JOE ALBI SITE SURVEY

~ SHEET 1 OF 9 ~

SE1/4 SECTION 34, T26N, R42E, W.M.
CITY OF SPOKANE
SPOKANE COUNTY, WASHINGTON

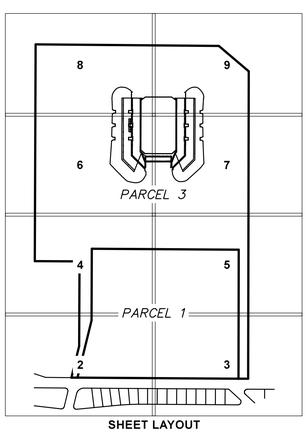
N

30 0 30

SCALE 1"=30'
CONTOUR INTERVAL = 1'

LEGEND

- B● BOLLARD
- CB CATCH BASIN
- CO CLEANOUT
- CP SURVEY CONTROL POINT
- D AREA DRAIN
- DW DRYWELL
- FH FIRE HYDRANT
- GUY ANCHOR
- ICV IRRIGATION CONTROL VALVE
- IR● IRON ROD SURVEY MONUMENT
- LP LIGHT POLE
- PV POWER VAULT
- RB● REBAR SURVEY MONUMENT
- S SIGN
- SMH SEWER MANHOLE
- T TELEPHONE RISER
- TELV TELEPHONE VAULT
- ET ELECTRICAL TRANSFORMER
- P UTILITY POLE
- WM WATER METER
- WMH WATER MANHOLE
- WV WATER VALVE
- CONIFEROUS TREE >12" DBH
- SS — SANITARY SEWER
- W — WATER LINE LOCATE MARKINGS
- E — UNDERGROUND POWER LOCATE MARKINGS
- G — GAS LINE LOCATE MARKINGS
- SD — STORM DRAIN LINE
- OHU — OVERHEAD UTILITY LINES
- X — FENCE LINE



SHEET LAYOUT

DATUM INFORMATION

VERTICAL DATUM
ELEVATIONS ARE BASED ON NAVD88 DATUM ORIGINATING FROM STATIC GPS OBSERVATIONS TAKEN AT LANDTEK SURVEY CONTROL POINT #710 AND PROCESSED THROUGH THE NGS OPUS WEBSITE USING GEOID18. ELEVATIONS WERE PROPAGATED THROUGH PROJECT SURVEY CONTROL POINTS USING REAL TIME KINEMATIC GPS AND TRIGONOMETRIC SURVEY METHODS.

HORIZONTAL DATUM
BASIS OF BEARINGS IS A GPS-DERIVED BEARING OF N89°37'52"W ALONG THE SOUTH LINE OF THE SE1/4 OF SECTION 34, T26N, R42E, W.M. (CENTERLINE OF WELLESLEY AVENUE).
PROJECT COORDINATES ARE ON ASSUMED LOCAL BASIS EXPRESSED IN U.S. SURVEY FEET.

SURVEY CONTROL POINTS

POINT	NORTHING	EASTING	ELEVATION	DESCRIPTION
710	20,000.000	50,000.000	1,883.35	#3 REBAR & CAP
728	19,536.291	50,223.847	1,879.80	#3 REBAR & CAP
729	19,536.920	49,272.785	1,869.59	#3 REBAR & CAP
734	20,536.107	49,404.625	1,880.77	#3 REBAR & CAP
735	21,151.230	49,323.638	1,885.06	60D SPIKE
736	21,616.186	49,444.582	1,895.43	#3 REBAR & CAP
737	21,713.952	49,760.172	1,897.99	#3 REBAR & CAP
738	21,587.091	50,176.136	1,896.60	#3 REBAR & CAP
739	21,228.557	50,213.361	1,897.60	60D SPIKE
740	20,787.462	50,227.559	1,892.54	#3 REBAR & CAP
741	21,425.865	49,835.454	1,887.04	MAGNAIL
4923	21,444.444	50,140.354	1,897.68	60D SPIKE
4924	21,461.109	49,979.021	1,898.56	60D SPIKE
4925	21,320.731	50,121.832	1,898.20	MAGNAIL
4926	21,231.099	50,111.714	1,898.16	MAGNAIL
4927	21,550.872	49,868.435	1,897.56	60D SPIKE
5270	21,139.921	50,118.057	1,897.70	MAGNAIL
5271	20,957.581	50,115.850	1,894.83	MAGNAIL
5279	20,800.903	49,943.675	1,890.96	MAGNAIL
5416	20,946.827	49,827.035	1,891.24	60D SPIKE
5618	20,786.931	49,644.193	1,886.32	MAGNAIL
6064	21,562.633	49,041.250	1,892.75	60D SPIKE
6065	21,726.167	49,019.801	1,887.68	60D SPIKE
6066	21,812.176	49,047.446	1,892.59	60D SPIKE
6202	20,920.677	49,501.372	1,884.77	60D SPIKE
6205	21,143.458	49,468.286	1,886.61	MAGNAIL
6206	21,232.791	49,471.701	1,888.17	MAGNAIL
6207	21,321.616	49,474.809	1,889.65	MAGNAIL
6208	21,443.742	49,469.182	1,891.94	60D SPIKE
6786	21,236.622	49,983.995	1,899.41	MAGNAIL

TITLE & EASEMENT NOTATIONS

(AS DISCLOSED BY SUBDIVISION GUARANTEE REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE CO., GUARANTEE NUMBER 5003353-2129265, DATED JULY 15, 2013)

(3) 10' SEWER EASEMENT PER QUIT CLAIM DEED AFN 852719A

(6) 5'± ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM EASEMENT, AFN 956522A

(7) POSSIBLE LOCATION OF RIGHT OF WAY EASEMENT FOR ELECTRICAL DISTRIBUTION LINE, AFN 644193B

(8) GENERAL AREA COVERED BY EASEMENT AFN 5223780

(9) 11' SEWER EASEMENT AFN 8605150262

(14) CELL SITE LEASE AREA, UTILITY EASEMENT AND ACCESS EASEMENT PER RECORD OF SURVEY AFN 4117920.

(15) CELL SITE LEASE AREA PER RECORD OF SURVEY AFN 4444752.

(16) UNRECORDED CELL SITE LEASES AS DISCLOSED BY SURVEYS UNDER AFN 4117920 AND AFN 4444752.

(20) UNRECORDED LEASE DISCLOSED BY INSTRUMENT RECORDED UNDER AFN 5854542 AND AFN 5854543.

LEGAL DESCRIPTION - PARCEL 1

(PROVIDED BY CLIENT)

DESCRIPTION OF A PARCEL OF LAND BEING A PORTION OF SOUTHEAST 1/4, SECTION 34, TOWNSHIP 26 NORTH, RANGE 42 EAST, W.M., CITY OF SPOKANE, COUNTY OF SPOKANE, STATE OF WASHINGTON, AND BEING A PORTION OF THE QUITCLAIM DEED TO THE CITY OF SPOKANE FILED IN BOOK 577 AT PAGES 52-56 AS INSTRUMENT NO. 852719A ON 10/27/1948, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WSDOT BRASS DISK SURVEY MONUMENT DESIGNATED AS GP32291-70, WHICH BEARS NORTH 87°13'35" EAST A DISTANCE OF 2626.24 FEET ALONG FRANCIS AVENUE (SR-291) FROM THE WSDOT BRASS DISK SURVEY MONUMENT DESIGNATED AS GP32291-73 NEAR THE INTERSECTION WITH NINE MILE ROAD;

THENCE SOUTH 19°56'54" WEST A DISTANCE OF 5715.91 FEET, TO A BRASS PIN IN 2" IRON PIPE SET IN A MONUMENT CASE AT THE SOUTHEAST CORNER OF SAID SECTION 34;

THENCE ALONG THE EAST LINE OF SAID SECTION 34, NORTH 02°22'55" WEST A DISTANCE OF 2639.03 FEET, TO A BRASS PIN IN 2" IRON PIPE SET IN A MONUMENT CASE AT THE EAST 'A CORNER OF SAID SECTION 34 AS SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 108 AT PAGE 2 AS INSTRUMENT NO. 4967520 ON 9/23/2003 AND ALSO SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 140 AT PAGES 61-63 AS INSTRUMENT NO. 5883541 ON 3/15/2010;

THENCE ALONG THE NORTH LINE OF SOUTHEAST'/ OF SAID SECTION 34, SOUTH 87°59'27" WEST A DISTANCE OF 30.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF ASSEMBLY STREET;

THENCE CONTINUING ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 34, SOUTH 87°59'27" WEST A DISTANCE OF 109.20 FEET;

THENCE ALONG THE EAST LINE OF THE PROPOSED TRANSIT CENTER EASEMENT, THE FOLLOWING COURSES:
1. SOUTH 01°36'27" WEST A DISTANCE OF 106.11 FEET;
2. THENCE SOUTH 15°27'51" WEST A DISTANCE OF 99.40 FEET;
3. THENCE SOUTH 29°19'15" WEST A DISTANCE OF 100.69 FEET

THENCE ALONG THE WEST LINE OF THE FIRE STATION SITE, AND THE NORTHERLY PROLONGATION THEREOF, AS SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 47 AT PAGE 56 AS INSTRUMENT NO. 9104010215 IN 1991, SOUTH 02°22'41" EAST A DISTANCE OF 255.03 FEET;

THENCE ALONG THE SOUTH LINE OF SAID INSTRUMENT NO. 852719A, SOUTH 87°52'16" WEST A DISTANCE OF 976.02 FEET, TO AN ANGLE POINT SHOWN ON SAID RECORD OF SURVEY FILED IN BOOK 108 AT PAGE 2;

THENCE ALONG THE EAST LINE OF SAID INSTRUMENT NO. 852719A, SOUTH 02°22'55" EAST A DISTANCE OF 2062.74 FEET, TO THE NORTH RIGHT-OF-WAY LINE OF WELLESLEY AVENUE AS SHOWN ON SAID RECORDS OF SURVEY FILED IN BOOK 108 AT PAGE 2 AND ALSO IN BOOK 140 AT PAGES 61-63;

THENCE ALONG THE NORTH RIGHT-OF-WAY OF WELLESLEY AVENUE, SOUTH 87°52'16" WEST A DISTANCE OF 65.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID LINE SOUTH 87°52'16" WEST A DISTANCE OF 1079.26 FEET TO A POINT WHICH LIES 40 FEET DISTANT AND PARALLEL WITH THE EAST LINE OF PARCEL B AS SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 33 AT PAGE 64 AS INSTRUMENT NO. 8501230163 ON 1/29/1985;

THENCE NORTH 11°15'23" EAST ALONG SAID LINE A DISTANCE OF 395.49 FEET TO A POINT WHICH LIES 82.50 FEET DISTANT FROM AND PARALLEL WITH THE EAST LINE OF PARCEL A AS SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 33 AT PAGE 64 AS INSTRUMENT NO. 8501230163 ON 1/29/1985;

THENCE NORTH 02°15'08" WEST, ALONG A SAID LINE A DISTANCE OF 480.89 FEET;

THENCE NORTH 87°52'16" EAST ALONG A LINE WHICH IS 865.63 FEET DISTANT AND PARALLEL WITH THE NORTH RIGHT-OF-WAY LINE OF WELLESLEY AVENUE, A DISTANCE OF 984.92 FEET TO A POINT WHICH LIES 65 FEET DISTANT FROM AND PARALLEL WITH THE EAST LINE OF SAID INSTRUMENT NO. 852719A;
THENCE SOUTH 02°22'55" EAST ALONG SAID LINE, A DISTANCE OF 865.64 FEET TO THE TRUE POINT OF BEGINNING.

LEGAL DESCRIPTION - PARCEL 3

(PROVIDED BY CLIENT)

A PARCEL OF LAND BEING A PORTION OF SOUTHEAST V4, SECTION 34, TOWNSHIP 26 NORTH, RANGE 42 EAST, W.M., CITY OF SPOKANE, COUNTY OF SPOKANE, STATE OF WASHINGTON, AND BEING A PORTION OF THE QUITCLAIM DEED TO THE CITY OF SPOKANE FILED IN BOOK 577 AT PAGES 52-56 AS INSTRUMENT NO. 852719A ON 10/27/1948, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WSDOT BRASS DISK SURVEY MONUMENT DESIGNATED AS GP32291-70, WHICH BEARS NORTH 87°13'35" EAST A DISTANCE OF 2626.24 FEET ALONG FRANCIS AVENUE (SR-291) FROM THE WSDOT BRASS DISK SURVEY MONUMENT DESIGNATED AS GP32291-73 NEAR THE INTERSECTION WITH NINE MILE ROAD;

THENCE SOUTH 19°56'54" WEST A DISTANCE OF 5715.91 FEET, TO A BRASS PIN IN 2" IRON PIPE SET IN A MONUMENT CASE AT THE SOUTHEAST CORNER OF SAID SECTION 34;

THENCE ALONG THE EAST LINE OF SAID SECTION 34, NORTH 02°22'55" WEST A DISTANCE OF 2639.03 FEET, TO A BRASS PIN IN 2" IRON PIPE SET IN A MONUMENT CASE AT THE EAST 1/4 CORNER OF SAID SECTION 34 AS SHOWN ON THE RECORD OF SURVEY FILED IN ROOK 108 AT PAGE 2 AS INSTRUMENT NO. 4967520 ON 9/23/2003 AND ALSO SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 140 AT PAGES 61-63 AS INSTRUMENT NO. 5883541 ON 3/15/2010;

THENCE ALONG THE NORTH LINE OF SOUTHEAST 1/4 OF SAID SECTION 34, SOUTH 87°59'27" WEST A DISTANCE OF 30.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF ASSEMBLY STREET;

THENCE CONTINUING ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 34, SOUTH 87°59'27" WEST A DISTANCE OF 109.20 FEET;

THENCE ALONG THE EAST LINE OF THE PROPOSED TRANSIT CENTER EASEMENT, THE FOLLOWING COURSES:
1. SOUTH 01°36'27" WEST A DISTANCE OF 106.11 FEET;
2. THENCE SOUTH 15°27'51" WEST A DISTANCE OF 99.40 FEET;
3. THENCE SOUTH 29°19'15" WEST A DISTANCE OF 100.69 FEET

THENCE ALONG THE WEST LINE OF THE FIRE STATION SITE, AND THE NORTHERLY PROLONGATION THEREOF; AS SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 47 AT PAGE 56 AS INSTRUMENT NO. 9104010215 IN 1991, SOUTH 02°22'41" EAST A DISTANCE OF 255.03 FEET;

THENCE ALONG THE SOUTH LINE OF SAID INSTRUMENT NO. 852719A, SOUTH 87°52'16" WEST A, DISTANCE OF 976.02 FEET, TO AN ANGLE POINT SHOWN ON SAID RECORD OF SURVEY FILED IN BOOK 108 AT PAGE 2 AND TO THE TRUE POINT OF BEGINNING;

THENCE ALONG THE EAST LINE OF SAID INSTRUMENT NO. 852719A, SOUTH 02°22'55" EAST A DISTANCE OF 2062.74 FEET, TO THE NORTH RIGHT-OF-WAY LINE OF WELLESLEY AVENUE AS SHOWN ON SAID RECORDS OF SURVEY FILED IN BOOK 108 AT PAGE 2 AND ALSO IN BOOK 140 AT PAGES 61-63;

THENCE ALONG THE NORTH RIGHT-OF-WAY OF WELLESLEY AVENUE, SOUTH 87°5T16" WEST A DISTANCE OF 65.00 FEET;

THENCE NORTH 02°22'55" WEST ALONG A LINE WHICH IS 65 FEET DISTANT FROM AND PARALLEL WITH THE EAST LINE OF SAID INSTRUMENT NO. 852719A, A DISTANCE OF 865.64 FEET TO A POINT WHICH IS, 865.63 FEET DISTANT AND PARALLEL WITH THE NORTH RIGHT-OF-WAY LINE OF WELLESLEY AVENUE;

THENCE SOUTH 87°52'16" WEST ALONG SAID LINE A DISTANCE OF 984.92 FEET TO A POINT WHICH LIES 82.50 FEET DISTANT FROM AND PARALLEL WITH THE EAST LINE OF PARCEL A AS SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 33 AT PAGE 64 AS INSTRUMENT NO. 8501230163 ON 1/29/1985;

THENCE SOUTH 02°15'08" EAST ALONG SAID LINE DISTANCE OF 480.89 FEET TO A POINT WHICH IS THE PROLONGATION AND 40 FEET DISTANT AND PARALLEL WITH THE SOUTHEAST LINE OF PARCEL B AS SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 33 AT PAGE 64 AS INSTRUMENT NO. 8501230163 ON 1/29/1985;

THENCE SOUTH 11°15'23" WEST ALONG SAID LINE A DISTANCE OF 395.49 FEET TO THE NORTH RIGHT-OF-WAY LINE OF WELLESLEY AVENUE;

THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF WELLESLEY AVENUE, SOUTH 87°52'16" WEST A DISTANCE OF 41.12 FEET, TO THE EAST LINE OF PARCEL B AS SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 33 AT PAGE 64 AS INSTRUMENT NO. 8501230163 ON 1129/1985;

THENCE ALONG THE EAST LINES OF PARCELS A AND B AS SHOWN ON SAID RECORD OF SURVEY FILED IN BOOK 33 AT PAGE 64, THE FOLLOWING COURSES:
1. NORTH 11°15'23" EAST A DISTANCE OF 218.33 FEET;
2. THENCE NORTH 02°15'08" WEST A DISTANCE OF 567.60 FEET;

THENCE ALONG THE NORTH LINE OF SAID PARCEL A, SOUTH 87°52'16" WEST A DISTANCE OF 300.15 FEET, MORE OR LESS, TO THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 34;

THENCE ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 34, NORTH 02°15'25" WEST A DISTANCE OF 1454.50 FEET TO A POINT THAT IS 375 FEET DISTANT AND PARALLEL WITH THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 34;

THENCE NORTH 87°59'27" EAST ALONG SAID LINE A DISTANCE OF 1228.70 FEET;

THENCE SOUTH 52°07'44" EAST A DISTANCE OF 263.23 FEET TO THE TRUE POINT OF BEGINNING.

GENERAL NOTES

1. THE INTENDED USE OF THE TOPOGRAPHIC ELEMENTS SHOWN ON THIS MAP IS CIVIL ENGINEERING DESIGN OF SITE IMPROVEMENTS.
2. CONTOURS ARE DERIVED FROM DIRECT FIELD OBSERVATIONS USING TRIGONOMETRIC TOTAL STATION AND REAL TIME KINEMATIC GPS SURVEY METHODS.
3. CONTOURS ARE PLOTTED AT 1-FOOT INTERVALS AND ARE GENERALLY ACCURATE TO ONE HALF THE CONTOUR INTERVAL, EXCEPT IN AREAS OF IRREGULAR GROUND SUCH AS THE NORTHWEST CORNER OF THE SITE. IN AREAS SUCH AS THIS, CONTOURS ARE REPRESENTATIVE OF AVERAGED GROUND CONDITIONS AND DO NOT SHOW ALL BREAKS THAT MAY EXIST.
4. BOUNDARY LINES SHOWN ARE THIS SURVEYOR'S PROFESSIONAL OPINION OF THE LOCATIONS OF THE COURSES CONTAINED IN THE LEGAL DESCRIPTIONS OF THE SUBJECT PARCELS. THE BASIS OF BEARINGS FOR THIS SURVEY DIFFERS FROM THAT OF THE LEGAL DESCRIPTIONS OF THE PARCELS.
5. UNDERGROUND UTILITIES ARE SHOWN ONLY FROM SURFACE MARKINGS OBSERVED AND LOCATED DURING THE COURSE OF THIS SURVEY. LANDTEK, L.L.C. MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREAS SURVEYED, EITHER IN SERVICE OR ABANDONED. LANDTEK, L.L.C. FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH WE DO CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.
6. REPORTEDLY THIS IS, OR WILL BE, A 60-FOOT EASEMENT IN FAVOR OF THE CITY OF SPOKANE. LANDTEK, LLC HAS NOT BEEN PROVIDED WITH ANY RECORDING INFORMATION VERIFYING THE FACT THAT THIS EASEMENT ACTUALLY EXISTS AT THIS POINT IN TIME.

SURVEYOR'S CERTIFICATE

ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, I HEREBY STATE AND DECLARE THAT THIS DRAWING WAS PREPARED UNDER MY DIRECT SUPERVISION TO THE STANDARD OF CARE OF SURVEYORS PRACTICING IN THE STATE OF WASHINGTON AND THAT THE INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

THIS STATEMENT IS NEITHER A WARRANTY, NOR A GUARANTEE, EITHER EXPRESSED OR IMPLIED.

2/24/2020

BRUCE R. LARSEN, P.L.S.
CERTIFICATE NO. 26390

BRUCE R. LARSEN
STATE OF WASHINGTON
26390
REGISTERED
PROFESSIONAL LAND SURVEYOR

LANDTEK LLC
PROFESSIONAL LAND SURVEYORS
619 N. MADELIA STREET
SPOKANE, WASHINGTON 99202
PHONE 509.926.2821 FAX 509.926.2736
LANDTEKSURVEYORS@GMAIL.COM

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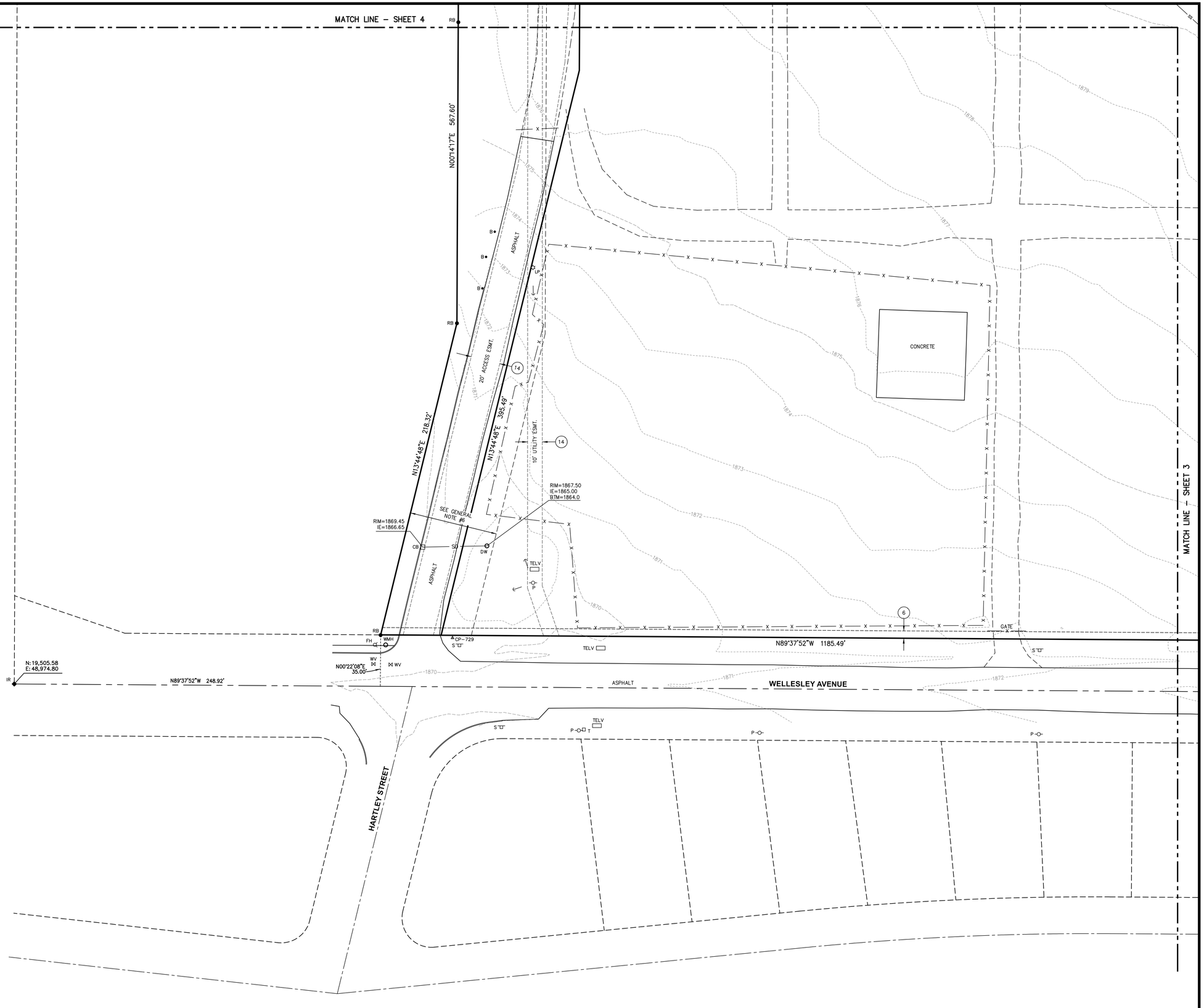
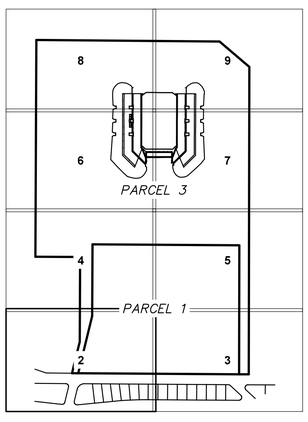


2/24/2020



JOE ALBI SITE SURVEY

~ SHEET 2 OF 9 ~

SE1/4 SECTION 34, T26N, R42E, W.M.
CITY OF SPOKANE
SPOKANE COUNTY, WASHINGTON

LANDTEK LLC
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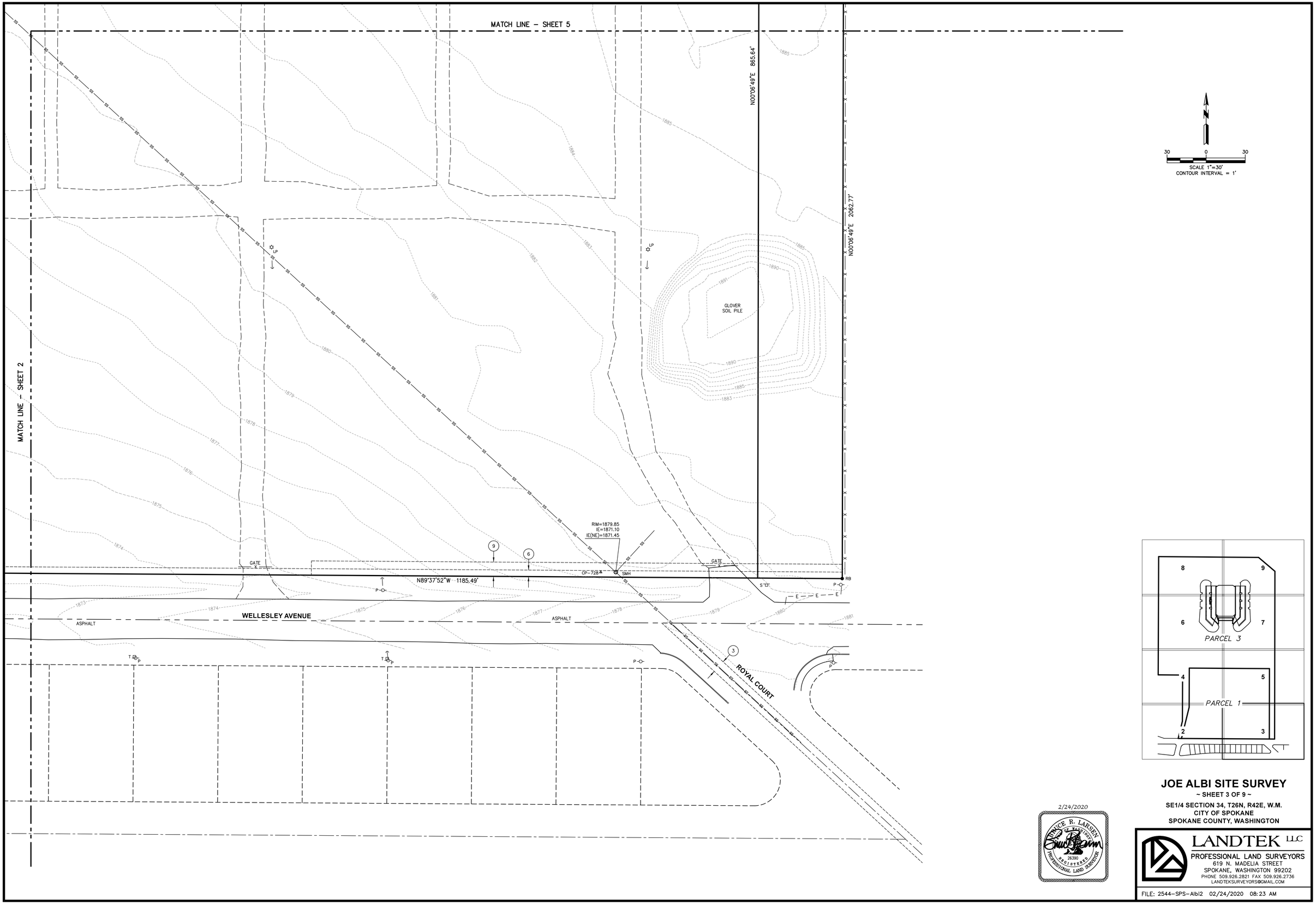

2/24/2020

JOE ALBI SITE SURVEY

~ SHEET 3 OF 9 ~

SE1/4 SECTION 34, T26N, R42E, W.M.
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SPOKANE COUNTY, WASHINGTON

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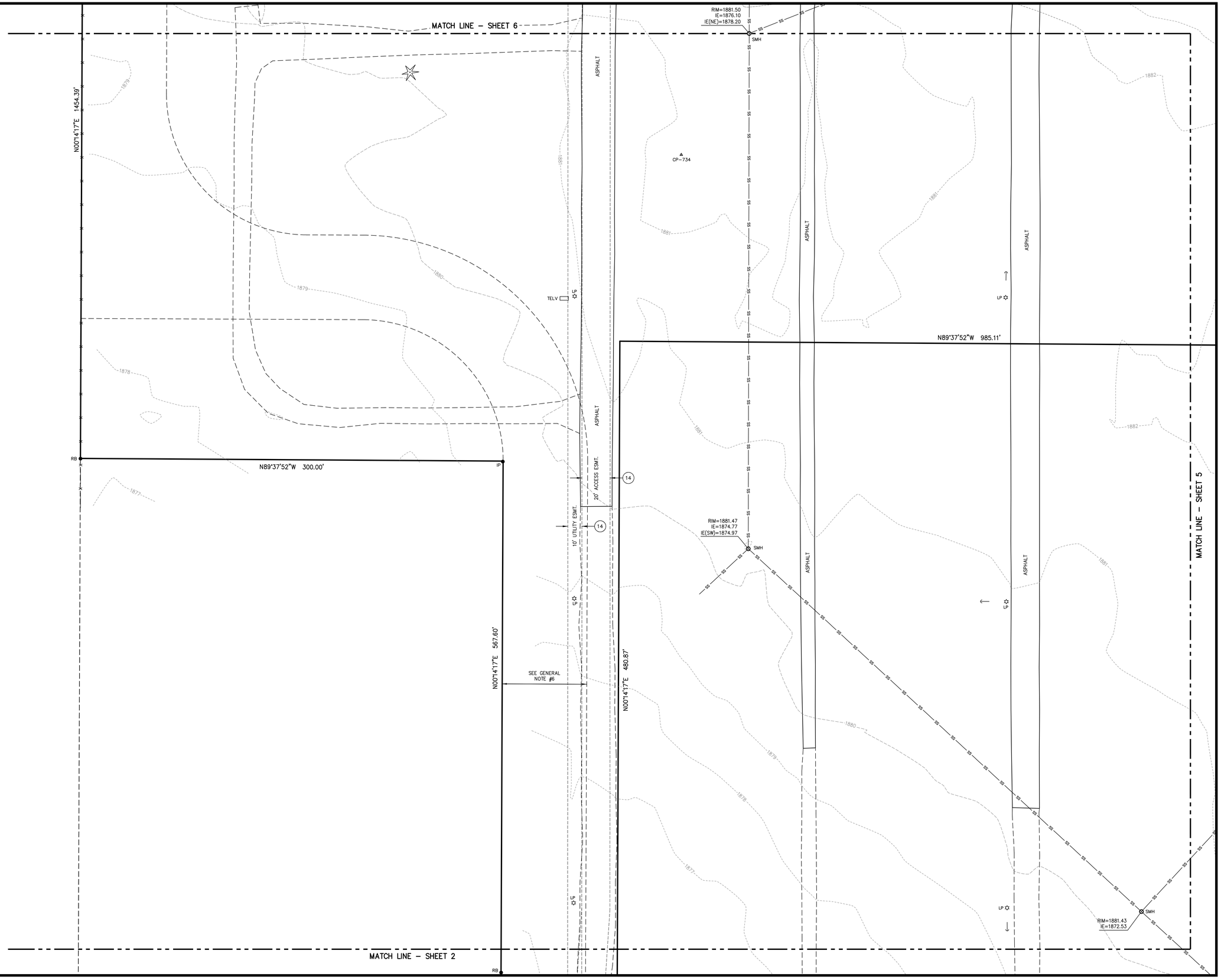
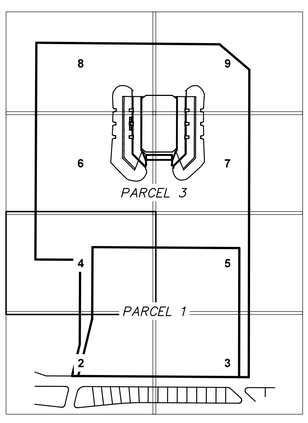


30 0 30

SCALE 1"=30'
CONTOUR INTERVAL = 1'

2/24/2020



JOE ALBI SITE SURVEY

~ SHEET 4 FO 9 ~

SE1/4 SECTION 34, T26N, R42E, W.M.
CITY OF SPOKANE
SPOKANE COUNTY, WASHINGTON

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FILE: 2544-SPS-Albi2 02/24/2020 08:23 AM

MATCH LINE – SHEET 7

ASPHALT

CONCRETE FOUNDATION

SMH

SS

ASPHALT

ASPHALT

ASPHALT

ASPHALT

ASPHALT

ASPHALT

ASPHALT

ASPHALT

ASPHALT

LP

RIM=1883.14
BTM=1870.8

OW

N89°37'52"W 985.11'

N00°06'49"E 2062.77'

RIM=1884.82
IE=1877.72

SMH

GLOVER SOIL PILE

CP-710

MATCH LINE – SHEET 4

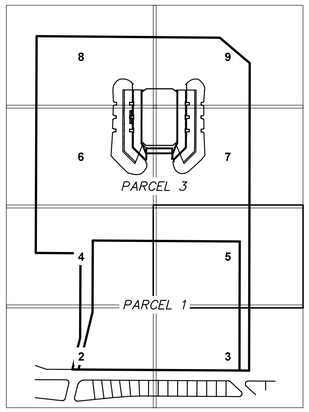
MATCH LINE – SHEET 3

1889 1888 1887 1886 1885 1884 1883 1882 1891 1890 1892 1893 1894

N

30 0 30

SCALE 1"=30'
CONTOUR INTERVAL = 1'



JOE ALBI SITE SURVEY

~ SHEET 5 OF 9 ~

SE1/4 SECTION 34, T26N, R42E, W.M.
CITY OF SPOKANE
SPOKANE COUNTY, WASHINGTON

2/24/2020

DENNICE R. LARSEN
STATE OF WASHINGTON
26390
REGISTERED
PROFESSIONAL LAND SURVEYOR

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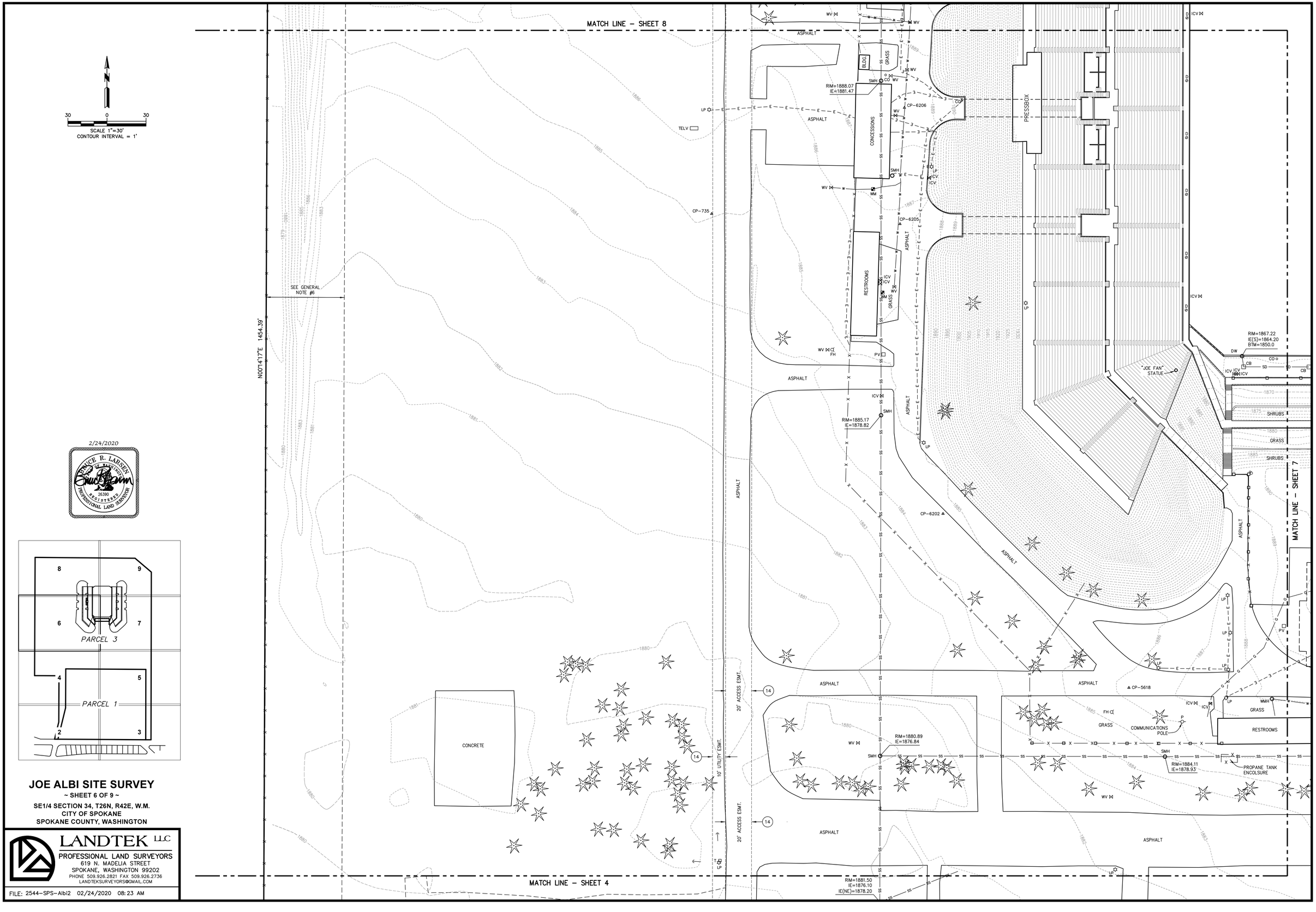

2/24/2020

JOE ALBI SITE SURVEY

~ SHEET 6 OF 9 ~

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SPOKANE COUNTY, WASHINGTON

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FILE: 2544-SPS-Albi2 02/24/2020 08:23 AM

MATCH LINE – SHEET 9

MATCH LINE – SHEET 6

MATCH LINE – SHEET 5

SYNTHETIC TURF PLAYFIELD
ELEV. = 1867.4±

GOAL POST

RIM=1867.21
IE(S)=1864.21
BTM=1850.0

CP-4926

CP-5270

CP-5271

CP-5416

CP-5279

CP-739

CP-740

RIM=1897.96
IE=1886.76

RIM=1894.59
IE=1883.79
(NO FLOW)

RIM=1889.91
IE=1880.87

RIM=1893.18
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GRASS
RESTROOMS
ASPHALT
CONCESSIONS
CONCRETE
SHRUBS
MONUMENT
CONCESSIONS BUILDING
BLDG.

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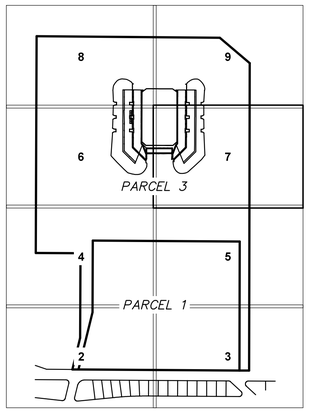


JOE ALBI SITE SURVEY

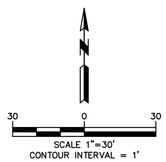
~ SHEET 7 OF 9 ~

SE1/4 SECTION 34, T26N, R42E, W.M.
CITY OF SPOKANE
SPOKANE COUNTY, WASHINGTON

2/24/2020

LANDTEK LLC
PROFESSIONAL LAND SURVEYORS
619 N. MADELIA STREET
SPOKANE, WASHINGTON 99202
PHONE 509.926.2821 FAX 509.926.2736
LANDTEKSURVEYORS@GMAIL.COM

FILE: 2544-SPS-AlbI2 02/24/2020 08:23 AM



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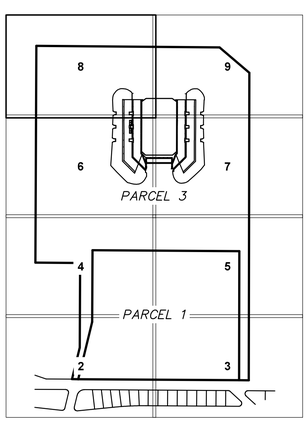

JOE ALBI SITE SURVEY

~ SHEET 8 OF 9 ~

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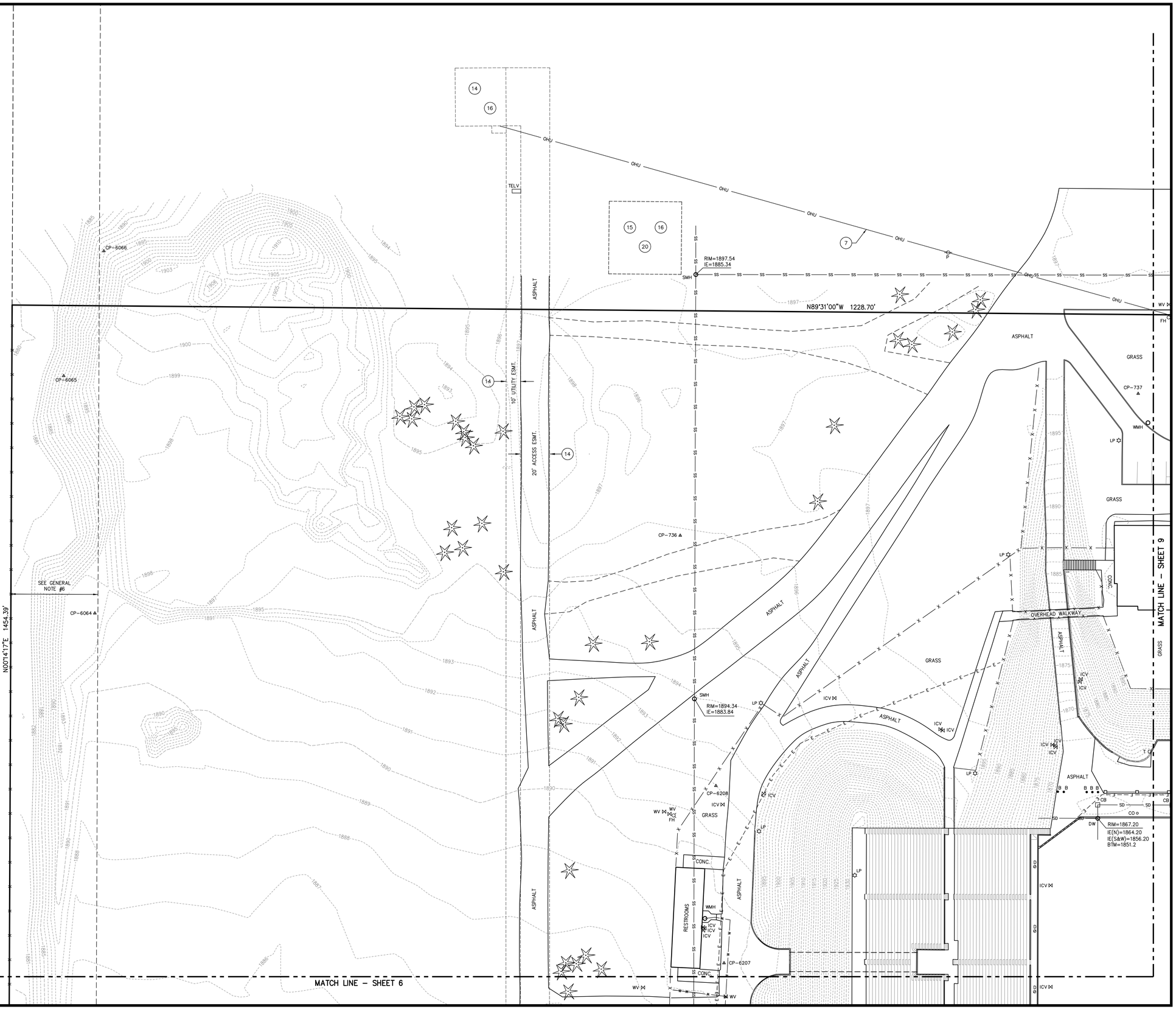

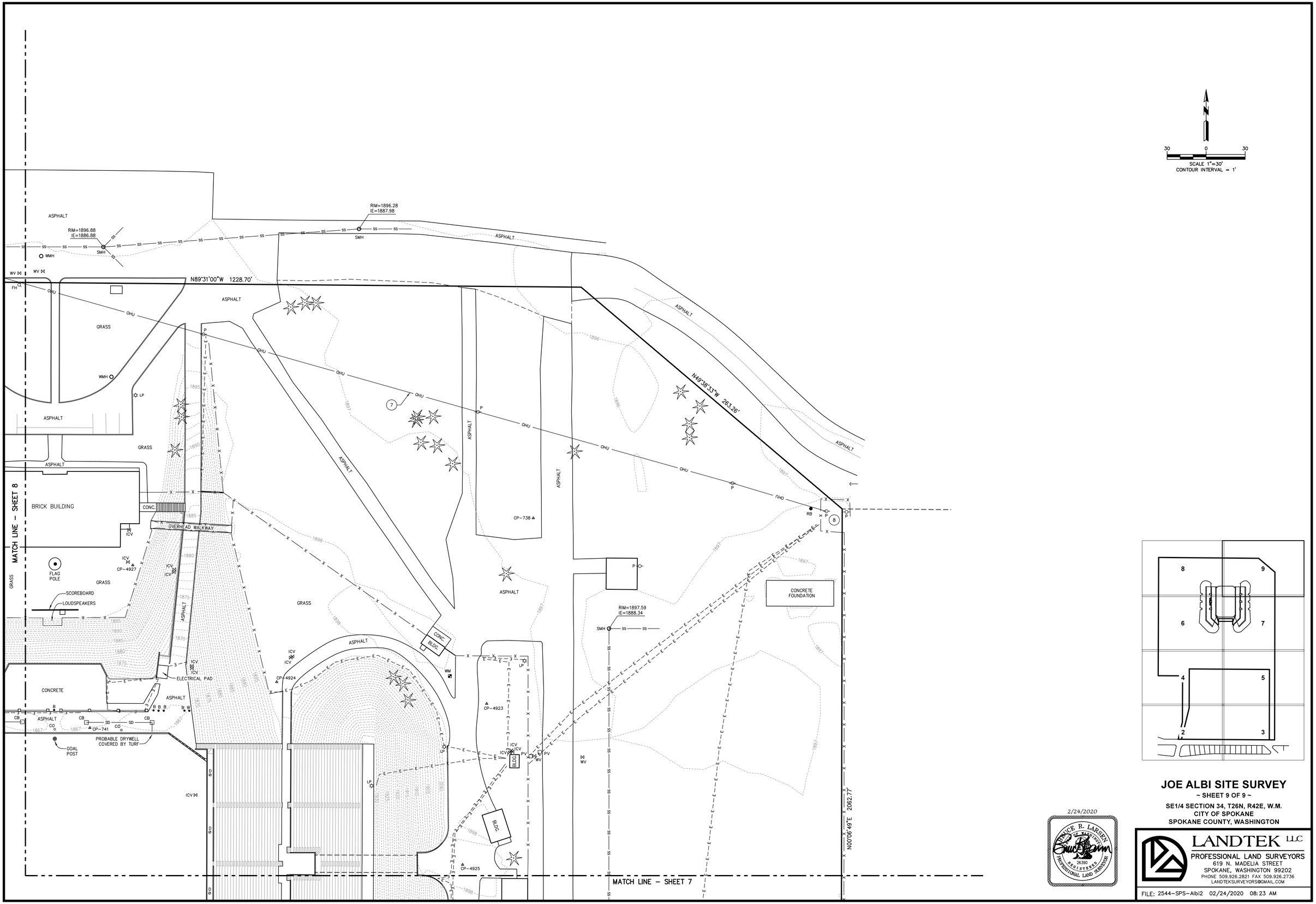
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WMH
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ASPHALT
BRICK BUILDING
CONC.
OVERHEAD WALKWAY
ICV
CP-4927
FLAG POLE
GRASS
SCOREBOARD
LOUDSPEAKERS
ASPHALT
GRASS
ASPHALT
CONCRETE
ELECTRICAL PAD
ASPHALT
CP-741
PROBABLE DRYWELL COVERED BY TURF
GOAL POST
ICV
MATCH LINE – SHEET 8
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WM
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MATCH LINE – SHEET 7
8
9
6
7
4
5
2
3
JOE ALBI SITE SURVEY
~ SHEET 9 OF 9 ~
SE1/4 SECTION 34, T26N, R42E, W.M.
CITY OF SPOKANE
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FILE: 2544-SPS-AlbI2 02/24/2020 08:23 AM

REFERENCE NOTES SCHEDULE

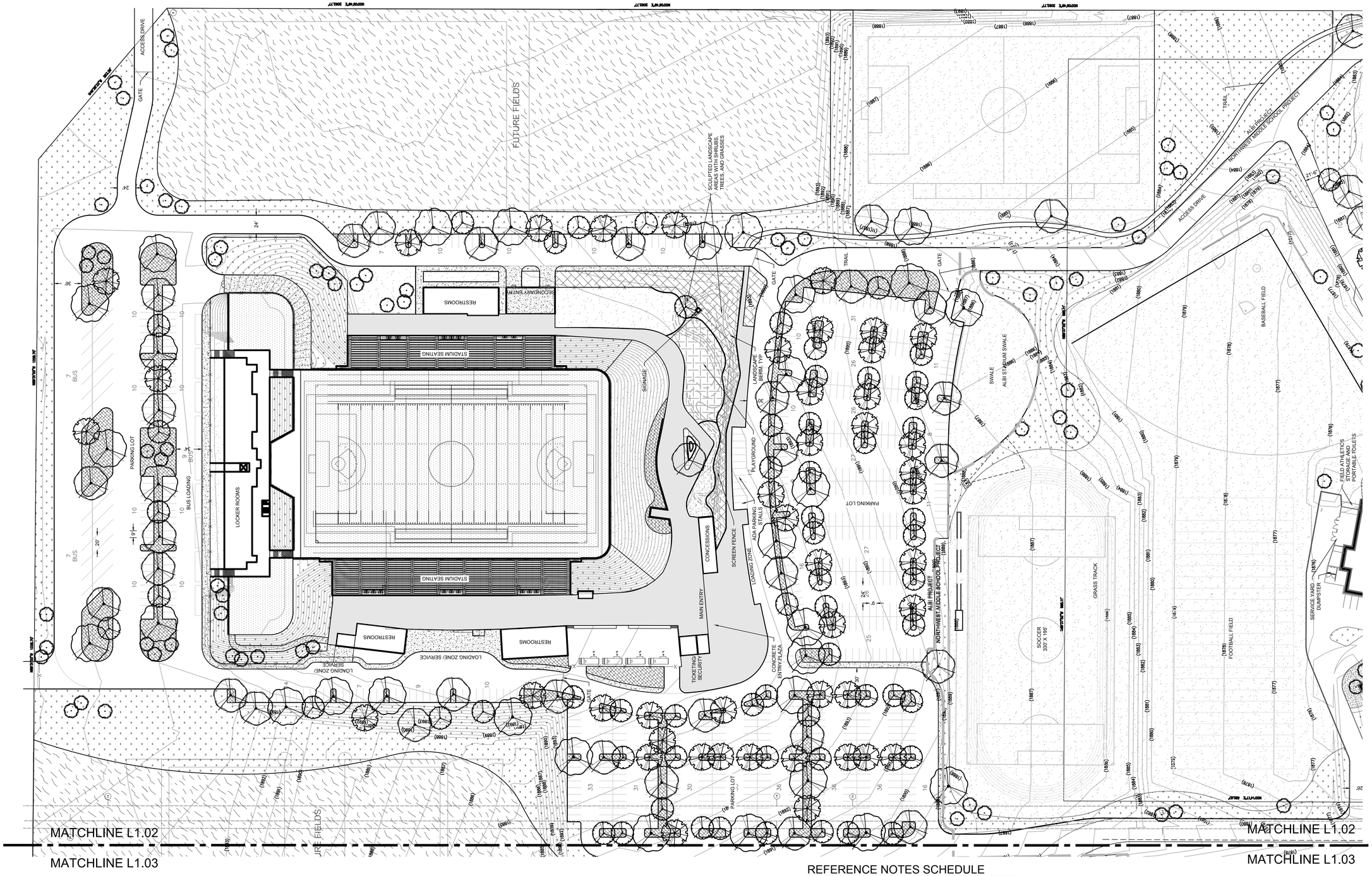
2020-08-25 08:20

SYMBOL	DESCRIPTION
	LOW MOW GRASS SEED/GROUNDCOVER
	SODDED LAWN
	ARTIFICIAL TURF
	LANDSCAPE BEDS
	RESILIENT PLAYGROUND SURFACE
	NATIVE GRASS

CONCEPT PLANT SCHEDULE

2020-08-25 08:21

	CONIFER -
	DECIDUOUS A -
	DECIDUOUS B -
	DECIDUOUS C -
	DECIDUOUS D -



REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY
	LOW MOW GRASS SEED/GROUNDCOVER	255,726 SF
	BLUEGRASS LAWN	200,436 SF
	ARTIFICIAL TURF	116,580 SF
	LANDSCAPE BEDS	73,475 SF
	RESILIENT PLAYGROUND SURFACE	7,555 SF
	NATIVE GRASS	735,068 SF

0 60 120 180 feet

1" = 60'

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Spokane, WA 99201
509.838.8568

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JOE ALBI REPLACEMENT STADIUM

SPOKANE PUBLIC SCHOOLS

DESIGN DEVELOPMENT

REV	DATE	DESCRIPTION

PROJ. NO. 2019-038

PROJECT MANAGER GMS

DATE 08-28-20

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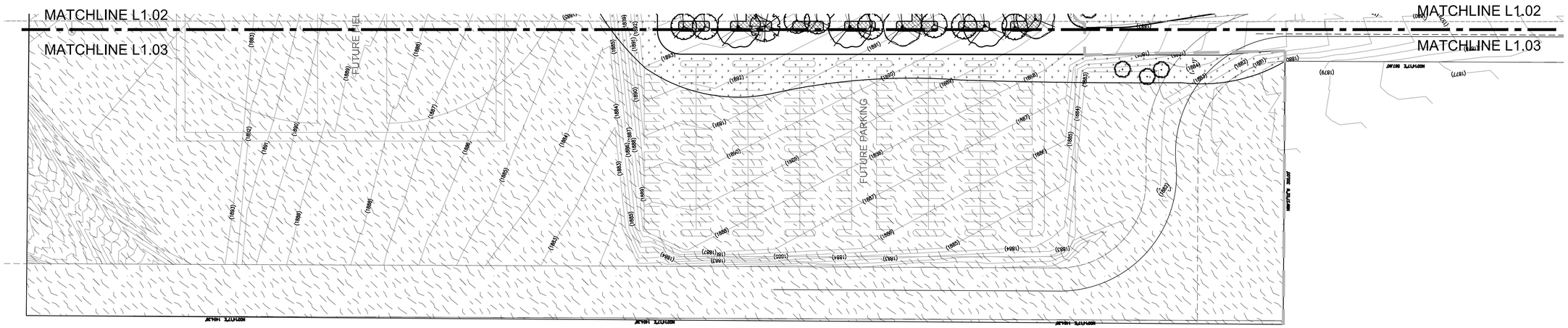
LANDSCAPE PLAN

L1.02



PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
APC	ACER PLATANOIDES `CRIMSON KING` / CRIMSON KING NORWAY MAPLE	B & B	2"CAL	
APE	ACER PLATANOIDES `EMERALD QUEEN` / EMERALD QUEEN NORWAY MAPLE	B & B	2"CAL	
ARO	ACER RUBRUM `OCTOBER GLORY` / OCTOBER GLORY RED MAPLE	B & B	2"CAL	
AFA	ACER X FREEMANII `JEFFSRED` TM / AUTUMN BLAZE FREEMAN MAPLE	B & B	2"CAL	
AGA	AMELANCHIER X GRANDIFLORA `AUTUMN BRILLIANCE` / AUTUMN BRILLIANCE APPLE SERVICEBERRY	5 GAL		
BNR	BETULA NIGRA / RIVER BIRCH	B & B	2"CAL	
CBF	CARPINUS BETULUS `FASTIGIATA` / PYRAMIDAL EUROPEAN HORNBEAN	B & B	2"CAL	
CJK	CERCIDIPHYLLUM JAPONICUM / KATSURA TREE	B & B		
CNP	CHAMAECYPARIS NOOTKATENSIS `PENDULA` / WEEPING NOOTKA FALSE CYPRESS	B & B		VARY FROM 6'-10'
LOW	LARIX OCCIDENTALIS / WESTERN LARCH	B & B		VARY FROM 6'-10'
LSA	LIQUIDAMBAR STYRACIFLUA / AMERICAN SWEET GUM	B & B	2"CAL	
PEE	PICEA ENGLEMANNII / ENGLEMANN SPRUCE	B & B		3' MIN.
POB	PICEA OMORIKA `BRUNS` / BRUNS SPRUCE	B & B		VARY FROM 6'-10'
PPC	PICEA PUNGENS / COLORADO SPRUCE	B & B		VARY FROM 6'-10'
PAB	PINUS ARISTATA / BRISTLECONE PINE	B & B		VARY FROM 6'-10'
PCL	PINUS CONTORTA LATIFOLIA / LODGEPOLE PINE	B & B		VARY FROM 6'-10'
PNB	PINUS NIGRA / AUSTRIAN BLACK PINE	B & B		VARY FROM 6'-10'
PNA	PINUS NIGRA `ARNOLD SENTINEL` / ARNOLD SENTINEL AUSTRIAN BLACK PINE	B & B		VARY FROM 6'-10'
PPP	PINUS PONDEROSA / PONDEROSA PINE STOCK MUST BE GROWN LOCALLY FROM LOCALLY SOURCED SEEDS. SEE SPECS. FOR SUGGESTED GROWERS.	B & B		VARY FROM 6'-10'
PMD	PSEUDOTSUGA MENZIESII / DOUGLAS FIR	B & B		VARY FROM 6'-10'
TAR	TILIA AMERICANA `REDMOND` / REDMOND AMERICAN LINDEN	B & B	3"CAL	
TTS	TILIA TOMENTOSA / SILVER LINDEN	B & B	2"CAL	
UAP	ULMUS AMERICANA `PRINCETON` / AMERICAN ELM	B & B	2"CAL	
SHRUBS	BOTANICAL / COMMON NAME	SIZE		
CSK	CORNUS SERICEA `KELSEYI` / KELSEYI DWARF REDTWIG DOGWOOD	2 GAL		
EPF	ECHINACEA PURPUREA FLAME THROWER / FLAME THROWER ECHINACEA	1 GAL		
FCB	FRAGARIA CHILOENSIS / BEACH STRAWBERRY	1 GAL		
GPV	GENISTA PILOSA `VANCOUVER GOLD` / VANCOUVER GOLD BROOM	2 GAL		
HSB	HELICTOTRICHON SEMPERVIRENS `SAPPHIRE` / BLUE OAT GRASS	1 GAL		
ISS	IRIS SIBIRICA / SIBERIAN IRIS	1 GAL		
LAH	LAVANDULA ANGUSTIFOLIA `HIDCOTE` / HIDCOTE LAVENDER	1 GAL		
PVP	PANICUM VIRGATUM `PRAIRIE SKY` / PRAIRIE SKY SWITCH GRASS	2 GAL		
PAM	PENNISETUM ALOPECUROIDES `MOUDRY` / ORIENTAL FOUNTAIN GRASS	2 GAL		
PDB	PENSTEMON DIGITALIS / DAKOTA BURGUNDY BEARDTONGUE	1 GAL		
PMC	PINUS MUGO `CARSTEN'S WINTERGOLD` / CARSTEN'S WINTERGOLD MUGO PINE	5 GAL		
SPC	SALIX PURPUREA `CANYON BLUE` / ARCTIC BLUE LEAF WILLOW	5 GAL		
SNR	SALVIA NEMOROSA `ROSE QUEEN` / WOODLAND SAGE	5 GAL		
SBT	SPIRAEA BETULIFOLIA `TOR` / BIRCHLEAF SPIREA	5 GAL		
STO	SPIRAEA THUNBERGII `OGON` TM / MELLOW YELLOW SPIREA	5 GAL		

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY
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DESIGN DEVELOPMENT

REV	DATE	DESCRIPTION

PROJ. NO. 2019-038

PROJECT MANAGER GMS

DATE 08-28-20

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LANDSCAPE PLAN

L1.03

REFERENCE NOTES SCHEDULE

2020-08-28 12:44

SYMBOL	DESCRIPTION	QTY
	BOULDER `A`: 24" X 30" X 48"	19
	BOULDER `B`: 30" X 36" X 30"	203
	BOULDER `C`: 18" X 24" X 36"	45

SYMBOL	DESCRIPTION	QTY
	3/8" MINUS COMPACTED GRAVEL, 4" DEPTH	6,834 SF
	DETERRANT BASALT COBBLE 6-8"	973 SF
	BLUE GRASS	512,655 SF
	TRANSITIONAL LOW MOW GRASS	120,454 SF
	NATIVE GRASS	18,702 SF
	LANDSCAPE BED	19,355 SF
	RESILIENT SURFACING	4,216 SF

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
APC	ACER PLATANOIDES `CRIMSON KING` / CRIMSON KING NORWAY MAPLE	B & B	2"CAL	
APE	ACER PLATANOIDES `EMERALD QUEEN` / EMERALD QUEEN NORWAY MAPLE	B & B	2"CAL	
ARO	ACER RUBRUM `OCTOBER GLORY` / OCTOBER GLORY RED MAPLE	B & B	2"CAL	
AFA	ACER X FREEMANII `JEFFSRED` TM / AUTUMN BLAZE FREEMAN MAPLE	B & B	2"CAL	
AGA	AMELANCHIER X GRANDIFLORA `AUTUMN BRILLIANCE` / AUTUMN BRILLIANCE APPLE SERVICEBERRY	5 GAL		
BNR	BETULA NIGRA / RIVER BIRCH	B & B	2"CAL	
CBF	CARPINUS BETULUS `FASTIGIATA` / PYRAMIDAL EUROPEAN HORNBEAN	B & B	2"CAL	
CJK	CERCIDIPHYLLUM JAPONICUM / KATSURA TREE	B & B		
CNP	CHAMAECYPARIS NOOTKATENSIS `PENDULA` / WEEPING NOOTKA FALSE CYPRESS	B & B		VARY FROM 6`-10`
LOW	LARIX OCCIDENTALIS / WESTERN LARCH	B & B		VARY FROM 6`-10`
LSA	LIQUIDAMBAR STYRACIFLUA / AMERICAN SWEET GUM	B & B	2"CAL	
PEE	PICEA ENGLEMANNII / ENGLEMANN SPRUCE	B & B		3` MIN.
POB	PICEA OMORIKA `BRUNS` / BRUNS SPRUCE	B & B		VARY FROM 6`-10`
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PAB	PINUS ARISTATA / BRISTLECONE PINE	B & B		VARY FROM 6`-10`
PCL	PINUS CONTORTA LATIFOLIA / LODGEPOLE PINE	B & B		VARY FROM 6`-10`
PNB	PINUS NIGRA / AUSTRIAN BLACK PINE	B & B		VARY FROM 6`-10`
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GPV	GENISTA PILOSA `VANCOUVER GOLD` / VANCOUVER GOLD BROOM	2 GAL
HSB	HELICTOTRICHON SEMPERVIRENS `SAPPHIRE` / BLUE OAT GRASS	1 GAL
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SBT	SPIRAEA BETULIFOLIA `TOR` / BIRCHLEAF SPIREA	5 GAL
STO	SPIRAEA THUNBERGII `OGON` TM / MELLOW YELLOW SPIREA	5 GAL

REVISIONS

DESIGN DEVELOPMENT

SPOKANE PUBLIC SCHOOL DISTRICT NO. 81

NEW NORTHWEST MIDDLE SCHOOL

ADDRESS, SPOKANE, WA 99205

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nacarchitecture.com
1203 WEST RIVERSIDE AVE
SPOKANE WA 99201
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NAC NO	111-19117
DRAWN	GMS
CHECKED	TCS
DATE	8.12.20

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