

LEGAL DESCRIPTION

PER FIRST AMERICAN TITLE INSURANCE COMPANY ORDER NO. 4251-3087092 DATED JUNE 18, 2018 THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 25 NORTH, RANGE 42 EAST, W.M., IN THE CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 29;

THENCE NORTH 87°52'45" EAST, ALONG THE NORTHERLY LINE OF THE NORTHWEST QUARTER OF SAID SECTION 29, A DISTANCE OF 810.81 FEET TO A POINT LYING 6.39 FEET RIGHT OF HIGHWAY 2 ENGINEERS STATION 425+40.72, AS SHOWN ON WASHINGTON STATE DEPARTMENT OF TRANSPORTATION EASTERN REGION MONUMENTATION MAP SHEET 4 OF 4, GRAHAM ROAD TO RUSSELL ROAD, SIGNED AND SEALED AUGUST 29, 2007; THENCE SOUTH 02°07'13" EAST, A DISTANCE OF 46.11 FEET TO THE INTERSECTION WITH THE SOUTHERLY RIGHT OF WAY LINE OF SAID HIGHWAY 2 AND THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 02°07'13" EAST, A DISTANCE OF 654.13 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF HILTON AVENUE AS DESCRIBED UNDER STATUTORY WARRANTY DEED FILED UNDER SPOKANE COUNTY RECORDING NO. 4834965, SAID POINT BEING A POINT ON CURVE OF A 1321.00 FEET RADIUS NONTANGENT CURVE, CONCAVE TO THE NORTHEAST, THE CENTER OF SAID CURVE BEARING NORTH 21°58'29" EAST; THENCE SOUTHEASTERLY ALONG SAID CURVE AND SAID NORTHERLY RIGHT OF WAY LINE A DISTANCE OF 295.33 FEET, THROUGH A CENTRAL ANGLE OF 12°48'34"; THENCE NORTH 02°07'13" WEST, LEAVING SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 742.77 FEET TO THE INTERSECTION WITH THE SOUTHERLY RIGHT OF WAY LINE OF SAID HIGHWAY 2, SAID POINT BEING 52.50 FEET RIGHT OF HIGHWAY 2 ENGINEERS STATION 428+21.66; THENCE SOUTH 88°04'03" WEST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF HIGHWAY 2, A DISTANCE OF 280.78 FEET TO THE POINT OF BEGINNING

PRIMARY CONTACT

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PROPERTY OWNER

NAME: SUMMIT HOSPITALITY V. LLC ADDRESS: 12600 HILL COUNTRY BLVD SUITE 100 AUSTIN, TX 78738 PHONE NO: EMAIL:

EST. PROJECT VALUATION, BUDGET, START DATE

VALUE: BUDGE: START DATE:

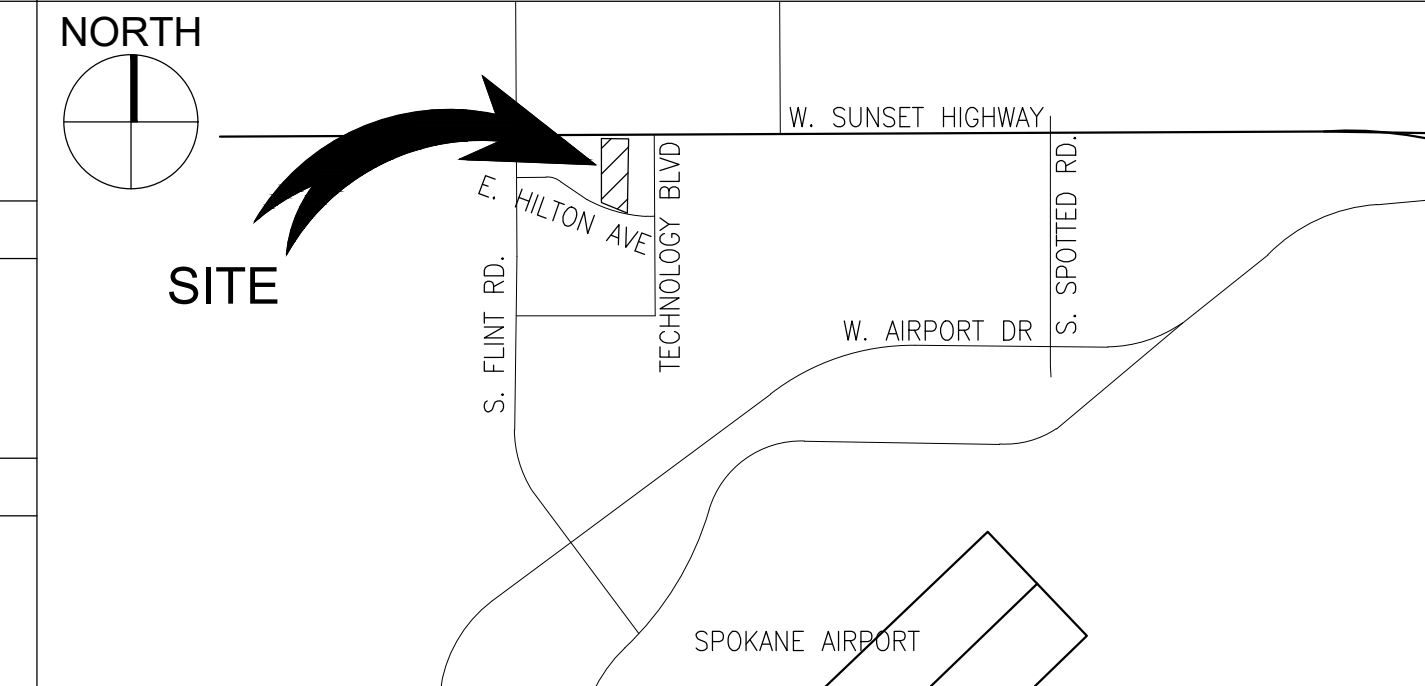
LOT SUMMERY

LOT 1: 43,612SF LOT 5: 13,925SF
LOT 2: 12,004SF LOT 6: 37,148SF
LOT 3: 25,697SF LOT 7: 32,593SF
LOT 4: 32,487SF

SPOKANE OFFSITE PARKING REQUIREMENTS

RESTAURANT: 1 PER 250 SF OF FLOOR AREA
GENERAL OFFICE: 1 PER 500 SF OF FLOOR AREA
RETAIL: 1 PER 330 SF OF FLOOR AREA
QUICK VEHICLE SERVICE: 1 PER 500 SF

VICINITY MAP



KNUTZEN ENGINEERING
5453 RIDGELINE DR.
SUITE 120
KENNEWICK, WA 99338
1-509-222-0959
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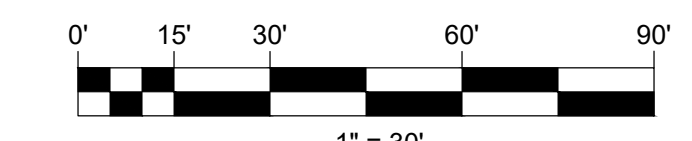
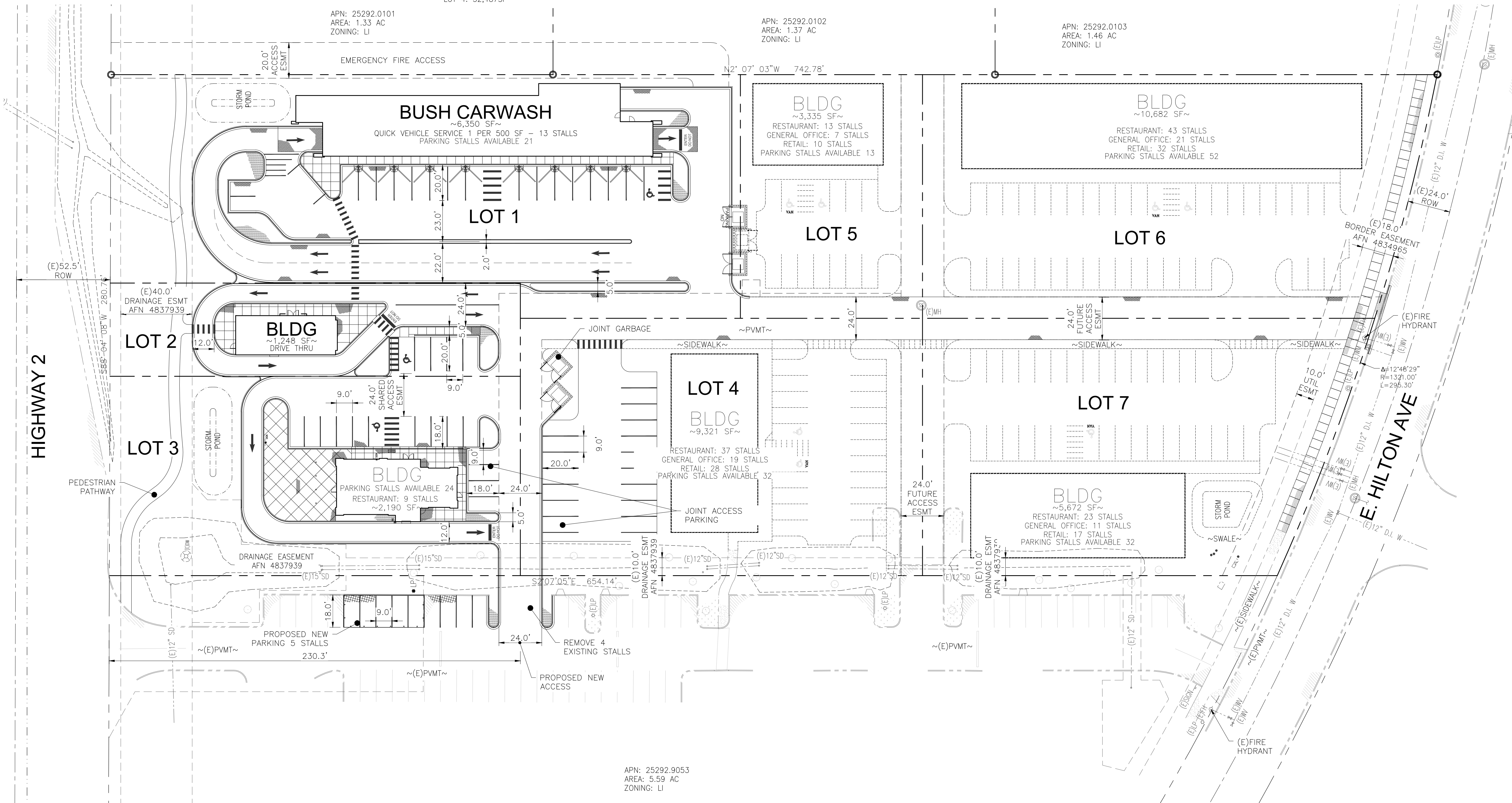
NO.	REVISIONS	DATE	DESIGN	CHECK	APPD

NOT FOR CONSTRUCTION
CONCEPTUAL SITE PLAN

TIM BUSH
BUSH CAR WASH
SPOKANE, WA

APPROVAL	
DESIGN	JAW 07/02/19
CHECKED	NJM 07/02/19
APPROVED	NJM 07/02/19
SCALE:	AS NOTED
CADFILE:	18093XC01-ALTO2
JOB No.	REV.
18093	B

DWG. No.
SP01



A1 SITE PLAN
SCALE: 1" = 30'-0"

1201818093-Bush Car Wash SpokaneDWG18093XC01-ALTO2.dwg - Jul 02, 2019 - 06:37pm - jwa