WANDERMERE HEIGHTS
PHASE 6

SPOKANE COUNTY, WA

A PORTION OF THE N.W. 1/4 OF SECTION 05, T.26N., R.43E., W.M.

SCHEDULE OF DRAWINGS

SHEET NO.	DESCRIPTION
	GENERAL
1.	COVER SHEET
	ROAD
2.	ROAD INDEX
3.	MAYFAIR LANE - STA. 1+56.80 TO STA. 12+53.46
4.	ROAD SECTIONS AND DRIVEWAY LOCATIONS
	DRAINAGE
5.	DRAINAGE PLAN
6.	GRADING, EROSION AND SEDIMENT CONTROL PLAN
7.	EROSION AND SEDIMENT CONTROL DETAILS

SPOKANE COUNTY ENGINEER
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT #: P-19-0174
ACCEPTANCE DATE: 4/16/20
PROJECT LAKE MILES PUBLIC
PROJECT LAKE PUBLIC PRIVATE
RECORD DRAWINGS: NA/AS-BUILT WAS REQUIRED FROM
CONTRACTOR PRIOR TO ACCEPTANCE OF PROJECT
DRAWINGS CONTAINING FIELD TYPED ADDITIONS/DEL
PERMIT REQUIRED? (DOE, ATF) 2020
PERMIT NUMBER(S): SEE PERMIT NOTE

OWNER/APPLICANT:	CONDRON CONSTRUCTION
CONTACT:	CRAIG CONDRON
ADDRESS:	801 N. RIVERPOINT AVE., SUITE B SPOKANE, WA 99202
PHONE:	509.220.4866

OWNER APPROVAL _____ DATE: 4/16/20

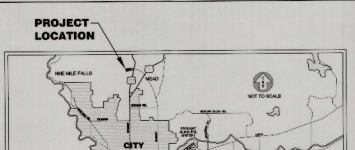
THIS CONSTRUCTION PLAN EXPIRES (1) YEAR FROM DATE OF APPROVAL.

UNDERGROUND SERVICE ALERT
ONE-CALL MARKED
811
TAKE TIME TO LOCATE, WAIT
AND DIG RIGHT

The design improvements shown in this set of plans and specifications conform to the requirements of the Spokane County Standard Specifications for Road and Sewer Construction and the Spokane County Code. I hereby certify that these plans and design assumptions have been approved by the Spokane County Engineer. I approve these plans for construction.

GENERAL NOTES:

1. ALL MATERIALS AND INSTALLATION SHALL BE IN CONFORMANCE WITH THE "SPOKANE COUNTY ROAD STANDARDS", JANUARY 2019, AS AMENDED, AND FOR THE "2018 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 DETERMINING THE EXACT LOCATION OF ALL EXISTING UTILITIES. 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 MAKE A COMPLETE SET OF THE APPROVED ROAD AND DRAINAGE PLANS ON THE JOB SITE AT ALL TIMES DURING CONSTRUCTION. THE CONTRACTOR SHALL ALSO MAINTAIN ON THE SITE A COMPLETE SET OF RED LINE RECORD DRAWINGS REFLECTING 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 0.5% (CLOSE F1.0'), 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, ROAD-SURFACE ROOTS, TOPSOIL, ORGANIC 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 10% BY WEIGHT PASSING THE #200 SIEVE. STRUCTURAL FILL SHALL BE PLACED IN MAX. 8 INCH LIFTS WITHIN 2% OF OPTIMUM MOISTURE AND COMPACTED TO 95% OF MAXIMUM DENSITY AS DETERMINED BY THE MODIFIED PROCTOR METHOD.
10. THE TOP 12 INCHES OF THE ROAD SUBGRADE SHALL BE MOISTURE CONDITIONED TO WITHIN 2% OF OPTIMUM AND COMPACTED TO 95% MAXIMUM DENSITY AS DETERMINED BY THE MODIFIED PROCTOR METHOD.
11. CRUSHED SURFACING TOP COURSE SHALL CONFORM TO WSDOT STANDARDS AND COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY.
12. HOT MIX ASPHALT (HMA) SHALL BE WSDOT HMA CLASS 1/2-INCH HIGH PERFORMANCE GRADED ASPHALT ENDURE PG64-28 AND COMPACTED TO 92% OF THE THEORETICAL MAXIMUM DENSITY AS DETERMINED BY THE RICE METHOD.
13. DURING CONSTRUCTION, THE GROUND SURFACE SHALL BE SLOPED TO PREVENT RUNOFF FROM ACCUMULATING IN ANY OF THE SUBGRADE AREAS. ANY AREAS OF DISTURBED SUBGRADE SHALL BE REMOVED AND REPLACED WITH COMPACTED STRUCTURAL FILL.
14. SITE EXCAVATION, INCLUDING ROCK CUTS AND REMOVAL SHALL CONFORM TO SECTION 2-02 OF THE WSDOT STANDARD SPECIFICATIONS. EARTHWORK SHALL CONFORM TO SECTION 2-03 OF THE WSDOT STANDARD SPECIFICATIONS. TRENCHING SHALL CONFORM TO SECTION 2-09 OF THE WSDOT STANDARD SPECIFICATIONS. EARTH EMBANKMENTS TO BE COMPACTED TO BE 2-03.3(14)D.
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 SUBGRADE AREAS SHALL BE COMPACTED TO 95%.
16. FOR CONSTRUCTION OF DRYWELLS, INSTALL FILTER FABRIC (MIRAFI 140N OR APPROVED EQUIVALENT) BETWEEN THE WASHED DRAIN ROCK AND THE NATIVE SOIL.
17. THE FLOOR OF A GRADED PERCOLATION AREA OR SWALE SHALL BE LEVEL UNLESS THE LEVEL PORTION OF THE FLOOR OF THE SWALE OR PERCOLATION AREA IS LESS THAN 10% OF THE TOTAL LENGTH OF THE BOTTOM OF DRYWELL. THE SOIL LOCATED IN THE FUTURE OF THE SPA SWALE SHALL BE A MEDIUM TO WELL-DRAINED MATERIAL WITH A MINIMUM INFILTRATION RATE OF 0.5 INCHES PER HOUR. THE CONSTRUCTION CERTIFICATION ENGINEER SHALL PROVIDE A WRITTEN STATEMENT WHICH VERIFIES THAT ALL SPA SWALES CONFORM TO THIS REQUIREMENT. THE WRITTEN STATEMENT SHALL BE SUBMITTED TO THE 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 THE NATIVE SOILS FOUND ON SITE.
18. ONSITE DRAINAGE SHALL BE IN ACCORDANCE WITH THE APPROVED GRADING PLAN AND ESC PLAN. ANY IMPACT OR EXPORT OF MATERIAL SHALL BE FROM A PRE-APPROVED SOURCE/DESTINATION AND CONFORM WITH THE APPROVED GRADING PLAN. ALL GRADING AND BUILDING PLANNED AT 10%-30% GRADING ON THIS SITE OR ANY OTHER SITE WITHIN SPOKANE COUNTY REQUIREMENT REGULATING BUILDING PLANNED AT 10%-30% GRADING PERMITS, SEPA REVIEW, THREE DIFFERENT PERMITS, CRITICAL AREAS, FLOODPLAINS, DESIGNATED DRAINAGEWAYS, ETC.



LOCATION MAP

LEGEND

EXISTING PLAT LINE	PROPOSED PLAT LINE
EXISTING LOT LINE	PROPOSED LOT LINE
EXISTING EASEMENT	PROPOSED EASEMENT
EXISTING CONTOUR	PROPOSED CONTOUR
EXISTING WATER LINE	PROPOSED WATER LINE
EXISTING SEWER LINE	PROPOSED SEWER LINE
EXISTING STORM LINE	PROPOSED STORM LINE
EXISTING GAS LINE	PROPOSED GAS LINE
EXISTING PHONE LINE (BURIED)	PROPOSED PHONE LINE (BURIED)
EXISTING POWER LINE (BURIED)	PROPOSED POWER LINE (BURIED)
EXISTING POWER LINE (AERIAL)	PROPOSED POWER LINE (AERIAL)
EXISTING FENCE	PROPOSED FENCE
EXISTING CURB/GUTTER/WALK	PROPOSED CURB/GUTTER/WALK
EXISTING DITCH/FLOW LINE	PROPOSED DITCH/FLOW LINE
EXISTING WATER VALVE	PROPOSED WATER VALVE
EXISTING WATER FITTING	PROPOSED WATER FITTING
EXISTING FIRE HYDRANT	PROPOSED FIRE HYDRANT
EXISTING WATER METER	PROPOSED WATER METER
EXISTING SEWER MANHOLE	PROPOSED SEWER MANHOLE
EXISTING DRYWELL	PROPOSED DRYWELL
EXISTING STORM MANHOLE	PROPOSED STORM MANHOLE
EXISTING CATCH BASIN	PROPOSED CATCH BASIN
EXISTING ADA RAMP	PROPOSED ADA RAMP
EXISTING ROAD SIGN	PROPOSED ROAD SIGN

PROJECT CONTROL POINTS

POINT NO.	NORTHING	EASTING	ELEVATION	DESCRIPTION
122	8,944.223	5,434.358	1,806.081	5" REBAR WITH YELLOW PLASTIC CAP MARKED "LS 12767" LOCATED AT THE SOUTHEAST CORNER OF MILL ROAD & SR 395
128	7,269.368	5,417.823	1,843.084	5" REBAR WITH YELLOW PLASTIC CAP MARKED "MONE LS 38093" BEING THE WEST EASTERLY CORNER OF LOT 6, BLOCK 5 OF THE FINAL PLAT OF WAYAMERE HEIGHTS.
130	7,468.895	4,811.865	1,790.465	5" REBAR WITH BROKEN YELLOW PLASTIC CAP LOCATED AT THE SE CORNER OF MAYAMERE HEIGHTS.

No.	Date	By	Chd.	Appr.	Revisions
Drawn	MH	Date	3/2020		
Designed	GH		3/2020		
Checked	GH		4/2020		

Parametrix
Engineering · Planning · Environmental Services
719 Sprague Avenue, Suite 300, Spokane, WA 99201
T. 509.322.2400 F. 509.325.8526 www.parametrix.com

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

VERTICAL DATUM: 3" BRASS CAP IN MONUMENT WELL AT THE SECTION CORNER COMMON TO R43E, R44E, T25N, T26N
ELEVATION = 1716.86 (NAVD88)

HORIZONTAL DATUM: NAD83/91
BASIS OF PROJECT CONTROL TABLE

SCALE
HORIZ: N/A
VERT: N/A

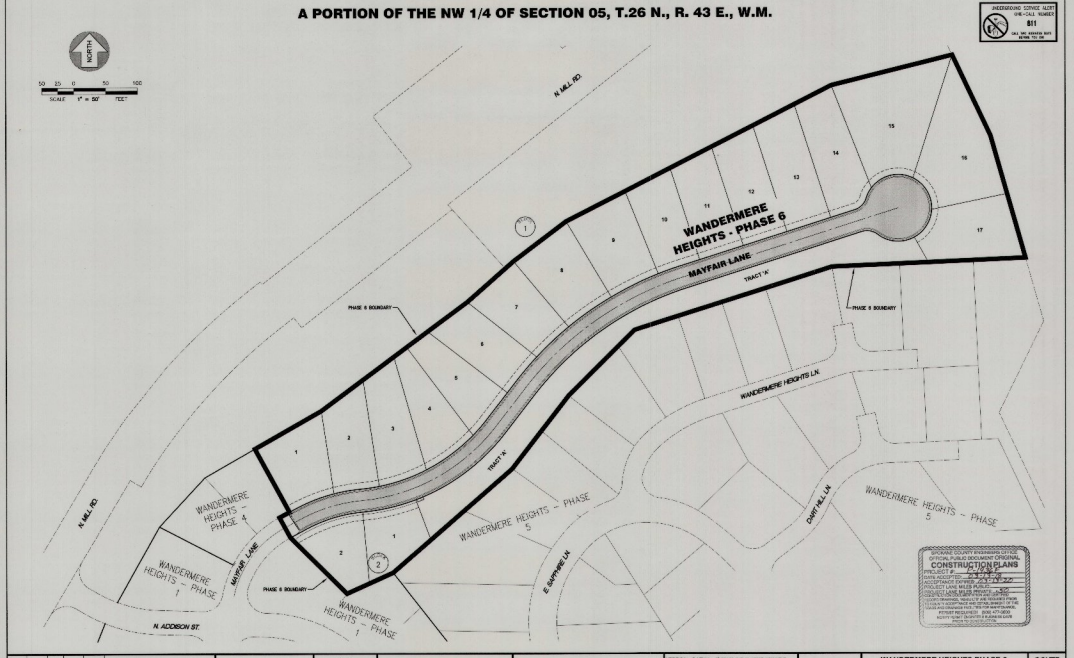
CADD FILE NAME: P:\01-302-46-19_LOW.dwg

WANDERMERE HEIGHTS PHASE 6

COVER SHEET

COVER
SHEET
1 / 7

A PORTION OF THE NW 1/4 OF SECTION 05, T.26 N., R. 43 E., W.M.



No.	Date	By	Ckd.	Appr.	Revisions

Drawn	Date
MEL	2/2018
Designed	
KJB	2/2018
Checked	
KJB	2/2018

Parametrix

SPOKANE COUNTY PUBLIC WORKS
DIVISION OF ENGINEERING AND ROADS
W. 1020 Broadway Ave.
Spokane WA 99260
509-477-3600

VERTICAL DATUM: 1" BRASS CAP IN ROCK MONUMENT
CAST IMPACT 2010 SCALE 1:50
U.S. GEOLOGICAL SURVEY
HORIZONTAL DATUM:
NAD83
SEE PROJECT CONTROL TABLE

CADD FILE NAME: 7601-002-RS-02-ROADWAY

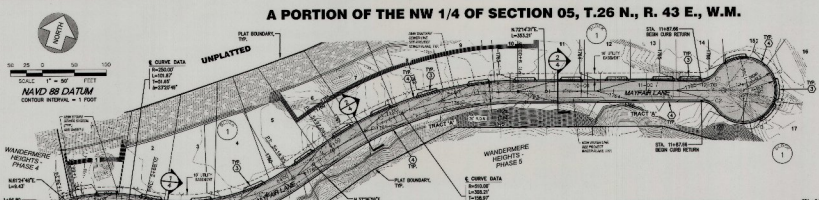
SCALE
HORZ. 1"=50'
VERT. N/A

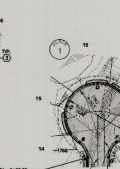
WANDERMERE HEIGHTS PHASE 6

ROAD INDEX

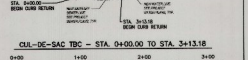
COVER
SHEET 2 / 7

A PORTION OF THE NW 1/4 OF SECTION 05, T.26 N., R. 43 E., W.M.

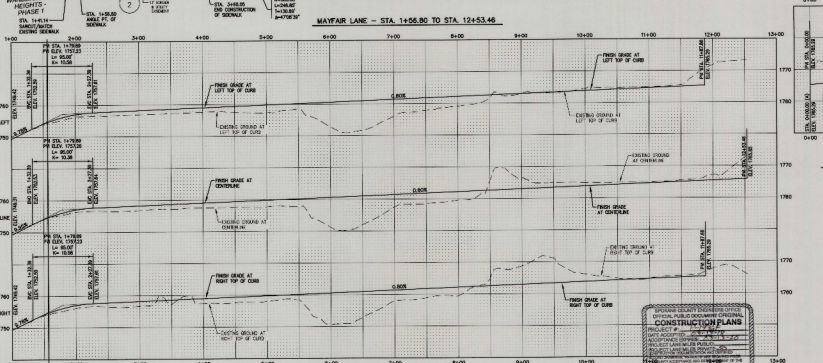




CUL-DE-SAC TBC – STA. 0+00.00 TO STA. 3+13.18



MAYFAIR LANE – STA. 1+56.80 TO STA. 12+53.46



STA. 1+56.80
BEGIN CONSTRUCTION

CONSTRUCTION NOTES:

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

1. 6" WIDE CONCRETE CONTIGUOUS SIDEWALK SPOKANE COUNTY STD. PLAN A-1. SEE DETAIL 3, SHEET 4 FOR DRIVEWAY LOCATIONS.
2. INSTALL DRIVEWAY CURB DROP PER SPOKANE COUNTY STD. PLAN A-7. APRON SHALL BACK OF CURB NOT INSTALLED UNLESS NOTED OTHERWISE. APRON TO BE INSTALLED BY BUILDER PER REFERENCED STD. PLAN. SEE DETAIL 3, SHEET 4. 4" SLAB IS REQUIRED IN SIDEWALK AREA. SEE REQUIREMENT ON DETAIL FOR TEMPORARY EARTH BERM.
3. INSTALL DRIVEWAY CURB DROP PER SPOKANE COUNTY STD. PLAN A-8. APRON SHALL BACK OF CURB NOT INSTALLED UNLESS NOTED OTHERWISE. APRON TO BE INSTALLED BY BUILDER PER REFERENCED STD. PLAN. SEE DETAIL 4, SHEET 4. 4" SLAB IS REQUIRED PER REFERENCED STD. PLAN. SEE REQUIREMENT ON DETAIL FOR TEMPORARY EARTH BERM.
4. SPOKANE COUNTY TYPE "B" CONCRETE CURB AND GUTTER PER STANDARD PLAN A-3.
5. TRANSITION FROM 6" WIDE SEPARATED SIDEWALK TO 6" WIDE CONTIGUOUS SIDEWALK BETWEEN STA. 1+61.14 AND STA. 1+56.80.
6. TRANSITION FROM 2% TO 2% CROSS SLOPE FROM STA. 1+56.80 TO STA. 1+76.80.

UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED AS ACCURATELY AS POSSIBLE FROM FIELD SURVEY INFORMATION AND EXISTING RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ANY UTILITIES NOT SHOWN. CONTRACTOR IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHER, WE DO NOT WARRANT THAT 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 ENGINEER
CONSTRUCTION PLANS
PROJECT #
DATE ACCEPTED
ACCEPTANCE OF THESE PLANS DOES NOT CONSTITUTE ACCEPTANCE OF THE ENGINEER'S ESTIMATE OF QUANTITIES
PROJECT ENGINEER
PROJECT MANAGER
ACCEPTANCE OF THESE PLANS DOES NOT CONSTITUTE ACCEPTANCE OF THE ENGINEER'S ESTIMATE OF QUANTITIES
SPOKANE COUNTY ENGINEER
ACCEPTANCE OF THESE PLANS DOES NOT CONSTITUTE ACCEPTANCE OF THE ENGINEER'S ESTIMATE OF QUANTITIES
DATE

UNDERGROUND SERVICE ALERT
DIAL 811 (OR 1-800-424-5555)
NOT TOLL NUMBER
811

No.	Date	By	Chkd.	Appr.	Revisions

Drawn 5/2014
Designed 5/2014
Checked 5/2014

Parametrix
ENGINEERING PLANNING SURVEYING
SPOKANE, WASHINGTON 99201 (509) 477-3600

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

VERTICAL DATUM: 3" BRASS CAP IN MONUMENT CASE, 0.3' BELOW GROUND, SE COR. SEC. 32-27-43E, ELEVATION = 1751.60 (NAVD88)
HORIZONTAL DATUM: NAD83/91 (2011), EPOCH: SEE PROJECT CONTROL TABLE
CADD FILE NAME: P:\CAD\SCPW-ROADS\MAYFAIR_1&2.dwg

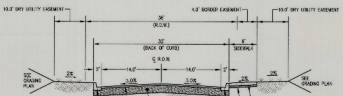
SCALE
HORZ. 1"=50'
VERT. 1"=10'

WANDERMERE HEIGHTS PHASE 6
MAYFAIR LANE
STA. 1+56.80 TO STA. 12+53.46

ROAD
SHEET
3
7

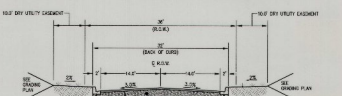
A PORTION OF THE NW 1/4 OF SECTION 05, T.26 N., R. 43 E., W.M.

811 — UNDERGROUND SERVICE ALERT — DIG CALL WASHINGTON

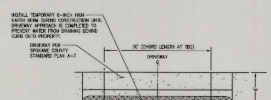


NOTE: PAVEMENT CROSS SLOPE TRANSITIONS FROM 2.0% TO 3.0% FROM STATION 1+56.80 TO STA. 1+70.80

1/4 ROAD SECTION (W/ SIDEWALK) – MAYFAIR LANE – STA. 1+70.80 TO STA. 3+60.05
NOT TO SCALE



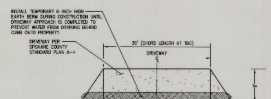
2/4 ROAD SECTION (W/O SIDEWALK) – MAYFAIR LANE – STA. 3+60.05 TO STA. 11+87.66
NOT TO SCALE



DRIVEWAY STATION TABLE		
ALIGNMENT	BLOCK / LOT	STATION
MAYFAIR CENTERLINE	BLK 2 / LOT 2	7+70.80
MAYFAIR CENTERLINE	BLK 2 / LOT 1	7+28.83

NOTE: STATION PROVIDED IN TABLE IS TO CENTER OF DRIVEWAY

3/4 TYPICAL DRIVEWAY LOCATION (W/ SIDEWALK)
NOT TO SCALE



DRIVEWAY STATION TABLE		
ALIGNMENT	BLOCK / LOT	STATION
MAYFAIR CENTERLINE	BLK 1 / LOT 1	3+10.61
MAYFAIR CENTERLINE	BLK 1 / LOT 2	3+77.24
MAYFAIR CENTERLINE	BLK 1 / LOT 3	3+43.94
MAYFAIR CENTERLINE	BLK 1 / LOT 4	4+52.11
MAYFAIR CENTERLINE	BLK 1 / LOT 5	5+47.88
MAYFAIR CENTERLINE	BLK 1 / LOT 6	5+19.32
MAYFAIR CENTERLINE	BLK 1 / LOT 7	6+05.59
MAYFAIR CENTERLINE	BLK 1 / LOT 8	7+01.13
MAYFAIR CENTERLINE	BLK 1 / LOT 9	8+40.60
MAYFAIR CENTERLINE	BLK 1 / LOT 10	9+11.32
MAYFAIR CENTERLINE	BLK 1 / LOT 11	9+53.20
MAYFAIR CENTERLINE	BLK 1 / LOT 12	10+55.76
MAYFAIR CENTERLINE	BLK 1 / LOT 13	11+27.23
MAYFAIR CENTERLINE	BLK 1 / LOT 14	11+69.29
MAYFAIR CELESTIAL BC	BLK 1 / LOT 15	8+85.63
MAYFAIR CELESTIAL BC	BLK 2 / LOT 16	1+35.63
MAYFAIR CELESTIAL TBC	BLK 1 / LOT 17	11+94.27

NOTE: STATION PROVIDED IN TABLE IS TO CENTER OF DRIVEWAY

4/4 TYPICAL DRIVEWAY LOCATION (W/O SIDEWALK)
NOT TO SCALE

OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT #: 21-047
DATE ACCEPTED: 2-23-22
ACCEPTANCE EXPIRES: 2-23-24
PROJECT LAND USE ENGINEER: [illegible]
PROJECT LAND USE SURVEYOR: [illegible]
ALL CHANGES TO THE APPROVED PLANS MUST BE APPROVED BY THE ENGINEER AND SUBMITTED TO THE PLANNING DEPARTMENT FOR REVIEW AND APPROVAL BEFORE CONSTRUCTION OF THE CHANGE.
ANY CHANGES MADE WITHOUT APPROVAL MAY RESULT IN THE REQUIREMENT TO REMOVE THE CHANGE.
KEITH REQUIRED (509) 477-3600
ACCEPTANCE OF THESE PLANS DOES NOT RELIEVE THE ENGINEER OF RESPONSIBILITY FOR THE DESIGN

UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED AS ACCURATELY AS POSSIBLE FROM THE BEST AVAILABLE INFORMATION. EXISTING DRAWINGS, PERMITTING, ETC. WERE NO GUARANTEES THAT NO 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 BELIEVE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

No.	Date	By	Chkd	Appr.	Revisions

Drawn: MZ 2/2018
Designed: KJI 2/2018
Checked: KJI 2/2018

Parametrix — 1019 39TH AVENUE SOUTHEAST, PUYALLUP, WA. 98374 — P 253.604.6600 — WWW.PARAMETRIX.COM

SPOKANE COUNTY PUBLIC WORKS
DIVISION OF ENGINEERING AND ROADS
N. 1326 Broadway Ave.
Spokane, WA. 99206
(509)477-3600

VERTICAL DATUM: 2' BRASS CAP IN MONUMENT CASE MARKED DPW 33.00 1961 0.4' ON TOP OF BRASS. ELEVATION = 1961.00 (MASSIVE)
HORIZONTAL DATUM: ASSUMED
SURVEY: SEE PROJECT CONTROL SHEET
CADD FILE NAME: 1800-1820-1900-1920 ROAD SECTIONS

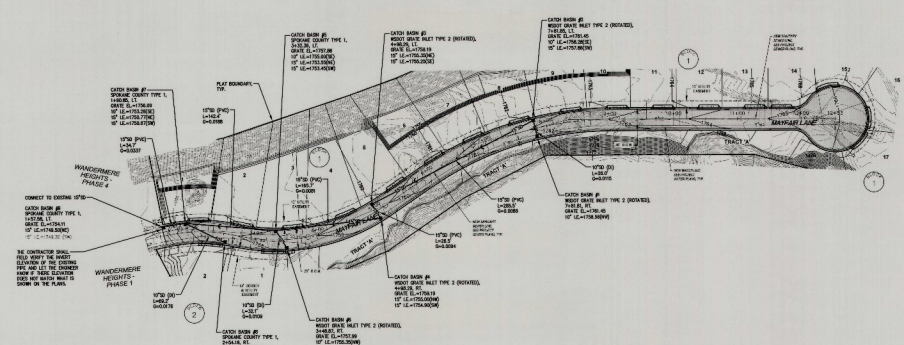
SCALE
HORZ: N/A
VERT: N/A

WANDERMERE HEIGHTS PHASE 6

ROAD SECTIONS AND DRIVEWAY LOCATIONS

ROAD SHEET 4 7

A PORTION OF THE NW 1/4 OF SECTION 05, T.26 N., R. 43 E., W.M.



CONSTRUCTION NOTES:

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

1. SPOKANE COUNTY TYPE 1 CATCH BASIN, IN SUMP CONDITION, PER SPOKANE COUNTY STD. PLAN B-4, WITH A TYPE 1 METAL FRAME PER STD. PLAN B-10, AND A TYPE 1 METAL GRATE PER STD. PLAN B-12.
2. TYPE 2 GRATE INLET, PER WSDOT STD. PLAN B-30.40-00 WITH VANED GRATE PER STD. PLAN B-40.40-02 (ROTATED INSTALLATION).

OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT #: P-17-0
DATE ACCEPTED: 12/13/22
ACCEPTANCE LETTER DATED: 12/13/22
PROJECT HAS BEEN PUBLICLY
PROJECT HAS BEEN PRIVATELY
REVIEW DRAWINGS THAT ARE RELEASED FROM
ARE NOT RELEASED FOR CONSTRUCTION
MARKED AND REVIEWED BY THE ENGINEER
PERMIT REQUIRED (SEE APPLICATION
WATER AND SEWER FACILITIES PLANS
SPOKANE COUNTY ENGINEER

UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED AS ACCURATELY AS POSSIBLE FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THEREFORE, WE MAKE NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER SHOWN OR NOT SHOWN, AND FURTHER, WE ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF SAID DESIGNATIONS SHOWN. WE MARKET THAT THE UNDERGROUND UTILITIES SHOWN ARE IN EXACT LOCATION INDICATED, ALTHOUGH WE DO EXPECT THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

No.	Date	By	Chk	Appr	Revisions

Drawn Date: WIZ 2/2018
Designed: WIZ 2/2018
Checked: KJH 2/2018

Parametrix
719 SOUTH HOWARD STREET, SUITE 401, SPOKANE, WA 99201
T 509.325.2371 www.parametrix.com

SPOKANE COUNTY PUBLIC WORKS
DIVISION OF ENGINEERING AND ROADS
N. 11026 Broadway Ave.
Spokane, WA 99263
(509) 477-3600

VERTICAL DATUM: 3" BRASS CAP IN WELL MONUMENT CAST MARKED LOT 31 2020 .703 N.W. COR. OF SECTION 05 ELEVATION = 1755.91 (NAVD88)
HORIZONTAL DATUM: ADVANCE NW PROJECT CONTROL MAP

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

CADD FILE NAME: 1167-022-10-05_DRAINAGE.dwg

WANDERMERE HEIGHTS PHASE 6
DRAINAGE PLAN

STORM SHEET 5 / 7

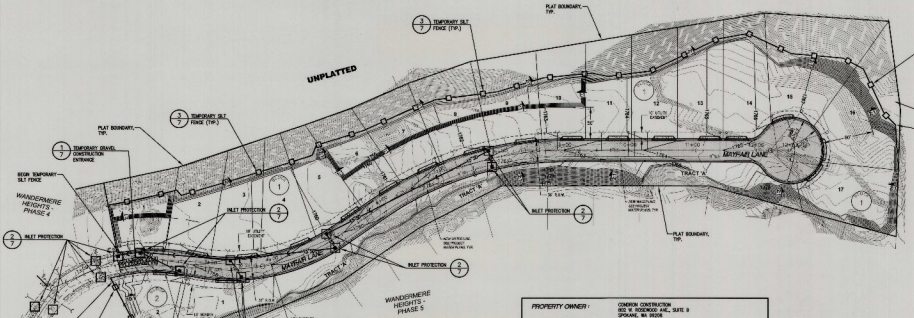
A PORTION OF THE NW 1/4 OF SECTION 05, T.26 N., R. 43 E., W.M.

NORTH

50 25 0 50 100

SCALE 1" = 50' FEET

NAVD 88 DATUM
CONTOUR INTERVAL = 1 FOOT



PROPERTY OWNER :	CONDRON CONSTRUCTION 925 W. ROCKWOOD AVE., SUITE B SPOKANE, WA 99208
PERMIT APPLICANT :	CONDRON CONSTRUCTION 925 W. ROCKWOOD AVE., SUITE B SPOKANE, WA 99208
CONTACT PERSON AT PROJECT SITE :	CRAIG CONDRON PHONE # (509) 325-4865
PROJECT ADDRESS :	NORTH OF WANDERMERE HEIGHTS PHASE 5, WEST OF U.S. 395, SOUTH OF MILL ROAD, AND EAST OF ADDISON STREET.
PROJECT DESCRIPTION :	CONSTRUCTION OF SINGLE FAMILY RESIDENTIAL DEVELOPMENT INCLUDING PUBLIC ASPHALT PAVED, ROAD AND WATER SYSTEMS
DESCRIPTION OF ESC MEASURES :	ESC MEASURES INCLUDE SILT FENCES AND GRAVEL CONSTRUCTION ENTRANCES.
DESCRIPTION OF EXISTING SITE VEGETATION :	THE SITE IS COMPOSED OF PREVIOUSLY DISTURBED SOILS WITH SLOPES RANGING FROM 0-30%.
LIST OF ON-SITE SOILS :	GP-GM - GRAVEL WITH SILTS SmB - SPRINGDALE, GRAVELLY SANDY LOAM
LEGAL DESCRIPTION :	SEE PLAT MAP

SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT #: 87995
DATE ACCEPTED: 10/27/25
DATE EXPIRES: 10/27/26
PROJECT ENGINEER: JEFF SCHMIDT
PERMIT REQUIRED (509) 477-3600
NOTIFY SPOKANE ENGINEERS 24 HOURS PRIOR TO CONSTRUCTION

UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED AS ACCURATELY AS POSSIBLE FROM THE BEST AVAILABLE INFORMATION. EXISTING DRAINAGE FACILITIES, ETC. MAYBE NOT GUARANTEED THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE CONTRACTOR SHALL DO NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DO CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

No.	Date	By	Chkd	Appr.	Revisions

Drawn: RBT Date: 2/2026
Designed: RBT 2/2026
Checked: EJH 2/2026

Parametrix
CIVIL ENGINEERING • PLANNING • ENVIRONMENTAL SCIENCES
108 NORTH WASHINGTON STREET • SPOKANE, WA 99201
T 509.325.3115 • WWW.PARAMETRIX.COM

SPOKANE COUNTY PUBLIC WORKS
DIVISION OF ENGINEERING AND ROADS
N. 1226 Broadway Ave.
Spokane, Wa. 99260
509-477-3600

VERTICAL DATUM: 5" BRASS CAP IN MONUMENT CASE MARKED STR. S2&3-43E NW 1/32 OF SECTION ELEVATION = 1762.06 (NAVD88)
HORIZONTAL DATUM: ASSUMED
SET PROJECT CONTROL MELL

CADD FILE NAME: T:\07-301-90_SE_GRADING.dwg

SCALE
HORZ 1"=50'
VERT N/A

WANDERMERE HEIGHTS PHASE 6

GRADING, EROSION AND SEDIMENT CONTROL PLAN

GRADING
SHEET
6
7

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

SECTION A-A

PLAN

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

2 INLET PROTECTION

NOT TO SCALE

STANDARD DETAIL
TRENCH WITH NATIVE BACKFILL

ALTERNATE DETAIL
TRENCH WITH GRAVEL

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

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 MIMIMUN, 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.

SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT #: P-1936F
DATE ACCEPTED: 03-13-18
ACCEPTANCE EXPIRES: 03-13-20
PROJECT LANE MILES PUBLIC:
PROJECT LANE MILES PRIVATE: .30
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 #:
DATE ACCEPTED:
ACCEPTANCE EXPIRES:
PROJECT LANE MILES PUBLIC:
PROJECT LANE MILES PRIVATE:

UTILITY STATEMENT

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

No.	Date	By	Ckd.	Appr.	Revisions

Drawn:	Date
RSZ	2/2018
Designed:	
RSZ	2/2018
Checked:	
KJH	2/2018

KENNETH J. HAWLEY — STATE OF WASHINGTON — PROFESSIONAL ENGINEER — 2/27/18

Parametrix

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 BASE MARKED GPS 32395-202. N.W. END OF BRIDGE ELEVATION = 1716.66 (NAVD88)

HORIZONTAL DATUM: ASSUMED. SEE PROJECT CONTROL TABLE

CADD FILE NAME: 7607-002-RS-07_DETAILS.dwg

SCALE
HORIZ. N/A
VERT. N/A

WANDERMERE HEIGHTS PHASE 6

EROSION AND SEDIMENT CONTROL DETAILS

GRADING

SHEET 7 / 7