

Notice of Application

The Spokane County Department of Building and Planning (Review Authority) has published this Notice of Application to provide the opportunity to comment on the described proposal. The comment period ends 14 calendar days from the date issued. During this period written comments may be submitted to the Review Authority. The file may be examined between the hours of 7:30 a.m. and 4:00 p.m. Monday through Thursday and 7:30 a.m. and 12:00 p.m. Friday (except holidays) at the Department of Building and Planning in the Public Works Building, 1026 W. Broadway, Spokane, Washington. Questions may be directed to the Project Coordinator listed below.

PROJECT: E-B2203772

OWNER: FARWELL PROPERTIES, LLC

PHONE:

CONTACT: WHIPPLE CONSULTING ENGINEERS/TODD WHIPPLE

PHONE: 509-893-2617

APPLICATION DATE: 06/03/2022

DETERMINATION OF COMPLETENESS: 6/22/20

SITE ADDRESS: 102 E FARWELL RD

LOCATION: SPOKANE, WA 99218

PARCEL: 36082.0118

DESCRIPTION: GRADING APARTMENT BUILDINGS - 3-3 STORY/24 UNITS

ZONING: Mixed Use Zone

OTHER PERMITS:

FURTHER STUDIES:

ENVIRONMENTAL REVIEW: The Department of Building and Planning has reviewed the proposed project for probable adverse environmental impacts and expects to issue a determination of nonsignificance (DNS) for this project. The optional DNS process in WAC 197-11-355 is being used. This may be the only opportunity to comment on the environmental impacts of the proposed project. The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared. A copy of subsequent threshold determination for the specific proposal may be obtained upon request. The Spokane Environmental Ordinance governs any SEPA appeal and such appeal shall be filed within fourteen (14) days after the notice that the determination has been made.

EXISTING ENVIRONMENTAL DOCUMENTS

WRITTEN COMMENTS: Agencies, tribes and the public are encouraged to review and provide written comments on the proposed project and its probable environmental impacts. All comments received within 14 calendar days of the date issued below will be considered prior to making a decision on this application.

DEVELOPMENT REGULATIONS: Spokane County Zoning Code, Spokane County Subdivision Ordinance, Spokane County Standards for Roads and Sewer Construction, Spokane County Guidelines for Stormwater Management, Spokane County Critical Area Ordinance and the regulations of the Spokane Regional Health District are the primary regulations applicable to the site.

CONSISTENCY: In consideration of the above referenced development regulations and typical conditions and/or mitigating measures, the proposal is found to be consistent with the "type of land use", "level of development", "infrastructure", and "character of development".

PUBLIC HEARING: This action is not subject to a future public hearing.

REVIEW AUTHORITY: Michelle Kelling, Project Coordinator
James Moore, Director of Building and Code Enforcement
Spokane County Building and Planning
1026 W Broadway Avenue
Spokane, WA 99260
(509) 477-3675

Date Issued: 6/24/22 Signature: Michelle Kelling

The comment period closes at 4:00 p.m. on July 7th, 2022

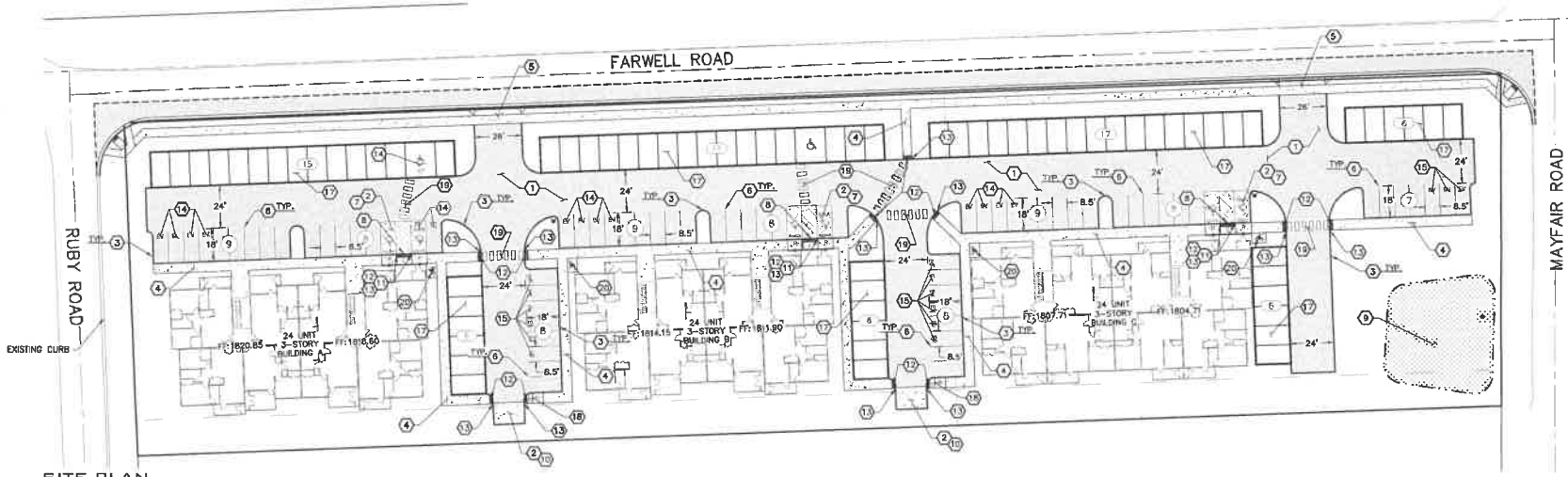
NW 1/4, SEC. 08, T. 26N., R. 43E., W.M.



MAP
MERCIER
ARCHITECTURE
& PLANNING
1515 SOUTH PULASKI AVENUE
SPOKANE VALLEY, WA 99216
(509) 336-8311, 8311, 8311

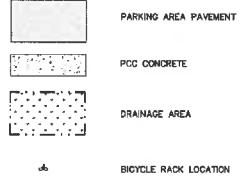
WCE
WHITFIELD CONSULTING ENGINEERS
1810 UNIVERSITY ROAD
SPOKANE, WASHINGTON, 99205
PH: 509.337.7447 FAX: 509.337.4227

REVISIONS	
#	DESCRIPTION DATE



SITE PLAN
SCALE: 1" = 30'

FOR FULL LEGEND
SEE SHEET CO. 2

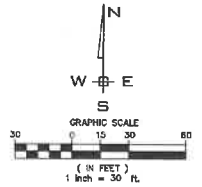


CONSTRUCTION NOTES

- 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 TYPE A CURB PER SPOKANE COUNTY STANDARD PLAN A-1. WIDTH PER SHEET C3.2.
- 4) PROVIDE & INSTALL CONCRETE SIDEWALK PER SPOKANE COUNTY STANDARD PLAN A-1. WIDTH PER SHEET C3.2.
- 5) PROVIDE & INSTALL URBAN DRIVEWAY PER SPOKANE COUNTY STANDARD PLAN A-4. WIDTH PER SHEET C3.2.
- 6) PAINT 90° PARKING STALLS AS SHOWN. STRIPING SHALL BE 4" SWSL DOUBLE PAINTED PER WSOT SPECIFICATION, B-22 PAVEMENT MARKING.
- 7) PAINT ACCESSIBLE HANDICAP PARKING STALL WITH INTERNATIONAL SYMBOL OF ACCESS AND HC SIGN AT HEAD OF STALL PER BS STANDARDS. PROVIDE 8' MIN. ACCESS AISLE WITH STRIPING AS SHOWN. PAINT ACCESSIBLE HANDICAP PARKING STALL PER SPOKANE COUNTY STANDARD DETAIL A-175.
- 8) PROVIDE & INSTALL FLUSH CURB ALONG HANDICAP SPACE. SEE GRADING PLAN FOR ELEVATION.
- 9) STORM DRAINAGE DETENTION POND. SEE STORM DRAINAGE AND POND PLANS, SHEETS C5.0 AND C5.1.
- 10) PROVIDE & INSTALL CODE COMPLIANT DUMPSTER ENCLOSURE. REFER TO LANDSCAPE PLANS.
- 11) PROVIDE & INSTALL ADA CURB RAMP PER DETAIL 3, SHEET C3.1.
- 12) PROVIDE & INSTALL TACTILE WARNING STRIP PER DETAIL 7, SHEET C3.1.
- 13) BEGIN 1:12 TRANSITION FROM FLUSH CURB TO FULL DEPTH CURB.
- 14) PROVIDE & INSTALL CONDUIT FOR ELECTRIC CAR PARKING STALL WITH APPROPRIATE CHARGING STATION. CONTRACTOR TO PULL WIRE FROM BUILDING CONTROL PANEL TO CONDUIT FOR USE. COORDINATE FINAL LOCATION WITH ARCHITECT AND OWNER.
- 15) PROVIDE & INSTALL CONDUIT FOR ELECTRIC CAR PARKING STALL WITH APPROPRIATE FUTURE CHARGING STATION. CONTRACTOR TO PULL WIRE FROM BUILDING CONTROL PANEL TO CONDUIT FOR FUTURE USE. COORDINATE FINAL LOCATION WITH ARCHITECT AND OWNER.
- 16) RESERVED.
- 17) PROVIDE & INSTALL GARAGE. REFER TO ARCHITECTURAL PLANS.
- 18) PROVIDE & INSTALL ADA CURB RAMP PER DETAIL 4, SHEET C3.1.
- 19) DOUBLE PAINTED PER WSOT SPECIFICATION, B-22 PAVEMENT MARKING. STRIPING SHALL BE SINGLE WHITE SOLID LINE 6 FEET WIDE BY 2 FEET DEEP @ 4 FEET O.C. SEE DETAIL 5, SHEET C3.1.
- 20) BIKE RACK SIZED TO HOLD MIN. (5) BICYCLES. CONCRETE PAD TO BE APPROXIMATELY 5'X5', SHOWN ON PLANS. REFER TO LANDSCAPE PLANS.

SITE NOTES

- 1. SEE GRADING AND DRAINAGE PLANS FOR GRADING AND DRAINAGE INFORMATION.
- 2. SEE LANDSCAPE PLANS FOR LANDSCAPING AREAS AND INFORMATION.
- 3. BUILDING CORNERS TO BE LOCATED BY PROFESSIONAL LICENSED SURVEYOR.
- 4. GUEST PARKING ALLOWED IN ALL UNSERVED, UNCOVERED SPACES.
- 5. SURFACE FEATURES IN THIS AREA HAVE BEEN REMOVED. CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF ANY REMAINING DEBRIS, FOUNDATIONS, ETC.
- 6. 10P OF LIGHT POLE BASE TO BE 2' ABOVE TOP OF PROPOSED CURB.



FARWELL MULTIFAMILY
102 E FARWELL ROAD
SPOKANE, WA 99218

PROJ. # WCE 22-3218
DRAWN: DJW
DATE: 06.03.2022

SITE PLAN
C3.0

DATE PLOTTED: 06/03/2022 10:58:00 AM PROJECT: FARWELL MULTIFAMILY MULTIFAMILY PROJECT SHEET: C3.0

NAVD - 88



VICINITY MAP - SIGN LOCATIONS