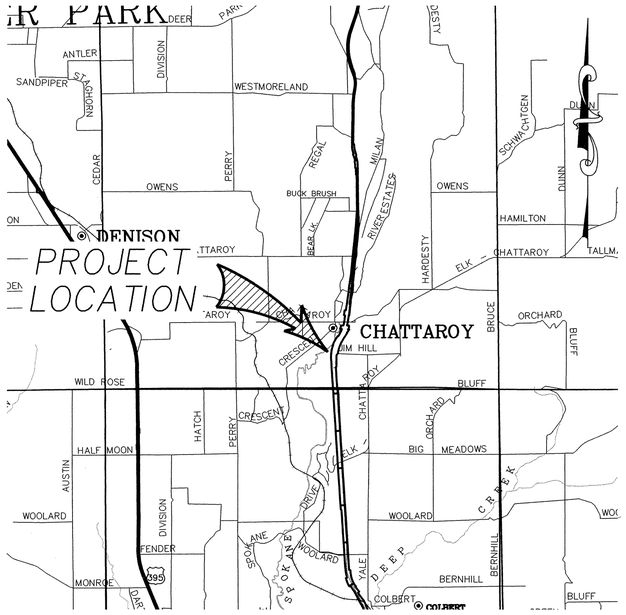
PRIVATE ROAD AND DRAINAGE PLANS FOR

RIVER RANCH on the LITTLE SPOKANE

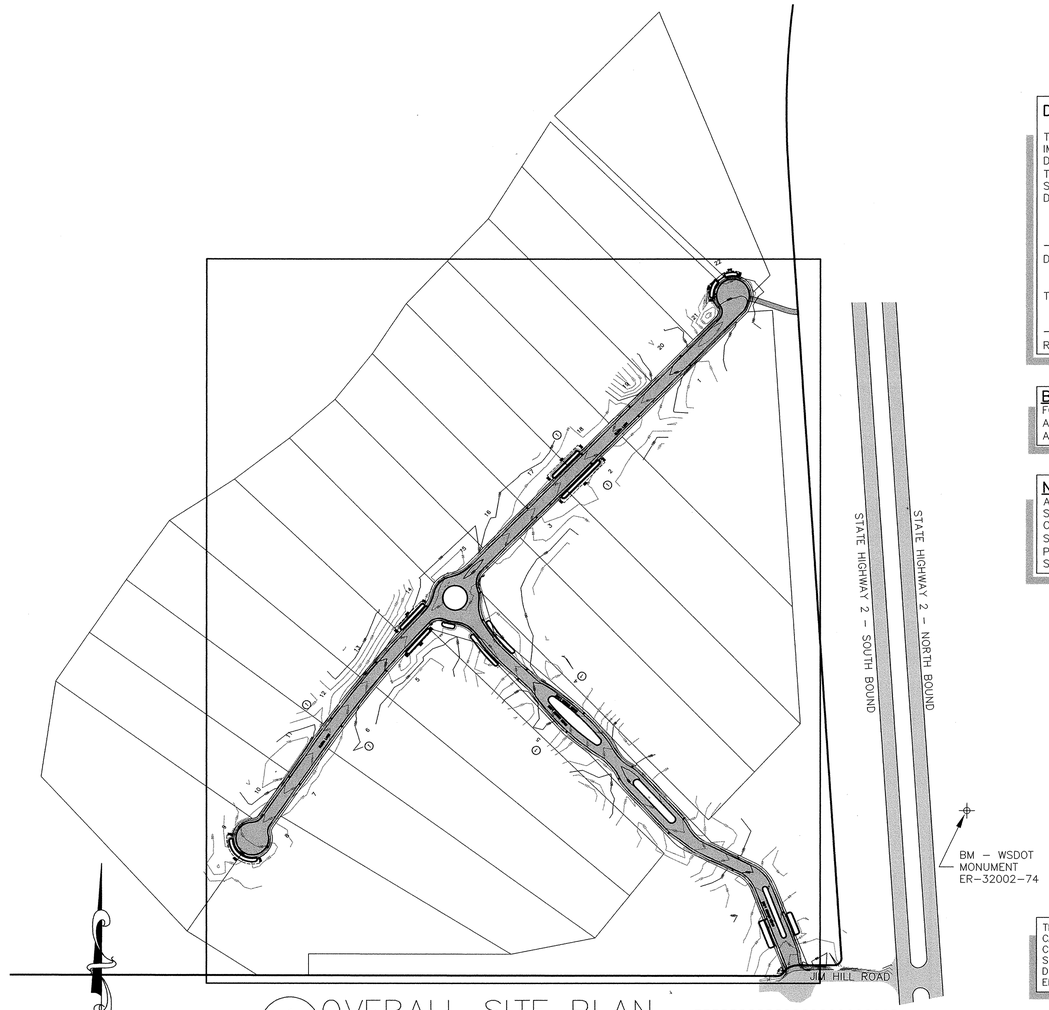
A PORTION OF THE W 1/2 & NE 1/4 OF SECTION 34, TOWNSHIP 28N, RANGE 43E W.M.

SPOKANE COUNTY, WASHINGTON

MARCH, 2007



VICINITY MAP



1/1 OVERALL SITE PLAN

SCALE: 1"=200'

DRAWING INDEX

COVER SHEET	1
RIVER RANCH LANE – STA. 1+00 TO 16+04	2
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DEVELOPER'S APPROVAL

THE UNDERSIGNED DEVELOPER OR HIS ASSIGN AGREES TO CONSTRUCT IMPROVEMENTS IN ACCORDANCE WITH THIS PLAN, AND UPON COMPLETION, THE DEVELOPER IS RESPONSIBLE FOR SUBMITTING REPRODUCIBLE RECORD DRAWINGS TO BE COMPLETED BY A PROFESSIONAL ENGINEER AND/OR PROFESSIONAL LAND SURVEYOR FOR REVIEW AND APPROVAL BY SPOKANE COUNTY UTILITIES DEPARTMENT AT THE COMPLETION OF CONSTRUCTION.

DEVELOPER'S APPROVAL — DATE 3-5-07

THIS CONSTRUCTION PLAN EXPIRES ONE (1) YEAR FROM DATE OF APPROVAL.

RECORD DRAWING APPROVAL (ENGINEER/SURVEYOR) — DATE

BENCH MARK:

FOUND WSDOT MONUMENT ER-32002-74
ASSUMED ELEVATION = 95.61'
ACTUAL ELEVATION FROM BM = 1812.03'

NOTE:

ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH 2006 STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION AS PROMULGATED JOINTLY BY THE WASHINGTON STATE DEPARTMENT OF TRANSPORTATION (WSDOT), THE AMERICAN PUBLIC WORKS ASSOCIATION (APWA) AND THE SPOKANE COUNTY SUPPLEMENTAL SPECIFICATIONS.

ABBREVIATIONS

ACP	ASPHALTIC CONCRETE PAVEMENT
C.S.T.C.	CRUSHED SURFACE BASE COURSE
CL	CENTERLINE
DR	DRIVE
ELEV. OR EL.	ELEVATION
EXST.	EXISTING
FL	FLOW LINE (ELEVATION)
FT.	FEET
LT.	LEFT
MAX.	MAXIMUM
MIN.	MINIMUM
N.T.S.	NOT TO SCALE
O.C.	ON CENTER
R/W	RIGHT-OF-WAY
RD.	ROAD
RT.	RIGHT
SDMH	STORM DRAIN MANHOLE
TOS	TOP-OF-SHOULDER
TYP.	TYPICAL

THE DESIGN IMPROVEMENTS SHOWN IN THIS SET OF PLANS AND CALCULATIONS CONFORM TO 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 #: P1891
DATE ACCEPTED: 3/7/07
ACCEPTANCE EXPIRES: 3/7/09
PROJECT LANE MILES PUBLIC:
PROJECT LANE MILES PRIVATE: 0.66
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) 477-3220
NOTIFY PERMIT ENGINEER 2 BUSINESS DAYS PRIOR TO CONSTRUCTION!!

RANDY L. LAFFERTY — STATE OF WASHINGTON — 26000 — REGISTERED PROFESSIONAL ENGINEER
EXPIRES 9-3-07

CALL BEFORE YOU DIG: 456-8000

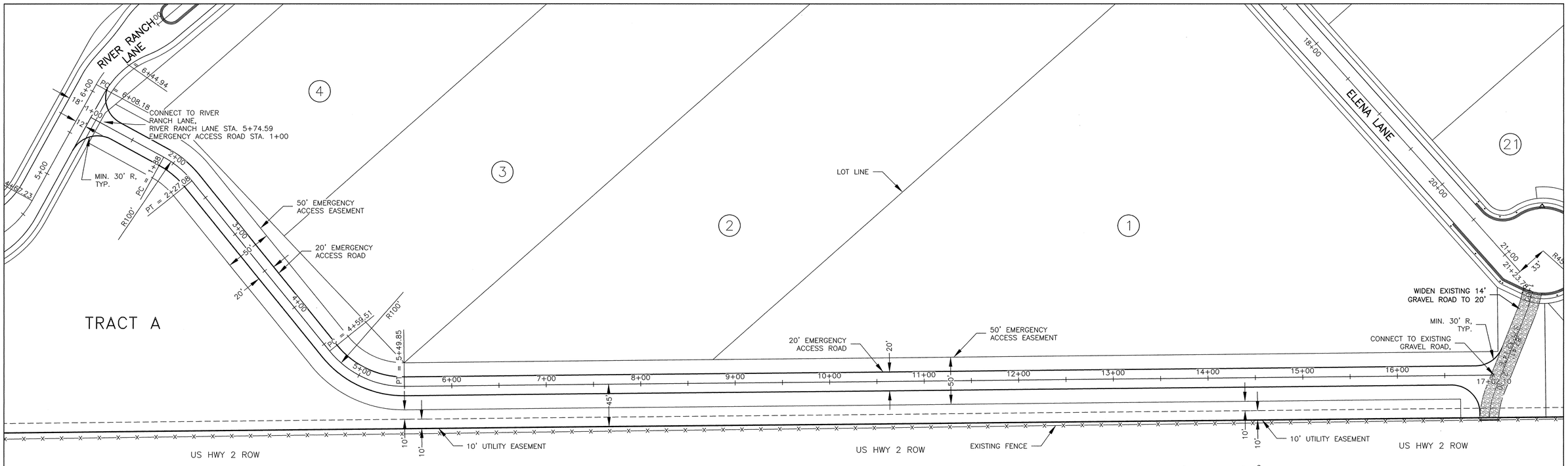
NW	NE
SW	SE

34-28-43

ac@adamsandclark.com
Adams & Clark, Inc.
1720 W. Fourth Ave.
Spokane, WA 99204
(509) 747-4600 F(509) 747-8913
Project No. 2006-01-073

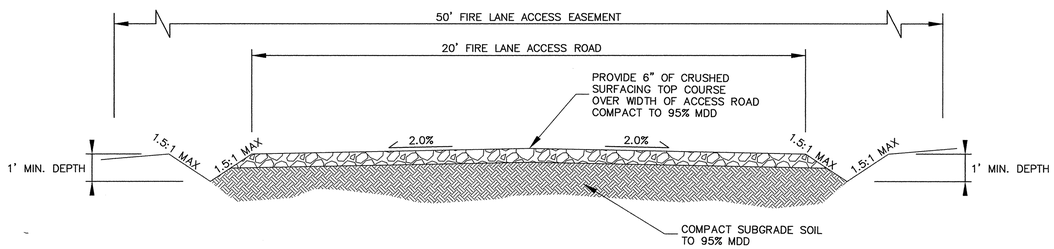
1/8

P-1891 Eng/Road Drainage



1/1 EMERGENCY ACCESS ROAD PLAN – STA. 1+00 TO 17+02.10

SCALE: 1"=50'



2/1 EMERGENCY ACCESS ROAD CROSS-SECTION

SCALE: N.T.S.

SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT #: P1891
DATE ACCEPTED: 6/27/07
ACCEPTANCE EXPIRES: 6/27/09
PROJECT LANE MILES PUBLIC: —
PROJECT LANE MILES PRIVATE: 0.66
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

H E Johnson 6-21-07
DEVELOPER'S APPROVAL DATE

RANDY L. LaBRUNE
STATE OF WASHINGTON
26660
REGISTERED PROFESSIONAL ENGINEER
EXPIRES 9/3/07

1/1

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

BY	REVISIONS	DATE	PROJ.	FROM	AS BUILT	TO	ACCEPT

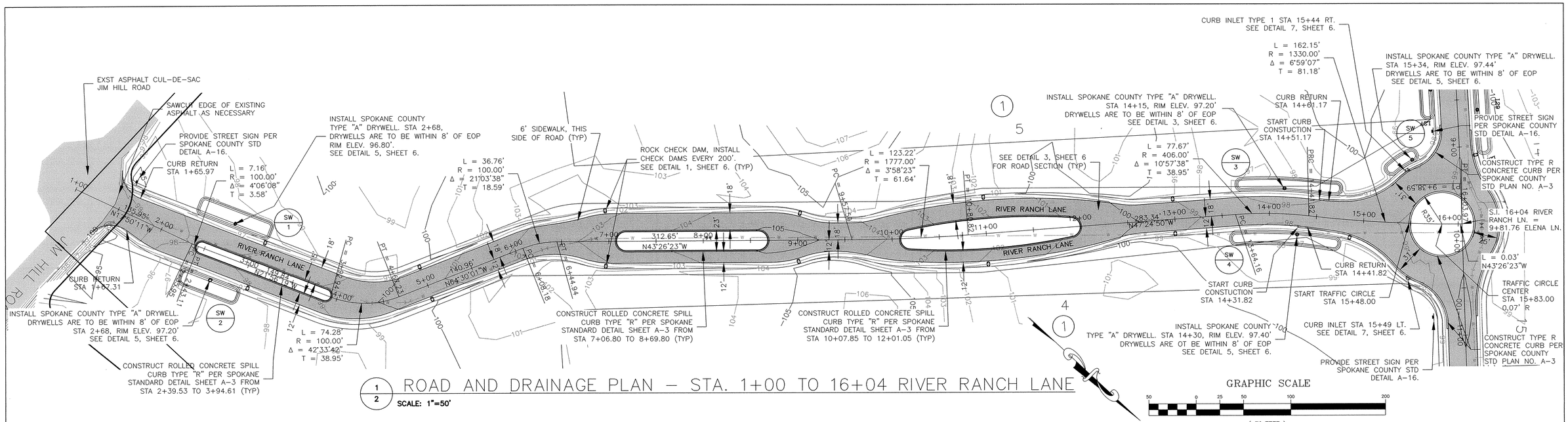
BENCH MARK DATUM	SCALE	DATE	STAFF
TBM	HORIZONTAL AS NOTED	9/06	DRAWN BDM
ELEVATION	VERTICAL 10'	9/06	CHECKED RLL
LOCATION			APPROVED

ADAMS & CLARK, Inc.
ac@adamsandclark.com
1720 W. Fourth Ave.
Spokane, WA 99204
(509) 747-4600 F(509) 747-8913

RIVER RANCH on the LITTLE SPOKANE
EMERGENCY ACCESS ROAD PLAN &
CROSS-SECTION, STA 1+00 TO 17+02.10
SPOKANE, WASHINGTON

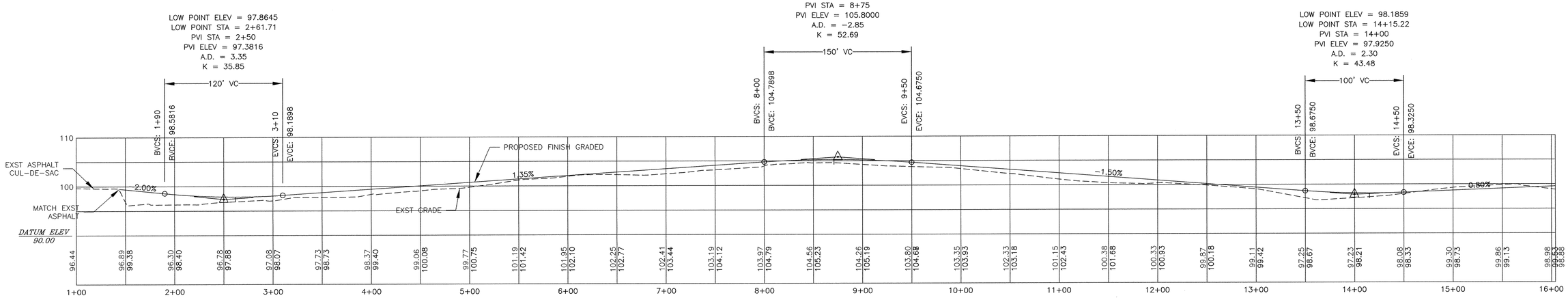
TYPE OF IMPROVEMENT: ROAD/STORM	
PROJECT NUMBER	PLAN NUMBER
2006-01-073	

PN 1891 Eng Rd + Drainage



1/2 ROAD AND DRAINAGE PLAN – STA. 1+00 TO 16+04 RIVER RANCH LANE

SCALE: 1"=50'



2/2 PROFILE – STA. 1+00 TO 16+04 RIVER RANCH LANE

SCALE: HORI: 1"=50'
VERT: 1"=10'

SWALE DATA

SWALE ID	BOTTOM AREA REQ (S.F.)	BOTTOM ELEV	MIN. TOP OF BERM ELEV.	SWALE BOTTOM WIDTH (FT)	ROAD STATION AND OFFSET – SWALE BOTTOM START TO END
SW-1	1110	96.30'	97.30'	14.70'	RIVER RANCH STA 2+27.37 (34.0' TO 48.7' RT) TO 3+07.13 (34.0' TO 48.7' RT)
SW-2	813	96.80'	97.80'	13.75'	RIVER RANCH STA 2+39.60 (28.5' TO 42.25' RT) TO 2+99.40 (28.5' TO 42.25' RT)
SW-3	939	96.80'	97.80'	9.00'	RIVER RANCH STA 13+68.75 (31.5' LT) TO 14+71.49 (31.5' LT)
SW-4	988	96.90'	97.90'	9.00'	RIVER RANCH STA 13+59.06 (25.5' RT) TO 14+74.94 (27.0' RT)
SW-5	279	96.94'	97.94'	9.00'	RIVER RANCH STA 15+22.74 (54.5' LT) TO 15+51.49 (74.5' LT)

SWALES SHALL BE CONSTRUCTED PER DETAILS 5, 6 & 7, SHEET 6.

SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT #: P1891
DATE ACCEPTED: 3/7/07
ACCEPTANCE EXPIRES: 3/7/09
PROJECT LANE MILES PUBLIC: 1
PROJECT LANE MILES PRIVATE: 0.66
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PERMIT REQUIRED! (509) 477-3600
NOTIFY PERMIT ENGINEER 2 BUSINESS DAYS PRIOR TO CONSTRUCTION

DEVELOPER'S APPROVAL 03-05-07 DATE

RANDY L. LEHR STATE OF WASHINGTON 26660 REGISTERED PROFESSIONAL ENGINEER
EXPIRES 9-3-07

2/8

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

BY	REVISIONS	DATE	PROJ.	FROM	AS BUILT	TO	ACCEPT

BENCH MARK DATUM	SCALE	DATE	STAFF
TBM	HORIZONTAL AS NOTED	9/06	DRAWN TAK
ELEVATION	VERTICAL 10'	9/06	CHECKED RLL
LOCATION			APPROVED

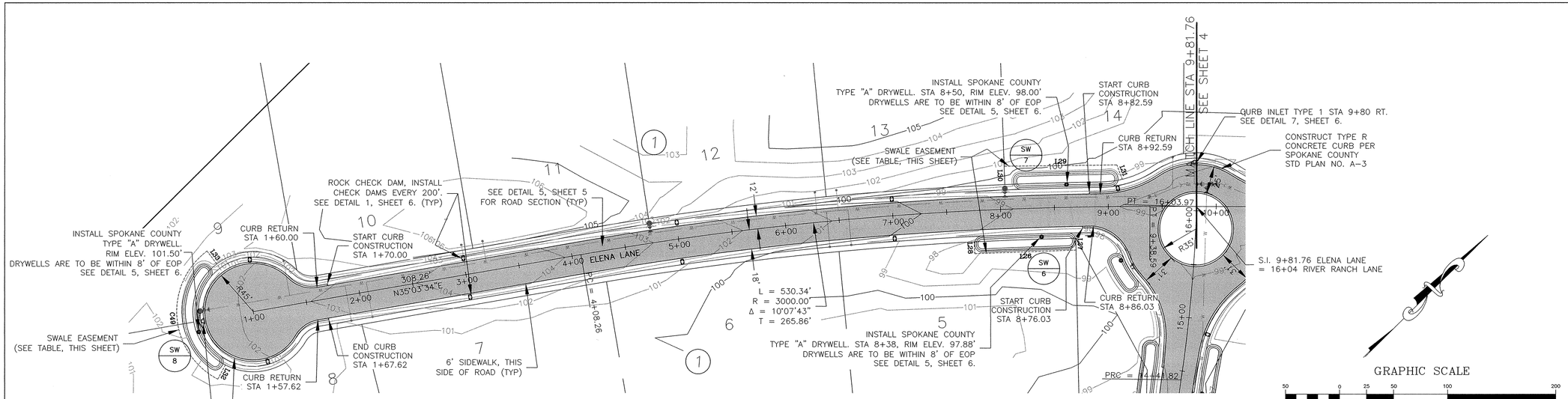
ADAMS & CLARK, Inc.
ac@adamsandclark.com
1720 W. Fourth Ave.
Spokane, WA 99204
(509) 747-4600 F(509) 747-8913

RIVER RANCH on the LITTLE SPOKANE
RIVER RANCH LANE PLAN & PROFILE
STA 1+00 TO 16+04
SPOKANE, WASHINGTON

TYPE OF IMPROVEMENT: ROAD/STORM

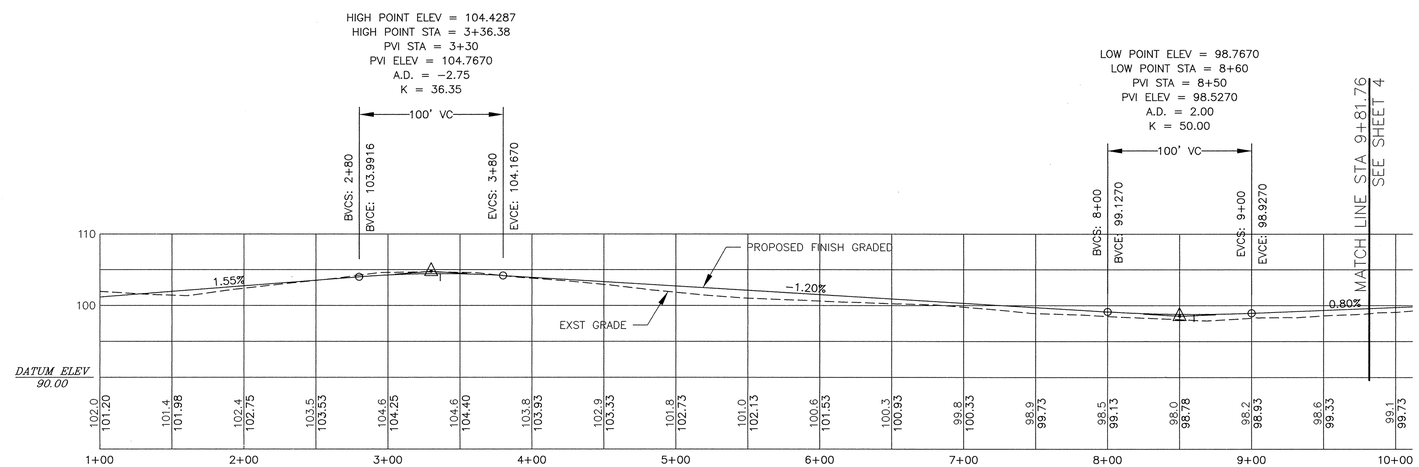
PROJECT NUMBER	PLAN NUMBER
2006-01-073	

P-1891 Eng Road Drainage



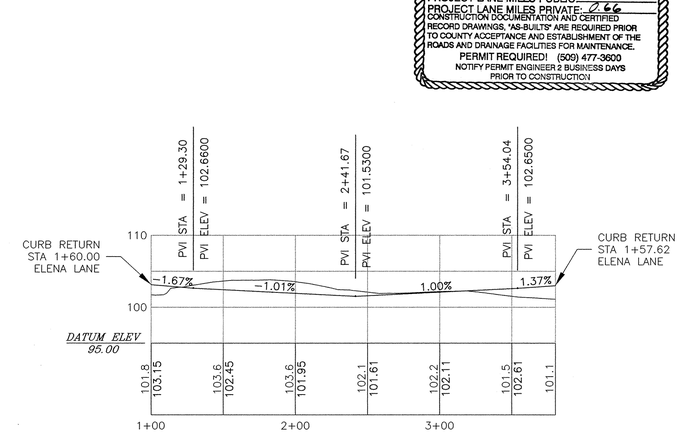
1/3 ROAD AND DRAINAGE PLAN – STA. 1+00 TO 9+81.76 ELENA LANE

SCALE: 1"=50'



2/3 PROFILE – STA. 1+00 TO 9+81.76 ELENA LANE

SCALE: HORI: 1"=50'
VERT: 1"=10'



NOTE:
CURB PROFILE AT GUTTER LINE, SHOWN IN DIRECTION OF VEHICLE TRAFFIC TRAVEL.

3/3 CURB PROFILE – CURB RETURN TO CURB RETURN

SCALE: HORI: 1"=50'
VERT: 1"=10'

SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT #: P1891
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PROJECT LANE MILES PUBLIC: —
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PERMIT REQUIRED! (509) 477-3600
NOTIFY PERMIT ENGINEER 2 BUSINESS DAYS PRIOR TO CONSTRUCTION

SWALE DATA

SWALE ID	BOTTOM AREA REQ (S.F.)	BOTTOM ELEV	MIN. TOP OF BERM ELEV.	SWALE BOTTOM WIDTH (FT)	ROAD STATION AND OFFSET – SWALE BOTTOM START TO END
SW-6	749	97.38'	98.38'	9.00'	ELENA LANE STA 7+77.44 (31.5' RT) TO 8+66.13 (31.5' RT)
SW-7	802	97.50'	98.50'	9.00'	ELENA LANE STA 8+15.84 (25.5' LT) TO 9+06.05 (25.5' LT)
SW-8	881	100.18'	101.18'	9.00'	BOTTOM SWALE LENGTH = 102.23' (12.5' OFFSET FROM EDGE OF ASPHALT PAVEMENT)

SWALES SHALL BE CONSTRUCTED PER DETAILS 5, 6 & 7, SHEET 6.

SWALE EASEMENT BOUNDARY DATA

LINE TABLE

LINE	LENGTH	BEARING
L26	93.93	N42°57'20"E
L27	11.00	N46°08'07"W
L28	11.00	N47°57'13"W
L29	104.57	N44°22'29"E
L30	17.00	S46°59'59"E
L31	14.17	N65°28'20"W
L32	15.00	N17°26'21"W
L33	15.00	N82°13'06"W

CURVE TABLE

CURVE	LENGTH	RADIUS
C49	142.78	71.00

DEVELOPER'S APPROVAL 03-05-07 DATE

RANDY L. LaHOOD STATE OF WASHINGTON 28660 REGISTERED PROFESSIONAL ENGINEER
EXPIRES 9-3-07

3/8

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

BY	REVISIONS	DATE	PROJ.	FROM	AS BUILT	TO	ACCEPT

BENCH MARK DATUM	SCALE	DATE	STAFF
TBM	HORIZONTAL AS NOTED	9/06	DRAWN TAK
ELEVATION	VERTICAL 10'	9/06	CHECKED RLL
LOCATION			APPROVED

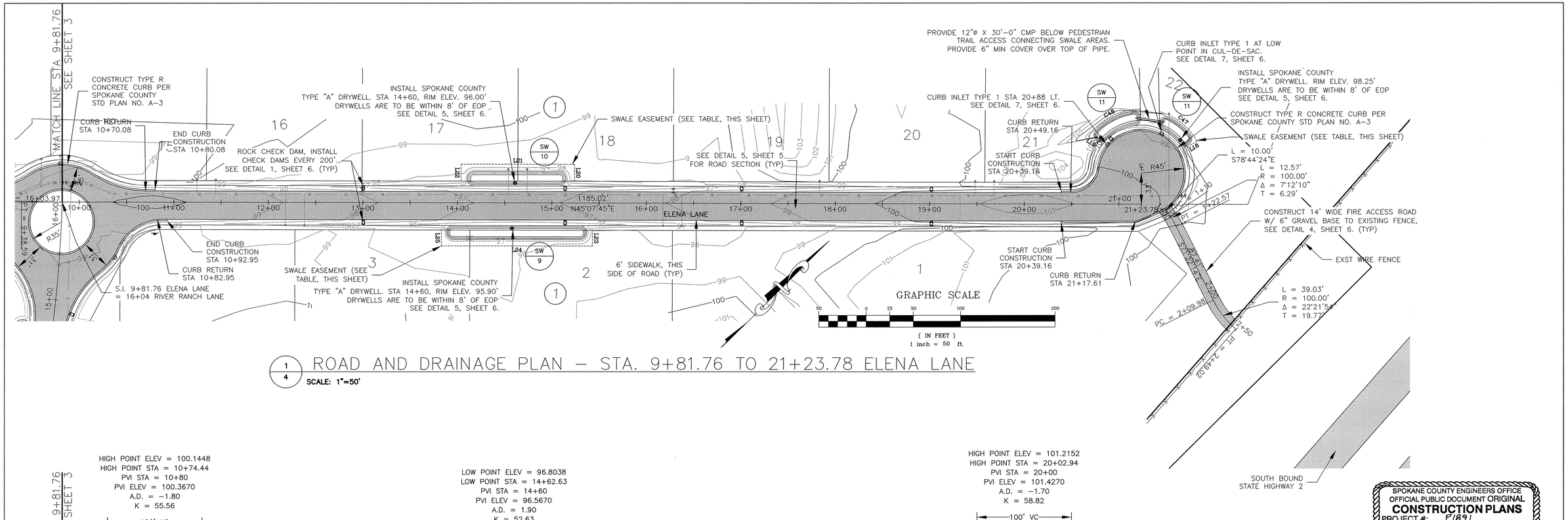
ADAMS & CLARK, Inc.
ac@adamsandclark.com
1720 W. Fourth Ave.
Spokane, WA 99204
(509) 747-4600 F(509) 747-8913

RIVER RANCH on the LITTLE SPOKANE
ELENA LANE PLAN & PROFILE
STA 1+00 TO 9+81.76
SPOKANE, WASHINGTON

TYPE OF IMPROVEMENT: ROAD/STORM

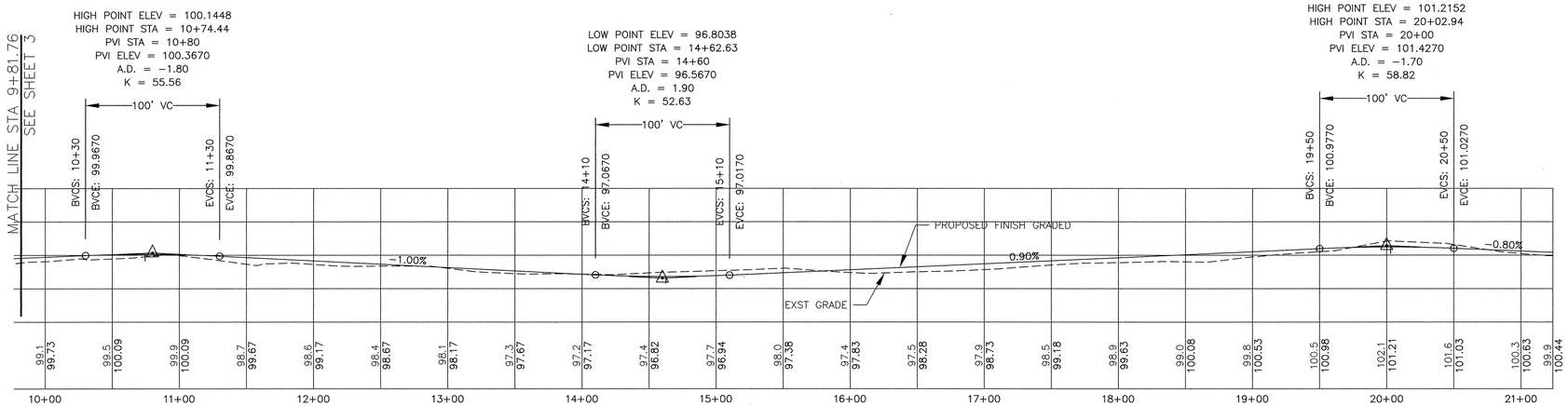
PROJECT NUMBER	PLAN NUMBER
2006-01-073	

P-1891 Eng Road Drainage



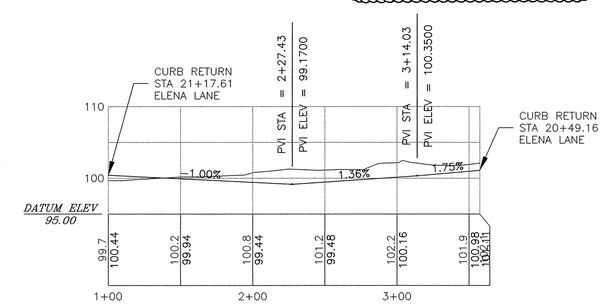
1/4 ROAD AND DRAINAGE PLAN – STA. 9+81.76 TO 21+23.78 ELENA LANE

SCALE: 1"=50'



2/4 PROFILE – STA. 9+81.76 TO 21+23.78 ELENA LANE

SCALE: HORI: 1"=50'
VERT: 1"=10'



NOTE:
CURB PROFILE AT GUTTER LINE, SHOWN IN DIRECTION OF VEHICLE TRAFFIC TRAVEL.

3/4 CURB PROFILE – CURB RETURN TO CURB RETURN

SCALE: HORI: 1"=50'
VERT: 1"=10'

SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT #: P1891
DATE ACCEPTED: 3/7/07
ACCEPTANCE EXPIRES: 3/7/09
PROJECT LANE MILES PUBLIC:
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PERMIT REQUIRED! (509) 477-3600
NOTIFY PERMIT ENGINEER 2 BUSINESS DAYS PRIOR TO CONSTRUCTION

SWALE DATA					
SWALE ID	BOTTOM AREA REQ (S.F.)	BOTTOM ELEV	MIN. TOP OF BERM ELEV.	SWALE BOTTOM WIDTH (FT)	ROAD STATION AND OFFSET – SWALE BOTTOM START TO END
SW-9	1247	95.40'	96.40'	9.00'	ELENA LANE STA 13+91.63 (31.5' RT) TO 15+33.63 (31.5' RT)
SW-10	851	95.50'	96.50'	9.00'	ELENA LANE STA 14+13.63 (25.5' LT) TO 15+11.63 (25.5' LT)
SW-11	698	97.75'	98.75'	9.00'	BOTTOM SWALE LENGTH = 79.76' (12.5' OFFSET FROM EDGE OF ASPHALT PAVEMENT)
SWALES SHALL BE CONSTRUCTED PER DETAILS 5, 6 & 7, SHEET 6.					

SWALE EASEMENT BOUNDARY DATA

LINE TABLE		
LINE	LENGTH	BEARING
L18	12.00	N15°05'19"E
L19	12.00	S79°59'29"W
L20	18.00	N44°52'15"W
L21	120.00	N45°07'45"E
L22	18.00	N44°52'15"W
L23	17.00	N44°52'15"W
L24	160.00	N45°07'45"E
L25	17.00	N44°52'15"W

CURVE TABLE		
CURVE	LENGTH	RADIUS
C47	52.04	68.00
C48	64.23	68.00

DEVELOPER'S APPROVAL 03-05-07 DATE

RANDY L. LaHAIE STATE OF WASHINGTON 28660 REGISTERED PROFESSIONAL ENGINEER
2 Mar 07
EXPIRES 9-3-07

4/8

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

BY	REVISIONS	DATE	PROJ.	FROM	AS BUILT	TO	ACCEPT

BENCH MARK DATUM	SCALE	DATE	STAFF
TBM	HORIZONTAL AS NOTED	9/06	DRAWN TAK
ELEVATION	VERTICAL 10'	9/06	CHECKED RLL
LOCATION			APPROVED

ADAMS & CLARK, Inc.
ac@adamsandclark.com
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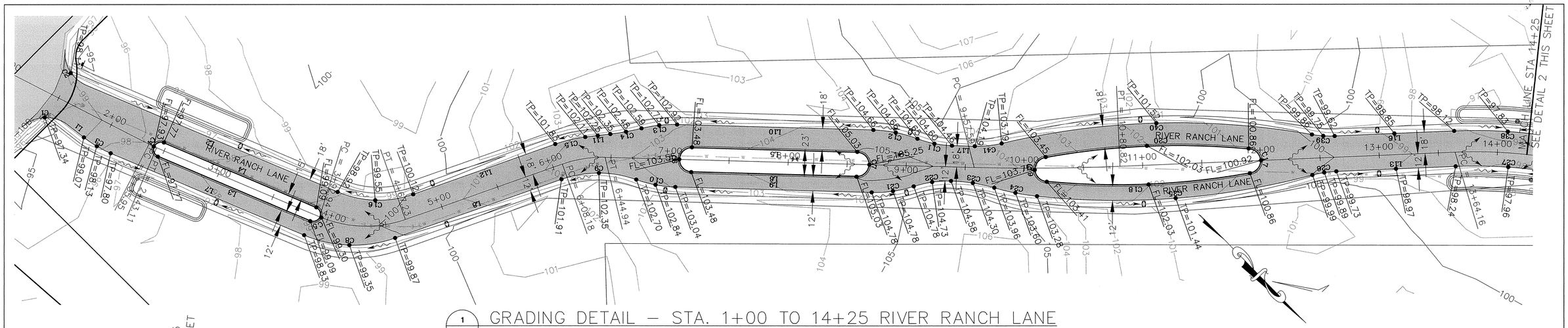
Spokane, WA 99204
(509) 747-4600 F(509) 747-8913

RIVER RANCH on the LITTLE SPOKANE
ELENA LANE PLAN & PROFILE
STA 9+81.76 TO 21+23.78
SPOKANE, WASHINGTON

TYPE OF IMPROVEMENT: ROAD/STORM

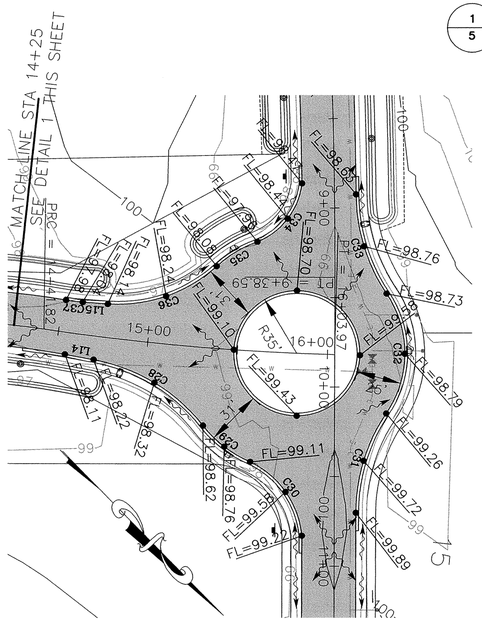
PROJECT NUMBER	PLAN NUMBER
2006-01-073	

P-1891 Eng Road Drainage



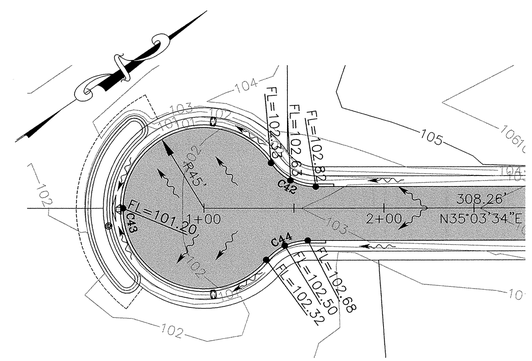
1/5 GRADING DETAIL – STA. 1+00 TO 14+25 RIVER RANCH LANE

SCALE: 1"=40'



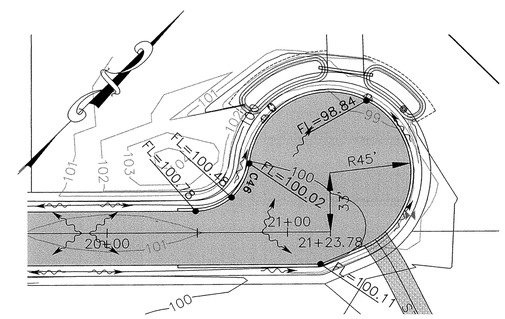
2/5 GRADING DETAIL – STA. 14+25 TO 16+04 RIVER RANCH LANE

SCALE: 1"=40'



3/5 GRADING DETAIL – ELENA LANE

SCALE: 1"=40'



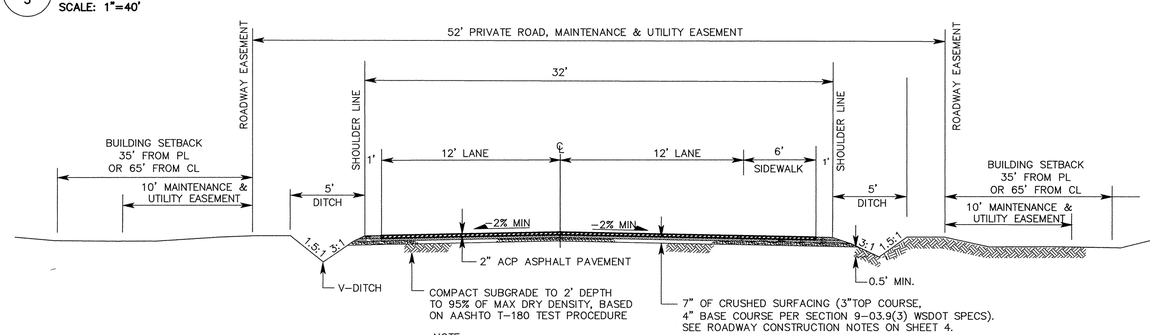
4/5 GRADING DETAIL – ELENA LANE

SCALE: 1"=40'

CURVE TABLE					
CURVE	LENGTH	RADIUS	CURVE	LENGTH	RADIUS
C1	42.26	30.00	C24	36.95	206.00
C2	37.77	30.00	C25	234.62	641.19
C3	26.46	100.00	C26	20.47	94.00
C4	20.42	6.50	C27	89.00	394.00
C5	20.42	6.50	C28	72.69	100.00
C6	32.99	10.50	C29	33.44	66.00
C7	32.99	10.50	C30	52.21	50.73
C8	78.74	106.00	C31	58.66	100.04
C9	64.55	94.00	C32	71.17	59.99
C10	33.83	106.00	C33	58.66	100.04
C11	29.99	88.00	C34	42.87	40.17
C12	38.17	112.00	C35	26.59	66.00
C13	30.33	112.00	C36	65.79	80.84
C14	26.90	215.91	C37	9.35	94.00
C15	26.12	118.00	C38	90.85	424.00
C16	65.37	88.00	C39	19.20	88.00
C17	31.71	10.50	C40	264.12	645.19
C18	172.29	628.19	C41	22.93	88.00
C19	31.51	10.50	C42	29.29	30.00
C20	172.10	626.19	C43	224.74	45.00
C21	36.12	106.00	C44	26.29	30.00
C22	32.03	94.00	C45	206.61	45.00
C23	37.17	144.00	C46	43.49	30.00

LINE TABLE		
LINE	LENGTH	BEARING
L1	17.32	S07°04'34"E
L2	231.17	N21°56'19"W
L3	140.09	N21°56'19"W
L4	140.09	S21°56'19"E
L5	140.00	N43°26'23"W
L6	140.00	S43°26'23"E
L7	177.92	S21°56'19"E
L8	149.36	S64°30'01"E
L9	166.28	S43°26'23"E
L10	166.28	N43°26'23"W
L11	21.38	N51°48'57"W
L12	127.53	N64°30'01"W
L13	100.88	S47°24'54"E
L14	16.23	S34°28'22"E
L15	13.93	N40°50'27"W
L16	101.09	N47°24'54"W
L17	19.31	N43°26'23"W

DEVELOPER'S APPROVAL 03-08-07 DATE



NOTE:
AT CONCRETE CURB LOCATIONS, REPLACE GRAVEL SHOULDER WITH CONCRETE CURB. DITCH SLOPE FROM EDGE OF CURB MAY BE 2:1.

5/5 ELENA LANE ROADWAY – TYPICAL SECTION

SCALE: NOT TO SCALE

SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT #: P1891
DATE ACCEPTED: 3/7/07
ACCEPTANCE EXPIRES: 3/7/09
PROJECT LANE MILES PUBLIC: 1
PROJECT LANE MILES PRIVATE: 0.66
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

5/8

RANDY L. LAPP, STATE OF WASHINGTON, 26660, REGISTERED PROFESSIONAL ENGINEER
EXPIRES 9-3-07

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

BY	REVISIONS	DATE	PROJ.	FROM	AS BUILT	TO	ACCEPT

BENCH MARK DATUM	SCALE	DATE	STAFF
	HORIZONTAL N/A	9/06	DRAWN TAK
ELEVATION 1777.09' (NAVD 88)	VERTICAL N/A	9/06	CHECKED RLL
LOCATION SURVEY SLPIKE WITH BRASS WASHER MARKED "LS 25564" PER SR33			APPROVED

ADAMS & CLARK, Inc.
ac@adamsandclark.com
1720 W. Fourth Ave.
Spokane, WA 99204
(509) 747-4600 F(509) 747-8913

RIVER RANCH on the LITTLE SPOKANE
RIVER RANCH LANE AND ELENA LANE
GRADING AND DRAINAGE
SPOKANE, WASHINGTON

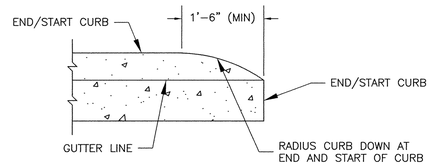
TYPE OF IMPROVEMENT: GRADING

PROJECT NUMBER	PLAN NUMBER
2006-01-073	

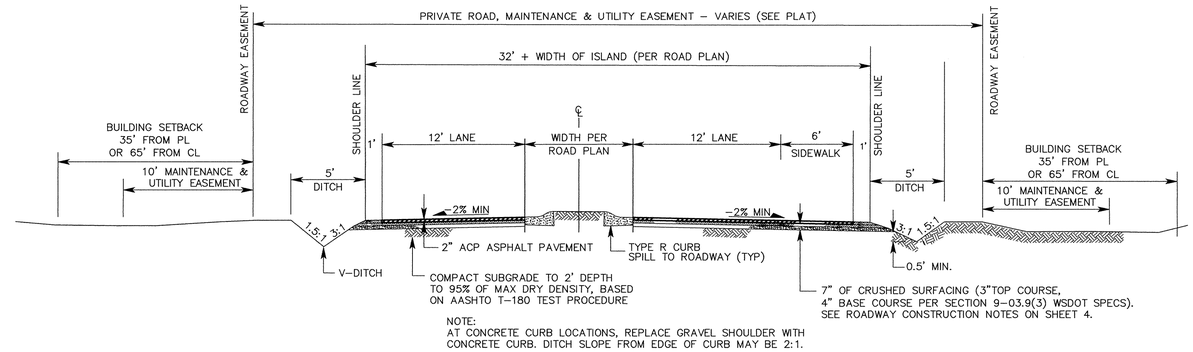
P-1891 Eng Road Drainage

GENERAL CONSTRUCTION NOTES:

1. ALL WORK AND MATERIALS SHALL BE IN CONFORMANCE WITH THE CURRENT EDITION OF THE "SPOKANE COUNTY STANDARDS FOR ROAD AND SEWER CONSTRUCTION", AND AS AMENDED.
2. 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.
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. FOR CONSTRUCTION OF DRYWELLS, DRYWELLS ARE TO BE INSTALLED WITHIN 8' OF THE EDGE OF PAVEMENT, INSTALL FILTER FABRIC (AMOCO 4545 OR APPROVED EQUIVALENT) BETWEEN THE WASHED DRAINROCK AND THE NATIVE SOILS.
6. PRIOR TO SITE CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR LOCATING UNDERGROUND UTILITIES. CALL THE UNDERGROUND UTILITY LOCATION SERVICE AT (509) 456-8000 BEFORE YOU DIG.
7. THE FLOOR OF A GRASSED PERCOLATION AREA (GPA) SWALE INCLUDES THE LEVEL PORTION OF THE FLOOR OF THE SWALE, AND THE SIDESLOPES OF THE SWALE UP TO THE GPA OVERFLOW ELEVATION OR TOP OF DRYWELL. THE SOIL LOCATED IN THE FLOOR OF THE GPA SWALE SHALL BE A MEDIUM TO WELL-DRAINING MATERIAL, WITH A MINIMUM INFILTRATION RATE OF 0.5 INCHES PER HOUR. THE ENGINEER SHALL PROVIDE A WRITTEN STATEMENT WHICH VERIFIES THAT ALL GPA SWALES CONFORM TO THIS REQUIREMENT. THIS WRITTEN STATEMENT SHALL BE SUBMITTED TO THE SPOKANE COUNTY ENGINEER'S OFFICE PRIOR TO INSTALLING FINISHED LANDSCAPING/SOD AND PRIOR TO FINAL ACCEPTANCE. THE SWALE FLOOR MATERIAL SHALL BE INSTALLED TO A NATIVE SOIL STRATUM WHICH ALSO MEETS OR EXCEEDS THIS MINIMUM PERCOLATION RATE OF 0.5 INCHES PER HOUR.
8. REFER TO THE STREET & DRAINAGE PLANS FOR ALL DRAINAGE FEATURES.
9. SIGN/POST LOCATIONS SHALL BE FIELD LOCATED BY THE SPOKANE COUNTY PRIOR TO INSTALLATION. PRIOR TO INSTALLATION, THE CONTRACTOR SHALL CONTACT SPOKANE COUNTY SIGN AND MARKETING SUPERVISOR, AT LEAST TWO COUNTY WEEKDAY WORKING DAYS, TO ARRANGE FOR A CITY REPRESENTATIVE TO FIELD LOCATE SAID SIGN/POSTS.
10. THE CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS UNLESS OTHERWISE STATED ON THESE PLANS.
11. 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.



2/6 CURB NOSE PROFILE DETAIL
SCALE: N.T.S.



NOTE:
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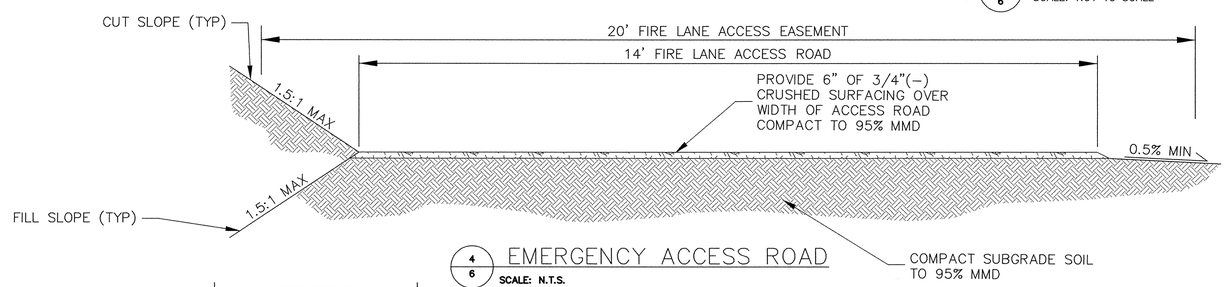
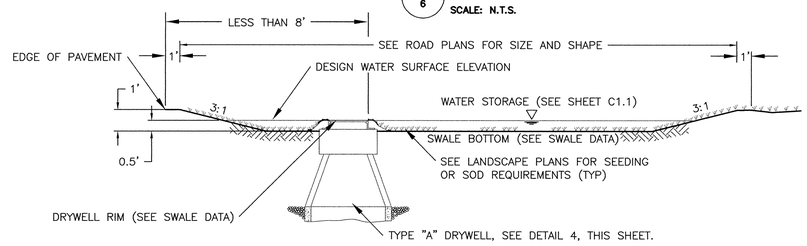
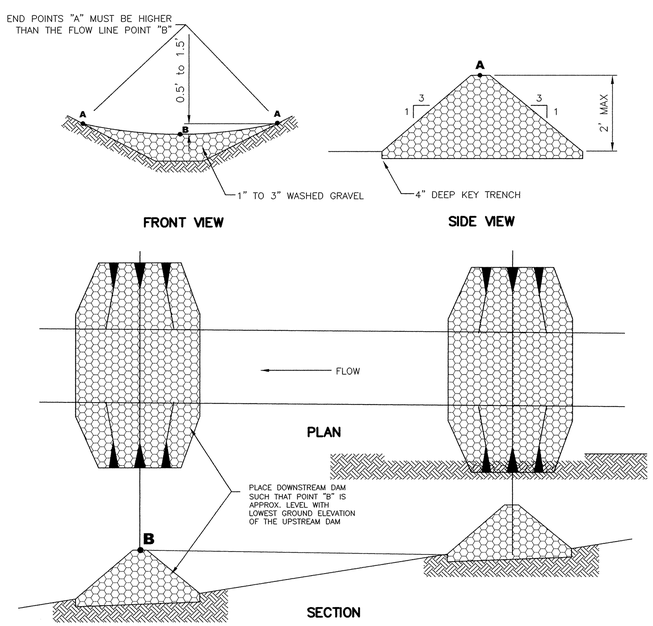
3/6 RIVER RANCH ROADWAY – TYPICAL SECTION
SCALE: NOT TO SCALE



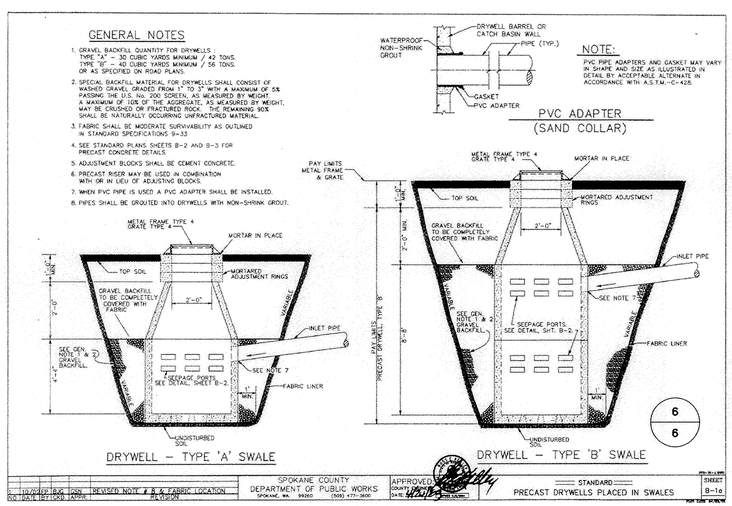
4/6 EMERGENCY ACCESS ROAD
SCALE: N.T.S.



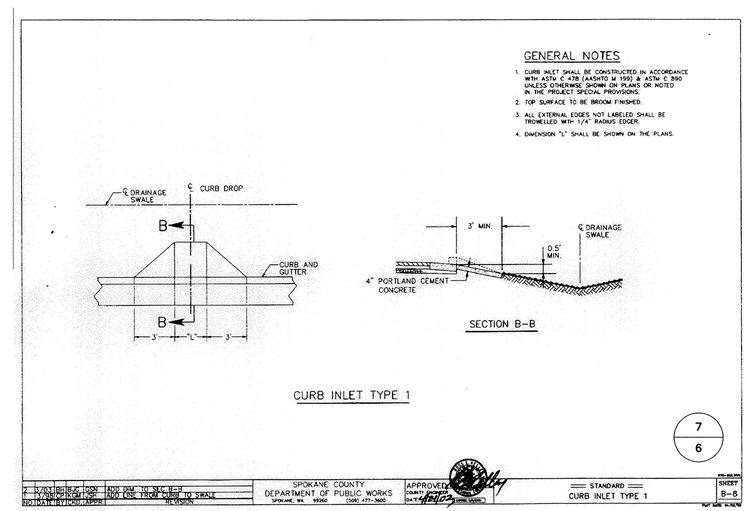
5/6 TYPICAL SWALE SECTION
SCALE: N.T.S.



1/6 SMALL ROCK CHECK DAM DETAIL
SCALE: N.T.S.



6/6



7/6

SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT #: P1891
DATE ACCEPTED: 3/7/07
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PROJECT LANE MILES PUBLIC: 1
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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

RANDY L. LABBE STATE OF WASHINGTON 28680 REGISTERED PROFESSIONAL ENGINEER
EXPIRES 9-3-07

6/8

DEVELOPER'S APPROVAL 03-05-07 DATE

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

BY	REVISIONS	DATE	PROJ.	FROM	AS BUILT	TO	ACCEPT

BENCH MARK DATUM	SCALE	DATE	STAFF
	HORIZONTAL N/A	9/06	DRAWN TAK
ELEVATION 1777.09' (NAVD 88)	VERTICAL N/A	9/06	CHECKED RLL
LOCATION SURVEY SLPIKE WITH BRASS WASHER MARKED "LS 25564" PER SR33			APPROVED

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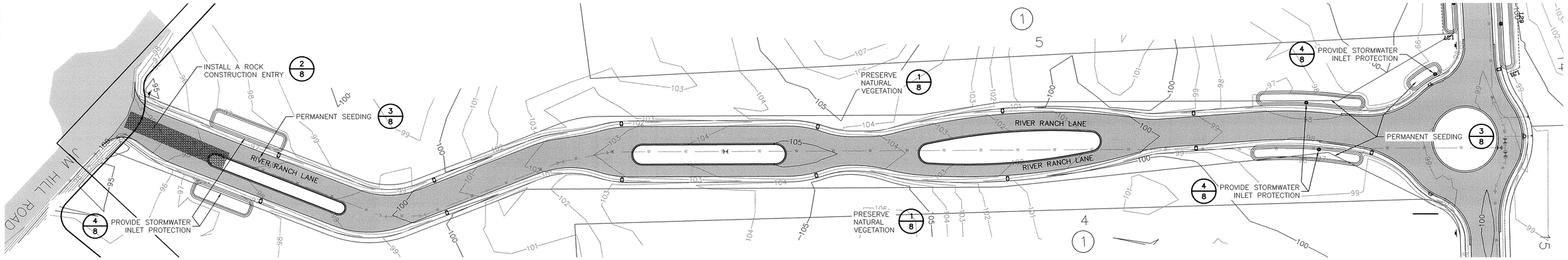
ac@adamsandclark.com
1720 W. Fourth Ave.
Spokane, Wa 99204
(509) 747-4600 F(509) 747-8913

RIVER RANCH on the LITTLE SPOKANE
DETAILS
SPOKANE, WASHINGTON

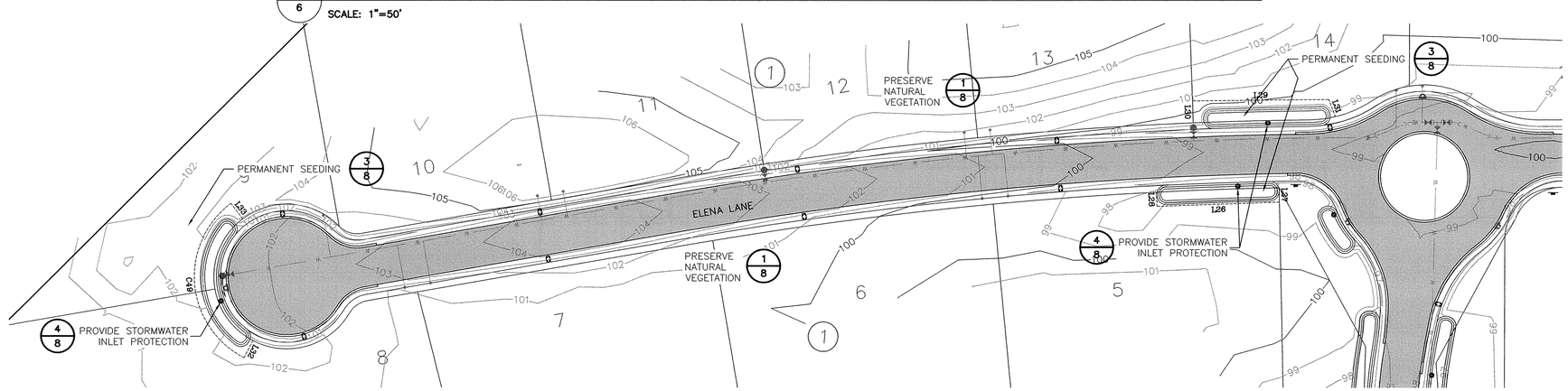
TYPE OF IMPROVEMENT: DETAILS	
PROJECT NUMBER	PLAN NUMBER
2006-01-073	

P-1891 Eng Road Drainage



1/6 ROAD AND DRAINAGE PLAN – STA. 1+00 TO 16+04 RIVER RANCH LANE

SCALE: 1"=50'



1/3 ROAD AND DRAINAGE PLAN – STA. 1+00 TO 9+81.76 WEST ELENA LANE

SCALE: 1"=50'

SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT #: F1891
DATE ACCEPTED: 3/7/07
ACCEPTANCE EXPIRES: 3/7/09
PROJECT LANE MILES PUBLIC: _____
PROJECT LANE MILES PRIVATE: 0.66
CONSTRUCTION DOCUMENTATION AND CERTIFIED RECORD DRAWINGS, "AS-BUILTS" ARE REQUIRED PRIOR TO COUNTY ACCEPTANCE AND ESTABLISHMENT OF THE ROADS AND DRAINAGE FACILITIES FOR MAINTENANCE.
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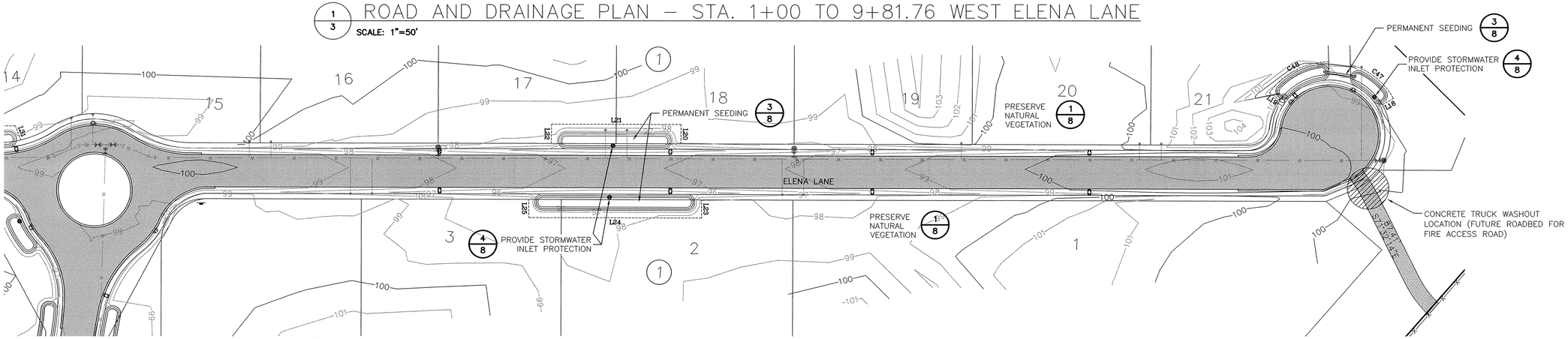


1/4 ROAD AND DRAINAGE PLAN – STA. 9+81.76 TO 21+23.78 EAST ELENA LANE

SCALE: 1"=50'

DEVELOPER'S APPROVAL 03-05-07 DATE

RANDY L. LABBE STATE OF WASHINGTON 28460 REGISTERED PROFESSIONAL ENGINEER
EXPIRES 9-3-07

7/8

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

BY	REVISIONS	DATE	PROJ.	FROM	AS BUILT	TO	ACCEPT

BENCH MARK DATUM	SCALE	DATE	STAFF
TBM	HORIZONTAL AS NOTED	9/06	DRAWN TAK
ELEVATION	VERTICAL 10'	9/06	CHECKED RLL
LOCATION			APPROVED

ADAMS & CLARK, Inc.
ac@adamsandclark.com
1720 W. Fourth Ave.
Spokane, WA 99204
(509) 747-4600 F(509) 747-8913

RIVER RANCH on the LITTLE SPOKANE
EROSION PROTECTION
SPOKANE, WASHINGTON

TYPE OF IMPROVEMENT: EROSION	
PROJECT NUMBER	PLAN NUMBER
2006-01-073	

P-1891 Eng Road Drainage

GENERAL SPECIFICATIONS:

1. AN EROSION/SEDIMENTATION CONTROL (ESC) PLAN IS REQUIRED FOR THIS PROJECT. IMPLEMENTATION OF THE ESC PLAN, AND CONSTRUCTION, MAINTENANCE, AND UPGRADING OF THE ESC FACILITIES ARE THE RESPONSIBILITY OF THE DEVELOPER UNTIL ALL CONSTRUCTION IS COMPLETED AND ACCEPTED BY SPOKANE COUNTY, OR UNTIL VEGETATION IS ESTABLISHED THROUGHOUT THE SITE, AND ACCEPTED BY SPOKANE COUNTY, WHICHEVER IS LATER.
2. APPROVAL OF THE ESC PLAN DOES NOT CONSTITUTE APPROVAL OF ANY OF THE PROPOSED ROAD, STORM DRAINAGE, GRADING OR UTILITY DESIGN ELEMENTS SHOWN ON THE ESC PLAN.
3. THE EROSION/SEDIMENTATION CONTROL MEASURES SHOWN ARE THE MINIMUM REQUIREMENTS FOR THE ANTICIPATED SITE CONDITIONS. THE CONTRACTOR SHALL INSPECT AND MAINTAIN THESE ESC MEASURES DAILY, AND SHALL MAINTAIN AND UPGRADE THESE MEASURES AS NECESSARY TO PREVENT SEDIMENT–LADEN WATER FROM EITHER FLOWING OFF THE SITE, OR INTO NEW/EXISTING STORM DRAINAGE FACILITIES, SUCH AS DRYWELLS, CULVERTS, OR GRAVEL GALLERIES.
4. THE CONTRACTOR/DEVELOPER IS RESPONSIBLE FOR INSTALLING ROCK CONSTRUCTION ENTRIES AT ANY AND ALL LOCATIONS USED TO ENTER OR EXIT THE PROJECT SITE.
5. GEOTEXTILE FABRIC IS TO BE PLACED ON THE RIMS OF DRYWELLS, CATCH BASINS AND INLETS UNTIL SUCH TIME THE VEGETATION ON THE SITE IS ESTABLISHED AND THE THREAT OF SEDIMENT DEPOSITION INTO THE DRAINAGE SYSTEM IS MITIGATED. DRYWELLS ARE TO BE INSTALLED WITHIN 8' OF THE EDGE OF PAVEMENT.
6. TEMPORARY EROSION CONTROL MEASURES ARE TO BE IMPLEMENTED PRIOR TO ANY OTHER SITE WORK, AND TO REMAIN IN PLACE UNTIL ROAD CONSTRUCTION IS COMPLETE, AND ALL PERMANENT EROSION CONTROL AND DRAINAGE FACILITIES ARE IN PLACE.
7. DURING CONSTRUCTION THE CONTRACTOR/DEVELOPER SHALL BE RESPONSIBLE FOR PROVIDING CONTINUOUS DUST CONTROL THROUGH THE USE OF WATER TRUCKS, SPRINKLING OR OTHER APPROVED METHODS.
8. 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.

GRADING AND EROSION CONTROL NOTES:

1. ACCESS TO THE SITE BY CONSTRUCTION TRAFFIC SHALL BE FROM THORPE ROAD ONLY. NO ACCESS WILL BE ALLOWED THROUGH ADJACENT RESIDENTIAL STREETS OR PROPERTIES.
2. THE CONTRACTOR SHALL FOLLOW THE REQUIREMENTS FOR GRADING AND EROSION CONTROL AS SPECIFIED IN THE GEOTECHNICAL REPORT PREPARED BY GEOENGINEERS, INC. DATED SPETEMBER 13, 2004. THE CONTRACTOR SHALL CONTACT THE DESIGN ENGINEER FOR A COPY.
3. THE BORROW AREA AND ALL OF THE DESTROYED AREAS SHALL HAVE PERMANENT SEEDING APPLIED.
4. VERTICAL CONTROL FOR ROADWAYS CAN BE PROVIDED TO THE CONTRACTOR PRIOR TO STAKING.
5. 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.

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.

PRESERVE NATURAL VEGETATION

1/9

DEFINITION:

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

PURPOSE:

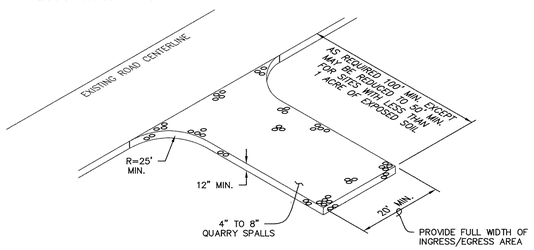
TO REDUCE THE AMOUNT OF MUD, DIRT, ROCKS, ETC. TRANSPORTED ONTO PUBLIC ROADS BY MOTOR VEHICLES OR RUNOFF BY CONSTRUCTING A STABILIZED PAD OF ROCK SPALLS AT ENTRANCES TO CONSTRUCTION SITES AND WASHING OF TIRES DURING EGRESS.

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 OF 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.



ROCK CONSTRUCTION ENTRY

2/9

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 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%; ANNUAL RYE GRASS, 10%, 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.

1. MIX SLURRY WITH NONASPHALTIC TACKIFIER, PER MANUFACTURER'S RECOMMENDATION.
2. APPLY SLURRY UNIFORMLY TO ALL AREAS TO BE SEEDED 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 SEEDED 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 APPROVED METHODS.
MULCHING OPERATIONS SHALL BE PER W.S.D.O.T. SPECIFICATIONS SECTION 8–01.3(5).

PERMANENT SEEDING

3/9

DEFINITION:
A SEDIMENT FILTER OR AN EXCAVATED IMPOUNDING AREA AROUND A STORM DRAIN, DROP INLET, OR CURB INLET.

PURPOSE:
TO PREVENT SEDIMENT FROM ENTERING STORM DRAINAGE SYSTEMS PRIOR TO PERMANENT STABILIZATION OF THE DISTURBED AREA.

* INSTALLATION PROCEDURE FOR FILTER FABRIC FENCE:

A. PLACE 2 INCH BY 2 INCH WOODEN POSTS AROUND THE PERIMETER OF THE INLET A MAXIMUM OF 3 FEET APART AND DRIVE THEM AT LEAST 8 INCHES INTO THE GROUND. THE STAKES MUST BE AT LEAST 3 FEET LONG.

B. EXCAVATE A TRENCH APPROXIMATELY 8 INCHES WIDE AND 12 INCHES DEEP AROUND THE OUTSIDE PERIMETER OF THE STAKES.

C. STAPLE THE FILTER FABRIC TO WOODEN STAKES SO THAT 32 INCHES OF THE FABRIC EXTENDS OUT AND CAN BE FORMED INTO THE TRENCH. USE HEAVY–DUTY WIRE STAPLES AT LEAST 1/2 INCH IN LENGTH.

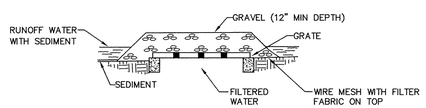
D. BACKFILL THE TRENCH WITH 3/4 INCH OR LESS WASHED GRAVEL ALL THE WAY AROUND.

E. SILT FENCE INLET BARRIER SHALL BE CONSTRUCTED ON ALL INLETS AT THE TIME OF THEIR CONSTRUCTION. APPARENT OPENING SIZE OF FILTER FABRIC SHALL BE 70.

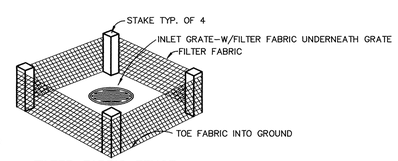
* INSTALLATION PROCEDURE FOR GRAVEL AND WIRE MESH FILTER:

A. PLACE WIRE MESH OVER THE INLET SO THAT THE WIRE EXTENDS A MINIMUM OF 1 FOOT BEYOND EACH SIDE OF THE INLET STRUCTURE. USE HARDWARE CLOTH OR COMPARABLE WIRE MESH WITH 1/2 INCH OPENINGS. IF MORE THAN ONE STRIP OF MESH IS NECESSARY, OVERLAP THE STRIPS. PLACE FILTER FABRIC OVER WIRE MESH.

B. EXTEND THE FILTER FENCE/WIRE MESH BEYOND THE INLET OPENING AT LEAST 18 INCHES ON ALL SIDES. PLACE 3/4 INCH TO 3–INCH GRAVEL OVER THE FILTER FABRIC/WIRE MESH. THE DEPTH OF THE GRAVEL SHOULD BE AT LEAST 12 INCHES.



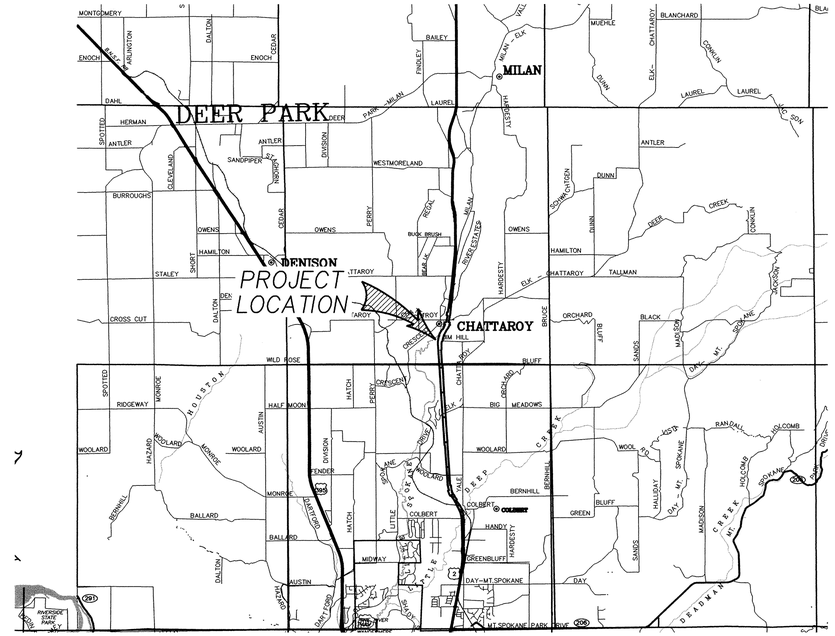
GRAVEL AND WIRE MESH FILTER



FILTER FABRIC FENCE

STORM DRAIN INLET PROTECTION

4/9



VICINITY MAP

UNPLATTED PORTIONS OF THE WEST HALF AND THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 28 NORTH, RANGE 43 EAST, W.M., SPOKANE COUNTY, WASHINGTON

SITE LOCATION
JIM HILL ROAD

PLAN PREPARATION
MATTHEW R. FOLWELL, P.E.
ADAMS & CLARK, INC.
1720 W. FOURTH AVE.
SPOKANE, WA 99204

ON–SITE CONTACT, PROPERTY OWNER & APPLICANT
KULEANA, LLC
HAL JOHNSON
133 – 23rd STREET SE
PUYALLUP, WA 98372
(253) 261–2528

SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT #: P1891
DATE ACCEPTED: 3/7/07
ACCEPTANCE EXPIRES: 3/7/09
PROJECT LANE MILES PUBLIC: 1
PROJECT LANE MILES PRIVATE: 0.66
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

NOTES:

1. THE PROJECT IS CURRENTLY VEGETATED WITH GRASSES AND PONDEROSA PINE TREES.
2. THIS PROJECT CONSISTS OF THE CONSTRUCTION OF PRIVATE ROADS AND INFILTRATIVE SWALES WITH ASSOCIATED DRYWELLS.
3. EROSION AND SEDIMENT CONTROL MEASURES WILL CONSIST OF THE INSTALLATION OF FILTER FENCE AROUND DRYWELLS AND, AS SHOWN ON THIS DRAWING AND INLET PROTECTION.
4. SOILS AT THIS SITE ARE CLASSIFIED BY THE SCS SPRINGDALE COBBLY SANDY LOAM

I CERTIFY THAT THIS PLAN MEETS THE REQUIREMENTS FOR E.S.C AS LISTED IN CHAPTER 4.5 OF THE GUIDELINE FOR STORMWATER MANAGEMENT.

RANDY L. LABEFF, P.E. DATE

RANDY L. LABEFF — STATE OF WASHINGTON — 28660 — REGISTERED PROFESSIONAL ENGINEER — 3-5-07
EXPIRES 9-3-07

DEVELOPER'S APPROVAL 03-05-07 DATE

8/8

CALL BEFORE YOU DIG:1–800–456–8000

BY	REVISIONS	DATE	PROJ.	FROM	AS BUILT	TO	ACCEPT

BENCH MARK DATUM	SCALE	DATE	STAFF
TBM	HORIZONTAL AS NOTED	9/06	DRAWN TAK
ELEVATION	VERTICAL 10'	9/06	CHECKED RLL
LOCATION			APPROVED

ADAMS & CLARK, Inc.
ac@adamsandclark.com
1720 W. Fourth Ave.
Spokane, WA 99204
(509) 747–4600 F(509) 747–8913

RIVER RANCH on the LITTLE SPOKANE
EROSION CONTROL
DETAILS
SPOKANE, WASHINGTON

TYPE OF IMPROVEMENT:	EROSION
PROJECT NUMBER	PLAN NUMBER
2006–01–073	

P-1891 Eng Road Drainage