

CONSTRUCTION NOTES:

1. ALL MATERIALS, WORKMANSHIP, TESTING AND CONSTRUCTION SHALL BE IN CONFORMANCE WITH WASHINGTON STATE STANDARD SPECIFICATIONS FOR ROAD, BRIDGE & MUNICIPAL CONSTRUCTION, THE CITY OF SPOKANE STANDARDS, AND THE CITY OF SPOKANE GENERAL SPECIAL PROVISIONS FOR PRIVATE CONTRACTS.
2. CONTRACTOR SHALL VERIFY EXISTING SITE CONDITIONS PRIOR TO CONSTRUCTION.
3. SEE GRADING, DRAINAGE AND BUILDING PLANS FOR GRADING AND ELEVATION OF CURBS, PARKING AREAS, SIDEWALKS AND ACCESSES ALONG BUILDING.
4. CONTRACTOR SHALL COORDINATE WITH THE CITY OF SPOKANE AND THE CITY OF SPOKANE FIRE DEPARTMENT FOR CONSTRUCTION TESTING AND INSPECTION AS NECESSARY. ALL TESTING SHALL BE PROVIDED, AS A MINIMUM, IN ACCORDANCE WITH BUILDING PERMIT REQUIREMENTS.
5. ALL NEW CURB RAMPS SHALL BE INSTALLED IN ACCORDANCE WITH CITY OF SPOKANE STANDARD PLAN NO. F-105, TYPE 1, TYPE 2 OR TYPE 3, AS NOTED ON PLAN.
6. ALL NEW PARKING STALLS SHALL BE INSTALLED AS PER DETAIL _ ON SHEET C4.0.
7. ALL APPROVALS AND PERMITS REQUIRED BY THE CITY OF SPOKANE SHALL BE OBTAINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. NO REVISIONS SHALL BE MADE TO THE APPROVED PLANS WITHOUT APPROVAL FROM THE CITY OF SPOKANE AND THE DESIGN ENGINEER OF RECORD.
8. ALL SIGNAGE SHALL BE PROVIDED AND INSTALLED IN ACCORDANCE WITH CITY OF SPOKANE STANDARD PLAN NO. G-100, G-100A, G-102 AND G-103.
9. ASPHALT REPLACEMENT OR INSTALLATION WITHIN THE PUBLIC ROAD SHALL BE 4" COMPACTED DEPTH OF CLASS 1/2" HMA (PG 64-28), OVER 4" COMPACTED DEPTH OF CRUSHED SURFACING BASE COURSE. PAVEMENT CUTS SHALL BE IN ACCORDANCE WITH THE REGIONAL PAVEMENT CUT POLICY.
10. AN OBSTRUCTION PERMIT IS REQUIRED FOR ALL WORK WITHIN 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.
11. ACCESSIBLE PARKING STALLS SHALL BE INSTALLED IN ACCORDANCE WITH CITY OF SPOKANE STD. PLAN NO. G-114A. A VAN ACCESSIBLE ACCESS ISLE SHALL BE PROVIDED. SIGNAGE SHALL BE PROVIDED FOR EACH STALL (VAN ACCESS ON EASTERLY STALL).

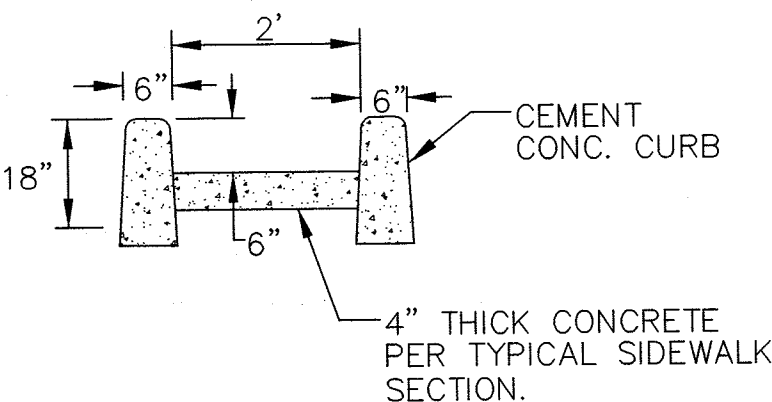
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PLANNING SERVICES

LEGEND

GAS- - - - -	EXIST. GAS LINE	=====	NEW CURB
A/P- - - - -	EXIST. AERIAL POWER	=====	NEW STORM DRAIN LINE
B/P- - - - -	EXIST. BURIED POWER	-X-X-	NEW FENCE
6"W- - - - -	EXIST. WATER LINE	1902- - - - -	NEW CONTOUR
3"IR- - - - -	EXIST. IRRIGATION LINE	●	NEW FIRE HYDRANT
-X-	EXIST. FENCE	+	NEW WATER VALVE
=====	EXIST. CONCRETE CURB	●	NEW CLEAN-OUT
1905- - - - -	EXIST. CONTOUR	■	NEW CATCH BASIN
⊙	EXIST. DRYWELL	●	NEW DRYWELL
☀	EXIST. LIGHT POLE	▽	NEW CURB INLET
⊞	EXIST. SIGN	▨	NEW RIP-RAP PAD
⊞	EXIST. IRRIG. CONTROL VALVE	▨	NEW ASPHALT PAVEMENT
⊞	EXIST. ELEC. TRANSFORMER	▨	NEW SODDED SWALE
⊞	EXIST. VAULT	▨	NEW CONCRETE PAVEMENT
⊞	EXIST. POWER POLE		



SECTION A-A

UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED AS ACCURATELY AS POSSIBLE FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. TAYLOR ENGINEERING, INC. MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHER, WE DO NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN EXACT LOCATION INDICATED, ALTHOUGH WE DO CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.



PARKING STALL INFORMATION

PARKING (STANDARD STALLS).....	48 STALLS
PARKING (ACCESSIBLE STALLS).....	2 STALLS
TOTAL PARKING.....	50 STALLS

PRELIMINARY

REVISIONS	
1. --	
DWN: BDB	DATE: 11-28-11
CK'D: SMB	DATE: 11-28-11

Taylor Engineering, Inc.
Civil Design and Land Planning
W. 106 Mission Ave.
Spokane, Washington 99201
(509) 328-3371 FAX (509) 328-8224

AVISTA PARKING IMPROVEMENTS
NORTH CENTER STREET
SITE PLAN

SCALE: 1"=20'
C1.0
AVISTA CORP.
PROPOSED PARKING
NORTH CENTER S
CADD FILE: 11057 SITE PLAN