

PERMIT NO. B21M0064PDEV

GARAGE LODGE STORAGE CONDOMINIUMS

SITE IMPROVEMENT PLAN

PARCEL INFORMATION

STREET ADDRESS: 1551 S. DEER HEIGHTS RD
 PARCEL NUMBER: 25301.0216
 PARCEL AREA: 1.71 Acres
 PARCEL LOCATION: N 1/2, SECTION 30, TWP 25 N., R 42 EWM.
 PARCEL ZONING: LIGHT INDUSTRIAL (LI)
 OWNER/APPLICANT: Garage Lodge, LLC
 7016 S. Brookshire Ct.
 Spokane, WA 99223
 Contact: Chris Bornhof
 chris@bornhof.com
 509.599.6504

SITE CONTRACTOR: Steel Structures America
 PO Box 895
 Post Falls, ID 83854
 Contact: Justin Sternberg
 justinsternberg@gmail.com
 208.659.4800

VERTICAL DATUM

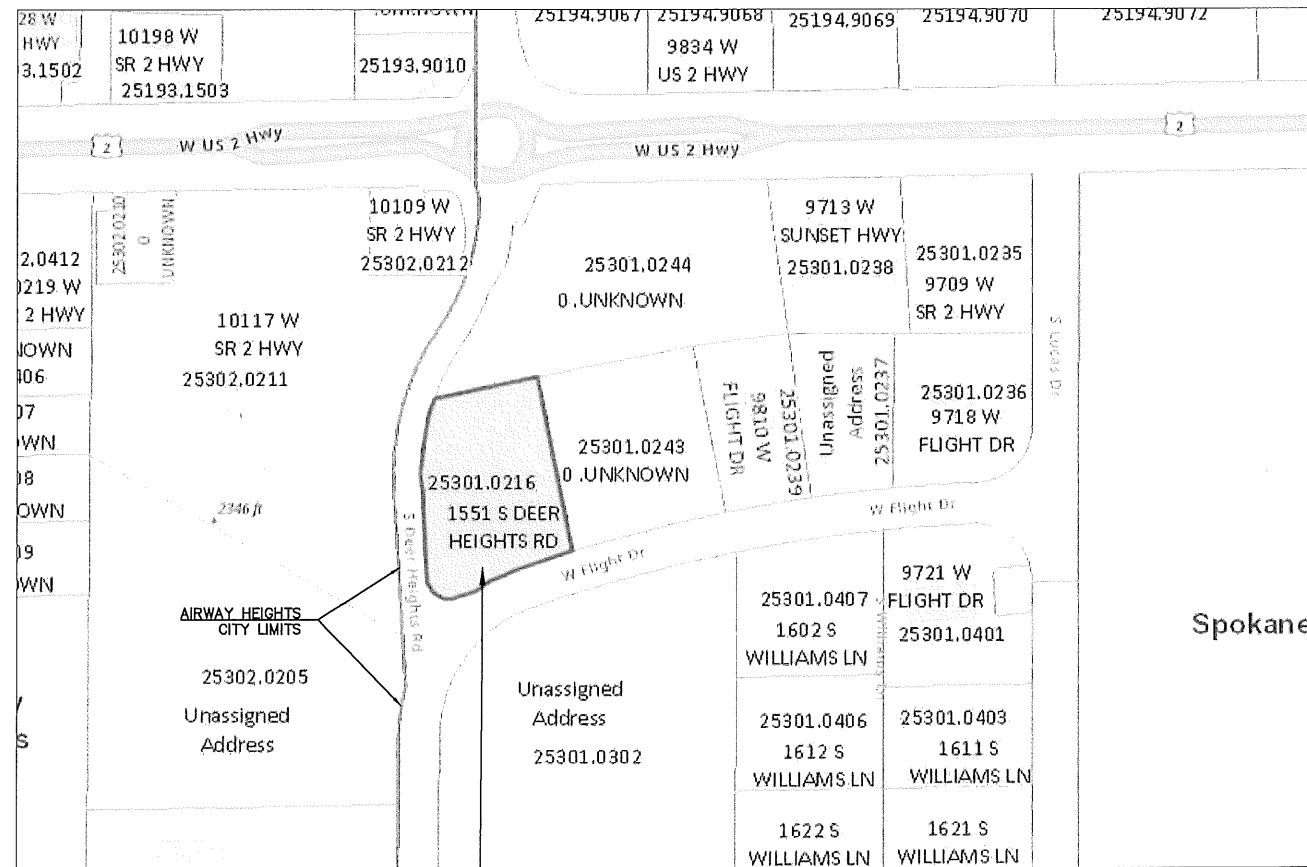
ASSUMED

SHEET INDEX

- C1 - TITLE/PROJECT INFORMATION
- C2 - EXISTING CONDITION
- C3 - PROPOSED SITE IMPROVEMENTS
- C4 - SITE GRADING PLAN
- C5 - EROSION/SEDIMENTATION CONTROL PLAN
- C6 - DETAILS
- C7 - DETAILS

CONCRETE TRUCK WASH OUT NOTE

NO CONCRETE TRUCK WASH OUT SHALL OCCUR ON-SITE.
 CONCRETE TRUCK WASH OUT SHALL OCCUR AT A FACILITY
 APPROVED FOR THE WASH OUT OF CONCRETE TRUCKS.



PROJECT LOCATION

VICINITY MAP
N.T.S.

PROPOSED SITE AREA COMPONENTS

IMPERVIOUS AREA
 PROPOSED SHEET METAL ROOF AREA: 30,270 SF (0.694 ACRE)
 PROPOSED PAVEMENT: 21,880 SF (0.50 ACRE)
 TOTAL IMPERVIOUS AREA: 52,150 SF (1.197 ACRE)

PERVIOUS AREA
 SWALE/UNPAVED AREA: 19,320 SF (0.444 ACRE)

TOTAL SITE AREA: 164 ACRES

PARKING STALL CALCULATION

STORAGE BUILDINGS: 3 BLDG
 - BLDG A: 8160 SF 112
 - BLDG B: 7200 SF 102
 - BLDG C: 13950 SF 192
 - OFFICE: 960 SF 12
 TOTAL: 30270 SF 418

TOTAL PROPOSED BUILDING AREA: 30270 SF

FACILITY PARKING REQUIREMENT:
 1 STALL/1000 UP TO 3000 SF + 1 STALL/3500 SF ABOVE 3000 SF
 3 STALLS + 26550/3500 = 3 + 7.6 = 10.6 STALLS (11 STALLS) REQUIRED
 OFFICE: 1 STALL/500 SF - 960/500 = 1.92 STALLS (2 STALLS) REQUIRED
 TOTAL PARKING STALLS REQUIRED: 13 STALLS

ACCESSIBLE PARKING: 1 STALL/25 UNITS - 1 ACCESSIBLE PARKING STALL REQUIRED

PARKING PROVIDED:
 - OFFICE: 4 STANDARD STALL PLUS 1 ACCESSIBLE STALL
 - STORAGE UNITS: 1 8'X23' PARALLEL PARKING STALL EXISTS IN FRONT OF EACH UNIT: 23 STALLS
 TOTAL PARKING STALLS PROVIDED: 28 STALLS

Garage Lodge, LLC
 Chris Bornhof

DATE

NO.	DATE	DESCRIPTION	BY	BDN

NORTH ENGINEERING & SURVEYING, PLLC
 PROFESSIONAL ENGINEERING SERVICES
 P.O. BOX 2486
 HAYDEN, ID 83835
 208.755.6855
 PARTNORTH@FRONTIER.COM

TITLE SHEET/PROJECT INFORMATION
 GARAGE LODGE SITE IMPROVEMENT PLAN
 1551 S. DEER HEIGHTS RD
 CITY OF SPOKANE, WASHINGTON
 PARCEL 25301.0216

DATE: 8/1/2021	DWG: X	JOB #: 21046	SCALE: AS NOTED
		DRAWN BY: EDN	HORIZ: AS NOTED
			VERT: AS NOTED



EXISTING CONDITION SITE KEYNOTES:

BOUNDARY

- Ⓛ1 FOUND PROPERTY CORNER MONUMENT
- Ⓛ2 CALCULATED PROPERTY CORNER LOCATION
- Ⓛ3 PROPERTY BOUNDARY
- Ⓛ4 30' WIDE X 80' DRAINAGE EASEMENT

WATER - CITY OF SPOKANE

- X4 EXISTING VALVE RISER IN PAVEMENT
- Ⓜ1 EXISTING WATER MAIN
- Ⓜ2 EXISTING FIRE HYDRANT
- Ⓜ3 APPARENT EXISTING WATER MAIN STUBOUT TO PARCEL - CONFIRM SIZE/LOCATION WITH EXPLORATORY EXCAVATION. COORDINATE WITH CITY WATER DEPARTMENT PRIOR TO EXCAVATION.

SEWER - CITY OF SPOKANE

- Ⓜ4 SEWER MANHOLE, N. RIM ELEV = 44.2 - PRESERVE/PROTECT
- Ⓜ5 SEWER MANHOLE, N. RIM ELEV = 42.6 (8.6' DEEP) - PRESERVE/PROTECT
- Ⓜ6 SEWER MANHOLE, N. RIM ELEV = 40.3 - PRESERVE/PROTECT
- Ⓜ7 SEWER MANHOLE, N. RIM ELEV = 42.5 (7.3'DEEP) - PRESERVE/PROTECT
- Ⓜ8 10" GRAVITY SEWER MAIN - FLOWING EAST
- Ⓜ9 8" GRAVITY SEWER MAIN - FLOWING SOUTH (APPARENT GRADE: 2.5%)

PAVEMENT

- Ⓜ10 CURB/GUTTER - PRESERVE/PROTECT
- Ⓜ11 CURB INLET - PRESERVE/PROTECT
- Ⓜ12 6' WIDE SIDEWALK - PRESERVE/PROTECT
- Ⓜ13 PEDESTRIAN RAMP - PRESERVE/PROTECT
- Ⓜ14 26' WIDE APPROACH - DO NOT OBSTRUCT
- Ⓜ15 PAVED CURB - PRESERVE/PROTECT
- Ⓜ16 PAVED CURB - TO BE REMOVED/REPLACED WITH CURB/GUTTER ALONG PROJECT FRONTAGE

SITE DRAINAGE

- Ⓜ17 STREET DRAINAGE SWALE - PRESERVE/PROTECT
- Ⓜ18 DRYWELL - PRESERVE/PROTECT
- Ⓜ19 CATCH BASINS CONNECTED BY 8" PVC PIPE - PRESERVE/PROTECT
- Ⓜ20 12" STORM DRAIN FROM CATCH BASIN TO DRYWELL - ALIGNMENT UNCONFIRMED - PRESERVE/PROTECT

DRY UTILITIES - AVISTA

- Ⓜ21 GROUND PAD TRANSFORMER AND UTILITY RISERS
- Ⓜ22 APPARENT BURIED DRY UTILITY CORRIDOR UNDER SIDEWALK - PRESERVE/PROTECT

FENCING

- Ⓜ23 EXISTING SITE CHAIN LINK FENCE - PRESERVE/PROTECT

SIGNAGE/STRIPING

- Ⓜ24 STOP SIGN
- Ⓜ25 SPEED LIMIT SIGN

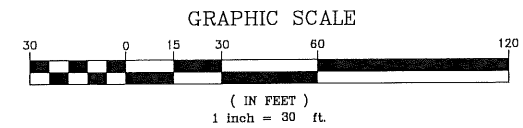
LANDSCAPING

- Ⓜ26 EXISTING STREET TREES - PRESERVE/PROTECT

MISCELLANEOUS


- Ⓜ27 TESTHOLE

TH X



CALL 811 FOR BURIED UTILITY LOCATES BEFORE YOU DIG!

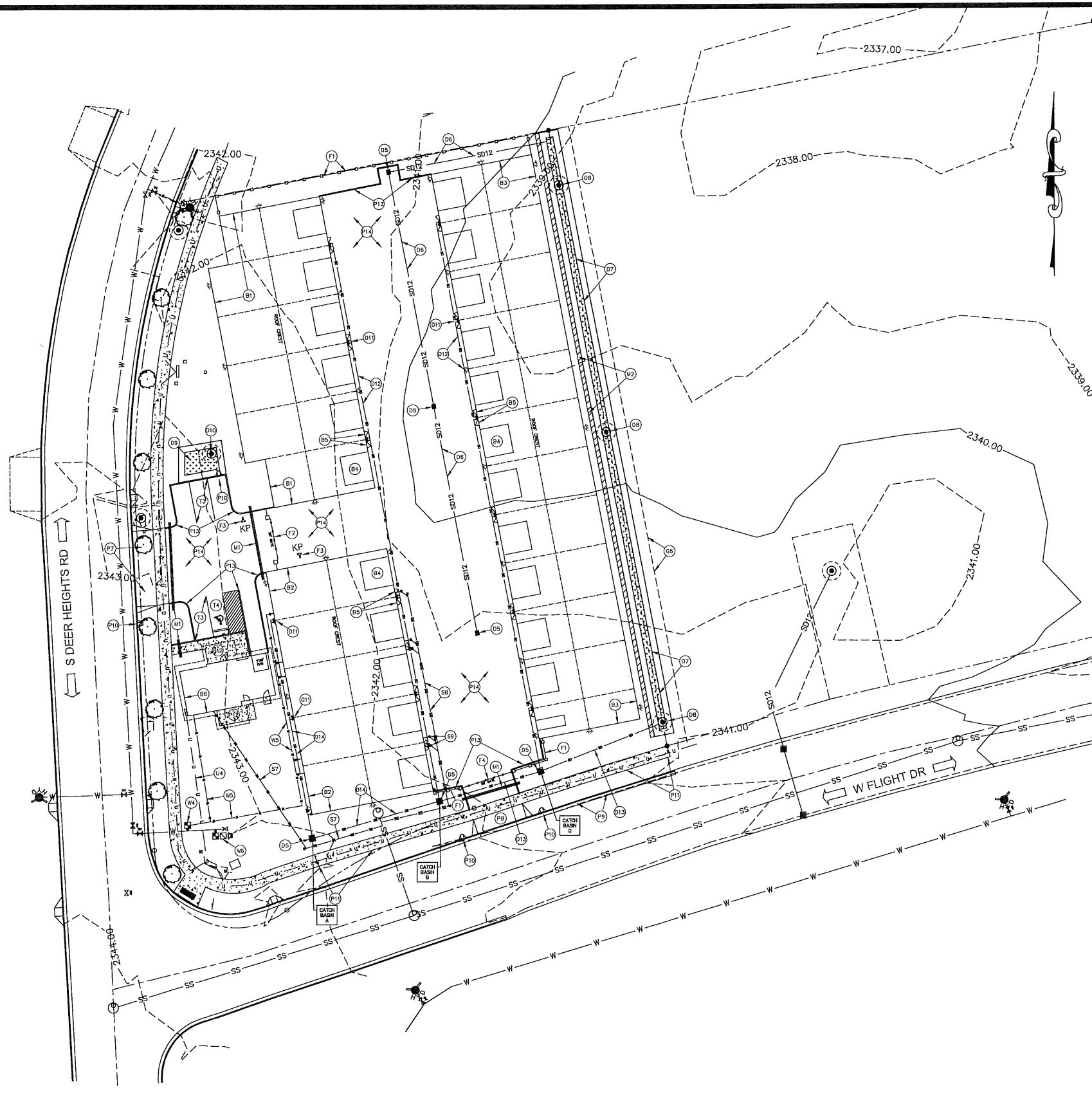
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EXISTING CONDITION OVERVIEW
GARAGE LODGE SITE IMPROVEMENT PLAN
 15515 S. DEER HEIGHTS RD
 CITY OF SPOKANE, WASHINGTON
 PARCEL 25301.0216

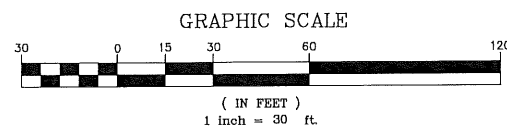
DATE: 8/12/20
DWG: X
JOB #: 21040
DRAWN BY: BDN
SCALE: AS NOTED
HORIZ: AS NOTED
VERT: AS NOTED

SHEET:
C2 OF 7



NOTE: ALL SITE WORK SHALL CONFORM TO CITY OF SPOKANE DESIGN STANDARDS AND SPECIFICATIONS, LATEST EDITION.

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PROPOSED IMPROVEMENT SITE KEYNOTES:

BOUNDARY

- (C5) PROPOSED 10-FT WIDE NON-EXCLUSIVE SHARED DRAINAGE EASEMENT

BUILDINGS

- (B1) STORAGE BLDG A (6 UNITS): 60'X144'-(10'X24' CUTOUT IN NW CORNER & 10'X24' CUTOUT IN SW CORNER)=8160 SF, FF ELEV = 42.5, LIP ELEV = 42.3
- (B2) STORAGE BLDG B (5 UNITS) - 60'X120'=7200 SF, FF ELEV = 42.5, LIP ELEV = 42.3
- (B3) STORAGE BLDG C (12 UNITS) - 50'X279'=13950 SF, FF ELEV = 42.3, LIP ELEV = 42.1
- (B4) 14'X14' OVERHEAD DOOR ON EACH UNIT (TYP)
- (B5) 3' MAN-DOOR TO EACH UNIT (TYP)
- (B6) 960 SF OFFICE/LODGE, FF=43.7

WATER - CITY OF SPOKANE

- (W1) INSTALL 1" SERVICE METER ASSEMBLY
- (W2) EXTEND 1" CL 250 HDPE DOMESTIC SERVICE PIPING TO OFFICE AND BUILDING 3 - INSTALL CURB STOP WITH C.I. RISER AT TEE ON EACH BRANCH OF TEE BETWEEN BUILDING SERVICES AS SHOWN. INSTALL CURB STOP WITH C.I. RISER AT EACH SERVICE ENTRANCE TO BUILDING 3.
- (W3) INSTALL 1" IRRIGATION METER ASSEMBLY W/BACKFLOW VALVE TO SERVE SITE LANDSCAPING

SEWER - CITY OF SPOKANE

- (S1) CONNECT TO EXISTING 8" SEWER MAIN WITH 8"X4" ROMAC CB TAPPING SLEEVE. EXTEND 4" SEWER SERVICE AT S=2% MINIMUM TO OFFICE IN CONFORMANCE WITH APPLICABLE PLUMBING CODE(S). PROVIDE CLEANOUTS AT MAX INTERVAL OF 100-FT AND/OR CHANGE OF ALIGNMENT GREATER THAN 22.5 DEGREES.
- (S2) CONNECT TO EXISTING 8" SEWER MAIN WITH 8"X6" ROMAC CB TAPPING SLEEVE. EXTEND 6" SEWER SERVICE AT S=2% MINIMUM TO BUILDING 3 UNITS IN CONFORMANCE WITH APPLICABLE PLUMBING CODE(S). PROVIDE CLEANOUTS AT MAX INTERVAL OF 100-FT AND/OR CHANGE OF ALIGNMENT GREATER THAN 22.5 DEGREES.
- (S3) 4" SERVICE TO EACH UNIT OF BLDG B TO APPLICABLE PLUMBING CODE STANDARDS (5 REQUIRED).

PAVEMENT

- (P1) PROPOSED 36' THROAT WIDTH APPROACH - REMOVE/REPLACE EXISTING TREE OUTSIDE OF APPROACH AND VISION TRIANGLE.
- (P2) PROPOSED 25' THROAT WIDTH APPROACH
- (P3) PROPOSED STANDARD CURB/GUTTER ALONG PARCEL FRONTAGE - 100 LF DEPICTED.
- (P4) PROPOSED CURB INLET (12" THROAT WIDTH, 4 DEPICTED) - REMOVE/RELOCATE EXISTING TREE AT DEER HEIGHTS APPROACH IF DAMAGED.
- (P5) PROPOSED 6' SIDE SIDEWALK ALONG PARCEL FRONTAGE
- (P6) PROPOSED SIDEWALK/FLATWORK AROUND OFFICE - SLOPE 1.5% MAX AWAY FROM BUILDING
- (P7) PROPOSED SITE STANDARD CURB GRADED PER SHT C4 - 330 LF DEPICTED
- (P8) PROPOSED SITE PAVEMENT (2" ACP OVER 6" BASE) GRADED AS SHOWN ON SHT C3 - 21,400 SF DEPICTED

SITE DRAINAGE

- (D1) PROPOSED TYPE 1 CATCH BASIN WITH TYPE 3 SUMP GRATE - RIM ELEV AS NOTED ON SHT C4. TOP OF PIPE INLET/OUTLET SHALL BE 12" MINIMUM BELOW RIM (6 DEPICTED)
- (D2) PROPOSED 12" ASTM 3034 PVC @ S=0.12% TO DAYLIGHT IN SWALE (310 LF DEPICTED) - INV IN 39.3, INV OUT EL=38.9 - PROVIDE 24" CONCRETE SPLASH PAD AT PIPE OUTLET IN SWALE
- (D3) PROPOSED IRRIGATED GRASS SURFACED INFILTRATIVE AREA - SWALE FLOOR ELEV = 38.3, SWALE FLOOR AREA: 1030 SF, NOMINAL SWALE FLOOR DIMENSIONS: 295' X 3.5'
- (D4) INSTALL 600 GALLON (TYPE 1) DRYWELL - RIM ELEV = 38.8 - 3 DEPICTED
- (D5) PROPOSED IRRIGATED GRASS SURFACED INFILTRATIVE AREA - SWALE FLOOR ELEV = 41.1, SWALE FLOOR AREA: 173 SF, NOMINAL SWALE BOTTOM DIMENSIONS: 11.5' X 15'
- (D6) INSTALL 600 GALLON (TYPE 1) DRYWELL - RIM ELEV = 41.6 - 1 DEPICTED
- (D7) 4" ASTM 3034 PVC ROOF GUTTER DOWNSPOUT (PAIRED) - FIELD LOCATE AT INTERVALS SPECIFIED BY ROOF GUTTER INSTALLER
- (D8) INSTALL 8" ASTM 3034 PVC ROOF DOWNSPOUT COLLECTOR @ S=0.5% SLOPE - INVERT IN ELEV = 40.6, INVERT OUT ELEV (AT CATCH BASIN B & C) = 39.2 - 12" MINIMUM BURY - 2 270 LF RUNS (545 LF) DEPICTED
- (D9) INSTALL 112 LF 10" ASTM 3034 PVC DRAIN COLLECTOR MANIFOLD @ S=1.0% SLOPE - INV OUT ELEV (AT DRYWELL) = 36.5 - INV INVERT IN ELEV (AT CATCH BASIN B) = 37.7
- (D10) INSTALL 6" ASTM 3034 PVC ROOF DRAIN COLLECTOR @ S=1% SLOPE - INVERT IN ELEV = 40.6, INVERT OUT ELEV (AT CATCH BASIN B) = 38.9 - 12" MINIMUM BURY - 170 LF RUN DEPICTED

DRY UTILITIES - AVISTA

- (U1) COORDINATE WITH AVISTA TO LOCATE SITE UTILITY SERVICE AND BUILDING SERVICE ENTRANCES

FENCING

- (F1) PROPOSED 6' CHAIN LINK PERIMETER FENCE - 220 LF DEPICTED, 3 LOCATIONS
- (F2) PROPOSED 24' WIDE CANTILEVER GATE
- (F3) PROPOSED BOLLARD PROTECTED GATE ACTUATOR KEYPAD (2 SHOWN) PROVIDE KNOX OVERRIDE KEY
- (F4) PROPOSED 20' WIDE PHONE-APP ACTUATED INGRESS/EGRESS GATE WITH KNOX BOX

STRIPING

- (S1) PROPOSED 9'X20' PARKING STALL DELINEATED BY 4" WHITE STRIPE - 4 STALLS DEPICTED
- (S2) PROPOSED STRIPED/SIGNED VAN ACCESSIBLE PARKING STALL WITH WHEEL STOP

MISCELLANEOUS

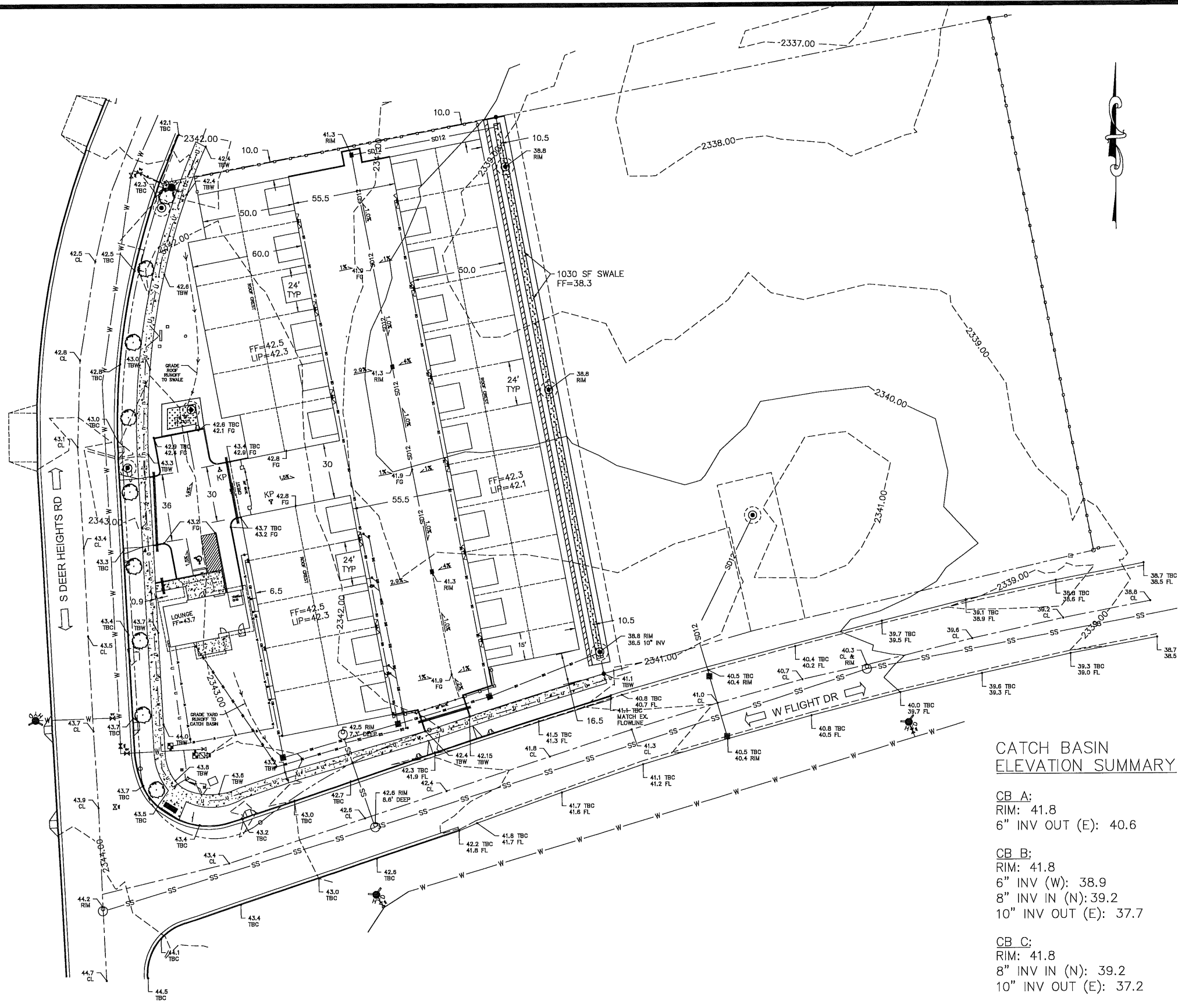
- (M1) INSTALL THREE (3) 4" PVC IRRIGATION SLEEVES, 6" APART, 24" BURY (4 LOCATIONS), (ENTRANCE APPROACH: 50 LF, SE CORNER OF SITE: 25 LF)
- (M2) RAB WP1LED30 WALL PAK WITH GLARE CUTOFF SHIELD (27 DEPICTED)
- (M3) 2'X2'X6' X 300 LF ECOBLOCK CURB (1.5' REVEAL)

NO.	DATE	DESCRIPTION	BY

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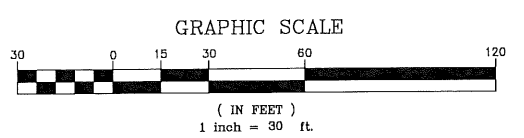
PROPOSED IMPROVEMENT OVERVIEW
GARAGE LODGE SITE IMPROVEMENT PLAN
 15515 S. DEER HEIGHTS RD
 CITY OF SPOKANE, WASHINGTON
 PARCEL 25301.0216

DATE: 8/12/2020
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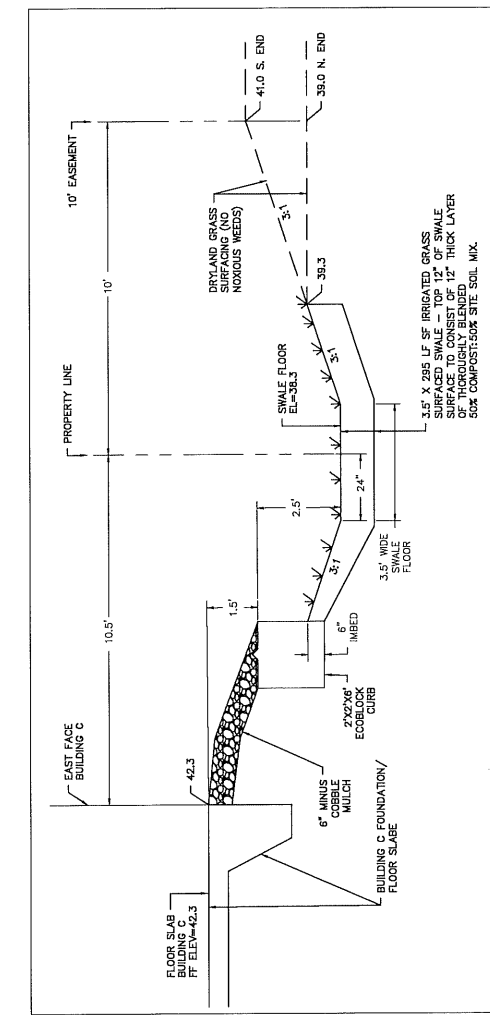
CATCH BASIN ELEVATION SUMMARY

- CB A:**
RIM: 41.8
6" INV OUT (E): 40.6
- CB B:**
RIM: 41.8
6" INV (W): 38.9
8" INV IN (N): 39.2
10" INV OUT (E): 37.7
- CB C:**
RIM: 41.8
8" INV IN (N): 39.2
10" INV OUT (E): 37.2



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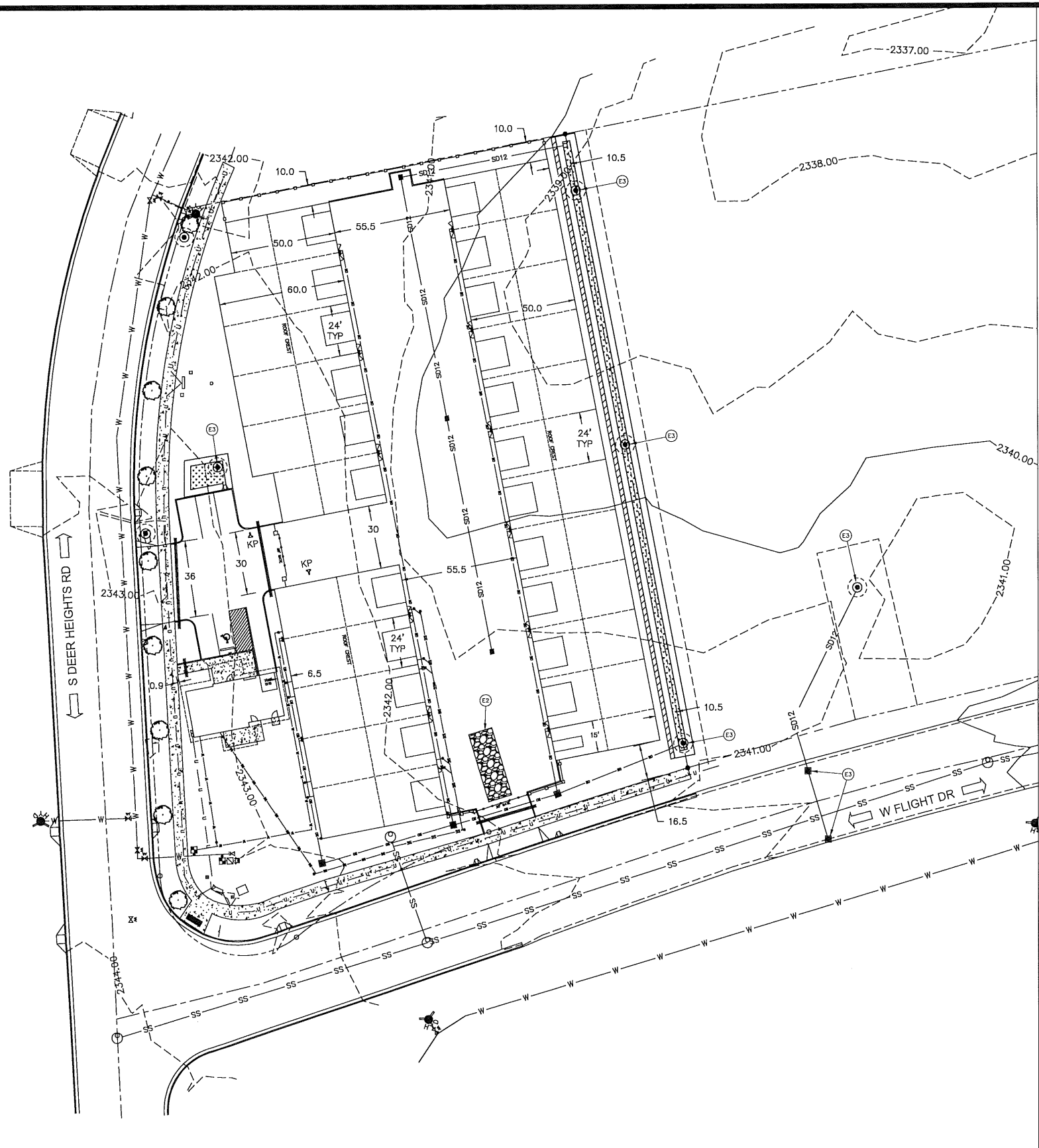


EAST PROPERTY LINE SWALE SECTION



VAN-ACCESSIBLE PARKING STALL DETAILS

DATE: 8/12/2020	DESCRIPTION:
DWG: X	NO.
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NORTH ENGINEERING & SURVEYING, PLLC PROFESSIONAL ENGINEERING SERVICES P.O. BOX 2486 HAYDEN, ID 83835 208.755.9255 BAETDNORTH@FRONTIER.COM	
GRADING PLAN GARAGE LODGE SITE IMPROVEMENT PLAN 15515 S. DEER HEIGHTS RD CITY OF SPOKANE, WASHINGTON PARCEL 25301.0216	
SHEET:	
C4 OF 7	



SITE INFORMATION:

STREET ADDRESS: 1551 S. DEERFIELD WAY
 PARCEL NO: 25301.0216
 PARCEL AREA: 1.71 ACRES
 PARCEL LOCATION: NW 1/2, SECTION 30, TWP 25 N., R 42 E., WM.
 OWNER/APPLICANT: GARAGE LODGE, LLC
 706 S. BROOKSHIRE CT
 SPOKANE, WA 99223

OWNER CONTACT: CHRIS BORNHOFT
 chris@bornhoft.com
 509.599.6504

SITE CONTRACTOR: STEEL STRUCTURES AMERICA, INC.
 3635 E. COVINGTON AVE
 POST FALLS, ID 83854
 208.777.7290

SITE SOILS: NRCS SOIL UNIT 3044 CHENEY ASHY SILT LOAM,
 0-8 PERCENT SLOPES

SITE VEGETATION: VACANT - VOLUNTEER GRASS/WEEDS,
 LANDSCAPE TREES ALONG WEST PARCEL
 BOUNDARY

WATER BODIES/
 CRITICAL AREAS NONE

PROJECT DESCRIPTION:

CONDOMINIUM STORAGE UNIT FACILITY WITH ASSOCIATED UTILITIES,
 GRADING, PAVEMENT. SEE SHEET C3 FOR DESCRIPTIVE DETAILS OF
 PROPOSED CONSTRUCTION.

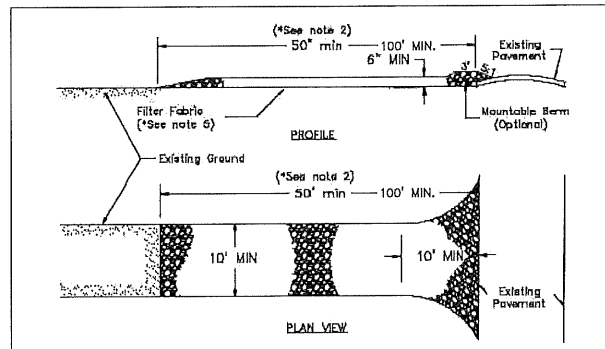
ESC BMP'S UTILIZED: (SEE OVERVIEW ABOVE FOR KEYNOTED LOCATIONS)

- ⓔ1 E1 - PERIMETER SILT FENCE - 2 SECTIONS, 610' DEPICTED (X) (UNNECESSARY)
- ⓔ2 E2 - BMP C105 STABILIZED CONSTRUCTION APPROACH: (2/5)
- ⓔ3 E3 - INLET PROTECTION (FOR NEW DRYWELLS) (3/5)

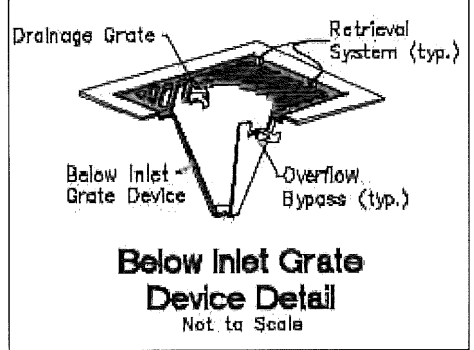
CONSTRUCTION SEQUENCE:

SEE XXX FOR GENERAL PROJECT SEQUENCE.

NOTE: A SITE LOG SHALL BE COMPLETED FOR THIS PROJECT

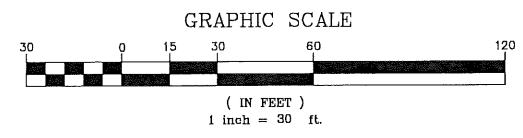


- CONSTRUCTION SPECIFICATIONS**
1. Stone sizes 2" stone or reclaimed or recycled concrete equivalent.
 2. Length: as required, but not less than 50 feet (except 20 foot minimum on a single family residence).
 3. Thickness: not less than 6 inches.
 4. Width: 10 foot minimum, but not less than the full width of ingress and egress locations.
 5. Filter fabric shall be placed over the entire area prior to placing of stone. Filter cloth will not be required on a single family residence lot.
 6. Surface water: all surface water flowing or diverted toward construction entrances shall be piped across the entrance. If piping is impractical, a mountable berm with 5:1 slopes will be required.
 7. Maintenance: the entrance shall be maintained in a condition which will prevent tracking or flowing of sediment onto public right-of-way. This may require periodic top dressing with additional stone as conditions demand and repair and/or cleanup of any measures used to trap sediment. All sediment spilled, dropped, washed or tracked onto public right-of-way must be removed immediately.
 8. Washing: wheels shall be cleaned to remove sediment prior to entrance onto public right-of-way. When washing is required, it shall be done in an area stabilized with stone and which drains into an approved sediment trapping device.
 9. Periodic inspection and needed maintenance shall be provided after each rain.



BELOW GRADE INLET DEVICE
 NTS

STABILIZED CONSTRUCTION APPROACH
 NTS



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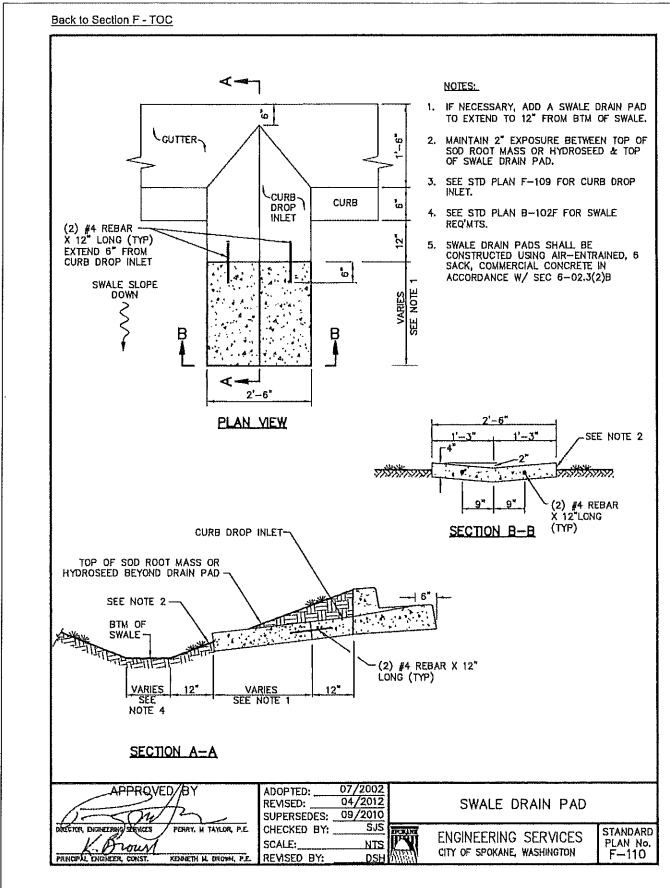
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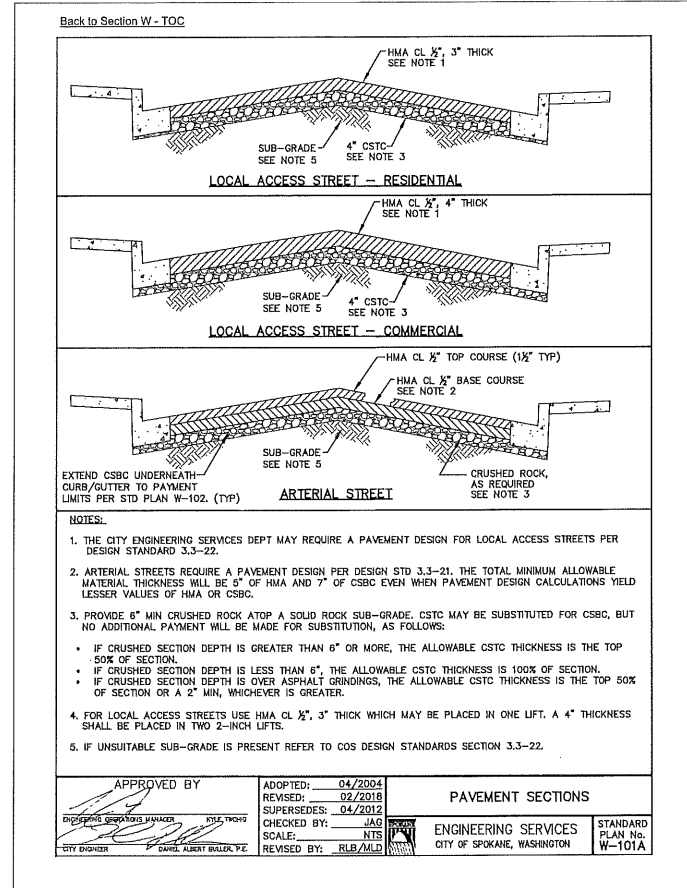
EROSION/SEDIMENTATION CONTROL PLAN
GARAGE LODGE SITE IMPROVEMENT PLAN
 19303 & 19309 E. BROADWAY AVE
 CITY OF SPOKANE VALLEY, WASHINGTON
 PARCELS 55172.1101 AND 55172.1102

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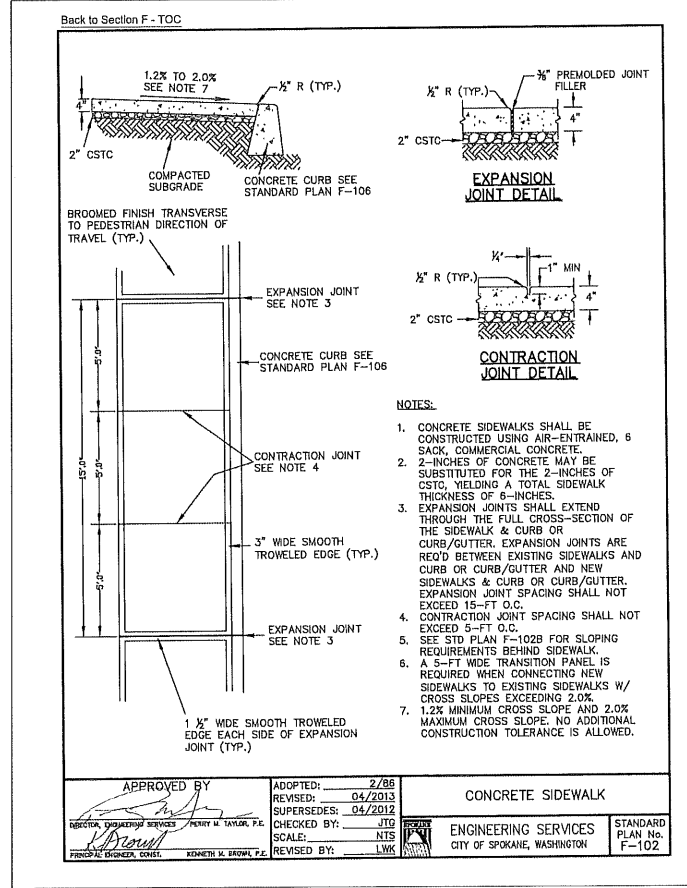
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 C5 OF 7



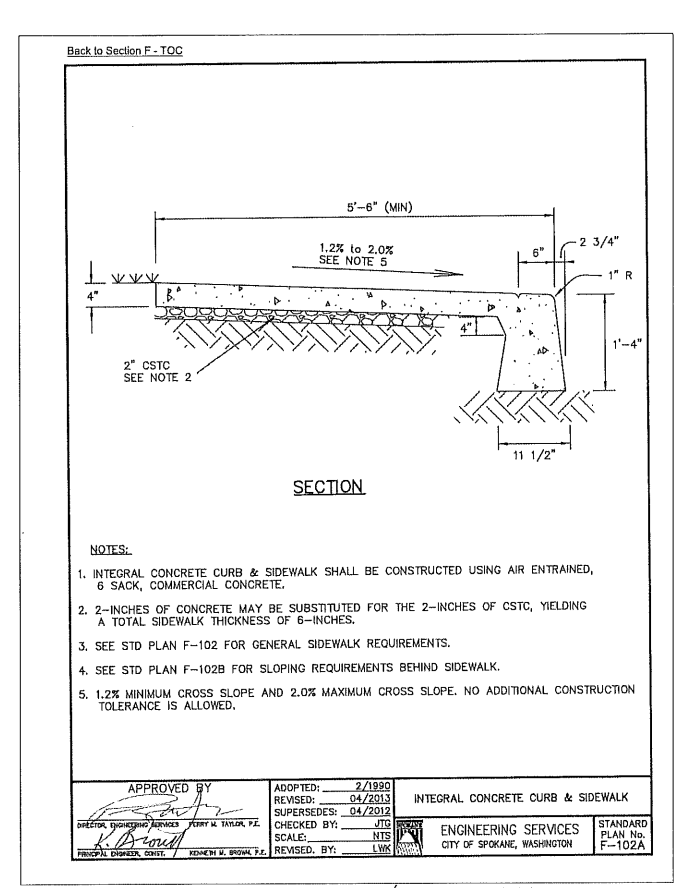
1 CURB INLET
NTS



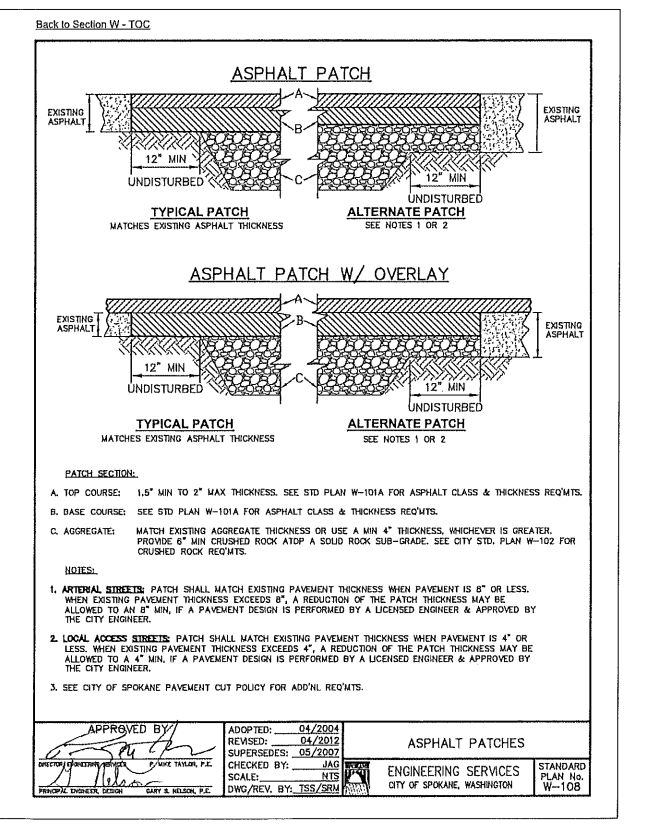
2 SIDEWALK SECTIONS
NTS



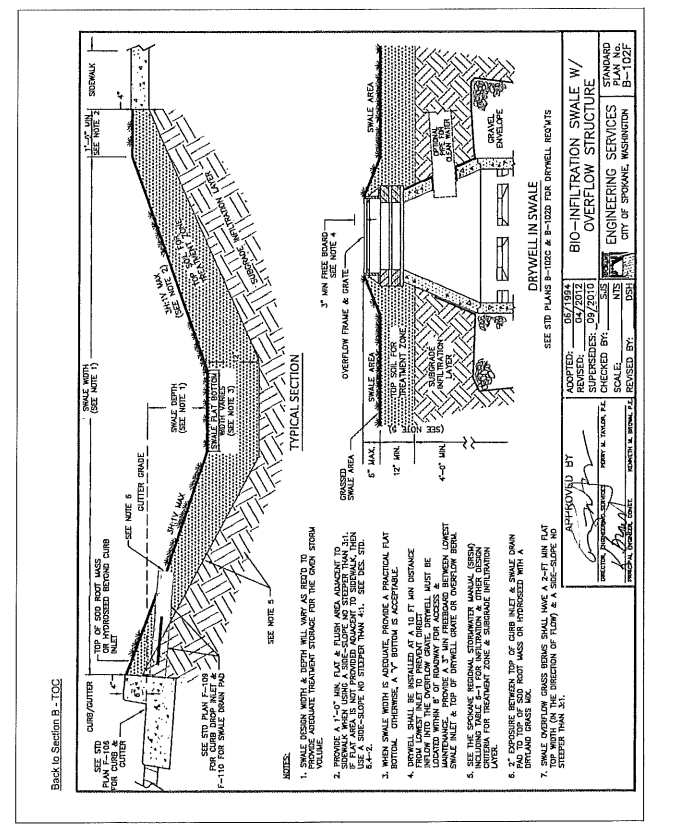
3 SIDEWALK JOINTS
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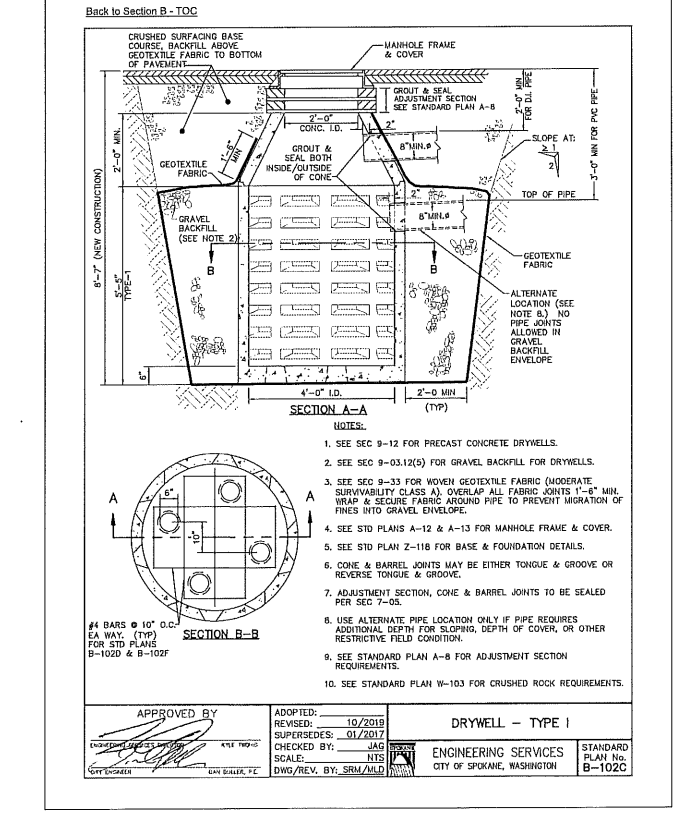
4 INTEGRAL CURB/SIDEWALK
NTS



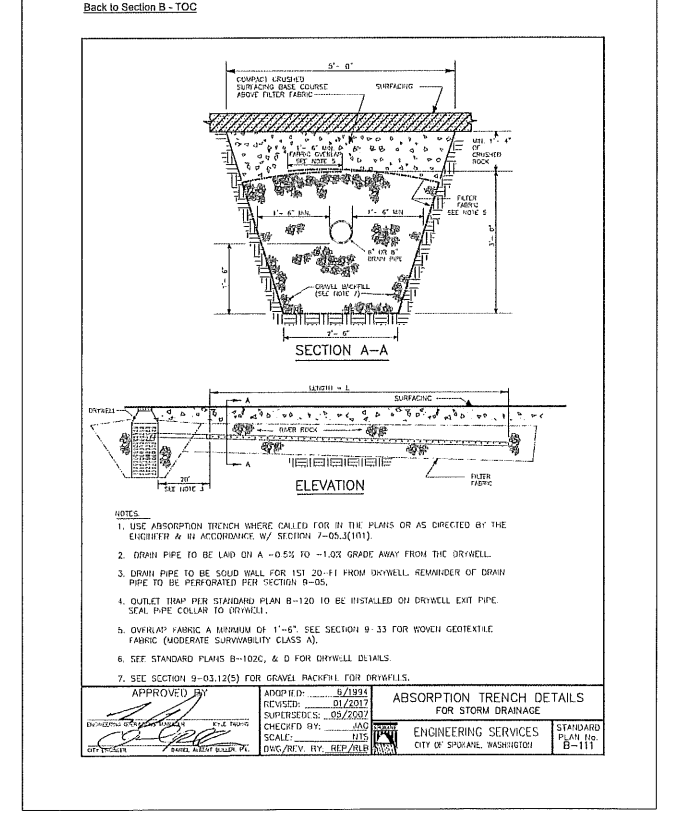
5 PAVEMENT PATCH
NTS



6 SWALE DETAIL
NTS



7 DRYWELL DETAIL
NTS



8 DRYWELL ABSORPTION TRENCH
NTS

DETAILS

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C7 OF 7