# SELKIRK ESTATES
# PHASE 3

SPOKANE COUNTY, WASHINGTON

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

## SCHEDULE OF DRAWINGS

| NO. | DESCRIPTION |
|---|---|
| | **ROAD** |
| 1 | COVER SHEET |
| 2 | ROAD INDEX |
| 3 | SELKIRK ESTATES ROAD - STA. 10+14.41 TO STA. 12+55.06<br>PRIVATE DRIVEWAY - STA. 10+00.00 TO STA. 12+87.90 |
| 4 | GREENACRES ROAD - STA. 10+25.00 TO STA. 20+85.38 |
| 5 | CUL-DE-SAC - STA. 0+00.00 TO STA. 2+85.77 |
| 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 PLAN AND DETAILS |

OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT #: 2-2-94
PROJECT NAME: SELKIRK ESTATES
ACCEPTANCE EXPIRATION DATE: 2-2-96
PROJECT LINE WILLED PUBLIC: 2-2-96
CONDITIONS OF PUBLIC ACCEPTANCE:
1. ALL PUBLIC IMPROVEMENTS SHALL BE CONSTRUCTED TO COUNTY STANDARDS AND THE COUNTY ASSUMES NO LIABILITY UNTIL THE PROJECT IS ACCEPTED FOR MAINTENANCE. 2. ALL PUBLIC IMPROVEMENTS SHALL BE ACCEPTED WITHIN TWO YEARS FROM THE DATE OF THIS ACCEPTANCE UNLESS EXTENDED BY WRITTEN AGREEMENT.

| | |
|---|---|
| OWNER/DEVELOPER: | SUMMIT PROPERTIES |
| CONTACT: | CASEY HANSEN |
| ADDRESS: | 12108 E. NORA, SUITE 6<br>SPOKANE COUNTY, WA 99206 |
| PHONE: | 509.928.9701 |

OWNER APPROVAL: Casey Hansen DATE: 4-30-19

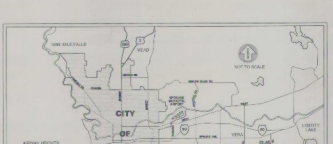
THIS CONSTRUCTION PLAN EXPIRES (1) YEAR FROM DATE OF APPROVAL

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

"Per design improvements shown on this set of plans and representations submitted to Spokane County, I/we as the Spokane County Engineer for Road and Bridge Construction and the Spokane County Building Inspector for Building Construction, do design constitute have been approved by the Spokane County Engineer" Section 2.040 of SCC 1.04.010

## GENERAL NOTES:

1. ALL MATERIALS AND INSTALLATION SHALL BE IN CONFORMANCE WITH THE "SPOKANE COUNTY STANDARDS FOR ROAD AND SEWER CONSTRUCTION", JANUARY 2018, AS AMENDED, AND PER THE "2018 STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION" AS PUBLISHED BY THE WASHINGTON STATE DEPARTMENT OF TRANSPORTATION (WSDOT) 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 811 BEFORE YOU DIG.
3. LOCATIONS OF EXISTING UTILITIES SHOWN IN THE PLAN ARE APPROXIMATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. IF THE LOCATION 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 CUT SLOPES LESS THAN SIX (SIX) FEET, A MINIMUM STATE-LICENSED PROFESSIONAL LAND SURVEYOR SHALL NOTIFY THE COUNTY ENGINEER WHEN THE CUT SLOPE HAS REACHED A DEPTH OF FIVE (5) FEET. FOR ALL 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, HEAVY-SURFACE ROOTS, ANY EXISTING FILL AND TOPSOIL. THE STRIPPED MATERIAL CAN BE re-USED FOR LANDSCAPING, BUT IS NOT ACCEPTABLE FOR STRUCTURAL FILL.
9. MARKS MATERIALS, EXCLUDING TOPSOIL, IS ACCEPTABLE FOR USE AS STRUCTURAL FILL. IF STRUCTURAL FILL IS IMPORTED IT SHALL BE PLACED IN LIFTS NOT EXCEEDING 12 INCHES IN THICKNESS AND COMPACTED TO 95% OF MAXIMUM DENSITY AND AT MOISTURE CONTENT 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 NOMINAL 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 GRADED TO PREVENT STORM RUNOFF FROM ACCUMULATING IN ANY OF THE BUILDING AREAS. ANY AREAS OF SUITABLE SUBGRADE SHALL BE REMOVED AND REPLACED WITH COMPACTED STRUCTURAL FILL.
14. SITE EXCAVATION, INCLUDING ROOF DITS AND REGRADING, SHALL CONFORM TO SECTION 2-03.3 OF THE WSDOT STANDARD SPECIFICATIONS. EMBANKMENTS SHALL BE CONSTRUCTED ACCORDING TO THE APPLICABLE PARAGRAPHS OF SECTION 2-03 OF THE WSDOT STANDARD SPECIFICATIONS. EARTH EMBANKMENTS TO BE CONSTRUCTED USING WATER TO REACH 95 OF 2-03.3(14)C.
15. ALL FILL IN AREAS OUTSIDE OF ROADWAY MUST BE COMPACTED IN MAXIMUM 8" LIFTS TO 95% OF MAXIMUM ASTM D 1557 DRY DENSITY. PAVEMENT SUBGRADE SHALL BE COMPACTED TO 95%.
16. FOR CONSTRUCTION OF DRYWELLS, INSTALL FILTER FABRIC (WRAP) OVER OR APPROVED EQUIVALENT) BETWEEN THE WASHED CRUSH ROCK AND THE NATIVE SOIL.
17. THE FLOOR OF A GRADED INFILTRATION AREA (GIA) SHALL INCLUDE THE LEVEL PORTION OF THE FLOOR OF THE SWALE AND THE SIDE SLOPES UP TO THE ROOT ZONE OF THE PLANTED VEGETATION. THE ROOT ZONE OF THE GIA SHALL BE AT LEAST 18" DEEP. THE GIA SHALL BE SITED IN 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 GIA SWALES CONFORM TO THIS REQUIREMENT. THIS WRITTEN STATEMENT SHALL BE SUBMITTED TO THE SPOKANE COUNTY ENGINEER'S OFFICE PRIOR TO INSTALLING FARMER'S LANDSCAPING/SOD AND PRIOR TO FINAL ACCEPTANCE. THE SWALE FILLER MATERIAL SHALL BE INSTALLED TO A MATURE SOIL CONTENT WHICH ALSO MEETS OR EXCEEDS THIS MINIMUM INFILTRATION RATE. THE MINIMUM RATE IS 0.5 INCHES PER HOUR.
18. UNDER GRADING SHALL BE IN ACCORDANCE WITH THE APPROVED GRADING PLAN AND PERFORM ANY REPORT OR EXPERT OF MATERIAL, AND SHALL BE PERFORMED BY A LICENSED CONTRACTOR. ANY DEVIATION FROM THE APPROVED GRADING PLAN MUST BE APPROVED BY THE PLANNING DIVISION. UNDER GRADING OVER 500 CUBIC YARDS MUST COMPLY WITH ALL DEVELOPMENT REGULATIONS INCLUDING, BUT NOT LIMITED TO, GRADING PERMITS, SEPA REVIEW, TREES, WATER, WATERSHED PROTECTION, CRITICAL AREAS, FLOODPLAINS, DESIGNATED DEVELOPMENTS, ETC.




## LOCATION MAP

## LEGEND

| | |
|---|---|
| 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 |

### UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED AS ACCURATELY AS POSSIBLE FROM FIELD SURVEY INFORMATION AND EXISTING RECORDS. IT SHOULD BE ASSUMED THAT OTHER UTILITIES MAY BE PRESENT BUT UNKNOWN. THE UNDERGROUND UTILITIES SHOWN ARE IN THE AREA. EXCEPT IN SERVICE OR ABANDONED. FURTHER, WE DO NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN EXACT LOCATION INDICATED, ALTHOUGH WE DO GUARANTEE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

| No. | Date | By | Chkd | Appr | Revisions |
|---|---|---|---|---|---|

| | | |
|---|---|---|
| Drawn: | | Date |
| | MKZ | 1/2019 |
| Designed: | | |
| | MKZ | 1/2019 |
| Checked: | | |
| | KLL | 1/2019 |

Parametrix
ENGINEERING • PLANNING • ENVIRONMENTAL SCIENCES
1019 39TH AVENUE SE, SUITE 100
PUYALLUP, WASHINGTON 98374-2115
253.848.1065 • FAX 253.848.1073

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

VERTICAL DATUM: FLAT CREEK WATER: 1.0' BELOW BELL TOWER POST OFFICE
(1.0'=2500) (NAD 83)
HORIZONTAL DATUM: NAD83
SE PROJECT CONTROL FIELD (2010.0)

CADD FILE NAME: R:\01-19-0-10-201-01\01.dwg

SCALE
HORIZ: N/A
VERT: N/A

SELKIRK ESTATES PHASE 3

COVER SHEET

COVER SHEET

1 / 9

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

## PROJECT CONTROL POINTS

| POINT NO. | NORTHING | EASTING | ELEVATION | DESCRIPTION |
|---|---|---|---|---|
| 306 | 9825.32 | 9924.28 | 2076.24 | FLAT CORNER MARKED, 1/2" REBAR WITH "ELLUM PLASTIC CAP MARKED "MOORE 19061". |
| 601 | 8769.80 | 7931.50 | 2146.53 | FLAT CORNER MARKED, 5/8" REBAR WITH "ELLUM PLASTIC CAP MARKED "DEGE PLS 35991". |
| 605 | 7765.68 | 8194.17 | 2150.69 | FLAT CORNER MARKED, 5/8" REBAR WITH "ELLUM PLASTIC CAP MARKED "DEGE PLS 35991". |

SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
DATE RECEIVED: 2-21-12
DATE ACCEPTED: 2-21-12
ACCEPTANCE EXPIRES: 2-21-13
PRELIMINARY PLAT NAME: SELKIRK ESTATES PHASE 3
PRELIMINARY PLAT NUMBER: 04-1-0106
CONDITIONS OF PRELIMINARY PLAT APPROVAL MUST BE COMPLETED BEFORE FINAL PLAT APPROVAL
CITY OF SPOKANE VALLEY ENGINEERING DEPARTMENT
PERMIT REQUIRED (509) 477-3600
NOTIFICATION REQUIRED (509) 924-7416

## UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HERE WERE LOCATED AS ACCURATELY AS POSSIBLE FROM SITE SURVEY INFORMATION AND/OR MAPS PROVIDED BY THE UTILITY COMPANIES. THE LOCATION OF 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 COMPRISE THE ONLY LOCATIONS, MOREOVER, ALTHOUGH WE DO CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

| No | Date | By | Ckd | Appr | Revisions |
|---|---|---|---|---|---|

Drawn: Date
BRZ 1/2013
Designed:
BRZ 1/2013
Checked:
TJU 1/2013

Parametrix
ENGINEERING • PLANNING • ENVIRONMENTAL WORKS
808 W SPOKANE FALLS BLVD, SPOKANE, WA 99201
T 509.838.8115 F 509.838.8116 WWW.PARAMETRIX.COM

SPOKANE COUNTY PUBLIC WORKS
DIVISION OF ENGINEERING AND ROADS
N. 1325 BROADWAY AVE
SPOKANE, WA 99201
(509) 477-7600

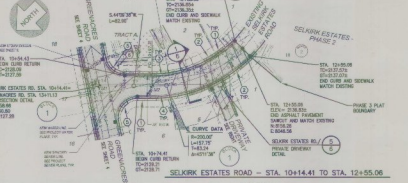
VERTICAL DATUM: FLAT CORNER MARKED, 5/8" REBAR WITH "ELLUM PLASTIC CAP MARKED "DEGE PLS 35991"
HORIZONTAL DATUM: (COORD) SP PROJECT CONTROL TABLE (TRIG SPT)
CADD FILE NAME: N:\3-BD-PW\3-RD-DEV\3-BRZ\Proj

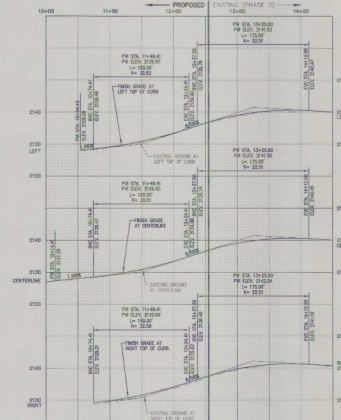
SCALE
HORIZ 1"=100'
VERT N/A

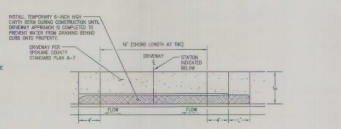
SELKIRK ESTATES PHASE 3
ROAD INDEX

ROAD
SHEET
2
9

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






| DRIVEWAY STATION TABLE | | | |
|---|---|---|---|
| ROAD | BLOCK / LOT | STATION | RAMP L |
| SELKIRK ESTATES ROAD | BLK 1 / LOT 5 | 11+62.56 (R') | 8-FT |
| SELKIRK ESTATES ROAD | BLK 1 / LOT 3-4 | 11+93.95 (R') | 11-FT (MAX.) |
| SELKIRK ESTATES ROAD | BLK 2 / LOT 3 | 12+55.06 (L') | 11-FT (MAX.) |
| SELKIRK ESTATES ROAD | BLK 1 / LOT 1 | 12+43.05 (R') | 11-FT (MAX.) |

NOTE: STATION PROVIDED IN TABLE IS TO CENTER OF DRIVEWAY

1/3 TYPICAL DRIVEWAY LOCATION — PER STD. PLAN A-7
NOT TO SCALE

## UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED AS ACCURATELY AS POSSIBLE FROM THE BEST AVAILABLE INFORMATION AND MAY BE APPROXIMATE IN NATURE. THE CONTRACTOR SHALL DETERMINE THE UNDERGROUND UTILITIES SHOWN CONFIRMED ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHER, WE DO NOT WARRANT THAT ALL UNDERGROUND UTILITIES SHOWN WERE IN EXISTENCE AT THE SURVEYED PROPERTIES. ALTHOUGH WE DO CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

UNDERGROUND SERVICE ALERT (NW) CALL NUMBER 811
TWO BUSINESS DAYS BEFORE YOU DIG

SCALE 1" = 50' FEET

NAVD 88 DATUM
CONTOUR INTERVAL = 1 FOOT

| MONUMENT DATA | | |
|---|---|---|
| DES | NORTHING | EASTING |
| M1 | 8355.66 | 8160.80 |
| M2 | 8265.15 | 8155.05 |

NOTE: SEE PLAT MAP FOR MONUMENT INFORMATION

## CONSTRUCTION NOTES:

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

1. 6" WIDE CONCRETE SIDEWALK PER STANDARD SHEET A-3, SECTION A-A. SEE PLAN SHEET. FOR DRIVEWAY LOCATIONS WHERE SLAB THICKNESS SHALL BE 6".
2. INSTALL DRIVEWAY CURB DROP PER SPOKANE COUNTY STD. PLAN A-7. APRON SQUARE BACK OF CURB NOT INSTALLED UNLESS NOTED OTHERWISE. APRON TO BE INSTALLED BY BUILDER PER REFERENCED STD. PLAN. SEE DETAIL 1, THIS SHEET. 4" ELAST. 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 3, SHEET 5.
5. CURB RAMP PER STANDARD SHEET A-5A, TYPE A1.
6. SIGN POST W/STREET SIGNS PER STANDARD SHEET A-16.
7. SPOKANE COUNTY TYPE "C" ASPHALT WEDGE CURB PER STANDARD PLAN A-3.
8. NOT USED (THIS SHEET)
9. INSTALL "NO PARKING - FIRE LANE" (WEDGED) w/ BORRECTIONAL ARROW PER SPOKANE COUNTY AND AS SHOWN BELOW. FACE OF SIGN SHALL BE PARALLEL TO PAVEMENT CURB.

NO PARKING FIRE LANE


OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT #: P-2-45
DATE ACCEPTED: 4/2/2003
ACCEPTANCE EXPIRES: 4/2/2005
PROJECT NAME: SELKIRK ESTATES
PROJECT LANE MILES PROVIDED: 0.0
ROAD MILES PROVIDED: 0.0
ROTOR/CHAMBER "AS-BUILT" WE REQUIRED FROM DEVELOPER PRIOR TO FINAL ACCEPTANCE
CHECK WITH DEVELOPER PRIOR TO FIELD WORK
PERMIT REQUIRED (509) 477-3600
NOTIFY PARKS DEPARTMENT (509) 625-5400


| No. | Date | By | Ckd. | Appr. | Revisions |
|---|---|---|---|---|---|

Drawn: Date:
TBZ 4/2003
Designed:
TBZ 4/2003
Checked:
KG 4/2003

Parametrix
INCORPORATED
ENGINEERING • SCIENTIFIC SERVICES
1019 W. LORAINE, SUITE 100, SPOKANE, WA 99201
P.O.BOX 2291, SPOKANE, WA 99210
(509) 326-2000 FAX: (509) 326-1011

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

VERTICAL DATUM: PLAT CORNER MARKER 1/2" REBAR W/ YELLOW PLASTIC CAP MARKED "PARAMETRIX" ELEV=2630 (NAVD 88)
HORIZONTAL DATUM: COORDS. ARE PROJECT CONTROL, BASIS FIELD 12

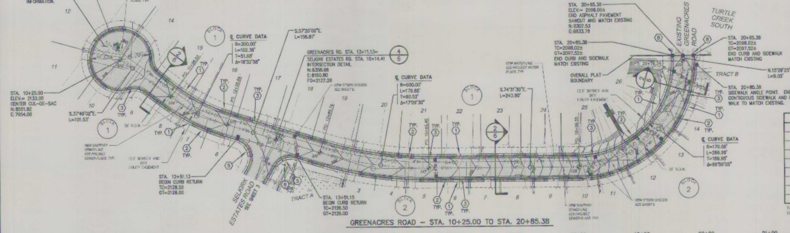
CADD FILE NAME: T25-R45-S19-SE-SOLD-PP-S1.dwg

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

SELKIRK ESTATES PHASE 3
SELKIRK ESTATES ROAD
STA. 10+14.41 TO STA. 12+55.06
PRIVATE DRIVEWAY
STA. 10+00.00 TO STA. 12+87.90

ROAD
SHEET
3
9

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




## 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.

NORTH

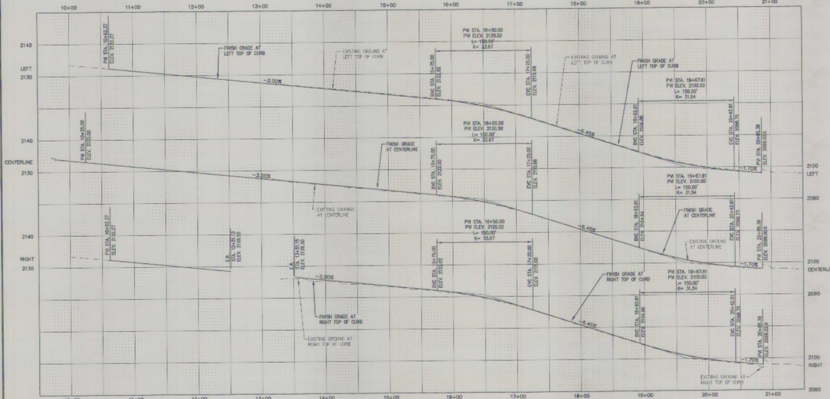
50 25 0 50 100
SCALE 1" = 50' FEET

*NAVD 88 DATUM*
CONTOUR INTERVAL = 1 FOOT

| MONUMENT DATA | | |
|---|---|---|
| DES. | NORTHING | EASTING |
| M1 | 8358.66 | 8160.80 |
| M3 | 8551.92 | 7954.08 |
| M4 | 8471.71 | 8018.33 |
| M5 | 8403.01 | 8091.54 |
| M6 | 8318.42 | 8223.65 |
| M7 | 8245.45 | 8387.11 |
| M8 | 8180.37 | 8622.18 |
| M9 | 8298.81 | 8831.36 |

NOTE: SEE PLAT MAP FOR MONUMENT REQUIREMENTS

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




## CONSTRUCTION NOTES:

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

1. 6' WIDE CONCRETE SIDEWALK PER STANDARD SHEET A-7, SECTION A-A. 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 BEHIND BACK OF CURB NOT INSTALLED UNLESS NOTED OTHERWISE. APRON TO BE INSTALLED BY BUILDER PER REFERENCED STD. PLAN. SEE DETAIL 1, SHEET 5. 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. NOT USED (THIS SHEET)
5. CURB RAMP RAMP PER STANDARD SHEET A-5A, TYPE A1.
6. SIGN POST W/STREET SIGNS PER STANDARD SHEET A-16.
7. NOT USED (THIS SHEET)
8. TRANSITION FROM EXISTING ROLLED CURB/GUTTER TO SPOKANE COUNTY TYPE "B" CONCRETE CURB AND GUTTER WITHIN 5' OF PLAT BOUNDARY.
9. NOT USED (THIS SHEET)

SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT #: P-2292B
DATE ACCEPTED: 5-3-19
ACCEPTANCE EXPIRES: 5-3-21
PROJECT LANE MILES PUBLIC: .40
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: RRZ Date: 4/2019
Designed: RRZ 4/2019
Checked: MJE 4/2019

RYAN R. ZIMMERMAN, STATE OF WASHINGTON, 54309, REGISTERED PROFESSIONAL ENGINEER — 4-30-19

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 "SFESE PLS 35991" EL=2130.69 (NAVD 88)
HORIZONTAL DATUM: ASSUMED. SEE PROJECT CONTROL TABLE (SHEET 2)
CADD FILE NAME: 7053-011-PH3-RD-(04)-PP GRNACR.dwg

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

SELKIRK ESTATES PHASE 3

GREENACRES ROAD
STA. 10+25.00 TO STA. 20+85.38

ROAD
SHEET
4 / 9

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

| CURB RETURN DATA (TOP/BACK OF CURB) | | | |
|---|---|---|---|
| CURVE | RADIUS | LENGTH | DELTA |
| C1 | 29.50' | 27.59' | 53°35'27" |
| C2 | 29.50' | 27.59' | 53°35'27" |

| MONUMENT DATA | | |
|---|---|---|
| DES. | NORTHING | EASTING |
| M3 | 8551.92 | 7954.08 |

NOTE: SEE PLAT MAP FOR MONUMENT REQUIREMENTS

## 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.

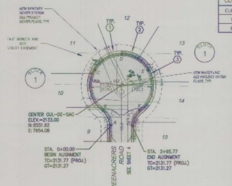
NORTH

50 25 0 50 100

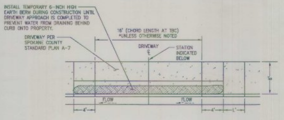
SCALE 1" = 50' FEET

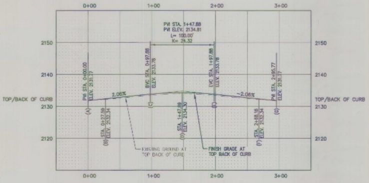
NAVD 88 DATUM

CONTOUR INTERVAL = 1 FOOT




CUL-DE-SAC - STA. 0+00.00 TO STA. 2+95.77




| DRIVEWAY STATION TABLE | | | |
|---|---|---|---|
| ROAD | BLOCK / LOT | STATION | RAMP L |
| GREENACRES ROAD | BLK 1 / LOT 15 | 10+96.24 (LT.) | 2-FT |
| GREENACRES ROAD | BLK 1 / LOT 9 | 10+99.23 (RT.) | 2-FT |
| GREENACRES ROAD | BLK 1 / LOT 8 | 11+28.17 (RT.) | 2-FT |
| GREENACRES ROAD | BLK 1 / LOT 7 | 11+89.97 (RT.) | 2-FT |
| GREENACRES ROAD | BLK 1 / LOT 6 | 12+15.56 (RT.) | 2-FT |
| GREENACRES ROAD | BLK 1 / LOT 16 | 12+26.88 (LT.) | 2-FT |
| GREENACRES ROAD | BLK 1 / LOT 17 | 12+54.01 (LT.) | 2-FT |
| GREENACRES ROAD | BLK 1 / LOT 18 | 13+53.01 (LT.) | 2-FT |
| GREENACRES ROAD | BLK 1 / LOT 19 | 13+80.02 (LT.) | 2-FT |
| GREENACRES ROAD | TRACT A ACCESS | 13+85.76 (RT.) | 2-FT |
| GREENACRES ROAD | BLK 2 / LOT 3 | 14+68.77 (RT.) | 2-FT |
| GREENACRES ROAD | BLK 2 / LOT 4 | 14+95.05 (RT.) | 2-FT |
| GREENACRES ROAD | BLK 1 / LOT 20 | 14+99.66 (LT.) | 2-FT |
| GREENACRES ROAD | BLK 1 / LOT 21 | 15+27.71 (LT.) | 2-FT |
| GREENACRES ROAD | BLK 2 / LOT 5 | 15+64.53 (RT.) | 2-FT |
| GREENACRES ROAD | BLK 2 / LOT 6 | 15+92.50 (RT.) | 3-FT |
| GREENACRES ROAD | BLK 1 / LOT 22 | 15+98.25 (LT.) | 3-FT |
| GREENACRES ROAD | BLK 2 / LOT 7 | 16+42.50 (RT.) | 6-FT |
| GREENACRES ROAD | BLK 1 / LOT 23 | 16+65.25 (LT.) | 6-FT |
| GREENACRES ROAD | BLK 2 / LOT 8 | 16+93.50 (RT.) | 11-FT (MAX.) |
| GREENACRES ROAD | BLK 1 / LOT 24 | 17+30.25 (LT.) | 11-FT (MAX.) |
| GREENACRES ROAD | BLK 2 / LOT 9 | 17+46.50 (RT.) | 11-FT (MAX.) |
| GREENACRES ROAD | BLK 1 / LOT 25 | 17+95.29 (LT.) | 11-FT (MAX.) |
| GREENACRES ROAD | BLK 2 / LOT 10 | 17+99.50 (RT.) | 11-FT (MAX.) |
| GREENACRES ROAD | BLK 2 / LOT 11 | 18+47.85 (RT.) | 11-FT (MAX.) |
| GREENACRES ROAD | BLK 2 / LOT 12 | 18+82.14 (RT.) | 11-FT (MAX.) |
| GREENACRES ROAD | BLK 1 / LOT 26 | 19+24.12 (LT.) | 11-FT (MAX.) |
| GREENACRES ROAD | BLK 2 / LOT 13 | 19+37.00 (RT.) | 11-FT (MAX.) |
| GREENACRES ROAD | BLK 2 / LOT 14 | 19+81.87 (RT.) | 5-FT |
| GREENACRES ROAD | TRACT B ACCESS | 20+57.08 (RT.) | 2-FT |
| CUL-DE-SAC | BLK 1 / LOT 10 | 0+77.04 | 2-FT |
| CUL-DE-SAC | BLK 1 / LOT 11 | 1+04.12 | 2-FT |
| CUL-DE-SAC | BLK 1 / LOT 12 | 1+61.34 | 2-FT |
| CUL-DE-SAC | BLK 1 / LOT 13 | 1+88.42 | 2-FT |
| CUL-DE-SAC | BLK 1 / LOT 14 | 2+70.42 | 2-FT |

*WIDTH=23.6 FT.

NOTE: STATION PROVIDED IN TABLE IS TO CENTER OF DRIVEWAY

1 / 4,5 TYPICAL DRIVEWAY LOCATION - PER STD. PLAN A-7

NOT TO SCALE

## CONSTRUCTION NOTES:

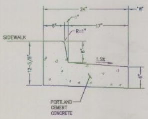
ALL DETAILS SHALL BE PER SPOKANE COUNTY STANDARDS UNLESS OTHERWISE NOTED.

1. 6' WIDE CONCRETE SIDEWALK PER STANDARD SHEET A-7, SECTION A-A. 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 BEHIND BACK OF CURB NOT INSTALLED UNLESS NOTED OTHERWISE. APRON TO BE INSTALLED BY BUILDER PER REFERENCED STD. PLAN. SEE DETAIL 1, SHEET 5. 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. NOT USED (THIS SHEET)
5. NOT USED (THIS SHEET)
6. NOT USED (THIS SHEET)
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-20528
DATE ACCEPTED: 5-3-19
ACCEPTANCE EXPIRES: 5-3-21
PROJECT LANE MILES PUBLIC: .51
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

## GENERAL NOTES:

1. PORTLAND CEMENT CONCRETE SHALL BE CLASS 3000 CONFORMING TO THE STANDARD SPECIFICATIONS.
2. WEAKENED PLANE JOINTS FOR PORTLAND CEMENT CONCRETE SHALL BE PLACED AT 15' INTERVALS.
3. 3/8" EXPANSION JOINTS IN PORTLAND CEMENT CONCRETE SHALL BE PLACED 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 FINISH SHALL BE STEEL TROWELLED TO PROVIDE A DENSE, SMOOTH REFLECTIVE FINISH.
6. TO BE USED ONLY IN SPECIAL CASES WITH APPROVAL OF THE COUNTY ENGINEER.
7. CURBS SHALL HAVE A LIGHT BROOMED FINISH. GUTTERS SHALL BE FINISHED WITH A STEEL TROWEL.




2 / 3 CONCRETE CURB AND SPILL GUTTER DETAIL

NOT TO SCALE

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

| No. | Date | By | Ckd. | Appr. | Revisions |
|---|---|---|---|---|---|

Drawn: SRZ Date: 4/2019
Designed: SRZ 4/2019
Checked: MJL 4/2019

RYAN R. ZIMMERMAN, STATE OF WASHINGTON, REGISTERED PROFESSIONAL ENGINEER 54349 — 4-30-19

**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 33891". EL.=2150.86 (NAVD 88)

HORIZONTAL DATUM: ASSUMED. SEE PROJECT CONTROL TABLE (SHEET 2)

CADD FILE NAME: 7653-011-PH3-RD-(05)-PP SAC.dwg

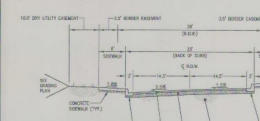
SCALE
HORIZ. 1"=50'
VERT. 1"=10'

SELKIRK ESTATES PHASE 3

CUL-DE-SAC
STA. 0+00.00 TO STA. 2+95.77

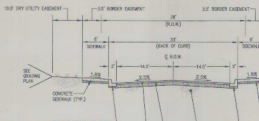
ROAD SHEET 5 / 9

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



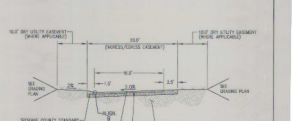

1/3 SUPER ELEVATION ROAD SECTION – SELKIRK ESTATES ROAD – STA. 10+14.41 TO STA. 12+55.06

NOT TO SCALE




2/4 FULL CROWN ROAD SECTION – GREENACRES ROAD – STA. 10+00.00 TO STA. 20+85.38

NOT TO SCALE




3/3 PRIVATE DRIVEWAY SECTION – STA. 10+00.00 TO STA. 12+87.90

NOT TO SCALE

UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED AS ACCURATELY AS POSSIBLE FROM THE AVAILABLE INFORMATION. THE EXISTING DRAINAGE FACILITIES WERE LOCATED. THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER SHOWN OR OTHERWISE INDICATED. THE SE 1/4 SECTION 19 IS SURVEYED, BUT THE ADJACENT SECTIONS ARE IN ESTIMATED LOCATION INDICATED. ALTHOUGH WE DO CERTIFY THAT THE UTILITIES ARE ADEQUATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

UNDERGROUND SERVICE ALERT
CALL BEFORE YOU DIG
811
CALL 48HRS BEFORE YOU BEGIN TO DIG

| LINE | LENGTH | BEARING |
|---|---|---|
| 1 | 48.27' | S08°00'25"E |
| 2 | 11.56' | N8°58'26"E |
| 3 | 4.84' | N08°00'25"W |

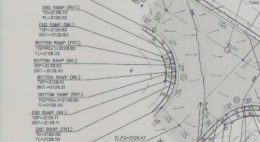
LINE TABLE AT EDGE OF PAVEMENT

| CURVE | RADIUS | LENGTH | DELTA |
|---|---|---|---|
| 1 | 107.50' | 31.67' | 20°54'44" |
| 2 | 32.50' | 67.44' | 118°52'22" |

CURVE TABLE AT EDGE OF PAVEMENT

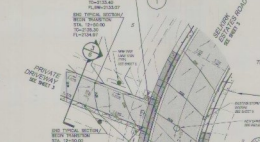
| CURVE | RADIUS | LENGTH | DELTA |
|---|---|---|---|
| 1 | 32.50' | 57.98' | 101°31'36" |
| 2 | 32.50' | 14.51' | 25°35'24" |

CURVE TABLE AT TOP/BACK OF CURB




4/3,4 INTERSECTION DETAIL – SELKIRK ESTATES RD. / GREENACRES RD.

SCALE: 1"=20'




5/3 INTERSECTION DETAIL – SELKIRK ESTATES RD. / GREENACRES RD.

SCALE: 1"=20'

6/3 TURNAROUND DETAIL – PRIVATE DRIVEWAY

SCALE: 1"=30'

| No. | Date | By | Ckd | Appr | Revisions |
|---|---|---|---|---|---|

Drawn: RCT 4/27/11
Designed: STZ 4/22/11
Checked: M.A. 4/29/11

Parametrix
1019 39th Avenue SE, Suite 100
Puyallow, WA 98374-2115
(253) 848-1065 FAX (253) 848-1073

SPOKANE COUNTY PUBLIC WORKS
DIVISION OF ENGINEERING AND ROADS
W. 1326 Broadway Ave.
Spokane, WA 99260
509-477-3600

VERTICAL DATUM: FLAT CONES APPROX. 3.0' HIGHER THAN NGVD 29 (USE SAME PROCS. PER CRD)
U.S. CONVERTS (NAVD 88)
HORIZONTAL DATUM: NAD83
U.S. PROJECT COORDS. NAD CRD'S
DWG FILE NAME: SHA-01-11-R3-R10-S03-R07.DWG

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

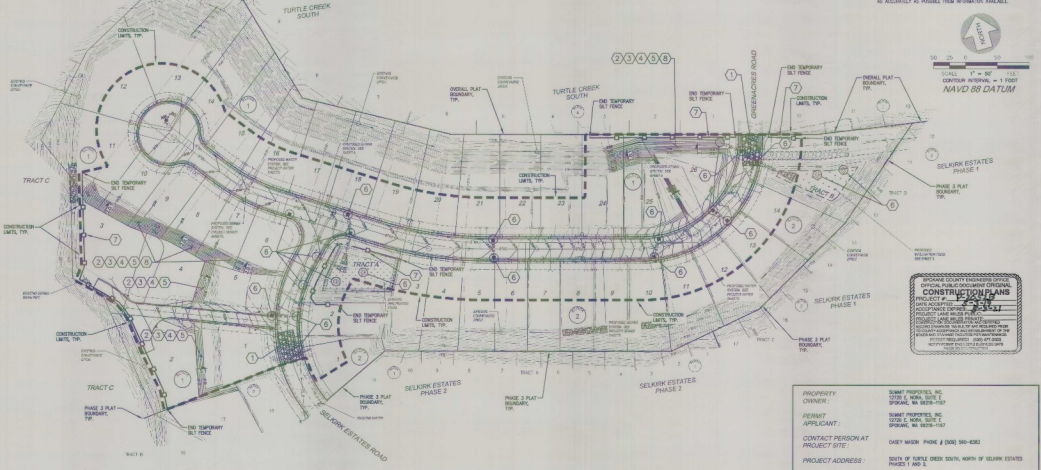
SELKIRK ESTATES PHASE 3

ROAD SECTIONS AND INTERSECTION DETAILS

ROAD
SHEET
6 / 9

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

UNDERGROUND UTILITIES
PRE-CALL NUMBER
811
CALL 811 TWO BUSINESS DAYS BEFORE YOU DIG




## UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED AS ACCURATELY AS POSSIBLE FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THEREFORE, WE MAKE NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER SHOWN OR NOT SHOWN. WE FURTHER MAKE NO WARRANTY 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 OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
**CONSTRUCTION PLANS**
PROJECT # P-2437
DATE ACCEPTED: 3-25-2017
DEVELOPER: SUMMIT PROPERTIES, INC.
PROJECT LANE MILES: 0.0
PROJECT LINEAR MILES: 0.0
ACCEPTANCE OF THESE PLANS DOES NOT IMPLY ENGINEERING SOUNDNESS, VALUE OR ANY REQUIREMENT FOR TO COUNTY ACCEPTANCE AND MAINTENANCE OF THE PROJECT. ACCEPTANCE IS SUBJECT TO THE PROVISIONS OF SCC 3.01.010 ET SEQ.
SCOTT PORTER (SIGNATURE) (DATE)
SCOTT PORTER (PRINTED NAME)

| | |
|---|---|
| PROPERTY OWNER: | SUMMIT PROPERTIES, INC<br>12728 E. MORA, SUITE 1<br>SPOKANE, WA 99216-1157 |
| PERMIT APPLICANT: | SUMMIT PROPERTIES, INC<br>12728 E. MORA, SUITE 1<br>SPOKANE, WA 99216-1157 |
| CONTACT PERSON AT PROJECT SITE: | CASEY MASON PHONE # (509) 590-8383 |
| PROJECT ADDRESS: | SOUTH OF TURTLE CREEK SOUTH, NORTH OF SELKIRK ESTATES PHASES 1 AND 2. |
| 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 SLIGHTLY RAISING FROM 0-5%. |
| LIST OF ON-SITE SOILS: | BOND ARMY SANDY LOAM<br>PITS-DUMPS COMPLEX<br>URBAN LAND PHASE DISTURBED COMPLEX |
| LEGAL DESCRIPTION: | SEE PLAT MAP |

## EROSION SEDIMENT CONTROL KEY NOTES:

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| 1 | TEMPORARY CONSTRUCTION ENTRANCE AND EXIT | SWPP 1110 | 4 | TOPSOILING (PRIOR TO SEEDING, ALL DISTURBED SOILS) | 7 | SILT FENCE | SWPP 1125 |
| 2 | TEMPORARY & PERMANENT SEEDING (ALL DISTURBED SOILS) | SWPP 1130 | 5 | SURFACE ROUGHENING (PRIOR TO SEEDING ALL DISTURBED SOILS) | 8 | BLANKETS | SWPP 1150 |
| 3 | MULCHING (IN CONJUNCTION WITH SEEDING) (TYP. ALL DISTURBED SOIL) | SWPP 1160 | 6 | STORM DRAIN INLET PROTECTION | | | |

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 BMPS PROVIDED AT THE BEGINNING OF CONSTRUCTION IN THE SPRING.
2. SLOPES WILL NEED TO BE MAINTAINED AND RESTABILIZED AS NECESSARY FOR 1 YEAR AFTER ACCEPTANCE 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 TO DIVERT RUNOFF FROM DISTURBED AREAS TO THE INFILTRATION PONDS TO INFILTRATION PONDS OR TEMPORARY PONDS, NOT OFFSITE.

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| No. | Date | By | Ckd. | Appr. | Revisions | | | | |

Drawn: RKT Date 4/2013
Designed: RKM 4/2013
Checked: MAA 4/2013

Parametrix
ENGINEERING PLANNING ENVIRONMENTAL SERVICES
1019 E. MORA, SUITE 1 SPOKANE, WA 99202
P 509.326.2275 WWW.PARAMETRIX.COM

SPOKANE COUNTY PUBLIC WORKS
DIVISION OF ENGINEERING AND ROADS
W. 1326 Broadway Ave.
Spokane Wa. 99260
509-477-3600

VERTICAL DATUM: FLAT CORNER MONUMENT SUBT 1/2AR NAD 83 (2011) EPOCH 2010.00 (LAT MONTH) SEE PLS 35420 EL.=2750.00 (NAVD 88)
HORIZONTAL DATUM:
COORD. SY PROJECT CONTROL SHEET (SHEET 3)
CADD FILE NAME: 1453-01-PH3-RD-SITE-GRAD.dwg

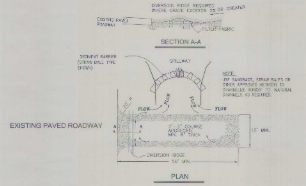
SCALE
HORIZ 1"=50'
VERT N/A

SELKIRK ESTATES PHASE 3
GRADING, EROSION, AND SEDIMENT CONTROL PLAN

STORM
SHEET 7 of 9

## EROSION AND SEDIMENT CONTROL 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 STEPS PRIOR TO GRADING;
   - C. CLEAR, GRUB AND ROUGH GRADE FOR ROADS, TEMPORARY ACCESS POINTS AND UTILITY LOCATIONS;
   - D. STABILIZE 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 OF FILL SLOPES ARE A RESULT OF THE SITE GRADING;
   - G. CONSTRUCT ROADS, BUILDINGS, PERMANENT STORMWATER FACILITIES (I.E. INLETS, PONDS, UIC 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 HAD 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 (STORMWATER 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 10 DAYS DURING THE REGIONAL DRY SEASON (JULY 1 THROUGH SEPTEMBER 30) 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 "QUALIFIED 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 GEOTEXTILE FABRIC 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 (DETENTION/RETENTION STORAGE POND 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 WASTE), USE SECONDARY CONTAINMENT FOR ON-SITE FUELING TANKS.
19. CONDUCT MAINTENANCE AND REPAIR OF HEAVY EQUIPMENT AND VEHICLES INVOLVING OIL CHANGES, HYDRAULIC SYSTEM REPAIRS, SOLVENT AND DE-GREASING OPERATIONS, FUEL TANK DRAIN DOWN AND REMOVAL, AND OTHER ACTIVITIES THAT MAY RESULT IN DISCHARGE 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 OVER 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 INHIBITS 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 SUCCESSFULL 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 EQUIPMENT CAN BE WASHED OUT. THIS AREA SHALL 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 TESC PLAN ONSITE.
25. THE CONTRACTOR SHALL INSTALL ALL EROSION AND SEDIMENT CONTROL MEASURES AT THE CONSTRUCTION LIMITS PRIOR TO ANY GROUND 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.



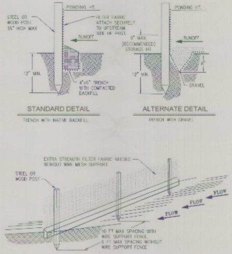

NOTES:

1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO EXIST. ASPHALT ROADWAYS.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

**1/7 TEMPORARY GRAVEL CONSTRUCTION EXIT/ENTRANCE**

NOT TO SCALE

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




NOTE:

1. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
2. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
3. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.

**2/7 SILT FENCE DETAIL**

NOT TO SCALE

SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT #: P-2037B
DATE ACCEPTED: 5-3-19
ACCEPTANCE EXPIRES: 5-3-21
PROJECT LANE MILES PUBLIC:
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 3 BUSINESS DAYS PRIOR TO CONSTRUCTION

### 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.

| No. | Date | By | Ckd. | Appr. | Revisions |
|---|---|---|---|---|---|

Drawn: RRZ Date 4/2019
Designed: RRZ 4/2019
Checked: MAA 4/2019

RYAN R. ZIMMERMAN, STATE OF WASHINGTON, 54349, REGISTERED PROFESSIONAL ENGINEER — 4-30-19

Parametrix
ENGINEERING . PLANNING . ENVIRONMENTAL SCIENCES
835 N POST, SUITE 201 | SPOKANE, WA 99201
P 509.328.3371 WWW.PARAMETRIX.COM

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 35091" EL.=2150.69 (NAVD 88)
HORIZONTAL DATUM: ASSUMED. SEE PROJECT CONTROL TABLE (SHEET 2)
CADD FILE NAME: 7053-011-PH3-RD-(08)-DET.dwg

SCALE
HORIZ. N/A
VERT. N/A

**SELKIRK ESTATES PHASE 3**

**GRADING, EROSION, AND SEDIMENT CONTROAL DETAILS AND NOTES**

STORM
SHEET 8 / 9

# 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

## UTILITY STATEMENT

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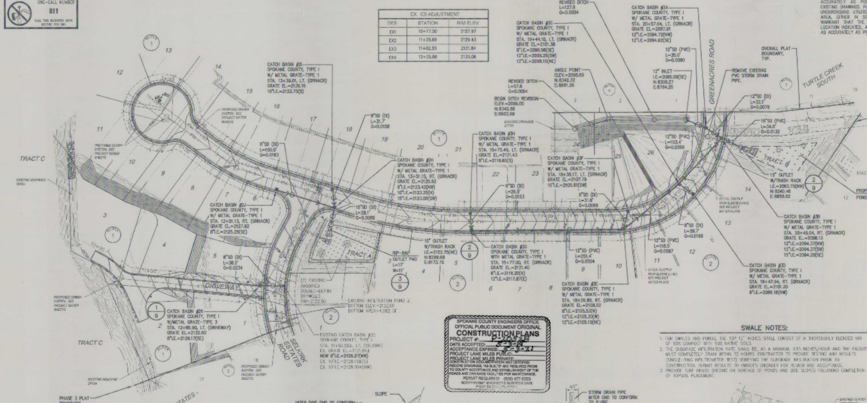
EX. CB ADJUSTMENT

| DES | STATION | RIM ELEV |
|---|---|---|
| EX1 | 10+77.50 | 2127.97 |
| EX2 | 11+28.68 | 2129.43 |
| EX3 | 11+82.55 | 2131.84 |
| EX4 | 12+35.88 | 2135.08 |





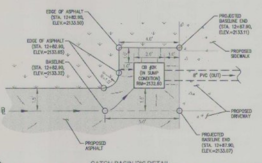
SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT #: P-2052B
DATE ACCEPTED: 5-3-19
ACCEPTANCE EXPIRES: 5-3-21
PROJECT LANE MILES PUBLIC:
PROJECT LANE MILES PRIVATE:
CONSTRUCTION DOCUMENTATION AND CERTIFIED RECORD DRAWINGS, "AS BUILTS" ARE REQUIRED PRIOR TO COUNTY 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


## SWALE NOTES:

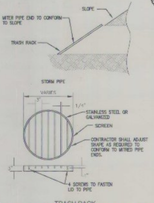
1. FOR SWALES AND PONDS, THE TOP 12" INCHES SHALL CONSIST OF A THOROUGHLY BLENDED MIX OF 50% COMPOST WITH 50% NATIVE SOILS.
2. THE SUBGRADE INFILTRATION RATE SHALL BE, AS A MINIMUM, 0.15 INCHES/HOUR AND THE FACILITY MUST COMPLETELY DRAIN WITHIN 72 HOURS. CONTRACTOR TO PROVIDE TESTING AND RESULTS (SINGLE-RING INFILTROMETER TEST) VERIFYING THE SUBGRADE INFILTRATION PRIOR TO CONSTRUCTION. SUBMIT RESULTS TO OWNER'S ENGINEER FOR REVIEW AND ACCEPTANCE.
3. PROVIDE TURF GRASS SEEDING ON SURFACE OF PONDS AND SIDE SLOPES FOLLOWING COMPLETION OF TOPSOIL PLACEMENT.

POND 3 BOTTOM HZ CONTROL

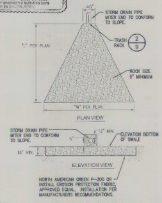
| PT. DES. | NORTHING | EASTING |
|---|---|---|
| 3A | 8233.43 | 8855.65 |
| 3B | 8240.99 | 8862.31 |
| 3C | 8219.93 | 8938.33 |
| 3D | 8213.96 | 8982.85 |
| 3E | 8176.73 | 8939.05 |
| 3F | 8173.10 | 8926.33 |



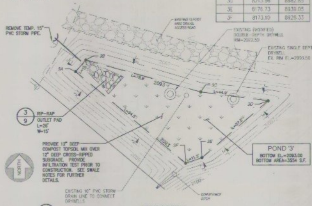

1/9 CATCH BASIN '2K' DETAIL
NOT TO SCALE




2/9 TRASH RACK
NOT TO SCALE




3/9 RIP RAP OUTLET PAD
NOT TO SCALE




4/9 POND 2 DETAIL
1"=20'

| No. | Date | By | Ckd. | Appr. | Revisions |
|---|---|---|---|---|---|

Drawn: RRZ Date 4/2019
Designed: RRZ 4/2019
Checked: MJL 4/2019

RYAN R. ZIMMERMAN, STATE OF WASHINGTON, REGISTERED PROFESSIONAL ENGINEER, 54346 — Ryan R. Zimmerman 4-30-19

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HORIZONTAL DATUM: ASSUMED. SEE PROJECT CONTROL TABLE (SHEET 2)
CADD FILE NAME: 7053-011-PH3-RD-(09)-SD.dwg

SCALE
HORIZ. AS NOTED
VERT. N/A

**SELKIRK ESTATES PHASE 3**

**DRAINAGE PLAN AND DETAILS**

STORM
SHEET
9 / 9