

LEGAL DESCRIPTION

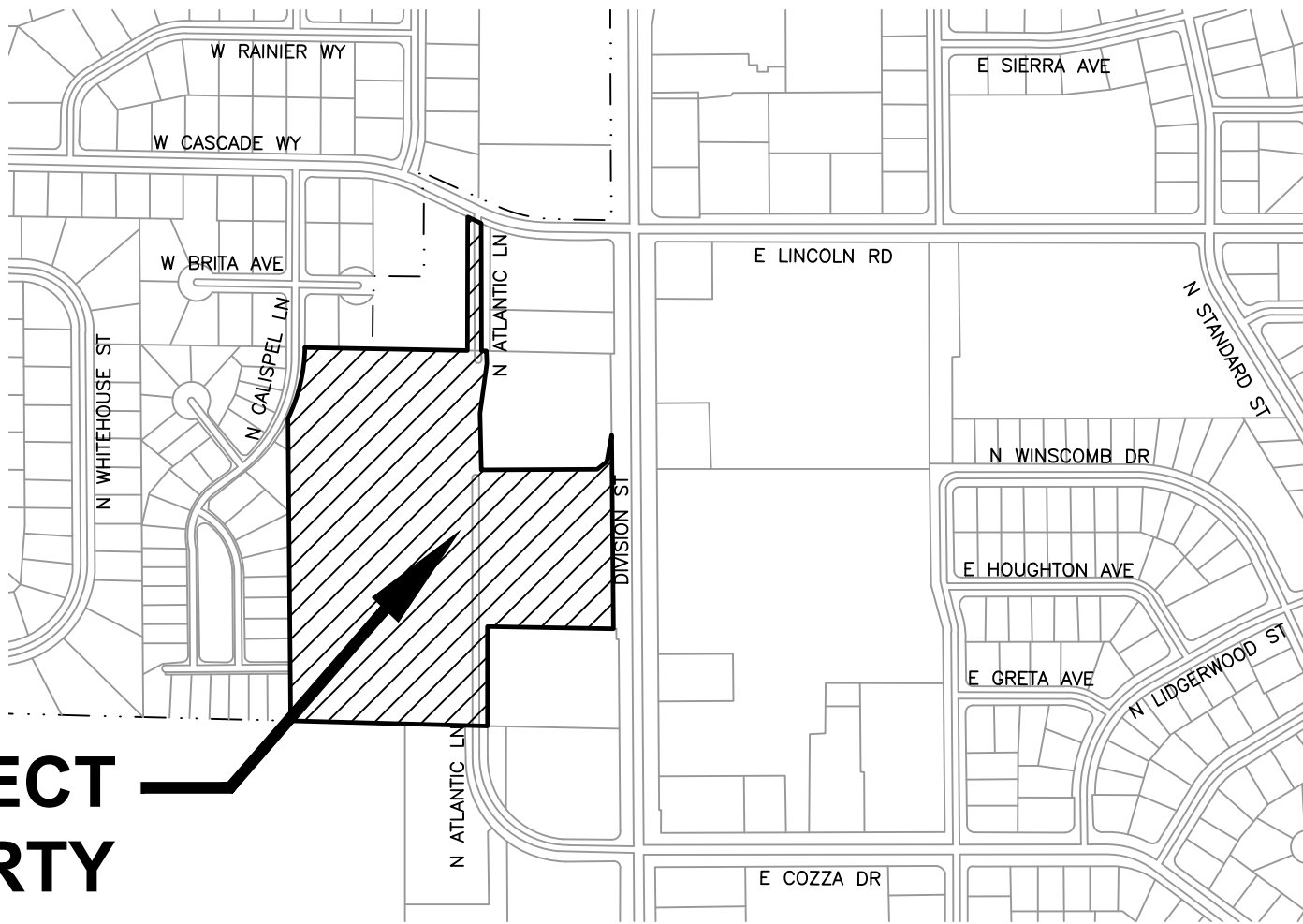
Land referred to herein below is situated in the the City of Spokane, Spokane County, State of Washington and described as follows:

TRACT B AND TRACT X, SHORT PLAT NO. S.P. 1025-95, ACCORDING TO PLAT RECORDED IN VOLUME 14 OF SHORT PLATS, PAGES 21 AND 22, SPOKANE COUNTY, WASHINGTON (R1)

TAX ASSESSOR NUMBER:

PARCEL NOS. 36301.9063 & 36306.9064
SUBJECT TRACTS COSTCO
7619 N. DIVISION STREET,
SPOKANE, WASHINGTON
COSTCO
WHOLESALE
CORPORATION

BINDING SITE PLAN
7619 N. DIVISION STREET
NE 1/4 OF NE 1/4, SEC 30, T26N, R43E, W.M.
CITY OF SPOKANE, WASHINGTON



SUBJECT
PROPERTY

VICINITY MAP

NO SCALE

APPLICANT

RICH DEVELOPMENT ENTERPRISES LLC: COSTCO COMPLEX
500 SOUTH SEPULVEDA BLVD., SUITE 304
MANHATTAN BEACH, CA 90266
PHONE: 424-277-8027
CONTACT NAME: BRANDTON LEITZE, VICE PRESIDENT,
DEVELOPMENT & CONSTRUCTION

LAND SURVEYOR

TD&H ENGINEERING
303 E. 2ND AVENUE
SPOKANE, WA 99202
PHONE: 509-622-2888
CONTACT NAME: DARRYL WITTER, P.L.S.

CIVIL ENGINEER

TD&H ENGINEERING
303 E. 2ND AVENUE
SPOKANE, WA 99202
PHONE: 509-622-2888
CONTACT NAME: STEVEN MARSH, P.E.

WATER

SPOKANE COUNTY WATER DISTRICT #3
1225 N. YARDLEY ST.
SPOKANE VALLEY, WA 99212
PHONE: 509-536-0121
CONTACT NAME: JUSTIN VANDYKE, ASST. MANAGER

PROJECT DESCRIPTION

EXISTING PROPERTY SIZE: 15.49 ACRES
PROPOSED NUMBER OF LOTS: 5 (SEE SITE PLAN)
CURRENT ZONING DESIGNATION: GC (GENERAL COMMERCIAL)
PROPOSED ZONING DESIGNATION: GC (GENERAL COMMERCIAL)

SETBACKS:
FROM STREET LOT LINE: 0 FEET
FROM R-ZONED LOTS: 10 FEET
FROM LOT LINE ABUTTING AN O, OR, NR,
NMU, CB, GC, DOWNTOWN, CC OR I-ZONED LOT: 0 FEET
MAXIMUM HEIGHT: 70 FEET
MAXIMUM FAR (FLOOR AREA RATIO): 2.5

LOT	BLDG AREA	MIN. PARKING REQUIRED	MAX. PARKING ALLOWED	PARKING PROVIDED	AVERAGE PARKING RATIO
1	0	0 STALLS	0 STALLS	179 STALLS	N/A
2	47,456 S.F.	16 STALLS	237 STALLS	77 STALLS	1.62/1000 S.F.
3	86,502 S.F.	263 STALLS	433 STALLS	266 STALLS	3.07/1000 S.F.
4	7,162 S.F.	29 STALLS	122 STALLS	90 STALLS	12.57/1000 S.F.
5	0	0 STALLS	0 STALLS	102 STALLS	N/A

FLOOD ZONE DESIGNATION:

FEDERAL FLOOD INSURANCE RATE MAP - SPOKANE COUNTY, WASHINGTON
ZONE X - AREAS OF 2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE OF FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.
COMMUNITY PANEL NO. 530174-0531-D (SPOKANE COUNTY)
COMMUNITY PANEL NO. 530183-0531-D (SPOKANE, CITY OF)
MAP NO. 53063C0531D
EFFECTIVE DATE - JULY 6TH, 2010

VERTICAL DATUM NAVD 88

VERTICAL ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM 1988, PER NGS DATA SHEET GP32291-62:

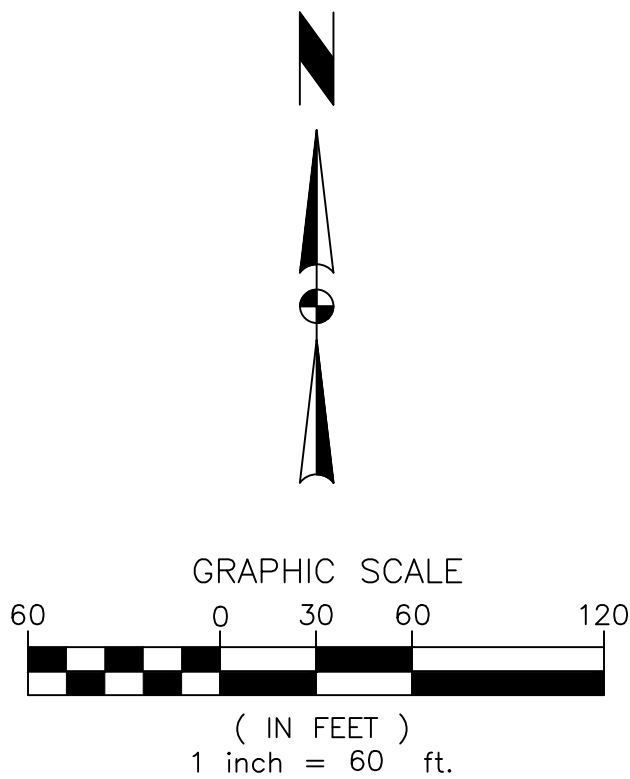
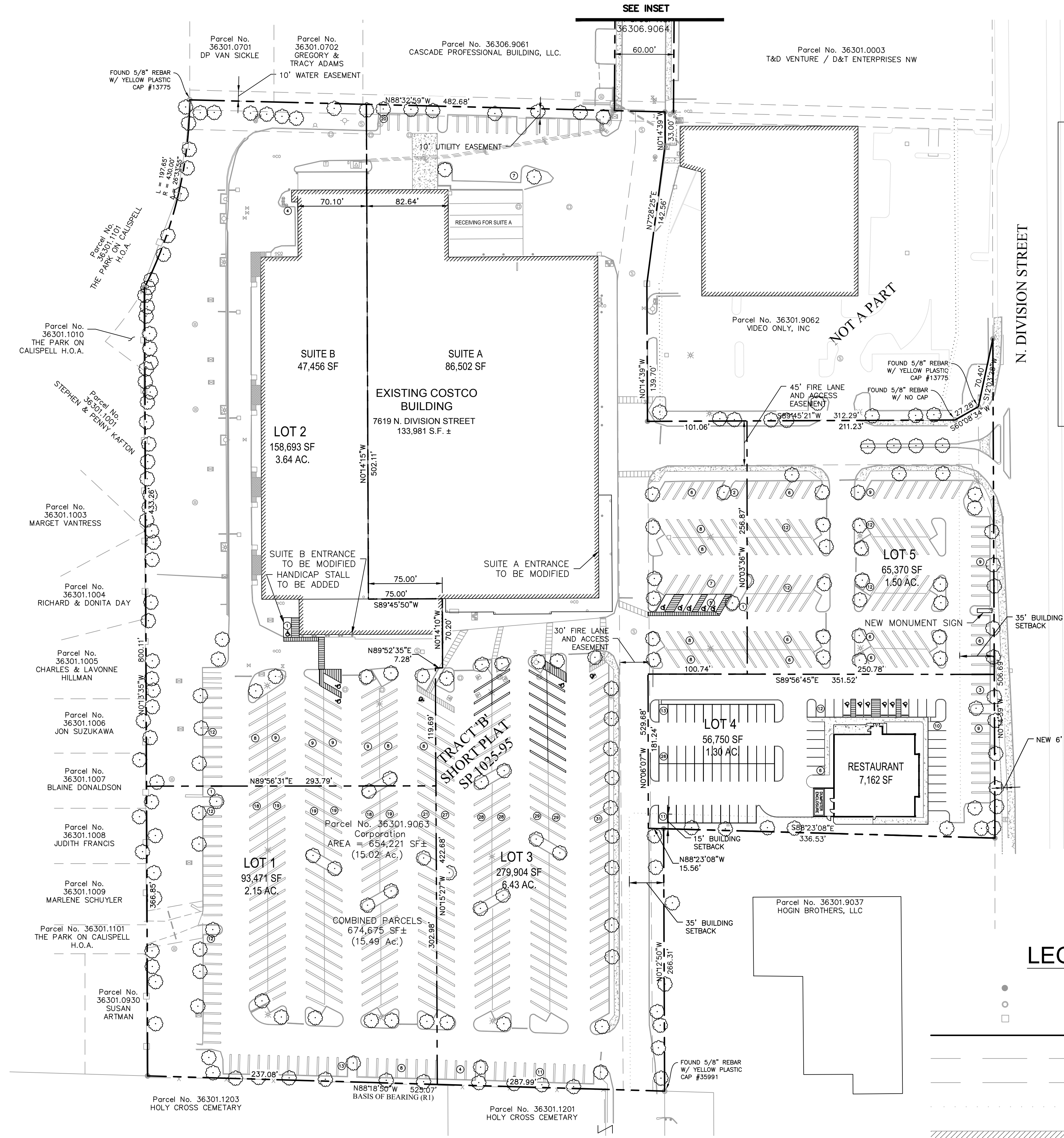
2071.249 FT NAVD88

BASIS OF BEARING:

The basis of bearing for this A.L.T.A. is based on record monuments found per recorded Short Plat No. S.P.-1025-95 as referenced (R1) listed hereon. Taken as S88°18'50"E along the South line of said Short Plat.

LEGEND

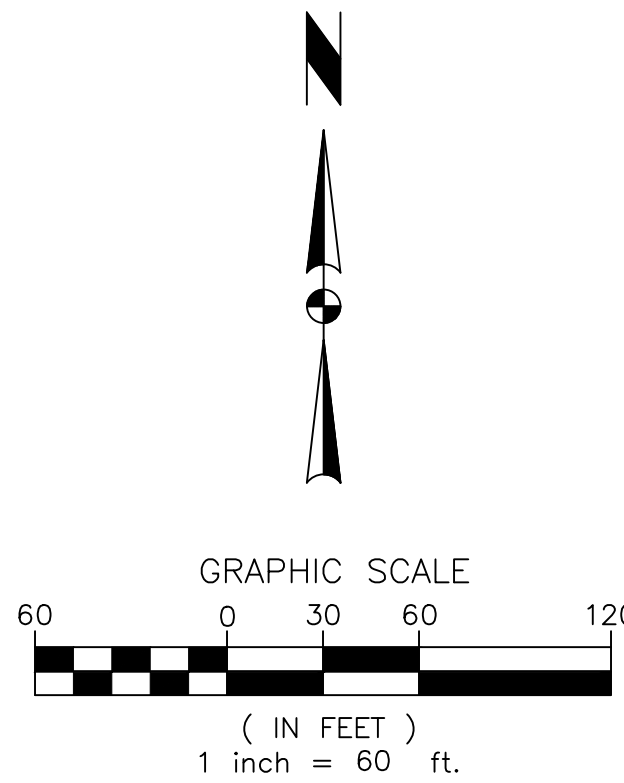
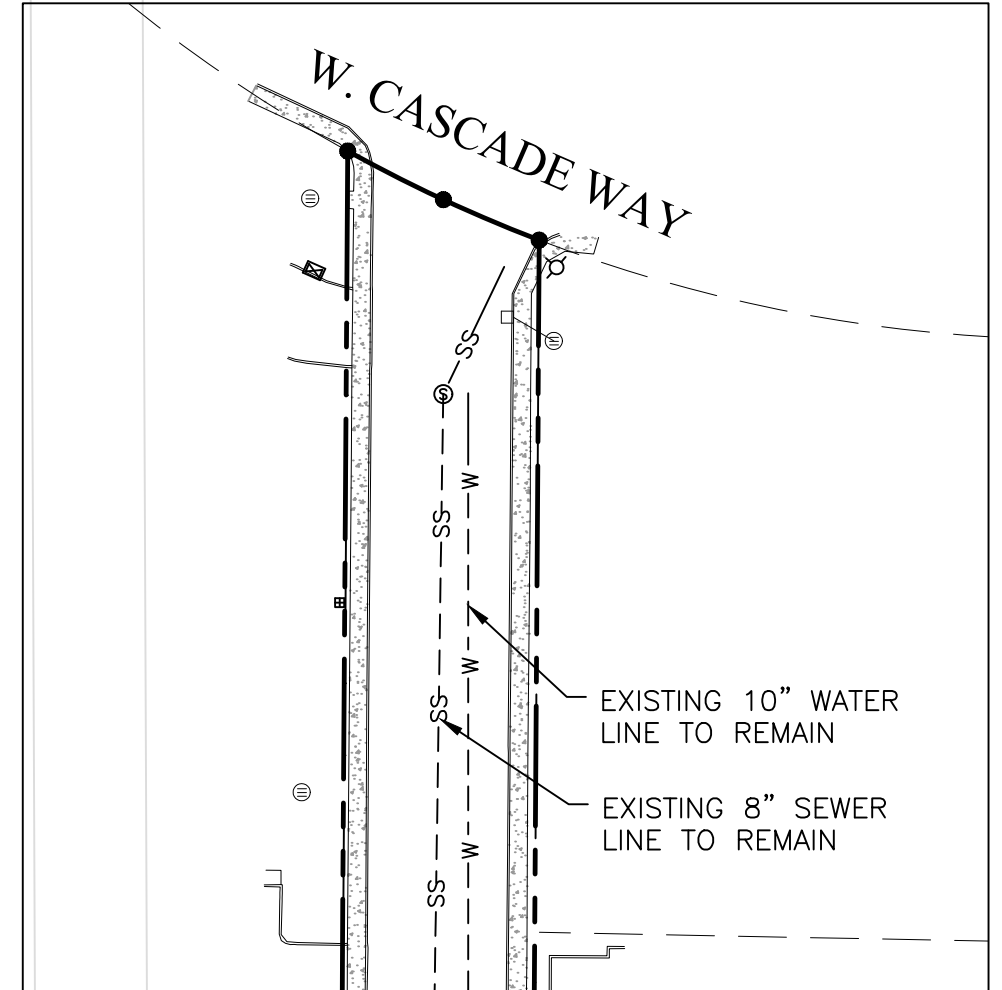
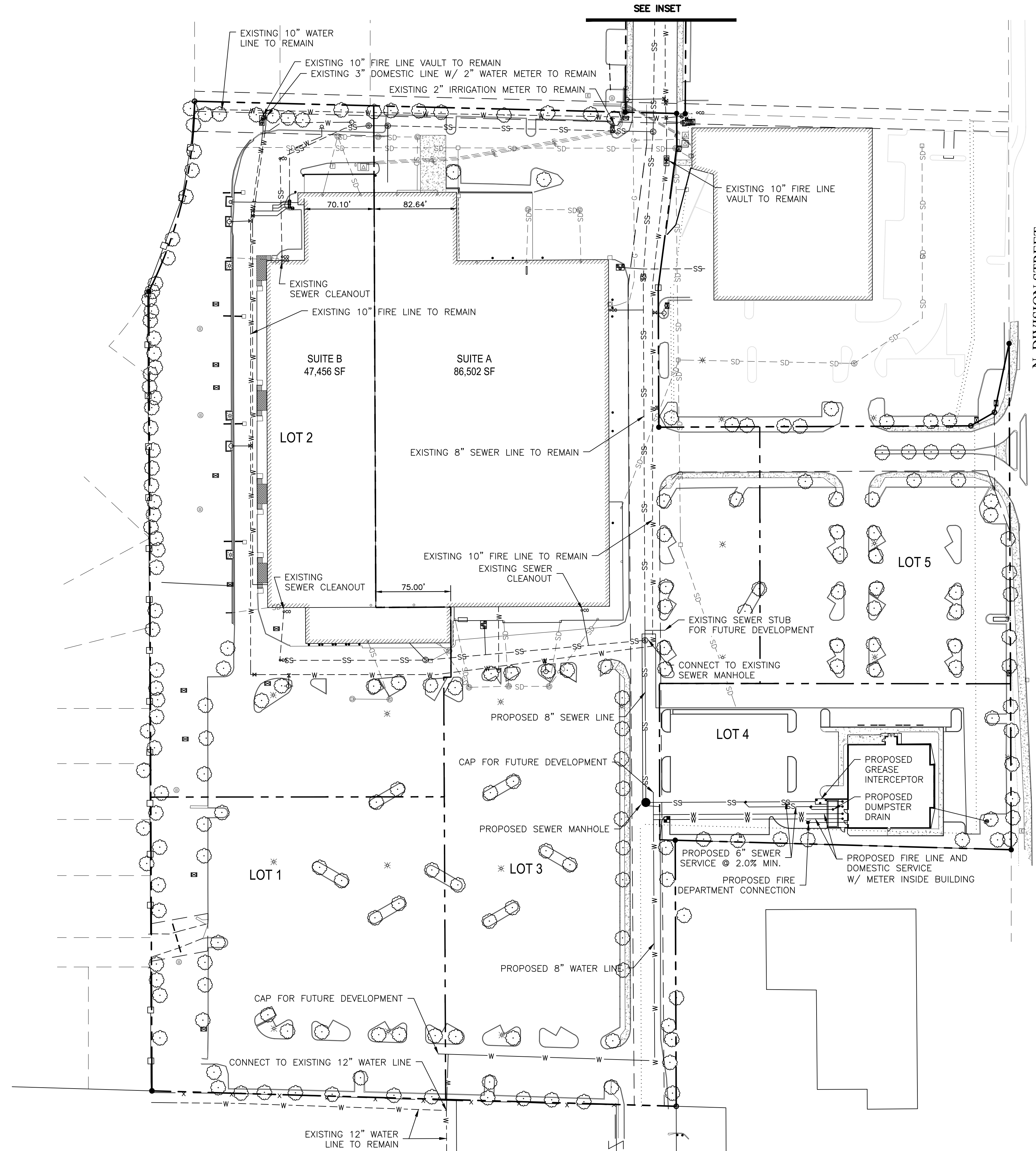
- SET 1/2" REBAR W/GPC "WITTER 44654"
- FOUND PROPERTY CORNER AS NOTED
- COMPUTED POSITION
- BOUNDARY- SUBJECT PROPERTY
- EXISTING PROPERTY LINE
- EASEMENT, AS NOTED
- SETBACK, AS NOTED
- BUILDING (M) MEASURE (R) RECORD



RICH DEVELOPMENT ENTERPRISES, LLC: COSTCO COMPLEX
7619 N. DIVISION STREET, CITY OF SPOKANE, WASHINGTON

BINDING SITE PLAN
PRELIMINARY SITE PLAN

BINDING SITE PLAN
7619 N. DIVISION STREET
NE 1/4 OF NE 1/4, SEC 30, T26N, R43E, W.M.
CITY OF SPOKANE, WASHINGTON



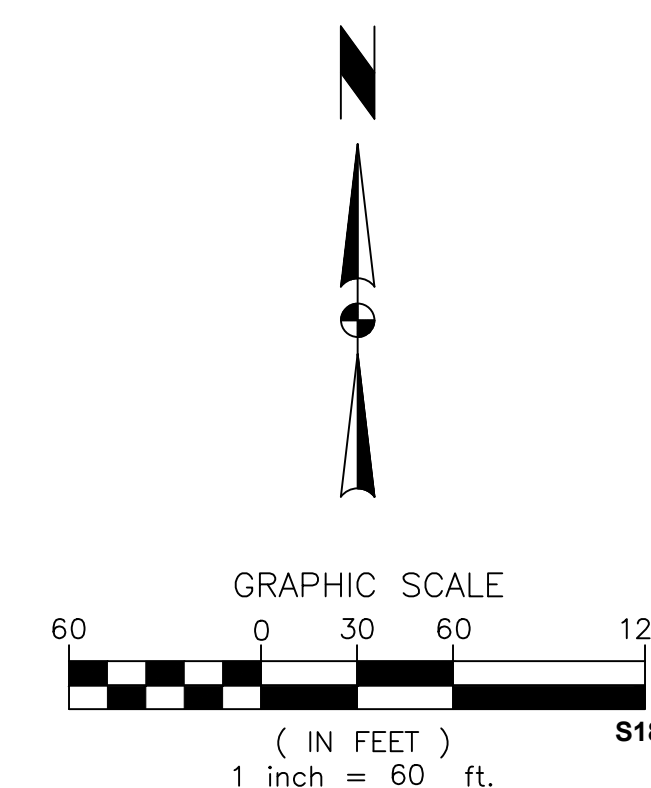
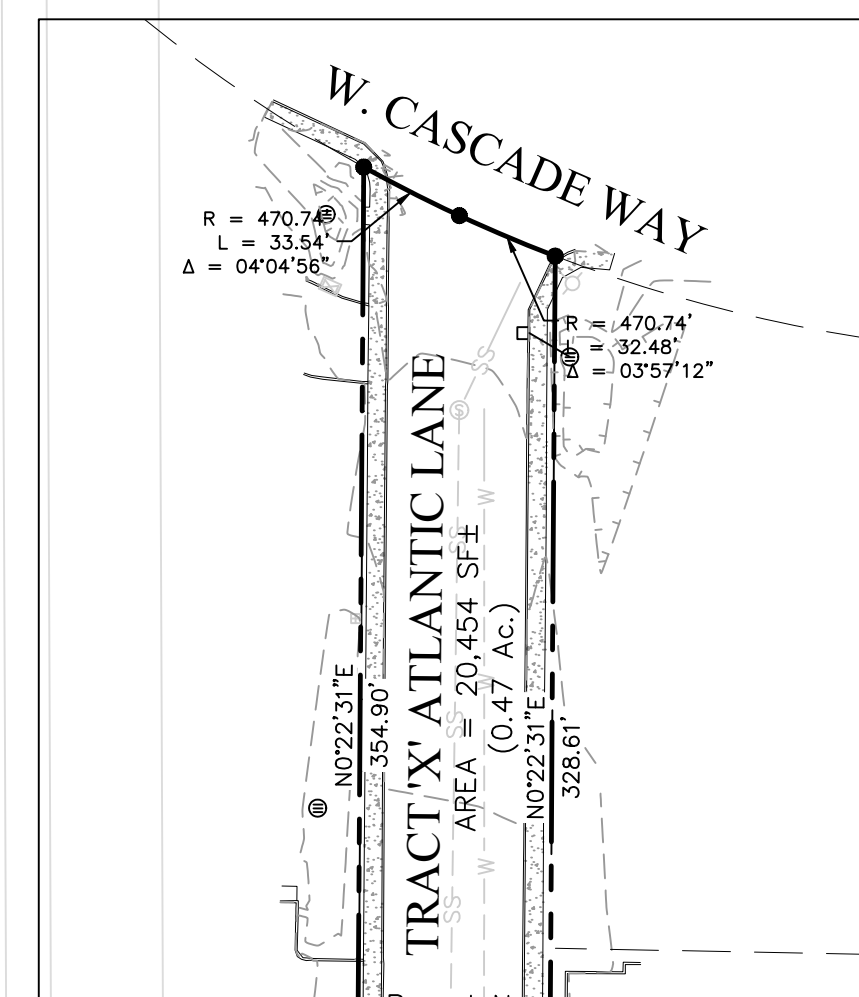
RICH DEVELOPMENT ENTERPRISES, LLC: COSTCO COMPLEX
7619 N. DIVISION STREET, CITY OF SPOKANE, WASHINGTON

BINDING SITE PLAN
PRELIMINARY UTILITY PLAN

TD&H
Engineering
509.622.2888 • tdesignengineering.com
303 EAST 2ND AVE. • SPOKANE, WASHINGTON 99202

DRAWN BY: KJM
DESIGNED BY: MAS
QUALITY CHECK: SNM
DATE: 09/25/18
JOB NO. S18-133
FIELDBOOK

7619 N. DIVISION STREET
NE 1/4 OF NE 1/4, SEC 30, T26N, R43E, W.M.
CITY OF SPOKANE, WASHINGTON



RICH DEVELOPMENT ENTERPRISES, LLC: COSTCO COMPLEX
7619 N. DIVISION STREET., CITY OF SPOKANE, WASHINGTON

BINDING SITE PLAN

PRELIMINARY GRADING AND DRAINAGE PLAN

DRAWN BY:	KJM
DESIGNED BY:	MAS
QUALITY CHECK:	SNM
DATE:	09/25/18
JOB NO.	S18-133
FIELDBOOK	



TD&H
Engineering
09.622.2888 • tdhengineering.com

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