

TABLE

- 1 ASPHALT PAVING. SEE TYPICAL ASPHALT DETAIL ON DETAIL SHEET FOR MORE INFORMATION.
- 2 6" CONCRETE PARKING BUMPER.
- 3 ADA ACCESSIBLE PARKING STALLS, SIGNAGE, AND STRIPING PER CITY OF SPOKANE STD. PLAN NO. G-54 AND G-80A ON DETAIL SHEET.
- 4 ALL EXISTING SIDEWALKS ADJACENT TO THE PROJECT WILL BE REPLACED WITH 7" (MIN.) SIDEWALKS WITH 5" LANDSCAPE STRIP PER CITY OF SPOKANE STD. PLAN NO. F-102 ON DETAIL SHEET.
- 5 ALL EXISTING CURB ADJACENT TO THE PROJECT TO BE REPLACED AS NECESSARY FOR PROPOSED IMPROVEMENTS OR REPLACED IF DAMAGED ACCORDING TO CITY OF SPOKANE STANDARDS. NEW CONCRETE CURB TO BE PER CITY OF SPOKANE STD. PLAN NO. F-106 ON DETAIL SHEET.
- 6 PROPOSED LANDSCAPING. SEE LANDSCAPING PLANS.
- 7 RETAINING WALL. SEE GRADING PLAN FOR ELEVATIONS.
- 8 MODIFIED CURB RAMP TYPE 2 PER CITY OF SPOKANE STD. PLAN NO. F-105B ON DETAIL SHEET.
- 9 CONCRETE SIDEWALK PER CITY OF SPOKANE STD. PLAN NO. F102-B ON DETAIL SHEET.
- 10 CONCRETE STAIRS. SEE ARCHITECTURAL PLANS FOR DETAILS AND GRADING PLAN FOR ELEVATIONS.
- 11 6" CONCRETE CURB PER CITY OF SPOKANE STD. PLAN NO. F-106 ON DETAIL SHEET.
- 12 4" WIDE SOLID WHITE STRIPE PER MUTCD STANDARDS.
- 13 CURB NOSEDOWN. SEE CURB NOSEDOWN DETAIL ON DETAIL SHEET FOR MORE INFORMATION.
- 14 TRASH ENCLOSURE WITH SIGHT OBSCURING WALL/FENCE, SEE ARCHITECTURAL PLANS.
- 15 REMOVE ALL UNDOCUMENTED FILL FOUND ONSITE AND REPLACE WITH STRUCTURAL FILL. SEE GEOTECHNICAL REPORT FOR MORE INFORMATION.
- 16 PROPOSED BUILDING. SEE ARCHITECTURAL PLANS.
- 17 CONCRETE PAD FOR BIKE RACK, SEE ARCHITECTURAL PLAN DETAILS.
- 18 CONCRETE PAD FOR SMOKING SHELTER, SEE ARCHITECTURAL PLAN DETAILS.
- 19 CONCRETE PAD FOR OUTDOOR PATIO, SEE ARCHITECTURAL PLAN DETAILS.
- 20 LANDSCAPE WALL, SEE LANDSCAPE PLAN DETAILS.
- 21 6" CONCRETE FLUSH CURB PER CITY OF SPOKANE STD. PLAN NO. F-106 ON DETAIL SHEET.

GENERAL NOTES

- 1. REFER TO CONSTRUCTION NOTES AND DETAILS SHOWN ON DETAIL SHEET.
- 2. REFER TO LANDSCAPE DOCUMENTS FOR ADDITIONAL INFORMATION REGARDING PLANTINGS, IRRIGATION SYSTEM, SITE FURNITURE, LANDSCAPE BERMS, STEPS, AND LANDSCAPE WALLS.
- 3. REFER TO ARCHITECTURAL DOCUMENTS FOR ADDITIONAL INFORMATION REGARDING ANY STEPS IN FINISH FLOOR, BASEMENT ELEVATION, AND EXTERIOR DOOR LOCATIONS. COORDINATE ARCHITECTURAL ELEVATIONS WITH SITE GRADING.
- 4. MAINTAIN AT LEAST 2 FEET OF COVER OVER STORM DRAIN PIPES, UNLESS DUCTILE IRON. FOR DUCTILE IRON MAINTAIN AT LEAST 1 FOOT OF COVER. IF UNDER VEHICULAR TRAFFIC, MAINTAIN 3' OF COVER.
- 5. ADD 1900' TO EACH SPOT ELEVATION. SPOT ELEVATIONS REPRESENT FINISH SURFACE GRADES.
- 6. LOCATIONS OF EXISTING UTILITIES SHOWN ON THE PLANS ARE APPROXIMATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND AND OVERHEAD UTILITIES AND STRUCTURES. CONTRACTOR TO PERFORM NECESSARY FIELD VERIFICATION, INCLUDING SUBSURFACE EXPLORATION, FOR ALL EXISTING CONDITIONS TO BE INCLUDED IN CONTRACTOR BID. ANY CONFLICTING UTILITIES SHALL BE RELOCATED PRIOR TO CONSTRUCTION OF PROPOSED IMPROVEMENTS.
- 7. ADJUST ALL EXISTING UTILITY COVERS TO FINISHED GRADE AS NECESSARY.
- 8. ALL MATERIALS, WORKMANSHIP, TESTING AND CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE WASHINGTON STATE STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION, THE CITY OF SPOKANE STANDARDS, AND THE CITY OF SPOKANE SPECIAL PROVISIONS FOR PRIVATE CONTRACTS.
- 9. ALL APPROVALS AND PERMITS REQUIRED BY THE CITY OF SPOKANE SHALL BE OBTAINED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. AN OBSTRUCTION PERMIT IS REQUIRED FOR ALL WORK WITHIN THE CITY RIGHT-OF-WAY. IF APPLICABLE, A TRAFFIC CONTROL PLAN, (INCLUDING PEDESTRIAN TRAFFIC CONTROL FOR SIDEWALK CLOSURES) WILL BE REQUIRED WITH THE OBSTRUCTION PERMIT APPLICATION.
- 10. THE CONTRACTOR SHALL PLACE MARKING TAPE IN THE EXCAVATION TRENCH AT MID-DEPTH LOCATION FOR ALL UNDERGROUND SIDE SERVICE INSTALLATIONS FOR THE PURPOSE OF ALERTING ANY FUTURE EXCAVATION IN THE SPECIFIC AREA.
- 11. NO REVISIONS SHALL BE MADE TO THE PLANS WITHOUT APPROVAL FROM THE CITY OF SPOKANE AND THE DESIGN ENGINEER OF RECORD.
- 12. STORMWATER FACILITIES, INCLUDING DRYWELLS, CE'S, PIPES, AND INFILTRATION GALLERIES, MUST BE CONSTRUCTED UNDER SUPERVISION OF THE WASTEWATER MANAGEMENT DIVISION. STORMWATER TREATMENT FACILITIES (208 SWALES) SHALL BE INSPECTED PRIOR TO PLACEMENT OF TOPSOIL, PLANTINGS, OR GRASS. THE CONTRACTOR SHALL CONTACT THE WASTEWATER MAINTENANCE DIVISION OFFICE AT (509) 625-7905 OR (509) 625-7912 IN ORDER TO ARRANGE A MUTUALLY AGREEABLE INSPECTION SCHEDULE.
- 13. ALL CRACKED, BROKEN, OR HEAVED CURBS AND SIDEWALKS MUST BE REPAIRED OR REPLACED WHETHER CAUSED BY CONSTRUCTION OR NOT.
- 14. PROPERTY LINES OF SUBJECT PROPERTY HAVE BEEN VERIFIED BY A BOUNDARY SURVEY. CONTRACTOR TO REMOVE AND LEGALLY DISPOSE ALL EXISTING TREES THAT CONFLICT WITH PROPOSED IMPROVEMENTS.
- 15. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND STRUCTURES.
- 16. REFER TO TABLE 6-1 IN THE SPOKANE REGIONAL STORMWATER MANUAL FOR TREATMENT SOIL CRITERIA.
- 17. ALL PAVEMENT CUTS MUST CONFORM TO THE SPOKANE REGIONAL PAVEMENT CUT POLICY.
- 18. STORM PIPE LISTED AS PVC IS TO BE PVC SDR-35. PIPE LISTED AS CPEP IS TO ADS N-12 CORRUGATED HDPE.



No.	DATE	BY

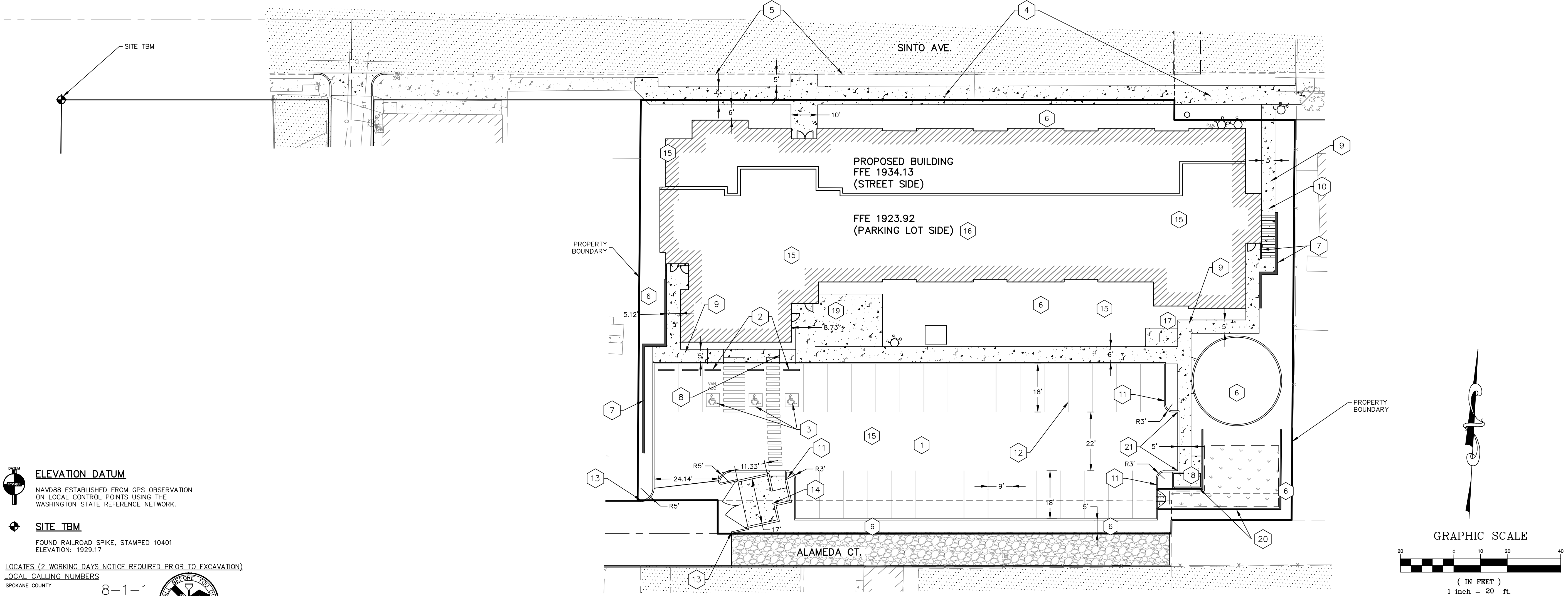


SHEET TITLE: SITE PLAN
 PROJECT TITLE: SINTO COMMONS
 441 - 509 W SINTO
 SPOKANE, WA
 COMMUNITY FRAMEWORKS



PROJECT NO. 2008 (SE 20-079)
 DRAWN LMC
 CHECKED SPS
 DATE 08/18/2020
 DRAWING NO.

C2



ELEVATION DATUM
 NAVD88 ESTABLISHED FROM GPS OBSERVATION ON LOCAL CONTROL POINTS USING THE WASHINGTON STATE REFERENCE NETWORK.

SITE TBM
 FOUND RAILROAD SPIKE, STAMPED 10401
 ELEVATION: 1929.17

LOCATES (2 WORKING DAYS NOTICE REQUIRED PRIOR TO EXCAVATION)
 LOCAL CALLING NUMBERS
 SPOKANE COUNTY

8-1-1