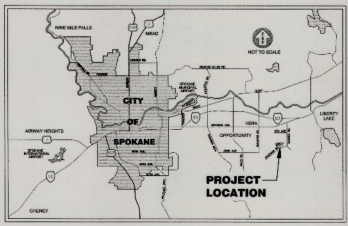
SELKIRK ESTATES
PHASE 2

SPOKANE COUNTY, WASHINGTON

A PORTION OF THE S.E. 1/4 OF SECTION 19, T.25N., R.45E., W.M.



LOCATION MAP

UNDERGROUND SERVICE ALERT
ONE-CALL NUMBER
811
CALL TWO BUSINESS DAYS BEFORE YOU DIG

SCHEDULE OF DRAWINGS

NO.	DESCRIPTION
	ROAD
1	COVER SHEET
2	ROAD INDEX
3	SELKIRK ESTATES ROAD - STA. 12+55.06 TO STA. 20+32.85
4	SELKIRK COURT - STA. 10+00.00 TO STA. 11+24.56 CUL-DE-SAC - STA. 0+00.00 TO STA. 2+95.77
5	FUTURE SELKIRK ESTATES ROAD - STA 10+54.43 TO STA. 12+55.06 FUTURE GREENACRES ROAD - STA 13+51.15 TO STA. 20+85.38
6	ROAD SECTIONS AND INTERSECTION DETAILS
	GRADING
7	GRADING, EROSION AND SEDIMENT CONTROL PLAN
8	GRADING, EROSION AND SEDIMENT CONTROL DETAILS AND NOTES
	DRAINAGE
9	DRAINAGE CONVEYANCE PLAN
10	INFILTRATION POND DETAILS
11	MISCELLANEOUS DETAILS

SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT #: P-2052A
DATE ACCEPTED: 08-20-18
ACCEPTANCE EXPIRES: 08-20-20
PROJECT LANE MILES PUBLIC: .34
PROJECT LANE MILES PRIVATE:
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

OWNER/DEVELOPER:	SUMMIT PROPERTIES
CONTACT:	CASEY MASON
ADDRESS:	12720 E. NORA, SUITE E SPOKANE VALLEY, WA 99216
PHONE:	509.926.5777

OWNER APPROVAL [signature] DATE 8-15-18

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

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.

GENERAL NOTES:

1. ALL MATERIALS AND INSTALLATION SHALL BE IN CONFORMANCE WITH THE "SPOKANE COUNTY ROAD STANDARDS", JANUARY 2010, AS AMENDED, AND PER THE "2018 STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION" AS PUBLISHED BY THE WASHINGTON STATE DEPARTMENT OF TRANSPORTATION (W.S.D.O.T.) AND BY THE AMERICAN PUBLIC WORKS ASSOCIATION (APWA).
2. PRIOR TO SITE CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR LOCATING UNDERGROUND UTILITIES. CALL THE UNDERGROUND UTILITY LOCATION SERVICE AT 1-800-424-5555 BEFORE YOU DIG.
3. LOCATIONS OF EXISTING UTILITIES SHOWN IN THE PLAN 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. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES FOR RELOCATION OF POWER POLES, LIGHTS, TELEPHONE, AND/OR OTHER UTILITIES THAT MAY CONFLICT WITH THE CONSTRUCTION.
4. 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. CONTRACTOR SHALL ALSO MAINTAIN ON THE SITE A COMPLETE SET OF RED LINE RECORD DRAWINGS INDICATING ALL CHANGES FROM THE APPROVED DRAWINGS.
5. CONTRACTOR SHALL VERIFY EXISTING SITE CONDITIONS PRIOR TO CONSTRUCTION. 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.
6. CONTRACTOR IS RESPONSIBLE FOR REPAIR OF ANY DAMAGE TO ADJACENT EXISTING PROPERTIES OR IMPROVEMENTS. CONTRACTOR IS RESPONSIBLE FOR CLEAN-UP OF ANY AREAS DISTURBED BY HIS ACTIVITIES.
7. FOR ANY CURB GRADES LESS THAN 0.8% (0.008 FT/FT), A WASHINGTON STATE-LICENSED PROFESSIONAL LAND SURVEYOR SHALL VERIFY THAT THE CURB FORMS ARE AT THE GRADES NOTED ON THE APPROVED PLANS, PRIOR TO PLACEMENT OF CURB MATERIAL. THE CONTRACTOR IS RESPONSIBLE FOR ARRANGING AND COORDINATING WORK WITH THE PROFESSIONAL LAND SURVEYOR.
8. ALL PROPOSED ROADWAY AREAS SHALL BE STRIPPED TO A DEPTH OF AT LEAST 12" OF ALL VEGETATION, NEAR-SURFACE ROOTS, ANY EXISTING FILL, AND TOPSOIL. THE STRIPPED MATERIAL CAN BE RE-USED FOR LANDSCAPING, BUT IS NOT ACCEPTABLE FOR STRUCTURAL FILL.
9. NATIVE MATERIALS, EXCLUDING TOPSOIL, IS ACCEPTABLE FOR USE AS STRUCTURAL FILL. IF STRUCTURAL FILL IS IMPORTED IT SHALL CONSIST OF WELL-GRADED SAND AND GRAVEL WITH NO PARTICLES LARGER THAN FIVE INCHES IN DIAMETER AND NOT MORE THAN 30% BY WEIGHT PASSING THE #200 SIEVE. STRUCTURAL FILL SHALL BE PLACED IN MAX. 8 INCH LIFTS WITHIN 2% OF OPTIMUM MOISTURE AND COMPACTED TO 95% OF MAXIMUM DENSITY AS DETERMINED BY THE MODIFIED PROCTOR.
10. THE TOP 12 INCHES OF THE ROAD SUBGRADE SHALL BE MOISTURE CONDITIONED TO WITHIN 2% OF OPTIMUM AND COMPACTED TO 95% MAXIMUM DENSITY AS DETERMINED BY THE MODIFIED PROCTOR METHOD.
11. CRUSHED SURFACING TOP COURSE SHALL CONFORM TO WSDOT STANDARDS AND COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY.
12. HOT MIX ASPHALT (HMA) SHALL BE WSDOT HMA CLASS 1/2-INCH W/PERFORMANCE GRADED ASPHALT BINDER PG64-28 AND COMPACTED TO 92% OF THE THEORETICAL MAXIMUM DENSITY AS DETERMINED BY THE RICE METHOD.
13. DURING CONSTRUCTION, THE GROUND SURFACE SHOULD BE SLOPED TO PREVENT STORM RUNOFF FROM ACCUMULATING IN ANY OF THE SUBGRADE AREAS. ANY AREAS OF SOFTENED SUBGRADE SHALL BE REMOVED AND REPLACED WITH COMPACTED STRUCTURAL FILL.
14. SITE EXCAVATION, INCLUDING ROCK CUTS AND REMOVAL, SHALL CONFORM TO SECTION 2-03 OF THE WSDOT STANDARD SPECIFICATIONS. EMBANKMENTS TO BE CONSTRUCTED ACCORDING TO THE APPLICABLE PARAGRAPHS OF SECTION 2-03 OF THE WSDOT STANDARD SPECIFICATIONS. EARTH EMBANKMENTS TO BE CONSTRUCTED USING METHOD B OF 2-03.3(14)C.
15. ALL FILL IN AREAS OUTSIDE OF PAVEMENT SHALL BE COMPACTED IN MAXIMUM 8" LIFTS TO 92% OF MAXIMUM ASTM D 1557 DRY DENSITY. PAVEMENT SUBGRADE SHALL BE COMPACTED TO 95%.
16. FOR CONSTRUCTION OF DRYWELLS, INSTALL FILTER FABRIC (AMOCO 4545 OR APPROVED EQUIVALENT) BETWEEN THE WASHED DRAIN ROCK AND THE NATIVE SOIL.
17. 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 CONSTRUCTION CERTIFICATION 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.
18. ONSITE GRADING SHALL BE IN ACCORDANCE WITH THE APPROVED GRADING PLAN AND ESC PLAN. ANY IMPORT OR EXPORT OF MATERIAL SHALL BE FROM A PRE-APPROVED 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.

LEGEND

Existing	Proposed
EXISTING PLAT LINE	PROPOSED PLAT LINE
EXISTING LOT LINE	PROPOSED LOT LINE
EXISTING EASEMENT	PROPOSED EASEMENT
EXISTING CONTOUR	PROPOSED CONTOUR
EXISTING WATER LINE	PROPOSED WATER LINE
EXISTING SEWER LINE	PROPOSED SEWER LINE
EXISTING STORM LINE	PROPOSED STORM LINE
EXISTING GAS LINE	PROPOSED GAS LINE
EXISTING PHONE LINE (BURIED)	PROPOSED PHONE LINE (BURIED)
EXISTING POWER LINE (BURIED)	PROPOSED POWER LINE (BURIED)
EXISTING POWER LINE (AERIAL)	PROPOSED POWER LINE (AERIAL)
EXISTING FENCE	PROPOSED FENCE
EXISTING CURB/GUTTER/WALK	PROPOSED CURB/GUTTER/WALK
EXISTING DITCH/FLOW LINE	PROPOSED DITCH/FLOW LINE
EXISTING WATER VALVE	PROPOSED WATER VALVE
EXISTING WATER FITTING	PROPOSED WATER FITTING
EXISTING FIRE HYDRANT	PROPOSED FIRE HYDRANT
EXISTING WATER METER	PROPOSED WATER METER
EXISTING SEWER MANHOLE	PROPOSED SEWER MANHOLE
EXISTING DRYWELL	PROPOSED DRYWELL
EXISTING STORM MANHOLE	PROPOSED STORM MANHOLE
EXISTING CATCH BASIN	PROPOSED CATCH BASIN
EXISTING ADA RAMP	PROPOSED ADA RAMP
EXISTING ROAD SIGN	PROPOSED ROAD SIGN

SEE SHEET 2 - ROAD INDEX FOR HORIZONTAL CONTROL POINT DATA AND LOCATION

No.	Date	By	Ckd.	Appr.	Revisions

Drawn:	CRC	8/2018
Designed:	RRZ	8/2018
Checked:	NAA	8/2018

RYAN R. ZIMMERMAN, STATE OF WASHINGTON, PROFESSIONAL ENGINEER, 8-15-18

Parametrix
ENGINEERING . PLANNING . ENVIRONMENTAL SCIENCES

SPOKANE COUNTY PUBLIC WORKS
DIVISION OF ENGINEERING AND ROADS
W. 1026 Broadway Ave.
Spokane Wa. 99260
509-477-3600

VERTICAL DATUM: PLAT CORNER MARKER: 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED "SEESE PLS 35991". EL.=2150.69 (NAVD 88)

HORIZONTAL DATUM: ASSUMED. SEE PROJECT CONTROL TABLE

CADD FILE NAME: 7653-011-(01)-RD COVER.dwg

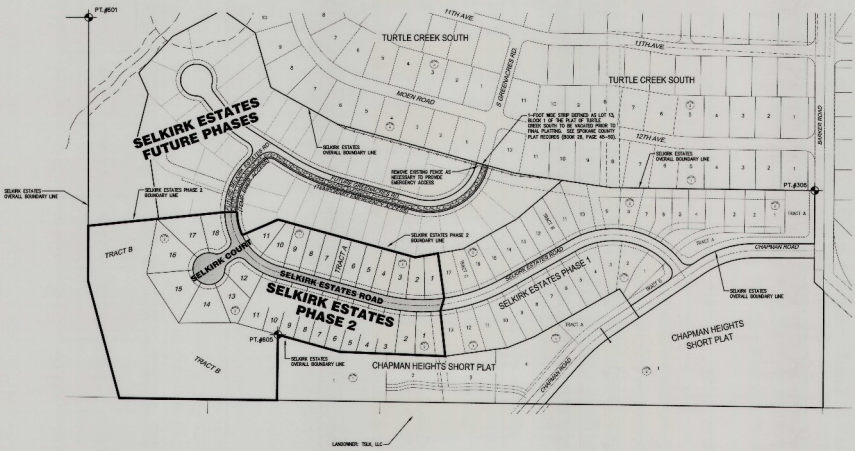
SCALE
HORIZ. N/A
VERT. N/A

SELKIRK ESTATES PHASE 2

COVER SHEET

A PORTION OF THE SE 1/4 OF SECTION 19, T.25 N., R. 45 E., W.M.

UNDERGROUND SERVICE ALERT
DIG CALL NUMBER
811
CALL TWO WORKING DAYS
BEFORE YOU DIG



SPOKANE COUNTY
OFFICIAL FUNDED DRAWINGS TO OFFICIAL
CONSTRUCTION PLANS
PROJECT NAME: SELKIRK ESTATES PHASE 2
DATE ACCEPTED: 8/27/2018
ACCEPTANCE EXPIRES: 8/27/2019
PROJECT NUMBER: 18-0000-00 PRELIM
PROJECT LAND MISC PERMITS: 18-0000-00
CONSTRUCTION PLANS ACCEPTED FOR
PRELIMINARY ACCEPTANCE AND ENGINEERING
FINAL ACCEPTANCE AND ENGINEERING
PERMIT REQUIRED
NON-STORM DRAINAGE FACILITIES
SPOKANE COUNTY ENGINEER

PROJECT CONTROL POINTS

POINT NO.	NORTHING	EASTING	ELEVATION	DESCRIPTION
306	8935.12	9674.36	2376.24	1/2" REBAR WITH YELLOW PLASTIC CAP MARKED "WOOTE 18393"
601	8768.90	7801.50	2148.13	5/8" REBAR WITH YELLOW PLASTIC CAP MARKED "SBSC RLS 20805".
605	7769.08	8194.17	2150.69	5/8" REBAR WITH YELLOW PLASTIC CAP MARKED "SBSC RLS 20805".

No.	Date	By	Chk.	Appr.	Revisions

Drawn: CRC Date: 8/2018
Designed: MRD 8/2018
Checked: MAA 8/2018

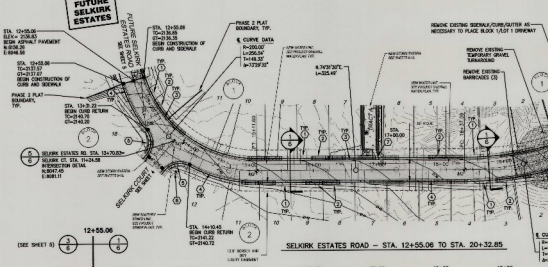
Parametrix
INSPIRING ENGINEERING, PLANNING, ENVIRONMENTAL SCIENCE
36 W Main Avenue | Spokane, WA 99201
T 509.326.2700 www.parametrix.com

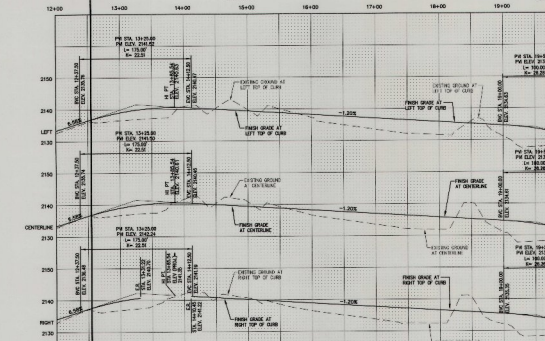
SPOKANE COUNTY PUBLIC WORKS
DIVISION OF ENGINEERING AND ROADS
W. 1026 Broadway Ave.
Spokane, Wa. 99260
(509-477-3600)

VERTICAL DATUM: FLAT CORNER MARKER, 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED "SBSC RLS 20805" ELevation (NAVD 88)
HORIZONTAL DATUM: ASSUMED. SEE PROJECT CONTROL TABLE
CADD FILE NAME: 7605-01-003-00 REC.dwg

SCALE
HORIZ. 1"=100'
VERT. N/A

SELKIRK ESTATES PHASE 2
ROAD INDEX
ROAD
SHEET 2 / 11





UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HEREIN WERE LOCATED AS ACCURATELY AS POSSIBLE FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. PARAMETRIC INC. MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER EXISTING OR ABANDONED. PARAMETRIC INC. FURTHER WARRANT THAT THE UNDERGROUND UTILITIES SHOWN MAY BE EXACT LOCATION INDICATED, ALTHOUGH WE DO OBTAIN THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

UNDERGROUND SERVICE ALERT (ONE-CALL NUMBER) 811 (48 HRS WORKING DAYS BEFORE YOU DIG)

SCALE: 1" = 50' TEET

NAVD 88 DATUM
CONTOUR INTERVAL = 1 FOOT

MONUMENT DATA		
DESI.	NORTHING	EASTING
M1	8047.45	8081.11
M2	7967.11	8551.15
M3	7882.27	8006.85

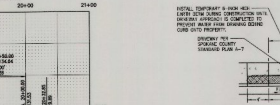
NOTE: SEE PLAT MAP FOR MONUMENT REQUIREMENTS

CONSTRUCTION NOTES:

ALL DETAILS SHALL BE PER SPOKANE COUNTY STANDARDS UNLESS OTHERWISE NOTED.

1. 6" WIDE CONCRETE SIDEWALK PER STANDARD SHEET A-7. SEE DETAIL 1 THIS SHEET FOR DRIVEWAY LOCATIONS WHERE SLAB THICKNESS SHALL BE 8".
2. INSTALL DRIVEWAY CURB GRADE PER SPOKANE COUNTY STD. PLAN A-7. AFTER FINISH BACK OF CURB TO BACK OF SIDEWALK NOT INSTALLED UNLESS NOTED OTHERWISE. SEE DETAIL 1 THIS SHEET FOR DRIVEWAY LOCATIONS. SEE PLAN SET DETAIL 1 THIS SHEET. 4" SLAB REQUIRED IN SIDEWALK AREA. SEE REQUIREMENT ON DETAIL FOR TEMPORARY EARTH BERM.
3. SPOKANE COUNTY TYPE "B" CONCRETE CURB AND GUTTER PER STANDARD PLAN B-3.
4. CONCRETE CURB AND SPILL GUTTER PER DETAIL 1, SHEET 11.
5. WHEEL CHAIR RAMP PER STANDARD SHEET A-5A.
6. SIGN POST W/STREET SIGNS PER STANDARD SHEET A-16.
7. CURB INLET TYPE 2 PER SPOKANE COUNTY STANDARD PLAN B-9.
8. NOT USED (THIS SHEET)
9. NOT USED (THIS SHEET)

CONSTRUCTION PLANS
PROJECT #: 2006-0-0-0
DATE ACCEPTED: 07-24-08
OFFICIAL PUBLIC DOCUMENT ORIGINAL
PROJECT NAME: SELKIRK ESTATES
PROJECT LAND NAME: PRIVATE
THIS DOCUMENT IS THE PROPERTY OF SPOKANE COUNTY. ORIGINAL DRAWING, MAY BE REPRODUCED FOR YOUR ACCEPTANCE AND RETURNED UPON REQUEST OF SPOKANE COUNTY.
PROJECT MANAGER: [illegible]
RECEIVED BY: [illegible]
RECEIVED DATE: [illegible]



DRIVEWAY STATION TABLE				
ROAD	BLOCK / LOT	STATION	WIDTH (W)	RAMP LENGTH (L)
SELKIRK ESTATES ROAD	FUTURE LOT	12+57.88 (L1)	18.2'	8.0'
SELKIRK ESTATES ROAD	BLK 1 / LOT 15	13+50.12 (L1)	14.0'	4.0'
SELKIRK ESTATES ROAD	BLK 2 / LOT 11	15+02.37 (R1)	14.0'	3.0'
SELKIRK ESTATES ROAD	BLK 1 / LOT 10	14+13.12 (L1)	14.0'	3.0'
SELKIRK ESTATES ROAD	BLK 2 / LOT 13	15+28.72 (R1)	14.0'	3.0'
SELKIRK ESTATES ROAD	BLK 1 / LOT 9	15+38.52 (L1)	14.0'	3.0'
SELKIRK ESTATES ROAD	BLK 2 / LOT 15	16+15.99 (R1)	14.0'	3.0'
SELKIRK ESTATES ROAD	BLK 1 / LOT 8	16+13.43 (L1)	14.0'	3.0'
SELKIRK ESTATES ROAD	BLK 2 / LOT 16	16+39.99 (R1)	14.0'	3.0'
SELKIRK ESTATES ROAD	BLK 1 / LOT 7	16+38.43 (L1)	16.0'	3.0'
SELKIRK ESTATES ROAD	TRACT A ACCESS	16+84.64 (L1)	12.0'	3.0'
SELKIRK ESTATES ROAD	BLK 2 / LOT 17	17+01.99 (R1)	16.0'	3.0'
SELKIRK ESTATES ROAD	BLK 1 / LOT 6	17+73.99 (L1)	16.0'	3.0'
SELKIRK ESTATES ROAD	BLK 2 / LOT 18	17+28.99 (R1)	16.0'	3.0'
SELKIRK ESTATES ROAD	BLK 1 / LOT 5	17+94.99 (L1)	16.0'	3.0'
SELKIRK ESTATES ROAD	BLK 2 / LOT 19	18+20.99 (R1)	16.0'	3.0'
SELKIRK ESTATES ROAD	BLK 1 / LOT 4	18+23.99 (L1)	16.0'	3.0'
SELKIRK ESTATES ROAD	BLK 2 / LOT 20	19+07.99 (R1)	16.0'	3.0'
SELKIRK ESTATES ROAD	BLK 2 / LOT 21	19+35.49 (L1)	16.0'	3.0'
SELKIRK ESTATES ROAD	BLK 2 / LOT 22	19+55.80 (R1)	16.0'	4.0'
SELKIRK ESTATES ROAD	BLK 1 / LOT 3	19+36.49 (L1)	16.0'	4.0'
SELKIRK ESTATES ROAD	BLK 1 / LOT 1	19+78.99 (R1)	16.0'	6.0'
SELKIRK ESTATES ROAD	SEWER ACCESS	20+15.81 (R1)	20.0'	6.0'
SELKIRK ESTATES ROAD	BLK 1 / LOT 2	20+28.34 (L1)	16.0'	6.0'

NOTE: STATION PROVIDED IN TABLE IS TO CENTER OF DRIVEWAY

1/3 TYPICAL DRIVEWAY LOCATION
NOT TO SCALE

No.	Date	By	Chk	Appr.	Revisions

Drawn: DRC 6/2008
Designed: BRV 6/2008
Checked: MSA 6/2008

Parametric
CIVIL ENGINEERING • SURVEYING
LAND DEVELOPMENT • PLANNING
1120 W. PLIMSOLL BLVD. SPOKANE WA 99205
PHONE (509) 326-4500 FAX (509) 326-7100

SPOKANE COUNTY PUBLIC WORKS
DIVISION OF ENGINEERING AND ROADS
W. 1026 Broadway Ave.
Spokane, Wa. 99260
509-477-3600

VERTICAL DATUM: FLAT CENTER MARKER, 3/4" REBAR WITH YELLOW PLASTIC CAP MARKED "BRGE 313, 2000"
ELevation (NAVD 88)
HORIZONTAL DATUM: NAD83/91
WA STANDARD COORDINATE SYSTEM

CADD FILE NAME: 2006-07-0-0-0-FF SLKRIDE.dwg

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

SELKIRK ESTATES PHASE 2

SELKIRK ESTATES ROAD
STA. 12+55.06 TO STA. 20+32.85

ROAD
SHEET
3
11

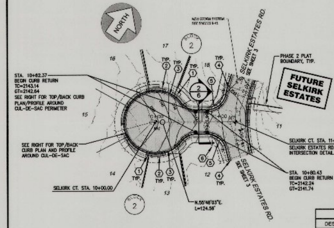
UTILITY STATEMENT

UNDERGROUND SERVICE ALERT
ONE-CALL NUMBER
811
CALL TWO BUSINESS DAYS BEFORE YOU DIG

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED AS ACCURATELY AS POSSIBLE FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. PARAMETRIX, INC. MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHER, WE DO NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN EXACT LOCATION INDICATED, ALTHOUGH WE DO CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

50 25 0 50 100
SCALE 1" = 50' FEET

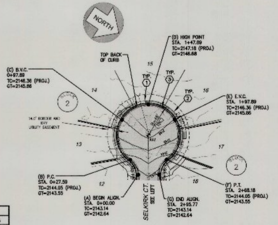
NAVD 88 DATUM
CONTOUR INTERVAL = 1 FOOT



MONUMENT DATA		
DES.	NORTHING	EASTING
M1	8047.45	8081.11
M4	7977.43	7978.08

NOTE: SEE PLAT MAP FOR MONUMENT REQUIREMENTS

SELKIRK COURT – STA. 10+00.00 TO STA. 11+24.56



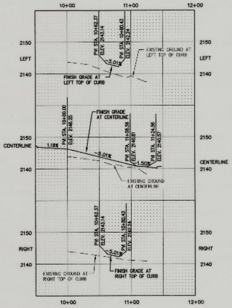
CUL-DE-SAC TOP BACK OF CURB – STA. 0+00.00 TO STA. 2+95.77

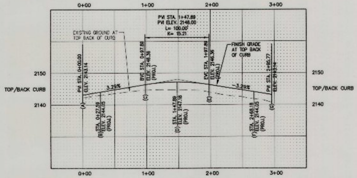
CONSTRUCTION NOTES:

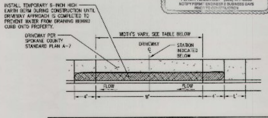
ALL DETAILS SHALL BE PER SPOKANE COUNTY STANDARDS UNLESS OTHERWISE NOTED.

1. 6' WIDE CONCRETE SIDEWALK PER STANDARD SHEET A-7. SEE DETAIL 1 THIS SHEET, FOR DRIVEWAY LOCATIONS WHERE SLAB THICKNESS SHALL BE 6".
2. INSTALL DRIVEWAY CURB DROP PER SPOKANE COUNTY STD. PLAN A-7. APRON FROM BACK OF CURB TO BACK OF SIDEWALK NOT INSTALLED UNLESS NOTED OTHERWISE. APRON TO BE INSTALLED BY BUILDER PER REFERENCED STD. PLAN. SEE DETAIL 1 THIS SHEET. 6" SLAB IS REQUIRED IN SIDEWALK AREA. SEE REQUIREMENT ON DETAIL FOR TEMPORARY EARTH BERM.
3. SPOKANE COUNTY TYPE "B" CONCRETE CURB AND GUTTER PER STANDARD PLAN A-3.
4. CONCRETE CURB AND SPILL GUTTER PER DETAIL 1, SHEET 11.
5. WHEEL CHAIR RAMP PER STANDARD SHEET A-5A.
6. SIGN POST W/STREET SIGNS PER STANDARD SHEET A-16.
7. NOT USED (THIS SHEET)
8. NOT USED (THIS SHEET)
9. NOT USED (THIS SHEET)

SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT #: P-2052A
DATE ACCEPTED: 08-20-18
ACCEPTANCE EXPIRES: 08-20-20
PROJECT LANE MILES PUBLIC: .05
PROJECT LANE MILES PRIVATE:
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







DRIVEWAY STATION TABLE				
ROAD	BLOCK / LOT	STATION	WIDTH (W)	RAMP LENGTH (L)
CUL-DE-SAC (TBC)	BLK 2 / LOT 12	0+25.63	16.0'	4.0'
CUL-DE-SAC (TBC)	BLK 2 / LOT 13	0+70.29	16.0'	4.0'
CUL-DE-SAC (TBC)	BLK 2 / LOT 14	1+12.65	16.0'	4.0'
CUL-DE-SAC (TBC)	BLK 2 / LOT 15	1+58.67	16.0'	2.0'
CUL-DE-SAC (TBC)	BLK 2 / LOT 16	1+86.75	16.0'	4.0'
CUL-DE-SAC (TBC)	BLK 2 / LOT 17	2+25.92	16.0'	4.0'
CUL-DE-SAC (TBC)	BLK 2 / LOT 18	2+63.91	16.0'	4.0'

NOTE: STATION PROVIDED IN TABLE IS TO CENTER OF DRIVEWAY

1/4 TYPICAL DRIVEWAY LOCATION
NOT TO SCALE

No.	Date	By	Ckd.	Appr.	Revisions

Drawn: CRC Date: 8/2018
Designed: RRZ 8/2018
Checked: MAA 8/2018

RYAN R. ZIMMERMAN, STATE OF WASHINGTON, 54549, REGISTERED PROFESSIONAL ENGINEER, 8-15-18

Parametrix

SPOKANE COUNTY PUBLIC WORKS
DIVISION OF ENGINEERING AND ROADS
W. 1026 Broadway Ave.
Spokane Wa. 99260
509-477-3600

VERTICAL DATUM: PLAT CORNER MARKER: 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED "SIEGE PLS 35991". EL.=2150.60 (NAVD 88)
HORIZONTAL DATUM: ASSUMED. SEE PROJECT CONTROL TABLE
CADD FILE NAME: 7653-011-(04)-PP SLKRKCT.dwg

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

SELKIRK ESTATES PHASE 2

SELKIRK ESTATES COURT
STA. 10+00.00 TO STA. 11+24.56
CUL-DE-SAC
STA. 0+00.00 TO STA. 2+95.77

ROAD
SHEET 4 / 11

CONSTRUCTION NOTES:

ALL DETAILS SHALL BE PER SPOKANE COUNTY STANDARDS UNLESS OTHERWISE NOTED.

1. NOT USED (THIS SHEET)
2. NOT USED (THIS SHEET)
3. NOT USED (THIS SHEET)
4. NOT USED (THIS SHEET)
5. NOT USED (THIS SHEET)
6. NOT USED (THIS SHEET)
7. NOT USED (THIS SHEET)
8. TRANSITION TOP OF CUT SURFACE FROM FINISHED GRADE ELEVATION AT MATCH TO (75-0.5)T.
9. INSTALL TEMPORARY SIGN POST WITH SIGN READING "EMERGENCY ACCESS AS COORDINATED WITH FIRE DISTRICT 7"

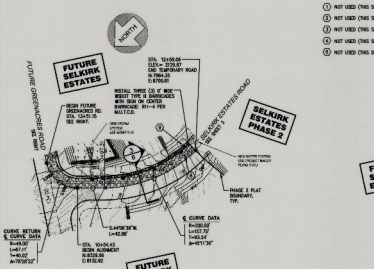
UNDERGROUND SERVICE ALERT
ONE-CALL NUMBER
811
24 - 48 HOURS BEFORE YOU DIG

50 25 0 50 100
SCALE 1" = 50' 1:1.5

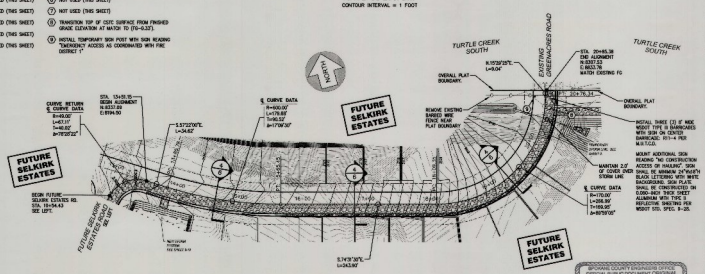
NAVD 88 DATUM
CONTOUR INTERVAL = 1 FOOT

UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED AS ACCURATELY AS POSSIBLE FROM THE BEST AVAILABLE INFORMATION. EXISTING DRAINAGE PATTERNS WILL MAKE NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN EXISTENCE OR ABANDONED. FURTHER, WE DO NOT WARRANT THAT THE UTILITIES SHOWN ARE IN EXACT LOCATION IRRESPECTIVE, AS MUCH AS WE DO BELIEVE THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

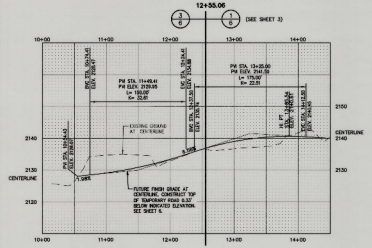


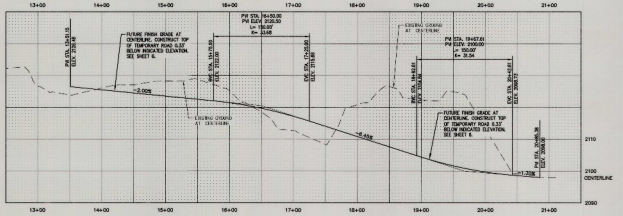
FUTURE SELKIRK ESTATES ROAD – STA. 10+54.43 TO STA. 12+55.06
EMERGENCY ACCESS



FUTURE GREENACRES ROAD – STA. 13+51.15 TO STA. 20+85.38
EMERGENCY ACCESS

OFFICIAL COUNTY DOCUMENT
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT #: 2018-
DATE ACCEPTED: 20
ACCEPTANCE EXPIRES: 20
PROJECT NAME: FUTURE SELKIRK ESTATES
PROJECT LOCATION: FUTURE GREENACRES ROAD
CONSTRUCTION PLANS MAY EXPIRE AND BECOME NULL AND VOID IF NO CLEARANCE HAS BEEN ISSUED WITHIN ONE YEAR FROM THE DATE OF ACCEPTANCE.
PERMIT REQUIRED: (509) 477-3700
SUBMIT COMPLETED PLANS TO SUPPORT@SCRD.COM





No.	Date	By	Chkd	Appr.	Revisions

Drawn: Date:
CRC 8/2019
Designed:
CRC 8/2019
Checked:
MJA 8/2019

Parametrix
ENGINEERING • PLANNING • ENVIRONMENTAL SCIENCES
A WOMAN OWNED, SMALL BUSINESS
1019 W. MAIN AVENUE, SUITE 200
SPOKANE, WA 99201 509.326.2700

SPOKANE COUNTY PUBLIC WORKS
DIVISION OF ENGINEERING AND ROADS
N. 1026 Broadway Ave.
Spokane, Wa. 99260
509-477-3600

VERTICAL DATUM: N.A.V. DERIVED VARIOUS 0.01' DERIVED WITH TRIMBLE PLANTEC DGPS VARIOUS "DERIVED FROM SHARP" (L.L.) DERIVED CHAVE 980
HORIZONTAL DATUM: ASSUMED
SET PROJECT CONTROL TABLE
CADD FILE NAME: 1802-390-200-PR-RPHP.dwg

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

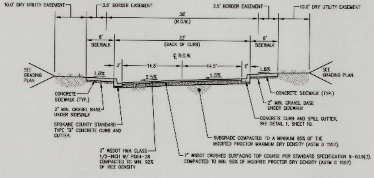
SELKIRK ESTATES PHASE 2
FUTURE SELKIRK ESTATES ROAD
STA. 10+54.43 TO STA. 12+55.06
FUTURE GREENACRES ROAD
STA. 13+51.15 TO STA. 20+85.38

ROAD
SHEET 5 / 11

UTILITY STATEMENT

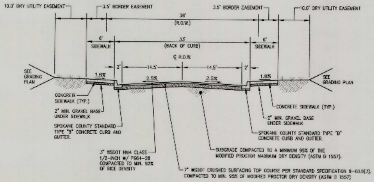
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED AS ACCURATELY AS POSSIBLE FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. PARAMETRIX, INC. MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHER, WE DO NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN EXACT LOCATION INDICATED, ALTHOUGH WE DO CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

UNDERGROUND SERVICE ALERT
ONE-CALL NUMBER
811
CALL TWO BUSINESS DAYS BEFORE YOU DIG



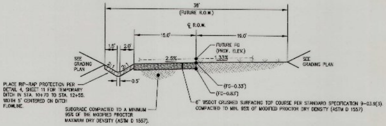
1/3 **SUPER ELEVATION ROAD SECTION – SELKIRK ESTATES ROAD – STA. 12+55.06 TO STA. 20+32.85**

NOT TO SCALE



2/4 **FULL CROWN ROAD SECTION – SELKIRK ESTATES COURT – STA. 10+62.37 TO STA. 10+80.43**

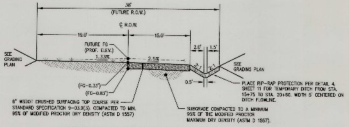
NOT TO SCALE



SUPER ELEVATION TEMPORARY ROAD SECTION

3/5 **SELKIRK ESTATES ROAD – STA. 10+54.43 TO STA. 12+55.06**

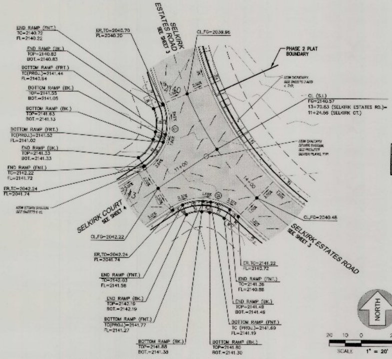
NOT TO SCALE



SUPER ELEVATION TEMPORARY ROAD SECTION

4/5 **GREENACRES ROAD – STA. 13+51.15 TO STA. 20+85.38**

NOT TO SCALE



20 10 0 20 40
SCALE 1" = 20' FEET

5/3,4 **INTERSECTION DETAIL – SELKIRK ESTATES ROAD / SELKIRK COURT**

SCALE: 1"=20'

CURVE TABLE AT TOP/BACK OF CURB

CURVE	RADIUS	LENGTH	DELTA
C1	32.5'	44.61'	78°39'03"
C2	32.5'	44.61'	78°39'03"

SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT #: P-2052A
DATE ACCEPTED: 08-20-19
ACCEPTANCE EXPIRES: 08-20-20
PROJECT LANE MILES PUBLIC: .34
PROJECT LANE MILES PRIVATE:
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

No.	Date	By	Ckd.	Appr.	Revisions

Drawn: CRC Date: 8/2018
Designed: RRZ 8/2018
Checked: MAA 8/2018

RYAN R. ZIMMERMAN, STATE OF WASHINGTON, 54349, PROFESSIONAL ENGINEER, 8-15-18

Parametrix

SPOKANE COUNTY PUBLIC WORKS
DIVISION OF ENGINEERING AND ROADS
W. 1026 Broadway Ave.
Spokane Wa. 99260
509-477-3600

VERTICAL DATUM: PLAT CORNER MARKER: 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED "SEESE PLS 36961". EL.=2159.69 (NAVD 88)

HORIZONTAL DATUM: ASSUMED. SEE PROJECT CONTROL TABLE

CADD FILE NAME: 7653-011-(06)-INTX DET.dwg

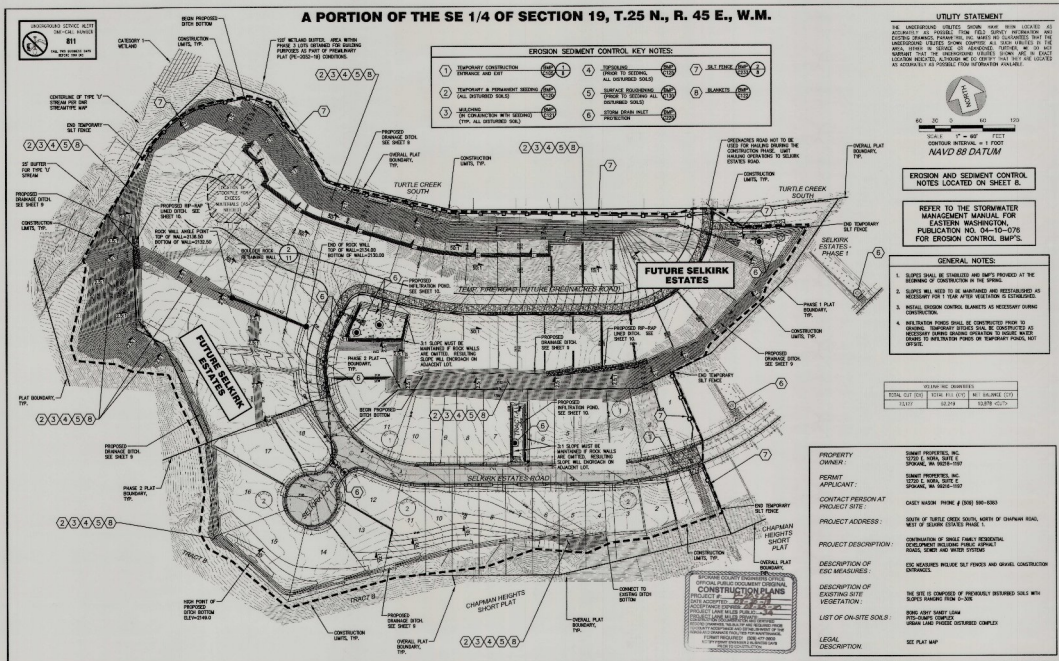
SCALE
HORIZ. AS SHOWN
VERT. N/A

SELKIRK ESTATES PHASE 2

ROAD SECTIONS AND INTERSECTION DETAILS

ROAD
SHEET 6 / 11

A PORTION OF THE SE 1/4 OF SECTION 19, T.25 N., R. 45 E., W.M.



EROSION SEDIMENT CONTROL KEY NOTES:

1. TEMPORARY CONSTRUCTION ENTRANCE AND EXIT — SMC 17.10.170
2. TEMPORARY & PERMANENT SEEDING (ALL DISTURBED SOILS) — SMC 17.10.170
3. MULCHING FOR COMPACTION WITH SEEDING (TYP. ALL DISTURBED SOIL) — SMC 17.10.170
4. TOPSOILING (PRIOR TO SEEDING ALL DISTURBED SOILS) — SMC 17.10.170
5. SURFACE ROUGHENING (PRIOR TO SEEDING ALL DISTURBED SOILS) — SMC 17.10.170
6. STORM DRAIN INLET PROTECTION — SMC 17.10.170
7. SILT FENCE — SMC 17.10.170
8. BLANKETS — SMC 17.10.170

UTILITY STATEMENT

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SCALE: 1" = 60' FEET
CONTOUR INTERVAL = 1 FOOT
NAVD 88 DATUM

EROSION AND SEDIMENT CONTROL NOTES LOCATED ON SHEET 8.

REFER TO THE STORMWATER MANAGEMENT MANUAL FOR EASTERN WASHINGTON, PUBLICATION NO. 04-10-076 FOR EROSION CONTROL BMP'S.

GENERAL NOTES:

1. SLOPES SHALL BE STABILIZED AND BMP'S PROVIDED AT THE BEGINNING OF CONSTRUCTION IN THE SPRING.
2. SLOPES WILL NEED TO BE MAINTAINED AND RESTABILIZED AS NECESSARY FOR 1 YEAR AFTER VEGETATION IS ESTABLISHED.
3. INSTALL EROSION CONTROL BLANKETS AS NECESSARY DURING CONSTRUCTION.
4. INFILTRATION PONDS SHALL BE CONSTRUCTED PRIOR TO GRADING. TEMPORARY DITCHES SHALL BE CONSTRUCTED AS NECESSARY DURING GRADING OPERATION TO INSURE WATER FLOW TO INFILTRATION PONDS OR TEMPORARY PONDS, NOT OFFSITE.

VOLUME MC (CUBICYARDS)		
TOTAL CUT (CY)	TOTAL FILL (CY)	NET EXCAVATION (CY)
11,477	62,219	50,878 <CUT>

PROPERTY OWNER:	SUMMIT PROPERTIES, INC. 10720 E. INDIAN, SUITE E SPOKANE, WA 99206-1597
PERMIT APPLICANT:	SUMMIT PROPERTIES, INC. 10720 E. INDIAN, SUITE E SPOKANE, WA 99206-1597
CONTACT PERSON AT PROJECT SITE:	CASEY WASSM PHONE # (509) 926-6383
PROJECT ADDRESS:	SOUTH OF TURTLE CREEK SOUTH, NORTH OF CHAPMAN ROAD, WEST OF SELKIRK ESTATES PHASE 1
PROJECT DESCRIPTION:	CONTINUATION OF SINGLE FAMILY RESIDENTIAL DEVELOPMENT INCLUDING PUBLIC ASPHALT ROADS, SEWER AND WATER SYSTEMS
DESCRIPTION OF ESC MEASURES:	ESC MEASURES INCLUDE SILT FENCES AND GRAVEL CONSTRUCTION ENTRANCES.
DESCRIPTION OF EXISTING SITE VEGETATION:	THE SITE IS COMPOSED OF PREVIOUSLY DISTURBED SOILS WITH SLOPES RANGING FROM 0-30%
LIST OF ON-SITE SOILS:	BOND-VERY NARROW LOAM PITS-DUMPS COMPLEX URBAN LAND FROSE DISTURBED COMPLEX
LEGAL DESCRIPTION:	SEE PLAT MAP

No.	Date	By	Ckd.	Appr.	Revisions

Drawn: MJ Date 6/29/11
Designed: MJ 6/29/11
Checked: NA 6/29/11

Parametric
SPOKANE VALLEY • SPOKANE • COEUR D'ALENE
CIVIL ENGINEERING • SURVEYING • PLANNING
1104 SOUTH CHESTNUT STREET

SPOKANE COUNTY PUBLIC WORKS
DIVISION OF ENGINEERING AND ROADS
N. 1026 Broadway Ave.
Spokane Wa. 99260
(509) 477-3600

VERTICAL DATUM: FLAT CONNECT MARKER - 5/8" BRASS CAP IN CONC. MON. 0.3' BELOW CAP MARKED "R.T.S. 5-SMART" (L.-2.36.39 (NAVD 88))
HORIZONTAL DATUM: NAD83/91 SEE PROJECT CONTROL TABLE
CADD FILE NAME: 1185-01-(01-050) 1D.dwg

SCALE
HORIZ. 1"=60'
VERT. N/A

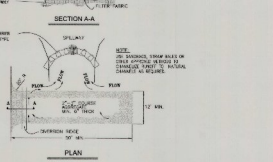
SELKIRK ESTATES PHASE 2

GRADING, EROSION AND SEDIMENT CONTROL PLAN

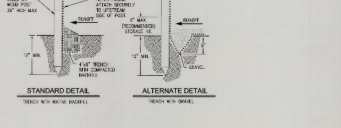
STORM SHEET 7 / 11

EROSION AND SEDIMENT CONTROLS NOTES: (SEE SHEET 6)

1. THE FOLLOWING CONSTRUCTION SEQUENCE SHALL BE FOLLOWED IN ORDER TO BEST MINIMIZE THE POTENTIAL FOR EROSION AND SEDIMENTATION CONTROL PROBLEMS:
   A. CLEAR AND GRUB SUFFICIENTLY FOR INSTALLATION OF TEMPORARY ESC BMPs;
   B. INSTALL TEMPORARY ESC BMPs, CONSTRUCTING SEDIMENT TRAPPING BMPs AS ONE OF THE FIRST ITEMS OF WORK;
   C. CLEAR, GRUB AND ROUGH GRADE FOR ROADS, TEMPORARY ACCESS POINTS AND UTILITY LOCATIONS;
   D. CONSTRUCT ROADWAY APPROACHES AND TEMPORARY ACCESS POINTS WITH THE APPROPRIATE CONSTRUCTION ENTRY BMP;
   E. CLEAR, GRUB AND GRADE INDIVIDUAL LOTS OR GROUP OF LOTS;
   F. TEMPORARY STABILIZE, THROUGH RE-VEGETATION OR OTHER APPROPRIATE BMPs, LOTS OR GROUPS OF LOTS IN SITUATIONS WHERE SUBSTANTIAL CUT OR FILL SLOPES ARE A RESULT OF THE GRADING PROCESS;
   G. CONSTRUCT ROADS, BUILDINGS, PERMANENT STORMWATER FACILITIES (I.E. PIPES, PONDS, ISC FACILITIES, ETC.);
   H. PROTECT ALL PERMANENT STORMWATER FACILITIES UTILIZING THE APPROPRIATE BMPs;
   I. INSTALL PERMANENT ESC CONTROLS WHEN APPLICABLE; AND,
   J. REMOVE TEMPORARY ESC CONTROLS WHEN:
2. PERMANENT ESC CONTROLS, WHEN APPLICABLE, HAVE BEEN COMPLETELY INSTALLED;
3. ALL LAND-DISTURBING ACTIVITIES THAT HAVE THE POTENTIAL TO CAUSE EROSION OR SEDIMENTATION PROBLEMS HAVE CEASED; AND,
4. VEGETATION HAS BEEN ESTABLISHED IN THE AREAS NOTED AS REQUIRING VEGETATION ON THE ACCEPTED ESC PLAN ON FILE WITH THE LOCAL JURISDICTION.
5. INSPECT ALL ROADWAYS, AT THE END OF EACH DAY, ADJACENT TO THE CONSTRUCTION ACCESS ROUTE. IF IT IS EVIDENT THAT SEDIMENT HAS BEEN TRACKED OFF SITE AND/OR BEYOND THE ROADWAY APPROACH, CLEANING IS REQUIRED.
6. IF SEDIMENT REMOVAL IS NECESSARY PRIOR TO STREET WASHING, IT SHALL BE REMOVED BY SHOVELING OR PICKUP SWEEPING AND TRANSPORTED TO A CONTROLLED SEDIMENT DISPOSAL AREA.
7. IF STREET WASHING IS REQUIRED TO CLEAN SEDIMENT TRACKED OFF SITE, ONCE SEDIMENT HAS BEEN REMOVED, STREET WASH WASTEWATER SHALL BE CONTROLLED BY PUMPING BACK ON-SITE OR OTHERWISE PREVENTED FROM DISCHARGING INTO SYSTEMS TRIBUTARY TO WATERS OF THE STATE.
8. RESTORE CONSTRUCTION ACCESS ROUTE EQUAL TO OR BETTER THAN THE PRE-CONSTRUCTION CONDITION.
9. RETAIN THE DUFF LAYER, NATIVE TOPSOIL, AND NATURAL VEGETATION IN AN UNDISTURBED STATE TO THE MAXIMUM EXTENT PRACTICAL.
10. INSPECT SEDIMENT CONTROL BMPs WEEKLY AT A MINIMUM, DAILY DURING A STORM EVENT, AND AFTER ANY DISCHARGE FROM THE SITE (TRANSPORT OR NON-STORMWATER). THE INSPECTION FREQUENCY MAY BE REDUCED TO ONCE A MONTH IF THE SITE IS STABILIZED AND INACTIVE.
11. CONTROL FUGITIVE DUST FROM CONSTRUCTION ACTIVITY IN ACCORDANCE WITH THE STATE AND/OR LOCAL AIR QUALITY CONTROL AUTHORITIES WITH JURISDICTION OVER THE PROJECT AREA.
12. STABILIZE EXPOSED UNWORKED SOILS (INCLUDING STOCKPILES) WHETHER AT FINAL GRADE OR NOT, WITHIN 14 DAYS FROM THE LAST DISTURBANCE IN THE AREA. STABILIZATION MUST OCCUR AND WITHIN 5 DAYS DURING THE REGIONAL WET SEASON (OCTOBER 1 THROUGH JUNE 30). SOILS MUST BE STABILIZED AT THE END OF A SHIFT BEFORE A HOLIDAY WEEKEND IF NEEDED BASED ON THE WEATHER FORECAST. THIS TIME LIMIT MAY ONLY BE ADJUSTED BY A LOCAL JURISDICTION WITH A "RAINFED LOCAL PROGRAM", IF IT CAN BE DEMONSTRATED THAT THE RECENT PRECIPITATION JUSTIFIES A DIFFERENT STANDARD AND MEETS THE REQUIREMENTS SET FORTH IN THE CONSTRUCTION STORMWATER GENERAL PERMIT.
13. PROTECT INLETS, DRYWELLS, CATCH BASINS, AND OTHER STORMWATER MANAGEMENT FACILITIES FROM SEDIMENT. WHETHER OR NOT FACILITIES ARE OPERABLE. INSTALL SEDIMENTS FENCE BETWEEN THE STRUCTURE FRAME AND GRATE.
14. KEEP ROADS ADJACENT TO THE INLETS CLEAN.
15. INSPECT INLETS WEEKLY AT A MINIMUM AND DAILY DURING STORM EVENTS.
16. CONSTRUCT STORMWATER CONTROL FACILITIES (RETENTION/RETENTION STORAGE PONDS OR SWALES) BEFORE GRADING BEGINS. THESE FACILITIES SHALL BE OPERATIONAL BEFORE CONSTRUCTION OF IMPERVIOUS SITE IMPROVEMENTS.
17. STOCKPILE MATERIALS (SUCH AS TOPSOIL) ON SITE, KEEPING OFF OF ROADWAYS AND SIDEWALKS.
18. COVER, CONTAIN AND PROTECT ALL CHEMICAL, LIQUID PRODUCTS, PETROLEUM PRODUCTS, AND NON-INERT WASTES PRESENT ON SITE FROM VANDALISM (SEE CHAPTER 173-304 WAC FOR THE DEFINITION OF INERT WASTES). USE SECONDARY CONTAINMENT ON-SITE FUELING TANKS.
19. CONDUCT MAINTENANCE AND REPAIR OF HEAVY EQUIPMENT AND VEHICLES INVOLVING OIL CHANGES, HYDRAULIC SYSTEM DRAINS, SOLVENT DRAINS, AND/OR VEHICLE REPAIR OTHER THAN EMERGENCY REPAIRS, INDOORS, AND OTHER ACTIVITIES THAT MAY RESULT IN DISCHARGES OR SPILLAGE OF POLLUTANTS TO THE GROUND OR INTO STORMWATER RUNOFF USING SPILL PREVENTION MEASURES, SUCH AS DRIP PANS. CLEAN ALL CONTAMINATED SURFACES IMMEDIATELY FOLLOWING ANY DISCHARGE OR SPILL INCIDENT. IF RAINING, CHECK EQUIPMENT OR VEHICLE, PERFORM EMERGENCY REPAIRS ON SITE USING TEMPORARY PLASTIC BENEATH THE VEHICLE.
20. CONDUCT APPLICATION OF AGRICULTURAL CHEMICALS, INCLUDING FERTILIZER AND PESTICIDES, IN SUCH A MANNER, AND AT APPLICATION RATES, THAT WINDER THE LOSS OF CHEMICALS INTO STORMWATER RUNOFF FACILITIES. AMEND MANUFACTURER'S RECOMMENDED APPLICATION RATES AND PROCEDURES TO MEET THIS REQUIREMENT, IF NECESSARY.
21. INSPECT ON A REGULAR BASIS (AT A MINIMUM WEEKLY, AND DAILY DURING/AFTER A RUNOFF PRODUCING EVENT) AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL BMPs TO ENSURE SUCCESSFUL PERFORMANCE OF THE BMPs. NOTE THAT INLET PROTECTION DEVICES SHALL BE CLEANED OR REMOVED AND REPLACED BEFORE SIX INCHES OF SEDIMENT CAN ACCUMULATE.
22. THE CONTRACTOR IS RESPONSIBLE FOR DESIGNATING A LOCATION ON SITE WHERE CONCRETE TRUCKS AND OTHER CONCRETE DELIVERY EQUIPMENT MAY WASH OUT. NOT BE LOCATED NEAR OR DRAINING INTO A STORM DRAINAGE AREA, TREATMENT AREA OR FACILITY.
23. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING A DESIGNATED AREA ON SITE FOR TIRE WASHING.
24. THE CONTRACTOR IS REQUIRED TO KEEP AN UPDATED COPY OF THE ESC PLAN ONSITE.
25. THE CONTRACTOR SHALL INSTALL ALL EROSION AND SEDIMENT CONTROL MEASURES AT THE CONSTRUCTION LIMITS PRIOR TO ANY GRADING DISTURBING ACTIVITIES.
26. IMPLEMENTATION OF THE ESC PLANS AND UPDATING OR UPGRADING OF THE ESC FACILITIES ARE THE CONTRACTOR'S RESPONSIBILITY UNTIL CONSTRUCTION IS COMPLETE AND THE DISTURBED AREAS HAVE BEEN PERMANENTLY STABILIZED.
27. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING ROCK CONSTRUCTION ENTRIES AT ANY AND ALL LOCATIONS USED TO ENTER OR EXIT THE PROJECT SITE.
28. REMOVE TEMPORARY ESC BMPs WITHIN 30 DAYS AFTER THE TEMPORARY BMPs ARE NO LONGER NEEDED. PERMANENTLY STABILIZE AREAS THAT ARE DISTURBED DURING THE REMOVAL PROCESS.



1 TEMPORARY GRAVEL CONSTRUCTION EXIT/ENTRANCE
NOT TO SCALE



2 SILT FENCE DETAIL
NOT TO SCALE

WASHINGTON STATE LAW RCW 19.122 REQUIRES YOU TO CALL 811 BEFORE YOU DIG, GRADE, OR EXCAVATE

SPOKANE COUNTY PUBLIC WORKS
CONSTRUCTION PLANS
PROJECT #
DATE ACCEPTED
ACCEPTANCE EXPIRES
PROJECT ENGINEER
PROJECT MANAGER
PROJECT ENGINEER CERTIFICATION: I HAVE EXAMINED AND AM FAMILIAR WITH THE PLANS AND SPECIFICATIONS PREPARED BY ME OR UNDER MY SUPERVISION AND THEY ARE IN COMPLIANCE WITH THE SPOKANE COUNTY ENGINEERING DESIGN STANDARDS.
PROJECT ENGINEER
PERMIT REQUIRED
ADMINISTRATOR
SPOKANE COUNTY PUBLIC WORKS
DIVISION OF ENGINEERING AND ROADS

No.	Date	By	Ckd.	Appr.	Revisions

Drawn: MKZ Date 8/1/2016
Designed: MKZ 8/1/2016
Checked: MKA 8/1/2016

Parametrix
ENGINEERING • PLANNING • ENVIRONMENTAL SCIENCES
AN EQUAL OPPORTUNITY EMPLOYER
FOR INFORMATION CONTACT: (509) 363-3500
WWW.PARAMETRIX.COM

SPOKANE COUNTY PUBLIC WORKS
DIVISION OF ENGINEERING AND ROADS
N. 1326 Broadway Ave.
Spokane, Wa. 99203
(509)-477-3600

VERTICAL DATUM: MAT CORNER MARKED "L.W." BRASS DISK STAMPED "L.W." ON TOP OF PLASTIC CAP MARKED "ELEV. 1.0" L.L.=2253.69 (NAVD 88)
HORIZONTAL DATUM: SEE PROJECT CONTROL PLAN
CADD FILE NAME: 7965-01-01-TOC-01.DWG

SCALE
HORIZ. N/A
VERT. N/A

SELKIRK ESTATES PHASE 2

GRADING, EROSION, AND SEDIMENT CONTROAL DETAILS AND NOTES

STORM
SHEET 8 / 11

A PORTION OF THE SE 1/4 OF SECTION 19, T.25 N., R. 45 E., W.M.

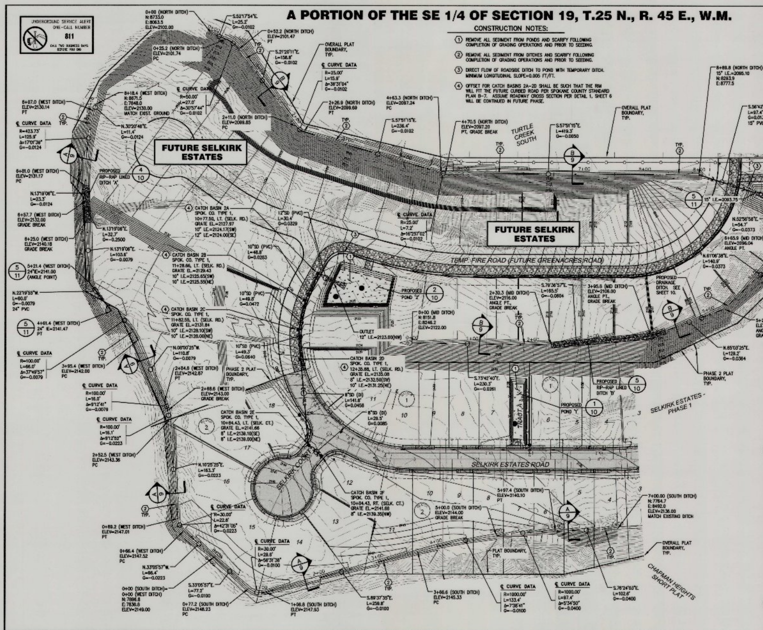
UNDERGROUND SERVICE ALERT
ONE-CALL NUMBER
811
CALL TWO BUSINESS DAYS BEFORE YOU DIG

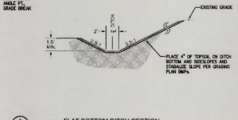
CONSTRUCTION NOTES:

1. REMOVE ALL SEDIMENT FROM PONDS AND SCARIFY FOLLOWING COMPLETION OF GRADING OPERATIONS AND PRIOR TO SEEDING.
2. REMOVE ALL SEDIMENT FROM DITCHES AND SCARIFY FOLLOWING COMPLETION OF GRADING OPERATIONS AND PRIOR TO SEEDING.
3. DIRECT FLOW OF ROADSIDE DITCH TO POND WITH TEMPORARY DITCH. MINIMUM LONGITUDINAL SLOPE=0.005 FT/FT.
4. OFFSET FOR CATCH BASINS 2A-2D SHALL BE SUCH THAT THE RIM WILL FIT THE FUTURE CURBED ROAD PER SPOKANE COUNTY STANDARD PLAN B-7. ASSUME ROADWAY CROSS SECTION PER DETAIL 1, SHEET 6 WILL BE CONTINUED IN FUTURE PHASE.

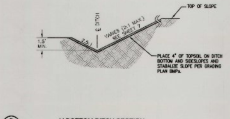
UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED AS ACCURATELY AS POSSIBLE FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. PARAMETRIX, INC. MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHER, WE DO NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN EXACT LOCATION INDICATED, ALTHOUGH WE DO CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.





A / 9 FLAT BOTTOM DITCH SECTION
NOT TO SCALE



B / 9 V-BOTTOM DITCH SECTION
NOT TO SCALE

SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS

No.	Date	By	Ckd.	Appr.	Revisions

Drawn:	RRZ	8/2018
Designed:	RRZ	8/2018
Checked:	MAA	8/2018

Parametrix
ENGINEERING. PLANNING. ENVIRONMENTAL SCIENCES

SPOKANE COUNTY PUBLIC WORKS
DIVISION OF ENGINEERING AND ROADS
W. 1026 Broadway Ave.
Spokane Wa. 99260
509-477-3600

VERTICAL DATUM: PLAT CORNER MARKER: 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED "SEESE PLS 35981". EL.=2150.63 (NAVD 88)
HORIZONTAL DATUM: ASSUMED. SEE PROJECT CONTROL TABLE
CADD FILE NAME: 7665-011-(09)-DRAINAGE PLAN.dwg

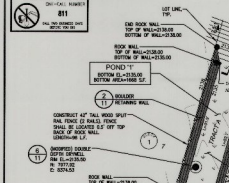
SCALE
HORIZ. 1"=50'
VERT. N/A

SELKIRK ESTATES PHASE 2
DRAINAGE CONVEYANCE PLAN

STORM
SHEET 9 / 11

A PORTION OF THE SE 1/4 OF SECTION 19, T.25 N., R. 45 E., W.M.

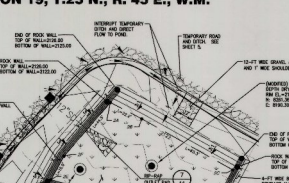
UNDERGROUND SERVICE ALERT
CALL TWO BUSINESS DAYS BEFORE YOU DIG
811



POND 1 BOTTOM HZ CONTROL

PT. DES.	NORTHING	EASTING
1A	8073.25	5376.47
1B	8037.02	5400.57
1C	7948.24	5381.65
1D	7964.64	5361.99

POND "1" DETAIL
SCALE: 1"=20'



POND 2 BOTTOM HZ CONTROL

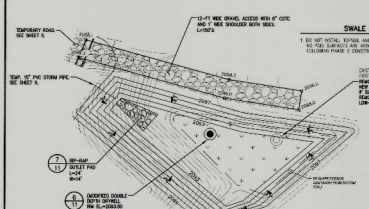
PT. DES.	NORTHING	EASTING
2A	8301.15	5164.27
2B	8281.00	5184.01
2C	8239.14	5141.82
2D	8225.89	5273.31
2E	8252.44	5127.30
2F	8267.27	5125.36

POND "2" DETAIL
SCALE: 1"=20'

UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED AS ACCURATELY AS POSSIBLE FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. PARAMETRIX, INC. MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHER, WE DO NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN EXACT LOCATION INDICATED, ALTHOUGH WE DO CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

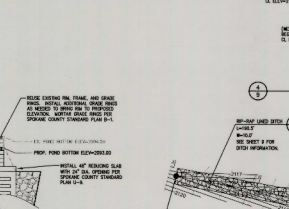
SPOKANE COUNTY ENGINEERS
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT #: 2-2-2-2
PROJECT NAME: SELKIRK ESTATES
DATE PROPOSED CONSTRUCTION: 2-2-2-2
PROJECT LANE MILES PUBLIC:
PROJECT LANE MILES PRIVATE:
THESE DOCUMENTS ARE THE PROPERTY OF SPOKANE COUNTY ENGINEERS. THESE DRAWINGS, RESULTS AND REPORTS PREPARED FOR SPOKANE COUNTY ENGINEERS ARE INTENDED SOLELY FOR THE PURPOSE(S) FOR WHICH THEY WERE PREPARED. NO OTHER PURPOSE IS REPRESENTED. UNAUTHORIZED USE OF THESE DRAWINGS, RESULTS AND REPORTS IS PROHIBITED.
FORMAT REQUIRED: 2000 APPROVED
NOTE: REPRODUCTIONS MUST BE FULL SIZE

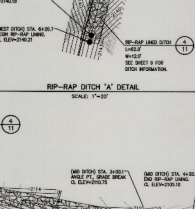


SWALE NOTE:

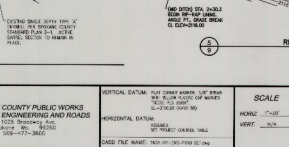
1. DO NOT INSTALL BOTTOM AND SIDERIP IN POND 3 BOTTOM NO PAD SUBGRADES ARE APPROVED WITH THIS POND FOLLOWING PHASE 2 CONSTRUCTION.

TEMPORARY POND "3" DETAIL
SCALE: 1"=20'





RIP-RAP DITCH "A" DETAIL
SCALE: 1"=20'



RIP-RAP DITCH "B" DETAIL
SCALE: 1"=20'

No.	Date	By	Chk	Appr.	Revisions

Drawn: JRZ Date 8/2018
Designed: JRZ 8/2018
Checked: MAA 8/2018

Parametrix
ENGINEERING • PLANNING • ENVIRONMENTAL SCIENCES
18 NORTH MONROE, SUITE 100 SPOKANE, WA 99201
509-327-3600 FAX 509-327-3601

SPOKANE COUNTY PUBLIC WORKS
DIVISION OF ENGINEERING AND ROADS
W. 1026 Broadway Ave.
Spokane, WA. 99260
509-477-3600

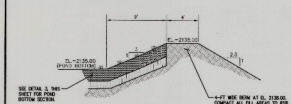
VERTICAL DATUM: FLAT CORNER BARRIER 1/2" BRASS W/ 3" BLUE PLASTIC CAP MARKED "PARAMETRIX" ELEV=2100.00 (NAVD 88)
HORIZONTAL DATUM: NAD83/91 WT PROJECT COORDS. TBDL
CADD FILE NAME: 1600-001-1600-POND SE.DWG

SCALE
HORIZ. 1"=20'
VERT. N/A

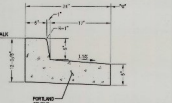
SELKIRK ESTATES PHASE 2

POND DETAILS

STORM SHEET 10 / 11



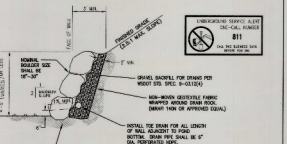
A/10 POND "I" END BERM CROSS SECTION
NOT TO SCALE



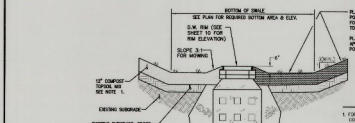
1/3.4 CONCRETE CURB AND SPILL GUTTER DETAIL
NOT TO SCALE

GENERAL NOTES:

1. PORTLAND CEMENT CONCRETE SHALL BE CLASS 3000 (3000 PSI) PER TO THE STANDARD SPECIFICATIONS.
2. MONOMERIC PLASTIC JOINTS FOR PORTLAND CEMENT CONCRETE SHALL BE REMOVED AT 50' INTERVALS.
3. SAW EXPANSION JOINTS IN PORTLAND CEMENT CONCRETE SHALL BE REMOVED AT CURB RETURNS.
4. EPOXY CEMENT SHALL BE APPLIED AT A 10-15 MIL THICKNESS AND SHALL CONFORM TO THE REQUIREMENTS OF SECTION 9-26 OF THE STANDARD SPECIFICATIONS.
5. THE PAINT SHALL BE SOLID, TRANSLUCENT TO PROVIDE A DOUBLE, SMOOTH REFLECTIVE FINISH.
6. TO BE USED ONLY IN SPECIAL CASES WITH APPROVAL OF THE COUNTY ENGINEER.
7. CURVE SHALL HAVE A LIGHT BROOMED FINISH. BUTTON SHALL BE FINISHED WITH A STEEL TROWEL.



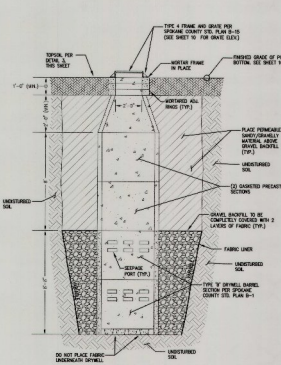
2/9 BOULDER RETAINING WALL
NOT TO SCALE



3/10 SWALE SECTION
NOT TO SCALE

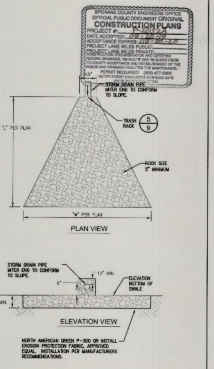
SWALE NOTES:

1. FOR SWALES AND PONDS, THE TOP 12" INCHES SHALL BE COMPOSED OF TOPSOIL MIXED WITH 40% OF SAND COMPOST MIX. SEE METRO GUIDE.
2. THE SUBGRADE INFILTRATION RATE SHALL BE, AT A MINIMUM, 0.25 INCHES/HOUR AND THE FACILITY MUST COMPLETELY DRAIN WITHIN 72 HOURS. CONTRACTOR TO PROVIDE TEST RESULTS TO ENGINEER. WALKBOARDS ARE REQUIRED DURING THE SUBGRADE INFILTRATION PHASE TO CONSTRUCTION. TURBIDITY RESULTS TO DRAIN'S ENGINEER FOR REVIEW AND ACCEPTANCE.



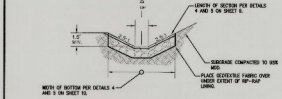
6/10 SPOKANE COUNTY TYPE B DOUBLE DEPTH DRYWELL - MODIFIED
NOT TO SCALE

SEE SPOKANE COUNTY STD. PLAN B-1 FOR GENERAL NOTES



5/9 TRASH RACK
NOT TO SCALE

7/10 RIP RAP OUTLET PAD
NOT TO SCALE



4/10 RIP-RAP LINED DITCH
NOT TO SCALE

5/9 TRASH RACK
NOT TO SCALE

No.	Date	By	Chk	Appr	Revisions

Drawn: SRC Date 8/2014
Designed
Checked: MAS 8/2016

Parametrix
PROFESSIONAL ENGINEERS, PLANNERS, SURVEYORS
A WASHINGTON CORPORATION
1019 N. WALLACE AVENUE, SPOKANE, WA 99202
P 509.326.2255 F 509.326.2256 WWW.PARAMETRIX.COM

SPOKANE COUNTY PUBLIC WORKS
DIVISION OF ENGINEERING AND ROADS
1026 W. Broadway Ave.
Spokane, WA 99260
509-477-3600

VERTICAL DATUM: PLAT DATUM MARKED 5/8" FROM BOTH FOUR PLACES ON SURFACE "TOTAL P.I.E. TRUNK" EL.=1,000.00 (NAVD 88)
HORIZONTAL DATUM: NAD 83/91 SBL PROJECT CONTROL TRACT
CADD FILE NAME: 1659-01-01-01-MISC DETAILS

SCALE
HORIZ: N/A
VERT: N/A

SELKIRK ESTATES PHASE 2
MISCELLANEOUS DETAILS

DETAILS
SHEET 11 / 11