

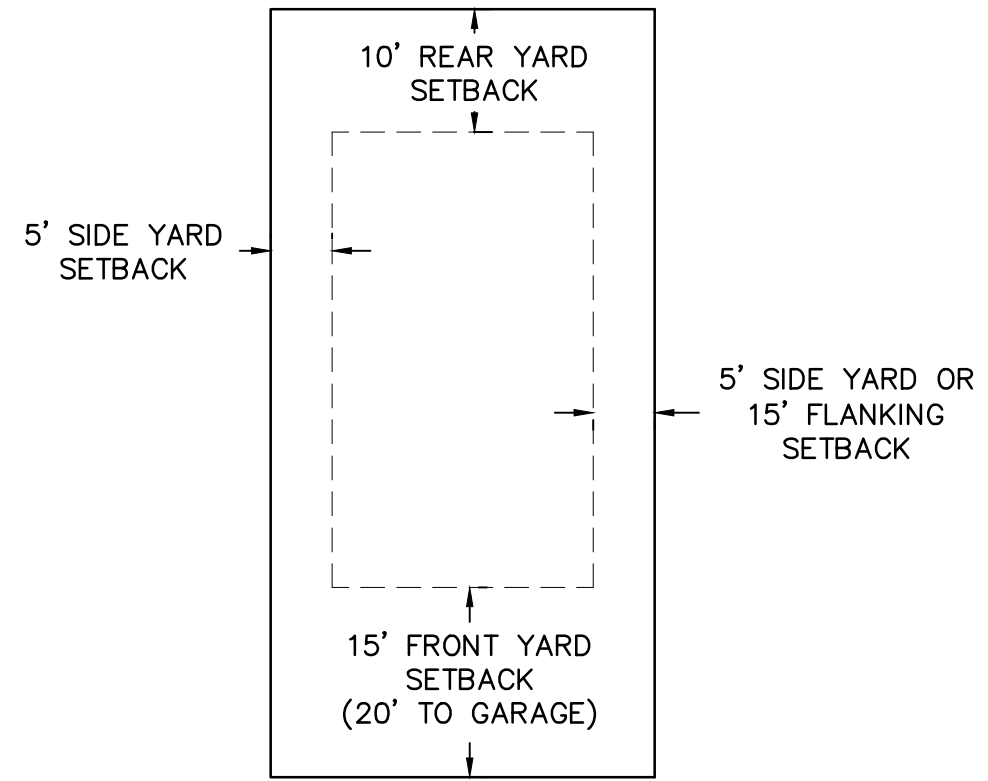
SW 1/4, SEC. 11, T. 25 N., R. 42 E., W.M.

# 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

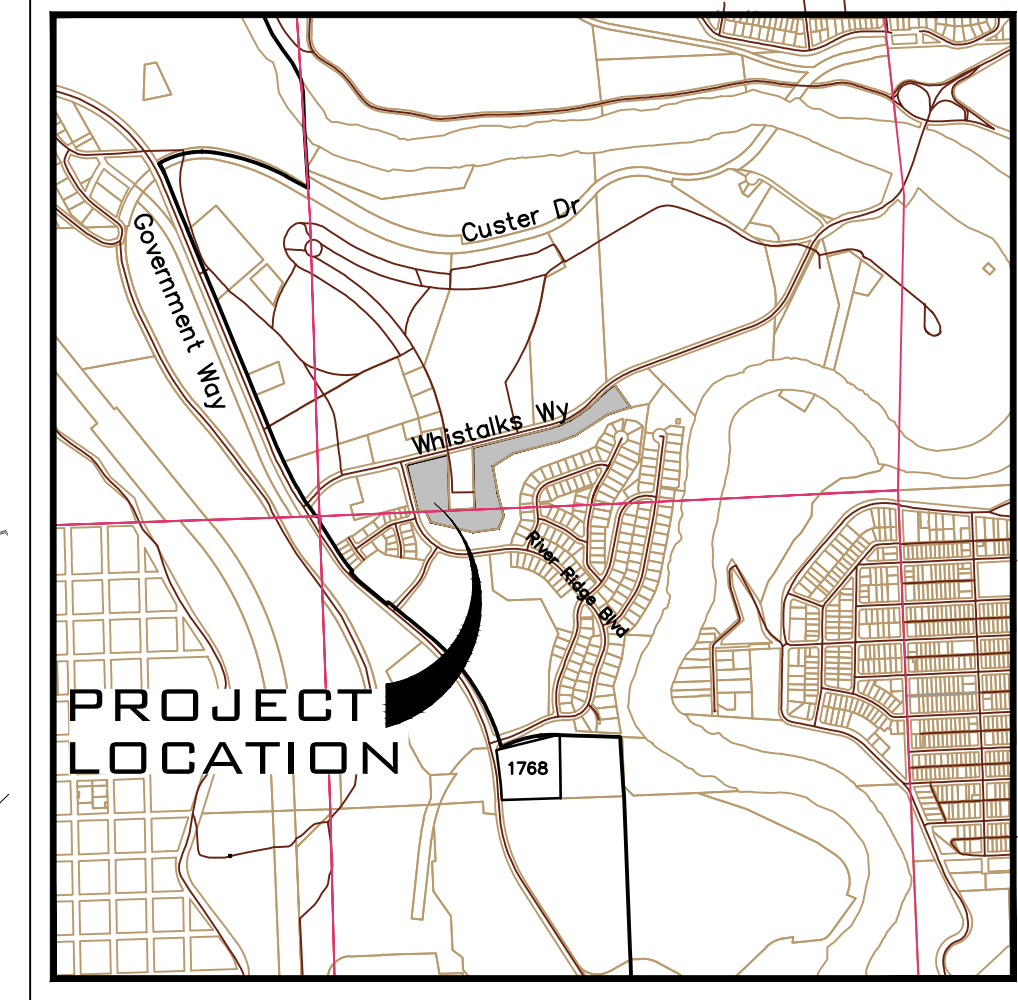
PROPOSED RIGHT IN / RIGHT OUT / LEFT IN ACCESS

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	0		
AREA OF TRACTS	0		
NUMBER OF LOTS	8		
AREA OF LOTS	548,052.00	12,5815	
AREA OF RIGHT OF WAY	35,861.00	0.82	
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  
NOT TO SCALE



VICINITY MAP

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

**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**

1. DRAINAGE WILL BE PONDS

**CRITICAL AREAS**

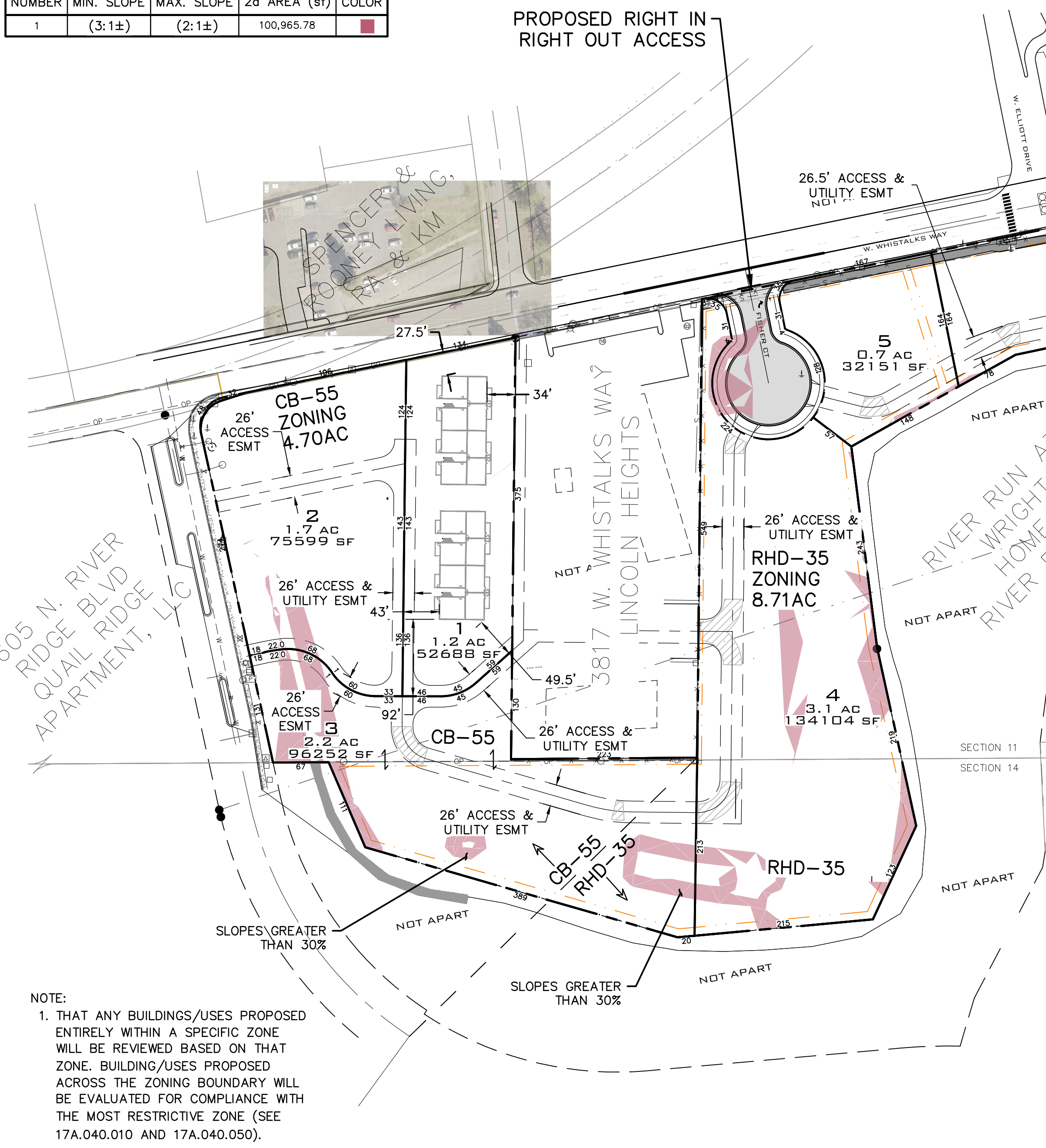
1. ERODIBLE SOIL (SEE DETAIL)
2. SPOKANE-RATHDRUM AQUIFER

**ADDITIONAL NOTES**

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

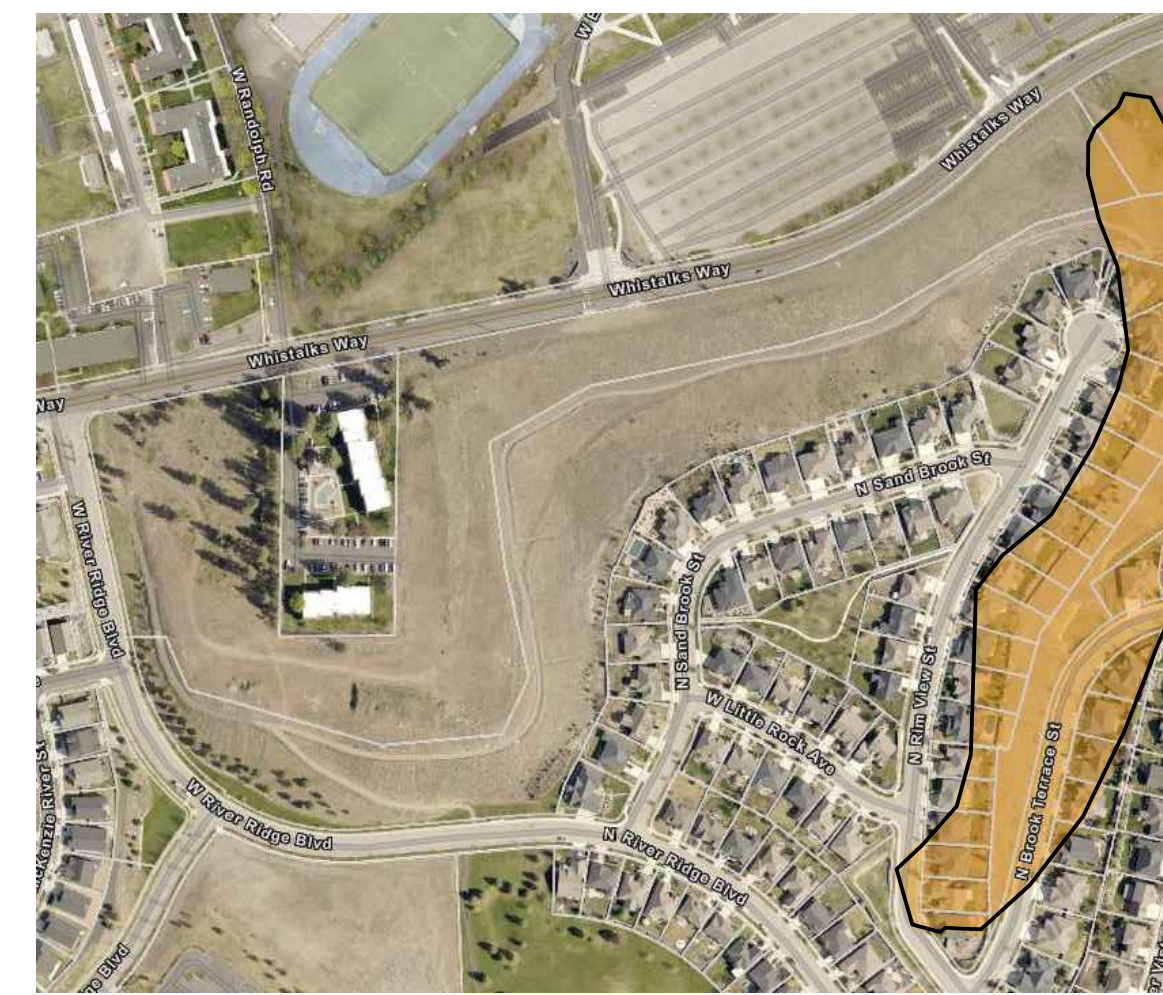
**ENGINEER**  
WHIPPLE CONSULTING ENGINEERS  
21 S. PINES  
SPOKANE VALLEY, WA 99206  
PHONE: 509-893-2617  
CONTACT: TODD R WHIPPLE, P.E.  
TODD@WHIPPLECE.COM

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



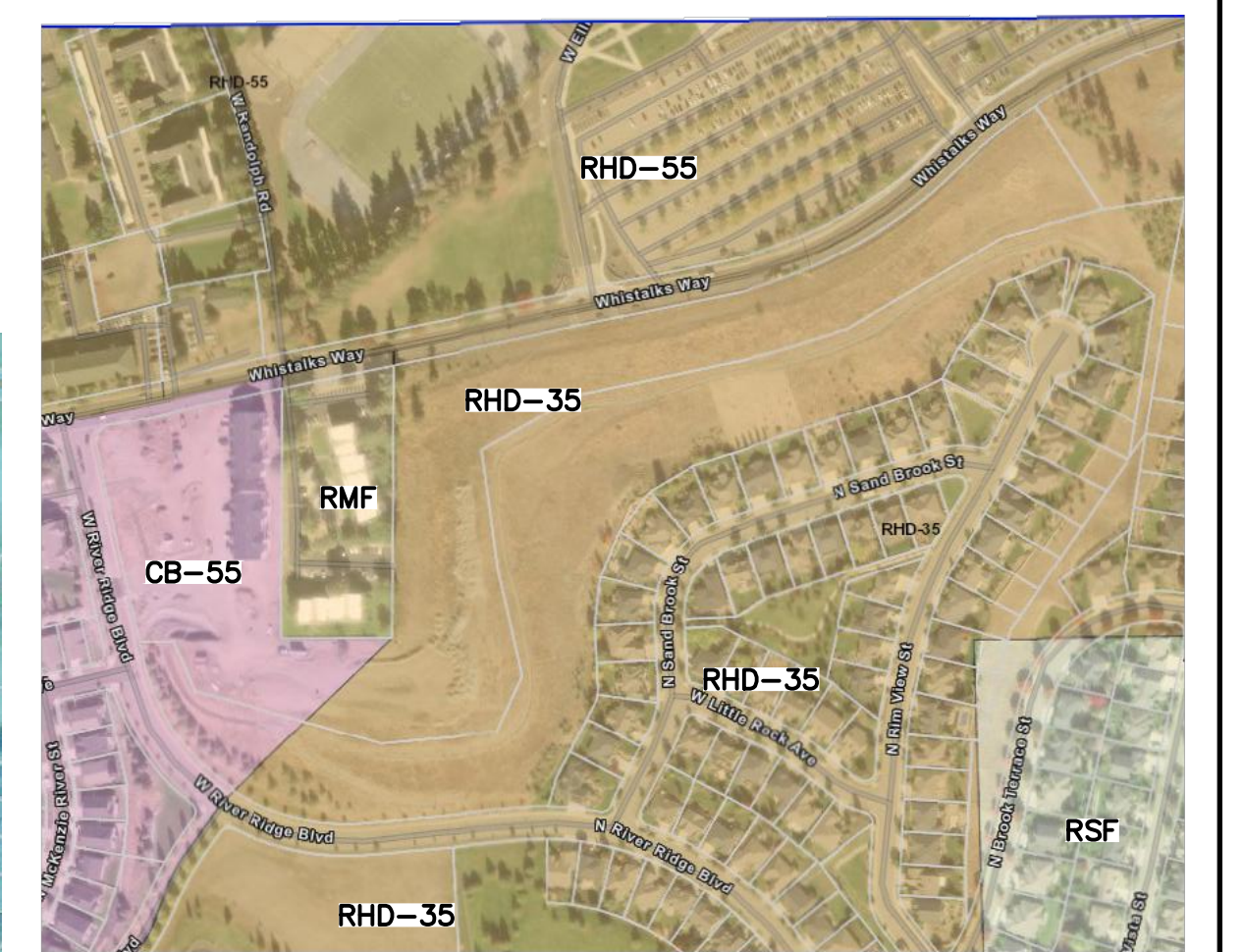
**ERODIBLE SOILS MAP**

NOT TO SCALE



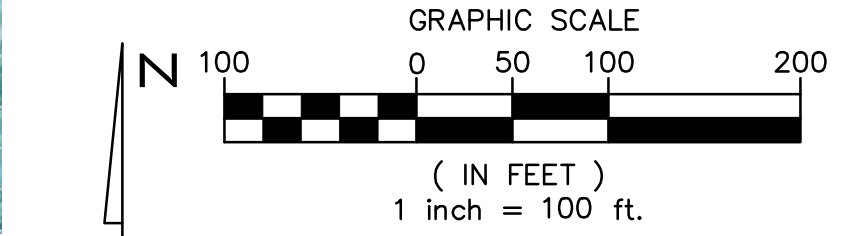
**SPOKANE RATHDRUM AQUIFER**

NOT TO SCALE

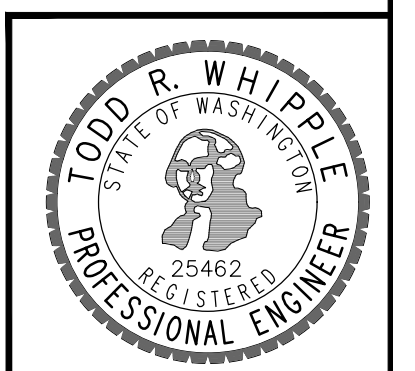


**ZONING MAP**

NOT TO SCALE



W E  
S



**SHEET**  
PP1  
**JOB NUMBER**  
22-3345

**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

<b>SCALE:</b>	<b>PROJ #:</b> 22-3345
<b>HORIZONTAL:</b>	<b>DATE:</b> 10/11/23
<b>1"=100'</b>	<b>DRAWN:</b> TEW
<b>VERTICAL:</b>	<b>REVIEWED:</b> TRW
<b>N/A</b>	

<input type="checkbox"/> CIVIL	<b>WCE</b> WHIPPLE CONSULTING ENGINEERS 21 S. PINES ROAD SPOKANE VALLEY, WA 99206 PH: 509-893-2617 FAX: 509-926-0227
<input type="checkbox"/> STRUCTURAL	
<input type="checkbox"/> SURVEYING	
<input type="checkbox"/> TRAFFIC	
<input checked="" type="checkbox"/> PLANNING	
<input type="checkbox"/> LANDSCAPE	
<input type="checkbox"/> OTHER	

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

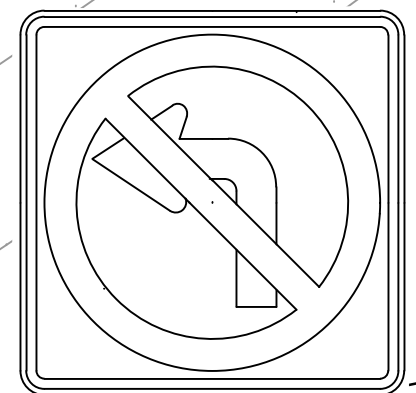


SW 1/4, SEC. 11, T. 25N., R. 42E., W.M.

**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

PROPOSED R3-2 SIGN "NO LEFT TURN"

UNPLATTED

NOT APART

PROPOSED 2' WIDE RAISED ISLAND WITH DELINEATORS TO PROHIBIT LEFT TURNS.

SIGNALIZED INTERSECTION WITH RED HEADS

T DRIVE

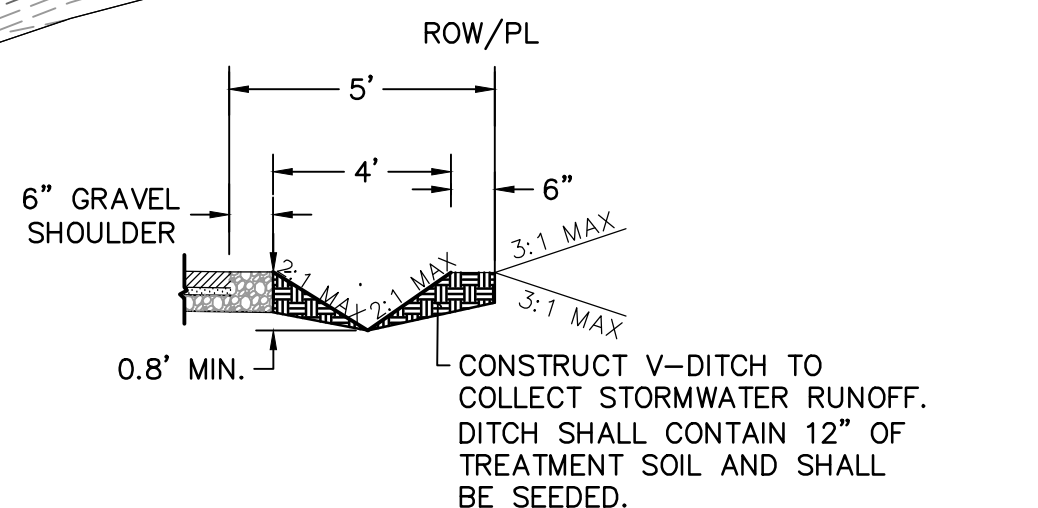
EX. PED CROSSING

EX. PED CROSSING PUSH BUTTON. 49026 SF

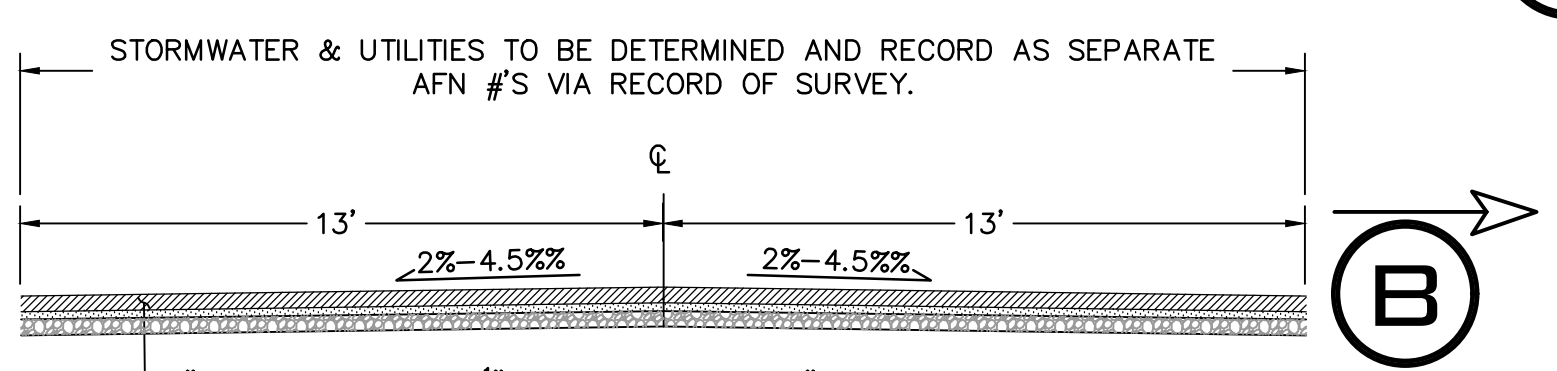
EX. PED CROSSING PUSH BUTTON.

26' ESMT TO BE RECORD BY SEPARATE AFN

PROPOSED STOP SIGN



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

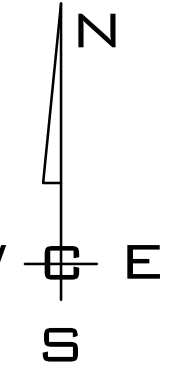
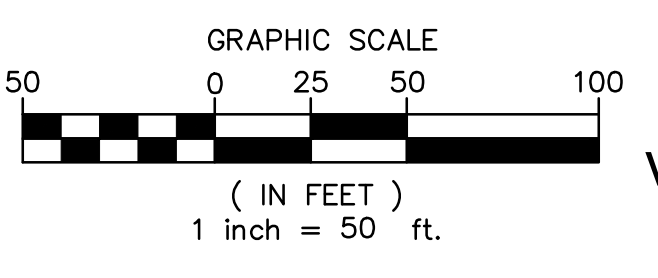


**TYPICAL SECTION (CROWNED) (A)**  
 NOT TO SCALE

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	

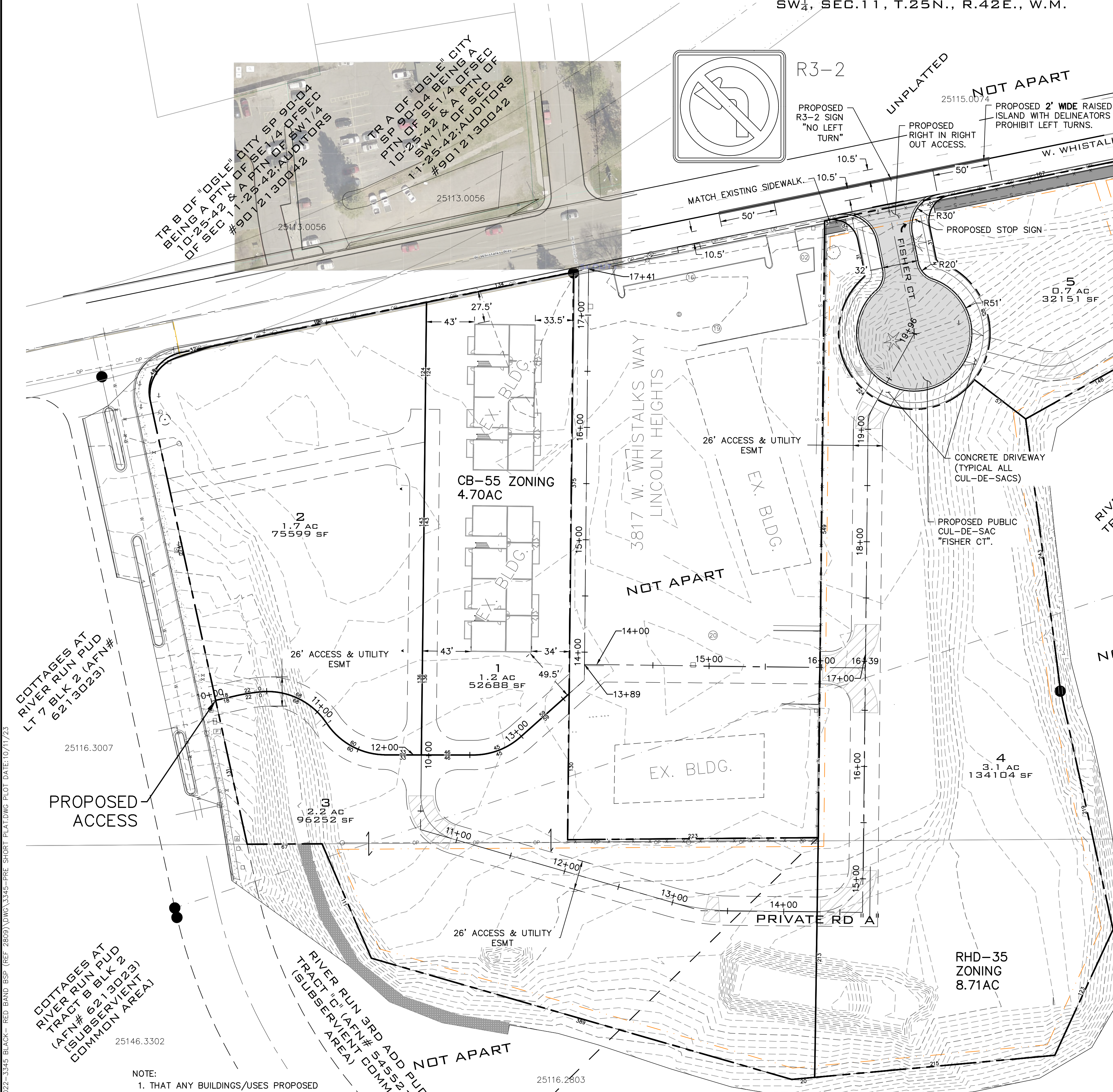
FIRE TRUCK TURNING RADIUS 50' OUTSIDE 28' INSIDE RADIUS.

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



NOTE:  
 1. THAT ANY BUILDINGS/USES PROPOSED ENTIRELY WITHIN A SPECIFIC ZONE WILL BE REVIEWED BASED ON THAT ZONE. BUILDING/USES PROPOSED ACROSS THE ZONING BOUNDARY WILL BE EVALUATED FOR COMPLIANCE WITH THE MOST RESTRICTIVE ZONE (SEE 17A.040.010 AND 17A.040.050).

**SITE PLAN VIEW**  
 SCALE: 1"=50'



COTTAGES AT RIVER RUN PUD LT 7 BLK 2 (AFN# 6213023)

PROPOSED ACCESS

COTTAGES AT RIVER RUN PUD TRACT B BLK 2 (AFN# 6213023) [SUBSERVIENT COMMON AREA]

NAVD - 88

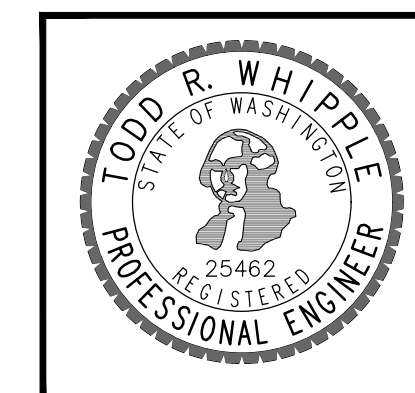
THE BENCHMARK USED FOR THIS IS A FOUND CITY OF SPOKANE BENCHMARK FT. GEORGE WRIGHT & SFCC LOCATED AT THE BOTTOM OF STEP AT THE MAIN ENTRANCE OF THE STUDENT LODGE. NAVD88 ELEVATION = 1863.480

NO.	DATE	BY	REVISIONS

<b>SCALE:</b>	<b>PROJ #:</b> 22-3345	<b>CIVIL:</b> STRUCTURAL, SURVEYING, TRAFFIC, PLANNING, LANDSCAPE, OTHER
<b>HORIZONTAL:</b> 1"=50'	<b>DATE:</b> 10/11/23	<b>WHIPPLE CONSULTING ENGINEERS</b>
<b>VERTICAL:</b> N/A	<b>DRAWN:</b> TEW	21 S. PINES ROAD, SPOKANE VALLEY, WA 99206
	<b>REVIEWED:</b> TRW	PH: 509-893-2617 FAX: 509-926-0227



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



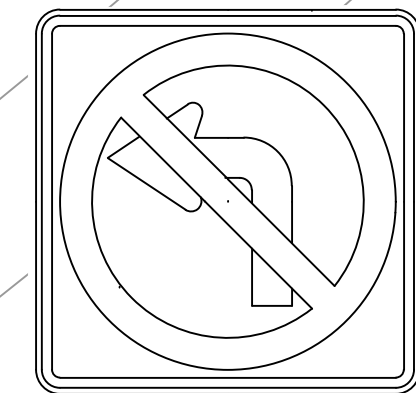
**SHEET PP2**  
 JOB NUMBER 22-3345





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

NOTE:  
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R3-2

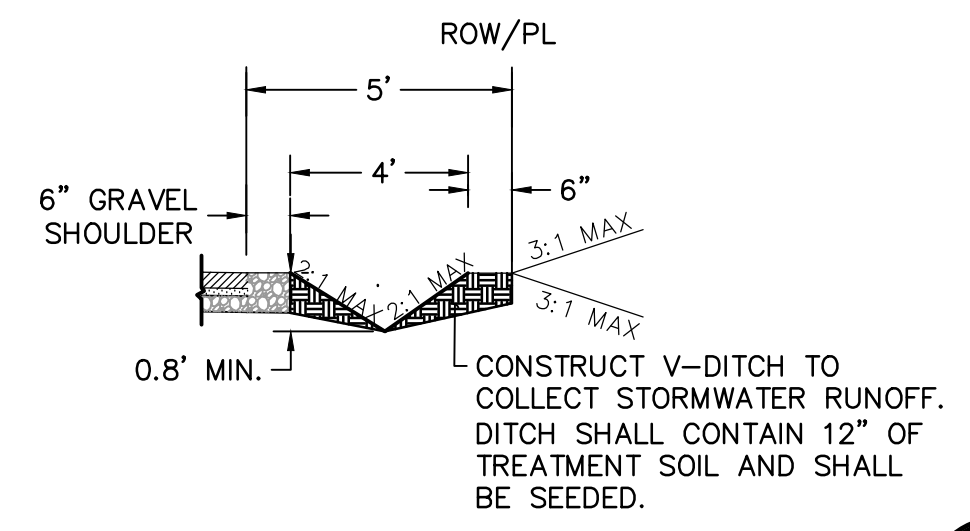
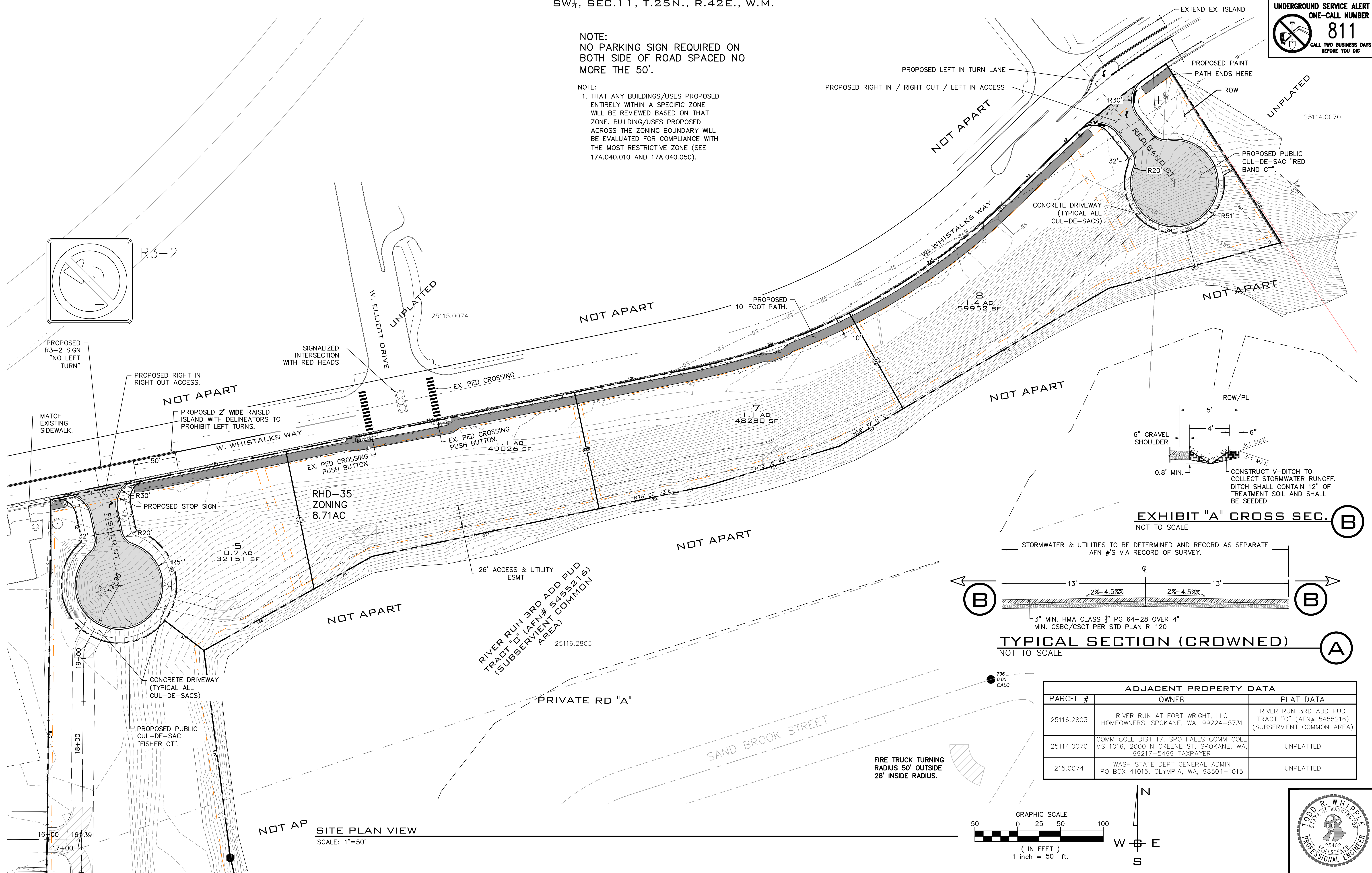
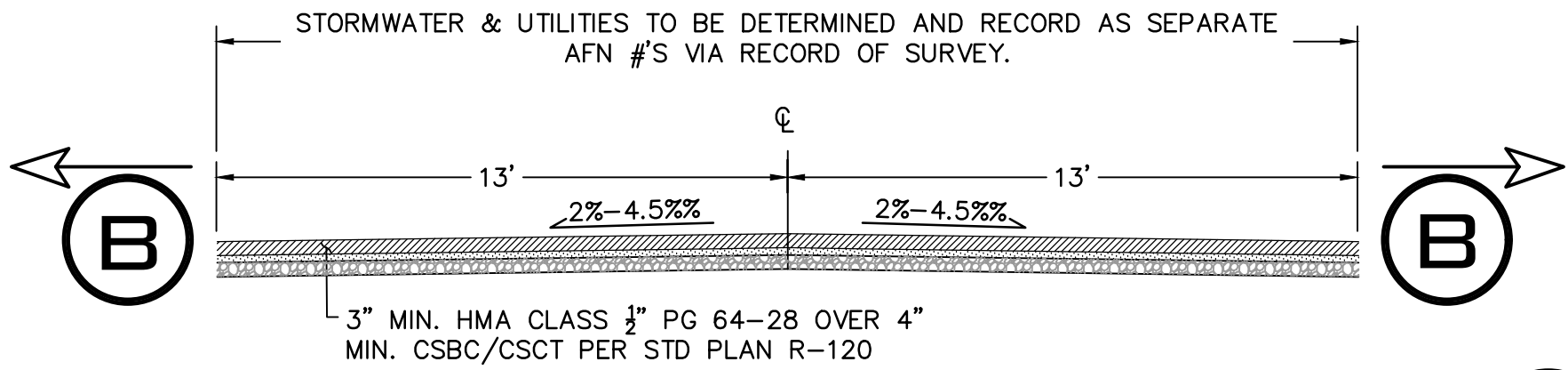
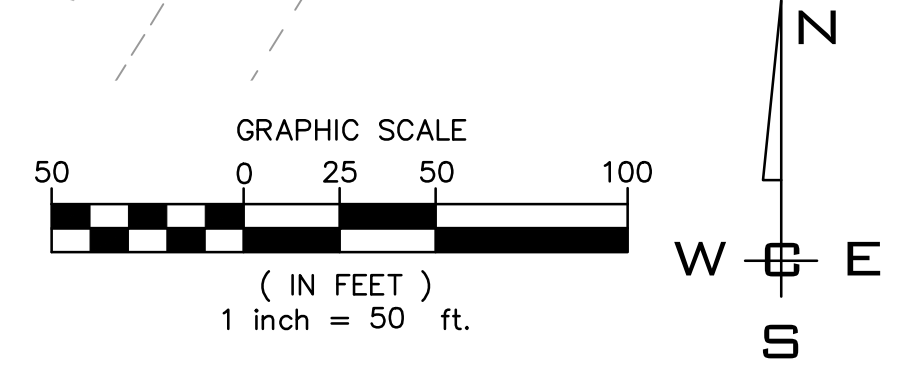


EXHIBIT "A" CROSS SEC. (B)  
NOT TO SCALE



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)
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



SITE PLAN VIEW  
SCALE: 1"=50'

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

<b>SCALE:</b>	<b>PROJ #:</b> 22-3345	<b>CIVIL:</b> STRUCTURAL, SURVEYING, TRAFFIC, PLANNING, LANDSCAPE, OTHER
<b>HORIZONTAL:</b> 1"=50'	<b>DATE:</b> 10/11/23	<b>WHIPPLE CONSULTING ENGINEERS</b>
<b>VERTICAL:</b> N/A	<b>DRAWN:</b> TEW	21 S. PINES ROAD, SPOKANE VALLEY, WA 99206
	<b>REVIEWED:</b> TRW	PH: 509-893-2617 FAX: 509-926-0227



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

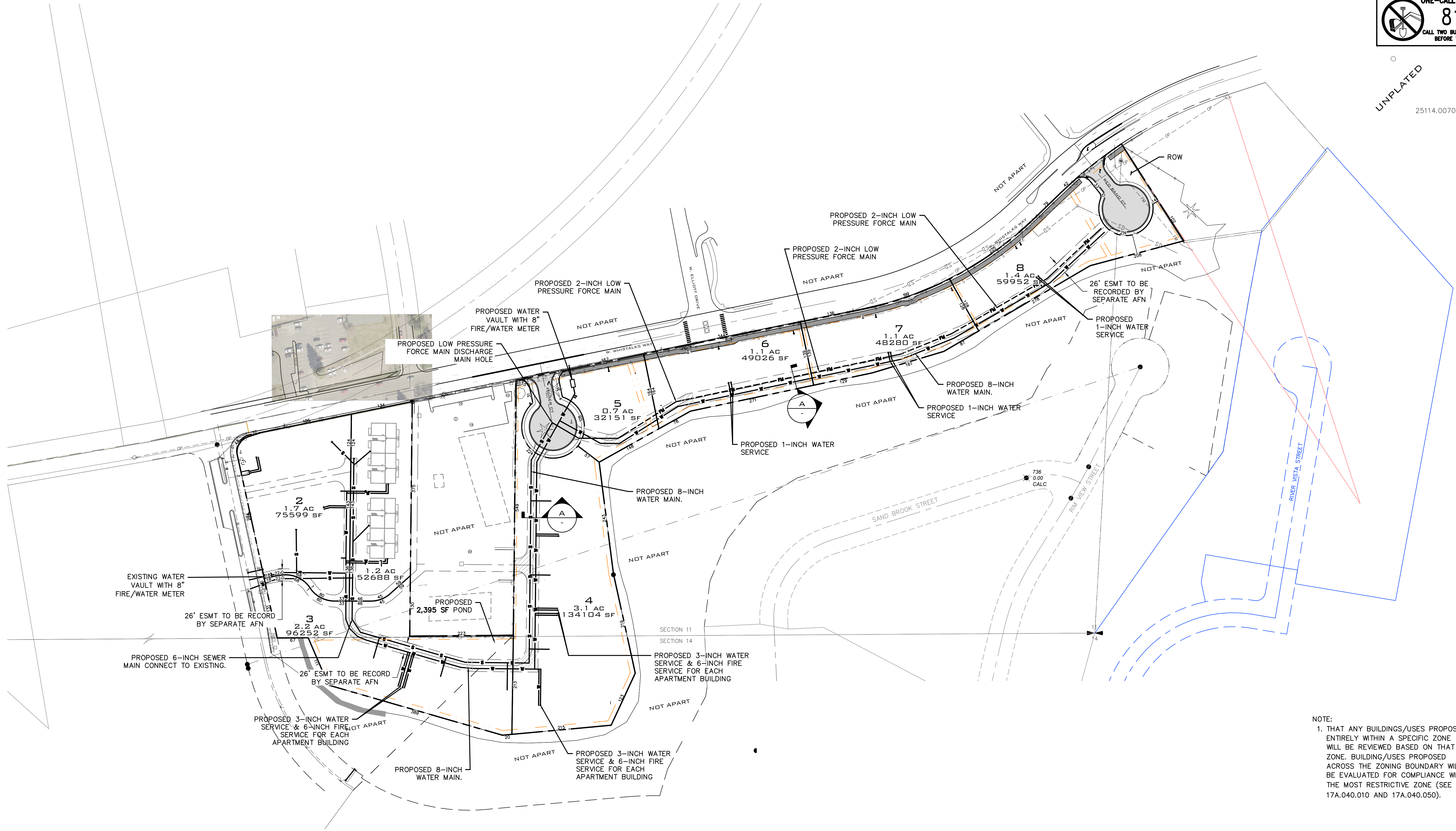
**TODD R. WHIPPLE**  
STATE OF WASHINGTON  
REGISTERED PROFESSIONAL ENGINEER  
25462

**SHEET PP3**  
JOB NUMBER 22-3345



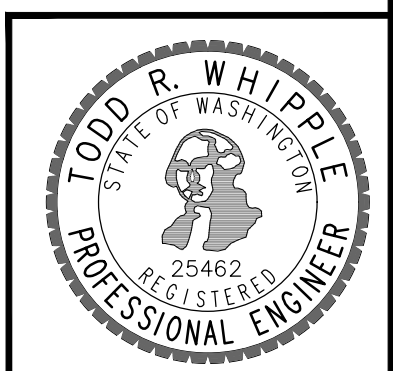
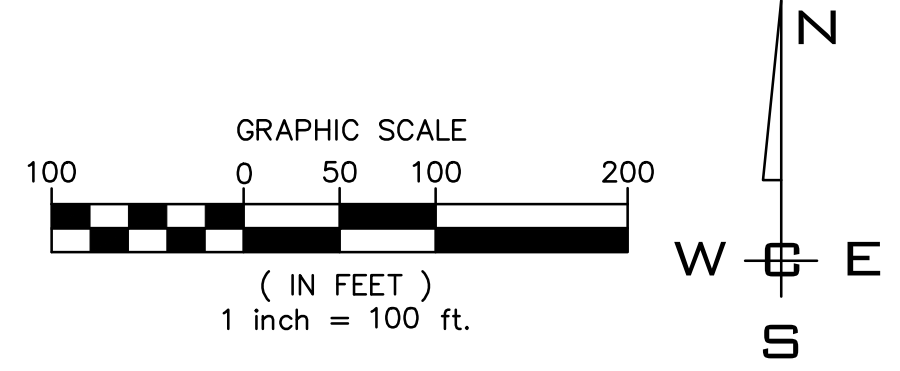


UNPLATED  
25114.0070



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SITE PLAN VIEW  
SCALE: 1"=100'



WCE PROJECTS \2022-3345-RED BAND BSP (REF 2809) \DWG\3345-FRE SHORT PLATING PLOT DATE:10/17/23

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

<b>SCALE:</b>	<b>PROJ #:</b> 22-3345	CIVIL
<b>HORIZONTAL:</b>	<b>DATE:</b> 10/11/23	STRUCTURAL
<b>VERTICAL:</b>	<b>DRAWN:</b> TEW	SURVEYING
N/A	<b>REVIEWED:</b> TRW	TRAFFIC
		PLANNING
		LANDSCAPE
		OTHER



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

**SHEET**  
**PP4**  
 JOB NUMBER  
**22-3345**