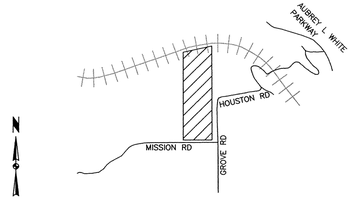

VICINITY MAP

PALISADES MEADOWS
SPOKANE COUNTY, WASHINGTON
EAST HALF OF SECTION 9, TOWNSHIP 25 N RANGE 42 E, W.M.
SPOKANE COUNTY, WA

ENGINEER'S CERTIFICATE

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 STORM WATER MANAGEMENT. THE SPOKANE COUNTY ENGINEER HAS APPROVED ALL DESIGN DEVIATIONS. I APPROVE THESE PLANS FOR CONSTRUCTION.

STANDARD CONSTRUCTION NOTES

1. ALL WORK AND MATERIALS SHALL BE IN CONFORMANCE WITH THE "SPOKANE COUNTY STANDARDS FOR ROAD AND SEWER CONSTRUCTION" 2001, AND AS AMENDED.
2. 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.
3. THE CONTRACTOR IS REQUIRED TO HAVE A COMPLETE SET OF THE APPROVED ROAD AND DRAINAGE PLANS ON THE JOB WHENEVER CONSTRUCTION IS IN PROGRESS.
4. 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.
5. PRIOR TO SITE CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR LOCATING UNDERGROUND UTILITIES.
6. 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.
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 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

SHEET INDEX

1. TITLE SHEET
2. STREET & DRAINAGE PLAN
3. TYPICAL ROADWAY SECTION , CUL DE SAC AND INTERSECTION PLANS

RECORD DRAWINGS

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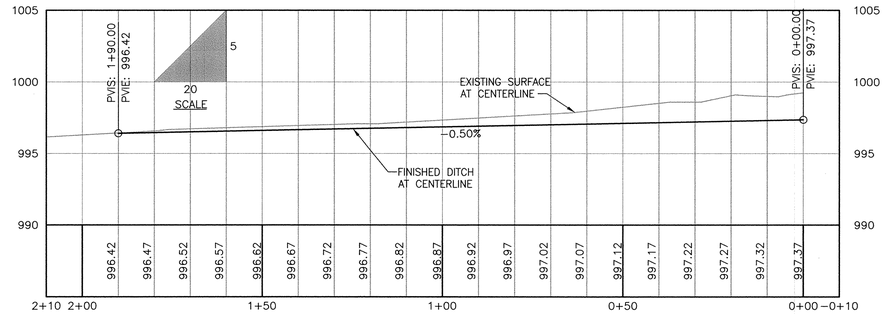
Thomas, Dean & Hoskins, Inc.

Engineer: Randy Noble

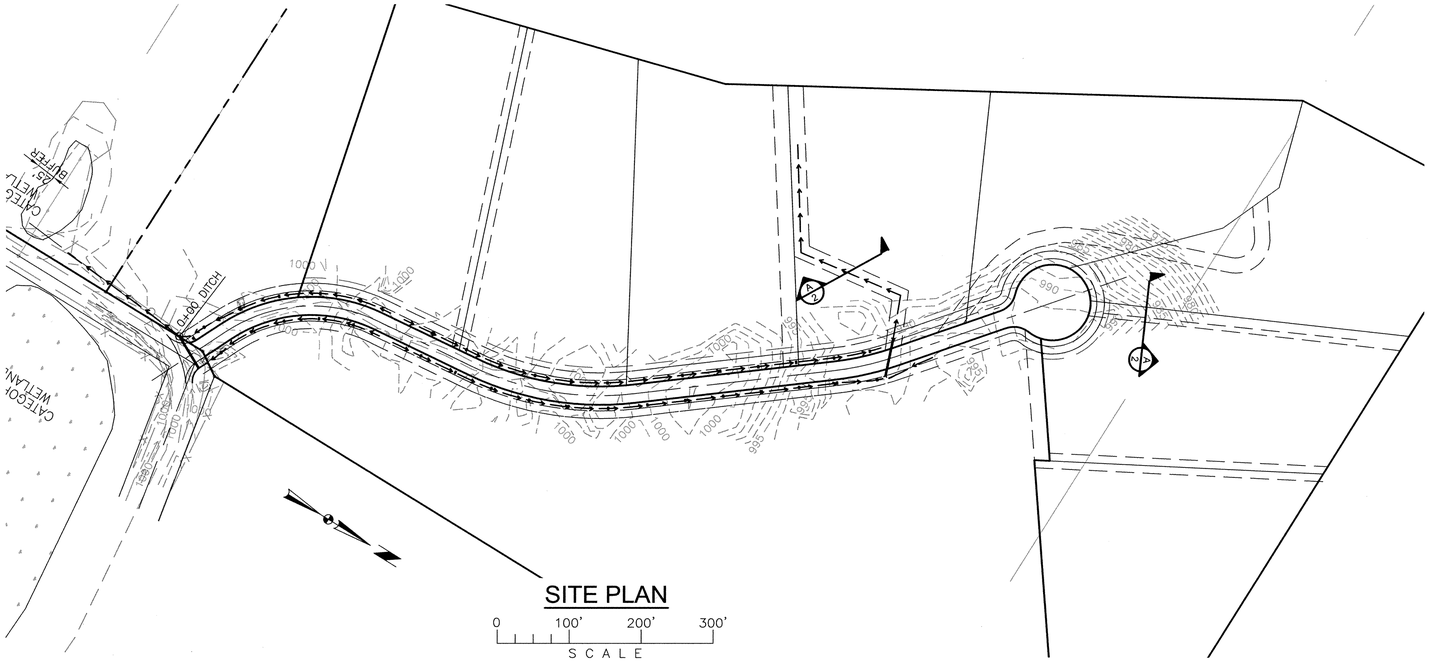
Date: 7/25/07

STANDARD DRAWINGS — SYMBOL

SPOKANE COUNTY
STREET NAME SIGNS — A-16



DITCH PROFILE



SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT
ORIGINAL
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CERTIFIED RECORD DRAWINGS
PROJECT #: P1954
DATE ACCEPTED: 7/27/07

LEGEND

- NEW PLAT BOUNDARY
- NEW LOT LINE
- 5' CONTOUR LINE
- 1 ' CONTOUR LINE
- EXISTING DITCH
- NEW DITCH / FLOW LINE
- EXISTING EDGE OF GRAVEL
- NEW EDGE OF ASPHALT
- NEW SWALE
- NEW CULVERT
- EXISTING WOOD FENCE
- EXISTING WIRE FENCE
- EXISTING CHAIN LINK FENCE
- NEW DRAINAGE EASEMENT
- LIMITS OF CUT
- LIMITS OF FILL
- UTILITY POLE
- NEW STREET SIGN
- CONTROL POINT
- NEW CHECK DAM

BENCHMARK

CONTROL POINT CP #802 - ASSUMED ELEVATION = 1001.83

LOCATION - EAST SIDE OF PALISADES LANE AT STATION 7+96.76, 48.06' RT.

DEVELOPER

DATE

P1954 Eng As-built

EXPIRES: 6/25/08

THOMAS, DEAN & HOSKINS, INC.
ENGINEERING CONSULTANTS
MONTANA WASHINGTON IDAHO
GREAT FALLS—BOZEMAN—KALISPELL—HELENA
SPOKANE LEWISTON

TD&H

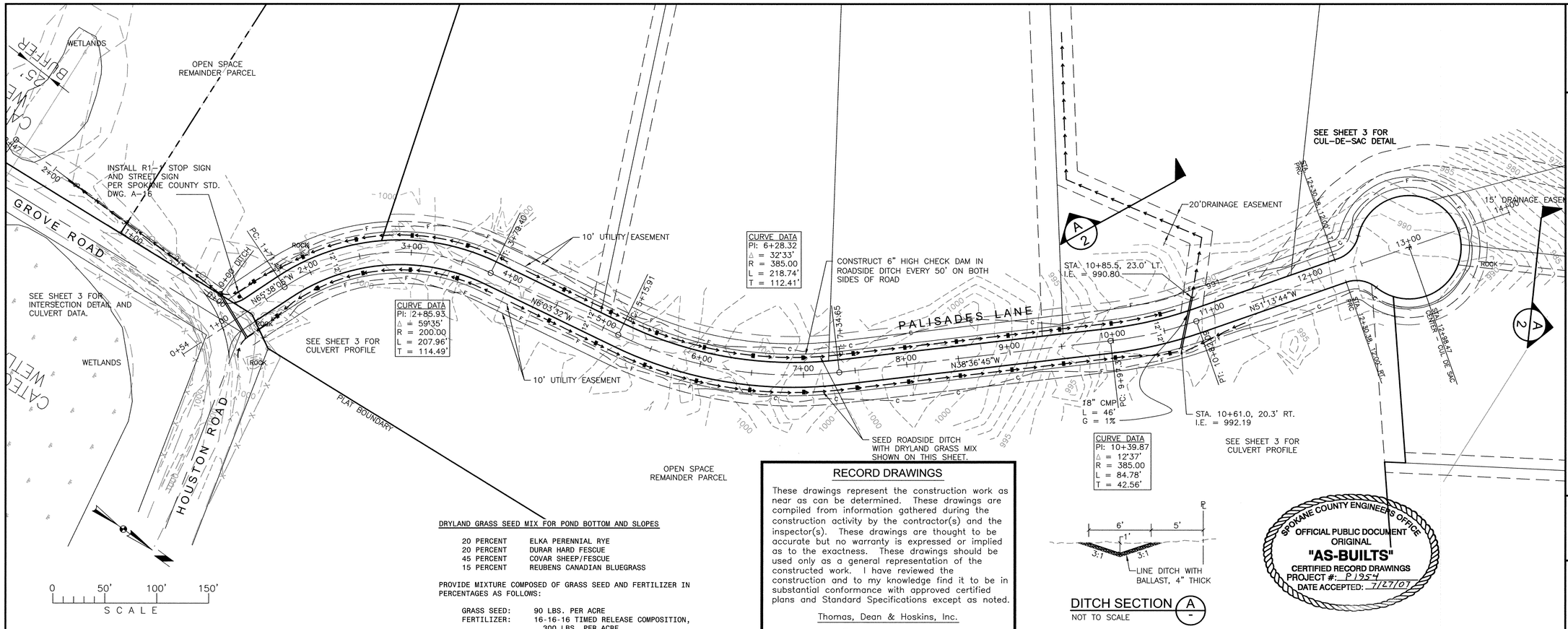
REVISIONS
BY GWH DATE 7/13/07 DESCR RECORD DRAWING
BY DATE DESCR
BY DATE DESCR

DRAWN BY:	EJD
DESIGNED BY:	DAW
QUALITY CHECK:	DAW
DATE:	1/11/06
JOB NO.	S05-077
FIELDBOOK	SDR

PALISADES MEADOWS
SPOKANE COUNTY, WASHINGTON

TITLE SHEET

CAD NO. S05-077-BM .DWG
SHEET 1 OF 3



DRYLAND GRASS SEED MIX FOR POND BOTTOM AND SLOPES

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 SHALL BE DONE IN ACCORDANCE WITH WSDOT STANDARD SPECIFICATIONS, SEC. 8-01.

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Thomas, Dean & Hoskins, Inc.

Engineer: Randy Noble

Date: 7/25/07

DITCH SECTION A
NOT TO SCALE

SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT
ORIGINAL
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PROJECT #: P-1954
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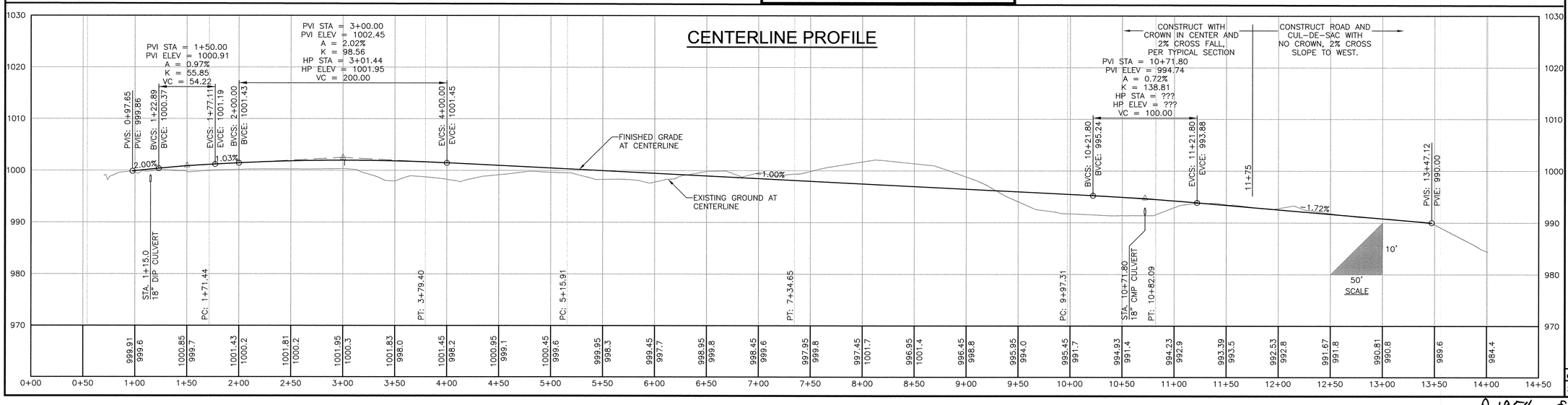


THOMAS, DEAN & HOSKINS, INC.
ENGINEERING CONSULTANTS
GREAT FALLS-BOZEMAN-KALISPELL-HELENA
SPOKANE LEWISTON
MONTANA WASHINGTON IDAHO

REVISIONS RECORD DRAWING
BY GWH DATE 7/13/07 DESCR
BY DATE DESCR
BY DATE DESCR

TD&H

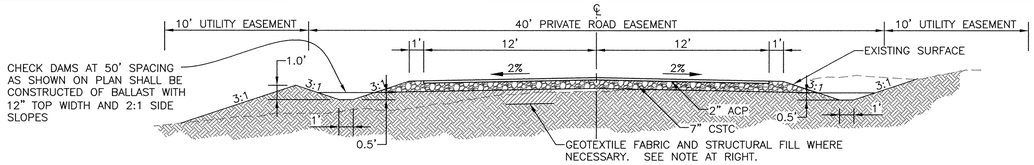
DRAWN BY:	EJD
DESIGNED BY:	DAW
QUALITY CHECK:	CWM
DATE:	1/11/06
JOB NO.	S05-077
FIELDBOOK	SDR

PALISADES MEADOWS
SPOKANE COUNTY, WASHINGTON

PALISADES LANE 0+50 TO 13+50
STREET AND DRAINAGE PLAN

CAD NO. S05-077-BM .DWG
SHEET 2 OF 3

P-1954 Eng As Built



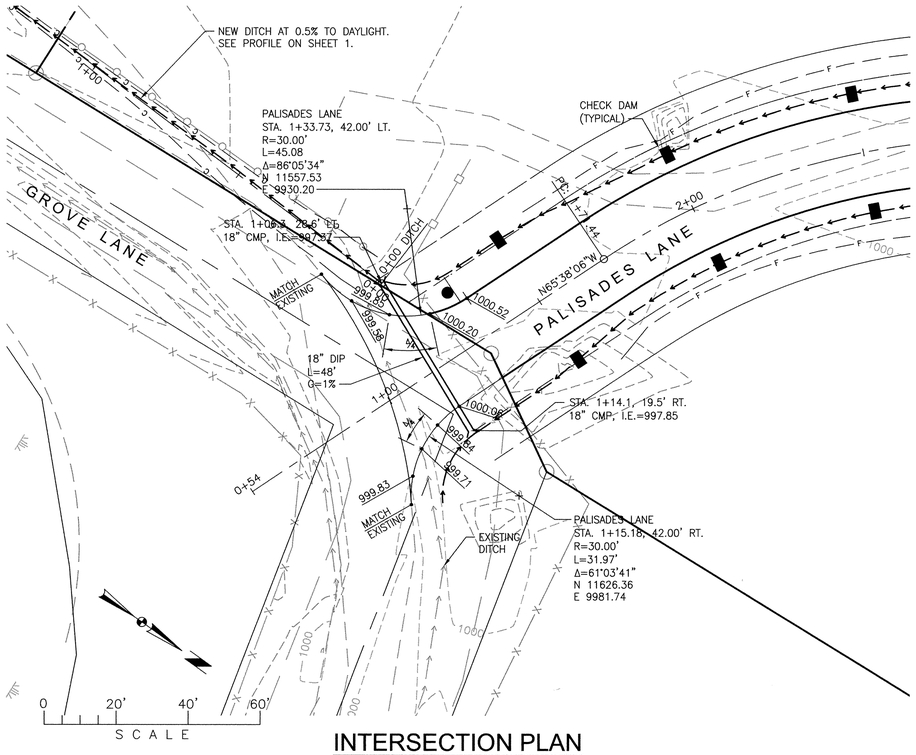
TYPICAL ROADWAY SECTION

(STA. 1+00 TO 11+00)

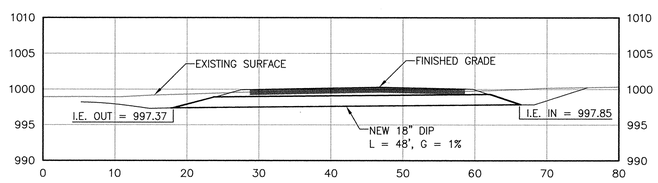
0 5' 10' 15'

SCALE

NOTE: IN AREAS WHERE THE ROAD SECTION WILL BE CONSTRUCTED ON SOFT, RESIDUAL OR DEPOSITED SOIL ABOVE THE BEDROCK, AT SUBGRADE ELEVATION, ONE FOOT OF UNSUITABLE SOIL SHALL BE REMOVED. STRUCTURAL FILL SHALL BE PLACED ON NON-WOVEN GEOTEXTILE FABRIC AND COMPACTED AT 95%.



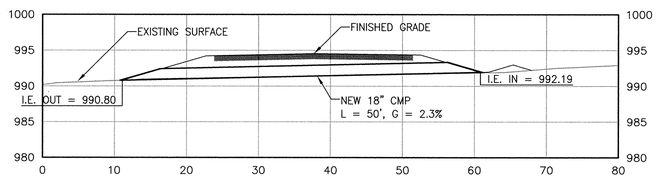
INTERSECTION PLAN



CULVERT PROFILE - STA. 1+15

0 10' 20' 30'

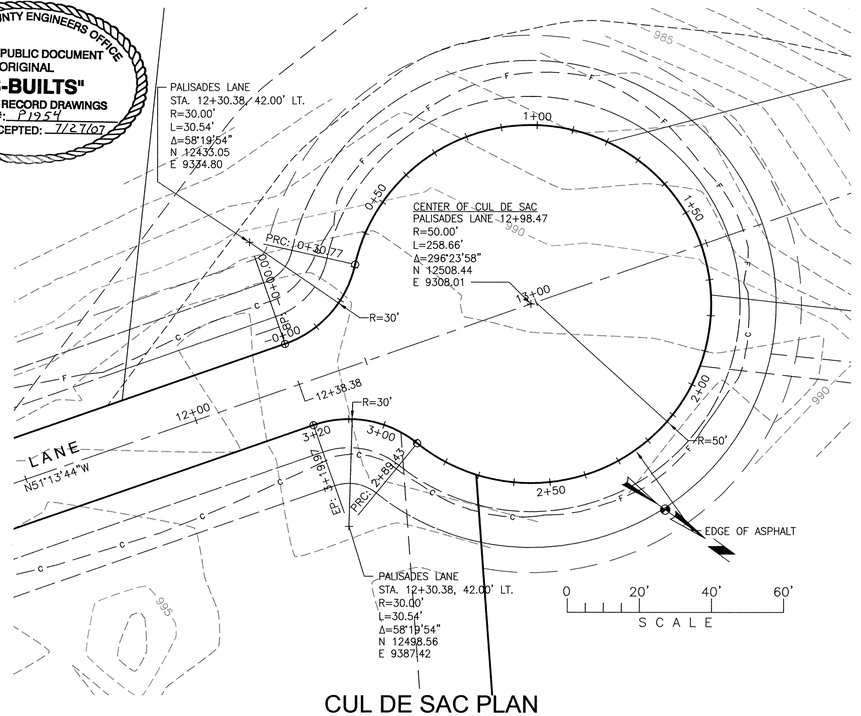
SCALE



CULVERT PROFILE - STA. 10+79

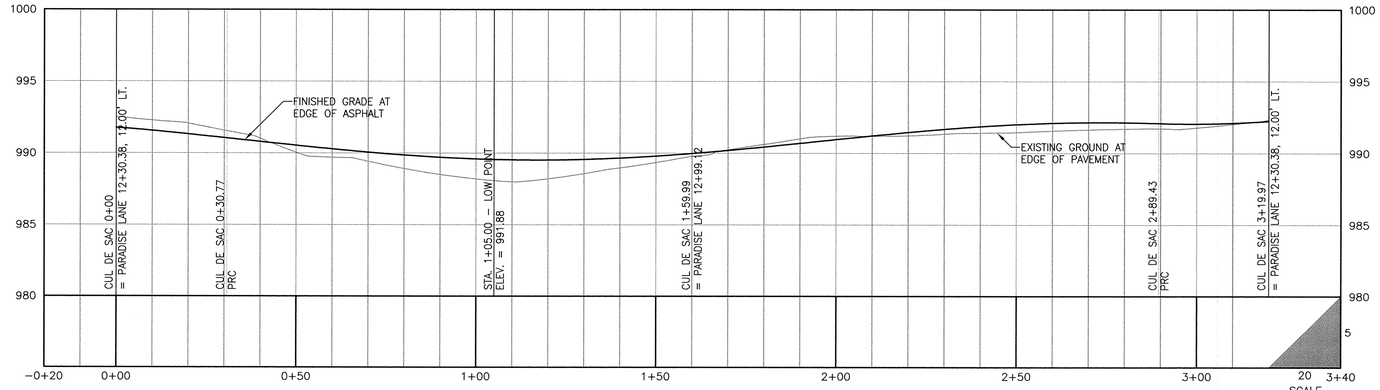
0 10' 20' 30'

SCALE



CUL DE SAC PLAN

CUL DE SAC - EDGE OF PAVEMENT PROFILE



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Thomas, Dean & Hoskins, Inc.

Engineer: Randy Noble

Date: 7/25/07

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OFFICIAL PUBLIC DOCUMENT
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WASHINGTON STATE REGISTERED PROFESSIONAL ENGINEER — STATE OF WASHINGTON — GREGORY W. HOSKINS — EXPIRES: 6/25/08

REVISIONS RECORD DRAWING
BY GWH DATE 7/13/07 DESCR
BY DATE DESCR
BY DATE DESCR

TD&H

THOMAS, DEAN & HOSKINS, INC.
ENGINEERING CONSULTANTS
GREAT FALLS—BOZEMAN—KALISPELL—HELENA
SPOKANE LEWISTON
MONTANA WASHINGTON IDAHO

DRAWN BY:	EJD
DESIGNED BY:	DAW
QUALITY CHECK:	DAW
DATE:	1/11/06
JOB NO.	S05-077
FIELDBOOK	SDR

PALISADES MEADOWS
SPOKANE COUNTY, WASHINGTON

TYPICAL ROADWAY SECTION, CUL DE SAC AND INTERSECTION PLANS

CAD NO. S05-077-BM .DWG

SHEET 3 OF 3

P-1954 Eng As Built

PALISADES MEADOWS
SPOKANE COUNTY, WASHINGTON
EAST HALF OF SECTION 9, TOWNSHIP 25 N RANGE 42 E, W.M.
SPOKANE COUNTY, WA

EROSION NOTES

PROPERTY OWNER – PALISADES CONSERVATION DEVELOPMENT, L.L.C.

PERMIT APPLICANT – PALISADES CONSERVATION DEVELOPMENT, L.L.C.

CONTACT PERSON – TIM SWEET, 482–2722

PROJECT ADDRESS – PALISADES CONSERVATION DEVELOPMENT, L.L.C.
P.O. BOX 6470
SPOKANE, WA 99217

PLAN PREPARED BY – THOMAS, DEAN & HOSKINS, INC.

PROJECT DESCRIPTION –CONSTRUCTION OF PRIVATE ROAD, CULVERTS AND DITCHES FOR 8 LOT RESIDENTIAL DEVELOPMENT.

DESCRIPTION OF ESC MEASURES – ROCK CONSTRUCTION ENTRY AT GROVE ROAD. INSTALLATION OF SILT FENCE AT THE PROPOSED DRAINAGE DITCH.

EXISTING VEGETATION – VACANT LAND WITH GRASS, WEEDS AND ROCK.

SITE SOILS – HESSELTINE SILT LOAM

EROSION CONTROL NOTES

1. AN EROSION/SEDIMENTATION CONTROL (ESC) PLAN IS REQUIRED FOR THIS PROJECT. IMPLEMENTATION OF THE ESC PLAN, AND CONSTRUCTION, MAINTENANCE, AND UPGRADING OF THE ESC 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 ESC PLAN DOES NOT CONSTITUTE APPROVAL OF ANY OF THE PROPOSED ROAD, STORM DRAINAGE, GRADING OR UTILITY DESIGN ELEMENTS SHOWN ON THE ESC PLAN.

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

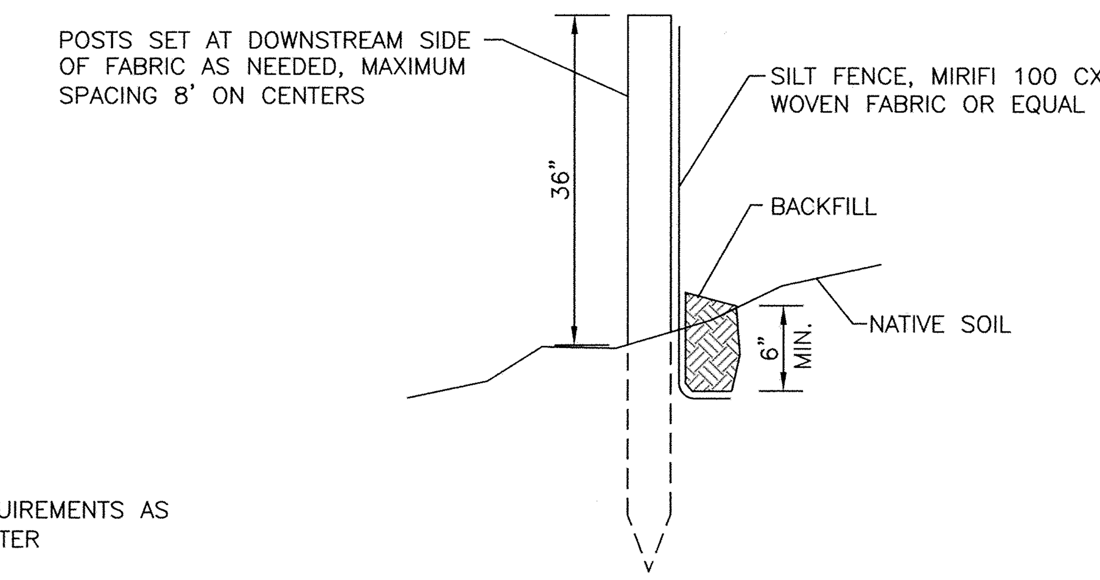
4. THE CONTRACTOR/DEVELOPER IS RESPONSIBLE FOR INSTALLING ROCK CONSTRUCTION ENTRIES AT ANY AND ALL LOCATIONS USED TO ENTER OR EXIT THE PROJECT SITE..

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

6. CONCRETE TRUCK WASHOUT SHALL NOT BE DONE IN DRAINAGE SWALES OR PONDS. CONCRETE TRUCKS SHALL NOT WASH OUT IN IN AREAS THAT COULD DRAIN INTO SWALES OR PONDS.

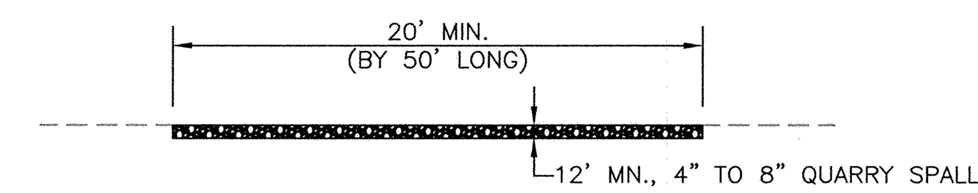
THIS PLAN WAS PREPARED BY ME TO MEET ESC PLAN REQUIREMENTS AS LISTED IN CHAPTER 4.5 OF THE "GUIDELINES FOR STORMWATER MANAGEMENT"

DAVE WALL, P.E. DATE



SILT FENCE DETAIL

ROCK CONSTRUCTION ENTRY TO BE CONSTRUCTED WHERE SHOWN ON PLANS AND AT OTHER MAIN ENTRIES TO CONSTRUCTION SITE.



ROCK CONSTRUCTION ENTRY DETAIL

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Thomas, Dean & Hoskins, Inc.

Engineer: Randy Noble

Date: 7/25/07

EXPIRES: 6/25/08

REVISIONS
BY GWH DATE 7/13/07 DESCR RECORD DRAWING
BY ___ DATE ___ DESCR ___
BY ___ DATE ___ DESCR ___

THOMAS, DEAN & HOSKINS, INC.
ENGINEERING CONSULTANTS
GREAT FALLS–BOZEMAN–KALISPELL–HELENA MONTANA
SPOKANE WASHINGTON
LEWISTON IDAHO

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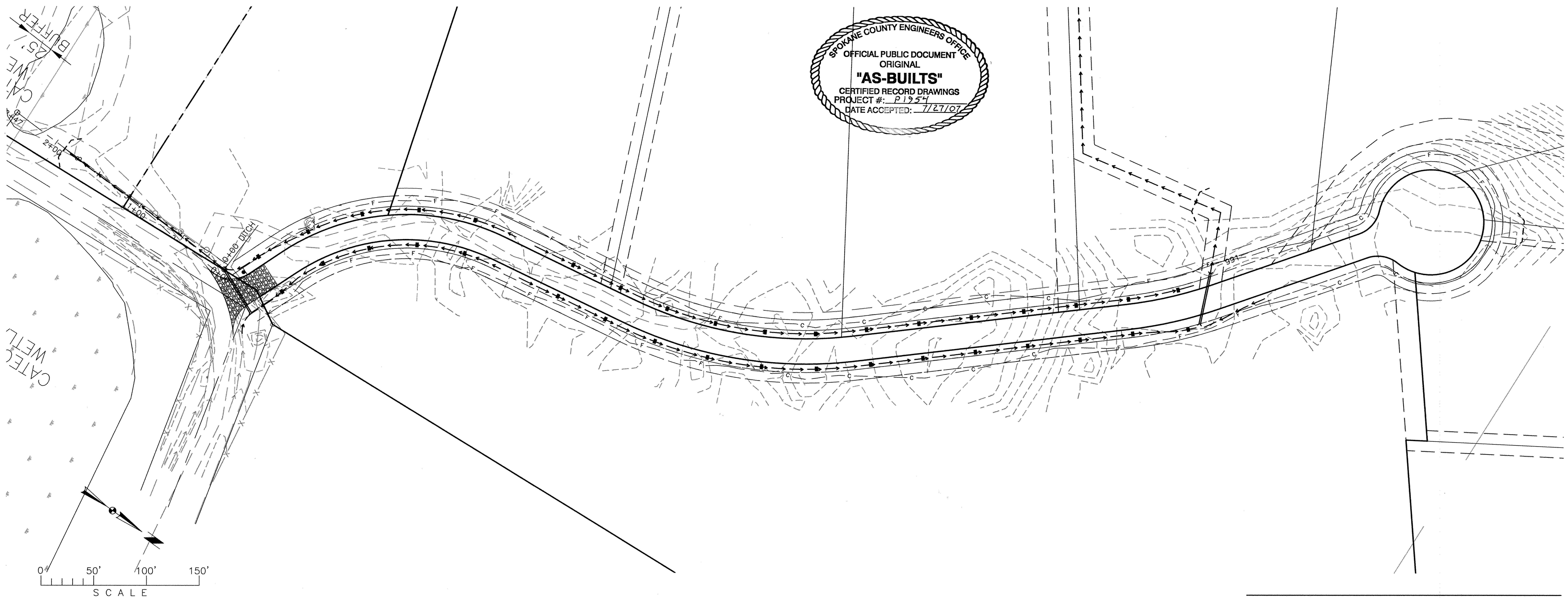

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PALISADES MEADOWS
SPOKANE COUNTY, WASHINGTON

EROSION CONTROL PLAN

CAD NO. S05-077-BM .DWG
SHEET 1 OF 1

P-1954 Eng As Builts