

EAGLE BLUFF P.U.D.

Project Narrative

PROJECT DESCRIPTION

This project is located at 6211 S. Meadow Lane Road within the City of Spokane (see attached vicinity map) and consists of subdividing 11 existing parcels within the R1 zone totaling approximately 106.59 acres into 331 single-family residential lots and 33 middle housing lots. A total of 459 living units is anticipated to be constructed at full buildout of the development.

The affected parcels are as follows: 34086.9098, 34082.0010, 34082.0009, 34082.0051, 34082.0012, 34053.0045, 34053.0044, 34053.0070, 34053.0069, 34071.0001, 34053.0020. The legal descriptions of each of these parcels is enclosed.

The project site is located in portions of Sections 05, 07 & 08, Township 24 N., Range 43 E.W.M.

The property is partially developed with a single-family home and associated outbuildings located on parcel 34053.0070 at 6211 S. Meadow Lane Road. All structures on this parcel are anticipated to be demolished. The remainder of the property is undeveloped.

The property is adjacent to Eagle Ridge, P.U.D. and Eagle Ridge First Addition P.U.D. on the west side that contains developed, single-family dwellings. The adjacent properties on the north, south and west sides are either undeveloped or contain scattered single-family homes on large acreage parcels. A portion of the property is located directly west of US-195.

Access to the properties will be provided by connecting new public streets to the existing Meadow Lane Road on the north end and the existing Moran View Street on the south end. A network of streets and sidewalks will be developed internally to the development to provide vehicular and pedestrian traffic circulation and connectivity to the adjacent properties where feasible.

This project includes the construction of private drives and public streets and sidewalks, public and private sanitary sewer facilities, public and private water facilities, and associated drainage infrastructure for the public streets and private lots within the development.

The existing topography of the land generally slopes down from west to east, except at the north end where it generally slopes down in a northwest direction. The land is generally suitable for a development of this nature.

Development of the property will be in accordance with City of Spokane's development standards, as well as any applicable state and federal regulations. The proposal is allowed per SMC 17C.111, 17G.070 and 17G.080. The proposed density of 4.31 units per acre is within the density standards of the R1 zone and Residential 4-10 land use map designation. No adverse impacts to the environment or nearby properties are anticipated.

Structures constructed in this development will be similar in nature to typical residential developments in this area and elsewhere in the City, which is encouraged by the Comprehensive Plan.

APPENDIX

MAPS

Vicinity Map

Preliminary Plat Map Cover Sheet

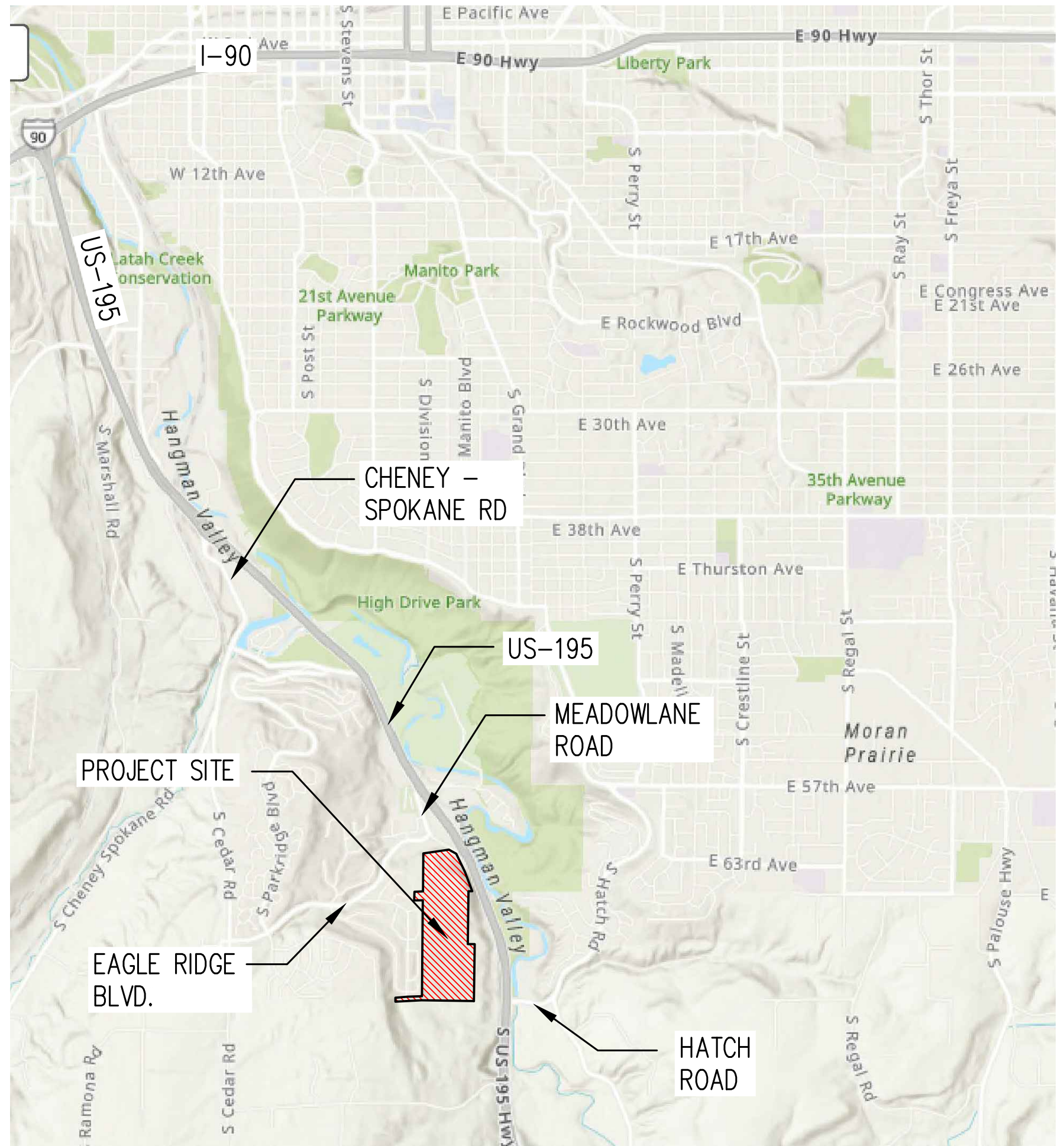
DOCUMENTS

Subdivision Guarantee Exhibit “A” Legal Descriptions

MAPS

VICINITY MAP

N.T.S.



AFFECTED PARCELS	
34086.9098	34053.0070
34082.0010	34053.0069
34082.0009	34071.0001
34082.0051	34053.0020
34082.0012	-
34053.0045	-
34053.0044	-

PRELIMINARY PLAT
FOR
EAGLE BLUFF P.U.D.
PORTIONS OF SECTIONS 5, 7 & 8, TOWNSHIP 24 NORTH, RANGE 43 EAST, W.M.,
SPOKANE COUNTY, WASHINGTON

RIGHT OF WAY & STREET SUMMARY				
STREET NAME	R.O.W. WIDTH	*STREET WIDTH	5" SIDEWALK	ROADSIDE SWALES
DIVISION/61ST	67 FEET	41 FEET	VARIES	NONE
PRIVATE	NA	24 FEET	BOTH SIDES	NONE
PRIVATE	NA	24 FEET	BOTH SIDES	NONE
PRIVATE	NA	24 FEET	BOTH SIDES	NONE
66TH	56 FEET	32 FEET	BOTH SIDES	NONE
67TH	56 FEET	32 FEET	BOTH SIDES	NONE
68TH	56 FEET	32 FEET	BOTH SIDES	NONE
69TH	56 FEET	32 FEET	BOTH SIDES	NONE
70TH	56 FEET	32 FEET	BOTH SIDES	NONE
71ST	56 FEET	32 FEET	BOTH SIDES	NONE
72ND	56 FEET	32 FEET	BOTH SIDES	NONE
73RD (EAST)	56 FEET	32 FEET	BOTH SIDES	NONE
SPOKANE/62ND	66 FEET	36 FEET	BOTH SIDES	BOTH SIDES
73RD (WEST)	56 FEET	32 FEET	BOTH SIDES	NONE
64TH (WEST)	56 FEET	32 FEET	VARIES	NONE
*STREET WIDTH MEASURED FROM FACE OF CURB TO FACE OF CURB.				

PROJECT INFORMATION

PARCEL NUMBERS
NO. OF PROPOSED SF LOTS
NO. OF PROPOSED MF LOTS
LOT SIZES
MIN. FRONTAGE WIDTH
FRONT YARD/FLANKING SETBACK
SIDE YARD SETBACK
REAR YARD SETBACK
EXISTING ZONING
PROPOSED USE
PLAT AREA
OPEN SPACE/DRAINAGE TRACTS
NO. SINGLE-FAMILY UNITS
NO. MULTI-FAMILY UNITS
TOTAL NO. RESIDENTIAL UNITS
TOTAL PROPOSED DENSITY
MINIMUM ALLOWED DENSITY
MAXIMUM ALLOWED DENSITY
SANITARY SEWER PURVEYOR
WATER PURVEYOR
FIRE DISTRICT

(SEE TABLE)
331 SF (SINGLE-FAMILY)
33 MF (MULTI-FAMILY)
VARIES (5,000 SF MIN.)
VARIES (45' MIN.)
15' (20' @ GARAGES)
5'
25' (EXTERNAL) & 15' (INTERNAL)
RESIDENTIAL 1
SINGLE & MULTI-FAMILY RESIDENTIAL
106.59 ACRES
15.21 ACRES (14.3%)
331 UNITS
128 UNITS
459 UNITS
4.31 UNITS/ACRE
4 UNITS/ACRE
10 UNITS/ACRE
CITY OF SPOKANE
CITY OF SPOKANE
CITY OF SPOKANE

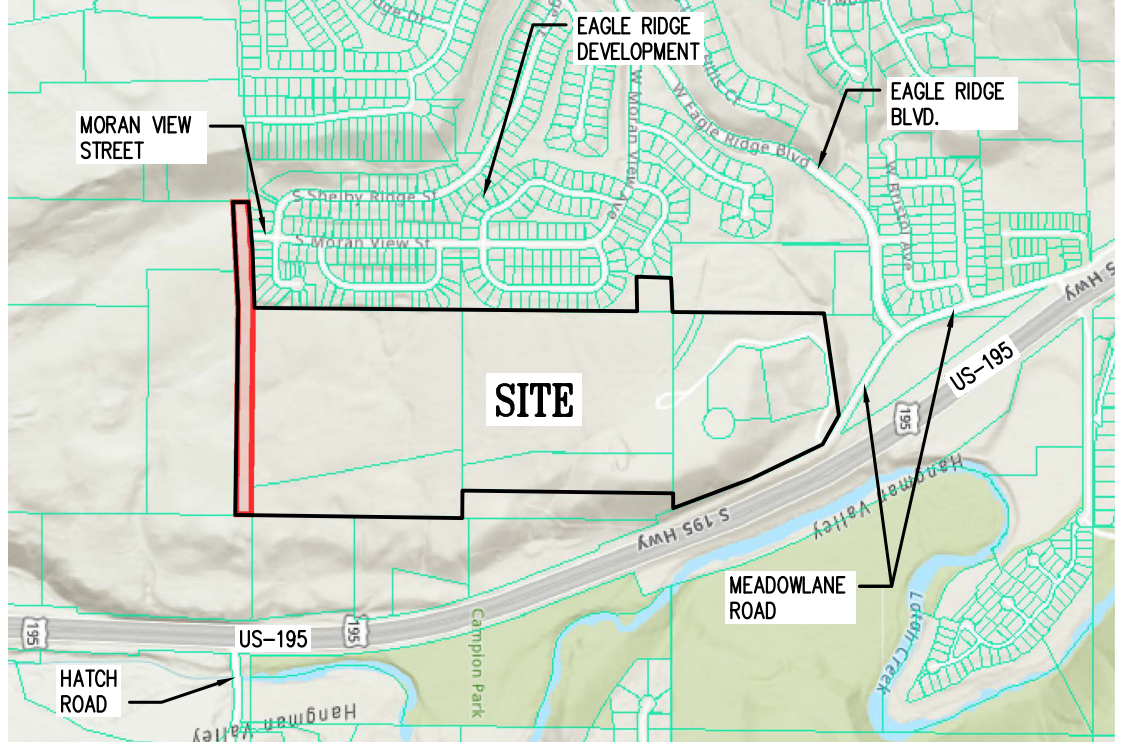
PROJECT CONTACTS

OWNER:
ROCK ISLAND SAND AND GRAVEL, LLC
ATTN: HARLEY DOUGLASS
5520 N. FLORIDA STREET
SPOKANE, WA 99217

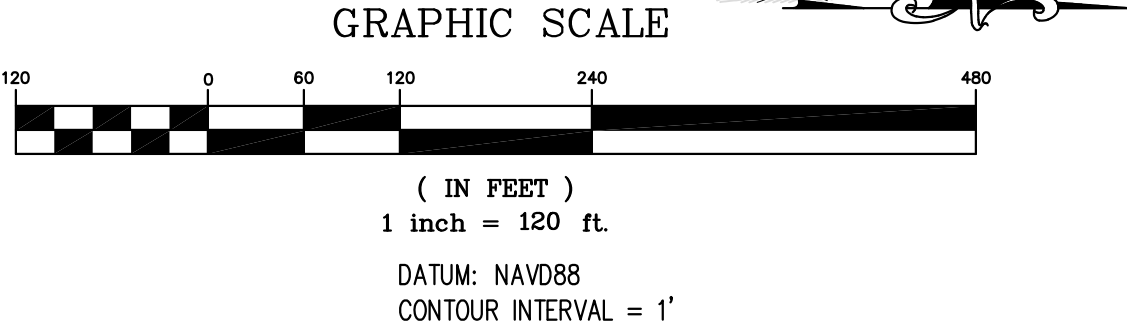
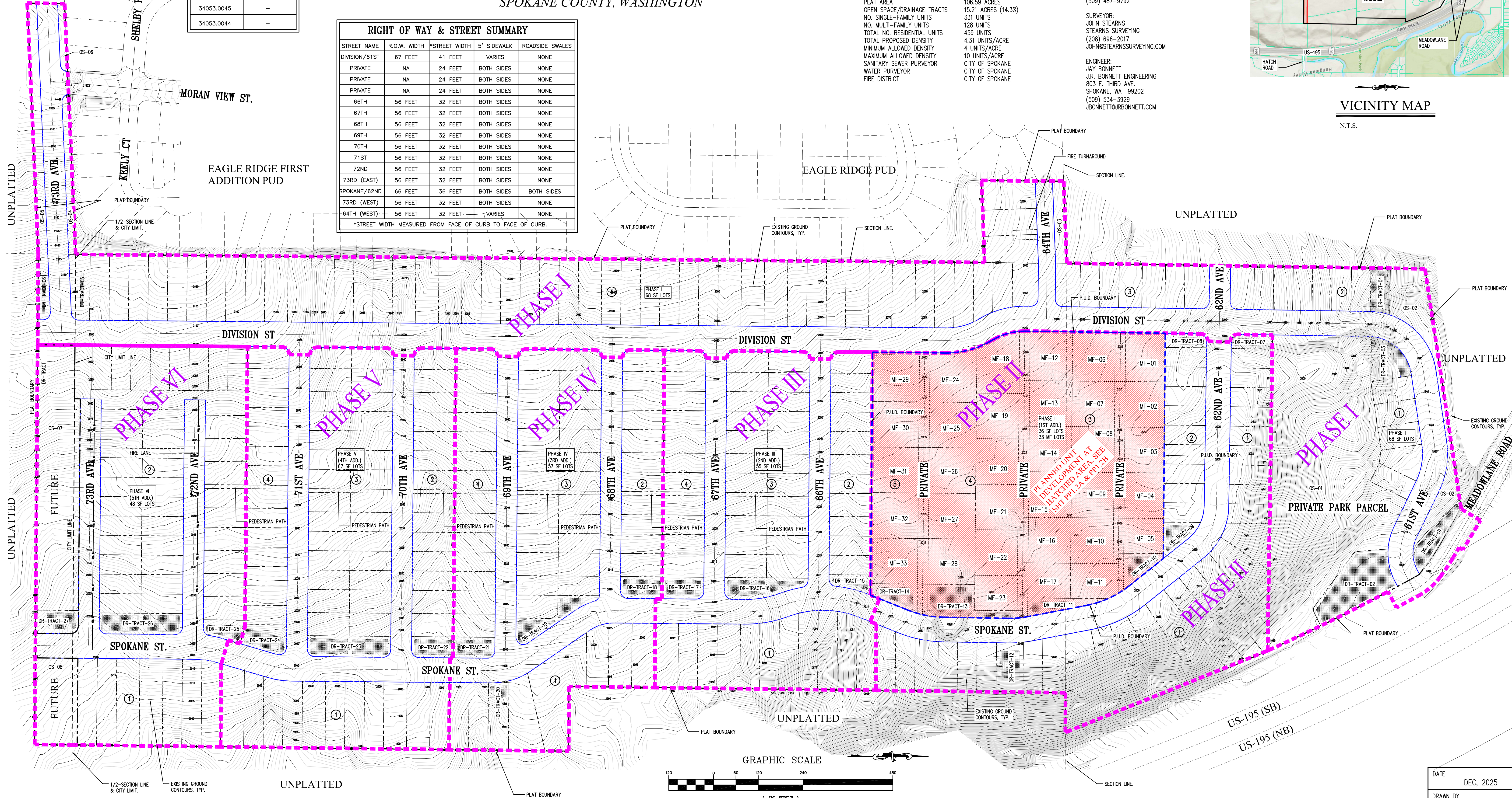
DEVELOPER:
HARLEY C. DOUGLASS, INC.
5520 N. FLORIDA STREET
SPOKANE, WA 99217
(509) 487-9792

SURVEYOR:
JOHN STEARNS
STEARNS SURVEYING
(208) 696-2017
JOHN@STEARNSSURVEYING.COM

ENGINEER:
JAY BONNETT
J.R. BONNETT ENGINEERING
803 E. THIRD AVE.
SPOKANE, WA 99202
(509) 534-3929
JBONNETT@JBONNETT.COM



VICINITY MAP
N.T.S.



REV.	DATE	BY	DESCRIPTION

SHEET TITLE
**PRELIMINARY PLAT
COVER SHEET**

JOB TITLE
EAGLE BLUFF P.U.D.
SPOKANE, WA

J.R. BONNETT ENGINEERING
CIVIL AND STRUCTURAL CONSULTING AND DESIGN
803 E. 3RD AVENUE
SPOKANE, WASHINGTON 99202
(509) 534-3929 / FAX (509) 534-4014

DATE	DEC, 2025
DRAWN BY	JRB
DESIGN BY	JRB
JOB NO.	24-004.10
SHEET NO.	PP0.0

DOCUMENTS

Subdivision Guarantee Exhibit "A" Legal Description

Parcel 1:

A portion of the Southwest Quarter of the Southwest Quarter of Section 5, Township 24 North, Range 43 East, Willamette Meridian, in City of Spokane, Spokane County, Washington;

Beginning at the Northwest corner of the Southwest Quarter of Section 5, Township 24 North, Range 43 East, Willamette Meridian;

thence South along the West line of said tract bearing South 0°52'40" West, a distance of 413.00 feet;

thence North 81°27'00" East, 240.00 feet to the True Point of Beginning;

thence continuing North 81°27'00" East, 255.00 feet;

thence South 80°53'30" East, 98.20 feet;

thence South 15°24'00" East, 364.44 feet;

thence South 81°27'00" West, 460.00 feet;

thence North 15°24'00" West, 314.44 feet;

thence North 44°27'40" East, 132.02 feet to the True Point of Beginning;

TOGETHER WITH an easement 40 feet in width for road purposes over and across the remaining portion of the Southwest Quarter of the Southwest Quarter of Section 5, Township 24 North, Range 43 East, Willamette Meridian, bordering the North lines of the above described parcel and continuing Southerly to the Old Primary State Highway No. 3 right of way. Specifically for the purpose to provide unrestricted access between the subject property and an existing public right of way;

Situate in the City of Spokane, County of Spokane, State of Washington.

Parcel 2:

The West 900 feet of the Northwest Quarter of the Northwest Quarter of Section 8, Township 24 North, Range 43 East of the Willamette Meridian;

TOGETHER WITH the Abandoned O.W.R. & N Right of Way in the Northwest Quarter of the Northwest Quarter of said section;

Situate in the City of Spokane, County of Spokane, State of Washington.

Parcel 3:

A parcel of land being all that portion of the Southwest Quarter of the Southwest Quarter of Section 5, Township 24 North, Range 43 East of the Willamette Meridian, lying Southwesterly from a line 50 feet Northeasterly from and parallel to the centerline of the railroad as formerly surveyed but unconstructed to the Palouse Branch of the North Coast Railroad Company, predecessor to Oregon-Washington Railroad & Navigation Company, said parcel being more particularly described as follows:

Beginning at the Southwest corner of said Section 5;

thence along the South line of said section, Easterly a distance of 380 feet, said point also being the beginning of a non-tangent curve concave Southwesterly having a radius of 1196.3 feet, said point also being 50 feet distant Northerly, measured radially, from said centerline of the unconstructed railroad;

thence Northwesterly along said curve, through a central angle of $15^{\circ}19'34''$, an arc distance of 320 feet, more or less, to a point opposite the beginning of a decreasing spiral curve to the left in said centerline of the unconstructed railroad, having a 4-100 feet chords and a spiral angle of 10° ;

thence Northwesterly, parallel with spiral curve in said centerline, a distance of 100 feet, more or less, to the West line of said Section 5;

thence along said Westerly line, Southerly, a distance of 200 feet, more or less, to the Point of Beginning;

Situate in the City of Spokane, County of Spokane, State of Washington.

Parcel 4:

A portion of the Southwest Quarter of the Southwest Quarter of Section 5, Township 24 North, Range 43 East of the Willamette Meridian, more particularly described as follows:

That parcel of land included within the circumference of a circle having a radius of 100.00 feet;

thence center of said circle being an existing 6-inch well casing located North $67^{\circ}26'02''$ East, 766.48 feet from the Southwest corner of said Section 5, the West section line of which bears North $0^{\circ}52'40''$ East;

Situate in the City of Spokane, County of Spokane, State of Washington.

Parcel 5:

A portion of the Southwest Quarter of the Southwest Quarter of Section 5, Township 24 North, Range 42 East of the Willamette Meridian, more particularly described as follows:

Beginning at the Southwest corner of said Section 5, the West section line of which bears North $0^{\circ}52'40''$ East;

thence North $48^{\circ}08'33''$ East, 936.22 feet to the most Southeasterly corner of that certain parcel of land described in Spokane County Auditor's Document No. 469755-C;

thence South $81^{\circ}27'00''$ West, along the Southerly line of said certain parcel, 20.00 feet to the True Point of Beginning;

thence continuing South $81^{\circ}27'00''$ West, along the Southerly line of said certain parcel, 440.00 feet to the most Southwesterly corner of said certain parcel;

thence South 9°13'46" West, 146.49 feet;

thence South 45°39'24" East, 267.68 feet;

thence South 89°50'29" East, 279.16 feet;

thence North 1°43'30" West, 398.05 feet to the True Point of Beginning;

EXCEPT that portion of the above described parcel lying within the circumference of a circle having a radius of 100.00 feet; the center of said circle being an existing 6 inch well casing located North 67°26'02" East, 766.48 feet, from the Southwest corner of said Section 5;

Situate in the City of Spokane, County of Spokane, State of Washington.

Parcel 6:

A portion of land in the Northeast Quarter of the Northeast Quarter of Section 7, Township 24 North, Range 43 East, of the Willamette Meridian, described as follows:

Beginning at the Northeast corner of the Northeast Quarter of the Northeast Quarter of said Section 7;

thence Westerly along the North line of said Northeast Quarter of the Northeast Quarter, 220 feet;

thence South parallel to the East line of said Section 7, a distance of 220 feet;

thence East 220 feet, more or less, to the East line of said Section 7;

thence North along the East line of said Section 7, to the Point of Beginning;

Situate in the City of Spokane, County of Spokane, State of Washington.

Parcel 7:

A tract of land in the Southwest Quarter of the Southwest Quarter of Section 5, Township 24 North, Range 43 East of the Willamette Meridian, lying Westerly of Primary Highway No. 3, Southerly of PHS No. 3 and South of a line described as follows:

Commencing at the Northwest corner of said Southwest Quarter of the Southwest Quarter of said Section 5;

thence South along said section line, a distance of 372.45 feet to the True Point of Beginning of said line;

thence Easterly with an interior angle of 80°34'20", a distance of 657.51 feet to a point on the right of way of Primary State Highway No. 3 (now abandoned) being the terminus point of said line;

EXCEPT from the Southwest Quarter of the Southwest Quarter of said Section 5, the following described parcel:

A portion of the Southwest Quarter of the Southwest Quarter of Section 5, Township 24 North, Range 43 East of the Willamette Meridian, described as follows:

Beginning at the Northwest corner of the Southwest Quarter of the Southwest Quarter of Section 5, Township 24 North, Range 43 East of the Willamette Meridian;

thence South along the West line of said tract bearing South 0°52'40" West, a distance of 413.00 feet;

thence North 81°27'00" East, 240.00 feet to the True Point of Beginning;

thence continuing North 81°27'00" East, 255.00 feet;

thence South 80°53'30" East, 98.20 feet;

thence South 15°24'00" East, 364.44 feet;

thence South 81°27'00" West, 460.00 feet;

thence North 15°24'00" West, 314.44 feet;

thence North 44°27'40" East, 132.02 feet to the True Point of Beginning;

AND EXCEPT a portion of the Southwest Quarter of the Southwest Quarter in Section 5, Township 24 North, Range 43 East of the Willamette Meridian, more particularly described as follows:

Beginning at the Southwest corner of Section 5, the West section line of which bears North 0°52'40" East;

thence North 48°08'33" East, 936.22 feet to the most Southeasterly corner of that certain parcel of land described in Spokane County Auditor's Document No. 469755-C;

thence South 81°27'00" West, along the Southerly line of said certain parcel, 20.00 feet to the True Point of Beginning;

thence continuing South 81°27'00" West, along the Southerly line of said certain parcel, 440.00 feet to the most Southwesterly corner of said certain parcel;

thence South 9°13'46" West, 146.49 feet;

thence South 45°39'24" East, 267.68 feet;

thence South 89°50'29" East, 279.16 feet;

thence North 1°43'30" West, 398.05 feet to the True Point of Beginning;

ALSO EXCEPT a portion of the Southwest Quarter of the Southwest Quarter of Section 5, Township 24 North, Range 43 East of the Willamette Meridian, more particularly described as follows:

That parcel of land included within the circumference of a circle having a radius of 100.00 feet;

the center of said circle begin an existing 6-inch well casing located North 67°26'02" East, 766.48 feet from the Southwest corner of said Section 5, the West section line of which bears North 0°52'40" East;

AND EXCEPT a parcel of land being all that portion of the Southwest Quarter of the Southwest Quarter of Section 5, Township 24 North, Range 43 East of the Willamette Meridian, lying Southwesterly from a line 50 feet Northeasterly from, and parallel to the centerline of the railroad as formerly surveyed but unconstructed to the

Palouse Branch of the North Coast Railroad Company, predecessor to Oregon-Washington Railroad & Navigation Company, said parcel being more particularly described as follows:

Beginning at the Southwest corner of said Section 5;

thence along the South line of said section, Easterly a distance of 380 feet, said point also being the beginning of a non-tangent curve concave Southwesterly having a radius of 1196.3 feet, said point also being 50 feet distant Northerly, measured radially, from said centerline of the unconstructed railroad;

thence Northwesterly along said curve, through a central angle of $15^{\circ}19'34''$, an arc distance of 320 feet, more or less, to a point opposite the beginning of a decreasing spiral curve to the left in said centerline of the unconstructed railroad, having a 4-100 feet chords and a spiral angle of 10° ;

thence Northwesterly, parallel with spiral curve in said centerline, a distance of 100 feet, more or less, to the West line of said Section 5;

thence along said Westerly line, Southerly, a distance of 200 feet, more or less, to the Point of Beginning;

Situate in the City of Spokane, County of Spokane, State of Washington.

Parcel 8:

That portion of the Southwest Quarter of the Northwest Quarter of Section 8, Township 24 North, Range 43 East of the Willamette Meridian, lying East of the West line of the Abandoned Oregon and Washington Railroad Company right of way;

TOGETHER WITH the North 100.00 feet of the Northwest Quarter of the Southwest Quarter of Section 8, Township 24 North, Range 43 East of the Willamette Meridian;

ALSO TOGETHER WITH the North 100.00 feet of the Northeast Quarter of the Northeast Quarter of the Southeast Quarter of Section 7, Township 24 North, Range 43 East of the Willamette Meridian;

Situate in the County of Spokane, State of Washington,

Parcel 9:

The Northwest Quarter of the Northwest Quarter of Section 8, Township 24 North, Range 43 East of the Willamette Meridian;

EXCEPT the West 900 feet;

EXCEPT the Oregon and Washington Railroad right of way;

AND EXCEPT the Primary State Highway No. 3;

AND EXCEPT that portion more particularly described as follows:

Beginning at the Northeast corner of the Northwest Quarter of the Northwest Quarter;

thence South $00^{\circ}32'19''$ West, along the East line of the Northwest Quarter of the Northwest Quarter, 1285.40 feet;

thence North 89°27'41" West, 173.34 feet;

thence North 00°32'19" East, 1283.72 feet to a point on the North line of the Northwest Quarter of the Northwest Quarter;

thence East along said North line, 173.35 feet to the Point of Beginning;

EXCEPT that portion contained within P.S.H. No. 3 right of way;

Situate in the City of Spokane, County of Spokane, State of Washington.

Parcel 10:

The Southwest Quarter of the Northwest Quarter lying Westerly of the abandoned right of way of Oregon & Washington Railroad Company, in Section 8, Township 24 North, Range 43 East, Willamette Meridian;

Situate in the City of Spokane, County of Spokane, State of Washington.

APN: 34053.0020, 34053.0044, 34053.0045, 34071.0001, 34082.0009, 34082.0051, 34086.9098, 34053.0069, 34082.0012, 34082.0010, 34053.0070