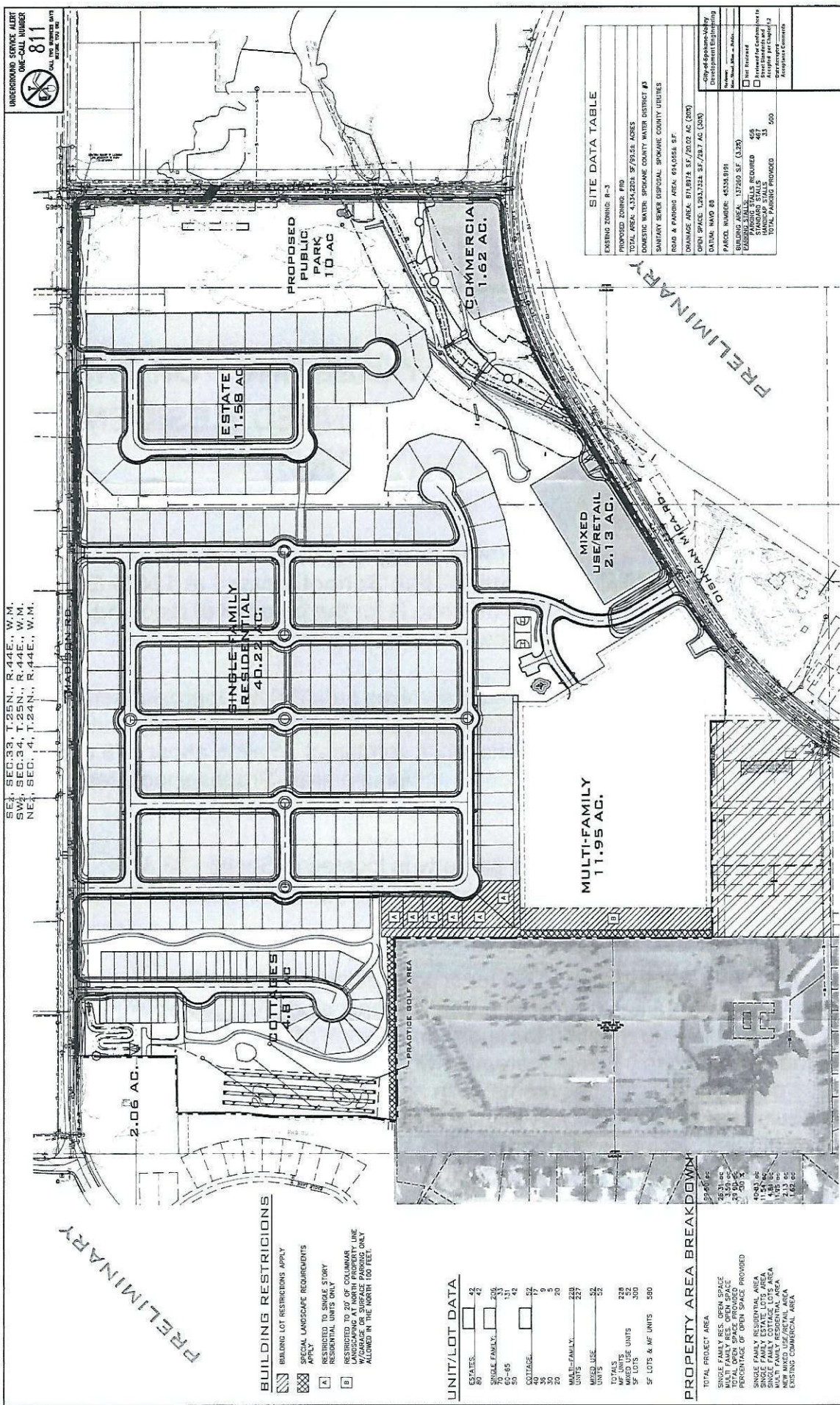


UNDERGROUND SERVICE ALERT
 ONE-CALL NUMBER
811
 CALL BEFORE YOU DIG

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.



PRELIMINARY

BUILDING RESTRICTIONS
 BUILDING LOT RESTRICTIONS APPLY
 SPECIAL LANDSCAPE REQUIREMENTS APPLY
 RESTRICTED TO SINGLE STORY
 RESIDENTIAL USE ONLY
 LANDSCAPING AT NORTH PROPERTY LINE
 W/O GRASS OR SURFACE PARKING ONLY
 ALLOWED IN THE NORTH 100 FEET.

UNIT/LOT DATA

SPACES:	42
80	42
SINGLE FAMILY:	206
62-65	131
55	42
COTTAGES:	52
35	9
30	5
20	20
MULTI-FAMILY:	229
UNITS	52
TOTALS:	
MF UNITS	228
SF UNITS	300
SF LOTS & MF UNITS	580

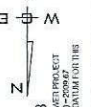
PROPERTY AREA BREAKDOWN

TOTAL PROJECT AREA	57,465 AC
SINGLE FAMILY RES. OPEN SPACE	15,311 AC
MULTI FAMILY RES. OPEN SPACE	3,549 AC
PERCENTAGE OF OPEN SPACE PROVIDED	27.50 %
SINGLE FAMILY RESIDENTIAL AREA	45,843 AC
SINGLE FAMILY ESTATE LOTS AREA	11,547 AC
MULTI FAMILY RESIDENTIAL AREA	1,075 AC
NEW MIXED USE/RETAIL AREA	2,133 AC
EXISTING COMMERCIAL AREA	1,622 AC

SITE DATA TABLE

EXISTING ZONING:	R-3
PROPOSED ZONING:	FRD
TOTAL AREA:	4,334,220.3 SF / 99.52 ACRES
DOMESTIC WATER:	SPOKANE COUNTY WATER DISTRICT #3
SANITARY SEWER DISPOSAL:	SPOKANE COUNTY UTILITIES
ROAD & PARKING AREA:	84,056.8 SF
DRAINAGE AREA:	871,827.5 SF / 20.02 AC (30%)
OPEN SPACE:	1,263,724.3 SF / 28.7 AC (30%)
DATE:	11/10/08
CITY OF SPOKANE-HOBBY DEVELOPMENT ENGINEERING	
PROJECT NUMBER:	43138.9191
BUILDING AREA:	1,376.0 SF (1.33%)
LANDSCAPING AREA:	1,075 SF
PARKING STALLS REQUIRED:	428
PROVIDED:	431
TOTAL PARKING PROVIDED:	500

SITE
 SCALE: 1" = 130'



DATUM NAVD - 88
 WITH AN ELEVATION OF 2022.87 (AS OF 02/28/07)
 DATUM WAS USED FOR THE VERTICAL DATUM FOR THE
 MAP

PROJ #:
 DATE: 08/17/16
 DRAWN: SLS
 REVIEWED: TRW

SCALE:
 HORIZONTAL:
 1" = 130'
 VERTICAL:
 N/A

13-1166
 08/17/16
 SLS
 TRW

AWCE
 ARCHITECTURAL CONSULTANTS
 1000 W. WALTON ST.
 SPOKANE, WA 99201
 PH: 509.325.8177 FAX: 509.325.8200

SPOKANE VALLEY PAINTED HILLS PRD
 SITE 1 LAYOUT (PRD)
 DISHMAN-MICA RD.
 SPOKANE VALLEY, WA

SHEET
 1 OF 1
 JOB NUMBER
 13-1166