

PROJECT VICINITY MAP

PORTIONS OF NW 1/4 OF SECTION 2 AND NE 1/4 OF SECTION 3, T. 26 N., R. 42 E. W.M. AND PORTIONS OF SW 1/4 OF SECTION 35 AND SE 1/4 OF SECTION 34, T. 27 N., R. 42 E. W.M., SPOKANE COUNTY, WASHINGTON

SHEET INDEX

- 1 COVER SHEET
- 2 DORSET ROAD - STREET PLAN & PROFILE - Sta. 7+00 to Sta. 19+64.78
- 3 RIVER BLUFF LANE - STREET PLAN & PROFILE - Sta. 11+15 to Sta. 24+83.98
- 4 RIVER BLUFF LANE - STREET PLAN & PROFILE - Sta. 24+83.98 to Sta. 39+45.05
- 5 BOULDER PARK LANE - STREET PLAN & PROFILE - Sta. 1+00 to Sta. 13+50
- 6 BOULDER PARK LANE - STREET PLAN & PROFILE - Sta. 13+50 to Sta. 16+25.45
- 7 STREET DRAINAGE NOTES AND DETAILS

LEGAL DESCRIPTION:

Those portions of the NW 1/4 of Section 2, Township 26 North, Range 42 East, W.M.; the NE 1/4 of Section 3, Township 26 North, Range 42 East, W.M.; the SE 1/4 of Section 34, Township 27 North, Range 42 East, W.M. and the SW 1/4 of Section 35, Township 27 North, Range 42 East, W.M. all located in Spokane County, Washington described as follows:

BEGINNING at the southeast corner of said NW 1/4, thence westerly along the south line of said NW 1/4 to the centerline of a 60.00 foot access and utility easement recorded under Auditor's File Number 9210070317; thence northwesterly and westerly along said centerline to the west line of said NW 1/4; thence northerly along said west line to the intersection with the north line of "Parcels 11 and 12" as shown on Record of Survey recorded in Book 52 of Surveys, Pages 10 through 12; thence westerly along said north line to the east line of the amended "Parcel 15" as shown on Record of Survey recorded in Book 55 of Surveys, Page 100; thence north along said east line to the northeast corner of said "Parcel 15"; thence westerly along the north line of said "Parcel 15" to the west line of the east 1143 feet of said NE 1/4; thence northerly along said west line of the east 1143 feet to the north line of said NE 1/4; thence North 52.00 feet; thence N31°33'E 1643 feet; thence S79°48'E 2876 feet more or less to the east line of said SW 1/4; thence southerly along the east lines of said SW 1/4 and said NW 1/4 to the Point of Beginning.

ENGINEER'S STATEMENT:

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.

PROJECT NOTES:

NAME OF PROPERTY OWNER:
RIVER BLUFF LAND COMPANY, LLC, ET AL

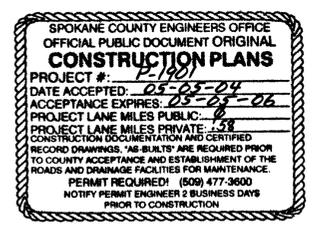
NAME OF PERMIT APPLICANT:
CHRIS HEFTEL, PRESIDENT
NABERHOOD 21, LLC

NAME OF CONTACT PERSON AT PROJECT SITE:
CHRIS HEFTEL
4425 W. LOOKOUT MTN. LANE #A
SPOKANE, WA 99208 Phone: 509-464-0123

PROJECT ADDRESS:
RIVER BLUFF LANE

DESCRIPTION OF PROJECT:
THIS PROJECT IS A PROPOSED 16 (LARGE) LOT PLAT, CALLED RIVER BLUFF ESTATES II. THE LOTS WILL EACH BE 10 ACRES OR GREATER IN SIZE. THE PROJECT WILL CONSIST OF ONE NEW PRIVATE ROAD (BOULDER PARK LANE), WIDENING OF RIVER BLUFF LANE, AND WIDENING AND ASPHALT OVERLAY ON DORSET ROAD. BOULDER PARK LANE WILL EXTEND APPROXIMATELY 1525 FT. NORTHWEST OF RIVER BLUFF LANE.

DESCRIPTION OF EXISTING VEGETATION & SOIL INFORMATION:
THE SITE IS LOCATED ON HARDESTY AND MARBLE SOILS PER THE SCS SOILS MAP. THE EXISTING VEGETATION FOR THE SITE IS LIGHTLY TREED PINE FOREST.



DATE: 4-21-04
DEVELOPER'S APPROVAL: [Signature]

* Subject to Cul-De-Sac ROW dedication prior to certification + establishment of Dorsett Road.

METRO ENGINEERING, INC.
S. 324 SHERMAN
SPOKANE, WA 99202
(509) 624-9351



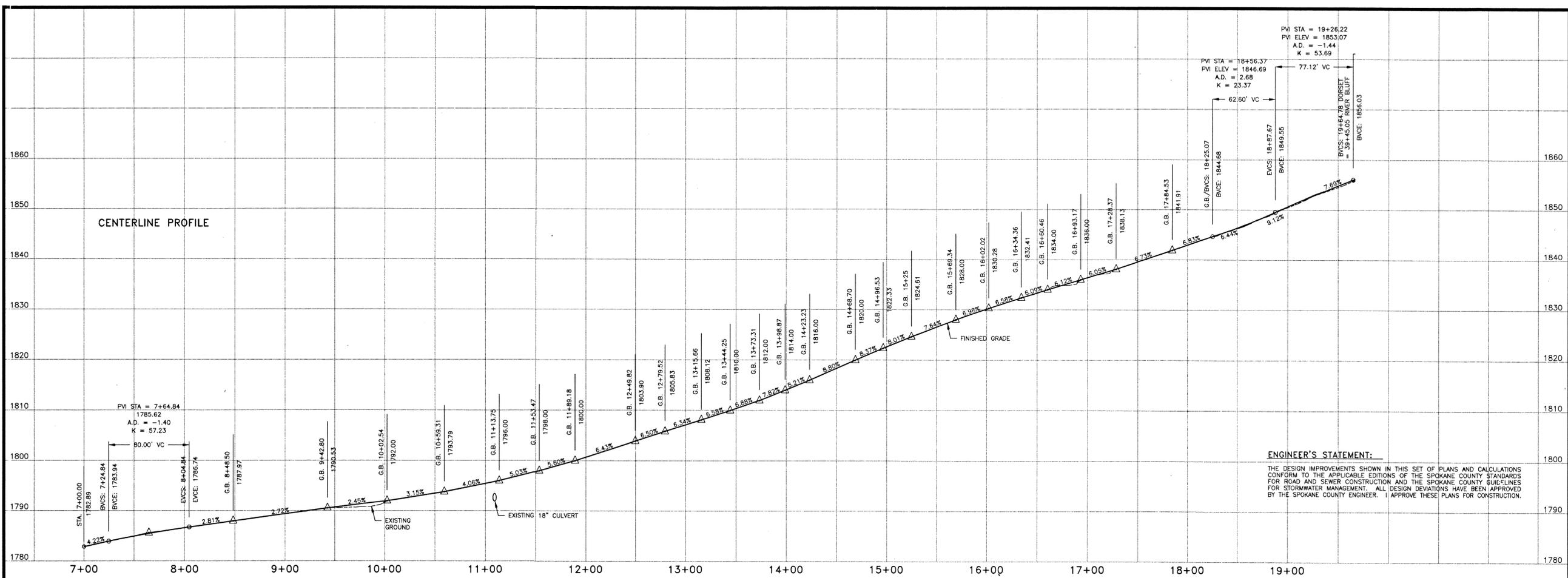
DRAWN BY: JKO
CHECKED BY: JGL
DATE: 04/20/04
SCALE: AS SHOWN

RIVER BLUFF ESTATES II
COVER SHEET

SHEET
1 OF 7
01-049

CALL BEFORE YOU DIG: 456-8000

P-1901 Eng Road Drainage

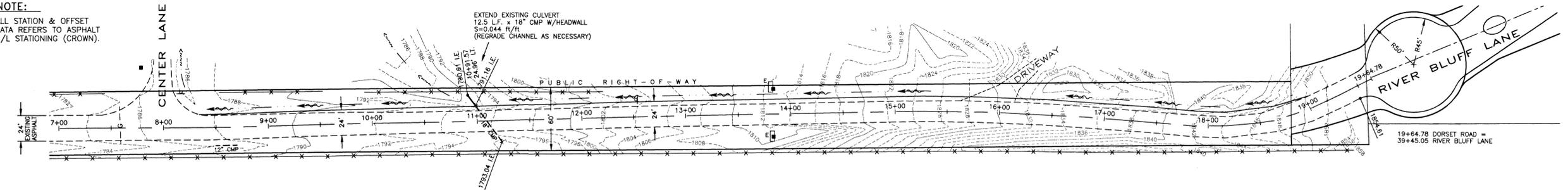


ENGINEER'S STATEMENT:
 THE DESIGN IMPROVEMENTS SHOWN IN THIS SET OF PLANS AND CALCULATIONS CONFORM TO THE APPLICABLE EDITIONS OF THE SPOKANE COUNTY STANDARDS FOR ROAD AND SEWER CONSTRUCTION AND THE SPOKANE COUNTY GUIDELINES FOR STORMWATER MANAGEMENT. ALL DESIGN DEVIATIONS HAVE BEEN APPROVED BY THE SPOKANE COUNTY ENGINEER. I APPROVE THESE PLANS FOR CONSTRUCTION.



DRAWN BY: JKD
 CHECKED BY: RMS
 DATE: 04/20/04
 SCALE: AS SHOWN

NOTE:
 ALL STATION & OFFSET DATA REFERS TO ASPHALT C/L STATIONING (CROWN).

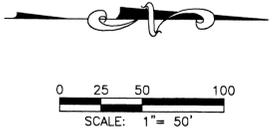


- CONSTRUCTION NOTES:**
- ALL ITEMS OF CONSTRUCTION SHALL BE COMPLETED IN ACCORDANCE WITH THE 2002 STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION AS PROMULGATED JOINTLY BY THE WASHINGTON STATE DEPARTMENT OF TRANSPORTATION (WSDOT) AND THE AMERICAN PUBLIC WORKS ASSOCIATION (APWA); THE 2001 SPOKANE COUNTY STANDARDS FOR ROAD AND SEWER CONSTRUCTION; AND ALL AMENDMENTS HERETO.
 - LOCATIONS OF PROPOSED AND EXISTING UTILITIES SHOWN IN THE PLANS ARE APPROXIMATE AND/OR MAY NOT BE SHOWN. PRIOR TO SITE CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES. CALL THE UNDERGROUND UTILITY LOCATION SERVICE AT 456-8000 BEFORE YOU DIG. ANY CONFLICTING UTILITIES SHALL BE RELOCATED PRIOR TO CONSTRUCTION OF ROAD AND DRAINAGE FACILITIES.
 - 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.
 - 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.

LEGEND

— 1780 —	EXISTING CONTOUR, 10' INTERVAL	■	EXISTING TELEPHONE RISER
--- 1775 ---	EXISTING CONTOUR, 2' INTERVAL	□	EXISTING TELEPHONE CABINET PAD
— x — x —	EXISTING FENCE LINE	- - - - -	EXISTING BURIED TELEPHONE CABLE
— - - - -	EXISTING EDGE OF ASPHALT	— E —	EXISTING TRANSFORMER
— - - - -	PROPOSED EDGE OF ASPHALT WIDENING	- - - - -	EXISTING CMP CULVERT, DIA. AS NOTED
○	EXISTING GAS STUB MARKER CONDUIT	— I.E. —	EXISTING CULVERT INVERT ELEVATION
— G —	EXISTING GAS LINE	— I.E. —	PROPOSED CULVERT INVERT ELEVATION
— T —	EXISTING TRAFFIC OR UTILITY SIGN	—	REGRADED DITCH LINE (SEE ROAD SECTION)

SPOKANE COUNTY ENGINEERS OFFICE
 OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
 PROJECT # 2-1901
 DATE ACCEPTED: 03-05-04
 ACCEPTANCE EXPIRES: 03-05-06
 PROJECT LANE MILES PUBLIC: 0
 PROJECT LANE MILES PRIVATE: 3.78
 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



6-2-11-04 4-21-04
 DEVELOPER'S APPROVAL DATE
 SECTION 2, T. 26 N., R. 42 E. W.M.

RIVER BLUFF ESTATES II
DORSET ROAD, Street Plan & Profile
 Sta. 7+00.00 to Sta. 19+64.78

SHEET
 2 of 7
 01-049.2

CALL BEFORE YOU DIG: 456-8000

P-1901 Eng Road Drainage

X:\Brendo\dwg\2001\1049-ST11.dwg, PLAN, 04/20/04 02:31:49 PM, 1:1

METRO ENGINEERING, INC.
 S. 324 SHERMAN
 SPOKANE, WA 99202
 (509) 624-9351

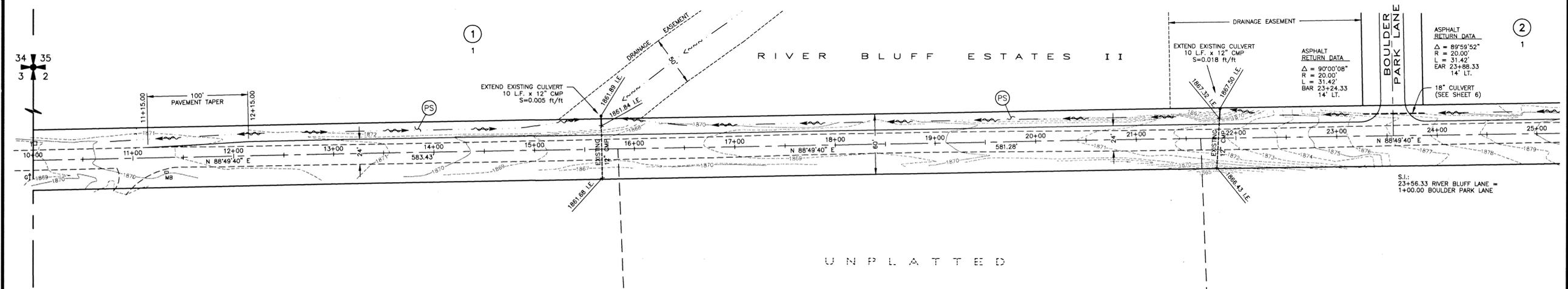
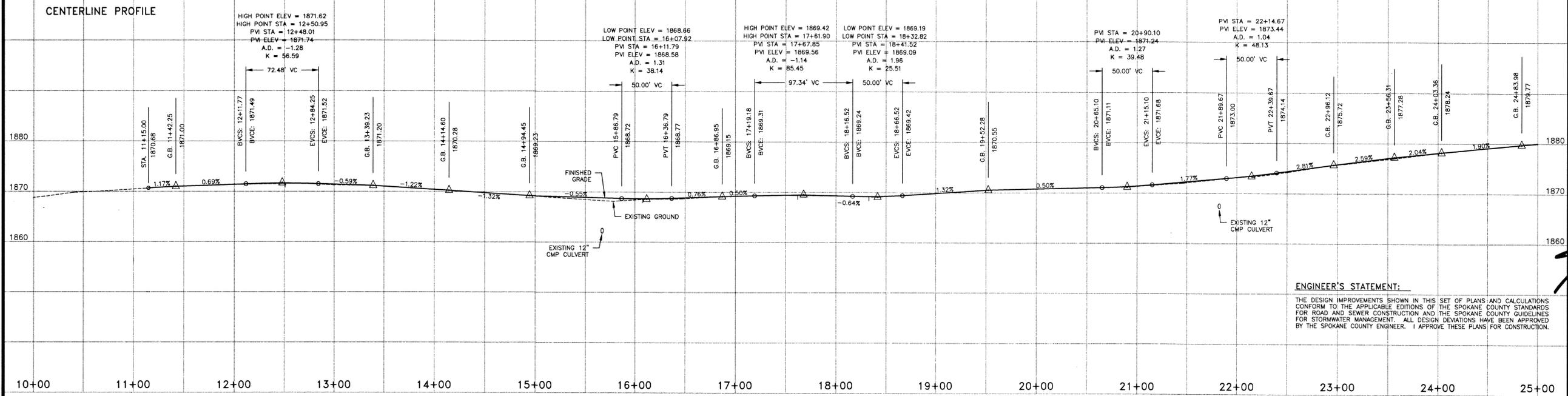


ENGINEER'S STATEMENT:
 THE DESIGN IMPROVEMENTS SHOWN IN THIS SET OF PLANS AND CALCULATIONS CONFORM TO THE APPLICABLE EDITIONS OF THE SPOKANE COUNTY STANDARDS FOR ROAD AND SEWER CONSTRUCTION AND THE SPOKANE COUNTY GUIDELINES FOR STORMWATER MANAGEMENT. ALL DESIGN DEVIATIONS HAVE BEEN APPROVED BY THE SPOKANE COUNTY ENGINEER. I APPROVE THESE PLANS FOR CONSTRUCTION.

DRAWN BY: JKO
 CHECKED BY: JGL
 DATE: 04/20/04
 SCALE: AS SHOWN

RIVER BLUFF ESTATES II
RIVER BLUFF LANE, Street Plan & Profile
Sta. 11+15.00 to Sta. 24+83.98

SHEET
 3 OF 7
 01-049



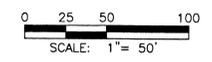
- CONSTRUCTION NOTES:**
- ALL ITEMS OF CONSTRUCTION SHALL BE COMPLETED IN ACCORDANCE WITH THE 2002 STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION AS PROMULGATED JOINTLY BY THE WASHINGTON STATE DEPARTMENT OF TRANSPORTATION (WSDOT) AND THE AMERICAN PUBLIC WORKS ASSOCIATION (APWA); THE 2001 SPOKANE COUNTY STANDARDS FOR ROAD AND SEWER CONSTRUCTION; AND ALL AMENDMENTS HERETO.
 - LOCATIONS OF PROPOSED AND EXISTING UTILITIES SHOWN IN THE PLANS ARE APPROXIMATE AND/OR MAY NOT BE SHOWN. PRIOR TO SITE CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES. CALL THE UNDERGROUND UTILITY LOCATION SERVICE AT 456-8000 BEFORE YOU DIG. ANY CONFLICTING UTILITIES SHALL BE RELOCATED PRIOR TO CONSTRUCTION OF ROAD AND DRAINAGE FACILITIES.
 - 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.
 - 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.

LEGEND

---	EXISTING CONTOUR, 5' INTERVAL
---	EXISTING CONTOUR, 1' INTERVAL
---	EXISTING EDGE OF ASPHALT
---	PROPOSED EDGE OF ASPHALT WIDENING
---	REGRADED DITCH LINE (SEE ROAD SECTION)
---	DRAINAGE EASEMENT CENTERLINE
---	PROPOSED 18" CULVERT
---	EXISTING 12" CMP CULVERT
x	EXISTING CULVERT INVERT ELEVATION
*	PROPOSED CULVERT INVERT ELEVATION
BAR	BEGIN ASPHALT RADIUS
EAR	END ASPHALT RADIUS
(PS)	PERMANENT SEEDING



Q-2-NY 4-21-04
 DEVELOPER'S APPROVAL DATE
 SECTION 2, T. 26 N., R. 42 E. W.M.



CALL BEFORE YOU DIG: 456-8000

P-1901 Eng Road Drainage

REF: 1049-REL.DWG

BENCHMARK
 ELEVATION = 1753.04 (NAVD-88)
 SPOKANE COUNTY BENCH MARK "237/12H", BRASS CAP IN CONCRETE POST STAMPED "20 WS 1948"
 LOCATED ALONG NORTH SIDE OF RUTTER PARKWAY IN THE SW 1/4 SE 1/4 SECTION 2-26-42

\\brendo\dwg\2001\1049-S14.dwg, PLAN, 04/20/04 02:50:09 PM, 1:1

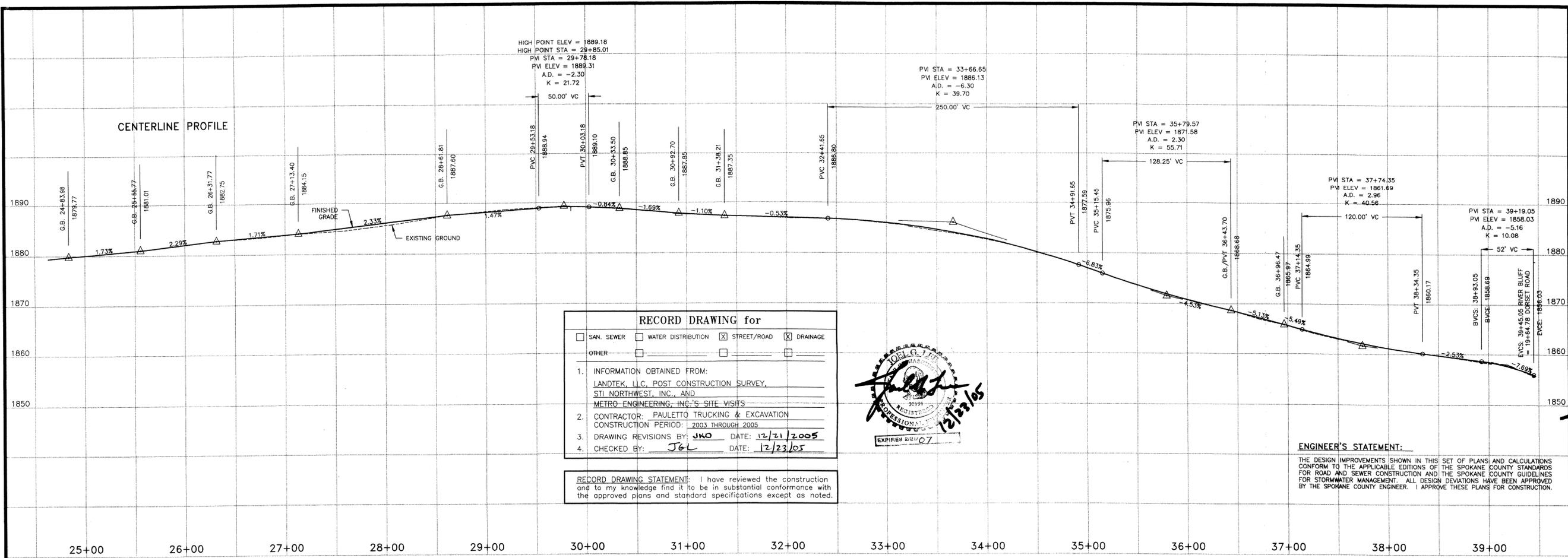
METRO ENGINEERING, INC.
 S. 324 SHERMAN
 SPOKANE, WA 99202
 (509) 624-9351



DRAWN BY: JKO
 CHECKED BY: JGL
 DATE: 04/20/04
 SCALE: AS SHOWN

RECORD DRAWING
 RIVER BLUFF ESTATES II
 RIVER BLUFF LANE, Street Plan & Profile
 Sta. 24+83.98 to Sta. 39+45.05

SHEET
 4 OF 7
 01-049



RECORD DRAWING for

SAN. SEWER WATER DISTRIBUTION STREET/ROAD DRAINAGE

OTHER:

1. INFORMATION OBTAINED FROM:
 LANDTEK, LLC, POST CONSTRUCTION SURVEY,
 STI NORTHWEST, INC., AND
 METRO ENGINEERING, INC.'S SITE VISITS

2. CONTRACTOR: PAULETTO TRUCKING & EXCAVATION
 CONSTRUCTION PERIOD: 2003 THROUGH 2005

3. DRAWING REVISIONS BY: JKO DATE: 12/21/2005

4. CHECKED BY: JGL DATE: 12/23/05

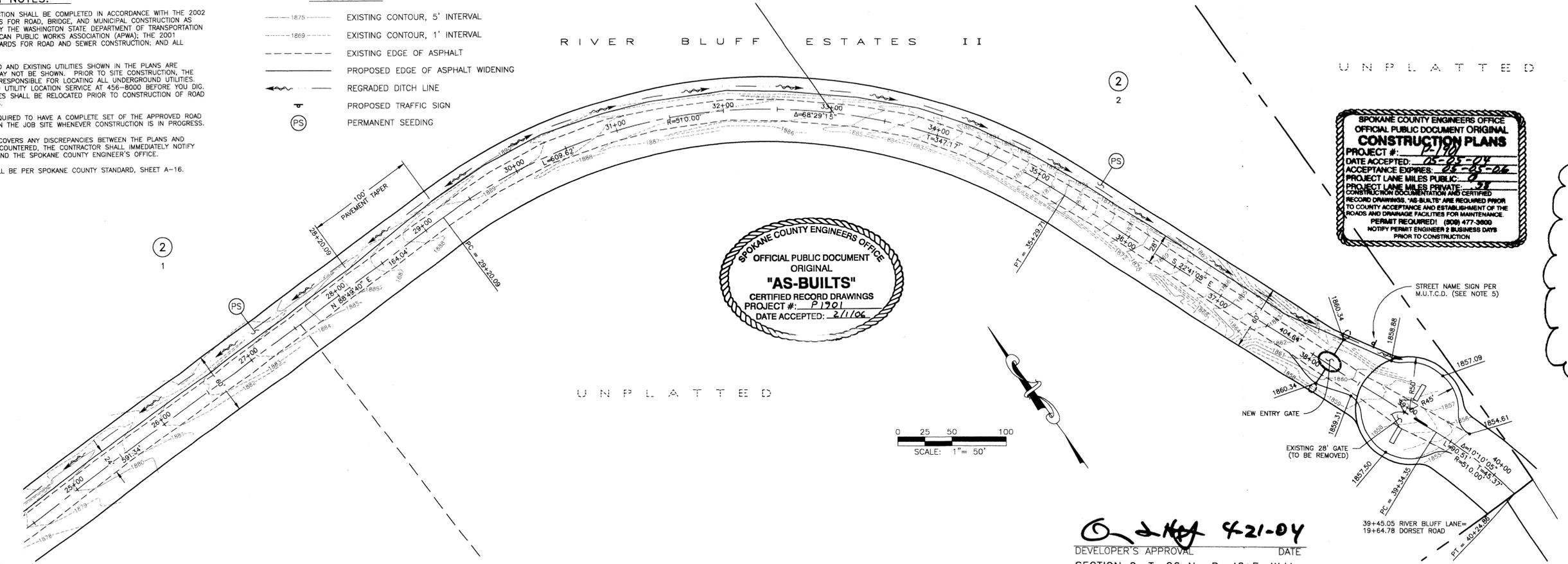


RECORD DRAWING STATEMENT: I have reviewed the construction and to my knowledge find it to be in substantial conformance with the approved plans and standard specifications except as noted.

ENGINEER'S STATEMENT:
 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.

- CONSTRUCTION NOTES:**
- ALL ITEMS OF CONSTRUCTION SHALL BE COMPLETED IN ACCORDANCE WITH THE 2002 STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION AS PROMULGATED JOINTLY BY THE WASHINGTON STATE DEPARTMENT OF TRANSPORTATION (WSDOT) AND THE AMERICAN PUBLIC WORKS ASSOCIATION (APWA); THE 2001 SPOKANE COUNTY STANDARDS FOR ROAD AND SEWER CONSTRUCTION; AND ALL AMENDMENTS HERETO.
 - LOCATIONS OF PROPOSED AND EXISTING UTILITIES SHOWN IN THE PLANS ARE APPROXIMATE AND/OR MAY NOT BE SHOWN. PRIOR TO SITE CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES. CALL THE UNDERGROUND UTILITY LOCATION SERVICE AT 456-8000 BEFORE YOU DIG. ANY CONFLICTING UTILITIES SHALL BE RELOCATED PRIOR TO CONSTRUCTION OF ROAD AND DRAINAGE FACILITIES.
 - 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.
 - 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.
 - STREET NAME SIGN SHALL BE PER SPOKANE COUNTY STANDARD, SHEET A-16.

- LEGEND**
- 1875 --- EXISTING CONTOUR, 5' INTERVAL
 - 1869 --- EXISTING CONTOUR, 1' INTERVAL
 - - - - - EXISTING EDGE OF ASPHALT
 - — — — — PROPOSED EDGE OF ASPHALT WIDENING
 - — — — — REGRADED DITCH LINE
 - — — — — PROPOSED TRAFFIC SIGN
 - (PS) PERMANENT SEEDING

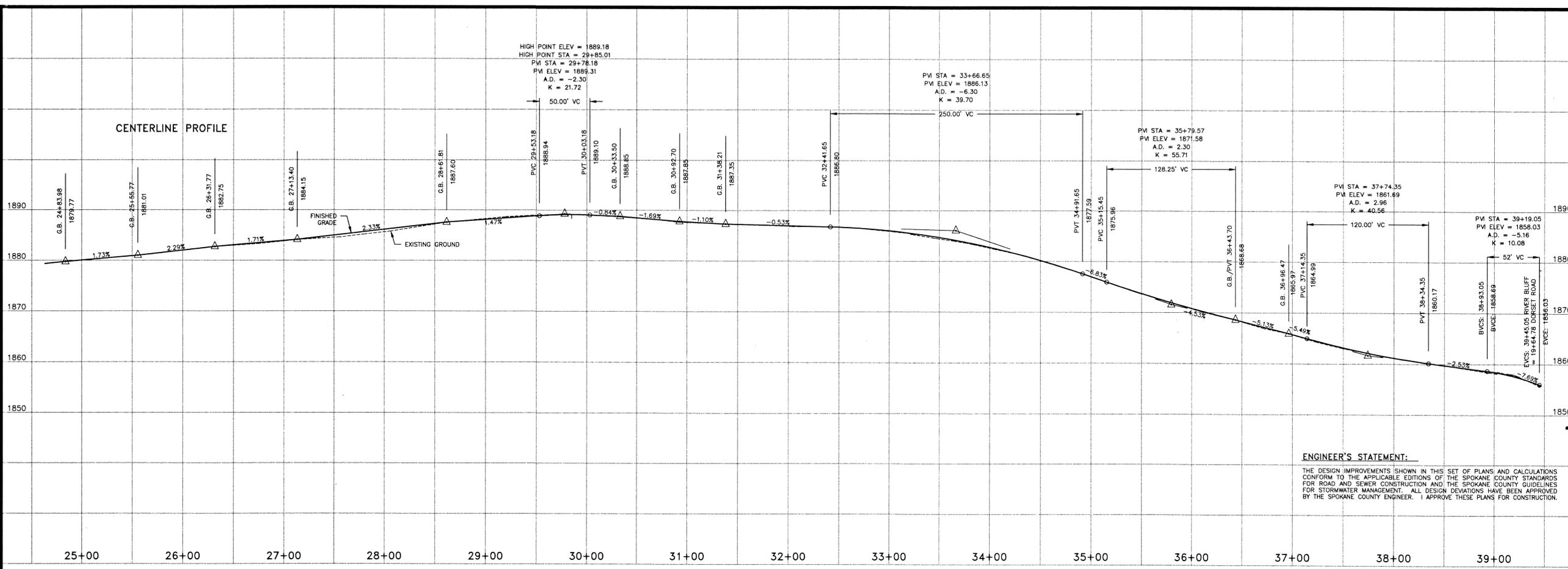


0 25 50 100
 SCALE: 1" = 50'

J. G. Lee 4-21-04
 DEVELOPER'S APPROVAL DATE
 SECTION 2, T. 26 N., R. 42 E. W.M.

CALL BEFORE YOU DIG: 456-8000

P-1901 Eng As-Built



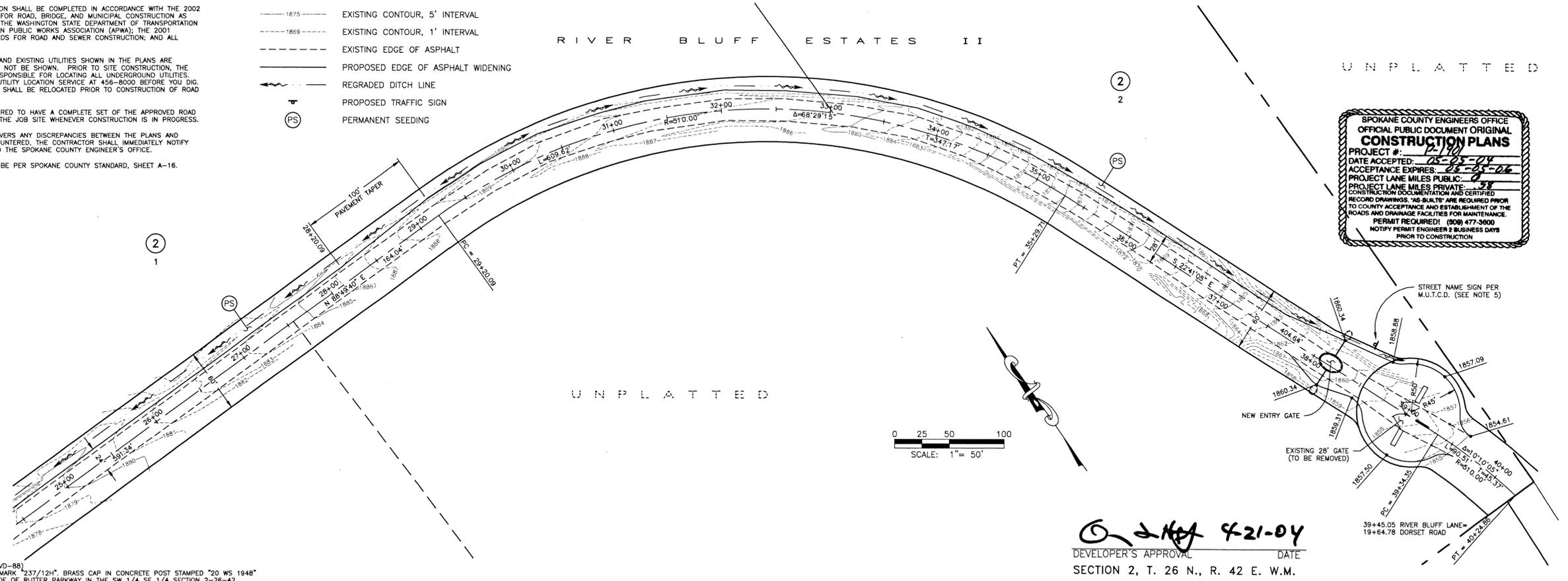
ENGINEER'S STATEMENT:
 THE DESIGN IMPROVEMENTS SHOWN IN THIS SET OF PLANS AND CALCULATIONS CONFORM TO THE APPLICABLE EDITIONS OF THE SPOKANE COUNTY STANDARDS FOR ROAD AND SEWER CONSTRUCTION AND THE SPOKANE COUNTY GUIDELINES FOR STORMWATER MANAGEMENT. ALL DESIGN DEVIATIONS HAVE BEEN APPROVED BY THE SPOKANE COUNTY ENGINEER. I APPROVE THESE PLANS FOR CONSTRUCTION.

METRO ENGINEERING, INC.
 S. 324 SHERMAN
 SPOKANE, WA 99202
 (509) 624-9351



- CONSTRUCTION NOTES:**
- ALL ITEMS OF CONSTRUCTION SHALL BE COMPLETED IN ACCORDANCE WITH THE 2002 STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION AS PROMULGATED JOINTLY BY THE WASHINGTON STATE DEPARTMENT OF TRANSPORTATION (WSDOT) AND THE AMERICAN PUBLIC WORKS ASSOCIATION (APWA), THE 2001 SPOKANE COUNTY STANDARDS FOR ROAD AND SEWER CONSTRUCTION, AND ALL AMENDMENTS HERETO.
 - LOCATIONS OF PROPOSED AND EXISTING UTILITIES SHOWN IN THE PLANS ARE APPROXIMATE AND/OR MAY NOT BE SHOWN. PRIOR TO SITE CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES. CALL THE UNDERGROUND UTILITY LOCATION SERVICE AT 456-8000 BEFORE YOU DIG. ANY CONFLICTING UTILITIES SHALL BE RELOCATED PRIOR TO CONSTRUCTION OF ROAD AND DRAINAGE FACILITIES.
 - 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.
 - 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.
 - STREET NAME SIGN SHALL BE PER SPOKANE COUNTY STANDARD, SHEET A-16.

- LEGEND**
- 5' INTERVAL --- EXISTING CONTOUR, 5' INTERVAL
 - 1' INTERVAL --- EXISTING CONTOUR, 1' INTERVAL
 - - - - - EXISTING EDGE OF ASPHALT
 - — — — — PROPOSED EDGE OF ASPHALT WIDENING
 - ~ ~ ~ ~ ~ REGRADED DITCH LINE
 - ▲ PROPOSED TRAFFIC SIGN
 - PS PERMANENT SEEDING



BENCHMARK
 ELEVATION = 1753.04 (NAVD-88)
 SPOKANE COUNTY BENCH MARK "237/12H" BRASS CAP IN CONCRETE POST STAMPED "20 WS 1948"
 LOCATED ALONG NORTH SIDE OF RUTTER PARKWAY IN THE SW 1/4 SE 1/4 SECTION 2-26-42

G. L. E. P. 4-21-04
 DEVELOPER'S APPROVAL DATE
 SECTION 2, T. 26 N., R. 42 E. W.M.

DRAWN BY: JKO
 CHECKED BY: JCL
 DATE: 04/20/04
 SCALE: AS SHOWN

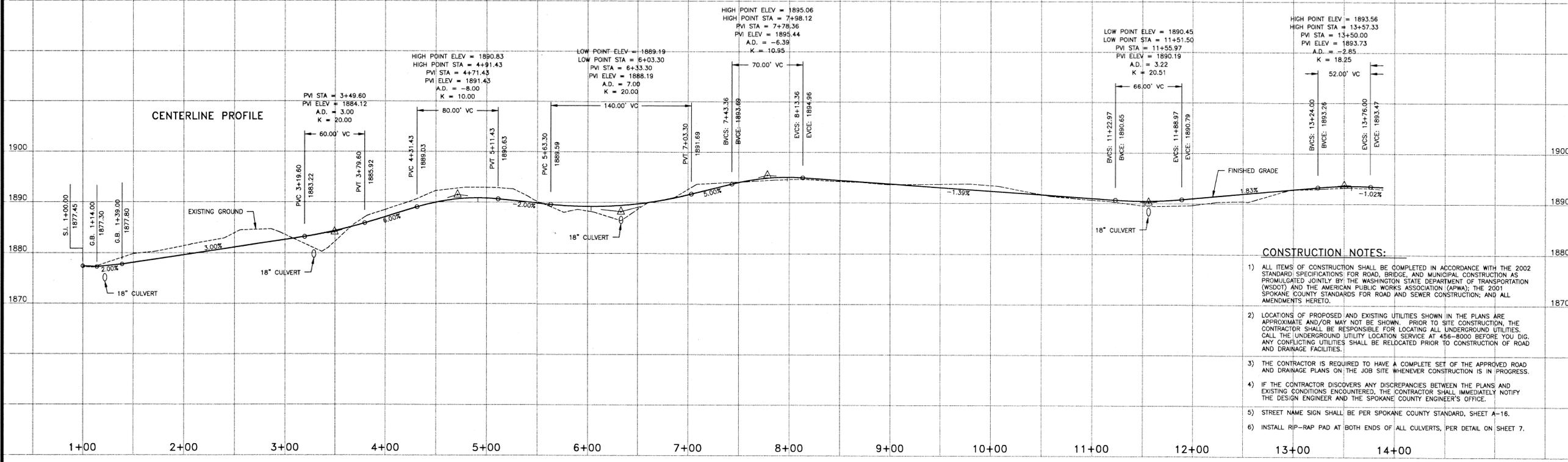
RIVER BLUFF ESTATES II
RIVER BLUFF LANE, Street Plan & Profile
Sta. 24+83.98 to Sta. 39+45.05

SHEET
 4 OF 7
 01-049

P. 1901 Eng Road Drainage

ENGINEER'S STATEMENT:
 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.

METRO ENGINEERING, INC.
 S. 324 SHERMAN
 SPOKANE, WA 99202
 (509) 624-9351

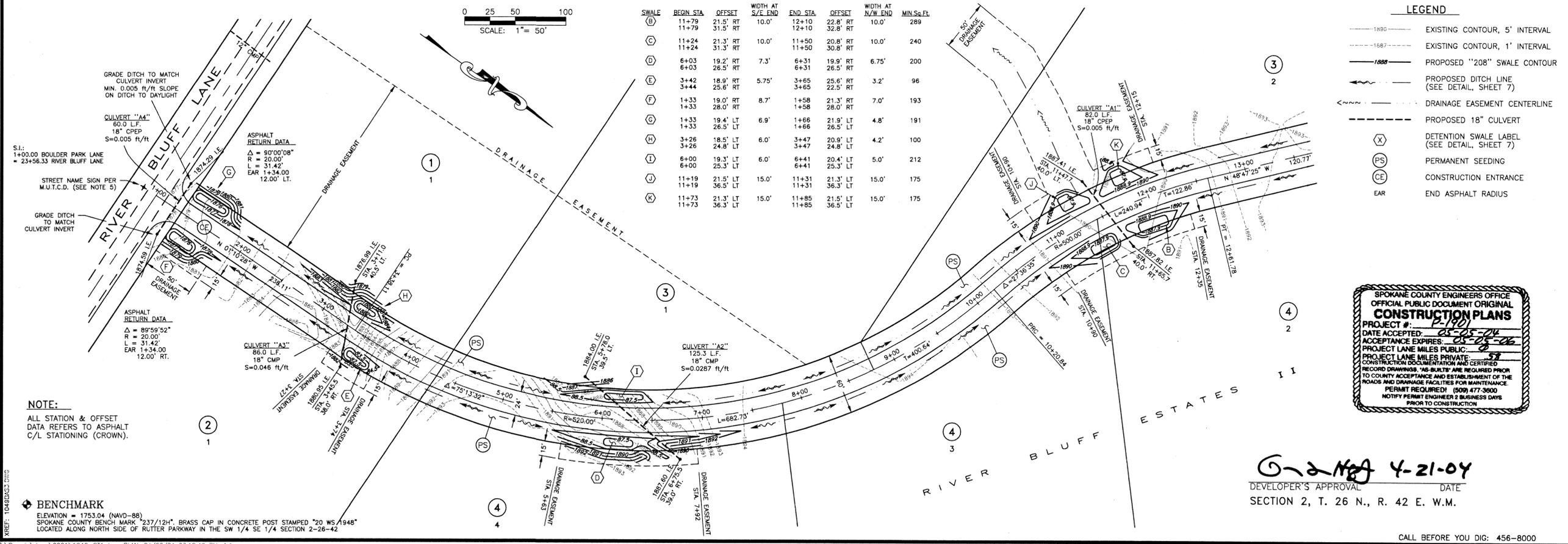


- CONSTRUCTION NOTES:**
- 1) ALL ITEMS OF CONSTRUCTION SHALL BE COMPLETED IN ACCORDANCE WITH THE 2002 STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION AS PROMULGATED JOINTLY BY THE WASHINGTON STATE DEPARTMENT OF TRANSPORTATION (WSDOT) AND THE AMERICAN PUBLIC WORKS ASSOCIATION (APWA). THE 2001 SPOKANE COUNTY STANDARDS FOR ROAD AND SEWER CONSTRUCTION, AND ALL AMENDMENTS HERETO.
 - 2) LOCATIONS OF PROPOSED AND EXISTING UTILITIES SHOWN IN THE PLANS ARE APPROXIMATE AND/OR MAY NOT BE SHOWN. PRIOR TO SITE CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES. CALL THE UNDERGROUND UTILITY LOCATION SERVICE AT 456-8000 BEFORE YOU DIG. 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) STREET NAME SIGN SHALL BE PER SPOKANE COUNTY STANDARD, SHEET A-18.
 - 6) INSTALL RIP-RAP PAD AT BOTH ENDS OF ALL CULVERTS, PER DETAIL ON SHEET 7.



DETENTION SWALE BOTTOM DIMENSIONS
 (SEE SWALE DETAIL, SHEET 8)

SWALE	BEGIN STA	OFFSET	WIDTH AT S/E END	END STA	OFFSET	WIDTH AT N/W END	MIN. S ₀ FL.
(A)	11+79	21.5' RT	10.0'	12+10	22.8' RT	10.0'	289
(B)	11+79	31.5' RT	10.0'	12+10	32.8' RT	10.0'	240
(C)	11+24	21.3' RT	10.0'	11+50	20.8' RT	10.0'	200
(D)	11+24	31.3' RT	10.0'	11+50	30.8' RT	10.0'	96
(E)	6+03	19.2' RT	7.3'	6+31	19.9' RT	6.75'	193
(F)	6+03	26.5' RT	7.3'	6+31	26.5' RT	6.75'	191
(G)	3+42	18.9' RT	5.75'	3+65	25.6' RT	3.2'	100
(H)	3+42	25.6' RT	5.75'	3+65	22.5' RT	3.2'	175
(I)	1+33	19.0' RT	8.7'	1+58	21.3' RT	7.0'	175
(J)	1+33	28.0' RT	8.7'	1+58	28.0' RT	7.0'	175
(K)	1+33	19.4' LT	6.9'	1+66	21.9' LT	4.8'	212
(L)	1+33	26.5' LT	6.9'	1+66	26.5' LT	4.8'	175
(M)	3+26	18.5' LT	6.0'	3+47	20.9' LT	4.2'	175
(N)	3+26	24.8' LT	6.0'	3+47	24.8' LT	4.2'	175
(O)	6+00	19.3' LT	6.0'	6+41	20.4' LT	5.0'	175
(P)	6+00	25.3' LT	6.0'	6+41	25.3' LT	5.0'	175
(Q)	11+19	21.5' LT	15.0'	11+31	21.3' LT	15.0'	175
(R)	11+19	36.3' LT	15.0'	11+31	36.3' LT	15.0'	175
(S)	11+73	21.3' LT	15.0'	11+85	21.5' LT	15.0'	175
(T)	11+73	36.3' LT	15.0'	11+85	36.5' LT	15.0'	175



SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
 PROJECT # 05-05-04
 DATE ACCEPTED: 05-25-04
 ACCEPTANCE EXPIRES: 05-25-06
 PROJECT LANE MILES PUBLIC: 0.37
 PROJECT LANE MILES PRIVATE: 0.37
 CONSTRUCTION DOCUMENTS ARE 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) 477-3000
 NOTIFY PERMIT ENGINEER 2 BUSINESS DAYS PRIOR TO CONSTRUCTION

DEVELOPER'S APPROVAL: *G-2 Mfg* DATE: 4-21-04
 SECTION 2, T. 26 N., R. 42 E. W.M.

RIVER BLUFF ESTATES II
BOULDER PARK LANE, Street Plan & Profile
Sta. 1+00.00 to Sta. 13+50.00

SHEET 5 OF 7
 01-049.1

CALL BEFORE YOU DIG: 456-8000

P-1901 Eng Road Drainage

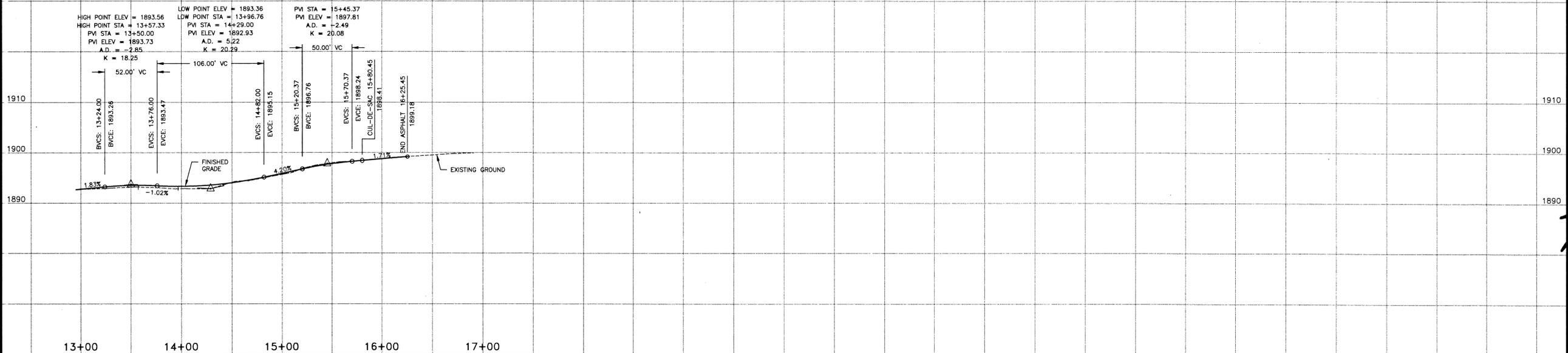


DRAWN BY: JKO
 CHECKED BY: RMS
 DATE: 04/20/04
 SCALE: AS SHOWN

RIVER BLUFF ESTATES II
BOULDER PARK LANE, Street Plan & Profile
Sta. 13+50.00 to Sta. 16+25.45

SHEET
 6 OF 7
 01-049.1

CENTERLINE PROFILE



DETENTION SWALE BOTTOM DIMENSIONS
 (SEE SWALE DETAIL, SHEET 8)

SWALE	BEGIN STA	OFFSET	WIDTH AT 3/2' END	END STA	OFFSET	WIDTH AT N/W END	MIN Sq.Ft.
(A)	14+21	17.8' RT	12.0'	14+50	19.2' RT	12.0'	355
	14+21	29.8' RT		14+50	31.2' RT		
(L)	14+11	17.5' LT	12.0'	14+39	18.4' LT	12.0'	312
	14+11	29.5' LT		14+39	30.4' LT		

NOTE:

ALL STATION & OFFSET DATA REFERS TO ASPHALT C/L STATIONING (CROWN).

LEGEND

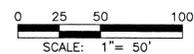
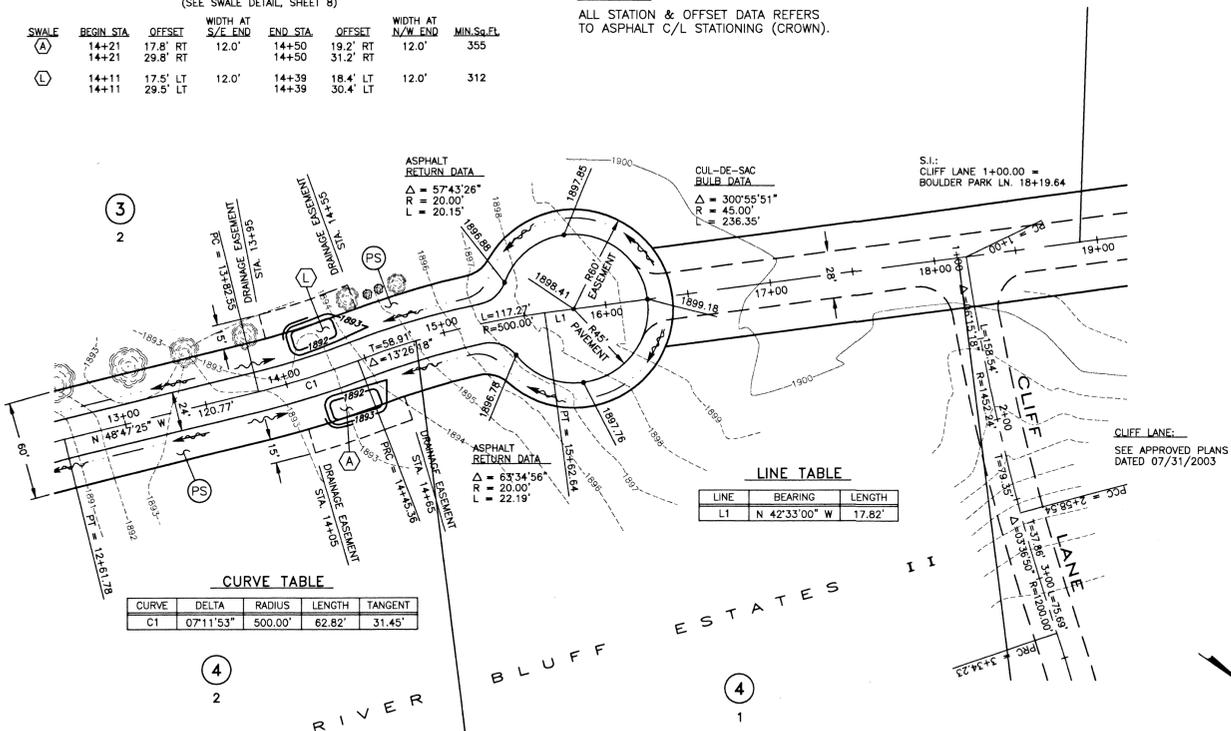
- 1890 --- EXISTING CONTOUR, 5' INTERVAL
- 1893 --- EXISTING CONTOUR, 1' INTERVAL
- - - - - PROPOSED DITCH LINE (SEE DETAIL, SHEET 7)
- 18XX.XX PROPOSED SPOT ELEVATION
- (PS) PERMANENT SEEDING
- (X) DETENTION SWALE LABEL (SEE DETAIL, SHEET 7)

ENGINEER'S STATEMENT:

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.

CONSTRUCTION NOTES:

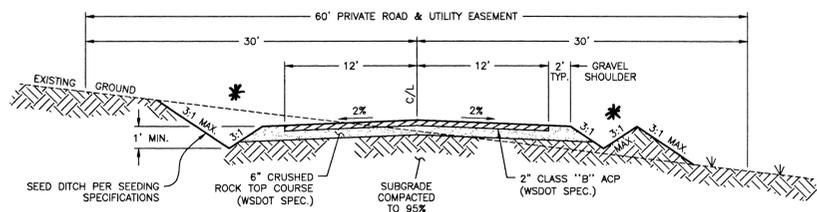
- ALL ITEMS OF CONSTRUCTION SHALL BE COMPLETED IN ACCORDANCE WITH THE 2002 STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION AS PROMULGATED JOINTLY BY THE WASHINGTON STATE DEPARTMENT OF TRANSPORTATION (WSDOT) AND THE AMERICAN PUBLIC WORKS ASSOCIATION (APWA); THE 2001 SPOKANE COUNTY STANDARDS FOR ROAD AND SEWER CONSTRUCTION; AND ALL AMENDMENTS HERETO.
- LOCATIONS OF PROPOSED AND EXISTING UTILITIES SHOWN IN THE PLANS ARE APPROXIMATE AND/OR MAY NOT BE SHOWN. PRIOR TO SITE CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES. CALL THE UNDERGROUND UTILITY LOCATION SERVICE AT 456-8000 BEFORE YOU DIG. ANY CONFLICTING UTILITIES SHALL BE RELOCATED PRIOR TO CONSTRUCTION OF ROAD AND DRAINAGE FACILITIES.
- 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.
- 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.



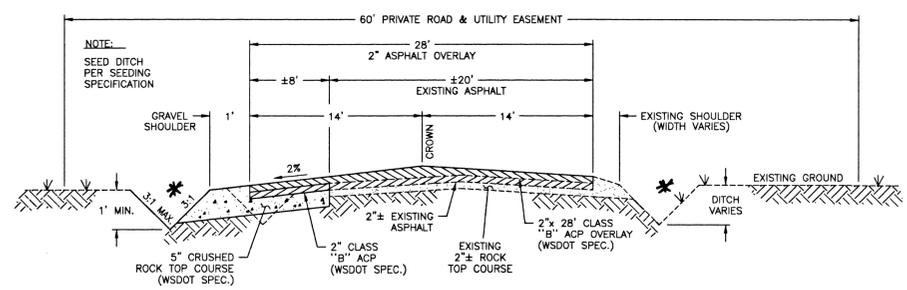
G. Lee 4-21-04
 DEVELOPER'S APPROVAL DATE
 SECTION 2, T. 26 N., R. 42 E. W.M.

CALL BEFORE YOU DIG: 456-8000

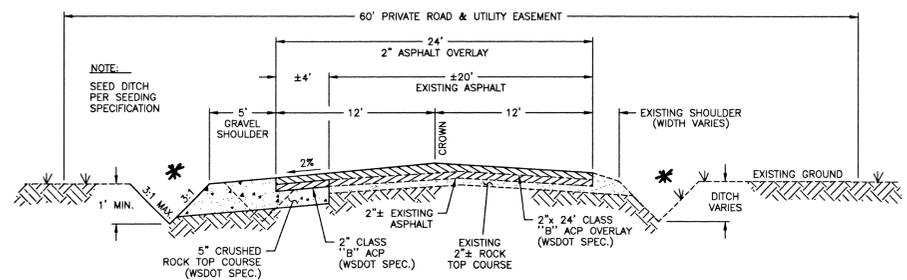
P-1901 Eng Road Drainage



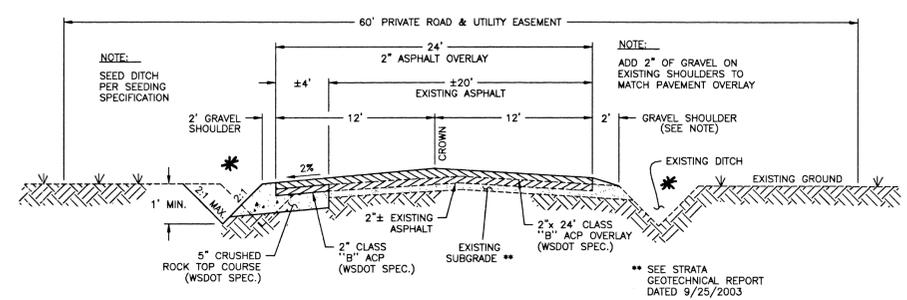
BOULDER PARK LANE X-SECTION
NOT TO SCALE



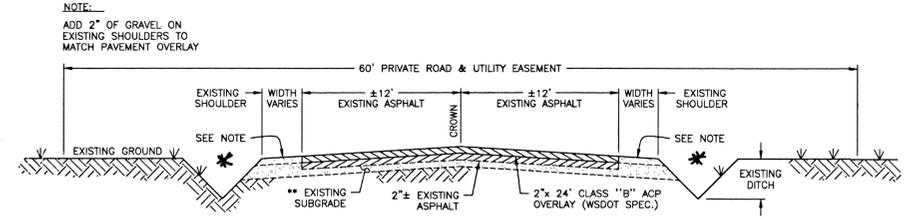
RIVER BLUFF LANE - Sta. 29+20 to Sta. 39+03 (Gate)
NOT TO SCALE



RIVER BLUFF LANE - Sta. 12+15 to Sta. 28+20
NOT TO SCALE



DORSET ROAD - Sta. 8+34 to Sta. 19+04
NOT TO SCALE



DORSET ROAD - Sta. 19+04 to Sta. 19+65
RIVER BLUFF LANE - Sta. 39+03 (Gate) to Sta. 39+45
NOT TO SCALE

NOTE:
ADD 2" OF GRAVEL ON EXISTING SHOULDERS TO MATCH PAVEMENT OVERLAY

NOTE:
ADD 2" OF GRAVEL ON EXISTING SHOULDERS TO MATCH PAVEMENT OVERLAY

NOTE:
ADD 2" OF GRAVEL ON EXISTING SHOULDERS TO MATCH PAVEMENT OVERLAY

** SEE STRATA GEOTECHNICAL REPORT DATED 9/25/2003

** Construct flat-bottom ditches with berms at intervals where conducive in field and opted by Developer/Engineer.*

AM 5-5-04

II-5.4.3 BMP E1.35: PERMANENT SEEDING AND PLANTING

CODE: (PS) SYMBOL: ← (PS) →

DEFINITION:
THE ESTABLISHMENT OF PERENNIAL VEGETATIVE COVER ON DISTURBED AREAS.

PURPOSE:
TO ESTABLISH PERMANENT VEGETATION (SUCH AS GRASSES, LEGUMES AND TREES OR SHRUBS) AS RAPIDLY AS POSSIBLE TO PREVENT SOIL EROSION BY WIND OR WATER, AND TO IMPROVE WILDLIFE HABITAT AND SITE AESTHETICS.

TO PROVIDE POLLUTANT FILTRATION (BIOFILTRATION) IN VEGETATION-LINED CHANNELS AND TO ESTABLISH CONSTRUCTED WETLANDS AS REQUIRED (SEE BMP RW.10 IN CHAPTER III-4 AND RW.05 IN CHAPTER III-6).

CONDITIONS WHERE PRACTICE APPLIES:

- GRADED, FINAL GRADED OR CLEARED AREAS WHERE PERMANENT VEGETATIVE COVER IS NEEDED TO STABILIZE THE SOIL.
- AREAS WHICH WILL NOT BE BROUGHT TO FINAL GRADE FOR A YEAR OR MORE.
- VEGETATION-LINED CHANNELS.
- RETENTION OR DETENTION PONDS AS REQUIRED.

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

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

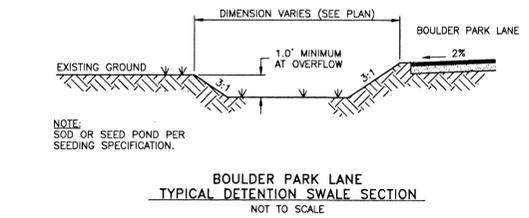
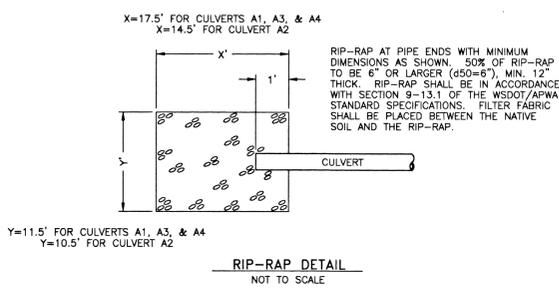
PROVIDE MIXTURE COMPOSED OF GRASS SEED AND FERTILIZER IN PERCENTAGES AS FOLLOWS:

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 THE WSDOT 2002 STANDARD SPECIFICATIONS, SECTION 8-01. THE SEEDING DATES ALLOWED IN SECTION 8-01.3(7) SHALL BE AMENDED TO INCLUDE MARCH 1 TO MAY 15. CONTRACTOR TO IRRIGATE SEEDED AREAS UNTIL SEED HAS GERMINATED.

PERMANENT SEEDING/SEED SPECIFICATIONS

PS



EROSION & SEDIMENT CONTROL NOTES:

- 1) EROSION/SEDIMENT CONTROL (ESC) HAS BEEN REQUIRED FOR THIS PROJECT. IMPLEMENTATION OF THE ESC PLAN, CONSTRUCTION, MAINTENANCE, AND UPGRADING OF THE ESC FACILITIES ARE THE RESPONSIBILITY OF THE DEVELOPER/CONTRACTOR 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) THE CONTRACTOR SHALL MAINTAIN THE ESC FACILITIES DURING WET WEATHER CONDITIONS TO ASSURE THAT THE FACILITIES ARE WORKING AS PLANNED AND THAT EROSION OF SOILS IS MINIMIZED. THE CONTRACTOR SHALL USE MEASURES AS NECESSARY DURING WET WEATHER CONDITIONS TO MINIMIZE TRACKING OF SOILS ONTO EXISTING STREETS. THE ESC 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-LOADED WATER FROM EITHER FLOWING OFF THE SITE, OR INTO NEW/EXISTING STORM DRAINAGE FACILITIES.
- 3) 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.
- 4) THE CONTRACTOR/DEVELOPER IS RESPONSIBLE FOR INSTALLING ROCK CONSTRUCTION ENTRIES (SEE DETAIL) AT ANY AND ALL LOCATIONS USED TO ENTER OR EXIT THE PROJECT SITE.
- 5) THE EROSION CONTROL PLANS AND SPECIFICATIONS ARE SCHEMATIC AND ARE NOT INTENDED TO DEPICT ALL DETAILS OF THE WORK REQUIRED. THE CONTRACTOR SHALL BE RESPONSIBLE TO FAMILIARIZE HIMSELF WITH THE ACTUAL SITE CONDITIONS AND FACTORS WHICH MAY CONTRIBUTE TO SOIL EROSION. THE CONTRACTOR SHALL IMPLEMENT ANY ADDITIONAL MEASURES WHICH ARE NECESSARY TO ALLEVIATE THE POTENTIAL FOR SOIL EROSION.

STABILIZED CONSTRUCTION ENTRANCE AND TIRE WASH

CODE: (CE)

DEFINITION:
A TEMPORARY STONE-STABILIZED PAD LOCATED AT POINTS OF VEHICULAR INGRESS AND EGRESS ON A CONSTRUCTION SITE.

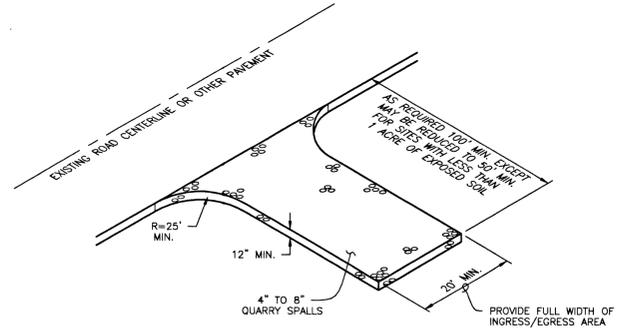
PURPOSE:
TO REDUCE THE AMOUNT OF MUD, DIRT, ROCKS, ETC. TRANSPORTED ONTO PUBLIC ROADS BY MOTOR VEHICLES OR RUNOFF BY CONSTRUCTING A STABILIZED PAD OF ROCK SPALLS AT ENTRANCES TO CONSTRUCTION SITES AND WASHING OF TIRES DURING EGRESS.

CONDITIONS WHERE PRACTICE APPLIES:

- WHENEVER TRAFFIC WILL BE LEAVING A CONSTRUCTION SITE AND MOVING DIRECTLY ONTO A PUBLIC ROAD OR OTHER PAVED AREAS.

MAINTENANCE:

- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING AND FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH 2-INCH STONE, AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEANOUT OF ANY STRUCTURES USED TO TRAP SEDIMENT. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.



STABILIZED CONSTRUCTION ENTRANCE AND TIRE WASH

CE

ENGINEER'S STATEMENT:

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.

PREPARER'S STATEMENT:

THIS EROSION CONTROL PLAN MEETS THE ESC PLAN REQUIREMENTS AS LISTED IN CHAPTER 4.5 OF THE SPOKANE COUNTY GUIDELINES FOR STORMWATER MANAGEMENT.

PROJECT NOTES:

NAME OF PROPERTY OWNER:
RIVER BLUFF LAND COMPANY, LLC, ET AL

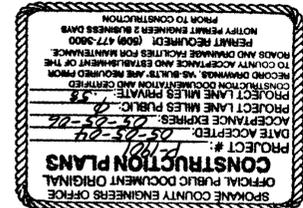
NAME OF PERMIT APPLICANT:
CHRIS HEFTEL, PRESIDENT
NABERHOOD 21, LLC

NAME OF CONTACT PERSON AT PROJECT SITE:
CHRIS HEFTEL
4425 W. LOOKOUT MTN. LANE #A
SPOKANE, WA 99208 Phone: 509-464-0123

PROJECT ADDRESS:
RIVER BLUFF LANE

DESCRIPTION OF PROJECT:
THIS PROJECT IS A PROPOSED 16 (LARGE) LOT PLAT, CALLED RIVER BLUFF ESTATES II. THE LOTS WILL EACH BE 10 ACRES OR GREATER IN SIZE. THE PROJECT WILL CONSIST OF ONE NEW PRIVATE ROAD (BOULDER PARK LANE), WIDENING OF RIVER BLUFF LANE, AND WIDENING AND ASPHALT OVERLAY ON DORSET ROAD. BOULDER PARK LANE WILL EXTEND APPROXIMATELY 1525 FT. NORTHWEST OF RIVER BLUFF LANE.

DESCRIPTION OF EXISTING VEGETATION & SOIL INFORMATION:
THE SITE IS LOCATED ON HARDESTY AND MARBLE SOILS PER THE SCS SOILS MAP. THE EXISTING VEGETATION FOR THE SITE IS LIGHTLY TREED PINE FOREST.



G-2 Hef 4-21-04

DEVELOPER'S APPROVAL DATE
SECTION 2, T. 26 N., R. 42 E. W.M.

METRO ENGINEERING, INC.
S. 324 SHERMAN
SPOKANE, WA 99201
(509) 624-9551



DRAWN BY: JIKO
CHECKED BY: RMS
DATE: 04/20/04
SCALE: AS SHOWN

**RIVER BLUFF ESTATES II
STREET AND DRAINAGE
NOTES AND DETAILS**

SHEET
7 OF 7
01-049