

SITE NAME:

**ASSUMPTION**

SITE NUMBER:

**SP01263C**

LOCATION:

**9001 N INDIAN TRAIL RD  
SPOKANE, WA 99208**

T-0	COVER SHEET & OVERALL SITE PLAN
T-1	COVER SHEET
C-1	ENLARGED SITE PLAN
C-2	OVERALL SITE PLAN
C-3	ENLARGED SITE PLAN & DETAILS
C-4	FULL ELEVATIONS

**APPLICANT/CONTACT**

PI TELECOM INFRASTRUCTURE, LLC  
749 JUNE DR  
MOLALLA, OR 97038  
CONTACT: BRANDON OLSEN  
(503) 951-7515

**PROPERTY OWNER**

SUNDANCE PLAZA, LLC  
12906 N ADDISON ST  
SPOKANE, WA 99208

**PROJECT COORDINATES**

LAT: N 47°44'20.8" (47.739111)  
LONG: W 117°29'17.2" (-117.488111)  
SOURCE: 1A SURVEY

**PARCEL NUMBER(S) & AREA**

26225.0153  
547,551 SQ. FEET±  
12.57 ACRES±  
PROJECT AREA: 600 SQ. FEET±

**PROJECT DESCRIPTION**

PARALLEL INFRASTRUCTURE PROPOSES TO CONSTRUCT AN UNSTAFFED RADIO TELECOMMUNICATIONS FACILITY CONSISTING OF T-MOBILE'S THREE-SECTOR ANTENNA ARRAY, (12) TOTAL ANTENNAS MOUNTED TO A NEW 70'-0" AGL MONOPOLE. THE NEW RADIO EQUIPMENT CABINETS WILL BE LOCATED WITHIN A NEW 46'X54' FENCED COMPOUND.

**GENERAL INFORMATION**

1. PARKING REQUIREMENTS ARE UNCHANGED
2. TRAFFIC IS UNAFFECTED
3. SIGNAGE AT SITE IS PROPOSED

**CO-APPLICANT**

T-MOBILE WEST LLC  
8960 NE ALDERWOOD RD  
PORTLAND, OR 97220  
CONTACT: LORI CHASE  
(503) 696-3367

**JURISDICTION**

CITY OF SPOKANE

**COUNTY**

SPOKANE COUNTY

**ZONING**

CC2-NC

**SHEET INDEX**

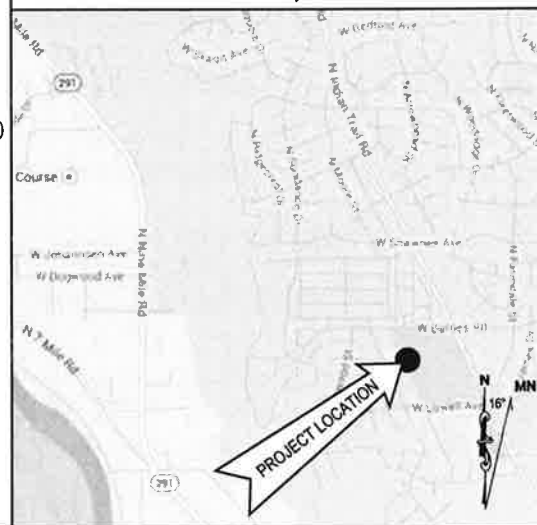
	SIGNATURE	DATE
SITE ACQ:	CHRISTINE REYNOLDERS (971) 600-4945	
ZONING:	TOM JOHNSON (206) 351-0893	
RF ENGINEER:	DON BLENKER (509) 227-5508	
CONST. MGR:	PETER WALLIS (509) 675-0967	
OPS. MGR:	KIRK BARNES (503) 515-5475	
DEV. MGR:	MATT TAUNTON (503) 249-7835	
PROJECT MGR:	BRANDON OLSEN (503) 951-7515	

**SITE INFORMATION**

- FROM THE PORTLAND T-MOBILE OFFICE:
1. HEAD SOUTHEAST ON NE ALDERWOOD RD TOWARD ALDERWOOD TRAIL/BIKEPATH (0.8 MI)
  2. TURN RIGHT ONTO NE 105TH AVE (0.4 MI)
  3. TAKE 2ND LEFT ONTO NE MARX ST (0.8 MI)
  4. TURN RIGHT ONTO NE 122ND AVE (1.0 MI)
  5. TURN LEFT & MERGE ONTO I-84 E TOWARD TROUTDALE (168.2 MI)
  6. TAKE EXIT 179 & MERGE ONTO I-82 W TOWARD HERMISTON (30.7 MI)
  7. TAKE EXIT 113 & MERGE ONTO US-395 N TOWARD KENNEWICK (9.3 MI)
  8. TAKE EXIT 14 FOR US-395 N/WA-397 S TOWARD SPOKANE (0.2 MI)
  9. TAKE EXIT 14B ON LEFT FOR US-395 N/WA-397 S TOWARD SPOKANE (74.1 MI)
  10. MERGE ONTO I-90 E/US-395 N (58.6 MI)
  11. TAKE EXIT 280 TOWARD LINCOLN ST (0.3 MI)
  12. TURN LEFT ONTO S WALNUT ST (0.4 MI)
  13. CONTINUE ONTO N MAPLE ST (4.0 MI)
  14. TURN LEFT ONTO W FRANCIS AVE (1.1 MI)
  15. TURN RIGHT ONTO W INDIAN TRAIL RD, CONTINUE ON N INDIAN TRAIL RD (2.2 MI)
  16. TURN LEFT ONTO W LOWELL AVE, TURN 2ND RIGHT DRIVEWAY, TURN 1ST LEFT, FOLLOW RD TO BUILDING, COMPOUND ON RIGHT (0.4 MI)
- END AT: 8921 N INDIAN TRAIL RD. SPOKANE, WA 99208  
ESTIMATED TIME: 5 HRS & 25 MINS  
ESTIMATED DISTANCE: 352 MILES

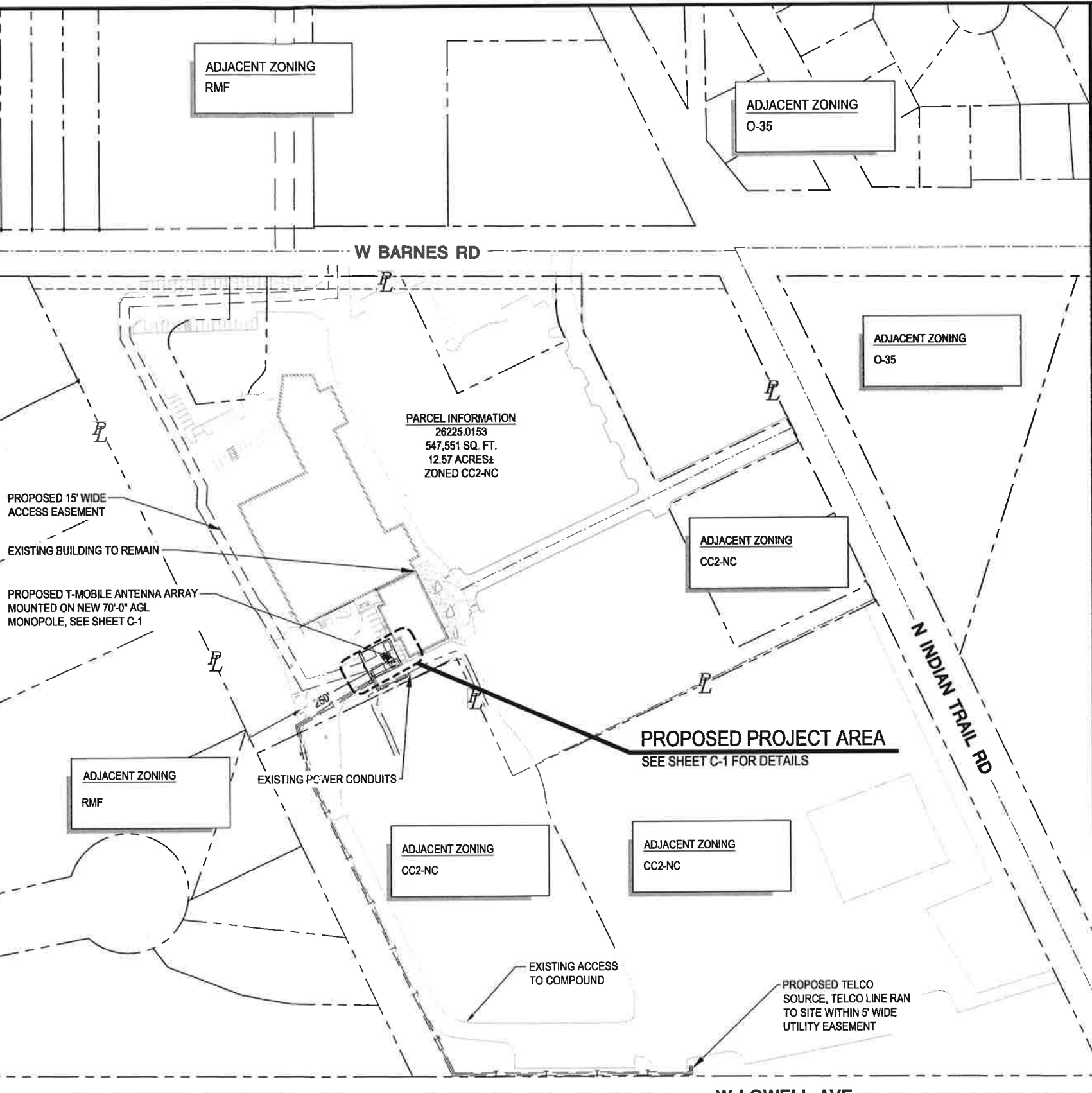
**SITE INFORMATION**

**SPOKANE COUNTY, WA**



**DRIVING DIRECTIONS**

**VICINITY MAP**



**OVERALL SITE PLAN**

PROJECT INFORMATION:

**SP01263C  
ASSUMPTION**

9001 N. INDIAN TRAIL RD  
SPOKANE, WA 99208

DATE	RELEASE
7/15/14	PRELIMINARY ZONING REVIEW
9/2/14	PRELIMINARY ZONING REVIEW
11/18/14	PRELIMINARY ZONING REVIEW
12/18/14	FINAL ZONING SUBMITTAL
1/21/15	JURISDICTIONAL REVISION

DRAWING INFORMATION:

THIS DRAWING IS COPYRIGHTED AND IS THE SOLE PROPERTY OF THE OWNER. IT IS PRODUCED SOLELY FOR USE BY THE OWNER AND ITS AFFILIATES. REPRODUCTION OR USE OF THIS DRAWING AND/OR THE INFORMATION CONTAINED IN IT IS FORBIDDEN WITHOUT THE WRITTEN PERMISSION OF THE OWNER.

PLANS PREPARED BY:



**Don Cushing Associates**  
Civil Engineers

107 SE WASHINGTON STREET  
SUITE 285  
PORTLAND, OR 97214  
(503) 387-5331  
www.cushing-engr.com

LICENSURE:



SHEET TITLE:

**COVER SHEET  
AND OVERALL  
SITE PLAN**

SHEET NUMBER:

T-0

RECEIVED

JUN 22 2016

PLANNING & DEVELOPMENT



**LEGAL DESCRIPTION OF PARENT PARCEL AREA**

(As shown in Commitment for Title Insurance issued by Inland Professional Title, LLC (Chicago Title Insurance Company), File No. 00061526-551-T24, effective date September 12, 2014)

The land referred to herein below is situated in the County of Spokane, State of Washington and is described as follows:

a portion of the north half of Section 22, Township 26 North, Range 42 East, Willamette Meridian, more particularly described as follows:

Beginning at the northeast corner of Pacific Park 4TH Addition, as shown on Record of Survey recorded in Book 86 of Surveys, Page 82, Auditor's Document Number 4368456; said point being on the south right of way line of Barnes Road; Thence south 89°41'43" east, along said right of way line, a distance of 592.89 feet; Thence leaving said right of way line south 25°27'23" east, a distance of 206.68 feet; thence north 64°32'37" east, a distance of 192.50 feet; Thence north 25°27'23" west a distance of 16.30 feet to the beginning of a curve concave to the east and having a radius of 90.00 feet; Thence northerly along said curve through a central angle of 25°46'15" an arc distance of 40.48 feet; Thence north 00°18'52" east, a distance of 48.66 feet to a point on the south right of way line of Barnes Road; Thence south 89°41'43" east, along said right of way line, a distance of 40.00 feet; Thence leaving said right of way line south 00°18'52" west, a distance of 71.67 feet to the beginning of a curve concave to the east and having a radius of 50.00 feet; Thence southerly along said curve through a central angle of 25°46'15" an arc distance of 22.49 feet; Thence south 25°27'23" east, a distance of 260.59 feet; Thence north 64°32'37" east, a distance of 232.10 feet to a point on the westerly right of way line of Indian Trail Road; said right of way is 41.50 feet westerly of and parallel with the centerline of Indian Trail Road as shown on a Record of Survey recorded in Book 86 of Surveys, Pages 88 through 91, under Auditor's File No. 4369948; Thence south 25°27'43" east, along said right of way line, a distance of 40.00 feet; Thence leaving said right of way line south 64°32'37" west, a distance of 222.11 feet to the beginning of a curve concave to the east and having a radius of 10.00 feet; Thence southerly along said curve through a central angle of 90°00'00" an arc distance of 15.71 feet; Thence south 25°27'23" west, a distance of 236.97 feet to the beginning of a curve concave to the northeast and having a radius of 5.00 feet; Thence southerly along said curve through a central angle of 90°00'00" an arc distance of 7.85 feet; Thence north 64°32'37" east, a distance of 206.13 feet to the beginning of a curve concave to the west and having a radius of 30.00 feet; Thence northerly along said curve through a central angle of 44°25'57" an arc distance of 23.26 feet to a point on the westerly right of way line of Indian Trail Road; said right of way is 41.50 feet westerly of and parallel with the centerline of Indian Trail Road as shown on a record of survey recorded in Book 86 of Surveys, Pages 88 through 91, under Auditor's File No. 4369948; Thence south 25°27'43" east, along said right of way line, a distance of 37.64 feet; Thence leaving said right of way line south 64°32'55" west, a distance of 638.13 feet; Thence north 25°27'23" east, a distance of 208.97 feet; Thence south 64°32'37" west, a distance of 350.39 feet to the east line of said Pacific Park 4TH Addition; Thence along said east line north 25°27'43" west, a distance of 841.36 feet to the point of beginning;

Except a portion of the north half of Section 22, Township 26 North, Range 42 East, Willamette Meridian, more particularly described as follows:

Commencing at the northeast corner of Pacific Park 4TH Addition, as shown on Record of Survey recorded in Book 86 of Surveys, Page 82, Auditor's File No. 4368456; said point being on the south right of way line of Barnes Road; Thence south 89°41'43" east along said right of way a distance of 320.44 feet to the point of beginning; Thence continuing along said right of way south 89°41'43" east, a distance of 60.00 feet; Thence leaving said right of way south 00°41'22" west, a distance of 141.86 feet to the beginning of a curve concave to the west and having a radius of 20.00 feet; Thence southwesterly along said curve through a central angle of 41°23'32" an arc distance of 14.45 feet; Thence south 42°04'54" west, a distance of 25.31 feet to the beginning of a curve concave to the east and having a radius of 18.00 feet; Thence southwesterly along said curve through a central angle of 21°11'37" an arc distance of 6.65 feet; Thence south 20°53'17" west, a distance of 16.79 feet; Thence south 85°09'40" west, a distance of 92.20 feet; Thence north 25°02'16" west, a distance of 95.44 feet to the beginning of a curve concave to the southeast and having a radius of 30.00 feet; Thence northeasterly along said curve through a central angle of 89°34'53" an arc distance of 46.90 feet; Thence north 64°32'37" east, a distance of 17.37 feet; Thence north 89°18'38" west, a distance of 64.77 feet; Thence north 00°41'22" east, a distance of 69.85 feet to the point of beginning;

also except: any right of way for Indian Trail Road and Barnes Road;

situate in the County of Spokane, State of Washington.

**EXCEPTIONS**

(The Commitment for Title Insurance referenced herein lists the following items, among others, under Section I, Requirements. Numbering corresponds to said Commitment)

- 5. easement and the terms and conditions thereof
Grantee: The Washington water power company, a corporation
Purpose: electrical distribution line and associated fixtures; with right to inspect line and to remove brush and trees
Area affected: a portion of this and other property
Dated: April 15, 1941
Recorded: May 23, 1941
Recording no.: 495846A
Surveyor's Note: Blanket easement, not specifically plottable. See document for additional details.

6. easement and the terms and conditions thereof
Grantee: the Washington water power company, a corporation
Purpose: electrical distribution line and associated fixtures; with right to inspect line and to remove brush and trees
Area affected: a portion of this and other property
Dated: October 27, 1955
Recorded: November 28, 1955
Recording no.: 358089B
Surveyor's Note: Does not affect parent parcel and is not applicable to the proposed design.

7. Indian Trail annexation agreement and the terms and conditions thereof
Recorded: August 23, 1966
Recording no.: 227071C
Regarding: annexation
Surveyor's Note: See document for additional details.

8. agreement and the terms and conditions thereof
Recorded: October 5, 1966
Recording no.: 512604C
Regarding: annexation
Surveyor's Note: Not specifically plottable. See document for additional details.

9. easement and the terms and conditions thereof
Grantee: City of Spokane
Purpose: construction and maintenance of a sewer
Area affected: a portion of lots 242 through 250, prosperity acres
Recorded: January 17, 1980, February 14, 1980 and August 7, 1980
Recording no.: 8001170227, 8002140209 and 8008070264
Surveyor's Note: Shown on this site survey.

10. covenants imposed by instrument recorded on July 6, 1984, under recording no. B407060171.
Surveyor's Note: Not specifically plottable. See document for additional details.

11. easement rights and maintenance agreements, if any, for utilities which may have been granted in vacated streets and alleys prior to their vacation.
Surveyor's Note: No supporting documents found.

12. declaration of restrictions and grant of easements and the terms and conditions thereof
Recorded: May 14, 2002
Recording no.: 4726504
Surveyor's Note: Blanket easement affecting entire parcel. See document for additional details.

13. easement agreement and the terms and conditions thereof
Recorded: July 5, 2002
Recording no.: 4746602
Surveyor's Note: Not specifically plottable. Affects northerly portion of parent parcel and is not applicable to the proposed design.

**EXCEPTIONS (CONT)**

(The Commitment for Title Insurance referenced herein lists the following items, among others, under Section I, Requirements. Numbering corresponds to said Commitment)

- 14. easement and the terms and conditions thereof
Grantee: avista corporation, a Washington corporation
Purpose: electric distribution line and natural gas line right of way easement
Area affected: a portion of said premises
Recorded: September 3, 2002
Recording no.: 4768123
Surveyor's Note: Affects easterly portion of parent parcel and is not applicable to the proposed design.

15. Dylan sign easement agreement and the terms and conditions thereof
Recorded: November 7, 2002
Recording no.: 4798621
Surveyor's Note: Affects easterly portion of parent parcel and is not applicable to the proposed design.

16. covenant not to compete and the terms and conditions thereof
Recorded: November 18, 2002
Recording no.: 4803352
Surveyor's Note: Not specifically plottable. Not applicable to proposed design. See document for additional details.

17. certificate of approval of boundary line adjustment and the terms and conditions thereof
Recorded: March 31, 2003
Recording no.: 4888768
Surveyor's Note: Affects entire parent parcel and legal descriptions described herein this site survey. Not applicable to proposed design.

**LEGAL DESCRIPTION OF ACCESS EASEMENT "A"**

(Prepared by Adams & Clark, Inc.)

A strip of land fifteen feet (15') wide across a portion of the NW1/4 of Section 22, Township 26 North, Range 42 East, W.M., Spokane County, Washington, said strip being seven and one half feet (7.50') on each side of the following described centerline:

Beginning at the northeast corner of Lot 8, Block 21 of Pacific Park 4th Addition, as adjusted and shown on Record of Survey recorded in Book 86 of Surveys at Page 82, Auditors Document Number 4368456; thence S25°43'30"E 205.09 feet to the southeast corner of said adjusted Lot 8; thence S76°04'54"E 273.41 feet; thence S25°38'02"E 23.00 feet to the TRUE POINT OF BEGINNING; thence S84°21'58"W 70.97 feet to the point of curve of a 30.00 foot radius curve to the right; thence along the arc of said curve, through a central angle of 89°51'25", 47.05 feet; thence N25°46'37"W 117.13 feet to the point of curve of a 50.00 foot radius curve to the left; thence along the arc of said curve, through a central angle of 14°54'44", 13.01 feet; thence N40°41'21"W 28.42 feet to the point of curve of a 50.00 foot radius curve to the right; thence along the arc of said curve, through a central angle of 14°58'08", 13.06 feet; thence N25°43'13"W 126.61 feet to the point of curve of a 50.00 foot radius curve to the right; thence along the arc of said curve, through a central angle of 24°15'37", 21.17 feet; thence N01°27'36"W 13.35 feet to the point of curve of a 50.00 foot radius curve to the left; thence along the arc of said curve, through a central angle of 24°16'03", 21.18 feet; thence N25°43'39"W 236.75 feet to the point of curve of a 66.00 foot radius curve to the right; thence along the arc of said curve, through a central angle of 26°24'22", 30.42 feet to the point of compound curve of a 30.00 foot radius curve to the right; thence along the arc of said curve, through a central angle of 89°37'32", 46.93 feet; thence S89°41'46"E 262.80 feet to the point of curve of a 40.00 foot radius curve to the left; thence along the arc of said curve, through a central angle of 90°23'57", 63.11 feet; thence N00°05'43"W 8.6 feet, more or less, to the point of terminus on the south right-of-way line of Barnes Road, lengthening and shortening the sidelines of said strip to terminate on said right-of-way line of Barnes Road;

EXCEPT any portion thereof lying within Phase I - Parcel F (revised 03-28-03) according to Certificate of Approval of Boundary Line Adjustment recorded under Document Number 4868768, Page 9 of 12, recording date March 31, 2003.

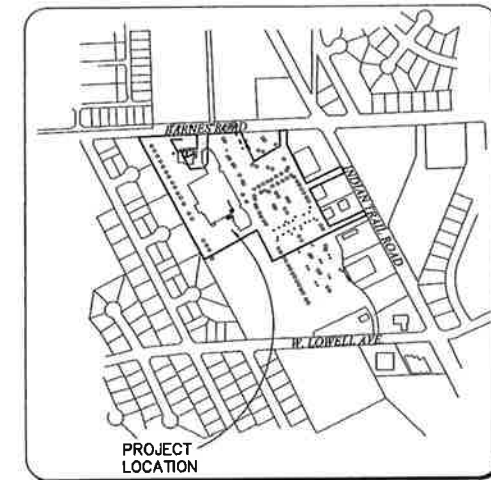
**LEGAL DESCRIPTION OF ACCESS EASEMENT "B"**

(Prepared by Adams & Clark, Inc.)

That portion of the following described Access Easement lying within Phase I - Parcel F (revised 03-28-03) according to Certificate of Approval of Boundary Line Adjustment recorded under Document Number 4868768, Page 9 of 12, recording date March 31, 2003.

A strip of land fifteen feet (15') wide across a portion of the NW1/4 of Section 22, Township 26 North, Range 42 East, W.M., Spokane County, Washington, said strip being seven and one half feet (7.50') on each side of the following described centerline:

Beginning at the northeast corner of Lot 8, Block 21 of Pacific Park 4th Addition, as adjusted and shown on Record of Survey recorded in Book 86 of Surveys at Page 82, Auditors Document Number 4368456; thence S25°43'30"E 205.09 feet to the southeast corner of said adjusted Lot 8; thence S76°04'54"E 273.41 feet; thence S25°38'02"E 23.00 feet to the TRUE POINT OF BEGINNING; thence S84°21'58"W 70.97 feet to the point of curve of a 30.00 foot radius curve to the right; thence along the arc of said curve, through a central angle of 89°51'25", 47.05 feet; thence N25°46'37"W 117.13 feet to the point of curve of a 50.00 foot radius curve to the left; thence along the arc of said curve, through a central angle of 14°54'44", 13.01 feet; thence N40°41'21"W 28.42 feet to the point of curve of a 50.00 foot radius curve to the right; thence along the arc of said curve, through a central angle of 14°58'08", 13.06 feet; thence N25°43'13"W 126.61 feet to the point of curve of a 50.00 foot radius curve to the right; thence along the arc of said curve, through a central angle of 24°15'37", 21.17 feet; thence N01°27'36"W 13.35 feet to the point of curve of a 50.00 foot radius curve to the left; thence along the arc of said curve, through a central angle of 24°16'03", 21.18 feet; thence N25°43'39"W 236.75 feet to the point of curve of a 66.00 foot radius curve to the right; thence along the arc of said curve, through a central angle of 26°24'22", 30.42 feet to the point of compound curve of a 30.00 foot radius curve to the right; thence along the arc of said curve, through a central angle of 89°37'32", 46.93 feet; thence S89°41'46"E 262.80 feet to the point of curve of a 40.00 foot radius curve to the left; thence along the arc of said curve, through a central angle of 90°23'57", 63.11 feet; thence N00°05'43"W 8.6 feet, more or less, to the point of terminus on the south right-of-way line of Barnes Road, lengthening and shortening the sidelines of said strip to terminate on said right-of-way line of Barnes Road.



VICINITY MAP N.T.S.



8960 NE ALDERWOOD ROAD
PORTLAND, OR 97220
PHONE: (503) 813-9000
FAX: (503) 736-3014

PROJECT INFORMATION:

SPO1263
ASSUMPTION

8921 N. INDIAN TRAILS RD.
SPOKANE, WA. 99208

Table with columns DATE and RELEASE. Row 1: 11/20/14 PRELIMINARY ZONING REVIEW. Row 2: 1/14/15 FINAL ZONING MAP.

DRAWING INFORMATION:

THIS DRAWING IS COPYRIGHTED AND IS THE SOLE PROPERTY OF THE OWNER. IT IS PRODUCED SOLELY FOR USE BY THE OWNER AND ITS AFFILIATES. REPRODUCTION OR USE OF THIS DRAWING AND/OR THE INFORMATION CONTAINED IN IT IS FORBIDDEN WITHOUT THE WRITTEN PERMISSION OF THE OWNER.

PLANS PREPARED BY:



Don Cushing Associates
Civil Engineers

107 SE WASHINGTON STREET
SUITE 265
PORTLAND, OR 97214
(503) 387-6331
www.cushing-engr.com

LICENSURE:



SURVEYOR'S CERTIFICATE

I, Daniel B. Clark, a Registered Professional Land Surveyor in the State of Washington, hereby certify that this drawing was prepared from a field survey performed under my supervision in November, 2014 at the request of Don Cushing Associates.

Daniel B. Clark
Certificate No. 12904 1-14-15

SHEET TITLE:

COVER SHEET

SHEET NUMBER:

T-1

SURVEYOR'S NOTE:

- 1. The field control for this survey was performed, and the corners shown as found hereon were located, on October, 13 2014.
2. The purpose of this site survey is to facilitate planning of potential infrastructure for T-Mobile.

SURVEY REFERENCES

- SR1 = Boundary Line Adjustment, Book 86, Page 82
SR2 = Record of Survey, Book 86, Pages 88-91

HORIZONTAL / VERTICAL POSITION

The NAD83/CORS96 latitude and longitude and the NAVD88 elevation of the proposed antenna support structure, shown hereon, were determined using National Geodetic Survey Online Positioning User Services (NCS OPUS) data processing software and are accurate to within the required +/- 20' horizontally and +/- 3' vertically. The NCS OPUS Solution Report lists accuracy as:
Latitude: 0.009 m
Longitude: 0.009 m
Elevation: 0.074 m

TEMPORARY BENCHMARK NOTE:

SET 600 NAIL S04°09'23"W 173.81' FROM THE SOUTHWEST CORNER OF THE PROJECT AREA.
ELEVATION = 2002.26 FEET (NAVD88)

PROJECT COORDINATES

LAT: 47°44'20.8" NORTH(NAD83)
LON: 117°29'17.2" WEST(NAD83)
SOURCE: 1-A LETTER

PROJECT INFORMATION:

## SPO1263 ASSUMPTION

8921 N. INDIAN TRAILS RD.  
 SPOKANE, WA. 99208

DATE	RELEASE
11/20/14	PRELIMINARY ZONING REVIEW
1/14/15	FINAL ZONING MAP

DRAWING INFORMATION:

THIS DRAWING IS COPYRIGHTED AND IS THE SOLE PROPERTY OF THE OWNER. IT IS PRODUCED SOLELY FOR USE BY THE OWNER AND ITS AFFILIATES. REPRODUCTION OR USE OF THIS DRAWING AND/OR THE INFORMATION CONTAINED IN IT IS FORBIDDEN WITHOUT THE WRITTEN PERMISSION OF THE OWNER.

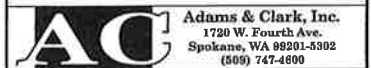
PLANS PREPARED BY:



**Don Cushing Associates**  
 Civil Engineers

107 SE WASHINGTON STREET  
 SUITE 265  
 PORTLAND, OR 97214  
 (503) 387-5331  
[www.cushing-engr.com](http://www.cushing-engr.com)

LICENSURE:



SHEET TITLE:

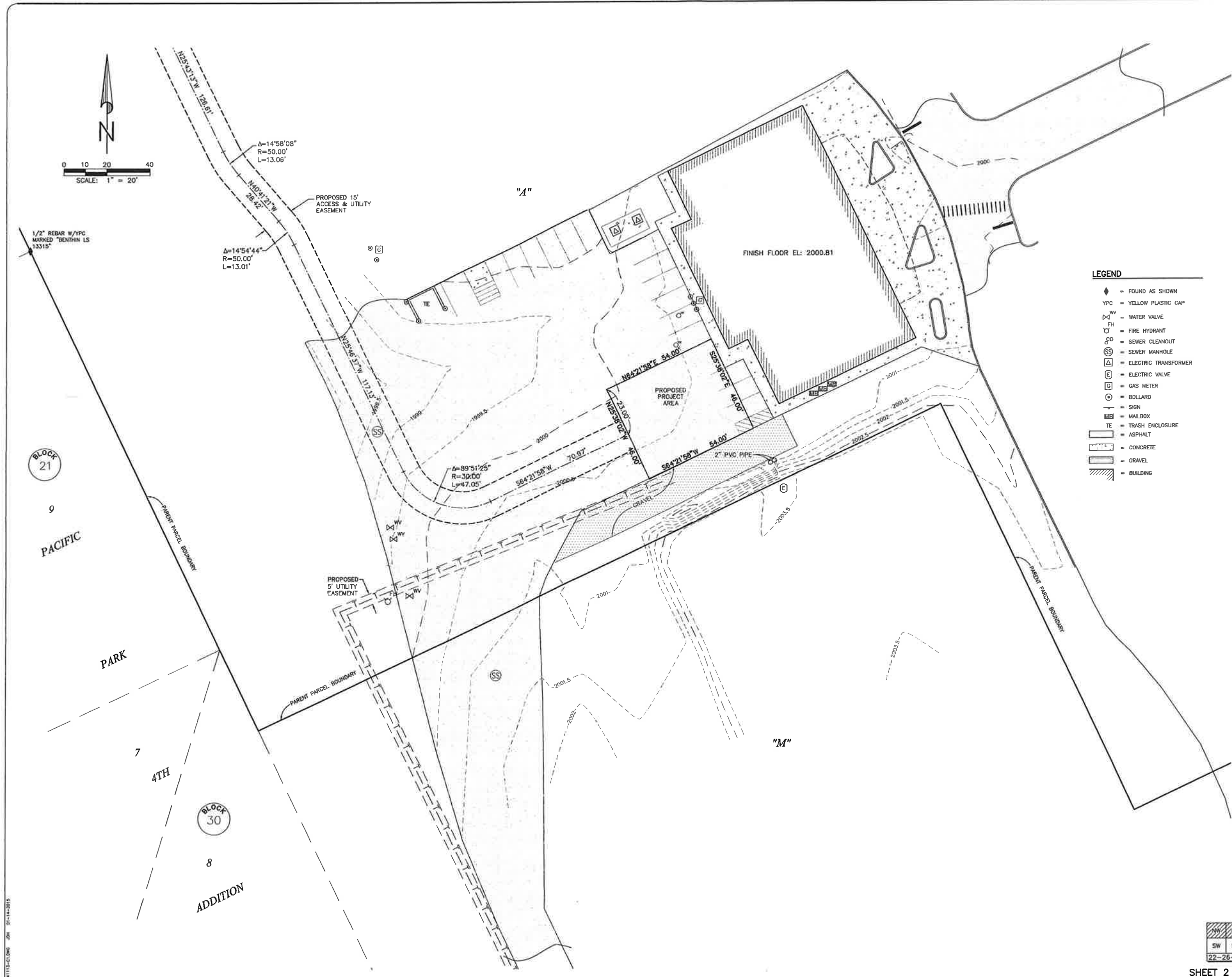
### ENLARGED SITE PLAN

SHEET NUMBER:

C-1

LEGEND

- ◆ FOUND AS SHOWN
- YPC - YELLOW PLASTIC CAP
- WV - WATER VALVE
- FH - FIRE HYDRANT
- SC - SEWER CLEANOUT
- SM - SEWER MANHOLE
- ET - ELECTRIC TRANSFORMER
- EV - ELECTRIC VALVE
- GM - GAS METER
- - BOLLARD
- - SIGN
- MB - MAILBOX
- TE - TRASH ENCLOSURE
- ASPH - ASPHALT
- CONC - CONCRETE
- GRAV - GRAVEL
- BUILD - BUILDING



8960 NE ALDERWOOD ROAD  
 PORTLAND, OR 97220  
 PHONE: (503) 813-9000  
 FAX: (503) 736-3014

PROJECT INFORMATION:

## SPO1263 ASSUMPTION

8921 N. INDIAN TRAILS RD.  
 SPOKANE, WA. 99208

DATE	RELEASE
11/20/14	PRELIMINARY ZONING REVIEW
1/14/15	FINAL ZONING MAP

DRAWING INFORMATION:

THIS DRAWING IS COPYRIGHTED AND IS THE SOLE PROPERTY OF THE OWNER. IT IS PRODUCED SOLELY FOR USE BY THE OWNER AND ITS AFFILIATES. REPRODUCTION OR USE OF THIS DRAWING AND/OR THE INFORMATION CONTAINED IN IT IS FORBIDDEN WITHOUT THE WRITTEN PERMISSION OF THE OWNER.

PLANS PREPARED BY:



**Don Cushing Associates**  
 Civil Engineers

107 SE WASHINGTON STREET  
 SUITE 265  
 PORTLAND, OR 97214  
 (503) 387-5331  
[www.cushing-engr.com](http://www.cushing-engr.com)

LICENSURE:

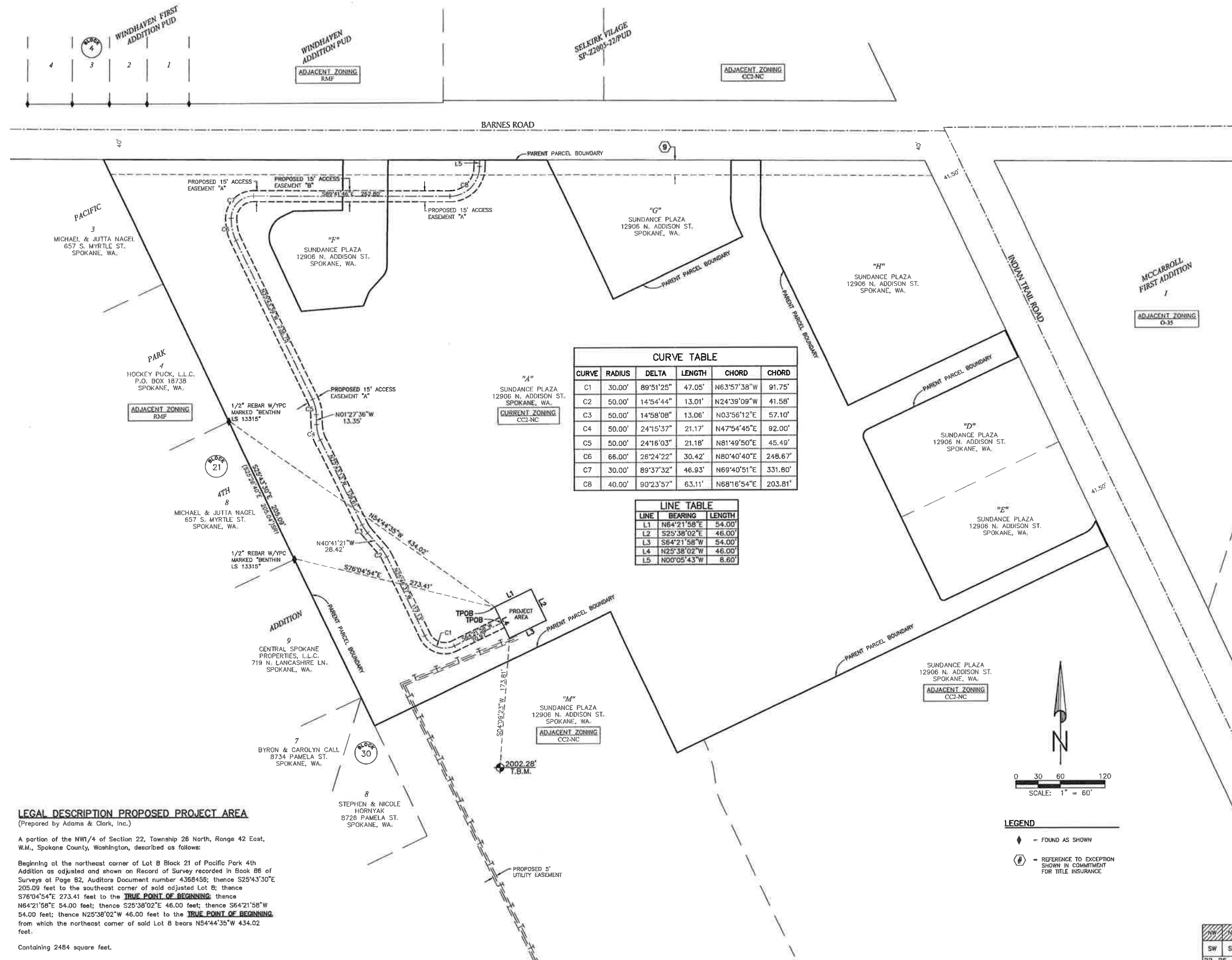


SHEET TITLE:

## OVERALL SITE PLAN

SHEET NUMBER:

C-2



**LEGAL DESCRIPTION PROPOSED PROJECT AREA**  
 (Prepared by Adams & Clark, Inc.)

A portion of the NW1/4 of Section 22, Township 26 North, Range 42 East, W.M., Spokane County, Washington, described as follows:

Beginning at the northeast corner of Lot 8 Block 21 of Pacific Park 4th Addition as adjusted and shown on Record of Survey recorded in Book 88 of Surveys at Page 82, Auditors Document number 4368455; thence S25°43'30"E 205.09 feet to the southeast corner of said adjusted Lot B; thence S76°04'54"E 273.41 feet to the **TRUE POINT OF BEGINNING**; thence N64°21'58"E 54.00 feet; thence S25°38'02"E 46.00 feet; thence S64°21'58"W 54.00 feet; thence N25°38'02"W 46.00 feet to the **TRUE POINT OF BEGINNING**; from which the northeast corner of said Lot B bears N54°44'35"W 434.02 feet.

Containing 2484 square feet.

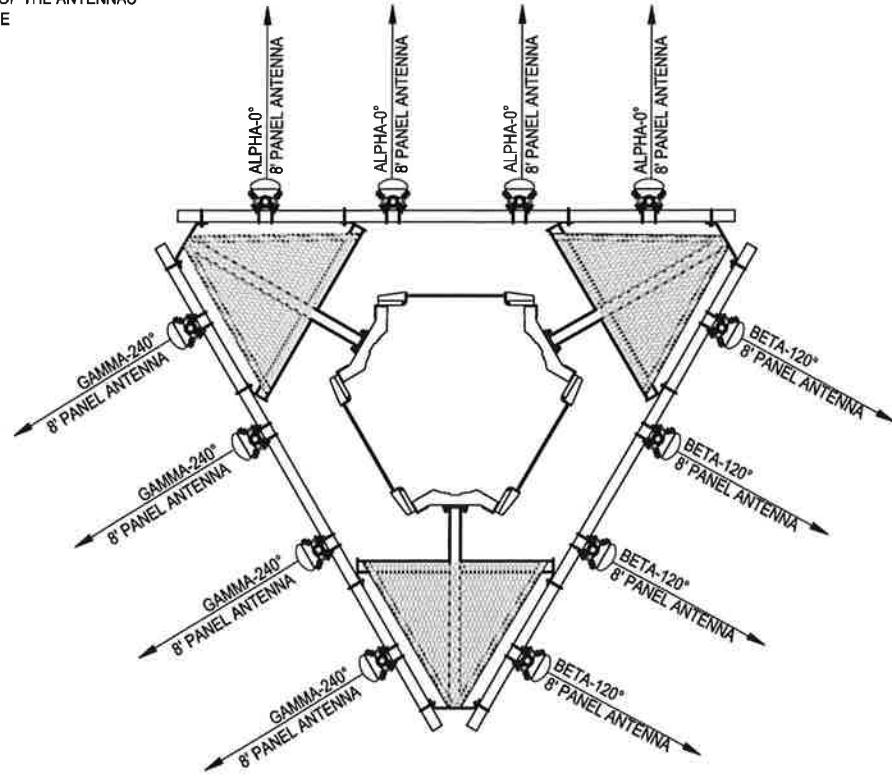


LEGEND

- ◆ = FOUND AS SHOWN
- ⊕ = REFERENCE TO EXCEPTION SHOWN IN COMMITMENT FOR TITLE INSURANCE



DIAGRAM REPRESENTS ANTENNA SECTORS ONLY AND MAY NOT ACCURATELY REPRESENT THE ACTUAL POSITIONING OF THE ANTENNAS MOUNTED TO THE POLE



**AZIMUTH DIAGRAM**

SCALE: NTS **1**

LINEAL FOOTAGES		
ALPHA/BETA/GAMMA:	100'	HIGH-CAPACITY
TYPE	MIN. BENDING RADIUS	OUTSIDE DIAMETER
HIGH-CAPACITY	19"	1.58"
MID-CAPACITY	15"	1.24"
LOW-CAPACITY	15"	1.24"

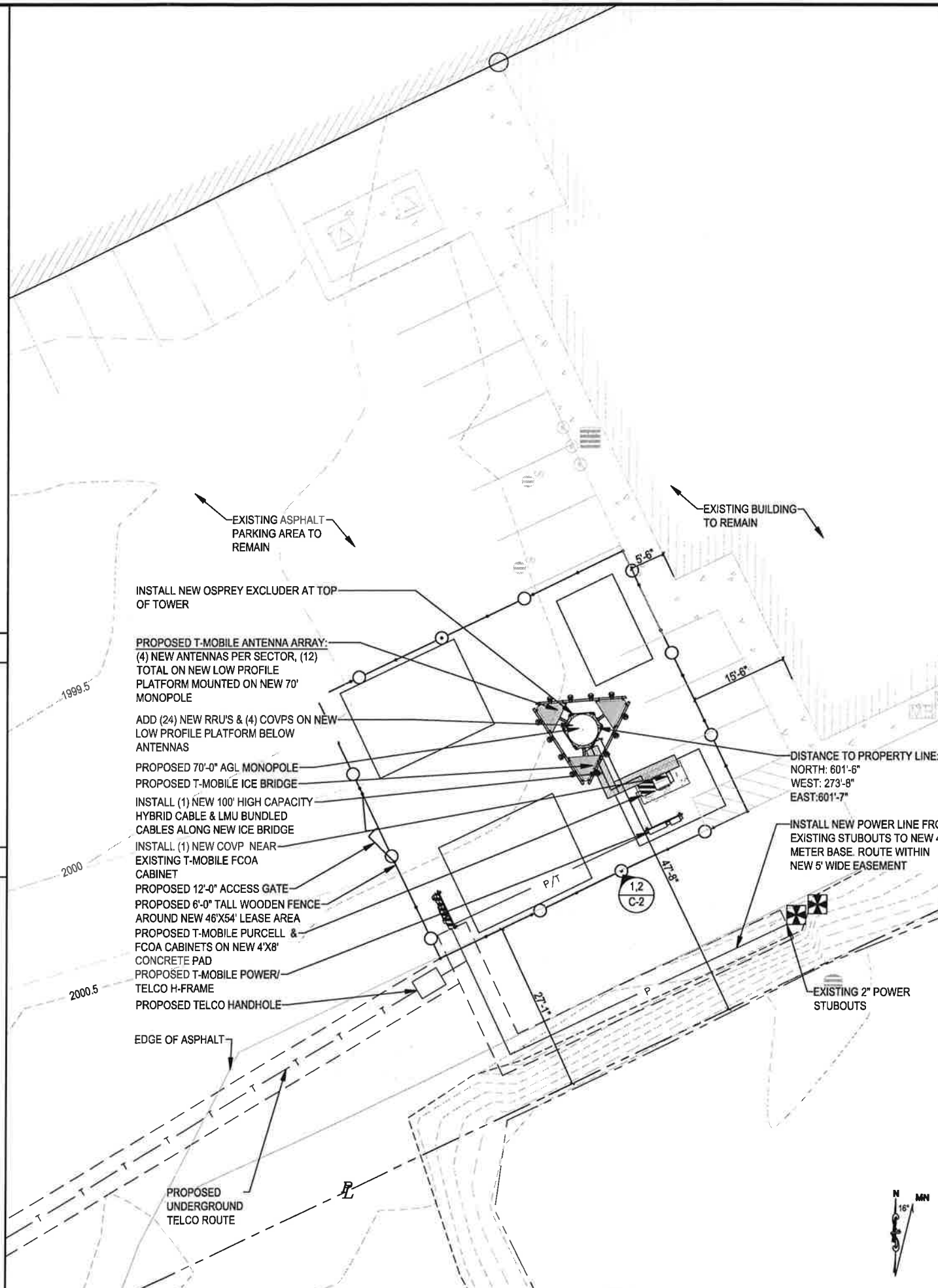
**HYBRID CABLE DETAILS**

SCALE: NTS **2**

1. THERE ARE NO AREAS WITHIN THE SITE OR WITHIN 100 FEET THAT HAVE ANY WATER COURSES (STREAMS, RIVERS, ETC.).
2. THERE ARE NO AREAS WITHIN THE SITE OR WITHIN 100 FEET THAT ARE WITHIN THE FEMA DESIGNATED 100 YEAR FLOOD PLAIN.
3. THERE ARE NO AREAS WITHIN THE SITE OR WITHIN 100 FEET THAT ARE DESIGNATED SHORELINE AREAS.
4. THERE ARE NO AREAS WITHIN THE SITE OR WITHIN 100 FEET THAT HAVE ANY WATER BODIES AND/OR KNOWN WETLANDS.
5. THERE ARE NO AREAS WITHIN THE SITE OR WITHIN 100 FEET THAT HAVE ANY UNSTABLE SLOPES AND/OR LANDSLIDE HAZARD AREAS.
6. THERE ARE NO AREAS WITHIN THE SITE OR WITHIN 100 FEET THAT HAVE ANY SIGNIFICANT WILDLIFE HABITAT OR VEGETATION.
7. THERE ARE NO AREAS WITHIN THE SITE OR WITHIN 100 FEET THAT HAVE ANY SIGNIFICANT HISTORIC, CULTURAL, OR ARCHEOLOGICAL RESOURCES.
8. THERE ARE NO AREAS WITHIN THE SITE OR WITHIN 100 FEET THAT HAVE ANY EXISTING PEDESTRIAN AND BICYCLE FACILITIES.
9. THERE ARE NO AREAS WITHIN THE SITE OR WITHIN 100 FEET THAT HAVE ANY EXISTING TRANSIT ROUTES AND/OR STOPS.
10. TRAFFIC INFORMATION REPORT BY OTHERS.
11. SITE PLAN IS FOR INFORMATION ONLY. VERIFY ALL DIMENSIONS.
12. CONTRACTOR TO VERIFY ACCURACY OF ALL PROPERTY LINE INFORMATION PRIOR TO EXECUTION OF WORK.
13. THE LOCATION OF EXISTING UTILITY FACILITIES HAS BEEN RESEARCHED AT A MINIMUM LEVEL. THE CONTRACTOR SHALL CONTACT THE RESPECTIVE UTILITY COMPANIES TO OBTAIN INFORMATION REGARDING EXACT DEPTH OF BURIAL AND HORIZONTAL LOCATION OF UTILITY LINES PRIOR TO CONSTRUCTION. THE ENGINEER AND SITE DESIGNER ASSUMES NO RESPONSIBILITY FOR THE DELINEATION OF SUCH UNDERGROUND UTILITIES, NOR FOR THE EXISTENCE OF BURIED OBJECTS WHICH ARE NOT SHOWN ON THIS PLAN.
14. ADDITIONAL E-911 ANTENNAS REQUIRED. MOUNT SIMILAR TO GPS ANTENNA-VERIFY LOCATION WITH PROJECT MANAGER.

**PROJECT NOTES**

SCALE: NTS **3**



**ENLARGED SITE PLAN**

11X17 SCALE: 1" = 10'-0" 22X34 SCALE: 1" = 5'-0" **4**

**Para el INFRASTRUCTURE**

4801 TOUCHTON ROAD EAST  
BLDG. 300, SUITE 3200  
JACKSONVILLE, FL 32248  
PHONE: (904) 450-4830

PROJECT INFORMATION:

**SP01263C  
ASSUMPTION**

9001 N. INDIAN TRAIL RD  
SPOKANE, WA 99208

DATE	RELEASE
7/15/14	PRELIMINARY ZONING REVIEW
8/2/14	PRELIMINARY ZONING REVIEW
11/19/14	PRELIMINARY ZONING REVIEW
12/18/14	FINAL ZONING SUBMITTAL
1/21/15	JURISDICTIONAL REVISION

DRAWING INFORMATION:

THIS DRAWING IS COPYRIGHTED AND IS THE SOLE PROPERTY OF THE OWNER. IT IS PRODUCED SOLELY FOR USE BY THE OWNER AND ITS AFFILIATES. REPRODUCTION OR USE OF THIS DRAWING AND/OR THE INFORMATION CONTAINED IN IT IS FORBIDDEN WITHOUT THE WRITTEN PERMISSION OF THE OWNER.

PLANS PREPARED BY:



**Don Cushing Associates  
Civil Engineers**

107 SE WASHINGTON STREET  
SUITE 265  
PORTLAND, OR 97214  
(503) 387-5331  
www.cushing-engr.com

LICENSURE:



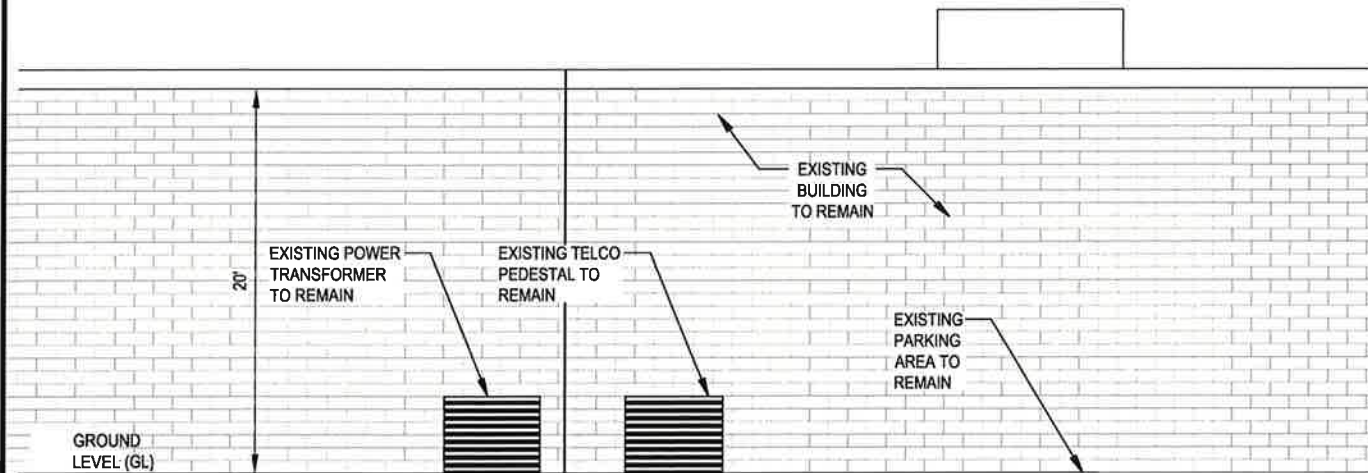
SHEET TITLE:

**ENLARGED  
SITE PLAN  
& DETAILS**

SHEET NUMBER:

**C-3**

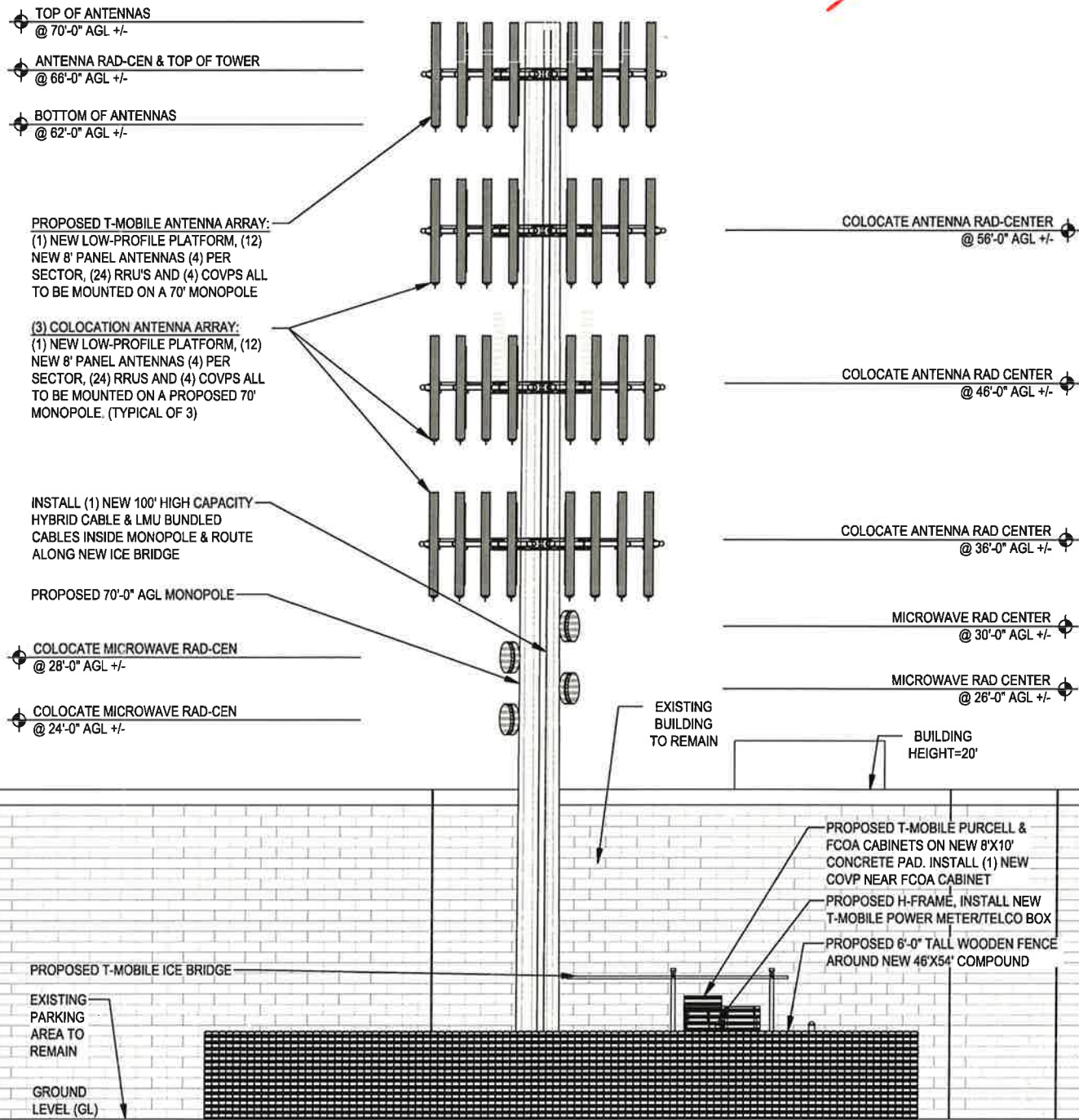
NOTE:  
1. THIS DRAWING IS FOR REPRESENTATIONAL PURPOSES ONLY.



EXISTING SOUTHWEST ELEVATION

11X17 SCALE: 1" = 10'-0" 22X34 SCALE= 1"=5' 1

NOTE:  
1. THIS DRAWING IS FOR REPRESENTATIONAL PURPOSES ONLY.



PROPOSED SOUTHWEST ELEVATION

11X17 SCALE: 1" = 10'-0" 22X34 SCALE= 1"=5' 2

**Para el**  
INFRASTRUCTURE  
4801 TOUCHTON ROAD EAST  
BLDG. 300, SUITE 3200  
JACKSONVILLE, FL 32248  
PHONE: (904) 450-4830

PROJECT INFORMATION:

**SP01263C**  
**ASSUMPTION**

9001 N. INDIAN TRAIL RD  
SPOKANE, WA 99208

DATE	RELEASE
7/15/14	PRELIMINARY ZONING REVIEW
9/2/14	PRELIMINARY ZONING REVIEW
11/19/14	PRELIMINARY ZONING REVIEW
12/18/14	FINAL ZONING SUBMITTAL
1/21/15	JURISDICTIONAL REVISION

DRAWING INFORMATION:

THIS DRAWING IS COPYRIGHTED AND IS THE SOLE PROPERTY OF THE OWNER. IT IS PRODUCED SOLELY FOR USE BY THE OWNER AND ITS AFFILIATES. REPRODUCTION OR USE OF THIS DRAWING AND/OR THE INFORMATION CONTAINED IN IT IS FORBIDDEN WITHOUT THE WRITTEN PERMISSION OF THE OWNER.

PLANS PREPARED BY:



**Don Cushing Associates**  
Civil Engineers

107 SE WASHINGTON STREET  
SUITE 285  
PORTLAND, OR 97214  
(503) 387-5331  
www.cushing-engr.com

LICENSURE:

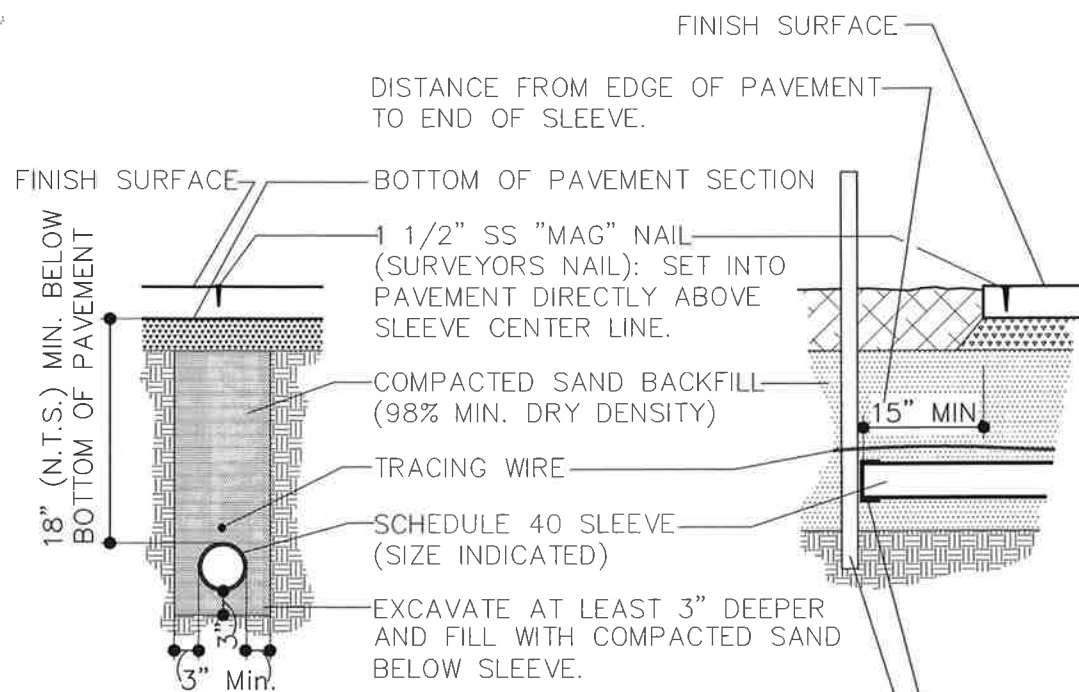


SHEET TITLE:

**FULL**  
**ELEVATIONS**

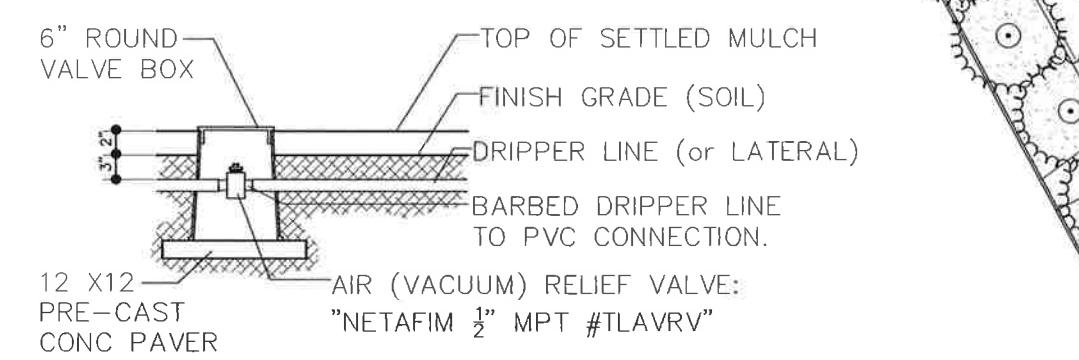
SHEET NUMBER:

**C-4**



FINISH SURFACE  
 DISTANCE FROM EDGE OF PAVEMENT TO END OF SLEEVE.  
 FINISH SURFACE  
 BOTTOM OF PAVEMENT SECTION  
 1 1/2" SS "MAG" NAIL (SURVEYORS NAIL): SET INTO PAVEMENT DIRECTLY ABOVE SLEEVE CENTER LINE.  
 COMPACTED SAND BACKFILL (98% MIN. DRY DENSITY)  
 TRACING WIRE  
 SCHEDULE 40 SLEEVE (SIZE INDICATED)  
 EXCAVATE AT LEAST 3" DEEPER AND FILL WITH COMPACTED SAND BELOW SLEEVE.  
 3" Min.  
 TEMPORARY STAKE TO MARK ENDS OF SLEEVE  
 TEMPORARY CAP AT END OF SLEEVE TO KEEP CLEAN UNTIL PIPE INSTALLED.

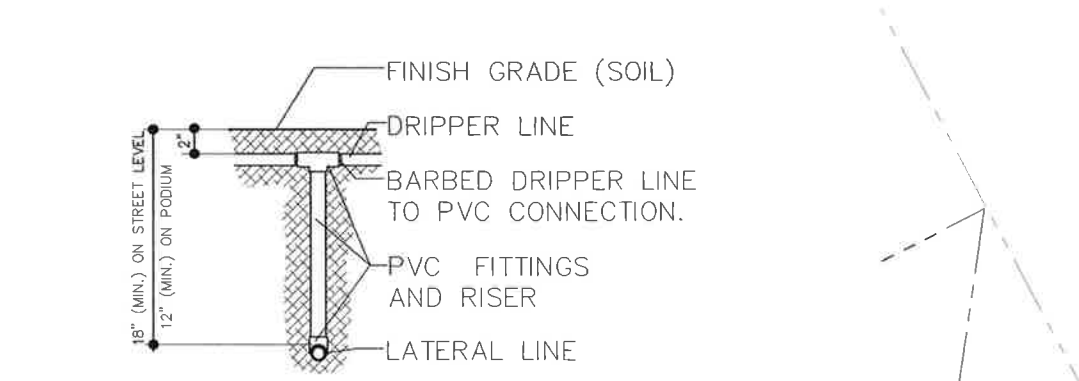
**B SLEEVE** Section (no scale)



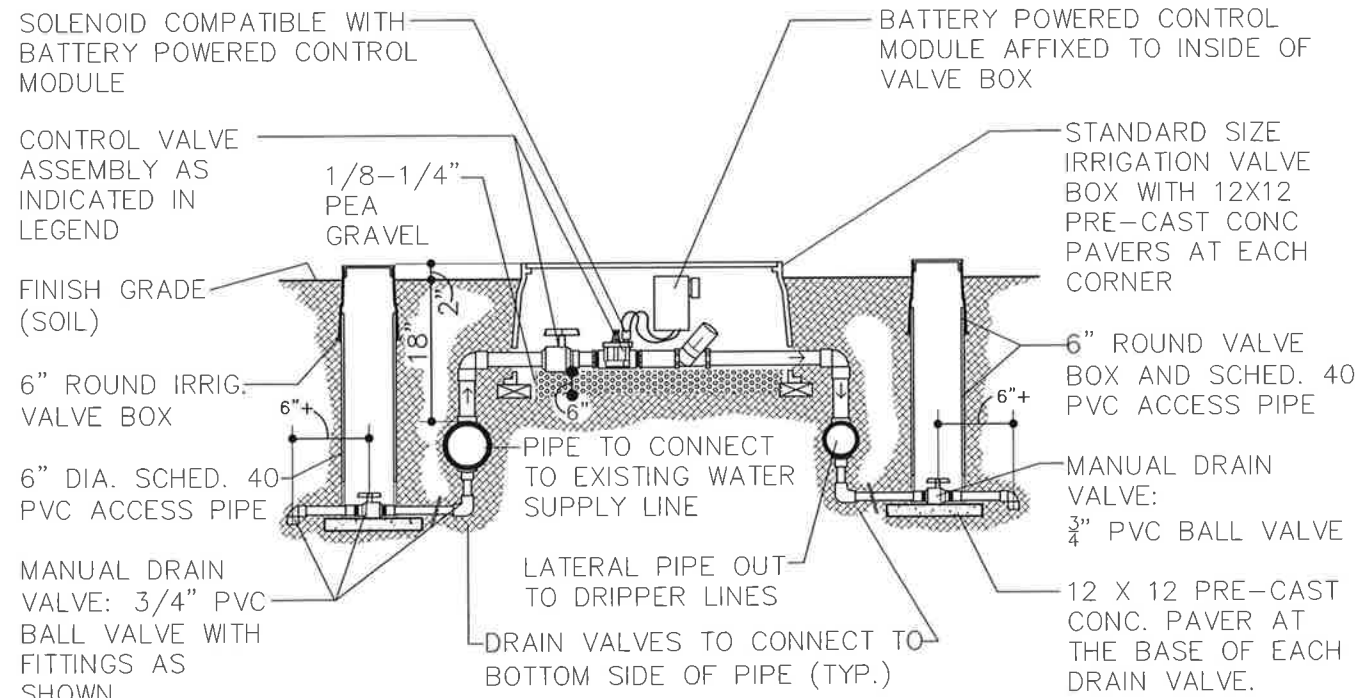
6" ROUND VALVE BOX  
 TOP OF SETTLED MULCH  
 FINISH GRADE (SOIL)  
 DRIPPER LINE (or LATERAL)  
 BARBED DRIPPER LINE TO PVC CONNECTION.  
 12 X12 PRE-CAST CONC PAVER  
 AIR (VACUUM) RELIEF VALVE: "NETAFIM 1/2" MPT #TLAVRV"

NOTE: LOCATION INDICATED ON THE DRAWING IS APPROXIMATE. INSTALL AT HIGH POINT OF ZONE

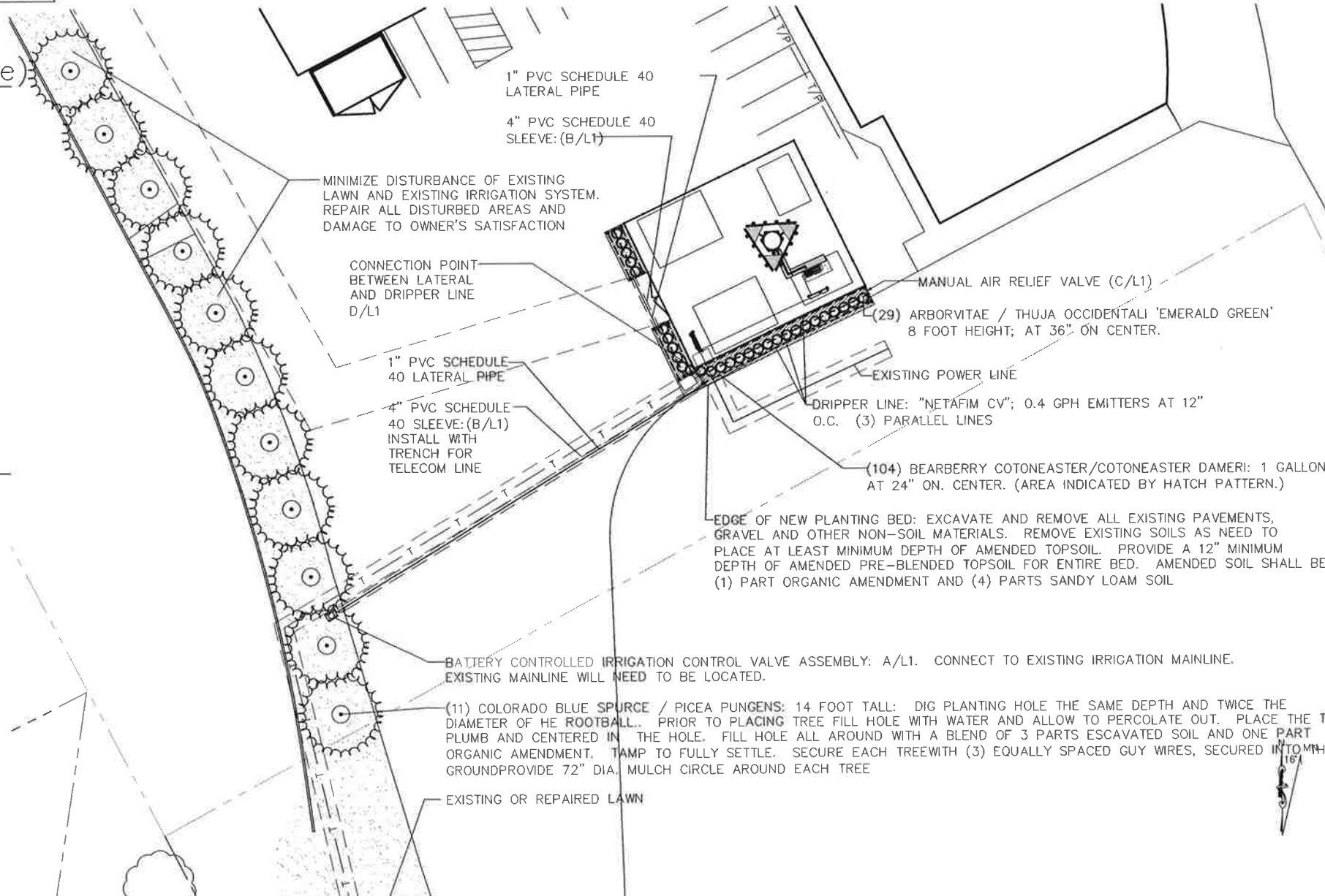
**C AIR RELIEF VALVE (MANUAL)** Section (no scale)



**D LATERAL & DRIPPER LINE**



**A CONTROL VALVE - Section (no scale)**



4801 TOUCHTON ROAD EAST  
 BLDG. 300, SUITE 3200  
 JACKSONVILLE, FL 32248  
 PHONE: (904) 450-4830

PROJECT INFORMATION:  
 SP01263C  
 ASSUMPTION  
 9001 N. INDIAN TRAIL RD  
 SPOKANE, WA 99208

DATE	RELEASE
7/15/14	PRELIMINARY ZONING REVIEW
9/2/14	PRELIMINARY ZONING REVIEW
11/19/14	PRELIMINARY ZONING REVIEW
12/18/14	FINAL ZONING SUBMITTAL
1/21/15	JURISDICTIONAL REVISION
5/12/15	LANDSCAPE PLAN
5/28/15	Plan Check Revisions

DRAWING INFORMATION:  
 THIS DRAWING IS COPYRIGHTED AND IS THE SOLE PROPERTY OF THE OWNER. IT IS PRODUCED SOLELY FOR USE BY THE OWNER AND ITS AFFILIATES. REPRODUCTION OR USE OF THIS DRAWING AND/OR THE INFORMATION CONTAINED IN IT IS FORBIDDEN WITHOUT THE WRITTEN PERMISSION OF THE OWNER.

PLANS PREPARED BY:  
**cushing**  
 Civil Engineers  
 Don Cushing Associates  
 Civil Engineers  
 107 SE WASHINGTON STREET  
 SUITE 285  
 PORTLAND, OR 97214  
 (503) 387-5331  
 www.cushing-enr.com

LICENSURE:

SHEET TITLE:

LANDSCAPE PLAN

SHEET NUMBER:

L-1