RECORD DRAWING

SELKIRK ESTATES
PHASE 2

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. 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

The design improvements shown in this set of plans and calculations conform to the Spokane County Public Works Design Standards for Road and Sewer Construction and the Spokane County Stormwater Ordinance and Stormwater Manual. All design deviations have been approved by the Spokane County Engineer. I approve these plans for construction.

OWNER/DEVELOPER: SUMMIT PROPERTIES
CONTACT: GARY MASON
ADDRESS: 12726 E. MISSIONA, SUITE E
SPOKANE VALLEY, WA 99216
PHONE: 509.928.6777

OWNER APPROVAL DATE

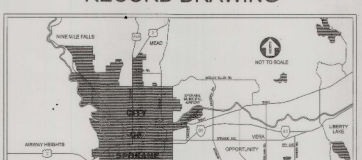
THIS CONSTRUCTION PLAN EXPIRES (1) YEAR FROM DATE OF APPROVAL

ALLWEST

I HAVE REVIEWED THE CONSTRUCTION AND TO MY KNOWLEDGE FIND IT TO BE IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED CONTRACT PLANS AND STANDARD SPECIFICATIONS EXCEPT AS NOTED

GENERAL NOTES:

1. ALL MATERIALS AND INSTALLATION SHALL BE IN CONFORMANCE WITH THE "SPOKANE COUNTY ROAD STANDARDS", JANUARY 2010, AND WHERE APPLICABLE, FOR THE "2010 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 1-800-424-5555 BEFORE DIG ON SITE.
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 CUTS GRADES LESS THAN 3:1B (CODE FT/VT), A WASHINGTON STATE-LICENSED PROFESSIONAL LAND SURVEYOR SHALL STAKE THE LOT LINES TO ENSURE THAT THE CUT SLOPES DO NOT EXTEND BEYOND THE LOT LINES. IF ANY OFFSITE MATERIAL THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND COORDINATING 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 NO MORE THAN 30% BY WEIGHT PASSING THE #200 SIEVE. STRUCTURAL FILL SHALL BE PLACED IN MAX 6 INCH LIFTS WITHIN 2% OF OPTIMUM MOISTURE AND COMPACTED TO SIZE OF MAXIMUM DENSITY AS DETERMINED BY THE MODIFIED PROCTOR METHOD.
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 SIZE 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 AND AREAS OF SUPERIOR MATERIAL SHALL BE REMOVED AND REPLACED WITH COMPACTED SPHOCLAIRE FILL.
14. SITE EXCAVATION, INCLUDING ROOT 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).
15. ALL FILL IN AREAS OUTSIDE OF PAVEMENT SHALL BE COMPACTED TO A MINIMUM OF 90% TO SIZE OF MAXIMUM ASTM-D 1557 DRY DENSITY. PAVEMENT SUBGRADE SHALL BE COMPACTED TO 95%.
16. FOR CONSTRUCTION OF DRAINAGE, INSTALL FILTER FABRIC (MIRCO 4545 OR APPROVED EQUIVALENT) BETWEEN THE WASHED DRAIN ROCK AND THE NATIVE SOIL.
17. THE FLOOR OF A GRASSED PERCOLATION AREA (SPA) SHALL INCLUDES THE LEVEL PORTION OF THE FLOOR OF THE SWALE AND THE SIDESLOPES OF THE SWALE UP TO THE SPA OVERFLOW ELEVATION OR TOP OF BERMS. THE SOIL LOCATED IN THE FLOOR OF THE SPA SWALE SHALL BE A MINIMUM TO WELL-DRAINING MATERIAL, WITH A MINIMUM INFILTRATION RATE OF 0.5 INCHES PER HOUR. THE SIDESLOPES OF THE SPA SWALE SHALL BE SOIL WITH A MINIMUM INFILTRATION RATE OF 0.25 INCHES PER HOUR. ALL SPA SWALES CONFORMING TO THIS REQUIREMENT, THAT BEARS STANDARD SHALL BE SUBMITTED TO THE SPOKANE COUNTY ENGINEER'S OFFICE PRIOR TO INSTALLING FINISHED LANDSCAPING/SEED AND PRIOR TO FINAL ACCEPTANCE. THE SWALE SHALL BE SEEDED AND MULCHED. SOD INSTALLED TO A NATIVE SOIL STRATUM WHICH PLACE WITH OR EXCEEDS THE MINIMUM INFILTRATION 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 THE SPOKANE COUNTY STORMWATER ORDINANCE, BUT NOT LIMITED TO: GRADING PERMITS, SEPA REVIEW, TREES HARVEST PERMITS, SPECIAL AREAS, FLOODPLAINS, DESIGNATED DRAINAGEWAYS, ETC.



LOCATION MAP

OFFICIAL PUBLIC DOCUMENT
SPOKANE
"AS-BUILTS"
CERTIFIED RECORD DRAWINGS
PROJECT # 7.0014
DATE ACCEPTED 4/2/12

UNDERGROUND SERVICE ALERT
"BE-CALL NUMBER
811
OR, THE BUSINESS DAYS
BEFORE YOU DIG

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

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

BY	DATE	LAG	AJE	AJE	ALLWEST RECORD DRAWING
No.	Date	By	Chk	Appr.	Revisions

Drawn: DRC 7/2014
Designed: MRZ 7/2014
Checked: KAA 7/2014

Parametrix
ENGINEERING • PLANNING • ENVIRONMENTAL SCIENCES
19414 NORTH SHERMAN BOULEVARD, SPOKANE, WA 99223
PHONE (509) 326-2700 WWW.PARAMETRIX.COM

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

VERTICAL DATUM: FLAT CROWN MARKER, 3/8" DIGMR WITH YELLOW PLASTIC CAP MARKED "NGS RLS 3990"
EL.=2159.00 (NAVD 88)
HORIZONTAL DATUM:
ASSUMED
SEE PROJECT CONTROL TABLE

CAD FILE NAME: 1989-091-DRD-RD COVER.dwg

SCALE
HORIZ N/A
VERT N/A

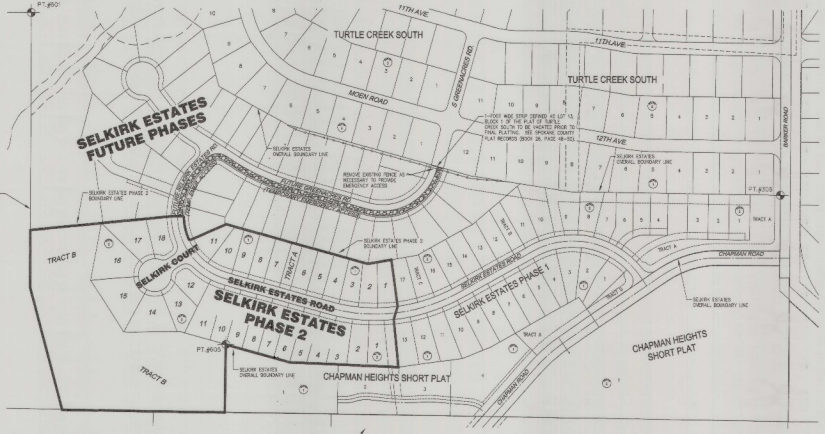
SELKIRK ESTATES PHASE 2
COVER SHEET

COVER
SHEET 1 / 11

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

RECORD DRAWING

UNDERGROUND SERVICE ALERT
(NW) CALL 1-800-553-4344
811
CAL. SEC. SUBSIDE BAR
BEFORE YOU DIG



SPOKANE COUNTY Engineering
OFFICIAL PUBLIC DOCUMENT
ORIGINAL
"AS-BUILTS"
CERTIFIED RECORD DRAWINGS
PROJECT # 7-1-14
DATE ACCEPTED 8/14/18

ALLWEST

I HAVE REVIEWED THE CONSTRUCTION AND TO MY KNOWLEDGE FIND IT TO BE IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED CERTIFIED PLANS AND STANDARD SPECIFICATIONS EXCEPT AS NOTED.

PROJECT CONTROL POINTS

POINT NO.	NORTHING	EASTING	ELEVATION	DESCRIPTION
306	8235.12	5874.29	2078.24	1/2" REBAR WITH YELLOW PLASTIC CAP MARKED "WSDOT 1978"
601	9168.80	7951.50	2145.13	5/8" REBAR WITH YELLOW PLASTIC CAP MARKED "REDI PLS 35991"
605	7766.48	8194.17	2160.69	5/8" REBAR WITH YELLOW PLASTIC CAP MARKED "REDI PLS 35991"

No.	Date	By	Ckd.	Appr.	Revisions
	8/17/18	LAG	AJE	AJE	ALLWEST RECORD DRAWING

Drawn: CRC Date: 7/2018
Designed: RKG 7/2018
Checked: MAA 7/2018

SPOKANE COUNTY ENGINEERS
STATE OF WASHINGTON
16961
8/14/18

Parametrix
ENGINEERING · DESIGN · PLANNING · SURVEYING
1404 N. MOON AVENUE, SPOKANE, WA 99202
P 425.826.7170 F 425.826.7233

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

VERTICAL DATUM: FIVE CORNER MONUMENTS, 3/4" DIAMETER WITH YELLOW PLASTIC CAP MARKED "REDI PLS 35991" (L=2.5328 (NAVD 88))
HORIZONTAL DATUM: ASSUMED. SEE PROJECT CONTROL TABLE
CADD FILE NAME: 7653-07-1303-RD ROOT.dwg

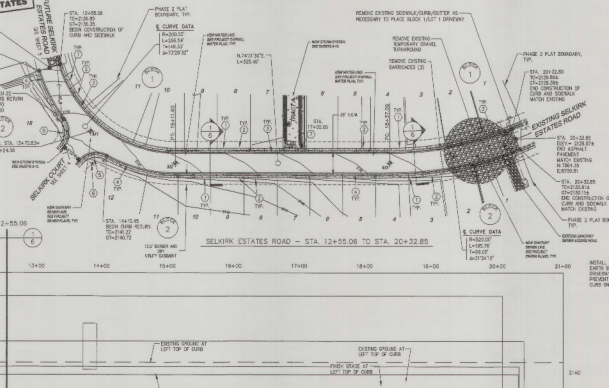
SCALE
HORIZ: 1"=100'
VERT: N/A

SELKIRK ESTATES PHASE 2

ROAD INDEX

ROAD
SHEET 2 / 11

RECORD DRAWING



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

UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED AS ACCURATELY AS POSSIBLE FROM FIELD SURVEY INFORMATION AND EXISTING RECORDS. REGARDLESS, NO WARRANTY IS GUARANTEED THAT THE UNDERGROUND UTILITIES SHOWN CONTAIN ALL SUCH UTILITIES IN THE AREA, BOTH PUBLIC AND PRIVATE. THE CONTRACTOR SHALL NOT BE ENTITLED TO WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN EXACT LOCATION INDICATED, ALTHOUGH HE DO CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

SCALE 1" = 50' FEET

0 25 50 100

NAVD 88 DATUM

CONTOUR INTERVAL = 1.00'

MONUMENT DATA

DES.	NORTHING	EASTING
M1	8904.[illegible]	8081.[illegible]
M2	7987.11	8163.18
M3	7993.27	8556.80

NOTE: SEE PLAT MAP FOR MONUMENT REQUIREMENTS

SELKIRK ESTATES - PHASE 1

OFFICIAL PUBLIC DOCUMENT
ORIGINAL
"AS-BUILTS"
CERTIFIED RECORD DRAWING
PROJECT # 2.1.6.1.4
DATE ACCEPTED: 8/14/08

CONSTRUCTION NOTES:

1. ALL DETAILS SHALL BE PER SPOKANE COUNTY STANDARDS UNLESS OTHERWISE NOTED.
2. 4" WIDE CONCRETE SIDEWALK PER STANDARD SHEET A-7; SEE DETAIL 1 THIS SHEET. FOR DRIVEWAY LOCATIONS WHERE SLAB THICKNESS SHALL BE 6".
3. INSTALL DRIVEWAY CURB BRIDGE PER SPOKANE COUNTY STD. PLAN A-7. APPROX. 1.5 CUBIC YARDS OF CONCRETE PER DRIVEWAY. CONCRETE TO BE PLACED IN ONE CONTINUOUS POUR. APPROX. 75 LBS. OF REINFORCING BY WEIGHT PER REFERENCED STD. PLAN. SEE DETAIL 1 THIS SHEET. IF SLAB IS REQUIRED IN SIDEWALK AREA, SEE DETAIL/SHEET ON SHEET 5 FOR TEMPORARY CURB BRIDGE.
4. SPOKANE COUNTY TYPE "B" CONCRETE CURB AND GUTTER PER STANDARD PLAN A-2.
5. CONCRETE CURB AND SPILL GUTTER PER DETAIL 1, SHEET 16.
6. WHEEL CHAIR RAMP PER STANDARD SHEET A-5A.
7. SIGN POST W/STREET SIGNS PER STANDARD SHEET A-16.
8. CURB INLET TYPE 2 PER SPOKANE COUNTY STANDARD PLAN B-6.
9. NOT USED (THIS SHEET)
10. NOT USED (THIS SHEET)

DRIVEWAY STATION TABLE

ROAD	BLOCK / LOT	STATION	WIDTH (W)	RAMP LENGTH (L)
SELKIRK ESTATES ROAD	FUTURE LOT	3+17.84 (L1)	16.0'	8.0'
SELKIRK ESTATES ROAD	BLK 1 / LOT 10	13+59.12 (L1)	16.0'	4.0'
SELKIRK ESTATES ROAD	BLK 3 / LOT 11	15+22.87 (R1)	16.0'	3.0'
SELKIRK ESTATES ROAD	BLK 2 / LOT 10	15+19.83 (L1)	16.0'	2.0'
SELKIRK ESTATES ROAD	BLK 2 / LOT 10	15+28.72 (R1)	16.0'	3.0'
SELKIRK ESTATES ROAD	BLK 1 / LOT 9	16+39.53 (L1)	16.0'	2.0'
SELKIRK ESTATES ROAD	BLK 2 / LOT 9	16+01.99 (R1)	16.0'	2.0'
SELKIRK ESTATES ROAD	BLK 1 / LOT 8	16+11.43 (L1)	16.0'	2.0'
SELKIRK ESTATES ROAD	BLK 2 / LOT 8	16+28.81 (R1)	16.0'	2.0'
SELKIRK ESTATES ROAD	BLK 1 / LOT 7	16+36.43 (L1)	16.0'	2.0'
SELKIRK ESTATES ROAD	"FAST" A ACCESS	16+49.64 (L1)	17.4'	2.0'
SELKIRK ESTATES ROAD	BLK 2 / LOT 7	17+01.99 (R1)	16.0'	2.0'
SELKIRK ESTATES ROAD	BLK 1 / LOT 6	17+28.06 (L1)	16.0'	2.0'
SELKIRK ESTATES ROAD	BLK 2 / LOT 6	17+28.81 (R1)	16.0'	2.0'
SELKIRK ESTATES ROAD	BLK 1 / LOT 5	17+94.55 (L1)	16.0'	2.0'
SELKIRK ESTATES ROAD	BLK 1 / LOT 5	18+07.05 (R1)	16.0'	2.0'
SELKIRK ESTATES ROAD	BLK 1 / LOT 4	18+31.55 (L1)	16.0'	2.0'
SELKIRK ESTATES ROAD	BLK 2 / LOT 4	18+38.81 (R1)	16.0'	2.0'
SELKIRK ESTATES ROAD	BLK 2 / LOT 3	19+67.82 (R1)	16.0'	2.0'
SELKIRK ESTATES ROAD	BLK 1 / LOT 3	19+96.70 (L1)	16.0'	2.0'
SELKIRK ESTATES ROAD	BLK 2 / LOT 2	19+33.82 (R1)	16.0'	4.0'
SELKIRK ESTATES ROAD	BLK 1 / LOT 2	19+38.45 (L1)	16.0'	4.0'
SELKIRK ESTATES ROAD	BLK 2 / LOT 1	19+73.82 (R1)	16.0'	8.0'
SELKIRK ESTATES ROAD	SEWER ACCESS	20+15.61 (R1)	20.0'	8.0'
SELKIRK ESTATES ROAD	BLK 1 / LOT 1	20+35.24 (L1)	16.0'	8.0'

NOTE: STATION PROVIDED IN TABLE TO CENTER OF DRIVEWAY

3 TYPICAL DRIVEWAY LOCATION
NOT TO SCALE

ALLWEST

I HAVE REVIEWED THE CONSTRUCTION CONDITIONS AND KNOWLEDGE PRIOR TO BID IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED CERTIFIED PLANS AND STANDARD SPECIFICATIONS EXCEPT AS NOTED.

No.	Date	By	Chk'd	Appr.	Revisions
	8/11/16	LAG	AJE	AJE	ALLWEST RECORD DRAWING

Drawn: LRC Date: 7/20/16
Designed: NBZ 7/20/16
Checked: BAA 7/20/16

Parametrix
ENGINEERING · PLANNING · ENVIRONMENTAL CONSULTANTS
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T 509.326.2700 | WWW.PARAMETRIX.COM

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

VERTICAL DATUM: PLAT CORNER MARKER, 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED "RCDS FLS 36961" ELV=[illegible] (NAVD 88)
HORIZONTAL DATUM: ASSUMED. SEE PROJECT CONTROL TABLE
CADD FILE NAME: 765-01-00-HP SLRVRD.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

RECORD DRAWING

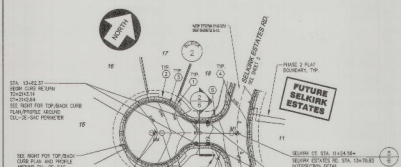
UNDERGROUND SERVICE ALERT
ONE-CALL NUMBER
811
CALL TWO WORKING DAYS BEFORE YOU DIG

UTILITY STATEMENT

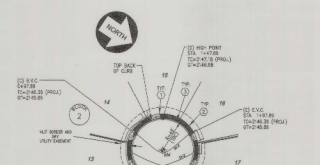
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED AS ACCURATELY AS POSSIBLE FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. PARAMETRIX, INC. MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER SHOWN OR REPORTED. EXCEPTING THAT WE DO WARRANT THAT THE UNDERGROUND UTILITIES SHOWN HERE AS BEING LOCATION INCLUDED, ALTHOUGH WE DO CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

SCALE 1" = 30' FEET (50 25 0 50 100)

NAVD 88 DATUM
CONTOUR INTERVAL = 1 FOOT



SELKIRK COURT – STA. 10+30.00 TO STA. 11+24.56



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

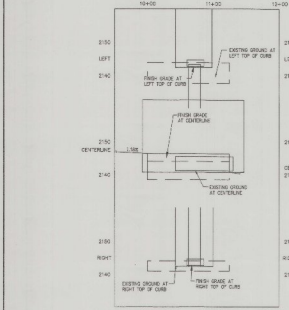
MONUMENT DATA		
DES.	NORTHING	EASTING
M1	8047.40	808.11
M4	7977.43	7976.08

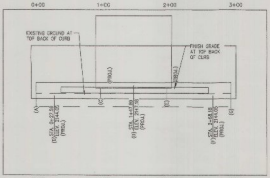
NOTE: SEE PLAT MAP FOR MONUMENT REQUIREMENTS

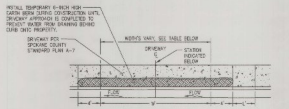
CONSTRUCTION NOTES:

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 6".
2. INSTALL DRIVEWAY CURB STOP PER SPOKANE COUNTY STD. PLAN A-7. APPROX. LOCATIONS SHOWN ON PLAN VIEW. FINAL LOCATIONS TO BE ADJUSTED AS REQUIRED DRIVEWAYS. APPROX. TO BE ADJUSTED 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-1.
4. CONCRETE CURB AND SPILL GUTTER PER DETAIL 1, SHEET 11.
5. WHEEL CHAIR RAMP PER STANDARD SHEET A-54.
6. HIGH POINT W/STREET SIGNS PER STANDARD SHEET A-18.
7. NOT USED (THIS SHEET)
8. NOT USED (THIS SHEET)
9. NOT USED (THIS SHEET)







DRIVEWAY STATION TABLE				
ROAD	BLOCK / LOT	STATION	WIDTH (W)	RAMP LENGTH (L)
CUL-DE-SAC (TBC)	BLK 2 / LOT 13	0+25.53	15.0'	4.0'
CUL-DE-SAC (TBC)	BLK 2 / LOT 13	0+75.29	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+59.67	16.0'	3.0'
CUL-DE-SAC (TBC)	BLK 2 / LOT 16	1+85.75	16.0'	4.0'
CUL-DE-SAC (TBC)	BLK 2 / LOT 17	2+25.52	16.0'	4.0'
CUL-DE-SAC (TBC)	BLK 2 / LOT 18	2+65.31	16.0'	4.0'

NOTE: STATION PROVIDED IN TABLE IS TO CENTER OF DRIVEWAY

TYPICAL DRIVEWAY LOCATION
1/4 NOT TO SCALE

ALLWEST

I HAVE REVIEWED THE CONSTRUCTION AND TO MY KNOWLEDGE FIND IT TO BE IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED CERTIFIED PLANS AND STANDARD SPECIFICATIONS EXCEPT AS NOTED.

SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT
ORIGINAL
"AS-BUILTS"
CERTIFICATE PROVIDED (DRAWINGS PROJECT # 11424
DATE ACCEPTED 8/1/12

9/17/18	LAG	AJE	AJE	ALLWEST RECORD DRAWING
No.	Date	By	Chk	Appr.	Revisions

Drawn: CSC Date: 7/2018
Designed: RSJ 7/2018
Checked: MAA 7/2018

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

VERTICAL DATUM: FLAT CORNER MARKER 3/8" REBAR WITH YELLOW PLASTIC CAP MARKED "BOBB PLS 26497" (L=2.0528 (NAVD 88))
HORIZONTAL DATUM: ASSUMED SEE PROJECT CONTROL SHEET

CADD FILE NAME: 1803-01-01-01-PP SLKRKCT.dwg

SCALE
HORIZ. 1"=30'
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

RECORD DRAWING

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 CSTC SURFACE FROM FINISHED GRADE ELEVATION AT MATCH TO (FG-0.33').
9. INSTALL TEMPORARY SIGN POST WITH SIGN READING "EMERGENCY ACCESS AS COORDINATED WITH FIRE DISTRICT 1"

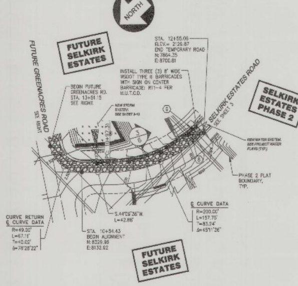
50 25 0 50 100
SCALE 1" = 50' FEET

NAVD 88 DATUM
CONTOUR INTERVAL = 1 FOOT

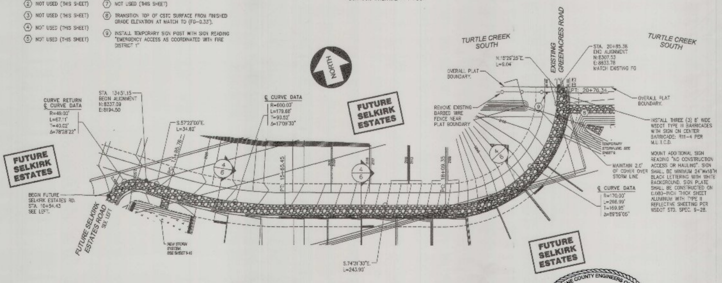
UNDERGROUND SERVICE ALERT
ONE-CALL NUMBER
811
CALL TWO BUSINESS DAYS BEFORE YOU DIG

UTILITY STATEMENT

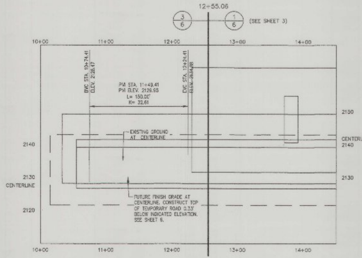
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED AS ACCURATELY AS POSSIBLE FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. PARAMETRIX, INC. MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHER, WE DO NOT WARRANT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



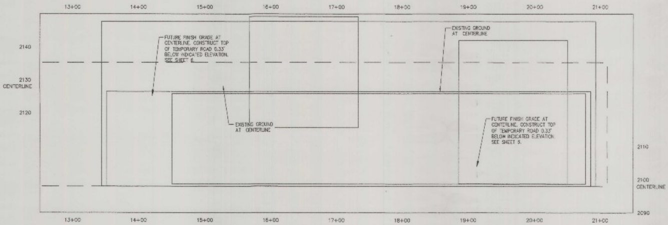
FUTURE SELKIRK ESTATES ROAD – STA. 10+54.43 TO STA. 12+55.06
EMERGENCY ACCESS



SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT
ORIGINAL
"AS-BUILTS"
CERTIFIED RECORD DRAWINGS
PROJECT #: P2052A
DATE ACCEPTED: 8/27/19



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



ALLWEST

I HAVE REVIEWED THE CONSTRUCTION AND TO MY KNOWLEDGE FIND IT TO BE IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED CERTIFIED PLANS AND STANDARD SPECIFICATIONS EXCEPT AS NOTED.

No.	Date	By	Ckd.	Appr.	Revisions
	9/11/18	LAG	AJE	AJE	ALLWEST RECORD DRAWING

Drawn: CRC	Date: 7/2018
Designed: RRZ	7/2018
Checked: MAA	7/2018

ANDY J. ELIASON — STATE OF WASHINGTON — REGISTERED PROFESSIONAL ENGINEER — EXPIRES 05/28/19

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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 35981". EL=2150.69 (NAVD 88)

HORIZONTAL DATUM: ASSUMED. SEE PROJECT CONTROL TABLE

CADD FILE NAME: 7653-011-(05)-PP TEMP.dwg

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

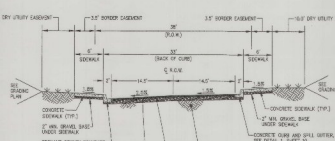
SELKIRK ESTATES PHASE 2

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

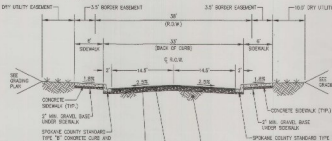
ROAD SHEET 5 / 11

RECORD DRAWING



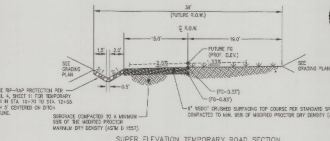
1/3 SUPER ELEVATION ROAD SECTION – SELKIRK ESTATES ROAD – STA. 12+55.06 TO STA. 20+32.85

NOT TO SCALE



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

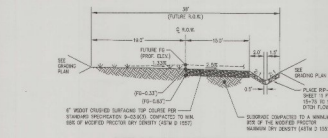
NOT TO SCALE



3/5 SUPER ELEVATION TEMPORARY ROAD SECTION
SELKIRK ESTATES ROAD – STA. 10+54.43 TO STA. 12+55.06

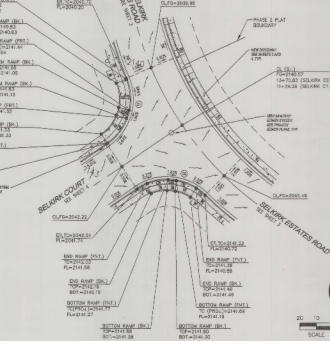
NOT TO SCALE

"AS-BUILT"
CERTIFIED RECORD DRAWINGS
PROJECT # 7-25-2-1
DATE AS-BUILTED 8/5/09



4/5 SUPER ELEVATION TEMPORARY ROAD SECTION
GREENACRES ROAD – STA. 13+51.15 TO STA. 20+85.38

NOT TO SCALE



5/6 INTERSECTION DETAIL – SELKIRK ESTATES ROAD / SELKIRK COURT

SCALE: 1"=20'

CURVE TABLE AT TOP/BACK OF CURB

CURVE	RADIUS	LENGTH	DELTA
1	32.5'	44.61'	78°39'02"
2	32.5'	44.61'	78°39'02"

UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE EXISTING DRAINAGE, TELEPHONE, ETC. MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN EXTENT OR GEOMETRY. 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 WORKING DAYS BEFORE YOU DIG

NOTE: REFER TO THE CONSTRUCTION PLAN TO VERIFY ROADWAY/SIDE FINISH TO BE IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED CERTIFIED PLANS AND STANDARD CONSTRUCTION SPECS AND NOTES.

ALLWEST

8/17/18	AJE	AJE	ALLWEST RECORD DRAWING	
No.	Date	By	Chk'd	Appr.	Revisions

Drawn: CDC Date: 7/20/18
Designed: MHZ 7/20/18
Checked: WKK 7/20/18

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SPOKANE COUNTY PUBLIC WORKS
DIVISION OF ENGINEERING AND ROADS
N. 1026 Division Ave.
Spokane, Wa. 99202
509-477-3600

VERTICAL DATUM: PLAT CORNER MARKER 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED "SESE P.S. 25997" E=2076.09 (NAVD 88)
HORIZONTAL DATUM: ASSUMED, SEE PROJECT CONTROL TABLE
CADD FILE NAME: R02-B10-C30-H70 BT.dwg

SCALE
HORIZ: AS SHOWN
VERT: N/A

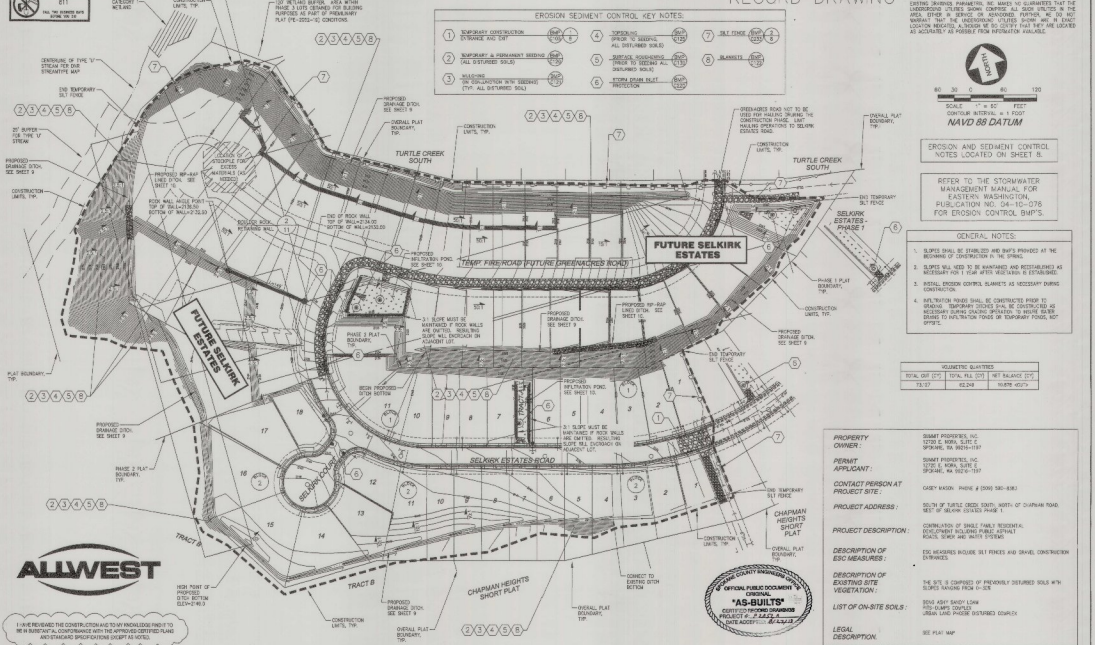
SELKIRK ESTATES PHASE 2

ROAD SHEET 6 / 11

ROAD SECTIONS AND INTERSECTION DETAILS

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

RECORD DRAWING



UTILITY STATEMENT

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NORTH

80 30 0 80 120

SCALE 1" = 80' 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 POND(S) SHALL BE CONSTRUCTED PRIOR TO GRADING. TEMPORARY DITCHES SHALL BE CONSTRUCTED AS NECESSARY DURING GRADING OPERATION TO ENSURE SLURRY DRAINS TO INFILTRATION POND(S) OR TEMPORARY POND(S). SEE BMP'S.

VOLUMETRIC QUANTITIES

TOTAL CUT (CY)	TOTAL FILL (CY)	NET BALANCE (CY)
73,127	62,248	10,879 (CUT)

PROPERTY OWNER:	SUMMIT PROPERTIES, INC. 12720 E. NORA, SUITE C SPOKANE, WA 99206-5197
PERMIT APPLICANT:	SUMMIT PROPERTIES, INC. 12720 E. NORA, SUITE C SPOKANE, WA 99206-5197
CONTACT PERSON AT PROJECT SITE:	CASEY WASON PHONE # (509) 580-8382
PROJECT ADDRESS:	SOUTH OF TURTLE CREEK SOUTH, NORTH OF CHAPMAN ROAD, WEST OF SELKIRK ESTATES PHASE 1.
PROJECT DESCRIPTION:	COMBINATION 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 COMPRISED OF PREVIOUSLY DISTURBED SOILS WITH SLOPES RANGING FROM 0-20%
LIST OF ON-SITE SOILS:	BOND ASHY SANDY LOAM PITO-DUMPS COMPLEX URBAN LAND-PHASOE DISTURBED COMPLEX
LEGAL DESCRIPTION.	SEE PLAT MAP

I HAVE REVIEWED THE CONSTRUCTION AND TO MY KNOWLEDGE FIND IT TO BE IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED CERTIFIED PLANS AND STANDARD SPECIFICATIONS (EXCEPT AS NOTED).

No.	Date	By	Chkd	Appr.	Revisions
	9/11/18	LAG	AJE	AJE	ALLWEST RECORD DRAWING

Drawn: SRJ Date 7/2008
Designed: SRJ 7/2008
Checked: AKA 7/2008

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

VERTICAL DATUM: FLAT CREEK MARKER 3/17 NGVD 29 (ADJ. 1/2/2003) CP MARKED "BLUE FLY 2004" E.=2159.19 (NAVD 88)
HORIZONTAL DATUM: GRAND
SEE PROJECT CONTROL TABLE
CADD FILE NAME: 7893-01-377-GRAD 7SC.dwg

SCALE
HORIZ. 1"=80'
VERT. N/A

SELKIRK ESTATES PHASE 2

GRADING, EROSION AND SEDIMENT CONTROL PLAN

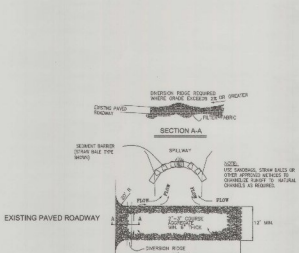
STORM SHEET 7 / 11

RECORD DRAWING

UNDERGROUND SERVICE ALERT
(NO-CALL NUMBER
811
CALL THE BIRDER (WA
BEFORE YOU DIG

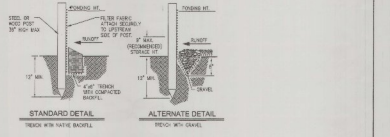
EROSION AND SEDIMENT CONTROL NOTES: (SEE SHEET 6)

1. THE FOLLOWING CONSTRUCTION SEQUENCE SHALL BE FOLLOWED IN ORDER TO BEST MANAGE 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. CONSTRUCT ROADWAY APPROACHES AND TEMPORARY ACCESS POINTS WITH THE APPROPRIATE CONSTRUCTION CITED BMPs.
   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 OUT OF FILL SLOPES ARE A RESULT OF THE SITE GRADING.
   G. CONSTRUCT ROADS, BUILDINGS, PERMANENT STORMWATER FACILITIES (I.E. INLETS, PONDS, ETC. 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 PUSHING SWEPTAND AND TRANSPORTED TO A CONTROLLED SEDIMENT DISPOSAL SITE.
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 CLEAN TO AS 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 WITH ANY DISCHARGE FROM THE SITE. STORMWATER ON 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 UNGROWED SOILS (INCLUDING STOCKPILES) ONCE/NEXT AT FINAL GRADE OR NOT MORE 10 DAYS DURING THE REGIONAL DRY SEASON (JULY 1 THROUGH SEPTEMBER 30) AND WITHIN 3 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. "STABILIZED" MEANS THAT ALL SOIL EROSION PREVENTION AND SEDIMENT CONTROL BMPs HAVE BEEN INSTALLED. IF IT CAN BE DEMONSTRATED TO THE SITE INSPECTOR (REGULATOR) ACCORDING A DIFFERENT LEVEL OF STABILITY AND MEETS THE REQUIREMENTS SET FORTH IN THE "CONSTRUCTION STORMWATER GENERAL PERMIT".
13. PROTECT INLETS, DRYWELLS, CATCH BASINS, AND OTHER STORMWATER MANAGEMENT FACILITIES FROM SEDIMENTATION. PROTECT INLETS AND DRYWELLS WITH SEDIMENT 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 CONVEYANCE, FACILITIES (RETENTION/DETENTION 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. OWNER, CONTRACTOR 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 FOR PROTECTION.
19. CONDUCT MAINTENANCE AND REPAIR OF HEAVY EQUIPMENT AND VEHICLES INVOLVING OIL CHANGES, HYDRAULIC SYSTEM REPAIRS, SOLVENT USE AND SOLVENT OPERATIONS, FUEL TANK DRAIN DOWN AND REMOVAL, AND OTHER ACTIVITIES THAT MAY RESULT IN DISCHARGE OR SPILLAGE OF POLLUTANTS TO THE GROUND OR STORM DRAINAGE SYSTEM. PROTECT ALL PERMANENT DRAINAGE, BUILDING AND DRAIN FIELD. CLEAN ALL CONTAMINATED SURFACES IMMEDIATELY FOLLOWING SPILL OR DISCHARGE. IF SPILL INCIDENT / RAINING OVER EQUIPMENT OR VEHICLE, PERFORM EMERGENCY REPAIRS ON SITE USING TEMPORARY PLASTIC.
20. CONDUCT APPLICATION OF AGRICULTURAL CHEMICALS, INCLUDING FERTILIZER AND PESTICIDES, IN SUCH A MANNER AND AT APPLICATION RATES THAT WILL NOT CAUSE THE LOSS OF CHEMICALS BEYOND STORMWATER RUNOFF FACILITIES. ADHERE 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. SEDIMENT REMOVED FROM BMPs SHALL BE CLEANED OR REMOVED AND REPLACED BEFORE SEDIMENT DEPTHS OF SEDIMENT CAN ACCUMULATE.
22. THE CONTRACTOR IS RESPONSIBLE FOR DESIGNATING A LOCATION ON SITE WHERE CONCRETE TRUCKS AND EQUIPMENT CAN BE WASHED OUT. THE AREA SHALL NOT BE LOCATED NEAR OR DRAINING INTO A STORM DRAINAGE AREA, "RIPARIAN" AREA OR FACILITY.
23. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING A DESIGNATED AREA ON SITE FOR "PIPE WASHING".
24. THE CONTRACTOR IS REQUIRED TO KEEP AN UPDATED COPY OF THE "ESC PLAN (SHEET)".
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 LOCATING OR EXPANDING 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 INTO 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. WASH 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 TEMPORARY GRAVEL CONSTRUCTION EXIT/ENTRANCE
NOT TO SCALE



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 BE PERMANENTLY STABILIZED.
3. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.

2 SILT FENCE DETAIL
NOT TO SCALE

ALLWEST

HAVE REVIEWED THE CONSTRUCTION AND TO MY KNOWLEDGE FIND IT TO BE IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED/CERTIFIED PLANS AND STANDARD SPECIFICATIONS EXCEPT AS NOTED.

SPOKANE COUNTY ENGINEERING
OFFICIAL PUBLIC DOCUMENT
ORIGINAL
"AS-BUILTS"
CERTIFIED RECORD DRAWINGS
DATE ACCEPTED: 7/26/07

07/17/07	LAG	AJE	AJE	ALLWEST RECORD DRAWING	
No.	Date	By	Ckd.	Appr.	Revisions

Drawn: Date
JMZ 7/26/8
Designed:
BRJ 7/26/8
Checked:
JAA 7/26/8

Parametrix
ENGINEERING · PLANNING · ENVIRONMENTAL SCIENCES
1019 39th AVENUE SOUTHWEST, SUITE 100
PUYALLUP, WASHINGTON 98373
(253) 926-2493 | WWW.PARAMETRIX.COM

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

VERTICAL DATUM: FLAT CORNER MARKER: 5.8" REBAR WITH 1.25" ALUM CAP MARKED "BLUE FLA 2006" EL=1815.66 (NAVD 88)
HORIZONTAL DATUM: NAD83
BASED ON PROJECT CONTROL TABLE
CADD FILE NAME: 1653-01-30-TOC 901.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.

RECORD DRAWING

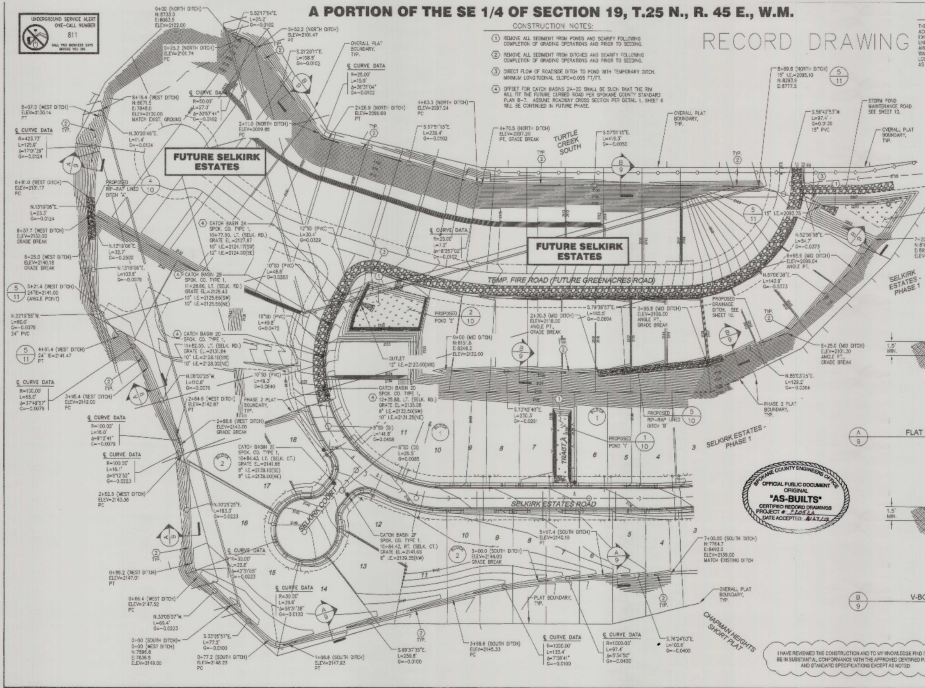
UNDERGROUND SERVICE ALERT
ONE-CALL NUMBER
811
CALL TWO BUSINESS DAYS BEFORE YOU DIG

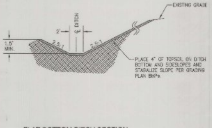
CONSTRUCTION NOTES:

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.

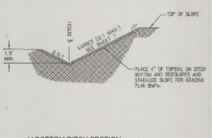
UTILITY STATEMENT

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
"AS-BUILTS"
CERTIFIED RECORD DRAWINGS
PROJECT #: P2052A
DATE ACCEPTED: 8/27/19

I HAVE REVIEWED THE CONSTRUCTION AND TO MY KNOWLEDGE FIND IT TO BE IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED CERTIFIED PLANS AND STANDARD SPECIFICATIONS EXCEPT AS NOTED.

ALLWEST

No.	Date	By	Ckd.	Appr.	Revisions
	9/11/18	LAG	AJE	AJE	ALLWEST RECORD DRAWING

Drawn: RRZ Date 7/2018
Designed: RRZ 7/2018
Checked: MAA 7/2018

ANDY J. ELIASON, STATE OF WASHINGTON, 42767, REGISTERED PROFESSIONAL ENGINEER
EXPIRES 05/28/19

Parametrix
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106 W MISSION AVENUE | 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 35991". EL.=2150.69 (NAVD 88)
HORIZONTAL DATUM: ASSUMED. SEE PROJECT CONTROL TABLE
CADD FILE NAME: 7653-011-(09)-DRAINAGE PLAN.dwg

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

SELKIRK ESTATES PHASE 2
DRAINAGE CONVEYANCE PLAN

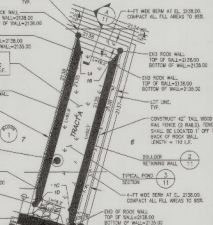
STORM
SHEET 9 / 11

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

UNDERGROUND SERVICE ALERT
ONE-CALL NUMBER
811
CALL THIS NUMBER WHEN BEGINNING WORK

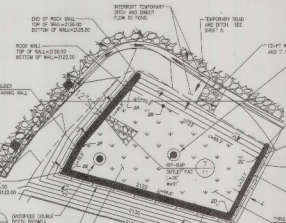
RECORD DRAWING

UTILITY STATEMENT
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE EXISTING DRAINAGE FEATURES WERE NOT SURVEYED THAT THE UNDERGROUND UTILITIES SHOWN CONFORM 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.



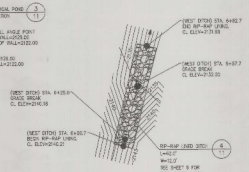
POND 1 BOTTOM HZ CONTROL		
PT. DES.	NORTHING	EASTING
1A	8247.29	8389.43
1B	8237.02	8406.51
1C	7948.24	8381.93
1D	7934.64	8364.86

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

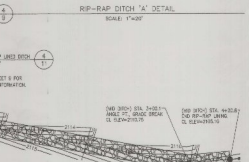


POND 2 BOTTOM HZ CONTROL		
PT. DES.	NORTHING	EASTING
2A	8331.15	8164.27
2B	8298.00	8184.08
2C	8258.14	8341.02
2D	8235.86	8223.31
2E	8252.44	8127.33
2F	8267.27	8135.36

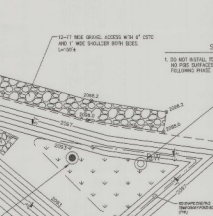
POND "2" DETAIL
SCALE: 1"=20'



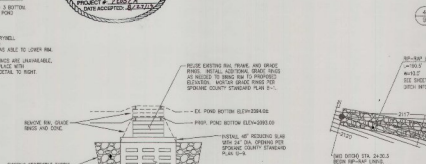
RIP-RAP DITCH "A" DETAIL
SCALE: 1"=20'



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



SWALE NOTE:
1. DO NOT INSTALL TOPSOIL AND SEEDING IN POND 3 BOTTOM. NO PIPE SURFACES ARE ASSOCIATED WITH THIS POND FOLLOWING PHASE 2 CO-ORDINATION.



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

SPOKANE COUNTY
OFFICIAL PUBLIC DOCUMENT
ORIGINAL
"AS-BUILTS"
CERTIFIED RECORD DRAWINGS
PROJECT # 7-1254-A
DATE ACCEPTED: 8/4/2010

I HAVE REVIEWED THE CONSTRUCTION AND TO MY KNOWLEDGE FIND IT TO BE IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED CERTIFIED PLANS AND STANDARD SPECIFICATION EXCEPT AS NOTED.

ALLWEST

No.	Date	By	Chkd.	Appr.	Revisions
	07/19/10	AJE	AJE		ALLWEST RECORD DRAWING

Drawn: Date
RKE 7/20/8
Designed:
RKE 7/20/8
Checked:
JBA 7/20/8

Parametrix
INGENIERIA, PLANEAMIENTO, ENVIRONMENTAL SERVICES
CIVIL ENGINEERING • LAND PLANNING
SURVEYING • WATER RESOURCES

SPOKANE COUNTY PUBLIC WORKS
DIVISION OF ENGINEERING AND ROADS
W. 1026 Broadway Ave.
Telephone No. 99260
SCP-477-3600

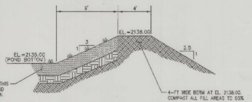
VERTICAL DATUM: FLAT CROSSED MARKER 5/8" REBAR WITH 1" PLASTIC CAP MARKED "BERG FLS 18463"
EL=2150.03 (NAVD 88)
HORIZONTAL DATUM: ASSUMED
SEE PROJECT CONTROL TABLE
CADD FILE NAME: 7803-01-310-POND DETAILS

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

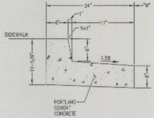
SELKIRK ESTATES PHASE 2
POND DETAILS

STORM
SHEET 10 / 11

RECORD DRAWING



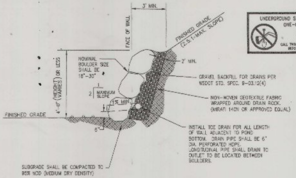
A/10 POND '1' END BERM CROSS SECTION
NOT TO SCALE



1/3,4 CONCRETE CURB AND SPILL GUTTER DETAIL
NOT TO SCALE

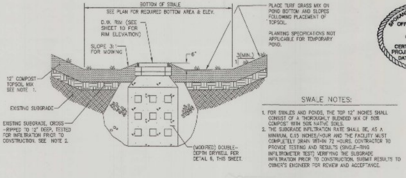
GENERAL NOTES:

1. PORTLAND CEMENT CONCRETE SHALL BE CLASS 3000 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.



2/9 BOULDER RETAINING WALL
NOT TO SCALE

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

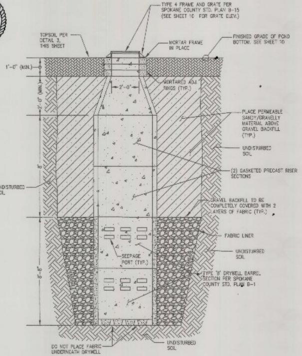


SWALE NOTES:

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.

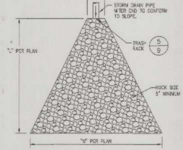
3/10 SWALE SECTION
NOT TO SCALE

SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT
ORIGINAL
"AS-BUILTS"
CERTIFIED RECORD DRAWINGS
PROJECT #: P2052A
DATE ACCEPTED: 8/27/19

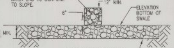


6/10 SPOKANE COUNTY TYPE B DOUBLE DEPTH DRYWELL - MODIFIED
NOT TO SCALE

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



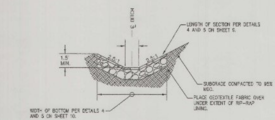
PLAN VIEW



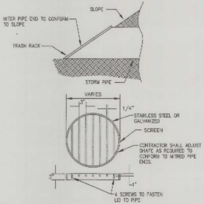
ELEVATION VIEW

NORTH AMERICAN GREEN P-300 OR INSTALL EROSION PROTECTION FABRIC, APPROVED EQUAL. INSTALLATION PER MANUFACTURERS RECOMMENDATIONS.

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

I HAVE REVIEWED THE CONSTRUCTION AND TO MY KNOWLEDGE FIND IT TO BE IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED CERTIFIED PLANS AND STANDARD SPECIFICATIONS EXCEPT AS NOTED.

ALLWEST

No.	Date	By	Ckd.	Appr.	Revisions
	9/11/18	LAG	AJE	AJE	ALLWEST RECORD DRAWING

Drawn: CRC Date 7/2018
Designed: RRZ 7/2018
Checked: MAA 7/2018

ANDY J. ELIASON, STATE OF WASHINGTON, 40767, REGISTERED PROFESSIONAL ENGINEER
EXPIRES 05/28/19

Parametrix
ENGINEERING . PLANNING . ENVIRONMENTAL SCIENCES
203 W MISSION AVENUE | 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 35991". EL.=2150.69 (NAVD 88)

HORIZONTAL DATUM: ASSUMED. SEE PROJECT CONTROL TABLE

CADD FILE NAME: 7653-011-(11)-MISC DET.dwg

SCALE
HORIZ. N/A
VERT. N/A

SELKIRK ESTATES PHASE 2

MISCELLANEOUS DETAILS

DETAILS
SHEET 11
11