

VICINITY MAP

SCALE 1" = 250'



APPLICANT

NAME: URBAN EMPIRE HOMES, LLC
APPLICANT'S AGENT: RANDY PALAZZO
ADDRESS: 23403 EAST MISSION STE 207, LIBERTY LAKE WASHINGTON, 99019
PHONE #: 509-850-6236
EMAIL: RANDY@URBANEMPIREHOMES.COM

OWNER

NAME: URBAN EMPIRE HOMES, LLC
ADDRESS: 23403 EAST MISSION STE 207, LIBERTY LAKE WASHINGTON, 99019
PHONE #: 509-850-6236
EMAIL: RANDY@URBANEMPIREHOMES.COM

SURVEYOR

NAME: DANIEL J. ATHA
ADDRESS: 221 N. WALL ST #500, SPOKANE, WA 99201
PHONE #: 509 328 2994
EMAIL: DANIEL.ATHA@COFFMAN.COM

ZONING

R1 (RESIDENTIAL 1)
CITY OF SPOKANE MUNICIPAL CODE, CHAPTER 17C.111
SECTION 17C.111.205 (DEVELOPMENT STANDARDS TABLES)

TABLE 17C.111.205-2	
BUILDING AND SITING STANDARDS [1]	
	R1
PRIMARY BUILDINGS	
Floor area ratio	N/A
Maximum building footprint per primary building - lot area 7,000 sq. ft. or less	2,450 sq. ft.
Maximum building footprint per primary building - lot area more than 7,000 sq. ft.	35%
Maximum building height [2] [3]	40 ft.
Minimum Setbacks	
Front [4]	10 ft.
Interior side lot line - lot width 40 ft or less [5]	3 ft.
Interior side lot line - lot width more than 40 ft [5]	5 ft.
Street side lot line - all lot widths	5 ft.
Attached garage or carport entrance from street	20 ft.
Rear	15 ft.

ACREAGE

NAME	AREA (S.F.)	AREA (ACERS)
LOT #1	2,996,850	0.069
LOT #2	2,997,540	0.069
LOT #3	2,950,130	0.068
LOT #4	2,997,010	0.069
TOTAL	11,941,530	0.275

NUMBER OF LOTS AND PROPOSED DENSITY

NUMBER OF LOTS: 4
PROPOSED UNITS: 5 UNITS (4 SINGLE FAMILY HOMES, ONE OF THEM ADU)
THE TOTAL SQ. FT. FOR ALL 4 LOTS IS 11,941,530 S. F.
PROPOSED DENSITY IS APPROXIMATELY 14.55 UNITS PER ACRE

LEGAL DESCRIPTION:

THE EAST 38 FEET OF LOT 21 AND ALL OF LOT 22 IN BLOCK 3 OF MCCREA & MERRYWEATHER'S ADDITION TO MANITO PARK, PER VOLUME 1 OF PLATS AT PAGE 28.
SITUATED IN THE CITY OF SPOKANE, SPOKANE COUNTY, STATE OF WASHINGTON.

ADDRESSES

LOT 1: 1107 E 27TH AVE (NEW)
LOT 2: 1111 E 27TH AVE (EXISTING)
LOT 3: 1117 E 27TH AVE (NEW)
LOT 4: 1123 E 27TH AVE (NEW)

FLOOD ZONE

ZONE "X" AREAS DETERMIND TO OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
THE FLOOD MAP FOR THE SELECTED AREA IS NUMBER 33063C0543D, EFFECTIVE ON 07/06/2010.

HORIZONTAL DATUM

SURVEY IS BASED ON THE WASHINGTON STATE PLANE COORDINATE SYSTEM, NAD83, NORTH ZONE, U.S. FOOT.

ELEVATION DATUM

NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), GEOID 12B

BASIS OF BEARING

BEARINGS ARE GRID BEARINGS FROM THE WSRN NETWORK

SURVEY REFERENCES

1. MCCREA & MERRYWEATHER'S ADDITION TO MANITO PARK PLAT

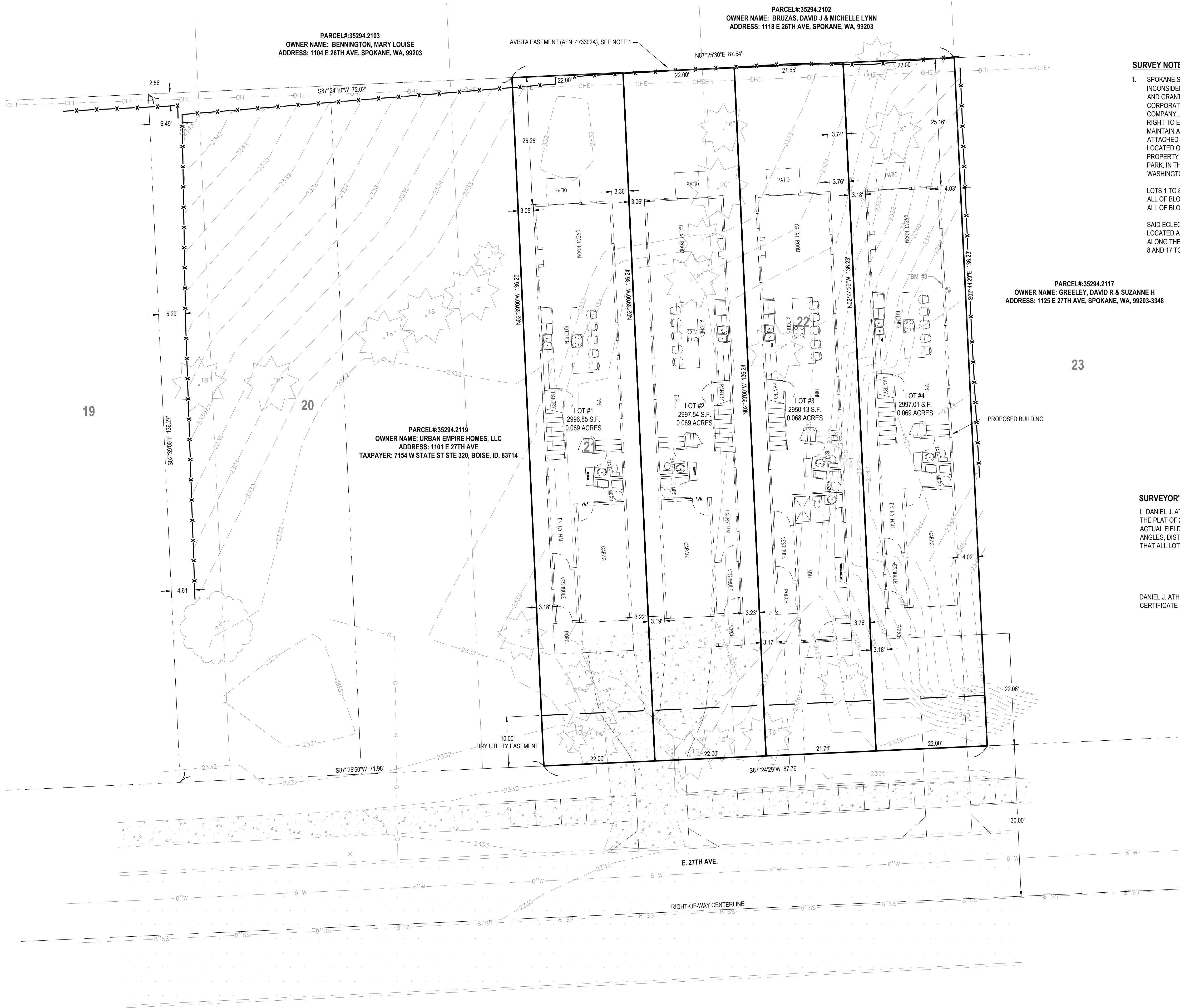
EQUIPMENT AND PROCEDURES

PER WAC 332-130-090, FIELD TRAVERSE PROCEDURES FOR LAND BOUNDARY SURVEYS WERE UTILIZED AND THE STANDARDS SET FORTH THEREIN WERE MET OR EXCEEDED.

PER WAC 332-130-100, EQUIPMENT AND PROCEDURES, AN ANNUALLY CALIBRATED LEICA TCPR TOTAL STATION 1203 AND A JAVAD TRIUMPH-L5 ROVER GPS SURVEYING SYSTEM WERE UTILIZED IN THE FIELD TRAVERSE PROCEDURES.

27TH AVENUE
PRELIMINARY SHORT PLAT #Z25-111PSP

1107 E 27TH AVE (PARCEL #: 35294.2120)
REPLAT OF LOTS 21 AND 22
MCCREA & MERRYWEATHER'S ADDITION TO MANITO PARK, OF BLOCK 3
BEING A PORTION OF THE SE 1/4 OF THE SE 1/4, S.29, T.25N., R.43E., W.M.,
CITY OF SPOKANE, SPOKANE COUNTY, WA



SURVEY NOTE

1. SPOKANE SAFE DEPOSIT AND INV. CO., THE GRANTOR, INCONSIDERATION OF ONE DOLLAR (\$1.00) IN HAND PAID, CONVEYS AND GRANTS TO THE WASHINGTON WATER POWER COMPANY, A CORPORATION, AND THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY, A CORPORATION THEIR SUCCESSORS AND ASSIGNS, THE RIGHT TO ERECT, CONSTRUCT, RECONSTRUCT, OPERATE AND MAINTAIN AN ELECTRIC DISTRIBUTION LINE AND TELEPHONE SYSTEM ATTACHED TO ELECTRIC LINE POLES OR STRUCTURES TO BE LOCATED OVER AND ACROSS THE FOLLOWING DESCRIBED PROPERTY IN MCCREA AND MERRYWEATHER'S ADDITION TO MANITO PARK, IN THE CITY OF SPOKANE, COUNTY OF SPOKANE, STATE OF WASHINGTON, TO WIT:

LOTS 1 TO 8, INCLUSIVE, AND LOTS 17 TO 24, INCLUSIVE, OF BLOCK 3; ALL OF BLOCK 4 EXCEPT LOTS 9 AND 10; ALL OF BLOCK 5 EXCEPT LOT 11

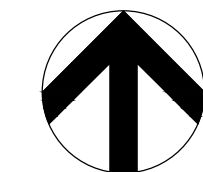
SAID ECLECTIC DISTRIBUTION LINE AND TELEPHONE SYSTEM TO BE LOCATED AS FOLLOWS:
ALONG THE CENTER LINE OF BLOCK 3 FROM THE WEST LINE OF LOTS 8 AND 17 TO THE EAST LINE OF SAID BLOCK.

PARCEL#: 35294.2117
OWNER NAME: GREELEY, DAVID R & SUZANNE H
ADDRESS: 1125 E 27TH AVE, SPOKANE, WA, 99203-3348

SURVEYOR'S CERTIFICATE

I, DANIEL J. ATHA REGISTERED LAND SURVEYOR, HEREBY CERTIFY THE PLAT OF 27TH AVE., AS SHOWN HEREON, IS BASED UPON ACTUAL FIELD SURVEY OF THE LAND DESCRIBED AND THAT ALL ANGLES, DISTANCES, AND COURSES ARE CORRECTLY SHOWN AND THAT ALL LOT CORNERS ARE SET AS SHOWN ON THE PLAT.

DANIEL J. ATHA, P.L.S.
CERTIFICATE NO. 45775



10 5 0 10 20
SCALE: 1 INCH = 10 FEET

LEGEND

- FOUND AS NOTED
- SET 5/8" REBAR WITH CAP PL58 45775, UNLESS OTHERWISE NOTED
- EG EXISTING GROUND ELEVATION
- BUILDING
- X—X— FENCE
- CURB
- SS— SANITARY SEWER
- W— WATER
- O—O— OVERHEAD ELECTRIC

LOCATION:

1107 E 27TH AVE, SPOKANE, WA

CLIENT:

URBAN EMPIRE HOMES LLC
23403 EAST MISSION STE 207,
LIBERTY LAKE WASHINGTON, 99019

PROJECT NO.

240472

DATE:

4/9/25

SHEET NO.:

1 OF 1

COFFMAN
ENGINEERS

221 N. Wall Street, Suite 500

Spokane, WA 99201

ph 509.328.2994

www.coffman.com