

SW/NW1/4, SEC.08, T.26N., R.43E., W.M.

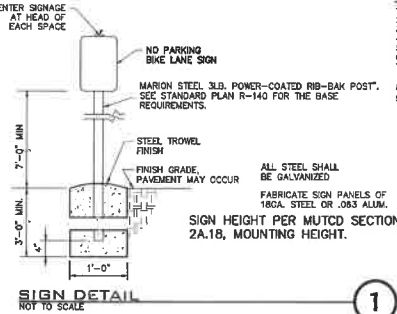
SITE NOTES

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. MONUMENT SIGN TO BE RELOCATED AND PERMITTED BY OTHERS.
7. SURFACE FEATURES IN THIS AREA HAVE BEEN REMOVED. CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF ANY REMAINING DEBRIS, FOUNDATIONS, ETC.
8. TOP OF LIGHT POLE BASE TO BE 2' ABOVE TOP OF PROPOSED CURB.
9. NO OBJECTS BETWEEN 3' AND 7' ABOVE FINISH GROUND ARE PERMITTED TO BE IN THE CLEARWAY TRIANGLE. THIS INCLUDES FINISH, LANDSCAPING AND MONUMENT SIGNS.

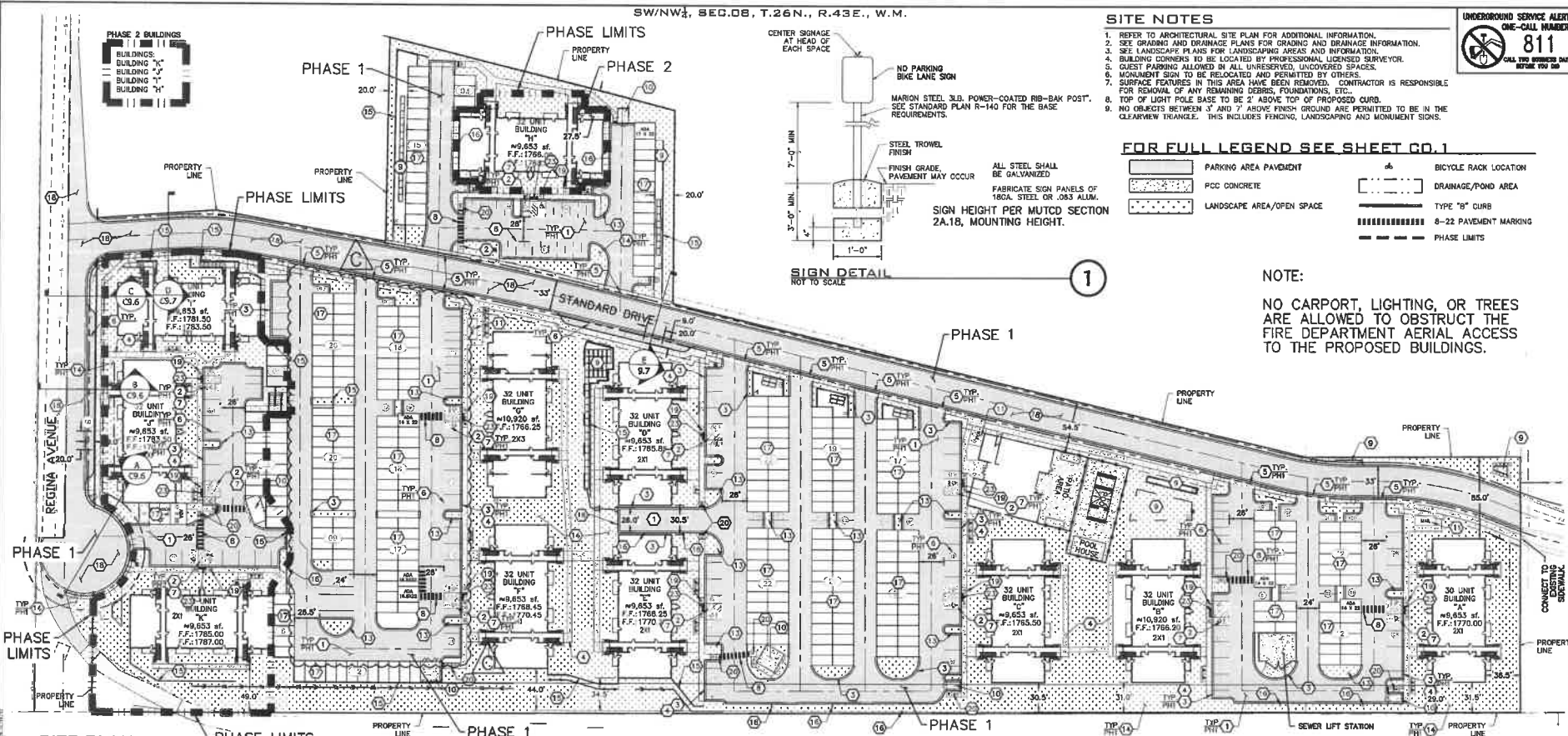
UNDERGROUND SERVICE ALERT
 ONE-CALL NUMBER
811
 CALL TYPED SERVICE DATA
 BEFORE YOU DIG

FOR FULL LEGEND SEE SHEET C0.1

- PARKING AREA PAVEMENT
- PCC CONCRETE
- LANDSCAPE AREA/OPEN SPACE
- DRAINAGE/POND AREA
- TYPE "B" CURB
- 8-22 PAVEMENT MARKING
- PHASE LIMITS
- BICYCLE RACK LOCATION



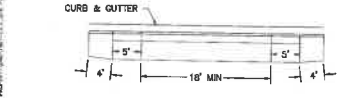
NOTE:
 NO CARPORT, LIGHTING, OR TREES ARE ALLOWED TO OBSTRUCT THE FIRE DEPARTMENT AERIAL ACCESS TO THE PROPOSED BUILDINGS.



SITE PLAN
 SCALE: 1" = 50'

CONSTRUCTION NOTES

1. PROVIDE AND INSTALL ASPHALT PAVEMENT SECTION PER DETAIL 1, SHEET C3.1A.
2. PROVIDE AND INSTALL CONCRETE PAVEMENT SECTION PER DETAIL 1, SHEET C3.1A.
3. PROVIDE AND INSTALL TYPE "B" CONCRETE CURB PER SPOKANE COUNTY STANDARDS & DETAIL 7 SHEET C3.1B.
4. PROVIDE AND INSTALL 6" WIDE CONCRETE SIDEWALK PER SPOKANE COUNTY STANDARDS & DETAIL 7 SHEET C3.1B.
5. PROVIDE AND INSTALL CEMENT CONCRETE APPROACH PER SPOKANE COUNTY STANDARDS DETAIL A-7, WITH A 5' TRANSITION BACK TO THE 5" SIDEWALK PER DETAIL A SHEET C3.0A.
6. PAINT 90° PARKING STALLS AS SHOWN. STRIPING SHALL BE 4" SMSL DOUBLE PAINTED PER WSDOT SPECIFICATION, 8-22 PAVEMENT MARKING.
7. 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 C3.1A. PAINT ACCESSIBLE HANDICAP PARKING STALL PER IBC.
8. DOUBLE PAINTED CONTINENTAL STALL CROSSWALK MARKINGS 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 2, SHEET C3.1A.
9. STORM DRAINAGE DETENTION POND. SEE STORM DRAINAGE AND POND PLANS, SHEETS C3.0 TO C3.5 FOR MORE INFORMATION.
10. PROVIDE AND INSTALL CODE COMPLIANT DUMPSTER ENCLOSURE WITH 6" HIGH GUTTER. FOR SPILL OR CATCH CURB TYPE SEE SHEET C4.0.
11. MAIL BOXES LOCATION. SEE ARCHITECTURAL PLANS FOR INFORMATION.
12. RESERVED.
13. PROVIDE AND INSTALL LANDSCAPE ISLAND WITH 6" CURB AND 1 FOOT GUTTER. FOR SPILL OR CATCH CURB TYPE SEE SHEET C4.0.
14. PROVIDE AND INSTALL TRANSFORMER AND GENERATOR PAD. CONTRACTOR TO COORDINATE WITH LOCAL POWER COMPANY.
15. SEE RETAINING WALL PLAN FOR ADDITIONAL INFORMATION.
16. NO PARKING/FIRE LANE SIGN PER SPOKANE COUNTY FIRE DISTRICT #9 STANDARDS.
17. PROVIDE AND INSTALL ELECTRICAL VEHICLE PARKING STALL INFRASTRUCTURE.
18. SEE SHEETS C8.0 TO C8.5 FOR STANDARD DRIVE & REGINA ROAD IMPROVEMENTS.
19. PROVIDE AND INSTALL RAMP PER DETAIL D SHEET C3.1.
20. PROVIDE AND INSTALL SINGLE DIRECTION CURB RAMP PER DETAIL 5 SHEET C3.1B.
21. RESERVED.
22. RESERVED.
23. PROVIDE AND INSTALL FLUSH CURB ALONG HANDICAP SPACE. SEE GRADING PLAN FOR ELEVATION. COORDINATE WITH ARCHITECT.



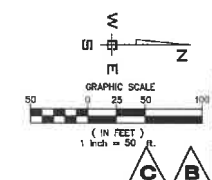
DRIVEWAY WITH 5" TRANSITION PANEL
 SCALE: NOT TO SCALE

NAV D - 88
 FOUND BRASS DISC PER WSDOT MONUMENT #SP285-200 AT THE SOUTHWEST CORNER OF FARWELL ROAD AND SR 96.
 NAV 96 ELEVATION = 1840.06 FEET
 SITE TIE IN A P.K. NAIL SET AT THE S. SIDE OF DRIVEWAY DROP ON EAST PROPERTY LINE. ELEV = 1778.85 FEET.

SCALE:	PROJ #: 17-1887	DATE: 12/18/22	DRAWN: TBM	REVIEWED: TRW
HORIZONTAL: 1" = 50'				
VERTICAL: N/A				

WCE
 WHEELER CONSULTING ENGINEERS
 31 SOUTH PINE ROAD
 SPOKANE WA 99201
 PH: 509-826-5101 FAX: 509-826-5227

WANDERMERE BLACK IRON APTS
SITE PLAN
525 E REGINA AVENUE
SPOKANE, WA 99218



PRELIMINARY
 PROFESSIONAL ENGINEER
 12/19/22

SHEET C3.0A
 JOB NUMBER 17-1887