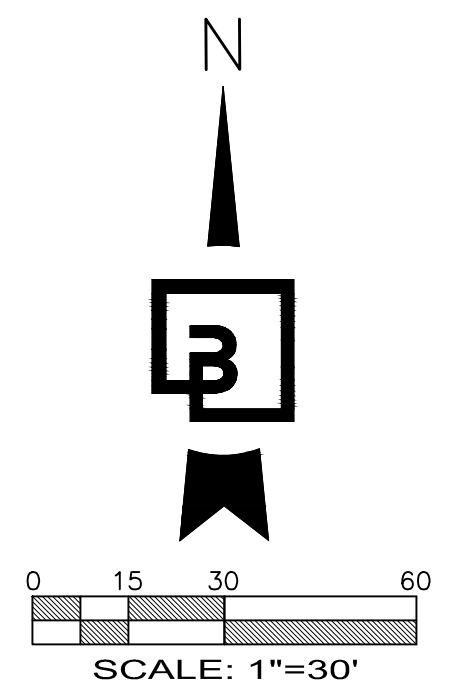
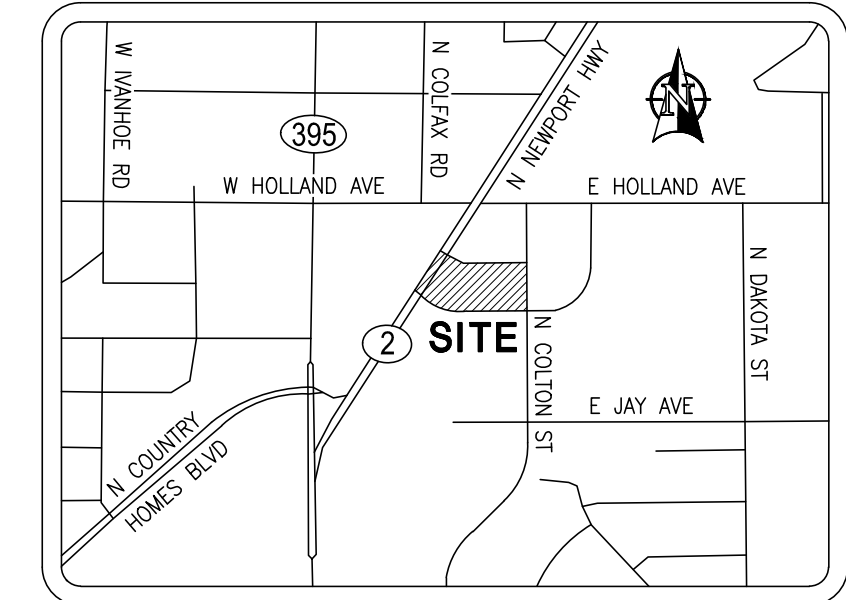
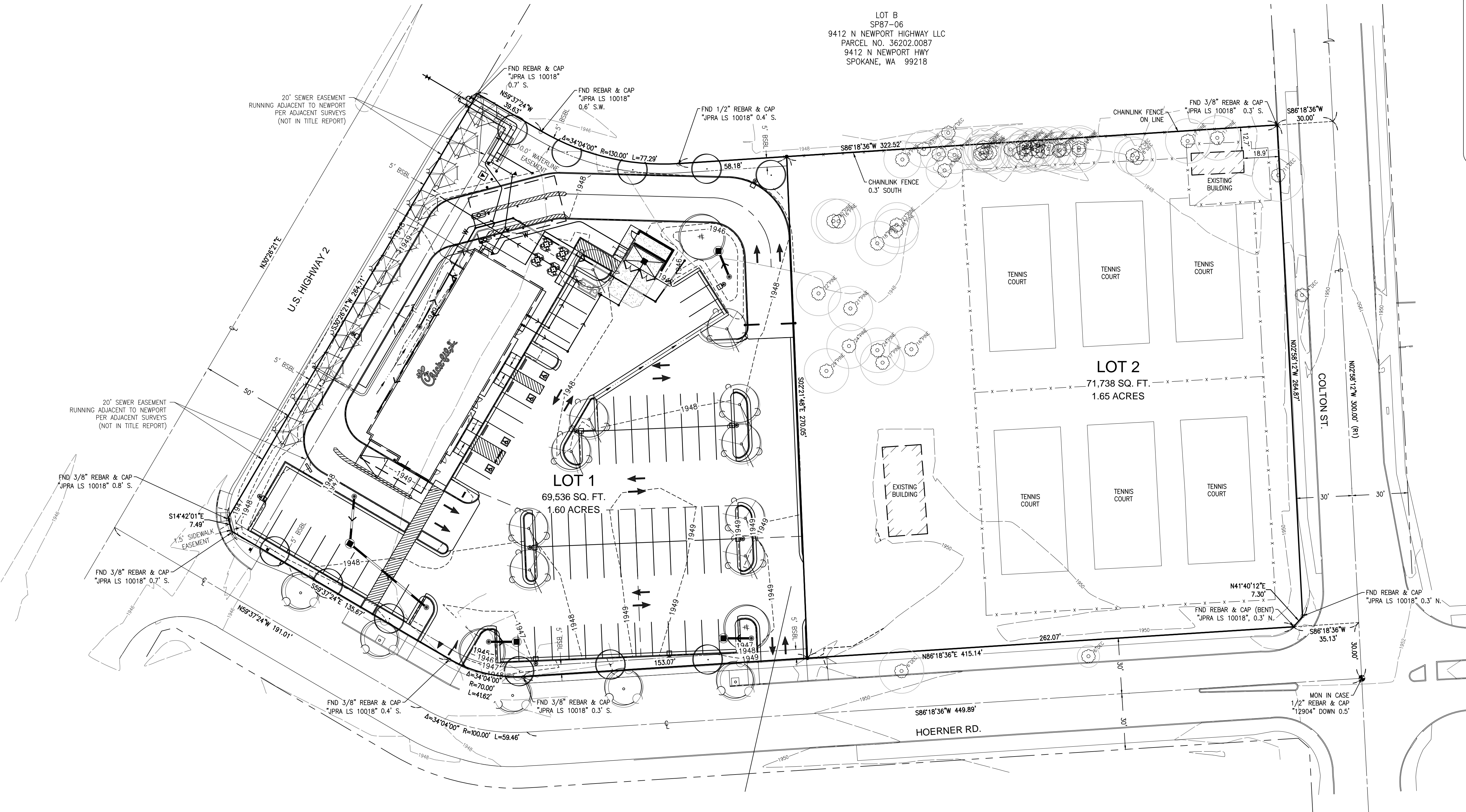


# CHICK-FIL-A SPOKANE PRELIMINARY BINDING SITE PLAN



**CLIENT**  
 CHICK-FIL-A  
 5200 RUFFINGTON ROAD  
 ATLANTA, GEORGIA 30349  
 TEL: (404) 305-4407  
 CONTACT: DON IKELER  
 EMAIL: DON.IKELER@CHICK-FIL-A.COM

**ENGINEER/SURVEYOR/CONTACT**  
 BARGHAUSEN CONSULTING ENGINEERS, INC.  
 18215 72ND AVE. SOUTH  
 KENT, WA 98032  
 TEL: (425) 251-6222  
 FAX: (425) 251-8782  
 CONTACT: CHRIS JENSEN, P.E.  
 OWEN B. HILLE, P.L.S.

**LANDSCAPE ARCHITECT**  
 BARGHAUSEN CONSULTING ENGINEERS, INC.  
 18215 72ND AVE. SOUTH  
 KENT, WA 98032  
 TEL: (425) 251-6222  
 FAX: (425) 251-8782  
 CONTACT: JEFF VARLEY, R.L.A.

**ARCHITECT**  
 WARE MALCOMB  
 305 112TH AVE NE 205  
 BELLEVUE, WA 98004  
 TEL: (425) 670-6706  
 FAX: (425) 774-8219  
 CONTACT: WAYNE LIN

**GEOTECHNICAL**  
 TERRACON CONSULTANTS, INC.  
 21905 64TH AVE. W, SUITE 100  
 MOUNTLAKE TERRACE, WA 98043  
 TEL: (425) 771-3304  
 FAX: (425) 771-3549  
 CONTACT: DAVID BASKA, P.E.

**SURVEY INFORMATION:**

**HORIZONTAL DATUM:**  
 HORIZONTAL DATUM FOR THIS SURVEY IS NAD 83/91 PER SPOKANE COUNTY. SPOKANE COUNTY CONTROL POINT NO. 4000 WAS HELD FOR POSITION, AND A LINE BETWEEN SAID POINT NO. 4000 AND CONTROL POINT NO. 3900 WAS HELD FOR ROTATION, BEING SOUTH 87°21'37" EAST.

**VERTICAL DATUM:**  
 VERTICAL DATUM FOR THIS SURVEY IS NAVD88 PER SPOKANE COUNTY. SPOKANE COUNTY VERTICAL CONTROL POINT NO. 4000 WAS HELD FOR ELEVATION, BEING 1955.99'(NAVD88)

**PROCEDURE/NARRATIVE:**  
 THIS IS A FIELD TRAVERSE SURVEY. SPECTRA PRECISION FOCUS 30, TOPCON GR5 GPS AND SPECTRA PRECISION RANGER DATA COLLECTOR WAS USED TO MEASURE THE ANGULAR AND DISTANCE RELATIONSHIPS BETWEEN THE CONTROLLING MONUMENTATION AS SHOWN. CLOSURE RATIOS OF THE TRAVERSE MET OR EXCEEDED THOSE SPECIFIED IN W.A.C. 332-130-090. ALL INSTRUMENTS AND EQUIPMENT HAVE BEEN MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURERS' SPECIFICATIONS AND USED BY APPROPRIATELY TRAINED PERSONNEL.

**LOT AREA:**  
 141,273 +/- S.F. (3,243AC +/-)

**ADDRESS:**  
 9304 N. NEWPORT HWY SPOKANE, WA 99218

**REFERENCE SURVEYS:**  
 RECORD OF SURVEY 6278282, BOOK 153, PAGE 88 (R1)  
 RECORD OF SURVEY 8105220099, BOOK 24, PAGE 62 (R2)  
 "SPEARS" CITY S.P. NO. 87-09, REC. NO. 8707240247 (R3)  
 RECORD OF SURVEY 9204100134, BOOK 52, PAGE 18 (R4)

**DATE OF SURVEY:**  
 THIS SURVEY REPRESENTS VISIBLE PHYSICAL IMPROVEMENT CONDITIONS EXISTING ON APRIL 10, 2019. ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN APRIL OF 2019.

**FLOOD INFORMATION:**  
 FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) INFORMATION: FIRM (FLOOD INSURANCE RATE MAP) MAP NO.53063C0531D PANEL 531 OF 1150, DATED JULY 6, 2010. THE SUBJECT PROPERTY IS IN ZONE X (AREA OUT SIDE OF 500-YEAR FLOODPLAIN).

**ZONING:**  
 GC - GENERAL COMMERCIAL

**ASSESSOR'S PARCEL NUMBER:**  
 36202-0096

**PROPOSED PARKING:**  
 80 STALLS

**SURVEYOR'S NOTES:**  
 1. ALL DISTANCES SHOWN HEREON ARE GROUND MEASUREMENTS IN U.S. SURVEY FEET.

**LEGAL DESCRIPTION:**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SPOKANE, STATE OF WASHINGTON, AND IS DESCRIBED AS FOLLOWS:

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 26 NORTH, RANGE 43 EAST, W.M., IN THE CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWESTERLY CORNER OF SAID NORTHWEST QUARTER OF SECTION 20;  
 THENCE FROM SAID POINT OF COMMENCEMENT NORTH 0°07'00" EAST ALONG THE WESTERLY LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 663.19 FEET;  
 THENCE LEAVING SAID LINE SOUTH 89°59'00" EAST 910.00 FEET;  
 THENCE NORTH 0°05'00" WEST 660.10 FEET;  
 THENCE SOUTH 89°49'00" EAST 408.17 FEET;  
 THENCE NORTH 0°00'12" EAST 700.17 FEET;  
 THENCE SOUTH 89°17'00" WEST 35.13 FEET TO THE POINT OF BEGINNING, SAID POINT BEING SITUATED ON THE NORTHERLY RIGHT OF WAY LINE OF HOERNER AVENUE;  
 THENCE FROM SAID POINT OF BEGINNING AND CONTINUING SOUTH 89°17'00" WEST, ALONG SAID RIGHT OF WAY LINE, 415.14 FEET;  
 THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE AND ALONG A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 70.00 FEET, THROUGH A CENTRAL ANGLE OF 34°04'00" AND AN ARC DISTANCE OF 41.62 FEET;  
 THENCE TANGENT TO THE PRECEDING CURVE AND CONTINUING ALONG SAID RIGHT OF WAY LINE NORTH 56°39'00" WEST 135.67 FEET;  
 THENCE NORTH 11°43'37" WEST 7.49 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF P.S.H. NO. 6;  
 THENCE NORTH 33°24'45" EAST ALONG LAST SIDE RIGHT OF WAY LINE 264.71 FEET;  
 THENCE LEAVING SAID RIGHT OF WAY LINE SOUTH 56°39'00" EAST 39.63 FEET;  
 THENCE ALONG A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 130.00 FEET, THROUGH A CENTRAL ANGLE OF 34°04'00" AND AN ARC DISTANCE OF 77.29 FEET;  
 THENCE TANGENT TO THE PRECEDING CURVE NORTH 89°17'00" EAST 322.53 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF COLTON STREET;  
 THENCE SOUTH 0°00'12" WEST ALONG LAST SAID RIGHT OF WAY LINE 264.87 FEET;  
 THENCE SOUTH 44°38'36" WEST 7.29 FEET TO THE POINT OF BEGINNING.

No.	Date	By	Clk.	Appr.	Revision

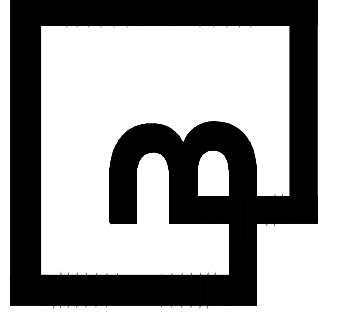
Title:  
**CHICK-FIL-A SPOKANE  
 PRELIMINARY BINDING SITE PLAN**  
 CITY FILE NO. \_\_\_\_\_  
 PORTION OF THE NW1/4 OF THE NW1/4, SECTION 20, T26N-R43E, W.M.  
 CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON

For:  
**CHICK-FIL-A**  
 5200 BUFFINGTON ROAD  
 ATLANTA, GA 30349

Scale:	Horizontal	Vertical
1"=30'	1"=30'	1"=30'

Designed	Drawn	Checked	Approved	Date
				9/12/19

**Barghausen Consulting Engineers, Inc.**  
 18215 72nd Avenue South  
 Kent, WA 98032  
 425.251.6222  
**barghausen.com**



Job Number: 20760  
 Sheet: 1 of 1