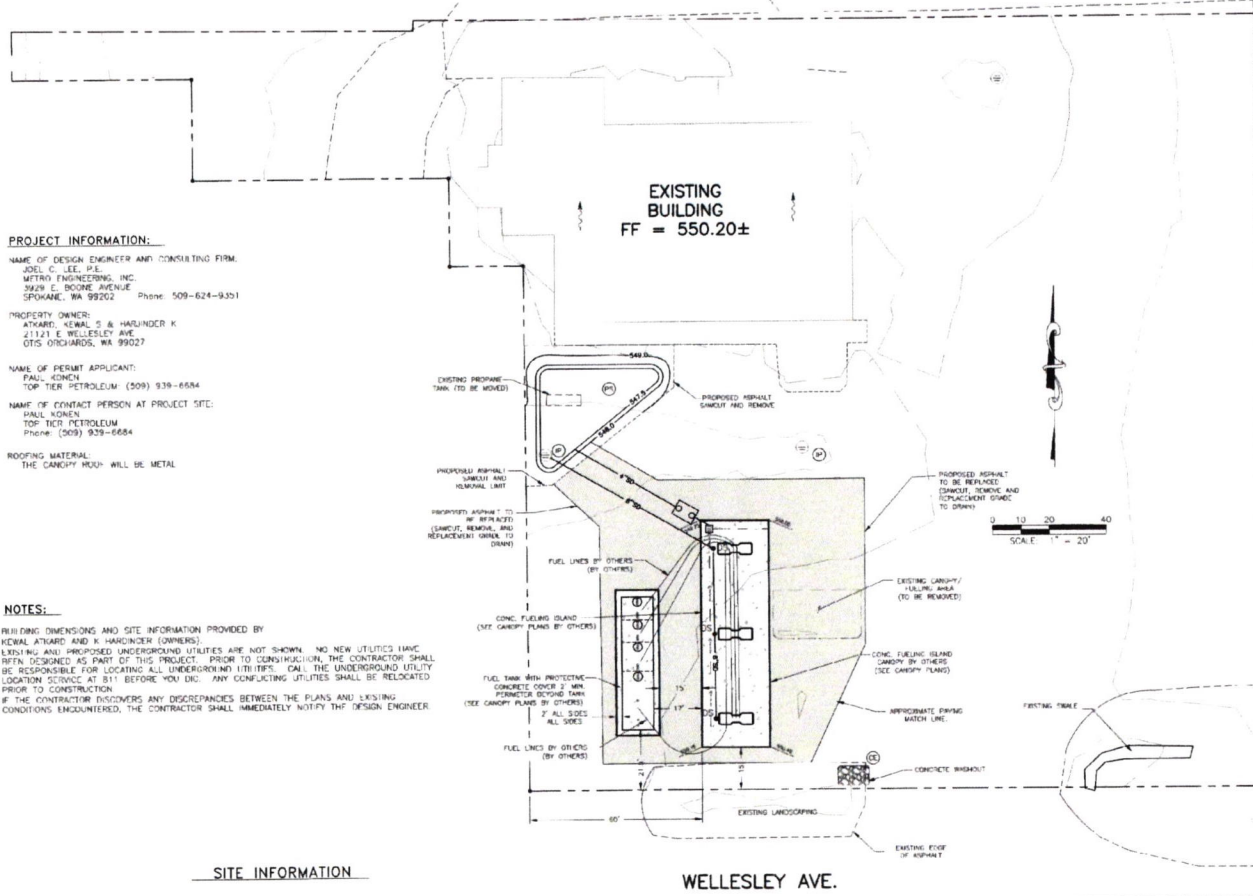


# K&H MARKET

## BSP 2005-100 PARCEL 'B'

### OTIS ORCHARDS, WA



**PROJECT INFORMATION:**

NAME OF DESIGN ENGINEER AND CONSULTING FIRM:  
JOEL C. LEE, P.E.  
METRO ENGINEERING, INC.  
3929 E. BOONE AVENUE  
SPOKANE, WA 99202 Phone: 509-624-9351

PROPERTY OWNER:  
ATKARD, KEVAL S & HARDINGER K  
21121 E WELLESLEY AVE  
OTIS ORCHARDS, WA 99027

NAME OF PERMIT APPLICANT:  
PAUL KOENIG  
TOP TIER PETROLEUM (509) 939-6684

NAME OF CONTACT PERSON AT PROJECT SITE:  
PAUL KOENIG  
TOP TIER PETROLEUM  
Phone: (509) 939-6684

ROOFING MATERIAL:  
THE CANOPY ROOF WILL BE METAL

**NOTES:**

- 1) BUILDING DIMENSIONS AND SITE INFORMATION PROVIDED BY KEVAL ATKARD AND K. HARDINGER (OWNERS).
- 2) EXISTING AND PROPOSED UNDERGROUND UTILITIES ARE NOT SHOWN. NO NEW UTILITIES HAVE BEEN DESIGNED AS PART OF THIS PROJECT. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES. CALL THE UNDERGROUND UTILITY LOCATION SERVICE AT 811 BEFORE YOU DIG. ANY CONFLICTING UTILITIES SHALL BE RELOCATED PRIOR TO CONSTRUCTION.
- 3) IF THE CONTRACTOR DISCOVERS ANY DISCREPANCIES BETWEEN THE PLANS AND EXISTING CONDITIONS, ENGINEERS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE DESIGN ENGINEER.

**SITE INFORMATION**

**MIN. BUILDING SETBACKS:**

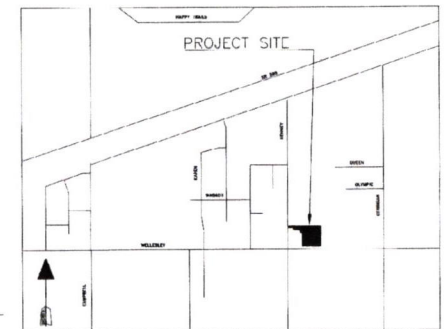
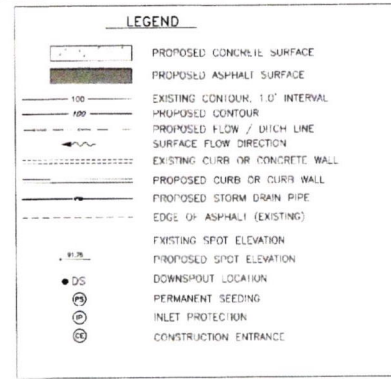
FRONT STREET CANOPY: 15'  
SIDE YARD: NONE

**BUILDING DATA:**

MAXIMUM BUILDING HEIGHT = 15'  
ACTUAL CANOPY HEIGHT = 20 ±  
TOTAL BUILDING AREA = 10,846 Sq Ft.  
(INCLUDES CANOPY AREA)  
SITE AREA = 78,412 Sq Ft.  
PERCENT OF BUILDING COVERAGE = 13.9%

**LEGAL DESCRIPTION:**

PARCEL #56334-0402  
BSP 2005-100 PARCEL 'B' (APN# 5399283); T00 W E. 5FT VAC. KENNEY RD W OF AND ADJ



**PLAN SHEET INDEX**

- S-1 SITE PLAN
- C-1 GRADING AND DRAINAGE PLAN
- C-2 DRAINAGE & ESC NOTES/DETAILS



**METRO ENGINEERING, INC.**  
3929 E. BOONE AVENUE  
SPOKANE, WA 99202  
(509) 624-9351



DRAWN BY: JCL  
CHECKED BY: JCL  
DATE: 10/12/2020  
SCALE: AS SHOWN

**K & H MARKET - FUELING ISLAND**  
**21121 E WELLESLEY AVE**  
**SITE PLAN**

SHEET  
**S-1**  
20-054