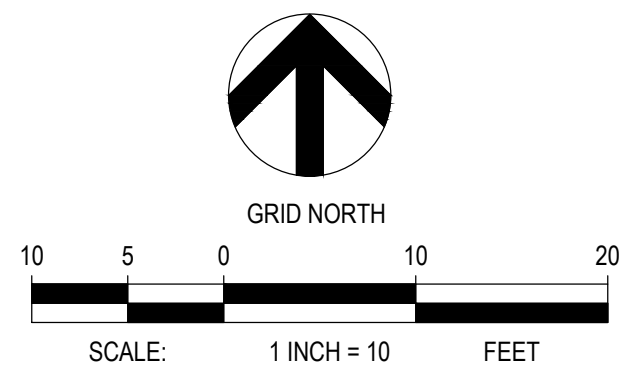


**LINCOLN TOWNHOMES
PRELIMINARY SHORT PLAT**
5327 N LINCOLN ST. (PARCEL #: 36313.0305)
REPLAT OF LOT # 7 & 8 OF ALLENDALE ADDITION, BLOCK 3
BEING A PORTION OF THE NE 1/4 OF THE SW 1/4, S.31, T.26N., R.43E., W.M.,
CITY OF SPOKANE, SPOKANE COUNTY, WA



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
APPLICANT'S AGENT: RANDY PALAZZO
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	3,098.870	0.071
LOT #2	3,098.820	0.071
LOT #3	3,096.050	0.071
TOTAL	9,293.740	0.213

NUMBER OF LOTS AND PROPOSED DENSITY
NUMBER OF LOTS 3
THE TOTAL SQ. FT. FOR ALL THREE LOTS IS 9,293.74 S. F.
PROPOSED DENSITY IS APPROXIMATELY 14.08 UNITS PER ACRE

LEGAL DESCRIPTION:
ALLENDALE ADDITION ALL LOT #7; NORTH 25 FEET OF LOT #8 BLOCK 3.

FLOOD ZONE
ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
THE FLOOD MAP FOR THE SELECTED AREA IS NUMBER 53063C0533D, EFFECTIVE 07/16/2010

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

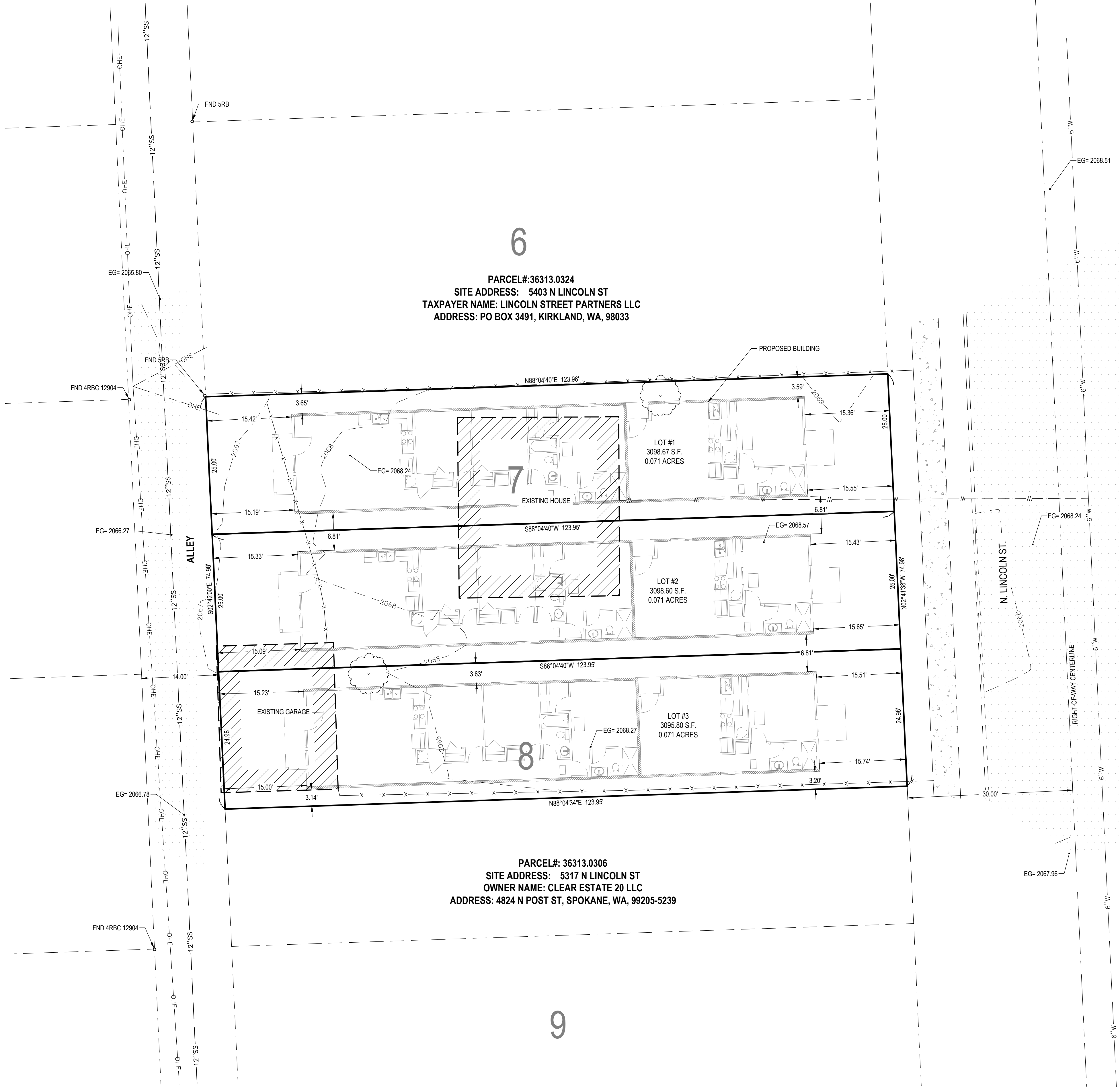
ELEVATION DATUM
NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), GEOID 12B

BASIS OF BEARING
BEARINGS ARE GRID BEARINGS FROM THE WSRN NETWORK

SURVEY REFERENCES
1. ALLENDALE ADDITION PLAT
2. RECORD OF SURVEY, BOOK 198, PAGE 18.

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.



6
PARCEL#: 36313.0324
SITE ADDRESS: 5403 N LINCOLN ST
TAXPAYER NAME: LINCOLN STREET PARTNERS LLC
ADDRESS: PO BOX 3491, KIRKLAND, WA, 98033

9
PARCEL#: 36313.0306
SITE ADDRESS: 5317 N LINCOLN ST
OWNER NAME: CLEAR ESTATE 20 LLC
ADDRESS: 4824 N POST ST, SPOKANE, WA, 99205-5239

SURVEYOR'S CERTIFICATE
I, DANIEL J. ATHA REGISTERED LAND SURVEYOR, HEREBY CERTIFY THE PLAT OF LINCOLN 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\"/>

LOCATION: 5327 N LINCOLN ST, SPOKANE, WA

CLIENT: URBAN EMPIRE HOMES LLC
23403 EAST MISSION STE 207,
LIBERTY LAKE WASHINGTON, 99019

PROJECT NO. 250008	DATE: 1/13/25	SHEET NO.: 1 OF 1
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