NEW TREES TO BE ADDED AT 30' SPACING ALONG STREETS PER COUNTY CODE

EXISTING SEPTIC TO REMAIN
PARCEL #: 35152.2205
ADDRESS: 3201 E. SYNDICATE BLVD.

RELOCATED RAIL SPUR

EXISTING POWER POLES TO REMAIN
PARCEL #: 35152.2203
ADDRESS: NONE

EXISTING MAINTENANCE BUILDING

NEW DRAINAGE SWALE

NEW FENCE TO CATCH EXISTING

EXISTING GATE TO BE REPLACED — WITH NEW 30' SLIDE GATE W/ 3-STRAND BARB WIRE AND CURB CUT PENDING AHJ REVIEW / APPROVAL

NEW PAVED ROAD 50' WIDE

EXISTING FIRE HYDRANT

EXISTING NON-BUILDABLE WATER LINE EASEMENT

NEW TREES TO BE ADDED AT 30' SPACING ALONG STREETS PER COUNTY CODE

NEW CURB CUTOFF

EXISTING FIRE HYDRANT

NEW 8' CHAINLINK FENCE W/ 3 STRAND BARB WIRE (TYP.)

— NEW 30' SLIDE GATE W/ 3 STRAND BARB WIRE
— EXISTING FIRE HYDRANT
— NEW 30' SLIDE GATE W/ 3 STRAND BARB WIRE
— NEW 30' SLIDE GATE W/ 3 STRAND BARB WIRE
— NEW CURB CUT
— EXISTING FIRE HYDRANT
— NEW 8' CHAINLINK FENCE W/ 3 STRAND BARB WIRE (TYP.)
— FUTURE STORM WATER POND SIZE AND LOCATION T.B.D.

SITE PLAN NOTES:
1. SITE BOUNDARY & TOPOGRAPHIC SURVEY YET TO BE COMPLETED
2. PARKING STALLS: 300
3. AD FOR Padrao: (5)
4. ESTIMATED CONSTRUCTION START DATE: MAY 2021
5. ESTIMATED PROJECT VOLUMES: 75,000
6. PROPOSED PARCELS AFFECTED BY THE PROJECT, AS
7. SITE PLAN
8. STREET FRONTAGE LANDSCAPING IN ACCORDANCE WITH CITY OF SPOKANE STANDARDS
9. ON-SITE STORMWATER DETENTION (DESIGN & LOCATION TO BE DETERMINED) SHOWN AND PRELIMINARY IN NATURE.

BUILDINGS LEGEND
1. NUM: 1,250 SF
2. NUM: 5,000 SF
3. NUM: 100,000 SF
4. NFUM: 1,750 SF (EXISTING)
5. NFUM: 5,000 SF (EXISTING)
6. NFUM: 100,000 SF (EXISTING)
7. NEAR T ENS:
8. NEAR T ENS:
9. NEAR T ENS:
10. NEAR T ENS:

PROPERTY OWNER:
BRANCH RELOCATION PROJECT
HANSEN-RICE INC. NO: 20009300
2901 E. TRENT AVE
SPOKANE, WA 99202

PRIMARY CONTACT:
MELANIE HUDGHE
SENIOR DESIGN MANAGER
1170 S. CHISHOLM DR
GREAT FALLS, MT 59402
PHONE: (406) 252-3952
MHUDGHE@HANSEN-RICE.COM

PARCEL #: 35152.2203
ADDRESS: 2901 E. TRENT AVE

ESTIMATED CONSTRUCTION START DATE: MAY 2021

11/16/2020 REV. A