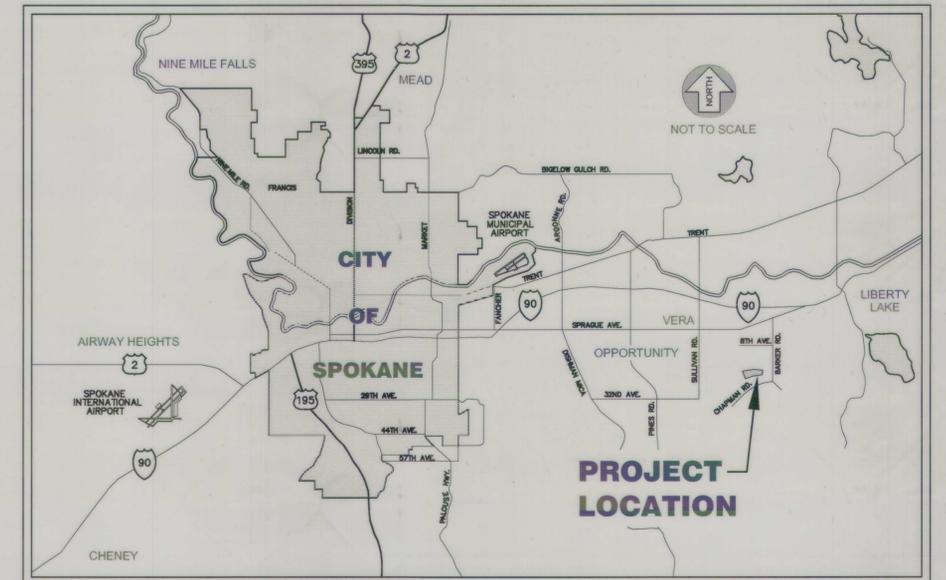


# NORTHWEST VISTAS 3RD ADDITION

SPOKANE COUNTY, WASHINGTON

A PORTION OF THE N.W. 1/4 OF SECTION 30, T.25N., R.45E., W.M.



## SCHEDULE OF DRAWINGS

### NO. DESCRIPTION

- COVER SHEET AND ROAD INDEX
- BELL ROAD-STA. 0+41.07 TO STA. 2+13.14 AND TYPICAL SECTION
- PRIVATE DRIVEWAY SITE PLAN AND TYPICAL SECTION
- GRADING, EROSION, AND SEDIMENT CONTROL PLAN

OWNER/DEVELOPER: SUMMIT PROPERTIES  
 CONTACT: CASEY MASON  
 ADDRESS: 12720 E. NORA, SUITE E  
 SPOKANE VALLEY, WA 99216  
 PHONE: 509.928.5777

OWNER APPROVAL: *Casey Mason* DATE: 8-6-19  
 THIS CONSTRUCTION PLAN EXPIRES (1) YEAR FROM DATE OF APPROVAL.

### GENERAL NOTES:

- ALL MATERIALS AND INSTALLATION SHALL BE IN CONFORMANCE WITH THE "SPOKANE COUNTY STANDARDS FOR ROAD AND SEWER CONSTRUCTION", JANUARY 2018, AS AMENDED, AND PER THE "2018 STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION" AS PUBLISHED BY THE WASHINGTON STATE DEPARTMENT OF TRANSPORTATION (W.S.D.O.T.) AND BY THE AMERICAN PUBLIC WORKS ASSOCIATION (APWA).
- PRIOR TO SITE CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR LOCATING UNDERGROUND UTILITIES. CALL THE UNDERGROUND UTILITY LOCATION SERVICE AT 811 BEFORE YOU DIG.
- LOCATIONS OF EXISTING UTILITIES SHOWN IN THE PLAN 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. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES FOR RELOCATION OF POWER POLES, LIGHTS, TELEPHONE, AND/OR OTHER UTILITIES THAT MAY CONFLICT WITH THE CONSTRUCTION.
- 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. CONTRACTOR SHALL ALSO MAINTAIN ON THE SITE A COMPLETE SET OF RED LINE RECORD DRAWINGS INDICATING ALL CHANGES FROM THE APPROVED DRAWINGS.
- CONTRACTOR SHALL VERIFY EXISTING SITE CONDITIONS PRIOR TO CONSTRUCTION. IF THE CONTRACTOR DISCOVERS ANY DISCREPANCIES BETWEEN THE PLANS AND EXISTING CONDITIONS ENCOUNTERED, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE DESIGN ENGINEER AND THE SPOKANE COUNTY ENGINEER'S OFFICE.
- CONTRACTOR IS RESPONSIBLE FOR REPAIR OF ANY DAMAGE TO ADJACENT EXISTING PROPERTIES OR IMPROVEMENTS. CONTRACTOR IS RESPONSIBLE FOR CLEAN-UP OF ANY AREAS DISTURBED BY HIS ACTIVITIES.
- 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.
- ALL PROPOSED ROADWAY AREAS SHALL BE STRIPPED TO A DEPTH OF AT LEAST 12" OF ALL VEGETATION, NEAR-SURFACE ROOTS, ANY EXISTING FILL, AND TOPSOIL. THE STRIPPED MATERIAL CAN BE RE-USED FOR LANDSCAPING, BUT IS NOT ACCEPTABLE FOR STRUCTURAL FILL.
- NATIVE MATERIALS, EXCLUDING TOPSOIL, IS ACCEPTABLE FOR USE AS STRUCTURAL FILL. IF STRUCTURAL FILL IS IMPORTED IT SHALL CONSIST OF WELL-GRADED SAND AND GRAVEL WITH NO PARTICLES LARGER THAN FIVE INCHES IN DIAMETER AND NOT MORE THAN 30% BY WEIGHT PASSING THE #200 SIEVE. STRUCTURAL FILL SHALL BE PLACED IN MAX. 6 INCH LIFTS WITHIN 2% OF OPTIMUM MOISTURE AND COMPACTED TO 95% OF MAXIMUM DENSITY AS DETERMINED BY THE MODIFIED PROCTOR.
- THE TOP 12 INCHES OF THE ROAD SUBGRADE SHALL BE MOISTURE CONDITIONED TO WITHIN 2% OF OPTIMUM AND COMPACTED TO 95% MAXIMUM DENSITY AS DETERMINED BY THE MODIFIED PROCTOR METHOD.
- CRUSHED SURFACING TOP COURSE SHALL CONFORM TO WSDOT STANDARDS AND COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY.
- HOT MIX ASPHALT (HMA) SHALL BE WSDOT HMA CLASS 1 1/2-INCH W/PERFORMANCE GRADED ASPHALT BINDER PG64-28 AND COMPACTED TO 92% OF THE THEORETICAL MAXIMUM DENSITY AS DETERMINED BY THE RICE METHOD.
- DURING CONSTRUCTION, THE GROUND SURFACE SHOULD BE SLOPED TO PREVENT STORM RUNOFF FROM ACCUMULATING IN ANY OF THE SUBGRADE AREAS. ANY AREAS OF SOFTENED SUBGRADE SHALL BE REMOVED AND REPLACED WITH COMPACTED STRUCTURAL FILL.
- SITE EXCAVATION, INCLUDING ROCK CUTS AND REMOVAL, SHALL CONFORM TO SECTION 2-03 OF THE WSDOT STANDARD SPECIFICATIONS. EARTH EMBANKMENTS TO BE CONSTRUCTED USING METHOD B OF 2-03.3(14)C.
- ALL FILL IN AREAS OUTSIDE OF PAVEMENT SHALL BE COMPACTED IN MAXIMUM 8" LIFTS TO 92% OF MAXIMUM ASTM D 1557 DRY DENSITY. PAVEMENT SUBGRADE SHALL BE COMPACTED TO 95%.
- FOR CONSTRUCTION OF DRYWELLS, INSTALL FILTER FABRIC (MIRAFI 160N OR APPROVED EQUIVALENT) BETWEEN THE WASHED DRAIN ROCK AND THE NATIVE SOIL.
- 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 CONSTRUCTION CERTIFICATION 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.
- ONSITE GRADING SHALL BE IN ACCORDANCE WITH THE APPROVED GRADING PLAN AND ESC PLAN. ANY IMPORT OR EXPORT OF MATERIAL SHALL BE FROM A PRE-APPROVED SOURCE/DESTINATION AND COORDINATED WITH THE SPOKANE COUNTY DEPARTMENT OF BUILDING AND PLANNING AT 477-3675. GRADING ON THIS SITE OR ANY OTHER SITE MUST COMPLY WITH ALL DEVELOPMENT REGULATIONS INCLUDING, BUT NOT LIMITED TO, GRADING PERMITS, SEPA REVIEW, TIMBER HARVEST PERMITS, CRITICAL AREAS, FLOODPLAINS, DESIGNATED DRAINAGEWAYS, ETC.

## LEGEND

	EXISTING PLAT LINE		PROPOSED PLAT LINE
	EXISTING LOT LINE		PROPOSED LOT LINE
	EXISTING EASEMENT		PROPOSED EASEMENT
	EXISTING CONTOUR		PROPOSED CONTOUR
	EXISTING WATER LINE		PROPOSED WATER LINE
	EXISTING SEWER LINE		PROPOSED SEWER LINE
	EXISTING STORM LINE		PROPOSED STORM LINE
	EXISTING GAS LINE		PROPOSED GAS LINE
	EXISTING PHONE LINE (BURIED)		PROPOSED PHONE LINE (BURIED)
	EXISTING POWER LINE (BURIED)		PROPOSED POWER LINE (BURIED)
	EXISTING POWER LINE (AERIAL)		PROPOSED POWER LINE (AERIAL)
	EXISTING FENCE		PROPOSED FENCE
	EXISTING CURB/GUTTER/WALK		PROPOSED CURB/GUTTER/WALK
	EXISTING DITCH/FLOW LINE		PROPOSED DITCH/FLOW LINE
	EXISTING WATER VALVE		PROPOSED WATER VALVE
	EXISTING WATER FITTING		PROPOSED WATER FITTING
	EXISTING FIRE HYDRANT		PROPOSED FIRE HYDRANT
	EXISTING WATER METER		PROPOSED WATER METER
	EXISTING SEWER MANHOLE		PROPOSED SEWER MANHOLE
	EXISTING DRYWELL		PROPOSED DRYWELL
	EXISTING STORM MANHOLE		PROPOSED STORM MANHOLE
	EXISTING CATCH BASIN		PROPOSED CATCH BASIN
	EXISTING ADA RAMP		PROPOSED ADA RAMP
	EXISTING ROAD SIGN		PROPOSED ROAD SIGN

### UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED AS ACCURATELY AS POSSIBLE FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. PARAMETRIX, INC. MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHER, WE DO NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN EXACT LOCATION INDICATED, ALTHOUGH WE DO CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.



The design improvements shown in this set of plans and calculations conform to the 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.

No.	Date	By	Ckd.	Appr.	Revisions

Drawn: RRZ 8/2019  
 Designed: RRZ 8/2019  
 Checked: MAA 8/2019



SPOKANE COUNTY PUBLIC WORKS  
 DIVISION OF ENGINEERING AND ROADS  
 W. 1026 Broadway Ave.  
 Spokane Wa. 99260  
 509-477-3600

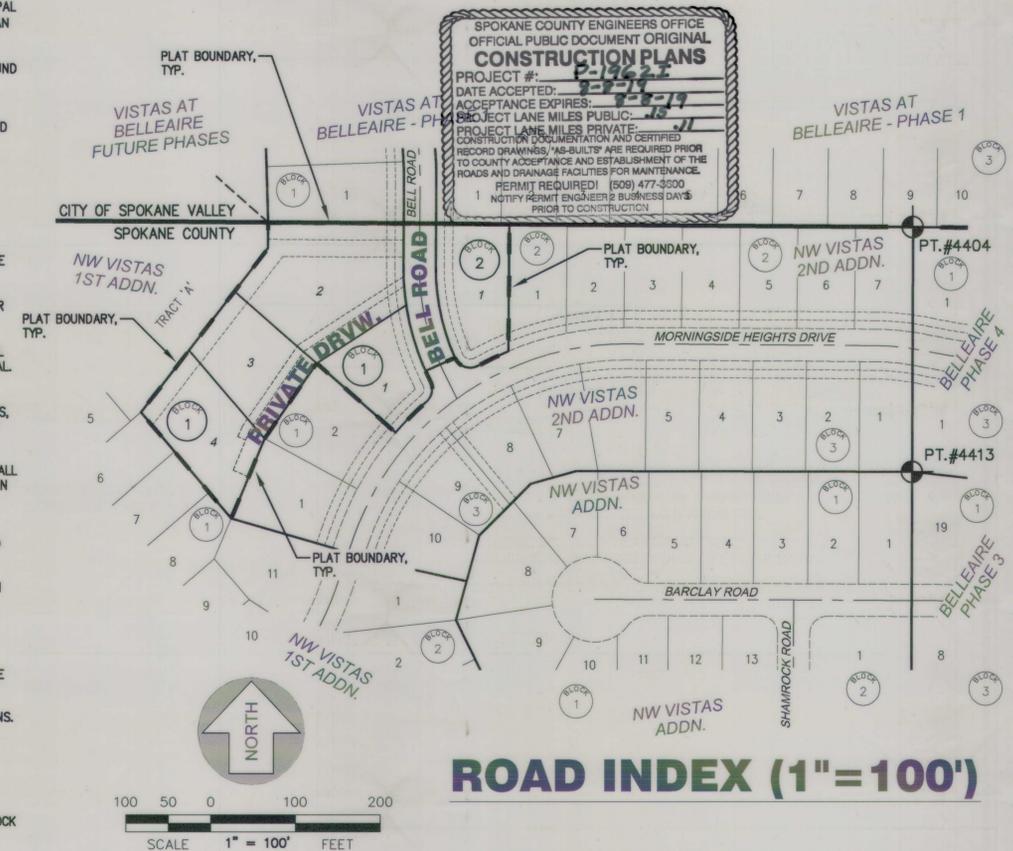
VERTICAL DATUM: 1" IRON PIPE LOCATED AT THE NORTHEAST CORNER OF NW VISTAS 2ND PLAT BOUNDARY. EL.=2327.67 (NAVD 88)  
 HORIZONTAL DATUM: ASSUMED. SEE PROJECT CONTROL TABLE, SHEET 1.  
 CADD FILE NAME: 7653-015-RD-01-COVER.dwg

SCALE  
 HORIZ. 1"=100'  
 VERT. N/A

NORTHWEST VISTAS 3RD ADDITION  
 COVER SHEET AND ROAD INDEX

COVER SHEET  
 1  
 4

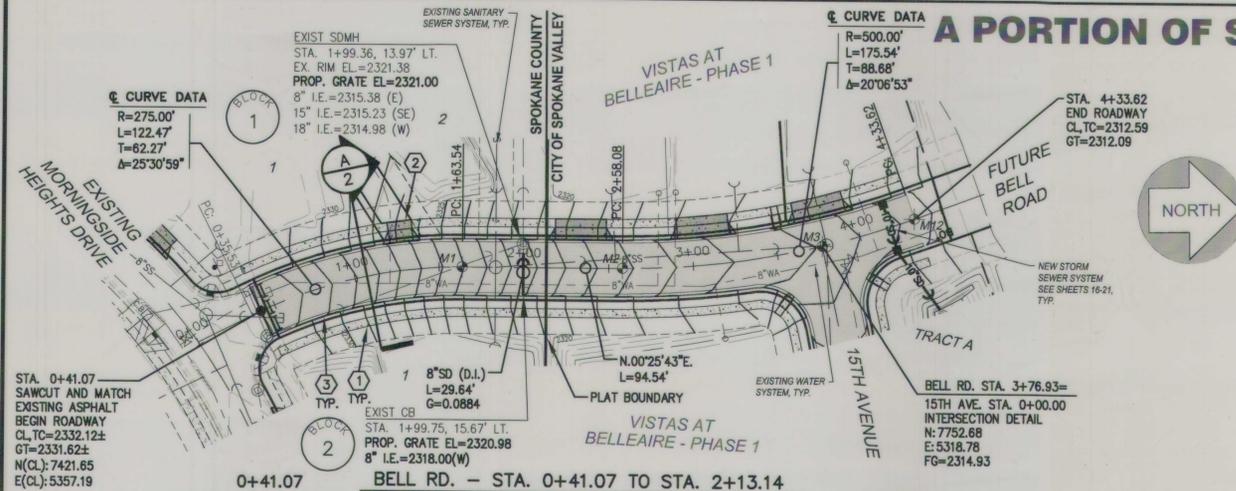
## LOCATION MAP (N.T.S.)



### PROJECT CONTROL POINTS

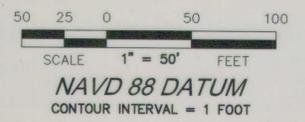
POINT NO.	NORTHING	EASTING	ELEVATION	DESCRIPTION
4404	7585.60	5913.17	2327.67	1" IRON PIPE LOCATED AT THE NORTHEAST CORNER OF NW VISTAS 2ND PLAT BOUNDARY.
4413	7298.59	5912.48	2350.11	5/8" REBAR W/ YELLOW PLASTIC CAP MARKED "SESEE PLS 35991" LOCATED AT THE SE CORNER OF NW VISTAS 2ND PLAT BOUNDARY.
10667	6868.05	7033.47	2330.30	5/8" REBAR W/ YELLOW PLASTIC CAP MARKED "SESEE PLS 35991" LOCATED AT THE NORTH END OF INCLINE DRIVE IN BELLEAIRE PHASE 1. (NOT SHOWN)

# A PORTION OF SECTION 19, T.25 N., R. 45 E., W.M.



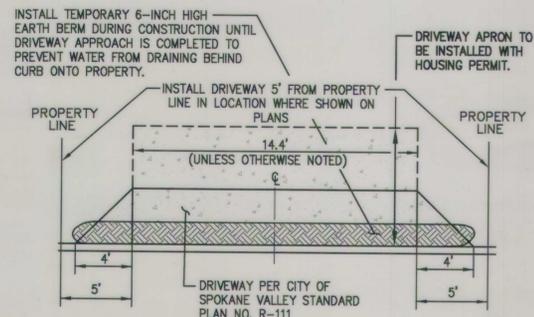
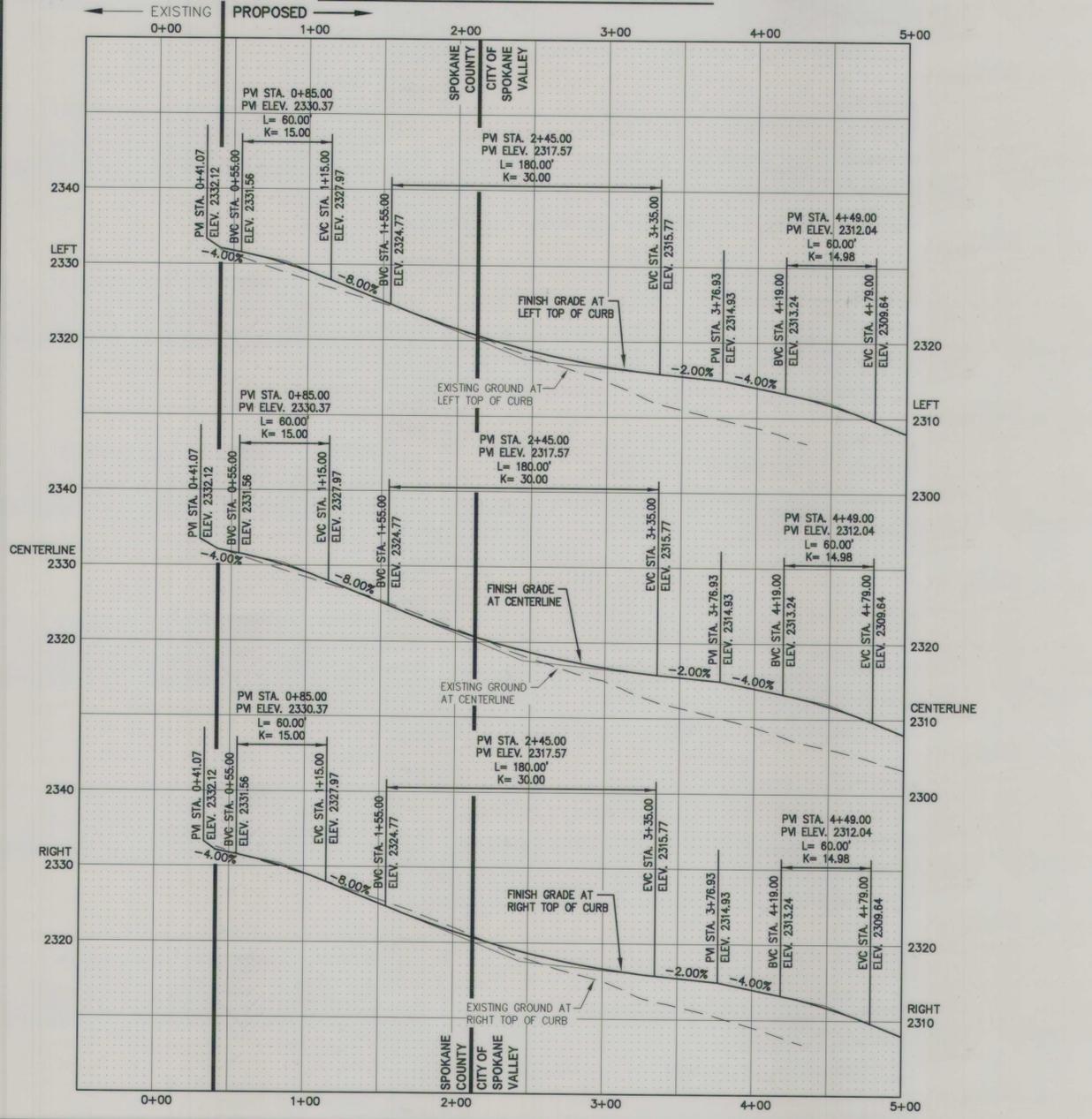
**UNDERGROUND SERVICE ALERT**  
ONE-CALL NUMBER  
**811**  
CALL TWO BUSINESS DAYS BEFORE YOU DIG

**UTILITY STATEMENT**  
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED AS ACCURATELY AS POSSIBLE FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. PARAMETRIX, INC. MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHER, WE DO NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN EXACT LOCATION INDICATED, ALTHOUGH WE DO CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.



MONUMENT DATA		
DES	NORTHING	EASTING
M1	7634.84	5331.96
M2	7540.31	5331.25
M3	7752.68	5318.78

NOTE: SEE PLAT MAP FOR MONUMENT REQUIREMENTS

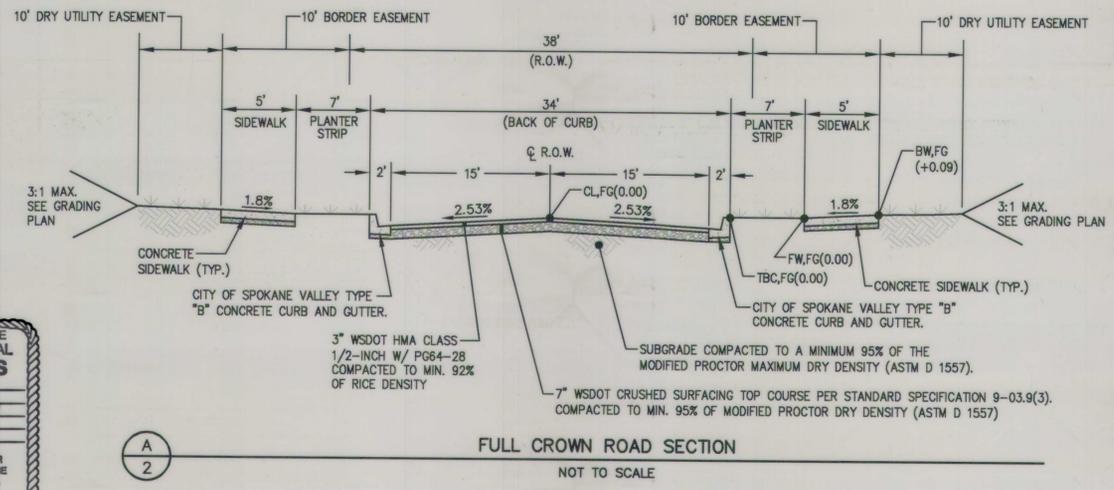


DRIVEWAY STATION TABLE		
ROAD	BLOCK / LOT	STATION
BELL ROAD	BLK 1 / LOT	1+29.54 (L.T.)

NOTE: STATION PROVIDED IN TABLE IS TO CENTER OF DRIVEWAY

1  
TYPICAL DRIVEWAY LOCATION  
NOT TO SCALE

- CONSTRUCTION NOTES:**
- ALL DETAILS SHALL BE PER QTY OF SPOKANE VALLEY STANDARDS UNLESS OTHERWISE NOTED.
  - INSTALL 5' WIDE CONCRETE SIDEWALK PER SPOKANE COUNTY STANDARD PLAN NO. A-1. SEE DETAIL 1 THIS SHEET, FOR DRIVEWAY LOCATIONS WHERE SLAB THICKNESS SHALL BE 6".
  - INSTALL DRIVEWAY CURB DROP PER SPOKANE COUNTY STANDARD PLAN NO. A-4. APRON BEHIND BACK OF CURB NOT INSTALLED UNLESS NOTED OTHERWISE. APRON TO BE INSTALLED BY BUILDER PER REFERENCED STD. PLAN. SEE DETAIL 1, THIS SHEET. 6" SLAB IS REQUIRED IN SIDEWALK AREA. SEE REQUIREMENT ON DETAIL FOR TEMPORARY EARTH BERM.
  - INSTALL "TYPE B" CONCRETE CURB AND GUTTER PER SPOKANE COUNTY STANDARD NO. A-3.



A  
2  
FULL CROWN ROAD SECTION  
NOT TO SCALE

**SPOKANE COUNTY ENGINEERS OFFICE**  
OFFICIAL PUBLIC DOCUMENT ORIGINAL  
**CONSTRUCTION PLANS**  
PROJECT #:  
DATE ACCEPTED:  
ACCEPTANCE EXPIRES:  
PROJECT LANE MILES PUBLIC:  
PROJECT LANE MILES PRIVATE:  
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

## GENERAL NOTES

VISTAS AT BELLEAIRE PHASE 1 LOCATED WITHIN THE JURISDICTION OF CITY OF SPOKANE VALLEY AS INDICATED. SEE VISTAS AT BELLEAIRE PLANS - PHASE 1 FOR ALL CONSTRUCTION DETAILS FROM BELL ROAD STATION 2+13.14 TO STA. 4+33.62.

ALL SANITARY SEWER AND WATER DESIGN IS DETAILED ON VISTAS AT BELLEAIRE PHASE 1 PLANS.

Drawn:	Date:	
KRG	8/2019	
Designed:	Date:	
RRZ	8/2019	
Checked:	Date:	
MAA	8/2019	

No.	Date	By	Ckd.	Appr.	Revisions



**Parametrix**  
ENGINEERING, PLANNING, ENVIRONMENTAL SCIENCES  
105 W MISSION AVENUE | SPOKANE, WA 99201  
P 509.328.3371 WWW.PARAMETRIX.COM

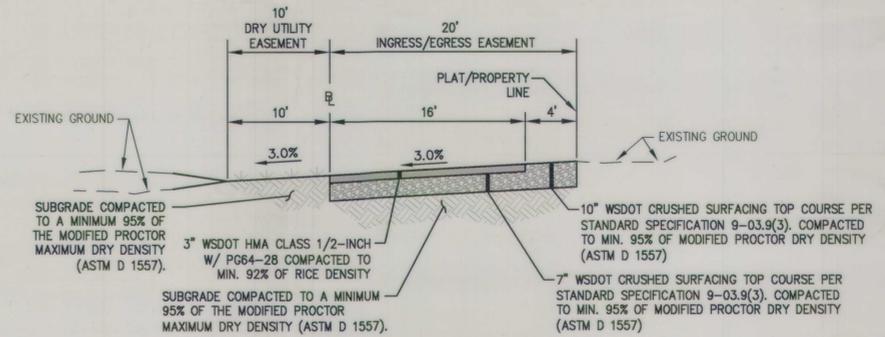
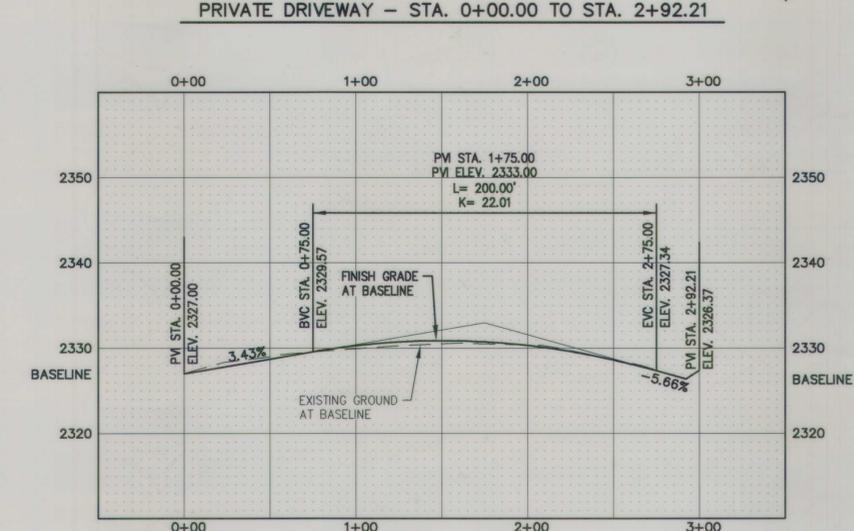
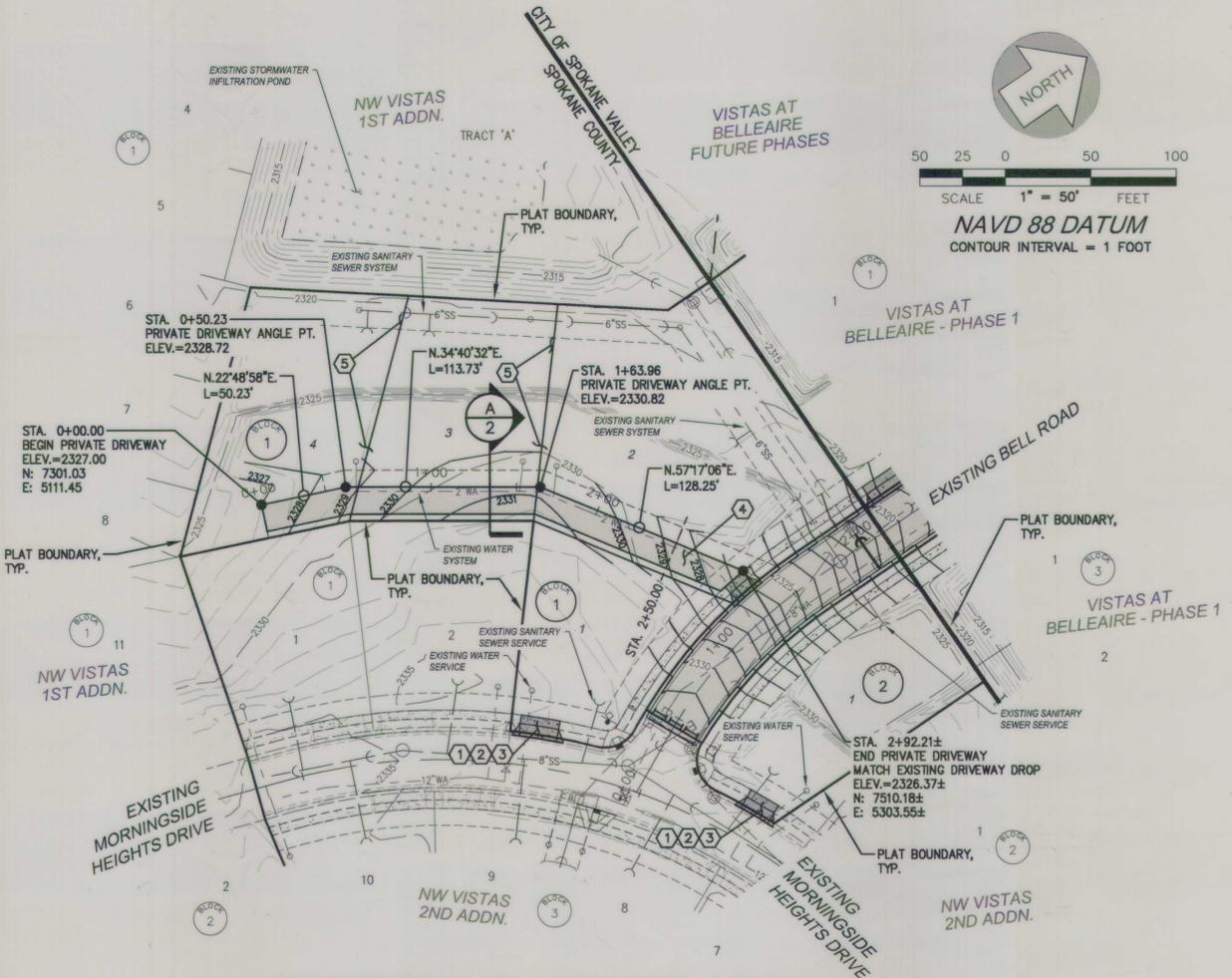
**SPOKANE COUNTY PUBLIC WORKS**  
DIVISION OF ENGINEERING AND ROADS  
W. 1026 Broadway Ave.  
Spokane Wa. 99260  
509-477-3600

VERTICAL DATUM: 1" IRON PIPE LOCATED AT THE NORTHEAST CORNER OF NW VISTAS 2ND PLAT BOUNDARY. EL=2327.67 (NAVD 88)  
HORIZONTAL DATUM: ASSUMED. SEE PROJECT CONTROL TABLE  
CADD FILE NAME: 7653-015-R0-02-BELL.dwg

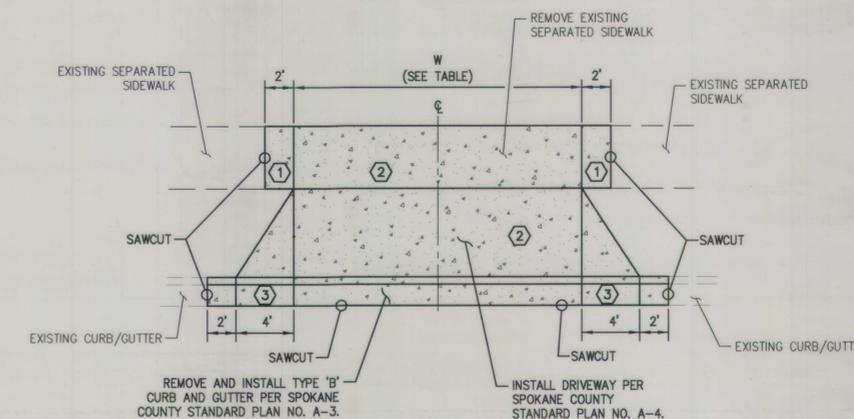
**SCALE**  
HORIZ. 1"=50'  
VERT. 1"=10'

<b>NORTHWEST VISTAS 3RD ADDITION</b>		<b>ROAD</b>
<b>BELL ROAD</b>		<b>SHEET</b>
<b>STA. 0+41.07 TO STA. 2+13.14</b>		<b>2</b>
<b>TYPICAL SECTION</b>		<b>4</b>

# A PORTION OF THE NORTHWEST 1/4 OF SECTION 30, T.25 N., R. 45 E., W.M.



PRIVATE DRIVEWAY - STA. 0+00.00 TO STA. 2+50.00  
 NOT TO SCALE  
 SEE CONSTRUCTION NOTE 4.



BLOCK / LOT	NORTHING	EASTING	WIDTH
BLK 1 / LOT 1	7355.51	5315.97	23.0'
BLK 2 / LOT 1	7433.62	5425.53	18.6'

NOTE: COORDINATES IN TABLE IS TO CENTER OF DRIVEWAY AT TOP/BACK OF CURB

## LIST OF UTILITY CONTACTS

OWNER	SANITARY SEWER
SUMMIT PROPERTIES 12720 E. NORA, SUITE E SPOKANE VALLEY, WA 99216 509.928.5777 CONTACT: CASEY MASON	SPOKANE COUNTY ENVIRONMENTAL SERVICES 1026 W. BROADWAY AVE. PUBLIC WORKS BUILDING, 4TH FL. SPOKANE, WA 99260 509.477.7180 CONTACT: CHRIS KNUDSON
DOMESTIC WATER	POWER
VERA WATER AND POWER DISTRICT 601 N. EVERGREEN RD. SPOKANE VALLEY, WA 99216 509.924.3800 CONTACT: BRIAN DILTS	VERA WATER AND POWER 601 N. EVERGREEN RD., SPOKANE, WA 99216 888.774.8272 CONTACT: BRIAN DILTS
CABLE	TELEPHONE
COMCAST 1717 E. BUCKEYE AVE SPOKANE, WA 99207 509.755.4717 509.370.7389 CONTACT: BRYAN RICHARDSON	AT&T COMMUNICATIONS OUTSIDE PLANT ENGINEERING & ROW 501 W. 2ND SPOKANE, WA 99204 509.459.6299 CONTACT: SHARI PARNELL
FIRE DEPARTMENT	GAS
FIRE DISTRICT 8 12100 E. PALOUSE HIGHWAY VALLEYFORD, WA 99036 509-926-6699 CONTACT: DISTRICT CHIEF	AVISTA UTILITIES 1411 EAST MISSION AVE. SPOKANE, WA 99252 509.994.6819 509.495.4094 CONTACT: KEN WUESTHOFF

## CONSTRUCTION NOTES:

- ALL DETAILS SHALL BE PER CITY OF SPOKANE VALLEY STANDARDS UNLESS OTHERWISE NOTED.
- 1. INSTALL 5' WIDE CONCRETE SIDEWALK PER SPOKANE COUNTY STANDARD PLAN NO. A-1. SEE DETAIL 1 THIS SHEET, FOR DRIVEWAY LOCATIONS WHERE SLAB THICKNESS SHALL BE 6".
- 2. INSTALL DRIVEWAY CURB DROP PER SPOKANE COUNTY STANDARD PLAN NO. A-4. EXISTING SIDEWALK AND CURB/GUTTER SHALL BE SAWCUT PER DETAIL 1 THIS SHEET.
- 3. INSTALL 'TYPE B' CONCRETE CURB AND GUTTER PER SPOKANE COUNTY STANDARD NO. A-3.
- 4. WARP DRIVEWAY CROSS SECTION TO MATCH EXISTING BACK OF WALK FROM STA. 2+50.00 TO STA. 2+92.21.
- 5. PROVIDE AN OVERLAND DRAINAGE ROUTE TO THE NORTHWEST ALONG THE LOT LINES TO KEEP OVERLAND FLOW FROM THE DRIVEWAY AWAY FROM FUTURE HOUSE FOOTPRINTS.

## UTILITY STATEMENT

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UNDERGROUND SERVICE ALERT  
 ONE-CALL NUMBER  
**811**  
 CALL TWO BUSINESS DAYS BEFORE YOU DIG

The design improvements shown in this set of plans and calculations conform to the 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.

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

No.	Date	By	Ckd.	Appr.	Revisions



**Parametrix**  
 ENGINEERING, PLANNING, ENVIRONMENTAL SCIENCES  
 106 W MISSION AVENUE | SPOKANE, WA 99201  
 P. 509.328.3371 WWW.PARAMETRIX.COM

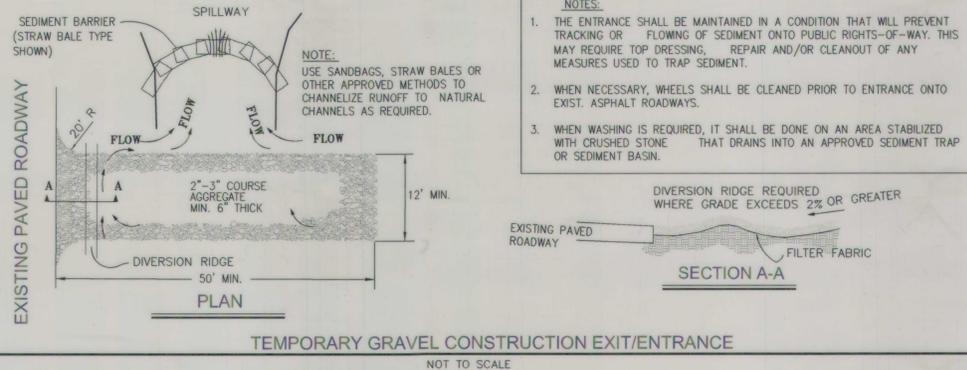
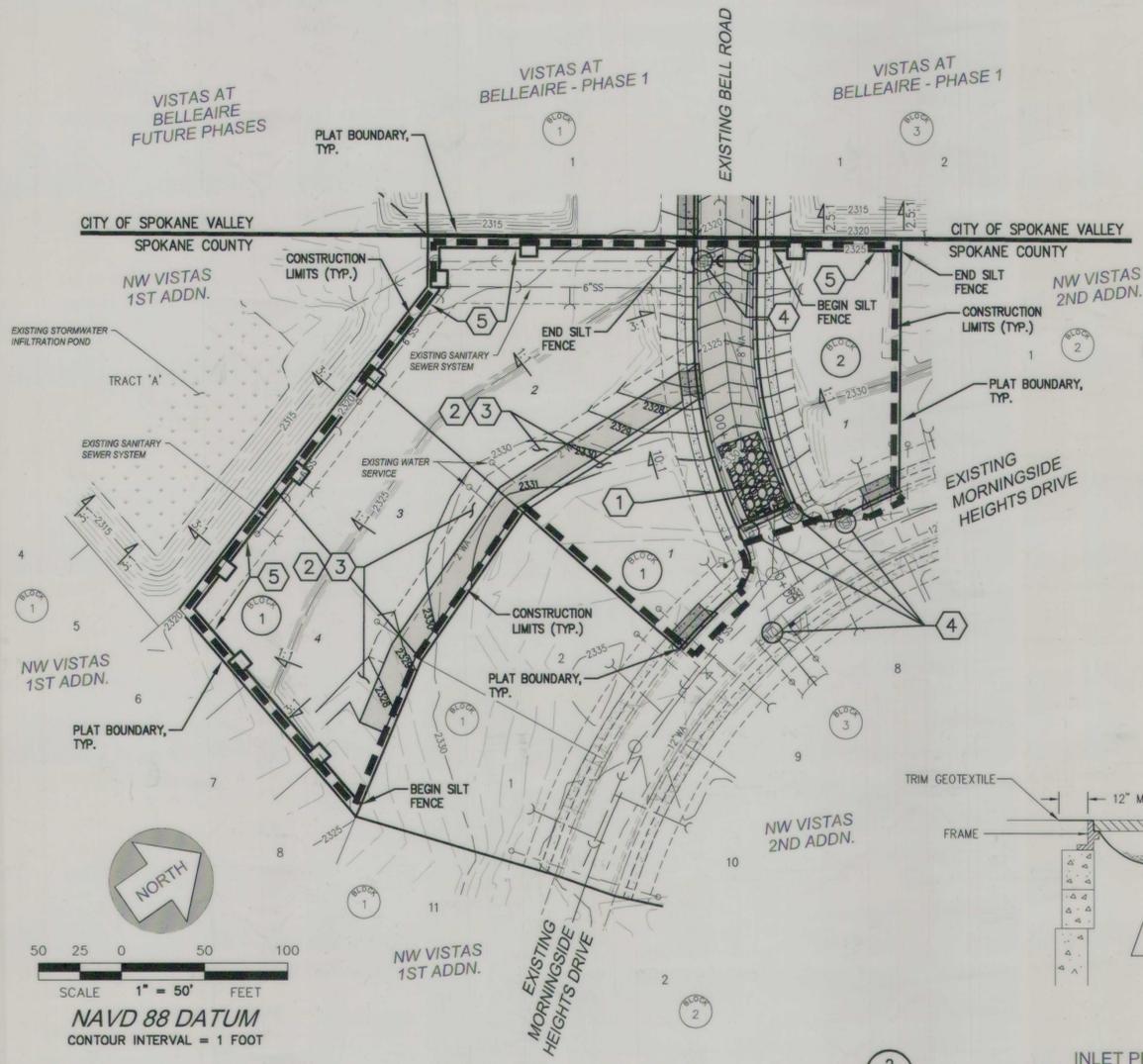
SPOKANE COUNTY PUBLIC WORKS  
 DIVISION OF ENGINEERING AND ROADS  
 W. 1026 Broadway Ave.  
 Spokane Wa. 99260  
 509-477-3600

VERTICAL DATUM: 1" IRON PIPE LOCATED AT THE NORTHEAST CORNER OF NW VISTAS 2ND PLAT BOUNDARY. EL = 2327.67 (NAVD 88)  
 HORIZONTAL DATUM: ASSUMED. SEE PROJECT CONTROL TABLE, SHEET 1.  
 CADD FILE NAME: 7653-015-RD-03-SITE.dwg

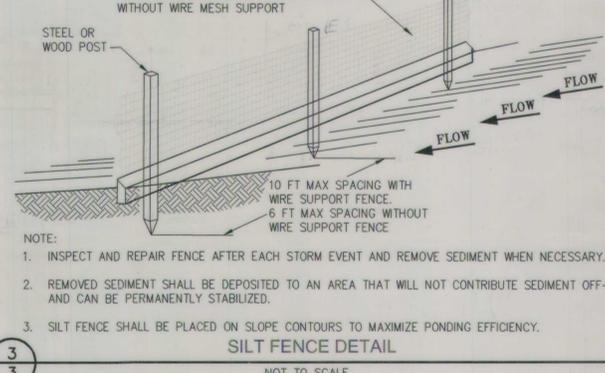
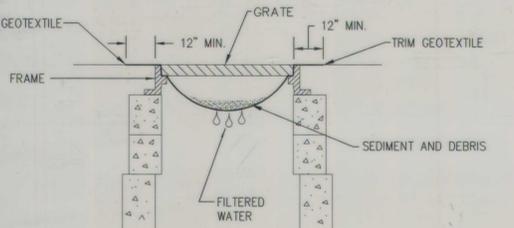
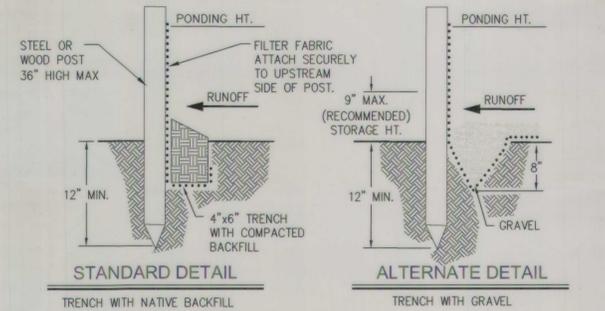
SCALE  
 HORIZ. 1"=50'  
 VERT. 1"=10'

NORTHWEST VISTAS 3RD ADDITION  
**PRIVATE DRIVEWAY SITE PLAN AND TYPICAL SECTION**  
 SITE SHEET 3 OF 4

# A PORTION OF THE NORTHWEST 1/4 OF SECTION 30, T.25 N., R. 45 E., W.M.



**SPOKANE COUNTY ENGINEERS OFFICE**  
**OFFICIAL PUBLIC DOCUMENT ORIGINAL**  
**CONSTRUCTION PLANS**  
 PROJECT #:  
 DATE ACCEPTED:  
 ACCEPTANCE EXPIRES:  
 PROJECT LANE MILES PUBLIC:  
 PROJECT LANE MILES PRIVATE:  
 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) 477-3300 NOTIFY PERMIT ENGINEER 3 BUSINESS DAYS PRIOR TO CONSTRUCTION



### GRADING, EROSION AND SEDIMENT CONTROL NOTES:

1. THE FOLLOWING CONSTRUCTION SEQUENCE SHALL BE FOLLOWED IN ORDER TO BEST MINIMIZE THE POTENTIAL FOR EROSION AND SEDIMENTATION CONTROL PROBLEMS:
  - A. CLEAR AND GRUB SUFFICIENTLY FOR INSTALLATION OF TEMPORARY ESC BMPs;
  - B. INSTALL TEMPORARY ESC BMPs, CONSTRUCTING SEDIMENT TRAPPING BMPs AS ONE OF THE FIRST STEPS PRIOR TO GRADING;
  - C. CLEAR, GRUB AND ROUGH GRADE FOR ROADS, TEMPORARY ACCESS POINTS AND UTILITY LOCATIONS;
  - D. STABILIZE ROADWAY APPROACHES AND TEMPORARY ACCESS POINTS WITH THE APPROPRIATE CONSTRUCTION ENTRY BMP;
  - E. CLEAR, GRUB AND GRADE INDIVIDUAL LOTS OR GROUP OF LOTS;
  - F. TEMPORARY STABILIZE, THROUGH RE-VEGETATION OR OTHER APPROPRIATE BMPs. LOTS OR GROUPS OF LOTS IN SITUATIONS WHERE SUBSTANTIAL CUT OF FILL SLOPES ARE A RESULT OF THE SITE GRADING;
  - G. CONSTRUCT ROADS, BUILDINGS, PERMANENT STORMWATER FACILITIES (I.E. INLETS, PONDS, UIC FACILITIES, ETC.);
  - H. PROTECT ALL PERMANENT STORMWATER FACILITIES UTILIZING THE APPROPRIATE BMPs;
  - I. INSTALL PERMANENT ESC CONTROLS, WHEN APPLICABLE; AND,
  - J. REMOVE TEMPORARY ESC CONTROLS WHEN:
2. PERMANENT ESC CONTROLS, WHEN APPLICABLE, HAVE BEEN COMPLETELY INSTALLED;
3. ALL LAND-DISTURBING ACTIVITIES THAT HAVE THE POTENTIAL TO CAUSE EROSION OR SEDIMENTATION PROBLEMS HAVE CEASED; AND,
4. VEGETATION HAD BEEN ESTABLISHED IN THE AREAS NOTED AS REQUIRING VEGETATION ON THE ACCEPTED ESC PLAN ON FILE WITH THE LOCAL JURISDICTION.
5. INSPECT ALL ROADWAYS, AT THE END OF EACH DAY, ADJACENT TO THE CONSTRUCTION ACCESS ROUTE. IF IT IS EVIDENT THAT SEDIMENT HAS BEEN TRACKED OFF SITE AND/OR BEYOND THE ROADWAY APPROACH, CLEANING IS REQUIRED.
6. IF SEDIMENT REMOVAL IS NECESSARY PRIOR TO STREET WASHING, IT SHALL BE REMOVED BY SHOVELING OR PICKUP SWEEPING AND TRANSPORTED TO A CONTROLLED SEDIMENT DISPOSAL AREA.
7. IF STREET WASHING IS REQUIRED TO CLEAN SEDIMENT TRACKED OFF SITE, ONCE SEDIMENT HAS BEEN REMOVED, STREET WASH WASTEWATER SHALL BE CONTROLLED BY PUMPING BACK ON-SITE OR OTHERWISE PREVENTED FROM DISCHARGING INTO SYSTEMS TRIBUTARY TO WATERS OF THE STATE.
8. RESTORE CONSTRUCTION ACCESS ROUTE EQUAL TO OR BETTER THAN THE PRE-CONSTRUCTION CONDITION. AND GRATE.
9. RETAIN THE DUFF LAYER, NATIVE TOPSOIL, AND NATURAL VEGETATION IN AN UNDISTURBED STATE TO THE MAXIMUM EXTENT PRACTICAL.
10. INSPECT SEDIMENT CONTROL BMPs WEEKLY AT A MINIMUM, DAILY DURING A STORM EVENT, AND AFTER ANY DISCHARGE FROM THE SITE (STORMWATER OR NON-STORMWATER). THE INSPECTION FREQUENCY MAY BE REDUCED TO ONCE A MONTH IF THE SITE IS STABILIZED AND INACTIVE.
11. CONTROL FUGITIVE DUST FROM CONSTRUCTION ACTIVITY IN ACCORDANCE WITH THE STATE AND/OR LOCAL AIR QUALITY CONTROL AUTHORITIES WITH JURISDICTION OVER THE PROJECT AREA.
12. STABILIZE EXPOSED UNWORKED SOILS (INCLUDING STOCKPILES), WHETHER AT FINAL GRADE OR NOT, WITHIN 10 DAYS DURING THE REGIONAL DRY SEASON (JULY 1 THROUGH SEPTEMBER 30) AND WITHIN 5 DAYS DURING THE REGIONAL WET SEASON (OCTOBER 1 THROUGH JUNE 30). SOILS MUST BE STABILIZED AT THE END OF A SHIFT BEFORE A HOLIDAY WEEKEND IF NEEDED BASED ON THE WEATHER FORECAST. THIS TIME LIMIT MAY ONLY BE ADJUSTED BY A LOCAL JURISDICTION WITH A "QUALIFIED LOCAL PROGRAM", IF IT CAN BE DEMONSTRATED THAT THE RECENT PRECIPITATION JUSTIFIES A DIFFERENT STANDARD AND MEETS THE REQUIREMENTS SET FORTH IN THE CONSTRUCTION STORMWATER GENERAL PERMIT.
13. PROTECT INLETS, DRYWELLS, CATCH BASINS, AND OTHER STORMWATER MANAGEMENT FACILITIES FROM SEDIMENT, WHETHER OR NOT FACILITIES ARE OPERABLE. INSTALL GEOTEXTILE FABRIC BETWEEN THE STRUCTURE FRAME AND GRATE.
14. KEEP ROADS ADJACENT TO THE INLETS CLEAN.
15. INSPECT INLETS WEEKLY AT A MINIMUM AND DAILY DURING STORM EVENTS.
16. CONSTRUCT STORMWATER CONTROL FACILITIES (DETENTION/RETENTION STORAGE POND OR SWALES) BEFORE GRADING BEGINS. THESE FACILITIES SHALL BE OPERATIONAL BEFORE CONSTRUCTION OF IMPERVIOUS SITE IMPROVEMENTS.
17. STOCKPILE MATERIALS (SUCH AS TOPSOIL) ON SITE, KEEPING OFF OF ROADWAYS AND SIDEWALKS.
18. COVER, CONTAIN AND PROTECT ALL CHEMICAL, LIQUID PRODUCTS, PETROLEUM PRODUCTS, AND NON-INERT WASTES PRESENT ON SITE FROM VANDALISM (SEE CHAPTER 173-304 WAC FOR THE DEFINITION OF INERT WASTE), USE SECONDARY CONTAINMENT FOR ON-SITE FUELING TANKS.
19. CONDUCT MAINTENANCE AND REPAIR OF HEAVY EQUIPMENT AND VEHICLES INVOLVING OIL CHANGES, HYDRAULIC SYSTEM REPAIRS, SOLVENT AND DE-GREASING OPERATIONS, FUEL TANK DRAIN DOWN AND REMOVAL, AND OTHER ACTIVITIES THAT MAY RESULT IN DISCHARGE OR SPILLAGE OF POLLUTANTS TO THE GROUND OR INTO STORMWATER RUNOFF USING SPILL PREVENTION MEASURES, SUCH AS DRIP PANS. CLEAN ALL CONTAMINATED SURFACES IMMEDIATELY FOLLOWING ANY DISCHARGE OR SPILL INCIDENT. IF RAINING OVER EQUIPMENT OR VEHICLE, PERFORM EMERGENCY REPAIRS ON SITE USING TEMPORARY PLASTIC BENEATH THE VEHICLE.
20. CONDUCT APPLICATION OF AGRICULTURAL CHEMICALS, INCLUDING FERTILIZER AND PESTICIDES, IN SUCH A MANNER, AND AT APPLICATION RATES, THAT INHIBITS THE LOSS OF CHEMICALS INTO STORMWATER RUNOFF FACILITIES. AMEND MANUFACTURER'S RECOMMENDED APPLICATION RATES AND PROCEDURES TO MEET THIS REQUIREMENT, IF NECESSARY.
21. INSPECT ON A REGULAR BASIS (AT A MINIMUM WEEKLY, AND DAILY DURING/AFTER A RUNOFF PRODUCING EVENT) AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL BMPs TO ENSURE SUCCESSFUL PERFORMANCE OF THE BMPs. NOTE THAT INLET PROTECTION DEVICES SHALL BE CLEANED OR REMOVED AND REPLACED BEFORE SIX INCHES OF SEDIMENT CAN ACCUMULATE.
22. THE CONTRACTOR IS RESPONSIBLE FOR DESIGNATING A LOCATION ON SITE WHERE CONCRETE TRUCKS AND EQUIPMENT CAN BE WASHED OUT. THIS AREA SHALL NOT BE LOCATED NEAR OR DRAINING INTO A STORM DRAINAGE AREA, TREATMENT AREA OR FACILITY.
23. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING A DESIGNATED AREA ON SITE FOR TIRE WASHING.
24. THE CONTRACTOR IS REQUIRED TO KEEP AN UPDATED COPY OF THE TESC PLAN ON-SITE.
25. THE CONTRACTOR SHALL INSTALL ALL EROSION AND SEDIMENT CONTROL MEASURES AT THE CONSTRUCTION LIMITS PRIOR TO ANY GROUND DISTURBING ACTIVITIES.
26. IMPLEMENTATION OF THE ESC PLANS AND UPDATING OR UPGRADING OF THE ESC FACILITIES ARE THE CONTRACTOR'S RESPONSIBILITY UNTIL CONSTRUCTION IS COMPLETE AND THE DISTURBED AREAS HAVE BEEN PERMANENTLY STABILIZED.
27. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING ROCK CONSTRUCTION ENTRIES AT ANY AND ALL LOCATIONS USED TO ENTER OR EXIT THE PROJECT SITE.
28. REMOVE TEMPORARY ESC BMPs WITHIN 30 DAYS AFTER THE TEMPORARY BMPs ARE NO LONGER NEEDED. PERMANENTLY STABILIZE AREAS THAT ARE DISTURBED DURING THE REMOVAL PROCESS.

**PROPERTY OWNER:** SUMMIT PROPERTIES, INC.  
 12720 E. NORA, SUITE E  
 SPOKANE, WA 99216-1197

**PERMIT APPLICANT:** SUMMIT PROPERTIES, INC.  
 12720 E. NORA, SUITE E  
 SPOKANE, WA 99216-1197

**CONTACT PERSON AT PROJECT SITE:** CASEY MASON PHONE # (509) 590-8383

**PROJECT ADDRESS:** NORTH OF NW VISTAS 2ND ADDITION, BELLEAIRE PHASE 4, AND BELLEAIRE PHASE 2.

**PROJECT DESCRIPTION:** CONTINUATION OF SINGLE FAMILY RESIDENTIAL DEVELOPMENT INCLUDING PUBLIC ASPHALT ROADS, SEWER AND WATER SYSTEMS

**DESCRIPTION OF ESC MEASURES:** ESC MEASURES INCLUDE SILT FENCES AND GRAVEL CONSTRUCTION ENTRANCES IN ADDITION TO BMPs DEFINED IN THE STORMWATER MANAGEMENT MANUAL FOR EASTERN WASHINGTON PUBLICATION NO. 04-10-076.

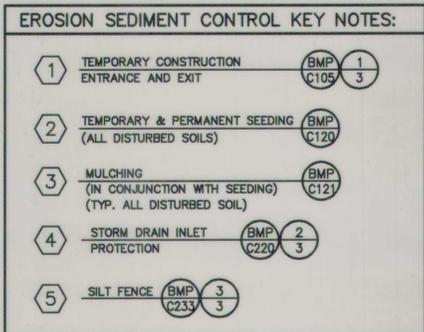
**DESCRIPTION OF EXISTING SITE VEGETATION:** THE SITE IS COMPOSED OF NATIVE GROUND WITH SLOPES RANGING FROM 5-30% AND GENERALLY DRAINS FROM SOUTHWEST TO NORTHEAST.

**LIST OF ON-SITE SOILS:** KLICKSON-SPEIGLE COMPLEX  
 SPEIGLE COBBLY ASHY LOAM  
 BOBBIT-LACY COMPLEX  
 PHOEBE ASHY SANDY LOAM  
 BONG, MOIST PHOEBE COMPLEX  
 SEABOLDT, WARM-BRINCKEN, MOIST COMPLEX  
 LAKESPRING-BRINCKEN, MOIST, COMPLEX  
 URBAN LAND-LAKESPRING, DISTURBED COMPLEX

**LEGAL DESCRIPTION:** SEE PLAT MAP

REFER TO THE STORMWATER  
 MANAGEMENT MANUAL FOR  
 EASTERN WASHINGTON,  
 PUBLICATION NO. 04-10-076  
 FOR EROSION CONTROL BMP'S.

- GENERAL NOTES:**
1. SLOPES SHALL BE STABILIZED AND BMP'S PROVIDED AT THE BEGINNING OF CONSTRUCTION IN THE SPRING.
  2. SLOPES WILL NEED TO BE MAINTAINED AND REESTABLISHED AS NECESSARY FOR 1 YEAR AFTER VEGETATION IS ESTABLISHED.
  3. INSTALL EROSION CONTROL BLANKETS AS NECESSARY DURING CONSTRUCTION.
  4. INFILTRATION PONDS SHALL BE CONSTRUCTED PRIOR TO GRADING. TEMPORARY DITCHES SHALL BE CONSTRUCTED AS NECESSARY DURING GRADING OPERATION TO INSURE WATER DRAINS TO INFILTRATION PONDS OR TEMPORARY PONDS, NOT OFFSITE.



**UTILITY STATEMENT**

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED AS ACCURATELY AS POSSIBLE FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. PARAMETRIX, INC. MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHER, WE DO NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN EXACT LOCATION INDICATED, ALTHOUGH WE DO CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

UNDERGROUND SERVICE ALERT  
 ONE-CALL NUMBER  
**811**  
 CALL TWO BUSINESS DAYS BEFORE YOU DIG

The design improvements shown in this set of plans and calculations conform to the 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.

No.	Date	By	Ckd.	Appr.	Revisions

Drawn: RRZ Date: 8/2019  
 Designed: RRZ Date: 8/2019  
 Checked: MAA Date: 8/2019



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**SPOKANE COUNTY PUBLIC WORKS**  
 DIVISION OF ENGINEERING AND ROADS  
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 Spokane Wa. 99260  
 509-477-3600

**VERTICAL DATUM:** 1" IRON PIPE LOCATED AT THE NORTHEAST CORNER OF NW VISTAS 2ND PLAT BOUNDARY. EL.=2327.67 (NAVD 88)

**HORIZONTAL DATUM:** ASSUMED. SEE PROJECT CONTROL TABLE, SHEET 1.

**CADD FILE NAME:** 7653-015-RD-04-ESC.dwg

**SCALE**

HORIZ. 1"=50'  
 VERT. N/A

**NORTHWEST VISTAS 3RD ADDITION**

**GRADING, EROSION, AND SEDIMENT CONTROL PLAN**

**GRADING SHEET 4**