

**STREET GENERAL NOTES**

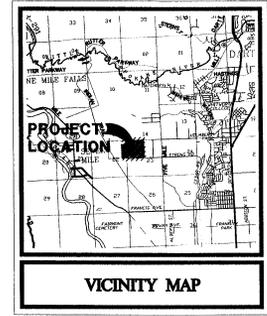
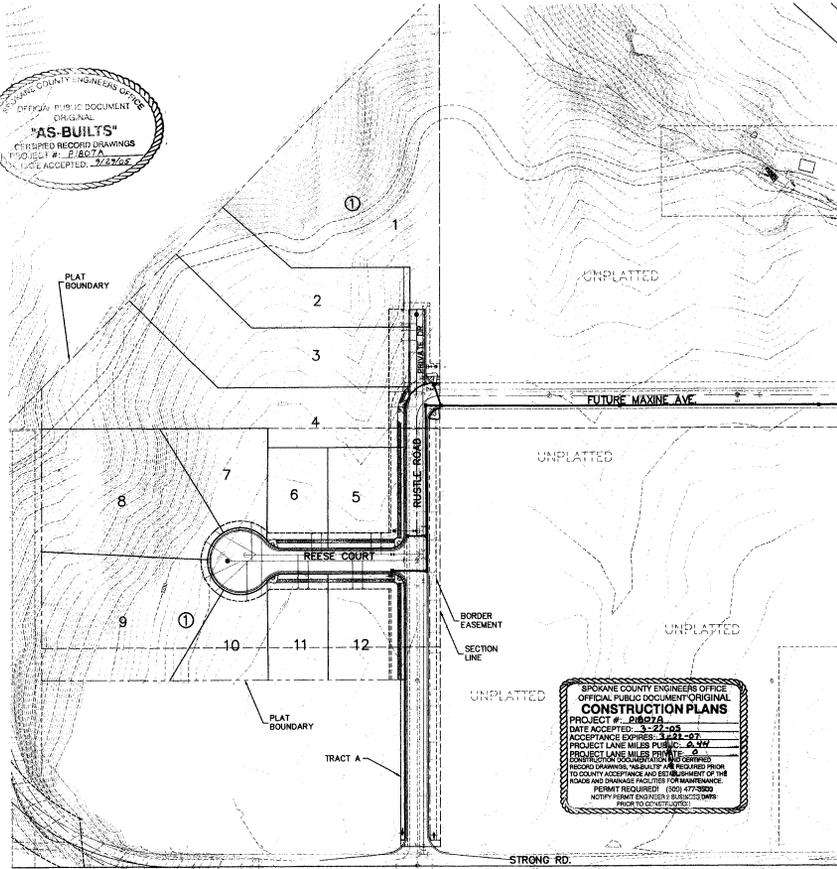
THE CONTRACTOR SHALL PROVIDE ALL MATERIALS, LABOR, AND EQUIPMENT TO CONSTRUCT AND INSTALL TO PROPER WORKING ORDER. ALL IMPROVEMENTS AS DETAILED OR CALLED OUT ON THESE PLANS.

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 ASSISE 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, MARY L. KRIBGMUND, P.E., @ 456-8840, THE SITE PROJECT INSPECTING ENGINEER OR HIS REPRESENTATIVE, BLINGER AND ASSOCIATES, @ 535-8841 AND THE SPOKANE COUNTY ENGINEER'S OFFICE, CONSTRUCTION ENGINEER, @ 477-8500.
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-1.
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 DRYWELLS 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. NO QUANTITIES HAVE BEEN CALCULATED TO DETERMINE VOLUMES OF EXCAVATION AND EMBANKMENT ON THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE OR DISPOSE OF ALL EMBANKMENT AND/OR EXCAVATED MATERIALS.
12. FOR ANY CURB GRADES LESS THAN 0.8 (1008 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.

# COVER SHEET FOR BROOKE MEADOWS - FALCON RIDGE

## STREET AND STORM DRAINAGE PLANS

SECTION 23, T. 26 N., R. 42 E., W.M.



**STORM DRAINAGE NOTES**

1. SEE STREET PLAN AND PROFILE SHEETS FOR 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 "200" PONDS SHOWN SHALL BE ROUGH GRADED PRIOR TO PAVING OF ADJACENT ROADWAY.
4. CONTRACTOR SHALL PROVIDE SPOKANE COUNTY WITH RECORD DRAWING IRRIGATION PLANS UPON COMPLETION OF ALL POND CONSTRUCTION.
5. INSTALL "AMOCO" #4545 FILTER FABRIC (OR APPROVED EQUAL) IN ALL DRYWELLS. SEE SPOKANE COUNTY STANDARDS (1999 EDITION) SHEET B-1c 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.
8. NOT USED.
9. SOIL TESTS ARE REQUIRED IN POND A FOR WATER QUALITY TREATMENT DEPTHS OF 6" WHERE SOIL TESTS ARE REQUIRED, ONE (1) TEST EACH FOR CATION EXCHANGE AND SOIL ORGANIC MATTER SHALL BE PERFORMED FOR EACH GRASSED PERCOLATION AREA OF 1500 S.F. OR LESS. SOIL TESTS MAY BE REQUIRED FOR EACH ADDITIONAL 2,000 S.F. OR FRACTION THEREOF. TESTS SHALL BE PERFORMED ON A WELL-MIXED COMPOSITE SAMPLE CONSISTING OF THE TOP SIX (6) INCHES OF SOIL FROM AT LEAST FOUR (4) CORES UNIFORMLY DISTRIBUTED OVER THE PERCOLATION AREA. IF THE AVERAGE CATION EXCHANGE CAPACITY IS 15 MILIEQUIVALENTS/100 LB OR MORE OR THE SOIL IS 2% ORGANIC CARBON OR MORE, THE SOIL WILL BE CONSIDERED SUITABLE FOR STORMWATER TREATMENT.
10. SLEEVING, 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'S RESPONSIBILITY FOR INSTALLING SLEEVING BEFORE CURBING, SIDEWALKS, PAVING, ETC. IS INSTALLED. PATCH ASPHALT AS NEEDED. LAWN AREAS ARE TO BE BRUSHED WITH TOP SOIL POP-UP.
11. LAWN AREAS: HEADS OR EQUIVALENT. (TEST SYSTEM BEFORE BACKFILLING). AFTER INSTALLATION, ADJUST VALVES, HEADS, EMITTERS.
12. ADJUSTMENT, ETC. TO PROVIDE UNIFORM COVERAGE AND TO MINIMIZE OVER SPRAY OR WALLS, FENCES, WALKS, DRIVES, ETC.
13. WATER POWER SUPPLY: THE OWNER/ GENERAL CONTRACTOR IS TO SUPPLY WATER TAPS FOR HOOP-UP AND SPLY POWER FOR CONTROLLER.



**LEGEND**

EXISTING	GENERAL	PROPOSED
---	ROADWAY CENTER LINE	---
---	RIGHT OF WAY LINE	---
---	EASEMENT LINE	---
---	PLAT BOUNDARY	---
---	PLAT BOUNDARY BUILDINGS & STRUCTURES	---
---	<b>SANITARY SEWER</b>	---
---	SANITARY SEWER MANHOLE	---
---	SEWER SERVICE	---
---	<b>WATER</b>	---
---	WATER LINE VALVE	---
---	FIRE HYDRANT SERVICE METER	---
---	BLOWOFF	---
---	AIR VACUUM RELIEF STATION	---
---	<b>STORM DRAINAGE</b>	---
---	DRAINAGE LINE MANHOLE	---
---	CATCH BASIN	---
---	DITCH	---

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.

**TABLE OF CONTENTS**

COVER SHEET	SHEET 1
REESE COURT STA. 3+59.43 TO STA. 6+24.43	SHEET 2
RUSTLE ROAD STA. 26+40 TO STA. 35+79.98	SHEET 3
MAXINE STORM DRAINAGE	SHEET 4
STREET DETAILS	SHEET 5

NAV'D88 DATUM  
ESTABLISHED ON-SITE BY GPS SURVEY PERFORMED 11/26/00 USING AN AGENT MONUMENT GP 33290-143 AND GP 33290-147



**CAUTION: NOTICE TO CONTRACTOR**  
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR DEPTH 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 IDEAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. THE CONTRACTOR IS RESPONSIBLE TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

*M. J. Blunt*  
DEVELOPERS APPROVAL

9-2-04  
DATE



13750 E. HERRINGDALE DRIVE  
SPokane, WA 99216  
P. 509.325.8840  
F. 509.325.8841  
E. CLC@CLC.COM

ARCHITECTURE  
ENGINEERING AND PLANNING  
LANDSCAPE ARCHITECTURE  
LAND SURVEYING

STREET AND STORM DRAINAGE PLANS  
BROOKE MEADOWS - FALCON RIDGE  
COVER SHEET  
SPOKANE COUNTY, WA



DRAWN BY: J. V. JONES  
CHECKED BY: M. J. BLUNT  
DATE: 9-2-04

PROJECT # 03001370  
DRAWN BY: J. V. JONES  
CHECKED BY: M. J. BLUNT

DATE: 9-2-04  
DRAWN BY: J. V. JONES  
CHECKED BY: M. J. BLUNT

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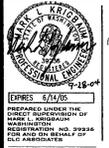
SECTION 23, T.26 N., R42 E., W.M.  
SPOKANE COUNTY, WASHINGTON



11700 E. HAYWARD DRIVE  
WENATCHEE, WA 98856  
P 509.662.4444  
F 509.662.4444  
ELE@ELEASSOCIATES.COM

ARCHITECTURE  
LANDSCAPE ARCHITECTURE  
LAND SURVEYING

STREET AND DRAINAGE PLANS  
BROOK MEADOWS -  
FALCON RIDGE  
REESE CT STA. 3+19.43 TO STA. 6+24.43  
SPOKANE COUNTY, WA



PREPARED UNDER THE CLOSE SUPERVISION OF  
REGISTERED PROFESSIONAL ENGINEER  
REGISTRATION NO. 29944  
ISSUED AND RENEWED BY  
ELE ASSOCIATES

DATE SUBMITTED  
DATE APPROVED  
DATE SUBMITTED

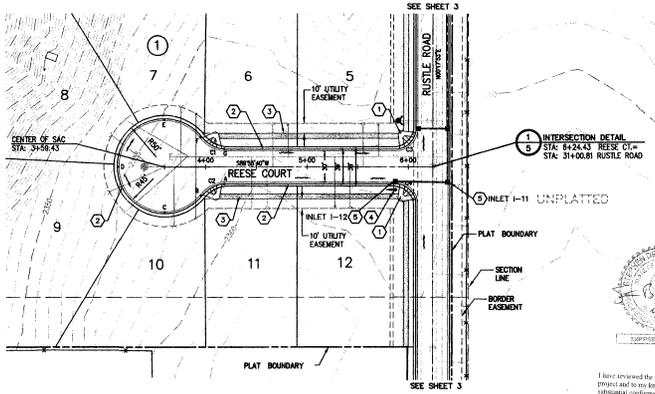
PROJECT # 003010  
DRAWN BY: AFJ/BJ  
DESIGNED BY: AFJ  
CHECKED BY: AFJ

**CONSTRUCTION NOTES**

1. CONSTRUCT WHEELCHAIR RAMP PER SPOKANE COUNTY STANDARD PLAN A-3, DESIGN B.
2. CONSTRUCT TYPE B CURB AND GUTTER PER SPOKANE COUNTY STANDARD PLAN A-3.
3. CONSTRUCT 6-FOOT WIDE CONCRETE SIDEWALK PER SPOKANE COUNTY STANDARD PLAN A-3.
4. INSTALL STREET NAME SIGN PER M.U.T.C.D. AND SPOKANE COUNTY STANDARDS.
5. SPOKANE COUNTY TYPE 1 CATCH BASIN WITH TYPE 1 FRAME AND GRATE PER SPOKANE COUNTY STANDARD PLAN A-6-B, B-8, B-10.

CURVE TABLE					
CURVE	LENGTH	RADIUS	TANGENT	CHORD	DELTA
C1	27.43	30.00	14.78	28.48	52°22'56"
C2	27.43	30.00	14.78	28.48	52°22'56"
C3	31.28	20.00	15.67	28.33	69°37'47"
C4	31.55	20.00	20.13	28.38	69°22'13"

SPOKANE COUNTY ENGINEERS OFFICE  
OFFICIAL PUBLIC DOCUMENT ORIGINAL  
**CONSTRUCTION PLANS**  
PROJECT # 1807A  
DATE ACCEPTED: 2/26/24  
ACCEPTANCE POWER: 3+19.43 TO 6+24.43  
PROJECT LANE MILES PUBLIC & U/W  
PROJECT LANE MILES PRIVATE  
CONTRACT DOCUMENTATION CERTIFIED  
SECOND DRAWING. ALL NOTES ARE REQUIRED FROM  
THE LATEST REVISIONS AND ANY CHANGES TO THE  
ROAD AND DRAINAGE PLANS FOR MAINTENANCE.  
PERMIT REQUIRED: 1000-07-3009  
NOTIFY PERMIT ENGINEER AT 509.662.4444  
ROAD TO BE CLOSED:



I have reviewed the construction of this project and to my knowledge find it to be in substantial conformance with the approved plans and Spokane County Standards except as noted.

James P. Burt  
DEVELOPER'S APPROVAL

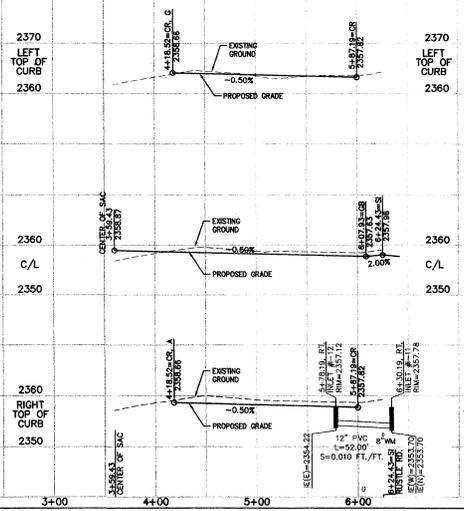
9.27.04  
DATE



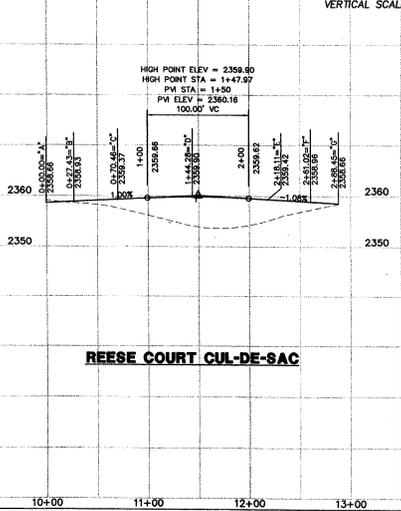
NAVD '88 DATUM  
BASED ON GSN # 96 BEING A BRASS  
CAP IN MONUMENT CASE LOCATED AT  
THE INTERSECTION OF JOHNSON ROAD  
AND THE WILE ROAD  
ELEVATION=2386.56

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

**CAUTION: NOTICE TO CONTRACTOR**  
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SPOKANE COUNTY ENGINEERS OFFICE  
OFFICIAL PUBLIC DOCUMENT ORIGINAL  
**"AS-BUILTS"**  
CERTIFIED RECORD DRAWING  
PROJECT # 1807A  
DATE ACCEPTED: 2/26/24



**REESE COURT CUL-DE-SAC**

RECORD DRAWINGS

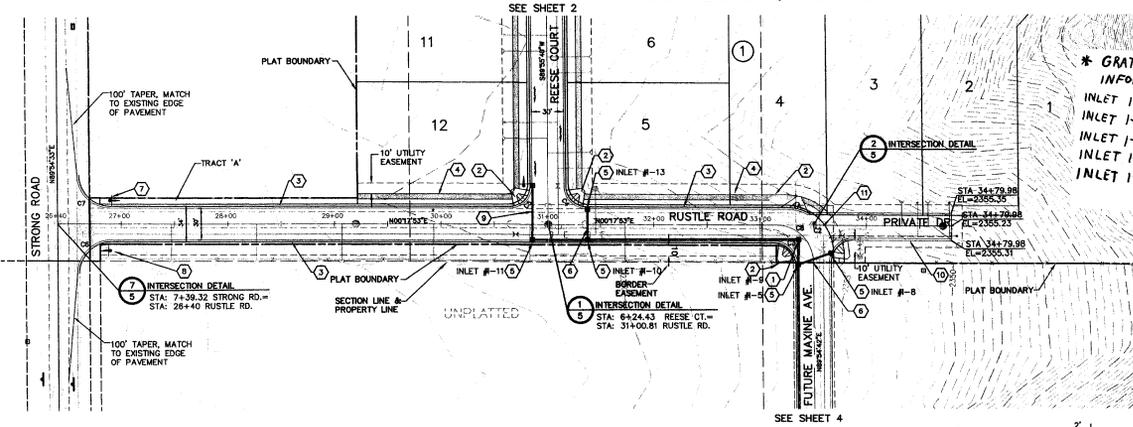
REESE CT. PLAN AND PROFILE

SECTION 23, T.26 N., R.42 E., W.M.  
SPOKANE COUNTY, WASHINGTON

**CONSTRUCTION NOTES**

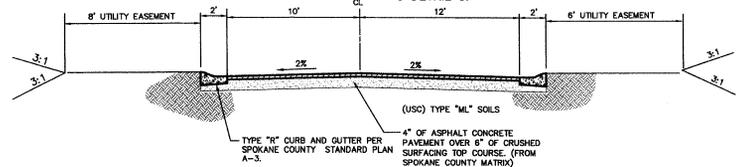
- 1 SPOKANE COUNTY TYPE 1 GATCH BASIN WITH TYPE 1 FRAME AND SOLID GRATE PER SPOKANE COUNTY STANDARD PLAN B-6.
- 2 CONSTRUCT WHEELCHAIR RAMP PER SPOKANE COUNTY STANDARD PLAN A-5, DESIGN B.
- 3 CONSTRUCT TYPE B CURB AND GUTTER PER SPOKANE COUNTY STANDARD PLAN A-3.
- 4 CONSTRUCT 5-FOOT WIDE CONCRETE SIDEWALK PER SPOKANE COUNTY STANDARD PLAN A-4.
- 5 SPOKANE COUNTY TYPE 1 CATCH BASIN WITH TYPE 1 FRAME AND SOLID GRATE PER SPOKANE COUNTY STANDARD PLAN B-6.
- 6 SEE THIS SHEET FOR STORM PROFILE.
- 7 INSTALL STREET SIGN AND STOP SIGN PER M.U.T.C.D. AND SPOKANE COUNTY STANDARDS.
- 8 INSTALL "NO OUTLET" SIGN PER M.U.T.C.D. AND SPOKANE COUNTY STANDARDS.
- 9 SEE SHEET 2 FOR STORM PROFILE.
- 10 CONSTRUCT TYPE R CURB AND GUTTER PER SPOKANE COUNTY STANDARD PLAN A-3.
- 11 INSTALL 22" WIDE CURB DROP FOR PRIVATE DR. ENTRY.

**\* GRATE TYPE INFORMATION:**  
 INLET 1-8: Type 3  
 INLET 1-5: Type 3  
 INLET 1-9: Type 1  
 INLET 1-10: Type 1  
 INLET 1-13: Type 1



CURVE	LENGTH	RADIUS	TANGENT	CHORD	DELTA
C1	37.84	28.00	22.28	34.87	77°01'36"
C2	64.91	41.50	41.22	58.49	89°36'49"
C3	31.28	20.00	19.87	28.19	88°38'49"
C4	31.29	20.00	19.87	28.19	88°37'47"
C5	31.55	20.00	20.13	28.38	90°23'17"
C6	31.55	20.00	20.14	28.38	90°23'20"
C7	31.28	20.00	19.96	28.19	88°38'40"
C8	54.74	35.00	34.76	48.33	89°36'49"

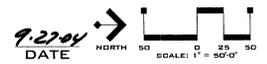
NOTE: LOTS 1 AND 2 SHALL HAVE INDIVIDUAL "208" PONDS. SEE SHEET 5 DETAIL 5.



TYPICAL ROADWAY SECTION  
 NOT TO SCALE  
 PRIVATE DR.

NAVD '88 DATUM  
 BASED ON CBM # 95 BEING A BRASS CAP IN MONUMENT CASE LOCATED AT THE INTERSECTION OF JOHNSON ROAD AND FIVE MILE ROAD. ELEVATION=2388.56

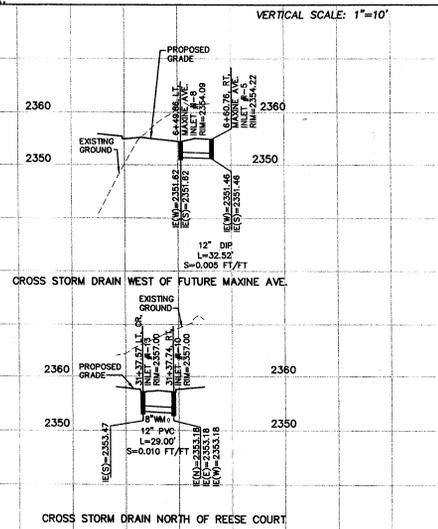
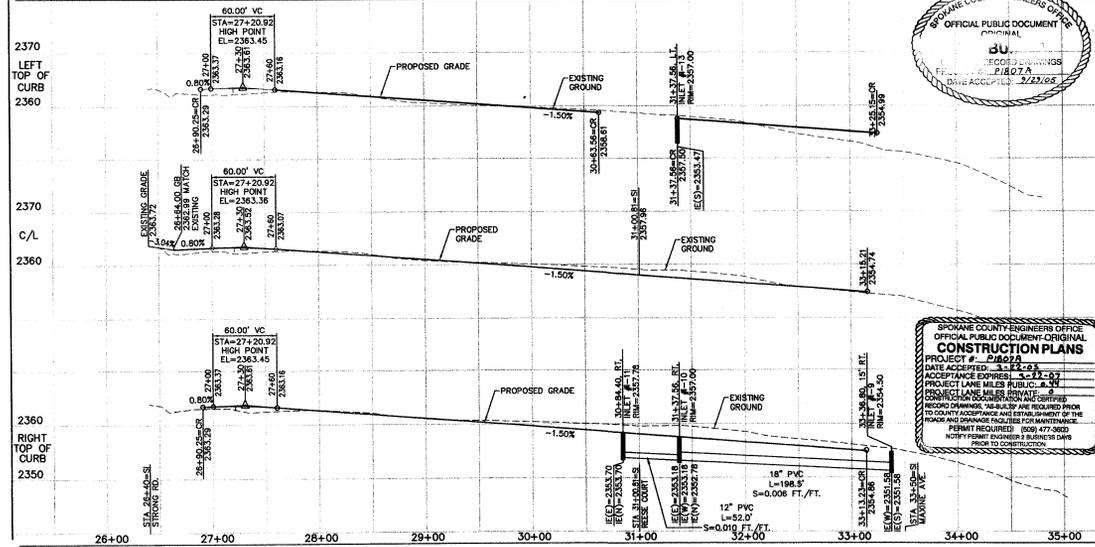
DEVELOPER'S APPROVAL  
 DATE: 9-27-07



I have reviewed the construction of this project and to my knowledge find it to be in substantial conformance with the accepted plans and Spokane County Standards except as noted.

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

CAUTION: NOTICE TO CONTRACTOR  
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19700 E. HIDEAVAL PAVY,  
 WASHINGTON 99216  
 P: 509.488.8884  
 F: 509.488.8884  
 CLC@CLCASSOCIATES.COM

STREET AND DRAINAGE PLANS  
 BROOKE MEADOWS -  
 BROOKE FALCON RIDGE  
 RUSTLE RD STA. 26+40 TO STA. 35+49.90  
 SPOKANE COUNTY, WA



EXPIRES: 9/17/08  
 PREPARED BY: BRUCE DUNNING  
 CHECKED BY: BRUCE DUNNING  
 PROJECT NO. 216022  
 CLC ASSOCIATES

THESE PLANS ARE INSTRUMENTS OF PROFESSIONAL SERVICE AND ARE PREPARED BY OR UNDER THE CLOSE PERSONAL SUPERVISION OF A LICENSED PROFESSIONAL ENGINEER.  
 DATE: 9-27-07  
 DESCRIPTION: STORM DRAINAGE  
 SECOND SUBMITTAL  
 PROJECT NO. 216022  
 SHEET NO. 13 OF 14  
 PROJECT # 216022 (7)  
 DRAWN BY: ACB  
 DESIGNED BY: MJK  
 CHECKED BY: MJK

SECTION 23, T.26 N., R.42 E., W.M.  
SPOKANE COUNTY, WASHINGTON

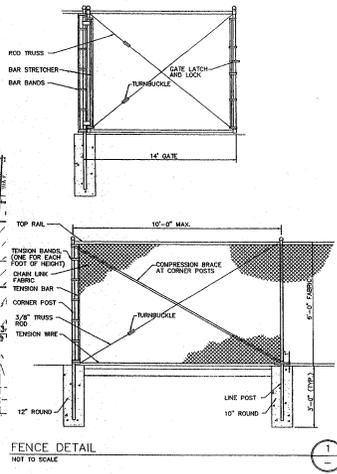
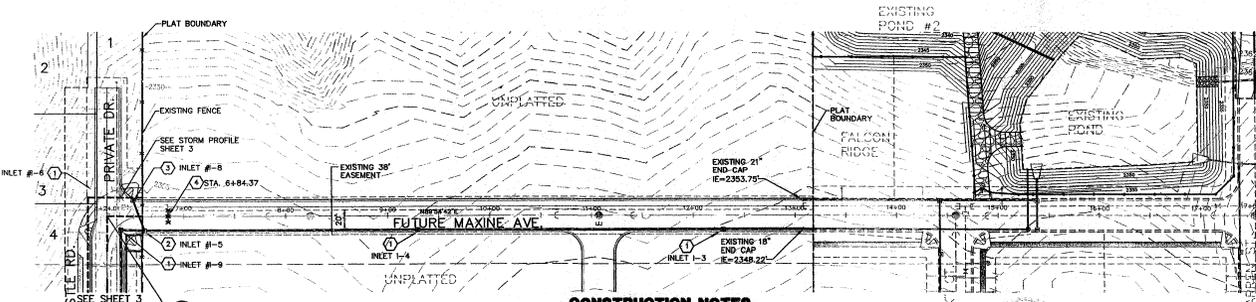


CLC ASSOCIATES  
1501 N. WASHINGTON STREET  
SPOKANE, WASHINGTON 99201  
PHONE: 467-2222  
FAX: 467-2222  
WWW.CLCASSOCIATES.COM

ARCHITECTURE  
LANDSCAPE ARCHITECTURE  
ENGINEERING

STREET AND DRAINAGE PLANS  
BROOK MEADOWS -  
FALCON RIDGE  
SPOKANE COUNTY, WA

Records Drawings



**CONSTRUCTION NOTES**

- 1 SPOKANE COUNTY TYPE 1 CATCH BASIN WITH TYPE 1 FRAME AND SOLID COVER PER SPOKANE COUNTY STANDARD PLAN 9-4, B-10, B-15.
- 2 SPOKANE COUNTY TYPE 1 CATCH BASIN WITH TYPE 1 FRAME AND TYPE 3 GATE PER 9-12, B-4, B-14, B-10.
- 3 SPOKANE COUNTY TYPE 1 CATCH BASIN WITH TYPE 3 FRAME AND GATE PER TYPE 1 FRAME AND TYPE 3 GATE PER SPOKANE COUNTY STANDARD PLANS 9-4, B-4, B-10.
- 4 INSTALL GATE ACROSS FUTURE MAXINE AVE. SEE DETAIL 1, THIS SHEET.



I have reviewed the construction of this project and to my knowledge shall be the substantial compliance with the accepted plans and Ordinance Code. No other exceptions are noted.

*James B. ...*  
**DEVELOPER'S APPROVAL**

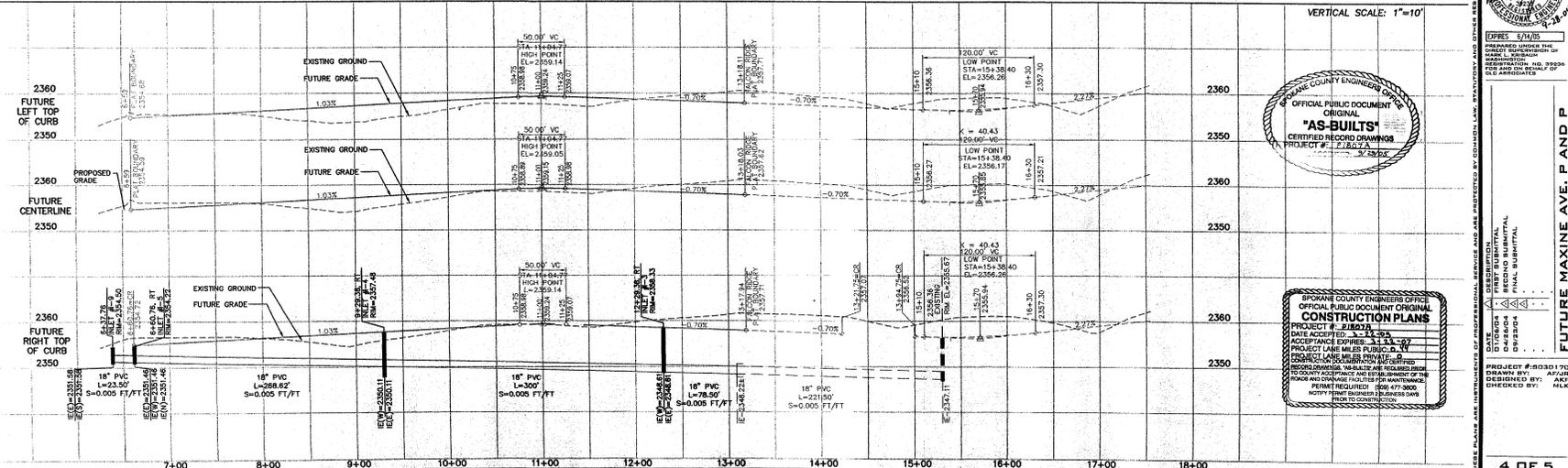
DATE: 9.27.04  
NORTH 90  
SCALE: 1" = 50'-0"



DATE: 5/19/05  
CHECKED: [Signature]  
DESIGNED: [Signature]

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

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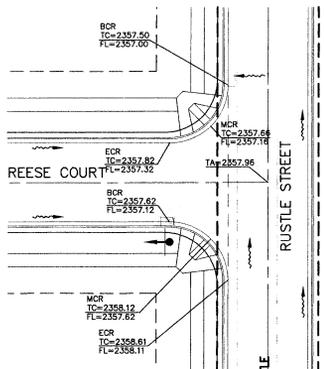


SPOKANE COUNTY ENGINEER OF PUBLIC WORKS  
OFFICIAL PUBLIC DOCUMENT ORIGINAL  
**"AS-BUILTS"**  
CERTIFIED RECORD DRAWING  
PROJECT # 21807A  
DATE ACCEPTED: 9.27.04  
ACCEPTANCE EXPIRES: 3.31.07  
PROJECT LANE MILES PUBLIC: 0.2  
DESIGNING LANE MILES PRIVATE: 0.0  
RECORD DRAWING, USABILITY ARE REQUIRED FROM PERMITTEE. REVISIONS TO RECORD DRAWING, ROAD AND DRAINAGE FACILITIES ARE REQUIRED FROM PERMITTEE. PERMIT REQUIRED: \$600-\$7000. NOTIFY PERMIT ENGINEER BY BUSINESS DAYS PRIOR TO CONSTRUCTION.

DATE: 5/19/05  
DESIGNED: [Signature]  
CHECKED: [Signature]  
DATE: 5/19/05  
DESIGNED BY: [Signature]  
CHECKED BY: [Signature]

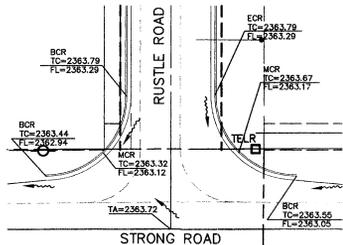
PROJECT # 21807A  
DRAWN BY: [Signature]  
DESIGNED BY: [Signature]  
CHECKED BY: [Signature]

SECTION 23, T.26 N., R42 E., W.M.  
SPOKANE COUNTY, WASHINGTON



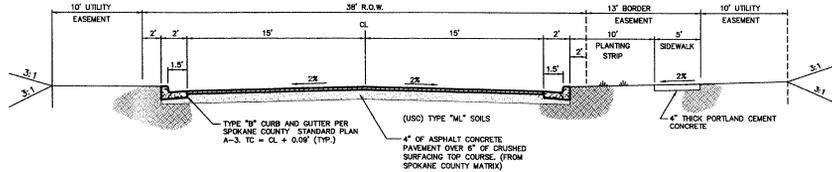
INTERSECTION DETAIL  
1"=20'

1



INTERSECTION DETAIL  
1"=20'

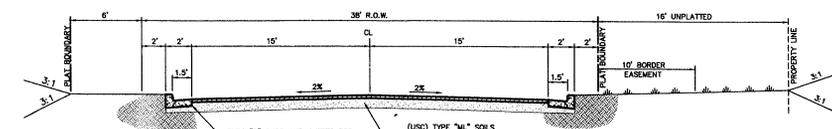
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TYPICAL ROADWAY SECTION  
NOT TO SCALE

FUTURE MAXINE AVENUE

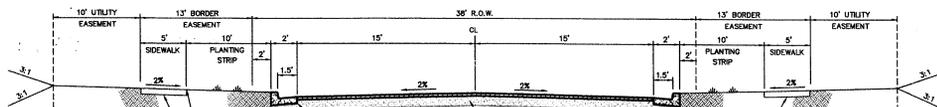
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TYPICAL ROADWAY SECTION  
NOT TO SCALE

RUSTLE ROAD STA 26+40 TO STA 29+20

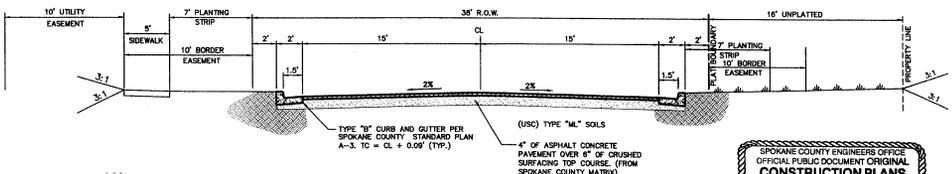
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TYPICAL ROADWAY SECTION  
NOT TO SCALE

REESE COURT

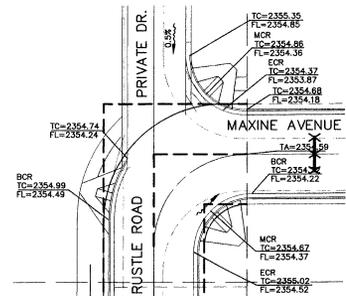
4



TYPICAL ROADWAY SECTION  
NOT TO SCALE

RUSTLE ROAD STA 29+20 TO STA 34+00

6



INTERSECTION DETAIL  
1"=20'

2

**\*DRYLAND GRASS SEED MIX**  
SPOKANE COUNTY PUBLIC WORKS, FEBRUARY 1998  
GRASS SEED: PROVIDE FRESH, CLEAN, NEW DROP 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% ELKA PERENNIAL RYE  
20% DURAM HARD TESSIE  
40% COVAR SHEEP/FESCUE  
10% REUBENS CANADIAN BLUEGRASS

PROVIDE MIXTURE COMPOSED OF GRASS SEED AND FERTILIZER IN PERCENTAGES AS FOLLOWS:  
GRASS SEED: 90 LBS. PER ACRE  
FERTILIZER: 15-16-16 TIMED RELEASE COMPOSITION, 300 LBS. PER ACRE

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



I have reviewed the construction of this project and to my knowledge find it to be in substantial compliance with the accepted plan and Spokane County Standard except as noted.

DEVELOPER APPROVAL

DATE

SPOKANE COUNTY ENGINEERS OFFICE  
OFFICIAL PUBLIC DOCUMENT ORIGINAL  
CONSTRUCTION PLANS  
PROJECT # 18027A  
DATE ACCEPTED: 3-27-05  
ACCEPTANCE EXPRESS: 3-28-05  
PROJECT DANE MILES PUBLIC WORKS  
PROFESSIONAL ENGINEER LICENSE # 10000  
RECORD DRAWINGS: AS-BUILT ARE REQUIRED FROM THE ROAD AND DRAINAGE FACILITIES FOR MAINTENANCE. PERMIT REQUIRED: 1000-47-000  
NOTIFY PERMIT ENGINEER 2 BUSINESS DAYS PRIOR TO CONSTRUCTION.

SEE PLANS FOR INSTRUMENTS OF PROFESSIONAL SERVICE AND ARE PROTECTED BY COMMON LAW, STATUTE AND COPYRIGHT. THESE PLANS MAY NOT BE REPRODUCED, COPIED, EITHER WHOLLY OR PARTIALLY, WITHOUT THE WRITTEN CONSENT OF CLC ASSOCIATES, INC.

CLC ASSOCIATES  
19700 E. HUBBARD Pkwy.  
SUITE 100  
WAPATON, WA 99156  
TEL: 509-865-8888  
CELL: 509-865-8888  
FAX: 509-865-8888  
ARCHITECTURE  
ENGINEERING  
PLANNING  
LAND SURVEYING

STREET AND DRAINAGE PLANS  
BROOKE MEADOWS -  
FALCON RIDGE  
STREET DETAILS  
SPOKANE COUNTY, WA

RECORD DRAWINGS

SPokane County Seal  
DATE: 3/27/05  
BY: [Signature]

SPokane County Seal  
DATE: 3/27/05  
BY: [Signature]

PROJECT # 18027A  
DRAWN BY: DJL  
CHECKED BY: AKF

5 OF 5  
P-1807A *Emp As-Built*

© 2005, Inc. Product #18027A (17) 170-000-02, DETAILS, DATE: 6/23/05, 5:16:23 PM, 1/01

# BROOKE MEADOWS- FALCON RIDGE

## TEMPORARY EROSION AND SEDIMENT CONTROL PLAN

SECTION 23, T.26 N., R.42 E., W.M.  
SPOKANE COUNTY, WASHINGTON

### TEMPORARY EROSION & SEDIMENT CONTROL

#### GENERAL NOTES AND INFORMATION

- A TEMPORARY EROSION/SEDIMENT CONTROL (T.E.S.C.) PLAN IS REQUIRED FOR THIS PROJECT. IMPLEMENTATION OF THE T.E.S.C. PLAN AND CONSTRUCTION MAINTENANCE AND UPDATING OF THE T.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.
- APPROVAL OF THE T.E.S.C. PLAN DOES NOT CONSTITUTE APPROVAL OF ANY OF THE PROPOSED ROAD, STORM DRAINAGE, DRAINAGE OR UTILITY DESIGN ELEMENTS SHOWN ON THE T.E.S.C. PLAN.
- THE TEMPORARY EROSION/SEDIMENT CONTROL MEASURES SHOWN ARE THE MINIMUM REQUIREMENTS FOR THE ANTICIPATED SITE CONDITIONS. THE CONTRACTOR SHALL INSPECT AND MAINTAIN THESE T.E.S.C. MEASURES DAILY, AND SHALL MAINTAIN AND UPGRADE THESE MEASURES AS NECESSARY TO PREVENT SEDIMENT-LADEN WATER FROM EITHER FLOWING OFF SITE, OR INTO EXISTING STORM DRAINAGE FACILITIES, SUCH AS DRYWELLS, COLLECTS, OR GRAVEL GALLERIES.
- GEOTEXTILE FABRIC IS TO BE PLACED ON THE RIMS OF DRYWELLS, CATCH BASINS AND INLETS UNLESS SUCH TIME THAT THE VEGETATION ON THE SITE IS ESTABLISHED AND THE THREAT OF SEDIMENT DEPOSITION INTO THE DRAINAGE SYSTEM IS MITIGATED.
- THE SILT FENCES SHALL BE INSTALLED BY THE CONTRACTOR PRIOR TO OTHER SITE WORK, AND MAINTAINED THROUGHOUT THE DURATION OF CONSTRUCTION. SEE DETAIL 1 THIS SHEET.
- THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING ROCK CONSTRUCTION ENTRANCES AT ANY AND ALL LOCATIONS USED TO ENTER OR EXIT THE PROJECT SITE. SEE DETAIL 2 THIS SHEET.
- 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.
- PROPERTY OWNER: JIM MAHAR (509) 891-8837.  
POINT APPLICANT: JIM MAHAR, 509-891-8837.  
CONTACT PERSON ON SITE: JIM MAHAR, 509-891-8837
- PROJECT LOCATION: IN SPOKANE COUNTY, NORTH OF STROW ROAD IN SECTION 23, TOWNSHIP 26 N., RANGE 42 E.W.M.
- PROJECT DESCRIPTION: BROOKE MEADOWS IS A RESIDENTIAL SUBDIVISION CONSISTING OF 12 LOTS AND WILL REQUIRE CONSTRUCTION OF SEWER, WATER, ROADS AND STORM DRAINAGE. THE IMPROVEMENTS CONSIST OF APPROXIMATELY 1500 LINEAR FEET OF A NEW PRIVATE ROAD AND CURBS, WITH ASSOCIATED STORM DRAINAGE.
- DESCRIPTION OF TEST MEASURES: USE OF SILT FENCES AND ROCK CONSTRUCTION ENTRANCES. ALL TEST MEASURES MENTIONED ABOVE ARE TEMPORARY AND WILL BE REMOVED AFTER YARDS ARE LANDSCAPED.

EXISTING VEGETATION: CONIFERS AND DRYLAND GRASS

PLAN PREPARATION DATE: FEBRUARY 9, 2004

SOILS: B&B BERNHILL SILT LOAM, 0 TO 20 PERCENT SLOPES

STABILIZATION OF BLENDED 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, OR, OR, OR, AT A RATE OF 60 lbs/ACRE.

CONTROL OF POLLUTANTS:

ANY SPILLS WILL BE TREATED ACCORDING TO D.O.E. AND D.O.H. GUIDELINES.

#### MAINTENANCE

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION AND MAINTENANCE OF THE TEMPORARY E.S.C. MEASURES.
- SEDIMENT BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RUNOFF-PRODUCING RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL.
- NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF FILTER FABRIC SHALL BE ACCOMPLISHED PROMPTLY.
- 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.
- ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE TEST STRUCTURE IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEED.
- ALL TEMPORARY AND PERMANENT E.S.C. PRACTICES SHALL BE MAINTAINED AND REPAIRED AS NEEDED TO ASSURE CONTINUED PERFORMANCE OF THEIR INTENDED FUNCTION.
- 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.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING DIRT, MUD AND OTHER CONSTRUCTION DEBRIS WHICH MAY ACCUMULATE ON PAVED STREETS ADJACENT TO SITE AS A RESULT OF CONSTRUCTION ACTIVITY. CLEANING SHALL BE ON AN "AS NEEDED" BASIS USING SAND AND WATER TO WASH THE CONSTRUCTION DEBRIS FROM THE STREET.
- ON-SITE MUST CONTROL SHALL BE ACCOMPLISHED BY USING WATER. APPLICATIONS OF WATER MAY BE REQUIRED SEVERAL TIMES PER DAY DURING CONSTRUCTION ACTIVITY.

#### NAVD'88 DATUM

ESTABLISHED ON-SITE BY GPS SURVEY PERFORMED 11/21/00 BASED ON WEDCO MONUMENT CP 32260-143 AND CP 32390-147



#### CAUTION: NOTICE TO CONTRACTOR

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

#### LEGAL DESCRIPTION

Those portions of Parcel 1(a), Parcel 1(b) and Parcel 1(c) of Quit Claim Deed recorded under Auditor's File Number 4409821, records of Spokane County, located in the Southwest one-quarter of the Northwest one-quarter of Section 23, Township 26 North, Range 42 East, W.M., Spokane County, Washington described as follows:

Commencing at a 3/4 inch rebar marking the West one-quarter corner of said Section 23; Thence North 89°50'33" East along the South line of said Northwest one-quarter and a portion of the centerline of Strong Road a distance of 600.22 feet;

Thence North 00°17'53" East a distance of 30.00 feet to a point on the Northerly line of Strong Road right-of-way and the Southwest corner of said Parcel 1(c), said point being the TRUE POINT OF BEGINNING;

Thence North 00°17'30" East along the Westerly line of said Parcel 1(c) a distance of 291.81 feet to a point on the Southerly line of said Parcel 1(b);

Thence South 89°50'40" West along said Southerly line a distance of 529.74 feet to a point on the Westerly line of said Parcel 1(b);

Thence North 00°23'38" East along said Westerly line and the Westerly line of said Parcel 1(a) a distance of 440.36 feet to a point on the Northerly line of said Parcel 1(b);

Thence North 44°09'00" East along said Northerly line a distance of 851.59 feet to the most Northerly corner of said Parcel 1(a);

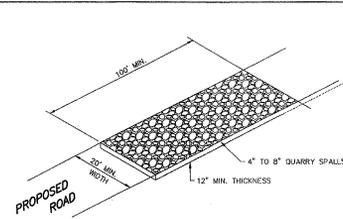
Thence South 00°17'53" West along said the Easterly line of said Parcel 1(a) a distance of 594.62 feet;

Thence South 89°54'42" West a distance of 16.01 feet;

Thence South 00°17'30" West a distance of 698.98 feet to a point on the Northerly line of said Strong Road right-of-way, said point also lying on the Northerly line of said Parcel 1(c);

Thence South 89°54'33" West along the South line of said Strong Road right-of-way and the Southerly line of said Parcel 1(c) a distance of 44.00 feet to the TRUE POINT OF BEGINNING;

Containing 447,990 square feet or 10.28 acres.



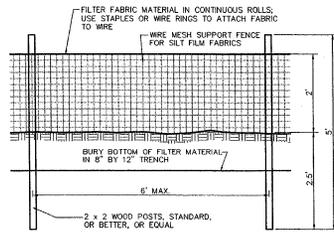
#### ROCK CONSTRUCTION ENTRY

NOT TO SCALE

2

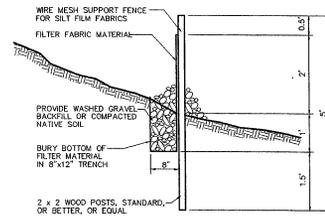
#### LEGEND

- STORM DRAINAGE STRUCTURE - NO CONCRETE TRUCK WASHOUT. SEE GENERAL NOTES 4 AND 7.
- SILT FENCE. SEE DETAIL 1 AND GENERAL NOTE 5.
- ROCK CONSTRUCTION ENTRY. SEE DETAIL 2 AND GENERAL NOTE 6.
- CLEARING LIMITS



#### SILT FENCE DETAIL

NOT TO SCALE



#### SECTION

1

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. Grigbaum*  
MARK L. GRIGBAUM, P.E.

*James R. ...*  
DEVELOPERS APPROVAL

9.27.04  
DATE

appt set vacated 3/26/05

SPOKANE COUNTY ENGINEERS OFFICE	
OFFICIAL PUBLIC DOCUMENT ORIGINAL	
CONSTRUCTION PLANS	
PROJECT #	02074
DATE ACCEPTED	3-26-04
ACCEPTANCE EXPIRES	3-26-07
PROJECT LANE MILES PUBLIC	0.00
PROJECT LANE MILES PRIVATE	0.00
RECORD DRAWINGS AND/OR CENTERLINE RECORD DRAWINGS	NO RECORDING REQUIRED PRIOR TO CONSTRUCTION
RECORD DRAWINGS AND/OR CENTERLINE RECORD DRAWINGS	NO RECORDING REQUIRED PRIOR TO CONSTRUCTION
NOTIFY PERMIT ENGINEER	509-477-9000
PERMITS SECTION	1000
POST TO DESKTOP	



909 WEST 37th AVENUE  
SUITE 200  
WASHINGTON STATE  
P.O. BOX 486  
ELDMORDE OREGON  
97114  
LAND SURVEYING  
PLANNING  
ARCHITECTURE  
LAND SURVEYING

EROSION CONTROL COVER  
BROOKE MEADOWS-  
FALCON RIDGE  
SPOKANE COUNTY, WA.  
Record Drawings



EXPIRES 6/30/05  
ISSUED BY PERMISSION OF  
SPOKANE COUNTY ENGINEERS  
OFFICE  
REGISTRATION NO. 12345  
FOR AND ON BEHALF OF  
CLC ASSOCIATES

I have received the construction of this project and from knowledge that it is in substantial conformance with the accepted plans and Spokane County Standards except as noted.

*James R. ...*  
3/26/05

ORIGINAL PREPARATION

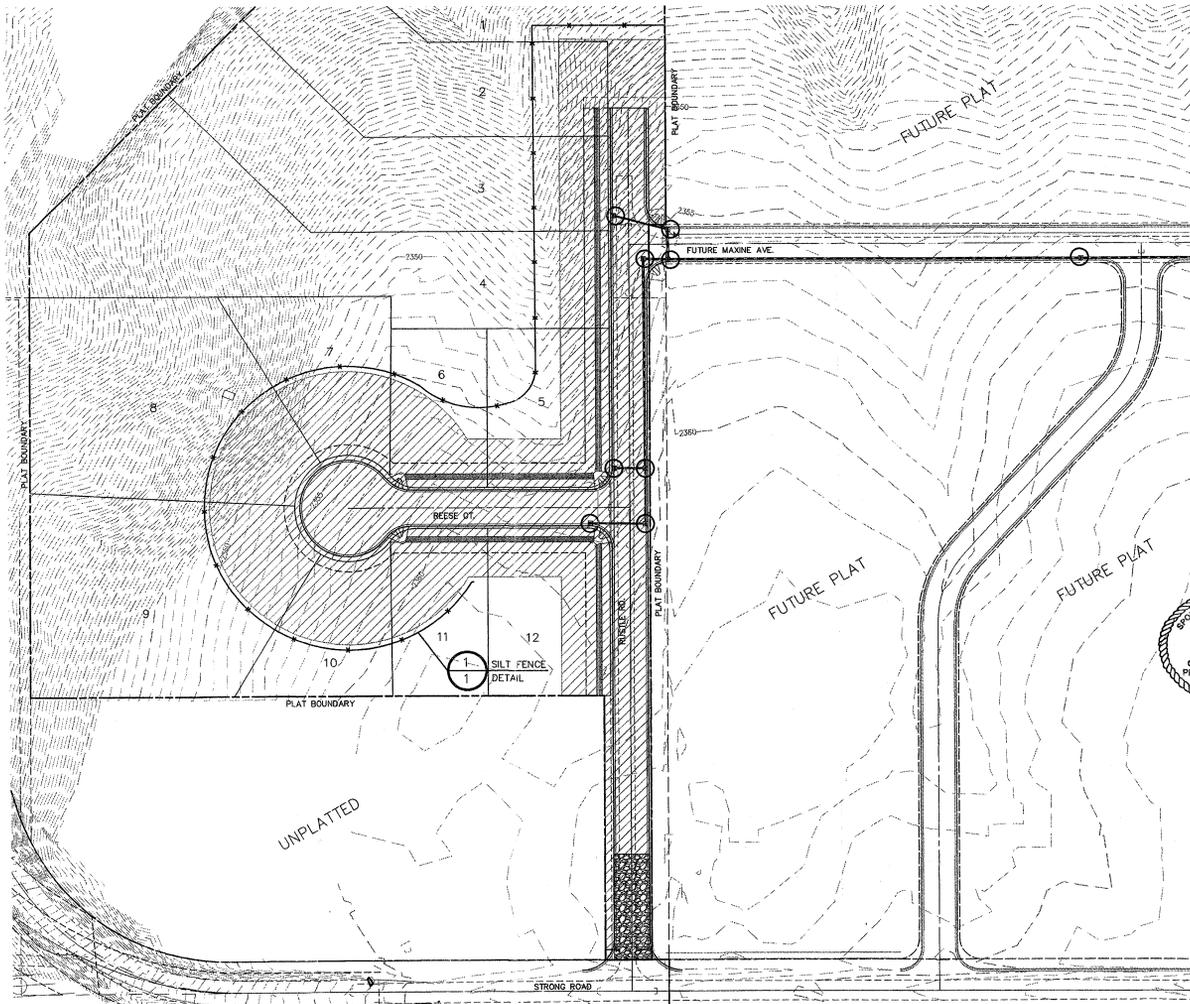
EROSION CONTROL PLAN

PROJECT # 89303170  
DRAWN BY: AEC  
CHECKED BY: MLK

# BROOKE MEADOWS- FALCON RIDGE

## TEMPORARY EROSION AND SEDIMENT CONTROL PLAN

SECTION 23 T.26 N., R42 E., W.M.  
SPOKANE COUNTY, WASHINGTON



SPOKANE COUNTY ENGINEERS OFFICE  
OFFICIAL PUBLIC DOCUMENT  
ORIGINAL  
"AS-BUILTS"  
CERTIFIED RECORD DRAWINGS  
PROJECT # 21807A  
DATE ACCEPTED: 3/23/02

SPOKANE COUNTY ENGINEERS OFFICE  
OFFICIAL PUBLIC DOCUMENT ORIGINAL  
CONSTRUCTION PLANS  
PROJECT # 21807A  
DATE ACCEPTED: 3/23/02  
ACCEPTANCE ENGINEER: J. R. BULL  
PROJECT LAINE MILES PUBLIC WORKS  
CONCRETE CLASSIFIER PRIVATE  
RECORD DRAWINGS: AS-BUILTS ARE REQUIRED PRIOR TO COUNTY ACCEPTANCE AND BEFORE BEING ON THE RECORDS AND DRAINAGE FACILITIES FOR MAINTENANCE. PERMIT REQUIRED: 100% 47-1000. NOTIFY PERMIT ENGINEER 8 BUSINESS DAYS PRIOR TO CONSTRUCTION.

### LEGEND

- STORM DRAINAGE STRUCTURE - NO CONCRETE TRUCK WASHOUT. SEE GENERAL NOTES 4 AND 7.
- SILTY FENCE. SEE DETAIL 1 AND GENERAL NOTE 5.
- ROCK CONSTRUCTION ENTRY. SEE DETAIL 2 AND GENERAL NOTE 6.
- CLEARING LIMITS

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

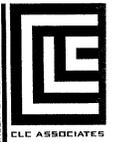
**CAUTION: NOTICE TO CONTRACTOR**  
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REOBTAIN 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.

NAV'D'88 DATUM  
ESTABLISHED ON-SITE BY GPS SURVEY PERFORMED 11/21/00 BASED ON BENCHMARK OF 32900-143 AND CP 32900-147

*James Bull*  
DEVELOPER'S APPROVAL

9.27.04 DATE  
NORTH ↑  
SCALE: 1" = 50'-0"

*James Bull*



CLC ASSOCIATES  
702 WEST 9TH AVENUE  
SUITE 200  
WASHINGTON 98504  
P 509 438 4882  
C 509 438 4882  
WWW.CLC-ASSOCIATES.COM

EROSION CONTROL PLAN  
BROOKE MEADOWS-  
FALCON RIDGE  
SPOKANE COUNTY, WA.



REVISED: 6/11/02  
REVISIONS:  
1. WASHINGTON STATE PROFESSIONAL ENGINEER REGISTRATION NO. 303317  
2. FOUR AND SIX INCH PLAT

PROJECT # 21807A  
DRAWN BY: AK  
DESIGNED BY: AK  
CHECKED BY: ML

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