

SECTION 05, T. 24 N., R. 42 E., W.M.  
EXISTING AS APPROVED  
PROJECT DATA

REVISED  
PROJECT DATA

APPLICANT:  
ASPEN PARK ON SPOTTED ROAD, LLC  
9300 EAST SPRAGUE AVENUE  
SUITE 100  
SPOKANE VALLEY, WASHINGTON 99206

TOTAL AREA	136.88 ACRES	136.88
TYPE OF UNITS	SINGLE-FAMILY RESIDENTIAL MULTI-UNITS TOWNHOUSES	SINGLE-FAMILY RESIDENTIAL MULTI-FAMILY APARTMENTS
NUMBER OF SINGLE FAMILY:	395 LOTS 395 UNITS	339 LOTS 339 UNITS
NUMBER OF TOWNHOUSES:	28 LOTS 160 UNITS	3 LOTS 340 UNITS*
TOTAL:	423 LOTS 555 UNITS	342 LOTS 679 UNITS
PROPOSED DENSITY:	4.05 UNITS PER ACRE (GROSS) 4.70 UNITS PER ACRE (NET) (APPROX. 18.9 ACRES OF ROADS/ALLEYS)	4.96 UNITS PER ACRE (GROSS) 5.80 UNITS PER ACRE (NET) (APPROX. 19.71 ACRES OF ROADS/ALLEYS) *MULTI-FAMILY APARTMENTS
EXISTING ZONE:	LIGHT INDUSTRIAL	LIGHT INDUSTRIAL
EXISTING COMP. PLAN CATEGORY	LIGHT INDUSTRIAL	LIGHT INDUSTRIAL
SEWER SERVICE:	CITY OF SPOKANE	CITY OF SPOKANE
WATER SERVICE:	CITY OF SPOKANE	CITY OF SPOKANE
ROADS AND ALLEYS:	SPOKANE COUNTY	SPOKANE COUNTY
"20B" REQUIREMENTS*	PER SPOKANE COUNTY STANDARDS	PER SPOKANE COUNTY STANDARDS

DEVELOPMENT STANDARDS	MULTI-FAMILY	DUPLEXES	SINGLE-FAMILY
MAX. BUILDING COVERAGE	70% OF LOT AREA	70% OF LOT AREA	70% OF LOT AREA
MAX. BUILDING HEIGHT	30 FEET	50 FEET	50 FEET
MINIMUM LOT AREA	6,000 S. F.	3,200 S. F.	1,600 S. F.
MINIMUM FRONTAGE	60 FEET	40 FEET	20 FEET
MINIMUM YARD SET BACK (FRONT & FLANKING)	15 FEET-RESIDENCE 20 FOOT-GARAGE		
MINIMUM YARD SETBACK (REAR & SIDE)	5 FEET PLUS 1 ADDITIONAL FOOT FOR EACH ADDITIONAL FOOT OF STRUCTURE HEIGHT OVER 25 FEET TO A MAXIMUM OF 15'		

NOTES:  
1. ZERO FOOT SETBACKS FOR SIDE LOT LINES MAY BE ALLOWED WITHIN ZONE  
2. MONUMENT SIGNS WILL BE SITUATED AT SELECT INTERSECTIONS; DESIGN AND LOCATION SHALL BE COORDINATED WITH/APPROVAL BY SPOKANE COUNTY.



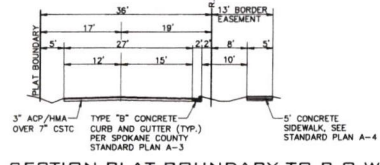
VICINITY MAP

PUD SITE DATA (7/29/19)	
PARCEL	24051.8082, 24054.9008-08, 24054.9045-46, 24054.9114-15
ZONING	HOH-2008
ALLOWABLE DENSITY	30 UNITS/AC
GROSS DENSITY	5.80 UNITS/AC
NET DENSITY	4.96 UNITS/AC
NUMBER OF UNITS/LOTS	679 / 342
NUMBER OF OPEN SPACE TRACTS	30
AREA TOTALS	SF AC
PROJECT AREA	5,962,492.80 136.880
DOWDY RD ROW DEDICATION AREA	952.90 0.022
ADJUSTED PROJECT AREA	5,961,539.90 136.858
RESIDENTIAL LOT AREA	3,632,519.55 83.391
(A) GROSS OPEN SPACE AREA	1,466,879.92 33.675
(B) REQUIRED 20B AREAS & P.S. TRACT	49,000.00 1.125
NET OPEN SPACE PROVIDED	1,417,879.92 32.550
OPEN SPACE PERCENTAGE	23.78%
RIGHT OF WAY AREA	863,093.53 19.814
NET PROJECT AREA	5,098,446.37 117.044

TRACT CALCULATIONS

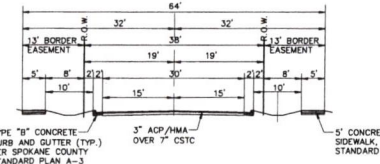
TRACT	Area (sf)	Area (ac)	BLOCK	LOTS/UNITS	AREA (SF)	AREA (AC)	NET DENSITY
A	7325.13	0.17	1	16	126343.23	2.90	5.52
B	7639.70	0.18	2	19	152093.96	3.49	5.44
C	12763.63	0.29	3	11	90087.40	2.07	5.32
D	16778.25	0.39	4	21	181675.53	4.17	5.04
E	9100.27	0.21	5	11	84254.13	1.93	5.69
F	7476.02	0.17	6	14	119036.17	2.73	5.12
G	7721.21	0.18	6A	16	156051.77	3.58	4.47
H	12729.60	0.29	7	2	16872.79	0.39	5.16
I	190150.83	4.37	7A	13	106321.09	2.44	5.33
J	8194.77	0.19	8	3	56940.08	1.31	2.30
K	7355.76	0.17	9	14	114494.63	2.63	5.33
L	3553.16	0.08	10	23	210195.10	4.82	4.77
M	5547.46	0.13	11	12	95390.68	2.19	5.48
N	3242.50	0.07	12	14	121795.30	2.80	5.01
O	7542.65	0.17	13	24	189361.66	4.35	5.52
P	21980.85	0.50	14	31	257994.01	5.92	5.23
Q	7444.56	0.17	15	115	313343.16	7.19	15.99
R	4263.88	0.10	16	110	296454.07	6.81	16.16
S	7944.20	0.18	17	21	126560.74	2.91	7.23
T	14774.28	0.34	18	21	129689.46	2.98	7.05
U	9612.27	0.22	19	21	124659.98	2.86	7.34
V	10226.85	0.23	20	21	183830.50	4.22	4.98
W	10228.26	0.23	21	11	67729.08	1.55	7.07
X	14808.04	0.34	22	115	311394.83	7.15	16.09
Y	412988.97	9.48	TOTAL	679	3632519.35	83.39	8.14
Y**	395576.42	9.08					
Z**	5333.43	0.12					
AA	5338.15	0.12					
BB	214614.68	4.93					
CC**	12019.98	0.28					
DD	12604.16	0.29					
EE**	1466879.92	33.67					

\*P.S. = PUMP STATION AND IS NOT INCLUDED IN OPEN SPACE CALCULATIONS.  
\*\*WETLAND TRACTS



SECTION-PLAT BOUNDARY TO R.O.W.

NOT TO SCALE  
NOTE: SOUTH PLAT BOUNDARY, (BLKS. 4,5,6,7,8,11), SODA ROAD, 57TH AVENUE, NORTH BOUNDARY



SECTION-ALL ROADS INSIDE PLAT

NOT TO SCALE

RECEIVED  
SPOKANE COUNTY  
SEP 30 2019  
BUILDING & PLANNING

**LEGEND**

BOUNDARY - - - - -

TRACTS [shaded box]

WETLAND REPLACEMENT BUFFER [hatched box]

WETLANDS [dotted box]

GRAPHIC SCALE  
0 100 200 400  
(IN FEET)  
1 inch = 200 ft.

W E  
S

NOT A PART

NO.	DATE	BY	REVISIONS
1	8/18	RLM	REVISED PRELIMINARY PLAT

<b>SCALE:</b>	<b>PROJ #:</b> 10-741	<b>DATE:</b> 08/05/19
<b>HORIZONTAL:</b> 1" = 200'	<b>DRAWN:</b> JPP	<b>APPROVED:</b> TRW
<b>VERTICAL:</b> N.A.		

**WCE**  
WAMPLER CONSULTING ENGINEERS  
3228 NORTH HOLLAND ROAD  
SPOKANE VALLEY, WA 99216  
PH: 509-893-8817 FAX: 509-893-8827

**CHANGE OF CONDITIONS  
ASPEN PARK  
5708 S. SPOTTED ROAD  
SPOKANE COUNTY, WASHINGTON**

**SPOKANE COUNTY  
PROJECT NO: PW-1991-07**

**SHEET  
1 OF 3**

JOB NUMBER  
10-741

PROJECT NUMBER: PW-1991-07; DRAWING NUMBER: PW-1991-07-05; DATE: 08/05/19; SCALE: 1"=200'; SHEET: 1 OF 3