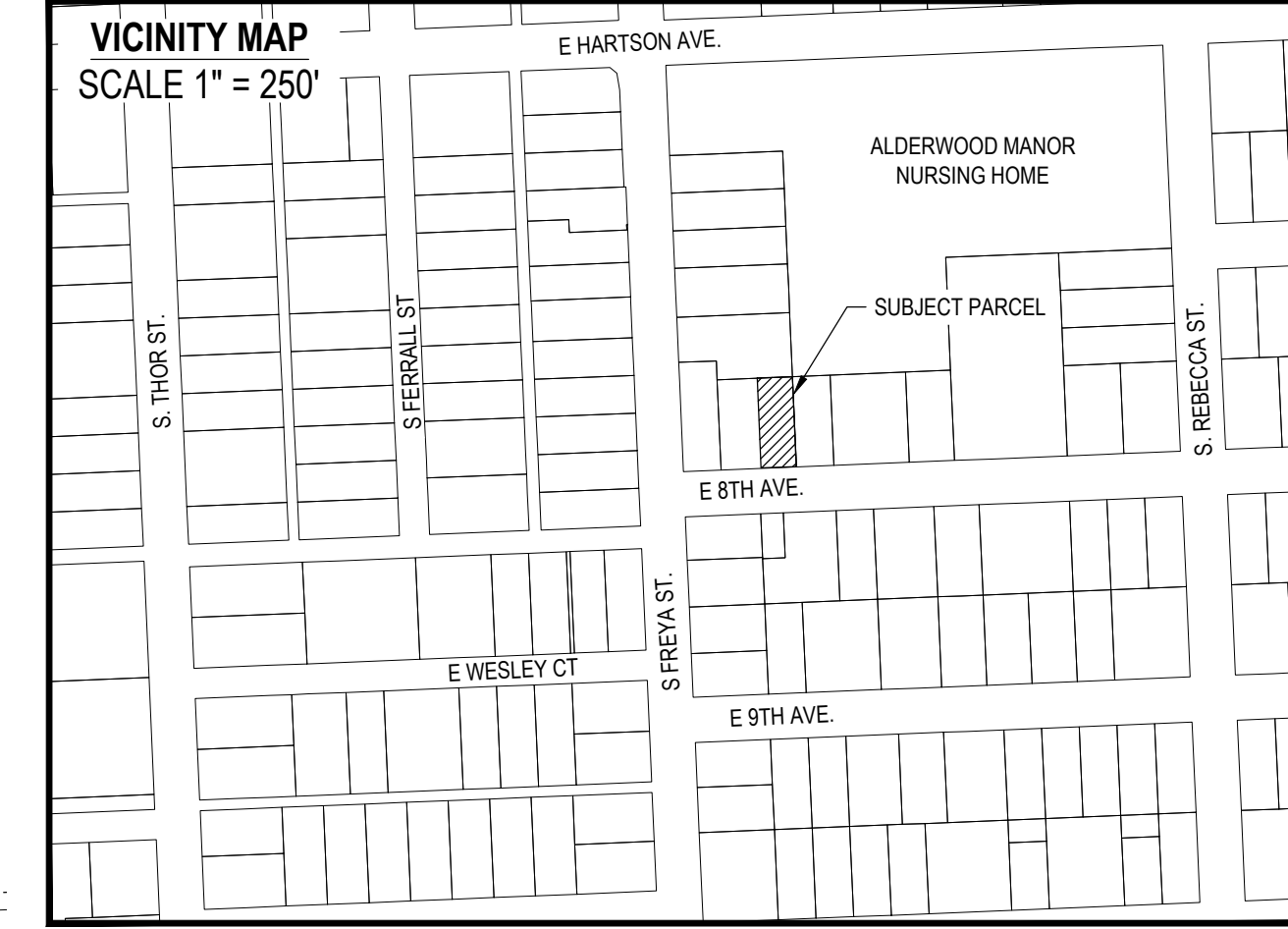


**8TH AVE. TOWNHOMES
PRELIMINARY SHORT PLAT**
3611 E 8TH AVE (PARCEL #: 35224.0906)
REPLAT OF BIG SPRING, BLOCK 8, LOT 9
BEING A PORTION OF THE SW 1/4 OF THE SE 1/4 OF SECTION 22,
TOWNSHIP 25 NORTH, RANGE 43 EAST, W.M., IN THE CITY OF SPOKANE,
SPOKANE COUNTY, WASHINGTON.



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	2,773,900	0.060
LOT #2	2,783,440	0.060
TOTAL	5,557,340	0.120

NUMBER OF LOTS AND PROPOSED DENSITY
NUMBER OF LOTS: 2
THE TOTAL SQ. FT. FOR ALL TWO LOTS IS 5,557,340 S.F.
PROPOSED DENSITY IS APPROXIMATELY 16.67 UNITS PER ACRE

LEGAL DESCRIPTION:
THE EAST 46.52 FEET OF LOT 9, BLOCK 8, BIG SPRING ADDITION, PER PLAT THEREOF RECORDED IN VOLUME "B" OF PLATS, PAGE 90.

SITUATE IN THE SE 1/4 OF SECTION 22, TOWNSHIP 25 NORTH, RANGE 43 EAST, W.M., IN THE CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON.

FLOOD ZONE
ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. THE FLOOD MAP FOR THE SELECTED AREA IS NUMBER S3063C0543D, EFFECTIVE ON 07/06/2010.

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

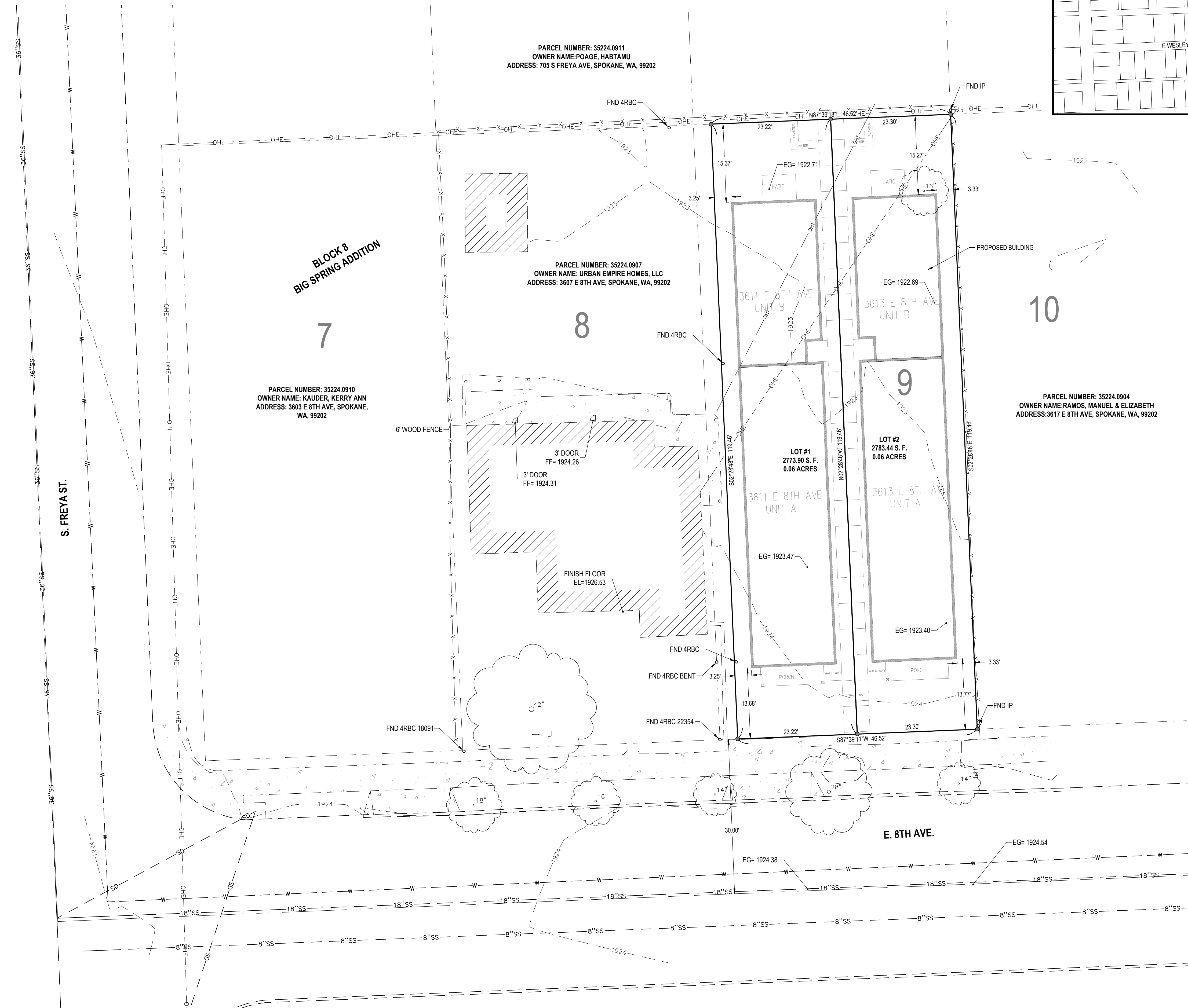
ELEVATION DATUM
NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), GEOID 12B

BASIS OF BEARING
BEARINGS ARE GRID BEARINGS FROM THE WSRN NETWORK

SURVEY REFERENCES
1. PLAT OF BIG SPRING ADDITION, VOLUME "B" OF PLAT, PAGE 90.
2. PLAT OF PALISADE PARK ADDITION, VOLUME "N" OF PLAT, PAGE 2.
3. RECORD OF SURVEY, VOLUME 107, PAGE 92, AFN 4964186.

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 TC1P TOTAL STATION 1203 AND A JAVAD TRIUMPH-LS ROVER GPS SURVEYING SYSTEM WERE UTILIZED IN THE FIELD TRAVERSE PROCEDURES.



SURVEYOR'S CERTIFICATE
I, DANIEL J. ATHA REGISTERED LAND SURVEYOR, HEREBY CERTIFY THE PLAT OF 8TH AVE TOWNHOMES SHORT PLAT 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

LEGEND	
○	FOUND AS NOTED
●	SET 5/8" REBAR WITH CAP PLS# 45775, UNLESS OTHERWISE NOTED
EG	EXISTING GROUND ELEVATION
[Hatched Box]	BUILDING
-x-x-	FENCE
==	CURB
- - - -	SANITARY SEWER
— — —	WATER
- - - -	OVERHEAD ELECTRIC

LOCATION: 3611 E 8TH AVE, SPOKANE, WA		
CLIENT: URBAN EMPIRE HOMES LLC 23403 EAST MISSION STE 207, LIBERTY LAKE WASHINGTON, 99019		
PROJECT NO. 240472	DATE: 12/17/24	SHEET NO.: 1 OF 1

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