

1"=100'

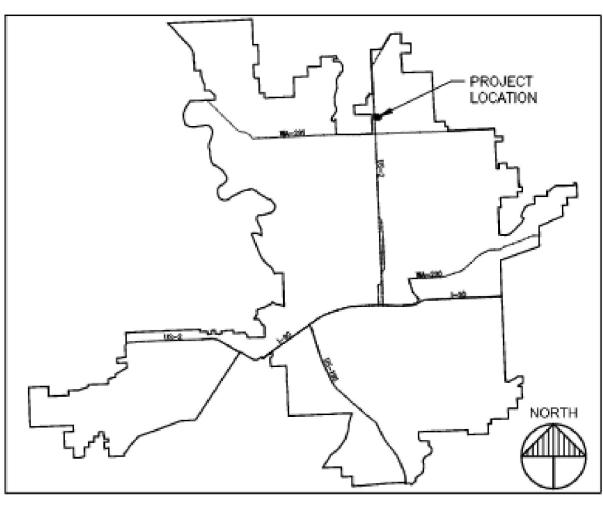
300



JOB NUMBER	
20-5875-01	
DRAWN BY JMS	CHECKED BY LRP
SHEET TITLE CUP MAST PLAN	ER SITE

	600	SP(
DESCRIPTION	Δ	DATE
CUP APPLICATION		10.23.20







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RMF

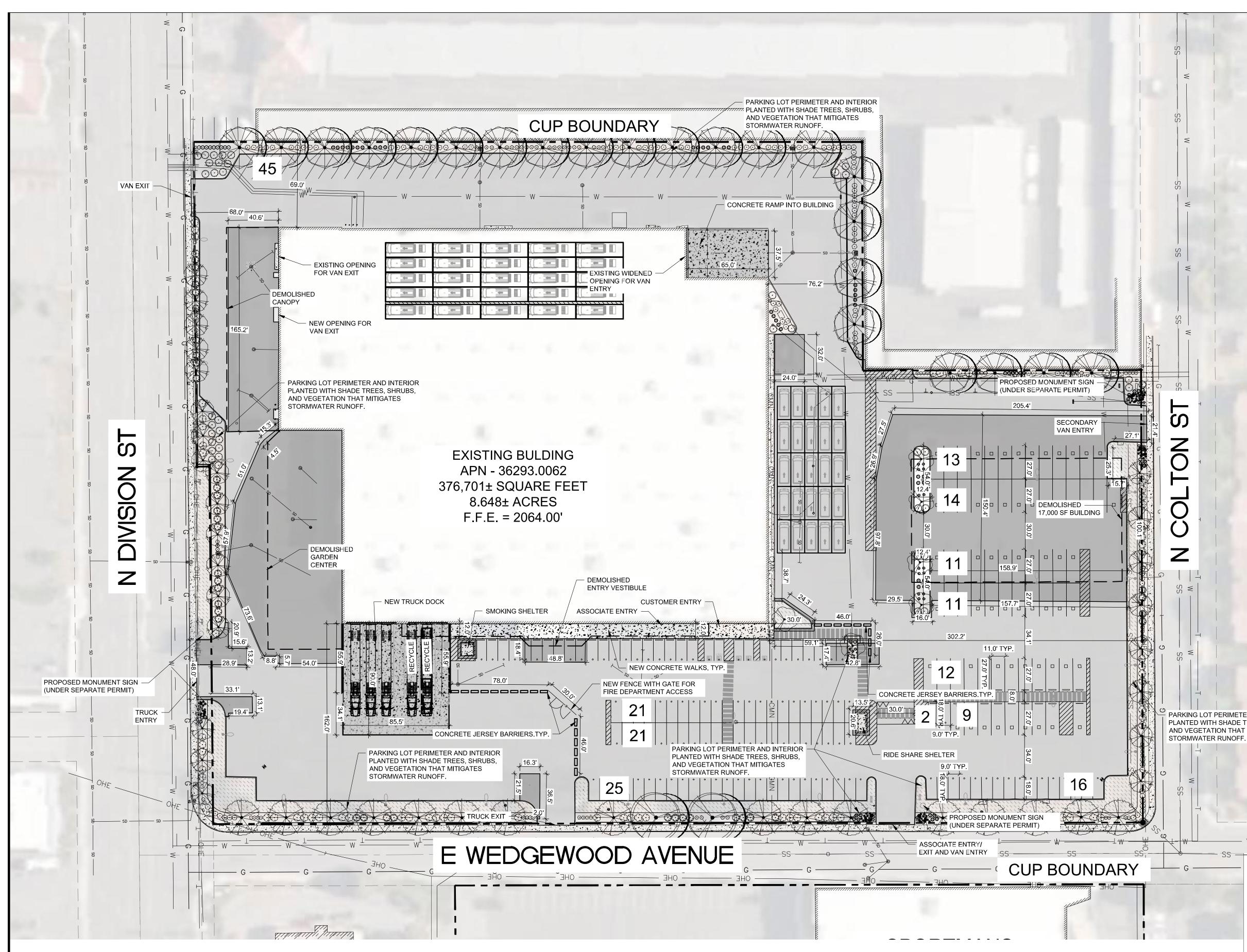
RSF

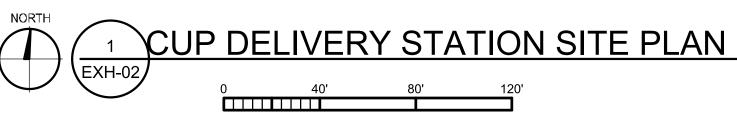
RSF

GC-70 RHD-35

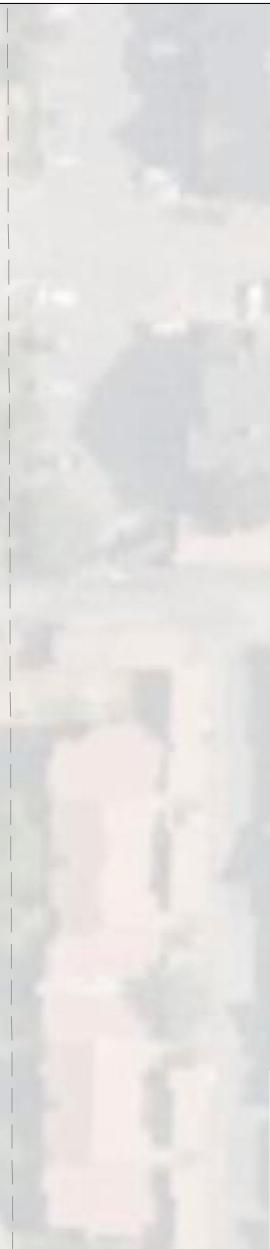
VICINITY MAP







1"=40'



LEGE	ND
	EXISTING PROPERTY LINE
SD	EXISTING STORM SEWER
———— E ————	EXISTING ELECTRIC LINE
G	EXISTING GAS LINE
W	EXISTING WATERMAIN
ЪС,	EXISTING HYDRANT
Ś	EXISTING FDC
PIV O	EXISTING PIV
IR	EXISTING IRRIGATION VALVE
\bigcirc	EXISTING MANHOLE
	EXISTING CATCH BASIN
PP O	EXISTING POWER POLE
-0-	SIGN
E	EXISTING ELECTRICAL BOX
	EXISTING BITUMINOUS PAVEMENT
4 4 4 4 4 4	EXISTING CONCRETE PAVEMENT
	UNREINFORCED CONCRETE PAVEMENT
4	REINFORCED CONCRETE PAVEMENT
	NEW BITUMINOUS PAVEMENT
	NEW CURB
	THICKENED EDGE
XX	NEW FENCE
	NEW WATER LINE
0	EXISTING SANITARY SEWER CLEANOUT
	NEW LIGHT POLE
	FLEET PARKING (VAN) 11' x 27'
0	ASSOCIATE PARKING (VEHICLE) 9' x 19'

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N DIVISION 99208 3720 WA Q 6902 AND (SPOKANE,

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DESCRIPTION	Δ	DATE
CUP APPLICATION		10.23.20

PARKING LOT PERIMETER AND INTERIOR PLANTED WITH SHADE TREES, SHRUBS, AND VEGETATION THAT MITIGATES

- 55

PARKING CALCULATIONS

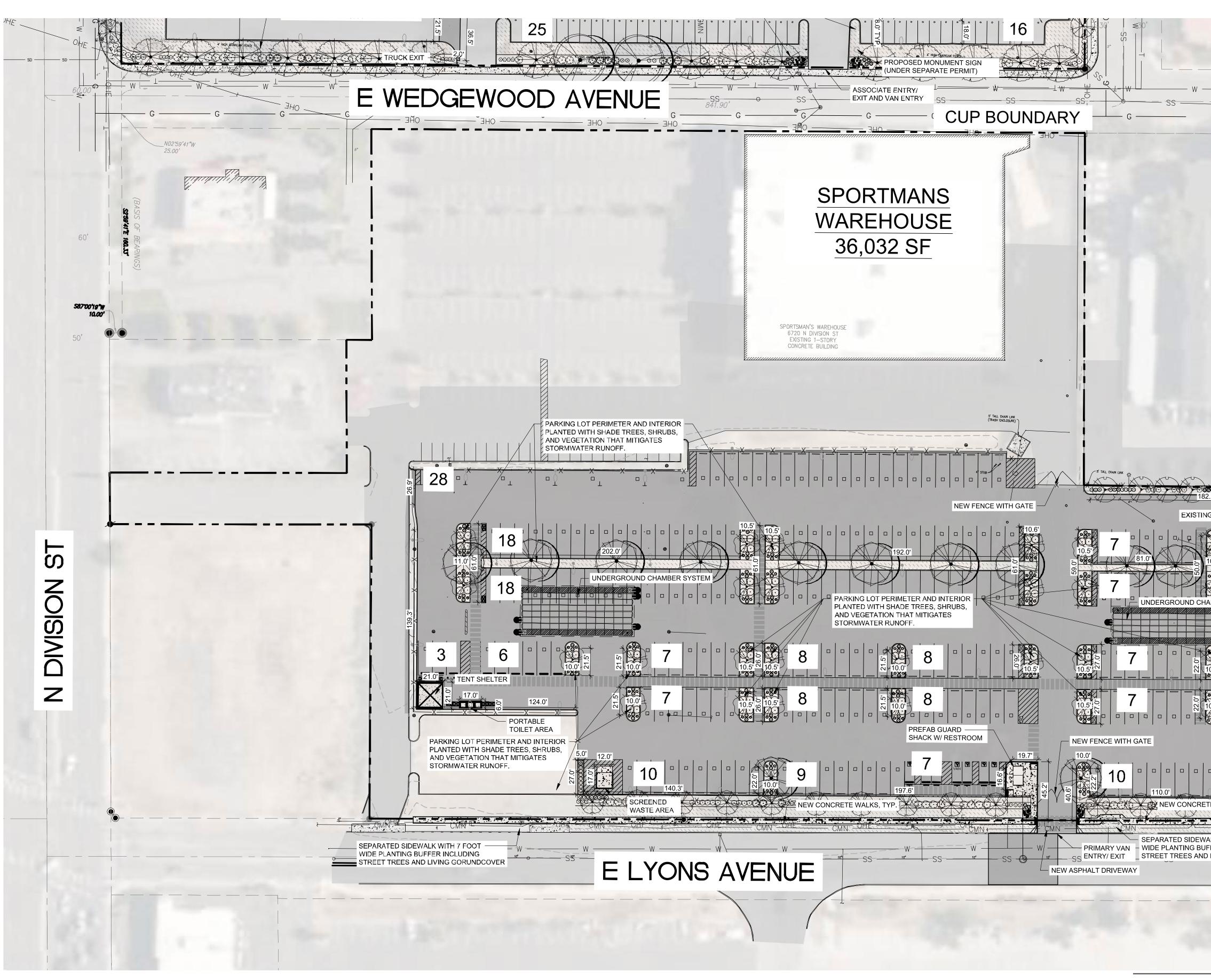
PARKING CALCULATIONS (NEW PARKING AREA ONLY) TOTAL PARKING AREA = 41,730 SF REQ. INTERNAL LANDSCAPE = 4,173 SF 4,175 SF NEW ISLANDS = 32,617 SF EXISTING LANDSCAPE AREA = PROPOSED LANDSCAPE AREA = 34,747 SF

	EXISTING	PROPOSED	
SITE AREA	±8.648 AC	±8.648 AC	
BUILDING AREA			
MAIN BUILDING - BLDG. 1			
Office	± 5,850 SF	±9,630 SF	
GC - General Commercial	±112,012 SF	N.A.	
Industrial - Warehousing and Freight movement	<u>N.A.</u>	±106,636 SF	
Total	±117,862 SF	±116,246 SF	
BLDG. 2 (TO BE DEMOLISHED)	±17,051 SF	N.A.	
Total	±134,913 SF	±116,246 SF	
Canopy/Greenhouse (TO BE DEMOLISHED)	±14,555 SF		
Canopy (TO REMAIN)	± 653 SF		
AUTO PARKING REQUIRED			
Office:			
1 per 500 SF - Minimum		min 20 stalls	
1 per 200 SF - Maximum		max 49 stalls	
Warehousing and Freight Movement:			
1 per 1,000 SF for the first 3,000 SF then 1 per 3,500 SF - Minimum		min 36 stalls	
1 per 200 SF - Maximum		max 582 stalls	
Total		min 56 stalls	
		max 631 stalls	
AUTO PARKING PROVIDED			
Standard (9'-0"x18'-0")		112 stalls	
Accessible (8'-0" x 18'-0")		4 stalls	
VAN accessible (8'-0" x 18'-0")		1 stall	
Total parking provided	m	in 56 < 117 stalls <	< max 631
OTHER PARKING PROVIDED			
Van/Fleet parking (11'-0"x27'-0")		69 stalls	
Van/Fleet parallel parking (11'-0"x40'-0")		5 stalls	
Total		74 stalls	

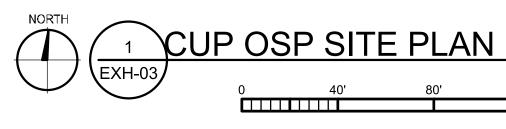
JOB NUMBER 20-5875-01 CHECKED BY DRAWN BY LRP JMS SHEET TITLE CUP DELIVERY STATION SITE PLAN

SHEET NUMBER

EXH-02



120



SITE AREA

AUTO PARKING Accessible (8 VAN accessit Total parking

OTHER PARKIN Van/Fleet par Van/Fleet para Total

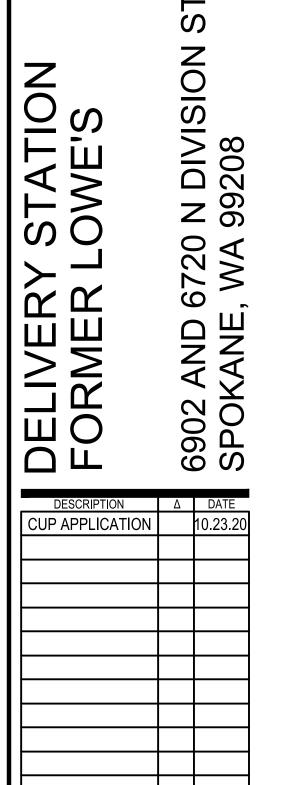
1"=40'



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	NEW LIGHT POLE
	FLEET PARKING (VAN) 11' x 27'
	ASSOCIATE PARKING (VEHICLE) 9' x 19'



CUF AFFLICATION	10.23.20

PARKING CALCULATIONS

PARKING CALCULATIONS TOTAL PARKING AREA = REQ. INTERNAL LANDSCAPE = ORIGINAL LAYOUT = SOUTHERN PERIMETER = NEW ISLANDS =

172,000 SF 17,200 SF 9,542 SF 12,406 SF 5,286 SF

TOTAL INTERNAL LANDSCAPE = 18,525 SF 250 STALLS = 42 REQUIRED INTERNAL TREES 45 TREES PROVIDED

	EXISTING	PROPOSED	
	±4.53 AC	±4.53 AC	20-5875-01
			DRAWN BY CHECKED BY
IG PROVIDED			JMS LRP
(8'-0" x 18'-0")		6 stalls	SHEET TITLE
sible (8'-0" x 18'-0")		1 stall	CUP OSP SITE PLAN
g provided		7 stalls	COLOSI SHETEAN
ING PROVIDED			
arking (11'-0"x27'-0")		244 stalls	SHEET NUMBER
arallel parking (11'-0"x35'-0")		6 stalls	
		250 stalls	$I \vdash X \vdash O3$

