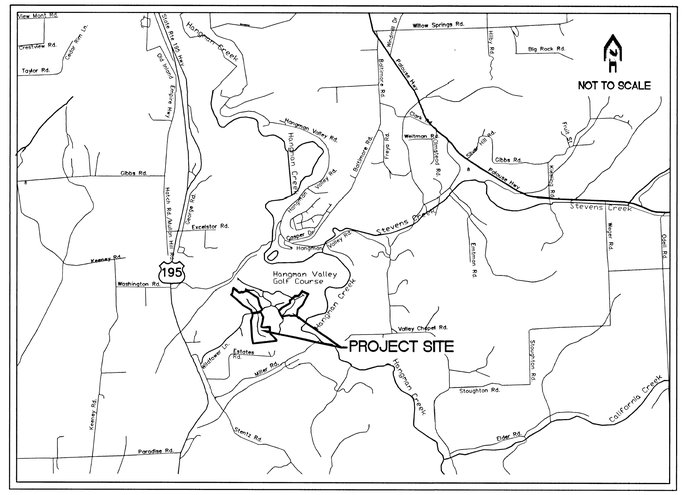
SITE CONSTRUCTION PLANS FOR:

THE RIDGE AT HANGMAN

PHASE IV

SPOKANE, WASHINGTON

SEC. 28 & 33, T. 24 N. , R. 43 E. , W.M.



VICINITY MAP

SCHEDULE OF DRAWINGS

SHEET NO.	DESCRIPTION
ROAD AND DRAINAGE	
1	COVER SHEET
2	FAIRWAY RIDGE LANE
3	HANGMAN CREEK LANE
4	BUTTERCUP LANE
5	COVEY RUN LANE
6	DETAILS/NOTES
7	EROSION AND SEDIMENT CONTROL PLAN
8	EROSION AND SEDIMENT CONTROL PLAN
PLAT	
1	FINAL P.U.D PLAT
2	FINAL P.U.D PLAT
3	FINAL P.U.D PLAT
4	FINAL P.U.D PLAT
5	FINAL P.U.D PLAT
WATER	
1	OVERALL WATER PLAN
2	FAIRWAY RIDGE LANE/HANGMAN CREEK LANE
3	BUTTERCUP LANE
4	COVEY RUN LANE

NOTES:

1. ALL WORK AND MATERIALS SHALL BE IN CONFORMANCE WITH THE "SPOKANE COUNTY STANDARDS FOR ROAD AND SEWER CONSTRUCTION 1995", AND AS AMENDED. AND PER THE "1998 STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION" AS PUBLISHED BY THE WASHINGTON STATE DEPARTMENT OF TRANSPORTATION (WSDOT) AND BY THE AMERICAN PUBLIC WORKS ASSOCIATION (APWA).
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 SITE 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. CALL THE UNDERGROUND UTILITY LOCATION SERVICE AT 456-8000 "CALL BEFORE YOU DIG."
6. CONTRACTOR IS RESPONSIBLE TO COORDINATE ALL CONSTRUCTION WITH TAYLOR ENGINEERING WHO WILL PROVIDE INSPECTION AND CERTIFICATION TO SPOKANE COUNTY. ALL CONSTRUCTION MUST BE OBSERVED PRIOR TO BURY OR SURFACING OPERATIONS.
7. ALL DRIVEWAYS SHALL CONFORM TO SPOKANE COUNTY STANDARD SHEET NUMBER A-8 FOR PRIVATE DRIVEWAYS.

LEGEND

	EXIST. EDGE OF ASPHALT	2160	FINISH CONTOUR
1960	EXIST. CONTOUR	2145.00	FINISH GRADE ELEVATION
	SECTION LINE		NEW LOT LINES
MH	EXIST. MANHOLE		PLAT BOUNDARY
CB	EXIST. CATCH BASIN		NEW WATER VALVE
12" W	EXIST. WATER LINE		NEW FIRE HYDRANT
	EXIST. WATER VALVE	W	NEW WATER LINE
	EXIST. FIRE HYDRANT		NEW THRUST BLOCK
	EXIST. POWER POLE	CB	NEW CATCH BASIN
OE	EXIST. OVERHEAD ELECTRIC		DRAINAGE FLOW
	EXIST. TREELINE		NEW WATER LINE PLUG
	EXIST. CULVERT		NEW CULVERT
	ROAD NAME/STOP SIGN		NEW DITCH W/EROSION CONTROL FABRIC
			NEW DITCH

SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PRIVATE ROADS
PROJECT #: P-1638C
DATE ACCEPTED: 3.26.99
ACCEPTANCE EXPIRES: 3.26.02
PROJECT LANE MILES: 0.79
CONSTRUCTION DOCUMENTATION AND CERTIFIED RECORD DRAWINGS, "AS-BUILTS" ARE REQUIRED PRIOR TO RELEASE OF INSPECTION BOND.
APPROACH PERMIT REQUIRED! (509) 456-3600
PRIOR TO CONSTRUCTION

FIRE DISTRICT CERTIFICATION STATEMENT

SPOKANE COUNTY, FIRE DISTRICT #3 HAS APPROVED THIS WATER PLAN FOR THE RIDGE AT HANGMAN. THIS WATER PLAN IS IN FULL CONFORMANCE WITH OUR REQUIREMENTS AND WILL SATISFY OUR NEEDS FOR PROVIDING AN ADEQUATE WATER SYSTEM AND FACILITIES FOR DOMESTIC AND FIRE PROTECTION PURPOSES.

SIGNATURE

Chief
TITLE

No.	Date	By	Ckd.	Appr.	Revisions

Drawn	Date
TKS	10/14/98
Designed	
SAA	10/5/98
Checked	
MAA	8/21/98

SANDRA A. ANTHONY, STATE OF WASHINGTON, 34268, REGISTERED PROFESSIONAL ENGINEER, 11-25-98, EXPIRES 04/11/00

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.

Taylor Engineering, Inc.
Civil Design and Land Planning
W. 106 Mission Ave.
Spokane, Washington 99201
(509) 328-3371 FAX (509) 328-8224

SPOKANE COUNTY PUBLIC WORKS
ENGINEERING & ROADS DEPARTMENT
1026 W. Broadway Ave.
Spokane, Wa. 99260-0170
456-3600

OWNER'S APPROVAL
Signature
11/19/98
Date

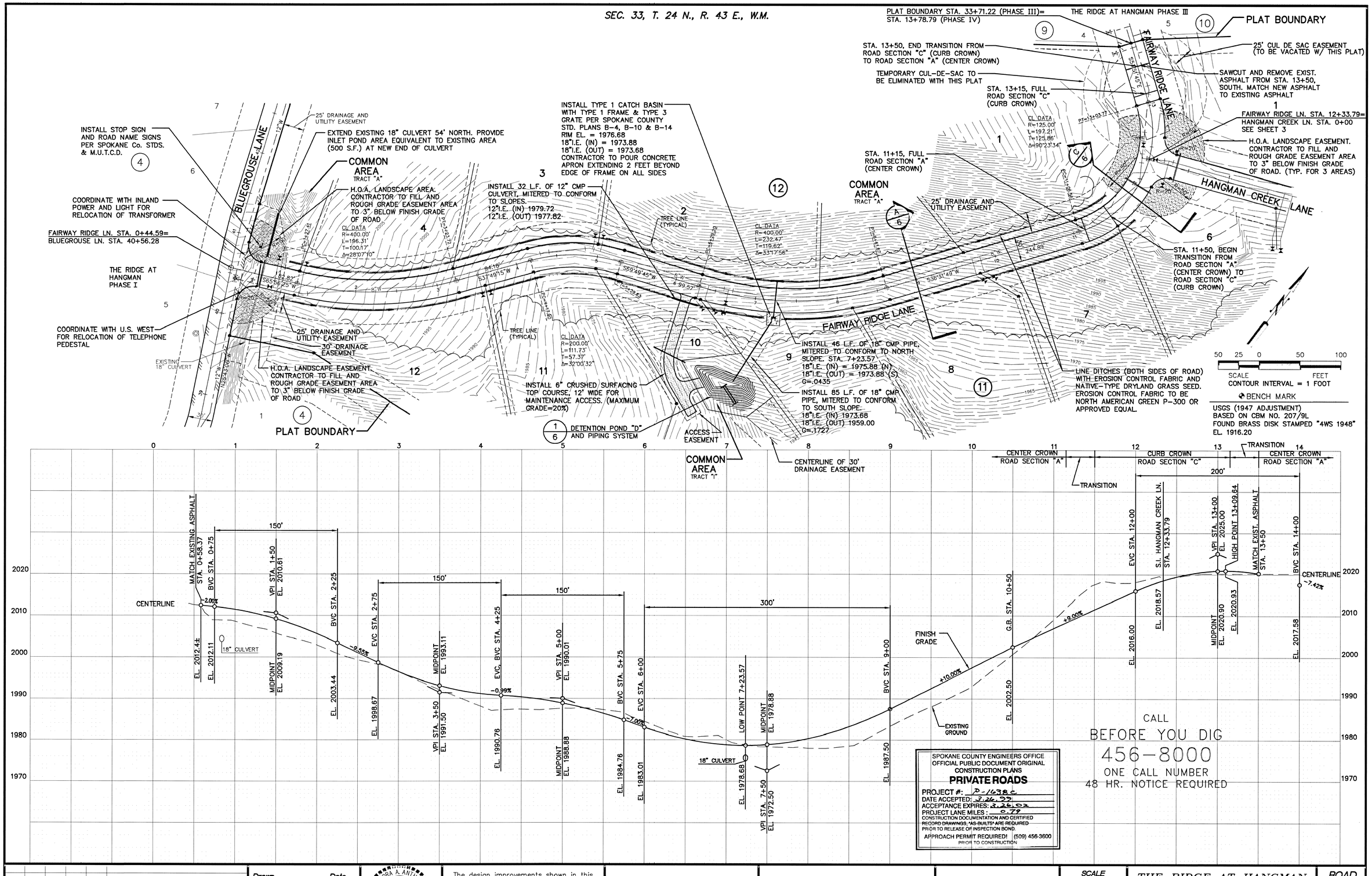
SCALE
HORIZ. N/A
VERT. N/A
CADD FILE NAME
98049COV

THE RIDGE AT HANGMAN
PHASE IV
COVER SHEET

COVER SHEET 1/8

1638C

SEC. 33, T. 24 N., R. 43 E., W.M.



No.	Date	By	Ckd.	Appr.	Revisions

		Date
Drawn	TKS	11/06/98
Designed	SAA	10/05/98
Checked	MAA	08/24/98

SANDRA A. ANTHONY — STATE OF WASHINGTON — 34268 — REGISTERED PROFESSIONAL ENGINEER — 11-25-98 — EXPIRES 04/11/00

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456-3600

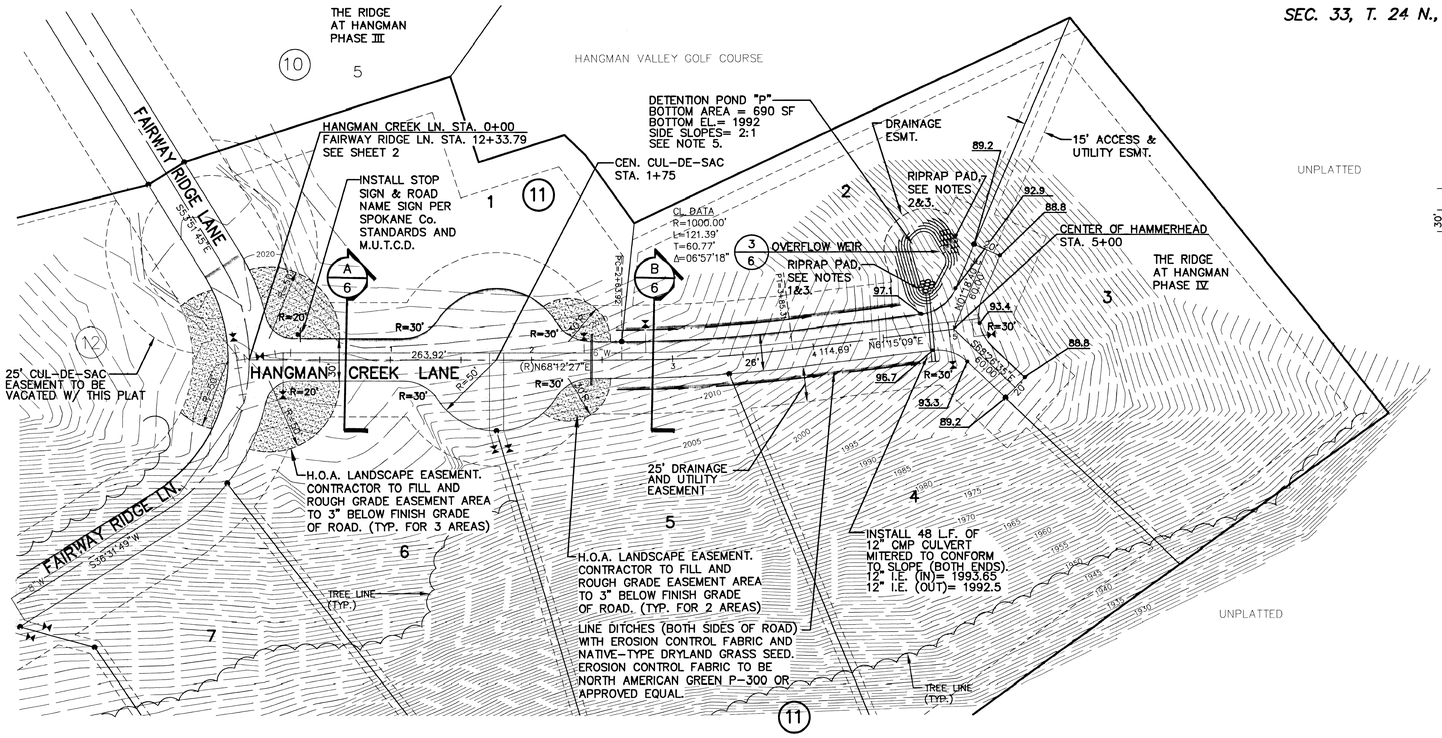
OWNER'S APPROVAL
Signature
11/17/98
Date

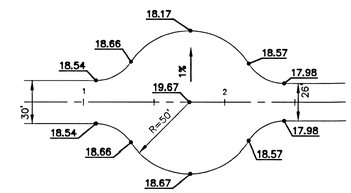
SCALE
HORIZ. 1"=50'
VERT. 1"=10'
CADD FILE NAME
98049R15

THE RIDGE AT HANGMAN
PHASE IV
FAIRWAY RIDGE LANE
STA. 0+44.59 TO STA. 13+50

ROAD
SHEET 2 / 8

SEC. 33, T. 24 N., R. 43 E., W.M.





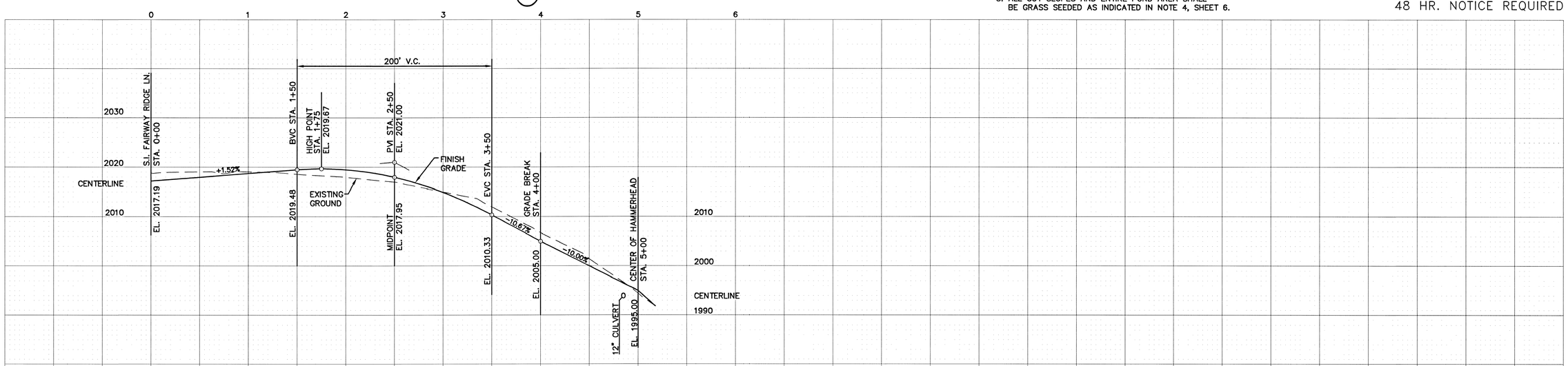
50 25 0 50 100
SCALE FEET
CONTOUR INTERVAL = 1 FOOT

BENCH MARK
USGS (1947 ADJUSTMENT)
BASED ON CBM NO. 207/9L
FOUND BRASS DISK STAMPED "4WS 1948"
EL. 1916.20

NOTES:

1. RIP-RAP PAD AT CULVERT OUTLET SHALL BE 3' WIDE AT PIPE, 6' WIDE AT END AND 10' LONG.
2. RIP-RAP IN AND OVER WEIR SHALL BE 10' WIDE AT POND BOTTOM AND EXTEND THIS WIDTH TO THE TOP OF THE WEIR. FROM TOP OF WEIR, RIPRAP SHALL WIDEN TO A 20' WIDTH AT END OF CATCH POINT.
3. RIP-RAP SHALL BE INSTALLED 2' THICK WITH THE FOLLOWING GRADATION:
   40% TO 90% MAX. STONE SIZE=24"
   70% TO 90% MED. STONE SIZE=16"
   10% TO 30% MIN. STONE SIZE=4"
4. FILTER FABRIC SHALL BE INSTALLED UNDER ALL RIP-RAP AND SHALL BE AMOCO 4545 OR APPROVED EQUAL.
5. ALL CUT SLOPES AND ENTIRE POND AREA SHALL BE GRASS SEEDED AS INDICATED IN NOTE 4, SHEET 6.

CALL
BEFORE YOU DIG
456-8000
ONE CALL NUMBER
48 HR. NOTICE REQUIRED



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PRIOR TO CONSTRUCTION

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	Date
Drawn: TKS	11/06/98
Designed: SAA	10/05/98
Checked: MAA	8/24/98

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11-25-98
EXPIRES 04/11/00

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SPOKANE COUNTY PUBLIC WORKS
ENGINEERING & ROADS DEPARTMENT
1026 W. Broadway Ave.
Spokane, Wa. 99260-0170
456-3600

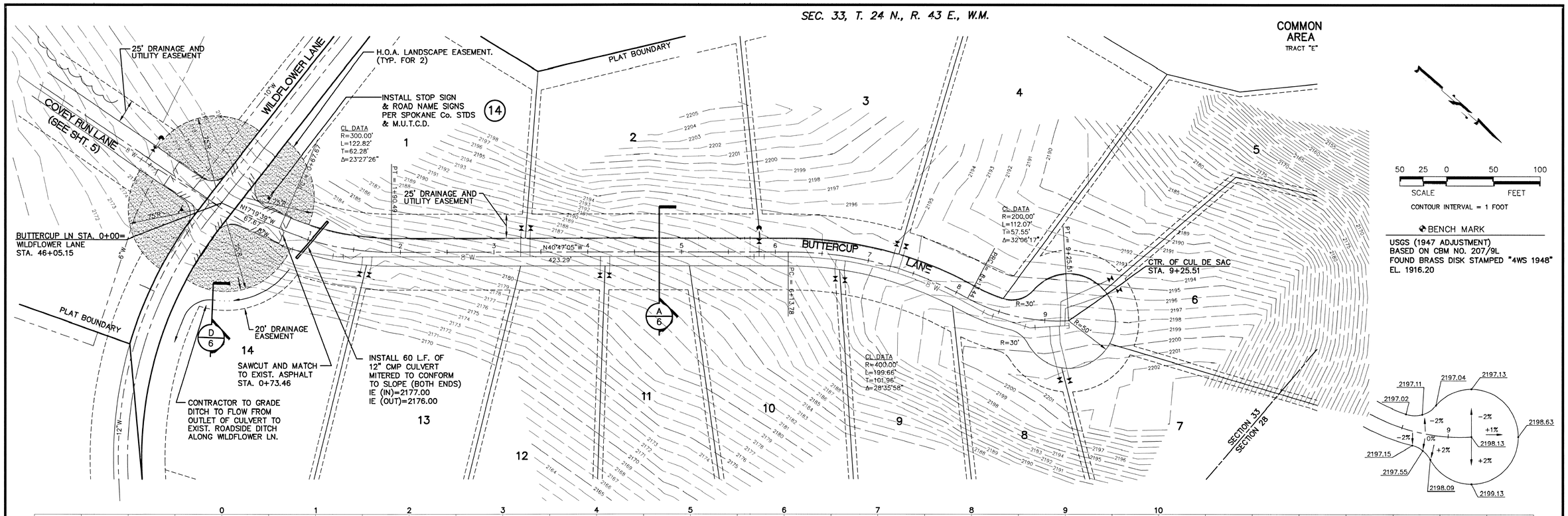
OWNER'S APPROVAL
Signature
11/19/98
Date

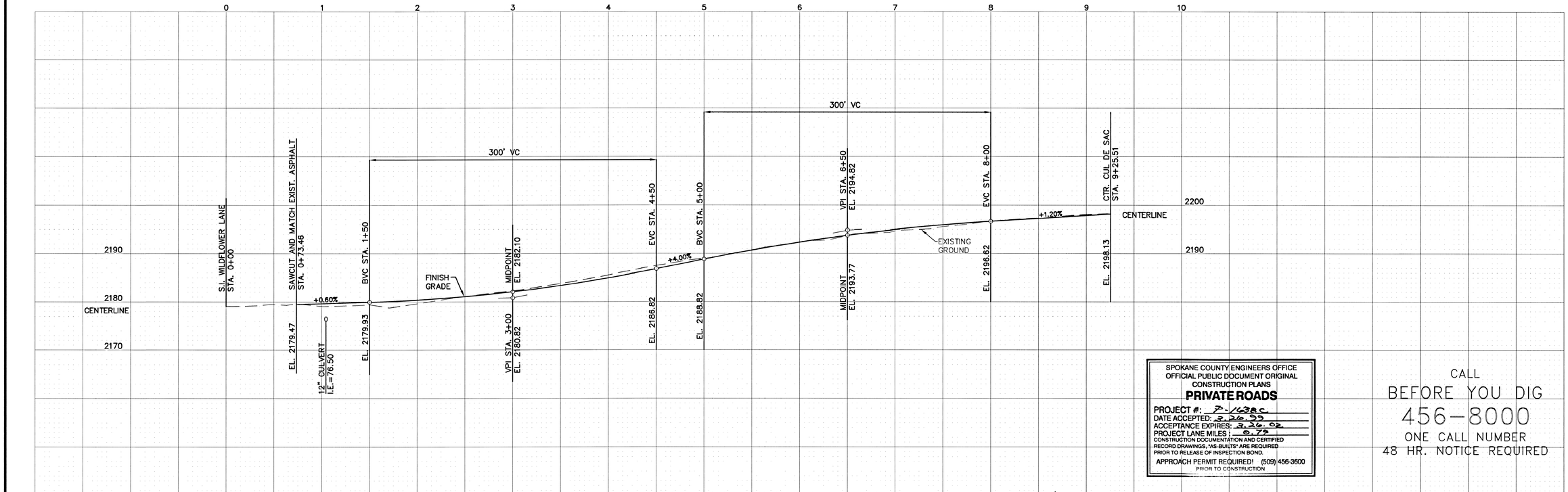
SCALE
HORIZ. 1"=50'
VERT. 1"=10'
CADD FILE NAME
98049R25

THE RIDGE AT HANGMAN
PHASE IV
HANGMAN CREEK LANE
STA. 0+00 TO STA. 5+00

ROAD
SHEET 3 / 8

SEC. 33, T. 24 N., R. 43 E., W.M.





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CALL
BEFORE YOU DIG
456-8000
ONE CALL NUMBER
48 HR. NOTICE REQUIRED

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	Drawn	Date
	TKS	11/06/98
Designed	SAA	10/05/98
Checked	MAA	8/24/98

SANDRA A. ANTHONY — STATE OF WASHINGTON — 34268 — REGISTERED PROFESSIONAL ENGINEER — 11-25-98
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SCALE
HORIZ. 1"=50'
VERT. 1"=10'
CADD FILE NAME
98049R45

THE RIDGE AT HANGMAN
PHASE IV
BUTTERCUP LANE
STA. 0+00 TO STA. 9+25.51

ROAD
SHEET 4 / 8

SEC. 33, T. 24 N., R. 43 E., W.M.

THE RIDGE AT HANGMAN
PHASE II

PLUMROSE LANE

COVEY RUN LANE
STA. 16+00 =
WILDFLOWER LANE
STA. 46+9.52

BUTTERCUP LANE
(SEE SHEET 4)

WILDFLOWER LANE

H.O.A. LANDSCAPE EASEMENT. (TYP. FOR 2)

SAWCUT & MATCH TO EXIST. ASPHALT STA. 15+40

INSTALL STOP SIGN & ROAD NAME SIGNS PER SPOKANE CO. STDS & M.U.T.C.D.

EXISTING UTILITY AND DRAINAGE EASEMENT

H.O.A. EASEMENT FOR TANK OVERFLOW

CONTRACTOR TO RELOCATE THE TANK OVERFLOW DITCH TO APPROXIMATE LOCATION SHOWN. ACTUAL LOCATION TO BE STAKED BY OWNER. DITCH GEOMETRY ALSO TO BE PROVIDED BY OWNER.

CENTERLINE OF EXISTING TANK OVERFLOW EASEMENT (TO BE VACATED) PER AUD. DOC. NO. 9505310076

TREE LINE (TYP.)

CL DATA
R=400.00'
L=216.21'
T=110.81'
Δ=30°58'09"

CL DATA
R=700.00'
L=182.46'
T=91.75'
Δ=14°56'03"

COMMON AREA TRACT "F"

CL DATA
R=500.00'
L=102.75'
T=51.55'
Δ=11°46'26"

12" CULVERT
I.E. 2159.18

EXIST. GRAVEL ACCESS ROAD

EXIST. OUTLET STRUCTURE

12" CULVERT
I.E. 2162.48

COMMON AREA TRACT "E"

COVEY RUN LANE

INSTALL 57 L.F. OF 12" CMP CULVERT. MITER ENDS TO CONFORM TO SLOPE. STA. 7+60.51
I.E. (IN)=2165.00 (E)
I.E. (OUT)=2163.00 (W)

TRACT "A" COMMON AREA PHASE II

COMMON AREA TRACT "G"

CTR. CUL-DE-SAC
EL. 2178.64

CTR. CUL-DE-SAC
STA. 0+37.52

CL DATA
R=300.00'
L=334.81'
T=187.26'
Δ=63°56'39"

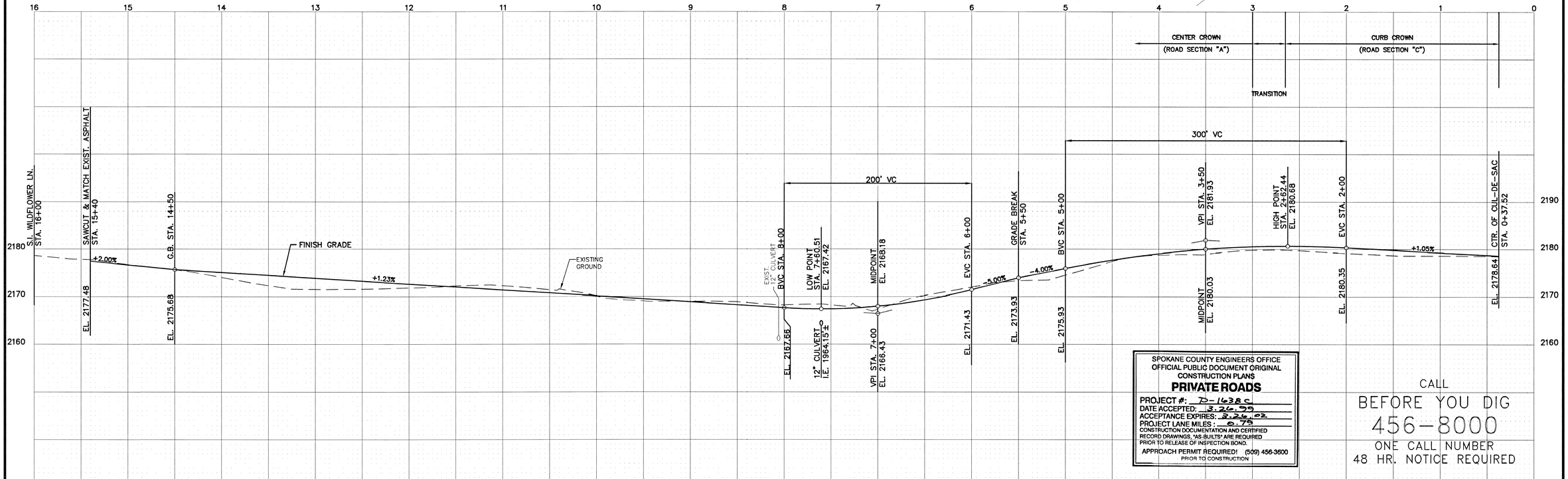
25' DRAINAGE AND UTILITY EASEMENT

FULL ROAD SECTION "C" (CURB CROWN) STA. 2+65

BEGIN TRANSITION FROM ROAD SECTION "A" (CENTER CROWN) TO ROAD SECTION "C" (CURB CROWN) STA. 3+00

50 25 0 50 100
SCALE FEET

BENCH MARK
USGS (1947 ADJUSTMENT)
BASED ON CBM NO. 207/9L
FOUND BRASS DISK STAMPED "4WS 1948"
EL. 1916.20



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Drawn	TKS	11/06/98
Designed	SAA	10/05/98
Checked	MAA	8/24/98

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11-25-98
EXPIRES 04/11/00

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Spokane, Wa. 99260-0170
456-3600

OWNER'S APPROVAL
Signature
11/19/98
Date

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

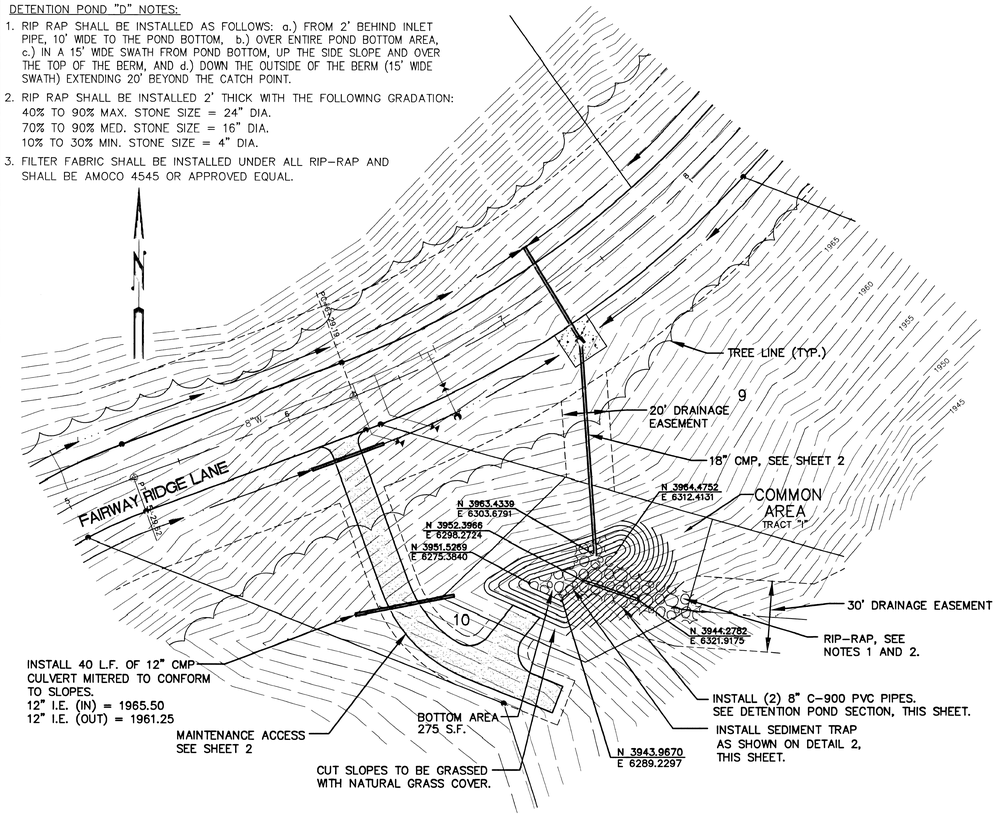
CADD FILE NAME
98049R35

THE RIDGE AT HANGMAN
PHASE IV
COVEY RUN LANE
STA. 0+37.52 TO STA. 16+00

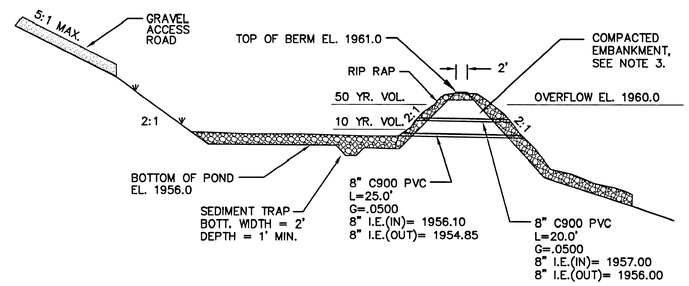
ROAD
SHEET 5 / 8

DETENTION POND "D" NOTES:

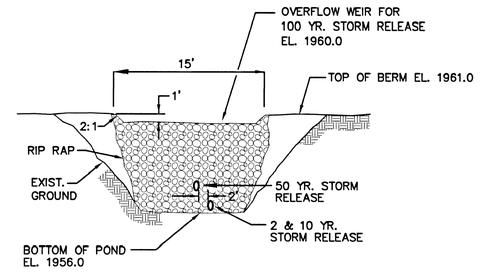
1. RIP RAP SHALL BE INSTALLED AS FOLLOWS: a.) FROM 2' BEHIND INLET PIPE, 10' WIDE TO THE POND BOTTOM, b.) OVER ENTIRE POND BOTTOM AREA, c.) IN A 15' WIDE SWATH FROM POND BOTTOM, UP THE SIDE SLOPE AND OVER THE TOP OF THE BERM, AND d.) DOWN THE OUTSIDE OF THE BERM (15' WIDE SWATH) EXTENDING 20' BEYOND THE CATCH POINT.
2. RIP RAP SHALL BE INSTALLED 2' THICK WITH THE FOLLOWING GRADATION:
   40% TO 90% MAX. STONE SIZE = 24" DIA.
   70% TO 90% MED. STONE SIZE = 16" DIA.
   10% TO 30% MIN. STONE SIZE = 4" DIA.
3. FILTER FABRIC SHALL BE INSTALLED UNDER ALL RIP-RAP AND SHALL BE AMOCO 4545 OR APPROVED EQUAL.



DETENTION POND "D" DETAIL 1/2
1"=30'

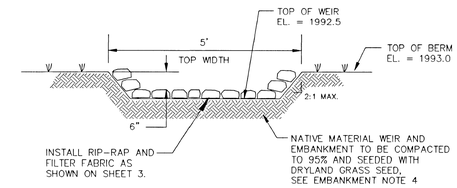


SIDE VIEW



FRONT VIEW

DETENTION POND SECTION 2/6
(NOT TO SCALE)



DETENTION POND "P" WEIR DETAIL 3/3
(NOT TO SCALE)

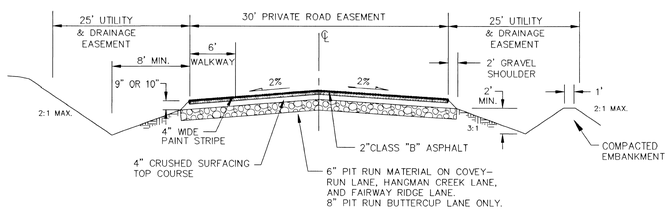
EMBANKMENT NOTES:

1. THE STANDARD SPECIFICATIONS GOVERNING WORK ON THIS PROJECT SHALL BE THE 1998 STANDARD SPECIFICATIONS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION AS PROMULGATED BY WASHINGTON STATE DEPT. OF TRANSPORTATION AND AS CURRENTLY ADOPTED BY SPOKANE COUNTY.
2. CLEAR AND GRUB THE ENTIRE SITE OF EXCAVATION AND EMBANKMENT IN ACCORDANCE WITH SECTION 2-01 OF THE STANDARD SPECIFICATIONS, EXCEPT THAT BURNING, IF ALLOWED, SHALL BE IN ACCORDANCE WITH REGULATIONS OF THE SPOKANE COUNTY AIR POLLUTION CONTROL AUTHORITY.
3. ALL REQUIRED EMBANKMENT SHALL BE PLACED IN ACCORDANCE WITH PARAGRAPH 2-03.3(14)B AND COMPACTED IN ACCORDANCE WITH PARAGRAPH 2-03.3(14)C, METHOD C, OF THE STANDARD SPECIFICATIONS, EXCEPT UNDER ALL CONDITIONS USE 12" LIFTS AND THAT THE MINIMUM REQUIRED COMPACTION SHALL BE 95% (ASTM D1557). MATERIAL FOR EMBANKMENT CONSTRUCTION IS TO BE OBTAINED FROM EXCESS EXCAVATION MATERIAL FROM ROAD CONSTRUCTION ELSEWHERE WITHIN THE PROJECT SITE. ALL REQUIRED EXCAVATION SHALL BE INCIDENTAL TO THE EMBANKMENT REQUIREMENTS OF THE PROJECT. EMBANKMENT MATERIAL WILL BE A MIXTURE OF MEDIUM TEXTURED SILT LOAM, DECOMPOSED GRANITE, AND FRACTURED ROCK OBTAINED FROM EXCESS EXCAVATED MATERIAL FROM ROAD CONSTRUCTION ACTIVITIES ELSEWHERE ON THE PROJECT SITE. THE CONTRACTOR SHALL MIX THE AVAILABLE SOIL MATERIALS TO CREATE A HOMOGENEOUS EMBANKMENT MATERIAL. EMBANKMENT CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH PARAGRAPH 2-03.3(14)A, EXCEPT THAT THE TOP 4 INCHES OF THE SLOPING SIDES OF THE EMBANKMENT SHALL BE NATIVE TOP SOIL MATERIAL. THE EMBANKMENT GRADATION SHALL BE AS FOLLOWS:

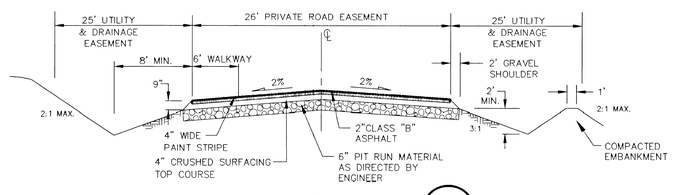
SIEVE SIZE	PERCENT PASSING
12" SQUARE	100
6" SQUARE	95-100
3" SQUARE	75-100
1" SQUARE	50-75
1/4" SQUARE	30-60
US NO 40	10-40

THE CONTRACTOR SHALL EMPLOY AT HIS OWN EXPENSE A SOILS CONSULTANT APPORVED BY THE OWNER TO DETERMINE OPTIMUM MOISTURE CONTENT AND TO PERFORM SOIL DENSITY TESTS. COMPACTION TESTS SHALL BE TAKEN A MINIMUM OF 2 LOCATIONS ON EACH 12" LIFT OF EMBANKMENET CONSTRUCTION AND THE PREPARED SUBGRADE. THE SOILS CONSULTANT SHALL KEEP A WRITTEN RECORD OF ALL TESTS AND UPON COMPLETION OF POND BERM CONSTRUCTION, OR UPON THE REQUEST OF SPOKANE COUNTY, 3 COPIES OF A WRITTEN REPORT SHALL BE SUBMITTED TO SPOKANE COUNTY, WHICH VERIFY THAT THE COMPACTION REQUIREMENTS HAVE BEEN MET.

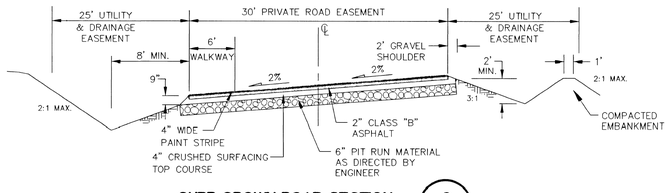
4. AFTER COMPLETION OF ALL CLEARING, GRUBBING, EXCAVATION AND EMBANKMENT CONSTRUCTION, SEED ALL CUT BANK SLOPES AND FILL EMBANKMENTS AND OTHER AREAS DISTURBED DURING CONSTRUCTION. SEED MIXTURE SHOULD BE AS FOLLOWS: STREAMBANK WHEATGRASS (SODAR) 33.3%, TALL WHEATGRASS (ALKAR) 33.33% AND INTERMEDIATE WHEATGRASS (GREENAR) 33.4%. APPLICATION SHALL BE AT THE RATE OF 60 LBS. SEED MIXTURE PER ACRE AND SHALL INCLUDE A FERTILIZER MIX WHICH YIELDS 135 LBS./ACRE TOTAL NITROGEN AS N, 80 LBS./ACRE AVAILABLE AS PHOSPHORIC P205, AND 80 LBS./ACRE SOLUBLE POTASH K20. THE SEED AND FERTILIZER MIXTURE SHALL BE SPRAYED ON AS A MULCH WITH A TACKIFIER OF TERRA TAC AR OR J-TAC HS APPLIED AT THE RATE RECOMMENDED BY THE MANUFACTURER, AND WITH WOOD CELLULOSE FIBER APPLIED AT 150 LBS./ACRE.



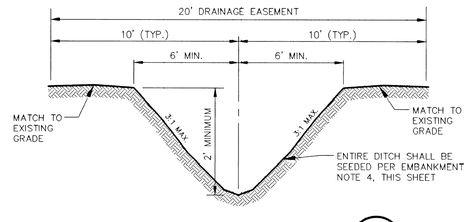
CENTER CROWN ROAD SECTION A/2,3,5
(NOT TO SCALE)



PRIVATE DRIVE SECTION B/3
(NOT TO SCALE)



CURB CROWN ROAD SECTION C/2,3,5
(NOT TO SCALE)



DITCH SECTION D/4
(NOT TO SCALE)

SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PRIVATE ROADS
PROJECT #: P-1638c
DATE ACCEPTED: 3.26.99
ACCEPTANCE EXPIRES: 3.26.02
PROJECT LANE MILES: 0.79
CONSTRUCTION DOCUMENTATION AND CERTIFIED RECORD DRAWINGS, "AS-BUILTS" ARE REQUIRED PRIOR TO RELEASE OF INSPECTION BOND.
APPROACH PERMIT REQUIRED! (509) 456-3600
PRIOR TO CONSTRUCTION

CALL
BEFORE YOU DIG
456-8000
ONE CALL NUMBER
48 HR. NOTICE REQUIRED

SANDRA A. ANTHONY — STATE OF WASHINGTON — 34268 — REGISTERED PROFESSIONAL ENGINEER
02-11-99
EXPIRES 04/11/00

REVISIONS

DWN: DLM/TKS DATE: 10/05/98
CK'D: MAA DATE: 8/24/98

Taylor Engineering, Inc.
Civil Design and Land Planning
W. 106 Mission Ave.
Spokane, Washington 99201
(509) 328-3371 FAX (509) 328-8224

SCALE: N/A

SHEET 6 OF 8

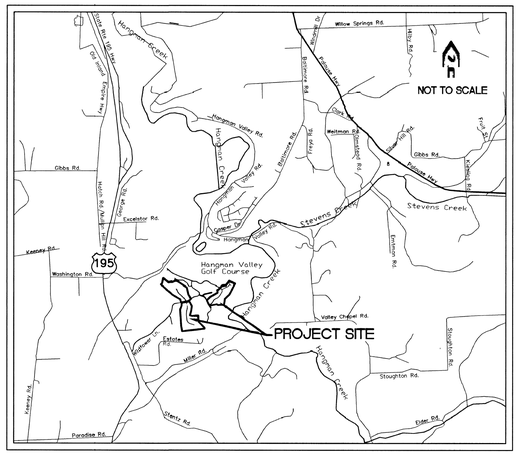
THE RIDGE AT HANGMAN
PHASE IV
DETAIL SHEET

CADD ACCESS NAME: 98049DET

EROSION AND SEDIMENT CONTROL PLAN FOR THE RIDGE AT HANGMAN, PHASE IV

(A PLANNED UNIT DEVELOPMENT)
LOCATED IN THE N.E. 1/4 OF
SECTION 28, T.24 N., R.43 E., W.M.
SPOKANE COUNTY, WASHINGTON

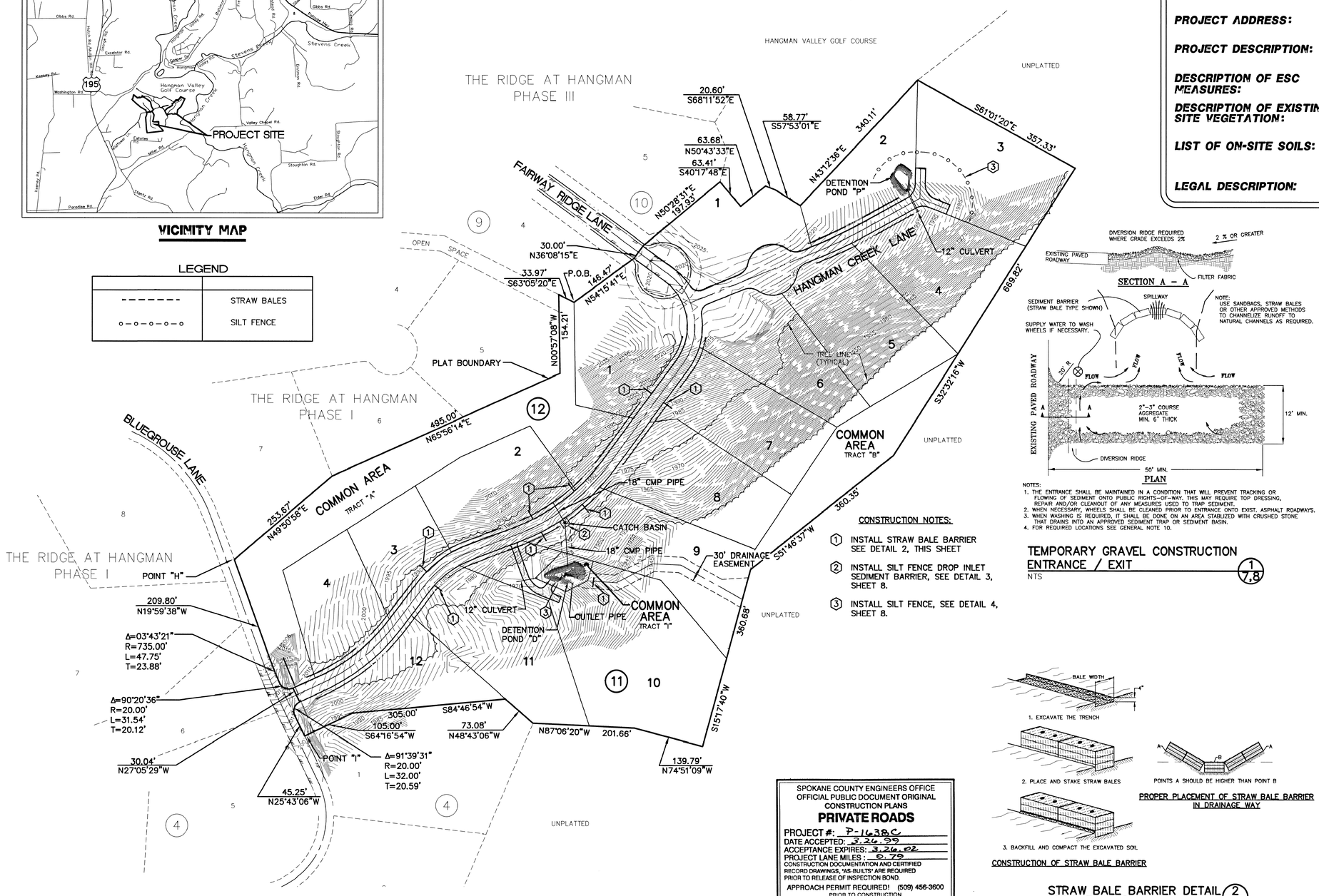
PROPERTY OWNER:	RIDGE ASSOCIATES L.P.
PERMIT APPLICANT:	RIDGE ASSOCIATES L.P.
CONTACT PERSON AT PROJECT SITE:	BRIAN McCOY
PROJECT ADDRESS:	HIGHWAY 195 AND STENTZ ROAD
PROJECT DESCRIPTION:	CONTINUATION OF SINGLE FAMILY RESIDENTIAL DEVELOPMENT INCLUDING PRIVATE ASPHALT ROADS AND A PRIVATELY OWNED WATER SYSTEM.
DESCRIPTION OF ESC MEASURES:	ESC MEASURES INCLUDE SILT FENCES, STRAW BALES, DROP INLET SEDIMENT BARRIERS AND GRAVEL CONSTRUCTION ENTRANCE AND EXIT PADS.
DESCRIPTION OF EXISTING SITE VEGETATION:	AREAS OF MODERATE TO DENSE TREES WITH REMAINING AREAS CONTAINING MEADOW-TYPE AND BRUSH GROUND COVER.
LIST OF ON-SITE SOILS:	HoB- HESSELTINE SILT LOAM HsB- HESSELTINE STONY SILT LOAM SoE- SPEIGLE VERY STONY SILT LOAM
LEGAL DESCRIPTION:	SEE SHEET 8



VICINITY MAP

LEGEND

- - - - - - -	STRAW BALES
o-o-o-o-o	SILT FENCE



NOTES:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO EXIST. ASPHALT ROADWAYS.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABLIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.
4. FOR REQUIRED LOCATIONS SEE GENERAL NOTE 10.

TEMPORARY GRAVEL CONSTRUCTION ENTRANCE / EXIT (1 / 7,8)
NTS

CONSTRUCTION NOTES:

1. INSTALL STRAW BALE BARRIER SEE DETAIL 2, THIS SHEET
2. INSTALL SILT FENCE DROP INLET SEDIMENT BARRIER, SEE DETAIL 3, SHEET 8.
3. INSTALL SILT FENCE, SEE DETAIL 4, SHEET 8.

PROPER PLACEMENT OF STRAW BALE BARRIER IN DRAINAGE WAY

CONSTRUCTION OF STRAW BALE BARRIER

STRAW BALE BARRIER DETAIL (2 / 7,8)
NTS

N

100 50 0 100 200
SCALE 1"=100' FEET
CONTOUR INTERVAL= 1 FOOT

GENERAL NOTES:

1. ACCESS FOR CONSTRUCTION VEHICLES SHOULD BE LIMITED TO ONE ROUTE WHENEVER POSSIBLE. THE ACCESS ROUTE MUST BE STABILIZED TO MINIMIZE THE TRACKING OF SEDIMENT ONTO PUBLIC ROADS.

2. CONTRACTOR SHALL USE VEHICLE-TRACKING CONTROL AT ALL LOCATIONS WHERE VEHICLES WILL ENTER OR EXIT THE SITE. CONTROL FACILITIES WILL BE MAINTAINED WHILE CONSTRUCTION IS IN PROGRESS, MOVED WHEN NECESSARY AND REMOVED WHEN THE SITE IS PAVED. SEE DETAIL 1, THIS SHEET.

3. AT ALL TIMES DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING AND CONTROLLING EROSION DUE TO WIND AND RUNOFF. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR MAINTAINING THE EROSION CONTROL FACILITIES SHOWN AS A MINIMUM.

4. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED DUE TO UNFORESEEN PROBLEMS OR IF THE PLAN DOES NOT FUNCTION AS INTENDED. THE INTENT IS TO KEEP SEDIMENT ON THE PROJECT SITE AND NOT ALLOW IT TO REACH ADJACENT PROPERTIES, WATER BODIES, AND PUBLIC OR PRIVATE ROADS.

5. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL PERMANENT AND DOWNSTREAM STORMWATER MANAGEMENT FACILITIES DURING CONSTRUCTION AND FOR CLEANING DRAINAGE AND EROSION CONTROL FACILITIES AS REQUIRED. STREETS SHALL BE KEPT CLEAN OF DEBRIS FROM TRAFFIC FROM THE SITE.

6. THE CONTRACTOR SHALL DESIGNATE A LOCATION FOR A SLURRY PIT WHERE CONCRETE TRUCKS AND EQUIPMENT CAN BE WASHED OUT. SLURRY PITS SHALL NOT BE LOCATED IN A SWALE, DRAINAGE AREA, STORMWATER FACILITY OR WATER BODY, EITHER EXISTING OR PROPOSED.

7. CONTRACTOR SHALL IDENTIFY A LOCATION FOR STORAGE/STOCKPILE AREAS (WITHIN THE PROPOSED ESC PLAN BOUNDARIES) FOR ANY SOIL, EARTHEN AND LANDSCAPE MATERIAL THAT IS TO BE USED ON-SITE.

8. CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN ALL EROSION AND SEDIMENT CONTROL BMP's DURING ALL LAND-DISTURBING ACTIVITIES. CONTRACTOR SHALL INSPECT ALL EROSION CONTROL STRUCTURES AFTER EVERY RAINFALL EVENT, REMOVE DEBRIS AND SEDIMENT AND MAKE NEEDED REPAIRS.

9. REMOVED SEDIMENT SHALL BE DEPOSITED IN AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.

10. CONTRACTOR SHALL FIELD IDENTIFY AND DELINEATE ALL CLEARING LIMITS, SENSITIVE/CRITICAL AREAS, BUFFERS, TREES TO BE PRESERVED AND DRAINAGE COURSES.

11. CONSTRUCTION OF ALL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE IN PLACE PRIOR TO THE START OF OTHER LAND DISTURBING ACTIVITIES.

12. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE PAVED, GRAVELED, SEEDED WITH NATIVE VEGETATION OR LANDSCAPED. REFER TO SHEET 6, EMBANKMENT NOTE 4, FOR SEED MIX AND SPECIFICATIONS.

13. EROSION CONTROL STRUCTURES BELOW SODDED OR RIP RAPPED AREAS MAY BE REMOVED ONCE SOD AND FINAL LANDSCAPING IS IN PLACE. EROSION CONTROL STRUCTURES BELOW SEEDED AREAS MUST REMAIN IN PLACE UNTIL THE ENTIRE AREA HAS ESTABLISHED A MATURE COVERING OF HEALTHY VEGETATION. EROSION CONTROL IN PROPOSED PAVED AREAS SHALL REMAIN IN PLACE UNTIL PAVEMENT IS COMPLETE.

14. ALL TEMPORARY SEDIMENT CONTROL BMP's SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION OR AFTER THE TEMPORARY BMP's ARE NO LONGER NEEDED.

15. CONTRACTOR SHALL CONTROL ALL ON-SITE POLLUTANTS OTHER THAN SEDIMENT IN A MANNER THAT DOES NOT CAUSE CONTAMINATION OF STORMWATER OR GROUNDWATER.

16. THIS PLAN IS ONLY TO BE USED FOR INSTALLATION OF EROSION CONTROL FACILITIES. DO NOT USE THIS PLAN FOR GRADING OR STORM SEWER CONSTRUCTION.

SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PRIVATE ROADS
PROJECT #: P-1638C
DATE ACCEPTED: 3.26.99
ACCEPTANCE EXPIRES: 3.26.02
PROJECT LANE MILES: 0.79
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APPROACH PERMIT REQUIRED! (509) 456-3600
PRIOR TO CONSTRUCTION

SANDRA A. ANTHONY — STATE OF WASHINGTON — 34268 — REGISTERED PROFESSIONAL ENGINEER
11-25-98
EXPIRES 04/11/00

THE EROSION AND SEDIMENT CONTROL MEASURES SHOWN ON THIS PLAN CONFORM TO THE REQUIREMENTS LISTED IN CHAPTER 4.5 OF THE APPLICABLE EDITIONS OF THE GUIDELINES FOR STORMWATER MANAGEMENT AS PUBLISHED BY THE SPOKANE COUNTY DIVISION OF ENGINEERING AND ROADS.

	Date
Drawn: TKS	11/06/98
Designed: SAA	10/05/98
Checked: MAA	10/19/98

SPOKANE COUNTY PUBLIC WORKS ENGINEERING & ROADS DEPARTMENT
1026 W. Broadway Ave.
Spokane, Wa. 99260-0170
456-3600

Taylor Engineering, Inc.
Civil Design and Land Planning
W. 106 Mission Ave.
Spokane, Washington 99201
(509) 328-3371 FAX (509) 328-8224

SCALE: 1"=100'

SHEET 7 OF 8

THE RIDGE AT HANGMAN
PHASE IV
EROSION AND SEDIMENT CONTROL PLAN

DWN: TKS
DATE: 10/05/98
CADD FILE: 98049ER01

EROSION AND SEDIMENT CONTROL PLAN FOR THE RIDGE AT HANGMAN, PHASE IV

(A PLANNED UNIT DEVELOPMENT)
LOCATED IN THE N.E. 1/4 OF
SECTION 28, T.24 N., R.43 E., W.M.
SPOKANE COUNTY, WASHINGTON

LEGAL DESCRIPTION

THE RIDGE AT HANGMAN PHASE IV

That portion of the S.W. ¼ of Section 28 and the N. ½ of Section 33, T.24N., R.43E., W.M., Spokane County, Washington described as follows:

Beginning at Point "B", on the Northerly right of way line of Wildflower Lane, per P.U.D. Plat of The Ridge of Hangman, Phase I, recorded in Book 22 of Plats, Pages 42 through 48, Spokane County, Washington; thence along the boundary line of said Phase I the following 8 courses:

1. N.23°49'44"W., 285.17 feet;
2. N.08°21'30"W., 405.00 feet;
3. N.51°19'25"W., 624.42 feet;
4. N.77°25'46"W., 128.97 feet;
5. S.73°24'37"W., 185.52 feet;
6. N.46°40'47"W., 57.79 feet;
7. S.73°24'37"W., 138.69 feet;
8. N.46°40'47"W., 400.00 feet;

thence S.17°33'13"W., 282.03 feet; thence S.47°28'01"W., 100.00 feet, to the most Northerly corner of Tract "E" per P.U.D. Plat of The Ridge at Hangman, Phase II, recorded in Book 24 of Plats, Page 10 through 15, Spokane County, Washington; thence along the boundary line of said Phase II the following 3 courses:

1. S.42°31'59"E., 871.45 feet;
2. S.54°12'36"E., 489.29 feet;
3. S.09°12'14"E., 165.43 feet,

to the Northerly right of way line of Wildflower Lane; thence S.57°20'46"E., 52.14 feet, to the Northeast corner of Tract "B" of said Phase II on the Southerly right of way line of Wildflower Lane; thence continue along the boundary line of said Phase II the following 4 courses:

1. S.10°03'14"W., 184.39 feet;
2. S.27°06'47"W., 219.96 feet;
3. S.01°58'18"W., 927.21 feet;
4. S.05°07'42"E., 300.87 feet,

to the South line of the N.W. ¼ of Section 33, T.24N., R.43E., W.M.; thence N.89°11'39"E., along said South line, 1271.30 feet to the center One Quarter corner of said Section 33 a point on the boundary line of said Plat of The Ridge at Hangman, Phase II; thence along the boundary line of said Phase II the following 4 courses;

1. N.00°53'09"W., 50.91 feet;
2. N.38°18'12"W., 309.28 feet;
3. N.38°12'10"W., 172.91 feet;
4. N.01°44'48"E., 350.00 feet,

to the Northwest corner of Lot 6, Block 5, of said Phase II on the Southerly boundary line of Tract "D" of said Plat of The Ridge at Hangman Phase I; thence S.88°15'12"E., along the boundary line of said Phase I, 150.13 feet to the Southeast corner of Tract "A" of Phase II of said Plat; thence along the boundary line of said Phase II the following 6 courses:

1. N.89°41'43"W., 191.39 feet;
2. N.72°35'43"W., 118.56 feet;
3. N.08°19'16"E., 40.51 feet;
4. N.20°36'03"E., 278.94 feet;
5. N.14°06'00"E., 220.73 feet;
6. N.12°12'08"W., 321.26 feet,

to the Southerly right of way line of Wildflower Lane; thence N.43°54'56"E., 146.48 feet, to the Point of Beginning.

EXCEPT; That portion lying within Wildflower Lane.

ALSO: Beginning at the most Southerly corner of Lot 4, Block 9, per P.U.D. Plat of The Ridge at Hangman, Phase III, recorded in Book 25 of Plats, Pages 1 and 2, Spokane County, Washington; thence along the boundary line of said Phase III the following 3 courses:

1. N.54°15'41"E., 146.47 feet;
2. N.36°08'15"E., 30.00 feet;
3. N.50°28'31"E., 197.93 feet, to an angle point in the boundary line of the Hangman Valley Golf Course; thence along said boundary line the following 5 courses as monumented and shown on Record of Survey recorded under Auditor's File No. 9306210505:

1. S.40°17'48"E., 63.41 feet;
2. N.50°43'33"E., 63.68 feet;
3. S.88°11'52"E., 20.60 feet;
4. S.57°53'01"E., 58.77 feet;
5. N.43°12'36"E., 340.11 feet;

thence along the boundary line as monumented and shown on Record of Survey recorded under Auditor's File No. 9407200053 the following 6 courses:

1. S.61°32'20"E., 357.33 feet;
2. S.32°32'16"W., 669.82 feet;
3. S.51°46'37"W., 360.35 feet;
4. S.15°17'40"W., 360.68 feet;
5. N.74°31'09"W., 139.79 feet;
6. N.87°06'20"W., 201.66 feet,

to the most Easterly corner of Lot 1, Block 4, per P.U.D. Plat of The Ridge at Hangman, Phase I, recorded in Book 22 of Plats, Pages 42 through 48, Spokane County, Washington; thence along the boundary line of said Phase I the following 3 courses:

1. N.48°43'06"W., 73.08 feet;
2. N.84°46'54"E., 305.00 feet;
3. S.64°16'54"W., 105.00 feet,

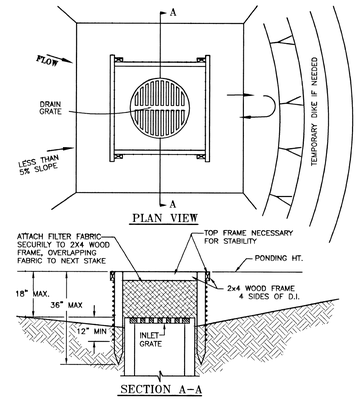
to point "I" of said Phase I on the Easterly right of way line of Bluegrouse Lane; thence along said right of way and said Phase I boundary line the following 6 courses:

1. N.25°43'06"W., 45.25 feet;
2. the beginning of a curve to the right the radius of which bears N.64°16'54"E., 20.00 feet; thence along said curve to the right, through a central angle of 91°39'31", an arc distance of 32.00 feet;
3. N.27°05'29"W., 30.04 feet;
4. a point on a curve to the right the radius of which bears N.24°03'35"W., a distance of 20.00 feet; thence along said curve to the right, through a central angle of 90°20'36", an arc distance of 31.54 feet;
5. the beginning of a curve to the right the radius of which bears N.66°17'01"E., a distance of 735.00 feet; thence along said curve to the right, through a central angle of 03°43'21", an arc distance of 47.75 feet to a point of tangency;
6. N.19°59'38"W., 209.80 feet,

to point "H" on the boundary line of said Phase I; thence along the boundary line of said Phase "I" the following 3 courses:

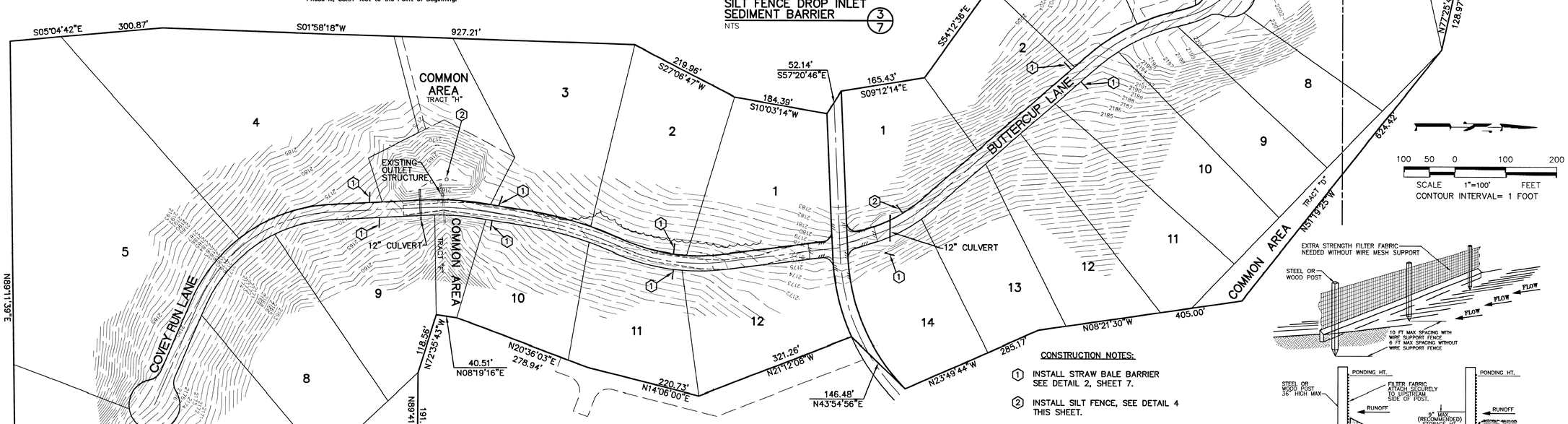
1. N.49°50'58"E., 253.67 feet;
2. N.65°56'14"E., 495.00 feet;
3. N.00°57'08"W., 154.21 feet,

to Southerly boundary line of said Phase III; thence S.63°05'20"E., along the Southerly boundary line of said Phase III, 33.97 feet to the Point of Beginning.



NOTES:
1. DROP INLET SEDIMENT BARRIERS ARE TO BE USED FOR STORM SYSTEM PROTECTION.
2. USE 2X4 WOOD OR EQUIVALENT METAL STAKES, (3 FT. MIN. LENGTH)
3. INSTALL 2X4 WOOD TOP FRAME TO INSURE STABILITY.
4. THE TOP OF THE FRAME (PONDING HEIGHT) MUST BE WELL BELOW THE GROUND ELEVATION DOWNSLOPE TO PREVENT RUNOFF FROM BY-PASSING THE INLET. A TEMPORARY DIKE MAY BE NECESSARY ON THE DOWNSLOPE SIDE OF THE STRUCTURE.

SILT FENCE DROP INLET SEDIMENT BARRIER (3/7)
NTS



CONSTRUCTION NOTES:

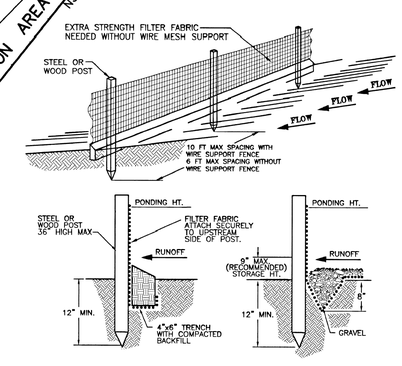
1. INSTALL STRAW BALE BARRIER SEE DETAIL 2, SHEET 7.
2. INSTALL SILT FENCE, SEE DETAIL 4 THIS SHEET.

LEGEND

- - - - - - -	STRAW BALES
o—o—o—o—o	SILT FENCE

GENERAL NOTES:

1. SEE NOTES AND OTHER SITE INFORMATION ON SHEET 7.



STANDARD DETAIL
TRENCH WITH NATIVE BACKFILL

ALTERNATE DETAIL
TRENCH WITH GRAVEL

NOTE:
1. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
2. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
3. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.

SILT FENCE (4/7,8)
NTS

SPOKANE COUNTY ENGINEERS OFFICE
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SANDRA A. ANTHONY — STATE OF WASHINGTON — 34705 — REGISTERED PROFESSIONAL ENGINEER
11.25.98
EXPIRES 04/11/00

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	Date
Drawn: TKS	10/05/98
Designed: SAA	10/05/98
Checked: MAA	10/19/98

SPOKANE COUNTY PUBLIC WORKS ENGINEERING & ROADS DEPARTMENT
1026 W. Broadway Ave.
Spokane, Wa. 99260-0170
456-3600

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SCALE: 1"=100'

SHEET 8 OF 8

THE RIDGE AT HANGMAN
PHASE IV
EROSION AND SEDIMENT CONTROL PLAN

DWN: TKS
DATE: 10/05/98
CADD FILE: 98049ER02