

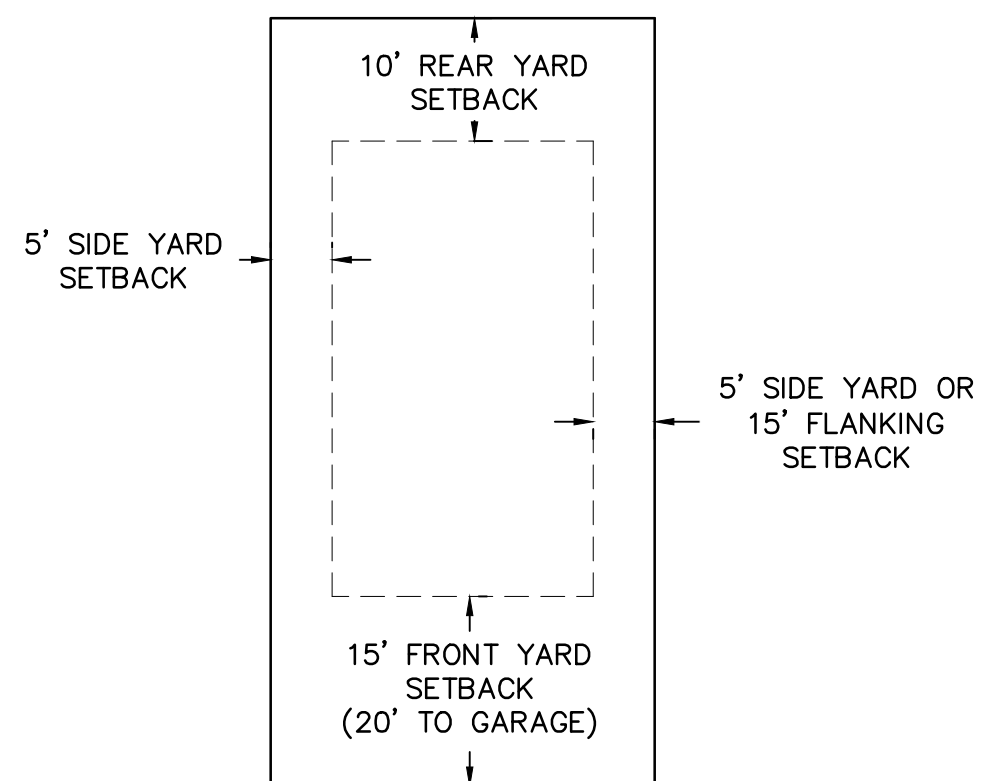
SW 1/4, SEC. 11, T. 25 N., R. 42 E., W.M.

PRELIMINARY SHORT PLAT OF RED BAND LOCATED IN A PORTION OF THE SW 1/4 SEC 11, T 25 N, R 42 E, W.M. SPOKANE, WASHINGTON

SITE DATA			
PARCEL NUMBER	55083.9048		
ZONING	CB-55 & RHD-35		
RHD-35 DENSITY	MIN [15/ACRE]	MAX [NO DENSITY LIMIT]	
CB-35 DENSITY	MIN [NO DENSITY LIMIT]	MAX [NO DENSITY LIMIT]	
ALLOWED DENSITY	MIN [15/ACRE]	MAX [NO DENSITY LIMIT]	
PROJECT AREA	SF	AC	
NUMBER OF TRACTS	1		
AREA OF TRACTS	15526	0.4	
NUMBER OF LOTS	8		
AREA OF LOTS	554,803.00	12.7365	
AREA OF RIGHT OF WAY	29,110.00	0.67	
MIN LOT AREA	32,151.00	0.74	
MAX LOT AREA	134,104.00	3.08	
DOMESTIC WATER	SPOKANE WATER DEPT.		
SANITARY SEWER DISPOSAL	SPOKANE SEWER DEPT.		
FIRE DEPARTMENT	SPOKANE FIRE		

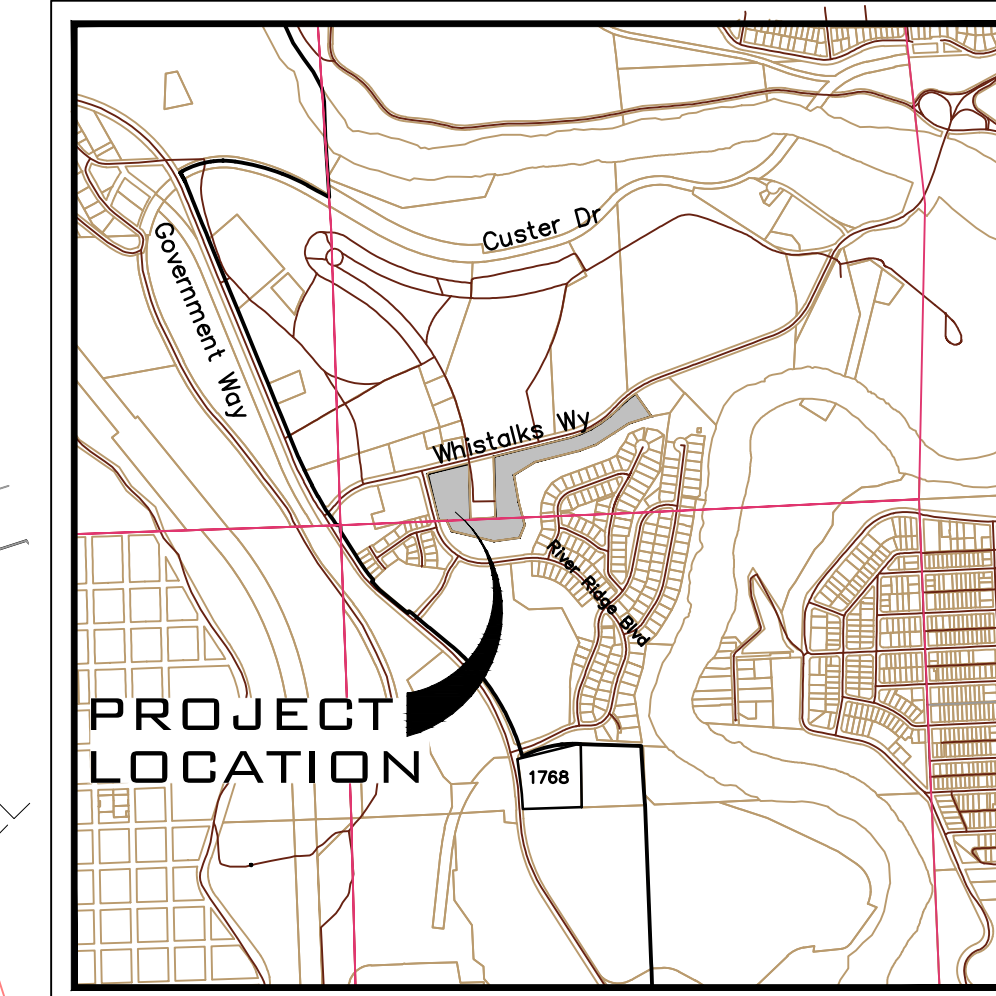
SLOPES TABLE				
NUMBER	MIN. SLOPE	MAX. SLOPE	2d AREA (sf)	COLOR
1	(3:1±)	(2:1±)	100,965.78	■

TYPICAL LOT SETBACK DETAIL



PROPOSED RIGHT IN / RIGHT OUT ACCESS

PROPOSED RIGHT IN / RIGHT OUT / LEFT IN ACCESS



VICINITY MAP

LEGAL DESCRIPTION

PARCEL # 25116.0077
11 & 14-25-45: PORTION NORTHWEST QUARTER SECTION 14 AND THE SOUTHWEST QUARTER SECTION 11 AS FOLLOWING DESCRIBED PARCEL LYING EAST OF RIVER RIDGE BOULEVARD: SECTION 11, PORTION OF THE SOUTHWEST 1/4 LYING SOUTHERLY OF FORT WRIGHT ROAD AND WESTERLY OF A PARCEL DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SECTION 11, THENCE N32°33'15"W 158.10 FEET, THENCE N42°22'E 83.40 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, THENCE ALONG A 573.00 FEET RADIUS CURVE THROUGH A CENTRAL ANGLE OF 38°16', 382.70 FEET, THENCE N80°38'E 260.40 FEET TO THE BEGINNING OF CURVE TO THE LEFT, THENCE ALONG 2865.00 FEET RADIUS CURVE THROUGH A CENTRAL ANGLE OF 1°53'30", 94.50 FEET, THENCE N78°44'30"E 174.80 FEET, THENCE S11°15'30"E 30.00 FEET, THENCE N78°44'30"E 358.42 FEET TO THE TRUE POINT OF BEGINNING; THENCE N78°44'30"E 228.09 FEET, THENCE S0°54'33"W 548.98 FEET, THENCE S89°50'49"W ALONG THE SOUTH LINE OF SAID SECTION, 223.00 FEET, THENCE N0°54'33"E 505.04 FEET TO THE TRUE POINT OF BEGINNING; TOGETHER WITH ALL THAT PORTION OF THE FOLLOWING DESCRIBED PARCEL LYING EAST OF RIVER RIDGE BOULEVARD: SECTION 11, PORTION OF THE SOUTH 1/2 OF LYING SOUTHERLY OF FORT WRIGHT ROAD AND NORTHERLY OF RIVER RUN PLATTED ADDITION AND LYING EASTERLY OF PARCEL DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SECTION 11, THENCE N32°33'15"W 158.10 FEET, THENCE N42°22'E 83.40 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, THENCE ALONG A 573.00 FEET RADIUS CURVE THROUGH A CENTRAL ANGLE OF 38°16', 382.70 FEET, THENCE N80°38'E 260.40 FEET TO THE BEGINNING OF CURVE TO THE LEFT, THENCE ALONG 2865.00 FEET RADIUS CURVE THROUGH A CENTRAL ANGLE OF 1°53'30", 94.50 FEET, THENCE N78°44'30"E 174.80 FEET, THENCE S11°15'30"E 30.00 FEET, THENCE N78°44'30"E 358.42 FEET TO THE TRUE POINT OF BEGINNING; THENCE N78°44'30"E 228.09 FEET, THENCE S0°54'33"W 548.98 FEET, THENCE S89°50'49"W ALONG THE SOUTH LINE OF SAID SECTION, 223.00 FEET, THENCE N0°54'33"E 505.04 FEET TO THE TRUE POINT OF BEGINNING; AND LYING SOUTHWESTERLY OF A LINE DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST NORTHERLY CORNER OF TRACT "A" OF RIVER RUN 2ND ADDITION PUD, THENCE SOUTHWESTERLY ALONG THE NORTHERLY LINE OF SAID TRACT "A" 222.05 FEET TO THE MOST NORTHERLY CORNER OF TRACT "C" OF RIVER RUN 3RD ADDITION PUD, THENCE SOUTHWESTERLY ALONG THE NORTHERLY LINE OF SAID TRACT "C" 169.34 FEET TO THE POINT OF BEGINNING OF SAID LINE, THENCE N32°55'49"W 248.13 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF FORT WRIGHT DRIVE AND THE TERMINUS OF SAID LINE EXCEPT PLATTED PORTIONS.

SHEET INDEX

- PP1 PRELIMINARY PLAT COVER
- PP2 WEST HALF LOT LAYOUT DETAILS
- PP3 EAST HALF LOT LAYOUT DETAILS
- PP4 UTILITY INFORMATION

SOILS DESCRIPTION

- 3140 SPRINGDALE GRAVELLY ASHY COARSE SANDY LOAM, 0 TO 8 PERCENT SLOPES
- 7172 URBAN LAND - SPRINGDALE, DISTURBED COMPLEX, 8 TO 15 PERCENT SLOPES
- 3140 SPRINGDALE GRAVELLY ASHY COARSE SANDY LOAM, 0 TO 8 PERCENT SLOPES

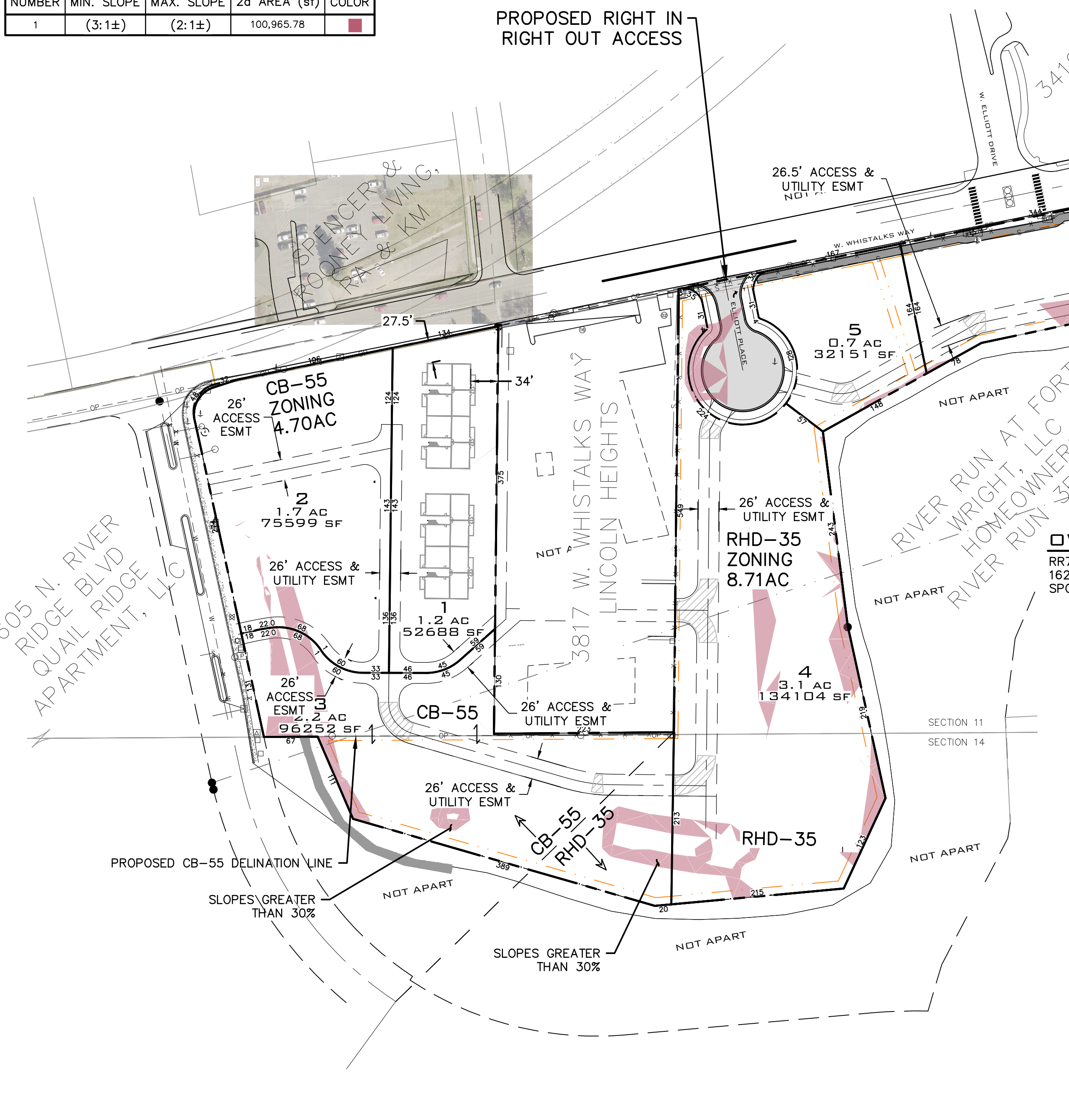
DRAINAGE NOTES

- DRAINAGE WILL BE PONDS

CRITICAL AREAS

- ERODIBLE SOIL (SEE DETAIL)
- SPOKANE-RATHDRUM AQUIFER

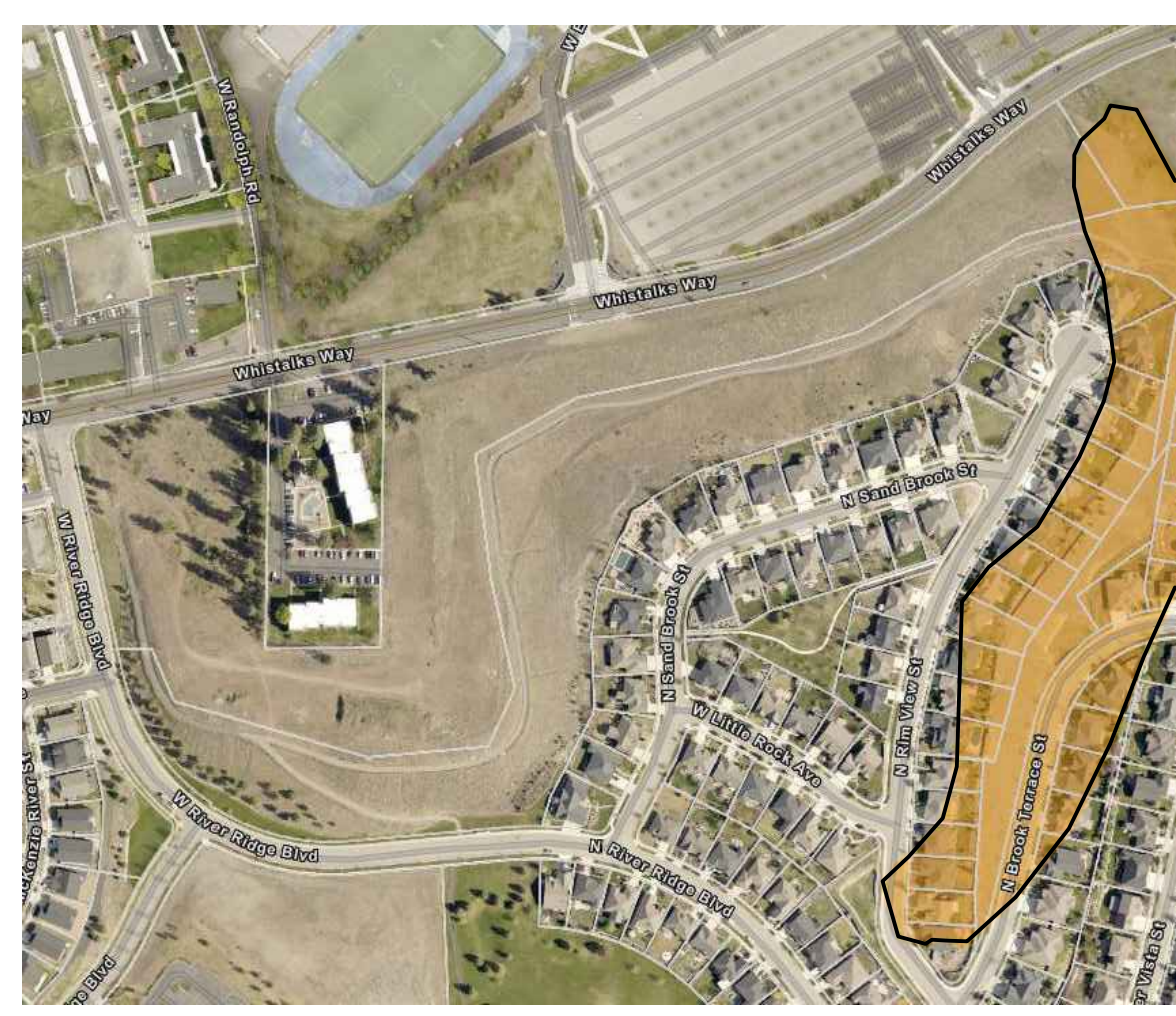
ADDITIONAL NOTES



OWNER/DEVELOPER
RR7 PROPERTIES
1620 N. RIVER RIDGE BOULEVARD
SPOKANE, WASHINGTON 99224

ENGINEER
WHIPPLE CONSULTING ENGINEERS
21 S. PINES
SPOKANE VALLEY, WA 99206
PHONE: 509-893-2617
CONTACT: TODD R WHIPPLE, P.E.
TODDR@WHIPPLICE.COM

SURVEYOR
WHIPPLE CONSULTING ENGINEERS
21 S. PINES
SPOKANE VALLEY, WA 99206
PHONE: 509-893-2617
CONTACT: WAYNE LOCKMAN, P.L.S.



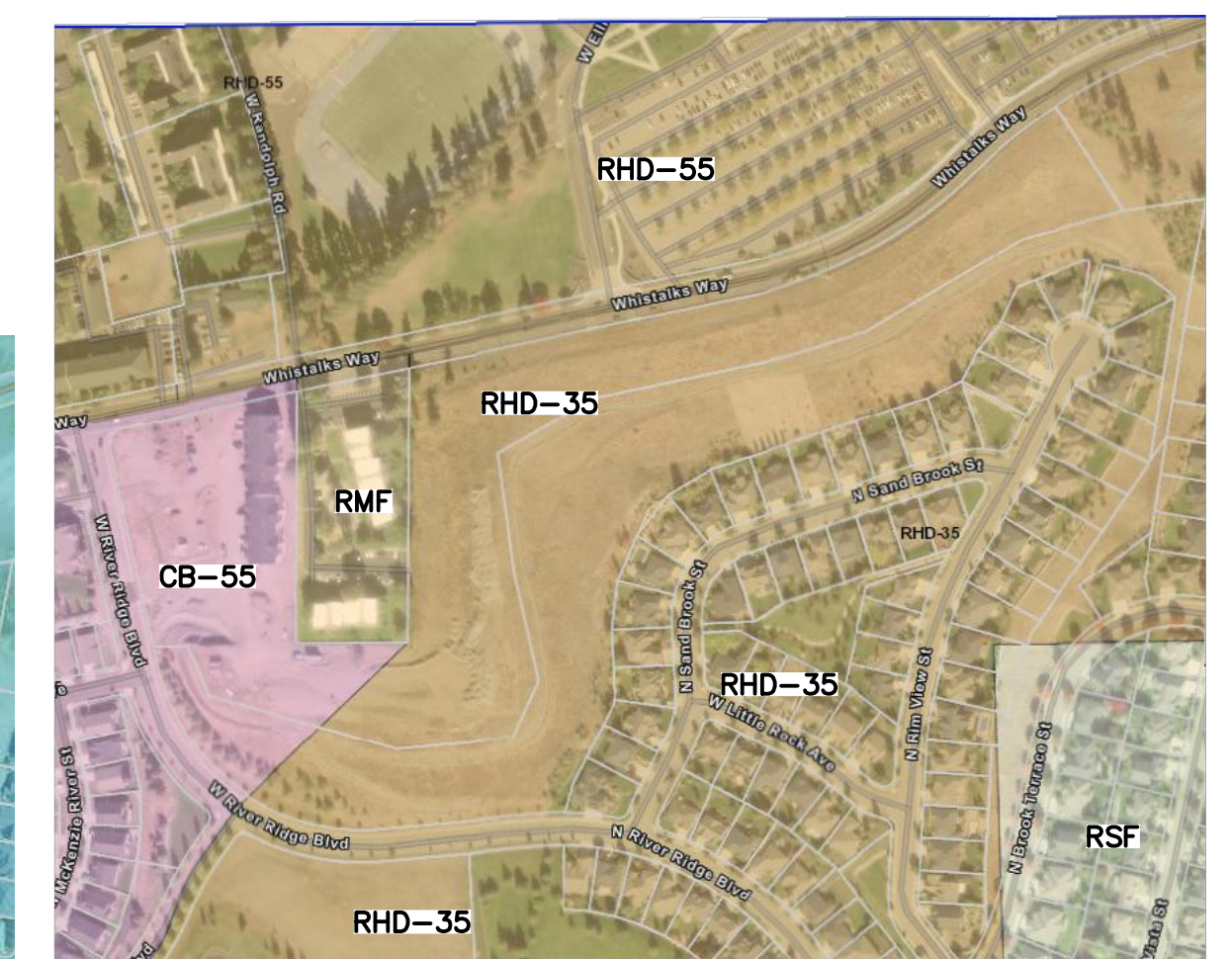
ERODIBLE SOILS MAP

NOT TO SCALE



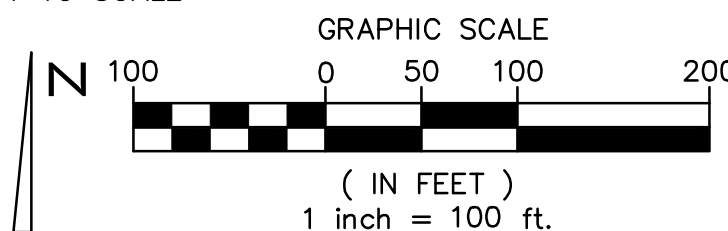
SPOKANE RATHDRUM AQUIFER

NOT TO SCALE

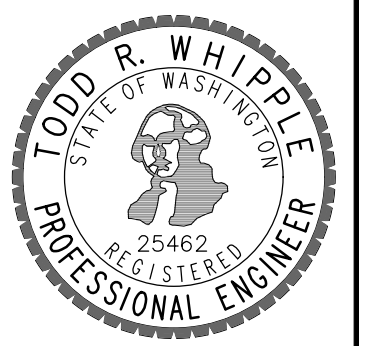


ZONING MAP

NOT TO SCALE



UNDERGROUND SERVICE ALERT
ONE-CALL NUMBER
811
CALL TWO BUSINESS DAYS BEFORE YOU DIG



PLANS
NOT APPROVED
BY AGENCY

SITE PLAN VIEW
SCALE: 1"=100'

NAVD - 88
THE BENCHMARK USED FOR THIS IS A FOUND CITY OF SPOKANE BENCHMARK FT. GEORGE WRIGHT & SFCC LOCATED AT THE BOTTOM OF STEP AT THE MAIN ENTRANCE OF THE STUDENT LODGE.
NAVD88 ELEVATION = 1863.480

NO	DATE	BY	REVISIONS

SCALE:	PROJ #: 22-3345
HORIZONTAL:	DATE: 08/23/23
VERTICAL:	DRAWN: TEW
SCALE: 1"=100'	REVIEWED: TRW
VERTICAL: N/A	

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

RED BAND SHORT PLAT
PRELIMINARY SHORT PLAT
1620 N. RIVER RIDGE BOULEVARD
SPOKANE, WASHINGTON

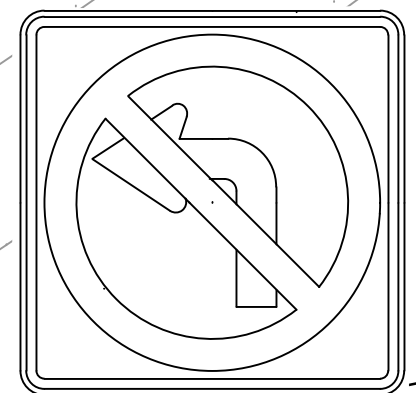
SHEET
PP1
JOB NUMBER
22-3345

SW 1/4, SEC. 11, T. 25N., R. 42E., W.M.

UNDERGROUND SERVICE ALERT
ONE-CALL NUMBER
811
 CALL TWO BUSINESS DAYS BEFORE YOU DIG

TR B OF "OGLE" CITY SP 90-04 BEING A PTN OF SE 1/4 OF SEC 10-25-42 & A PTN OF SW 1/4 OF SEC 11-25-42; AUDITORS #9012130042

TR A OF "OGLE" CITY SP 90-04 BEING A PTN OF SE 1/4 OF SEC 10-25-42 & A PTN OF SW 1/4 OF SEC 11-25-42; AUDITORS #9012130042



R3-2

UNPLATTED

NOT APART

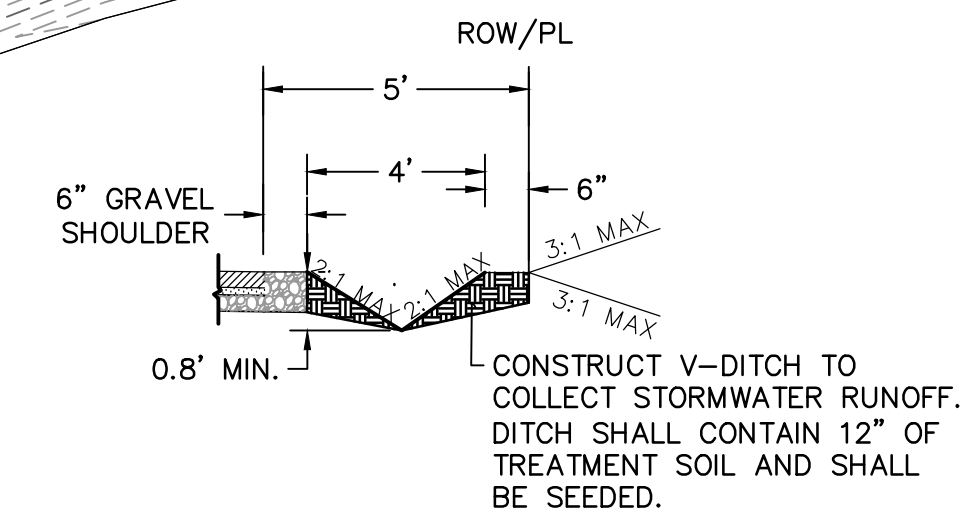
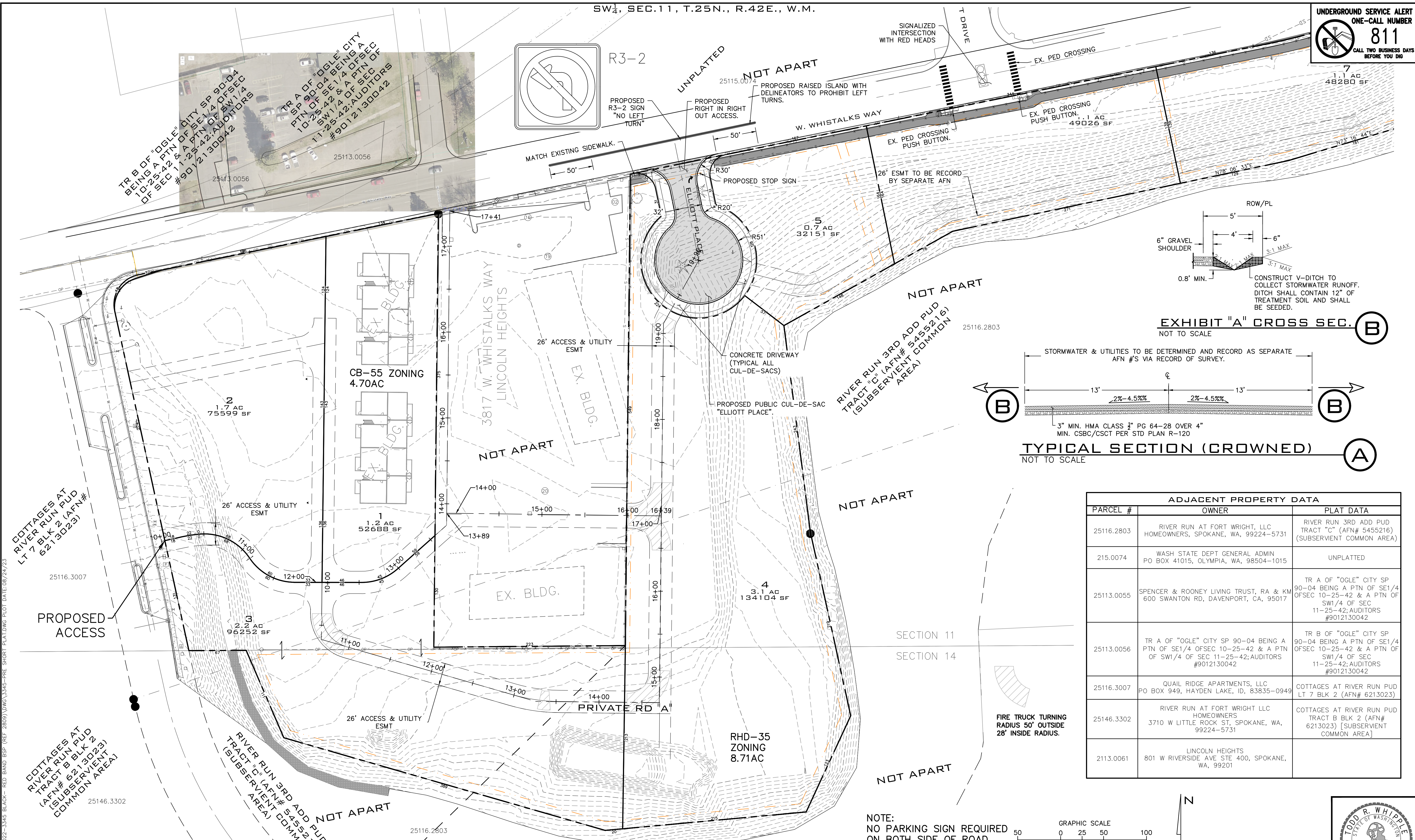
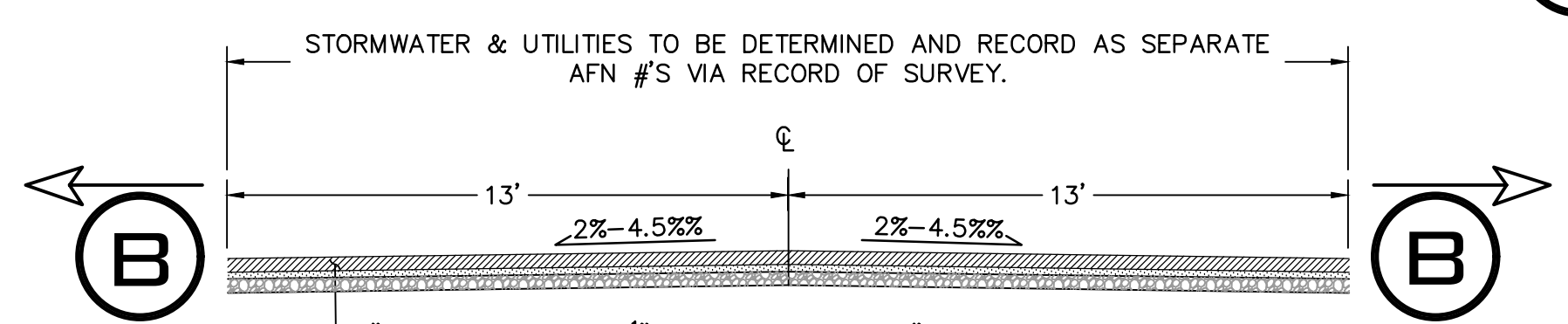


EXHIBIT "A" CROSS SEC. (B)
 NOT TO SCALE

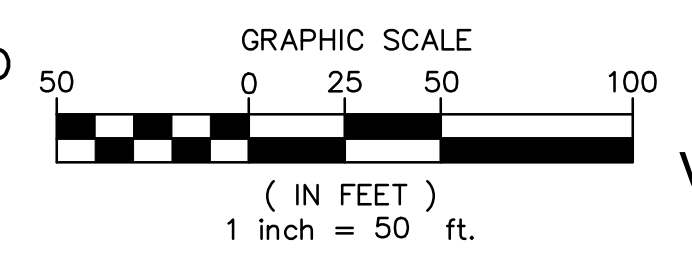


TYPICAL SECTION (CROWNED) (A)
 NOT TO SCALE

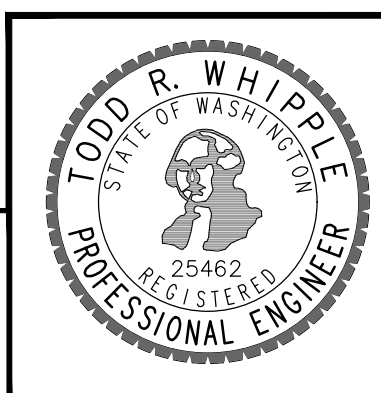
ADJACENT PROPERTY DATA		
PARCEL #	OWNER	PLAT DATA
25116.2803	RIVER RUN AT FORT WRIGHT, LLC HOMEOWNERS, SPOKANE, WA, 99224-5731	RIVER RUN 3RD ADD PUD TRACT "C" (AFN# 5455216) (SUBSERVIENT COMMON AREA)
215.0074	WASH STATE DEPT GENERAL ADMIN PO BOX 41015, OLYMPIA, WA, 98504-1015	UNPLATTED
25113.0055	SPENCER & ROONEY LIVING TRUST, RA & KM 600 SWANTON RD, DAVENPORT, CA, 95017	TR A OF "OGLE" CITY SP 90-04 BEING A PTN OF SE1/4 OF SEC 10-25-42 & A PTN OF SW1/4 OF SEC 11-25-42; AUDITORS #9012130042
25113.0056	TR A OF "OGLE" CITY SP 90-04 BEING A PTN OF SE1/4 OF SEC 10-25-42 & A PTN OF SW1/4 OF SEC 11-25-42; AUDITORS #9012130042	TR B OF "OGLE" CITY SP 90-04 BEING A PTN OF SE1/4 OF SEC 10-25-42 & A PTN OF SW1/4 OF SEC 11-25-42; AUDITORS #9012130042
25116.3007	QUAIL RIDGE APARTMENTS, LLC PO BOX 949, HAYDEN LAKE, ID, 83835-0949	COTTAGES AT RIVER RUN PUD LT 7 BLK 2 (AFN# 6213023)
25146.3302	RIVER RUN AT FORT WRIGHT LLC HOMEOWNERS 3710 W LITTLE ROCK ST, SPOKANE, WA, 99224-5731	COTTAGES AT RIVER RUN PUD TRACT B BLK 2 (AFN# 6213023) [SUBSERVIENT COMMON AREA]
2113.0061	LINCOLN HEIGHTS 801 W RIVERSIDE AVE STE 400, SPOKANE, WA, 99201	

FIRE TRUCK TURNING RADIUS 50' OUTSIDE 28' INSIDE RADIUS.

NOTE:
 NO PARKING SIGN REQUIRED ON BOTH SIDE OF ROAD SPACED NO MORE THE 50'.



PLANS NOT APPROVED BY AGENCY



NAVD - 88
 THE BENCHMARK USED FOR THIS IS A FOUND CITY OF SPOKANE BENCHMARK FT. GEORGE WRIGHT & SFCC LOCATED AT THE BOTTOM OF STEP AT THE MAIN ENTRANCE OF THE STUDENT LODGE.
 NAVD88 ELEVATION = 1863.480

SITE PLAN VIEW
 SCALE: 1"=50'

NO.	DATE	BY	REVISIONS

SCALE:	PROJ #: 22-3345
HORIZONTAL:	DATE: 08/23/23
1"=50'	DRAWN: TEW
VERTICAL:	REVIEWED: TRW
N/A	

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

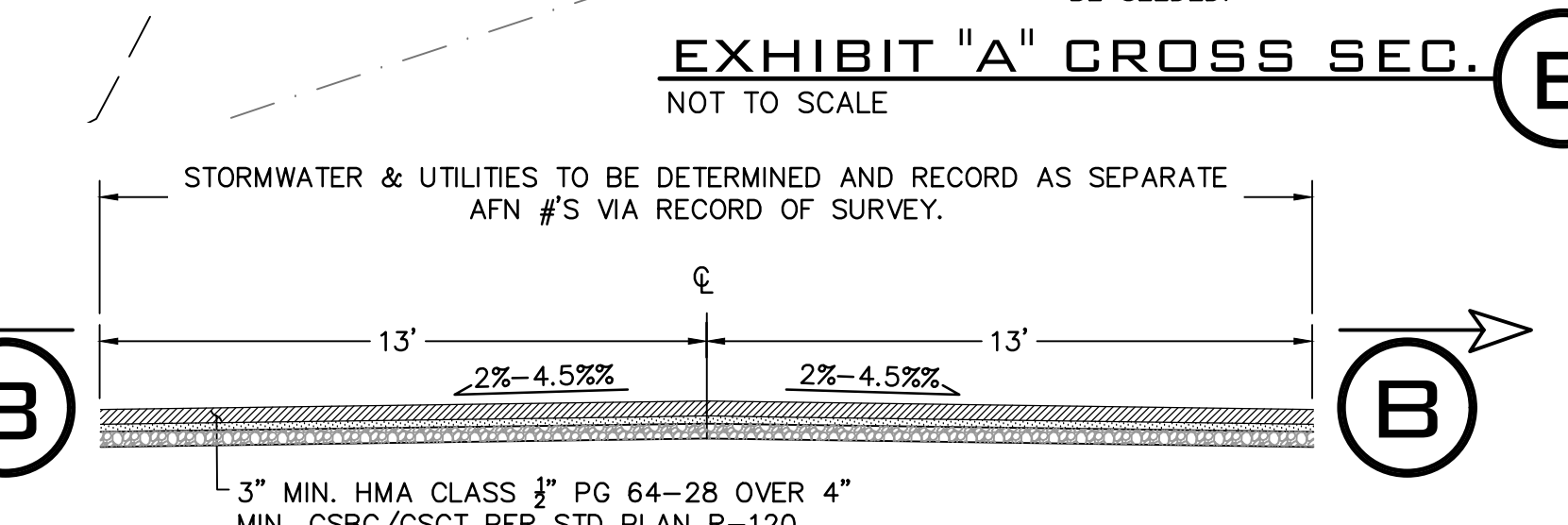
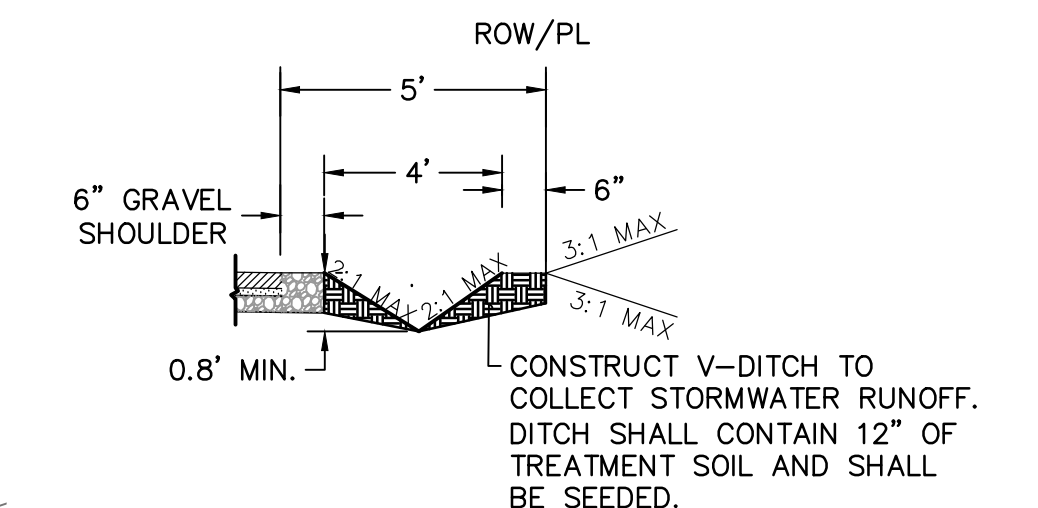
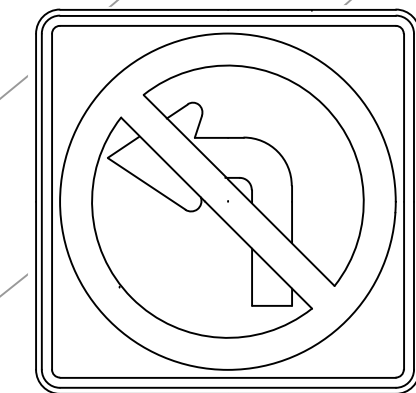
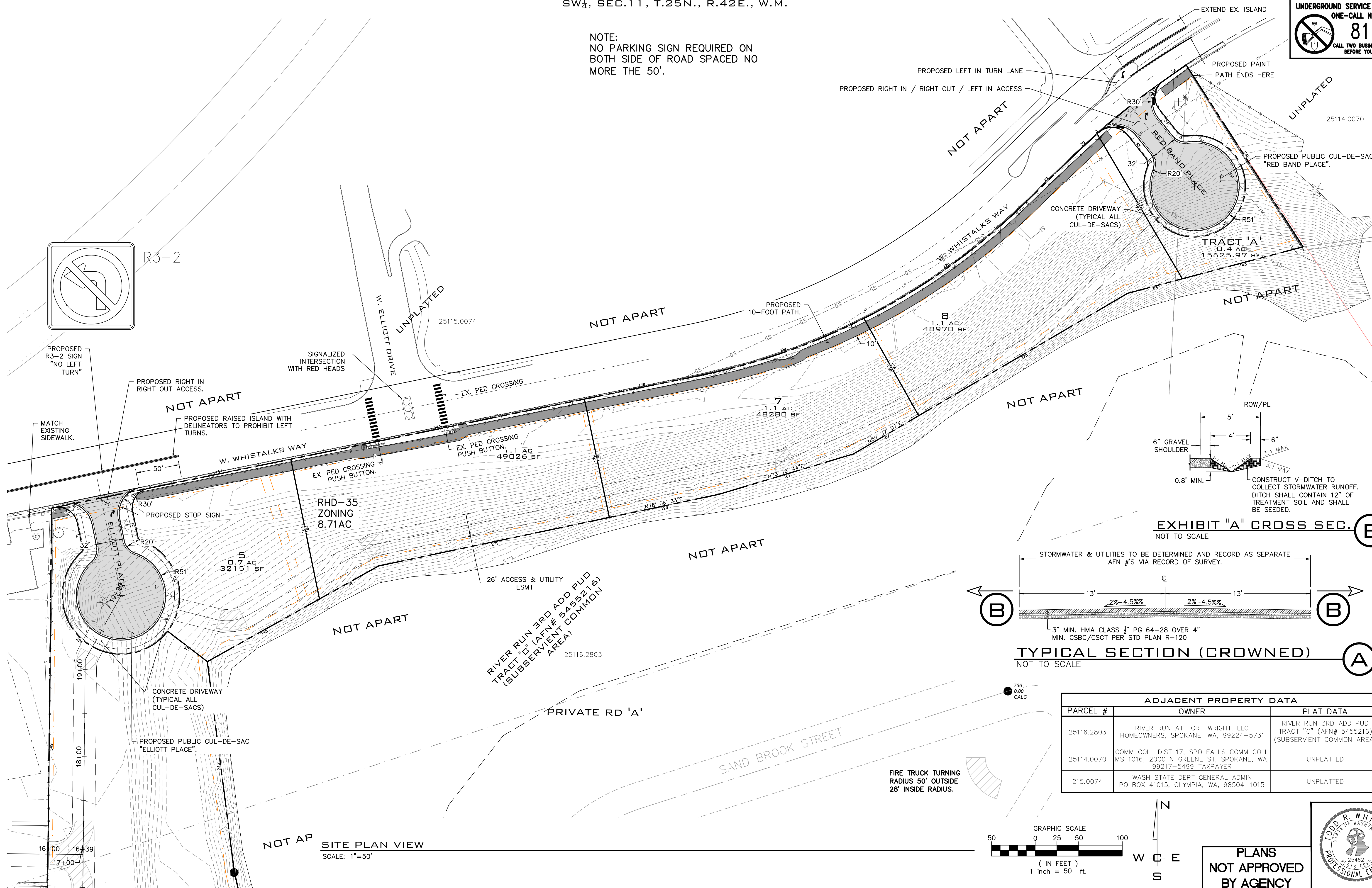
RED BAND SHORT PLAT PRELIMINARY SHORT PLAT 1620 N. RIVER RIDGE BOULEVARD SPOKANE, WASHINGTON

SHEET PP2
 JOB NUMBER 22-3345

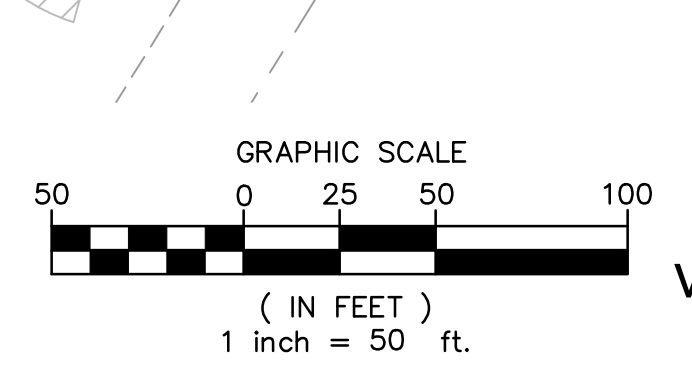
SW $\frac{1}{4}$, SEC.11, T.25N., R.42E., W.M.

NOTE:
NO PARKING SIGN REQUIRED ON
BOTH SIDE OF ROAD SPACED NO
MORE THE 50'.

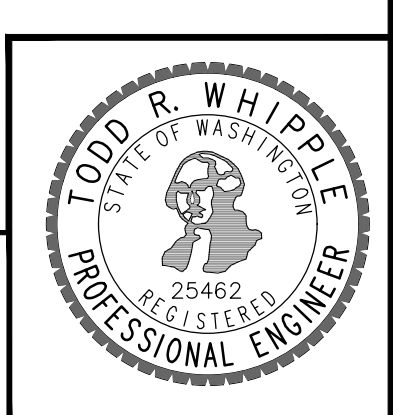
UNDERGROUND SERVICE ALERT
ONE-CALL NUMBER
811
CALL TWO BUSINESS DAYS
BEFORE YOU DIG



ADJACENT PROPERTY DATA		
PARCEL #	OWNER	PLAT DATA
25116.2803	RIVER RUN AT FORT WRIGHT, LLC HOMEOWNERS, SPOKANE, WA, 99224-5731	RIVER RUN 3RD ADD PUD TRACT "C" (AFN# 5455216) (SUBSERVIENT COMMON AREA)
25114.0070	COMM COLL DIST 17, SPO FALLS COMM COLL MS 1016, 2000 N GREENE ST, SPOKANE, WA, 99217-5499 TAXPAYER	UNPLATTED
215.0074	WASH STATE DEPT GENERAL ADMIN PO BOX 41015, OLYMPIA, WA, 98504-1015	UNPLATTED



**PLANS
NOT APPROVED
BY AGENCY**



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THE BENCHMARK USED FOR THIS IS A FOUND CITY OF SPOKANE
BENCHMARK FT. GEORGE WRIGHT & SFCC LOCATED AT THE BOTTOM
OF STEP AT THE MAIN ENTRANCE OF THE STUDENT LODGE.
NAVD88 ELEVATION = 1863.480

NO.	DATE	BY	REVISIONS

SCALE:	PROJ #: 22-3345	CIVIL
HORIZONTAL:	DATE: 09/23/23	STRUCTURAL
VERTICAL:	DRAWN: TEW	SURVEYING
N/A	REVIEWED: TRW	TRAFFIC
		PLANNING
		LANDSCAPE
		OTHER

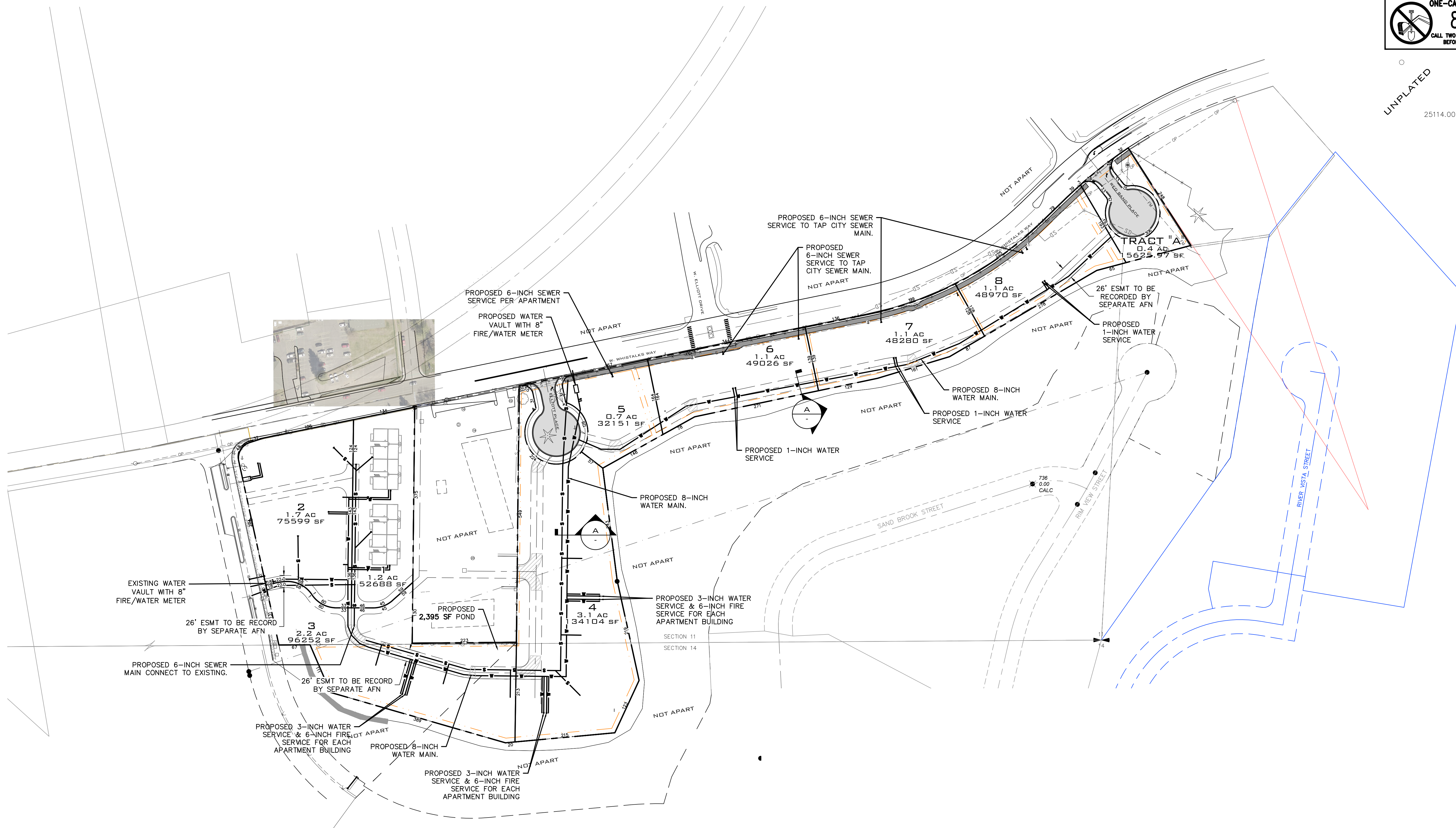


**RED BAND SHORT PLAT
PRELIMINARY SHORT PLAT
1620 N. RIVER RIDGE BOULEVARD
SPOKANE, WASHINGTON**

**SHEET
PP3**
JOB NUMBER
22-3345



UNPLATED
25114.0070



EXISTING WATER VAULT WITH 8" FIRE/WATER METER

26' ESMT TO BE RECORD BY SEPARATE AFN

PROPOSED 6-INCH SEWER MAIN CONNECT TO EXISTING.

26' ESMT TO BE RECORD BY SEPARATE AFN

PROPOSED 3-INCH WATER SERVICE & 6-INCH FIRE SERVICE FOR EACH APARTMENT BUILDING

PROPOSED 6-INCH WATER MAIN.

PROPOSED 3-INCH WATER SERVICE & 6-INCH FIRE SERVICE FOR EACH APARTMENT BUILDING

PROPOSED 6-INCH SEWER SERVICE PER APARTMENT
PROPOSED WATER VAULT WITH 8" FIRE/WATER METER

PROPOSED 8-INCH WATER MAIN.

PROPOSED 3-INCH WATER SERVICE & 6-INCH FIRE SERVICE FOR EACH APARTMENT BUILDING

PROPOSED 1-INCH WATER SERVICE

PROPOSED 6-INCH SEWER SERVICE TO TAP CITY SEWER MAIN.

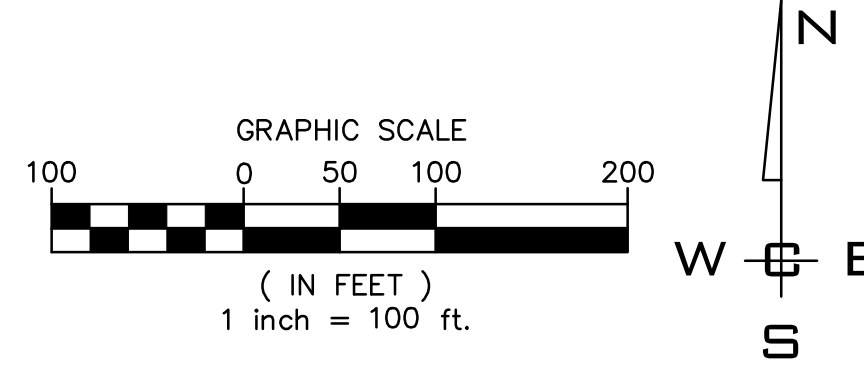
PROPOSED 8-INCH WATER MAIN.

PROPOSED 1-INCH WATER SERVICE

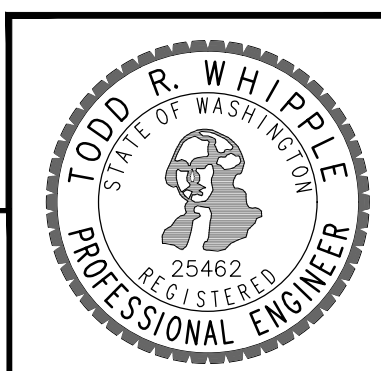
26' ESMT TO BE RECORDED BY SEPARATE AFN

PROPOSED 1-INCH WATER SERVICE

SITE PLAN VIEW
SCALE: 1"=100'



PLANS NOT APPROVED BY AGENCY



W:\PROJECTS\2022\RED BAND BSP (REF 2809)\DWG\3345-FIRE SHORT PLATINGS PLOT DATE:09/24/23

NAVD - 88
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NO.	DATE	BY	REVISIONS

SCALE:
 HORIZONTAL:
 1"=100'
 VERTICAL:
 N/A

PROJ #: 22-3345
 DATE: 09/23/23
 DRAWN: TEW
 REVIEWED: TRW

- CIVIL
- STRUCTURAL
- SURVEYING
- TRAFFIC
- PLANNING
- LANDSCAPE
- OTHER

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

**RED BAND SHORT PLAT
 PRELIMINARY UTILITY PLAN
 1620 N. RIVER RIDGE BOULEVARD
 SPOKANE, WASHINGTON**

**SHEET
 PP4**
 JOB NUMBER
22-3345