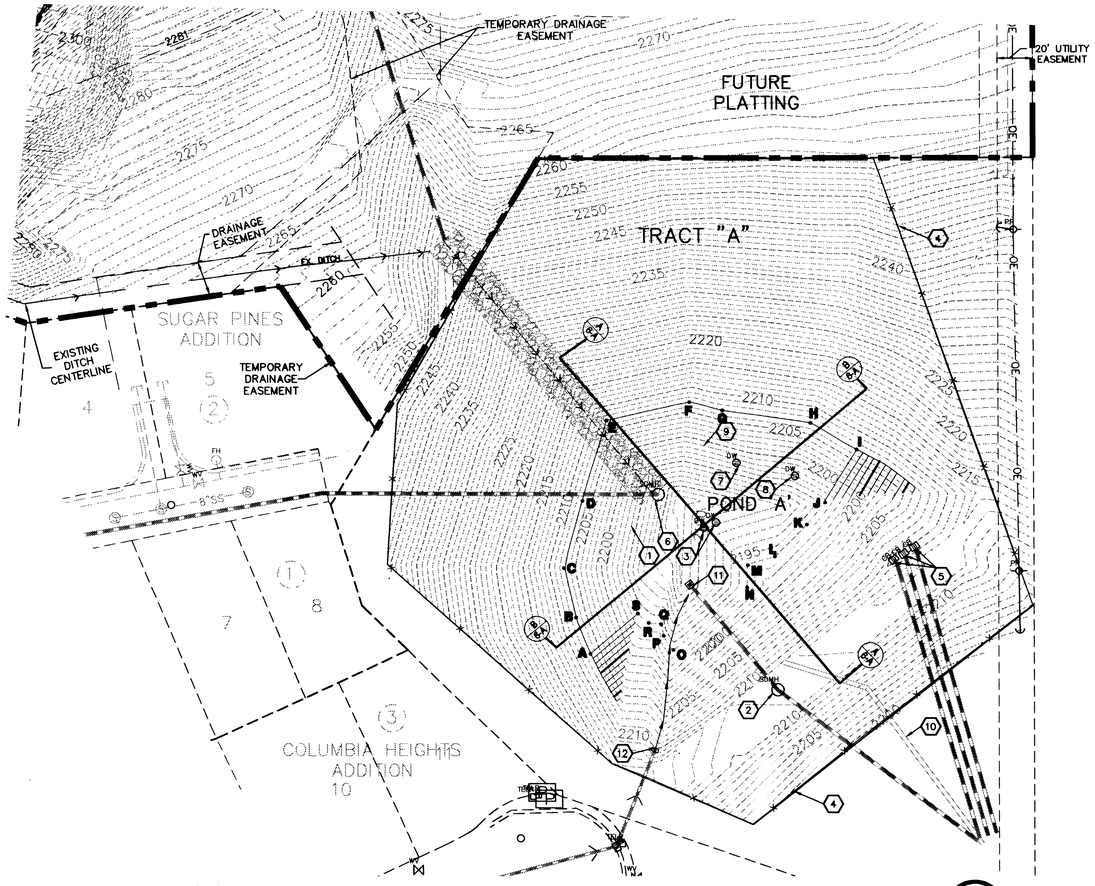
SEC. 31, T.26 N., R.44 E.,W.M.
SPOKANE COUNTY, WASHINGTON



POND 'A'

SCALE: 1"=40'
POND BOTTOM ELEV = 2196
POND BOTTOM AREA = 14,980 SQ FT
PERIMETER =517.00 L.F.

REQUIRED '208' VOLUME = 6,305 CF
PROVIDED '208' VOLUME = 10,037 CF (8" DEPTH)

1 / –

POND BOTTOM LOCATION TABLE (VISTA PARK DRIVE. STATION & OFFSET)			POND BOTTOM LOCATION TABLE (VISTA PARK DRIVE. STATION & OFFSET)		
POINT	STATION	OFFSET	POINT	STATION	OFFSET
A	11+20.77	497.61' RT.	K	12+18.50	550.77' RT.
B	11+28.96	478.50' RT.	L	12+00.06	548.45' RT.
C	11+42.47	455.39' RT.	M	11+90.47	536.95' RT.
D	11+70.46	440.31' RT.	N	11+82.86	544.26' RT.
E	12+05.07	423.80' RT.	O	11+43.63	532.77' RT.
F	12+32.32	455.99' RT.	P	11+45.74	523.47' RT.
G	12+37.49	474.03' RT.	Q	11+48.92	518.28' RT.
H	12+54.25	519.54' RT.	R	11+46.17	512.32' RT.
I	12+55.73	549.80' RT.	S	11+46.44	504.24' RT.
J	12+30.30	552.16' RT.			

POND BOTTOM DIMENSION TABLE		POND BOTTOM DIMENSION TABLE	
POINTS	LENGTH	POINTS	LENGTH
A–B	22.02'	M–N	13.10'
B–C	29.22'	N–O	55.14'
C–D	29.65'	O–P	9.73'
D–E	47.89'	P–Q	6.76'
E–F	47.95'	Q–R	7.04'
F–G	19.30'	R–S	8.63'
G–H	50.78'	S–A	35.19'
H–I	30.32'		
I–J	35.20'		
J–K	16.37'		
K–L	25.98'		
L–M	16.25'		

NOT FOR INITIAL CONSTRUCTION

GRAPHIC SCALE
40 0 20 40 80
(IN FEET)
1 inch = 40 ft.

NAVD 88 DATUM
ESTABLISHED ON-SITE BY GPS
SURVEY PERFORMED 11/21/00
BASED ON WSDOT MONUMENTS
GP 32290-143 AND GP 33290-147

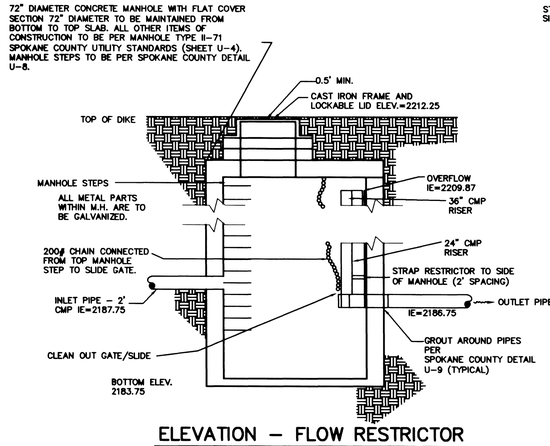
CONSTRUCTION NOTES

1. EXISTING 4' KEYSTONE TYPE RETAINING WALL TO BE REMOVED.
2. EXISTING FLOW RESTRICTOR MANHOLE PER DETAIL 3 THIS SHEET.
3. EXISTING DRYWELLS TO BE REMOVED.
4. EXISTING FENCE.
5. EXISTING W.S.D.O.T. GRATE INLETS TYPE 2.
6. EXISTING DISCHARGE STRUCTURE FROM SUGAR PINES ADDITION. RIM ELEV=2192.20. CONTRACTOR SHALL REMOVE CONE AND ADD ONE MANHOLE SECTION. REINSTALL CONE AND ADJUST RING AND TRASH RACK TO 8" ABOVE POND BOTTOM.
7. TYPE "B" DRYWELL W/TYPE 4 METAL FRAME AND GRATE PER SPOKANE COUNTY STANDARD PLAN B–1A. (RIM EL= 2196.67). N=7704.97, E=12463.00
8. TYPE "B" DRYWELL W/TYPE 4 METAL FRAME AND GRATE PER SPOKANE COUNTY STANDARD PLAN B–1A. (RIM EL= 2196.67). N=7697.49, E=12496.42
9. 11.0' RETAINING WALL; TOP OF WALL ELEV.=2207.00. DESIGNED BY OTHERS. SEE SHEET 8 FOR DESIGN.
10. CONTRACTOR SHALL FIELD VERIFY IF TOE DRAIN HAS BEEN INSTALLED. IF TOE DRAIN HAS BEEN INTALLED, VERIFY INSTALLATION IS PER SPECIFICATIONS OF THE JUNE 2, 1994 GEOTECHNICAL EVALUATION OF THE NORTHWOOD POND BY HOWARD CONSULTANTS. IF THE TOE DRAIN IS NOT PRESENT IT NEEDS TO BE INSTALLED PER SPECIFICATIONS. SEE DETAIL 5 SHEET 7A.
11. EXISTING 24" CMP OUTLET IE=2189.75. CONTRACTOR SHALL INSTALL WSDOT TYPE 2 INLET PER WSDOT STANDARD DETAIL B–4C RIM EL=2196.67 AND CONNECT TO EXISTING OUTLET.
12. EXISTING 24" CMP INLET.

GENERAL NOTES

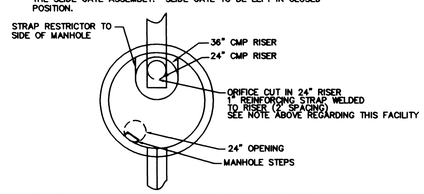
1. AT LEAST 5 FEET OF UNDISTURBED GROUND MUST BE PROVIDED BETWEEN THE EXISTING FENCE AND NEW POND GRADING.
2. THE SOUTHEAST OR DOWN–GRADIENT SIDE OF THE POND CANNOT BE RE–GRADED OR DISTURBED.
3. THE POND BOTTOM MUST BE SEEDED PER SEED MIX SHEET 6A AFTER CONSTRUCTION ACTIVITIES.
4. CONTRACTOR SHALL REMOVE EXISTING SOIL UNTIL SAND IS EXPOSED. ONCE SAND IS EXPOSED THEN FILL POND BOTTOM TO CORRECT ELEVATION (2196').
5. CONTRACTOR IS TO PLACE ALL FILL LOOSELY AND FLOOD POND AFTER PLACING THE FILL. THE POND SHOULD THEN BE RE–LEVELED AND SEEDED.

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

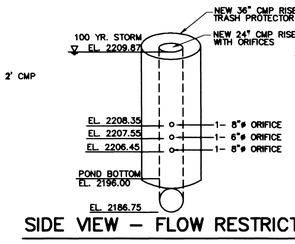


ELEVATION – FLOW RESTRICTOR

NOTE:
A 1 FOOT SECTION OF THE 12" RISER SHOULD BE CONSTRUCTED WITH A CAP WELDED ONTO THE TOP END. THE INLET AND OUTLET PIPES SHALL BE CONSTRUCTED PER DETAILS INCLUDING THE SLIDE GATE ASSEMBLY. SLIDE GATE TO BE LEFT IN CLOSED POSITION.



TOP VIEW – FLOW RESTRICTOR

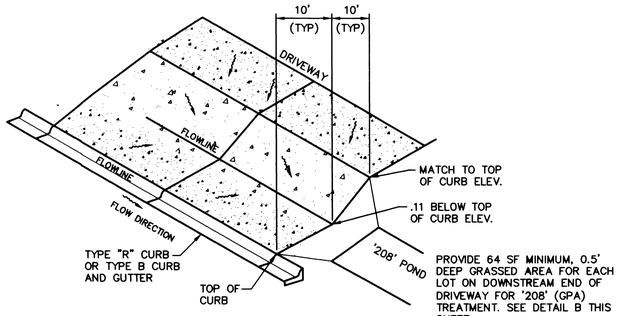


SIDE VIEW – FLOW RESTRICTOR

EXISTING FLOW RESTRICTOR MANHOLE

NOT TO SCALE

3 / –



DRIVEWAY DETAIL

NO SCALE

B

SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT #: P-17294
DATE ACCEPTED: 5/1/03
ACCEPTANCE EXPIRES: 5/1/05
PROJECT LANE MILES PUBLIC: 0
PROJECT LANE MILES PRIVATE: 0.34
CONSTRUCTION DOCUMENTATION AND CERTIFIED 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

Gary Simmons
DEVELOPER'S APPROVAL

5/28/03
DATE

Associates, Inc.
Planning
Engineering
Architecture
Landscape Architecture
Land Surveying
707 W. 7th Avenue, Suite 200
Spokane, WA 99204
Phone: (509) 458-6840
Fax: (509) 458-6844

JOHN FRANK SAYMEN — STATE OF WASHINGTON — 36212 — REGISTERED PROFESSIONAL ENGINEER — 5/30/03
EXPIRES 5/18/04

PREPARED UNDER THE DIRECT SUPERVISION OF
JOHN F. SAYMENS, P.E.
WASHINGTON REGISTRATION NO. 36212
FOR AND ON BEHALF OF
CLC ASSOCIATES, INC.

Date	Description
2/1/02	ORIGINAL PROPOSAL
05/10/02	FIRST SUBMITTAL
07/30/02	SECOND SUBMITTAL
10/23/02	THIRD SUBMITTAL
02/03/03	FORTH SUBMITTAL
03/24/03	SIXTH SUBMITTAL
04/14/03	FIFTH SUBMITTAL
05/29/03	FINAL SUBMITTAL

CLC Job Number: S000588
Drawn By: SKM, SMM
Designed By: SKM
Checked By: TRW

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STREET AND DRAINAGE CONSTRUCTION PLANS

BLUE FOX - WOODLAND ESTATES PUD
DRAINAGE DETAILS-CONTINGENCY PLAN

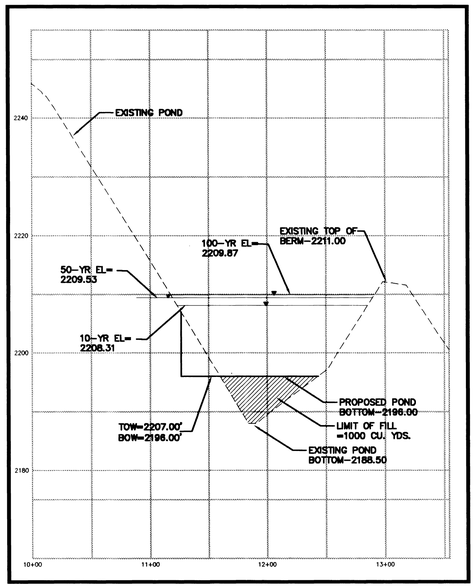
SPOKANE COUNTY, WA

Sheet Title
DETAIL SHEET

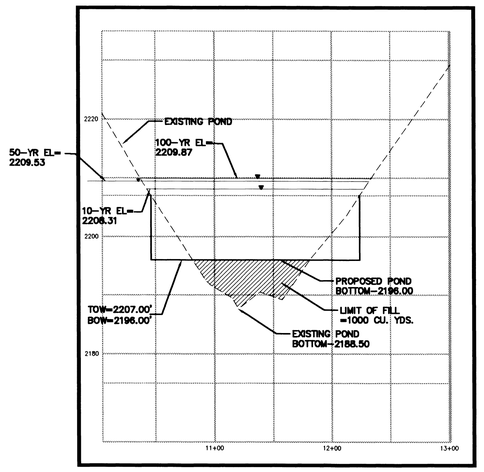
6A OF 10
Sheet Number

P-17294 Eng Road + Drainage

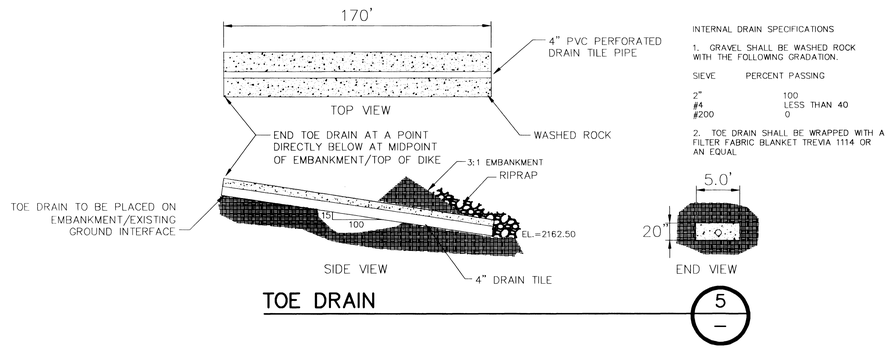
SEC. 31, T.26 N., R.44 E.,W.M.
SPOKANE COUNTY, WASHINGTON



CROSS SECTION A — A / –



CROSS SECTION B — B / –



TOE DRAIN — 5 / –

NOTE:

DUE TO THE PROPOSAL TO UTILIZE 8 INCHES VERSUS 6 INCHES OF PONDED WATER QUALITY TREATMENT DEPTH BETWEEN THE POND BOTTOM AND DRYWELL RIM ELEVATION, PRIOR TO FINAL 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 5-5 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 208 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 OF THE SOIL IS SUITABLE FOR STORMWATER TREATMENT.

*DRYLAND GRASS SEED MIX

SPOKANE COUNTY PUBLIC WORKS, FEBRUARY 1998

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

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

PROVIDE MIXTURE COMPOSED OF GRASS SEED AND FERTILIZER IN PERCENTAGES AS FOLLOWS:
GRASS SEED: 90 LBS. PER ACRE
FERTILIZER: 16-16-16 TIMED RELEASE COMPOSITION, 300 LBS. PER ACRE

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

SPOKANE COUNTY ENGINEERS OFFICE
SPECIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT #: P1329H
DATE ACCEPTED: 6/11/03
ACCEPTANCE EXPIRES: 6/11/05
PROJECT LANE MILES PUBLIC: 0
PROJECT LANE MILES PRIVATE: 6.34
CONSTRUCTION DOCUMENTATION AND CERTIFIED AS-BUILT 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

NAVD 88 DATUM
ESTABLISHED ON-SITE BY GPS
SURVEY PERFORMED 11/21/00
BASED ON WSDOT MONUMENTS
GP 32290-143 AND GP 33290-147

NOT FOR INITIAL CONSTRUCTION

Gary Gunning
DEVELOPER'S APPROVAL

5/28/03
DATE

P-1729H

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

CLC Associates, Inc.
Planning
Engineering
Architecture
Landscape Architecture
Land Surveying
707 W. 7th Avenue, Suite 200
Spokane, WA 99204
Phone: (509) 458-6840
Fax: (509) 458-6844

JOHN F. SAYWERS — STATE OF WASHINGTON — 16212 — REGISTERED PROFESSIONAL ENGINEER
5/28/03
EXPIRES 5/18/04

PREPARED UNDER THE DIRECT SUPERVISION OF JOHN F. SAYWERS, P.E. WASHINGTON REGISTRATION NO. 16212 FOR AND ON BEHALF OF CLC ASSOCIATES, INC.

Date	Description
2/7/02	ORIGINAL PROPOSAL
05/10/02	FIRST SUBMITTAL
07/30/02	SECOND SUBMITTAL
10/23/02	THIRD SUBMITTAL
02/03/03	FORTH SUBMITTAL
03/12/03	FIFTH SUBMITTAL
04/14/03	SIXTH SUBMITTAL
05/28/03	FINAL SUBMITTAL

CLC Job Number: S000588
Drawn By: SKM, SMM
Designed By: SKM
Checked By: JFS

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STREET AND DRAINAGE CONSTRUCTION PLANS

BLUE FOX - WOODLAND ESTATES PUD
DRAINAGE DETAILS-CONTINGENCY PLAN
SPOKANE COUNTY, WA

Sheet Title: DETAIL SHEET

7A OF 10
Sheet Number

Eng. Road & Drainage

COVER SHEET FOR

BLUE FOX - WOODLAND ESTATES PUD

STREET AND DRAINAGE PLANS

NE 1/4 SECTION 31, T.26 N., R44 E., W.M.
SPOKANE COUNTY, WASHINGTON

GENERAL NOTES PART 1

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 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 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.

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 STORM WATER MANAGEMENT. ALL DESIGN DEVIATIONS HAVE BEEN APPROVED BY THE SPOKANE COUNTY ENGINEER. I APPROVE THESE PLANS FOR CONSTRUCTION.

NAVD 88 DATUM

ESTABLISHED ON-SITE BY GPS
SURVEY PERFORMED 11/21/00
BASED ON WSDOT MONUMENTS
GP32290-143 AND GP33290-147

VICINITY MAP

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COVER SHEET	SHEET 1
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BLUE FOX (STA 10+50 TO 18+83.18)	SHEET 3
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DRAINAGE DETAILS	SHEET 5
DRAINAGE AND POND DETAILS	SHEET 6
DRAINAGE DETAILS	SHEET 7
*DRAINAGE AND POND DETAILS-CONTINGENCY PLAN	SHEET 6A
*DRAINAGE DETAILS-CONTINGENCY PLAN	SHEET 7A
*RETAINING WALL-CONTINGENCY PLAN	SHEET 8
EROSION CONTROL COVER	SHEET 9
EROSION & SEDIMENT CONTROL PLAN	SHEET 10
RED OAK FINAL PLAT STREET PLAN (FOR REFERENCE ONLY)	

*SHEETS ARE NOT FOR INITIAL CONSTRUCTION

SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT #: P1729 H
DATE ACCEPTED: 6/11/03
ACCEPTANCE EXPIRES: 6/11/05
PROJECT LANE MILES PUBLIC: 0
PROJECT LANE MILES PRIVATE: 0.34
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

[signature] 5/29/03
DEVELOPER'S APPROVAL — DATE

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

NORTH

GRAPHIC SCALE
200 0 100 200 400
(IN FEET)
1 inch = 200 ft.

LEGEND

EXISTING	GENERAL	PROPOSED
	ROADWAY CENTER LINE	
	RIGHT OF WAY LINE	
	PROPERTY LINE	
	EASEMENT LINE	
	CURB	
	PAVEMENT	
	PLAT BOUNDARY	
	STORM DRAINAGE	
	DRAINAGE LINE	
DW	DRYWELL	DW
CB	CATCH BASIN	CB
	DITCH	
	SANITARY SEWER	
	SANITARY SEWER	
	MANHOLE	
	CLEANOUT	
	SEWER SERVICE	
	WATER	
	WATER LINE	
V	VALVE	V
FH	FIRE HYDRANT	FH
WS	SERVICE	WS
BLOWOFF	BLOWOFF	BLOWOFF

GENERAL NOTES PART 2

1. ALL WORK AND MATERIALS SHALL BE IN CONFORMANCE WITH THE "SPOKANE COUNTY STANDARDS FOR ROAD AND SEWER CONSTRUCTION 1999", AND AS AMENDED.

2. THE CONTRACTOR IS REQUIRED TO HAVE A VALID CONSTRUCTIONS 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. THE CONTRACTOR IS REQUIRED TO HAVE A COMPLETE SET OF THE ACCEPTED ROAD AND DRAINAGE PLANS ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS.

4. 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.

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

6. IF THE CONTRACTOR DISCOVERS ANY DISCREPANCIES BETWEEN THE PLANS AND EXISTING CONDITIONS ENCOUNTERED, THEY SHALL IMMEDIATELY NOTIFY THE DESIGN ENGINEER, CLC ASSOCIATES @ 458-6840, THE SITE/PROJECT INSPECTING ENGINEER OR HIS REPRESENTATIVE, STI NORTHWEST, BRUCE HOWARD @ 534-9711, AND THE SPOKANE COUNTY ENGINEER'S OFFICE @ 477-3600.

7. 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. SEE SPOKANE COUNTY STANDARD DETAIL B-1A.

8. THE CONTRACTOR SHALL MAKE AN EFFORT TO PROTECT ALL CATCH BASINS AND DRYWELLS FROM BEING CONTAMINATED WITH SILT BY INSTALLING FILTER FABRIC BETWEEN THE RIM AND GRATE 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 A DRYWELL OR CATCH BASIN, THE CONTRACTOR WILL BE REQUIRED TO CLEAN THE DRYWELL OR CATCH BASIN TO THE SATISFACTION OF THE CERTIFYING ENGINEER.

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

10. ALL CURB DROP INLETS ARE TO HAVE A 2" DEPRESSION PER FIGURE 48, PAGE 6-84 OF THE SPOKANE COUNTY GUIDELINES FOR STORM WATER MANAGEMENT. ALL GUTTER INLETS SHALL BE CONSTRUCTED PER STANDARD DETAIL B-18.

11. 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 THE CONSTRUCTION ACTIVITY. CLEANING SHALL BE ON AN "AS NEEDED" BASIS USING WATER UNDER PRESSURE. SWEEPING AND WATER SHALL BE USED WHEN WATER PRESSURE ALONE WILL NOT WASH THE CONSTRUCTION DEBRIS FROM THE STREET.

12. FOR ANY CURB GRADE LESS THAN 0.8% (0.0080 FT/FT), A WASHINGTON STATE PROFESSIONAL LAND SURVEYOR SHALL VERIFY THAT THE CURB FORMS ARE AT THE GRADES NOTED ON THE APPROVED PLANS, PRIOR TO PLACEMENT OF CURB CONCRETE. THE CONTRACTOR IS RESPONSIBLE FOR ARRANGING AND COORDINATING WORK WITH THE PROFESSIONAL LAND SURVEYOR.

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

14. THE FLOOR OF A GRASSED PERCOLATION AREA (GPA) SWALE INCLUDES THE LEVEL PORTION OF THE FLOOR OF THE SWALE AND THE SIDESTEPS 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 AND PRIOR TO FINAL ACCEPTANCE. THE SWALE FLOOR MATERIAL SHALL BE INSTALLED TO A NATIVE SOIL STRATUM WHICH ALSO MEETS OR EXCEED THIS MINIMUM PERCOLATION RATE OF 0.5 INCHES PER HOUR.

15. 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 OR CONSTRUCTED, UNLESS SPECIFICALLY NOTED OTHERWISE.

16. ALL STORM DRAIN PIPES TO BE INSTALLED PER MANUFACTURERS SPECIFICATIONS.

ER1 AN EROSION/SEDIMENTATION CONTROL (ESC) PLAN IS REQUIRED FOR THIS PROJECT. IMPLEMENTATION OF THE ESC PLAN, AND CONSTRUCTION, MAINTENANCE, AND UPGRADING OF THE ESC 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 THE COUNTY SPOKANE, WHICHEVER IS LATER.

ER2 APPROVAL OF THE ESC PLAN DOES NOT CONSTITUTE APPROVAL OF ANY OF THE PROPOSED ROAD, STORM DRAINAGE, GRADING OR UTILITY DESIGN ELEMENTS SHOWN ON THE ESC PLAN.

ER3 THE EROSION/SEDIMENTATION CONTROL MEASURES SHOWN ARE THE MINIMUM REQUIREMENTS FOR THE ANTICIPATED SITE CONDITIONS. THE CONTRACTOR SHALL INSPECT AND MAINTAIN THESE ESC MEASURES DAILY, AND SHALL MAINTAIN AND UPGRADE THESE MEASURES AS NECESSARY TO PREVENT SEDIMENT-LADEN WATER FROM EITHER FLOWING OFF THE SITE, OR INTO NEW/EXISTING STORM DRAINAGE FACILITIES, SUCH AS DRYWELLS, CULVERTS, OR GRAVEL GALLERIES.

ER4 THE CONTRACTOR/DEVELOPER IS RESPONSIBLE FOR INSTALLING ROCK CONSTRUCTION ENTRIES AT ANY AND ALL LOCATIONS USED TO ENTER OR EXIT THE PROJECT SITE.

ER5 GEOTEXTILE FABRIC IS TO BE PLACE ON THE RIMS OF DRYWELLS, CATCH BASINS AND INLETS UNTIL SUCH TIME THE VEGETATION ON THE SITE IS ESTABLISHED AND THE THREAT OF SEDIMENT DEPOSITION INTO THE DRAINAGE SYSTEM IS MITIGATED.

CLC Associates, Inc.
Planning
Engineering
Architecture
Landscape Architecture
Land Surveying
707 W. 7th Avenue, Suite 200
Spokane, WA 99204
Phone: (509) 458-6840
Fax: (509) 458-6844

JOHN FRANK SAYWERS — STATE OF WASHINGTON — 36212 REGISTERED PROFESSIONAL ENGINEER — 5/30/03
EXPIRES 5/18/04

PREPARED UNDER THE DIRECT SUPERVISION OF JOHN F. SAYWERS, P.E. WASHINGTON REGISTRATION NO. 36212 FOR AND ON BEHALF OF CLC ASSOCIATES, INC.

Date	Description
02/26/01	PRELIMINARY SUBMITTAL
05/10/02	FIRST SUBMITTAL
07/30/02	SECOND SUBMITTAL
03/12/03	THIRD SUBMITTAL
05/25/03	FINAL SUBMITTAL

Project Number: S000588
CLC Job Number: S000588
Drawn By: EMT,SMM
Designed By: EMT
Checked By: JFS

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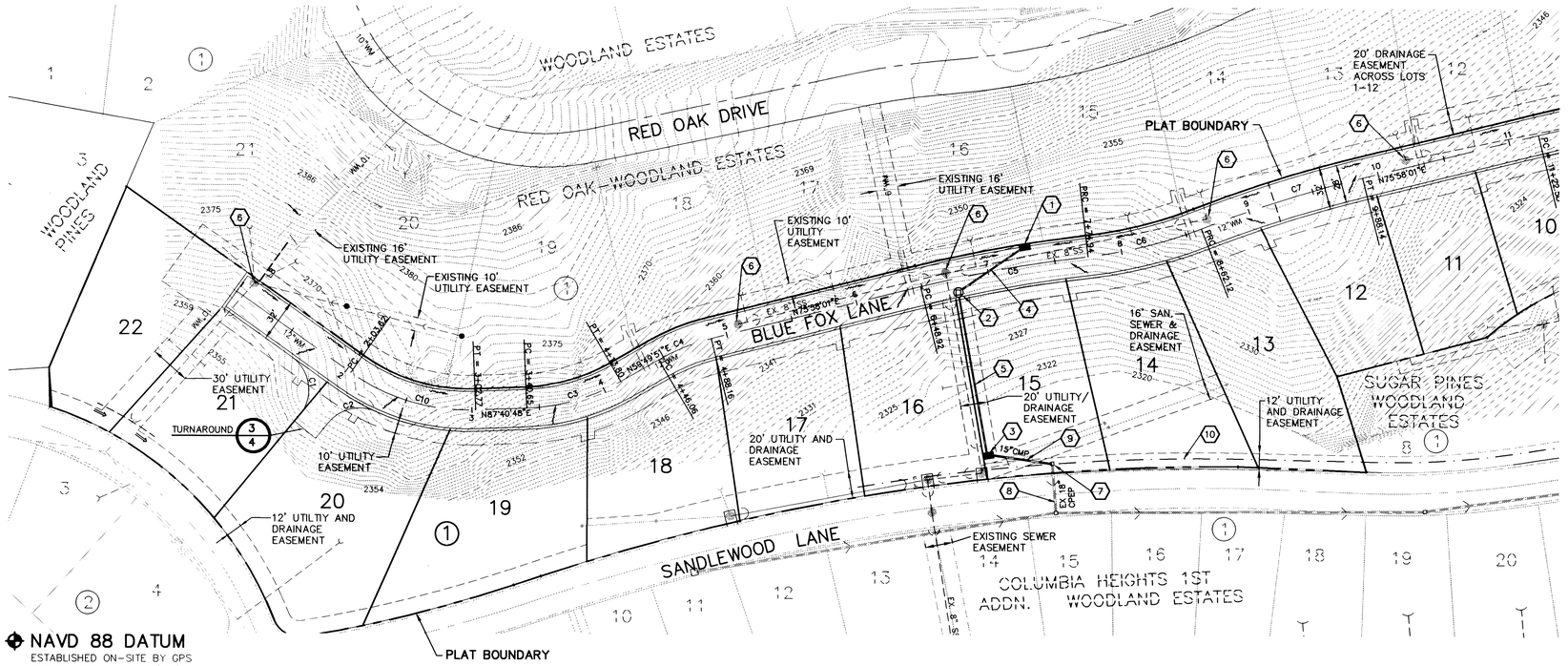
STREET CONSTRUCTION PLANS
BLUE FOX - WOODLAND ESTATES PUD
COVER SHEET
SPOKANE COUNTY, WASHINGTON

Sheet Title
STREET PLAN COVER SHEET

P-1729 H Eng Roads Drainage

NE 1/4 SEC. 31, T.26 N., R.44 E.,W.M.
SPOKANE COUNTY, WASHINGTON



NAVD 88 DATUM
ESTABLISHED ON-SITE BY GPS
SURVEY PERFORMED 11/21/00
BASED ON WSDOT MONUMENTS
GP32290-143 AND GP33290-147

LEGEND

- EXISTING SANITARY SEWER MANHOLE
- PROPOSED WSDOT TYPE 2 CATCH BASIN
- EXISTING WSDOT GRATE INLET TYPE 2
- PROPOSED WSDOT GRATE INLET TYPE 2
- PROPOSED STORM DRAIN
- EXISTING CURB
- PROPOSED ROLLED CURB
- SURFACE FLOW DIRECTION

GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
1 inch = 50 ft.

CONSTRUCTION NOTES:

1. WSDOT GRATE INLET TYPE 2 PER WSDOT STD. PLANS B-4c; SEE PROFILE THIS SHEET.
2. WSDOT CATCH BASIN TYPE 2 WITH MANHOLE RING AND SOLID COVER PER WSDOT STD. PLAN B-1e, D=48"; SEE PROFILE THIS SHEET.
3. WSDOT CATCH BASIN TYPE 2 WITH MANHOLE RING AND SOLID COVER PER WSDOT STD. PLAN B-1e, D=48"; SEE PROFILE THIS SHEET.
4. 61 L.F. 15" CMP; SEE PROFILE THIS SHEET.
5. 124 L.F. 15" CMP; SEE PROFILE THIS SHEET.
6. ADJUST EXISTING SEWER MANHOLE TO GRADE.
7. EXISTING WSDOT CATCH BASIN TYPE 2, PER WSDOT STANDARD PLANS B-4B, C AND TYPE 5 FRAME AND GRATE PER SPOKANE COUNTY STANDARD PLAN B-15.
8. EXISTING PIPING SYSTEM TO TRACT "A" , SEE SHEET 5 OF 8.
9. 50 L.F. 15" CMP; SEE PROFILE THIS SHEET
10. EXISTING DITCH LOCATED ON SOUTH BOUNDARY

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA
C1	30.00	49.23	32.18	43.89	94°00'57"
C2	30.00	39.14	22.92	36.42	74°45'27"
C3	150.00	72.91	37.19	72.19	27°50'57"
C4	150.00	42.24	21.26	42.10	16°08'10"
C5	985.00	126.09	63.13	126.00	7°20'04"
C6	340.00	87.05	43.76	86.81	14°40'08"
C7	985.00	126.09	63.13	126.00	7°20'04"
C10	150.00	98.82	51.28	97.04	37°44'51"

Greg Board 5/29/03
DEVELOPER'S APPROVAL DATE

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

CLC Associates, Inc.
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Phone: (509) 458-6840
Fax: (509) 458-6844

JOHN F. SAYMERS — STATE OF WASHINGTON — 36212 — REGISTERED PROFESSIONAL ENGINEER
5/30/03
EXPIRES 5/18/04

PREPARED UNDER THE DIRECT SUPERVISION OF JOHN F. SAYMERS, P.E. WASHINGTON REGISTRATION NO. 36212 FOR AND ON BEHALF OF CLC ASSOCIATES, INC.

Date	Description
02/28/01	ORIGINAL PREPARATION
06/10/02	FIRST SUBMITTAL
07/30/02	SECOND SUBMITTAL
03/12/03	THIRD SUBMITTAL
05/28/03	FINAL SUBMITTAL

Project Number: S000588
CLC Job Number: S000588
Drawn By: EMT,SMM
Designed By: EMT
Checked By: TRW

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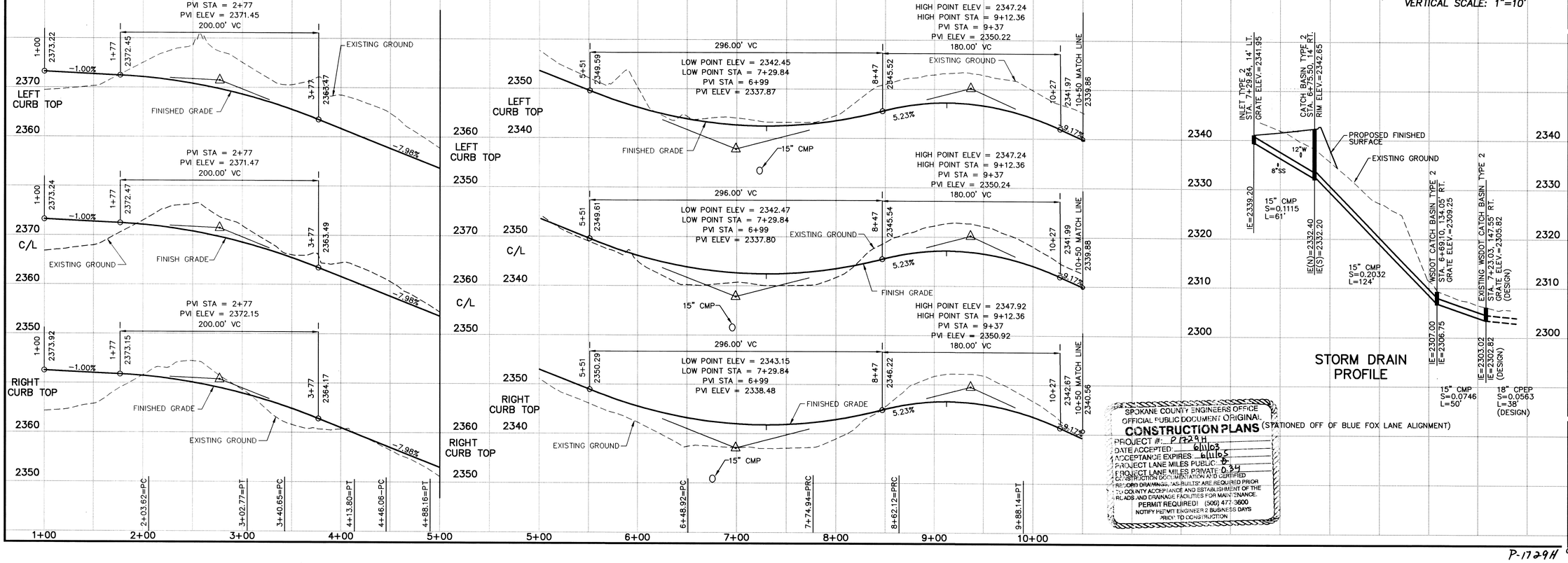
STREET CONSTRUCTION PLANS
BLUE FOX - WOODLAND ESTATES PUD
STREET PLAN AND PROFILE
STA. 1+00 TO STA. 10+50
SPOKANE COUNTY, WASHINGTON

VERTICAL SCALE: 1"=10'



SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS (STATIONED OFF OF BLUE FOX LANE ALIGNMENT)
PROJECT #: P-1729H
DATE ACCEPTED: 6/11/03
ACCEPTANCE EXPIRES: 6/11/05
PROJECT LANE MILES PUBLIC: 0
PROJECT LANE MILES PRIVATE: 0.34
CONSTRUCTION DOCUMENTATION AS 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

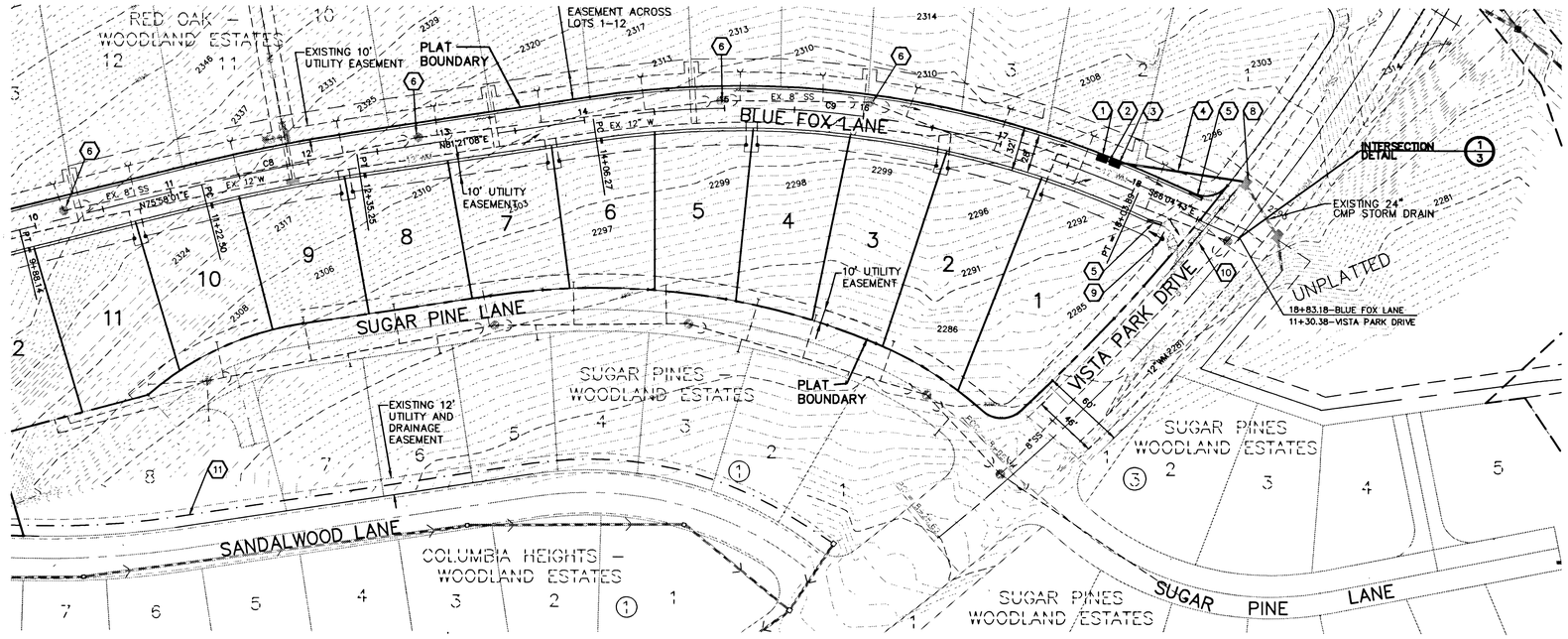
Sheet Title
STREET PLAN AND PROFILE

2 OF 10
Sheet Number

P-1729H Eng Board Drawings

N:\ec7\projects\S000588\dwg\P-1729H.dwg, 5/29/2003 2:11:37 PM, TRW, 1:1

NE 1/4 SEC. 31, T.26 N., R.44 E.,W.M.
SPOKANE COUNTY, WASHINGTON



LEGEND

- EXISTING SANITARY SEWER MANHOLE
- PROPOSED WSDOT TYPE 1–L CATCH BASIN
- EXISTING WSDOT GRATE INLET TYPE 2
- PROPOSED WSDOT GRATE INLET TYPE 2
- PROPOSED STORM DRAIN
- EXISTING CURB
- PROPOSED ROLLED CURB
- SURFACE FLOW DIRECTION

GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
1 inch = 50 ft.

CONSTRUCTION NOTES:

1. W.S.D.O.T. GRATE INLET TYPE 2 PER W.S.D.O.T. STD. PLANS B–4b.c; STA. 17+70, 14' LT. GRATE ELEV.=2297.54
2. 10 L.F. 12" CMP ⊙ S=0.0400 FT./FT. I.E.(W)=2295.00; I.E.(E)=2294.60
3. W.S.D.O.T. GRATE INLET TYPE 2 PER W.S.D.O.T. STD. PLANS B–4b.c; STA. 17+80, 14' LT. GRATE ELEV.=2296.90;
4. 93 L.F. 12" CMP ⊙ S=0.0131 FT./FT. I.E.(W)=2294.50; I.E.(E)=2293.38
5. CURB TRANSITION FROM TYPE 'R' ROLLED CURB TO EXISTING TYPE 'B' CURB AND GUTTER. SEE DETAIL 6, SHEET 4 OF 8.
6. ADJUST EXISTING MANHOLE RIM TO GRADE.
7. NOT USED
8. EXISTING WSDOT GRATE INLET CONTRACTOR TO VERIFY EXISTING INVERT ELEV. PRIOR TO CONSTRUCTION.
9. STREET AND STOP SIGN PER M.U.T.C.D. AND SPOKANE COUNTY STANDARD PLAN A–16.
10. EXISTING CONCRETE CROSS GUTTER TYPE 1, PER SPOKANE COUNTY STANDARD PLAN B–18. SEE SHEET 2 OF 6 OF RED OAK APPROVED PLANS (ATTACHED) FOR DETAILS.
11. EXISTING DRAINAGE DITCH LOCATED ON NORTH SIDE OF SANDALWOOD LANE.

UNDERGROUND SERVICE ALERT
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456·8000
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JOHN FRANK SAYWERS — STATE OF WASHINGTON — 36212 — REGISTERED PROFESSIONAL ENGINEER
5/30/03
EXPIRES 5/18/04

PREPARED UNDER THE DIRECT SUPERVISION OF JOHN F. SAYWERS, P.E. WASHINGTON REGISTRATION NO. 36212 FOR AND ON BEHALF OF CLC ASSOCIATES, INC.

Date	Description
02/27/01	ORIGINAL PREPARATION
05/10/02	FIRST SUBMITTAL
07/30/02	SECOND SUBMITTAL
03/12/03	THIRD SUBMITTAL
05/28/03	FINAL SUBMITTAL

Project Number: S000588
CLC Job Number: S000588
Drawn By: EMT,SMM
Designed By: EMT
Checked By: JFS

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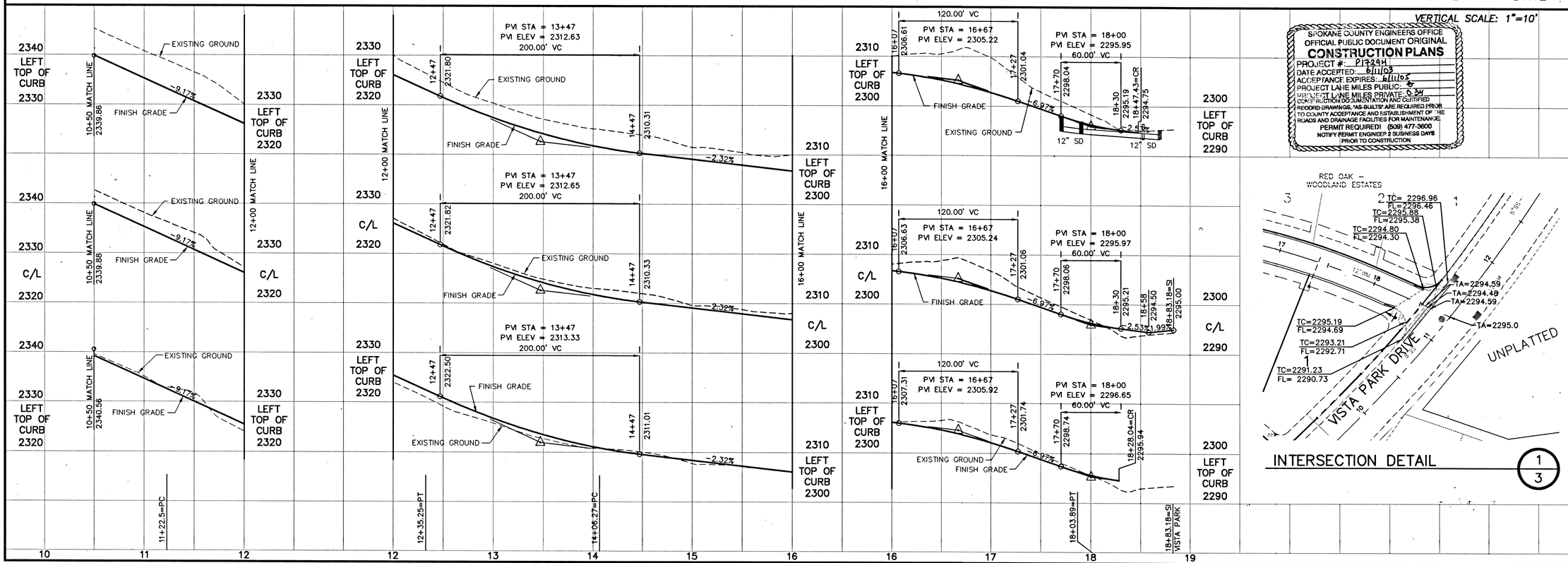
NAVD 88 DATUM

ESTABLISHED ON–SITE BY GPS
SURVEY PERFORMED 11/21/00
BASED ON WSDOT MONUMENTS
GP32290–143 AND GP33290–147

CURVE TABLE					
CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA
C8	1200.00	112.79	56.44	112.75	5°23'07"
C9	700.00	397.91	204.49	392.57	32°34'09"

DEVELOPER'S APPROVAL — DATE 5/29/03

VERTICAL SCALE: 1"=10'



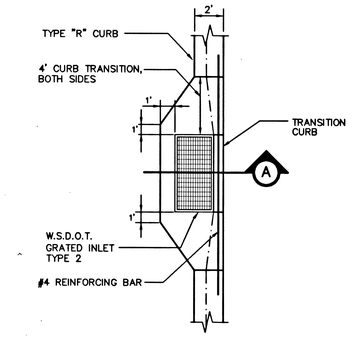
SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT #: P17294
DATE ACCEPTED: 6/11/03
ACCEPTANCE EXPIRES: 6/11/05
PROJECT LANE MILES PUBLIC: 0.67
PROJECT LANE MILES PRIVATE: 0.34
CONSTRUCTION DOCUMENTATION AND CERTIFIED RECORD DRAWINGS, "AS-BUILTS" ARE REQUIRED 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

INTERSECTION DETAIL 1/3

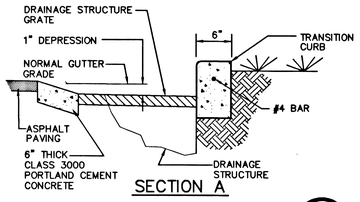
STREET CONSTRUCTION PLANS
BLUE FOX - WOODLAND ESTATES PUD
STREET PLAN AND PROFILE
STA. 10+50 TO STA. 18+83.18
SPOKANE COUNTY, WASHINGTON

Sheet Title: STREET PLAN AND PROFILE
3 OF 10
Sheet Number

P-17294 Eng Road & Drainage



PLAN

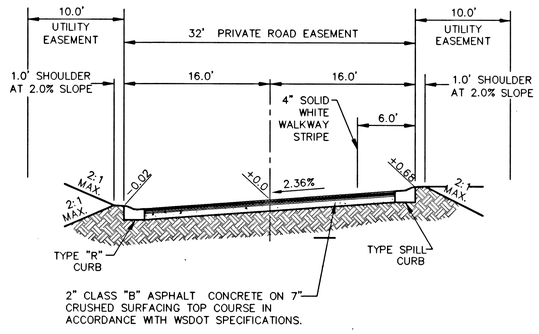


SECTION A

INLET APRON DETAIL

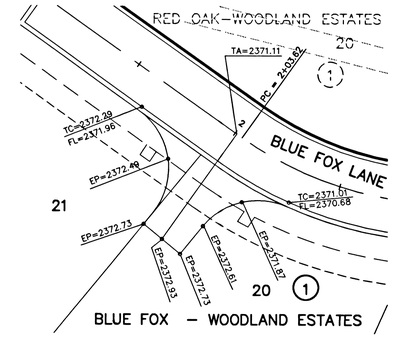
NOT TO SCALE

1/4



BLUE FOX LANE SECTION (PRIVATE ROAD)

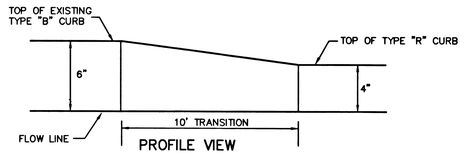
NOT TO SCALE



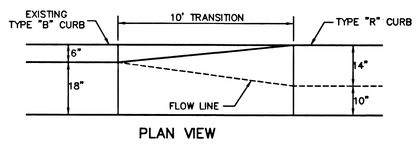
TURNAROUND DETAIL

SCALE: 1"=30'

3/4



PROFILE VIEW



PLAN VIEW

CURB TRANSITION DETAIL

NOT TO SCALE

2/4

SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT #: P1729H
DATE ACCEPTED: 6/11/03
ACCEPTANCE EXPIRES: 6/11/05
PROJECT LANE MILES PUBLIC: 0.5
PROJECT LANE MILES PRIVATE: 0.34
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PERMIT REQUIRED! (509) 477-3600
NOTIFY PERMIT ENGINEER 2 BUSINESS DAYS PRIOR TO CONSTRUCTION

Gary Grumming
DEVELOPER'S APPROVAL

5/29/03
DATE

P-1729H Eng. Road & Drainage

UNDERGROUND SERVICE ALERT
ONE-CALL NUMBER
456·8000
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JOHN F. SAYWERS — STATE OF WASHINGTON — 36212 — REGISTERED PROFESSIONAL ENGINEER — 5/29/03
EXPIRES 5/18/04

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05/10/02	FIRST SUBMITTAL
07/30/02	SECOND SUBMITTAL
03/12/03	THIRD SUBMITTAL
05/29/03	FINAL SUBMITTAL

Project Number:	S000588
CLC Job Number:	S000588
Drawn By:	EMT,SMM
Designed By:	EMT
Checked By:	JFS

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STREET CONSTRUCTION PLANS

BLUE FOX - WOODLAND ESTATES PUD
STREET AND DRAINAGE DETAILS

SPOKANE COUNTY, WASHINGTON

Sheet Title: STREET AND DRAINAGE DETAILS

4 OF 10
Sheet Number

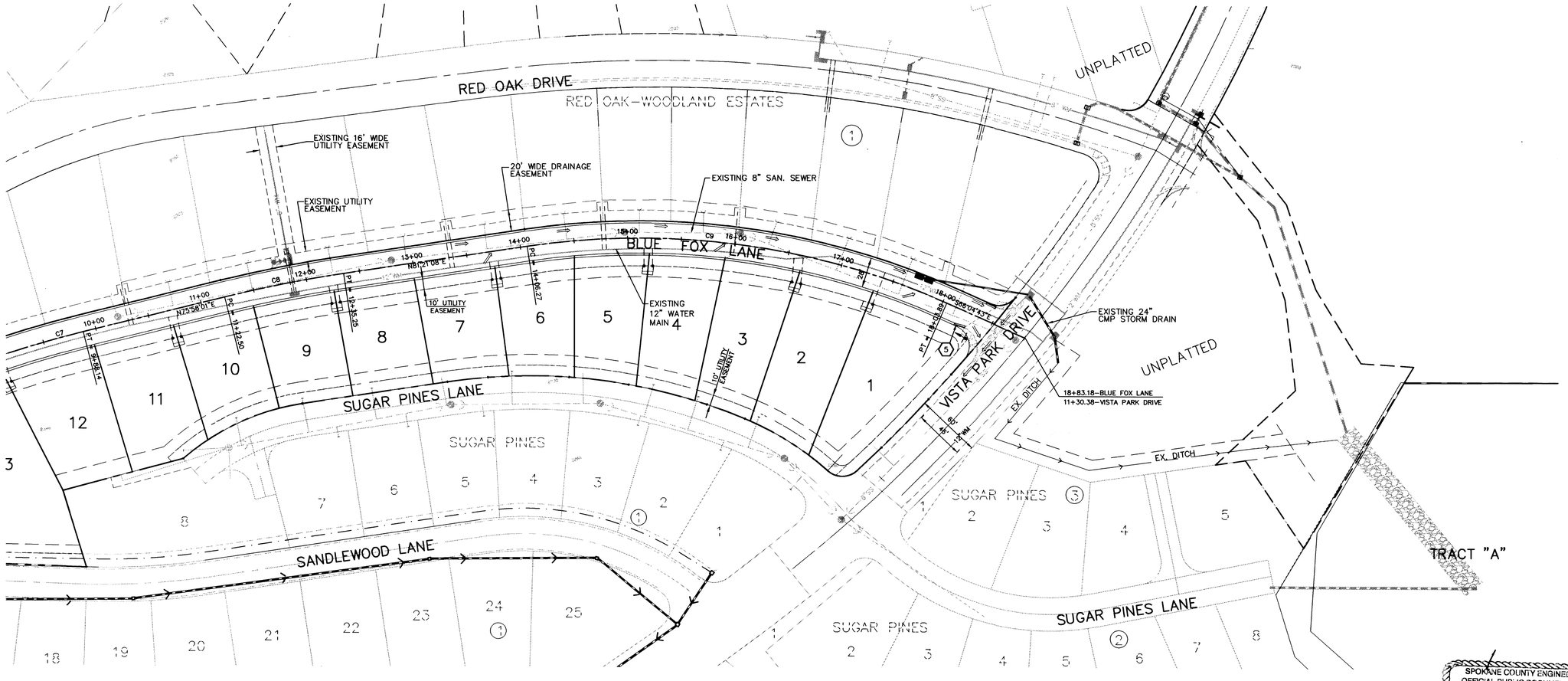
NE 1/4 SEC. 31, T.26 N., R.44 E.,W.M.
SPOKANE COUNTY, WASHINGTON

LEGEND

- EXISTING SANITARY SEWER MANHOLE
- PROPOSED WSDOT TYPE 1-L CATCH BASIN
- EXISTING WSDOT GRATE INLET TYPE 2
- PROPOSED WSDOT GRATE INLET TYPE 2
- PROPOSED STORM DRAIN
- EXISTING CURB
- PROPOSED ROLLED CURB
- SURFACE FLOW DIRECTION

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

GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
1 inch = 50 ft.



NAVD 88 DATUM
ESTABLISHED ON-SITE BY GPS SURVEY PERFORMED 11/21/00
BASED ON WSDOT MONUMENTS GP32290-143 AND GP33290-147

SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT #: P13294
DATE ACCEPTED: 6/11/03
ACCEPTANCE EXPIRES: 6/11/05
PROJECT LANE MILES PUBLIC: 0.85
PROJECT LANE MILES PRIVATE: 0.34
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

DEVELOPER'S APPROVAL — DATE 5/29/03

P-1729H Eng Road & Drainage

CLC Associates, Inc.
Planning
Engineering
Architecture
Landscape Architecture
Land Surveying
707 W. 7th Avenue, Suite 200
Spokane, WA 99204
Phone: (509) 458-6840
Fax: (509) 458-6844

JOHN FRANK SAYWERS — STATE OF WASHINGTON — 36212 — REGISTERED PROFESSIONAL ENGINEER — 5/30/03
EXPIRES 5/18/04

PREPARED UNDER THE DIRECT SUPERVISION OF
JOHN F. SAYWERS, P.E.
WASHINGTON REGISTRATION NO. 36212
FOR AND ON BEHALF OF
CLC ASSOCIATES, INC.

Date	Description
02/27/01	ORIGINAL PREPARATION
05/10/02	FIRST SUBMITTAL
07/30/02	SECOND SUBMITTAL
03/12/03	THIRD SUBMITTAL
05/28/03	FINAL SUBMITTAL

Project Number: S000588
CLC Job Number: S000588
Drawn By: EMT,SMM
Designed By: EMT
Checked By: TRW

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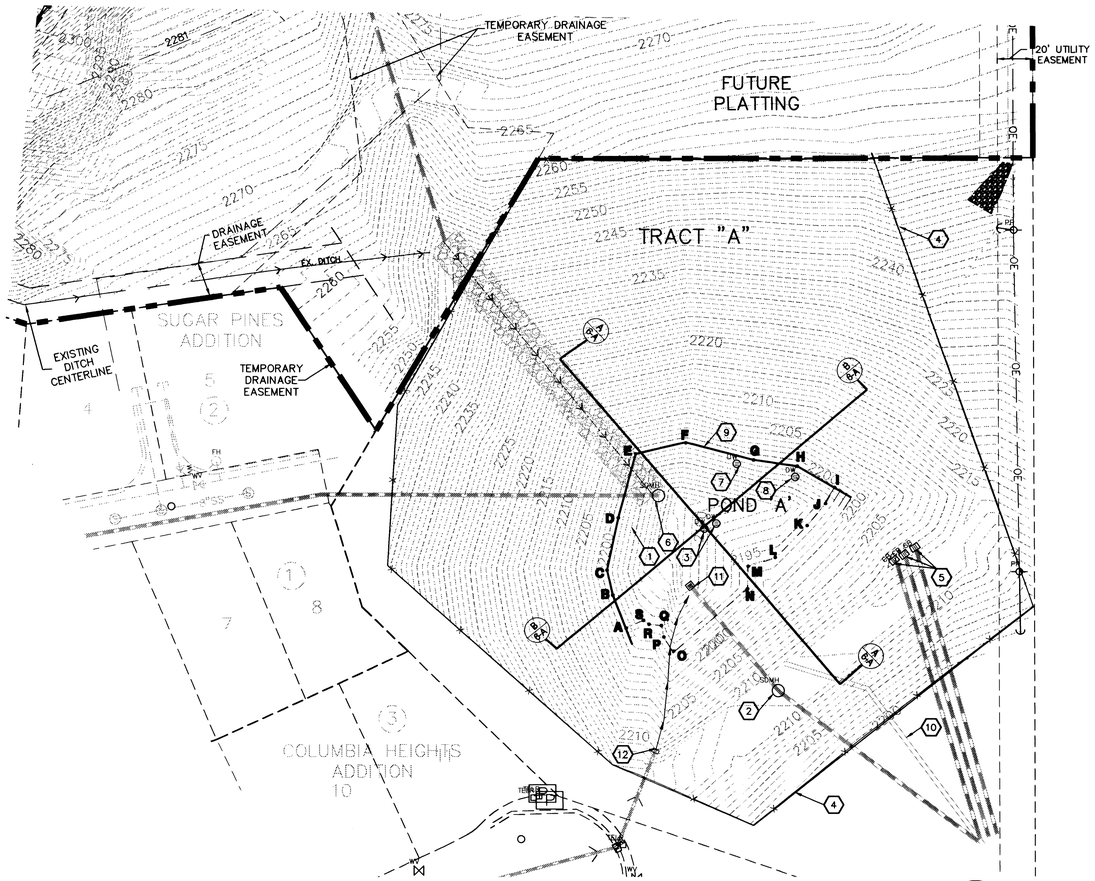
STREET CONSTRUCTION PLANS

BLUE FOX - WOODLAND ESTATES PUD
DRAINAGE DETAILS
-
SPOKANE COUNTY, WASHINGTON

Sheet Title
DETAIL SHEET

5 OF 10
Sheet Number

SEC. 31, T.26 N., R.44 E.,W.M.
SPOKANE COUNTY, WASHINGTON



POND 'A'

SCALE: 1"=40'
POND BOTTOM ELEV = 2196
POND BOTTOM AREA = 9,186 SQ FT
PERIMETER =398.13 L.F.

REQUIRED '208' VOLUME = 6,305 CF
PROVIDED '208' VOLUME = 6,339 CF (8" DEPTH)

1

POND BOTTOM LOCATION TABLE (VISTA PARK DRIVE. STATION & OFFSET)			POND BOTTOM LOCATION TABLE (VISTA PARK DRIVE. STATION & OFFSET)		
POINT	STATION	OFFSET	POINT	STATION	OFFSET
A	11+39	503.55' RT.	K	12+18.50	550.77' RT.
B	11+46.54	486.01' RT.	L	12+00.06	546.45' RT.
C	11+53.13	474.74' RT.	M	11+90.47	536.98' RT.
D	11+74.14	461.65' RT.	N	11+82.86	544.26' RT.
E	12+00.97	447.86' RT.	O	11+43.63	532.77' RT.
F	12+17.51	466.79' RT.	P	11+45.74	523.47' RT.
G	12+27.99	504.17' RT.	Q	11+48.92	518.28' RT.
H	12+36.42	526.78' RT.	R	11+46.17	512.32' RT.
I	12+37.92	551.05' RT.	S	11+46.06	508.43' RT.
J	12+30.30	552.16' RT.			

POND BOTTOM DIMENSION TABLE	
POINTS	LENGTH
A–B	20.25'
B–C	14.54'
C–D	30.38'
D–E	37.67'
E–F	28.97'
F–G	39.91'
G–H	25.34'
H–I	24.36'
I–J	10.59'
J–K	16.37'
K–L	25.88'
L–M	16.42'

POND BOTTOM DIMENSION TABLE	
POINTS	LENGTH
M–N	12.76'
N–O	55.84'
O–P	10.25'
P–Q	6.76'
Q–R	7.04'
R–S	3.89'
S–A	10.71'

GRAPHIC SCALE
40 0 20 40 80
(IN FEET)
1 inch = 40 ft.

NAVD 88 DATUM
ESTABLISHED ON-SITE BY GPS
SURVEY PERFORMED 11/21/00
BASED ON WSDOT MONUMENTS
GP 32290-143 AND GP 33290-147

CONSTRUCTION NOTES

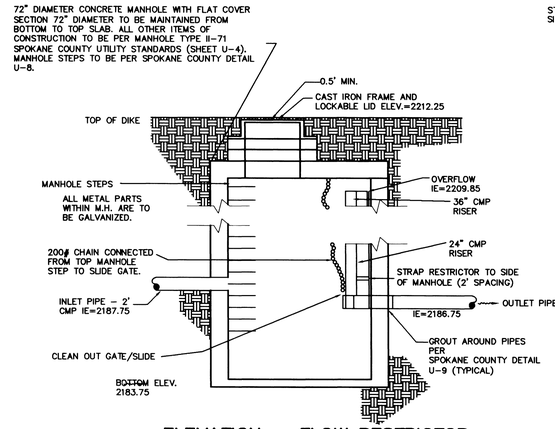
1. EXISTING 4' KEYSTONE TYPE RETAINING WALL TO BE REMOVED.
2. EXISTING FLOW RESTRICTOR MANHOLE PER DETAIL 3 THIS SHEET.
3. EXISTING DRYWELLS TO BE REMOVED.
4. EXISTING FENCE.
5. EXISTING W.S.D.O.T. GRATE INLETS TYPE 2.
6. EXISTING DISCHARGE STRUCTURE FROM SUGAR PINES ADDITION. RIM ELEV=2192.20. CONTRACTOR SHALL REMOVE CONE AND ADD ONE MANHOLE SECTION. REINSTALL CONE AND ADJUST RING AND TRASH RACK TO 8" ABOVE POND BOTTOM.
7. TYPE "B" DRYWELL W/TYPE 4 METAL FRAME AND GRATE PER SPOKANE COUNTY STANDARD PLAN B-1A. (RIM EL= 2196.67). N=7704.97, E=12463.00
8. TYPE "B" DRYWELL W/TYPE 4 METAL FRAME AND GRATE PER SPOKANE COUNTY STANDARD PLAN B-1A. (RIM EL= 2196.67). N=7697.49, E=12496.42
9. 3.0' RETAINING WALL; TOP OF WALL ELEV.=2199.00. SEE DETAIL 4 SHEET 7.
10. CONTRACTOR SHALL FIELD VERIFY IF TOE DRAIN HAS BEEN INSTALLED. IF TOE DRAIN HAS BEEN INTALLED, VERIFY INSTALLATION IS PER SPECIFICATIONS OF THE JUNE 2, 1994 GEOTECHNICAL EVALUATION OF THE NORTHWOOD POND BY HOWARD CONSULTANTS. IF THE TOE DRAIN IS NOT PRESENT IT NEEDS TO BE INSTALLED PER SPECIFICATIONS. SEE DETAIL 5 SHEET 7.
11. EXISTING 24" CMP OUTLET IE=2189.75. CONTRACTOR SHALL INSTALL WSDOT TYPE 2 INLET PER WSDOT STANDARD DETAIL B-4C RIM EL=2196.67 AND CONNECT TO EXISTING OUTLET.
12. EXISTING 24" CMP INLET.

GENERAL NOTES

1. AT LEAST 5 FEET OF UNDISTURBED GROUND MUST BE PROVIDED BETWEEN THE EXISTING FENCE AND NEW POND GRADING.
2. THE SOUTHEAST OR DOWN-GRADIENT SIDE OF THE POND CANNOT BE RE-GRADED OR DISTURBED.
3. THE POND BOTTOM MUST BE SEEDED PER SEED MIX SHEET 6A AFTER CONSTRUCTION ACTIVITIES.
4. CONTRACTOR SHALL REMOVE EXISTING SOIL UNTIL SAND IS EXPOSED. ONCE SAND IS EXPOSED THEN FILL POND BOTTOM TO CORRECT ELEVATION (2196').
5. CONTRACTOR IS TO PLACE ALL FILL LOOSELY AND FLOOD POND AFTER PLACING THE FILL. THE POND SHOULD THEN BE RE-LEVELED AND SEEDED.

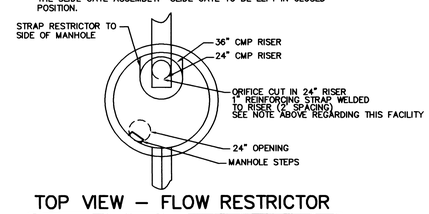
UNDERGROUND SERVICE ALERT
ONE-CALL NUMBER
456·8000
CALL TWO BUSINESS DAYS BEFORE YOU DIG

72" DIAMETER CONCRETE MANHOLE WITH FLAT COVER SECTION 72" DIAMETER TO BE MAINTAINED FROM BOTTOM TO TOP SLAB. ALL OTHER ITEMS OF CONSTRUCTION TO BE PER MANHOLE TYPE II-71 SPOKANE COUNTY UTILITY STANDARDS (SHEET U-4). MANHOLE STEPS TO BE PER SPOKANE COUNTY DETAIL U-8.

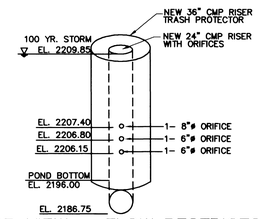


ELEVATION - FLOW RESTRICTOR

NOTE:
A 1 FOOT SECTION OF THE 12" RISER SHOULD BE CONSTRUCTED WITH A CAP WELDED ONTO THE TOP END. THE INLET AND OUTLET PIPES SHALL BE CONSTRUCTED PER DETAILS INCLUDING THE SLIDE GATE ASSEMBLY. SLIDE GATE TO BE LEFT IN CLOSED POSITION.



TOP VIEW - FLOW RESTRICTOR

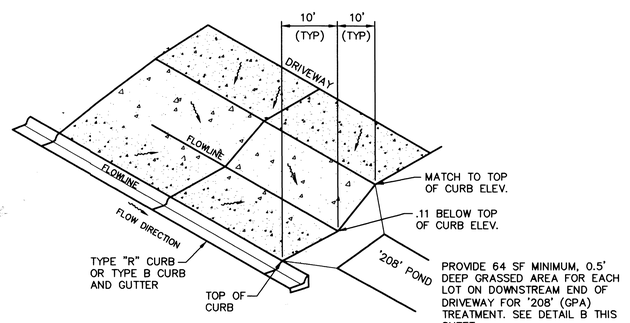


SIDE VIEW - FLOW RESTRICTOR

EXISTING FLOW RESTRICTOR MANHOLE

NOT TO SCALE

3



DRIVEWAY DETAIL

NO SCALE

B

SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT #: P-17294
DATE ACCEPTED: 6/1/03
ACCEPTANCE EXPIRES: 6/1/05
PROJECT LANE MILES PUBLIC: 0
PROJECT LANE MILES PRIVATE: 0.34
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

Gary Gunning
DEVELOPER'S APPROVAL

5/29/03
DATE

P-17294 Eng Road Drainage

Associates, Inc.
Planning
Engineering
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707 W. 7th Avenue, Suite 200
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JOHN F. SAYMERS — STATE OF WASHINGTON — 36212 — REGISTERED PROFESSIONAL ENGINEER — 5/30/03
EXPIRES 5/18/04

PREPARED UNDER THE DIRECT SUPERVISION OF
JOHN F. SAYMERS, P.E.
WASHINGTON REGISTRATION NO. 36212
FOR AND ON BEHALF OF
CLC ASSOCIATES, INC.

Date	Description
2/1/02	ORIGINAL PROPOSAL
05/10/02	FIRST SUBMITTAL
07/30/02	SECOND SUBMITTAL
10/23/02	THIRD SUBMITTAL
02/03/03	FORTH SUBMITTAL
04/02/03	SIXTH SUBMITTAL
04/14/03	FIFTH SUBMITTAL
05/28/03	FINAL SUBMITTAL

CLC Job Number: S000588
Drawn By: SKM, SMM
Designed By: SKM
Checked By: JFS

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STREET AND DRAINAGE CONSTRUCTION PLANS

BLUE FOX - WOODLAND ESTATES PUD

DRAINAGE DETAILS

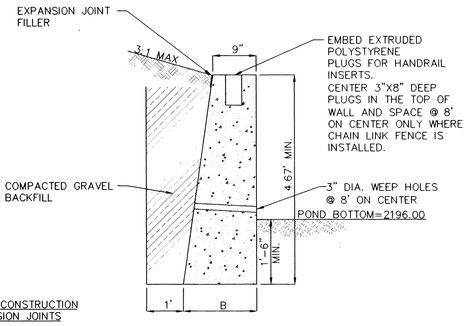
SPOKANE COUNTY, WA

Sheet Title
DETAIL SHEET

6 OF 10
Sheet Number

SEC. 31, T.26 N., R.44 E.,W.M.
SPOKANE COUNTY, WASHINGTON

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

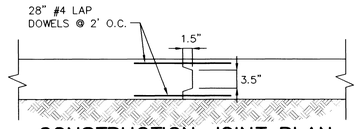


NOTE:

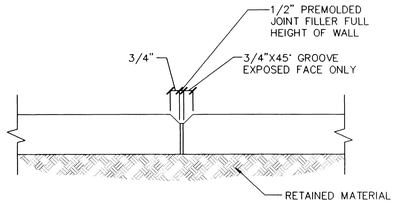
SEE DETAIL CONSTRUCTION AND EXPANSION JOINTS THIS SHEET.

NOT TO SCALE

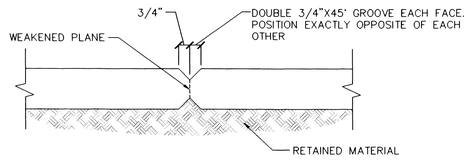
(H) HEIGHT = VARIABLE
(B) BOTTOM = 9" + 0.625H=3.67'



CONSTRUCTION JOINT PLAN



EXPANSION JOINT PLAN



CONTROL JOINT PLAN

RETAINING WALL — 4 / —

NOTE:

DUE TO THE PROPOSAL TO UTILIZE 8 INCHES VERSUS 6 INCHES OF PONDED WATER QUALITY TREATMENT DEPTH BETWEEN THE POND BOTTOM AND DRYWELL RIM ELEVATION, PRIOR TO FINAL 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 5-5 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 208 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 OF THE SOIL IS SUITABLE FOR STORMWATER TREATMENT.

*DRYLAND GRASS SEED MIX

SPOKANE COUNTY PUBLIC WORKS, FEBRUARY 1998

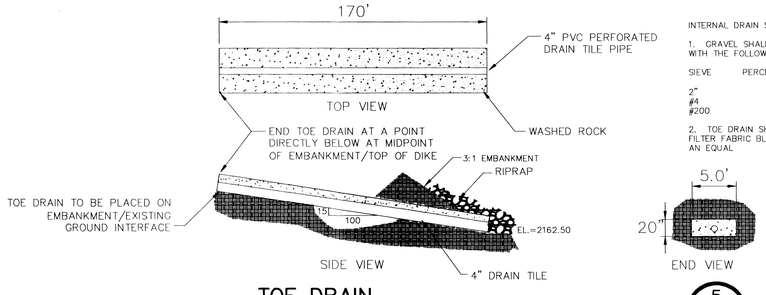
GRASS SEED: PROVIDE FRESH, CLEAN, NEW CROP SEED COMPLYING WITH TOLERANCE OF PURITY AND GERMINATION ESTABLISHED BY THE OFFICIAL SEED ANALYSIS OF NORTH AMERICA. PROVIDE SEED MIXTURE COMPOSED OF GRASS SPECIES AND PERCENTAGES AS FOLLOWS:

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

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

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

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



INTERNAL DRAIN SPECIFICATIONS

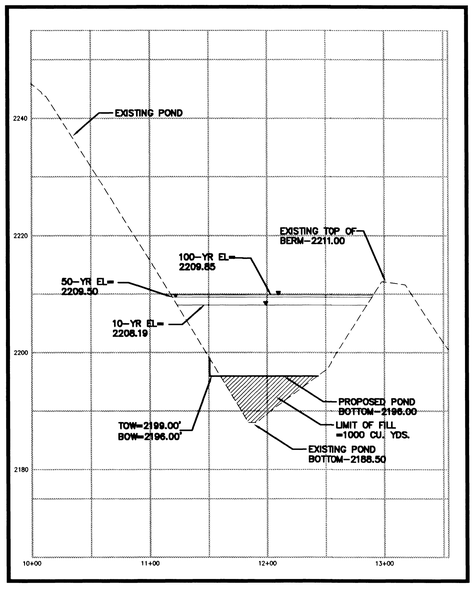
1. GRAVEL SHALL BE WASHED ROCK WITH THE FOLLOWING GRADATION.

SIEVE	PERCENT PASSING
2"	100
#4	LESS THAN 40
#200	0

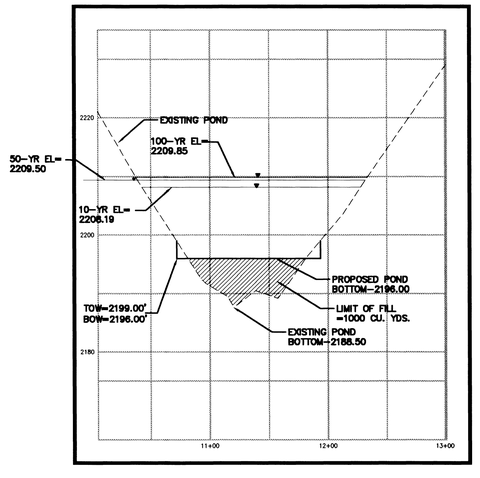
2. TOE DRAIN SHALL BE WRAPPED WITH A FILTER FABRIC BLANKET TREVIA 1114 OR AN EQUAL

TOE DRAIN — 5 / —

NAVD 88 DATUM
ESTABLISHED ON-SITE BY GPS SURVEY PERFORMED 11/21/00 BASED ON WSDOT MONUMENTS GP 32290-143 AND GP 33290-147



CROSS SECTION A — A / —



CROSS SECTION B — B / —

SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT #: P-1729H
PLANS ACCEPTED: 6/11/03
ACCEPTANCE EXPIRES: 6/11/05
PROJECT LANE MILES PUBLIC: 8
PROJECT LANE MILES PRIVATE: 0.34
CONSTRUCTION DOCUMENTATION AND CERTIFIED AS-BUILT DRAWINGS, "AS-BUILTS" ARE REQUIRED PRIOR TO COUNTY ACCEPTANCE AND ESTABLISHMENT OF THE ROAD AND DRAINAGE FACILITIES FOR MAINTENANCE.
PERMIT REQUIRED (509) 477-3600
NOTIFY PERMIT 5 BUSINESS DAYS PRIOR TO ACTIVITY

Gary Grumman
DEVELOPER'S APPROVAL

5/29/03
DATE

P-1729H Eng Road & Drainage

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Planning
Engineering
Architecture
Landscape Architecture
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Phone: (509) 458-6840
Fax: (509) 458-6844

JOHN FRANK SAYWERS
STATE OF WASHINGTON
36212
REGISTERED
PROFESSIONAL ENGINEER
5/13/03
EXPIRES 5/18/04

PREPARED UNDER THE DIRECT SUPERVISION OF
JOHN F. SAYWERS, P.E.
WASHINGTON REGISTRATION NO. 36212
FOR AND ON BEHALF OF
CLC ASSOCIATES, INC.

Date	Description
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CLC Job Number: S000588
Drawn By: SKM, SMM
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STREET AND DRAINAGE CONSTRUCTION PLANS

BLUE FOX - WOODLAND ESTATES PUD

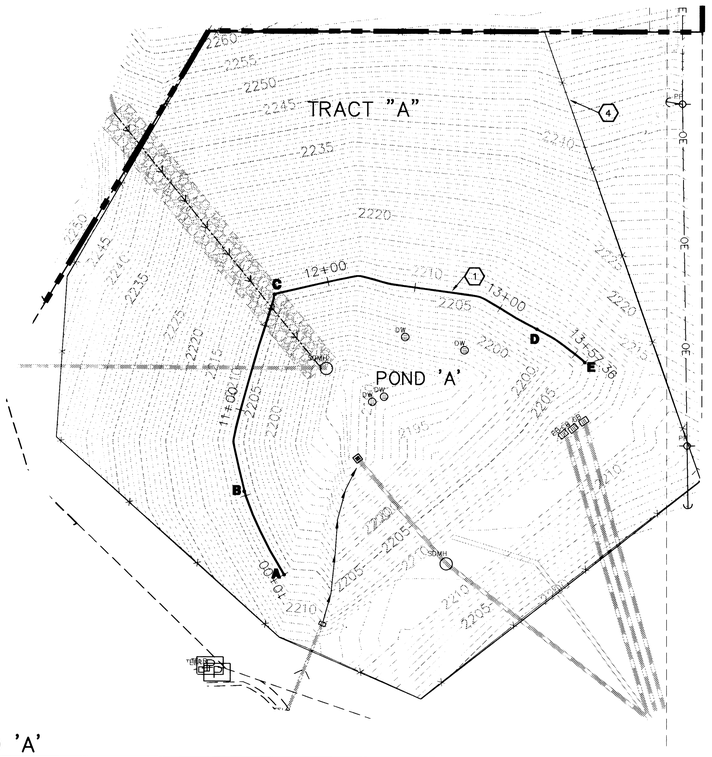
DRAINAGE DETAILS

SPOKANE COUNTY, WA

Sheet Title
DETAIL SHEET

7 OF 10
Sheet Number

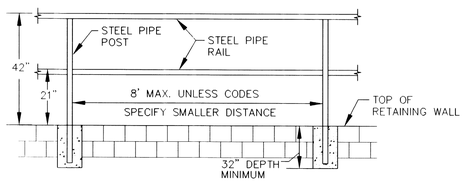
SEC. 31, T.26 N., R.44 E.,W.M.
SPOKANE COUNTY, WASHINGTON



POND 'A'
SCALE: 1"=40'

1

WALL ORIENTATION (VISTA PARK DRIVE, STATION & OFFSET)		
POINT	STATION	OFFSET
A	11+12.40	526.03' RT.
B	11+28.96	478.50' RT.
C	12+04.75	423.70' RT.
D	12+56.28	556.31' RT.
E	12+55.91	589.49' RT.



NOTES:

1. ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS. THE HANDGRIP PORTION OF HANDRAILS SHALL BE NOT LESS THAN 1-1/2" (INCHES) NOR MORE THAN 2" (INCHES) IN CROSS-SECTIONAL DIMENSION OR THE SHAPE SHALL PROVIDE AN EQUIVALENT GRIPPING SURFACE. THE HANDGRIP PORTION OF HANDRAILS SHALL HAVE A SMOOTH SURFACE WITH NO SHARP CORNERS. THE HANDGRIP PORTION OF HANDRAILS ON MAIN LEVEL SHALL BE A MINIMUM OF 42" (INCHES) HIGH TO THE THE TOP RAIL WITH INTERMEDIATE RAIL AT THE MID POINT OF THE HEIGHT OF HANDRAIL. CONTRACTOR SHALL ENSURE THAT THE RAILING MEET OR EXCEEDS CURRENT U.B.C. REQUIREMENTS.
2. PAINT ALL STEEL PIPE RAILINGS AND POSTS.
3. PIPES SHALL BE WELDED TOGETHER IN ACCORDANCE WITH CURRENT U.B.C. REQUIREMENTS.
4. PIPE DIMENSIONS SHALL MEET OR EXCEED CURRENT U.B.C. REQUIREMENTS.

HANDRAIL FOR RETAINING WALL
SCALE: 1"=40'

4

NAVD 88 DATUM
ESTABLISHED ON-SITE BY GPS
SURVEY PERFORMED 11/21/00
BASED ON WSDOT MONUMENTS
GP 32290-143 AND GP 33290-147

CONSTRUCTION NOTES

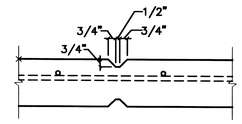
1. CONSTRUCT POURED IN PLACE CONCRETE REINFORCED RETAINING WALL, SEE SECTION 3, THIS SHEET.
2. INSTALL 42-INCH HIGH HANDRAIL, ALONG THE ENTIRE TOP OF WALL. SEE DETAIL 4, THIS SHEET.
3. PLACE 2-INCH DIA. PVC SLEEVES FOR DRAINAGE PORTS, AT 8-FOOT HORIZONTAL, CENTERED IN EACH 8 FT. WIDE PANEL.
4. 24-INCH WIDE SECTION OF DRAINAGE GRAVEL PER GEOTECHNICAL REPORT.

NOT FOR INITIAL CONSTRUCTION

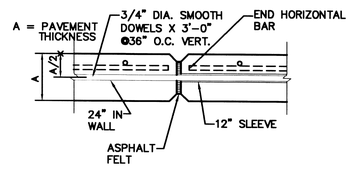
GRAPHIC SCALE
40 0 20 40 80
(IN FEET)
1 inch = 40 ft.

L	A	B	C	D	E	F	G	H	J
8'-0"	8"	4'-6"	3'-4"	6"	#5@18	#5@18	#5@18	2#5	2#5
11'-0"	10"	6'-6"	5'-2"	6"	#5@15	#6@15	#6@15	3#5	3#5

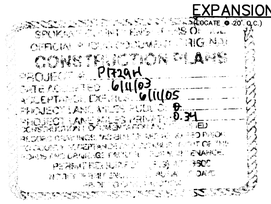
NOTES:
CONCRETE: 3000 PSI @ 28 DAYS = Fc
REINF: ASTM A615 GR. 60
ALLOW. SOIL PRESSURE = 3000 PSI
SPECIAL INSPECTION REQUIRED
EQUIV. SOIL FLUID PRESSURE: 30 PSF
SUBMIT REINFORCING SHOP DRAWINGS FOR APPROVAL



CONTROL JOINT
(LOCATE @ 10' O.C.)

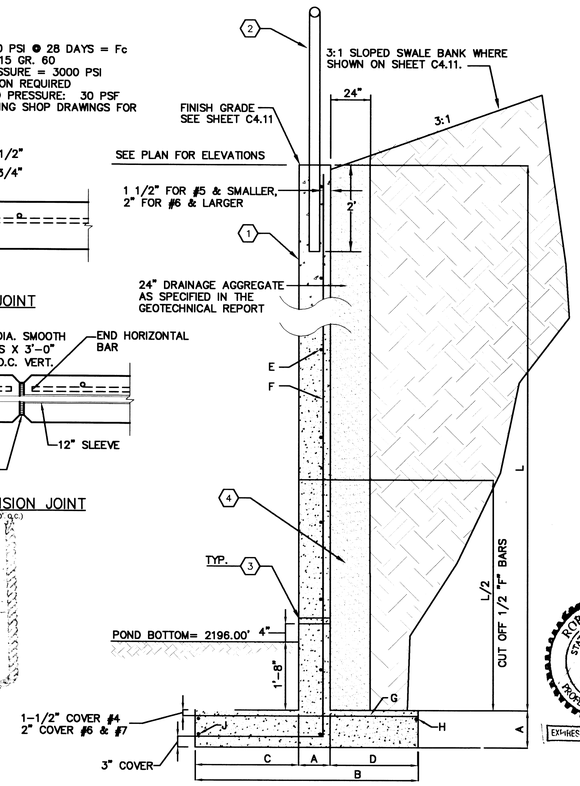


EXPANSION JOINT
(LOCATE @ 20' O.C.)



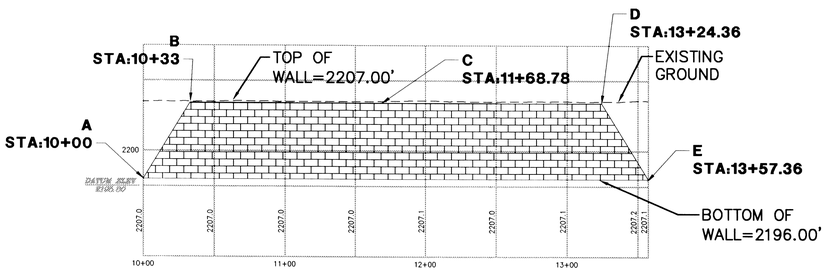
SEE PLAN FOR ELEVATIONS

1 1/2" FOR #5 & SMALLER,
2" FOR #6 & LARGER



TYPICAL RETAINING WALL SECTION
NOT TO SCALE

3



RETAINING WALL PROFILE

2

DEVELOPER'S APPROVAL

5/26/03
DATE

P-17294 Eng Road & Drainage

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

CLC Associates, Inc.
Planning
Engineering
Architecture
Landscape Architecture
Land Surveying
707 W. 7th Avenue, Suite 200
Spokane, WA 99204
Phone: (509) 458-6840
Fax: (509) 458-6844

JOHN FRANK SAYWERS — STATE OF WASHINGTON — 36212 — REGISTERED PROFESSIONAL ENGINEER
5/15/03
EXPIRES 5/18/04

PREPARED UNDER THE DIRECT SUPERVISION OF JOHN F. SAYWERS, P.E. WASHINGTON REGISTRATION NO. 36212 FOR AND ON BEHALF OF CLC ASSOCIATES, INC.

Date	Description
2/7/02	ORIGINAL PROPOSAL
05/15/03	FIRST SUBMITTAL

CLC Job Number: S000588
Drawn By: SKM, SMM
Designed By: SKM
Checked By: TRW

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STREET AND DRAINAGE CONSTRUCTION PLANS

BLUE FOX - WOODLAND ESTATES PUD
RETAINING WALL-CONTINGENCY PLAN
SPOKANE COUNTY, WA

ROBERT B. OREN — STATE OF WASHINGTON — 11607 — REGISTERED PROFESSIONAL ENGINEER
EXPIRES

Sheet Title
DETAIL SHEET

8 OF 10
Sheet Number

VICINITY MAP

COVER SHEET FOR
BLUE FOX-WOODLAND ESTATES PUD

EROSION CONTROL PLAN

NE 1/4 SECTION 31, T.26 N., R44 E., W.M.
SPOKANE COUNTY, WASHINGTON

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

LEGAL DESCRIPTION

BEGINNING at the northwest corner of Lot 8, Block 3, SUGAR PINES–WOODLAND ESTATES P.U.D., per plat thereof recorded in Book 26 of Plats, Pages 17–18; thence along the northerly boundary of said SUGAR PINES–WOODLAND ESTATES P.U.D. the following six (6) courses: 1) N74°57'57"E 114.82 feet; 2) northeasterly along the arc of a 215.50 foot radius non–tangent curve right, the center of which bears S41°22'04"E, through a central angle of 32°43'12", an arc length of 123.07 feet; 3) N81°21'08"E 136.13 feet; 4) southeasterly along the arc of a 515.50 foot radius tangent curve right, through a central angle of 31°11'59", an arc length of 280.71 feet; 5) southeasterly along the arc of a 265.50 foot radius compound curve right, the center of which bears S22°33'07"W, through a central angle of 19°35'02", an arc length of 90.75 feet; 6) northeasterly along the arc of a 20.00 foot radius reverse curve left, the center of which bears N42°08'09"E, through a central angle of 85°18'17", an arc length of 29.78 feet; thence northeasterly along the arc of a 1415.00 foot radius compound curve left in the westerly right–of–way line of Vista Park Drive, the center of which bears N43°10'08"W, through a central angle of 08°52'00", an arc length of 218.98 feet; thence along the southerly boundary of RED OAK–WOODLAND ESTATES P.U.D., per plat thereof recorded in Book 26 of Plats, Pages 59–60, the following sixteen (16) courses: 1) southwesterly along the arc of a 20.00 foot radius non–tangent curve right, the center of which bears N52°02'09"W, through a central angle of 75°57'26", an arc length of 26.51 feet; 2) N66°04'43"W 36.96 feet; 3) westerly along the arc of a 715.50 foot radius tangent curve left, through a central angle of 32°34'09", an arc length of 406.72 feet; 4) S81°21'08"W 171.03 feet; 5) southwesterly along the arc of a 1215.50 foot radius tangent curve left, through a central angle of 05°23'07", an arc length of 114.25 feet; 6) S75°58'01"W 134.36 feet; 7) southwesterly along the arc of a 1000.50 foot radius tangent curve left, through a central angle of 07°20'04", an arc length of 128.07 feet; 8) southwesterly along the arc of a 324.50 foot radius reverse curve right, the center of which bears N21°22'03W", through a central angle of 14°40'08", an arc length of 83.08 feet; 9) southwesterly along the arc of a 1000.50 foot radius reverse curve left, the center of which bears S06°41'55"E, through a central angle of 07°20'04", an arc length of 128.07 feet; 10) S75°58'01"W 160.76 feet; 11) southwesterly along the arc of a 165.50 foot radius tangent curve left, through a central angle of 16°08'10", an arc length of 46.61 feet; 12) S59°49'51"W 32.25 feet; 13) southwesterly along the arc of a 134.50 foot radius tangent curve right, through a central angle of 27°50'57", an arc length of 65.38 feet; 14) S87°40'48"W 37.88 feet; 15) northwesterly along the arc of a 134.50 foot radius tangent curve right, through a central angle of 37°44'50", an arc length of 88.61 feet; 16) N54°34'22"W 215.16 feet to a point on the easterly line of Lot 3, Block 1, WOODLAND PINES, per plat thereof recorded in Book 20 of Plats, Page 70; thence S23°04'05"W 146.48 feet to the southeast corner of said Lot 3, Block 1, and the northeast corner of Tract "A", COLUMBIA HEIGHTS – WOODLAND ESTATES 1ST ADDITION P.U.D., per plat thereof recorded in Book 24 of Plats, Pages 83–85; thence along the northerly boundary of said COLUMBIA HEIGHTS–WOODLAND ESTATES 1ST ADDITION P.U.D. the following eight (8) courses: 1) S03°45'18"E 29.55 feet (29.72' plat); 2) southeasterly along the arc of a 265.00 foot radius non–tangent curve right, the center of which bears S18°17'58"W, through a central angle of 49°00'18", an arc length of 226.65 feet; 3) S22°41'44"E 9.48 feet; 4) southeasterly along the arc of a 20.00 foot radius tangent curve left, through a central angle of 76°36'36", an arc length of 26.74 feet; 5) northeasterly along the arc of a 984.00 foot radius compound curve right, the center of which bears N09°18'20"W, through a central angle of 09°24'27", an arc length of 161.56 feet; 6) N71°17'13"E 21.14 feet (21.13' plat); 7) easterly along the arc of a 1532.00 foot radius tangent curve right, through a central angle of 19°42'08", an arc length of 526.80 feet; (19°42'02", 526.76'plat); 7) S89°00'39"E 95.04 feet to the southwest corner of said Lot 8, Block 3; thence N16°59'38"W 74.71 feet (74.72' plat) along the west line of said Lot 8, Block 3, to the Point of Beginning.

STABLIZED CONSTRUCTION ENTRANCE AND TIRE WASH (CE)

NOT TO SCALE

ELEVATION

SECTION

FILTER FENCE (FF)

NOT TO SCALE

COUNTY DATUM
TBM ON 60d SPIKE AT STA. 24+00
50' RT. ON NORTHWOOD DRIVE
ELEVATION=2417.11 (NAVD–27)

SURFACE ROUGHENING (SR)

SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT # P1729H
DATE ACCEPTED: 6/11/03
ACCEPTANCE EXPIRES: 6/11/05
PROJECT LANE MILES PUBLIC: 0
PROJECT LANE MILES PRIVATE: 0.34
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

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

TODD R. WHIPPLE

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.

EROSION & SEDIMENT CONTROL

GENERAL NOTES AND INFORMATION

1. AN EROSION/SEDIMENT CONTROL (ESC) PLAN IS REQUIRED FOR THIS PROJECT. IMPLEMENTATION OF THE ESC PLAN, AND CONSTRUCTION, MAINTENANCE, AND UPGRADING OF THE ESC 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 ESC PLAN DOES NOT CONSTITUTE APPROVAL OF ANY OF THE PROPOSED ROAD, STORM DRAINAGE, GRADING OR UTILITY DESIGN ELEMENTS SHOWN ON THE ESC PLAN.
3. THE EROSION/SEDIMENT CONTROL MEASURES SHOWN ARE THE MINIMUM REQUIREMENTS FOR THE ANTICIPATED SITE CONDITIONS. THE CONTRACTOR SHALL INSPECT AND MAINTAIN THESE ESC 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 OF DRYWELLS, 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 (CE)
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: NORTHWOOD PROPERTIES, INC., THOEDORE G. GUNNING, PRESIDENT (509) 624–7950. PERMIT APPLICANT: NORTHWOOD PROPERTIES, INC., THEODORE G. GUNNING, PRESIDENT (509) 624–7950. CONTACT PERSON ON SITE: GARY GUNNING, CONTRACTOR (509) 951–9786.
9. PROJECT LOCATION: IN WOODLAND ESTATES, WEST OF AND ADJACENT TO VISTA PARK DRIVE., NORTH OF COLUMBIA DRIVE AND SOUTH OF BIGELOW GULCH, IN THE NE 1/4 OF SECTION 31, TOWNSHIP 26 N., RANGE 44 E.WM., SPOKANE COUNTY.
10. PROJECT DESCRIPTION: BLUE FOX – WOODLAND ESTATES IS A RESIDENTIAL SUBDIVISION CONSISTING OF 22 LOTS AND WILL REQUIRE CONSTRUCTION OF A PRIVATE ROAD, STORM DRAINAGE AND ELECTRICAL FACILITIES. THE IMPROVEMENTS CONSIST OF APPROXIMATELY 1,900 LINEAR FEET OF NEW PRIVATE STREETS, CURBS, AND ASSOCIATED STORM DRAINAGE FACILITIES AND DITCHES.
11. DESCRIPTION OF ESC MEASURES: USE OF SILT FENCES AND ROCK CONSTRUCTION ENTRANCES AS SHOWN ON PLAN. ALL ESC MEASURES MENTIONED ABOVE ARE TEMPORARY AND WILL BE REMOVED AFTER YARDS ARE LANDSCAPED.
12. EXISTING VEGETATION: PREDOMINANTLY FIELD GRASS.
13. PLAN PREPARATION DATE: FEBRUARY 27, 2001
14. SOILS: ON SITE SOILS INCLUDE BERNHILL SILT LOAM (BbB); AND SPOKANE VERY ROCKY COMPLEX (StC).
15. STABLIZATION 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. SURFACE ROUGHENING: ALL SLOPES STEEPER THAN 3:1 AND GREATER THAN 5 VERTICAL FEET AS SHOWN ON PLAN AND ALL UNVEGITATED SLOPES SHALL BE MECHANICALLY SCARIFIED AS SHOWN ON DETAIL SR PRIOR TO SEEDING.
17. CONTROL OF POLLUTANTS: ANY SPILLS WILL BE HANDLED ACCORDING TO D.O.E. AND D.O.H. GUIDELINES

MAINTENANCE

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION AND MAINTENANCE OF THE TEMPORARY ESC 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 ESC STRUCTURE IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDED.
6. ALL TEMPORARY AND PERMANENT ESC PRACTICES SHALL BE MAINTAINED AND REPAIRED AS NEEDED TO ASSURE CONTINUED PERFORMANCE OF THEIR INTENDED FUNCTION.
7. ALL TEMPORARY ESC 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.

LEGEND

INLET PROTECTION – NO CONCRETE TRUCK WASHOUT. SEE GENERAL NOTES 4 AND 7.

Gary Gunning
DEVELOPER'S APPROVAL

5/29/03
DATE

CLC Associates, Inc.
Planning
Engineering
Architecture
Landscape Architecture
Land Surveying
707 W. 7th Avenue, Suite 200
Spokane, WA 99204
Phone: (509) 458-6840
Fax: (509) 458-6844

JOHN FRANK SAYWERS
STATE OF WASHINGTON
36212
REGISTERED PROFESSIONAL ENGINEER
5/30/03
EXPIRES 5/18/04

PREPARED UNDER THE DIRECT SUPERVISION OF JOHN F. SAYWERS, P.E. WASHINGTON REGISTRATION NO. 36212 FOR AND ON BEHALF OF CLC ASSOCIATES, INC.

Date	Description
02/27/01	PRELIMINARY SUBMITTAL
05/10/02	FIRST SUBMITTAL
07/30/02	SECOND SUBMITTAL
03/12/03	THIRD SUBMITTAL
05/28/03	FINAL SUBMITTAL

Project Number:	S000588
CLC Job Number:	S000588
Drawn By:	EMT,SMM
Designed By:	EMT
Checked By:	JFS

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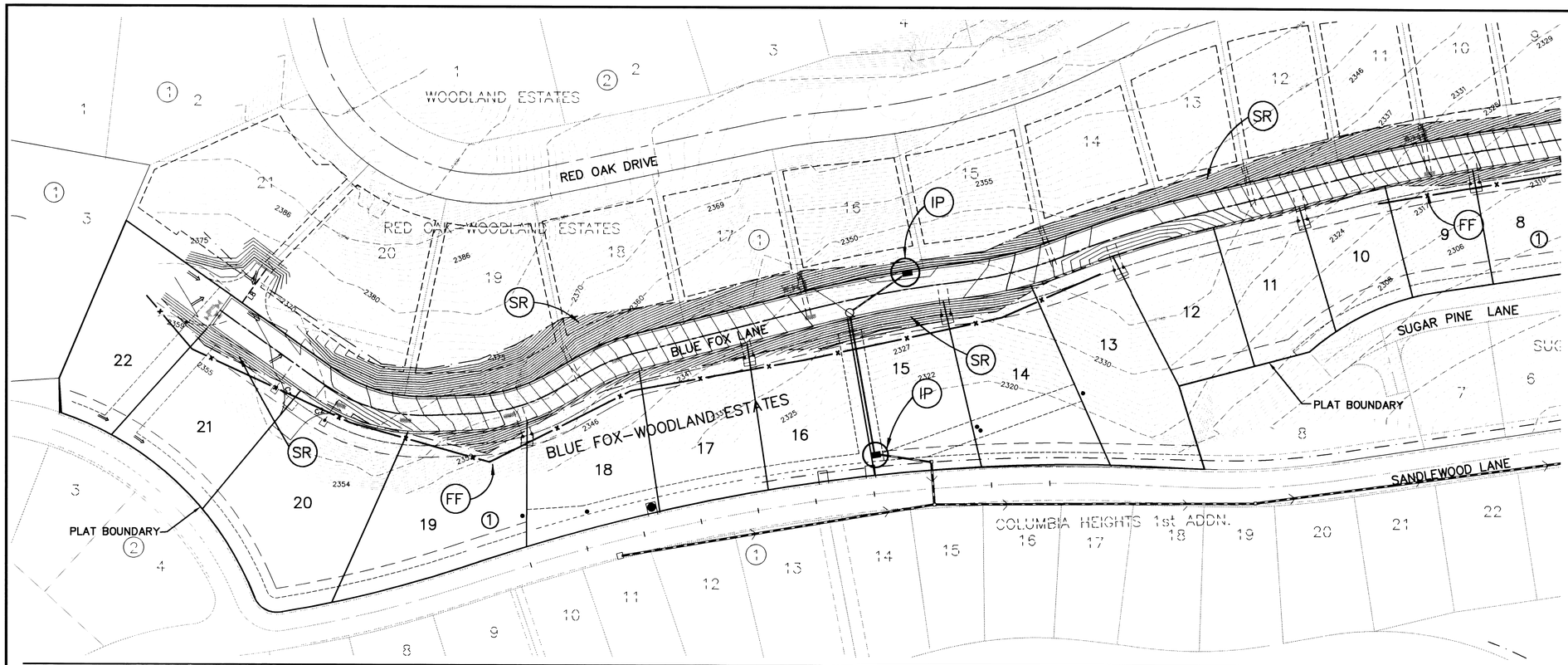
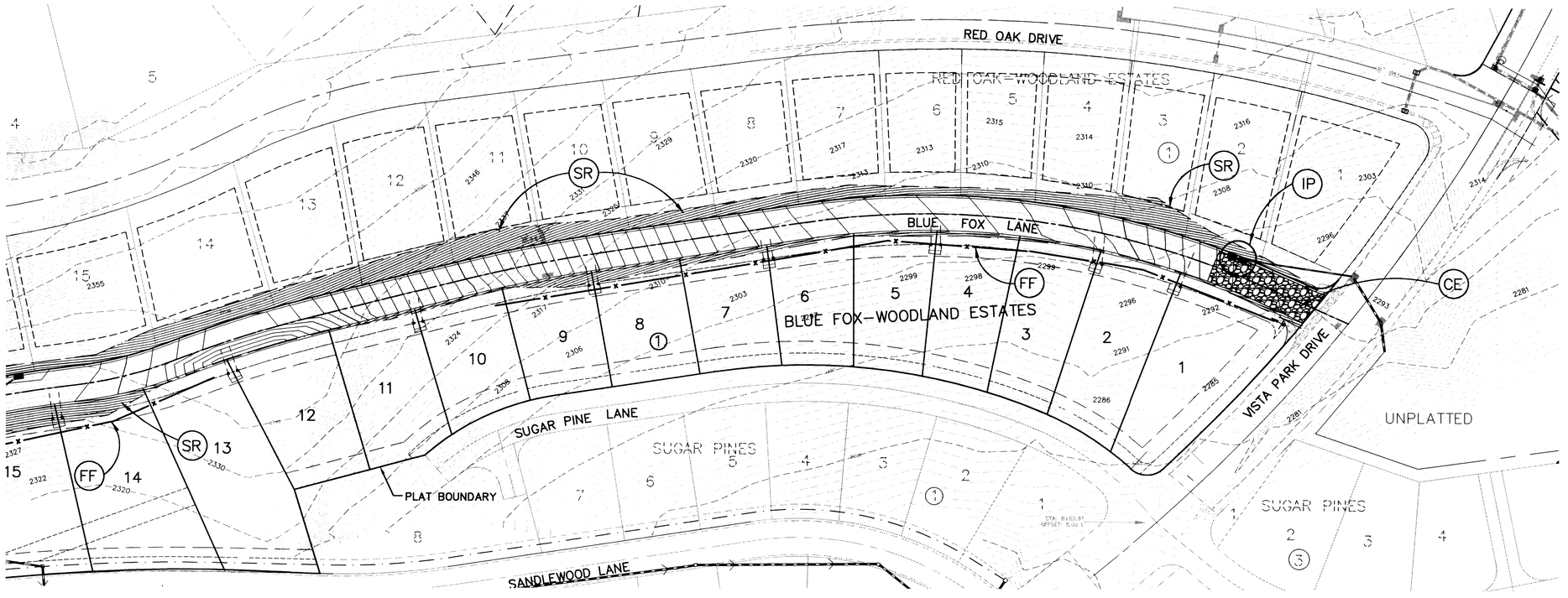
EROSION AND SEDIMENT CONTROL
BLUE FOX - WOODLAND ESTATES PUD
EROSION COVER
SPOKANE COUNTY, WASHINGTON

Sheet Title
EROSION AND SEDIMENT CONTROL

P-1729H Eng Road & Drainage





COUNTY DATUM
TBM ON 60d SPIKE AT STA. 24+00
50' RT. ON NORTHWOOD DRIVE
ELEVATION=2417.11 (NAVD-27)

UNDERGROUND SERVICE ALERT
ONE-CALL NUMBER
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STATE OF WASHINGTON
36212
REGISTERED PROFESSIONAL ENGINEER
5/30/03
EXPIRES 5/18/04

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05/28/03	FINAL SUBMITTAL

Project Number: S000588
CLC Job Number: S000588
Drawn By: EMT,SMM
Designed By: EMT
Checked By: JFS

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SPOKANE COUNTY ENGINEER'S OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT #: P1729H
DATE ACCEPTED: 6/11/03
ACCEPTANCE EXPIRES: 6/11/05
PROJECT LANE MILES PUBLIC: 0
PROJECT LANE MILES PRIVATE: 0.34
CONSTRUCTION DOCUMENTATION: NO CERTIFIED RECORD DRAWINGS AND 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

EROSION AND SEDIMENT CONTROL
BLUE FOX - WOODLAND ESTATES PUD
PLAN AND DETAILS
STA. 11+00 TO VISTA PARK DRIVE
SPOKANE COUNTY, WASHINGTON

Sheet Title
EROSION AND SEDIMENT CONTROL

10 OF 10
Sheet Number

DEVELOPER'S APPROVAL
5/27/03
DATE

P-1729H ~~P1729~~ H
Eng Road & Drainage