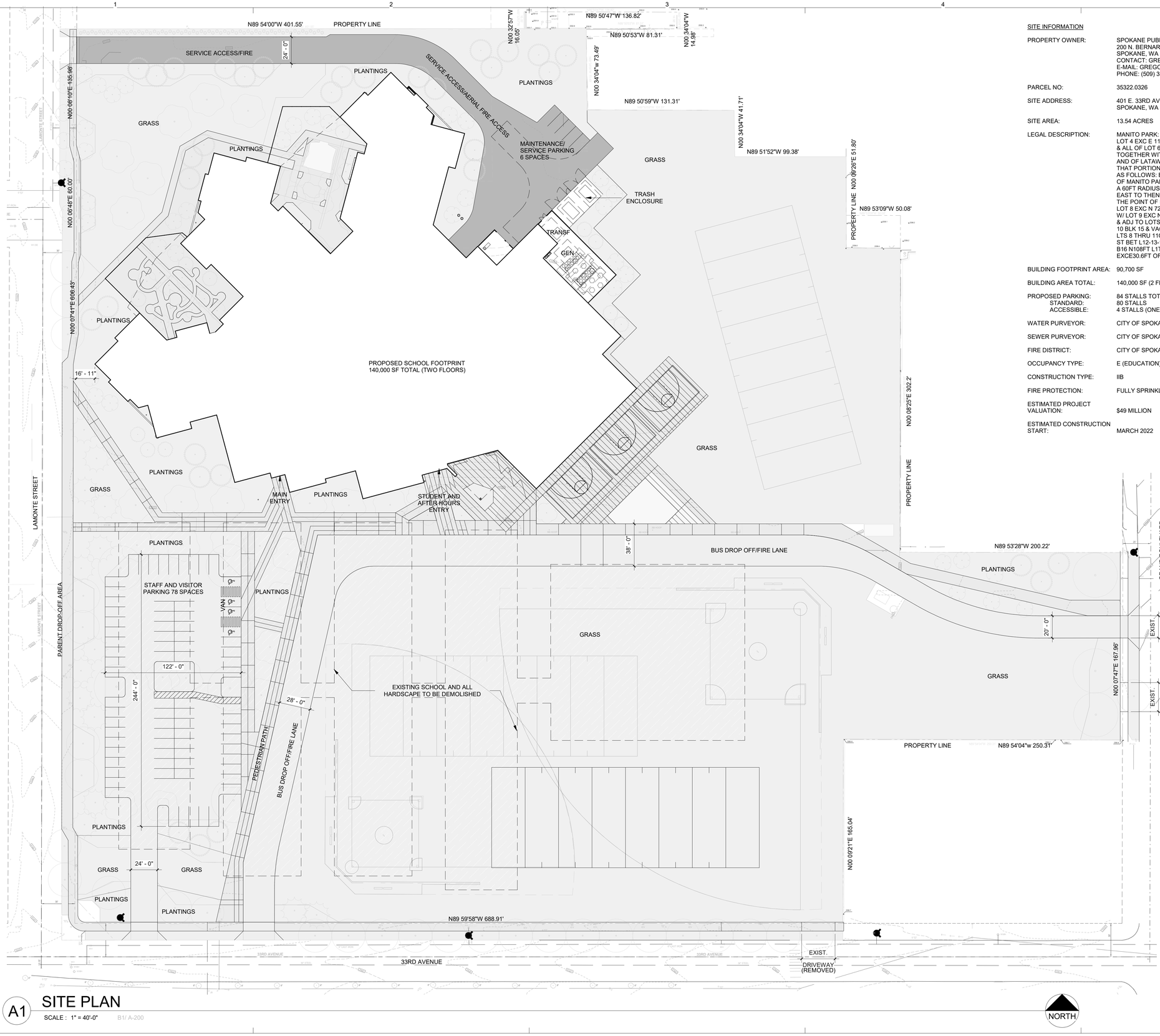

A1 SITE PLAN

SCALE : 1" = 40'-0" B1/ A-200

NORTH

SITE LEGEND

SCALE : NOT TO SCALE

EXISTING ELECTRICAL/TELEPHONE

EXISTING WATER

EXISTING GAS

EXISTING SANITARY SEWER

EXISTING STORM DRAIN

(E) (N) FIRE HYDRANT LOCATIONS

PROPOSED IMPERVIOUS SURFACES

PROPOSED LAWN

PROPOSED PLANTINGS

PROPOSED DRY WELLS/ON-SITE STORM WATER GRASS SWALE AREAS

SITE INFORMATION

PROPERTY OWNER:	SPOKANE PUBLIC SCHOOLS 200 N. BERNARD SPOKANE, WA 99201 CONTACT: GREG FORSYTH E-MAIL: GREGORYF@SPOKANESCHOOLS.ORG PHONE: (509) 354-5775
PARCEL NO:	35322.0326
SITE ADDRESS:	401 E. 33RD AVENUE SPOKANE, WA 99221
SITE AREA:	13.54 ACRES
LEGAL DESCRIPTION:	MANITO PARK: ALL OF BLKS 49, 50, 51, & 52; & S 15 FT OF W 107 FT OF LOT 3, LOT 4 EXC E 114.30 FT, LOT 5 EXC N 28.5 FT OF E 114.30 FT, & ALL OF LOT 6 BLK 47; AND LOTS 8 - 14 OF BLOCK 48 OF MANITOPARK; TOGETHER WITH THOSE PORTIONS OF VACATED 31ST AND 32ND AVENUES AND OF LATAWAH STREET ADJOINING SAID BLOCKS, AND TOGETHER WITH THAT PORTION OF VACATED LATAWAH STREET AND 31ST AVE DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID BLOCK 47 OF MANITO PARK; THENCE SOUTHWEST ON A CURVE TO THE RIGHT HAVING A 60FT RADIUS, TO THE NORTHEAST CORNER OF SAID BLOCK 49; THENCE EAST TO THENORTHWEST CORNER OF SAID BLOCK 50; THENCE NORTH TO THE POINT OF BEGINNING. TOGETHER WITH: COOK'S 4TH ADD: LOT 8 EXC N 72.50 FT OF W 17 FT & EXC N 114.14 FT LESS W 17 FT TOG W/ LOT 9 EXC N 114.14 FTALL IN BLK 12, & N 30 FT OF VAC 31ST AVE LYG S OF & ADJ TO LOTS 8 & 9 BLK 12. TOGETHER WITH: COOKS 4TH ADD LTS 5 THRU 10 BLK 15 & VAC 30FT STP N OF & ADJ & N1/2 OF VAC 32ND AVE LYG S OF LTS 8 THRU 11OF SD BLK 15. TOGETHER WITH: COOKS 4TH VAC ST B15 VAC ST BET L12-13-14 B15&L1-2-3 B16. TOGETHER WITH: COOKS 4TH PT OF L1TO9 B16 N108FT L1TO5; ALL L6TO9 INC VAC 30FT STP N OF&ADJ L4 TO L7& LOT A EXCE30.6FT OF S117.5FT
BUILDING FOOTPRINT AREA:	90,700 SF
BUILDING AREA TOTAL:	140,000 SF (2 FLOORS)
PROPOSED PARKING: STANDARD: ACCESSIBLE:	84 STALLS TOTAL 80 STALLS 4 STALLS (ONE VAN)
WATER PURVEYOR:	CITY OF SPOKANE
SEWER PURVEYOR:	CITY OF SPOKANE
FIRE DISTRICT:	CITY OF SPOKANE
OCCUPANCY TYPE:	E (EDUCATION)
CONSTRUCTION TYPE:	IIB
FIRE PROTECTION:	FULLY SPRINKLERED
ESTIMATED PROJECT VALUATION:	$49 MILLION
ESTIMATED CONSTRUCTION START:	MARCH 2022

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203 N. Washington, Ste. 400
Spokane, WA 99201
509.838.8568

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SACAJAWEA MIDDLE SCHOOL REPLACEMENT

SPOKANE PUBLIC SCHOOLS

DESIGN DEVELOPMENT

REV	DATE	DESCRIPTION

PROJ. NO.	2020-035
DRAWN	LES
PROJ MNGR	
DATE	8/12/2021

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CUP SITE PLAN

SITE001