



Know what's below.
Call before you dig.

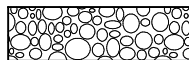
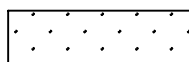
LEGEND

	CONSTRUCTION LIMITS	P.O.B.	POINT OF BEGINNING FOR COORDINATE ESTABLISHMENT
	PROPERTY LINE		
	VERTICAL CURBING PER DETAIL	2ND POINT	SECOND POINT FOR COORDINATE ESTABLISHMENT
	CURB & GUTTER PER DETAIL		
	CONCRETE LANDSCAPE EDGING PER DETAIL		ADA SIGN POST BASE PER DETAIL 5/L1.51
	COORDINATE POINT -TOP NUMBER NORTHING -BOTTOM NUMBERS EASTING		SITE LIGHT POLE LOCATE PER THIS SHEET - SEE ELECTRICAL FOR ADDITIONAL INFO

GENERAL NOTES

1. ESTABLISH SITE LAYOUT GRID FROM POINT OF BEGINNING (P.O.B.) AT CORNER OF EXISTING BUILDING FOUNDATION WITH AN ASSUMED COORDINATE OF N.000.00', E.000.00' (VERIFY). ESTABLISH 2ND POINT AT THE INTERSECTION OF A ST. AND 3RD AVE. CENTERLINES AT 494.28', S 89D 23' 17" E FROM THE P.O.B. WITH AN ASSUMED COORDINATE OF N.000.00' E.000.00' (VERIFY).
2. REFER CLOSELY TO BUILDING LAYOUT DRAWINGS IN RELATION TO SITE LAYOUT CONTRACTOR TO VERIFY LISTED DIMENSIONS PRIOR TO CONSTRUCTION.
3. CONTRACTOR TO VERIFY LOCATION OF ALL UTILITIES PRIOR TO INITIATION OF ANY DEMOLITION OR CONSTRUCTION OPERATIONS. ANY DAMAGE TO EXISTING UTILITIES ON SITE OR ADJACENT PROPERTY SHALL BE CONTRACTOR'S RESPONSIBILITY.
4. COORDINATE INSTALLATION OF ELECTRICAL AND IRRIGATION CONDUIT AND SLEEVES WITH RESPECTIVE CONTRACTORS.
5. CONTRACTOR RESPONSIBLE FOR ALL CONSTRUCTION STAKING.
6. ALL DIMENSIONS ARE TO FACE OF CURB, EDGE OF WALK, EDGE OF PAVEMENT, EDGE OF FOUNDATION, EDGE OF WALLS OR CENTER OF POST.
7. CONTRACTOR RESPONSIBLE FOR ANY DAMAGE TO NEW OR EXISTING IMPROVEMENTS INCLUDING LANDSCAPE AREAS AS A RESULT OF CONSTRUCTION ACTIVITIES.
8. REFER TO PHASING PLAN FOR SITE WORK PHASING AND ALTERNATES, AND COORDINATION WITH WORK BY OTHERS.
9. THE LOCATION OF SITE FURNISHINGS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT.

LAYOUT KEYED NOTES

SYMBOL	DESCRIPTION	DETAIL
	INSTALL 8" HIGH IRON FENCE AS SPECIFIED.	
	EXTEND NEW FENCE TO WITHIN 4" OF BUILDING CORNER	
	INSTALL 48" WIDE GATE WITH PANIC HARDWARE	/
	INSTALL 36" WIDE GATE WITH PANIC HARDWARE	/
	ADA ACCESSIBLE STALLS W/ SHARED AISLE & ASSOCIATED SIGNAGE PER DETAIL.	/
	CONCRETE STAIR AND CHEEKWALL W/ HANDRAILINGS PER DETAIL	/
	INSTALL RAMP AND RAILING PER DETAIL	
	INSTALL ELECTRICAL VEHICLE CHARGING STATION. SEE ELECTRICAL	
	INSTALL RECEPTACLE READY FOR EV CHARGING STATION. SEE ELECTRICAL	
	INSTALL CONDUIT IN BOX TO ALLOW FOR EV CHARGING CAPABILITY. SEE ELECTRICAL	
	INSTALL PARKING LOT STRIPING PER DETAIL(TYP)	/
	INSTALL CURB END PER DETAIL	/
	INSTALL SWALE BASIN PER DETAIL.	/
	INSTALL WHEEL STOP PER DETAIL (TYP)	/
	INSTALL TREE GRATE AS SPECIFIED AND PER DETAIL	
	INSTALL (4) BENCHES AS SPECIFIED AND PER MANUFACTURERS WRITTEN INSTRUCTION (TYP)	
	INSTALL LEANING BENCHES AS SPECIFIED AND PER MANUFACTURER'S WRITTEN INSTRUCTIONS (TYP)	
	INSTALL LOW PLANTER FENCING AS SPECIFIED AND PER DETAIL	
	INSTALL CURB INLET PER DETAIL	/
	INSTALL STANDARD VERTICAL CURB PER DETAIL	/
	INSTALL CURB AND GUTTER PER DETAIL	
	INSTALL TRASH ENCLOSURE WALLS PER DETAIL	
	INSTALL ADA SIGNAGE PER DETAIL	
	INSTALL SIGNAGE THAT READS " DROP OFF PARKING ONLY. 10 MINUTE PARKING" PER DETAIL	
	NEW CONCRETE TO MEET AND MATCH EXISTING CONCRETE PER DETAIL	
	INSTALL 10' TALL CMU BLOCK WALL PER DETAIL. RETURN WALL TO WITHIN 4" OF ADJACENT BUILDINGS WALLS	
	INSTALL 4"-6" RIVER COBBLE INSET IN CONCRETE PER DETAIL	
	INSTALL ASPHALT PER DETAIL	
	INSTALL REINFORCED CONCRETE PER DETAIL	
	INSTALL CONCRETE FLATWORK PER DETAIL	



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ONE INCH = TEN FEET

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NORTHEAST PUBLIC DEVELOPMENT ASSOCIATION
CITY OF SPOKANE

CITY OF SPOKANE
xxx WELLESLEY, SPOKANE, WA 99XXX

LAYOUT PLAN

PROJECT NO.	24062
DESIGNED BY	NM
DRAWN BY	NM
ISSUE DATE	08/29/2025
PHASE	100% DD S
CHECKED BY	BPO
REVISION	
SHEET NO.	

L1.20