

SE 1/4 OF SECTION 3, TOWNSHIP 24N, RANGE 43E, W.M.

# PALOUSE SELF-STORAGE PHASE 2 CONSTRUCTION DOCUMENTS

**OWNER / APPLICANT**

BEI BURR DEVELOPMENT, LLC  
2501 W. MAIN, SUITE 220  
SPOKANE, WA 99201  
CONTACT: ERIC WANKING  
EMAIL: ERIC.WANKING@BEI.COM  
PHONE: (509) 445-1465

**CIVIL ENGINEER**

MOMENTUM CIVIL  
126 BROADWAY, SUITE 105  
TACOMA, WA 98402  
CONTACT: MARC PUDIST, P.E.  
EMAIL: MARC@MOMENTUMCIVIL.COM  
PHONE: (253) 819-8265

**SURVEYOR**

CENTURY SURVEY, INC.  
21 WEST 43RD, SUITE 4C  
SPOKANE VALLEY, WA 99207  
CONTACT: JEREMY HUCKLETT  
PHONE: (509) 335-3307

**ARCHITECT**

2323201 WERN ARCHITECTS  
301 4TH SOUTH  
SEATTLE, WA 98104  
CONTACT: ROBIN MURPHY  
EMAIL: ROBIN.MURPHY@JACKSONMAIN.COM  
PHONE: (206) 412-0956

**GEOTECHNICAL ENGINEER**

GEOTECHNICAL INC.  
203 EAST SECOR AVE.  
SPOKANE, WA 99202  
CONTACT: TERESA DUECKER  
EMAIL: TDU@GEOTECHNICALINC.COM  
PHONE: (509) 843-7028

**STRUCTURAL ENGINEER**

WISSER ENGINEERS  
818 STEWART STREET SUITE 8000  
SEATTLE, WA 98107  
CONTACT: MIKE YISSER  
EMAIL: MIKE@WISSERENGINEERING.COM  
PHONE: (206) 442-9900

**LANDSCAPING ARCHITECT**

SPV LANDSCAPE ARCHITECTS  
1914 NORTHWEST BLVD SUITE A  
SPOKANE, WA 99209  
CONTACT: BEN WANG  
EMAIL: BEN@SPV.COM  
PHONE: (509) 325-8811

**GENERAL NOTES**

1. CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL PLAN TO THE CITY OF SPOKANE PUBLIC WORKS FOR REVIEW AND OBTAIN APPROVED PLAN PRIOR TO ANY WORK WITHIN THE RIGHT-OF-WAY.
2. CONTRACTOR SHALL VERIFY THE LOCATIONS OF UNDERGROUND UTILITIES PRIOR TO ANY EXCAVATION. DEPT'S TO GAIN UTILITY INFO CONNECTIONS SHOULD BE NOTIFIED BEFORE THE ENGINEER OR ELEVATION DETERMINATION BEGINS.
3. ALL WORKMANSHIP AND MATERIALS SHALL FOLLOW THE WOODOT STANDARD SPECIFICATIONS FOR ROAD, BRIDGES AND MUNICIPAL CONSTRUCTION, DATED 2021, UNLESS OTHERWISE SPECIFIED. BY A CITY STANDARD, THIS PLAN SET, OR ANY ORDER OF THE ENGINEER OR OWNER.
4. ALL SITE WORK SHALL BE PERFORMED ACCORDING TO THE RECOMMENDATIONS CONTAINED IN THE PROJECT SPECIFIC GEOTECHNICAL REPORT BY GEOTECHNICAL INC. DATED 10/20/2022 AND SUBSEQUENT DEPT. APPROVAL LETTER DATED APRIL 9, 2023.
5. CONTRACTOR TO INSTALL IRRIGATION SYSTEM AND ELECTRICAL AND LIGHTING CONDUIT BASED ON LANDSCAPE AND ELECTRICAL LIGHTING PLANS, RESPECTIVELY.

**SITE INFORMATION**

PARCEL NUMBER: 34034 0207  
PROJECT ADDRESS: 5911 SOUTH BEN BURR ROAD, SPOKANE COUNTY, WA  
EXISTING ZONING: COMMUNITY COMMERCIAL (CC)  
PROPOSED ZONING: COMMUNITY COMMERCIAL (CC)  
TOTAL SITE AREA: 197,811 SQ. FT. (4.5 ACRES)

NEW ON-SITE IMPROVEMENT SURFACE: HURDUS SS  
NEW DRIVEWAY IMPROVEMENT SURFACE: 13.5% SP  
REPLACED IMPROVEMENT SURFACE: D.P.  
NEW RETAINED IMPROVEMENT SURFACE: REEDEST

EARTHWORK (APPROXIMATE, NOT TO BE USED FOR BIDDING/PURCHASING):  
CUT: 7,700 CU YD  
FILL: 5,000 CU YD  
NET: 2,700 CU YD

SHIPMENTS: 800 CY TO BE HAULED OFF-SITE

**PROPERTY DESCRIPTION**

LOTS 15 THROUGH 20 INCLUSIVE, IN BLOCK 4, OF BROWN PARK ADDITION TO THE CITY OF SPOKANE, AS PER PLAT THEREOF RECORDED IN VOLUME 17 OF PLATS, PAGE 27.

TOGETHER WITH THE EAST HALF OF VACATED PALOUSE STREET LYING WEST OF AND ADJACENT TO SAID LOTS.

AND TOGETHER WITH ALL VACATED PALOUSE STREET LYING WEST OF AND ADJACENT TO SAID LOTS 15 THROUGH 20.

**SURVEYORS NOTES**

THE SITE HAS NO EVIDENCE OF BEING USED AS A SOLID WASTE DUMP, PUMP, OR SIMILAR LAND USE.

BAKER OF ELEVATION STANDARD TAKEN FROM SPOKANE COUNTY SOUTH-HOLE AQUATICS CONSTRUCTION PROJECT.

**UTILITY PURVEYORS / SERVICES**

**WATER:** CITY OF SPOKANE  
345 E. NORTH ST., 3RD FLOOR  
SPOKANE, WA 99202  
PHONE: (509) 455-7800

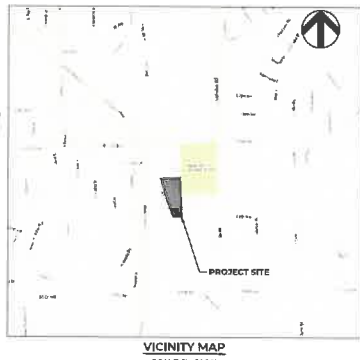
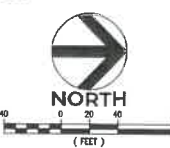
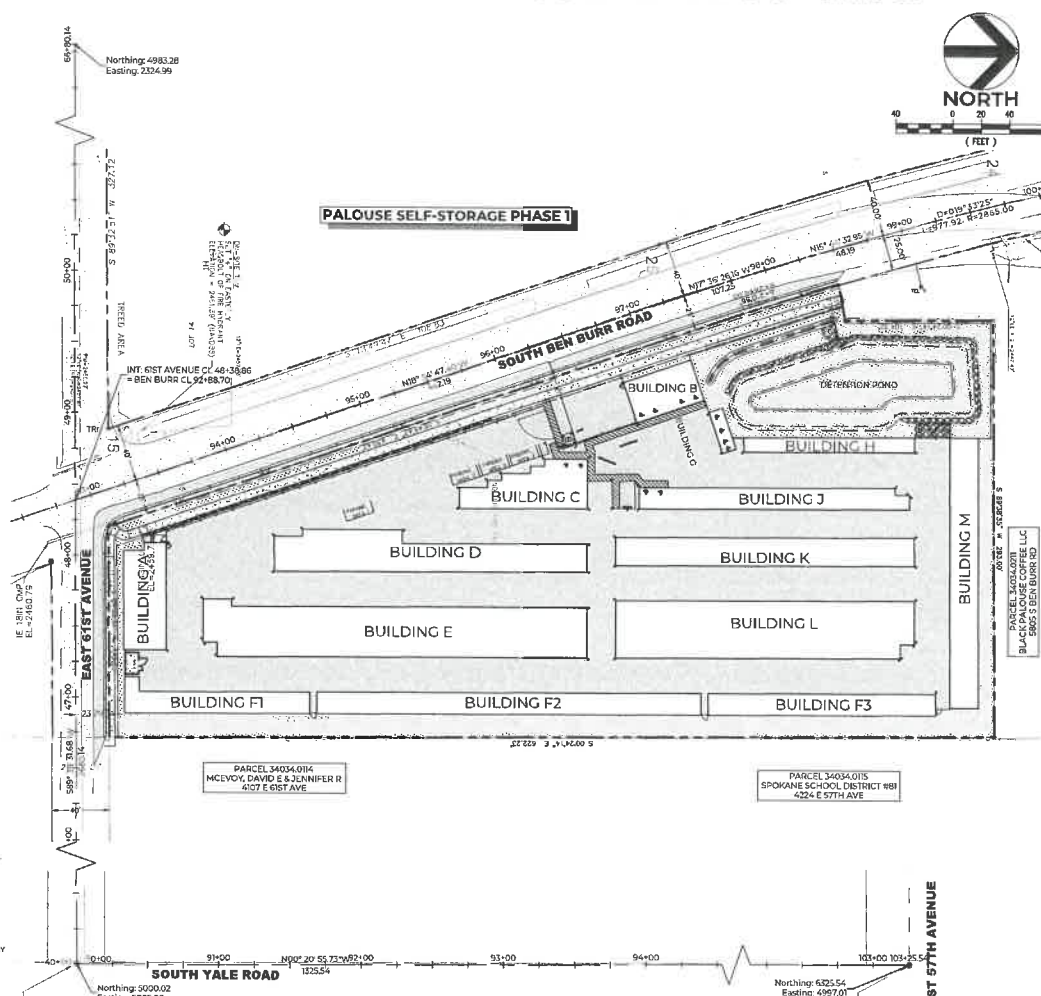
**POWER:** AVISTA UTILITIES  
141 E. WILSON AVE.  
SPOKANE, WA 99202  
PHONE: (509) 495-6500

**SEWER:** CITY OF SPOKANE  
309 E. SPAGUE AVE.  
SPOKANE, WA 99202  
PHONE: (509) 625-7800

**FIRE:** SPOKANE FIRE DISTRICT #1  
1001 CHIEF CREEK CORNER  
E. PALOUSE HIGHWAY  
VALLEUPTON, WA 99086  
PHONE: (509) 926-0822

**CABLE:** COMCAST  
1079 S. BLACKBY AVE.  
SPOKANE, WA 99202  
PHONE: (509) 754-7177

**IRI:** SPOKANE FIRE DISTRICT #1  
1001 CHIEF CREEK CORNER  
E. PALOUSE HIGHWAY  
VALLEUPTON, WA 99086  
PHONE: (509) 926-0822



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811  
 Know what's below.  
 Call before you dig.

**JM JACKSON | MAIN ARCHITECTURE**  
311 FIRST AVENUE SOUTH  
SEATTLE, WA 98104  
1 206.224.4800  
WWW.JACKSONMAIN.COM

**MOMENTUM CIVIL**  
1165 BROADWAY, SUITE 115  
TACOMA, WA 98150  
PHONE: 253.819.8265

**PALOUSE SELF-STORAGE PHASE 2**  
5911 SOUTH BEN BURR ROAD  
SPOKANE, WA 99223  
BEN BURR DEVELOPMENT, LLC

DATE: 10/20/2023  
STATUS: PERMIT SUBMITTAL

PROJ.ECT NO.: J348-0001  
PROJECT MGR.: M. PUDIST  
DRAWN BY: T. CALLAHAN  
CHECKED BY: T. CALLAHAN

CIVIL COVER  
1 of 19  
**C1.0**