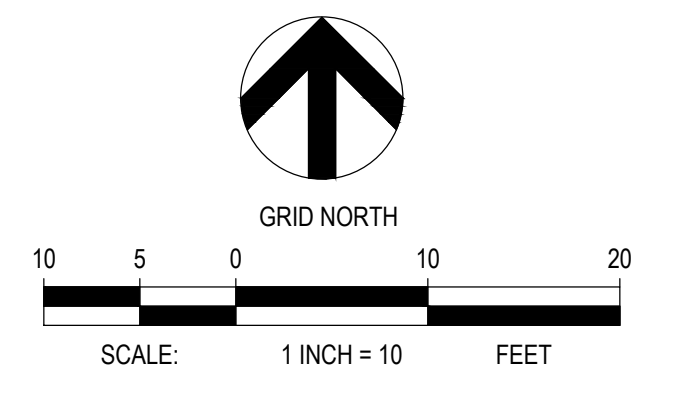


"THOR TOWNHOMES"
PRELIMINARY SHORT PLAT
 651 S. THOR ST. SPOKANE, WA 99202
 (PARCEL # 35223.0203)
 REPLAT OF SUB-DIVISION OF BLOCK 3, EAST ALMONT
 BEING A PORTION OF THE NE 1/4 OF THE SW 1/4, S.22, T.25N., R.43E., W.M.,
 CITY OF SPOKANE, SPOKANE COUNTY, WA



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: THE 3 AMIGOS, LLC, A WASHINGTON LIMITED LIABILITY COMPANY
ADDRESS: 2020 E. 18TH AVE., SPOKANE, WA, 99203
PHONE #: 509-828-5421
EMAIL: WOODYFAMFIVEY@AOL.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
 R2 (RESIDENTIAL 2)
 CITY OF SPOKANE MUNICIPAL CODE, CHAPTER 17C.111
 SECTION 17C.111.205 (DEVELOPMENT STANDARDS TABLES)

BUILDING AND SITING STANDARDS	
PRIMARY BUILDINGS	
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	10 ft.
Interior side lot line - lot width 40 ft or less [4] [5]	3 ft.
Interior side lot line - lot width more than 40 ft [4] [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	2,332.820	0.054
LOT #2	1,994.930	0.046
LOT #3	1,994.860	0.046
LOT #4	1,994.800	0.046
LOT #5	1,994.070	0.046
LOT #6	2,332.430	0.054
TOTAL	12,643.910	0.292

NUMBER OF LOTS AND PROPOSED DENSITY
 NUMBER OF LOTS 6
 THE TOTAL S. F. FOR ALL SIX LOTS IS 12,643.91 S. F.
 PROPOSED DENSITY IS APPROXIMATELY 20.55 UNITS PER ACRE

LEGAL DESCRIPTION:
 LOT 5 AND LOT 6 IN BLOCK 3 OF SUBDIVISION OF BLOCK 3 EAST ALMONT PER RECORDED IN VOLUME "Q" OF PLATS, PAGE 42, SITUATE IN THE CITY OF SPOKANE, SPOKANE COUNTY, STATE OF WASHINGTON.

EXCEPT THE NORTH 4.80 FEET OF SAID LOT 5.
 CONTAINING 12,643.91 S.F. OF LAND MORE OR LESS.

FLOOD ZONE (FEMA FLOOD MAP SERVICE CENTER)
 ZONE "X", 53063C0563D EFFECTIVE 7/8/2010
 AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE 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.

SURVEY REFERENCES
 1. SUBDIVISION OF BLOCK 3 EAST ALMONT PER RECORDED IN VOLUME "Q" OF PLATS, PAGE 42

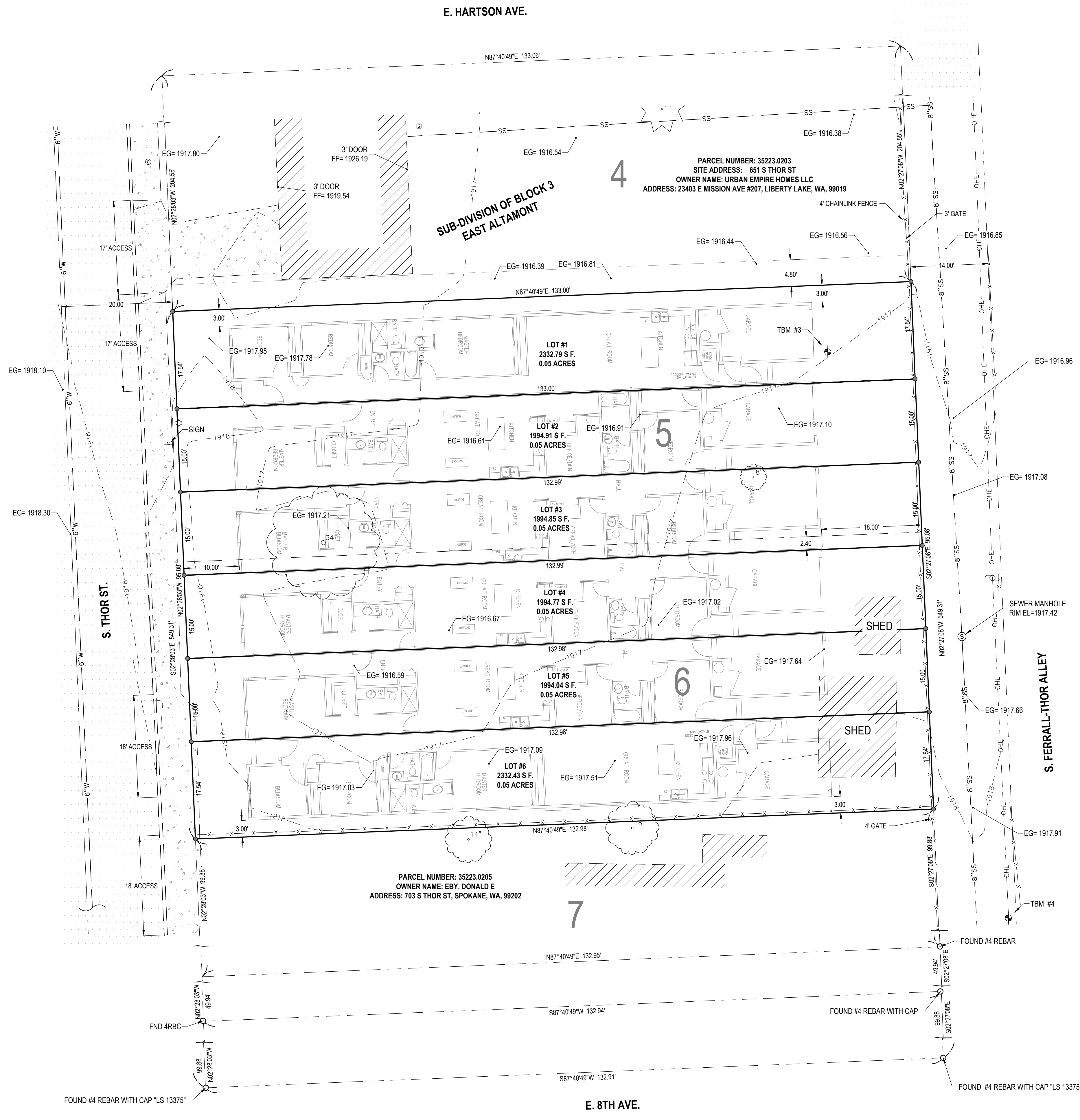
HORIZONTAL DATUM
 SURVEY IS BASED ON THE WASHINGTON STATE PLANE COORDINATE SYSTEM, NAD83, NORTH ZONE, U.S. FOOT.

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

BASIS OF BEARING
 BEARINGS ARE GRID BEARINGS FROM THE WSRN NETWORK

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 THOR 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 LS# 43775, UNLESS OTHERWISE NOTED
- EG EXISTING GROUND ELEVATION
- ▨ BUILDING
- FENCE
- CURB
- - - SANITARY SEWER
- WATER
- - - OVERHEAD ELECTRIC

LOCATION: 651 S. THOR ST.

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

PROJECT NO. 190682	DATE: 2/5/24	SHEET NO.: 1 OF 1
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 Spokane, WA 99201
 ph 509.328.2994
 www.coffman.com