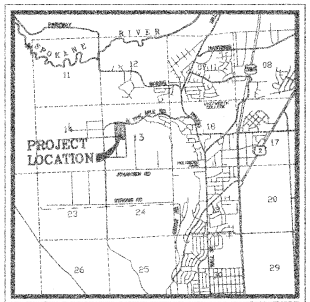
COVER SHEET
FOR

JESSE'S BLUFF
1ST ADDITION

STREET AND DRAINAGE PLANS

SEC. 13, T.26 N., R.42 E.W.M.
SPOKANE COUNTY, WASHINGTON



VICINITY MAP

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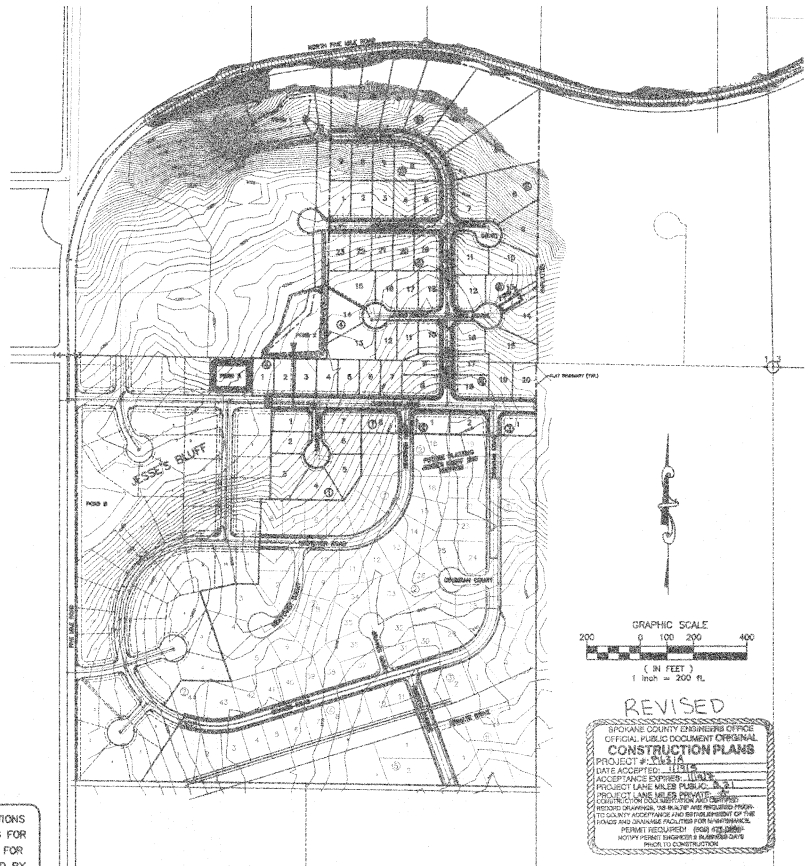


REVISED

SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT #: PL-1-31A
DATE ACCEPTED: 11/15/05
ACCEPTANCE EXPIRES: 11/14/06
PROJECT LANE MILES PUBLIC: 0.31
PROJECT LANE MILES PRIVATE: 0
CONSTRUCTION DOCUMENTATION AND CERTIFIED RECORD DRAWINGS, THE AS-BUILT AND REQUIRED PRIOR TO COUNTY ACCEPTANCE AND ESTABLISHMENT OF THE ROADS AND DRAINAGE FACILITIES FOR MAINTENANCE.
PERMIT REQUIRED (509) 477-3600
NOTIFY PERMIT INSPECTOR 2 BUSINESS DAYS PRIOR TO CONSTRUCTION

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.

NAV'D 88 DATUM
VERTICAL DATUM BASED ON CITY B.M.
LOCATED AT THE INTERSECTION OF
JOHANSEN ROAD AND FIVE MILE ROAD
BRASS CAP MONUMENT = 2401.69
NAVD'88 ELEVATION = 2388.56

STREET GENERAL NOTES

THE CONTRACTOR SHALL PROVIDE ALL MATERIALS, LABOR, AND EQUIPMENT TO CONSTRUCT AND INSTALL TO PROPER WORKING 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, SCOTT A RIVAS, P.E., @ 456-6060, THE SITE/PROJECT INSPECTING ENGINEER OR HIS REPRESENTATIVE, S.T.I., PAUL WILSON, P.E., @ 534-9711 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 DRYWELL BARREL AND THE WASHED DRAINROCK AND 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 AN 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.

ABBREVIATIONS

ACT. L.	ACTUAL LENGTH
BDRY.	BOUNDARY
CO.	SEWER CLEANOUT
CT	COURT
DIA.	DIAMETER
EL.	ELEVATION
EXIST.	EXISTING
G	GRADE
HYD.	HYDRANT
I.E.	INVERT ELEVATION
LN.	LANE
LT.	LEFT
MH.	MANHOLE
PC	POINT OF CURVE
PT	POINT OF TANGENCY
PRC	POINT OF REVERSE CURVE
RD.	ROAD
RIM EL.	RIM ELEVATION
RT.	RIGHT
SAN.	SANITARY SEWER
ST	STREET INTERSECTION
STA.	STATION
STA. L.	STATION LENGTH
WM	WATER MAIN
W/	WITH

LEGEND

ROADWAY CENTER LINE	
RIGHT OF WAY LINE	
PROPERTY LINE	
EASEMENT LINE	

DEVELOPER'S APPROVAL

DATE

REVISED

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

CLC Associates, Inc.
Planning
Engineering
Architecture
Landscape Architecture
Land Surveying
1730 E. Parkview Parkway, # 100
Spokane, WA 99223
Phone: (509) 456-6060
Fax: (509) 456-6041

MARK L. KRIEGMAN
STATE OF WASHINGTON
REGISTERED PROFESSIONAL ENGINEER
EXPIRES 06/14/05

PREPARED UNDER THE DIRECT SUPERVISION OF
MARK L. KRIEGMAN, P.E.
WASHINGTON REGISTRATION NO. 28236
FOR AND ON BEHALF OF
CLC ASSOCIATES, INC

ISSUE	DESCRIPTION
05/24/04	PRELIMINARY
05/28/04	COUNTY SUBMITTAL
08/26/04	FINAL SUBMITTAL
09/13/04	FINAL SUBMITTAL 2

Project Number: PM-16314
CLC Job Number: 5010376
Drawn By: JME
Designed By: DHR
Checked By: MLK

THESE PLANS ARE INSTRUMENTS OF PROFESSIONAL SERVICE AND ARE, REGARDLESS OF OWNERSHIP, LAW OR EQUITY, THE PROPERTY OF CLC ASSOCIATES, INC. THE INFORMATION HEREIN IS TO BE USED FOR THE PURPOSE NOTED. ANY OTHER USE OR REPRODUCTION WITHOUT WRITTEN CONSENT OF CLC ASSOCIATES, INC. IS PROHIBITED. THE LICENSEE USES THESE PLANS AT HIS OWN RISK.

STREET PLAN
JESSE'S BLUFF - 1ST ADDITION
COVER SHEET

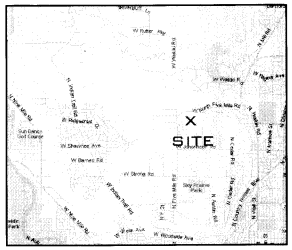
SHEET TITLE
OVERALL STREET PLAN

UNDERGROUND SERVICE ALERT
ONE-CALL NUMBER
1 800
424 5555
CALL TWO BUSINESS DAYS
BEFORE YOU DIG

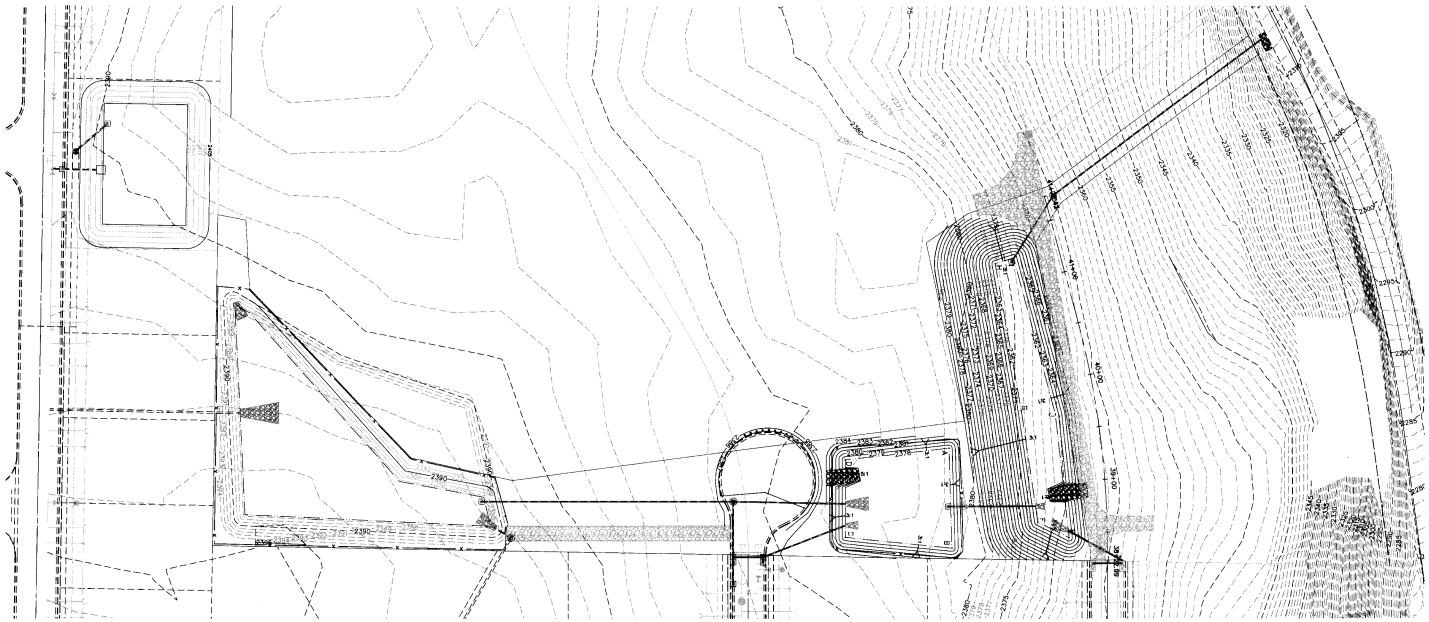
SEC. 13, T.26 N., R.42 E., W.M.
SPOKANE COUNTY, WASHINGTON

JESSE'S BLUFF 1ST ADDITION

STORMWATER ADDENDUM



VICINITY MAP
NOT TO SCALE



OWNER

NAME: Robert Heitman, Jr.
ADDRESS: 8225 North Division St.
PHONE #: (509) 467-2123

OFFICIAL CONTACT

NAME: John Scywers
ADDRESS: 327 West 8th Ave. Ste. #240
PHONE #: (509) 744-0300

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GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
1 inch = 50 ft.

SPOKANE COUNTY ENGINEERING OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT #: P1631A
DATE ACCEPTED: 11/1/05
ACCEPTANCE EXPIRES: 11/1/07
PROJECT LANE MILES PUBLIC: 0.11
PROJECT LANE MILES PRIVATE: —
CONSTRUCTION DOCUMENTATION AND CERTIFIED RECORD DRAWINGS "AS-BUILTS" ARE REQUIRED PRIOR TO COUNTY ACCEPTANCE AND EXCLUSION OF THE ROADS AND DRAINAGE FACILITIES FOR MAINTENANCE.
PERMIT REQUIRED! (509) 477-3599
NOTIFY PERMIT ENGINEER 2 BUSINESS DAYS PRIOR TO CONSTRUCTION

DEVELOPER'S APPROVAL — 11-8-05 DATE

SEC
Saywers Engineering Consultants
327 West 8th Avenue
Suite #240
Spokane, WA 99203
(509) 744-0300
(509) 744-0302 Fax

NO.	REVISION	DATE
1	COUNTY SUBMITTAL	5/4/05
2	County Resubmittal	5/17/05
3	COUNTY RESUBMITTAL	5/23/05
4	COUNTY RESUBMITTAL	5/27/05

STORM DRAINAGE PLAN
JESSE'S BLUFF 1ST ADDITION
COVER SHEET
SPOKANE COUNTY WASHINGTON

JOHN FRANK SAYWERS
STATE OF WASHINGTON
32 OM12
REGISTERED PROFESSIONAL ENGINEER
5/4/05
EXPIRES 5/18/06

Job no.

DRAWN BY:	DESIGNED BY:
GLA	JFS
CHECKED BY:	Date
JFS	5/4/05

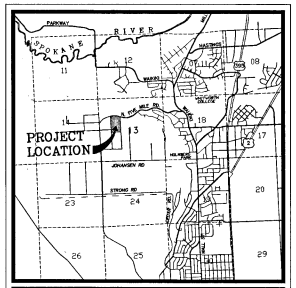
1 OF 4
sheet

P1631A

COVER SHEET FOR JESSE'S BLUFF 1ST ADDITION

STREET AND DRAINAGE PLANS

SEC. 13, T.26 N., R.42 E.W.M.
SPOKANE COUNTY, WASHINGTON



VICINITY MAP

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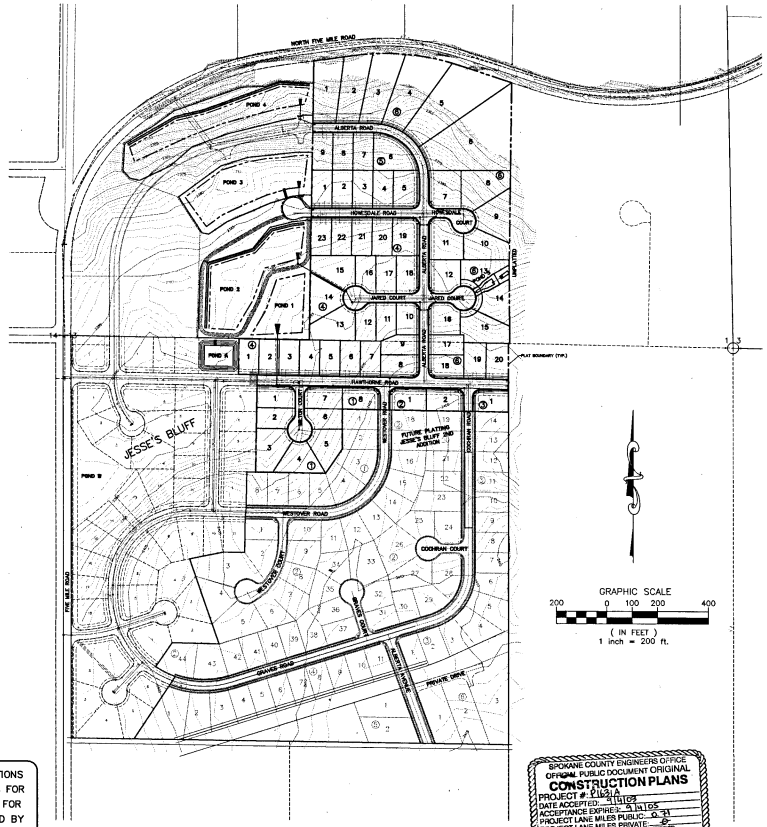

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NAVD'88 ELEVATION = 2388.56

SPOKANE COUNTY ENGINEER'S OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT #: P-16311
DATE ACCEPTED: 9-14-05
ACCEPTANCE EXPIRES: 9-14-05
PROJECT LANE MILES PUBLIC: 0.31
PROJECT LANE MILES PRIVATE: 0
CONSTRUCTION DOCUMENTATION AND CERTIFIED CONSTRUCTION DRAWINGS, "AS-BUILTS" ARE REQUIRED PRIOR TO RECORD DRAWINGS, ACCEPTANCE AND ESTABLISHMENT OF THE TO COUNTY ROADWAYS AND DRAINAGE FACILITIES FOR MAINTENANCE.
HOLDER AND DRAINAGE FACILITIES FOR MAINTENANCE.
PERMIT REQUIRED! (509) 477-3550
NOTIFY PERMIT ENGINEER 3 BUSINESS DAYS PRIOR TO CONSTRUCTION

STREET GENERAL NOTES

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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.

ABBREVIATIONS

ACT. L. ..... ACTUAL LENGTH
BDRY ..... BOUNDARY
CO ..... SEWER CLEANOUT
CT ..... COURT
DIA. ..... DIAMETER
EL. ..... ELEVATION
EXIST ..... EXISTING
G ..... GRADE
HYD ..... HYDRANT
I.E. ..... INVERT ELEVATION
LN ..... LANE
LT. ..... LEFT
MH ..... MANHOLE
PC ..... POINT OF CURVE
PT ..... POINT OF TANGENCY
PRC ..... POINT OF REVERSE CURVE
RD ..... ROAD
RIM EL. ..... RIM ELEVATION
RT. ..... RIGHT
SAN. ..... SANITARY SEWER
SI. ..... STREET INTERSECTION
STA. ..... STATION
STA. L. ..... STATION LENGTH
WM ..... WATER MAIN
W/ ..... WITH

LEGEND

ROADWAY CENTER LINE
RIGHT OF WAY LINE
PROPERTY LINE
EASEMENT LINE

DEVELOPER'S APPROVAL — DATE 9-3-03

P-16311A

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

CLC Associates, Inc.
Planning
Engineering
Architecture
Landscape Architecture
Land Surveying
707 W. 7th Avenue, Suite 200
Spokane, WA 99204
Phone: (509) 455-9540
Fax: (509) 455-5844

SCOTT A. RIVAS
STATE OF WASHINGTON
36605
REGISTERED PROFESSIONAL ENGINEER
EXPIRES 01/26/04

PREPARED UNDER THE DIRECT SUPERVISION OF
SCOTT A. RIVAS, P.E.
WASHINGTON REGISTRATION NO. 36605
FOR AND ON BEHALF OF
CLC ASSOCIATES, INC.

Date	Description
11/08/02	ORIGINAL PREPARATION
05/29/03	COUNTY SUBMITTAL
08/29/03	FINAL SUBMITTAL

Project Number: PN-1631A
CLC Job Number: S010376
Drawn By: JME
Designed By: DNR
Checked By: SAR

BASIC PLANS AND INSTRUMENTS OF PROFESSIONAL SERVICE ARE ARE PROTECTED BY COMMON LAW, COPYRIGHT AND OTHER RESERVED RIGHTS INCLUDING THE RIGHT TO REPRODUCE. THEY MAY NOT BE USED FOR ANY PURPOSE WHATSOEVER WITHOUT THE CONSENT OF C.L.C. ASSOCIATES, INC. (AN AFFILIATE OF COLORADO LAND CONSULTANTS, INC.)

STREET PLAN
JESSE'S BLUFF - 1ST ADDITION
COVER SHEET

Sheet Title
OVERALL STREET PLAN

1 OF 18
Sheet Number

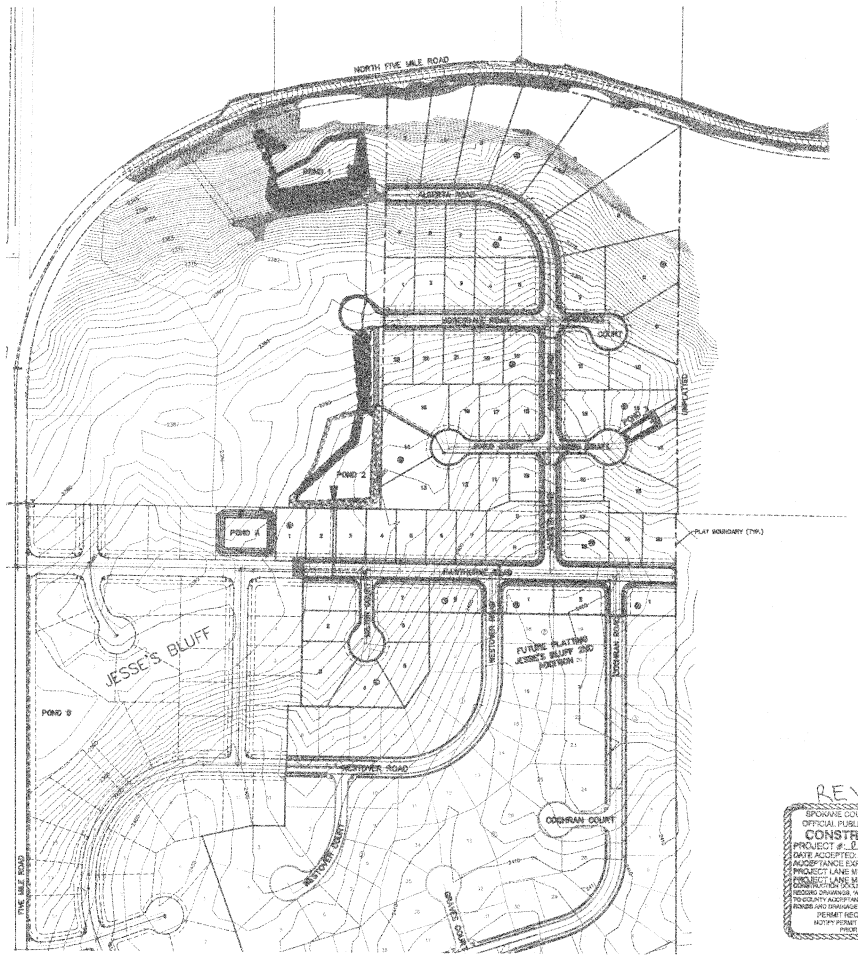
Eng Road & Drainage

J:\land projects\S010376\dwg\ST_COVER.dwg, 09/03/2003 08:47:39 AM, BIG R

JESSE'S BLUFF
1ST ADDITION
STREET PLAN
SEC. 13, T.26 N., R.42 E.W.M.
SPOKANE COUNTY, WASHINGTON

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

GRAPHIC SCALE
100 0 50 100 200
(IN FEET)
1 inch = 100 ft.



REVISED
SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT #: PL9-51A
DATE ACCEPTED: 11-18-04
ACCEPTANCE EXPIRES: 11-18-06
PROJECT LANE MILES PUBLIC: 0.31
PROJECT LANE MILES PRIVATE: 0
CONSTRUCTION DOCUMENTATION AND CERTIFIED RECORD DRAWINGS, AND AS-BUILTS ARE REQUIRED PRIOR TO COUNTY ACCEPTANCE AND ESTABLISHMENT OF THE ROADS AND DRAINAGE FACILITIES FOR MAINTENANCE.
PERMIT REQUIRED! (509) 477-3650
NOTIFY PERMIT ENGINEER 3 BUSINESS DAYS PRIOR TO CONSTRUCTION

GENERAL NOTES

1. ALL MATERIALS, WORKMANSHIP, AND CONSTRUCTION OF SITE IMPROVEMENTS SHALL MEET OR EXCEED SITE WORK STANDARDS AND THE STANDARDS AND SPECIFICATIONS SET FORTH IN SPOKANE COUNTY REGULATIONS AND APPLICABLE STATE AND FEDERAL REGULATIONS. WHERE THERE IS CONFLICT BETWEEN THESE PLANS AND THE SPECIFICATION, OR ANY APPLICABLE STANDARD, THE HIGHER QUALITY STANDARD SHALL APPLY. ALL WORK WITHIN PUBLIC R.O.W. OR EASEMENTS SHALL BE INSPECTED AND APPROVED BY THE SPOKANE COUNTY INSPECTOR. INSPECTION SERVICES AND CONSTRUCTION CERTIFICATION TO BE PROVIDED BY ENGINEER OF RECORD.
2. 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 UPON 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. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY PERTINENT LOCATIONS AND ELEVATIONS, ESPECIALLY AT THE CONNECTION POINTS AND AT POTENTIAL UTILITY CONFLICTS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES THAT CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM ALL APPLICABLE AGENCIES. THE CONTRACTOR SHALL NOTIFY THE SPOKANE COUNTY INSPECTOR AT LEAST 48 HOURS PRIOR TO THE START OF ANY EARTH DISTURBING ACTIVITY, OR CONSTRUCTION ON ANY AND ALL PUBLIC IMPROVEMENTS.
4. THE CONTRACTOR SHALL COORDINATE AND COOPERATE WITH THE SPOKANE COUNTY AND ALL UTILITY COMPANIES INVOLVED WITH REGARD TO RELOCATIONS OR ADJUSTMENTS OF EXISTING UTILITIES DURING CONSTRUCTION AND TO ASSURE THAT THE WORK IS ACCOMPLISHED IN A TIMELY FASHION AND WITH A MINIMUM DISRUPTION OF SERVICE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL PARTIES AFFECTED BY ANY DISRUPTION OF ANY UTILITY SERVICE.
5. THE CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY OF THE APPROVED PLANS, ONE (1) COPY OF THE APPROPRIATE STANDARDS AND SPECIFICATIONS, AND A COPY OF ANY PERMITS AND EXTENSION AGREEMENTS NEEDED FOR THE JOB, ON-SITE AT ALL TIMES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ASPECTS OF SAFETY INCLUDING, BUT NOT LIMITED TO, EXCAVATION, TRENCHING, SHORING, TRAFFIC CONTROL, AND SECURITY.
7. IF DURING THE CONSTRUCTION PROCESS, CONDITIONS ARE ENCOUNTERED BY THE CONTRACTOR, HIS SUBCONTRACTORS, OR OTHER AFFECTED PARTIES, WHICH COULD INDICATE A SITUATION THAT IS NOT IDENTIFIED IN THE PLANS OR SPECIFICATIONS, THE CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY.
8. ALL REFERENCES TO ANY PUBLISHED STANDARDS SHALL REFER TO THE LATEST REVISIONS OF SAID STANDARD, UNLESS SPECIFICALLY STATED OTHERWISE.
9. THE CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN, IN ACCORDANCE WITH M.U.T.C.D. TO THE APPROPRIATE RIGHT-OF-WAY AUTHORITY (SPOKANE COUNTY) FOR APPROVAL, PRIOR TO ANY CONSTRUCTION ACTIVITIES WITHIN, OR AFFECTING, THE RIGHT-OF-WAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ANY AND ALL TRAFFIC CONTROL DEVICES AS MAY BE REQUIRED BY THE CONSTRUCTION ACTIVITIES.
10. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL LABOR AND MATERIALS NECESSARY FOR THE COMPLETION OF THE INTENDED IMPROVEMENTS SHOWN ON THESE DRAWINGS OR DESIGNATED TO BE PROVIDED, INSTALLED CONSTRUCTED, REMOVED AND RELOCATED UNLESS SPECIFICALLY NOTED OTHERWISE.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING ROADWAYS FREE AND CLEAR OF ALL CONSTRUCTION DEBRIS AND DIRT TRACKED FROM THE SITE.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING RECORD INFORMATION ON A SET OF RECORD DRAWINGS KEPT AT THE CONSTRUCTION SITE, AND AVAILABLE TO THE SPOKANE COUNTY INSPECTOR AT ALL TIMES.
13. DIMENSIONS FOR LAYOUT AND CONSTRUCTION ARE NOT TO BE SCALED FROM ANY DRAWING. IF PERTINENT DIMENSIONS ARE NOT SHOWN, CONTACT THE CONSULTANT ENGINEER FOR CLARIFICATION, AND ANNOTATE THE DIMENSION ON THE RECORD DRAWINGS.
14. ALL STRUCTURAL EROSION CONTROL MEASURES SHALL BE INSTALLED, AT THE LIMITS OF CONSTRUCTION, PRIOR TO ANY OTHER GROUND-DISTURBING ACTIVITY. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED IN GOOD REPAIR BY THE CONTRACTOR, UNTIL SUCH TIME AS THE ENTIRE DISTURBED AREAS ARE STABILIZED WITH HARD SURFACE OR LANDSCAPING.
15. THE CONTRACTOR SHALL SEQUENCE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO MINIMIZE POTENTIAL UTILITY CONFLICTS. IN GENERAL, STORM SEWER AND SANITARY SEWER SHOULD BE CONSTRUCTED PRIOR TO INSTALLATION OF WATER LINES AND DRY UTILITIES.
16. ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY IS SUBJECT TO THE JURISDICTION OF THE SPOKANE COUNTY ENGINEERING DEPARTMENT STANDARD DETAILS AND SPECIFICATIONS.
17. THE CONTRACTOR SHALL SUBMIT A PHASING PLAN FOR ALL WORK IN PUBLIC ROADS AND R.O.W.'S TO SPOKANE COUNTY BEFORE BEGINNING ANY WORK ON THESE ROADS. CONTRACTOR SHALL BEGIN WORK ONLY AFTER SPOKANE COUNTY APPROVES THE PHASING PLAN, AND A PRE-CONSTRUCTION MEETING IS HELD BETWEEN SPOKANE COUNTY THE ENGINEER AND THE CONTRACTOR.
18. ALL OPERATIONS CONDUCTED ON THE PREMISES, INCLUDING THE WARMING UP, REPAIR, ARRIVAL, DEPARTURE OR RUNNING OF TRUCKS, EARTH MOVING EQUIPMENT, CONSTRUCTION EQUIPMENT AND ANY OTHER ASSOCIATED EQUIPMENT SHALL GENERALLY BE LIMITED TO THE PERIOD BETWEEN 6:00 A.M. AND 10:00 P.M. EVERYDAY UNLESS OTHERWISE APPROVED BY SPOKANE COUNTY.
19. BASED ON A REQUIREMENT FROM A LOCAL JURISDICTION THE ENGINEER OR HIS DESIGNEE SHALL PERFORM MATERIALS TESTING AND QUALITY CONTROL ON THE PROJECT AND SHALL SUBMIT COPIES OF DAILY REPORTS, TEST REPORTS, PROJECT CERTIFICATION AND RECORD DRAWINGS TO THE SPOKANE COUNTY ENGINEER.
20. NO REVISIONS SHALL BE MADE TO THESE PLANS WITHOUT THE APPROVAL OF THE SPOKANE COUNTY ENGINEER AND NOTIFICATION OF THE ENGINEER OF RECORD.
21. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE ALL UTILITY RELOCATIONS CONSISTENT WITH THE CONTRACTOR'S SCHEDULE FOR THIS PROJECT, WHETHER SHOWN OR NOT SHOWN, AS IT RELATES TO THE CONSTRUCTION ACTIVITIES CONTEMPLATED IN THESE PLANS.

NAVD 88 DATUM
VERTICAL DATUM BASED ON CITY B.M.
LOCATED AT THE INTERSECTION OF
JOHANSEN ROAD AND FIVE MILE ROAD
BRASS CAP MONUMENT = 2401.69
NAVD'88 ELEVATION = 2388.56

DEVELOPER'S APPROVAL — DATE 11-9-04

REVISED 8/15/11 by Road Drainage

CLC ASSOCIATES, INC.
Planning
Engineering
Architecture
Landscape Architecture
Land Surveying
17226 E. Indiana Parkway #150
Spokane Valley, WA 99016
Phone: (509) 456-5641
Fax: (509) 468-0844

MARK L. KNIGHALM
STATE OF WASHINGTON
16276
REGISTERED PROFESSIONAL ENGINEER
11-9-04
EXPIRES 06/14/05

PREPARED UNDER THE DIRECT SUPERVISION OF
MARK L. KNIGHALM, P.E.
WASHINGTON REGISTRATION
NO. 16276
FOR AND ON BEHALF OF
CLC ASSOCIATES, INC.

DATE	DESCRIPTION
08/29/03	ORIGINAL PRESENTATION
09/30/03	COUNTY SUBMITTAL
09/07/04	SUBMITTAL FOR APPROVAL
09/15/04	FINAL SUBMITTAL 2

Project Number: PN-1631A
CLC Job Number: 5010376
Drawn By: JME
Designed By: DNR
Checked By: MLK

THESE PLANS ARE INSTRUMENTS OF PROFESSIONAL SERVICE AND ARE PROTECTED BY COMMON LAW COPYRIGHT AND OTHER RELEVANT RIGHTS INCLUDING THOSE OF THE ARTISTS. THEY MAY BE USED FOR THE PURPOSE FOR WHICH THEY WERE PREPARED BY OR ON BEHALF OF CLC ASSOCIATES, INC. (OR AFFILIATE OR STRATEGIC LAND CONSULTANTS, INC.)

OVERALL STREET PLAN
JESSE'S BLUFF - 1ST ADDITION

SHEET TITLE
OVERALL STREET PLAN

UNDERGROUND SERVICE ALERT
ONE-CALL NUMBER
1 800 424 5555
CALL TWO BUSINESS DAYS BEFORE YOU DIG

CONSTRUCTION NOTES

1. OUTLET CONTROL STRUCTURE PER DETAIL SHEET 4.
2. REMOVE EXISTING OUTFLOW PIPE. INSTALL NEW TEMPORARY 12" N-12 PIPE FROM CB 18 TO POND 1B.
3. TYPE I-48S MANHOLE WITH CAST IRON FRAME AND SOLID COVER PER SPOKANE COUNTY STANDARD PLAN U-1 AND U-14.
4. RIP-RAP AT PIPE OUTLET PER DETAIL SHEET 4.
5. 4' TALL CHAIN LINK FENCE PER WSDOT STANDARD PLAN L-2 TYPE 4, ALONG PERIMETER OF POND. INSTALL 14' WIDE GATE PER WSDOT STANDARD PLAN L-3.
6. EXISTING CATCH BASIN.
7. NOT USED.

SEC. 13, T.26 N., R.42 E., W.M.
SPOKANE COUNTY, WASHINGTON

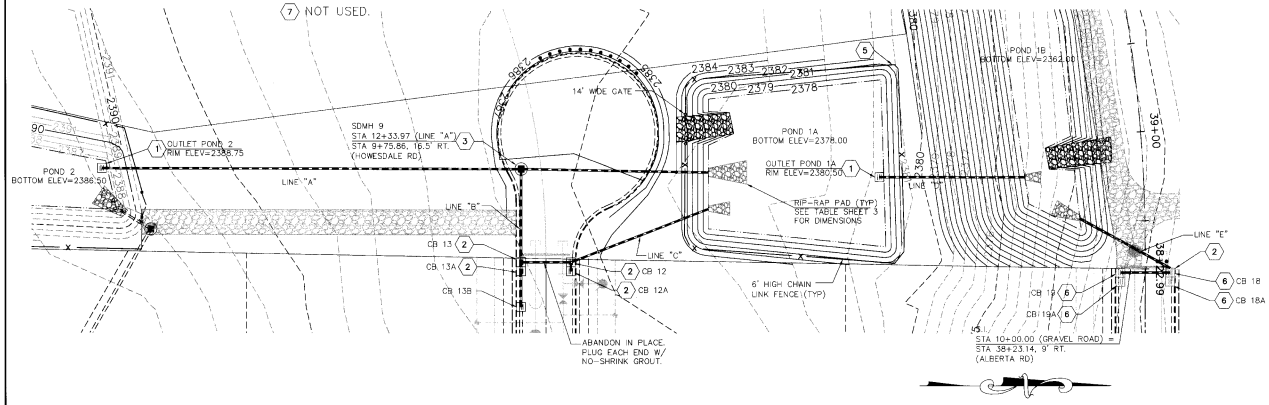
CATCH BASIN SCHEDULE

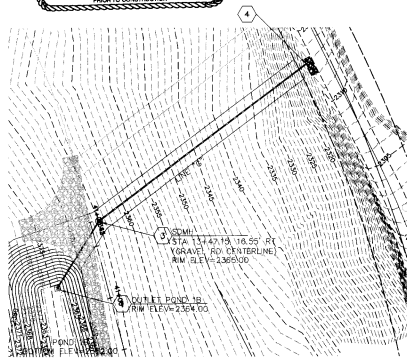
CB NUM.	STATION	OFFSET	RIM ELEV	ALIGNMENT
CB 12	10+28.17	16.50' LT	2385.82	HOWESDALE RD
CB 12A	10+33.17	16.50' LT	2385.85	HOWESDALE RD
CB 13	10+28.17	16.50' RT	2385.82	HOWESDALE RD
CB 13A	10+33.17	16.50' RT	2385.85	HOWESDALE RD
CB 18	38+20.99	16.50' LT	2365.34	ALBERTA RD
CB 18A	38+15.99	16.50' LT	2365.84	ALBERTA RD
CB 19	38+20.99	16.50' RT	2365.34	ALBERTA RD
CB 19A	38+15.99	16.50' RT	2365.84	ALBERTA RD

DEVELOPER'S APPROVAL — DATE 11-8-05

SPOKANE COUNTY ENGINEER'S OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT #: P1631A
DATE ACCEPTED: 11/8/05
ACCEPTANCE EXPIRES: 11/4/07
PROJECT LANE MILES PUBLIC: 0.31
PROJECT LANE MILES PRIVATE: 0
CONSTRUCTION DOCUMENTATION AND CERTIFIED RECORD DRAWINGS, "AS-BUILTS" ARE REQUIRED PRIOR TO COUNTY ACCEPTANCE AND ESTABLISHMENT OF THE ROADS AND DRAINAGE FACILITIES FOR MAINTENANCE.
PERMIT REQUIRED! (509) 477-3200
NOTIFY PERMIT ENGINEER 2 BUSINESS DAYS PRIOR TO CONSTRUCTION

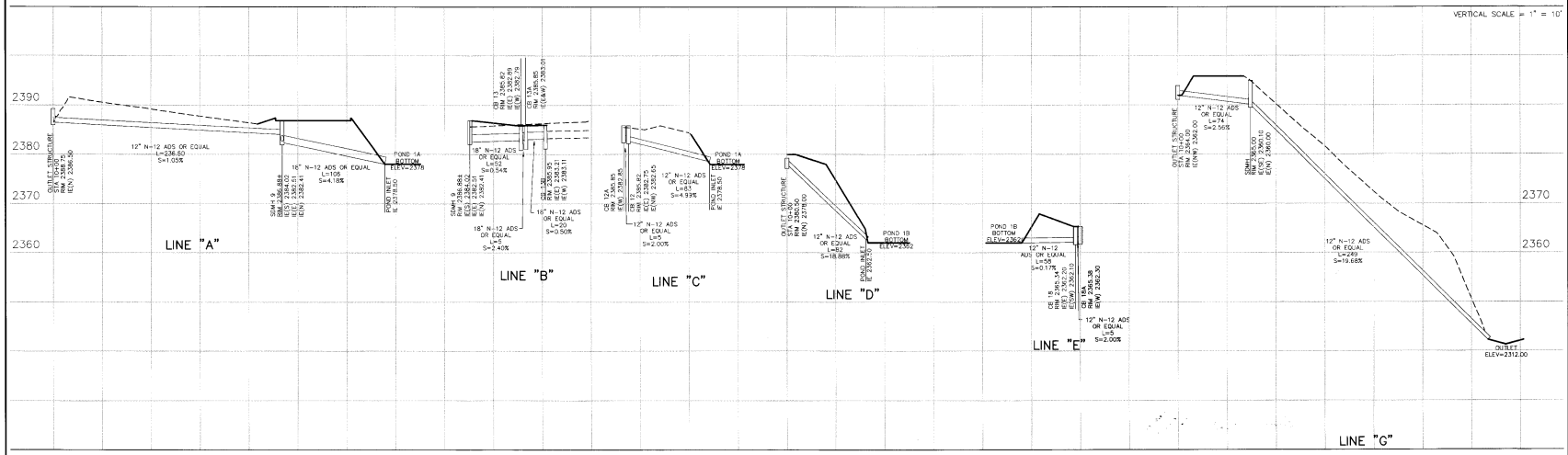
GRAPHIC SCALE
30 0 15 30 60
(IN FEET)
1 inch = 30 ft.





GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
1 inch = 50 ft.

VERTICAL SCALE = 1" = 10'



SEC
Sauvers Engineering Consultants
527 West 6th Avenue
Suite #240
Spokane, WA 99203
(509) 744-0500
(509) 744-0502 Fax

NO	REVISION	DATE
1	COUNTY SUBMITTAL	5/4/05
2	POND REVISIONS	5/13/05
3	County Resubmittal	5/27/05
4	COUNTY SUBMITTAL	5/23/05
5	COUNTY RESUBMITTAL	5/23/05

STORM DRAINAGE PLAN
JESSE'S BLUFF 1ST ADDITION
PLAN AND PROFILE
SPOKANE COUNTY WASHINGTON

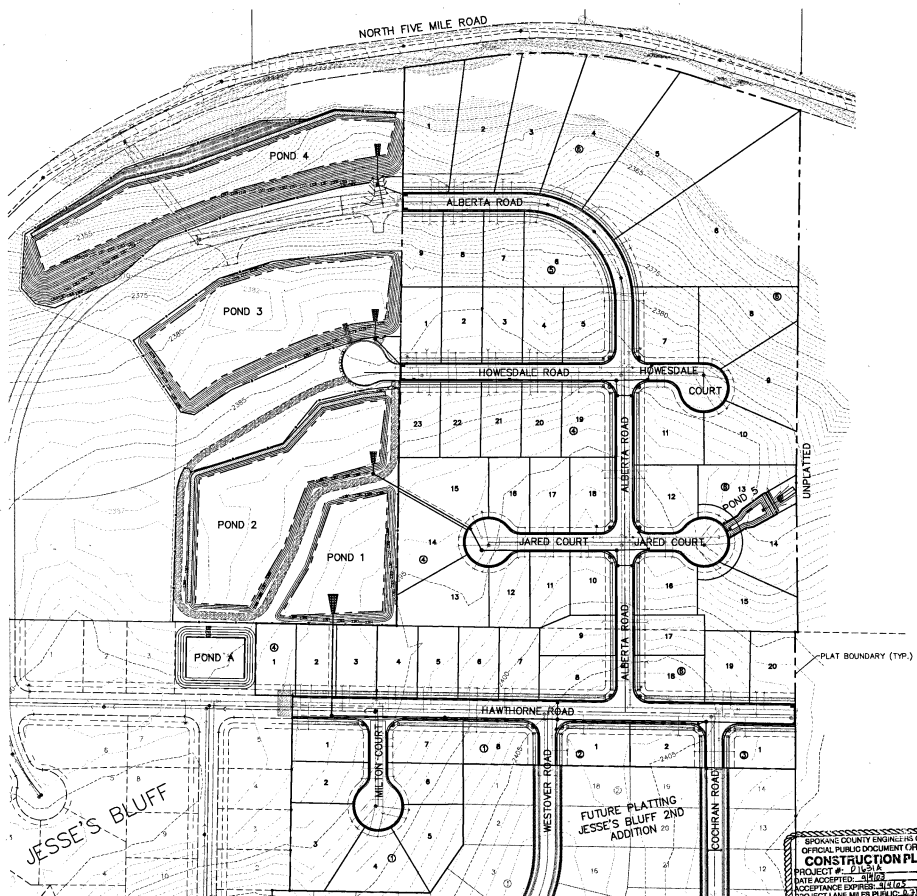
JOHN FRANK GLAVINICH
STATE OF WASHINGTON
16212
REGISTERED PROFESSIONAL ENGINEER
5/4/05
EXPIRES 5/18/06

Job no.

DRAWN BY:	DESIGNED BY:
GLA	JFS
CHECKED BY:	Date
JFS	5/4/05

P1631A Eng Bond Drawing

JESSE'S BLUFF
1ST ADDITION
STREET PLAN
SEC. 13, T.26 N., R.42 E.W.M.
SPOKANE COUNTY, WASHINGTON



GRAPHIC SCALE
100 0 50 100 200
(IN FEET)
1 inch = 100 ft.

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

SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT # P-1631A
DATE ACCEPTED: 4/14/03
ACCEPTANCE EXPIRES: 4/14/05
PROJECT LANE MILES PUBLIC: 0.31
PROJECT LANE MILES PRIVATE: 0
CONSTRUCTION WORK ON PUBLIC ROADS MUST BE RECORDED PRIOR TO DOCUMENT ACCEPTANCE AND ESTABLISHMENT OF THE ROADS AND DRAINAGE FACILITIES FOR MAINT./WARRANTY.
PERMIT REQUIRED! (509) 477-3600
NOTIFY PERMIT ENGINEER 2 BUSINESS DAYS PRIOR TO CONSTRUCTION

NAV'D 88 DATUM
VERTICAL DATUM BASED ON CITY B.M. LOCATED AT THE INTERSECTION OF JOHANSEN ROAD AND FIVE MILE ROAD
BRASS CAP MONUMENT = 2401.69
NAV'D 88 ELEVATION = 2388.56

GENERAL NOTES

1. ALL MATERIALS, WORKMANSHIP, AND CONSTRUCTION OF SITE IMPROVEMENTS SHALL MEET OR EXCEED SITE WORK STANDARDS AND THE STANDARDS AND SPECIFICATIONS SET FORTH IN SPOKANE COUNTY REGULATIONS AND APPLICABLE STATE AND FEDERAL REGULATIONS. WHERE THERE IS CONFLICT BETWEEN THESE PLANS AND THE SPECIFICATION, OR ANY APPLICABLE STANDARD, THE HIGHER QUALITY STANDARD SHALL APPLY. ALL WORK WITHIN PUBLIC R.O.W. OR EASEMENTS SHALL BE INSPECTED AND APPROVED BY THE SPOKANE COUNTY INSPECTOR. INSPECTION SERVICES AND CONSTRUCTION CERTIFICATION TO BE PROVIDED BY ENGINEER OF RECORD.
2. 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 UPON 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. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY PERTINENT LOCATIONS AND ELEVATIONS, ESPECIALLY AT THE CONNECTION POINTS AND AT POTENTIAL UTILITY CONFLICTS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES THAT CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM ALL APPLICABLE AGENCIES. THE CONTRACTOR SHALL NOTIFY THE SPOKANE COUNTY INSPECTOR AT LEAST 48 HOURS PRIOR TO THE START OF ANY EARTH DISTURBING ACTIVITY, OR CONSTRUCTION ON ANY AND ALL PUBLIC IMPROVEMENTS.
4. THE CONTRACTOR SHALL COORDINATE AND COOPERATE WITH THE SPOKANE COUNTY AND ALL UTILITY COMPANIES INVOLVED WITH REGARD TO RELOCATIONS OR ADJUSTMENTS OF EXISTING UTILITIES DURING CONSTRUCTION AND TO ASSURE THAT THE WORK IS ACCOMPLISHED IN A TIMELY FASHION AND WITH A MINIMUM DISRUPTION OF SERVICE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL PARTIES AFFECTED BY ANY DISRUPTION OF ANY UTILITY SERVICE.
5. THE CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY OF THE APPROVED PLANS, ONE (1) COPY OF THE APPROPRIATE STANDARDS AND SPECIFICATIONS, AND A COPY OF ANY PERMITS AND EXTENSION AGREEMENTS NEEDED FOR THE JOB, ON-SITE AT ALL TIMES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ASPECTS OF SAFETY INCLUDING, BUT NOT LIMITED TO, EXCAVATION, TRENCHING, SHORING, TRAFFIC CONTROL, AND SECURITY.
7. IF DURING THE CONSTRUCTION PROCESS, CONDITIONS ARE ENCOUNTERED BY THE CONTRACTOR, HIS SUBCONTRACTORS, OR OTHER AFFECTED PARTIES, WHICH COULD INDICATE A SITUATION THAT IS NOT IDENTIFIED IN THE PLANS OR SPECIFICATIONS, THE CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY.
8. ALL REFERENCES TO ANY PUBLISHED STANDARDS SHALL REFER TO THE LATEST REVISIONS OF SAID STANDARD, UNLESS SPECIFICALLY STATED OTHERWISE.
9. THE CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN, IN ACCORDANCE WITH M.U.T.C.D. TO THE APPROPRIATE RIGHT-OF-WAY AUTHORITY (SPOKANE COUNTY) FOR APPROVAL. PRIOR TO ANY CONSTRUCTION ACTIVITIES WITHIN, OR AFFECTING, THE RIGHT-OF-WAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ANY AND ALL TRAFFIC CONTROL DEVICES AS MAY BE REQUIRED BY THE CONSTRUCTION ACTIVITIES.
10. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL LABOR AND MATERIALS NECESSARY FOR THE COMPLETION OF THE INTENDED IMPROVEMENTS SHOWN ON THESE DRAWINGS OR DESIGNATED TO BE PROVIDED, INSTALLED CONSTRUCTED, REMOVED AND RELOCATED UNLESS SPECIFICALLY NOTED OTHERWISE.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING ROADWAYS FREE AND CLEAR OF ALL CONSTRUCTION DEBRIS AND DIRT TRACKED FROM THE SITE.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING RECORD INFORMATION ON A SET OF RECORD DRAWINGS KEPT AT THE CONSTRUCTION SITE, AND AVAILABLE TO THE SPOKANE COUNTY INSPECTOR AT ALL TIMES.
13. DIMENSIONS FOR LAYOUT AND CONSTRUCTION ARE NOT TO BE SCALED FROM ANY DRAWING. IF PERTINENT DIMENSIONS ARE NOT SHOWN, CONTACT THE CONSULTANT ENGINEER FOR CLARIFICATION, AND ANNOTATE THE DIMENSION ON THE RECORD DRAWINGS.
14. ALL STRUCTURAL EROSION CONTROL MEASURES SHALL BE INSTALLED, AT THE LIMITS OF CONSTRUCTION, PRIOR TO ANY OTHER GROUND-DISTURBING ACTIVITY. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED IN GOOD REPAIR BY THE CONTRACTOR, UNTIL SUCH TIME AS THE ENTIRE DISTURBED AREAS ARE STABILIZED WITH HARD SURFACE OR LANDSCAPING.
15. THE CONTRACTOR SHALL SEQUENCE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO MINIMIZE POTENTIAL UTILITY CONFLICTS. IN GENERAL, STORM SEWER AND SANITARY SEWER SHOULD BE CONSTRUCTED PRIOR TO INSTALLATION OF WATER LINES AND DRY UTILITIES.
16. ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY IS SUBJECT TO THE JURISDICTION OF THE SPOKANE COUNTY ENGINEERING DEPARTMENT STANDARD DETAILS AND SPECIFICATIONS.
17. THE CONTRACTOR SHALL SUBMIT A PHASING PLAN FOR ALL WORK IN PUBLIC ROADS AND R.O.W.'S TO SPOKANE COUNTY BEFORE BEGINNING ANY WORK ON THESE ROADS. CONTRACTOR SHALL BEGIN WORK ONLY AFTER SPOKANE COUNTY APPROVES THE PHASING PLAN, AND A PRE-CONSTRUCTION MEETING IS HELD BETWEEN SPOKANE COUNTY THE ENGINEER AND THE CONTRACTOR.
18. ALL OPERATIONS CONDUCTED ON THE PREMISES, INCLUDING THE WARMING UP, REPAIR, ARRIVAL, DEPARTURE OR RUNNING OF TRUCKS, EARTH MOVING EQUIPMENT, CONSTRUCTION EQUIPMENT AND ANY OTHER ASSOCIATED EQUIPMENT SHALL GENERALLY BE LIMITED TO THE PERIOD BETWEEN 6:00 A.M. AND 10:00 P.M. EVERYDAY UNLESS OTHERWISE APPROVED BY SPOKANE COUNTY.
19. BASED ON A REQUIREMENT FROM A LOCAL JURISDICTION THE ENGINEER OR HIS DESIGNEE SHALL PERFORM MATERIALS TESTING AND QUALITY CONTROL ON THE PROJECT AND SHALL SUBMIT COPIES OF DAILY REPORTS, TEST REPORTS, PROJECT CERTIFICATION AND RECORD DRAWINGS TO THE SPOKANE COUNTY ENGINEER.
20. NO REVISIONS SHALL BE MADE TO THESE PLANS WITHOUT THE APPROVAL OF THE SPOKANE COUNTY ENGINEER AND NOTIFICATION OF THE ENGINEER OF RECORD.
21. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE ALL UTILITY RELOCATIONS CONSISTENT WITH THE CONTRACTORS SCHEDULE FOR THIS PROJECT, WHETHER SHOWN OR NOT SHOWN, AS IT RELATES TO THE CONSTRUCTION ACTIVITIES CONTEMPLATED IN THESE PLANS.

DEVELOPER'S APPROVAL — DATE 4-3-03

P-1631A

Associates, Inc.
Planning
Engineering
Architecture
Landscape Architecture
Land Surveying
701 W. 7th Avenue, Suite 200
Spokane, WA 99204
Phone: (509) 458-6940
Fax: (509) 458-6944

SCOTT A. RIVAS — 36505 — REGISTERED PROFESSIONAL ENGINEER
EXPIRES 01/26/04

PREPARED UNDER THE DIRECT SUPERVISION OF SCOTT A. RIVAS, P.E. WASHINGTON REGISTRATION NO. 36505 FOR AND ON BEHALF OF CLC ASSOCIATES, INC.

Date	Description
11/08/02	ORIGINAL PREPARATION
05/29/03	COUNTY SUBMITTAL
09/03/03	SUBMITTAL FOR APPROVAL

Project Number: PN-1631A
CLC Job Number: S010376
Drawn By: JME
Designed By: DNR
Checked By: SAR

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OVERALL STREET PLAN
JESSE'S BLUFF - 1ST ADDITION

Sheet Title
OVERALL STREET PLAN

2 OF 18
Sheet Number

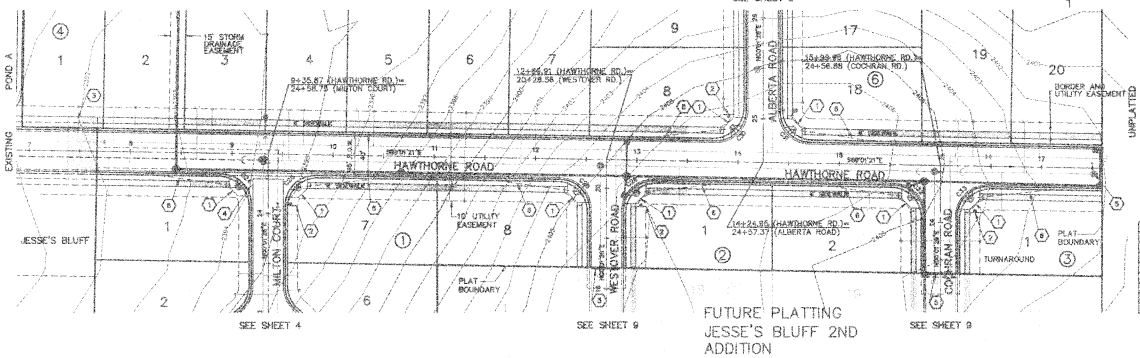
Eng Road & Drainage

J:\land projects\S010376\cwp\ST_COVER.dwg, 09/03/2003 08:43:18 AM, BIG R

SEC. 13, T.26 N., R.42 E.,W.M.
SPOKANE COUNTY, WASHINGTON

GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
1 inch = 50 ft.

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



CONSTRUCTION NOTES

1. CONSTRUCT WHEELCHAIR RAMP PER SPOKANE COUNTY STANDARD PLAN A-5, DESIGN "B"
2. STREET NAME SIGN PER M.U.T.C.D. AND SPOKANE COUNTY STANDARDS.
3. REMOVE 30' OF ASPHALT, LEFT SIDEWALK, CURB, AND GUTTER TO INSTALL SEWER AND WATER SERVICES TO LOT 1, BLOCK 4.
4. CONCRETE CROSS GUTTER PER SPOKANE COUNTY STD PLAN B-18.
5. INSTALL END OF ROAD SIGNAGE. SIGNAGE SHALL CONSIST OF (3) SIGN POSTS WITH (3) OMA-1 (PER M.U.T.C.D.) MARKERS ON EACH POST. SIGNAGE AND BARRICADES SHALL BE 150' FROM CENTER LINE OF COCHRAN ROAD.
6. LIMITS OF SIGHT DISTANCE EASEMENT

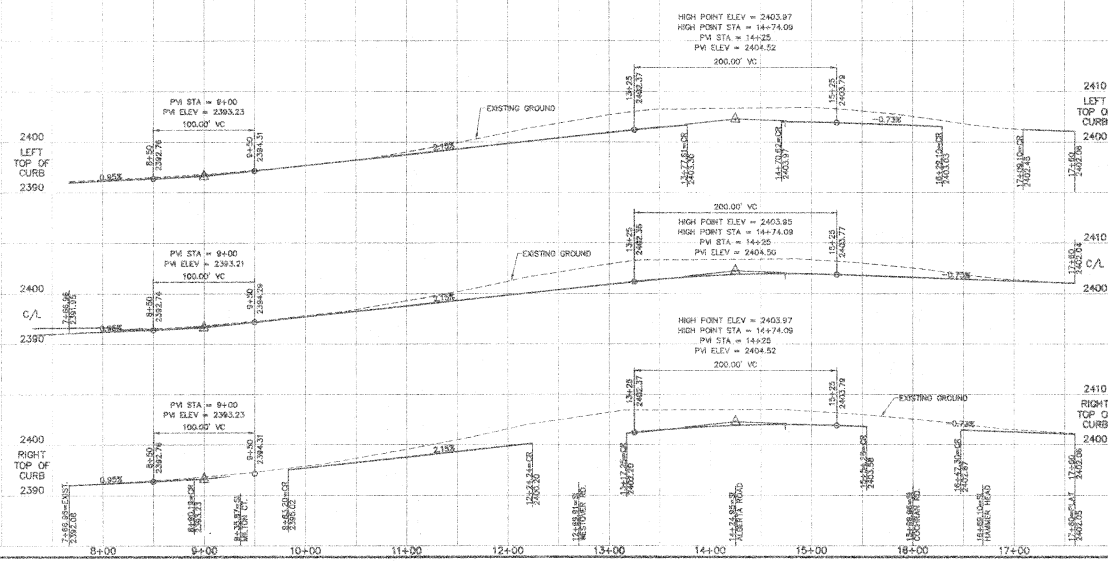
CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA
C24	30.00	46.62	29.50	42.07	89°06'47"
C25	30.00	47.62	30.50	42.78	90°53'13"
C26	30.00	46.62	29.50	42.07	89°06'47"
C29	30.00	47.62	30.50	42.78	90°53'13"
C30	30.00	47.62	30.50	42.78	90°53'13"
C31	30.00	46.62	29.51	42.07	89°06'48"
C32	30.00	46.62	29.50	42.07	89°06'47"
C33	30.00	47.62	30.50	42.78	90°53'13"

NAV'D 88 DATUM
VERTICAL DATUM BASED ON CITY B.M. LOCATED AT THE INTERSECTION OF JOHANSEN ROAD AND FIVE MILE ROAD
BRASS CAP MONUMENT = 2401.69
NAVD'88 ELEVATION = 2398.56

DEVELOPER'S APPROVAL — DATE 11-09-04

VERTICAL SCALE: 1"=10'



REVISED

SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT # 04-31A
DATE ACCEPTED: 11/18/05
ACCEPTANCE EXPIRES: 11/18/07
PRIVATE LANE MILES PUBLIC: 0.31
PRIVATE LANE MILES PRIVATE: 0.31
CONSTRUCTION DOCUMENTATION AND SUPPORTING RECORD DRAWINGS "AS-BUILTS" ARE REQUIRED PRIOR TO FOLLOWING ACCEPTANCE AND OBTAIN APPROVAL OF THE REGISTERED DRAINAGE REGISTER FOR MAINTENANCE.
PERMIT REQUIRED! (509) 477-3600
NOTIFY PERMIT ENGINEER 2 BUSINESS DAYS PRIOR TO CONSTRUCTION

Associates, Inc.
Planning
Engineering
Architecture
Landscape Architecture
Land Surveying
10210 Minnehaha Parkway (509)
Spokane, WA 99223
Phone: (509) 466-5240
Fax: (509) 466-6841

EXPIRES 12/14/05
12-3-04

PREPARED UNDER THE DIRECT SUPERVISION OF MARK L. KRESSELMAN, P.E. WASHINGTON REGISTRATION NO. 20238 FOR AND ON BEHALF OF CLC ASSOCIATES, INC.

Date	Description
11/09/04	ORIGINAL PRESENTATION
08/27/04	CITY COMMENTS
08/27/04	SUBMITTAL FOR APPROVAL
08/10/04	PRELIMINARY

County No. PR-1631A
CLC Job Number: 3010376
Drawn By: JHE
Designed By: DNR
Checked By: MLK

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STREET PLANS
JESSE'S BLUFF - 1ST ADDITION
HAWTHORNE ROAD
FRONTAGE IMPROVEMENTS
STA. 7+66.96 TO 17+60.00

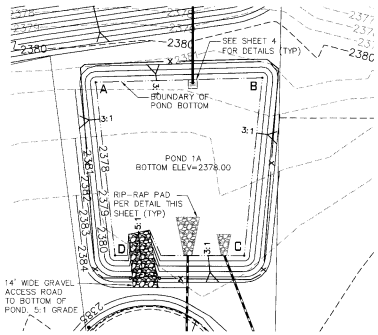
SHEET TITLE
STREET PLAN

3 OF 18
SHEET NUMBER

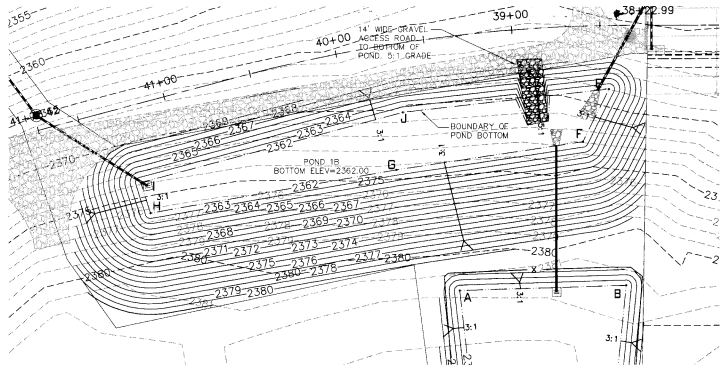
Revised 11/18/04 Eng Road Drainage

UNDERGROUND SERVICE ALERT
ONE-CALL NUMBER
1 800
424 5555
CALL TWO BUSINESS DAYS BEFORE YOU DIG

SEC. 13, T.26 N., R.42 E., W.M.
SPOKANE COUNTY, WASHINGTON



NOTE:
POND STATIONS AND OFFSETS BASED ON THE CENTERLINE OF ALBERTA ROAD NORTH OF POND 1B.



POND #1A DETAIL

POND BOTTOM ELEVATION = 2378.00
POND BOTTOM AREA = 8,237 sq. ft.
POND BOTTOM PERIMETER = 365.5 ft
PROVIDED VOLUME = 29,907 cu. ft.
MINIMUM BERM ELEVATION = 2381.00
MAXIMUM WATER SURFACE ELEVATION = 2379.78 (50-YEAR)
SIDE SLOPES = 3:1

POND 1A INFORMATION		
POINT	STATION	OFFSET
A	39+48.92	142.62' LT
B	38+35.68	146.33' LT
C	38+50.32	246.37' LT
D	39+52.10	240.60' LT

POND 1A AREA TABLE	
POINTS	LENGTH
A–B	93.99'
B–C	100.67'
C–D	72.81'
D–A	98.01'

GRAPHIC SCALE
30 0 15 30 60
(IN FEET)
1 inch = 30 ft.

POND #1B DETAIL

POND BOTTOM ELEVATION = 2362.00
POND BOTTOM AREA = 6,847 sq. ft.
POND BOTTOM PERIMETER = 586.5 ft
PROVIDED VOLUME = 28,482 cu. ft.
MINIMUM BERM ELEVATION = 2365.00
MAXIMUM WATER SURFACE ELEVATION = 2363.08 (50-YEAR)
SIDE SLOPES = 3:1

POND 1B INFORMATION		
POINT	STATION	OFFSET
E	38+45.28	36.10' LT
F	38+61.80	65.18' LT
G	39+77.34	70.13' LT
H	41+24.21	61.13' LT
I	41+25.04	43.04' LT
J	39+67.91	39.04' LT

POND 1B AREA TABLE	
POINTS	LENGTH
E–F	35.33'
F–G	106.38'
G–H	140.91'
H–I	21.67'
I–J	152.98'
J–E	117.15'

SPOKANE COUNTY ENGINEER'S OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT #: P1631A
DATE ACCEPTED: 11/9/05
ACCEPTANCE EXPIRES: 11/9/07
PROJECT LANE MILES PUBLIC: 0.71
PROJECT LANE MILES PRIVATE: —
CONSTRUCTION DOCUMENTATION AND CERTIFIED RECORD DRAWINGS "AS-BUILTS" ARE REQUIRED PRIOR TO COUNTY ACCEPTANCE AND BONDING RELEASE OF THE ROADS AND DRAINAGE FACILITIES PERMIT ISSUANCE.
PERMIT REQUIRED
NOTIFY PERMIT ENGINEER [illegible] DAYS PRIOR TO CONSTRUCTION

STORM DRAINAGE NOTES

1. SEE PLAN AND PROFILE SHEET FOR CATCH BASIN TYPES AND LOCATIONS.

2. PONDS SHALL BE CONSTRUCTED PER THE REQUIREMENTS OF THESE DRAWINGS INCLUDING GRADING AND SEEDING REQUIREMENTS.

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. 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 SEED THE PONDS WITH DRYLAND GRASS SEED MIX FOLLOWING THE ROAD PAVING WORK.

6. 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 CATCH BASINS, THE CONTRACTOR WILL BE REQUIRED TO CLEAN THE CATCH BASIN OUT TO THE SATISFACTION OF THE CERTIFYING ENGINEER.

7. 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 THE INVERT OF THE LOWEST ORIFICE IN THE OUTLET STRUCTURE. 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 MINIMUM PERCOLATION RATE OF 0.5 INCHES PER HOUR.

8. ALL '208' PONDS SHALL BE SEEDED WITH A DRYLAND GRASS SEED MIX PER SPOKANE COUNTY STANDARDS:

DRYLAND GRASS SEED MIX
SPOKANE COUNTY PUBLIC WORKS, FEBRUARY 1998

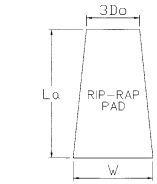
GRASS SEED: PROVIDE FRESH, CLEAN, NEW CROP SEED COMPLYING WITH TOLERANCE OF PURITY AND GERMINATION ESTABLISHED BY THE OFFICIAL SEED ANALYSIS OF NORTH AMERICA. PROVIDE SEED MIXTURE COMPOSED OF GRASS SPECIES AND PERCENTAGES AS FOLLOWS:

20% ELKA PERENNIAL RYE
20% DURAR HARD FESCUE
45% COVAR SHEEP/FESCUE
15% REUBENS CANADIAN BLUEGRASS

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

GRASS SEED: 90 LBS. PER ACRE
FERTILIZER: 16-16-16 TIMES 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:
RIP-RAP PAD MUST BE INSTALLED WITH FILTER FABRIC (AMOCO OR EQUAL) BETWEEN THE NATIVE SOIL AND THE RIP-RAP ROCK.

RIP RAP PAD DIMENSIONS					
POND	3Do	La	W	STONE SIZE	THICK.
1A–INLET FROM POND 2	4.5'	20.6'	12.7'	5" MIN	12"
1A–INLET FROM CB 12	3.0'	12.0'	7.8'	3" MIN	12"
1B–INLET FROM POND 1A	3.0'	7.8'	6.1'	1" MIN	12"
1B–INLET FROM CB 18	3.0'	23.1'	12.2'	4" MIN	12"

TYPICAL RIP-RAP PAD

NOT TO SCALE

1

DEVELOPER'S APPROVAL

11-8-05
DATE

SEC
Sauvers Engineering Consultants
327 West 8th Avenue
Suite #240
Spokane, WA 99203
(509) 744-0500
(509) 744-0502 Fax

NO	REVISION	DATE
1	COUNTY SUBMITTAL	3/4/05
2	POND REVISIONS	5/13/05
3	County Resubmittal	5/27/05
4	COUNTY RESUBMITTAL	5/27/05
5	COUNTY RESUBMITTAL	5/27/05

STORM DRAINAGE PLAN
JESSE'S BLUFF 1ST ADDITION
POND DETAILS
SPOKANE COUNTY WASHINGTON

JOHN FRANK SAUVERS
STATE OF WASHINGTON
36212
REGISTERED PROFESSIONAL ENGINEER
EXPIRES 5/18/06

JOB No.

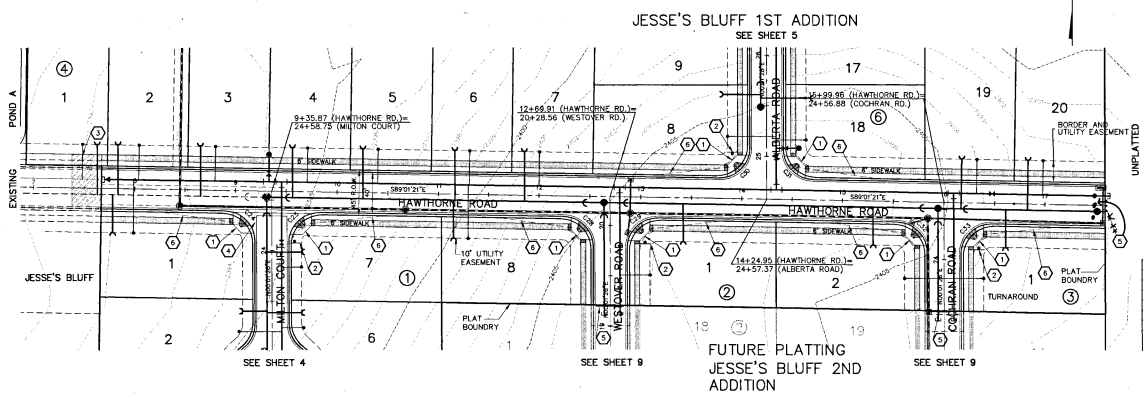
DRAWN BY:	DESIGNED BY:
GLA	JFS
CHECKED BY:	Date
JFS	5/4/05

P1631A

SEC. 13, T.26 N., R.42 E.,W.M.
SPOKANE COUNTY, WASHINGTON

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

GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
1 inch = 50 ft.



CONSTRUCTION NOTES

1. CONSTRUCT WHEELCHAIR RAMP PER SPOKANE COUNTY STANDARD PLAN A-5, DESIGN "B".
2. STREET NAME SIGN PER M.U.T.C.D. AND SPOKANE COUNTY STANDARDS.
3. REMOVE 30' OF ASPHALT, LEFT SIDEWALK, CURB, AND GUTTER TO INSTALL SEWER AND WATER SERVICES TO LOT 1, BLOCK 4.
4. CONCRETE CROSS GUTTER PER SPOKANE COUNTY STD PLAN B-18.
5. INSTALL END OF ROAD SIGNAGE. SIGNAGE SHALL CONSIST OF (3) SIGN POSTS WITH (3) OM4-1 (PER M.U.T.C.D.) MARKERS ON EACH POST. Signage and barricades shall be 150' from Center Line of Cochran Road.
6. LIMITS OF SIGHT DISTANCE EASEMENT

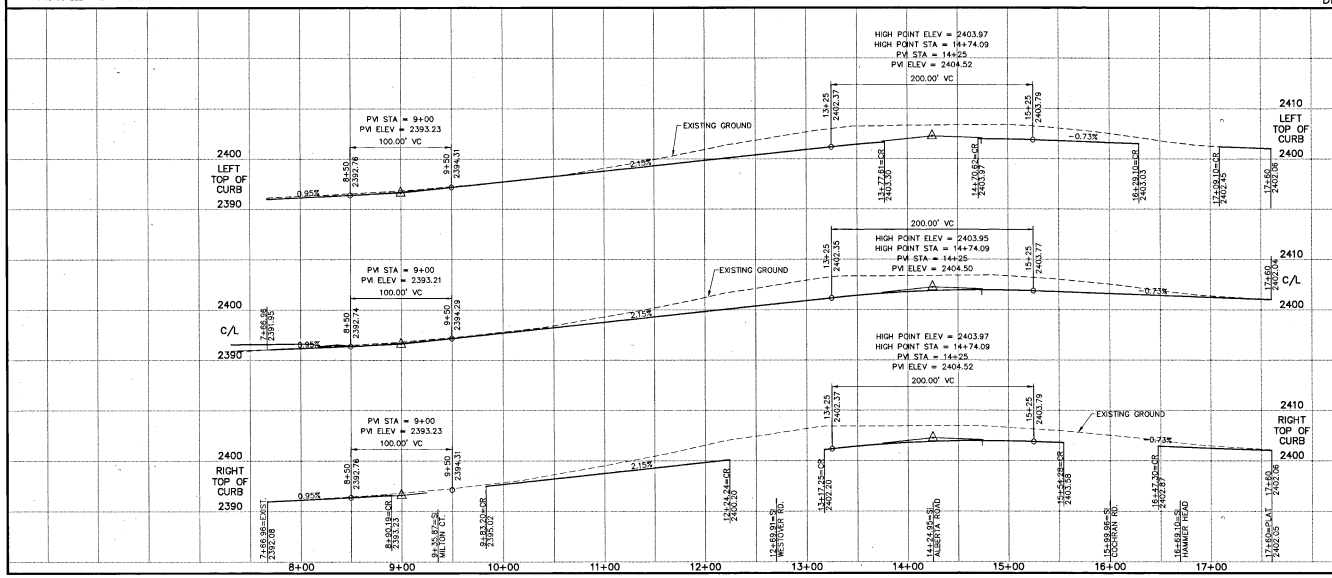
CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA
C24	30.00	46.62	29.50	42.07	89°02'47"
C25	30.00	47.62	30.50	42.78	90°57'13"
C28	30.00	46.62	29.50	42.07	89°02'47"
C29	30.00	47.62	30.50	42.78	90°57'13"
C30	30.00	47.62	30.50	42.78	90°57'11"
C31	30.00	46.62	29.51	42.07	89°02'49"
C32	30.00	46.62	29.50	42.07	89°02'47"
C33	30.00	47.62	30.50	42.78	90°57'13"

NAV'D 88 DATUM
VERTICAL DATUM BASED ON CITY B.M. LOCATED AT THE INTERSECTION OF JOHANSEN ROAD AND FIVE MILE ROAD
BRASS CAP MONUMENT = 2401.69
NAVD'88 ELEVATION = 2388.56

DEVELOPER'S APPROVAL 9-3-03 DATE

VERTICAL SCALE: 1"=10'



SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT # P-1631A
DATE ACCEPTED 9/11/03
ACCEPTANCE EXPIRES: 9/11/05
PROJECT LANE MILES PUBLIC: 0.31
PROJECT LANE MILES PRIVATE: 0
CONSTRUCTION DOCUMENTATION AND CERTIFIED RECORD DRAWINGS, "AS-BUILTS" ARE REQUIRED PRIOR TO COUNTY ACCEPTANCE AND ESTABLISHMENT OF THE ROADS AND DRAINAGE FACILITIES FOR MAINTENANCE.
PERMIT REQUIRED (509) 477-3600
NOTIFY PERMIT ENGINEER 2 BUSINESS DAYS PRIOR TO CONSTRUCTION

CLC Associates, Inc.
Planning
Engineering
Architecture
Landscape Architecture
Land Surveying
707 W. 7th Avenue, Suite 200
Spokane, WA 99204
Phone: (509) 456-5842
Fax: (509) 456-5844

SCOTT A. RIVAS
STATE OF WASHINGTON
36405
PROFESSIONAL ENGINEER
EXPIRES 01/26/04

PREPARED UNDER THE DIRECT SUPERVISION OF
SCOTT A. RIVAS, P.E.
WASHINGTON REGISTRATION NUMBER 36405
FOR AND ON BEHALF OF
CLC ASSOCIATES, INC.

DATE	Description
11/08/02	ORIGINAL PREPARATION
5/29/03	COUNTY SUBMITTAL
8/27/03	COUNTY RESUBMITTAL
09/03/03	SUBMITTAL FOR APPROVAL

County No. PN-1631A
CLC Job Number: S010376
Drawn By: JME
Designed By: DNR
Checked By: SAR

NOTE: PLANS AND INSTRUMENTS OF PROFESSIONAL SERVICE ARE THE PROPERTY OF CLC ASSOCIATES, INC. AND MAY NOT BE REPRODUCED BY OWNER OR OTHERS WITHOUT WRITTEN CONSENT OF CLC ASSOCIATES. THEY MAY NOT BE REPRODUCED OR USED FOR ANY PURPOSE WITHOUT THE WRITTEN CONSENT OF CLC ASSOCIATES, INC. OR AFFILIATE OF CLC ASSOCIATES, INC. (WHICH EVER IS THE OWNER OF THE DOCUMENT) UNLESS OTHERWISE NOTED.

STREET PLANS
JESSE'S BLUFF - 1ST ADDITION
HAWTHORNE ROAD
FRONTAGE IMPROVEMENTS
STA. 7+66.96 TO 17+60.00

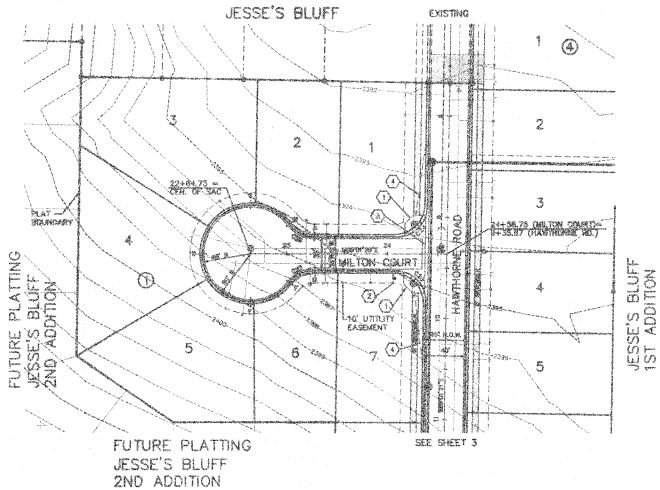
Sheet Title
STREET PLAN

P-1631A

Eng Road & Drainage

J:\lord projects\S010376\cad\ST_HWY-CORE.dwg, 09/03/2003 09:18:50 AM, BGR

SEC. 13, T.26 N., R.42 E.,W.M.
SPOKANE COUNTY, WASHINGTON



GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
1 inch = 50 ft.

CONSTRUCTION NOTES

1. CONSTRUCT WHEELCHAIR RAMP PER SPOKANE COUNTY STANDARD PLAN A-5, DETAIL "B".
2. STREET NAME SIGN PER M.U.T.C.D. AND SPOKANE COUNTY STANDARDS.
3. CONCRETE CROSS GUTTER PER SPOKANE COUNTY STD PLAN B-18.
4. LIMITS OF RIGHT OF WAY EASEMENT

UNDERGROUND SERVICE ALERT
CALL BEFORE YOU DIG
456-6080
CALL TWO WORKING DAYS BEFORE DIGGING

Associates, Inc.
Planning
Engineering
Architecture
Landscape Architecture
Land Surveying
1712 S. Meadow Parkway, #101
Spokane Valley, WA 99216
Phone: (509) 456-0541
Fax: (509) 456-0546

MARK D. ROSENTHAL
STATE OF WASHINGTON
9-1-04
EXPIRES 09/01/05

PREPARED UNDER THE DIRECT SUPERVISION OF MARK L. ROSENTHAL, P.E. WASHINGTON REGISTRATION NO. 36997 FOR AND ON BEHALF OF CLC ASSOCIATES, INC.

DATE	DESCRIPTION
11/06/03	ORIGINAL PRESENTATION
12/22/03	PRELIM. SUBMITTAL
05/21/04	ACCEPTAL FOR APPROVAL
06/15/04	FINAL SUBMITTAL

County No: PN-16318
CLC Job Number: 501037A
Drawn By: JAE
Designed By: DNR
Checked By: MLR

THESE PLANS AND INFORMATION AS REPRESENTED HEREIN ARE THE PROPERTY OF CLC ASSOCIATES, INC. AND MAY NOT BE REPRODUCED OR TRANSFERRED WITHOUT WRITTEN CONSENT OF CLC ASSOCIATES, INC. OR WITHOUT AN ORIGINAL CLC ASSOCIATES, INC. OR WITHOUT AN ORIGINAL CLC ASSOCIATES, INC. SEAL.

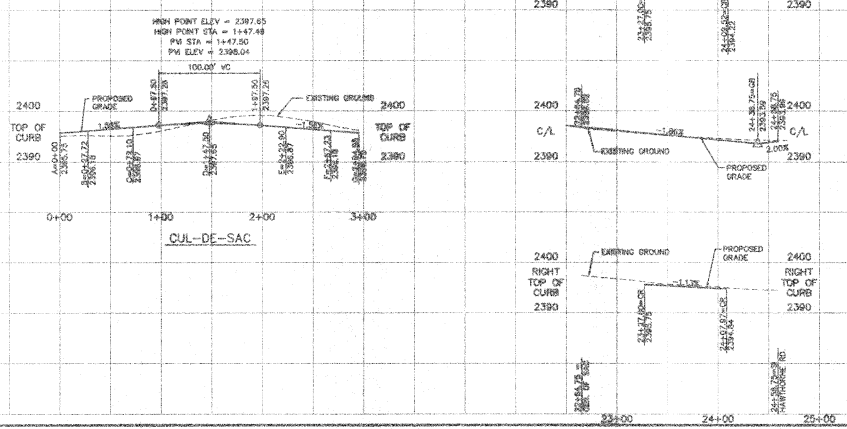
NAVD 88 DATUM
VERTICAL DATUM BASED ON CITY B.M. LOCATED AT THE INTERSECTION OF JOHNSON ROAD AND FIVE MILE ROAD BRASS CAP MONUMENT = 2407.69
NAVD'88 ELEVATION = 2388.56

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	[illegible]
C24	30.00	46.82	29.90	42.27	[illegible]
C25	30.00	47.82	30.90	43.75	[illegible]
C26	30.00	26.18	15.19	27.18	[illegible]
C27	30.00	26.18	15.19	27.18	[illegible]

DEVELOPER'S APPROVAL
11-2-04
DATE

VERTICAL SCALE: 1"=10'



REVISED

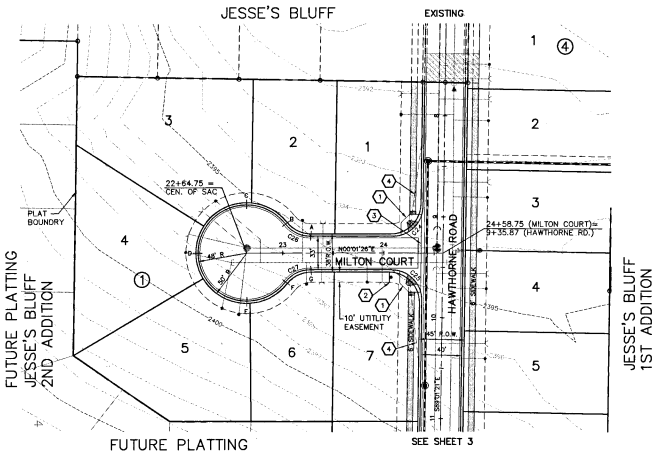
SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT #: 2-[illegible]
DATE ACCEPTED: [illegible]
ACCEPTANCE EXPIRES: [illegible]
PROJECT LANE MILES PUBLIC: [illegible]
PROJECT LANE MILES PRIVATE: [illegible]
PERMIT REQUIRED (509) 477-3600
NOTIFY PERMIT ENGINEER 2 BUSINESS DAYS PRIOR TO CONSTRUCTION

STREET PLANS
JESSE'S BLUFF - 1ST ADDITION
MILTON COURT
FRONTAGE IMPROVEMENTS
STA. 22+84.73 TO 24+56.73

SHEET TITLE
STREET PLAN

REVISED [illegible] England Drawing

SEC. 13, T.26 N., R.42 E.,W.M.
SPOKANE COUNTY, WASHINGTON



GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
1 inch = 50 ft.

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

Associates, Inc.
Planning
Engineering
Architecture
Landscape Architecture
Land Surveying
707 W. 7th Avenue, Suite 200
Spokane, WA 99204
Phone: (509) 456-6940
Fax: (509) 456-6944

CONSTRUCTION NOTES

1. CONSTRUCT WHEELCHAIR RAMP PER SPOKANE COUNTY STANDARD PLAN A-5, DESIGN "B".
2. STREET NAME SIGN PER M.U.T.C.D. AND SPOKANE COUNTY STANDARDS.
3. CONCRETE CROSS GUTTER PER SPOKANE COUNTY STD PLAN B-18.
4. LIMITS OF SIGHT DISTANCE EASEMENT

SCOTT A. RIVAS
STATE OF WASHINGTON
36605
PROFESSIONAL ENGINEER
EXPIRES 01/26/04

PREPARED UNDER THE DIRECT SUPERVISION OF:
SCOTT A. RIVAS, P.E.
WASHINGTON REGISTRATION NO. 36605
FOR AND ON BEHALF OF CLC ASSOCIATES, INC.

Date	Description
11/06/02	ORIGINAL PREPARATION
05/29/03	COUNTY SUBMITTAL
09/02/03	SPOKANE CO. DPW APPROVAL

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA
C24	30.00	46.62	29.50	42.07	89°02'47"
C25	30.00	47.62	30.50	42.78	90°57'13"
C26	30.50	28.18	15.19	27.19	52°56'46"
C27	30.50	28.18	15.19	27.19	52°56'46"

DEVELOPER'S APPROVAL — DATE 9-3-03

County No.	PN-1631A
CLC Job Number:	5010376
Drawn By:	JMF
Designed By:	DNR
Checked By:	SAR

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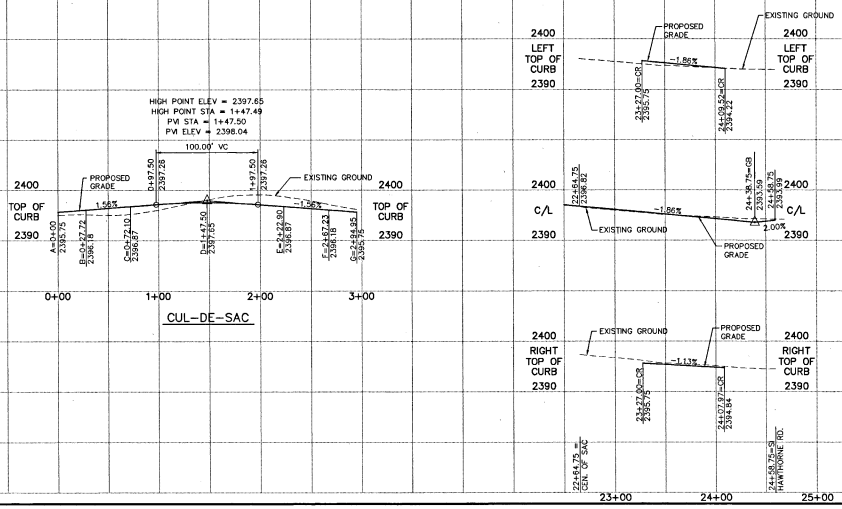
NAV'D 88 DATUM
VERTICAL DATUM BASED ON CITY B.M. LOCATED AT THE INTERSECTION OF JOHANSEN ROAD AND FIVE MILE ROAD
BRASS CAP MONUMENT = 2401.69
NAV'D'88 ELEVATION = 2388.56

VERTICAL SCALE: 1"=10'



SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT #: E1631A
DATE ACCEPTED: 9/11/03
ACCEPTANCE EXPIRES: 9/11/05
PROJECT LANE MILES PUBLIC: 0.41
PROJECT LANE MILES PRIVATE: 0
RECORD DRAWINGS, AS-BUILT DOCUMENTATION AND CERTIFIED RECORD DRAWINGS, AS-BUILT ARE REQUIRED PRIOR TO COUNTY ACCEPTANCE OF PUBLIC IMPROVEMENTS IN THE ROADS AND DRAINAGE FACILITIES FOR MAINTENANCE.
PERMIT REQUIRED! (509) 477-7250
NOTIFY PERMIT ENGINEER 2 BUSINESS DAYS PRIOR TO CONSTRUCTION!

STREET PLANS
JESSE'S BLUFF - 1ST ADDITION
MILTON COURT
FRONTAGE IMPROVEMENTS
STA. 22+64.75 TO 24+58.75

Sheet Title
STREET PLAN

P-1631A
Eng Road Drawings

I:\land projects\5010376\dwg\ST_MILTON.dwg, 09/03/2003 09:57:05 AM, SIG R

SEC. 13, T.26 N., R.42 E.,W.M.
SPOKANE COUNTY, WASHINGTON

GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
1 inch = 50 ft.

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

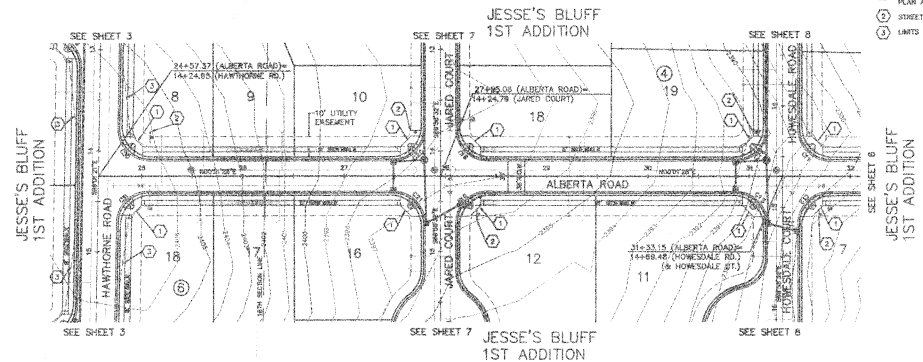
Associates, Inc.
Planning
Engineering
Architecture
Landscape Architecture
Land Surveying
10710 N. Nevada Parkway, #100
Spokane, WA 99218-1172
Phone: (509) 466-3696
Fax: (509) 466-1614

MARK L. KREIBERG
STATE OF WASHINGTON
16304
REGISTERED PROFESSIONAL ENGINEER
12-2-09
EXPIRES: 6/16/10

PREPARED UNDER THE DIRECT SUPERVISION OF MARK L. KREIBERG, P.E. WASHINGTON REGISTRATION NO. 16304 FOR AND ON BEHALF OF GLD ASSOCIATES, INC.

CONSTRUCTION NOTES

1. CONSTRUCT WHEELCHAIR RAMP PER SPOKANE COUNTY STANDARD PLAN A-5, DESIGN "B".
2. STREET NAME PER M.U.T.C.D. AND SPOKANE COUNTY STANDARDS.
3. LIMITS OF SIGHT DISTANCE EASEMENT



CURVE TABLE

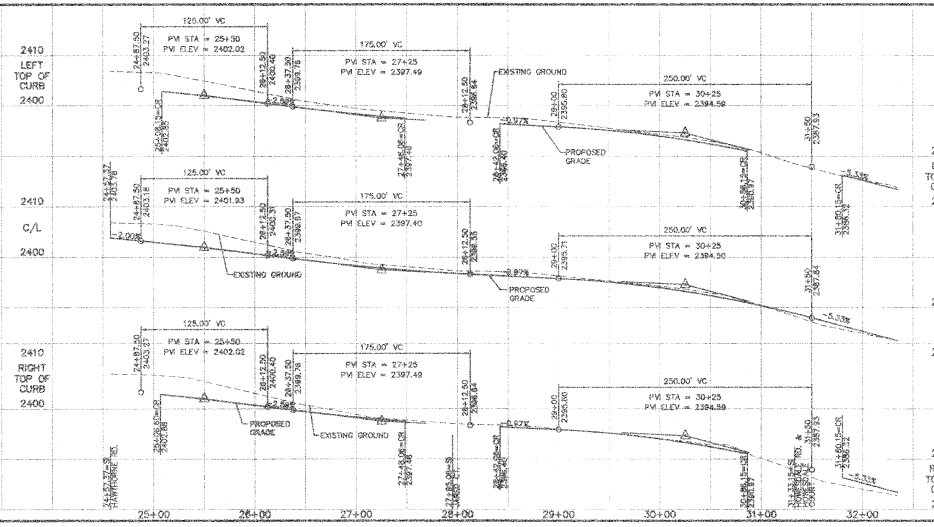
CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA
C11	30.00	47.12	30.00	42.43	90°00'00"
C12	30.00	47.12	30.00	42.43	90°00'00"
C14	30.00	47.12	30.00	42.43	90°00'00"
C15	30.00	47.12	30.00	42.43	90°00'00"
C18	30.00	47.12	30.00	42.43	90°00'00"
C19	30.00	47.12	30.00	42.43	90°00'00"
C20	30.00	47.12	30.00	42.43	90°00'00"
C21	30.00	47.12	30.00	42.43	90°00'00"
C30	30.00	47.82	30.50	42.78	91°37'11"
C31	30.00	33.82	29.51	42.07	64°37'49"

Date	Description
11/08/02	ORIGINAL PREPARATION
04/20/04	SUBMITTAL FOR APPROVAL
06/10/04	FINAL SUBMITTAL 2

DEVELOPER'S APPROVAL — DATE 11-9-04

NAV'D 88 DATUM
VERTICAL DATUM BASED ON CITY B.M. LOCATED AT THE INTERSECTION OF JOHANSEN ROAD AND FIVE MILE ROAD BRASS CAP MONUMENT = 2401.69
NAV'D88 ELEVATION = 2385.56

VERTICAL SCALE: 1"=10'



REVISED

SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT # 7 LA 3/8
DATE ACCEPTED: 1/14/05
ACCEPTANCE EXPIRES: 1/14/06
PROJECT LANE MILES PUBLIC: 0.40
PROJECT LANE MILES PRIVATE: 0
ROADWAY LANE MILES PUBLIC: 0.40
ROADWAY LANE MILES PRIVATE: 0
WORK OTHER THAN THAT SHOWN ON THESE PLANS MUST BE APPROVED TO COUNTY ACCEPTANCE AND RETAINAGE RELEASE OF THE ROADWAY AND DRAINAGE FACILITIES FOR MAINTENANCE.
PERMIT REQUIRED! (509) 477-3600
NOTIFY PERMIT ENGINEER 2 WORKING DAYS PRIOR TO CONSTRUCTION

STREET PLANS
JESSE'S BLUFF - 1ST ADDITION
ALBERTA ROAD
FRONTAGE IMPROVEMENTS
STA. 24+57.37 TO 32+00

County No.	PH-1631A
G.L.D. Job Number	5000376
Drawn By:	JMC
Designed By:	GHR
Checked By:	MLK

THESE PLANS ARE INTENDED TO FACILITATE CONSTRUCTION OF THE PROJECT SHOWN HEREON. THE ENGINEER AND OTHER ENGINEER PARTS INCLUDED HEREIN, MAY NOT BE REPRESENTED OR REPRODUCED FOR USE ON OTHER PROJECTS WITHOUT THE CONSENT OF G.L.D. ASSOCIATES, INC. AND THE ENGINEER OF RECORD. (WCC 308-12-050)

STREET PLAN

5 OF 18

REVISED 4/6/11 Eng Road Drainage.

SEC. 13, T.26 N., R.42 E.,W.M.
SPOKANE COUNTY, WASHINGTON

GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
1 inch = 50 ft.

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

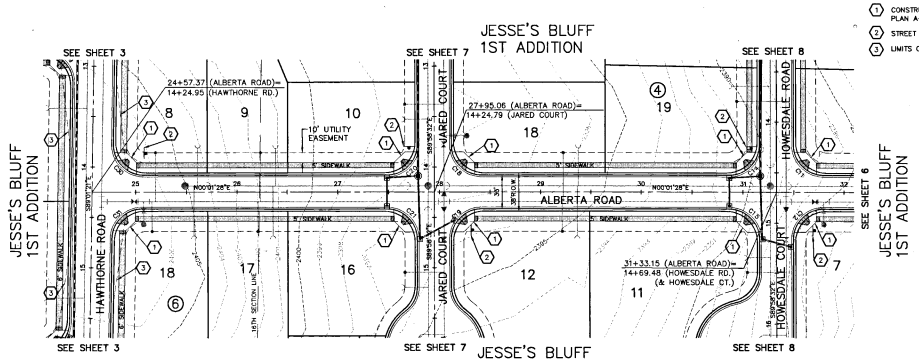
CLC Associates, Inc.
Planning
Engineering
Architecture
Landscape Architecture
Land Surveying
701 N. 7th Avenue, Suite 200
Ephrata, WA 98823
Phone: (509) 754-4040
Fax: (509) 754-1944

EXPIRES 01/26/04

PREPARED UNDER THE DIRECT SUPERVISION OF
SCOTT A. RIVAS, P.E.
WASHINGTON REGISTRATION NO. 36605
FOR AND ON BEHALF OF CLC ASSOCIATES, INC.

CONSTRUCTION NOTES

1. CONSTRUCT WHEELCHAIR RAMP PER SPOKANE COUNTY STANDARD PLAN A-5, DESIGN "B".
2. STREET NAME PER M.U.T.C.D. AND SPOKANE COUNTY STANDARDS.
3. LIMITS OF SIGHT DISTANCE EASEMENT



CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA
C11	30.00	47.12	30.00	42.43	90°00'00"
C12	30.00	47.12	30.00	42.43	90°00'00"
C14	30.00	47.12	30.00	42.43	90°00'00"
C15	30.00	47.12	30.00	42.43	90°00'00"
C18	30.00	47.12	30.00	42.43	90°00'00"
C19	30.00	47.12	30.00	42.43	90°00'00"
C20	30.00	47.12	30.00	42.43	90°00'00"
C21	30.00	47.12	30.00	42.43	90°00'00"
C30	30.00	47.62	30.50	42.78	90°57'11"
C31	30.00	46.62	29.51	42.07	89°02'49"

DEVELOPER'S APPROVAL — DATE 9-3-03

Date	Description
11/26/02	ORIGINAL PREPARATION
05/29/03	COUNTY SUBMITTAL
09/09/03	SUBMITTAL FOR APPROVAL

County No.	PN-1631A
CLC Job Number:	5010376
Drawn By:	JAE
Designed By:	DNR
Checked By:	SAR

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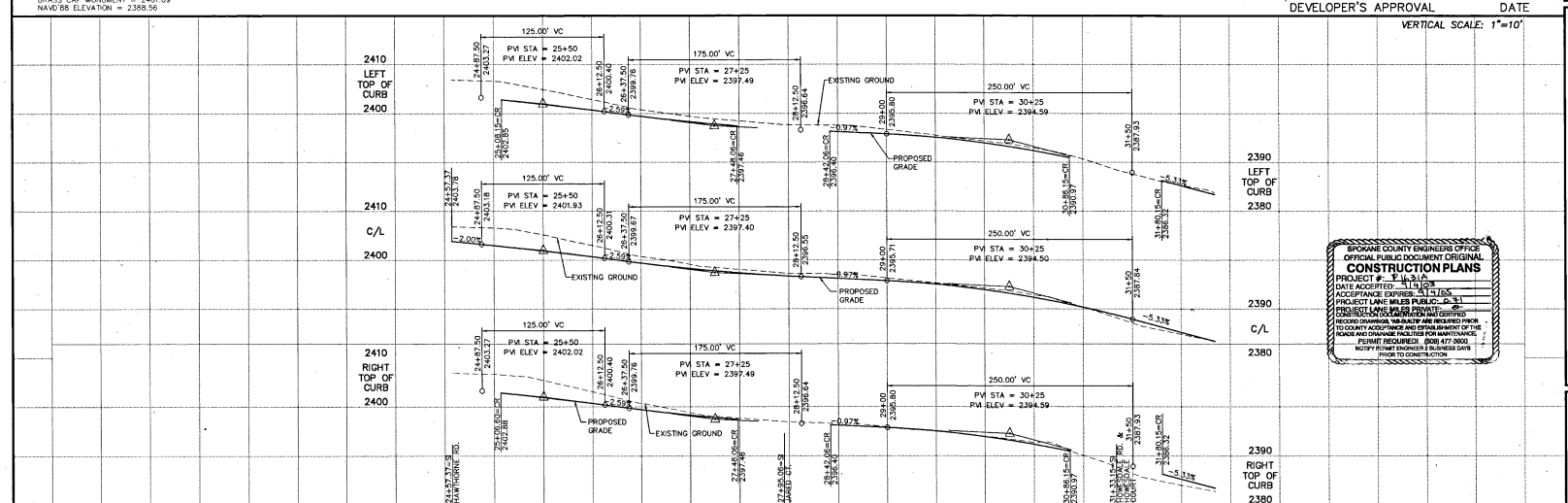
◆ NAV'D 88 DATUM
VERTICAL DATUM BASED ON CITY B.M. LOCATED AT THE INTERSECTION OF JOHANSEN ROAD AND FIVE MILE ROAD BRASS CAP MONUMENT = 2401.69
NAV'D 88 ELEVATION = 2388.56

VERTICAL SCALE: 1"=10'



SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT #: P-1631A
DATE ACCEPTED: 9/14/03
ACCEPTANCE EXPIRES: 9/14/05
PROJECT LANE MILES PUBLIC: 0.41
PROJECT LANE MILES PRIVATE: 0
CONSTRUCTION DOCUMENTATION AND CERTIFIED RECORD DRAWINGS, "AS-BUILTS" ARE REQUIRED PRIOR TO COUNTY ACCEPTANCE AND ESTABLISHMENT OF THE ROADS AND DRAINAGE FACILITIES FOR MAINTENANCE.
PERMIT REQUIRED!! (509) 477-3600
NOTIFY PERMIT ENGINEER 2 BUSINESS DAYS PRIOR TO CONSTRUCTION

STREET PLANS
JESSE'S BLUFF - 1ST ADDITION
ALBERTA ROAD
FRONTAGE IMPROVEMENTS
STA. 24+57.37 TO 32+00

Sheet Title
STREET PLAN

5 OF 18
Sheet Number

P-1631 A
Eng. Road & Drainage

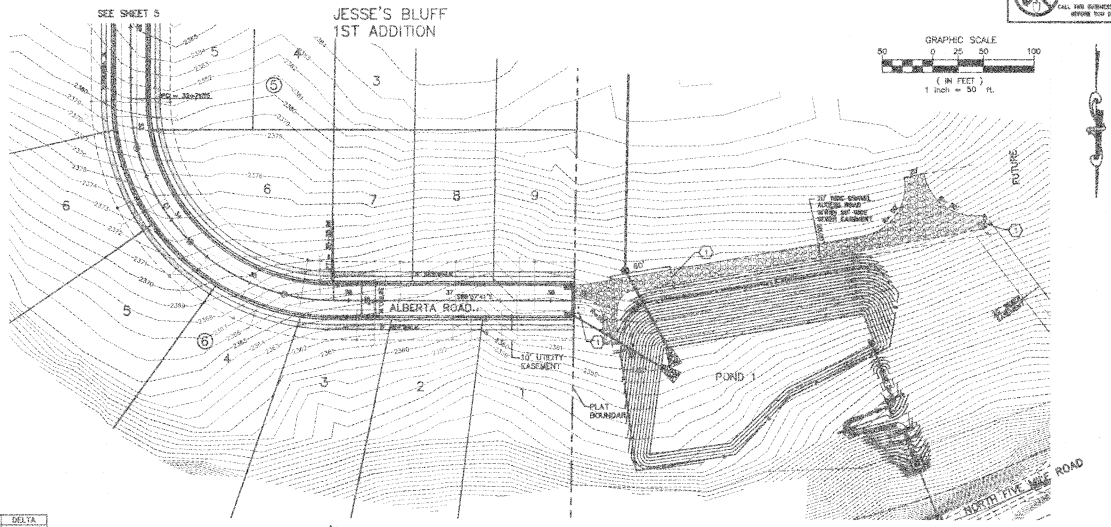
J:\land projects\5010376\dwg\ST_A.BER\A.dwg, 09/03/2003 10:23:31 AM, BIG R

SEC. 13, T.26 N., R.42 E.,W.M.
SPOKANE COUNTY, WASHINGTON

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

CONSTRUCTION NOTES

1. (3) 8' LONG TYPE 3 BARRICADES PER W.S.D.O.T. STANDARD PLAN H-2 (WITHOUT FLASHING WARNING LIGHTS) WITH DEAD END SIGN W14-1, OR APPROVED EQUAL.



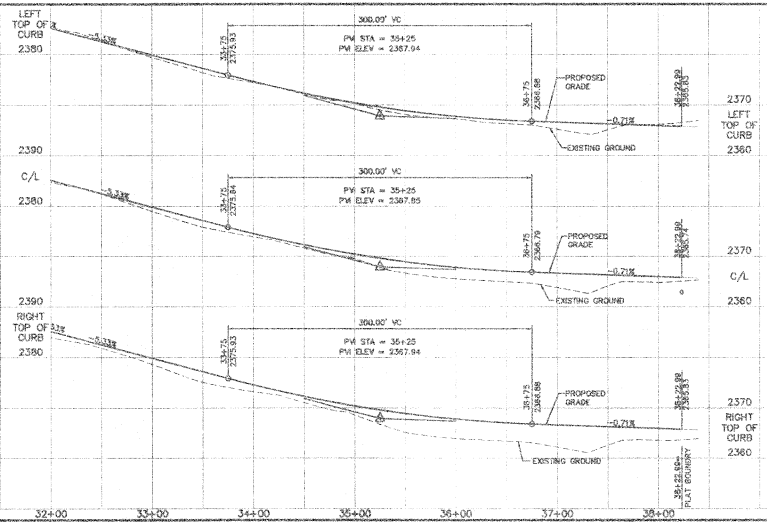
CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA
C1	200.00	314.11	199.95	282.81	89°59'09"

NAV'D 88 DATUM
VERTICAL DATUM BASED ON CITY B.M. LOCATED AT THE INTERSECTION OF JOHANSEN ROAD AND FIVE MILE ROAD BRASS CAP MONUMENT = 2401.89
NAVD'88 ELEVATION = 2368.55

DEVELOPER'S APPROVAL — DATE 11-9-04

VERTICAL SCALE: 1"=10'



REVISED

SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT # 9-16-18
DATE ACCEPTED: 11-19-13
ACCEPTANCE EXPIRES: 11-19-13
PROJECT LANE MILES PUBLIC: 0.12
PROJECT LANE MILES PRIVATE: 0
CONSTRUCTION DOCUMENTATION AND CERTIFIED RECORD DRAWINGS, AS-BUILT, IF AND REQUIRED UNDER SPOKANE COUNTY ACCEPTANCE AND PERMIT REQUIREMENTS, MUST BE SUBMITTED TO THE SPOKANE COUNTY ENGINEERS OFFICE PRIOR TO ACCEPTANCE OF THE PROJECT.
PERMIT REQUIRED! (509) 477-3600
SURVEY PERMIT ENGINEER & BUILDING CODE PRIOR TO CONSTRUCTION

Associates, Inc.
Planning
Engineering
Architecture
Landscape Architecture
Land Surveying
12121 E. Mansfield Parkway #100
Spokane Valley, WA 99216
Phone: (509) 928-9047
Fax: (509) 928-9414

MARK L. KREIBAUM
STATE OF WASHINGTON
PROFESSIONAL ENGINEER
11-9-04
EXPIRES: 06/16/05

PREPARED UNDER THE DIRECT SUPERVISION OF MARK L. KREIBAUM, P.E. WASHINGTON REGISTRATION NO. 30928 FOR AND ON BEHALF OF CLC ASSOCIATES, INC.

DATE	DESCRIPTION
1/29/03	ISSUED FOR INFORMATION
1/29/03	COUNTY COMMENTS
08/20/03	ISSUED FOR APPROVAL
09/10/04	FINAL SUBMITTAL 2

County No. FH-1631A
CLC Job Number 5010376
Drawn By JAE
Designed By DNR
Checked By MLK

THESE PLANS ARE INSTRUMENTS OF PROFESSIONAL SERVICE AND ARE PROTECTED BY FEDERAL LAW. STATUTORY AND OTHER REGIONAL RIGHTS INCLUDING COPYRIGHT. THEY ARE NOT TO BE REPRODUCED OR PUBLISHED IN WHOLE OR IN PART, OR ANY PART THEREOF, WITHOUT THE WRITTEN PERMISSION OF CLC ASSOCIATES, INC. (DBA AFFILIATE OF CLC/BLACK LAND CONSULTANTS, INC.)

STREET PLANS
JESSE'S BLUFF - 1ST ADDITION
ALBERTA ROAD
FRONTAGE IMPROVEMENTS
STA. 32+00 TO 37+02.23

SHEET TITLE
STREET PLAN

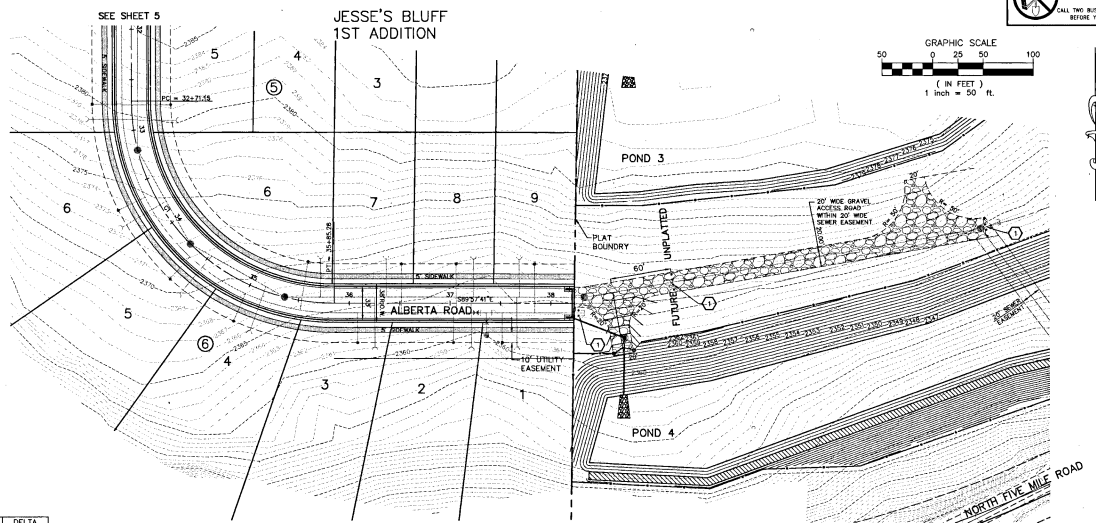
REVISED 9/16/18 Long Lead Drainage

SEC. 13, T.26 N., R.42 E.,W.M.
SPOKANE COUNTY, WASHINGTON

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

CONSTRUCTION NOTES

(1) (2) 8' LONG TYPE 3 BARRICADES PER W.S.D.O.T. STANDARD PLAN H-2 (WITHOUT FLASHING WARNING LIGHTS) WITH DEAD END SIGN W14-1, OR APPROVED EQUAL.



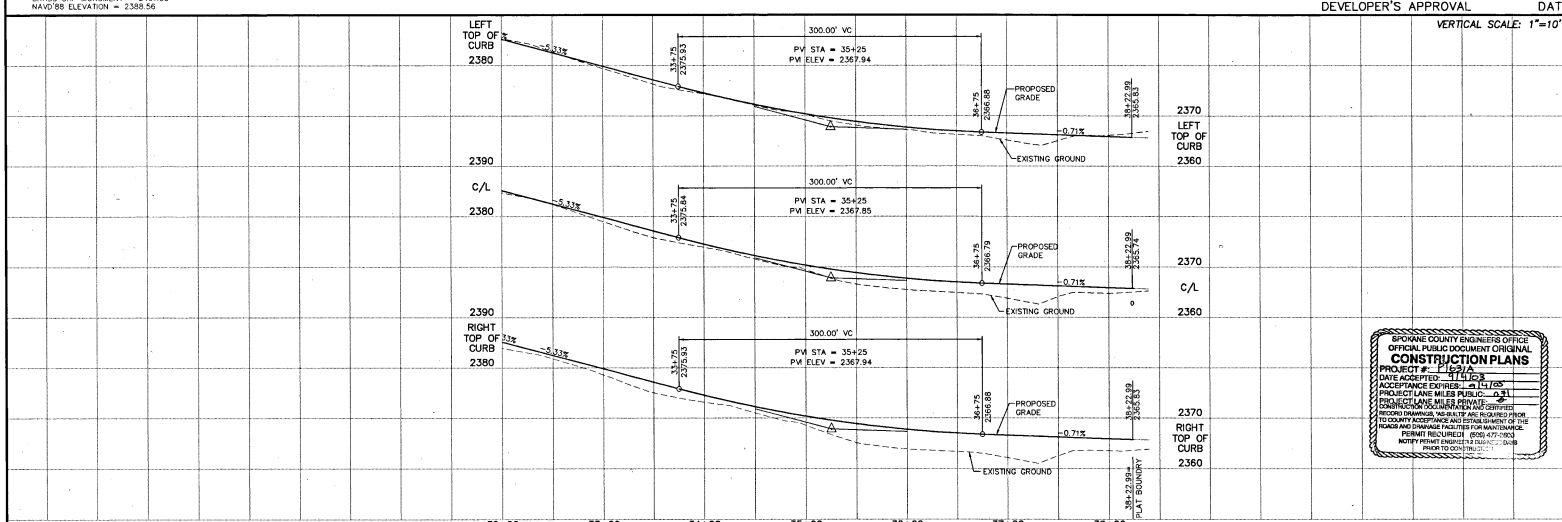
CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA
C1	200.00	314.11	199.95	282.81	89°59'09"

NAV'D 88 DATUM
VERTICAL DATUM BASED ON CITY B.M. LOCATED AT THE INTERSECTION OF JOHANSEN ROAD AND FIVE MILE ROAD BRASS CAP MONUMENT = 2401.69
NAVD'88 ELEVATION = 2388.56

DEVELOPER'S APPROVAL — DATE 9-3-03

VERTICAL SCALE: 1"=10'



SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT #: P-1631A
DATE ACCEPTED: 9/16/03
ACCEPTANCE EXPIRES: 9/16/05
PROJECT LANE MILES PUBLIC: 0.31
PROJECT LANE MILES PRIVATE: 0
CONSTRUCTION DOCUMENTATION AND CERTIFIED RECORD DRAWINGS, AS-BUILT AND REQUIRED PRIOR TO COUNTY ACCEPTANCE AND ESTABLISHMENT OF THE ROADS AND DRAINAGE FACILITIES FOR MAINTENANCE.
PERMIT REQUIRED! (509) 477-3963
NOTIFY PERMIT ENGINEER 24 HOURS PRIOR TO CONSTRUCTION

Associates, Inc.
Planning
Engineering
Architecture
Landscape Architecture
Land Surveying
707 N. 7th Avenue, Suite 200
Spokane, WA 99204
Phone: (509) 456-6840
Fax: (509) 456-6844

SCOTT A. RIVAS
STATE OF WASHINGTON
36605
REGISTERED PROFESSIONAL ENGINEER
EXPIRES 07/26/04

PREPARED UNDER THE DIRECT SUPERVISION OF SCOTT A. RIVAS, P.E. WASHINGTON REGISTRATION NO. 36605 FOR AND ON BEHALF OF CLC ASSOCIATES, INC.

Date	Description
11/08/02	ORIGINAL PREPARATION
5/29/03	COUNTY SUBMITTAL
9/09/03	SUBMITTAL FOR APPROVAL

County No. PN-1631A
CLC Job Number: S010376
Drawn By: JME
Designed By: DNR
Checked By: SAR

THESE PLANS ARE INSTRUMENTS OF PROFESSIONAL SERVICE OF CLC ASSOCIATES, INC. AND ARE THE PROPERTY OF CLC ASSOCIATES, INC. THEY ARE TO BE USED FOR THE PROJECT SHOWN AND ARE NOT TO BE USED ON OTHER PROJECTS. THEY MAY NOT BE REPRODUCED OR COPIED IN ANY FORM WITHOUT THE WRITTEN PERMISSION OF CLC ASSOCIATES, INC. ANY ALTERATIONS OF CLC ASSOCIATES, INC. DOCUMENTS, MAY NOT BE MADE WITHOUT THE WRITTEN PERMISSION OF CLC ASSOCIATES, INC.

STREET PLANS
JESSE'S BLUFF - 1ST ADDITION
ALBERTA ROAD
FRONTAGE IMPROVEMENTS
STA. 32+00 TO 37+82.23

Sheet Title
STREET PLAN

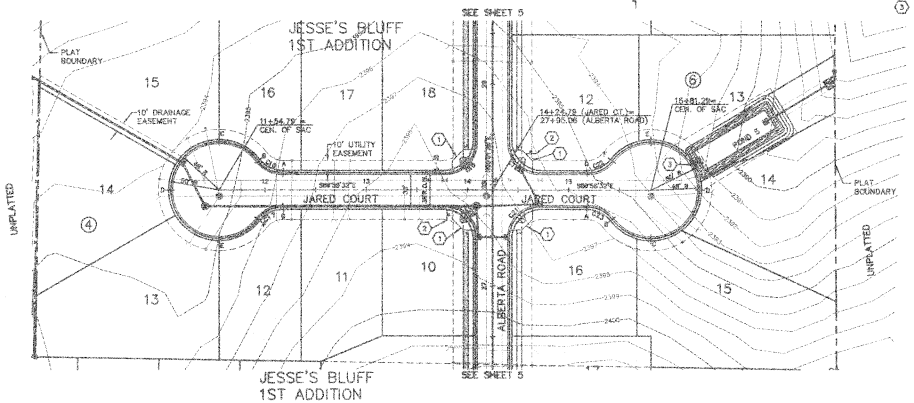
6 OF 18
Sheet Number

P-1631A

SEC. 13, T.26 N., R.42 E.,W.M.
SPOKANE COUNTY, WASHINGTON

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

GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
1 inch = 50 ft.



CONSTRUCTION NOTES

1. CONSTRUCT WHEELCHAIR RAMP PER SPOKANE COUNTY STANDARD PLAN A-5, DESIGN "B".
2. STREET NAME SIGN PER M.U.T.C.D. AND SPOKANE COUNTY STANDARDS.
3. CURB INLET TYPE 1 PER SPOKANE COUNTY STANDARD PLAN B-8. STA: 14+17.42, L=4'.

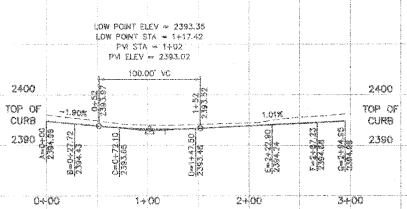
CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA
C16	30.00	27.82	15.00	26.83	S37°27'48"
C17	30.00	27.82	15.00	26.83	S37°27'48"
C18	30.00	47.12	30.00	42.43	S90°00'00"
C19	30.00	47.12	30.00	42.43	S90°00'00"
C20	30.00	47.12	30.00	42.43	S90°00'00"
C21	30.00	47.12	30.00	42.43	S90°00'00"
C22	30.00	27.82	15.00	26.83	S37°27'48"
C23	30.00	27.82	15.00	26.83	S37°27'48"

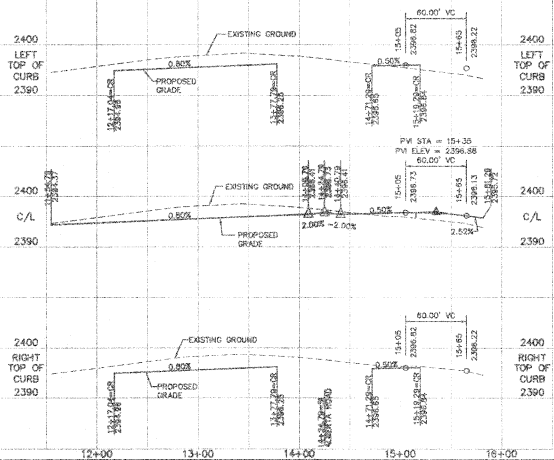
DEVELOPER'S APPROVAL — DATE 11-9-04

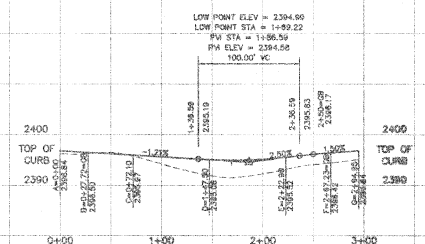
NAV'D 88 DATUM
VERTICAL DATUM BASED ON CITY B.M. LOCATED AT THE INTERSECTION OF JOHANSEN ROAD AND FIVE MILE ROAD
BRASS CAP MONUMENT = 2401.69
NAVD'88 ELEVATION = 2388.56

VERTICAL SCALE: 1"=10'



JARED COURT CUL-DE-SAC (STA. 11+54.79)





JARED COURT CUL-DE-SAC (STA. 15+81.29)

REVISED
SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT # 2004-1131A
DATE ACCEPTED: 11/8/04
ACCEPTANCE EXPIRES:
PROJECT: LANE MILES PUBLIC: 0.341
PRIVATE: 0.000 ROADWAY: 0.000
CONSTRUCTION OF ROADWAY AND DRAINAGE FACILITIES MUST BE COMPLETED WITHIN TWO (2) YEARS OF ACCEPTANCE AND MAINTAIN PAVEMENT OF THE ROADWAY AND DRAINAGE FACILITIES FOR MAINTENANCE
PERMIT REQUIRED (509) 477-7600
ACTIVE PERMIT ENGINEER'S BUSINESS DAYS PRIOR TO CONSTRUCTION

Associates, Inc.
Planning
Engineering
Architecture
Landscape Architecture
Land Surveying
12330 E. Mansion Parkway #100
Spokane Valley, WA 99216
Phone: (509) 924-7494
Fax: (509) 924-9694

MARK K. KIRKEBAUM
STATE OF WASHINGTON
REGISTERED PROFESSIONAL ENGINEER
EXPIRES 06/11/05

PREPARED UNDER THE DIRECT SUPERVISION OF MARK K. KIRKEBAUM, P.E. WASHINGTON REGISTRATION NO. 36206 FOR AND ON BEHALF OF CLC ASSOCIATES, INC.

Date	Description
12/30/03	ORIGINAL PREPARATION
04/29/04	FINAL SUBMITTAL
09/29/04	FINAL SUBMITTAL 2
06/14/04	FINAL SUBMITTAL 3

County No.	PN-1631A
CLC Job Number:	5010376
Drawn By:	JNE
Designed By:	DHR
Checked By:	MJK

THESE PLANS ARE INSTRUMENTS OF PROFESSIONAL SERVICE OF CLC ASSOCIATES, INC. THE PROPERTY OF THE COUNTRY AND THEIR REVISION MUST BE CLEARLY EXPRESSED. THEY ARE NOT TO BE REPRODUCED OR CIRCULATED OUTSIDE THE COUNTRY, OR WITHIN THE COUNTRY FOR ANY PURPOSE NOT ATTAINED BY OBTAINING LAND DEVELOPMENT, INC.

STREET PLANS
JESSE'S BLUFF - 1ST ADDITION
JARED COURT
FRONTAGE IMPROVEMENTS
STA. 11+54.79 TO 16+61.29

Sheet Title
STREET PLAN

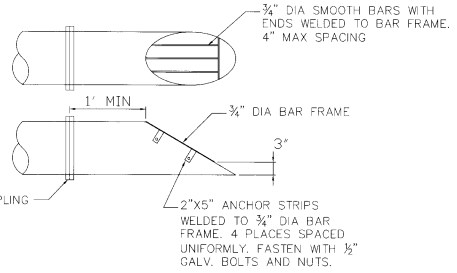
REVISED PHASE A Eng Road Drainage

UNDERGROUND SERVICE ALERT
ONE-CALL NUMBER
1 800
424 5555
CALL TWO BUSINESS DAYS BEFORE YOU DIG

SEC. 13, T.26 N., R.42 E., W.M.
SPOKANE COUNTY, WASHINGTON

DEVELOPER'S APPROVAL — DATE 11-8-05

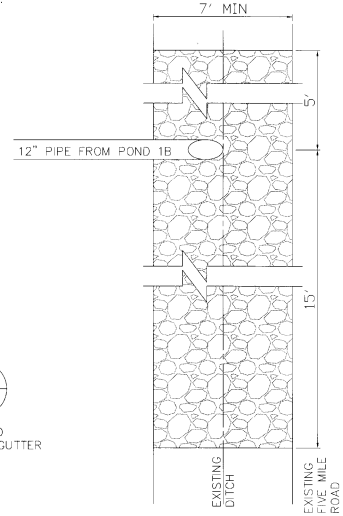
SPOKANE COUNTY ENGINEER'S OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT #: P1631A
DATE ACCEPTED: 11/11/05
ACCEPTANCE EXPIRES: 11/11/07
PROJECT LANE MILES PUBLIC: 0.11
PROJECT LANE MILES PRIVATE: —
CONSTRUCTION DOCUMENTATION AND CERTIFIED RECORD DRAWINGS, "AS-BUILTS" ARE REQUIRED PRIOR TO COUNTY ACCEPTANCE AND ESTABLISHMENT OF THE ROADS AND DRAINAGE FACILITIES FOR MAINTENANCE.
PERMIT REQUIRED: (509) 477-7203
NOTIFY PERMIT ENGINEER: (509) 477-7203 48 HOURS PRIOR TO CONSTRUCTION

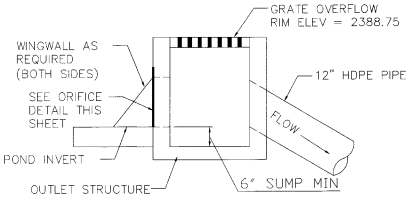


NOTE: ALL STEEL PARTS MUST BE GALVANIZED AND ASPHALT COATED (TREATMENT 1 OR BETTER). REFER TO FIGURE 39 IN SPOKANE COUNTY GUIDELINES FOR STORMWATER MANAGEMENT.

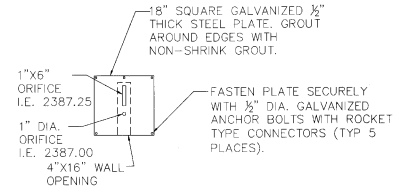
NOT USED (1)

NOT TO SCALE





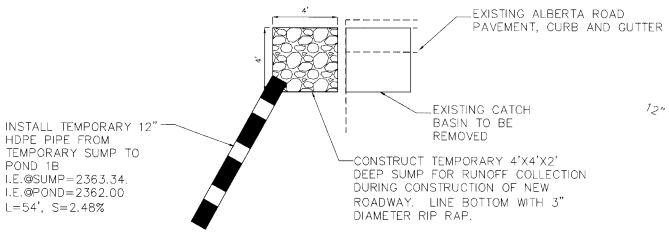
SECTION VIEW



ORIFICE PLATE DETAIL

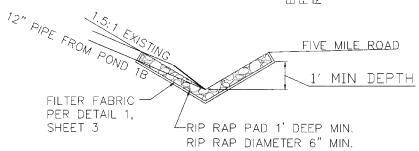
POND 2 OUTLET CONTROL STRUCTURE

NOT TO SCALE



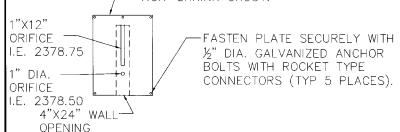
NOT USED (3)

NOT TO SCALE

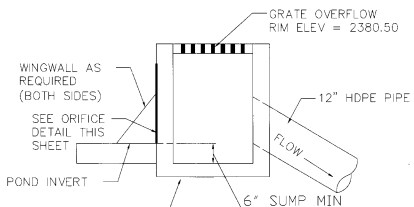


PIPE OUTLET DETAIL (2)

NOT TO SCALE



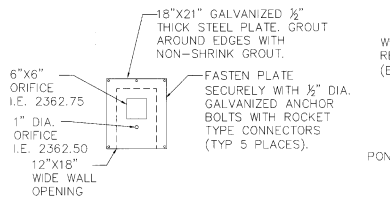
ORIFICE PLATE DETAIL



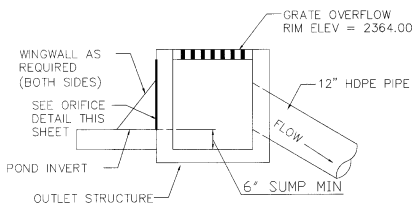
SECTION VIEW

POND 1A OUTLET CONTROL STRUCTURE

NOT TO SCALE



ORIFICE PLATE DETAIL



SECTION VIEW

POND 1B OUTLET CONTROL STRUCTURE

NOT TO SCALE

SEC
Sauvers Engineering Consultants
527 West 5th Avenue
Suite #240
Spokane, WA 99203
(509) 744-0500
(509) 744-0502 Fax

REVISION	DATE
1 COUNTY SUBMITTAL	5/4/05
2 POND REVISIONS	5/17/05
3 COUNTY RESUBMITTAL	5/27/05
4 COUNTY SUBMITTAL	5/27/05
5 COUNTY RESUBMITTAL	5/27/05

STORM DRAINAGE PLAN
JESSE'S BLUFF 1ST ADDITION
DETAILS
SPOKANE COUNTY WASHINGTON

JOHN FRANK SAUVERS
STATE OF WASHINGTON
18212
REGISTERED PROFESSIONAL ENGINEER
5/4/05
EXPIRES 5/18/06

Job no.

DRAWN BY:	DESIGNED BY:
GLA	JFS
CHECKED BY:	Date
JFS	5/4/05

P1631A Engineered Drawings

SEC. 13, T.26 N., R.42 E.,W.M.
SPOKANE COUNTY, WASHINGTON

GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
1 inch = 50 ft.

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

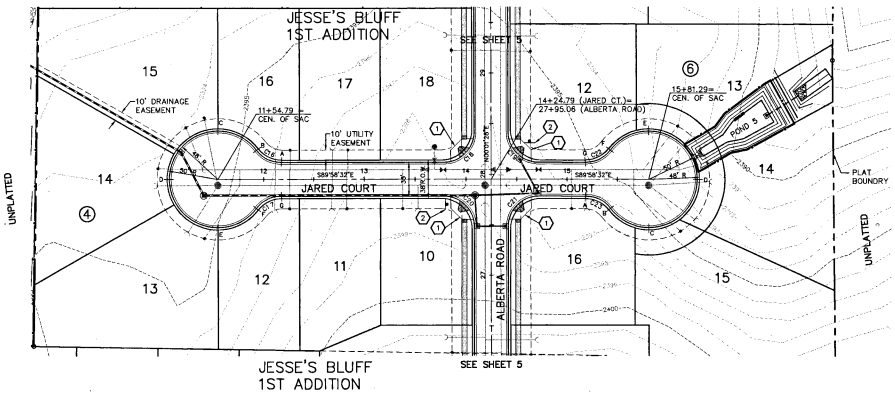
GK Associates, Inc.
Planning
Engineering
Architecture
Landscape Architecture
Land Surveying
707 W. 7th Avenue, Suite 200
Spokane, WA 99204
Phone: (509) 456-6940
Fax: (509) 456-6944

SCOTT A. RIVAS STATE OF WASHINGTON 38405 REGISTERED PROFESSIONAL ENGINEER
EXPIRES 01/26/04

PREPARED UNDER THE DIRECT SUPERVISION OF
SCOTT A. RIVAS, P.E.
WASHINGTON REGISTRATION NO. 38405
FOR AND ON BEHALF OF GK ASSOCIATES, INC.

CONSTRUCTION NOTES

1. CONSTRUCT WHEELCHAIR RAMP PER SPOKANE COUNTY STANDARD PLAN A-5, DESIGN "B".
2. STREET NAME SIGN PER M.U.T.C.D. AND SPOKANE COUNTY STANDARDS.



NAV'D 88 DATUM

VERTICAL DATUM BASED ON CITY B.M. LOCATED AT THE INTERSECTION OF JOHANSEN ROAD AND FIVE MILE ROAD
BRASS CAP MONUMENT = 2401.69
NAVD'88 ELEVATION = 2388.56

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA
C16	30.00	27.82	15.00	26.83	53°07'48"
C17	30.00	27.82	15.00	26.83	53°07'48"
C18	30.00	47.12	30.00	42.43	90°00'00"
C19	30.00	47.12	30.00	42.43	90°00'00"
C20	30.00	47.12	30.00	42.43	90°00'00"
C21	30.00	47.12	30.00	42.43	90°00'00"
C22	30.00	27.82	15.00	26.83	53°07'48"
C23	30.00	27.82	15.00	26.83	53°07'48"

DEVELOPER'S APPROVAL — DATE 4-3-03

Date	Description
11/08/02	ORIGINAL PREPARATION
05/29/03	COUNTY SUBMITTAL
08/25/03	FINAL SUBMITTAL

County No. PN-1631A
CLC Job Number: S010378
Drawn By: JME
Designed By: DNR
Checked By: SAR

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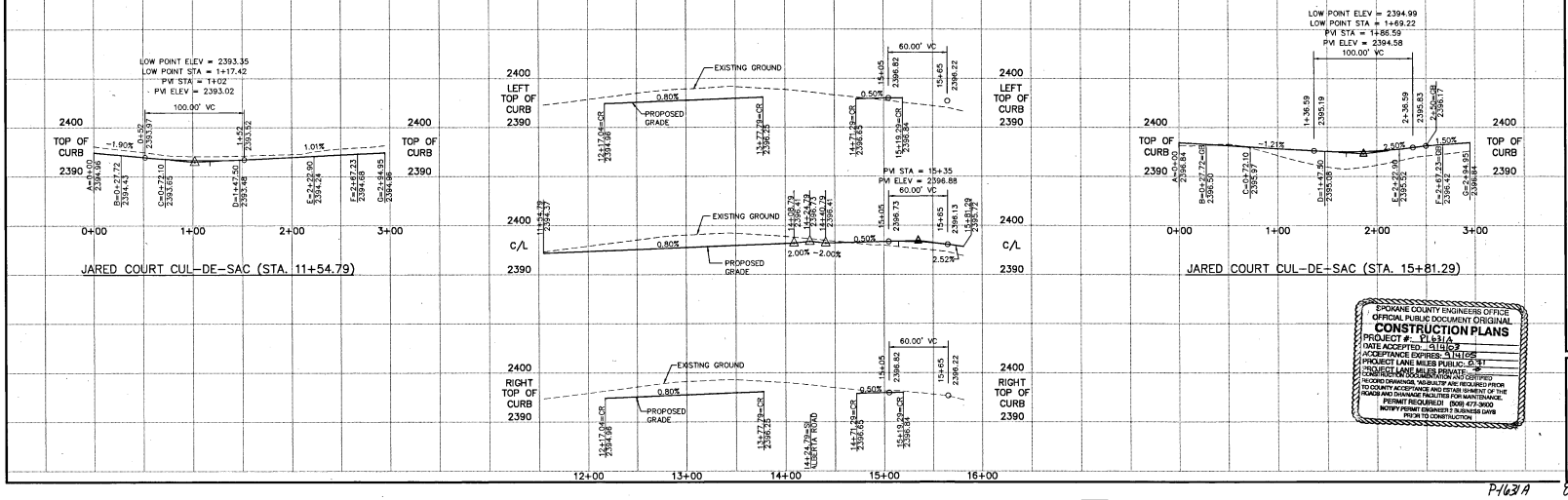
VERTICAL SCALE: 1"=10'



SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT #: P1631A
DATE ACCEPTED: 04/14/03
ACCEPTANCE EXPIRES: 04/14/05
PROJECT LANE MILES PUBLIC: 0.31
PROJECT LANE MILES PRIVATE: 0
CONSTRUCTION DOCUMENTATION AND CERTIFIED RECORD DRAWINGS, "AS-BUILTS" ARE REQUIRED PRIOR TO COUNTY ACCEPTANCE AND ESTABLISHMENT OF THE ROADS AND DRAINAGE FACILITIES FOR MAINTENANCE.
PERMIT REQUIRED: (509) 477-3600
NOTIFY PERMIT ENGINEER 2 BUSINESS DAYS PRIOR TO CONSTRUCTION

STREET PLANS
JESSE'S BLUFF - 1ST ADDITION
JARED COURT
FRONTAGE IMPROVEMENTS
STA. 11+54.79 TO 15+81.29

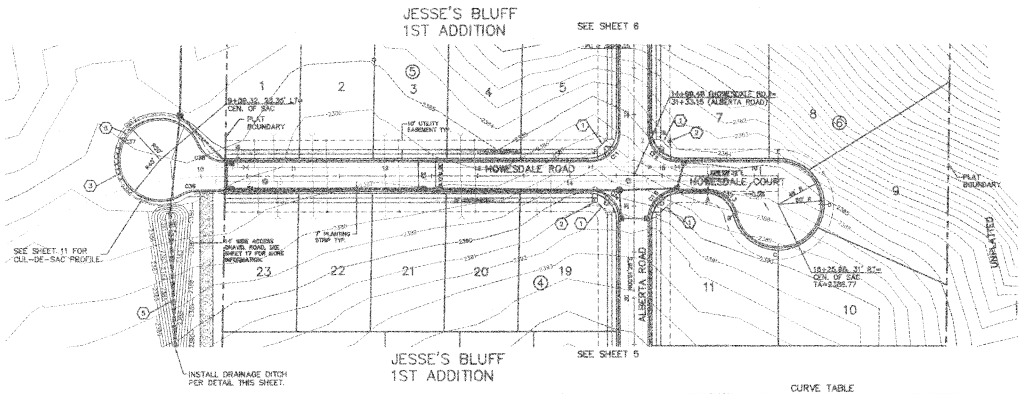
Sheet Title
STREET PLAN

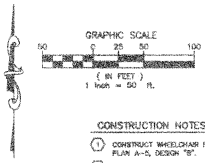
P1631A

Eng Book Drawer

J:\proj projects\S010378\dwg\ST_MKATER\JARED-CT.dwg, 09/23/2003 10:02:35 AM, B.G. R

SEC. 13, T.26 N., R.42 E.,W.M.
SPOKANE COUNTY, WASHINGTON

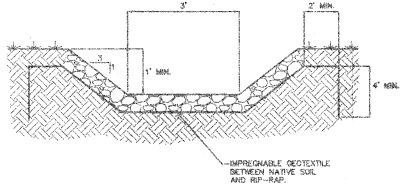




UNDERGROUND SERVICE ALERT
ONE-CALL NUMBER
456-8000
CALL TWO BUSINESS DAYS
EXPIRES 7-01-05

CONSTRUCTION NOTES

1. CONSTRUCT WHEELCHAIR RAMP PER SPOKANE COUNTY STANDARD PLAN A-5, DESIGN "B".
2. STREET NAME SIGN PER M.U.T.C.D. AND SPOKANE COUNTY STANDARDS.
3. INSTALL FLEXIBLE GUIDE POSTS @ 5' O.C. PER W.S.D.O.T. STANDARD PLAN H-1 (GROUND MOUNT).
4. NOT USED.
5. DRAINAGE DITCH, SEE SHEET 17 FOR MORE INFORMATION.



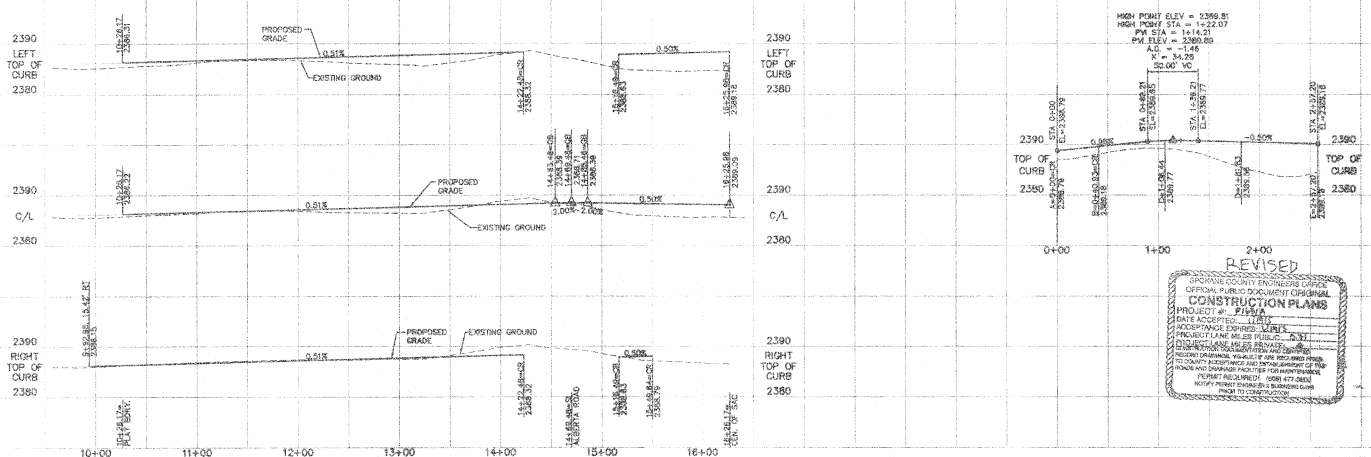
RIP-RAP DITCH DETAIL
NOT TO SCALE
1

CURVE TABLE					
CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA
C11	30.00	47.12	30.00	42.43	90°00'00"
C12	30.00	47.12	30.00	42.43	90°00'00"
C13	30.00	41.08	24.49	37.95	78°27'47"
C14	30.00	47.12	30.00	42.43	90°00'00"
C15	30.00	47.12	30.00	42.43	90°00'00"
C36	400.00	210.46	107.73	208.04	30°08'45"
C38	30.00	16.07	8.23	15.87	30°41'00"
C37	45.00	218.62	56.86	56.64	278°20'59"
C39	30.00	35.43	20.11	33.41	67°38'08"

NAV'D 88 DATUM
VERTICAL DATUM BASED ON CITY B.M. LOCATED AT THE INTERSECTION OF JOHANSEN ROAD AND FIVE MILE ROAD BRASS CAP MONUMENT = 2401.69
NAVD'88 ELEVATION = 2388.56

11-9-04
DEVELOPER'S APPROVAL DATE

VERTICAL SCALE: 1"=10'



REVISED
SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT #: P16814
DATE ACCEPTED: 11/18/04
ACCEPTANCE EXPIRES: 11/18/06
PROJECT LANE MILES PUBLIC: 0.31
PROJECT LANE MILES PRIVATE: 0.31
CONSTRUCTION DOCUMENTATION AND CERTIFIED RECORD DRAWINGS, YIA-BUILT AS AN REQUIRED PRIOR TO COUNTY ACCEPTANCE AND ESTABLISHMENT OF ROADWAYS AND DRAINAGE FACILITIES FOR MAINTENANCE.
PERMIT REQUIRED: (509) 477-3600
NOTIFY PERMIT ENGINEER 2 BUSINESS DAYS PRIOR TO CONSTRUCTION

Associates, Inc.
Planning
Engineering
Architecture
Landscape Architecture
Land Surveying
10120 E. Montgomery Parkway #120
Spokane, Washington 99206
Phone: (509) 926-8243
Fax: (509) 926-4944

MARK L. GRIGSAUL
STATE OF WASHINGTON
16236
PROFESSIONAL ENGINEER
11-9-04
DATE: 09/14/03

PREPARED UNDER THE DIRECT SUPERVISION OF
MARK L. GRIGSAUL P.E.
WASHINGTON REGISTRATION NO. 16236
FOR AND ON BEHALF OF
CLC ASSOCIATES, INC.

DATE	DESCRIPTION
11/09/04	FINAL SUBMITTAL
08/14/04	FINAL SUBMITTAL 2
08/20/03	SUBMITTAL FOR APPROVAL
07/30/03	COUNTY SUBMITTAL
6/26/03	ORIGINAL PREPARATION
11/09/04	

County No. PH-1631A
CLC Job Number: 5010376
Drawn By: JMC CMM
Designed By: SAR
Checked By: MLK

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STREET PLANS
JESSE'S BLUFF - 1ST ADDITION
HOWESDALE ROAD & HOWESDALE COURT
FRONTAGE IMPROVEMENTS
STA. 9+81.96 TO 16+94.04

Sheet Title
STREET PLAN

REVISED P16814 Eng Lead Drawing

SEC. 13, T.26 N., R.42 E.,W.M.
SPOKANE COUNTY, WASHINGTON

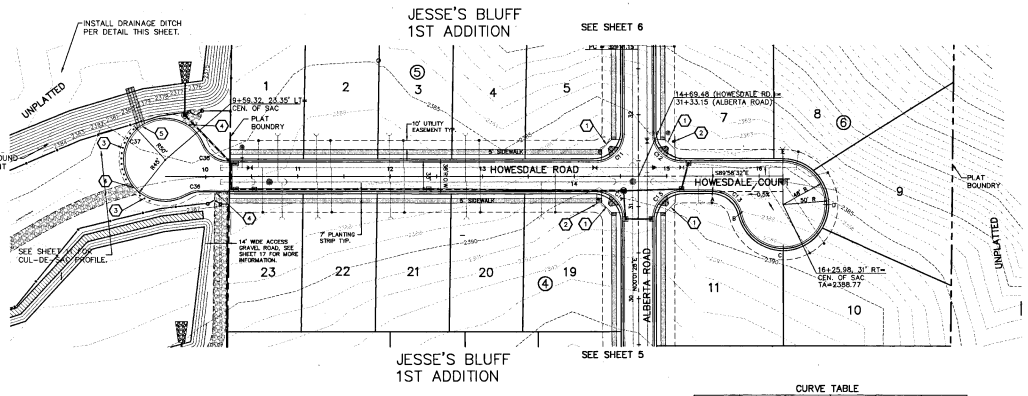
GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
1 inch = 50 ft.

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

CLC Associates, Inc.
Planning
Engineering
Architecture
Landscape Architecture
Land Surveying
707 W. 7th Avenue, Suite 200
Spokane, WA 99204
Tel: (509) 455-8846
Fax: (509) 455-5844

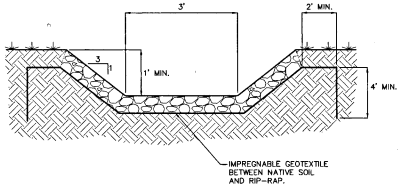
SCOTT A. RIVAS
STATE OF WASHINGTON
36605
REGISTERED
PROFESSIONAL ENGINEER
EXPIRES 01/26/04

PREPARED UNDER THE DIRECT SUPERVISION OF SCOTT A. RIVAS, P.E. WASHINGTON REGISTRATION NO. 36605 FOR AND ON BEHALF OF CLC ASSOCIATES, INC.



CONSTRUCTION NOTES

1. CONSTRUCT WHEELCHAIR RAMP PER SPOKANE COUNTY STANDARD PLAN A-5, DESIGN "B".
2. STREET NAME SIGN PER M.U.T.C.D. AND SPOKANE COUNTY STANDARDS.
3. INSTALL FLEXIBLE GUIDE POSTS ● 5' O.C. PER W.S.D.O.T. STANDARD PLAN H-1 (GROUND MOUNT).
4. INSTALL 20' WIDE CURB DROP CENTERED ON GRAVEL ACCESS ROAD.
5. INSTALL 3' WIDE CURB INLET CENTERED ON LOW POINT.



RIP-RAP DITCH DETAIL
NOT TO SCALE

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA
C11	30.00	47.12	30.00	42.43	90°00'00"
C12	30.00	47.12	30.00	42.43	90°00'00"
C13	30.00	41.08	24.49	37.95	78°27'47"
C14	30.00	47.12	30.00	42.43	90°00'00"
C15	30.00	47.12	30.00	42.43	90°00'00"
C35	400.00	210.46	107.73	208.04	30°08'45"
C36	30.00	16.07	8.23	15.87	30°41'00"
C37	45.00	218.62	38.88	56.84	278°20'59"
C38	30.00	35.43	20.11	33.41	67°39'59"

NAV'D 88 DATUM

VERTICAL DATUM BASED ON CITY B.M. LOCATED AT THE INTERSECTION OF JOHANSEN ROAD AND FIVE MILE ROAD BRASS CAP MONUMENT = 2401.69
NAVD'88 ELEVATION = 2388.56

DEVELOPER'S APPROVAL — DATE 4-3-03

Date	Description
11/08/02	ORIGINAL PREPARATION
5/29/03	COUNTY SUBMITTAL
07/07/03	COUNTY REVIEW SUBMITTAL FOR APPROVAL
09/03/03	

County No.	PN-1631A
C.C Job Number:	S010376
Drawn By:	JMC, SWM
Designed By:	SAR
Checked By:	TRW

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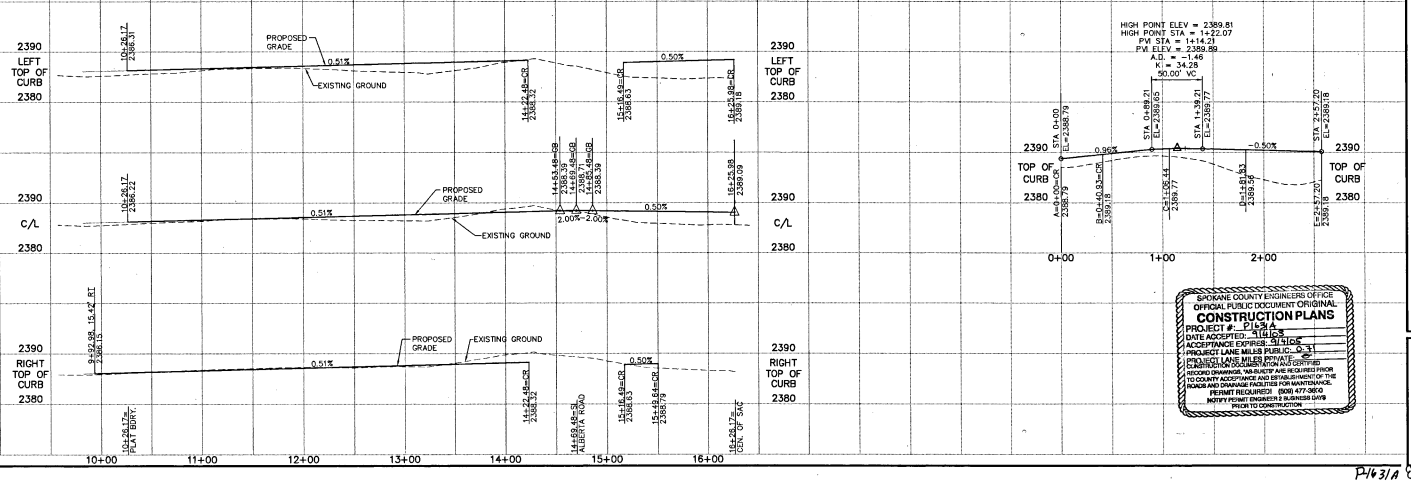
VERTICAL SCALE: 1"=10'



SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT #: P1631A
DATE ACCEPTED: 4/18/05
ACCEPTANCE EXPIRES: 9/18/05
PROJECT LANE MILES PUBLIC: 0.31
PROJECT LANE MILES PRIVATE: 0.31
SUBMITTAL OF CONSTRUCTION DOCUMENTATION AS CERTIFIED RECORD DRAWINGS, "AS-BUILTS" ARE REQUIRED PRIOR TO COUNTY ACCEPTANCE AND ESTABLISHMENT OF THE ROADS AND DRAINAGE FACILITIES FOR MAINTENANCE.
PERMIT REQUIRED (509) 477-3600
NOTIFY PERMIT ENGINEER 2 BUSINESS DAYS PRIOR TO CONSTRUCTION

STREET PLANS
JESSE'S BLUFF - 1ST ADDITION
HOWESDALE ROAD & HOWESDALE COURT
FRONTAGE IMPROVEMENTS
STA. 9+81.96 TO 15+94.84

Sheet Title
STREET PLAN

8 OF 18
Sheet Number

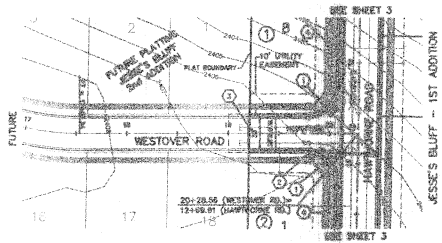
P1631A Cmg Road Drainage

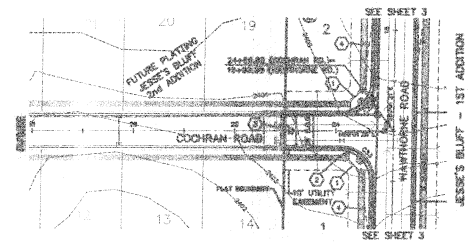
SEC. 13, T.26 N., R.42 E.W.M.
SPOKANE COUNTY, WASHINGTON

GRAPHIC SCALE
(IN FEET)
1 INCH = 50 FT.

CONSTRUCTION NOTES

1. TEMPORARY DRIVEWAY RAMP PER SPOKANE COUNTY STANDARD PLAN #4-5, SHEET "B".
2. TRAFFIC SIGNS PER M.U.T.C.D. AND SPOKANE COUNTY STANDARDS.
3. USE OF SIGNS TYPE 3 BARRICADES PER W.S.D.O.T. STANDARDS [illegible] WITH RED [illegible] OR APPROVED EQUAL.
4. LIMITS OF SIGHT DISTANCE EASEMENT





CURVE TABLE

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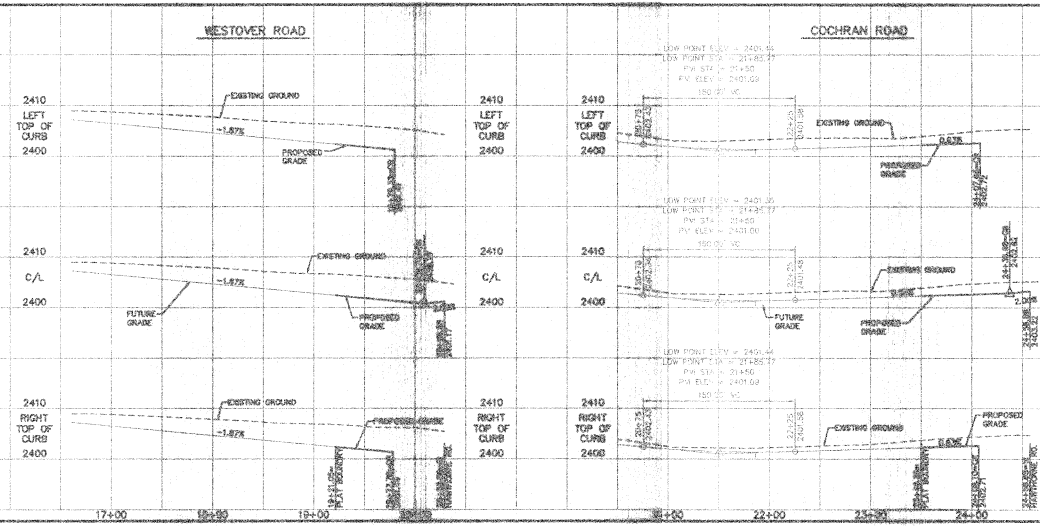
[illegible]	30.00	46.82	29.80	42.16	[illegible]
[illegible]	30.00	47.82	30.80	42.78	[illegible]

DEVELOPER'S APPROVAL

VERTICAL SCALE: 1" = [illegible]

◈ NAVD 88 DATUM
VERTICAL DATUM BASED ON CITY B.M. LOCATED AT THE INTERSECTION OF JOHANSEN ROAD AND PINE HILL ROAD
BRASS CAP MONUMENT = 2401.59
NAVD 88 ELEVATION = 2388.56



REVISED

SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PERMIT #: [illegible]
CONTRACTOR EXPIRES: [illegible]
PROJECT LANE MILES PLACED: [illegible]
PROJECT LANE MILES COMPLETED: [illegible]
CONTRACTOR'S SIGNATURE AND ENGINEER'S SIGNATURE
PRIOR TO CONSTRUCTION
PERMIT INQUIRIES: (509) 477-3600
MODIFY PERMIT ENGINEER'S SIGNATURE ONLY PRIOR TO CONSTRUCTION

REVISED [illegible] Eng Lead Drainage

Tonkin Engineering Surveying Architecture Land Surveying
[illegible] Avenue, Suite 100
Spokane, WA 99202
Phone (509) 838-6226
Fax (509) 838-3094

STATE OF WASHINGTON
[illegible]
SIGNATURE
DATE

PREPARED UNDER THE DIRECT SUPERVISION OF
[illegible] P.E.
SPOKANE COUNTY ENGINEERS
NOT FOR OR ON BEHALF OF
CITY OF SPOKANE VALLEY

REVISIONS
[illegible]
SPOKANE COUNTY ENGINEERS
[illegible]
FINAL SUBMITTAL 3

County No.	PR-1631A
CLC Job Number:	5010376
Drawn By:	JMC
Designed By:	DNR
Checked By:	MLK

[illegible]

STREET PLAND

JESSE'S BLUFF - 1ST ADDITION
WESTOVER ROAD AND COCHRAN ROAD FRONTAGE IMPROVEMENTS
STA. 19+00.00 TO 20+00.00 AND 20+00.00 TO 24+00.00

STREET PLAN

9 OF 19

SEC. 13, T.26 N., R.42 E.,W.M.
SPOKANE COUNTY, WASHINGTON

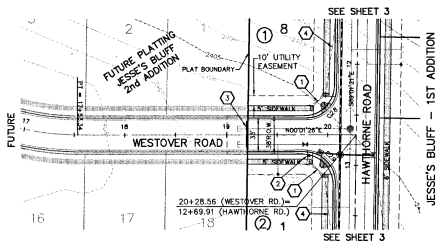
GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
1 inch = 50 ft.

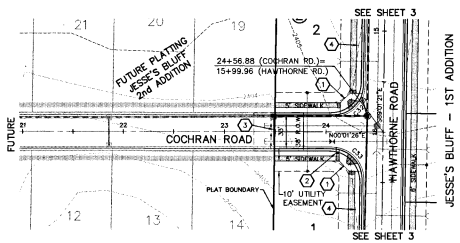
UNDERGROUND SERVICE ALERT
ONE-CALL NUMBER
456·8000
CALL TWO BUSINESS DAYS BEFORE YOU DIG

CLC Associates, Inc.
Planning
Engineering
Architecture
Landscape Architecture
Land Surveying
707 W. 7th Avenue, Suite 200
Spokane, WA 99204
Phone: (509) 455-5940
Fax: (509) 456-6044

EXPIRES 01/26/04

PREPARED UNDER THE DIRECT SUPERVISION OF SCOTT A. RIVAS, P.E. WASHINGTON REGISTRATION NO. 36605 FOR AND ON BEHALF OF CLC ASSOCIATES, INC.





CONSTRUCTION NOTES

1. CONSTRUCT WHEELCHAIR RAMP PER SPOKANE COUNTY STANDARD PLAN A-5, DESIGN "B".
2. STREET NAME SIGN PER M.U.T.C.D. AND SPOKANE COUNTY STANDARDS.
3. (2) 8' LONG TYPE 3 BARRICADES PER W.S.D.O.T. STANDARD PLAN H-2 (WITHOUT FLASHING WARNING LIGHTS) WITH DEAD END SIGNAGE W14-1, OR APPROVED EQUAL.
4. LIMITS OF SIGHT DISTANCE EASEMENT

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA
C28	30.00	46.62	29.50	42.07	89°02'47"
C29	30.00	47.62	30.50	42.78	90°57'13"
C32	30.00	46.62	29.50	42.07	89°02'47"
C33	30.00	47.62	30.50	42.78	90°57'13"

Date	Description
11/08/02	ORIGINAL PREPARATION
05/29/03	COUNTY SUBMITTAL
09/03/03	SUBMITTAL FOR APPROVAL

County No. PN-1631A
CLC Job Number: S0103/6
Drawn By: JME
Designed By: DNR
Checked By: SAR

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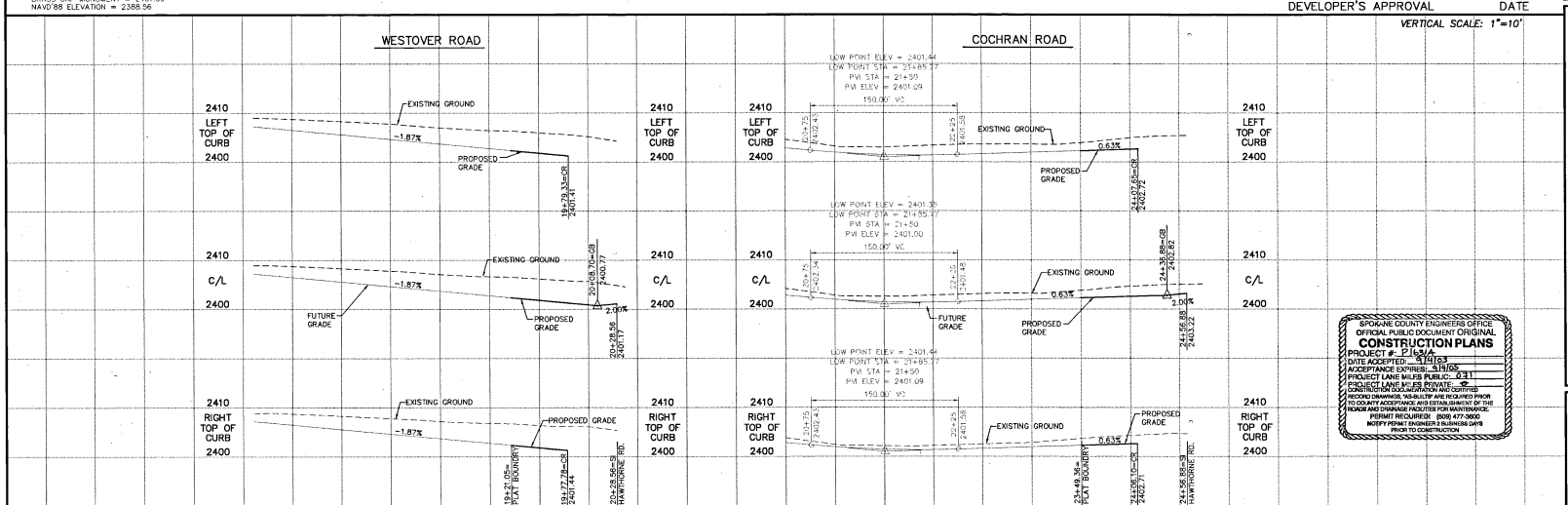
DEVELOPER'S APPROVAL 9-3-03 DATE

NAV'D 88 DATUM

VERTICAL DATUM BASED ON CITY B.M. LOCATED AT THE INTERSECTION OF JOHANSEN ROAD AND FIVE MILE ROAD
BRASS CAP MONUMENT = 2401.69
NAVD'88 ELEVATION = 2388.56

VERTICAL SCALE: 1"=10'



SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT #: P1631A
DATE ACCEPTED: 9/11/03
ACCEPTANCE EXPIRES: 9/19/05
PROJECT LANE MILES PUBLIC: 0.31
PROJECT LANE MILES PRIVATE: 0
CONSTRUCTION DOCUMENTATION AND CERTIFIED RECORD DRAWINGS, "AS-BUILTS" ARE REQUIRED PRIOR TO COUNTY ACCEPTANCE AND ESTABLISHMENT OF THE ROADS AND DRAINAGE FACILITIES FOR MAINTENANCE.
PERMIT REQUIRED! (509) 477-3600
NOTIFY PERMIT ENGINEER 3 BUSINESS DAYS PRIOR TO CONSTRUCTION

STREET PLANS
JESSE'S BLUFF - 1ST ADDITION
WESTOVER ROAD AND COCHRAN ROAD
FRONTAGE IMPROVEMENTS
STA. 19+21.05 TO 20+28.56 AND 23+49.36 TO 24+56.88

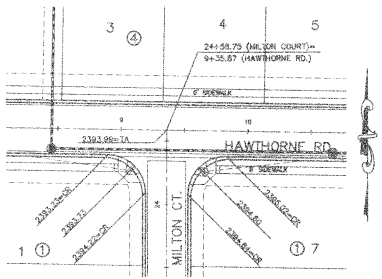
Sheet Title
STREET PLAN

P1631A Eng Road - Drainage

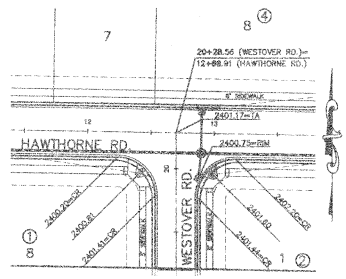
SEC. 13, T.26 N., R.42 E.,W.M.
SPOKANE COUNTY, WASHINGTON

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

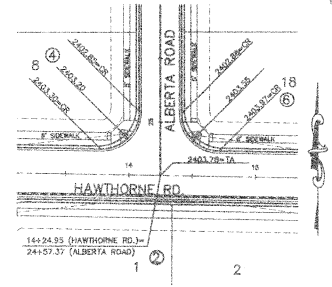
GRAPHIC SCALE
40 0 20 40 80
(IN FEET)
1 inch = 40 ft.



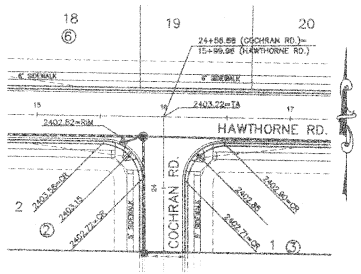
INTERSECTION DETAIL 1
NOT TO SCALE



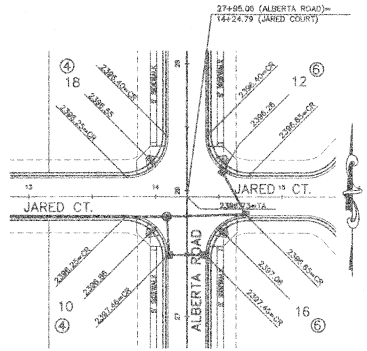
INTERSECTION DETAIL 2
NOT TO SCALE



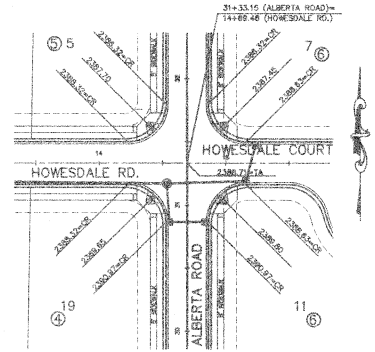
INTERSECTION DETAIL 3
NOT TO SCALE



INTERSECTION DETAIL 4
NOT TO SCALE



INTERSECTION DETAIL 5
NOT TO SCALE



INTERSECTION DETAIL 6
NOT TO SCALE

REVISED
SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT #: P-1631A
DATE ACCEPTED: 11/18/05
ACCEPTANCE EXPIRES: 11/18/06
PROJECT LANE MILES PUBLIC: 0.31
PROJECT LANE MILES PRIVATE: 0
CONSTRUCTION DOCUMENTATION AND CERTIFIED RECORD DRAWINGS, AS-BUILT'S, ARE REQUIRED PRIOR TO COUNTY ACCEPTANCE AND ESTABLISHMENT OF THE ROADS AND DRAINAGE FACILITIES FOR MAINTENANCE.
PERMIT REQUIRED (509) 477-3600
NOTIFY PERMIT ENGINEER 5 WORKING DAYS PRIOR TO CONSTRUCTION

DEVELOPER'S APPROVAL

DATE

Associates, Inc.
Planning
Engineering
Architecture
Landscape Architecture
Land Surveying
10710 E. Mariposa Parkway #105
Spokane Valley, WA 99206
Phone: (509) 926-4500
Fax: (509) 926-9084

MARK L. NEWBURN
STATE OF WASHINGTON
NO. 30236
PROFESSIONAL ENGINEER
EXPIRES: 08/11/05

PREPARED UNDER THE DIRECT SUPERVISION OF MARK L. NEWBURN, P.E. WASHINGTON REGISTRATION NO. 30236
FOR AND ON BEHALF OF CLC ASSOCIATES, INC.

Date	Description
11/09/05	ORIGINAL PREPARATION
11/16/05	SUBMITTAL FOR APPROVAL
08/25/06	SUBMITTAL FOR APPROVAL
09/14/06	FINAL SUBMITTAL 3

County No.	PN-1631A
CLC Job Number	S010376
Drawn By:	JAG
Designed By:	DNR
Checked By:	MLN

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STREET PLANS
JESSE'S BLUFF - 1ST ADDITION
INTERSECTION DETAILS

SHEET TITLE
STREET PLAN

SHEET NUMBER
10 OF 18

REVISED P1631A Eng Road Drawing

SEC. 13, T.26 N., R.42 E.,W.M.
SPOKANE COUNTY, WASHINGTON

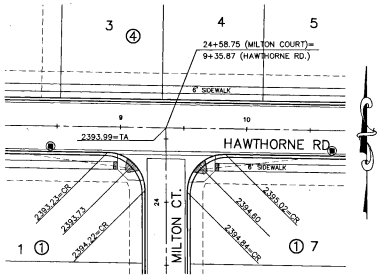
UNDERGROUND SERVICE ALERT
ONE-CALL NUMBER
456-8000
CALL TWO BUSINESS DAYS BEFORE YOU DIG

GRAPHIC SCALE
40 0 20 40 80
(IN FEET)
1 inch = 40 ft.

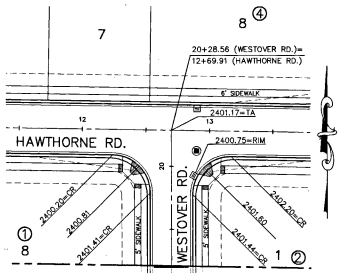
CLC Associates, Inc.
Planning
Engineering
Architecture
Landscape Architecture
Land Surveying
707 N. 7th Avenue, Suite 200
Spokane, WA 99204
Phone: (509) 458-8840
Fax: (509) 458-8844

SCOTT A. RIVAS
STATE OF WASHINGTON
38605
REGISTERED PROFESSIONAL ENGINEER
EXPIRES 01/26/04

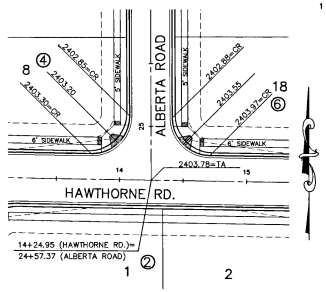
PREPARED UNDER THE DIRECT SUPERVISION OF
SCOTT A. RIVAS, P.E.
WASHINGTON REGISTRATION NO. 38605
FOR AND ON BEHALF OF
CLC ASSOCIATES, INC.



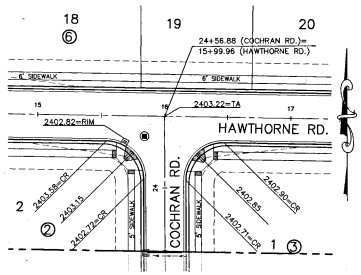
INTERSECTION DETAIL 1
NOT TO SCALE



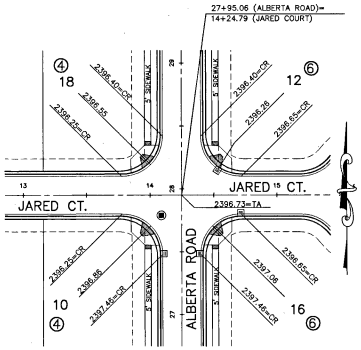
INTERSECTION DETAIL 2
NOT TO SCALE



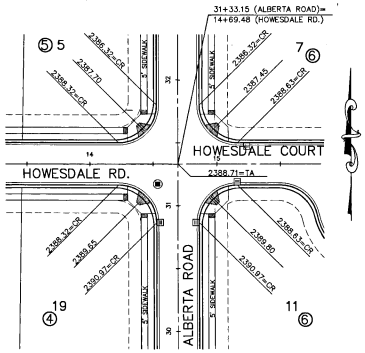
INTERSECTION DETAIL 3
NOT TO SCALE



INTERSECTION DETAIL 4
NOT TO SCALE



INTERSECTION DETAIL 5
NOT TO SCALE



INTERSECTION DETAIL 6
NOT TO SCALE

SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT #: 01631A
DATE ACCEPTED: 4/4/03
ACCEPTANCE EXPIRES: 4/4/05
PROJECT LANE MILES PUBLIC: 0.31
PROJECT LANE MILES PRIVATE: 0
CONSTRUCTION PLANS MUST BE CERTIFIED
RECORD DRAWINGS, "AS-BUILTS" ARE REQUIRED PRIOR
TO COUNTY ACCEPTANCE AND ESTABLISHMENT OF THE
ROADS AND DRAINAGE FACILITIES FOR MAINTENANCE.
PERMIT REQUIRED: (509) 477-3600
NOTIFY PERMIT ENGINEER 5 BUSINESS DAYS
PRIOR TO CONSTRUCTION

DEVELOPER'S APPROVAL

5-3-03
DATE

P-01631A

Date	Description
11/08/02	ORIGINAL PREPARATION
02/19/03	COUNTY SUBMITTAL
04/30/03	SUBMITTAL FOR APPROVAL

County No.	PN-1631A
CLC Job Number:	S010376
Drawn By:	JKE
Designed By:	DVR
Checked By:	SAR

NOTE: PLANS ARE INSTRUMENTS OF PROFESSIONAL SERVICE AND ARE THE PROPERTY OF CLC ASSOCIATES, INC. (CLC) AND CLC ASSOCIATES, INC. (CLC) DESIGNS, REPORTS INCLUDING COPYRIGHT, THEY MAY NOT BE REPRODUCED OR USED FOR ANY PURPOSE WITHOUT THE WRITTEN PERMISSION OF CLC ASSOCIATES, INC. (CLC) AND AFFILIATE OF CLC CONSULTANTS, INC.

STREET PLANS
JESSE'S BLUFF - 1ST ADDITION
INTERSECTION DETAILS

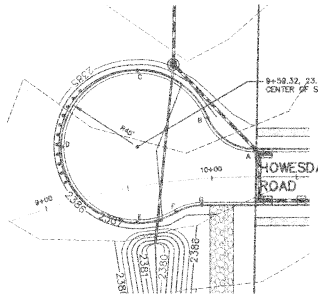
Sheet Title
STREET PLAN

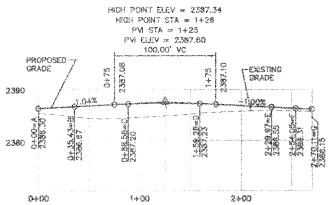
P-01631A

Eng Board Drawer

c:\land projects\S010376\dwg\S-2STAN-1.dwg, 09/03/2003 10:35:24 AM, BG R

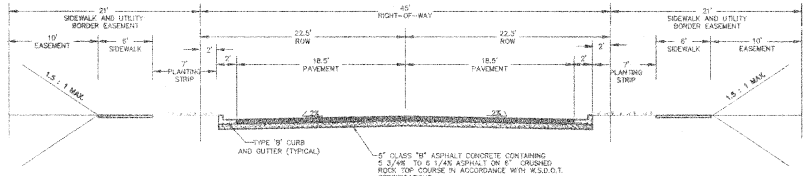
SEC. 13, T.26 N., R.42 E.,W.M.
SPOKANE COUNTY, WASHINGTON





WEST HOWESDALE CUL-DE-SAC PLAN AND PROFILE

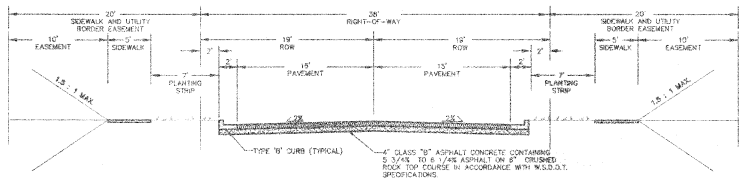
PLAN SCALE: 1"=30'
PROFILE HORIZONTAL SCALE: 1"=50'
PROFILE VERTICAL SCALE: 1"=10'



TYPICAL CROSS SECTION

NOT TO SCALE

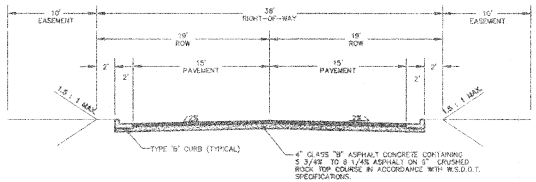
HAWTHORNE RD.STA. 7+66.96 TO STA. 17+60.00



TYPICAL CROSS SECTION

NOT TO SCALE

ALBERTA RD.	STA. 24+57.37 TO STA. 37+82.23
HOWESDALE RD.	STA. 10+26.17 TO STA. 14+89.48
WESTOVER RD.	STA. 19+21.05 TO STA. 20+28.56
COCHRAN RD.	STA. 23+49.36 TO STA. 24+58.88



TYPICAL CUL-DE-SAC CROSS SECTION

NOT TO SCALE

MILTON CT.	STA. 22+64.75 TO STA. 24+58.75
JARED CT.	STA. 11+54.79 TO STA. 15+81.29
HOWESDALE RD. AND HOWESDALE COURT	STA. 14+89.48 TO STA. 16+25.98

REVISED

SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT #: 2004A
DATE ACCEPTED: 11/04/
ACCEPTANCE EXPIRES: 11/04/
PROJECT LANE MILES PUBLIC: 0.31
PROJECT LANE MILES PRIVATE:
CONSTRUCTION TO COMMENCE WITHIN TWO YEARS
RECORD DRAWINGS AS-BUILTS ARE REQUIRED PRIOR TO COUNTY ACCEPTANCE AND DEVELOPMENT OF THE ROADS AND DRAINAGE FACILITIES FOR MAINTENANCE.
PERMIT REQUIRED: SEWR 477 DBOH
NOTIFY PERMIT ENGINEER 2 BUSINESS DAYS PRIOR TO CONSTRUCTION

DEVELOPER'S APPROVAL

11-8-04
DATE

REVISED P14618 Eng Road Drainage

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

Associates, Inc.
Planning
Engineering
Architecture
Landscape Architecture
Land Surveying
10700 E. Mineral Freeway #100
Spokane Valley, WA 99216
Phone: (509) 926-2900
Fax: (509) 926-6644

MARK L. HOFFMAN
STATE OF WASHINGTON
16636
REGISTERED PROFESSIONAL ENGINEER
EXPIRES 06/24/05

PREPARED UNDER THE DIRECT SUPERVISION OF MARK L. HOFFMAN, P.E. WASHINGTON REGISTRATION NO. 16636 FOR AND ON BEHALF OF CLC ASSOCIATES, INC.

Date	Description
11/08/04	ORIGINAL PREPARATION
08/23/05	COUNTY COMMENTS
09/21/05	PRELIM. SUBMITTAL 1
09/14/06	PRELIM. SUBMITTAL 2

County No. PN-1631A
CLC Job Number: SH03/76
Drawn By: JMF
Designed By: DNP
Checked By: MLH

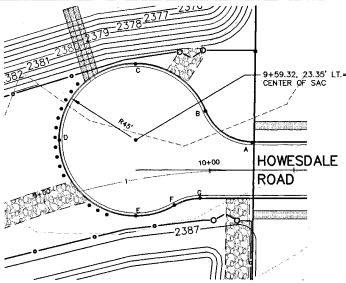
THESE PLANS ARE INSTRUMENTS OF PROFESSIONAL SERVICE, AND ARE PROVIDED BY CLC ASSOCIATES, INC. WITH OTHER RESERVED RIGHTS INCLUDING COPYRIGHT. THEY MAY NOT BE REPRODUCED OR USED FOR OTHER PROJECTS WITHOUT THE WRITTEN CONSENT OF CLC ASSOCIATES, INC. OR THE OWNER OF CONTRACT FOR CONSULTING SERVICE.

STREET PLANS
JESSE'S BLUFF - 1ST ADDITION
DETAILS

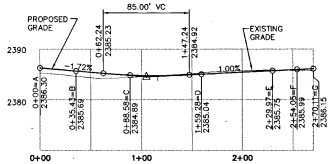
Sheet Title
STREET PLAN

SEC. 13, T.26 N., R.42 E.,W.M.
SPOKANE COUNTY, WASHINGTON

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

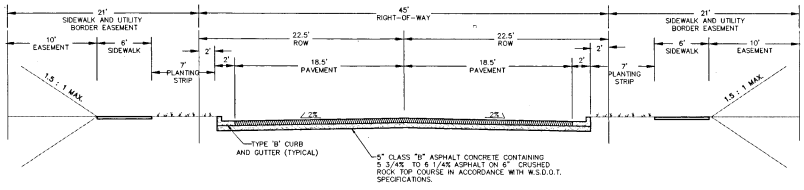


LOW POINT ELEV = 2384.77
LOW POINT STA = 1+16.02
PVI STA = 1+04.74
PVI ELEV = 2384.50
85.00' VC



WEST HOWESDALE CUL-DE-SAC PLAN AND PROFILE

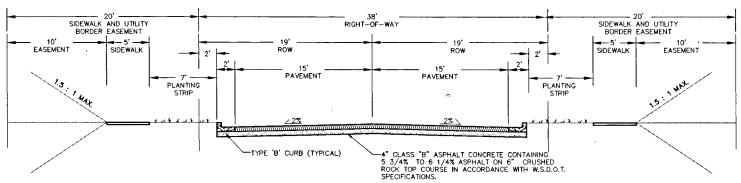
PLAN SCALE: 1"=30'
PROFILE HORIZONTAL SCALE: 1"=50'
PROFILE VERTICAL SCALE: 1"=10'



TYPICAL CROSS SECTION

NOT TO SCALE

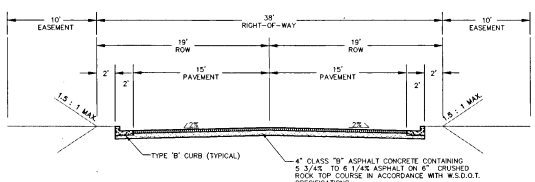
HAWTHORNE RD.STA. 7+66.96 TO STA. 17+60.00



TYPICAL CROSS SECTION

NOT TO SCALE

ALBERTA RD.	STA. 24+57.37 TO STA. 37+82.23
HOWESDALE RD.	STA. 10+26.17 TO STA. 14+69.48
WESTOVER RD.	STA. 19+21.05 TO STA. 20+28.56
COCHRAN RD.	STA. 23+49.36 TO STA. 24+56.88



TYPICAL CUL-DE-SAC CROSS SECTION

NOT TO SCALE

MILTON CT.	STA. 22+64.75 TO STA. 24+58.75
JARED CT.	STA. 11+54.79 TO STA. 15+81.29
HOWESDALE RD. AND HOWESDALE COURT	STA. 14+69.48 TO STA. 16+25.98

S:\SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT #: P-161A
DATE ACCEPTED: 9/14/03
ACCEPTANCE EXPIRES: 9/14/05
PROJECT LANE MILES PUBLIC: 0.31
PROJECT LANE MILES PRIVATE: 0
CONSTRUCTION DOCUMENTATION AND CERTIFIED RECORD DRAWINGS, "AS-BUILTS" ARE REQUIRED PRIOR TO COUNTY ACCEPTANCE AND ESTABLISHMENT OF THE ROADS AND DRAINAGE FACILITIES FOR MAINTENANCE.
PERMIT REQUIRED! (509) 477-3600
NOTIFY PERMIT ENGINEER 3 BUSINESS DAYS PRIOR TO CONSTRUCTION

DEVELOPER'S APPROVAL

9-3-03
DATE

P-161A

Planning
Engineering
Architecture
Landscape Architecture
Land Surveying
Associates, Inc.
707 W. 7th Avenue, Suite 200
Spokane, WA 99204
Phone: (509) 456-8640
Fax: (509) 456-8644

SCOTT A. RIVAS
STATE OF WASHINGTON
36605
REGISTERED PROFESSIONAL ENGINEER
EXPIRES 01/26/04

PREPARED UNDER THE DIRECT SUPERVISION OF
SCOTT A. RIVAS, P.E.
WASHINGTON REGISTRATION NO. 36605
FOR AND ON BEHALF OF
CLC ASSOCIATES, INC.

Date	Description
11/08/02	ORIGINAL PREPARATION
03/25/03	COUNTY SUBMITTAL
03/26/03	SUBMITTAL FOR APPROVAL

County No.	PN-1631A
CLC Job Number:	S010376
Drawn By:	JMC
Designed By:	DNR
Checked By:	SAR

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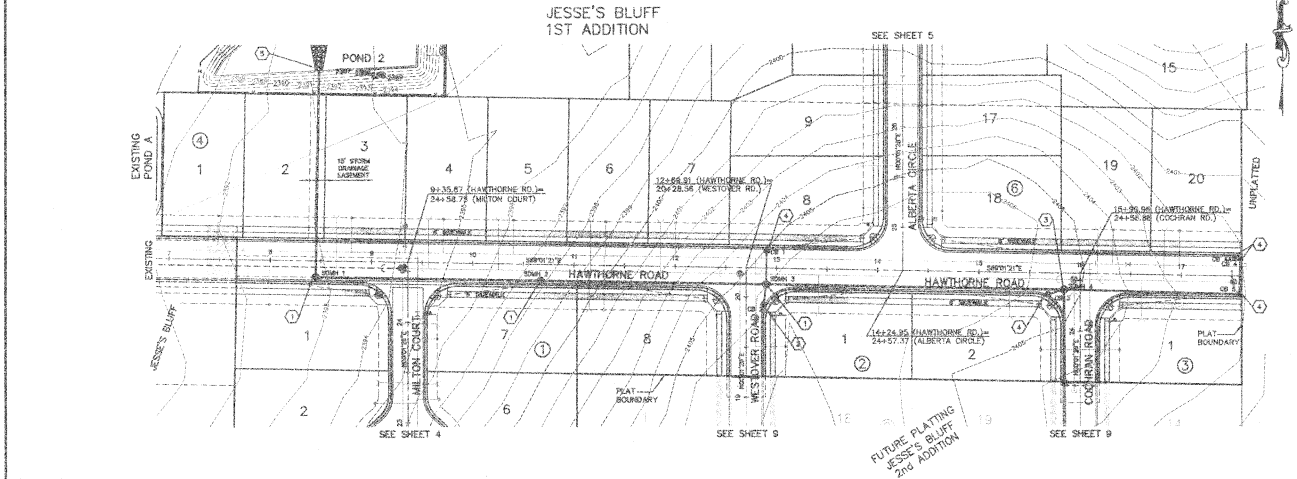
STREET PLANS
JESSE'S BLUFF - 1ST ADDITION
DETAILS

Sheet Title
STREET PLAN

P-161A

J:\land projects\S010376\dwg\S1_2ETAL-2.dwg, 09/03/2003 10:27:16 AM, BIG 9

SEC. 13, T.26 N., R.42 E.,W.M.
SPOKANE COUNTY, WASHINGTON



GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
1 inch = 50 ft.

UNDERGROUND SERVICE ALERT
ONE-CALL NUMBER
456-8000
CALL FOR DIGGING SITE BEFORE YOU DIG

CONSTRUCTION NOTES

1. TYPE II-48 MANHOLE WITH CAST IRON FRAME AND SOLID COVER PER SPOKANE COUNTY STANDARD PLAN U-5 AND U-14. SEE MANHOLE SCHEDULE FOR MANHOLE LOCATIONS AND RIM ELEVATIONS.
2. TYPE "1" CATCH BASIN WITH TYPE "1" METAL FRAME AND TYPE "V" METAL GRATE PER SPOKANE COUNTY STANDARD PLAN B-4, B-10 AND B-13. SEE CATCH BASIN SCHEDULE FOR CATCH BASIN LOCATIONS AND RIM ELEVATIONS.
3. TYPE I-48S MANHOLE WITH CAST IRON FRAME AND SOLID COVER PER SPOKANE COUNTY STANDARD PLAN U-1 AND U-14. SEE MANHOLE SCHEDULE FOR MANHOLE LOCATIONS AND RIM ELEVATIONS.
4. W.S.D.O.T. GRATE INLET TYPE 2 PER STANDARD PLAN B-40. BASIN SHALL BE ORIENTED SO THAT THE 42" DIRECTION IS PERPENDICULAR TO THE CURB. SEE CATCH BASIN SCHEDULE FOR CATCH BASIN LOCATIONS AND RIM ELEVATIONS.
5. TRASH RACK AND RIP RAP DETAILS SEE DETAILS 1 AND 2 SHEET 17.

MANHOLE SCHEDULE

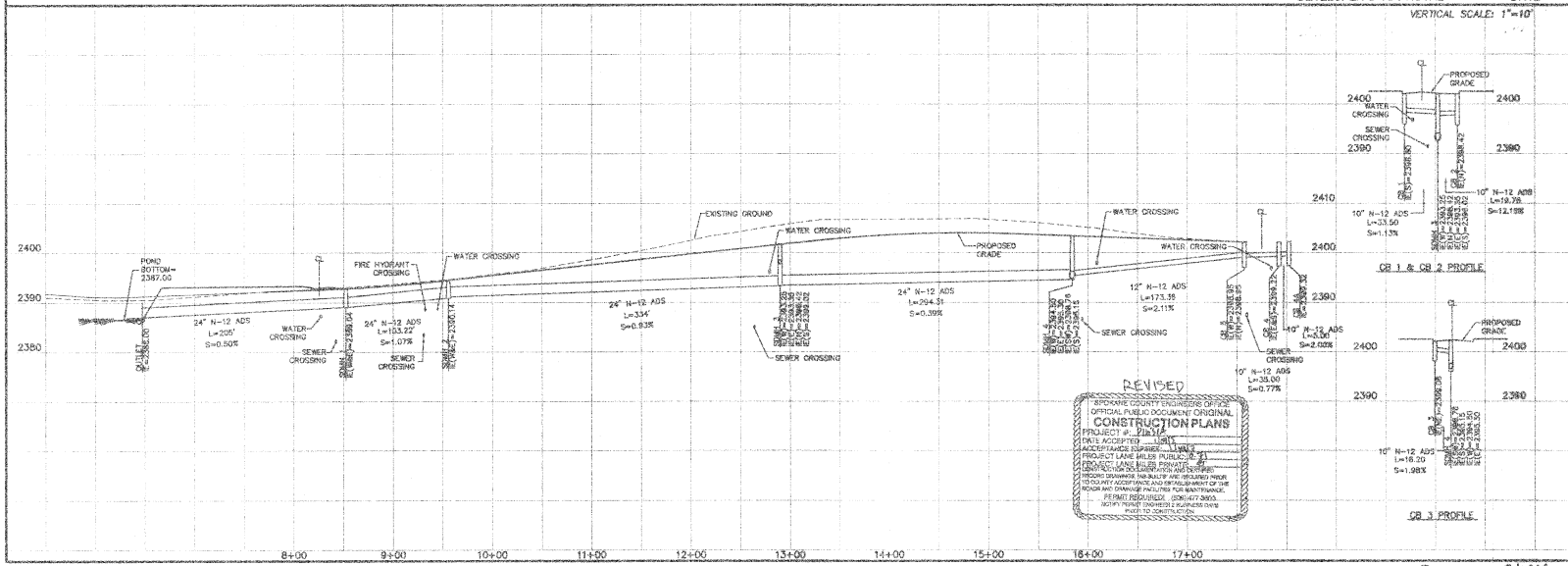
MH NUM	STATION	OFFSET	RIM ELEV	TYPE
SDMH 1	9+52.56	16.00' RT.	2362.76	II-48
SDMH 2	9+35.91	16.00' RT.	2394.10	II-48
SDMH 3	13+01.51	16.00' RT.	2401.28	II-48
SDMH 4	15+84.22	16.00' RT.	2403.02	I-48S

CATCH BASIN SCHEDULE

CB NUM	STATION	RIM ELEV.
CB 1	12+81.91	2400.94
CB 2	12+88.06	2401.64
CB 3	15+84.79	2403.33
CB 4	17+57.65	2401.80
CB 5A	17+59.93	2401.54
CB 5	17+57.57	2401.90

DEVELOPER'S APPROVAL — DATE 11-9-04

VERTICAL SCALE: 1"=10'



REVISED
SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT # 7163A
DATE ACCEPTED 1-9-07
ACCEPTANCE EXPIRES 1-9-09
PROJECT LANE MILES PUBLIC 0.41
PROJECT LANE MILES PRIVATE 0.41
PRIVATE DRAINAGE FACILITIES MAINTENANCE
PRIVATE DRAINAGE FACILITIES ARE REQUIRED PRIOR TO COUNTY ACCEPTANCE AND ENCUMBRANCE OF THE ROADWAY DRAINAGE FACILITIES FOR MAINTENANCE.
PERMIT REQUIRED (509)477-3600.
NOTIFY PERMIT INSPECTOR 2 BUSINESS DAYS PRIOR TO CONSTRUCTION.

Associates, Inc.
Planning
Engineering
Architecture
Landscape Architecture
Land Surveying
13130 E. Mineham Parkway #100
Spokane Valley, WA 99216
Phone: (509) 458-5043
Fax: (509) 458-6864

MARK L. KRIEGMAN
STATE OF WASHINGTON
22359
REGISTERED PROFESSIONAL ENGINEER
1-3-04
DATE 08/14/03

PREPARED UNDER THE DIRECT SUPERVISION OF
MARK L. KRIEGMAN, P.E.
WASHINGTON REGISTRATION NO. 34238
FOR AND ON BEHALF OF
CLC ASSOCIATES, INC.

REVISIONS	
1/09/07	ORIGINAL PRELIMINARY
1/29/07	COUNTY SUBMITTAL
07/17/07	FINAL PRELIMINARY
07/17/07	FINAL SUBMITTAL

County No. FM-1631A
CLC Job Number: 5010376
Drawn By: JMC
Designed By: DNR
Checked By: MLK

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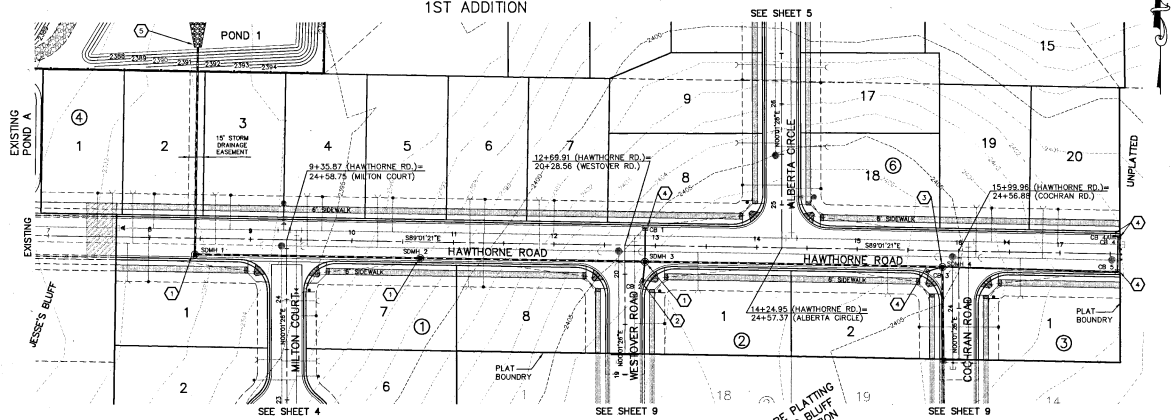
STORM DRAINAGE PLANS
JESSE'S BLUFF - 1ST ADDITION
HAWTHORNE ROAD
STA. 7+66.98 TO 17+60.00

Sheet Title
STORM DRAINAGE PLAN

REVISED 9/16/19 Employed Drawings

SEC. 13, T.26 N., R.42 E.,W.M.
SPOKANE COUNTY, WASHINGTON



GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
1 inch = 50 ft.

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

CONSTRUCTION NOTES

1. TYPE II-48 MANHOLE WITH CAST IRON FRAME AND SOLID COVER PER SPOKANE COUNTY STANDARD PLAN U-5 AND U-14. SEE MANHOLE SCHEDULE FOR MANHOLE LOCATIONS AND RIM ELEVATIONS.
2. TYPE "1" CATCH BASIN WITH TYPE "1" METAL FRAME AND TYPE "2" METAL GRATE PER SPOKANE COUNTY STANDARD PLAN B-4, B-10 AND B-13. SEE CATCH BASIN SCHEDULE FOR CATCH BASIN LOCATIONS AND RIM ELEVATIONS.
3. TYPE I-48S MANHOLE WITH CAST IRON FRAME AND SOLID COVER PER SPOKANE COUNTY STANDARD PLAN U-1 AND U-14. SEE MANHOLE SCHEDULE FOR MANHOLE LOCATIONS AND RIM ELEVATIONS.
4. W.S.D.O.T. GRATE INLET TYPE 2 PER STANDARD PLAN B-4C. BASIN SHALL BE ORIENTED SO THAT THE 42" DIRECTION IS PERPENDICULAR TO THE CURB. SEE CATCH BASIN SCHEDULE FOR CATCH BASIN LOCATIONS AND RIM ELEVATIONS.
5. TRASH RACK AND RIP RAP DETAILS SEE DETAILS 1 AND 2 SHEET 17.

MANHOLE SCHEDULE

MH NUM.	STATION	OFFSET	RIM ELEV.	TYPE
SDMH 1	8+52.59	16.00' RT.	2392.76	II-48
SDMH 2	9+55.91	16.00' RT.	2394.10	II-48
SDMH 3	12+89.91	16.00' RT.	2401.26	II-48
SDMH 4	15+84.22	16.00' RT.	2403.02	I-48S

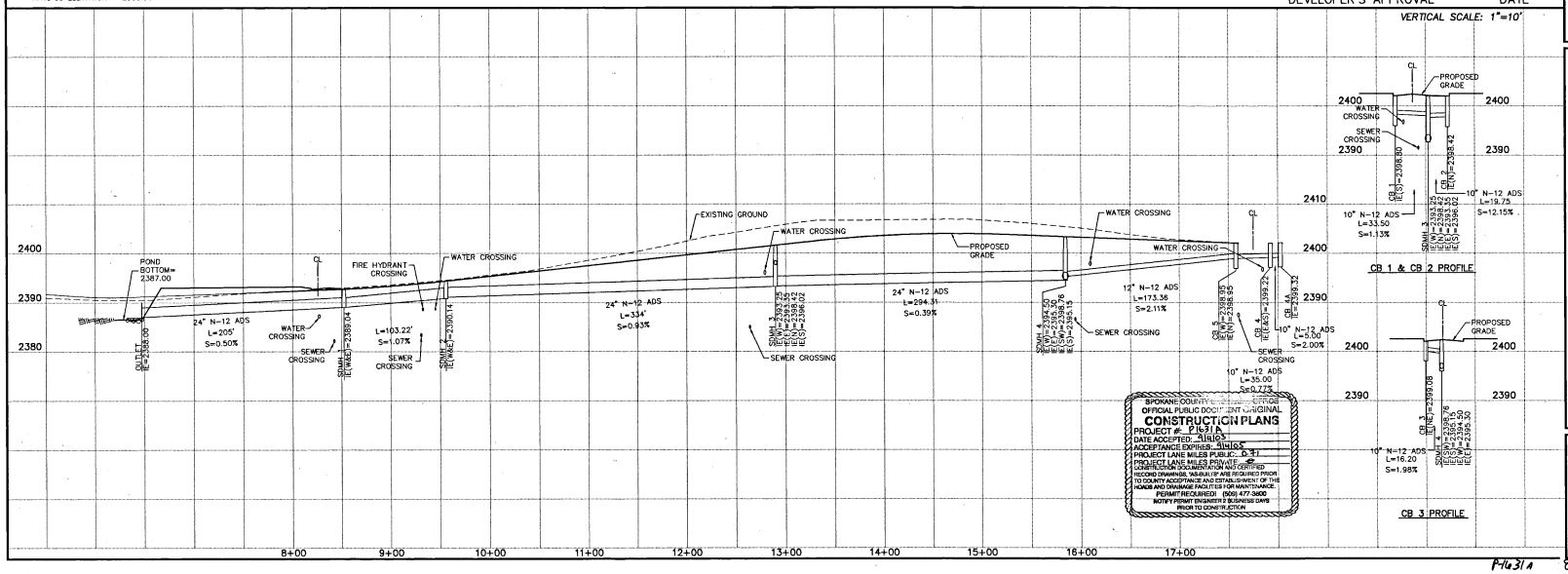
CATCH BASIN SCHEDULE

CB NUM.	STATION	RIM ELEV.
CB 1	12+81.91, LT.	2400.94
CB 2	12+88.09, RT.	2401.66
CB 3	15+68.79, RT.	2403.33
CB 4	17+57.65, LT.	2401.60
CB 4A	17+52.65, LT.	2401.64
CB 5	17+57.57, RT.	2401.60

DEVELOPER'S APPROVAL — DATE 9-3-03

NAV'D 88 DATUM
VERTICAL DATUM BASED ON CITY B.M. LOCATED AT THE INTERSECTION OF JOHANSEN ROAD AND FIVE MILE ROAD BRASS CAP MONUMENT = 2401.69
NAV'88 ELEVATION = 2388.56

VERTICAL SCALE: 1"=10'



SPOKANE COUNTY ENGINEERING
OFFICIAL PUBLIC DOCUMENT - ORIGINAL
CONSTRUCTION PLANS
PROJECT # P1631A
DATE ACCEPTED: 4/16/05
ACCEPTANCE EXPIRES: 4/16/06
PROJECT LANE MILES PUBLIC: 0.31
PROJECT LANE MILES PRIVATE: 0
CONSTRUCTION DOCUMENTATION AND CERTIFIED RECORD DRAWINGS, "AS-BUILT" ARE REQUIRED PRIOR TO COUNTY ACCEPTANCE AND ESTABLISHMENT OF THE ROADS AND DRAINAGE FACILITIES FOR MAINTENANCE.
PERMIT REQUIRED! (509) 477-3600
NOTIFY PERMIT ENGINEER 2 BUSINESS DAYS PRIOR TO CONSTRUCTION

Associates, Inc.
Planning
Engineering
Architecture
Landscape Architecture
Land Surveying
701 W. 7th Avenue, Suite 200
Spokane, WA 99204
Telephone: (509) 456-4040
Fax: (509) 456-6844

SCOTT A. RIVAS — STATE OF WASHINGTON — 36505 — PROFESSIONAL ENGINEER
EXPIRES 01/26/04

PREPARED UNDER THE DIRECT SUPERVISION OF
SCOTT A. RIVAS, P.E.
WASHINGTON REGISTRATION NO. 36505
FOR AND ON BOHALF OF
CLC ASSOCIATES, INC.

Date	Description
11/26/02	ORIGINAL PREPARATION
5/26/03	COUNTY SUBMITTAL
09/30/03	SUBMITTAL FOR APPROVAL

County No. PN-1631A
CLC Job Number: 5010376
Drawn By: JME
Designed By: DNR
Checked By: SAR

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STORM DRAINAGE PLANS
JESSE'S BLUFF - 1ST ADDITION
HAWTHORNE ROAD
STA. 7+66.96 TO 17+60.00

Sheet Title
STORM DRAINAGE PLAN

P1631A
Eng Road + Drainage

L:\Land projects\5010376\dwg\SD_HAWTHORNE.dwg, 09/03/2003 10:32:30 AM, BCR

SEC. 13, T.26 N., R.42 E.,W.M.
SPOKANE COUNTY, WASHINGTON

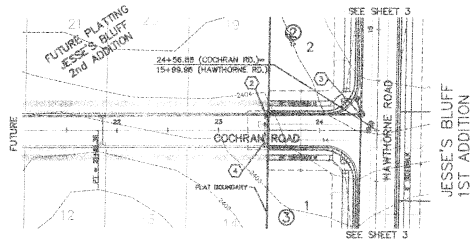
GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
1 inch = 50 ft.

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

Spokanetec, Inc.
Planning
Engineering
Architecture
Landscape Architecture
Land Surveying
12.30 E. Mission Avenue, #100
Spokane, WA 99202
Phone (509) 456-8001
Fax (509) 456-8064

MARK L. KRIEGBAUM
STATE OF WASHINGTON
PROFESSIONAL ENGINEER
12-3-04
EXPIRES 6/14/05

PREPARED UNDER THE DIRECT SUPERVISION OF MARK L. KRIEGBAUM, P.E. WASHINGTON REGISTRATION NO. 36236 FOR AND ON BEHALF OF CLC ASSOCIATES, INC.



CONSTRUCTION NOTES

1. NOT USED.
2. TEMPORARY W.S.D.O.T. GRATE INLET TYPE 2 PER STANDARD PLAN B-4C. INSTALL WITH ADS, N-12 24"x 18" FABRICATED REDUCER. BASIN SHALL BE ORIENTED SO THAT THE 42" DIRECTION IS PERPENDICULAR TO THE CURB. SEE CATCH BASIN SCHEDULE FOR CATCH BASIN LOCATION AND RIM ELEVATION.
3. TYPE 1-42S MANHOLE WITH CAST IRON FRAME AND SOLID COVER PER SPOKANE COUNTY STANDARD PLANS U-1 AND U-14. SEE MANHOLE SCHEDULE FOR MANHOLE LOCATIONS AND RIM ELEVATIONS.
4. CONSTRUCT TEMPORARY 1' DEEP 'V' DITCH WITH 2:1 SIDE SLOPES DIRECTED TOWARDS TEMPORARY GRATE INLET.

MANHOLE SCHEDULE

MH NUM.	STATION	OFFSET	RIM ELEV.	TYPE
SDMH. 4	24+41.14	18.00' LT.	2403.92	1-42S

CATCH BASIN SCHEDULE

CB NUM.	STATION	OFFSET	RIM ELEV.	
CB 6 (TEMP.)	23+50	18.50' LT.	2401.80	TEMPORARY GRATE INLET

Date	Description
11/08/03	ORIGINAL PREPARATION
10/20/04	REVISED PER COUNTY
06/23/03	SUBMITTAL FOR APPROVAL
09/14/04	FINAL SUBMITTAL

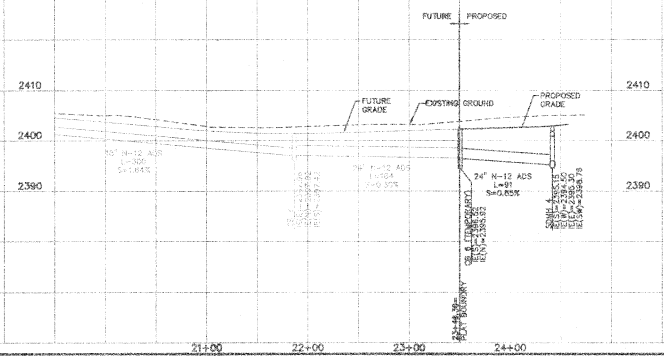
County No. PN-1631A
CLC Job Number: 5010376
Drawn By: JAE
Designed By: DAF
Checked By: MLK

NOTE: PLANS ARE INSTRUMENTS OF PROFESSIONAL SERVICE AND ARE PROPERTY OF CLARKSON LAND ASSOCIATES, INC. THEY ALSO MAY BE INSTRUMENTS OF SERVICE OF OTHER PARTIES, WHICH INCLUDE THE OWNERS OF THE PROPERTY, THE ARCHITECT, OR ENGINEER OF COLUMBIA LAND CONTRACTORS, INC.

NAV'D 88 DATUM
VERTICAL DATUM BASED ON CITY B.M. LOCATED AT THE INTERSECTION OF JOHANSEN ROAD AND FIVE MILE ROAD
BRASS CAP MONUMENT = 2401.63
NAV'D 88 ELEVATION = 2309.34

DEVELOPER'S APPROVAL 11-9-04 DATE

VERTICAL SCALE: 1"=10'



REVISED

SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT #: PN-1631A
DATE ACCEPTED: 11/09/11
ACCEPTANCE EXPIRES: 11/09/13
PROJECT LANE MILES PUBLIC: 0.41
PROJECT LANE MILES PRIVATE: 0.0
CONSTRUCTION DOCUMENTATION AND CERTIFIED RECORD DRAWINGS, AS-BUILT AND REQUIRED PRINTS TO COUNTY ENGINEERING WITHIN 30 DAYS OF THE ISSUE AND TRANSFER FACILITIES FOR MAINTENANCE PERMIT REQUIRED! (509) 477-3600
NOTIFY PERMIT ENGINEER 2 WORKING DAYS PRIOR TO CONSTRUCTION

STORM DRAINAGE PLAN
JESSE'S BLUFF - 1ST ADDITION
COCHRAN ROAD
STA. 19+21.08 TO 20+28.56 AND 23+49.36 TO 24+56.85

Sheet Title:
STORM DRAINAGE PLAN

Sheet Number

REVISED 7-14-04 Eng Lead Drainage

SEC. 13, T.26 N., R.42 E.,W.M.
SPOKANE COUNTY, WASHINGTON

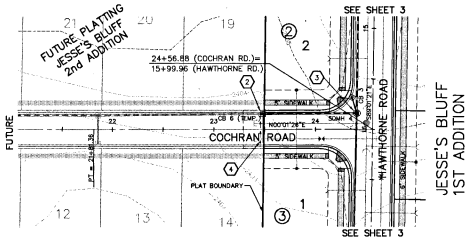
GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
1 inch = 50 ft.

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

Planning
Engineering
Architecture
Landscape Architecture
Land Surveying
CLC Associates, Inc.
757 W. 7th Avenue, Suite 200
Spokane, WA 99204
Phone: (509) 456-6840
Fax: (509) 456-6844

SCOTT A. RIVAS
STATE OF WASHINGTON
36605
REGISTERED PROFESSIONAL ENGINEER
EXPIRES 01/26/04

PREPARED UNDER THE DIRECT SUPERVISION OF
SCOTT A. RIVAS, P.E.
WASHINGTON REGISTRATION
NO. 36605
FOR AND ON BEHALF OF
CLC ASSOCIATES, INC.



CONSTRUCTION NOTES

1. NOT USED.
2. TEMPORARY W.S.D.O.T. GRATE INLET TYPE 2 PER STANDARD PLAN B-4C. INSTALL WITH ADS, N-12 24"X 18" FABRICATED REDUCER. BASIN SHALL BE ORIENTED SO THAT THE 42" DIRECTION IS PERPENDICULAR TO THE CURB. SEE CATCH BASIN SCHEDULE FOR CATCH BASIN LOCATION AND RIM ELEVATION.
3. TYPE I-48S MANHOLE WITH CAST IRON FRAME AND SOLID COVER PER SPOKANE COUNTY STANDARD PLAN U-1 AND U-14. SEE MANHOLE SCHEDULE FOR MANHOLE LOCATIONS AND RIM ELEVATIONS.
4. CONSTRUCT TEMPORARY 1' DEEP 'V' DITCH WITH 2:1 SIDE SLOPES DIRECTED TOWARDS TEMPORARY GRATE INLET.

MANHOLE SCHEDULE				
MH NUM.	STATION	OFFSET	RIM ELEV.	TYPE
SDMH 4	24+41.14	16.00' LT.	2403.02	I-48S

CATCH BASIN SCHEDULE				
CB NUM.	STATION	OFFSET	RIM ELEV.	
CB 6 (TEMP.)	23+50	16.50' LT.	2401.86	TEMPORARY GRATE INLET

Date	Description
11/08/02	ORIGINAL PREPARATION
09/30/03	CONSTRUCT. PLAN APPROVAL
09/30/03	SUBMIT TO DEV. APPROVAL

County No.	PN-1631A
CLC Job Number:	S010376
Drawn By:	JME
Designed By:	DNR
Checked By:	SAR

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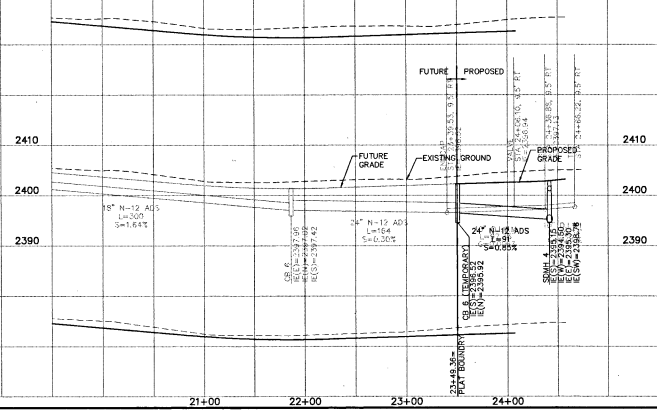
NAV'D 88 DATUM
VERTICAL DATUM BASED ON CITY B.M. LOCATED AT THE INTERSECTION OF JOHANSEN ROAD AND FIVE MILE ROAD
BRASS CAP MONUMENT = 2401.69
NAV'D 88 ELEVATION = 2388.56

DEVELOPER'S APPROVAL — DATE 9-3-03

VERTICAL SCALE: 1"=10'



SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT # PN-1631A
DATE ACCEPTED 9/4/03
ACCEPTANCE EXPIRES: 9/4/05
PROJECT LANE MILES PUBLIC: 0.31
PROJECT LANE MILES PRIVATE: 3
CONSTRUCTION DOCUMENTATION AND CERTIFIED RECORD DRAWINGS, "AS-BUILTS" ARE REQUIRED PRIOR TO COUNTY ACCEPTANCE AND ESTABLISHMENT OF THE ROADS AND DRAINAGE FACILITIES FOR MAINTENANCE.
PERMIT REQUIRED: (509) 477-3600
NOTIFY PERMIT ENGINEER 2 BUSINESS DAYS PRIOR TO CONSTRUCTION

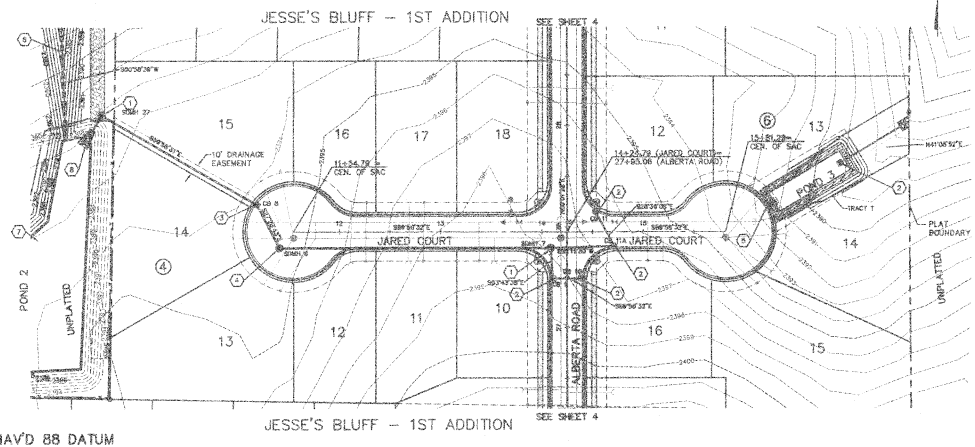
STORM DRAINAGE PLAN
JESSE'S BLUFF - 1ST ADDITION
COCHRAN ROAD
STA. 19+21.05 TO 20+28.56 AND 23+49.36 TO 24+56.88

Sheet Title
STORM DRAINAGE PLAN

P-1631A Eng Red Drawing

J:\land projects\S010376\dwg\SD_WESTOVER-COCHRAN.dwg 09/03/2003 10:30:07 AM JGR

SEC. 13, T.26 N., R.42 E.,W.M.
SPOKANE COUNTY, WASHINGTON



GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
1 inch = 50 ft.

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

CONSTRUCTION NOTES

1. TYPE 15-48 MANHOLE WITH CAST IRON FRAME AND SOLID COVER PER SPOKANE COUNTY STANDARD PLAN U-5 AND U-14. SEE MANHOLE SCHEDULE FOR MANHOLE LOCATIONS AND RIM ELEVATIONS.
2. TYPE "1" CONCRETE INLET WITH TYPE "1" METAL FRAME AND TYPE "2" METAL GRATE PER SPOKANE COUNTY STANDARD PLAN B-6, B-19 AND B-13. SEE CATCH BASIN SCHEDULE FOR CATCH BASIN LOCATIONS AND RIM ELEVATIONS.
3. W.S.D.O.T. TYPE 2 (48" DIA.) CB WITH METAL FRAME AND GRATE PER STANDARD PLANS B-12, B-12, B-2A AND B-2D.
4. NOT USED.
5. CURB INLET TYPE 1 PER SPOKANE COUNTY STANDARD PLAN B-6.
6. SEE SHEET 17 FOR MORE INFORMATION.
7. SEE SHEET 17 FOR MORE INFORMATION.
8. TRASH RACK AND RIP RAP. SEE DETAILS 1 AND 2 SHEET 17.

MANHOLE SCHEDULE						
MH NUM.	STATION	OFFSET	RIM ELEV.	TYPE		
SDMH 6	11+40.60	16.00' RT.	2392.68	15-48		
SDMH 7	14+06.79	16.00' RT.	2398.00	15-48		
SDMH 27	9+57.97	445.17' LT.	2392.00	15-48	HAWTHORNE ALIGNMENT	

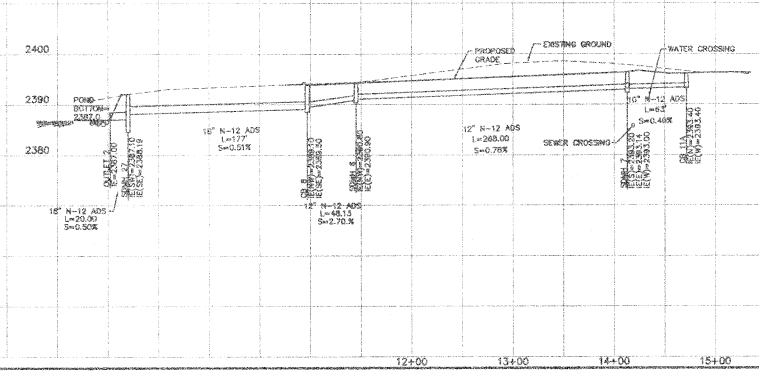
CATCH BASIN SCHEDULE			
CB NUM.	STATION	RIM ELEV.	
CB 9	11+16.57, LT.	2392.65	
CB 8	27+45.06, LT.	2399.95	ALBERTA ALIGNMENT
CB 10	27+43.06, RT.	2395.96	ALBERTA ALIGNMENT
CB 24	POND 3	2392.84	
CB 11	14+52.85, LT.	2395.78	
CB 11A	14+71.29, RT.	2396.15	

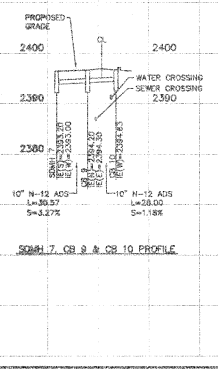
NAV'D 88 DATUM
VERTICAL DATUM BASED ON CITY B.M. LOCATED AT THE INTERSECTION OF JOHANSEN ROAD AND FIVE MILE ROAD BRASS CAP MONUMENT = 2401.69
NAVD'88 ELEVATION = 2388.58

DEVELOPER'S APPROVAL

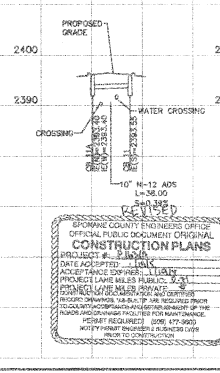
11-9-04
DATE

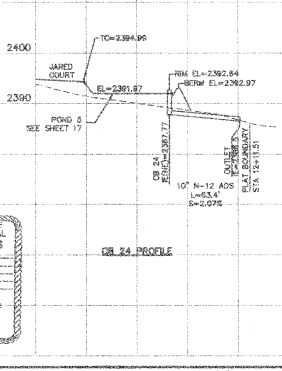
VERTICAL SCALE: 1"=10'





SDMH 7, CB 9 & CB 10 PROFILE





CB 24 PROFILE

SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT # P-16216
DATE ACCEPTED 11/8/04
ACCEPTANCE EXPIRES 11/8/07
PROJECT LANE MILES PUBLIC 2.31
PROJECT LANE MILES PRIVATE 2
STORM WATER DOCUMENTATION AND CERTIFICATE REQUIRED BEFORE ISSUANCE OF THE PERMIT. PERMIT REQUIRED (509) 477-3600
NOTIFY PERMIT ENGINEER 2 BUSINESS DAYS PRIOR TO CONSTRUCTION

Planning
Engineering
Architecture
Landscape Architecture
Land Surveying
Associates, Inc.
5510 E. Mission Parkway #100
Spokane Valley, WA 99212
Phone: (509) 456-0540
Fax: (509) 456-0544

MARK L. KRONMAN
STATE OF WASHINGTON
11-9-04
EXPIRES 06/16/05

PREPARED UNDER THE DIRECT SUPERVISION OF
MARK L. KRONMAN, P.E.
WASHINGTON REGISTRATION NO. 38238
FOR AND ON BEHALF OF
CLC ASSOCIATES, INC.

Date	Description
11/08/02	ORIGINAL PREPARATION
08/20/03	FINAL SUBMITTAL
08/03/03	SUBMITTAL FOR APPROVAL
09/11/03	FINAL SUBMITTAL 2

County No. PN-1630A
CLC Job Number 3010376
Drawn By JMC
Designed By DNR
Checked By MLK

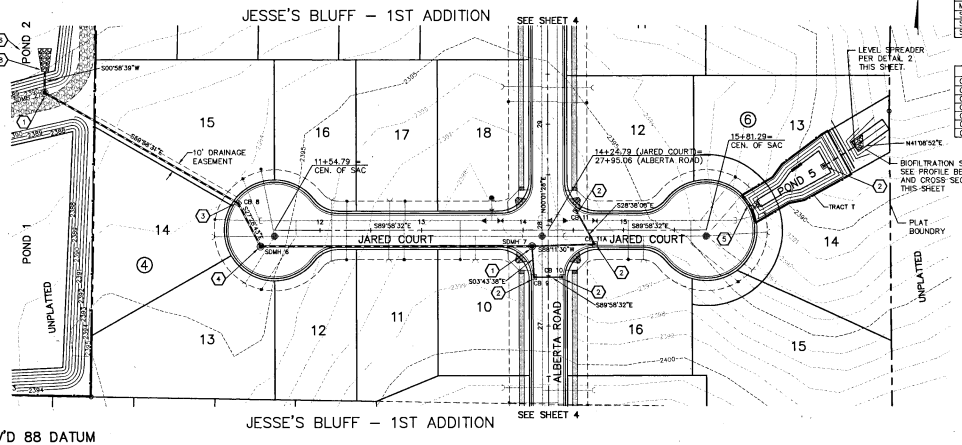
NOTE: PLANS ARE INSTRUMENTS OF PROFESSIONAL SERVICE AND ARE PROTECTED BY COMMON LAW, COPYRIGHT AND OTHER RESERVED RIGHTS INCLUDING THE RIGHT TO REVISE, REPRODUCE OR REPRODUCE BY ANY MEANS. OWNERSHIP OF CLC ASSOCIATES, INC. OR AFFILIATE NOT DELIVERED UNDER CONTRACT ONLY.

STORM DRAINAGE PLAN
JESSE'S BLUFF - 1ST ADDITION
JARED COURT
STA. 11+34.79 TO 16+01.29

Sheet Title
STORM DRAINAGE PLAN

Revised P-16216 Eng Road Drainage

SEC. 13, T.26 N., R.42 E.,W.M.
SPOKANE COUNTY, WASHINGTON



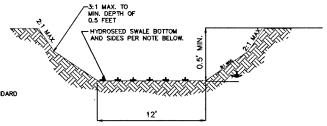
NAV'D 88 DATUM
VERTICAL DATUM BASED ON CITY B.M. LOCATED AT THE INTERSECTION OF JOHANSEN ROAD AND FIVE MILE ROAD BRASS CAP MONUMENT = 2401.69
NAVD'88 ELEVATION = 2388.56

GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
1 inch = 50 ft.

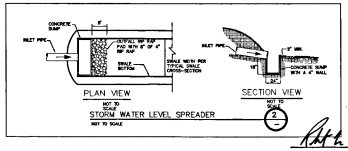
MANHOLE SCHEDULE				
MH NUM.	STATION	OFFSET	RIM ELEV.	TYPE
SDMH 6	11+40.80	16.00' RT.	2393.98	III-48
SDMH 7	14+08.79	16.00' RT.	2396.09	III-48
SDMH 27			2392.00	III-48

CATCH BASIN SCHEDULE			
CB NUM.	STATION	RIM ELEV.	
CB 8	11+16.57, LT.	2392.85	
CB 9	27+48.06, LT.	2396.96	ALBERTA ALIGNMENT
CB 10	27+48.06, RT.	2396.96	ALBERTA ALIGNMENT
CB 24	POND 5	2393.29	
CB 11	14+52.85, LT.	2395.76	
CB 11A	14+71.29, RT.	2396.15	

NOTE: HYDROSEED MIX SHALL BE APPLIED AT A RATE OF 4 POUNDS PER 1000 SQUARE FEET AND CONSIST OF:
HARD FESCUE @ 20%
SHEEP FESCUE @ 25%
TALL FESCUE @ 20%
UPLAND BLUEGRASS @ 25%
IF IRRIGATION AND FREQUENT MOWING IS PROVIDED A STANDARD LAWN IS ACCEPTABLE IN PLACE OF THIS SEED MIX.



TYPICAL BIOFILTRATION SWALE SECTION (1)
NOT TO SCALE



STORM WATER LEVEL SPREADER (2)
NOT TO SCALE

DEVELOPER'S APPROVAL 6-3-03
DATE

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

CONSTRUCTION NOTES

1. TYPE II-48 MANHOLE WITH CAST IRON FRAME AND SOLID COVER PER SPOKANE COUNTY STANDARD PLAN U-5 AND U-14. SEE MANHOLE SCHEDULE FOR MANHOLE LOCATIONS AND RIM ELEVATIONS.
2. TYPE "1" CONCRETE INLET WITH TYPE "1" METAL FRAME AND TYPE "2" METAL GRATE PER SPOKANE COUNTY STANDARD PLAN B-5, B-10 AND B-13. SEE CATCH BASIN SCHEDULE FOR CATCH BASIN LOCATIONS AND RIM ELEVATIONS.
3. W.S.D.O.T. TYPE 2 (48" DIA.) CB WITH METAL FRAME AND GRATE PER STANDARD PLANS B-1E, B-1Z, B-2A AND B-2D.
4. NOT USED.
5. CURB INLET TYPE I PER SPOKANE COUNTY STANDARD PLAN B-8.
6. SEE SHEET 17 FOR MORE INFORMATION.
7. SEE SHEET 17 FOR MORE INFORMATION.
8. TRASH RACK AND RIP RAP, SEE DETAILS 1 AND 2 SHEET 17.

CLC Associates, Inc.
Planning
Engineering
Architecture
Landscape Architecture
Land Surveying
707 W. 7th Avenue, Suite 200
Spokane, WA 99204
Phone: (509) 456-6840
Fax: (509) 456-6844

SCOTT A. RIVAS, P.E. 26605 REGISTERED PROFESSIONAL ENGINEER
EXPIRES 01/26/04

PREPARED UNDER THE DIRECT SUPERVISION OF SCOTT A. RIVAS, P.E. WASHINGTON REGISTRATION NO. 26605 FOR AND ON BEHALF OF CLC ASSOCIATES, INC.

Date	Description
11/08/02	ORIGINAL PREPARATION
02/20/03	COUNTY SUBMITTAL
06/05/03	SUBMITTAL FOR APPROVAL

County No. PN-1631A
CLC Job Number: S010376
Drawn By: JAE
Designed By: DNR
Checked By: SAR

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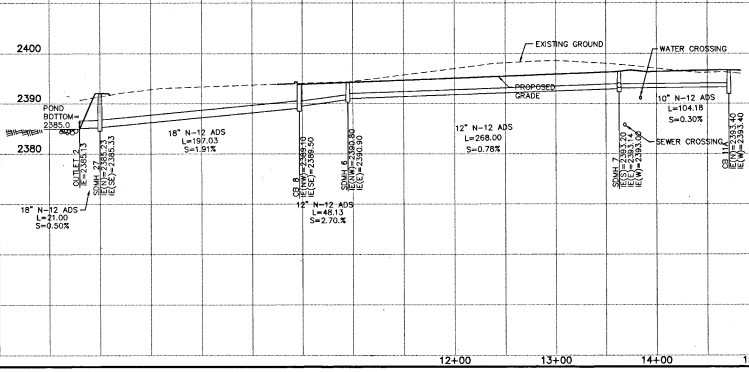
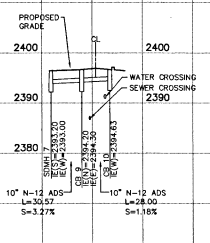
© COPYRIGHT CLC ASSOCIATES, INC.

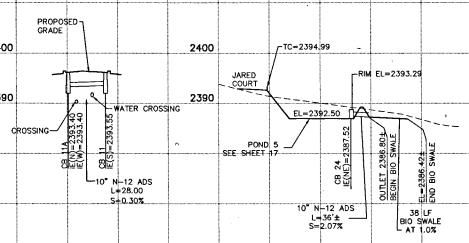
VERTICAL SCALE: 1"=10'

SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT #: PN-1631A
DATE ACCEPTED: 9/4/03
ACCEPTANCE EXPIRES: 9/4/05
PROJECT LANE MILES PUBLIC: 0.51
PROJECT LANE MILES PRIVATE: 0
✓ CERTIFICATE OF COMPLETION OF CERTIFIED CONSTRUCTION DOCUMENTATION
✓ RECORD DRAWINGS "AS-BUILTS" ARE REQUIRED PRIOR TO COUNTY ACCEPTANCE OF ROADWAY ELEMENTS, ROADS AND DRAINAGE FACILITIES FOR MAINTENANCE.
PERMIT REQUIRED: (509) 477-3600
NOTIFY PERMIT ENGINEER 3 BUSINESS DAYS PRIOR TO CONSTRUCTION





SDMH 7, CB 9 & CB 10 PROFILE



CB 24 PROFILE

STORM DRAINAGE PLAN
JESSE'S BLUFF - 1ST ADDITION
JARED COURT
STA. 11+54.79 TO 15+81.29

Sheet Title
STORM DRAINAGE PLAN

14 OF 18
Sheet Number

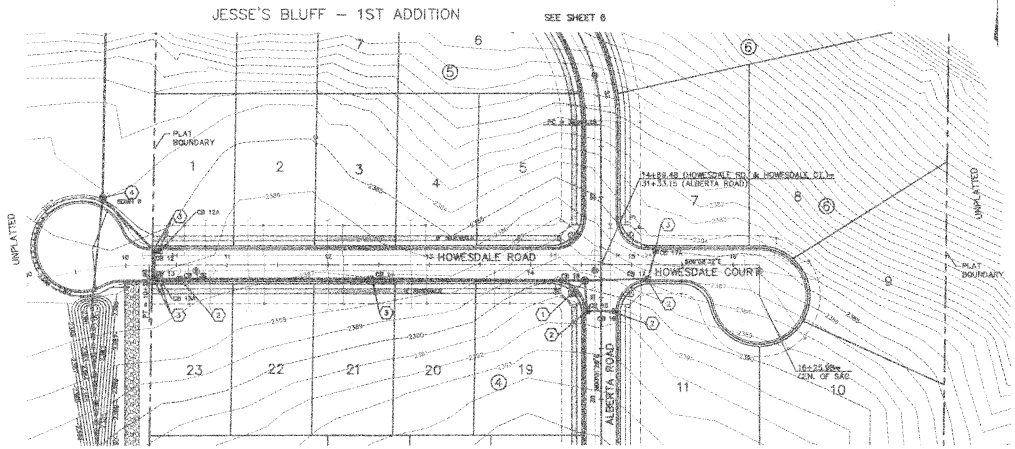
P-1631A Eng. Red. Drawing

SEC. 13, T.26 N., R.42 E.,W.M.
SPOKANE COUNTY, WASHINGTON

GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
1 inch = 50 ft.

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

Associates, Inc.
Planning
Engineering
Architecture
Landscape Architecture
Land Surveying
10710 E. Montgomery Parkway (P.O.)
Spokane Valley, WA 99206
Phone (509) 926-6640
Fax (509) 456-9064



CONSTRUCTION NOTES

1. CATCH BASIN TYPE 1 WITH FLAT FRAME AND SOLID COVER PER SPOKANE COUNTY STANDARD PLAN 8-4. SEE CATCH BASIN SCHEDULE FOR MANHOLE LOCATIONS AND RIM ELEVATIONS.
2. TYPE "1" CATCH BASIN WITH TYPE "1" METAL FRAME AND TYPE "2" METAL GRATE PER SPOKANE COUNTY STANDARD PLAN 8-4, 8-10 AND 8-13. SEE CATCH BASIN SCHEDULE FOR CATCH BASIN LOCATIONS AND RIM ELEVATIONS.
3. M.S.D.O.T. GRATE INLET TYPE 1 PER STANDARD PLAN 8-4a. BASIN SHALL BE ORIENTED SO THAT THE 42" DIRECTION IS PERPENDICULAR TO THE CURB. SEE CATCH BASIN SCHEDULE FOR CATCH BASIN LOCATIONS AND RIM ELEVATIONS.
4. TYPE I-48S MANHOLE WITH CAST IRON FRAME AND SOLID COVER PER SPOKANE COUNTY STANDARD PLAN U-1 AND U-14. SEE MANHOLE SCHEDULE FOR MANHOLE LOCATIONS AND RIM ELEVATIONS.

MANHOLE SCHEDULE

MH NUM.	STATION	OFFSET	RIM ELEV.	TYPE
SDMH 9	9+69.67	47.91' LT.	2364.50	I-48S

CATCH BASIN SCHEDULE

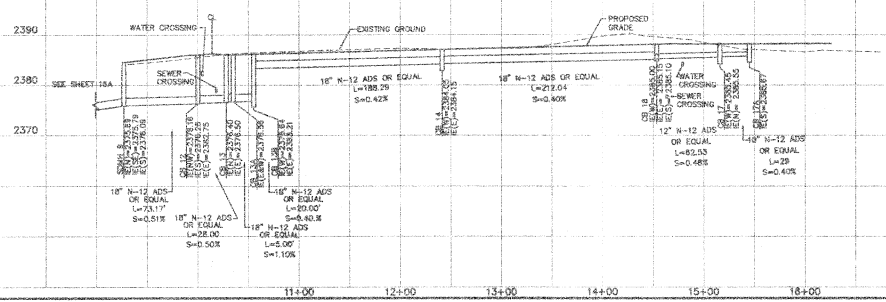
CB NUM.	STATION	OFFSET	RIM ELEV.
CB 12	10+33.17	18.50' LT.	2365.82
CB 12A	10+33.17	18.50' LT.	2366.82
CB 13	10+28.17	18.50' RT.	2365.82
CB 13A	10+33.17	18.50' RT.	2365.82
CB 13B	10+33.17	18.50' RT.	2366.95
CB 14	12+41.45	18.00' RT.	2366.30
CB 15	14+32.99	48.50' RT.	2370.47
CB 16	14+85.65	48.50' RT.	2370.47
CB 17	15+16.49	18.50' RT.	2368.13
CB 17A	15+23.59	18.50' LT.	2368.17
CB 18	14+53.48	18.00' RT.	2367.58

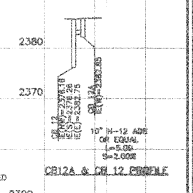
NAV'D 88 DATUM
VERTICAL DATUM BASED ON CITY B.M. LOCATED AT THE INTERSECTION OF JOHANSEN ROAD AND FIVE MILE ROAD BRASS CAP MONUMENT = 2401.69
NAV'D'88 ELEVATION = 2368.56

DEVELOPER'S APPROVAL — DATE 11-9-04

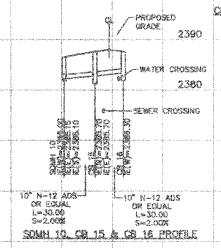
REVISED
SPOKANE COUNTY ENGINEER'S OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT # 0 8 0 1 4
DATE ACCEPTED 11 18 15
ACCEPTANCE EXPIRES 11 18 17
PROJECT LANE MILES PUBLIC 0.1
PROJECT LANE MILES PRIVATE 0
COMPLETED IN ACCORDANCE WITH AS BUILT AND CERTIFIED RECORD DRAWINGS. "AS BUILTS" ARE REQUIRED PRIOR TO LEGAL ACCEPTANCE AND EXPENDITURE OF THE ROADS AND DRAINAGE FACILITIES FOR MAINTENANCE.
PERMIT REQUIRED: (509) 477-3600
NOTIFY PERMIT ENGINEER 3 WORKING DAYS PRIOR TO CONSTRUCTION

VERTICAL SCALE: 1"=10'





CB12A & CB 12 PROFILE



SDMH 10, CB 15 & CB 16 PROFILE

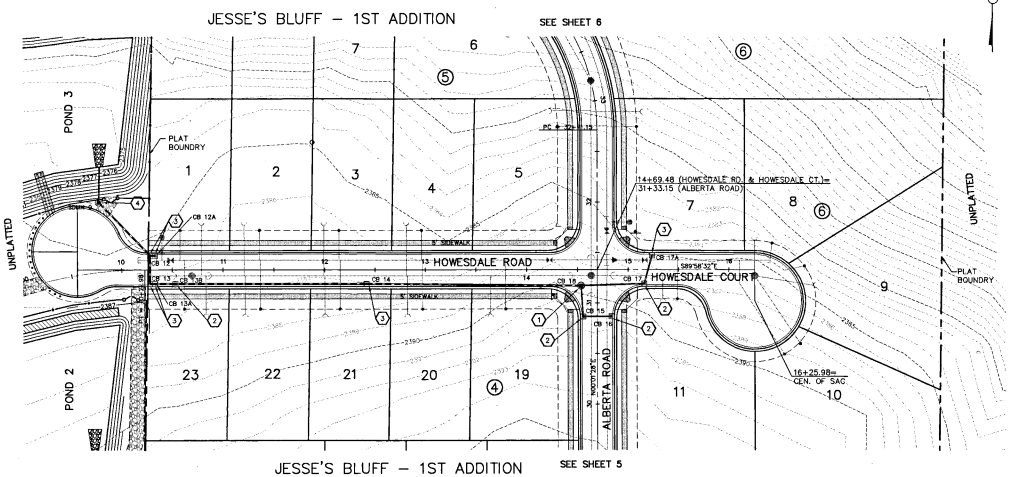
STORM DRAINAGE PLAN
JESSE'S BLUFF - 1ST ADDITION
HOWESDALE ROAD & HOWESDALE COURT
STA. 9+81.96 TO 15+94.84

Sheet Title
STORM DRAINAGE PLAN

15 OF 18
Sheet Number

REVISED P-16314 Engineer Drawings

SEC. 13, T.26 N., R.42 E.,W.M.
SPOKANE COUNTY, WASHINGTON



◆ NAVD 88 DATUM
VERTICAL DATUM BASED ON CITY B.M. LOCATED AT THE INTERSECTION OF JOHANSEN ROAD AND FIVE MILE ROAD BRASS CAP MONUMENT = 2401.69
NAVD'88 ELEVATION = 2388.56

GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
1 inch = 50 ft.

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

CONSTRUCTION NOTES

1. CATCH BASIN TYPE 1 WITH FLAT FRAME AND SOLID COVER PER SPOKANE COUNTY STANDARD PLAN B-4. SEE CATCH BASIN SCHEDULE FOR MANHOLE LOCATIONS AND RIM ELEVATIONS.
2. TYPE "1" CATCH BASIN WITH TYPE "1" METAL FRAME AND TYPE "2" METAL GRATE PER SPOKANE COUNTY STANDARD PLAN B-4 B-10 AND B-13. SEE CATCH BASIN SCHEDULE FOR CATCH BASIN LOCATIONS AND RIM ELEVATIONS.
3. W.S.D.O.T. GRATE INLET TYPE 1 PER STANDARD PLAN B-4b. BASIN SHALL BE ORIENTED SO THAT THE 42" DIRECTION IS PERPENDICULAR TO THE CURB. SEE CATCH BASIN SCHEDULE FOR CATCH BASIN LOCATIONS AND RIM ELEVATIONS.
4. TYPE 1-48S MANHOLE WITH CAST IRON FRAME AND SOLID COVER PER SPOKANE COUNTY STANDARD PLAN U-1 AND U-14. SEE MANHOLE SCHEDULE FOR MANHOLE LOCATIONS AND RIM ELEVATIONS.

MANHOLE SCHEDULE

MH NUM.	STATION	OFFSET	RIM ELEV.	TYPE
SDMH 9	9+99.67	47.01' LT.	2384.50	1-48S

CATCH BASIN SCHEDULE

CB NUM.	STATION	OFFSET	RIM ELEV.
CB 12	10+28.17	16.50' LT.	2385.82
CB 12A	10+33.17	16.50' LT.	2385.85
CB 13	10+28.17	16.50' RT.	2385.82
CB 13A	10+33.17	16.50' RT.	2385.85
CB 13B	10+53.17	16.50' RT.	2385.95
CB 14	12+41.45	16.50' RT.	2386.90
CB 15	14+52.98	46.50' RT.	2390.47
CB 16	14+85.98	46.50' RT.	2390.47
CB 17	15+16.49	16.50' RT.	2388.13
CB 17A	15+23.59	16.50' LT.	2388.17
CB 18	14+53.48	16.00' RT.	2387.98

DEVELOPER'S APPROVAL 9-3-03 DATE

Associates, Inc.
Planning
Engineering
Architecture
Landscape Architecture
Land Surveying
307 W. 7th Avenue Suite 200
Spokane, WA 99204
Phone: (509) 458-4540
Fax: (509) 458-8444

SCOTT A. RIVAS STATE OF WASHINGTON 36805 REGISTERED PROFESSIONAL ENGINEER
EXPIRES 01/16/04

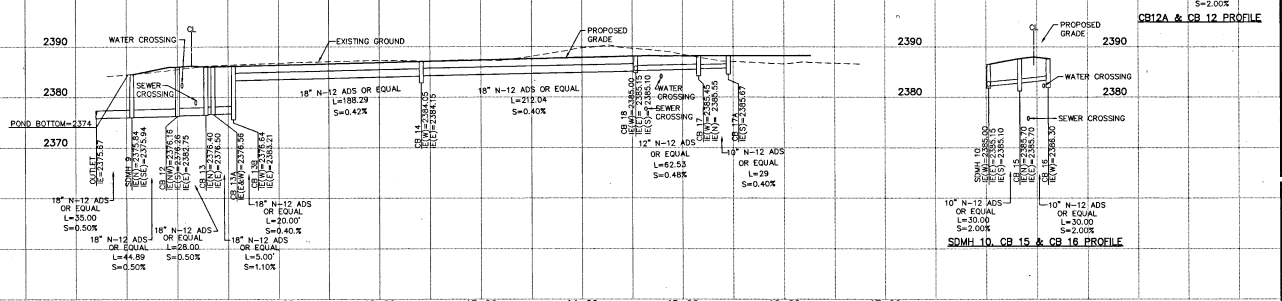
PREPARED UNDER THE DIRECT SUPERVISION OF SCOTT A. RIVAS, P.E. WASHINGTON REGISTRATION NO. 36805 FOR AND ON BEHALF OF CLC ASSOCIATES, INC.

Date	Description
11/06/02	ORIGINAL PREPARATION
05/28/03	COUNTY REVIEW
09/03/03	SUBMITTAL FOR APPROVAL

County No. PN-1631A
CLC Job Number: S010376
Drawn By: JWE
Designed By: DNR
Checked By: SAR

NOTE: PLANS ARE INSTRUMENTS OF PROFESSIONAL SERVICE AND ARE PROTECTED BY COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS INCLUDING COPYRIGHT. THEY MAY NOT BE REPRODUCED OR USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF CLC ASSOCIATES, INC. OR THE ARTIST OF COLORADO LAND CONSULTANTS, INC.

VERTICAL SCALE: 1"=10'



STORM DRAINAGE PLAN
JESSE'S BLUFF - 1ST ADDITION
HOWESDALE ROAD & HOWESDALE COURT
STA. 9+81.96 TO 15+94.84

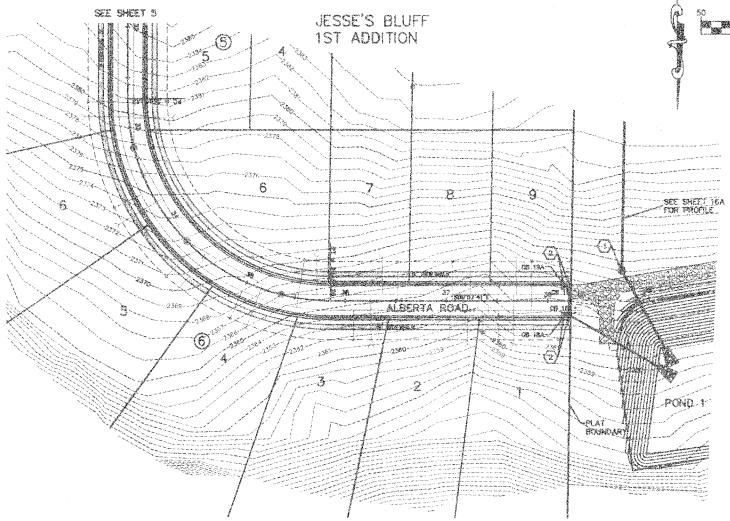
Sheet Title
STORM DRAINAGE PLAN

15 OF 18
Sheet Number

P-1631 A Eng Road Drainage

J:\land projects\S010376\dwg\S01_-HOWESDALE.dwg, 09/03/2003 10:35:37 AM, BIG R

SEC. 13, T.26 N., R.42 E.,W.M.
SPOKANE COUNTY, WASHINGTON



JESSE'S BLUFF – 1ST ADDITION

GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
1 inch = 50 ft.

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

CONSTRUCTION NOTES

1. STORMDRAIN MANHOLE. SEE MANHOLE SCHEDULE SHEET 16A FOR MANHOLE LOCATIONS AND RIM ELEVATIONS.
2. W.S.D.O.T. GRATE INLET TYPE 2 PER STANDARD PLAN B-4c. BASIN SHALL BE ORIENTED SO THAT THE 42" DIRECTION IS PERPENDICULAR TO THE CURB. SEE CATCH BASIN SCHEDULE FOR CATCH BASIN LOCATIONS AND RIM ELEVATIONS.

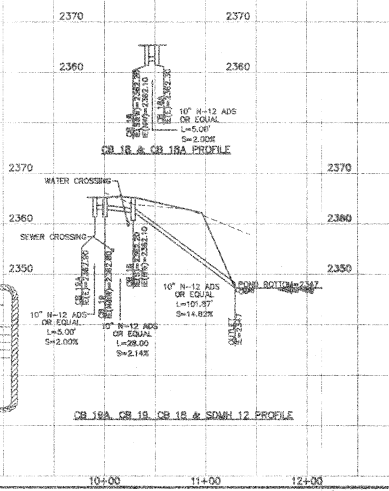
CATCH BASIN SCHEDULE

CB NUM.	STATION	OFFSET	RIM ELEV.
CB 18	32+00.00	18.50' LT.	2369.34
CB 18A	32+00.00	18.50' RT.	2369.34
CB 19	32+20.00	18.50' RT.	2368.54
CB 19A	32+15.00	18.50' RT.	2368.56

NAV'D 88 DATUM
VERTICAL DATUM BASED ON CITY B.M. LOCATED AT THE INTERSECTION OF JOHANSEN ROAD AND FIVE MILE ROAD BRASS CAP MONUMENT = 2401.69
NAV/88 ELEVATION = 2388.96

DEVELOPER'S APPROVAL — DATE 11-9-04

VERTICAL SCALE: 1"=10'



REVISED

SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT #: 1100A
DATE ACCEPTED: 11/9/04
ACCEPTANCE EXPIRES: 11/9/06
PROJECT LANE MILES PUBLIC: 0.31
PROJECT LANE MILES PRIVATE: 0.31
RECORD DRAWINGS "AS-BUILTS" ARE REQUIRED PRIOR TO FINAL ACCEPTANCE AND ESTABLISHMENT OF THE ROADS AND DRAINAGE FACILITIES FOR MAINTENANCE.
PERMIT REQUESTED: (509) 477-3600
NOTIFY PERMIT ENGINEER 2 BUSINESS DAYS PRIOR TO CONSTRUCTION

Associates, Inc.
Planning
Engineering
Architecture
Landscape Architecture
Land Surveying
707 W. 7th Avenue, Suite 200
Spokane, WA 99204
Phone (509) 456-9840
Fax (509) 455-9844

MARK L. REINBRANDT
STATE OF WASHINGTON
38236
PROFESSIONAL ENGINEER
11-9-04
EXPIRES 09/14/06

PREPARED UNDER THE DIRECT SUPERVISION OF MARK L. REINBRANDT, P.E. WASHINGTON REGISTRATION NO. 38236 FOR AND ON BEHALF OF CLC ASSOCIATES, INC.

Date	Description
11/08/04	ORIGINAL PRESENTATION
08/30/04	PRELIMINARY
08/23/04	SUBMITTAL FOR APPROVAL
08/21/04	FINAL SUBMITTAL 2

County No: PN-1631A
CLC Job Number: 5010370
Drawn By: JAE
Designed By: GNR
Checked By: MLR

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STORM DRAINAGE PLAN

JESSE'S BLUFF - 1ST ADDITION

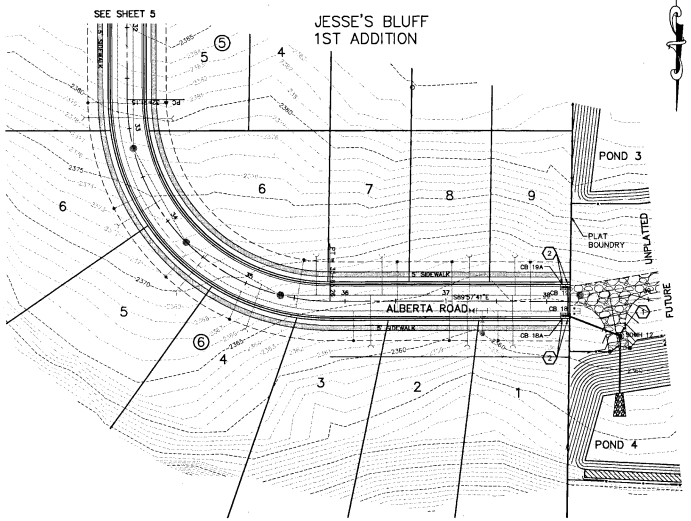
ALBERTA ROAD

STA. 32+00 TO 37+62.23

Sheet Title
STORM DRAINAGE PLAN

REVISED P-16318 Eng Lead Drainage

SEC. 13, T.26 N., R.42 E.,W.M.
SPOKANE COUNTY, WASHINGTON



JESSE'S BLUFF – 1ST ADDITION

GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
1 inch = 50 ft.

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

CLC Associates, Inc.
Planning
Engineering
Architecture
Landscape Architecture
Land Surveying
707 W. 7th Avenue, Suite 200
Spokane, WA 99204
Phone (509) 458-6940
Fax (509) 458-6944

SCOTT A. RYAHS
36905
REGISTERED PROFESSIONAL ENGINEER
EXPIRES 01/26/04

PREPARED UNDER THE DIRECT SUPERVISION OF SCOTT A. RYAHS, P.E. WASHINGTON REGISTRATION NO. 36905 FOR AND ON BEHALF OF CLC ASSOCIATES, INC.

CONSTRUCTION NOTES

1. TYPE III-48 MANHOLE WITH CAST IRON FRAME AND SOLID COVER PER SPOKANE COUNTY STANDARD PLAN U-5 AND U-14. SEE MANHOLE SCHEDULE FOR MANHOLE LOCATIONS AND RIM ELEVATIONS.
2. W.S.D.O.T. GRATE INLET TYPE 2 PER STANDARD PLAN B-4c. BASIN SHALL BE ORIENTED SO THAT THE 42" DIRECTION IS PERPENDICULAR TO THE CURB. SEE CATCH BASIN SCHEDULE FOR CATCH BASIN LOCATIONS AND RIM ELEVATIONS.

MANHOLE SCHEDULE

MH NUM.	STATION	OFFSET	RIM ELEV.	TYPE
SDMH 12	38+70.91	34.90' RT.	2363.00	III-48

CATCH BASIN SCHEDULE

CB NUM.	STATION	OFFSET	RIM ELEV.
CB 18	38+20.99	16.50' LT.	2365.34
CB 18A	38+15.99	16.50' LT.	2365.38
CB 19	38+20.99	16.50' RT.	2365.34
CB 19A	38+15.99	16.50' RT.	2365.38

NAV'D 88 DATUM
VERTICAL DATUM BASED ON CITY B.M. LOCATED AT THE INTERSECTION OF JOHANSEN ROAD AND FIVE MILE ROAD BRASS CAP MONUMENT = 2401.69
NAV'88 ELEVATION = 2388.56

DEVELOPER'S APPROVAL — DATE 9-3-03

Date	Description
11/06/02	ORIGINAL PREPARATION
05/29/03	COUNTY SUBMIT
09/02/03	SUBMITTAL FOR APPROVAL

County No. PN-1631A
CLC Job Number: S010376
Drawn By: JME
Designed By: DNR
Checked By: SAR

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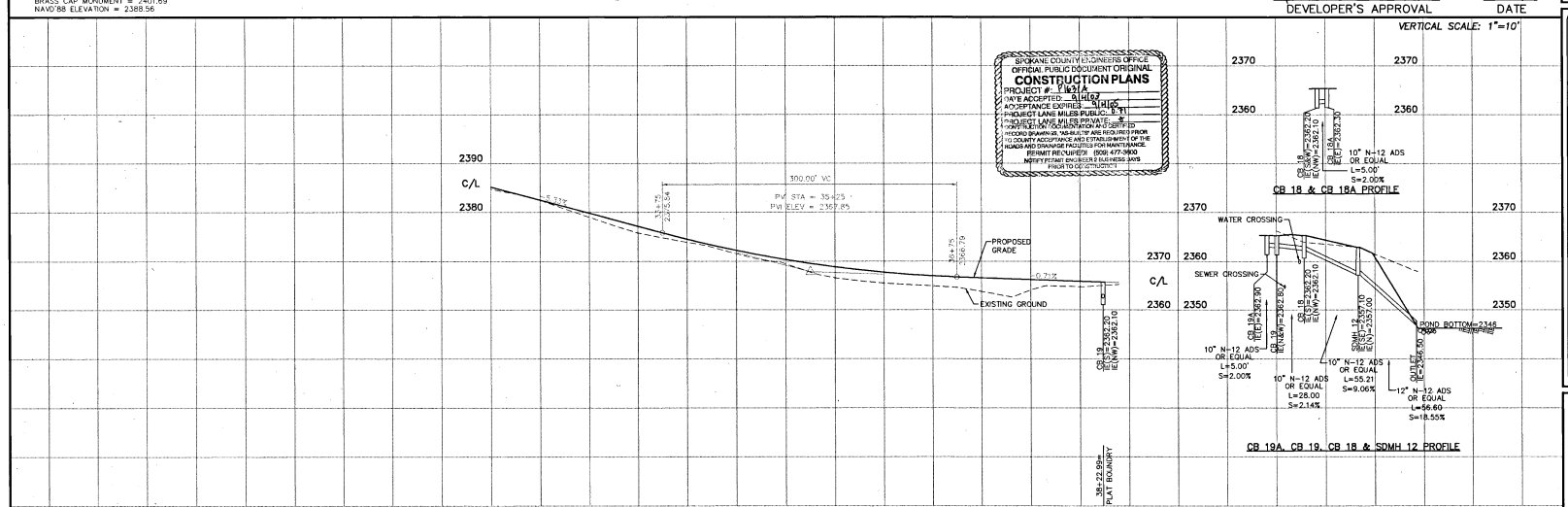
VERTICAL SCALE: 1"=10'



STORM DRAINAGE PLAN
JESSE'S BLUFF - 1ST ADDITION
ALBERTA ROAD
STA. 32+00 TO 37+82.23

Sheet Title
STORM DRAINAGE PLAN

16 OF 18
Sheet Number

P-1631A Eng Road & Drainage

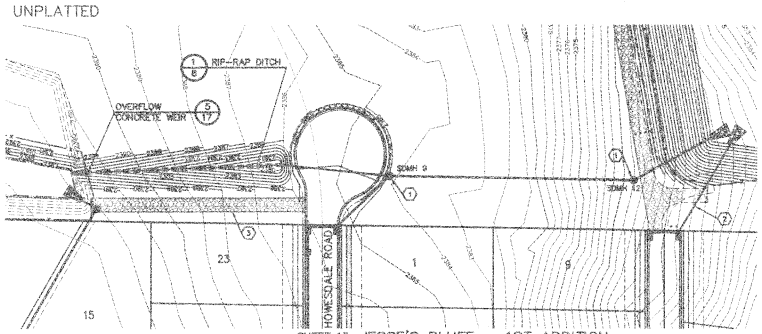
J:\land projects\S010376\dwg\SD_ALBERT\.dwg, 09/02/2003 10:37:30 AM, BIG R

SEC. 13, T.26 N., R.42 E.,W.M.
SPOKANE COUNTY, WASHINGTON

GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
1 inch = 50 ft.

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

Associates, Inc.
Planning
Engineering
Architecture
Landscape Architecture
Land Surveying
707 W. 7th Avenue Suite 200
Spokane, WA 99204
Phone: (509) 838-6846
Fax: (509) 838-6841



SHEET 15 JESSE'S BLUFF - 1ST ADDITION

CONSTRUCTION NOTES

1. TYPE I-ABS MANHOLE WITH CAST IRON FRAME AND SOLID COVER PER SPOKANE COUNTY STANDARD PLAN U-1 AND U-14. SEE MANHOLE SCHEDULE FOR MANHOLE LOCATIONS AND RIM ELEVATIONS.
2. SEE SHEET 18 FOR PIPE INFORMATION.
3. SEE SHEET 17 FOR ACCESS ROAD INFORMATION.

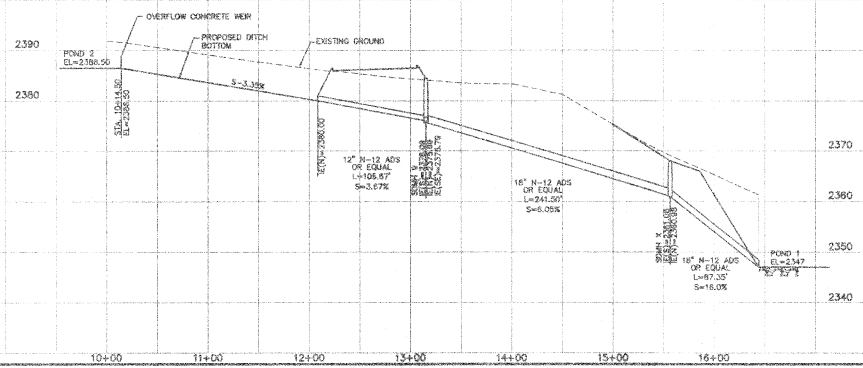
MANHOLE SCHEDULE

MH NUM.	STATION	OFFSET	RIM ELEV.	TYPE	
SDMH 9	9+99.67	47.01' L.T.	2384.50	I-ABS	HOMESDALE ALIGNMENT
SDMH 121	38+74.78	29.23' L.T.	2367.00	I-ABS	ALBERTA ALIGNMENT

◆ NAVD 88 DATUM
VERTICAL DATUM BASED ON CITY B.M. LOCATED AT THE INTERSECTION OF JOHNSON ROAD AND PINE MILL ROAD BRASS CAP MONUMENT = 2401.69
NAVD'88 ELEVATION = 2388.56

DEVELOPER'S APPROVAL — DATE

VERTICAL SCALE: 1"=10'



REVISED

SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT #: P-16314
DATE ADOPTED: 11/19/04
ACCEPTANCE EXPIRES: 11/19/07
PROJECT LANE MILES PUBLIC: 0.31
PRIVATE: 0.00
DESIGN ENGINEER, THE QUALITY AND INTEGRITY OF THE ROADS AND DRAINAGE FACILITIES, NOR MAINTENANCE.
PERMIT REQUIRED: (509) 477-3600
NOTIFY PERMIT ENGINEER 2 BUSINESS DAYS PRIOR TO CONSTRUCTION

STORM DRAINAGE PLAN
JESSE'S BLUFF - 1ST ADDITION
DITCH PLAN

Date	Description
11/05/03	ORIGINAL PREPARATION
3/31/03	THIRD SUBMITTAL
05/21/04	FINAL SUBMITTAL 2

County No. PN-1631A
CLC Job Number: S010376
Drawn By: JME, SMM
Designed By: SAR
Checked By: TRW

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STORM DRAINAGE PLAN

16A OF 16
Sheet Number

REVISED P16314 engineer drainage

SEC. 13, T.26 N., R.42 E.,W.M.
SPOKANE COUNTY, WASHINGTON

CHANNEL DROP STRUCTURE INFORMATION

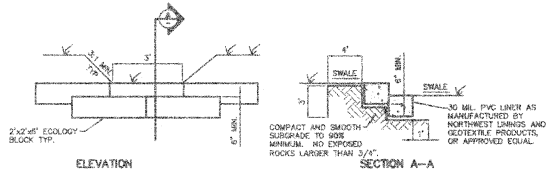
ID	STATION	TOP ELEVATION	BOTTOM ELEVATION
A	10+57.91	2345.38	2343.88
B	10+88.12	2343.76	2342.28
C	11+19.23	2341.67	2340.17
D	11+81.21	2339.46	2337.98
E	11+91.21	2336.48	2334.98

CONSTRUCTION NOTES

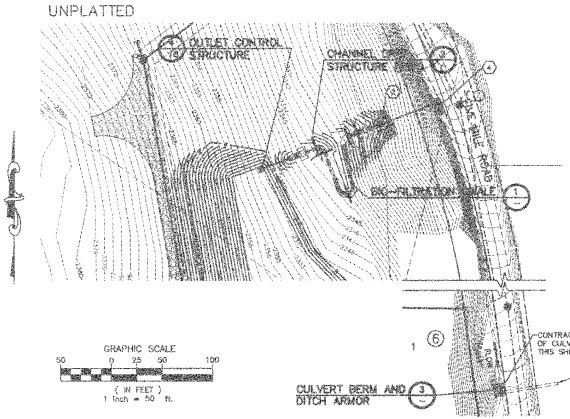
1. NOT USED.
2. TYPE "1" CATCH BASIN WITH TYPE "1" METAL FRAME AND TYPE "2" METAL GRATE PER SPOKANE COUNTY STANDARD PLAN B-4, B-10, AND B13. SEE CATCH BASIN SCHEDULE FOR CATCH BASIN LOCATIONS AND RIM ELEVATIONS.
3. NOT USED.
4. RIP RAP AND TRASH RACK, SEE DETAILS 1 AND 2 SHEET 17.

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

BIO-FILTRATION SWALE (1)
NOT TO SCALE



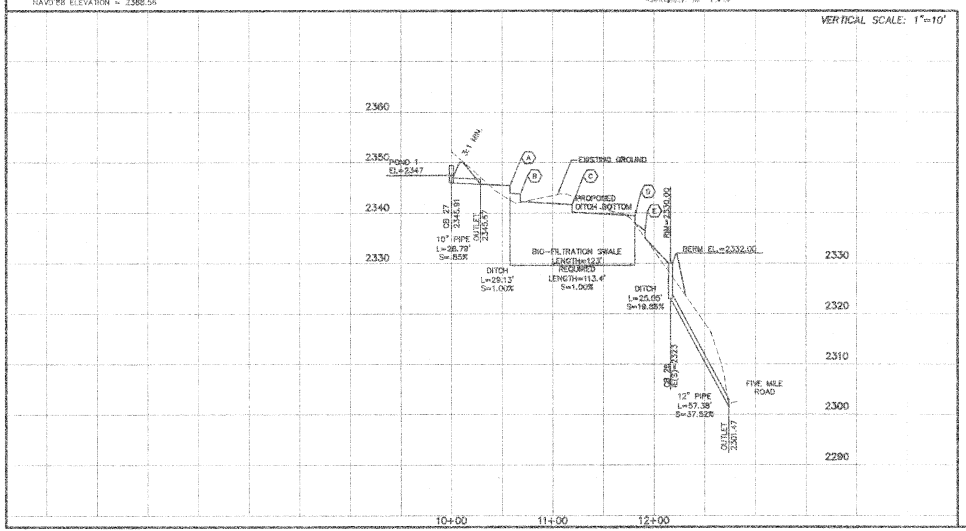
CHANNEL DROP STRUCTURE (2)
NOT TO SCALE

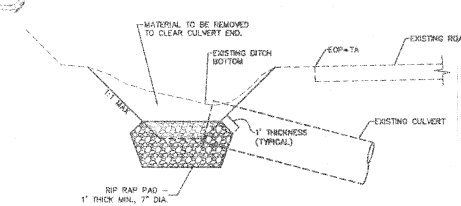


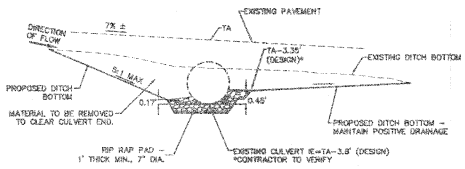
NAV'D 88 DATUM
VERTICAL DATUM BASED ON CITY B.M. LOCATED AT THE INTERSECTION OF JOHANSEN ROAD AND FIVE MILE ROAD BRASS CAP MONUMENT = 2401.69
NAVD'88 ELEVATION = 2388.56

GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
1 inch = 50 ft.

REVISED
SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT #: 1-0016
DATE ACCEPTED: 11/04/05
ACCEPTANCE EXPIRES: 11/04/06
PROJECT LANE MILES PUBLIC: 0.24
PROJECT LANE MILES PRIVATE: 0
CONSTRUCTION DOCUMENTS AND ASSOCIATED RECORD DRAWINGS, AS-BUILTS ARE REQUIRED PRIOR TO COUNTY ACCEPTANCE AND ESTABLISHMENT OF ROADS AND DRAINAGE FACILITIES FOR MAINTENANCE
PERMIT REQUIRED: (SWPP)
NOTIFY PERMIT ENGINEER 1 DAY PRIOR TO DIG!!!







CULVERT BERM AND DITCH ARMOR (3)
NOT TO SCALE

DEVELOPER'S APPROVAL

1-18-05
DATE

REVISED P-1631A Cogdill Drainage

Planning
Engineering
Architecture
Landscape Architecture
Land Surveying
Associates, Inc.
707 W. 7th Avenue, Suite 200
Spokane, WA 99204
Phone: (509) 456-9660
Fax: (509) 456-4544

MARK L. KRIGBAUM
STATE OF WASHINGTON
28278
REGISTERED PROFESSIONAL ENGINEER
EXPIRES 06/14/

PREPARED UNDER THE DIRECT SUPERVISION OF
MARK L. KRIGBAUM, P.E.
WASHINGTON REGISTRATION NO. 28278
FOR AND ON BEHALF OF
CLC ASSOCIATES, INC.

Date	Description
1/18/05	STORM DRAINAGE PLAN
12/20/04	FINAL SUBMITTAL 2
08/31/04	

Certify No: PN-1631A
CLC Job Number: SC10376
Drawn By: JME, SMM
Designed By: SAR
Checked By: MKK

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STORM DRAINAGE PLAN

JESSE'S BLUFF - 1ST ADDITION
DITCH PLAN

Sheet Title
STORM DRAINAGE PLAN

16B OF 18
Sheet Number

SEC. 13, T.26 N., R.42 E.,W.M.
SPOKANE COUNTY, WASHINGTON

NOTE:
RIP-RAP PAD MUST BE INSTALLED WITH FILTER FABRIC (AMOCO OR EQUAL) BETWEEN THE NATIVE SOIL AND THE RIP-RAP ROCK.

RIP-RAP PAD DIMENSIONS					
POND	30D	L0	W	STONE SIZE	THICK.
1 INLET FROM ALBERTA	2.5'	20.7'	11'	8" MIN.	12"
1 INLET FROM POND 2	4.3'	16.5'	11.1'	12" MIN.	12"
2 INLET FROM JARED	4.5'	14.4'	10.2'	3" MIN.	12"
3 OUTLET TO OFFSITE	2.5'	8.1'	5.7'	3" MIN.	12"
2 INLET FROM HAWTHORNE	8'	24.2'	15.7'	5" MIN.	14"

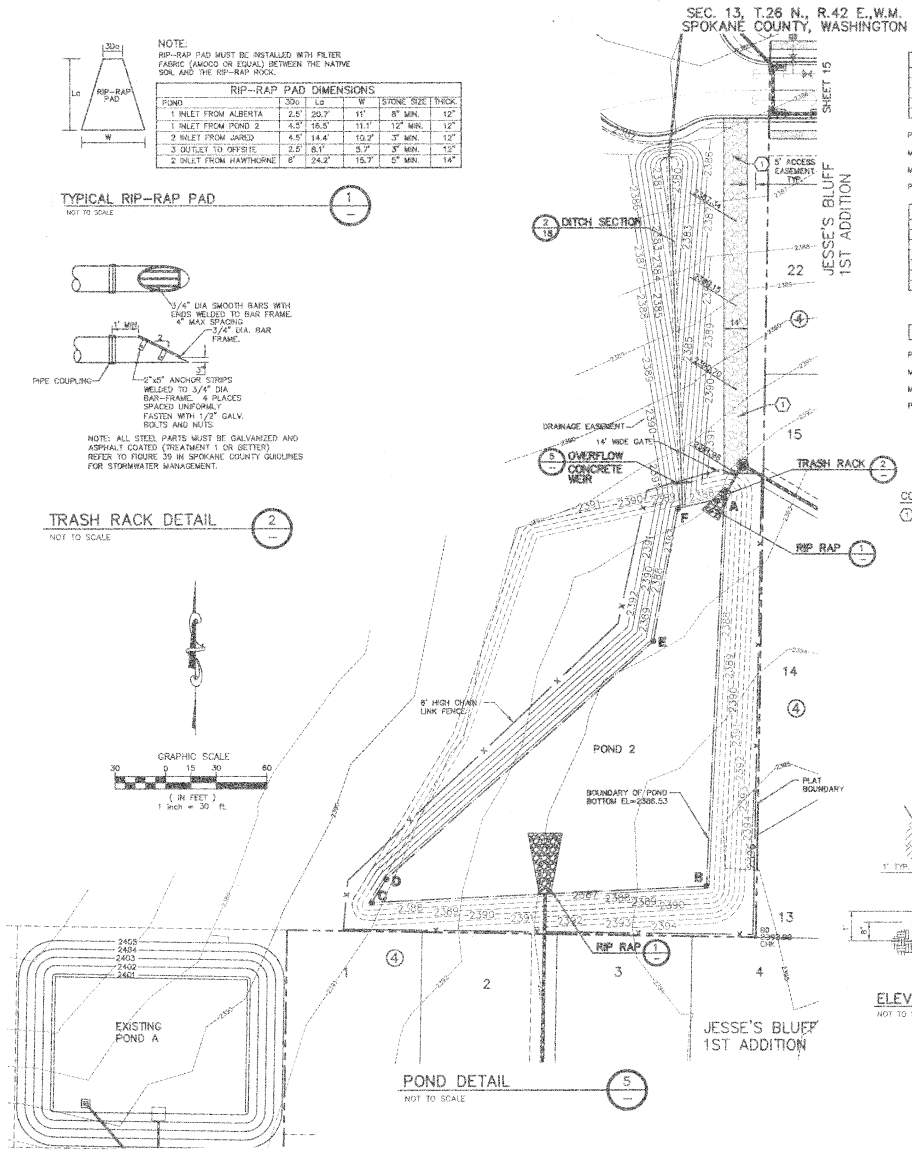
TYPICAL RIP-RAP PAD (1)
NOT TO SCALE

3/4" DIA SMOOTH BARS WITH ENDS WELDED TO BAR FRAME. 4" MAX SPACING
3/4" DIA. BAR FRAME.
1" MIN.
PIPE COUPLING
2"x5" ANCHOR STRIPS WELDED TO 3/4" DIA BAR-FRAME. 4 PLACES SPACED UNIFORMLY FASTEN WITH 1/2" GALV. BOLTS AND NUTS.

NOTE: ALL STEEL PARTS MUST BE GALVANIZED AND ASPHALT COATED (TREATMENT 1 OR BETTER) REFER TO FIGURE 39 IN SPOKANE COUNTY GUIDLINES FOR STORMWATER MANAGEMENT.

TRASH RACK DETAIL (2)
NOT TO SCALE

GRAPHIC SCALE
30 0 15 30 60
(IN FEET)
1 inch = 30 ft.



POND DETAIL (5)
NOT TO SCALE

POND 2 AREA TABLE	
ELEVATION (FT.)	POND AREA (S.F.)
2387.00	21,658
2388.00	24,013
2389.00	26,424
2390.00	28,890

POND BOTTOM ELEVATION = 2386.50

MINIMUM TOP OF BERM ELEVATION = 2389.50

MINIMUM WATER BUDGET ELEVATION = 2387.63

POND SIDE SLOPE = 3:1

POND 2 INFORMATION		
TAG	NORTHING	EASTING
A	12858.77	10954.27
B	12642.73	10945.01
C	12632.56	10730.68
D	12845.91	10758.14
E	12793.23	10915.35
F	12860.32	10927.30

EXISITNG POND A

POND BOTTOM ELEVATION = 2388.53

MINIMUM TOP OF BERM ELEVATION = 2391.13

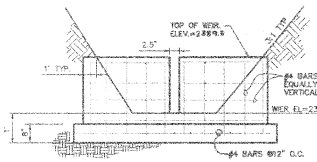
MINIMUM WATER BUDGET ELEVATION = 2388.88

POND SIDE SLOPE = 5:1

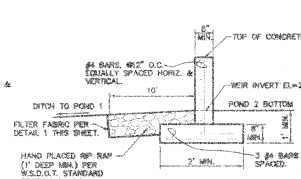
CONSTRUCTION NOTES

(1) 14' WIDE GRAVEL MAINTENANCE ROAD SURFACED WITH 6" OF CRUSHED SURFACING TOP COURSE.

REVISED
SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT #: L1994
DATE ACCEPTED: 11/8/96
ACCEPTANCE EXPIRES: 11/8/98
PROJECT LANE MILES PUBLIC: 0.31
PROJECT LANE MILES PRIVATE: 0
CONSTRUCTION COMPLETION CERTIFIED
RECORD DRAWINGS
IS COUNTY IN COMPLIANCE AND ESTABLISHMENT OF THE ROADS AND DRAINAGE FACILITIES FOR MAINTENANCE.
PERMIT REQUIRED: (509) 477-3670
NOTIFY PERMIT ENGINEER 72 HOURS BEFORE FIRST INSPECTION



ELEVATION (8)
NOT TO SCALE



SECTION (6)
NOT TO SCALE

OVERFLOW CNCRETE WEIR DETAIL (5)
NOT TO SCALE

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. INSTALL "AMOCO" #4545 FILTER FABRIC (OR APPROVED EQUAL) IN ALL DRYWELLS. SEE SPOKANE COUNTY STANDARDS (1994 EDITION) SHEET B-14 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. ALL LANDSCAPE AREAS ("208" PONDS) ARE TO BE IRRIGATED BY AN 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 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 TOP 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 MINIMUM PERCOLATION RATE OF 0.5 INCHES PER HOUR.

*DRYLAND GRASS SEED MIX

SPOKANE COUNTY PUBLIC WORKS, FEBRUARY 1996

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% ELKA PERENNIAL RYE
20% DURAR HARD FESCUE
45% COVAR SHEEP FESCUE
15% REUBENS 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.

DEVELOPER'S APPROVAL

DATE

REVISED P-1631A Eng Lead - Drainage

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

Associates, Inc.
Planning
Engineering
Architecture
Landscape Architecture
Land Surveying
12720 E. Mirabeau Pkwy, Suite 100
Spokane, WA 99216
Phone: (509) 455-9661
Fax: (509) 926-6994

EXPIRES 06/14/05

PREPARED UNDER THE DIRECT SUPERVISION OF MARK L. KRIEGMAN, P.E. WASHINGTON REGISTRATION NO. 29635 PER AND ON BEHALF OF CLC ASSOCIATES, INC.

Date	Description
11/08/02	ORIGINAL PREPARATION
5/20/03	PRELIMINARY
8/17/04	FINAL SUBMITTAL 2

Project Number: PM-1631A
CLC Job Number: SU1037B
Drawn By: JAE, SMM
Designed By: SAR
Checked By: MLK

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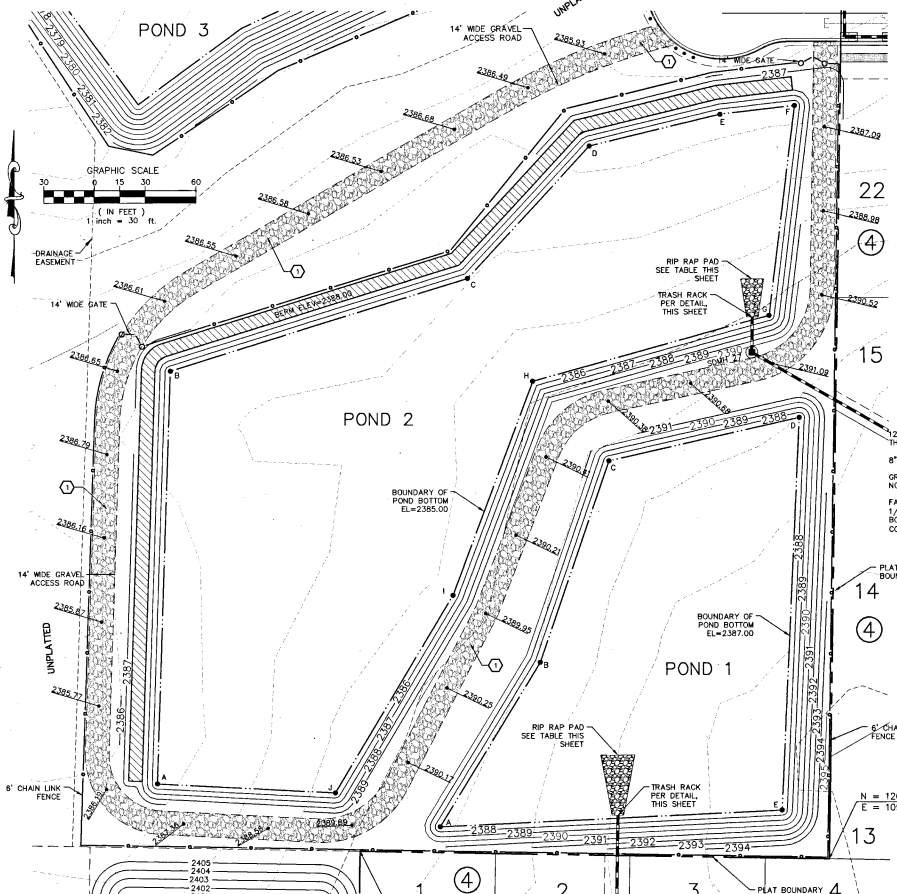
STORM DRAINAGE PLANS
JESSE'S BLUFF - 1ST ADDITION
POND DETAILS

Sheet Title
STORM DRAINAGE PLAN

17 OF 18
Sheet Number

SEC. 13, T.26 N., R.42 E.,W.M.
SPOKANE COUNTY, WASHINGTON

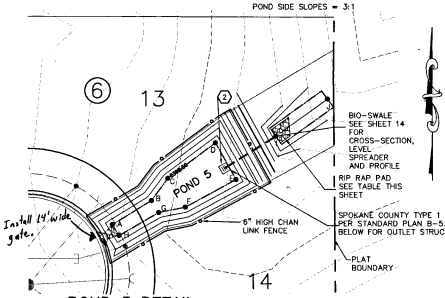


POND 5 AREA TABLE	
ELEVATION (FT.)	POND AREA (S.F.)
2392.50	1,210

BIO SWALE INFORMATION			
TAG	NORTHING	EASTING	ELEVATION
I	12858.68	11729.09	2386.80
J	12880.86	11759.94	2386.42

POND 5 INFORMATION		
TAG	NORTHING	EASTING
A	12805.96	11632.06
B	12820.40	11655.13
C	12833.61	11664.89
D	12854.70	11693.09
E	12833.01	11705.31
F	12816.46	11675.19
G	12813.25	11659.42
H	12799.41	11636.02

POND BOTTOM ELEVATION = 2392.50
MINIMUM TOP OF BERM ELEVATION = 2394.56
POND SIDE SLOPES = 3:1



POND 5 DETAIL
NOT TO SCALE

POND 2 AREA TABLE	
ELEVATION (FT.)	POND AREA (S.F.)
2385.00	68,292
2386.00	72,255
2387.00	76,270
2388.00	80,338

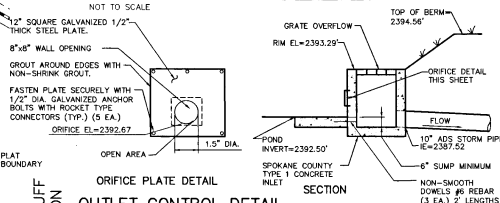
POND BOTTOM ELEVATION = 2385.00
MINIMUM TOP OF LINER ELEVATION = 2387.50
MINIMUM TOP OF BERM ELEVATION = 2388.00
MINIMUM WATER BUDGET ELEVATION = 2387.00

POND 2 INFORMATION		
TAG	NORTHING	EASTING
A	12656.28	10575.82
B	12902.29	10584.28
C	12957.27	10760.55
D	13035.86	10832.93
E	13054.83	10910.67
F	13059.97	10954.56
G	12935.10	10939.23
H	12898.18	10798.86
I	12768.52	10751.39
J	12650.83	10681.51

POND 1 AREA TABLE	
ELEVATION (FT.)	POND AREA (S.F.)
2387.00	33,110
2388.00	35,521
2389.00	37,987
2390.00	40,508

POND BOTTOM ELEVATION = 2387.00
MINIMUM TOP OF LINER ELEVATION = 2389.50
MINIMUM TOP OF BERM ELEVATION = 2390.00
MINIMUM WATER BUDGET ELEVATION = 2389.00

POND 1 INFORMATION		
TAG	NORTHING	EASTING
A	12630.62	10743.40
B	12728.53	10802.76
C	12848.72	10844.17
D	12874.37	10956.83
E	12640.33	10946.02



OUTLET CONTROL DETAIL
NOT TO SCALE

DRYLAND GRASS SEED MIX

SPOKANE COUNTY PUBLIC WORKS, FEBRUARY 1998

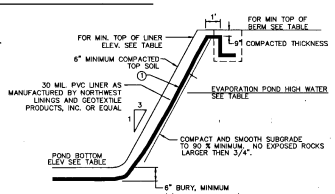
GRASS SEED: PROVIDE FRESH, CLEAN, NEW CROP SEED COMPLYING WITH TOLERANCE OF PURITY AND GERMINATION ESTABLISHED BY THE OFFICIAL SEED ANALYSIS OF NORTH AMERICA. PROVIDE SEED MIXTURE COMPOSED OF GRASS SPECIES AND PERCENTAGES AS FOLLOWS:

20 PERCENT	ELKA PERENNIAL RYE DURAR
20 PERCENT	HARD FESCUE COVAR
45 PERCENT	SHEEP/FESCUE REUBENS
15 PERCENT	CANADIAN BLUEGRASS

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

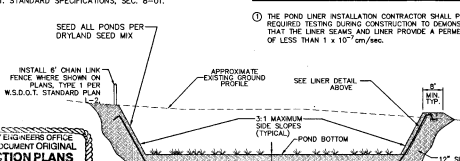
GRASS SEED: 90 LBS. PER ACRE FERTILIZER: 16-16-16 TIMED RELEASE COMPOSITION, 300 LBS. PER ACRE.

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



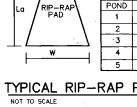
CONSTRUCTION NOTES

1. THE POND LINER INSTALLATION CONTRACTOR SHALL PREFORM REQUIRED TESTING DURING CONSTRUCTION TO DEMONSTRATE THAT THE LINER SEAMS AND LINER PROVIDE A PERMEABILITY OF LESS THAN 1×10^{-7} cm/sec.



TYPICAL POND SECTION AND LINER DETAIL
NOT TO SCALE

NOTE:
RIP-RAP PAD MUST BE INSTALLED WITH FILTER FABRIC (AMOCO OR EQUAL) BETWEEN THE NATIVE SOIL AND THE RIP-RAP ROCK.

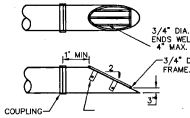


RIP-RAP PAD DIMENSIONS					
POND	3Do	La	W	STONE SIZE	THICK.
1	6.0'	35.9'	20.4'	6" MIN.	12"
2	4.5'	20.2'	12.6'	3" MIN.	12"
3	4.5'	22.9'	13.7'	4" MIN.	12"
4	3.0'	23.2'	12.3'	11" MIN.	12"
5	2.5'	8.2'	5.8'	3" MIN.	12"

TYPICAL RIP-RAP PAD
NOT TO SCALE

CONSTRUCTION NOTES

1. 14' WIDE GRAVEL MAINTENANCE ROAD SURFACED WITH 6" OF CRUSHED SURFACING TOP COURSE.
2. SEE SHEET 14 FOR STORM PIPE AND CATCH BASIN INFORMATION.



NOTE: ALL STEEL PARTS MUST BE GALVANIZED AND ASPHALT COATED (TREATMENT 1 OR BETTER) REFER TO FIGURE 39 IN SPOKANE COUNTY GUIDLINES FOR STORMWATER MANAGEMENT.

TRASH RACK DETAIL
NOT TO SCALE

SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT OF ORIGIN
CONSTRUCTION PLANS
PROJECT #: P-1631A
DATE ACCEPTED: 09/03
ACCEPTANCE EXPIRES: 9/4/05
PROJECT LANE MILES PUBLIC: 0.31
PROJECT LANE MILES PRIVATE: 0
CONSTRUCTION DOCUMENTATION AND CERTIFIED RECORD DRAWINGS ARE DUE AND REQUIRED PRIOR TO ISSUANCE OF REPAIR AND ESTABLISHMENT OF THE 25 PERCENT REDUCTION FOR MAINTENANCE.
PERMIT INSPECTOR (509) 477-3600
ENTRY PERMIT ENGINEER & DUBMISSION DATE PRIOR TO CONSTRUCTION

DEVELOPER'S APPROVAL

9-3-03
DATE

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

Associates, Inc.
Planning
Engineering
Architecture
Landscape Architecture
Land Surveying
707 W. 7th Avenue, Suite 200
Spokane, WA 99204
Phone: (509) 456-6840
Fax: (509) 456-6844

SCOTT A. RIVAS
STATE OF WASHINGTON
36505
PROFESSIONAL ENGINEER
EXPIRES 01/26/04

PREPARED UNDER THE DIRECT SUPERVISION OF:
SCOTT A. RIVAS, P.E.
WASHINGTON REGISTRATION NO. 36505
FOR AND ON BEHALF OF CLC ASSOCIATES, INC.

Date	Description
11/08/02	ORIGINAL PREPARATION
09/29/03	COUNTY SUBMITTAL
07/02/03	DRAFT SUBMITTAL
08/26/03	SUBMITTAL FOR APPROVAL

Project Number: PN-1631A
CLC Job Number: S010376
Drawn By: JMC
Designed By: DWR
Checked By: SAR

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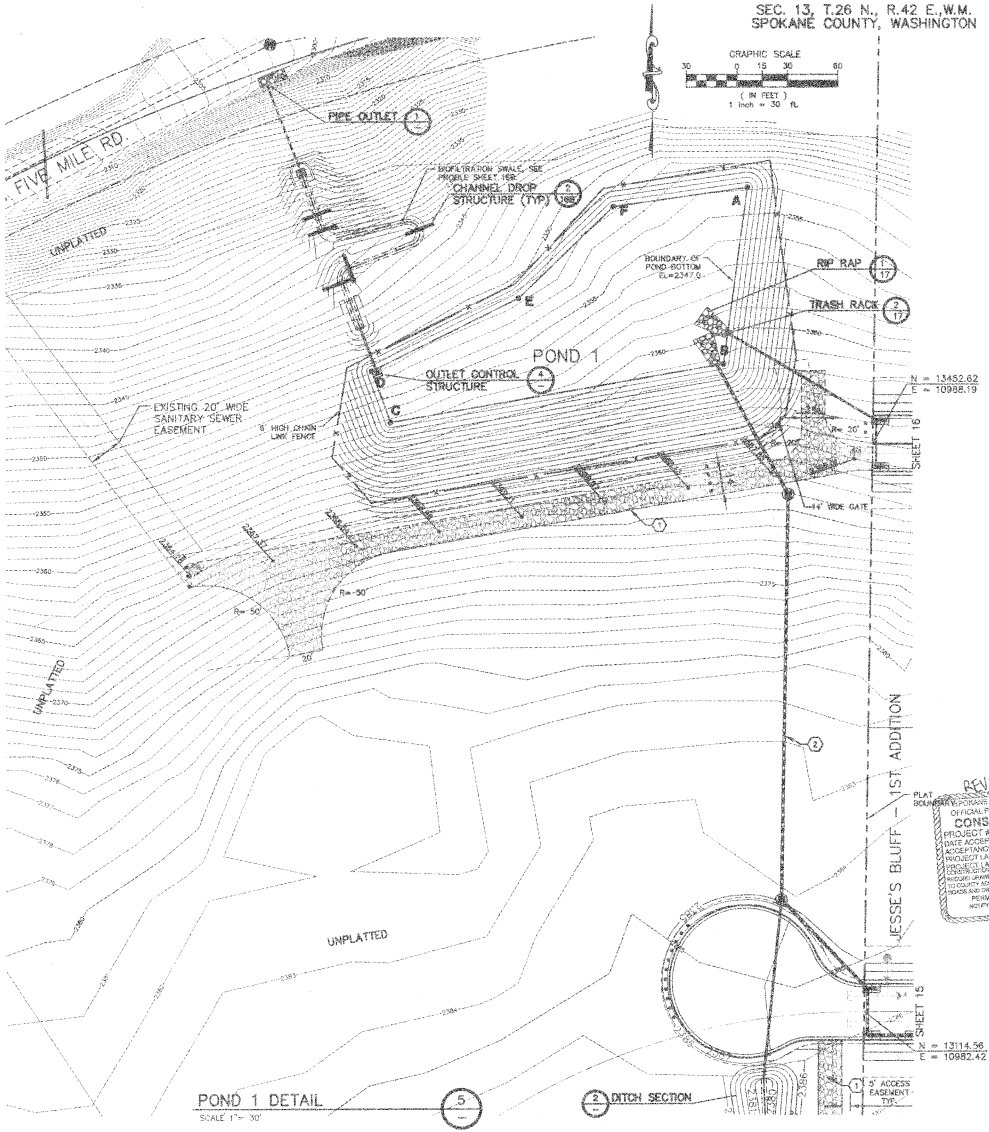
STORM DRAINAGE PLANS
JESSE'S BLUFF - 1ST ADDITION
POND DETAILS

Sheet Title
STORM DRAINAGE PLAN

17 OF 18
Sheet Number

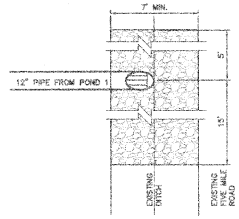
P-1631A
Eng Road & Drainage

SEC. 13, T.26 N., R.42 E.,W.M.
SPOKANE COUNTY, WASHINGTON



POND 1 DETAIL (5)
SCALE 1"= 30'

2 DITCH SECTION



CONSTRUCTION NOTES

1. GRAVEL MAINTENANCE ROAD SURFACED WITH 6" OF CRUSHED SURFACING TOP COURSE.
2. SEE SHEET 16A FOR STORM PIPE AND CATCH BASIN INFORMATION.
3. SEE SHEET 16 FOR STORM PIPE AND CATCH BASIN INFORMATION.

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

Associates, Inc.
Planning
Engineering
Architecture
Landscape Architecture
Land Surveying
11130 E Mariposa Place, Suite 100
Spokane, WA 99206
Phone (509) 456-4941
Fax (509) 456-8941

POND 1 AREA TABLE	
ELEVATION (FT.)	POND AREA (S.F.)
2347.00	18,039
2348.00	17,880
2349.00	19,717
2350.00	21,640

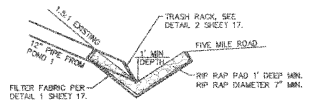
POND BOTTOM ELEVATION = 2347.00

MINIMUM TOP OF BERM ELEVATION = 2350.00

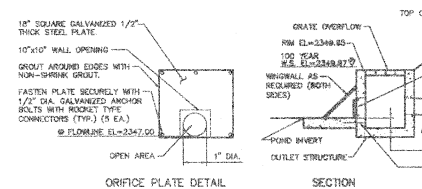
MINIMUM WATER BUDGET ELEVATION = 2349.88

POND SIDE SLOPE = 3:1

POND 1 INFORMATION		
TAG	NORTHING	EASTING
A	13604.87	10914.06
B	13499.69	10899.75
C	13465.70	10702.38
D	13495.84	10691.27
E	13539.27	10778.53
F	13593.65	10834.53



PIPE OUTLET DETAIL (1)
NOT TO SCALE



OUTLET CONTROL STRUCTURE (4)
NOT TO SCALE

POND BOTTOM ELEVATION = 2391.97

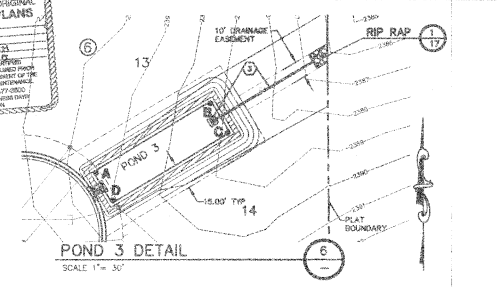
MINIMUM TOP OF BERM ELEVATION = 2392.97

POND SIDE SLOPES = 3:1

POND 3 AREA TABLE	
ELEVATION (FT.)	POND AREA (S.F.)
2391.97	1,766
2392.97	2,877

POND 3 INFORMATION		
TAG	NORTHING	EASTING
A	12813.97	11655.80
B	12856.19	11684.40
C	12837.50	11706.50
D	12766.98	11635.59

REVISED
SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT # 2010376
DATE ACCEPTED: 11/10/04
ACCEPTANCE EXPIRES: 11/10/06
PROJECT LANE MILES PUBLIC: 0.21
PROJECT LANE MILES PRIVATE: 0
CONSTRUCTION PLAN APPROVAL AND EXPIRATION DATES ARE REQUIRED PRIOR TO COUNTY ACCEPTANCE AND ESTABLISHMENT OF THE ROADS AND DRAINAGE FACILITIES FOR MAINTENANCE.
PERMIT REQUIRED: (509) 477-3600
NOTIFY PERMIT ENGINEER 5 BUSINESS DAYS PRIOR TO CONSTRUCTION



POND 3 DETAIL (6)
SCALE 1"= 30'

DEVELOPER'S APPROVAL

11-9-04
DATE

Revised P1631 A Eng Mod Drainage

MARK L. NIEDBALA
STATE OF WASHINGTON
20732
REGISTERED PROFESSIONAL ENGINEER
EXPIRES 06/14/05
PREPARED UNDER THE DIRECT SUPERVISION OF MARK L. NIEDBALA, P.E. WASHINGTON REGISTRATION NO. 20732
FOR AND ON BEHALF OF CLC ASSOCIATES, INC.

Date	Description
11/09/04	ORIGINAL SUBMITTAL
10/29/04	ORIGINAL SUBMITTAL
06/09/04	FINAL SUBMITTAL 2

Project Number: PN-1631A
CLC Job Number: 2010376
Drawn By: JMC, SAH
Designed By: SAR
Checked By: MLK

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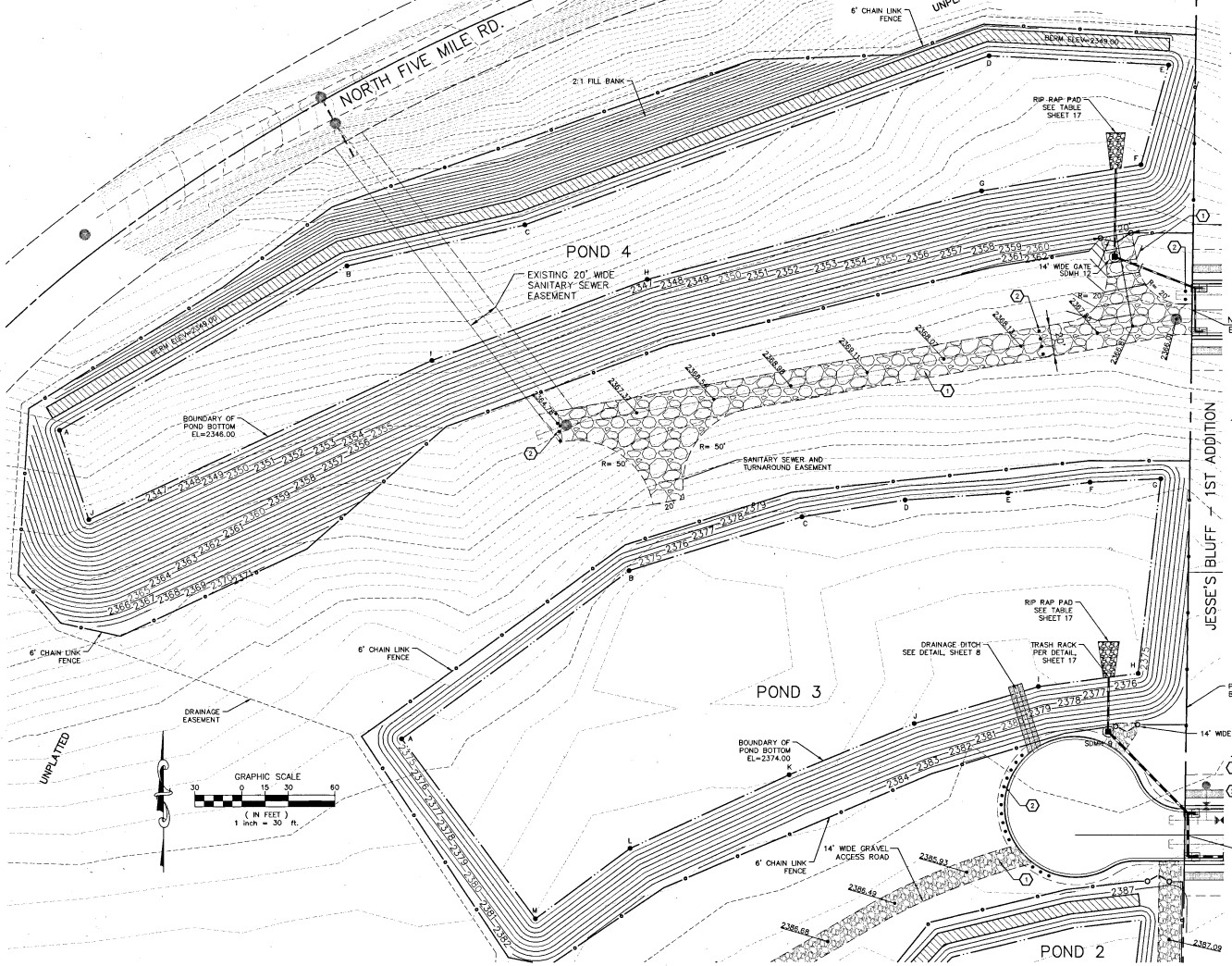
STORM DRAINAGE PLANS
JESSE'S BLUFF - 1ST ADDITION
POND DETAILS

Sheet Title
STORM DRAINAGE PLAN

SEC. 13, T.26 N., R.42 E.,W.M.
SPOKANE COUNTY, WASHINGTON



POND 3 AREA TABLE	
ELEVATION (FT.)	POND AREA (S.F.)
2374.00	68,154
2375.00	71,850
2376.00	75,602
2377.00	79,411

POND BOTTOM ELEVATION = 2374.00

MINIMUM TOP OF LINER ELEVATION = 2376.50

MINIMUM TOP OF BERM ELEVATION = 2377.00

MINIMUM WATER BUDGET ELEVATION = 2376.00

POND 3 INFORMATION		
TAG	NORTHING	EASTING
A	13176.41	10480.64
B	13284.42	10626.85
C	13318.89	10737.40
D	13329.86	10804.05
E	13334.04	10869.56
F	13341.61	10922.45
G	13343.96	10967.92
H	13218.61	10953.03
I	13209.99	10888.73
J	13186.14	10809.45
K	13153.14	10728.62
L	13105.79	10626.85
M	13060.67	10565.73

POND 4 AREA TABLE	
ELEVATION (FT.)	POND AREA (S.F.)
2346.00	51,289
2347.00	56,131
2348.00	61,032
2349.00	65,990

POND BOTTOM ELEVATION = 2346.00

MINIMUM TOP OF LINER ELEVATION = 2348.50

MINIMUM TOP OF BERM ELEVATION = 2349.00

MINIMUM WATER BUDGET ELEVATION = 2348.00

POND 4 INFORMATION		
TAG	NORTHING	EASTING
A	13375.25	10262.17
B	13480.85	10446.77
C	13507.30	10737.40
D	13615.90	10858.57
E	13610.18	10973.87
F	13545.96	10955.93
G	13528.95	10853.53
H	13472.01	10639.06
I	13419.92	10500.72
J	13317.71	10280.77

CONSTRUCTION NOTES

1. GRAVEL MAINTENANCE ROAD SURFACED WITH 6" OF CRUSHED SURFACING TOP COURSE.
2. (2) 8' LONG TYPE 3 BARRICADES PER W.S.D.O.T. STANDARD PLAN H-2 (WITHOUT FLASHING WARNING LIGHTS) WITH DEAD END SIGN W14-1, OR APPROVED EQUAL.

SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT #: P-1631A
DATE ACCEPTED: 9/10/03
ACCEPTANCE EXPIRES: 9/10/05
PROJECT LANE MILES PUBLIC: 0.41
PROJECT LANE MILES PRIVATE: 0
SUBJECT TO CHANGES AND CORRECTIONS
RECORD DRAWINGS "AS-BUILT" ARE REQUIRED PRIOR TO COUNTY ACCEPTANCE AND ESTABLISHMENT OF THE ROADS AND DRAINAGE FACILITIES FOR MAINTENANCE.
PERMIT REQUIRED: (509) 477-3600
NOTIFY PERMIT ENGINEER 2 BUSINESS DAYS PRIOR TO CONSTRUCTION

DEVELOPER'S APPROVAL — DATE 6-3-03

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

CLC Associates, Inc.
Planning
Engineering
Architecture
Landscape Architecture
Land Surveying
707 W. 7th Avenue, Suite 200
Spokane, WA 99204
Phone (509) 456-8440
Fax (509) 456-8444

SCOTT A. RIVAS, P.E. 38605 REGISTERED PROFESSIONAL ENGINEER
EXPIRES 01/26/04

PREPARED UNDER THE DIRECT SUPERVISION OF SCOTT A. RIVAS, P.E. WASHINGTON REGISTRATION NO. 38605 FOR AND ON BEHALF OF CLC ASSOCIATES, INC.

Date	Description
11/08/02	ORIGINAL PREPARATION
05/29/03	COUNTY SUBMITTAL
06/26/03	REVISED PER COUNTY
08/26/03	SUBMITTAL FOR APPROVAL

Project Number: PN-1631A
CLC Job Number: S010376
Drawn By: JME
Designed By: DNR
Checked By: SAR

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STORM DRAINAGE PLANS
JESSE'S BLUFF - 1ST ADDITION
POND DETAILS

Sheet Title
STORM DRAINAGE PLAN

P-1631A Eng Roads Drainage

J:\land projects\S010376\dwg\SD_POND_DETAILS.dwg, 09/03/2003 09:25:31 AM, BIG R

JESSE'S BLUFF - 1ST ADDITION

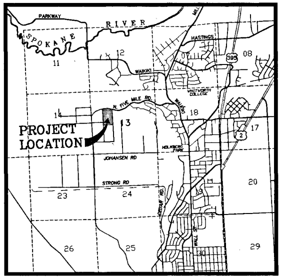
EROSION AND SEDIMENT CONTROL PLAN

SEC. 13, T.26 N., R.42 E.,W.M.
SPOKANE COUNTY, WASHINGTON

SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT #: P1631A
DATE ACCEPTED: 9/4/03
ACCEPTANCE EXPIRES: 9/4/05
PROJECT LANE MILES PUBLIC: 0.71
PROJECT LANE MILES PRIVATE: 0
CONSTRUCTION DOCUMENTATION AND CERTIFIED RECORD DRAWINGS, "AS-BUILTS" ARE REQUIRED PRIOR TO COUNTY ACCEPTANCE AND ESTABLISHMENT OF THE ROADS AND DRAINAGE FACILITIES FOR MAINTENANCE.
PERMIT REQUIRED! (509) 477-3600
NOTIFY PERMIT ENGINEER 2 BUSINESS DAYS PRIOR TO CONSTRUCTION

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

CLC Associates, Inc.
Planning
Engineering
Architecture
Landscape Architecture
Land Surveying
707 W. 7th Avenue, Suite 200
Spokane, WA 99204
Phone: (509) 458-6840
Fax: (509) 458-6844



VICINITY MAP

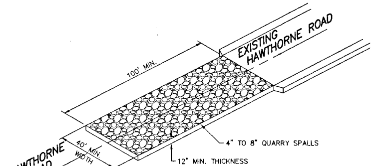
LEGEND

STORM DRAINAGE STRUCTURE – NO CONCRETE TRUCK WASHOUT. SEE EROSION AND SEDIMENT CONTROL NOTES 4 AND 7 AND SEE DETAIL 4, THIS SHEET.

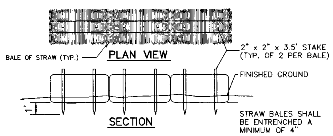
—x—x— SILT FENCE. SEE DETAIL 1 AND EROSION AND SEDIMENT CONTROL NOTE 5.

ROCK CONSTRUCTION ENTRY. SEE DETAIL 2 AND EROSION AND SEDIMENT CONTROL NOTE 6.

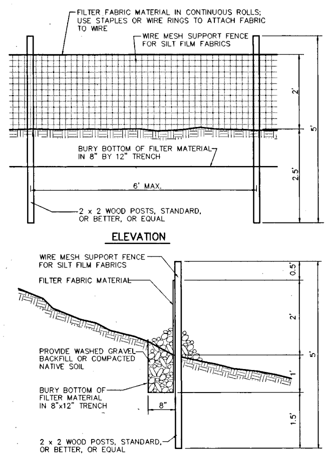
— ➔ — 1' DEEP DITCH WITH 3:1 SIDE SLOPES.



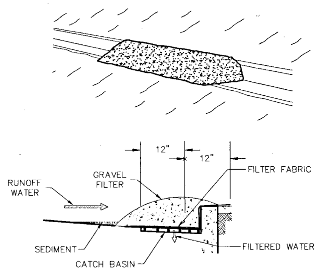
ROCK CONSTRUCTION ENTRY (2)
NOT TO SCALE



STRAW BALE DETAIL (3)
NOT TO SCALE



SILT FENCE DETAIL (1)
NOT TO SCALE



GRAVEL CURB INLET FILTER DETAIL (4)
NOT TO SCALE

NAV'D 88 DATUM
VERTICAL DATUM BASED ON CITY B.M.
LOCATED AT THE INTERSECTION OF
JOHANSEN ROAD AND FIVE MILE ROAD
BRASS CAP MONUMENT = 2401.69
NAVD'88 ELEVATION = 2388.56

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.

GENERAL NOTES

1. ALL MATERIALS, WORKMANSHIP, AND CONSTRUCTION OF SITE IMPROVEMENTS SHALL MEET OR EXCEED SITE WORK STANDARDS AND THE STANDARDS AND SPECIFICATIONS SET FORTH IN SPOKANE COUNTY REGULATIONS AND APPLICABLE STATE AND FEDERAL REGULATIONS. WHERE THERE IS CONFLICT BETWEEN THESE PLANS AND THE SPECIFICATIONS, OR ANY APPLICABLE STANDARDS, THE HIGHER QUALITY STANDARD SHALL APPLY. ALL WORK WITHIN PUBLIC R.O.W. OR EASEMENTS SHALL BE INSPECTED AND APPROVED BY THE SPOKANE COUNTY INSPECTOR. INSPECTION SERVICES AND CONSTRUCTION CERTIFICATION TO BE PROVIDED BY ENGINEER OF RECORD.

2. 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 UPON 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. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY PERTINENT LOCATIONS AND ELEVATIONS, ESPECIALLY AT THE CONNECTION POINTS AND AT POTENTIAL UTILITY CONFLICTS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES THAT CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM ALL APPLICABLE AGENCIES. THE CONTRACTOR SHALL NOTIFY THE SPOKANE COUNTY INSPECTOR AT LEAST 48 HOURS PRIOR TO THE START OF ANY EARTH DISTURBING ACTIVITY, OR CONSTRUCTION ON ANY AND ALL PUBLIC IMPROVEMENTS.

4. THE CONTRACTOR SHALL COORDINATE AND COOPERATE WITH SPOKANE COUNTY AND ALL UTILITY COMPANIES INVOLVED WITH REGARD TO RELOCATIONS OR ADJUSTMENTS OF EXISTING UTILITIES DURING CONSTRUCTION AND TO ASSURE THAT THE WORK IS ACCOMPLISHED IN A TIMELY FASHION AND WITH A MINIMUM DISRUPTION OF SERVICE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL PARTIES AFFECTED BY ANY DISRUPTION OF ANY UTILITY SERVICE.

5. THE CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY OF THE APPROVED PLANS, ONE (1) COPY OF THE APPROPRIATE STANDARDS AND SPECIFICATIONS, AND A COPY OF ANY PERMITS AND EXTENSION AGREEMENTS NEEDED FOR THE JOB, ON-SITE AT ALL TIMES.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ASPECTS OF SAFETY INCLUDING, BUT NOT LIMITED TO, EXCAVATION, TRENCHING, SHORING, TRAFFIC CONTROL, AND SECURITY.

7. IF, DURING THE CONSTRUCTION PROCESS, CONDITIONS ARE ENCOUNTERED BY THE CONTRACTOR, HIS SUBCONTRACTORS, OR OTHER AFFECTED PARTIES, WHICH COULD INDICATE A SITUATION THAT IS NOT IDENTIFIED IN THE PLANS OR SPECIFICATIONS, THE CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY.

8. ALL REFERENCES TO ANY PUBLISHED STANDARDS SHALL REFER TO THE LATEST REVISION OF SAID STANDARD, UNLESS SPECIFICALLY STATED OTHERWISE.

9. THE CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN, IN ACCORDANCE WITH M.U.T.C.D. TO THE APPROPRIATE RIGHT-OF-WAY AUTHORITY (SPOKANE COUNTY) , FOR APPROVAL, PRIOR TO ANY CONSTRUCTION ACTIVITIES WITHIN, OR AFFECTING, THE RIGHT-OF-WAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ANY AND ALL TRAFFIC CONTROL DEVICES AS MAY BE REQUIRED BY THE CONSTRUCTION ACTIVITIES.

10. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL LABOR AND MATERIALS NECESSARY FOR THE COMPLETION OF THE INTENDED IMPROVEMENTS SHOWN ON THESE DRAWINGS OR DESIGNATED TO BE PROVIDED, INSTALLED, CONSTRUCTED, REMOVED AND RELOCATED UNLESS SPECIFICALLY NOTED OTHERWISE.

11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING ROADWAYS FREE AND CLEAR OF ALL CONSTRUCTION DEBRIS AND DIRT TRACKED FROM THE SITE.

12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING RECORD INFORMATION ON A SET OF RECORD DRAWINGS KEPT AT THE CONSTRUCTION SITE, AND AVAILABLE TO THE SPOKANE COUNTY INSPECTOR AT ALL TIMES.

13. DIMENSIONS FOR LAYOUT AND CONSTRUCTION ARE NOT TO BE SCALED FROM ANY DRAWING. IF PERTINENT DIMENSIONS ARE NOT SHOWN, CONTACT THE CONSULTANT ENGINEER FOR CLARIFICATION, AND ANNOTATE THE DIMENSION ON THE RECORD DRAWINGS.

14. ALL STRUCTURAL EROSION CONTROL MEASURES SHALL BE INSTALLED, AT THE LIMITS OF CONSTRUCTION, PRIOR TO ANY OTHER GROUND-DISTURBING ACTIVITY. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED IN GOOD REPAIR BY THE CONTRACTOR, UNTIL SUCH TIME AS THE ENTIRE DISTURBED AREAS ARE STABILIZED WITH HARD SURFACE OR LANDSCAPING.

15. THE CONTRACTOR SHALL SEQUENCE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO MINIMIZE POTENTIAL UTILITY CONFLICTS. IN GENERAL, STORM SEWER AND SANITARY SEWER SHOULD BE CONSTRUCTED PRIOR TO INSTALLATION OF WATER LINES AND DRY UTILITIES.

16. ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY IS SUBJECT TO THE JURISDICTION OF THE SPOKANE COUNTY ENGINEERING DEPARTMENT STANDARD DETAILS AND SPECIFICATIONS.

17. THE CONTRACTOR SHALL SUBMIT A PHASING PLAN FOR ALL WORK IN PUBLIC ROADS AND R.O.W.'S TO SPOKANE COUNTY BEFORE BEGINNING ANY WORK ON THESE ROADS. CONTRACTOR SHALL BEGIN WORK ONLY AFTER SPOKANE COUNTY APPROVES THE PHASING PLAN, AND A PRECONSTRUCTION MEETING IS HELD BETWEEN SPOKANE COUNTY, THE ENGINEER AND THE CONTRACTOR.

18. ALL OPERATIONS CONDUCTED ON THE PREMISES, INCLUDING THE WARMING UP, REPAIR, ARRIVAL, DEPARTURE OR RUNNING OF TRUCKS, EARTH MOVING EQUIPMENT, CONSTRUCTION EQUIPMENT AND ANY OTHER ASSOCIATED EQUIPMENT SHALL GENERALLY BE LIMITED TO THE PERIOD BETWEEN 6:00 A.M. AND 10:00 P.M. EVERYDAY UNLESS OTHERWISE APPROVED BY SPOKANE COUNTY .

19. BASED ON A REQUIREMENT FROM A LOCAL JURISDICTION THE ENGINEER OR HIS DESIGNEE SHALL PERFORM MATERIALS TESTING AND QUALITY CONTROL ON THE PROJECT AND SHALL SUBMIT COPIES OF DAILY REPORTS, TEST REPORTS, PROJECT CERTIFICATION AND RECORD DRAWINGS TO THE SPOKANE COUNTY ENGINEER.

20. NO REVISIONS SHALL BE MADE TO THESE PLANS WITHOUT THE APPROVAL OF THE SPOKANE COUNTY ENGINEER AND NOTIFICATION OF THE ENGINEER OF RECORD.

21. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE ALL UTILITY RELOCATIONS CONSISTENT WITH THE CONTRACTORS SCHEDULE FOR THIS PROJECT, WHETHER SHOWN OR NOT SHOWN, AS IT RELATES TO THE CONSTRUCTION ACTIVITIES CONTEMPLATED IN THESE PLANS.

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

SCOTT A. RIVAS, P.E.

EROSION & SEDIMENT CONTROL

GENERAL NOTES AND INFORMATION

1. AN EROSION/SEDIMENT CONTROL (E.C.S.) PLAN IS REQUIRED FOR THIS PROJECT. IMPLEMENTATION OF THE E.C.S. PLAN, AND CONSTRUCTION, MAINTENANCE, AND UPGRADING OF THE E.C.S. 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.C.S. PLAN DOES NOT CONSTITUTE APPROVAL OF ANY OF THE PROPOSED ROAD, STORM DRAINAGE, GRADING OR UTILITY DESIGN ELEMENTS SHOWN ON THE E.C.S. 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.C.S. MEASURES DAILY, AND SHALL MAINTAIN AND UPGRADE THESE MEASURES AS NECESSARY TO PREVENT SEDIMENT-LADEN WATER FROM EITHER FLOWING OFF SITE, OR INTO NEW/EXISTING STORM DRAINAGE FACILITIES, SUCH AS DRYWELLS, CULVERTS, OR GRAVEL GALLERIES.
4. GEOTEXTILE FABRIC IS TO BE PLACED ON THE RIMS OF DRYWELLS, 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, SEE DETAIL 4, THIS SHEET.
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 2.
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. POSSIBLE AREAS SHOWN ON EROSION CONTROL PLAN.
8. PROPERTY OWNER: ROBERT L. HEITMAN, JR., LANDMARK BUILDERS INC. (509)467-2123
PERMIT APPLICANT: ROBERT L. HEITMAN, JR., LANDMARK BUILDERS INC. (509)467-2123
CONTACT PERSON ON SITE: ROBERT L. HEITMAN, JR., LANDMARK BUILDERS INC. (509)467-2123
9. PROJECT LOCATION: IN NORTH SPOKANE, SOUTH OF NORTH FIVE MILE ROAD AND EAST OF FIVE MILE ROAD ON THE NORTHERN PORTION OF FIVE MILE PRAIRIE IN THE SW 1/4 OF SECTION 13, TOWNSHIP 26 NORTH, RANGE 42 E.W.M., SPOKANE COUNTY, WA.
10. PROJECT DESCRIPTION: JESSE'S BLUFF 1ST ADDITION IS A RESIDENTIAL SUBDIVISION CONSISTING OF 63 LOTS AND WILL REQUIRE CONSTRUCTION OF SEWER, WATER, ROADS, STORM DRAINAGE AND ASSOCIATED UTILITIES. THE IMPROVEMENTS CONSIST OF APPROXIMATELY 3,794 LINEAR FEET OF NEW PUBLIC STREETS, CURBS AND SIDEWALKS, AND 45.5-FOOT RADIUS CUL-DE-SACS.
11. DESCRIPTION OF E.C.S. MEASURES: USE OF SILT FENCES AND ROCK CONSTRUCTION ENTRANCES. ALL E.C.S. MEASURES MENTIONED ABOVE ARE TEMPORARY AND WILL BE REMOVED AFTER YARDS ARE LANDSCAPED.
12. EXISTING VEGETATION: FIELD GRASS.
13. PLAN PREPARATION DATE: 10/03/02
14. SOILS: ON SITE SOILS INCLUDE UHLIG SILT LOAM (UMA, UMC).
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. DRYLAND GRASS SEED MIX SPECIFIED BELOW.
16. CONTROL OF POLLUTANTS:
ANY SPILLS WILL BE HANDLED ACCORDING TO D.O.E. AND D.O.H. GUIDELINES

MAINTENANCE

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION AND MAINTENANCE OF THE TEMPORARY E.C.S. 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.C.S. STRUCTURE IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDED.
6. ALL TEMPORARY AND PERMANENT E.C.S. PRACTICES SHALL BE MAINTAINED AND REPAIRED AS NEEDED TO ASSURE CONTINUED PERFORMANCE OF THEIR INTENDED FUNCTION.
7. ALL TEMPORARY E.C.S. 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.

DRYLAND GRASS SEED MIX

SPOKANE COUNTY PUBLIC WORKS, FEBRUARY 1998

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	COVAR SHEEP/FESCUE
15 PERCENT	REUBENS 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.

DEVELOPER'S APPROVAL — DATE 9-3-03

SCOTT A. RIVAS — STATE OF WASHINGTON — 36605 — REGISTERED PROFESSIONAL ENGINEER — 9-3-03
EXPIRES 01/26/04

PREPARED UNDER THE DIRECT SUPERVISION OF SCOTT A RIVAS, P.E. WASHINGTON REGISTRATION NO. 36605 FOR AND ON BEHALF OF CLC ASSOCIATES, INC.

Date	Description
10/03/02	ORIGINAL PREPARATION
10/10/02	SECOND SUBMITTAL
3/20/03	THIRD SUBMITTAL
09/03/03	SUBMITTAL FOR APPROVAL

County No.	1631-A
CLC Job Number:	S010376
Drawn By:	LMS
Designed By:	SAR
Checked By:	TRW

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EROSION AND SEDIMENT CONTROL PLAN
JESSE'S BLUFF - 1ST ADDITION
COVER SHEET

Sheet Title: **EROSION AND SEDIMENT CONTROL PLAN**

P-1631A Eng Road & Drainage

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JESSE'S BLUFF - 1ST ADDITION

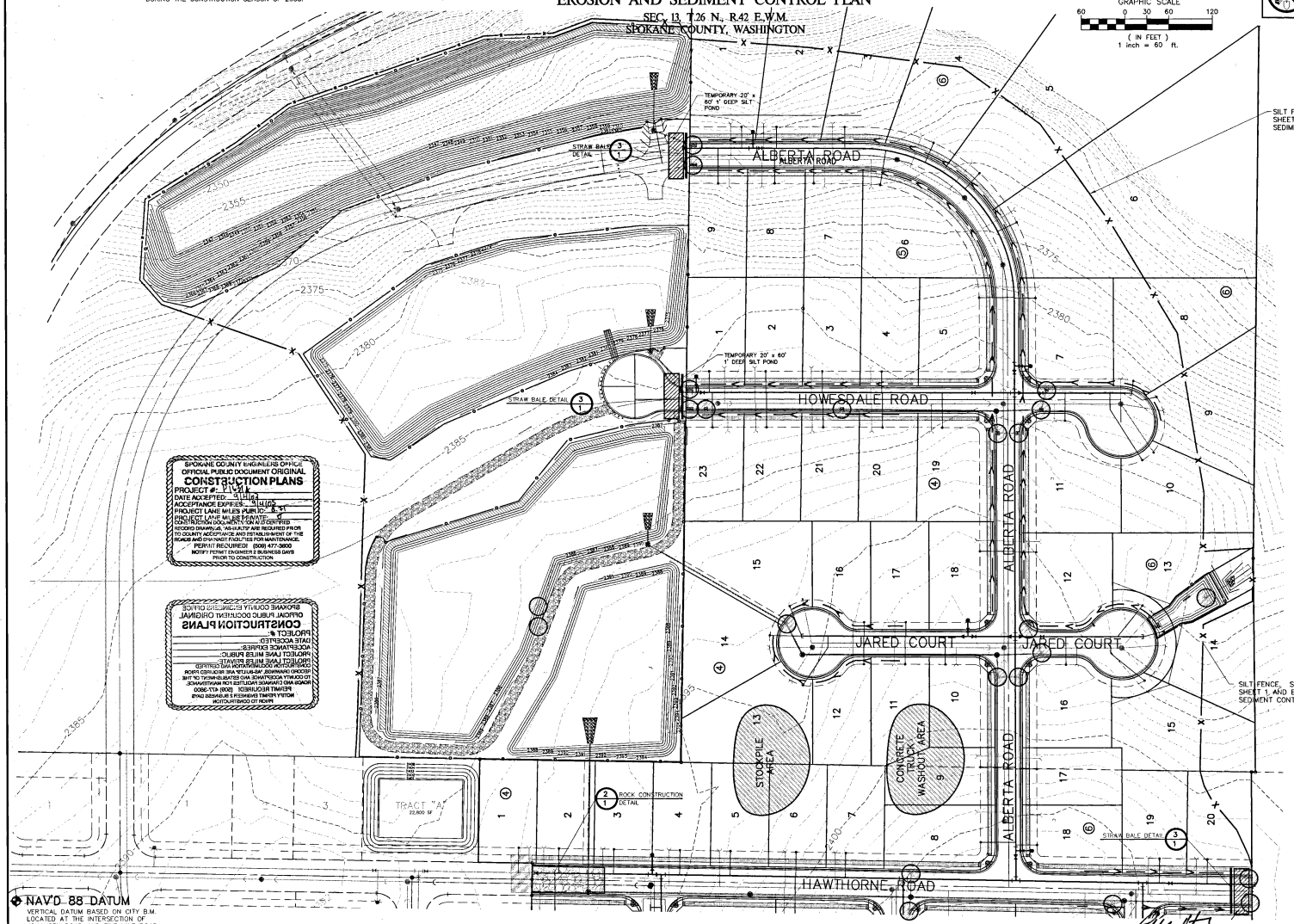
EROSION AND SEDIMENT CONTROL PLAN

SEC. 13, T.26 N., R.42 E.W.M.
SPOKANE COUNTY, WASHINGTON

STORM DRAIN CONSTRUCTION
THE STORM DRAINAGE SYSTEM WILL BE CONSTRUCTED DURING THE CONSTRUCTION SEASON OF 2003.

GRAPHIC SCALE
60 0 30 60 120
(IN FEET)
1 inch = 60 ft.

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



SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT #: P1631A
DATE ACCEPTED: 9/4/03
ACCEPTANCE EXPIRES: 9/4/03
PROJECT LANE MILES PUBLIC: 8.31
PROJECT LANE MILES PRIVATE: 0
CONSTRUCTION DOCUMENTATION AND CERTIFIED RECORD DRAWINGS, AS-BUILTS ARE REQUIRED PRIOR TO COUNTY ACCEPTANCE AND ESTABLISHMENT OF THE ROADS AND DRAINAGE FACILITIES FOR MAINTENANCE.
PERMIT REQUIRED! (509) 477-3600
NOTIFY PERMIT ENGINEER 2 BUSINESS DAYS PRIOR TO CONSTRUCTION

NAV'D 88 DATUM
VERTICAL DATUM BASED ON CITY B.M. LOCATED AT THE INTERSECTION OF JOHANSEN ROAD AND FIVE MILE ROAD
BRASS CAP MONUMENT = 2401.69
NAV'D 88 ELEVATION = 2388.56

DEVELOPER'S APPROVAL

9-3-03
DATE

P-1631A

CLC Associates, Inc.
Planning
Engineering
Architecture
Landscape Architecture
Land Surveying
707 W. 7th Avenue, Suite 200
Spokane, WA 99204
Phone: (509) 458-6640
Fax: (509) 458-6644

SCOTT A. RIVAS
STATE OF WASHINGTON
36605
REGISTERED
PROFESSIONAL ENGINEER
EXPIRES 01/26/04

PREPARED UNDER THE DIRECT SUPERVISION OF SCOTT A RIVAS, P.E. WASHINGTON REGISTRATION NO. 36605 FOR AND ON BEHALF OF CLC ASSOCIATES, INC.

Date	Description
10/03/02	ORIGINAL PREPARATION
10/10/02	SECOND SUBMITTAL
3/20/03	THIRD SUBMITTAL
09/03/03	SUBMITTAL FOR APPROVAL

County No. 1631-A
C.L.C Job Number: S010376
Drawn By: LMS
Designed By: SAR
Checked By: TRW

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EROSION AND SEDIMENT CONTROL PLAN
JESSE'S BLUFF - 1ST ADDITION

Sheet Title
EROSION AND SEDIMENT CONTROL PLAN

2 OF 2
Sheet Number

Eng. Road & Drainage

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