



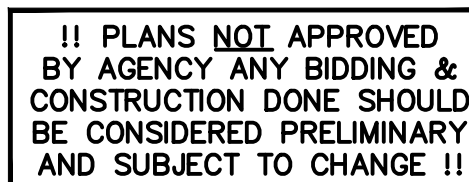
SCALE: 1" = 30'

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.
6. SURFACE FEATURES IN THIS AREA HAVE BEEN REMOVED. CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF ANY REMAINING DEBRIS, FOUNDATIONS, ETC.
7. TOP OF LIGHT POLE BASE TO BE 2' ABOVE TOP OF PROPOSED CURB.
8. ALL BROKEN, HEAVED, OR SUNKEN SIDEWALK AND CURBS ADJACENT TO THE PROJECT SHALL BE REPAIRED OR REPLACED BY CONTRACTOR PER CITY OF SPOKANE SIDEWALK POLICY.
9. ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY WILL REQUIRE A CITY OF SPOKANE OBSTRUCTION PERMIT TO BE OBTAINED BY A LICENSED AND BONDED CONTRACTOR. THE OBSTRUCTION PERMIT MAY REQUIRE A TRAFFIC CONTROL PLAN.

SURFACE FEATURES IN THIS AREA HAVE BEEN REMOVED. CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF ANY REMAINING DEBRIS, FOUNDATIONS, ETC..

ALL BROKEN, HEAVED, OR SUNKEN
SIDEWALK AND CURBS ADJACENT TO
THE PROJECT SHALL BE REPAIRED OR
REPLACED BY CONTRACTOR PER CITY
OF SPOKANE SIDEWALK POLICY.

- 1 PROVIDE & INSTALL ASPHALT PAVEMENT SECTION PER DETAIL 1, SHEET C3.1.
- 2 PROVIDE & INSTALL CONCRETE PAVEMENT SECTION PER DETAIL 1, SHEET C3.1.
- 3 PROVIDE & INSTALL CONCRETE CURB PER CITY OF SPOKANE STANDARD PLAN F-106.
- 4 PROVIDE & INSTALL CONCRETE SIDEWALK PER CITY OF SPOKANE STANDARD PLAN F-102. WIDTH PER PLAN.
- 5 PROVIDE & INSTALL TYPE 3 CONCRETE DRIVEWAY WITH ADJACENT SIDEWALK PER CITY OF SPOKANE STANDARD PLAN F-103B. WIDTH PER PLAN.
- 6 PAINT 90° PARKING STALLS AS SHOWN. STRIPING SHALL BE 4" SWSL DOUBLE PAINTED PER WSDOT SPECIFICATION, 8-22 PAVEMENT MARKING.
- 7 PAINT ACCESSIBLE HANDICAP PARKING STALL WITH INTERNATIONAL SYMBOL OF ACCESS, HC SIGN AT HEAD OF STALL, AND ADA PARKING SIGN AT HEAD OF UNLOADING STALL PER IBC STANDARDS. PROVIDE 8' MIN. ACCESS AISLE WITH STRIPING AS SHOWN. PAINT ACCESSIBLE HANDICAP PARKING STALL PER CITY OF SPOKANE STANDARD DETAILS G-54, AND G-80A.
- 8 PROVIDE & INSTALL FLUSH CURB ALONG HANDICAP SPACE. SEE DETAIL 8, SHEET C3.1.
- 9 STORM DRAINAGE DETENTION POND. SEE STORM DRAINAGE AND POND PLANS, SHEETS C5.0-C5.3.
- 10 PROVIDE & INSTALL CODE COMPLIANT DUMPSTER ENCLOSURE. REFER TO ARCHITECTURAL PLANS.
- 11 BEGIN 1:12 TRANSITION FROM FLUSH CURB TO FULL DEPTH CURB.
- 12 SAWCUT LINE - TACK COAT AND MATCH TO EXISTING ASPHALT WITH NEW ASPHALT PER INLAND NORTHWEST PAVEMENT CUT POLICY.
- 13 CONSTRUCT 3' CURB TERMINATION PER DETAIL 6, SHEET C3.1.
- 14 PROVIDE & INSTALL RETAINING WALL. SEE SHEETS C4.4A-C4.4H FOR MORE INFORMATION.
- 15 PROVIDE & INSTALL ADA CURB RAMP PER DETAIL 4, SHEET C3.1.
- 16 PROVIDE & INSTALL TACTILE WARNING STRIP PER DETAIL 2, SHEET C3.1.
- 17 PROVIDE & INSTALL GARAGE. REFER TO ARCHITECTURAL PLANS.
- 18 PROVIDE & INSTALL CARPORT. REFER TO ARCHITECTURAL PLANS.
- 19 PROVIDE & INSTALL STAIRS. SEE GRADING DETAILS, SHEET C4.3, FOR MORE INFORMATION.
- 20 DOUBLE PAINTED PER WSDOT SPECIFICATION, 8-22 PAVEMENT MARKING. STRIPING SHALL BE SINGLE WHITE SOLID LINE 5 FEET WIDE BY 2 FEET DEEP @ 4 FEET O.C. SEE DETAIL 5, SHEET C3.1.
- 21 10' X 25' LOADING ZONE/NO PARKING AREA. PAINT STRIPING SHALL BE 4" SWSL DOUBLE PAINTED @ 45° PER WSDOT SPECIFICATION, 8-22 PAVEMENT MARKING @ 2 FEET O.C.
- 22 PROVIDE & INSTALL ADA RAMP. SEE SHEET C4.3 FOR DIMENSIONS & GRADING ELEVATION.



06/05/25

NAVD - 88
+2 HOUR STATIC OCCUPATION, OPUS POST PROCESSED

1	03/21/25	TW	START	
NO	DATE	BY		REVISIONS

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

PROJ #:	24-3952
DATE:	06/02/25
DRAWN:	DJW
REVIEWED:	TRW

X	CIVIL
	STRUCTURAL
	SURVEYING
	TRAFFIC
	PLANNING
	LANDSCAPE
	OTHER



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HATCH GARDENS SITE PLAN 819 S. HATCH STREET SPOKANE, WA

SHEET
C3.0

JOB NUMBER
24-3952