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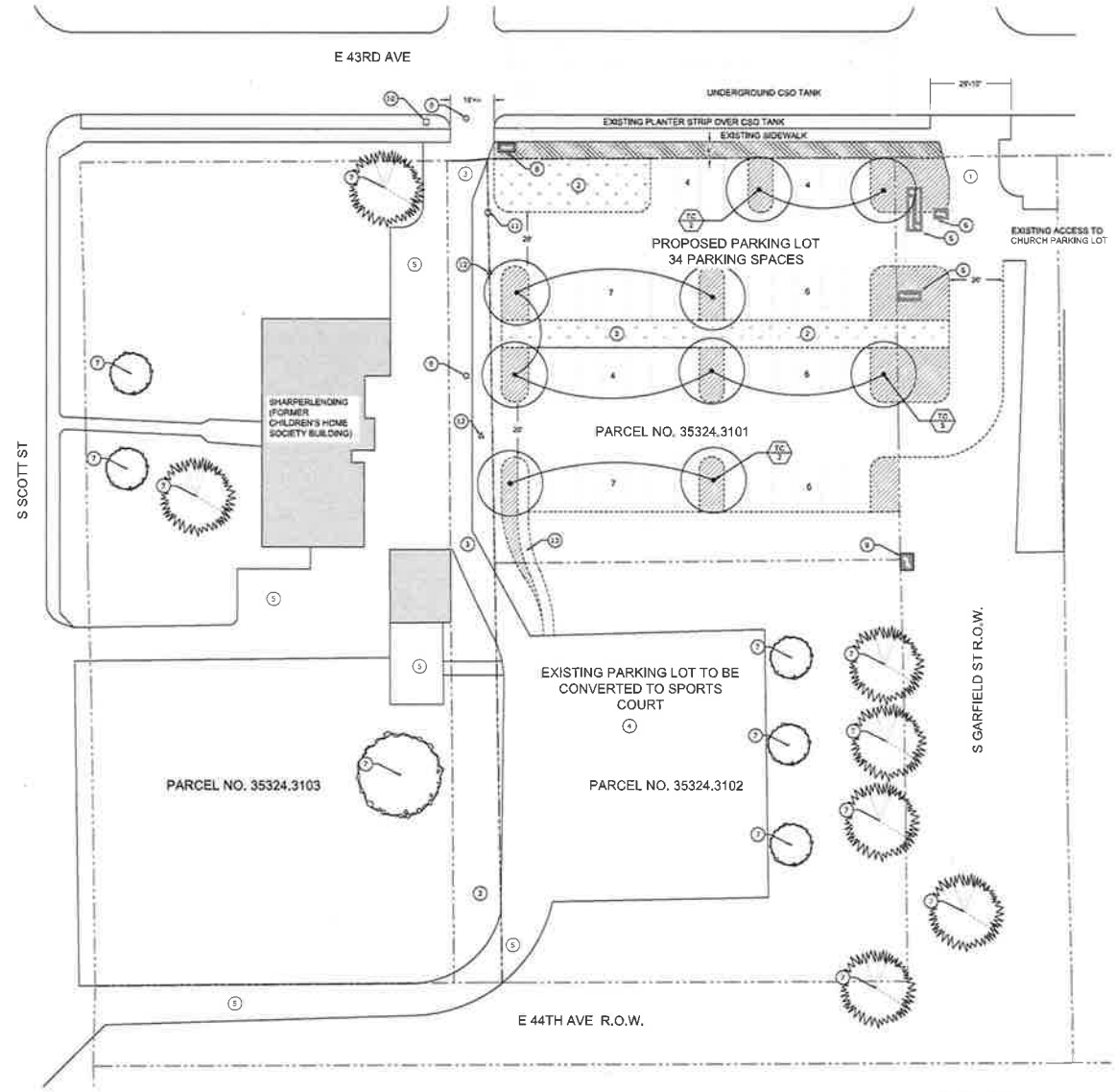
PLANNING & DEVELOPMENT



A PRELIMINARY SITE PLAN

GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
1 inch = 20 ft.

CALLOUTS

1. ACCESS APPROACH AND ACCESS FOR CHURCH PARKING LOT.
2. STORMWATER LOCATION.
3. RIGHT OF WAY (R.O.W.) VACATED BY CITY TO OWNER WITH UTILITY EASEMENT.
4. EXISTING PARKING LOT TO BE CONVERTED TO A SPORT COURT.
5. EXISTING HARDSCAPE.
6. EXISTING VAULT LOCATION.
7. EXISTING TREE TO REMAIN. PRESERVE AND PROTECT.
8. EXISTING ABOVE GROUND CSO TANK VENT.
9. EXISTING MANHOLE. PRESERVE AND PROTECT.
10. EXISTING UTILITY POLE. PRESERVE AND PROTECT.
11. EXISTING UTILITY POLE TO BE RELOCATED.
12. EXISTING LIGHT TO BE REMOVE.
13. PROPOSED CONCRETE SIDEWALK.

LEGEND

- L2: SEE THROUGH BUFFER
- L3: OPEN AREA LANDSCAPING
- STORMWATER LOCATION
- EXISTING HARDSCAPE
- PROPOSED HARDSCAPE
- UNDERGROUND CSO TANK
- PROPERTY LINE
- UTILITY EASEMENT
- 2' CONTOUR

PLANT LEGEND

TAGS	BOTANICAL NAME / COMMON NAME	SIZE
TC	Tilia cordata 'Greenspire' / Greenspire Littleleaf Linden	2" Cal.

PLANT CALLOUT

XX — PLANT ABBREVIATION
NP — NUMBER OF PLANTS
EX — EXISTING

PLANTING NOTES

1. TREES AND SHRUBS TO MEET REQUIREMENTS OF AMERICAN STANDARD FOR NURSERY STOCK FOR SIZE AND MATERIAL CONDITION.
2. ALL PLANTING AREAS TO RECEIVE 5 OF TYPE A PLANTING SOIL.
3. INSTALL 2" OF MINERAL MULCH WITH PRE-EMERGENT IN ALL PLANTING AREAS.
4. ALL TURF AREAS TO RECEIVE 2" OF TYPE A PLANTING SOIL PRIOR TO SEEDING. TILL INTO EXISTING SOIL.
5. TREE LOCATIONS MAY VARY DEPENDING ON WALK, DRIVEWAY, AND UTILITY LOCATIONS.
6. DO NOT COMPACT BOTTOMS OF SWALES, PROTECT SWALES FROM CONSTRUCTION TRAFFIC AND DEBRIS.
7. ALL TREES TO BE SINGLE TRUNKED, UNLESS OTHERWISE NOTED. MULTI-TRUNKED TREES TO INCLUDE MAIN LEADER EQUAL OR GREATER TO SIZE SPECIFIED.
10. TREES SHALL BE MATCHED FROM SAME LOT.
11. FINISH GRADE TO BE: PLANTING AREAS: 2" BELOW ADJACENT WALKS OR HARDSCAPE ELEMENTS.
12. ALL SHRUB AREAS, INCLUDING BUFFER AREAS TO BE IRRIGATED WITH DRIP IRRIGATION. INSTALL 2 X 1 GPH EMITTERS PER PERENNIAL, ORNAMENTAL GRASS, AND SHRUB, AND 3 X 1 GPH EMITTERS PER TREE.

CONSTRUCTION NOTES

1. CALL 811 TO LOCATE UTILITIES PRIOR TO ANY EXCAVATION OR CONSTRUCTION.
2. CONTRACTOR TO LOCATE ALL UNDERGROUND UTILITIES ON SITE, WITHIN CONSTRUCTION DISTURBANCE ZONE AFTER UTILITY METERS AND PUBLIC CONNECTIONS.
3. CONTRACTOR IS RESPONSIBLE FOR VERIFYING CONDITIONS IN THE FIELD PRIOR TO CONSTRUCTION AND NOTIFYING THE OWNER AND OWNERS REPRESENTATIVES OF DISCREPANCIES
4. PRESERVE AND PROTECT ALL IMPROVEMENTS TO REMAIN.
5. THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, TRANSPORTATION, AND SERVICES NECESSARY TO COMPLETE THE CONSTRUCTION SHOWN ON THE DRAWINGS.
6. PRESERVE AND PROTECT EXISTING HARDSCAPE TO REMAIN.

PARKING CALCULATIONS

EXISTING BUILDING: 9,000 SQUARE FEET (LISTED IN 6 MARCH 2011 HE DECISION)
PARKING REQUIREMENTS:
OFFICE: 1 PER 500 SQ. FT. OF FLOOR AREA MIN — 1 PER 200 SQ. FT. OF FLOOR AREA MAX
18 PARKING SPACES — 45 PARKING SPACES
PARKING PROVIDED BY NEW PARKING LOT: 34 PARKING SPACES
PARKING PROVIDED AT BUILDING: 11 PARKING SPACES
TOTAL PARKING PROVIDED: 45 PARKING SPACES

NOTE: PLAN IS PRELIMINARY AND CONCEPTUAL IN NATURE. IT IS NOT BASED ON A SURVEY. A SURVEY OF THE PROPERTY AND EXISTING CONDITIONS WILL BE COMPLETED BEFORE FINAL DESIGN OF THE PARKING LOT.

UNDERGROUND SERVICE ALERT
ONE-CALL NUMBER
811
CALL TWO BUSINESS DAYS BEFORE YOU DIG

PRELIMINARY - NOT FOR CONSTRUCTION

Michael Terrell Landscape Architecture, P.L.L.C.

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SHARPERLENDING
4315 S SCOTT ST
SPOKANE, WA
PRELIMINARY SITE PLAN

REVISION	DATE
1	
2	
3	
4	

PROJECT NO.	11-023
DATE	1/6/17
DRAWN BY	JS
REVIEWED BY	MT

DRAWING 1 OF 1
L-1