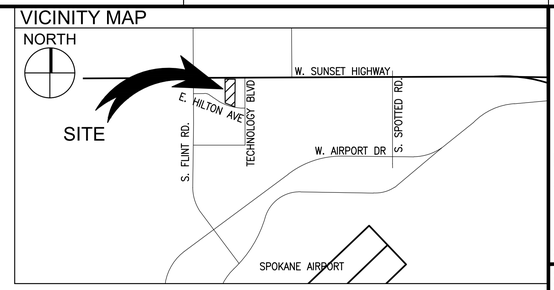
NORTH

VICINITY MAP



KNUTZEN ENGINEERING
5453 RIDGELINE DR.
SUITE 120
KENNEWICK, WA 99338
1-509-222-0959
www.knutzenengineering.com

No.	REVISIONS	DATE	DESIGN	CHKD	APPD

APN: 25292.0101
AREA: 1.33 AC
ZONING: LI

APN: 25292.0102
AREA: 1.37 AC
ZONING: LI

APN: 25292.0103
AREA: 1.46 AC
ZONING: LI

272.0'

20.0' ACCESS ESMT

EMERGENCY FIRE ACCESS

R50.0'

R28.0'

N2° 07' 03"W 742.78'

BUSH CARWASH
~6,350 SF~
QUICK VEHICLE SERVICE 1 PER 500 SF = 13 STALLS
PARKING STALLS AVAILABLE 21

LOT 1

LOT 5

LOT 6

(E)52.5' ROW

(E)40.0' DRAINAGE ESMT AFN 4837939

BLDG
~1,248 SF~
DRIVE THRU

12.0'

LOT 2

LOT 3

HIGHWAY 2

PEDESTRIAN PATHWAY

JOINT GARBAGE

LOT 4

LOT 7

JOINT ACCESS PARKING

DRAINAGE EASEMENT AFN 4837939

S2°07'05"E 654.14'

(E)10.0' DRAINAGE ESMT AFN 4837939

15.0'

24.0'

24.0' FUTURE ACCESS ESMT

10.0' UTIL ESMT

~PVMT~

~SIDEWALK~

24.0' FUTURE ACCESS ESMT

~SWALE~

~(E)SIDEWALK~

~(E)PVMT~

(E)24.0' ROW

(E)18.0' BORDER EASEMENT AFN 4834965

(E)FIRE HYDRANT

Δ=12°45'29"
R=132.00'
L=295.30'

E. HILTON AVE

APN: 25292.9053
AREA: 5.59 AC
ZONING: LI

0' 15' 30' 60' 90'
1" = 30'

A1 SITE PLAN - FIRE TRUCK ACCESS STUDY
SCALE: 1" = 30'-0"

NOT FOR CONSTRUCTION
SITE PLAN - FIRE TRUCK ACCESS STUDY
TIM BUSH
BUSH CAR WASH
SPOKANE, WA

APPROVAL		
DESIGN	JAW	07/25/19
CHECKED	NJM	07/25/19
APPROVED	NJM	07/25/19

SCALE: AS NOTED
CADFILE: 18093XC01
JOB No. 18093
REV. B

DWG. No. ST01

\2018\18093-Bush Car Wash Spokane\DWG\18093XC01.dwg - Jul 31,2019 - 02:14pm - jwa