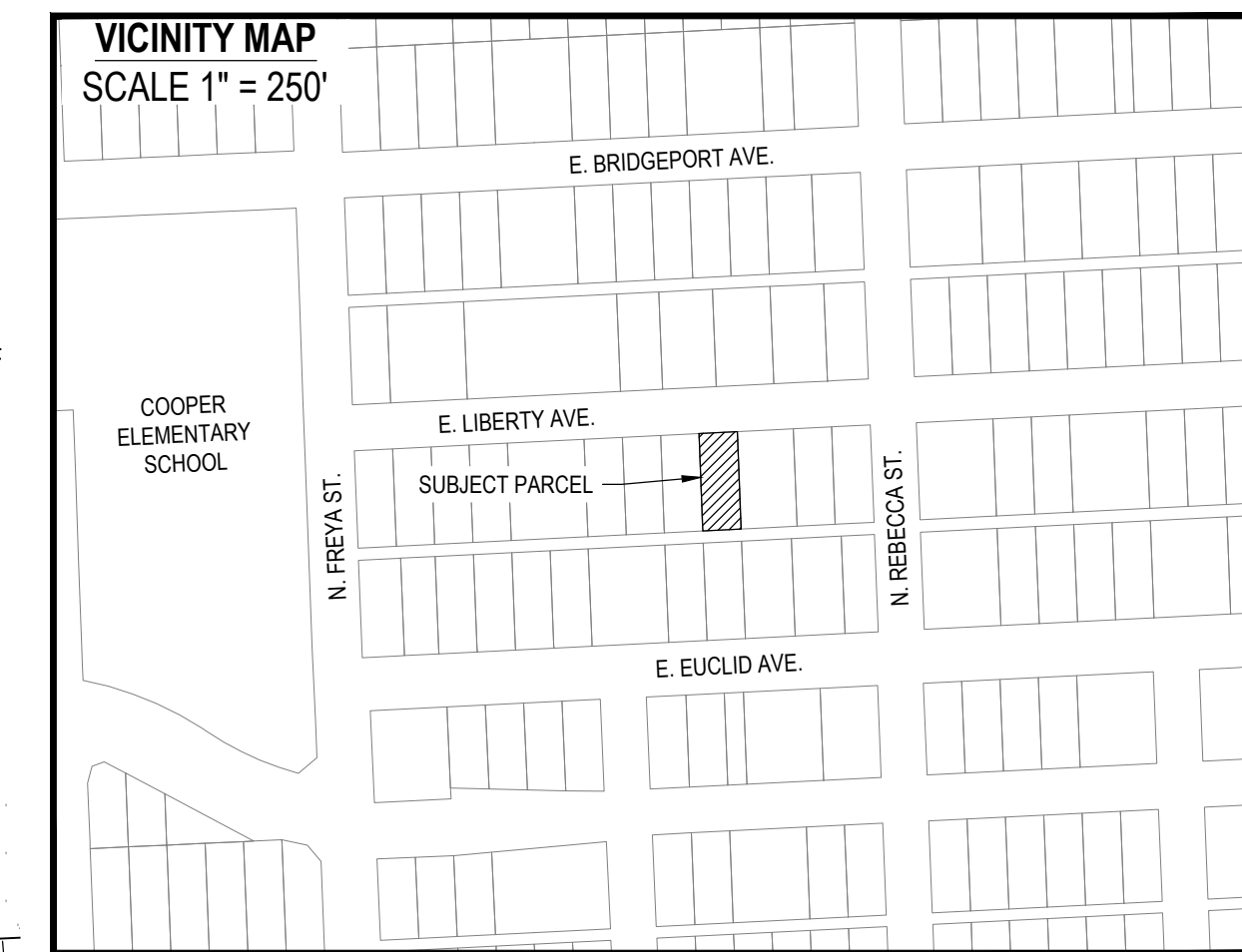


**LIBERTY AVE. TOWNHOMES
PRELIMINARY SHORT PLAT**
3712 E LIBERTY AVE (PARCEL #: 35034.0804)
REPLAT OF IRVINGTON HEIGHTS ADDITION, BLOCK 9
BEING A PORTION OF THE SW 1/4 OF THE SE 1/4, S.3, T.25N., R.43E., W.M.,
CITY OF SPOKANE, SPOKANE COUNTY, WA



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	3,183.880	0.070
LOT #2	3,184.120	0.070
TOTAL	6,368.000	0.140

NUMBER OF LOTS AND PROPOSED DENSITY
 NUMBER OF LOTS 2
 THE TOTAL S. F. FOR ALL TWO LOTS IS 6,368.00 SQ FT
 PROPOSED DENSITY IS APPROXIMATELY 14.29 UNITS PER ACRE

LEGAL DESCRIPTION:
 LOT 5, BLOCK 9, IRVINGTON HEIGHTS ADDITION.

FLOOD ZONE
 ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. THE FLOOD MAP FOR THE SELECTED AREA IS NUMBER 53063C0261D, EFFECTIVE ON 07/06/2010.

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

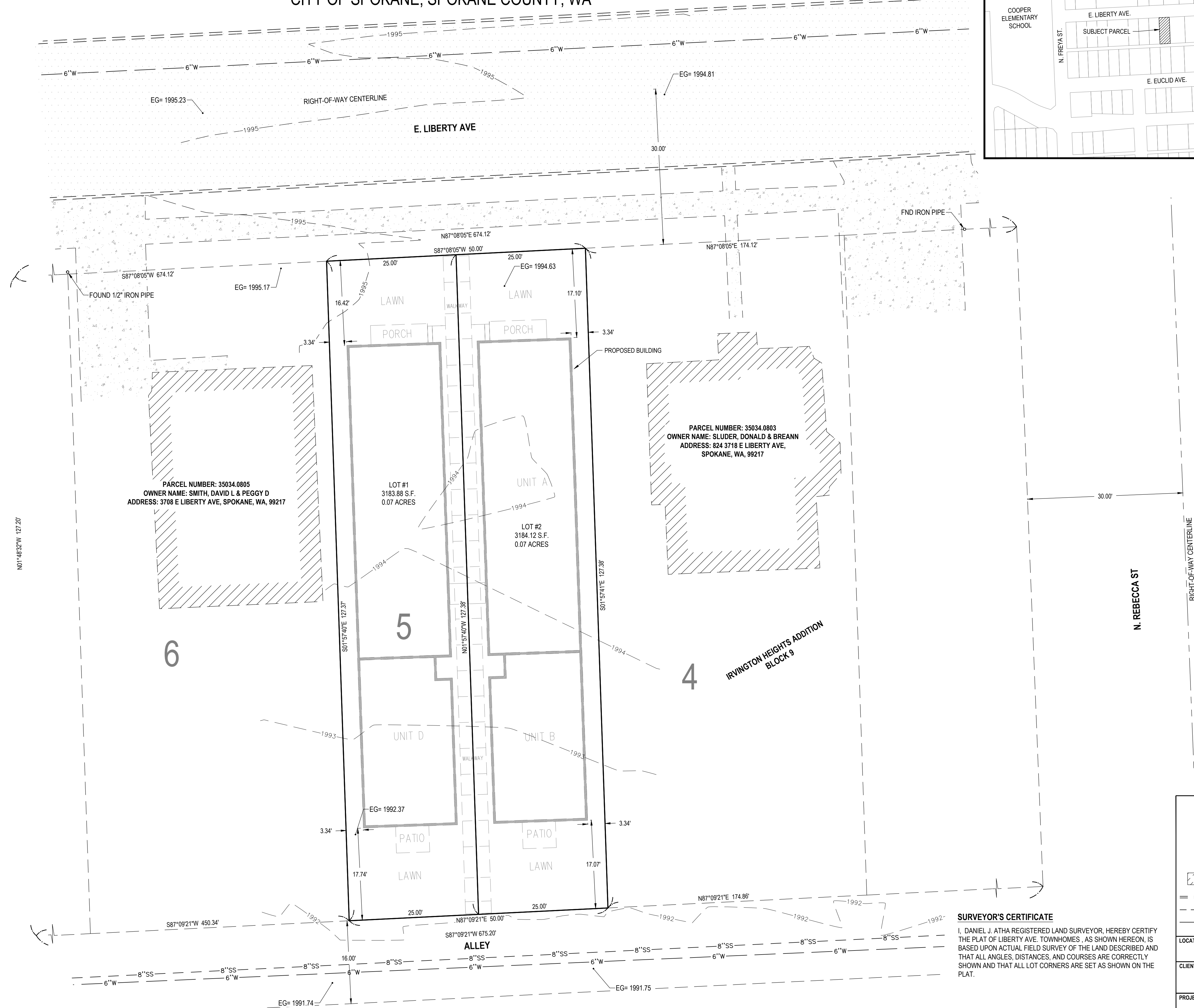
ELEVATION DATUM
 NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), GEOID 12B

BASIS OF BEARING
 BEARINGS ARE GRID BEARINGS FROM THE WSRN NETWORK

- SURVEY REFERENCES**
1. THE PLAT OF IRVINGTON HEIGHTS ADDITION TO SPOKANE, BOOK "I", PAGE 48.
 2. RECORD OF SURVEY, BOOK 80, PAGE 77, 4202065
 3. RECORD OF SURVEY, BOOK 180, PAGE 31, 6918177
 4. RECORD OF SURVEY, BOOK 199, PAGE 31, 7292C84

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 TCPR 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 LIBERTY AVE. TOWNHOMES, 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
- ▨ BUILDING
- CURB
- - - - SANITARY SEWER
- - - - WATER

LOCATION: 3712 E LIBERTY AVE, SPOKANE, WA 99217

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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