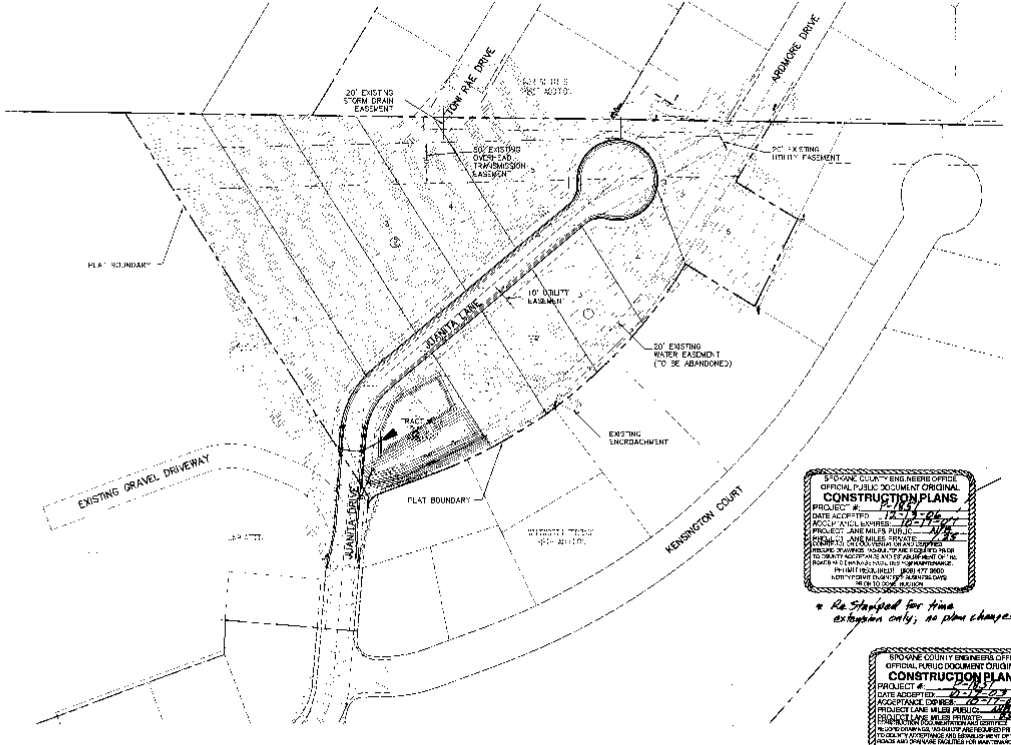
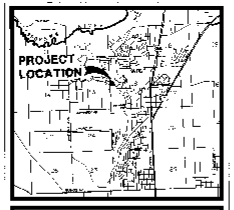
SECTION 18, T.26 N., R43 E., W.M.
SPOKANE COUNTY, WASHINGTON

VIEWMONT GLEN

STREET AND DRAINAGE PLANS





VICINITY MAP

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JUANITA LANE	SHEET 3
STORM DRAIN	SHEET 4
POND DETAILS	SHEET 5
STREET DETAILS	SHEET 6
WALL DETAILS	SHEET 7

LEGEND

EXISTING		PROPOSED
	GENERAL	
	ROADWAY CENTER LINE	
	SECTION LINE	
	RIGHT OF WAY LINE	
	PROPERTY LINE	
	EASEMENT LINE	
	FENCE	
	CURB	
	PAVEMENT	
	GRAVEL	
	CONCRETE	
	BUILDING & STRUCTURES	
	NEW PAVEMENT	
	SANITARY SEWER	
	SANITARY SEWER	
	MAN-HOLE	
	CLEANOUT	
	SEWER SERVICE	
	WATER	
	WATER LINE	
	VALVE	
	FIRE HYDRANT	
	SERVICE	
	METER	
	RI-CHECK	
	AIR VACUUM RELIEF STATION	
	STORM DRAINAGE	
	DRAINAGE LINE	
	MANHOLE	
	DRYWELL	
	CATCH BASIN	
	DITCH	
	NATURAL GAS	
	GAS LINE	
	VALVE	
	METER	
	TELEPHONE – POWER	
	BURIED TELEPHONE	
	POWER OR TELEPHONE POLE	
	BURIED POWER	
	TRANSFORMER PAD	
	TELEPHONE RISER	
	TELEPHONE VAULT	
	OVERHEAD POWER	
	GUY ANCHOR	
	POWER VAULT	
	LIGHT POLE	

SPOKANE COUNTY ENGINEERING OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT #: P-1851
DATE ACCEPTED: 12-19-06
ACCEPTANCE DEBRIS: 10-15-07
PROJECT LANE MILES PUBLIC: N/A
PROJECT LANE MILES PRIVATE: 1.35
COMMITTED CONDITIONS HAVE BEEN COMPLETED
RECORD DRAWINGS AND AS-BUILT ARE REQUIRED PRIOR TO COUNTY ACCEPTANCE AND BEGINNING OF THE ROAD AND DRAINAGE FACILITIES FOR MAINTENANCE.
PERMIT REQUIRED (509) 477-3600
NOTIFY PERMITS & INSPECTIONS 24 HOURS PRIOR TO CONSTRUCTION

* Re Stamped for time extension only; no plan changes.

SPOKANE COUNTY ENGINEERING OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT #: P-1851
DATE ACCEPTED: 12-19-06
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PERMIT REQUIRED (509) 477-3600
NOTIFY PERMITS & INSPECTIONS 24 HOURS PRIOR TO CONSTRUCTION

VERTICAL DATUM NAVD88

BASED ON U.S.C.&G.S. BENCHMARK "L 251" A BRASS CAP IN THE SOUTH-EAST CORNER OF A CONCRETE SLAB N. FRANKLIN PARK, APPROXIMATELY 500' NORTH OF QUEEN ST AND 75' WEST OF THE BUS TURNOUT ON DIVISION ST, ELEVATION = 996.34

UNDERGROUND SERVICE ALERT
ONE-CALL NUMBER
456-8000
CALL TWO BUSINESS DAYS BEFORE YOU DIG

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IN PART ON STUDIES OF THE VARIOUS UTILITY COMPANIES AND, IN PART, ON FIELD 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 IS STARTED. EACH UTILITY LOCATION IS THE UTILITY'S, AND IS THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PURPOSED IMPROVEMENTS SHOWN ON THE PLANS.

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.

Robert J. Boyle
DEVELOPER'S APPROVAL

10.14.03
DATE

NORTH SCALE: 1" = 60'-0"

P-1851

CLC ASSOCIATES

STREET CONSTRUCTION PLANS
VIEWMONT GLEN
STREET COVER
SPOKANE COUNTY, WASHINGTON

COVER SHEET

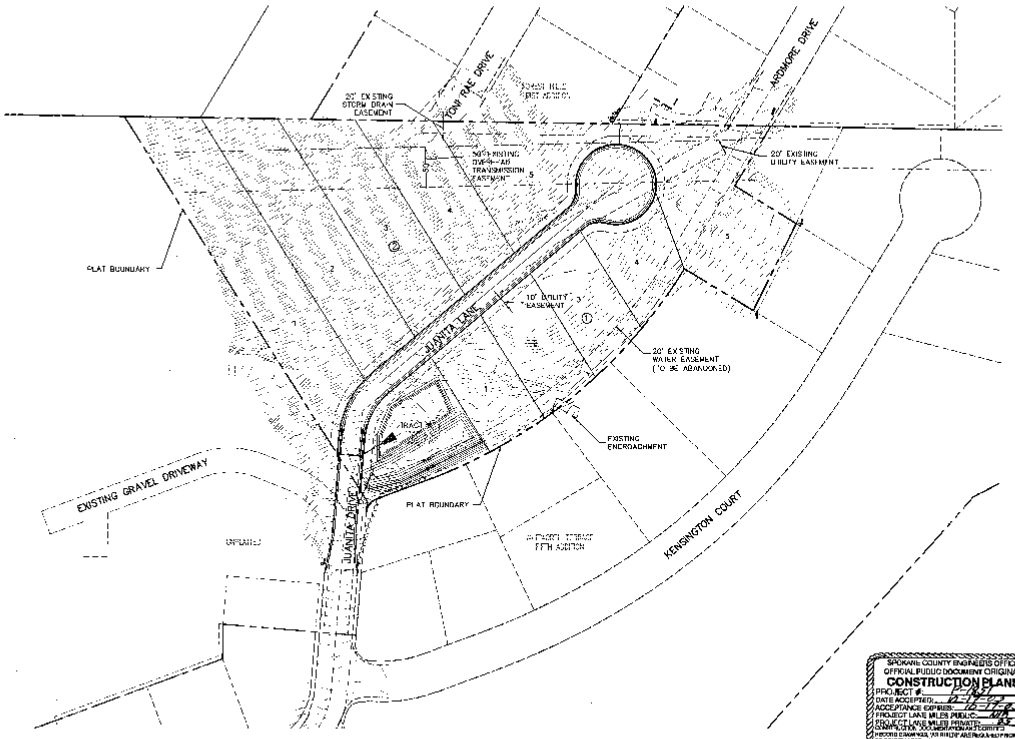
DATE	
2/14/03	DEPARTMENT REVIEW
9/29/03	PRELIMINARY
10/14/03	FIRST REVISION
10/20/03	FINAL CONSTRUCTION

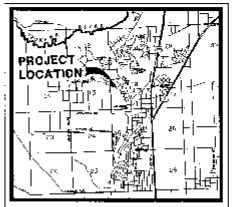
DRAWN BY: ASF
DESIGNED BY: ASF
CHECKED BY: TEW

SECTION 18, T.26 N., R43 E., W.M.
SPOKANE COUNTY, WASHINGTON

VIEWMONT GLEN

STREET AND DRAINAGE PLANS





VICINITY MAP

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LEGEND

EXISTING | PROPOSED

GENERAL
- ROADWAY CENTER LINE
- SECTION LINE
- R-O-W OF WAY LINE
- PROPERTY LINE
- EASEMENT LINE
- FENCE
- CURB
- PAVEMENT
- GRAVEL
- CONCRETE
- BUILDINGS & STRUCTURES
- NEW PAVEMENT

SANITARY SEWER
- SANITARY SEWER
- MANHOLE
- CLEANOUT
- SEWER SERVICE

WATER
- WATER LINE
- VALVE
- FIRE HYDRANT
- SERVICE
- METER
- BLOWOFF
- AIR VACUUM RELIEF STATION

STORM DRAINAGE
- DRAINAGE LINE
- MANHOLE
- CATCH BASIN
- DITCH

NATURAL GAS
- GAS LINE
- VALVE
- METER

TELEPHONE - POWER
- BURIED TELEPHONE
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- BURIED POWER
- TRANSFORMER PAD
- TELEPHONE RISER
- TELEPHONE VAULT
- OVERHEAD POWER
- GUY ANCHOR
- POWER VAULT
- LIGHT POLE

SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT # P-1851
DATE ACCEPTED: 12-17-03
ACCEPTANCE EXPIRES: 12-17-05
PROJECT LAKE MILES PUBLIC: 0.05
STREET MILES PUBLIC: 0.05
STREET MILES PRIVATE: 0.0
RECORD DRAWINGS, THE BIDDER AND REGULATORY FOR TO CONTRACT WORK, WHICH HAS POTENTIAL USE OF THE ROADS AND DRAINAGE FACILITIES FOR MAINTENANCE, PERMIT REQUIRED. (509) 477-3600
NOTIFY STREET INSPECTOR 24 HOURS PRIOR TO START OF CONSTRUCTION

✠ VERTICAL DATUM NAVD88
BASED ON U.S.G.&G.S. BENCHMARK "J-261" A BRASS CAP IN THE SOUTHEAST CORNER OF A CONCRETE SLAB IN FRANKLIN PARK, APPROXIMATELY 500' NORTH OF QUEEN ST AND 75' WEST OF THE B.L.S TURNOUT ON DIVISION ST. ELEVATION = 2260.34

UNDERGROUND SERVICE ALERT
ONE-CALL NUMBER
456-8000
CALL 48 HOURS BEFORE YOU DIG

CALTON, INC. NOTE TO CONTRACTOR
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF UNDERGROUND UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE APPROPRIATE UTILITY COMPANIES AND/OR OTHER PROPER MEANS IF WHERE TAKEN IN THE FIELD. THIS INFORMATION IS NOT GUARANTEED AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY COMPANIES 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REPAIR ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

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.

Robert J. Boyle
DEVELOPER'S APPROVAL

10.14.03
DATE

NORTH 60' 0 30 60'
SCALE: 1" = 60'-0"

P-1851

F.I.C. ASSOCIATES

STREET CONSTRUCTION PLANS
VIEWMONT GLEN
STREET COVER
SPOKANE COUNTY, WASHINGTON

DATE 9.24.2003

DATE	DESCRIPTION
9.24.03	1ST SUBMITTAL
10.2.03	FINAL
10.13.03	FINAL SUBMITTAL

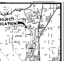
COVER SHEET

PROJECT #: 5030382
DRAWN BY: AKF
ORIGINATED BY: AKF
CHECKED BY: TKW

SECTION 18, T.26 N., R43 E., W.M.
SPOKANE COUNTY, WASHINGTON

VIEWMONT GLEN

STREET AND DRAINAGE NOTES



VICINITY MAP

GENERAL NOTES

1. ALL MATERIALS, WORKMANSHIP, AND CONSTRUCTION OF SITE IMPROVEMENTS SHALL MEET OR EXCEED THE 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 SPECIFICATIONS, OR ANY APPLICABLE STANDARDS, 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.

2. 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.

3. 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 OF ANY AND ALL PUBLIC IMPROVEMENTS.

4. THE CONTRACTOR SHALL COORDINATE AND COOPERATE WITH THE SPOKANE COUNTY AND ALL UTILITY COMPANIES INVOLVED WITH REGARD TO 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.

5. 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.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ASPECTS OF SAFETY INCLUDING, BUT NOT LIMITED TO, EXCAVATION, TRENCHING, SHORING, TRAFFIC CONTROL, AND SECURITY.

7. 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.

8. ALL REFERENCES TO ANY PUBLISHED STANDARDS SHALL REFER TO THE LATEST REVISION OF SAID STANDARD, UNLESS SPECIFICALLY STATED OTHERWISE.

9. 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.

10. 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.

11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING ROADWAYS FREE AND CLEAR OF ALL CONSTRUCTION DEBRIS AND DIRT TRACKED FROM THE SITE.

12. 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.

13. 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.

14. 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.

15. 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.

16. ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY IS SUBJECT TO THE JURISDICTION OF THE SPOKANE COUNTY ENGINEERING DEPARTMENT STANDARD DETAILS AND SPECIFICATIONS.

17. THE CONTRACTOR SHALL SUBMIT A PHASING PLAN FOR ALL WORK IN PUBLIC ROADS AND RIGHTS OF WAY TO SPOKANE COUNTY BEFORE BEGINNING ANY WORK ON THESE ROADS. CONTRACTOR SHALL BEGIN WORK ONLY AFTER THE SPOKANE COUNTY APPROVES THE PHASING PLAN, AND A PRECONSTRUCTION MEETING IS HELD BETWEEN THE SPOKANE COUNTY INSPECTOR AND THE CONTRACTOR.

18. ALL OPERATIONS CONDUCTED ON THE PREMISES, INCLUDING THE WARMING UP, REPAIR, ARRIVAL, DEPARTURE OR 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 THE SPOKANE COUNTY.

19. BASED ON A REQUIREMENT FROM A LOCAL JURISDICTION THE ENGINEER OR HIS DESIGNEE SHALL PERFORM NECESSARY 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.

20. NO REVISIONS SHALL BE MADE TO THESE PLANS WITHOUT THE APPROVAL OF THE SPOKANE COUNTY ENGINEER AND NOTIFICATION OF THE ENGINEER OF RECORD.

21. 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 CONSTRUCTION ACTIVITIES CONTEMPLATED IN THESE PLANS.

STREET GENERAL NOTES

THE CONTRACTOR SHALL PROVIDE ALL MATERIALS, LABOR, AND EQUIPMENT TO CONSTRUCT AND INSTALL TO PROPER WORKING ORDER, ALL IMPROVEMENTS AS DETAILED OR CALLED OUT ON THESE PLANS.

1. ALL WORK AND MATERIALS SHALL BE IN CONFORMANCE WITH THE "SPOKANE COUNTY STANDARDS FOR ROAD AND SEWER CONSTRUCTION 1995", AND AS AMENDED.

2. THE CONTRACTOR IS REQUIRED TO HAVE A VALID CONSTRUCTION PERMIT ON SITE AT ALL TIMES. THE ABSENCE OF THE PERMIT WILL RESULT IN AN IMMEDIATE SHUTDOWN OF WORK AND THE POSSIBLE REMOVAL OF THOSE ITEMS CONSTRUCTED WITHOUT THE PERMIT.

3. LOCATIONS OF EXISTING UTILITIES SHOWN IN THE PLANS ARE APPROXIMATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES. ANY CONFLICTING UTILITIES SHALL BE RELOCATED PRIOR TO CONSTRUCTION OF ROAD AND DRAINAGE FACILITIES.

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.

5. IF THE CONTRACTOR DISCOVERS ANY DISCREPANCIES BETWEEN THE PLANS AND EXISTING CONDITIONS ENCOUNTERED, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE DESIGN ENGINEER TODD R. WHIPPLE, P.E., @ 466-6540, THE SITE/PROJECT INSPECTING ENGINEER OR HIS REPRESENTATIVE, CLC NORTHWEST INC., PAUL NELSON, P.E., @ 534-0711 AND THE SPOKANE COUNTY ENGINEERS OFFICE, CONSTRUCTION ENGINEER, @ 477-3600.

6. FOR CONSTRUCTION OF DRYWELLS, INSTALL FILTER FABRIC, "AMOCO" 4545 OR APPROVED EQUIVALENT, BETWEEN THE DRYWELL BARREL AND THE WASHED DRAINROCK, AND BETWEEN THE WASHED DRAINROCK AND NATIVE SOILS PER SPOKANE COUNTY STANDARD DETAIL B-4.

7. PRIOR TO SITE CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES. CALL THE UNDERGROUND UTILITY LOCATION SERVICE AT 456-8000 BEFORE YOU DIG.

8. THE CONTRACTOR SHALL MAKE AN EFFORT TO PROTECT ALL CATCH BASINS AND DRYWELLS FROM BEING CONTAMINATED WITH SILT BY INSTALLING FILTER FABRIC UNDER THE LID FOR AT LEAST 6 WEEKS, OR UNTIL THE ESTABLISHMENT OF GRASS AND/OR OTHER SITE CONSTRUCTION WORK HAS ENDED.

IN THE EVENT THAT SILT OR OTHER DELETERIOUS MATERIAL IS ALLOWED TO ENTER THE DRYWELLS OR CATCH BASINS THE CONTRACTOR WILL BE REQUIRED TO CLEAN THE DRYWELL OR CATCH BASIN OUT TO THE SATISFACTION OF THE CERTIFYING ENGINEER.

9. THE CONTRACTOR SHALL EMPLOY A LICENSED SURVEYOR TO VERIFY THAT THE CROSS GUTTER FORMS ARE THE CORRECT PLANE GRADE PRIOR TO CONCRETE PLACEMENT. THE CROSS GUTTERS SHALL BE CONSTRUCTED PRIOR TO PAVING, AND THE PAVEMENT SHALL THEN MATCH THE EDGE OF CONCRETE GUTTER.

10. ALL DRYWELL CONNECTION PIPES SHALL BE PLACED BELOW THE DRYWELL CONE AND SHALL FLOW AS DIRECTED IN THE PLANS.

11. FOR ANY CURB GRADES LESS THAN 0.8% (0.008 FT./FT.), A WASHINGTON STATE LICENSED PROFESSIONAL LAND SURVEYOR SHALL VERIFY THAT THE CURB FORMS ARE AT THE GRADES NOTED ON THE APPROVED PLANS, PRIOR TO PLACEMENT OF CURB MATERIAL. THE CONTRACTOR IS RESPONSIBLE FOR ARRANGING AND COORDINATING WORK WITH THE PROFESSIONAL LAND SURVEYOR.

STORM DRAINAGE NOTES

1. SEE STREET PLAN AND PROFILE SHEETS FOR DRYWELL AND CATCH BASIN TYPES AND LOCATIONS.

2. PONDS SHALL BE CONSTRUCTED PER THE REQUIREMENTS OF THESE DRAWINGS INCLUDING GRADING, SOD, AND DRYWELL INSTALLATION. ALL PONDS WITHIN TRACTS SHALL INCLUDE AN IRRIGATION SYSTEM. ALL IRRIGATION SHALL CONFORM TO SPOKANE COUNTY POND IRRIGATION SYSTEM GUIDELINES.

3. ALL "208" PONDS SHOWN SHALL BE ROUGH GRADED PRIOR TO PAVING OF ADJACENT ROADWAYS.

4. CONTRACTOR SHALL PROVIDE SPOKANE COUNTY WITH AS-BUILT IRRIGATION PLANS UPON COMPLETION OF ALL POND CONSTRUCTION.

5. INSTALL "AMOCO" #4545 FILTER FABRIC (OR APPROVED EQUAL) IN ALL DRYWELLS. SEE SPOKANE COUNTY STANDARDS (1998 EDITION) SHEET B-1a FOR INSTALLATION LOCATIONS.

6. ALL PONDS WITHIN THE COUNTY RIGHT-OF-WAY, IN THE AREA ASSOCIATED WITH THIS PROJECT, SHALL BE COMPLETED DURING THE CONSTRUCTION OF THE ROADWAY. THE CONTRACTOR SHALL PERFORM THE POND GRADE WORK, INSTALL THE IRRIGATION SYSTEM, AND PLACE THE SOD WITHIN THE PONDS FOLLOWING THE ROAD PAVING WORK.

7. THE CONTRACTOR SHALL MAKE AN EFFORT TO PROTECT ALL DRAINAGE STRUCTURES FROM BEING CONTAMINATED WITH SILT BY INSTALLING FILTER FABRIC UNDER THE LID FOR AT LEAST 6 WEEKS, OR UNTIL THE ESTABLISHMENT OF GRASS AND/OR OTHER SITE CONSTRUCTION WORK HAS ENDED. IN THE EVENT THAT SILT OR OTHER DELETERIOUS MATERIAL IS ALLOWED TO ENTER THE DRYWELLS OR CATCH BASINS, THE CONTRACTOR WILL BE REQUIRED TO CLEAN THE DRYWELL OR CATCH BASIN OUT TO THE SATISFACTION OF THE CERTIFYING ENGINEER.

8. ALL LANDSCAPE AREAS ("208" PONDS) ARE TO BE IRRIGATED BY AN AN AUTOMATIC IRRIGATION SYSTEM INSTALLED BY OR UNDER THE DIRECTION OF THE LANDSCAPE CONTRACTOR. THE IRRIGATION SYSTEM SHALL COMPLY WITH ALL LOCAL CODES AND ORDINANCES (90 DAY GUARANTEE). AN APPROVED BACKFLOW DEVICE SHALL BE INSTALLED TO PREVENT WATER FROM GOING BACK INTO THE WATER SUPPLY.

SLEEVING: PROVIDE SLEEVING AS REQUIRED UNDER SIDEWALKS, PATHS, CURBING, PAVING, ETC. AS NEEDED FOR IRRIGATION ACCESS. ALL SLEEVING TO BE PVC WITH AT LEAST 12" OF COVER (1) FOOT BELOW FINISH GRADE. THE OWNER/GENERAL CONTRACTOR IS RESPONSIBLE FOR INSTALLING SLEEVING BEFORE CURBING, SIDEWALKS, PAVING, ETC. IS INSTALLED. PATCH ASPHALT AS NEEDED.

LAWN AREAS: LAWN AREAS ARE TO BE IRRIGATED WITH FOUR POP UP HEADS OR EQUIVALENT. (TEST SYSTEM BEFORE BACKFILLING).

ADJUSTMENT: AFTER INSTALLATION, ADJUST VALVES, HEADS, EMITTERS, ETC. TO PROVIDE UNIFORM COVERAGE AND TO MINIMIZE OVER SPRAY ON WALLS, FENCES, WALKS, DRIVES, ETC.

WATER POWER SUPPLY: THE OWNER/GENERAL CONTRACTOR IS TO SUPPLY WATER TAPS FOR HOOK UP AND SUPPLY POWER FOR CONTROLLER.

9. THE FLOOR OF A GRASSED PERCOLATION AREA (GPA) SWALE INCLUDES THE LEVEL PORTION OF THE FLOOR OF THE SWALE, AND THE SIDESLOPES OF THE SWALE UP TO THE GPA OVERFLOW ELEVATION OR TOP OF DRYWELL. THE SOIL LOCATED IN THE FLOOR OF THE GPA SWALE SHALL BE A MEDIUM TO WELL-DRAINING MATERIAL, WITH A MINIMUM INFILTRATION RATE OF 0.5 INCHES PER HOUR. THE ENGINEER SHALL PROVIDE A WRITTEN STATEMENT WHICH VERIFIES THAT ALL GPA SWALES CONFORM TO THIS REQUIREMENT. THIS WRITTEN STATEMENT SHALL BE SUBMITTED TO THE SPOKANE COUNTY ENGINEER'S OFFICE PRIOR TO INSTALLING FINISHED LANDSCAPING/SOD AND PRIOR TO FINAL ACCEPTANCE. THE SWALE FLOOR MATERIAL SHALL BE INSTALLED TO A NATIVE SOIL STRATUM WHICH ALSO MEETS OR EXCEEDS THE MINIMUM PERCOLATION RATE OF 0.5 INCHES PER HOUR.

VERTICAL DATUM NAVD88

BASED ON U.S.C.&G.S. BENCHMARK "J-261" A BRASS CAP IN THE SOUTHEAST CORNER OF A CONCRETE SLAB IN FRANKLIN PARK, APPROXIMATELY 300' NORTH OF QUEEN ST AND 75' WEST OF THE BUS TURNOUT ON DIVISION ST. ELEVATION =2060.34

UNDERGROUND SERVICE ALERT
ONE-CALL NUMBER
456-8000
CALL 48 HOURS BEFORE YOU DIG

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.

SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT #: P-1851
DATE ACCEPTED: 10-17-03
ACCEPTANCE EXPIRES: 10-17-05
PROJECT LANE MILES PUBLIC: .48
PROJECT LANE MILES PRIVATE: .23
PERMIT REQUIRED (509) 477-3600

Robert J Boyle
DEVELOPER'S APPROVAL

10.14.03
DATE

CLC ASSOCIATES

STREET CONSTRUCTION PLANS
VIEWMONT GLEN
STREET COVER
SPOKANE COUNTY, WASHINGTON

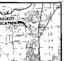
STREET NOTES

P-1851 Eng Road & Drainage

SECTION 18, T.26 N., R43 E., W.M.
SPOKANE COUNTY, WASHINGTON

VIEWMONT GLEN

STREET AND DRAINAGE NOTES



VICINITY MAP

GENERAL NOTES

1. 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 SPECIFICATIONS, OR ANY APPLICABLE STANDARDS, 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.

2. 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.

3. 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.

4. THE CONTRACTOR SHALL COORDINATE AND COOPERATE WITH THE SPOKANE COUNTY AND ALL UTILITY COMPANIES INVOLVED WITH REGARD TO 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.

5. 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.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ASPECTS OF SAFETY INCLUDING, BUT NOT LIMITED TO, EXCAVATION, TRENCHING, SHORING, TRAFFIC CONTROL, AND SECURITY.

7. 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.

8. ALL REFERENCES TO ANY PUBLISHED STANDARDS SHALL REFER TO THE LATEST REVISION OF SAID STANDARD, UNLESS SPECIFICALLY STATED OTHERWISE.

9. 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.

10. 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 RE-COATED UNLESS SPECIFICALLY NOTED OTHERWISE.

11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING ROADWAYS FREE AND CLEAR OF ALL CONSTRUCTION DEBRIS AND DIRT TRACKED FROM THE SITE.

12. 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.

13. 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.

14. 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.

15. THE CONTRACTOR SHALL SCHEDULE 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.

16. ALL WORK WITHIN THE PUBLIC RIGHT OF WAY IS SUBJECT TO THE JURISDICTION OF THE SPOKANE COUNTY ENGINEERING DEPARTMENT STANDARD DETAILS AND SPECIFICATIONS.

17. THE CONTRACTOR SHALL SUBMIT A PHASING PLAN FOR ALL WORK IN PUBLIC ROADS AND R.O.W.'S TO THE SPOKANE COUNTY BEFORE BEGINNING ANY WORK ON THESE ROADS. CONTRACTOR SHALL BEGIN WORK ONLY AFTER THE SPOKANE COUNTY APPROVES THE PHASING PLAN, AND A PRECONSTRUCTION MEETING IS HELD BETWEEN THE SPOKANE COUNTY, THE ENGINEER AND THE CONTRACTOR.

18. ALL OPERATIONS CONDUCTED ON THE PREMISES, INCLUDING THE WARMING UP, REPAIR, ARRIVAL, DEPARTURE OR 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 THE SPOKANE COUNTY.

19. 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.

20. NO REVISIONS SHALL BE MADE TO THESE PLANS WITHOUT THE APPROVAL OF THE SPOKANE COUNTY ENGINEER AND NOTIFICATION OF THE ENGINEER OF RECORD.

21. 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 CONSTRUCTION ACTIVITIES CONTEMPLATED IN THESE PLANS.

VERTICAL DATUM NAVD88

BASED ON U.S.C.&G.S. BENCHMARK "J-364" A BRASS CAP IN THE SOUTHEAST CORNER OF A CONCRETE SLAB IN FRANKLIN PARK, APPROXIMATELY 500' NORTH OF QUEEN ST AND 75' WEST OF THE DIVISION [illegible] ELEVATION [illegible]

UNDERGROUND SERVICE ALERT
ONE-CALL NUMBER
456-8000
CALL TWO BUSINESS DAYS BEFORE YOU DIG

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.

STREET GENERAL NOTES

THE CONTRACTOR SHALL PROVIDE ALL MATERIALS, LABOR, AND EQUIPMENT TO CONSTRUCT AND INSTALL TO PROPER WORKING ORDER. ALL IMPROVEMENTS AS DETAILED OR CALLED OUT ON THESE PLANS.

1. ALL WORK AND MATERIALS SHALL BE IN CONFORMANCE WITH THE "SPOKANE COUNTY STANDARDS FOR ROAD AND SEWER CONSTRUCTION 1995", AND AS AMENDED.

2. THE CONTRACTOR IS REQUIRED TO HAVE A VALID CONSTRUCTION PERMIT ON SITE AT ALL TIMES. THE ABSENCE OF THE PERMIT WILL RESULT IN AN IMMEDIATE SHUTDOWN OF WORK AND THE POSSIBLE REMOVAL OF THOSE ITEMS CONSTRUCTED WITHOUT THE PERMIT.

3. LOCATIONS OF EXISTING UTILITIES SHOWN IN THE PLANS ARE APPROXIMATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES. ANY CONFLICTING UTILITIES SHALL BE RELOCATED PRIOR TO CONSTRUCTION OF ROAD AND DRAINAGE FACILITIES.

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.

5. IF THE CONTRACTOR DISCOVERS ANY DISCREPANCIES BETWEEN THE PLANS AND EXISTING CONDITIONS ENCOUNTERED, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE DESIGN ENGINEER, TODD R. WHIPPLE P.E., @ 455-8040, THE SITE/PROJECT INSPECTING ENGINEER OR HIS REPRESENTATIVE, STI NORTHWEST INC., PAUL NILSON, P.E., @ 534-9711 AND THE SPOKANE COUNTY ENGINEERS OFFICE, CONSTRUCTION ENGINEER, @ 477-3600.

6. FOR CONSTRUCTION OF DRYWELLS, INSTALL FILTER FABRIC "AMOCO" 4545 OR APPROVED EQUIVALENT, BETWEEN THE DRYWELL BARREL AND THE WASHED DRAINROCK, AND BETWEEN THE WASHED DRAINROCK AND NATIVE SOILS PER SPOKANE COUNTY STANDARD DETAIL B-1a.

7. PRIOR TO SITE CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES. CALL THE UNDERGROUND UTILITY LOCATION SERVICE AT 456-8000 BEFORE YOU DIG.

8. THE CONTRACTOR SHALL MAKE AN EFFORT TO PROTECT ALL CATCH BASINS AND DRYWELLS FROM BEING CONTAMINATED WITH SILT BY INSTALLING FILTER FABRIC UNDER THE LID FOR AT LEAST 6 WEEKS, OR UNTIL THE ESTABLISHMENT OF GRASS AND/OR OTHER SITE CONSTRUCTION WORK HAS ENDED.

IN THE EVENT THAT SILT OR OTHER DELETERIOUS MATERIAL IS ALLOWED TO ENTER THE DRYWELLS OR CATCH BASINS THE CONTRACTOR WILL BE REQUIRED TO CLEAN THE DRYWELL OR CATCH BASIN OUT TO THE SATISFACTION OF THE CERTIFYING ENGINEER.

9. THE CONTRACTOR SHALL EMPLOY A LICENSED SURVEYOR TO VERIFY THAT THE CROSS-GUTTER FORMS ARE THE CORRECT PLANE GRADE PRIOR TO CONCRETE PLACEMENT. THE CROSS-GUTTERS SHALL BE CONSTRUCTED PRIOR TO PAVING, AND THE PAVEMENT SHALL THEN MATCH THE EDGE OF CONCRETE GUTTER.

10. ALL DRYWELL CONNECTION PIPES SHALL BE PLACED BELOW THE DRYWELL CONE AND SHALL FLOW AS DIRECTED IN THE PLANS.

11. FOR ANY CURB GRADES LESS THAN 0.8% (0.008 FT/FT), A WASHINGTON STATE LICENSED PROFESSIONAL LAND SURVEYOR SHALL VERIFY THAT THE CURB FORMS ARE AT THE GRADES NOTED ON THE APPROVED PLANS, PRIOR TO PLACEMENT OF CURB MATERIAL. THE CONTRACTOR IS RESPONSIBLE FOR ARRANGING AND COORDINATING WORK WITH THE PROFESSIONAL LAND SURVEYOR.

STORM DRAINAGE NOTES

1. SEE STREET PLAN AND PROFILE SHEETS FOR DRYWELL AND CATCH BASIN TYPES AND LOCATIONS.

2. PONDS SHALL BE CONSTRUCTED PER THE REQUIREMENTS OF THESE DRAWINGS INCLUDING GRADING, SOD, AND DRYWELL INSTALLATION. ALL PONDS WITHIN TRACTS SHALL INCLUDE AN IRRIGATION SYSTEM. ALL IRRIGATION SHALL CONFORM TO SPOKANE COUNTY POND IRRIGATION SYSTEM GUIDELINES.

3. ALL "208" PONDS SHOWN SHALL BE ROUGH GRADED PRIOR TO PAVING OF ADJACENT ROADWAY.

4. CONTRACTOR SHALL PROVIDE SPOKANE COUNTY WITH AS BUILT IRRIGATION PLANS UPON COMPLETION OF ALL POND CONSTRUCTION.

5. INSTALL "AMOCO" #4545 FILTER FABRIC (OR APPROVED EQUAL) IN ALL DRYWELLS. SEE SPOKANE COUNTY STANDARDS (1999 EDITION) SHEET B-1a FOR INSTALLATION LOCATIONS.

6. ALL PONDS WITHIN THE COUNTY RIGHT-OF-WAY IN THE AREA ASSOCIATED WITH THIS PROJECT, SHALL BE COMPLETED DURING THE CONSTRUCTION OF THE ROADWAY. THE CONTRACTOR SHALL PERFORM THE POND GRADE WORK, INSTALL THE IRRIGATION SYSTEM, AND PLACE THE SOD WITHIN THE PONDS FOLLOWING THE ROAD PAVING WORK.

7. THE CONTRACTOR SHALL MAKE AN EFFORT TO PROTECT ALL DRAINAGE STRUCTURES FROM BEING CONTAMINATED WITH SILT BY INSTALLING FILTER FABRIC UNDER THE LID FOR AT LEAST 6 WEEKS, OR UNTIL THE ESTABLISHMENT OF GRASS AND/OR OTHER SITE CONSTRUCTION WORK HAS ENDED. IN THE EVENT THAT SILT OR OTHER DELETERIOUS MATERIAL IS ALLOWED TO ENTER THE DRYWELLS OR CATCH BASINS, THE CONTRACTOR WILL BE REQUIRED TO CLEAN THE DRYWELL OR CATCH BASIN OUT TO THE SATISFACTION OF THE CERTIFYING ENGINEER.

8. ALL LANDSCAPE AREAS ("208" PONDS) ARE TO BE IRRIGATED BY AN AN AUTOMATIC IRRIGATION SYSTEM INSTALLED BY OR UNDER THE DIRECTION OF THE LANDSCAPE CONTRACTOR. THE IRRIGATION SYSTEM SHALL COMPLY WITH ALL LOCAL CODES AND ORDINANCES (90 DAY GUARANTEE). AN APPROVED BACKFLOW DEVICE SHALL BE INSTALLED TO PREVENT WATER FROM GOING BACK INTO THE WATER SUPPLY.

SLEEVING: PROVIDE SLEEVING AS REQUIRED UNDER SIDEWALKS, PATHS, CURBING, PAVING, ETC. AS NEEDED FOR IRRIGATION ACCESS. ALL SLEEVING TO BE 4" PVC WITH AT LEAST 12" OF COVER (1) FOOT BELOW FINISH GRADE. THE OWNER/GENERAL CONTRACTOR IS RESPONSIBLE FOR INSTALLING SLEEVING BEFORE CURBING, SIDEWALKS, PAVING, ETC. IS INSTALLED. PATCH ASPHALT AS NEEDED.

LAWN AREAS: LAWN AREAS ARE TO BE IRRIGATED WITH TORO POP-UP HEADS OR EQUIVALENT. (TEST SYSTEM BEFORE BACKFILLING)

ADJUSTMENT: AFTER INSTALLATION, ADJUST VALVES, HEADS, EMITTERS, ETC. TO PROVIDE UNIFORM COVERAGE AND TO MINIMIZE OVER SPRAY ON WALLS, FENCES, WALKS, DRIVES, ETC.

WATER POWER SUPPLY: THE OWNER/GENERAL CONTRACTOR IS TO SUPPLY WATER TAPS FOR HOOK-UP AND SUPPLY POWER FOR CONTROLLER.

9. THE FLOOR OF A GRASSED PERCOLATION AREA (GPA) SHALL INCLUDE THE LEVEL PORTION OF THE FLOOR OF THE SWALE AND THE SIDESLOPES OF THE SWALE UP TO THE GPA OVERFLOW ELEVATION OR TOP OF DRYWELL. THE SOIL LOCATED IN THE FLOOR OF THE GPA SHALL BE A MEDIUM TO WELL-DRAINING MATERIAL WITH A MINIMUM INFILTRATION RATE OF 0.5 INCHES PER HOUR. THE ENGINEER SHALL PROVIDE A WRITTEN STATEMENT WHICH VERIFIES THAT ALL GPA SWALES CONFORM TO THIS REQUIREMENT. THIS WRITTEN STATEMENT SHALL BE SUBMITTED TO THE SPOKANE COUNTY ENGINEER'S OFFICE PRIOR TO INSTALLING FINISHED LANDSCAPING/SOD AND PRIOR TO FINAL ACCEPTANCE. THE SWALE FLOOR MATERIAL SHALL BE ROTATED TO A NATIVE SOIL STRATUM WHICH ALSO MEETS OR EXCEEDS THIS MINIMUM PERCOLATION RATE OF 0.5 INCHES PER HOUR.

SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT #: P-1851
DATE ACCEPTED: 12-13-06
ACCEPTANCE EXPIRES: 12-13-07
PROJECT LANE MILES PUBLIC: N/A
PROJECT LANE MILES PRIVATE: .23
[illegible]
PERMIT REQUIRED: (509) 477-3600
[illegible]

SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT #: P-1851
DATE ACCEPTED: 10-17-03
ACCEPTANCE EXPIRES: 10-17-05
PROJECT LANE MILES PUBLIC: .48
PROJECT LANE MILES PRIVATE: -0-
[illegible]
PERMIT REQUIRED: (509) 477-3600
NOTIFY PERMIT ENGINEER 48 HOURS (2 DAYS) PRIOR TO CONSTRUCTION

Robert J Boyle
DEVELOPER'S APPROVAL

10.14.03
DATE

LLE ASSOCIATES

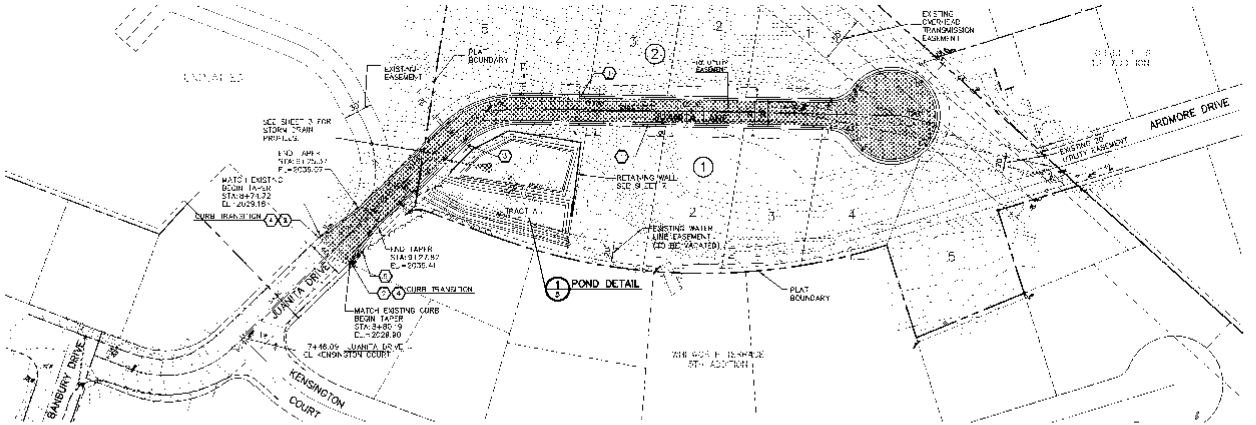
STREET CONSTRUCTION PLANS
VIEWMONT GLEN
STREET COVER
SPOKANE COUNTY, WASHINGTON

STREET NOTES

PROJECT #: [illegible]
DRAWN BY: [illegible]
DESIGNED BY: [illegible]
CHECKED BY: TRW

P-1851 Eng Road & Drainage

SECTION 18, T.26 N., R43 E., W.M.
SPOKANE COUNTY, WASHINGTON



SIGN

CONSTRUCTION NOTES

1. TYPE B CURB AND GUTTER PER SPOKANE COUNTY STANDARD DETAIL A-3.
2. 10' TRANSITION FROM TYPE 'B' TO 'R' CURB AND GUTTER SEE DETAIL 1 SHEET 6.
3. STREET NAME SIGN PER MUTCD AND SPOKANE COUNTY STANDARDS.
4. SAWCUT AND TACKCOAT 2' FROM EXISTING ROADWAY.
5. STREET NAME SIGN PER MUTCD AND SPOKANE COUNTY STANDARDS. SHOP DRAWINGS NOT SUBMITTED TO ENGINEER BEFORE MANUFACTURING SEE DETAIL THIS SHEET.

NOTE: "OR" LEGEND SEE SHEET 1.

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA
C1	100.00	79.32	41.29	78.33	44°52'27"
C2	30.00	22.70	15.93	28.14	53°56'39"
C3	30.00	23.29	15.93	28.14	55°56'39"

UNDERGROUND SERVICE ALERT
ONE-CALL NUMBER
456-8000
(24 TWO BUSINESS DAYS BEFORE YOU DIG)

CAUTION: ATTENTION TO CONTRACTOR

THE CONTRACTOR IS ESPECIALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON ILLUSIVE UTILITY COMPANIES AND WHILE THOROUGH MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS ACCURATE. THE CONTRACTOR IS ENTIRELY THE UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUIRE EXACT LOCATION OF THE UTILITIES TO AVOID THE RESPONSIBILITY. THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

VERTICAL DATUM NAVD88

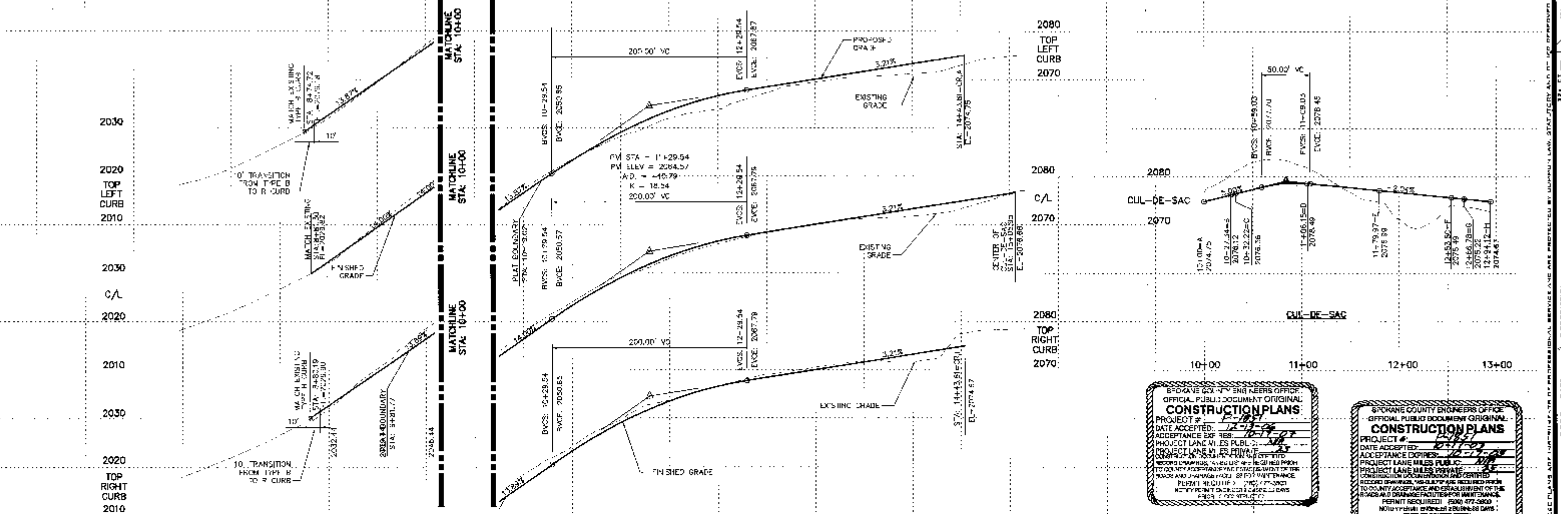
BASED ON U.S.C.&G.S. PID NO. MARK "J-261" A BRASS CAP IN THE SOUTHEAST CORNER OF A CONCRETE SLAB IN "BANK N PARK", APPROXIMATELY 600' NORTH OF QUIPIN ST AND 75' WEST OF THE B.S. TURNOUT ON DIVISION ST. ELEVATION = 2060.34

Robert J. Boyle
DEVELOPER APPROVAL

10.14.03
DATE

SCALE: 1" = 50'

VERTICAL SCALE: 1"=10'



SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT #
DATE ACCEPTED:
ACCEPTANCE EXPIRES:
PROJECT LANE MILES PUBLIC:
PROJECT LANE MILES PRIVATE:
RECORD DRAWINGS HAVE BEEN RECEIVED FROM THE OWNER AND CHANGES HAVE BEEN INCORPORATED
PUBLIC RIGHTS OF WAY
NOT EXPIRED IF CONSTRUCTION HAS COMMENCED
PRIOR TO EXPIRATION

SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT #
DATE ACCEPTED:
ACCEPTANCE EXPIRES:
PROJECT LANE MILES PUBLIC:
PROJECT LANE MILES PRIVATE:
RECORD DRAWINGS HAVE BEEN RECEIVED FROM THE OWNER AND CHANGES HAVE BEEN INCORPORATED
PUBLIC RIGHTS OF WAY
NOT EXPIRED IF CONSTRUCTION HAS COMMENCED PRIOR TO EXPIRATION
PERMIT REQUIRED: (509) 477-3600
NOTIFY WORK ENGINEER 24 BUSINESS DAYS PRIOR TO START OF CONSTRUCTION

LLL ASSOCIATES
CIVIL ENGINEERS
PLANNERS
SURVEYORS
CONSTRUCTION MANAGEMENT
LANDSCAPE ARCHITECTURE
LAND DEVELOPMENT

STREET CONSTRUCTION PLANS
VIEWMONT GLEN
JUANITA LANE
SPOKANE COUNTY, WASHINGTON

	DATE	BY
1	10-14-03	AKC
2	9-25-03	AKC
3	12-1-03	AKC

DESCRIPTION:
1 - PRELIMINARY DRAFT
2 - FIRST SUBMITTAL
3 - FINAL SUBMITTAL

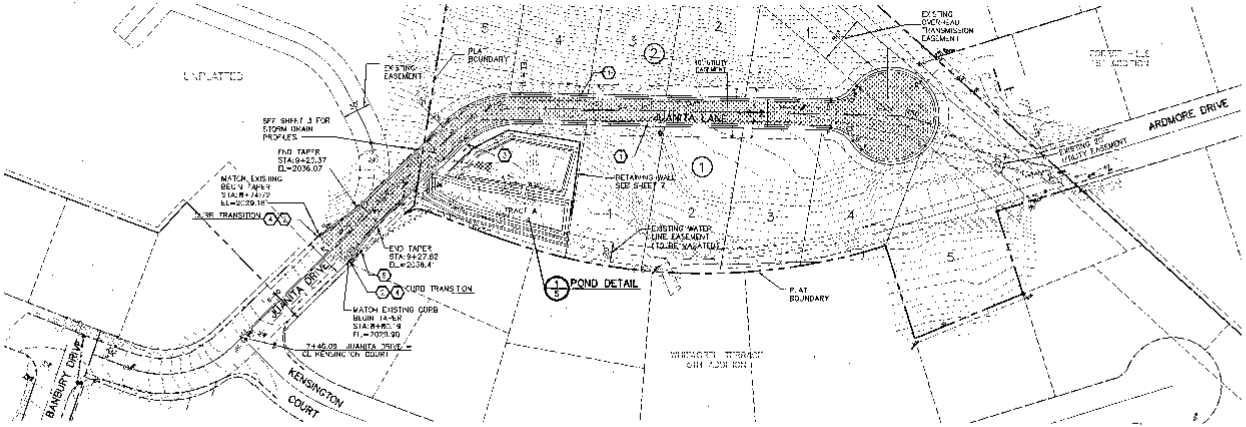
JUANITA LANE PROFILE

PROJECT #: A2000092
DRAWN BY: AKC
DESIGNED BY: AKC
CHECKED BY: HEW

3 OF 7

P-1651 Eng Redrawing

SECTION 18, T.26 N., R43 E., W.M.
SPOKANE COUNTY, WASHINGTON



SIGN

CONSTRUCTION NOTES

1. TYPE 'R' CURB AND GUTTER PER SPOKANE COUNTY STANDARD DETAIL A-3.
2. 10' TRANSITION FROM TYPE 'B' TO 'R' CURB AND GUTTER SEE DETAIL 1 SHEET 6.
3. STREET NAME SIGN PER MUTCD AND SPOKANE COUNTY STANDARDS.
4. SAWCUT AND TACKCOAT 2' FROM EXISTING ROADWAY.
5. STREET NAME SIGN PER MUTCD AND SPOKANE COUNTY STANDARDS. SHOP DRAWINGS SHALL BE SUBMITTED TO ENGINEER BEFORE MANUFACTURING. SEE DETAIL THIS SHEET.

NOTE: FOR LEGEND SEE SHEET 1.

CURVE TABLE					
CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA
C1	100.00	78.32	41.29	76.34	44°52'27"
C2	50.00	29.29	15.13	28.86	33°56'36"
C3	50.00	29.79	15.23	29.36	32°56'39"

UNDERGROUND SERVICE ALERT
ONE-CALL NUMBER
456-8000
CALL TWO BUSINESS DAYS BEFORE YOU DIG

CAUTION: NOTICE TO CONTRACTOR

THE CONTRACTOR IS HEREBY 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 EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION SERVICE AT LEAST TWO BUSINESS DAYS PRIOR TO CONSTRUCTION TO REQUEST EXACT FIELD LOCATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES TO UTILITIES AND FOR ALL COSTS ASSOCIATED WITH THE REPAIR OF SUCH DAMAGES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

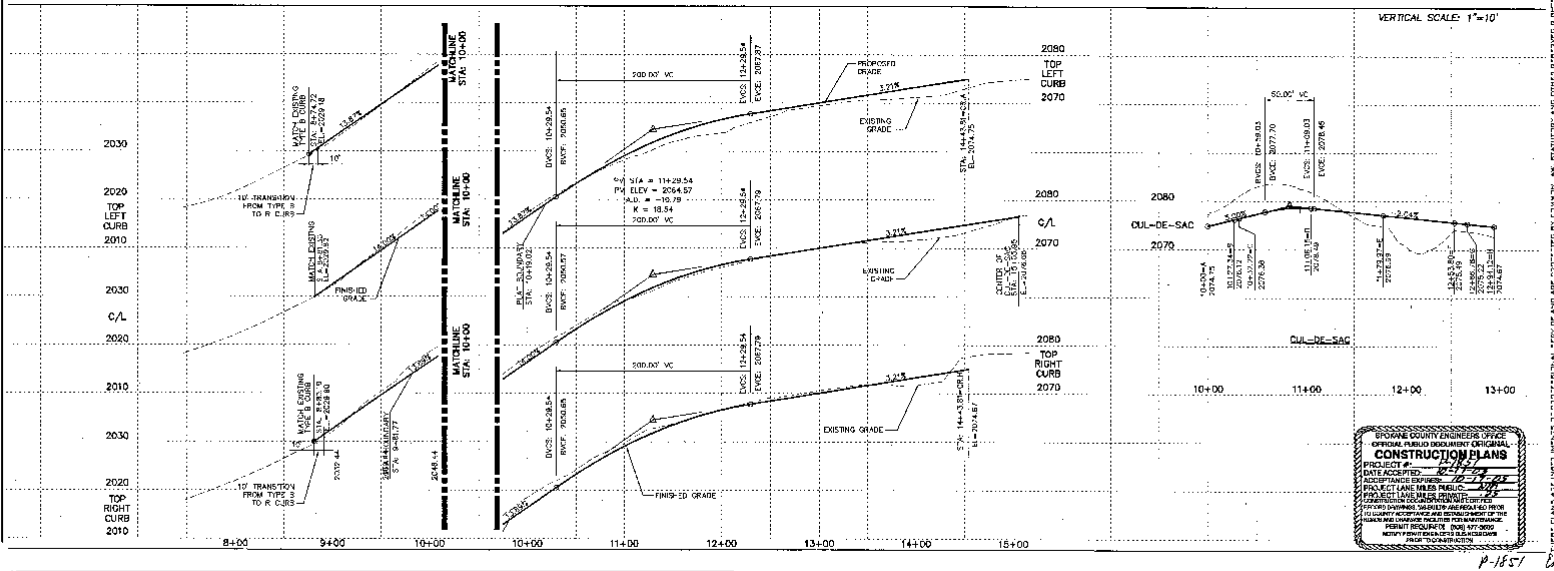
VERTICAL DATUM NAVD88

BASED ON U.S.C.&G.S. BENCHMARK "J-207" A BRASS CAP IN THE SOUTHEAST CORNER OF A DOWDS 'S' SAS IN FRANKLIN PARK, APPROXIMATELY 300' NORTH OF QUINN ST AND 75' WEST OF THE BUS TUNNEL ON DIVISION ST. ELEVATION = 2060.34

Robert J. Boyle
DEVELOPER APPROVAL

10.14.03
DATE

NORTH 50 0 50 100
SCALE: 1" = 50'-0"



SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT #: P-1851
DATE ACCEPTED: 10-17-03
ACCEPTANCE EXPIRES: 10-17-05
PROJECT LANE MILES PUBLIC: 0.201
PROJECT LANE MILES PRIVATE: 0.3
CONSTRUCTION COMMENCEMENT NOTIFICATION REQUIRED
REVIEW DRAWINGS, WARRANTY AND REPAIR REQUIRED FOR ROADWAY ACCEPTANCE AND ESTABLISHMENT OF THE ROADWAY AND DRAINAGE FACILITIES FOR MAINTENANCE.
PERMIT REQUIRED (509) 477-3600
NOTIFY PERMIT ENGINEERING 24 HOURS PRIOR TO CONSTRUCTION

ELC ASSOCIATES
117 WEST 7TH AVENUE
P.O. BOX 1157
SUITE 202
SPOKANE, WASHINGTON 99201
PHONE 509-838-8013
FAX 509-838-8013
E-MAIL: ELCASSOC@AOL.COM
ARCHITECTURE
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
LAND DEVELOPMENT

STREET CONSTRUCTION PLANS
VIEWMONT GLEN
JUANITA LANE
SPOKANE COUNTY, WASHINGTON

DATE	REVISION
9-24-03	PRELIMINARY
10-14-03	FINAL
10/17/03	FINAL SUBMITTAL

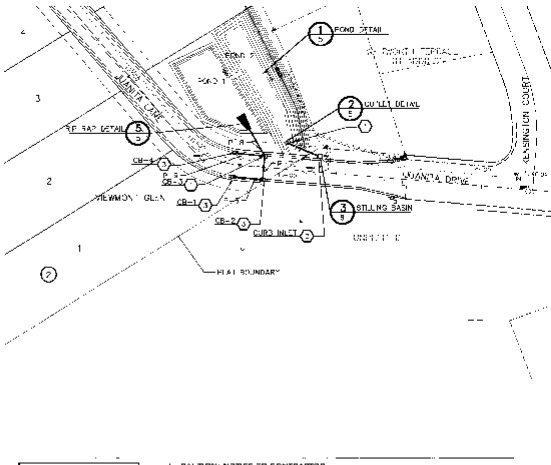
JUANITA LANE PROFILE

PROJECT #: 1503JUL02
DRAWN BY: AKT
DESIGNED BY: AKT
CHECKED BY: TRV

3 OF 7

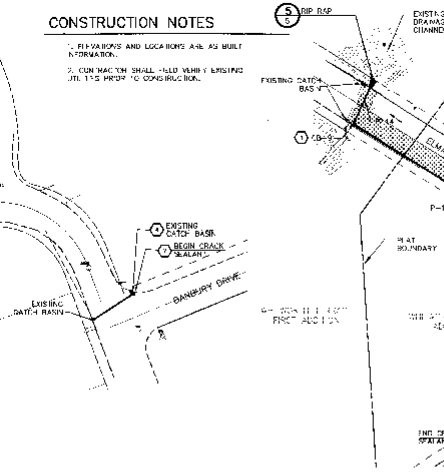
P-1851 Eng Review

SECTION 18, T26 N., R43 E., W.M.
SPOKANE COUNTY, WASHINGTON



CONSTRUCTION NOTES

1. ELEVATIONS AND LOCATIONS ARE AS BUILT INFORMATION.
2. CONNECTION SHALL HOLD VERIFY EXISTING UTILITIES PRIOR TO CONSTRUCTION.



CONSTRUCTION NOTES

1. TYPE 1 SPOKANE COUNTY CATCH BASIN WITH TYPE 2 GRATE PER SPOKANE COUNTY STANDARD PLANS B-4.8, 10, AND B-13
2. TYPE 1 SPOKANE COUNTY CONCRETE CURB INLET PER SPOKANE COUNTY STANDARD PLANS B-6.
3. TYPE 2 WSDOT GRATE INLET TYPE 2 WITH GRATE A PER WSDOT STANDARD PLAN B-40.
4. CAP OR PLUG EXISTING CULVERT PIPE TO DRAINAGE SWALE.
5. TYPE 1 SPOKANE COUNTY CATCH BASIN WITH SOLID COVER PER STANDARD PLANS B-4 AND B-10.
6. HALF ROAD IMPROVEMENTS ARE REQUIRED FROM CR 4 ON BANBURY DRIVE TO CR 9 LOCATED IN ELMA DRIVE. SEE CROSS SECTION 6 ON SHEET 5.
7. CONTRACTOR SHALL APPLY CRACK SEALANT AT THE ASPHALT/GUTTER SEAM FROM EXISTING THE CATCH BASIN TO THE PROPOSED INLETS.
8. NEW PAVING TO MATCH PAVING PREVIOUSLY DONE BY THE DLD.

NOTE: FOR LEGEND SEE SHEET 1.

UNDERGROUND SERVICE ALERT
ONE-CALL NUMBER
456-8000
(ALL TWO WORKING DAYS BEFORE YOU DIG)

CAUTION: NOTICE TO CONTRACTOR

THE CONTRACTOR IS CERTIFICALLY 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 HAVE THE LOCAL FIELD LOCATING OFFICE UPDATED. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH WILL INTERFERE WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

VERTICAL DATUM NAVD88

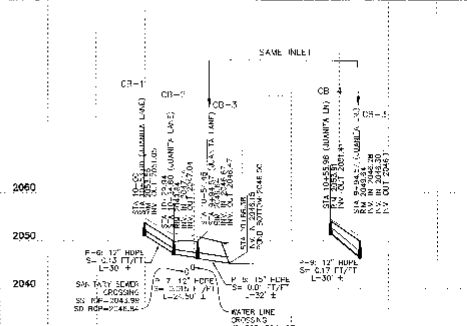
BASED ON U.S.C.&G.S. BENCHMARK "J-251" A BRASS CAP IN THE SOUTHEAST CORNER OF A CONCRETE SLAB IN FRANKLIN PARK, APPROXIMATELY 500' NORTH OF QUAKER ST AND 25' WEST OF THE BUS TURNOUT ON DIVISION ST. ELEVATION = 2060.34

DEVELOPER'S APPROVAL

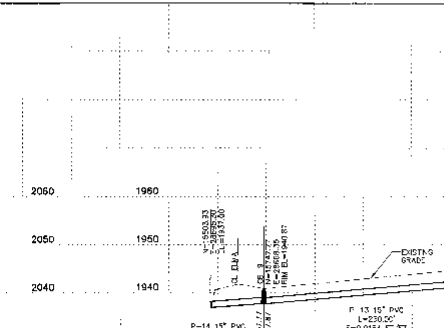
10.14.03
DATE

NORTH
SCALE: 1" = 50'

VERTICAL SCALE: 1"=10'



ONSITE STORM SEWER



OFFSITE STORM SEWER

SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT #
DATE ACCEPTED:
ACCEPTANCE EXPIRES:
PROJECT LANE MILES PUBLIC:
PROJECT LANE MILES PRIVATE:

SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT #
DATE ACCEPTED:
ACCEPTANCE EXPIRES:
PROJECT LANE MILES PUBLIC:
PROJECT LANE MILES PRIVATE:

* County purchase is for a separated joint project for the existing cross-culvert abandonment/replacement & Elma Drive rather than for a new separate cutback line.
P-1851

CLE ASSOCIATES

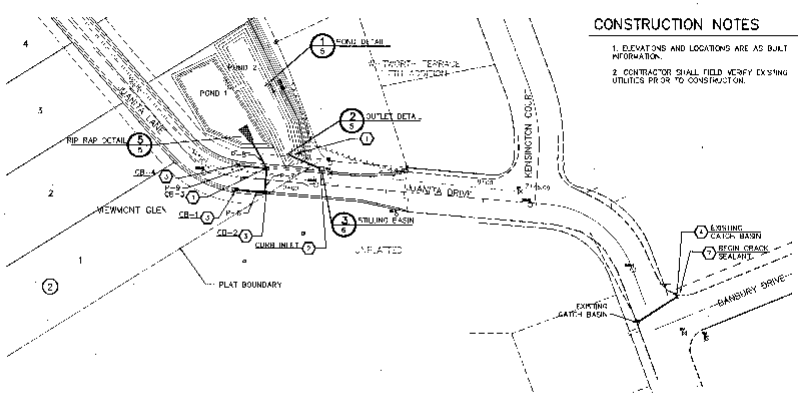
STREET AND DRAINAGE PLANS
VIEWMONT GLEN
JUANITA LANE
SPOKANE, WA

STORM PLAN AND PROFILES

DATE: 1/15/03
DRAWN BY: AKF
DESIGNED BY: AKF
CHECKED BY: TKW

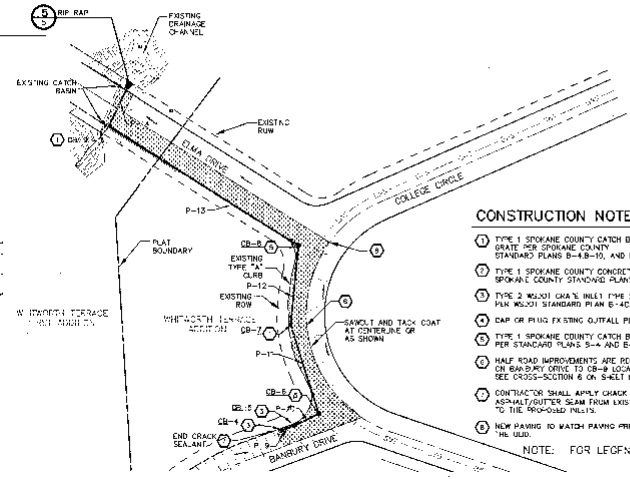
4 OF 7

SECTION 18, T26 N., R43 E., W.M.
SPOKANE COUNTY, WASHINGTON



CONSTRUCTION NOTES

1. ELEVATIONS AND LOCATIONS ARE AS BUILT INFORMATION.
2. CONTRACTOR SHALL FIELD VERIFY EXISTING UTILITIES PRIOR TO CONSTRUCTION.



CONSTRUCTION NOTES

1. TYPE 1 SPOKANE COUNTY CATCH BASIN WITH TYPE 2 GRATE PER SPOKANE COUNTY STANDARD PLANS B-4.B-10, AND B-13.
2. TYPE 1 SPOKANE COUNTY CONCRETE CURB INLET PER SPOKANE COUNTY STANDARD PLANS B-8.
3. TYPE 2 MODIFIED CRATE INLET TYPE 2 WITH GRATE A PER WSDOT STANDARD PLAN B-40.
4. CAP OR PLUG EXISTING OUTFALL PIPE TO DRAINAGE SWALE.
5. TYPE 1 SPOKANE COUNTY CATCH BASIN WITH SOLID COVER PER STANDARD PLANS B-4 AND B-10.
6. HALF ROAD IMPROVEMENTS ARE REQUIRED FROM CB-4 ON BANBURY DRIVE TO CB-9 LOCATED IN ELMA DRIVE. SEE CROSS-SECTION 6 ON SHEET 6.
7. CONTRACTOR SHALL APPLY CRACK SEALANT AT THE ASPHALT/GUTTER SEAM FROM EXISTING THE CATCH BASIN TO THE PROPOSED INLETS.
8. NEW PAVING TO MATCH PAVING PREVIOUSLY DONE BY THE UUD.

NOTE: FOR LEGEND SEE SHEET 1.

UNDERGROUND SERVICE ALERT
ONE-CALL NUMBER
456-8000
CALL TWO BUSINESS DAYS BEFORE YOU DIG

CAUTIONARY NOTICE TO CONTRACTORS

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 EXACT LOCATION. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE COMMENCING TO REQUEST EXACT FIELD LOCATION OF THE UTILITIES. THE CONTRACTOR IS WHOLLY RESPONSIBLE FOR THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

VERTICAL DATUM NAVD88

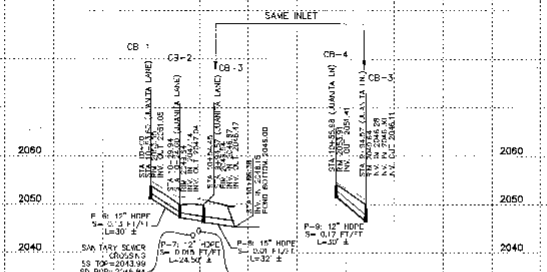
BASED ON U.S.C.&G.S. BENCHMARK "J-261" A BRASS CAP IN THE SOUTHEAST CORNER OF A CONCRETE SLAB IN FRANKLIN PARK APPROXIMATELY 500' NORTH OF QUEEN ST AND 75' WEST OF THE BUS TURNOUT ON DIVISION ST. ELEVATION =2060.34

DEVELOPER'S APPROVAL

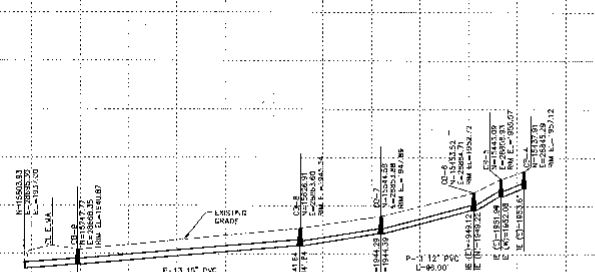
10.14.03
DATE

NORTH 50 0 25 50
SCALE: 1" = 50'-0"

VERTICAL SCALE: 1"=10'



ONSITE STORM SEWER



OFFSITE STORM SEWER

SPOKANE COUNTY ENGINEERING OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT # 03-179-RP
DATE ACCEPTED: 12-17-03
ACCEPTANCE EXPIRES: 12-17-04
PROJECT LANE MILES PUBLIC: 0.06
CONTRACTOR: BLUE STAR
CONSTRUCTION MUST BE COMPLETED AND CERTIFIED TO COUNTY ACCEPTANCE AND ESTABLISHMENT OF THE STREET AND DRAINAGE IMPROVEMENTS PAYMENT SURETY.
INSPECTIONS REQUIRED 24HR 477-3600
MODIFY PERMIT TRACKING BUSINESS DAYS PRIOR TO DOING SUCH WORK

* County preference is for a separated joint project for the existing cross-culvert replacement/improvement @ Elma Drive rather than for a new separate outfall line. Ecy Rule Release

P-1451

C.L.C. ASSOCIATES
CIVIL ENGINEERS
LAND SURVEYORS
WATER RIGHTS
WATER SYSTEMS
SEWER SYSTEMS
LAND DEVELOPMENT
ARCHITECTURE
LANDSCAPE ARCHITECTURE
LAND PLANNING
SITE DESIGN

THIS PLAN AND SPECIFICATION, MADE UP AND AS REFERRED BY CONTRACT, AND SPECIFICALLY MADE FOR THE ENTIRE CONTRACT OF THE ENTIRE CONTRACT, IS THE PROPERTY OF C.L.C. ASSOCIATES, INC. AND IS NOT TO BE USED FOR ANY PURPOSE OTHER THAN THE ENTIRE CONTRACT.

STREET AND DRAINAGE PLANS
VIEWMONT GLEN
JUANITA LANE
SPOKANE, WA

STATE OF WASHINGTON
DAVID L. SPOON
REGISTERED PROFESSIONAL ENGINEER
CERTIFICATE NO. 29143
DATE SIGNED: 10-14-03
C.L.C. ASSOCIATES

DATE	DESCRIPTION
10-14-03	PRELIMINARY
10-23-03	FINAL SUBMITTAL

STORM PLAN AND PROFILES

PROJECT # 03-179-RP
DRAWN BY: AKP
DESIGNED BY: AKP
CHECKED BY: TLW

VERTICAL DATUM NAVD 88

BASED ON U.S.G.S. BENCHMARK "L 261" A BRASS CAP IN THE SOUTHEAST CORNER OF A CONCRETE SLAB IN FRONT OF THE APPROXIMATELY 500' NORTH OF QUEEN ST AND 75' WEST OF THE EBS TURNOUT ON DIVISION ST. ELEVATION = 2260.34

SECTION 18, T.26 N., R43 E., W.M.
SPOKANE COUNTY, WASHINGTON

CONSTRUCTION NOTES

1. SEE ONSITE STORM SEWER ON SHEET 4.
2. SEE POND OUTLET DETAIL 3 ON SHEET 6.
3. RETAINING WALL TO BE DESIGNED BY STRUCTURAL ENGINEER.
4. 6' CHAIN LINK FENCE AROUND PERIMETER OF TRACT A. SEE DETAIL THIS SHEET.

POND BOTTOM LOCATION TABLE ((JUANITA LANE) STATION & OFFSET)		
POINT	STATION	OFFSET
1	11+76.66	44.09' RT
2	11+66.95	82.50' RT
3	10+79.14	36.52' RT
4	10+52	36.52' RT
5	11+12.41	33.62' RT

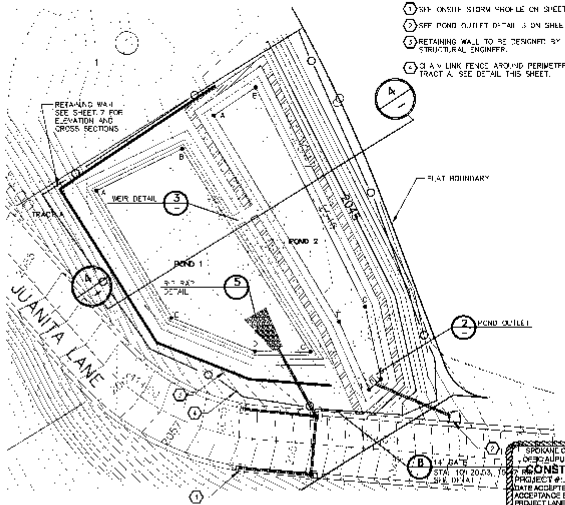
POND BOTTOM DIMENSION TABLE	
POINTS	LENGTH
A-B	39.3'
B-C	98.63'
C-D	22.75'
D-E	35.79'
E-A	60.52'

POND "1"
FINISHED GRADE POND BOTTOM EL=2046.00
POND BOTTOM AREA PROVIDED = 3349 S.F.
MINIMUM BOTTOM ELEV=2047.00
PERIMETER = 258.47 L.F.

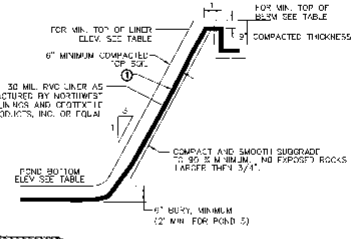
POND BOTTOM LOCATION TABLE ((STREET NAME) STATION & OFFSET)		
POINT	STATION	OFFSET
A	11+63.32	101.42' RT
B	11+66.58	122.07' RT
C	10+95.33	59.00' RT
D	9+99.18	29.69' RT
E	10+03.50	24.85' RT
F	10+16.52	51.94' RT

POND BOTTOM DIMENSION TABLE	
POINTS	LENGTH
A-B	20.73'
B-C	91.26'
C-D	30.41'
D-E	6.97'
E-F	30.65'
F-A	28.42'

POND "2"
FINISHED GRADE POND BOTTOM EL=2045.00
POND BOTTOM AREA PROVIDED = 1932 S.F.
MINIMUM BOTTOM ELEV=2047.00
PERIMETER = 288.15 L.F.



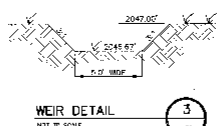
POND DETAIL 1



POND LINER DETAIL 6
NOT TO SCALE

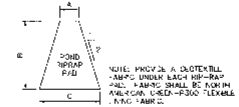
CONSTRUCTION NOTES

1. THE POND LINER INSTALLATION CONTRACTOR SHALL PERFORM REQUIRED TESTING DURING CONSTRUCTION TO DEMONSTRATE THAT THE LINER SEAMS AND LINER PROVIDE A PERMEABILITY OF LESS THAN 1 x 10⁻⁷ cm/sec.

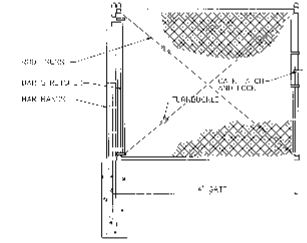


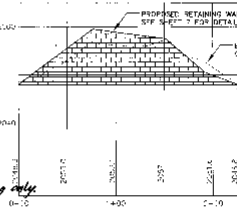
WEIR DETAIL 3
NOT TO SCALE

POND	A	B	C	R=2.5XF (MIN. DIA.)
1	4.5'	10'	3'	5'
OFFSET	4.5'	6'	7.5'	5'

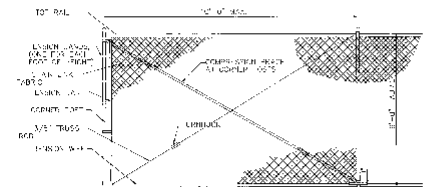


TYPICAL RIPRAP PAD 5
NOT TO SCALE

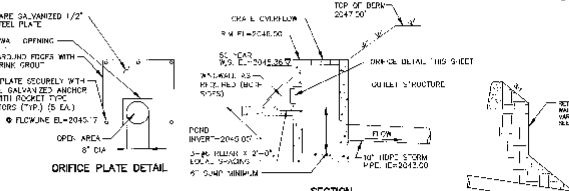




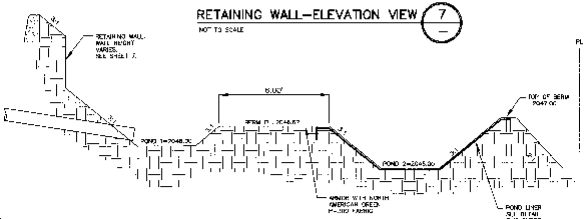
RETAINING WALL—ELEVATION VIEW 7
NOT TO SCALE



FENCE DETAIL 8
NOT TO SCALE



OUTLET CONTROL DETAIL 2
NOT TO SCALE



POND 1 TO 2 CROSS SECTION 4
NOT TO SCALE

NOTE:

DUE TO THE PROPOSAL TO UTILIZE 6 INCHES VERSUS 8 INCHES OF POURED WATER QUALITY TREATMENT DEPTH BETWEEN THE POND BOTTOM AND STORM RIM ELEVATION, PRIOR TO FINAL CERTIFICATION OF THESE POND AND DRAINAGE FACILITIES, DATA EXCHANGE CAPACITY (CCD) TESTING WILL NEED TO BE PERFORMED ACCORDING TO THE PROCEDURES AS DESCRIBED ON PAGE 5-9 OF THE SPOKANE COUNTY "DRAFT" MANUAL FOR STORMWATER MANAGEMENT. SHOULD THE CCD RESULTS INDICATE THAT THE SOIL IS NOT SUITABLE FOR STORMWATER TREATMENT, THE DESIGN ENGINEER HAS TWO OPTIONS: 1) REVISE AND RESUBMIT THE ROAD AND DRAINAGE PLANS, INDICATING THAT THE REQUIRED POND BOTTOM AREA (NECESSARY TO ACHIEVE THE REQUIRED 208 VOLUME BASED UPON A 48" DEPTH) IS PROVIDED; OR 2) APPROPRIATELY AMEND THE TOP 6 INCHES OF TOPSOIL UNTIL CCD TESTING INDICATES THAT THE COMPOSITION OF THE SOIL IS SUITABLE FOR STORMWATER TREATMENT.

SPOKANE COUNTY ENGINEERING DIVISION
DESIGN & PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT #: 12-1-246
DATE ACCEPTED: 12-5-12
ACCEPTANCE EXPIRES: 10-12-07
PROJECT LANE MILES PUBLIC: N/A
PROJECT LANE MILES PRIVATE: 0.03
LONG ROADS COURSE WORK SHEET 30 OF 50
ROAD AND DRAINAGE FACILITIES FOR WATERWAY
PERMIT REQUIRED (509) 477-3600
NOTIFY PERMIT DIVISION 5 BUSINESS DAYS PRIOR TO CONSTRUCTION

SPOKANE COUNTY ENGINEERING DIVISION
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT #: 12-1-246
DATE ACCEPTED: 12-5-12
ACCEPTANCE EXPIRES: 10-12-07
PROJECT LANE MILES PUBLIC: N/A
PROJECT LANE MILES PRIVATE: 0.03
LONG ROADS COURSE WORK SHEET 30 OF 50
ROAD AND DRAINAGE FACILITIES FOR WATERWAY
PERMIT REQUIRED (509) 477-3600
NOTIFY PERMIT DIVISION 5 BUSINESS DAYS PRIOR TO CONSTRUCTION

* Revised Sht 5 to add fencing only

UNDERGROUND SERVICE ALERT
ONE-CALL NUMBER
456-8000
CALL TWO BUSINESS DAYS BEFORE YOU DIG

CAUTION: NOTIFY CONTRACTOR

THE LOCATION IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED UPON REQUIRED OF THE VARIOUS UTILITY COMPANIES AND, WHERE PROPERLY ACKNOWLEDGED, TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE INFERRED OR AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE "ONE CALL" UTILITY LOCATION SERVICE AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REPAIR ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS

Robert J. Boyle
DEVELOPER'S APPROVAL

10-24-03
DATE

CLC ASSOCIATES
707 W. 7TH AVENUE
SPOKANE, WASHINGTON 99204
(509) 838-8140
FAX (509) 838-8141
CLCASSOC@MSN.COM
ENGINEERING
PLANNING
SURVEYING
LAND DEVELOPMENT CONSULTANTS
ESTABLISHED IN 1974
CLC ASSOCIATES IS A WASHINGTON CORPORATION

STREET DETAILS
VIEWMONT GLEN
JUANITA LANE
SPOKANE COUNTY, WA

10-23-03
REGISTERED PROFESSIONAL ENGINEER
STATE OF WASHINGTON
RICHARD A. BOYLE
REGISTRATION NO. 18-18-18
THIS DRAWING IS THE PROPERTY OF CLC ASSOCIATES, INC. AND MUST BE RETURNED UPON REQUEST

DATE	REVISIONS
10/23/03	FINAL SUBMITTAL
10/13/03	FINAL SUBMITTAL
10/13/03	FINAL SUBMITTAL

DRAWN BY: AMT
DESIGNED BY: AMT
CHECKED BY: RAB

POND DETAILS

5 OF 7

P-1451 Engineer drawing

VERTICAL DATUM NAVD 88

BASED ON U.S.G.S. BENCHMARK "L-261" A BRASS CAP IN THE SOUTHEAST CORNER OF A CONCRETE SLAB IN FRANKLIN PARK, APPROXIMATELY 500' NORTH IN QUEEN ST AND 75' WEST OF THE BUS TURNOUT ON DIVISION ST. ELEVATION =2050.34

SECTION 18, T.26 N., R43 E., W.M.
SPOKANE COUNTY, WASHINGTON

CONSTRUCTION NOTES

1. SEE ONSITE STORM PROFILE ON SHEET 4.
2. SEE POND OUTLET DETAIL 3 ON SHEET 6.
3. RETAINING WALL TO BE DESIGNED BY STRUCTURAL ENGINEER.
4. CHAIN LINK FENCE AROUND PERIMETER OF TRACT A. SEE DETAIL THIS SHEET.

POND BOTTOM LOCATION TABLE ((JUANITA LANE) STATION & OFFSET)			
POINT	STATION	OFFSET	
A	1+76.68	44.99'	RT
B	1+66.95	82.50'	RT
C	1+29.14	88.02'	RT
D	1+14.88	36.57'	RT
E	1+16.41	33.62'	RT

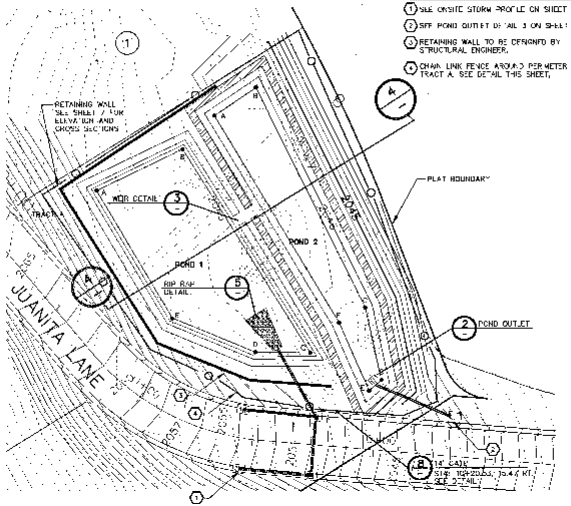
POND BOTTOM DIMENSION TABLE	
POINTS	LENGTH
A-B	38.12
B-C	68.83
C-D	22.78
D-E	36.79
E-A	65.94

POND "1"
FINISHED GRADE POND BOTTOM EL=2048.00
POND BOTTOM AREA PROVIDED = 3349 SF.
MINIMUM 85-YR RFV.=2047.00
PERIMETER = 255.47 LF.

POND BOTTOM LOCATION TABLE ((STREET NAME) STATION & OFFSET)			
POINT	STATION	OFFSET	
A	11+89.13	101.47'	RT
B	11+96.68	122.07'	RT
C	10+78.75	93.03'	RT
D	9+90.10	30.68'	RT
E	10+33.80	24.69'	RT
F	10+78.72	31.00'	RT

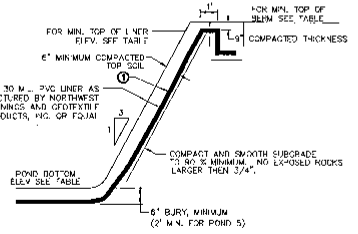
POND BOTTOM DIMENSION TABLE	
POINTS	LENGTH
A-B	20.73'
B-C	101.04'
C-D	30.10'
D-E	6.59'
E-F	30.85'
F-A	98.32'

POND "2"
FINISHED GRADE POND BOTTOM EL=2045.00
POND BOTTOM AREA PROVIDED = 1932 S.F.
MINIMUM BOTM ELEV.=2047.00
PERIMETER = 285.15 LF.



POND DETAIL 1
1"=20'

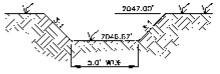
NORTH



POND LINER DETAIL 6
NOT TO SCALE

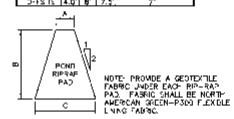
CONSTRUCTION NOTES

1. THE POND LINER INSTALLATION CONTRACTOR SHALL PERFORM REQUIRED TESTING DURING CONSTRUCTION TO DEMONSTRATE THAT THE LINER SEAMS AND LINER PROVIDE A PERMEABILITY OF LESS THAN 1 x 10^{-7} cm/sec.



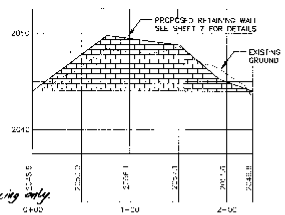
WEIR DETAIL 3
NOT TO SCALE

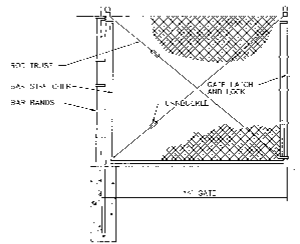
POND	A	B	C	RIP-RAP MIN. DIA.
1	4.0'	17'	9'	9"
2-12	4.0'	8'	7.5'	9"



NOTE: PROVIDE A GEOTEXTILE FABRIC UNDER EACH RIP-RAP PAD. FABRIC SHALL BE NORTH AMERICAN GREEN P-300 FLEXIBLE LINING FABRIC.

TYPICAL RIPRAP PAD 5
NOT TO SCALE



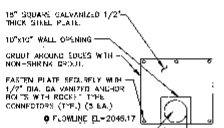


NOTE:

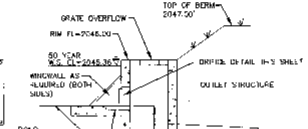
DUE TO THE PROPOSAL TO UTILIZE 8 INCHES VERSUS 6 INCHES OF PONDED WATER QUALITY TREATMENT DEPTH BETWEEN THE POND BOTTOM AND DEPTH TO RIM ELEVATION, WHICH IS HERE CERTIFICATION OF THESE ROAD AND DRAINAGE FACILITIES, CATION EXCHANGE CAPACITY (CEC) TESTING WILL NEED TO BE PERFORMED ACCORDING TO THE PROCEDURE AS DESCRIBED ON PAGE 5-9 OF THE SPOKANE COUNTY GUIDELINES FOR STORMWATER MANAGEMENT. SHOULD THE CEC RESULTS INDICATE THAT THE SOIL IS NOT SUITABLE FOR STORMWATER TREATMENT, THE DESIGN ENGINEER HAS TWO OPTIONS. 1) REVISE AND RESUBMIT THE ROAD AND DRAINAGE PLANS, INDICATING THAT THE REQUIRED POND BOTTOM AREA (NECESSARY TO ACHIEVE THE REQUIRED 70% VOLUME BASED UPON A 6" DEPTH) IS PROVIDED; OR 2) APPROPRIATELY AMEND THE TOP 6 INCHES OF TOPSOIL UNTIL CEC TESTING INDICATES THAT THE COMPOSITION IS THE SOIL IS SUITABLE FOR STORMWATER TREATMENT

SPOKANE COUNTY ENGINEER'S OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT # P-1851
DATE ADOPTED 10-24-03
ACCEPTANCE EXPIRES 10-24-05
PROJECT LANE MILES PUBLIC N/A
PROJECT LANE MILES PRIVATE N/A
SPOKANE COUNTY ENGINEER Kevin Pope
SIGNED DRAWINGS MUST BE OBTAINED FROM THE COUNTY ACCEPTANCE AND ISSUE, SIGN OFF OF THE ROAD AND DRAINAGE FACILITIES FOR MAINTENANCE
PERMIT REQUIRED (509) 477-3600
NOTIFY PROJECT ENGINEER 24 HOURS PRIOR TO CONSTRUCTION

* Revised Sht 5 to add fencing only

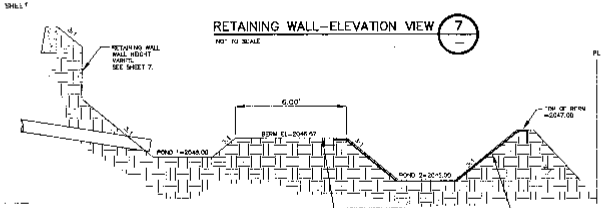


ORIFICE PLATE DETAIL



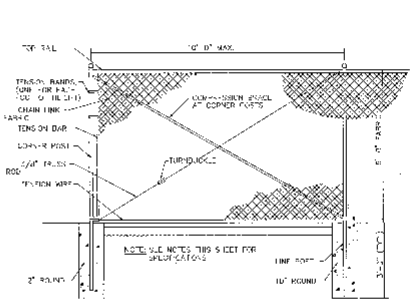
SECTION

OUTLET CONTROL DETAIL 2
NO SCALE



RETAINING WALL-ELEVATION VIEW 7
NOT TO SCALE

POND 1 TO 2 CROSS SECTION 4
NOT TO SCALE



FENCE DETAIL 8
NOT TO SCALE

UNDERGROUND SERVICE ALERT
ONE-CALL NUMBER
456-8000
CALL TWO BUSINESS DAYS BEFORE YOU DIG

CAUTION: NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHEN PRACTICAL, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST VERIFY THE LOCATION OF UTILITIES BEFORE 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.

Robert J. Boyle
DEVELOPER'S APPROVAL

10-24-03
DATE

P-1851

Engineer's Drawing

CLC ASSOCIATES
CIVIL ENGINEERS
LAND SURVEYORS
PROJECT MANAGERS
LANDSCAPE ARCHITECTURE
LAND SURVEYING

STREET DETAILS
VIEWMONT GLEN
JUANITA LANE
SPOKANE COUNTY, WA

EXPIRES 5/24/2004

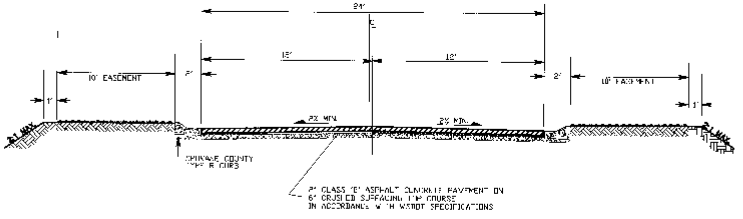
DATE	DESCRIPTION
9-14-03	PRELIMINARY
10-14-03	PRELIMINARY RESUBMITTAL
10-17-03	FINAL
10-17-03	FINAL RESUBMITTAL

POND DETAILS

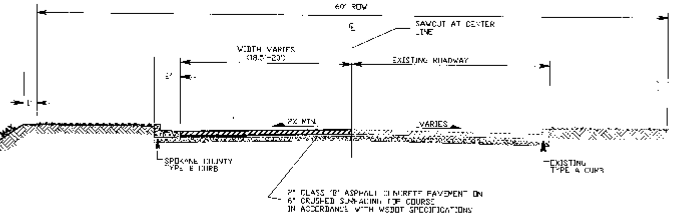
PROJECT #: 1851
DRAWN BY: AKF
DESIGNED BY: AKF
CHECKED BY: TRW

5 OF 7

SECTION 18, T.26 N., R43 E., W.M.
SPOKANE COUNTY, WASHINGTON

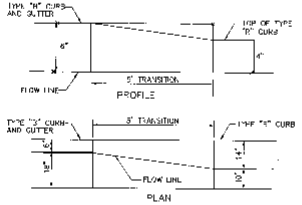


JUANITA LANE 5

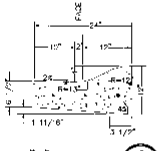


HALF STREET IMPROVEMENTS 6

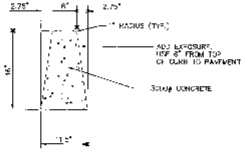
SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT #: P-1851
DATE ADOPTED: 12-17-03
ACCEPTANCE EXPIRES: 10-17-04
PROJECT LANE MILES PUBLIC: .25
PROJECT LANE MILES PRIVATE: .25
SIGNATURE OF SOUTHERN PACIFIC NOT REQUIRED
RECORD DRAWINGS, NO AS-BUILT REQ'D REQUIRED PRIOR TO COUNTY ACCEPTANCE AS PUBLIC STREET, SUBMITTAL OF THE ROAD AND DRAINAGE FACILITIES FOR OWNER DRAWINGS.
PERMIT REQUIRED (509) 477-3600
NOT BY PERMITTING NOTES BELOW SIGNATURE
NOT TO CONSTRUCT



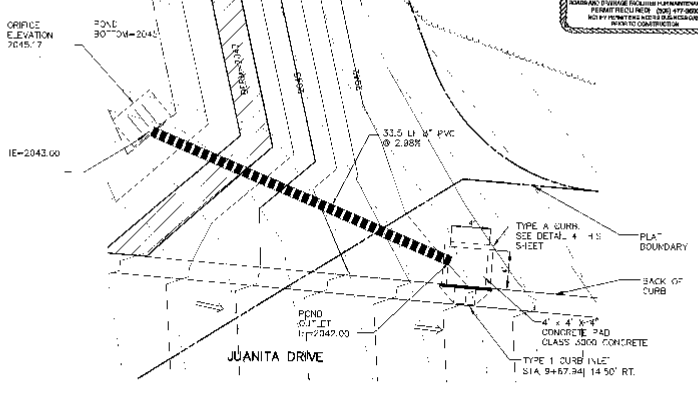
"B" TO "R" CURB TRANSITION DETAIL 1



TYPE "R" CURB 2



TYPE "A" CURB 4



STILLING BASIN 3

VERTICAL DATUM NAVD88

BASED ON U.S.C.&G.S. BENCHMARK "J-76" A BRASS CAP IN THE SOUTHEAST CORNER OF A CONCRETE SLAB IN FRANKLIN PARK, APPROXIMATELY 500' NORTH OF QUIPPY ST AND 75' WEST OF THE BUS TURNOUT ON DIVISION ST. ELEVATION =2060.34

UNDERGROUND SERVICE ALERT
ONE-CALL NUMBER
456-8000
CALL TWO BUSINESS DAYS BEFORE YOU DIG

EAU ON: NEREO CONSTANTIN

THE CONTRACTOR IS REPRESENTED AND CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE APPROPRIATE UTILITY COMPANIES AND, WHERE PRACTICABLE, MEASUREMENTS MADE IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR OTHER FIELD. THE CONTRACTOR SHALL 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.

Robert J. Boyle
DEVELOPER'S APPROVAL

10.14.03
DATE

P-1851

CLC ASSOCIATES

STREET DETAILS
VIEWMONT GLEN
JUANITA LANE
SPOKANE COUNTY, WA

REGISTERED PROFESSIONAL ENGINEER
ROBERT J. BOYLE
STATE OF WASHINGTON
16140
9/24/03

DATE		REVISIONS
9/24/03	1	CONDITIONAL PREPARATION
9/24/03	2	FIRST SUBMITTAL
11/13/03	3	FINAL SUBMITTAL

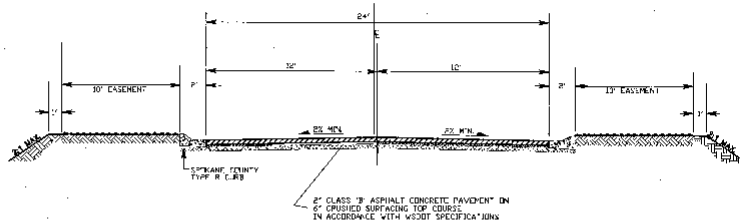
PROJECT #: 1902-0302
DRAWN BY: AJV
DESIGN BY: AJV
CHECKED BY: TRW

STREET DETAILS

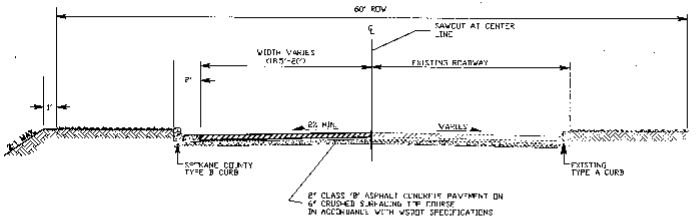
6 OF 7

Eng Leads Drawing

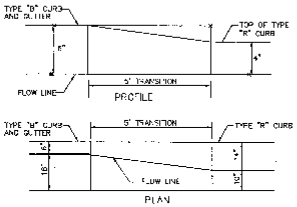
SECTION 18, T.26 N., R43 E., W.M.
SPOKANE COUNTY, WASHINGTON



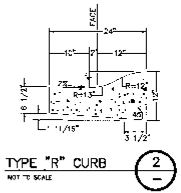
JUANITA LANE 5
1"=5'



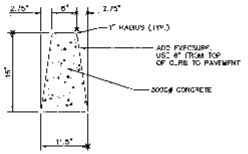
HALF STREET IMPROVEMENTS 6
1"=5'



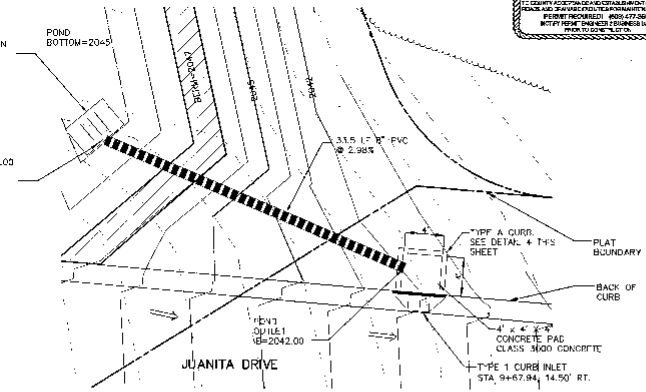
"B" TO "R" CURB TRANSITION DETAIL 1
NOT TO SCALE



TYPE "R" CURB 2
NOT TO SCALE



TYPE "A" CURB 4
NOT TO SCALE



STILLING BASIN 3
1"=5'

SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT #: 2-2-03
DATE ACCEPTED: 10-17-03
ACCEPTANCE EXPIRES: 10-17-05
PROJECT LANE MILES PUBLIC: N/A
PROJECT LANE MILES PRIVATE: 0.5
ACCEPTANCE OF PLANS DOES NOT CONSTITUTE ACCEPTANCE OF THE ROADS AND DRAINAGE FACILITIES FOR MAINTENANCE.
PERMIT REQUIRED: (509) 477-3600
NOTIFY PERMIT ENGINEER 2 BUSINESS DAYS PRIOR TO CONSTRUCTION.

VERTICAL DATUM NAVD88

BASED ON U.S.C&G.S. BENCHMARK "J-261" A BRASS CAP IN THE SOUTHEAST CORNER OF A CONCRETE SLAB IN FRANKLIN PARK, APPROXIMATELY 500' NORTH OF QUEEN ST AND 75' WEST OF THE BUS TURNOUT ON DIVISION ST. ELEVATION =2360.34

UNDERGROUND SERVICE ALERT
ONE-CALL NUMBER
456-8000
(ALL INFORMATION GIVEN BEFORE YOU DIG)

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, UNLESS OTHERWISE MEASURED, MUST TRACE IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS OTHER EXACT FOR OTHER USE. 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.

Robert J. Boyle
DEVELOPER'S APPROVAL

10.14.03
DATE

L.E.C. ASSOCIATES

STREET DETAILS

VIEWMONT GLEN

JUANITA LANE
SPOKANE COUNTY, WA

STREET DETAILS

DATE	ISSUE
9/23/03	PRELIMINARY
10/13/03	FINAL SUBMITTAL

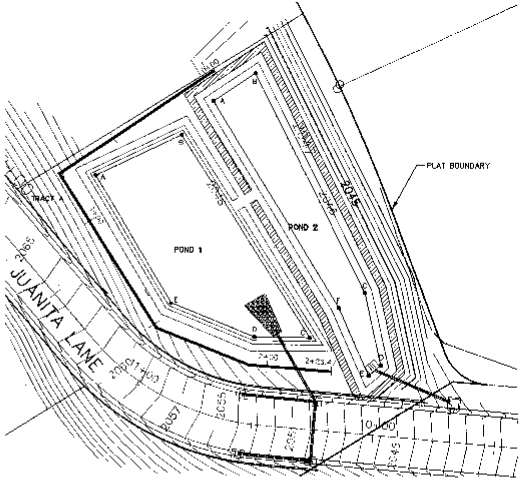
PROJECT # 0000302
DRAWN BY: AKI
DESIGNED BY: AKI
CHECKED BY: TBW

6 OF 7

R-1851

Engineered Drawings

SECTION 18, T.26 N., R43 E., W.M.
SPOKANE COUNTY, WASHINGTON



STATION	SECTION
STA: 0+25	SECTION 1
STA: 0+50	SECTION 2
STA: 0+88	SECTION 3
STA: 0+74	SECTION 4
STA: 0+78	SECTION 5
STA: 1+28	SECTION 6
STA: 1+52	SECTION 7
STA: 1+94	SECTION 8
STA: 2+10	SECTION 9

POND DETAIL 1 — NORTH

VERTICAL DATUM NAVD 88

BASED ON U.S.C.&G.S. BENCHMARK "J-281" A BRASS CAP IN THE SOUTHEAST CORNER OF A CONCRETE SLAB IN FRANKLIN PARK APPROXIMATELY 500' NORTH OF QUEEN ST. AND 75' WEST OF THE BUS TURNOUT ON DIVISION ST. ELEVATION =2060.34

CONSTRUCTION NOTES:

1. RETAINING WALL IS A SEGMENTAL RETAINING WALL USING ALLAN BLOCK. THE BLOCK USED FOR THE DESIGN IS CALLED ASHLER BLOCK.

2. GEOGRID REINFORCEMENT HAVING A MINIMUM ALLOWABLE TENSILE LOAD OF 1,011 POUNDS PER FOOT IS REQUIRED (SUCH AS RAUGRID 4/2-15).

3. LENGTHS OF GEOGRID:
   WALL HEIGHT UP TO 3 FT. = GEOGRID LENGTH OF 3 FT.
   WALL HEIGHT UP TO 6 FT. = GEOGRID LENGTH OF 6 FT.
   WAL. HEIGHT OVER 6 FT. = GEOGRID LENGTH OF 8 FT.

4. CONTRACTOR SHALL EVALUATE THE EXPOSED SOILS DURING SITE GRADING. UNSUITABLE SOILS SHOULD BE REMOVED AND REPLACED WITH COMPACTED FILL. FILL PLACED BELOW FOUNDATION ELEVATION FOR THE WALL SHOULD CONSIST OF SAND OR SANDY GRAVEL AND SHOULD BE COMPACTED TO A MINIMUM OF 95 PERCENT.

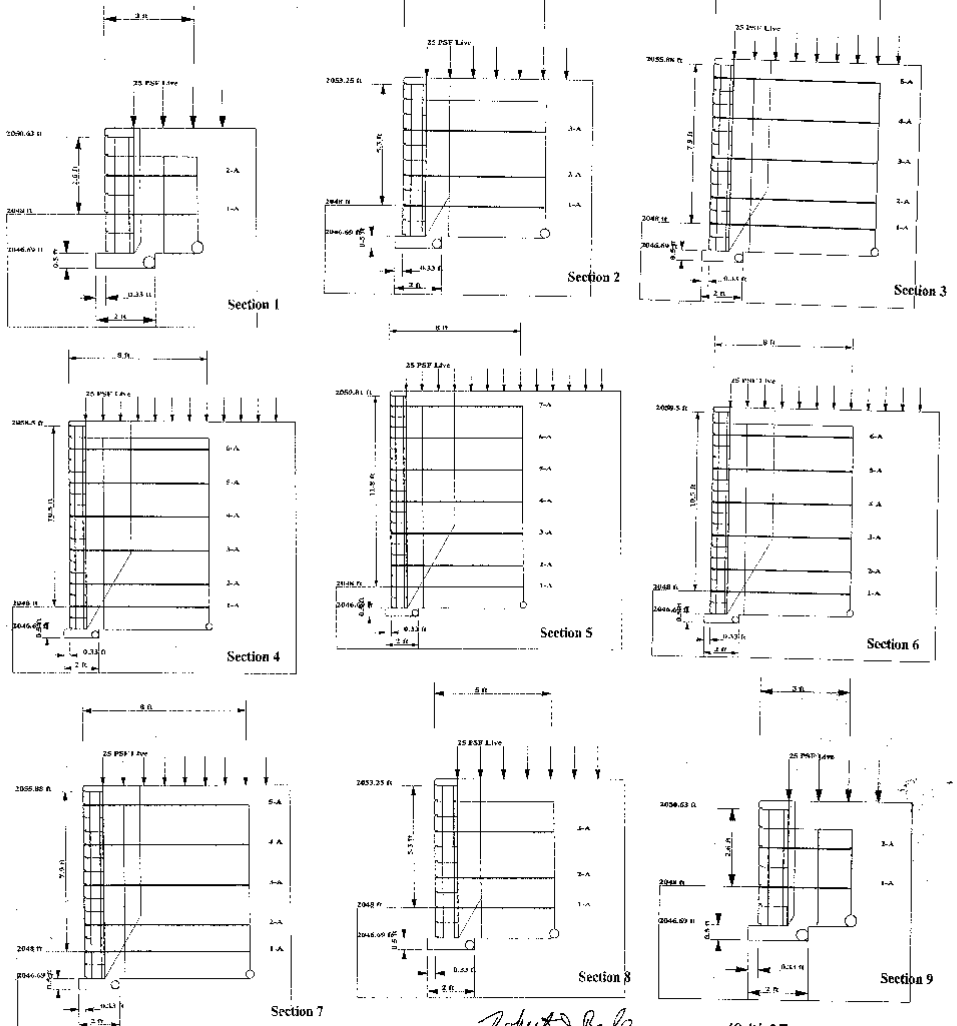
5. THE LOWEST COURSE OF BLOCK SHOULD BE INSTALLED A MINIMUM OF TWO COURSES BELOW GRADE. BLOCK SHOULD BE PLACED ON A LEVEL PAD OF EITHER CLEAN SAND HAVING LESS THAN 5 PERCENT BY WEIGHT PASSING A 200 SIEVE OR CRUSHED GRAVEL. FOR A SAND LEVELING PAD IS SHOULD BE A MINIMUM OF 12 INCHES THICK AND EXTEND 6 INCHES OUT FROM THE FACE OF THE WALL AND BE AT LEAST 2 FT. WIDE.

6. DRAIN TILE SHOULD BE PLACED AT THE BOTTOM OF THE EXCAVATION AT A LOCATION JUST BEHIND THE WALL. THE EXISTING SOILS SHOULD BE REMOVED FROM WITHIN 6 FT OF THE BACK OF THE WALL TO ALLOW PLACEMENT OF GEOGRID. DRAIN TILE SHOULD BE PLACED AT THE BACK OF THE EXCAVATION.

7. FILL PLACED WITHIN 12 INCHES OF THE BACK OF THE WALL SHALL CONSIST OF A CLEAN, FREE DRAINING SANDY GRAVEL OR PEA GRAVEL HAVING LESS THAN FIVE PERCENT BY WEIGHT PASSING A 200 SIEVE.

8. INFILL BEHIND THE WALL SHOULD CONSIST OF A SAND OR SANDY GRAVEL HAVING LESS THAN 15 PERCENT BY WEIGHT PASSING A 200 SIEVE.

9. BACKFILL SHALL BE PLACED IN THIN LIFTS OF ABOUT 6 TO 8 INCHES.



CONSTRUCTION PLANS
PROJECT # P-1851
DATE ACCEPTED: 12-17-03
ACCEPTANCE EXPIRES: 12-17-04
PROJECT LANE MILES PUBLIC: 0
PROJECT LANE MILES PRIVATE: 0
CONSTRUCTION COMMENCED (MM/DD/YYYY):
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 24 HOURS BEFORE BEGINNING WORK (509) 456-8000

UNDERGROUND SERVICE ALERT
ONE-CALL NUMBER
456-8000
CALL TWO BUSINESS DAYS BEFORE YOU DIG.

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 CONSTITUTING SPECIFICATIONS. THE CONTRACTOR MUST DETERMINE LOCAL LOCATION AND ELEVATION OF UTILITIES PRIOR TO THE STARTING OF THE UTILITIES. REPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

Robert J. Boyle
DEVELOPER'S APPROVAL

10-14-03
DATE

CLC ASSOCIATES
207 WEST FIFTH AVENUE
SUITE 200
SPOKANE, WASHINGTON 99204
(509) 455-9454
FAX (509) 455-9464
CLCASSOC.COM
ARCHITECTURE
ENGINEERING
PLANNING
SURVEYING
LAND DEVELOPMENT

STREET DETAILS
VIEWMONT GLEN
JUANITA LANE
SPOKANE COUNTY, WA

PREPARED UNDER THE SUPERVISION OF THE UNDERSIGNED REGISTERED PROFESSIONAL ENGINEER OR SURVEYOR, OR DRAWN BY ME OR UNDER MY DIRECT SUPERVISION AND ON BEHALF OF CLC ASSOCIATES

DATE	DESCRIPTION
10/14/03	ORIGINAL PRE-SUBMITTAL
12/04/03	PER COMMENTS

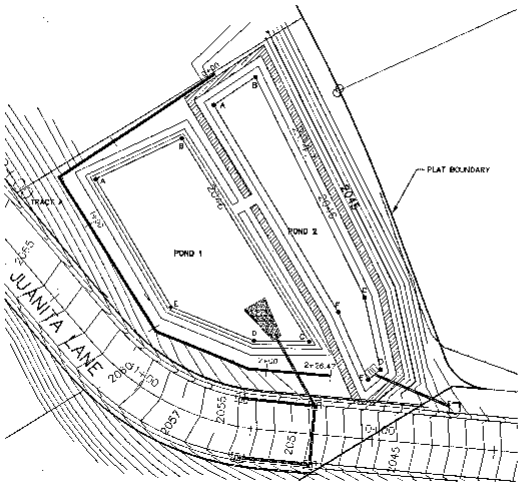
PROJECT # 5030382
DRAWN BY: AKP
DESIGNED BY: AKP
CHECKED BY: TRW

WALL SECTIONS

7 OF 7

P-1851 Engineered Drainage

SECTION 18, T.26 N., R43 E., W.M.
SPOKANE COUNTY, WASHINGTON



STATION	SECTION
STA: 0+25	SECTION 1
STA: 0+50	SECTION 2
STA: 0+68	SECTION 3
STA: 0+74	SECTION 4
STA: 0+78	SECTION 5
STA: 1+28	SECTION 6
STA: 1+52	SECTION 7
STA: 1+84	SECTION 8
STA: 2+10	SECTION 9

POND DETAIL 1 (1"=20') NORTH

VERTICAL DATUM NAVD 88

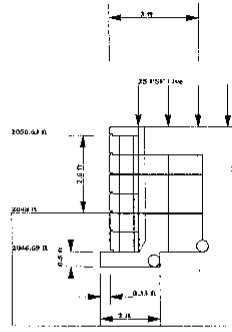
BASED ON U.S.C.&G.S. BENCHMARK "J-281" A BRASS CAP IN THE SOUTHEAST CORNER OF A CONCRETE SLAB IN FRANKLIN PARK, APPROXIMATELY 500' NORTH OF QUEEN ST AND 75' WEST OF THE BUS TURNOUT ON DIVISION ST. ELEVATION =2080.34

SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT # 2-1851
DATE ADOPTED: 12-11-03
ACCEPTANCE EXPIRES: 12-11-05
PROJECT LANE MILES PUBLIC: N/A
PRIVATE LANE MILES PRIVATE: N/A
CONSTRUCTION PLANS MAY EXPIRE PRIOR TO THIS DATE IF THEY NO LONGER REFLECT EXISTING CONDITIONS. SPOKANE COUNTY ENGINEERS AND ENTER DEPARTMENT OF THE ROADS AND TRANSPORTATION TAKES NO RESPONSIBILITY FOR MAINTENANCE.
PERMIT REQUIRED: (509) 477-3600
NOTIFY PERMIT INSPECTOR 24 HOURS BEFORE PRIOR TO CONSTRUCTION

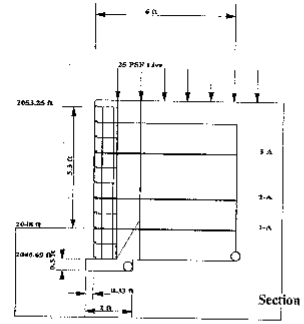
UNDERGROUND SERVICE ALERT
ONE-CALL NUMBER
456-8000
CALL TWO BUSINESS DAYS BEFORE YOU DIG

CAUTION: NOTICE TO CONTRACTOR

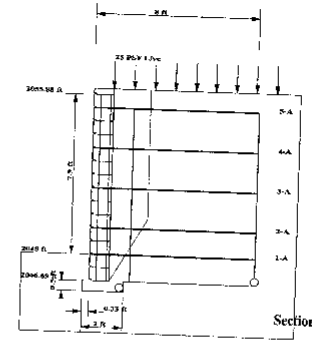
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR 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 ELIMINATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.



Section 1



Section 2



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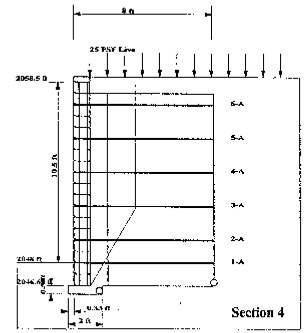

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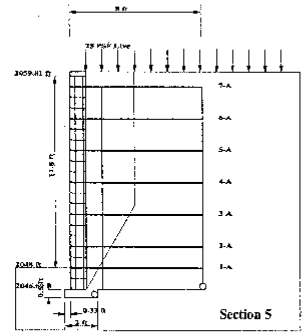

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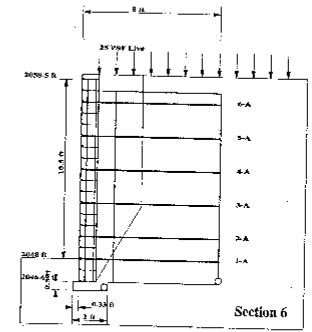

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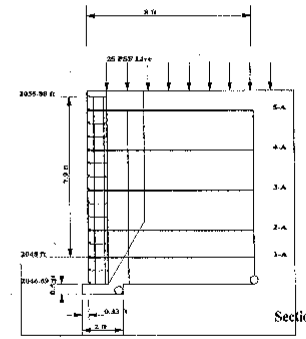
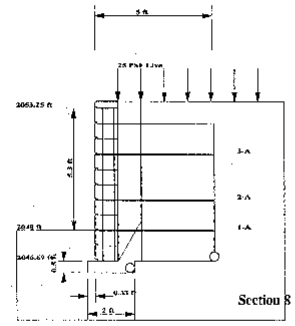
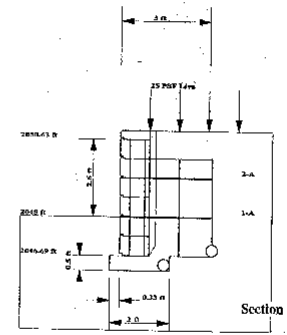


Section 7



Section 8



Section 9

Robert J. Boyle
DEVELOPER'S APPROVAL

10.14.03
DATE

CLC ASSOCIATES
717 WEST SPRAGUE AVENUE, SUITE 1000
SPOKANE, WASHINGTON 99201
P 509.838.9500
F 509.838.9510
CLCASSOCIATES.COM
ARCHITECTURE
PLANNING
INTERIOR DESIGN
LANDSCAPE ARCHITECTURE
LAND SURVEYING

STREET DETAILS
VIEWMONT GLEN
JUANITA LANE
SPOKANE COUNTY, WA

EXPIRES 6/30/2004
PREPARED UNDER THE DIRECT SUPERVISION OF LUKE R. WHIPPLE
REGISTERED PROFESSIONAL ENGINEER
STATE OF WASHINGTON REGISTRATION NO. 35388
CLC ASSOCIATES

DATE	DESCRIPTION
9/24/03	ORIGINAL PREPARATION
9/26/03	FIRST SUBMITTAL

WALL SECTIONS

PROJECT #:2020309
DRAWN BY: AJZ
DESIGNED BY: AKR
CHECKED BY: TEW

7 OF 7

P-1851 Engineered Drawings

J:\Lane Projects\2020309\dwg\STREETDETAILS.dwg, CMYK\2003\11\12 7:48, AJZ\TEW\PER

SECTION 18, T.26 N., R43 E., W.M.
SPOKANE COUNTY, WASHINGTON

EROSION & SEDIMENT CONTROL
GENERAL NOTES AND INFORMATION

1. AN EROSION/SEDIMENT CONTROL (E.S.C.) PLAN IS REQUIRED FOR THIS PROJECT. IMPLEMENTATION 1. OF THE E.S.C. PLAN, AND CONSTRUCTION, MAINTENANCE, AND UPGRADING OF THE 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.

2. APPROVAL OF THE E.S.C. PLAN DOES NOT CONSTITUTE APPROVAL OF ANY OF THE PROPOSED ROAD, STORM DRAINAGE, GRADING OR UTILITY DESIGN ELEMENTS SHOWN ON THE E.S.C. PLAN.

3. THE EROSION/SEDIMENT CONTROL MEASURES SHOWN ARE THE MINIMUM REQUIREMENTS FOR THE ANTICIPATED SITE CONDITIONS. THE CONTRACTOR SHALL INSPECT AND MAINTAIN THESE 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.

4. 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.

5. THE SILT FENCES SHALL BE INSTALLED BY THE CONTRACTOR PRIOR TO OTHER SITE WORK, AND MAINTAINED THROUGHOUT THE DURATION OF CONSTRUCTION.

6. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING ROCK CONSTRUCTION ENTRIES AT ANY AND ALL LOCATIONS USED TO ENTER OR EXIT THE PROJECT SITE, SEE DETAIL 1.

7. 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.

8. PROPERTY OWNER: BOB BOYLE, HANSON INDUSTRIES
PERMIT APPLICANT: BOB BOYLE, HANSON INDUSTRIES
CONTACT PERSON ON SITE: SUSAN MURPHY, CLC ASSOCIATES

9. PROJECT LOCATION: SECTION 18, T26N, R43E., W.M. IN SPOKANE COUNTY WASHINGTON, LOCATED SOUTHWEST OF KENSINGTON COURT AND EAST OF ARDMORE DRIVE AND TONI RAE DRIVE.

10. PROJECT DESCRIPTION: A 10 LOT SINGLE FAMILY SUBDIVISION.

11. DESCRIPTION OF E.S.C. MEASURES: USE OF SILT FENCES AND ROCK CONSTRUCTION ENTRANCES. ALL E.S.C. MEASURES MENTIONED ABOVE ARE TEMPORARY AND WILL BE REMOVED AFTER YARDS ARE LANDSCAPED.

12. EXISTING VEGETATION: WOODLANDS AND BRUSH.

13. PLAN PREPARATION DATE: 08/02/03

14. SOILS: ON SITE SOILS INCLUDE MARBLE LOAMY COARSE SAND AND BERNHILL SILT LOAMS.

15. 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.

16. CONTROL OF POLLUTANTS:
ANY SPILLS WILL BE HANDLED ACCORDING TO D.O.E. AND D.O.H. GUIDELINES.

17. 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:

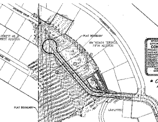
50% ELKA PERENNIAL RYE
20% DURAN HARD FESCUE
15% COVAR SHEEP / FESCUE
15% REUBENS CANADIAN BLUEGRASS

GRASS SEED: 90 LBS. / ACRE
FERTILIZER: 16-16-16 TIMED RELEASE AT 300 LBS. / ACRES

18. 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.

CERTIFICATION STATEMENT: I CERTIFY THAT THIS EROSION AND SEDIMENT CONTROL PLAN MEETS THE E.S.C. REQUIREMENTS AS LISTED IN CHAPTER 4.0 OF THE SPOKANE COUNTY GUIDELINES FOR STORMWATER MANAGEMENT.

TODD R. WHIPPLE, P.E.



SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT #: P-1851
DATE ACCEPTED: 10-07-03
ACCEPTANCE EXPIRES: 10-17-04
PROJECT LAND USE: PUBLIC N/A
PROJECT LAND USE PRIVATE

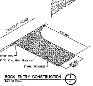
* Outfall @ Elma Dr. needs TEC measures. (AM)

VICINITY MAP

LEGAL DESCRIPTION

That portion of the Northeast Quarter of Section 18, Township 26 North, Range 43 East, W.M., Spokane County, Washington described as follows: [illegible]

Said parcel of land containing 284,000 square feet or 6.52 acres.



ROCK ENTRY CONSTRUCTION (1)
NOT TO SCALE

MAINTENANCE

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION AND MAINTENANCE OF THE TEMPORARY E.S.C. MEASURES.

2. SEDIMENT BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RUNOFF-PRODUCING RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL.

3. NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF FILTER FABRIC SHALL BE ACCOMPLISHED PROMPTLY.

4. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RUNOFF-PRODUCING RAINFALL. DEPOSITS MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY 1/2 THE HEIGHT OF THE BARRIER.

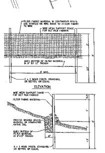
5. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE E.S.C. STRUCTURE IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDED.

6. ALL TEMPORARY AND PERMANENT E.S.C. PRACTICES SHALL BE MAINTAINED AND REPAIRED AS NEEDED TO ASSURE CONTINUED PERFORMANCE OF THEIR INTENDED FUNCTION.

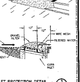
7. ALL TEMPORARY E.S.C. MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY BMP'S ARE NO LONGER NEEDED. TRAPPED SEDIMENT SHALL BE REMOVED OR STABILIZED ON SITE. DISTURBED SOIL AREAS RESULTING FROM REMOVAL SHALL BE PERMANENTLY STABILIZED.

8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING DIRT, MUD AND OTHER CONSTRUCTION DEBRIS WHICH MAY ACCUMULATE ON PAVED STREETS ADJACENT TO THE SITE AS A RESULT OF CONSTRUCTION ACTIVITY. CLEANING SHALL BE ON AN "AS NEEDED" BASIS USING SWEEPING AND WATER TO WASH THE CONSTRUCTION DEBRIS FROM THE STREET.

9. ON-SITE DUST CONTROL SHALL BE ACCOMPLISHED BY USING WATER. APPLICATIONS OF WATER MAY BE REQUIRED SEVERAL TIMES PER DAY DURING CONSTRUCTION ACTIVITY.



SILT FENCE DETAIL (2)
NOT TO SCALE



INLET PROTECTION DETAIL (3)
NOT TO SCALE

VERTICAL DATUM NAVD88

BASED ON U.S.C.&G.S. BENCHMARK "J-291" A BRASS CAP IN THE SOUTHEAST CORNER OF A CONCRETE SLAB IN FRANKLIN PARK, APPROXIMATELY 500' NORTH OF QUEEN ST AND 75' WEST OF THE BUS TURNOUT ON DIVISION ST. ELEVATION =2060.34

UNDERGROUND SERVICE ALERT
ONE-CALL NUMBER
456-8000
CALL TWO BUSINESS DAYS BEFORE YOU DIG

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.

Robert J. Boyle
DEVELOPER'S APPROVAL

9-26-03
DATE

NORTH
100 0 50 100
SCALE: 1" = 100'

CLC ASSOCIATES

TEMPORARY EROSION CONTROL
VIEWMONT GLEN
JUANITA LANE
SPOKANE COUNTY, WA

EROSION COVER

1 OF 2

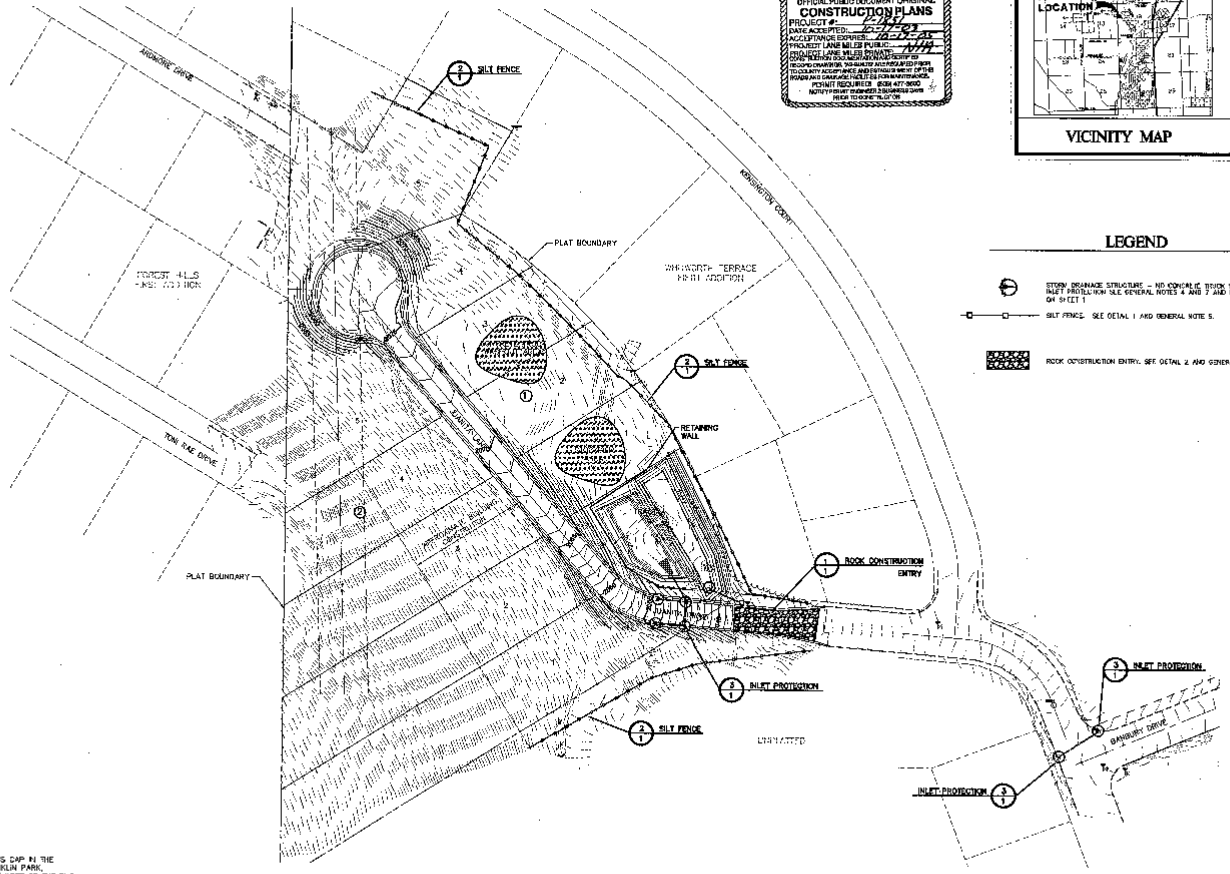
P1851

Eng Road & Drainage

TEMPORARY EROSION AND SEDIMENT CONTROL PLAN

SECTION 18, T.26 N., R43 E., W.M.
SPOKANE COUNTY, WASHINGTON

SPOKANE COUNTY ENGINEERING OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT #: 167
DATE ACCEPTED: 12-17-03
ACCEPTANCE EXPIRES: 12-17-05
PROJECT LANE MILES PUBLIC: 1.14
PROJECT LANE MILES PRIVATE: 1.14
CONSTRUCTION DOCUMENTATION MUST CONFORM TO RECORD DRAWINGS, AS-BUILTS AND REQUIRED PRIOR TO QUALITY ACCEPTANCE AND ESTABLISHMENT OF PUBLIC ROADS AND DRAINAGE FACILITIES FOR MAINTENANCE.
PERMIT REQUIRED (509) 477-3600
NOTIFY PRIOR TO CONSTRUCTION
RICK TOMOSE TEL OF OB



LEGEND

STORM DRAINAGE STRUCTURE – NO CONCRETE BLOCK WINGWALL INLET PROTECTION SEE GENERAL NOTES 4 AND 7 AND DETAIL 3 ON SHEET 1 ON SHEET 1

SILT FENCE. SEE DETAIL 1 AND GENERAL NOTE 5.

ROCK CONSTRUCTION ENTRY. SEE DETAIL 2 AND GENERAL NOTE 6.

VERTICAL DATUM NAVD88

BASED ON U.S.C.&G.S. BENCHMARK "J-397" A BRASS CAP IN THE SOUTHEAST CORNER OF A CONCRETE SLAB IN FRANKLIN PARK, APPROXIMATELY 500' NORTH OF QUEEN ST AND 75' WEST OF THE BUS TURNOUT ON DIVISION ST. ELEVATION = 2060.34

UNDERGROUND SERVICE ALERT
3 DAY CALL NUMBER
456-8000
CALL TWO WORKING DAYS BEFORE YOU DIG

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 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.

Robert J. Barla
DEVELOPER'S APPROVAL

6-26-03
DATE

NORTH 25 0 25 50
SCALE: 1" = 50'-0"

F 1851

Eng. Road & Drainage

CLC ASSOCIATES
999 WEST SPRAGUE AVENUE
SUITE 200
SPOKANE
WASHINGTON 99204
P 509.747.1076
F 509.747.2510
CLCASSOC.COM

PROFESSIONAL ENGINEERING
LANDSCAPE ARCHITECTURE
LAND SURVEYING

TEMPORARY EROSION CONTROL

VIEWMONT GLEN

JUANITA LANE
SPOKANE COUNTY, WA

EXPIRES: 5/31/2004

PRELIMINARY DRAFT
DRAWN FOR REVIEW OR ESTIMATE ONLY
NOT FOR CONSTRUCTION OR REPRODUCTION. NO DRAWS FOR AND ON BEHALF OF CLC ASSOCIATES

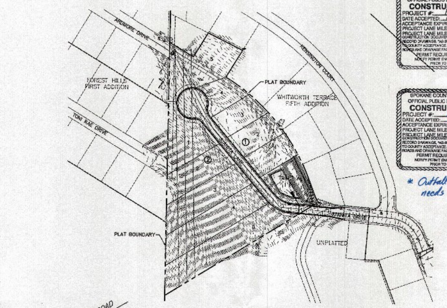
DATE	DESCRIPTION
12/23/03	LINEWEAL PREPARATION

PROJECT #: 5809.003
DRAWN BY: AKF
DESIGNED BY: AKF
CHK FIELD BY: TMW

EROSION AND GRADING PLAN

2 OF 2

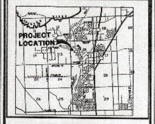
SECTION 18, T.26 N., R43 E., W.M.
SPOKANE COUNTY, WASHINGTON



SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT #: P-1851
DATE ACCEPTED: # 12-13-06
ACCEPTANCE EXPIRES: 10-17-07
PROJECT LANE MILES PUBLIC: N/A
PROJECT LANE MILES PRIVATE: N/A
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

SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT #: P-1851
DATE ACCEPTED: 10-17-03
ACCEPTANCE EXPIRES: 10-17-05
PROJECT LANE MILES PUBLIC: N/A
PROJECT LANE MILES PRIVATE: N/A
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

* Outfall @ Elma Dr. needs TEC measures.
RW.



VICINITY MAP

EROSION & SEDIMENT CONTROL
GENERAL NOTES AND INFORMATION

1. AN EROSION/SEDIMENT CONTROL (E.S.C.) PLAN IS REQUIRED FOR THIS PROJECT. IMPLEMENTATION 1. OF THE E.S.C. PLAN, AND CONSTRUCTION, MAINTENANCE, AND UPGRADING OF THE 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.

2. APPROVAL OF THE E.S.C. PLAN DOES NOT CONSTITUTE APPROVAL OF ANY OF THE PROPOSED ROAD, STORM DRAINAGE, GRADING OR UTILITY DESIGN ELEMENTS SHOWN ON THE E.S.C. PLAN.

3. THE EROSION/SEDIMENT CONTROL MEASURES SHOWN ARE THE MINIMUM REQUIREMENTS FOR THE ANTICIPATED SITE CONDITIONS. THE CONTRACTOR SHALL INSPECT AND MAINTAIN THESE 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.

4. 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.

5. THE SILT FENCES SHALL BE INSTALLED BY THE CONTRACTOR PRIOR TO OTHER SITE WORK, AND MAINTAINED THROUGHOUT THE DURATION OF CONSTRUCTION.

6. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING ROCK CONSTRUCTION ENTRIES AT ANY AND ALL LOCATIONS USED TO ENTER OR EXIT THE PROJECT SITE, SEE DETAIL 1.

7. 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.

8. PROPERTY OWNER: BOB BOYLE, HANSON INDUSTRIES
PERMIT APPLICANT: BOB BOYLE, HANSON INDUSTRIES
CONTACT PERSON ON SITE: SUSAN MURPHY, CLC ASSOCIATES

9. PROJECT LOCATION: SECTION 18, T26N, R43E., W.M. IN SPOKANE COUNTY WASHINGTON. LOCATED SOUTHWEST OF KENSINGTON COURT AND EAST OF ARDMORE DRIVE AND TONI RAE DRIVE.

10. PROJECT DESCRIPTION: A 10 LOT SINGLE FAMILY SUBDIVISION.

11. DESCRIPTION OF E.S.C. MEASURES: USE OF SILT FENCES AND ROCK CONSTRUCTION ENTRANCES. ALL E.S.C. MEASURES MENTIONED ABOVE ARE TEMPORARY AND WILL BE REMOVED AFTER YARDS ARE LANDSCAPED.

12. EXISTING VEGETATION: WOODLANDS AND BRUSH.

13. PLAN PREPARATION DATE: 05/02/03

14. SOILS: ON SITE SOILS INCLUDE MARBLE LOAMY COARSE SAND AND BERNHILL SILT LOAMS.

15. 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 60 lbs/ACRE.

16. CONTROL OF POLLUTANTS:
ANY SPILLS WILL BE HANDLED ACCORDING TO D.O.E. AND D.O.H. GUIDELINES.

17. 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:

10% ELKA PERENNIAL RYE
20% DURAN HARD FESCUE
45% COVAR SHEEP / FESCUE
15% REUBENS CANADIAN BLUEGRASS

GRASS SEED: 90 LBS. / ACRE
FERTILIZER: 16-16-16 TIMED RELEASE AT 300 LBS. / ARCES

18. 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 STROMWATER MANAGEMENT.

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.

TODD R. WHIPPLE, P.E.

VERTICAL DATUM NAVD88

BASED ON U.S.C&G.S. BENCHMARK "J-261" A BRASS CAP IN THE SOUTHEAST CORNER OF A CONCRETE SLAB IN FRANKLIN PARK, APPROXIMATELY 500' NORTH OF QUEEN ST AND 75' WEST OF THE BUS TURNOUT ON DIVISION ST. ELEVATION =2060.34

UNDERGROUND SERVICE ALERT
ONE-CALL NUMBER
456-8000
CALL TWO BUSINESS DAYS BEFORE YOU DIG

CAUTION: NOTICE TO CONTRACTOR

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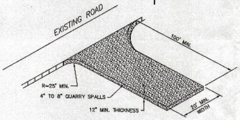


ROCK ENTRY CONSTRUCTION (1)
NOT TO SCALE

MAINTENANCE

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION AND MAINTENANCE OF THE TEMPORARY E.S.C. MEASURES.

2. SEDIMENT BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RUNOFF-PRODUCING RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL.

3. NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF FILTER FABRIC SHALL BE ACCOMPLISHED PROMPTLY.

4. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RUNOFF-PRODUCING RAINFALL. DEPOSITS MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY 1/2 THE HEIGHT OF THE BARRIER.

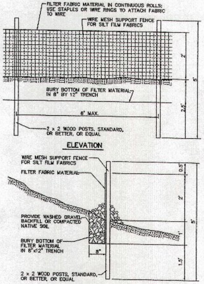
5. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE E.S.C. STRUCTURE IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDED.

6. ALL TEMPORARY AND PERMANENT E.S.C. PRACTICES SHALL BE MAINTAINED AND REPAIRED AS NEEDED TO ASSURE CONTINUED PERFORMANCE OF THEIR INTENDED FUNCTION.

7. ALL TEMPORARY E.S.C. MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY BMP'S ARE NO LONGER NEEDED. TRAPPED SEDIMENT SHALL BE REMOVED OR STABILIZED ON SITE. DISTURBED SOIL AREAS RESULTING FROM REMOVAL SHALL BE PERMANENTLY STABILIZED.

8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING DIRT, MUD AND OTHER CONSTRUCTION DEBRIS WHICH MAY ACCUMULATE ON PAVED STREETS ADJACENT TO THE SITE AS A RESULT OF CONSTRUCTION ACTIVITY. CLEANING SHALL BE ON AN "AS NEEDED" BASIS USING SWEEPING AND WATER TO WASH THE CONSTRUCTION DEBRIS FROM THE STREET.

9. ON-SITE DUST CONTROL SHALL BE ACCOMPLISHED BY USING WATER. APPLICATIONS OF WATER MAY BE REQUIRED SEVERAL TIMES PER DAY DURING CONSTRUCTION ACTIVITY.

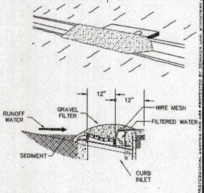


SILT FENCE DETAIL (2)
NOT TO SCALE

LEGAL DESCRIPTION

That portion of the Northwest One-quarter of Section 18, Township 26 North, Range 43 East, W.M., Spokane County, Washington described as follows:
Commencing at a ½" rebar with Yellow Plastic Cap marked "Benthin LS 13316" accepted as the West One-quarter corner of said Section 18; thence North 00°50'14" East along the West line of said Northwest One-quarter a distance of 184.84 feet to a ¾" iron pipe, said point being the **TRUE POINT OF BEGINNING**; thence North 00°50'14" East continuing along said West line a distance of 798.02 feet to the Southwest corner of property as described in Treasurer's Deed recorded in Volume 1346, Page 1221, under Auditor's File Number 9210120299, records of Spokane County;
thence along the Southwesterly and Southeasterly lines of said Deed the following two (2) courses:
1) South 58°39'46" East a distance of 86.72 feet;
2) North 31°20'14" East a distance of 80.33 feet to the Westerly corner of Lot 6 of the Final Plat of WHITWORTH TERRACE 5TH ADDITION, as recorded in Book 7 of Plats, Page 75;
thence South 63°44'46" East along the Southwesterly line of said Lot 6 a distance of 120.46 feet to the most Southerly corner of said Lot 6, said point also lying on the Northwest line of Lot 5 of said Final Plat of WHITWORTH TERRACE 5TH ADDITION; thence South 31°20'14" West along the Northwesterly line of said Lot 5 a distance of 100.00 feet to the Southwest corner of said Lot 5; thence South 58°39'46" East along the Southwest line of said Lot 5 a distance of 1.08 feet to the beginning of a curve concave Southwesterly having a radius of 625.00 feet; thence Southeasterly along the Southwesterly line of Lot 4 and Lot 5 of said Final Plat of WHITWORTH TERRACE 5TH ADDITION and the Southeasterly prolongation of said Southwesterly lines and along said curve through a central angle of 38°20'00" an arc distance of 418.16 feet to a point on the Westerly line of property as described in a Statutory Warranty Deed recorded under Auditor's File Number 4577391, records of Spokane County;
thence South 20°19'46" East along the West line of said Statutory Warranty Deed a distance of 66.69 feet to the beginning of a curve concave Northeasterly having a radius of 20.00 feet;
thence Easterly along the West line of said Statutory Warranty Deed and along said curve through a central angle of 64°50'00" an arc distance of 22.63 feet to a point on the Southerly line of property as described in a Quit Claim Deed, recorded in Volume 893, Page 827, records of Spokane County;
thence North 85°09'46" West along the Southerly line of said Quit Claim Deed a distance of 13.93 feet;
thence South 57°54'12" West along said Southerly line a distance of 562.45 feet to the **TRUE POINT OF BEGINNING**.

Said parcel of land containing 224,020 square feet or 5.37 acres.



INLET PROTECTION DETAIL (3)
NOT TO SCALE

Robert J. Boyle
DEVELOPER'S APPROVAL

9-26-03
DATE

NORTH 100 0 50 100
SCALE: 1" = 100'-0"

CLC ASSOCIATES
707 WEST 7TH AVENUE
SUITE 300
SPOKANE
WASHINGTON 99204
P 509 458 6840
F 509 458 6844
CLCASSOC.COM

ARCHITECTURE
ENGINEERING PLANNING
LANDSCAPE ARCHITECTURE
LAND SURVEYING

TEMPORARY EROSION CONTROL
VIEWMONT GLEN
JUANITA LANE
SPOKANE COUNTY, WA

TODD R. WHIPPLE
STATE OF WASHINGTON
25462
REGISTERED PROFESSIONAL ENGINEER
9-26-03
EXPIRES 9/24/2004

PREPARED UNDER THE DIRECT SUPERVISION OF TODD R. WHIPPLE WASHINGTON REGISTRATION NO. 25462 FOR AND ON BEHALF OF CLC ASSOCIATES

DATE	DESCRIPTION
02/27/03	ORIGINAL PREPARATION

EROSION COVER

PROJECT #:8020382
DRAWN BY: AKF
DESIGNED BY: AKF
CHECKED BY: TRW

1 OF 2

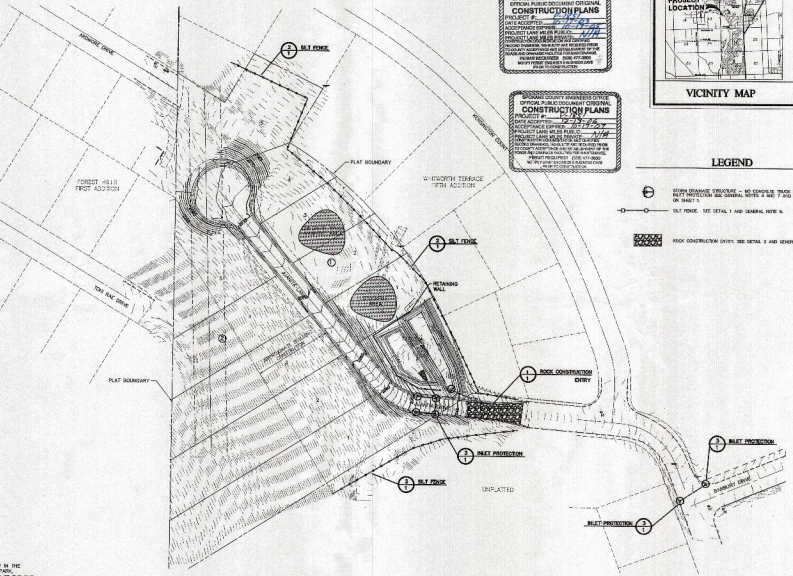
THESE PLANS ARE INSTRUMENTS OF PROFESSIONAL SERVICE AND ARE PROTECTED BY COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHT. THEY MAY NOT BE REPRODUCED OR USED FOR ANY PURPOSE WITHOUT THE WRITTEN CONSENT OF CLC ASSOCIATES, INC.

J:\Land Projects\8020382\dwg\EROSION.dwg, 06/28/2003 11:44:54 AM, AUTUMNFR

P-1851
Eng Road & Drainage

TEMPORARY EROSION AND SEDIMENT CONTROL PLAN

SECTION 18, T.26 N., R43 E., W.M.
SPOKANE COUNTY, WASHINGTON


SPOKANE COUNTY ENGINEERS
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT #
ACCEPTANCE EXPIRES
PROJECT LANE MILES PUBLIC
PRIVATE LANE MILES PUBLIC
PERMIT REQUIRED
PERMIT NUMBER
SPOKANE COUNTY ENGINEERS
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT #
ACCEPTANCE EXPIRES
PROJECT LANE MILES PUBLIC
PRIVATE LANE MILES PUBLIC
PERMIT REQUIRED
PERMIT NUMBER
PROJECT LOCATION
VICINITY MAP
LEGEND
STORM DRAINAGE STRUCTURE – NO CONCRETE TRUCK WASHOUT
SILT PROTECTION SEE GENERAL NOTES 6 AND 7 AND DETAIL 2 ON SHEET 1, OR SHEET 1.
SILT FENCE. SEE DETAIL 1 AND GENERAL NOTE 5.
ROCK CONSTRUCTION ENTRY. SEE DETAIL 2 AND GENERAL NOTE 6.
SILT FENCE
PLAT BOUNDARY
WHITWORTH TERRACE 7TH ADDITION
FOREST HILLS FIRST ADDITION
RETAINING WALL
ROCK CONSTRUCTION ENTRY
SILT PROTECTION
UNPLATTED
SILT PROTECTION
SILT FENCE
SILT PROTECTION
SILT FENCE
PLAT BOUNDARY
TOM RAE DRIVE
HIGHLINE DRIVE
WHITWORTH COURT
HIGHLINE COURT
VERTICAL DATUM NAVD88
BASED ON U.S.G.S. BENCHMARK "A-281" A BRASS CAP IN THE SIDEWALK ON THE NORTH SIDE OF THE BLAB IN FRANKLIN PARK, APPROXIMATELY 500' NORTH OF QUEEN ST. AND 75' WEST OF THE BUS TURNOUT ON HIGHLINE ST. ELEVATION =2283.31
UNDERGROUND SERVICE ALERT
ONE-CALL NUMBER
456-8000
CALL THE NUMBER DATE STATE TWO DAY
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/OR PUBLIC AGENCIES AND MUST BE VERIFIED BY THE CONTRACTOR IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS ACCURATE OR COMPLETE. THE CONTRACTOR SHALL CONTACT THE UTILITY LOCATION CENTER AT 1-800-553-4344 BEFORE PLACING ANY EXCAVATION. ANY DAMAGE TO UTILITIES OR OTHER PROPERTY SHALL BE REPAIRED BY OR THE CONTRACTOR TO RELOCATE ANY UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
Robert J. Boyle
DEVELOPER'S APPROVAL
9-24-03
DATE
NORTH
SCALE: 1" = 40'-0"
ELE ASSOCIATES
TEMPORARY EROSION CONTROL
VIEWMONT GLEN
JUANITA LANE
SPOKANE COUNTY, WA
EXPIRES 12/31/2004
EROSION AND GRADING PLAN
PROJECT #:
DRAWN BY:
CHECKED BY:
CHECKED BY:
2 OF 2
Original
Y 851
Sin Road Vacating