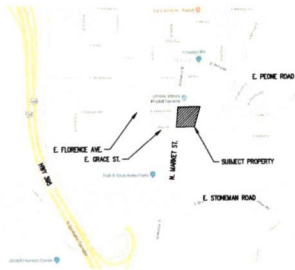


SITE IMPROVEMENTS  
FOR  
**KEITH'S LANDSCAPING  
OFFICE/SHOP BUILDING**

IN THE NW 1/4 OF NW QUARTER OF SECTION 8, TOWNSHIP 26 NORTH,  
RANGE 43 EAST, W.M., SPOKANE COUNTY, WASHINGTON



VICINITY MAP

N.T.S.

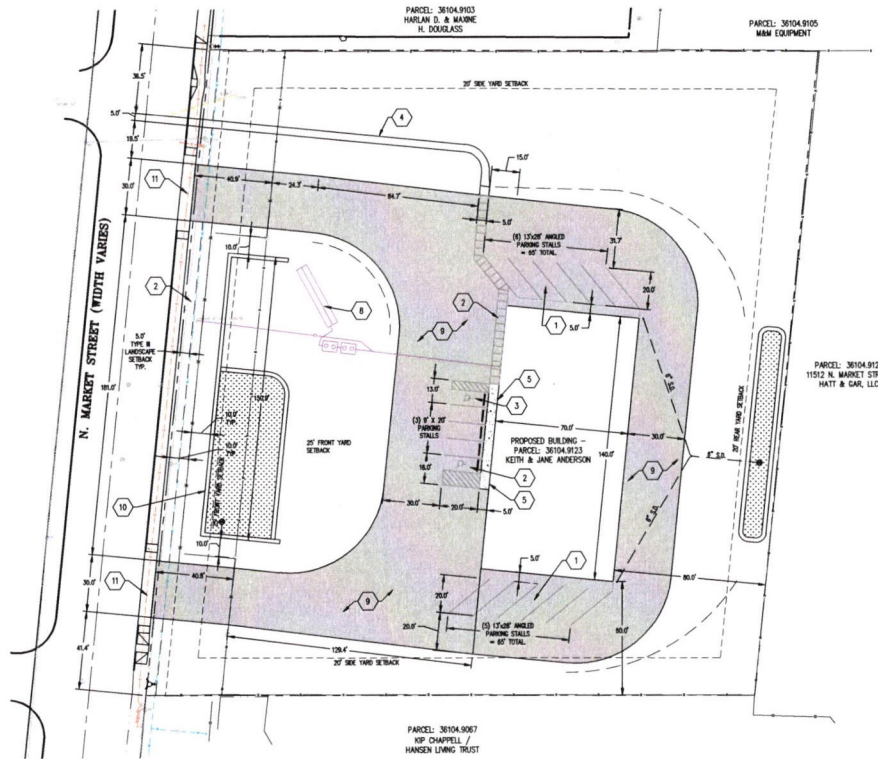
LEGEND

PROPOSED FEATURES

ASPHALT SURFACING	
CURB	
SIDEWALK/CONCRETE SURFACING	
GRAVEL	
DETMILL	
STORM CLEANOUT	
WATER VALVE	
WATER METER	
FIRE HYDRANT	
SANITARY SEWER MANHOLE	
SANITARY SEWER CLEANOUT	
SIGN	
WATER LINE (48" SIZE)	
SANITARY SEWER LINE (48" SIZE)	
STORM DRAIN LINE (24" SIZE)	
FENCE	
CONTOUR	
STANDARDIZED SHALE/POND	
DIRECTION OF SURFACE STORMWATER DRAINAGE	
TOP OF CURB ELEVATION	
TOP OF FINISH ELEVATION	
CURB INLET	
INLET ELEVATION AT FLOWLINE	
FRESHWATER ELEVATION	

ABBREVIATIONS

MH	MANHOLE
SM	SANITARY SEWER
D.I.W.M.	DUCTILE IRON WATER MAIN
EXIST	EXISTING
HYD	FIRE HYDRANT
RT	RIGHT
LT	LEFT
PC	POINT OF CURVE
PT	POINT OF TANGENT
PRC	POINT OF REVERSE CURVE
SI	STREET INTERSECTION
STA. L	STATION LENGTH
ACT. L	ACTUAL LENGTH
G	GRADE
SD	STORM DRAIN
IL	INLET ELEVATION
T.O.C.	TOP OF CURB/CONCRETE
SW	SIDEWALK



SITE INFORMATION

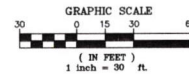
SITE ADDRESS	N. MARKET STREET
PARCEL NO.	36104.9121
TOTAL SITE AREA	2.57 ACRES
ZONING	HEAVY INDUSTRIAL
PROPOSED USE	NEIGHBORHOOD BUSINESS
OCCUPANCY GROUP	5-2
FRONT YARD SETBACK	25 FT
SIDE YARD SETBACK (COMMERCIAL)	20 FT
REAR YARD SETBACK (COMMERCIAL)	20 FT
STREET SIDE LANDSCAPING	5' - TYPE III
SIDE YARD LANDSCAPING	NONE
REAR YARD LANDSCAPING	NONE

SITE PLAN KEY NOTES

- 15' x 20' ANGLED PARKING STALLS. ADD 4" WIDE WHITE PAINT STRIPING PER MSDOT AND MUTCD STANDARDS, TYPICAL.
- 8' W x 20' VAN ACCESSIBLE HANDICAP PARKING STALL WITH INTERNATIONAL SYMBOL OF ACCESS AND 8' W x 20' UNLOADING AREA, STRIPING AND POST WITH H.C. SIGN AT HEAD OF STALL. SEE SHEET C4.1 FOR ADDITIONAL INFORMATION.
- 8' W x 20' ACCESSIBLE HANDICAP PARKING STALL WITH INTERNATIONAL SYMBOL OF ACCESS AND 5' W x 20' UNLOADING AREA, STRIPING AND POST WITH H.C. SIGN AT HEAD OF STALL. SEE SHEET C4.1 FOR ADDITIONAL INFORMATION.
- 5' WIDE CONCRETE SIDEWALK/ACCESSIBLE ROUTE FROM PUBLIC SIDEWALK ADJACENT TO MARKET STREET TO LANDING AT EDGE OF ASP PAVING. INSTALL 5' LANDING AT EDGE OF PAVING AND EXTEND 5' TO SIDEWALK IN FRONT OF BUILDING PER PLAN. ACCESSIBLE ROUTE SHALL BE DESIGNATED WITH 4" WIDE PAINT STRIPING PER SPOKANE COUNTY STANDARDS. SIDEWALK/ACCESSIBLE ROUTE SHALL HAVE SIX MAX. SLOPE IN DIRECTION OF TRAVEL AND 2% MAX. CROSS SLOPE, TYPICAL.
- ACCESSIBLE SIGNAGE ON FACE OF BUILDING PER MUTCD STANDARD 67-8 WITH VAN ACCESSIBLE SIGN PER MUTCD STANDARD 67-8A.
- 5' WIDE CONCRETE SIDEWALK W/ 2% MAX. CROSS SLOPE, TYPICAL. SEE KEYNOTE 3 FOR ADD'L ACCESSIBLE ROUTE INFORMATION.
- 5' LANDSCAPE SETBACK W/ TYPE 3 LANDSCAPING ALONG BACK OF EXISTING CONCRETE SIDEWALK ALONG MARKET STREET, TYPICAL.
- PROPOSED DRAINFIELD AREA. NO IMPERVIOUS SURFACES WITHIN DESIGNATED DRAINFIELD AREA.
- PROPOSED ASP PAVING AREA. SEE GRADING AND DRAINAGE PLAN FOR ADDITIONAL INFORMATION.
- SITE RETAINING WALL.
- EXISTING 3W DRIVEWAY APPROACH TO REMAIN.

DEVELOPER'S APPROVAL \_\_\_\_\_

DATE \_\_\_\_\_



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

**TRAC SERVICE MARK**  
SET CHAINS 2' ON EXACTLY  
HEAD BOX OF THE HYDRANT.  
ELEV. = 1006.74 (MVD 08)

**J.R. BONNETT ENGINEERING**  
CIVIL AND STRUCTURAL CONSULTING AND DESIGN  
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SPOKANE, WASHINGTON 99202  
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**KEITH'S LANDSCAPING  
OFFICE/SHOP BUILDING**  
WASHINGTON  
SPOKANE COUNTY

**DIMENSIONED  
SITE PLAN**



DATE FEB. 2019  
DRAWN BY MAG  
DESIGN BY MAG  
JOB NO. 18-089.10

SHEET NO. **C0.1**

REV.	DATE	BY	DESCRIPTION