

LOCATION MAP

CIVIL PLAN ABBREVIATIONS:

AC	ACRE	CIPC	CAST IN PLACE CONCRETE	ELEV	ELEVATION	GFE	GARAGE FLOOR ELEVATION	IP	IRON PIPE	NTS	NOT TO SCALE	RAD	RADIUS	TEL	TELEPHONE
ADA	AMERICANS WITH DISABILITIES ACT	CI	CONTROL JOINT	EOF	EMERGENCY OVERFLOW	GL	GUTTER LINE	IPS	IRON PIPE SIZE	NWL	NORMAL WATER LEVEL	RCP	REINFORCED CONCRETE PIPE	TEMP	TEMPORARY
ADD	ADDENDUM	CL	CENTERLINE	EQ	EQUAL	GPM	GALLONS PER MINUTE	J-BOX	JUNCTION BOX	OC	ON CENTER	RD	ROOF DRAIN	THRU	THROUGH
AFF	ABOVE FINISHED FLOOR	CMP	CORRUGATED METAL PIPE	EX	EXISTING	GV	GATE VALVE	JT	JOINT	OCEW	ON CENTER EACH WAY	REBAR	REINFORCING BAR	TNHF	TOP NUT OF FIRE HYDRANT
AGG	AGGREGATE	CO	CLEANOUT	FDC	FIRE DEPARTMENT CONNECTION	HOPE	HIGH DENSITY POLYETHYLENE	LF	LINEAR FEET	OH	OVERHEAD	REM	REMOVE	TRANS	TRANSFORMER
APPROX	APPROXIMATE	CONC	CONCRETE	FDN	FOUNDATION	HD	HEAVY DUTY	LIN	LINEAR	OHD	OVERHEAD DOOR	ROW	RIGHT OF WAY	TV	TELEVISION
ARCH	ARCHITECT, ARCHITECTURAL	CONST	CONSTRUCTION	FES	FLARED END SECTION	HH	HANDHOLE	LPS	LOW PRESSURE STEAM	OZ	OUNCE	R/W	RIGHT OF WAY	T/W	TOP OF WALL
BFE	BASEMENT FLOOR ELEVATION	CONT	CONTINUOUS	FFE	FINISHED FLOOR ELEVATION	HORIZ	HORIZONTAL	LS	LUMP SUM	PED	PEDESTAL, PEDESTRIAN	SAN	SANITARY	TYT	TYPICAL
BFT	BENCHMARK	CY	CUBIC YARD	FFM	FEET PER MINUTE	HR	HOUR	ISO	LOWEST STRUCTURAL OPENING	PERF	PERFORATED	SCH	SCHEDULE	UT	UTILITY, UNDERGROUND
BM	BENCHMARK	C&G	CURB AND GUTTER	FPS	FEET PER SECOND	HWL	HIGH WATER LEVEL	MAX	MAXIMUM	PL	PROPERTY LINE	SF	SQUARE FOOT	UTL	UTILITY, UNDERGROUND
CAD	COMPUTER-AIDED DESIGN	DEMO	DEMOLITION	FT	FOOT, FEET	HWY	HIGHWAY	MB	MAIL BOX	PP	POLYPROPYLENE	SPEC	SPECIFICATION	VCP	VITRIFIED CLAY PIPE
CB	CATCH BASIN	DIA	DIAMETER	FTG	FOOTING	HYD	HYDRANT	SO	SQUARE	PSI	POUNDS PER SQUARE INCH	SQ	SQUARE	W/O	WITHOUT
CFS	CUBIC FEET PER SECOND	DIM	DIMENSION	GAL	GALLON	I	INVERT	STM	STATION	PVC	POLYVINYL CHLORIDE	STA	STATION	W/	WITH
CF	CUBIC FOOT	DS	DOWNSPOUT	GALV	GALVANIZED	ID	INSIDE DIAMETER	SYM	SYMBOL	PVMT	PAVEMENT	STM	STORM	YD	YARD
CI	CAST IRON	EA	EACH	GALV	GALVANIZED	IN	INCH	SY	SQUARE YARD	QTY	QUANTITY	SY	SQUARE YARD	YR	YEAR
CIP	CAST IRON PIPE	ELEC	ELECTRICAL	GC	GENERAL CONTRACTOR	INV	INVERT	R	RIM	R	RIM	T/C	TOP OF CURB		

SITE SUMMARY		
PROJECT ADDRESS/LOCATION:	8123 W US 2 (SUNSET HWY) SPOKANE, WASHINGTON 99224	
PARCEL NUMBER:	25291.9043	
ZONING:	(LI) LIGHT INDUSTRIAL	
SITE/LOT AREA:	392907 SF	(9.0 AC)
REQUIRED SETBACKS		
	LANDSCAPING	BUILDING
FRONT YARD	6'	12' FROM BOC
SIDE YARD	5'	12' FROM BOC
REAR YARD	5'	0'
PARKING DATA		
LAND USE CLASSIFICATION	- INDUSTRIAL SERVICE - RETAIL SALES AND SERVICE	
GOVERNING INFORMATION	CITY OF SPOKANE, MIN. = NONE, MAX. = 1 PER 200 SQ. FT. OF FLOOR AREA	
PARKING SPACES REQUIRED (CODE)	13,520 SQ. FT. = MAX. 68 SPACES	
PARKING STALLS PROVIDED		
STANDARD	24	
ACCESSIBLE	2	
TOTAL	26	

EV CHARGING STATIONS: 10% OF TOTAL # OF PARKING SPACES = 3  
EV PARKING SPACES: 10% OF TOTAL # OF PARKING SPACES = 3

PROJECT GENERAL NOTES

- ALL WORK SHALL CONFORM TO THE CONTRACT DOCUMENTS, WHICH INCLUDE, BUT ARE NOT LIMITED TO, THE OWNER - CONTRACTOR AGREEMENT, THE PROJECT MANUAL (WHICH INCLUDES GENERAL SUPPLEMENTARY CONDITIONS AND SPECIFICATIONS), DRAWINGS OF ALL DISCIPLINES AND ALL ADDENDA, MODIFICATIONS AND CLARIFICATIONS ISSUED BY THE ARCHITECT/ENGINEER.
- CONTRACT DOCUMENTS SHALL BE ISSUED TO ALL SUBCONTRACTORS BY THE GENERAL CONTRACTOR IN COMPLETE SETS IN ORDER TO ACHIEVE THE FULL EXTENT AND COMPLETE COORDINATION OF ALL WORK.
- WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES OR CONDITIONS REQUIRING INFORMATION OR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
- FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES OR CONDITIONS REQUIRING INFORMATION OR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
- DETAILS SHOWN ARE INTENDED TO BE INDICATIVE OF THE PROFILES AND TYPE OF DETAILING REQUIRED THROUGHOUT THE WORK. DETAILS NOT SHOWN ARE SIMILAR IN CHARACTER TO DETAILS SHOWN, WHERE SPECIFIC DIMENSIONS, DETAILS OR DESIGN INTENT CANNOT BE DETERMINED, NOTIFY ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK.
- ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE APPLIED, INSTALLED, CONNECTED, ERECTED, CLEANED AND CONDITIONED ACCORDING TO MANUFACTURERS' INSTRUCTIONS. IN CASE OF DISCREPANCIES BETWEEN MANUFACTURERS' INSTRUCTIONS AND THE CONTRACT DOCUMENTS, NOTIFY ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK.
- ALL DISSIMILAR METALS SHALL BE EFFECTIVELY ISOLATED FROM EACH OTHER TO AVOID GALVANIC CORROSION.
- THE LOCATION AND TYPE OF ALL INPLACE UTILITIES SHOWN ON THE PLANS ARE FOR GENERAL INFORMATION ONLY AND ARE ACCURATE AND COMPLETE TO THE BEST OF THE KNOWLEDGE OF I & S GROUP, INC. (ISG), NO WARRANTY OR GUARANTEE IS IMPLIED. THE CONTRACTOR SHALL VERIFY THE SIZES, LOCATIONS AND ELEVATIONS OF ALL INPLACE UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER OF ANY DISCREPANCIES OR VARIATIONS FROM PLAN.
- THE CONTRACTOR IS TO CONTACT IEUCC: INLAND UTILITY COORDINATING COUNCIL FOR UTILITY LOCATIONS, MINIMUM 2 BUSINESS DAYS PRIOR TO ANY EXCAVATION / CONSTRUCTION (1-800-424-5555).

SPECIFICATIONS REFERENCE

ALL CONSTRUCTION SHALL COMPLY WITH THE PROJECT SPECIFICATIONS, THE CITY OF SPOKANE REQUIREMENTS, THE WSDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION, YEAR EDITION, AND CURRENT VERSION OF THE PLUMBING CODE OF WASHINGTON UNLESS DIRECTED OTHERWISE.

PROJECT DATUM

HORIZONTAL COORDINATES HAVE BEEN REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83), ON THE WASHINGTON STATE PLANE NORTH COORDINATE SYSTEM, IN U.S. SURVEY FEET.  
ELEVATIONS HAVE BEEN REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).  
GPS WSRN NETWORK SPKN REGION METHODS WERE USED TO ESTABLISH HORIZONTAL AND VERTICAL COORDINATES FOR THIS PROJECT.

TOPOGRAPHIC SURVEY

THIS PROJECT'S TOPOGRAPHIC SURVEY CONSISTS OF DATA COLLECTED IN NOVEMBER 2024 BY HOLT SURVEYING AND MAPPING, INC.

PROPERTY DESCRIPTION

PARCEL #2529.9043 ON SUNSET HIGHWAY OF A PORTION OF THE NW 1/4 OF THE NE 1/4 OF SECTION 29, TOWNSHIP 25N, RANGE 42E, W.P.M., AIRWAY HEIGHTS, SPOKANE COUNTY, WA.

B.M. ELEVATION=2302.26

CONTROL POINT #7 IN W. SUNSET HWY

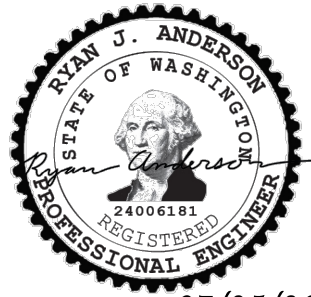
LEGEND

EXISTING	
	CITY LIMITS
	SECTION LINE
	QUARTER SECTION LINE
	RIGHT OF WAY LINE
	PROPERTY / LOT LINE
	EASEMENT LINE
	ACCESS CONTROL
	WATER EDGE
	WETLAND BOUNDARY
	WETLAND / MARSH
	FENCE LINE
	CULVERT
	STORM SEWER
	SANITARY SEWER
	SANITARY SEWER FORCE MAIN
	WATER
	GAS
	OVERHEAD ELECTRIC
	UNDERGROUND ELECTRIC
	UNDERGROUND TELEPHONE
	UNDERGROUND TV
	OVERHEAD UTILITY
	UNDERGROUND UTILITY
	UNDERGROUND FIBER OPTIC
	CONTOUR (MAJOR)
	CONTOUR (MINOR)
	DECIDUOUS TREE
	CONIFEROUS TREE
	TREE LINE
	MANHOLE/STRUCTURE
	CATCH BASIN
	HYDRANT
	VALVE
	CURB STOP
	POWER POLE
	UTILITY PEDESTAL / CABINET
PROPOSED	
	LOT LINE
	RIGHT OF WAY
	EASEMENT
	CULVERT
	STORM SEWER (PIPE WIDTH)
	SANITARY SEWER (PIPE WIDTH)
	SANITARY SEWER FORCE MAIN (PIPE WIDTH)
	WATER
	GAS
	OVERHEAD ELECTRIC
	UNDERGROUND ELECTRIC
	UNDERGROUND TV
	CONTOUR
	MANHOLE (STORM, SANITARY)
	CATCH BASIN
	HYDRANT
	VALVE

CIVIL SHEET INDEX

C0-10	SITE DATA
C0-20	SITE DETAILS
C0-21	SITE DETAILS
C0-22	SITE DETAILS
C0-23	SITE DETAILS
C0-24	SITE DETAILS
C0-25	SITE DETAILS
C1-10	STORMWATER POLLUTION PREVENTION PLAN NOTES
C1-11	STORMWATER POLLUTION PREVENTION PLAN NOTES
C1-20	STORMWATER POLLUTION PREVENTION PLAN DETAILS
C1-21	STORMWATER POLLUTION PREVENTION PLAN DETAILS
C1-30	PRE- CONSTRUCTION STORMWATER POLLUTION PREVENTION PLAN
C1-40	STORMWATER POLLUTION PREVENTION PLAN
C2-10	EXISTING SITE & REMOVAL PLAN
C3-10	OVERALL SITE PLAN
C3-11	DETAILED SITE PLAN
C3-20	UTILITY PLAN
C4-10	OVERALL GRADING PLAN
C4-20	DETAILED GRADING PLAN
C5-10	RESTORATION PLAN
C5-11	PLANTING PLAN
C5-20	IRRIGATION PLAN
C5-30	PLANTING NOTES AND DETAILS

ISG



07/25/2025

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PROJECT

ADAMS TRACTOR DEALERSHIP

SPOKANE WASHINGTON

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	24-31099
FILE NAME	31099-CO-DATA
DRAWN BY	TMK
DESIGNED BY	SMD/TMK
REVIEWED BY	SMD/RJA
ORIGINAL ISSUE DATE	07/25/2025
CLIENT PROJECT NO.	-

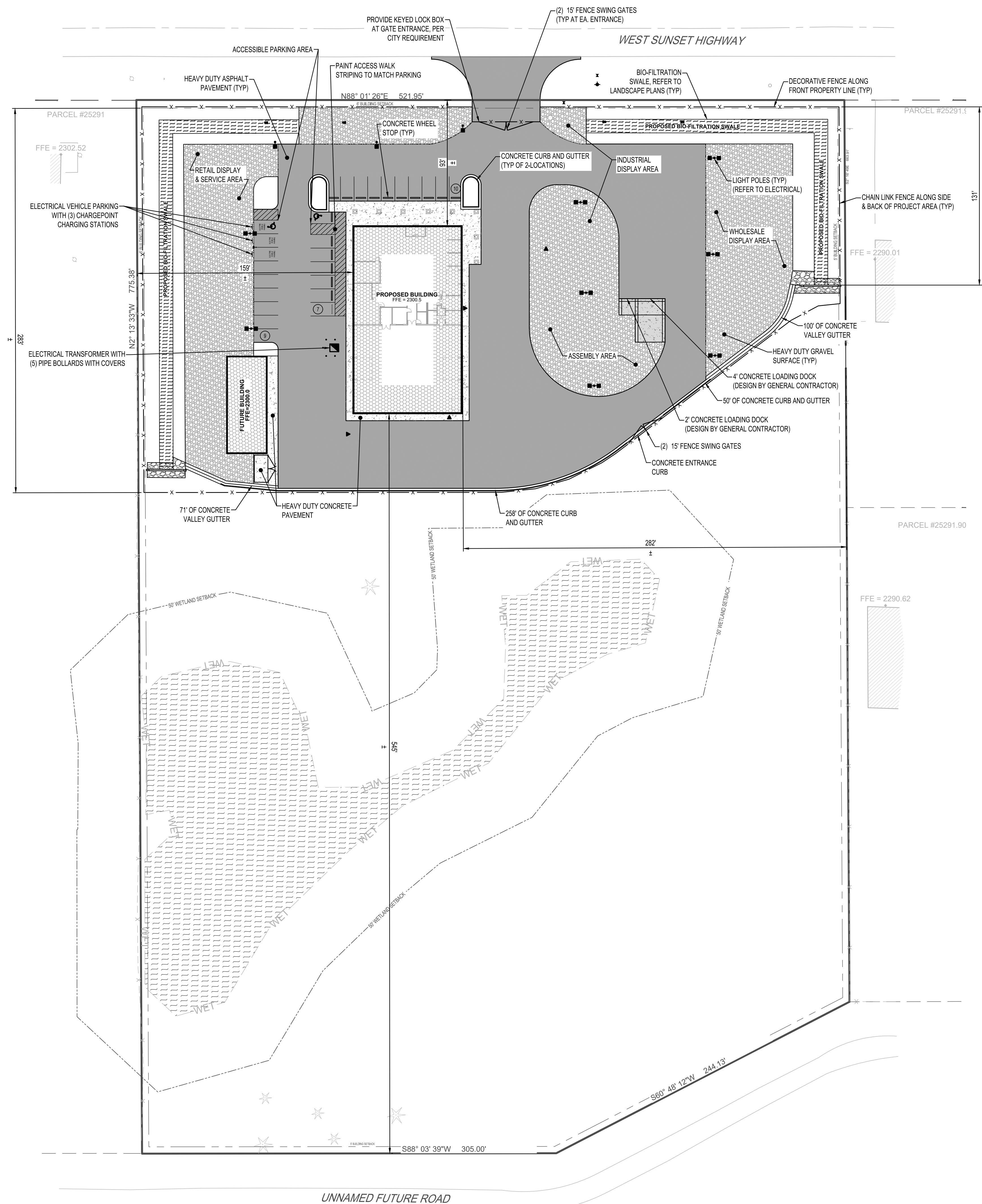
TITLE

SITE DATA

SHEET

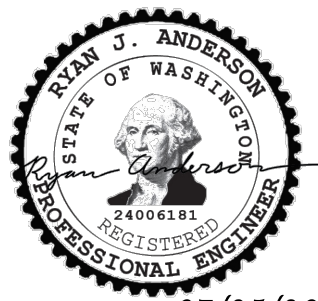
C0-10





PAVEMENT LEGEND	
SYMBOL	DESCRIPTION
	HEAVY DUTY CONCRETE PAVEMENT
	HEAVY DUTY ASPHALT PAVEMENT
	HEAVY DUTY GRAVEL SURFACE

GENERAL NOTE:  
CONCRETE STOOPS AND APRONS,  
REFER TO STRUCTURAL PLANS.



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PROJECT

## ADAMS TRACTOR DEALERSHIP

SPOKANE WASHINGTON

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	24-31099
FILE NAME	31099-C3-SITE
DRAWN BY	TMK
DESIGNED BY	SMD/TMK
REVIEWED BY	SMD/RJA
ORIGINAL ISSUE DATE	07/25/2025
CLIENT PROJECT NO.	-

TITLE

## OVERALL SITE PLAN

SHEET

C3-10

