

**PROJECT/VICINITY MAP**

PORTION OF SECTIONS 27 & 34, T. 27 N., R. 42 E. W.M., SPOKANE COUNTY, WASHINGTON

**SHEET INDEX**

- 1 COVER SHEET
- 2 HAYDEN LANE EXTENSION - STREET PLAN & PROFILE - Sta. 46+67 to Sta. 55+33
- 3 HAYDEN LANE EXTENSION - STREET PLAN & PROFILE - Sta. 55+33 to Sta. 58+95
- 4 BRANNON LANE EXTENSION - STREET PLAN & PROFILE - Sta. 0+00 to Sta. 10+39
- 5 PROJECT DETENTION POND PLAN
- 6 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

NAME OF PLAN PREPARER:  
METRO ENGINEERING, INC.  
S. 324 SHERMAN  
SPOKANE, WA 99202 Phone: 509-624-9351

PROJECT ADDRESS:  
HAYDEN LANE AND BRANNON LANE RIVER BLUFF RANCH P.U.D.

DESCRIPTION OF PROJECT:  
THIS PROJECT IS THE FINAL PLATTING OF LOTS WITHIN THE RIVER BLUFF ESTATES, P.U.D. THE PROJECT CONSISTS OF THE EXTENSION OF TWO (2) PRIVATE ROADS: BRANNON LANE AND HAYDEN LANE.

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, AND PASTURE AREAS.

**LEGAL DESCRIPTION:**

PORTION OF S.E. 1/4 OF SECTION 27, TOWNSHIP 27 NORTH, RANGE 42 EAST, 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:  
POST CONSTRUCTION SURVEY PERFORMED BY LANDTEK, L.L.C. MATERIALS TESTING BY STRATA & STI NORTHWEST, INC., METRO ENGINEERING SITE VISITS

2. CONTRACTOR: PAULETTO TRUCKING & EXCAVATING  
CONSTRUCTION PERIOD: NOVEMBER 2003 - AUGUST 2004

3. DRAWING REVISIONS BY: RNS DATE: 11/3/05

4. CHECKED BY: JGL DATE: 1/25/05

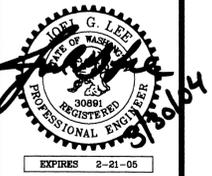
RECORD DRAWING STATEMENT: I have reviewed the construction and to my knowledge find it to be in substantial conformance with the approved plans and standard specifications except as noted.

RECORD DRAWING DATA



DEVELOPER'S APPROVAL: [Signature] DATE: 4-1-04

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



DRAWN BY: JKO  
CHECKED BY: JGL  
DATE: 03/30/04  
SCALE: AS SHOWN

**RIVER BLUFF RANCH P.U.D., 1st ADDITION  
HAYDEN & BRANNON LANE EXTENSIONS  
COVER SHEET**

SHEET  
1 OF 6

02-093

CALL BEFORE YOU DIG: 456-8000

P-1866A Eng As-Built

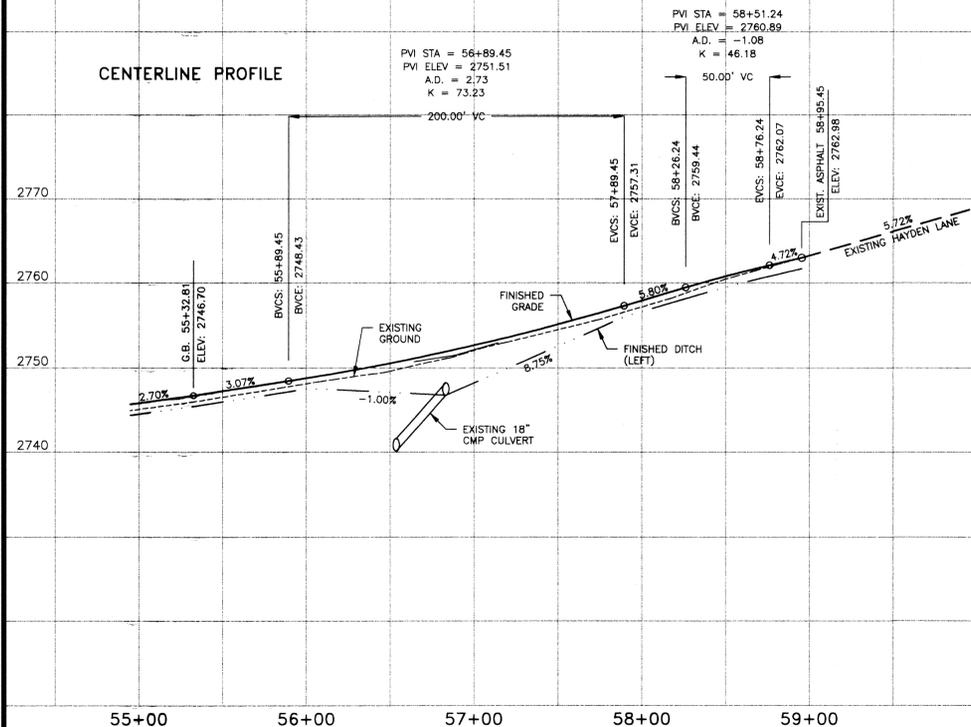
XREF: 0068BACS.DWG, 2093BAS2.DWG, 2093VICIN.DWG, 3006POND.DWG

**BENCHMARK**  
ELEVATION = 1753.04 (NAVD-88)  
SPOKANE COUNTY BENCH MARK "37/12H" 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\dwg\2002\2093-S110.dwg, PLAN, 03/30/04 11:38:25 AM, 1:1



**CENTERLINE PROFILE**



**RECORD DRAWING for**

SAN. SEWER    WATER DISTRIBUTION    STREET/ROAD    DRAINAGE

OTHER           

1. INFORMATION OBTAINED FROM:  
POST CONSTRUCTION SURVEY PROVIDED BY LANDTEK, LLC.  
MATERIALS TESTING BY GRETA & SITI INDUSTRIES, INC.  
METRO ENGINEERING, INC. SITE VISITS

2. CONTRACTOR: PAULETTO TRUCKING & EXCAVATING  
 CONSTRUCTION PERIOD: NOVEMBER 2003 - AUGUST 2004

3. DRAWING REVISIONS BY: RHS DATE: 1/13/05

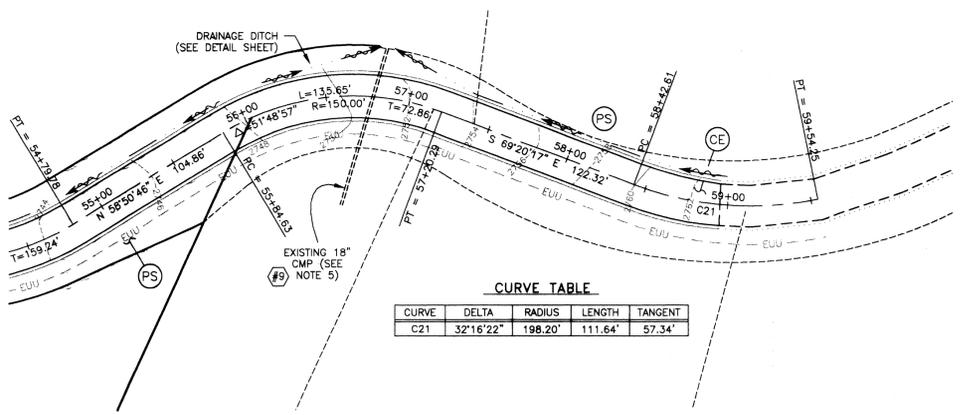
4. CHECKED BY: JGL DATE: 1/25/05



**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.

RECORD DRAWING DATA

**ENGINEER'S STATEMENT:**  
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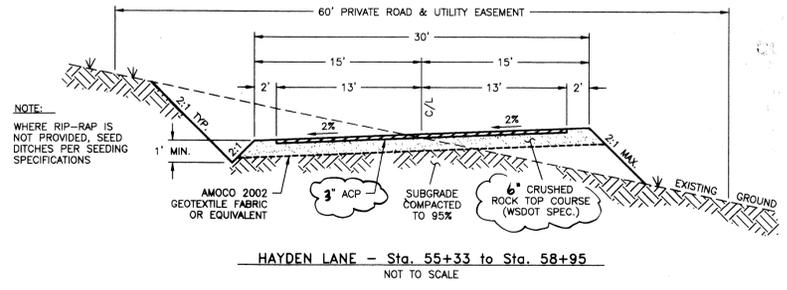
**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C21	32°16'22"	198.20'	111.64'	57.34'

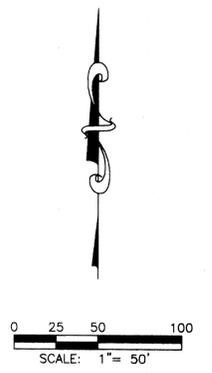


- LEGEND**
- PROPOSED DITCH LINE
  - 28.50 --- EXISTING CONTOUR, 10' INTERVAL
  - 2.72 --- EXISTING CONTOUR, 2' INTERVAL
  - ===== EXISTING 18" CMP CULVERT
  - EXISTING EDGE OF GRAVEL SHOULDER
  - EXISTING EDGE OF ASPHALT PAVEMENT
  - EUU --- EXISTING BURIED UTILITIES (PHONE/GAS/POWER)
  - ⊕ CULVERT REFERENCE NUMBER
  - ⊙ PERMANENT SEEDING
  - ⊙ CONSTRUCTION ENTRANCE

- 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.



**SPOKANE COUNTY ENGINEERS OFFICE**  
 OFFICIAL PUBLIC DOCUMENT ORIGINAL  
**CONSTRUCTION PLANS**  
 PROJECT #: P1866A  
 DATE ACCEPTED: 04-07-04  
 ACCEPTANCE ENGINEER: DJ-07-04  
 PROJECT LANE MILES PUBLIC: 0  
 PROJECT LANE MILES PRIVATE: 0.72  
 CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE SPOKANE COUNTY STANDARDS FOR ROAD AND DRAINAGE FACILITIES FOR MAINTENANCE.  
 RECORD DRAWINGS, "AS-BUILTS" ARE REQUIRED PRIOR TO COUNTY ACCEPTANCE AND ESTABLISHMENT OF THE ROADS AND DRAINAGE FACILITIES FOR MAINTENANCE.  
 PERMIT REQUIRED! (808) 477-3600  
 NOTIFY PERMIT ENGINEER 2 BUSINESS DAYS PRIOR TO CONSTRUCTION



**DEVELOPER'S APPROVAL** G-2 Mfg 4-1-04 DATE  
 SECTION 27, 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: 03/29/04  
 SCALE: AS SHOWN

**RIVER BLUFF RANCH P.U.D., 1st ADDITION**  
**HAYDEN LANE EXTENSION**  
 Sta. 55+32.81 to Sta. 58+95.45

SHEET  
 3 of 6  
 02-093

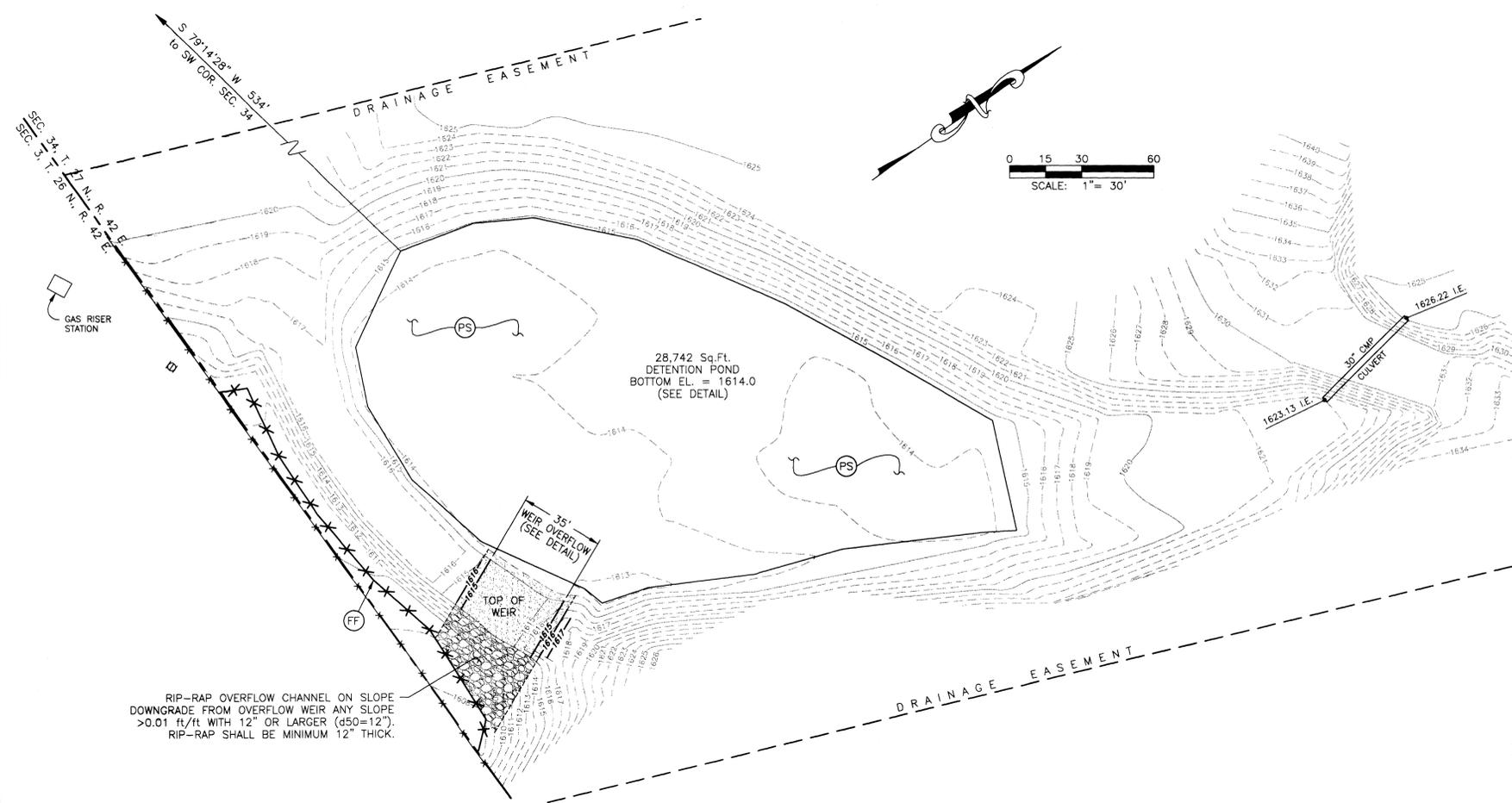
CALL BEFORE YOU DIG: 456-8000

*P1866A EngAs-Built*

XREF: 2093583.DWG

\\Julia\dwg\2002\2093-518.dwg, Layout1, 03/29/04 11:46:57 AM, 11





- LEGEND**
- 1' INTERVAL
  - 5' INTERVAL
  - 1' INTERVAL
  - EXISTING FENCE LINE
  - EXISTING GAS VALVE
  - FILTER FENCE
  - ⊞ FILTER FENCE (SEE DETAIL SHEET)
  - ⊞ PERMANENT SEEDING AND PLANTING (SEE DETAIL SHEET)

**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.

**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.

RIP-RAP OVERFLOW CHANNEL ON SLOPE DOWNGRADE FROM OVERFLOW WEIR ANY SLOPE >0.01 ft/ft WITH 12" OR LARGER (d50=12"). RIP-RAP SHALL BE MINIMUM 12" THICK.

**RECORD DRAWING for**

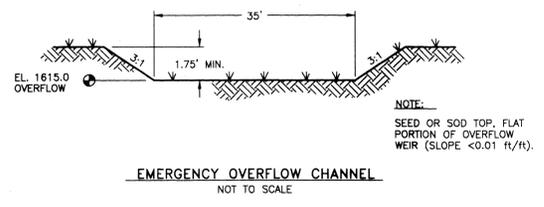
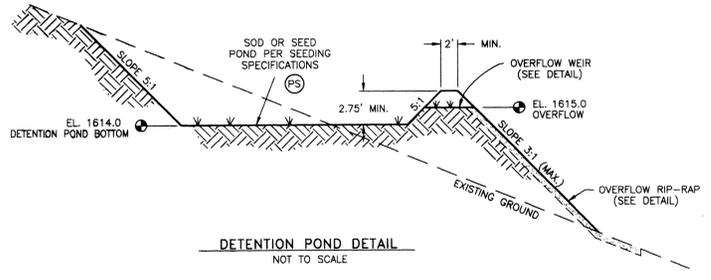
SAN. SEWER     WATER DISTRIBUTION     STREET/ROAD     DRAINAGE  
 OTHER           

1. INFORMATION OBTAINED FROM:  
TOPOGRAPHIC INFORMATION FROM LANDTEK, L.L.C.  
SITE INSPECTIONS BY METRO ENGINEERING, INC.
2. CONTRACTOR: PAULETTO TRUCKING & EXCAVATION  
 CONSTRUCTION PERIOD: FALL 2004
3. DRAWING REVISIONS BY: JKO DATE: 01/11/2005
4. CHECKED BY: RMS DATE: 01/12/2005

**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.



- DETENTION POND NOTES:**
- 1) 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.
  - 2) THE SOIL IN THE BOTTOM OF THE POND SHALL HAVE A MINIMUM PERMEABILITY RATE OF 0.33"/HR. 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.



**BENCHMARK**  
 ELEVATION = 1753.04 (NAVD-88)  
 SPOKANE COUNTY BENCHMARK "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

(SEE ORIGINAL APPROVED DESIGN PLAN)  
 DEVELOPER'S APPROVAL \_\_\_\_\_ DATE \_\_\_\_\_  
 SECTION 34, T. 27 N., R. 42 E. W.M.

CALL BEFORE YOU DIG: 456-8000

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



DRAWN BY: JKO  
 CHECKED BY: JGL  
 DATE: 10/20/04  
 SCALE: AS SHOWN

**RECORD DRAWING**  
**RIVER BLUFF RANCH P.U.D., 1st ADDITION**  
**HAYDEN & BRANNON LANE EXTENSIONS**  
**PROJECT DETENTION POND PLAN**

SHEET  
 5 OF 6  
 03-006

P-1866A Eng As-Built

11-5.8.1 BMP E3.10: FILTER FENCE

CODE: (FF) SYMBOL:

PURPOSE:

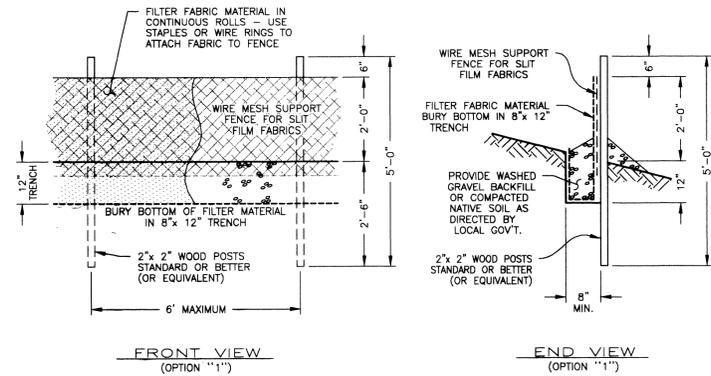
- TO INTERCEPT AND DETAIN SMALL AMOUNTS OF SEDIMENT UNDER SHEET FLOW CONDITIONS FROM DISTURBED AREAS DURING CONSTRUCTION OPERATIONS IN ORDER TO PREVENT SEDIMENT FROM LEAVING THE SITE.
- TO DECREASE THE VELOCITY OF SHEET FLOWS.

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 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 FENCE IS CONSTRUCTED OF STAPLES AND SYNTHETIC FILTER FABRIC WITH A RIGID WIRE FENCE BACKING WHERE NECESSARY FOR SUPPORT.



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 JOINTS. FILTER FABRIC JOINTS ARE NECESSARY. FILTER CLOTH SHALL BE SPUN 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 WIDE AND 12 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.

FF

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-LADEN 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 ENTRANCES (SEE DETAIL) AT ANY AND ALL LOCATIONS USED TO ENTER OR EXIT THE PROJECT SITE.
- THE EROSION CONTROL PLANS AND SPECIFICATIONS ARE SCHEMATIC AND ARE NOT INTENDED TO DEPICT ALL DETAILS OF THE WORK REQUIRED. THE CONTRACTOR SHALL BE RESPONSIBLE TO FAMILIARIZE HIMSELF WITH THE ACTUAL SITE CONDITIONS AND FACTORS WHICH MAY CONTRIBUTE TO SOIL EROSION. THE CONTRACTOR SHALL IMPLEMENT ANY ADDITIONAL MEASURES WHICH ARE NECESSARY TO ALLEVIATE THE POTENTIAL FOR SOIL EROSION.

STABILIZED CONSTRUCTION ENTRANCE AND TIRE WASH

CODE: (CE)

DEFINITION:

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

PURPOSE:

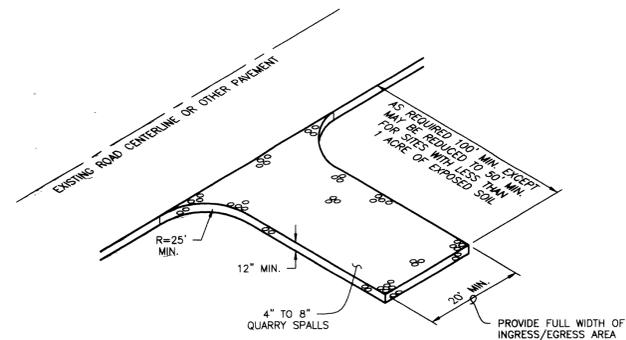
TO REDUCE THE AMOUNT OF MUD, DIRT, ROCKS, ETC. TRANSPORTED ONTO PUBLIC ROADS BY MOTOR VEHICLES OR RUNOFF BY CONSTRUCTING A STABILIZED PAD OF ROCK SPALLS AT ENTRANCES TO CONSTRUCTION SITES AND WASHING OF TIRES DURING EGRESS.

CONDITIONS WHERE PRACTICE APPLIES:

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

MAINTENANCE:

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



STABILIZED CONSTRUCTION ENTRANCE AND TIRE WASH

NOT TO SCALE

CE

11-5.4.3 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 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

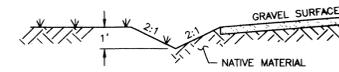
PROVIDE MIXTURE COMPOSED OF GRASS SEED AND FERTILIZER IN PERCENTAGES AS FOLLOWS:

- 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 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 SEEDING AREAS UNTIL SEED HAS GERMINATED.

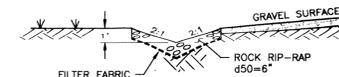
PERMANENT SEEDING/SEED SPECIFICATIONS

PS



HAYDEN LANE GRASS LINED DITCH  
NOT TO SCALE

- NOTES:
- STA. 49+00 TO 51+00  
STA. 54+00 TO 56+00
  - SEED OR SOD DITCHES PER SEEDING SPECIFICATIONS.



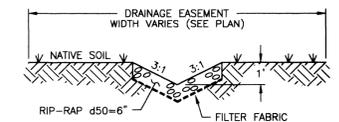
HAYDEN LANE RIP-RAP DITCH  
NOT TO SCALE

- NOTES:
- STA. 42+78 TO 49+00  
STA. 51+00 TO 54+00  
STA. 56+00 TO 58+00
  - 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.



BRANNON LANE RIP-RAP DITCH  
NOT TO SCALE

- NOTES:
- 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.



BRANNON X-COUNTRY DRAINAGE DITCHES  
NOT TO SCALE

- NOTES:
- 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.

RECORD DRAWING for

SAN. SEWER  WATER DISTRIBUTION  STREET/ROAD  DRAINAGE

OTHER

1. INFORMATION OBTAINED FROM:  
POST CONSTRUCTION SURVEY PERFORMED BY LANDTEK, LLC. MATERIALS TESTING BY STRATA & STI LABORATORIES, INC. METRO ENGINEERING, INC. SITE VISITS.

2. CONTRACTOR: PAULETTO TRUCKING & EXCAVATING  
CONSTRUCTION PERIOD: NOVEMBER 2003 - AUGUST 2004

3. DRAWING REVISIONS BY: RNS DATE: 11/18/05

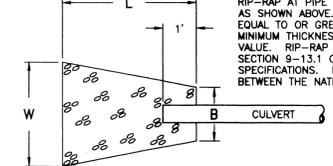
4. CHECKED BY: JGL DATE: 1/25/05

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.

RECORD DRAWING DATA



CULVERT	L	W	B	d50
#6	11.5'	9.0'	4.5'	2"
#7	15.0'	10.5'	4.5'	3"
#7A	13.25'	10.0'	4.5'	3"
#8	12.25'	9.5'	4.5'	3"
#9	13.0'	10.0'	4.5'	6"
#11	17.5'	11.5'	4.5'	9"



RIP-RAP DETAIL  
NOT TO SCALE



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
- NAME OF PLAN PREPARER: METRO ENGINEERING, INC., S. 324 SHERMAN, SPOKANE, WA 99202 Phone: 509-624-9351
- PROJECT ADDRESS: HAYDEN LANE AND BRANNON LANE RIVER BLUFF RANCH P.U.D.
- DESCRIPTION OF PROJECT: THIS PROJECT IS THE FINAL PLATTING OF LOTS WITHIN THE RIVER BLUFF ESTATES P.U.D. THE PROJECT CONSISTS OF THE EXTENSION OF TWO (2) PRIVATE ROADS: BRANNON LANE AND HAYDEN LANE.
- 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, AND PASTURE AREAS.

LEGAL DESCRIPTION:

PORTION OF S.E. 1/4 OF SECTION 27, TOWNSHIP 27 NORTH, RANGE 42 EAST, 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.

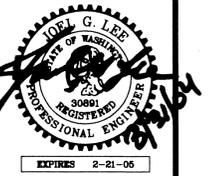
PREPARER'S STATEMENT:

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

DEVELOPER'S APPROVAL: DATE: 4-1-04

SECTION 27, 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: JGL  
DATE: 03/31/04  
SCALE: AS SHOWN

RIVER BLUFF RANCH P.U.D.; 1st ADDITION  
HAYDEN & BRANNON LANE EXTENSIONS  
EROSION CONTROL PLAN/STREET DETAILS

SHEET  
6 OF 6  
02-093