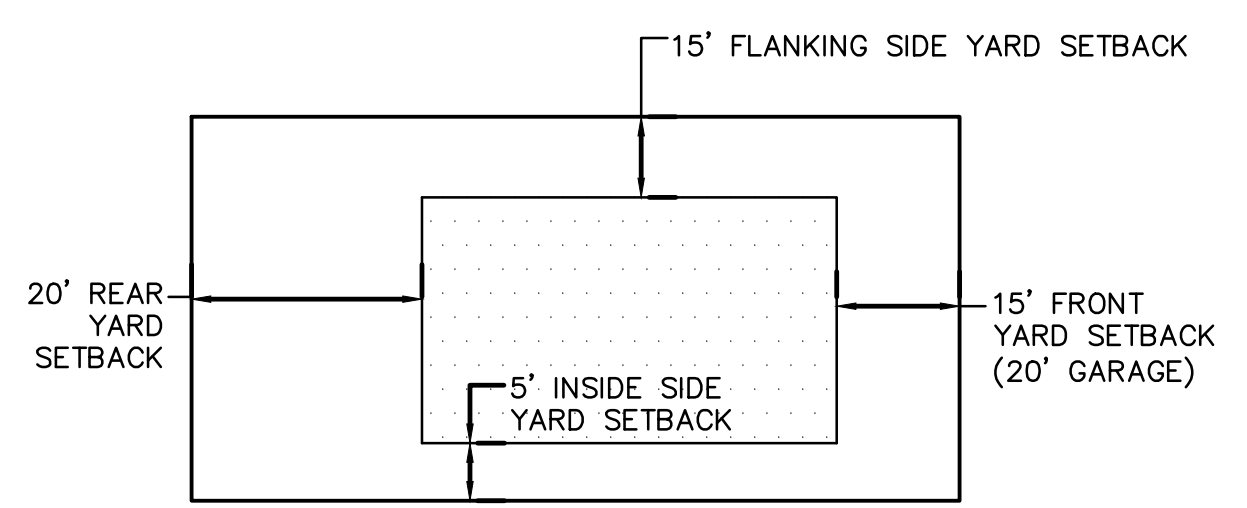
NOT TO SCALE
 STA. 27+60.27 TO STA. 35+81.87

3



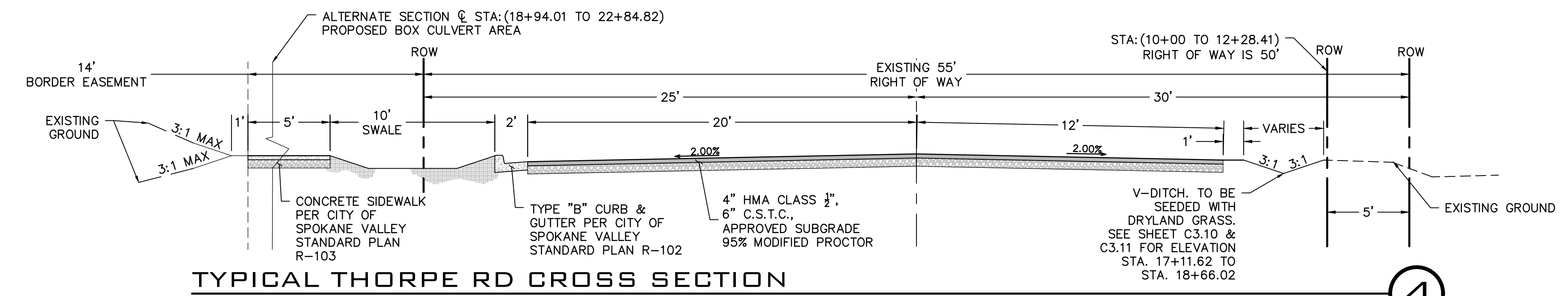
ESTATE LOT SETBACK DETAIL

NOT TO SCALE



SINGLE FAMILY RESIDENTIAL LOT SETBACK DETAIL

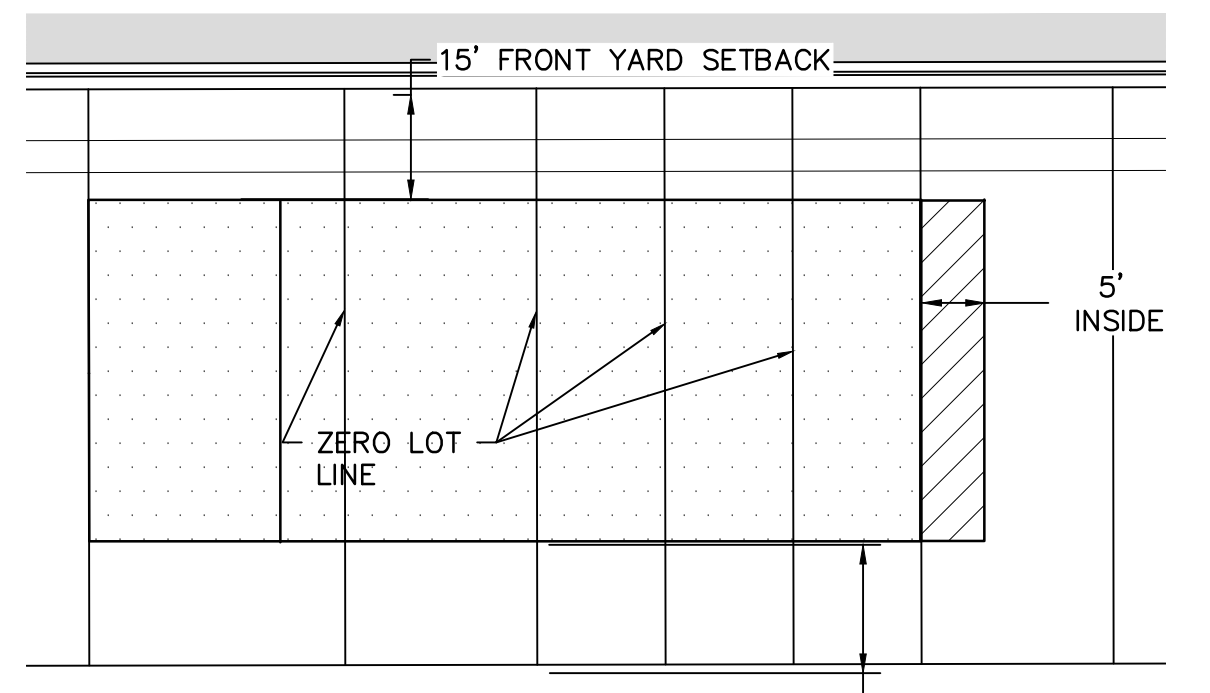
NOT TO SCALE



TYPICAL THORPE RD CROSS SECTION

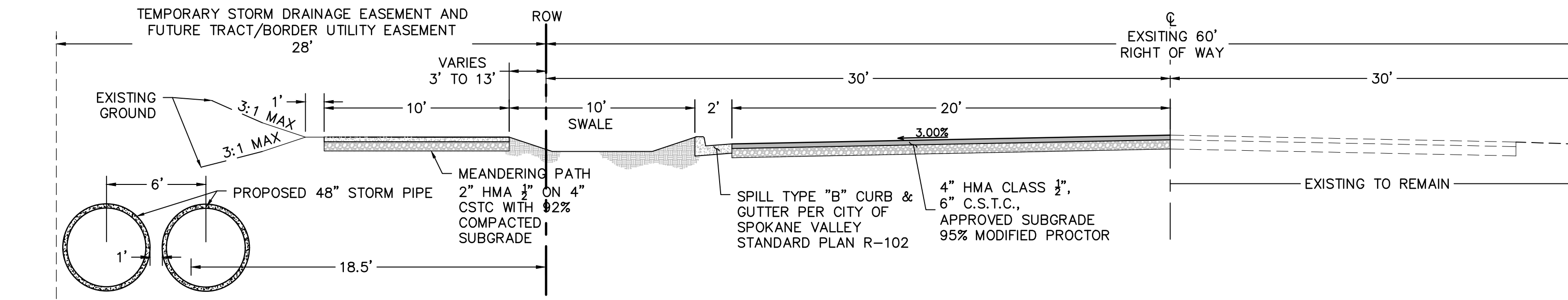
NOT TO SCALE
 STA. 10+00.00 TO STA. 23+55.57

4



COTTAGE LOT SETBACK DETAIL

NOT TO SCALE



TYPICAL MADISON RD CROSS SECTION

NOT TO SCALE
 STA. 10+00.00 TO STA. 36+58.49

5

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.

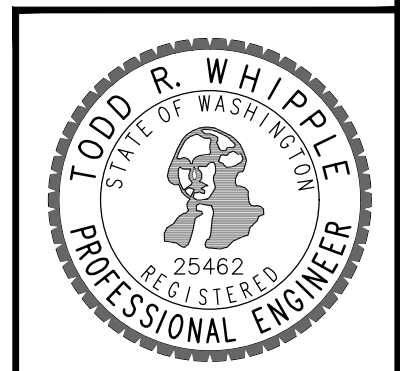
NO.	DATE	BY	REVISIONS
3/05/19			COMPLETE UPDATE WITH REVISED FLOOD CONTROL PLAN

SCALE:
 HORIZONTAL:
 VERTICAL:

PROJ #: 13-1166
DATE: 2/8/19
DRAWN: BNG
REVIEWED: TRW

WCE
 WHIPPLE CONSULTING ENGINEERS
 21 SOUTH PINES ROAD
 SPOKANE VALLEY, WA 99206
 PH: 509-893-2617 FAX: 509-926-0227

PRD PAINTED HILLS SECTIONS AND DETAILS
DISHMAN-MICA RD.
SPOKANE VALLEY, WA



SHEET P2.0
 JOB NUMBER 13-1166

P:\WCE\WORK\2013\WCE PROJECTS\2013-1166 Walker - Painted Hills GCC\DWG\1166 PPLAT-R2.0 ROAD XSEC.dwg, 3/5/2019 3:09:02 PM, DWG To PDF.pc3

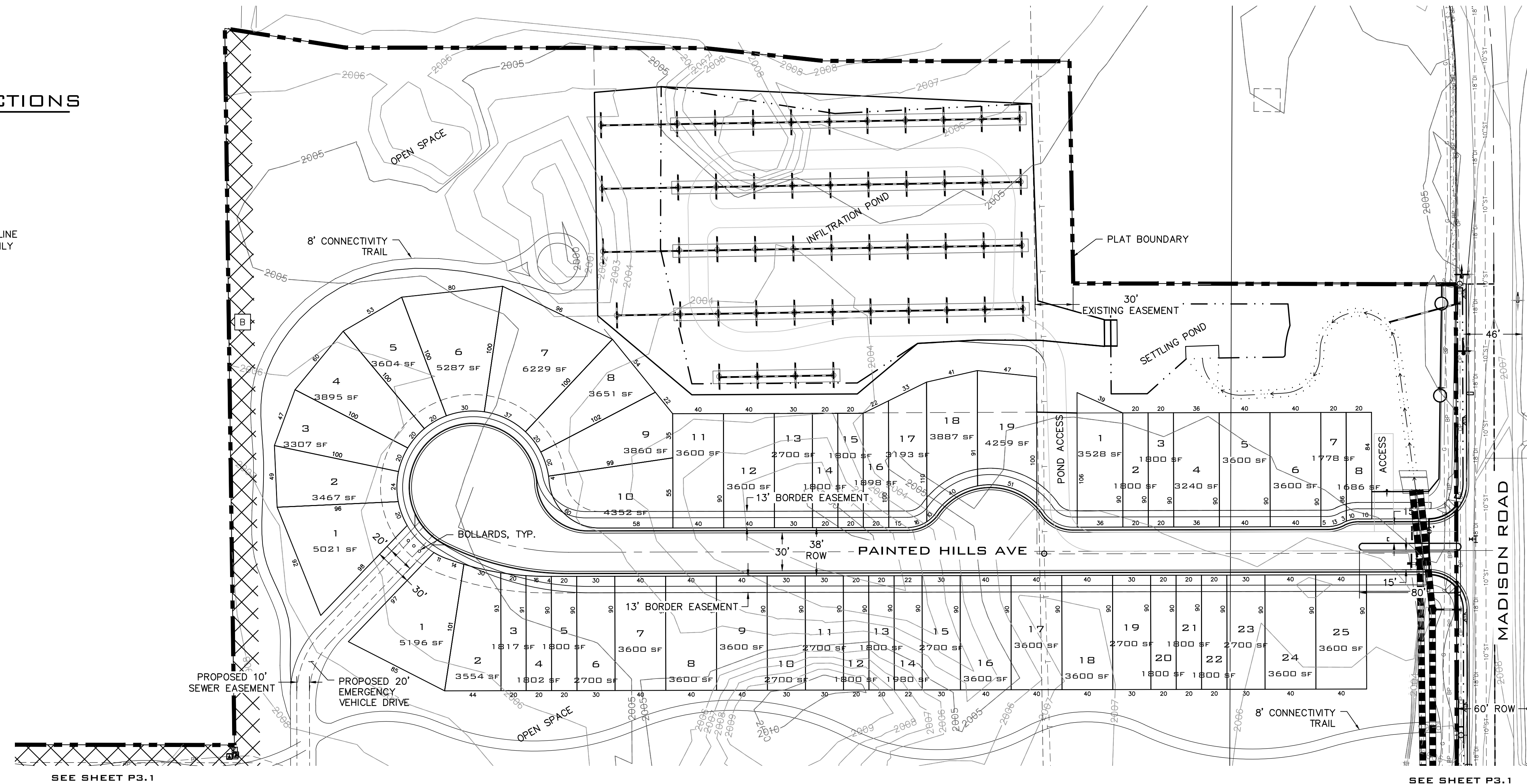
SE 1/4, SEC. 33, T. 25N., R. 44E., W.M.
 SW 1/4, SEC. 34, T. 25N., R. 44E., W.M.
 NE 1/4, SEC. 4, T. 24N., R. 44E., W.M.

COTTAGE LOTS

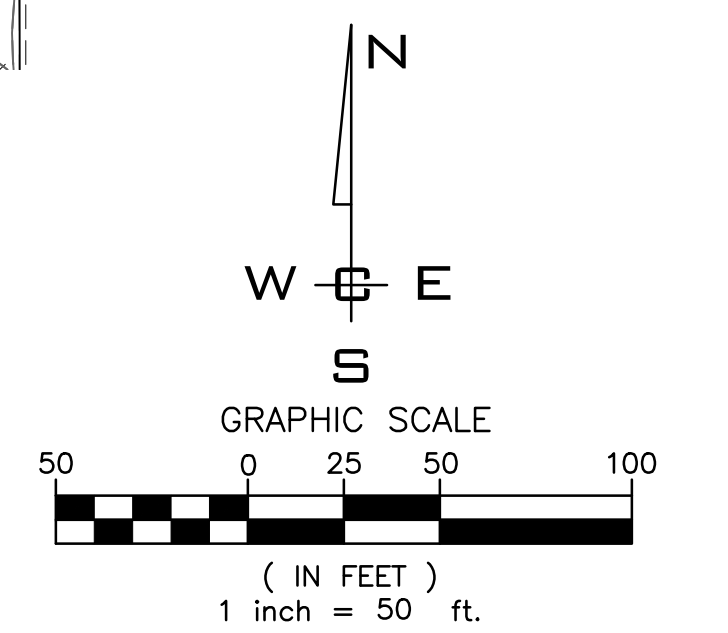


BUILDING RESTRICTIONS

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

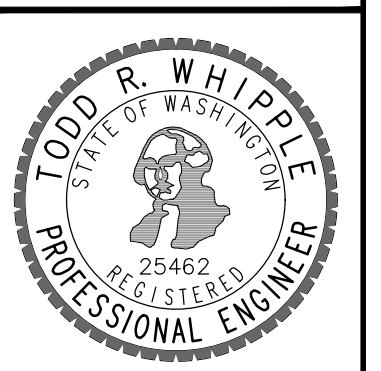


COTTAGE DATA TABLE			
ACRES	LOTS	MIN (SF)	MAX (SF)
4.67	52	1,686	6,229



LEGEND

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



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.

NO.	DATE	BY	REVISIONS
1	3/05/19		COMPLETE UPDATE WITH REVISED FLOOD CONTROL PLAN
2	5/30/17		ADDED SFHA BOUNDARY TO SHEETS P3.0-P3.5. ADDED SHEET P3.6
3	10/19/16		REVISED VICINITY MAP-PD.1. ADDED SHEET P1.3
4	9/18/16		REVISED FLOOD CONTROL SYSTEM, ALL SHEETS

SCALE:
HORIZONTAL:
VERTICAL:

PROJ #: 13-1166
DATE: 2/8/19
DRAWN: SMM
REVIEWED: TRW

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



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

**SHEET
 P3.0**
 JOB NUMBER
13-1166

P:\WCE\WORK\2013\WCE PROJECTS\2013-1166 Walker - Painted Hills GCC\DWG\1166 PPLAT-P3.0 PPLAT.dwg - 3/7/2019 4:35:27 PM, DWG To PDF.p3

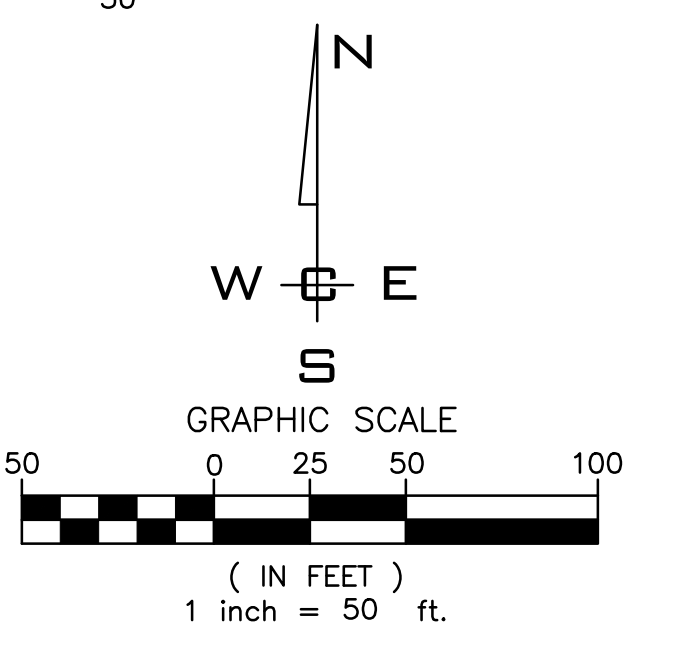
SE 1/4, SEC. 33, T. 25N., R. 44E., W.M.
 SW 1/4, SEC. 34, T. 25N., R. 44E., W.M.
 NE 1/4, SEC. 4, T. 24N., R. 44E., W.M.

SINGLE FAMILY RESIDENTIAL LOTS



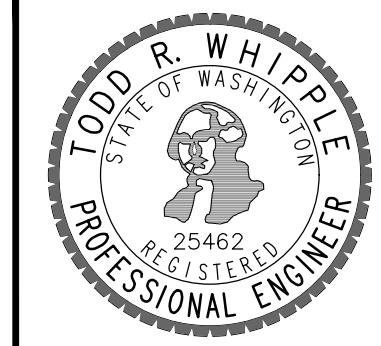
BUILDING RESTRICTIONS

- 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.



SINGLE FAMILY DATA TABLE			
ACRES	LOTS	MIN (SF)	MAX (SF)
39.54	210	5,250	11,934

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



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.

NO.	DATE	BY	REVISIONS
1	3/05/19		COMPLETE UPDATE WITH REVISED FLOOD CONTROL PLAN
2	5/30/17		ADDED SFHA BOUNDARY TO SHEETS P3.0-P3.5. ADDED SHEET P3.6
3	10/19/16		REVISED VICINITY MAP-PG. 1. ADDED SHEET P1.3
4	9/18/16		REVISED FLOOD CONTROL SYSTEM, ALL SHEETS

SCALE:
 HORIZONTAL:
 VERTICAL:

PROJ #: 13-1166
DATE: 2/8/19
DRAWN: SMM
REVIEWED: TRW



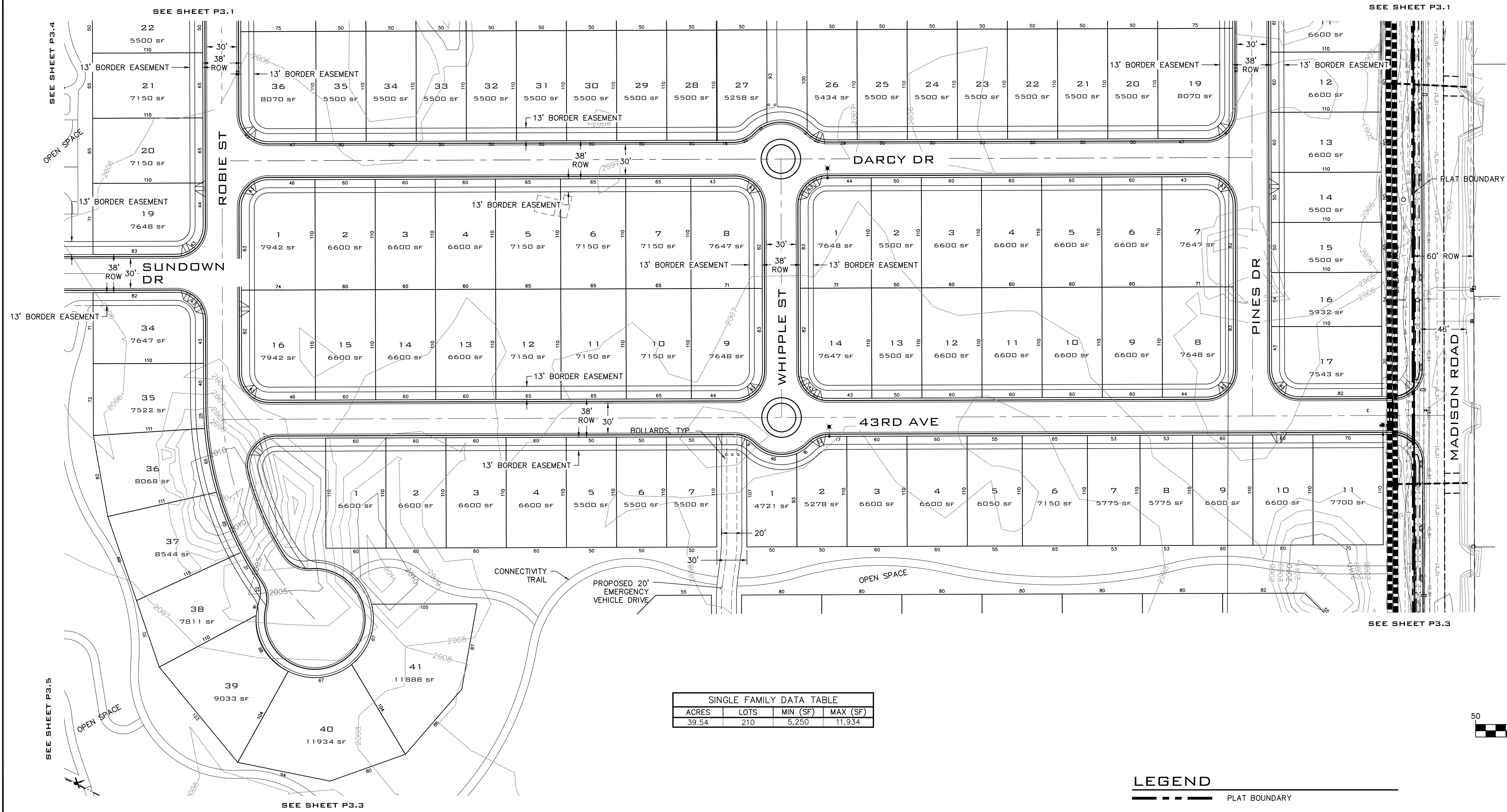
**PRD PAINTED HILLS
 PRE PLAT SINGLE FAMILY RES. LOTS
 DISHMAN-MICA RD.
 SPOKANE VALLEY, WA**

**SHEET
 P3.1**
 JOB NUMBER
13-1166

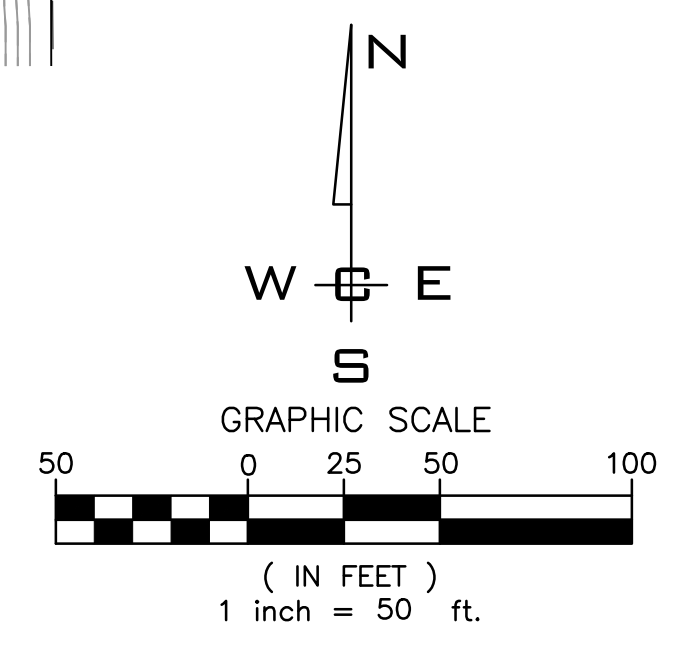
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SE 1/4, SEC. 33, T. 25N., R. 44E., W.M.
 SW 1/4, SEC. 34, T. 25N., R. 44E., W.M.
 NE 1/4, SEC. 4, T. 24N., R. 44E., W.M.

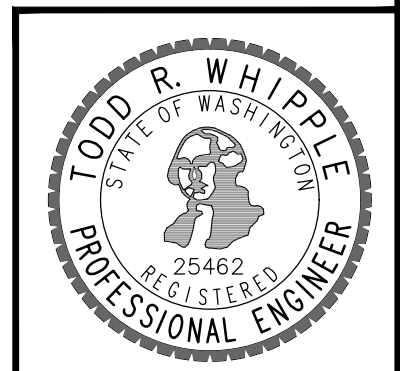
SINGLE FAMILY RESIDENTIAL LOTS



SINGLE FAMILY DATA TABLE			
ACRES	LOTS	MIN (SF)	MAX (SF)
39.54	210	5,250	11,934



- LEGEND**
- PLAT BOUNDARY
 - 2310 ——— EXISTING GROUND CONTOUR (CONTOURS SHOWN AT 1 FOOT INTERVALS)



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.

NO.	DATE	BY	REVISIONS
1	3/05/19		COMPLETE UPDATE WITH REVISED FLOOD CONTROL PLAN
2	5/30/17		ADDED SFHA BOUNDARY TO SHEETS P3.0-P3.5. ADDED SHEET P3.6
3	10/19/16		REVISED VICINITY MAP-PD.1. ADDED SHEET P1.3
4	9/18/16		REVISED FLOOD CONTROL SYSTEM, ALL SHEETS

SCALE:
HORIZONTAL:
VERTICAL:

PROJ #: 13-1166
DATE: 2/8/19
DRAWN: SMW
REVIEWED: TRW

WCE
 WHIPPLE CONSULTING ENGINEERS
 21 SOUTH PINES ROAD
 SPOKANE VALLEY, WA 99206
 PH: 509-893-2617 FAX: 509-926-0227

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

**SHEET
 P3.2**
 JOB NUMBER
13-1166

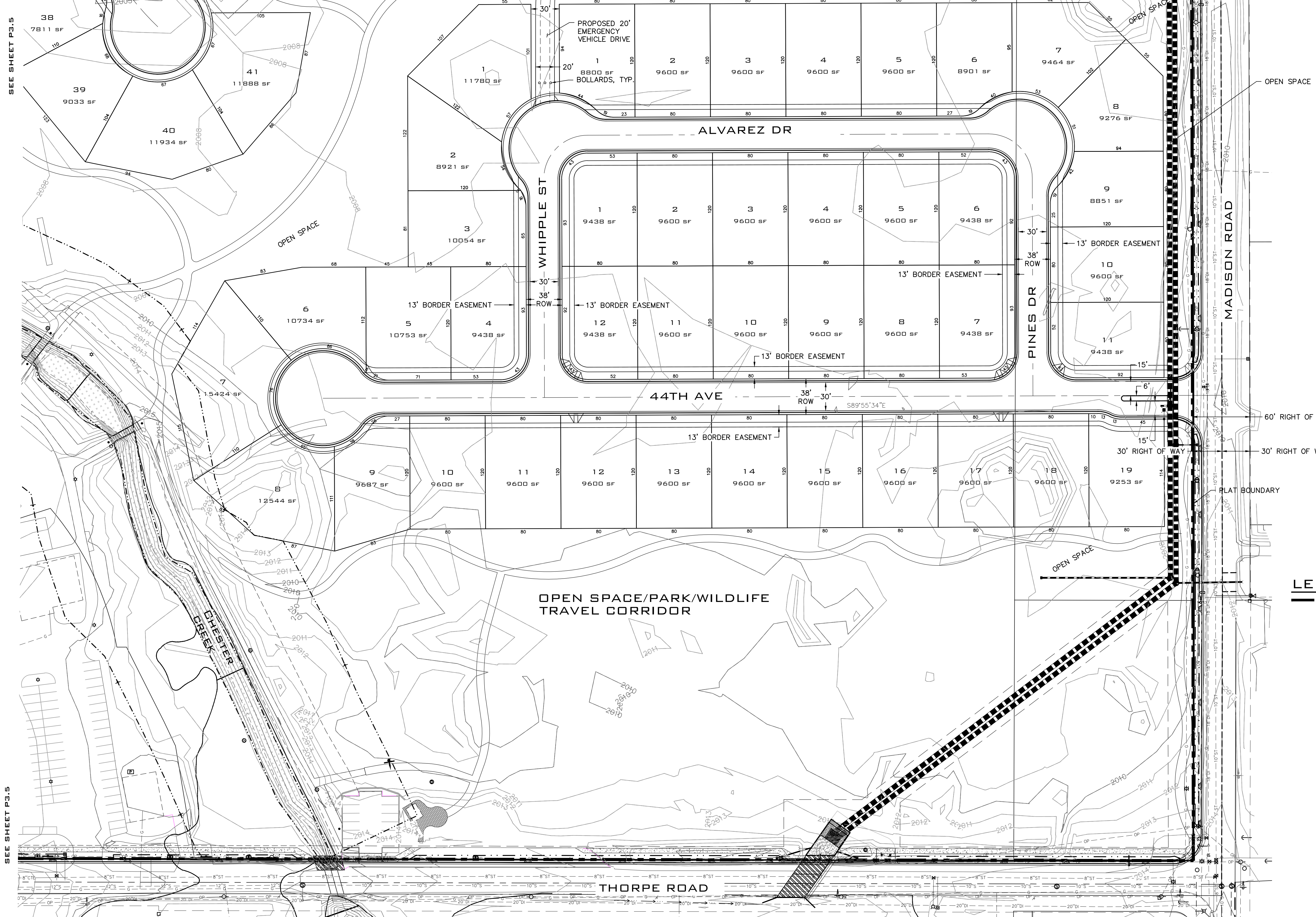
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SE 1/4, SEC. 33, T. 25N., R. 44E., W.M. ESTATE LOTS
 SW 1/4, SEC. 34, T. 25N., R. 44E., W.M.
 NE 1/4, SEC. 4, T. 24N., R. 44E., W.M.



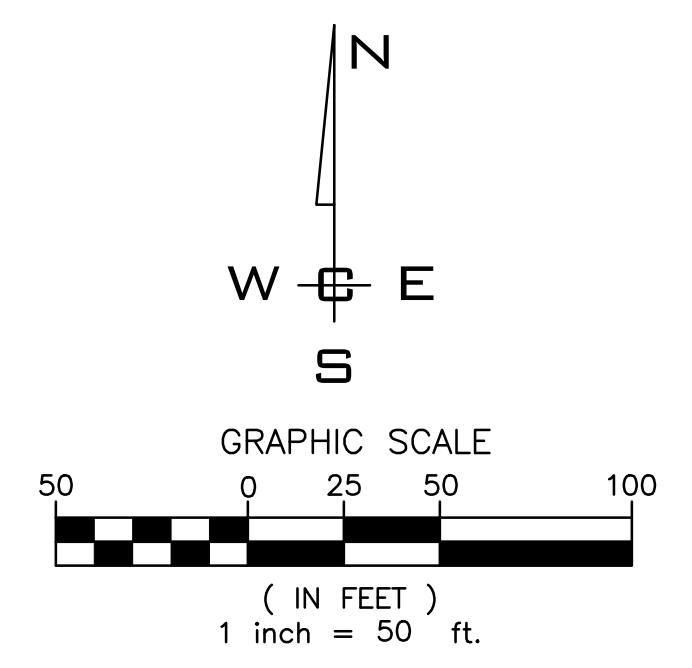
SEE SHEET P3.2

SEE SHEET P3.2



ESTATES DATA TABLE			
ACRES	LOTS	MIN (SF)	MAX (SF)
11.52	42	8,800	15,424

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



DATUM: NAVD - 88

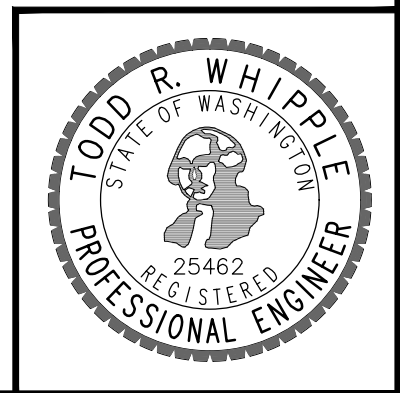
TBM S-5 OF THE SOUTH PONDEROSA SEWER PROJECT WITH AN ELEVATION OF 2005.87 (NAVD29)=2009.67 (NAVD88) WAS USED FOR THE VERTICAL DATUM FOR THIS MAP.

NO.	DATE	BY	REVISIONS
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3	10/19/16		REVISED VICINITY MAP-PD.1. ADDED SHEET P1.3
4	9/18/16		REVISED FLOOD CONTROL SYSTEM, ALL SHEETS

SCALE:	PROJ #: 13-1166
HORIZONTAL:	DATE: 2/8/19
VERTICAL:	DRAWN: SMM
	REVIEWED: TRW

WCE
 WHIPPLE CONSULTING ENGINEERS
 21 SOUTH PINES ROAD
 SPOKANE VALLEY, WA 99206
 PH: 509-893-2617 FAX: 509-926-0227

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

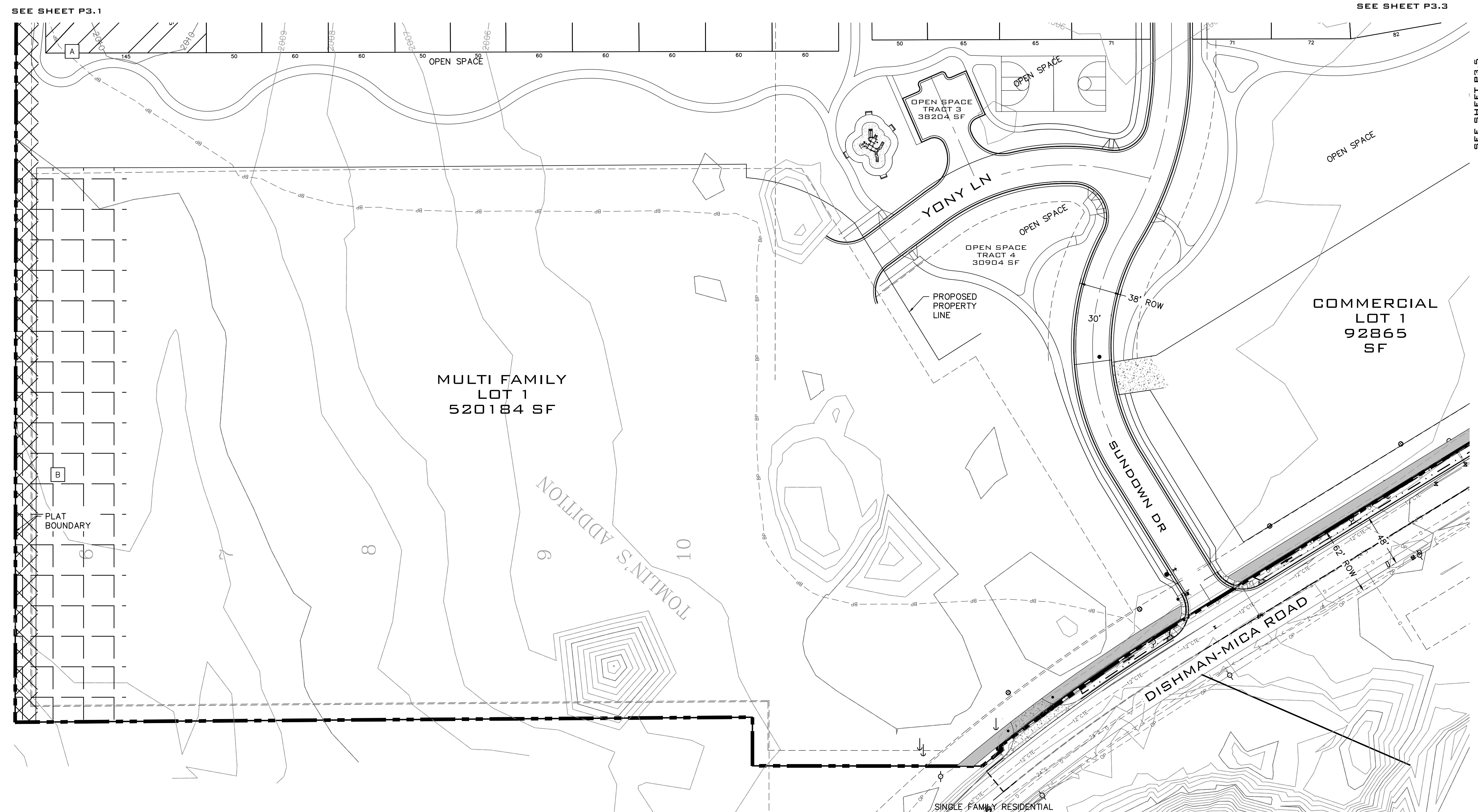


**SHEET
 P3.3**
 JOB NUMBER
13-1166

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SE 1/4, SEC. 33, T. 25N., R. 44E., W.M.
 SW 1/4, SEC. 34, T. 25N., R. 44E., W.M.
 NE 1/4, SEC. 4, T. 24N., R. 44E., W.M.

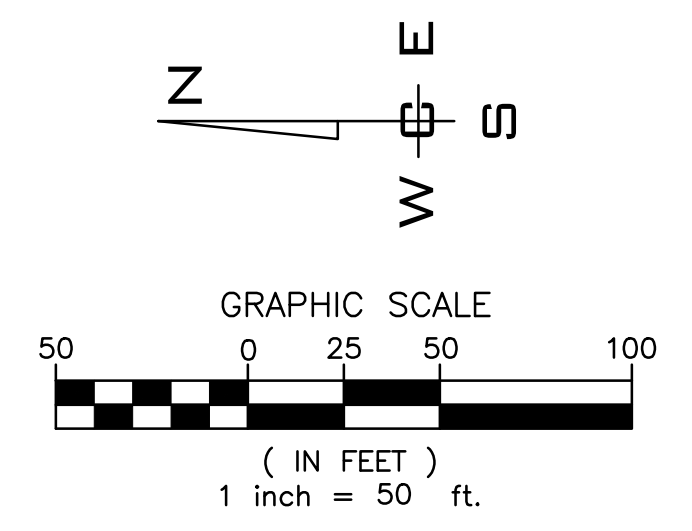
MULTI-FAMILY RESIDENTIAL LOT



- ### 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.

ACRES	UNITS
9.88	228

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



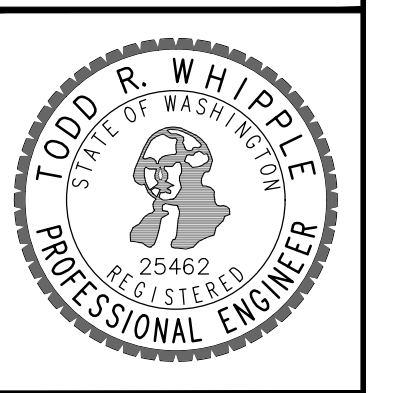
NO.	DATE	BY	REVISIONS
▲	3/05/19		COMPLETE UPDATE WITH REVISED FLOOD CONTROL PLAN
▲	5/30/17		ADDED SFHA BOUNDARY TO SHEETS P3.0-P3.5. ADDED SHEET P3.6
▲	10/19/16		REVISED VICINITY MAP-PD.1. ADDED SHEET P1.3
▲	9/18/16		REVISED FLOOD CONTROL SYSTEM, ALL SHEETS

SCALE:
 HORIZONTAL:
 VERTICAL:

PROJ #: 13-1166
DATE: 2/8/19
DRAWN: SMM
REVIEWED: TRW



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



SHEET P3.4
 JOB NUMBER
13-1166

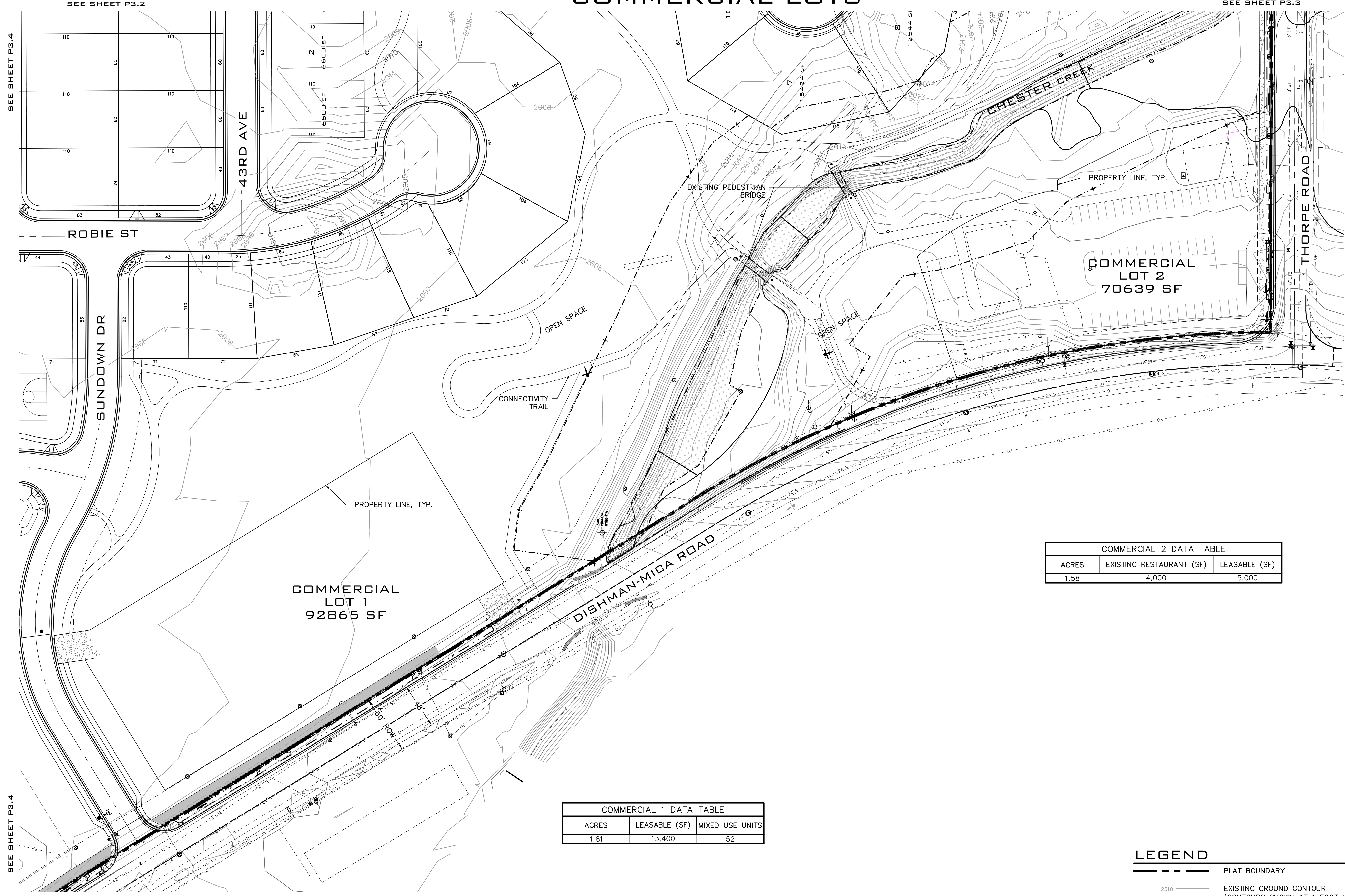
DATUM: NAVD - 88
 TBM S-5 OF THE SOUTH PONDEROSA SEWER PROJECT WITH AN ELEVATION OF 2005.87 (NAVD29)=2009.67 (NAVD88) WAS USED FOR THE VERTICAL DATUM FOR THIS MAP.

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SE 1/4, SEC. 33, T. 25N., R. 44E., W.M.
 SW 1/4, SEC. 34, T. 25N., R. 44E., W.M.
 NE 1/4, SEC. 4, T. 24N., R. 44E., W.M.

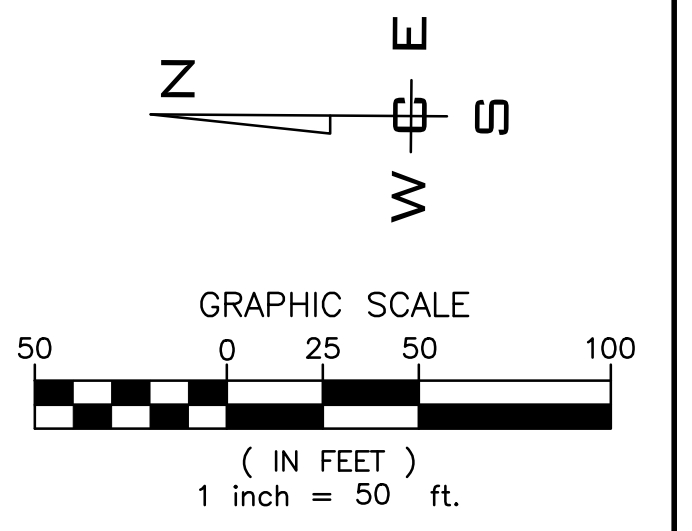
COMMERCIAL LOTS

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



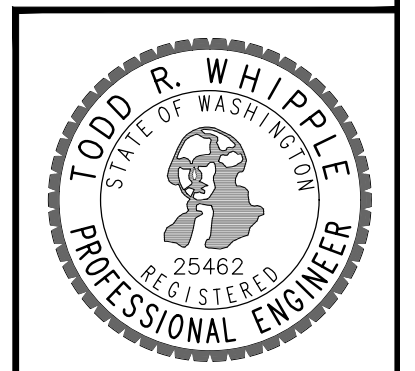
COMMERCIAL 2 DATA TABLE		
ACRES	EXISTING RESTAURANT (SF)	LEASABLE (SF)
1.58	4,000	5,000

COMMERCIAL 1 DATA TABLE		
ACRES	LEASABLE (SF)	MIXED USE UNITS
1.81	13,400	52



LEGEND

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



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.

NO.	DATE	BY	REVISIONS
1	3/05/19		COMPLETE UPDATE WITH REVISED FLOOD CONTROL PLAN
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3	10/19/16		REVISED VICINITY MAP-PD.1. ADDED SHEET P1.3
4	9/18/16		REVISED FLOOD CONTROL SYSTEM, ALL SHEETS

SCALE:	PROJ #: 13-1166
HORIZONTAL:	DATE: 2/8/19
VERTICAL:	DRAWN: SMM
	REVIEWED: TRW

WCE
 WHIPPLE CONSULTING ENGINEERS
 21 SOUTH PINES ROAD
 SPOKANE VALLEY, WA 99206
 PH: 509-893-2617 FAX: 509-926-0227

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

SHEET
P3.5
JOB NUMBER
13-1166

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SE 1/4, SEC. 33, T. 25N., R. 44E., W.M.
 SW 1/4, SEC. 34, T. 25N., R. 44E., W.M.
 NE 1/4, SEC. 4, T. 24N., R. 44E., W.M.

LANDSCAPE

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

LANDSCAPE PLANTING NOTES

NOT TO SCALE

LAWN AREAS TO BE SEEDED OR SODDED WITH THE FOLLOWING OR EQUIVALENT CERTIFIED GRASS SEED MIX:
 48% COMMON HARD FESCUE
 33% VNS SHEEP FESCUE
 19% GINGER BLUEGRASS

SIZE:
 DECIDUOUS - TRUNK DIAMETER 2" MIN. AT TIME OF PLANTING, LIMBED UP 7' HIGH.
 EVERGREEN - 5' HIGH, MIN.

TREES:
 TUPELO-NYSSA SYLVATICA
 BLOODGOOD LONDON PLANETREE - PLATANUS X ACERIFOLIA 'BLOODGOOD'
 MAGNIFICA HACKBERRY - CELTIS 'MAGNIFICA'
 EMERALD PRAIRIE ELM - ULMUS PARVIFOLIA 'EMERALD PRAIRIE'
 NORTHERN RED OAK - QUERCUS RUBRA
 KENTUCKY COFFEETREE - GYMNOCLADUS DIOICUS
 KATSURATREE - CERCIDIPHYLLUM JAPONICUM
 NORTHERN CATALPA - CATALPA SPECIOSA
 THORNLESS HONEYLOCUS - GLEDITSIA TRICANTHOS VAR. INERMIS
 AUTUMN GOLD MAIDENHAIR TREE - GINKGO BILOBA 'AUTUMN GOLD'
 WHITE FIR-ABIES CONCOLOR
 COLUMNAR TULIP TREE - LIRIODENDRON TULIPIFERA 'FASTIGIATUM'
 SKYROCKET OAK - QUERCUS ROBUR 'FASTIGIATA'

SHRUBS:
 WESTERN SERVICEBERRY - AMELANCHIER ALNIFOLIA
 BIRDS NEST SPRUCE - PICEA ABIES 'NIDIFORMIS'
 HIDCOTE BLUE ENGLISH LAVENDER - LAVENDULA ANGUSTIFOLIA 'HIDCOTE BLUE'
 GOLDCOAST ENGLISH HOLLY - ILEX AQUIFOLIUM 'MNOVILA'
 GOLDFLAME SPIREA - SPIRAEA X BUMALDA 'GOLDFLAME'
 OREGON GRAPE HOLLY - MAHONIA AQUIFOLIUM

GRASS:
 MAIDEN GRASS - MISCANTHUS SINENSIS 'MORNING LIGHT'
 BLUE OAT GRASS - HELICTOTRICHON SEMPERVIRENS
 FOERSTER'S REED GRASS - CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'

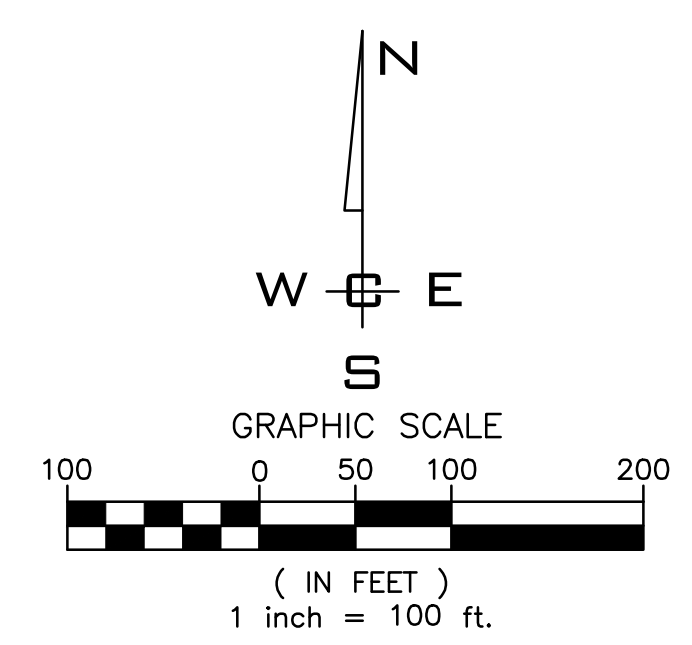
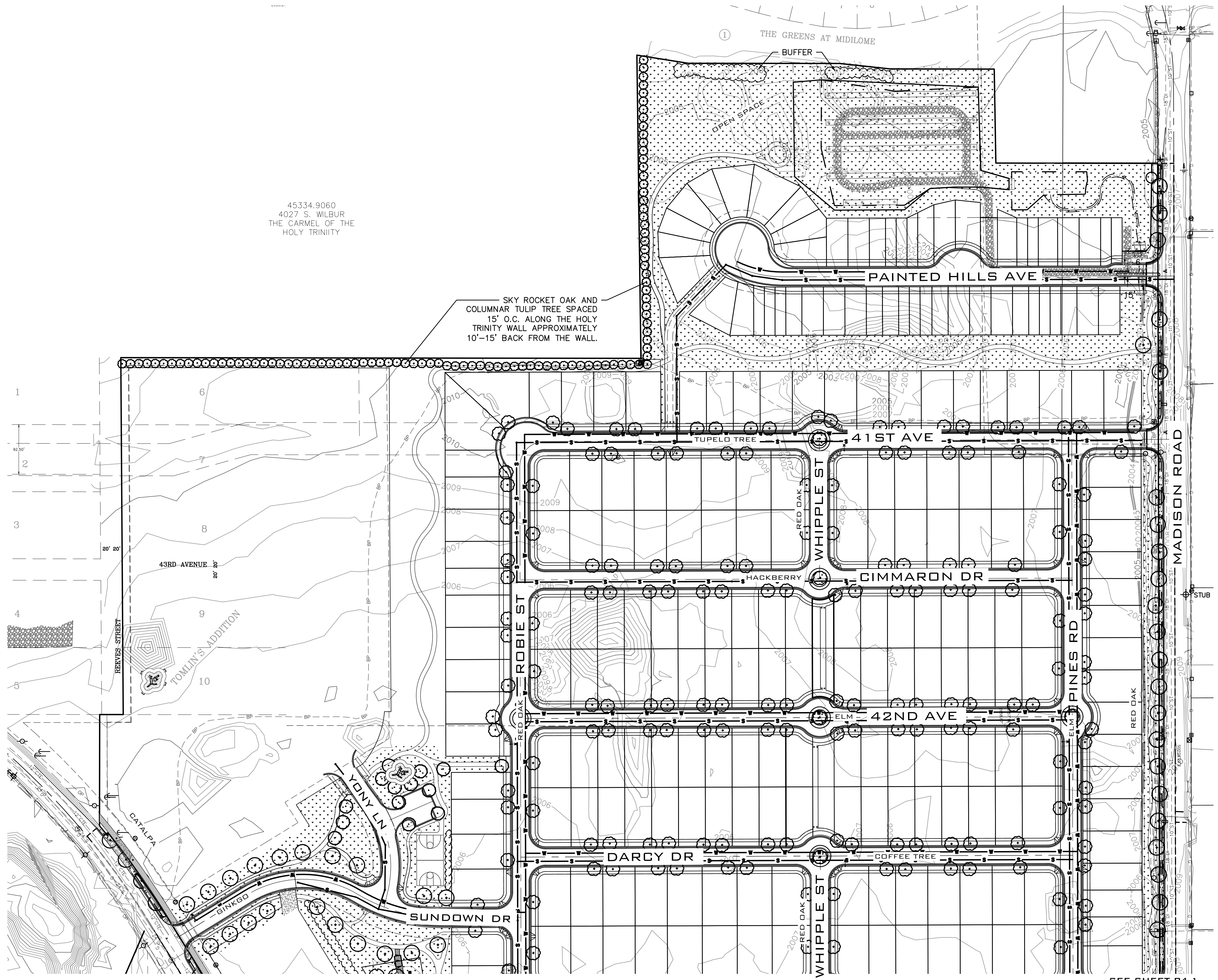
GROUND COVER:
 CREEPING MAHONIA - MAHONIA REPENS
 KINKIKINICK - ARCTOSTAPHYLOS UVA-URSI
 BALTIC IVY - HEDERA HELIX VAR. BALTICA

LEGEND

--- PLAT BOUNDARY
 2310 --- EXISTING GROUND CONTOUR (CONTOURS SHOWN AT 1 FOOT INTERVALS)

HATCH LEGEND

••• LANDSCAPING (MANICURED)
 // LANDSCAPE (NATURAL/DROUGHT TOLERANT)



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.

NO.	DATE	BY	REVISIONS
3/05/19			COMPLETE UPDATE WITH REVISED FLOOD CONTROL PLAN

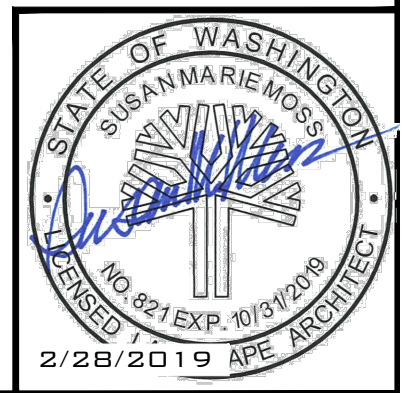
SCALE:
 HORIZONTAL:
 1"=100'
 VERTICAL:
 N/A

PROJ #: 13-1166
DATE: 2/8/19
DRAWN: SMW
REVIEWED: TRW

CIVIL
 STRUCTURAL
 SURVEYING
 TRAFFIC
 PLANNING
 LANDSCAPE
 OTHER

WCE
 WHIPPLE CONSULTING ENGINEERS
 21 SOUTH PINES ROAD
 SPOKANE VALLEY, WA 99206
 PH: 509-893-2617 FAX: 509-926-0227

**PRD PAINTED HILLS
 LANDSCAPE PLAN
 DISHMAN-MICA RD.
 SPOKANE VALLEY, WA**



SHEET P4.0
 JOB NUMBER
13-1166

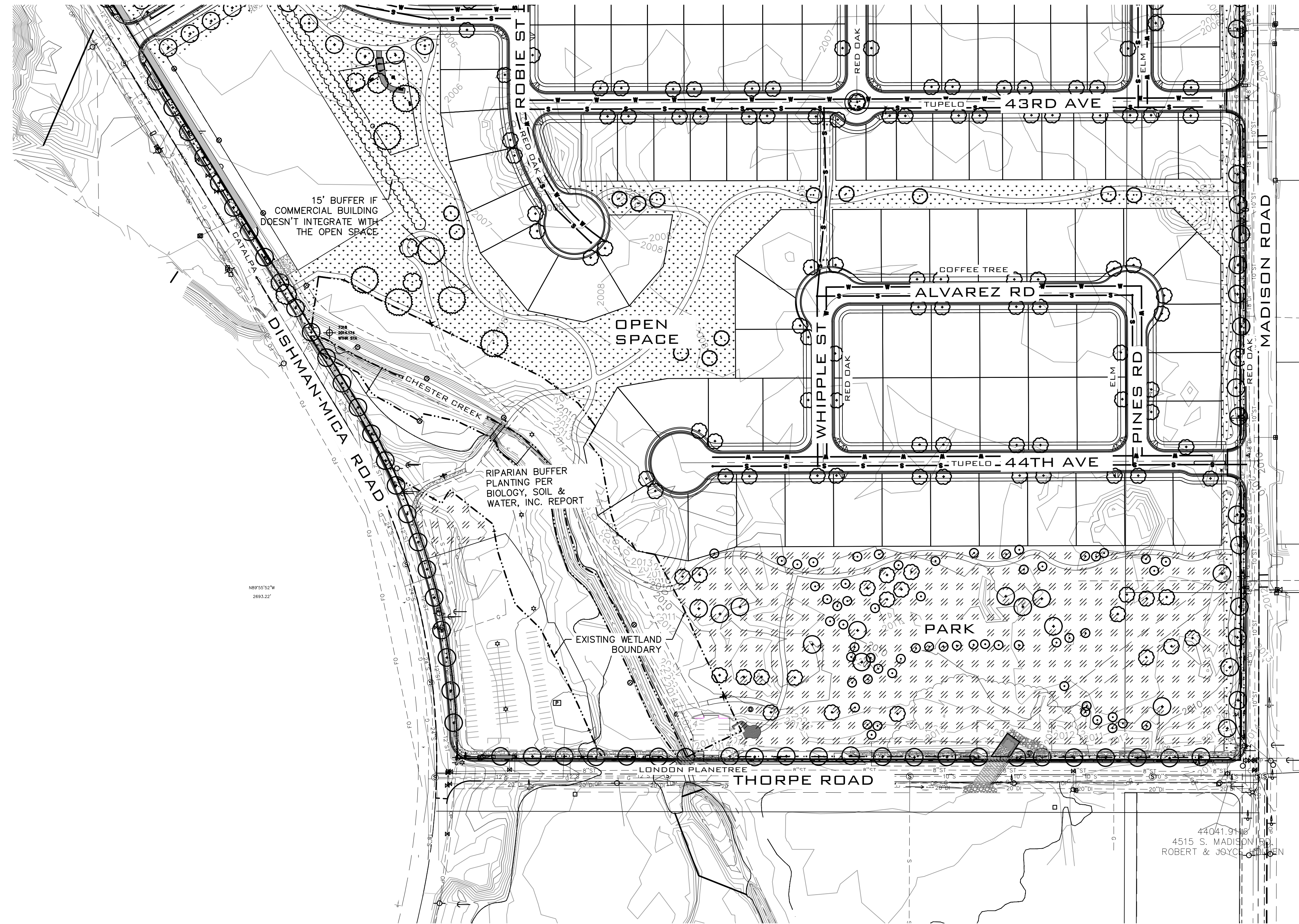
SE 1/4, SEC. 33, T. 25N., R. 44E., W.M.
 SW 1/4, SEC. 34, T. 25N., R. 44E., W.M.
 NE 1/4, SEC. 4, T. 24N., R. 44E., W.M.

LANDSCAPE



SEE SHEET P4.0

SEE SHEET P4.0



LANDSCAPE PLANTING NOTES

NOT TO SCALE

LAWN AREAS TO BE SEEDED OR SODDED WITH THE FOLLOWING OR EQUIVALENT CERTIFIED GRASS SEED MIX:
 48% COMMON HARD FESCUE
 33% VNS SHEEP FESCUE
 19% GINGER BLUEGRASS

SIZE:
 DECIDUOUS - TRUNK DIAMETER 2" MIN. AT TIME OF PLANTING, LIMBED UP 7' HIGH.
 EVERGREEN - 5' HIGH, MIN.

TREES:
 TUPELO - NYSSA SYLVATICA
 BLOODGOOD LONDON PLANETREE - PLATANUS X ACERIFOLIA 'BLOODGOOD'
 MAGNIFICA HACKBERRY - CELTIS 'MAGNIFICA'
 EMERALD PRAIRIE ELM - ULMUS PARVIFOLIA 'EMERALD PRAIRIE'
 NORTHERN RED OAK - QUERCUS RUBRA
 KENTUCKY COFFEETREE - GYMNOCLADUS DIOICUS
 KATSURATREE - CERCIDIPHYLLUM JAPONICUM
 NORTHERN CATALPA - CATALPA SPECIOSA
 THORNLESS HONEYLOCUS - GLEDITSIA TRICANTHOS VAR. INERMIS
 AUTUMN GOLD MAIDENHAIR TREE - GINKGO BILOBA 'AUTUMN GOLD'
 WHITE FIR - ABIES CONCOLOR

SHRUBS:
 WESTERN SERVICEBERRY - AMELANCHIER ALNIFOLIA
 BIRDS NEST SPRUCE - PICEA ABIES 'NIDIFORMIS'
 HIDCOTE BLUE ENGLISH LAVENDER - LAVENDULA ANGUSTIFOLIA 'HIDCOTE BLUE'
 GOLDCOAST ENGLISH HOLLY - ILEX AQUIFOLIUM 'MNOVILA'
 GOLDFLAME SPIREA - SPIRAEA X BUMALDA 'GOLDFLAME'
 OREGON GRAPE HOLLY - MAHONIA AQUIFOLIUM

GRASS:
 MAIDEN GRASS - MISCANTHUS SINENSIS 'MORNING LIGHT'
 BLUE OAT GRASS - HELICTOTRICHON SEMPERVIRENS
 FOERSTER'S REED GRASS - CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'

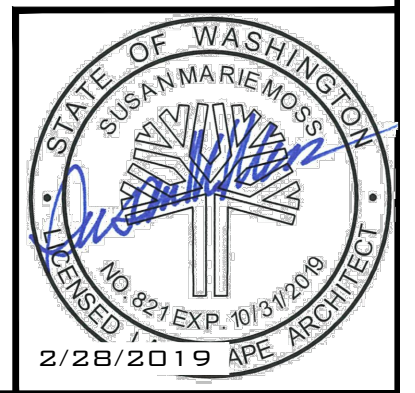
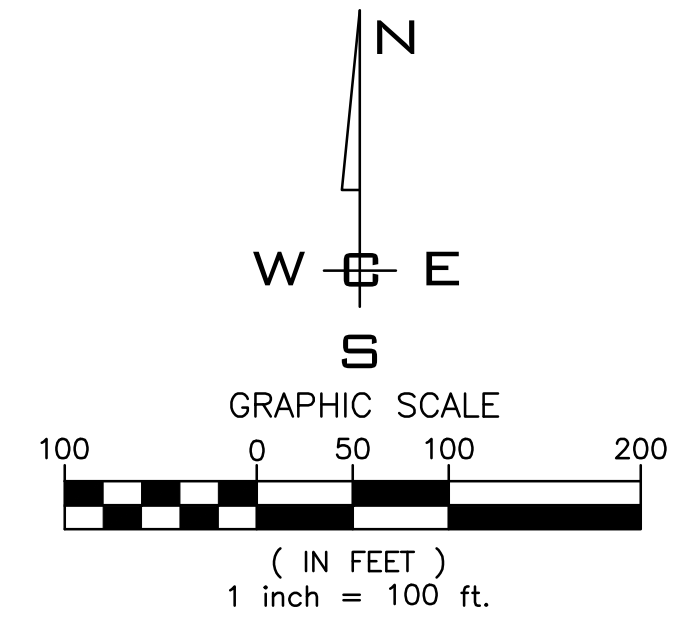
GROUND COVER:
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 BALTIC IVY - HEDERA HELIX VAR. BALTICA

LEGEND

- PLAT BOUNDARY
- 2310 --- EXISTING GROUND CONTOUR (CONTOURS SHOWN AT 1 FOOT INTERVALS)

HATCH LEGEND

- [Dotted Pattern] LANDSCAPING - LAWN, SHRUBS AND TREES (MANICURED)
- [Diagonal Lines] LANDSCAPE - GRASSES, DROUGHT TOLERANT SHRUBS AND TREES (MAY MOW TWICE A YEAR AT MOST)



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.

NO.	DATE	BY	REVISIONS
3/05/19			COMPLETE UPDATE WITH REVISED FLOOD CONTROL PLAN

SCALE:	PROJ #: 13-1166
HORIZONTAL:	DATE: 2/8/19
1"=100'	DRAWN: SMM
VERTICAL:	REVIEWED: TRW
N/A	

WCE
 WHIPPLE CONSULTING ENGINEERS
 21 SOUTH PINES ROAD
 SPOKANE VALLEY, WA 99206
 PH: 509-893-2617 FAX: 509-926-0227

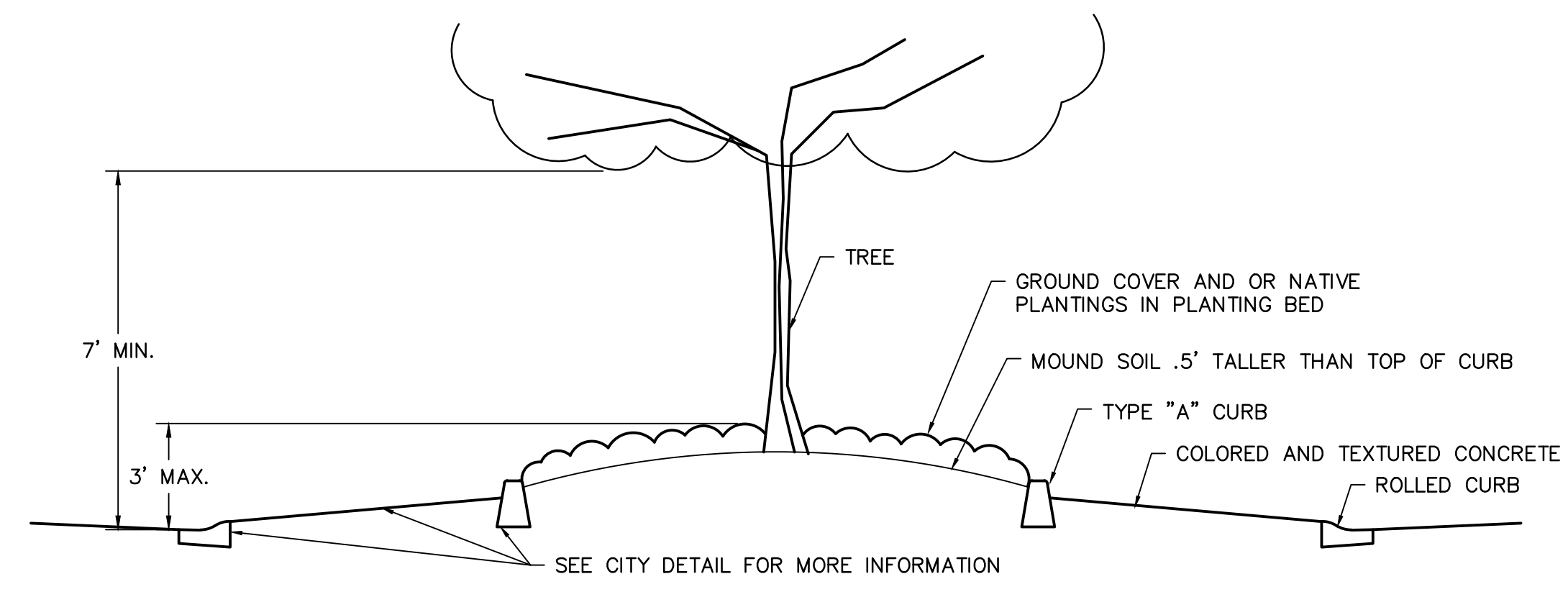
**PRD PAINTED HILLS
 LANDSCAPE PLAN
 DISHMAN-MICA RD.
 SPOKANE VALLEY, WA**

SHEET P4.1
JOB NUMBER 13-1166

P:\WCE\WORK\2013\WCE PROJECTS\2013-1166 Walker - Painted Hills GC\DWG\1166 PPLAT-P4.la.dwg, 3/5/2019 3:24:55 PM, DWG To PDF.pct

SE 1/4, SEC. 33, T. 25N., R. 44E., W.M.
 SW 1/4, SEC. 34, T. 25N., R. 44E., W.M.
 NE 1/4, SEC. 4, T. 24N., R. 44E., W.M.

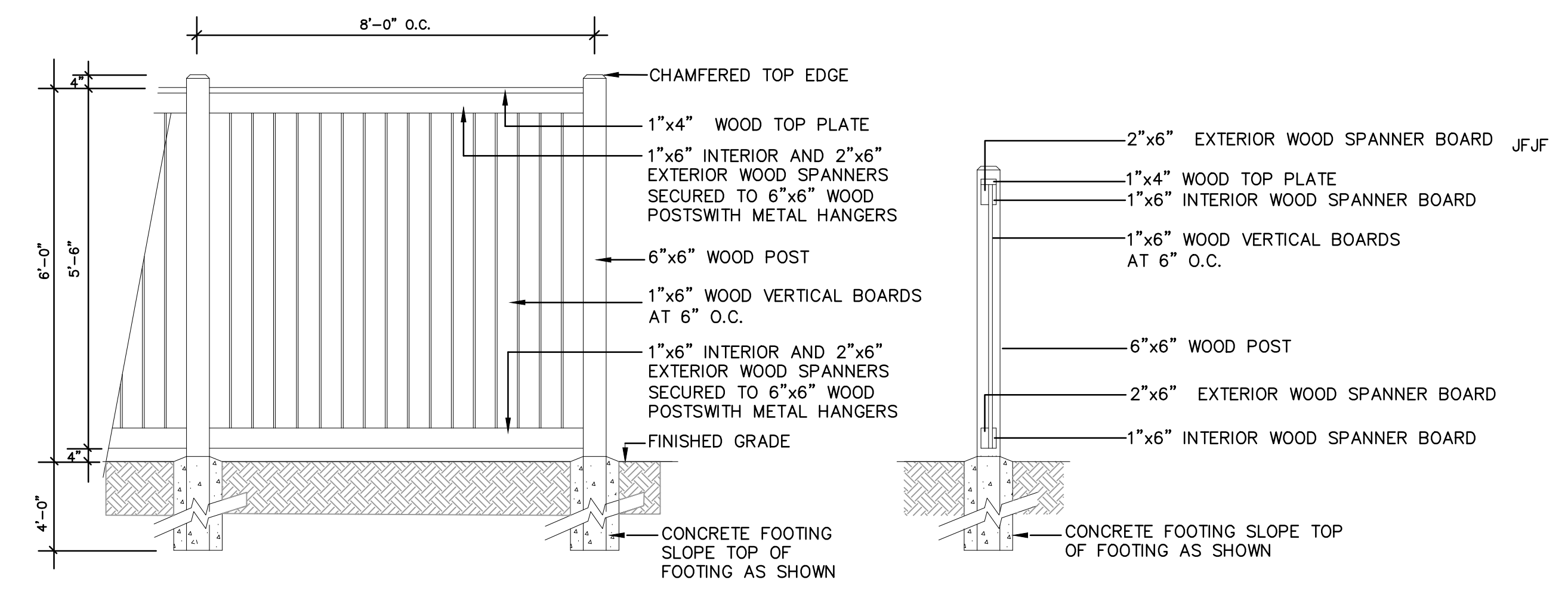
UNDERGROUND SERVICE ALERT
ONE-CALL NUMBER
811
 CALL TWO BUSINESS DAYS BEFORE YOU DIG



ROUND-ABOUT LANDSCAPE DETAIL

NOT TO SCALE

1



TYPICAL PRIVACY FENCE

NOT TO SCALE

2

LANDSCAPE PLANTING NOTES

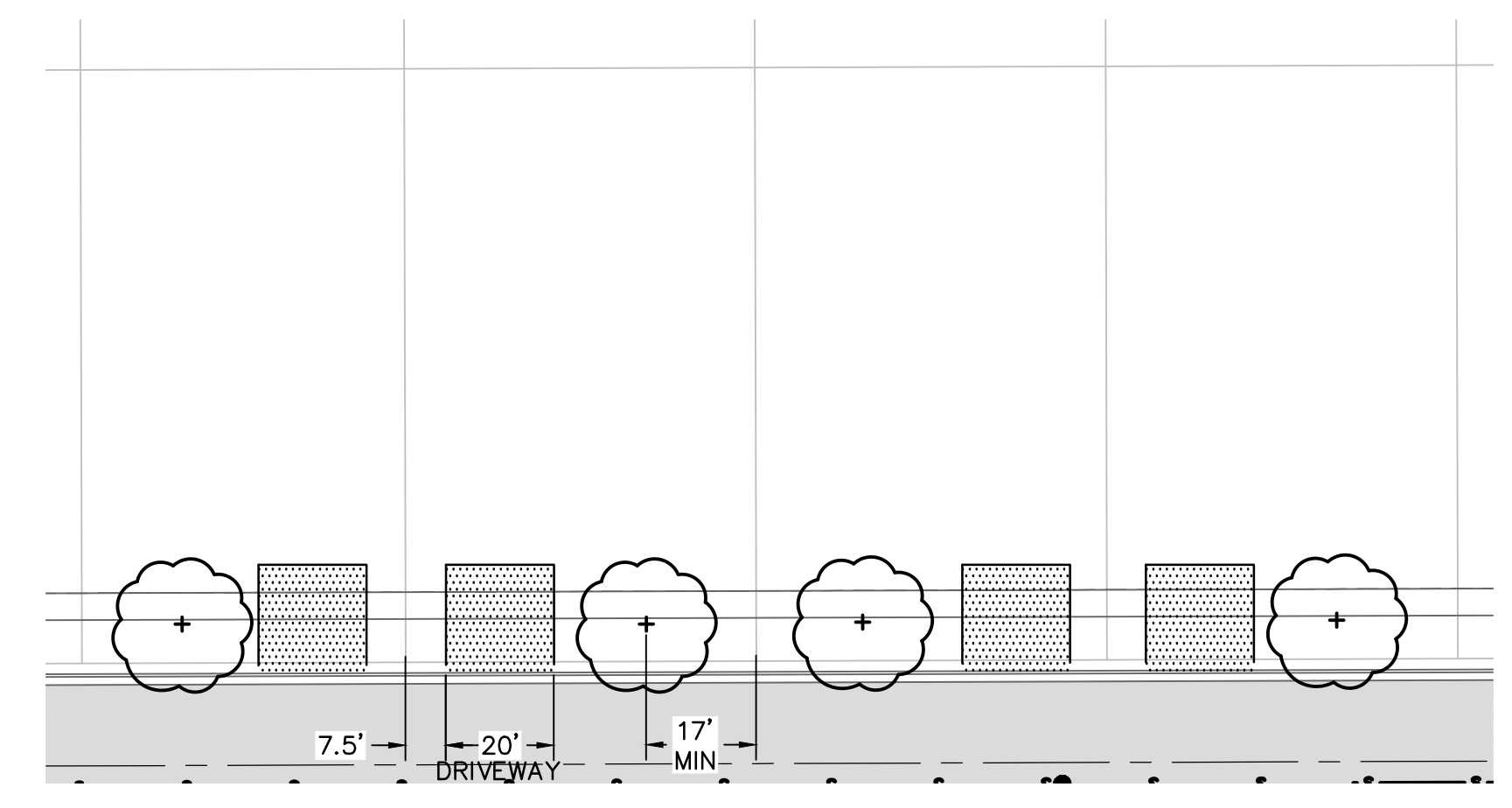
NOT TO SCALE

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LANDSCAPE NOTES

NOT TO SCALE

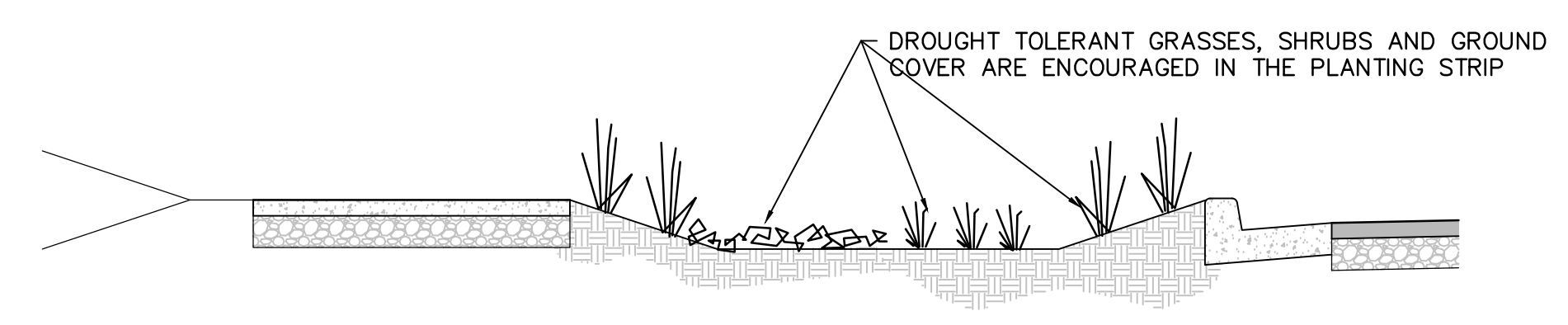
- ALL COMMON AREAS, COMMON OPEN SPACE TRACTS, AND DRAINAGE EASEMENTS TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- ALL COMMON AREAS AND OPEN SPACE TRACTS TO BE WATERED BY AN AUTOMATIC SPRINKLER SYSTEM.
- INSTALLATION AND MAINTENANCE OF LANDSCAPING ON INDIVIDUAL BUILDING LOTS TO BE RESPONSIBILITY OF INDIVIDUAL PROPERTY OWNERS.
- COMMON AREA CALCULATIONS DO NOT INCLUDE REQUIRED LANDSCAPING STRIP ALONG MADISON RD., THORPE RD., AND DISHMAN MICA RD.
- MINIMUM LANDSCAPED AREAS ARE NO LESS THAN 100 SF.
- COMMON SPACE LANDSCAPING BETWEEN FENCED SIDE AND REAR LOTS AND MADISON RD. SHALL BE LAWN WITH STREET TREES AT 50' ON CENTER.
- ONE TREE PER RESIDENTIAL LOT OF 50 LF OR MORE, WITHIN THE 10' PLANTING STRIP BETWEEN THE SIDEWALK AND THE ROAD. OWNERS ARE RESPONSIBLE FOR PURCHASE, PLANTING AND MAINTENANCE OF TREE. SEE LANDSCAPE DESIGN FOR TYPE OF TREE.
- THE 10' PLANTING STRIP FOR ALL LOT OWNERS, EXCLUDING THE COTTAGES, HAVE A CHOICE OF LAWN, IVY, OR A MIXTURE OF NATIVE PLANTS. OWNERS ARE RESPONSIBLE FOR PURCHASE, PLANTING AND MAINTENANCE OF PLANTING STRIP. SEE NATIVE PLANTINGS LIST AND SPACING.
- ROUND-ABOUT TO HAVE COLORED-TEXTURED CONCRETE AND A RAISED PLANTING BED. THERE SHALL BE A MIN. CLEAR VIEW BETWEEN 3' AND 7'.
- 15' TYPE I BUFFER ALONG EAST SIDE OF MIXED USE/RETAIL.
- NO TREES SHALL BE PLANTED IN THE CREEK BUFFER AREA.
- SEE ROUND-ABOUT DETAIL FOR INFORMATION.



STREET TREE PLACEMENT

NOT TO SCALE

3



10' PLANTING STRIP

NOT TO SCALE

4

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.

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CIVIL
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LANDSCAPE
OTHER

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 PH: 509-893-2617 FAX: 509-926-0227

PRD PAINTED HILLS LANDSCAPE NOTES
DISHMAN-MICA RD.
SPOKANE VALLEY, WA

STATE OF WASHINGTON
 LICENSED LANDSCAPE ARCHITECT
 SUSAN MARIE MOSS
 CERTIFICATE NO. 821
 EXPIRES DATE 10-31-19
 REGISTERED PROFESSIONAL ARCHITECT
 LICENSE NO. 213
 REGISTERED PROFESSIONAL ENGINEER
 LICENSE NO. 213
 REGISTERED PROFESSIONAL SURVEYOR
 LICENSE NO. 213

SHEET P4.2
 JOB NUMBER 13-1166

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