

TRICKLE CREEK 2ND ADDITION P.U.D. STREET AND STORM DRAINAGE PLANS

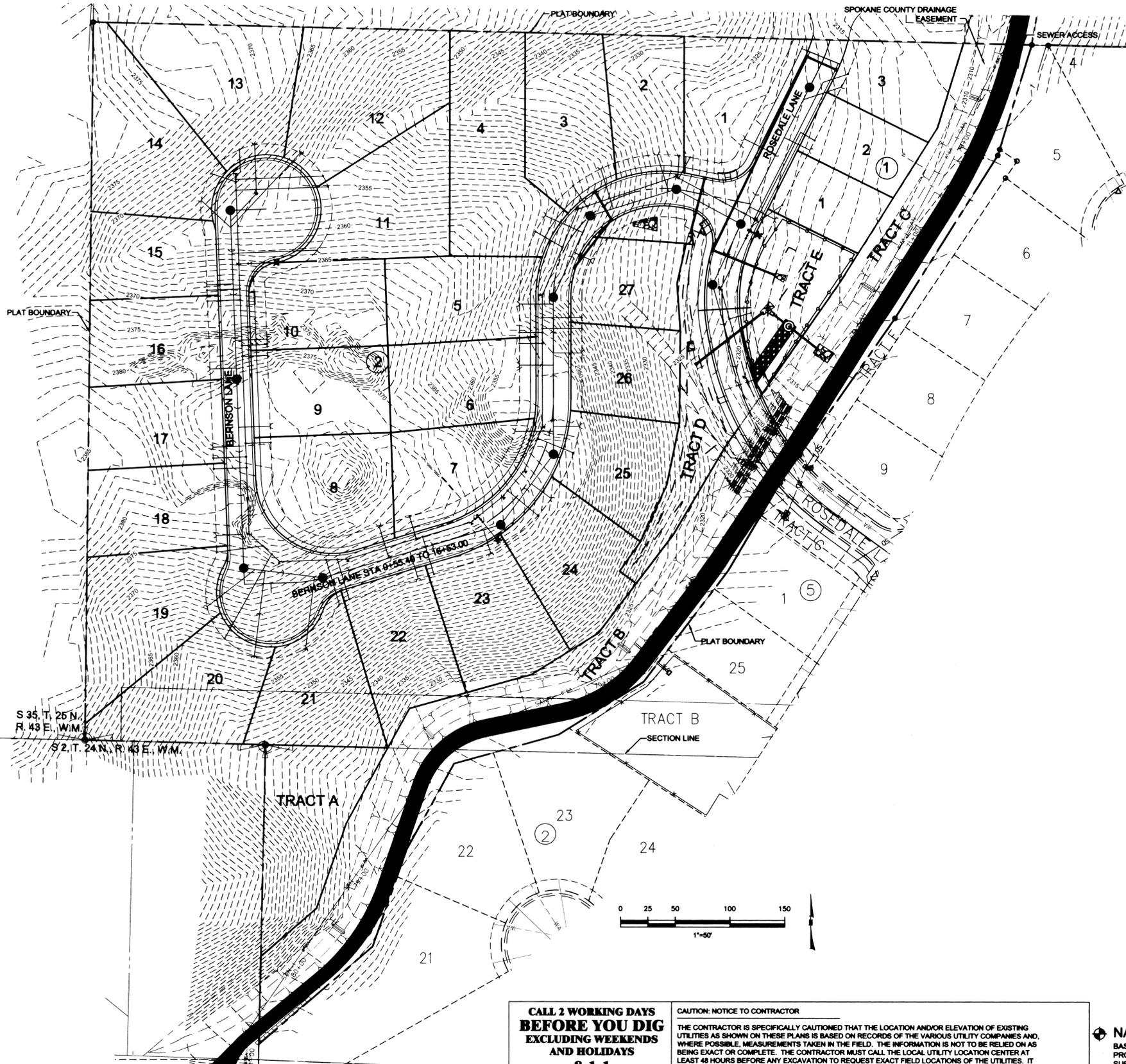
SECTION 35, T. 25 N., R. 43 E., W.M.
SECTION 2, T. 24 N., R. 43 E., W.M.
SPOKANE COUNTY, WASHINGTON

PREPARED UNDER THE DIRECT
SUPERVISION OF BEN L. WEYMOUTH
WASHINGTON REGISTRATION NO.
48581 FOR AND ON BEHALF OF T-O
ENGINEERS



GENERAL NOTES

- ALL MATERIALS, WORKMANSHIP, AND CONSTRUCTION OF SITE IMPROVEMENTS SHALL MEET OR EXCEED SITE WORK STANDARDS AND THE STANDARDS AND SPECIFICATIONS SET FORTH IN SPOKANE COUNTY REGULATIONS AND APPLICABLE STATE AND FEDERAL REGULATIONS. WHERE THERE IS CONFLICT BETWEEN THESE PLANS AND THE SPECIFICATION, OR ANY APPLICABLE STANDARD, THE HIGHER QUALITY STANDARD SHALL APPLY. ALL WORK WITHIN PUBLIC R.O.W. OR EASEMENTS SHALL BE INSPECTED AND APPROVED BY THE SPOKANE COUNTY INSPECTOR. INSPECTION SERVICES AND CONSTRUCTION CERTIFICATION TO BE PROVIDED BY ENGINEER OF RECORD OR HIS/HER DESIGNEE.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES, AS SHOWN ON THESE PLANS, IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY PERTINENT LOCATIONS AND ELEVATIONS, ESPECIALLY AT THE CONNECTION POINTS AND AT POTENTIAL UTILITY CONFLICTS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES THAT CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM ALL APPLICABLE AGENCIES. THE CONTRACTOR SHALL NOTIFY THE SPOKANE COUNTY INSPECTOR AT LEAST 48 HOURS PRIOR TO THE START OF ANY EARTH DISTURBING ACTIVITY, OR CONSTRUCTION ON ANY AND ALL PUBLIC IMPROVEMENTS.
- THE CONTRACTOR SHALL COORDINATE AND COOPERATE WITH THE SPOKANE COUNTY AND ALL UTILITY COMPANIES INVOLVED WITH RELOCATIONS OR ADJUSTMENTS OF EXISTING UTILITIES DURING CONSTRUCTION AND TO ASSURE THAT THE WORK IS ACCOMPLISHED IN A TIMELY FASHION AND WITH A MINIMUM DISRUPTION OF SERVICE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL PARTIES AFFECTED BY ANY DISRUPTION OF ANY UTILITY SERVICE.
- THE CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY OF THE APPROVED PLANS, ONE (1) COPY OF THE APPROPRIATE STANDARDS AND SPECIFICATIONS, AND A COPY OF ANY PERMITS AND EXTENSION AGREEMENTS NEEDED FOR THE JOB, ON-SITE AT ALL TIMES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ASPECTS OF SAFETY INCLUDING, BUT NOT LIMITED TO, EXCAVATION, TRENCHING, SHORING, TRAFFIC CONTROL, AND SECURITY.
- IF DURING THE CONSTRUCTION PROCESS, CONDITIONS ARE ENCOUNTERED BY THE CONTRACTOR, HIS SUBCONTRACTORS, OR OTHER AFFECTED PARTIES, WHICH COULD INDICATE A SITUATION THAT IS NOT IDENTIFIED IN THE PLANS OR SPECIFICATIONS, THE CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY.
- ALL REFERENCES TO ANY PUBLISHED STANDARDS SHALL REFER TO THE LATEST REVISIONS OF SAID STANDARD, UNLESS SPECIFICALLY STATED OTHERWISE.
- THE CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN, IN ACCORDANCE WITH M.U.T.C.D. TO THE APPROPRIATE RIGHT-OF-WAY AUTHORITY (SPOKANE COUNTY) FOR APPROVAL, PRIOR TO ANY CONSTRUCTION ACTIVITIES WITHIN, OR AFFECTING, THE RIGHT-OF-WAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ANY AND ALL TRAFFIC CONTROL DEVICES AS MAY BE REQUIRED BY THE CONSTRUCTION ACTIVITIES.
- THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL LABOR AND MATERIALS NECESSARY FOR THE COMPLETION OF THE INTENDED IMPROVEMENTS SHOWN ON THESE DRAWINGS OR DESIGNATED TO BE PROVIDED, INSTALLED CONSTRUCTED, REMOVED AND RELOCATED UNLESS SPECIFICALLY NOTED OTHERWISE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING ROADWAYS FREE AND CLEAR OF ALL CONSTRUCTION DEBRIS AND DIRT TRACKED FROM THE SITE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING RECORD INFORMATION ON A SET OF RECORD DRAWINGS KEPT AT THE CONSTRUCTION SITE, AND AVAILABLE TO THE SPOKANE COUNTY INSPECTOR AT ALL TIMES.
- DIMENSIONS FOR LAYOUT AND CONSTRUCTION ARE NOT TO BE SCALED FROM ANY DRAWING. IF PERTINENT DIMENSIONS ARE NOT SHOWN, CONTACT THE CONSULTANT ENGINEER FOR CLARIFICATION, AND ANNOTATE THE DIMENSION ON THE RECORD DRAWINGS.
- ALL STRUCTURAL EROSION CONTROL MEASURES SHALL BE INSTALLED, AT THE LIMITS OF CONSTRUCTION, PRIOR TO ANY OTHER GROUND-DISTURBING ACTIVITY. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED IN GOOD REPAIR BY THE CONTRACTOR, UNTIL SUCH TIME AS THE ENTIRE DISTURBED AREAS ARE STABILIZED WITH HARD SURFACE OR LANDSCAPING.
- THE CONTRACTOR SHALL SEQUENCE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO MINIMIZE POTENTIAL UTILITY CONFLICTS. IN GENERAL, STORM SEWER AND SANITARY SEWER SHOULD BE CONSTRUCTED PRIOR TO INSTALLATION OF WATER LINES AND DRY UTILITIES.
- ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY IS SUBJECT TO THE JURISDICTION OF THE SPOKANE COUNTY ENGINEERING DEPARTMENT STANDARD DETAILS AND SPECIFICATIONS.
- THE CONTRACTOR SHALL SUBMIT A PHASING PLAN FOR ALL WORK IN PUBLIC ROADS AND R.O.W.'S TO SPOKANE COUNTY BEFORE BEGINNING ANY WORK ON THESE ROADS. CONTRACTOR SHALL BEGIN WORK ONLY AFTER SPOKANE COUNTY APPROVES THE PHASING PLAN, AND A PRE-CONSTRUCTION MEETING IS HELD BETWEEN SPOKANE COUNTY THE ENGINEER AND THE CONTRACTOR.
- ALL OPERATIONS CONDUCTED ON THE PREMISES, INCLUDING THE WARMING UP, REPAIR, ARRIVAL, DEPARTURE AND RUNNING OF TRUCKS, EARTH MOVING EQUIPMENT, CONSTRUCTION EQUIPMENT AND ANY OTHER ASSOCIATED EQUIPMENT SHALL GENERALLY BE LIMITED TO THE PERIOD BETWEEN 6:00 A.M. AND 10:00 P.M. EVERYDAY UNLESS OTHERWISE APPROVED BY SPOKANE COUNTY.
- BASED ON A REQUIREMENT FROM A LOCAL JURISDICTION THE ENGINEER OR HIS DESIGNEE SHALL PERFORM MATERIALS TESTING AND QUALITY CONTROL ON THE PROJECT AND SHALL SUBMIT COPIES OF DAILY REPORTS, TEST REPORTS, PROJECT CERTIFICATION AND RECORD DRAWINGS TO THE SPOKANE COUNTY ENGINEER.
- NO REVISIONS SHALL BE MADE TO THESE PLANS WITHOUT THE APPROVAL OF THE SPOKANE COUNTY ENGINEER AND NOTIFICATION OF THE ENGINEER OF RECORD.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE ALL UTILITY RELOCATIONS CONSISTENT WITH THE CONTRACTORS SCHEDULE FOR THIS PROJECT, WHETHER SHOWN OR NOT SHOWN, AS IT RELATES TO THE CONTRACTORS SCHEDULE FOR THIS PROJECT.



**CALL 2 WORKING DAYS
BEFORE YOU DIG
EXCLUDING WEEKENDS
AND HOLIDAYS
8-1-1**

CAUTION: NOTICE TO CONTRACTOR
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

NAVD '88 DATUM
BASED ON 57TH & GLENROSE COUNTY ROAD
PROJECT (CRP 2879) NOTES FROM COUNTY
SURVEYOR DATED 12-12-00. USED COUNTY
TBM'S 11-15 AS BASIS FOR VERTICAL DATUM.

OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT # 2014-001
DATE ACCEPTED: 12-23-14
ACCEPTANCE EXPIRES: 12-23-16
PROJECT LANE MILES PUBLIC: 1.0
PROJECT LANE MILES PRIVATE: 0.0
CONSTRUCTION OCCUPANCY AND CERTIFICATION REQUIRED PRIOR TO COUNTY ACCEPTANCE AND ESTABLISHMENT OF THE RECORDS AND DRAINAGE FACILITIES FOR MAINTENANCE. PERMIT REQUIRED! (800) 477-3000
NOTIFY PERMIT ENGINEER 2 BUSINESS DAYS PRIOR TO CONSTRUCTION

OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
DATE ACCEPTED: 12-23-14
ACCEPTANCE EXPIRES: 12-23-16
PROJECT LANE MILES PUBLIC: 1.0
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NOTIFY PERMIT ENGINEER 2 BUSINESS DAYS PRIOR TO CONSTRUCTION

Laura A. Davis
DEVELOPER'S APPROVAL

6/5/14
DATE

E-FILE NAME	DESIGNED	ME/J	DRAWN	LAC	CHECKED	ME/UR/LY	APPROVED	BLV

T-O ENGINEERS
CONSULTING ENGINEERS, SURVEYORS & PLANNERS
WEST 290 PRAIRIE AVENUE
COEUR D'ALENE, IDAHO 83815-7710
PHONE: (208) 762-3644 FAX: (208) 762-3708
OFFICES ALSO IN: BOISE, IDAHO

CONSTRUCTION PLANS
TRICKLE CREEK 2ND ADDITION P.U.D.
SPOKANE COUNTY, WA
STREET PLAN NOTES

COVER SHEET FOR TRICKLE CREEK 2ND ADDITION P.U.D.

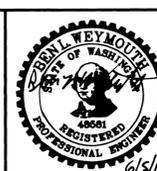
TEMPORARY EROSION & SEDIMENT CONTROL PLAN

SECTION 35, T. 25 N., R. 43 E., W.M.
SECTION 2, T. 24 N., R. 43 E., W.M.
SPOKANE COUNTY, WASHINGTON

SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS

PROJECT #: 17269
 DATE ACCEPTED: 02-04-14
 ACCEPTANCE EXPIRES: 02-04-16
 PROJECT LAKE MILES PUBLIC: 0
 PROJECT LAKE MILES PRIVATE: 0
 CONSTRUCTION DOCUMENTATION AND CERTIFIED RECORD DRAWINGS ARE REQUIRED PRIOR TO COUNTY ACCEPTANCE AND ESTABLISHMENT OF THE ROADS AND DRAINAGE FACILITIES FOR MAINTENANCE.
 PERMIT REQUIRED: (509) 477-3800
 NOTIFY PERMIT ENGINEER 2 BUSINESS DAYS PRIOR TO CONSTRUCTION

PREPARED UNDER THE DIRECT SUPERVISION OF BEN L. WEYMOUTH WASHINGTON REGISTRATION NO. 48581 FOR AND ON BEHALF OF T-O ENGINEERS



EROSION & SEDIMENT CONTROL GENERAL NOTES AND INFORMATION

- A TEMPORARY EROSION/SEDIMENT CONTROL (E.S.C.) PLAN IS REQUIRED FOR THIS PROJECT. IMPLEMENTATION OF THE T.E.S.C. PLAN, AND CONSTRUCTION, MAINTENANCE, AND UPGRADING OF THE T.E.S.C. FACILITIES ARE THE RESPONSIBILITY OF THE DEVELOPER UNTIL ALL CONSTRUCTION IS COMPLETED AND ACCEPTED BY SPOKANE COUNTY, OR UNTIL VEGETATION IS ESTABLISHED THROUGHOUT THE SITE, AND ACCEPTED BY SPOKANE COUNTY, WHICHEVER IS LATER.
- APPROVAL OF THE T.E.S.C. PLAN DOES NOT CONSTITUTE APPROVAL OF ANY OF THE PROPOSED ROAD, STORM DRAINAGE, GRADING OR UTILITY DESIGN ELEMENTS SHOWN ON THE T.E.S.C. PLAN.
- THE EROSION/SEDIMENT CONTROL MEASURES SHOWN ARE THE MINIMUM REQUIREMENTS FOR THE ANTICIPATED SITE CONDITIONS. THE CONTRACTOR SHALL INSPECT AND MAINTAIN THESE T.E.S.C. MEASURES DAILY, AND SHALL MAINTAIN AND UPGRADE THESE MEASURES AS NECESSARY TO PREVENT SEDIMENT-LADEN WATER FROM EITHER FLOWING OFF SITE, OR INTO NEW EXISTING STORM DRAINAGE FACILITIES, SUCH AS DRYWELLS, CULVERTS, OR GRAVEL GALLERIES.
- GEOTEXTILE FABRIC IS TO BE PLACED ON THE RIMS, CATCH BASINS AND INLETS UNTIL SUCH TIME THAT THE VEGETATION ON THE SITE IS ESTABLISHED AND THE THREAT OF SEDIMENT DEPOSITION INTO THE DRAINAGE SYSTEM IS MITIGATED.
- THE SILT FENCES SHALL BE INSTALLED BY THE CONTRACTOR PRIOR TO OTHER SITE WORK, AND MAINTAINED THROUGHOUT THE DURATION OF CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING ROCK CONSTRUCTION EXITS AT ANY AND ALL LOCATIONS USED TO ENTER OR EXIT THE PROJECT SITE. SEE DETAIL 2 THIS SHEET.
- THE CONTRACTOR IS RESPONSIBLE FOR DESIGNATING A LOCATION WHERE CONCRETE TRUCKS AND EQUIPMENT CAN BE WASHED OUT, NOT LOCATED NEAR OR DRAINING INTO A STORM DRAINAGE AREA.
- PROPERTY OWNER: GEORGE PARAS, PCI PROPERTIES, (509)535-8377
PERMIT APPLICANT: GEORGE PARAS, PARAS CONSTRUCTION, (509)535-8377
CONTACT PERSON ON SITE: KURT PARAS, PARAS CONSTRUCTION, (509) 535-8377
- PROJECT LOCATION: IN SPOKANE COUNTY, WEST OF GLENROSE ROAD, IN SECTIONS 2 & 35, TOWNSHIPS 24 & 25 N., RANGE 43 E.W.M.
- PROJECT DESCRIPTION: TRICKLE CREEK 2ND ADDITION IS A RESIDENTIAL SUBDIVISION CONSISTING OF 30 LOTS AND WILL REQUIRE CONSTRUCTION OF SEWER, WATER, ROADS AND STORM DRAINAGE FACILITIES. THE IMPROVEMENTS CONSIST OF APPROXIMATELY 1500 LINEAR FEET OF NEW PRIVATE STREETS AND CURBS, WITH ASSOCIATED STORM DRAINAGE.
- DESCRIPTION OF T.E.S.C. MEASURES: USE OF SILT FENCES, GRAVEL FILTERS AND ROCK CONSTRUCTION EXITS. ALL T.E.S.C. MEASURES MENTIONED ABOVE ARE TEMPORARY AND WILL BE REMOVED AFTER YARDS ARE LANDSCAPED.
- EXISTING VEGETATION: FIELD GRASS AND WEEDS WITH SPARSE TREES.
- PLAN PREPARATION DATE: AUGUST 26, 2013.
- SOILS: ON SITE SOILS INCLUDE 3132 BONG PHOEBE COMPLEX AND 3501 BRINCKEN, MOIST UHLIG COMPLEX.
- STABILIZATION OF DENUDED AREAS: ANY DISTURBED AREAS, WHICH WOULD BE LEFT BARE FOR MORE THAN 7 DAYS AND ARE NOT INTENDED TO BE REWORKED WITHIN 30-45 DAYS SHALL BE SEEDED WITH A FAST STARTING NATIVE DRYLAND GRASS SUCH AS ANNUAL RYE, OR APPROVED EQUAL, AT A RATE OF 80 LBS/ACRE.
- CONTROL OF POLLUTANTS: ANY SPILLS SHALL BE HANDLED ACCORDING TO D.O.E. AND D.O.H. GUIDELINES.
- SEED MIX:
EXCAVATION AND EMBANKMENT BANKS AND ALL DISTURBED AREAS WILL REQUIRE STABILIZATION WITH HYDROSEEDING METHODS. THE SEED MIXTURE SHALL CONSIST OF THE FOLLOWING GRASS SPECIES:
 20% ELKA PERENNIAL RYE
 20% DURAN HARD FESCUE
 45% COVAR SHEEP / FESCUE
 10% REUBENS CANADIAN BLUEGRASS
 GRASS SEED: 90 LBS. / ACRE
 FERTILIZER: 16-16-16 TIMED RELEASE AT 300 LBS. / ACRE
- ALL SEEDING OF SLOPES SHALL BE PERFORMED IN ACCORDANCE WITH W.S.D.O.T. STANDARD SPECIFICATIONS SECTION 8-01, AND APPENDIX "E" OF THE SPOKANE COUNTY GUIDELINES FOR STORMWATER MANAGEMENT.

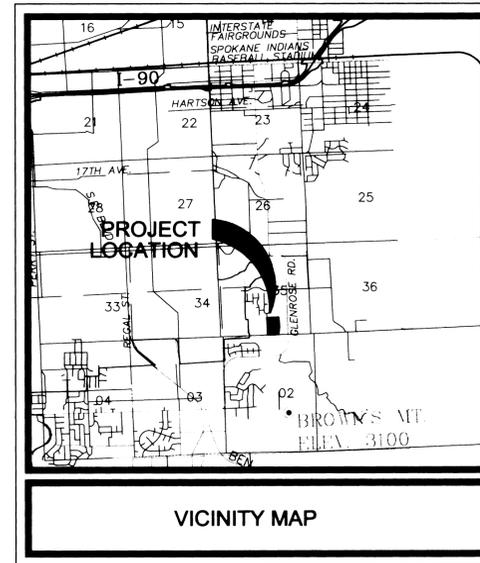


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EROSION CONTROL PLAN	SHEET 4

LEGAL DESCRIPTION

EXHIBIT "A"
LEGAL DESCRIPTION

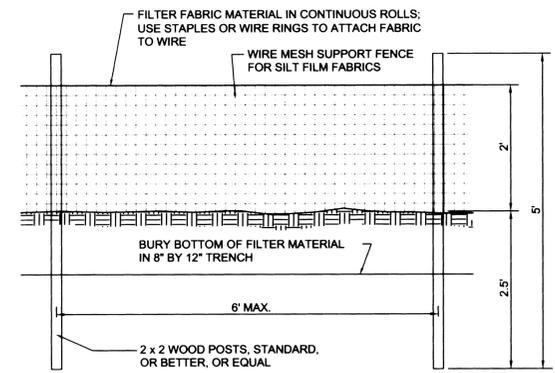
PARCEL A
GOVERNMENT LOT 2 IN SECTION 2, TOWNSHIP 25 NORTH, RANGE 43 EAST, W.M., IN SPOKANE COUNTY, WASHINGTON; EXCEPT THE PLATTED PORTION KNOWN AS TRICKLE CREEK 1ST ADDITION AND TRICKLE CREEK P.U.D.; AND EXCEPT ROAD; SITUATE IN THE COUNTY OF SPOKANE, STATE OF WASHINGTON.

PARCEL B
THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 25 NORTH, RANGE 43 EAST, W.M., IN SPOKANE COUNTY, WASHINGTON; EXCEPT THE SOUTH 3 RODS OF THE EAST 78 RODS; AND EXCEPT THE PLATTED PORTION KNOWN AS TRICKLE CREEK 1ST ADDITION AND TRICKLE CREEK P.U.D.; SITUATE IN THE COUNTY OF SPOKANE, STATE OF WASHINGTON.

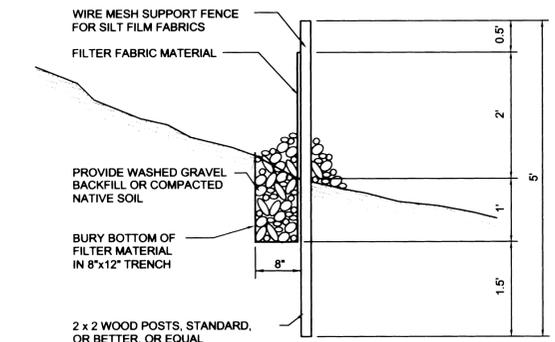
PARCEL C
THE SOUTH 3 RODS OF THE EAST 78 RODS OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, AND EXCEPT THE PLATTED PORTION KNOWN AS TRICKLE CREEK 1ST ADDITION AND TRICKLE CREEK P.U.D.; SITUATE IN THE COUNTY OF SPOKANE, STATE OF WASHINGTON.

THE DESIGN IMPROVEMENTS SHOWN IN THIS SET OF PLANS AND CALCULATIONS CONFORM TO APPLICABLE EDITIONS OF THE SPOKANE COUNTY STANDARDS FOR ROAD AND SEWER CONSTRUCTION AND THE SPOKANE COUNTY GUIDELINES FOR STORMWATER MANAGEMENT. ALL DESIGN DEVIATIONS HAVE BEEN APPROVED BY THE SPOKANE COUNTY ENGINEER. I APPROVE THESE PLANS FOR CONSTRUCTION.

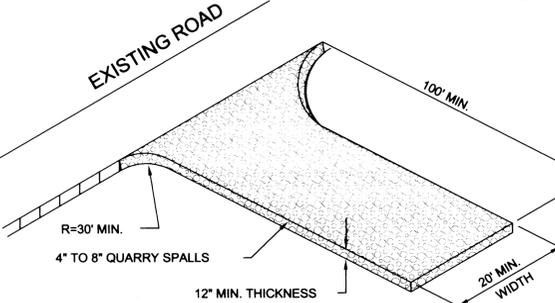
CERTIFICATION STATEMENT: I CERTIFY THAT THIS EROSION AND SEDIMENT CONTROL PLAN MEETS THE E.S.C. REQUIREMENTS AS LISTED IN CHAPTER 4.5 OF THE SPOKANE COUNTY GUIDELINES FOR STORMWATER MANAGEMENT.



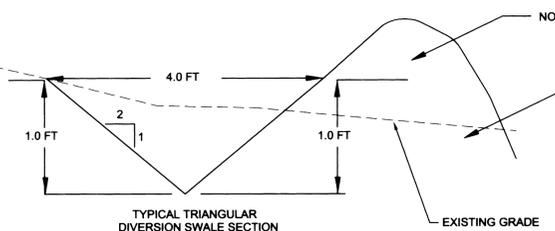
ELEVATION



SECTION

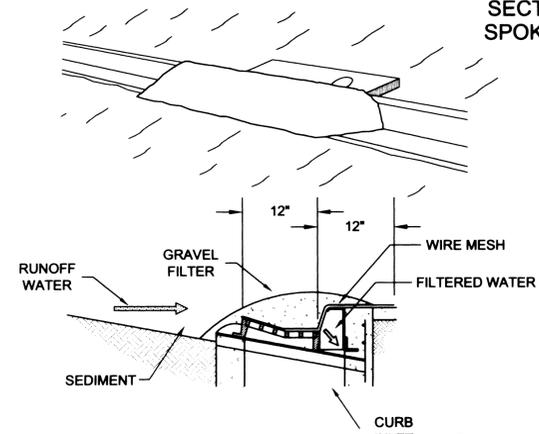


ROCK CONSTRUCTION EXIT
NOT TO SCALE

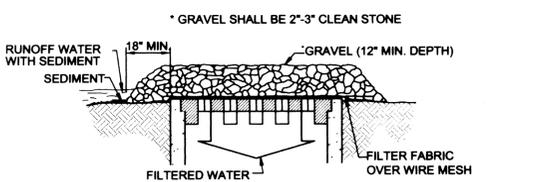


NOTES:
1. REMOVE ANY EXISTING VEGETATION AND SCARIFY OR BENCH ADJACENT SOILS PRIOR TO PLACING BERM.
2. BERM MATERIALS MUST BE ADEQUATELY COMPACTED AND STABILIZED.

TEMPORARY DIVERSION DITCH
N.T.S.



GRAVEL FILTER DETAIL
NOT TO SCALE



* GRAVEL SHALL BE 2"-3" CLEAN STONE

THIS METHOD OF INLET PROTECTION IS APPLICABLE WHERE HEAVY CONCENTRATED FLOWS ARE EXPECTED, BUT NOT WHERE PONDING AROUND THE STRUCTURE MIGHT CAUSE EXCESSIVE INCONVENIENCE OR DAMAGE TO ADJACENT STRUCTURES AND UNPROTECTED ACRES.

GRAVEL AND WIRE MESH INLET SEDIMENT FILTER
NOT TO SCALE

LEGEND

- STORM DRAINAGE POND - NO CONCRETE TRUCK WASHOUT. SEE GENERAL NOTES 4 AND 7.
- STORM DRAINAGE STRUCTURE - NO CONCRETE TRUCK WASHOUT. SEE GENERAL NOTES 4 AND 7.
- SILT FENCE. SEE DETAIL 1 AND GENERAL NOTE 5.
- LIMIT OF SOIL DISTURBANCE
- ROCK CONSTRUCTION EXIT. SEE DETAIL 2 AND GENERAL NOTE 6.
- PROPOSED STORM DRAIN INLET
- PROPOSED STORM MANHOLE
- PROPOSED STORM DRYWELL
- PROPOSED STORM DRAIN PIPE
- GRAVEL FILTER AND FILTER FABRIC INLET PROTECTION (GENERAL NOTES 4 AND 7) SEE DETAILS 3 AND 4.
- DIVERSION DITCH SEE DETAIL 5.
- TEMPORARY SEDIMENT TRAP

NAVD '88 DATUM
BASED ON 57TH & GLENROSE COUNTY ROAD PROJECT (CRP 2879) NOTES FROM COUNTY SURVEYOR DATED 12-12-00. USED COUNTY TBM'S 11-15 AS BASIS FOR VERTICAL DATUM.

CALL 2 WORKING DAYS BEFORE YOU DIG EXCLUDING WEEKENDS AND HOLIDAYS 8-1-1

CAUTION: NOTICE TO CONTRACTOR
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

DEVELOPER'S APPROVAL

 DATE

E-FILE NAME	DESIGNED	MEI	DRAWN	LAC	CHECKED	MEI/RAW	APPROVED	BLW

NO.	REVISIONS	ITEM	DATE

T-O ENGINEERS
 CONSULTING ENGINEERS, SURVEYORS & PLANNERS
 WEST 280 PRAIRIE AVENUE
 COLUR D'ALENE, IDAHO 83815-7710
 PHONE: (208) 762-3644 FAX: (208) 762-3708
 OFFICES ALSO IN: BOISE, IDAHO

EROSION CONTROL PLANS
 TRICKLE CREEK 2ND ADDITION P.U.D.
 SPOKANE COUNTY, WA
 EROSION CONTROL PLAN COVER SHEET

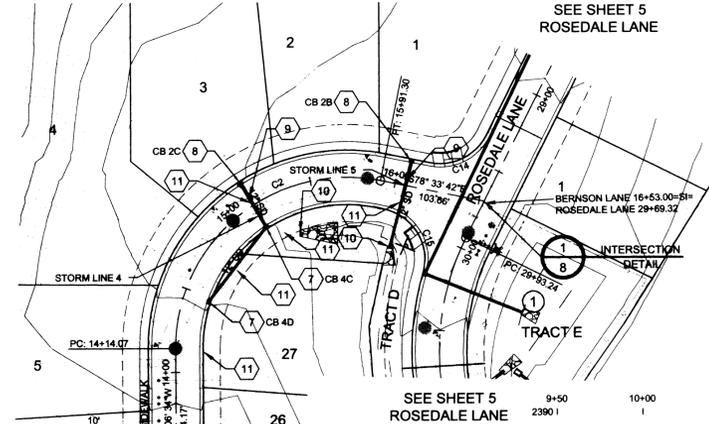
DATE:	MAY 20, 2014
PROJECT:	130073

SHEET 3 OF 10

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CONSTRUCTION NOTES

- 2 INSTALL 5' WIDE SIDEWALK PER SPOKANE COUNTY STANDARDS.
- 3 INSTALL TYPE "R" CURB PER SPOKANE COUNTY STANDARD PLAN A-3.
- 4 SEE DETAIL 5, SHEET 8 FOR TYPICAL BERNSON LANE CROSS SECTION.
- 5 INSTALL (2) "PRIVATE LANE" STREET SIGNS PER SPOKANE COUNTY STANDARD PLAN A-16 AND M.U.T.C.D. STANDARDS.
- 7 INSTALL TYPE 1 CATCH BASIN WITH TYPE 1 FRAME AND GRATE PER SPOKANE COUNTY STANDARD PLANS B-4, B-10 AND B-12.
- 8 INSTALL WSDOT TYPE 2 GRATE INLET WITH FRAME AND VANED GRATE PER WSDOT STANDARD PLANS B-4c AND B-4d. INSTALL LONG DIMENSION PERPENDICULAR TO ROAD CENTERLINE.
- 9 SLEEVE STORMWATER PIPE AT WATER LINE CROSSING MIN 10 FEET EITHER SIDE OF WATER LINE, PER CITY OF SPOKANE STD. DWG W111.
- 10 INSTALL CONCRETE HEADWALL WITH TRASH RACK AT PIPE END PER DETAIL 1, SHEET 10.
- 11 INSTALL ADS N-12 STORM PIPE, SEE PLAN FOR DIAMETER AND LENGTH.

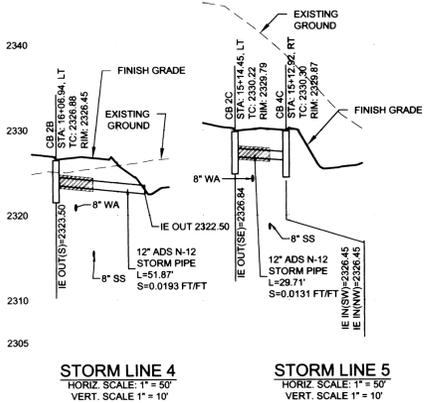
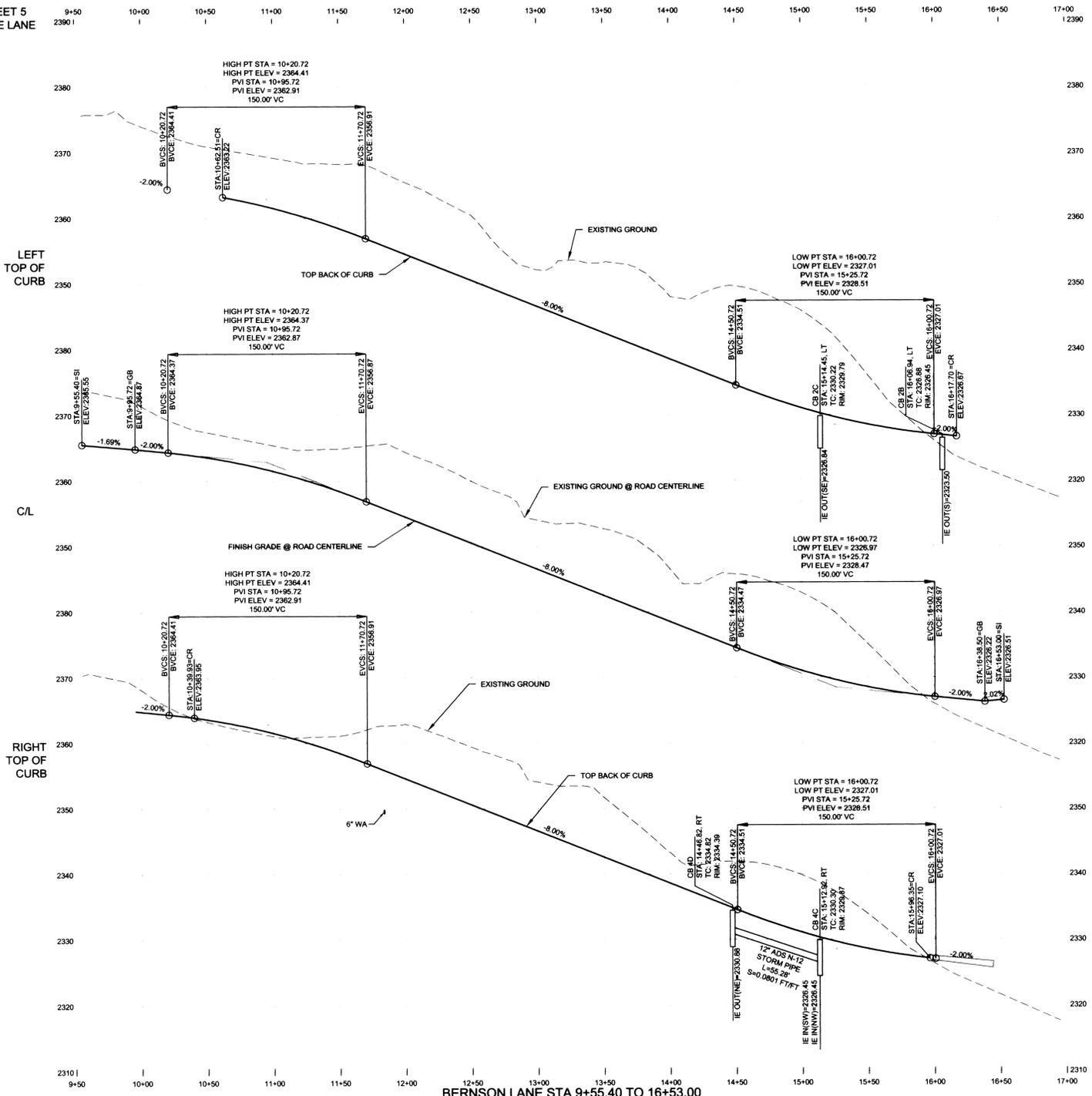
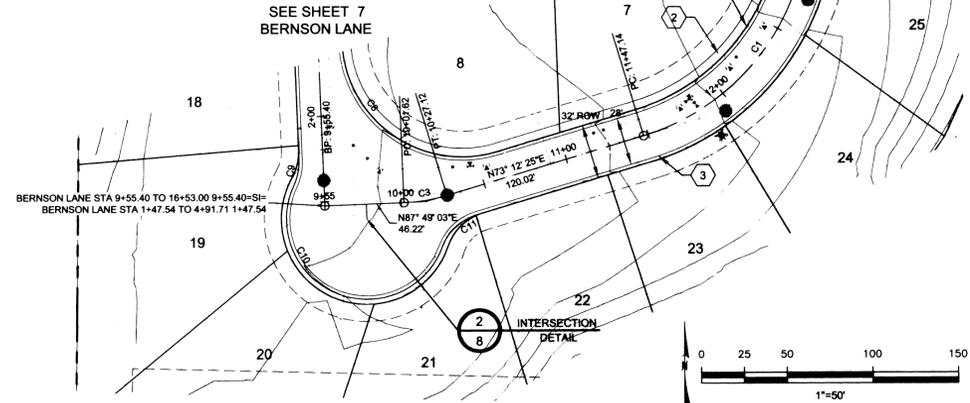


CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	135.00	172.75	73°19'00"	N36°32'56"E	161.20
C2	100.00	177.23	101°32'52"	N50°39'52"E	154.93
C3	100.00	25.50	14°36'38"	N80°30'44"E	25.43
C8	127.81'	70.00'	104°36'38"	S54°29'16"E	110.78'
C9	14.43'	30.00'	27°33'47"	N11°35'57"E	14.29'
C10	151.88'	47.00'	185°09'12"	S67°11'46"E	93.90'
C11	27.74'	30.00'	52°58'47"	S46°43'02"W	26.76'
C14	39.27'	30.00'	75°00'00"	N63°56'18"E	36.53'
C15	49.56'	30.00'	94°39'35"	N31°13'55"W	44.12'

SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS

PROJECT #: P-17066
DATE ACCEPTED: 06-25-14
ACCEPTANCE EXPIRES: 06-25-16
PROJECT LANE MILES PRIVATE: 0.27
CONSTRUCTION DOCUMENTATION AND CERTIFIED RECORD DRAWINGS "AS-BUILT" ARE REQUIRED PRIOR TO COUNTY ACCEPTANCE AND ESTABLISHMENT OF THE ROAD AND DRAINAGE FACILITIES FOR MAINTENANCE. PERMIT REQUIRED! (20) 477-3600 NOTIFY PERMIT ENGINEER 48 HOURS PRIOR TO CONSTRUCTION.

NOTE: CURB RADII ARE TO TOP BACK OF CURB FOR TYPE "R" CURB UNLESS OTHERWISE NOTED.



CALL 2 WORKING DAYS BEFORE YOU DIG EXCLUDING WEEKENDS AND HOLIDAYS 8-1-1

CAUTION: NOTICE TO CONTRACTOR
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NAVD '88 DATUM
BASED ON 57TH & GLENROSE COUNTY ROAD PROJECT (CRP 2879) NOTES FROM COUNTY SURVEYOR DATED 12-12-00. USED COUNTY TBM'S 11-15 AS BASIS FOR VERTICAL DATUM.

DEVELOPER'S APPROVAL: [Signature] 6/5/14
DATE: 6/5/14

T-O ENGINEERS
CONSULTING ENGINEERS, SURVEYORS & PLANNERS
WEST 280 PRAIRIE AVENUE
COEUR D'ALENE, IDAHO 83815-7710
PHONE: 208-762-3644 FAX: 208-762-3708
OFFICES ALSO IN: BOISE, IDAHO

CONSTRUCTION PLANS
TRICKLE CREEK 2ND ADDITION P.U.D.
SPOKANE COUNTY, WA
BERNSON LANE STA 9+55 TO 16+53 PLAN & PROFILE

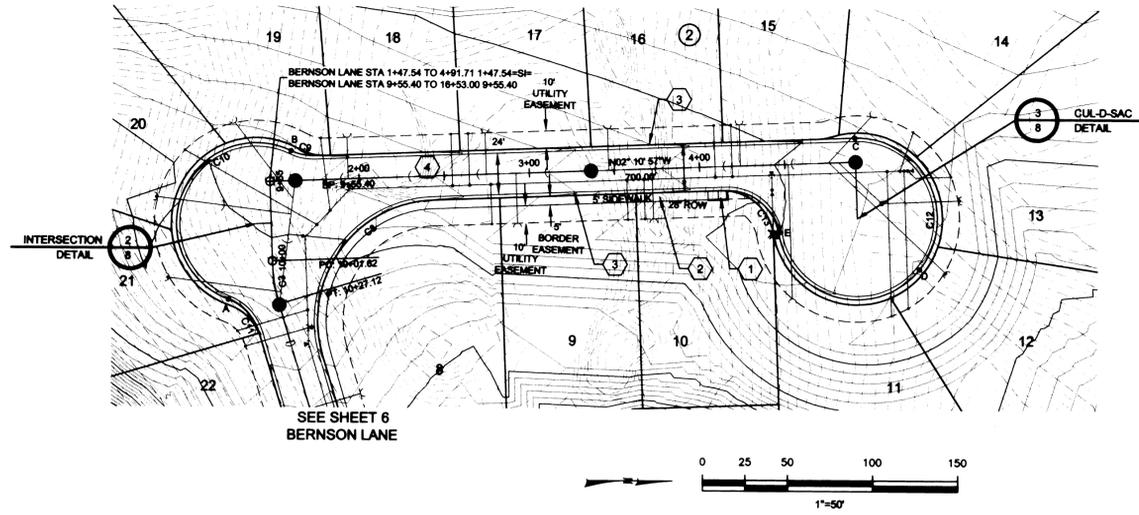
DATE: MAY 20, 2014
PROJECT: 130073
SHEET 6 OF 10



PREPARED UNDER THE DIRECT SUPERVISION OF BEN L. WEYMOUTH WASHINGTON REGISTRATION NO. 48581 FOR AND ON BEHALF OF T-O ENGINEERS

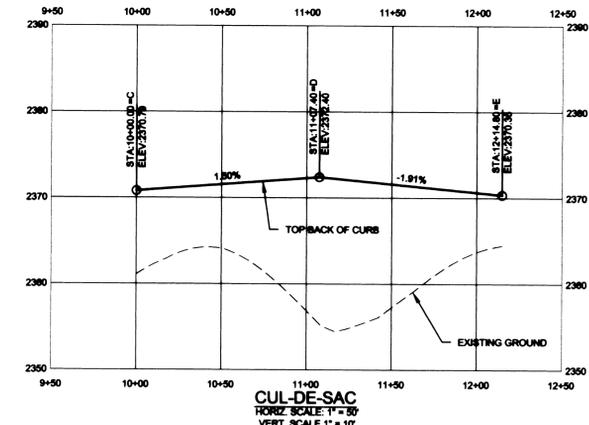
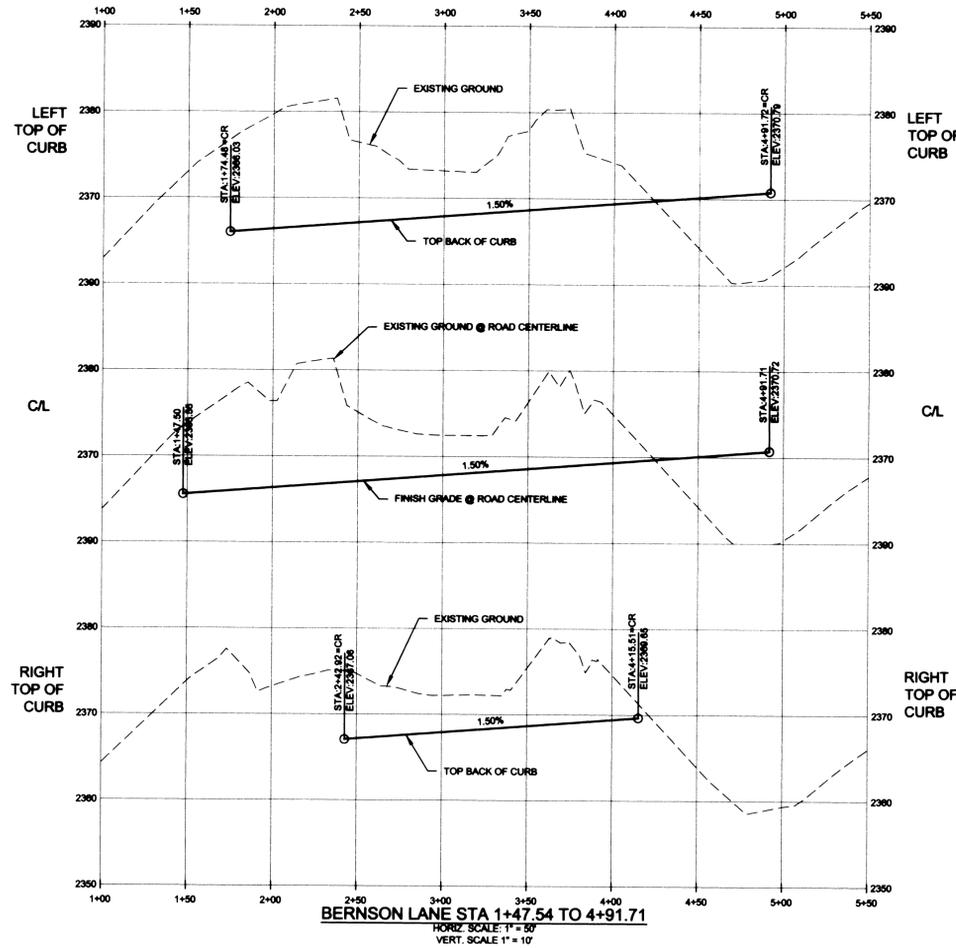
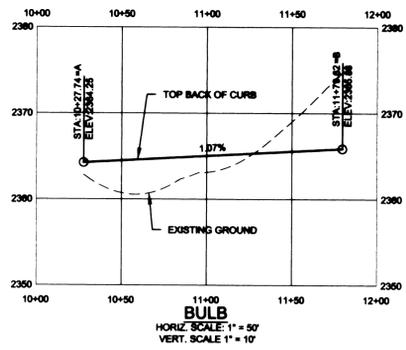
CONSTRUCTION NOTES

- 1 CONSTRUCT WHEELCHAIR RAMP PER SPOKANE COUNTY STANDARD PLAN A-5, DESIGN "A".
- 2 INSTALL 5' WIDE SIDEWALK PER SPOKANE COUNTY STANDARDS.
- 3 INSTALL TYPE "R" CURB PER SPOKANE COUNTY STANDARD PLAN A-3.
- 4 SEE DETAIL 4, SHEET 8 FOR TYPICAL CARNAHAN LANE CROSS SECTION.



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C8	127.81'	70.00'	104°36'38"	S54°29'16"E	110.78'
C9	14.43'	30.00'	27°33'47"	N11°35'57"E	14.29'
C10	151.88'	47.00'	185°09'12"	S67°11'46"E	93.90'
C11	27.74'	30.00'	52°58'47"	S46°43'02"W	26.76'
C12	214.74'	47.00'	261°47'12"	N51°17'20"W	71.06'
C13	42.82'	30.00'	81°47'12"	S38°42'40"W	39.28'

NOTE: CURB RADI ARE TO TOP BACK OF CURB FOR TYPE "R" CURB UNLESS OTHERWISE NOTED.



SPOKANE COUNTY ENGINEERS OFFICE
 OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
 PROJECT #: 1-1702-B
 DATE ACCEPTED: 12-25-13
 ACCEPTANCE EXPIRES: 12-25-16
 PROJECT LANE MILES PUBLIC: 0.15
 PROJECT LANE MILES PRIVATE: 0.15
 CONSTRUCTION DOCUMENTATION AND CERTIFIED RECORD DRAWINGS, "AS-BUILT" ARE REQUIRED PRIOR TO COUNTY ACCEPTANCE AND ESTABLISHMENT OF THE ROADS AND DRAINAGE FACILITIES FOR MAINTENANCE.
 PERMIT REQUIRED! (509) 477-3800
 NOTIFY PERMIT ENGINEER 2 BUSINESS DAYS PRIOR TO CONSTRUCTION

CALL 2 WORKING DAYS BEFORE YOU DIG EXCLUDING WEEKENDS AND HOLIDAYS 8-1-1

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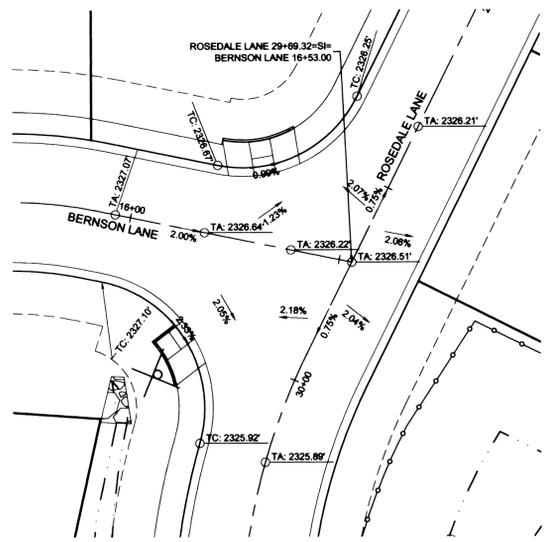
DEVELOPER'S APPROVAL: *[Signature]* DATE: 6/5/14

CONSTRUCTION PLANS
TRICKLE CREEK 2ND ADDITION P.U.D.
 BERNSON LANE STA 1+48 TO 4+92 PLAN & PROFILE
 SPOKANE COUNTY, WA

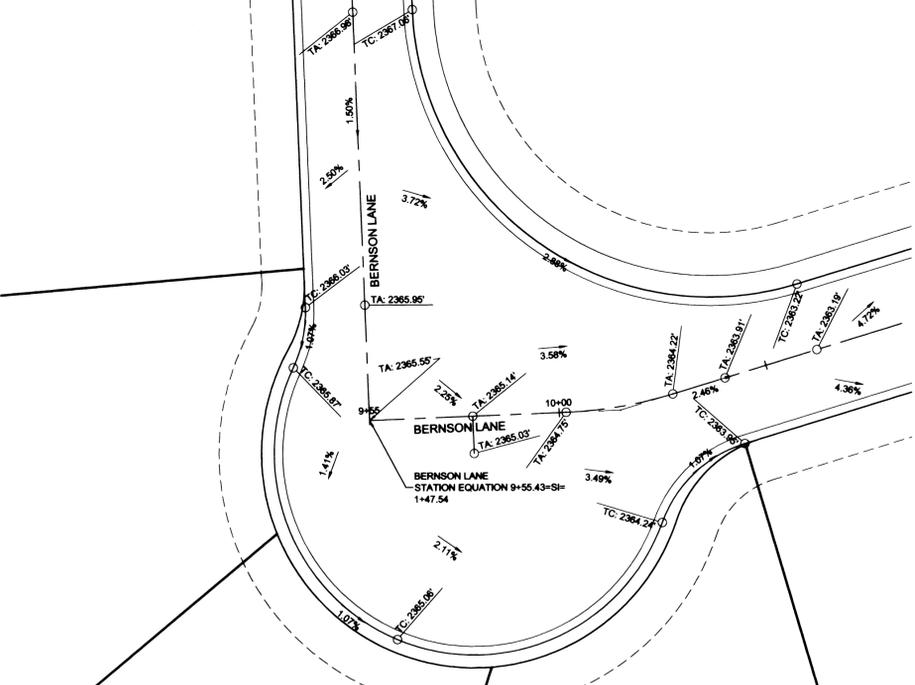
T-O ENGINEERS
 CONSULTING ENGINEERS, SURVEYORS & PLANNERS
 WEST 280 PRAIRIE AVENUE
 COEUR D'ALENE, IDAHO 83815-7710
 PHONE: 208-762-3644 FAX: 208-762-3708
 OFFICES ALSO IN: BOISE, IDAHO

NO.	DATE	REVISIONS ITEM	FILE NAME					
			DESIGNED	DRAWN	CHECKED	APPROVED	BY	

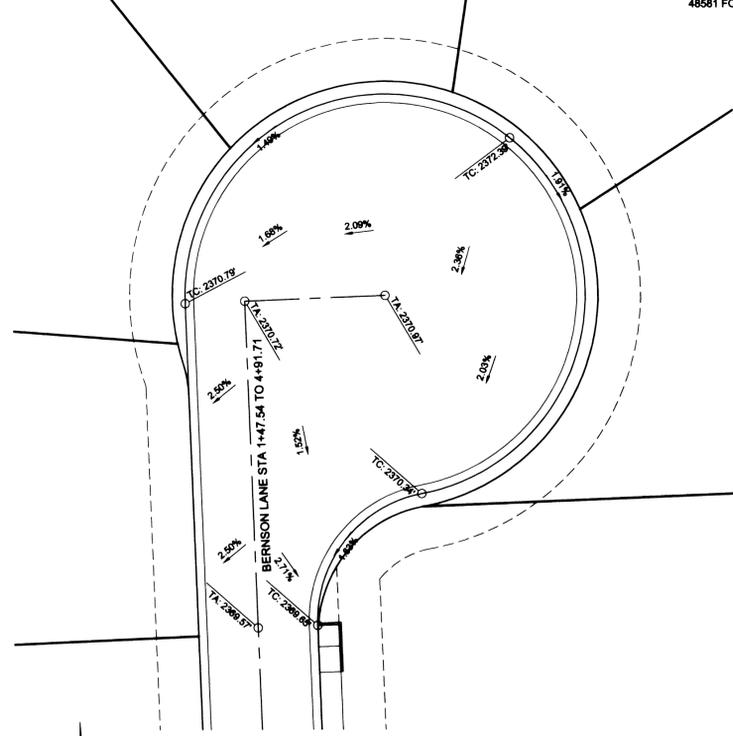
PREPARED UNDER THE DIRECT SUPERVISION OF BEN L. WEYMOUTH WASHINGTON REGISTRATION NO. 48581 FOR AND ON BEHALF OF T-O ENGINEERS



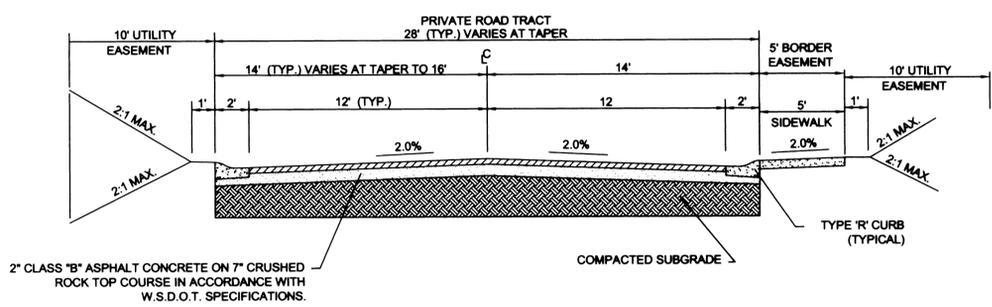
INTERSECTION DETAIL
SCALE 1" = 20'



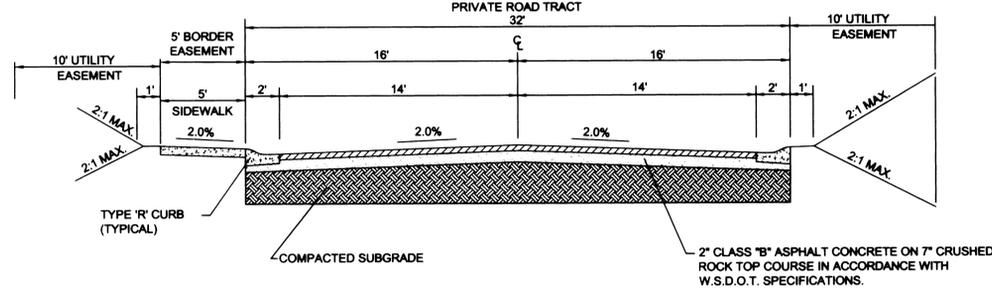
INTERSECTION DETAIL
SCALE 1" = 20'



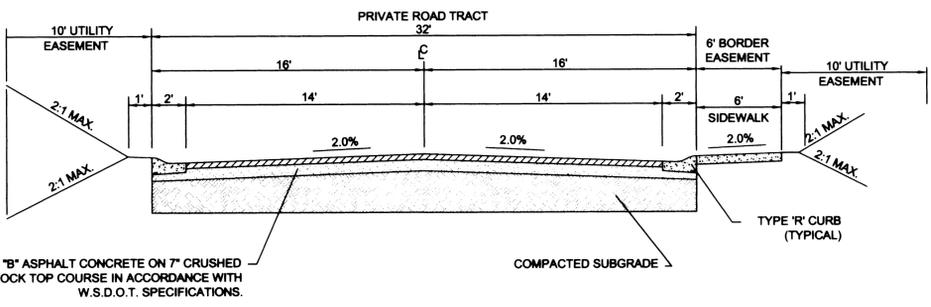
CUL-D-SAC DETAIL
SCALE 1" = 20'



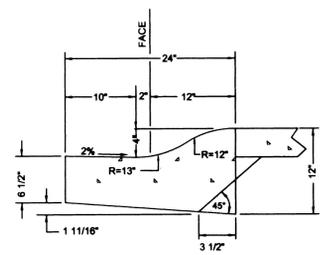
BERNSON LANE TYPICAL CROSS SECTION
STA. 1+40 TO STA. 5+25
NOT TO SCALE



BERNSON LANE TYPICAL CROSS SECTION
STA. 9+55 TO STA. 16+53
NOT TO SCALE



ROSEDALE LANE TYPICAL CROSS SECTION
STA. 28+00 TO STA. 30+50
NOT TO SCALE



TYPE "R" CURB DETAIL
NOT TO SCALE

SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT #: 21-10014
DATE ACCEPTED: 02-25-14
ACCEPTANCE EXPIRES: 02-25-16
PROJECT LANE MILES PUBLIC: 0.60
PROJECT LANE MILES PRIVATE: 0.00
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) 477-3900
NOTIFY PERMIT ENGINEER 2 BUSINESS DAYS PRIOR TO CONSTRUCTION

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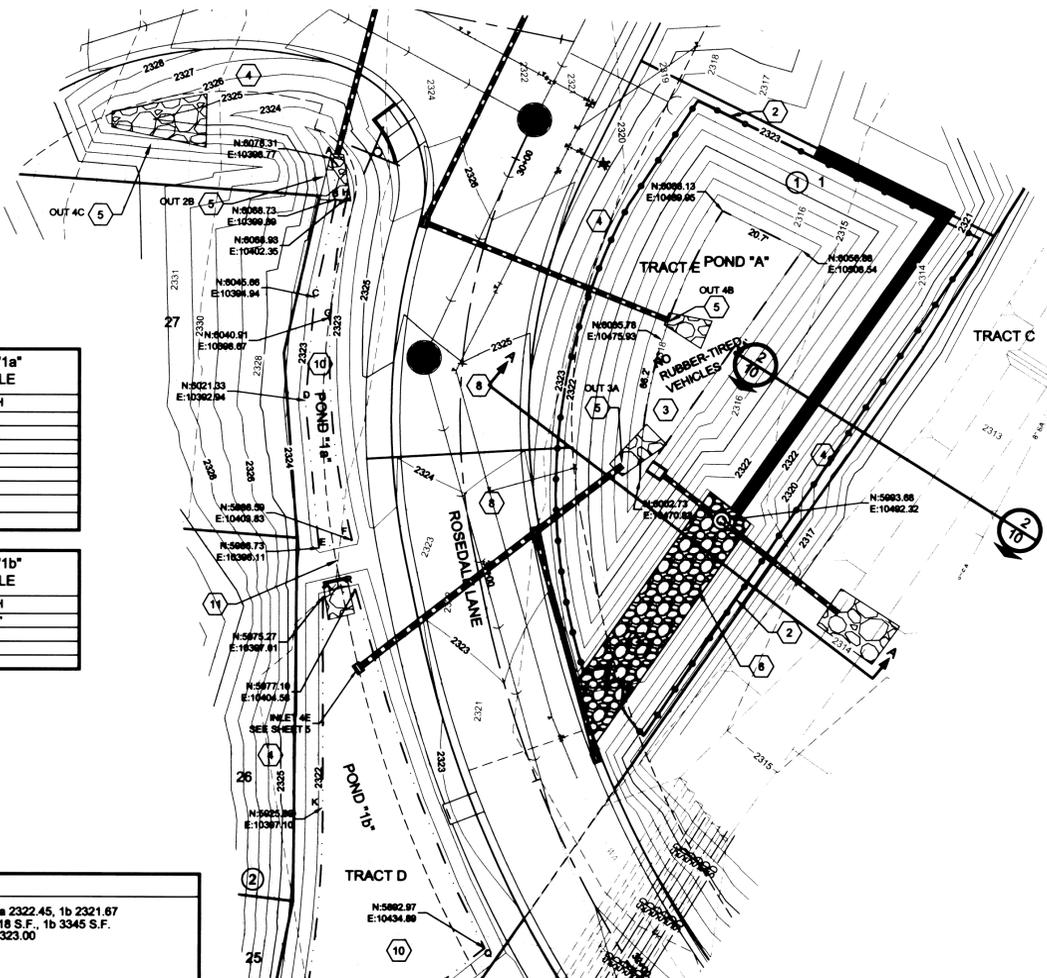
NAVD '88 DATUM
BASED ON 57TH & GLENROSE COUNTY ROAD PROJECT (CRP 2879) NOTES FROM COUNTY SURVEYOR DATED 12-12-00. USED COUNTY TBM'S 11-15 AS BASIS FOR VERTICAL DATUM.

[Signature]
DEVELOPER'S APPROVAL **6/5/14**
DATE

NO.	REVISIONS	DATE	E-FILE NAME					
			DESIGNED	DRAWN	CHECKED	APPROVED	BY	

T-O ENGINEERS
CONSULTING ENGINEERS, SURVEYORS & PLANNERS
WEST 280 PRAIRIE AVENUE
COEUR D'ALENE, IDAHO 83815-7710
PHONE: (208) 765-2844 FAX: (208) 762-3708
BOISE, IDAHO
OFFICES ALSO IN:

CONSTRUCTION PLANS
TRICKLE CREEK 2ND ADDITION P.U.D.
SPOKANE COUNTY, WA
STREET DETAILS



POND BOTTOM "1a" DIMENSION TABLE

POINTS	LENGTH
A-B	9.7'
B-C	23.6'
C-D	24.4'
D-E	34.8'
E-F	7.9'
F-G	52.6'
G-H	28.2'
H-A	10.7'

POND BOTTOM "1b" DIMENSION TABLE

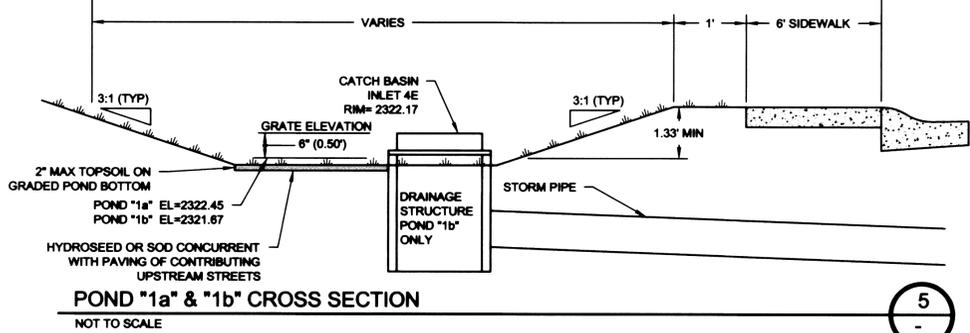
POINTS	LENGTH
J-K	110.7'
K-L	25.8'
L-M	82.3'
M-J	5.5'

POND 1a & 1b
 FINISHED GRADE POND BOTTOM EL= 1a 2322.45, 1b 2321.67
 POND BOTTOM AREA PROVIDED = 1a 418 S.F., 1b 3345 S.F.
 MINIMUM BERM ELEV = 1a 2323.78, 1b 2323.00
 PERIMETER = 1a 193 L.F., 1b 465 L.F.
 REQUIRED 208' VOLUME = 2,128 C.F.
 PROVIDED 208' VOLUME = 2,128 C.F.

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

POND A
 FINISHED GRADE POND BOTTOM EL= 2316.00
 POND BOTTOM AREA PROVIDED = 884 S.F.
 MINIMUM BERM ELEV = 2323.00
 PERIMETER = 154 L.F.
 REQUIRED 208' VOLUME = 480 C.F.
 PROVIDED 208' VOLUME = 480 C.F.

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



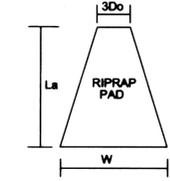
POND "1a" & "1b" CROSS SECTION
 NOT TO SCALE

CONSTRUCTION NOTES

- 1 INSTALL 12' WIDE ACCESS GATE.
- 2 INSTALL 4' HIGH "SEE THROUGH" FENCE.
- 3 CONSTRUCT STORM WATER POND. HEAVY EQUIPMENT TRAFFIC SHOULD BE MINIMIZED ON POND BOTTOM. RUBBER-TIRED VEHICLES ARE PROHIBITED FROM POND BOTTOM. SCARIFY FINISH GRADE PRIOR TO HYDROSEEDING OR SODDING. SEE DETAIL 4 THIS SHEET.
- 4 HYDROSEED OR SOD ALL DISTURBED AREAS OUTSIDE OF TRACTS B & C. SEE DRYLAND GRASS SEED MIX, SHEET 10. SEED ANY DISTURBANCE IN TRACTS B & C WITH SPECIAL SEED MIX FOR EXISTING CHANNEL, SHEET 10.
- 5 INSTALL RIPRAP PAD PER DETAIL 3 THIS SHEET.
- 6 CONSTRUCT 12' WIDE ACCESS. 6" CSTC ON COMPACTED SUBGRADE. BERM CONSTRUCTION TO FOLLOW GEOTECHNICAL RECOMMENDATIONS.
- 7 NOT USED.
- 8 INSTALL 12" ADS N-12 STORM PIPE, SEE PIPE TABLE, THIS SHEET.
- 9 NOT USED.
- 10 CONSTRUCT STORM WATER POND. HEAVY EQUIPMENT TRAFFIC SHOULD BE MINIMIZED ON POND BOTTOM. RUBBER-TIRED VEHICLES ARE PROHIBITED FROM POND BOTTOM. SCARIFY FINISH GRADE PRIOR TO HYDROSEEDING OR SODDING. SEE DETAIL 5 THIS SHEET.
- 11 CONSTRUCT CONCRETE WEIR AND BERM WITH RIPRAP PAD, PER DETAIL 6 THIS SHEET.

NOTE:

RIPRAP PAD MUST BE INSTALLED WITH FILTER FABRIC (AMOCO OR EQUAL) BETWEEN THE NATIVE SOIL AND THE WASHED DRAIN ROCK.

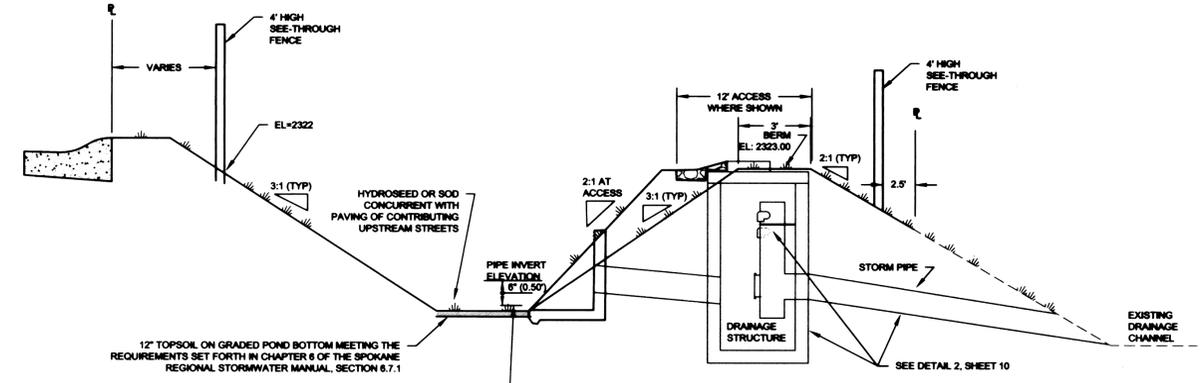


TYPICAL RIPRAP PAD
 NOT TO SCALE

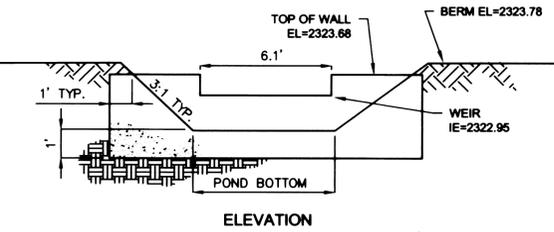
RIPRAP PAD DIMENSIONS

POND	3Do	La	W	STONE SIZE	THICK.
OUT 4C	3.8'	22'	12.6'	6" MIN.	1.0'
OUT 2B	3'	10.8'	7.3'	6" MIN.	1.0'
OUT 4B	3'	10'	7.0'	6" MIN.	1.0'
OUT 3A	3'	14'	8.6'	6" MIN.	1.0'

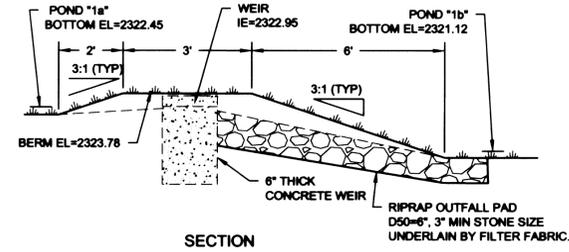
SPOKANE COUNTY ENGINEERS OFFICE
 OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
 PROJECT # 17-1248
 DATE ACCEPTED: 12-23-14
 ACCEPTANCE EXPIRES: 12-23-16
 PROJECT LANE MILES PUBLIC:
 CONSTRUCTION DOCUMENTATION AND CERTIFIED RECORD DRAWINGS, "AS-BUILT" ARE REQUIRED PRIOR TO COUNTY ACCEPTANCE AND ESTABLISHMENT OF THE ROAD AND DRAINAGE FACILITIES FOR MAINTENANCE. PERMIT REQUIRED! (509) 477-3800 NOTIFY PERMIT ENGINEER 2 BUSINESS DAYS PRIOR TO CONSTRUCTION



POND "A" CROSS SECTION A-A
 NOT TO SCALE



POND 1 WEIR DETAIL
 NOT TO SCALE



SECTION

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[Signature]
DEVELOPER'S APPROVAL

6/5/14
DATE

CONSTRUCTION PLANS
TRICKLE CREEK 2ND ADDITION P.U.D.
 SPOKANE COUNTY, WA
STORM DRAINAGE DETAILS

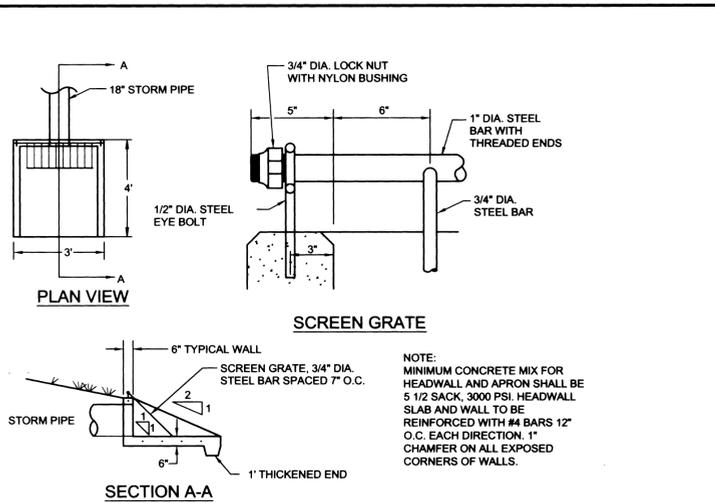
T.O. ENGINEERS
 CONSULTING ENGINEERS, SURVEYORS & PLANNERS
 WEST 280 PRAIRIE AVENUE
 COEUR D'ALENE, IDAHO 83815-7710
 PHONE: (208) 762-3644
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 OFFICES ALSO IN: BOISE, IDAHO



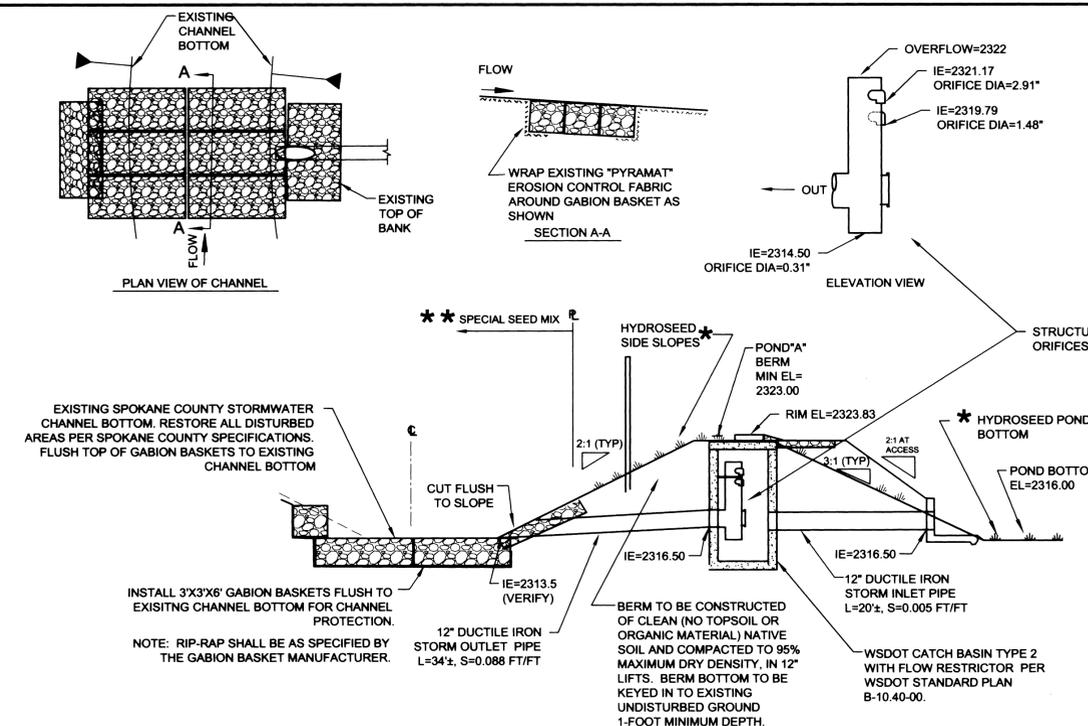
Hydroseeding, mulching, soil binder, etc. shall be in accordance with the provisions of Section 8-02.3(15) EXCEPT for the seed mixture and rate the mixture will be applied shall be as follows:

SPECIES	SEED PER LB	SEED RATE	SEEDS PER ACRE	SEED PER SQ FT	% IN MIX
Slender Wheatgrass	150,000.00	8	1,200,000.00	27.54	20
Bluebunch Wheatgrass	117,500.00	6	705,000.00	16.18	20
Streambank Wheatgrass	142,000.00	6	852,000.00	19.55	20
Idaho Fescue	450,000.00	4	1,800,000.00	41	13
Bastard Milkvetch	300,000.00	2	1,200,000.00	41	5.95
Big Bluegrass	300,000.00	2	1,200,000.00	41	5.95
Blue Flax	225,000.00	2	900,000.00	13.54	6.95
Nebraska Sedge	240,000.00	0.2	98,000.00	2.41	0.07
Beaked Sedge	225,000.00	0.2	90,000.00	2.41	0.07
Baltic Rush	110,000.00	0.05	5,500.00	1.28	0.01
TOTAL			5,500,000.00	295.22	100

The seeding rate as shown in the table above is 30.45 PLS (Pure Live Seed).
 The hydroseeding shall cover the entire width of excavated and disturbed area along the sewer installation and all maintenance roadway excavated and disturbed areas not part of the sewer pipe installation.



CONCRETE HEADWALL WITH TRASH RACK
 NOT TO SCALE



POND "A" CROSS SECTION
 NOT TO SCALE

*** DRYLAND GRASS SEED MIX**
 SPOKANE COUNTY PUBLIC WORKS, FEBRUARY 1998

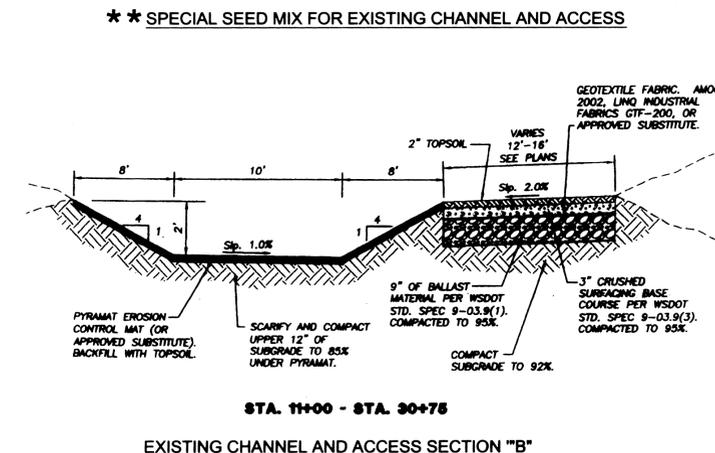
GRASS SEED: PROVIDE FRESH, CLEAN, NEW CROP SEED COMPLYING WITH TOLERANCE OF PURITY AND GERMINATION ESTABLISHED BY THE OFFICIAL SEED ANALYSIS OF NORTH AMERICA. PROVIDE SEED MIXTURE COMPOSED OF GRASS SPECIES AND PERCENTAGES AS FOLLOWS:

20 PERCENT	ELKA PERENNIAL RYE
20 PERCENT	DURAR HARD FESCUE
45 PERCENT	COVAR SHEEPFESCUE
15 PERCENT	RUBE'S CANADIAN BLUEGRASS

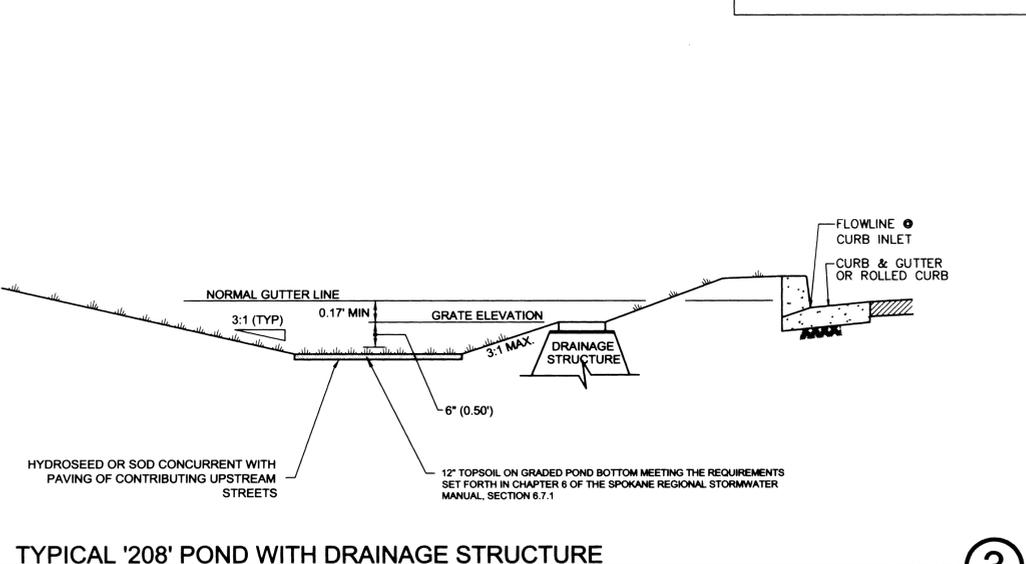
PROVIDE MIXTURE COMPOSED OF GRASS SEED AND FERTILIZER IN PERCENTAGES AS FOLLOWS:

GRASS SEED: 90 LBS. PER ACRE
 FERTILIZER: 16-16-16 TIMED RELEASE COMPOSITION, 300 LBS. PER ACRE.

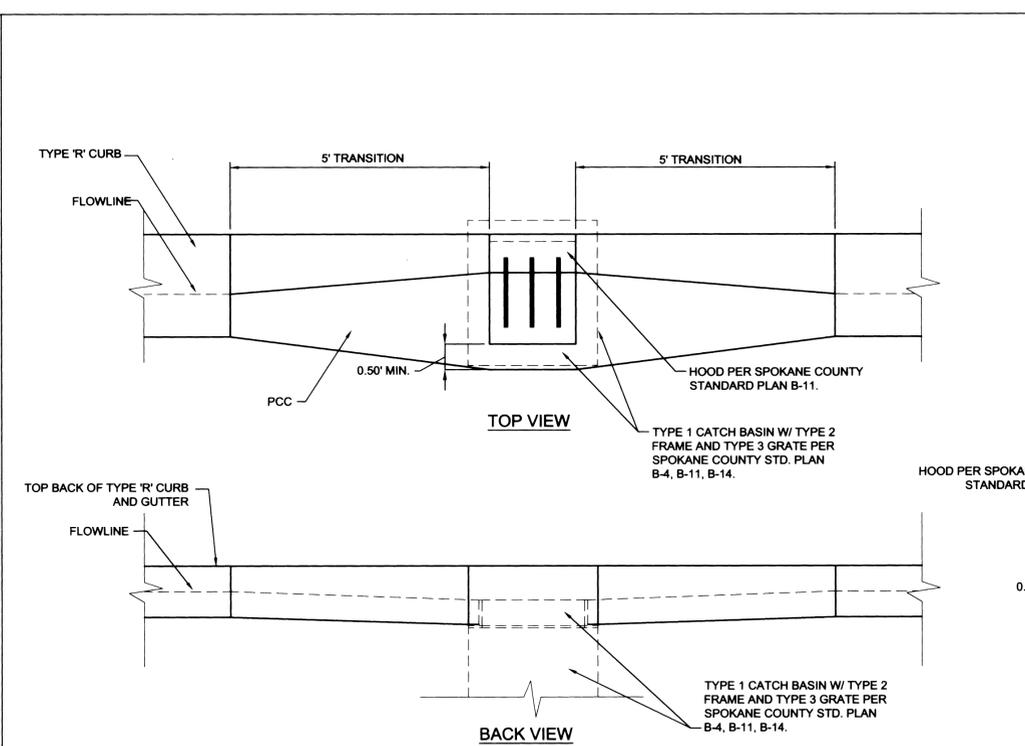
ALL SEEDING OF SLOPES SHALL BE DONE IN ACCORDANCE WITH THE W.S.D.O.T. STANDARD SPECIFICATIONS, SEC. 8-01.



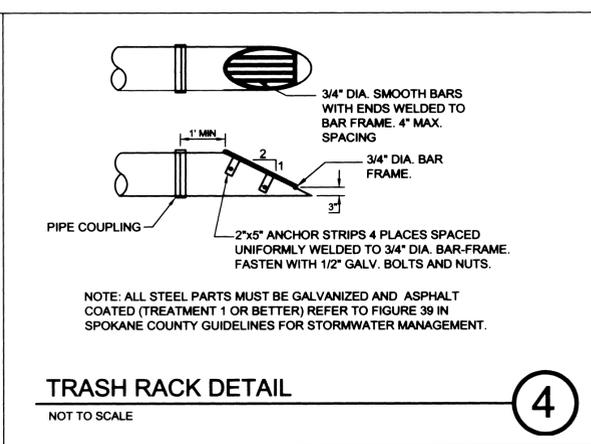
EXISTING CHANNEL AND ACCESS SECTION "B"



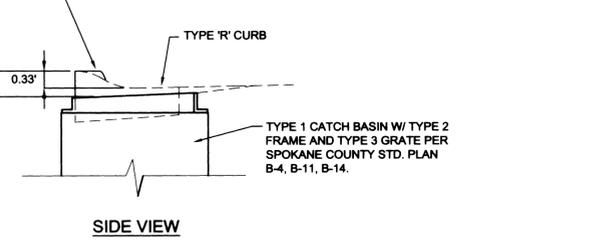
TYPICAL '208' POND WITH DRAINAGE STRUCTURE
 NOT TO SCALE



SUMP GRATE TRANSITION DETAIL
 NOT TO SCALE



TRASH RACK DETAIL
 NOT TO SCALE



SIDE VIEW

NAVD '88 DATUM
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5
 DEVELOPER'S APPROVAL
 DATE 6/5/14

FILE NAME	DESIGNED	DATE								