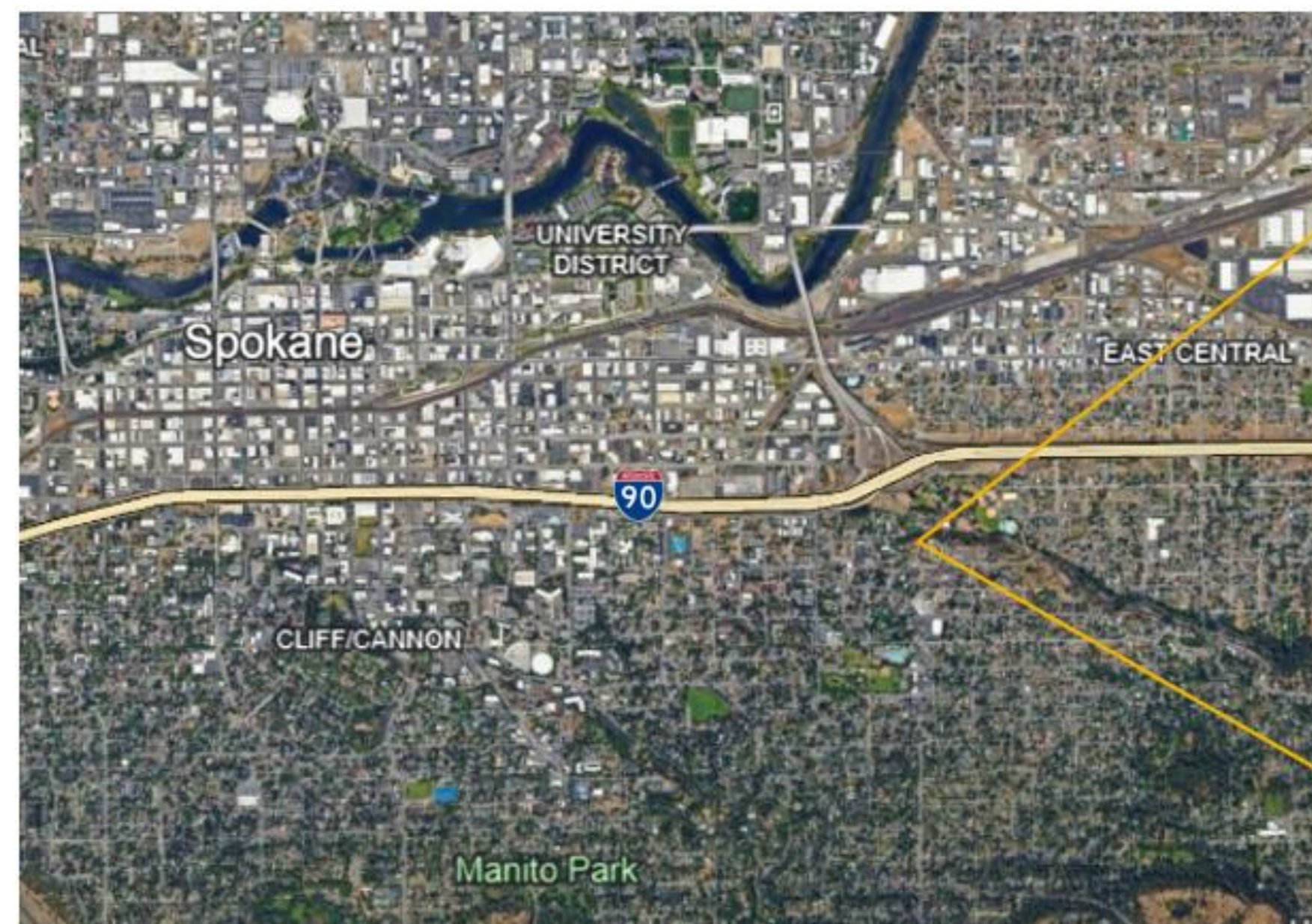


BACKGROUND

- Spokane, Washington near intersection of Perry Street and Hartson Avenue
- Zoned residential multi-family (RMF)
- 3 parcels consolidated into 1
- 30 total units – 11 and 19 for each building
- Site is ±1.42 acres



COST ESTIMATE

Item	Cost
Earthwork	\$903,898
Infrastructure	\$516,387
Design Labor	\$30,000
Total	\$1,450,285

SITE DEVELOPMENT

- 4 retaining walls
- 2 grassy infiltration swales
- 1 sports court
- 31 parking stalls (2 ADA, 2 EV)
- 2 sanitary sewer manholes
- 6 catch basins
- 4388 CY of cut, 2643 CY of fill, and 657 CY of rock removed

SITE DESIGN OBJECTIVES

Grading

- Minimize grades across site by 10-15% to allow for development
- Connect to existing Phase I apartment complex

Stormwater

- Provide management for 10-year storm event
- Address 100-year storm overflow path

Accessibility

- Provide ADA parking and routes
- Install community commodities: sports court, lighting, open space

Utilities

- Provide sewer and water connections to buildings
- Provide fire connections and fire hydrant

