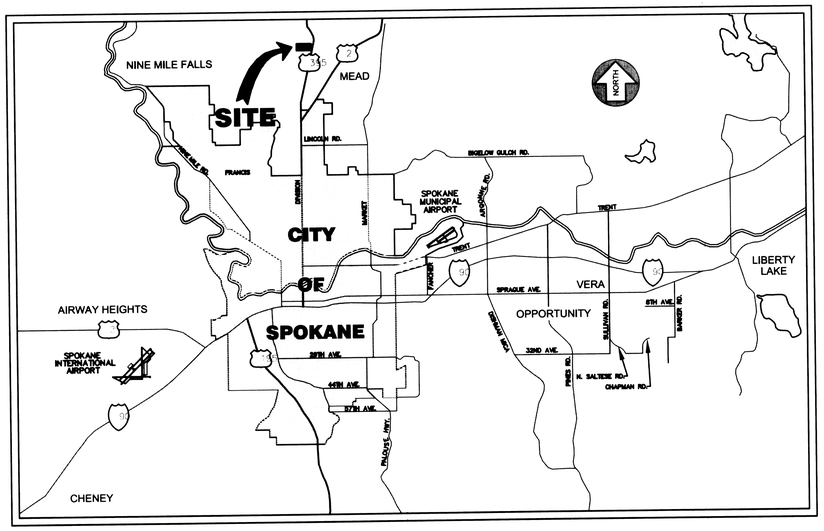
WANDERMERE HEIGHTS PHASE 5

SPOKANE COUNTY, WASHINGTON

WEST 1/2, OF SEC. 5, T.26 N., R. 43 EAST, W.M.

LOCATION MAP

NOT TO SCALE



LEGEND

PLAT BOUNDARY	PLAT BOUNDARY
EXISTING LOT LINE	PROPOSED LOT LINES
2285 EXISTING CONTOUR	PROPOSED CURB & GUTTER
EASEMENT LINE	PROPOSED SIDEWALK
BT EXISTING BURIED TELEPHONE	W PROPOSED WATER LINE
G EXISTING BURIED GAS PIPELINE	PROPOSED WATER SERVICE
AP EXISTING AERIAL POWER	SS PROPOSED SANITARY SEWER
x — x — x — x EXISTING FENCE	PROPOSED SANITARY SEWER SERVICE
W EXISTING WATER LINE	SD PROPOSED STORM DRAIN LINE
SS EXISTING SEWER LINE	PROPOSED DRAINAGE FLOW
SD EXISTING STORM DRAIN LINE	2160 FINISH CONTOUR
EXISTING WATER VALVE	2300 FINISH GRADE SPOT ELEVATION
EXISTING WATER FITTING (TYP.)	PROPOSED WATER VALVE
EXISTING WATER METER AND SERVICE	PROPOSED WATER FITTING (TYP.)
EXISTING FIRE HYDRANT	PROPOSED CONCRETE THRUST BLOCK
EXISTING SS MANHOLE	PROPOSED FIRE HYDRANT
CB EXIST. CATCH BASIN	PROPOSED SANITARY SEWER MANHOLE
EXISTING STORM MANHOLE	PROPOSED STORM CATCH BASIN
DW EXIST. DRYWELL	PROPOSED CLEAN OUT
CO EXISTING CLEAN OUT	PROPOSED STREET SIGN
EXISTING SIGN	PROPOSED CURB RAMP
	T.B.M.

GENERAL NOTES:

1. ALL MATERIALS AND INSTALLATION SHALL BE IN CONFORMANCE WITH THE "SPOKANE COUNTY ROAD STANDARDS", JANUARY 2010, AS AMENDED, AND PER THE "2014 STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION" AS PUBLISHED BY THE WASHINGTON STATE DEPARTMENT OF TRANSPORTATION (W.S.D.O.T.) AND BY THE AMERICAN PUBLIC WORKS ASSOCIATION (APWA).
2. PRIOR TO SITE CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR LOCATING UNDERGROUND UTILITIES. CALL THE UNDERGROUND UTILITY LOCATION SERVICE AT 811 BEFORE YOU DIG.
3. LOCATIONS OF EXISTING UTILITIES SHOWN IN THE PLAN ARE APPROXIMATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES. ANY CONFLICTING UTILITIES SHALL BE RELOCATED PRIOR TO CONSTRUCTION OF ROAD AND DRAINAGE FACILITIES. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES FOR RELOCATION OF POWER POLES, LIGHTS, TELEPHONE, AND/OR OTHER UTILITIES THAT MAY CONFLICT WITH THE CONSTRUCTION.
4. THE CONTRACTOR IS REQUIRED TO HAVE A COMPLETE SET OF THE APPROVED ROAD AND DRAINAGE PLANS ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS. CONTRACTOR SHALL ALSO MAINTAIN ON THE SITE A COMPLETE SET OF RED LINE RECORD DRAWINGS INDICATING ALL CHANGES FROM THE APPROVED DRAWINGS.
5. CONTRACTOR SHALL VERIFY EXISTING SITE CONDITIONS PRIOR TO CONSTRUCTION. IF THE CONTRACTOR DISCOVERS ANY DISCREPANCIES BETWEEN THE PLANS AND EXISTING CONDITIONS ENCOUNTERED, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE DESIGN ENGINEER AND THE SPOKANE COUNTY ENGINEER'S OFFICE.
6. CONTRACTOR IS RESPONSIBLE FOR REPAIR OF ANY DAMAGE TO ADJACENT EXISTING PROPERTIES OR IMPROVEMENTS. CONTRACTOR IS RESPONSIBLE FOR CLEAN-UP OF ANY AREAS DISTURBED BY HIS ACTIVITIES.
7. FOR ANY CURB GRADES LESS THAN 0.8% (0.008 FT/FT), A WASHINGTON STATE-LICENSED PROFESSIONAL LAND SURVEYOR SHALL VERIFY THAT THE CURB FORMS ARE AT THE GRADES NOTED ON THE APPROVED PLANS, PRIOR TO PLACEMENT OF CURB MATERIAL. THE CONTRACTOR IS RESPONSIBLE FOR ARRANGING AND COORDINATING WORK WITH THE PROFESSIONAL LAND SURVEYOR.
8. ALL PROPOSED ROADWAY AREAS SHALL BE STRIPPED TO A DEPTH OF AT LEAST 12" OF ALL VEGETATION, NEAR-SURFACE ROOTS, ANY EXISTING FILL, AND TOPSOIL. THE STRIPPED MATERIAL CAN BE RE-USED FOR LANDSCAPING, BUT IS NOT ACCEPTABLE FOR STRUCTURAL FILL.
9. NATIVE MATERIALS, EXCLUDING TOPSOIL, IS ACCEPTABLE FOR USE AS STRUCTURAL FILL. IF STRUCTURAL FILL IS IMPORTED IT SHALL CONSIST OF WELL-GRADED SAND AND GRAVEL WITH NO PARTICLES LARGER THAN FIVE INCHES IN DIAMETER AND NOT MORE THAN 30% BY WEIGHT PASSING THE #200 SIEVE. STRUCTURAL FILL SHALL BE PLACED IN MAX. 6 INCH LIFTS WITHIN 2% OF OPTIMUM MOISTURE AND COMPACTED TO 95% OF MAXIMUM DENSITY AS DETERMINED BY THE MODIFIED PROCTOR.
10. THE TOP 12 INCHES OF THE ROAD SUBGRADE SHALL BE MOISTURE CONDITIONED TO WITHIN 2% OF OPTIMUM AND COMPACTED TO 95% MAXIMUM DENSITY AS DETERMINED BY THE MODIFIED PROCTOR METHOD.
11. CRUSHED SURFACING TOP COURSE SHALL CONFORM TO WSDOT STANDARDS AND COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY.
12. HOT MIX ASPHALT (HMA) SHALL BE WSDOT HMA CLASS 1/2-INCH W/PERFORMANCE GRADED ASPHALT BINDER PG64-28 AND COMPACTED TO 92% OF THE THEORETICAL MAXIMUM DENSITY AS DETERMINED BY THE RICE METHOD.
13. DURING CONSTRUCTION, THE GROUND SURFACE SHOULD BE SLOPED TO PREVENT STORM RUNOFF FROM ACCUMULATING IN ANY OF THE SUBGRADE AREAS. ANY AREAS OF SOFTENED SUBGRADE SHALL BE REMOVED AND REPLACED WITH COMPACTED STRUCTURAL FILL.
14. SITE EXCAVATION, INCLUDING ROCK CUTS AND REMOVAL, SHALL CONFORM TO SECTION 2-03 OF THE WSDOT STANDARD SPECIFICATIONS. EMBANKMENTS TO BE CONSTRUCTED ACCORDING TO THE APPLICABLE PARAGRAPHS OF SECTION 2-03 OF THE WSDOT STANDARD SPECIFICATIONS. EARTH EMBANKMENTS TO BE CONSTRUCTED USING METHOD B OF 2-03.3(14)C.
15. ALL FILL IN AREAS OUTSIDE OF PAVEMENT SHALL BE COMPACTED IN MAXIMUM 8" LIFTS TO 92% OF MAXIMUM ASTM D 1557 DRY DENSITY. PAVEMENT SURGED SHALL BE COMPACTED TO 95%.
16. ONSITE GRADING SHALL BE IN ACCORDANCE WITH THE APPROVED GRADING PLAN AND ESC PLAN. ANY IMPORT OR EXPORT OF MATERIAL SHALL BE FROM A PRE-APPROVED SOURCE/DESTINATION AND COORDINATED WITH THE SPOKANE COUNTY DEPARTMENT OF BUILDING AND PLANNING AT 477-3675. GRADING ON THIS SITE OR ANY OTHER SITE MUST COMPLY WITH ALL DEVELOPMENT REGULATIONS INCLUDING, BUT NOT LIMITED TO, GRADING PERMITS, SEPA REVIEW, TIMBER HARVEST PERMITS, CRITICAL AREAS, FLOODPLAINS, DESIGNATED DRAINAGEWAYS, ETC.

SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT #: E-19-326
DATE ACCEPTED: 12-29-15
ACCEPTANCE EXPIRES: 12-29-17
PROJECT LANE MILES PUBLIC: 0
PROJECT LANE MILES PRIVATE: 1.06
CONSTRUCTION DOCUMENTATION AND CERTIFIED RECORD DRAWINGS, "AS-BUILTS" ARE REQUIRED PRIOR TO COUNTY ACCEPTANCE AND ESTABLISHMENT OF THE ROADS AND DRAINAGE FACILITIES FOR MAINTENANCE.
PERMIT REQUIRED! (509) 477-3600
NOTIFY PERMIT ENGINEER 2 BUSINESS DAYS PRIOR TO CONSTRUCTION

OWNER/DEVELOPER:	CONDRON CONSTRUCTION
CONTACT:	CRAIG CONDRON
ADDRESS:	802 W. ROSEWOOD AVE., SUITE B SPOKANE, WA 99208
PHONE:	509.325.4865

OWNER APPROVAL DATE

Craig C Condron Dec 28,2015

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

SCHEDULE OF DRAWINGS

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	ROAD INDEX
3	SAPPHIRE LANE - STA. 10+00 TO STA. 17+00
4	SAPPHIRE LANE - STA. 17+00 TO STA. 28+30
5	WANDERMERE HEIGHTS LANE - STA. 40+00 TO STA. 45+56
6	DART HILL LANE - STA. 50+00 TO STA. 54+50
7	ROADWAY SECTIONS & DETAILS
8	SAPPHIRE LANE STORM DRAINAGE - STA. 10+00 TO STA. 17+05
9	SAPPHIRE LANE STORM DRAINAGE - STA. 17+05 TO STA. 23+75
10	GRADING AND EROSION AND SEDIMENT CONTROL PLAN
11	EROSION AND SEDIMENT CONTROL DETAILS

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

No.	Date	By	Ckd.	Appr.	Revisions

Drawn: GHF 11/2015
Designed: KJH 11/2015
Checked: MAA 11/2015

KENNETH J. HANEY — STATE OF WASHINGTON — REGISTERED PROFESSIONAL ENGINEER — 12/31/15

Taylor Engineering, Inc.
W. 106 Mission Ave.
Spokane, Washington 99201
(509) 328-3371 FAX (509) 328-8224

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

VERTICAL DATUM: 3" BRASS CAP IN WSDOT MONUMENT CASE MARKED GPS32395-202. N.W. END OF BRIDGE. ELEVATION = 1716.66 (NAVD 88)
HORIZONTAL DATUM: ASUMED. SEE PROJECT CONTROL TABLE
CADD FILE NAME: 15003 PHASE 5 ROAD PLANS.DWG

SCALE
HORIZ. N/A
VERT. N/A

WANDERMERE HEIGHTS PHASE 5
COVER SHEET

SHEET 1 / 11

WEST 1/2, OF SEC. 5, T.26 N., R. 43 EAST, W.M.

NORTH

100 50 0 100 200

SCALE FEET

SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT #: PI-1936 E
DATE ACCEPTED: 12-29-16
ACCEPTANCE EXPIRES: 12-28-17
PROJECT LANE MILES PUBLIC: 0
PROJECT LANE MILES PRIVATE: 1.06
CONSTRUCTION DOCUMENTATION AND CERTIFIED RECORD DRAWINGS, "AS-BUILTS" ARE REQUIRED PRIOR TO COUNTY ACCEPTANCE AND ESTABLISHMENT OF THE ROADS AND DRAINAGE FACILITIES FOR MAINTENANCE.
PERMIT REQUIRED! (509) 477-3600
NOTIFY PERMIT ENGINEER 2 BUSINESS DAYS PRIOR TO CONSTRUCTION

No.	Date	By	Ckd.	Appr.	Revisions

Drawn: GHF Date 11/2015
Designed: KJH 11/2015
Checked: MAA 11/2015

KENNETH J. HANEY STATE OF WASHINGTON REGISTERED PROFESSIONAL ENGINEER 12/31/15

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

VERTICAL DATUM: 3" BRASS CAP IN WSDOT MONUMENT CASE MARKED GPS32395-202. N.W. END OF BRIDGE. ELEVATION = 1716.66 (NAVD 88)

HORIZONTAL DATUM: ASUMED. SEE PROJECT CONTROL TABLE

CADD FILE NAME: 15003 PHASE 5 ROAD PLANS.DWG

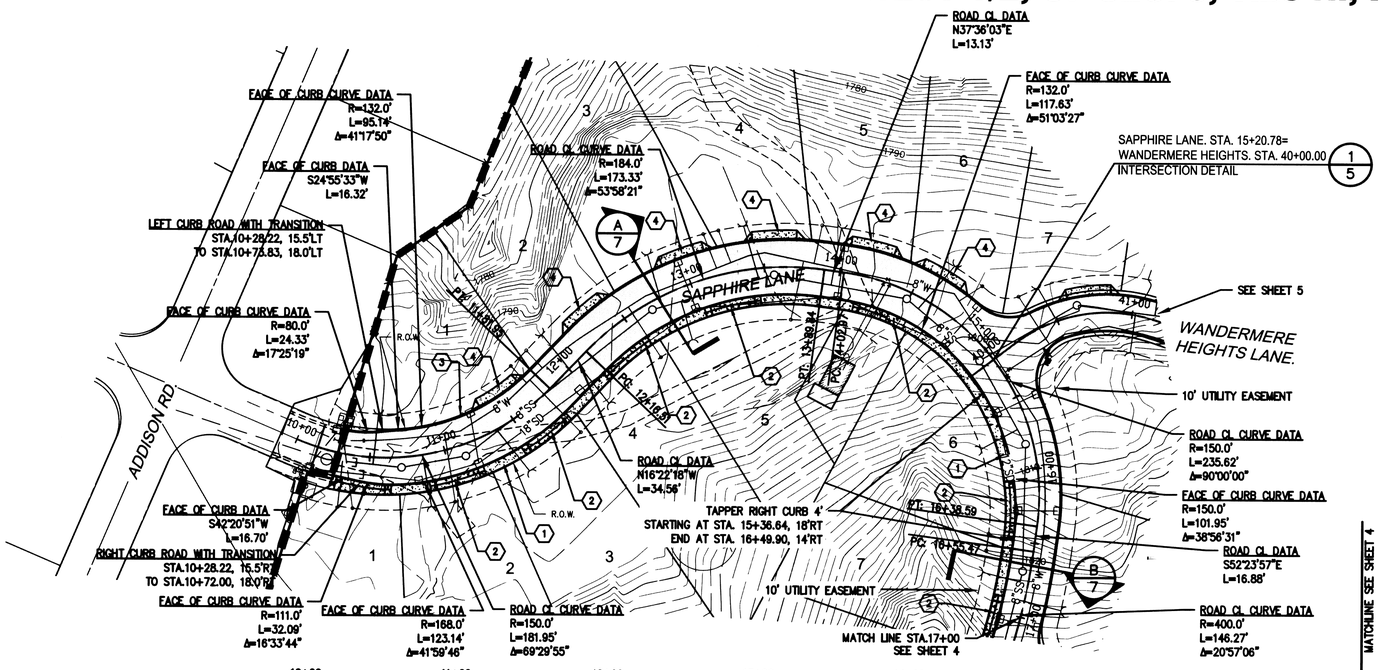
SCALE
HORIZ. 1"=100'
VERT. N/A

WANDERMERE HEIGHTS PHASE 5

ROAD INDEX

COVER
SHEET 2 / 11

WEST 1/2, OF SEC. 5, T.26 N., R. 43 EAST, W.M.



DRIVEWAY STATION TABLE		
ROAD	BLOCK LOT	℄ STATION
SAPPHIRE LN	BLOCK 3, LOT 1	10+47.46 RT
SAPPHIRE LN	BLOCK 3, LOT 2	11+03.12 RT
SAPPHIRE LN	BLOCK 1, LOT 1	11+51.51 LT
SAPPHIRE LN	BLOCK 3, LOT 3	11+61.35 RT
SAPPHIRE LN	BLOCK 1, LOT 2	12+32.33 LT
SAPPHIRE LN	BLOCK 3, LOT 4	12+36.02 RT
SAPPHIRE LN	BLOCK 1, LOT 3	13+00.79 LT
SAPPHIRE LN	BLOCK 3, LOT 5	13+24.28 RT
SAPPHIRE LN	BLOCK 1, LOT 4	13+57.38 LT
SAPPHIRE LN	BLOCK 1, LOT 5	14+17.98 LT
SAPPHIRE LN	–	14+27.24 RT
SAPPHIRE LN	BLOCK 1, LOT 6	14+61.86 LT
SAPPHIRE LN	BLOCK 3, LOT 6	16+28.81 RT
SAPPHIRE LN	BLOCK 3, LOT 7	17+08.59 RT

NOTE: STATION PROVIDED IN TABLE IS TO CENTER OF DRIVEWAY

1/– TYPICAL DRIVEWAY LOCATION
NOT TO SCALE

NORTH

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

NAVD 88 DATUM

SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT #: C-1936E
DATE ACCEPTED: 12-29-16
ACCEPTANCE EXPIRES: 12-29-17
PROJECT LANE MILES PUBLIC: 0
PROJECT LANE MILES PRIVATE: 1.26
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 EXPIRES 2 CONSTRUCTED DAYS

CONSTRUCTION NOTES

1. 6' WIDE CONCRETE SIDEWALK PER TYPICAL ROAD SECTION ON SHEET 7.
2. 30' WIDE DRIVEWAY PER SPOKANE COUNTY STD. PLAN A-7.
3. SPOKANE COUNTY TYPE "A" CONCRETE CURB AND GUTTER PER STANDARD PLAN A-3.
4. SEE DETAIL 'E' ON SHEET 7 FOR DRIVEWAY.

UTILITY STATEMENT

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

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

No.	Date	By	Ckd.	Appr.	Revisions

Drawn: GHF 11/2015
Designed: KJH 11/2015
Checked: MAA 11/2015

KENNETH J. HANLEY STATE OF WASHINGTON 21600 REGISTERED PROFESSIONAL ENGINEER

Taylor Engineering, Inc.
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Spokane, Washington 99201
(509) 328-3371 FAX (509) 328-8224

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

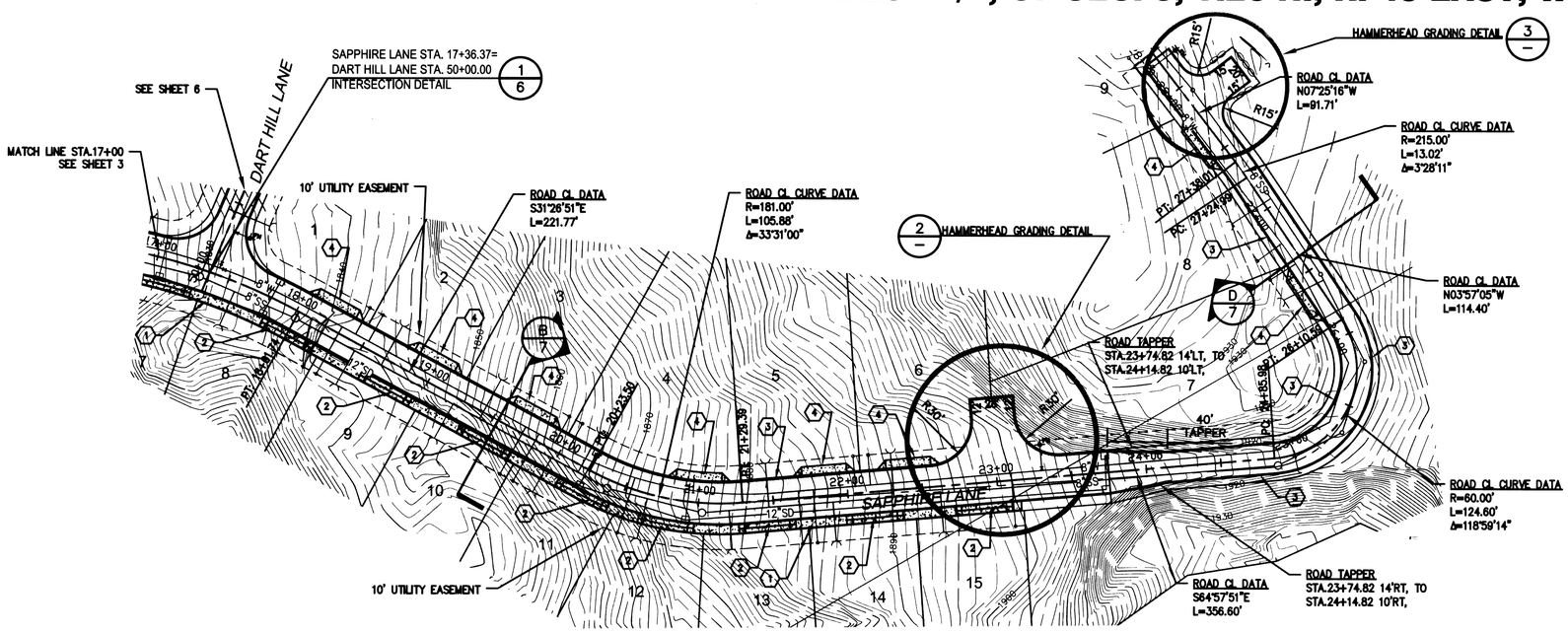
VERTICAL DATUM: 3" BRASS CAP IN WSDOT MONUMENT CASE MARKED GPS32395-202. N.W. END OF BRIDGE. ELEVATION = 1716.66 (NAVD 88)
HORIZONTAL DATUM: ASUMED. SEE PROJECT CONTROL TABLE
CADD FILE NAME: 15003 ROAD PLANS.DWG

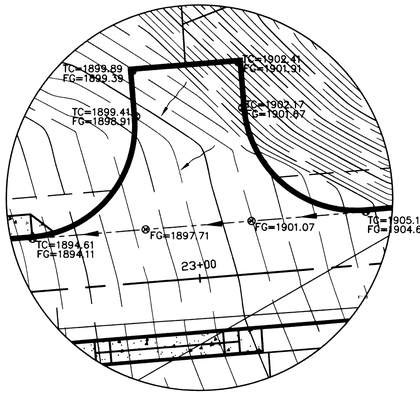
SCALE
HORIZ. 1"=50'
VERT. 1"=10'

WANDERMERE HEIGHTS PHASE 5
SAPPHIRE LANE
STA. 10+00 TO STA. 17+00

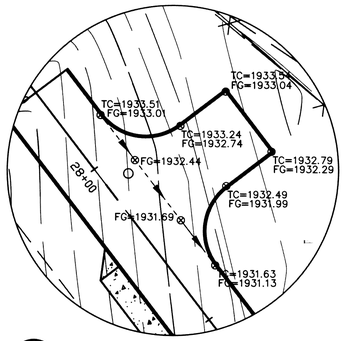
ROAD
SHEET 3/11

WEST 1/2, OF SEC. 5, T.26 N., R. 43 EAST, W.M.





2/— HAMMERHEAD GRADING DETAIL
SCALE 1"=20'

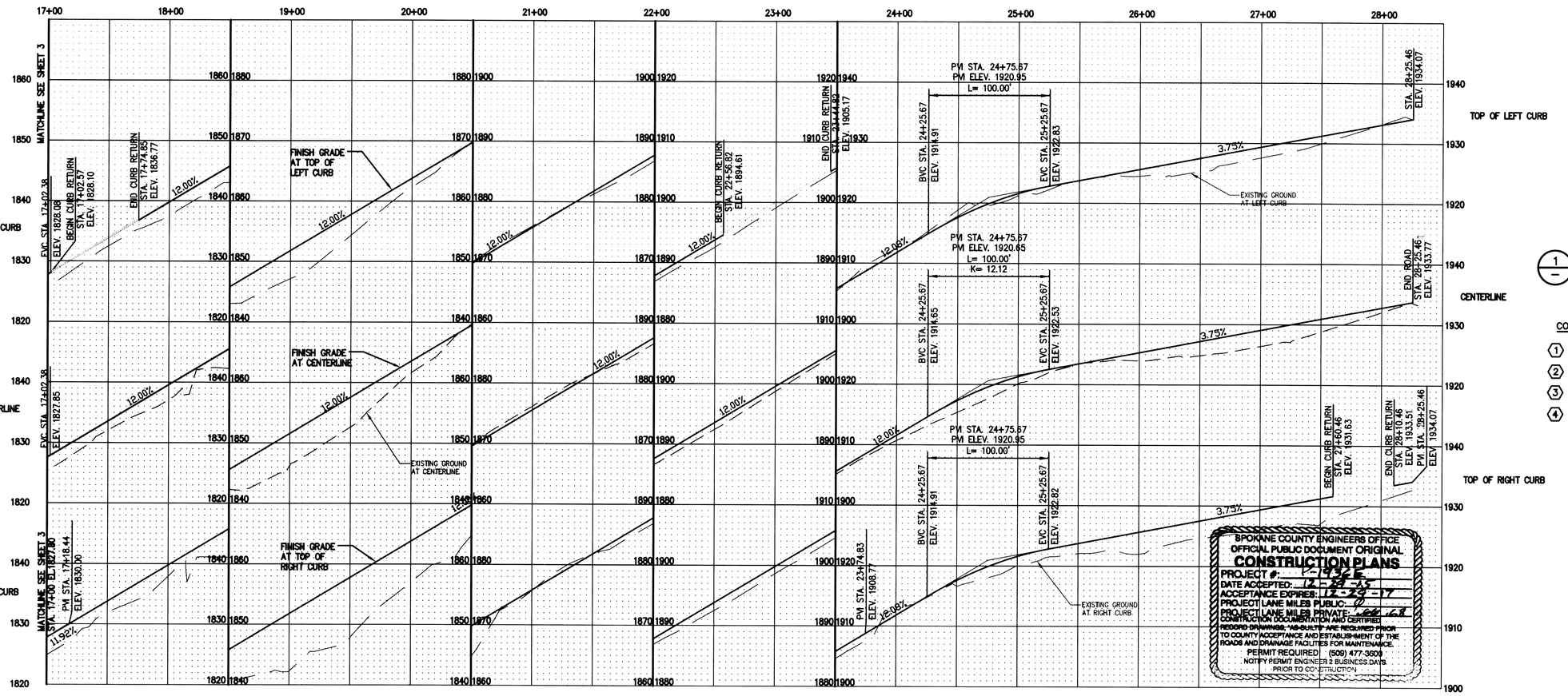


3/— HAMMERHEAD GRADING DETAIL
SCALE 1"=20'

NORTH

50 25 0 50 100
SCALE FEET

CONTOUR INTERVAL = 1 FOOT
NAVD 88 DATUM



DRIVEWAY STATION TABLE		
ROAD	BLOCK LOT	℄ STATION
SAPPHIRE LN	BLOCK 3, LOT 7	17+08.59 RT
SAPPHIRE LN	BLOCK 3, LOT 8	18+01.91 RT
SAPPHIRE LN	BLOCK 4, LOT 1	18+22.21 LT
SAPPHIRE LN	BLOCK 3, LOT 9	18+76.97 RT
SAPPHIRE LN	BLOCK 4, LOT 2	18+97.21 LT
SAPPHIRE LN	BLOCK 3, LOT 10	19+51.97 RT
SAPPHIRE LN	BLOCK 4, LOT 3	19+72.21 LT
SAPPHIRE LN	BLOCK 3, LOT 11	20+26.54 RT
SAPPHIRE LN	BLOCK 3, LOT 12	20+80.98 RT
SAPPHIRE LN	BLOCK 4, LOT 4	20+98.84 LT
SAPPHIRE LN	BLOCK 3, LOT 13	21+44.81 RT
SAPPHIRE LN	BLOCK 4, LOT 5	21+85.53 LT
SAPPHIRE LN	BLOCK 3, LOT 14	22+16.82 RT
SAPPHIRE LN	BLOCK 4, LOT 6	22+41.82 LT
SAPPHIRE LN	BLOCK 3, LOT 15	22+89.92 RT
SAPPHIRE LN	BLOCK 4, LOT 7	26+37.35 LT
SAPPHIRE LN	BLOCK 4, LOT 8	27+60.55 LT

NOTE: STATION PROVIDED IN TABLE IS TO CENTER OF DRIVEWAY

1/— TYPICAL DRIVEWAY LOCATION
NOT TO SCALE

CONSTRUCTION NOTES

1. 6' WIDE CONCRETE SIDEWALK PER TYPICAL ROAD SECTION ON SHEET 7.
2. 30' WIDE DRIVEWAY PER SPOKANE COUNTY STD. PLAN A-7.
3. SPOKANE COUNTY TYPE "A" CONCRETE CURB AND GUTTER PER STANDARD PLAN A-3.
4. SEE DETAIL 'E' ON SHEET 7 FOR DRIVEWAY.

UTILITY STATEMENT

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

SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT #: 1-19356
DATE ACCEPTED: 12-28-15
ACCEPTANCE EXPIRES: 12-28-17
PROJECT LANE MILES PUBLIC: 0.0
PROJECT LANE MILES PRIVATE: 1.66 LF
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

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

No.	Date	By	Ckd.	Appr.	Revisions

Drawn: GHF 11/2015
Designed: KJH 11/2015
Checked: MAA 11/2015

KENNETH J. HANLEY STATE OF WASHINGTON REGISTERED PROFESSIONAL ENGINEER 12/4/15

Taylor Engineering, Inc.
W. 106 Mission Ave.
Spokane, Washington 99201
(509) 328-3371 FAX (509) 328-8224

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

VERTICAL DATUM: 3" BRASS CAP IN WSDOT MONUMENT CASE MARKED GPS32395-202. N.W. END OF BRIDGE. ELEVATION = 1716.66 (NAVD 88)
HORIZONTAL DATUM: ASUMED. SEE PROJECT CONTROL TABLE
CADD FILE NAME: 15003 ROAD PLANS.DWG

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

WANDERMERE HEIGHTS PHASE 5

ROAD
SAPPHIRE LANE
STA. 17+00 TO STA. 28+30

SHEET
4
11

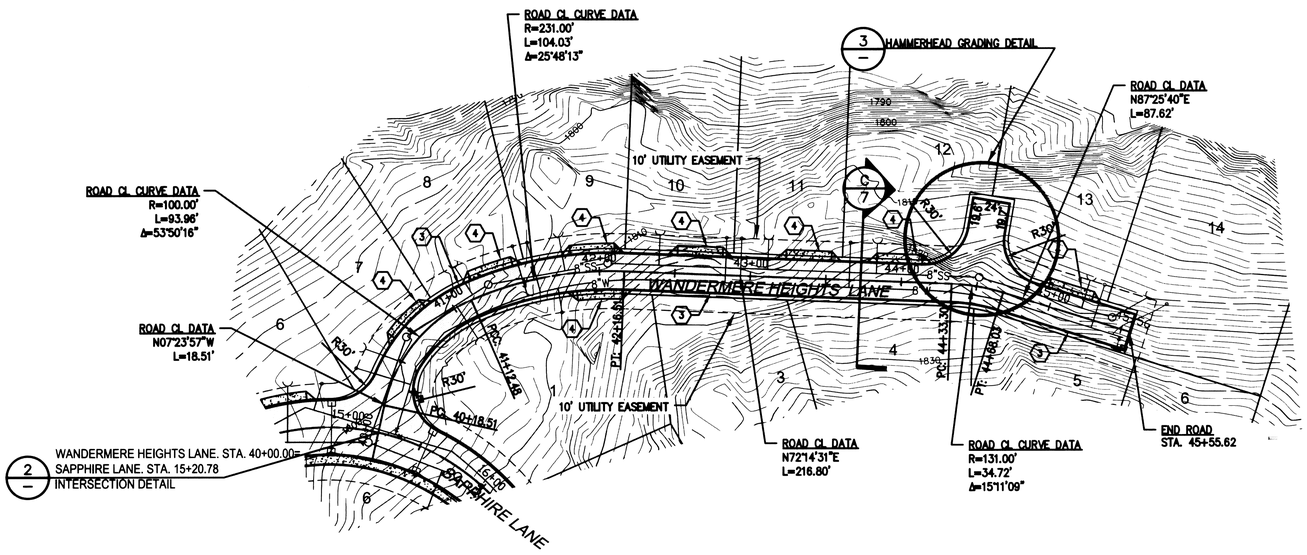
WEST 1/2, OF SEC. 5, T.26 N., R. 43 EAST, W.M.

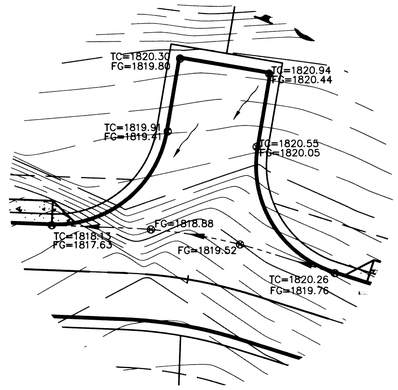
SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT #: L-1936E
DATE ACCEPTED: 12-29-15
ACCEPTANCE EXPIRES: 12-29-17
PROJECT LANE MILES PUBLIC: 0
PROJECT LANE MILES PRIVATE: 227.21
CONSTRUCTION DOCUMENTATION AND CERTIFIED RECORD DRAWINGS, "AS-BUILTS" ARE REQUIRED PRIOR TO COUNTY ACCEPTANCE AND ESTABLISHMENT OF THE ROADS AND DRAINAGE FACILITIES FOR MAINTENANCE.
PERMIT REQUIRED! (509) 477-3220
NOTIFY PERMIT ENGINEER 2 BUSINESS DAYS PRIOR TO CONSTRUCTION

NORTH

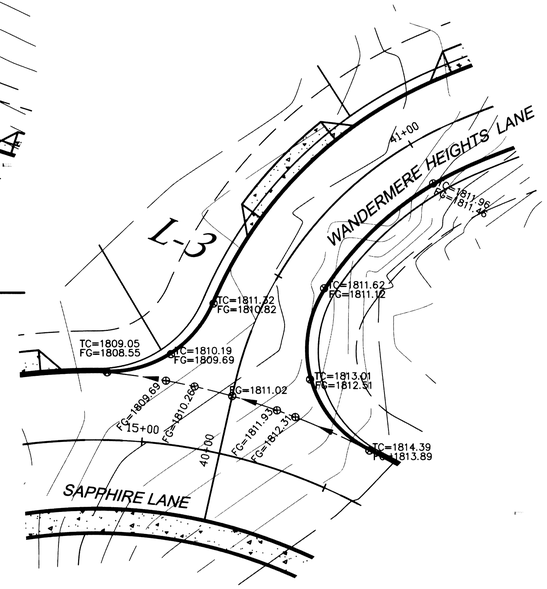
50 25 0 50 100
SCALE FEET

CONTOUR INTERVAL = 1 FOOT
NAVD 88 DATUM

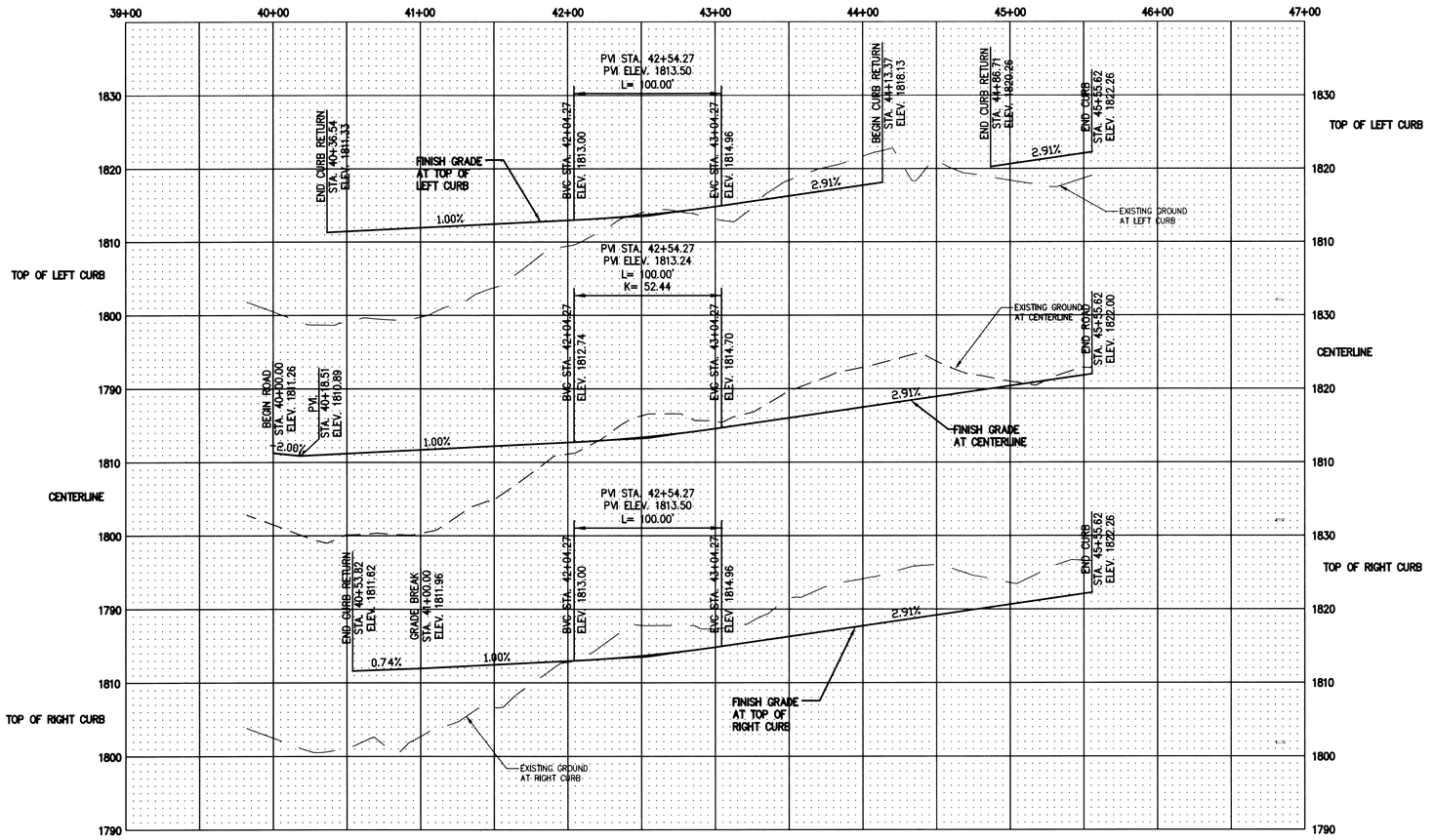




3 — *HAMMERHEAD GRADING DETAIL*
SCALE 1"=20'



2 — *INTERSECTION DETAIL*
NOT TO SCALE



2 — *INTERSECTION DETAIL*
NOT TO SCALE

DRIVEWAY STATION TABLE		
ROAD	BLOCK LOT	℄ STATION
WANDERMERE HEIGHTS LN.	BLOCK 1, LOT 7	40+72.50 LT
WANDERMERE HEIGHTS LN.	BLOCK 1, LOT 8	41+31.22 LT
WANDERMERE HEIGHTS LN.	BLOCK 1, LOT 9	41+95.91 LT
WANDERMERE HEIGHTS LN.	BLOCK 2, LOT 1	41+99.78 RT
WANDERMERE HEIGHTS LN.	BLOCK 1, LOT 10	42+66.30 LT
WANDERMERE HEIGHTS LN.	BLOCK 1, LOT 11	43+38.30 LT
WANDERMERE HEIGHTS LN.	BLOCK 1, LOT 12	43+98.37 LT
WANDERMERE HEIGHTS LN.	BLOCK 1, LOT 13	45+10.62 LT

NOTE: STATION PROVIDED IN TABLE IS TO CENTER OF DRIVEWAY

1 — *TYPICAL DRIVEWAY LOCATION*
NOT TO SCALE

CONSTRUCTION NOTES

1. 6' WIDE CONCRETE SIDEWALK PER TYPICAL ROAD SECTION ON SHEET 7.
2. 30' WIDE DRIVEWAY PER SPOKANE COUNTY STD. PLAN A-7.
3. SPOKANE COUNTY TYPE "A" CONCRETE CURB AND GUTTER PER STANDARD PLAN A-3.
4. SEE DETAIL 'E' ON SHEET 7 FOR DRIVEWAY.

UTILITY STATEMENT

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

No.	Date	By	Ckd.	Appr.	Revisions

Drawn: GHF 11/2015
Designed: KJH 11/2015
Checked: MAA 11/2015

KENNETH J. HANLEY — STATE OF WASHINGTON — REGISTERED PROFESSIONAL ENGINEER — 12/4/15

Taylor Engineering, Inc.
W. 106 Mission Ave.
Spokane, Washington 99201
(509) 328-3371 FAX (509) 328-8224

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

VERTICAL DATUM: 3" BRASS CAP IN WSDOT MONUMENT CASE MARKED GPS32395-202. N.W. END OF BRIDGE. ELEVATION = 1716.66 (NAVD 88)
HORIZONTAL DATUM: ASUMED. SEE PROJECT CONTROL TABLE
CADD FILE NAME: 15003 ROAD PLANS.DWG

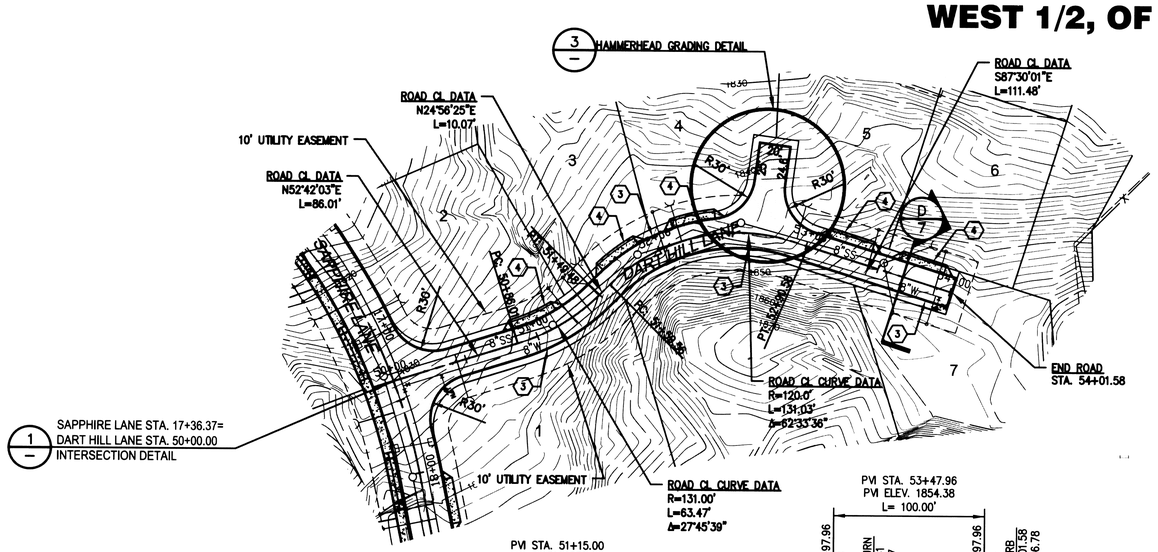
SCALE
HORIZ. 1"=50'
VERT. 1"=10'

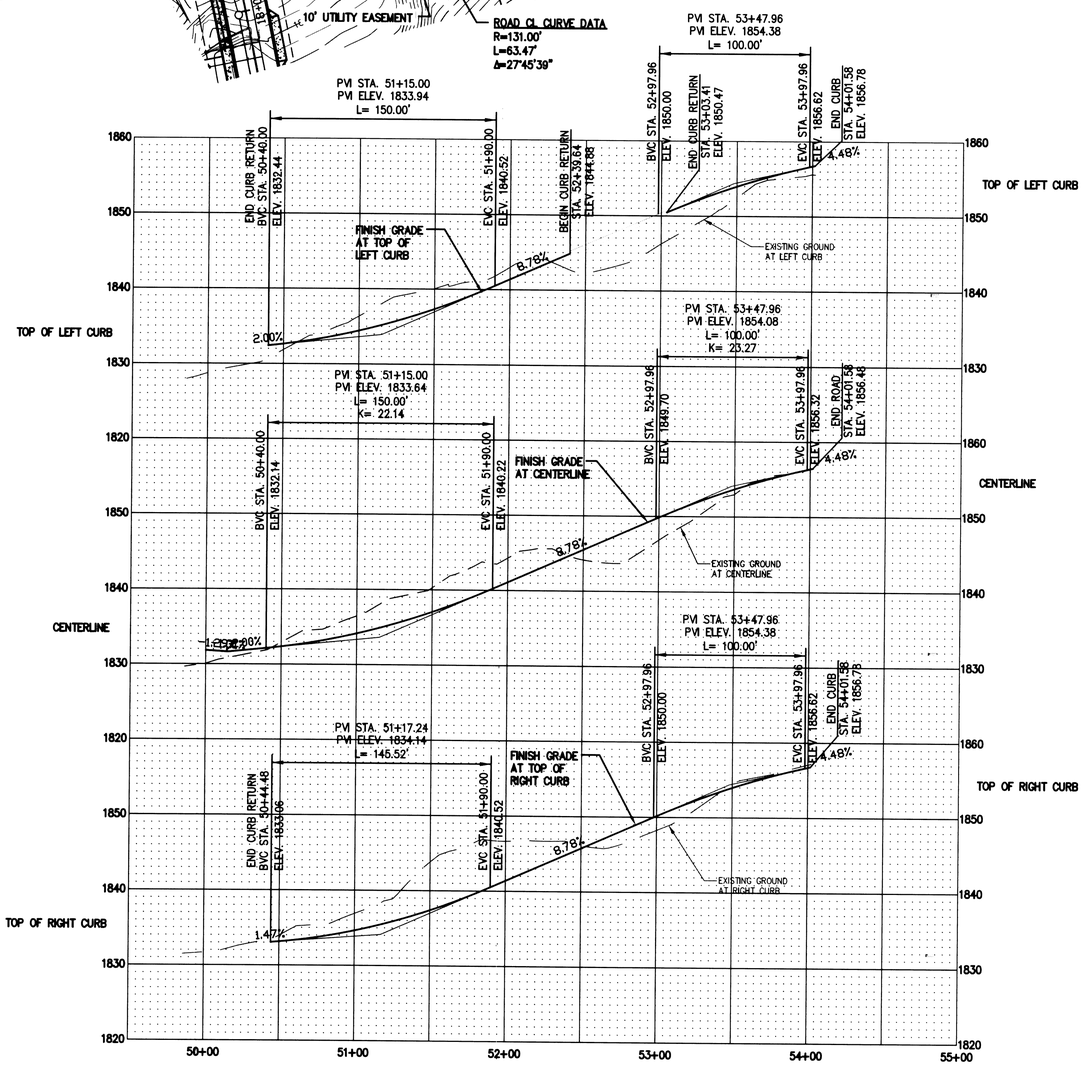
WANDERMERE HEIGHTS PHASE 5

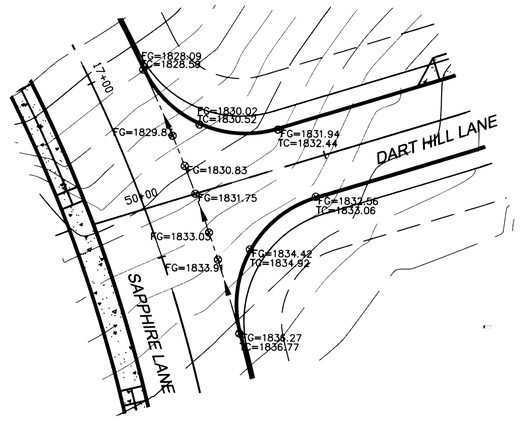
WANDERMERE HEIGHTS LANE
STA. 40+00 TO STA. 45+56

ROAD SHEET 5 / 11

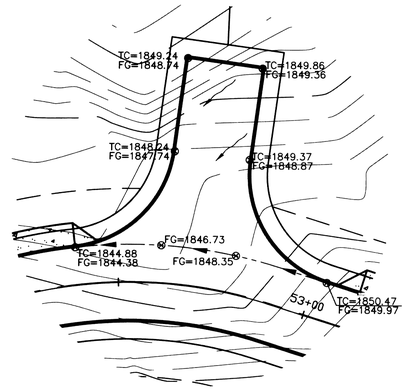
WEST 1/2, OF SEC. 5, T.26 N., R. 43 EAST, W.M.



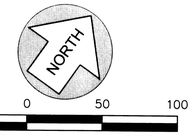




2 INTERSECTION DETAIL
NOT TO SCALE



3 HAMMERHEAD GRADING DETAIL
SCALE 1"=20'



CONTOUR INTERVAL = 1 FOOT
NAVD 88 DATUM

SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT #: P-19362
DATE ACCEPTED: 12-23-16
ACCEPTANCE EXPIRES: 12-23-17
PROJECT LANE MILES PUBLIC: 02
PROJECT LANE MILES PRIVATE: .17
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

CONSTRUCTION NOTES

1. 6' WIDE CONCRETE SIDEWALK PER TYPICAL ROAD SECTION ON SHEET 7.
2. 30' WIDE DRIVEWAY PER SPOKANE COUNTY STD. PLAN A-7.
3. SPOKANE COUNTY TYPE "A" CONCRETE CURB AND GUTTER PER STANDARD PLAN A-3.
4. SEE DETAIL 'E' ON SHEET 7 FOR DRIVEWAY.

DRIVEWAY STATION TABLE		
ROAD	BLOCK LOT	℄ STATION
DART HILL LN.	BLOCK 2, LOT 2	51+02.60 LT
DART HILL LN.	BLOCK 2, LOT 3	51+76.06 LT
DART HILL LN.	BLOCK 2, LOT 4	52+26.34 LT
DART HILL LN.	BLOCK 2, LOT 5	53+27.53 LT
DART HILL LN.	BLOCK 2, LOT 6	53+77.53 LT

NOTE: STATION PROVIDED IN TABLE IS TO CENTER OF DRIVEWAY

1 TYPICAL DRIVEWAY LOCATION
NOT TO SCALE

UTILITY STATEMENT

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

UNDERGROUND SERVICE ALERT
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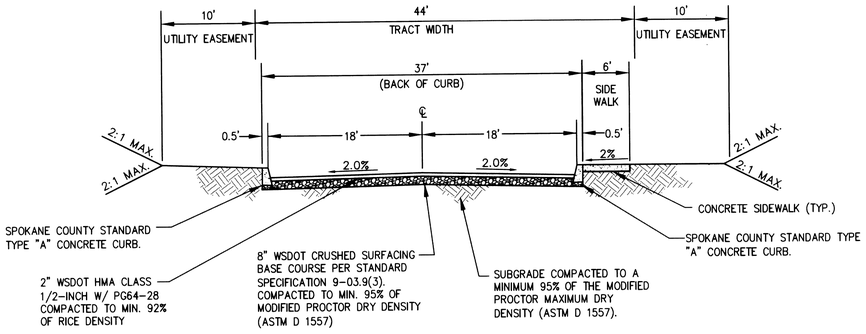
HORIZONTAL DATUM: ASUMED. SEE PROJECT CONTROL TABLE
CADD FILE NAME: 15003 ROAD PLANS.DWG

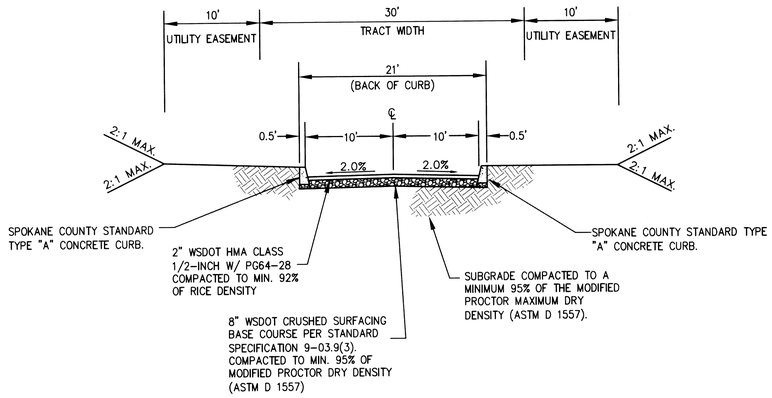
SCALE
HORIZ. 1"=50'
VERT. 1"=10'

WANDERMERE HEIGHTS PHASE 5
ROAD
DART HILL LANE
STA. 50+00 TO STA. 54+50
SHEET 6 / 11



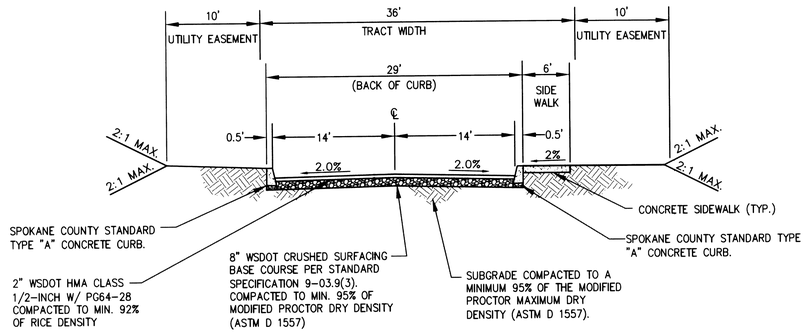
A — TYPICAL ROAD SECTION

NOT TO SCALE



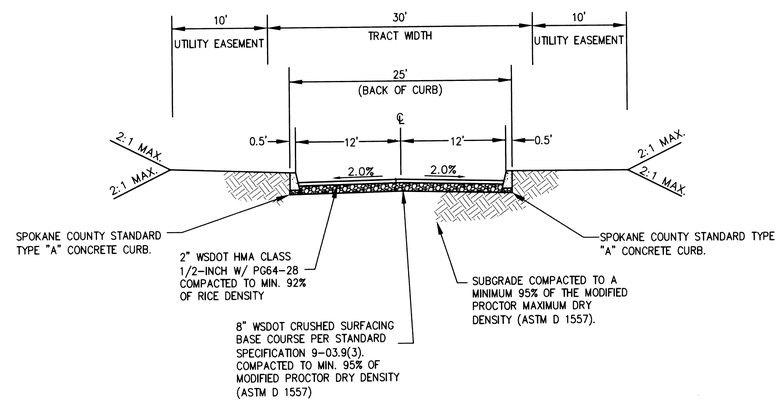
D — TYPICAL ROAD SECTION

NOT TO SCALE



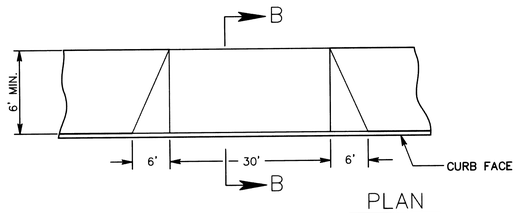
B — TYPICAL ROAD SECTION

NOT TO SCALE

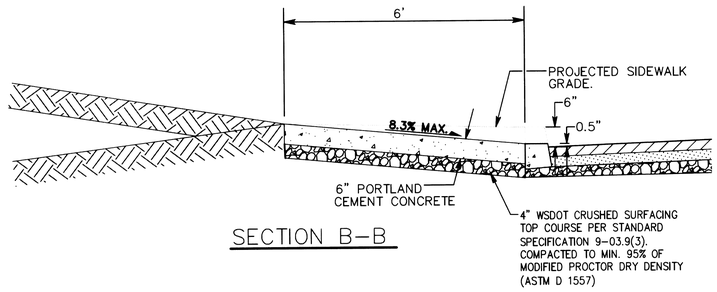


C — TYPICAL ROAD SECTION

NOT TO SCALE



PLAN



SECTION B–B

E — DRIVEWAY DROP

NOT TO SCALE

GENERAL NOTES

1. EXPANSION JOINT MATERIAL SHALL BE PLACED IN THE CENTER OF ALL DRIVEWAYS OVER 20' IN WIDTH.
2. EXPANSION JOINT REQUIRED IF POUR INCLUDES ADDITIONAL DRIVEWAY AREA.
3. CONCRETE FOR DRIVEWAYS SHALL BE CLASS 3000 AIR ENTRAINED.
4. ALL EXTERNAL EDGES TO BE TROWELLED WITH 1/4" RADIUS EDGER.

SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT #: P-14-36E
DATE ACCEPTED: 12-29-15
ACCEPTANCE EXPIRES: 12-29-17
PROJECT LANE MILES PUBLIC: 0
PROJECT LANE MILES PRIVATE: 0.06
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 EN... BUSINESS DAYS
PRIOR TO ...

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HORIZONTAL DATUM: ASUMED. SEE PROJECT CONTROL TABLE

CADD FILE NAME: 15003 PHASE 5 ROAD DETAILS.DWG

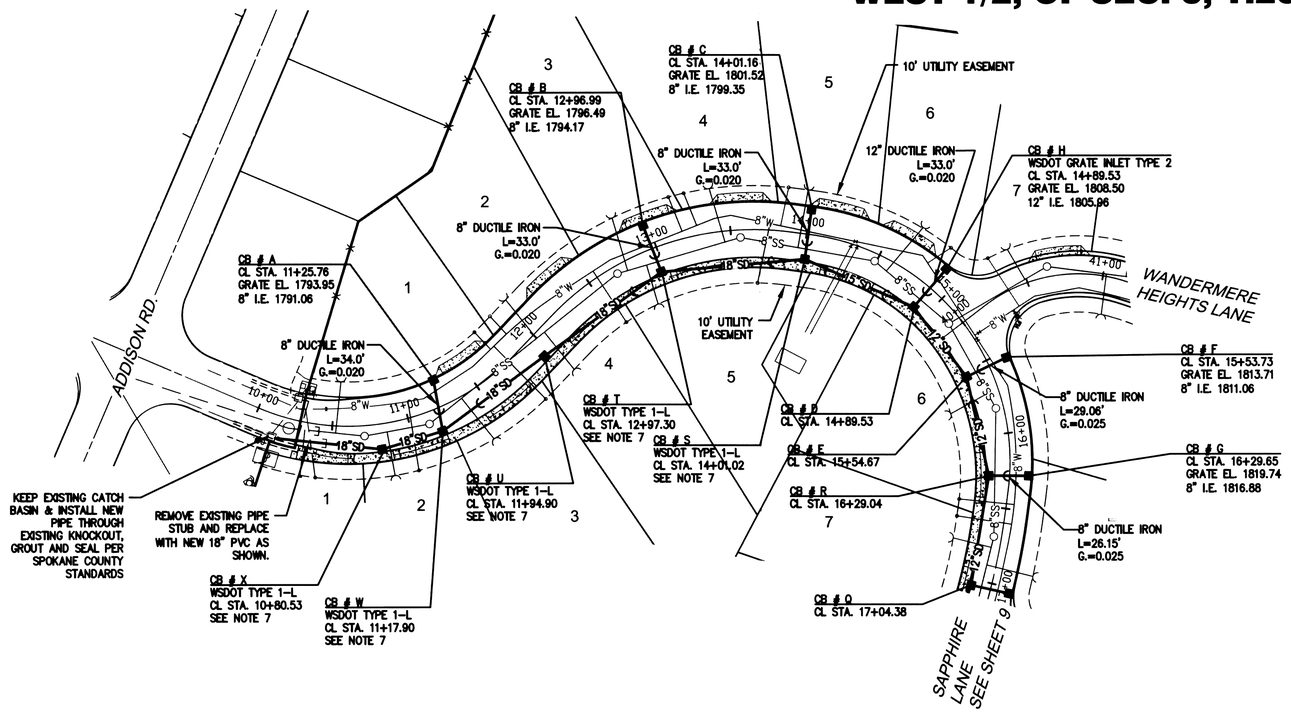
SCALE
HORIZ. 1"=50'
VERT. 1"=10'

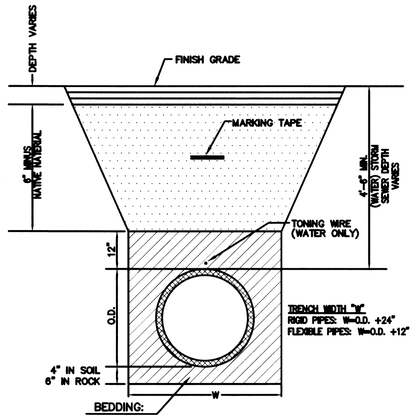
WANDERMERE HEIGHTS PHASE 5

ROADWAY SECTIONS & DETAILS

ROAD
SHEET 7 / 11

WEST 1/2, OF SEC. 5, T.26 N., R. 43 EAST, W.M.





WATERLINES: BEDDING OF WATER MAINS SHALL BE IN ACCORDANCE WITH SECTION 7-10.3(9)

STORM SEWERLINES: BEDDING OF STORM SEWER MAINS SHALL BE IN ACCORDANCE WITH SECTION 7-08.3(1)C

NOTES:

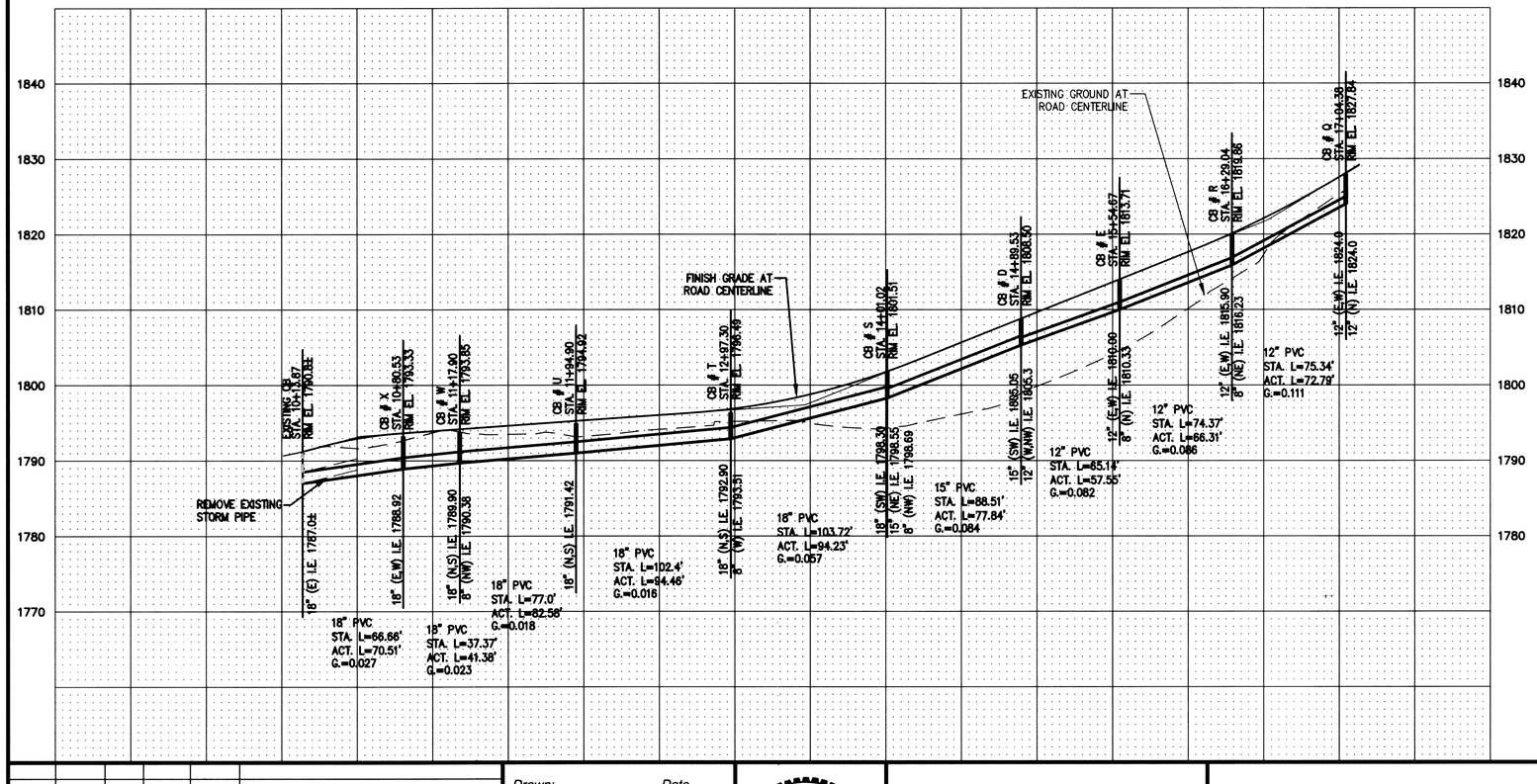
1. COMPACTION OF BACKFILL ABOVE BEDDING SHALL BE 95% OF MAXIMUM DENSITY FOR PAVED AREAS, 90% OF MAXIMUM DENSITY FOR UNPAVED AREAS. MAXIMUM DENSITY SHALL BE AS DETERMINED BY AASHTO T-180 AT OPTIMUM MOISTURE CONTENT.
2. THIS DETAIL IS TYPICAL FOR ALL WATER, STORM SEWER AND SEWER LINES.

TYPICAL TRENCH DETAIL (1)
NOT TO SCALE

NORTH

50 25 0 50 100
SCALE FEET

CONTOUR INTERVAL = 1 FOOT
NAVD 88 DATUM



CONSTRUCTION NOTES:

1. UNLESS NOTED OTHERWISE ON THE PLANS, ALL CATCH BASINS SHALL BE SPOKANE COUNTY TYPE 1 STRUCTURE PER STANDARD PLAN B-4, WITH TYPE 1 FRAME AND GRATE PER SPOKANE COUNTY STANDARD PLAN B-10 AND B-12.
2. PVC STORM SEWER PIPE SHALL BE ASTM D 3034 SDR 35 AS OUTLINED IN THE WSDOT 2014 STANDARD SPECIFICATIONS SECTION 9-05.12(1).
3. DUCTILE IRON STORM SEWER PIPE SHALL CONFORM TO AWWA C151, AND SHALL BE CLASS 50 THICKNESS AS OUTLINED IN WSDOT 2014 STANDARD SPECIFICATIONS SECTION 9-05.13.
4. CONTRACTOR SHALL USE PVC ADAPTER (SAND COLLAR) ON CATCH BASINS AS OUTLINED IN SPOKANE COUNTY STANDARD PLAN B-1.
5. TRENCH BACKFILL AND PIPE BEDDING SHALL BE IN ACCORDANCE WITH WSDOT 2014 STANDARD SPECIFICATIONS AND DETAIL 1 ON THIS SHEET.
6. STORMWATER FACILITIES, INCLUDING CATCH BASINS AND PIPES MUST BE INSPECTED AND APPROVED PRIOR TO BACKFILL, AS REQUIRED BY SPOKANE COUNTY.
7. WSDOT TYPE 1-L PER STANDARD PLAN B-5.40-01 AND FRAME AND GRATE PER WSDOT STANDARD PLANS B-30.10-01 AND B-30.30-01.

SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT #: P-19366
DATE ACCEPTED: 12-29-15
ACCEPTANCE EXPIRES: 12-29-17
PROJECT LANE MILES PUBLIC: 0
PROJECT LANE MILES PRIVATE: 1.06
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509-477-3600

VERTICAL DATUM: 3" BRASS CAP IN WSDOT MONUMENT CASE MARKED GPS32395-202. N.W. END OF BRIDGE. ELEVATION = 1716.66 (NAVD 88)

HORIZONTAL DATUM: ASUMED. SEE PROJECT CONTROL TABLE

CADD FILE NAME: 15003 PHASE 5 STORM PLANS.DWG

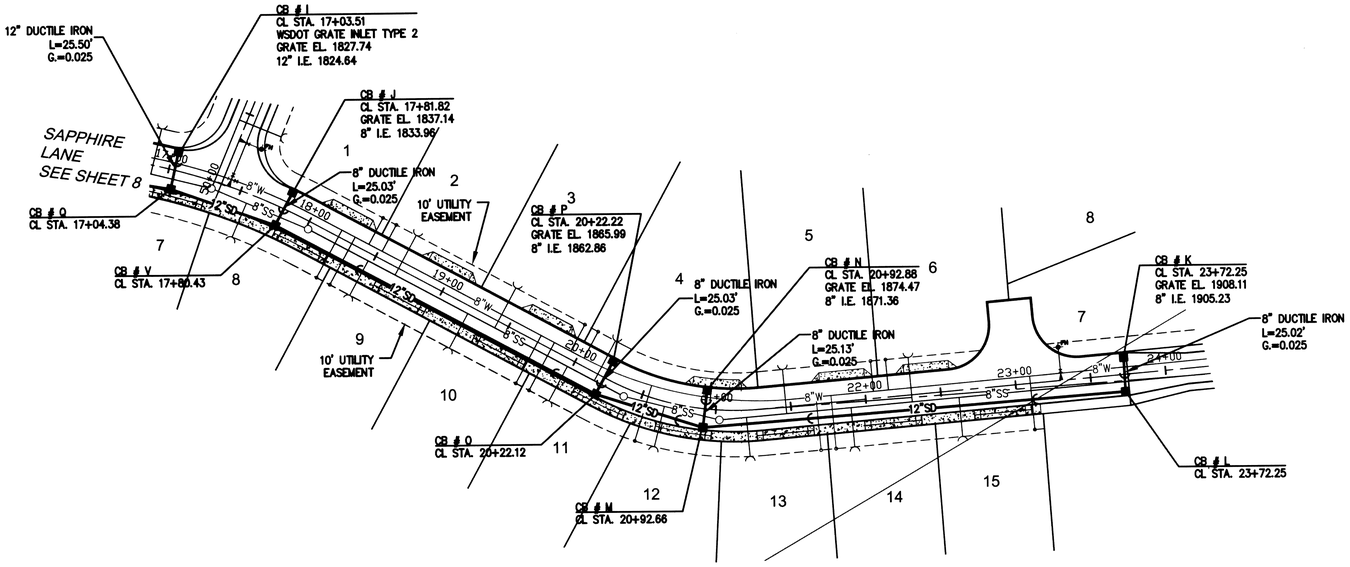
SCALE
HORIZ. 1"=50'
VERT. 1"=10'

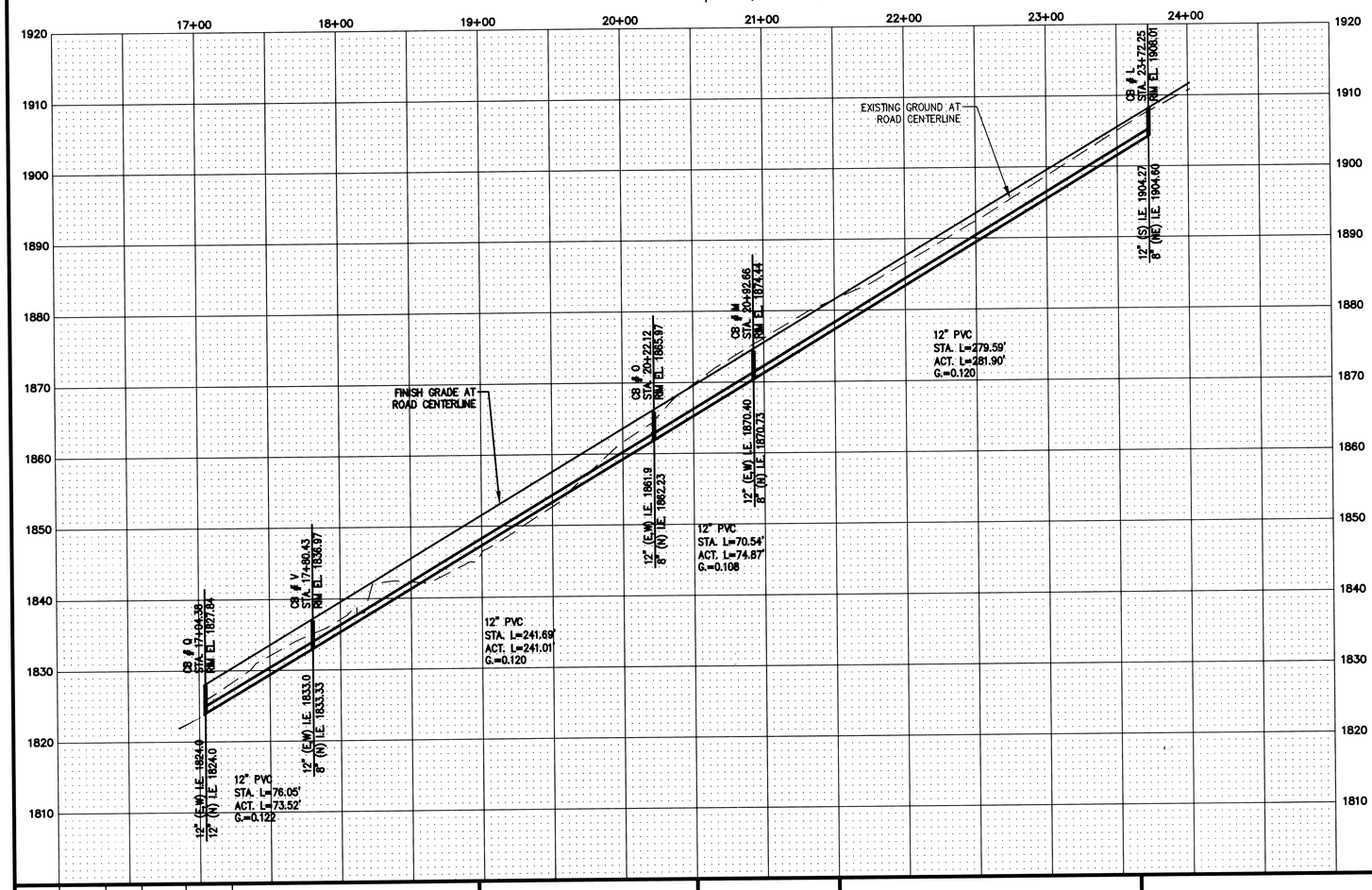
WANDERMERE HEIGHTS PHASE 5 | STORM

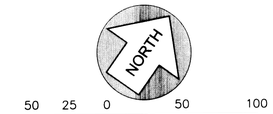
SAPPHIRE LANE
STA. 10+00 TO STA. 17+05

SHEET 8/11

WEST 1/2, OF SEC. 5, T.26 N., R. 43 EAST, W.M.







CONTOUR INTERVAL = 1 FOOT

NAVD 88 DATUM

CONSTRUCTION NOTES:

1. UNLESS NOTED OTHERWISE ON THE PLANS, ALL CATCH BASINS SHALL BE SPOKANE COUNTY TYPE 1 STRUCTURE PER STANDARD PLAN B-4, WITH TYPE 1 FRAME AND GRATE PER SPOKANE COUNTY STANDARD PLAN B-10 AND B-12.
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6. STORMWATER FACILITIES, INCLUDING CATCH BASINS AND PIPES MUST BE INSPECTED AND APPROVED PRIOR TO BACKFILL, AS REQUIRED BY SPOKANE COUNTY.

SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT #: C-15-345
DATE ACCEPTED: 12-29-15
ACCEPTANCE EXPIRES: 12-29-17
PROJECT LANE MILES PUBLIC: 0
PROJECT LANE MILES PRIVATE: 1.06
CONSTRUCTION DOCUMENTATION AND CERTIFIED RECORD DRAWINGS, "AS-BUILTS" ARE REQUIRED PRIOR TO COUNTY ACCEPTANCE AND ESTABLISHMENT OF THE ROADS AND DRAINAGE FACILITIES FOR MAINTENANCE.
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509-477-3600

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HORIZONTAL DATUM: ASUMED. SEE PROJECT CONTROL TABLE

CADD FILE NAME: 15003 PHASE 5 STORM PLANS.DWG

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

WANDERMERE HEIGHTS PHASE 5

SAPPHIRE LANE
STA. 17+05 TO STA. 23+75

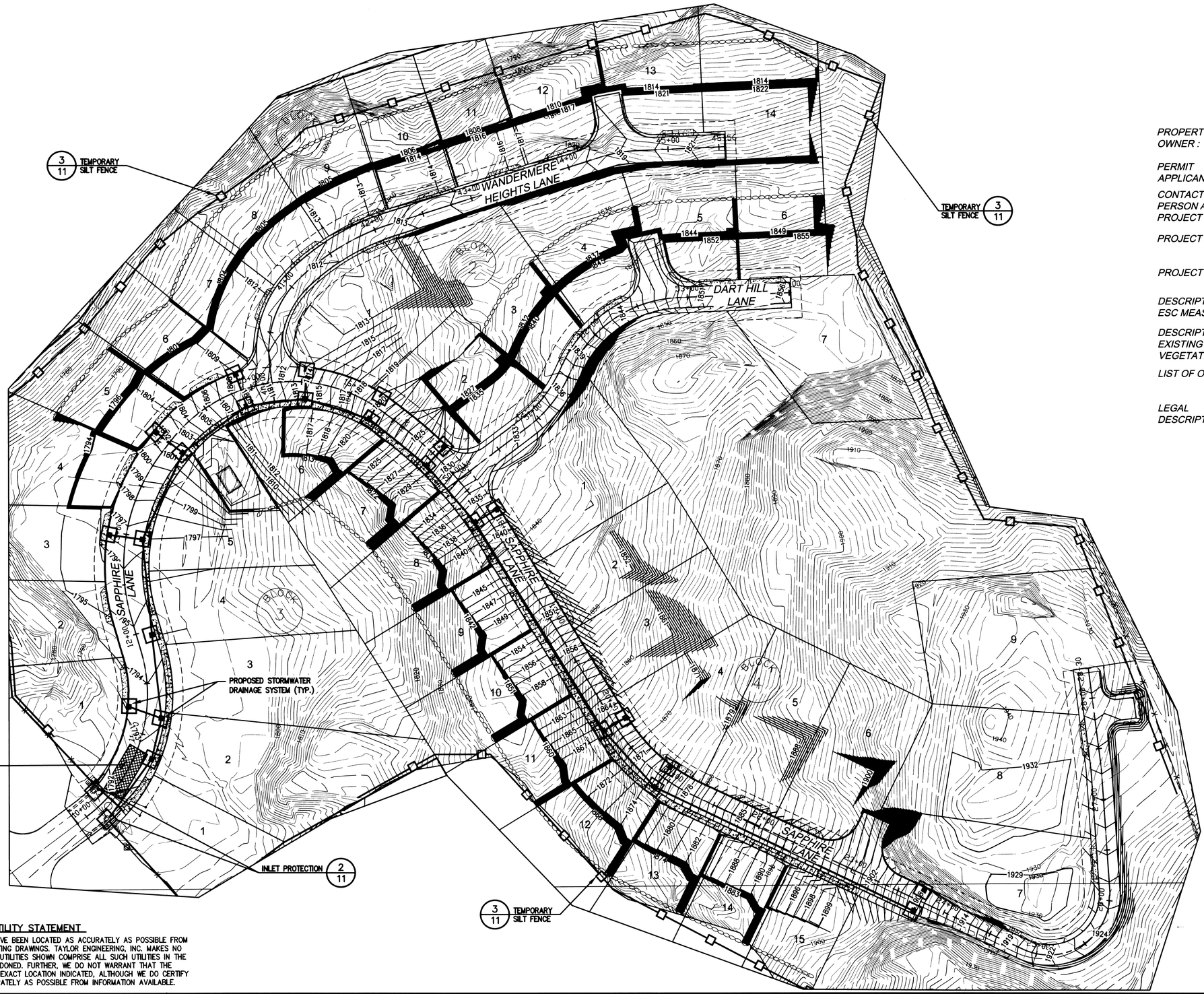
STORM SHEET 9 / 11

WEST 1/2, OF SEC. 5, T.26 N., R. 43 EAST, W.M.

NORTH

50 25 0 50 100
SCALE FEET

CONTOUR INTERVAL = 1 FOOT
NAVD 88 DATUM



PROPERTY OWNER :	CONDRON CONSTRUCTION 802 W. ROSEWOOD AVE., SUITE B SPOKANE, WA 99208
PERMIT APPLICANT :	CONDRON CONSTRUCTION 802 W. ROSEWOOD AVE., SUITE B SPOKANE, WA 99208
CONTACT PERSON AT PROJECT SITE :	CRAIG CONDRON PHONE # (509) 325-4865
PROJECT ADDRESS :	SAPPHIRE LANE, WANDERMERE HEIGHTS LANE, AND DART HILL LANE
PROJECT DESCRIPTION :	CONTINUATION OF SINGLE FAMILY RESIDENTIAL DEVELOPMENT INCLUDING PRIVATE ASPHALT ROADS, SEWER AND WATER SYSTEMS
DESCRIPTION OF ESC MEASURES :	ESC MEASURES INCLUDE SILT FENCES, INLET PROTECTION, GRAVEL CONSTRUCTION ENTRANCES, AND CONCRETE WASHOUT AREA.
DESCRIPTION OF EXISTING SITE VEGETATION :	THE SITE IS COMPOSED OF STEEP TO ROLLING HILLSIDE, WITH NATIVE VEGETATION, WEEDS, AND TREES.
LIST OF ON-SITE SOILS :	GP-GM – GRAVEL WITH SILTS AND SANDS SwB – SPRINGDALE, GRAVELLY SANDY LOAM
LEGAL DESCRIPTION.	SEE PLAT MAP

SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT #: 12-1926
DATE ACCEPTED: 12-29-15
ACCEPTANCE EXPIRES: 12-29-17
PROJECT LANE MILES PUBLIC: 0
PROJECT LANE MILES PRIVATE: 1.06
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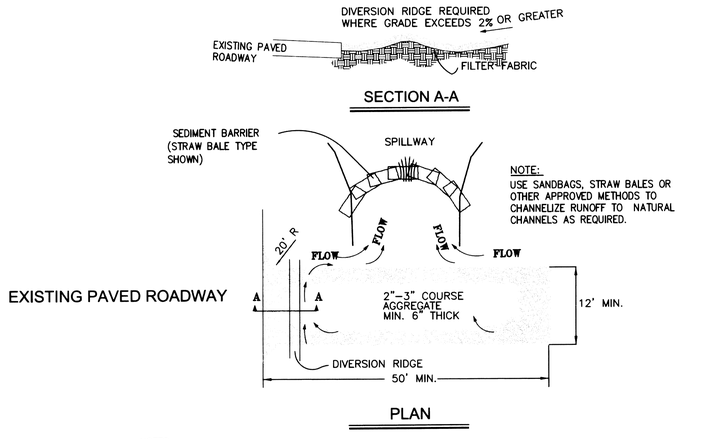
CADD FILE NAME: 15003 PHASE 5 ESC.DWG

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

WANDERMERE HEIGHTS PHASE 5

GRADING AND EROSION AND SEDIMENT CONTROL PLAN

STORM
SHEET 10/11



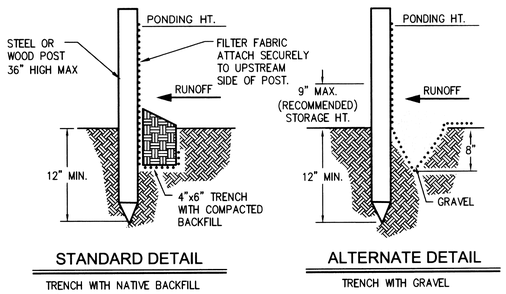
NOTES:

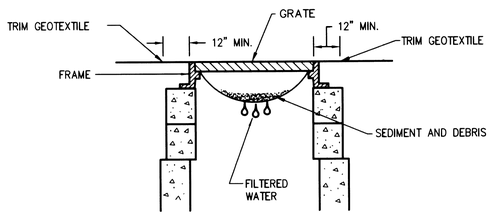
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO EXIST. ASPHALT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

1/- TEMPORARY GRAVEL CONSTRUCTION EXIT/ENTRANCE

NOT TO SCALE

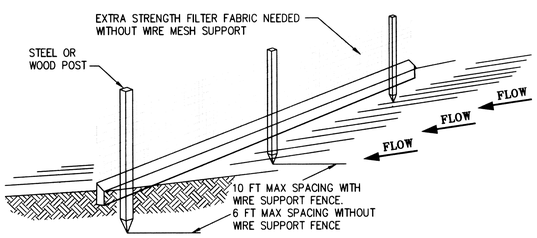
1. THE FOLLOWING CONSTRUCTION SEQUENCE SHALL BE FOLLOWED IN ORDER TO BEST MINIMIZE THE POTENTIAL FOR EROSION AND SEDIMENTATION CONTROL PROBLEMS:
   A. CLEAR AND GRUB SUFFICIENTLY FOR INSTALLATION OF TEMPORARY ESC BMPs;
   B. INSTALL TEMPORARY ESC BMPs, CONSTRUCTING SEDIMENT TRAPPING BMPs AS ONE OF THE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





2/- DRYWELL INLET PROTECTION

NOT TO SCALE



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

3/- SILT FENCE DETAIL

NOT TO SCALE

SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT #: P-1415
DATE ACCEPTED: 12-29-15
ACCEPTANCE EXPIRES: 12-29-17
PROJECT LANE MILES PUBLIC: 0
PROJECT LANE MILES PRIVATE: 1.26
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

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

No.	Date	By	Ckd.	Appr.	Revisions

Drawn: GHF 11/2015
Designed: KJH 11/2015
Checked: MAA 11/2015

KENNETH J. HANLEY — STATE OF WASHINGTON — REGISTERED PROFESSIONAL ENGINEER — 12/31/15

Taylor Engineering, Inc.
W. 106 Mission Ave.
Spokane, Washington 99201
(509) 328-3371 FAX (509) 328-8224

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

VERTICAL DATUM: 3" BRASS CAP IN WSDOT MONUMENT CASE MARKED GPS32395-202. N.W. END OF BRIDGE. ELEVATION = 1716.66 (NAVD 88)
HORIZONTAL DATUM: ASUMED. SEE PROJECT CONTROL TABLE
CADD FILE NAME: 15003 PHASE 5 ESC.DWG

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

WANDERMERE HEIGHTS PHASE 5 — STORM

EROSION AND SEDIMENT CONTROL PLAN — SHEET 11/11