COVER SHEET FOR
HATCH ROAD
STREET IMPROVEMENT PLANS

SECTION 20, T.27 N., R43 E., W.M.
SPOKANE COUNTY, WASHINGTON

STREET GENERAL NOTES

THE CONTRACTOR SHALL PROVIDE ALL MATERIALS, LABOR, AND EQUIPMENT TO CONSTRUCT AND INSTALL TO PROPER WORKING ORDER. ALL IMPROVEMENTS AS DETAILED OR CALLED OUT ON THESE PLANS.

1. ALL WORK AND MATERIALS SHALL BE IN CONFORMANCE WITH THE "SPOKANE COUNTY STANDARDS FOR ROAD AND STREET CONSTRUCTION 2001", AND AS AMENDED.

2. THE CONTRACTOR IS REQUIRED TO HAVE A VALID CONSTRUCTION PERMIT ON SITE AT ALL TIMES. THE ABSENCE OF THE PERMIT WILL RESULT IN AN IMMEDIATE SHUTDOWN OF WORK AND THE POSSIBLE REMOVAL OF THOSE ITEMS CONSTRUCTED WITHOUT THE PERMIT.

3. LOCATIONS OF EXISTING UTILITIES SHOWN IN THE PLANS ARE APPROXIMATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES. ANY CONFLICTING UTILITIES SHALL BE RELOCATED PRIOR TO CONSTRUCTION OF ROAD AND DRAINAGE FACILITIES.

4. THE CONTRACTOR IS REQUIRED TO HAVE A COMPLETE SET OF THE APPROVED ROAD AND DRAINAGE PLANS ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS.

5. IF THE CONTRACTOR DISCOVERS ANY DISCREPANCIES BETWEEN THE PLANS AND EXISTING CONDITIONS ENCOUNTERED, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE DESIGN ENGINEER, MARK L. KRIGBAUM, P.E., @ 498-3860, THE SITE/PROJECT INSPECTING ENGINEER OR HIS REPRESENTATIVE, AND THE SPOKANE COUNTY ENGINEER'S OFFICE, CONSTRUCTION ENGINEER, @ 477-3600.

6. FOR CONSTRUCTION OF DRYWELLS, INSTALL FILTER FABRIC, "AMOCO" 4545 OR APPROVED EQUIVALENT, BETWEEN THE WASHED DRAINROCK AND NATIVE SOILS PER SPOKANE COUNTY STANDARD DETAIL R-10.

7. PRIOR TO SITE CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES. CALL THE UNDERGROUND UTILITY LOCATION SERVICE AT 456-6000 BEFORE YOU DIG.

8. THE CONTRACTOR SHALL MAKE AN EFFORT TO PROTECT ALL CATCH BASINS AND DRYWELLS FROM BEING CONTAMINATED WITH SILT BY INSTALLING HEY BALES AROUND THE LID FOR AT LEAST 6 WEEKS, OR UNTIL THE ESTABLISHMENT OF GRASS AND/OR OTHER SITE CONSTRUCTION WORK HAS ENDED.

IN THE EVENT THAT SILT OR OTHER DELETERIOUS MATERIAL IS ALLOWED TO ENTER THE DRYWELLS OR CATCH BASINS THE CONTRACTOR WILL BE REQUIRED TO CLEAN THE DRYWELL OR CATCH BASIN OUT TO THE SATISFACTION OF THE CONSULTING ENGINEER.

9. THE CONTRACTOR SHALL HIRE A LICENSED SURVEYOR TO VERIFY THAT THE CROSS-GUTTER FORMS ARE THE CORRECT PLANS GRADE PRIOR TO CONCRETE PLACEMENT. THE CROSS GUTTERS SHALL BE CONSTRUCTED PRIOR TO PAVING, AND THE PAVEMENT SHALL THEN MATCH THE EDGE OF CONCRETE GUTTER.

10. ALL DRYWELL CONNECTION PIPES SHALL BE PLACED BELOW THE DRYWELL CONE AND SHALL FLOW AS DIRECTED IN THE PLANS.

11. FOR ANY CURB GRADES LESS THAN 0.85 (0.85 FT/FT), A WASHINGTON STATE LICENSED PROFESSIONAL AND SURVEYOR SHALL VERIFY THAT THE CURB FORMS ARE AT THE GRADES NOTED ON THE APPROVED PLANS, PRIOR TO PLACEMENT OF CURB MATERIAL. THE CONTRACTOR IS RESPONSIBLE FOR ARRANGING AND COORDINATING WORK WITH THE PROFESSIONAL LAND SURVEYOR.

STORM DRAINAGE NOTES

1. SEE STREET PLAN AND PROFILE SHEETS FOR DRYWELL AND CATCH BASIN TYPES AND LOCATIONS.

2. PONDS SHALL BE CONSTRUCTED PRIOR TO THE REMOVAL OF BASIC DRAINAGE INCLUDING GRADING, SOD AND DRYWELL INSTALLATION. ALL PONDS WITHIN ROAD SHALL INCLUDE AN IRRIGATION SYSTEM. ALL IRRIGATION SHALL CONFORM TO SPOKANE COUNTY POND IRRIGATION SYSTEM GUIDELINES.

3. ALL "208" PONDS SHOWN SHALL BE ROUGH GRADED PRIOR TO PAVING OF ADJACENT ROADWAY.

4. CONTRACTOR SHALL PROVIDE SPOKANE COUNTY WITH AS BUILT IRRIGATION PLANS UPON COMPLETION OF ALL POND CONSTRUCTION.

5. FOR CONSTRUCTION OF DRYWELLS, INSTALL FILTER FABRIC, "AMOCO" 4545 OR APPROVED EQUIVALENT, BETWEEN THE WASHED DRAINROCK AND NATIVE SOILS PER SPOKANE COUNTY STANDARDS (2001 EDITION) SHEET R-10 FOR INSTALLATION LOCATIONS.

6. ALL PONDS WITHIN THE COUNTY RIGHT-OF-WAY, IN THE AREA ASSOCIATED WITH THIS PROJECT, SHALL BE COMPLETED DURING THE CONSTRUCTION OF THE ROADWAY. THE CONTRACTOR SHALL PERFORM THE POND GRADE WORK, INSTALL THE IRRIGATION SYSTEM, AND PLACE THE SOD WITH THE PONDS FOLLOWING THE ROAD PAVING WORK.

7. THE CONTRACTOR SHALL MAKE AN EFFORT TO PROTECT ALL DRAINAGE STRUCTURES FROM BEING CONTAMINATED WITH SILT BY INSTALLING FILTER FABRIC UNDER THE LID FOR AT LEAST 6 WEEKS, OR UNTIL THE ESTABLISHMENT OF GRASS AND/OR OTHER SITE CONSTRUCTION WORK HAS ENDED. IN THE EVENT THAT SILT OR OTHER DELETERIOUS MATERIAL IS ALLOWED TO ENTER THE DRYWELLS OR CATCH BASINS, THE CONTRACTOR WILL BE REQUIRED TO CLEAN THE DRYWELL OR CATCH BASIN OUT TO THE SATISFACTION OF THE CONSULTING ENGINEER.

8. ALL LANDSCAPE AREAS ("208" PONDS) ARE TO BE IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM INSTALLED BY OR UNDER THE DIRECTION OF THE LANDSCAPE CONTRACTOR. THE IRRIGATION SYSTEM SHALL COMPLY WITH ALL LOCAL CODES AND ORDINANCES (90 DAY GUARANTEE). AN APPROVED BACKFLOW DEVICE SHALL BE INSTALLED TO PREVENT WATER FROM GOING BACK INTO THE WATER SUPPLY.

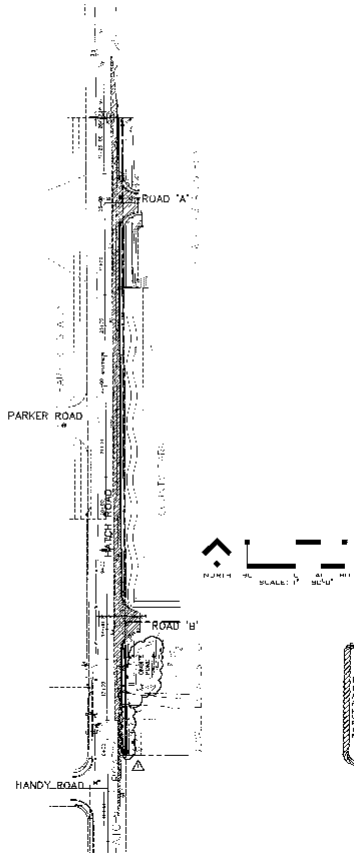
SLEEVING: PROVIDE SLEEVING AS REQUIRED UNDER SIDEWALKS, PATHS, CURBING, PAVING, ETC. AS NEEDED FOR IRRIGATION ACCESS. ALL SLEEVING TO BE 2" PVC WITH AT LEAST 12" OF COVER (3) FOOT BELOW FINISH GRADE. THE OWNER/GENERAL CONTRACTOR IS RESPONSIBLE FOR REPAIRING SURFACING THROUGH CURBING, SIDEWALKS, PAVING, ETC. IS INSTALLED. PATCH ASPHALT AS NEEDED.

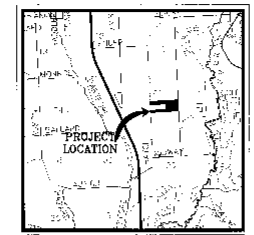
LAWN AREAS: LAWN AREAS ARE TO BE IRRIGATED WITH POP UP HEADS OR EQUIVALENT. (FIRST SYSTEM BEFORE BACKFILLING).

ADJUSTMENT: AFTER INSTALLATION, ADJUST VALVES, HEADS, SWITCHES, ETC. TO PROVIDE UNIFORM COVERAGE AND TO MINIMIZE OVER SPRAY ON WALLS, FENCES, HOUSES, DRIVES, ETC.

WATER POWER SUPPLY: THE OWNER/GENERAL CONTRACTOR IS TO SUPPLY WATER TAPS FOR POP UP AND SUPPLY POWER FOR CONTROLLER.

9. THE FLOOR OF A GRASSED PERCOLATION AREA (GPA) SHALL INCLUDES THE LEVEL PORTION OF THE FLOOR OF THE SWALE, AND THE SIDESLOPES OF THE SWALE UP TO THE GPA OVERFLOW ELEVATION (3" OR OF DEPTH). THE SOIL TEXTURE IN THE FLOOR OF THE GPA SWALE SHALL BE A MEDIUM TO WELL-DRAINED MATERIAL, WITH A MINIMUM INFILTRATION RATE OF 0.5 INCHES PER HOUR. THE ENGINEER SHALL PROVIDE A WRITTEN STATEMENT WHICH VERIFIES THAT ALL GPA SWALES CONFORM TO THIS REQUIREMENT. THIS WRITTEN STATEMENT SHALL BE SUBMITTED TO THE SPOKANE COUNTY ENGINEER'S OFFICE PRIOR TO INSTALLING HARDSCAPING/SOD AND PRIOR TO FINAL ACCEPTANCE. THE SWALE FLOOR MATERIAL SHALL BE INSTALLED TO A NATIVE SOIL STRATUM WHICH ALSO MEETS OR EXCEEDS THIS MINIMUM PERCOLATION RATE OF 0.5 INCHES PER HOUR.





VICINITY MAP

THE DESIGN IMPROVEMENTS SHOWN IN THIS SET OF PLANS AND CALCULATIONS CONFORM TO APPLICABLE EDITIONS OF THE SPOKANE COUNTY STANDARDS FOR ROAD AND SEWER CONSTRUCTION, AND THE SPOKANE COUNTY GUIDELINES FOR STORMWATER MANAGEMENT. ALL SUCH DEVIATIONS HAVE BEEN APPROVED BY THE SPOKANE COUNTY ENGINEER. APPROVE THESE PLANS FOR CONSTRUCTION.

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LEGEND

EXISTING	GENERAL	PROPOSED
	SANITARY SEWER	
	WATER	
	STORM DRAINAGE	
	NATURAL GAS	
	TELEPHONE – POWER	

SPOKANE COUNTY ENGINEER
OFFICIAL PLAN ACCEPTANCE COUNTY
CONSTRUCTION PLANS
PROJECT: HATCH ROAD
DATE ACCEPTED: 7/16/04
ACCEPTANCE EXPIRES: 7/16/05
PROJECT LENGTH MILES: 1.1
PROJECT AREA MILES: 0.0
CONSTRUCTION PLANS ACCEPTED FOR CONSTRUCTION PURPOSES ONLY. ACCEPTANCE OF THESE PLANS DOES NOT IMPLY ACCEPTANCE OF ANY ROAD OR DRAINAGE DESIGN ELEMENTS.
REPAIR FLOOD DAMAGE
PROJECT ENGINEER
SPOKANE COUNTY ENGINEER

UNDERGROUND SERVICE 24 HRS PRIOR TO DIGGING CALL NUMBER 456-6000 INCLUDES UTILITIES LOCATION

CAUTION! NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF ANY UTILITIES AS SHOWN ON THESE PLANS IS BASED ON BEST EFFORTS OF THE VARIOUS UTILITY COMPANIES AND MAKES NO FURTHER REPRESENTATION THEREFOR. THE INFORMATION HERETO IS RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CONTACT THE VARIOUS UTILITIES AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO PROJECT EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

NAVD '88 DATUM

BS SPIKE IN WEST FACE OF H.P. 28' EAST OF CENTERLINE OF HATCH ROAD, 8' NORTH OF SOUTH FLAT BOUNDARY OF WESTWOOD ESTATES #2.
OLD COUNTY DATUM ELEV=1843.71
NAVD '88 DATUM ELEV=1847.06

DEVELOPER'S APPROVAL DATE

CLC ASSOCIATES

STREET CONSTRUCTION PLANS
HATCH ROAD WIDENING
STA. 14+92.05 TO
STA. 27+42.05
SPOKANE COUNTY, WASHINGTON

HATCH RD. PLAN & PROFILE

PROJECT: 0304142
DRAWN BY: JDC
DESIGNED BY: ERC
CHECKED BY: MLK

Revised 7-19-04 Eng Road Drainage

COVER SHEET FOR

HATCH ROAD

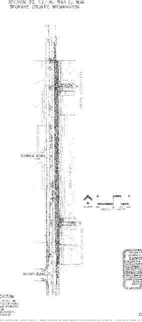
STREET IMPROVEMENT PLANS

SECTION 20, T.27 N., R.43 E., W.M.
SPOKANE COUNTY, WASHINGTON

STREET GENERAL NOTES

THE CONTRACTOR SHALL FURNISH ALL MATERIALS, LABOR, AND EQUIPMENT TO CONSTRUCT AND INSTALL TO PROPER WORKING ORDER ALL IMPROVEMENTS AS DETAILED OR CALLED OUT ON THESE PLANS.

STORM DRAINAGE NOTES



VICINITY MAP

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LEGEND

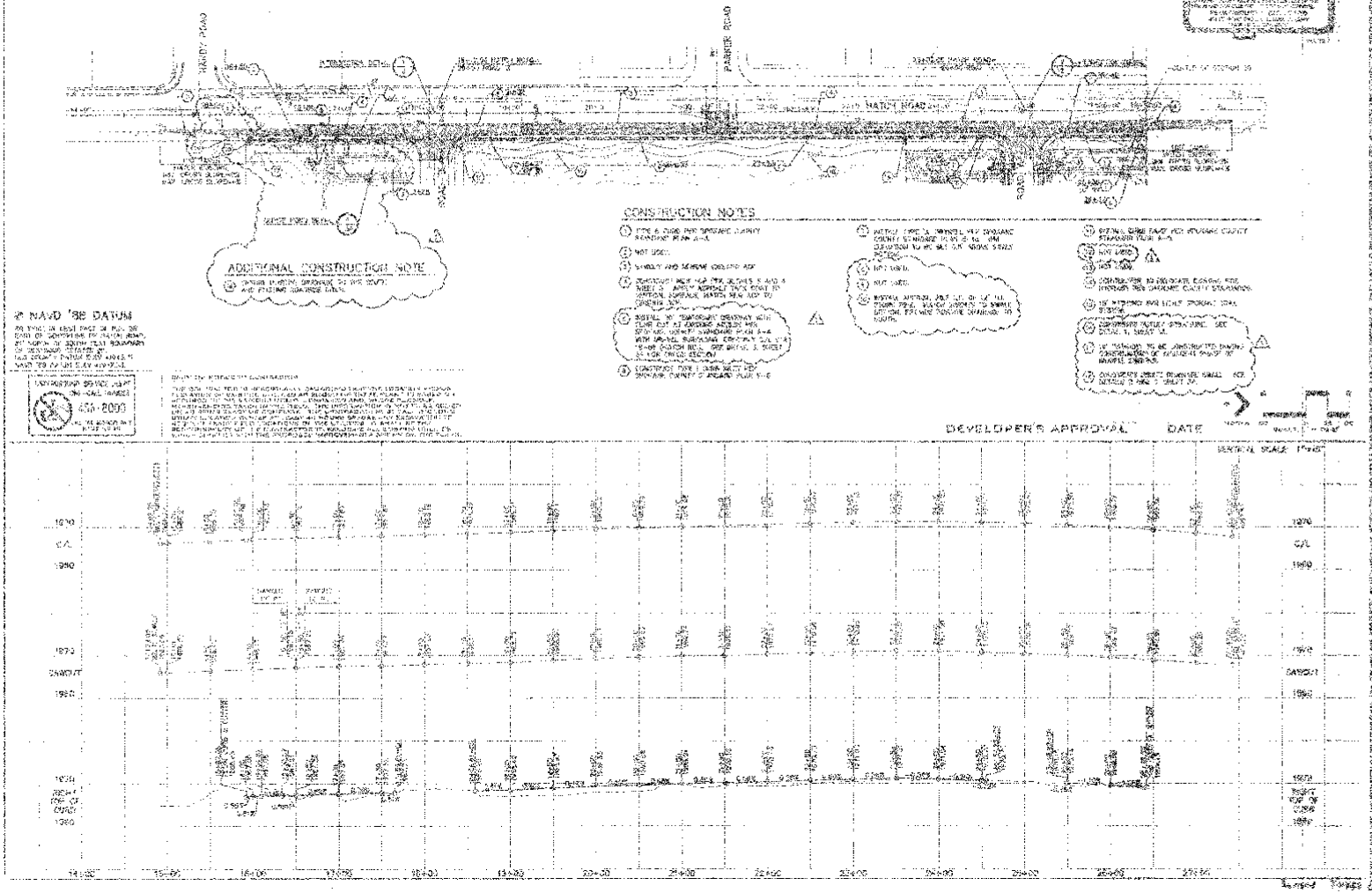
EXISTING	GENERAL	PROPOSED

NAVD '88 DATUM

DEVELOPER'S APPROVAL   DATE

HATCH ROAD WIDENING
STA. 14+92.05 TO
STA. 27+42.05
SPOKANE COUNTY, WASHINGTON

SECTION 20, T.27 N., R43 E., W.M.
SPOKANE COUNTY, WASHINGTON

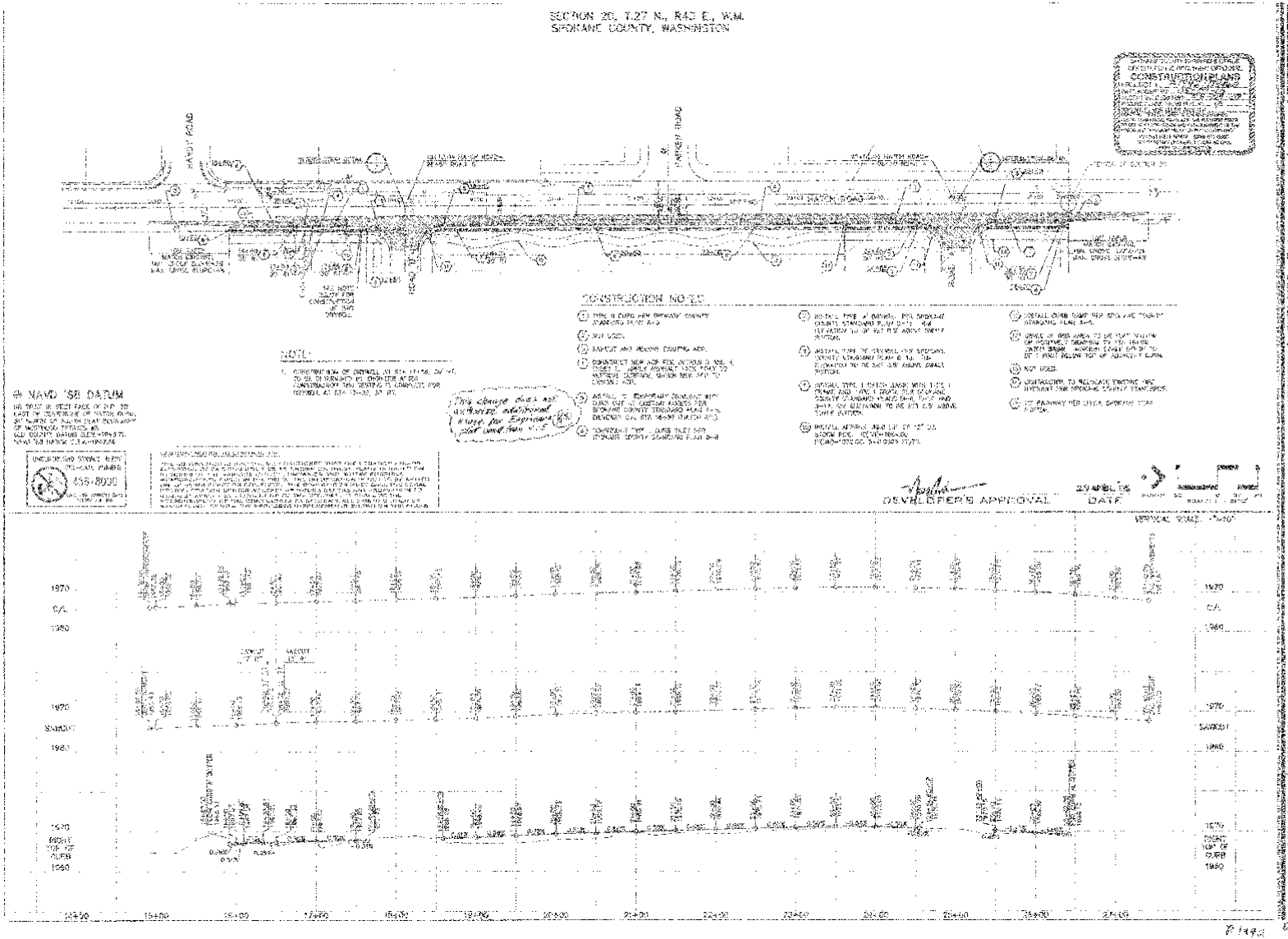


STREET CONSTRUCTION PLANS
HATCH ROAD WIDENING
STA. 14+92.05 TO
STA. 27+42.05
SPOKANE COUNTY, WASHINGTON

HATCH RD. PLAN & PROFILE

2 OF 2

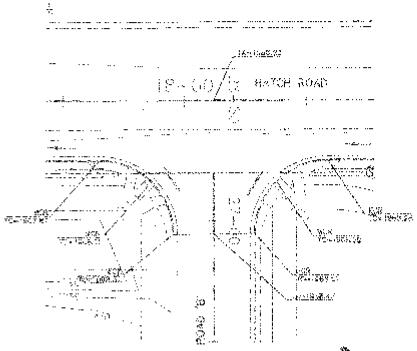
SECTION 20, T.27 N., R.43 E., W.M.
SPOKANE COUNTY, WASHINGTON



STREET CONSTRUCTION PLANS
HATCH ROAD WIDENING
STA. 14+92.05 TO
STA. 27+42.05
SPOKANE COUNTY, WASHINGTON

HATCH RD. PLAN & PROFILE

SECTION 20, T.27 N., R.43 E., W.M.
SPOKANE COUNTY, WASHINGTON



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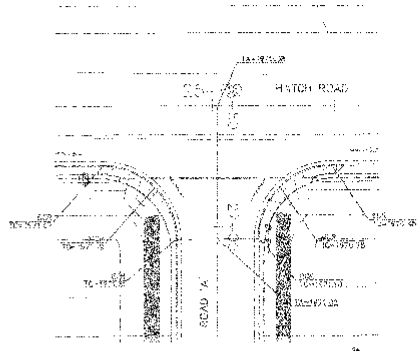
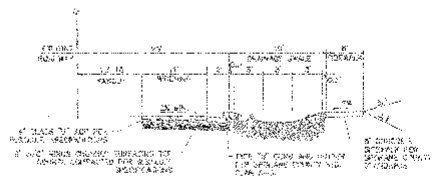
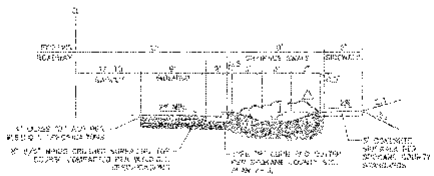


INTERSECTION DETAIL 2

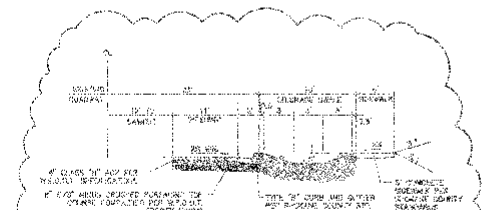
CONSTRUCTION PLANS



TYPICAL ROADWAY WIDENING SECTION - HATCH ROAD
STA. 18+32.04 TO STA. 25+42.05
NOT TO SCALE 3



TYPICAL ROADWAY WIDENING SECTION - HATCH ROAD
18+32.05 TO STA. 15+50
NOT TO SCALE 4



TYPICAL ROADWAY WIDENING SECTION - HATCH ROAD
STA. 15+50 TO STA. 18+12.04
NOT TO SCALE 5

NAVD '88 DATUM

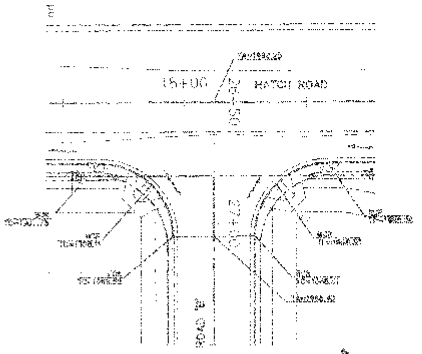
DEVELOPER'S APPROVAL DATE

STREET CONSTRUCTION PLANS
HATCH ROAD WIDENING DETAILS
SPOKANE COUNTY, WASHINGTON

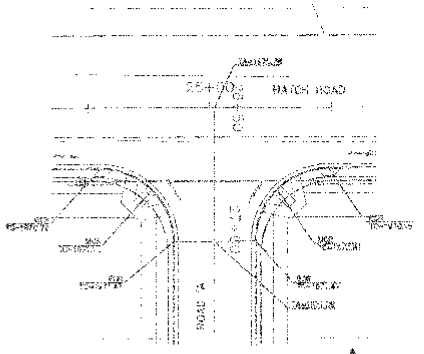
HATCH RD. DETAILS

3 OF 3

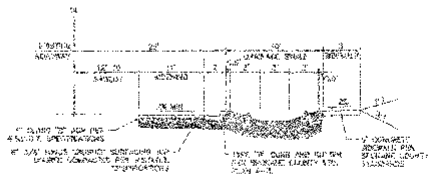
SECTION 20, T.27 N., R43 E., W.M.
SPOKANE COUNTY, WASHINGTON



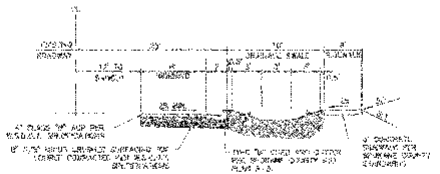
INTERSECTION DETAIL



INTERSECTION DETAIL



TYPICAL ROADWAY WIDENING SECTION – HATCH ROAD
STA. 16+50 TO STA. 26+42.05



TYPICAL ROADWAY WIDENING SECTION – HATCH ROAD
15+92.05 TO STA. 16+50

NAVD '88 DATUM

CONSTRUCTION PLANS

DEVELOPER'S APPROVAL

DATE

STREET CONSTRUCTION PLANS
HATCH ROAD WIDENING DETAILS
SPOKANE COUNTY, WASHINGTON

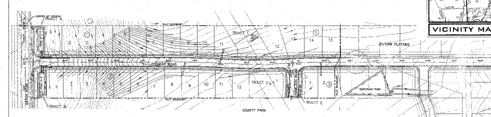
HATCH RD DETAILS

3 OF 3

COVER SHEET FOR
BIDWELL ESTATES
STREET IMPROVEMENT PLANS

SECTION 20, T.27 N., R43 E., W.M.
SPOKANE COUNTY, WASHINGTON

VICINITY MAP



STREET GENERAL NOTES

THE CONTRACTOR SHALL PROVIDE ALL MATERIALS, LABOR, AND EQUIPMENT TO CONSTRUCT AND INSTALL TO PROPER WORKING ORDER. ALL IMPROVEMENTS AS DETAILED OR CALLED OUT ON THESE PLANS.

1. ALL WORK AND MATERIALS SHALL BE IN CONFORMANCE WITH THE "SPOKANE COUNTY STANDARDS FOR ROAD AND SEWER CONSTRUCTION 2001", AND AS AMENDED.

2. THE CONTRACTOR IS REQUIRED TO HAVE A VALID CONSTRUCTION PERMIT ON SITE AT ALL TIMES. THE ABSENCE OF THE PERMIT WILL RESULT IN AN IMMEDIATE SHUTDOWN OF WORK AND THE POSSIBLE REMOVAL OF THOSE ITEMS CONSTRUCTED WITHOUT THE PERMIT.

3. LOCATIONS OF EXISTING UTILITIES SHOWN IN THE PLANS ARE APPROXIMATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES. ANY CONFLICTING UTILITIES SHALL BE RELOCATED PRIOR TO CONSTRUCTION OF ROAD AND DRAINAGE FACILITIES.

4. THE CONTRACTOR IS REQUIRED TO HAVE A COMPLETE SET OF THE APPROVED ROAD AND DRAINAGE PLANS ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS.

5. IF THE CONTRACTOR DISCOVERS ANY DISCREPANCIES BETWEEN THE PLANS AND EXISTING CONDITIONS ENCOUNTERED, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE DESIGN ENGINEER, MARK L. KROGBAUM, P.E., @ 468-6840, THE SITE/PROJECT INSPECTING ENGINEER OR HIS REPRESENTATIVE, AND THE SPOKANE COUNTY ENGINEER'S OFFICE, CONSTRUCTION ENGINEER, @ 477-3600.

6. FOR CONSTRUCTION OF DRYWELLS, INSTALL FILTER FABRIC, "AMOCO" 4545 OR APPROVED EQUIVALENT, BETWEEN THE WASHED DRAINROCK AND NATIVE SOILS PER SPOKANE COUNTY STANDARD DETAIL B-1a.

7. PRIOR TO SITE CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES. CALL THE UNDERGROUND UTILITY LOCATION SERVICE AT 456-8000 BEFORE YOU DIG.

8. THE CONTRACTOR SHALL MAKE AN EFFORT TO PROTECT ALL CATCH BASINS AND DRYWELLS FROM BEING CONTAMINATED WITH SILT BY INSTALLING FILTER FABRIC UNDER THE LID FOR AT LEAST 6 WEEKS, OR UNTIL THE ESTABLISHMENT OF GRASS AND/OR OTHER SITE CONSTRUCTION WORK HAS ENDED.

IN THE EVENT THAT SILT OR OTHER DELETERIOUS MATERIAL IS ALLOWED TO ENTER THE DRYWELLS OR CATCH BASINS THE CONTRACTOR WILL BE REQUIRED TO CLEAN THE DRYWELL OR CATCH BASIN OUT TO THE SATISFACTION OF THE CERTIFYING ENGINEER.

9. THE CONTRACTOR SHALL EMPLOY A LICENSED SURVEYOR TO VERIFY THAT THE CROSS-GUTTER FORMS ARE THE CORRECT PLANE GRADE PRIOR TO CONCRETE PLACEMENT. THE CROSS-GUTTERS SHALL BE CONSTRUCTED PRIOR TO PAVING, AND THE PAVEMENT SHALL THEN MATCH THE EDGE OF CONCRETE GUTTER.

10. ALL DRYWELL CONNECTION PIPES SHALL BE PLACED BELOW THE DRYWELL CONE AND SHALL FLOW AS DIRECTED IN THE PLANS.

11. FOR ANY CURB GRADES LESS THAN 0.8% (0.008 FT./FT.), A WASHINGTON STATE LICENSED PROFESSIONAL LAND SURVEYOR SHALL VERIFY THAT THE CURB FORMS ARE AT THE GRADES NOTED ON THE APPROVED PLANS, PRIOR TO PLACEMENT OF CURB MATERIAL. THE CONTRACTOR IS RESPONSIBLE FOR ARRANGING AND COORDINATING WORK WITH THE PROFESSIONAL LAND SURVEYOR.

STORM DRAINAGE NOTES

1. SEE STREET PLAN AND PROFILE SHEETS FOR DRYWELL AND CATCH BASIN TYPES AND LOCATIONS.

2. PONDS SHALL BE CONSTRUCTED PER THE REQUIREMENTS OF THESE DRAWINGS INCLUDING GRADING, SOD, AND DRYWELL INSTALLATION. ALL PONDS WITHIN TRACTS SHALL INCLUDE AN IRRIGATION SYSTEM. ALL IRRIGATION SHALL CONFORM TO SPOKANE COUNTY POND IRRIGATION SYSTEM GUIDELINES.

3. ALL "208" PONDS SHOWN SHALL BE ROUGH GRADED PRIOR TO PAVING OF ADJACENT ROADWAY.

4. CONTRACTOR SHALL PROVIDE SPOKANE COUNTY WITH AS-BUILT IRRIGATION PLANS UPON COMPLETION OF ALL POND CONSTRUCTION.

5. FOR CONSTRUCTION OF DRYWELLS, INSTALL FILTER FABRIC, "AMOCO" 4545 OR APPROVED EQUIVALENT, BETWEEN THE WASHED DRAINROCK AND NATIVE SOILS. SEE SPOKANE COUNTY STANDARDS (2001 EDITION) SHEET B-1e FOR INSTALLATION LOCATIONS.

6. ALL PONDS WITHIN THE COUNTY RIGHT-OF-WAY, IN THE AREA ASSOCIATED WITH THIS PROJECT, SHALL BE COMPLETED DURING THE CONSTRUCTION OF THE ROADWAY. THE CONTRACTOR SHALL PERFORM THE POND GRADE WORK, INSTALL THE IRRIGATION SYSTEM, AND PLACE THE SOD WITHIN THE PONDS FOLLOWING THE ROAD PAVING WORK.

7. THE CONTRACTOR SHALL MAKE AN EFFORT TO PROTECT ALL DRAINAGE STRUCTURES FROM BEING CONTAMINATED WITH SILT BY INSTALLING FILTER FABRIC UNDER THE LID FOR AT LEAST 6 WEEKS, OR UNTIL THE ESTABLISHMENT OF GRASS AND/OR OTHER SITE CONSTRUCTION WORK HAS ENDED. IN THE EVENT THAT SILT OR OTHER DELETERIOUS MATERIAL IS ALLOWED TO ENTER THE DRYWELLS OR CATCH BASINS, THE CONTRACTOR WILL BE REQUIRED TO CLEAN THE DRYWELL OR CATCH BASIN OUT TO THE SATISFACTION OF THE CERTIFYING ENGINEER.

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SLEEVING: PROVIDE SLEEVING AS REQUIRED UNDER SIDEWALKS, PATHS, CURBING, PAVING, ETC. AS NEEDED FOR IRRIGATION ACCESS. ALL SLEEVING TO BE 4" PVC, WITH AT LEAST 12" OF COVER (1) FOOT BELOW FINISH GRADE. THE OWNER/GENERAL CONTRACTOR IS RESPONSIBLE FOR INSTALLING SLEEVING BEFORE CURBING, SIDEWALKS, PAVING, ETC. IS INSTALLED. PATCH ASPHALT AS NEEDED.

LAWN AREAS: LAWN AREAS ARE TO BE IRRIGATED WITH TORO POP-UP HEADS OR EQUIVALENT. (TEST SYSTEM BEFORE BACKFILLING).

ADJUSTMENT: AFTER INSTALLATION, ADJUST VALVES, HEADS, EMITTERS, ETC. TO PROVIDE UNIFORM COVERAGE AND TO MINIMIZE OVER SPRAY ON WALLS, FENCES, WALKS, DRIVES, ETC.

WATER POWER SUPPLY: THE OWNER/ GENERAL CONTRACTOR IS TO SUPPLY WATER TAPS FOR HOOK-UP AND SUPPLY POWER FOR CONTROLLER.

9. THE FLOOR OF A GRASSED PERCOLATION AREA (GPA) SWALE INCLUDES THE LEVEL PORTION OF THE FLOOR OF THE SWALE, AND THE SIDESLOPES OF THE SWALE UP TO THE GPA OVERFLOW ELEVATION OR 10' OF DRYWELL. THE SOIL LOCATED IN THE FLOOR OF THE GPA SWALE SHALL BE A MEDIUM TO WELL-DRAINING MATERIAL, WITH A MINIMUM INFILTRATION RATE OF 0.5 INCHES PER HOUR. THE ENGINEER SHALL PROVIDE A WRITTEN STATEMENT WHICH VERIFIES THAT ALL GPA SWALES CONFORM TO THIS REQUIREMENT. THIS WRITTEN STATEMENT SHALL BE SUBMITTED TO THE SPOKANE COUNTY ENGINEER'S OFFICE PRIOR TO INSTALLING FINISHED LANDSCAPING/SOD AND PRIOR TO FINAL ACCEPTANCE. THE SWALE FLOOR MATERIAL SHALL BE INSTALLED TO A NATIVE SOIL STRATUM WHICH ALSO MEETS OR EXCEEDS THIS MINIMAL PERCOLATION RATE OF 0.5 INCHES PER HOUR.

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POND DETAILS	SHEET 6
TEMPORARY POND DETAIL	SHEET 7

LEGEND

EXISTING | GENERAL | PROPOSED

SANITARY SEWER

WATER

STORM DRAINAGE

NATURAL GAS

TELEPHONE - POWER

UNDERGROUND SERVICE ALERT
ONE-CALL NUMBER
456-8000
CALL TWO BUSINESS DAYS BEFORE YOU DIG

CAUTIONS NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

NAVD '88 DATUM

BB SPIKE W/ WEST FACE OF P.P. 28' EAST OF CENTERLINE OF HATCH ROAD, 8' NORTH OF SOUTH PLAT BOUNDARY OF WESTWOOD ESTATES #2.
OLD COUNTY DATUM ELEV.=1943.71.
NAVD '88 DATUM ELEV.=1947.66.

CONSTRUCTION PLANS

THE DESIGN IMPROVEMENTS SHOWN IN THIS SET OF PLANS AND CALCULATIONS CONFORM TO APPLICABLE EDITIONS OF THE SPOKANE COUNTY STANDARDS FOR ROAD AND SEWER CONSTRUCTION AND THE SPOKANE COUNTY GUIDELINES FOR STORMWATER MANAGEMENT. ALL DESIGN DEVIATIONS HAVE BEEN APPROVED BY THE SPOKANE COUNTY ENGINEER. I APPROVE THESE PLANS FOR CONSTRUCTION.

DEVELOPER'S APPROVAL — DATE 13 May 05

CLC ASSOCIATES

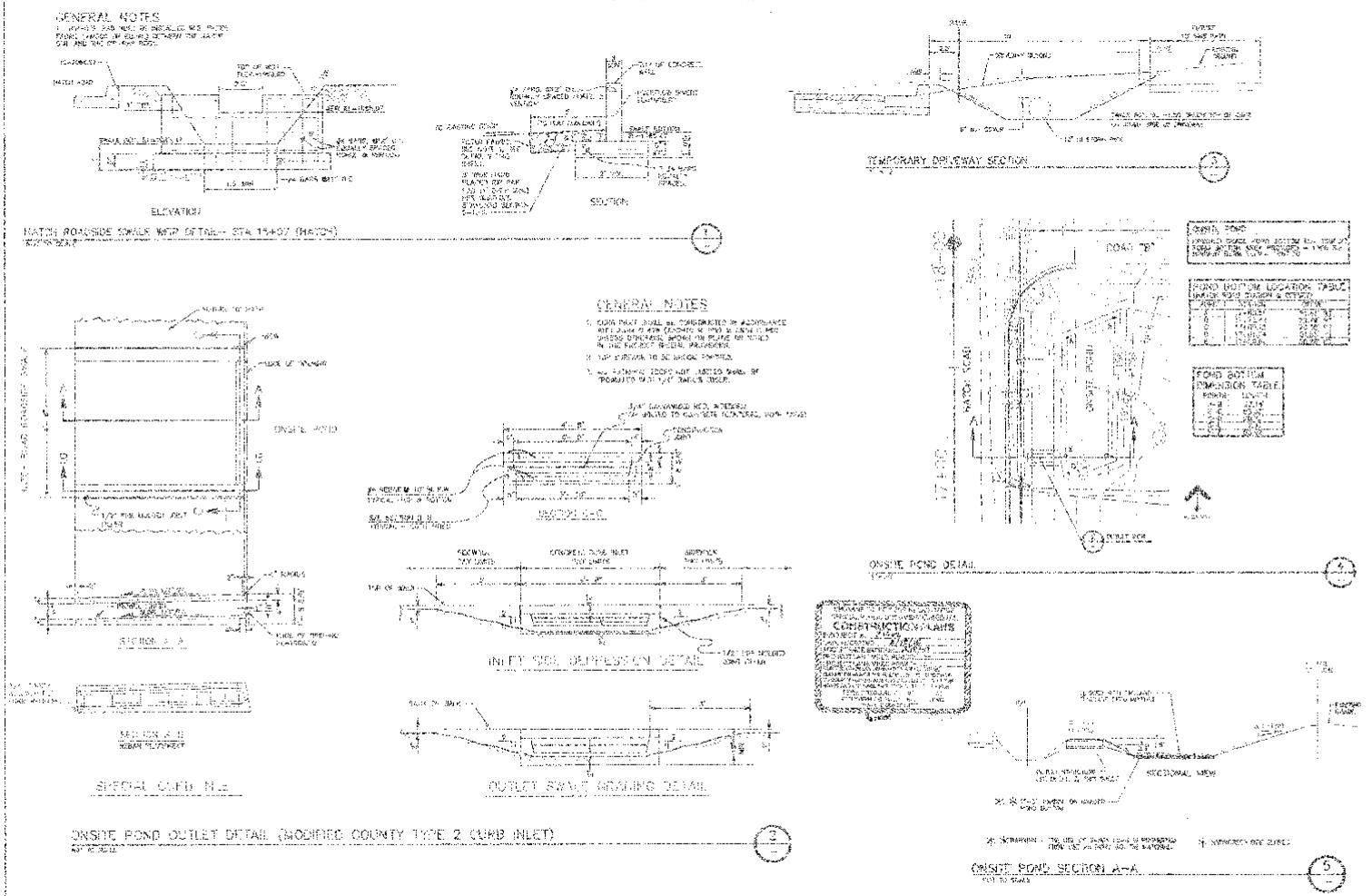
STREET CONSTRUCTION PLANS
BIDWELL ESTATES
SPOKANE COUNTY, WASHINGTON

COVER SHEET

PROJECT #: 03040142
DRAWN BY: KJB
DESIGNED BY: HDJ
CHECKED BY: KLK

P-1942 ENG ROAD & DRAINAGE

SECTION 20, T.27 N., R.43 E., W.M.
SPOKANE COUNTY, WASHINGTON



NAVD '88 DATUM

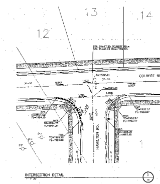
DEVELOPER'S APPROVAL DATE

STREET CONSTRUCTION PLANS
HATCH ROAD WIDENING DETAILS
SPOKANE COUNTY, WASHINGTON

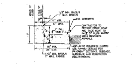
HATCH DRAINAGE REV. DETAILS

3A OF 3

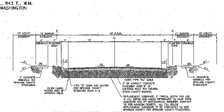
SECTION 20, T.27 N., R.43 E., W.M.
SPOKANE COUNTY, WASHINGTON



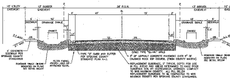
INTERSECTION DETAIL
1" = 20'



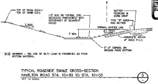
SPILL CURB DETAIL
NOT TO SCALE



TYPICAL ROADWAY SECTION – COLBERT ROAD
STA. 26+50 TO STA. 28+51.59
NOT TO SCALE



TYPICAL ROADWAY SECTION – HAMILTON ROAD
STA. 10+00 TO STA. 11+36.94
NOT TO SCALE



WARNING – THE USE OF SILTY LOAM IS PROHIBITED AS POND BOTTOM MATERIAL.

TYPICAL ROADSIDE SWALE CROSS-SECTION
HAMILTON ROAD STA. 10+00 TO STA. 10+50
NOT TO SCALE

NAVD '88 DATUM

RR SPIKE IN WEST FACE OF P.P. 20' EAST OF CENTERLINE OF HATCH ROAD, 81' NORTH OF SOUTH PLAT BOUNDARY OF WESTWOOD ESTATES #2.
OLD COUNTY DATUM ELEV.=1943.71.
NAVD '88 DATUM ELEV.=1947.56.

UNDERGROUND SERVICE ALERT
ONE-CALL NUMBER
456-8000
CALL TWO BUSINESS DAYS BEFORE YOU DIG

CAUTION: NOTICE TO CONTRACTOR

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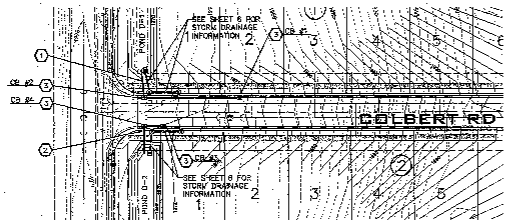
DEVELOPER'S APPROVAL — DATE

CLC ASSOCIATES

STREET CONSTRUCTION PLANS
BIDWELL ESTATES
DETAILS
SPOKANE COUNTY, WASHINGTON

STREET DETAILS

SECTION 20, T.27 N., R43 E., W.M.
SPOKANE COUNTY, WASHINGTON



CONSTRUCTION NOTES

1. INSTALL APPROX. 29 L.F. 12" ADS N-12 HDPE STORM PIPE. IE (CB #2)=1968.16, IE (POND D-1 BOTTOM) = 1968.00. S=0.0082 FT/FT.
2. INSTALL APPROX. 29 L.F. 12" ADS N-12 HDPE STORM PIPE. IE (CB #4)=1968.08, IE (POND D-2 BOTTOM) = 1967.90. S=0.0055 FT/FT.
3. INSTALL GRATE INLET TYPE 2 PER W.S.D.O.T. STANDARD PLAN B-6c, WITH FRAME AND GRATE PER WSDOT PLAN B-6d. INSTALL LONG DIMENSION OF INLET PERPENDICULAR TO CURB.

CONSTRUCTION PLANS
PROJECT # 01142
DATE 8-21-06 REVISED 10/26/06
ACCEPTANCE & EXPIRES 10/26/07
PROJECT ENGINEER
PERMIT REQUIRED (509) 477 7500
NORTH MAIN 1 WASHINGTON 5 BUSINESS DAYS

NAVD'88 DATUM
SPIKE IN POWER POLE AT SE CORNER OF PRINCETON AND ELTON
ELEVATION=2020.49

UNDERGROUND SERVICE ALERT
ONE-CALL NUMBER
456-8000
CALL TWO BUSINESS DAYS BEFORE YOU DIG

CAUTION: NOTICE TO CONTRACTOR

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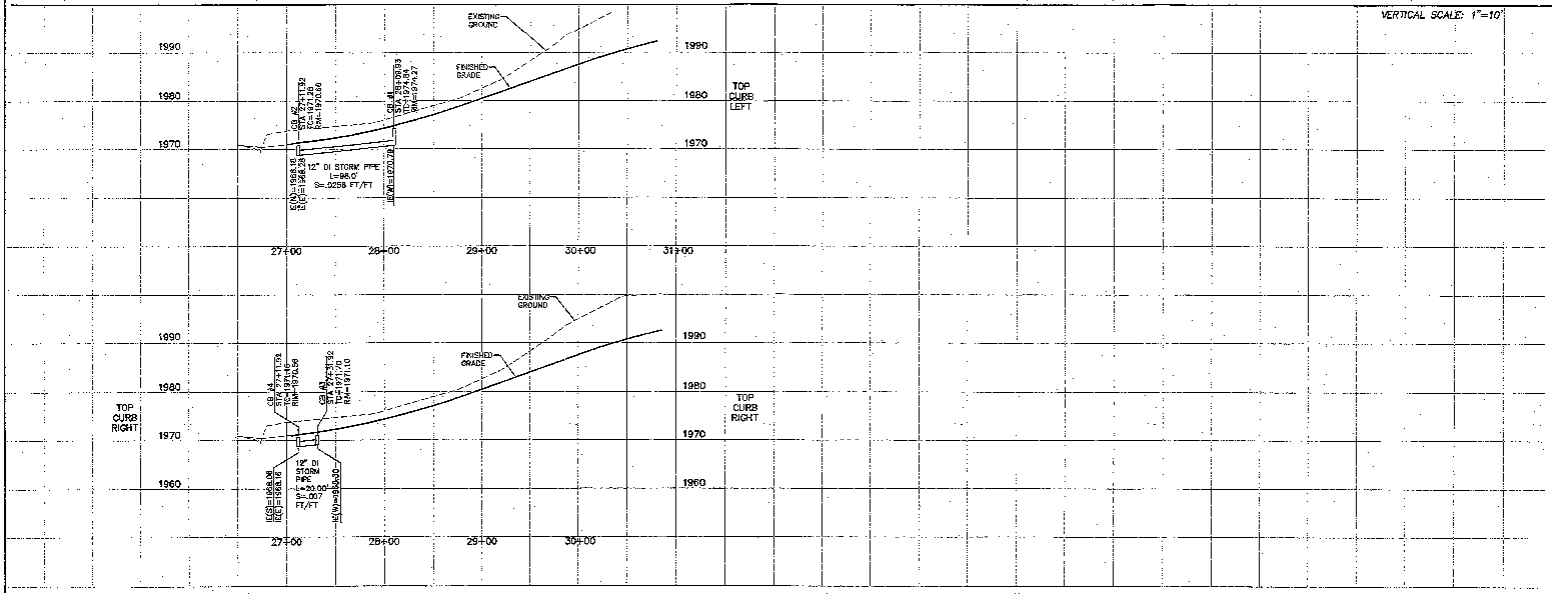
DEVELOPER'S APPROVAL

17 oct 07
DATE

NORTH 60' 0 30' 60'
SCALE: 1" = 30'-0"

VERTICAL SCALE: 1"=10'



STREET/DRAINAGE PLANS

BIDWELL ESTATES
1ST ADDITION P.U.D.
COLBERT RD. STA. 26+50 TO STA. 38+15.59

SPOKANE COUNTY, WA

CLC ASSOCIATES
12930 E. NIBOBEAU PKWY
SUITE 1
SPOKANE VALLEY
WASHINGTON 99216
P 509 438 9440
F 509 438 9442
CLCARCHI.COM

ARCHITECTS
ENGINEERS/CIVIL/STRUCTURAL
LANDSCAPE ARCHITECTS
LAND SURVEYORS

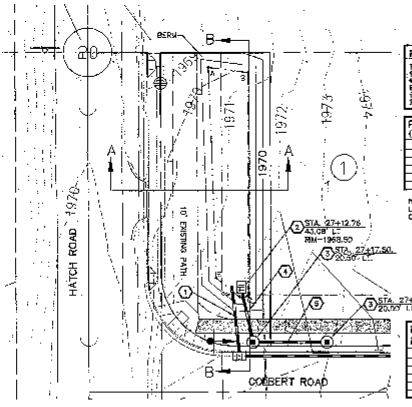
DATE 5/14/2007
PROJECT/PLAN PREPARED UNDER THE DIRECT SUPERVISION OF MARK L. GERMANN
REGISTRATION NO. 26374
PREPARED ON BEHALF OF CLC ASSOCIATES

DATE	REVISION	DESCRIPTION
		ORIGINAL PREPARATION

COLBERT ROAD SD PROFILE

PROJECT #:6040148
DRAWN BY: KJG
DESIGNED BY: KEJ
CHECKED BY: MLK

SECTION 20, T.27 N., R43 E., W.M.
SPOKANE COUNTY, WASHINGTON



POND D-1

FINISHED GRADE POND BOTTOM EL= 1968.00
POND BOTTOM AREA PROVIDED = 1329 S.F.
MINIMUM BERM ELEV.= 1969.00
PERIMETER = 252 L.F.
REQUIRED VOLUME = 1637 C.F.
PROVIDED VOLUME = 1647 C.F.

POND BOTTOM LOCATION TABLE
(HATCH ROAD STATION & OFFSET)

POINT	STATION	OFFSET
A	25+33.87	48.71' RT.
B	25+33.81	68.10' RT.
C	25+41.12	65.69' RT.
D	25+40.88	52.94' RT.
E	25+38.93	52.83' RT.

NOTE: ALL STRUCTURE LOCATION STATIONS ARE COLBERT ROAD STATIONING.

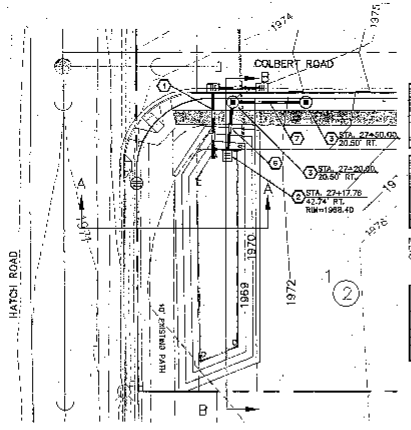
POND BOTTOM DIMENSION TABLE

POINTS	LENGTH
A-B	19.54'
B-C	27.44'
C-D	3.43'
D-E	13.95'
E-A	27.03'

CONSTRUCTION NOTES

1. 12" ADS N-12 STORM PIPE, SEE SHEET 5 FOR INVERT INFORMATION.
2. INSTALL TYPE 1 CATCH BASIN WITH TYPE 1 FRAME AND GRATE PER SPOKANE COUNTY STANDARD PLANS B-4, B-10, AND B-12. RIM ELEV.= 0.5' ABOVE POND BOTTOM.
3. INSTALL TYPE 3 DRYWELL WITH SOLID LID PER SPOKANE COUNTY STANDARD PLAN B-1.
4. INSTALL 23.07 L.F. 12" ADS N-12 STORM PIPE. IE(INLET)=1965.70, IE(DRYWELL)=1965.50 S=0.0087 FT/FT.
5. INSTALL 35 L.F. 12" ADS N-12 STORM PIPE. IE(W)=1965.50, IE(E)=1965.30 S=0.0057 FT/FT.
6. INSTALL 22.35 L.F. 12" ADS N-12 STORM PIPE. IE(INLET)=1965.00, IE(DRYWELL)=1965.80 S=0.0089 FT/FT.
7. INSTALL 35 L.F. 12" ADS N-12 STORM PIPE. IE(W)=1965.80, IE(E)=1965.60, S=0.0057 FT/FT.

POND D-1 DETAIL
SCALE: 1"= 20' — 1



POND D-2

FINISHED GRADE POND BOTTOM EL= 1967.50
POND BOTTOM AREA PROVIDED = 1292 S.F.
MINIMUM BERM ELEV.= 1968.00
PERIMETER = 195 L.F.
REQUIRED VOLUME = 1575 C.F.
PROVIDED VOLUME = 1594 C.F.

POND BOTTOM LOCATION TABLE
(HATCH ROAD STATION & OFFSET)

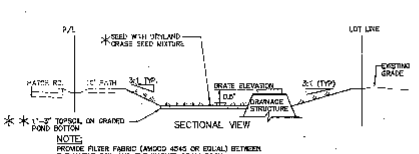
POINT	STATION	OFFSET
A	24+51.72	63.00' RT.
B	24+51.00	71.30' RT.
C	23+80.24	71.06' RT.
D	23+74.35	56.98' RT.
E	24+42.36	57.12' RT.

NOTE: ALL STRUCTURE LOCATION STATIONS ARE COLBERT ROAD STATIONING.

POND BOTTOM DIMENSION TABLE

POINTS	LENGTH
A-B	8.41'
B-C	15.70
C-D	16.19
D-E	13.01
E-A	14.84'

POND D-2 DETAIL
SCALE: 1"= 20' — 2

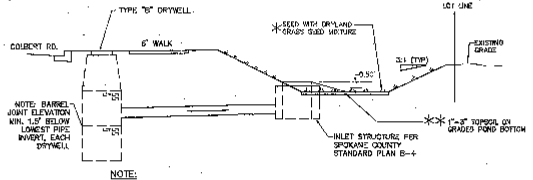


NOTE:
PROVIDE FILTER FABRIC (AMOCO 4545 OR EQUAL) BETWEEN THE NATIVE SOIL AND THE WASHED DRAIN ROCK.

* * WARNING - THE USE OF SANDY LOAM IS PROHIBITED FROM USE AS POND BOTTOM MATERIAL.

* HYDROSEED SIDE SLOPES

TYPICAL POND SECTION A-A
NOT TO SCALE — 3



NOTE:
PROVIDE FILTER FABRIC (AMOCO 4545 OR EQUAL) BETWEEN THE NATIVE SOIL AND THE WASHED DRAIN ROCK.

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* HYDROSEED SIDE SLOPES

TYPICAL POND SECTION B-B
NOT TO SCALE — 4

LEGEND

EXISTING	GENERAL	PROPOSED
	ROADWAY CENTER LINE	
	SECTION LINE	
	R.O.W. OF WAY LINE	
	PROPERTY LINE	
	EASEMENT LINE	
	FENCE	
	CURB	
	PAVEMENT	
	GRAVEL	
	CONCRETE	
	BUILDINGS & STRUCTURES	
	SANITARY SEWER	
	SANITARY SEWER	
	MANHOLE	
	CLEANOUT	
	SEWER SERVICE	
	WATER	
	WATER LINE	
	VALVE	
	FIRE HYDRANT	
	SERVICE	
	METER	
	BLOWOFF	
	AIR VACUUM RELIEF STATION	
	STORM DRAINAGE	
	DRAINAGE LINE	
	MAN-HOLE	
	INLETS	
	CATCH BASIN	
	DITCH	
1925	CONTOUR ELEVATION	2000
	NATURAL GAS	
	GAS LINE	
	VALVE	
	METER	
	TELEPHONE - POWER	
	BURIED TELEPHONE	
	POWER OR TELEPHONE POLE	
	BURIED POWER	
	TRANSFORMER PAD	
	TELEPHONE RISER	
	TELEPHONE VAULT	
	OVERHEAD POWER	
	GUY ANCHOR	
	POWER VAULT	
	LIGHT POLE	

OFFICIAL PUBLIC DOCUMENT / ORIGINAL
CONSTRUCTION PLANS
PROJECT # P-7942
DATE ACCEPTED: 11/10/05
ACCEPTANCE EXPIRES: 11/10/07
PROJECT LANE MILES PUBLIC: 0.14
PRIVATE: 0.00
PUBLIC IMPROVEMENTS ARE CONFIRMED
REVISIONS: REVISIONS TO PLANS ARE REQUIRED PRIOR TO CONDITIONAL ACCEPTANCE AND ESTABLISHMENT OF THE PUBLIC ROADWAY
PUBLIC IMPROVEMENTS: 100% COMPLETE
PRIVATE IMPROVEMENTS: 100% COMPLETE
SPOKANE COUNTY, WASHINGTON
PUBLIC WORKS DEPARTMENT

UNDERGROUND SERVICE ALERT
ONE-CALL NUMBER
456-8000
CALL TWO BUSINESS DAYS BEFORE YOU DIG

CAUTION: NOTICE TO CONTRACTOR

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NAVD '88 DATUM

BR SPIKE IN WEST FACE OF P.P. 28' EAST OF CENTERLINE OF HATCH ROAD, 81' NORTH OF SOUTH PLAT BOUNDARY OF WESTWOOD ESTATES #2. OLD COUNTY DATUM ELEV.=1943.71. NAVD '88 DATUM ELEV.=1947.56.

DEVELOPER'S APPROVAL — DATE 11/10/05

NORTH 20 0 10 20
SCALE: 1" = 20'-0"

ELE ASSOCIATES
12728 E. MIRABEAU PKWY
SUITE 102
SPOKANE VALLEY
WASHINGTON 99216
P 509.458.6840
F 509.458.6843
ELEASSOC.COM
ARCHITECTURE
ENGINEERING - PLANNING
LANDSCAPE ARCHITECTURE
LAND SURVEYING

STREET CONSTRUCTION PLANS
BIDWELL ESTATES
SPOKANE COUNTY, WASHINGTON

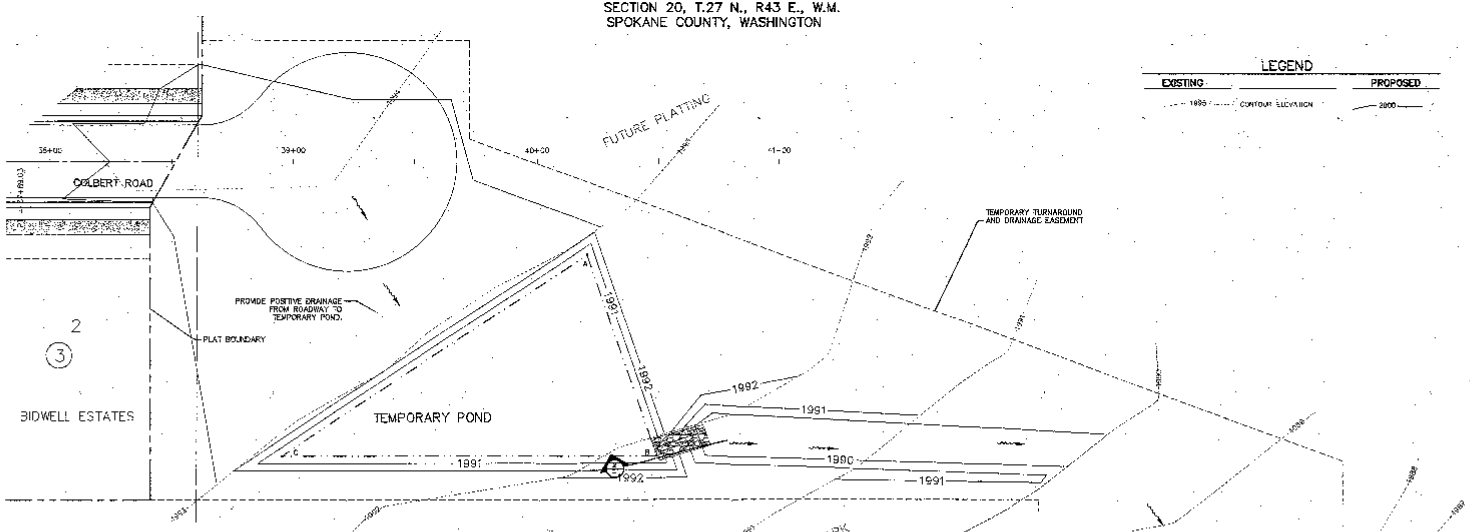
10/19/05
DATE 11/1/05
REVISED UNDER THE DIRECT SUPERVISION OF MICHAEL J. GRANNIS, P.E. WASHINGTON CERTIFICATE NO. 20906 EXPIRES 11/11/07
ELE ASSOCIATES

DATE	DESCRIPTION
11/1/05	GENERAL CONSTRUCTION

POND DETAILS

PROJECT #: 2040142
DRAWN BY: KJG
DESIGNED BY: MJG
CHECKED BY: MJG

SECTION 20, T.27 N., R43 E., W.M.
SPOKANE COUNTY, WASHINGTON



TEMPORARY POND
FINISHED GRADE POND BOTTOM EL.= 1990.00
POND BOTTOM AREA PROVIDED = 6375 S.F.
MINIMUM BERM ELEV.= 1992.00
PERIMETER = 392 L.F.
REQUIRED VOLUME = 5809 C.F.
PROVIDED VOLUME = 6963 C.F.

POND BOTTOM LOCATION TABLE (COLBERT ROAD STATION & OFFSET)		
POINT	STATION	OFFSET
A	40+30.45	33.47' RT.
B	40+46.95	121.74' RT.
C	38+95.10	121.41' RT.

POND BOTTOM DIMENSION TABLE	
POINTS	LENGTH
A–B	87.64'
B–C	153.84'
C–A	105.28'

TEMPORARY POND DETAIL
SCALE: 1" = 20'
1

* DRYLAND GRASS SEED MIX

SPOKANE COUNTY PUBLIC WORKS FEBRUARY 1989

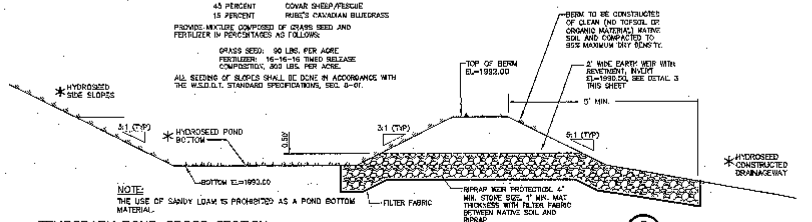
GRASS SEED: PROVIDE FRESH, CLEAN, NEW CROP SEED COMPLYING WITH TOLERANCE OF PURITY AND GERMINATION ESTABLISHED BY THE OFFICIAL SEED ANALYSIS OF NORTH AMERICA. PROVIDE SEED MIXTURE COMPOSED OF GRASS SPECIES AND PERCENTAGES AS FOLLOWS:

20 PERCENT	ELKA PERENNIAL RYE
20 PERCENT	DURAR HARD FESCUE
45 PERCENT	CONAR SHEEP FESCUE
15 PERCENT	RUBEN'S CANADIAN BLUEGRASS

PROVIDE MIXTURE COMPOSED OF GRASS SEED AND FERTILIZER IN PERCENTAGES AS FOLLOWS:

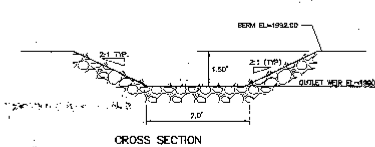
GRASS SEED: 90 LBS. PER ACRE
FERTILIZER: 16-16-16 TIMED RELEASE COMPOSITION, 300 LBS. PER ACRE.

ALL SEEDING OF SLOPES SHALL BE DONE IN ACCORDANCE WITH THE W.S.D.O.T. STANDARD SPECIFICATIONS, SEC. 8-01.



NOTE:
THE USE OF SANDY LOAM IS PROHIBITED AS A POND BOTTOM MATERIAL.

TEMPORARY POND CROSS SECTION
NOT TO SCALE
2



CROSS SECTION
EARTH WEIR DETAIL
3

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ONE-CALL NUMBER
456-8000
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NAVD '88 DATUM

RR SPIKE IN WEST FACE OF O.P. 28' EAST OF CENTERLINE OF HATCH ROAD, 81' NORTH OF SOUTH PLAT BOUNDARY OF WESTWOOD ESTATES #2.
OLD COUNTY DATUM ELEV.=1943.71.
NAVD '88 DATUM ELEV.=1947.56.

DEVELOPER'S APPROVAL

10/19/07
DATE

CONSTRUCTION PLANS
PROJECT # P7141
DATE ACCEPTED 5/25/06
ACCEPTING EXPIRES 10/25/07
PERMIT PAVE WITHIN PUBLIC R/W
PRELIMINARY PLAN APPROVAL
PRELIMINARY PLAN APPROVAL EXPIRES
PERMIT REQUIRED 4000 FT 1000

CLC ASSOCIATES
12730 E. INDIANA AVE.
SPOKANE VALLEY
WASHINGTON 99216
PHONE 509 924 9400
FAX 509 924 9411
CLCASSOC.COM
ARCHITECTURE
ENGINEERING PLANNING
LANDSCAPE ARCHITECTURE
LAND SURVEYING

STREET CONSTRUCTION PLANS
BIDWELL ESTATES
SPOKANE COUNTY, WASHINGTON

10/19/07
EXPIRES 6/4/09
PREPARED UNDER THE SUPERVISION OF MICHAEL BRENNAN, P.E. REGISTRATION NO. 29828 AND ON BEHALF OF CLC ASSOCIATES

DATE	DESCRIPTION
08/01/06	A ORIGINAL PREPARATION

TEMPORARY POND DETAIL

PROJECT #3048142
DRAWN BY: MEJ
DESIGNED BY: MEJ
CHECKED BY: MLK

BIDWELL ESTATES

PHASE 1

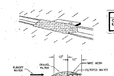
TEMPORARY EROSION AND SEDIMENT CONTROL PLAN

SECTION 20, T. 27 N., R. 43 E., W.M.
SPOKANE COUNTY, WASHINGTON

LEGEND

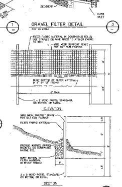
(symbol)	STORM DRAINAGE POND – NO CONCRETE TRUCK WASHOUT. SEE GENERAL NOTES 4 AND 7.
(symbol)	STORM DRAINAGE STRUCTURE – NO CONCRETE TRUCK WASHOUT. SEE GENERAL NOTES 4 AND 7.
(symbol)	SILT FENCE. SEE DETAIL 2 AND GENERAL NOTE 5.
(symbol)	LIMIT OF SOIL DISTURBANCE
(symbol)	ROCK CONSTRUCTION ENTRY. SEE DETAIL AND GENERAL NOTE 6.
(symbol)	PROPOSED STORM DRAIN INLET
(symbol)	PROPOSED STORM MANHOLE
(symbol)	PROPOSED STORM DRYWELL
(symbol)	PROPOSED STORM DRAIN PIPE
(symbol)	GRAVEL AND WIRE MESH INLET SEDIMENT FILTER PROTECTION

ROCK ENTRY CONSTRUCTION (1)
NOT TO SCALE



GRAVEL FILTER DETAIL (3)
NOT TO SCALE

GRAVEL AND WIRE MESH INLET SEDIMENT FILTER (3)
NOT TO SCALE



SILT FENCE DETAIL (4)
NOT TO SCALE

NAVD '88 DATUM

RR SPIKE IN WEST FACE OF P.P. 20' EAST OF CENTERLINE OF HATCH ROAD, 81' NORTH OF SOUTH PLAT BOUNDARY OF WESTWOOD ESTATES #2.
OLD COUNTY DATUM ELEV.=1943.77.
NAVD '88 DATUM ELEV.=1947.06.

UNDERGROUND SERVICE ALERT
ONE-CALL NUMBER
456-8000
CALL THE NUMBER TWO WORKING DAYS BEFORE YOU DIG

CAUTION: NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

TABLE OF CONTENTS	
COVER SHEET	SHEET 1
EROSION CONTROL PLAN	SHEET 2

VICINITY MAP

LEGAL DESCRIPTION

PART OF THE NORTH 990 FEET OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 27 NORTH, RANGE 43 EAST, W.M., BEING TRACT 2 OF RECORD OF SURVEY RECORDED AUGUST 26, 2003 UNDER AUDITOR FILE NO. [illegible] DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 20; THENCE SOUTH [illegible] WEST [illegible] FEET TO THE POINT OF BEGINNING; [illegible] SECTION LINE TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SPOKANE, STATE OF WASHINGTON.

ALSO

PART OF THE NORTH 990 FEET OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 27 NORTH, RANGE 43 EAST, W.M., BEING TRACT 3 OF RECORD OF SURVEY RECORDED AUGUST 26, 2003 UNDER AUDITOR FILE NO. [illegible] DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 20; THENCE SOUTH [illegible] WEST, [illegible] FEET ALONG THE QUARTER SECTION LINE TO THE POINT OF BEGINNING; [illegible] SECTION 20; THENCE NORTH [illegible] WEST, [illegible] FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SPOKANE, STATE OF WASHINGTON.

SPOKANE COUNTY [illegible]
DIVISION: PUBLIC [illegible]
PROJECT #: [illegible]
DATE ACCEPTED: [illegible]
[illegible]

EROSION & SEDIMENT CONTROL

GENERAL NOTES AND INFORMATION

1. AN EROSION/SEDIMENT CONTROL (E.S.C.) PLAN IS REQUIRED FOR THIS PROJECT. IMPLEMENTATION OF THE E.S.C. PLAN, AND CONSTRUCTION, MAINTENANCE, AND UPGRADING OF THE E.S.C. FACILITIES ARE THE RESPONSIBILITY OF THE DEVELOPER UNTIL ALL CONSTRUCTION IS COMPLETED AND ACCEPTED BY SPOKANE COUNTY, OR UNTIL VEGETATION IS ESTABLISHED THROUGHOUT THE SITE, AND ACCEPTED BY SPOKANE COUNTY, WHICHEVER IS LATER.

2. APPROVAL OF THE E.S.C. PLAN DOES NOT CONSTITUTE APPROVAL OF ANY OF THE PROPOSED ROAD, STORM DRAINAGE, GRADING OR UTILITY DESIGN ELEMENTS SHOWN ON THE E.S.C. PLAN.

3. THE EROSION/SEDIMENT CONTROL MEASURES SHOWN ARE THE MINIMUM REQUIREMENTS FOR THE ANTICIPATED SITE CONDITIONS. THE CONTRACTOR SHALL INSPECT AND MAINTAIN THESE E.S.C. MEASURES DAILY, AND SHALL MAINTAIN AND UPGRADE THOSE MEASURES AS NECESSARY TO PREVENT SEDIMENT-LADEN WATER FROM EITHER FLOWING OFF SITE, OR NEW/EXISTING STORM DRAINAGE FACILITIES, SUCH AS DRYWELLS, CULVERTS, OR GRAVEL GALLERIES.

4. GEOTEXTILE FABRIC IS TO BE PLACED ON THE POND, CATCH BASINS AND INLETS UNTIL SUCH TIME THAT THE VEGETATION ON THE SITE IS ESTABLISHED AND THE THREAT OF SEDIMENT DEPOSITION INTO THE DRAINAGE SYSTEM IS MITIGATED.

5. THE SILT FENCES SHALL BE INSTALLED BY THE CONTRACTOR PRIOR TO OTHER SITE WORK, AND MAINTAINED THROUGHOUT THE DURATION OF CONSTRUCTION.

6. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING ROCK CONSTRUCTION ENTRIES AT ANY AND ALL LOCATIONS USED TO ENTER OR EXIT THE PROJECT SITE. SEE DETAIL 1.

7. THE CONTRACTOR IS RESPONSIBLE FOR DESIGNATING A LOCATION WHERE CONCRETE TRUCKS AND EQUIPMENT CAN BE WASHED OUT, NOT LOCATED NEAR OR DRAINING INTO A STORM DRAINAGE AREA.

8. PROPERTY OWNER: NEIL JOHNSON, COLDWELL BANKER NORTHWEST GROUP, (509) 326-1371
PERMIT APPLICANT: NEIL JOHNSON, COLDWELL BANKER NORTHWEST GROUP, (509) 326-1371
CONTACT PERSON ON SITE: NEIL JOHNSON, COLDWELL BANKER NORTHWEST GROUP, (509) 326-1371

9. PROJECT LOCATION: IN SPOKANE COUNTY, EAST OF HATCH ROAD IN SECTION 20, TOWNSHIP 27 NORTH, RANGE 43 EAST, W.M.

10. PROJECT DESCRIPTION: BIDWELL ESTATES, PHASE 1, IS A RESIDENTIAL SUBDIVISION CONSISTING OF 19 LOTS AND WILL REQUIRE CONSTRUCTION OF SEWER, WATER, ROAD, STORM DRAINAGE AND ELECTRICAL FACILITIES. THE IMPROVEMENTS CONSIST OF APPROXIMATELY 1,350 LINEAR FEET OF NEW PUBLIC STREETS AND CURBS, WITH ASSOCIATED STORM DRAINAGE.

11. DESCRIPTION OF E.S.C. MEASURES: USE OF SILT FENCES AND ROCK CONSTRUCTION ENTRANCES. ALL E.S.C. MEASURES MENTIONED ABOVE ARE TEMPORARY AND WILL BE REMOVED AFTER YARDS ARE LANDSCAPED.

12. EXISTING VEGETATION: FIELD GRASSES.

13. PLAN PREPARATION DATE: AUGUST 2, 2005

14. SOILS: LaA LANCITON SILT LOAM, 0–3% SLOPES
BvD BERNER SILT LOAM, 0–8% SLOPES

15. STABILIZATION OF DENUDED AREAS:
ANY DISTURBED AREAS, WHICH WOULD BE LEFT BARE FOR MORE THAN 7 DAYS AND ARE NOT INTENDED TO BE REWORKED WITHIN 30–45 DAYS SHALL BE SEEDED WITH A FAST STARTING NATIVE DRYLAND GRASS SUCH AS ANNUAL RYE, OR APPROVED EQUAL, AT A RATE OF 60 lbs/ACRE.

16. CONTROL OF POLLUTANTS:
ANY SPILLS WILL BE HANDLED ACCORDING TO D.O.E. AND E.O.H. GUIDELINES.

17. SEED MIX
EXCAVATION AND EMBANKMENT BANKS AND ALL DISTURBED AREAS WILL REQUIRE STABILIZATION WITH HYDROSEEDING METHODS. THE SEED MIXTURE SHALL CONSIST OF THE FOLLOWING GRASS SPECIES:

- 10% CLIKA PERENNIAL RYE
- 20% DURAR HARD FESCUE
- 45% CIRAR SHEEP / FESCUE
- 25% RUBENS CANADIAN BLUEGRASS

GRASS SEED: 30 LBS. / ACRE
FERTILIZER: 16–16–16 TIMED RELEASE AT 300 LBS. / ACRES

18. ALL SEEDING OF SLOPES SHALL BE PERFORMED IN ACCORDANCE WITH W.S.D.O.T. STANDARD SPECIFICATIONS SECTION 8-01, AND APPENDIX "E" OF THE SPOKANE COUNTY GUIDELINES FOR STORMWATER MANAGEMENT.

MAINTENANCE

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION AND MAINTENANCE OF THE TEMPORARY E.S.C. MEASURES.

2. SEDIMENT BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RUNOFF-PRODUCING RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL.

3. NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF FILTER FABRIC SHALL BE ACCOMPLISHED PROMPTLY.

4. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RUNOFF-PRODUCING RAINFALL. DEPOSITS MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY 1/2 THE HEIGHT OF THE BARRIER.

5. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE E.S.C. STRUCTURE IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDED.

6. ALL TEMPORARY AND PERMANENT E.S.C. PRACTICES SHALL BE MAINTAINED AND REPAIRED AS NEEDED TO ASSURE CONTINUED PERFORMANCE OF THEIR INTENDED FUNCTION.

7. ALL TEMPORARY E.S.C. MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY BMP'S ARE NO LONGER NEEDED. TRAPPED SEDIMENT SHALL BE REMOVED OR STABILIZED ON SITE. DISTURBED SOIL AREAS RESULTING FROM REMOVAL SHALL BE PERMANENTLY STABILIZED.

8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING DIRT, MUD AND OTHER CONSTRUCTION DEBRIS WHICH MAY ACCUMULATE ON PAVED STREETS ADJACENT TO THE SITE AS A RESULT OF CONSTRUCTION ACTIVITY. CLEANING SHALL BE ON AN "AS NEEDED" BASIS USING SWEEPING AND WATER TO WASH THE CONSTRUCTION DEBRIS FROM THE STREET.

9. ON-SITE DUST CONTROL SHALL BE ACCOMPLISHED BY USING WATER. APPLICATIONS OF WATER MAY BE REQUIRED SEVERAL TIMES PER DAY DURING CONSTRUCTION ACTIVITY.

CERTIFICATION STATEMENT: I CERTIFY THAT THIS EROSION AND SEDIMENT CONTROL PLAN MEETS THE E.S.C. REQUIREMENTS AS LISTED IN CHAPTER 4.5 OF THE SPOKANE COUNTY GUIDELINES FOR STORMWATER MANAGEMENT.

MARK L. KRISBAUM, P.E.

THE DESIGN IMPROVEMENTS SHOWN IN THIS SET OF PLANS AND CALCULATIONS CONFORM TO APPLICABLE EDITIONS OF THE SPOKANE COUNTY STANDARDS FOR ROAD AND SEWER CONSTRUCTION AND THE SPOKANE COUNTY GUIDELINES FOR STORMWATER MANAGEMENT. ALL DESIGN DEVIATIONS HAVE BEEN APPROVED BY THE SPOKANE COUNTY ENGINEER. I APPROVE THESE PLANS FOR CONSTRUCTION.

DEVELOPER'S APPROVAL — DATE: 17 oct 05

CLC ASSOCIATED

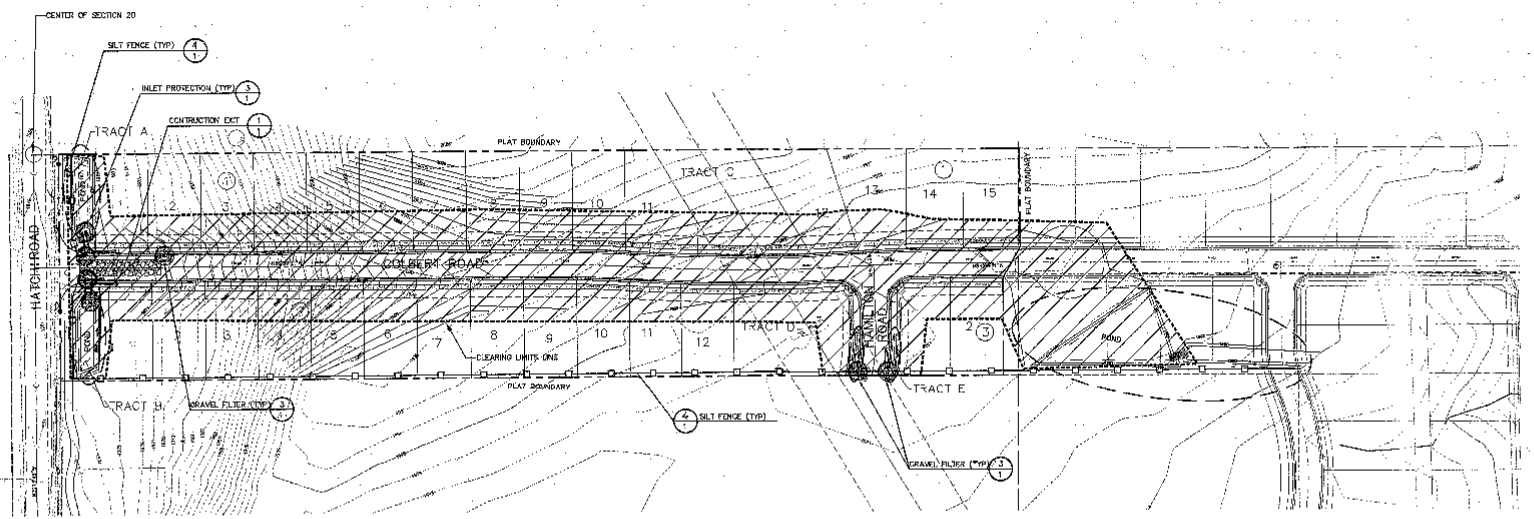
EROSION CONTROL COVER
BIDWELL ESTATES
PHASE 1
SPOKANE COUNTY, WASHINGTON

DATE: 08/01/05 — DESCRIPTION: ORIGINAL PREPARATION

PROJECT #: [illegible]
DRAWN BY: [illegible]
DESIGNED BY: [illegible]
CHECKED BY: MLK

EROSION CONTROL COVER

SECTION 20, T.27 N., R43 E., W.M.
SPOKANE COUNTY, WASHINGTON



LEGEND

- STORM DRAINAGE POND – NO CONCRETE TRUCK WASHOUT. SEE GENERAL NOTES 4 AND 7.
- STORM DRAINAGE STRUCTURE – NO CONCRETE TRUCK WASHOUT. SEE GENERAL NOTES 4 AND 7.
- SILT FENCE. SEE DETAIL 4, SHEET 1 AND GENERAL NOTE 5.
- LIMIT OF SOIL DISTURBANCE
- ROCK CONSTRUCTION ENTRY. SEE DETAIL 1, SHEET 2 AND GENERAL NOTE 6.
- PROPOSED STORM DRAIN INLET
- PROPOSED STORM MANHOLE
- PROPOSED STORM DRYWELL
- PROPOSED STORM DRAIN PIPE
- GRAVEL AND WIRE MESH INLET SEDIMENT FILTER PROTECTION

NAVD '88 DATUM

RR SPIKE IN WEST FACE OF P.P. 28' EAST OF CENTERLINE OF HATCH ROAD, 81' NORTH OF SOUTH PLAT BOUNDARY OF WESTWOOD ESTATES #5.
QLO COUNTY DATUM ELEV.=1943.71.
NAVD '88 DATUM ELEV.=1947.58.

UNDERGROUND SERVICE ALERT
ONE-CALL NUMBER
456-8000
CALL TWO BUSINESS DAYS BEFORE YOU DIG

CAUTION: NOTICE TO CONTRACTOR

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DEVELOPER'S APPROVAL

17 OCT '05
DATE

SPOKANE COUNTY LANDFILL ONLY
SPOKANE PUBLIC WORKS DEPARTMENT
CONSTRUCTION PLANS
PROJECT # 2125
DATE ACCEPTED 10/13/05
ACCEPTANCE EXPIRES 10/13/07
PROJECT LAND USE PERMIT 2125
CONSTRUCTION INSPECTOR
THIS PLAN SHALL BE KEPT ON THE JOB SITE AT ALL TIMES AND MAY NOT BE CHANGED WITHOUT THE WRITTEN APPROVAL OF THE SPOKANE COUNTY PUBLIC WORKS DEPARTMENT.
PUBLIC WORKS DEPARTMENT (509) 477-3600
SPOKANE COUNTY, WASHINGTON

ELC ASSOCIATES
12720 E. NORTHLAKE WAY
SPOKANE VALLEY
WASHINGTON 99216
(509) 926-4500
FAX (509) 926-4501
ELCASSOCIATES.COM
ARCHITECTURE
ENGINEERING/PLANNING
LANDSCAPE ARCHITECTURE
LAND SURVEYING

EROSION CONTROL PLAN
BIDWELL ESTATES
PHASE 1
SPOKANE COUNTY, WASHINGTON

WASHINGTON
STATE REGISTERED PROFESSIONAL ENGINEER
DAVID L. KRAMARICH
STATE OF WASHINGTON
REGISTRATION NO. 39896
FOR AND ON BEHALF OF ELC ASSOCIATES

DOFES 4/14/07

EXPIRES UNDER THE DIRECT SUPERVISION OF DAVID L. KRAMARICH, P.E. STATE OF WASHINGTON REGISTRATION NO. 39896 FOR AND ON BEHALF OF ELC ASSOCIATES

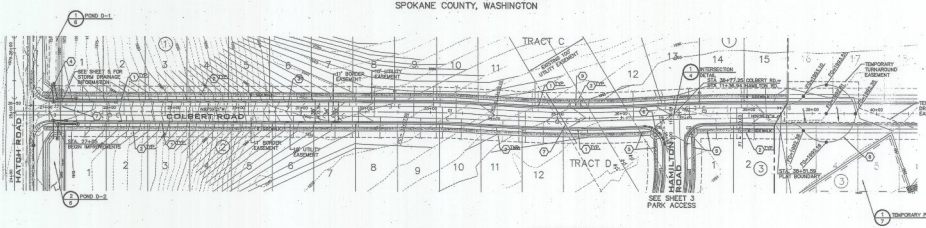
DATE	DESCRIPTION
09/01/05	ORIGINAL PREPARATION

EROSION CONTROL PLAN

PROJECT #:2004U142
DRAWN BY: JDR
DESIGNED BY: DDC
CHECKED BY: KCK

2 OF 2

SECTION 20, T.27 N., R43 E., W.M.
SPOKANE COUNTY, WASHINGTON



NAVD '88 DATUM

PR SPIKE IN WEST FACE OF A.C. 24" EAST OF CENTERLINE OF HATCH ROAD, 1.0' NORTH OF SOUTH EDGE OF BOUNDARY OF WESTWOOD ESTATES AT OLD COUNTY DATUM ELEV=1943.71.
NAVD '88 DATUM ELEV=1917.36.

UNDERGROUND SERVICE ALERT
ONE-CALL NUMBER
456-8000
(WASH. 1-800-553-4344)
(CONC. 1-800-332-5037)

CAUTION! NOTICE TO CONTRACTOR

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CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	DELTA
C1	126.18	2000.00	63.11	126.16	3°44'20"
C2	391.01	2000.00	195.69	390.53	11°12'00"
C3	130.51	2000.00	65.28	130.49	3°44'20"
C4	27.86	20.00	15.03	25.67	83°12'34"
C5	86.77	45.00	61.81	74.36	108°10'42"
C6	27.06	20.00	14.54	25.17	77°42'44"
C7	47.14	30.00	30.00	42.44	90°00'00"
C8	47.77	30.00	30.65	42.88	91°14'11"

NOTE: ALL CURB RADII FOR TYPE 'B' CURB IS FACE OF CURB.

CONSTRUCTION NOTES

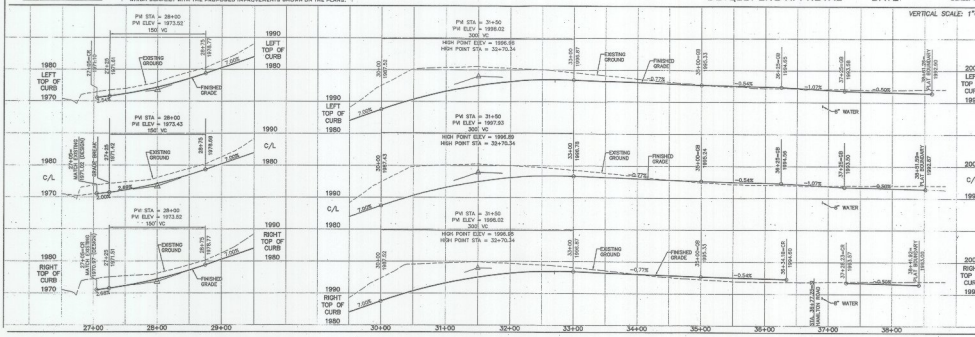
1. TYPE B CURB PER SPOKANE COUNTY STANDARD PLAN A-3.
2. CONSTRUCT 6" CEMENT CONCRETE SIDEWALK PER SPOKANE COUNTY STANDARD PLAN A-4.
3. CONSTRUCT ROADWAY PER CROSS SECTION DETAIL 2, SHEET 4.
4. INSTALL "STOP" AND (2) "PUBLIC STREET" SIGNS PER SPOKANE COUNTY STANDARD PLAN A-16 AND M.U.T.C.D. STANDARDS.
5. CONSTRUCT CURB RAMP PER SPOKANE COUNTY PLAN A-5.
6. CONSTRUCT SPILL CURB. SEE DETAIL 3, SHEET 4.
7. INSTALL (2) 4" PVC IRRIGATION CONDUITS.
8. CONSTRUCT TEMPORARY CUL-DE-SAC TURNAROUND. 6" CSTC MIN.
9. CONSTRUCT 16' DRIVEWAY PER SPOKANE COUNTY STANDARD PLAN A-7.

DEVELOPER'S APPROVAL

DATE

NORTH 50 0 25 50
SCALE: 1" = 50'-0"

VERTICAL SCALE: 1"=10'



CLC ASSOCIATES
12728 E. VENTURA PARK
SPOKANE, WA 99216
(509) 926-2592
FAX 926-9663
ARCHITECTURE
ENGINEERING
PLANNING
SURVEYING
LANDSCAPE ARCHITECTURE
CONSTRUCTION MANAGEMENT

STREET CONSTRUCTION PLANS

BIDWELL ESTATES
COLBERT RD STA. 26+50 TO STA. 33+50

SPOKANE COUNTY, WASHINGTON

SPIRIT LAKE

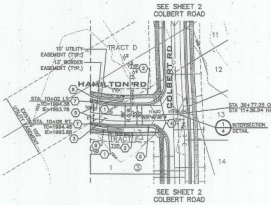
REGISTERED PROFESSIONAL ENGINEER
CHARLES R. CLEVELAND
STATE OF WASHINGTON
16344

DATE	BY	REVISION

PROJECT #90-040-46
DRAWN BY: HLD
DESIGNED BY: HLD
CHECKED BY: HLD

COLBERT RD. PLAN & PROFILE

SECTION 20, T.27 N., R43 E., W.M.
SPOKANE COUNTY, WASHINGTON



CONSTRUCTION NOTES

1. TYPE B CURB PER SPOKANE COUNTY STANDARD PLAN A-3.
2. CONSTRUCT 5' CEMENT CONCRETE SIDEWALK PER SPOKANE COUNTY STANDARD PLAN A-4.
3. CONSTRUCT ROADWAY PER CROSS SECTION DETAIL 4, SHEET 3.
4. CONSTRUCT CURB RAMP PER SPOKANE COUNTY PLAN A-5.
5. PROVIDE AND INSTALL TYPE 1 TRAFFIC BARRICADE WITH (2) OM4-3 END OF ROADWAY SIGNS.
6. INSTALL 3 "PUBLIC STREET" SIGNS PER SPOKANE COUNTY STANDARD PLAN A-16 AND W.S.T.C.G. STANDARDS.
7. CONSTRUCT 2' TYPE 1 CURB INLET PER SPOKANE COUNTY STANDARD PLAN B-8.
8. CONSTRUCT ROADSIDE SWALE FROM STA. 10+00 TO STA. 10+50 ONLY. SEE TYPICAL ROAD CROSS-SECTION AND SWALE CROSS-SECTION, DETAIL 3, SHEET 4, GRADE SWALE BOTTOM PLAT.

CURVE TABLE					
CURVE	LENGTH	RADIUS	TANGENT	CHORD	DELTA
C1	64.24	300.00	32.24	64.11	12°16'06"

NOTE: ALL CURB RADII FOR TYPE "B" CURB IS FACE OF CURB.

NAVD '88 DATUM

BR SPIKE IN WEST FACE OF PLP. 38' WEST OF SOUTH EAST CORNER OF ROAD, 87' NORTH OF SOUTH PLAT BOUNDARY OF WESTWOOD ESTATES #2. OLD COUNTY DATUM ELEV.=1943.71. NAVD '88 DATUM ELEV.=1947.56.

UNDERGROUND SERVICE ALERT
ONE-CALL NUMBER
456-8000
CALL THE NUMBER DATE BEFORE YOU DIG

CAUTION: NOTICE TO CONTRACTOR

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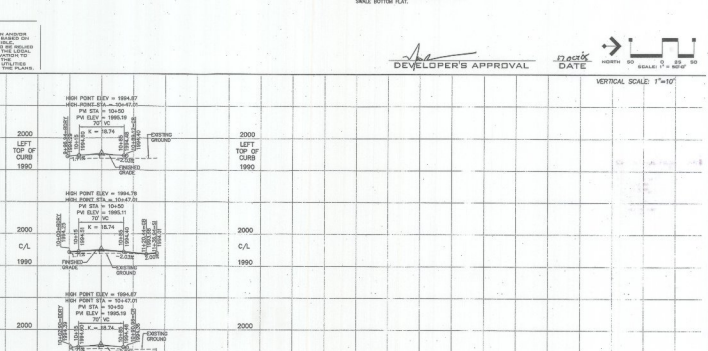

DEVELOPER'S APPROVAL

DATE

NORTH 50 0 50 50
SCALE: 1" = 50'-0"

VERTICAL SCALE: 1"=10'

CLE ASSOCIATES
13727 E. INDIANOLA PKWY
SPOKANE VALLEY
WASHINGTON 99216
(509) 926-2110
FAX (509) 926-2111
E-MAIL: CLE@CLEASSOCIATES.COM
WWW.CLEASSOCIATES.COM
CIVIL ENGINEERING
LAND SURVEYING

STREET CONSTRUCTION PLANS

BIDWELL ESTATES
HAMILTON ROAD STA. 10+00
TO STA. 11+36.94
SPOKANE COUNTY, WASHINGTON

CIVIL CODE
PREPARED UNDER THE SUPERVISION OF THE NAMED PROFESSIONAL ENGINEER IN THE STATE OF WASHINGTON
CLE ASSOCIATES, 13727 E. INDIANOLA PKWY, SPOKANE VALLEY, WA 99216
(509) 926-2110

REVISIONS	
NO.	DESCRIPTION
1	
2	
3	
4	

HAMILTON RD. PLAN & PROFILE

PROJECT #:0401-142
DRAWN BY: KJC
DESIGNED BY: HEV
ENGINEER BY: HEV