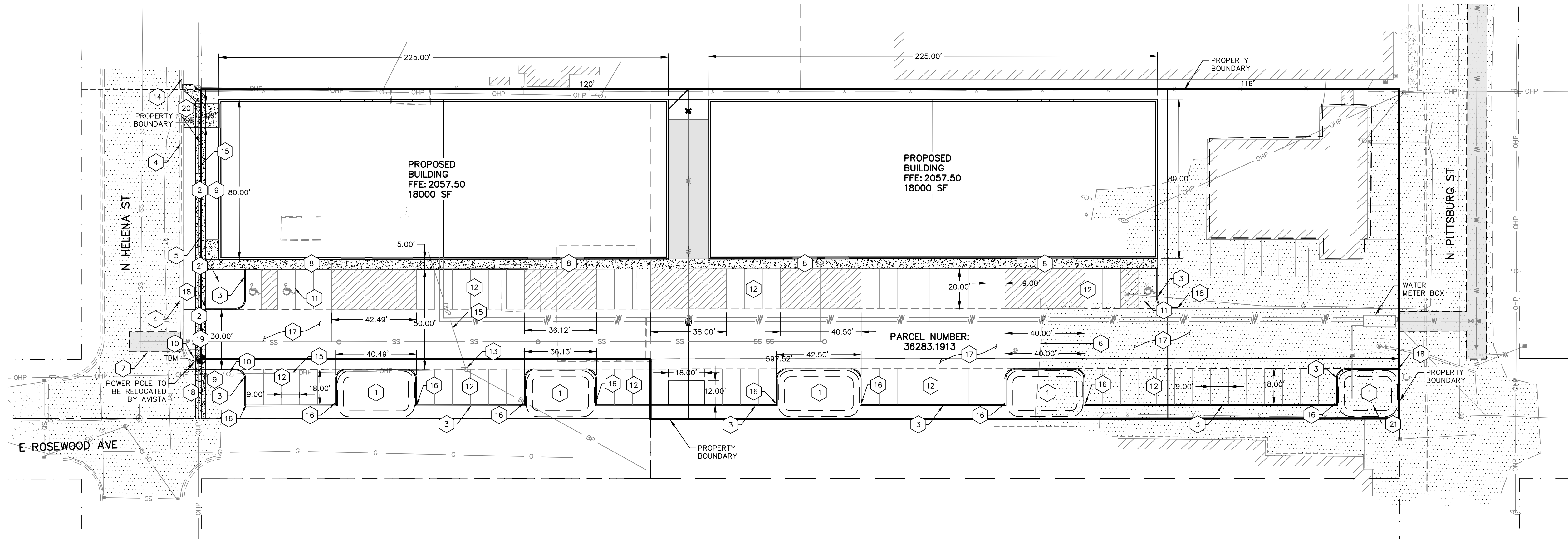


SITE IMPROVEMENTS

WHIPPLE ROSEWOOD COMMERCIAL

LOTS 13-16 AND THE WEST HALF OF LOT 17, BLOCK 27, GUNNS ADDITION,
BOOK B OF PLATS, PAGE 79,
A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER,
SECTION 28, TOWNSHIP 26 NORTH, RANGE 43 EAST, W.M.,
CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON



- | TABLE | |
|-------|---|
| 1 | DRAINAGE SWALE - SEE GRADING AND DRAINAGE PLAN FOR MORE INFORMATION. SEE DETAILS ON SHEET C6. |
| 2 | 5' CONCRETE SIDEWALK WITH 6.5' PEDESTRIAN BUFFER STRIP PER CITY OF SPOKANE STD. PLAN NO. F-102B. SEE SHEET C0 FOR DIMENSIONS. |
| 3 | CONCRETE CURB PER CITY OF SPOKANE STANDARD PLAN F-106. |
| 4 | ALL ROLLED CURB ALONG FRONTAGE ON HELENA ST. TO BE REMOVED. REPLACE WITH STANDARD CURB AND GUTTER PER CITY OF SPOKANE STANDARD F-106. |
| 5 | ADA ACCESSIBLE ROUTE. |
| 6 | EDGE OF EXISTING ASPHALT PAVING |
| 7 | APPROXIMATE SAWCUT LOCATION. CONTRACTOR TO SAWCUT, REMOVE, AND REPLACE EXISTING ASPHALT AND CONCRETE CURB AS NECESSARY FOR PROPOSED IMPROVEMENTS. SAWCUT TO BE PER REGIONAL PAVEMENT CUT POLICY. TACK COAT PRIOR TO PAVING. |
| 8 | 5' CONCRETE SIDEWALK PER CITY OF SPOKANE STD. PLAN NO. F-102. |
| 9 | LANDSCAPE AREA. SEE LANDSCAPE AND ARCHITECTURAL PLANS FOR MORE INFORMATION. |
| 10 | UTILITY POLE (PROTECT IN PLACE) - SEE SURVEY FOR MORE INFORMATION. |
| 11 | ADA ACCESSIBLE PARKING, STRIPING, AND SIGNAGE. SEE ARCHITECTURAL PLAN FOR MORE INFORMATION. |
| 12 | SEE ARCHITECTURAL PLANS FOR FINAL STRIPING PATTERN |
| 13 | EXISTING FEATURE - TO BE REMOVED. |
| 14 | TRANSITION FROM EXISTING ROLLED CURB TO STANDARD CURB HERE. SEE NOTE 27. |
| 15 | EXISTING OVERHEAD POWER LINE |
| 16 | CURB INLET PER CITY OF SPOKANE STANDARD PLAN F-109. |
| 17 | ASPHALT PAVING SEE DETAIL ON SHEET C5 FOR MORE INFORMATION. |
| 18 | CURB NOSE DOWN, SEE DETAIL ON SHEET C5 FOR MORE INFORMATION. |
| 19 | CONCRETE DRIVEWAY PER CITY OF SPOKANE STD. PLAN NO. F-104. W = 30' |
| 20 | CONCRETE DRIVEWAY PER CITY OF SPOKANE STD. PLAN NO. F-104. W = 12' |
| 21 | PROJECT SIGNAGE |

PROJECT INFO

ZONE:
LIGHT INDUSTRIAL

SITE AREA:
2.12 AC +/-

BUILDING AREA:
36,000 SF +/-

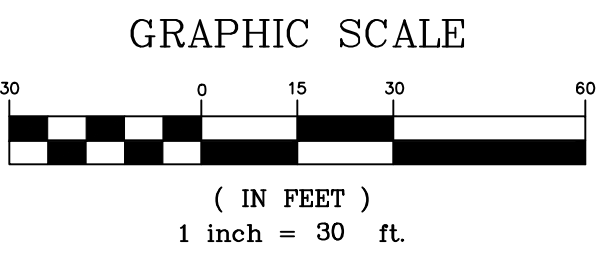
PARKING:
REQUIRED - 44 SPACES (MIN.)
- 180 SPACES (MAX.)
PROVIDED - 68 SPACES

ELEVATION DATUM

NAVD88 ESTABLISHED FROM GPS OBSERVATION
ON LOCAL CONTROL POINTS USING THE
WASHINGTON STATE REFERENCE NETWORK.

SITE TBM

SOUTHWEST PROPERTY CORNER,
5/8" REBAR W/ PLASTIC CAP, PLS 22961
ELEVATION: 2057.40



CALL BEFORE YOU DIG 811

No.	DESC.	DATE	BY
5			
4			
3			
2			
1			

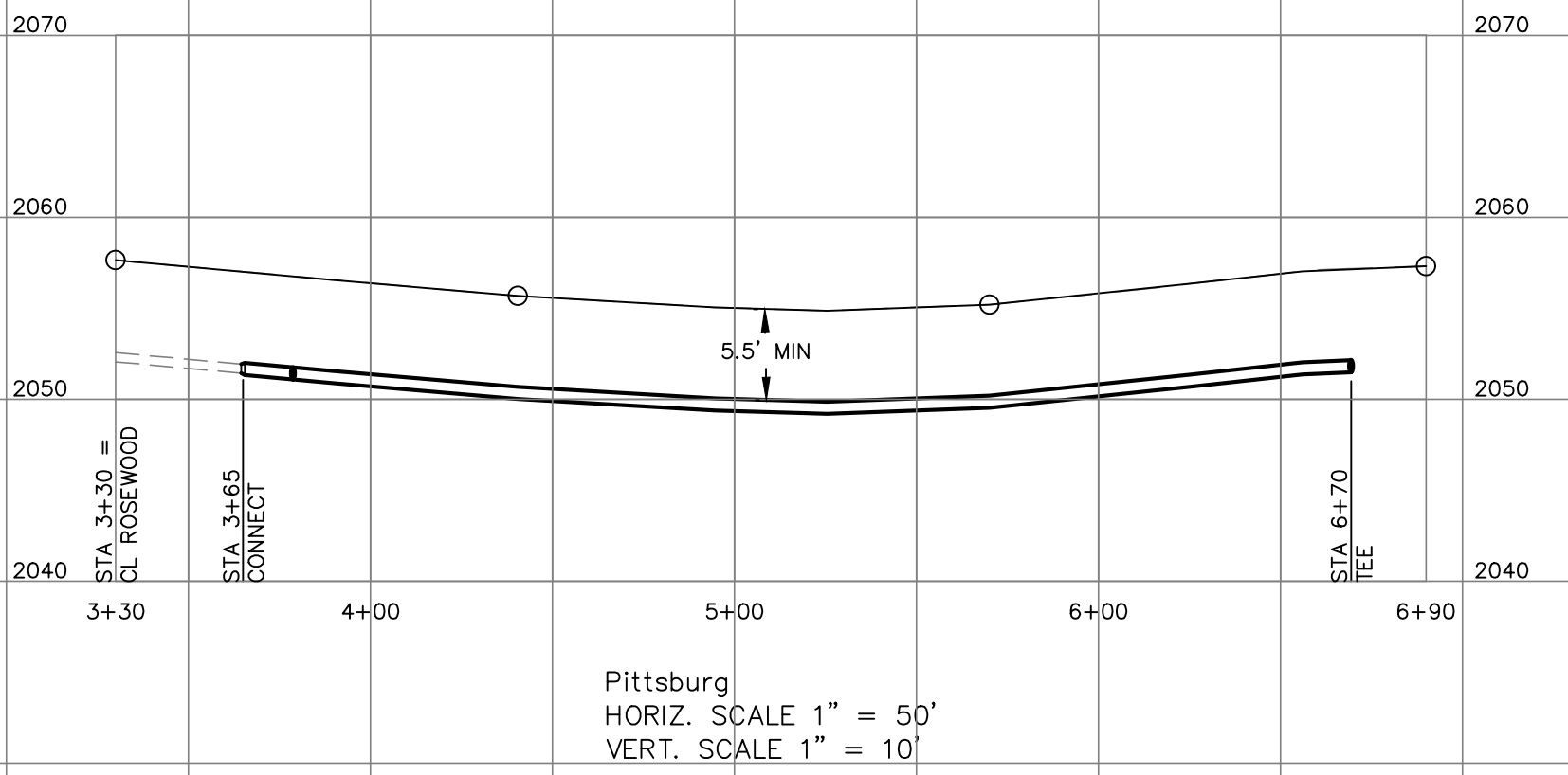
storhäug
civil engineering | planning
landscape architecture | surveying

510 east third avenue | spokane, wa | 99202
509.242.1000 | www.storhauginc.com

SHEET TITLE
SITE PLAN
WHIPPLE ROSEWOOD COMMERCIAL

PROJECT TITLE
1607 E ROSEWOOD AVE
SPOKANE, WA

DATE	7/6/21
DRAWN	SPS
CHECKED	
PROJECT NUMBER	20-231
DRAWING NO.	C1
SITE	



E ROSEWOOD AVE. PROFILE

TABLE

- CONNECT TO EXISTING 6--INCH WATER LINE. INSTALL 8X6 REDUCER AND 8" DI WATER MAIN AS SHOWN.
- INSTALL 8" TEE AND VALVE.
- INSTALL WATER VAULT FOR 8" FIRE LINE AND 2" DOMESTIC LINE PER CITY OF SPOKANE STANDARD PLANS Y-116 AND Y-118.
- INSTALL 8" DI WATER MAIN PER CITY OF SPOKANE STANDARDS.
- CONNECT TO EXISTING 6" WATER MAIN WITH 6X8 TEE AND 6" VALVE AS SHOWN.
- INSTALL 8" GATE VALVE .
- APPROXIMATE SAWCUT LOCATION. CONTRACTOR TO SAWCUT, REMOVE, AND REPLACE EXISTING ASPHALT AS NECESSARY FOR PROPOSED IMPROVEMENTS. SAWCUT TO BE PER REGIONAL PAVEMENT OUT POLICY. TACK COAT PRIOR TO PAVING.

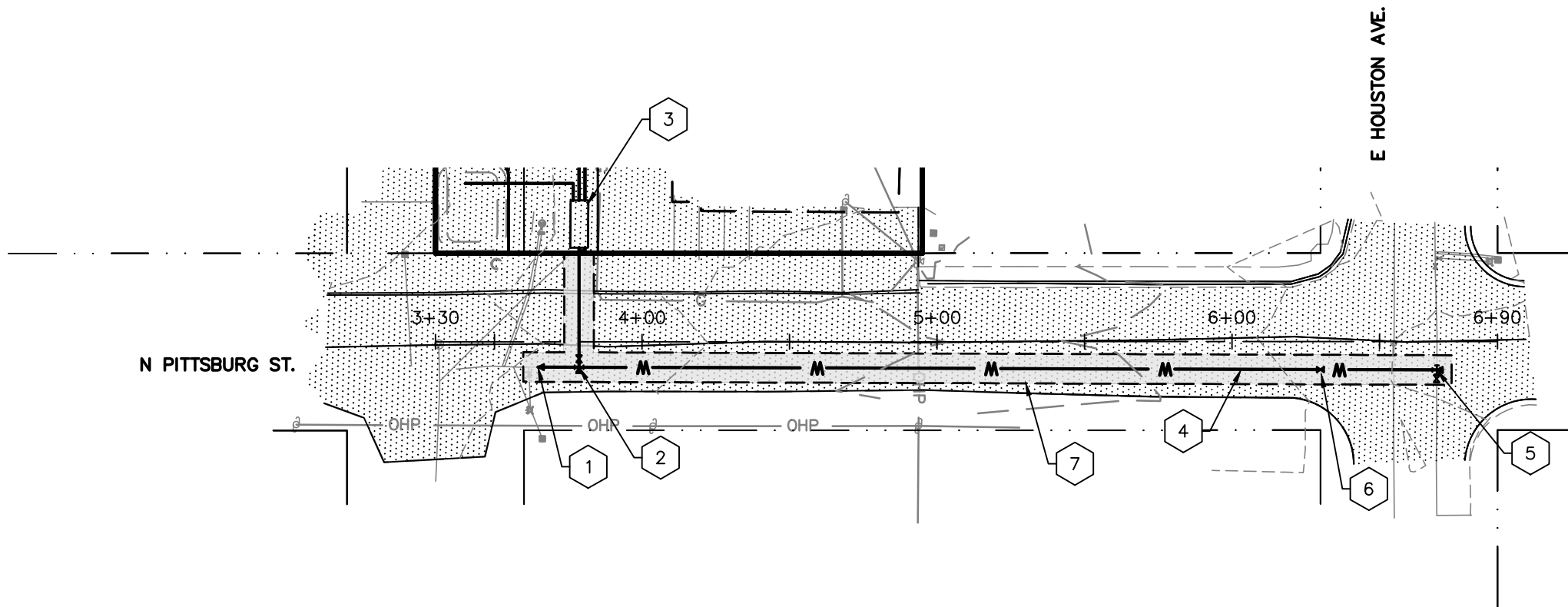
WATER NOTES:

- THIS PLAN MAY NOT SHOW ALL EXISTING UTILITIES. EXISTING LOCATIONS ARE APPROXIMATE ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE EXISTENCE AND ACTUAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.
- WATER PIPE, VALVES AND FITTINGS (NOT INCLUDING SERVICES) SHALL BE DUCTILE IRON WITH MECHANICAL JOINTS. NO C900 PIPE ALLOWED.
- WATER MAINS TO BE INSTALLED AT 5.5' DEPTH FROM INVERT TO FINISHED GRADE, UNLESS OTHERWISE NOTED.
- WATER SERVICES SHALL BE 1" DIA. TYPE "K" COPPER & SHALL BE EXTENDED INSIDE THE PROPERTY LINE PER TYPICAL WATER AND SEWER SERVICE LOCATION DETAIL AND CITY OF SPOKANE STANDARD PLAN Y-111. SHOWN ON SHEET 18.
- INDIVIDUAL PRESSURE REDUCING VALVES ARE REQUIRED ON ALL SERVICES THAT EXCEED 80 PSI STATIC.
- SEE HYDRANT SETTING STANDARD PER CITY OF SPOKANE STD. PLAN Y-101 FOR FURTHER DETAILS INCLUDING LOCATION OF VALVE BOX
- ALL CONNECTIONS TO LIVE MAINS SHALL BE MADE BY CITY FORCES.
- NO UTILITIES ARE TO BE INSTALLED WITHIN 5' PARALLEL TO WATER MAINS AND SERVICE LINES. SEPARATION TO SEWERS MUST BE MAINTAINED PER CITY OF SPOKANE PLANS W-110 AND W-11. CROSSING WATER/SEWER LINES OR THEIR CASING SHALL HAVE 6" MINIMUM VERTICAL SEPARATION.
- RESTRAINTS SHALL BE INSTALLED ON ALL PRESSURE PIPELINES IN ACCORDANCE WITH CITY OF SPOKANE STANDARDS. REFER TO RESTRAINED JOINT TABLE ON THIS SHEET.
- STATIONING AND OFFSET IS BASED ON STATIONING FOR THE REFERENCED STREET ALIGNMENT.
- LOWER WATER LINE AS NEEDED TO MEET CITY OF SPOKANE CROSSING STDS. SEE WATER LOWERING DETAIL ON SHEET 18 FOR MORE INFORMATION.

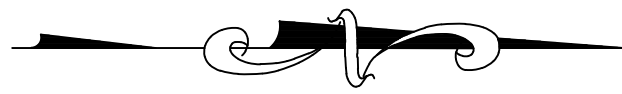
MAXIMUM PERMISSIBLE DEFLECTION IN LAYING PUSH-ON JOINT PIPE

SIZE OF PIPE IN.	MAX. PERMISSIBLE DEFLECTION PER LENGTH - IN.				APPROX. RADIUS OF CURVE PRODUCED BY SUCCESSION OF JOINTS - FT.			
	12-FT. LENGTH	16-FT. LENGTH	18-FT. LENGTH	20-FT. LENGTH	12-FT. LENGTH	16-FT. LENGTH	18-FT. LENGTH	20-FT. LENGTH
4	9	12	14	15	187	247	273	307
6	9	12	14	15	187	247	273	307
8	9	12	14	15	187	247	273	307
12	9	12	14	15	187	247	273	307

DEFLECTION TABLE



N PITTSBURG PLAN



GRAPHIC SCALE



(IN FEET)
HORZ: 1 inch = 50 ft.
VERT: 1 inch = 10 ft.

THE ENGINEER'S SEAL WAS REMOVED DURING THE AS-BUILT PROCESS. THE INFORMATION OF RECORD IS AS FOLLOWS:			
Proj. No.	Engineer's Name	Eng.'s No.	Date on plan
21-231	STEVE P. SOLTYS	29885	2/26/2021

LOCATES (2 WORKING DAYS NOTICE REQUIRED PRIOR TO EXCAVATION)
LOCAL CALLING NUMBERS
SPOKANE COUNTY

8-1-1



BY	REVISIONS	DATE	PROJ.	FROM	AS BUILT	TO	ACCEPT

BENCHMARK DATA	SCALE	DATE
NAVD88 DATUM GPS WSRN	HORIZONTAL 1"= 50'	02/22
ELEVATION 2057.40 (NAVD 88)	VERTICAL 1"= 10'	02/22
LOCATION 5/8" REBAR W/ PLASTIC CAP, PLS 22961 SOUTHWEST PROPERTY CORNER		APPROVED

CITY OF SPOKANE, WASHINGTON
DEPARTMENT OF ENGINEERING SERVICES

WHIPPLE ROSEWOOD COMMERCIAL
N. PITTSBURG STREET
3+30 - 6+70

SE #20-231 CALL BEFORE YOU DIG 456-8000

TYPE OF IMPROVEMENT:	
CITY PROJECT NUMBER	CITY PLAN NUMBER
	X-XX-XX