



HERITAGE PROFESSIONAL LANDSCAPING, INC.
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 www.heritagelandscape.com
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CONSULTANT

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WILLOW POINTE APARTMENTS

RICHLAND, WA

DRAWN BY: MLM
 SCALE: 1" = 20'
 JOB NUMBER: XXXXXX

APPROVED BY: SL
 DATE: 1/24/2019

REVISIONS:
 SHEET NAME: LANDSCAPE PLAN

SCALE: 1" = 20'

L1



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 Date: Jan 24, 2019 16:03
 User: matt



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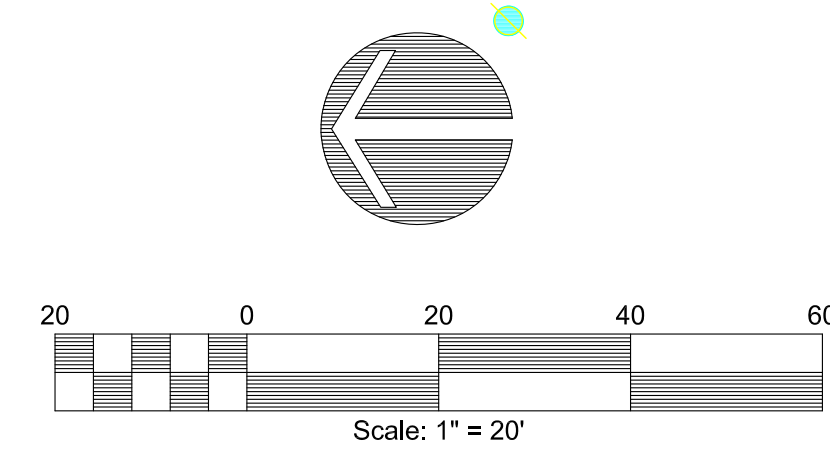
REVISIONS

SHEET NAME: IRRIGATION PLAN

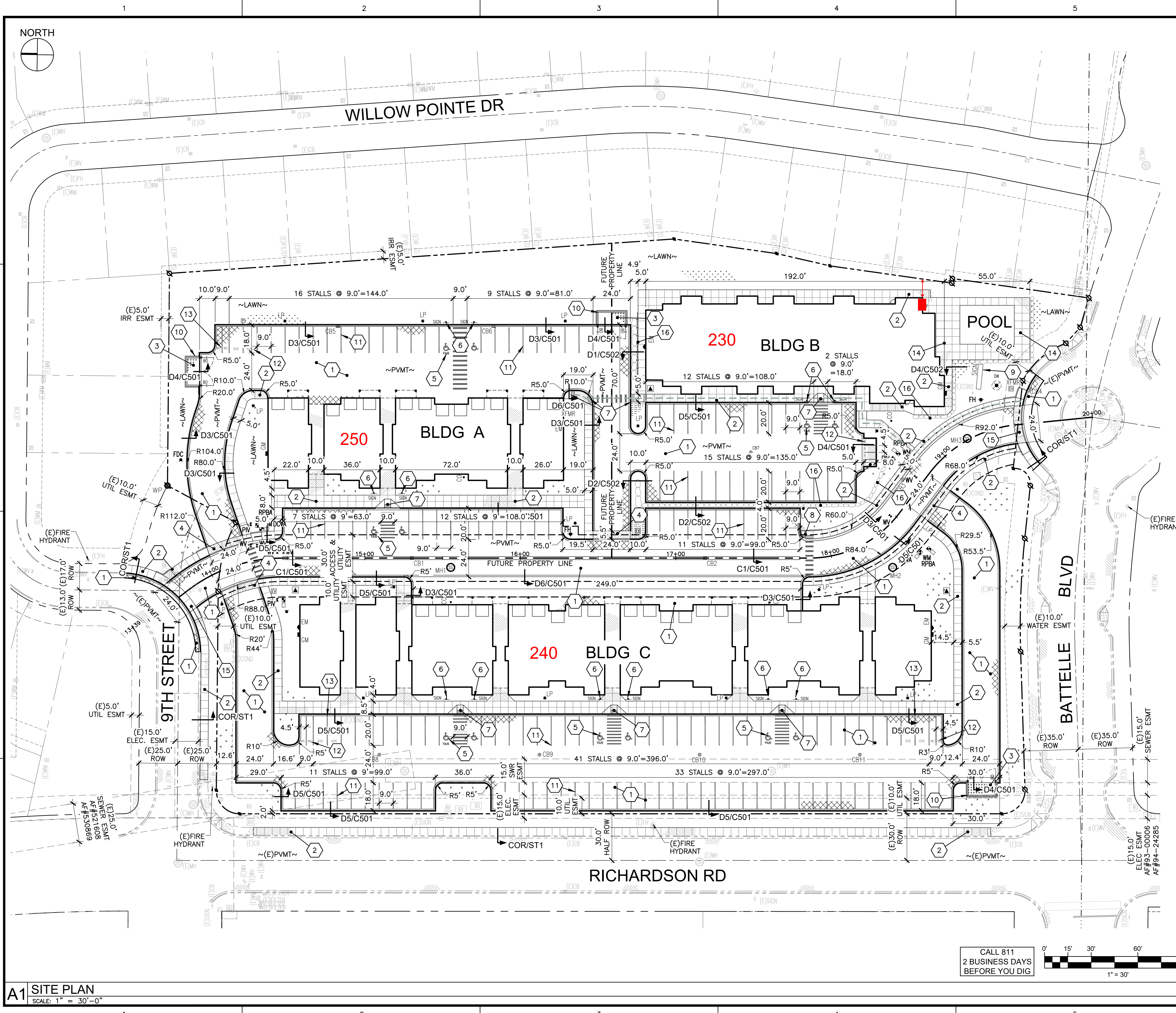
AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY

SHEET NO.

L2



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Date: Jan 24, 2019 16:50
User: matt



KEY NOTES

- 1 STANDARD ASPHALT SECTION - 2-1/2" THICK ASPHALT OVER 6" TOP COURSE PER WSDOT 9-03.9(3)
- 2 STANDARD CONCRETE SECTION - 4" THICK CONCRETE SIDEWALK OVER 4" TOP COURSE PER WSDOT 9-03.9(3). TROWEL CONTROL JOINTS AT 5' O.C. AND INSTALL EXPANSION JOINTS AT 30' O.C.
- 3 HEAVY CONCRETE CROSS WALK SECTION - 6" THICK CONCRETE SIDEWALK OVER 6" TOP COURSE PER WSDOT 9-03.9(3). TROWEL CONTROL JOINTS AT 10' O.C. AND INSTALL EXPANSION JOINTS AT 30' O.C.
- 4 DRIVE ENTRANCE, SEE DETAIL B5/C501
- 5 PAINT WHITE 4" WIDE PARKING STRIPING, LETTERING, AND ACCESSIBLE PARKING SYMBOLS PER ADA REQUIREMENTS AS SHOWN ON PLAN. SEE DETAIL B3/C501
- 6 ACCESSIBLE PARKING SIGN, SEE DETAIL B4/C501
- 7 ACCESSIBLE RAMP, SEE DETAIL C2/C501
- 8 ACCESSIBLE RAMP, SEE DETAIL C3/C501
- 9 SITE MONUMENT SIGN, REFER TO ARCHITECTURAL
- 10 TRASH ENCLOSURE, REFER TO ARCHITECTURAL AND DETAIL A1/C501
- 11 PAINT 4" WHITE PARKING STRIPE, TYP
- 12 PAINT 4" WIDE WHITE MOTORCYCLE STALLS WITH 24" TALL PAINTED WHITE LETTERING
- 13 FUTURE RESERVED ALTERNATIVE FUEL VEHICLES PARKING AREA. ELECTRICAL INFRASTRUCTURE ONLY.
- 14 POOL, SPA, FENCING, LANDSCAPE PLANTERS, PATIO, AND CONCRETE WALKS, REFER TO ARCHITECTURAL THIS AREA
- 15 24.0' DRIVE WAY, REFER TO COR STD ST2
- 16 RETAINING WALL, DESIGN BY OTHERS. SEE SHEET C111 FOR ELEVATIONS.

LEGEND

--- ADA COMPLIANT PATH TO SIDEWALK

PARKING ANALYSIS

BUILDING A UNITS: 30 PARKING SPACES REQUIRED ARE 1.5 PER DWELLING UNIT * 2 MOTORCYCLE STALLS = 1 STANDARD STALL	
REQUIRED 45 - TOTAL STALLS 1 - HANDICAP STALL 1 - MOTORCYCLE STALL	PROVIDED 30 - STANDARD STALLS 2 - HANDICAP STALLS 13 - GARAGE UNITS 2 - MOTORCYCLE STALLS*
BUILDING B UNITS: 26 COMMUNITY CENTER 2,880 SF PARKING SPACES REQUIRED ARE 1.5 PER DWELLING UNIT COMMUNITY CENTER 1 STALL PER 150 FEET OF GFA	
REQUIRED 45 - TOTAL STALLS 2 - HANDICAP STALL 2 - MOTORCYCLE STALL	PROVIDED 41 - STANDARD STALLS 2 - HANDICAP STALLS 4 - MOTORCYCLE STALLS*
BUILDING C UNITS: 70 PARKING SPACES REQUIRED ARE 1.5 PER DWELLING UNIT	
REQUIRED 105 - TOTAL STALLS 5 - HANDICAP STALLS 4 - MOTORCYCLE STALLS	PROVIDED 86 - STANDARD STALLS 8 - HANDICAP STALLS 18 - GARAGE UNITS 4 - MOTORCYCLE STALLS*
TOTAL SITE PARKING REQUIRED: 195 TOTAL SITE PARKING PROVIDED: 205	

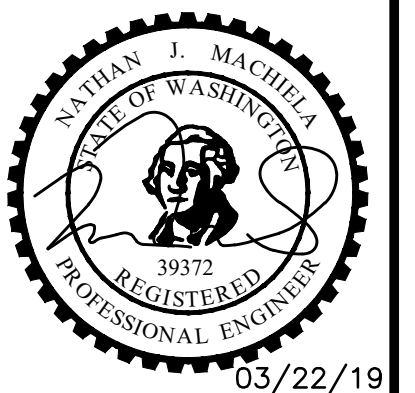
NOTES

1. SEE SHEET C001 FOR GENERAL NOTES AND LEGEND.
2. CURB RETURN RADII ARE 5.0' RADIUS UNLESS NOTED OTHERWISE.
3. DIMENSIONS ARE TO FACE OF CURB, UNLESS NOTED OTHERWISE. FIELD VERIFY ALL MEASUREMENTS AND INVERTS PRIOR TO START OF WORK.
4. A SEALED EXPANSION JOINT MATERIAL SHALL BE USED AT JOINTS WHERE NEW CONCRETE ABUTS EXISTING CONCRETE (TYP).
5. WHERE NEW SIDEWALK, DRIVEWAY OR ACCESSIBLE RAMP TIES INTO (E)SIDEWALK, REMOVE AND REPLACE ADDITIONAL SIDEWALK PANEL FOR ADA TRANSITION IF REQUIRED.
6. AREA:
146,195SF IMPERVIOUS AREA, 44,196SF PERVIOUS AREA (23%), 190,391SF TOTAL PROPERTY AREA.



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NO.	DATE	REVISIONS

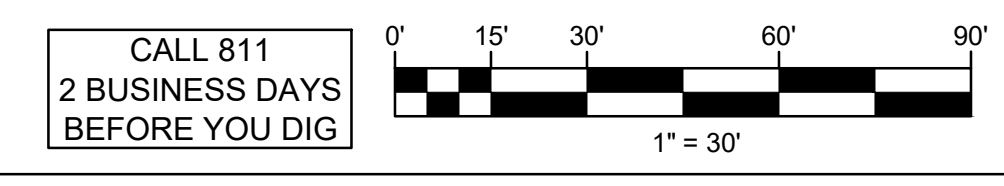


SITE PLAN
WEYERHAUSER APARTMENTS LLC
WILLOW POINTE
RICHLAND, WA

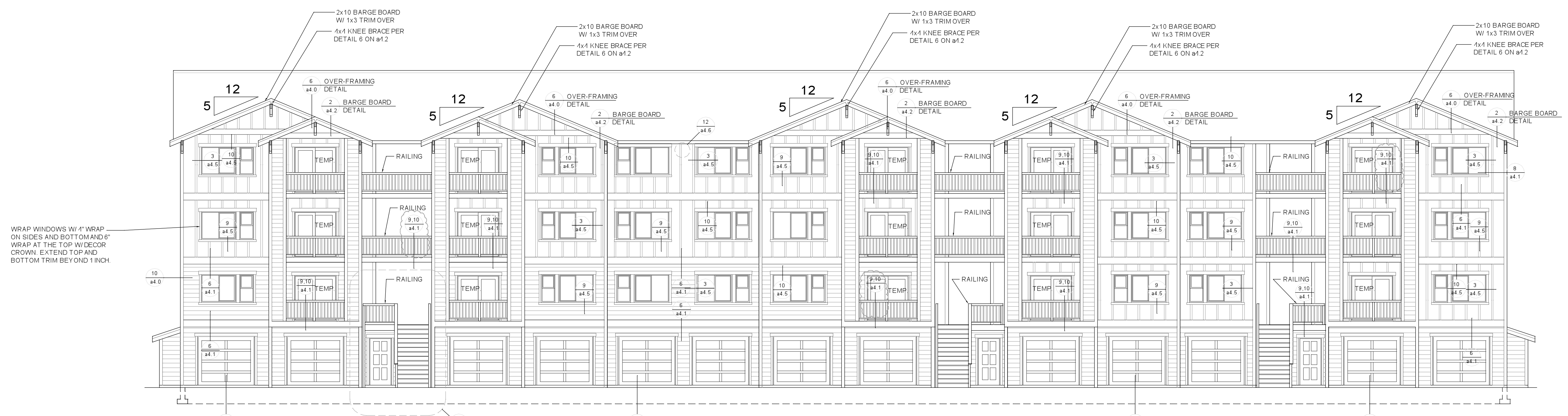
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APPROVED	NJM	01/24/19
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JOB No.	REV.	
17019		

DWG. No.
C101

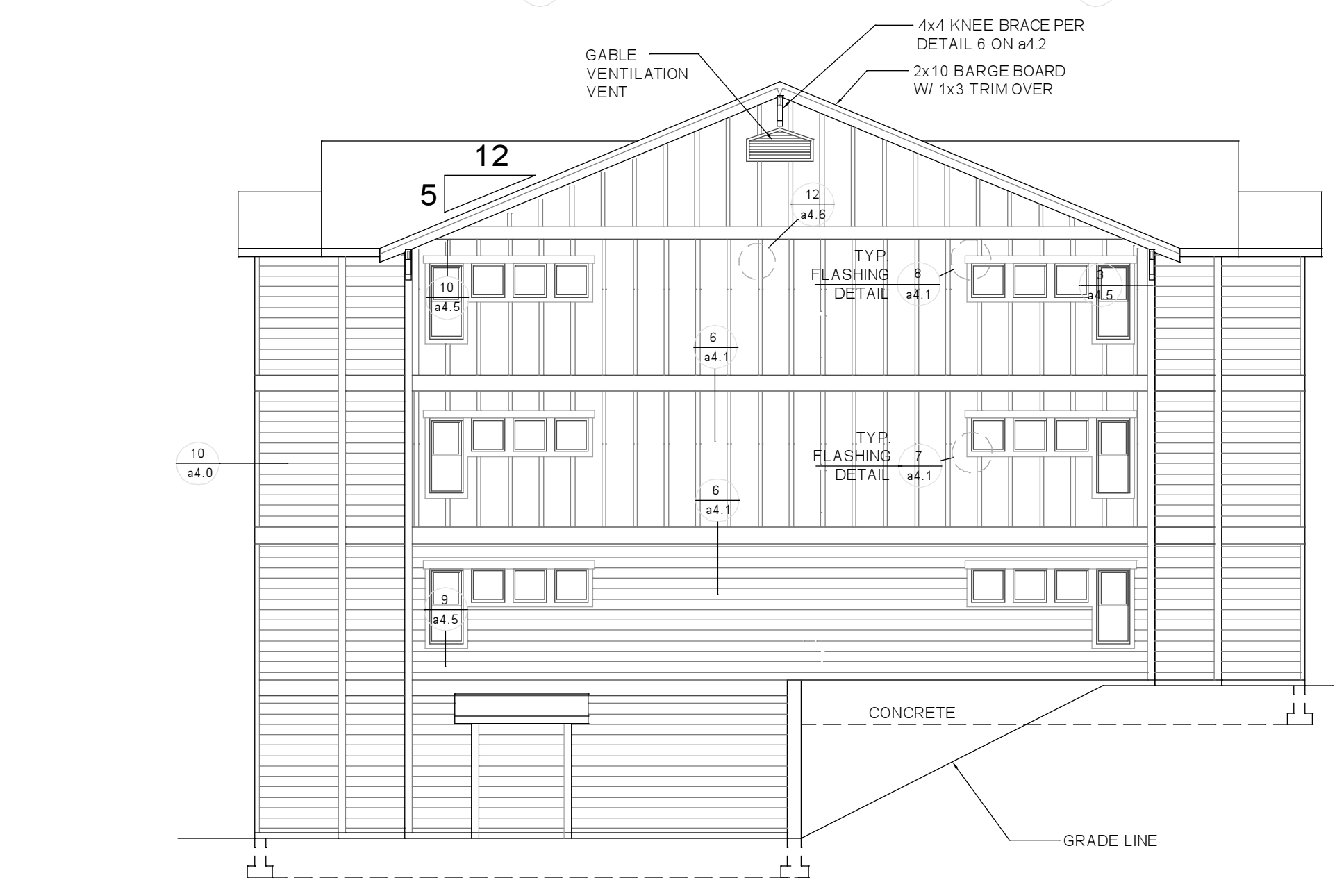
A1 SITE PLAN
SCALE: 1" = 30'-0"



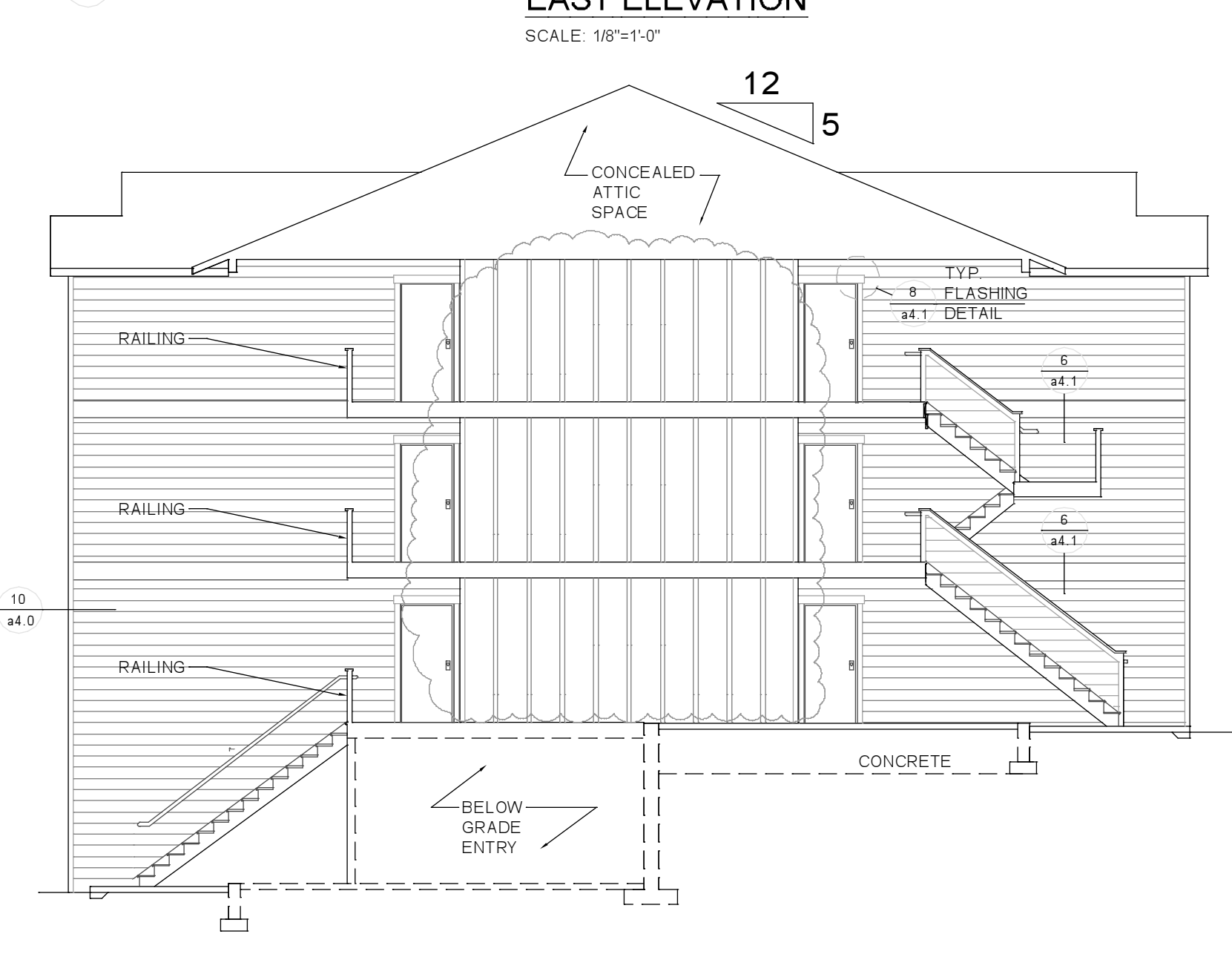
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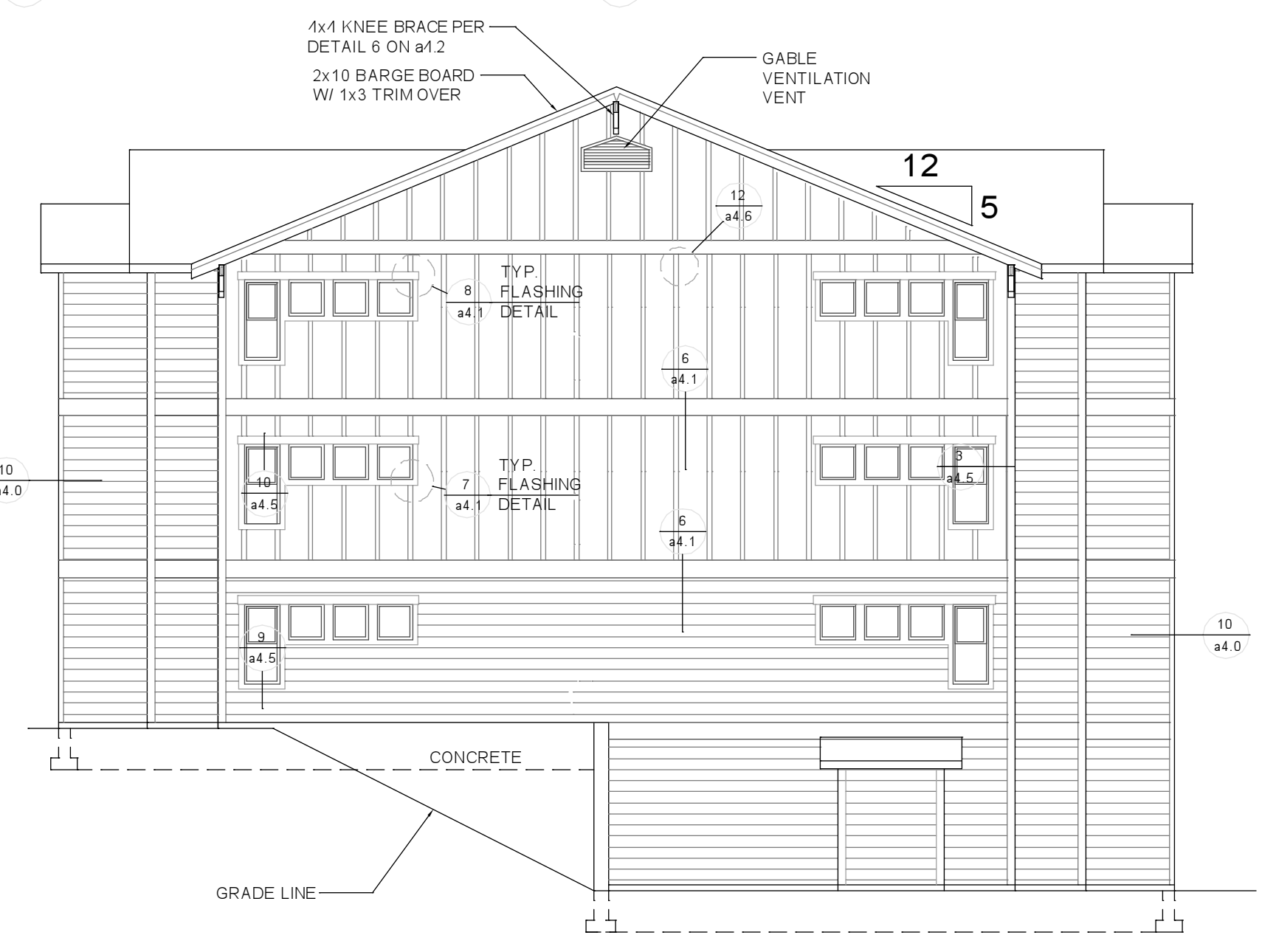
EAST ELEVATION
SCALE: 1/8"=1'-0"



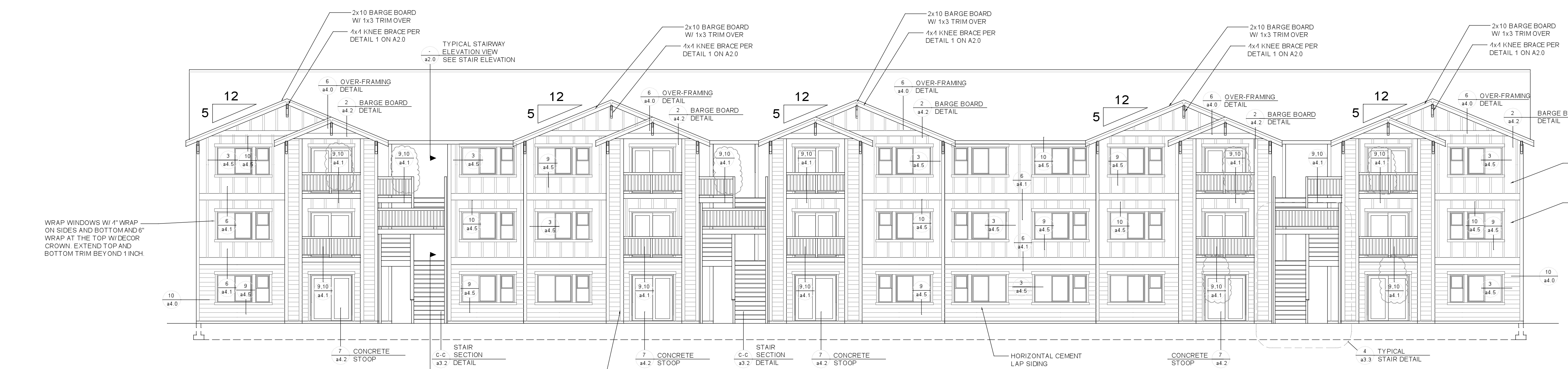
SOUTH ELEVATION
SCALE: 1/8"=1'-0"



INTERIOR STAIR ELEVATION
SCALE: 1/8"=1'-0"



NORTH ELEVATION
SCALE: 1/8"=1'-0"



WEST ELEVATION
SCALE: 1/8"=1'-0"

Willow Point Apartments
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Bldg A



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DATE: 5/15/2019
SHEET:

a3.0