

Eagle Ridge

Architectural Guidelines for Drainage and Hillside Rear Yard Landscaping June 2009

DRAINAGE

Each parcel is required to contain its drainage on-site. Some blocks within the development have drainage systems installed that the builder can connect to in-lieu of on-site containment. The builder shall coordinate individual site drainage connections to available drainage systems prior to the start of construction with the Architectural Review Committee as part of the design review process. Each site shall have a drainage plan approved by the Architectural Review Committee prior to the start of construction. The Drainage Plan shall include the main level finish floor elevation and the projected finish grade elevations at the house corners and lot corners.

HILLSIDE REAR YARD LANDSCAPING

Lots located on ridges or hillsides where the facing slopes are visible from the view corridors shall be landscaped within 6 months of the completion or initial occupancy of the residence. Landscaping design and treatments shall provide for lot drainage control and containment, slope stabilization, erosion control through the use of retaining walls (segmental or natural rock formations) vegetation plantings and slope design. Vegetation shall be limited to a maximum of 30% of the land area for indigenes plant materials arranged into organized groupings that allow for maintenance and pruning where required. The hillside landscaping design shall include the installation of an irrigation system to insure appropriate vegetation growth and development, slope stabilization, erosion control and aesthetic presentation to the view corridor(s).

Lots located on ridges or hillsides where the slope faces a natural area shall be landscaped within 6 months of the completion or initial occupancy of the residence. Landscaping design and treatments shall provide for lot drainage control and containment, slope stabilization, erosion control through the use of retaining walls (segmental or natural rock formations) vegetation plantings and slope design. Vegetation shall be limited to a maximum of 50% of the land area for indigenes plant materials arranged to allow for maintenance and pruning where required. The hillside landscaping design shall include the installation of an irrigation system to insure appropriate vegetation growth and development, slope stabilization and erosion control.

For a list of indigenes plant material refer to the following internet link under “Water Wise Landscaping” or “Sustainable Landscaping” categories.

Link: www.spokane-county.wsu.edu/spokane/eastside/index.htm