

VICINITY MAP

NOT TO SCALE

SITE DATA:

SITE ADDRESSES: 111, 115, 119, 225, 229 N ERIC STREET
 PARCEL NOS. 35174-0601-0603

PRIMARY CONTACT: RUSTIN HALL - ALSC ARCHITECTS
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 SPOKANE, WA 99201
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PROPERTY OWNER: SAGAMORE SPOKANE 002P, LLC
 1 EAST CAMELBACK ROAD, SUITE 200
 PHOENIX, AZ 85012
 (602) 549-4021
 rhowes@bridgestonecap.com

ESTIMATED PROJECT VALUATION: \$45 MILLION
 ESTIMATED START DATE: APRIL 2020

BUILDING 3 AREA: 11,415 SF; 7 FLOORS
 BUILDING 4 AREA: 30,562 SF; 7 FLOORS

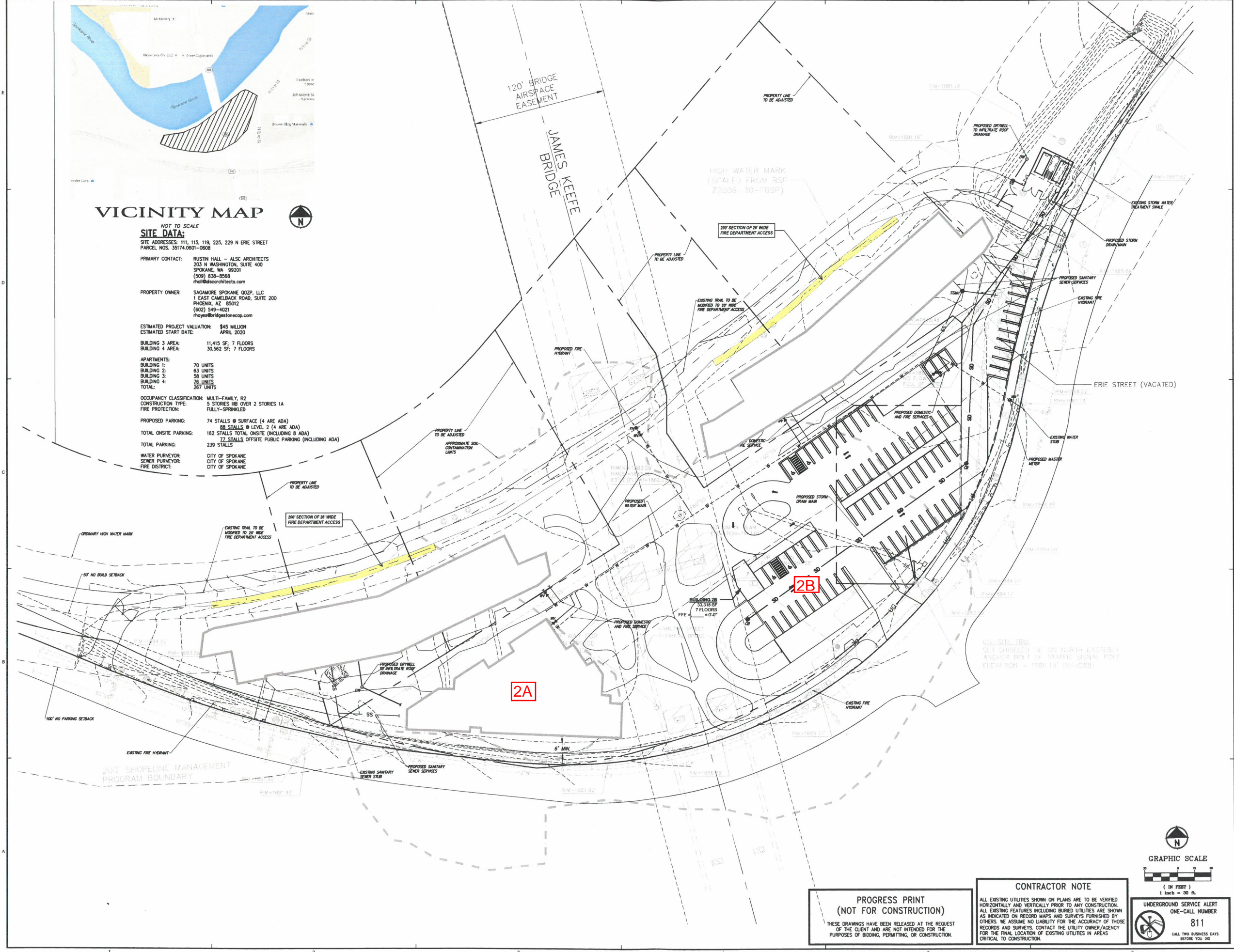
APARTMENTS:
 BUILDING 1: 70 UNITS
 BUILDING 2: 63 UNITS
 BUILDING 3: 58 UNITS
 BUILDING 4: 78 UNITS
 TOTAL: 267 UNITS

OCCUPANCY CLASSIFICATION: MULTI-FAMILY, R2
 CONSTRUCTION TYPE: 3 STORES HIG OVER 2 STORES 1A
 FIRE PROTECTION: FULLY-SPRINKLED

PROPOSED PARKING: 74 STALLS @ SURFACE (4 ARE ADA)
 88 STALLS @ LEVEL 2 (4 ARE ADA)
 TOTAL ONSITE PARKING: 162 STALLS TOTAL ONSITE (INCLUDING 8 ADA)

TOTAL PARKING: 239 STALLS
 77 STALLS OFFSITE PUBLIC PARKING (INCLUDING ADA)

WATER PURVEYOR: CITY OF SPOKANE
 SEWER PURVEYOR: CITY OF SPOKANE
 FIRE DISTRICT: CITY OF SPOKANE



200' SHOPLINE MANAGEMENT PROGRAM BOUNDARY

NCL SITE TBW
 SET CHISELED 'X' ON NORTH EASTERLY ANCHOR POINT OF TRAFFIC SIGNAL POLE
 ELEVATION = 1886.14' (TA-2088)

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RIVER BEND DEVELOPMENT

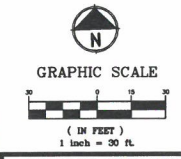
SAGAMORE CAPITAL

PRE-DEVELOPMENT CONFERENCE

| REV | DATE | DESCRIPTION |
|-----|------|-------------|
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| | | |

PROJ. NO. 2018-050
 DRAWN JFS
 CHECKED MRG
 DATE 3/10/20
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PHASE 2 PRELIMINARY SITE PLAN



PROGRESS PRINT (NOT FOR CONSTRUCTION)
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CONTRACTOR NOTE
 ALL EXISTING UTILITIES SHOWN ON PLANS ARE TO BE VERIFIED HORIZONTALLY AND VERTICALLY PRIOR TO ANY CONSTRUCTION. ALL EXISTING FEATURES INCLUDING BURIED UTILITIES ARE SHOWN AS INDICATED ON RECORD MAPS AND SURVEYS FURNISHED BY OTHERS. WE ASSUME NO LIABILITY FOR THE ACCURACY OF THESE RECORDS AND SURVEYS. CONTACT THE UTILITY OWNER/AGENCY FOR THE FINAL LOCATION OF EXISTING UTILITIES IN AREAS CRITICAL TO CONSTRUCTION.

UNDERGROUND SERVICE ALERT ONE-CALL NUMBER
 811
 CALL TWO BUSINESS DAYS BEFORE YOU DIG

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