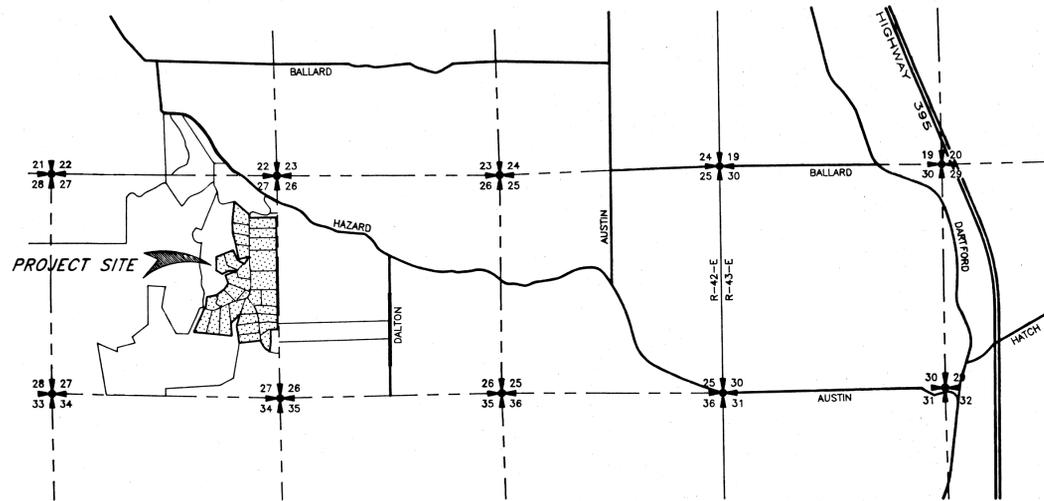


PROJECT MAP

SECTION 27, TOWNSHIP 27 NORTH, RANGE 42 EAST



VICINITY MAP



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:

- 1) ALL ITEMS OF CONSTRUCTION SHALL BE COMPLETED IN ACCORDANCE WITH THE 2000 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 1999 SPOKANE COUNTY STANDARDS FOR ROAD AND SEWER CONSTRUCTION; AND ALL AMENDMENTS HERETO.
- 2) 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.

SHEET INDEX

1 COVER SHEET

ROAD PLANS (Prepared by ADAMS & CLARK, INC.)

2	HAYDEN LANE	Sta. 100+00 to Sta. 110+73.12	(Record Drawing)
3	LOGAN LANE	Sta. 110+73.12 to Sta. 126+00	(Record Drawing)
4	LOGAN LANE	Sta. 126+00 to Sta. 140+97.61	(Record Drawing)
5	BRANNON LANE	Sta. 10+00 to Sta. 20+12.42	(Record Drawing)
6	JUSTIN LANE	Sta. 10+00 to Sta. 14+69.07	(Design Plan)

STORMWATER PLANS (Prepared by METRO ENGINEERING, INC.)

7	DRAINAGE BASIN "DF1" - DETENTION POND DESIGN	(Design Plan)
8	BASIN "DF8" DITCH - PLAN, PROFILE & DETAILS	(Design Plan)
9	BASIN "DF8" DITCH - PLAN, PROFILE & DETAILS	(Design Plan)
10	DRAINAGE BASIN "DF8" - RETENTION/DETENTION POND DESIGN	(Design Plan)
11	BASIN "DF2" DITCH - PLAN, PROFILE & DETAILS	(Design Plan)
12	DRAINAGE BASIN "DF2" - SEDIMENT POND/CULVERT PLAN	(Design Plan)
13	EROSION/SEDIMENT CONTROL - NOTES AND DETAILS	(Design Plan)

RECORD DRAWING for

SAN. SEWER WATER DISTRIBUTION STREET/ROAD DRAINAGE
 OTHER

1. INFORMATION OBTAINED FROM:
POST CONSTRUCTION SURVEY ON LANDTEK, LLC.
SITE VISITS BY METRO ENGINEERING, INC.

2. CONTRACTOR: PIERSAL CONSTRUCTION
 CONSTRUCTION PERIOD: 2000-2003

3. DRAWING REVISIONS BY: RMS DATE: 12/20/2004

4. CHECKED BY: JGL DATE: 12/21/04

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.



Neighborhood 21, LLC
 by Chris L. Hefel president 9-20-01
 DEVELOPER'S APPROVAL DATE

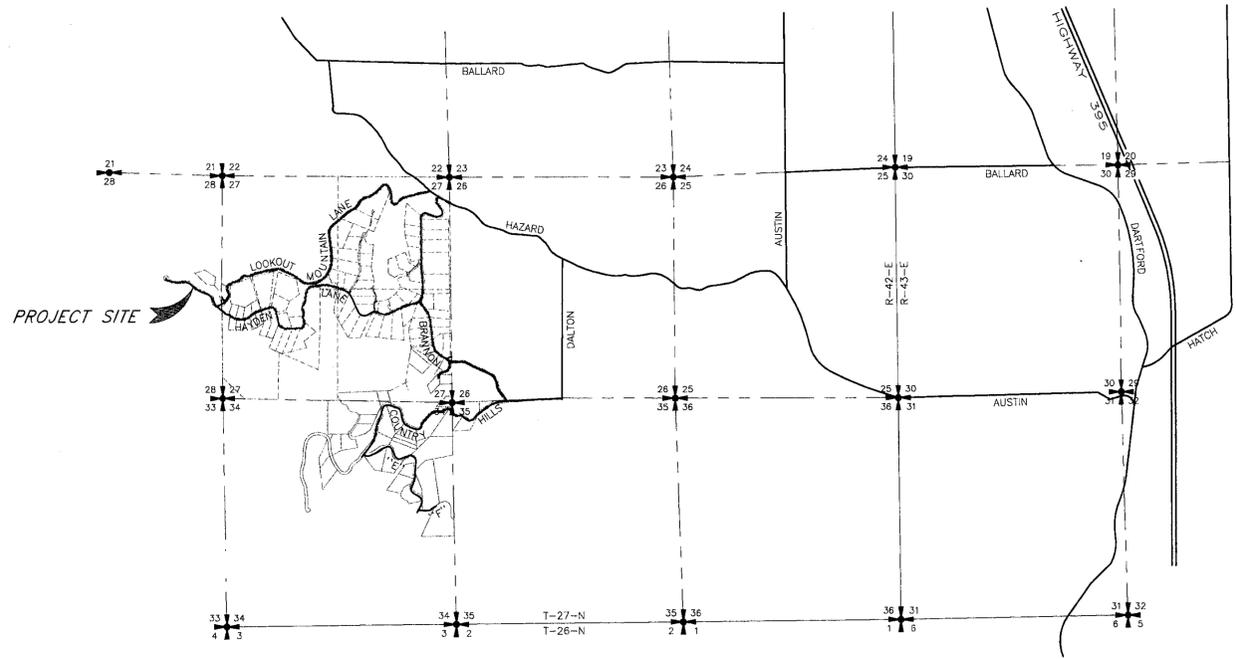
METRO ENGINEERING, INC.
 S. 324 SHERMAN
 SPOKANE, WA 99202
 (509) 624-9351



DRAWN BY: JGL
 CHECKED BY: JGL
 DATE: 07/18/01
 SCALE: AS SHOWN

RIVER BLUFF RANCH, PHASE 1
COVER SHEET

SHEET
 1 OF 13
 00-069



PROJECT/VICINITY MAP

PORTIONS OF THE EAST 1/2 OF SECTION 28, T. 27 N., R. 42 E. W.M., SPOKANE COUNTY, WASHINGTON



SHEET INDEX

- 1 COVER SHEET
- 2 LOOKOUT MOUNTAIN LANE - Sta. 4+68 to Sta. 17+00
- 3 LOOKOUT MOUNTAIN LANE/HAYDEN LANE INTERSECTION - Sta. 17+00 to Sta. 19+84
- 4 EROSION CONTROL PLAN and STREET DETAILS

◆ 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 RUITER PARKWAY IN THE SW 1/4 SE 1/4 SECTION 2-26-42

PROJECT NOTES:

NAME OF PROPERTY OWNER:
 RIVER BLUFF LAND COMPANY, LLC

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:
 LOOKOUT MOUNTAIN LANE WEST AND NORTH OF HAYDEN LANE INTERSECTION. (EAST 1/2 OF SECTION 28, T. 27 N., R. 42 E., W.M.)

DESCRIPTION OF PROJECT:
 EXTENSION OF LOOKOUT MOUNTAIN LANE WEST OF LOOKOUT MOUNTAIN AND HAYDEN LANE INTERSECTION.

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

LEGAL DESCRIPTION:

PORTIONS OF THE EAST 1/2 OF SECTION 28, T. 27 N., R. 42 E. W.M., SPOKANE COUNTY, WASHINGTON

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.



RECORD DRAWING for

SAN. SEWER WATER DISTRIBUTION STREET/ROAD DRAINAGE

OTHER

1. INFORMATION OBTAINED FROM:
 METRO ENGINEERING, INC. SITE VISIT 11/12/09 & MATERIAL TESTING REPORTS PREPARED BY BUDINGER & ASSOCIATES.

2. CONTRACTOR: PAULETTO TRUCKING & EXCAVATING
 CONSTRUCTION PERIOD: FALL 2007 - FALL 2009

3. DRAWING REVISIONS BY: RMS DATE: 12/14/09

4. CHECKED BY: JGL DATE: 12/14/09

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.



* Construction plan review originally performed 09/13/07.

DEVELOPER'S APPROVAL: *[Signature]* 8-10-07 DATE

METRO ENGINEERING, INC.
 3929 E. BOONE AVENUE
 SPOKANE, WA 99202
 (509) 624-9351

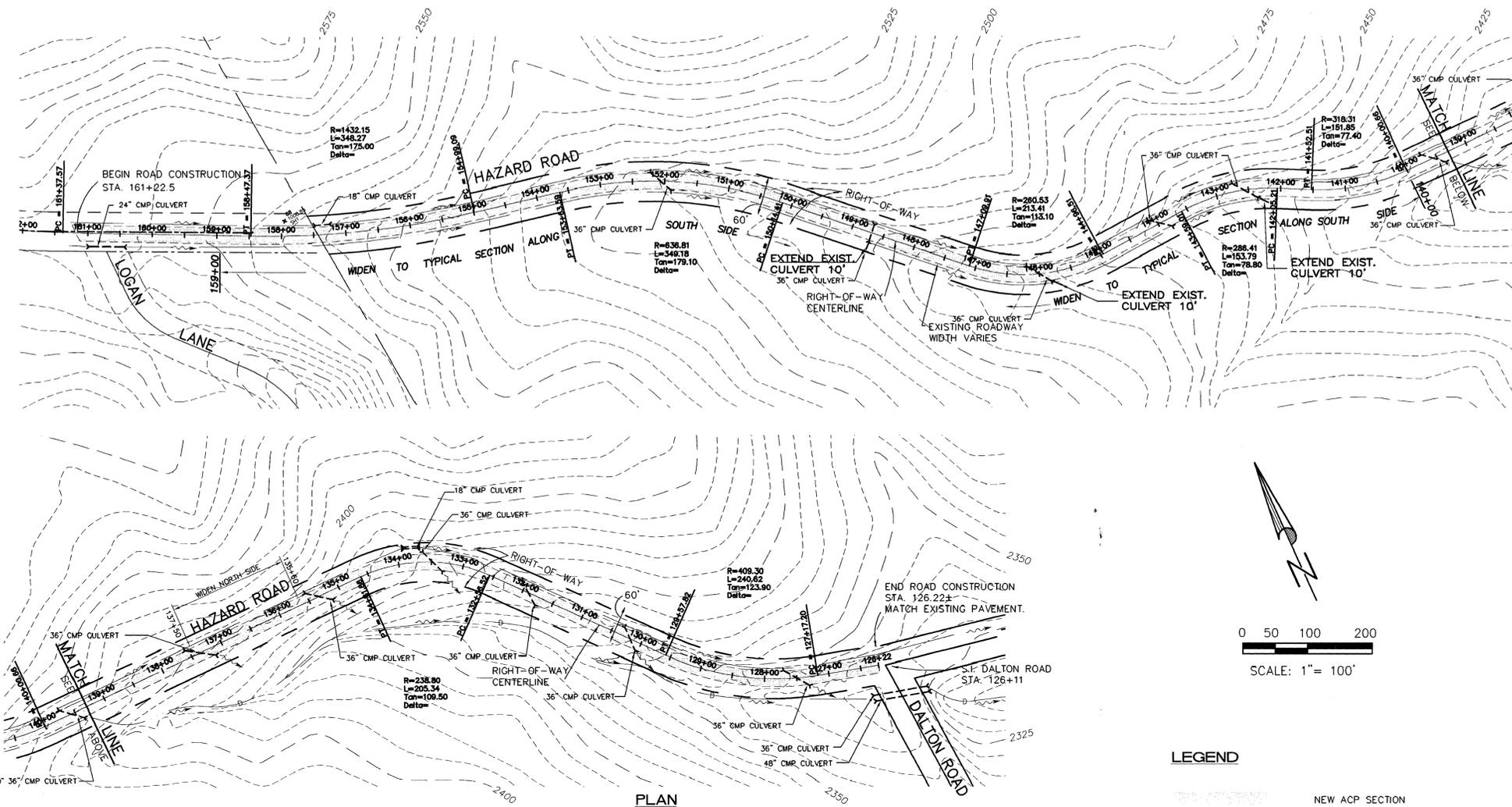


DRAWN BY: JKO
 CHECKED BY: JGL
 DATE: 08/01/07
 SCALE: AS SHOWN

RIVER BLUFF RANCH
 LOOKOUT MOUNTAIN LANE EXTENSION
 COVER SHEET

SHEET
 1 OF 4
 06-009

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



NOTE
THE ALIGNMENT AND RIGHT OF WAY DEPICTED ON THIS PLAN ARE BASED ON THE RECORD DRAWINGS FOR HAZARD ROAD, DATED SEPTEMBER 8, 1938, AND HAVE NOT BEEN FIELD VERIFIED. THIS ALIGNMENT GENERALLY FITS THE ACTUAL ROADWAY BASED ON AERIAL PHOTOGRAMMETRY.

CONTOUR INTERVAL: 5' MINOR, 25' MAJOR
VERTICAL DATUM: NAVD 1988

GENERAL SPECIFICATIONS

- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE 2000 STANDARD SPECIFICATIONS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION, AS PROMULGATED JOINTLY BY SPOKANE COUNTY, THE WASHINGTON STATE DEPARTMENT OF TRANSPORTATION (WSDOT) AND THE AMERICAN PUBLIC WORKS ASSOCIATION (APWA), WITH ALL AMENDMENTS HERETO.
- ALL WORK AND MATERIALS SHALL BE IN CONFORMANCE WITH THE "SPOKANE COUNTY STANDARDS FOR ROAD AND SEWER CONSTRUCTION 1999", AND AS AMENDED.
- LOCATIONS OF EXISTING UTILITIES SHOWN IN 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.
- 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.
- PRIOR TO SITE CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR LOCATING UNDERGROUND UTILITIES. CALL THE UNDERGROUND UTILITY LOCATION SERVICE AT 456-8000 BEFORE YOU DIG.
- TRAFFIC CONTROL SHALL BE PROVIDED BY THE CONTRACTOR IN ACCORDANCE WITH SECTION 1-07.23(3)A OF THE STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION.

PAVING NOTES

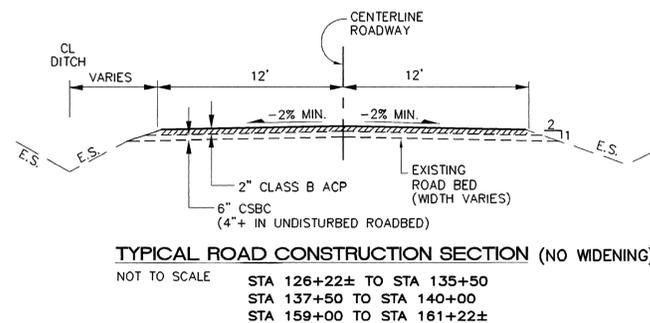
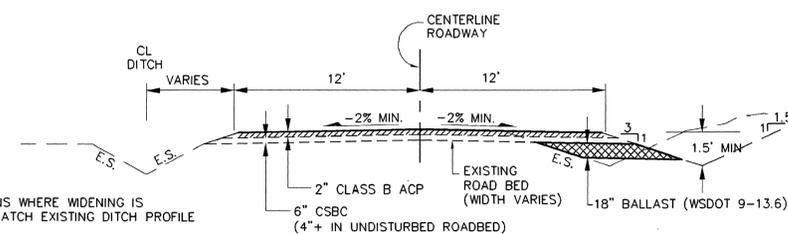
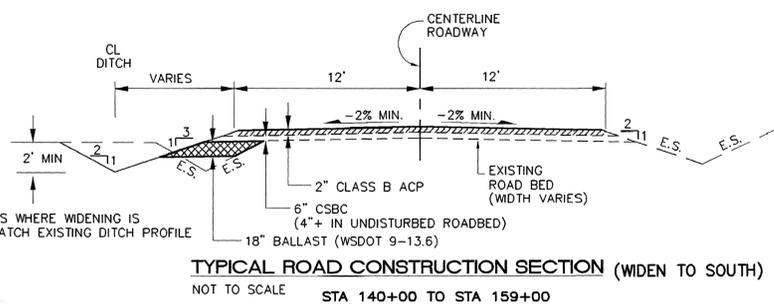
- ASPHALT CONCRETE SHALL CONSIST OF WSDOT CLASS B HOT MIX PLACED IN ONE (1) CONTINUOUS LIFT FOR EACH LANE.
- ASPHALT CONCRETE SHALL BE MANUFACTURED AND PLACED PER THE REQUIREMENTS OF SECTION 5-04 OF THE WSDOT STANDARD SPECIFICATIONS.
- AGGREGATE FOR SHOULDERS SHALL BE CONSTRUCTED USING MATERIALS MEETING THE REQUIREMENTS OF SECTION 9-03.9(3) OF THE WSDOT STANDARD SPECIFICATIONS, 2000 EDITION.
- THE CONTRACTOR SHALL PROVIDE ADEQUATE CONSTRUCTION SIGNING AND TRAFFIC CONTROL THROUGHOUT PREPARATION AND PLACEMENT, MEETING THE REQUIREMENTS OF MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, 1993 EDITION, AND SPOKANE COUNTY ENGINEERS.
- ALL EXISTING MANHOLES, VALVE BOXES, ETC., WHICH ARE WITHIN THE PAVEMENT OR SHOULDER AREAS SHALL BE ADJUSTED TO MATCH THE FINAL GRADE.
- WHEREVER WIDENING IS REQUIRED, ADJUST CENTERLINE OF DRAINAGE DITCH AS NECESSARY TO MEET SHOULDER SLOPE AND WIDTH REQUIREMENTS.

LEGEND

- NEW ACP SECTION
NOTE: ACP WIDTH VARIES (22' 6")+ SEE APPROVED DESIGN DEVIATION
- EXISTING GRAVEL ROADWAY
- RIGHT OF WAY LINE
- EXISTING DRAINAGE CULVERT
- DRAINAGE FLOW
- DRAINAGE COURSE
- E.S. = EXISTING SLOPE

DITCH RECONSTRUCTION QUANTITIES

STATION	CUT (CY)	FILL (CY)
135+80 TO 137+20	83	14
140+00 TO 161+22	350	240
TOTALS	433	254



CERTIFICATION

I have reviewed the construction and to my knowledge find it to be in substantial conformance with the approved certified plans and Standard Specifications except as noted.

R. BRUCE NOBLE
STATE OF WASHINGTON
PROFESSIONAL ENGINEER
EXPIRES 9/12/03

SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT
ORIGINAL
"AS-BUILTS"
CERTIFIED RECORD DRAWINGS
PROJECT #: **F1866**
DATE ACCEPTED: **3/27/01**


 DEVELOPER'S APPROVAL DATE: **9-24-01**

SW	NE
SE	1
26-27-42	2

RECORD DRAWINGS 9/01

CALL BEFORE YOU DIG: 1-800-456-8000

BY	REVISIONS	DATE	PROJ.	FROM	AS BUILT	TO	ACCEPT

BENCH MARK DATUM	SCALE	DATE	STAFF
TBM ASSUMED	HORIZONTAL 100'	8/00	DRAWN rh
ELEVATION 232.76	VERTICAL n/a		CHECKED mdw
LOCATION INTERSECTION OF LOGAN LN. & HAZARD RD.			APPROVED

AC ADAMS & CLARK, Inc.
1720 W. Fourth Ave.
Spokane, WA 99204
(509) 747-4600 FAX (509) 747-8913

HAZARD ROAD
LOGAN LANE TO DALTON ROAD
SPOKANE COUNTY, WASHINGTON

TYPE OF IMPROVEMENT: ROADWAY	
PROJECT NUMBER	PLAN NUMBER

As-Builts # 1866



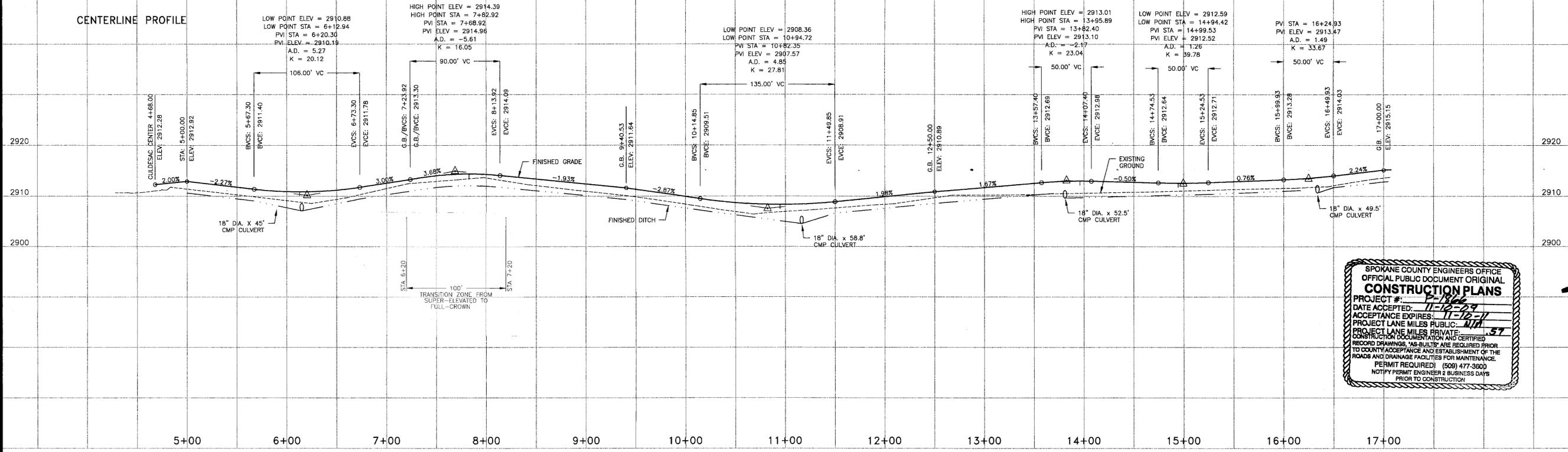
EXPIRES 2-21-09
 Revised 9/28/07

DRAWN BY: JKO
 CHECKED BY: JGL
 DATE: 06/18/07
 SCALE: AS SHOWN

**RIVER BLUFF RANCH
 LOOKOUT MOUNTAIN LANE IMPROVEMENTS
 PLAN & PROFILE, Sta. 4+68 to 17+00**

SHEET
 2 of 4
 06-009

CENTERLINE PROFILE



**SPOKANE COUNTY ENGINEERS OFFICE
 OFFICIAL PUBLIC DOCUMENT ORIGINAL
 CONSTRUCTION PLANS**

PROJECT #: P-1866
 DATE ACCEPTED: 11-12-04
 ACCEPTANCE EXPIRES: 11-12-11
 PROJECT LANE MILES PUBLIC: 1.11
 PROJECT LANE MILES PRIVATE: 0.57

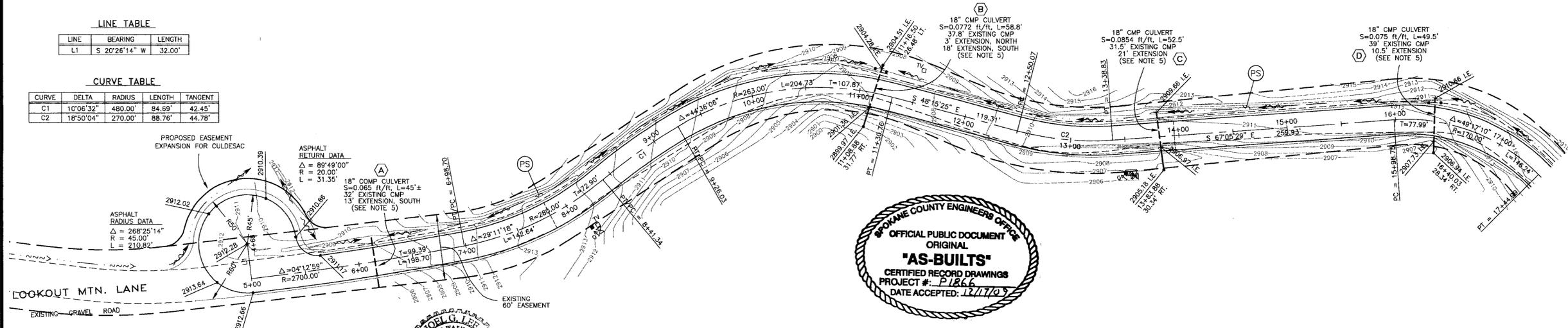
CONSTRUCTION DOCUMENTATION AND CERTIFIED RECORD DRAWINGS, "AS-BUILTS" ARE REQUIRED PRIOR TO COUNTY ACCEPTANCE AND ESTABLISHMENT OF THE ROADS AND DRAINAGE FACILITIES FOR MAINTENANCE. PERMIT REQUIRED (509) 477-3600. NOTIFY PERMIT ENGINEER 2 BUSINESS DAYS PRIOR TO CONSTRUCTION.

LINE TABLE

LINE	BEARING	LENGTH
L1	S 20°26'14" W	32.00'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	10°06'32"	480.00'	84.69'	42.45'
C2	18°50'04"	270.00'	88.76'	44.78'



**SPOKANE COUNTY ENGINEERS OFFICE
 OFFICIAL PUBLIC DOCUMENT ORIGINAL
 "AS-BUILTS"
 CERTIFIED RECORD DRAWINGS
 PROJECT #: P-1866
 DATE ACCEPTED: 12/17/07**

RECORD DRAWING for

SAN. SEWER WATER DISTRIBUTION STREET/ROAD DRAINAGE

OTHER

1. INFORMATION OBTAINED FROM:
 METRO ENGINEERING, INC. SITE VISIT 11/16/09
 & MATERIAL TESTING REPORTS PREPARED BY
 BUDINGER & ASSOCIATES

2. CONTRACTOR: PAULETO TRUCKING & EXCAVATING
 CONSTRUCTION PERIOD: FALL 2007 - FALL 2007

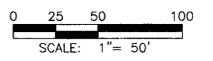
3. DRAWING REVISIONS BY: RJS DATE: 12/14/09

4. CHECKED BY: JGL DATE: 12/14/09



- LEGEND**
- 2909.37 --- EXISTING CONTOUR, 5' INTERVAL
 - 2910.52 --- PROPOSED SPOT ELEVATION
 - 2913 --- EXISTING CONTOUR, 1' INTERVAL
 - --- EXISTING WATER VALVE
 - --- EDGE OF EXISTING GRAVEL ROAD
 - --- EXISTING UTILITY OR TRAFFIC SIGN
 - --- PROPOSED EDGE OF ASPHALT/GRAVEL SHOULDER
 - --- EXISTING FIBER VAULT/CABLE TV
 - --- EXISTING DITCH LINE
 - --- EXISTING TELEPHONE RISER
 - --- PROPOSED DITCH LINE
 - --- EXISTING ELECTRIC TRANSFORMER
 - --- EXISTING 6"x 6" POST
 - --- EXISTING GAS STUB
 - --- EXISTING 18" CMP CULVERT
 - --- PROPOSED 18" CMP CULVERT (OR EXTENSION)
 - --- EXISTING 6"x 6" POST
 - --- EXISTING GAS STUB
 - --- CULVERT REFERENCE
 - --- PERMANENT SEEDING

- 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.
 - INSTALL RIP-RAP PAD AT BOTH ENDS OF ALL CULVERTS, PER DETAIL SHEET.



DEVELOPER'S APPROVAL: [Signature] DATE: 8-10-07

SECTION 28, T. 27 N., R. 42 E. W.M.

CALL BEFORE YOU DIG: 456-8000

P-1866 Eng As-Built

\\rendo\gwgs\2005\6009-513.dwg, PLAN, 8/9/2007 10:36:37 AM, owner, gmetrc, 1:1
 XREF: 6009BAS2.DWG, 6009PRCF.DWG

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

GENERAL SPECIFICATIONS

- ALL WORK AND MATERIALS SHALL BE IN CONFORMANCE WITH THE LATEST EDITION OF THE "STANDARD SPECIFICATIONS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION", AND AS AMENDED BY SPOKANE COUNTY.
- LOCATIONS OF EXISTING UTILITIES SHOWN IN 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.
- 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.
- PRIOR TO SITE CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR LOCATING UNDERGROUND UTILITIES. CALL THE UNDERGROUND UTILITY LOCATION SERVICE AT 456-8000 BEFORE YOU DIG.
- 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 STORM SEWERS.

PRESERVE NATURAL VEGETATION

DEFINITION:
MINIMIZING EXPOSED SOILS AND CONSEQUENT EROSION BY CLEARING ONLY WHERE CONSTRUCTION WILL OCCUR.

PURPOSE:
TO REDUCE EROSION BY PRESERVING NATURAL VEGETATION WHEREVER PRACTICABLE.

CONDITIONS WHERE PRACTICE APPLIES:
NATURAL VEGETATION SHOULD BE PRESERVED ON ALL AREAS OUTSIDE THE CLEARING AND GRUBBING LIMITS.

PERMANENT SEEDING

LOCATIONS:
SHALL BE PROVIDED AT ALL LOCATIONS WHERE DITCHES AND SLOPES ARE DISTURBED.

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

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

- CONDITIONS WHERE PRACTICE APPLIES:**
- GRADED, FINAL GRADED OR CLEARED AREAS WHERE PERMANENT VEGETATIVE COVER IS NEEDED TO ESTABLISH THE SOIL.
 - AREAS WHICH WILL NOT BE BROUGHT TO FINAL GRADE FOR A YEAR OR MORE.
 - VEGETATION-LINED CHANNELS.

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

GRASS SEED: FRESH, CLEAN, DRY, NEW CROP SEED COMPLYING WITH THE ASSOCIATION OF OFFICIAL ANALYSTS' "RULES FOR TESTING SEEDS" FOR PURITY AND GERMINATION TOLERANCE. PROVIDE THE FOLLOWING EROSION SEED MIX FOR THE HYDROSEEDING: SHEEP FESCUE, 33%; HARD FESCUE, 33%; CANADA BLUEGRASS, 20%; ANNUAL RYE GRASS, 10%; ACHILLEA MILLEFOLIUM, 1%; LUPINUS PERENNIS, 1%; AMELANCHIER ALNIFOLIA, 1%; ROSA WOODSII, 1%; AND CONTAIN LESS THAN 1% WEED CONTENT. SEED SHALL BE APPLIED AT A MINIMUM RATE OF 80 POUNDS PER ACRE.

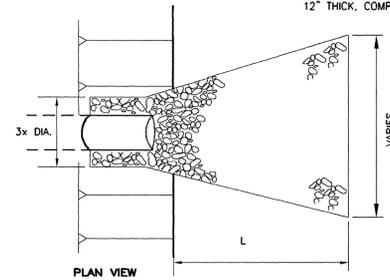
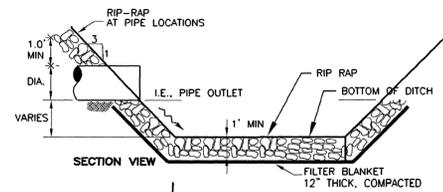
PROVIDE HYDROSEEDING AS FOLLOWS:

HYDROSEEDING: MIX SPECIFIED SEED AT THE RATE OF 80 LBS./ACRE, FERTILIZER AT THE RATE OF 400 LBS./ACRE OF 16-16-16 AND FIBER MULCH IN WATER, USING EQUIPMENT SPECIFICALLY DESIGNED FOR HYDROSEED APPLICATION. CONTINUE MIXING UNTIL UNIFORMLY BLENDED INTO HOMOGENOUS SLURRY SUITABLE FOR HYDRAULIC APPLICATION.

- MIX SLURRY WITH NONASPHALTIC TACKIFIER, PER MANUFACTURER'S RECOMMENDATION.
- APPLY SLURRY UNIFORMLY TO ALL AREAS TO BE SEEDING IN A 1-STEP PROCESS. APPLY MULCH AT THE MINIMUM RATE OF 2000 LBS./ACRE (16.5 KG PER 100 SQ.M) DRY WEIGHT BUT NOT LESS THAN THE RATE REQUIRED TO OBTAIN SPECIFIED SEED-SOWING RATE.

ALL SEEDING OF SLOPES SHALL BE DONE IN ACCORDANCE WITH W.S.D.O.T. STANDARD SPECIFICATIONS.

PERMANENT SEEDING SHALL OCCUR BETWEEN THE DATES OF AUGUST 15 TO OCTOBER 15. ANY AREAS THAT ARE NOT SEEDING AND ARE EXPOSED FOR MORE THAN 30 DAYS SHALL HAVE A TEMPORARY CONTROL BLANKET, OR A STRAW MULCH (1.2 TONS PER ACRE APPLIED). MULCH SHALL BE ANCHORED INTO THE SOIL BY DISKING OR OTHER METHODS AS APPROVED BY THE CITY OF SPOKANE, CONSTRUCTION SERVICES DEPARTMENT. MULCHING OPERATIONS SHALL BE PER W.S.D.O.T. SPECIFICATIONS SECTION 8-01.3(5).

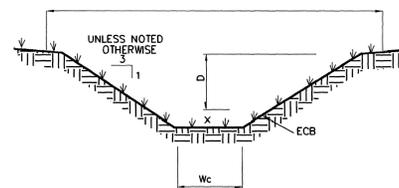


DRAINAGE PIPE OUTFALL
PLACED AT CULVERT EXTENSIONS
STA 142+50, 146+00, & 148+75

RIP RAP TYPE:
TYPE 2: LIGHT LOOSE RIP RAP 9-1.3.1(2)
FILTER BLANKET: 9-03.9(1) OR FABRIC APPROVED BY ENGINEER

EROSION CONTROL BLANKETS (ECB):

ECB: NORTH AMERICAN GREEN G350, OR EQUAL
NOTE: SEED ALL CHANNELS & ECB'S, PER EROSION CONTROL SPECIFICATIONS.

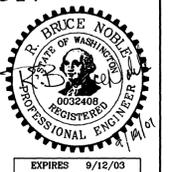


DITCH SECTION WITH ECB
STA 152+00 TO STA 140+00



CERTIFICATION

I have reviewed the construction and to my knowledge find it to be in substantial conformance with the approved certified plans and Standard Specifications except as noted.



RECEIVED
SEP 16 2001
SPOKANE COUNTY ENGINEER

DEVELOPER'S APPROVAL: *[Signature]* 9-19-01
DATE

RECORD DRAWINGS 9/01



CALL BEFORE YOU DIG: 1-800-456-8000

BY	REVISIONS	DATE	PROJ.	FROM	AS BUILT	TO	ACCEPT

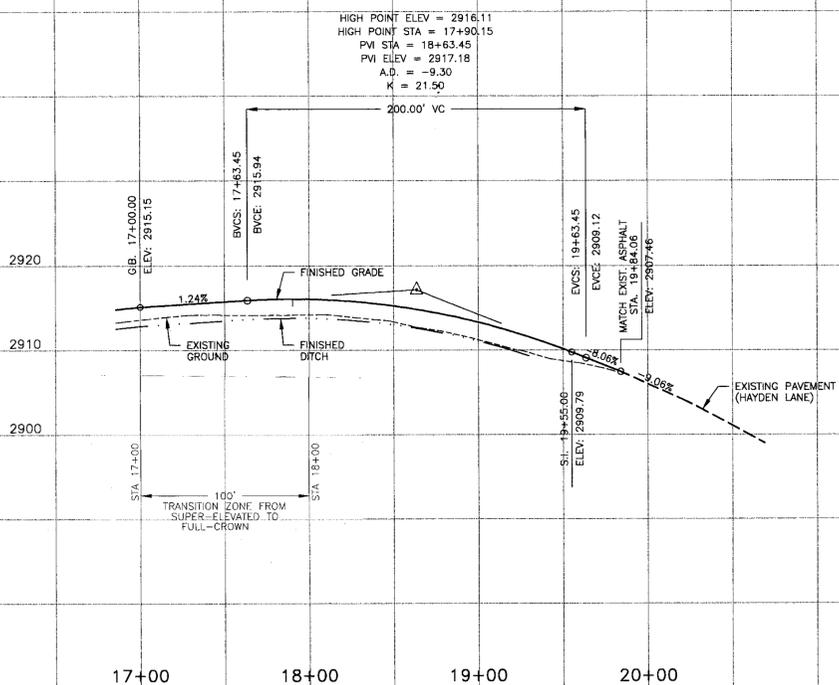
BENCH MARK DATUM	SCALE	DATE	STAFF
TBM ASSUMED	HORIZONTAL 100'	8/00	DRAWN rh
ELEVATION 232.76	VERTICAL n/a		CHECKED mdw
LOCATION INTERSECTION OF LOGAN LN. & HAZARD RD.			APPROVED _____

AC ADAMS & CLARK, Inc.
1720 W. Fourth Ave.
Spokane, WA 99204
(509) 747-4800 FAX (509) 747-8913

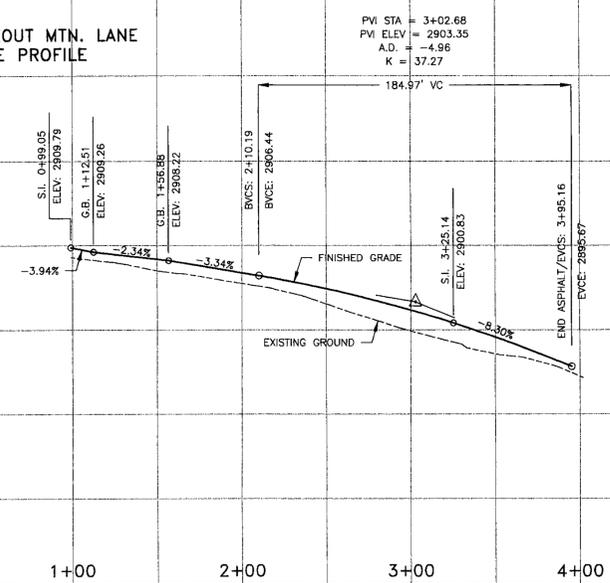
HAZARD ROAD
LOGAN LANE TO DALTON ROAD
SPOKANE COUNTY, WASHINGTON

TYPE OF IMPROVEMENT: ROADWAY	
PROJECT NUMBER	PLAN NUMBER

NORTHWEST LOOKOUT MTN. LANE CENTERLINE PROFILE



NORTHEAST LOOKOUT MTN. LANE CENTERLINE PROFILE



SPOKANE COUNTY ENGINEERS OFFICE
 OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
 PROJECT #: P-1866
 DATE ACCEPTED: 11-10-09
 ACCEPTANCE EXPIRES: 11-10-11
 PROJECT LANE MILES PUBLIC: 0.110
 PROJECT LANE MILES PRIVATE: 1.57
 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) 477-3900
 NOTIFY PERMIT ENGINEER 2 BUSINESS DAYS PRIOR TO CONSTRUCTION



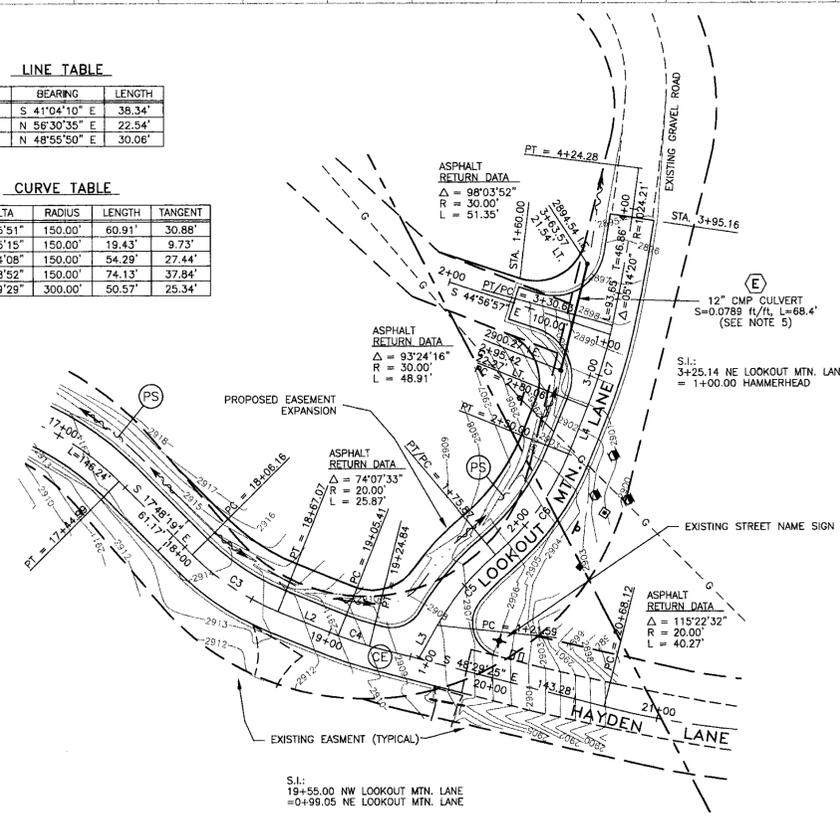
EXPIRES: 2-31-09
 Revised 9/20/07

LINE TABLE

LINE	BEARING	LENGTH
L2	S 41°04'10" E	38.34'
L3	N 56°30'35" E	22.54'
L4	N 48°55'50" E	30.06'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C3	23°15'51"	150.00'	60.91'	30.88'
C4	07°25'15"	150.00'	19.43'	9.73'
C5	20°44'08"	150.00'	54.29'	27.44'
C6	28°18'52"	150.00'	74.13'	37.84'
C7	09°39'29"	300.00'	50.57'	25.34'



LEGEND

- 2905--- EXISTING CONTOUR, 5' INTERVAL
- 2913--- EXISTING CONTOUR, 1' INTERVAL
- EXISTING EDGE OF ASPHALT
- PROPOSED EDGE OF ASPHALT/GRAVEL SHOULDER
- PROPOSED DITCH LINE
- PROPOSED 12" CMP CULVERT
- EXISTING 12" CMP CULVERT
- PROPOSED SPOT ELEVATION
- EXISTING MAIL BOX
- ⊕ EXISTING UTILITY OR TRAFFIC SIGN
- ✕ EXISTING STREET NAME SIGN
- EXISTING TELEPHONE RISER
- EXISTING CONCRETE UTILITY VAULT
- ⊕ EXISTING GAS VALVE
- EXISTING HIGH PRESSURE GAS MAIN
- ⊕ CULVERT REFERENCE
- ⊕ PERMANENT SEEDING
- ⊕ CONSTRUCTION ENTRANCE, SEE DETAIL

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) INSTALL RIP-RAP PAD AT BOTH ENDS OF ALL CULVERTS, PER DETAIL SHEET.



RECORD DRAWING for
 SAN. SEWER WATER DISTRIBUTION STREET/ROAD DRAINAGE
 OTHER _____ _____ _____
 1. INFORMATION OBTAINED FROM:
 Metro Engineering, Inc. Site Visit 11/12/09 & MATERIAL TESTING REPORTS PREPARED BY BUDINGER & ASSOCIATES.
 2. CONTRACTOR: PROLETTO TRUCKING & EXCAVATING
 CONSTRUCTION PERIOD: FALL 2007 - FALL 2009
 3. DRAWING REVISIONS BY: RMS DATE: 12/14/09
 4. CHECKED BY: JGL DATE: 12/14/09

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.



DEVELOPER'S APPROVAL: [Signature] DATE: 8-10-07

SECTION 28, T. 27 N., R. 42 E. W.M.

RIVER BLUFF RANCH
 LOOKOUT MOUNTAIN LANE IMPROVEMENTS
 Lookout Mtn. Ln./Hayden Ln. Intersection

SHEET
 3 OF 4
 06-009

P. 1866 Eng As Built

\\Brenda\dwgs\2006\6009-514.dwg, PLAN, 8/9/2007 10:52:48 AM, owner owner, generic, 25:41:
 REF: 6009BASE2.DWG, 6009BASE3.DWG, 6009BASE.DWG, 6009PROF.DWG

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

EROSION & SEDIMENT CONTROL NOTES:

- 1) EROSION/SEDIMENT CONTROL (ESC) IS 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 COMPLETE 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-LADEN WATER FROM EITHER FLOWING OFF THE SITE, OR INTO NEW/EXISTING STORM DRAINAGE FACILITIES.
- 3) ONSITE GRADING SHALL BE IN ACCORDANCE WITH THE APPROVED GRADING PLAN AND ESC PLAN. ANY IMPORT OR EXPORT OF MATERIAL SHALL BE FROM A PREAPPROVED 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.
- 4) 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.
- 5) 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.
- 6) 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.
- 7) CONTRACTOR TO PROVIDE A DESIGNATED, POSTED CONCRETE WASHOUT AREA NEAR THE SITE ENTRANCE. THE CONCRETE WASHOUT SHALL NOT BE ALLOWED TO DRAIN OFF THE SITE OR INTO ANY EXISTING OR FUTURE STORM DRAINAGE FACILITIES. HARDENED WASH CONCRETE SHALL BE BROKEN UP AND REMOVED FROM THE SITE.

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

CODE: (PS) SYMBOL:

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 2004 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 SEEDING AREAS UNTIL SEED HAS GERMINATED.

PERMANENT SEEDING/SEED SPECIFICATIONS

(PS)

STABILIZED CONSTRUCTION ENTRANCE AND TIRE WASH

(CE)

RECORD DRAWING for

SAN. SEWER WATER DISTRIBUTION STREET/ROAD DRAINAGE

OTHER _____ _____ _____

1. INFORMATION OBTAINED FROM:
METRO ENGINEERING, INC. SITE VISIT 11/12/09 & MATERIAL TESTING REPORTS PREPARED BY BODINGER & ASSOCIATES.

2. CONTRACTOR: PAULETTO TRUCKING & EXCAVATING
CONSTRUCTION PERIOD: FALL 2007 - FALL 2009

3. DRAWING REVISIONS BY: RMS DATE: 12/14/09

4. CHECKED BY: JGL DATE: 12/14/09

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.

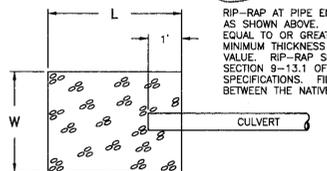
— RECORD DATA

SUBGRADE NOTE:
CONTRACTOR SHALL VERIFY THAT A MINIMUM OF 18" OF DECOMPOSED GRANITE OR GRAULAR FILL IS IN PLACE PRIOR TO ROAD CONSTRUCTION

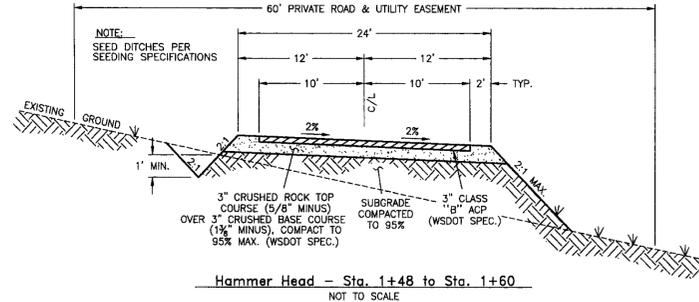
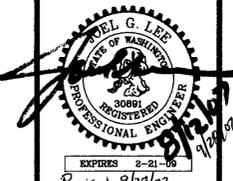


CULVERT	L	W	d50
A	11.50'	9.00'	3"
B	13.50'	10.00'	6"
C	12.25'	9.25'	4"
D	11.00'	9.00'	3"
E	11.25'	9.00'	3"

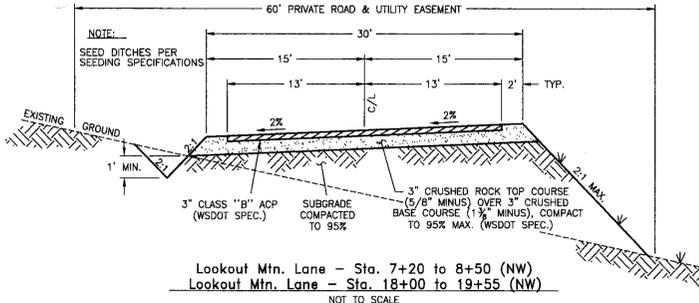
* SEE METRO ENGINEERING, INC. INSPECTION LETTER, DATED 11/12/09.



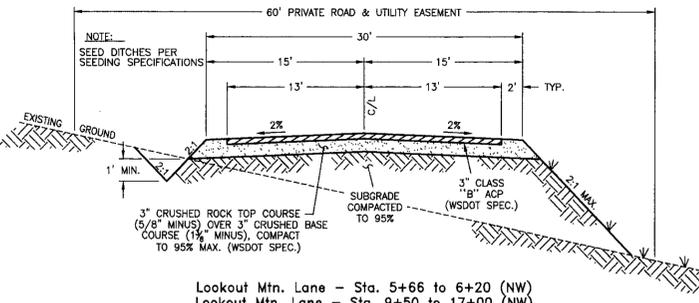
RIP-RAP DETAIL
NOT TO SCALE



Hammer Head - Sta. 1+48 to Sta. 1+60
NOT TO SCALE



**Lookout Mtn. Lane - Sta. 7+20 to 8+50 (NW)
Lookout Mtn. Lane - Sta. 18+00 to 19+55 (NW)**
NOT TO SCALE



**Lookout Mtn. Lane - Sta. 5+66 to 6+20 (NW)
Lookout Mtn. Lane - Sta. 9+50 to 17+00 (NW)
Lookout Mtn. Lane - Sta. 1+49 to 3+95 (NE)**
NOT TO SCALE

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

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

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

PROJECT ADDRESS:
LOOKOUT MOUNTAIN LANE WEST AND NORTH OF HAYDEN LANE INTERSECTION. (EAST 1/2 OF SECTION 28, T. 27 N., R. 42 E., W.M.)

DESCRIPTION OF PROJECT:
EXTENSION OF LOOKOUT MOUNTAIN LANE WEST OF LOOKOUT MOUNTAIN AND HAYDEN LANE INTERSECTION.

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

LEGAL DESCRIPTION:
PORTIONS OF THE EAST 1/2 OF SECTION 28, T. 27 N., R. 42 E. W.M., SPOKANE COUNTY, WASHINGTON

DEVELOPER'S APPROVAL DATE: 8-10-07

SECTION 28, T. 27 N., R. 42 E. W.M.

METRO ENGINEERING, INC.
3929 E. BOONE AVENUE
SPOKANE, WA 99202
(509) 624-9351

**RIVER BLUFF RANCH
LOOKOUT MOUNTAIN LANE EXTENSION
DETAILS & EROSION CONTROL PLAN**

SHEET
4 OF 4
06-009

RECORD DRAWING for

SAN. SEWER WATER DISTRIBUTION STREET/ROAD DRAINAGE

OTHER _____ _____

1. INFORMATION OBTAINED FROM:
POST CONSTRUCTION SURVEY BY LANDTEK, LLC.
SITE VISITS BY METRO ENGINEERING, INC.

2. CONTRACTOR: DIAMOND CONSTRUCTION (SUBGRADE)
PAULETTE TULLUMINA & ASSOCIATES, INC.
 CONSTRUCTION PERIOD: FALL 2002 + FALL 2003

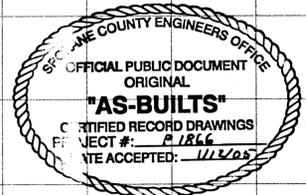
3. DRAWING REVISIONS BY: JKO DATE: 11/06/2003

4. CHECKED BY: JGL DATE: 11/14/03

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.



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



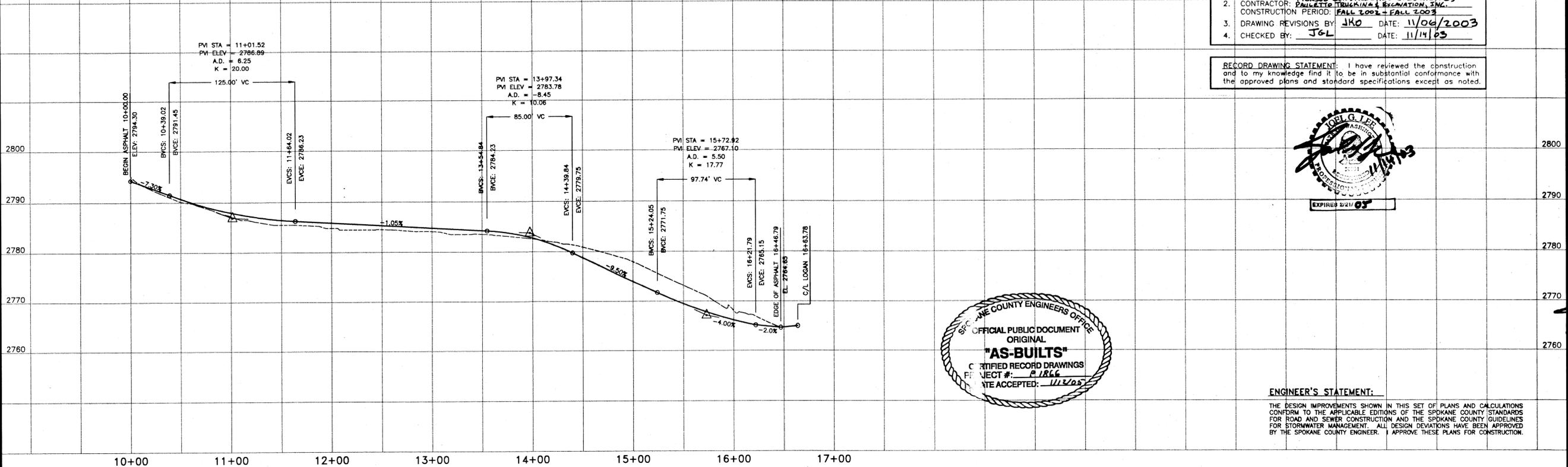
ENGINEER'S STATEMENT:
 THE DESIGN IMPROVEMENTS SHOWN IN THIS SET OF PLANS AND CALCULATIONS CONFORM TO THE APPLICABLE EDITIONS OF THE SPOKANE COUNTY STANDARDS FOR ROAD AND SEWER CONSTRUCTION AND THE SPOKANE COUNTY GUIDELINES FOR STORMWATER MANAGEMENT. ALL DESIGN DEVIATIONS HAVE BEEN APPROVED BY THE SPOKANE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

DRAWN BY: JKO
 CHECKED BY: JGL
 DATE: 07/23/03
 SCALE: AS SHOWN

RIVER BLUFF RANCH, PHASE 1
JUSTIN LANE
STREET PLAN & PROFILE

SHEET 13
 OF 13
 00-069

CENTERLINE PROFILE

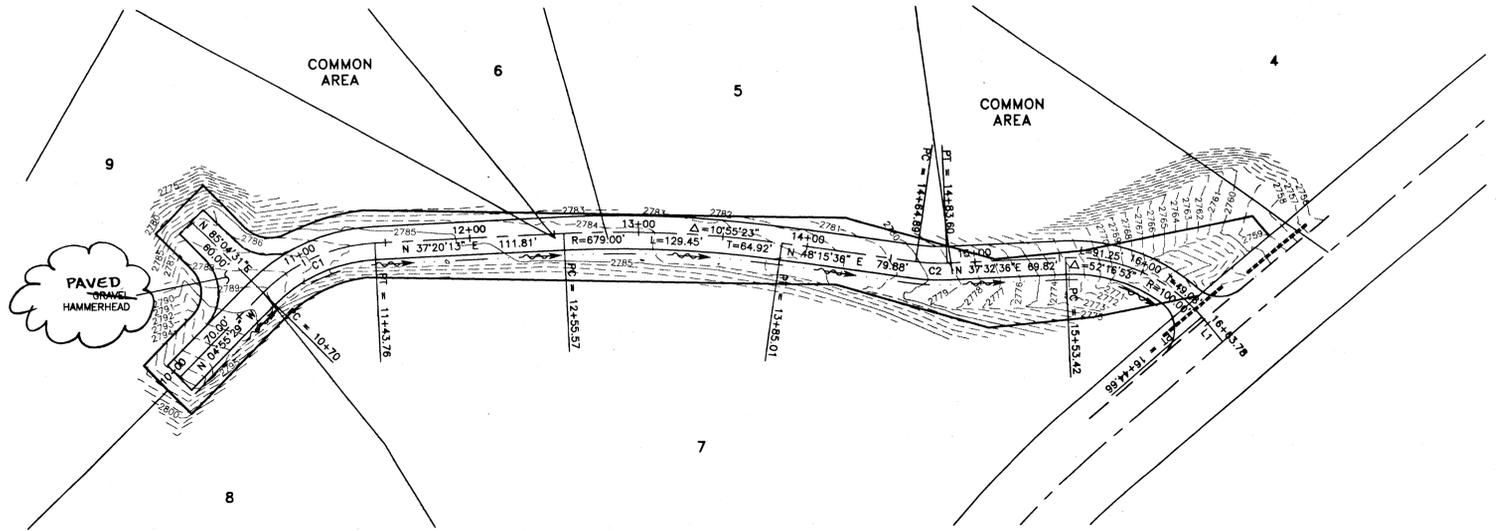


NOTE:
 THIS PLAN IS A REVISED DESIGN PLAN FOR CONSTRUCTION PURPOSES ONLY. ORIGINAL APPROVED DESIGN PLAN PREPARED BY ADAMS & CLARK, DATED 10/15/01.

- CONSTRUCTION NOTES:
- ALL ITEMS OF CONSTRUCTION SHALL BE COMPLETED IN ACCORDANCE WITH THE 2000 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 1999 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.

LEGEND

- 2775--- EXISTING CONTOUR (5' INTERVAL)
- 2778--- EXISTING CONTOUR (1' INTERVAL)
- EXISTING CMP CULVERT
- PROPOSED DITCH LINE

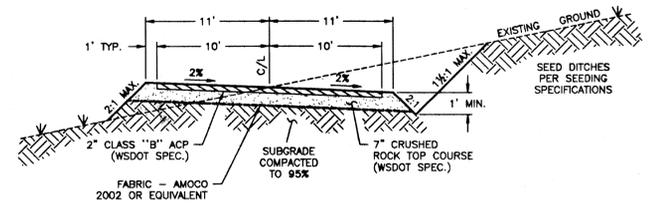


LINE TABLE

LINE	BEARING	LENGTH
L1	N 89°49'29" E	19.11'

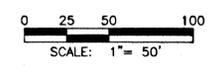
CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	42°15'42"	100.00'	73.76'	38.65'
C2	10°43'00"	100.00'	18.70'	9.38'



JUSTIN LANE CROSS-SECTION
 NOT TO SCALE

DEVELOPER'S APPROVAL _____ DATE _____
 SECTION 27, T. 27 N., R. 42 E. W.M.



CALL BEFORE YOU DIG: 456-8000

0089-STL.DWG XREF: 0089-JUST2.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 2-28-42

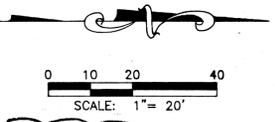
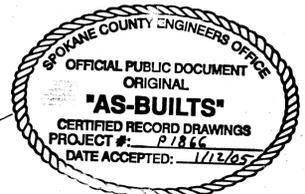
P-1866 Eng As-Built

EROSION/SEDIMENT CONTROL SYMBOLS
SEE SHEET 13 FOR EROSION CONTROL DETAILS AND NOTES

- FILTER FENCE
- FILTER FENCE
- PERMANENT SEEDING AND PLANTING
- INLET PROTECTION

NOTE:
STORAGE VOLUME BELOW
OVERFLOW WEIR IS
4680 C.F. > 4617 C.F. (DESIGN) OK

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.



RECORD DRAWING for

SAN. SEWER WATER DISTRIBUTION STREET/ROAD DRAINAGE

OTHER

- INFORMATION OBTAINED FROM:
Post CONSTRUCTION SURVEY BY LANDTEK, LLC.
SITE VISITS BY METRO ENGINEERING, INC.
- CONTRACTOR: PERSOL CONSTRUCTION
CONSTRUCTION PERIOD: 2000-2003
- DRAWING REVISIONS BY: JKO DATE: 11/06/2003
- CHECKED BY: JGL DATE: 11/14/03

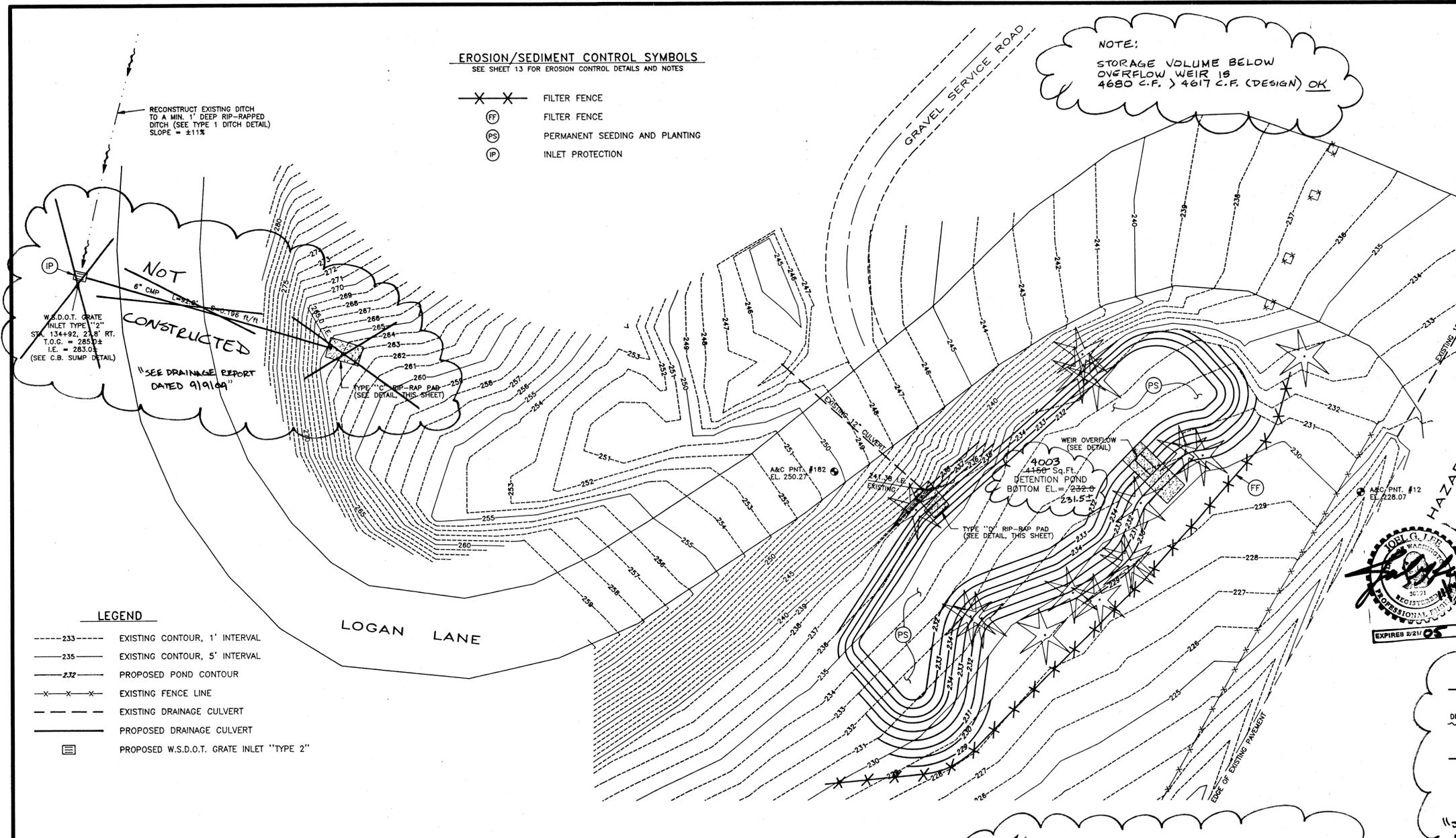
RECORD DRAWING STATEMENT: I have reviewed the construction and to my knowledge find it to be in substantial conformance with the approved plans and standard specifications except as noted.



DRAWN BY: JKO
CHECKED BY: JGL
DATE: 09/19/01
SCALE: AS SHOWN

**RIVER BLUFF RANCH, PHASE 1
DRAINAGE BASIN "DF1"
DETENTION POND DESIGN**

SHEET
7 OF 13
00-069



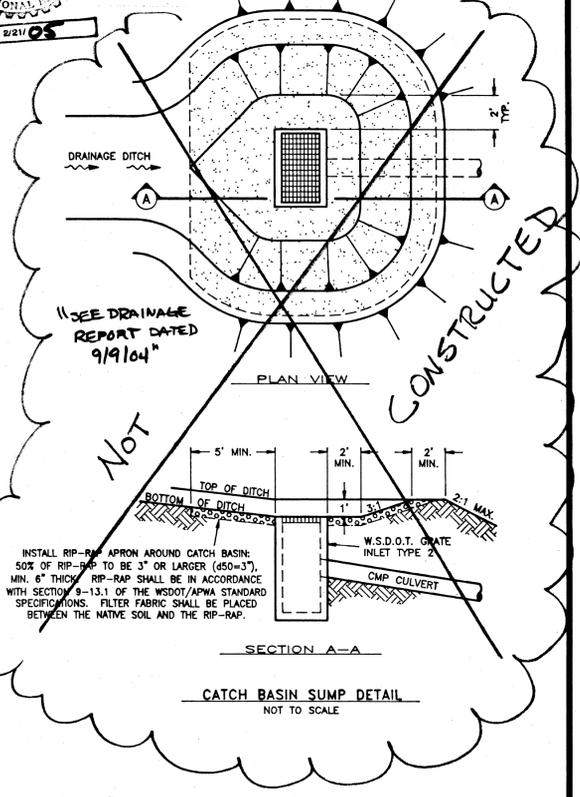
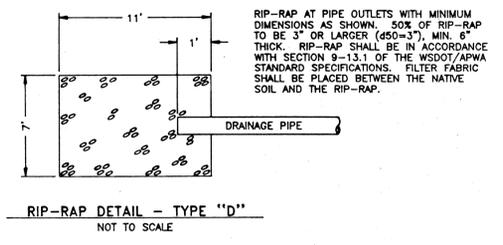
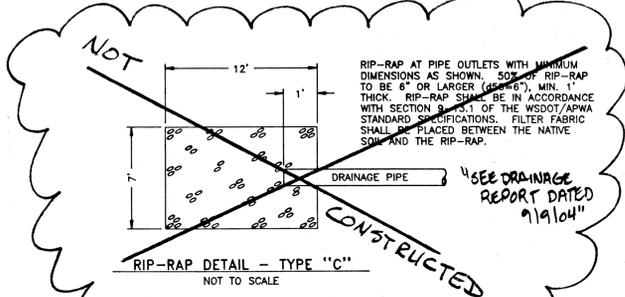
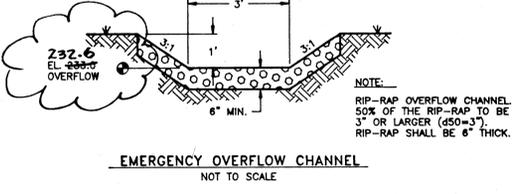
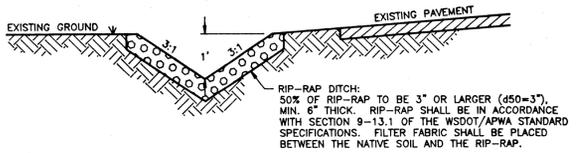
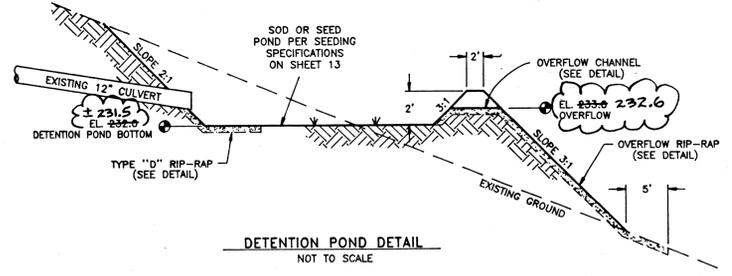
NOT CONSTRUCTED
"SEE DRAINAGE REPORT DATED 9/19/04"

W.S.D.O.T. GRATE INLET TYPE "2"
STA. 134+92, 23.8' RT.
T.O.C. = 285.04
I.E. = 283.02
(SEE C.B. SUMP DETAIL)

- LEGEND**
- 233 --- EXISTING CONTOUR, 1' INTERVAL
 - 235 --- EXISTING CONTOUR, 5' INTERVAL
 - 232 --- PROPOSED POND CONTOUR
 - X-X- EXISTING FENCE LINE
 - - - - EXISTING DRAINAGE CULVERT
 - - - - PROPOSED DRAINAGE CULVERT
 - PROPOSED W.S.D.O.T. GRATE INLET "TYPE 2"

DETENTION POND NOTES:

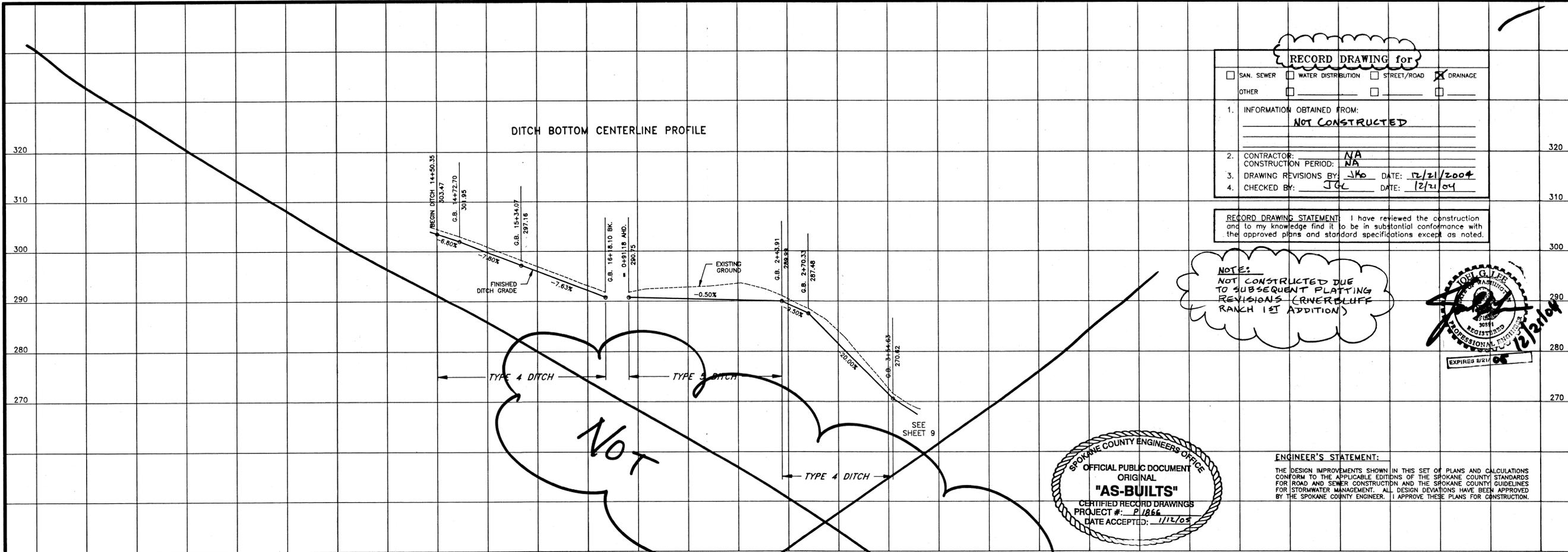
- BERMS SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 2-03 OF THE W.S.D.O.T. STANDARD SPECIFICATIONS. MATERIAL SHALL BE CLEAN NATIVE MATERIAL, VOID OF ALL DEBRIS, WOOD, METAL, GLASS, AND OTHER DELETERIOUS MATERIAL.
- THE SOIL IN THE BOTTOM OF THE POND SHALL HAVE A MINIMUM PERMEABILITY RATE OF 0.15"/DAY. A GEOTECHNICAL ENGINEER SHALL VERIFY THAT THE CONSTRUCTED POND, WITH REGARD TO INFILTRATION, MEETS THE INTENDED DESIGN. CONTRACTOR SHALL KEEP THE GEOTECHNICAL ENGINEER INFORMED OF THE CONSTRUCTION SCHEDULE.



DATE: 9-20-01
DEVELOPER'S APPROVAL: [Signature]
DATE

CALL BEFORE YOU DIG 456-8000

P-1866 Eng/As-Built



RECORD DRAWING for

SAN. SEWER WATER DISTRIBUTION STREET/ROAD DRAINAGE

OTHER

1. INFORMATION OBTAINED FROM: **NOT CONSTRUCTED**

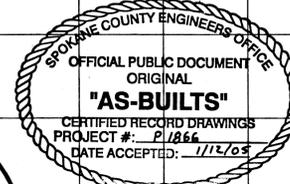
2. CONTRACTOR: **NA**

3. DRAWING REVISIONS BY: **JGL** DATE: **12/21/2004**

4. CHECKED BY: **JGL** DATE: **12/21/04**

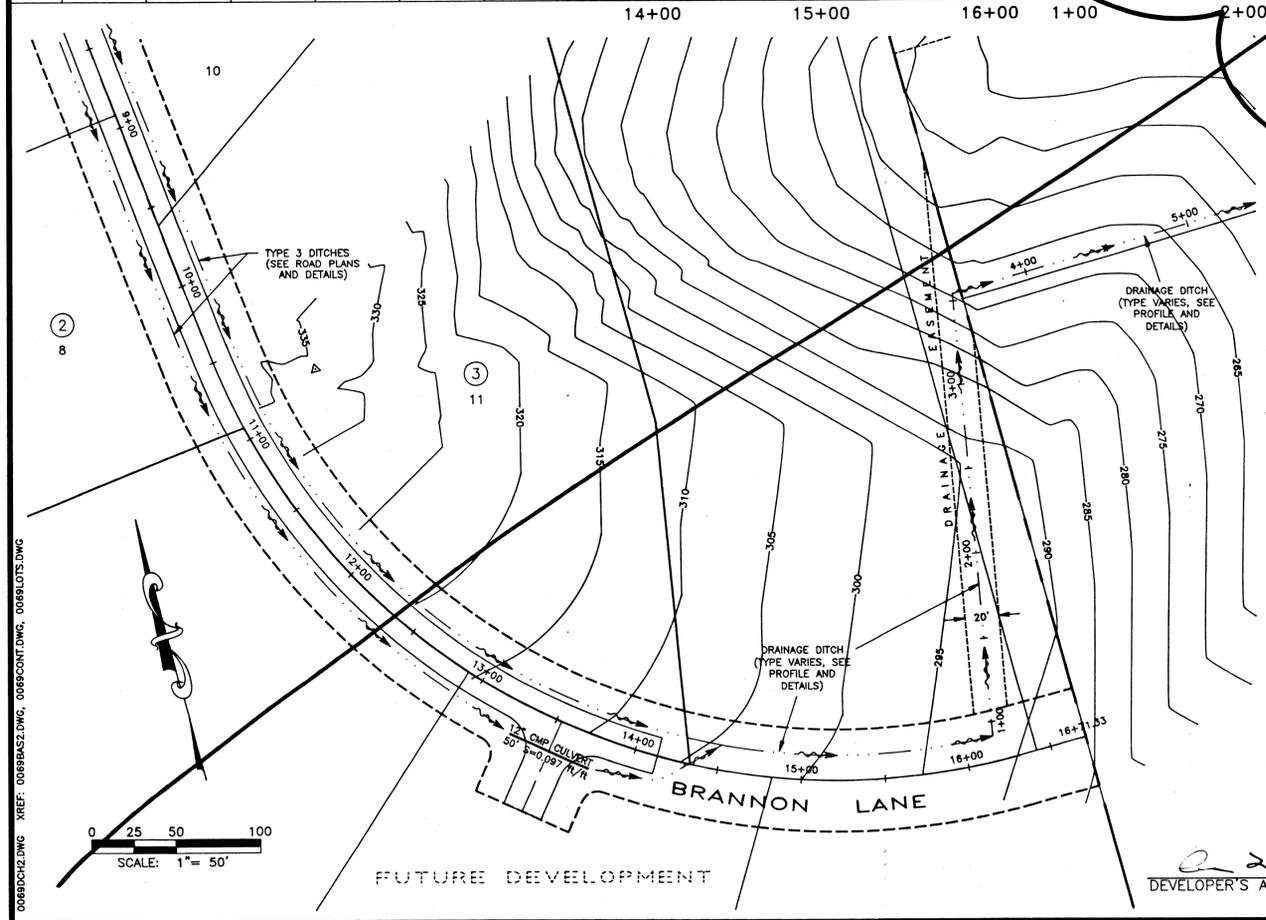
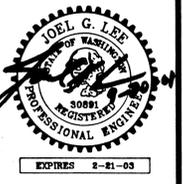
RECORD DRAWING STATEMENT: I have reviewed the construction and to my knowledge find it to be in substantial conformance with the approved plans and standard specifications except as noted.

NOTE:
NOT CONSTRUCTED DUE TO SUBSEQUENT FLATTING REVISIONS (RIVERBLUFF RANCH 1ST ADDITION)

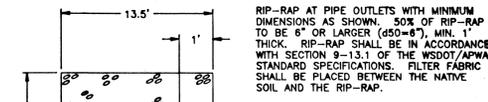
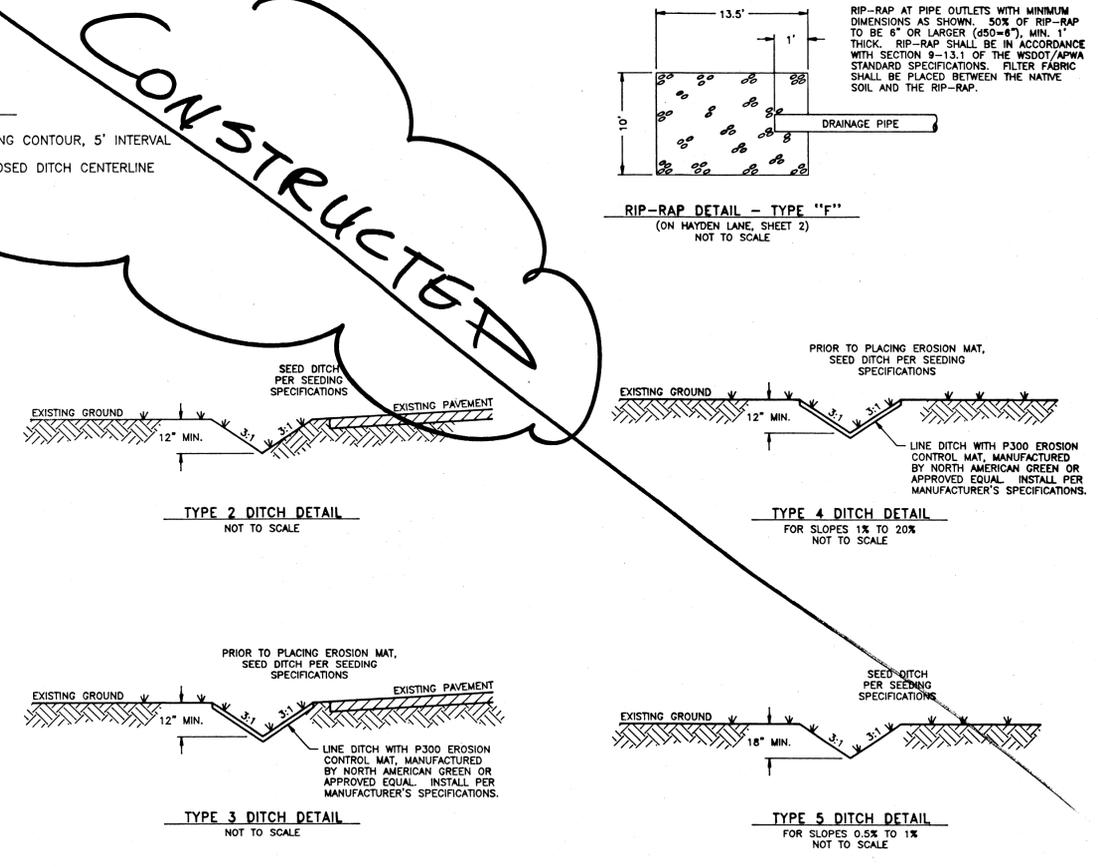


ENGINEER'S STATEMENT:
THE DESIGN IMPROVEMENTS SHOWN IN THIS SET OF PLANS AND CALCULATIONS CONFORM TO THE APPLICABLE EDITIONS OF THE SPOKANE COUNTY STANDARDS FOR ROAD AND SEWER CONSTRUCTION AND THE SPOKANE COUNTY GUIDELINES FOR STORMWATER MANAGEMENT. ALL DESIGN DEVIATIONS HAVE BEEN APPROVED BY THE SPOKANE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

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



LEGEND
--- EXISTING CONTOUR, 5' INTERVAL
--- PROPOSED DITCH CENTERLINE



DEVELOPER'S APPROVAL: *[Signature]* DATE: **9-20-01**

DRAWN BY: **JGL**
CHECKED BY: **JGL**
DATE: **09/14/01**
SCALE: **AS SHOWN**

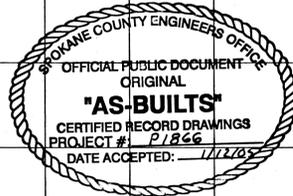
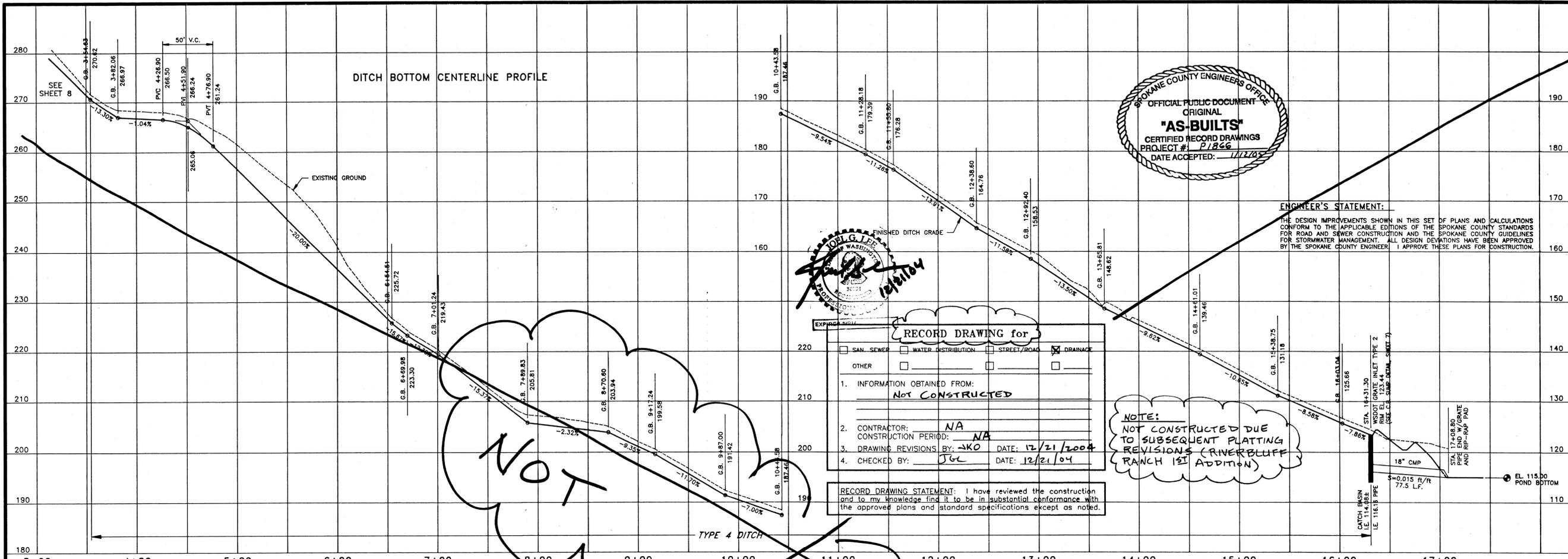
**RIVER BLUFF RANCH, PHASE 1
BASIN "DF8" DITCH
PLAN, PROFILE & DETAILS**

SHEET
8 OF 13
00-069

CALL BEFORE YOU DIG 456-8000

P-1866 Eng As-Built

0089D02.DWG XREF: 0089BAS2.DWG, 0089CON1.DWG, 0089LOTS.DWG



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.



RECORD DRAWING for

SAN. SEWER WATER DISTRIBUTION STREET/ROAD DRAINAGE

OTHER

1. INFORMATION OBTAINED FROM:
NOT CONSTRUCTED

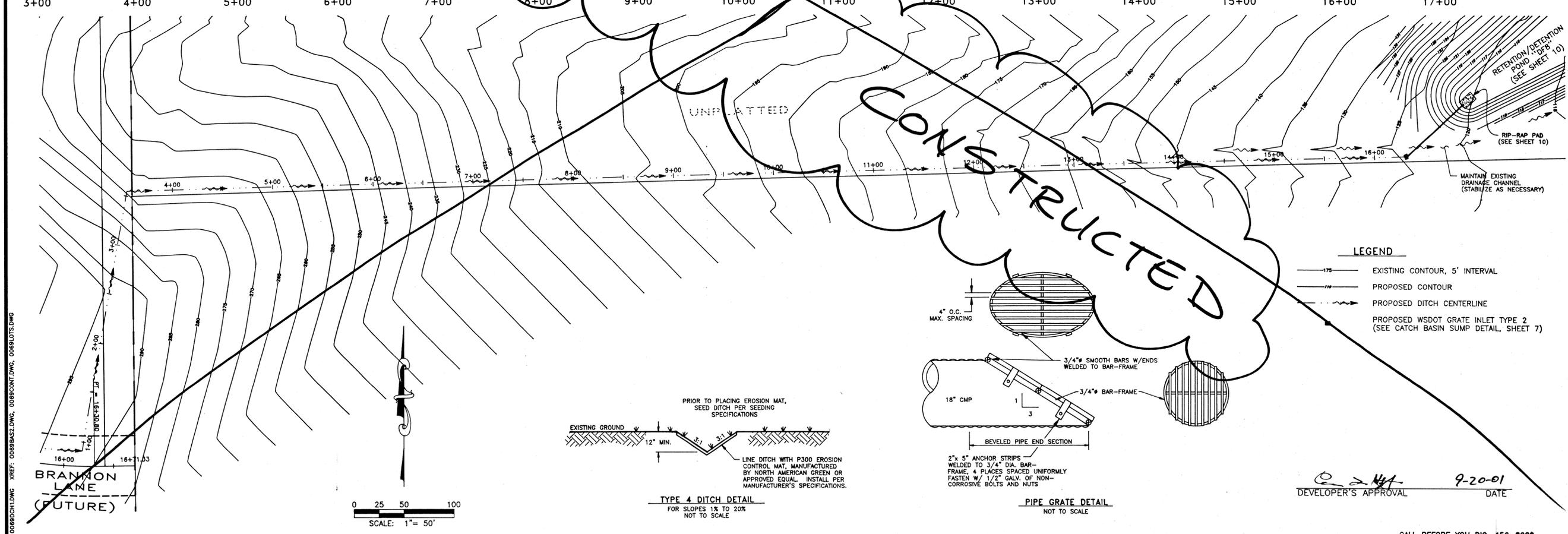
2. CONTRACTOR: **NA**
CONSTRUCTION PERIOD: **NA**

3. DRAWING REVISIONS BY: **JKO** DATE: **12/21/2004**

4. CHECKED BY: **JGL** DATE: **12/21/04**

NOTE:
NOT CONSTRUCTED DUE TO SUBSEQUENT PLATTING REVISIONS (RIVERBLUFF RANCH 1ST ADDITION)

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.



METRO ENGINEERING, INC.
S. 374 SHERMAN
SPOKANE, WA 99202
(509) 624-9351



DRAWN BY: **JKO**
CHECKED BY: **JGL**
DATE: **08/22/01**
SCALE: **AS SHOWN**

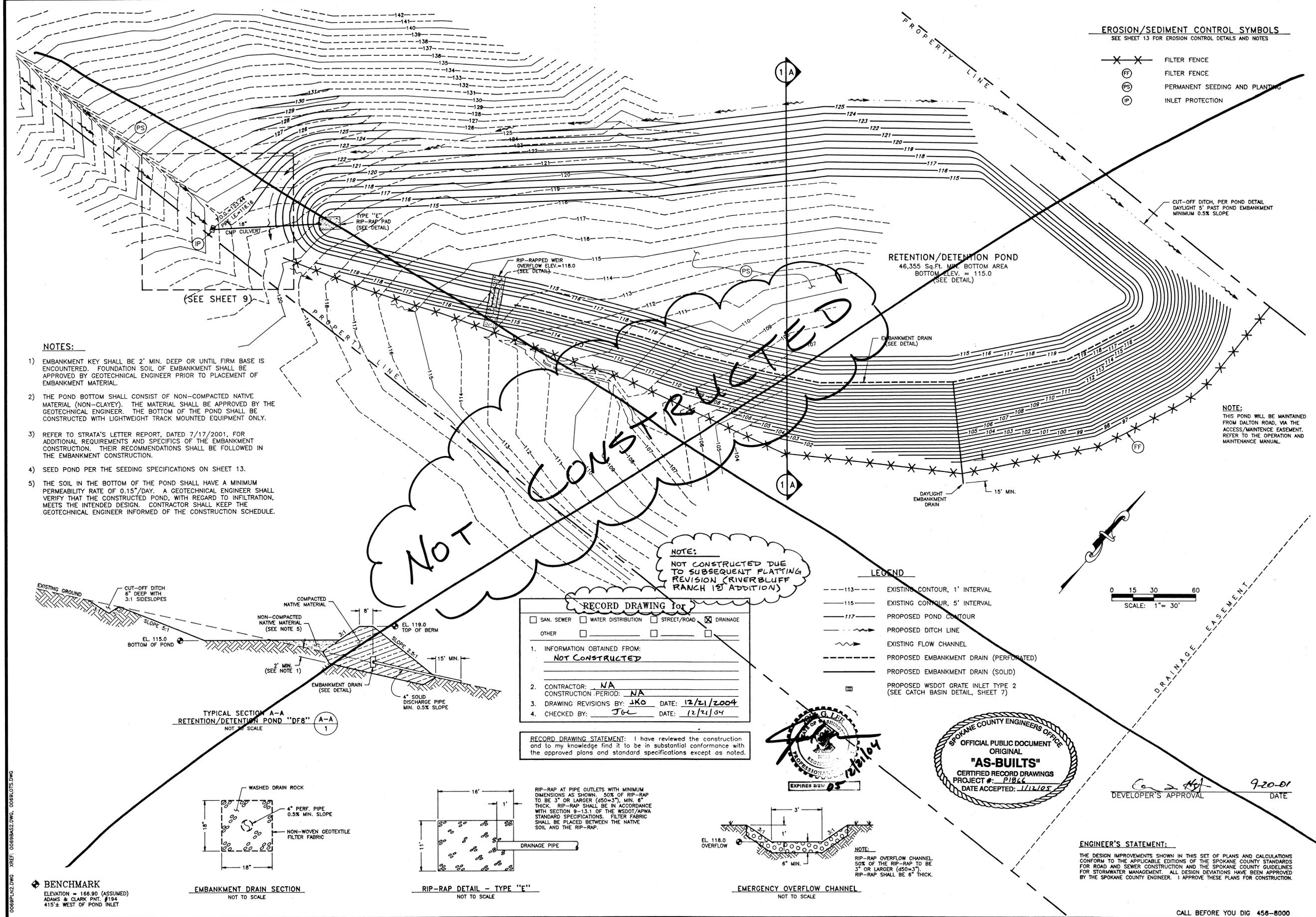
**RIVER BLUFF RANCH, PHASE 1
BASIN "DF8", DITCH
PLAN, PROFILE & DETAILS**

SHEET
9 OF 13
00-069

DEVELOPER'S APPROVAL *[Signature]* **9-20-01** DATE

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P-R66 Eng As-Built



EROSION/SEDIMENT CONTROL SYMBOLS
SEE SHEET 13 FOR EROSION CONTROL DETAILS AND NOTES

- ✕ ✕ FILTER FENCE
- ⊙ FILTER FENCE
- ⊙ PS PERMANENT SEEDING AND PLANTING
- ⊙ IP INLET PROTECTION

RETENTION/DETENTION POND
46,355 Sq.Ft. MIN. BOTTOM AREA
BOTTOM ELEV. = 115.0
(SEE DETAIL)

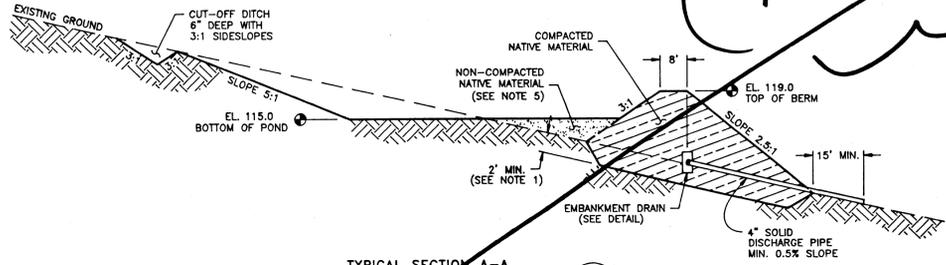
CUT-OFF DITCH, PER POND DETAIL
DAYLIGHT 5' PAST POND EMBANKMENT
MINIMUM 0.5% SLOPE

- NOTES:**
- EMBANKMENT KEY SHALL BE 2' MIN. DEEP OR UNTIL FIRM BASE IS ENCOUNTERED. FOUNDATION SOIL OF EMBANKMENT SHALL BE APPROVED BY GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF EMBANKMENT MATERIAL.
 - THE POND BOTTOM SHALL CONSIST OF NON-COMPACTED NATIVE MATERIAL (NON-CLAYEY). THE MATERIAL SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER. THE BOTTOM OF THE POND SHALL BE CONSTRUCTED WITH LIGHTWEIGHT TRACK MOUNTED EQUIPMENT ONLY.
 - REFER TO STRATA'S LETTER REPORT, DATED 7/17/2001, FOR ADDITIONAL REQUIREMENTS AND SPECIFICS OF THE EMBANKMENT CONSTRUCTION. THEIR RECOMMENDATIONS SHALL BE FOLLOWED IN THE EMBANKMENT CONSTRUCTION.
 - SEED POND PER THE SEEDING SPECIFICATIONS ON SHEET 13.
 - THE SOIL IN THE BOTTOM OF THE POND SHALL HAVE A MINIMUM PERMEABILITY RATE OF 0.15"/DAY. A GEOTECHNICAL ENGINEER SHALL VERIFY THAT THE CONSTRUCTED POND, WITH REGARD TO INFILTRATION, MEETS THE INTENDED DESIGN. CONTRACTOR SHALL KEEP THE GEOTECHNICAL ENGINEER INFORMED OF THE CONSTRUCTION SCHEDULE.

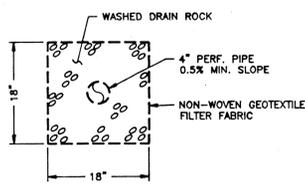
NOTE:
THIS POND WILL BE MAINTAINED FROM DALTON ROAD, VIA THE ACCESS/MAINTENANCE EASEMENT. REFER TO THE OPERATION AND MAINTENANCE MANUAL.

NOT CONSTRUCTED

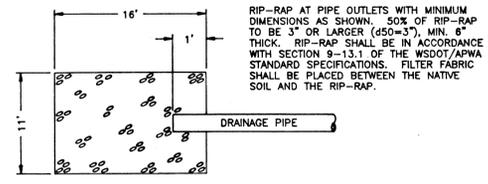
NOTE:
NOT CONSTRUCTED DUE TO SUBSEQUENT PLATTING REVISION (RIVERBLUFF RANCH 1ST ADDITION)



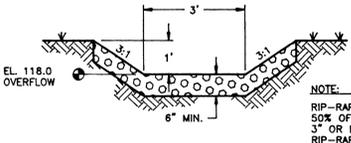
TYPICAL SECTION A-A
RETENTION/DETENTION POND "DFB"
NOT TO SCALE



EMBANKMENT DRAIN SECTION
NOT TO SCALE



RIP-RAP DETAIL - TYPE "E"
NOT TO SCALE



EMERGENCY OVERFLOW CHANNEL
NOT TO SCALE

RECORD DRAWING for

SAN. SEWER WATER DISTRIBUTION STREET/ROAD DRAINAGE

OTHER

1. INFORMATION OBTAINED FROM:
NOT CONSTRUCTED

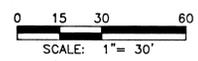
2. CONTRACTOR: NA
CONSTRUCTION PERIOD: NA

3. DRAWING REVISIONS BY: JKO DATE: 12/21/2004

4. CHECKED BY: JGL DATE: 12/21/04

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.

- LEGEND**
- 113--- EXISTING CONTOUR, 1' INTERVAL
 - 115--- EXISTING CONTOUR, 5' INTERVAL
 - 117--- PROPOSED POND CONTOUR
 - PROPOSED DITCH LINE
 - EXISTING FLOW CHANNEL
 - PROPOSED EMBANKMENT DRAIN (PERFORATED)
 - PROPOSED EMBANKMENT DRAIN (SOLID)
 - PROPOSED WSDOT GRATE INLET TYPE 2 (SEE CATCH BASIN DETAIL, SHEET 7)



DRAINAGE EASEMENT



DEVELOPER'S APPROVAL [Signature] DATE 9-20-01

ENGINEER'S STATEMENT:
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BENCHMARK
ELEVATION = 166.90 (ASSUMED)
ADAMS & CLARK PNT. #194
415'± WEST OF POND INLET

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SPOKANE, WA 99202
(509) 624-9351



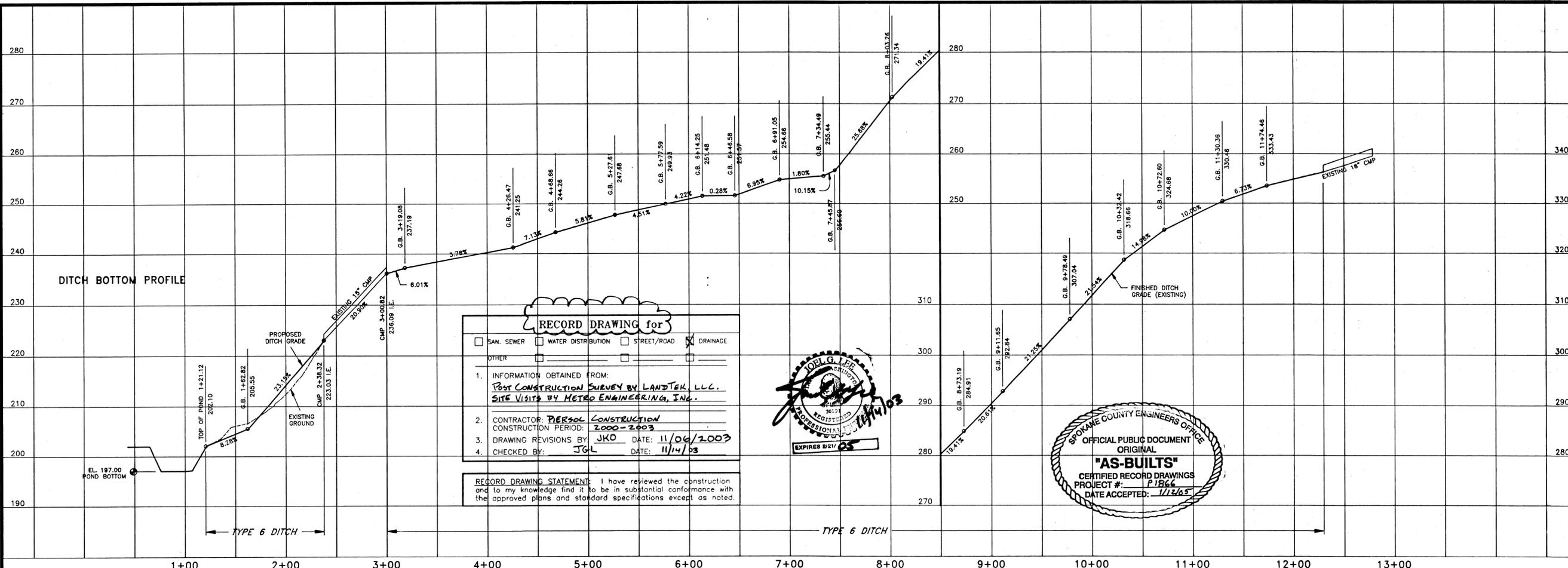
DRAWN BY: JKO
CHECKED BY: JGL
DATE: 09/18/01
SCALE: AS SHOWN

RIVER BLUFF RANCH, PHASE 1
DRAINAGE BASIN "DFB"
RETENTION/DETENTION POND DESIGN

SHEET
10 OF 13
00-069

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RECORD DRAWING for

SAN. SEWER WATER DISTRIBUTION STREET/ROAD DRAINAGE

OTHER

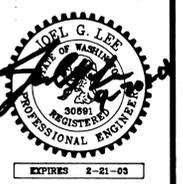
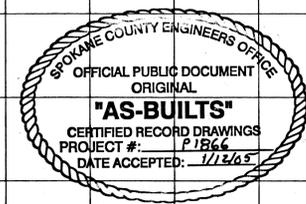
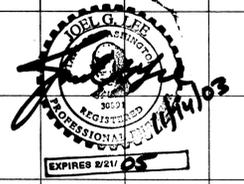
1. INFORMATION OBTAINED FROM:
POST CONSTRUCTION SURVEY BY LANDTEK, L.L.C.
SITE VISITS BY METRO ENGINEERING, INC.

2. CONTRACTOR: **PIERSON CONSTRUCTION**
CONSTRUCTION PERIOD: **2000-2003**

3. DRAWING REVISIONS BY: **JKO** DATE: **11/06/2003**

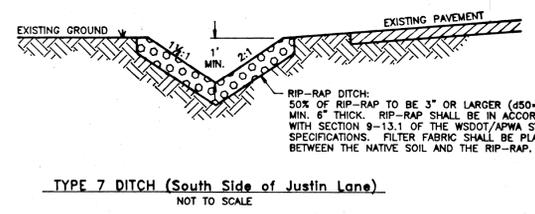
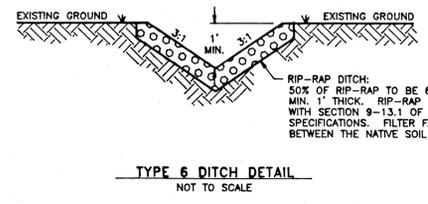
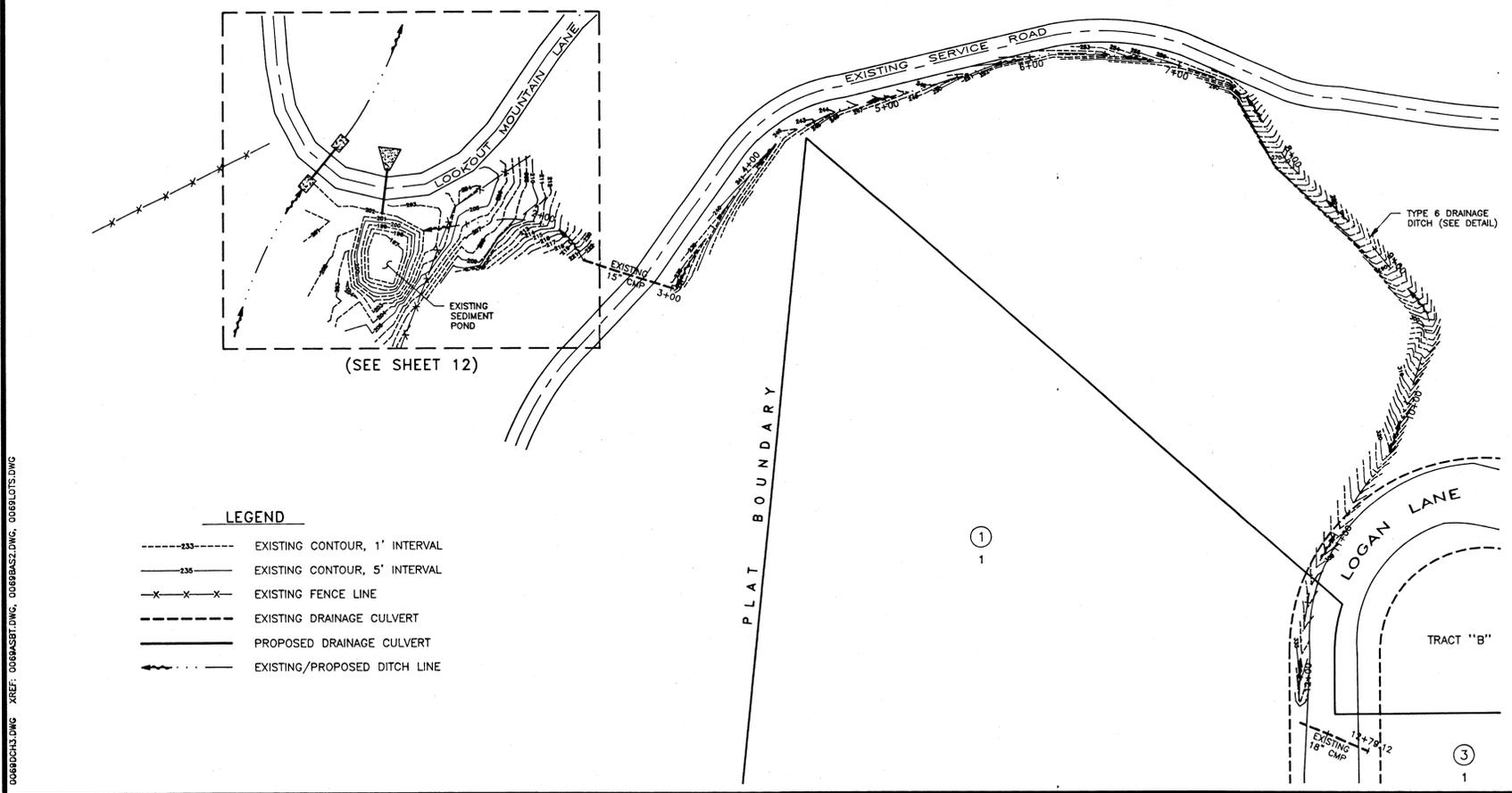
4. CHECKED BY: **JGL** DATE: **11/14/03**

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.



DRAWN BY: **JKO**
CHECKED BY: **JGL**
DATE: **09/19/01**
SCALE: **AS SHOWN**

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.



RIVER BLUFF RANCH, PHASE 1
Basin "DF2" DITCH
PLAN, PROFILE & DETAILS

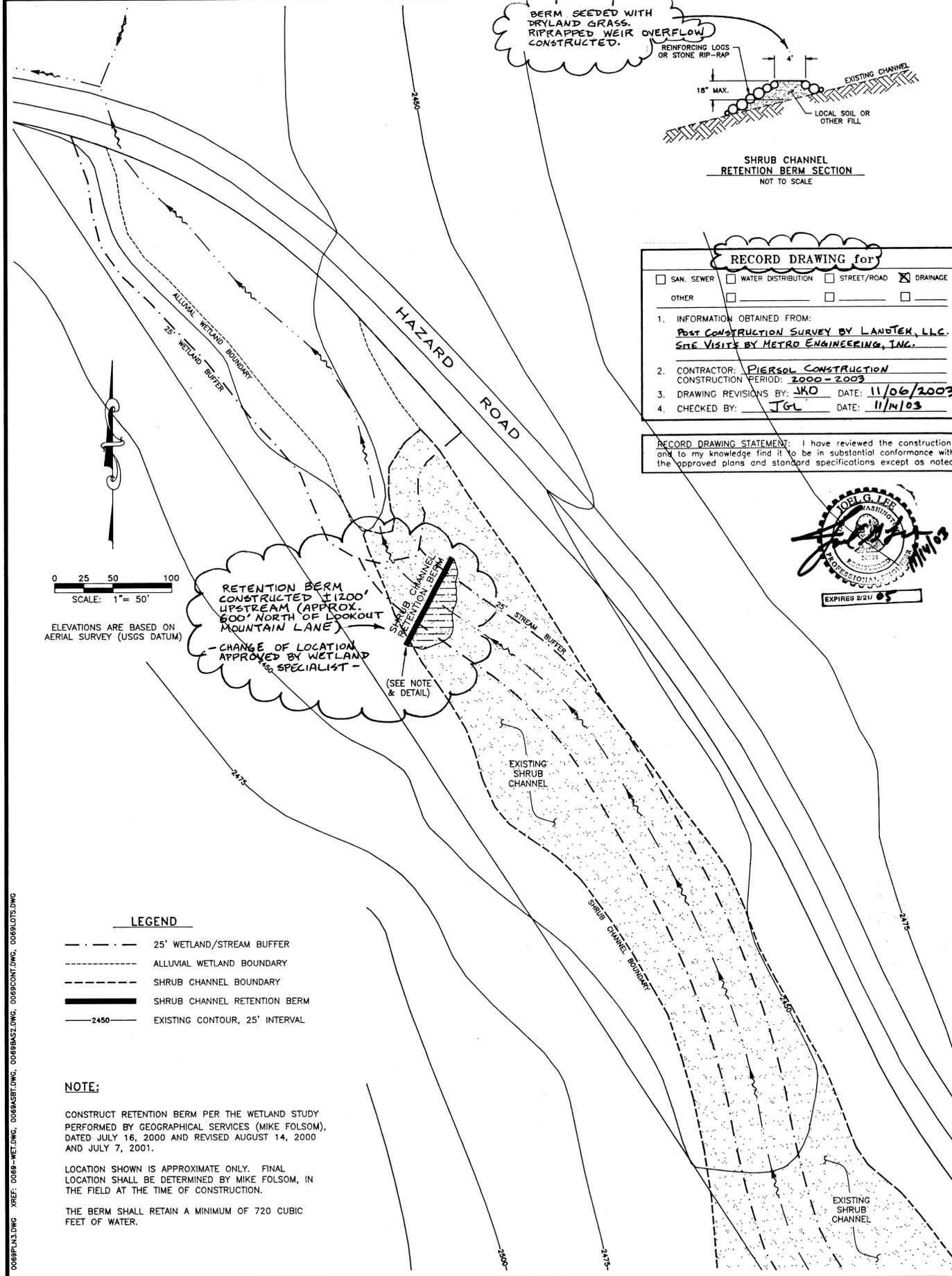
SHEET
11 OF 13
00-069

[Signature]
DEVELOPER'S APPROVAL **9-20-01** DATE

CALL BEFORE YOU DIG 456-8000

P-1866 Eng As-Built

00680013.DWG XREF: 0068ASBT.DWG, 0068BASZ.DWG, 0068PLOTS.DWG



RECORD DRAWING for

SAN. SEWER WATER DISTRIBUTION STREET/ROAD DRAINAGE
 OTHER

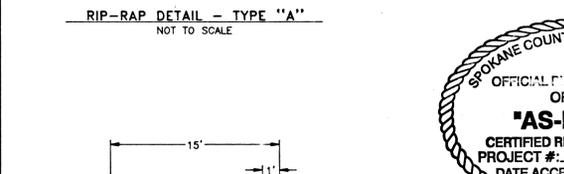
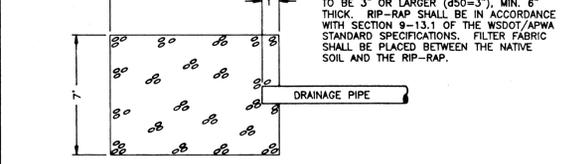
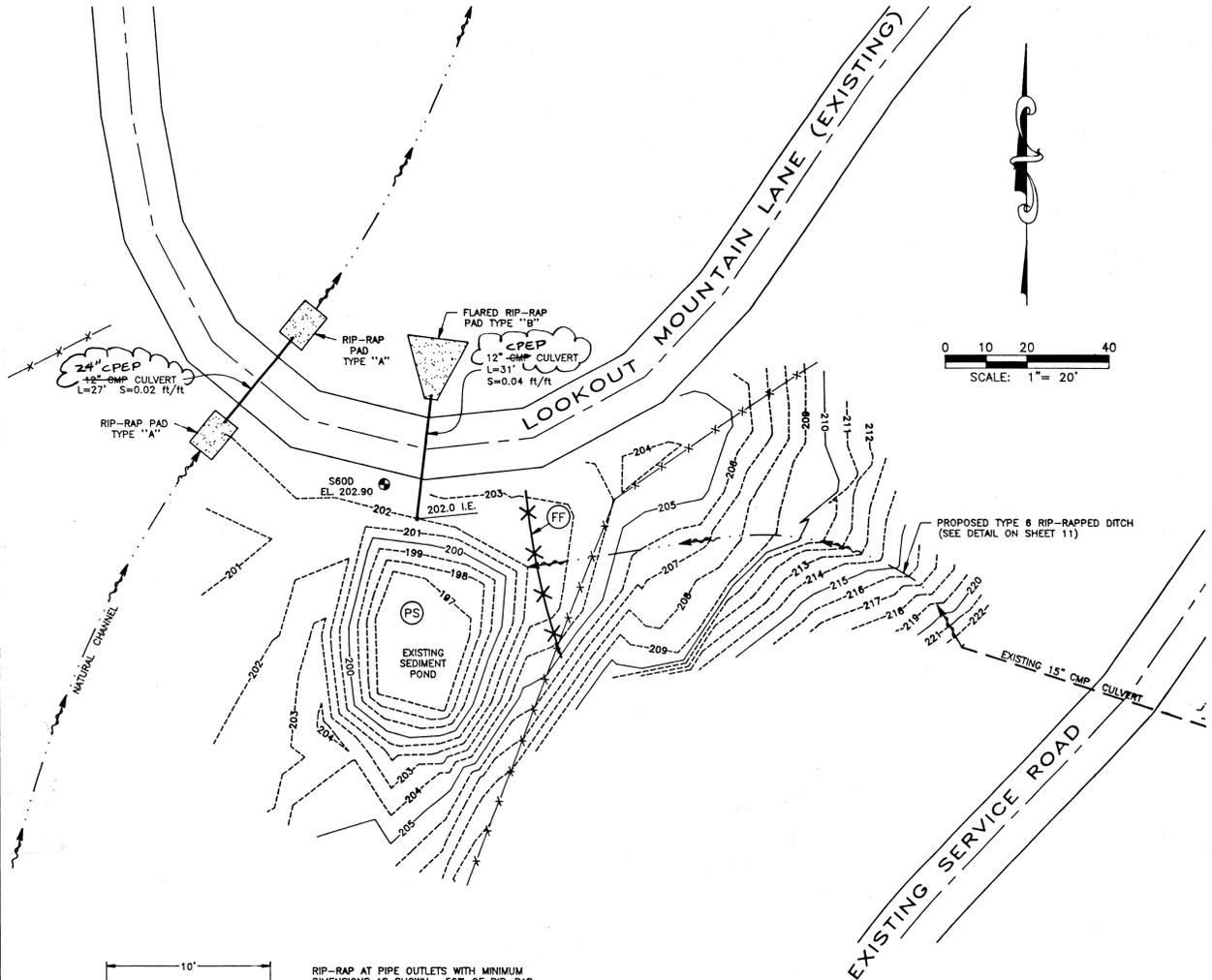
1. INFORMATION OBTAINED FROM:
Post CONSTRUCTION SURVEY BY LANDTEK, LLC.
SITE VISITS BY METRO ENGINEERING, INC.

2. CONTRACTOR: PIERSOL CONSTRUCTION
CONSTRUCTION PERIOD: 2000-2003

3. DRAWING REVISIONS BY: JKO DATE: 11/06/2003

4. CHECKED BY: JGL DATE: 11/14/03

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.



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



DRAWN BY: JKO
CHECKED BY: JGL
DATE: 07/19/01
SCALE: AS SHOWN

RIVER BLUFF RANCH, PHASE 1
DRAINAGE BASIN "DF2"
SEDIMENT POND/CULVERT PLAN

SHEET
12 OF 13
00-069

P1866 Eng. As-Built

II-5.6.1 BMP E2.10: STABILIZED CONSTRUCTION ENTRANCE AND TIRE WASH

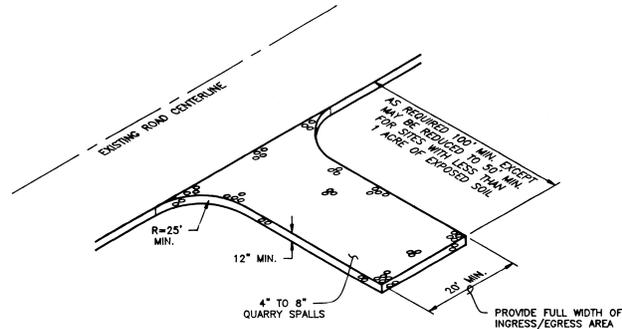
CODE: (CE) SYMBOL: (CE)

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) NOT TO SCALE

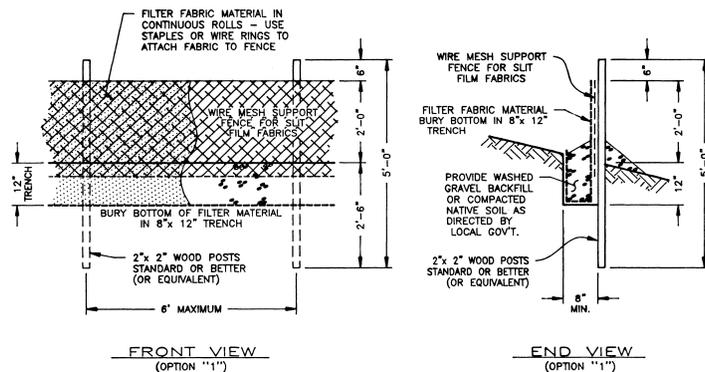
II-5.6.1 BMP E3.10: FILTER FENCE

CODE: (FF) SYMBOL: X X X

PURPOSE:
1) TO INTERCEPT AND DETAIN SMALL AMOUNTS OF SEDIMENT UNDER SHEET FLOW CONDITIONS FROM DISTURBED AREAS DURING CONSTRUCTION OPERATIONS IN ORDER TO PREVENT SEDIMENT FROM LEAVING THE SITE.
2) TO DECREASE THE VELOCITY OF SHEET FLOWS.

CONDITIONS WHERE PRACTICE APPLIES:
- FILTER FENCES MUST BE PROVIDED JUST UPSTREAM OF THE POINT(S) OF DISCHARGE OF RUNOFF FROM A SITE, BEFORE THE FLOW BECOMES CONCENTRATED. THEY MAY ALSO BE REQUIRED:
1) BELOW DISTURBED AREAS WHERE RUNOFF MAY OCCUR IN THE FORM OF SHEET AND RILL EROSION; WHEREVER RUNOFF HAS THE POTENTIAL TO IMPACT DOWNSTREAM RESOURCES.
2) PERPENDICULAR TO MINOR SWALES OR DITCH LINES FOR CONTRIBUTING DRAINAGE AREAS UP TO ONE ACRE IN SIZE.

OPTION "1" DEFINITION:
A TEMPORARY SEDIMENT BARRIER CONSISTING OF A FILTER FABRIC STRETCHED ACROSS AND ATTACHED TO SUPPORTING POSTS AND ENTRENCHED. THE FILTER FABRIC IS CONSTRUCTED OF STAKES AND SYNTHETIC FILTER FABRIC WITH A RIGID WIRE FENCE BACKING WHERE NECESSARY FOR SUPPORT.



FILTER FENCE (FF) NOT TO SCALE

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 RV.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 2000 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)

OPTION "1" STANDARD NOTES:

- A) THE FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL, CUT TO THE LENGTH OF THE BARRIER TO AVOID USE OF JOINTS. WHEN JOINTS ARE NECESSARY, FILTER CLOTH SHALL BE SPICED TOGETHER ONLY AT A SUPPORT POST, WITH A MINIMUM 8 INCH OVERLAP, AND BOTH ENDS SECURELY FASTENED TO THE POST.
- B) POSTS SHALL BE SPACED A MAXIMUM OF 6 FEET APART AND DRIVEN SECURELY INTO THE GROUND A MINIMUM OF 30 INCHES (WHERE PHYSICALLY POSSIBLE).
- C) A TRENCH SHALL BE EXCAVATED APPROXIMATELY 8 INCHES WIDE AND 12 INCHES DEEP ALONG THE LINE OF POSTS AND UPSLOPE FROM THE BARRIER. THE TRENCH SHALL BE CONSTRUCTED TO FOLLOW THE CONTOUR.
- D) WHEN SLIT FILM FILTER FABRIC IS USED, A WIRE MESH SUPPORT FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY-DUTY WIRE STAPLES AT LEAST 1 INCH LONG. THE WIRES OR HOG RINGS. THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 4 INCHES AND SHALL NOT EXTEND MORE THAN 36 INCHES ABOVE THE ORIGINAL GROUND SURFACE.
- E) SLIT FILM FILTER FABRIC SHALL BE WIRED TO THE FENCE, AND 20 INCHES OF THE FABRIC SHALL EXTEND INTO THE TRENCH. THE FABRIC SHALL NOT EXTEND MORE THAN 36 INCHES ABOVE THE ORIGINAL GROUND SURFACE. FILTER FABRIC SHALL NOT BE STAPLED TO EXISTING TREES. OTHER TYPES OF FABRIC MAY BE STAPLED TO THE FENCE.
- F) WHEN EXTRA-STRENGTH OR MONOFILAMENT FABRIC AND CLOSER POST SPACING ARE USED, THE WIRE MESH SUPPORT FENCE MAY BE ELIMINATED. IN SUCH A CASE, THE FILTER FABRIC IS STAPLED OR WIRED DIRECTLY TO THE POSTS WITH ALL OTHER PROVISIONS OF STANDARD NOTE "E" APPLYING. EXTRA CARE SHOULD BE USED WHEN JOINING OR OVERLAPPING THESE STIFFER FABRICS.
- G) LOCAL GOVERNMENTS MAY SPECIFY THE USE OF PROPERLY COMPACTED NATIVE MATERIAL. IN MANY INSTANCES, THIS MAY BE THE PREFERRED ALTERNATIVE BECAUSE THE SOIL FORMS A MORE CONTINUOUS CONTACT WITH THE TRENCH BELOW.

OPTION "2" DEFINITION:

A TEMPORARY SEDIMENT BARRIER CONSISTING OF STRAW BALES PLACED END TO END. THE BARRIER IS CONSTRUCTED BY DIGGING A 6" DEEP TRENCH AND PLACING THE STRAW BALES IN THE TRENCH END TO END FOR THE LENGTH OF THE REQUIRED BARRIER.

OPTION "2" STANDARD NOTES:

- A) STRAW BALES SHALL BE 3--STRING BALES WITH MINIMUM DIMENSIONS OF 22"x 16"x 48".
- B) A TRENCH SHALL BE EXCAVATED TO A DEPTH OF 6" ALONG THE LENGTH OF THE BARRIER. THE TRENCH SHALL BE CONSTRUCTED TO FOLLOW THE CONTOUR. THE STRAW BALES SHALL BE PLACED IN THE TRENCH. THE BALE SHALL BE PLACED ON THE NARROW SIDE SO THAT THE 22" DIMENSION IS VERTICAL. THE BOTTOM 6" SHALL BE BACKFILLED, LEAVING 16" EXTENDING OUT OF THE GROUND.
- C) THE BALES SHALL BE PLACED AS CLOSE TOGETHER AS POSSIBLE SO THAT THERE ARE NO GAPS BETWEEN THE BALES.



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-LADEN WATER FROM EITHER FLOWING OFF THE SITE, OR INTO NEW/EXISTING STORM DRAINAGE FACILITIES.
- 3) 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.
- 4) 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.
- 5) CONTRACTOR IS RESPONSIBLE FOR SUPPRESSION OF DUST IN CONFORMANCE WITH SCAPCA REGULATIONS.
- 6) CONTRACTOR TO TAKE NECESSARY MEASURES TO AVOID TRACKING DIRT OFF THE SITE. MEASURES MAY INCLUDE CONSTRUCTION OF A TEMPORARY STABILIZED CONSTRUCTION ENTRANCE AND TIRE WASH (PER DETAIL) AND WASHING OF VEHICLES. ALL DIRT TRACKED OFF THE SITE SHALL BE REMOVED BY CONTRACTOR.

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.

RECORD DRAWING for

SAN. SEWER WATER DISTRIBUTION STREET/ROAD DRAINAGE

OTHER

1. INFORMATION OBTAINED FROM:
POST CONSTRUCTION SURVEY BY LANDWER, LLC.
SITE VISITS BY METRO ENGINEERING, INC.

2. CONTRACTOR: PIERSON CONSTRUCTION
CONSTRUCTION PERIOD: 2000-2005

3. DRAWING REVISIONS BY: RMS DATE: 12/20/2004

4. CHECKED BY: JCL DATE: 12/21/04

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.

DEVELOPER'S APPROVAL: R. J. Hest 9-20-04 DATE

CODE: (IP) SYMBOL: (IP)

DEFINITION:
A TEMPORARY SEDIMENT BARRIER CONSISTING OF BARRIER MATERIAL PLACED IN THE CATCH BASINS.

PURPOSE:
TO INTERCEPT AND DETAIN SEDIMENT BEFORE IT ENTERS THE CATCH BASINS.

CONDITIONS WHERE PRACTICE APPLIES:
- FILTER MATERIAL MUST BE PROVIDED IN EACH CATCH BASIN. INSTALL FILTER FABRIC BETWEEN THE CATCH BASIN GRATE AND FRAME. THE FILTER FABRIC SHALL REMAIN IN PLACE UNTIL CONSTRUCTION OF ALL IMPROVEMENTS IS COMPLETE. REMOVE AT COMPLETION OF PROJECT.

MAINTENANCE:
- EACH CATCH BASIN SHALL BE INSPECTED AFTER EACH MAJOR RAIN EVENT.
- IF THERE HAVE BEEN NO MAJOR EVENTS, EACH CATCH BASIN SHALL BE INSPECTED PERIODICALLY (EVERY 2 TO 3 WEEKS).
- WHEN THE FILTER FABRIC HAS COLLECTED 1 INCH OF SEDIMENT, THE FILTER FABRIC SHALL BE REPLACED.

IF THE SEDIMENT BARRIER IS REMOVED DURING CONSTRUCTION, FOR ANY REASON, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CLEAN OUT THE CATCH BASIN AND REPLACE THE BARRIER.

INLET PROTECTION (IP)

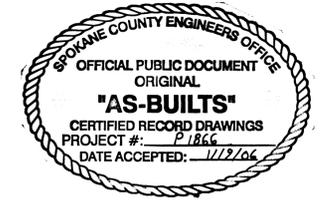
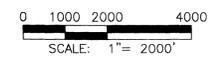
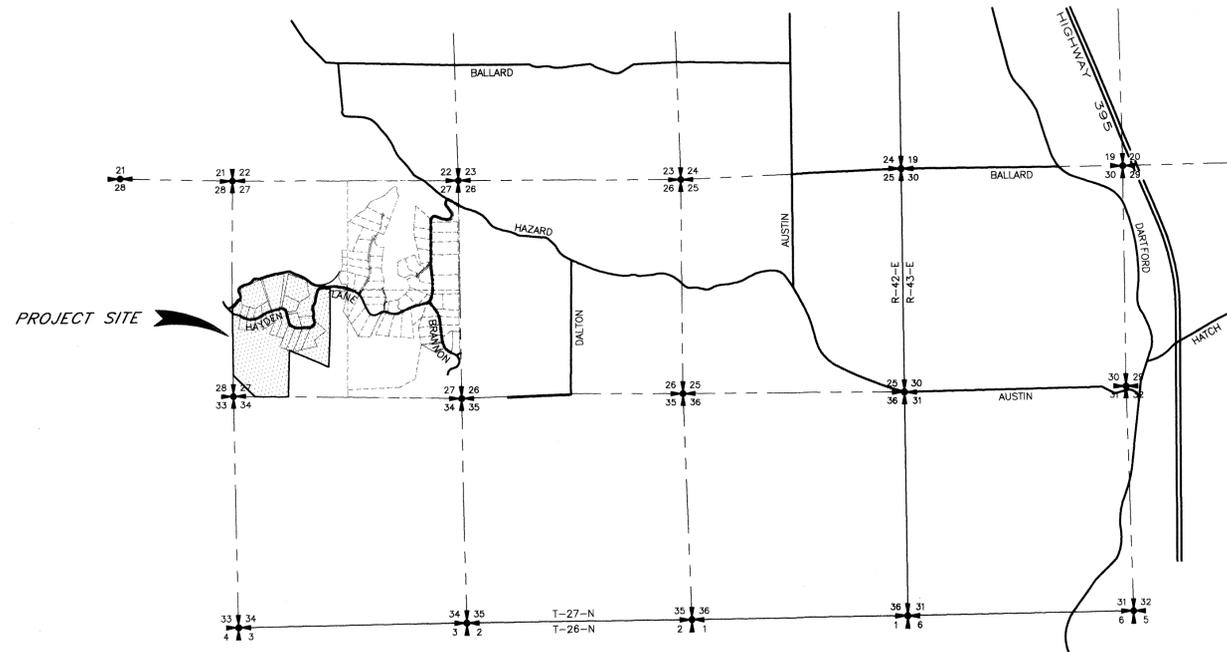
METRO ENGINEERING, INC.
S. 324 SHERMAN
SPOKANE, WA 99202
(509) 624-9351



DRAWN BY: JKO
CHECKED BY: JCL
DATE: 07/16/01
SCALE: AS SHOWN

RIVER BLUFF RANCH, PHASE 1
EROSION/SEDIMENT CONTROL
NOTES AND DETAILS

SHEET
13 OF 13
00-069



PROJECT VICINITY MAP

PORTIONS OF WEST 1/2 OF SEC. 27 AND EAST 1/2 OF SEC. 28, T. 27 N., R. 42 E. W.M., SPOKANE COUNTY, WASHINGTON

SHEET INDEX

- 1 COVER SHEET
- 2 LOOKOUT MOUNTAIN LANE - STREET PLAN & PROFILE - Sta. 1+00.00 to Sta. 2+60.39
- 3 HAYDEN LANE EXTENSION - STREET PLAN & PROFILE - Sta. 1+80.18 to Sta. 15+00.00
- 4 HAYDEN LANE EXTENSION - STREET PLAN & PROFILE - Sta. 15+00.00 to Sta. 28+97.60
- 5 HAYDEN LANE EXTENSION - STREET PLAN & PROFILE - Sta. 28+97.60 to Sta. 42+50.00
- 6 HAYDEN LANE EXTENSION - STREET PLAN & PROFILE - Sta. 42+50.00 to Sta. 46+66.89
- 7 EROSION CONTROL PLAN and STREET DETAILS

PROJECT NOTES:

NAME OF PROPERTY OWNER:
RIVER BLUFF LAND COMPANY, LLC

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:
INTERSECTION OF HAYDEN LANE AND LOOKOUT MOUNTAIN LANE

DESCRIPTION OF PROJECT:
THIS PROJECT IS FOR THE EXTENSION OF HAYDEN LANE WITHIN THE RIVER BLUFF RANCH P.U.D.

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

LEGAL DESCRIPTION:

PORTIONS OF WEST 1/2 OF SECTION 27 AND EAST 1/2 OF SECTION 28, T. 27 N., R. 42 E. W.M., SPOKANE COUNTY, WASHINGTON.

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.

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

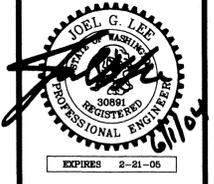
4. CHECKED BY: JGL DATE: 12/23/05

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.



E. J. B. 6-1-04
DEVELOPER'S APPROVAL DATE

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



DRAWN BY: JKO
CHECKED BY: JGL
DATE: 06/01/04
SCALE: AS SHOWN

RECORD DRAWING
RIVER BLUFF RANCH P.U.D.
HAYDEN LANE EXTENSION
COVER SHEET

SHEET
1 OF 7
02-093

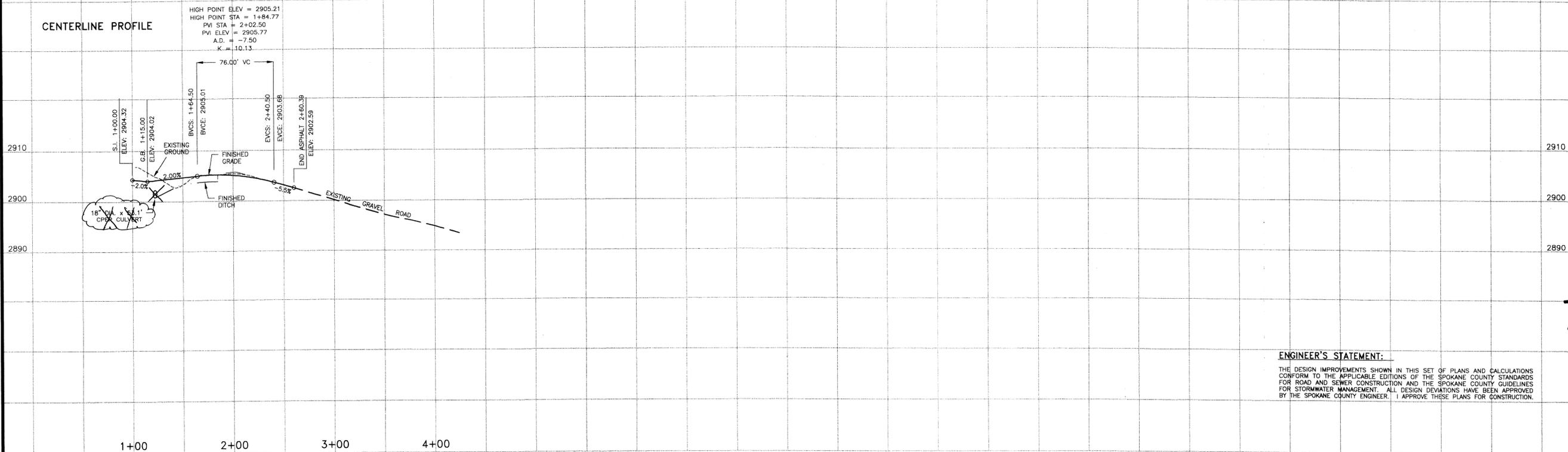
XREF: C:\BIBAS1.DWG, 2093BAS1.DWG, 2093BAS2.DWG, 2093BAS3.DWG, 2093VICIN.DWG

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

CALL BEFORE YOU DIG

P 1866 Eng As Built

CENTERLINE PROFILE



ENGINEER'S STATEMENT:
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DRAWN BY: JKO
 CHECKED BY: RMS
 DATE: 05/28/04
 SCALE: AS SHOWN

RECORD DRAWING for

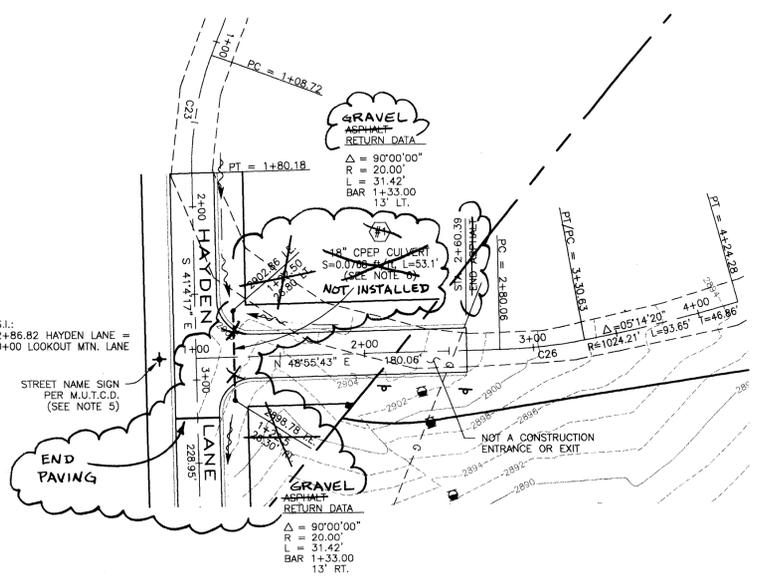
SAN. SEWER WATER DISTRIBUTION STREET/ROAD DRAINAGE
 OTHER

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.

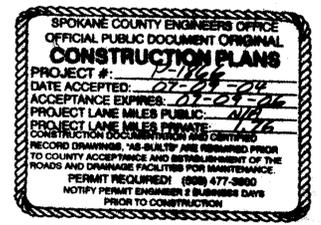
- CONSTRUCTION NOTES:**
- ALL ITEMS OF CONSTRUCTION SHALL BE COMPLETED IN ACCORDANCE WITH THE 2002 STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION AS PROMULGATED JOINTLY BY THE WASHINGTON STATE DEPARTMENT OF TRANSPORTATION (WSDOT) AND THE AMERICAN PUBLIC WORKS ASSOCIATION (APWA); THE 2001 SPOKANE COUNTY STANDARDS FOR ROAD AND SEWER CONSTRUCTION; AND ALL AMENDMENTS HERETO.
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 - 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.
 - INSTALL RIP-RAP PAD AT BOTH ENDS OF ALL CULVERTS, PER DETAIL SHEET.



CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C26	09°39'29"	300.00'	50.57'	25.34'

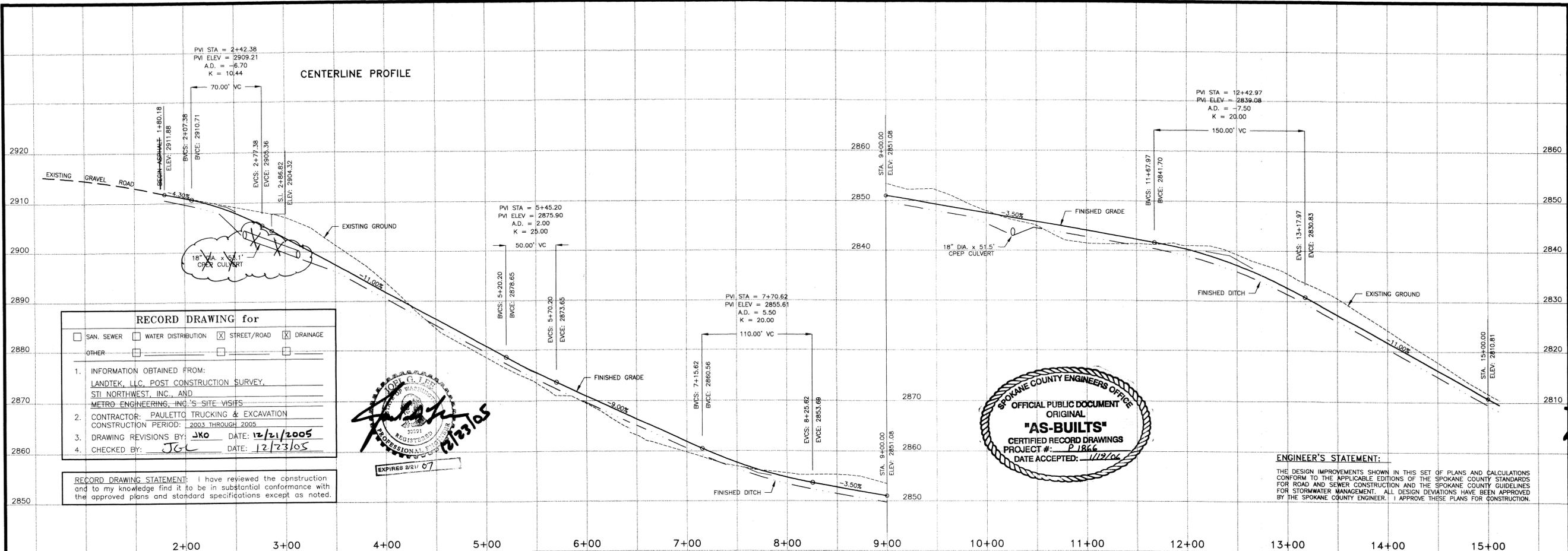
- LEGEND**
- 2730— EXISTING CONTOUR, 10' INTERVAL
 - 2706--- EXISTING CONTOUR, 2' INTERVAL
 - EXISTING EDGE OF GRAVEL ROAD
 - ===== PROPOSED EDGE OF ASPHALT/GRAVEL SHOULDER
 - PROPOSED 18" CMP CULVERT
 - PROPOSED DITCH LINE
 - ⊥ EXISTING UTILITY WARNING SIGN
 - EXISTING GAS VALVE
 - G---G--- HIGH-PRESSURE GAS MAIN
 - EXISTING TELEPHONE RISER
 - BAR BEGIN ASPHALT RADIUS
 - (#) CULVERT REFERENCE NUMBER



DEVELOPER'S APPROVAL: *G. Lee* 6-1-04 DATE: _____
 SCALE: 1" = 50'
 CALL BEFORE YOU DIG: 456-8000

RECORD DRAWING
 RIVER BLUFF RANCH P.U.D.
 LOOKOUT MOUNTAIN LANE INTERSECTION
 Sta. 1+00 to Sta. 2+60.39

SHEET
 2 of 7
 02-000



RECORD DRAWING for

SAN. SEWER WATER DISTRIBUTION STREET/ROAD DRAINAGE

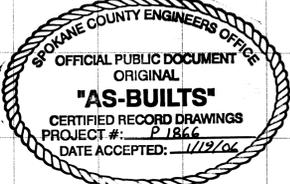
OTHER

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

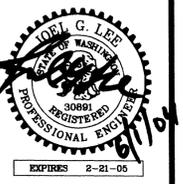
2. CONTRACTOR: PAULETTO TRUCKING & EXCAVATION
 CONSTRUCTION PERIOD: 2003 THROUGH 2005

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

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



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:

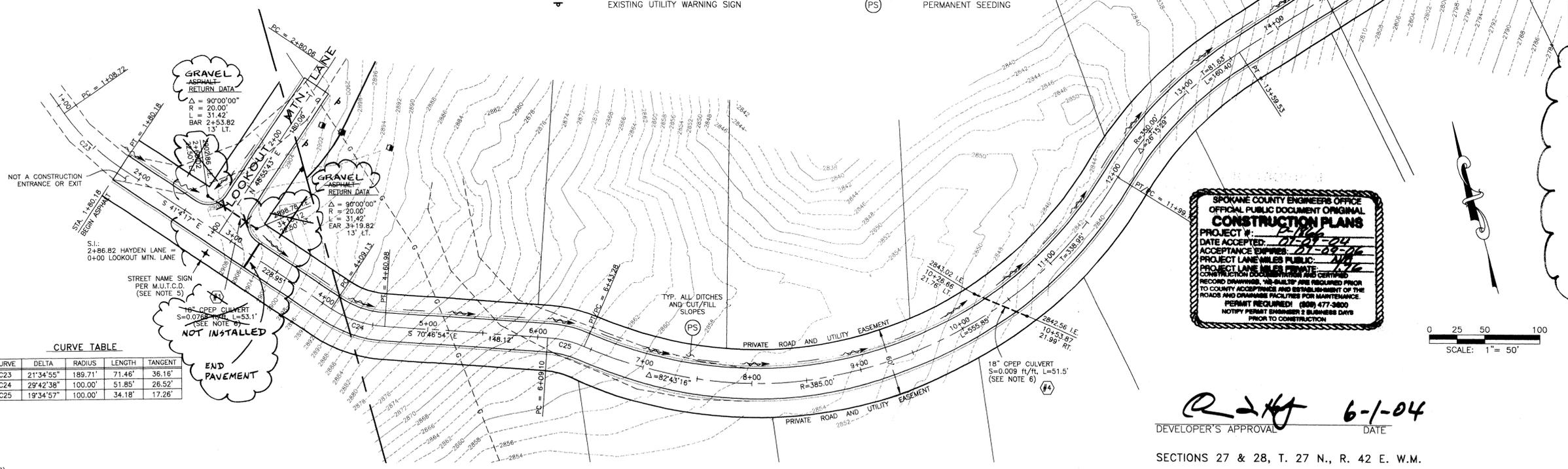
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- STREET NAME SIGN SHALL BE PER SPOKANE COUNTY STANDARD, SHEET A-16.
- INSTALL RIP-RAP PAD AT BOTH ENDS OF ALL CULVERTS, PER DETAIL SHEET.

LEGEND

- 2730--- EXISTING CONTOUR, 10' INTERVAL
- 2706--- EXISTING CONTOUR, 2' INTERVAL
- --- EXISTING EDGE OF GRAVEL ROAD
- --- PROPOSED EDGE OF ASPHALT/GRAVEL SHOULDER
- --- PROPOSED 18" CMP CULVERT
- --- PROPOSED DITCH LINE
- --- EXISTING UTILITY WARNING SIGN
- G --- G --- HIGH-PRESSURE GAS MAIN
- ■ --- EXISTING TELEPHONE RISER
- BAR --- BEGIN ASPHALT RADIUS
- EAR --- END ASPHALT RADIUS
- (#) --- CULVERT REFERENCE NUMBER
- (PS) --- PERMANENT SEEDING

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C23	21°34'55"	189.71'	71.46'	36.16'
C24	29°42'38"	100.00'	51.85'	26.52'
C25	19°34'57"	100.00'	34.18'	17.26'



R-211 6-1-04
 DEVELOPER'S APPROVAL DATE

SECTIONS 27 & 28, T. 27 N., R. 42 E. W.M.

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

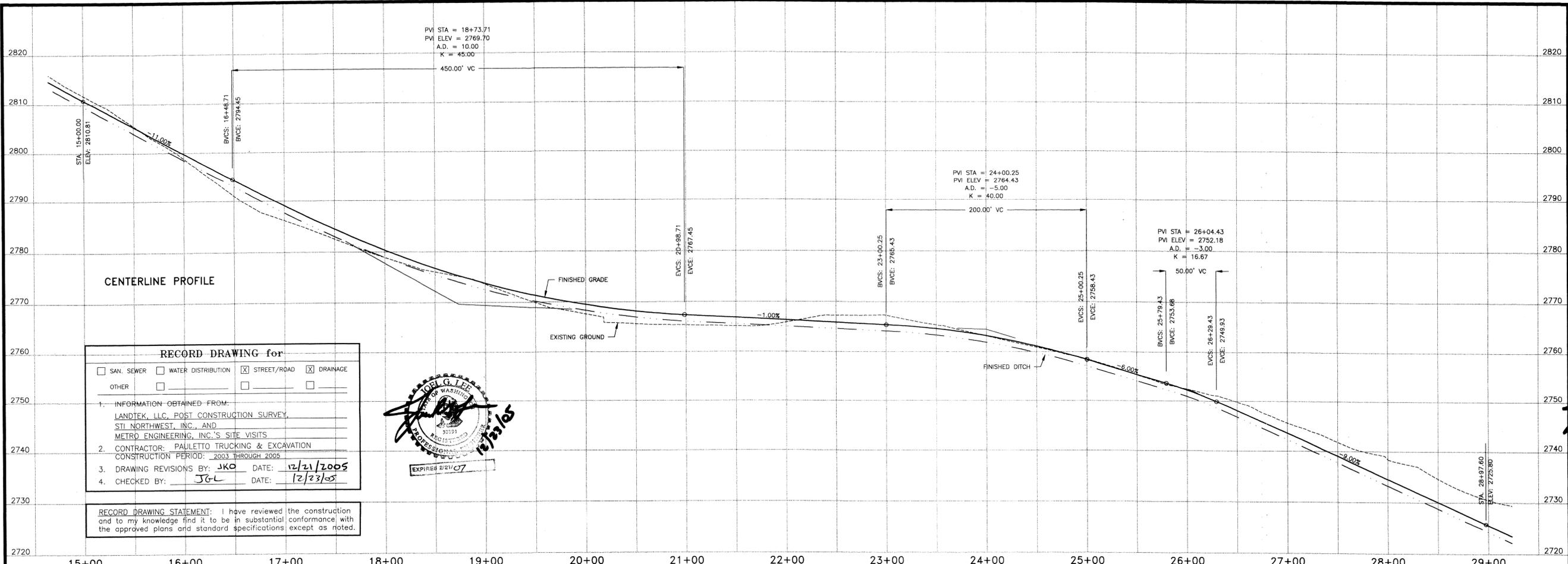
DRAWN BY: JKO
 CHECKED BY: RMS
 DATE: 05/31/04
 SCALE: AS SHOWN

RECORD DRAWING
 RIVER BLUFF RANCH P.U.D.
 HAYDEN LANE EXTENSION
 Sta. +80.18 to Sta. 15+00.00

SHEET
 3 OF 7
 02-093

CALL BEFORE YOU DIG: 456-8000

P-1866 Eng As Built



RECORD DRAWING for

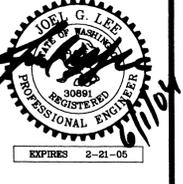
SAN. SEWER WATER DISTRIBUTION STREET/ROAD DRAINAGE
 OTHER

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

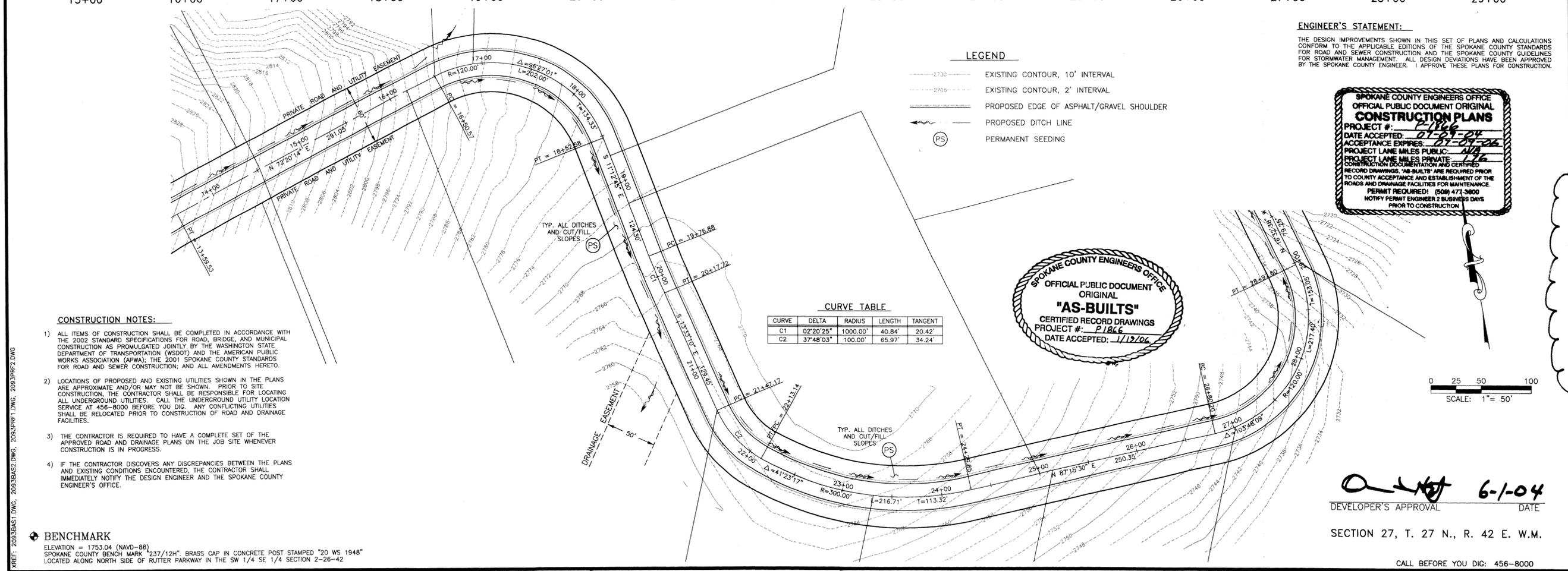
2. CONTRACTOR: PAULETTO TRUCKING & EXCAVATION
 CONSTRUCTION PERIOD: 2003 THROUGH 2005

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.



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.

SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
 PROJECT #: P-1866
 DATE ACCEPTED: 07-29-04
 ACCEPTANCE EXPIRES: 07-29-06
 PROJECT LANE MILES PUBLIC: 0.12
 PROJECT LANE MILES PRIVATE: 0.12
 CONSTRUCTION DOCUMENTATION AND CERTIFIED RECORD DRAWINGS ARE REQUIRED PRIOR TO COUNTY ACCEPTANCE AND ESTABLISHMENT OF THE ROADS AND DRAINAGE FACILITIES FOR MAINTENANCE.
 PERMIT REQUIRED! (509) 471-3600
 NOTIFY PERMIT ENGINEER 2 BUSINESS DAYS PRIOR TO CONSTRUCTION.

SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
"AS-BUILTS"
 CERTIFIED RECORD DRAWINGS
 PROJECT #: P-1866
 DATE ACCEPTED: 1/13/06

- 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.
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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

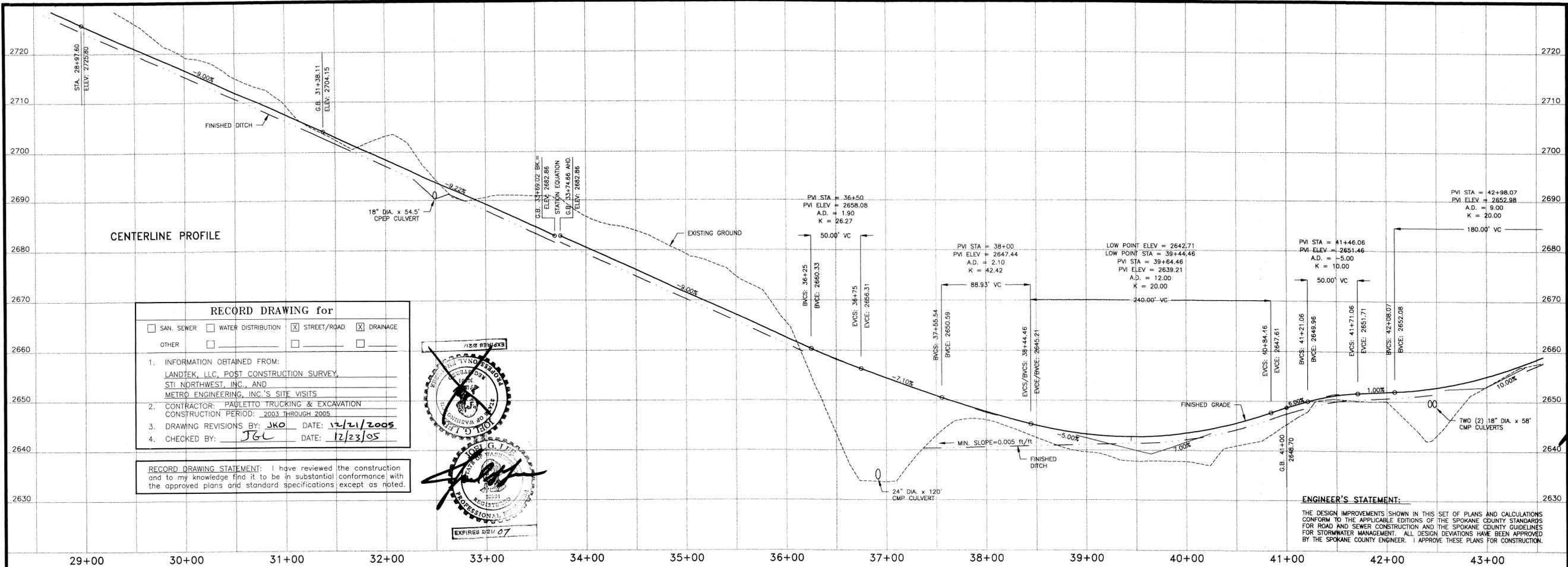
DEVELOPER'S APPROVAL: *[Signature]* 6-1-04
 DATE: 6-1-04
 SECTION 27, T. 27 N., R. 42 E. W.M.

RECORD DRAWING
 RIVER BLUFF RANCH P.U.D.
 HAYDEN LANE EXTENSION
 Sta. 15+00.00 to Sta. 28+97.60

SHEET
 4 OF 7
 02-093

CALL BEFORE YOU DIG: 456-8000

P-1866 Eng/As Built



RECORD DRAWING for

SAN. SEWER WATER DISTRIBUTION STREET/ROAD DRAINAGE

OTHER

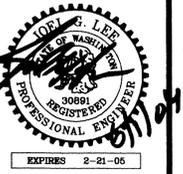
1. INFORMATION OBTAINED FROM:
LANDTEK, LLC, POST CONSTRUCTION SURVEY,
STI NORTHWEST, INC., AND
METRO ENGINEERING, INC.'S SITE VISITS

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.

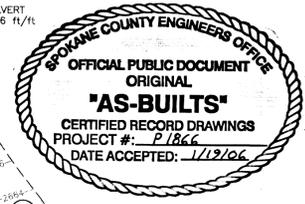
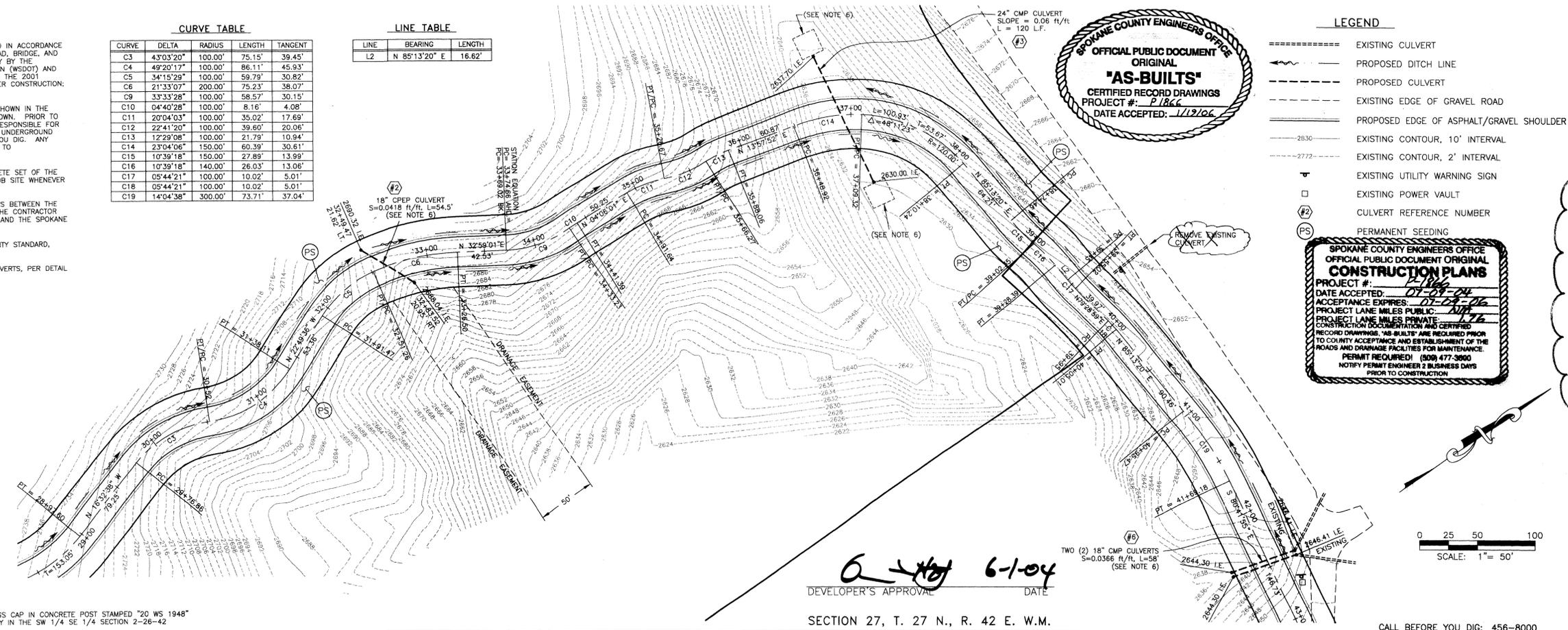
- CONSTRUCTION NOTES:**
- ALL ITEMS OF CONSTRUCTION SHALL BE COMPLETED IN ACCORDANCE WITH THE 2002 STANDARD SPECIFICATIONS FOR ROAD BRIDGE, AND MUNICIPAL CONSTRUCTION AS PROMULGATED JOINTLY BY THE WASHINGTON STATE DEPARTMENT OF TRANSPORTATION (WSDOT) AND THE AMERICAN PUBLIC WORKS ASSOCIATION (APWA). 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.
 - INSTALL RIP-RAP PAD AT BOTH ENDS OF ALL CULVERTS, PER DETAIL SHEET.

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C3	43°03'20"	100.00'	75.15'	39.45'
C4	49°20'17"	100.00'	86.11'	45.93'
C5	34°15'29"	100.00'	59.79'	30.82'
C6	21°33'07"	200.00'	75.23'	38.07'
C9	33°33'28"	100.00'	58.57'	30.15'
C10	04°40'28"	100.00'	8.16'	4.08'
C11	20°04'03"	100.00'	35.02'	17.69'
C12	22°41'20"	100.00'	39.60'	20.06'
C13	12°29'08"	100.00'	21.79'	10.94'
C14	23°04'06"	150.00'	60.39'	30.61'
C15	10°39'18"	150.00'	27.89'	13.99'
C16	10°39'18"	140.00'	26.03'	13.06'
C17	05°44'21"	100.00'	10.02'	5.01'
C18	05°44'21"	100.00'	10.02'	5.01'
C19	14°04'38"	300.00'	73.71'	37.04'

LINE TABLE

LINE	BEARING	LENGTH
L2	N 85°13'20" E	16.62'



- LEGEND**
- EXISTING CULVERT
 - PROPOSED DITCH LINE
 - PROPOSED CULVERT
 - EXISTING EDGE OF GRAVEL ROAD
 - PROPOSED EDGE OF ASPHALT/GRAVEL SHOULDER
 - EXISTING CONTOUR, 10' INTERVAL
 - EXISTING CONTOUR, 2' INTERVAL
 - EXISTING UTILITY WARNING SIGN
 - EXISTING POWER VAULT
 - CULVERT REFERENCE NUMBER
 - PERMANENT SEEDING



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

DRAWN BY: JKO
CHECKED BY: RMS
DATE: 06/01/04
SCALE: AS SHOWN

RECORD DRAWING
RIVER BLUFF RANCH P.U.D.
HAYDEN LANE EXTENSION
Sta. 28+97.60 to Sta. 42+50.00

SHEET
5 OF 7
02-093

DEVELOPER'S APPROVAL: *[Signature]* DATE: 6-1-04
SECTION 27, T. 27 N., R. 42 E. W.M.

CALL BEFORE YOU DIG: 456-8000

P-1866 *As Built*

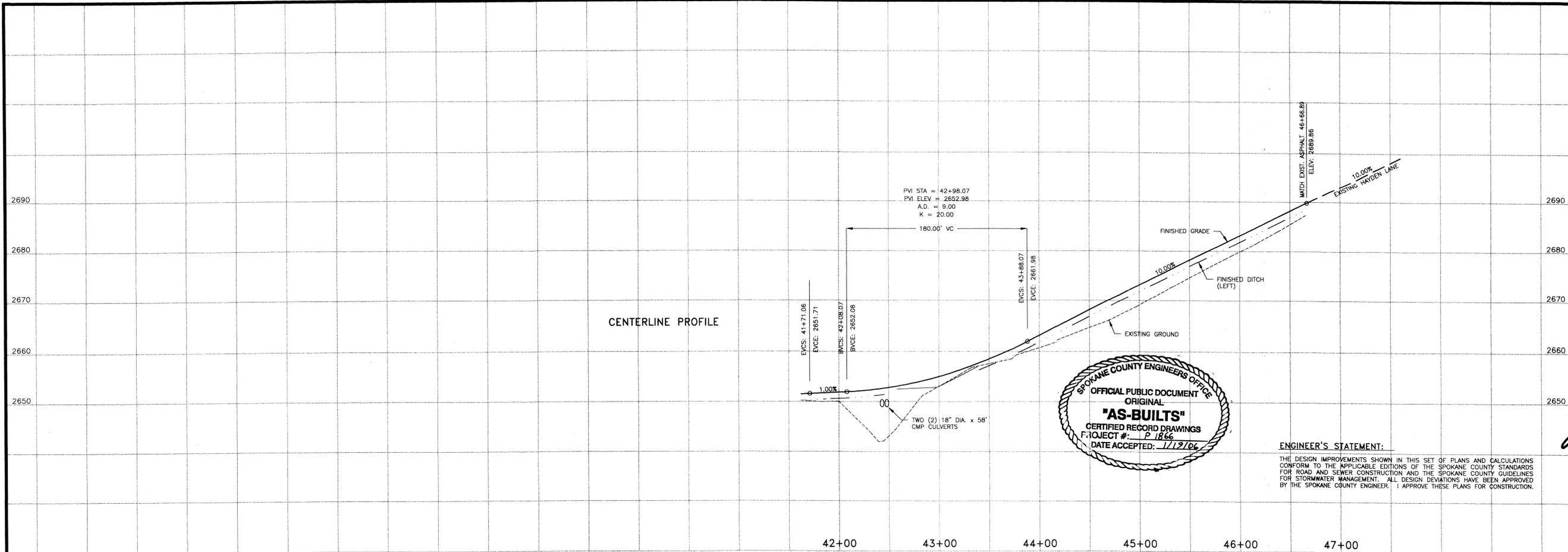
METRO ENGINEERING, INC.
 S. 324 SHERMAN
 SPOKANE, WA 99202
 (509) 624-9351



DRAWN BY: JKO
 CHECKED BY: RMS
 DATE: 05/31/04
 SCALE: AS SHOWN

RECORD DRAWING
 RIVER BLUFF RANCH P.U.D.
 HAYDEN LANE EXTENSION
 Sta. 50.00 to Sta. 46+66.89

SHEET
 6 OF 7
 02-093



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.

LEGEND

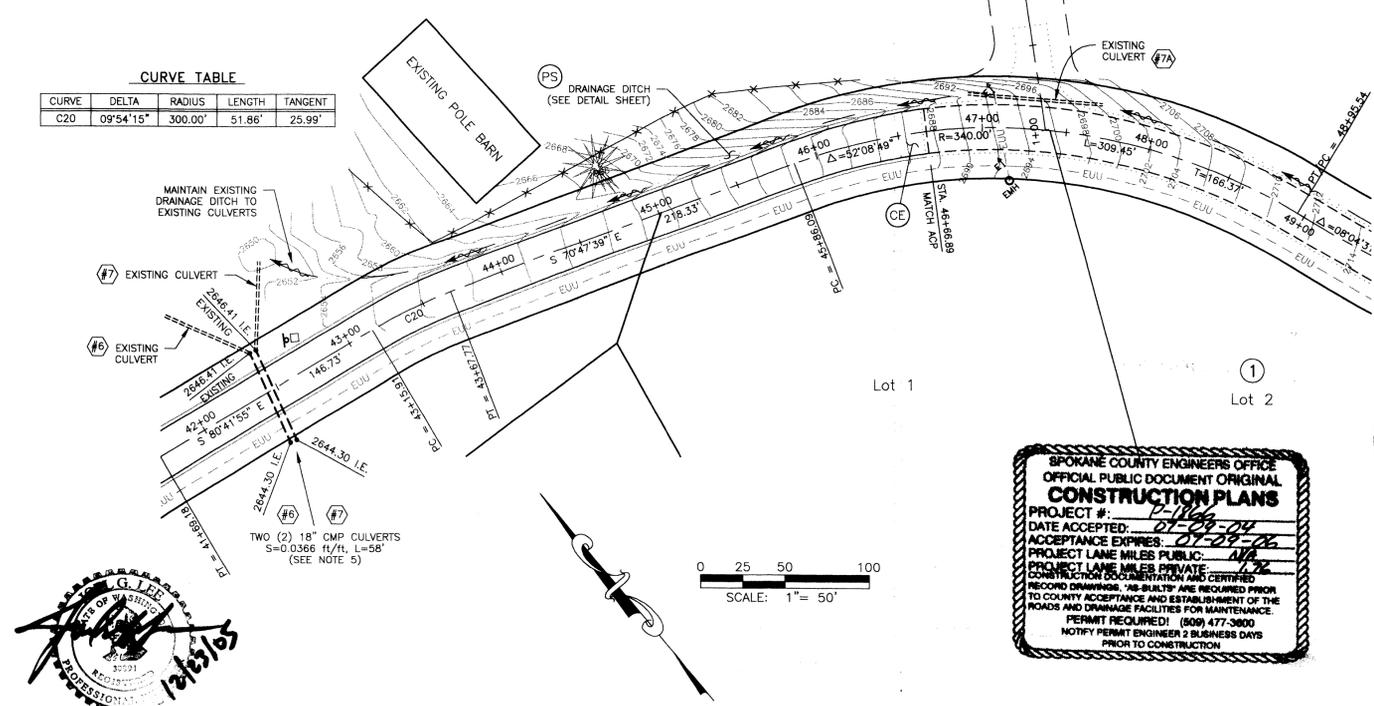
- X---X--- EXISTING FENCE LINE
- 2434--- EXISTING CONTOUR, 2' INTERVAL
- 5'--- EXISTING CONTOUR, 5' INTERVAL
- --- PROPOSED DITCH LINE
- --- PROPOSED 18" CMP CULVERT
- ===== EXISTING 18" CMP CULVERT
- EXISTING EDGE OF GRAVEL SHOULDER
- EXISTING EDGE OF ASPHALT PAVEMENT
- ▽ EXISTING UTILITY WARNING SIGN
- EXISTING POWER VAULT
- EXISTING GAS VALVE
- EMH EXISTING ELECTRICAL MANHOLE
- ⊕ EXISTING ELECTRICAL SERVICE
- EUU --- EXISTING BURIED UTILITIES (PHONE/GAS/POWER)
- ⑦ CULVERT REFERENCE NUMBER
- Ⓟ PERMANENT SEEDING
- Ⓢ CONSTRUCTION ENTRANCE

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) INSTALL RIP-RAP PAD AT BOTH ENDS OF ALL CULVERTS, PER DETAIL SHEET.

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C20	09°54'15"	300.00'	51.86'	25.99'



RECORD DRAWING for

SAN. SEWER WATER DISTRIBUTION STREET/ROAD DRAINAGE

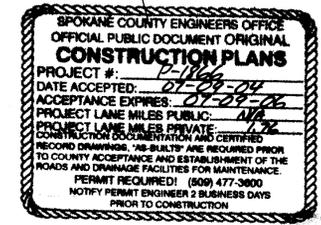
OTHER _____ _____

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.



0 25 50 100
 SCALE: 1" = 50'



6-1-04
 DEVELOPER'S APPROVAL DATE

SECTION 27, T. 27 N., R. 42 E. W.M.

CALL BEFORE YOU DIG: 456-8000

XREF: 2093R3AS3.DWG, 2093PRF1.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

\\Julie\dwgs\2002\2093-5711.dwg, PLAN, 06/01/04 01:34:01 PM, 1:1

P-1866 Eng As BUILT

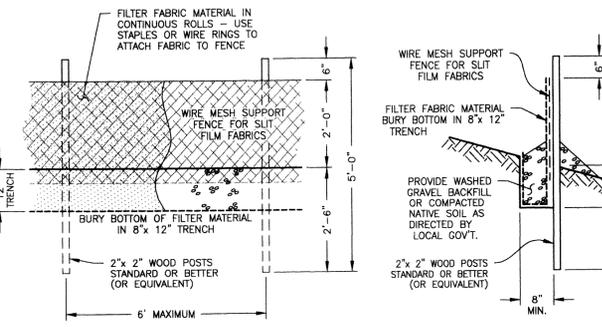
II-5.8.1 BMP E3.10: FILTER FENCE

CODE: (FF) SYMBOL:

- PURPOSE:**
- TO INTERCEPT AND DETAIN SMALL AMOUNTS OF SEDIMENT UNDER SHEET FLOW CONDITIONS FROM DISTURBED AREAS DURING CONSTRUCTION OPERATIONS IN ORDER TO PREVENT SEDIMENT FROM LEAVING THE SITE.
 - TO DECREASE THE VELOCITY OF SHEET FLOWS.

- CONDITIONS WHERE PRACTICE APPLIES:**
- FILTER FENCES MUST BE PROVIDED JUST UPSTREAM OF THE POINT(S) OF DISCHARGE OF RUNOFF FROM A SITE, BEFORE THE FLOW BECOMES CONCENTRATED. THEY MAY ALSO BE REQUIRED:
 - BELOW DISTURBED AREAS WHERE RUNOFF MAY OCCUR IN THE FORM OF SHEET AND RILL EROSION; WHEREVER RUNOFF HAS THE POTENTIAL TO IMPACT DOWNSTREAM RESOURCES.
 - PERPENDICULAR TO SWALES OR DITCH LINES FOR CONTRIBUTING DRAINAGE AREAS UP TO ONE ACRE IN SIZE.

OPTION "1" DEFINITION:
A TEMPORARY SEDIMENT BARRIER CONSISTING OF A FILTER FABRIC STRETCHED ACROSS AND ATTACHED TO SUPPORTING POSTS AND ENTRENCHED. THE FILTER FABRIC IS CONSTRUCTED OF STAKES AND SYNTHETIC FILTER FABRIC WITH A RIGID WIRE FENCE BACKING WHERE NECESSARY FOR SUPPORT.



FRONT VIEW (OPTION "1")
END VIEW (OPTION "1")

FILTER FENCE
NOT TO SCALE

- OPTION "1" STANDARD NOTES:**
- THE FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL, CUT TO THE LENGTH OF THE BARRIER TO AVOID USE OF JOISTS. WIRE JOINTS ARE NECESSARY. FILTER CLOTH SHALL BE SPICED TOGETHER ONLY AT A SUPPORT POST, WITH A MINIMUM 6 INCH OVERLAP, AND BOTH ENDS SECURELY FASTENED TO THE POST.
 - POSTS SHALL BE SPACED A MAXIMUM OF 6 FEET APART AND DRIVEN SECURELY INTO THE GROUND A MINIMUM OF 30 INCHES (WHERE PHYSICALLY POSSIBLE).
 - A TRENCH SHALL BE EXCAVATED APPROXIMATELY 8 INCHES DEEP ALONG THE LINE OF POSTS AND UPSLOPE FROM THE BARRIER. THE TRENCH SHALL BE CONSTRUCTED TO FOLLOW THE CONTOUR.
 - WHEN SLIT FILM FILTER FABRIC IS USED, A WIRE MESH SUPPORT FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY-DUTY WIRE STAPLES AT LEAST 1 INCH LONG, TIE WIRES OR HOG RINGS. THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 4 INCHES AND SHALL NOT EXTEND MORE THAN 36 INCHES ABOVE THE ORIGINAL GROUND SURFACE.
 - SLIT FILM FILTER FABRIC SHALL BE WIRED TO THE FENCE, AND 20 INCHES OF THE FABRIC SHALL EXTEND INTO THE TRENCH. THE FABRIC SHALL NOT EXTEND MORE THAN 36 INCHES ABOVE THE ORIGINAL GROUND SURFACE. FILTER FABRIC SHALL NOT BE STAPLED TO EXISTING TREES. OTHER TYPES OF FABRIC MAY BE STAPLED TO THE FENCE.
 - WHEN EXTRA-STRENGTH OR MONOFILAMENT FABRIC AND CLOSER POST SPACING ARE USED, THE WIRE MESH SUPPORT FENCE MAY BE ELIMINATED. IN SUCH A CASE, THE FILTER FABRIC IS STAPLED OR WIRED DIRECTLY TO THE POSTS WITH ALL OTHER PROVISIONS OF STANDARD NOTE "E" APPLYING. EXTRA CARE SHOULD BE USED WHEN JOINING OR OVERLAPPING THESE STIFFER FABRICS.
 - LOCAL GOVERNMENTS MAY SPECIFY THE USE OF PROPERLY COMPACTED NATIVE MATERIAL. IN MANY INSTANCES, THIS MAY BE THE PREFERRED ALTERNATIVE BECAUSE THE SOIL FORMS A MORE CONTINUOUS CONTACT WITH THE TRENCH BELOW.

OPTION "2" DEFINITION:
A TEMPORARY SEDIMENT BARRIER CONSISTING OF STRAW BALES PLACED END TO END. THE BARRIER IS CONSTRUCTED BY DIGGING A 6" DEEP TRENCH AND PLACING THE STRAW BALES IN THE TRENCH END TO END FOR THE LENGTH OF THE REQUIRED BARRIER.

- OPTION "2" STANDARD NOTES:**
- STRAW BALES SHALL BE 3-STRING BALES WITH MINIMUM DIMENSIONS OF 22" x 16" x 48".
 - A TRENCH SHALL BE EXCAVATED TO A DEPTH OF 6" ALONG THE LENGTH OF THE BARRIER. THE TRENCH SHALL BE CONSTRUCTED TO FOLLOW THE CONTOUR. THE STRAW BALES SHALL BE PLACED IN THE TRENCH. THE BALE SHALL BE PLACED ON THE NARROW SIDE SO THAT THE 22" DIMENSION IS VERTICAL. THE BOTTOM 6" SHALL BE BACKFILLED, LEAVING 16" EXTENDING OUT OF THE GROUND.
 - THE BALES SHALL BE PLACED AS CLOSE TOGETHER AS POSSIBLE SO THAT THERE ARE NO GAPS BETWEEN THE BALES.

- EROSION & SEDIMENT CONTROL NOTES:**
- 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.
 - 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.
 - 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.
 - 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.
 - THE EROSION CONTROL PLANS 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.

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

CODE: (PS) SYMBOL:

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
NOT TO SCALE

STABILIZED CONSTRUCTION ENTRANCE AND TIRE WASH

CODE: (CE) SYMBOL:

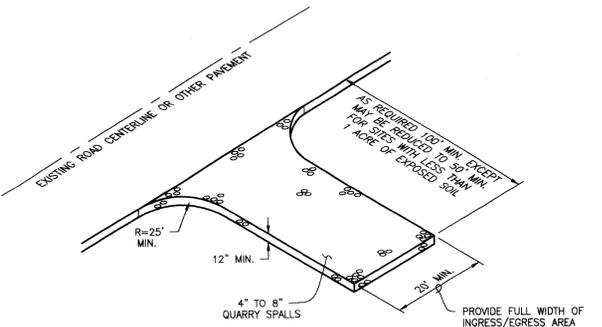
DEFINITION:
A TEMPORARY STONE-STABILIZED PAD LOCATED AT POINTS OF VEHICULAR INGRESS AND EGRESS ON A CONSTRUCTION SITE.

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.

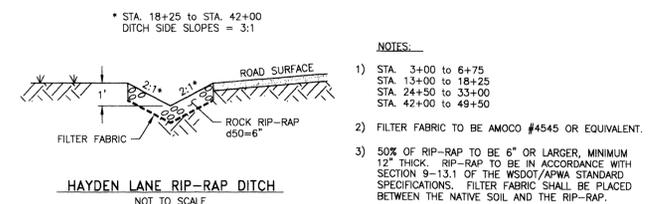
- CONDITIONS WHERE PRACTICE APPLIES:**
- WHENEVER TRAFFIC WILL BE LEAVING A CONSTRUCTION SITE AND MOVING DIRECTLY ONTO A PUBLIC ROAD OR OTHER PAVED AREAS.

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
NOT TO SCALE



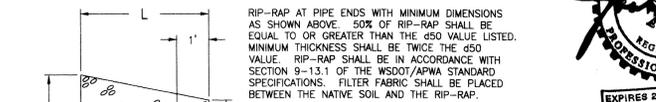
HAYDEN LANE RIP-RAP DITCH
NOT TO SCALE

NOTES:

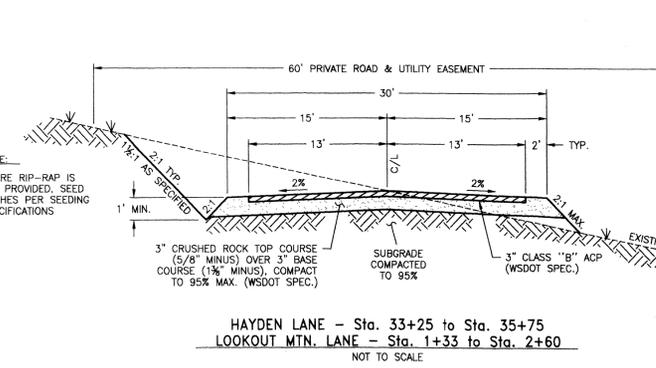
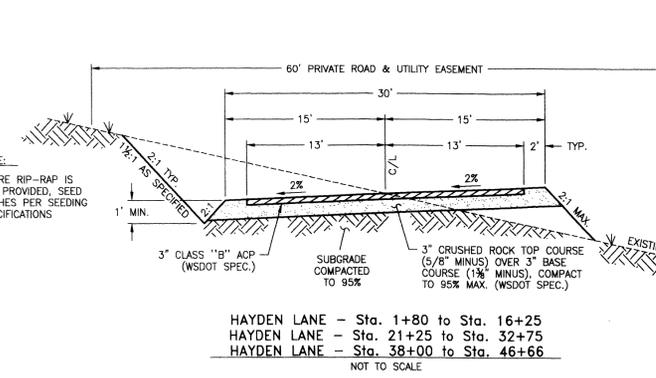
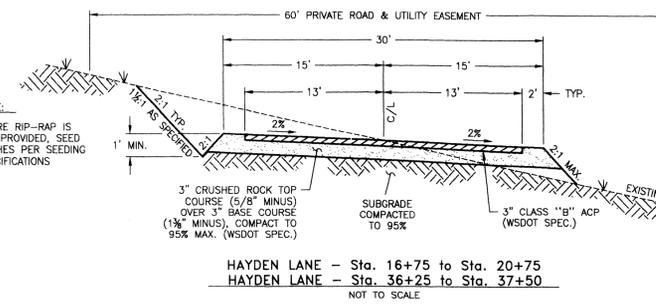
- STA. 3+00 TO 6+75
STA. 13+00 TO 18+25
STA. 24+50 TO 33+00
STA. 42+00 TO 49+50
- FILTER FABRIC TO BE AMOCO #4545 OR EQUIVALENT.
- 50% OF RIP-RAP TO BE 6" OR LARGER, MINIMUM 12" THICK. RIP-RAP TO BE IN ACCORDANCE WITH SECTION 9-13.1 OF THE WSDOT/APWA STANDARD SPECIFICATIONS. FILTER FABRIC SHALL BE PLACED BETWEEN THE NATIVE SOIL AND THE RIP-RAP.

CULVERT	L	W	B	d50
#1	11.00'	9.00'	4.5'	6"
#2	12.75'	9.50'	4.5'	6"
#3	16.50'	12.75'	6.0'	6"
#4	13.25'	10.00'	4.5'	6"
#5	14.25'	10.25'	4.5'	3"
#7	14.25'	10.25'	4.5'	3"
#7A	13.25'	9.25'	4.5'	6"
#8	12.25'	9.25'	4.5'	3"

#1 NOT INSTALLED



RIp-RAP DETAIL
NOT TO SCALE



RECORD DRAWING for

SAN SEWER WATER DISTRIBUTION STREET/ROAD DRAINAGE

OTHER

- INFORMATION OBTAINED FROM:
LANDTEK, LLC, POST CONSTRUCTION SURVEY,
STI NORTHWEST, INC., AND
METRO ENGINEERING, INC.'S SITE VISITS
- CONTRACTOR: PAULETTO TRUCKING & EXCAVATION
CONSTRUCTION PERIOD: 2003 THROUGH 2005
- DRAWING REVISIONS BY: JKO DATE: 12/21/2005
- 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.

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

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:
INTERSECTION OF HAYDEN LANE AND LOOKOUT MOUNTAIN LANE

DESCRIPTION OF PROJECT:
THIS PROJECT IS FOR THE EXTENSION OF HAYDEN LANE WITHIN THE RIVER BLUFF RANCH P.U.D.

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

LEGAL DESCRIPTION:
PORTIONS OF WEST 1/2 OF SECTION 27 AND EAST 1/2 OF SECTION 28, T. 27 N., R. 42 E. W.M., SPOKANE COUNTY, WASHINGTON.

DEVELOPER'S APPROVAL: DATE: 6-1-04

SECTION 27, T. 27 N., R. 42 E. W.M.

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



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CHECKED BY: JGL
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RECORD DRAWING
RIVER BLUFF RANCH P.U.D.
HAYDEN LANE EXTENSION
DETAILS & EROSION CONTROL PLAN

SHEET
7 OF 7
02-093