

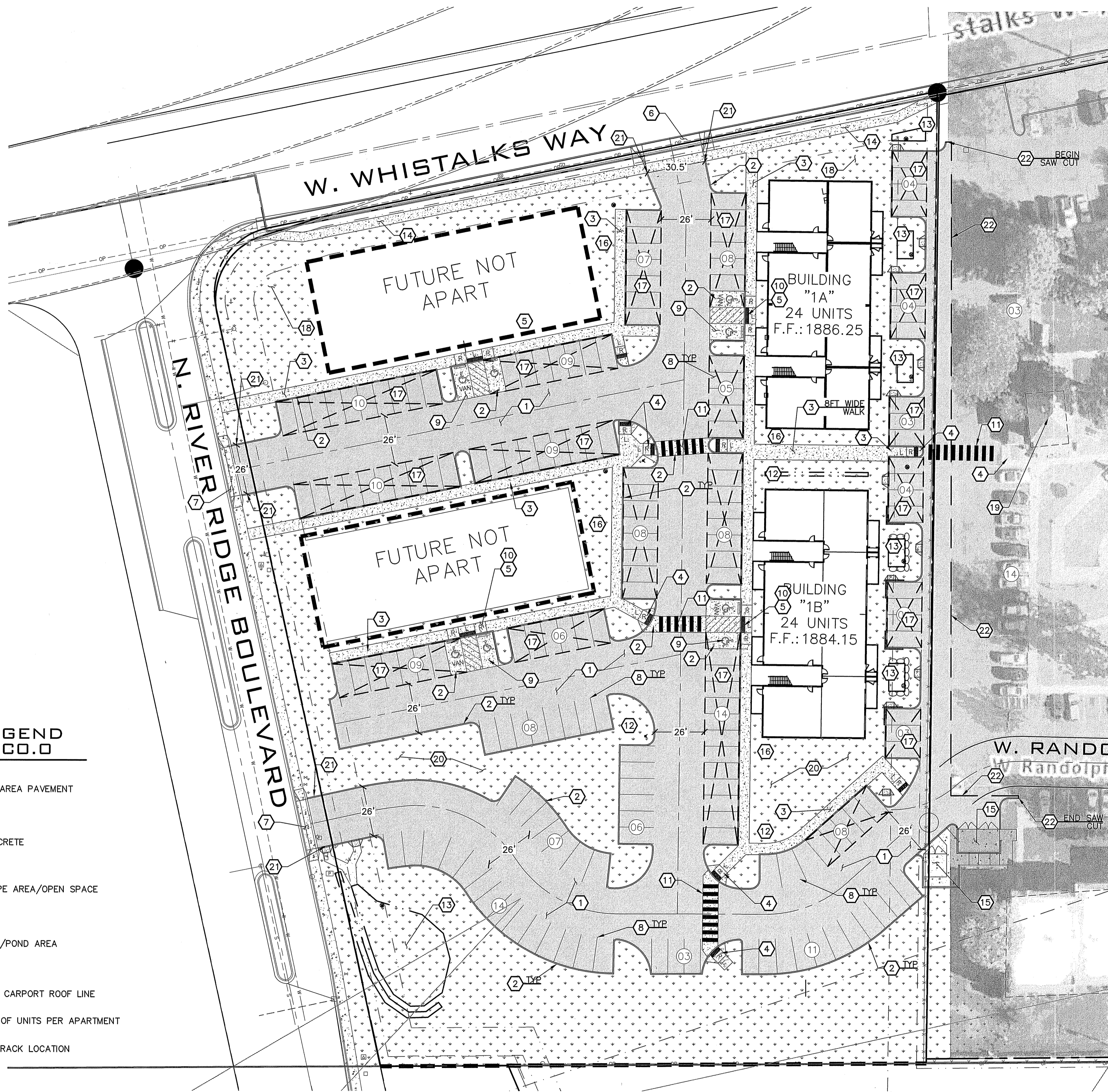


SITE NOTES

1. REFER TO ARCHITECTURAL SITE PLAN FOR ADDITIONAL INFORMATION.
2. SEE GRADING AND DRAINAGE PLANS FOR GRADING AND DRAINAGE INFORMATION.
3. SEE LANDSCAPE PLANS FOR LANDSCAPING AREAS AND INFORMATION.
4. BUILDING CORNERS TO BE LOCATED BY PROFESSIONAL LICENSED SURVEYOR.
5. GUEST PARKING ALLOWED IN ALL UNRESERVED, UNCOVERED SPACES.

CONSTRUCTION NOTES

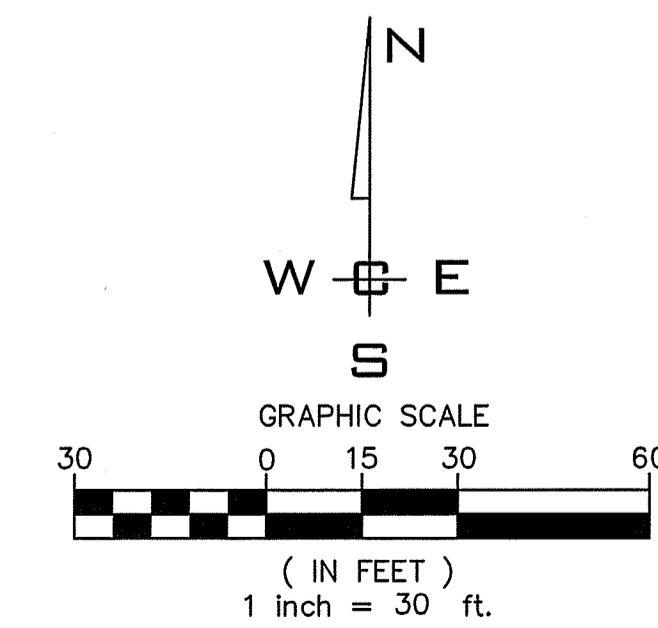
- 1 PROVIDE AND INSTALL PAVEMENT SECTION PER DETAIL 1, SHEET C3.1.
- 2 PROVIDE AND INSTALL CONCRETE CURB PER CITY OF SPOKANE STANDARD PLAN F-106.
- 3 PROVIDE AND INSTALL 5.5' WIDE CONCRETE SIDEWALK PER CITY OF SPOKANE STANDARD PLAN F-102.
- 4 PROVIDE AND INSTALL CURB RAMP PER CITY OF SPOKANE STANDARD PLAN F-105.
- 5 PROVIDE AND INSTALL ONSITE CURB RAMP PER DETAIL 1, SHEET C3.1.
- 6 PROVIDE AND INSTALL STANDARD DRIVEWAY APPROACH PER CITY OF SPOKANE STANDARD PLAN F-104.
- 7 PROVIDE AND INSTALL STANDARD DRIVEWAY APPROACH PER CITY OF SPOKANE STANDARD PLAN F-1033.
- 8 PAINT 90° PARKING STALLS AS SHOWN. STRIPING SHALL BE 4" SWSL DOUBLE PAINTED PER WSDOT SPECIFICATION, 8-22 PAVEMENT MARKING.
- 9 *PAINT ACCESSIBLE HANDICAP PARKING STALL WITH INTERNATIONAL SYMBOL OF ACCESS AND HC SIGN AT HEAD OF STALL PER IBC STANDARDS. PROVIDE 5' MIN. ACCESS AISLE WITH STRIPING AS SHOWN. SEE DETAILS 2 AND 3, SHEET C3.1
*PAINT ACCESSIBLE HANDICAP PARKING STALL PER CITY OF SPOKANE STANDARD DETAILS G-54, AND G-80A.
- 10 PROVIDE AND INSTALL FLUSH CURB ALONG HANDICAP SPACE. SEE GRADING PLAN FOR ELEVATION COORDINATE WITH ARCHITECT.
- 11 DOUBLE PAINTED PER WSDOT SPECIFICATION, 8-22 PAVEMENT MARKING. STRIPING SHALL BE SINGLE WHITE SOLID LINE 6 FEET WIDE BY 2 FEET DEEP @ 4 FEET O.C. SEE DETAIL 5, SHEET C3.1.
- 12 PROPOSED LIGHT POLE BASE AND FIXTURE LOCATION. SEE ARCHITECTURAL AND ELECTRICAL PLANS FOR MORE INFORMATION.
- 13 STORM DRAINAGE DETENTION POND. SEE STORM DRAINAGE AND POND PLANS, SHEETS C5.0 THRU C5.7.
- 14 PROVIDE AND INSTALL SIDEWALK AND PEDESTRIAN BUFFER STRIP PER CITY OF SPOKANE STANDARD PLAN F-102B.
- 15 PROVIDE AND INSTALL DUMPSTER ENCLOSURE WITH 6' HIGH CHAINLINK FENCE AND PRIVACY SLATS. REFER TO ARCHITECTURAL PLANS. SEE DETAIL 1 SHEET C3.2.
- 16 BIKE RACK SIZED TO HOLD MIN. (5) BICYCLES. CONCRETE PAD TO BE APPROXIMATELY 6'X10', SHOWN ON PLANS. REFER TO ARCHITECTURAL PLANS.
- 17 PROVIDE AND INSTALL CARPORT. REFER TO ARCHITECTURAL PLANS.
- 18 APPROXIMATE LOCATION OF ENTRY MONUMENT SIGN BY OTHERS. REFER TO ARCHITECTURAL PLANS.
- 19 MAIL KIOSK LOCATION. SEE ARCHITECTURAL PLANS FOR INFORMATION.
- 20 PROVIDE AND INSTALL LANDSCAPE ISLAND WITH 6" CURB AND 1 FOOT GUTTER. FOR SPILL OF CATCH CURB TYPE SEE SHEET C4.0.
- 21 BEGIN 1:12 TRANSITION FROM FLUSH CURB TO FULL DEPTH CURB.
- 22 SAWCUT AND REMOVE EXISTING CURB TO LIMITS OF ACP REMOVAL. REPLACE APPROX. ___' OF CURB.



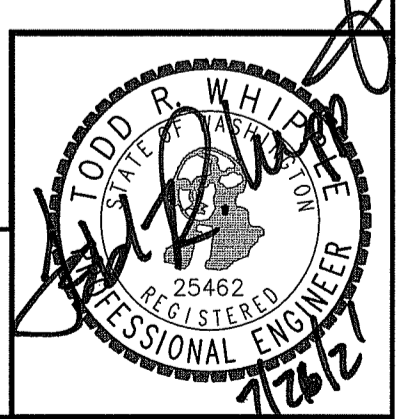
FOR FULL LEGEND SEE SHEET C0.0

- PARKING AREA PAVEMENT
- PCC CONCRETE
- LANDSCAPE AREA/OPEN SPACE
- DRAINAGE/POND AREA
- LIMITS OF CARPORT ROOF LINE
- NUMBER OF UNITS PER APARTMENT BUILDING
- BICYCLE RACK LOCATION

SITE PLAN
SCALE: 1"=30'



PLANS NOT APPROVED BY AGENCY



WCE PROJECTS\2021-2809 BLACK- RIVER RUN APARTMENTS\DWG\2809-C3.0 SITE PLAN.DWG PLOT DATE: 07/26/21

NAVD - 88
XXX

NO.	DATE	BY	REVISIONS

SCALE:
HORIZONTAL: 1" = 30'
VERTICAL: N/A

PROJ #: 21-2809
DATE: 07/26/21

DRAWN: TBM
REVIEWED: TRW

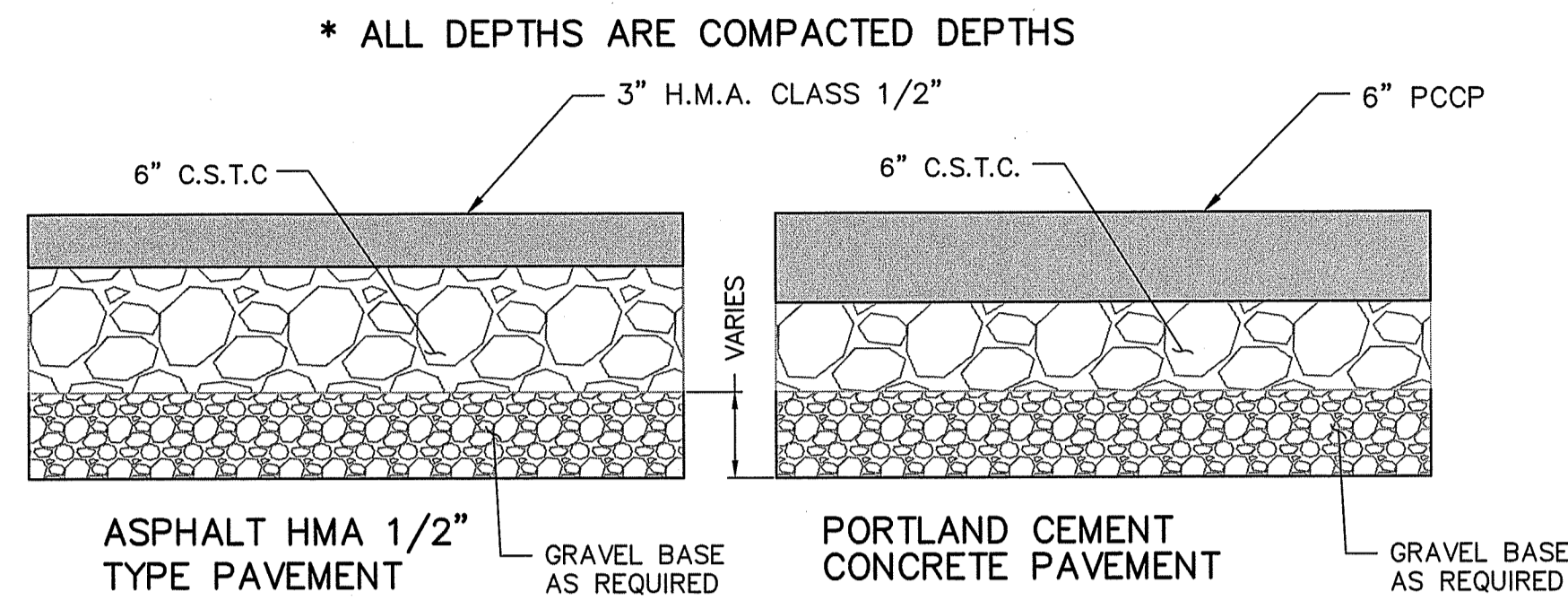
WCE
WHIPPLE CONSULTING ENGINEERS
21 S. PINES ROAD
SPOKANE VALLEY, WA 99206
PH: 509-893-2617 FAX: 509-926-0227

RIVER RUN APTS
SITE PLAN
1620 N. RIVER RIDGE BOULEVARD
SPOKANE, WASHINGTON

SHEET C3.0

JOB NUMBER
21-2809

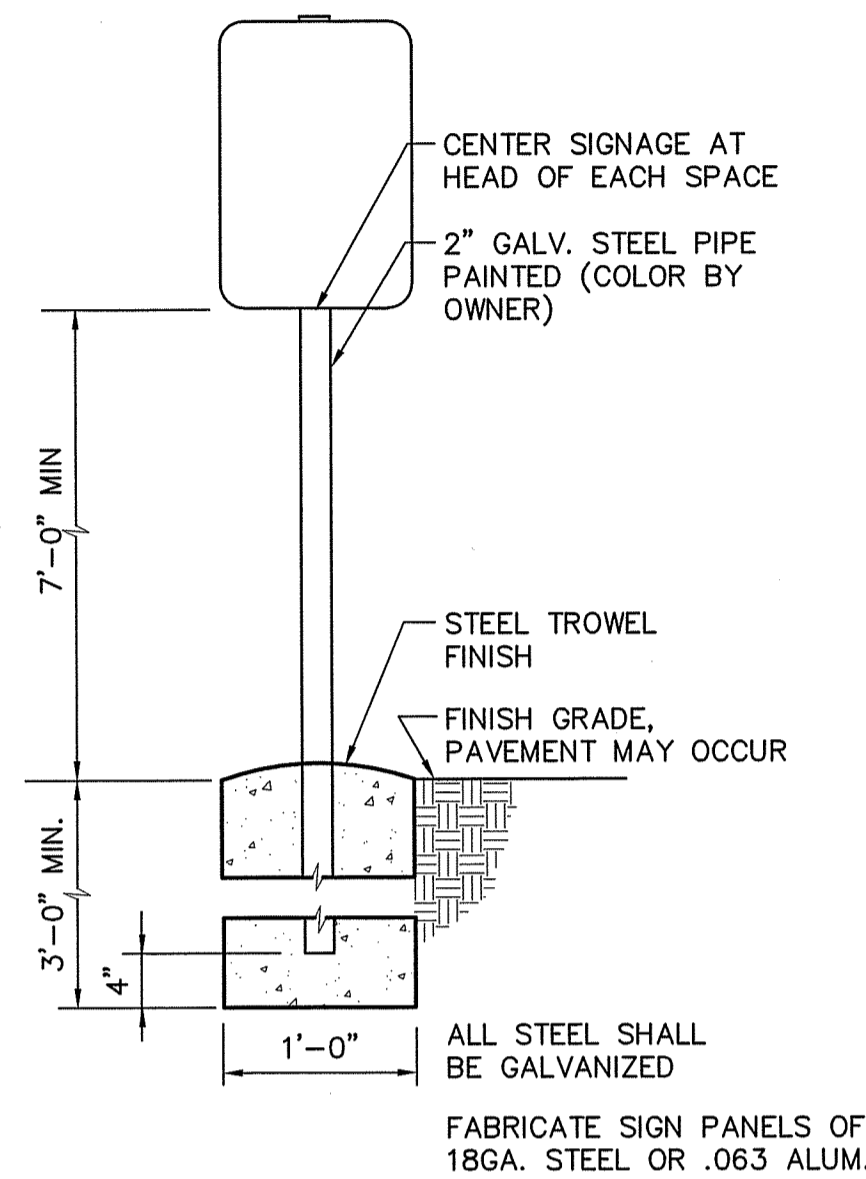
NOTE:
 SEE CITY OF SPOKANE G-54 AND G-80A. ALSO MOUNTING HEIGHT IS BEING RAISED TO 7' MINIMUM TO PREVENT HEAD INJURY TO SIGHT IMPAIRED PEDESTRIANS.



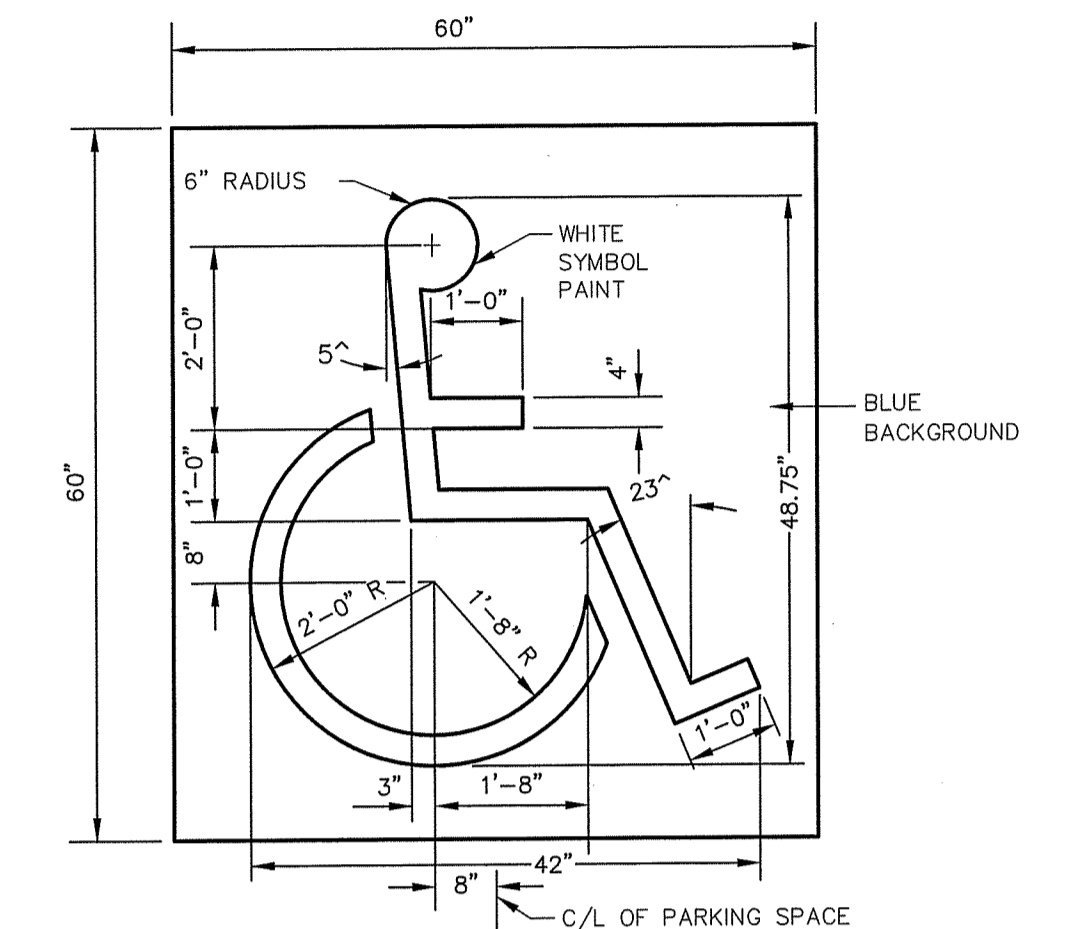
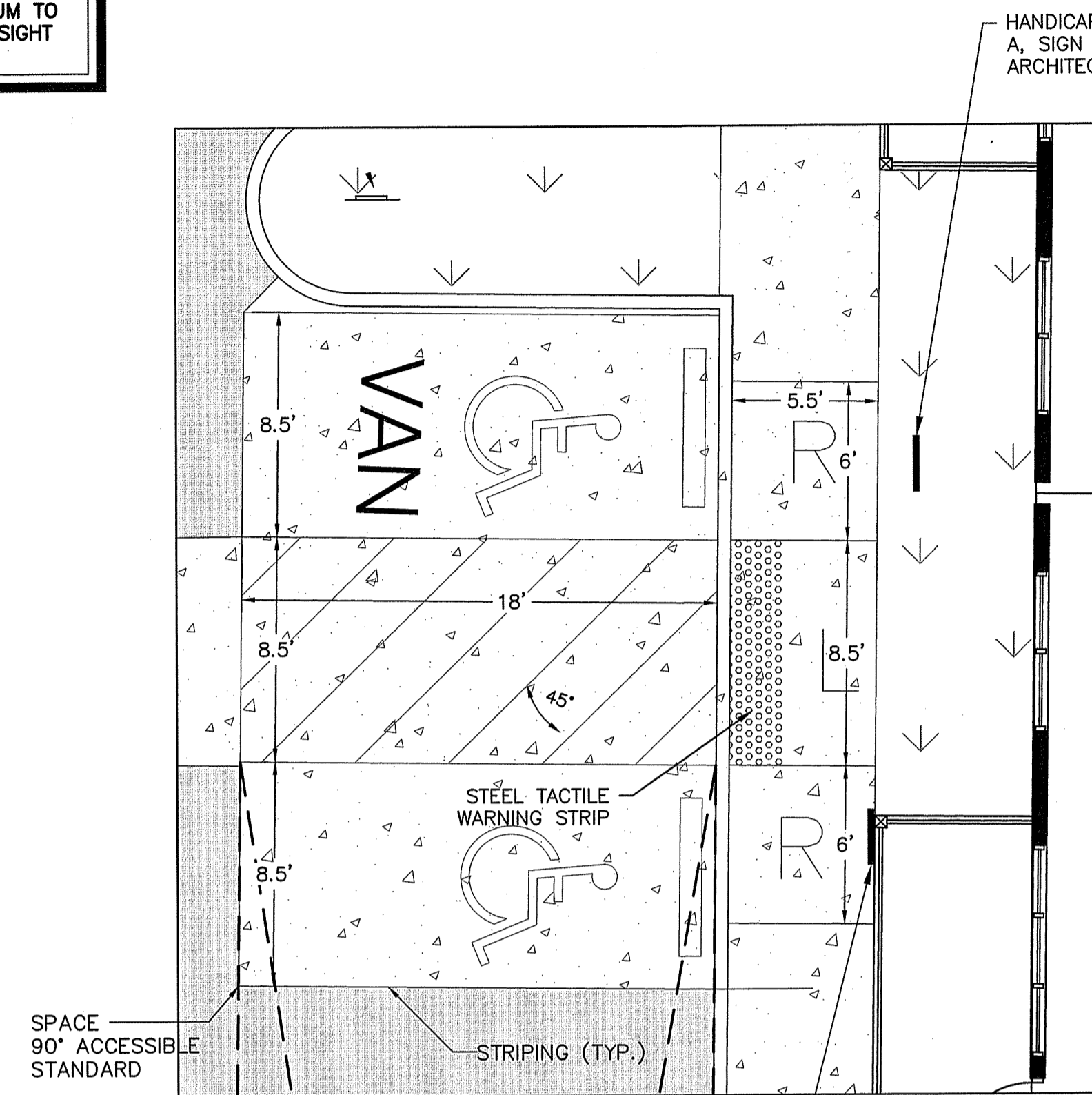
PAVEMENT SECTION

SCALE: NOT TO SCALE

**NOTE: IF THESE SECTIONS DIFFER FROM THE SITE GEOTECHNICAL RECOMMENDATION, THEN THE CONTRACTOR SHALL USE THE THICKER SECTION.



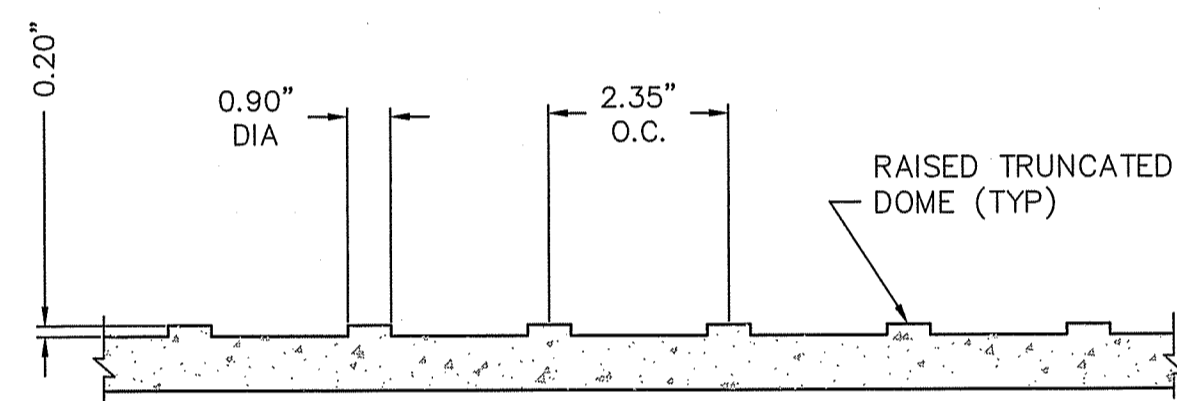
SIGN HEIGHT PER MUTCD SECTION 2A.18, MOUNTING HEIGHT.



NOTE:
 1. 60"x60" BLUE BACKGROUND. BLUE SHALL BE IN ACCORDANCE WITH MUTCD/FEDERAL SPECIFICATIONS. (COLUMBIA PAINT 17-123-21 INSTANT DRY ACRYLIC TRAFFIC PAINT "HANDICAP BLUE" OR EQUIVALENT.)
 2. 42"x48.75" SYMBOL OF ACCESSIBILITY SHALL BE WHITE. SEE STATE FABRICATION MANUAL APPENDIX D-12.

ACCESSIBLE SYMBOL

NOT TO SCALE LOCATE AT EDGE OF PARKING SPACE UNLESS ACCOMPANIED BY "VAN" LETTERING



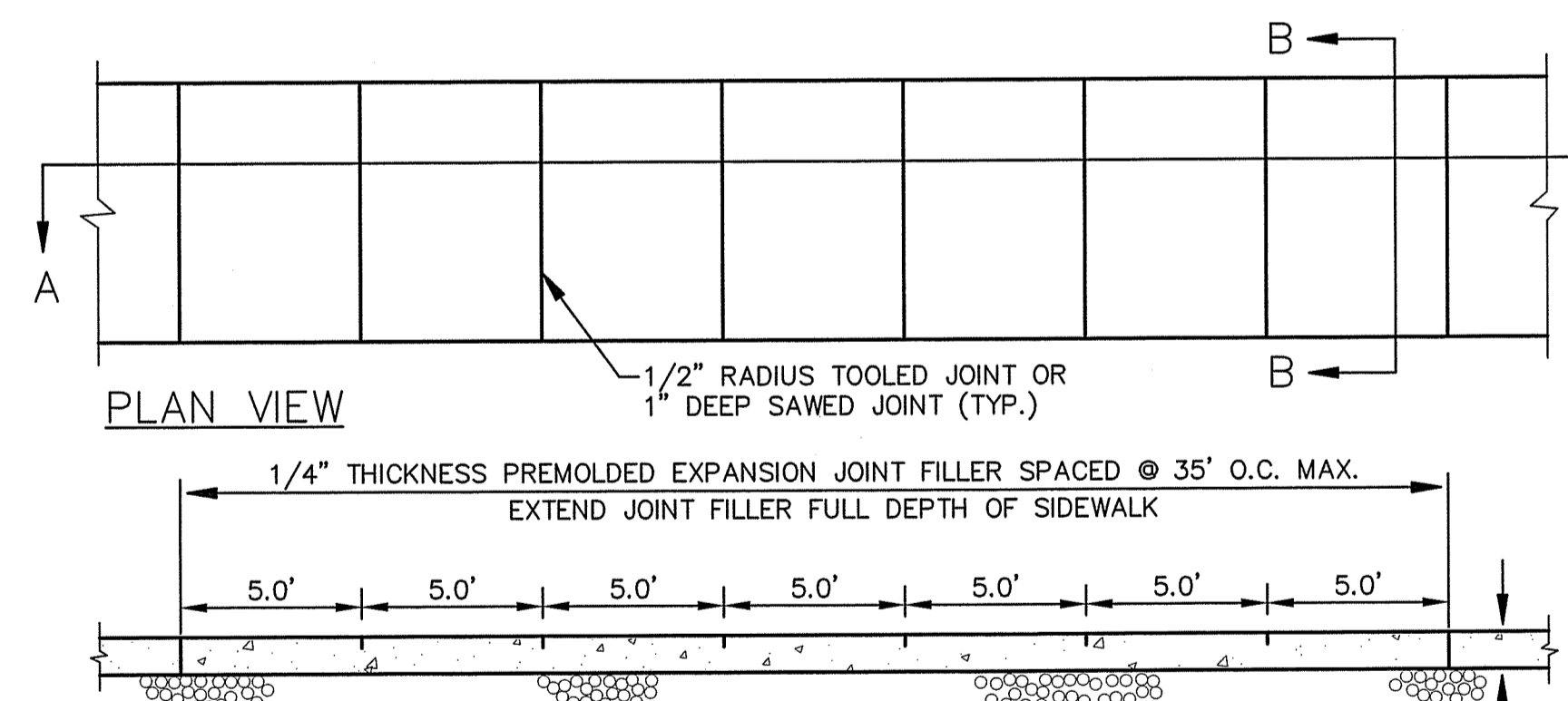
DETECTABLE WARNING PATTERN
 "ARMOUR TILE" OR APPROVED EQUAL

STEEL TACTILE WARNING STRIP

SCALE: NOT TO SCALE

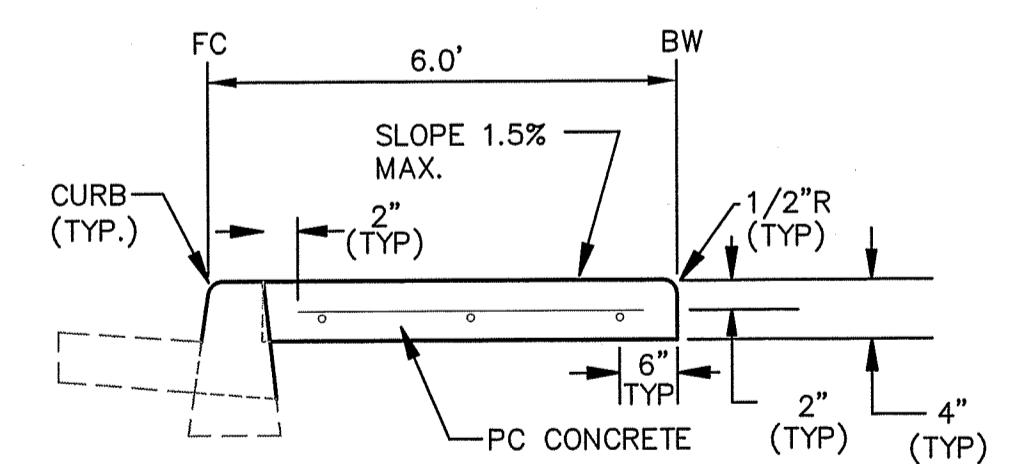
ACCESSIBLE PARKING STALLS

SCALE: NTS



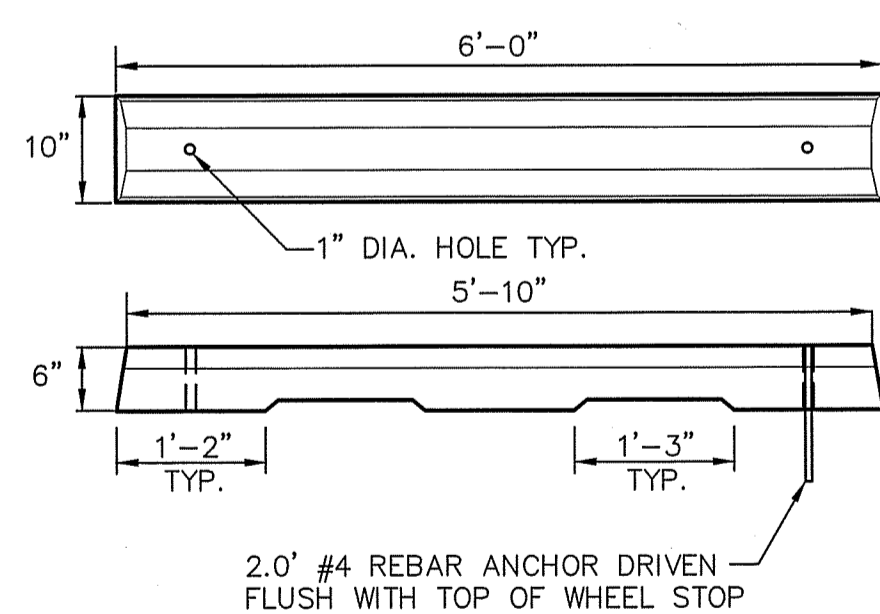
TYPICAL SIDEWALK

SCALE: NOT TO SCALE



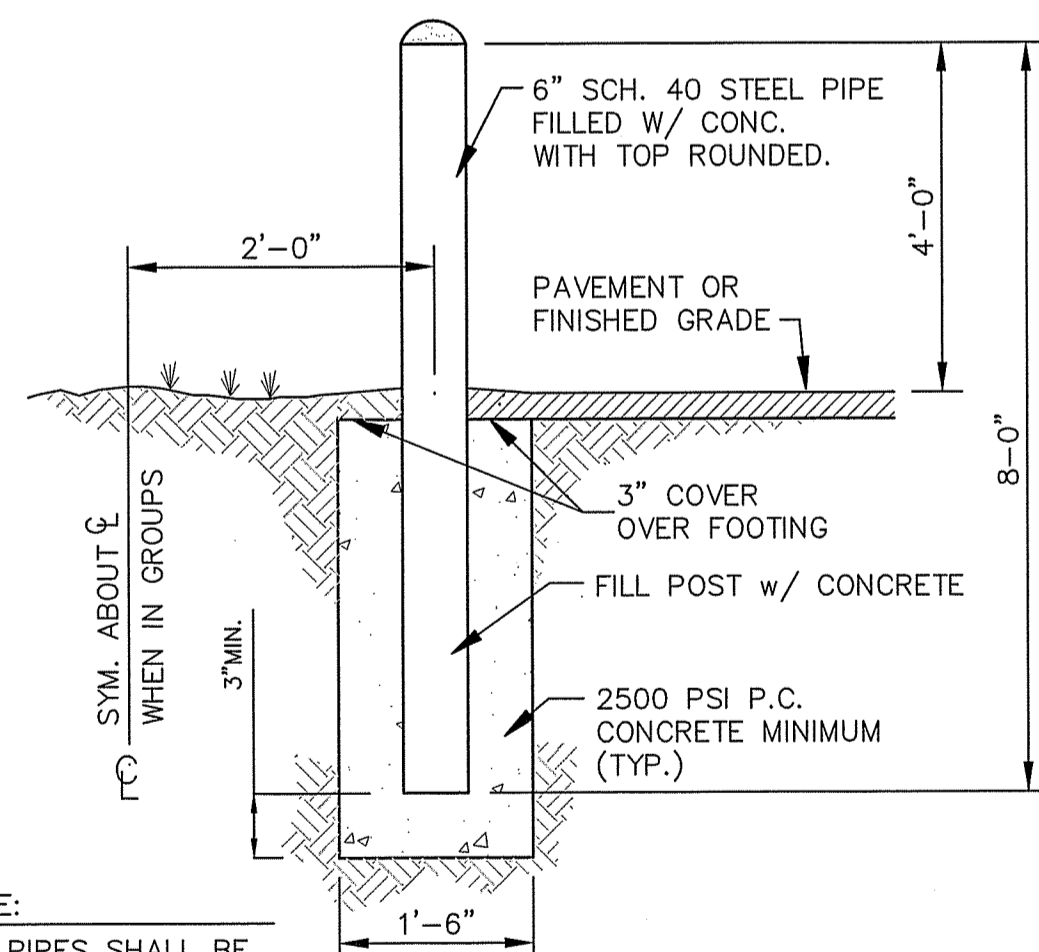
SECTION B-B

NOTE: PROVIDE 1/2" EXPANSION JOINT BETWEEN SIDEWALK AND ALL FIXED OBJECTS



PARKING WHEEL STOP

SCALE: NOT TO SCALE



NOTE:
 ALL PIPES SHALL BE PAINTED TRAFFIC YELLOW

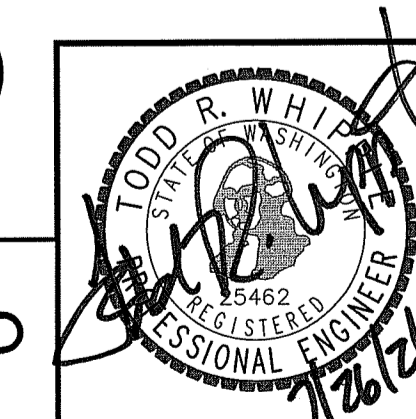
PIPE BOLLARD

SCALE: NOT TO SCALE

SECTION B-B

SCALE: NOT TO SCALE

PLANS NOT APPROVED BY AGENCY



I:\WCE\WORK\2021\WCE PROJECTS\2021-2809 BLACK RIVER RUN APARTMENTS\DWG\2809-C3.0 SITE PLANDWG.PLOT DATE: 07/26/21

NAV D - 88

NO.	DATE	BY	REVISIONS

SCALE:	PROJ #: 21-2809	<input checked="" type="checkbox"/> CIVIL
HORIZONTAL:	DATE: 07/26/21	<input type="checkbox"/> STRUCTURAL
VERTICAL:	DRAWN: TBM	<input type="checkbox"/> SURVEYING
	REVIEWED: TRW	<input type="checkbox"/> TRAFFIC
		<input type="checkbox"/> PLANNING
		<input type="checkbox"/> LANDSCAPE
		<input type="checkbox"/> OTHER

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SITE DETAILS
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SHEET C3.1
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