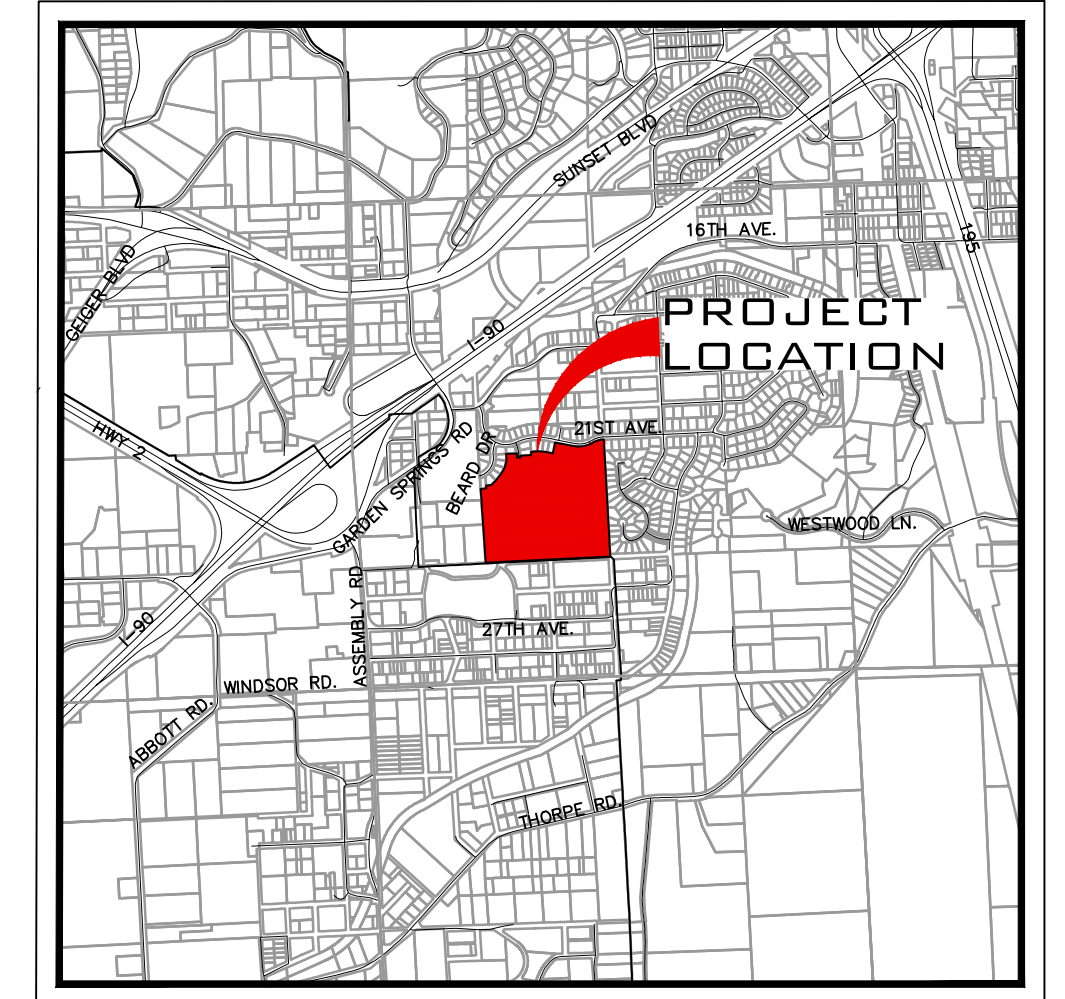


SW 1/4, SEC.26, T.25N., R.42E., W.M.

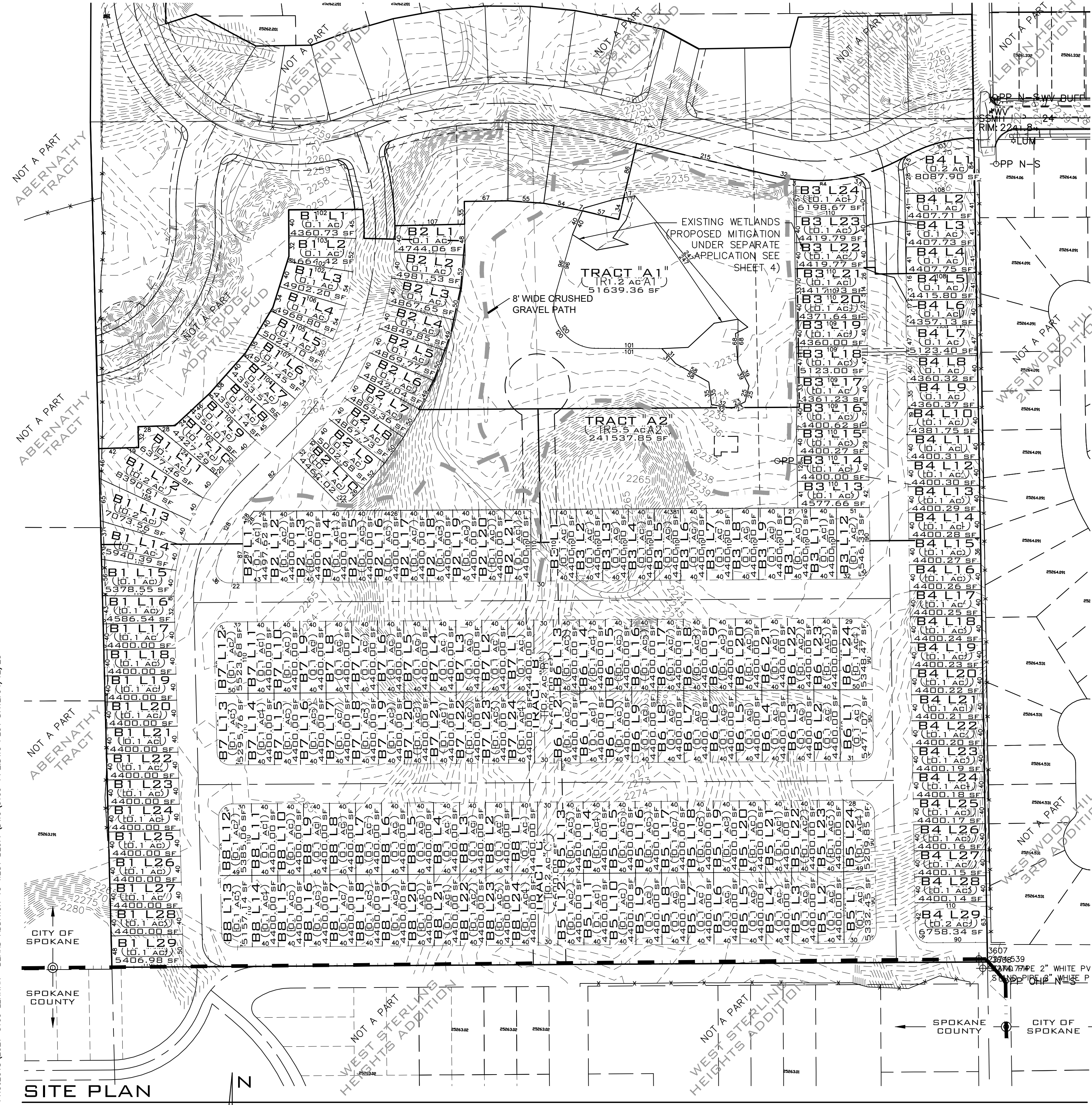
PRELIMINARY PUD FOR BEARD ADDITION TO WEST BLUFF LOCATED IN A PORTION OF THE SW 1/4, SEC 26, T 25 N, R 42 E, W.M. SPOKANE COUNTY, WA

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



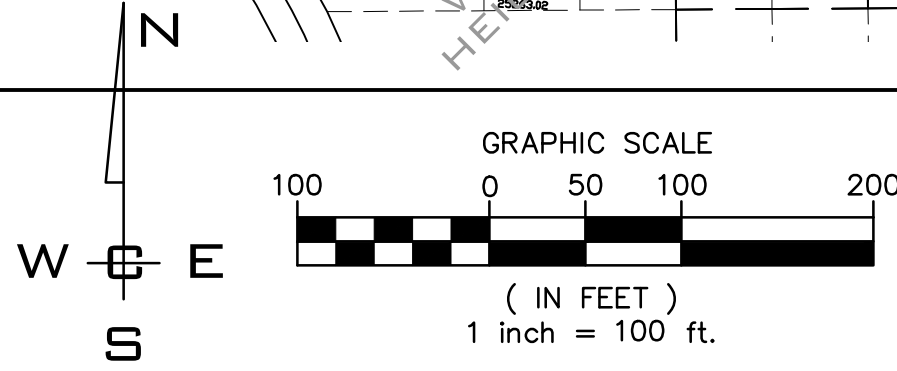
VICINITY MAP
NTS

OPENSOURCE: 306,377 SF
WETLANDS AND BUFFER ARE INCLUDED



PUD DATA TABLE						
PARCEL NUMBER	25263.0052	25263.0051	25263.0048	25263.3103	25263.3102	25263.3101
PROJECT ZONE	SINGLE FAMILY DETACHED			PROPOSED PUD		
MAX BUILDING COVERAGE	5,000 SF OR LARGER LOT: 2,250 SF +35% FOR PORTION OF LOT OVER 5,000 SF OR 3,000 SF - 4,999 SF LOT: 1,500 SF -37.5% FOR PORTION OF LOT OVER 3,000 SF			RSF		
FAR	0.5			NO MAXIMUM		
FRONT SETBACK	15' HOUSE 20' ATTACHED GARAGE OR CARPORT			10' HOUSE. 20' GARAGE OR CAR PORT		
REAR SETBACK	25' (ATTACHED GARAGES WITH NO LIVING SPACE CAN BE 5' TO REAR PROPERTY LINE)			20'		
FRONT YARD HARD SURFACE COVERAGE (VEHICLE PARKING)	40%			45%		

SITE PLAN
SCALE: 1"=100'



NO.	DATE	BY	REVISIONS

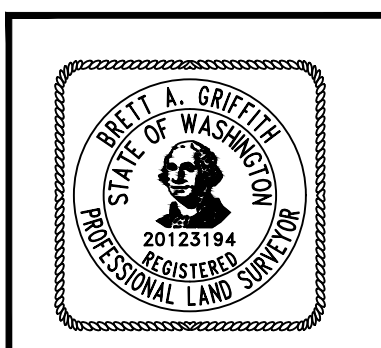
SCALE:
HORIZONTAL:
1"=100'
VERTICAL:
N/A

PROJ #: 21-3109
DATE: 04/12/23
DRAWN: SMM
REVIEWED: TRW

CIVIL
STRUCTURAL
SURVEYING
TRAFFIC
PLANNING
LANDSCAPE
OTHER



**BEARD ADDITION
PUD SITE PLAN
CUMBERLAND LN. & 21ST AVE
SPOKANE, WA**



SHEET
PP2
JOB NUMBER
21-3109

P:\WCE\WORK\2021\WCE PROJECTS\2021-3109 LENNAR - BEARD ADDITION TO WEST BLUFF\DWG\109-PP2.DWG PLOT DATE: 04/12/23