

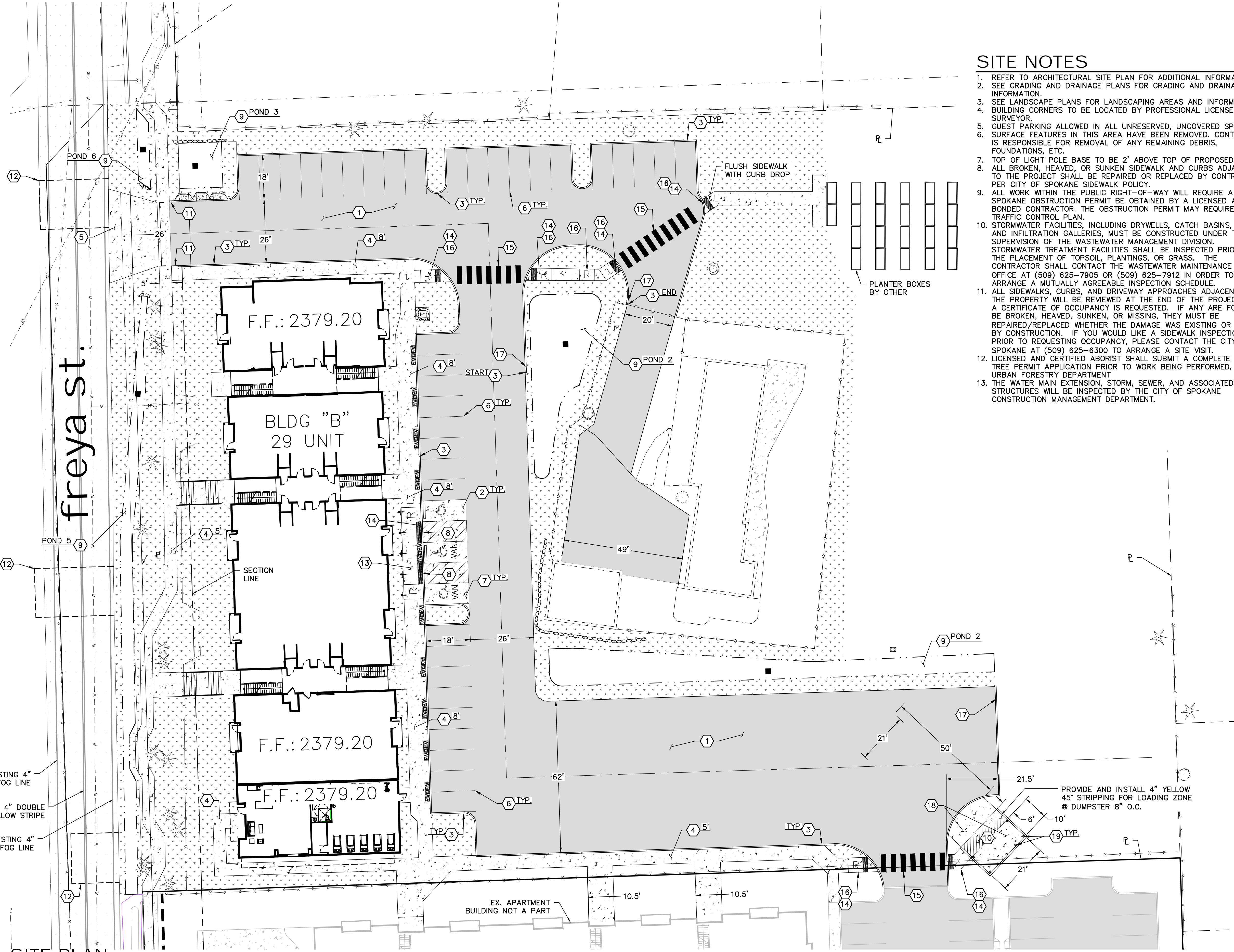


SITE NOTES

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.
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.
10. STORMWATER FACILITIES, INCLUDING DRYWELLS, CATCH BASINS, PIPES, AND INFILTRATION GALLERIES, MUST BE CONSTRUCTED UNDER THE SUPERVISION OF THE WASTEWATER MANAGEMENT DIVISION. STORMWATER TREATMENT FACILITIES SHALL BE INSPECTED PRIOR TO THE 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.
11. ALL SIDEWALKS, CURBS, AND DRIVEWAY APPROACHES ADJACENT TO THE PROPERTY WILL BE REVIEWED AT THE END OF THE PROJECT WHEN A CERTIFICATE OF OCCUPANCY IS REQUESTED. IF ANY ARE FOUND TO BE BROKEN, HEAVED, SUNKEN, OR MISSING, THEY MUST BE REPAIRED/REPLACED WHETHER THE DAMAGE WAS EXISTING OR CAUSED BY CONSTRUCTION. IF YOU WOULD LIKE A SIDEWALK INSPECTION PRIOR TO REQUESTING OCCUPANCY, PLEASE CONTACT THE CITY OF SPOKANE AT (509) 625-6300 TO ARRANGE A SITE VISIT.
12. LICENSED AND CERTIFIED ARBORIST SHALL SUBMIT A COMPLETE STREET TREE PERMIT APPLICATION PRIOR TO WORK BEING PERFORMED, TO THE URBAN FORESTRY DEPARTMENT.
13. THE WATER MAIN EXTENSION, STORM, SEWER, AND ASSOCIATED STRUCTURES WILL BE INSPECTED BY THE CITY OF SPOKANE CONSTRUCTION MANAGEMENT DEPARTMENT.

CONSTRUCTION NOTES

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 AND INSTALL 26" CONCRETE DRIVEWAY WITH INTEGRATED SWALE INLET PER CITY OF SPOKANE STANDARD PLAN F-104B.
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. SEE DETAIL 2 ON SHEET C3.1.
8. PROVIDE & INSTALL FLUSH CURB ALONG HANDICAP SPACE. SEE DETAIL 8, SHEET C3.1. SEE SHEET C4.0.
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. SEE SHEET SA-01 FOR ADDITIONAL INFORMATION. REPLACE STRIPING AFTER REPAVING PER WSDOT STANDARDS
13. PROVIDE & INSTALL ADA CURB RAMP PER DETAIL 4, SHEET C3.1.
14. PROVIDE & INSTALL TACTILE WARNING STRIP PER DETAIL 2, SHEET C3.1.
15. 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.
16. PROVIDE & INSTALL ADA RAMP. SEE DETAIL 7, SHEET C3.1 FOR DIMENSIONS & GRADING ELEVATION.
17. CONSTRUCT 3' CURB TERMINATION PER DETAIL 6, SHEET C3.1.
18. PROVIDE AND INSTALL DUMPSTER CONCRETE PAVING PER SHEET C3.1 DETAIL 1
19. PROVIDE AND INSTALL BOLLARD PER SHEET C3.1 DETAIL 08.



SITE PLAN
SCALE: 1" = 20'

WCE WORKS 2025 WCE PROJECTS 1025-3985 COCHRAN-5115 S. FREYA SHORT PLAT 009385-C3.0 SITE PLAN/DRG PLOT DATE: 05/04/26

NAVD - 88
 NORTHEAST PROPERTY CORNER BEING A FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP MARKED LS-16198 WITH AN ELEVATION OF 2376.745 FEET.

NO.	DATE	BY	REVISIONS

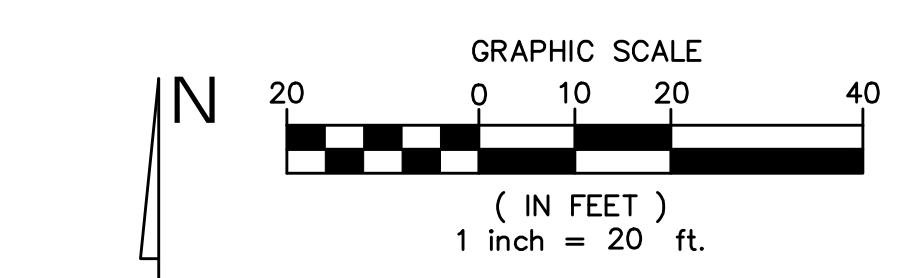
SCALE:
 HORIZONTAL:
 1" = 30'
 VERTICAL:
 N/A

PROJ #: 25-3985
 DATE: 05/04/26
 DRAWN: TEW
 REVIEWED: TRW

<input checked="" type="checkbox"/>	CIVIL
<input type="checkbox"/>	STRUCTURAL
<input type="checkbox"/>	SURVEYING
<input type="checkbox"/>	TRAFFIC
<input type="checkbox"/>	PLANNING
<input type="checkbox"/>	LANDSCAPE
<input type="checkbox"/>	OTHER

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

TIMBERLINE MULTI-FAMILY
 SITE PLAN
 4911 S FREYA ST
 SPOKANE, WA



!! PLANS NOT APPROVED BY AGENCY ANY BIDDING & CONSTRUCTION DONE SHOULD BE CONSIDERED PRELIMINARY AND SUBJECT TO CHANGE !!

CITY OF SPOKANE DEVELOPMENT ENGINEERING
 PROJECT NUMBERS
 SEWER PROJECT #
 WATER PROJECT #
 STREET PROJECT #
 STORM PROJECT #
 #####

TODD R. WHIPPLE
 STATE OF WASHINGTON
 LICENSED PROFESSIONAL ENGINEER
 25462
 05/04/26

SHEET C3.0
 JOB NUMBER 25-3985